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**Zoning Ordinance for Knoxville Tennessee**

**Article 4: Specific Districts Regulations**

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**Section 1**  
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**SECTION 1 A-1 GENERAL AGRICULTURAL DISTRICT**

**A.**

**GENERAL  
DESCRIPTION**

This district is intended to provide space for agricultural uses which together comprise an important part of the economy of Knox County and the City of Knoxville. The intent here is to permit lands best suited for agriculture to be used for agriculture purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.

Further, this district is intended to provide suitable locations on the fringes of the urban area for urbanization which will occur in the foreseeable future. It is not intended that this district provide a location for a lower standard of residential, commercial or industrial development than is authorized in other districts. Rather, this district should promote an organized, efficient, pattern of urban development by providing conditions conducive to continued use of land for agricultural purposes in appropriate locations, thereby reducing economic pressure which would otherwise lead to a scattered, inefficient, inconvenient pattern of urban activities. The types of uses, area and intensity of use of land authorized in this district are designed to encourage and protect any agriculture uses until urbanization is warranted and the appropriate changes in districts can be made.

- B. PERMITTED PRINCIPAL AND ACCESSORY USES AND STRUCTURES** Property and buildings in the A-1, General Agricultural District shall be used only for the following purposes:
1. Agricultural uses and their accessory structure, as defined in Article 2.
  2. Detached single-family dwellings.
  3. Utility sub-stations, easements, alley and rights-of-way, and transportation easements, alleys and rights-of-way.
  4. Signs not over twelve square feet in area advertising the sale of farm products on the premises as regulated in Article 5, Section 10.
- C. USES PERMITTED ON REVIEW:** The following uses may be permitted on review by the Planning Commission in accordance with provisions in Article 7, Section 5:
1. A cemetery, airport, camp, hospital, sanitarium, correctional institution or institution for the insane.
  2. Athletic fields, fairgrounds, country club and golf courses, parks, playgrounds, community swimming pools, and recreational areas operated by membership organizations for the benefit of their members.
  3. Churches or similar places of worship with accessory structures.
  4. Commercial livestock feed and sales yard.
  5. Dog kennels, livery stable or riding academy, fish and minnow raising, and the raising of fur bearing animals.
  6. Elementary or high schools, public or private, and institutions of higher learning.
  7. Home occupations as regulated in Article 5, Section 12.
  8. Lodge hall, civic organization.
  9. Mobile home parks, subject to the requirements set forth in Article 5, Section 3.

10. One roadside stand, provided, that it does not exceed an area of two hundred square feet; and that it is located not nearer than thirty-five feet to any street or highway right-of-way.
11. Portable sawmill and quarry.
12. Marina, subject to the requirements set forth in Article 5, Section 3(F).
13. Automobile, motorcycle, and all other tracks for competitive racing.
14. Sub-surface extraction of natural mineral resources.
15. Bed and breakfast inns, provided that they are located in an historic overlay district, subject to the requirements of Article 5, Section 3.G.9.
16. Commercial telecommunications towers.

**D. AREA REGULATIONS:** All buildings shall be setback from the right-of-way lines, lot lines, and property lines to comply with the following yard requirements:

1. Front Yard:

The minimum depth of the front yard shall be thirty-five feet.

2. Side Yard:

a. For single story dwellings and accessory structures side yards shall be not less than twelve feet and an additional four feet shall be provided on each side yard for each additional story or part thereof.

b. For churches and other main and accessory buildings, other than dwellings, there shall be a side yard setback of not less than thirty-five feet.

3. Rear Yard:

a. There shall be a rear yard for a main building of not less than thirty-five feet.

- b. Unattached buildings of accessory use shall not be located closer to any rear lot line than ten feet.

4. Land Area:

No farm, ranch, or other parcel of land shall be reduced in area to provide separate lots or building sites less than ten acres, except for other non-residential permitted uses. However, where there is an existing lot of record of less than ten acres, at the time of adoption of this ordinance, this lot may be used for the development of one single-family dwelling. In no case shall property be subdivided, sold, or reduced to less than one acre of lot area for any non-residential use.

5. Maximum Lot Coverage:

- a. Main farm and agricultural accessory buildings shall cover not more than five percent of the lot area.
- b. Permitted non-agricultural main and accessory buildings shall cover not more than twenty-five percent of the lot area.

**E. HEIGHT REGULATIONS:** No building shall exceed two and one-half stories or thirty-five feet in height. Water towers, silos, granaries, barns, radio towers and antennas, and similar structures or necessary mechanical appurtenances may exceed the height limit as provided in Article 5, Section 5.

**F. OFF-STREET PARKING:** As regulated in Article 5, Section 7. Article 4.