

ARTICLE 4 RESIDENTIAL ZONING DISTRICTS

4.01 RR - RURAL RESIDENTIAL ZONING DISTRICT

A. Purpose: The rural residential zoning district provides for low-intensity residential dwellings and related uses and activities. The development pattern in a rural residential district is shaped by variation, with large lots of varying sizes arranged along roads that may not have an established grid or curvilinear pattern.

B. Typical Development Pattern.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the RR zoning district are established in Article 9 of this ordinance as permitted or conditionally permitted. Reference the [consolidated table of uses](#) for additional information.

*For ease in review of these articles, a **temporary** list of permitted and conditional uses allowed within the RR zoning district has been provided in Table 4.01.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Only one principal use or structure may be permitted per lot within this zoning district, with the following exceptions:
 - a. Golf course
 - b. Place of assembly or worship

One use or structure accessory to the principal use may be permitted outright; more than one accessory use or structure shall be considered through the conditional use permit process.

Temporary Table 4.01.01: Permitted and Conditional Uses in RR	
Permitted	Conditional
Dwellings	Golf course
Accessory Unit	Lodging - Bed & Breakfast
Manufactured Home	Place of Assembly or Worship
Single-Section Manufactured Home	Wireless communications facilities, subject to the provisions of article 4, section 4.92.
Single-unit	
Transitional Housing - Supportive	
All Other Uses	
Agriculture	
Child Care Home - Family	
Civic	
Community Garden	
Parks	
Recreation, Passive	
Temporary Uses	

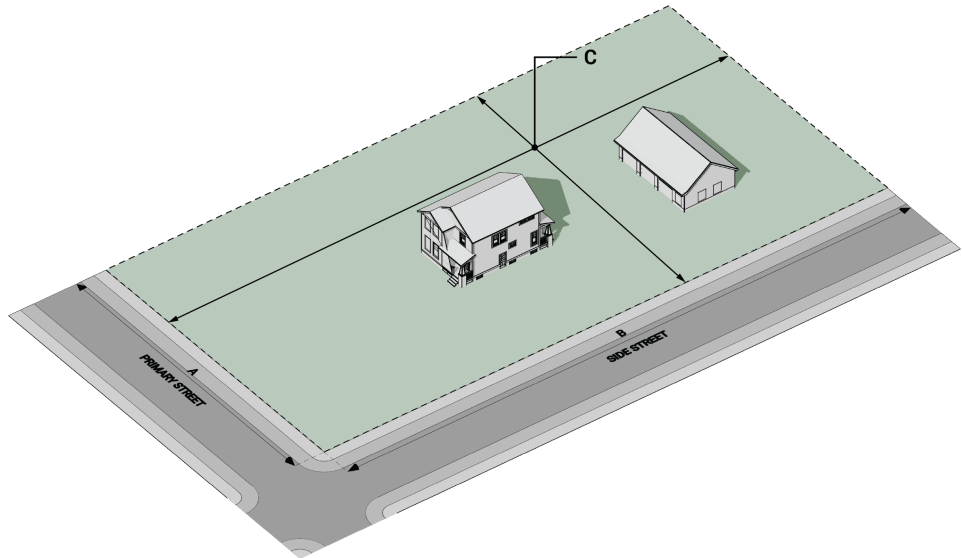
D. Table 4.01.02 Lot Dimensions.

	Min. Lot Area (AC)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage ^^
All types	Rural Area: 1 (0.5 *) Planned Growth Area: 0.5	100	n/a	-
Key	C	A	A/B	-

*Reference subsection J. Infrastructure below.

^^ Reference Article 19 for Lot Coverage

Figure 4.01.01 Lot Dimensions.



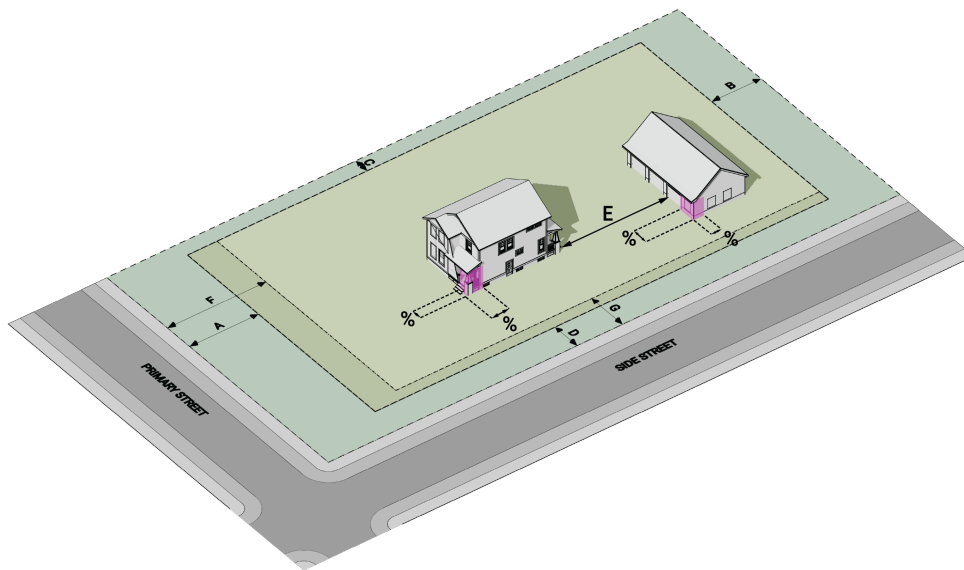
E. Table 4.01.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Structure Separation
Principal Structure(s)	35	25	8	15	10*
Accessory Structure(s)	35	10	8	15	No minimum**
Key	A	B	C	D	E

*Required between principal structures.

**No minimum required between a principal and accessory structure, or between accessory structures.

Figure 4.01.02 Setbacks and Build-To Zones.



F. Table 4.01.04 Build-to Zone.

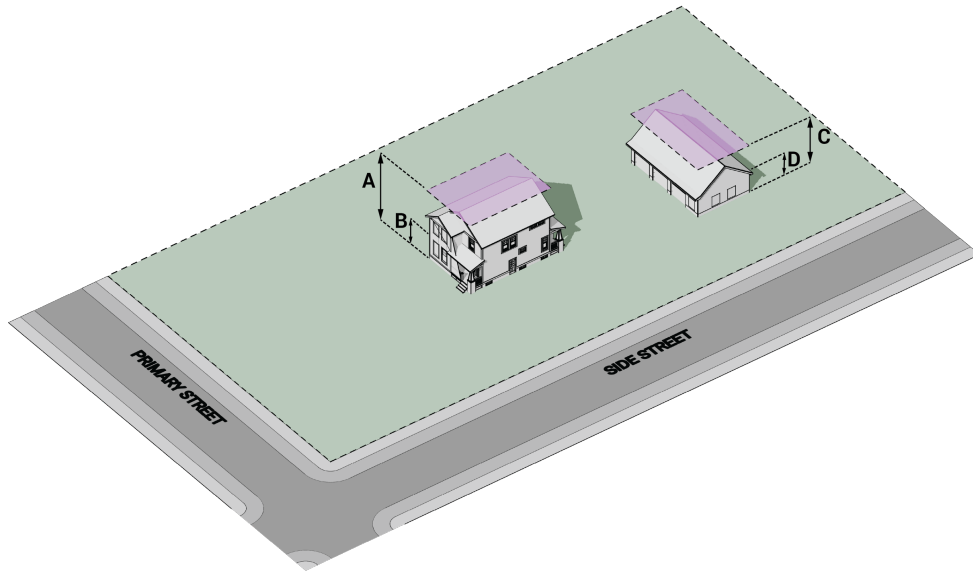
There is no build-to zone established or regulated in the RR district.

	Front (%)	Key	Side Street (%)	Key
Principal Structure(s)	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

G. Building Height.

	Max Height (ft)	Key	Max Height, First Story (ft)	Key
Principal Structure(s)	35	A	n/a	B
Accessory Structure(s)	25	C	n/a	D

Figure 4.01.03 Building Height.



H. Table 4.01.06 Access.

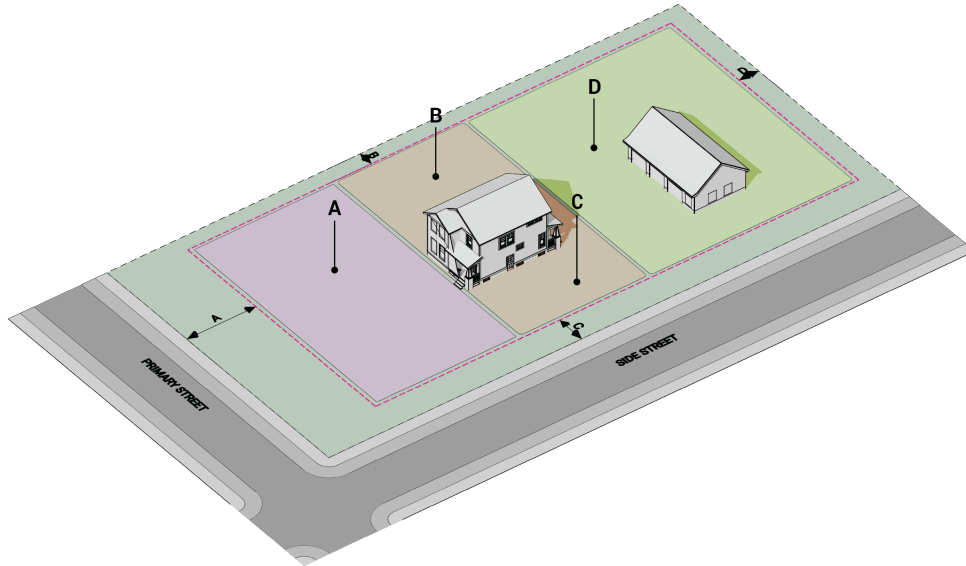
Access standards are still under development in coordination with updates to the Knox County Access Policy. This section will be updated following completion of draft Articles 13 and 18 and further guidance provided by policy adjustment.

I. Table 4.01.07 Parking.

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

[^] Does not apply to driveway surface parking.

Figure 4.01.04 Parking.



J. Infrastructure.

1. When a property is served by sanitary sewer or a sewage system approved and maintained by a public utility company, and public water must be available and is located on a road with a minimum classification of “collector” and a pavement width of at least 18-foot, a minimum lot size of 0.5 acres is permitted.

K. Landscaping.

Moving forward, this section will be used to identify district-specific requirements.

L. Open Space.

1. The required open space set-aside in an RR zoning district can be found in Article 16 of this ordinance.

M. Additional Considerations.

1. All utilities required to serve a proposed development shall meet the standards established in Article 18 of this ordinance, including the requirement to underground telephone and electrical systems.

4.02 NR - NEIGHBORHOOD RESIDENTIAL ZONING DISTRICT

A. Purpose: The neighborhood residential zoning district provides for residential development. The district is divided into subdistricts (NR1 and NR2) to address varying scales and types of residential development. The primary use throughout the district is detached residential dwellings, though attached units may be appropriate. A curvilinear street network is typical of the development pattern within this district, and interconnectivity between developments is encouraged.

B. Typical Development Pattern.

1. NR-1 Neighborhood Residential



2. NR-2 Neighborhood Residential



C. Uses and Activities Allowed.

1. Uses and activities allowed in the NR-1 and NR-2 zoning districts are established in Article 9 of this ordinance as permitted or conditionally permitted. Reference the [consolidated table of uses](#) for additional information.

*For ease in review of these articles, a **temporary list** of permitted and conditional uses allowed within the NR-1 and NR-2 zoning districts has been provided in Table 4.02.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Only one principal use or structure may be permitted per lot within this zoning district. One use or structure accessory to the principal use may be permitted outright; more than one accessory use or structure shall be considered through the conditional use permit process.

Temporary Table 4.02.01: Permitted and Conditional Uses	
NR-1 Neighborhood Residential	
Permitted	Conditional
Dwellings	Place of Assembly or Worship
Accessory Unit	Wireless communications facilities, subject to the provisions of article 4, section 4.92.
Manufactured Home	
Single-Section Manufactured Home	
Single-unit	
Transitional Housing - Supportive	
All Other Uses	
Child Care Home - Family	
Civic	
Community Garden	
Parks	
Temporary Uses	
NR-2 Neighborhood Residential	
Permitted	Conditional
Dwellings	Golf course
Accessory Unit	Lodging - Bed & Breakfast
Manufactured Home	Place of Assembly or Worship
Single-unit	Wireless communications facilities, subject to the provisions of article 4, section 4.92.
Single-unit attached	
Townhouse	
Two-unit, side by side	
Two-unit, stacked	
Transitional Housing - Supportive	
All Other Uses	
Child Care Home - Family	
Civic	
Community Garden	
Parks	
Temporary Uses	

D. Table 4.02.02 Lot Dimensions.

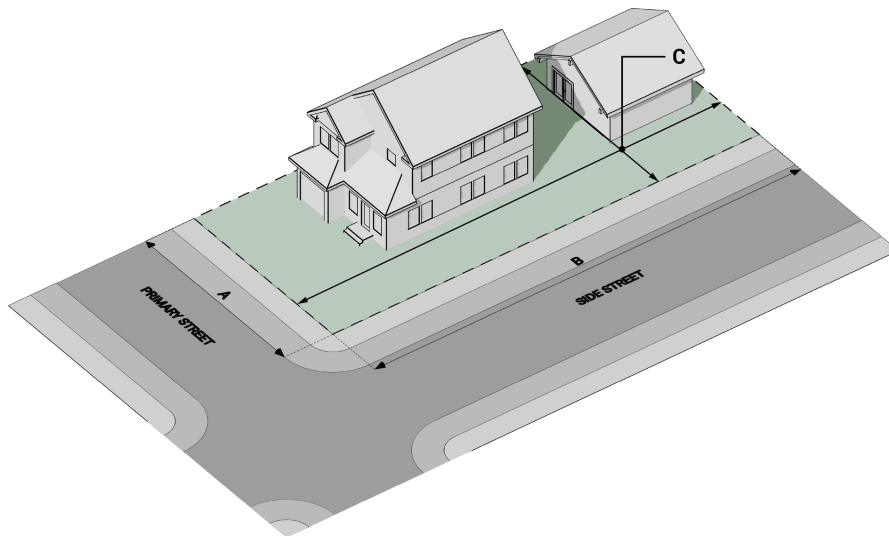
NR-1 Neighborhood Residential						
Building Type	Min. Lot Area (sf)	Min. Lot Area (sf) w/Alley	Min. Lot Width (ft)	Min. Lot Width (ft) with Alley	Width to Depth Ratio	Lot Coverage ^^
Single Unit Detached*	5,000	n/a	45	n/a	n/a	-
All other development	7,500	n/a	55	n/a	n/a	-
Key	C		A		A/B	-
NR- 2 Neighborhood Residential						
Building Type	Min. Lot Area (sf)	Min. Lot Area (sf) w/Alley	Min. Lot Width (ft)	Min. Lot Width (ft) w/Alley	Width to Depth Ratio	Lot Coverage ^^
Single Unit detached	5,000	4,000	45	40	n/a	-
Single Unit attached	3,750/DU (7,500)	3,750/DU (7,500)	30	25	n/a	-
Two Unit (side by side)	7,500*	7,500	60	50	n/a	-
Two Unit (stacked)	5,000*	4,000	45	40	n/a	-
Townhouse	2,000/DU	2,000/DU**	25	20	n/a	-
All other development types	7,500	7,500	60	60	n/a	-
Key	C		A		A/B	-

*Total acreage required; units shall not be on individual lots.

** Requires off-street parking pursuant to Article 13.

^^ Reference Article 19 for Lot Coverage

Figure 4.02.01 Lot Dimensions.



E. Table 4.02.03 Lot Setbacks.

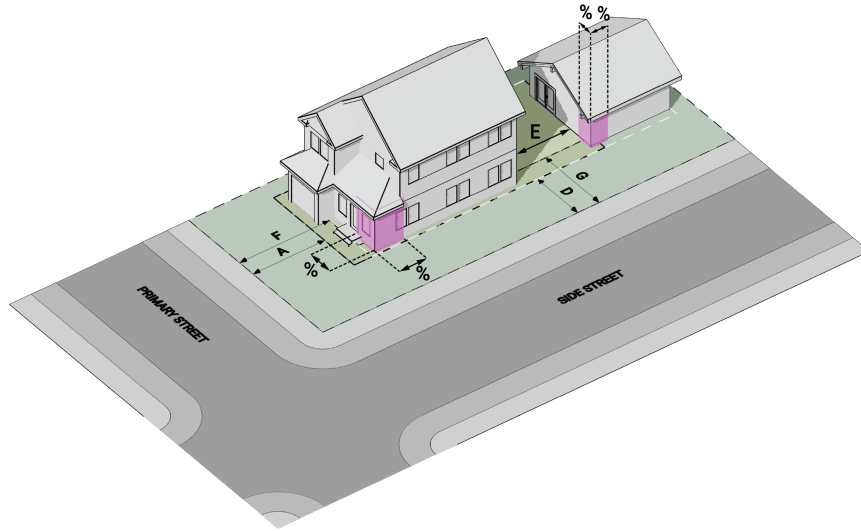
NR-1 Neighborhood Residential							
Building Type	Min. Front (ft)	Min. Front (ft) w/Alley	Min. Rear (ft.)	Min. Rear (ft) w/Alley	Min. Side, Interior	Min. Side, Street	Structure Separation
Single Unit Detached	20	15	25	20	5 [^]	15	No minimum
Accessory Structure(s)/All other development	25	20	5/25	0/15	5	15	No minimum
Key	A		B		C	D	E
NR-2 Neighborhood Residential							
Building Type	Min. Front (ft)*	Min. Front (ft) w/Alley	Min. Rear (ft.)	Min. Rear (ft) w/Alley	Min. Side, Interior	Min. Side, Street*	Structure Separation
Single Unit detached	20	15	25	20	5 [^]	12	No minimum
Single Unit attached	20	15	25	20	5	12	No minimum
Two Unit (side by side)	20	15	25	20	5	12	No minimum
Two Unit (stacked)	20	15	25	20	5	12	No minimum
Townhouse	20	15	25	20	5 ^{**}	12	No minimum
Accessory Structure(s)/All other development	20	15	5/25	0/15	5	12	No minimum
Key	A		B		C	D	E

[^] Combined interior setback between two adjoining lots shall be 15 ft.

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

** Exterior units only.

Figure 4.02.02 Setbacks and Build-To Zones.



F. Table 4.02.04 Build-to Zone.

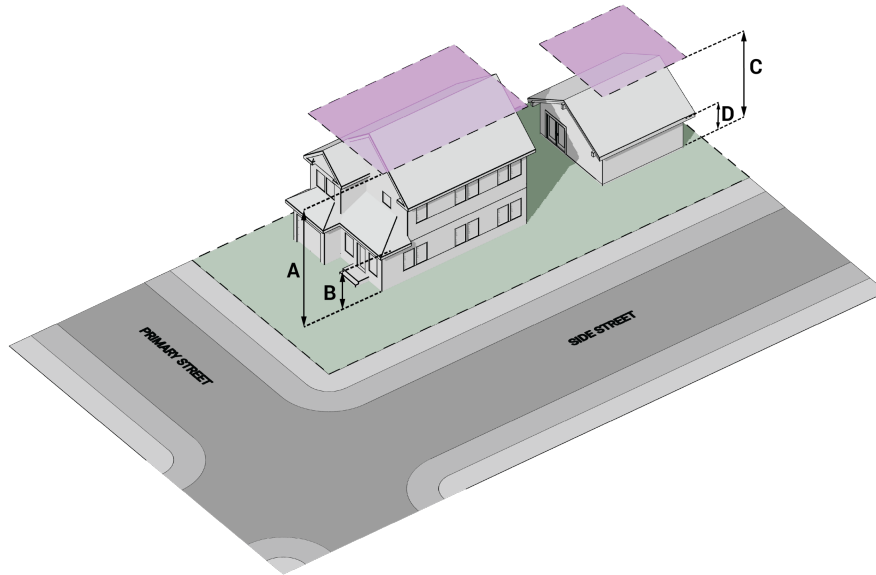
There is no build-to zone established or regulated in the NR-1 or NR-2 district.

	Front (%)	Key	Side Street (%)	Key
Principal Structure	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

G. Table 4.02.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story	Key
Principal Structure	30	A	n/a	B
Accessory Structure(s)	25	C	n/a	D

Figure 4.02.03 Building Height.



H. Table 4.02.06 Access.

Access standards are still under development in coordination with updates to the Knox County Access Policy. This section will be updated following completion of draft Articles 13 and 18 and further guidance provided by policy adjustment.

I. Table 4.02.07 Parking.

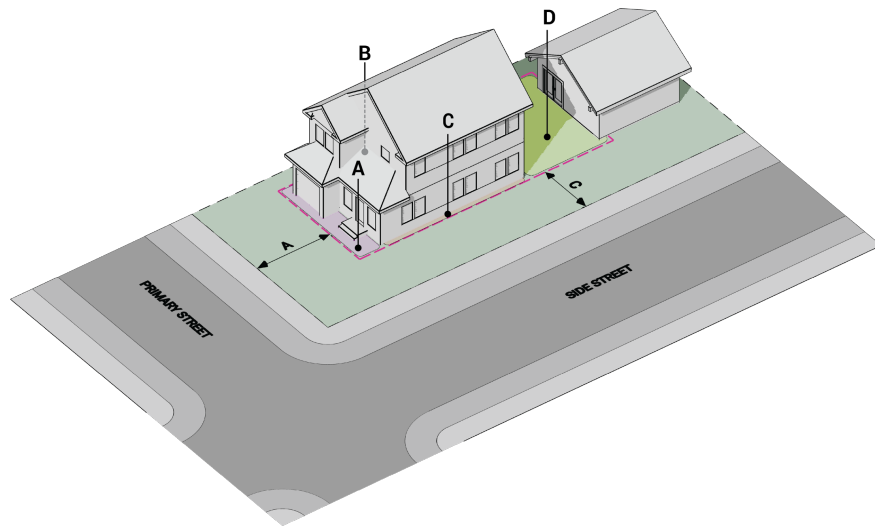
Surface Parking		
Location	Permitted (y/n)	Key
Front yard [^]	Y*	A
Side yard (interior)	Y	B
Side yard (street)	Y	C
Rear yard	Y	D
Min. Setback from Property Boundary (ft)		
Front [^]		A
Side (interior)		B
Side (street)		C
Rear [^]		D
Rear (w/Alley) [^]		

[^] Does not apply to driveway surface parking.

* Front yard surface parking is not permitted for townhome development.

** Does not apply when parking is enclosed within a garage or similar structure.

Figure 4.02.04 Parking.



J. Infrastructure

Moving forward, this section will be used to identify district-specific requirements.

K. Landscaping

Moving forward, this section will be used to identify district-specific requirements.

L. Open Space

1. The required open space set-aside in an NR-1 and NR-2 zoning district can be found in Article 16 of this ordinance.

M. Additional Considerations.

1. All utilities required to serve a proposed development shall meet the standards established in Article 18 of this ordinance, including the requirement to underground telephone and electrical systems.

4.03 MR - MIXED RESIDENTIAL ZONING DISTRICT

A. Purpose: The mixed residential zoning district provides for a variety of housing types in areas where the road network, water, wastewater, and stormwater infrastructure can support increased intensity and promote connectivity. The district is divided into subdistricts (MR1 and MR2). Lot sizes vary but are typically less than a quarter acre, and housing types range from detached residential units to attached units and small-scale multiplex development. Low-intensity commercial uses and activities may be permitted within the MR2 zone where they support residential development within close proximity.

B. Typical Development Pattern.

1. MR-1 Mixed Residential.



2. MR-2 Mixed Residential.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the MR-1 and MR-2 zoning districts are established in Article 9 of this ordinance as permitted or conditionally permitted. Reference the [consolidated table of uses](#) for additional information.

*For ease in review of these articles, a **temporary list** of permitted and conditional uses allowed within the MR-1 and MR-2 zoning districts has been provided in Table 4.03.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Only one principal use or structure may be permitted per lot within this zoning district. One use or structure accessory to the principal use may be permitted outright; more than one accessory use or structure shall be considered through the conditional use permit process.

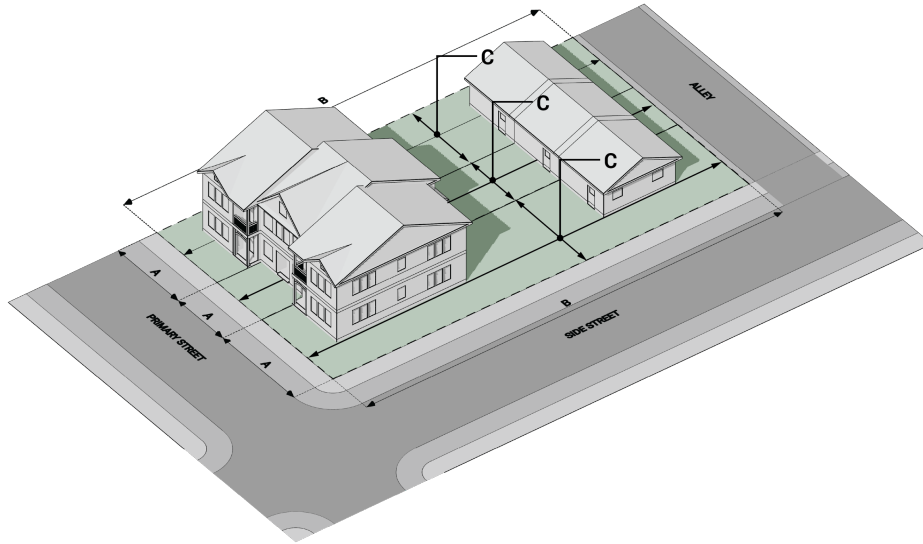
Temporary Table 4.03.01: Permitted and Conditional Uses	
MR-1 Mixed Residential	
Permitted	Conditional
Dwellings	Lodging - Bed & Breakfast
Accessory Unit	Place of Assembly or Worship
Manufactured Home	Wireless communications facilities, subject to the provisions of article 4, section 4.92.
Multiplex	
Single-unit	
Single-unit attached	
Townhouse	
Two-unit, side by side	
Two-unit, stacked	
Transitional Housing - Supportive	
All Other Uses	
Child Care Home - Family	
Civic	
Community Garden	
Parks	
Temporary Uses	
MR-2 Mixed Residential	
Permitted	Conditional
Dwellings	Eating and drinking establishments
Accessory Unit	Education - Pre-K Facility
Manufactured Home	Golf course
Multiplex	Laundry and dry cleaning, excluding processing
Single-unit	Lodging - Bed & Breakfast
Single-unit attached	Office and Professional Services
Townhouse	Personal Services
Two-unit, side by side	Place of Assembly or Worship
Two-unit, stacked	Wireless communications facilities, subject to the provisions of article 4, section 4.92.

Temporary Table 4.03.01: Permitted and Conditional Uses	
Transitional Housing - Supportive	
All Other Uses	
Child Care Center	
Child Care Home - Group	
Child Care Home - Family	
Civic	
Community Garden	
Financial Services, FDIC	
Parks	
Temporary Uses	

D. Table 4.03.02 Lot Dimensions.

Building Type	Min. Lot Area (sf)	Min. Lot Area (sf) w/Alley	Min. Lot Width (ft)	Min. Lot Width (ft) w/Alley	Width to Depth Ratio	Lot Coverage^^
Single Unit detached	5,000	4,000	45	40	1:2	-
Single Unit attached	3,750 sq ft per du (7,500 total)	3,750 sq ft per du (7,500 total)	30	45	1:2	-
Two Unit (side by side)	7,500	7,000	60	45	1:2	-
Two Unit (stacked)	5,000	4,000	45	40	1:2	-
Townhouse	2,000	No minimum	20	16	n/a	-
Multiplex	7,500	7,500	60	n/a	n/a	-
Shop Front	5,000	5,000	45	40	n/a	-
All other development	5,000	No minimum	50	45	n/a	-
Key	C		A		A/B	-

Figure 4.03.01 Lot Dimensions.



E. Table 4.03.03 Lot Setbacks.

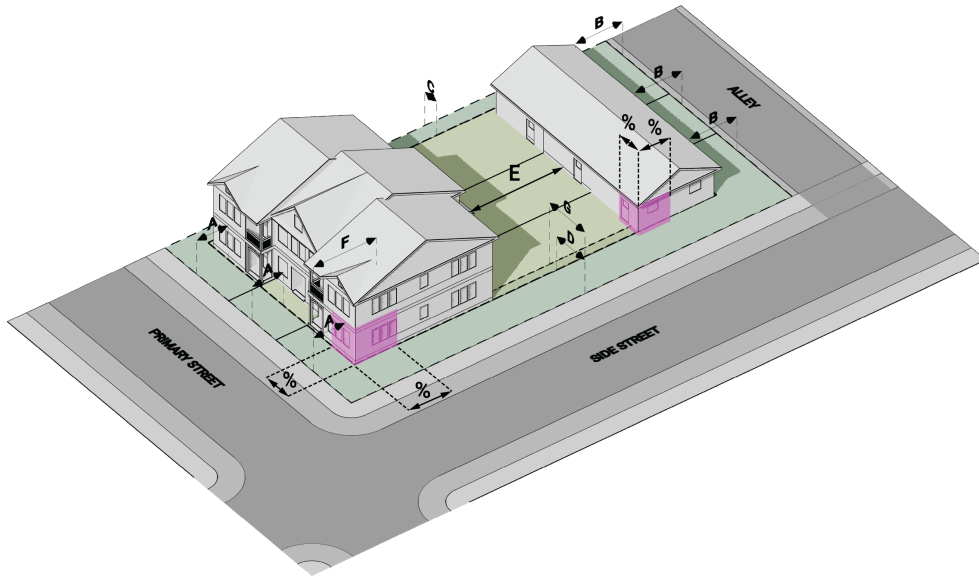
Building Type	Min. Front (ft)*	Min. Front (ft) w/Alley	Min. Rear (ft.)	Min. Rear (ft) w/Alley	Min. Side, Interior	Min. Side, Street*	Structure Separation
Single Unit detached	15	10	20	15	5 [^]	12	No minimum
Single Unit attached	15	10	20	15	5	12	No minimum
Two Unit (side by side)	15	10	20	15	5	12	No minimum
Two Unit (stacked)	15	10	20	15	5	12	No minimum
Townhouse	15	10	20	15	5	12 ^{**}	No minimum
Multiplex	15	10	20	15	5	12	No minimum
Accessory Structures/All other development	15	10	20	0/15	5	n/a	No minimum
Key	A		B		C	D	E

[^] Combined interior setback between two adjoining lots shall be 15 ft.

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

** Exterior units only.

Figure 4.03.02 Setbacks and Build-To Zones.



F. Table 4.03.04 Build-to Zone.

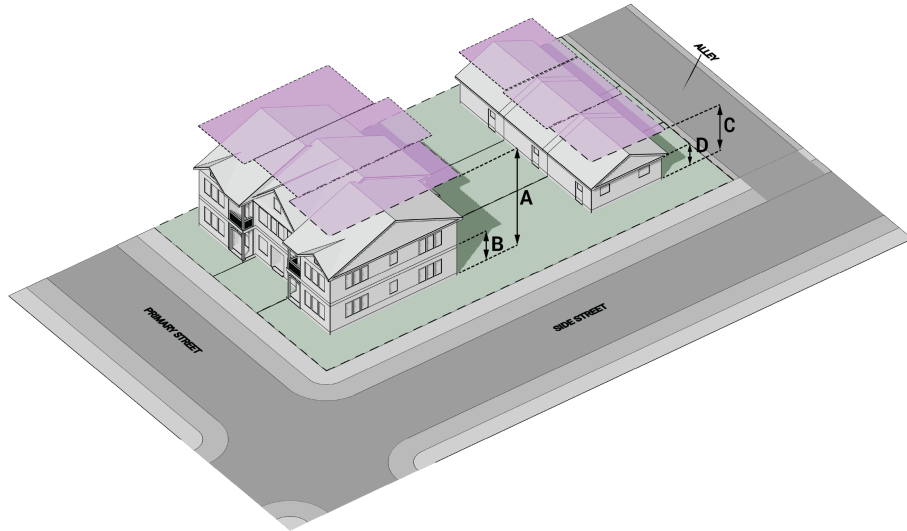
There is no build-to zone established or regulated in the MR-1 or MR-2 districts.

	Front (%)	Key	Side Street (%)	Key
Principal Structure	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

G. Table 4.03.04 Building Height.

Building Types		Max Height (ft)	Key	Max Height, First Story (ft)	Key
Principal Structure	Single Unit detached	30	A	n/a	B
	Single Unit attached	30			
	Two Unit (side by side)	30			
	Two Unit (stacked)	35			
	Townhouse	35			
	Multiplex	35			
Accessory Structure(s)/All other development		18/25	C	n/a	D

Figure 4.03.03 Building Height.



H. Table 4.03.06 Access.

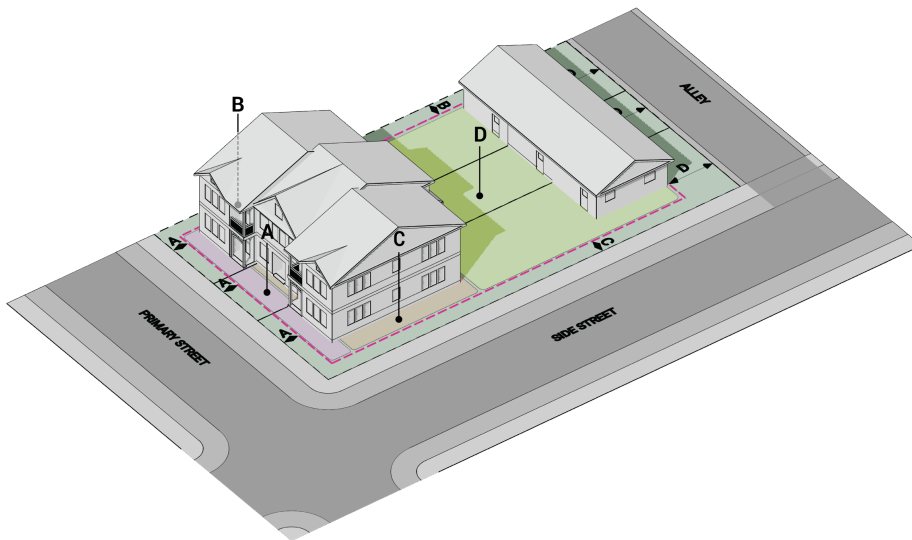
Access standards are still under development in coordination with updates to the Knox County Access Policy. This section will be updated following completion of draft Articles 13 and 18 and further guidance provided by policy adjustment.

I. Table 4.03.07 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^	15*	D
Rear w/Alley	0*	

* Does not apply when parking is enclosed within a garage or similar structure and does not apply to driveway surface parking.

Figure 4.01.04 Parking.



J. Infrastructure

1. Dead ends streets are not permitted for any new development within the MR-1 and MR-2 zoning districts.
2. Internal roads proposed in new subdivisions shall be required to connect to adjacent residential development, wherever possible.

K. Landscaping

Moving forward, this section will be used to identify district-specific requirements.

L. Open Space

1. The required open space set-aside in an MR-1 and MR-2 zoning districts can be found in Article 16 of this ordinance.

M. Additional Considerations.

1. All utilities required to serve a proposed development shall meet the standards established in Article 18 of this ordinance, including the requirement to underground telephone and electrical systems.
2. Development within the MR-1 and MR-2 districts are required to incorporate a blend of dwelling types. The minimum requirement of building type by development site is established below:
 - a. In MR-1, a development site five acres or greater shall limit a single dwelling type to 60% of the total development acreage.
 - b. In MR-2:
 - i. A development site five acres or greater shall limit a single dwelling type to 50% of the total development acreage.
 - ii. A minimum 5% of the total development square footage shall be non-residential.

- c. Development shall be configured to locate attached unit, two-unit, townhome, and multiplex building types and lots on corners and block ends, capping single unit detached residential building types.
- d. Non-residential development shall be located at intersections within the development site.

4.04 TND - TRADITIONAL NEIGHBORHOOD DEVELOPMENT ZONING DISTRICT

A. Purpose: The traditional neighborhood development zoning district is intended to create a walkable, interconnected environment with a mix of housing types, a defined neighborhood center, and small-scale commercial and public spaces, providing an alternative to conventional suburban development patterns but requiring connectivity to adjacent development.

B. Typical Development Configuration.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the TND zoning district are established in Article 9 of this ordinance as permitted or conditionally permitted. Reference the [consolidated table of uses](#) for additional information.

*For ease in review of these articles, a **temporary list** of permitted and conditional uses allowed within the TND zoning district has been provided in Table 4.04.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Multiple principal and accessory uses and structures may be permitted on a lot within this zoning district. Multiple uses may be allowed within a single structure.

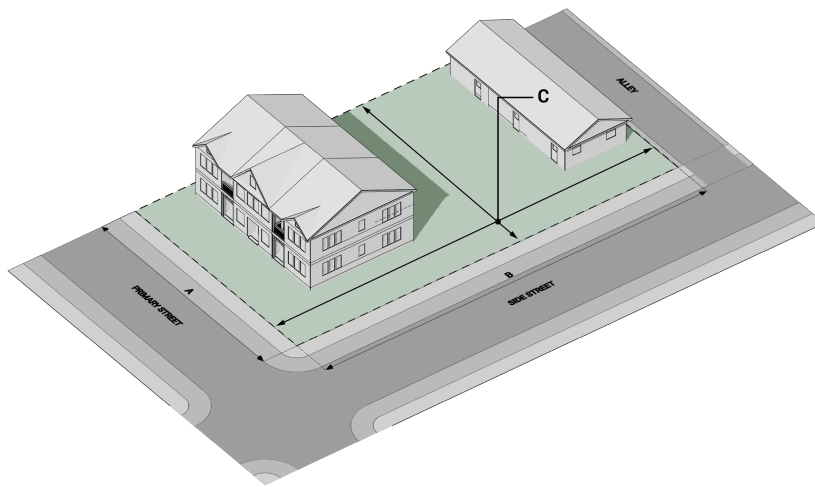
Temporary Table 4.04.01: Permitted and Conditional Uses in TND	
Permitted	Conditional
Dwellings	Eating and drinking establishments
Accessory unit	Education - Pre-K Facility
Above ground floor unit	Galleries and exhibition space
Multiplex	Laundry and dry cleaning, excluding processing
Multi-unit, small	Lodging - Bed & Breakfast
Single-unit	Office and Professional Services
Single-unit attached	Personal Services
Townhouse	Place of Assembly or Worship
Two-unit, side by side	Wireless communications facilities, subject to the provisions of article 4, section 4.92.
Two-unit, stacked	
Transitional Housing - Supportive	
All Other Uses	
Care Center	
Child Care Agency	
Child Care Center	
Child Care Home - Group	
Child Care Home - Family	
Civic	
Community Garden	
Financial Services, FDIC	
Food Bank	
Food Pantry	
Parks	
Temporary Uses	

D. Table 4.04.02 Lot Dimensions.

Building Type	Min. Lot Area (sf)	Min. Lot Area (sf) w/Alley	Min. Lot Width (ft)	Min. Lot Width (ft) w/Alley	Width to Depth Ratio	Lot Coverage^^
Single Unit detached	No minimum		45	40	1:2	-
Single Unit attached			25	20	1:2	-
Two Unit (side by side)			50	20/DU (40 total)	1:2	-
Two Unit (stacked)			45	40	1:2	-
Townhouse	1,500/DU	1,200/DU	20	16	n/a	-
Multiplex (up to 4 units)	7,000	4,500	60	40	n/a	-
Multiunit – Small (5-8 units)	1,750/DU	1,500/DU	60	50	n/a	-
Shopfront	No minimum	No minimum	25	20	1:2	-
Mixed-use horizontal	No minimum	No minimum	50	40	1:2	-
Mixed-use vertical	No minimum	No minimum	45	40	1:2	-
All other development	No minimum	No minimum	50	45	1:2	-
Key	C		A		A/B	-

^^Reference Article 19 for Lot Coverage

Figure 4.04.01 Lot Dimensions.

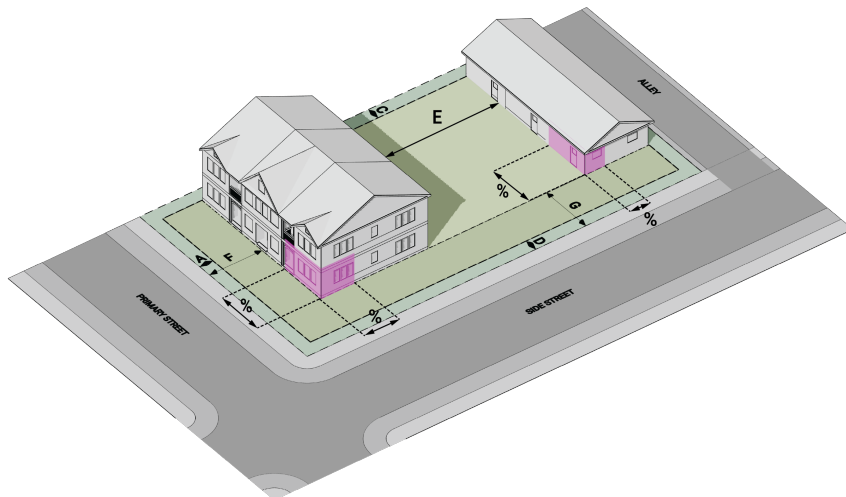


E. Table 4.04.03 Lot Setbacks.

Building Type	Min. Front (ft)*	Min. Front (ft) w/Alley	Min. Rear (ft.)	Min. Rear (ft.) w/Alley	Min. Side, Interior	Min. Side, Street*	Structure Separation
Single Unit detached	15	No minimum	10	10	3	5	No minimum
Single Unit attached	10	10	10	10	3*	5	No minimum
Two Unit (side by side)	10	10	10	10	3	5	No minimum
Two Unit (stacked)	10	10	10	10	3	5	No minimum
Townhouse	10	10	10	5	3*	5	No minimum
Multiplex (up to 4 units)	10	10	10	10	3	5	20
Multifamily – Small (5-8 units)	10	10	5	5	5	5	10
Shopfront	0	0	5	0	5*	5	No minimum
Mixed-use horizontal							
Mixed-use vertical							
Accessory structures/All other development	10	10	10	0/10	3	5	No minimum
Key	A		B		C	D	E

*Shared walls between units do not have a side setback.

Figure 4.04.02 Lot Setbacks and Build-To Zone.



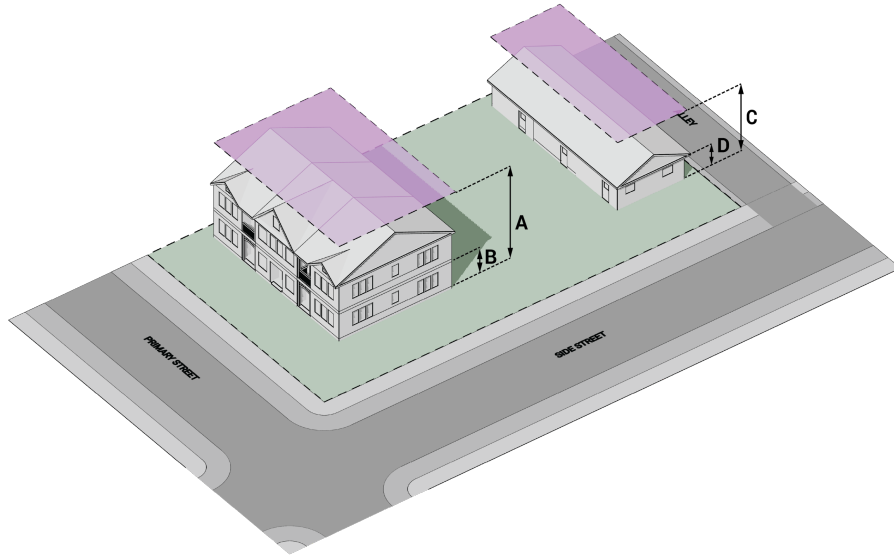
F. Table 4.04.04 Build-to Zone.

Building Types		BTZ - Front (ft)	Front (%)	Key	BTZ – Side Street (ft)	Side Street (%)	Key
Principal Structure	Single Unit detached	n/a	n/a	F	n/a	n/a	G
	Single Unit attached						
	Two Unit (side by side)						
	Two Unit (stacked)						
	Townhouse						
	Multiplex	20	20		20	20	
	Multifamily – Small (5-8 units)	20	30		20	30	
	Shopfront	5	60		5	30	
	Mixed-use horizontal	10	50		10	50	
	Mixed-use vertical	10			10	40	
Accessory Structure(s)/All other development		n/a	n/a	F	n/a	n/a	G

G. Table 4.04.04 Building Height.

Building Types		Max Height (ft)	Key	Max Height, First Story (ft)	Key
Principal Structure	Single Unit detached	35	A	n/a	B
	Single Unit attached	35		n/a	
	Two Unit (side by side)	35		n/a	
	Two Unit (stacked)	35		n/a	
	Townhouse	35		n/a	
	Multiplex	35		12	
	Multifamily – Small (5-8 units)	35		12	
	Shop Front	35		12	
	Mixed-use horizontal	40		12	
	Mixed-use vertical				
Accessory Structure(s)/All other development		25	C	n/a	D

Figure 4.04.03 Building Height.



H. Table 4.04.06 Access.

Access standards are still under development in coordination with updates to the Knox County Access Policy. This section will be updated following completion of draft Articles 13 and 18 and further guidance provided by policy adjustment.

I. Table 4.04.07 Parking.

Surface Parking		
Location	Permitted (y/n)	Key
Front yard	N	A
Side yard (interior)	Y	B
Side yard (street)	Y	C
Rear yard	Y	D
Minimum Parking Setback from Property Boundary (ft)		
Front[^]	n/a	A
Side (interior)	3	B
Side (street)	5	C
Rear[*]	10	D
Rear w/Alley	0	D

[^] This limitation applies to driveways and all off-street surface parking. Additionally, front facing garages are not allowed for townhome development.

^{*} Setback allows for surface parking in a driveway.

