

ARTICLE 7 AGRICULTURE AND OPEN SPACE ZONING DISTRICTS

7.01 OS - OPEN SPACE ZONING DISTRICT

A. Purpose. 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; significant historical and archeological sites; watersheds and water supply areas; hillside and ridgetop areas (as designated in the plan) and other environmental features.

B. Typical Development Pattern.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the OS 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 OS zoning district has been provided in Table 7.01.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. ~~One principal use or structure shall be permitted per lot within this zoning district. Multiple accessory uses or structures may be permitted, in support of, and subordinate to, the principal use or structure.~~ Multiple principal and accessory uses and structures may be permitted on a lot within this zoning district. An accessory structure may be permitted in this zoning district when the principal use does not have an associated principal structure.

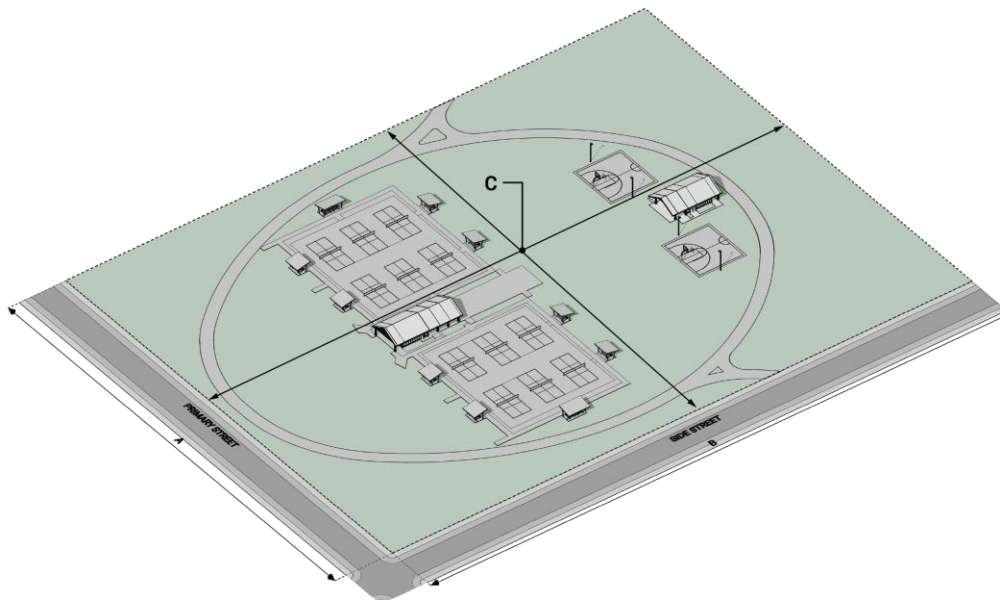
Temporary Table 7.01.01: Permitted and Conditional Uses in OS	
Permitted	Conditional
Civic	Ecotourism
Community Garden	Cemeteries
Parks	Recreation, Outdoor
Recreation, Passive	
Temporary Uses	
Wireless communications facilities, subject to the provisions of Article 10 , section XX .	

D. Table 7.01.02 Lot Dimensions.

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

^^ Reference Article 19 for Lot Coverage

Figure 7.02.01 Lot Dimensions.

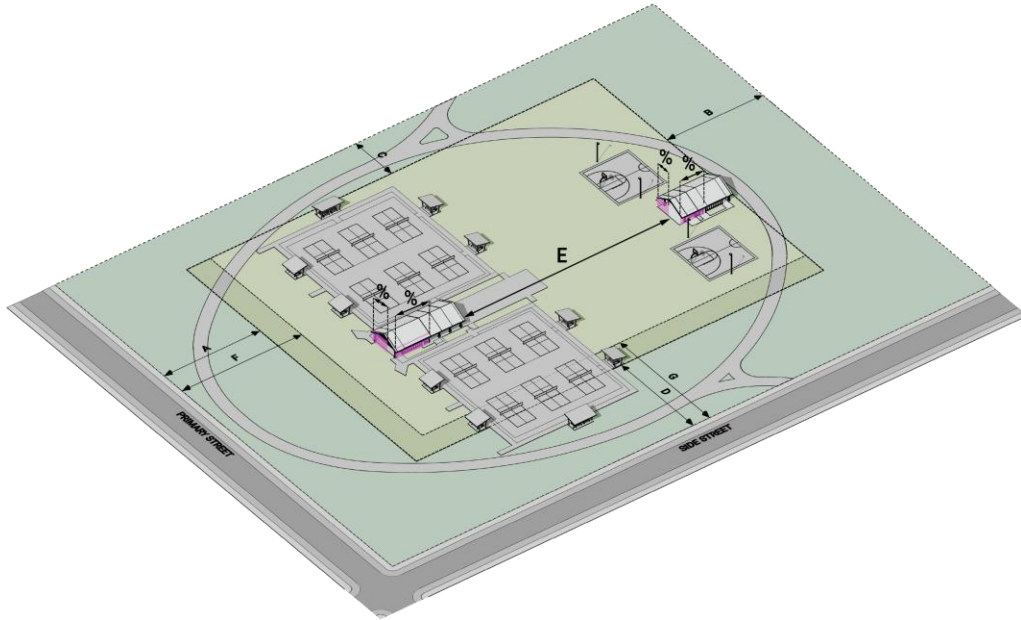


E. Table 7.01.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Structure Separation
Principal Structure	100	50	50	100	n/a
Accessory Structure(s)	50	50	50	50	n/a
Key	A	B	C	D	E

1. When an accessory structure is present on a lot where there is no principal structure associated with the principal use, the accessory structure shall meet the setback requirements for a principal structure.

Figure 7.01.02 Lot Setbacks.



F. Table 7.01.04 Build-to Zone.

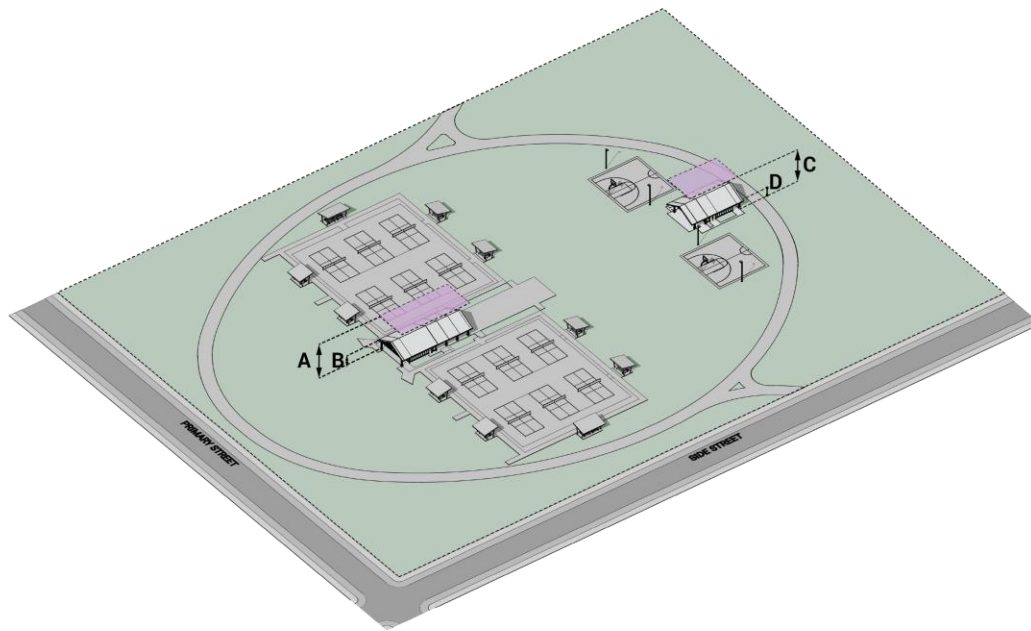
There is no build-to zone established or regulated in the OS district.

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

G. Table 7.01.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story (ft)	Key
Principal Structure	No maximum	A	n/a	B
Accessory Structure(s)	No maximum	C	n/a	D

Figure 7.01.03 Building Height.



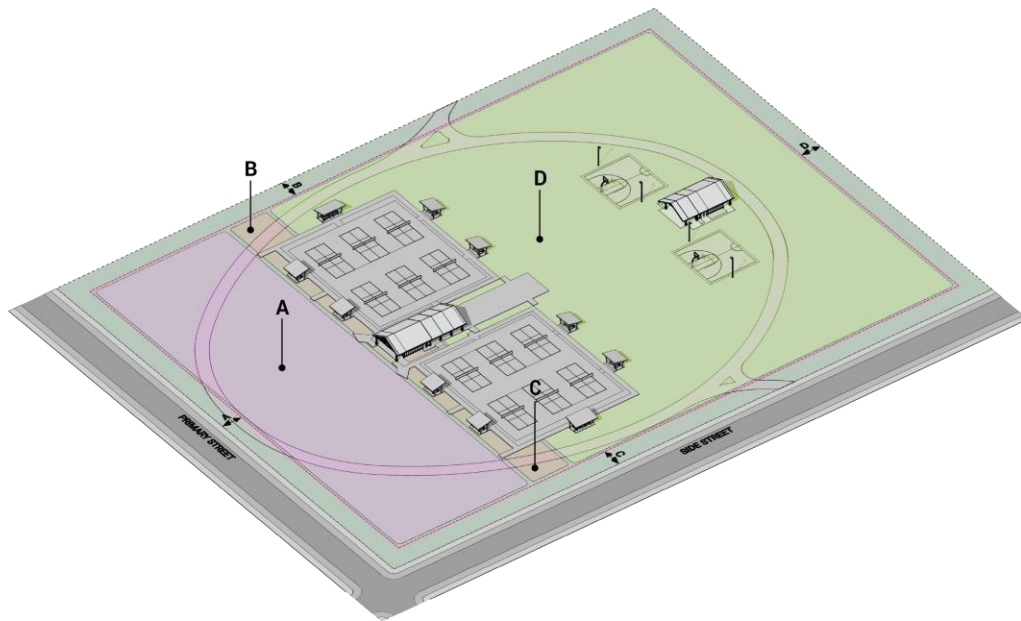
H. Table 7.01.06 Access.

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 7.01.07 Parking.

Surface Parking Location Permitted		
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	n/a	A
Side (interior)	n/a	B
Side (street)	n/a	C
Rear	n/a	D

Figure 7.01.04 Parking.



J. Infrastructure.

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

1. Infrastructure required to serve proposed development within the OS 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 OS zoning district can be found in Article 16 of this ordinance.~~ Open space set-aside is not required for development within the OS district, pursuant to 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.

7.02 AR - AGRICULTURAL RURAL ZONING DISTRICT

- A. Purpose:** 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, with the intent of reducing conflicts between farming and development. Cluster development is not permitted within the agricultural rural zoning district.
- B. Typical Development Pattern.**



C. Uses and Activities Allowed.

1. Uses and activities allowed in the AR 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 RP zoning district has been provided in Table 7.02.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Only one principal use or structure may be permitted per lot within this zoning district. Multiple accessory uses or structures may be permitted, in support of the principle use or structure.

Temporary Table 7.02.01: Permitted and Conditional Uses in AR	
Permitted	Conditional
Dwellings	Agritourism
Accessory Unit	Cemeteries
Manufactured Home	Commercial mulching operation
Single-Section Manufactured Home	Education - Trade
Single-unit	Event Venue
Transitional Housing - Supportive	Kennel and animal boarding
All Other Uses	Landfill
Agriculture	Lodging - Bed & Breakfast
Agriculture - High-intensity	Marinas
Agriculture - Related business	Place of Assembly or Worship
Child Care Home - Family	Recreation, Outdoor
Civic	Renewable Energy Facility
Community Garden	Storage - Outdoor
Food Pantry	Veterinary clinics, small animal
Parks	
Recreation, Passive	
Storage - Indoor	
Temporary Uses	
Veterinary clinics, large animal	
Winery	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

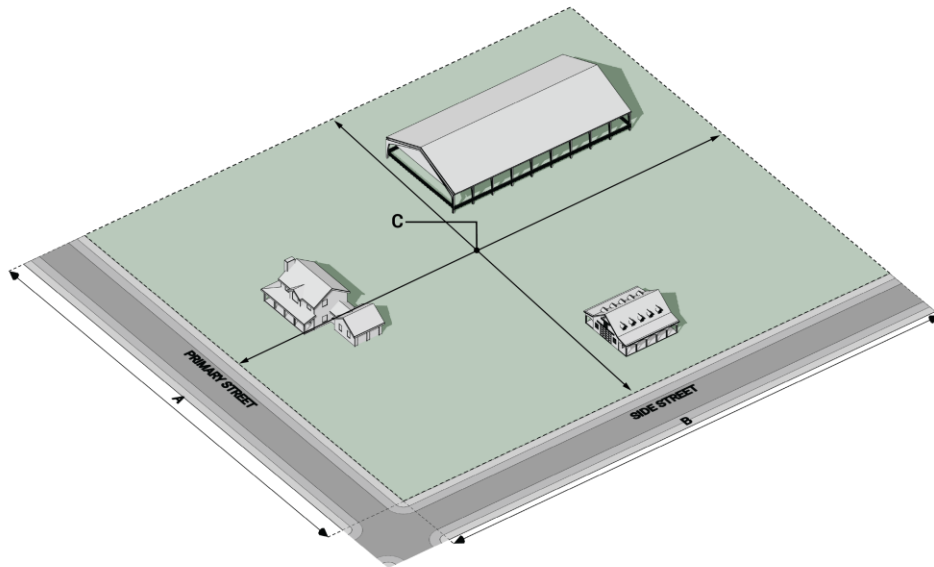
D. Table 7.02.02 Lot Dimensions.

	Min. Lot Area (AC)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage ^^
All types	15 5	200	1:3 n/a	-
Key	C	A	A/B	-

^^Reference Article 19 for Lot Coverage

1. Where the creation of an agricultural exemption lot is approved **pursuant to the process established in Article 16, Section 4 of this ordinance**, the minimum lot area may be reduced to one acre, provided that all other dimensional requirements and provisions of this zoning district are met. The minimum acreage of a lot considered for an agricultural exemption must be ~~16~~ 6 acres.

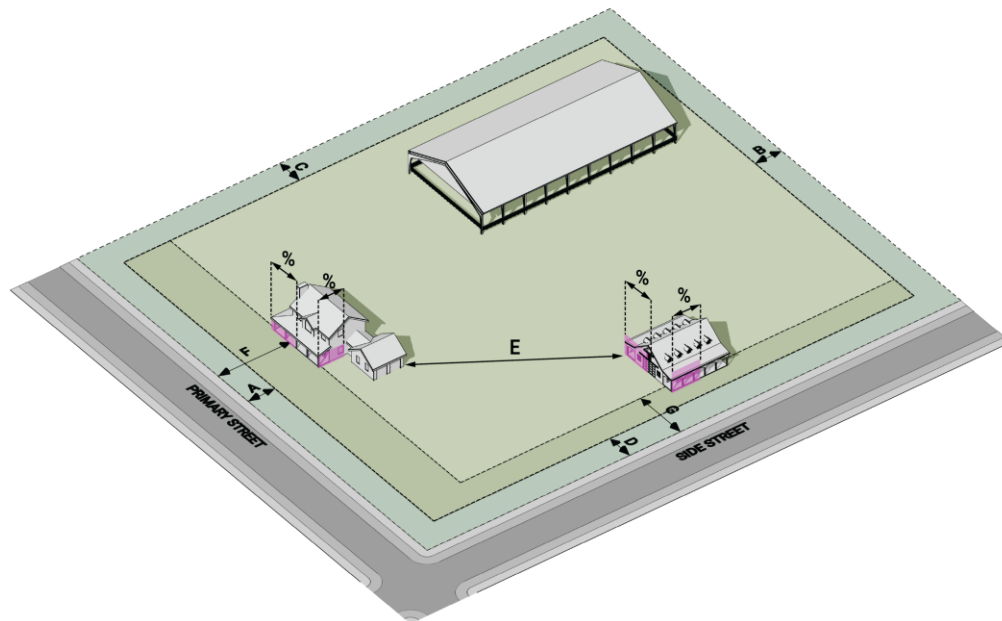
Figure 7.02.01 Lot Dimensions.



E. Table 7.02.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Structure Separation
Principal Structure	50	50	50	50	No minimum
Accessory Structure(s)	50	50	50	50	No minimum
Key	A	B	C	D	E

Figure 7.02.02 Lot Setbacks.



F. Table 7.02.04 Build-to Zone.

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

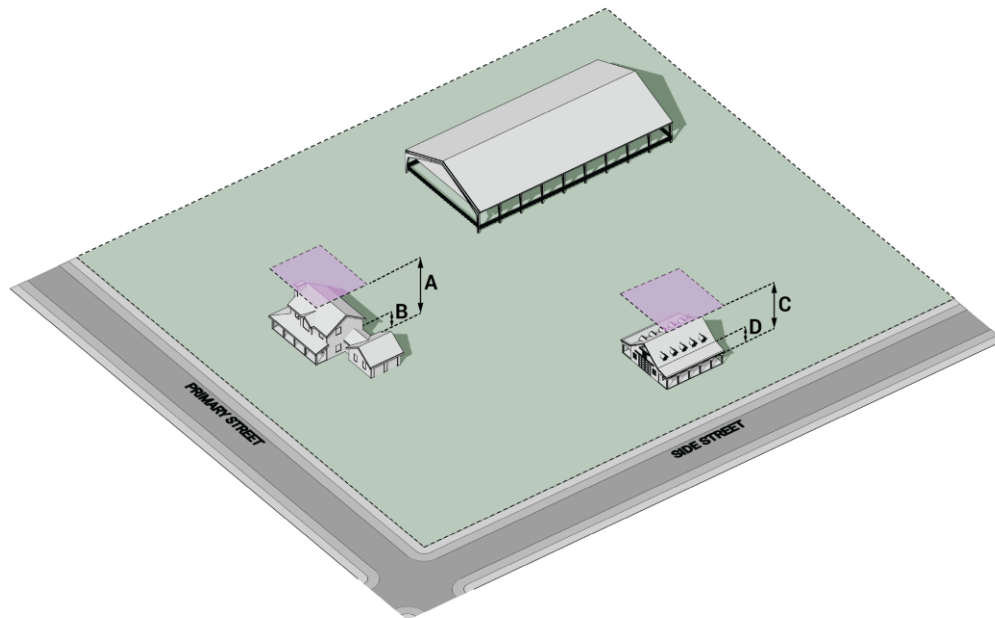
	Front (%)	Key	Side Street (%)	Key
Principal Structure(s)	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

G. Table 7.02.05 Building Height.

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

*Uninhabitable structures meeting the definition of agriculture under TN Code § 43-1-113 are exempt from the minimum height requirements.

Figure 7.02.03 Building Height.



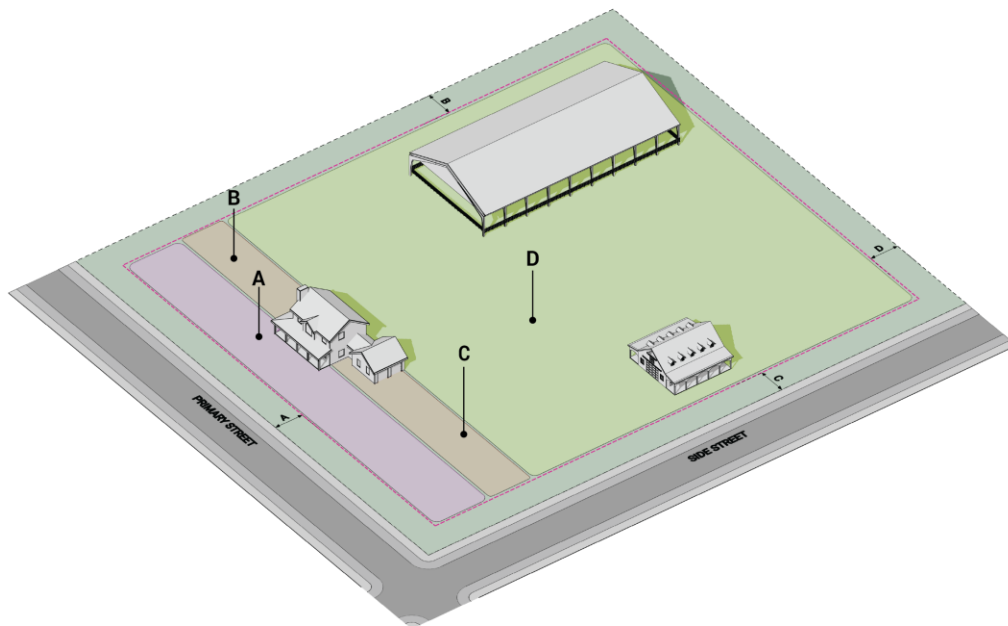
H. Table 7.02.06 Access.

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 7.02.07 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	n/a	A
Side (interior)	n/a	B
Side (street)	n/a	C
Rear	n/a	D

Figure 7.02.04 Parking.



J. Infrastructure.

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

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

K. 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.

L. Open Space.

1. ~~The required open space set-aside in an AR zoning district can be found in Article 16 of this ordinance.~~ Open space set-aside is not required for development within the AR district, pursuant to 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. Conservation subdivisions ~~(as provided for in Article 16)~~ are expressly prohibited in the AR zoning district.
3. Agricultural exemption lots: Where an agricultural exemption is approved **pursuant to the review and requirements established in Article 16, Section 4 of this ordinance**, a covenant shall be filed to run with the land restricting further subdivision and stipulating use of the property in accordance with the intent of the district.

7.03 RP - RURAL PRESERVATION ZONING DISTRICT

B. Purpose: The rural preservation zoning district is established to protect and conserve agricultural lands and other significant natural areas that contribute to the rural character of the County. The district allows for limited residential, agricultural, and similarly compatible uses clustered with regard to existing topography, natural characteristics, and environmental constraints that may exist. Cluster development may be permitted in conservation areas.

C. Typical Development Pattern.



D. Uses and Activities Allowed.

1. Uses and activities allowed in the RP 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 RP zoning district has been provided in Table 7.03.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Only one principal use or structure may be permitted per lot within this zoning district. ~~One use or structure accessory to the principal use may be permitted outright; more than one accessory use or structure shall be considered through the conditional use permit process.~~ Multiple accessory uses or structures may be permitted, in support of the principle use or structure.

Temporary Table 7.03.01: Permitted and Conditional Uses in RP	
Permitted	Conditional
Dwellings	Agriculture - Related business
Accessory Unit	Air Transportation
Manufactured Home	Animal Hospital
Single-Section Manufactured Home	Cemeteries
Single-unit	Commercial mulching operation
Transitional Housing - Supportive	Crematorium
All Other Uses	Education - College, University
Agriculture	Education - Trade
Agriculture - High-intensity	Event Venue
Agritourism	Golf course
Child Care Agency	Lodging - Bed & Breakfast
Child Care Center	Marinas
Child Care Home - Family	Mining, Extraction, Support services
Civic	Personal Services
Community Garden	Place of Assembly or Worship
Food Pantry	Recreation, Outdoor
Parks	Renewable Energy Facility
Recreation, Passive	
Rifle range - Indoor	
Rifle range - Outdoor	
Rural Retreat	
Special trades contractor services	
Temporary Uses	
Veterinary clinics, large animal	
Veterinary clinics, small animal	
Winery	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

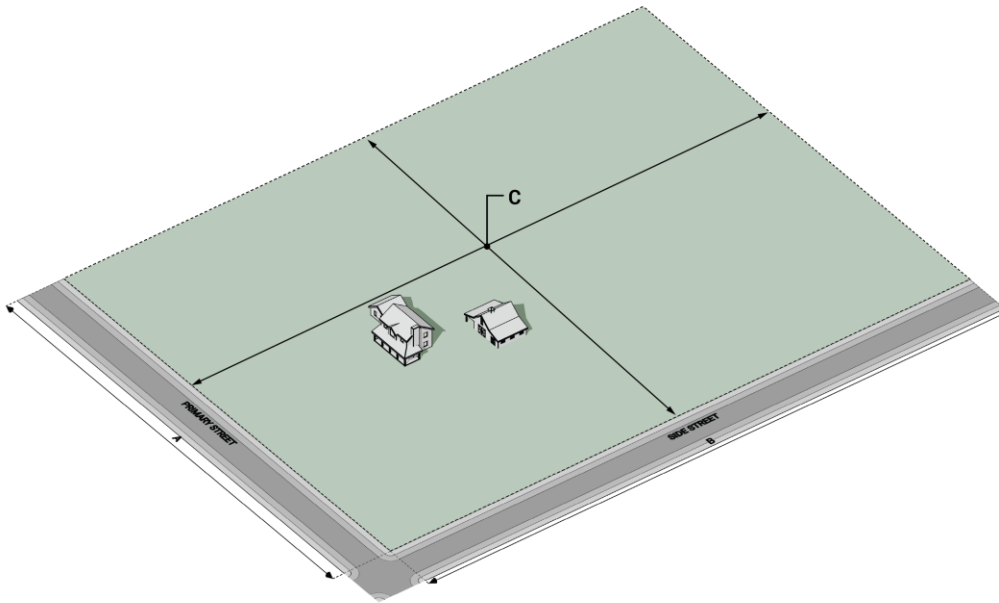
E. Table 7.03.02 Lot Dimensions

	Min. Lot Area (AC)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage^^
All types	5 2.5	150	1:3	-
Key	C	A	A/B	-

^^ Reference Article 19 for Lot Coverage

1. When a conservation subdivision is proposed, the minimum lot area and width may be reduced pursuant to the provisions established in Article 16, Section 3 7 of this ordinance.

Figure 7.03.01 Lot Dimensions.

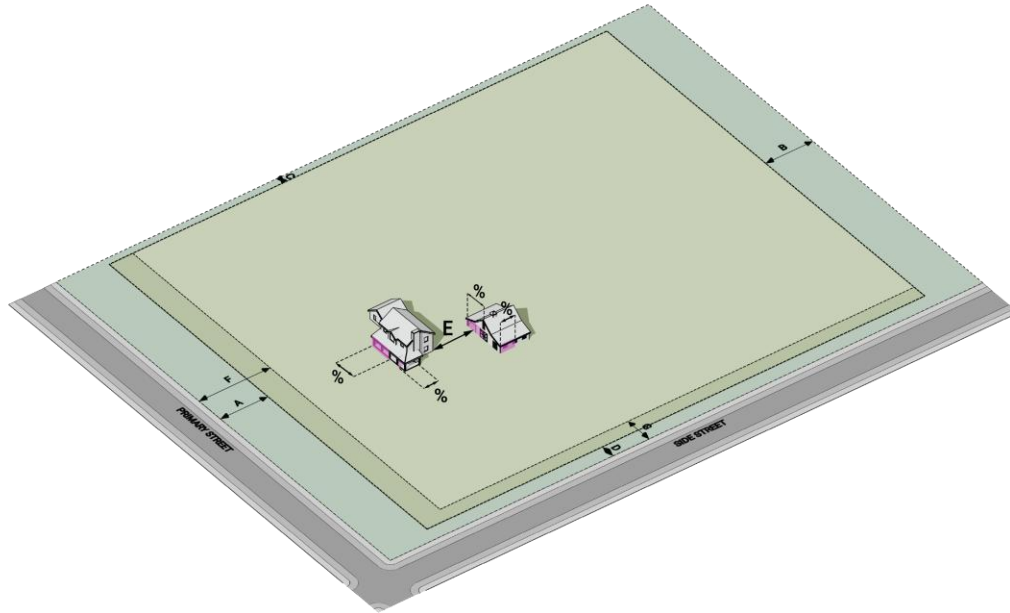


F. Table 7.03.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Structure Separation
Principal Structure	50	50	8 25	15 25	No minimum
Accessory Structure(s)	50	50	8 25	15 25	No minimum
Key	A	B	C	D	E

1. When a conservation subdivision is proposed, the minimum setbacks may be reduced pursuant to the provisions established in Article 16, Section 7 of this ordinance.

Figure 7.03.02 Lot Setbacks.



G. Table 7.03.04 Build-to Zone.

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

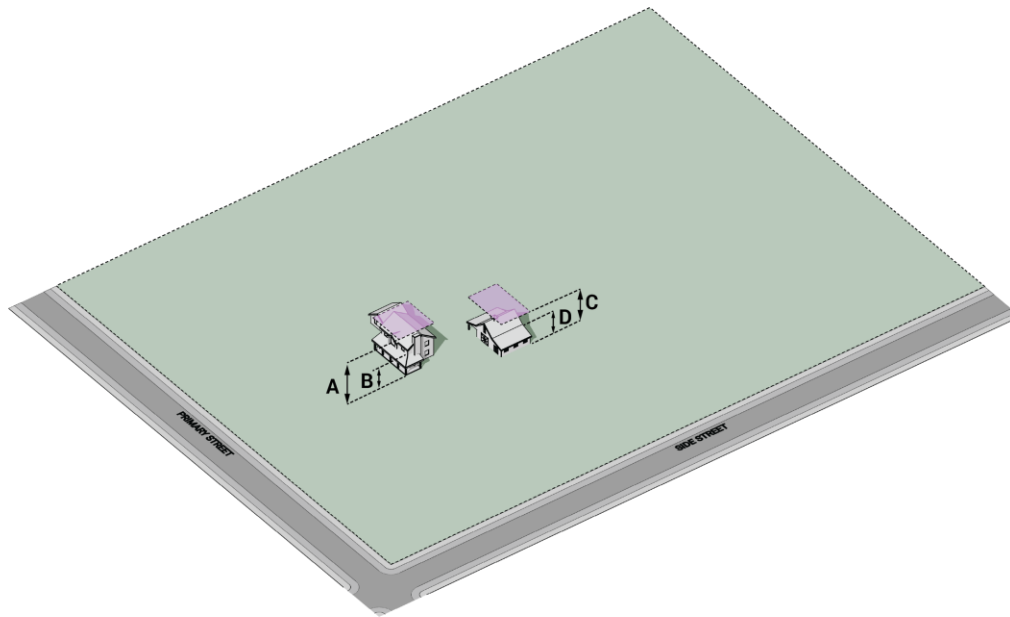
	Front (%)	Key	Side-Street (%)	Key
Principal Structure(s)	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

H. Table 7.03.05 Building Height.

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

*Uninhabitable structures meeting the definition of agriculture under TN Code § 43-1-113 are exempt from the minimum height requirements.

Figure 7.03.03 Building Height.



I. Table 7.03.06 Access.

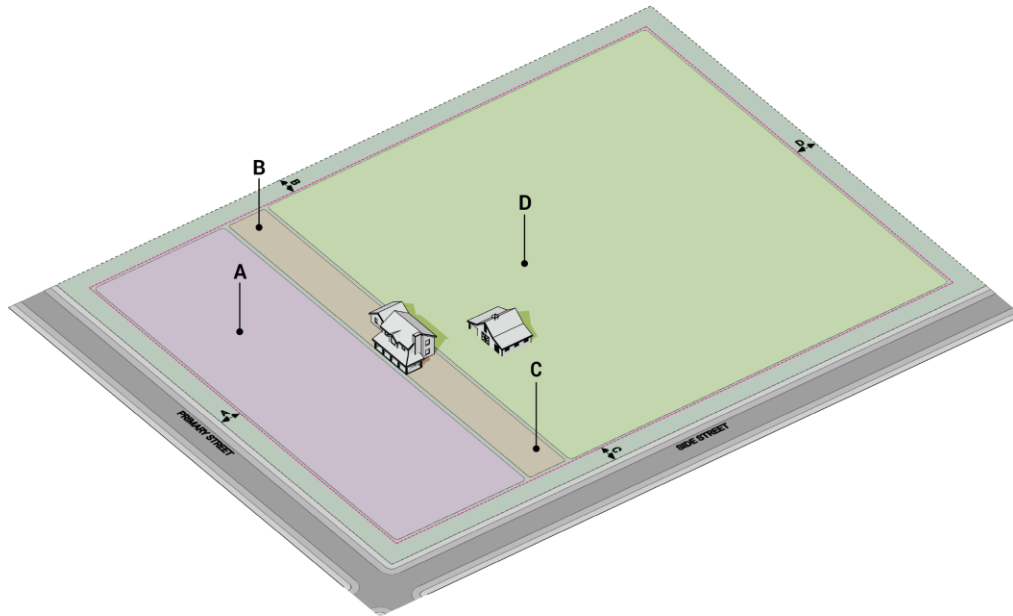
Access standards are still under development in coordination with updates to the Knox County Access Policy. This section will be updated following completion of draft Articles 13 and 18 and further guidance provided by policy adjustment.

J. Table 7.03.07 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)	25	B
Side (street)	25	C
Rear	10	D

*Minimum parking setback requirements apply to approved cluster development only.

Figure 7.03.04 Parking.



K. Infrastructure.

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

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

L. 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.

M. Open Space.

1. ~~The required open space set-aside in an RP zoning district can be found in Article 16 of this ordinance.~~ Open space set-aside is not required for development within the RP district, pursuant to Article 16 of this ordinance.

N. Additional Considerations.

1. Conservation development is permitted within this district in accordance with Article 16, Section 3 of this ordinance.
2. 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.