



Knox County UDO - Guiding Principles for Draft Map 2

Guiding Principles

The second draft zoning map was developed collaboratively by Orion, Knox County staff, and Planning staff. It was informed by feedback and additional staff review following the publication of the first draft map. The following principles guided the creation of Draft Map 2:

Agricultural Zone

Revised the application of agricultural and rural zoning districts.

For any parcel that is currently zoned Agricultural (A), the Rural Residential zoning district was applied. Any property owner whose parcel is designated on Draft Map 2 as Rural Residential (RR) or Rural Preservation (RP) may request to opt into a more restrictive zoning district – either Rural Preservation (RP) or Agricultural Rural (AR). This application honors the rights property owners have today while giving them the choice to apply a new, more restrictive district to reflect the rural character or agricultural uses on the property.

In order to opt-in, the following shall apply:

- The request is submitted by the property owner
- The property is currently zoned Ag
- Must meet acreage requirements for RP or AR

*The request to opt into a more restrictive agricultural or rural zoning district must be made by the property owner through the process to update Knox County's Zoning Map, which is being done as part of the Unified Development Ordinance. To make the request, the property owner must fill out the Agricultural Zoning Opt-In Request form found at advanceknox.org/udo.

Corridors

Applied more intense zoning districts along key corridors where it is supported by infrastructure.

Key corridors were identified throughout the county where road width, sewer availability, and lack of environmental constraints were in place to support zoning districts that are aligned with the Future Land Use Map in the Comprehensive Plan. In these areas, parcels were considered on a case-by-case basis, and zoning districts were changed to align with place types where appropriate.

Remaining Properties

1. **Validate Existing Zoning** - Existing zoning serves as a primary factor in determining draft zoning designations. In most cases, current zoning classifications were carried forward into an appropriate equivalent UDO district.
2. **Utilize Existing Land Use** – For existing zoning districts with many or no corresponding proposed equivalents, existing land use served as a key determinant in zoning recommendations, while also factoring in the intent of the new zoning districts.
3. **Promote Uniform Zoning of Properties** - Split-zoned parcels (properties with more than one zoning designation) are relatively common due to parcel consolidations, boundary adjustments, and historical zoning changes. Where feasible and appropriate, these parcels were assigned a single zoning classification to improve clarity and administration.
4. **Limit the Creation of Nonconforming Properties** – To reduce barriers to property use and redevelopment, draft zoning designations were applied with the goal of minimizing new nonconforming lots and nonconforming uses. Although some nonconformities are unavoidable, every effort was made to limit their creation.
 - a. **Recognize Existing Multi-Unit Housing** - Existing multi-unit developments matched with zoning districts that reflect and support their current use.
 - b. **Recognize Existing Attached Housing** - Current attached housing products—such as townhomes—were assigned zoning districts that accommodate and reinforce their existing built form.
5. **Removal of the Existing Floodway Base Zone** - To better conform with modern mapping standards and updated regulatory practices, the existing Floodway base

zoning layer has been removed. Its function will be replaced with a new overlay that more accurately represents floodway conditions and associated requirements.