

# Appendix D: PROPOSED NEW LAND USE CLASSIFICATIONS

It is proposed that starting in 2007-08, each City sector plan will be made consistent with the One Year Plan. This process will take several years as the Sector Plans and One Year Plan are updated. This system will also be the basis for proposed land uses in the county sector plans.

The purposes of the following land use classifications are to:

1. Establish the location criteria for land uses in the city and county.
2. Create a consistent set of land use classes that are to be used in sector plans and the city's One Year Plan.
3. Provide a list of zoning districts that are to be considered in implementing the land use plans.

AGRICULTURAL and RURAL RESIDENTIAL LAND USE CLASSIFICATIONS		
<b>Agricultural (AG) and Agricultural Conservation (AGC)</b>		
This includes farmland in the county's Rural Area as designated in the Growth Policy Plan. Undeveloped tracts with the best soils for agriculture are considered as the primary areas for agricultural conservation (AGC). Agricultural land uses are not generally recommended in the City of Knoxville, nor in the County's Planned Growth Area.		
<b>Location Criteria:</b>	<b>Recommended Zoning and Programs:</b>	<b>Other Zoning to Consider:</b>
<ul style="list-style-type: none"> <li>• Farmland in the Rural Area as designated in the Growth Policy Plan</li> <li>• Land where soils are designated as prime or locally important by the U.S. Department of Agriculture are considered for agricultural conservation (AGC)</li> </ul>	County's Rural Area: A new zone AC (Agricultural Conservation) is proposed for Agricultural Conservation (AGC) areas, allowing agriculture and one dwelling unit per 30 acres, minimum. (Note: This density will require a change to the zoning ordinance.) Additionally, conservation easement and related programs should be considered to preserve prime farmland.	A or PR @ densities of one dwelling unit per acre where dwellings are clustered in one portion of a subdivision.
<b>Rural Residential (RR)</b>		
Very low density residential and conservation/cluster housing subdivisions are typical land uses.		
<b>Location Criteria:</b>	<b>Recommended Zoning and Programs:</b>	<b>Other Zoning to Consider:</b>
<ul style="list-style-type: none"> <li>• Rural areas characterized as forested (tree covered), especially on moderate and steep slopes</li> <li>• Sites adjacent to agricultural areas (AG or AGC) where conservation/cluster housing subdivisions may be appropriate</li> </ul>	County's Rural Area: OS, E, RR (Rural Residential, a new zone with densities of one dwelling unit per acre or less), or PR @ densities of one dwelling unit per acre where dwellings may be clustered in one portion of a subdivision	A in the Growth Plan's Rural Area
RESIDENTIAL LAND USE CLASSIFICATIONS		
<b>Traditional Neighborhood Residential (TDR)</b>		
This land use is primarily residential and is characterized by neighborhoods where a mix of detached and attached houses, sidewalks, smaller lots and alleys have typically been or are to be created. Densities in the range of 4 to 8 dwelling units per acre are typical.		
<b>Location Criteria:</b>	<b>Recommended Zoning and Programs:</b>	<b>Other Zoning to Consider:</b>
<ul style="list-style-type: none"> <li>• Neighborhoods like those in the 'Heart of Knoxville' where lots are typically less than 50 feet wide, and usually have sidewalks and alleys. This area is essentially the 19th and early 20th century grid street neighborhoods, mostly located within the I-640 beltway.</li> <li>• City's Urban Growth Area or county's Planned Growth Areas where neighborhood or community mixed use development is identified (see Mixed Use and Special Districts section)</li> </ul>	City: R-1A or RP-1 [with an Infill Housing (IH-1), Neighborhood Conservation (NC-1) or Historic (H-1) Overlay]; TND-1; and new residential zone(s), based on lot sizes less than 7,500 square feet  County's Planned Growth Area: PR and new TND zoning.	City: R-1, R-1A and RP-1 (without overlays), R-2  County's Planned Growth Area: RA, RB and PR (with conditions for sidewalks, common open spaces and alleys)

**RESIDENTIAL LAND USE CLASSIFICATIONS . . . continued**

**Low Density Residential (LDR)**

This type of land use is primarily residential in character at densities of less than 6 dwelling units per acre (dus/ac). Conventional post-1950 residential development (i.e. large-lot, low-density subdivisions) and attached condominiums are typical.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Land served by water and sewer utilities and collector roads</li> <li>• Slopes less than 25 percent</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>City: R-1, R-1E and RP-1 at less than 6 dus/ac and new residential zones based on lot sizes greater than 7,500 square feet and 75 feet or greater frontage.</p> <p>County's Planned Growth Area: RA, RAE and PR at less than 6 dus/ac.</p>	<p><b>Other Zoning to Consider:</b></p> <p>City: R-1A and A-1</p> <p>County: A and RB</p>
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**Medium Density Residential (MDR)**

Such land uses are primarily residential at densities from 6 to 24 dwelling units per acre (city) and 6 to 12 (county). Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• As transitional areas between commercial development and low density residential neighborhoods</li> <li>• On land with less than 15 percent slopes</li> <li>• Along corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalks</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>City: R-2, R-3 and R-4 (within the 'Heart of Knoxville' area such zoning should be accompanied by an IH-1, NC-1 or H-1 overlay); otherwise, R-1A, RP-1, RP-2 or RP-3. Densities above 12 dus/ac should be within ¼ mile of transit service with sidewalk connections to transit service.</p> <p>County's Planned Growth Area: PR, densities above 12 dus/ac should be within ¼ mile of transit service with sidewalk connections to transit service; RB at 6 or more dus/ac may be considered with use on review. (Note: This proposed 6 dus/ac threshold for use on review will require a zoning ordinance change.)</p>	<p><b>Other Zoning to Consider:</b></p> <p>City's Urban Growth Boundary: R-2, R-3 and R-4</p>
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**High Density Residential (HDR)**

This land use is primarily characterized by apartment development at densities greater than 24 dwelling units per acre.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• On major collector and arterial streets, adjacent to regional shopping and major office districts (office sites allowing four or more stories); these sites must be identified in sector or small area plans</li> <li>• Within the CBD or its adjacent areas, such as portions of the Morningside community</li> <li>• On relatively flat sites (slopes less than 10 percent)</li> <li>• Along corridors with transit and sidewalks</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>City: C-2, RP-2 and RP-3, and new form-based codes (e.g. South Waterfront). R-3 and R-4 (with an IH-1, NC-1 or H-1 overlay in the 'Heart of Knoxville' area)</p>	<p><b>Other Zoning to Consider:</b></p> <p>TC-1 and TC (where higher density residential is part or a mixed-use project)</p>
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**RESIDENTIAL LAND USE CLASSIFICATIONS . . . continued**

**Medium Density Residential/Office (MDR/O)**

Office and medium residential uses typically have similar development characteristics: scale of buildings, areas devoted to parking, yard spaces and location requirements (on thoroughfares). In areas designated MU-MDR/O, either use can be created. These uses provide a buffer to low density residential areas, particularly when located adjacent to a thoroughfare or as a transition between commercial uses and a neighborhood.

Location Criteria:	Recommended Zoning and Programs:	Other Zoning to Consider:
<ul style="list-style-type: none"> <li>• See Medium Density Residential (MDR) criteria</li> </ul>	City: RP-1, RP-2, RP-3 County: PR	City: O-1, O-2 County: OB

**OFFICE and BUSINESS/TECHNOLOGY LAND USE CLASSIFICATIONS**

**Office (O)**

This land use includes business and professional offices and office parks.

Location Criteria:	Recommended Zoning and Programs:	Other Zoning to Consider:
<ul style="list-style-type: none"> <li>• Low intensity business and professional offices (less than three stories) may be transitional uses from commercial or industrial uses to neighborhoods</li> <li>• Generally level sites (slopes less than 15 percent)</li> <li>• Access to major collector or arterial streets, particularly within one-quarter mile of such thoroughfares</li> <li>• Highest intensity office uses (development that is four or more stories), should be located in close proximity to arterial/freeway interchanges or be served by transit</li> </ul>	City: O-1, O-2, O-3, or a new office zone that requires site plan review  County's Planned Growth Area: OA, OC, PC (with covenants) or a new office park zone that requires site plan review	In areas that are identified in sector plans exclusively as office land uses, OB.

**Technology Park (TP)**

This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor. Additional districts could be created in other areas of the city or county. The development standards that are adopted by the Tennessee Technology Corridor Development Authority should be used for such districts.

Location Criteria:	Recommended Zoning and Programs:	Other Zoning to Consider:
<ul style="list-style-type: none"> <li>• Within the Technology Corridor or subsequent areas designated for Technology Park development</li> <li>• Sites near freeway interchanges or along major arterials</li> <li>• Water, sewer and natural gas utilities available</li> </ul>	City: BP-1  County's Planned Growth Area: BP and PC (with covenants limiting uses to research/development)	EC (with limitations to require office and research/development uses)

**RETAIL and RELATED SERVICES LAND USE CLASSIFICATIONS**

**Rural Commercial (RC)**

This classification includes retail and service-oriented commercial uses intended to provide rural communities with goods and services that meet day-to-day and agricultural-related needs.

Location Criteria:	Recommended Zoning and Programs:	Other Zoning to Consider:
<ul style="list-style-type: none"> <li>• At the intersection of two thoroughfares (arterial or collector roads)</li> <li>• Rural commercial nodes should generally not exceed more than 300 feet in depth and lots and not extend more than 300 feet away from the intersection</li> </ul>	County's Rural Area: CR PC as provided in Growth Policy Plan	CN

**RETAIL and RELATED SERVICES LAND USE CLASSIFICATIONS . . . continued**

**Neighborhood Commercial (NC)**

This classification includes retail and service-oriented commercial uses intended to provide goods and services that serve the day-to-day needs of households, within a walking or short driving distance. Neighborhood commercial uses may also be accommodated within neighborhood centers (see Mixed Use and Special Districts).

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Generally located at intersections of collectors or arterial streets at the edge of or central to a neighborhood</li> <li>• New NC should not be zoned for or developed within ½ mile of existing commercial that features sales of day-to-day goods and services</li> <li>• Automobile-oriented uses (e.g. gas stations or convenience stores) should be located on arterial street at the edge of neighborhood</li> <li>• Should not exceed the depth of the nearby residential lots and not extend more than a block (typically no more than 300 feet) away from the intersection</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>City: C-1 County's Planned Growth Area: CN</p>	<p><b>Other Zoning to Consider:</b></p> <p>SC-1</p>
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**Community Commercial (CC)**

This land use includes retail and service-oriented development, including shops, restaurants, and what has come to be known as "big box" retail stores; typical service area includes 20,000 to 30,000 residents. Community commercial uses may also be considered within community centers (see Mixed Use and Special Districts).

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Locate at intersection of arterial streets</li> <li>• Sites should be relatively flat (under 10 percent slope) and with enough depth to support shopping center and ancillary development.</li> <li>• Vehicular and pedestrian connections should be accommodated between different components of the district (e.g. between stores, parking areas and out-parcel development)</li> <li>• Infrastructure should include adequate water and sewer services, and major arterial highway access</li> <li>• Community commercial centers should be distributed across the city and county in accordance with recommended standards of the Urban Land Institute</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>Because of traffic and lighting impacts (potential glare) and buffering needs of surrounding interests, 'planned zones' should be used.</p> <p>City: SC-2, PC-1 and PC-2.</p> <p>County's Planned Growth Boundary: PC or SC</p>	<p><b>Other Zoning to Consider:</b></p> <p>As infill development within areas already zoned C-3, C-4, C-5 and C-6 (City), and CA, CB and T (County)</p>
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**RETAIL and RELATED SERVICES LAND USE CLASSIFICATIONS . . . continued**

**Regional Commercial (RS)**

This land use includes retail and service-oriented development that meets the needs of residents across Knox County and surrounding areas. Development typically exceeds 400,000 square feet; malls have been a typical form and 'life-style centers' (e.g. Turkey Creek) are examples of regional-oriented commercial uses. Regional commercial uses may also be considered in Regional Centers (see Mixed Use and Special Districts).

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Flat sites (under 10 percent slope)</li> <li>• Locate near interstate interchanges with major arterial highway access</li> <li>• Water, sewer, gas and stormwater systems should be capable of handling the development</li> <li>• Vehicular and pedestrian connections should be accommodated between components of the development</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>Because of the magnitude of the traffic and environmental impacts, planned zones should be used.</p> <p>City: SC-3, PC-1 and PC-2</p> <p>County's Planned Growth Boundary: PC</p>	<p><b>Other Zoning to Consider:</b></p> <p>As infill development within areas already zoned C-3, C-4, C-5 in the City CA, CB and SC in the County</p>
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**General Commercial (GC)**

This category includes previously developed strip commercial corridors providing a wide range of retail and service-oriented uses. Such land use classification and related zoning should not be extended because of the adverse effects on traffic-carrying capacity, safety and environmental impacts. Redevelopment of commercial corridors, including mixed use development, should be accommodated under planned or design-oriented zones.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Existing commercial areas</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>City: C-6 and PC-1</p> <p>County's Planned Growth Area: PC</p> <p>New corridor design overlays when designated as special districts (see Mixed Use and Special Districts)</p>	<p>C-3, C-4, C-5, SC-1, SC, CA and CB for infill commercial development in areas previously zoned for commercial uses</p>
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**MIXED USE and SPECIAL DISTRICTS**

There are several types of mixed-use areas: neighborhood, community and regionally-scaled districts and urban corridors. Mixed Use areas can be developed with higher intensity uses because of infrastructure and ability to sustain alternative modes of transportation. Development plan review is crucial. These areas should typically be created with sidewalks. Shared parking may be considered. Automobile and truck-dependent uses, such as heavy industrial, distribution and highway-oriented commercial uses should not be located in neighborhood, community and regional mixed-use centers. There are likely to be several distinctions between types of mixed use designations. Each Sector Plan and the One Year Plan will have a separate section which outlines the intent of each mixed use district and the development criteria for the district.

**1. Neighborhood Mixed Use Center (MU-NC)**

These are the least intense of the proposed mixed use districts. Residential densities of 5 to 12 dus/ac are appropriate within the area. Locations at the intersection of a local street and thoroughfare are generally most appropriate. The surrounding land uses should primarily be planned for low or medium density residential. The buildings of these centers should be designed with a residential character and scale to serve as a complement to the surrounding neighborhoods.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Flat terrain (slopes generally less than 10 percent)</li> <li>• Currently served by or planned to be served by sidewalks</li> <li>• The location does not include auto and truck-oriented uses such as industrial, strip commercial and warehouse/ distribution uses unless the proposal calls for a redevelopment of such areas</li> <li>• At the intersection of a local street and throughfare</li> <li>• Next to low or medium density residential</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>TND-1</p>	<p><b>Other Zoning to Consider:</b></p> <p>Other form- or design-based codes</p>
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MIXED USE and SPECIAL DISTRICTS . . . continued

**2. Community Mixed Use Center (MU-CC)**

These centers are envisioned to be developed at a moderate intensity with a variety of housing types (8 to 24 dus/ac). The core of the district, with its predominant commercial and office uses, should be within ¼ mile of the higher intensity residential uses (such as townhouses and apartments). The district should be located within a ¼-mile radius of an intersection of the thoroughfare system (a collector/arterial or arterial/arterial intersection). In addition to sidewalks, the district should be served by transit. Redevelopment of vacant or largely vacant shopping centers are considerations for these centers.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Flat terrain (slopes generally less than 10 percent)</li> <li>• Areas currently served by or planned to be served by sidewalks</li> <li>• The location does not include auto and truck-oriented uses such as industrial, strip commercial and warehouse/distribution uses unless the proposal calls for a redevelopment of such areas</li> <li>• Within a ¼-mile radius of an intersection of the thoroughfare system (a collector/arterial or arterial/arterial intersection)</li> <li>• Commercial/office core should be within ¼ mile of the higher intensity residential uses (e.g. townhouses and apartments)</li> <li>• Areas currently served by or planned to be served by sidewalks and transit services</li> </ul>	<p><b>Recommended Zoning and Programs:</b> TC-1, TC</p>	<p><b>Other Zoning to Consider:</b> Other form- or design-based codes</p>
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**3. Regional Mixed Use Center (MU-RC)**

These are envisioned to be highest intensity mixed use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial, adjacent to an Interstate highway or adjacent to downtown. Housing densities in the core of such districts can be 24 or more dus/ac. Downtown Knoxville's Central Business District is a regional mixed use center.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Flat terrain (slopes generally less than 10 percent)</li> <li>• Currently served by or planned to be served by sidewalks</li> <li>• The location does not include auto and truck-oriented uses such as industrial, strip commercial and warehouse/distribution uses unless the proposal calls for a redevelopment of such areas</li> <li>• On a major arterial, adjacent to an interstate highway or adjacent to downtown</li> </ul>	<p><b>Recommended Zoning and Programs:</b> C-2 in the Central Business District (Downtown); an adaptation of C-2 for the 'Downtown North' area (Central City Sector); TC-1, TC or new form-based codes (and regulating plans) for other community and regional centers</p>	<p><b>Other Zoning to Consider:</b> Other form- or design-based codes</p>
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**4. Urban Corridor Mixed Use (MU-UC)**

Several street corridors within the city have potential for redevelopment with a mix of retail, restaurants, office and residential uses. Commercial cores should be created at points (nodes) along these corridors, allowing a vertical mix of uses (for example, shops at ground level and apartments above); such nodes should not be more than four blocks long.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Corridors should have sidewalks, transit services, street trees and related beautification</li> <li>• Capable of sustaining on-street parking along corridor or along side streets</li> </ul>	<p><b>Recommended Zoning and Programs:</b> City: form-based or design-based codes (e.g. South Waterfront)</p>
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MIXED USE and SPECIAL DISTRICTS . . . continued

**5. Special Mixed Use District (MU with reference number)**

These can include designations to address urban design, pedestrian and transit-oriented development and vertical mixed use in designated areas. The areas may include older portions of the city or county where redevelopment and/or preservation programs are needed for revitalization purposes.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Case-by-case analysis is recommended</li> </ul>	<p><b>Recommended Zoning and Programs:</b> TND-1, TC-1, TC, especially in greenfield areas, or form-based or designed-based codes as noted in the Sector Plan and One Year Plan for each of these districts.</p>
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**6. Special Corridors (CD with reference number)**

These can include designations to address urban design and environmental concerns along commercial or industrial corridors (where overlays for aesthetic reasons or sidewalks may be recommended, like the Chapman Highway corridor). Other potential corridor designation could include rural/farmland conservation areas.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Case-by-case analysis is recommended</li> </ul>	<p><b>Recommended Zoning and Programs:</b> Should be noted in the Sector Plan and One Year Plan for each of these districts.</p>
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**INDUSTRIAL AND WAREHOUSE/DISTRIBUTION LAND USE CLASSIFICATIONS**

**Light and Heavy Industrial (LI and HI) and Mining (HIM)**

These classifications are typically used to identify older industrial areas, which were intended for manufacturing, assembling, warehousing and distribution of goods. Light industrial uses include such manufacturing as assembly of electronic goods and packaging of beverage or food products. Heavy industrial uses include such processes used in the production of steel, automobiles, chemicals, cement, and animal by-products and are viewed as clearly not compatible with areas designated for residential, institutional, office and retail uses. Quarry operations and asphalt plants are a particular form of heavy industrial, generally located in rural areas.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Existing industrial areas</li> <li>• Within one mile of an interstate interchange with access via standard major collector or arterial streets</li> </ul>	<p><b>Recommended Zoning and Programs:</b> <b>City:</b> I-1, I-2, I-3 and I-4 (infill development, using those zones, may be appropriate); C-6, PC-2 and a new planned, industrial zone, that requires site plan review, may be warranted to address environmental and transportation issues and surrounding community concerns. <b>County's Planned Growth Boundary:</b> LI; EC zone should be used in future development</p>	<p><b>Other Zoning to Consider:</b> <b>County:</b> I (Industrial) zoning should be used in cases involving rezonings to accommodate mining activities and should be accompanied by buffering and other conditions to protect adjacent property owner. PC, LI, I and CB may be considered for infill industrial development.</p>
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**Business Park (BP) Type 1**

Primary uses are light manufacturing, office and regionally-oriented warehouse/distribution services in which tractor-trailer transportation is to be a substantial portion of the operations. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans shall address landscaping, lighting, signs, drainage, and other concerns that are raised in the rezoning process. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Relatively flat sites (predominant slopes less than 6 percent) out of floodplains</li> <li>• Relatively large sites (generally over 100 acres)</li> <li>• Away from low and medium density areas or where truck traffic would have to go through such areas</li> <li>• Areas with freeway and arterial highway access (generally within two miles of an interchange)</li> <li>• Rail access is a consideration</li> <li>• Can be served with sanitary sewer, water and natural gas</li> </ul>	<p><b>Recommended Zoning and Programs:</b> <b>City:</b> I-1, C-6, PC-2 or a new Planned Industrial Park zone <b>County's Planned Growth and Rural Areas:</b> EC</p>	<p><b>Other Zoning to Consider:</b> PC</p>
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**INDUSTRIAL AND WAREHOUSE/DISTRIBUTION LAND USE CLASSIFICATIONS . . . continued**

**Business Park (BP) Type 2:**

Primary uses are light manufacturing, offices, and locally-oriented warehouse/distribution services. Retail and restaurant services, which are developed primarily to serve tenants and visitors to the business park can be considered. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans must include provisions for landscaping, lighting and signs. Substantial landscaped buffers are necessary between uses of lesser intensity, particularly residential, office and agricultural uses.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Relatively flat sites (predominant slopes less than 6 percent) out of floodplains</li> <li>• Relatively large sites (generally over 100 acres)</li> <li>• Away from low and medium density areas or where truck traffic would have to go through such areas</li> <li>• Freeway and arterial highway access (generally within two miles of an interchange)</li> <li>• Rail access is a consideration</li> <li>• Sites that can be served with sanitary sewer, water and natural gas</li> </ul>	<p><b>Recommended Zoning and Programs:</b>                  City: I-1, C-6, PC-2 or a new Planned Industrial Park zone</p> <p><b>County's Planned Growth and Rural Areas:</b> EC</p>	<p><b>Other Zoning to Consider:</b>                  PC</p>
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**PARK, PUBLIC INSTITUTIONAL, OTHER OPEN SPACE & ENVIRONMENTAL PROTECTION LAND USE CLASSIFICATIONS**

**Public Parks and Refuges (PP)**

This land use classification contains existing parks, wildlife refuges or similar public or quasi-public parks, open spaces and greenways. It also contains quasi-public spaces, which are owned by civic or related organizations. Location criteria is not needed relative to large components of the park system, like community, district and regional parks and refuges; these areas are generally established through capital expenditures or land transfers from state or federal governments.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Neighborhood parks, squares and commons should be within ¼ mile of residents in the traditional residential areas (particularly the 'Heart of Knoxville') and within ½ mile of residents within the balance of the city and county's Planned Growth area.</li> <li>• Greenways should be located along or within the flood plains of streams and rivers/reservoirs. Other potential locations include ridges and utility corridors.</li> </ul>	<p><b>Recommended Zoning and Programs:</b>                  City: OS-1</p> <p><b>County's Planned Growth and Rural Area:</b> OS, E and OC</p> <p>A new zone should be created to designate parks, schools and similar institutional lands for both city and county jurisdictions.</p>	<p><b>Other Zoning to Consider:</b>                  Other zones that allow parks and open space as permitted uses.</p>
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**Civic/Institutional (CI)**

Land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Existing public uses, other than parks and greenways</li> <li>• Quasi-public uses of two acres or more</li> </ul>	<p><b>Recommended Zoning and Programs:</b>                  City and County: New zoning categories for such uses or continue to use conventional zones (e.g. O-1, O-2 and OB)</p>	<p><b>Other Zoning to Consider:</b>                  Other zones that allow civic/institutional as permitted uses.</p>
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**Other Open Space (OS)**

Land uses include cemeteries, private golf courses, and similar uses.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Existing cemeteries, private golf courses and private open spaces</li> </ul>	<p><b>Recommended Zoning and Programs:</b>                  City: OS-1 and a new zone created to designate parks, schools and similar institutional lands                  County's Planned Growth and Rural Area: OS, E and OC</p>	<p><b>Other Zoning to Consider:</b>                  A-1, and A</p>
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**PARK, PUBLIC INSTITUTIONAL, OTHER OPEN SPACE & ENVIRONMENTAL PROTECTION LAND USE CLASSIFICATIONS . . . continued**

**Hillside/Ridge Top Protection Areas (HP)**

This classification is used to identify hillsides, ridges and similar features that have a slope of 15 percent or more. Open space, recreation land or very low density housing (one dwelling unit per two acres) is recommended for slopes exceeding 25 percent. For slopes of 15 to 25 percent, housing densities should not exceed 2 dus/ac). Office uses may also be considered. Building height should not exceed 35 feet.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>Hillsides greater than 15 percent slope</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p><b>City:</b> RP-1, OS-1 and a new hillside protection zoning overlay, that has standards for various residential and office land uses and the amount of land disturbance that can take place relative to the degree of slope.</p> <p><b>County's Planned Growth and Rural Areas:</b> OS, E, A (on slopes less than 15 percent) and PR; a new hillside protection zoning overlay, that has standards for various residential and office land uses and the amount of land disturbance that can take place relative to the degree of slope.</p>	<p><b>Other Zoning to Consider:</b></p> <p>Other zones that require use-on-review</p>
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**Stream Protection Areas (SP)**

Typically these are areas which are subject to flooding. Such areas include both the floodway, which carries the significant portion of stormwater, and the 500-year flood fringe, which the city and county govern with various stormwater regulations.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>Floodways and flood fringes</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p><b>City:</b> F-1 and 'planned zones' (such as RP-1 and PC-1), which entail site plan review.</p> <p><b>County's Planned Growth Area:</b> F and 'planned zones' (such as PR and PC), that require site plan review to address flooding and stream protection issues</p>
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**Water (W)**

Typically includes the French Broad River, Holston River, Fort Loudoun Lake/Tennessee River, and Melton Hill Lake/Clinch River.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>Rivers, TVA reservoirs</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p><b>City:</b> F-1</p> <p><b>County:</b> F</p>
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**Major Rights of Way (ROW)**

Generally, the rights-of-way of interstates and very wide parkways and arterial highways are depicted on the future land use map.