

# **DISTRICT DIMENSIONAL STANDARDS & MODULE D UPDATE**

VIRTUAL PUBLIC MEETING  
APRIL 2, 2026



# MEETING AGENDA



- » **Recap zoning district bulk and dimensional standards under review**
- » **Review draft zoning district map and interactive online tool**
- » **Highlight Module D drafting components in process**
- » **Discuss next steps and ways to provide feedback**

# ZONING DISTRICT ELEMENTS



- A. PURPOSE STATEMENT
- B. TYPICAL DEVELOPMENT PATTERN
- C. USES AND ACTIVITIES ALLOWED
- D. LOT DIMENSIONS
- E. LOT SETBACKS
- F. BUILD-TO ZONES
- G. BUILDING HEIGHT
- H. ACCESS REQUIREMENTS
- I. PARKING
- J. REQUIRED INFRASTRUCTURE
- K. LANDSCAPING, SCREENING, AND BUFFERING REQUIREMENTS
- L. OPEN SPACE REQUIREMENTS
- M. ADDITIONAL CONSIDERATIONS

# ZONING DISTRICT ARTICLES



## » Article 4 - Residential Zoning Districts

- » RR - Rural Residential
- » NR-1 and NR-2 Neighborhood Residential
- » MR-1 and MR-2 Mixed Residential
- » TND - Traditional Neighborhood Development

## » Article 5 - Commercial and Mixed-use Zoning Districts

- » RHB - Rural Hub
- » NMU - Neighborhood Mixed Use
- » MUCC - Mixed Use Community Corridor
- » HC - Highway Commercial
- » BC - Business and Commercial
- » EC - Employment Campus
- » TC - Town Center

# ZONING DISTRICT ARTICLES



## » Article 6 - Industrial Zoning Districts

- » LI - Light Industrial
- » HI - Heavy Industrial

## » Article 7 - Agricultural and Open Space Zoning District

- » OS - Open Space
- » AR - Agricultural Rural
- » RP - Rural Preservation

# LOT DIMENSIONS

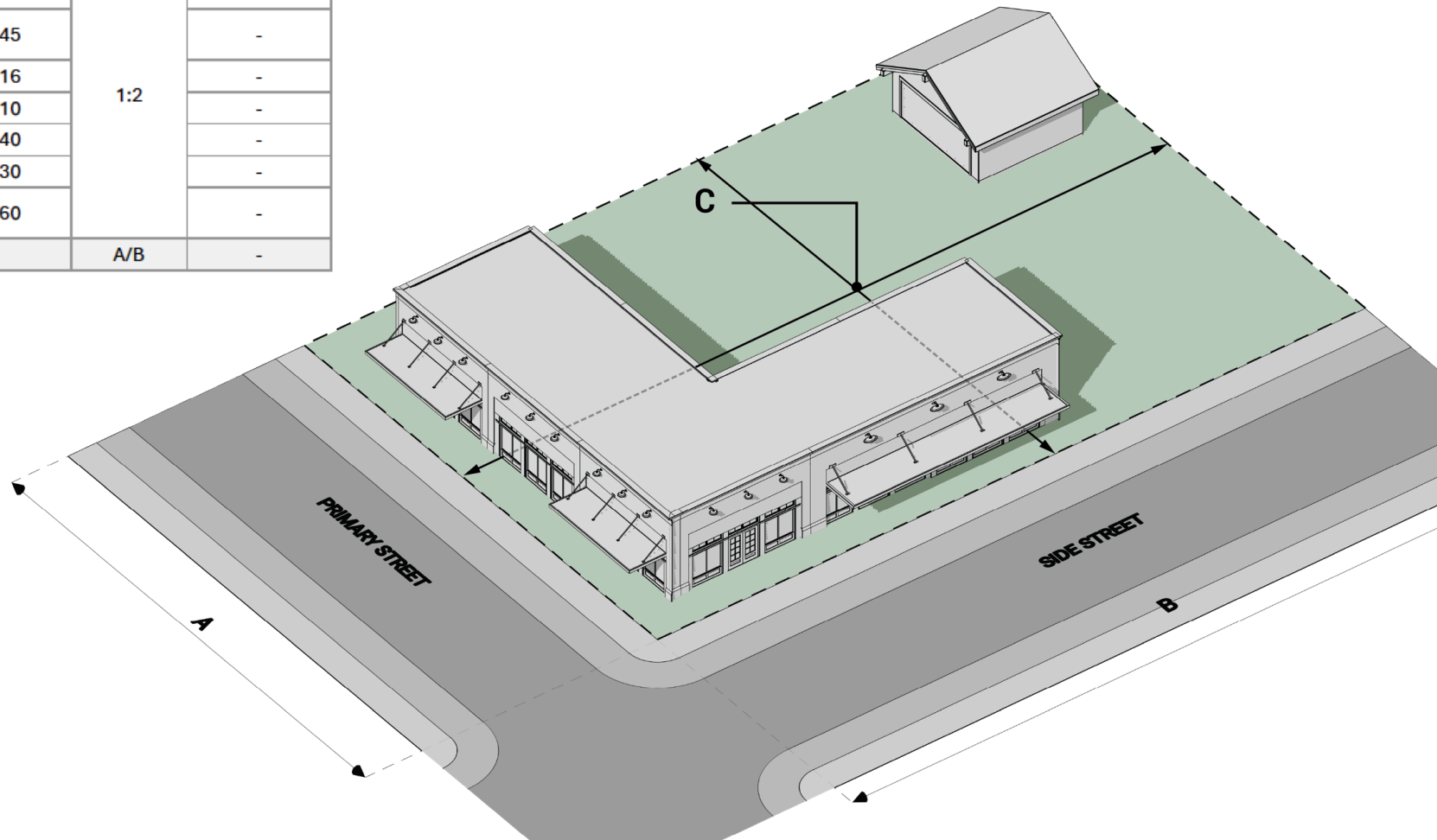


D. Table 5.05.02 Lot Dimensions.

Building Type	Min. Lot Area (ac)^	Max. Lot Area (ac)^	Min. Lot Width (ft)	Min. Lot Width (ft) w/Alley	Width to Depth Ratio	Lot Coverage ^^
Above ground floor dwelling	No minimum	5	No minimum	No minimum	n/a	-
Multiplex			50	45	1:2	-
Multi-unit Small (5-8 units)			50	45		-
Townhouse			20	16		-
Shopfront			25	10		-
Mixed-use horizontal			50	40		-
Mixed-use vertical			40	30		-
All other development			70	60		-
<b>Key</b>	C		A		A/B	-

^Applies to both a lot or a development site.

^^Reference Article 19 for Lot Coverage



# LOT SETBACKS AND BUILD-TO ZONES

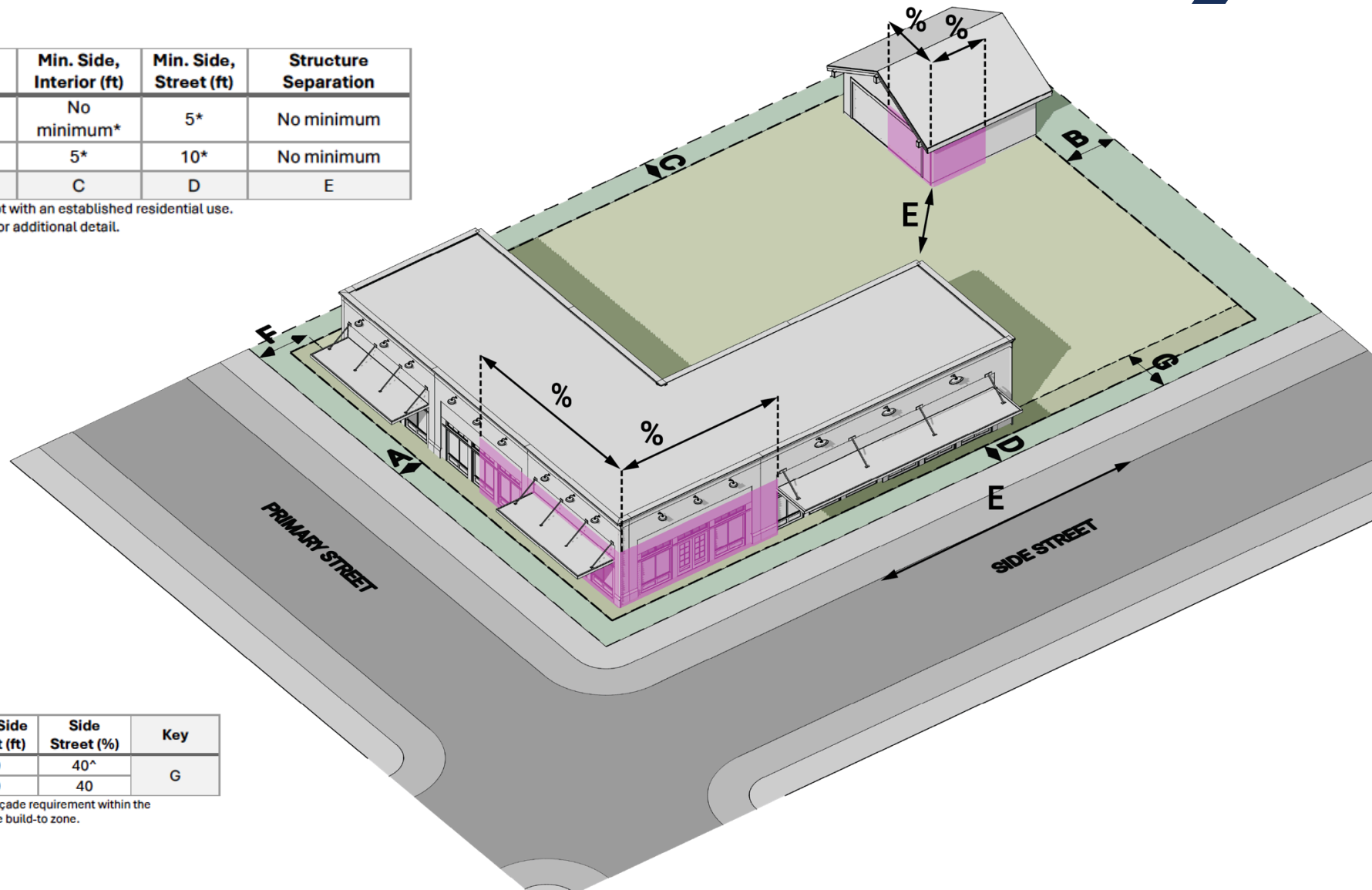


E. Table 5.02.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Structure Separation
Principal Structure(s)	5*	10^	No minimum*	5*	No minimum
Accessory Structure(s)	10*	10^	5*	10*	No minimum
Key	A	B	C	D	E

\*Setback increases to 35 feet if abutting a residential zoning district or lot with an established residential use.

\*Street frontage type may dictate a reduced setback; refer to Article 18 for additional detail.



F. Table 5.02.04 Build-to Zone.

	BTZ - Front (ft)	Front (%)	Key	BTZ - Side Street (ft)	Side Street (%)	Key
Principal Structure(s)	10	50^	F	10	40^	G
Accessory Structure(s)*	n/a	n/a		20	40	

^When multiple principal structures are present on a lot or development site, the % façade requirement within the established build-to zone reflects the combined total amount of façade required in the build-to zone.

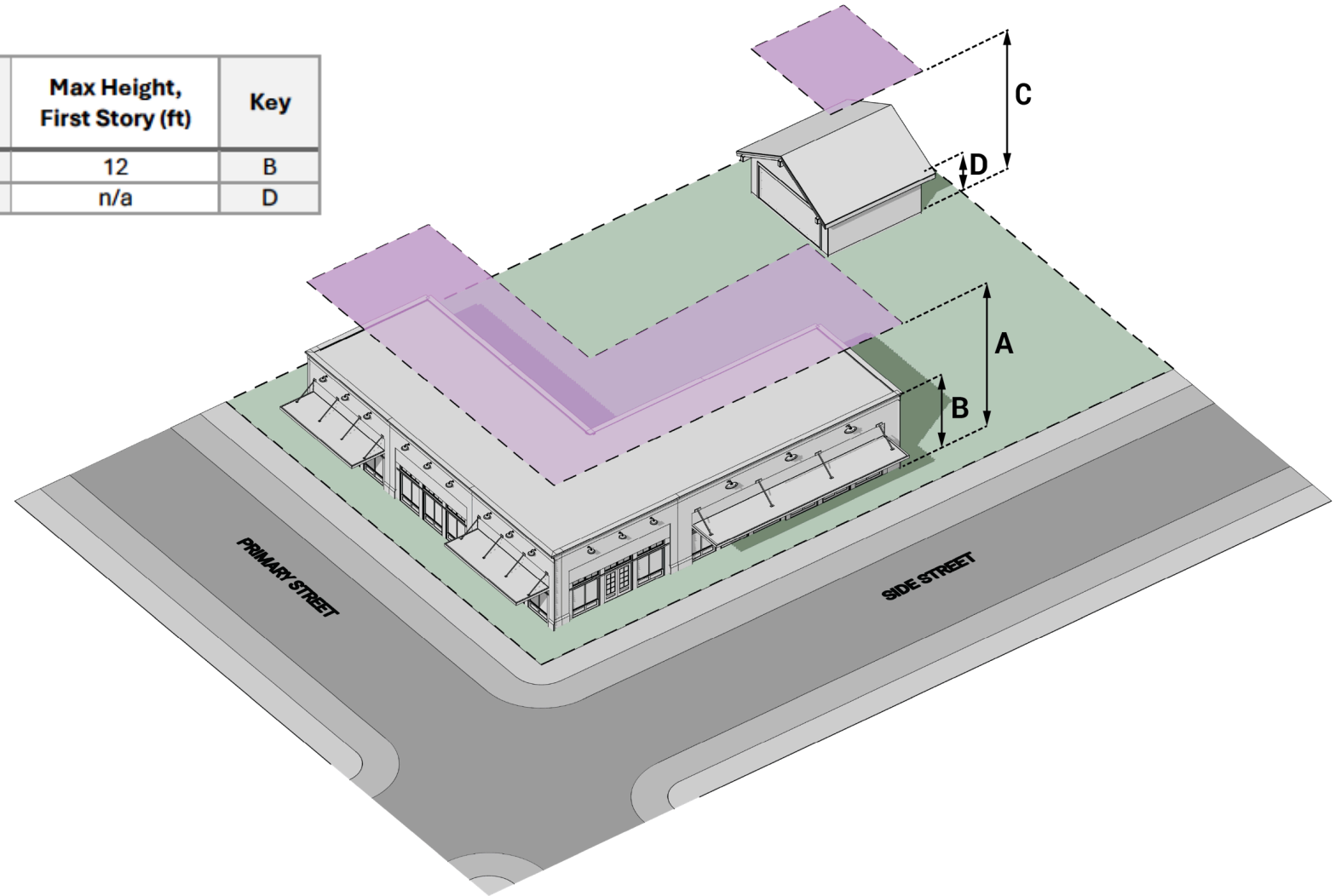
\*Must be located behind the front façade line of a principal structure.

# BUILDING HEIGHT



G. Table 5.02.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story (ft)	Key
Principal Structure(s)	35	A	12	B
Accessory Structure(s)	35	C	n/a	D



# PARKING LOCATION

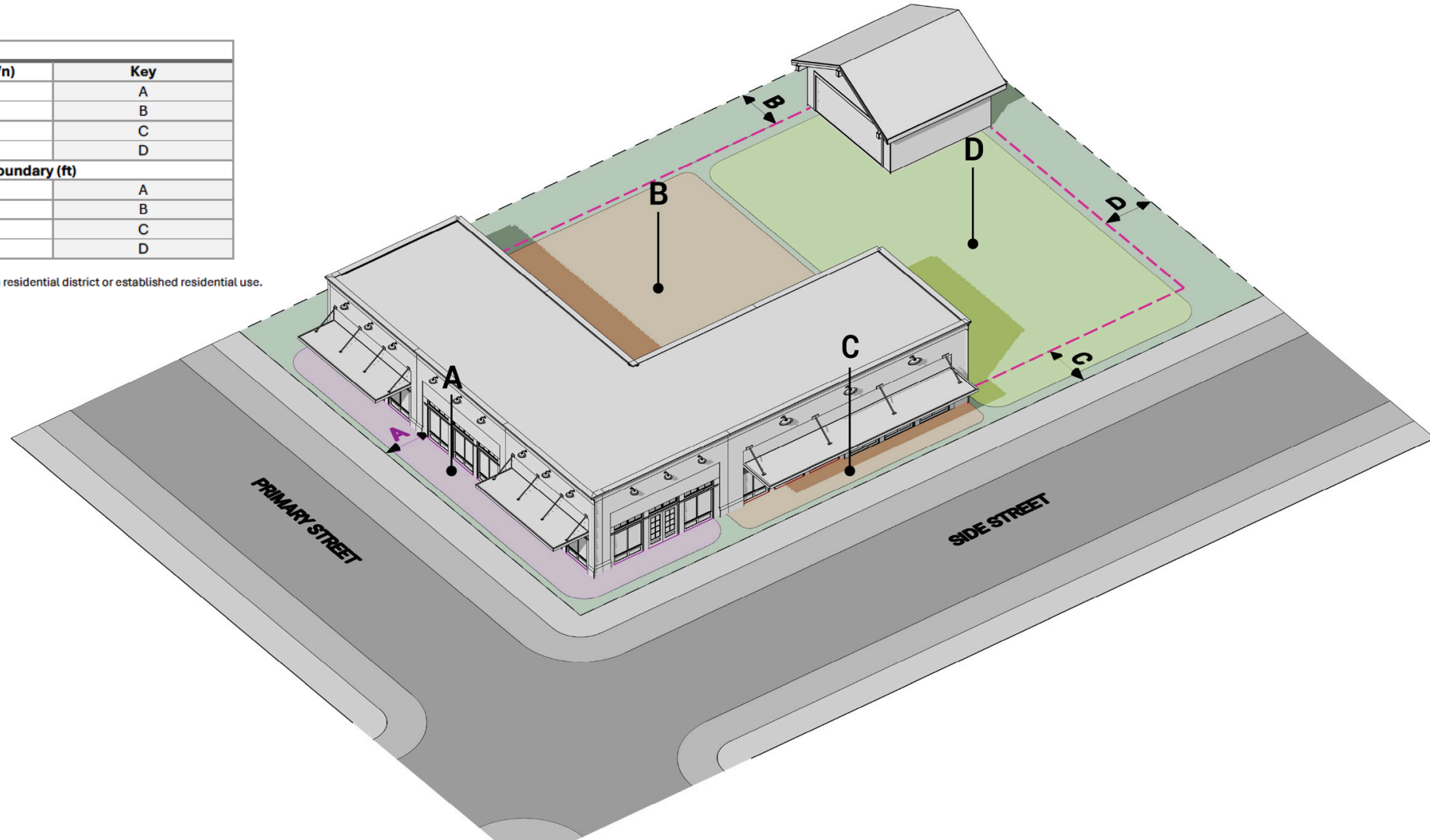


I. Table 5.02.07 Parking.

Surface Parking		
Location	Permitted (y/n)	Key
Front yard	N	A
Side yard (interior)	Y	B
Side yard (street)	N	C
Rear yard	Y	D
Minimum Parking Setback from Property Boundary (ft)		
Front^	n/a	A
Side (interior)	5*	B
Side (street)	n/a	C
Rear^	5*	D

^ Does not apply to driveway surface parking.

\* Parking setback increases to 15 feet when adjacent to a residential district or established residential use.



# DRAFT ZONING MAP



<https://advanceknox.org/udo/feedback>

## About the UDO

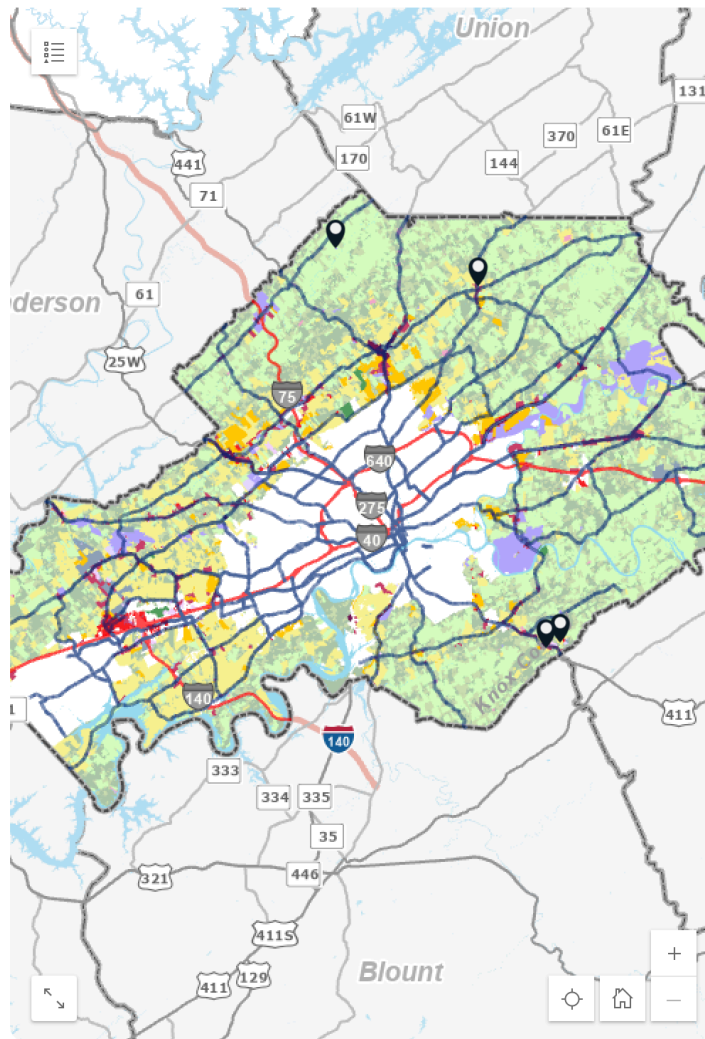
As part of Advance Knox, Knox County adopted a Comprehensive Land Use and Transportation Plan in 2024.

The next step in this planning process is to create a Unified Development Ordinance (UDO). This document will support the goals and place types of the Comprehensive Plan.

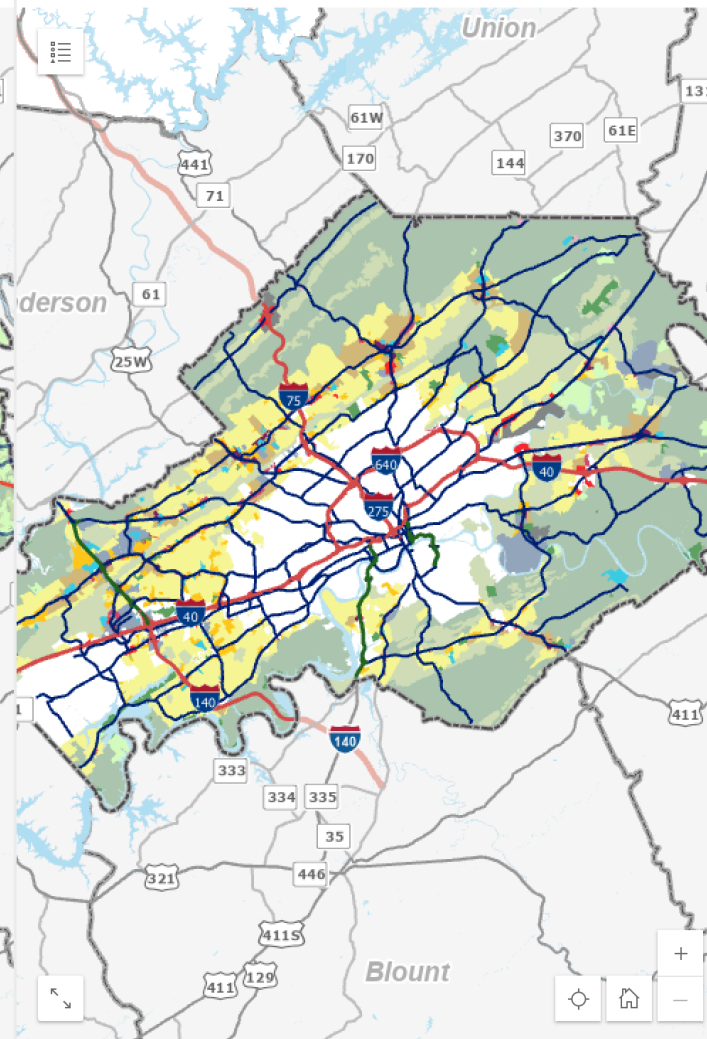
### What is a Unified Development Ordinance (UDO)?

A UDO comprises a set of standards for site design and building development. This includes zoning, street standards, and subdivision regulations. Providing these in one cohesive document will allow Knox County to review developments effectively, avoid overlapping regulations, and be more accessible and easy to navigate for all users.

Proposed Zoning Map



Comprehensive Plan Map





# INTERACTIVE MAP TUTORIAL



## MODULE D CONTENT OVERVIEW

# ARTICLE 13 - PARKING AND LOADING



- » Clearer language to guide applicability of parking requirements
- » Methodology for calculating parking requirements
- » Maximums introduced for certain uses; parking aligned with revised table of uses
- » Added standards for parking lot design and landscaping, including compact and accessible parking spaces
- » Standards established for bicycle parking and design, where appropriate
- » Loading and vehicle stacking requirements introduced

# **ARTICLE 14 - LANDSCAPING, BUFFERS, AND SCREENING**



- » **Expanded applicability and clear requirements**
- » **Enhanced landscaping standards and landscape plan requirements**
- » **Enhanced standards to protect riparian and sensitive areas**
- » **Maintenance requirements and clearer guidance on enforcement**

# ARTICLE 15 - SIGNS



- » **Use of pictures and diagrams to clearly define and illustrate sign types**
- » **Organize regulations by sign type and district for ease of use**
- » **Better define prohibited and exempt signage**
- » **Methodology of measuring sign face, height, setback requirements**
- » **Ensure content-neutrality that aligns with legal precedence and best practice**

# **ARTICLE 16 - OPEN SPACE AND NATURAL RESOURCE PROTECTIONS**



- » **Introduce standards for hillside and ridge top areas, to preserve natural resources**
- » **Introduce standards and applicability requirements for conservation subdivisions**
- » **Introduction of natural resource preservation and reforestation requirements in certain locations**

# ARTICLE 19 - STORMWATER



- » Updated applicability and thresholds for land disturbance, creation of significant impervious surfaces, and lot coverage
- » Introduction of incentives for stormwater management on development sites
- » Introduction of requirements for detention pond ownership and access easements

# PROVIDING FEEDBACK



## RESOURCES FOR REVIEW:

- » Slide deck available online
- » Survey on dimensional standards open until April 5
- » Module D component release: April
- » Next round of outreach: May