

**5.22 AGRICULTURAL ZONE (A)**

## 5.22.02 Uses Permitted

In any Agricultural Zone, no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this resolution, except for one or more of the following uses:

- A. Houses and duplexes.
- B. Churches, schools, libraries and museums.
- C. Farming, including all types of agriculture and horticulture; commercial dairies; rabbit, goat and other animal or fish and minnow raising farms; egg-producing ranches and farms devoted to the hatching, raising, fattening and butchering of chickens, pigeons, turkeys and other poultry; and hog and other feeding for commercial purposes.
- D. Garage apartments.
- E. Mobile homes, but not mobile home parks.
- F. Portable sawmills.
- G. Roadside stands.
- H. Signs as permitted by Section 3.90 of this resolution.
- I. Public utilities, such as transmission lines, substations, railroad yard, lines and stations, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, temporary work camps or other governmental agency uses and buildings, temporary contractors' camps and buildings on public works projects, and other similar public service uses and buildings, and also such other buildings and structures, including fire stations, as are used by utility

and sanitary districts in the performing of the services in which they are authorized to engage.

- J. Home occupation subject to Section 4.90.
- K. Uses customarily incidental to any of the above uses, including parking of not more than two commercial vehicles and/or trailers used by the residents in their home occupation.
- L. Demolition landfills less than one (1) acre in size subject to Article 4, Section 4.80.01A.
- M. Yard sales and rummage sales
- N. Day care homes and group day care homes, if the provider lives on site, subject to the following conditions:
  - 1. The total lot area shall not be less than 10,000 square feet.
  - 2. The building must provide 30 square feet per child of usable indoor play space, not including halls, kitchen, or office space.
  - 3. A fenced play area of not less than 2,500 square feet shall be provided. No portion of the fenced play area shall be closer than 35 feet to any public right-of-way. The minimum height of the fence shall be 4 feet.
  - 4. Off-street parking, as regulated in Article 3.50. In addition, parking and loading areas shall be designed for safe off-street loading and unloading of children, as well as safe and convenient ingress and egress to and from the site. The off-street parking and circulation plan shall be designed to meet the requirements of the Department of Engineering and Public Works.

5.22.03 Uses Permitted On Review

In any agricultural zone the following uses may be permitted by the Metropolitan Planning Commission as a "Use On Review" in accordance with the provisions contained in Section 6.50.

A. Aircraft landing fields, hangars and equipment.

The general intent of this subsection is to insure the development of aircraft landing fields, hangars, equipment and local traffic patterns in Agricultural Zones, which will also afford some protection to residences in the area and which will hereby promote the public health, safety, morals and general welfare of the citizens of Knox County.

1. Before a landing field can be located in an Agricultural Zone, plans for the run-ways, local traffic pattern, hangars and other incidental uses of the airport shall be submitted to the Planning Commission for approval.
2. Where airport landing fields and hangars are already established in the county, plans for the expansion of additional buildings, run-ways, hangars, or where local traffic pattern has been changed because of expansion, or where additional uses are added such as the sale of planes, flight schools, or eating establishments (except vending machines) shall be submitted to the Planning Commission for approval.

The Planning Commission shall have the power to authorize the issuance of a permit after the plans have been approved and certified by the Knox County Board of Commissioners, and before a permit can be issued by the Director of the Code Administration and Enforcement Department for an addition to an existing operation or the location of a new airport, if the Planning Commission finds that the conditions are such that the location or expansion will not:

1. Increase the hazard from planes flying over houses.
2. Diminish value of land and buildings throughout the surrounding area within one thousand feet of the airport.
3. Increase the congestion or traffic hazards in the public streets and highways adjacent to the airport.
4. Otherwise impair the public health, safety, comfort, morals and general welfare of the inhabitants of Knox County.

Then the Planning Commission may impose such conditions as will lessen any injury to the character of the area and shall submit their recommendations to the Knox County Board of Commissioners.

Administration. The Planning Commission shall approve or disapprove the plans, and if approved, shall submit the plans to the Knox County Board of Commissioners who shall hold a public hearing thereon, the time and place of which shall be given by one publication in a newspaper of general circulation in the county (Annotated Code 13-404 and 13-405). Such notice shall state the place at which the text and maps as certified by the Planning Commission may be examined.

- B. Sanitary landfill subject to meeting all requirements set forth in Section 4.70 and 6.50 of these regulations.
- C. Boat liveries, subject to the standards of Section 4.30 of these regulations.
- D. Cemeteries.
- E. Dog kennels.

- F. Golf courses and public, private, and commercial golf driving ranges.
- G. Indoor storage.
- H. Livery stables.
- I. Lodging and boarding houses.
- J. Rifle ranges.
- K. The following uses may be permitted provided that, no such use shall be located nearer than three hundred feet to a public park, school, church, hospital, sanitarium, residential zone or land subdivided and restricted to residential uses, except as otherwise provided in Section 4.50 of these regulations.
  - 1. Mining and mineral extraction subject to all requirements set forth in Section 4.10 and Section 4.50 of these regulations.
- L. Demolition landfills, off-site, subject to Article 4, Section 4.80.01B.
- M. Veterinary clinics and animal hospitals meeting the following standards:
  - 1. No animals shall be kept outdoors within one hundred (100) feet of any residence other than that of the owner or user of the property.
  - 2. The applicant shall demonstrate that the use of the property will not create nuisance conditions for adjoining properties due to noise, odor, or lack of adequate sanitation.
- N. Group day care homes, if the provider does not live on site, provided they meet the requirements of Article 4.91, and child day care centers, provided they meet the requirements of Article 4.91.

- O. Public parks and playgrounds and public, private and commercial sports playing fields.
- P. Commercial mulching operation, consistent with the requirements of Sections 4.10.11 through 4.10.16, 4.96, and 6.50. of these regulations.
- Q. Composting facility, consistent with the requirements of Sections 4.10.11 through 4.10.16, 4.95, and 6.50, of these regulations.
- R. Marinas, subject to the standards of Section 4.30 of these regulations.
- S. Commercial telecommunications towers.
- T. Outdoor paintball ranges, subject to the requirements of Article 4, Section 4.97 (Outdoor Paintball Ranges).
- U. Adult day care centers, provided they meet the requirements of Article 4.98.
- V. Storage of school buses under contract to a public or private school system. (See Article 3, Section 3.54 for development criteria for school bus storage facilities.)
- W. Retail sales of agricultural products produced on the site, subject to the following restrictions
  - 1. Sales area and related facilities, including parking area shall not occupy more than 4 acres of the property.
  - 2. The sales area shall be subordinate and incidental in scope and size to the principal agricultural use of the property.
  - 3. The majority of retail inventory must be grown on site. Items for sale must be limited to those produced through farming as described under 5.22.02 (C) above; nursery products such as trees, shrubs, flowers, bedding plants, and

other plant stock; and mulch, compost, fertilizer, herbicides, and fungicides, not produced on site.

4. The retail sales area shall be open to the public only between 7:00 AM and 9:00 PM.
5. Any proposed signage shall comply with Section 3.90.06 of these regulations and shall be approved with the site plan.
6. The retail operation shall be screened from adjoining property by a landscaping screen as depicted in the Landscaping Screening Design Guidelines, prepared by the MPC staff. The Planning Commission may approve alternate landscape screening based on a finding that the alternate screening is sufficient to protect adjoining properties from visual and noise impacts of the sales area.
7. The retail sales area, including the building layout, parking area, and signage, shall be designed to minimize its impact on the character of the surrounding area.

#### 5.22.04 Area Regulations

All buildings shall be set back from street or road right-of-way lines and lot lines to comply with the following yard requirements.

##### A. Front Yard

1. For dwellings the minimum depth of the front yard shall be forty feet and in no case shall an accessory building, other than accessory farm buildings, be located between the principal structure and the street.

2. Churches and other main and accessory buildings, other than dwellings, shall have a front yard set back of fifty feet.

B. Side Yard

1. For single story dwellings, located on interior lots, side yards shall be not less than ten feet in width.
2. For unattached buildings of accessory use there shall be a side yard of not less than ten feet provided, however, that unattached one story buildings of accessory use shall not be required to set back more than eight feet from an interior side lot line when all parts of the accessory building are located more than ninety feet behind the front property line.
3. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than thirty-five feet.

C. Rear Yard

1. For main buildings, other than garage apartments, there shall be a rear yard of not less than thirty-five feet.
2. A garage apartment may be located in the rear yard of another dwelling, but shall not be located closer than fifteen feet to the rear lot line. Unattached buildings of accessory use shall not be located closer to any rear lot line than eight feet.

D. Lot Width

No lot shall be less than one hundred feet wide at the building line.

## E. Intensity of Use

1. For residential development, there shall be a lot area of not less than one acre per dwelling, as follows:
  - a. For each house or mobile home, and buildings accessory thereto, there shall be a minimum lot area of not less than one acre.
  - b. For each duplex, and buildings accessory thereto, there shall be a minimum lot area of not less than two acres.
  - c. For each multi-dwelling development, and buildings accessory thereto, up to two dwelling units (two houses or a house with a garage apartment) may be located on a recorded lot that is two acres or more.
2. For uses other than residential development, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Section 3.50 of these regulations; provided, however, that the lot area for a church shall not be less than one acre.

## F. Maximum Lot Coverage

Main and accessory buildings shall cover not more than thirty percent of the lot area.

## 5.22.05 Height Regulations

No main building shall exceed three stories or thirty-five feet in height. Accessory buildings shall not exceed eighteen feet in height; provided, however, the eighteen feet height limitation

may be exceeded to conform the pitch of the accessory building roof to the pitch of the roof of the principal use. In no case shall the bottom chord of the roof truss or the bottom of the ceiling joist of an accessory building exceed eighteen feet in height.

5.22.06 Off-Street Parking

As regulated in Section 3.50 of these regulations.