# IMPORTANT UPDATE

## Knox County UDO Rural vs Agricultural Zoning

Knox County is working with a consultant to update the county's zoning code into one document, a Unified Development Ordinance (UDO). The UDO will help implement Knox County's Comprehensive Plan, which was approved in 2024 after several years of community input from county residents.

The UDO draft map is available now. As designated in the Comprehensive Plan for each area of the county, some areas are to be preserved as rural, and some areas are designated for development.

To help preserve rural areas, the county has an option for property owners to request a new, more restrictive agricultural zone for their property on the draft map. For more on these options, visit the agricultural zoning update page and email comments to contact@advanceknox.org.



### CURRENT ZONE

| Agricultural |
|---|
| Minimum lot size 1 acre |
| Allows single-family homes, duplexes, libraries, agriculture, mobile homes, roadside stands or parks, public buildings like fire/police, schools and churches |
| Currently allows subdivision of property as small as 1 acre per lot |



### REVISED ZONE

| Rural Residential |
|---|
| Minimum lot size 1 acre |
| Allows single-family homes, libraries, agriculture, mobile homes, gardens or parks, public buildings like fire/police (No duplexes. Schools and churches need special approval) |
| In planned growth area, 0.5 acre lots allowed. Otherwise, 0.5 acres allowed if property meets infrastructure, road and other requirements |

*In the draft UDO, properties currently zoned Agricultural are proposed for Rural Residential zone regardless of location. This does not have effect on current property uses.*



### NEW OPTION

| Rural Preservation |
|---|
| Minimum lot size 2.5 acre |
| Allows single-family homes, agriculture, high-intensity agriculture, gardens or parks, outdoor recreation, public buildings, rifle ranges, vet clinics |
| Allows subdivision of property as small as 2.5 acres per lot |



### NEW OPTION

| Agricultural Rural |
|---|
| Minimum lot size 5 acre |
| Allows single-family homes, agriculture, high-intensity agriculture or agriculture businesses, gardens or parks, outdoor recreation, public buildings, vet clinics |
| *Special exemption may allow 1 acre lot for agriculture purposes only |

*These new zones have been added in the draft UDO. They offer more options to restrict development and preserve rural character and resources. Current owners can request these new zones.*

**Q:** Is there a deadline to give feedback on the draft map or request my property be zoned differently?
**A:** No. While a feedback deadline was originally set for Aug. 31, the planning team has removed the deadline.

**Q:** Can property still be used for farming if it is zoned residential?
**A:** Yes. State law dictates that county zoning cannot prohibit agricultural use of land.

**Q:** Will I be able to request rezonings through the normal process after the UDO is final?
**A:** Yes. The existing process for rezoning properties will still apply.

EAST TENNESSEE REALTORS®