



Memorandum

TO: Knoxville-Knox County Planning Commission
FROM: Gerald Green, AICP, Executive Director
DATE: October 1, 2019
SUBJECT: Agenda Item 10-A-19-OB
Reaffirmation of Sector Plan and One Year Plan Land Use Designations

Provided for your consideration is a request that the Planning Commission reaffirm that the land use designations and recommendations contained in the City of Knoxville's sector plans and one-year plan serve as a guide for and are in alignment with the City's newly adopted zoning code.

The land use designations in the plans are informed by citizen input and the plans are adopted by City Council. The intent of the adopted plans is to guide future decisions regarding land use and development. The land use designations and recommendations in the plans are aspirational and often identify the desired future use of property and preferred development, tempered by current uses and conditions. In recommending zoning designations for properties as part of the updating of the City of Knoxville zoning code, staff reviewed the sector plan and one-year plan land use designations to ensure the recommended zoning designations aligned with the land use designations set forth in the plans.

STAFF RECOMMENDATION:

Reaffirm that the land use designations and recommendations contained in the City of Knoxville's sector plans, the Knoxville-Knox County General Plan, the Knoxville-Farragut-Knox County Growth Policy Plan, and the City of Knoxville's One-Year Plan serve as a guide for and are in alignment with the City's newly adopted zoning code.

ATTACHMENT

Land Use Classification Chart

Land Use Classification Table				
Land Use Classification	Description	Location Criteria	Recommended Zoning By Growth Plan Area	One Year Plan Permitted Zones
Agricultural (AG)	This is rural / agricultural in character and includes farms and large tracts of undeveloped land.	<ul style="list-style-type: none"> Farms and large tracts of undeveloped land. Land where soils are designated as prime or locally important by the U.S. Department of Agriculture. Rural areas prime for conservation such as forests, moderate and steep slopes, riparian areas and historic and cultural sites. 	<p>Current Knoxville Zones: A-1, OS-1, OS-2 NEW Knoxville Zones: AG, OS Knox County Rural Area: A, RP, PR less than 1 du/ac Knox County Planned Growth Boundary (PGB): A, RP, PR less than 1 du/ac Knox County Urban Growth Boundary (UGB): A, RP, PR less than 1 du/ac</p>	<p>Current Knoxville Zones: A-1, OS-1 (1 du/ac max), RP-1 (1 du/ac max) NEW Knoxville Zones: AG, OS</p>
Agricultural Conservation (AGC)	This is rural / agricultural in character and includes farms and large tracts of undeveloped land. Undeveloped tracts with the best soils for agriculture are considered as the primary areas for agricultural conservation (AGC).	<ul style="list-style-type: none"> Farms and large tracts of undeveloped land in the Rural and Planned Growth Areas as designated in the Growth Policy Plan Land where soils are designated as prime or locally important by the U.S. Department of Agriculture are considered for agricultural conservation (AGC) Rural areas prime for conservation such as forests, moderate and steep slopes, riparian areas and historic and cultural sites. 	<p>Current Knoxville Zones: A-1, OS-1, OS-2 NEW Knoxville Zones: AG, OS Knox County Rural Area: A, RP, PR less than 1 du/ac Knox County Planned Growth Boundary (PGB): A, RP, PR less than 1 du/ac Knox County Urban Growth Boundary (UGB): A, RP, PR less than 1 du/ac</p>	<p>Current Knoxville Zones: A-1, OS-1 (1 du/ac max), RP-1 (1 du/ac max) NEW Knoxville Zones: AG, OS</p>
Rural Residential (RR)	This land is rural in character with very low density residential and/or clustered housing subdivisions as typical land uses.	<ul style="list-style-type: none"> Rural areas designated for residential development via subdivision or zoning for densities greater than 1 dwelling unit per acre. Rural areas prime for conservation such as forests, moderate and steep slopes, riparian areas and historic and cultural sites. Sites adjacent to agricultural areas (AG or AGC) where cluster housing subdivisions may be appropriate 	<p>Current Knoxville Zones: A 1, OS-1, OS-2, RP-1 up to 2 du/ac NEW Knoxville Zones: AG, OS Knox County Rural Area: A, OS, E, PR up to 2 du/ac Knox County Planned Growth Boundary (PGB): A, OS, E, PR up to 3 du/ac Knox County Urban Growth Boundary (UGB): A, OS, E, PR up to 3 du/ac</p>	<p>Current Knoxville Zones: A-1, OS-1 (1 du/ac max), RP-1 (1 du/ac max) NEW Knoxville Zones: AG, OS</p>
Traditional Neighborhood Development (TDR)	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.	<ul style="list-style-type: none"> Neighborhoods 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 of Knoxville. Urban Growth Area or Planned Growth Areas where neighborhood or community mixed use development is identified (see Mixed Use and Special Districts section) 	<p>Current Knoxville Zones: R-1, R-1A, R-2, RP-1 (with or without IH-1, NC-1, or H-1), TND-1 NEW Knoxville Zones: RN-1, RN-2, RN-3, RN-4 Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): RA, RB, PR (with conditions for sidewalks, common opens spaces and alleys) Knox County Urban Growth Boundary (UGB): RA, RB, PR (with conditions for sidewalks, common opens spaces and alleys)</p>	<p>Current Knoxville Zones: AG, OSR-1, R-1A, R-2 or RP-1, R-4, TND-1, or new residential zone NEW Knoxville Zones: RN-1, RN-2, RN-3, RN-4</p>
Low Density Residential (LDR)	This type of land use is primarily residential in character at densities of less than six (6) dwelling units per acre (city) and less than five (5) dwelling units per acre (county). Conventional post-1950 residential development (i.e. large-lot, low-density subdivisions) and attached condominiums are typical.	<ul style="list-style-type: none"> Land served by water and sewer utilities and by collector roads Slopes less than 25 percent 	<p>Current Knoxville Zones: R-1, R-1E, R-1A, RP-1 less than 6 du/ac, A-1 NEW Knoxville Zones: AG, RN-1, EN, RN-2 Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): RA, RAE, A, RB, PR less than 5 du/ac Knox County Urban Growth Boundary (UGB): RA, RAE, A, RB, PR less than 5 du/ac</p>	<p>Current Knoxville Zones: A-1, R-1E, EN-1, EN-2, R-1, R-1A, RP-1 (less than 6 du/ac), and OS-1 (less than 6 du/ac) NEW Knoxville Zones: AG, RN-1, EN, RN-2</p>
Medium Density Residential (MDR)	Such land uses are primarily residential at densities from 6 to 24 dwelling units per acre (city) and 5 to 12 dwelling units per acre (county). Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.	<ul style="list-style-type: none"> Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes As transitional areas between commercial development and low density residential neighborhoods Site with less than 15 percent slopes Along or near 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 	<p>Current Knoxville Zones: R-2, R-3, R-4 (with IH-1, NC-1 or H-1), R-1A, RP-1, RP-2 NEW Knoxville Zones: RN-3, RN-4 Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): PR 6 to 12 du/ac Knox County Urban Growth Boundary (UGB): PR 6 to 12 du/ac</p>	<p>Current Knoxville Zones: R-2, RP-1 (6-24 du/ac), R-1A, OS-1, and A-1 NEW Knoxville Zones: RN-3, RN-4</p>
High Density Residential (HDR)	This land use is primarily characterized by apartment and/or mixed use development at densities greater than 24 dwelling units per acre.	<ul style="list-style-type: none"> 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 Within the CBD or its adjacent areas, such as portions of the Morningside community Relatively flat sites (less than 10 percent slopes) Along corridors with transit and sidewalks 	<p>Current Knoxville Zones: C-2, RP-2, RP-3, R-3, R-4 (with IH-1, NC-1 or H-1), TC-1, SW, CU, CS NEW Knoxville Zones: RN-5, RN-6, RN-7, D-K Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): TC (with densities greater than 24 du/ac), PR above 12 du/ac Knox County Urban Growth Boundary (UGB): TC (with densities greater than 24 du/ac), PR above 12 du/ac</p>	<p>Current Knoxville Zones: R-2, R-3, R-4, RP-2, and RP-3 (missing TC-1 from SPs) NEW Knoxville Zones: RN-5, RN-6, RN-7, D-K</p>

Land Use Classification Table				
Land Use Classification	Description	Location Criteria	Recommended Zoning By Growth Plan Area	One Year Plan Permitted Zones
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 arterials/collectors). These uses provide a buffer to low density residential areas, particularly when located adjacent to an arterial/collector or as a transition between commercial uses and a neighborhood.	<ul style="list-style-type: none"> Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes As transitional areas between commercial development and low density residential neighborhoods Site with less than 15 percent slopes Along or near 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 	<p>Current Knoxville Zones: O-1, O-2, R-2, R-3, R-4, RP-1, RP-2, PR-3 NEW Knoxville Zones: RN-3, RN-4, RN-5, RN-6, O Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): OB, PR 6 to 12 du/ac Knox County Urban Growth Boundary (UGB): OB, PR 6 to 12 du/ac</p>	<p>Current Knoxville Zones: R-1A, R-2, RP-1, O-1, O-2 NEW Knoxville Zones: RN-3, RN-4, RN-5, RN-6, O</p>
Office (O)	This land use includes business and professional offices and office parks.	<ul style="list-style-type: none"> Low intensity business and professional offices (less than three stories) may be transitional uses from commercial or industrial uses to neighborhoods Generally level sites (slopes less than 15 percent) Access to major collector or arterial streets, particularly within one-quarter mile of such thoroughfares 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 	<p>Current Knoxville Zones: O-1, O-2, O-3 NEW Knoxville Zones: O, OP Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): OA, OB, OC, PC (with covenants) Knox County Urban Growth Boundary (UGB): OA, OB, OC, PC (with covenants)</p>	<p>Current Knoxville Zones: O-1, O-2, O-3 NEW Knoxville Zones: O, OP</p>
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.	<ul style="list-style-type: none"> Within the Technology Corridor or subsequent areas designated for Technology Park development Sites near freeway interchanges or along major arterials Water, sewer and natural gas utilities available 	<p>Current Knoxville Zones: BP-1 NEW Knoxville Zones: OP, I-RD Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): BP and PC (with covenants limiting uses to research/development), EC (with covenants limiting uses to office and research/development) Knox County Urban Growth Boundary (UGB): BP and PC (with covenants limiting uses to research/development), EC (with covenants limiting uses to office and research/development)</p>	<p>Current Knoxville Zones: BP-1 NEW Knoxville Zones: OP, I-RD</p>
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.	<ul style="list-style-type: none"> At the intersection of two thoroughfares (arterial or collector roads) 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 	<p>Current Knoxville Zones: N/A NEW Knoxville Zones: N/A Knox County Rural Area: CR, CN Knox County Planned Growth Boundary (PGB): CR, CN Knox County Urban Growth Boundary (UGB): CN</p>	N/A (Only exists in County)
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).	<ul style="list-style-type: none"> Generally located at intersections of collectors or arterial streets at the edge of or central to a neighborhood 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 Automobile-oriented uses (e.g. gas stations or convenience stores) should be located on arterial street at the edge of neighborhood 	<p>Current Knoxville Zones: C-1, SC-1 NEW Knoxville Zones: CN Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): CN Knox County Urban Growth Boundary (UGB): CN</p>	<p>Current Knoxville Zones: C-1, O-3 NEW Knoxville Zones: C-N</p>
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).	<ul style="list-style-type: none"> Locate at intersection of arterial streets Sites should be relatively flat (under 10 percent slope) and with enough depth to support shopping center and ancillary development. Vehicular and pedestrian connections should be accommodated between different components of the district (e.g. between stores, parking areas and out-parcel development) Infrastructure should include adequate water and sewer services, and major arterial highway access 	<p>Current Knoxville Zones: SC-2, PC-1, PC-2, C-3, C-4, C-5, C-6 NEW Knoxville Zones: O, C-N, C-G, C-H Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): PC, SC, CA, CB Knox County Urban Growth Boundary (UGB): PC, SC, CA, CB</p>	<p>Current Knoxville Zones: PC-1, PC-2, C-3, C-4, C-5, C-6, SC-2 NEW Knoxville Zones: O, C-N, C-G, C-H</p>
Regional Commercial (RC)	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).	<ul style="list-style-type: none"> Flat sites (under 10 percent slope) Locate near interstate interchanges with major arterial highway access Water, sewer, natural gas utilities and stormwater systems should be capable of handling the development Vehicular and pedestrian connections should be accommodated between components of the development 	<p>Current Knoxville Zones: SC-3, PC-1, PC-2, C-3, C-4, C-5 NEW Knoxville Zones: OP, C-H-C-R, I-MU Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): PC, CA, CB, SC Knox County Urban Growth Boundary (UGB): PC, CA, CB, SC</p>	<p>Current Knoxville Zones: PC-1, PC-2, C-3, C-5, C-6, SC-2, SC-3 NEW Knoxville Zones: O, OP, C-H-C-R, I-MU</p>

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Land Use Classification	Description	Location Criteria	Recommended Zoning By Growth Plan Area	One Year Plan Permitted Zones
General Commercial (GC)	This 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.	<ul style="list-style-type: none"> Existing commercial areas 	<p>FORMER Knoxville Zones: C-6, PC-1, C-3, C-4, C-5, SC-1</p> <p>NEW Knoxville Zones: O, OP, C-G, C-H, C-R</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): PC, CA, CB, SC</p> <p>Knox County Urban Growth Boundary (UGB): PC, CA, CB, SC</p>	<p>Current Knoxville Zones: C-1, C-3, C-4, C-5, C-6, C-7, SC-1, SC-2, SC-3, PC-1, PC-2, O-1, O-3, BP-1, TC-1</p> <p>NEW Knoxville Zones: O, OP, C-G, C-H, C-R</p>
Mixed Use Neighborhood Center (MU-NC)	These are the least intense of the proposed mixed use districts. 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.	<ul style="list-style-type: none"> Flat terrain (slopes generally less than 10 percent) Currently served by or planned to be served by sidewalks 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 At the intersection of a local street and thoroughfare Next to low or medium density residential 	<p>Current Knoxville Zones: TND-1, SW, CU</p> <p>NEW Knoxville Zones: O, CN</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): CN</p> <p>Knox County Urban Growth Boundary (UGB): CN</p>	<p>Current Knoxville Zones: C-1, O-3, TND-1, or form based or design based zoning codes</p> <p>NEW Knoxville Zones: O, C-N</p>
Mixed Use Community Center (MU-CC)	These centers are envisioned to be developed at a moderate intensity with a variety of housing types. 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.	<ul style="list-style-type: none"> Flat terrain (slopes generally less than 10 percent) Areas currently served by or planned to be served by sidewalks 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 Within a ¼-mile radius of an intersection of the thoroughfare system (a collector/arterial or arterial/arterial intersection) Commercial/office core should be within ¼ mile of the higher intensity residential uses (e.g. townhouses and apartments) 	<p>Current Knoxville Zones: TC-1, SW, CU</p> <p>NEW Knoxville Zones: O, C-G, C-H</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): CA (with condition for use-on-review), CB (with condition for use-on-review), TC, PC, SC</p> <p>Knox County Urban Growth Boundary (UGB): CA (with condition for use-on-review), CB (with condition for use-on-review), TC, PC, SC</p>	<p>Current Knoxville Zones: TND-1, C-1, C-3, C-5, C-6, SC-2, PC-1, PC-2, or form based or design based zoning codes</p> <p>NEW Knoxville Zones: O, C-G, C-H</p>
Mixed Use Regional 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. Downtown Knoxville's Central Business District is a regional mixed use center.	<ul style="list-style-type: none"> Flat site (generally less than 10 percent slopes) Currently served by or planned to be served by sidewalks 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 On a major arterial, adjacent to an interstate highway or adjacent to downtown 	<p>Current Knoxville Zones: C-2, TC-1, SW, CU</p> <p>NEW Knoxville Zones: OP, C-G, C-H, C-R, DK</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): PR, TC</p> <p>Knox County Urban Growth Boundary (UGB): PR, TC</p>	<p>Current Knoxville Zones: C-2, C-3, C-5, C-6, SC-2, SC-3, PC-1, PC-2 or form based or design based zoning codes</p> <p>NEW Knoxville Zones: OP, C-G, C-H, C-R, DK</p>
Mixed Use Urban Corridor (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.	<ul style="list-style-type: none"> Corridors should have sidewalks, transit services, street trees and related beautification Capable of sustaining on-street parking along corridor or along side streets 	<p>Current Knoxville Zones: SW, CU</p> <p>NEW Knoxville Zones: C-G, C-H, I-MU, DK, SW, CU</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): PR, TC</p> <p>Knox County Urban Growth Boundary (UGB): PR, TC</p>	<p>Current Knoxville Zones: Planned Zones, South Waterfront I: SW-1 through SW-7; South Waterfront II: TND-1, TC-1, RP-1, PR-2, RP-3, SC-1, SC-2, SC-3, PC-1</p> <p>NEW Knoxville Zones: C-G, C-H, I-MU, DK, SW, CU</p>
Mixed Use Special District (MU-SD)	This 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. Redevelopment of commercial centers for rural communities and activity nodes should also be considered.	Case-by-case analysis is recommended	<p>Current Knoxville Zones: TND-1, TC-1 and see recommended zones in sector plan and one year plan.</p> <p>NEW Knoxville Zones: See recommended zones in sector plan and one year plan.</p> <p>Knox County Rural Area: N/A</p> <p>Knox County Planned Growth Boundary (PGB): See recommended zones in sector plan.</p> <p>Knox County Urban Growth Boundary (UGB): See recommended zones in sector plan.</p>	<p>Current Knoxville Zones: Various, see referenced sector plan; also TND-1, TC-1</p> <p>NEW Knoxville Zones: See recommended zones in sector plan and one year plan.</p>

Land Use Classification Table				
Land Use Classification	Description	Location Criteria	Recommended Zoning By Growth Plan Area	One Year Plan Permitted Zones
Mixed Use Special Corridor (MU-SC)	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.	Case-by-case analysis is recommended	Current Knoxville Zones: See recommended zones in sector plan and one year plan. NEW Knoxville Zones: See recommended zones in sector plan and one year plan. Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): See recommended zones in sector plan. Knox County Urban Growth Boundary (UGB): See recommended zones in sector plan.	Current Knoxville Zones: Not listed in One-Yr Plan NEW Knoxville Zones: See recommended zones in sector plan and one year plan
Light Industrial (LI)	Typically older industrial areas used for the light 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. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.	<ul style="list-style-type: none"> Existing industrial areas Within one mile of an interstate interchange with access via standard major collector or arterial streets 	FORMER Knoxville Zones: I-1, I-2, I-3, I-4, C-6, PC-2 NEW Knoxville Zones: I-MU, I-RD, I-G Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): LI, I, PC, CB, EC Knox County Urban Growth Boundary (UGB): LI, I, PC, CB, EC	Current Knoxville Zones: C-6, PC-2, I-1, I-2, I-3, BP-1 NEW Knoxville Zones: I-MU, I-RD, I-G
Heavy Industrial (HI)	Typically older industrial areas used for the heavy manufacturing and assembling of goods. Heavy industrial uses include 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 the rezoning process. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.	<ul style="list-style-type: none"> Existing industrial areas Within one mile of an interstate interchange with access via standard major collector or arterial streets 	FORMER Knoxville Zones: I-1, I-2, I-3, I-4, C-6, PC-2 NEW Knoxville Zones: I-H, I-G Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): LI, I, PC, CB, EC Knox County Urban Growth Boundary (UGB): LI, I, PC, CB, EC	Current Knoxville Zones: I-1, I-2, I-3, I-4 NEW Knoxville Zones: I-H, I-G
Mining (HIM)	Typically older industrial areas used for the heavy manufacturing and assembling of goods. Heavy industrial uses include 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 the rezoning process. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.	<ul style="list-style-type: none"> Existing industrial areas Within one mile of an interstate interchange with access via standard major collector or arterial streets 	FORMER Knoxville Zones: I-1, I-2, I-3, I-4, C-6, PC-2 NEW Knoxville Zones: I-H Knox County Rural Area: A Knox County Planned Growth Boundary (PGB): I (with buffering and other conditions to protect neighboring property owners) Knox County Urban Growth Boundary (UGB): I (with buffering and other conditions to protect neighboring property owners)	Current Knoxville Zones: I-1, I-2, I-3, I-4 NEW Knoxville Zones: I-H
Business Park Type 1 (BP-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.	<ul style="list-style-type: none"> Relatively flat sites (predominant slopes less than 6 percent) out of floodplains Relatively large sites (generally over 100 acres) Away from low and medium density areas or where truck traffic would have to go through such areas Areas with freeway and arterial highway access (generally within two miles of an interchange) Rail access is a consideration Can be served with sewer, water and natural gas 	FORMER Knoxville Zones: I-1, C-6, PC-2 NEW Knoxville Zones: OP, I-MU, I-RD Knox County Rural Area: EC Knox County Planned Growth Boundary (PGB): EC, PC Knox County Urban Growth Boundary (UGB): EC, PC	Current Knoxville Zones: I-1, C-6, PC-2, BP-1, or new planned industrial zone NEW Knoxville Zones: OP, I-MU, I-RD
Business Park Type 2 (BP-2)	Primary uses are light manufacturing, offices, and locally-oriented warehouse/distribution services. Retail and restaurant services, 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.	<ul style="list-style-type: none"> Relatively flat sites (predominant slopes less than 6 percent) out of floodplains Relatively large sites (generally over 100 acres) Away from low and medium density areas or where truck traffic would have to go through such areas Freeway and arterial highway access (generally within two miles of an interchange) Rail access is a consideration Can be served with sewer, water and natural gas 	FORMER Knoxville Zones: I-1, C-6, PC-2 NEW Knoxville Zones: OP, I-RD Knox County Rural Area: EC Knox County Planned Growth Boundary (PGB): EC, PC Knox County Urban Growth Boundary (UGB): EC, PC	Current Knoxville Zones: Listed with Business Park Type 1, above NEW Knoxville Zones: OP, I-RD

Land Use Classification Table				
Land Use Classification	Description	Location Criteria	Recommended Zoning By Growth Plan Area	One Year Plan Permitted Zones
Public Parks and Refuges (PP)	This classification contains existing parks, wildlife refuges or similar public or quasi-public parks, open spaces and greenways. Quasi-public spaces 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.	<ul style="list-style-type: none"> • Neighborhood parks, squares and commons should be within ¼ mile of residents in the traditional residential areas (particularly the 19th and early 20th century grid street neighborhoods of Knoxville) and within ½ mile of residents within the balance of the city and county’s Planned Growth area. • Greenways should be located along or within the flood plains of streams and rivers/reservoirs. Other potential locations include ridges and utility corridors. 	FORMER Knoxville Zones: OS-1, OS-2 NEW Knoxville Zones: OS, NA Knox County Rural Area: OS, E Knox County Planned Growth Boundary (PGB): OS, E, OC Knox County Urban Growth Boundary (UGB): OS, E, OC	Current Knoxville Zones: OS-1, OS-2, and other zones that allow parks and open space as permitted uses NEW Knoxville Zones: OS, NA
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.	<ul style="list-style-type: none"> •Existing public uses, other than parks and greenways •Quasi-public uses of two acres or more 	FORMER Knoxville Zones: O-1, O-2 NEW Knoxville Zones: INST Knox County Rural Area: N/A Knox County Planned Growth Boundary (PGB): OC Knox County Urban Growth Boundary (UGB): OC	Current Knoxville Zones: O-2 or any zone that includes civic institutional use as an allowable use NEW Knoxville Zones: INST
Other Open Space (OS)	Include cemeteries, private golf courses, and similar uses	<ul style="list-style-type: none"> •Existing cemeteries, private golf courses and private open spaces 	Current Knoxville Zones: OS-1, OS-2, A-1 NEW Knoxville Zones: AG, OS, NA Knox County Rural Area: A, OS, E Knox County Planned Growth Boundary (PGB): A, OS, E, OC Knox County Urban Growth Boundary (UGB): A, OS, E, OC	Current Knoxville Zones: A-1, OS-1, OS-2, or any zone that includes cemeteries, private golf courses, and other similar uses as noted in the land use description of OS NEW Knoxville Zones: AG, OS, NA
Water (W)	Typically includes the French Broad River, Holston River, Tennessee River (Fort Loudoun Lake), and Clinch River (Melton Hill Lake)	<ul style="list-style-type: none"> •FEMA designated floodways •Rivers, TVA reservoirs 	Current Knoxville Zones: F-1 NEW Knoxville Zones: F Overlay Knox County Rural Area: Knox County Planned Growth Boundary (PGB): Knox County Urban Growth Boundary (UGB):	Current Knoxville Zones: F-1 NEW Knoxville Zones: F Overlay
Major Rights-of-Way (ROW)	Generally, the rights-of-way of interstates and very wide parkways and arterial highways			Current Knoxville Zones: NA NEW Knoxville Zones: NA
Hillside Protection (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.	Hillsides greater than 15 percent slope	Current Knoxville Zones: Applies to all NEW Knoxville Zones: Applies to all; HP Overlay Knox County Rural Area: PR, OS, E, AG Knox County Planned Growth Boundary (PGB): PR, PC Knox County Urban Growth Boundary (UGB): PR, PC	Current Knoxville Zones: applies to all NEW Knoxville Zones: applies to all; HP Overlay
Stream Protection (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.	Floodways and flood fringes	Current Knoxville Zones: Applies to all NEW Knoxville Zones: Applies to all Knox County Rural Area: F, PR Knox County Planned Growth Boundary (PGB): F, PR, PC Knox County Urban Growth Boundary (UGB): F, PR, PC	Current Knoxville Zones: F-1 NEW Knoxville Zones: applies to all