

Existing Zoning District	Description/Purpose	Proposed Zoning District	Proposed Purpose Statements	Place Types Aligned
Names and acronyms taken directly from Appendix A.	Purpose statements and/or district descriptions as they exist today within the regulations.			Place type(s) where a proposed zoning district may apply.
OS Open Space	This open space preservation zone is established to provide areas in which the principal use of land is devoted to open space and/or the preservation and protection of park and recreation lands, wilderness areas, beach and shoreline areas, scenic routes, wild and scenic rivers, historical and archeological sites, watersheds and water supply areas, hiking, cycling and equestrian trails and fish and wildlife and their habitats. Property classified under this zone shall meet the criteria set forth in the open space plan approved by the county, and only property so zoned shall be considered as open space for the purposes of property assessment under the Agricultural, Forest and Open Space Land Act of 1976, provided the other conditions for inclusion under the act are satisfied.	OS - Open Space Zoning District	The open space zoning district applies to publicly-owned land or land held in conservation, and is established to protect, preserve, or support passive recreation opportunities; wilderness and wildlife habitat; wild and scenic rivers and shoreline areas; scenic viewsheds; significant historical and archeological sites; watersheds and water supply areas; hillside and ridgetop areas (as designated in the plan) and other environmental features.	Parks and Open Space
RP Rural Preservation	The rural preservation zone is provided to help insure the continued production of agricultural commodities by encouraging preservation of productive agricultural lands and the open space, wildlife habitat, and scenic corridor value that productive agricultural lands provide. Uses allowed within the district are intended to be limited to uses which are compatible with the long-term agricultural productivity of lands. The general intent of the district is to encourage farming without undue burden on the landowner. Applications for Rural Preservation zoning shall be reviewed for: A.Preservation of agricultural and forest lands and activities; B.Water supply protection; and/or C.Conservation of natural, scenic or historic resources.	AP - Agricultural Preservation Zoning District	The agricultural preservation zoning district is established to protect and conserve productive agricultural lands and other significant natural areas that contribute to the rural character of the County. The district allows for limited residential, agricultural, recreational, and similarly compatible uses clustered with regard to existing topography, natural characteristics, and environmental constraints that may exist.	Rural Agriculture, Rural Living, Rural Conservation
A Agricultural	This zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.	AR - Agricultural Rural Zoning District	The agricultural rural zoning district is intended to ensure the continued production of agricultural commodities by preserving acreage of productive agricultural lands and activities that contribute to the rural character and economy of the County. Uses and activities allowed within the district are limited to those which are compatible with agricultural production, grazing, and timber harvesting, with the intent of reducing conflicts between farming and development. Cluster development is not permitted within the agricultural rural zoning district.	Rural Agriculture, Rural Living, Rural Conservation
E Estates	This zone is for residential areas at very low population densities and for other uses compatible with the residential environment. These areas are intended to be defined and protected from encroachment of uses not compatible with residences.	RR - Rural Residential Zoning District	The rural residential zoning district provides for low-intensity residential dwellings and related uses and activities such as hobby farming and agritourism. 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.	Rural Living, Rural Agriculture, Rural Crossroads Commercial, Rural Conservation
RAE Exclusive Residential	This zone provides only for residential areas with low population densities. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the low density residential environment.	NR - Neighborhood Residential Zoning District	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 that may occur. The primary use throughout the district is detached residential dwellings, though attached units may be appropriate in some locations. A curvilinear street network is typical of the development pattern within this district, and interconnectivity between developments is encouraged.	Suburban Residential, Suburban Mixed Residential
RA Low Density Residential	This residential zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.	MR - Mixed Residential Zoning District	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 multifamily development. Commercial uses and activities may be permitted within the MR2 zone where they support residential development within close proximity.	Suburban Mixed Residential
n/a	No comparable zoning district exists today.	TND - Traditional Neighborhood Development Zoning District	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.	Traditional Neighborhood, Corridor Mixed-use, Town Center Mixed-use
PR Planned Residential	The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans. A planned unit development occupying not less than twenty (20) acres may contain commercial uses as hereinafter provided.	n/a	Development types that would traditionally fall under the "Planned Residential" zoning district have been incorporated within the proposed Traditional Neighborhood, Neighborhood Residential, Mixed Residential, and Rural Residential zoning districts, eliminating the need for the PR district.	n/a
T Transition	This zoning district provides for residential areas in a T, Transition Zone, between other types of commercial and residential classifications and which will promote the public health, safety, morals, and general welfare of the citizens of the county. The purpose of this section is: A. To allow types of commercial use which are not major traffic generators, and would not open the area to objectionable types of commercial uses; B. To have a T, Transition Zone, that will be compatible with adjacent uses.	n/a	Zoning district no longer necessary; proposing to eliminate.	n/a
CR Rural Commercial	This commercial zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.	RHB - Rural Hub Zoning District	The rural hub zoning district allows for limited retail and service uses and activities that offer convenience to and support nearby rural residential development. These areas are typically located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. Site design and performance standards help maximize compatibility between this district and surrounding rural areas and reinforce vehicular and pedestrian accessibility within and between these zones.	Rural Crossroads Commercial, Rural Agriculture, Rural Living
CN Neighborhood Commercial	This commercial zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The range of permitted uses is limited to those that are generally patronized on a frequent basis by neighborhood residents. Development performance standards are provided to maximize compatibility between commercial uses and adjacent residential uses.	NMU - Neighborhood Mixed-Use Zoning District	The neighborhood mixed-use zoning district allows for office, retail, and service uses and activities that are compatible with and meet the needs of established neighborhoods. Limited residential uses are compatible. Areas zoned neighborhood mixed-use are typically located at or near intersections with a collector or arterial street, at the edge of or entrance to an established neighborhood. Site design and performance standards help maximize compatibility between this district and the adjacent neighborhoods and reinforce vehicular and pedestrian accessibility within and between neighborhoods.	Suburban Mixed Residential, Traditional Neighborhood, Corridor Mixed-use, Corridor Commercial
CA General Business	This zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.	MUCC - Mixed-Use Community Corridor Zoning District	The mixed-use community corridor zoning district is established to create and enhance vibrant, pedestrian-oriented mixed-use corridors along major thoroughfares. This district accommodates a mix of residential, retail, and service uses and activities that serve the needs of adjacent neighborhoods as well as the broader community. The district supports the development and redevelopment of underutilized commercial land and is characterized by a variety of building and development types that may include vertical mixed-use within a building or a horizontal mix of uses in one or multiple buildings development-wide. Site design standards ensure that development is supported by transportation infrastructure that safely connects cars and pedestrians to and through the district and ensures compatibility between mixed-use development and adjacent residential areas.	Corridor Mixed-use, Town Center Mixed-use, Corridor Commercial
PC Planned Commercial	The PC, Planned Commercial Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.			
	The general intent of this section is to encourage and insure the development of			

SC Shopping Center	unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county. The purposes of these subsections are: A. To promote safe and efficient movement of traffic within the site of the shopping center and in connection with adjacent access streets. B. To lessen the adverse effects which such shopping centers might have on the uses of adjacent land. C. To prohibit the development of uses of a heavy repair, wholesaling, industrial, and residential character in SC, Shopping Center Zones.	n/a	n/a	
CH Highway Commercial	The CH, Highway Commercial Zone, is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of the highway user or tourist. The intent here is to reserve lands which because of particular location and natural features are adapted for such uses, and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.	HC - Highway Commercial Zoning District	The highway commercial zoning district provides commercial activities that cater to the needs of the highway user and the general public. This district is designed to accommodate a range of uses that require a high degree of visibility and accessibility from major arterial streets and state and local highways.	Corridor Commercial, Corridor Mixed-use, Mining and Heavy Industrial
CB Business and Manufacturing	This zone provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.			
OB Office, Medical, and Related Services	This zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods	BC - Business and Commercial Zoning District	The business and commercial zoning district provides for professional office space, medical offices and clinics, retail, and services at a smaller scale than the employment campus environment. Such uses and activities that fall under this zone are typically located on their own lot or share a common building.	Corridor Commercial, Corridor Mixed-use, Business Park, Civic and Institutional
OC Civic and Institutional	The OC, Civic and Institutional zoning district and regulations are intended to provide a zoning classification for specified religious, governmental, recreational, and institutional uses where a separate zoning district is appropriate. These regulations are intended to minimize any conflicts or adverse impacts on other properties, public roads or facilities. Locations for civic and institutional uses should be on arterial or major collector streets.	n/a	n/a	
OA Office Park	This zone is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. To create a zone which is compatible with surrounding residential areas and serves as a transitional area from residential to other less compatible land uses.	EC Employment Campus Zoning District	The employment campus zoning district provides for the development of business, technology, and office parks that accommodate a mix of uses that are traditionally viewed as employment-generating, such as research and development, light manufacturing, medical and professional office complexes, and related uses and activities. Site design and architectural standards ensure these districts are compatible with adjacent uses and districts, while also creating an attractive campus-style environment for major employers. Development in this district should include a high level of amenities for employees and visitors, including open space, pedestrian connections, and shared facilities.	Business Park, Civic and Institutional
BP Business and Technology Park	This zoning district is intended to provide for a wide range of land uses which are generally categorized in business, industrial and/or office classifications of use, whether in the public or private sectors. The permitted land uses are intended to include those businesses which require building spaces characterized by offices, research and development, manufacturing, and/or combinations of such uses. The permitted uses include, but are not limited to, those which reflect particular emphasis on scientific and engineering applications in product and/or process. The on-site and off-site impacts of such uses are typically similar in kind and degree to such uses located within other zoning districts which allow such uses. Potential impacts are addressed within this district through site-specific planning and design, consistent with the regulations contained herein specific to, but not limited to: Area requirements, maximum lot coverage and building height limits, landscaping, utilities, signs, and off-street parking regulations. The intended and desired effect of the site regulations is to create an attractive park-like setting for the businesses which locate within the park. The planning and design for the park is intended to accomplish an aesthetic environment which is complementary to site features and the surrounding environment. Site features and infrastructure are to be consistent with the park-like design theme. The BP, Business and Technology Park, zoning district shall be located only within the designated TO, Technology Overlay Zone, subject to the jurisdiction and development review of the Tennessee Technology Corridor Development Authority or its successor, and the planning commission.			
EC Employment Center	This zoning district is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of the county, to provide standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or facilities; to provide a zoning district for use in areas meeting the locational standards for industrial parks and technology based development contained in the Knoxville-Knox County General Plan; and to provide a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Farragut-Knoxville-Knox County Growth Policy Plan.			
TC Town Center	The purpose of the TC, Town Center Zone, is to encourage the creation of pedestrian-oriented, mixed-use developments, providing shopping, employment, housing and business and personal services. These developments are intended to promote an efficient, compact land use pattern; encourage use of public transportation; reduce reliance on private automobiles; promote a more functional and attractive community through use of recognized principles of urban design; and to preserve historic structures and allow developers considerable flexibility in land use and site design. As an incentive, this zone offers flexible land use and development standards. A high level of attention to site and building design is required to promote attractive, functional development that is more compatible with residential and office uses than conventional commercial development. These regulations are intended to prohibit excessive impacts of large-scale development on the district, which depends upon walkability and viable mixed-use development to enhance air and water quality, reduce traffic congestion, promote safety from traffic accidents, and enhance a pedestrian oriented land use plan. The regulations regarding height and front entrance orientation to a sidewalk and street necessitate that large retail enterprises be creatively designed. Considerations for such design include a height of two (2) or more stories, breaking up the facades of large retail space with other uses that are predominantly two (2) or more stories and maintaining larger retail space within the confines of the block dimensions that are required in this zone.	TC - Town Center Zoning District	The town center zoning district is intended to create compact, walkable, mixed-use hubs through a blend of services, shops, restaurants, a mix of housing types, and public spaces. Uses may be both vertically and horizontally integrated within a pedestrian-oriented environment, be located on one parcel or across multiple parcels, and develop at different scales to align with the surrounding development pattern. Development in this district should include a high level of amenities for employees and visitors, including open space, pedestrian connections, and shared facilities.	Town Center Mixed-use, Corridor Mixed-use
LI Light Industrial	The intent of this zone is to provide areas in which the principal use of land is for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing. In order to achieve compatibility in transition of property in the same or neighboring zones, performance standards are applied at lot lines. Landscaping and buffering requirements are intended to augment the transition of this zone with neighboring residential areas.	LI - Light Industrial Zoning District	The purpose of the light industrial zoning district is to accommodate a diverse mix of innovative manufacturing, research and development, logistics, and flexible office/warehouse uses. This district is intended to permit industrial uses operated in a clean, quiet, and non-intrusive manner and that are generally considered to be compatible with adjacent non-industrial uses and districts by controlling external impacts and requiring that most operations are conducted within enclosed buildings.	Corridor Commercial, Business Park, Mining and Heavy Industrial
	This zone provides areas in which the principal use of land is for manufacturing,		The purpose of the heavy industrial zoning district is to establish suitable locations for those	

I Industrial	assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.	HI - Heavy Industrial Zoning District	industrial operations that may create nuisances or hazards. Uses and activities permitted in this district do not depend on customer visits but require good accessibility to major rail, air, or street transportation networks, require large sites, and may produce noise, odors, or heavy truck traffic. Site design standards requiring screening, buffering, and other impact offsets reinforce compatibility - to the extent possible - with the surrounding areas and uses.	Mining and Heavy Industrial
F Floodway	The F, Floodway Zones, are established for the purpose of meeting the needs of the streams to carry floodwaters of a five hundred (500) year frequency flood and protecting the river, creek channels and floodplains from encroachment so that flood heights and flood damage will not be increased; to provide the necessary regulations for the protection of the public health and safety in areas subject to flooding; and to reduce the financial burdens imposed on the community by floods and the overflow of lands.	n/a	This intent of this zoning district can be more effectively accomplished through standards that apply anywhere there is designated floodplain.	n/a
HZ Historical Overlay	The HZ, Historical Overlay Zone, designates areas and structures of sufficient historical and cultural significance to warrant public protection. It is the intent to preserve and protect such structures in their present location or to provide for their moving to a special HZ, Historical Overlay Zone, location, and to require that new construction, alteration or use shall be appropriate to their character. It is not intended that the use of these structures shall be regulated by this zone.	HZO - Historic Overlay Zoning District	The historic overlay zone is established to celebrate and safeguard the unique heritage of the County. The historic overlay designates areas and structures of sufficient historical and cultural significance. This allows them to be preserved and protected in their present location or allow them to be moved to an approved location within the overlay, and to require that new construction, alteration or use shall be appropriate to their character. The district is intended to prevent the demolition of historic properties, and to ensure that new development is compatible with the historic character of the district. This overlay adds a layer of design review for designated properties to ensure that changes are compatible with the neighborhood's character, with a goal of preserving local heritage while allowing for appropriate and sensitive development and redevelopment.	Any place type; properties retain the base zoning when overlay applies
TO Technology Overlay	The TO, Technology Overlay Zone, is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO, Technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA except for a residential or agricultural use or any use within the Town of Farragut or City of Knoxville defined by the jurisdictional boundaries at the time of enactment of Private Chapter No. 148, Senate Bill No. 1230 of the Private Acts of 1983, hereafter referred to as the Act unless otherwise set forth below.	CO - Corridor Overlay Zoning District	The purpose of the corridor overlay is to establish special standards for the development and redevelopment of properties along major transportation corridors to protect the public investment in the street system, promote traffic safety, and enhance the visual appearance. Utilizing site design standards, the overlay addresses access, requires appropriate screening and landscaping, regulates signage, and ensures a coordinated development pattern along collector and arterial routes.	Any place type; properties retain the base zoning when overlay applies