

KNOX COUNTY ZONING ORDINANCE
DISTRICT
SUMMARY REQUIREMENTS
2/11/2009

RAE EXCLUSIVE RESIDENTIAL ZONE

A residential district exclusively for low density
single family housing and accessory uses.

MINIMUM AREA

10,000 sq. ft. lot size
35 ft. front yard
8 ft. side yard (1-story)
12 ft. side yard (2-story)
25 ft. rear yard
30% maximum building lot coverage
35 ft. maximum height

RA LOW DENSITY RESIDENTIAL ZONE

A residential district of single family houses,
churches, schools, parks, utilities and related uses.

MINIMUM AREA

10,000 sq. ft. lot size (one dwelling)
12,000 sq. ft. (two dwelling units)
30,000 sq. ft. (church)
35 ft. front yard
8 ft. side yard (1-story dwelling)
12 ft. side yard (2-story dwelling)
25 ft. side yard (church)
25 ft. rear yard
30% maximum building lot coverage
35 ft. maximum height

RB GENERAL RESIDENTIAL ZONE

A residential district of single family ,duplex, multi-family , church, school, park, utilities and related uses.

MINIMUM AREA

10,000 sq. ft. lot size (one dwelling)

12,000 sq. ft. (two dwelling units)

<u>Multi-Dwelling Structure</u>	<u>Lot Area Requirement</u>
1-2 story	9,000 square feet plus 1,000 square feet per unit
3-5 story	12,000 square feet plus 1,200 square feet per dwelling unit.
6-8 story	12,000 square feet plus 1,050 square feet per dwelling unit.
9-12 story	12,000 square feet plus 1,000 square feet per dwelling unit.
13 story & over	12,000 square feet plus 900 square feet per dwelling unit.

For those structures which provide off-street parking within the main building, the lot area requirement may be reduced two hundred square feet per such parking space.

30,000 sq. ft. (church)

35 ft. front yard

8 ft. side yard (1-story dwelling)

12 ft. side yard (2-story dwelling)

25 ft. side yard (church)

25 ft. rear yard

Maximum Net

<u>Multi-Dwelling Structure</u>	<u>Building Coverage</u>
2 story or less.. .. .	30%
3-5 story	30%
6-8 story	25%
9-12 story	20%
13 story and over	17%

36 ft. maximum height (houses, duplexes)

PR PLANNED RESIDENTIAL ZONE

A planned residential district of similar or diverse types of residential uses and supportive non-residential uses within a unified development pattern approved by MPC.

MINIMUM AREA

3,000 sq. ft. lot with an average of 4,000 sq. ft. for development without common open space.

Less than 3,000 sq. ft. with common open space
35 ft. Periphery boundary, except MPC may reduce to 15 ft. adjacent to PR zone

20 ft House, except MPC may reduce to 15 ft
Side yards as determined by MPC

Rear yards as determined by MPC, but not greater than 35 ft.

50% maximum building lot coverage

3 story maximum height for houses and duplexes, others as determined by MPC

OS OPEN SPACE ZONE

A preservation zone to provide land devoted to open space that allows dwellings, agricultural uses, parks and related uses.

MINIMUM AREA

3 acre minimum lot size

50 ft front yard

20 ft. side yard plus 4 ft for each story over one.

50ft. rear yard

5% maximum lot coverage with manmade structure or feature, excluding earthwork that is returned to natural condition.

MPC use on review required for any use other than a house.

E ESTATES ZONE

A low population residential district that allows houses, duplexes, churches schools, parks , utilities and related uses.

MINIMUM AREA

2 acre minimum lot size

50 ft front yard

10 ft. side yard with sum of both 25 ft

50 ft. rear yard

3 story or 35 ft maximum height

A AGRICULTURAL ZONE

A rural zone to allow agricultural uses, houses, duplexes, churches, schools, and related uses.

MINIMUM AREA

1 acre lot for dwelling or church
2 acre lot for a duplex
40 ft front yard dwellings
50 ft front yard other permitted uses
10 ft. side yard dwellings
35 ft side yard other permitted uses
35 ft. rear yard
3 story or 35 ft maximum height
30% lot coverage

CA GENERAL BUSINESS

A zone to allow retail business and services such as grocery, restaurants, offices, banks, motels, auto sales and service.

MINIMUM AREA

7,500 sq. ft. lot for dwelling plus 5
12,500 sq. ft. lot for a duplex
25 ft front yard
50 ft. front yard hotel or tourist court uses
5 ft. side yard plus 2 ft. each story over one.
16 ft. rear yard for one story, 20 ft. two story, 24 ft.
three story, 25 ft. for exclusive residential use
3 story or 45 ft. maximum height

CB BUSINESS AND MANUFACTURING ZONE

A zone to allow retail and service businesses as well as manufacturing uses such as bottling, canneries, creamery, leather, optical and paper goods fabrication, wholesaling, warehousing and distribution.

MINIMUM AREA

1 acre for hotel, motel, transient mobile home parks plus 7500 sq. ft. for owner operator, plus 8,800 sq. ft. per quest room
12,500 sq. ft. lot for a duplex
20 ft front yard
25 ft. front yard for dwelling
50 ft front yard for hotel or tourist court uses
5 ft. side yard for dwelling plus 2 ft. each story over one.
16 ft. rear yard for one story, 20 ft. two story, 24 ft. three story.
Building height maximum equal to twice the abutting road width, plus 1 foot increase in front side and rear building setback, per 3 ft increase in height over twice road width

PC PLANNED COMMERCIAL

A zone intended to allow a unified grouping of commercial buildings catering to the developers target market which may be retail, wholesale, service, professional or business office activities and which are defined by deed restrictions filed with the rezoning application.

MINIMUM AREA

20 acres, unless site plan is submitted with smaller site.
50 ft. Periphery boundary
50% building lot coverage
45 ft height, unless MPC approve greater height
MPC use on review site plan approval required prior to construction.

SC SHOPPING CENTER

A zone intended to allow unified retail and related business groupings within one development site to enhance customer attraction, convenience and involvement with the businesses.

MINIMUM AREA

50 ft. setback from residential zones
60 ft. front yard building setback where parking is placed between building and street,
20 ft. front yard building setback otherwise.
10 ft. planted parkway required along streets
MPC use on review approval of development plan required prior to construction.

CH HIGHWAY COMMERCIAL ZONE

A commercial zone catering to the needs of the travelling public by allowing auto service stations, hotels, motels, restaurants, clinics, and related uses.

MINIMUM AREA

35 ft front yard setback
50 ft side yard setback adjacent to residential zones,
12 ft side yard setback otherwise.
50 ft. rear yard setback adjacent to residential zone,
10 ft rear yard otherwise.
45 ft maximum building height

T TRANSITION ZONE

A zone intended to allow consideration of compatible mixed use activities within rural residential areas such as apartments, hospitals, clinics, professional business offices, educational and philanthropic institutions, parks, and private clubs.

MINIMUM AREA

35 ft front yard setback
30 ft side and rear yard setback adjacent to residential zone
15 ft side and rear yard setback adjacent to commercial zone
45 ft maximum building height, unless MPC approves greater height.
30% lot coverage

CR RURAL COMMERCIAL ZONE

A commercial zone intended to provide convenience goods such as household, grocery, farm, garden, and auto supplies, and business and professional services to the surrounding rural residential area.

MINIMUM AREA

One acre minimum, and four acre maximum site
35 ft front yard setback for building and parking
25 ft side and rear yard landscaped setback adjacent to residential/agricultural zone
10 ft side and rear yard landscaped setback adjacent to non-residential zone
35 ft maximum building height, unless MPC approves greater height.

CN NEIGHBORHOOD COMMERCIAL ZONE

A commercial zone intended to provide recurring shopping and personal service needs for nearby residential urban areas.

MINIMUM AREA

10,000 sq. ft. site
5,000 sq. ft. maximum building/commercial establishment floor area
35 ft front yard building setback
10 ft parking setback
20 ft side yard landscaped setback adjacent to residential/agricultural zone
10 ft side yard landscaped setback adjacent to non-residential zone
25 ft rear yard landscaped setback adjacent to residential/agricultural zone
10 ft yard landscaped setback adjacent to non-residential zone
35 ft maximum building height

OA OFFICE PARK ZONE

An office zone intended to provide a limited range of compatible transition uses between established or proposed residential and non-residential uses.

MINIMUM AREA

25 ft. front yard landscaped setback
10 ft. parking setback
20 ft. side and rear yard landscaped setback adjacent to RAE & RA zone, all others same as adjacent zone or 20 ft., whichever is greater
35 ft. maximum building height
35% lot coverage

OB OFFICE, MEDICAL AND RELATED SERVICES ZONE

A zone intended to provide centralized compact professional and business office locations within unified building groupings, as well as RB uses.

MINIMUM AREA

25 ft. front yard landscaped setback
20 ft. side yard setback adjacent to residential zone,
15 ft. side yard adjacent to non-residential zone
25 ft. rear yard setback
45 ft. (4-stories) maximum building height, unless MPC approves greater height.
35% lot coverage

OC CIVIC AND INSTITUTIONAL ZONE

A zone intended to accommodate institutional and governmental uses at locations that can sustain such facilities.

MINIMUM AREA

50 ft. front, side and rear yard adjacent to residential/agricultural zone
35 ft. front yard setback
25 ft. side yard setback
25 ft. rear yard setback
35 ft. building height within 100 ft of residential zone plus 1 foot additional setback per vertical foot of additional height to maximum of 45 ft,
50% lot coverage

BP BUSINESS AND TECHNOLOGY PARK ZONE

A zone intended to allow a range of business and technology uses and related activities within the Knox County Technology Corridor.

MINIMUM AREA

5 acre zone minimum size
One acre minimum parcel size
50 ft. peripheral boundary setback
50 ft. front yard landscaped setback for building and parking
40 ft. side yard landscaped setback adjacent to residential/agricultural zone
50 ft rear yard landscaped setback adjacent to residential zone
35 ft. rear yard landscaped setback adjacent to non-residential zone
0.25 GAC (ground area coverage), 0.35 FAR (floor area ratio)
MPC use on review approval of development plan required
TTCDA certificate of appropriateness required

EC EMPLOYMENT CENTER ZONE

A zone intended to allow business park development for manufacturing, wholesaling, warehousing and transportation, finance, real estate, scientific and technical services within a park setting served with adequate infrastructure to sustain the development.

MINIMUM AREA

5 acre zone minimum size
One acre minimum parcel size
50 ft. front yard landscaped setback for building and parking
50 ft. side yard building setback 25 ft. landscaped parking side yard setback
50 ft rear yard building setback
25 ft. rear yard landscaped parking setback
45 ft maximum height, 35 ft maximum within 100 ft of residential zone (1 ft height increase per 1 ft additional setback to 45 ft max.)
50% maximum lot coverage
MPC use on review approval of development plan required.

LI LIGHT INDUSTRIAL ZONE

A zone intended to allow processing, distribution, warehousing, wholesaling and restricted retailing uses in a compatible manner to nearby neighboring residential uses.

MINIMUM AREA

50 ft. front yard setback for building and parking
50 ft. side and rear yard building and parking setback abutting residential/agricultural zone.
All other side and rear yard setbacks same as adjoining district
35 ft maximum height at building line (add 1 foot height per additional 1 ft. setback to 75 ft max.)
50% maximum lot coverage

I INDUSTRIAL ZONE

A zone intended to allow heavy industrial uses that are generally not compatible with residential, institutional and commercial uses.

MINIMUM AREA

1 acre for hotel, motel, transient mobile home parks plus 7500 sq. ft. for owner operator, plus 8,800 sq. ft. per quest room

12,500 sq. ft. lot for a duplex

20 ft front yard

25 ft. front yard for dwelling

50 ft front yard for hotel or tourist court uses

5 ft. side yard plus 2 ft. each story over one.

16 ft. rear yard for one story, 20 ft. two story, 24 ft. three story.

Building height maximum equal to twice the abutting road width, plus 1 foot increase in front side and rear building setback, per 3 ft increase in height over twice road width

50% lot coverage for lodging or boarding house

F FLOODWAY ZONE

A zone established to protect the community streams ability to carry floodwaters of a 500 year frequency storm and protect the built environment of the Knox County.

MINIMUM AREA

Restricts alteration the natural environment and topography within a defined boundary of streams and rivers.

HZ HISTORICAL OVERLAY ZONE

A zone intended to protect the historically and culturally significant structures of the community from destruction or inappropriate alteration of the site or surroundings.

MINIMUM AREA

Restricts structural alteration within a historic environment by defining a historic overlay boundary around the site(s), establishing guidelines for repair and alteration and establishes a Historic Zoning Commission to review and approve such proposals. The base zone controls use of the property.

TO TECHNOLOGY OVERLAY ZONE

A zone established by the State legislature to guide development catering to high tech/scientific research businesses that can be established along the Pellissippi Parkway Corridor within a park like setting. The Tennessee Technology Corridor Development Authority was established to implement the development of this area.

MINIMUM AREA

Minimum lot size governed by base zone
Front yard - lot depth x .21, maximum 100 ft.
Parkway frontage- lot depth x .32, maximum 150 ft.
Side yard - lot width x .16, maximum 75 ft.
Rear yard – lot depth x .11, maximum 50 ft.
Adjacent to residential zone- 100 ft. setback
90 ft. maximum height
25% maximum building lot coverage
Base zone requirements apply unless TO requirements are more restrictive

TC TOWN CENTER DISTRICT ZONE

A zone intended to provide pedestrian-oriented, mixed-use development of housing, retail and business uses within a small town atmosphere.

MINIMUM AREA

See Knox County Zoning Ordinance