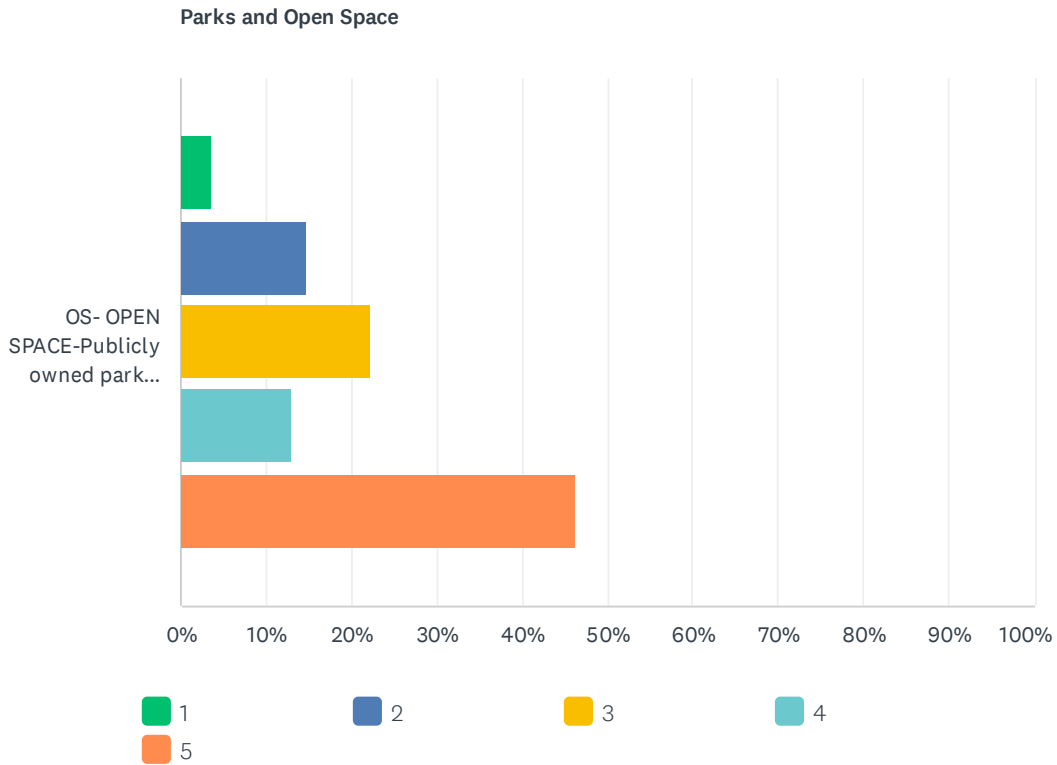



# Q1 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed OPEN SPACE district align with the related place type from the Comprehensive Plan?

Answered: 54 Skipped: 4



Parks and Open Space						
	1	2	3	4	5	TOTAL
 OS- OPEN SPACE-Publicly owned park space or land in conservation - Established for preservation of natural or environmental features	3.70% 2	14.81% 8	22.22% 12	12.96% 7	46.30% 25	54

## Q2 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 10 Skipped: 48

#	RESPONSES	DATE
1	In the place types described in the Comprehensive Plan, "large private recreational uses" are included. However, in the proposed district document, the open space zoning district is specifically described for "publicly-owned land or land held in conservation." Although open spaces are also meant to "protect, preserve, or support passive recreation opportunities," which might include spaces like golf courses, it goes in direct opposition to everything else listed as a purpose of the open space zoning district. Open spaces and land held privately for recreational purposes that do NOT protect the environment and degrade public health should be considered under a different zoning district entirely. Additionally, public open space and private open space should be different zoning districts because private open space is not truly open space precisely because it is privately-owned and generally not accessible to the public.	2/10/2026 8:49 PM
2	Does this include hill side and ridge top conservation?	2/10/2026 6:57 PM
3	The plan does state a desire to conserve and expand public parks and naturak spaces which is commendable. The greatest amount of conservation, however, starts with the land your home or business or parking lot have displaced. Homeowners, business owners, and developers should be the first entities required to protect the soil and water and minimize the disruption their property and their actions do the the land. The plan allows for residential lots to be up to one acre which means one acre of natural plants, trees, healthy souil and a healthy watershed will be covered with impervious driveways, turf grass, and non-native plants. The turf grass will require artificial fertilzers, herbicides, pesticides and funguscides . All these chemicals will runoff into our local watersheds making it unhealthy for fish and wildlife, eliminating pollinators and songbirds. Thwer should be reductions in lot size, hard surfaces, and a requirement that native plants and grasses should be planted to minimize the damage done by suburban residential and commercial development. This will reduce the overuse of water for lawns, reduce or eliminate chemicals and slowdown sprawl.	2/10/2026 4:56 PM
4	NA	2/10/2026 4:53 PM
5	redevelop. no new development	2/10/2026 12:07 PM
6	In the place types described in the Comprehensive Plan, "large private recreational uses" are included. However, in the proposed district document, the open space zoning district is specifically described for "publicly-owned land or land held in conservation." Although open spaces are also meant to "protect, preserve, or support passive recreation opportunities," which might include spaces like golf courses, it goes in direct opposition to everything else listed as a purpose of the open space zoning district. Open spaces and land held privately for recreational purposes that do NOT protect the environment and degrade public health should be considered under a different zoning district entirely. Additionally, public open space and private open space should be different zoning districts because private open space is not truly open space precisely because it is privately-owned and generally not accessible to the public.	2/9/2026 9:14 PM
7	Pretty much word for word per the place type in the LUTP, however, it is not clear (although I know it's early on) how this implements the broader wording of the vision statement. Note the vision's reference to history and agriculture and resources. Where will there be identification and preservation of scenic views, for example? Historic structures and locations? Conservation Vision Statement "Conservation of natural areas and resources that include ridges and valleys, rivers and streams, wetlands, historic and agricultural assets, and scenic views."	2/9/2026 2:23 PM
8	We are not a biking community, the terrian and other obstacles make it difficult. We have spent large amounts of money on bike lanes etc. that no one uses.	2/9/2026 7:43 AM
9	no feedback	2/7/2026 10:32 AM
10	The place type refers to EXISTING parks and open spaces. Why not specify future ones? For	2/6/2026 9:20 PM

# Knox County UDO District Development Community Survey

example, no Knox County owned public parks or open spaces in the 8th District.

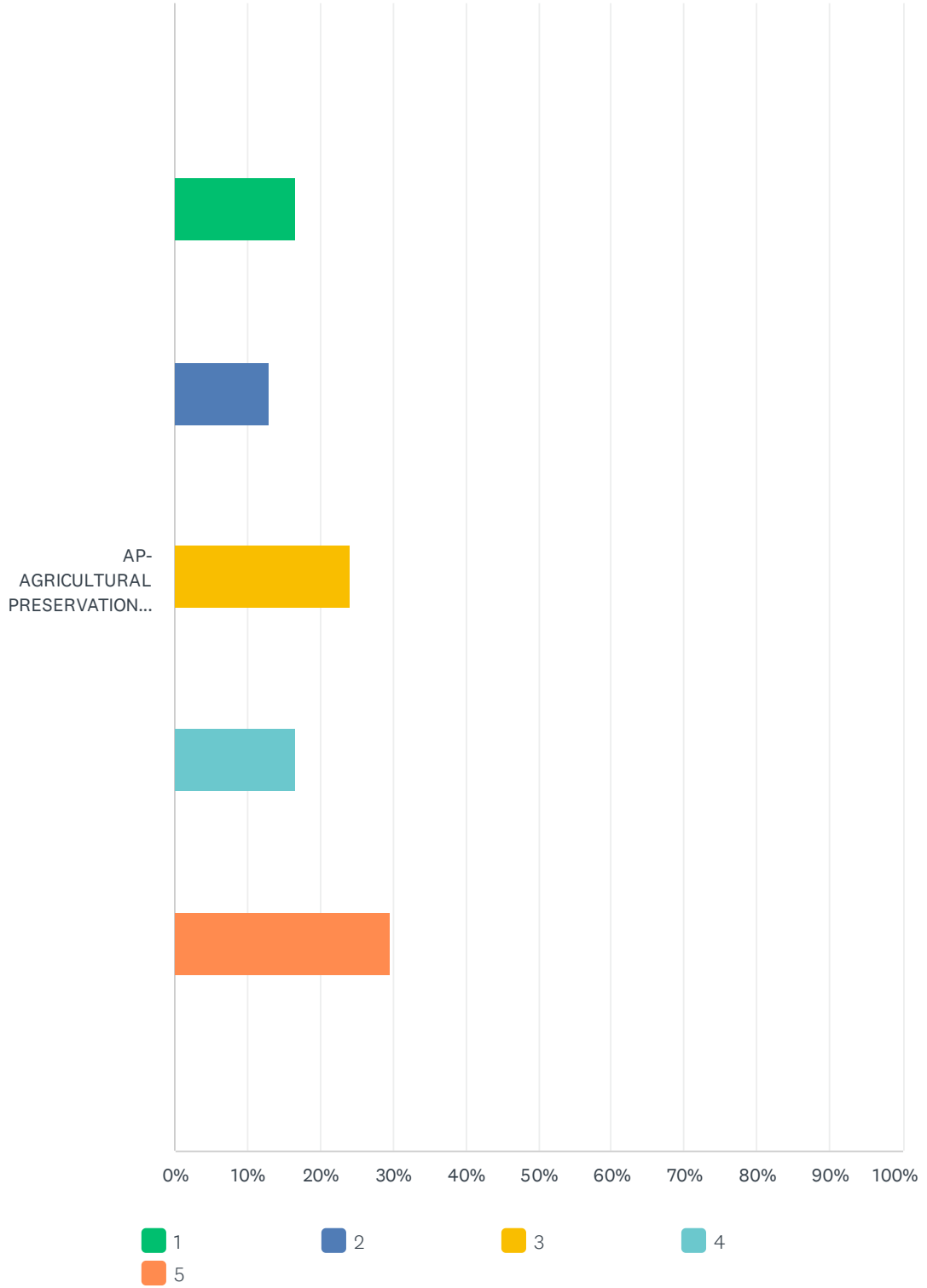
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**Q3 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed AGRICULTURAL PRESERVATION district align with each related place type from the Comprehensive Plan?**

Answered: 55 Skipped: 3

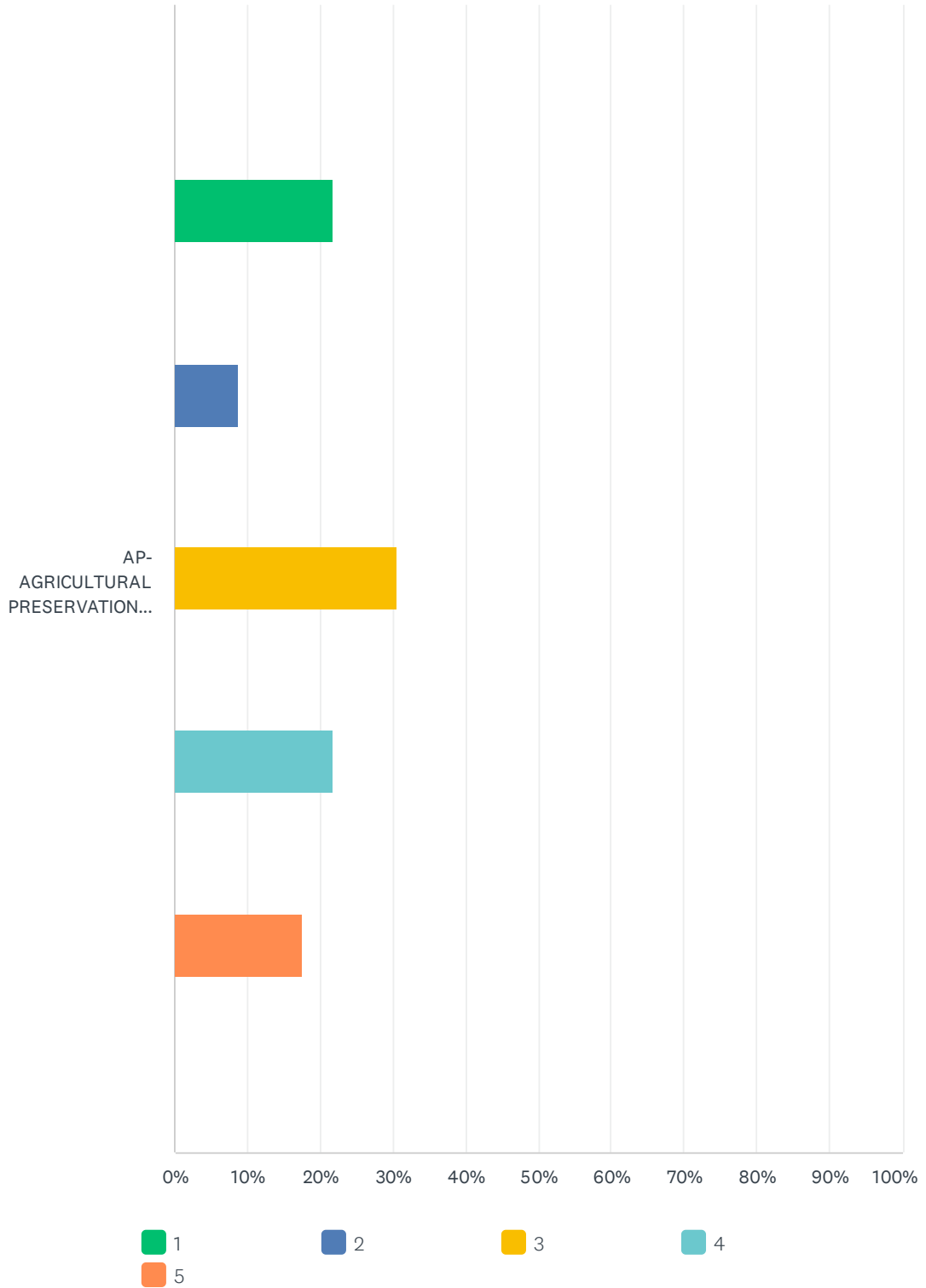
# Knox County UDO District Development Community Survey

## Rural Agriculture



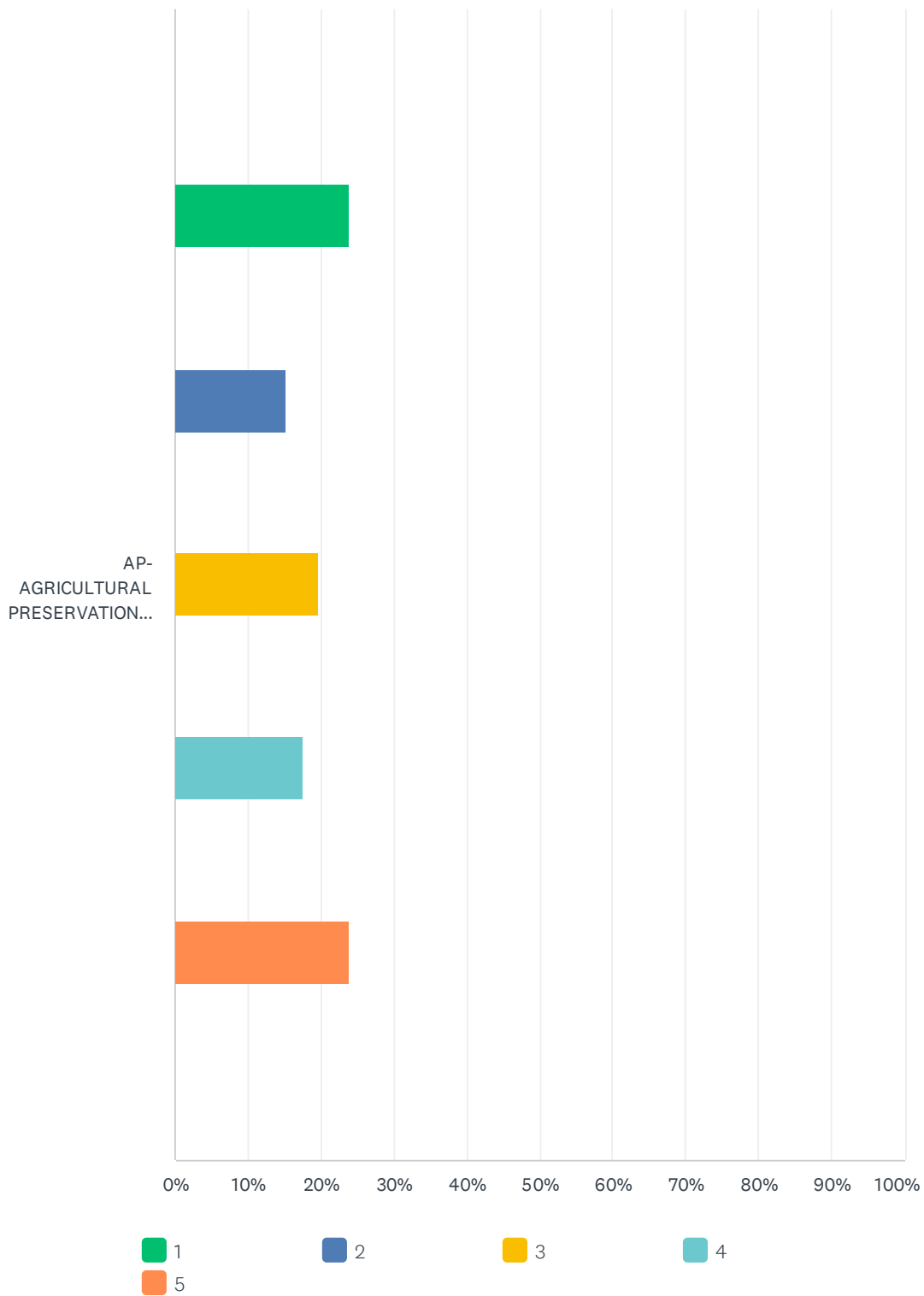
# Knox County UDO District Development Community Survey

## Rural Living






# Knox County UDO District Development Community Survey

## Rural Conservation



## Knox County UDO District Development Community Survey

Rural Agriculture						
	1	2	3	4	5	TOTAL
						
AP- AGRICULTURAL PRESERVATION DISTRICT-Protecting large agricultural and natural lands that contribute to the rural character - Conservation of existing topography with limited residential uses	16.67% 9	12.96% 7	24.07% 13	16.67% 9	29.63% 16	54
Rural Living						
	1	2	3	4	5	TOTAL
						
AP- AGRICULTURAL PRESERVATION DISTRICT-Protecting large agricultural and natural lands that contribute to the rural character - Conservation of existing topography with limited residential uses	21.74% 10	8.70% 4	30.43% 14	21.74% 10	17.39% 8	46
Rural Conservation						
	1	2	3	4	5	TOTAL
						
AP- AGRICULTURAL PRESERVATION DISTRICT-Protecting large agricultural and natural lands that contribute to the rural character - Conservation of existing topography with limited residential uses	23.91% 11	15.22% 7	19.57% 9	17.39% 8	23.91% 11	46

## Q4 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 12 Skipped: 46

#	RESPONSES	DATE
1	Single family residential subdivisions don't seem to align with the rural conservation place type nor the Agricultural Preservation district. Even if subdivisions follow a conservation design, preserving at least 50% of open space feels like a low bar when conservation and preservation are goals of both the place type and the zoning district. Additionally, placing single family residential subdivisions near agricultural activity, especially livestock farms, seems ripe for potential conflict and disputes considering that a farmer may have numerous neighbors backing up to their property as opposed to a few neighbors who are more spread out. - The distinction between the "Agricultural Rural" district and the "Agricultural Preservation" district needs to be more well-defined. How is the "Agricultural Rural" district truly different than the "Agricultural Preservation" district? It seems that "Agricultural Preservation" describes century farms, existing farms, and large plots of current or potential farmland. - Are there any incentives for being zoned in the Agricultural Preservation district? Does this guarantee that this land will be preserved for agriculture or natural landscapes? How might farmers and land owners opt-in to being zoned in the Agricultural Preservation district in the future without having to go through the long, laborious process of a zoning change request?	2/10/2026 8:49 PM
2	Rural Conservation addresses "natural areas" and it is unclear to me how this includes agriculture	2/10/2026 3:41 PM
3	there is not enough property reverted to ag and rural property is not respected enough. especially with people like scott davis chewing up land out of greed with no concern for the rural nature of the county	2/10/2026 12:07 PM
4	I would clarify "agricultural and natural" to make explicit that this place type also covers non-agricultural rural conservation for privately-held lands.	2/10/2026 9:53 AM
5	Not enough Rural Agriculture land included in the plan. Does it include all land already under conservation easement inKnox County?	2/10/2026 7:14 AM
6	- Single family residential subdivisions don't seem to align with the rural conservation place type nor the Agricultural Preservation district. Even if subdivisions follow a conservation design, preserving at least 50% of open space feels like a low bar when conservation and preservation are goals of both the place type and the zoning district. Additionally, placing single family residential subdivisions near agricultural activity, especially livestock farms, seems ripe for potential conflict and disputes considering that a farmer may have numerous neighbors backing up to their property as opposed to a few neighbors who are more spread out. - The distinction between the "Agricultural Rural" district and the "Agricultural Preservation" district needs to be more well-defined. How is the "Agricultural Rural" district truly different than the "Agricultural Preservation" district? It seems that "Agricultural Preservation" describes century farms, existing productive farms, and large plots of current or potential farmland. - Are there any incentives for being zoned in the Agricultural Preservation district? Does this guarantee that this land will be preserved for agriculture or natural landscapes? And will the county pay for these protections to be put in place when they are zones here? How might farmers and land owners opt-in to being zoned in the Agricultural Preservation district in the future without having to go through the long, laborious process of a zoning change request?	2/9/2026 9:14 PM
7	AP District is much more limiting than the RA Place Type in regard to the range of agricultural uses. I'm surprised how little RA is shown on the FLU map. I wonder what criteria was used in locating RA on the map. Agriculture is an important economy and per the Economic Goal and broader Vision statement, agriculture serves to diversify our businesses and sustain our economy. As such, even smaller agricultural parcels have a role as urban agriculture as long as it is not confused with homes on large lots. Fortunately the AP District has no reference allowing residential development. This is good as residential development should be very heavily restricted. The AP District is also appropriate on prime or locally significant soil. The Agricultural Preservation District should protect lands suitable for agriculture, whether or not	2/9/2026 2:23 PM

## Knox County UDO District Development Community Survey

that is the land's current use. Farmland is limited and should not be lost simply because it isn't being farmed at present. The opportunity needs to be preserved

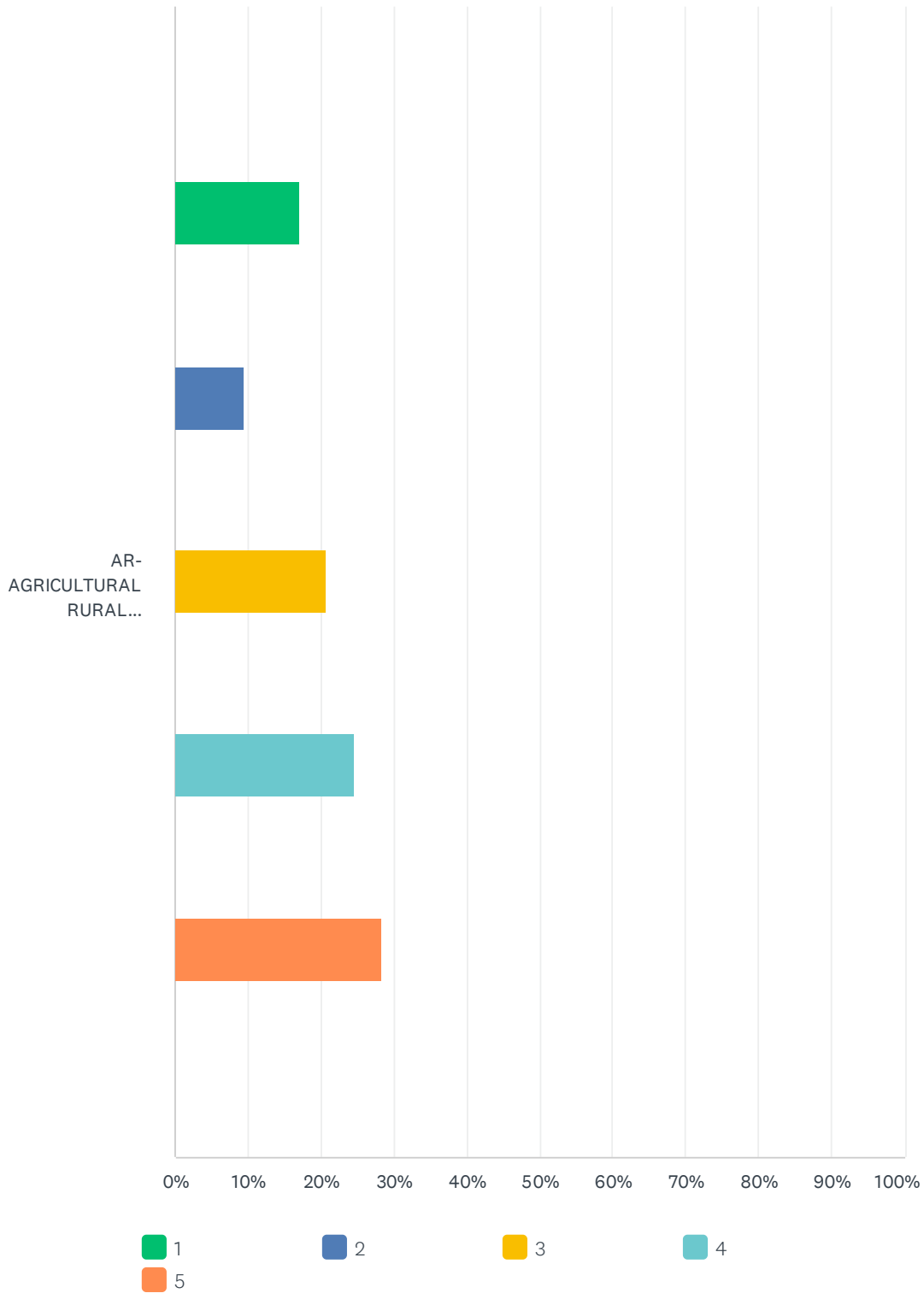
8	Presevation means that the land is protected and human impact is not permitted. Residential use falls more in line with "conservation"	2/9/2026 1:09 PM
9	Knox County is not an agrarian commuity and the younger generations do not have the desire to farm. Limiting the use of these properties limnits the family's ability to sell their land for a fair market value. Generally, people do not want to live on large properties anymore, they do not have the desire to maintain nor incurr the expenses. Someone has to pay for the "conservation" areas which drives up costs.	2/9/2026 7:43 AM
10	In the future uphold the existing topography & leaving 50% of the land natural from subdivision development will be the real test here. Not allowing rezoning or exceptions to accommodate developers desires to find a loop hole to this land use. Not allowing the neighborhoods to get duped. Just stick with the intended plan as written. No exceptions.	2/8/2026 12:27 PM
11	I agree with Commissioner Thompson's concerns regarding the agricultural/rural districts. Rural preservation should retain the name "Rural preservation" and should not allow for cluster housing. Land used for agricultural purposes should be in a zone entitled Agricultural preservation. Rural Residential should allow for a variety of very low density housing including clustered housing.	2/7/2026 10:32 AM
12	Rural ag - what about farmland with prime soils that is currently resting or not explicitly being used to farm, but still has farming potential now or in the future? With rural conservation, I think there should also be wording about lower density, even with clustering. I'm concerned that very high density would be clustered because of giving credit for undevelopable land that is part of the parcel, but high density may not be appropriate in rural areas where there is not adequate infrastructure.	2/6/2026 9:20 PM

Q5 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed AGRICULTURAL RURAL district align with each related place type from the Comprehensive Plan?

Answered: 53 Skipped: 5

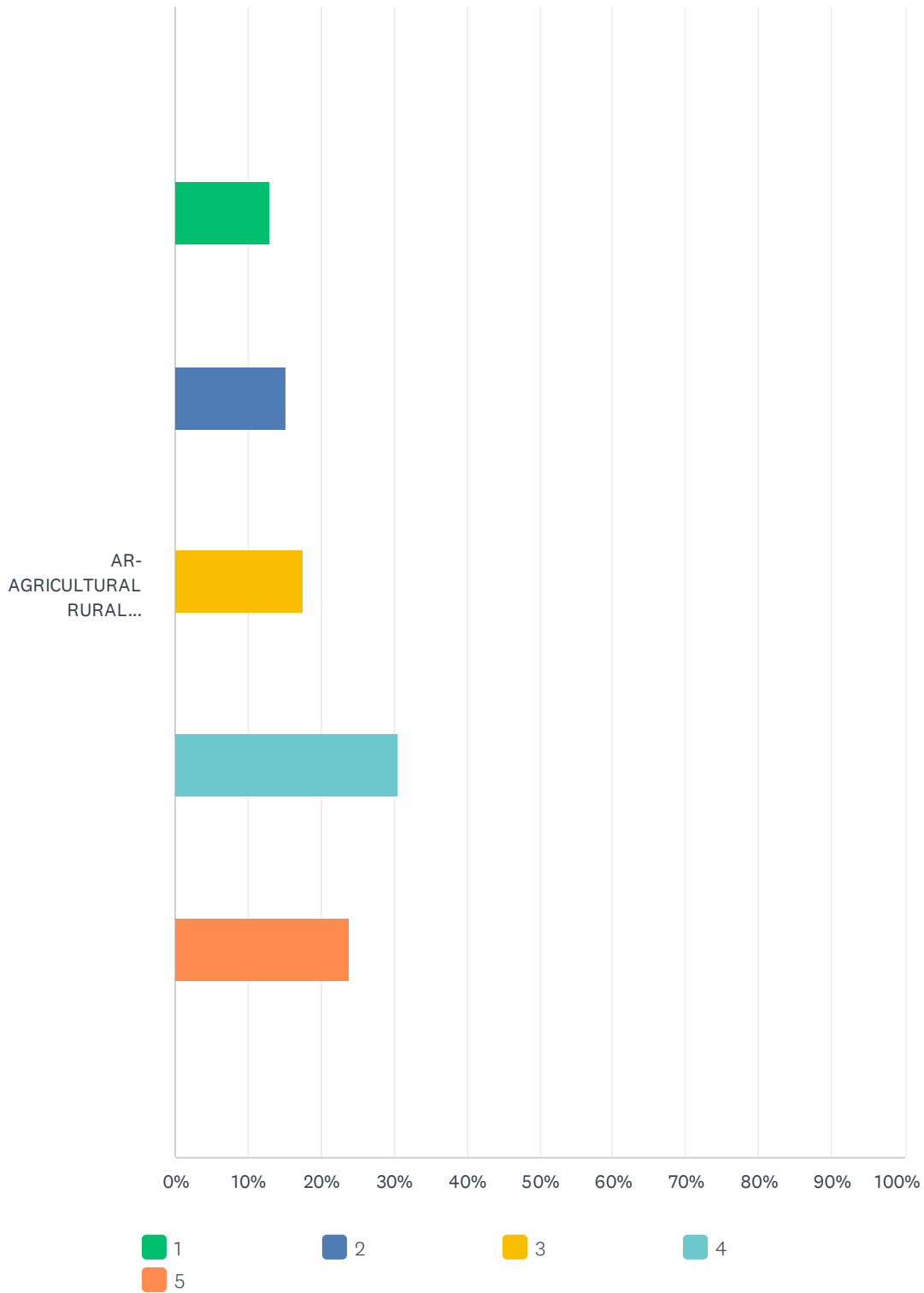
# Knox County UDO District Development Community Survey

## Rural Agriculture



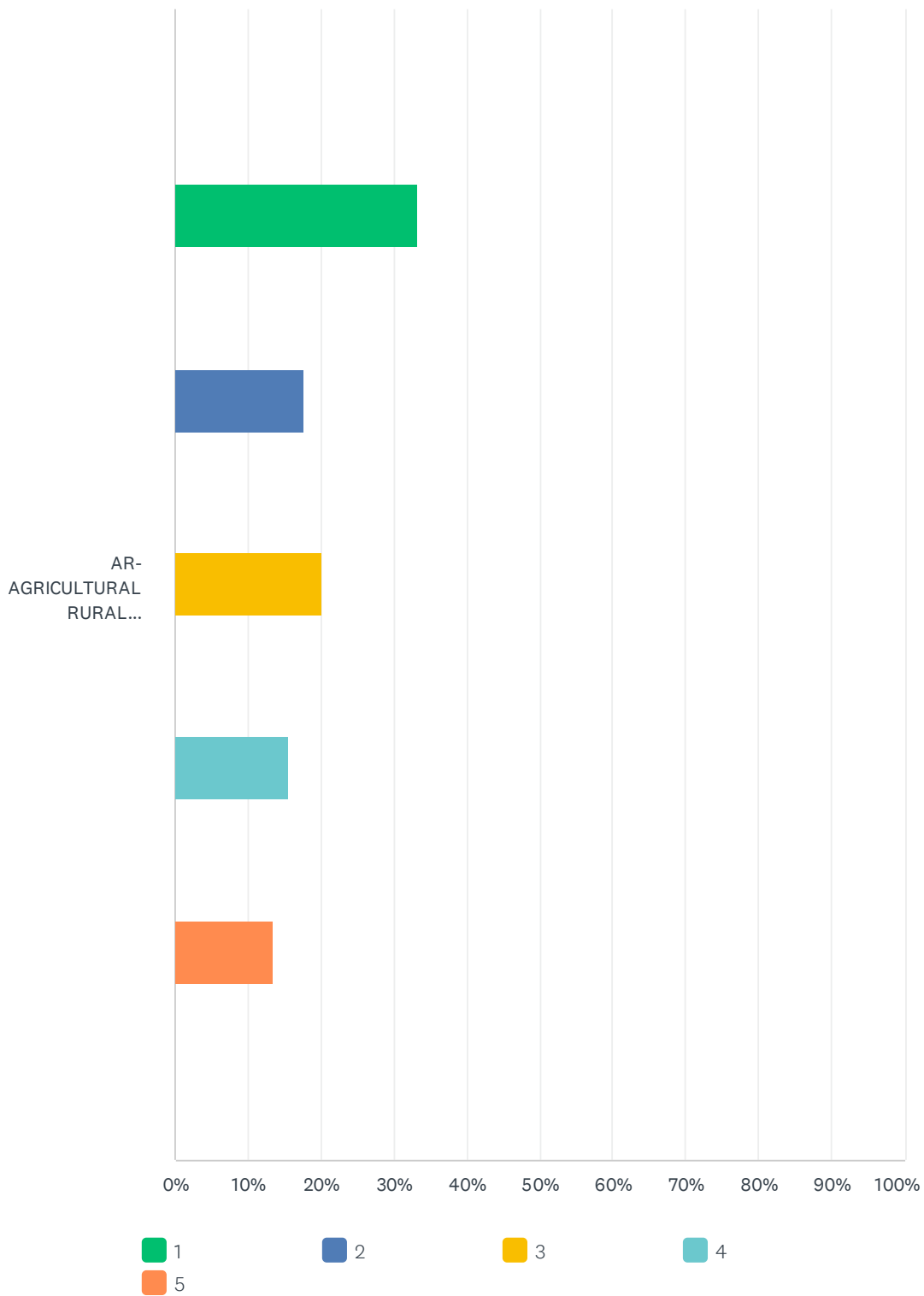
# Knox County UDO District Development Community Survey

## Rural Living






# Knox County UDO District Development Community Survey

## Rural Conservation



## Knox County UDO District Development Community Survey

Rural Agriculture						
	1	2	3	4	5	TOTAL
						
AR- AGRICULTURAL RURAL DISTRICT-Ensure preservation of agriculture land for smaller activity and compatible uses -Reduce conflicts between agriculture uses and development -Residential uses allowed but not clustered	16.98% 9	9.43% 5	20.75% 11	24.53% 13	28.30% 15	53
Rural Living						
	1	2	3	4	5	TOTAL
						
AR- AGRICULTURAL RURAL DISTRICT-Ensure preservation of agriculture land for smaller activity and compatible uses -Reduce conflicts between agriculture uses and development -Residential uses allowed but not clustered	13.04% 6	15.22% 7	17.39% 8	30.43% 14	23.91% 11	46
Rural Conservation						
	1	2	3	4	5	TOTAL
						
AR- AGRICULTURAL RURAL DISTRICT-Ensure preservation of agriculture land for smaller activity and compatible uses -Reduce conflicts between agriculture uses and development -Residential uses allowed but not clustered	33.33% 15	17.78% 8	20.00% 9	15.56% 7	13.33% 6	45

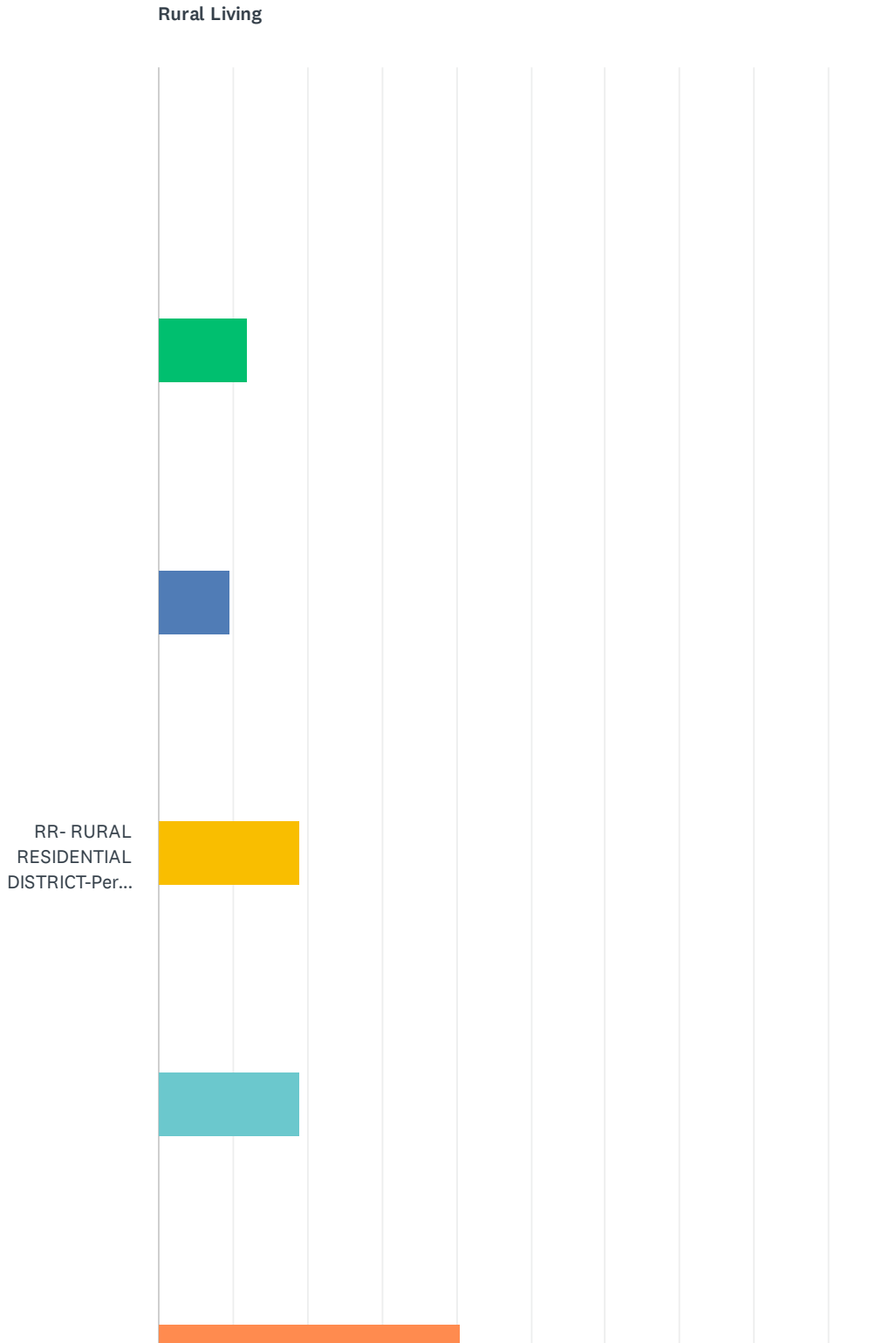
## Q6 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 8 Skipped: 50

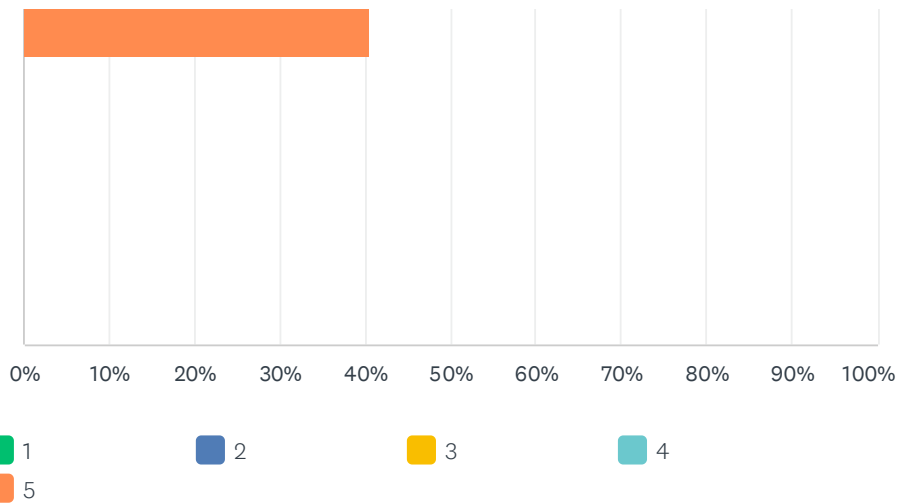
#	RESPONSES	DATE
1	Again, the Rural Conservation place type does not align with the purpose of the zoning district. It is stated clearly in the purpose statement for this zoning district that "Cluster development is not permitted within the agricultural rural zoning district;" however, the Rural Conservation place type still allows for/describes single family residential subdivisions which implies clustered development. This feels out of place in the Agricultural Rural district and seems like it could lead to many disputes. - The distinction between the "Agricultural Rural" district and the "Agricultural Preservation" district needs to be more well-defined. How is the "Agricultural Rural" district truly different than the "Agricultural Preservation" district? - The naming of this district as "Agricultural Rural" seems redundant and is actually quite confusing. It also seems that the terms agriculture and rural are being used interchangeably when they are two distinct concepts -- rural is the type of place, agriculture is an activity that may occur in that setting. This district should simply be the "Agricultural" district.	2/10/2026 8:49 PM
2	see prior comment	2/10/2026 3:41 PM
3	there is not enough property reverted to ag and rural property is not respected enough. especially with people like scott davis chewing up land out of greed with no concern for the rural nature of the county	2/10/2026 12:07 PM
4	- Again, the Rural Conservation place type does not align with the purpose of the zoning district. It is stated clearly in the purpose statement for this zoning district that "Cluster development is not permitted within the agricultural rural zoning district;" however, the Rural Conservation place type still allows for/describes single family residential subdivisions which implies clustered development. This feels out of place in the Agricultural Rural district and seems like it could lead to many disputes. - The distinction between the "Agricultural Rural" district and the "Agricultural Preservation" district needs to be more well-defined. How is the "Agricultural Rural" district truly different than the "Agricultural Preservation" district? - The naming of this district as "Agricultural Rural" seems redundant and is actually quite confusing. It also seems that the terms agriculture and rural are being used interchangeably when they are two distinct concepts -- rural is the type of place, agriculture is an activity that may occur in that setting. This district should simply be the "Agricultural" district.	2/9/2026 9:14 PM
5	AR District is an improvement over Rural Living as it emphasizes agricultural use, however, this benefit is weakened because clustered housing is specifically not allowed. This doesn't make sense as it prevents conservation subdivisions, an ideal way to preserve agriculture and environmental protection in rural areas while still allowing some housing. Perhaps your meaning of clustered housing is different than mine, since I would think "clustered housing" would require a minimum parent parcel size of 10+ acres with housing occupying 20% of that parcel.... along those lines. Is AR supposed to be similar to the Rural Conservation place type? There's a whole lot of RC on the FLU map ....and I'm not clear how RC melds into the districts in the survey. I'm thinking this (with conservation subdivisions) might be similar to RC. RC is supposed to be a "holding zone" so how are we going to phase development so it actually is a "holding zone"?	2/9/2026 2:23 PM
6	Restricting these areas will guarantee they will never be affordable to the average, working class Knox County family. Maybe that is the intent or maybe that is the unintended consequences but, that is the reality.	2/9/2026 7:43 AM
7	I agree with Commissioner Thompson's concerns regarding the agricultural/rural districts. Rural preservation should retain the name "Rural preservation" and should not allow for cluster housing. Land used for agricultural purposes should be in a zone entitled Agricultural preservation. Rural Residential should allow for a variety of very low density housing including clustered housing.	2/7/2026 10:32 AM
8	See above	2/6/2026 9:20 PM

Q7 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed RURAL RESIDENTIAL district align with each related place type from the Comprehensive Plan?\*If taking the survey on a mobile device, scroll right to view all place types.

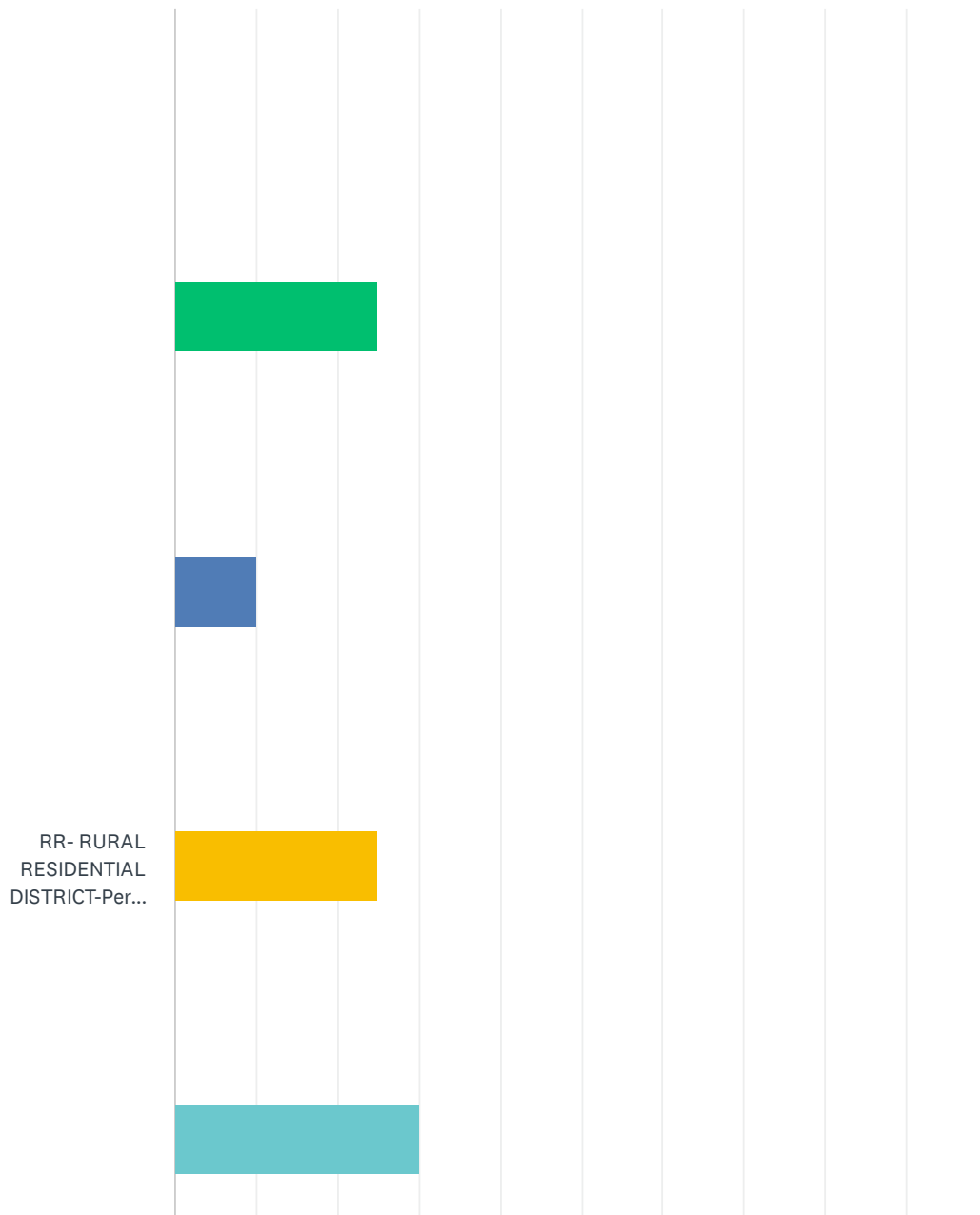
Answered: 42 Skipped: 16



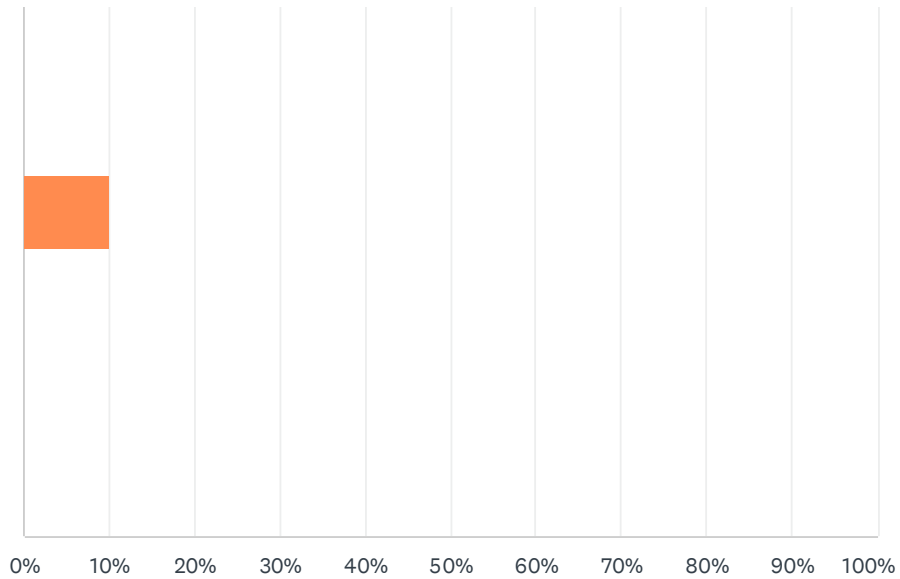
# Knox County UDO District Development Community Survey



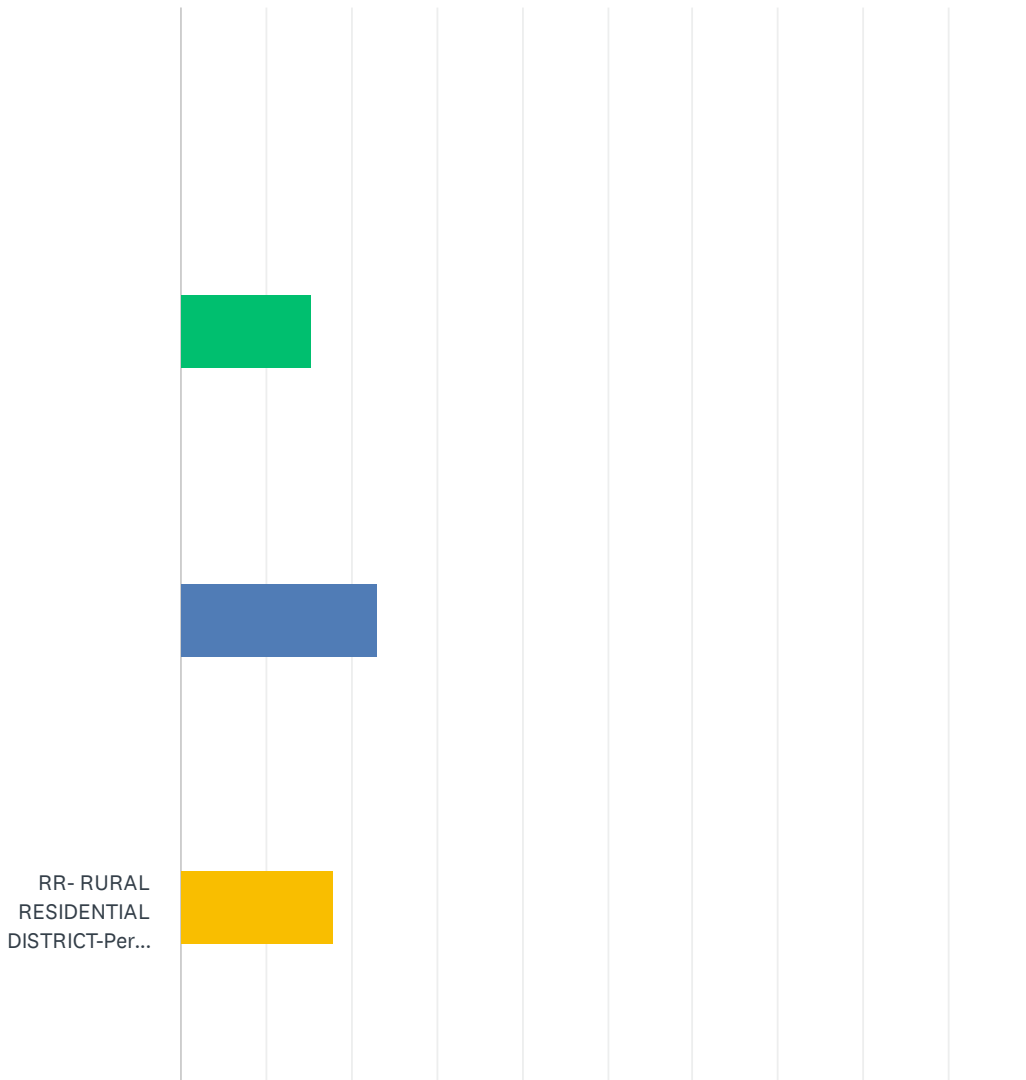
## Rural Agriculture



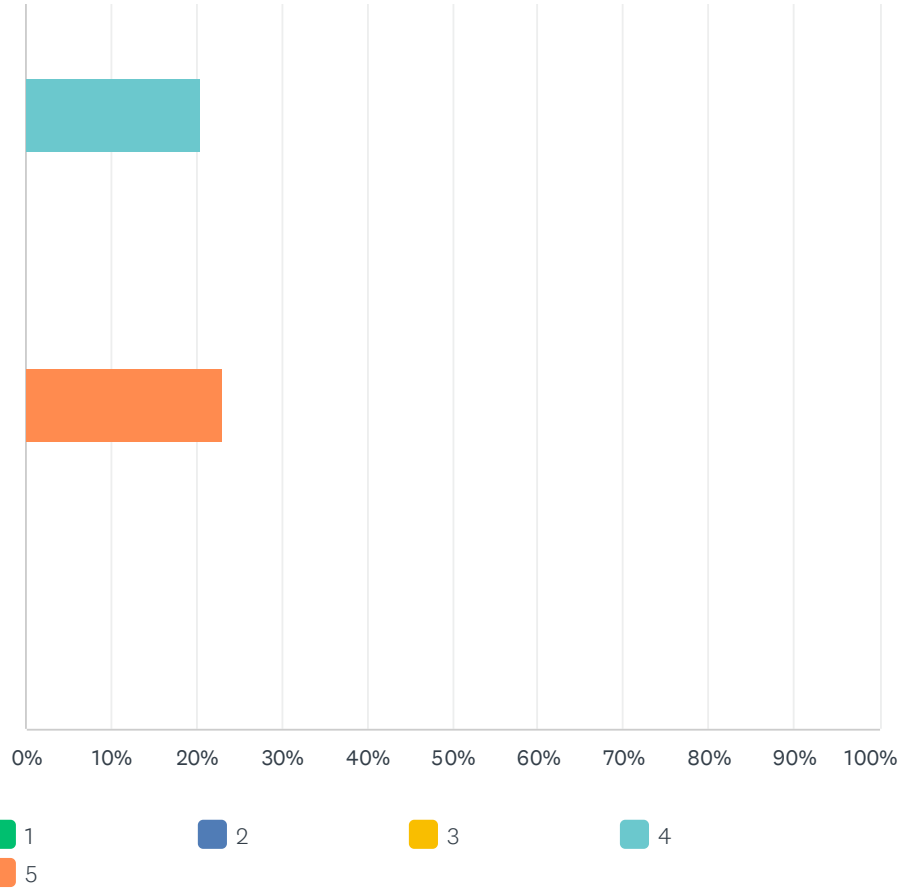
# Knox County UDO District Development Community Survey



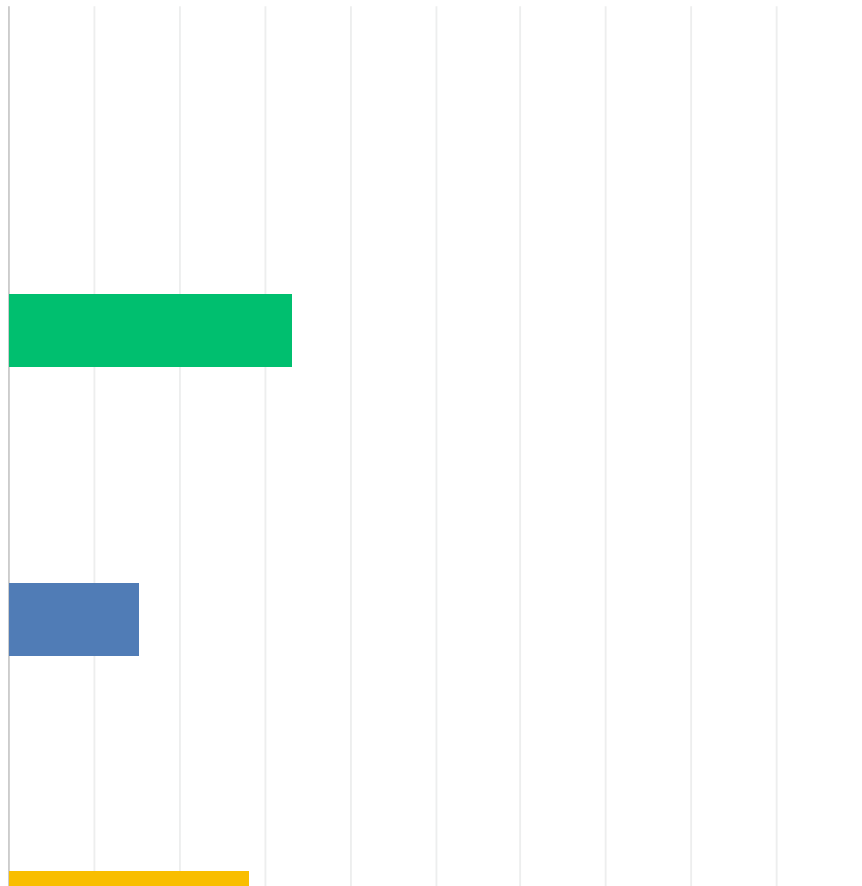
## Rural Crossroads



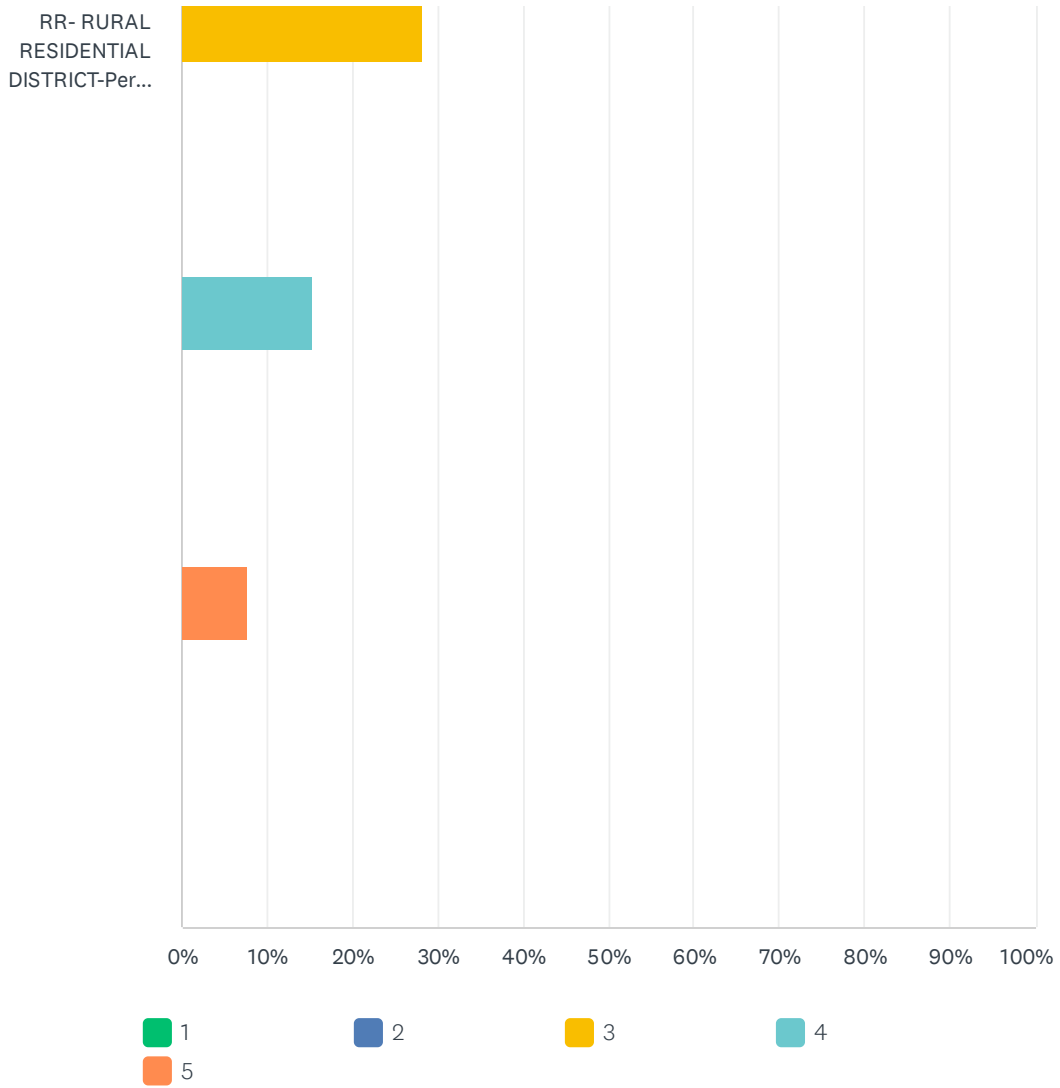
# Knox County UDO District Development Community Survey






## Rural Conservation



## Knox County UDO District Development Community Survey



Rural Living						
	1	2	3	4	5	TOTAL
 RR- RURAL RESIDENTIAL DISTRICT-Personal, small-scale farming - Low intensity residential	11.90% 5	9.52% 4	19.05% 8	19.05% 8	40.48% 17	42
Rural Agriculture						
	1	2	3	4	5	TOTAL
 RR- RURAL RESIDENTIAL DISTRICT-Personal, small-scale farming - Low intensity residential	25.00% 10	10.00% 4	25.00% 10	30.00% 12	10.00% 4	40
Rural Crossroads						
	1	2	3	4	5	TOTAL
 RR- RURAL RESIDENTIAL DISTRICT-Personal, small-scale farming - Low intensity residential	15.38% 6	23.08% 9	17.95% 7	20.51% 8	23.08% 9	39

## Knox County UDO District Development Community Survey

Rural Conservation						
	1	2	3	4	5	TOTAL
 RR- RURAL RESIDENTIAL DISTRICT-Personal, small-scale farming - Low intensity residential	33.33% 13	15.38% 6	28.21% 11	15.38% 6	7.69% 3	39

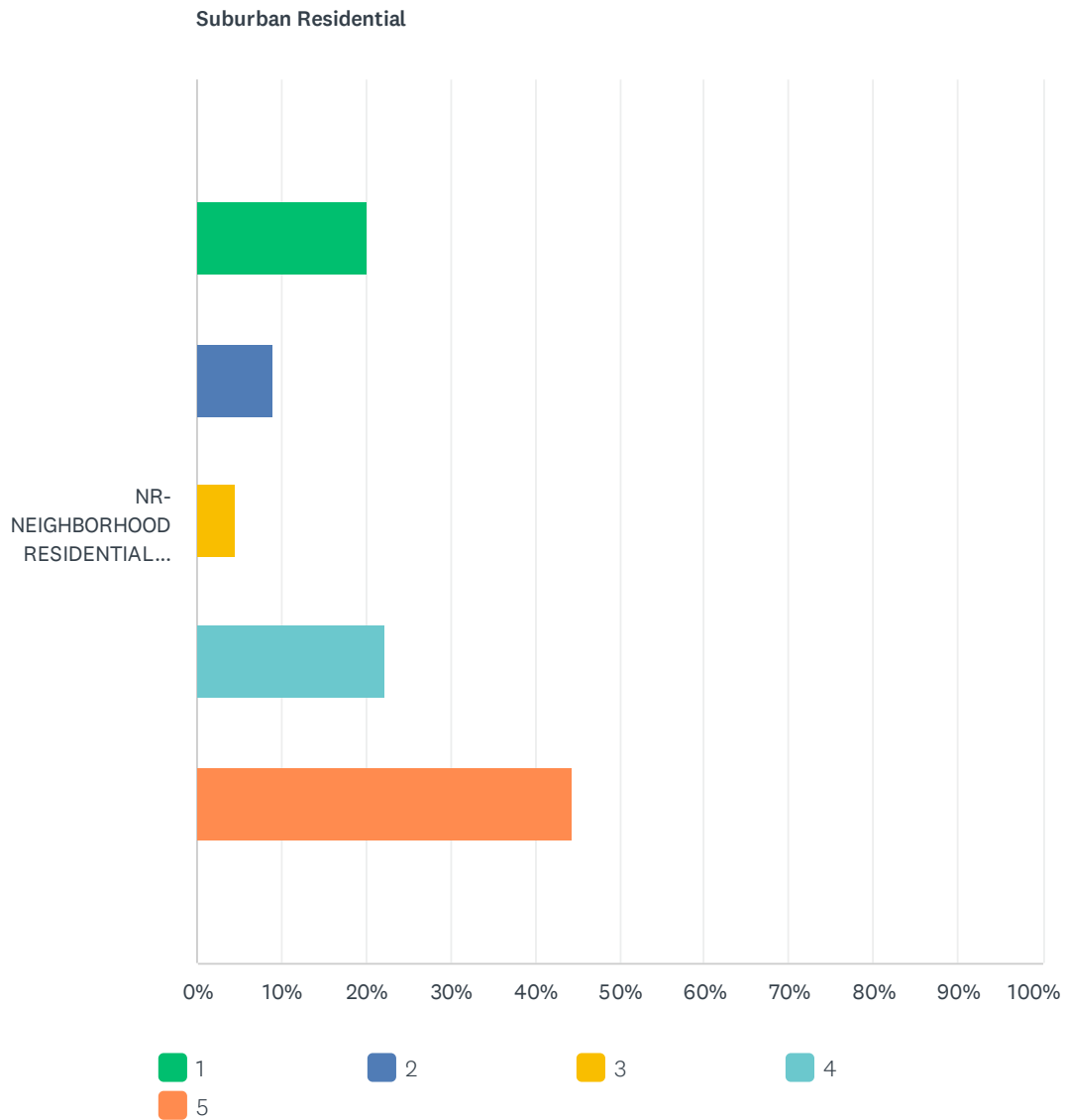
## Q8 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 6 Skipped: 52

#	RESPONSES	DATE
1	- Is only hobby farming allowed in the Rural Residential district? If so, it is not well-aligned with the Rural Agriculture and Rural Living place types. If commercial, small-scale agriculture is included in the purpose statement of the Rural Residential Agriculture district (which I believe it should be), then they would be more aligned.	2/10/2026 9:26 PM
2	RR should include provisions for rural crossroads-type development at appropriate intersections.	2/10/2026 10:09 AM
3	Rural living should permit the uses in the Rural Agriculture place type... farm stands, equestrian, accessory buildings, etc. if we really want it to allow agricultural activity. Otherwise we'll end up with one-acre subdivisions which isn't "rural" at all. It's just sprawl. The minimum parcel size will be very important here.	2/9/2026 2:32 PM
4	Restictinig these areas will gurantee they will never be affordable to the average, working class Knox County family. Maybe that is the intent or maybe that is the unintended consequences but, that is the reality.	2/9/2026 8:14 AM
5	I agree with Commissioner Thompson's concerns regarding the agricultural/rural districts. Rural preservation should retain the name "Rural preservation" and should not allow for cluster housing. Land used for agricultural purposes should be in a zone entitled Agricultural preservation. Rural Residential should allow for a variety of very low-density housing including clustered housing.	2/7/2026 10:56 AM
6	Still think the words lower density need to be in rural conservation, even if clustered. Should not get full credit for undevelopable land that is part of a parcel.	2/6/2026 9:28 PM

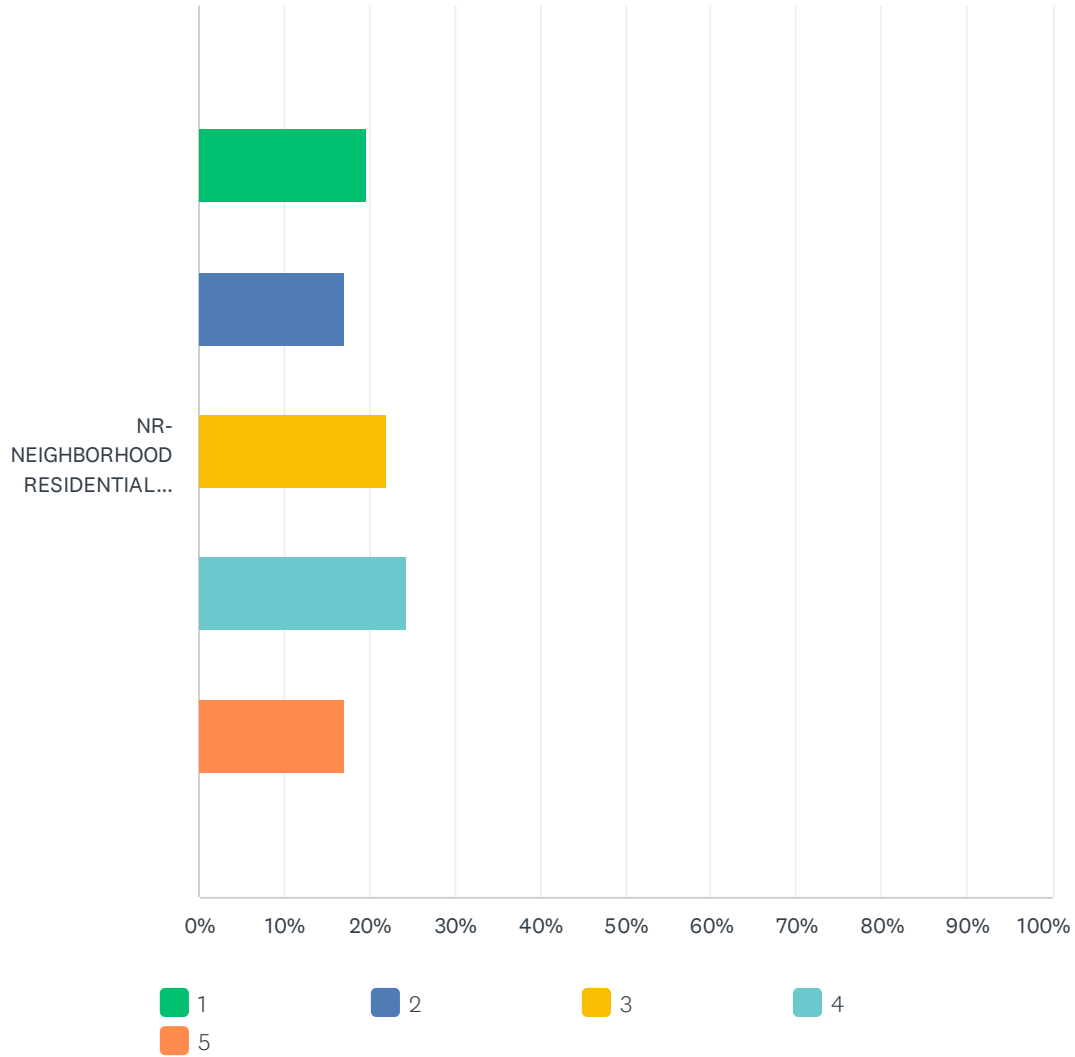
### Q9 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed NEIGHBORHOOD RESIDENTIAL district align with each related place type from the Comprehensive Plan?



Answered: 45 Skipped: 13



# Knox County UDO District Development Community Survey

## Suburban Mixed Residential



Suburban Residential						
	1	2	3	4	5	TOTAL
 NR- NEIGHBORHOOD RESIDENTIAL DISTRICT-Primarily single family residential -Attached units may be allowed in specific, known locations in NR2 -Encourage connectivity between developments	20.00% 9	8.89% 4	4.44% 2	22.22% 10	44.44% 20	45
Suburban Mixed Residential						
	1	2	3	4	5	TOTAL
 NR- NEIGHBORHOOD RESIDENTIAL DISTRICT-Primarily single family residential -Attached units may be allowed in specific, known locations in NR2 -Encourage connectivity between developments	19.51% 8	17.07% 7	21.95% 9	24.39% 10	17.07% 7	41

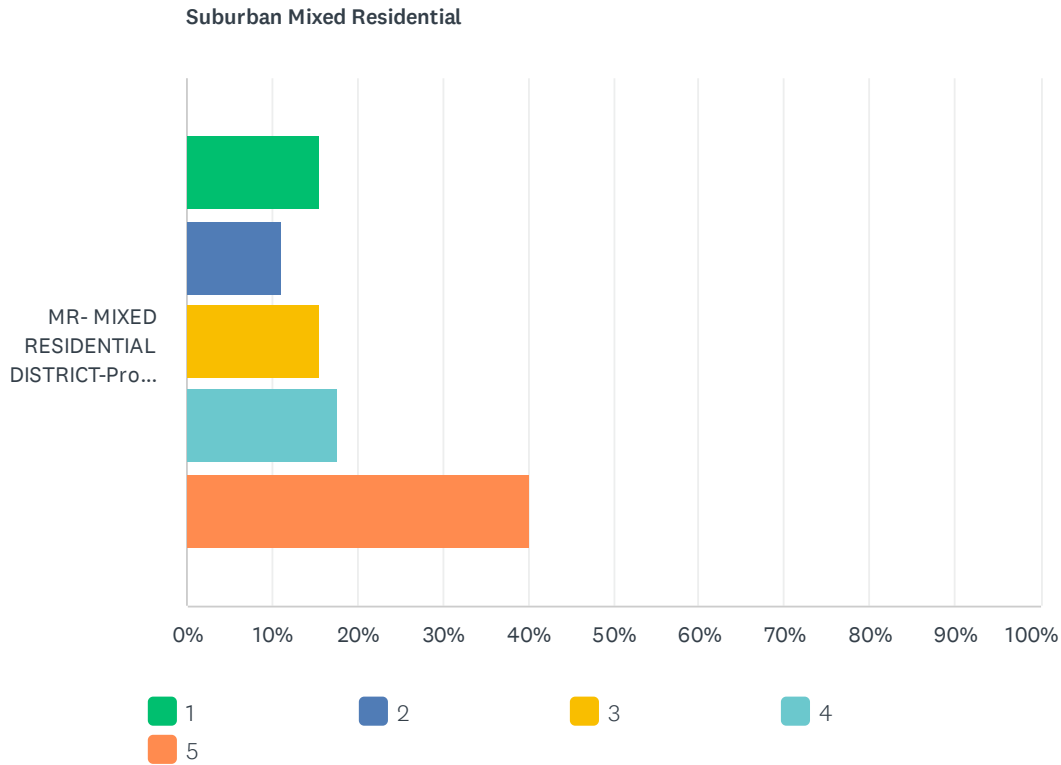
## Q10 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?


Answered: 7 Skipped: 51

#	RESPONSES	DATE
1	- Can the conservation pattern of development also apply here? Why only apply the conservation pattern in preserve areas? The suburbs also deserve access to trees and green spaces and as much should be preserved as possible. - Do those zoned for the Neighborhood Residential District have a right to garden or conduct limited, small-scale personal agriculture? Personal garden or agriculture should be listed in the purpose statement and in the uses for the place types.	2/10/2026 9:26 PM
2	The map indicates that this type of development will be the preferred dominant land use in Knox County. It appears that we are blessing continued urban sprawl , more traffic ongestion, and furthering current practices. Adding walkable connected neighborhoods is a plus. Eliminating deadend streets is a plus. The real improvement is to require smaller homes, smaller lots, less hard surfaces, and focus on Low Impact Development in all developments. Residential only developments should be minimized in Knox County.	2/10/2026 5:07 PM
3	I would encourage not just connectivity, but commercial/park space built in to connective areas between developments.	2/10/2026 10:09 AM
4	To meet the Housing Diversity vision multifamily of up to 10 units should be permitted and, in fact encouraged/required. The % of sfd's should be allowed only as a ratio of attached and multifamily units. Duplexes would have 0-ft internal side setbacks and the units individually owned. The connectivity reference falls within the Transportation Goal. NR should also allow neighborhood business. We know that developers will want to develop all sf and what the community needs is diverse housing and our roads need less traffic by interspersing neighborhood businesses within residential communities.	2/9/2026 2:32 PM
5	Most subdivisions do not want road connectivity, especially after the subdivision has been built out and established. They do not want the additional traffice and the increase in crime that comes with subdivisions with multiple entrances.	2/9/2026 8:14 AM
6	I appreciate that there will be subdistricts with delineated density ranges. This was a concern when the place types were rolled out. Having these subdistricts would have saved a recent rezoning on Westland Drive where 10 u/a was permitted in an area that is surrounded by 3 u/a (10 u/a is completely incompatible with the existing built environment). The sticking point will be how that subdistricts are applied to protect the existing character of a corridor.	2/7/2026 10:56 AM
7	I know codes are not involved yet but need to ensure that connectivity happens between the developments in this placetype - no thermometer subdivision if possible - and larger setbacks from the street. Now we see subdivisions that have only one entrance/exit and only a few feet of setback. Most every family has more than one car, and there isn't enough room to park two cars in some of these places, so they park in the street. This creates a safety problem for pedestrians as well as an issue for first responders, fire trucks, etc.	2/6/2026 9:28 PM

### Q11 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed MIXED RESIDENTIAL district align with each related place type from the Comprehensive Plan?

Answered: 45 Skipped: 13



Suburban Mixed Residential						
	1	2	3	4	5	TOTAL
 MR- MIXED RESIDENTIAL DISTRICT-Provides a variety of housing types: detached, attached and townhomes -Varied lots sizes - Commercial uses allowed in MR 2 to support residential	15.56% 7	11.11% 5	15.56% 7	17.78% 8	40.00% 18	45

## Q12 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 6 Skipped: 52

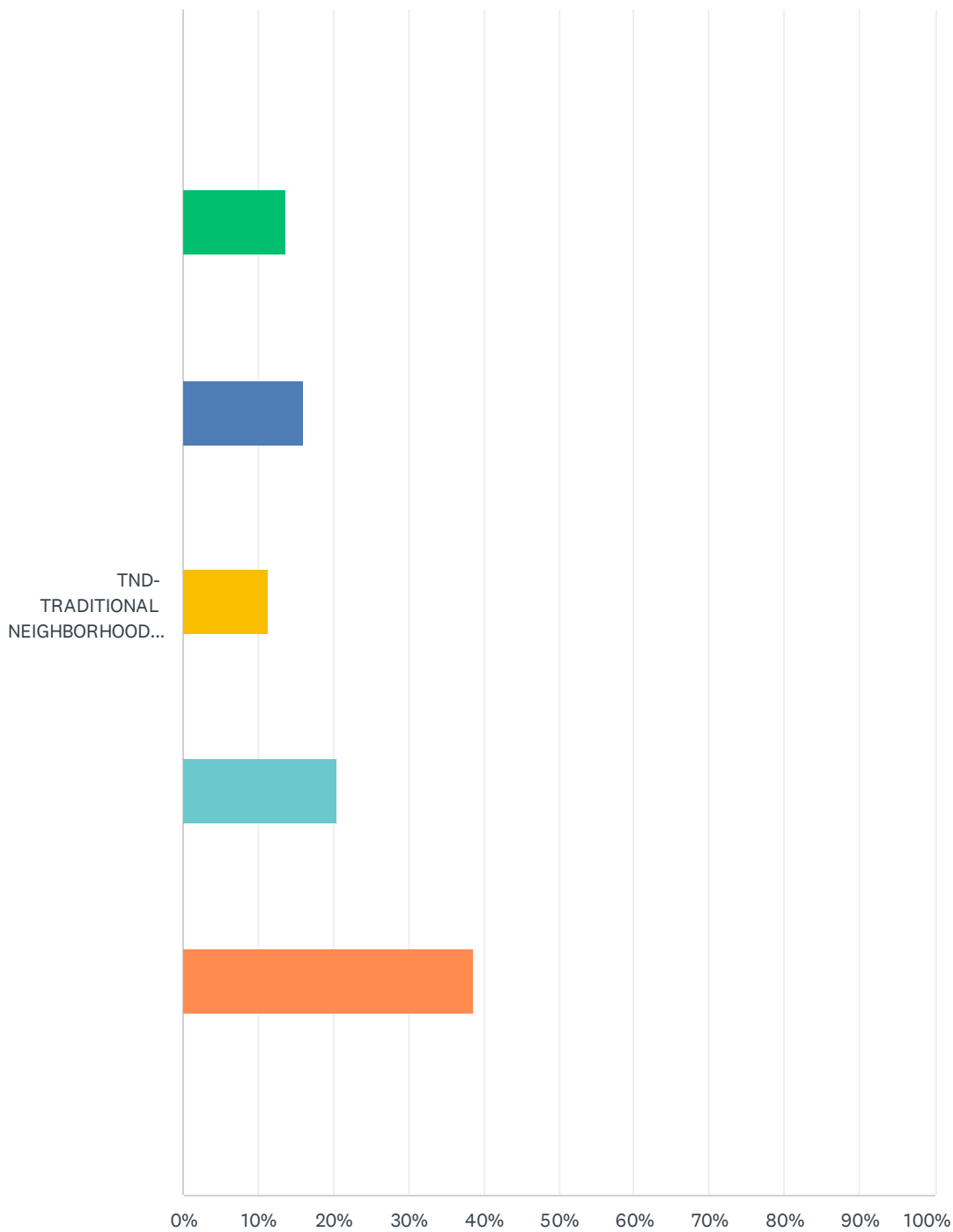
#	RESPONSES	DATE
1	- Do those zoned for the Mixed Residential District have a right to garden or conduct limited, small-scale personal agriculture? Every residential district and place type should allow for personal gardens or agriculture.	2/10/2026 9:26 PM
2	This is a step in the right direction to develop affordable housing and more democratic neighborhoods,	2/10/2026 5:07 PM
3	The difference between NR and MR would be the #units per mf structure.	2/9/2026 2:32 PM
4	All subdivisions should offer the potential for mixed use, especially in housing types and price points, to offer a variety of housing types allowing residents to move within the subdivision depending on their place in life both economically and environmentally.	2/9/2026 8:14 AM
5	Currently, General Residential (RB) allows for far too wide a range of densities from single wide trailers to multifamily up to 12 u/a. It has lead to property being rezoned for one use, that is compatible in density to the surrounding area, only to be redeveloped for much denser use (the Loop Road apartments are a prime example). Small scale multifamily to the average Knox County resident is a lot less dense than what developers ask for. I do hope the average citizens' perspective is considered when delineating exactly what small scale multi-family means. I do like that there is a proposal to include subdistricts in this zoning district. Protect existing residential from incompatible development.	2/7/2026 10:56 AM
6	I think providing a mix of housing is a good thing, especially as the population ages and people want smaller, more manageable housing.	2/6/2026 9:28 PM

**Q13 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed TRADITIONAL NEIGHBORHOOD DEVELOPMENT district align with each related place type from the Comprehensive Plan?**

Answered: 44 Skipped: 14

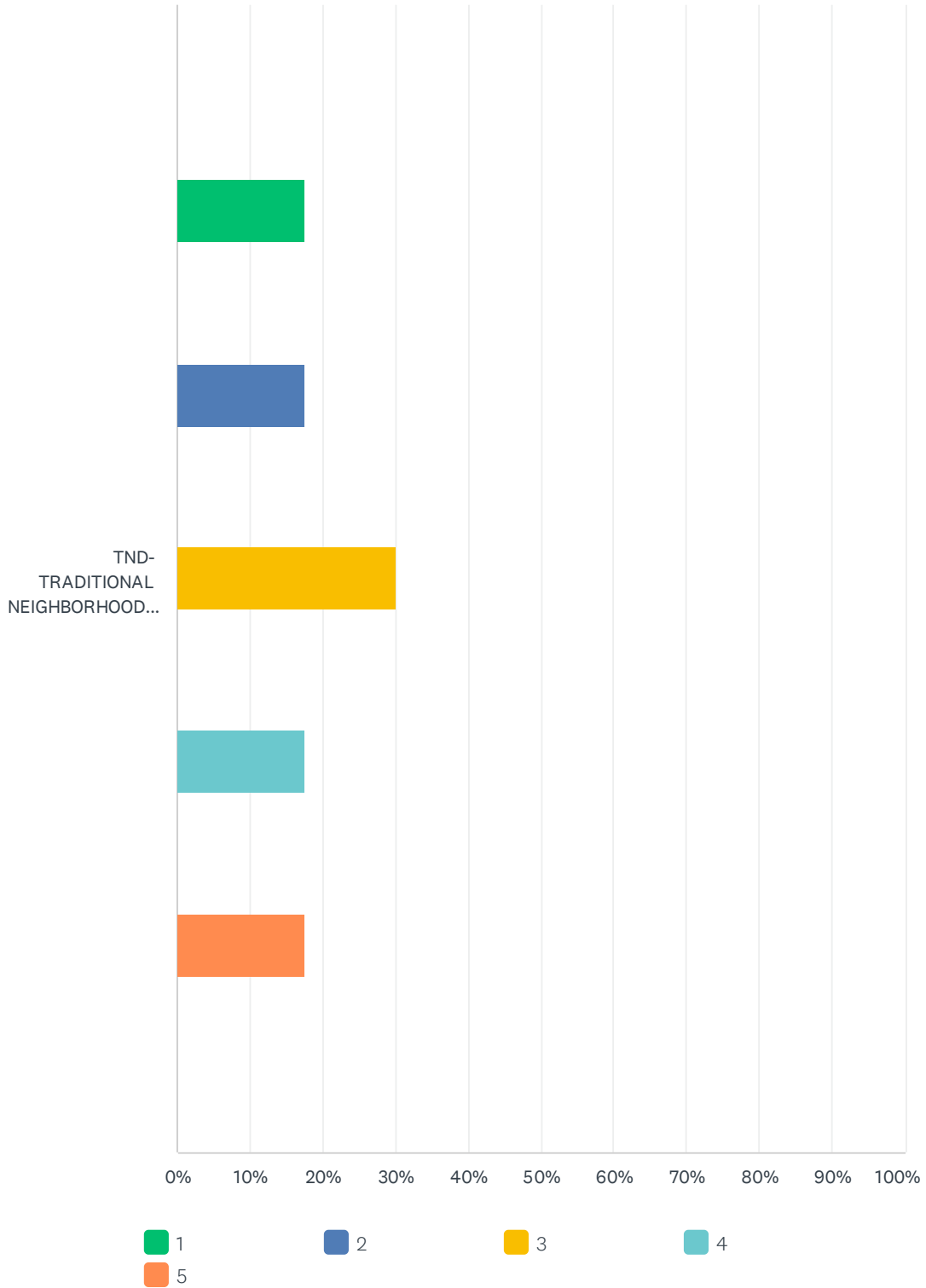
# Knox County UDO District Development Community Survey

## Traditional Neighborhood



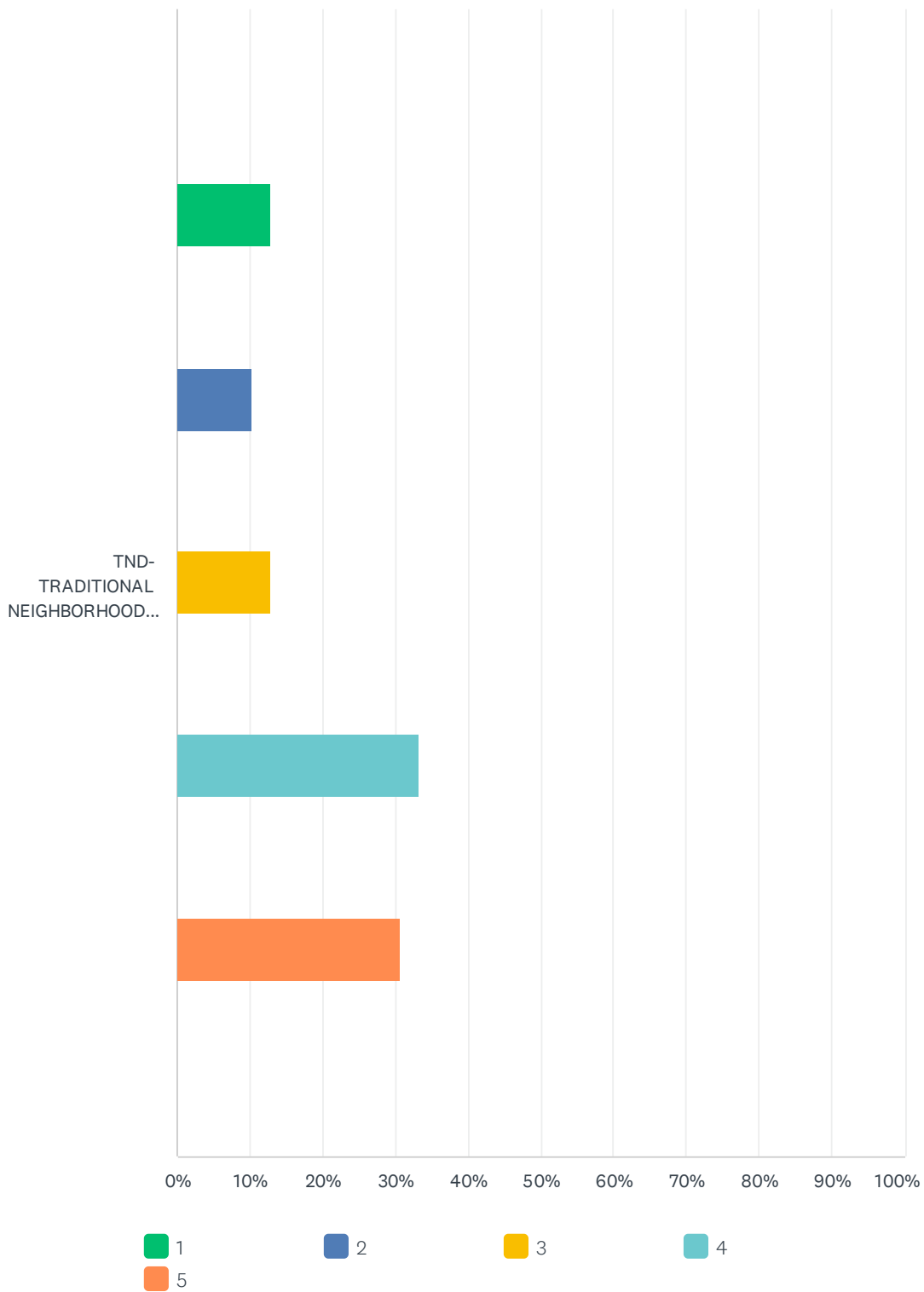
# Knox County UDO District Development Community Survey

## Corridor Mixed-Use






# Knox County UDO District Development Community Survey

## Town Center Mixed-Use



## Knox County UDO District Development Community Survey

Traditional Neighborhood						
	1	2	3	4	5	TOTAL
						
TND- TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT- Small scale neighborhood center with shared public space & commercial use -A mix of housing types -Adjacent to and connecting neighborhoods	13.64% 6	15.91% 7	11.36% 5	20.45% 9	38.64% 17	44
Corridor Mixed-Use						
	1	2	3	4	5	TOTAL
						
TND- TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT- Small scale neighborhood center with shared public space & commercial use -A mix of housing types -Adjacent to and connecting neighborhoods	17.50% 7	17.50% 7	30.00% 12	17.50% 7	17.50% 7	40
Town Center Mixed-Use						
	1	2	3	4	5	TOTAL
						
TND- TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT- Small scale neighborhood center with shared public space & commercial use -A mix of housing types -Adjacent to and connecting neighborhoods	12.82% 5	10.26% 4	12.82% 5	33.33% 13	30.77% 12	39

## Q14 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 5 Skipped: 53

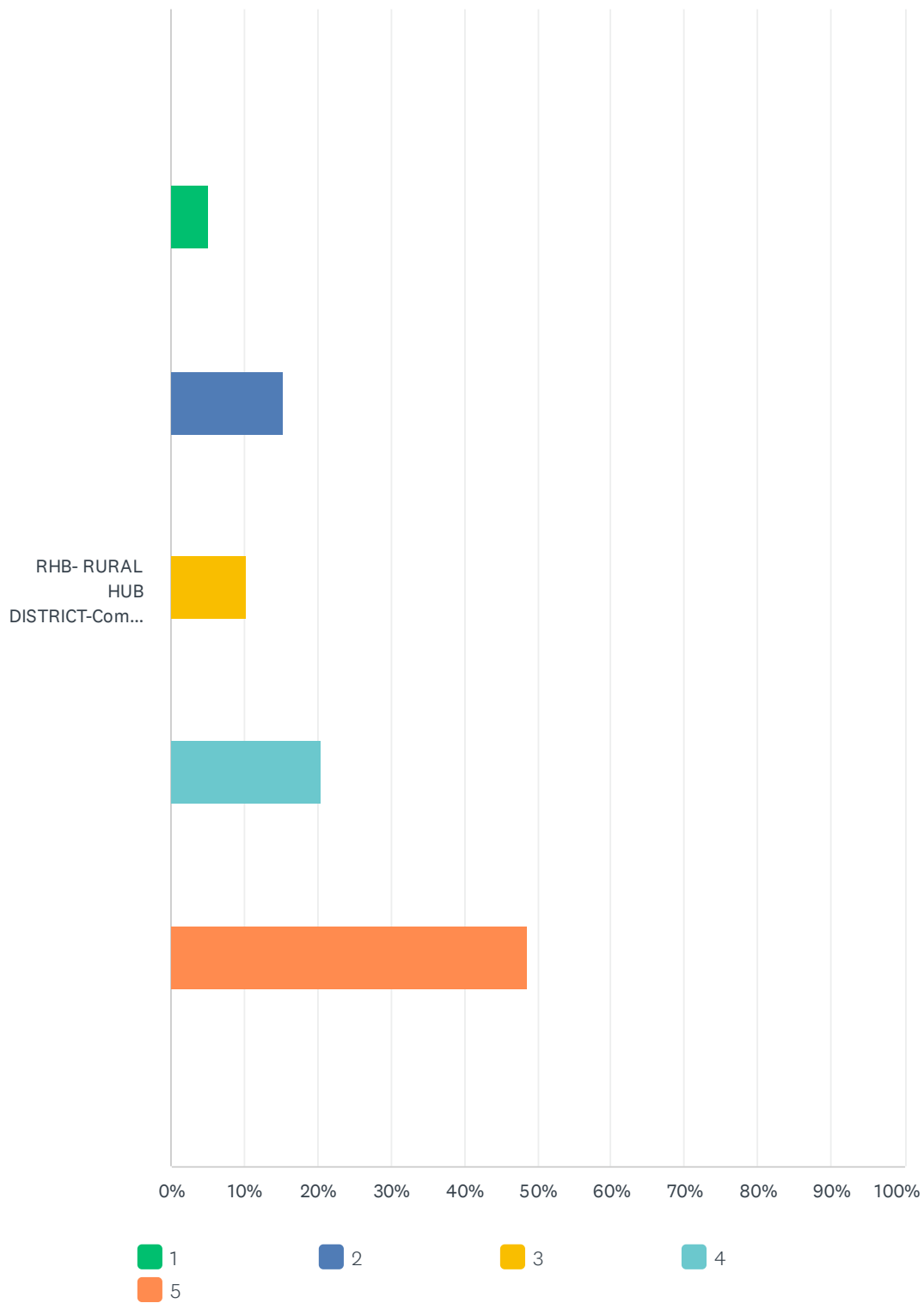
#	RESPONSES	DATE
1	- The inclusion of the word "traditional" in the name of the district is confusing as this is not the typical or traditional set-up of neighborhoods. I would suggest potentially changing the name to avoid confusion with the Neighborhood Residential District or the Mixed Residential District. - What is the distinction between the Corridor Mixed-Use and the Town Center Mixed-Use place types beyond moderate and large scale development? It seems that there needs to be a clearer difference between the two. - If this type of development is possible, it should be prioritized over Neighborhood Residential Districts and Mixed Residential Districts. Neighborhoods that are walkable/bikable and include close access to commercial stores, community spaces, and green spaces are always better than strictly residential environments that require cars for transportation and can be quite isolating.	2/10/2026 9:26 PM
2	Straight, grid style streets should be emphasized in these districts.	2/10/2026 10:09 AM
3	Often commercial districts allowing residential don't have residential and vice versa. Can this require both commercial and residential and not just 'allow' it? I think of this as creating hamlets or nodes for community place making. With careful language construction this could further the Community Character and Work Force goals.	2/9/2026 2:32 PM
4	Both Traditional Neighborhood and Town Center Mixed-Use are great concepts but not necessarily applicable or practical in Knox County. Knox County has very limited large scale acreage allowing for such developments. Where we do find these larger tracts, they have been overlaid with conservation restrictions which virtually eliminates the ability to do Traditional or Town Center developments.	2/9/2026 8:14 AM
5	Same comment as above. Sidewalks, walkable areas with easy access to commercial/school/church areas would be great.	2/6/2026 9:28 PM

**Q15 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed RURAL HUB district align with each related place type from the Comprehensive Plan?**

Answered: 39 Skipped: 19

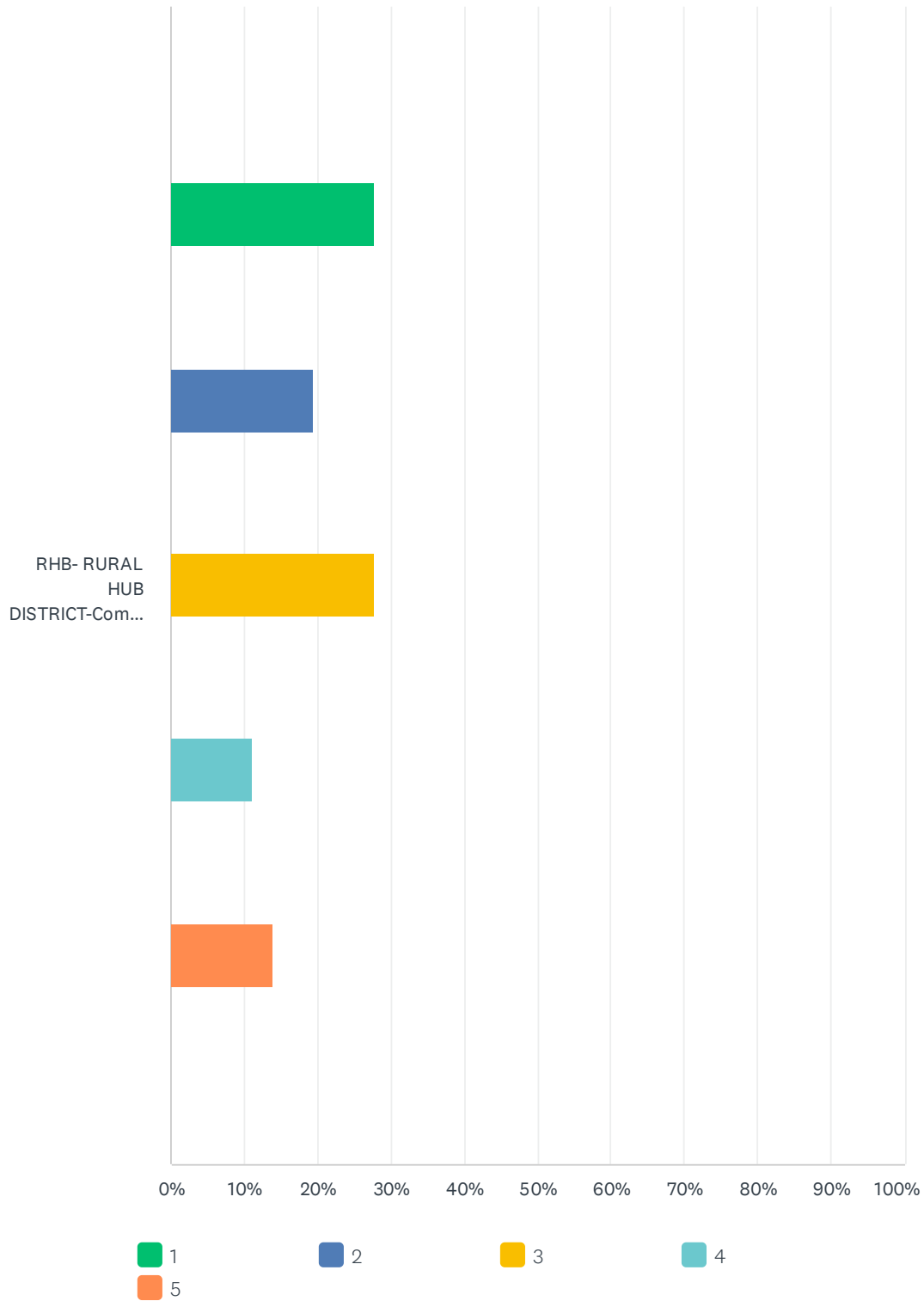
# Knox County UDO District Development Community Survey

## Rural Crossroads Commercial



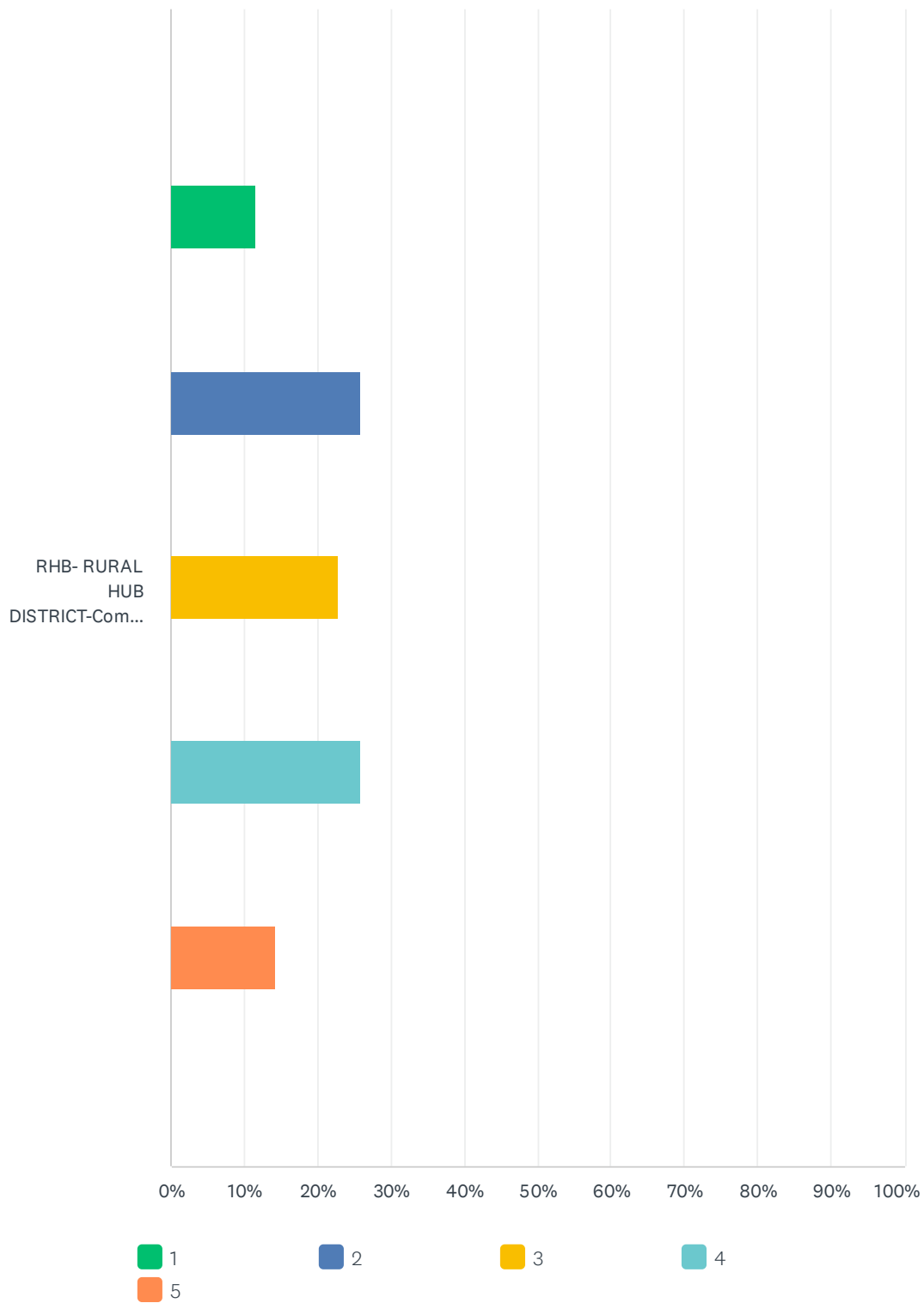
# Knox County UDO District Development Community Survey

## Rural Agriculture






# Knox County UDO District Development Community Survey

## Rural Living



## Knox County UDO District Development Community Survey

Rural Crossroads Commercial						
	1	2	3	4	5	TOTAL
						
RHB- RURAL HUB DISTRICT-Commercial retail and services to support rural residential neighborhoods -Limited residential uses allowed -Located near or at intersections	5.13% 2	15.38% 6	10.26% 4	20.51% 8	48.72% 19	39
Rural Agriculture						
	1	2	3	4	5	TOTAL
						
RHB- RURAL HUB DISTRICT-Commercial retail and services to support rural residential neighborhoods -Limited residential uses allowed -Located near or at intersections	27.78% 10	19.44% 7	27.78% 10	11.11% 4	13.89% 5	36
Rural Living						
	1	2	3	4	5	TOTAL
						
RHB- RURAL HUB DISTRICT-Commercial retail and services to support rural residential neighborhoods -Limited residential uses allowed -Located near or at intersections	11.43% 4	25.71% 9	22.86% 8	25.71% 9	14.29% 5	35

## Q16 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 4 Skipped: 54

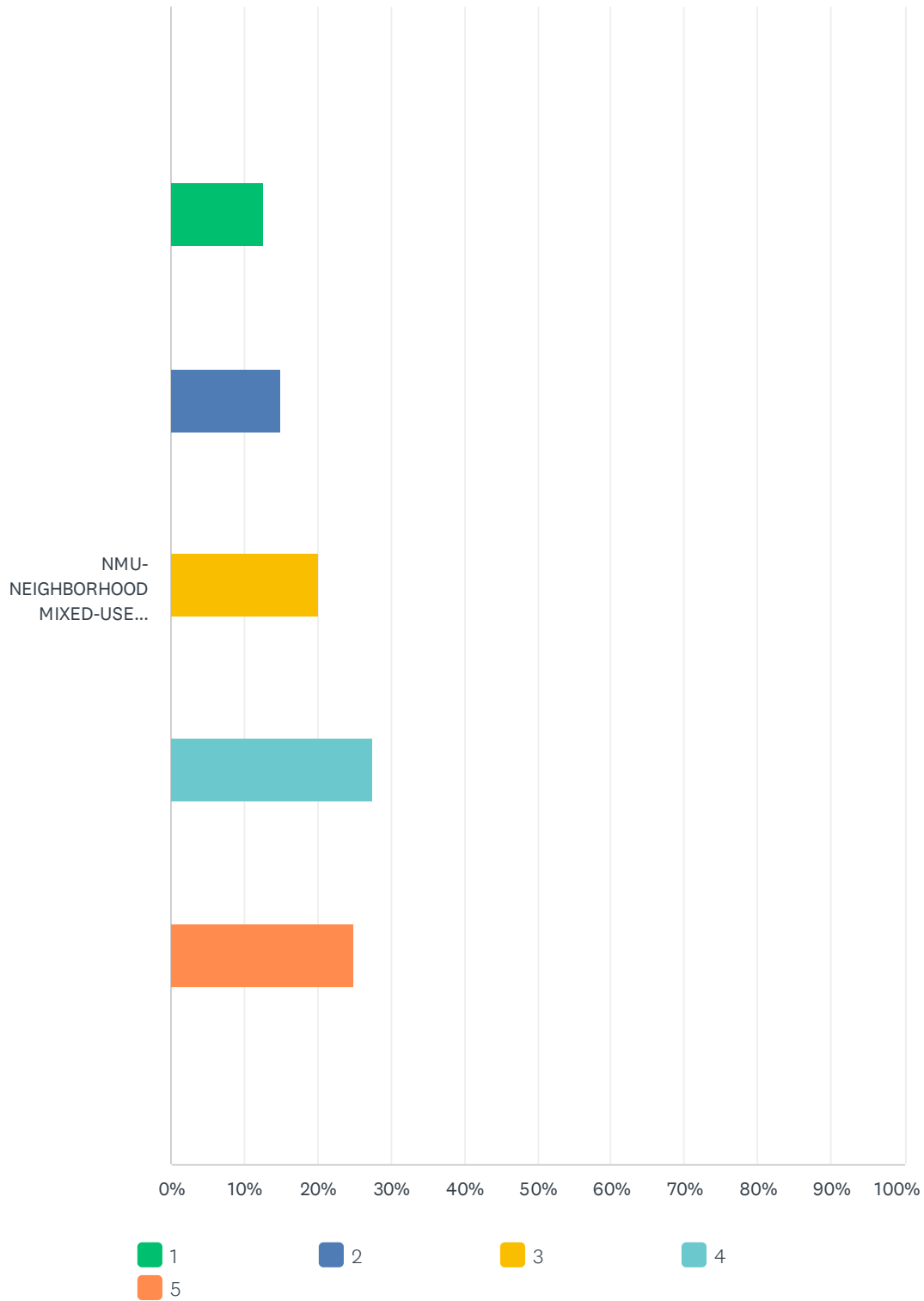
#	RESPONSES	DATE
1	Okay to allow limited multifamily options in rural crossroads if they fit with the growth and needs of the community	2/10/2026 7:21 AM
2	What about wholesale services supporting agricultural needs?	2/9/2026 2:49 PM
3	All commercial and industrial zoning districts should allow for residential uses. Not sure why they would not allow residential.	2/9/2026 8:20 AM
4	Farm stores, gas stations might be appropriate. Other than that, not really a fan.	2/6/2026 9:38 PM

**Q17 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed NEIGHBORHOOD MIXED-USE district align with each related place type from the Comprehensive Plan?**

Answered: 40 Skipped: 18

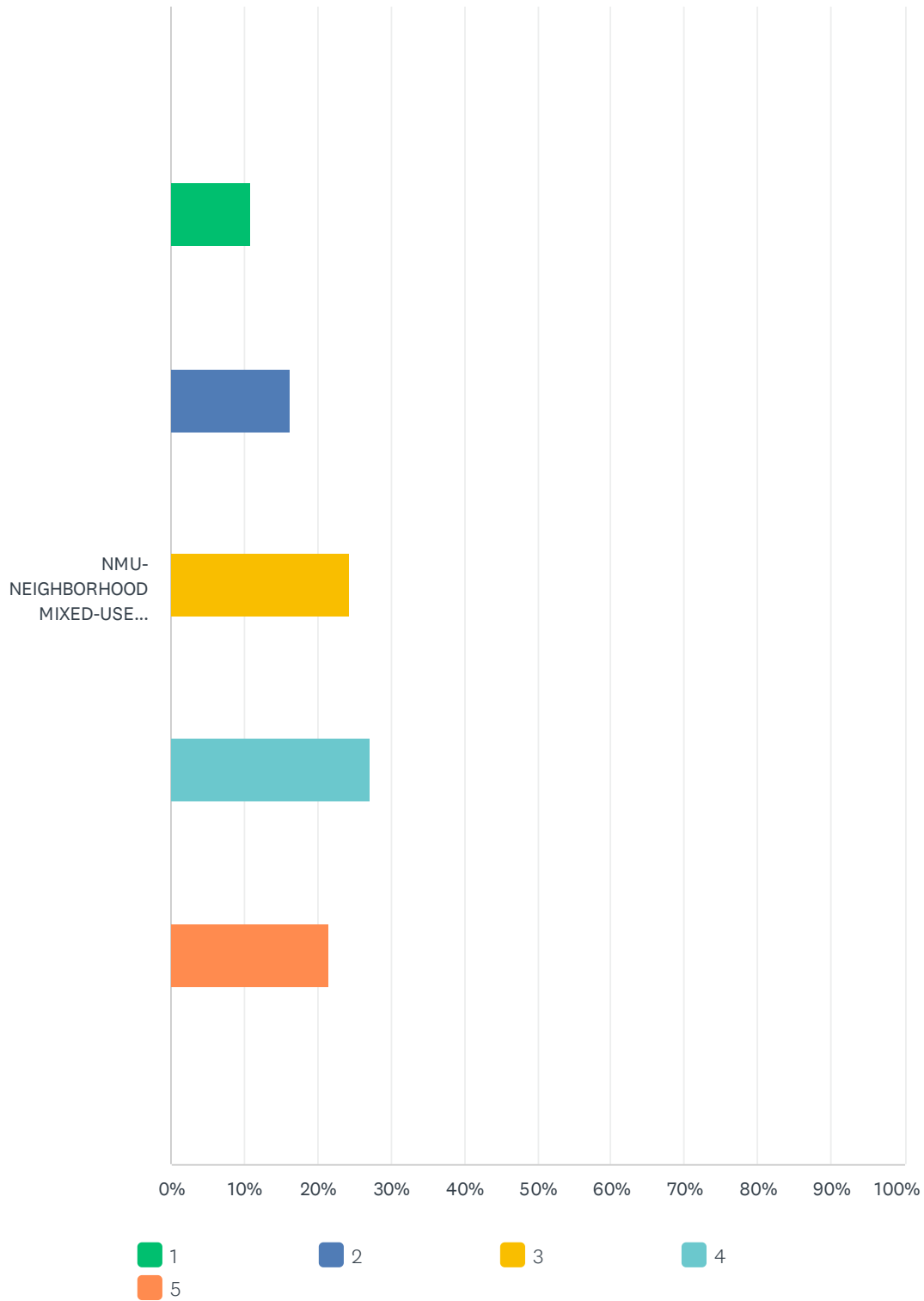
# Knox County UDO District Development Community Survey

## Suburban Mixed Residential



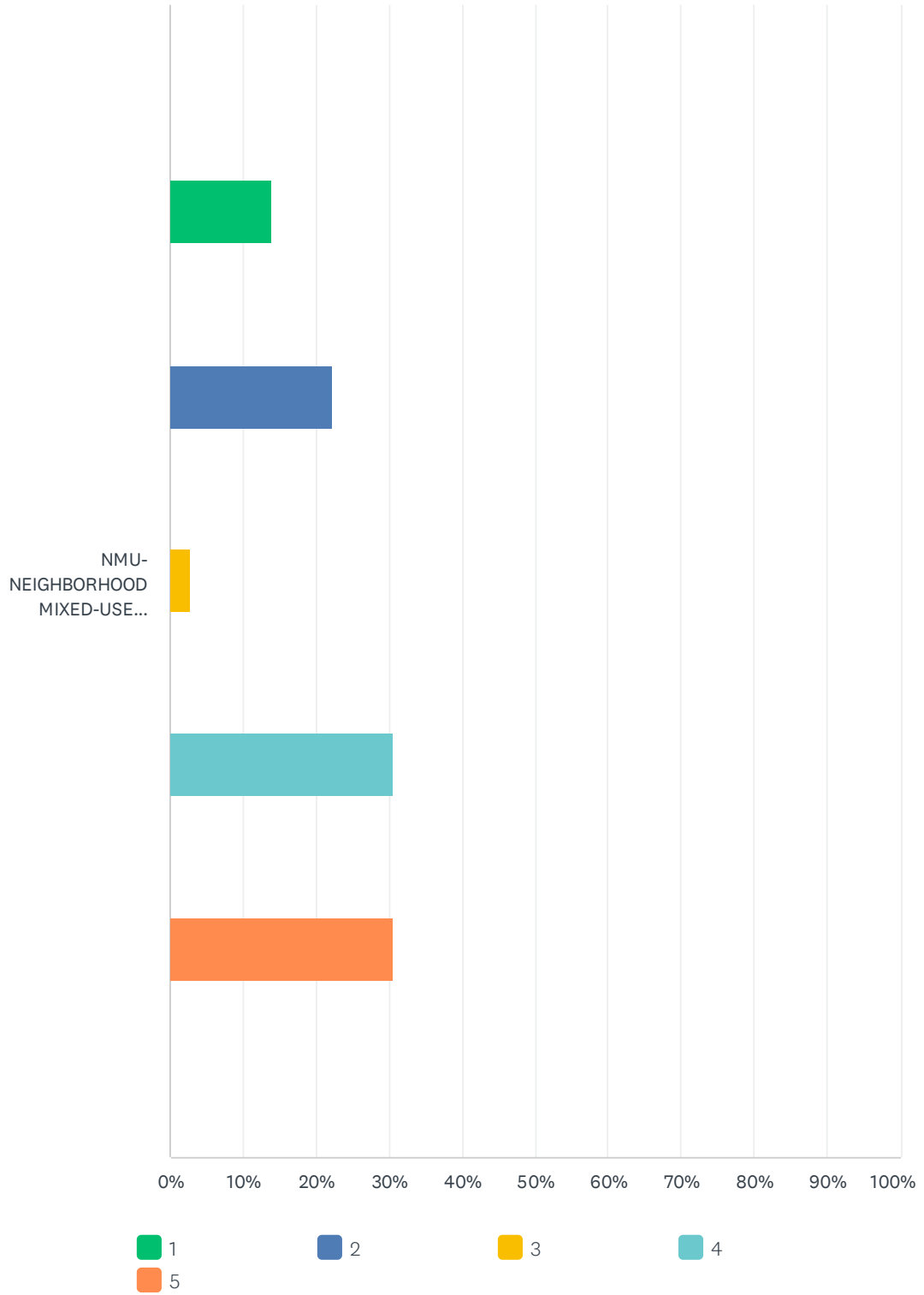
# Knox County UDO District Development Community Survey

## Traditional Neighborhood






# Knox County UDO District Development Community Survey

## Corridor Mixed-Use



## Knox County UDO District Development Community Survey

Suburban Mixed Residential						
	1	2	3	4	5	TOTAL
						
NMU- NEIGHBORHOOD MIXED-USE DISTRICT-Small scale commercial to meet the needs of surrounding neighborhoods - Compatible with surrounding development with limited residential - Located on the edge of residential development and at intersections	12.50% 5	15.00% 6	20.00% 8	27.50% 11	25.00% 10	40
Traditional Neighborhood						
	1	2	3	4	5	TOTAL
						
NMU- NEIGHBORHOOD MIXED-USE DISTRICT-Small scale commercial to meet the needs of surrounding neighborhoods - Compatible with surrounding development with limited residential - Located on the edge of residential development and at intersections	10.81% 4	16.22% 6	24.32% 9	27.03% 10	21.62% 8	37
Corridor Mixed-Use						
	1	2	3	4	5	TOTAL
						
NMU- NEIGHBORHOOD MIXED-USE DISTRICT-Small scale commercial to meet the needs of surrounding neighborhoods - Compatible with surrounding development with limited residential - Located on the edge of residential development and at intersections	13.89% 5	22.22% 8	2.78% 1	30.56% 11	30.56% 11	36

## Q18 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 4 Skipped: 54

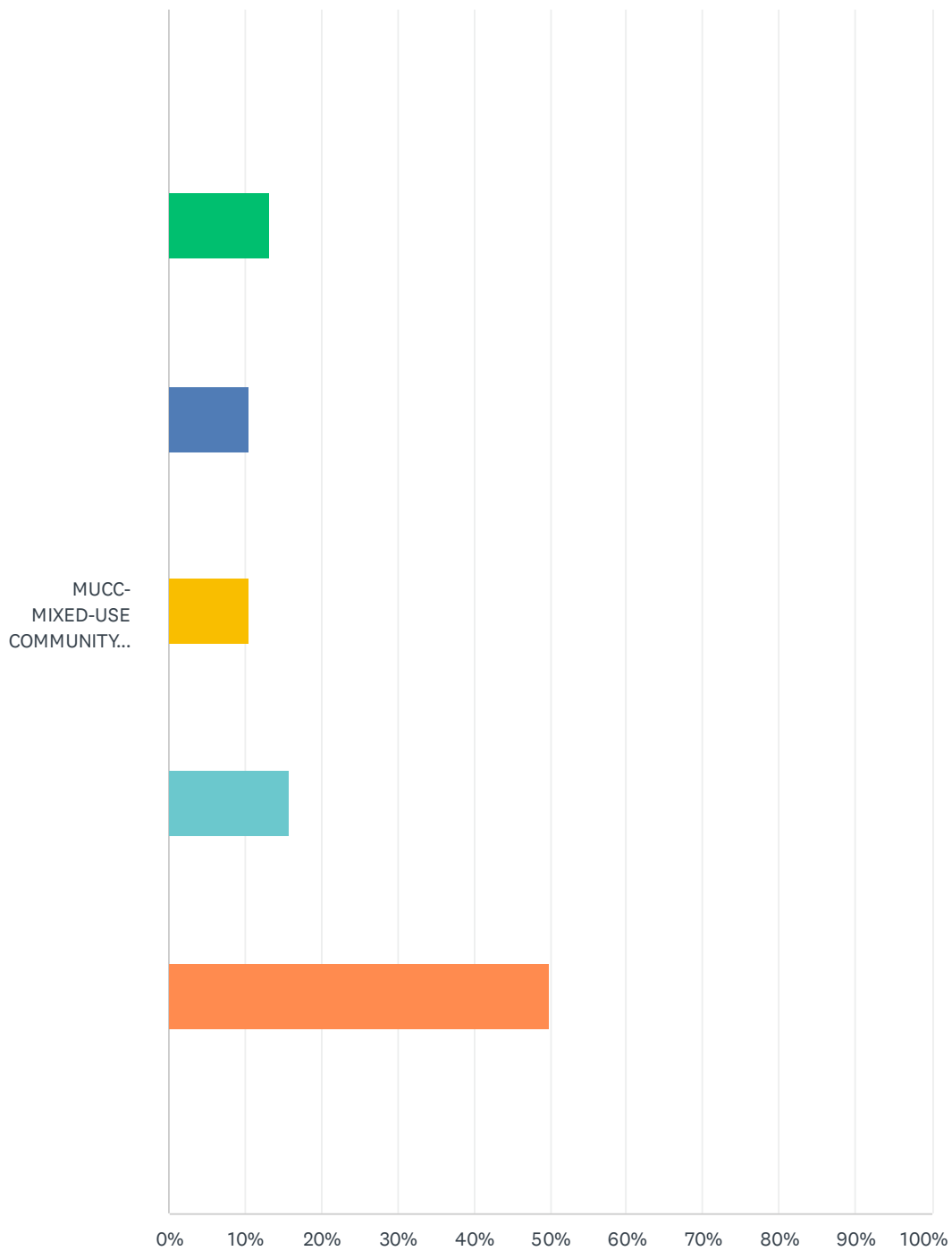
#	RESPONSES	DATE
1	- How is this distinct from the Traditional Neighborhood Development District? It seems that the Traditional Neighborhood District already includes these uses in its definition, so this district seems like it would apply more to place types that do not already incorporate elements of residential, commercial, and civic spaces so intimately.	2/10/2026 9:44 PM
2	What about second story residential? Add connectivity since it supports surrounding neighborhoods.	2/9/2026 2:49 PM
3	All commercial and industrial zoning districts should allow for residential uses. Not sure why they would not allow residential.	2/9/2026 8:20 AM
4	It would be okay if not allowed to get too big. It's a good idea to have some useful commercial/church/school near residential, just ensure it is useful. Like grocery/gas/library/post office and ensure it doesn't encroach on nearby residential and create a nuisance with lighting, lack of landscaping, etc.	2/6/2026 9:38 PM

**Q19 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed MIXED-USE COMMUNITY CORRIDOR district align with each related place type from the Comprehensive Plan?**

Answered: 38 Skipped: 20

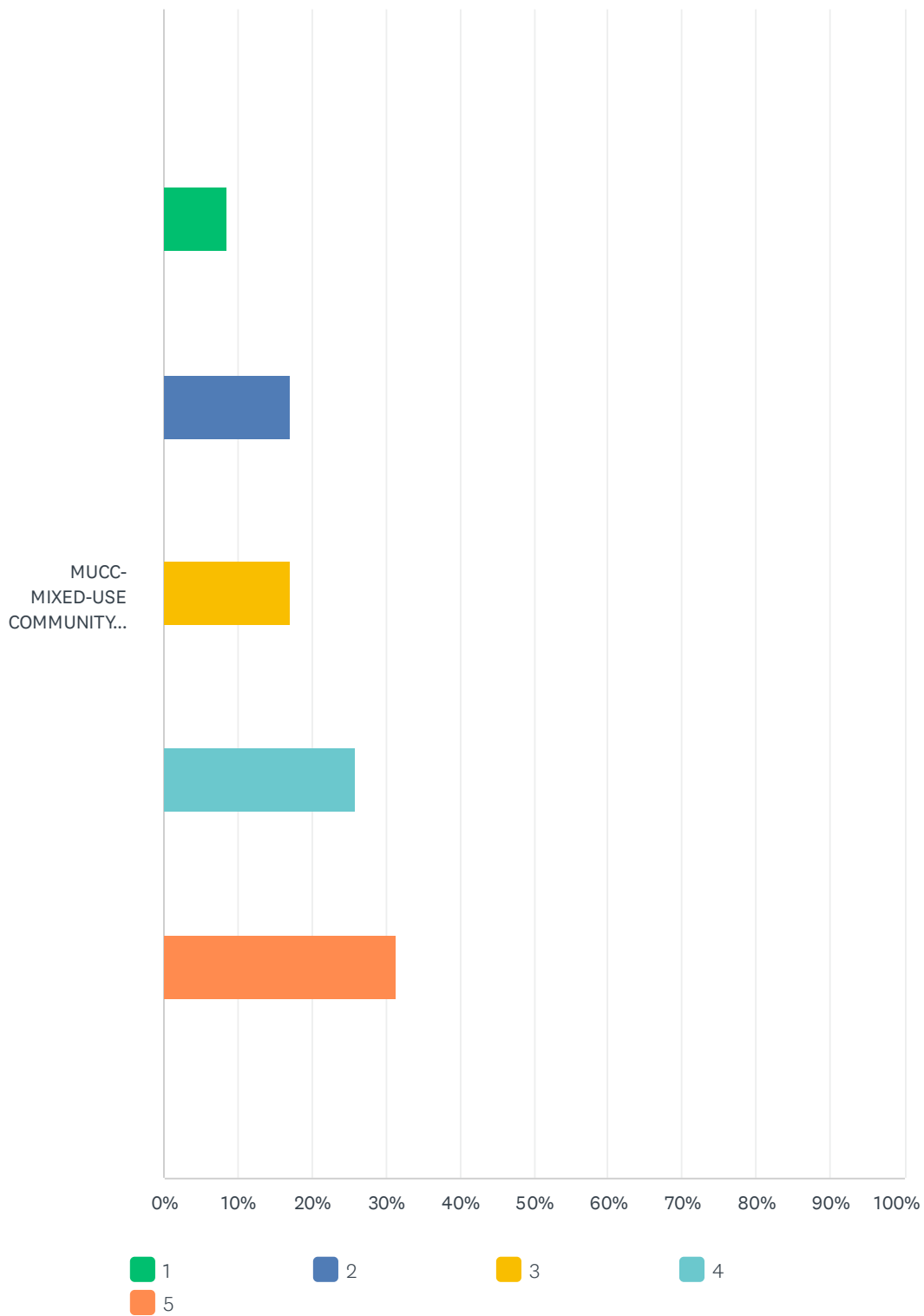
# Knox County UDO District Development Community Survey

## Corridor Mixed-Use



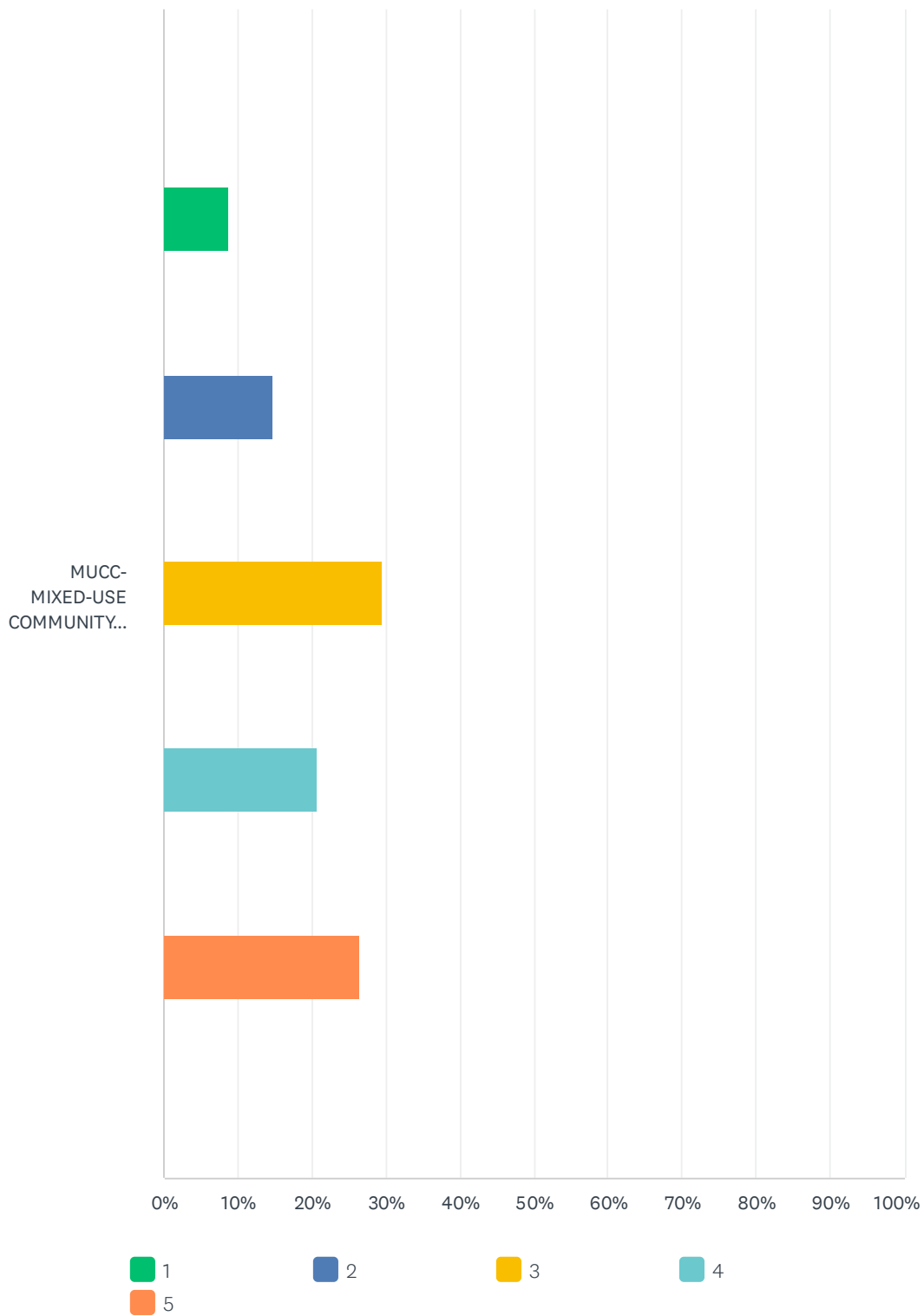
# Knox County UDO District Development Community Survey

## Town Center Mixed-Use






# Knox County UDO District Development Community Survey

## Commercial Corridor



## Knox County UDO District Development Community Survey

Corridor Mixed-Use						
	1	2	3	4	5	TOTAL
						
MUCC- MIXED-USE COMMUNITY CORRIDOR DISTRICT-A mix of residential and commercial along major thoroughfares -Supports redevelopment of underutilized commercial land -Pedestrian oriented but support the broader community	13.16% 5	10.53% 4	10.53% 4	15.79% 6	50.00% 19	38
Town Center Mixed-Use						
	1	2	3	4	5	TOTAL
						
MUCC- MIXED-USE COMMUNITY CORRIDOR DISTRICT-A mix of residential and commercial along major thoroughfares -Supports redevelopment of underutilized commercial land -Pedestrian oriented but support the broader community	8.57% 3	17.14% 6	17.14% 6	25.71% 9	31.43% 11	35
Commercial Corridor						
	1	2	3	4	5	TOTAL
						
MUCC- MIXED-USE COMMUNITY CORRIDOR DISTRICT-A mix of residential and commercial along major thoroughfares -Supports redevelopment of underutilized commercial land -Pedestrian oriented but support the broader community	8.82% 3	14.71% 5	29.41% 10	20.59% 7	26.47% 9	34

## Q20 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 4 Skipped: 54

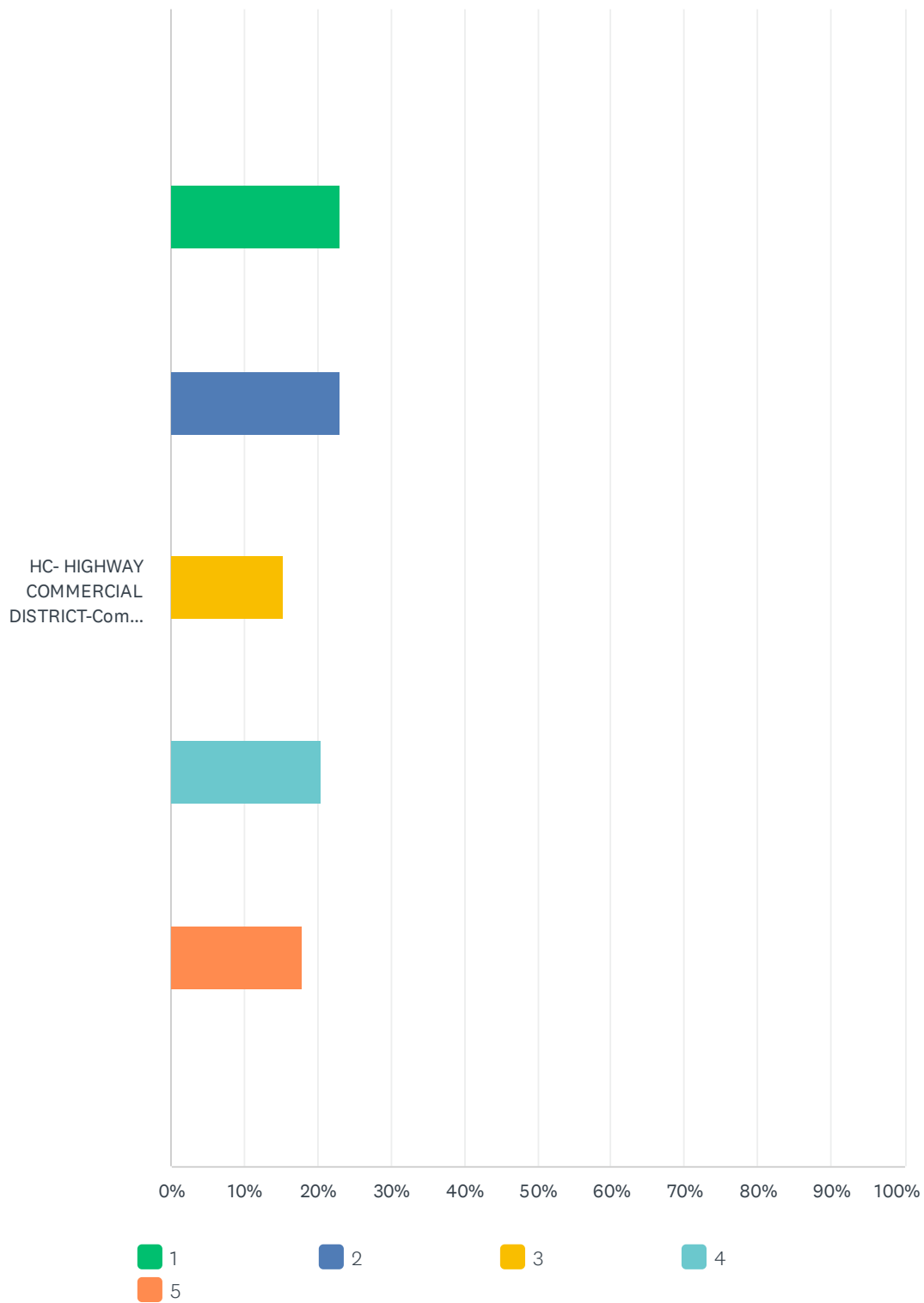
#	RESPONSES	DATE
1	- Why is this the only commercial district that supports adequate transportation infrastructure for cars and pedestrians to pass through the district? What about bikes too? All commercial districts should make sure that cars, pedestrians, bikes, and buses can all pass through the district easily and safely. - The Commercial Corridor is aligned in terms of where this district will likely be placed, however the Commercial Corridor privileges automobiles as the primary mode of transportation while the district purpose describes it as "pedestrian-oriented."	2/10/2026 9:44 PM
2	Boulevards, etc that slow traffic and make the area more pedestrian friendly are incredibly important to facilitating a good MUCC environment (eg. Magnolia or Cumberland in Knoxville)	2/10/2026 10:18 AM
3	Looks good.	2/9/2026 2:49 PM
4	Same comment as above.	2/6/2026 9:38 PM

Q21 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed HIGHWAY COMMERCIAL district align with each related place type from the Comprehensive Plan?

Answered: 40 Skipped: 18

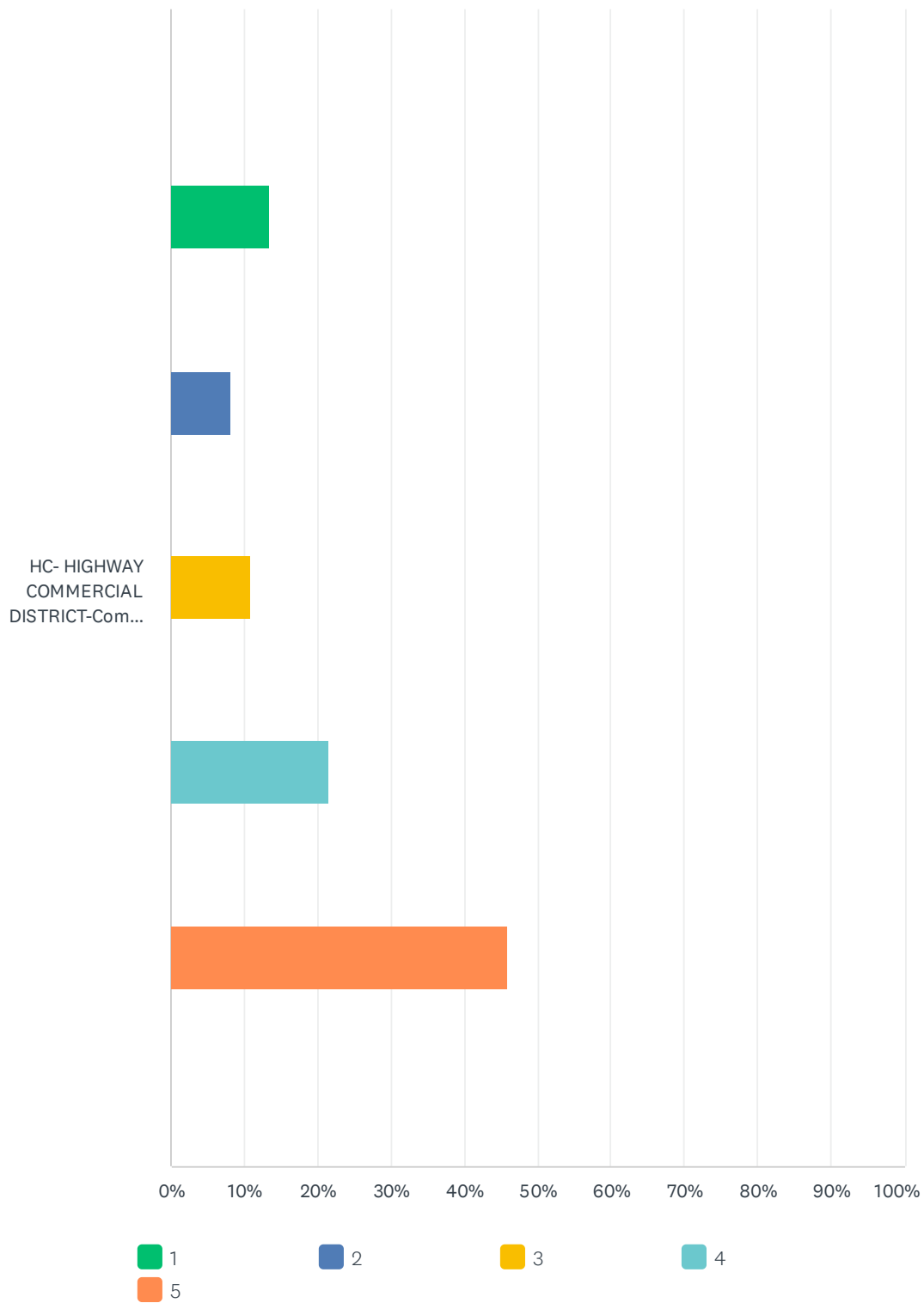
# Knox County UDO District Development Community Survey

## Corridor Mixed-Use

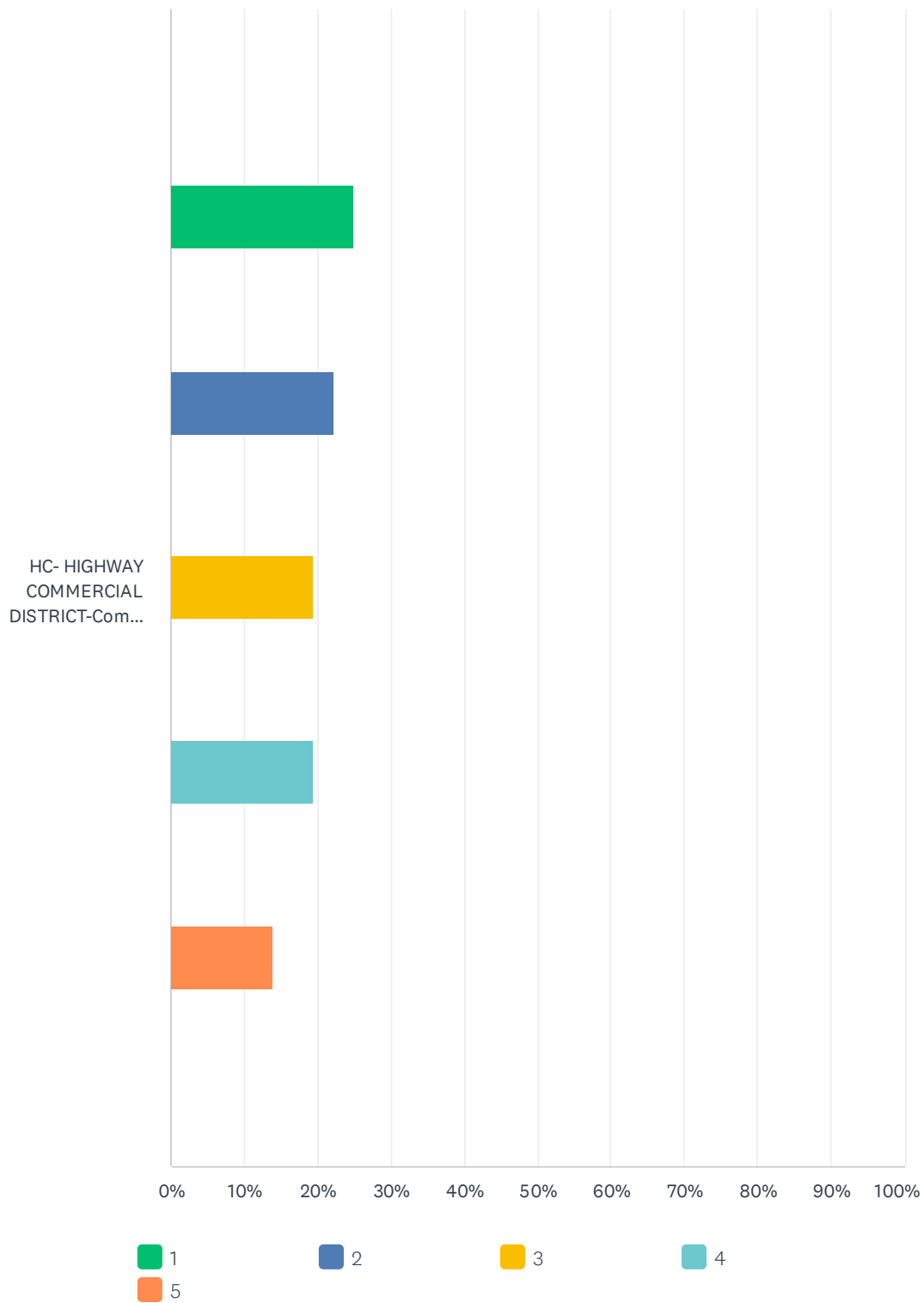


# Knox County UDO District Development Community Survey




## Commercial Corridor



Mining and Heavy Industrial



## Knox County UDO District Development Community Survey

Corridor Mixed-Use						
	1	2	3	4	5	TOTAL
						
HC- HIGHWAY COMMERCIAL DISTRICT-Commercial uses to support the general public -A wide range of uses -High visibility on local highways and major roads	23.08% 9	23.08% 9	15.38% 6	20.51% 8	17.95% 7	39
Commercial Corridor						
	1	2	3	4	5	TOTAL
						
HC- HIGHWAY COMMERCIAL DISTRICT-Commercial uses to support the general public -A wide range of uses -High visibility on local highways and major roads	13.51% 5	8.11% 3	10.81% 4	21.62% 8	45.95% 17	37
Mining and Heavy Industrial						
	1	2	3	4	5	TOTAL
						
HC- HIGHWAY COMMERCIAL DISTRICT-Commercial uses to support the general public -A wide range of uses -High visibility on local highways and major roads	25.00% 9	22.22% 8	19.44% 7	19.44% 7	13.89% 5	36

## Q22 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

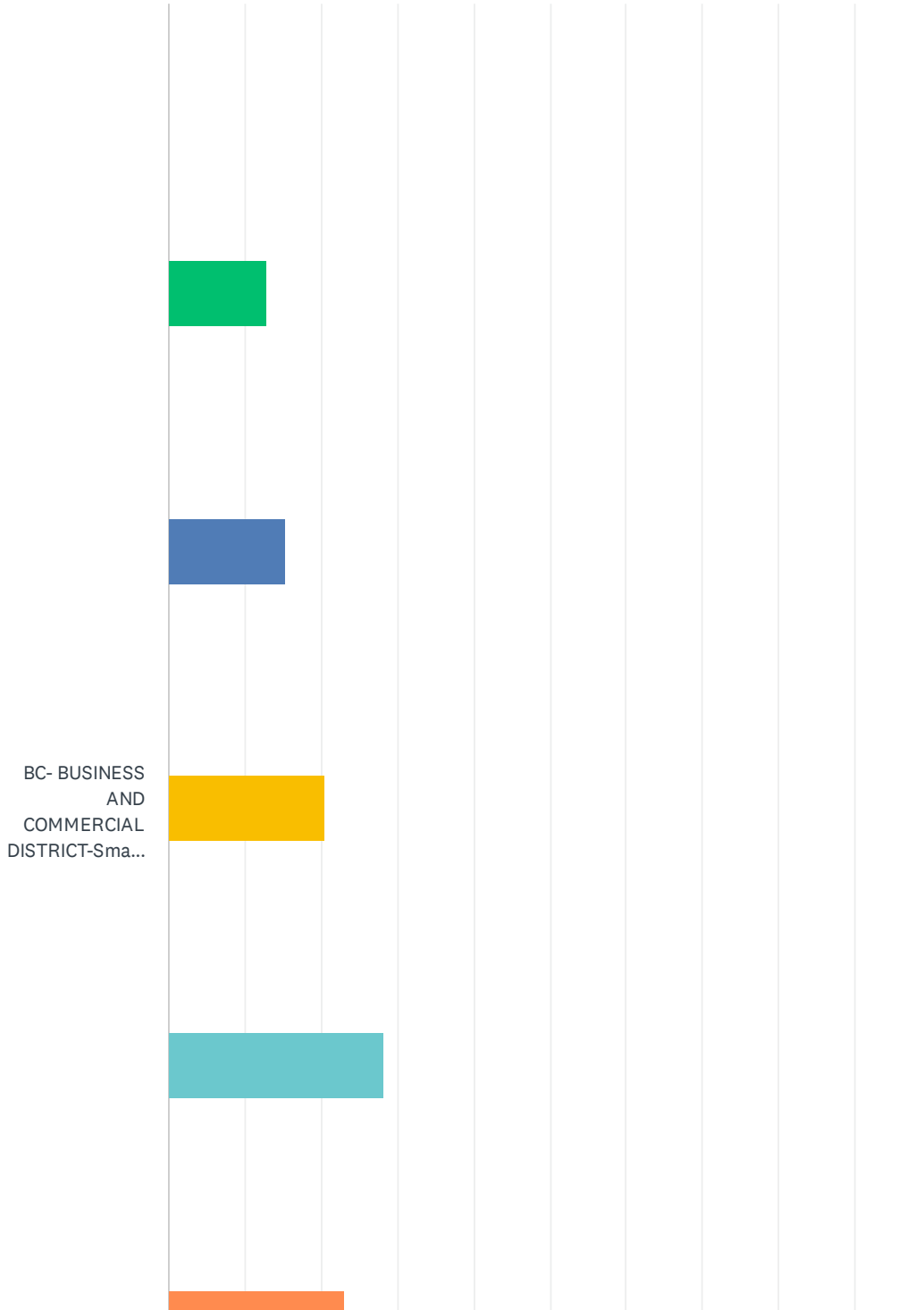
Answered: 4 Skipped: 54

#	RESPONSES	DATE
1	This type of development wastes land and encourages sprawl!	2/10/2026 5:10 PM
2	All commercial and industrial zoning districts should allow for residential uses. Not sure why they would not allow residential.	2/9/2026 8:20 AM
3	Mining and heavy industrial does not belong.	2/7/2026 10:56 AM
4	Just because it is located near a highway doesn't mean there should be heavy industrial located on it.	2/6/2026 9:38 PM

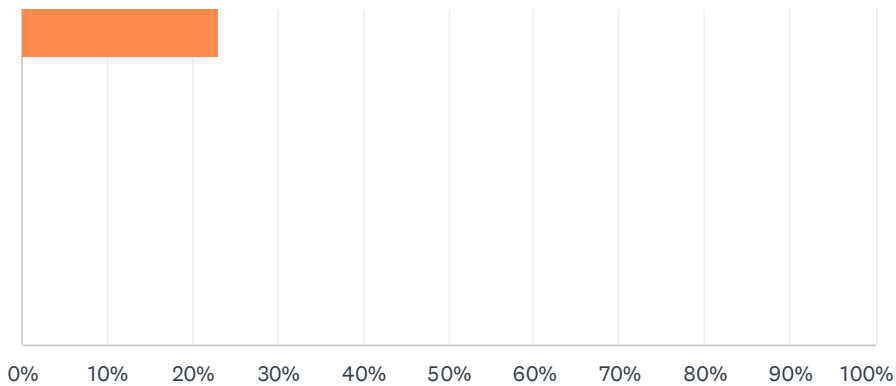
Q23 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed BUSINESS AND COMMERCIAL district align with each related place type from the Comprehensive Plan?\*If taking the survey on a mobile device, scroll right to view all place types.

Answered: 39 Skipped: 19

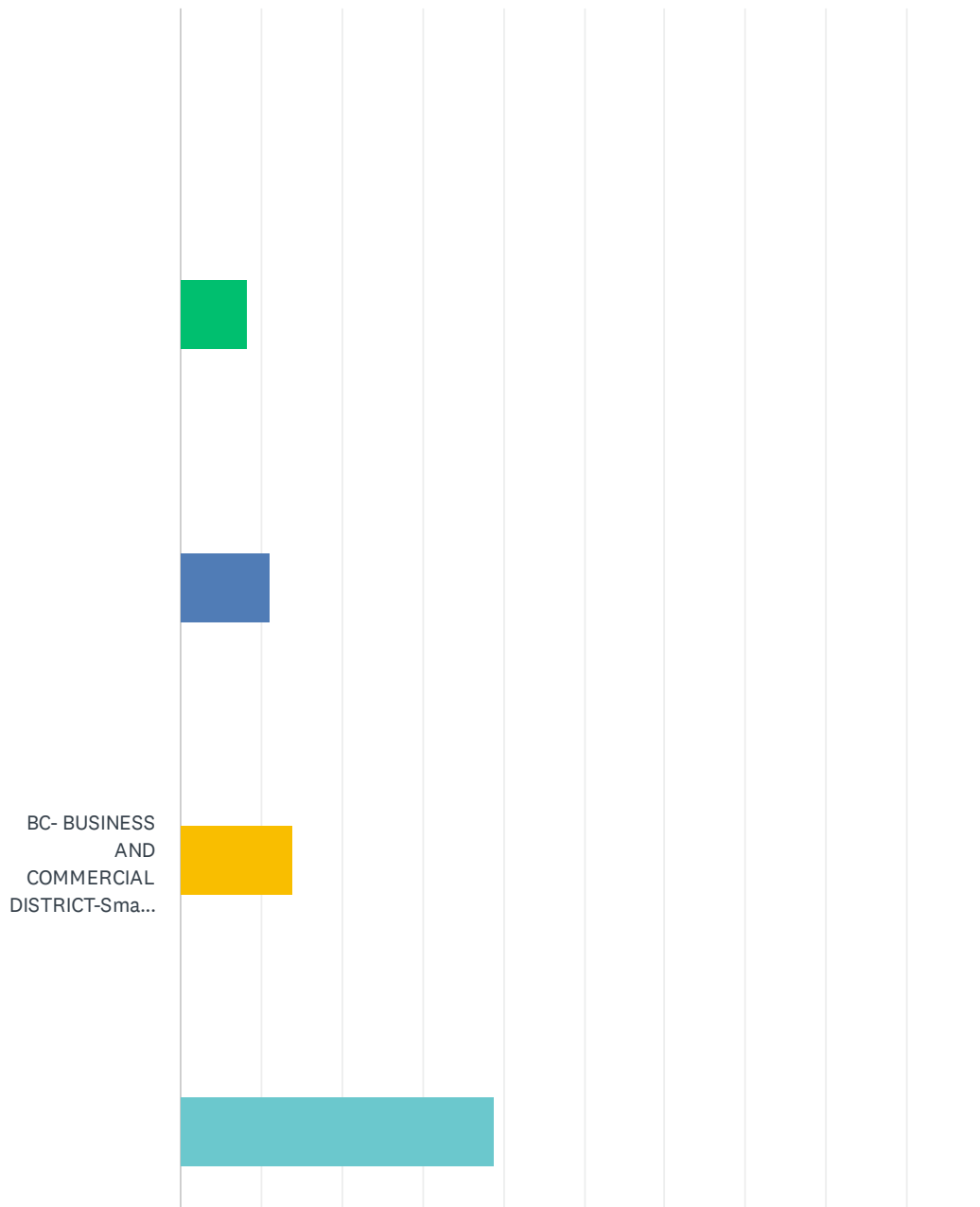
Corridor Mixed-Use



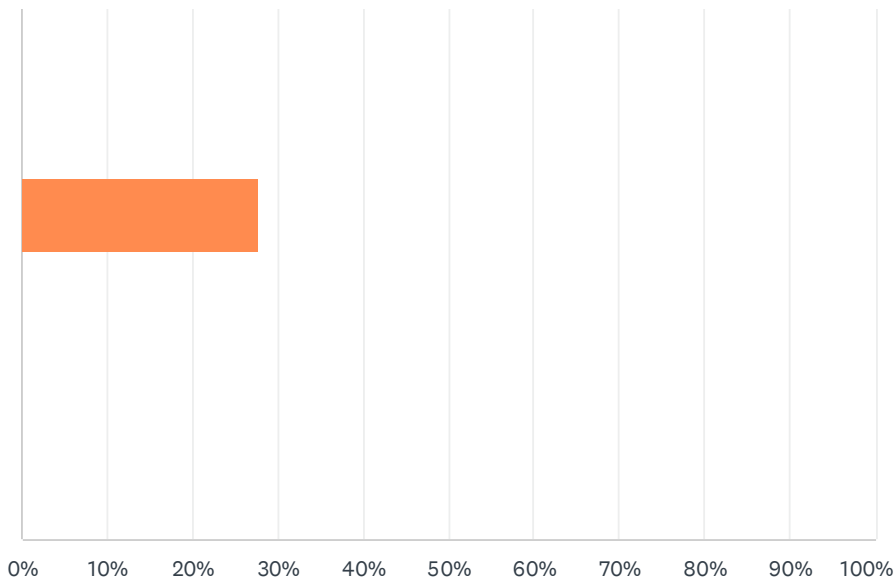
# Knox County UDO District Development Community Survey



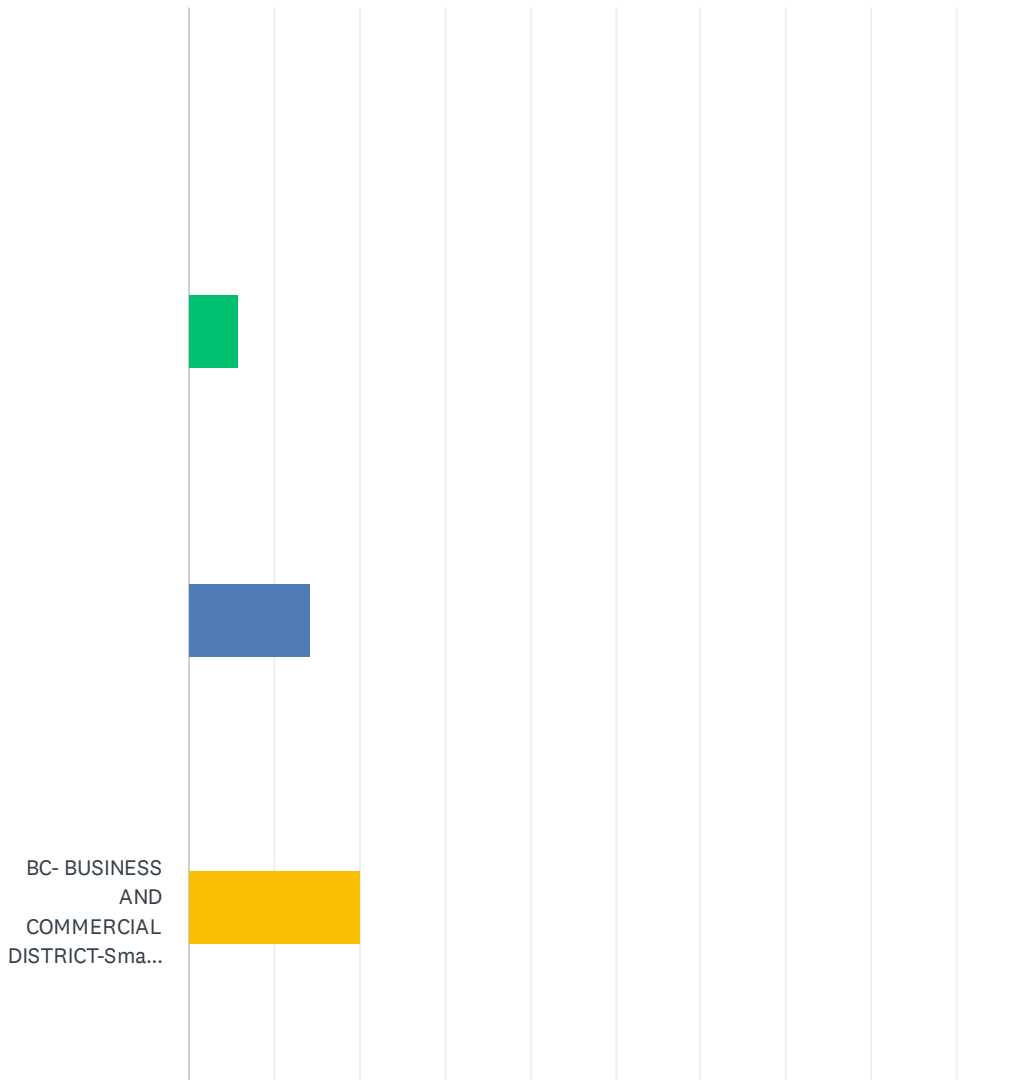
## Commercial Corridor



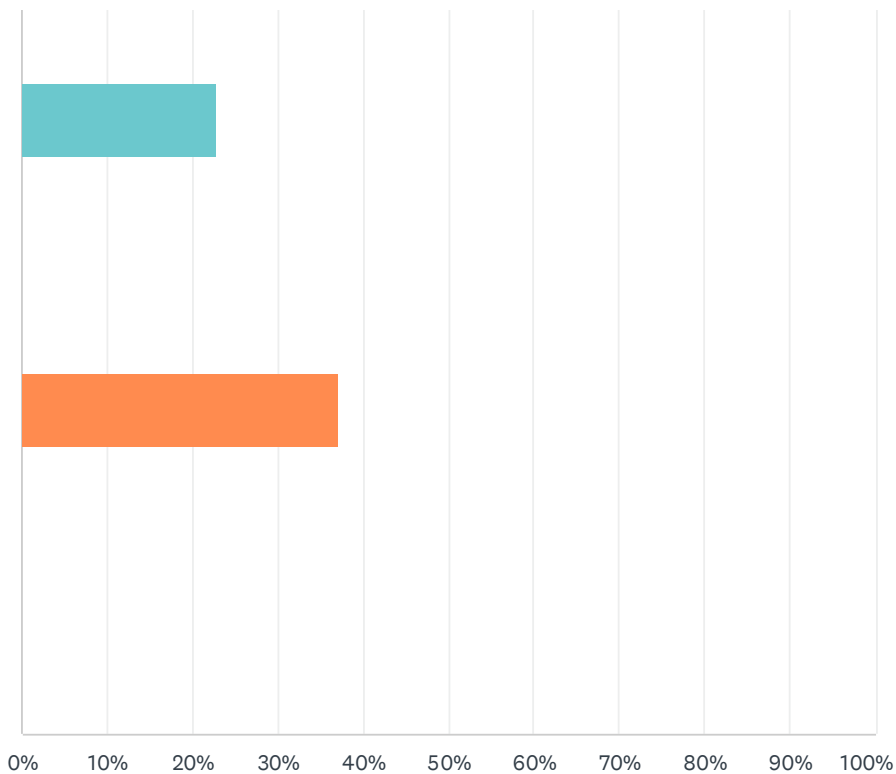
# Knox County UDO District Development Community Survey



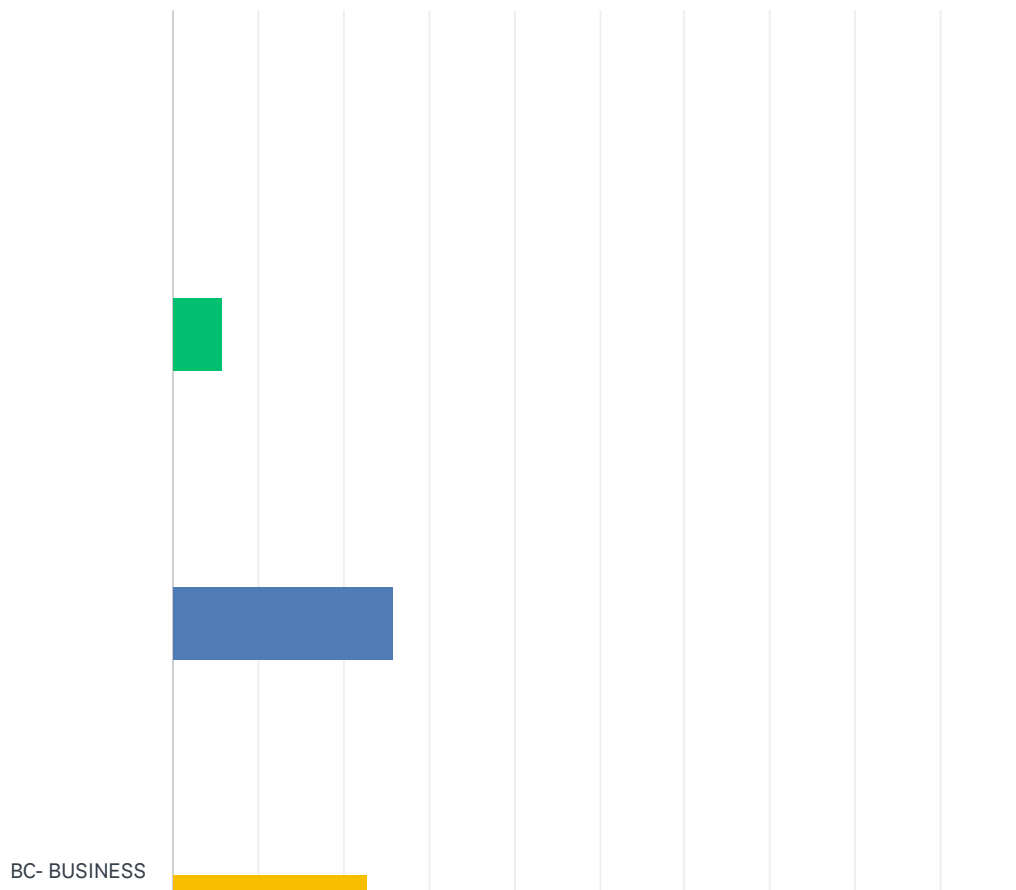
## Business Park



# Knox County UDO District Development Community Survey

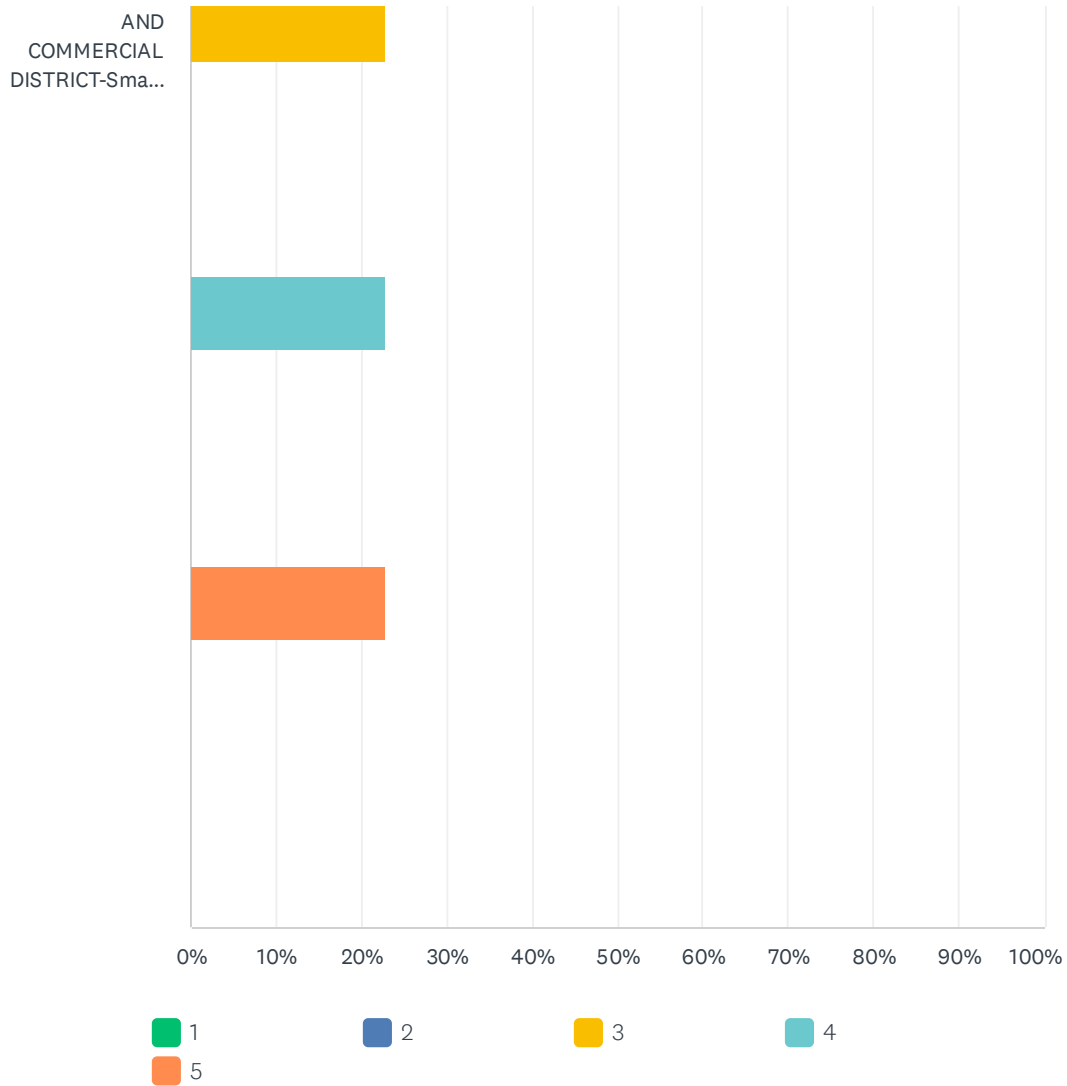





## Civic and Institutional



BC- BUSINESS

## Knox County UDO District Development Community Survey



Corridor Mixed-Use						
	1	2	3	4	5	TOTAL
 BC- BUSINESS AND COMMERCIAL DISTRICT-Smaller professional, medical and retail services -Shared building space or smaller lots	12.82% 5	15.38% 6	20.51% 8	28.21% 11	23.08% 9	39
Commercial Corridor						
	1	2	3	4	5	TOTAL
 BC- BUSINESS AND COMMERCIAL DISTRICT-Smaller professional, medical and retail services -Shared building space or smaller lots	8.33% 3	11.11% 4	13.89% 5	38.89% 14	27.78% 10	36
Business Park						
	1	2	3	4	5	TOTAL
 BC- BUSINESS AND COMMERCIAL DISTRICT-Smaller professional, medical and retail services -Shared building space or smaller lots	5.71% 2	14.29% 5	20.00% 7	22.86% 8	37.14% 13	35

## Knox County UDO District Development Community Survey

Civic and Institutional						
	1	2	3	4	5	TOTAL
 BC- BUSINESS AND COMMERCIAL DISTRICT-Smaller professional, medical and retail services -Shared building space or smaller lots	5.71% 2	25.71% 9	22.86% 8	22.86% 8	22.86% 8	35

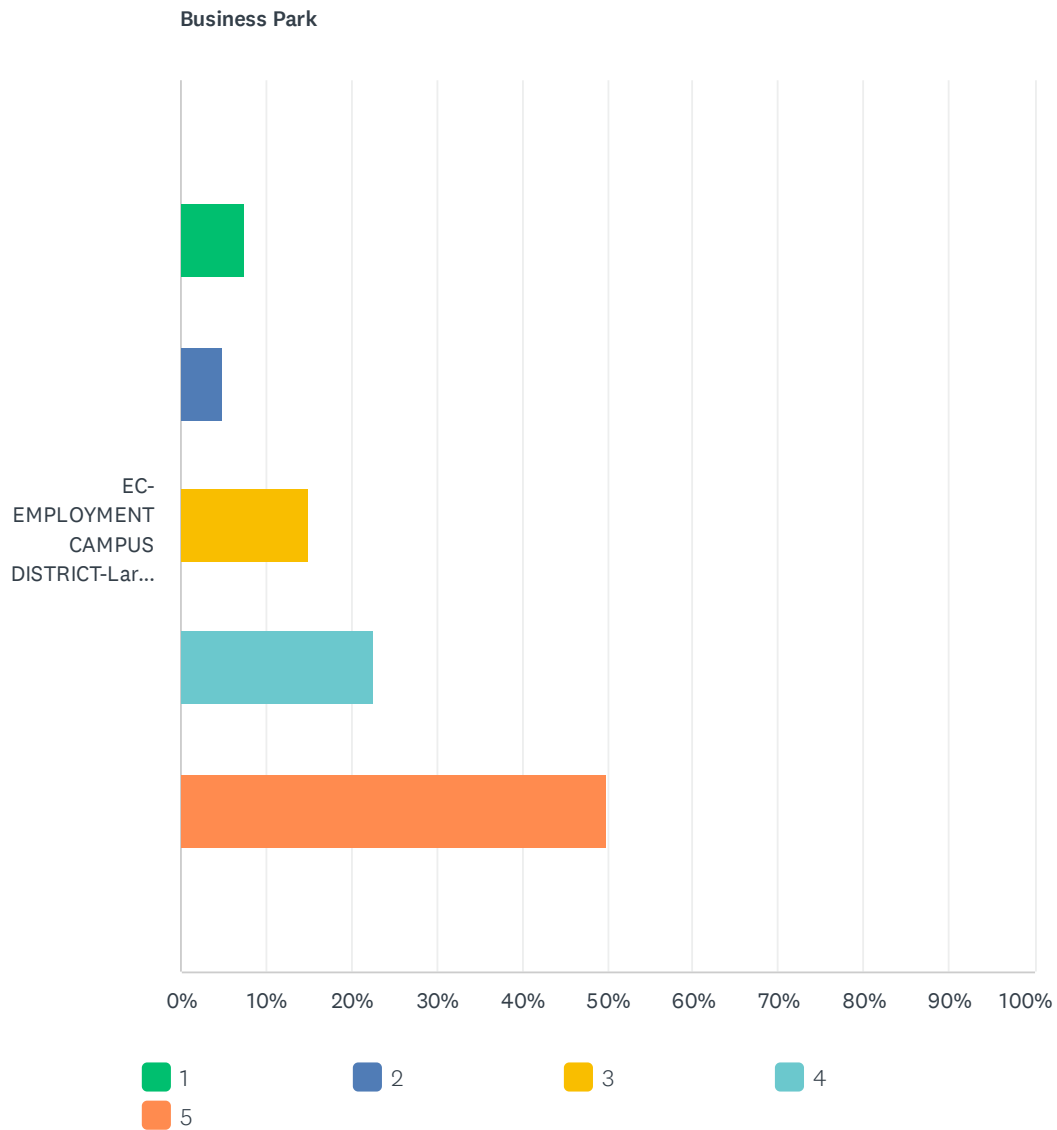
## Q24 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 4 Skipped: 54

#	RESPONSES	DATE
1	This type may not align with corridor mixed-use unless large, road-facing parking lagoons are not permitted.	2/10/2026 10:18 AM
2	All commercial and industrial zoning districts should allow for residential uses. Not sure why they would not allow residential where you could potentially have residences adjacent to or near work sites.	2/9/2026 8:20 AM
3	Residential uses do not belong in the business and commercial district. The current OB district allows for multifamily and most residents do not realize that. remove residential uses from the Business/Commercial district.	2/7/2026 10:56 AM
4	Business park can be a lot of things and you can put a lot on 10 acres. Maybe too intense - smaller professional, medical with shared business space is good - business park/industrial should be used carefully with consideration for surrounding area and available infrastructure. Data Centers for instance, could be a nuisance to surrounding small businesses and even residential if located too close.	2/6/2026 9:38 PM

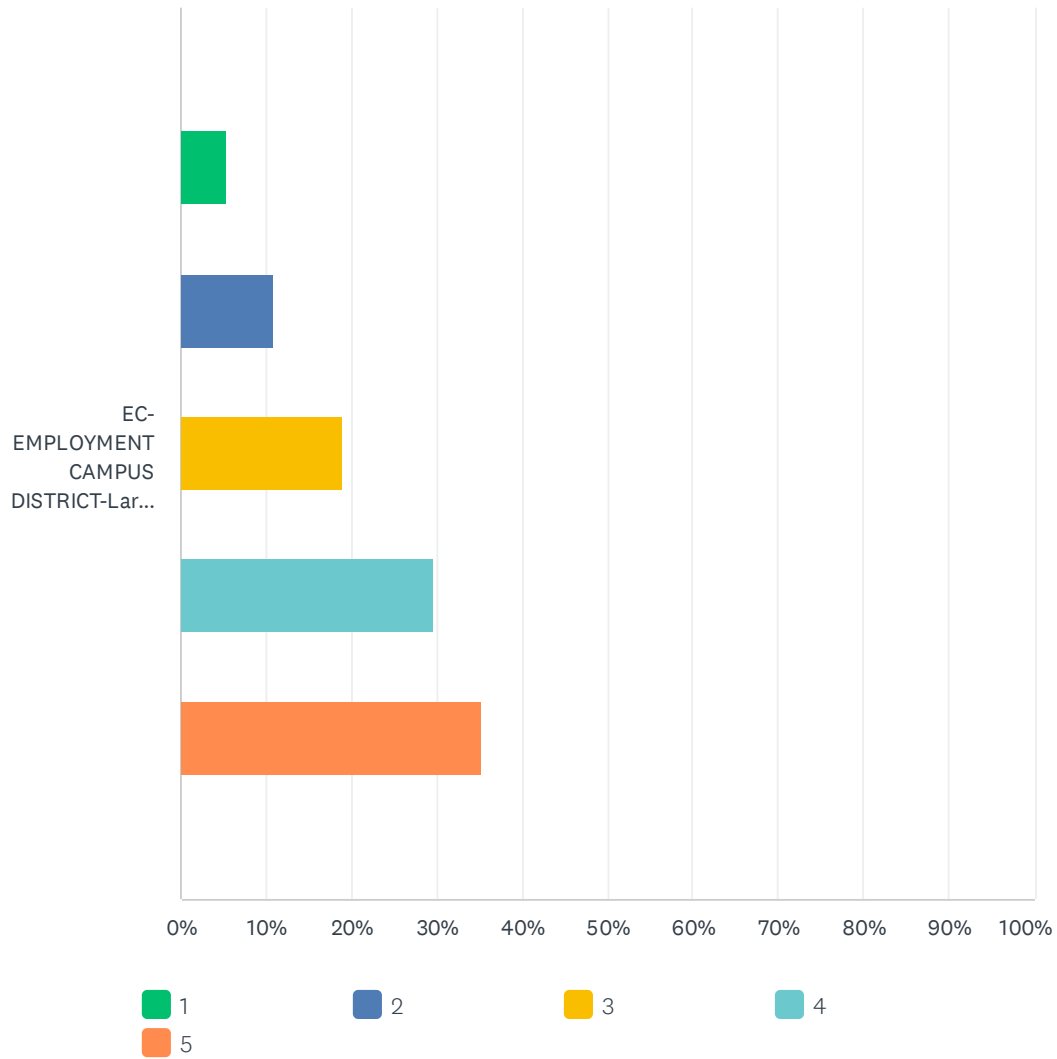
### Q25 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed EMPLOYMENT CAMPUS district align with each related place type from the Comprehensive Plan?



Answered: 40 Skipped: 18



# Knox County UDO District Development Community Survey

## Civic and Institutional



Business Park						
	1	2	3	4	5	TOTAL
 EC- EMPLOYMENT CAMPUS DISTRICT-Large, campus style district to accommodate a mix business uses -Employee generating with open space and pedestrian connection -Standards compatible with adjacent districts	7.50% 3	5.00% 2	15.00% 6	22.50% 9	50.00% 20	40
Civic and Institutional						
	1	2	3	4	5	TOTAL
 EC- EMPLOYMENT CAMPUS DISTRICT-Large, campus style district to accommodate a mix business uses -Employee generating with open space and pedestrian connection -Standards compatible with adjacent districts	5.41% 2	10.81% 4	18.92% 7	29.73% 11	35.14% 13	37

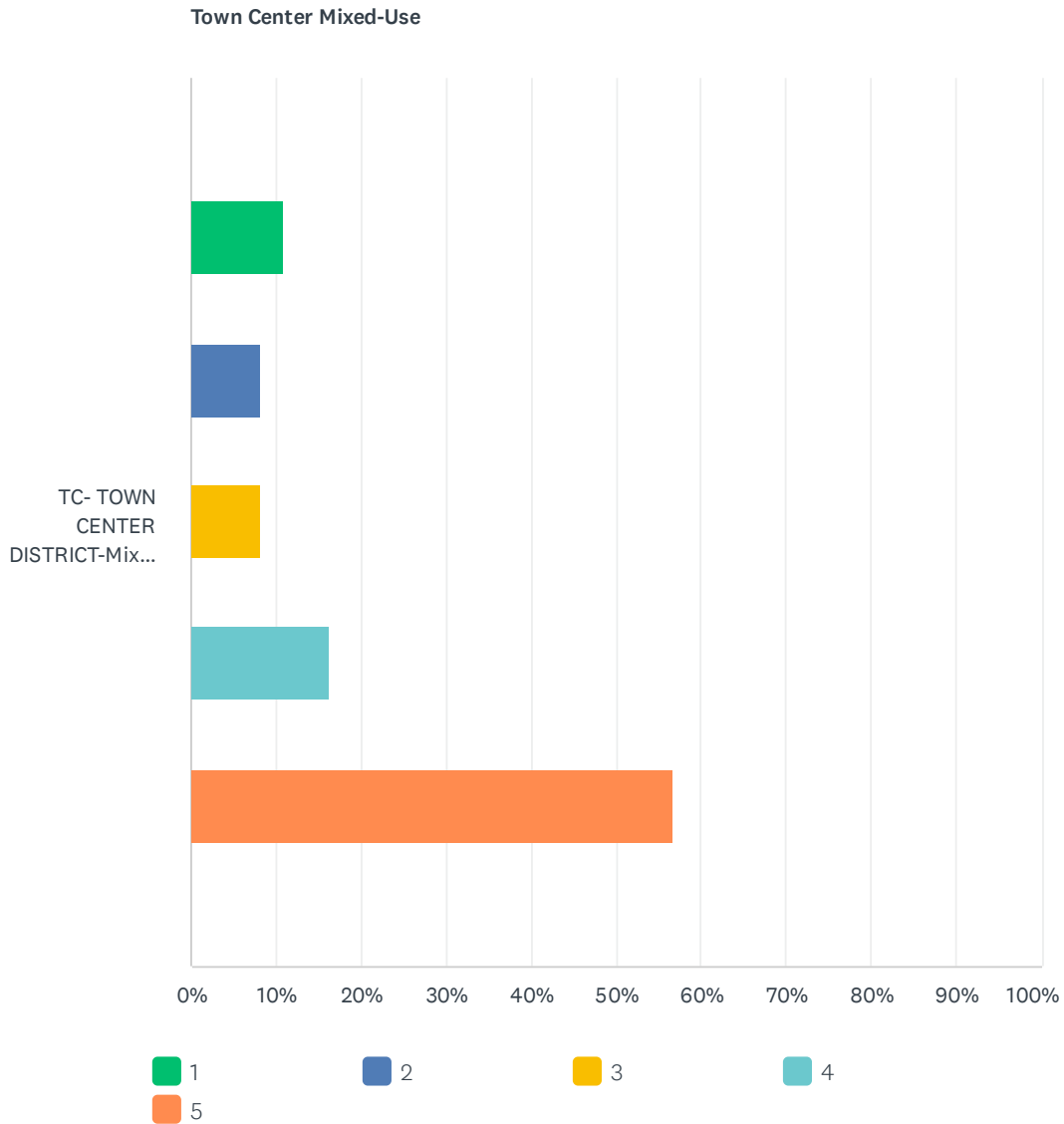
## Q26 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 2 Skipped: 56

#	RESPONSES	DATE
1	Connectivity to encourage non-motorized visits.	2/9/2026 2:49 PM
2	More appropriate, although this photo looks like a big development stuck in the middle of a rural area.	2/6/2026 9:38 PM

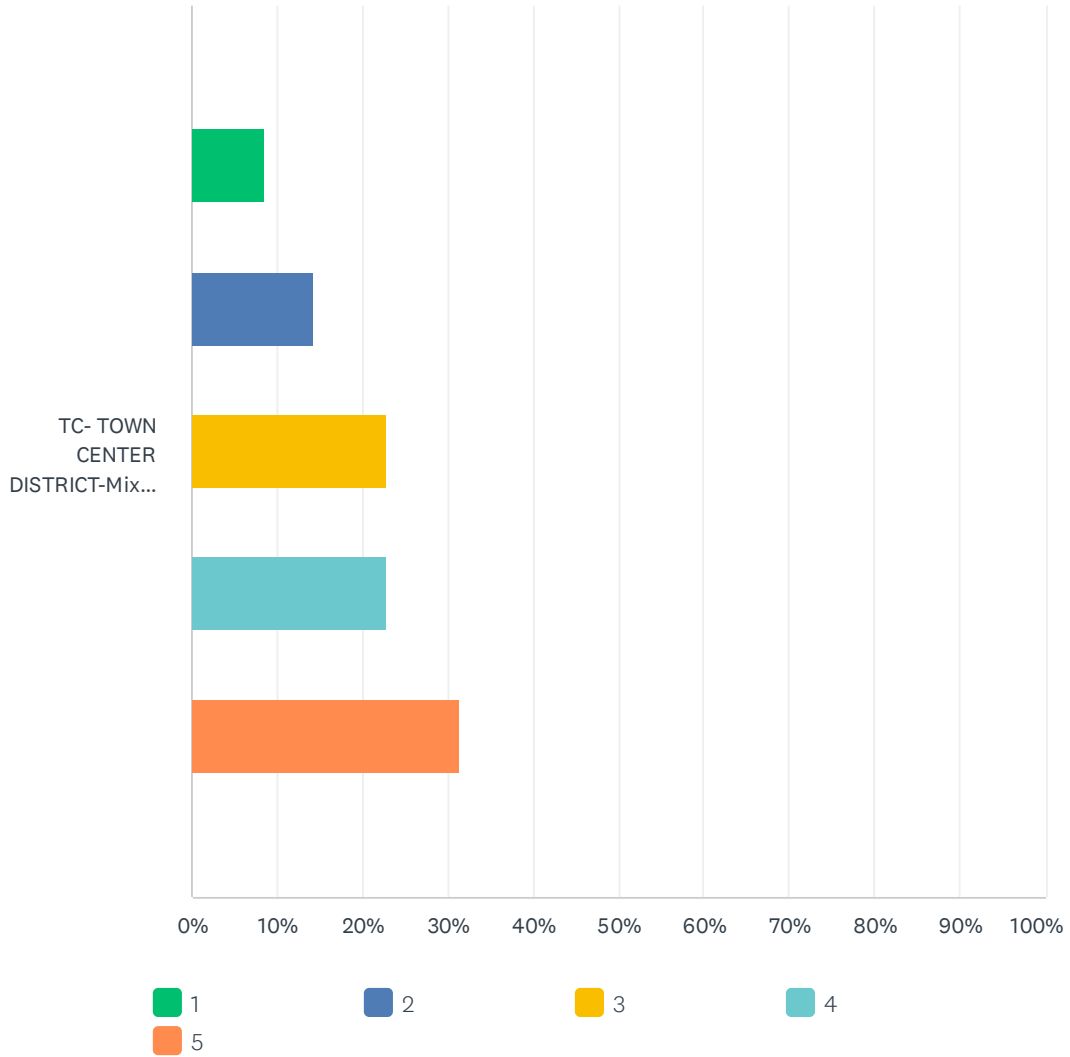
### Q27 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed TOWN CENTER district align with each related place type from the Comprehensive Plan?

Answered: 37 Skipped: 21




# Knox County UDO District Development Community Survey


## Corridor Mixed-Use



### Town Center Mixed-Use

	1	2	3	4	5	TOTAL
 TC- TOWN CENTER DISTRICT-Mixed use hub for commercial, residential and public spaces -Designed at different scales for compatibility with adjacent development -Along major corridors	10.81% 4	8.11% 3	8.11% 3	16.22% 6	56.76% 21	37

### Corridor Mixed-Use

	1	2	3	4	5	TOTAL
 TC- TOWN CENTER DISTRICT-Mixed use hub for commercial, residential and public spaces -Designed at different scales for compatibility with adjacent development -Along major corridors	8.57% 3	14.29% 5	22.86% 8	22.86% 8	31.43% 11	35

## Q28 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 2 Skipped: 56

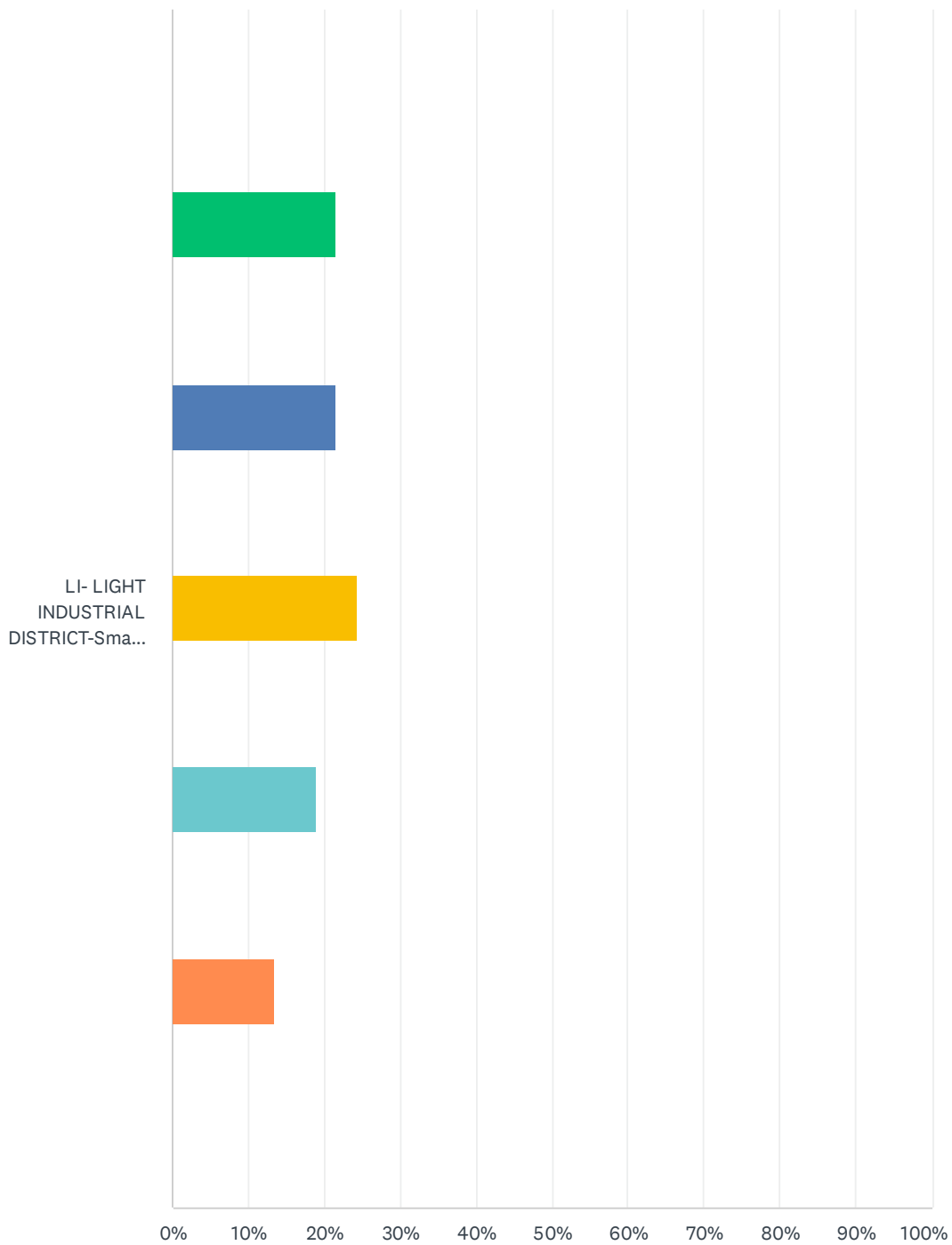
#	RESPONSES	DATE
1	Require public space and/or public art to create a sense of place. Emphasize pedestrian amenities. Don't forget connectivity to encourage non-motorized visits.	2/9/2026 3:10 PM
2	We need more of this.	2/6/2026 9:41 PM

Q29 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed LIGHT INDUSTRIAL district align with each related place type from the Comprehensive Plan?

Answered: 37 Skipped: 21

# Knox County UDO District Development Community Survey

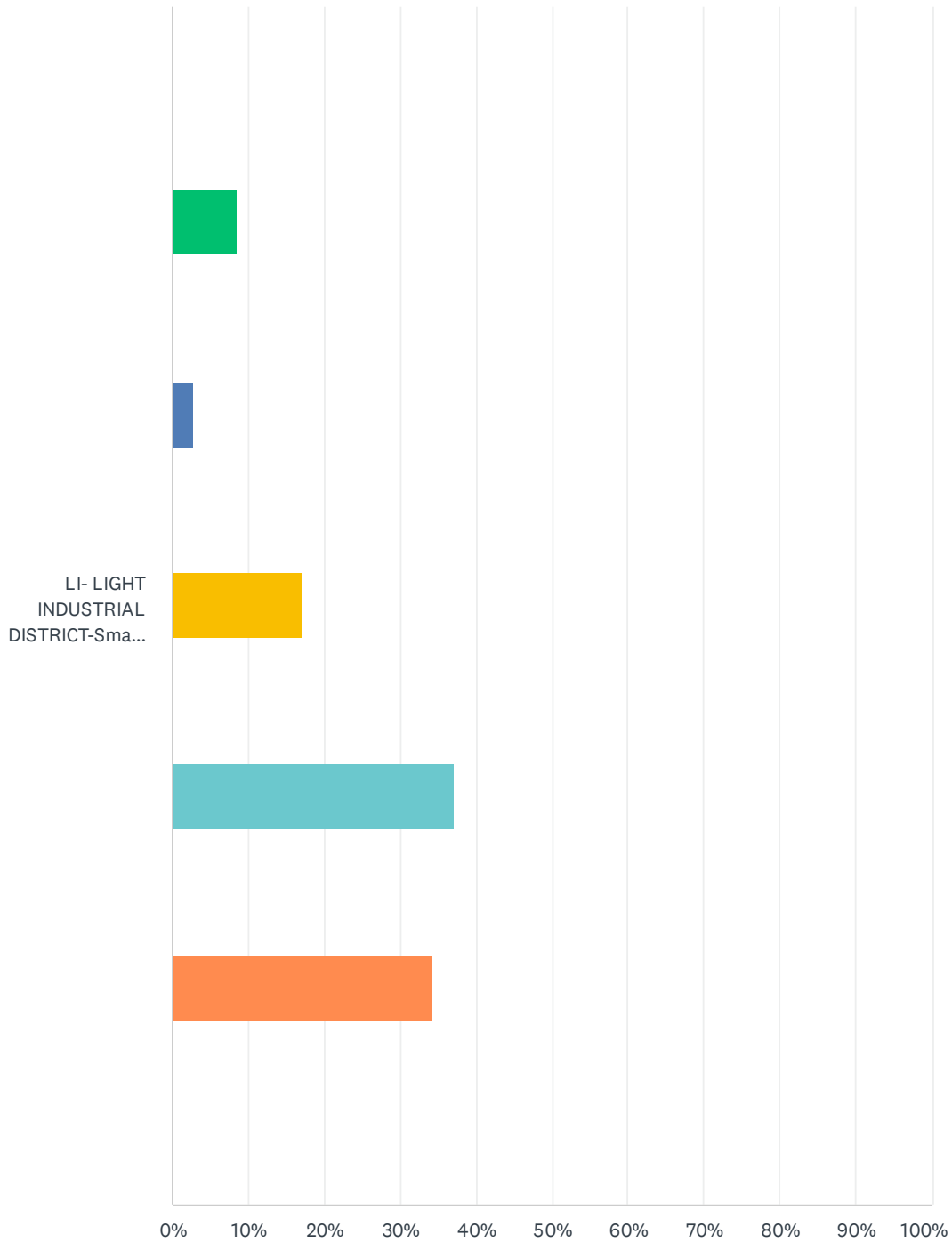
## Corridor Commercial



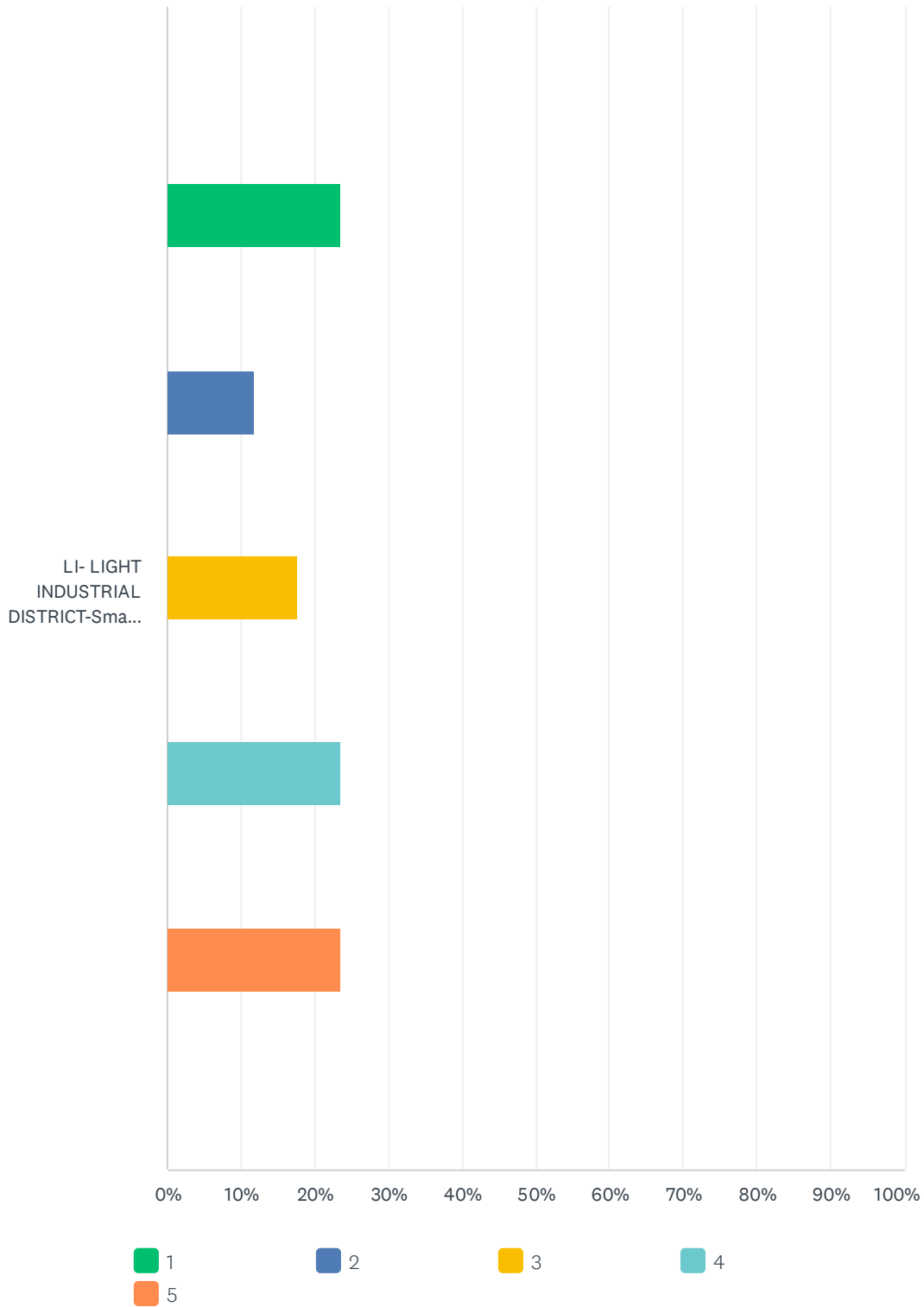
- 1
- 2
- 3
- 4
- 5

# Knox County UDO District Development Community Survey




## Business Park



Mining and Heavy Industrial



## Knox County UDO District Development Community Survey

Corridor Commercial						
	1	2	3	4	5	TOTAL
						
LI- LIGHT INDUSTRIAL DISTRICT-Small scale, diverse manufacturing, office and warehouse -Indoor industrial uses -Adjacent and compatible to non-industrial uses and districts	21.62% 8	21.62% 8	24.32% 9	18.92% 7	13.51% 5	37
Business Park						
	1	2	3	4	5	TOTAL
						
LI- LIGHT INDUSTRIAL DISTRICT-Small scale, diverse manufacturing, office and warehouse -Indoor industrial uses -Adjacent and compatible to non-industrial uses and districts	8.57% 3	2.86% 1	17.14% 6	37.14% 13	34.29% 12	35
Mining and Heavy Industrial						
	1	2	3	4	5	TOTAL
						
LI- LIGHT INDUSTRIAL DISTRICT-Small scale, diverse manufacturing, office and warehouse -Indoor industrial uses -Adjacent and compatible to non-industrial uses and districts	23.53% 8	11.76% 4	17.65% 6	23.53% 8	23.53% 8	34

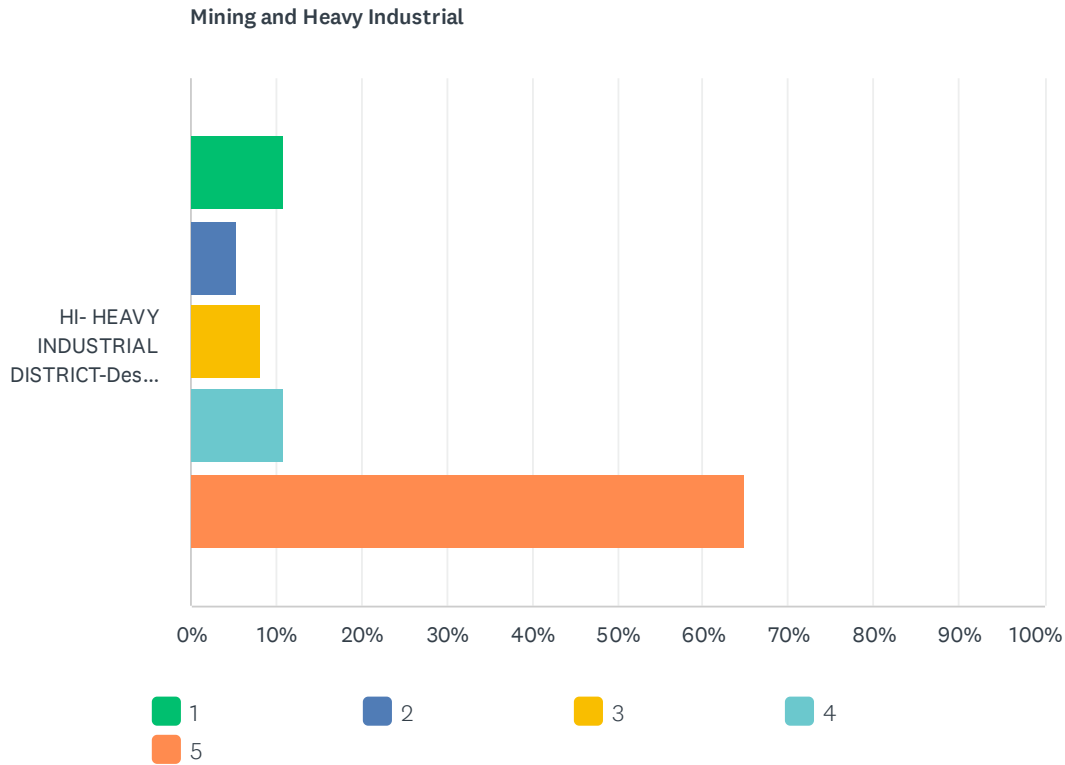
### Q30 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?


Answered: 3 Skipped: 55

#	RESPONSES	DATE
1	All commercial and industrial zoning districts should allow for residential uses. Not sure why they would not allow residential.	2/9/2026 8:39 AM
2	Corridor commercial allows for residential uses, this is inappropriate in a light industrial district.	2/7/2026 10:57 AM
3	Depends on how how intensive the use is.	2/6/2026 9:41 PM

### Q31 On a scale from 1-5 (1 being poorly, 5 being very well) how well does the proposed HEAVY INDUSTRIAL district align with each related place type from the Comprehensive Plan?

Answered: 37 Skipped: 21



Mining and Heavy Industrial						
	1	2	3	4	5	TOTAL
 HI- HEAVY INDUSTRIAL DISTRICT-Designed to accommodate large industrial operations in suitable locations -Require accessibility to major transportation networks	10.81%	5.41%	8.11%	10.81%	64.86%	37
	4	2	3	4	24	

### Q32 Are there reasons you would like to share about why you gave it these ratings, or feedback that you have on the proposed zoning district?

Answered: 5 Skipped: 53

#	RESPONSES	DATE
1	- Are there any requirements for these districts to be located a certain distance away from waterways or natural areas to mitigate the effects of environmental damage/harm?	2/10/2026 9:55 PM
2	there is always room for more definition	2/10/2026 7:00 PM
3	The Place Types are an initial attempt at identifying and demarcating uses. The districts have the opportunity to refine the place types. My comments attempted to reference the LUTP goals to the districts.	2/9/2026 3:10 PM
4	All commercial and industrial zoning districts should allow for residential uses. Not sure why they would not allow residential.	2/9/2026 8:39 AM
5	Obvious place type/district for industry.	2/6/2026 9:41 PM

## Q33 Do you have any additional thoughts or comments related to the zoning districts or the Unified Development Ordinance (UDO)?

Answered: 27 Skipped: 31

#	RESPONSES	DATE
1	Protect our Agriculture lands!	2/10/2026 11:43 PM
2	- Agriculture needs a broader definition than what is offered the use definitions document. Agriculture is not just a commercial activity but includes hobby farming, personal gardens, community gardens, and more. It also includes vegetable/fruit production, livestock, fiber production, timber, and more. - Food Bank and Food Pantry have identical definitions in the use definitions document. - Some of the use definitions specifically describe uses being attached to a 'non-profit' or 'for profit' like Community Garden. However, non-profit and for profit should be excluded from some of the use definitions in order to allow for a broader and more flexible application of these uses in the county.	2/10/2026 9:55 PM
3	I would like to see a more defined hilltop/ridge top protection district designation. Beaver Ridge, Beaver Creek, McAnnally Ridge, and House Mountain define Knox county and should be protected.	2/10/2026 7:00 PM
4	This survey would have been much easier and more effective if it had included links to the document with expanded definitions for proposed zoning districts <a href="https://docs.google.com/document/d/1vgzictqTOL8-chXVr3O7A8MpBigv6PwFB2NH2jHMPQI/edit?tab=t.2xges9fzmbj">https://docs.google.com/document/d/1vgzictqTOL8-chXVr3O7A8MpBigv6PwFB2NH2jHMPQI/edit?tab=t.2xges9fzmbj</a>	2/10/2026 3:50 PM
5	It is important to always keep the LUTP goals in mind as we implement that plan through the UDO. Is there some way to inform the public how the UDO implements these goals? Some way of tracking? Also let's keep in mind that the Future Land Use should be implemented as time goes along... it's not a Present Land Use Map. Therefore the Districts should not be place on land that has yet to go through a proper rezone for development. Let's not preclude the public's ability and right to participate in future development processes.	2/9/2026 3:10 PM
6	Will County Commissioners still have the authority to change zoning distinctions when the UDO is in place?	2/9/2026 1:14 PM
7	Zoning has served as a contemporary method for perpetuating discrimination and creating divisions within our communities. With zoning, and the restrictions that come with it, we have made housing unaffordable for a large portion of our citizens where the best neighborhoods and good schools are available and accessible only to the most affluent. Furthermore, zoning has a significant impact on land values, as government regulations, often established in coordination with neighboring stakeholders, determine permissible uses for your property, thereby influencing its fair market value.	2/9/2026 8:39 AM
8	Is the Corridor Overlay zoning district even needed? Will developers ever ask for this overlay to be applied to their properties?	2/7/2026 10:57 AM
9	This is a long and complex survey. I hope people are able get through it with thoughtful answers.	2/6/2026 9:41 PM
10	Curious where the Corridor Overlay will be placed and if there will be different corridor overlays for different areas.	2/5/2026 1:51 PM
11	Everything's a strip mall. I don't like driving everywhere.	2/4/2026 4:10 PM
12	Suburban Residential should not allow up to 12 units per acre as shown in the table at the end of the Appendices."	2/4/2026 12:45 PM
13	Hilltop protection zones just get rezoned when a large developer wants to chop the tops off our hills for Section 8 apartments. Same for traditional agricultural land. What has been done in the Hardin Valley area should be studied by future planners in how to fail a community. Community Planning consulting makes every town in America look the same and that is sad.	2/4/2026 10:09 AM

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14	Suburban Residential should not allow up to 12 units per acre. The page itself within Advance Knox Plan is misleading. It shows all single-family attached homes, but the density table on the last page of the Appendices of the Advance Knox Plan shows it could allow up to 12 units per acre...that table also references PR zones that you say are going away.	2/4/2026 9:07 AM
15	You are eliminated PR, which is the most useful and most used zoning district for residential developments. The flexibility and creativity it allows is paramount to developing in East Tn. Your replacement districts do not identify in their definitions the flexibility required to create housing in our county.	2/4/2026 8:51 AM
16	Who benefits from this? This is a burning question as someone living rural now, and the county wanting to take that away. Adding houses all over the place will not bring down the cost of housing in a hot market, which brings me back to the question, who benefits from this? The only thing this will change is our quality of life not just in our current communities, but our commutes, overcrowding of retail and entertainment, and back to the question again, who benefits from this?	2/2/2026 4:14 PM
17	Yes. Will send comment with attachment.	2/2/2026 2:19 PM
18	One area of potential confusion within the proposed UDO is the naming of certain rural zoning districts and placetypes. In particular, the AP (Agricultural Preservation) and AR (Agricultural Rural) districts have very similar names but different intents and outcomes in practice. "Agricultural Preservation" suggests broad preservation of agricultural land, while in reality it functions primarily as a framework for clustered development that protects specific environmental or rural constraints. By contrast, the AR district appears more aligned with preserving traditional agricultural use. This confusion is compounded by the placetype names "Rural Living" and "Rural Preservation," which may feel counterintuitive to the public. "Rural Preservation" sounds as though it would broadly preserve rural character, while "Rural Living" suggests a more conventional low-density rural pattern; however, in practice the opposite tends to be true. While the underlying policy framework is sound, clearer naming conventions could help residents better understand the intent and function of these districts and placetypes.	2/2/2026 1:35 PM
19	The UDO puts too much emphasis on Agricultural zoning. Knox County is no longer and agricultural town and is now an urban town. If Knox County is to grow and thrive, we need more areas zoned for housing and supporting commercial services. Is there going to be a use matrix developed to see what uses are permitted in each zoning classification? Until that information is given I have to reserve comment on uses permitted in the commerical districts.	1/30/2026 3:59 PM
20	The name of the AP (Agricultural Preservation) district seems misleading as the district is intended to preserve natural areas as well as agricultural areas that contribute to the rural character of the area. Perhaps it could be called Rural Preservation. The name "agricultural" would lead one to believe that any property with that zone is active farmland, which in most cases would not be true.	1/30/2026 3:28 PM
21	Please add a "Critical Habitat" overlay to the the UDO. We have some very unusual ecological habitats (prairie remnants, limestone glades, sinkhole ecosystems, unique aquatic systems, etc) that contain unusual, rare, and/or threatened species. These can't simply be "moved" - they depend on the specific conditions (parent rock, soil, water, bacterial or fungal elements in the substrate, etc.) that cannot be recreated successfully. There are so few of these, and they are so important to retaining Knox County's ecological diversity, that we urge you to allow such an overlay and work with Knox County and local biological and geological science professionals to identify them so they can be protected with this overlay.	1/30/2026 11:50 AM
22	Not at this time as the information presented is currently too vague.	1/30/2026 10:02 AM
23	Consider changing the word "should" to "will"; "should" is only a suggestion not required. This document has very poor "Complete Streets" language where it is needed- civic centers, commercial areas, even in neighborhoods, i.e. street width, safe ped and bike infrstructure	1/29/2026 11:41 AM
24	In a residential area and close to an industrial park where trucks-semis too- drive on 2 lane road all the time! NOISE- need to move access to interstates so as not to interfere with neighborhoods! And county needs to look a public transportation availability too. Also need access to medical care that is reachable not in the city where streets already crowded!	1/28/2026 2:33 PM
25	Please incorporate lot size flexibility in the rural zoning districts to allow for multi-generational housing on a property with little regulatory headache; this is a SIGNIFICANT problem with the current code, particularly in the Rural Area of the Growth Policy Plan. Ensure that the town-	1/28/2026 8:54 AM

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center concept and environmental protections are actually enforceable for subdivision development.

26	The borders shared by traditional neighborhoods, suburban residential, and other similar zonings with new zonings like commercial, corridor mixed use, etc., should have a healthy boundary of trees and natural, undeveloped land. Especially when rural zonings are nearby. It would not take much to help people still feel like they are out in a rural area while permitting development.	1/27/2026 9:05 PM
27	It is unclear if the AG and Rural based zoning districts are appropriately considering more variety and diversity of housing types as noted in the Rural Living, Rural Conservation, Rural Crossroads and Rural Agricultural placetypes.	1/27/2026 5:00 PM

## Q34 What is your zip code?

Answered: 39 Skipped: 19

#	RESPONSES	DATE
1	37721	2/10/2026 11:43 PM
2	37915	2/10/2026 9:55 PM
3	37931	2/10/2026 7:00 PM
4	37920	2/10/2026 5:11 PM
5	37934	2/10/2026 4:21 PM
6	37920	2/10/2026 3:50 PM
7	37920	2/10/2026 10:21 AM
8	37914	2/10/2026 7:22 AM
9	37914	2/9/2026 3:10 PM
10	37924	2/9/2026 1:14 PM
11	37939	2/9/2026 8:39 AM
12	37934	2/7/2026 10:57 AM
13	37924	2/6/2026 9:41 PM
14	37923	2/6/2026 4:21 PM
15	37920	2/5/2026 1:51 PM
16	37920	2/4/2026 4:10 PM
17	37923	2/4/2026 1:00 PM
18	37923	2/4/2026 12:45 PM
19	37931	2/4/2026 10:09 AM
20	37916	2/4/2026 9:22 AM
21	37938	2/4/2026 9:07 AM
22	37922	2/4/2026 8:51 AM
23	37922	2/2/2026 11:13 PM
24	37721	2/2/2026 4:14 PM
25	37918	2/2/2026 2:19 PM
26	37931	2/2/2026 1:35 PM
27	37919	1/30/2026 3:59 PM
28	37918	1/30/2026 3:28 PM
29	we are a nonprofit covering a large area of East TN, including Knox County.	1/30/2026 11:50 AM
30	37922	1/30/2026 10:02 AM
31	37919	1/29/2026 11:41 AM
32	37914	1/28/2026 2:33 PM
33	37920	1/28/2026 12:27 PM

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34	37919	1/28/2026 10:50 AM
35	37914	1/28/2026 8:54 AM
36	37917	1/28/2026 4:53 AM
37	37920	1/27/2026 9:05 PM
38	37849	1/27/2026 8:20 PM
39	37922	1/27/2026 5:00 PM