



CITY OF KNOXVILLE ZONING CODE

USER'S MANUAL



CITY OF KNOXVILLE



KNOXVILLE/KNOX
COUNTY PLANNING

PRODUCED BY CAMIROS - OCTOBER 2019

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WHAT IS ZONING?

Knoxville’s Zoning Code regulates what structures and land can be used for, where a structure may be located on a lot, and how big that structure can be. It also regulates other elements of site development, such as accessory structures, parking, and landscape. Zoning regulations are divided into zoning districts, so that use, bulk, yard and development regulations are tailored to the character of the particular zoning district.

The Zoning Map, a companion to the Zoning Code, identifies the location of the zoning districts, thereby specifying the land use and development requirements affecting each parcel of land within Knoxville.

HOW DO I USE THIS MANUAL?

This User’s Manual is intended to provide a brief overview of the organization of the City of Knoxville Zoning Code. It describes the general purpose of the various Articles and summarizes some of the key sections, including zoning districts, uses, design standards, parking standards, site development standards, and administration.

This manual is for informational purposes only. It should be used as a reference only, and not to determine official development regulations, or for legal purposes. Please refer to the adopted Zoning Code and Zoning Map for further information. This User’s Manual has not been approved by City Council, is not binding on the City of Knoxville, and does not confer any additional rights or responsibilities on any party. The Zoning Code and Zoning Map may be updated from time to time, making the information in this User’s Manual inaccurate.



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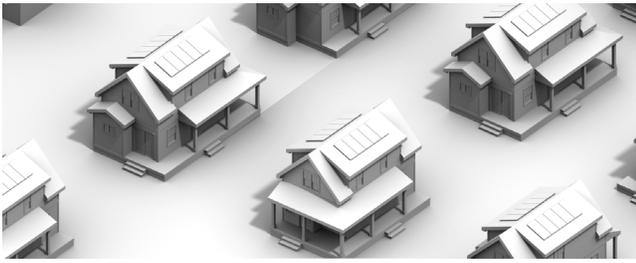
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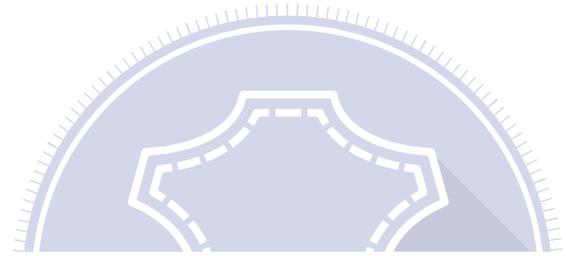
CODE ORGANIZATION

The Knoxville Zoning Code is organized into 18 Articles, each one containing information on a specific regulatory category and purpose. The table below briefly describes the general purpose of each of these Articles.

ARTICLE	GENERAL PURPOSE
Title, Purpose + Applicability 01	Article 1 introduces the purpose of the Zoning Code through a series of purpose statements, describes how the Code applies to land within the City of Knoxville, and contains the rules for transitioning between the previous Code and the new Code. It also contains general rules for interpretation.
General Definitions and Measurement Methodologies 02	Article 2 includes two major items of general applicability throughout the Zoning Code: 1) Definitions for all the terms used generally throughout the Code; and 2) Rules of Measurement for various dimensional requirements, which ensure consistency.
Zoning Districts and Zoning Map 03	Article 3 identifies all of the zoning districts included in the Zoning Code, and provides an introduction to the Zoning Map.
Residential Neighborhood Districts 04	Article 4 includes zoning regulations for each residential neighborhood district in the Zoning Code. The article includes a detailed table describing the dimensional standards for each district. Design standards are also included for the EN District, and for pocket neighborhood design. The following districts are included in this article: <ul style="list-style-type: none">• EN Established Residential Neighborhood• RN-1 Single-Family Residential Neighborhood• RN-2 Single-Family Residential Neighborhood• RN-3 General Residential Neighborhood• RN-4 General Residential Neighborhood• RN-5 General Residential Neighborhood• RN-6 Multi-Family Residential Neighborhood• RN-7 Multi-Family Residential Neighborhood
Commercial and Office Districts 05	Article 5 contains regulations for each of the commercial and office districts included in the Zoning Code. The article contains detailed tables describing the dimensional standards for each of the districts, as well as design standards where applicable. The following districts are included in this article: <ul style="list-style-type: none">• C-N Neighborhood Commercial• C-G General Commercial• C-H Highway Commercial• C-R Regional Commercial• DK Downtown Knoxville• O Office• OP Office Park



Residential Districts



Uses

ARTICLE GENERAL PURPOSE

Article 6 contains regulations, including dimensional standards and design standards where applicable, for the Zoning Code’s four industrial districts. The following industrial districts are included in this article:

Industrial Districts 06

- **I-MU** Industrial Mixed-Use
- **I-RD** Research and Development
- **I-G** General Industrial
- **I-H** Heavy Industrial

Form-Based Code Districts 07

Article 7 contains the City’s two form-based code districts, the **CU** Cumberland Avenue Zoning District, and the **SW** South Waterfront Zoning District, as well as a series of general provisions applicable to these districts. These two districts have been incorporated “as-is” into the new zoning ordinance and have not been altered. As in the prior Code, the standards of the form-based code districts control over other Code regulations.

Special Purpose and Overlay Districts 08

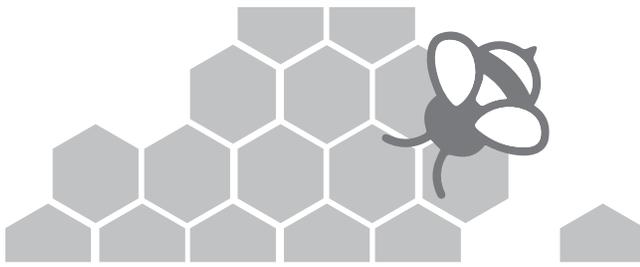
Article 8 includes regulations pertaining to each of the City’s ten special purpose or overlay districts, which include:

- **AG** General Agricultural
- **INST** Institutional
- **OS** Parks and Open Space
- **NA** Natural Areas
- **H** Historic Overlay
- **NC** Neighborhood Conservation Overlay
- **IH** Infill Housing Overlay
- **TO-1** Technology Park Overlay
- **HP** Hillside Protection Overlay
- **F** Floodplain Overlay

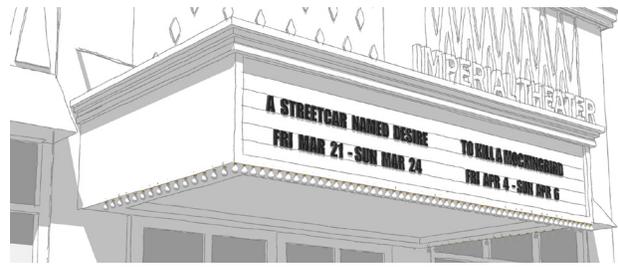
Uses 09

Article 9 contains the code’s Use Matrix, which identifies the principal and temporary uses that are permitted, special, or prohibited within each district. The Use Matrix does not contain accessory uses, which are addressed in Article 10 of the code.

In addition to the Use Matrix, Article 9 contains general use regulations, and a series of specific use standards for certain principal and temporary uses that may have additional impacts. The standards included are intended to mitigate impacts or design concerns associated with these uses.



Site Development Standards



Signs

ARTICLE	GENERAL PURPOSE
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Site Development Standards 10	<p>Article 10 includes regulations applicable to lots, aside from the principal dimensional standards included within each district. These regulations address elements of site development such as accessory structures, exterior lighting, and permitted encroachments.</p>
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Off-Street Parking 11	<p>Article 11 contains the City’s standards for parking, which include required number of spaces (minimums and maximums), dimensional and design standards for parking facilities, shared parking provisions, bicycle parking requirements, and standards related to required off-street loading spaces and the storage of commercial and recreational vehicles.</p>
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Landscape 12	<p>Article 12 is home to the Code’s regulations related to landscaping for both residential and nonresidential districts, including required site landscape, parking lot landscape, buffer yards, and tree preservation. The article also includes standards relating to the selection, installation, and maintenance of plant material, as well as minimum planting size and species diversity requirements.</p>
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Signs 13	<p>Article 13 contains the Code’s regulations dealing with signs, including prohibited signs, exempt signs, and signs that require a permit. Master sign plan requirements for unified developments (shopping centers, commercial subdivisions, office parks) are also included, as well as regulations relating to the construction and maintenance of signs in the City.</p>
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Code Administrators 14	<p>Article 14 describes the powers assigned to each of the administrators of the Code, including City Council, Knoxville-Knox County Planning Commission, Board of Zoning Appeals, Zoning Administrator, Director of Plans Review and Building Inspections, Design Review Board, Historic Zoning Commission, Administrative Review Committee, and Infill Housing Review Committee. The Article also includes provisions related to the organization of the Board of Zoning Appeals, Design Review Board, Historic Zoning Commission, and Administrative Review Committee.</p>
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Application Process 15	<p>Article 15 describes how applications are filed, the type of notice required for each application, and specifics related to vested property rights in accordance with Tennessee Code.</p>
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ARTICLE**GENERAL PURPOSE****Zoning Applications****16**

Article 16 describes the purpose of each zoning application, who may initiate an application, and the authorization and procedure for each of the zoning applications within the Code. These include:

- Zoning Text and Map Amendment
- Special Use Review
- Variance
- Site Plan Review
- Design Review
- Infill Housing Overlay District Review
- Planned Development
- Overlay Districts Certificates of Appropriateness
- Zoning Interpretation
- Temporary Use Permit
- Sign Permit
- Zoning Appeals
- Reasonable Accommodation

Nonconformities**17**

Article 17 includes regulations related to the control of nonconforming buildings, structures, and uses of land, as well as nonconforming signs.

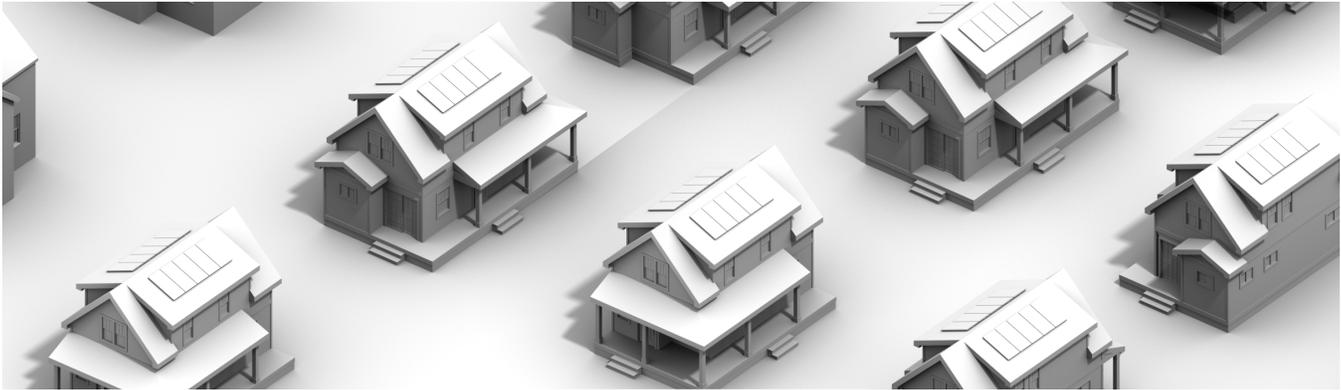
Enforcement**18**

Article 18 describes the rules for enforcement of the Zoning Code, including penalties and fines.

ZONING DISTRICT

ZONING DISTRICTS

All of the districts within the Knoxville Zoning Code are described in the table below. The table includes a description of the purpose for each district, and indicates the location of key dimensional standards, design standards, and unique requirements for each district in the Code. Refer to the Zoning Map to determine the location of zoning districts.

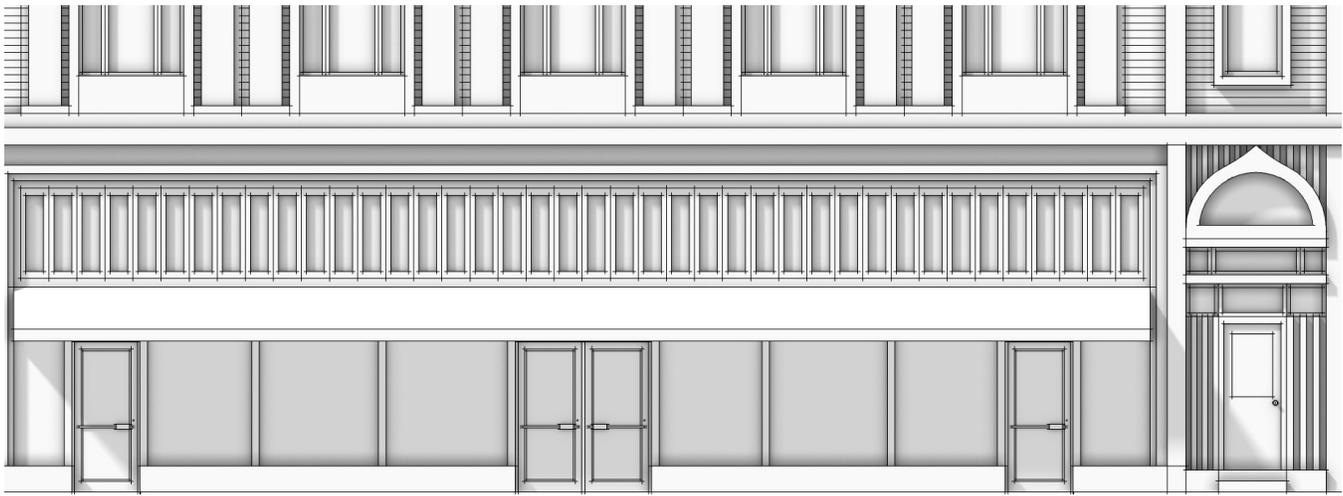


Residential Districts - Article 4

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	ADDITIONAL STANDARDS
EN	The EN Established Residential Neighborhood Zoning District is intended to accommodate Knoxville's older low density neighborhoods, exhibiting a predominant development pattern of large lots with generous yards and complex, intricately designed homes on a highly connected street network. The EN District provides for the stability of these established neighborhoods, while allowing for continued development that is compatible with the existing development pattern. Limited nonresidential uses that are compatible with the character of the district may also be permitted.	Table 4-1: Residential Districts Dimensional Standards, in Section 4.3 of the Code establishes the dimensional standards for the residential districts. Standards include: <ul style="list-style-type: none"> • Minimum Lot Area • Minimum Lot Width • Maximum Building Height • Maximum Building Coverage • Maximum Impervious Surface • Minimum Setbacks (Front, Interior Side, Corner Side, Rear) 	The EN District contains specific design standards, included in Section 4.4. The use standards in Article 9 address specific dwelling types, including manufactured homes.
RN-1	The RN-1 Single-Family Residential Neighborhood Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.		The use standards in Article 9 address specific dwelling types, including manufactured homes and two-family dwellings.
RN-2	The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.	All residential lots not served by a sanitary sewer system must be a minimum of 20,000 square feet in lot area, unless the minimum lot area requirement is greater than 20,000 square feet.	The use standards in Article 9 address specific dwelling types, including manufactured homes and two-family dwellings.

Residential Districts - Article 4

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	ADDITIONAL STANDARDS
RN-3	The RN-3 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.		The use standards in Article 9 address specific dwelling types, including manufactured homes, two-family dwellings, and townhouse dwellings.
RN-4	The RN-4 General Residential Neighborhood Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwellings are permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the district may also be permitted.	<p>Table 4-1: Residential Districts Dimensional Standards, in Section 4.3 of the Code establishes the dimensional standards for the residential districts. Standards include:</p> <ul style="list-style-type: none"> • Minimum Lot Area • Minimum Lot Width • Maximum Building Height • Maximum Building Coverage • Maximum Impervious Surface • Minimum Setbacks (Front, Interior Side, Corner Side, Rear) 	
RN-5	The RN-5 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multifamily dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.	<p>All residential lots not served by a sanitary sewer system must be a minimum of 20,000 square feet in lot area, unless the minimum lot area requirement is greater than 20,000 square feet.</p>	<p>The use standards in Article 9 address specific dwelling types, including manufactured homes, two-family dwellings, and multi-family and townhouse dwellings.</p> <p>Additional design standards for “pocket neighborhood” designs are included in Section 4.5.</p>
RN-6	The RN-6 Multi-Family Residential Neighborhood Zoning District is intended to accommodate high density neighborhoods in the City of Knoxville characterized by a mixture of all housing types including single-family, two-family, townhouse, and multi-family. Limited nonresidential uses that are compatible with the character of the district may also be permitted.		
RN-7	The RN-7 Multi-Family Residential Neighborhood Zoning District is intended to accommodate the most intense high density residential development in the City of Knoxville in townhouse and multi-family development forms. Limited nonresidential uses that are compatible with the character of the district may also be permitted.		



Commercial Districts - Article 5

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	ADDITIONAL STANDARDS
<p>C-N</p>	<p>The C-N Neighborhood Commercial Zoning District is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Low-intensity mixed-use is encouraged within the C-N District, with dwellings permitted above the ground floor, as well as multi-family and townhouse development located alongside select commercial uses.</p>		<p>Section 5.4: Design Standards.</p> <p>The C-N District also contains limitations on gross floor area, detailed in Section 5.3.B.</p>
<p>C-G C-G-2 C-G-3</p>	<p>The C-G General Commercial Zoning District is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville’s commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City’s traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The C-G District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.</p> <p>This district is intended primarily for indoor commercial uses with limited exceptions per special use approval.</p>	<p>Table 5-1: Commercial Districts Dimensional Standards, in Section 5.3 of the Code establishes the dimensional standards for the commercial districts. Standards include:</p> <ul style="list-style-type: none"> • Minimum Lot Area • Minimum Lot Width • Maximum Gross Floor Area (C-N and O Only) • Maximum Building Height • Minimum Setbacks or Build-to Zones(Front, Interior Side, Corner Side, Rear) 	<p>Section 5.4: Design Standards contains standards for the C-G-2, C-G-3, and C-H-2 Districts.</p> <p>Standards include the categories of facade design, fenestration design, and commercial site design.</p>
<p>C-H C-H-2</p>	<p>The C-H Highway Commercial Zoning District is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses. The C-H District is divided into two levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.</p>		

Commercial Districts - Article 5

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	ADDITIONAL STANDARDS
<p>C-R C-R-2</p>	<p>The C-R Regional Commercial Zoning District is intended to accommodate medium- to large-scale commercial development within the City of Knoxville that serves both local and regional markets. Such development may generate a considerable amount of traffic, and typically requires significant area for off-street parking. High-density residential uses are also permitted within the C-R District, to facilitate mixed-use development where appropriate. The C-R District is divided into two levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.</p>	<p>Table 5-1: Commercial Districts Dimensional Standards, in Section 5.3 of the Code establishes the dimensional standards for the commercial districts. Standards include:</p> <ul style="list-style-type: none"> • Minimum Lot Area • Minimum Lot Width • Maximum Gross Floor Area (C-N and O Only) • Maximum Building Height • Minimum Setbacks or Build-to Zones(Front, Interior Side, Corner Side, Rear) 	<p>C-R-2 is subject to Section 5.4: Design Standards.</p> <p>Standards include the categories of facade design, fenestration design, and commercial site design.</p>
<p>O</p>	<p>The O Office Zoning District is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.</p>		<p>Subject to Section 5.4: Design Standards.</p> <p>The O District also contains limitations on gross floor area, detailed in Section 5.3.B.</p>
<p>OP</p>	<p>The OP Office Park Zoning District is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment.</p>		<p>The OP District contains specific use restrictions, detailed in Section 5.2.C.</p>
<p>DK DK-B DK-G DK-H DK-W DK-E</p>	<p>To facilitate development that reinforces and enhances the existing varied character areas of downtown Knoxville, the DK District is divided into five sub-districts that include tailored dimensional and design standards:</p> <p>DK-B Downtown Knoxville Boulevards Subdistrict, intended to accommodate those areas of Downtown characterized by wide, planted boulevards, and a green, open landscape.</p> <p>DK-G Downtown Knoxville Grid Subdistrict, intended to accommodate those areas of Downtown predominantly characterized by the traditional 300 foot by 300 foot grid pattern established in the Plan of the City.</p> <p>DK-H Downtown Knoxville Historic Core Subdistrict, intended for areas with a preponderance of historic and cultural resources.</p> <p>DK-W Downtown Knoxville Warehouse Subdistrict, for the area located primarily along Jackson Avenue and the rail yard on the north end of Downtown.</p> <p>DK-E Downtown Edge Subdistrict, intended to address areas of transition between the higher intensity of Downtown and adjacent smaller-scale mixed-use areas</p>	<p>Table 5-3: DK Subdistricts Dimensional Standards, in Section 5.5 of the Code establishes the dimensional standards for the DK subdistricts. Standards include:</p> <ul style="list-style-type: none"> • Maximum Building Height • Minimum Building Height • Required Build-to Zone • Minimum Build-to Percentage • Minimum Setbacks (Interior Side, Rear) 	<p>Table 5-4: DK Subdistricts Design Standards, in Section 5.5 of the Code contains specific design standards for the DK subdistricts.</p> <p>Standards include the categories of facade design and fenestration design.</p> <p>The Downtown Knoxville Design Guidelines contain additional standards that the Design Review Board will use to review development in the DK District, in addition to Table 5-4.</p>



Industrial Districts - Article 6

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	ADDITIONAL STANDARDS
I-MU	The I-MU Industrial Mixed-Use Zoning District is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU District, both above the ground floor in mixed-use development, and in multi-family dwellings.	Table 6-1: Industrial Districts Dimensional Standards, in Section 6.3 of the Code establishes the dimensional standards for the industrial districts. Standards include: <ul style="list-style-type: none"> • Minimum Lot Area • Minimum Lot Width • Maximum Building Height • Minimum Setbacks (Front, Interior Side, Corner Side, Rear) 	Subject to Section 6.4: Design Standards. Standards include the categories of facade design, fenestration design, and commercial site design.
I-RD	The I-RD District is intended to provide for large-scale office and research and development facilities, which may include pilot plants, prototype manufacturing or other light industrial activities conducted indoors and resulting in little or no outside impacts. The I-RD District also accommodates a variety of compatible or ancillary uses to serve employees, such as retail and personal service establishments.		
I-G	The I-G General Industrial Zoning District provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.		
I-H	The I-H Heavy Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in the I-H District may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.		

Form-Based Districts - Article 7

DISTRICT	PURPOSE	KEY STANDARDS / UNIQUE REQUIREMENTS
CU	The Cumberland Avenue District is intended to implement the Cumberland Avenue Corridor Plan, fostering high-quality, predictable development and implementing the citizen-endorsed vision for the area.	Knoxville's form-based districts are wholly contained within Article 7 of the Code. These districts contain their own sets of permitted uses, definitions, and administrative provisions, as well as standards related to the form and placement of buildings, parking standards, and landscape requirements, among other provisions.
SW	The South Waterfront District carries out the policies of the South Waterfront Vision Plan by regulating development and land uses within the City's designated South Waterfront, consistent with the Vision Plan.	

Special Purpose Districts - Article 8

DISTRICT	PURPOSE	KEY STANDARDS / UNIQUE REQUIREMENTS
AG	The AG General Agricultural Zoning District is intended to provide for agricultural uses that comprise an important part of the economy of Knoxville. The intent is to permit lands best suited for agriculture to be used for agriculture purposes, and prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic wellbeing of agricultural operations.	Table 8-1: AG District Dimensional Standards contains the dimensional standards for the AG District.
INST	The INST Institutional District is intended to accommodate federal, state, county, and municipal governmental operations (with the exception of those operations that are industrial in nature), and campus institutional uses such as healthcare institutions and educational facilities, to allow for their expansion in a manner that protects surrounding neighborhoods. Additional uses may also be permitted, such as residential, and professional office or business uses that are compatible with the character of the district.	Table 8-2: INST District Dimensional Standards establishes the dimensional standards for the INST District.
OS	The OS Parks and Open Space Zoning District is intended to create, preserve, and enhance public open space to meet the passive and active park and recreational needs of the City. The OS District provides for both improved and unimproved park and recreation lands. Facilities may include, but are not limited to, structures or other active, play oriented facilities such as playgrounds, recreational fields, ball-fields, sport courts, dog parks, marinas, cemeteries, golf courses, cultural facilities such as museums and libraries, and associated accessory facilities such as recreation and community centers, park administrative offices, and restroom facilities.	Table 8-3: OS District Dimensional Standards establishes the dimensional standards for the OS District.
NA	The NA Natural Areas Zoning District is intended to preserve and protect recreational and conservation open space. The NA District is intended to preserve and enhance areas as permanent open space that contributes to the creation of a network of lands that provide safe and enjoyable areas and routes for non-intensive recreational opportunities and is protective of natural resources.	Table 8-4: NA District Dimensional Standards establishes the dimensional standards for the NA District.

Overlay Districts - Article 8

DISTRICT	PURPOSE	KEY STANDARDS / UNIQUE REQUIREMENTS
H	<p>The H Historic Overlay Zoning District is intended to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee, and the United States of America. The H Overlay District is also intended to assist in stabilizing and improving property values in historic areas by guiding rehabilitation or new construction that is compatible with the character of the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure that is located or proposed to be located in an H Overlay District. This district is not intended, however, to regulate the use of land, buildings or structures.</p>	<p>Each Historic Overlay District contains its own set of unique design guidelines, adopted by the Historic Zoning Commission at the time the district is designated. These guidelines are intended to guide the granting or denial of certificates of appropriateness, required for construction, alteration, addition, expansion, repair, rehabilitation, relocation, or demolition of any structure or other improvement to real estate located within the district.</p>
NC	<p>The NC Neighborhood Conservation Overlay Zoning District recognizes that older Knoxville neighborhoods need to be conserved for their cultural, historic, and housing values, as provided in T.C.A. Subsection 13-7-401 et seq. The purposes of the district are to permit development which conforms to the size, orientation, and setting of the buildings of the neighborhood, avoid the need for variances to building setbacks, lot dimensions, and related physical characteristics, and regulate demolition.</p>	<p>Each NC District contains its own set of design guidelines, which may address additions to existing buildings such as porches, balconies, and habitable living space, and include provisions for setback, rhythm, and orientation of new structures, their height, scale, and massing, the proportion of doors and windows, roof shape/pitch, and the height of the foundation. These guidelines are intended to guide the granting or denial of certificates of appropriateness.</p>
IH	<p>The IH Infill Housing Overlay Zoning District is intended to foster infill residential development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built more than 50 years ago along grid streets that often had sidewalks and alleys.</p>	<p>Development within an IH Overlay District is subject to review and granting of a certificate of appropriateness by the Infill Housing Review Committee, which will evaluate applications with respect to their conformance to the Heart of Knoxville Infill Housing Design Guidelines, including characteristics such as (but not limited to) roof pitch, porch, door, window, and related features that were characteristic of the original pattern of development.</p>
TO-1	<p>The TO-1 Technology Park Overlay Zoning District is intended to provide for physical development review in the Tennessee Technology Corridor area of the City of Knoxville by the Tennessee Technology Corridor Development Authority (TTCDA).</p>	<p>A certificate of appropriateness is required for any zoning map amendment or variance, and any construction, alteration, repair, rehabilitation, or relocation of any building, structure, or other improvement to real property situated within the TO-1 Overlay District, pursuant to the TTCDA adopted design guidelines.</p>
HP	<p>The HP District is intended to protect Knoxville's significant natural topographic features, and to prevent potential serious consequences from hillside development, such as increased erosion, fire, or flood hazards, and property damage.</p>	<p>Table 8-6: Density and Land Disturbance Limitations establishes the maximum residential density and maximum land disturbance of the site for residential districts that are within the HP Overlay District.</p>
F	<p>The F Floodplain Overlay Zoning District is established to indicate locations near streams where floodplains have been identified by the Federal Emergency Management Agency.</p>	<p>Properties within the limits of the F district are subject to the regulations provided in the Flood Damage Prevention and Control Ordinance.</p>



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DESIGN STANDARDS

DESIGN STANDARDS

HOW ARE THEY USED?

The Knoxville Zoning Code contains a series of design standards, applicable to certain districts within the Code including the EN District, the O District, the C-N District, the C-G-2 and C-G-3 Districts, the C-H-2 District, the C-R-2 District, and the DK District. The standards included within the Code are designed to be objective in nature, and easy to understand, apply, and measure. Further, they are intended not to promote any particular building type or architectural style, but rather are rooted in a series of fundamental design principles to ensure a high-quality built environment.

In addition to the design standards included within the districts, certain uses are subject to use standards located in Article 9 of the Code that address design. These uses include Manufactured Home Dwellings, Multi-Family or Townhouse Dwellings, and Two-Family Dwellings, among others.

Applications for development within Knoxville are reviewed against the design standards included in the Code in a couple ways. The first, and most common, is through the Site Plan Review process, detailed in Article 16 of the Code.

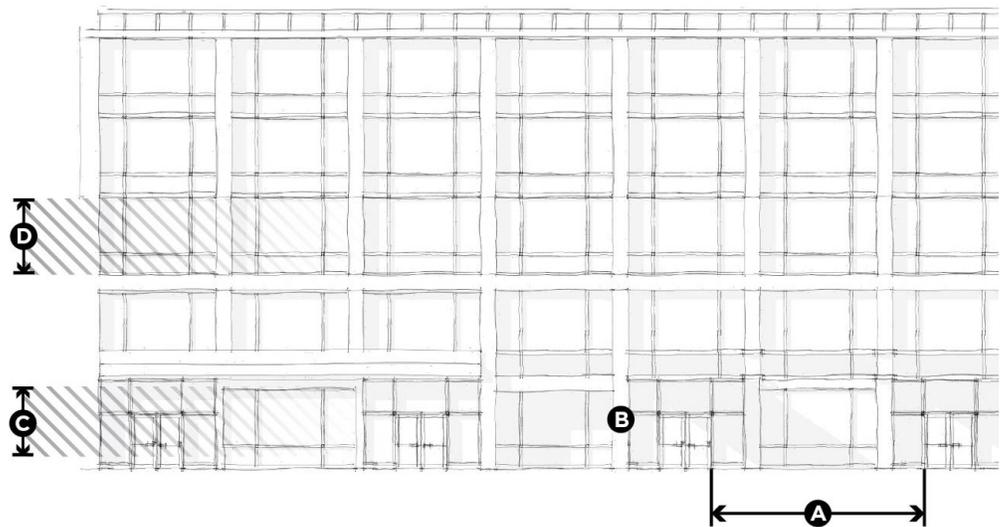
The design standards for the commercial and office districts, with the exception of the DK District are used to evaluate applications for development by the Zoning Administrator, who reviews and approves site plans with a few exceptions:

- Development in the CU and SW Districts, which is reviewed by the Administrative Review Committee before final approval by the Zoning Administrator.
- Development in the EN District or the DK-E District, which is reviewed and approved by the Knoxville-Knox County Planning staff.

The DK subdistricts (excluding DK-E) design standards are applied through the Downtown Design Review process, detailed in Article 16 of the Code. In addition to the standards included in Article 5, the Design Review Board will use the Downtown Knoxville Design Guidelines to evaluate development applications.

The design standards included within the Code are illustrated in a series of diagrams like the one to the right. These diagrams show how the basic principles within the design standards might be reflected through the design of a building. They are not intended to be prescriptive, but rather to show one potential application of the standards.

Terms used within the standards, such as “blank wall,” are further illustrated in Article 2 of the Code, along with measurement methodologies.



- A** Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 40 feet.
- B** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.
- C** The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.
- D** Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.



USES

Article 9 contains the Zoning Code’s Use Matrix, general use regulations, and use standards for Principal Uses and Temporary Uses.

A **Principal Use** is the main use of land or structures. The use matrix identifies three types of use allowances:

Permitted Use - A permitted use is a use that is allowed by right, which is specifically authorized in a particular zoning district. Permitted uses are indicated in the Use Matrix with a “P”.

Special Use - A special use is a regulated use that is permitted pursuant to approval by the Knoxville-Knox County Planning Commission. Special uses are those which have greater potential impacts on their surrounding environment, and therefore require special consideration and approval. Special uses are indicated in the Use Matrix with an “S”.

Prohibited Use - Any use that is not listed in the Use Matrix is prohibited in all districts. If a cell in the Use Matrix is blank, the use is prohibited in that district.

Temporary Use - A temporary use is one that is not of a permanent nature, such as a farmer’s market or a temporary outdoor event. Unless otherwise indicated within the Code, all temporary uses require a temporary use permit.

The Zoning Code only controls temporary uses on private property - those within the public right-of-way are regulated separately. Temporary uses are indicated at the end of the Use Matrix with a “T”.

Use Standards, an additional set of requirements that must be met before a use is allowed, are also included in Article 9. These standards apply to permitted, special, and temporary uses. If use standards exist for a use listed in the Use Matrix, they are referenced in the rightmost column.

ALL PRINCIPAL AND TEMPORARY USES ARE DEFINED IN ARTICLE 2, AND REGULATED IN ARTICLE 9 OF THE CODE. ALL ACCESSORY STRUCTURES AND USES, SUCH AS AMATEUR RADIO EQUIPMENT, CHICKEN COOPS, GREENHOUSES AND GARAGES, ARE DEFINED IN ARTICLE 2, AND REGULATED IN ARTICLE 10 OF THE CODE.

THE GENERIC USE APPROACH

The Knoxville Zoning Code utilizes what’s called the Generic Use Approach to group specific uses like “clothing store,” “shoe store,” “record store,” and “hardware store,” into generic categories, such as “retail goods establishment.” This eliminates the need for a long, extensive list of uses, and makes the Code flexible and user-friendly.

It is important to note that a use that is specifically listed cannot be included in any other category. This means, for example, that because “drive-through facility” is listed as its own principal use, it cannot be included as part of any other use, such as “restaurant,” but instead must be allowed specifically within a district.



Retail Goods Establishment



Clothing Store



Shoe Store



Record Store



Hardware Store

TRANSITION RULES FOR USES

Transition rules for uses are located in Section 1.4 and describe how the Knoxville Zoning Code handles changes from the previous zoning Code relating to existing uses. This section of the code also includes provisions relating to structures, building permits, variances, special uses, and Planned Unit Developments granted prior to the effective date of the current Zoning Code, and rules for handling pending applications during the transition to the Code. It also includes details for how property owners may submit a “request for prior zoning equivalent” within one year of the adoption of the Code, free of any application fee.

TRANSITION RULES FOR EXISTING USES		
<i>If...</i>	<i>And...</i>	<i>Then...</i>
The Use Or Structure Was Previously Classified As:	Under The Zoning Code, The Use Or Structure Is:	What Happens?
Permitted	Permitted	The use continues to operate as a permitted use. However, it may be subject to use standards per Article 9 of the Code.
Permitted	Special Use	The use is deemed a lawful special use as of the effective date of the Zoning Code. Any subsequent addition, enlargement, or expansion of the use must conform to the procedural and substantive requirements of the Code for special uses including review by the Knoxville-Knox County Planning Commission.
Use on Review	Special Use	The use is deemed a lawful special use as of the effective date of the Code and is subject to the approval conditions under which it was originally approved. Any subsequent addition, enlargement, or expansion of the use must conform to the procedural and substantive requirements of the Code for special uses including review by the Knoxville-Knox County Planning Commission.
Use on Review	Permitted	The use is deemed a lawful permitted use as of the effective date of the Code. The use is no longer subject to any conditions placed upon its approval, unless such conditions are required under the Code. The continued operation and/or any subsequent addition, enlargement, or expansion of the use must conform to the procedural and substantive requirements of the Code for such permitted use.
Permitted Use or Use on Review	Prohibited	The use is deemed a nonconforming use as of the effective date of the Zoning Code, and is controlled by the provisions of Article 17 of the Code.



KNOXVILLE ZONING CODE USE MATRIX - EXCERPT

P = PERMITTED USE S = SPECIAL USE T = TEMPORARY USE BLANK = USE NOT ALLOWED IN THE DISTRICT

Principal Use	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	
Micro-Brewery/ Distillery/Winery									S	P	P	P	P			P		P						9.3.U
Neighborhood Nonresidential Reuse	S	S	S	S	S	S	S	S																9.3.V
Nightclub										S	S	S	S											
Office									P	P	P	P	P	P	P	P	P	P	P		P			
Personal Service Establishment									P	P	P	P	P	P		P	P	P						
Pre-School/ Kindergarten	S	S	S	S	S	S	S	S	P	P	P	P	P	P										9.3.W
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Reception Facility										P	P	P	P			S				S				

The Use Matrix is organized to clearly communicate where the uses defined within Article 2 are permitted, require a special use permit, or are not permitted. Use standards, if applicable, are also listed within the matrix, providing cross references to direct users to the appropriate Code section.

The “P” in this cell indicates that a public park is a permitted use in the RN-7 District.

The “S” in this cell indicates that a nightclub is a special use in the DK District.

This blank cell indicates that a preschool/ kindergarten is prohibited in the I-G District.

This reference indicates that Micro-Brewery/ Distillery/Winery uses are subject to additional use standards found in Section 9.3 of the Code.

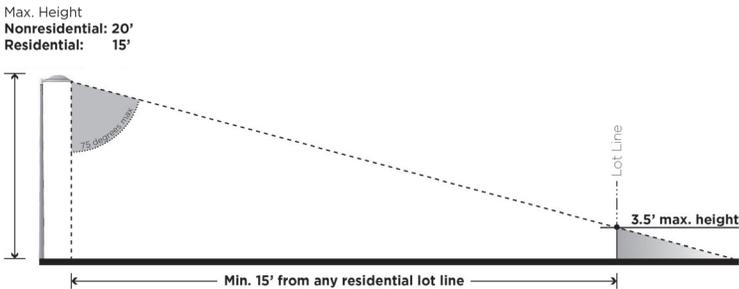
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SITE DEVELOPMENT, PARKING, LANDSCAPE & SIGNS

SITE DEVELOPMENT STANDARDS - ARTICLE 10

Site Development Standards, including exterior lighting, accessory structures and uses, permitted encroachments, and environmental performance standards are located in **Article 10** of the Knoxville Zoning Code. General Requirements are included in Section 10.1.



Cut-Off Luminaire

EXTERIOR LIGHTING | SECTION 10.2

The Zoning Code regulates on-site exterior lighting for nonresidential, mixed-use, multi-family, and townhouse development in order to ensure that it is well designed, does not create a nuisance, and that impacts on adjacent properties are controlled. For instance, the Code requires all luminaires to be of a cut-off design. Exceptions to the lighting standards, such as for outdoor recreational fields, are contained in Section 10.2.C.

ACCESSORY STRUCTURES AND USES - SECTION 10.3

An accessory structure is a structure located on the same lot as a principal building, which may be detached or attached, that is incidental to the use of the principal building. Detached garages, apiaries, solar panels, and fences are examples of common accessory structures. An accessory use is a use of land or of a building, or portion thereof, customarily incidental and subordinate to the principal use of the land or building. Home occupations are an example of a common accessory use.

Section 10.3 contains regulations for a full range of accessory structures and uses with standards for the location, dimensions, and design of each. Accessory structures and uses are permitted in all districts unless specifically prohibited by the Code.

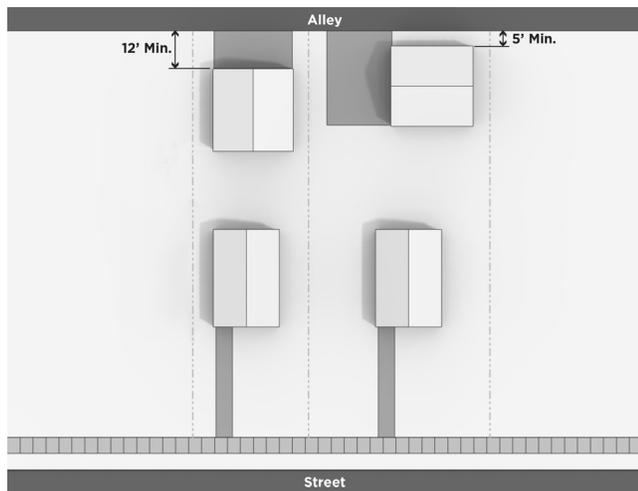


Illustration of regulations dealing with the siting of detached garages

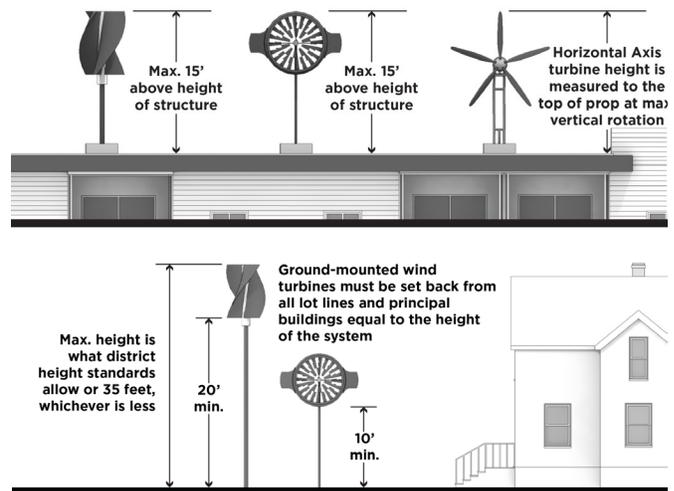


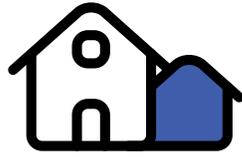
Illustration of regulations for roof-mounted and ground-mounted wind turbines

ACCESSORY DWELLING UNITS - SECTION 10.3.B

Knoxville’s new code allows for Accessory Dwelling Units (ADUs), which may be located within, attached to, or detached from the primary dwelling structure on a lot, and may be a part of a detached accessory structure.



ADU within the primary dwelling structure



ADU attached to the primary dwelling structure



Detached ADU, independent of the primary dwelling structure



ADU as part of a detached accessory structure

ADUs are subject to a series of specific standards included within the Code in Section 10.3.B. These standards are included below for reference.

- The design and size of the accessory dwelling unit (ADU) must conform to all applicable building codes.
- An ADU may be located only on a lot with one single-family dwelling. However, in EN districts, ADUs shall be permitted unless the neighborhood prohibits them in a new approved EN application. One of the dwelling units must be occupied by the owner of the property.
- The building official must certify that utilities are adequate for the ADU.
- A lot must have a minimum area of 5,000 square feet to qualify for an ADU.
- Only one ADU is permitted per lot.
- The ADU may be within, attached to, or detached from the primary dwelling structure and may be a part of a detached accessory structure. An ADU may be developed within an existing structure or as new development.
- A detached ADU must be set back five feet from an interior side lot line and ten feet from a rear lot line. A detached ADU is not permitted in a front yard or corner side yard.
- An ADU is limited to the following maximum gross floor areas:

Lot Area	Maximum GFA
20,000sf or greater	1,200sf
10,000sf but less than 20,000sf	1,000sf
7,000sf but less than 10,000sf	800sf
5,000sf but less than 7,000sf	600sf

- In no case may an ADU exceed 40% of the primary dwelling floor area nor more than 2 bedrooms.
- The ADU must be designed so that the appearance of the primary structure remains that of a house. The entrance to the ADU must be located in such a manner as to be unobtrusive from the same view of the structure that encompasses the entrance to the principal dwelling.
- One off-street parking space is required for the ADU.

PERMITTED ENCROACHMENTS - SECTION 10.4

An encroachment is the extension or placement of any structure, or component of such, into a required setback. The Zoning Code regulates the types of allowable encroachments, where they are permitted, and how far into the setback they may encroach. For example, an exterior stairwell is permitted to encroach a maximum of six feet into a required corner side, interior side, or rear setback, but is not allowed to encroach into a required front setback.

Permitted encroachments are listed in Table 10-1 in Section 10.4. An excerpt from Table 10-1, explaining how the table is used, is provided below.

TABLE 10-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS - EXCERPT

Y = PERMITTED N = PROHIBITED MAX. = MAXIMUM MIN. = MINIMUM

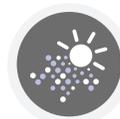
Encroachment	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp & Other Accessibility-Related Structures	Y	Y	Y	Y
Arbor	Y	Y	Y	Y
Balcony Max. of 6' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 4' from any lot line Min. vertical clearance of 8'	Y	Y	Y	Y
Exterior Stairwell Max. of 6' into setback Prohibited in front yard	N	Y	Y	Y

Where specific encroachment standards for accessory structures are not included, general accessory structure requirements apply.

Some accessory structures have their encroachment permissions described within the table itself.

ENVIRONMENTAL PERFORMANCE STANDARDS - SECTION 10.5

Environmental performance standards are included in Section 10.5 of the Code. The standards are included to ensure protection of human health and the environment in the City of Knoxville. Under the Code, uses are required to comply with standards relating to noise, glare and heat, vibration, dust and air pollution, discharge and disposal of hazardous waste, electromagnetic interference, odors and fire and explosion hazards. Requirements are included in Section 10.5 of the Knoxville Zoning Code.



OFF-STREET PARKING - ARTICLE 11

Article 11 includes regulations for the required number of off-street vehicle parking, bicycle parking, and loading spaces. It also contains regulations related to the design and location of vehicular and bicycle parking spaces, shared parking, and the outdoor storage of commercial and recreational vehicles.

Table 11-2 lists off-street vehicle parking requirements, both minimum and maximum number of spaces, for all of the uses in the Zoning Code that require off-street parking. In some cases, uses that are considered part of a generic use category are listed with specific vehicle parking requirements. These uses are listed only for the purposes of the parking section, and do not indicate whether such uses are permitted or special uses within any district in the Zoning Code. Uses listed within the Use Matrix in Article 9 that are not listed in Table 11-2 do not have minimum vehicle parking requirements.

TABLE 11-2: REQUIRED OFF-STREET PARKING - EXCERPT

Use	Minimum Vehicle Parking Required	Maximum Vehicle Parking Allowed
Amusement Facility - Indoor	4 per 1,000sf GFA <i>Bowling alley: 3 per lane</i> <i>Movie theater: 0.2 per seat</i>	5 per 1,000sf GFA <i>Bowling alley: 5 per lane</i> <i>Movie theater: 0.5 per seat</i>
Dwelling, Two-Family	2 per du	No Limit
Eating and Drinking Establishment	No drive-through: 8 per 1,000sf GFA With drive-through: 6 per 1,000sf GFA	No drive-through: 16 per 1,000sf GFA With drive-through: 12 per 1,000sf GFA

Bowling alleys and movie theaters are considered part of the generic use of “amusement facility - indoor,” and are listed only for the purposes of Article 11.

Some uses within Table 11-2 require parking at a ratio based upon GFA, others require spaces based upon other factors, such as number of dwelling units.

The Code also contains a series of standards related to the provision of required parking for existing buildings with a change of use or addition, and for existing buildings without a change of use or addition. These standards are summarized in the table below.

REQUIRED PARKING FOR RENOVATION OF EXISTING BUILDINGS & CHANGE OF USE - § 11.1.B

	Renovations Exceeding 50% of Value	Renovation Less Than 50% of Value
With a Change of Use or New Addition	Required parking must be provided, except for mixed-use non-residential multi-tenant structures and developments (no residential) if there is no addition to principal building	Required parking must be provided; Sections 11.3, 11.5, 11.6, and 11.7 do not apply Nonconforming parking areas may be continued and counted towards the total parking requirements
Without a Change of Use or New Addition	Required parking must be provided; Sections 11.3, 11.5, 11.6, and 11.7 do not apply Nonconforming parking areas may be continued and counted towards the total parking requirements	Subject to General Applicability standards of Section 11.1.A

RULES FOR EXPANSION OR IMPROVEMENT OF EXISTING PARKING LOTS

Expansion: When an existing parking lot is expanded, the expansion area must meet all Code standards, including parking lot landscaping requirements.

Improvement: When an existing parking lot is improved, the improved area must meet all Code standards, including parking lot landscaping as follows: 1) If the improvement area is less than 50% of the total parking area, landscape is only required for the improvement area, 2) If the improvement area is 50% or more of the total parking area, landscape is required for the entire parking lot.

EXEMPTIONS AND FLEXIBILITIES - SECTION 11.4.B

The Knoxville Zoning Code contains a number of parking flexibilities, exemptions, and reductions, including:

The DK District is exempt from required parking. If parking is provided, then the maximum number of spaces applies in all subdistricts.

Minimum vehicle parking reductions are available in select districts. Required minimum vehicle parking may be reduced by 40% in the C-N District, and may be reduced by 20% in the C-G-2 and C-G-3 Districts. Bicycle parking requirements may not be reduced.

If located within one-fourth of a mile of a transit route, off-street parking requirements in any district may be reduced up to 30%. A Knoxville Area Transit approved shelter may be required on or within one-fourth of a mile of the development site. Bicycle parking requirements may not be reduced, and this reduction may not be coupled with any other parking reduction, including those referenced above.

Parking lots may exceed the maximum number of spaces in Table 11-2 by up to 20%, provided such excess spaces and access aisles are constructed of permeable materials approved by the Department of Engineering. Parking spaces exceeding the identified maximum may be approved by the Department of Engineering upon submittal of a parking study justifying the need for additional spaces, and the approval of the parking study by Department of Engineering. All excess spaces and their access ways must be constructed of pervious materials. Pervious paving materials may not be required for excess parking on sites with brownfield agreements upon approval by the Department of Engineering.



Upon approval by the Department of Engineering of a parking study for a proposed use or uses, the minimum number of required parking spaces indicated in Table 11-2 may be reduced

SHARED PARKING PROVISIONS - SECTION 11.8

When uses are located near one another, and have different peak parking demands and/or operating hours, the Director of the City of Knoxville Department of Plans Review and Inspections, or his/her designee, may consider and approve a shared parking plan. Such arrangements for shared parking must comply with a series of provisions outlined in Section 11.8 of the Code, and must include a shared parking study and detailed site plan. Additional requirements may be imposed by the Director of the City of Knoxville Department of Plans Review and Inspections, or the Director of the City of Knoxville Department of Plans Review and Inspections may deny the shared parking plan for good cause.

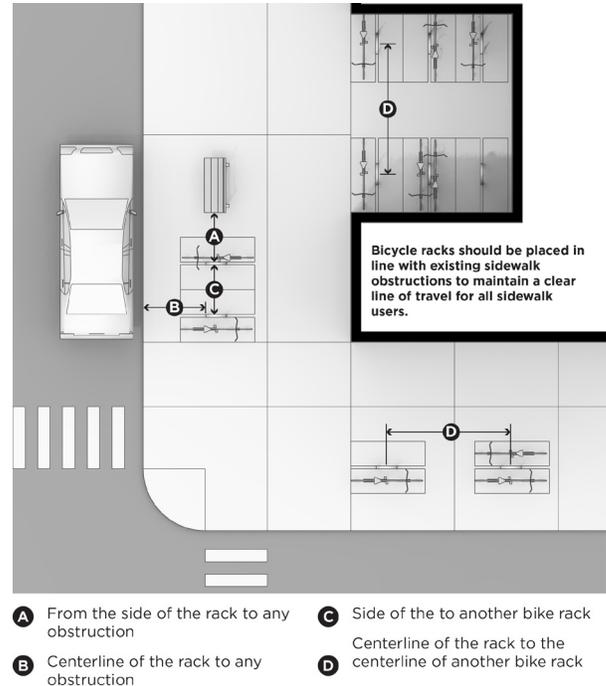
REQUIRED BICYCLE PARKING - SECTION 11.9

In the new Code, bicycle parking is required for all uses where vehicular off-street parking is required and/or provided, with the exception of single-family and two-family dwellings. Table 11-10 in Section 11.9 indicates the amount of required bicycle parking for each land use category, as seen below.

REQUIRED BICYCLE PARKING		
Land Use Category	Total Required Motor Vehicle Parking Spaces (Minimum)	Required # of Bicycle Parking Spaces
Non-Residential Shopping centers and mixed-use multi-tenant structures are to be considered as a whole, not as individual tenants; bike racks must be spaced throughout the shopping center	Less than 50	4
	51-100	8
	101-500	12
	501-1,000	16
	1,001 or more	16 for the first 1,000+ 8 for every 500 thereafter of vehicle parking spaces over 1,000
Land Use Category	Residential Dwelling Type	Required # of Bicycle Parking Spaces
Residential	Single or Two-Family Dwellings	0
	Multi-Family or Townhouse	0.25 per unit, or none if interior storage space is provided for each unit

The Code also contains standards related to the placement and design of bicycle parking, which include regulations like the following, among others:

- Bicycle parking cannot impede pedestrian or accessible routes.
- Bicycle parking spaces must include a rack which permits the locking of the bicycle frame and one wheel to a rack or fixture and must support a bicycle in a stable position without damage to the wheels, frame, or components.
- Racks must be securely anchored to prevent the racks from being removed from the location.
- Bicycle racks must be installed according to the following minimum standards:
 - Three feet from the side of the rack to any obstruction.
 - Three feet forwards or backwards from the centerline of the rack to any obstruction.
 - Four feet from the side of the rack to another bike rack.
 - Ten feet forwards or backwards from the centerline of the rack to the centerline of another bike rack.
- Alternatives to these standards may be approved by the Department of Engineering.



Section 11.9.I contains regulations related to the installation of bicycle parking on site.

LANDSCAPE - ARTICLE 12

Article 12 of the Knoxville Zoning Code contains a comprehensive set of landscape regulations addressing the design, installation and maintenance of all required landscape elements such as parking lot landscape and screening, site landscape, and buffer yards. These regulations are intended to improve both the visual appearance and ecological function of development within Knoxville, and to provide transitional buffers between uses where appropriate.

LANDSCAPE PLAN - SECTION 12.2

A landscape plan is required as part of a site plan review application for multi-family and townhouse development, non-residential (including mixed-use) development, parking lots, and planned unit developments. The landscape plan must be approved prior to the issuance of a building permit, and must include information including the location and dimensions of structures and other site elements, existing and proposed trees and plant material, and existing and proposed grading of the site. Details of required information are included in Section 12.2.B of the Code.

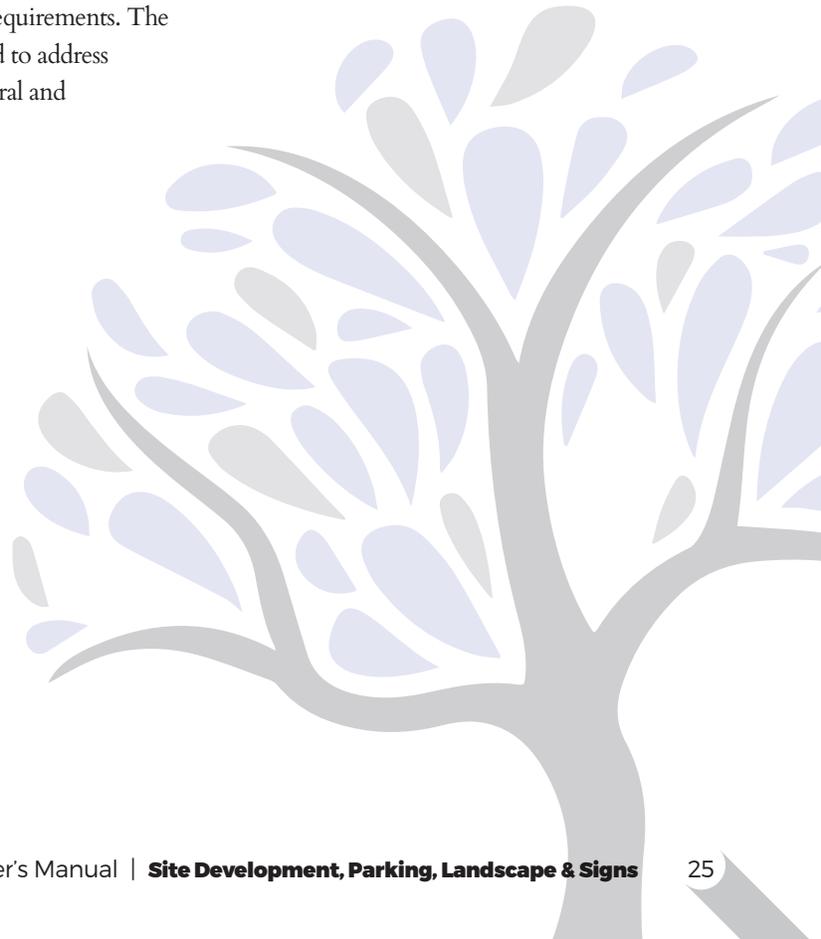
ALTERNATIVE LANDSCAPE DESIGN - SECTION 12.2.D

The requirements of Article 12 are intended to serve as minimum standards for quality development and environmental protection and performance. Understanding that there may be certain development sites that present practical difficulties in the fulfillment of the requirements, the Code contains an alternative landscape design option (12.2.D) that may be utilized when strict application of the landscape requirements would require “unreasonable or unnecessary compliance.” Such situations could include the presence of significant water features, topography, lot configurations, utility maintenance zones, or unusual site conditions. Alternative landscape design can also be used in cases where the applicant envisions a more creative means to meet the spirit and intent of the requirements, or when a comprehensive landscaping plan involving several properties is proposed. In such cases, alternative landscape plans must be submitted to the Administrative Review Committee for review and recommendation to the Zoning Administrator.

In making a recommendation regarding the alternative landscape plan, the Administrative Review Committee must find that the proposed alternative will not present a safety hazard, and that it will – upon maturity – provide landscaping that is equal to or better than the standard requirements. The Committee must also find that the proposed alternative is designed to address plant health and vigor, and is reasonably compatible with the natural and topographic features of the site.

LANDSCAPE SELECTION, INSTALLATION, AND MAINTENANCE - SECTION 12.3

Section 12.3 contains standards addressing a variety of elements, including landscape selection, installation, and maintenance. All plant materials must be of good quality, be able to withstand the local hardiness zone, and meet American Horticulture Industry Association (AmericanHort) or its ANSI accredited successor’s standards for minimum acceptable form, quality, and size for species selected. Species must be selected based on those that will survive and thrive in East Tennessee; trees should be selected from the City of Knoxville Tree List, maintained by the City. The use of native species and drought tolerant species is encouraged.



LANDSCAPE DESIGN STANDARDS - SECTION 12.4

Section 12.4 contains landscape design requirements relating to planting sizes and species diversity. Diversity of plant material is required for visual interest and to reduce the risk of losing a large population of trees due to disease. The Code’s plant diversity requirements are provided in Table 12-1, included below for reference.

TABLE 12-1: PLANT DIVERSITY REQUIREMENTS

Total Number Of Plants Per Plant Type	Maximum Number Of One Species	Minimum Number Of Species
1-4	100%	1
5-10	60%	2
11-15	45%	3
16-75	40%	5
76-500	25%	8
500-1,000	30%	10
1,000 +	15%	15

For example, if a development requires a total of 45 shade trees, no more than 18 trees (40%) may be of one species, and a minimum of five species must be used.



PARKING LOT LANDSCAPE - SECTIONS 12.5 - 12.6

Section 12.5 of the Knoxville Zoning Code contains parking lot perimeter landscape yard requirements. A perimeter landscape yard, established where the parking lot abuts a right-of-way, is required for all new parking lots of 10,000 square feet or more in area and for any expansions or improvements of existing parking lots - when required by Section 11.1.C - of 10,000 square feet or more in area. The perimeter landscape yard is established along the edge of the parking lot to screen vehicle parking from the right-of-way, and must be planted with a minimum of three shade and/or evergreen trees and ten shrubs for every 100 linear feet. Detailed requirements for perimeter landscape are found in Section 12.5 of the Code.

Interior parking lot landscape is required for all new parking lots and vehicular use areas of 20,000 square feet or more in area, and for any expansions or improvements of existing parking lots and vehicular use areas of 20,000 square feet or more when required by Section 11.1.C. Detailed requirements for interior parking lot landscape are found in Section 12.6 of the Code.

SITE LANDSCAPE - SECTION 12.7

Site landscape is required for new construction, and for additions to any existing structures of 30% or more in square footage. Requirements include live landscaping or permeable landscape materials throughout areas of the lot that are not covered by structures, pavement, or vehicular parking. For multi-family and nonresidential development, foundation planting may also be required where such development is located ten feet or more from a street lot line and no parking is in front of the structure, or where any facade abuts any parking area. Detailed site landscape requirements are included in Section 12.7 of the Code.

BUFFER YARDS - SECTION 12.8

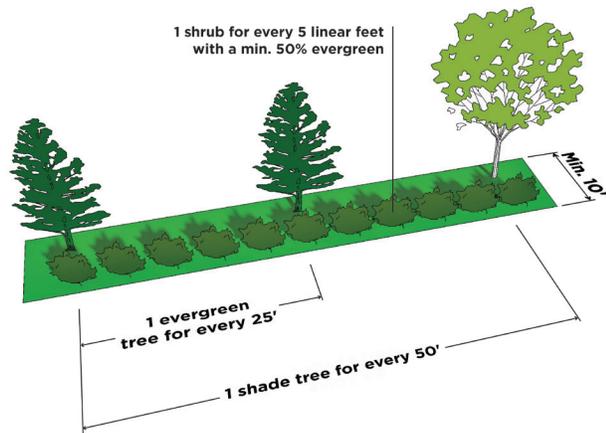
Section 12.8 of the Code establishes standards for the dimension and required landscape of buffer yards between land uses and/or zoning districts within the rear and/or side yards. However, nothing in Section 12.8 prevents an applicant’s voluntary installation of buffer yards where they are not required by the Code. Buffer yard requirements apply to new construction, and additions to any existing structures of 30% or more in square footage. Required buffer yards may be located within setbacks, but must be reserved for the planting of material and installation of screening. Parking, driveways, sidewalks, accessory structures, and any impervious surfaces are prohibited in the buffer yard area.

The Code contains standards for two types of buffer yards: Class A and Class B. The two classes of buffer yards are intended to address a multitude of land use adjacencies, to mitigate anticipated impacts and provide adequate buffering in a variety of situations. Buffer yard requirements are included in Table 12-2, in Section 12.8 of the Code, and are provided below for reference.

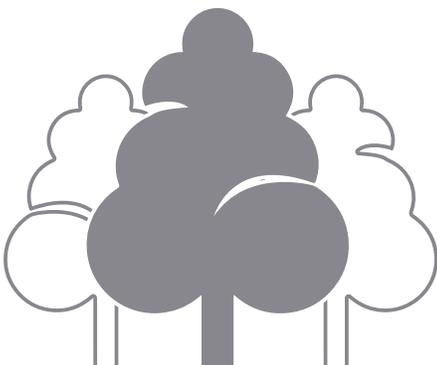
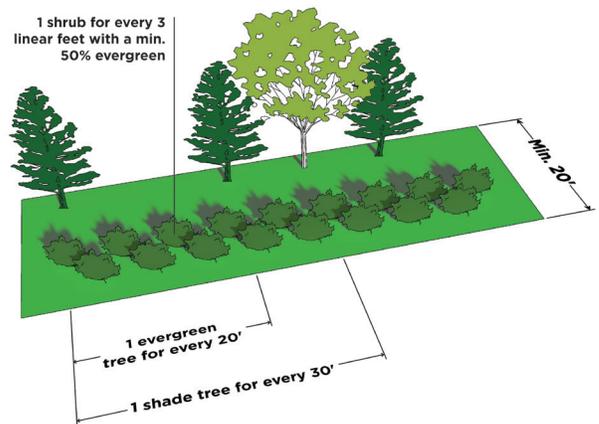
TABLE 12-2: BUFFER YARD REQUIREMENTS

Development Type	Buffer Yard Class Required
Nonresidential use located within residential district	Class A Buffer
Nonresidential district abuts a residential district	Class B Buffer
Parking lot of a multi-family dwelling within a residential district	Class A Buffer
Per use standards (Article 9)	As determined in the standards of Article 9

CLASS A BUFFER



CLASS B BUFFER



TREE PRESERVATION - SECTION 12.9

Existing healthy trees must be conserved when possible, and will be credited toward the landscape requirements of Article 12 when they are comparable in terms of species to new trees that would be permitted in the proposed location. Credit for conserving existing healthy trees is subject to the approval of the City of Knoxville Urban Forester, and is based on an existing tree’s diameter.

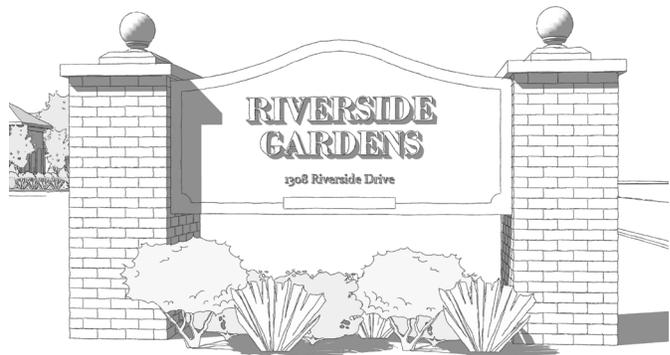
SIGNS - ARTICLE 13

Article 13 of the Knoxville Zoning Code was updated to reflect the renamed zoning designations, and remains otherwise unchanged. It contains a comprehensive set of sign standards that govern the display, design, construction, installation, and maintenance of signs in the City of Knoxville. Regulations include a series of general sign provisions and standards, as well as specific prohibited sign types, signs that are exempt from the regulations, signs that are exempt from sign permit requirements, and signs that require a permit. The article also addresses standards for a variety of specific sign types, including:

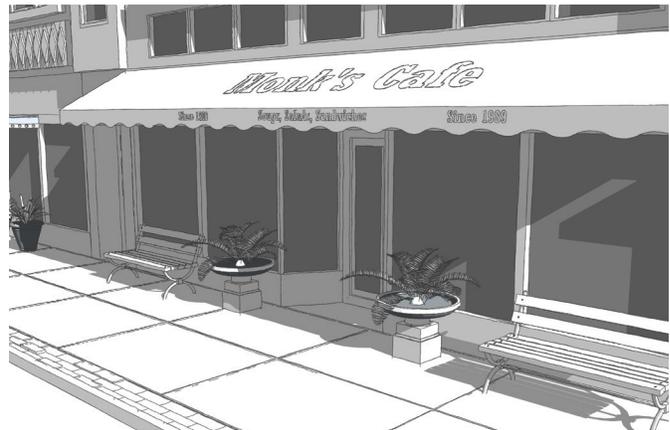
- Sidewalk Signs
- Temporary Signs Subject to Permit Requirements
- Awning and Canopy Signs
- Incidental Signs on Large Sites
- Landmark and Historic Signs
- Electronic Message Centers
- Changeable Price Signs

MASTER SIGN PLANS FOR UNIFIED DEVELOPMENTS - SECTION 13.7

For the purpose of providing flexibility and incentives for coordinated, well designed sign systems for shopping centers, commercial subdivisions, office parks and other large-scale commercial and mixed-use developments, a master signage plan is required for certain signs identified within Section 13.7. A master sign plan is intended to promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscape in order to meet the community's expressed desire for quality development consistent with the property's land use designation. Master sign plans must be submitted for review and consideration by the Knoxville-Knox County Planning Commission as a special use, and may be approved, modified, or denied. Once approved, all applications for sign permits in an area with a master sign plan must be in conformance with the plan.



Column Sign



Awning Sign

SIGNS PERMITTED IN ALL DISTRICTS, AND SIGNS PERMITTED IN SPECIFIC DISTRICTS - SECTIONS 13.8 AND 13.9

Article 13 contains provisions related to the types and sizes of signs that are allowed in all districts (Section 13.8), as well as delineation of the signs allowable in specific districts (Section 13.9), and the standards applicable to them. Specific permissions and standards are included for signs in the following district classifications:

- Agricultural and Open Space (AG, OS, NA)
- Floodplain Overlay (F)
- Historic Overlay (H)
- Residential Districts (EN, RN-1, RN-2, RN-3, RN-4, RN-5, RN-6, RN-7)
- Office Districts (O, OP)
- Commercial, Industrial, and Institutional Districts (C-N, C-G, C-H, C-R, DK, I-MU, I-RD, I-G, I-H, INST)

ADMINISTRATION & APPLICATIONS

CODE ADMINISTRATORS - ARTICLE 14

Article 14 of the Knoxville Zoning Code describes the specific powers assigned to each administrator, pursuant to the Code. These powers are summarized in the table below, indicating which administrator or administrative body makes a recommendation (if applicable) and which makes a final decision for each of the applications within the Code.

Application	Recommendation	Approval / Decision
Zoning Text and Map Amendment	Knoxville-Knox County Planning Commission	City Council
Special Use Review	--	Knoxville-Knox County Planning Commission
Variance	--	Board of Zoning Appeals
Site Plan Review <i>New construction, additions, & alterations in the CU and SW Districts.</i> <i>Alternative landscape designs (Section 12.2.D)</i>	--	Administrative Review Committee
Site Plan Review <i>New construction, additions, and alterations in the EN and DK-E Districts</i> <i>New construction, additions, and alterations for townhouse and multi-family dwellings in the RN-4 District as per Section 4.2.B.2</i>	--	Knoxville-Knox County Planning Commission Staff
Site Plan Review <i>All new construction, additions, & alterations not specifically cited above</i>	--	Zoning Administrator
Downtown Design Review	--	Design Review Board
Infill Housing Overlay District Review	--	Infill Housing Review Committee
Planned Development: Preliminary Plan	Knoxville-Knox County Planning Commission	City Council
Planned Development: Final Plan	Knoxville-Knox County Planning Comm. Staff	Knoxville-Knox County Planning Commission
Certificate of Appropriateness: H District	--	Historic Zoning Commission
Certificate of Appropriateness: NC District	--	Historic Zoning Commission
Certificate of Appropriateness: TO-1 District	--	Tennessee Technology Corridor Development Authority
Zoning Interpretation	--	Zoning Administrator
Temporary Use Permit	--	Zoning Administrator
Zoning Appeals: <i>Appeals of Knoxville-Knox County Planning Commission or Board of Zoning Appeals</i>	--	City Council
Zoning Appeals: <i>Appeals of Zoning Administrator or Director of Plans Review and Buildings Inspection</i>	--	Board of Zoning Appeals
Reasonable Accommodation	--	Zoning Administrator

APPLICATION PROCESSES - ARTICLE 15

Article 15 describes how applications are filed (Section 15.1), the type of notice required for each application (Section 15.2), and specifics related to vested property rights in accordance with Tennessee Code (Section 15.3).

APPLICATION SUBMITTAL - SECTION 15.1.B

All zoning applications must be filed as indicated in Table 15-1 of the Code, included below for reference.

TABLE 15-1: APPLICATION SUBMITTALS

Zoning Application	Authority	
	Zoning Administrator	Knoxville-Knox County Planning
Amendment (Text and Map)		•
Special Use Review		•
Variance	•	
Site Plan Review	•	
Planned Development		•
Certificate of Appropriateness		•
Zoning Interpretation	•	
Zoning Appeal of Administrative Body Decisions		•
Zoning Appeal of Administrative Official Decisions	•	

NOTICE REQUIREMENTS - SECTION 15.2

Required notice for zoning applications must be provided in accordance with Table 15-2: Zoning Approvals Required Notice. If the specific requirements of a zoning approval process contain contradictory information to Table 15-2, the specific requirements of the zoning approval control. Table 15-2 is included below for reference.

TABLE 15-2: ZONING APPROVALS REQUIRED NOTICE

Zoning Application	Notice Type		
	Published	Mailed	Posted
Zoning Text Amendment <i>Notice for Public Hearing</i>	•		
Zoning Map Amendment <i>Notice for Public Hearing</i>	•	•	•
Comprehensive Updates and Revisions to Zoning Code and/or Zoning Map <i>Notice for Public Hearing</i>	•		
Special Use Review <i>Notice for Public Hearing</i>	•	•	•
Planned Development - Concept Plan <i>Notice for Public Meeting</i>		•	•
Planned Development - Preliminary Plan <i>Notice for Public Hearing</i>	•	•	•

ZONING APPLICATIONS - ARTICLE 16

Article 16 contains the purposes and procedures for each of the zoning applications within the Code. A brief description of each of these applications, and its purpose, is included in the summary table below.

APPLICATION	PURPOSE
<p>Zoning Text and Map Amendment</p>	<p>The regulations imposed by the zoning regulations of the Code and of the Zoning Map may be amended from time to time in accordance with Section 16.1. This process for amending the zoning regulations of the Code or the Zoning Map is intended to allow modifications in response to omissions or errors, changed conditions, or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.</p>
<p>Special Use Review</p>	<p>The Code is based upon the division of the City into districts. Within each district the use of land and structures are substantially uniform. It is recognized, however, that there are certain uses which, because of their unique characteristics, are potentially incompatible with existing development, or because the effects of such uses cannot be foreseen.</p>
<p>Variance</p>	<p>The purpose of the variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of the zoning regulations of the Code that may create practical difficulties or particular hardships.</p>
<p>Site Plan Review</p>	<p>The site plan review process is intended to promote orderly development and redevelopment in the City, and to assure that such development or redevelopment occurs in a manner that is harmonious with surrounding properties, is consistent with the Knoxville-Knox County General Plan, and its component parts, including adopted sector plans, corridor plans, and related documents, and promotes the public health, safety, and welfare.</p>
<p>Design Review</p>	<p>Design Review is intended to foster attractive and harmonious development and rehabilitation in Downtown Knoxville that reflects the goals of adopted plans, and the principles of the Downtown Design Guidelines.</p> <p>The Design Review Board will review and approve the plans for public and private improvements in the DK District to meet the following objectives:</p> <ol style="list-style-type: none"> 1. Promote Downtown as a place for a viable mix of commercial, office, civic, and residential uses, including street level development that creates a pedestrian-friendly environment. 2. Create quality publicly-oriented spaces, including streets, pedestrian ways, parks, and squares that are safe and beautiful. 3. Create harmony in architectural and landscape architectural elements to provide a pleasing environment and continuous commerce and interest along sidewalks. 4. Create efficient processes for the review and approval of Downtown projects. 5. Establish a means for design review for public improvements and building development and renovation to protect overall Downtown investments. 6. Foster new development that complements adjacent historic resources. <p>The Design Review Board's role is not to impose any architectural preferences, and the Downtown Design Guidelines are not intended to bring uniformity in design or approach or to require specific materials. The Downtown Design Guidelines are to be applied in a flexible manner to meet the needs of the development while encouraging the design to respect the context of nearby buildings and the streetscape. The Downtown Design Guidelines are thus not a rigid set of rules, but rather a set of key principles to guide development. The Design Review Board's role is to provide certainty that both immediate surroundings as well as Downtown as a whole are taken into account with each building project</p>

APPLICATION

PURPOSE

Infill Housing Overlay District Review

Design review within the IH Overlay District. Review is intended to ensure conformity with the standards of the applicable design guidelines.

The Planned Development (PD) is a new process that allows for creative and innovative development. The PD is an approval process that allows for flexibility in the application of dimension, design, and use standards within the district. The standards of the district apply to the development unless the applicant requests a modification. However, the PD process is a negotiation between the applicant and the City; as part of the approval, public benefits are required. The benefits are tailored to the development and can include everything from the creation of public open space to “green” architecture to infrastructure improvements.

Planned Development

Planned developments (PD) are intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities and benefits to the City and neighborhood. The underlying zoning district dimensional, design, and use regulations apply to a PD unless specifically modified through the approval process. Through the flexibility of the planned development technique, a PD is intended to:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Code.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affective flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of the adopted Knoxville–Knox County General Plan and its component parts, including adopted sector plans, corridor plans, and related documents, particularly with respect to areas planned for potential redevelopment.

Overlay Districts Certificates of Appropriateness

H Historic Overlay District

All applications for permits for construction, alteration, repair, rehabilitation, relocation or demolition of any structure, object, or other improvement to real estate located or to be located within an H Historic Overlay District must be referred to the Historic Zoning Commission, who has broad powers to request detailed construction plans and related data pertinent to a thorough review of the proposal. No building permit will be issued for new structures or improvements within an H Overlay District without issuance of a certificate of appropriateness by the Historic Zoning Commission.

NC Neighborhood Conservation Overlay District

All applications for certificates of appropriateness within an NC Neighborhood Conservation Overlay District must be reviewed by the Historic Zoning Commission, which has the power to issue or deny certificates of appropriateness. No permit will be issued for the following activities within an NC Overlay District without issuance of a certificate of appropriateness by the Historic Zoning Commission: demolition; construction of a primary or accessory building, structure or other additions to real estate; and the addition of space to an existing primary or accessory building.

APPLICATION	PURPOSE
Overlay Districts Certificates of Appropriateness (Cont'd)	TO-1 Technology Park Overlay District No zoning map amendment or variance to zoning provisions will be granted, and no construction, alteration, repair, rehabilitation, or relocation of any building, structure, or other improvement to real property situated within the TO-1 Overlay District is allowed without the issuance of a certificate of appropriateness by the TTCDA. No building permit issuing authority in Knoxville may issue any such permit for new structures or improvements within the TO-1 Overlay District without issuance of a certificate of appropriateness by the TTCDA
Zoning Interpretation	The interpretation authority is intended to recognize that the provisions of the Code, though detailed and extensive, cannot, as a practical matter, address every specific zoning issue. However, the zoning interpretation authority is not intended to add or change the essential content of the Code.
Temporary Use Permit	A temporary use permit allows for the short-term use of a lot, including the placement of temporary structures. The temporary use permit regulates temporary uses that occur entirely on and within a lot. Temporary uses located within the public right-of-way are regulated separately by the City Code.
Sign Permit	A sign permit is intended to ensure that all signs are installed in compliance with the regulations of the Code.
Zoning Appeals	The appeals process is intended to provide appropriate checks and balances both on the administrative zoning authority of the Zoning Administrator or Director of Plans Review and Building Inspections and on the administrative planning authority of the Knoxville-Knox County Planning staff.
Reasonable Accommodation	The reasonable accommodation provisions allow the Zoning Administrator to make reasonable accommodations in the provisions of the Code and the rules, policies, and practices of his/her office so that persons with disabilities, or providers of housing for persons with disabilities, are not discriminated against and are afforded an equal opportunity to use and enjoy dwellings. For purposes of Section 16.13, "person" means an individual, entity, group, or institution.

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NONCONFORMITIES

Article 17 contains a series of provisions related to legally-existing nonconformities. Often, the rights protected under this section are referred to as being “grandfathered in.” The Code contains specific provisions related to different types of nonconformities, including nonconforming buildings, structures, and uses of land, and nonconforming signs.

NONCONFORMING BUILDINGS, STRUCTURES, AND USES OF LAND - SECTION 17.1

Land uses which existed legally upon the effective date of a zoning change, but which are not in conformance with all the applicable provisions of the adopted or amended zoning regulation, are subject to the provisions of Section 17.1 of the Code.

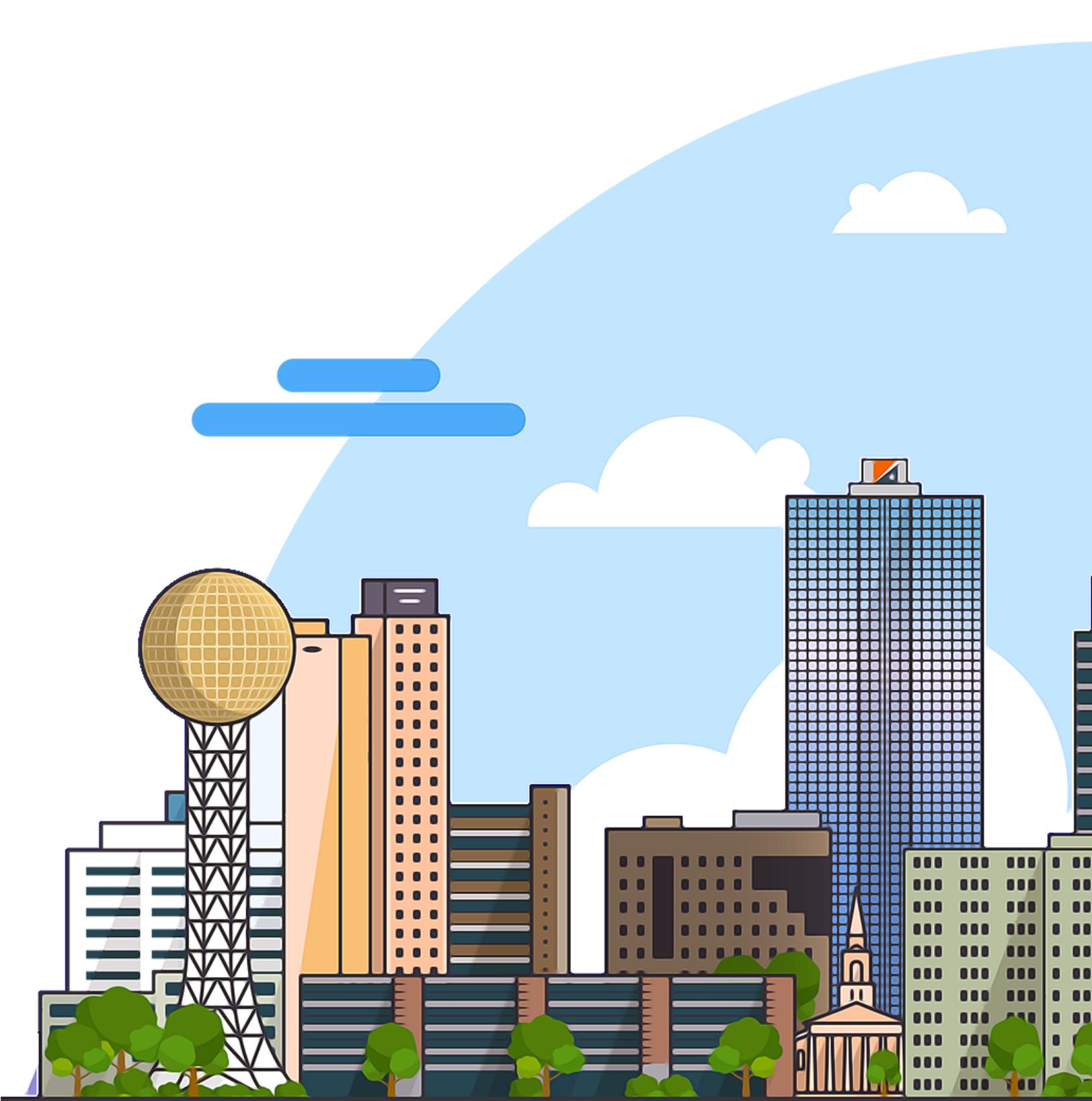
A nonconforming building, structure or use of land lawfully existing at the time of the adoption or amendment of the Code may be continued and maintained as provided in Article 17; provided, however, that nothing in the Code shall be construed to authorize the continuation of any illegal or nonconforming use which was illegal prior to the adoption of the Code.

NONCONFORMING SIGNS - SECTION 17.2

Section 17.2 contains provisions detailing how nonconforming signs may continue to be used, and in what cases they are required to become conforming. Provisions in Section 17.2 address the effect of change in use for on-premise signs, and regulations for off-premise signs approved prior to 1984.

ENFORCEMENT

Article 18 establishes the enforcement official - the Director of Plans Review and Building Inspections - and describes the application of penalties and fines for any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of the Code.



FOR MORE INFORMATION, CONTACT:

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