

Knox County UDO - Guiding Principles for Draft Map 1

Guiding Principles

The first draft zoning map—prepared to align properties with the new zoning districts proposed in the draft Unified Development Ordinance (UDO)—was developed collaboratively by Orion, Knox County staff, and Planning staff, with input from key stakeholders. The following principles guided the creation of Draft Map 1:

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.
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 Multifamily Housing** - Existing multifamily 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.
 - c. **Recognize Century Farms** - Properties designated as Century Farms are acknowledged to ensure zoning outcomes are consistent with their unique historical and agricultural significance.
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.

Draft Map 2 – Development Goals

Draft Map 2 will refine the initial map further, with a focus on:

1. **Continue to Minimize Nonconforming Uses** - The use matrix will continue to guide zoning decisions to avoid the creation of unnecessary nonconforming uses across the county.

Existing Agricultural Playbook

Growth Policy Plan

Any

Comprehensive Plan

Any Place Tpye

Existing Zone

Agricultural (A)
<5 Acres

Agricultural (A)
5 - 15 Acres

Agricultural (A)
>15 Acres

Proposed Zone

Rural Residential
(RR)

Rural Preservation
(RP)

Agricultural Rural
(AR)

Existing Planned Residential Playbook

