

ARTICLE 3. ZONING DISTRICTS AND ZONING MAP

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3.1 ZONING DISTRICTS

In order to carry out the purpose and intent of this Code, the City is divided into the following zoning districts:

A. Residential Districts

EN Established Residential Neighborhood Zoning District
RN-1 Single-Family Residential Neighborhood Zoning District
RN-2 Single-Family Residential Neighborhood Zoning District
RN-3 General Residential Neighborhood Zoning District
RN-4 General Residential Neighborhood Zoning District
RN-5 General Residential Neighborhood Zoning District
RN-6 Multi-Family Residential Neighborhood Zoning District
RN-7 Multi-Family Residential Neighborhood Zoning District

B. Commercial and Office Districts

1. Commercial Districts

C-N Neighborhood Commercial Zoning District
C-G General Commercial Zoning District
C-H Highway Commercial Zoning District
C-R Regional Commercial Zoning District
DK Downtown Knoxville Zoning District

2. Office Districts

O Office Zoning District
OP Office Park Zoning District

C. Industrial Districts

I-MU Industrial Mixed-Use Zoning District
I-RD Research and Development Zoning District
I-G General Industrial Zoning District
I-H Heavy Industrial Zoning District

D. Form-Based Code Districts

CU Cumberland Avenue Zoning District
SW South Waterfront Zoning District

E. Special Purpose and Overlay Districts

AG Agricultural Zoning District
INST Institutional Zoning District
OS Parks and Open Space Zoning District
NA Natural Areas Zoning District
H Historic Overlay Zoning District
NC Neighborhood Conservation Overlay Zoning District
IH Infill Housing Overlay Zoning District
TO-1 Technology Park Overlay Zoning District
HP Hillside Protection Overlay Zoning District
F Floodplain Overlay Zoning District

3.2 ZONING MAP

A. Establishment of the Official Zoning Map

The location and boundaries of the zoning districts established by this Code are shown and maintained as part of the Geographic Information System (GIS) of Knoxville-Knox County Planning under the direction of its Executive Director. The zoning GIS layer constitutes the City of Knoxville's Official Zoning Map and is incorporated into, and the same is made a part of this Code by reference, and upon its introduction and passage, is an effective and operative part thereof.

1. The zoning map is kept and maintained by the Knoxville-Knox County Planning Commission, and is available for inspection and examination by members of the public at all reasonable times as any other public record, with no commercial value.
2. At the direction of City Council, the Knoxville-Knox County Planning Commission is authorized to revise the Official Zoning Map. No unauthorized person may alter or modify the Official Zoning Map.

B. Interpretation of Boundary Lines

1. Where a district boundary line is shown as being within or along a public or private right-of-way, or an extension, or as being within or along a non-navigable stream, the boundary is the centerline of that right-of-way, or extension, or stream.
2. Where a district boundary line is shown as along a lot line, the boundary is that lot line.
3. Where the location of a district boundary line is indicated by a designated number of feet, that distance controls.
4. Where a district boundary line is shown as being along a railroad right-of-way, the boundary line of that railroad right-of-way controls.
5. Where a district boundary line is shown as along a navigable waterway and is not otherwise fixed, the boundary is the centerline of the waterway.
6. Unless specified otherwise by the amending ordinance, overlay district boundaries on the Official Zoning Map that approximately follow zoning district lines are interpreted as being coincident with those zoning district lines.
7. Where the application of the interpretation rules leaves a reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district govern the entire parcel in question, unless otherwise determined by the Knoxville-Knox County Planning Commission.

C. Administrative Mapping Errors

Where it is determined that due to an administrative error, the Official Zoning Map district boundary which encompasses property that was never intended to be included or fails to depict property which was intended to be included in the district boundary, and such determination is supported by official documentation, the Knoxville-Knox County Planning Commission may modify the Official Zoning Map to accurately reflect the proper district boundary.