

ARTICLE 5 COMMERCIAL AND MIXED-USE ZONING DISTRICTS

5.01 RHB - RURAL HUB ZONING DISTRICT

A. Purpose: 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.

B. Typical Development Pattern.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the RHB 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 RHB zoning district has been provided in Table 5.01.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. 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.

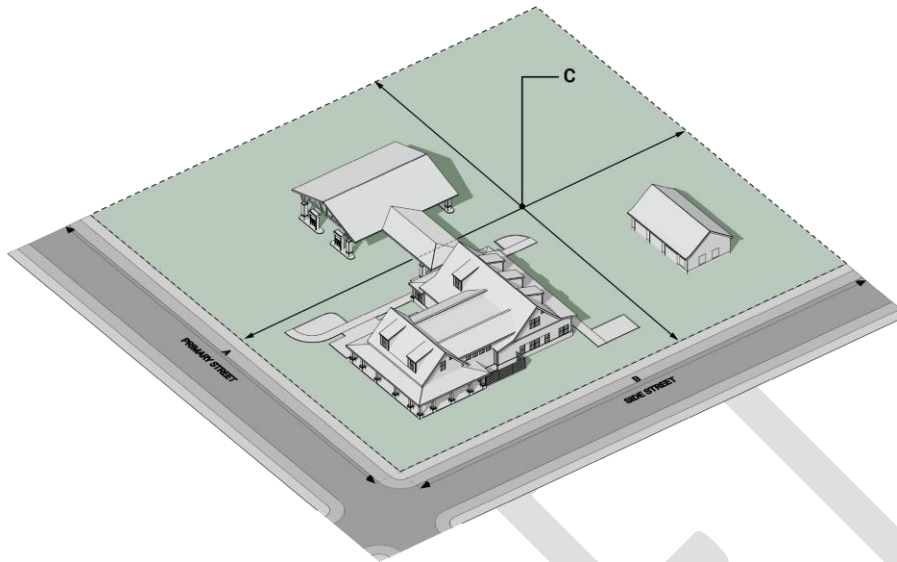
Temporary Table 5.01.01: Permitted and Conditional Uses in RHB	
Permitted	Conditional
Above ground floor unit	Animal Hospital
Agriculture - Related business	Construction Sales and Service
Care Center	Kennel and animal boarding
Child Care Agency	Live Performance Venue - Outdoor
Child Care Center	Lodging - Recreational Vehicle
Child Care Home - Group	Micro-Brewery/Distillery
Civic	Micro-winery
Community Garden	Office and Professional Services
Cultural Services	Parking - Surface
Drive-up Window Though Facility	Recreation, Indoor
Eating and drinking establishments	Veterinary clinics, large animal
Education - Primary and Secondary	Veterinary clinics, small animal
Education - College, University	
Education - Pre-K Facility	
Education - Trade	
Event Venue	
Financial Services, FDIC	
Food Bank	
Food Pantry	
Food Truck Park	
Galleries and exhibition space	
Laundry and dry cleaning, excluding processing	
Craft Manufacturing	
Medical and dental clinics, offices, laboratories, outpatient	
Parks	
Personal Services	
Place of Assembly or Worship	
Repair and maintenance (excluding vehicles)	
Retail - Small scale	
Special trades contractor services	
Temporary Uses	
Vehicle - Fuel services	
Vehicle - Maintenance	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

D. Table 5.01.02 Lot Dimensions.

	Min. Lot Area (ac)	Max. Gross Floor Area (sq. ft.)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage ^^
All types	0.5	20,000	100	n/a	-
Key	C	D	A	A/B	-

^^ Reference Article 19 for Lot Coverage

Figure 5.01.01 Lot Dimensions.



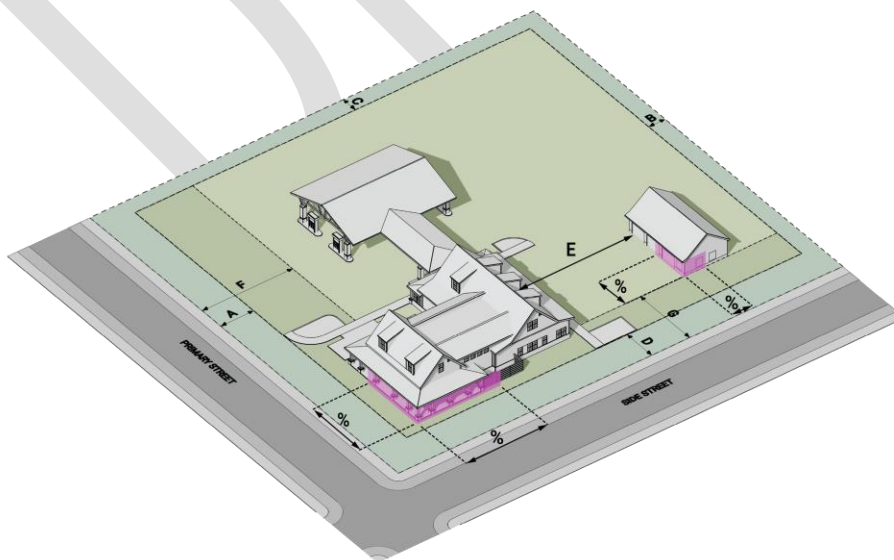
E. Table 5.01.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Min. Structure Separation
Principal Structure(s)	20*	10^	10^	20*	No minimum
Accessory Structure(s)	20*	10^	10^	20*	No minimum
Key	A	B	C	D	E

^Setback increases to 35 feet if abutting a residential zoning district or lot with an established residential use.

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

Figure 5.01.02 Setbacks and Build-To Zones.



F. Table 5.01.04 Build-to Zone.

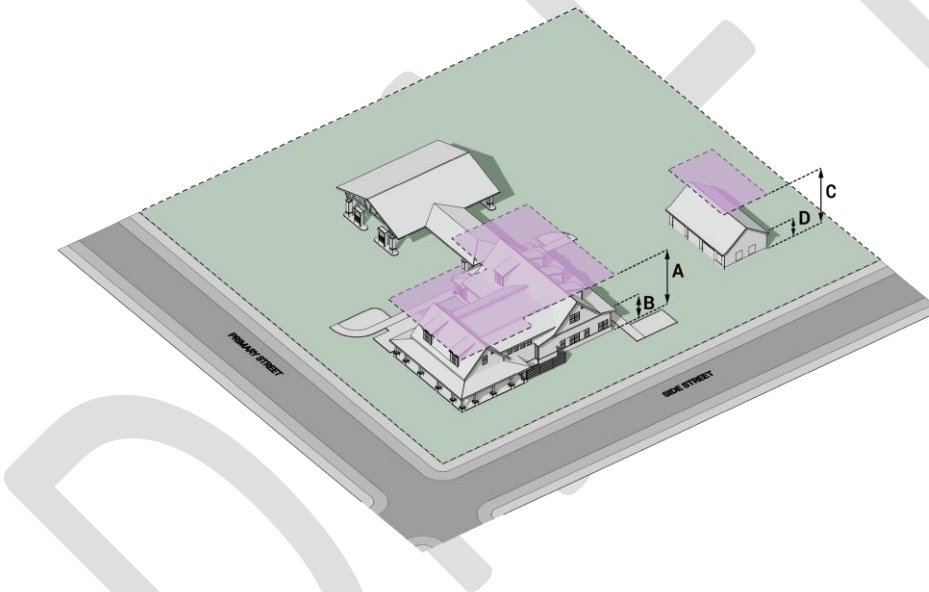
There is no build-to zone established or regulated in the RHB district.

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

G. Table 5.01.05 Building Height.

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

Figure 5.01.03 Building Height.



H. Table 5.01.06 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.

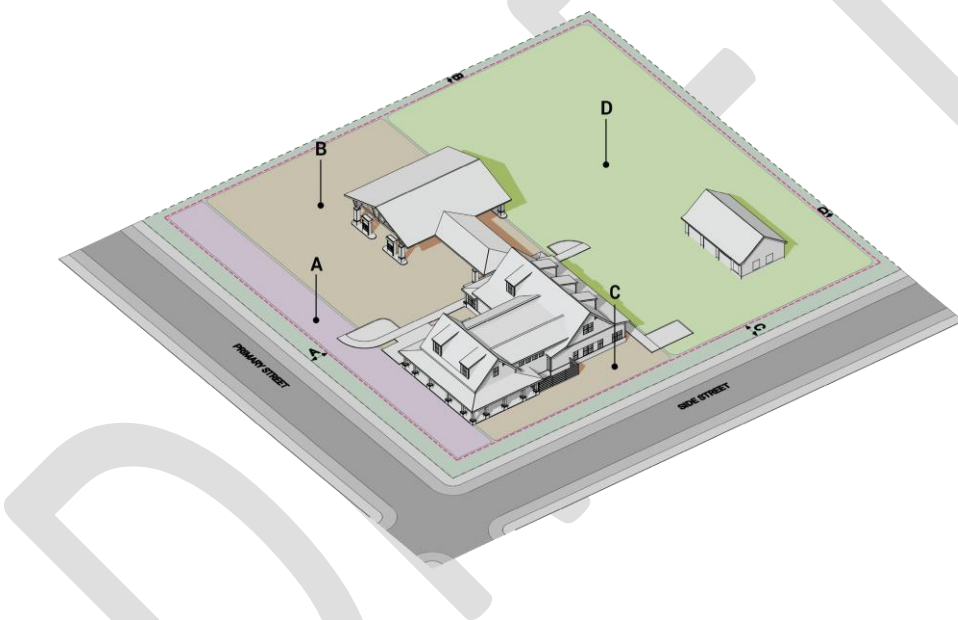
I. Table 5.01.07 Parking.

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^	10	A
Side (interior)	5*	B
Side (street)	10	C
Rear^	5*	D

^Does not apply to driveway surface parking.

*Parking setback increases to 15 feet when adjacent to a residential district or established residential use.

Figure 5.01.04 Parking.



J. Infrastructure.

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

1. Infrastructure required to serve proposed development within the RHB district are set forth in Article 18 of this ordinance.

K. Landscaping.

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

1. Fencing, screening, landscaping and buffering of uses and activities shall conform to the applicable requirements established in Article 14 of this ordinance.

L. Open Space.

1. The required open space set-aside in an RHB 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.

5.02 NMU - NEIGHBORHOOD MIXED-USE ZONING DISTRICT

- A. Purpose:** 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.
- B. Typical Development Pattern.**



C. Uses and Activities Allowed.

1. Uses and activities allowed in the NMU 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 NMU zoning district has been provided in Table 5.02.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. 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 5.02.01: Permitted and Conditional Uses in NMU	
Permitted	Conditional
Dwellings	Drive Though Facility
Above ground floor unit	Food Truck Park
Multiplex	Craft Manufacturing
Multi-unit, small	Micro-Brewery/Distillery
Townhouse	Micro-winery
Transitional Housing - Supportive	Office and Professional Services
All Other Uses	Vehicle - Maintenance
Care Center	Veterinary clinics, small animal
Child Care Agency	
Child Care Center	
Child Care Home - Group	
Civic	
Community Garden	
Cultural Services	
Drive-up Window	
Eating and drinking establishments	
Education - Primary and Secondary	
Education - Pre-K Facility	
Financial Services, FDIC	
Food Bank	
Food Pantry	
Galleries and exhibition space	
Laundry and dry cleaning, excluding processing	
Lodging - Bed & Breakfast	
Medical and dental clinics, offices, laboratories, outpatient	
Parks	
Parking - Surface	
Personal Services	
Place of Assembly or Worship	
Retail - Small scale	
Temporary Uses	
Vehicle - Fuel services	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

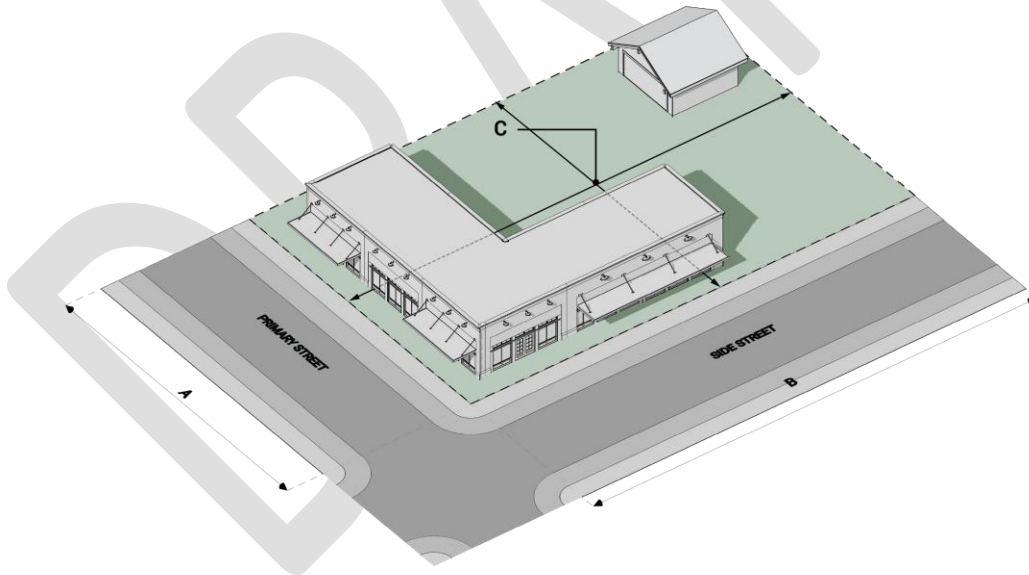
D. Table 5.05.02 Lot Dimensions.

Building Type	Min. Lot Area (ac)^	Max. Lot Area (ac)^	Min. Lot Width (ft)	Min. Lot Width (ft) w/Alley	Width to Depth Ratio	Lot Coverage ^^
Above ground floor dwelling	No minimum	5	No minimum	No minimum	n/a	-
Multiplex			50	45	1:2	-
Multi-unit Small (5-8 units)			50	45		-
Townhouse			20	16		-
Shopfront			25	10		-
Mixed-use horizontal			50	40		-
Mixed-use vertical			40	30		-
All other development			70	60		-
Key	C		A		A/B	-

^Applies to both a lot or a development site.

^^Reference Article 19 for Lot Coverage

Figure 5.02.01 Lot Dimensions.



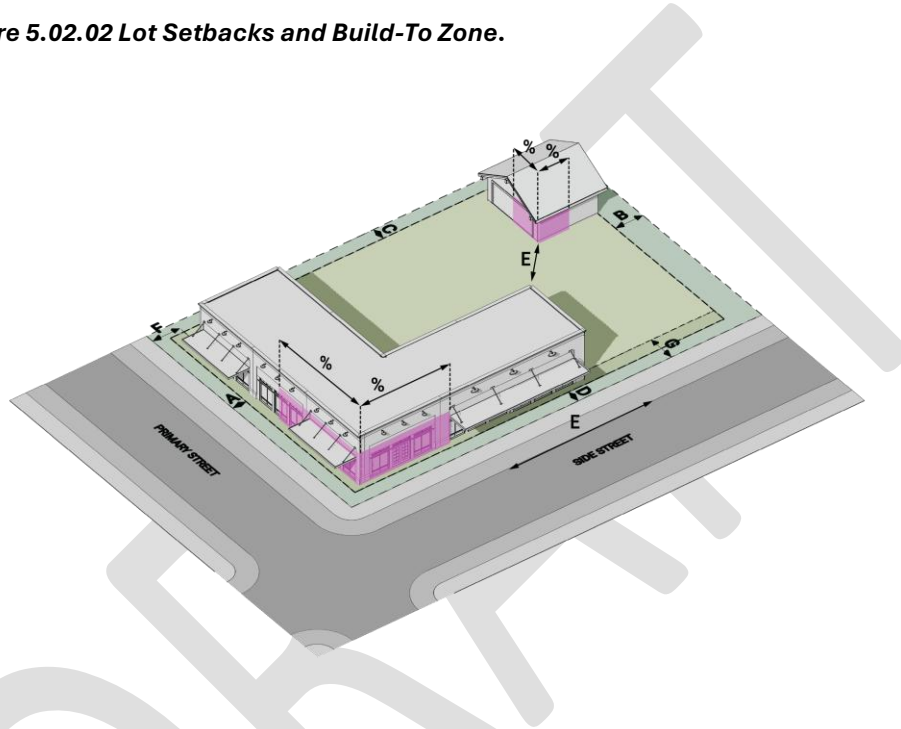
E. Table 5.02.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Min. Structure Separation
Principal Structure(s)	5*	10^	No minimum*	5*	No minimum
Accessory Structure(s)	10*	10^	5*	10*	No minimum
Key	A	B	C	D	E

^Setback increases to 35 feet if abutting a residential zoning district or lot with an established residential use.

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

Figure 5.02.02 Lot Setbacks and Build-To Zone.



F. Table 5.02.04 Build-to Zone.

Build-to-zone standards only apply when a property fronts a road classified as “local” according to table 18.01 of this ordinance.

	BTZ - Front (ft)	Front (%)	Key	BTZ – Side Street (ft)	Side Street (%)	Key
Principal Structure(s)	10	50^	F	10	40^	G
Accessory Structure(s)*	n/a	n/a		20	40	

^When multiple principal structures are present on a lot or development site, the % façade requirement within the established build-to zone reflects the combined total amount of façade required in the build-to zone.

*Must be located behind the front façade line of a principal structure.

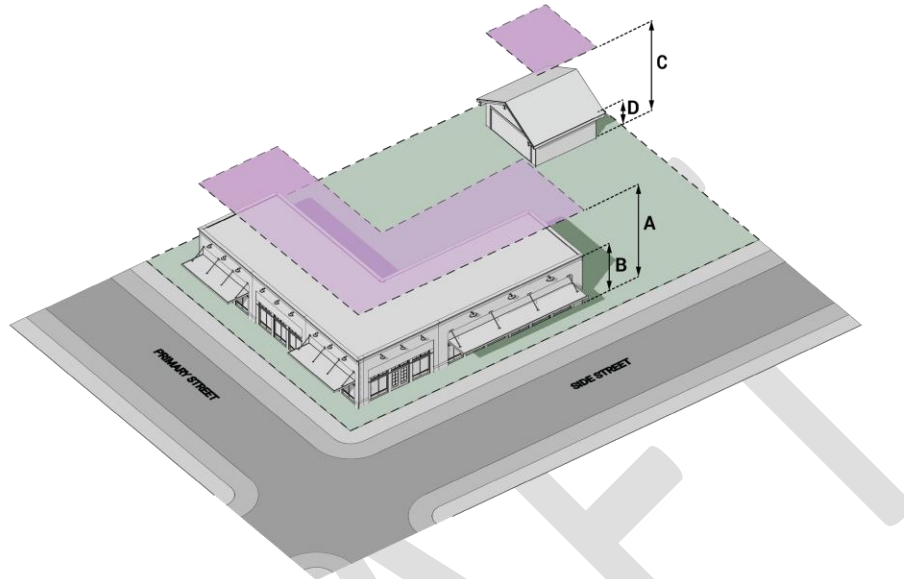
G. Table 5.02.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story (ft)	Key
Principal Structure(s)	35*	A	14**2	B
Accessory Structure(s)	35	C	n/a	D

*When non-residential is located on the first floor, the maximum structure height may be increased to 40 feet.

****Uses classified as institutional in nature (places of worship, schools, and similar) are exempt from the maximum first story height restriction.**

Figure 5.02.03 Building Height.



H. Table 5.02.06 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.

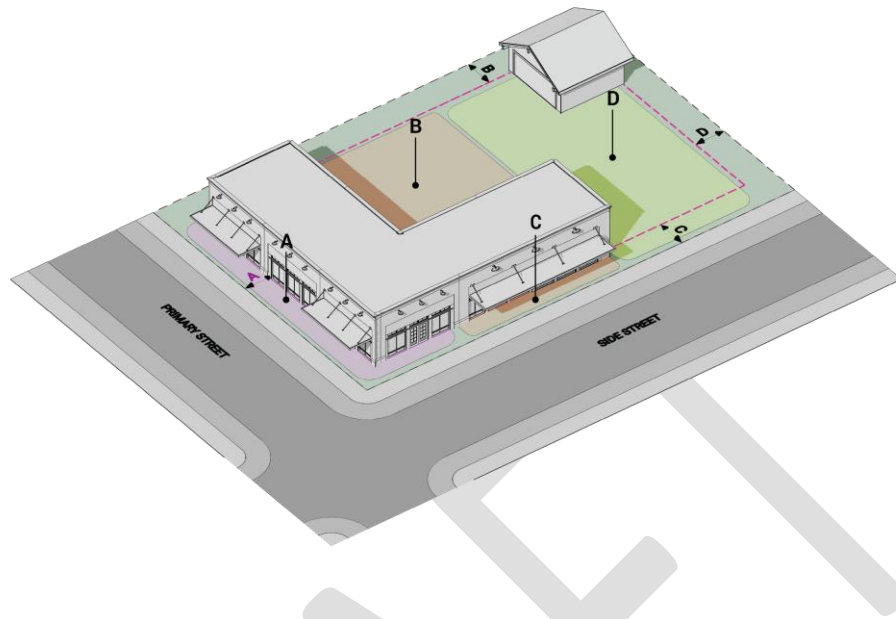
I. Table 5.02.07 Parking.

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^	5*	D

^Does not apply to driveway surface parking.

*Parking setback increases to 15 feet when adjacent to a residential district or established residential use.

Figure 5.02.04 Parking.



N. Infrastructure.

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

1. Infrastructure required to serve proposed development within the NMU district are set forth in Article 18 of this ordinance.

O. Landscaping.

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

2. Fencing, screening, landscaping and buffering of uses and activities shall conform to the applicable requirements established in Article 14 of this ordinance.

J. Open Space.

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

K. 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 NMU district is required to incorporate a blend of dwelling types and uses.
 - a. A lot or development site two acres or greater requires a minimum of 80% of the developed gross floor area to be non-residential.
 - b. The square footage of an above ground floor residential unit shall not count toward the 20% maximum gross floor area allowed for residential dwelling types.
 - c. Development shall be configured to locate non-residential building types and uses at designated intersections within the development site.
 - d. Ground floor residential uses are not permitted in the shopfront or mixed-use building types.

5.03 MUCC - MIXED-USE COMMUNITY CORRIDOR ZONING DISTRICT

A. Purpose: The mixed-use community corridor zoning district is established to create and enhance vibrant, pedestrian-oriented mixed-use corridors along major thoroughfares **and at or near the intersection of a major collector and/or arterial roadways**. 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.

B. Typical Development Pattern.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the MUCC 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 MUCC zoning district has been provided in Table 5.03.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. 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 5.03.01: Permitted and Conditional Uses in MUCC	
Permitted	Conditional
Dwellings	Drive Through Facility
Above ground floor unit	Funeral Services
Multiplex	Live Performance Venue - Outdoor
Multi-unit, large	Craft Manufacturing
Multi-unit, small	Parking - Surface
Townhouse	Recreation, Outdoor
Transitional Housing - Supervised	Retail - Heavy, Rental and Service
Transitional Housing - Supportive	Self-Storage - Outdoor
Transitional Housing - Temporary	Special trades contractor services
All Other Uses	Vehicle - Maintenance
Animal Hospital	
Care Center	
Child Care Agency	
Child Care Center	
Child Care Home - Group	
Civic	
Community Garden	
Cultural Services	
Drive-up Window	
Eating and drinking establishments	
Education - Primary and Secondary	
Education - College, University	
Education - Pre-K Facility	
Education - Trade	
Event Venue	
Financial Services, FDIC	
Food Bank	
Food Pantry	
Food Truck Park	
Galleries and exhibition space	
Laundry and dry cleaning, excluding processing	
Live Performance Venue - Indoor	
Lodging - Hotel, Motel	
Medical and dental clinics, offices, laboratories, outpatient	
Micro-Brewery/Distillery	
Micro-winery	
Nightclubs and Bars	
Office and Professional Services	
Parks	
Parking - Structure	
Personal Services	
Place of Assembly or Worship	
Recreation, Indoor	
Repair and maintenance (excluding vehicles)	
Retail - Heavy, Rental and Service	

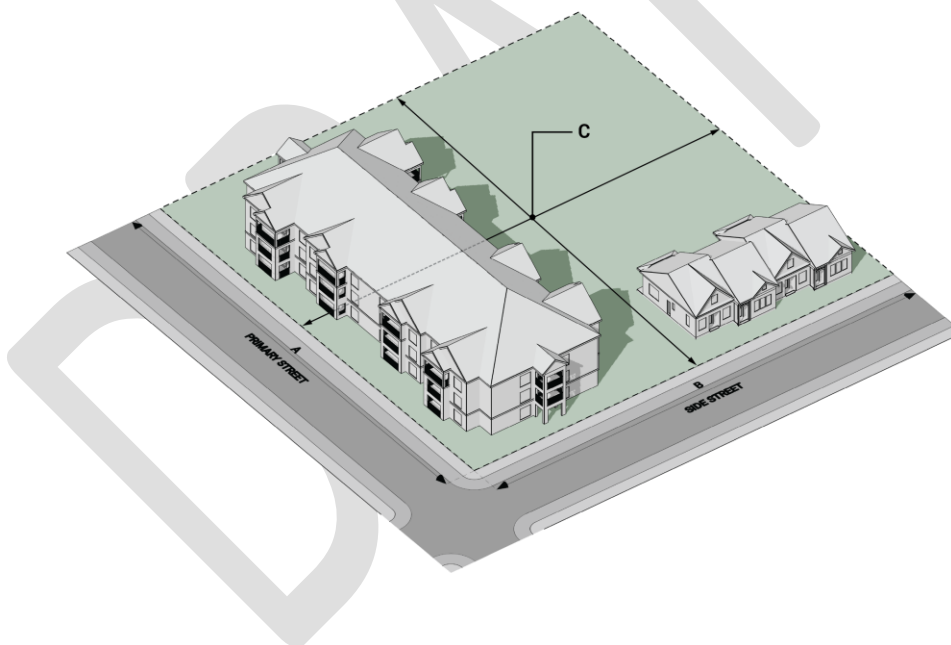
Temporary Table 5.03.01: Permitted and Conditional Uses in MUCC	
Permitted	Conditional
Retail - Large scale	
Retail - Small scale	
Temporary Uses	
Vehicle - Fuel services	
Veterinary clinics, small animal	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

D. Table 5.03.02 Lot Dimensions.

	Min. Lot Area (ac)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage^^
All types	No minimum	50	n/a	-
Key	C	A	A/B	-

^^Reference Article 19 for Lot Coverage

Figure 5.03.01 Lot Dimensions.



E. Table 5.03.03 Lot Setbacks.

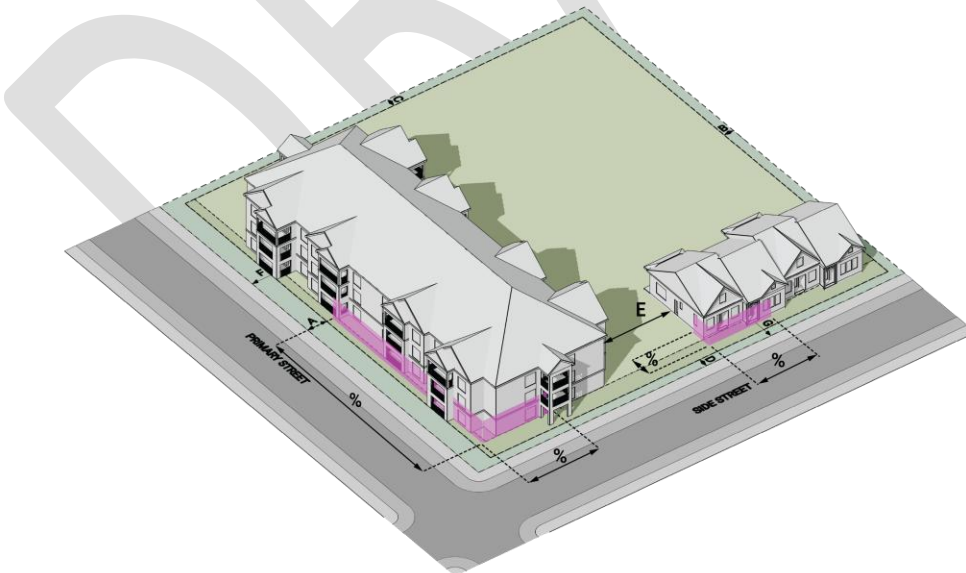
Building Type	Min. Front (ft)*	Min. Front (ft) w/Alley	Min. Rear (ft)^	Min. Rear (ft.) w/Alley^	Min. Side, Interior (ft)**	Min. Side, Street (ft)*	Min. Structure Separation
Townhouse	10	No minimum	5	5	3	5	No minimum
Multiplex (up to 4 units)	10	No minimum	5	5	3	5	10
Multifamily – Small (5-8 units)	10	No minimum	5	5	5	5	10
Multifamily (9+ units)	10	No minimum	5	5	5	No minimum	10
Mixed-use horizontal	No minimum	No minimum	No minimum	No minimum	3	No minimum	No minimum
Mixed-use vertical	No minimum	No minimum	No minimum	5	3	No minimum	No minimum
Accessory Structures/All other development	10	10	5	0/5	3	5	No minimum
Key	A		B		C	D	E

^Setback increases to 20 feet for the portion of structures above 35 feet if abutting residential zoning district or an established residential use.

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

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

Figure 5.03.02 Setbacks and Build-To Zones.



F. Table 5.03.04 Build-to Zone.

Build-to-zone standards only apply when a property fronts a road classified as “local” according to table 18.01 of this ordinance.

	BTZ - Front (ft)	Front (%)	Key	BTZ – Side Street (ft)	Side Street (%)	Key
Principal Structure(s)	15	60^	F	15	50^	G
Accessory Structure(s)*	None established	n/a		15	40	

^aWhen multiple principal structures are present on a lot or development site, the % façade requirement within the established build-to zone reflects the combined total amount of façade required in the build-to zone.

*Must be located behind the front façade line of a principal structure.

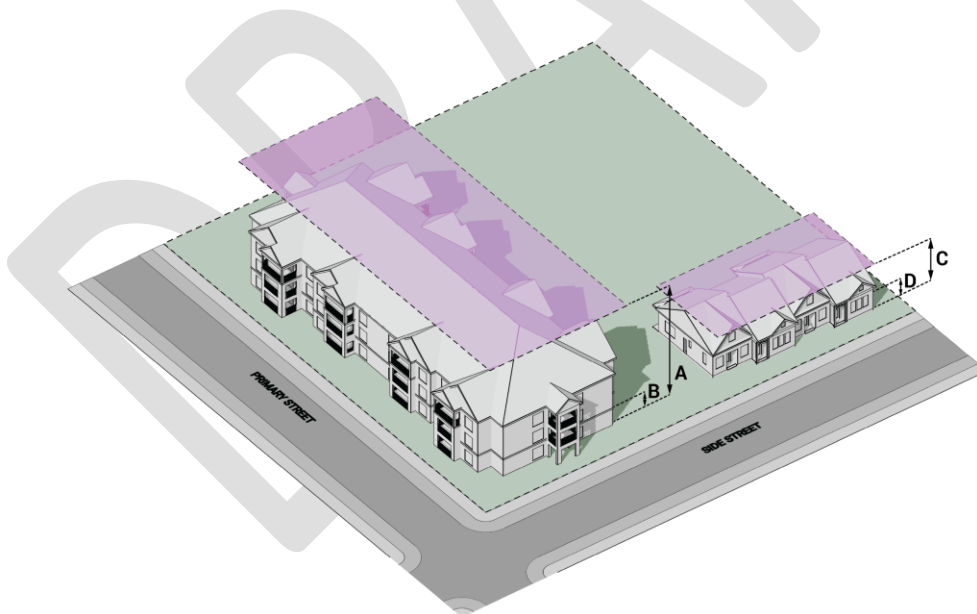
****Build-to zone requirements do not apply when the primary building façade is oriented to a state-owned highway.**

G. Table 5.03.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story (ft)	Key
Principal Structure(s)	60	A	14*	B
Accessory Structure(s)	25	C	n/a	D

*Uses classified as institutional in nature (places of worship, schools, and similar) are exempt from the maximum first story height restriction.

Figure 5.03.03 Building Height.



H. Table 5.03.06 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.

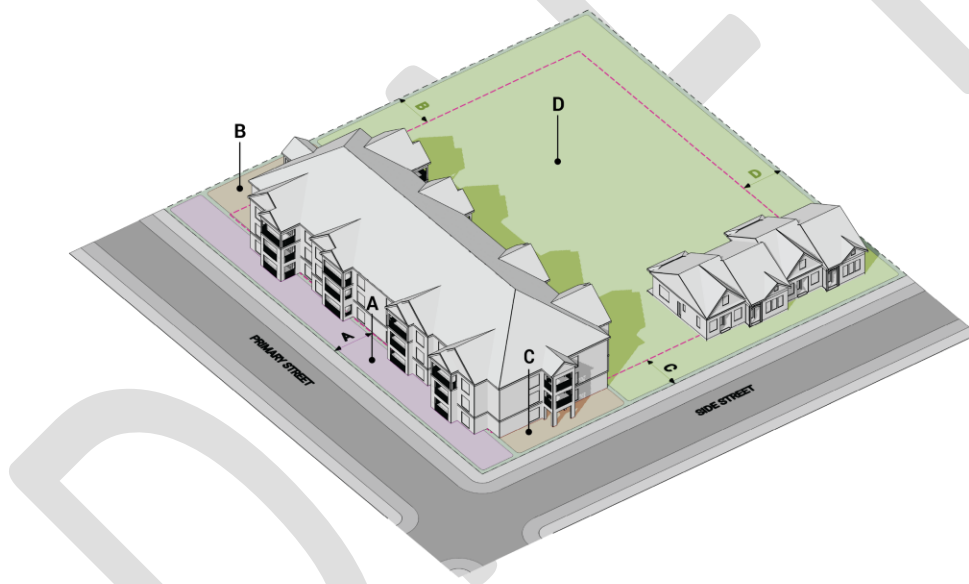
I. Table 5.03.07 Parking.

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^	5*	D

^Does not apply to driveway surface parking.

*Parking setback increases to 15 feet when adjacent to a residential district or established residential use.

Figure 5.03.04 Parking.



P. Infrastructure.

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

1. Infrastructure required to serve proposed development within the MUCC district are set forth in Article 18 of this ordinance.

Q. Landscaping.

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

1. Fencing, screening, landscaping and buffering of uses and activities shall conform to the applicable requirements established in Article 14 of this ordinance.
2. The landscaping and buffering requirements of Article 14 are permitted within the required setback.

J. Open Space.

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

K. 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.

5.04 HC - HIGHWAY COMMERCIAL ZONING DISTRICT

- A. Purpose:** 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.

B. Typical Development Pattern.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the HC 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 HC zoning district has been provided in Table 5.04.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Only one principal use or structure is permitted on a lot within this zoning district. Multiple uses may be allowed within a single structure. More than one use or structure considered accessory to the principal use or structure may be permitted.

Temporary Table 5.04.01: Permitted and Conditional Uses in HC	
Permitted	Conditional
Dwellings	Industrial - Light
Above ground floor unit	Junk and Wrecking yard
Multiplex	
Multi-unit, large	
Multi-unit, small	
Transitional Housing - Supervised	
Transitional Housing - Temporary	
All Other Uses	
Adult-oriented establishment	
Agriculture - Related business	
Animal Hospital	
Care Center	
Child Care Agency	
Child Care Center	
Child Care Home - Group	
Civic	
Construction Sales and Service	
Cultural Services	
Drive Through Facility	
Drive-up Window	
Eating and drinking establishments	
Education - Primary and Secondary	
Education - College, University	
Education - Pre-K Facility	
Education - Trade	
Event Venue	
Financial Services, Alternative	
Financial Services, FDIC	
Food Bank	
Food Pantry	
Food Truck Park	
Funeral Services	
Galleries and exhibition space	
Kennel and animal boarding	
Laboratories - Research, development, testing	
Laundry and dry cleaning, excluding processing	
Laundry and dry cleaning, Including processing	
Live Performance Venue - Indoor	
Live Performance Venue - Outdoor	
Lodging - Hotel, Motel	
Lodging - Recreational Vehicle	
Craft Manufacturing	
Medical and dental clinics, offices, laboratories, outpatient	
Medical clinics & facilities , inpatient	
Micro-Brewery/Distillery	

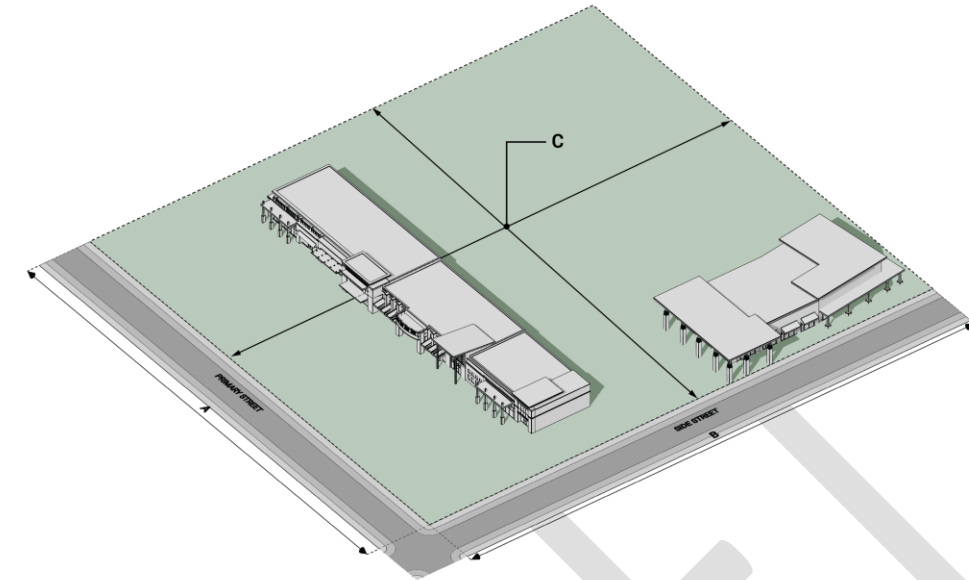
Temporary Table 5.04.01: Permitted and Conditional Uses in HC	
Permitted	Conditional
Micro-winery	
Nightclubs and Bars	
Office and Professional Services	
Parks	
Parking - Structure	
Parking - Surface	
Personal Services	
Place of Assembly or Worship	
Recreation, Indoor	
Repair and maintenance (excluding vehicles)	
Retail - Heavy, Rental and Service	
Retail - Large scale	
Retail - Small scale	
Rifle range - Indoor	
Self-Storage - Indoor	
Self-Storage - Outdoor	
Special trades contractor services	
Storage - Indoor	
Storage - Outdoor	
Temporary Uses	
Vehicle - Fuel services	
Vehicle - Large vehicle sales, rental, and storage	
Vehicle - Maintenance	
Vehicle - Repair	
Vehicle - Sales and rental	
Veterinary clinics, large animal	
Veterinary clinics, small animal	
Wholesale, warehousing, or distribution enterprise.	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

D. Table 5.04.2 Lot Dimensions.

	Min. Lot Area (sf)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage^^
All types	No minimum	100	n/a-1:2	-
Key	C	A	A/B	-

^^Reference Article 19 for Lot Coverage

Figure 5.04.01 Lot Dimensions.



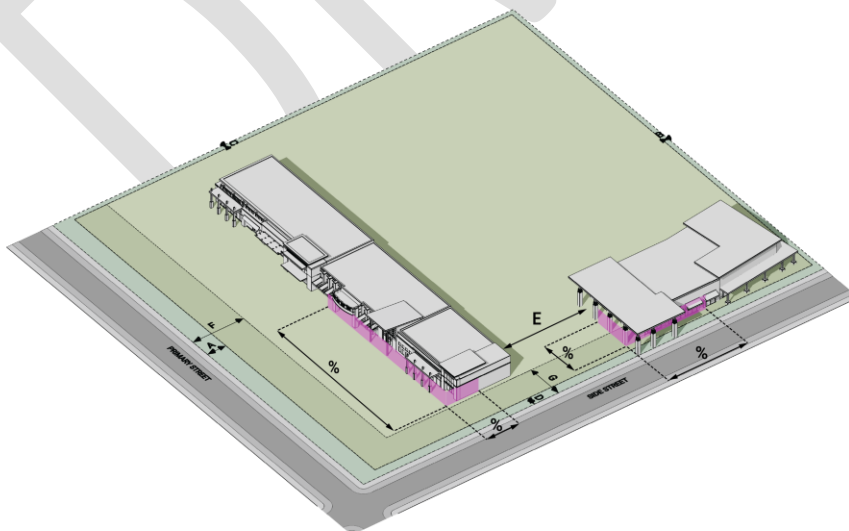
E. Table 5.04.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Min. Structure Separation
Principal Structure	20*	5^	5	10*	24
Accessory Structure(s)	20*	5^	5	10*	24
Key	A	B	C	D	E

^Setback increases to 20 feet if abutting a residential zoning district or lot with an established residential use.

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

Figure 5.04.02 Lot Setbacks and Build-To Zone.



F. Table 5.04.04 Build-to Zone.

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

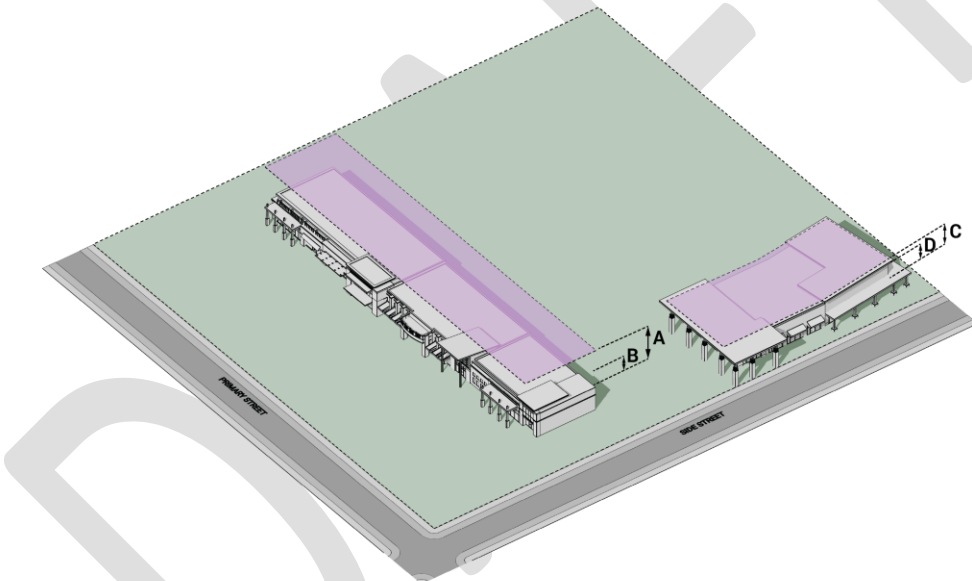
	Front (%)	Key	Side Street (%)	Key
Principal Structure	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

G. Table 5.04.05 Building Height.

	Max Height (ft)	Key	Max. Height, First Story (ft)	Key
Principal Structure	60*	A	n/a	B
Accessory Structure(s)	25	C	n/a	D

*Hospitals (including clinics and inpatient facilities) and hotels are exempt from this height limit.

Figure 5.04.03 Building Height.



H. Table 5.04.06 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 5.04.07 Parking.

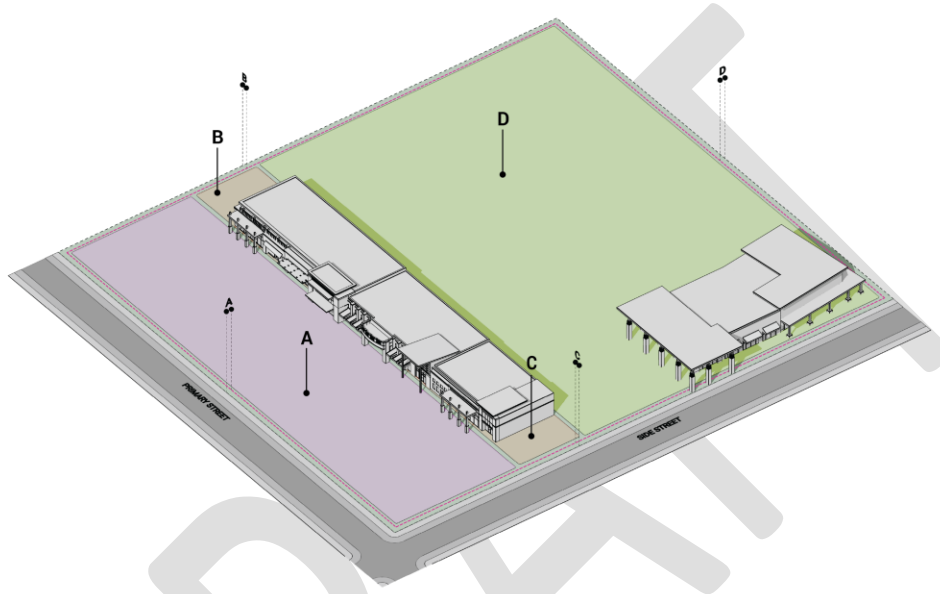
Surface Parking		
Location	Permitted (y/n)	Key
Front yard	Y	A
Side yard (interior)	Y	B
Side yard (street)	Y	C
Rear yard	Y	D

Minimum Parking Setback from Property Boundary (ft)		
Front^	5	A
Side (interior)	5*	B
Side (street)	0	C
Rear^	5*	D

^Does not apply to driveway surface parking.

*Parking setback increases to 15 feet when adjacent to a residential district or established residential use.

Figure 5.04.04 Parking.



R. Infrastructure.

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

1. Infrastructure required to serve proposed development within the HC district are set forth in Article 18 of this ordinance.

S. Landscaping.

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

3. Fencing, screening, landscaping and buffering of uses and activities shall conform to the applicable requirements established in Article 14 of this ordinance.

J. Open Space.

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

K. 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.

5.05 BC - BUSINESS AND COMMERCIAL ZONING DISTRICT

- A. Purpose:** 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.
- B. Typical Development Pattern.**



C. Uses and Activities Allowed.

1. Uses and activities allowed in the BC 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 BC zoning district has been provided in Table 5.05.01 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 is permitted on a lot within this zoning district. Multiple uses may be allowed within a single structure. More than one use or structure considered accessory to the principal use or structure may be permitted.

Temporary Table 5.05.01: Permitted and Conditional Uses in BC	
Permitted	Conditional
Dwellings	Education - Primary and Secondary
Above ground floor unit	Education - Pre-K Facility
Transitional Housing - Temporary	Education - Trade
All Other Uses	Laboratories - Research, development, testing
Care Center	Live Performance Venue - Indoor
Child Care Agency	
Child Care Center	

Temporary Table 5.05.01: Permitted and Conditional Uses in BC	
Permitted	Conditional
Child Care Home - Group	
Civic	
Construction Sales and Service	
Cultural Services	
Drive Though Facility	
Eating and drinking establishments	
Education - College, University	
Event Venue	
Financial Services, Alternative	
Financial Services, FDIC	
Food Bank	
Food Pantry	
Food Truck Park	
Funeral Services	
Galleries and exhibition space	
Laundry and dry cleaning, excluding processing	
Laundry and dry cleaning, Including processing	
Lodging - Hotel, Motel	
Craft Manufacturing	
Medical and dental clinics, offices, laboratories, outpatient	
Medical clinics & facilities , inpatient	
Office and Professional Services	
Parks	
Parking - Structure	
Parking - Surface	
Personal Services	
Place of Assembly or Worship	
Recreation, Indoor	
Repair and maintenance (excluding vehicles)	
Retail - Heavy, Rental and Service	
Retail - Large scale	
Retail - Small scale	
Rifle range - Indoor	
Self Storage - Indoor	
Self Storage - Outdoor	
Special trades contractor services	
Storage - Indoor	
Storage - Outdoor	
Temporary Uses	
Vehicle - Fuel services	
Vehicle - Large vehicle sales, rental, and storage	
Vehicle - Sales and rental	
Wholesale, warehousing, or distribution enterprise.	

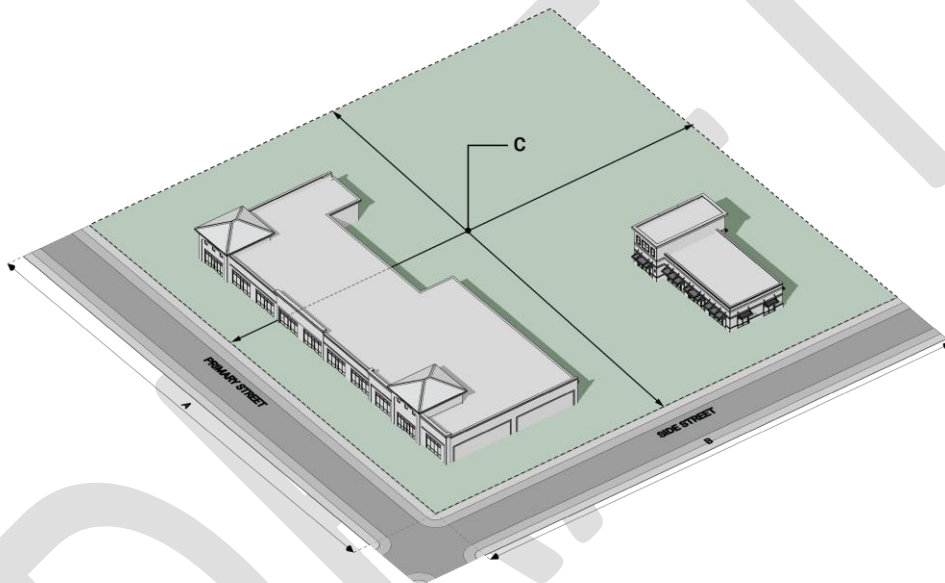
Temporary Table 5.05.01: Permitted and Conditional Uses in BC	
Permitted	Conditional
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

D. Table 5.05.02 Lot Dimensions.

	Min. Lot Area (ac)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage^^
All types	No minimum	80	n/a	-
Key	C	A	A/B	-

^^ Reference Article 19 for Lot Coverage

Figure 5.05.01 Lot Dimensions.



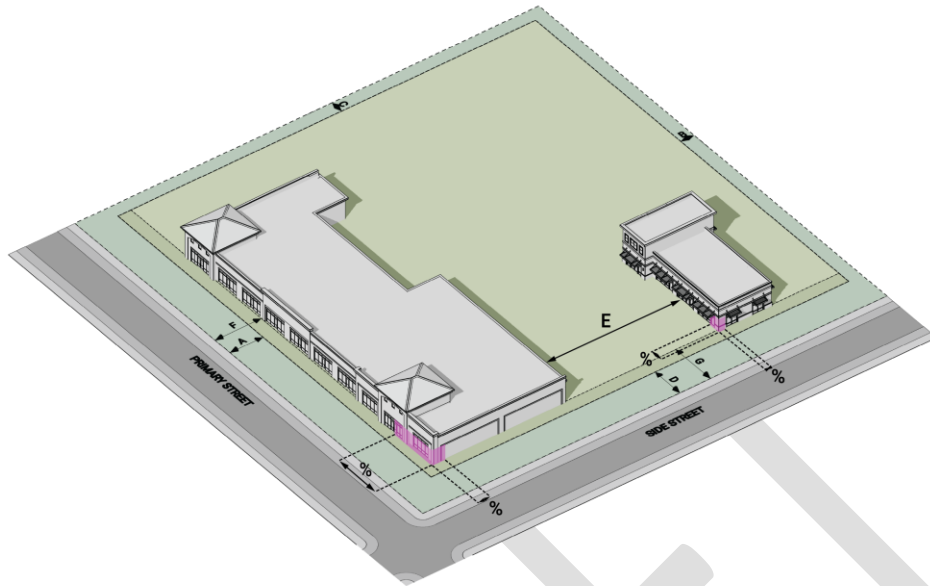
E. Table 5.05.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Min. Structure Separation
Principal Structure	25*	10^	10^	25*	24
Accessory Structure(s)	25*	5^	5^	25*	24
Key	A	B	C	D	E

^Setback increases to 20 feet if abutting a residential zoning district or lot with an established residential use.

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

Figure 5.05.02 Setbacks and Build-To Zone.



F. Table 5.05.04 Build-to Zone.

Build-to-zone standards only apply when a property fronts a road classified as “local” according to table 18.01 of this ordinance.

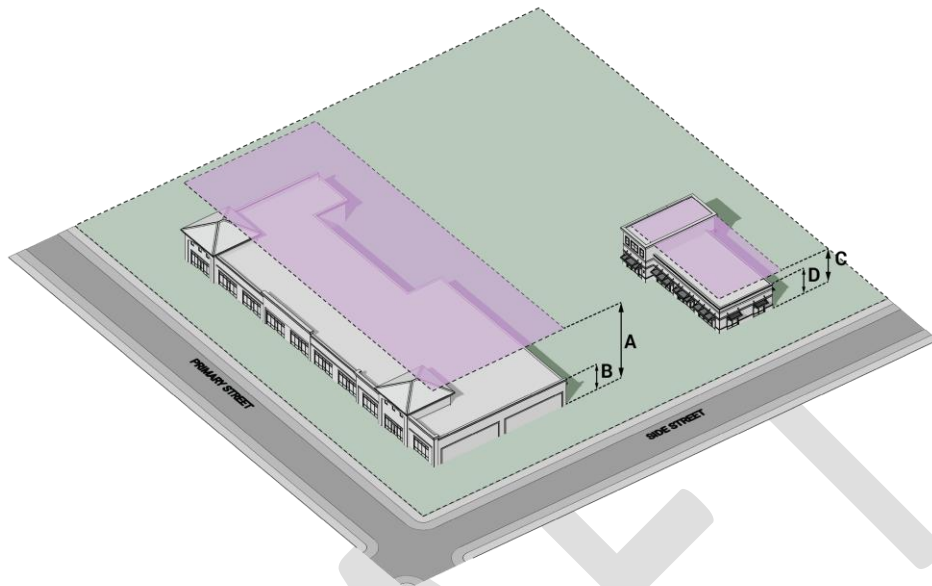
Building Types	BTZ - Front (ft)	Front (%)	Key	BTZ – Side Street (ft)	Side Street (%)	Key
Principal Structure	35	15	F	35	10	G
Accessory Structure(s)	n/a	n/a		n/a	n/a	

G. Table 5.05.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story (ft)	Key
Principal Structure	60*	A	n/a	B
Accessory Structure(s)	25	C	n/a	D

*Hospitals (including clinics and inpatient facilities) and hotels are exempt from this height limit.

Figure 5.05.03 Building Height.



H. Table 5.05.06 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.

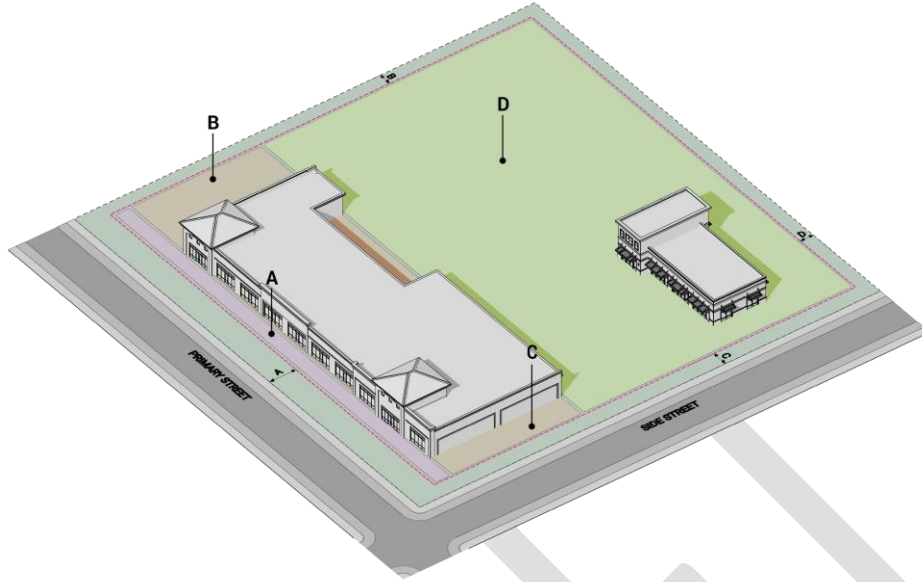
I. Table 5.05.07 Parking.

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^	25*	A
Side (interior)	10	B
Side (street)	12	C
Rear^	10	D

^Does not apply to driveway surface parking.

*Landscaping shall be required in accordance with Article 14 in the minimum parking setback.

Figure 5.05.04 Parking.



J. Infrastructure.

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

1. Infrastructure required to serve proposed development within the BC district are set forth in Article 18 of this ordinance.

K. Landscaping.

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

4. Fencing, screening, landscaping and buffering of uses and activities shall conform to the applicable requirements established in Article 14 of this ordinance.

L. Open Space.

1. The required open space set-aside in an BC 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.

5.06 EC EMPLOYMENT CAMPUS ZONING DISTRICT

A. Purpose: 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.

B. Typical Development Pattern.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the EC 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 EC zoning district has been provided in Table 5.06.01 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 or development site within this zoning district. Multiple uses may be allowed within a single structure.

Temporary Table 5.06.01: Permitted and Conditional Uses in EC	
Permitted	Conditional
Dwellings	Air Transportation
Above ground floor unit	Industrial - Light
Transitional Housing - Temporary	Information services and data processing services
All Other Uses	Winery
Care Center	
Child Care Agency	
Civic	
Cultural Services	
Drive-up Window	
Drive Through Facility	
Eating and drinking establishments	
Education - Primary and Secondary	
Education - College, University	
Education - Pre-K Facility	
Education - Trade	
Event Venue	
Financial Services, FDIC	
Food Bank	
Food Pantry	
Laboratories - Research, development, testing	
Laundry and dry cleaning, excluding processing	
Laundry and dry cleaning, Including processing	
Lodging - Hotel, Motel	
Craft Manufacturing	
Medical and dental clinics, offices, laboratories, outpatient	
Medical clinics & facilities , inpatient	
Office and Professional Services	
Parks	
Parking - Structure	
Parking - Surface	
Personal Services	
Place of Assembly or Worship	
Repair and maintenance (excluding vehicles)	
Retail - Heavy, Rental and Service	
Retail - Large scale	
Retail - Small scale	
Self-Storage - Indoor	
Self-Storage - Outdoor	
Special trades contractor services	
Storage - Indoor	
Temporary Uses	
Vehicle - Fuel services	

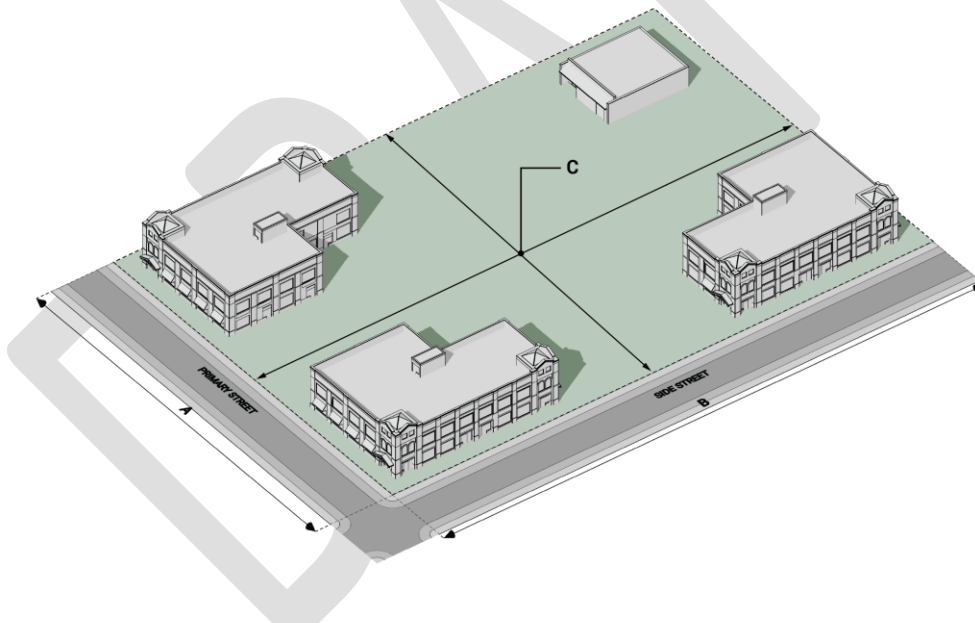
Temporary Table 5.06.01: Permitted and Conditional Uses in EC	
Permitted	Conditional
Vehicle - Large vehicle sales, rental, and storage	
Wholesale, warehousing, or distribution enterprise.	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

D. 5.06.02 Lot Dimensions.

	Min. Lot or Development Site (ac)	Min. Lot or Development Site Width (ft)	Width to Depth Ratio (%)	Lot Coverage^^
All types	3	100	n/a	-
Key	C	A	A/B	-

^^Reference Article 19 for Lot Coverage

Figure 5.06.01 Lot Dimensions.



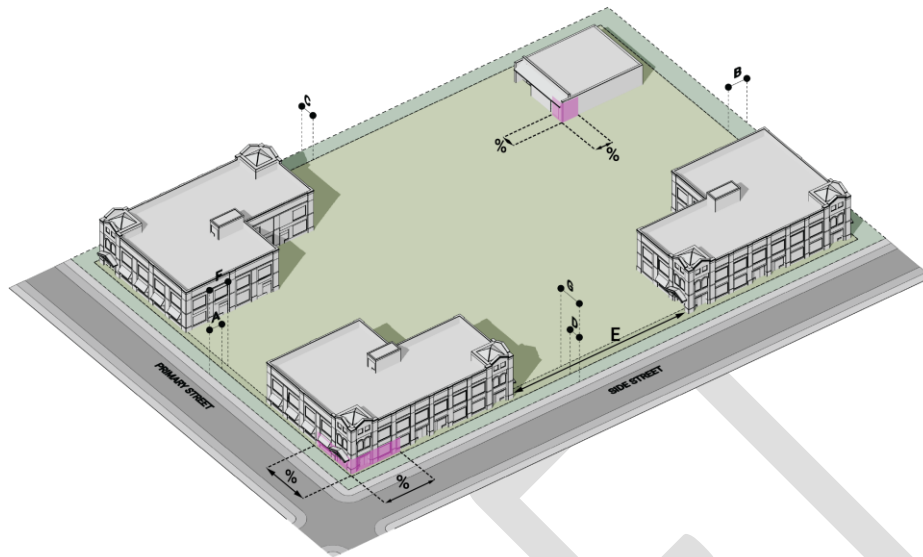
E. Table 5.06.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Min. Structure Separation
Principal Structure(s)	10*	15^	12^	10*	24
Accessory Structure(s)	10*	5^	5^	10*	24
Key	A	B	C	D	E

^Setback increases to 20 feet if abutting a residential zoning district or lot with an established residential use.

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

Figure 5.06.02 Lot Setbacks and Build-To Zone.



F. Table 5.06.04 Build-to Zone.

Established build-to zones **in the EC district** apply to internal roads within a development site.

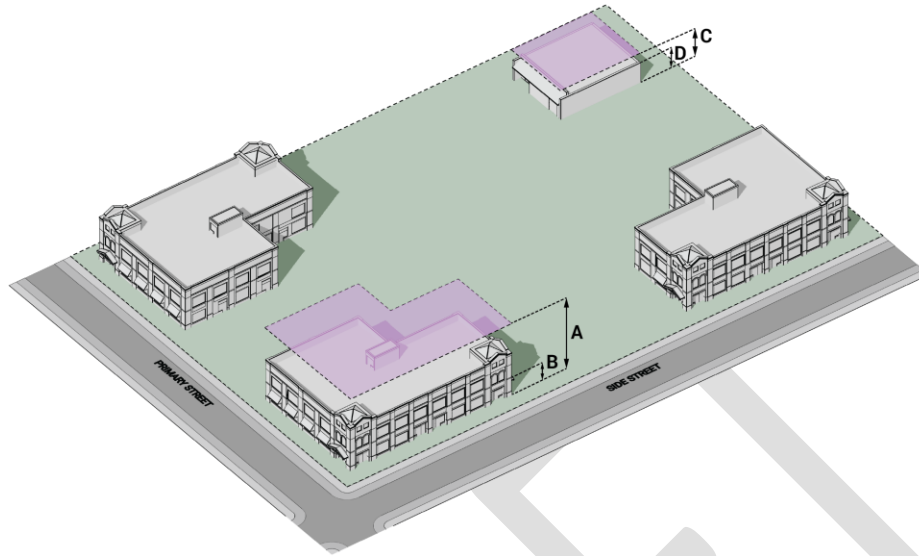
	BTZ - Front (ft)	Front (%)	Key	BTZ – Side Street (ft)	Side Street (%)	Key
Principal Structure(s)	15	40	F	20	30	G
Accessory Structure(s)	None established	n/a		None established	n/a	

G. Table 5.06.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story (ft)^	Key
Principal Structure(s)	60	A	15	B
Accessory Structure(s)	25	C	n/a	D

^Applies to office and retail/commercial uses and structures only.

Figure 5.06.03 Building Height.



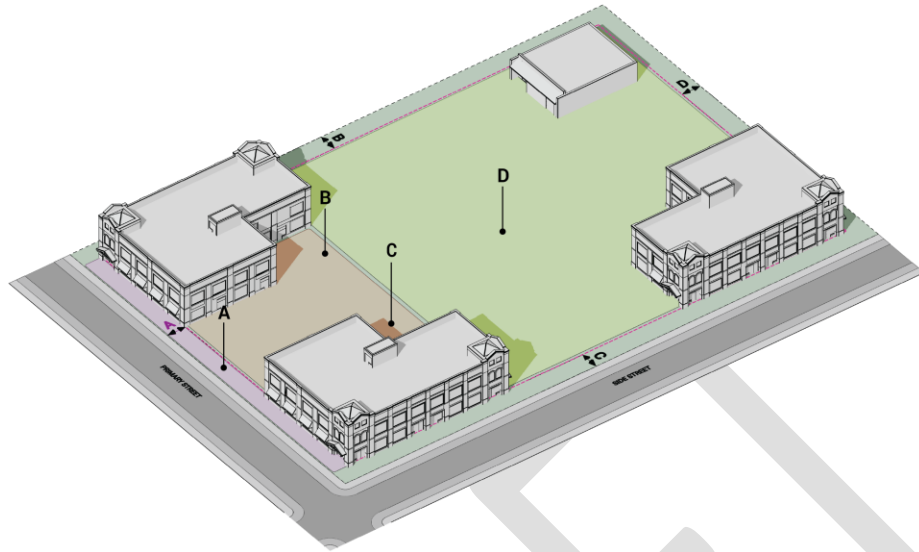
H. Table 5.06.06 Access.

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 5.06.07 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	15	A
Side (interior)	15	B
Side (street)	15	C
Rear	15	D

Figure 5.06.04 Parking.



J. Infrastructure.

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

1. Infrastructure required to serve proposed development within the BC district are set forth in Article 18 of this ordinance.

K. Landscaping.

1. A landscaping plan for the development is required, pursuant to the standards established in Article 14 of this ordinance.

L. Open Space.

1. The required open space set-aside in an EC 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.
2. A development plan is required for any proposed development site within the Employment Commercial district, including a unified sign plan meeting the requirements established in Article 15.

5.07 TC - TOWN CENTER ZONING DISTRICT

- A. Purpose:** 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 and be located on one parcel or across multiple parcels and develop at different scales to align with the surrounding development pattern. Development is subject to site design standards and performance criteria that support streetscape design and the integration of public spaces and amenities throughout.
- B. Typical Development Pattern.**



C. Uses and Activities Allowed.

1. Uses and activities allowed in the TC 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 TC zoning district has been provided in Table 5.07.01 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.

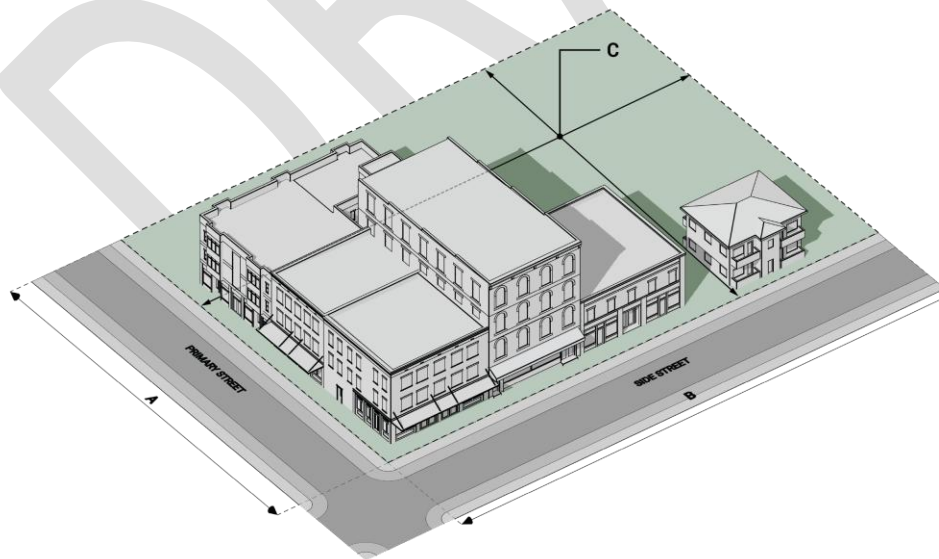
Temporary Table 5.07.01: Permitted and Conditional Uses in TC	
Permitted	Conditional
Dwellings	Drive Through Facility Drive-up Window
Above ground floor unit	Live Performance Venue - Outdoor
Multiplex	Craft Manufacturing
Multi-unit, large	Micro-Brewery/Distillery
Multi-unit, small	Micro-winery
Townhouse	Nightclubs and Bars
Two-unit, side by side	Parking - Surface
Two-unit, stacked	Recreation, Indoor
Transitional Housing - Supportive	Repair and maintenance (excluding vehicles)
All Other Uses	Retail - Heavy, Rental and Service
Care Center	Retail - Large scale
Child Care Agency	Special trades contractor services
Child Care Center	Veterinary clinics, small animal
Child Care Home - Group	
Civic	
Community Garden	
Cultural Services	
Eating and drinking establishments	
Education - Primary and Secondary	
Education - College, University	
Education - Pre-K Facility	
Event Venue	
Financial Services, FDIC	
Food Bank	
Food Pantry	
Food Truck Park	
Galleries and exhibition space	
Laundry and dry cleaning, excluding processing	
Live Performance Venue - Indoor	
Lodging - Bed & Breakfast	
Lodging - Hotel, Motel	
Medical and dental clinics, offices, laboratories, outpatient	
Office and Professional Services	
Parks	
Parking - Structure	
Personal Services	
Place of Assembly or Worship	
Retail - Small scale	
Temporary Uses	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

D. Table 5.07.02 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^^
Two Unit (side by side)	No minimum		40		n/a	-
Two Unit (stacked)			40		n/a	-
Townhouse			16		n/a	-
Multiplex (up to 4 units)			40		n/a	-
Multifamily – Small (5-8 units)			40		n/a	-
Multifamily – Large (9+ units)			40		n/a	-
Shopfront			25		n/a	-
Mixed-use horizontal			40		n/a	-
Mixed-use vertical			30		n/a	-
All other development			40		n/a	-
Key	C		A		A/B	-

^^Reference Article 19 for Lot Coverage

Figure 5.07.01 Lot Dimensions.

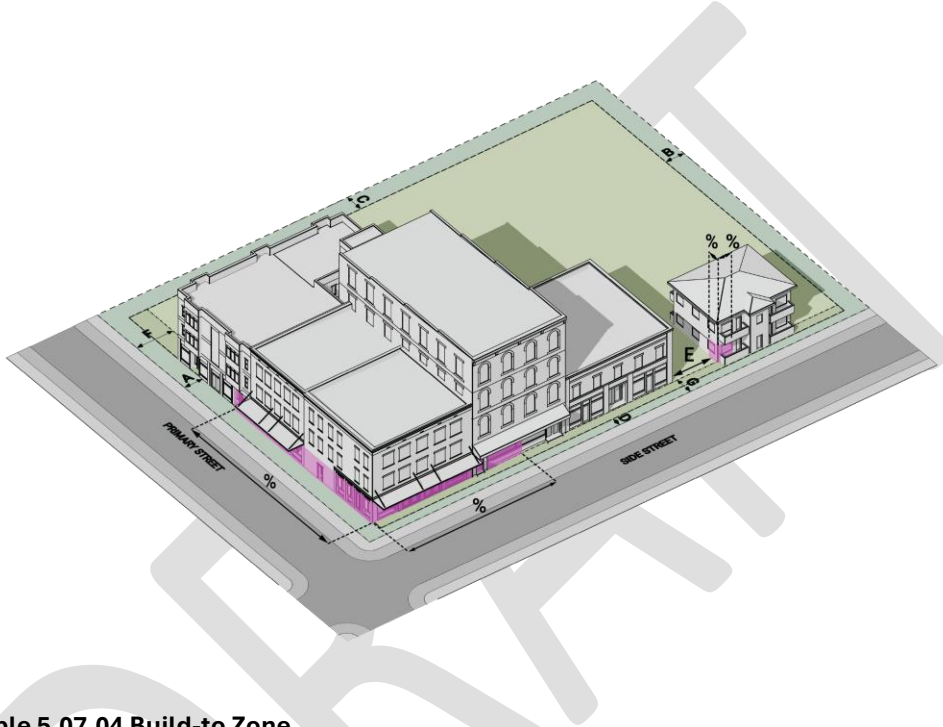


E. Table 5.07.03 Lot Setbacks.

All building types	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Min. Structure Separation
Principal Structure(s)	0^	0	0	5	n/a
Accessory Structure(s)	0^	0	0	5	n/a
Key	A	B	C	D	E

^When off-street parking is provided onsite.

Figure 5.07.02 Lot Setbacks and Build-To Zone.



F. Table 5.07.04 Build-to Zone.

Build-to-zone standards only apply

1. When a property fronts a road classified as "local" according to table 18.01 of this ordinance; or,
2. To internal roads within a development site.

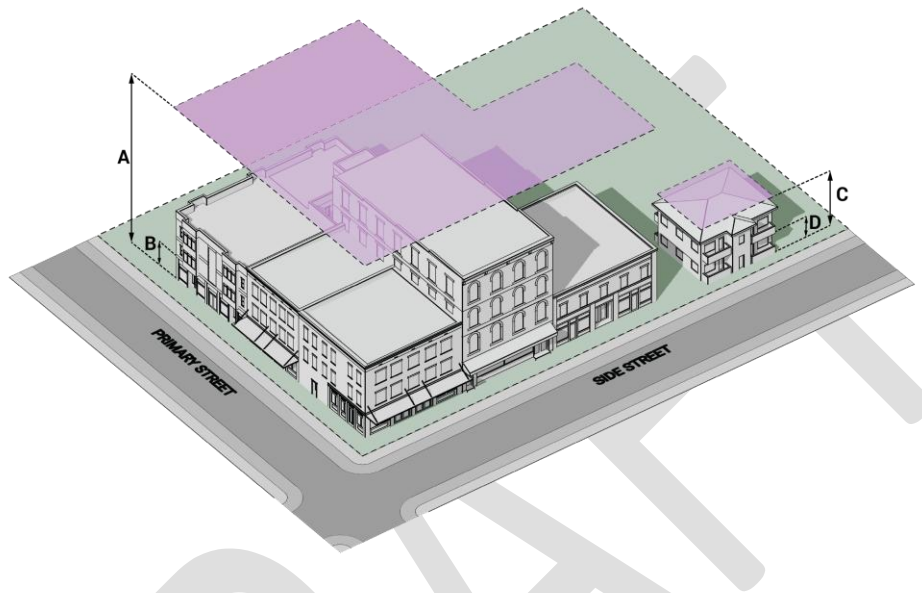
All Building Types	BTZ - Front (ft)	Front (%)	Key	BTZ - Side Street (ft)	Side Street (%)	Key
Principal Structure(s)	5	70	F	5	50	G
Accessory Structure(s)	n/a	n/a		5	n/a	

G. Table 5.07.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story	Key
Principal Structure(s)	No maximum	A	15	B

Accessory Structure(s)	25	C	15	D
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Figure 5.07.03 Building Height.



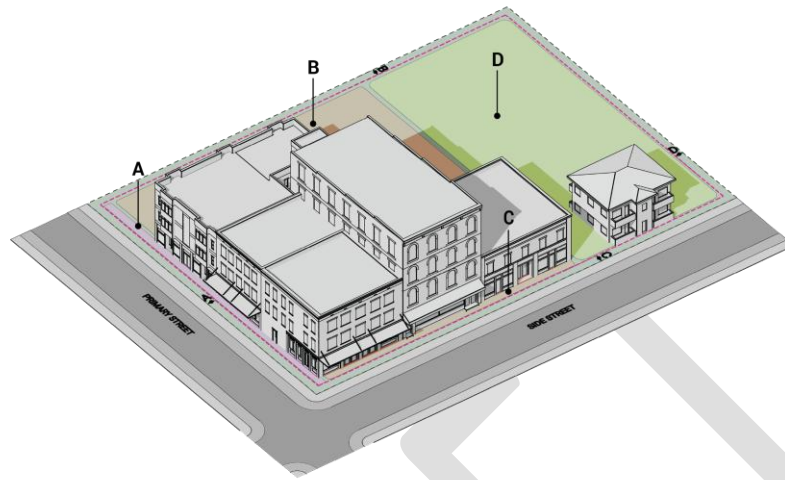
H. Table 5.07.06 Access.

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 5.07.07 Parking.

Surface Parking		
Location	Permitted (y/n)	Key
Front yard	N	A
Side yard (interior)	N	B
Side yard (street)	N	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	5	D

Figure 5.07.04 Parking.



J. Infrastructure.

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

1. Infrastructure required to serve proposed development within the BC district are set forth in Article 18 of this ordinance.

K. Landscaping.

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

1. Fencing, screening, landscaping and buffering of uses and activities shall conform to the applicable requirements established in Article 14 of this ordinance.

L. Open Space.

1. There is no required open space set-aside in the TC zoning district.

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. Front-facing garages are not permitted in the TC zoning district.