

## Letter Portrait

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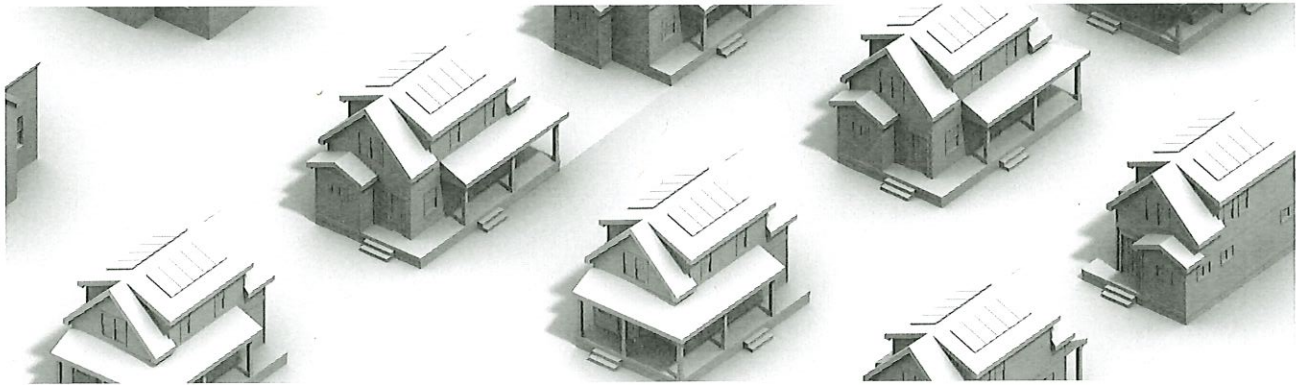
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# ZONING DISTRICTS

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
<b>EN</b>	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"> <li>• Minimum Lot Area</li> <li>• Minimum Lot Width</li> <li>• Maximum Building Height</li> <li>• Maximum Building Coverage</li> <li>• Maximum Impervious Surface</li> <li>• Minimum Setbacks (Front, Interior Side, Corner Side, Rear)</li> </ul>	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.
 <b>RN-1</b>	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.
<b>RN-2</b>	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.

# 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.