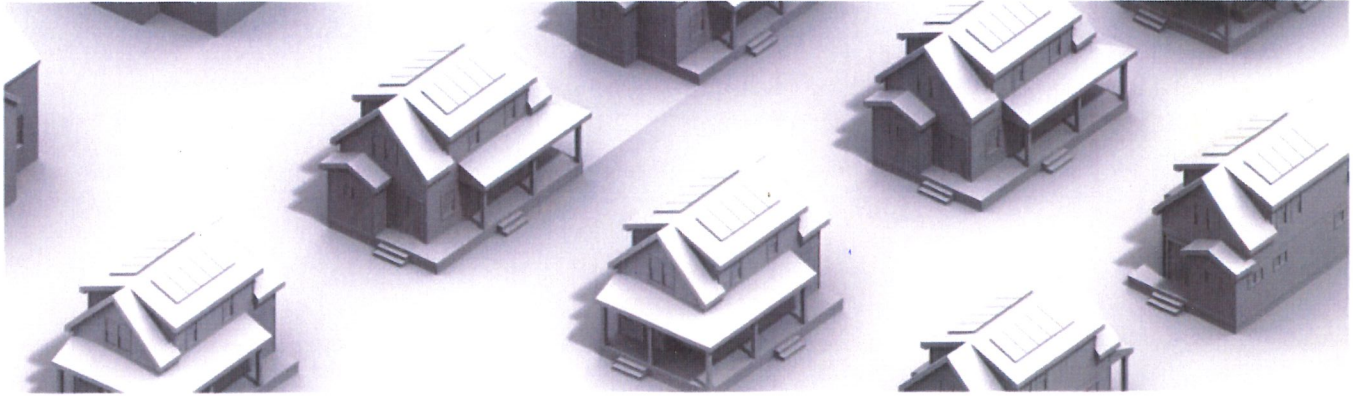


ZONING DISTRICTS

All of the districts within the Knoxville Zoning Code are described in the table below. The table includes a description of the purpose for each district, and indicates the location of key dimensional standards, design standards, and unique requirements for each district in the Code. Refer to the Zoning Map to determine the location of zoning districts.



Residential Districts - Article 4

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	ADDITIONAL STANDARDS
EN	The EN Established Residential Neighborhood Zoning District is intended to accommodate Knoxville's older low density neighborhoods, exhibiting a predominant development pattern of large lots with generous yards and complex, intricately designed homes on a highly connected street network. The EN District provides for the stability of these established neighborhoods, while allowing for continued development that is compatible with the existing development pattern. Limited nonresidential uses that are compatible with the character of the district may also be permitted.	<p>Table 4-1: Residential Districts Dimensional Standards, in Section 4.3 of the Code establishes the dimensional standards for the residential districts. Standards include:</p> <ul style="list-style-type: none"> • Minimum Lot Area • Minimum Lot Width • Maximum Building Height • Maximum Building Coverage • Maximum Impervious Surface • Minimum Setbacks (Front, Interior Side, Corner Side, Rear) 	<p>The EN District contains specific design standards, included in Section 4.4.</p> <p>The use standards in Article 9 address specific dwelling types, including manufactured homes.</p>
RN-1	The RN-1 Single-Family Residential Neighborhood Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.		<p>The use standards in Article 9 address specific dwelling types, including manufactured homes and two-family dwellings.</p>
RN-2	The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.	<p>All residential lots not served by a sanitary sewer system must be a minimum of 20,000 square feet in lot area, unless the minimum lot area requirement is greater than 20,000 square feet.</p>	<p>The use standards in Article 9 address specific dwelling types, including manufactured homes and two-family dwellings.</p>