



WHAT'S THIS?

MAY 2019

Commercial, Office, & Industrial Districts Comparison Table

The following table offers a comparison of the proposed commercial, office, and industrial districts against those of the current Zoning Ordinance. It is important to note that while the current districts were used as a base for crafting the new districts, the mapping of these districts may not be a direct conversion from the origin district to the new district. Existing development patterns and land use policies will be taken into account when evaluating where the commercial, office, and industrial districts should be zoned.

Proposed District	District of Origin (Current Ordinance)	Purpose	Proposed Maximum Height	Design Standards	Permissions for Residential Uses	Notes
C-N	C-1	Neighborhood commercial, small-scale	45'	Yes	Yes - All types	Nonresidential development is limited to a maximum gross floor area of 5,000sf to maintain neighborhood compatibility
C-G-1	C-3	General commercial, at nodes & along corridors	45'	No	Yes - All types	The district is divided into three levels of intensity related to the overall form & design of the development
C-G-2	C-3		70'	Yes		
C-G-3	C-3		Unlimited	Yes		
C-H-1	C-4	Highway commercial, auto-oriented & more intense commercial, some with outside storage	45'	No	Yes - Multi-family & townhouse	The district is divided into two levels of intensity related to the overall form & design of the development
C-H-2	C-4		90' (additional setbacks required when over 45' & abutting residential)	Yes		
C-R-1	New	Regional commercial, large commercial uses with a regional draw	50'	No	Yes - Multi-family & townhouse	The district is divided into two levels of intensity related to the overall form & design of the development
C-R-2	New		90' (additional setbacks required when over 45' & abutting residential)	Yes		
DK	C-2 + D-1 Overlay	Downtown Knoxville	DK-B: Unlimited DK-G: Unlimited DK-W: Unlimited DK-H: 85' DK-E: 85'	Yes - Also subject to review by Design Review Board	Yes - Standalone multi-family in DK-B, DK-E Standalone multi-family in DK-W (in structures that are 50 years old or older as of the effective date of the Code) Mixed use in all subdistricts	The Downtown is divided into sub-districts: DK-B Downtown Knoxville Boulevards - Wide, planted boulevards, and a green, open landscape DK-G Downtown Knoxville Grid - Traditional 300' X 300' grid pattern; the most intensely developed portion of the downtown DK-W Downtown Knoxville Warehouse - Primarily along Jackson Ave. and the rail yard on the north end, characterized by a mix of retail and warehouse/industrial uses DK-H Downtown Knoxville Historic Core - Highly-walkable, mixed-use environment with numerous historic & cultural resources DK-E Downtown Edge - Transition area on the edges of Downtown

Proposed District	District of Origin (Current Ordinance)	Purpose	Proposed Maximum Height	Design Standards	Permissions for Residential Uses	Notes
O	O-1	<i>Office zoning, low intensity near commercial uses</i>	45'	Yes	Yes - all types	Nonresidential development is limited to a maximum gross floor area of 5,000sf when abutting a single family residential district, to maintain neighborhood compatibility
OP	I-1 + O-3	<i>Office parks, campus-like developments</i>	50'	No	No	Day care centers, restaurants, personal service establishments, and retail goods establishments are prohibited as standalone structures. Such uses must be integrated into larger office buildings within an office park development
I-MU	C-6 + I-2	<i>Industrial mixed-use, low intensity & craft industrial with commercial uses</i>	50'	Yes	Yes - Multi-family & single-family	Encourages adaptive reuse of warehouse structures Allows for a wide range of uses to create an environment that encourages "maker" uses
I-RD	BP-1	<i>Research & development uses</i>	90'	No	No	Uses such as retail & restaurants allowed to provide services to employees
I-G	I-3	<i>General industrial</i>	50'	No	No	--
I-H	I-4	<i>Heavy industrial</i>	50'	No	No	--