

# RECODE KNOXVILLE ZONING UPDATE 101

## WHAT IS ZONING?

Zoning shows how a city's overall vision for growth and development applies to individual properties.

**Zoning** determines what buildings and land can be used for, where a building can be located on a piece of property, and how big it can be.

**Zoning** determines other elements that may be located on a piece of property, such as accessory structures (garages, pools, sheds, etc) parking, and landscaping.

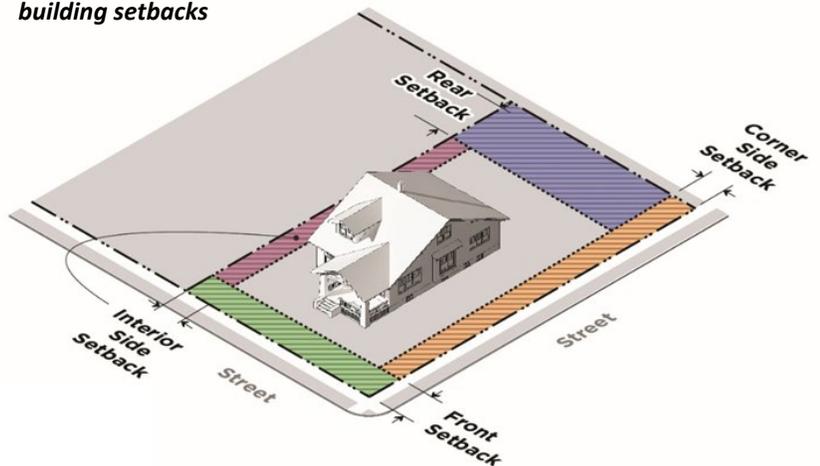
**Zoning regulations** are divided into zoning districts with similar building uses, such as commercial, residential, industrial, etc, building height, and yards that give districts and neighborhoods character.

## WHY DOES ZONING EXIST?

**Zoning** makes sure property development is appropriate in relation to what's around it. It helps protect neighborhoods and residents.

**Zoning** lets property owners know what they can do with their property and what to expect from their neighbors. It helps residents predict how their communities will evolve.

*Example of residential building setbacks*



**Setbacks** are the minimum distances a building can be located from a property line. This keeps homes from being placed too close together. Setbacks may vary by neighborhood based on zoning district type.



*Above: An example of incompatible uses next to each other.*



Recode Knoxville is an update to the City of Knoxville's zoning ordinance. MPC is assisting the City to complete the project. For more info contact MPC at (865) 215-2500, [recode@knoxmpc.org](mailto:recode@knoxmpc.org), or visit [www.RecodeKnoxville.com](http://www.RecodeKnoxville.com)

## **WHY DO WE NEED AN UPDATE?**

Knoxville's Zoning Ordinance is outdated and in need of review to better reflect our community today.

The current ordinance was written over fifty years ago when there was an emphasis on suburban development. That led to unplanned spread of housing and businesses into what used to be rural land, leaving some inner city parts of Knoxville without resources and options for housing, transportation, jobs, and shopping.

While the ordinance as a whole needs to be updated, recent amendments such as the South Waterfront and Cumberland Avenue redevelopment, have been successful. This has fueled interest for similar changes in future standards.

## **IS THIS PROJECT RELATED TO BUILDING CODES IN THE CITY OF KNOXVILLE?**

No, the project is a comprehensive update of the City of Knoxville zoning ordinance and it is not related to the building codes. The City of Knoxville Plans Review and Inspections department maintains a list of the international building codes that are in effect in the City of Knoxville.

## **WHAT'S NOT INCLUDED IN THE UPDATE?**

Some sections of the City's zoning and development code have been updated recently and will not be part of the project.

### **Sign Regulations**

Amendments to the City's sign ordinance were adopted by City Council in July 2015.

### **Off-street Parking**

New standards for off-street parking, access, driveway and landscaping requirements were adopted by City Council in September, 2017.

### **Subdivision Regulations**

New subdivision regulations for the City of Knoxville and Knox County became effective February 1, 2018

*Community Outreach Partners*

