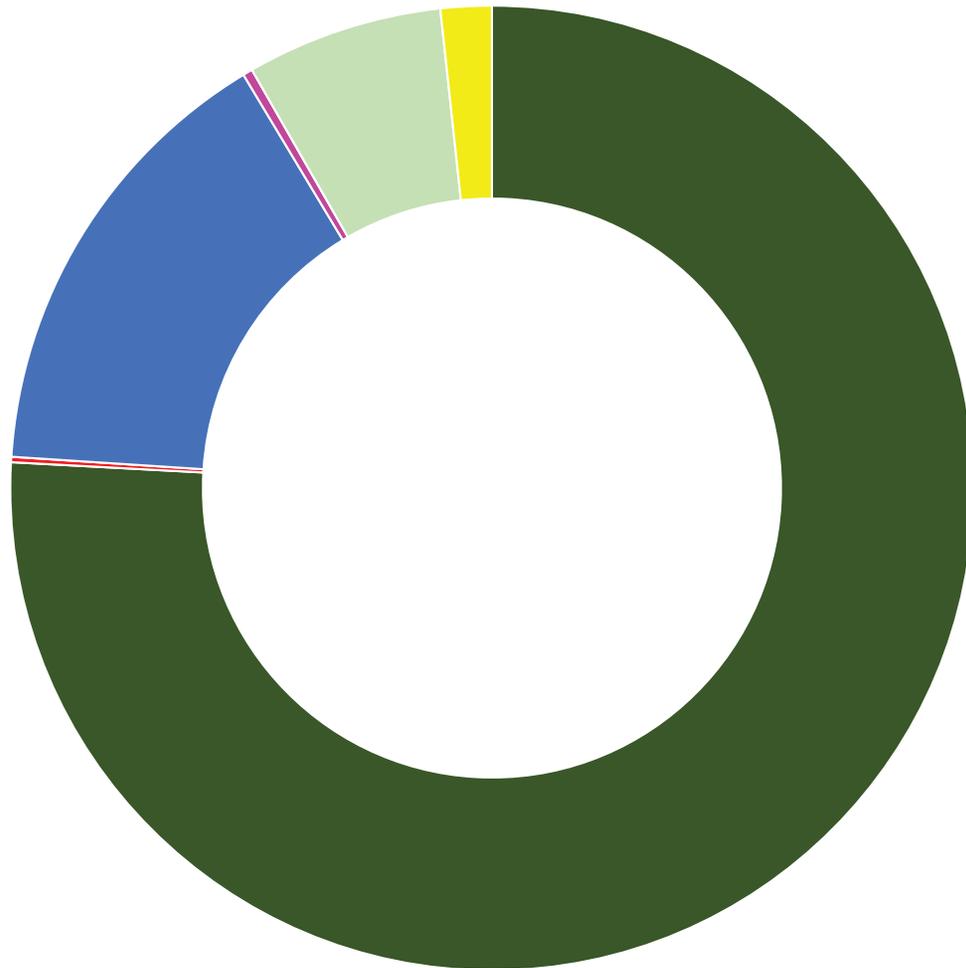


# HOW DO RECODE ZONES COMPARE TO OLD ZONES?

Though the names of zones have changed through Recode Knoxville, the uses of those zones have largely stayed the same. The following charts illustrate changes made to each type of zone and include notes to explain major changes. They present percentage shares of old zoned acreage in new Recode zones. Percentage shares that are very small may not be visible on the chart, but values are shown in the legend.

---

# Old **AGRICULTURAL** zones are now...



## Recode Zones

(% shares of acreage)

**75.9%**  Agricultural

**0.2%**  Commercial

**15.3%**  Institutional

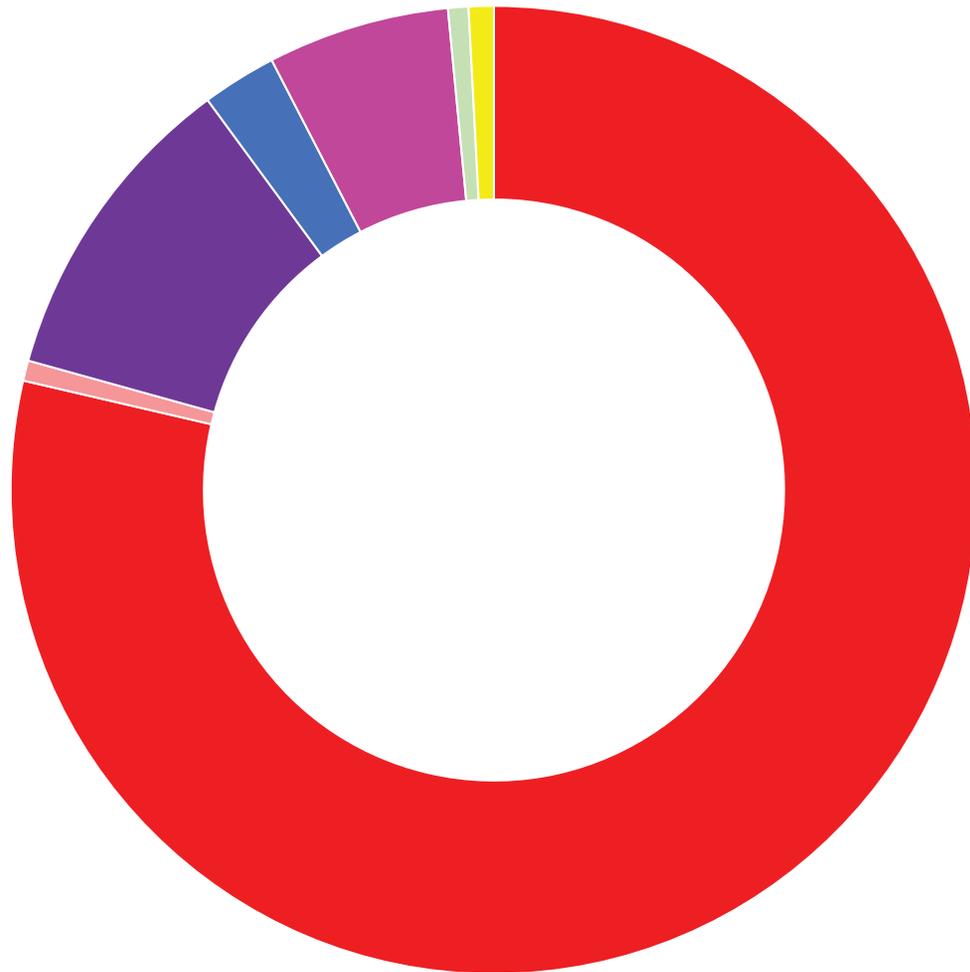
**0.3%**  Office

**6.6%**  Open Space

**1.7%**  Residential

- **Agricultural to Institutional:** Downtown Island Home Airport and a portion of UT Medical Center will be given the appropriate zone.
- **Agricultural to Open Space:** this reflects properties that are currently parks.
- **Agricultural to Residential:** small lots (with a minimum lot size of 5 acres) that have been developed with residences will be changed to reflect their use.

# Old **COMMERCIAL** zones are now...



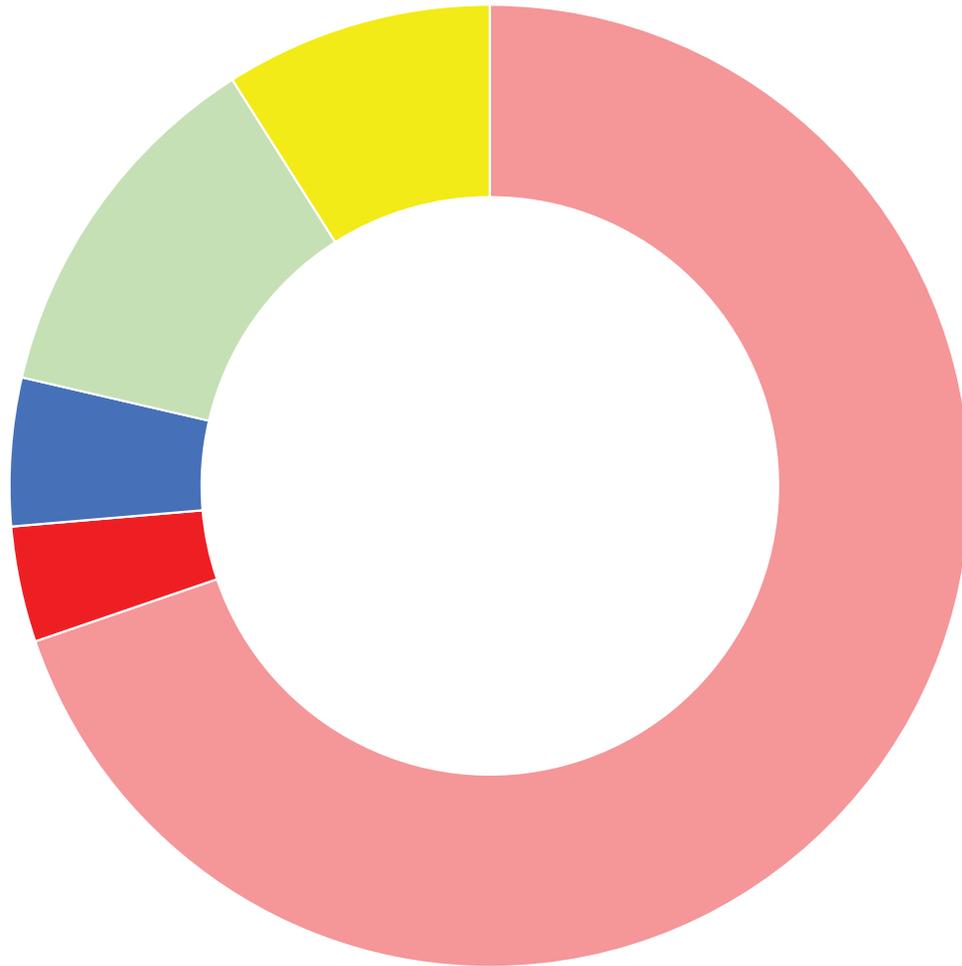
## Recode Zones

(% shares of acreage)

- 78.6%** Commercial
- 0.7%** Downtown
- 10.6%** Industrial
- 2.5%** Institutional
- 6.1%** Office
- 0.7%** Open Space
- 0.8%** Residential

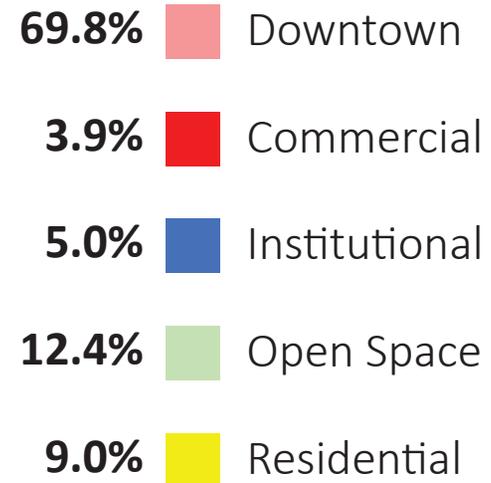
- **Commercial (C-6) to Industrial:** the current C-6 zone permits commercial, office, and quasi-industrial uses. Recode does not include a commercial zone that permits such a wide range of uses. To avoid non-conforming uses, these changes will reflect the current use of properties (e.g., warehousing, outdoor storage, and other related activities).
- **Commercial (other) to Office and Institutional:** these changes will reflect the current use of property.

# Old **DOWNTOWN** zones are now...



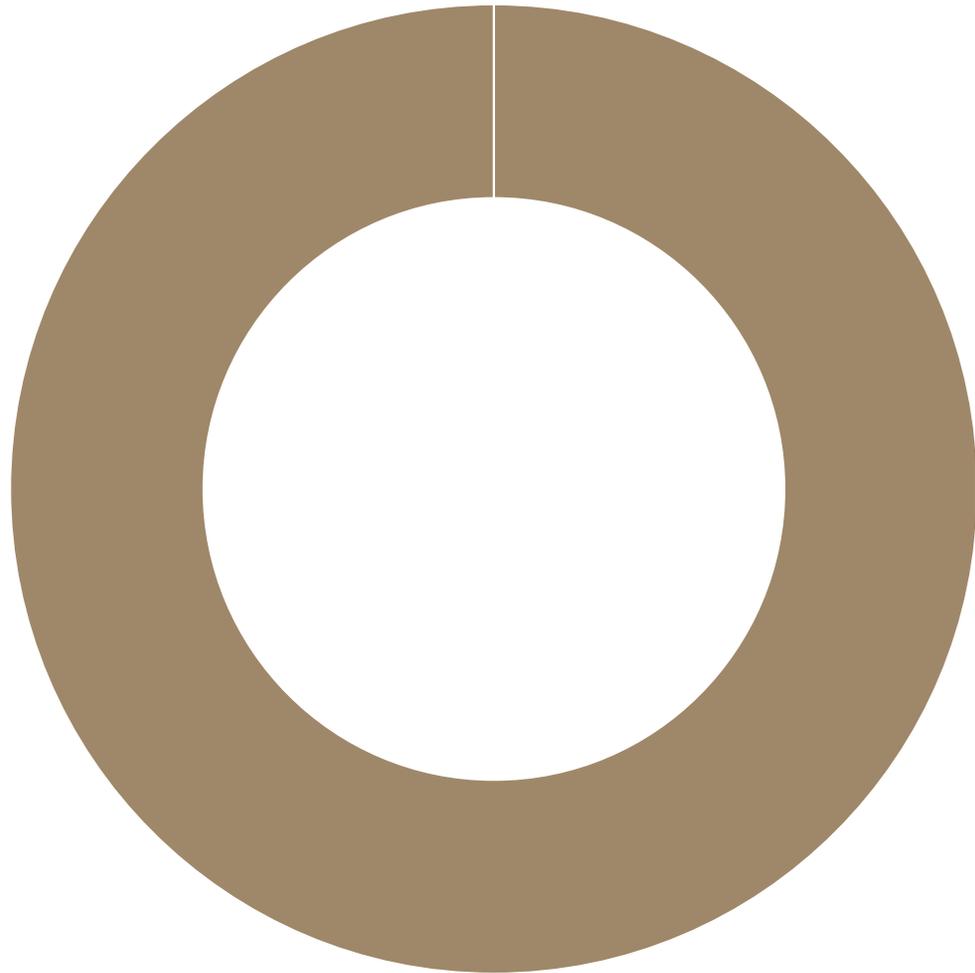
## Recode Zones

(% shares of acreage)



- **Downtown to Commercial:** property in areas adjacent to downtown that are currently zoned C-2 will be zoned commercial.
- **Downtown to Institutional:** this change is primarily to accommodate zoning for KAT's Transit Center.
- **Downtown to Open Space:** parks and open spaces, such as World's Fair Park and the downtown dog park, will be protected under open space zoning.
- **Downtown to Residential:** residences located on the periphery of downtown, such as the Landing and City View Apartments, will be zoned residential to reflect their use.

# Old **FORM DISTRICT** zones are now...

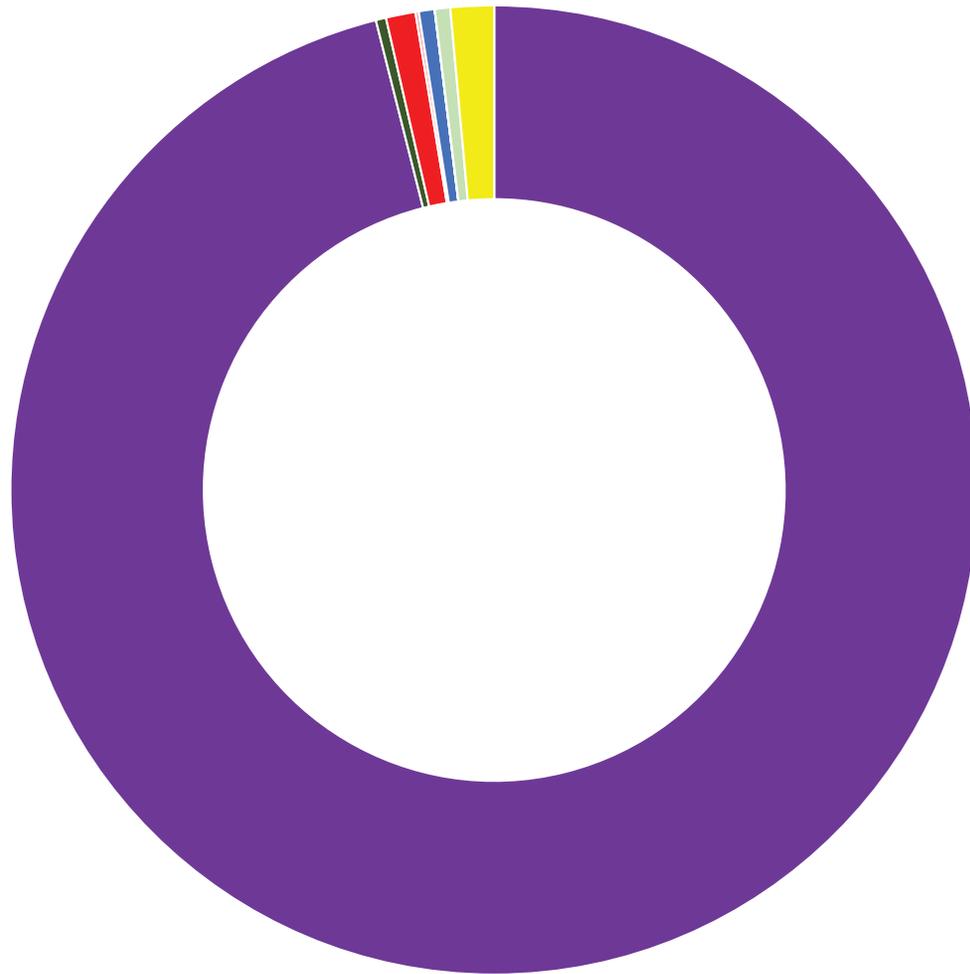


## Recode Zones

(% shares of acreage)

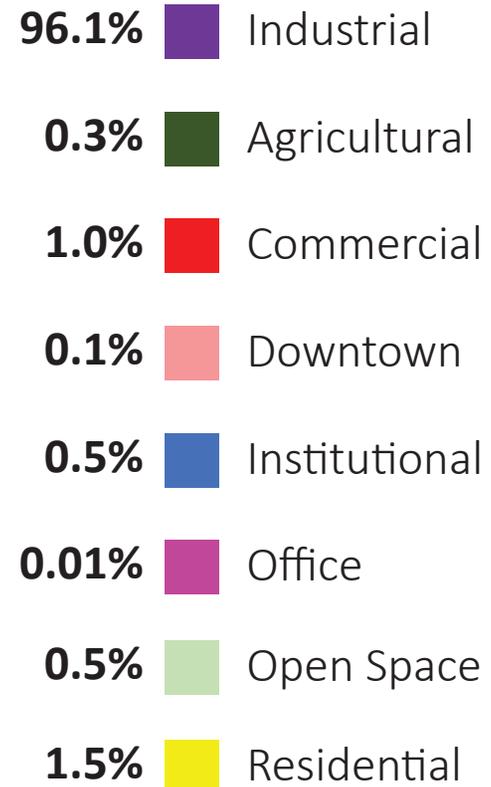
**100.0%** ■ Form District

# Old **INDUSTRIAL** zones are now...



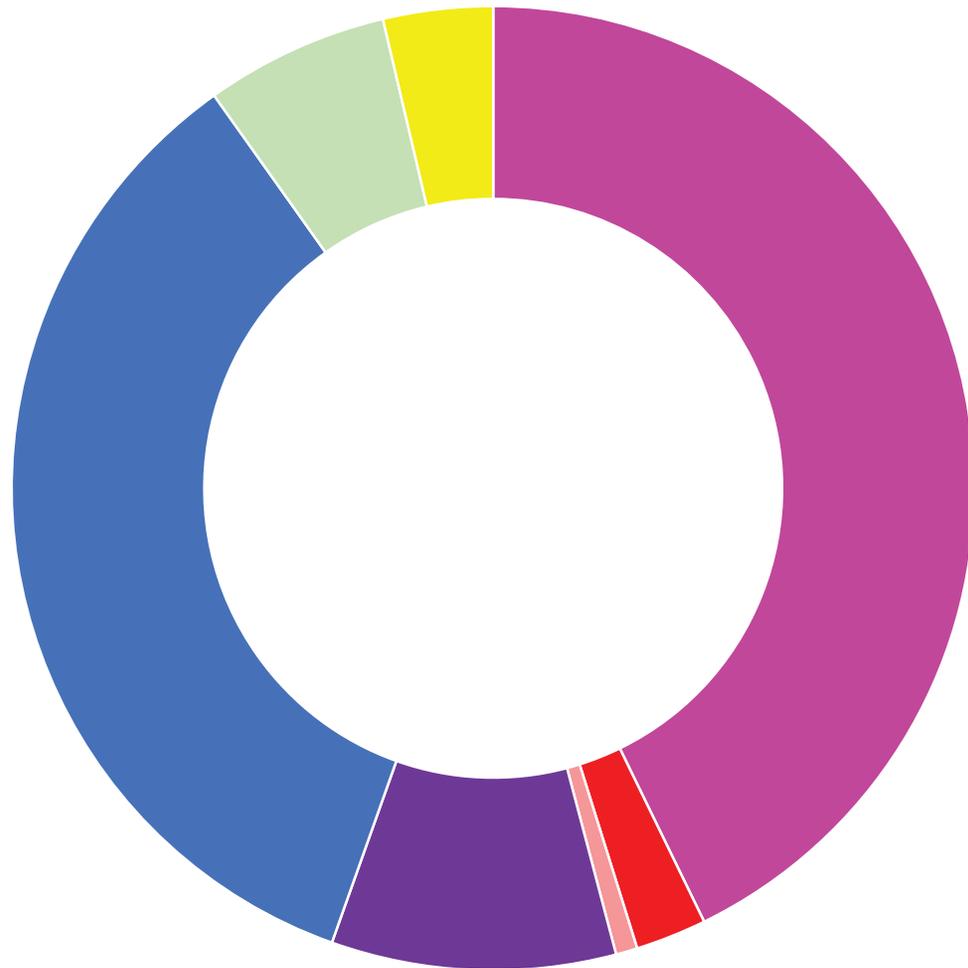
## Recode Zones

(% shares of acreage)



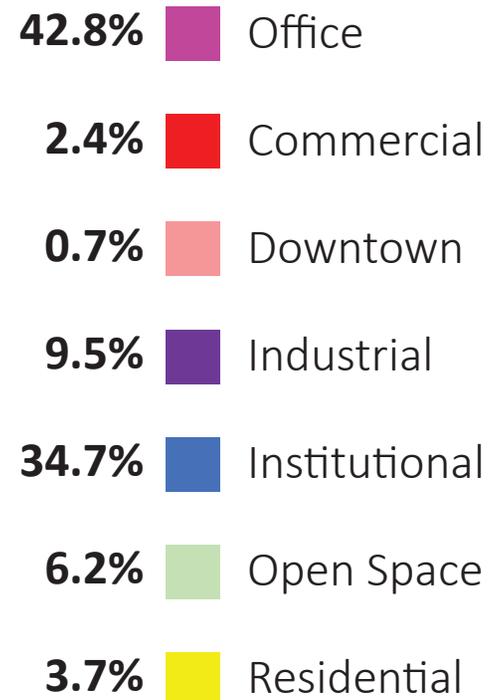
- **Industrial to Commercial:** properties that are currently in commercial use will be given the appropriate zone.
- **Industrial to Residential:** older residential uses, such as those along Branner Street and Hoitt Avenue, will be given the appropriate zone.

# Old **OFFICE** zones are now...



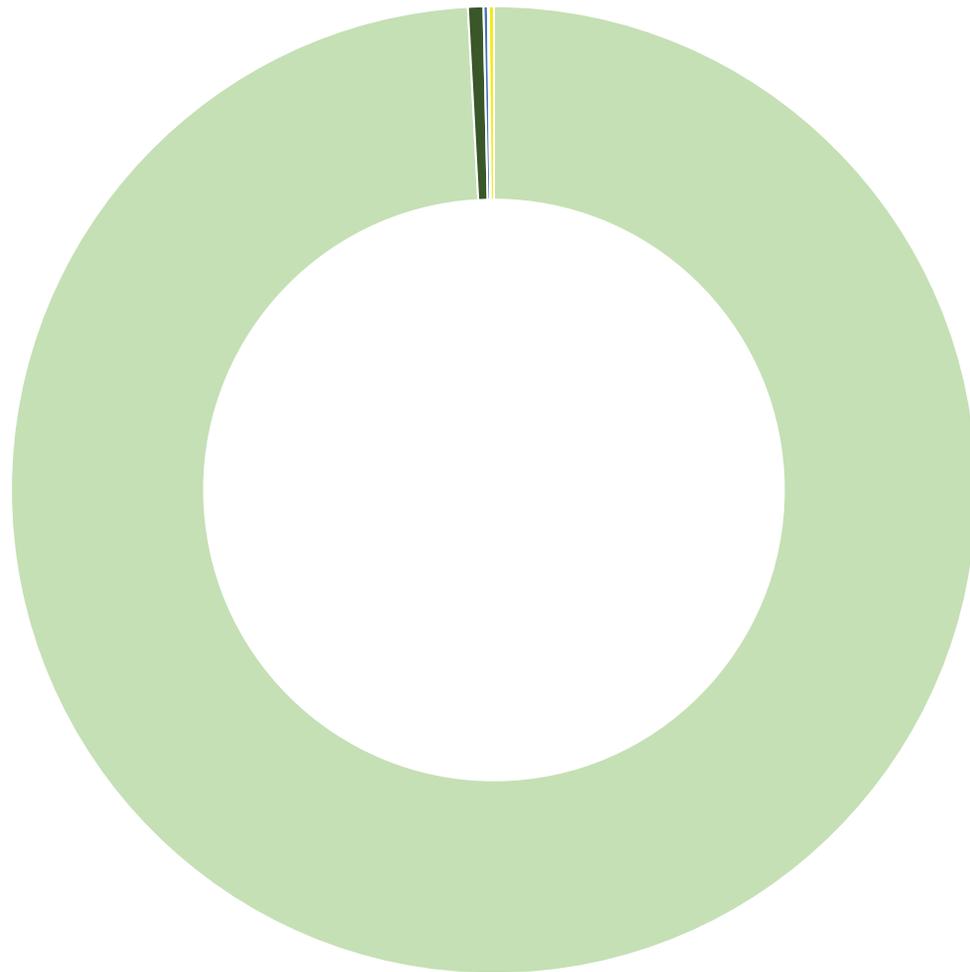
## Recode Zones

(% shares of acreage)



- **Office to Commercial:** this change will be made for properties that are currently in commercial use and surrounded by other commercial properties.
- **Office to Industrial:** current warehousing properties and other more intense uses will be given a more appropriate zone.
- **Office to Institutional:** the current zoning ordinance does not have an institutional zone that permits hospitals and colleges. Recode Knoxville acknowledges that these uses are more intense than other office uses and will create a new zone for them. These changes were made for UT, Pellissippi State, and Knoxville College campuses, and for Fort Sanders, Tennova, and UT medical centers.
- **Office to Open Space:** parks and open spaces, such as Volunteer Landing and James White Fort, will be protected under open space zoning.
- **Office to Residential:** the current O-2 zone permits multi-family housing developments. This change reflects that use.

# Old **OPEN SPACE** zones are now...



## Recode Zones

(% shares of acreage)

**99.1%**  Open Space

**0.5%**  Agricultural

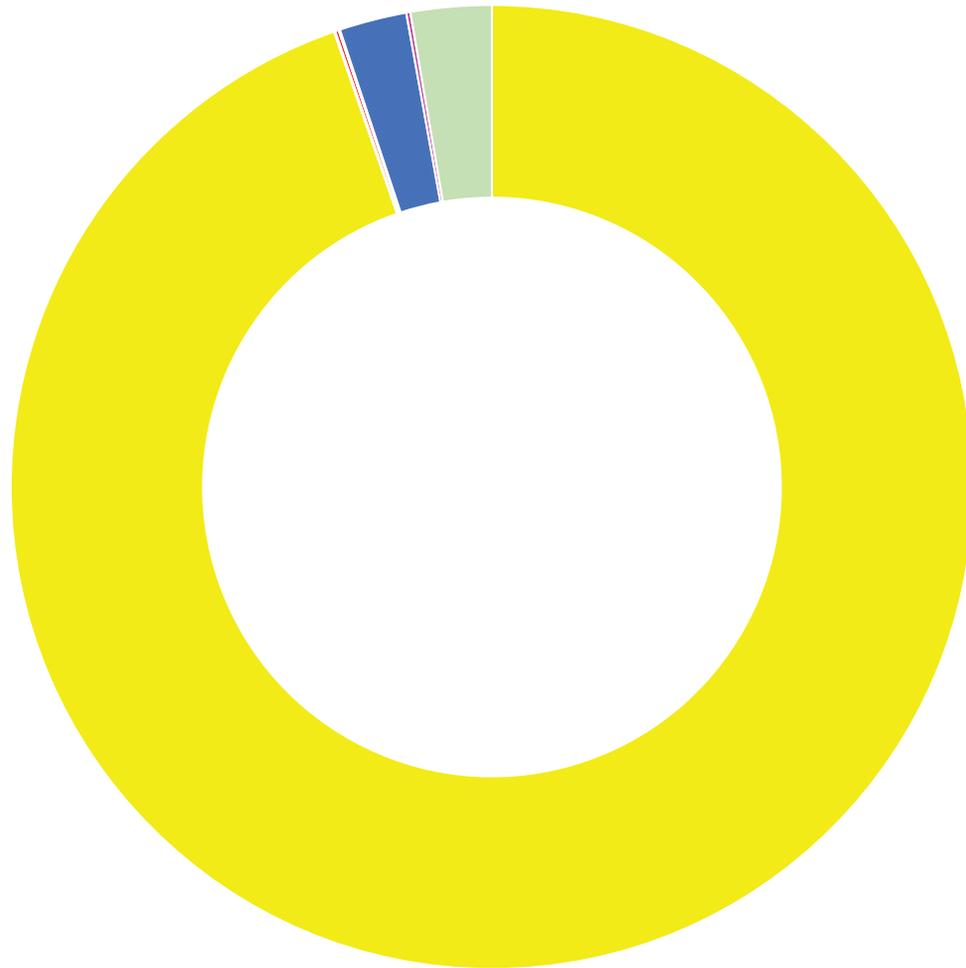
**0.1%**  Institutional

**0.03%**  Office

**0.2%**  Residential

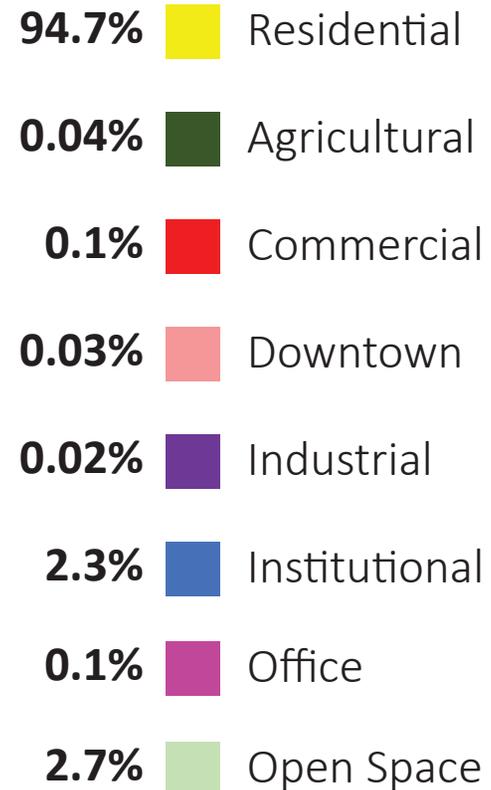
- All changes reflect current use of property; more than 99% of property currently zoned as open space will remain open space.

# Old **RESIDENTIAL** zones are now...



## Recode Zones

(% shares of acreage)



- **Residential to Institutional:** schools and large churches that are currently zoned residential will be given the appropriate zone.
- **Residential to Open Space:** parks and cemeteries currently zoned residential will be protected under open space zoning.

# Old **TOWN CENTER** zones are now...



## Recode Zones

(% shares of acreage)

**22.0%** ■ Commercial

**21.8%** ■ Institutional

**11.7%** ■ Open Space

**44.5%** ■ Residential

- Recode does not include a town center zone. These changes reflect the current use of property.