

Major Revisions Included in Draft 2  
City of Knoxville Zoning Ordinance Update

**Revisions to the Use Matrix**

Several revisions to the use matrix are proposed:

- Permit drug/alcohol treatment facility, residential in other commercial districts in addition to C-H
- Permit food pantries as a special use in the C-G district
- Permit craft industrial as a permitted use in the C-H and C-R districts
- Permit multi-family dwellings in the C-H and C-R districts
- Manufactured home parks are not identified as a permitted use in the City
- Eating and drinking establishments not permitted in the O district (error in second draft that identifies this use as permitted in the O district will be corrected)
- Retail goods establishment not permitted in the O district
- Combine university or college into single Educational Facility- Higher Education category

**Revisions to Districts**

Office Industrial to Office Park

- District modified to provide a zoning designation for larger office buildings and developments with several office buildings
- Light manufacturing no longer permitted in this district

Institutional District

- Provides a designation for large educational facilities, health care facilities, etc
- Envisions a campus type development plan

RN-3 District

- Delete multi-dwelling developments as a special use in RN-3, keeping townhouses as a special use and single-family and two-family dwellings as permitted uses

RN-2 District

- Minimum lot size reduced from 7,000 SF to 5,000 SF

**Policy Issues**

- Incorporation of Hillside and Ridgetop Protection Plan recommendations
  - Density and grading limits for steep property
  - Limitations increase as slope increases
  - Would apply only to residentially zoned property
- Reduction in parking requirements for pedestrian-oriented zones
  - Recognizes both past development patterns and vision for future
  - Reduction does not require variance or similar approval

- Would apply to CN (30% reduction), CG-3 (20% reduction), and CG-2 (10% reduction) zoning districts