8-3: OS District Dimensional Standards	
Bulk	
Minimum Lot Area	None
Maximum Building Coverage	30%
Maximum Building Height	35'
Setbacks (Setbacks Apply to Buildings Only)	
Minimum Front Setback	20'
Minimum Interior Side Setback	Principal buildings: 20', unless abutting a residential district, then 40' Accessory structures: 20'
Minimum Corner Side Setback	20'
Minimum Rear Setback	Principal buildings: 20', unless abutting a residential district, then 40' Accessory structures: 20'

D. **General Standards of Applicability**

1. **Site Development Standards**

   See Article 10 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. **Off-Street Parking and Loading**

   See Article 11 for off-street parking and loading standards and requirements.

3. **Landscape**

   See Article 12 for landscape, buffering, and screening standards and requirements.

4. **Signs**

   See Article 13 for sign regulations.

8.4 NA NATURAL AREAS ZONING DISTRICT

A. **Purpose**

The NA Natural Areas Zoning District is intended to preserve and protect recreational and conservation open space. The NA District is intended to preserve and enhance areas as permanent open space that contributes to the creation of a network of lands that provide safe and enjoyable areas and routes for non-intensive recreational opportunities and is protective of natural resources.

B. **Uses**

Article 9 lists permitted and special principal uses and temporary uses for the NA District.

C. **Dimensional Standards**

Table 8-4: NA District Dimensional Standards establishes the dimensional standards for the NA District.

9.2 USE MATRIX

A. Table 9-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district.

B. P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.

C. In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 9.4.

D. For accessory uses, see Article 10.

E. Townhouse and multi-family dwellings are allowed in the RN-4 District as either permitted or special based upon the number of units, as described in Section 4.2.B. Therefore, the use matrix indicates both a P and a S within the cell.

F. Additional use restrictions apply to certain DK District subdistricts per Section 5.2.B.

G. Certain uses are prohibited as standalone structures in the OP District per Section 5.2.C.

H. See Article 7 for use permissions within the CU and SW Districts.

I. In the case of the C-G-1, C-G-2, and C-G-3 Districts, the uses allowed in the C-G District in Table 9-1 apply to all districts.

J. In the case of the C-H-1 and C-H-2 Districts, the uses allowed in the C-H District in Table 9-1 apply to all districts.

K. In the case of the C-R-1 and C-R-2 Districts, the uses allowed in the C-R District in Table 9-1 apply to all districts.

L. Within the Traditional Neighborhood Development land use classification (TDR), Middle Housing development types are allowed per Section 4.6.B.

TABLE 9-1: USE MATRIX
P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN-DARD (Section)
Agriculture																				P	P			
Airport																			P		S			9.3.?
Alternative Correctional Facility											S													
Amusement Facility—Indoor										P	P	P	P			P								
Amusement Facility—Outdoor											P	P				S								
Animal Care Facility—Large Animal																				P	P			
Animal Care Facility—Small Animal								S	P	P	P	P	S	S		P				P	P			9.3.A1
Animal Breeder																				P				9.3.A1
Art Gallery									P	P	P	P	P			P								
Arts and Fitness Studio									P	P	P	P	P	P	S	P	S							
Bed and Breakfast	P	P	P	P																P				9.3.B
Body Modification Establishment									S	P	P	P	P			P								
Broadcasting Facility—With Antennae															P		P	P	P		P			
Broadcasting Facility—No Antennae									P	P	P	P	P	P	P	P	P				P			
Campground																				S		P		9.3.C
Car Wash										S	P	P												9.3.D
Cemetery																						P		
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					P			
Conservation Area																				P		P	P	
Crematory										S	S	S												9.3.M
Country Club																						P		
Cultural Facility		S	S	S	S	S	S	S	P	P	P	P	P	P		P						P		
Day Care Center									P	P	P	P	P	P		P	P							9.3.E

Day Care Home	P	P	P	P	P	P	P	P																9.3.E
Domestic Violence Shelter	P	P	P	P	P	P	P	P													P			
Drive-Through Facility										S	P	P												9.3.F
Drug/Alcohol Treatment Facility, Residential											S			S							P			
Drug Treatment Clinic										P	P	P		P	P						P			9.3.G
Dwelling—Above the Ground Floor									P	P	P	P	P	P		P								
Dwelling—Manufactured Home	P	P	P	P	P	P	P													S				9.3.H
Dwelling—Multi-Family					P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Townhouse				S	P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Single-Family	P	P	P	P	P	P	P		P	P				P		P				P				
Dwelling—Two-Family		S	S	P	P	P	P		P	P				P		P								9.3.J
Eating and Drinking Establishment									S	P	P	P	P			P	P	P						
Educational Facility—Primary or Secondary	P	P	P	P	P	P	P	P		P	P	P	P			S					P			
Educational Facility—University or College/Vocational										P	P	S	P		P	S	P	P		S	P			
Financial Institution									P	P	P	P	P	P	P		P							
Financial Service, Alternative										S	S	S												9.3.K
Food Bank																P		P	P					
Food Pantry										S	S										P			
Food Truck Park									S	P	P	P	P			P	P							9.3.L
Fraternity/Sorority				S	S	S	S														P			
Funeral Home										S	S	S												9.3.M
Garden, Community	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Garden, Market	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Garden, Personal	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Gas Station									S	S	P	P				S	S	P	P					9.3.O
Golf Course/Driving Range											P	P										P		
Government Office/Facility									P	P	P	P	P	P	P	P	P	P	P		P			

4. If the City is required to enforce a state or federal law, regulation, rule, policy, corrective action, or other governance that precludes the development as contemplated in the approved development plan or building permit, the vested rights terminate unless within 90 days the applicant modifies the development plan or building permit in a way that brings the applicant into compliance with the new governance.

E. A vested right does not preclude the City's enforcement of any development standard in accordance with any circumstances described in Tenn. Code Ann. § 13-4-310(g).

F. In accordance with Tenn. Code Ann. § 13-4-310(h), any amendment to an approved development plan must first be approved by the City in order for the property rights to remain vested. The City may deny an amendment in accordance with Tenn. Code Ann. § 13-4-310(h) and, if such amendment is denied, the applicant may either proceed with no changes to the prior approved plan with the associated vested property right or, alternatively, may allow the vested property right to terminate and submit a new application in compliance with the development standards in effect at that time.

G. Unless specifically addressed herein, all other provisions of Tenn. Code Ann. § 13-4-310 are adopted and incorporated by reference.

H. Article 15.3 is controlling notwithstanding any other section of this Zoning Code.

ARTICLE 16. ZONING APPLICATIONS

16.1 ZONING TEXT AND MAP AMENDMENT

A. **Purpose**

The regulations imposed by the zoning regulations of this Code and of the Zoning Map may be amended from time to time in accordance with this section. This process for amending the zoning regulations of this Code or the Zoning Map is intended to allow modifications in response to omissions or errors, changed conditions, or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

B. **Initiation**

The City Council, Knoxville-Knox County Planning Commission, City staff, Knoxville-Knox County Planning staff, or a property owner in the City, or his/her designee, may propose a zoning text or map amendment.

C. **Authorization**

The City Council, after receiving a recommendation from the Knoxville-Knox County Planning Commission, will take formal action on requests for zoning text or map amendments.

D. **Procedure**

All applications must be filed with the Knoxville-Knox County Planning staff. Once it is determined that the application is complete, staff will schedule the application for consideration by the Knoxville-Knox County Planning Commission. Amendments initiated by the City Council, City staff on behalf of the City, the City-appointed Stakeholder Advisory Committee, or Knoxville-Knox County Planning Commission also require an application, but are exempt from fees.

1. **Action by Knoxville-Knox County Planning Commission**

   a. Upon receipt of a complete application, the Knoxville-Knox County Planning Commission will consider the proposed zoning amendment at a public hearing.

   b. The Knoxville-Knox County Planning Commission must evaluate the application based upon the evidence presented and, for map amendments, the approval standards of this section.

i. For zoning text amendments, the Knoxville-Knox County Planning Commission must recommend approval, approval with modifications, or denial of the application.

ii. For zoning map amendments, the Knoxville-Knox County Planning Commission must recommend approval or denial of the application. No conditions may be recommended as part of a zoning map amendment

c. After the close of the meeting, the Knoxville-Knox County Planning Commission must forward its recommendation to the City Council.

2. **Action by City Council**

a. The City Council will hold a public hearing on the application following receipt of the Knoxville-Knox County Planning Commission recommendation. The City Council must take action as follows:

i. For zoning text amendments, the City Council must approve, approve with modifications, or deny the application.

ii. For zoning map amendments, the City Council must approve or deny the application. No conditions may be imposed as part of a zoning map amendment.

b. The City Council must act upon the application within 120 days of the final decision of the Knoxville-Knox County Planning Commission public hearing. Failure to act within 120 days means the application is denied. The 120-day time limit does not apply to the adoption of comprehensive updates and/or revisions to the Zoning Code and/or Zoning Map.

E. **Standards**

1. In addition to the standards below, evaluation of proposed map amendments must consider the appropriateness of the zoning district to the subject property, and all the district's regulations, and not for a specific development and/or use of the subject property.

2. A proposed amendment must be considered on its own merits using the criteria in item 3 below.

3. The following conditions must be met for all amendments:

a. The proposed amendment is necessary because of substantially changed or changing conditions in the area and districts affected, or in the city generally.

b. The proposed amendment is consistent with the intent and purposes of this Code.

c. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from such amendment.

d. The proposed amendment shall be consistent with and not in conflict with the Knoxville-Knox County General Plan and its component parts, including adopted sector plans, corridor plans, and related documents.

e. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the subject property if the amendment were adopted.

F. **Time Limit for City Council Action**

All amendments initiated by application filed with the Knoxville-Knox County Planning Commission must be finally acted upon by the City Council within 120 days following the public hearing. Failure of the City Council finally to act upon any proposal within the 120-day period is in all respects equivalent to rejection thereof. This 120-day limit does not apply to the adoption of comprehensive updates or revisions to the zoning regulations.

G. **Appeal**