



## WHAT'S THIS?

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# 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
<b>C-N</b>	<b>C-1</b>	<i>Neighborhood commercial, small-scale</i>	45'	Yes	Yes - All types	Nonresidential development is limited to a maximum gross floor area of 5,000sf to maintain neighborhood scale
<b>C-G-1</b>	<b>C-3</b>	<i>General commercial, at nodes &amp; along corridors</i>	45'	No	Yes - Multi-family & townhouse	The district is divided into three levels of intensity related to the overall form & design of the development
<b>C-G-2</b>	<b>C-3</b>		70' (additional setbacks required when over 45' & adjacent to residential)	Yes		
<b>C-G-3</b>	<b>C-3</b>		Unlimited	Yes		
<b>C-H-1</b>	<b>C-4</b>	<i>Highway commercial, auto-oriented &amp; more intense commercial, some with outside storage</i>	45'	No	Yes - Multi-family & townhouse	The district is divided into two levels of intensity related to the overall form & design of the development
<b>C-H-2</b>	<b>C-4</b>		70'	Yes		
<b>C-R-1</b>	<b>New</b>	<i>Regional commercial, large commercial uses with a regional draw</i>	50'	No	Yes - Multi-family & townhouse	The district is divided into two levels of intensity related to the overall form & design of the development
<b>C-R-2</b>	<b>New</b>		70'	Yes		
<b>DK</b>	<b>C-2 + D-1 Overlay</b>	<i>Downtown Knoxville</i>	<i>DK-B &amp; DK-G: Unlimited</i>  <i>DK-H: 85'</i>  <i>DK-W: 125'</i>  <i>DK-E: 50'</i>	Yes - Also subject to review by Downtown Design Review Board	Yes - Standalone multi-family in DK-B; 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-H Downtown Knoxville Historic Core - Highly-walkable, mixed-use environment with numerous historic & cultural resources  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-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
<b>O</b>	<b>O-1</b>	<i>Office zoning, low intensity near commercial uses</i>	45'	Yes	<i>Yes - all types</i>	Office development is limited to a maximum gross floor area of 10,000sf to maintain neighborhood compatibility For the same reasons, the district does not allow retail or restaurant uses
<b>OP</b>	<b>I-1 + O-3</b>	<i>Office parks, campus-like developments</i>	50'	No	No	Uses such as retail & restaurants allowed to provide services to employees
<b>I-MU</b>	<b>C-6 + I-2</b>	<i>Industrial mixed-use, low intensity &amp; craft industrial with commercial uses</i>	50'	Yes	<i>Yes - Multi-family &amp; single-family</i>	Encourages adaptive reuse of warehouse structures Allows for a wide range of uses to create an environment that encourages "maker" uses
<b>I-RD</b>	<b>BP-1</b>	<i>Research &amp; development uses</i>	90'	No	No	Uses such as retail & restaurants allowed to provide services to employees
<b>I-G</b>	<b>I-3</b>	<i>General industrial</i>	50'	No	No	--
<b>I-H</b>	<b>I-4</b>	<i>Heavy industrial</i>	50'	No	No	--