

**The following are questions asked during the virtual UDO session held on 1/27/2026. Answers have been provided by the project team.**

**Q1:** What district is most closely aligned with the purposes of the Rural Agricultural place type?

**A:** The Agricultural Preservation, Agricultural Rural, and Rural Residential zoning districts are all aligned with the Rural Agricultural place type. The Rural Hub zoning district could be adjacent to support agricultural uses. We are currently evaluating specific uses allowed within each zoning district.

**Q2:** Does the Rural Hub District align with the purposes of the Rural Living or Rural Agricultural place types?

**R:** It is aligned with the Rural Living place type, which identifies small scale commercial as a secondary use that would be allowed. We are continuing to consider the appropriate alignment.

**Q3:** Active agriculture - how is this determined?

**R:** The USDA defines "Actively Engaged in Farming" here:

<https://www.fsa.usda.gov/tools/informational/payment-eligibility/actively-engaged-farming>.

TCA defines Agriculture as the following:

Agriculture is defined in Tennessee Law in two different places: 1-3-105 & 43-1-113: 1-3-105. Definition of terms used in code.

As used in this code, unless the context otherwise requires:

(2) (A) "Agriculture" means:

(i) The land, buildings and machinery used in the commercial production of farm products and nursery stock;

(ii) The activity carried on in connection with the commercial production of farm products and nursery stock;

(iii) Recreational and educational activities on land used for the commercial production of farm products and nursery stock; and

(iv) Entertainment activities conducted in conjunction with, but secondary to, commercial production of farm products and nursery stock, when such activities occur on land used for the commercial production of farm products and nursery stock;

(B) As used in this definition of agriculture, the term "farm products" means forage and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits; vegetables; flowers; seeds; grasses; forestry products; fish and other aquatic animals used for food; bees; equine; and all other plants and animals that produce food, feed, fiber or fur;

(C) As used in this definition of agriculture, the term "nursery stock" means all trees, shrubs, or other plants, or parts of such trees, shrubs or other plants, grown or kept for, or capable of, propagation, distribution or sale on a commercial basis;

#### 43-1-113. Definition of agriculture.

(a) The definition of agriculture as set forth in subsection (b) shall be applicable to the term wherever it appears in the code, unless a different definition is specifically made applicable to the part, chapter, or section in which the term appears.

(b) (1) "Agriculture" means:

(A) The land, buildings and machinery used in the commercial production of farm products and nursery stock;

(B) The activity carried on in connection with the commercial production of farm products and nursery stock;

(C) Recreational and educational activities on land used for the commercial production of farm products and nursery stock; and.

(D) Entertainment activities conducted in conjunction with, but secondary to, commercial production of farm products and nursery stock, when such activities occur on land used for the commercial production of farm products and nursery stock.

(2) As used in this definition of agriculture, the term "farm products" means forage and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits; vegetables; flowers; seeds; grasses; forestry products; fish and other aquatic animals used for food; bees; equine; and all other plants and animals that produce food, feed, fiber or fur.

(3) As used in this definition of agriculture, the term "nursery stock" means all trees, shrubs, or other plants, or parts of trees, shrubs or other plants, grown or kept for, or capable of, propagation, distribution or sale on a commercial basis.

**Q4:** Does open space mean we can identify and preserve through zoning significant habitat areas?

**R:** Currently in the Open Space Zoning District it states “protect, preserve, or support recreation opportunities; wilderness and wildlife habitat.”

**Q5:** When will the definitions be provided?

**R:** The [definitions](#) are available now.

**Q6:** Will agricultural zone and use definition correlate with Greenbelt use categories/definitions?

**R:** Greenbelt status is determined by the state and is based on a property’s current use. This status will not be changed by place type or zoning district.

**Q7:** Will there be conflicts between old zoning designations and new zoning for particular parcels and how will they be resolved?

**R:** We are working on the map now and expect to share it later this spring. At that time, we will share additional information related to any identified conflicts, nonconformities, or other special considerations.

**Q8:** What specific uses will be in each Zoning District? When is this determined? Module B?

**R:** We are working on this content now and will share it in Module B.

**Q9:** Can you point us to a zoning ordinance or model zoning ordinance that uses the types of zoning districts?

**R:** These districts were crafted specifically for Knox County. If you have questions about a specific district, please reach out to staff at [contact@advanceknox.org](mailto:contact@advanceknox.org).

**Q10:** After determining whether agricultural land and farms are currently “non active” or “non working,” do they have less preservation protection even if the land is viable for farming/working in the future?

**R:** Agricultural zoning districts take more into consideration than just active farming status. All Agriculture zoning districts protect not just active or non-working farms, but areas that contribute to the rural character and uses must be compatible with surrounding parcels.

**Q11:** Because your presentation is difficult to read (low vision) who is available for voice communication? Also, why was the voice to text removed?

**R:** You can turn on the Closed Captions CC at the bottom of the screen. Also, please call 865-215-2005 or email the project team at [contact@advanceknox.org](mailto:contact@advanceknox.org) before the next presentations for any other accommodations. We will continue to work on improving accessibility for future presentations.

**Q12:** Is landscaping in next module?

**R:** Landscaping content will be shared in March with the Module D content.

**Q13:** Will question asked in the survey be answered for all or individually? Or at all?

**R:** The survey results will be released in February with a public engagement report. If specific questions are asked, we will continue to add to the FAQ document.

**Q14:** Who in Knox County is directing your modifications and dimensional standards? Or is this all stuff your organization is dreaming up?

**R:** You can find out who is involved in the project on the [project website](#).

**R:** It appears they have a Technical Advisory Committee (TAC).

**Q15:** Is there anything about zoning changes? Will things that are zoned agriculture or open space remain that way or can they still be re-zoned at the county's discretion?

**R:** These proposed zoning districts will be applied to a map, which will be shared this spring.

**Q16:** Is there an URL for the project web site?

**R:** [advanceknox.org/udo](http://advanceknox.org/udo)

**C17:** When the questions are answered, please answer publicly on the site for everyone to be able to reference.

**Q18:** The survey period of time?

**R:** The [survey](#) will be open through Feb. 10<sup>th</sup>.

**Q19:** Will current zoning be changed to the new zoning type that matches the current zoning the closest or be changed to zoning that matches the new placetype that the current zoning is in?

**R:** We are working on the map now and expect to share it later this spring. At that time, we will share additional information related to how we determined equivalency for zones, any identified conflicts, nonconformities, or other special considerations.