

Zoning Information – 1812 Rhea Rd, Knoxville, TN 37920

According to Knox County Planning, the subject property is zoned as follows:

- A-1: General Agricultural District

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 pressures 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.

For additional information, please contact the Knoxville-Knox Metropolitan Planning Commission at 865-463-6870 or visit them at <http://www.knoxmpc.org/>.