

Future Land Use Map

Based on the vision, goals, and preferred scenario, the Future Land Use Map expresses Knox County's intent for where and how it could grow. For the unincorporated areas of the county, this map identifies future place types. These place types define the character of our communities and are described on the following pages.

WALKABLE COMPACT GROWTH

- Traditional Neighborhood
- Corridor Mixed-Use
- Town Center Mixed-Use

OTHER AREAS

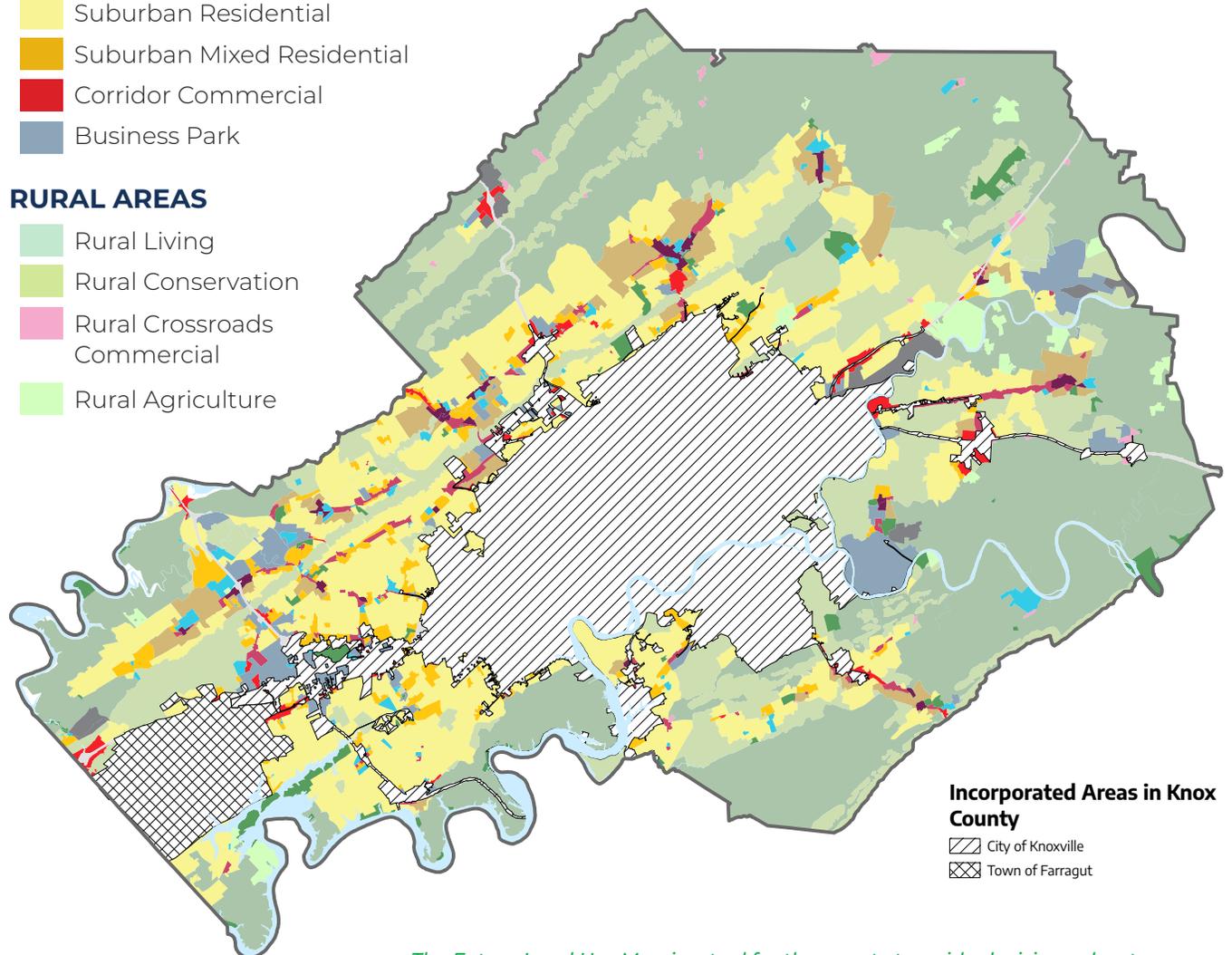
- Civic and Institutional
- Parks and Open Space
- Mining and Heavy Industrial

SUBURBAN GROWTH

- Suburban Residential
- Suburban Mixed Residential
- Corridor Commercial
- Business Park

RURAL AREAS

- Rural Living
- Rural Conservation
- Rural Crossroads Commercial
- Rural Agriculture



Incorporated Areas in Knox County

- City of Knoxville
- Town of Farragut

The Future Land Use Map is a tool for the county to guide decisions about future land use and development. It is not a mandate for development but describes the county's vision for growth. It is implemented over time through the zoning regulations and various public and private development decisions. It will serve as the basis for potential future zoning updates.

Traditional Neighborhood

Traditional Neighborhoods are areas that feature a mix of housing ranging from single family to townhomes and small multifamily buildings. They have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. These areas are typically connected to a mixed-use center.

LAND USE MIX

Primary Uses

Residential, Single family
Residential, Attached

Secondary Uses

Residential, Multifamily
Commercial
Civic

HOUSING MIX

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Multifamily buildings

FORM ATTRIBUTES*

BUILDING FORM

Height

1-3 stories

Setback

0-20 feet, generally consistent within a block

TRANSPORTATION

Primary Mode(s)

Walk, Bike

Secondary Mode(s)

Automobile

Parking

On-street and private off-street; Typically shared and located to the side or rear of buildings.

Streets

Blocks are small and walkable with many street connections. Alleys are common.

OPEN SPACE

Compared to suburban neighborhoods, there is more public open space in the form of neighborhood and community parks, pocket parks, and preserved passive open space. Private yards tend to be small and secondary to other open space. Neighborhood schools may serve as open space.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Corridor Mixed-Use

Corridor Mixed-Use areas are appropriate for moderate-scale walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods.

LAND USE MIX

Primary Uses

Commercial
Office

Secondary Uses

Residential, Multifamily
Residential, Attached
Civic

HOUSING MIX

- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes
- Residential units above ground-floor retail

FORM ATTRIBUTES*

BUILDING FORM

Height

2-5 stories

Setback

20-30 feet, may be greater, or lesser, depending on street classification

TRANSPORTATION

Primary Mode(s)

Walk, Bike

Secondary Mode(s)

Automobile

Parking

Shared surface lots located to the side or rear of buildings, shared parking structures, or on-street parking may be appropriate depending on street classification.

Streets

Streets should promote a walkable setting with short block lengths, wide sidewalks, and street trees.

OPEN SPACE

Community and neighborhood parks, pocket parks, plazas, trails, green infrastructure, and public realm (spaces between buildings and the street) act as open space.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Town Center Mixed-Use

Town Center Mixed-Use areas are appropriate for large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods.

LAND USE MIX

Primary Uses

Commercial
Office
Residential, Multifamily

Secondary Uses

Residential, Attached
Residential, Single family
Civic

HOUSING MIX

- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes
- Residential units above ground-floor retail

FORM ATTRIBUTES*

BUILDING FORM

Height

2-5 stories

Setback

0-20 feet

TRANSPORTATION

Primary Mode(s)

Walk, Bike

Secondary Mode(s)

Automobile

Parking

On-street, shared structures, or shared surface lots located to the side or rear of buildings.

Streets

Streets should promote a walkable setting with short block lengths, wide sidewalks, and street trees.

OPEN SPACE

Community and neighborhood parks, pocket parks, plazas, trails, green infrastructure, and public realm (spaces between buildings and the street) act as open space.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Suburban Residential

Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings.

Existing areas exhibit a pattern of curvilinear streets, long blocks, and limited connectivity between neighborhoods and other non-residential areas. Future developments should feature street and path connections to adjacent neighborhoods, walkable proximity to parks, and bikeable proximity to neighborhood commercial areas.

Large suburban residential subdivisions are typically accessible from a collector road.

LAND USE MIX

Primary Uses

Residential, Single family

Secondary Uses

Residential, Attached
Civic

HOUSING MIX

- Predominantly single family subdivisions with lots smaller than one acre
- Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

FORM ATTRIBUTES*

BUILDING FORM

Height

1-2 stories

Setback

20-30 feet

TRANSPORTATION

Primary Mode(s)

Automobile

Secondary Mode(s)

Walk, Bike

Parking

On-street and private off-street; individual drives from street.

Streets

Dead-end streets should be limited. Street connections to adjacent residential areas should be provided in new subdivisions.

OPEN SPACE

Most open space takes the form of private yards. Public neighborhood parks should be located in prominent, easily-accessible locations. Schools could also supplement public parks. Some residential areas include shared access to private open space.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Suburban Mixed Residential

Suburban Mixed Residential areas are similar in pattern to Suburban Residential but with a greater mix of housing types, including attached housing or small-scale multifamily housing.

Existing areas exhibit a pattern of curvilinear streets, long blocks, and limited connectivity between neighborhoods and other non-residential areas. Future developments should feature street and path connections to adjacent neighborhoods, walkable proximity to parks, and bikeable proximity to neighborhood commercial areas.

Locations are typically near or adjacent to collector roads within close proximity to existing or planned neighborhood services and served by sewer systems.

LAND USE MIX

Primary Uses

Residential, Single family
Residential, Attached

Secondary Uses

Civic
Commercial

HOUSING MIX

- Single family subdivisions with small lots
- Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

FORM ATTRIBUTES*

BUILDING FORM

Height

1-3 stories

Setback

20-30 feet

TRANSPORTATION

Primary Mode(s)

Automobile

Secondary Mode(s)

Walk, Bike

Parking

On-street and private off-street; individual drives from street.

Streets

Dead-end streets should be limited. Street connections to adjacent residential areas should be provided in new subdivisions.

OPEN SPACE

Most open space takes the form of private yards. Public neighborhood parks should be located in prominent, easily-accessible locations. Schools could also supplement public parks. Some residential areas include shared access to private open space.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Corridor Commercial

Corridor Commercial areas are situated along major transportation corridors that are appropriate for a mix of commercial development including shopping centers, large format retail, and auto-oriented uses. Development is composed of primarily one story, large footprint buildings, but may include a variety of building sizes, including multi-story hotels. These areas have an auto-oriented design but should be well-connected with pedestrian accommodations.

LAND USE MIX

Primary Uses

Commercial
Office

Secondary Uses

Residential, Multifamily
Residential, Attached
Civic

HOUSING MIX

- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes

FORM ATTRIBUTES*

BUILDING FORM

Height

1-5 stories

Setback

Varies

TRANSPORTATION

Primary Mode(s)

Automobile

Secondary Mode(s)

Walk, Bike

Parking

Surface lots.

Streets

Blocks are long and have fewer street connections than in mixed-use places. Site design should consider transportation alternatives.

OPEN SPACE

Passive preserved land and landscaped setback areas; generally private.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Business Park

Business Parks are areas appropriate for employment intensive uses that may include corporate office, light industrial, advanced manufacturing, research and development, support services, or incubator facilities for start-ups. Buildings tend to be large footprint, 1-2 stories, and include highbay spaces and loading areas. These areas tend to be designed in a primarily auto-oriented setting, but should accommodate transportation alternatives. These areas may be arranged in a walkable campus setting.

Sites are typically large with 10 acres or more and relatively flat. These areas shall have interstate or arterial access, generally within 2 miles, and be served by sewer, water, and natural gas.

LAND USE MIX

Primary Uses

Light Industrial
Office

Secondary Uses

Commercial
Civic
Residential

HOUSING MIX

- A range of housing may be considered

FORM ATTRIBUTES*

BUILDING FORM

Height

1-4 stories

Setback

Varies

TRANSPORTATION

Primary Mode(s)

Automobile

Secondary Mode(s)

Walk, Bike

Parking

Surface lots.

Streets

Primarily automobile-oriented development and may include accommodation for large trucks. Site design and block length should accommodate biking and other transportation alternatives.

OPEN SPACE

Trail connections, passive preserved land, and landscaped setback areas; generally private.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Rural Living

Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

LAND USE MIX

Primary Uses

Private open space, or forestry
Residential, Single family

Secondary Uses

Agriculture
Commercial (small-scale)
Civic

HOUSING MIX

- Single family on a wide range of lot sizes

FORM ATTRIBUTES*

BUILDING FORM

Height

1-2 stories

Setback

Varies

TRANSPORTATION

Primary Mode(s)

Automobile

Secondary Mode(s)

n/a

Parking

Surface lots.

Streets

Primarily automobile access. Each lot may have direct access to a corridor.

OPEN SPACE

Mostly private. Agriculture and undeveloped private land serve as open space. May have trail access.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Rural Conservation

Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space.

In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low impact site design is expected.

In rural areas, these places are appropriate for residential development in a conservation pattern with lots that are smaller than typical rural lots and are clustered to leave natural areas undeveloped.

LAND USE MIX

Primary Uses

Residential, Single family (conservation pattern)

Secondary Uses

Residential, Attached (conservation pattern)
Civic

HOUSING MIX

- Single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on a given site

FORM ATTRIBUTES*

BUILDING FORM

Height

1-2 stories

Setback

Varies

TRANSPORTATION

Primary Mode(s)

Automobile

Secondary Mode(s)

n/a

Parking

Private off-street.

Streets

Primarily automobile access. Subdivisions have long blocks and meandering streets. Sidewalks are uncommon.

OPEN SPACE

Mostly private. May have trail access.

EXAMPLE PATTERN



EXAMPLE CHARACTER



Conservation design (above, left) yields the same number of homes on a given parcel as a conventional subdivision design (above, right). The conservation design results in less pavement, shorter distances to run utilities, and greater open space preservation.

*See page 42 for more information on form attributes.

Rural Crossroads Commercial

Rural Crossroads Commercial areas are appropriate for small commercial nodes occurring at intersections within rural areas. These places provide rural communities with goods and services that meet day-to-day and agricultural needs. These areas may feature multiple small buildings clustered in a walkable pattern.

Crossroads are typically located at, or within 400 feet of, the intersection of arterial or collector roads. These areas may or may not have a connected street pattern.

LAND USE MIX

Primary Uses

Commercial

Secondary Uses

Residential, Single family
Civic

HOUSING MIX

- A range of housing may be considered

FORM ATTRIBUTES*

BUILDING FORM

Height

1-2 stories

Setback

Varies widely. Generally, buildings are closer to the street than in suburban areas.

TRANSPORTATION

Primary Mode(s)

Automobile

Secondary Mode(s)

Walk, Bike

Parking

Surface lots.

Streets

Primarily automobile access, but development should accommodate walking and biking by providing street and path connections between adjacent commercial sites and neighborhoods.

OPEN SPACE

Agriculture and undeveloped private land serve as open space. May have trail access.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Rural Agriculture

Rural Agriculture areas are for the production of crops, raising of livestock, forestry uses and processes, agricultural service businesses and supporting residences. Typically large lots located in rural areas but smaller lots may be found.

These sites are found in rural areas where prime and locally important soils may exist, and the road network is sparse.

LAND USE MIX

Primary Uses

Agriculture fields and grazing pastures, equestrian facilities, accessory agriculture-related structures, forestry processes, and agriculture-related businesses (such as boarding stables, riding academies), farm stands, and residential

Secondary Uses

Civic

HOUSING MIX

- Single family homes on lots of various sizes

FORM ATTRIBUTES*

BUILDING FORM

Height

Typically 1-2 stories, but some accessory structures (e.g., barns and silos) can exceed three stories

Setback

Varies

TRANSPORTATION

Primary Mode

Automobile

Secondary Mode

N/A

Parking

Surface lots

Streets

Primarily automobile access. Each lot may have direct access to a street. Streets are generally paved without curbs and gutters.

OPEN SPACE

Mostly private. Agriculture and undeveloped private land serve as open space. May have trail access.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Civic and Institutional

Civic and Institutional areas are used for existing or future schools, government sites, hospitals, college campuses, and large semi-public facilities. These sites often have a development pattern that is unique to each area and may differ significantly from their surroundings.

These sites are typically located on two or more acres along, or in close proximity to, major corridors.

LAND USE MIX

Primary Uses

Schools and universities, hospitals, government buildings

Secondary Uses

Residential
Office
Commercial

HOUSING MIX

- While not a primary focus, housing that supports the institutional campus purpose should be encouraged

FORM ATTRIBUTES*

BUILDING FORM

Height

1-5 Stories

Setback

Varies

TRANSPORTATION

Primary Mode

Automobile

Secondary Mode

Walk, Bike

Parking

Typically large surface lots that are clustered to serve many buildings/uses. Larger campuses may include structured parking.

Streets

Streets should integrate with the surrounding network and be designed to support walking or biking (both within the civic campus and between adjacent areas).

OPEN SPACE

Mostly private. May have trail access.

EXAMPLE PATTERN



EXAMPLE CHARACTER



*See page 42 for more information on form attributes.

Mining and Heavy Industrial

Mining and Heavy Industrial areas are used for mining, extraction, and heavy industrial operations. These places mostly represent existing conditions and are appropriate for locations outside of urban growth areas identified in the Growth Policy Plan. Sites are relatively flat and located in existing industrial areas or with interstate or arterial highway access (generally within 2 miles). These areas can be served by sewer, water and natural gas.



Parks and Open Space

Parks and Open Space areas include existing public parks for active and passive recreation, large private recreational uses (such as golf courses), or land that is permanently protected as a natural area.



Form attributes serve as a general guide to the intended scale and character of development. Specific standards including building height, setback, lot size, and lot coverage (among other standards) are defined in the Zoning Ordinance.

In suburban place types where the primary transportation mode is “Automobile” and secondary mode is “Walk, Bike, or Transit”:

- Automobiles are expected to be the main mode of transportation within that place.
- Site design should accommodate biking, walking, and transportation alternatives. Well-designed pedestrian crossings should be included where needed to safely link destinations.
- Site design should manage vehicle access onto thoroughfares and minimize pedestrian conflict points.

In mixed-use place types where the primary mode is “Walk, Bike” and the secondary mode is “Automobile”:

- Street width, sidewalk design, lighting, block length, and building placement should promote a walkable setting.
- Automobiles are accommodated through shared parking located behind or to the side of buildings and on-street parking where appropriate.