



## Agenda Item #7

### MEMORANDUM

To: Knoxville-Knox County Planning Commission  
From: Jessie Hillman, Senior Planner  
Date: 3/09/2022  
Subject: 3-A-23-OYP: Consideration of amendments to the Knoxville One Year Plan 2023 Update

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#### STAFF RECOMMENDATION:

Knoxville-Knox County Planning staff recommend approval of the 2023 One Year Plan.

#### BACKGROUND

Article VIII, Section 801 of the City Charter requires future zoning in the city to conform to the City's comprehensive development plans. The Charter requires the annual preparation and adoption of a one-year comprehensive development plan covering the entire city. Fifteen- and five-year development plans (sector plans) are prepared to provide policy guidance on long and mid-range development issues and serve as a guide to the development of the One Year Plan. Pursuant to the requirements of the City Charter, staff has completed the 2023 annual update of the OYP.

#### 2023 PLAN UPDATE HIGHLIGHTS

Planning staff utilized a variety of resources to solicit community input including an online and print news advertisement, a press release, social media, and a [project update page](#) that included interactive mapping. The [interactive map series](#) include the following:

- The current OYP
- OYP and sector plan conflicts

- Recent OYP amendments
- OYP and zoning conflicts

Two virtual community meetings were held on February 1 and 2, 2023, and a meeting recording was posted on the project page of our website. The virtual meetings were attended by 8 community members and the video has had 2 views to date. The purpose of these meetings was to share information about the proposed amendments, share the plan update objectives, and gather input from the community.

The 2023 objectives for the OYP update include improving consistency between the land use index in Appendix B, the land use classification descriptions in Chapter 2, and land use map legend at the end of Chapter 2. Recommended zoning districts for each land use classifications were examined for potential gaps, and the Location Criteria for Specific Uses section was reviewed for consistency with current permitting practices.

## Proposed Amendments

The proposed amendments to the 2023 OYP Update include 15 plan amendments approved by City Council since the 2022 update. These are shown in Appendix A of the 2023 OYP.

## Proposed Revisions to the One Year Plan Document

All proposed revisions are summarized below by chapter.

### Chapter 1

- 1) The One Year Plan Amendment Process flow chart was updated to reflect current procedures, which no longer include an application deadline extension.
- 2) The "New Zoning Ordinance Effective January 1, 2021" section was removed because it is dated information.

### Chapter 2

- 3) The abbreviation for Mining (M) was updated to HIM to be consistent with how it is referenced in



sector plans and the KGIS (Knoxville Geographic Information System) map layer index.

4) I-MU (Industrial Mixed Use) zoning was added as a district to consider in the South Waterfront Mixed Use District II (SWMUD II). I-MU provides a transition between the residential and the general industrial districts currently permitted in this classification. SWMUD II includes property along Sevier Avenue on the east and extends across Chapman Highway to the west, with residential properties in between.

5) The Manufactured Homes location criteria section was removed because the City does not permit new mobile home parks or single-wide manufactured homes.

6) A One Year Plan map was added to the Land Use Map section.

7) The following obsolete or redundant land use classifications were removed from the Map Legend for Land Uses table:

- MU-SC (Mixed Use Special Corridor), which is covered by the MU-SD (Mixed Use Special District) designation
- P (Public Institution), which is covered by the CI (Civic/ Institutional) land use classification
- F (Floodway), which is covered by the W (Water) land use classification
- RC (Rural Commercial) because this classification only exists in the County

#### Chapter 4

8) Reflects updated conflict maps and land use amendments approved by City Council since the adoption of the 2022 One Year Plan.

9) The Appendix B Land Use Index was updated to be consistent with descriptions in Chapter 2 of the One Year Plan.

#### General

10) Minor grammatical and formatting updates were made throughout the document.



## Next Steps

If approved by the Knoxville-Knox County Planning Commission, the plan will be forwarded to Knoxville City Council for consideration on April 4, 2023 and April 18, 2023.



# 2023

# ONE YEAR PLAN

The City of Knoxville, Tennessee

DRAFT



**Planning**  
KNOXVILLE | KNOX COUNTY



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## CHAPTER 1

# INTRODUCTION

On November 2, 1982, Knoxville voters approved by referendum a revision of the City Charter which strengthened the relationship between planning and zoning.

The Charter—Article VIII, Section 801—requires that future zoning in the city conform to the community’s comprehensive development plans. Previously, plans were guides for zoning, but conformance to the plans was not legally required.

The Charter requires the annual preparation and adoption of a one-year comprehensive development plan covering the entire city. Fifteen- and five-year development plans (sector plans) are prepared to provide policy guidance on long- and mid-range development issues and as a guide to the development of the One Year Plan. The One Year Plan is specifically designed to be the basis for land use regulations and short-term public improvements.

## ONE YEAR DEVELOPMENT PLAN

The One Year Plan is a tool to align the sector plans with the City’s zoning.

The Charter states [Article VIII, Section 801 (A)]:

*“The mayor shall have the Metropolitan Planning Commission (now the Knoxville-Knox County Planning Commission) prepare a one-year development plan which delineates the city’s proposed land use development pattern for the succeeding twelve-month period and is based upon the development goals and objectives specified in the city’s five- year development plan. The one-year development plan shall provide the basis for zoning of all properties within the city limits.”*



This text and the accompanying maps comprise the One Year Plan required by the Charter. The land use and zoning plan cover all of Knoxville; however, for the sake of convenience, each plan has been divided into six districts roughly corresponding to the six city planning sectors. The One Year Plan maps illustrate the city’s proposed land use pattern by designating property into one of thirty-one land use classes. The text describes the intent of each class. In addition, the text identifies an appropriate range of zoning districts within the city’s zoning ordinance which would be in conformance to the plan.

The One Year Plan, by law and practice, is developed with a high level of community involvement. The required updates keep the plan a current and accurate guide for community growth, preservation, and enhancement. The structured amendment process allows the entire community to participate in the consideration of changes to the plan and provides more complete information on which to base decisions.

## **SECTOR PLANS**

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Sector plans are a series of plans which provide policies and recommendations on land use, transportation, and public facilities for the twelve geographic sectors of Knoxville and Knox County, for planning periods of five and fifteen years. The sector plans are elements of the General Plan. Many of them incorporate small area plans and/or corridor plans – the results of study by planning staff. Sectors are not divided along city-county boundary lines, so there are small pockets of land that are incorporated into the City of Knoxville but are in a County sector.

The following sector plans were used in preparing the One Year Plan:

- Central City Sector, adopted by City Council - 9/30/14
- East City Sector, adopted by City Council - 5/27/14
- North City Sector, adopted by City Council - 7/17/07
- Northwest City Sector, adopted by City Council - 5/26/15
- South City Sector, adopted by City Council - 10/18/11
- West City Sector, adopted by City Council - 9/11/07
- East County Sector, adopted by City Council - 6/15/10
- North County Sector, adopted by City Council - 9/4/12
- Northeast County Sector, adopted by City Council - 1/19/16
- Northwest County Sector, adopted by City Council - 8/30/16
- South County Sector, adopted by City Council - 11/28/12
- Southwest County Sector, adopted by City Council - 10/25/16



The One Year Plan implements the listed long-range plans in an evolutionary manner. It balances the goals and objectives of long-range plans against the realities of existing land uses and zoning.

In some cases, planning staff makes recommendations to revise the One Year Plan map boundaries for each land use class as sector plan maps are amended.

### **EFFECT ON EXISTING ZONING**

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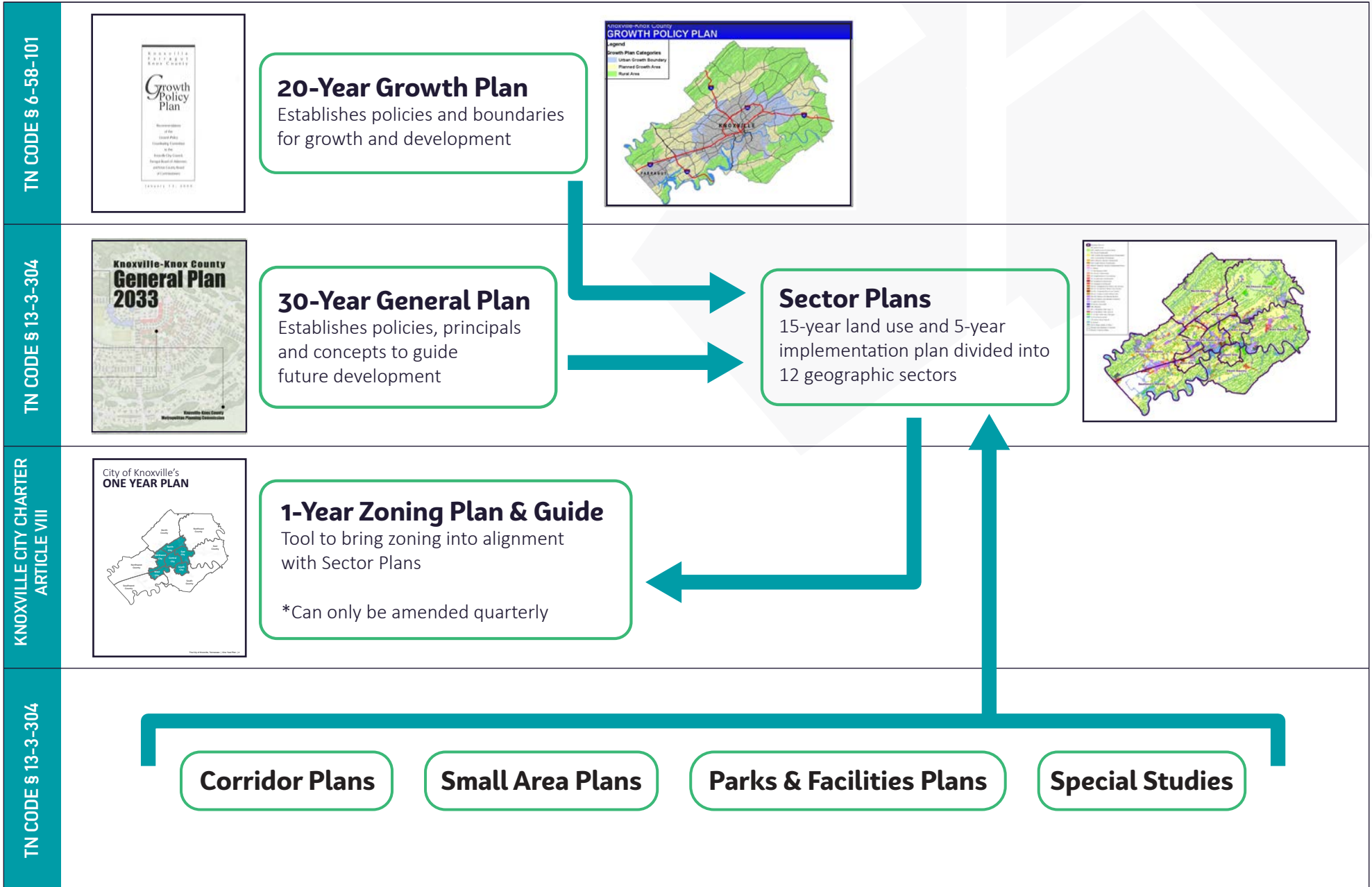
Staff utilizes the One Year Plan as a tool when reviewing rezoning and sector plan amendment applications. Future zoning changes must conform to the plan or meet the criteria for an amendment. In addition, the plan may propose amendments to the zoning ordinance text and zoning map to bring them into conformance.

### **PLAN UPDATES**

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The Charter specifies that the sector and One Year plans be updated and re-adopted. New conditions and changing community goals will gradually change the community's desired land use pattern. The process for plan updates progresses from the General Plan and sector plans to the One Year Plan. Through this process, citizens can see how long-range policies and goals relate to the specific recommendations of the One Year Plan.

# Knoxville-Knox County Relationship of Adopted Plans



## PLAN AMENDMENTS

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The Charter states [Article VIII, Section B (2)]:

*“Amendments to a Comprehensive Development Plan may be made at any time during the year following the submission to and action thereon by the Metropolitan Planning Commission (now the Knoxville-Knox County Planning Commission). These amendments shall become effective when adopted by a majority vote of the membership of Council.”*

Due to the short-term nature of the One Year Plan and the widespread community involvement in its preparation, the need for plan amendments should be rare. The annual update is, in fact, the built-in mechanism best suited for amending the plan. Amendments to the plan between updates should be kept to a minimum and warranted only under the following circumstances, which form the basis for planning staff review:

1. An error in the plan.
2. A significant change in the development pattern, or the completion of a public improvement (road, park, sewer), which changes the basis on which the plan was developed for an area.
3. A change in public policy, unanticipated by the plan.
4. New information (including new plans and studies produced by Knoxville-Knox County Planning) becoming available, which reveals the need for a plan amendment.

Plan amendment studies will be conducted when authorized by either the Planning Commission or City Council. Individual requests for plan amendments may be made by filing a One Year Plan amendment request and paying the appropriate fees at the Knoxville-Knox County Planning office. Applications for One Year Plan amendment requests will be heard at the Planning Commission’s April, July, October, and January monthly meetings. Postponements may be heard at the next regularly scheduled meeting. Planning staff will conduct a study of the area and the land use issues involved.

# One Year Plan Amendment Process

Amendments are only considered at January, April, July, and October Planning Commission meetings.



- In addition to being approved or denied, a case may also be postponed, tabled, or withdrawn.

- Whether the case is approved, approved with conditions, or denied, the applicant or any other resident interested in the case may appeal the decision to City Council or court.

**Amended proposals for plan amendments or general rezonings will not be acted upon at the final adoption stage of the process:** Amended proposals will be postponed until adequate public notice is posted and the staff has had time to review the proposal and develop a recommendation.

This policy does not preclude the Planning Commission or City Council from altering any plan amendment or general rezoning recommended by the staff as part of a One Year Plan update being considered for adoption.

**Right of appeal of the Planning Commission's action:** Any person who feels grieved by the action of the Commissions regarding a request for a plan amendment study has the right to file an appeal within fifteen days after action. This appeal will be heard by City Council.

**Denial of a request for a plan amendment study or denial of a plan amendment study:** A new application for the same proposal shall not be accepted for a period of one year after the date of denial of such a proposal. However, where denial is appealed and the proposal is referred back to the Commission by the City Council with a request for further study, such proposal may be reconsidered. During the annual update process, requests for plan amendment studies from the previous twelve months may be reconsidered. If a Planning Commission approval is overturned by the legislative body, the one-year rule shall apply.

## **ACCEPTABLE REASONS FOR AMENDMENTS DURING ANNUAL UPDATES**

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Acceptable reasons for amendments during annual updates fall into five criteria. These measures were established to provide a comprehensive approach to the process and are based on the warranted circumstances listed above. The five criteria represent changes intended:

1. To match existing development and zoning and which are compatible with the character of the surrounding area;
2. To accommodate appropriate, compatible mixed use and transition areas;
3. To implement the land use pattern envisioned in the sector plans;
4. To deal with miscellaneous situations, including: (a) recognition of historic properties; (b) public property; (c) errors which have been identified; and (d) annexed properties; and
5. To accommodate changes to the Knoxville Zoning Ordinance.

## CHAPTER 2

# DEVELOPMENT POLICY

A major purpose of the One Year Plan is defining the city's land use pattern for a twelve-month period following the plan's adoption. This section states the intent, policies, and zoning districts which should be used within each of the land use categories.

While any zoning district listed under each general land use category can be considered, each district listed is not automatically appropriate for a given property. The Planning Commission and City Council are obligated to recommend and approve the best zoning district, within the conforming range, for the area.

The zones are described in more detail in the [Knoxville Zoning Ordinance](#), and Articles 4 – 8 contain descriptions and requirements for all of the City's zoning districts.

## AGRICULTURAL AND RURAL CLASSIFICATIONS

Provide areas for agricultural uses through preserving lands best suited for agricultural purposes, while minimizing the adverse impact on adjacent lands.

### AGRICULTURAL (AG)

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Areas designated for agricultural uses will generally consist of undeveloped tracts with the best soils for agriculture.

- A. Areas should be zoned AG, which allows single family dwelling uses only with a minimum lot size of 5 acres, or OS, which does not allow residential uses.

### AGRICULTURAL CONSERVATION (AGC)

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Areas designated for agricultural uses will generally consist of undeveloped tracts with the best soils for agriculture, plus have a long-term conservancy agreement on the property.



- A. Areas should be AG, which allows single family dwelling uses only with a minimum lot size of 5 acres, or OS, which does not allow residential uses, as appropriate and provided for under the Knoxville Zoning Ordinance.

### **RURAL RESIDENTIAL (RR)**

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Areas designated for rural residential uses should be reserved for very low density residential and conservation/cluster housing subdivisions.

- A. Areas should be zoned AG, which allows single family dwelling uses only with a minimum lot size of 5 acres, or OS, which does not allow residential uses, as appropriate and provided for under the Knoxville Zoning Ordinance.

## **RESIDENTIAL CLASSIFICATIONS**

The intent of this classification is to provide all persons the opportunity to reside in decent, safe, and sanitary housing in a suitable living environment; provide a variety of housing types; and locate housing densities based on service availability, proximity to activity areas, access, and natural limitations of the land.

### **LOW DENSITY RESIDENTIAL (LDR)**

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This development is primarily residential in character at a density of less than 6 dwelling units per acre. This type of residential development includes detached residences and duplexes.

- A. Development should be located where services can be provided and where it will not be impacted by more intense development or through-traffic.
- B. The primary residential pattern should be neighborhoods.
  - 1. The main neighborhood form should be detached residential development that is of sufficient size and design to promote neighborhood formation and land use stability.
    - a. Detached housing developments should be protected from through traffic and buffered from incompatible land uses.

- b. Detached housing developments should not have direct access to major collectors or arterials.
- C. Areas should be zoned AG, EN, RN-1 or RN-2 as appropriate and provided for under the Knoxville Zoning Ordinance.

## **MEDIUM DENSITY RESIDENTIAL (MDR)**

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This development is defined as primarily residential in character with a density ranging from 6-24 dwelling units per acre. Major land uses within this class include duplexes, townhouses and attached multi-dwelling development.

- A. Locate medium density residential development on collector and arterial roads. Provision of on-site recreation and open space should be required. A variety of terrain is suitable, but, generally, the grade should not exceed 15%. The location should be convenient to shopping.
  - 1. Locate the highest concentrations of medium density housing within or near the center city.
  - 2. Medium Density housing should also be encouraged within development corridors and near development centers.
  - 3. Permit the reuse of detached houses for attached multi-dwelling residential uses only where the structure is on a collector or arterial street, does not negatively impact adjacent property, and adequate community facilities are available.
- B. Planned residential development is encouraged where sites possess unusual features (e.g., size, shape, topography, adjacent land use) that present special development opportunities or limitations.
- C. Commercial sales areas in conjunction with medium density housing should be clearly separated from the residential portion of the development and should be in conformance with commercial locational policies.
  - 1. Medium density housing may be used in some instances as buffers between detached housing areas and more intense non-residential uses.
- D. Areas should be zoned RN-3 or RN-4.

- E. RN-1 and RN-2 may also be considered.

## **HIGH DENSITY RESIDENTIAL (HDR)**

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This development is defined as primarily residential in character with a density greater than 24 dwelling units per acre. Primary land uses included in this class are medium- and high-rise attached multi-dwelling developments.

- A. Locate high density development on major collectors and arterials adjacent to employment centers and major retail shopping districts. There should be an emphasis on aesthetics, open space, and recreation in planning such developments. Locations should be convenient to interstate highways, central business districts, or other major activity centers.
- B. Areas should be zoned RN-5, RN-6, RN-7, or DK as appropriate and provided for under the Knoxville Zoning Ordinance.
- C. RN-1, RN-2, RN-3, and RN-4 may also be considered.

## **TRADITIONAL NEIGHBORHOOD RESIDENTIAL (TDR)**

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This development is primarily residential and is characterized by neighborhoods with a mix of detached and attached houses, sidewalks, smaller lots and alleys. Densities in the range of 4 to 8 dwelling units per acre are typical.

- A. 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, mostly located south of I-640.
- B. Where neighborhood or community mixed use development is identified (see Mixed Use Special District sections)
- C. Areas should be zoned RN-1, RN-2, RN-3, or RN-4.

## **COMMERCIAL AND OFFICE CLASSIFICATIONS**

The intent of these classes is to ensure an adequate supply of suitable land for present and future economic development, provide for efficient and harmonious distribution of commercial and office services, and support a variety of commercial types for neighborhood, community, and regional needs. Commercial activities should be located on sites that are physically suitable, accessible and

adequately served by utilities that will minimize adverse effects on land use patterns and transportation systems. Location criteria should consider commercial composition, scale and intensity.

### **GENERAL COMMERCIAL (GC)**

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This class provides locations for retail, service-oriented commercial, and a limited range of wholesale and warehousing activities. It is generally intended to provide a full range of goods and services at the community or regional scale.

- A. Commercial sites should be relatively flat, regular in shape, and of sufficient size.
- B. Locate commercial activities on arterial and collector streets; however, their placement should not significantly reduce the proper functioning of the transportation system.
- C. Commercial sites should be easily served by utilities and other support services.
- D. Commercial sites should be compatible with adjacent land uses. Use of transitional land use classes such as HDR, MDR, MDR/O, and O should be considered as a buffer between GC and residential uses to create more harmonious relationships and increase compatibility.
- E. Control linear commercial development to prevent traffic congestion and commercial encroachment into residential areas.
  - 1. New linear development should be permitted only on arterials where it is compatible with road design and adjacent land use.
  - 2. Redesign existing linear development to improve its functioning, especially in coordination with street improvements.
  - 3. Only commercial uses requiring high accessibility or otherwise unsuited to “cluster” type development should be allowed to locate in a linear fashion.
- F. Areas designated for general commercial (GC) use should be zoned O, OP, C-G, C-H, or C-R.

### **NEIGHBORHOOD COMMERCIAL (NC)**

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This class provides locations for a narrow range of convenience retail, service, and office uses that are intended to serve the needs of residential areas within a 1/2-mile radius.

- A. Locate neighborhood commercial development on arterial and collector streets on sites that result in minimal negative impacts on adjacent properties.
  - 1. Limit the size of neighborhood commercial areas to 5 acres or less, depending on site characteristics.
  - 2. New neighborhood commercial should not be developed within 1/2 mile of existing commercial development.
  - 3. Ideally, convenience stores should be located in association with other neighborhood serving uses to form neighborhood centers. Convenience stores may be allowed to locate as isolated commercial uses in low density urban areas on collector or arterial streets.
    - a. Design standards have been developed to ensure that isolated commercial uses complement the surrounding environment.
  
- B. Areas designated for Neighborhood Commercial (NC) use should be zoned C-N.

## **COMMUNITY COMMERCIAL (CC)**

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This land use includes retail and service-oriented development, including shops, restaurants and “big box” retail stores. Typical service areas include 20,000 to 30,000 residents.

- A. Locate at intersection of arterial streets.
- B. Sites should be relatively flat (under 10 percent slope) and with enough depth to support shopping center and ancillary development.
- C. Vehicular and pedestrian connections should be accommodated between different components of the district. (e.g. between stores, parking areas and out-parcel development)
- D. Infrastructure should include adequate water and sewer services, and major arterial highway access
- E. Develop community-serving commercial areas providing a wide range of goods and services to accommodate the majority of consumer needs within major geographic sectors of the community.

1. Locate community-serving commercial development on major collector and arterial streets, on sites which allow for the clustering of activities and result in minimal negative impacts on adjacent properties or the transportation system.
  2. Control the formation of new community-serving commercial areas to ensure the balanced distribution of commercial services throughout the metropolitan area.
- F. Areas designated Community Commercial (CC) should be zoned O, C-N, C-G, or C-H.

## **REGIONAL COMMERCIAL (RS)**

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This land use includes retail and service-oriented development that is located within a mall, large plazas, “life style centers” or “big box” retail stores that serve the region.

- A. Locate at intersection of arterial streets.
- B. Sites should be relatively flat (under 10 percent slope) and with enough depth to support shopping center and ancillary development.
- C. Vehicular and pedestrian connections should be accommodated between different components of the district (e.g., between stores, parking areas and out-parcel development).
- D. Infrastructure should include adequate water and sewer services and major highway access.
- E. Develop region-serving commercial areas providing a full range of goods and services designed to accommodate regional markets.
  1. Locate region-serving commercial development on arterials in locations which are easily accessible to the interstate system. Development sites should be sufficient in size to permit future expansion.
  2. Regional commercial development should be limited and carefully located to avoid market over-saturation and conflict with the central business district.
- F. Areas designated Regional Commercial (RS) should be zoned OP, C-H-C-R, or I-MU.

## **OFFICE (O)**

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This class is primarily intended for business and professional offices and office parks. In some cases, areas suitable for office development may also be deemed suitable for medium density residential uses.

- A. The majority of office needs outside the center city should be accommodated in office parks along major thoroughfares and as transitional uses between residential and more intensive land uses.
  - 1. Locate office parks on major collector and arterial streets adjacent to or in close proximity to development centers.
- B. Integrate office uses with commercial uses in the design of major development centers.
- C. Low intensity office uses may be permitted as a transitional use adjacent to Community and Neighborhood Commercial areas.
- D. Locate high intensity office complexes within the central business district or within close proximity to arterial freeway exchanges or be served by transit.
- E. Areas designated for office (O) use should be zoned O or OP.

## **MEDIUM DENSITY RESIDENTIAL/OFFICE (MDR/O):**

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Office and medium density residential uses typically have similar development characteristics: scale of building, areas devoted to parking, yard spaces, and location requirements (along thoroughfares). Either use is acceptable in this designation. These uses provide a buffer to low density residential areas, particularly when located adjacent to a thoroughfare or as a transition between commercial and residential uses.

- A. The same locational criteria apply as in Medium Density Residential (MDR).
- B. Areas designated Medium Density Residential/Office (MDR/O) should be zoned RN-3, RN-4, RN-5, RN-6, or O.
- C. RN-1 and RN-2 may also be considered.

## **TECHNOLOGY PARK (TP)**

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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.

- A. Areas designated Technology Park should be located on sites:
  - 1. Within the Technology Corridor or subsequent areas designated for Technology Park development.
  - 2. Near freeway interchanges or along major arterials
  - 3. Able to be served with sanitary sewer, water and natural gas
  
- B. Areas designated for Technology Park (TP) use should be zoned OP or I-RD.

## **INDUSTRIAL AND EMPLOYMENT CENTER CLASSIFICATIONS**

These classes are intended for the manufacturing, assembling, fabrication, and warehousing of goods. Light and heavy industrial classes are distinguished by the range of permitted uses and their potential for resulting in adverse off-site impacts.

### **LIGHT INDUSTRIAL (LI)**

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Typically consists of 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.

- A. Locate industrial development on sites in existing industrial areas within one mile of an interstate interchange with access via arterial or major collector streets.
  
- B. Areas designated for LI (Light Industrial) use should be zoned I-MU, I-RD, or I-G.



## **HEAVY INDUSTRIAL (HI)**

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Typically consists of 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. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.

- A. Locate industrial development on sites in existing industrial areas within one mile of an interstate interchange with access via arterial or major collector streets.
- B. Locate industrial development on sites which are:
  - 1. relatively flat and require minimal physical alteration;
  - 2. large enough to accommodate buildings, building setbacks, and parking lots;
  - 3. regular in shape and sufficiently large for the proposed activity;
  - 4. accessible to the arterial roads and, where appropriate, to rail lines;
  - 5. not accessible by residential streets;
  - 6. served or can be served adequately by utilities;
  - 7. developable in a manner compatible with adjacent existing or proposed land uses
  - 8. served by power, water, and waste disposal facilities.
- C. Locate new industrial development primarily in industrial parks or other suitably planned industrial settings of ten acres or greater.
- D. New industrial development outside of industrial parks or planned settings should occur only within existing zoning or adjacent to existing industrial areas.
- E. Industries having minimal off-site impacts may be permitted in non-retail commercial centers.
- F. Promote the development of small-scale planned industrial parks in the city.

1. Locate industrial parks where there will be no significant adverse impacts on areas designated for residential use.
  2. Encourage occupancy by firms which expand employment opportunities for low-and moderate-income persons.
- G. Provide incentives for the redevelopment and rehabilitation of existing industrial buildings and areas within the city.
- H. Areas designated for Heavy Industrial use (HI) should be zoned I-H or I-G.

### **MINING (HIM)**

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Quarry operations and asphalt plants are a particular form of heavy industrial use and are generally located in rural areas. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.

- A. Locate mining operations on sites in existing industrial areas within one mile of an interstate interchange with access via arterial or major collector streets.
- B. Areas designated for HIM (Mining) use should be zoned I-H.

### **BUSINESS PARK TYPE 1 (BP-1)**

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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. Permitted zones will require site plan review, which shall address landscaping, lighting, signs, drainage and other development concerns. Substantial landscaped buffers are expected adjacent to uses of lesser intensity, particularly residential, office and agricultural uses.

- A. Relatively flat sites (predominant slopes less than 6 percent) out of floodplains.
- B. Relatively large sites (generally over 100 acres).
- C. Away from low and medium density areas or where truck traffic would have to go through such areas.
- D. Areas with freeway and arterial highway access (generally within two miles of an interchange).

- E. Rail access is a consideration.
- F. Can be served with sanitary sewer, water and natural gas.
- G. Areas designated Business Park Type 1 (BP-1) should be zoned OP, I-MU, or I-RD.

## **BUSINESS PARK TYPE 2 (BP-2)**

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Large-scale research and development facilities, office developments, and office parks/campuses. May include accessory services for employees such as personal services and restaurants. 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.

- A. Relatively flat sites (predominant slopes less than 6 percent) out of floodplains.
- B. Relatively large sites (generally over 100 acres).
- C. Away from low and medium density areas or where truck traffic would have to go through such areas.
- D. Areas with freeway and arterial highway access (generally within two miles of an interchange).
- E. Rail access is a consideration.
- F. Can be served with sanitary sewer, water and natural gas.
- G. Areas designated Business Park Type 2 (BP-2) should be zoned OP or I-RD., or I-MU.

## **CIVIC/INSTITUTIONAL, PARKS, AND OPEN SPACE CLASSIFICATIONS**

The intent of these classifications is to provide for areas of recreation, civic engagement, education, health, social services and other public and quasi-public entities providing civic uses. Consideration is given to public sites for proposed changes to the adopted plan. Public sites which may affect or be affected by other land uses in the vicinity should be

identified with the intent to protect public investment in a site from encroachment of incompatible activities.

If any properties with these classifications are to be developed for private purposes, a rezoning proposal will require a One Year Plan amendment to the appropriate land use classification.

The policies listed below should be followed in making decisions concerning the expansion, relocation and development of new publicly or privately owned institutional uses.

### **CIVIC/INSTITUTIONAL (CI)**

---

This land use classification consists of land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.

- A. Locate Civic/Institutional uses on land which consists of:
  - 1. Existing public uses other than parks and greenways
  - 2. Quasi-public uses of two acres or more
- B. Areas designated Civic/Institutional (CI) should be zoned INST.

### **PUBLIC PARKS AND REFUGES (PP)**

---

This land use classification contains existing parks, wildlife refuges or similar public or quasi- public (owned by civic or related organizations) parks, open spaces and greenways.

- A. 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 of land transfers from state or federal governments. More detailed criteria is discussed relative to the type of park later in this chapter.

- B. Areas designated Public Parks and Refuges (PP) should be zoned OS or NA.

### **OTHER OPEN SPACE (OS)**

---

Primary uses in this designation are cemeteries, private golf courses and other similar uses or areas possessing either topographical or environmental features that would limit intensive development. Open space areas should serve as buffers or conservation and recreation areas.

- A. Areas designated as Open Space should be zoned AG, OS, or NA.

### **WATER (W)**

---

These are areas designated to protect river and creek channels and flood plains from development that would appreciably increase flood heights and flood damage.

- A. This designation is located along the French Broad River, Holston River, Tennessee River (Fort Loudoun Lake), and Clinch River (Melton Hill Lake)
- B. Generally, no structures or uses should be permitted within the floodway that would alter a stream's character and ability to carry floodwaters. All proposed uses and structures are subject to the approval of the City Engineering Department
- C. All areas designated as Floodway should be in the F overlay zone in the City of Knoxville.

### **RIGHTS OF WAY (ROW)**

---

Generally, these areas are the rights of way of interstates, railways, airports, very wide parkways and major arterial highways.

- A. Areas designated Rights-of-Way (ROW) may be zoned any zone as appropriate in the City of Knoxville.

### **HILLSIDE PROTECTION (HP)**

---

This classification is used to identify and protect hillsides, ridges and similar features that have a slope of 15 percent or more.

- A. Areas designated Hillside Protection on the Hillside and Ridgetop Protection Plan should be in the HP Overlay Zoning District in the City of Knoxville.

## **STREAM PROTECTION (SP)**

---

Typically, these are areas which are subject to flooding.

- A. Such areas are designated by FEMA as the floodway, which carries the significant portion of stormwater, as well as the 100-year and 500-year flood fringe, which the City governs with various stormwater regulations.
- B. Areas designated Stream Protection may be in any zone as appropriate in the City of Knoxville.

## **MIXED USE CLASSIFICATIONS**

### **MIXED USE NEIGHBORHOOD CENTER (MU-NC)**

---

Medium density mixed use development with housing densities of 6 to 12 dwelling units per acre. The MU-NC should be served by sidewalks, transit, and be located along a local street or thoroughfare.

- A. Areas designated MU-NC should be located on sites which:
  - 1. Are relatively flat (slopes generally less than 10 percent)
  - 2. Are currently served by or planned to be served by sidewalks
  - 3. Do not include auto or truck-oriented uses, industrial, strip commercial or warehouse/distribution uses, unless the proposal calls for a redevelopment of such areas
  - 4. Are located at intersections of local streets and thoroughfares
  - 5. Are located adjacent to low or medium density residential uses
- B. Areas designated Mixed Use Neighborhood Center may be zoned O or C-N.

### **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.

- A. Includes high-density mixed-use development with housing densities of 6 to 24 dwelling units per acre. The center should be served by sidewalks, transit, and be located along a major arterial or highway interstate.
- B. Areas designated MU-CC should be on sites which:
  - 1. Are relatively flat (slopes generally less than 10 percent)
  - 2. Are currently served by or planned to be served by sidewalks
  - 3. Do not include auto and truck-oriented uses or industrial, strip commercial or warehouse/distribution uses, unless the proposal calls for a redevelopment of such areas
  - 4. Are within ¼ mile radius of an intersection of the thoroughfare system (collector/arterial or arterial/arterial) intersection
- C. The commercial/office core of MU-CC areas should be within ¼ mile of higher intensity residential uses (e.g., townhouses and apartments)
- D. Areas designated Community Mixed Use Center may be zoned O, C-G, or C-H.

### **MIXED USE REGIONAL CENTER (MU-RC)**

---

These are envisioned to be highest intensity mixed use centers with housing densities over 24 dwelling units per acre. The center should be served by sidewalks, transit, and be located along a major arterial or highway interstate.

- A. Areas designated MU-CC should be on sites which:
  - 1. Are relatively flat (slopes generally less than 10 percent)
  - 2. Are currently served by or planned to be served by sidewalks

3. Do not include auto and truck-oriented uses or industrial, strip commercial or warehouse/distribution uses, unless the proposal calls for a redevelopment of such areas
  4. Are located on a major arterial, adjacent to an Interstate highway or adjacent to downtown.
- B. Areas designated as Mixed Use Regional Center (MU-RC) should be zoned OP, C-G, C-H, C-R, or DK.

### **MIXED USE URBAN CORRIDOR (MU-UC)**

---

This land use consists of urban streets that have potential for redevelopment and vertical mixed uses. Commercial cores or nodes should be created along these corridors. Nodes should not be more than 4 blocks.

- A. Areas designated MU-UC should be on sites which:
1. Are currently served by or planned to be served by sidewalks
  2. Are currently served by or planned to be served by public transit
  3. Have streets designed or planned for redesign with street trees, on-street parking, and other streetscape amenities
- B. Areas designated as Mixed Use Urban Corridor (MU-UC) should be zoned C-G, C-H, I-MU, DK, SW, or CU in the City of Knoxville.

### **SOUTH WATERFRONT MIXED USE DISTRICT I (SWMUD I)**

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This district allows a range of development intensities and forms. Subject to regulations of the Knoxville South Waterfront form-based development code, (Knoxville Zoning Ordinance, Article 7.1).

- A. Areas designated South Waterfront Mixed Use District I should be zoned SW-1 through SW-7, as appropriate and provided for under the Knoxville Zoning Ordinance.

### **SOUTH WATERFRONT MIXED USE DISTRICT II (SWMUD II)**

---

This district allows for diverse uses and range of development intensities and forms. Zoning is limited to districts which require Planning Commission special use approval.



- A. Areas designated South Waterfront Mixed Use District II should be zoned RN-1, RN-2, RN-3, RN-4, RN-5, O, C-G, I-MU, or I-G, as appropriate.

### **MIXED USE SPECIAL DISTRICT (MU-SD)**

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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 where redevelopment and/or preservation programs are needed for revitalization purposes. Each designated area on the One Year Plan map will have a reference number to a specific sector plan.

- A. Areas designated as mixed use–special districts (MU-SD) should be zoned on a case-by-case basis. See corresponding sector plan for appropriate zoning choices as defined by that specific mixed use district.

### **LOCATION CRITERIA FOR SPECIFIC USES**

The following section outlines specific policies for different types of civic and institutional uses, such as education, health and social services, cultural facilities, and churches.

### **DUPLEXES**

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- A. Duplexes may be permitted in low density areas where their development will not significantly affect the service demands or aesthetics of the area. Within areas designated for low density residential use, duplexes should be allowed where one or more of the following conditions exist:
  1. The proposed site is located on a collector street.
  2. Development of the duplex would provide a desirable buffer between residential and non-residential areas.
  3. The site is in an area having a gross density exceeding 5 dwelling units per acre.
  4. The site is in an area which has experienced a significant loss of housing but is still desirable for residential use.
  5. The site is a part of a planned residential development.

6. Conversion of a detached house into a duplex should be permitted where the structure meets the location criteria listed above and does not require significant variances from the provisions of the zoning ordinance.
- B. Duplexes should be encouraged in areas designated as appropriate for medium density housing.
  - C. Duplexes may be used in some instances as buffers between detached housing areas and more intense non-residential uses.

## **GROUP HOMES**

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- A. Locate group homes (e.g., rooming and boarding houses and congregate housing) principally within the center city. They should be within close proximity to shopping and transit service. In the City of Knoxville, residential care facilities must comply with all standards for multi-family dwellings in the district in which they are located, including the standards for design.

## **EDUCATIONAL FACILITIES**

---

Provide educational facilities at locations convenient to areas of need.

- A. Locate nursery schools within or adjacent to residential areas and on sites which are easily and safely accessible to through traffic.
  1. Sites should be within or adjacent to residential areas, but at locations that will not adversely affect surrounding properties.
  2. Sites should be on collector streets.
- B. Locate elementary/primary schools within or adjacent to residential areas and at locations which are easily and safely accessible to local pedestrian and vehicular traffic.
  1. Locations should be within walking distance of residential areas (3/4 mile or less, depending on density of development).
  2. Sites should be located within or adjacent to residential areas, but at locations that will not adversely impact surrounding properties.

- C. Locate junior high/middle schools central to the residential neighborhoods being served and near district and community activity centers. Locations should also be easily and safely accessible to local and through traffic.
  - 1. Locations should be within a 1 1/2-mile radius of the area served, including the service areas of one or more elementary/primary schools.
  - 2. Sites should be located in close proximity to neighborhood and community activity centers and should serve as community activity centers themselves. Locations should not significantly impact or be impacted by adjacent land uses.
  - 3. Sites should be directly accessible to arterial or collector streets.
  
- D. Locate high schools near districts and community activity centers and at locations which are easily and safely accessible.
  - 1. Locations should be within a 2-mile radius of the area being served, including the service areas of one or more junior high/middle schools.
  - 2. Sites should be in close proximity to district and community activity centers and may be located near neighborhood, commercial, and office uses. Facilities should be situated at locations which will not adversely impact or be impacted by adjacent land uses.
  - 3. Sites should be directly accessible to arterial or collector streets.
  
- E. Locate vocational, special, and adult educational facilities on sites which are readily accessible to the areas being served as well as major activity centers.
  - 1. Locations should be on arterial or collector streets with ease of access to arterial streets.
  - 2. Sites should be located near district and community activity centers and may be located adjacent to Neighborhood Commercial and office uses. Facilities should not adversely impact or be impacted by adjacent land uses.
  
- F. Locate public junior colleges, colleges, universities, and similar institutions of higher education near major activity centers and on sites that are easily and safely accessible to through traffic.

1. Sites should have direct access to arterial streets and incorporate an internal circulation system which minimizes impacts on surrounding land uses and traffic patterns.  
Consideration should also be given to facility expansion at the time of site acquisition.

## **HEALTH AND SOCIAL SERVICES FACILITIES**

---

- A. Provide medical and dental facilities and services at convenient locations for all Knoxville residents.
- B. Locate new hospitals and similar major medical facilities on sites which are convenient to the surrounding area, easily and safely accessible to through traffic, and not adversely affected by more intense development.
  1. Locations should be on either arterial or major collector streets. Accessibility to interstate highways should be considered.
  2. Hospitals should be developed on sites which will allow for adequate facility expansion.
  3. More intense development, including heavy commercial and industrial uses, should not be permitted to develop on sites in close proximity to hospitals and major health facilities.
  4. Permit expansion of existing hospitals and major health facilities in a manner which will not adversely affect the surrounding existing land use pattern.
  5. Hospitals should not be permitted to expand into existing stable residential neighborhoods.
  6. Consider the impact of hospital expansion on the surrounding area's circulation pattern.
- C. Permit similar office uses, including medical and dental offices, a related commercial use to develop in close proximity to hospitals and major health facilities.
- D. Locate specialized health facilities on sites based on the land use requirements of the facility.

- E. Sanitoriums, mental health institutions, and similar facilities may require campus-like settings and should be located in the Urban Area where acreage requirements can be satisfied and where easy and safe access can be provided to other parts of the community.
- F. Locate nursing and convalescent homes in close proximity to residential areas, but developed in a manner which will not adversely affect adjacent, less intense uses. Locations on arterial and collector streets should be considered.
- G. Locate branch facilities of the Knox County Health Department and similar community health centers relative to areas of need, on sites which are easily and safely accessible to through traffic, and in a manner, which will not adversely affect surrounding properties.
  - 1. Locations should be on either arterial or collector streets.
  - 2. Situate sites for community health centers adjacent to or in close proximity to institutional, office, or light commercial uses.
- H. Locate civil defense shelters and similar facilities in close proximity to areas of high population densities and arterial or interstate highway access.

## **CULTURAL FACILITIES**

---

Locate cultural facilities, both public and private, throughout the community at locations accessible to the public.

- A. Develop theaters and assembly halls within or in close proximity to development centers in locations which are easily and safely accessible to the surrounding area.
- B. Develop libraries within or in close proximity to development centers in locations which are easily and safely accessible to the surrounding area.
  - 1. Locations should be on arterials and collectors.
  - 2. Sites should be selected which will not adversely affect any adjacent, less intensive uses. Consideration should be given to sites adjacent to or developed with other institutional uses and compatible office and light commercial uses.

- C. Develop museums within or in close proximity to development centers in locations which are easily and safely accessible to through traffic.
  - 1. Locations should be on arterial streets.
  - 2. Sites should be selected which will not adversely affect any surrounding, less intensive land uses. Consideration should be given to sites adjacent to other institutional uses and compatible office and light commercial uses.
  
- D. Churches: Locate churches throughout the community in close proximity to major residential areas. Consider sites which afford safe and convenient access to both local and through traffic.
  - 1. Churches should be located on arterial and collector streets.
  - 2. Sites which are located to serve one or more residential areas should be selected. Development of selected sites should be done in a manner which will not adversely affect any adjacent, less intensive land uses.

## **PARK FACILITIES**

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- A. Neighborhood parks, squares and commons should be within  $\frac{1}{4}$  mile of residents in the traditional residential areas and within  $\frac{1}{2}$  mile of residents within the balance of the city and county's Planned Growth area.
  
- B. Greenways should be located along or within the flood plains of streams and rivers/reservoirs. Other potential locations include ridges and utility corridors.
  
- C. Areas designated Public Parks and Refuges (PP) should be zoned OS-1 and other zones that allow parks and open space as permitted uses, as appropriate and provided for under the Knoxville Zoning Ordinance.
  
- D. Develop and maintain park and recreational open space at convenient locations throughout Knoxville.
  - 1. Develop and maintain park and recreation facilities in the community at a scale which reflects their location in either a rural or urban setting.

- a. Parks and recreation facilities should accommodate a wide range of activities and be developed at locations which can adequately serve varying levels of development intensity.
2. Develop mini-parks in areas of Knoxville that are characterized by a medium to high population density.
  - a. Mini-parks should include specialized facilities that serve a concentrated or limited population, or specific group, such as small children, or senior citizens.
  - b. Mini-parks should be located in apartment or townhouse developments, development centers, or dense, center city areas. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.
3. Locate neighborhood parks either near or within major residential areas which may be characterized by a variety of densities.
  - a. Neighborhood parks should be areas of intense recreational activity, with facilities designated for field and court games, hobbies and crafts, and free play.
  - b. Locations should be near elementary schools and on collector streets. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.
  - c. Area served should be within 3/4 mile of the park.
  - d. The physical characteristics of each site should be suited to the intensity development.
4. Locate community parks in close proximity to several residential areas which may be characterized by a variety of housing types and densities.
  - a. Community parks should be areas of intense recreational activity, with facilities designated for field and court games, indoor activities, swimming, and possibly neighborhood activities.

- b. Locations should be in close proximity to junior and senior high schools and other public facilities, and on collector streets with easy access to arterials. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.
  - c. Area served should be within a 1/2 to 3 mile radius.
  - d. Sites should be suited to intense development.
5. Locate district parks to serve several residential areas on sites that are characterized by some unique or interesting natural feature such as a lake or scenic vista.
- a. Parks should include an area of natural or ornamental quality for passive and active outdoor recreational activities, such as walking, hiking, horseback riding, picnicking, field and court games, and possibly camping.
  - b. Locations should be where natural resources are available and in close proximity to several communities.
  - c. Area served should be within 15 minutes driving time from the facility.
  - d. Sites should include some physiographic feature of natural interest.
  - e. Sites should be located on either arterials or major collectors.
  - f. Recreational activities should be compatible with the natural resources, conserving their unique qualities.
6. Locate regional parks to serve all of the residents of Knoxville through their participation in passive and active nature-oriented outdoor recreational activities.
- a. Parks should include an area of natural quality for such activities as viewing and studying nature, wildlife habitats, and conservation. Other activities include swimming, camping, hiking, fishing, and horseback riding.
  - b. Locations should be where unique or interesting natural resources are present, particularly water (e.g., woodlands, scenic vistas).

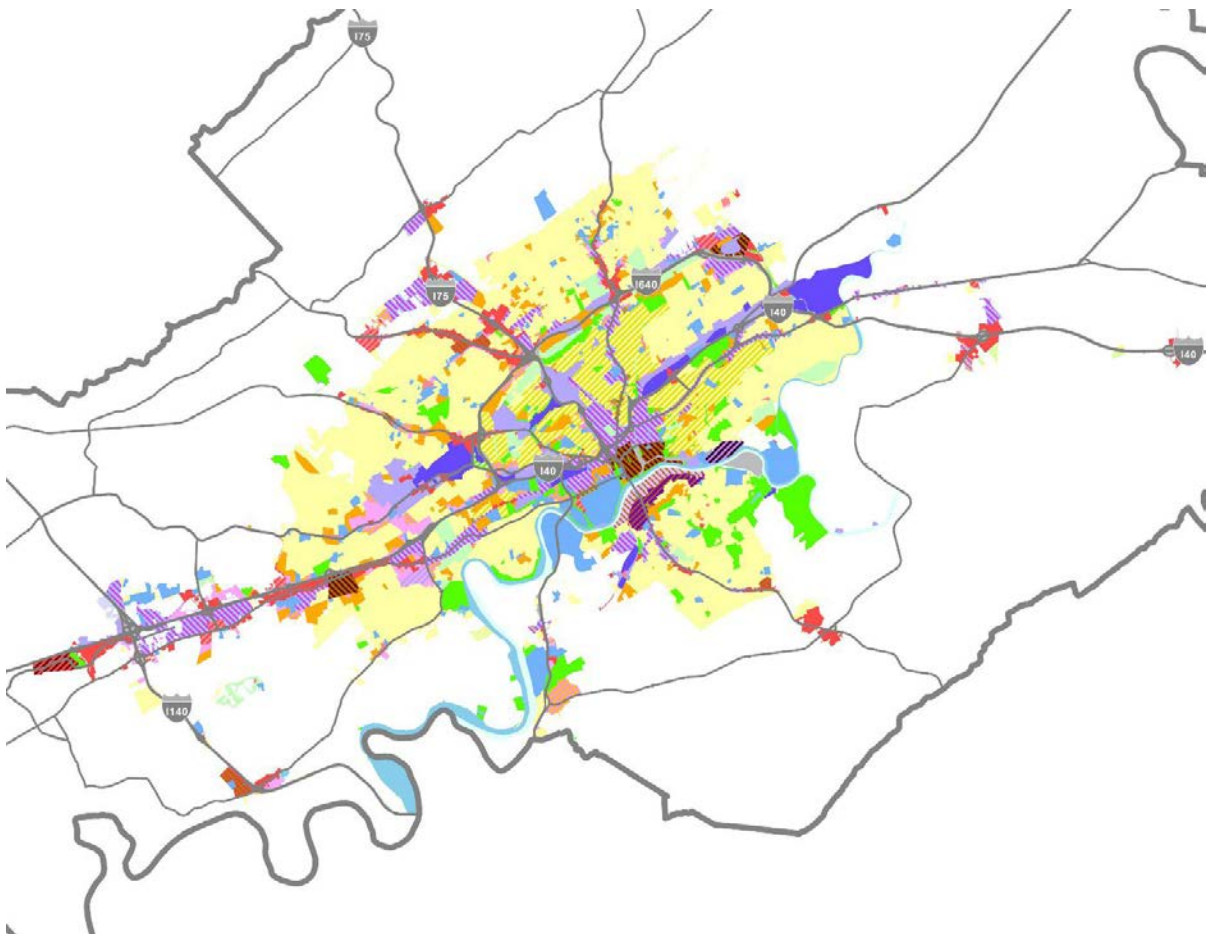


- c. Sites should be characterized by natural settings, contiguous to water, where possible.
- d. Sites should be located on arterials.
- e. Recreational activities should be compatible with the natural resources, conserving their unique qualities.

## LAND USE MAP

































The One Year Plan land use map serves as a guide for making zoning decisions.



The One Year Plan map is a future land use map. It is a tool for looking at the future land use of the City and is used in making determinations on rezoning requests.



## MAP LEGEND FOR LAND USES

The map legend contains the integrated land use categories found in both the sector and the One Year Plans. After the adoption of this plan, any amendments to the land use map will be maintained online at [kgis.org](http://kgis.org). Additional information about the land use categories can be found in Chapter 2 of this document.

Land Use Classifications						
 AG (Agricultural)	 O (Office)	 MU (Mixed Use)	 LI (Light Industrial)	 PP (Public Parks and Refuges)		
 AGC (Agricultural Conservation)	 TP (Technology Park)	 MU-NC (Mixed Use Neighborhood Center)	 HI (Heavy Industrial)	 CI (Civic/Institutional)		
 RR (Rural Residential)	 NC (Neighborhood Commercial)	 MU-CC (Mixed Use Community Center)	 HIM (Mining)	 OS (Other Open Space)		
 TDR (Traditional Neighborhood Residential)	 CC (Community Commercial)	 MU-RC (Mixed Use Regional Center)	 BP-1 (Business Park Type 1)	 W (Water)		
 LDR (Low Density Residential)	 RS (Regional Commercial)	 MU-UC (Mixed Use Urban Corridor)	 BP-2 (Business Park Type 2)	 ROW (Major Rights-of-Way)		
 MDR (Medium Density Residential)	 GC (General Commercial)	 MU-SD (Mixed Use Special District)				
 HDR (High Density Residential)	 SW MUD-1 (South Waterfront - District I)					
 MDR/O (Medium Density Residential/Office)	 SW MUD-2 (South Waterfront - District II)					

Overlays	
 HP (Hillside and Ridgetop Protection Overlay)	 SP (Stream Protection Overlay)

## CHAPTER 3

# STAFF-PROPOSED LAND USE AMENDMENTS

The One Year Plan may include recommended amendments by staff to bring portions of the One Year Plan into conformity with the Sector Plans.

## STAFF AMENDMENTS RESULTING FROM IDENTIFIED CONFLICTS

Conflicts between the One Year Plan and the various sector plans exist in places where the One Year Plan has already been updated. Due to the difference between the update schedules of sector plans and the One Year Plan, there are instances where sector plans need to be amended to coincide with the One Year Plan designation. These conflicts are not included in the One Year Plan updates as the needed amendments do not pertain to the One Year Plan.

There were no other conflicts identified for the 2023 One Year Plan update, and staff has no recommended land use amendments to propose at this time.

## CHAPTER 4

# IDENTIFIED CONFLICTS AND POTENTIAL GENERAL REZONINGS







Ideally, the land uses contained in the One Year Plan map should complement the zoning map in order to achieve the City's long-term goals and objectives.

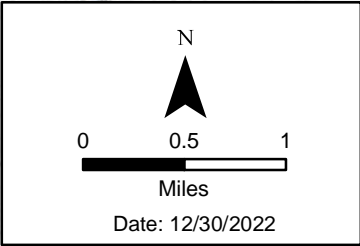
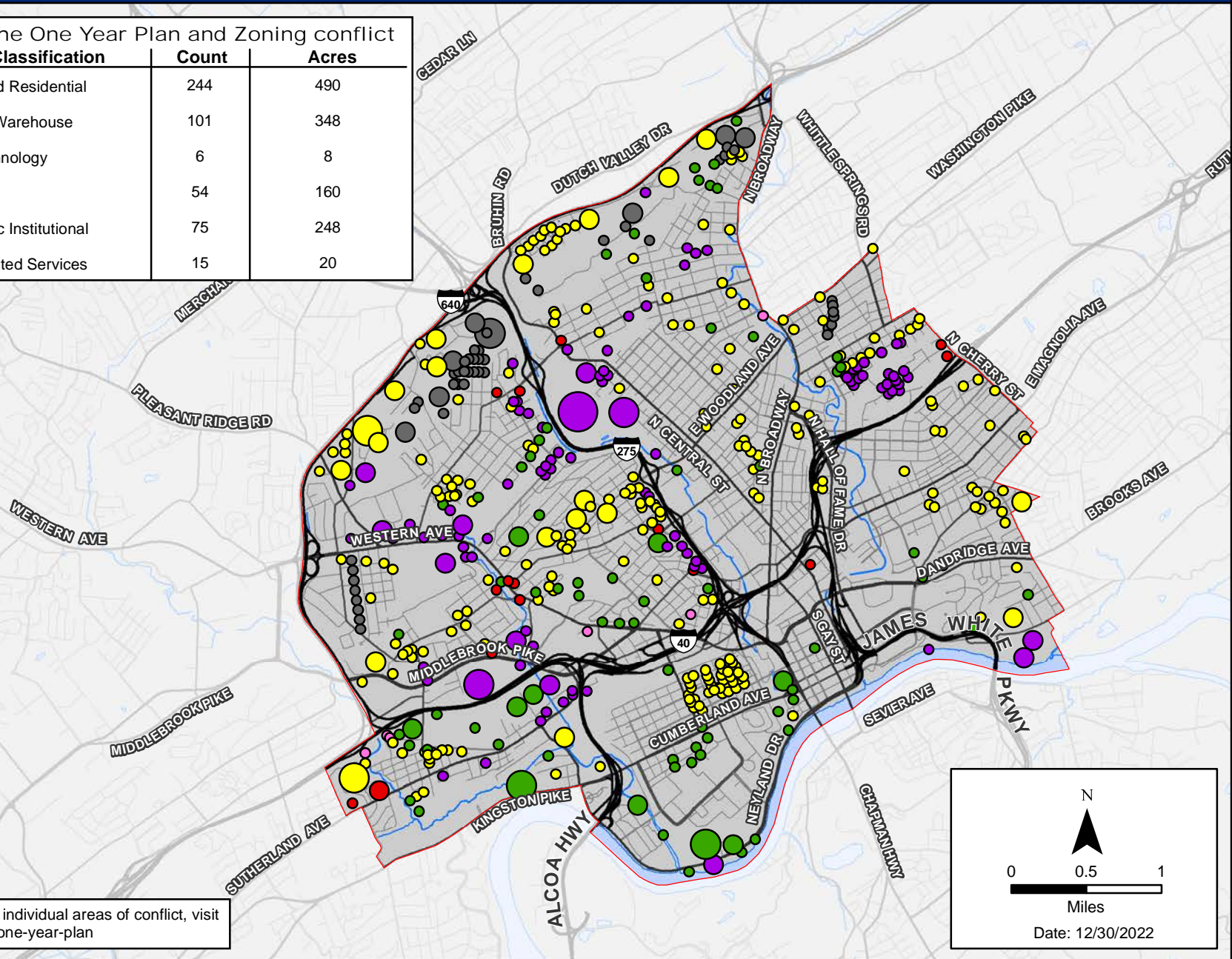
However, zoning conflicts with the One Year Plan are common. The reason is that zoning districts are generally reflective of historic or current uses, while the One Year Plan and sector plans are focused on future land uses and rezonings. Any rezoning of a property is informed by the One Year Plan and the sector plans.

The following six maps illustrate where conflicts occur between the One Year Plan map and the zoning map. The maps and more detail about the One-Year Plan can be found at [knoxplanning.org](http://knoxplanning.org).

# Central City District - Conflicts

Areas where the One Year Plan and Zoning conflict

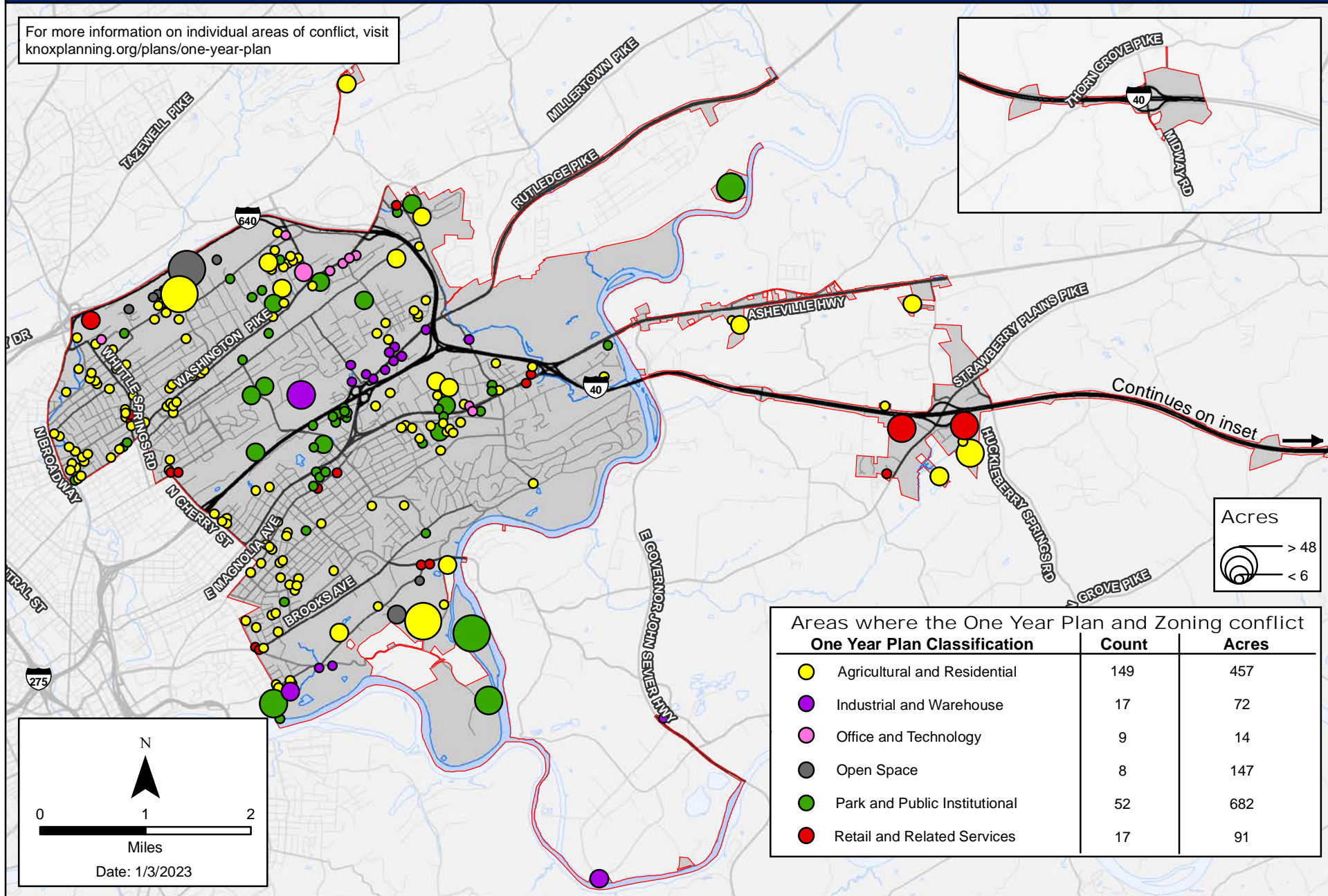
One Year Plan Classification	Count	Acres
 Agricultural and Residential	244	490
 Industrial and Warehouse	101	348
 Office and Technology	6	8
 Open Space	54	160
 Park and Public Institutional	75	248
 Retail and Related Services	15	20



For more information on individual areas of conflict, visit [knoxplanning.org/plans/one-year-plan](http://knoxplanning.org/plans/one-year-plan)

# East City District - Conflicts

For more information on individual areas of conflict, visit [knoxplanning.org/plans/one-year-plan](http://knoxplanning.org/plans/one-year-plan)









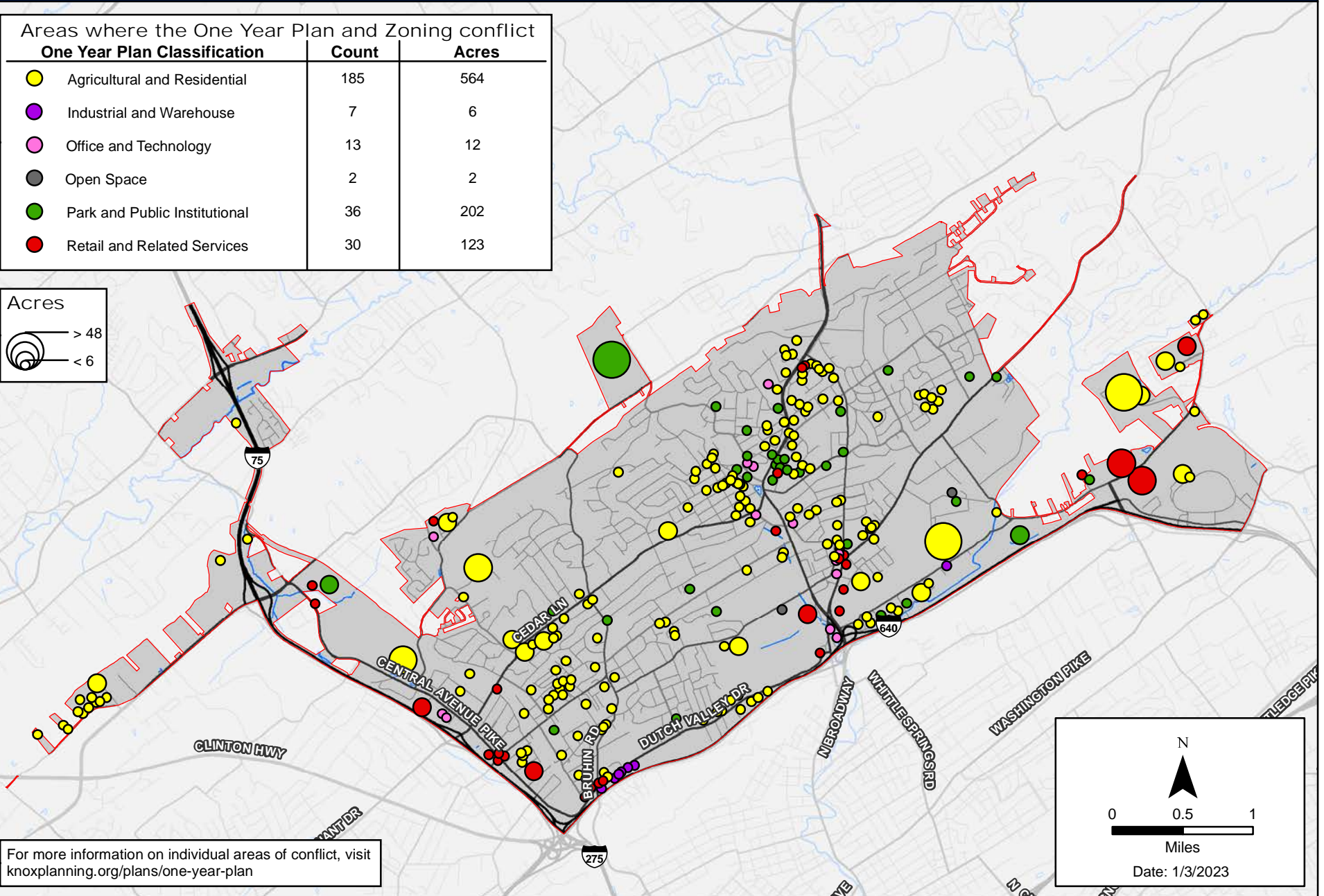
Areas where the One Year Plan and Zoning conflict

One Year Plan Classification	Count	Acres
Agricultural and Residential	149	457
Industrial and Warehouse	17	72
Office and Technology	9	14
Open Space	8	147
Park and Public Institutional	52	682
Retail and Related Services	17	91

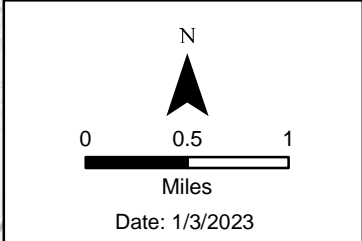
# North City District - Conflicts

Areas where the One Year Plan and Zoning conflict

One Year Plan Classification	Count	Acres
 Agricultural and Residential	185	564
 Industrial and Warehouse	7	6
 Office and Technology	13	12
 Open Space	2	2
 Park and Public Institutional	36	202
 Retail and Related Services	30	123



For more information on individual areas of conflict, visit [knoxplanning.org/plans/one-year-plan](http://knoxplanning.org/plans/one-year-plan)

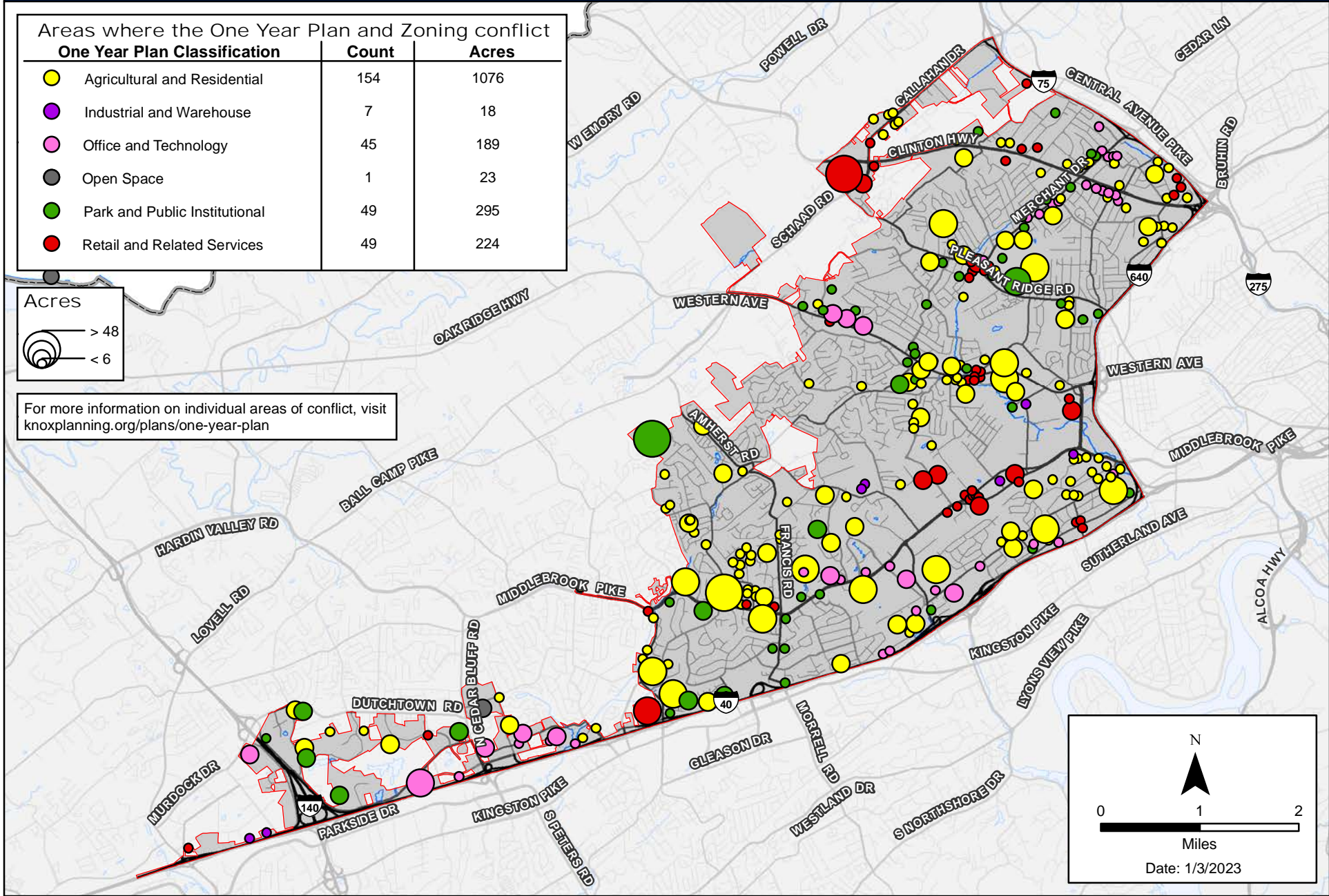


# Northwest City District - Conflicts

Areas where the One Year Plan and Zoning conflict		
One Year Plan Classification	Count	Acres
Agricultural and Residential	154	1076
Industrial and Warehouse	7	18
Office and Technology	45	189
Open Space	1	23
Park and Public Institutional	49	295
Retail and Related Services	49	224



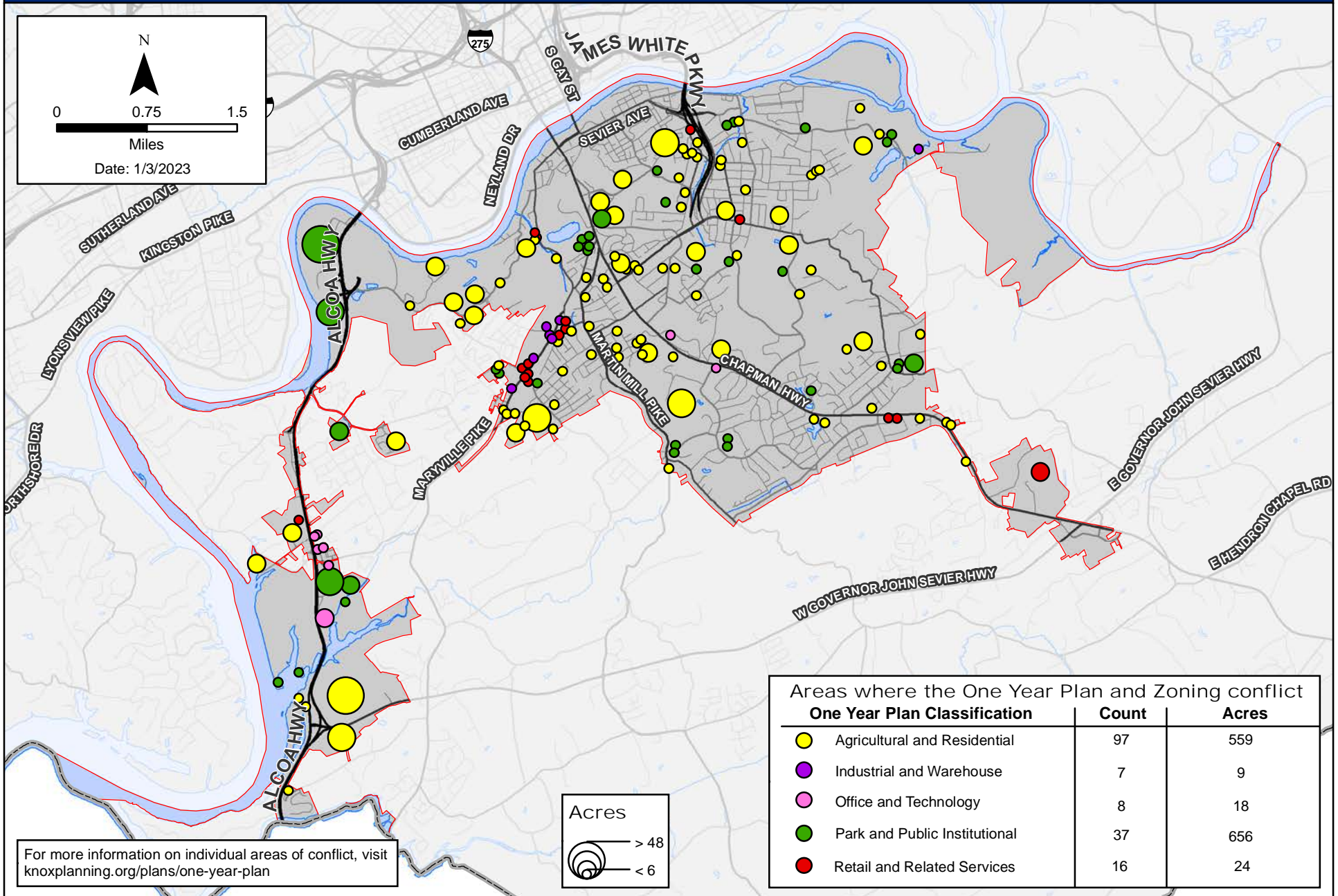
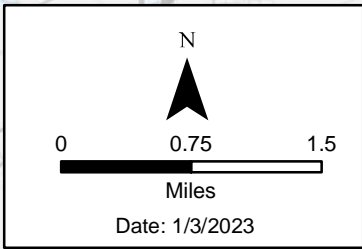
For more information on individual areas of conflict, visit [knoxplanning.org/plans/one-year-plan](http://knoxplanning.org/plans/one-year-plan)



Date: 1/3/2023



# South City District - Conflicts



Areas where the One Year Plan and Zoning conflict






One Year Plan Classification	Count	Acres
Agricultural and Residential	97	559
Industrial and Warehouse	7	9
Office and Technology	8	18
Park and Public Institutional	37	656
Retail and Related Services	16	24



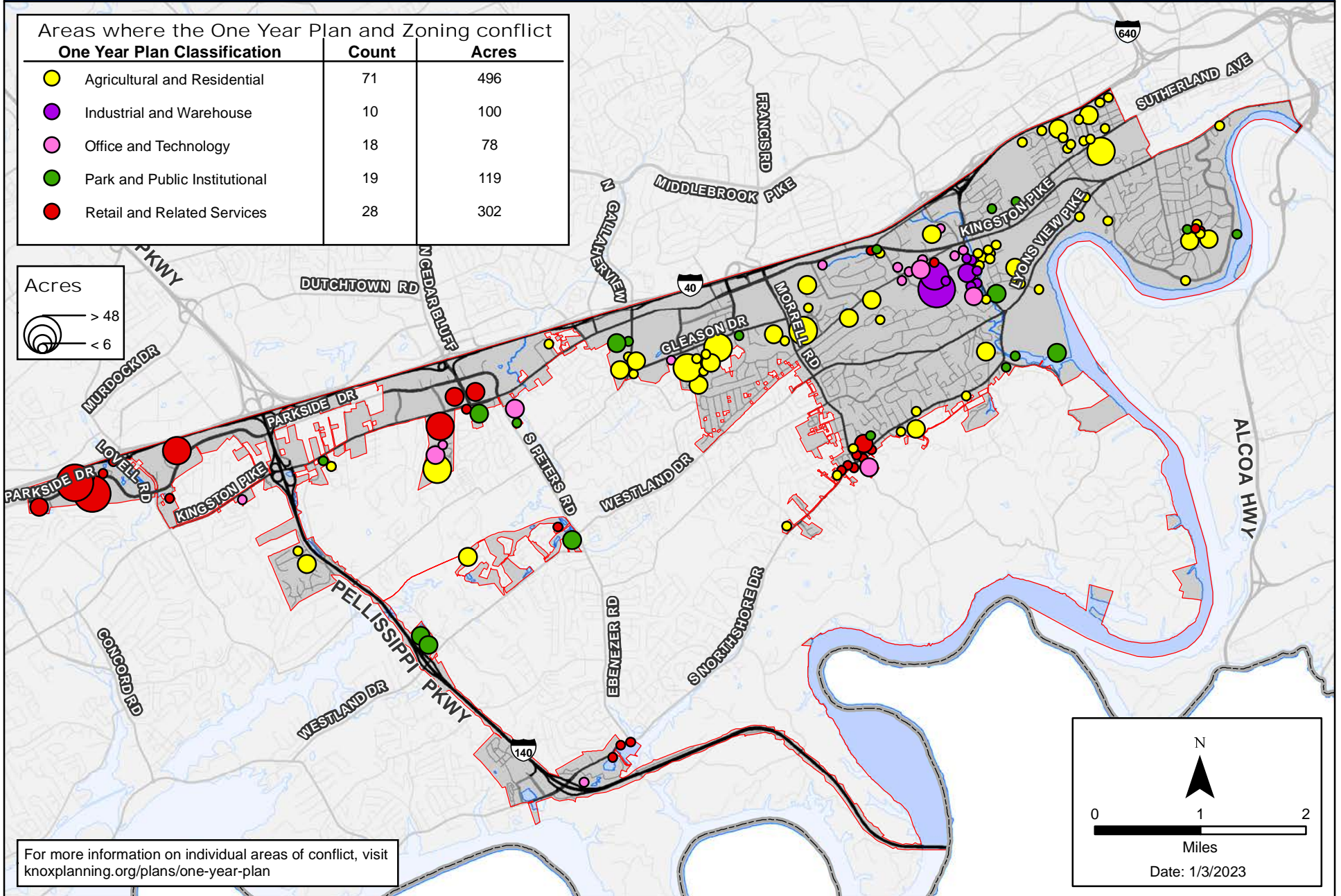
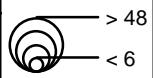
For more information on individual areas of conflict, visit [knoxplanning.org/plans/one-year-plan](http://knoxplanning.org/plans/one-year-plan)

# West City District - Conflicts

Areas where the One Year Plan and Zoning conflict

One Year Plan Classification	Count	Acres
 Agricultural and Residential	71	496
 Industrial and Warehouse	10	100
 Office and Technology	18	78
 Park and Public Institutional	19	119
 Retail and Related Services	28	302

Acres



For more information on individual areas of conflict, visit [knoxplanning.org/plans/one-year-plan](http://knoxplanning.org/plans/one-year-plan)

Date: 1/3/2023

APPENDIX A  
**AMENDMENTS APPROVED SINCE ADOPTION OF 2022 UPDATE**

The following amendments were proposed by applicants and were approved by the Planning Commission and City Council in 2022.

Sector	File Number	Street Address	Parcel ID	Previous land use designation	Approved new land use designation
West City	10-A-21-PA	6238 Anderson Drive	121 A B 013	O (Office)	GC (General Commercial)
Northwest City	1-A-22-PA	0 Zoe Way	107 I B 1303	O (Office) & HP (Hillside Protection)	LDR (Low Density Residential) & HP (Hillside Protection)
Central City	1-B-22-PA	2126 Forest Avenue	94 N R 013	NC (Neighborhood Commercial)	MU-SD (Mixed Use Special District), MU-CC16
North City	4-A-22-PA	4207, 4201, 4123 & 0 Bruhin Road	69 P E 01701, 017, 018 & 01801	LDR (Low Density Residential)	MDR/O (Medium Density Residential/Office)
Central City	4-B-22-PA	165 S. Concord Street	108 H B 002	PP (Public Parks and Refuges) & Stream Protection	CI (Civic/Institutional) & Stream Protection
West City	4-C-22-PA	0 S. Northshore Drive	121 G C 2501	O (Office) & HP (Hillside Protection) & SP (Stream Protection)	MDR/O (Medium Density Residential/Office) & HP (Hillside Protection) & SP (Stream Protection)
Central City	4-D-22-PA	927 Knoxville College Drive, 0 Mississippi Avenue & 0 Western Avenue	94 G B 28, 29, 30, 31, 32	PP (Public Parks and Refuges) & TDR (Traditional Neighborhood Residential)	MDR/O (Medium Density Residential/Office)
East City	4-E-22-PA	4912 Rutledge Pike	71 H B 003	LI (Light Industrial) & HP (Hillside Protection)	HI (Heavy Industrial) & HP (Hillside Protection)
Northwest County	7-A-22-PA	0 Dowell Springs	106 D A 914	O (Office) & HP (Hillside Protection)	MDR/O (Medium Density Residential/Office) & HP (Hillside Protection)
Central City	7-B-22-PA	1624 Riverside Drive	95 J B 002	LI (Light Industrial), HP (Hillside Protection) & SP (Stream Protection)	MU - RC (Mixed Use Regional Center), HP (Hillside Protection) & SP (Stream Protection)
West City	10-A-22-PA	6318 Deane Hill Drive	121 A B 009	O (Office)	GC (General Commercial)

Sector	File Number	Street Address	Parcel ID	Previous land use designation	Approved new land use designation
East City	10-C-22-PA	0 Pelham Road	71 I A 020, 021	MDR (Medium Density Residential), HP (Hillside Protection)	LI (Light Industrial), HP (Hillside Protection)
East City	10-D-22-PA	2721 Whittle Springs Road	70 P J 17.01	NC (Neighborhood Commercial)	TDR (Traditional Neighborhood Residential)
Central City	10-F-22-PA	1101 University Avenue	94 F Q 009	TDR (Traditional Neighborhood Residential)	NC (Neighborhood Commercial)
North City	10-H-22-PA	3411 Garden Drive	48 M H 022	LDR (Low Density Residential), HP (Hillside Protection)	MDR (Medium Density Residential), HP (Hillside Protection)




APPENDIX B  
**LAND USE CLASSIFICATIONS**





The following table describes the general land use categories and lists the zoning classes that conform to the intent of each of these categories.





Under each of the land use categories is a range of permitted zoning districts. The Planning Commission and City Council have the option to further limit these ranges for particular properties. While any zoning district listed under each general land use category can be considered, each district listed is not automatically appropriate for a given property. The Planning Commission and City Council are obligated to recommend and approve the best zoning district, within the conforming range, for the area.

The zones are described in more detail in the [Knoxville Zoning Ordinance](#), and Articles 4 – 8 contain descriptions and requirements for all of the City’s zoning districts.




## APPENDIX B Land Use Classifications





Land Use Classification	Description	Location Criteria	Permitted Zones
 Agricultural (AG)	This is rural / agricultural in character and includes farms and large tracts of undeveloped land.	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	AG, OS
 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).	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.	AG, OS
 Rural Residential (RR)	This land is rural in character with very low density residential and/or clustered housing subdivisions as typical land uses.	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	AG, OS





Land Use Classification	Description	Location Criteria	Permitted Zones
 <p>Traditional Neighborhood Residential (TDR)</p>	<p>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.</p>	<p>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.</p> <p>Urban Growth Area or Planned Growth Areas where neighborhood or community mixed use development is identified (see Mixed Use and Special Districts section)</p>	<p>RN-1, RN-2, RN-3, RN-4</p>
 <p>Low Density Residential (LDR)</p>	<p>This type of land use is primarily residential in character at densities of less than 6 dwelling units per acre. Conventional post-1950 residential development (i.e. large-lot, low-density subdivisions) and attached condominiums are typical.</p>	<p>Land served by water and sewer utilities and by collector roads</p> <p>Slopes less than 25 percent</p>	<p>AG, EN, RN-1, RN-2</p>
 <p>Medium Density Residential (MDR)</p>	<p>Such land uses are primarily residential at densities from 6 to 24 dwelling units per acre. Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.</p>	<p>Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes</p> <p>As transitional areas between commercial development and low density residential neighborhoods</p> <p>Site with less than 15 percent slopes</p> <p>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>	<p>RN-1, RN-2, RN-3, RN-4</p>
 <p>High Density Residential (HDR)</p>	<p>This land use is primarily characterized by apartment and/or mixed use development at densities greater than 24 dwelling units per acre.</p>	<p>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</p> <p>Within the CBD or its adjacent areas, such as portions of the Morningside community</p> <p>Relatively flat sites (less than 10 percent slopes)</p> <p>Along corridors with transit and sidewalks</p>	<p>RN-1, RN-2, RN-3, RN-4, RN-5, RN-6, RN-7, DK</p>





Land Use Classification	Description	Location Criteria	Permitted Zones
 <p>Medium Density Residential / Office (MDR/O)</p>	<p>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.</p>	<p>Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes</p> <p>As transitional areas between commercial development and low density residential neighborhoods</p> <p>Site with less than 15 percent slopes</p> <p>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>	<p>RN-1, RN-2, RN-3, RN-4, RN-5, RN-6, O</p>
 <p>Office (O)</p>	<p>This land use includes business and professional offices and office parks.</p>	<p>Low intensity business and professional offices (less than three stories) may be transitional uses from commercial or industrial uses to neighborhoods</p> <p>Generally level sites (slopes less than 15 percent)</p> <p>Access to major collector or arterial streets, particularly within one-quarter mile of such thoroughfares</p> <p>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>	<p>O, OP</p>
 <p>Technology Park (TP)</p>	<p>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.</p>	<p>Within the Technology Corridor or subsequent areas designated for Technology Park development</p> <p>Sites near freeway interchanges or along major arterials</p> <p>Water, sewer and natural gas utilities available</p>	<p>OP, I-RD</p>
 <p>Neighborhood Commercial (NC)</p>	<p>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>	<p>Generally located at intersections of collectors or arterial streets at the edge of or central to a neighborhood</p> <p>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</p> <p>Automobile-oriented uses (e.g. gas stations or convenience stores) should be located on arterial street at the edge of neighborhood</p>	<p>C-N</p>










Land Use Classification	Description	Location Criteria	Permitted Zones
 <p>Community Commercial (CC)</p>	<p>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>	<p>Locate at intersection of arterial streets</p> <p>Sites should be relatively flat (under 10 percent slope) and with enough depth to support shopping center and ancillary development.</p> <p>Vehicular and pedestrian connections should be accommodated between different components of the district (e.g. between stores, parking areas and out-parcel development)</p> <p>Infrastructure should include adequate water and sewer services, and major arterial highway access</p>	<p>O, C-N, C-G, C-H</p>
 <p>Regional Commercial (RS)</p>	<p>This land use includes retail and service-oriented development that meets the needs of residents across Knox County and surrounding areas.</p> <p>Development typically exceeds 400,000 square feet; malls have been a typical form and ‘lifestyle centers’ are examples of regional-oriented commercial uses. Regional commercial uses may also be considered in Regional Centers (see Mixed Use and Special Districts).</p>	<p>Flat sites (under 10 percent slope)</p> <p>Locate near interstate interchanges with major arterial highway access</p> <p>Water, sewer, natural gas utilities and stormwater systems should be capable of handling the development</p> <p>Vehicular and pedestrian connections should be accommodated between components of the development</p>	<p>O, OP, C-H, C-R, I-MU</p>
 <p>General Commercial (GC)</p>	<p>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.</p>	<p>Existing commercial areas</p>	<p>O, OP, C-G, C-H, C-R</p>

Land Use Classification	Description	Location Criteria	Permitted Zones
 <p>Mixed Use Neighborhood Center (MU-NC)</p>	<p>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.</p>	<p>Flat terrain (slopes generally less than 10 percent)</p> <p>Currently served by or planned to be served by sidewalks</p> <p>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</p> <p>At the intersection of a local street and throughfare</p> <p>Next to low or medium density residential</p>	<p>O, C-N</p>
 <p>Mixed Use Community Center (MU-CC)</p>	<p>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.</p>	<p>Flat terrain (slopes generally less than 10 percent)</p> <p>Areas currently served by or planned to be served by sidewalks</p> <p>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</p> <p>Within a ¼-mile radius of an intersection of the thoroughfare system (a collector/arterial or arterial/arterial intersection)</p> <p>Commercial/office core should be within ¼ mile of the higher intensity residential uses (e.g. townhouses and apartments)</p>	<p>O, C-G, C-H</p>
 <p>Mixed Use Regional Center (MU-RC)</p>	<p>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.</p> <p>Downtown Knoxville’s Central Business District is a regional mixed use center.</p>	<p>Flat site (generally less than 10 percent slopes)</p> <p>Currently served by or planned to be served by sidewalks</p> <p>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</p> <p>On a major arterial, adjacent to an interstate highway or adjacent to downtown</p>	<p>OP, C-G, C-H, C-R, DK</p>
 <p>Mixed Use Urban Corridor (MU-UC)</p>	<p>Several street corridors within the city have potential for redevelopment with a mix of retail, restaurants, office and residential uses.</p> <p>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>	<p>Corridors should have sidewalks, transit services, street trees and related beautification</p> <p>Capable of sustaining on-street parking along corridor or along side streets</p>	<p>C-G, C-H, I-MU, DK, SW, CU</p>

Land Use Classification	Description	Location Criteria	Permitted Zones
 <p>Mixed Use Special District (MU-SD)</p>	<p>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.</p>	<p>Case-by-case analysis is recommended.</p>	<p>See recommended zones in sector plan</p>
 <p>South Waterfront Mixed Use District Type 1 (SWMUD I)</p>	<p>This district allows a range of development intensities and forms, subject to regulations of the Knoxville South Waterfront form based development code (Article 7.1).</p>	<p>Case-by-case analysis is recommended.</p>	<p>SW-1, SW-2, SW-3, SW-4, SW-5, SW-6, SW-7</p>
 <p>South Waterfront Mixed Use District Type 2 (SWMUD II)</p>	<p>This district allows for diverse uses and range of development intensities and forms. Zoning is limited to districts which require special use approval.</p>	<p>Case-by-case analysis is recommended.</p>	<p>RN-1, RN-2, RN-3, RN-4, RN-5, O, C-G, I-MU, I-G</p>
 <p>Light Industrial (LI)</p>	<p>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.</p>	<p>Existing industrial areas Within one mile of an interstate interchange with access via standard major collector or arterial streets</p>	<p>I-MU, I-RD, I-G</p>

Land Use Classification	Description	Location Criteria	Permitted Zones
 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. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.	Existing industrial areas  Within one mile of an interstate interchange with access via standard major collector or arterial streets	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. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.	Existing industrial areas  Within one mile of an interstate interchange with access via standard major collector or arterial streets	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.	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	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.	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	OP, I-MU, I-RD

Land Use Classification	Description	Location Criteria	Permitted Zones
 <p>Public Parks and Refuges (PP)</p>	<p>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.</p> <p>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>	<p>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.</p> <p>Greenways should be located along or within the flood plains of streams and rivers/reservoirs. Other potential locations include ridges and utility corridors.</p>	<p>OS, NA</p>
 <p>Civic / Institutional (CI)</p>	<p>Land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.</p>	<p>Existing public uses, other than parks and greenways</p> <p>Quasi-public uses of two acres or more</p>	<p>INST</p>
 <p>Other Open Space (OS)</p>	<p>Include cemeteries, private golf courses, and similar uses</p>	<p>Existing cemeteries, private golf courses and private open spaces</p>	<p>AG, OS, NA</p>
 <p>Water (W)</p>	<p>Typically includes the French Broad River, Holston River, Tennessee River (Fort Loudoun Lake), and Clinch River (Melton Hill Lake)</p>	<p>FEMA designated floodways</p> <p>Rivers, TVA reservoirs</p>	<p>F Overlay</p>

Land Use Classification	Description	Location Criteria	Permitted Zones
 <p>Major Rights-of-Way (ROW)</p>	<p>Generally, the rights-of-way of interstates and very wide parkways and arterial highways</p>		
 <p>Hillside Protection Overlay (HP)</p>	<p>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 du/ac). Office uses may also be considered. Building height should not exceed 35 feet.</p>	<p>Hillsides greater than 15 percent slope</p>	<p>Applies to all; HP Overlay</p>
 <p>Stream Protection Overlay (SP)</p>	<p>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>	<p>Floodways and floodplains</p>	<p>Applies to all; F Overlay</p>