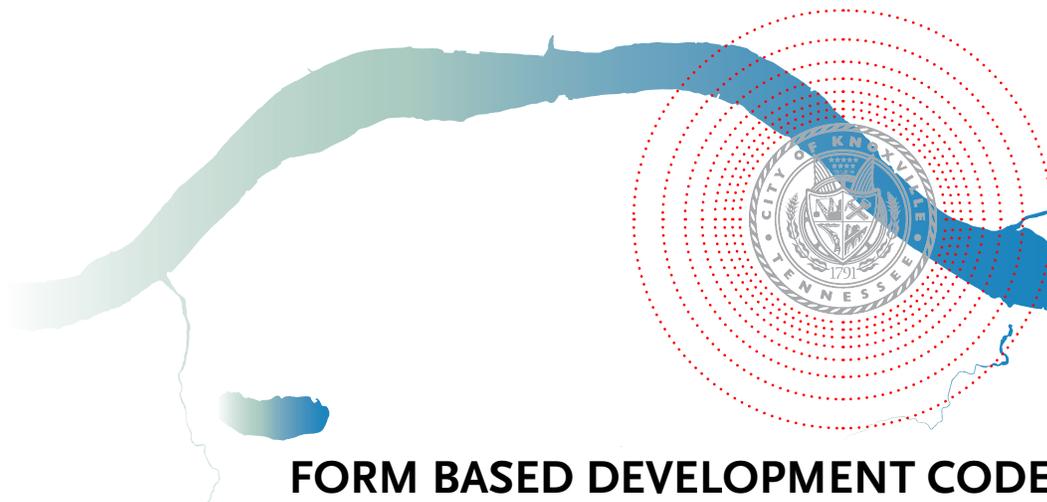


# Knoxville South Waterfront

CREATING AN ACTIONABLE AND INSPIRATIONAL VISION



## **FORM BASED DEVELOPMENT CODE** Regulations for Designing the South Waterfront

**ADOPTED BY THE KNOXVILLE CITY COUNCIL  
FEBRUARY 27, 2007  
ORDINANCE O-29-07**

**EFFECTIVE DATE: MARCH 16, 2007**

· CITY OF KNOXVILLE, TENNESSEE ·

# REVISIONS TABLE

<u>DATE</u>	<u>ORDINANCE</u>	<u>DESCRIPTION</u>
2/27/2007	O-29-07	Initial Adoption
2/27/2007	O-30-07, O-31-07, O-32-07, O-33-07	City of Knoxville Zoning Ordinance Amendments Related to SW Code

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## **WHAT ARE FORM BASED DEVELOPMENT CODES?**

Form-Based Coding is different than traditional zoning. Traditional zoning regulates development primarily by use (housing, industry, commercial) where districts are filled by a primary use category. This categorization makes mixed-use, pedestrian-oriented development difficult (or even illegal). Traditional zoning results in dispersed land uses with few centers, excessive land consumption and pedestrian unfriendly streets.

Form-based codes de-emphasize land use in favor of building form and typology. They encourage a greater mix of uses and housing types and place stronger emphasis on the design of the public realm. In addition, greater public participation in the coding process will enable all parties involved to have a better understanding of the outcome of future development. Form based codes are also more graphic-intense and easier for people to understand than traditional zoning.

The intent of these codes is to provide a blue-print for future development that allows for greater certainty in determining the outcome for growth. The Knoxville South Waterfront Vision Plan represents a possible vision for future growth. These codes are written to tailor future development in such a way as to assist in creating an environment that achieves this vision.

The three-mile long Knoxville South Waterfront has been divided into SEVEN DISTRICTS, identified in this document as SW1 - SW7 [SW = South Waterfront]. Each district has its own opportunities, scale and character that should be preserved and enhanced with new development.

## **COMPONENTS OF THE CODE:**

The Knoxville South Waterfront Form Based Development Code (otherwise referred to herein as “The Form Based Code” or “the Code”) is a legal document that regulates land-development, setting careful and clear controls on building form--with broad parameters on building use--to shape well defined public space (streets, neighborhoods and parks) with a healthy mix of uses. With proper urban form, a greater integration of building uses is natural and comfortable. The Form Based Code uses simple graphic prescriptions for parameters for block layout, buildings siting and configuration, ancillary structures and outdoor spaces, building frontages, off street parking and loading, external elements, and stormwater systems and sustainability to address the basic necessities for forming quality public space.

While the Knoxville South Waterfront Form Based Code provides a citizen-endorsed urban design for the improvement of all properties in designated areas, configurations shown for the Light Rail Transit systems are shown only for illustrative purposes and no commitment has yet been made by the City and/or a transit service operator.

The Knoxville South Waterfront Form Based Code is comprised of: Introduction, Administration, Vision Plan and Regulating Plans, Property Development Standards by District, General Development Standards, Streetscape Standards, Riverscape Standards, Stream Buffer Standards, Marina Standards, Glossary & Definitions, and the Appendix.

# HOW TO USE THIS GUIDE

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## FORM BASED CODE DEVELOPMENT PROCEDURE:

1. Review the **Administration** section in order to gain an understanding of the purpose of the code, its applicability to your specific site, as well as the approval and administrative process.
2. Review the **Vision Plan** for overall design principles.
3. Review the **Regulating Plan** to identify your property location and the corresponding SW color/number.
4. Continue to the detailed **Regulating Plan** sheets to learn about new road alignments, right of ways, developable area and set backs, as they apply to your site.
5. Review the **Vision Statement & Precedents** to gain an understanding of the future potential and character envisioned for the area. Refer back to the Vision Plan to gain an understanding of neighborhood context.
6. Follow the **Property Development Standards** in the recommended order of categories, to gain an understanding of site design, requirements, constraints and opportunities.
7. Review the **General Applicable Standards** to learn about the development standards that are consistent across all districts.
8. Identify additional adjoining public spaces and comply with additional standard sections if applicable: **Streetscape Standards, Riverscape Standards, Stream Buffer Standards, Marinas Standards.**
9. Reference the **Glossary & Definitions** for definitions as you follow the **Property Development Standards** section.
10. Proceed to the **Appendix** for permit application submittal.

# ADMINISTRATION

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## 1.0 GENERAL PROVISIONS

### 1.1 APPLICABILITY

The requirements of this section apply to all development within the South Waterfront District as designated on the Zoning Map (See Article 3, Section 2).

### 1.2 PURPOSE

The South Waterfront District carries out the policies of the South Waterfront Vision Plan by regulating development and land uses within the City's designated South Waterfront, consistent with the Vision Plan. More specifically, the South Waterfront District is intended to:

- A. Provide standards for the continuing orderly growth and development that will assist in enhancing and maintaining a distinct community identity;
- B. Create a comprehensive and stable pattern of development and land uses upon which to plan transportation, water supply, sewerage, energy, and other public facilities and utilities;
- C. Ensure that proposed development is of human scale, pedestrian-oriented, energy conserving, and is designed to create attractive streetscapes and pedestrian spaces;
- D. Minimize automobile congestion through pedestrian-oriented development, compact community form, safe and effective traffic circulation, and adequate parking facilities; and
- E. Ensure compatibility between different types of development and land uses.

### 1.3 CONFLICTING PROVISIONS

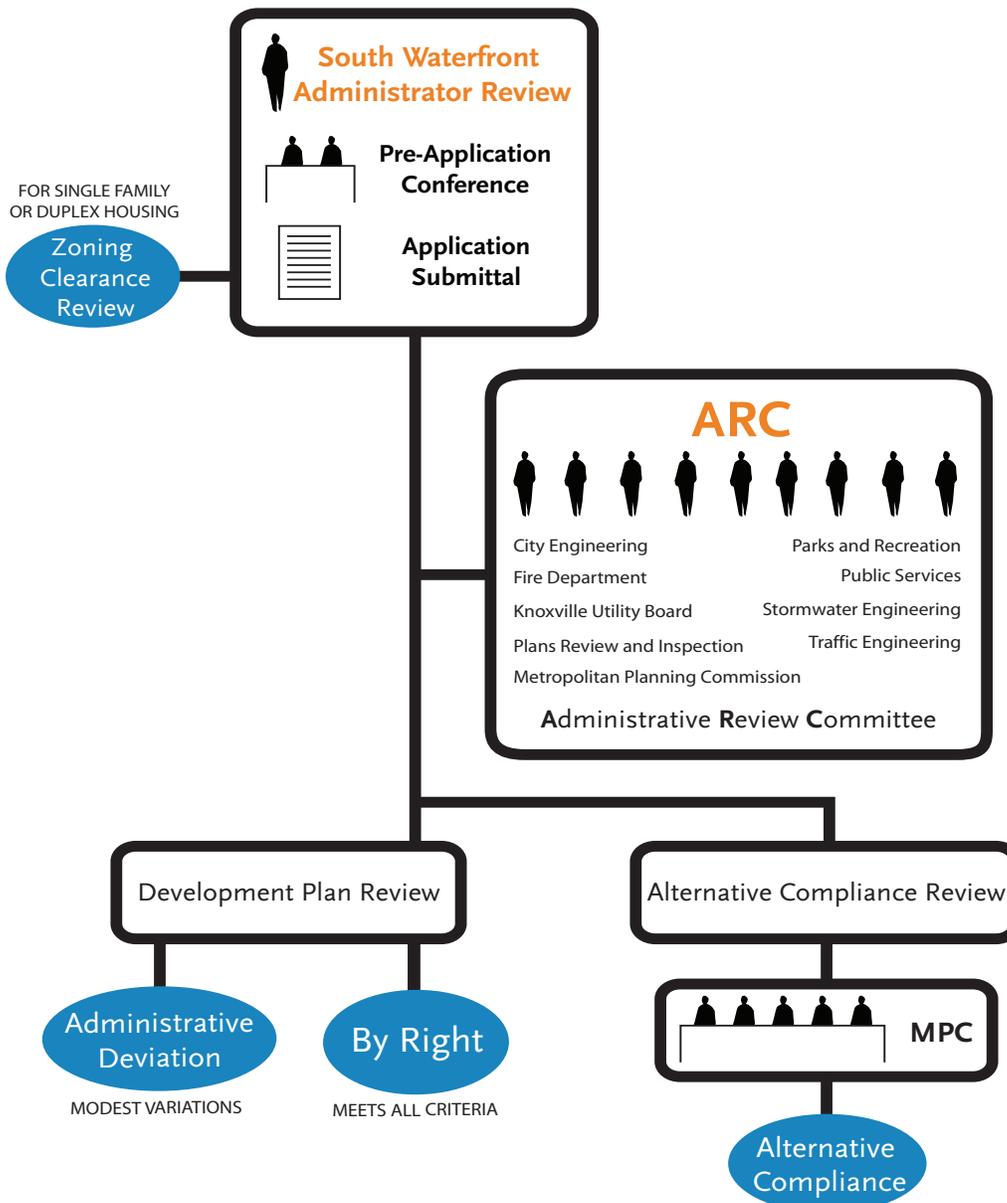
Wherever there appears to be a conflict between these district regulations and other requirements of the Zoning Ordinance or the Knoxville and Knox County Subdivision Regulations, these district regulations shall prevail. For development standards not covered in these district regulations, additional requirements may apply.

# ADMINISTRATION

## 2.0 ADMINISTRATION

### 2.1 SUMMARY OF REVIEW AUTHORITY

	Administrator	Administrative Review Committee	Metropolitan Planning Commission	Board of Zoning Appeals	City Council	Cross-reference
Zoning Clearance Review	Decision			Administrator Appeal	BZA Appeal	2.5
Development Plan Review	Decision	Review		Administrator Appeal	BZA Appeal	2.6
Alternative Compliance Review	Review	Review	Decision		MPC Appeal	2.7
Written Interpretations	Decision			Administrator Appeal	BZA Appeal	2.8



# ADMINISTRATION

## 2.0 ADMINISTRATION

### 2.2 SOUTH WATERFRONT ADMINISTRATOR

#### 2.2.1 Authority

The South Waterfront Administrator is responsible for the day-to-day administration and enforcement of these district regulations and is specifically authorized to approve applications for Zoning Clearance pursuant to 2.5.

#### 2.2.2 Delegation of Authority

The South Waterfront Administrator may designate any Metropolitan Planning Commission staff member to represent the Administrator in any function assigned by these district regulations. The South Waterfront Administrator shall remain responsible for any final action.

### 2.3 SOUTH WATERFRONT ADMINISTRATIVE REVIEW COMMITTEE

#### 2.3.1 Authority

The City Council has delegated review of Development Plans and application to the South Waterfront Administrative Review Committee pursuant to 2.6. The South Waterfront Administrator shall serve as chairman of the South Waterfront Administrative Review Committee and shall be responsible for all final actions.

#### 2.3.2 Composition

In addition to the South Waterfront Administrator, the South Waterfront Administrative Review Committee shall consist of a representative from the following entities:

- A. Civil Engineering
- B. Fire Department
- C. Knoxville Utility Board
- D. Metropolitan Planning Commission
- E. Plans Review and Inspection
- F. Parks and Recreation
- G. Public Services
- H. Stormwater Engineering
- I. Traffic Engineering

### 2.4 COMMON REVIEW PROCEDURES

#### 2.4.1 Pre-Application Conference

- A. Prior to completion of project design and formal submittal of required application, the South Waterfront Administrator shall schedule a pre-application conference with the applicant to discuss the procedures, standards and regulations.
- B. A request by a potential applicant shall be accompanied by preliminary project plans and designs and the required filing fee.
- C. The South Water Administrator shall inform the applicant of requirements as they apply to the proposed project, provide a preliminary list of issues that will likely be of concern during formal application review, suggest possible modifications to the project, and identify any technical studies that may be necessary for the review process when a formal application is submitted. Any discussions held shall not be binding for either the applicant or the City.

# ADMINISTRATION

## 2.0 ADMINISTRATION

### 2.4.2 Application Requirements

#### A. Forms

Applications required under these district regulations shall be submitted to the South Waterfront Administrator on forms and in such numbers as required by the Metropolitan Planning Commission.

#### B. Fees

Filing fees shall be established from time to time to defray the cost of processing the application, as listed with the Metropolitan Planning Commission, as adopted by the City Council. Before review of an application, all associated fees shall be paid in full.

#### C. Completeness Review

1. All applications shall be sufficient for processing before the South Waterfront Administrator is required to review the application. Within **10 working days** of the receipt of the application, the South Waterfront Administrator shall notify the applicant in writing whether or not the application is complete or whether additional information is required.
2. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of these district regulations.
3. The presumption shall be that all of the information required in the application forms is necessary to satisfy the requirements of these district regulations. However, it is recognized that each application is unique, and therefore more or less information may be required according to the needs of the particular case. The applicant may rely on the recommendations of the South Waterfront Administrator as to whether more or less information should be submitted.
4. Upon receipt of a complete application, the South Waterfront Administrator shall review the application and may confer with the applicant to ensure an understanding of the applicable requirements of the district regulations; that the applicant has submitted all of the information they intend to submit; and that the application represents precisely and completely what the applicant proposes to do.

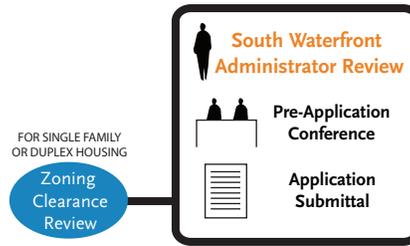
#### D. Concurrent Applications

1. Applications may be filed and reviewed concurrently, at the option of the applicant. Any application that also requires a variance shall not be eligible for final approval until the variance has been granted.
2. Applications submitted concurrently are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

# ADMINISTRATION

## 2.0 ADMINISTRATION

### 2.5 ZONING CLEARANCE REVIEW



- 2.5.1 Purpose  
Zoning Clearance review is intended to ensure that all single-family houses and duplexes comply with the requirements of these district regulations.
- 2.5.2 Applicability  
Zoning Clearance is required for the construction of, or major addition to (**greater than 50 percent of existing square footage**), a single-family house or duplex on an individual lot.
- A. Where an administrative deviation is requested, the application shall be reviewed pursuant to 2.6, Development Plan Review.
- B. Where a variance is requested it shall be granted by the Board of Zoning Appeals in accordance with Article 7, Section 2, Variances, prior to approval of an application for Zoning Clearance.
- 2.5.3 Authority  
The South Waterfront Administrator is authorized to approve applications for Zoning Clearance within the South Waterfront District. No building permit shall be issued or structure or building erected, and no existing building or structure shall be altered, remodeled, or enlarged or extended until the South Waterfront Administrator has approved the application for Zoning Clearance.
- 2.5.4 Pre-Application Conference  
An applicant requesting Zoning Clearance shall schedule a pre-application conference in accordance with 2.4.1.
- 2.5.5 Application Requirements  
An application for Zoning Clearance shall be submitted in accordance with 2.4.2, Application Requirements.
- 2.5.6 South Waterfront Administrator Action
- A. Upon submission of a completed application, the South Waterfront Administrator shall review the application for consistency with the requirements of these district regulations.
- B. Within **10 working days** after the application has been determined complete, the South Waterfront Administrator shall approve or deny the application for Zoning Clearance.

# ADMINISTRATION

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## 2.0 ADMINISTRATION

### 2.5.7 Approval Criteria

In approving an application for Zoning Clearance, the South Waterfront Coordinator shall consider the following:

- A. Compliance with all applicable district standards;
- B. Compliance with all applicable Zoning Ordinance standards; and
- C. Compliance with all applicable Subdivision regulations.

### 2.5.8 Modifications to Approved Applications

The South Waterfront Administrator has the authority to grant modifications to approved applications for Zoning Clearance in accordance with the provisions of this section.

### 2.5.9 Effect of Zoning Clearance Approval

Approval of Zoning Clearance shall permit the applicant to apply for any other permits and approvals including, but not limited to, those permits and approvals required by this Zoning Ordinance, the Subdivision regulations, or the Building Code.

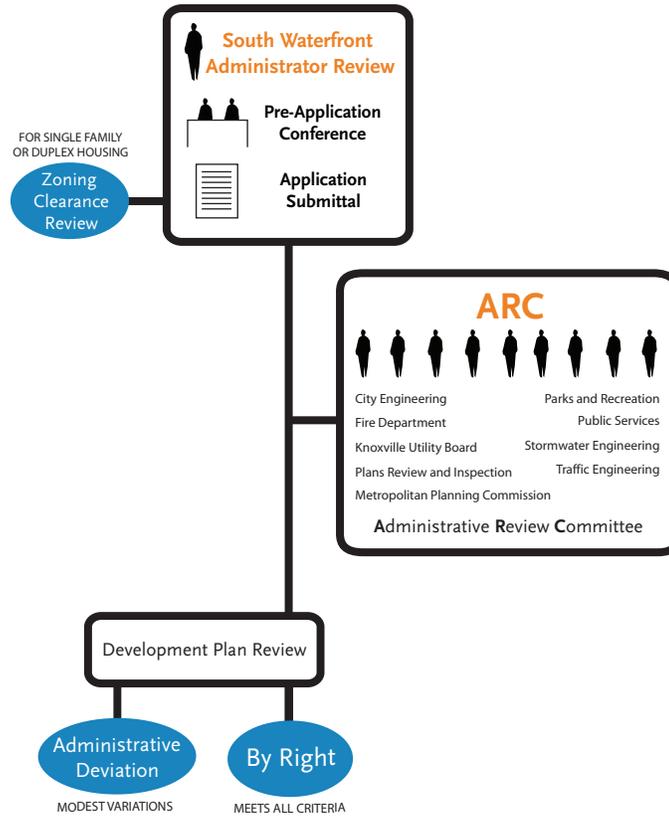
### 2.5.10 Appeals

Any person, firm or corporation aggrieved by any decision of the South Waterfront Administrator may appeal the decision to the Board of Zoning Appeals pursuant to Article 7, Section 1C.

# ADMINISTRATION

## 2.0 ADMINISTRATION

### 2.6 DEVELOPMENT PLAN REVIEW



- 2.6.1 Purpose  
Development Plan review is intended to ensure that all multifamily and nonresidential development complies with the requirements of these district regulations.
- 2.6.2 Applicability  
Except for houses and duplexes on individual lots, all proposed development, including new construction or expansion of an existing structure or building, is subject to the Development Plan review process as set forth below.
- 2.6.3 Authority  
The South Waterfront Administrator, with review by the South Waterfront Administrative Review Committee, is authorized to approve Development Plans within the South Waterfront District. No building permit shall be issued or structure or building shall be erected, and no existing building or structure shall be altered, remodeled, or enlarged or extended until the South Waterfront Administrator has approved the Development Plan.
- 2.6.4 Pre-Application Conference  
An applicant requesting Development Plan approval shall schedule a pre-application conference in accordance with 2.4.1.
- 2.6.5 Application Requirements  
An application for Development Plan review shall be submitted in accordance with 2.4.2, Application Requirements.

# ADMINISTRATION

## 2.0 ADMINISTRATION

- 2.6.6 South Waterfront Administrator Action
- A. Upon submission of a completed application, the South Waterfront Administrator shall schedule the Development Plan for review by the South Waterfront Administrative Review Committee. The South Waterfront Administrative Review Committee shall review the Development Plan for consistency with the requirements of these district regulations.
  - B. Upon completion of the technical review, the South Waterfront Administrator may meet with the applicant to discuss any changes in development design.
  - C. Within **20 working days** after the application has been determined complete, the South Waterfront Administrator shall determine whether the Development Plan conforms to all applicable requirements of these district regulations.
- 2.6.7 Approval Criteria
- In approving a Development Plan, the South Waterfront Administrator shall consider the following:
- A. Recommendations from the South Waterfront Administrative Review Committee;
  - B. Compliance with all applicable district standards;
  - C. Compliance with all applicable Zoning Ordinance standards;
  - D. Compliance with all applicable Subdivision regulations;
  - E. Compliance with the Major Road Plan; and
  - F. Compliance with the One Year Plan.
- 2.6.8 Administrative Deviations
- A. Authority  
During the Development Plan review process, the South Waterfront Administrator is authorized to approve limited administrative deviations to certain provisions of these district regulations, where, owing to special conditions, strict enforcement would be physically impractical. This optional process shall occur only where the applicant requests an administration deviation to a standard as specified below.
  - B. Permitted Deviations  
The South Waterfront Administrator shall review the request in light of the intent and purpose of the district requirements. The South Waterfront Administrator is authorized to approve an administration deviation for the following standards:
    - 1. Building and Siting Configuration
      - a. Front Setback – increase or decrease of up to ten percent of the permitted setback.
      - b. Frontage at Setback (minimum percentage of build-to) – reduction of up to five percent of required length.
      - c. Side Setback – reduction of up to 50 percent of the required minimum setback.
  - C. Unlisted Standards  
Any request for relief from a required standard, other than those listed above, shall be reviewed by the Board of Zoning Appeals in accordance with Article 7, Section 2, Variances.
- 2.6.9 Modifications to Approved Development Plans
- The South Waterfront Administrator, with review by the South Waterfront Administrative Review Committee, has the authority to grant modifications to approved Development Plans in accordance with the provisions of this section.

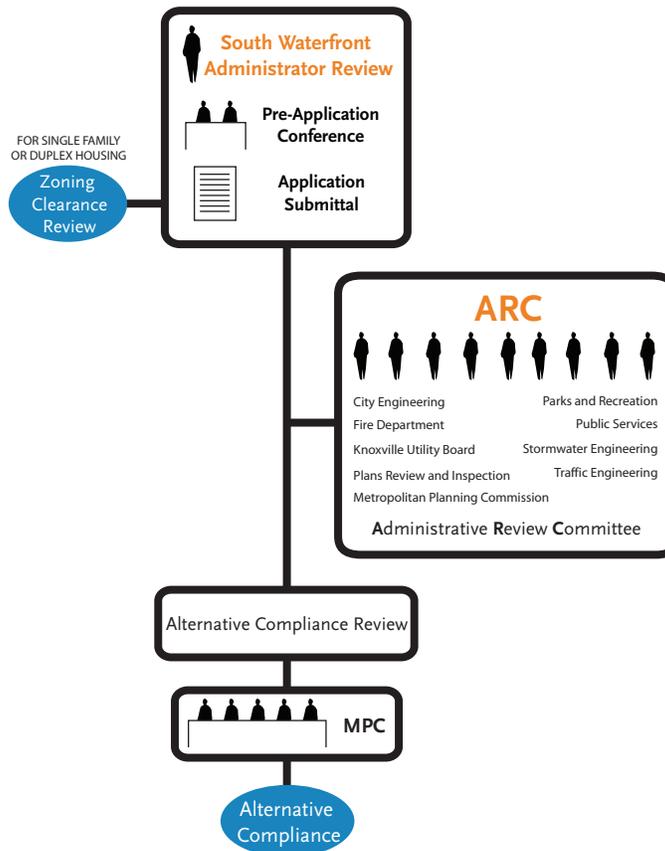
# ADMINISTRATION

## 2.0 ADMINISTRATION

2.6.10 Effect of Development Plan Approval  
Approval of a Development Plan shall permit the applicant to apply for any other permits and approvals including, but not limited to, those permits and approvals required by this Zoning Ordinance, the Subdivision regulations, or the Building Code.

2.6.11 Appeals  
Any person, firm or corporation aggrieved by any decision of the South Waterfront Administrator may appeal the decision to the Board of Zoning Appeals pursuant to Article 7, Section 1C.

## 2.7 ALTERNATIVE COMPLIANCE REVIEW



2.7.1 Purpose  
Alternative Compliance is intended to permit innovative, high quality developments that would not otherwise be allowed under a strict interpretation of the district regulations but nevertheless comply with the intent of the Vision Plan. The Alternative Compliance mechanism is also intended to provide a review process for requests by applicants for reconstruction or expansion of certain nonconforming structures in which nonconforming industrial uses operate in the SW2, SW3, SW4, SW5, SW6, or SW7 districts.

2.7.2 Authority  
The South Waterfront Administrator, with review by the South Waterfront Administrative Review Committee, is authorized to approve applications for Alternative Compliance within the South Waterfront District. No building permit shall be issued or structure or building shall be erected, and no existing building or structure shall be altered, remodeled, or enlarged or extended until the South Waterfront Administrator has approved the application for Alternative Compliance.

# ADMINISTRATION

## 2.0 ADMINISTRATION

- 2.7.3 Applicability  
Any development that does not meet the requirements of 2.5, Zoning Clearance or 2.6, Development Plan Review, or Article 7, Section 2, Variances may submit an application for Alternative Compliance.
- 2.7.4 Pre-Application Conference  
An applicant requesting Alternative Compliance shall schedule a pre-application conference in accordance with 2.4.1.
- 2.7.5 Application Requirements  
An application for Alternative Compliance shall be submitted in accordance with 2.4.2, Application Requirements.
- 2.7.6 South Waterfront Administrator Action
- A. Upon submission of a completed application, the South Waterfront Administrator shall schedule the application for review by the South Waterfront Administrative Review Committee. The South Waterfront Administrative Review Committee shall review the application for consistency with the requirements of these district regulations.
  - B. Upon completion of the technical review, the South Waterfront Administrator may meet with the applicant to discuss any changes in development design.
  - C. The South Waterfront Administrator shall prepare a report that reviews the application in light of comments provided by the South Waterfront Administrative Review Committee, and in light of the South Waterfront Vision Plan and the general requirements of these district regulations. The report and any related application materials shall be forwarded to the Metropolitan Planning Commission.
- 2.7.7 Metropolitan Planning Commission Action
- A. The Metropolitan Planning Commission shall hold a public hearing subsequent to notification consistent with its Administrative Rules and Procedures.
  - B. Within **25 working days** after the application has been determined complete, the Metropolitan Planning Commission shall approve or disapprove the application, or send the application back to the South Waterfront Administrative Review Committee for additional consideration.
  - C. In the exercise of its approval, the Metropolitan Planning Commission may impose such conditions regarding the location, character or other features of the proposed buildings as it may deem advisable in the furtherance of the general purposes of the South Waterfront Vision Plan.
- 2.7.8 Approval Criteria
- A. In reviewing an application for Alternative Compliance in cases other than applications concerning reconstruction or expansion of nonconforming structures in which nonconforming industrial uses operate in the SW2, SW3, SW4, SW5, SW6 or SW7 districts, the Metropolitan Planning Commission shall consider the following:
    - 1. Consistency with the South Waterfront Vision Plan;
    - 2. That the development will not have a substantial or undue adverse effect upon the neighborhood, the character of the South Waterfront area, traffic conditions, parking, public infrastructure, and other matters affecting the public health, safety and general welfare;
    - 3. That the development will be constructed and operated to be compatible with the neighborhood;

# ADMINISTRATION

## 2.0 ADMINISTRATION

4. That the proposed development can be adequately served by public facilities;
5. That the proposed development will not result in the destruction, loss, or damage of any significant natural, scenic, or historical district, site, or feature;
6. Compliance with all applicable district standards, including height;
7. Compliance with all applicable Zoning Ordinance standards;
8. Compliance with all applicable Subdivision regulations;
9. Compliance with the Major Road Plan; and
10. Compliance with the One Year Plan.

B. In reviewing an application for Alternative Compliance, in cases concerning nonconforming structures in which nonconforming industrial uses operate in the SW2, SW3, SW4, SW5, SW6, or SW7 districts, the Metropolitan Planning Commission shall consider the following:

1. That the application concerns such nonconforming structures that are proposed to be reconstructed due to a voluntary or involuntary destruction of 50 percent or more of their value, or that are proposed to be expanded; and
2. That the application only concerns the reconstruction or expansion of such structures that the South Waterfront Administrator has determined are not addressed by the dimensional, locational, or building design requirements applicable in the SW2, SW3, SW4, SW5, SW6, or SW7 districts; and
3. That the application demonstrates that the design of the proposed structures is compatible with the existing structures on the property and, to the maximum extent feasible, with the intent of the dimensional, locational, or building design requirements applicable in the SW2, SW3, SW4, SW5, SW6, or SW7 districts.

### 2.7.9 Modifications to Approved Applications

#### A. Minor Modifications

The South Waterfront Review Administrative Review Committee has the authority to grant minor modifications to an approved application. The applicant shall file a written application for such amendment with the South Waterfront Administrator. Minor modifications shall include, but not be limited to the following:

1. A less than five percent change in floor area, number of units, parking area, or parking spaces; and
2. A ten percent decrease in open space; and
3. The minor relocation of any structure, dedicated street, easement, or landscape screen in any direction from the location shown on the approved application unless deemed by the South Waterfront Administrator to significantly alter the approved application.

#### B. Major Modifications

If the proposed amendment is not considered a minor modification, the approved application shall be amended in accordance with the procedures and standards that governed its original approval.

### 2.7.10 Appeals

Any person, firm or corporation aggrieved by any decision of the Metropolitan Planning Commission may petition the decision to the City Council. Such petition shall be in writing and shall state:

- A. The name of the owner of the subject property.
- B. A description of the subject property, including the City Block and Parcel or lot number.
- C. A statement of the petitioner's interest in the matter, including a description of affected property owned by petitioner where petitioner is not the owner of the subject property.

# ADMINISTRATION

## 2.0 ADMINISTRATION

- D. A statement of the reason appeal, including a map of the zoning of all property located within 300 feet of the subject property.
- E. The petition shall be filed with the Metropolitan Planning Commission not more than **15 working days** from the date of the Metropolitan Planning Commission decision to be considered and shall be scheduled for public hearing before City Council at the earliest date possible consistent with these regulations.
- F. All such petitions shall be submitted on forms available at the Metropolitan Planning Commission.
- G. Metropolitan Planning Commission shall mail a copy of such petition by certified mail return receipt requested to any opposing, adverse party who registered as such at the time the matter was heard by Metropolitan Planning Commission.
- H. The City Council shall consider de novo in public hearing and may affirm, modify, impose restrictions or overrule the action of the Metropolitan Planning Commission

### 2.8 WRITTEN INTERPRETATIONS

#### 2.8.1 Applicability

When uncertainty exists, the South Waterfront Administrator, after consultation with the City Attorney, shall be authorized to make all interpretations concerning the provisions of these district regulations.

#### 2.8.2 Application Requirements

An application for a written interpretation shall be submitted in accordance with 2.4.2, Application Requirements.

#### 2.8.3 South Waterfront Administrative Review Committee Action

A. The South Waterfront Administrator shall review and evaluate the request in light of the text of these district regulations, the Zoning Map, the South Waterfront Vision Plan and any other relevant information;

B. Following completion of staff review, the South Waterfront Administrator shall render an opinion.

C. The interpretation shall be provided to the applicant in writing.

#### 2.8.4 Official Record

The South Waterfront Administrator shall maintain an official record of all interpretations and shall provide a copy of all interpretations to the City Attorney. The record of interpretations shall be available for public inspection during normal business hours.

#### 2.8.5 Appeals

Any person, firm or corporation aggrieved by any decision of the South Waterfront Administrator may appeal the decision to the Board of Zoning Appeals pursuant to Article 7, Section 1C.

# VISION PLAN

## Excerpted from the VISION PLAN EXECUTIVE SUMMARY

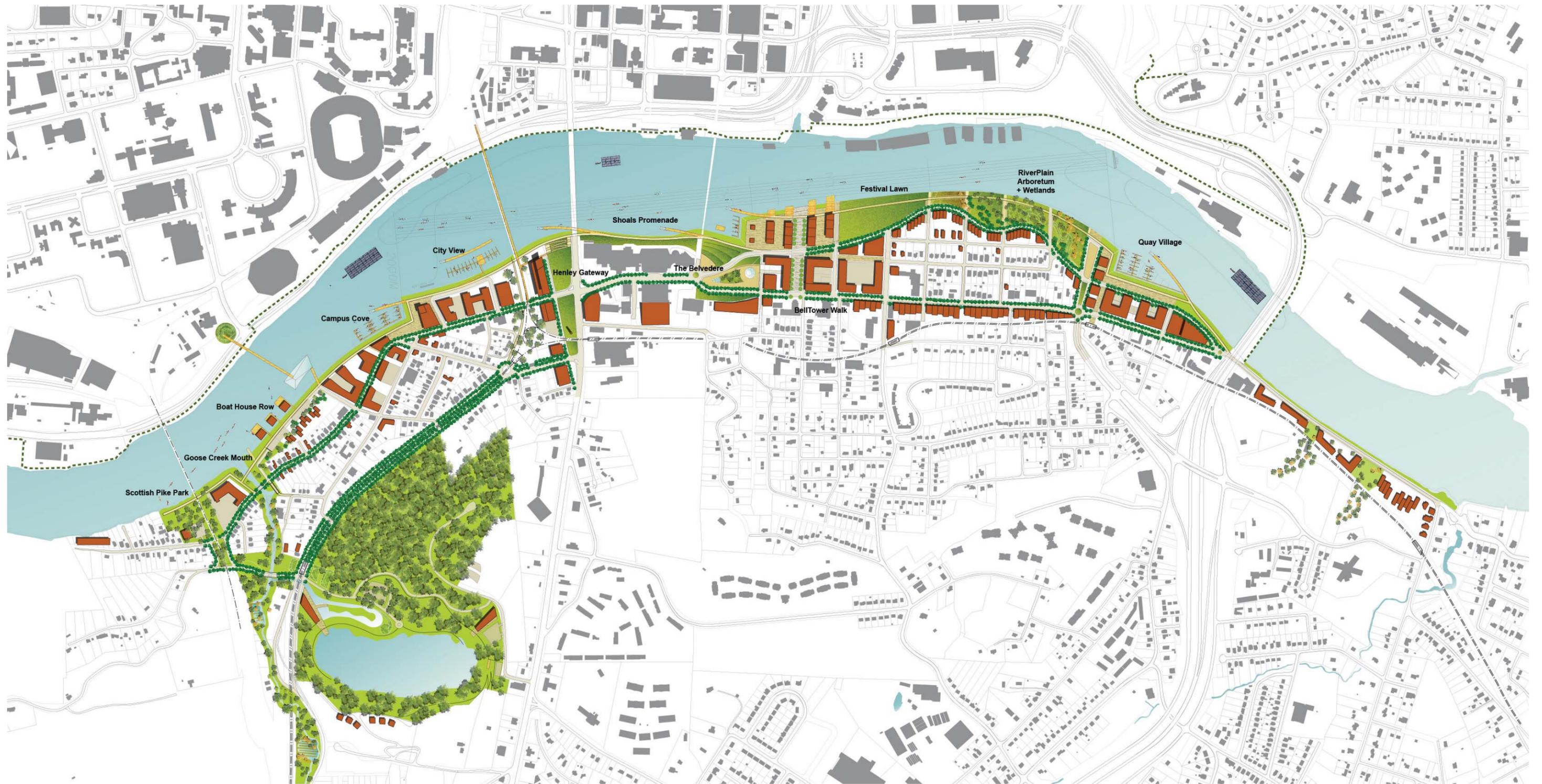
The Knoxville South Waterfront Vision and Action Plan is an effort to develop, through extensive public involvement, a coordinated plan and realistic series of prioritized actions to improve the waterfront area across from the downtown. The intent of the project is to revitalize the South Waterfront to a level that it is recognized as a citywide asset, attraction, and destination, while still preserving what makes the riverfront special to the neighborhoods.

The plan is not intended to be rigid and inflexible. It has been subjected to extensive review, discussion, and revision from all levels of government, local business and local communities. Three public workshops during the visioning process were well attended, with the final workshop drawing more than 500 people. The basic framework of the plan describes a series of public transportation and open space improvements designed to allow access and views to the water throughout the South Waterfront. The plan is designed to accommodate a realistic range of market driven redevelopment over the next 20 years.

The Vision Plan was adopted by the City Council on **April 25, 2006**.

## THE GROWTH STRATEGY FOR THE KNOXVILLE SOUTH WATERFRONT FOR THE NEXT 20 YEARS INCLUDES THE FOLLOWING:

Type of development	Estimated Market Study Demand	Vision Plan Approximate Capacity
Residential	2,200 units	2,200 units
Retail	60,000 square feet	420,000 square feet
Restaurant / Entertainment	30,000 square feet	60,000 square feet
Office	400,000 square feet	1,000,000 square feet
Hotel	100 rooms	160 rooms
Marina	225 slips	225 slips
Cultural / Civic Institutions	135,000 square feet	135,000 square feet
Whitewater Kayak Park	1 course on Quarry	
Garages	700 cars	
On-street Parking	790 cars	
Off-street Parking Lots	450 cars	
New Roads	11,750 linear feet	
Existing Roads - Upgrades	11,000 linear feet	
New Parks, Greenways	51.3 acres	



# Knoxville South Waterfront

HARGREAVES ASSOCIATES . CHAN KRIEGER & ASSOCIATES . KENNEDY COULTER RUSHING & WATSON . DEVELOPMENT STRATEGIES  
MOFFATT & NICHOL . GLATTING JACKSON . JORDAN JONES & GOULDING . STUDIO FOUR DESIGN . ARCADIS G&M . DUVALL & ASSOCIATES

## VISION PLAN



**SW1** Old Sevier  
Scottish Pike

**SW2** River Road  
Goose Creek Row  
Island Home Avenue

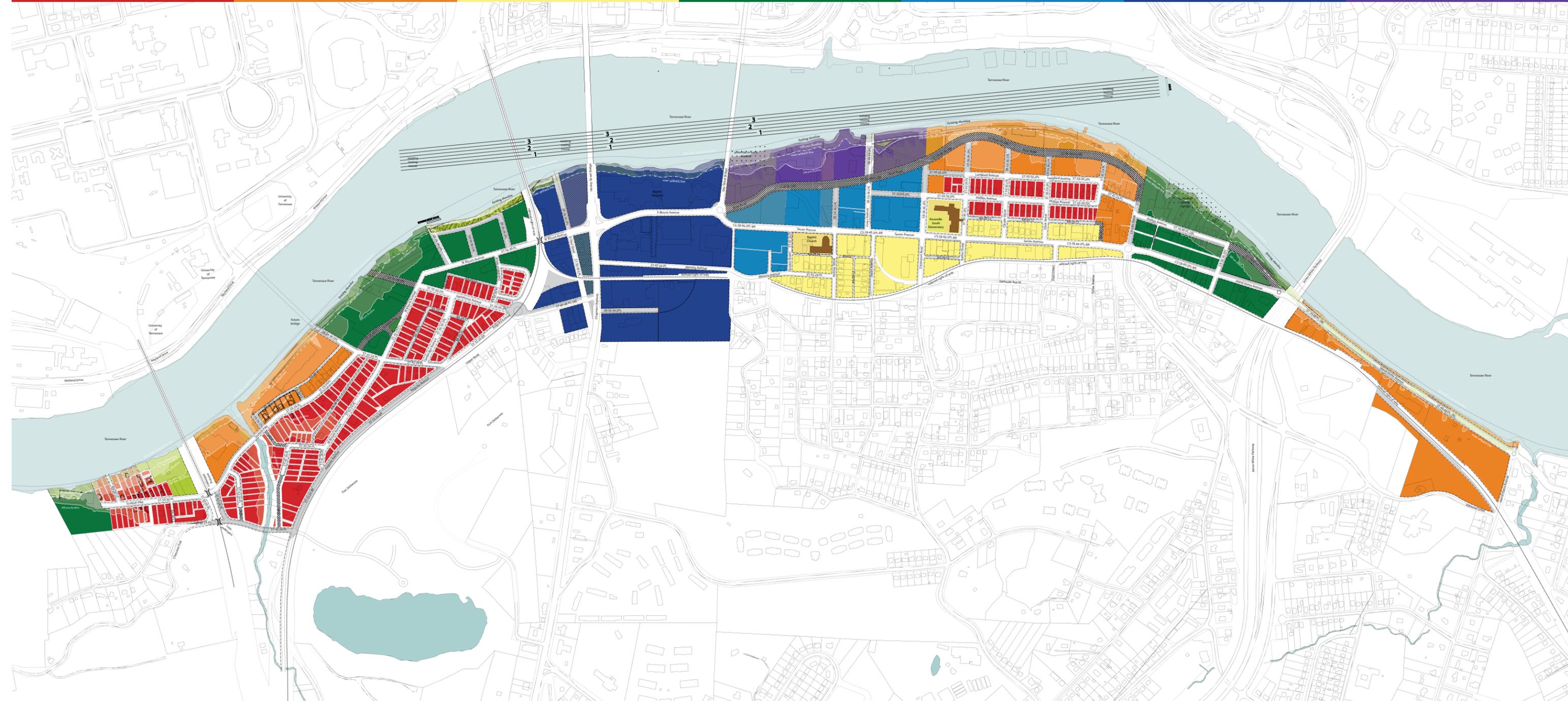
**SW3** Sevier Avenue

**SW4** Scottish Pike  
Campus Cove  
Quay Village

**SW5** Bell Tower Walk

**SW6** Henley Gateway

**SW7** Waterfront Marketplace



Note: The actual location and configuration of new streets shown as "flexible road alignment" will be determined at the time of redevelopment of the property.

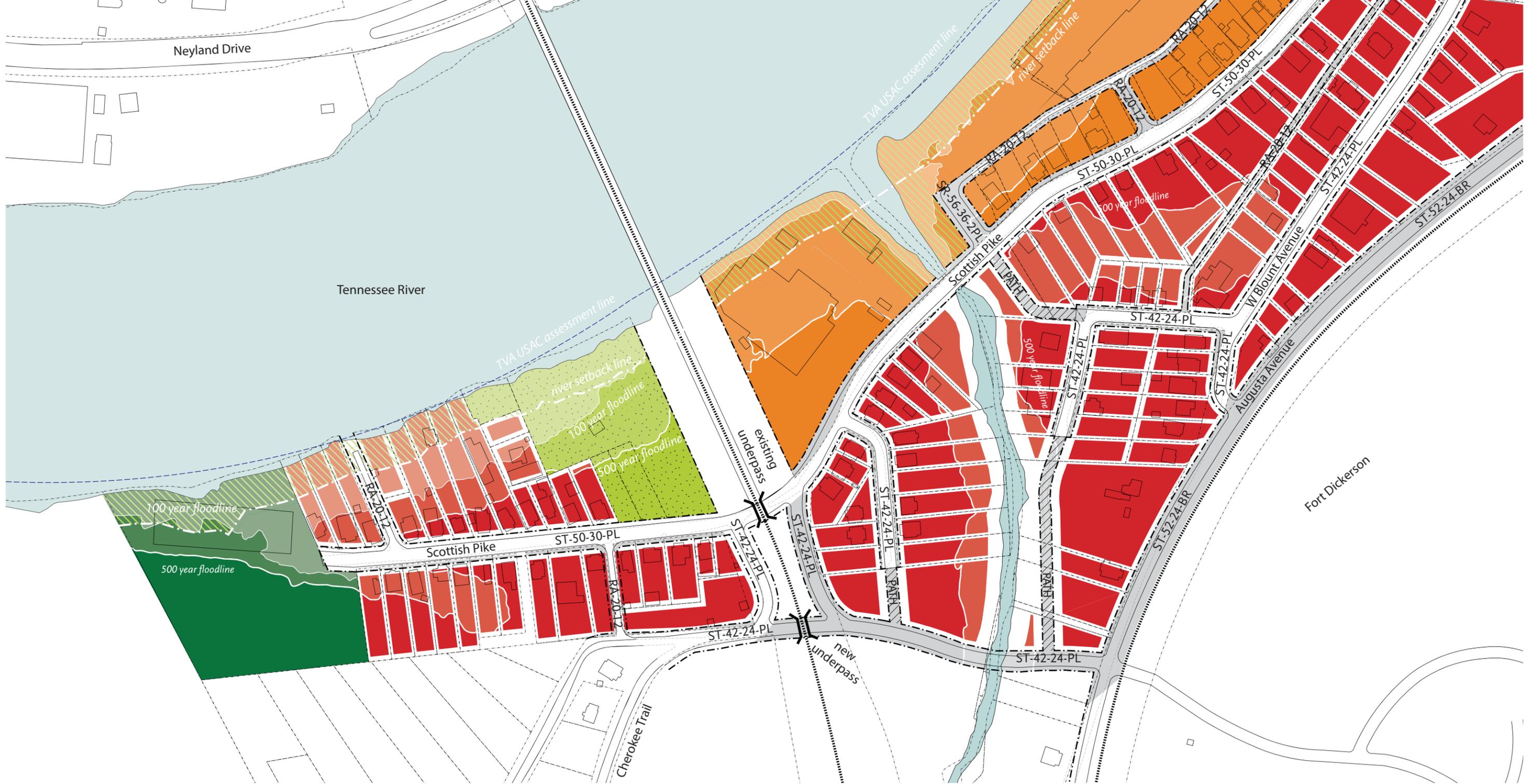
## Knoxville South Waterfront

hargreaves associates . chan krieger & associates . kennedy coulter rushing & watson . development strategies  
moffatt & nichol . glatting jackson . jordan jones & goulding . studio four design . arcadis g&m . duvall & associates

- ra-12-12 thoroughfare type
- new roads
- existing roads
- existing properties
- river setback
- existing park
- potential open space
- potential civic space
- buildable area
- new right of way alignment
- new right of way edge
- flexible road alignment



- SW1 Old Sevier  
Scottish Pike
- SW2 River Road  
Goose Creek Row  
Island Home Avenue
- SW3 Sevier Avenue
- SW4 Scottish Pike  
Campus Cove  
Quay Village
- SW5 Bell Tower Walk
- SW6 Henley Gateway
- SW7 Waterfront Marketplace



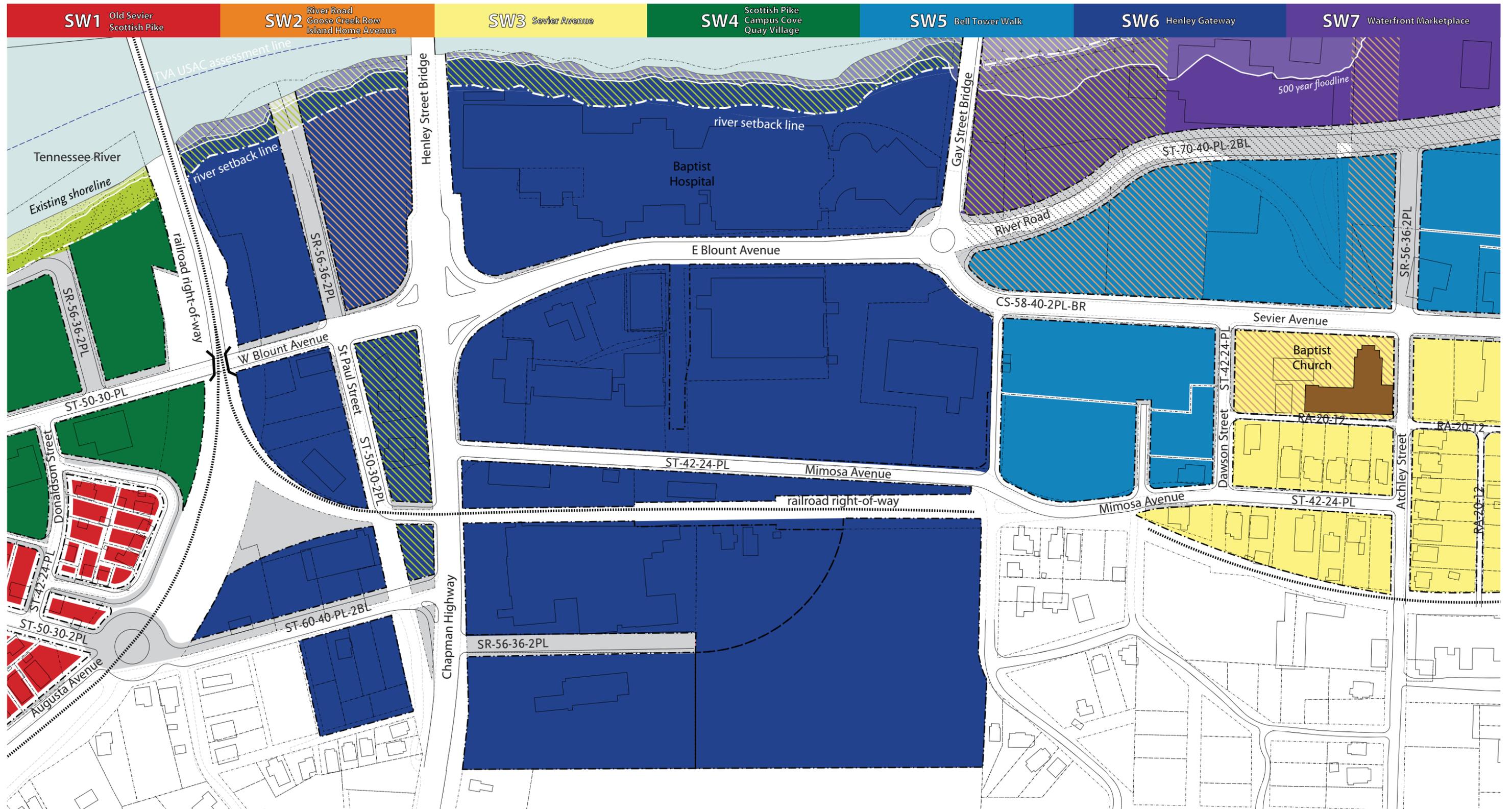
- |                            |                           |                                |
|----------------------------|---------------------------|--------------------------------|
| ra-12-12 thoroughfare type | --- river setback         | --- buildable area             |
| — new roads                | --- existing park         | --- new right of way alignment |
| — existing roads           | --- potential open space  | --- new right of way edge      |
| --- existing properties    | --- potential civic space | --- flexible road alignment    |





- ra-12-12 thoroughfare type
- new roads
- existing roads
- existing properties
- river setback line
- existing park
- potential open space
- potential civic space
- buildable area
- new right of way alignment
- new right of way edge
- flexible road alignment





ra-12-12 thoroughfare type  
 — new roads  
 — existing roads  
 - - - existing properties

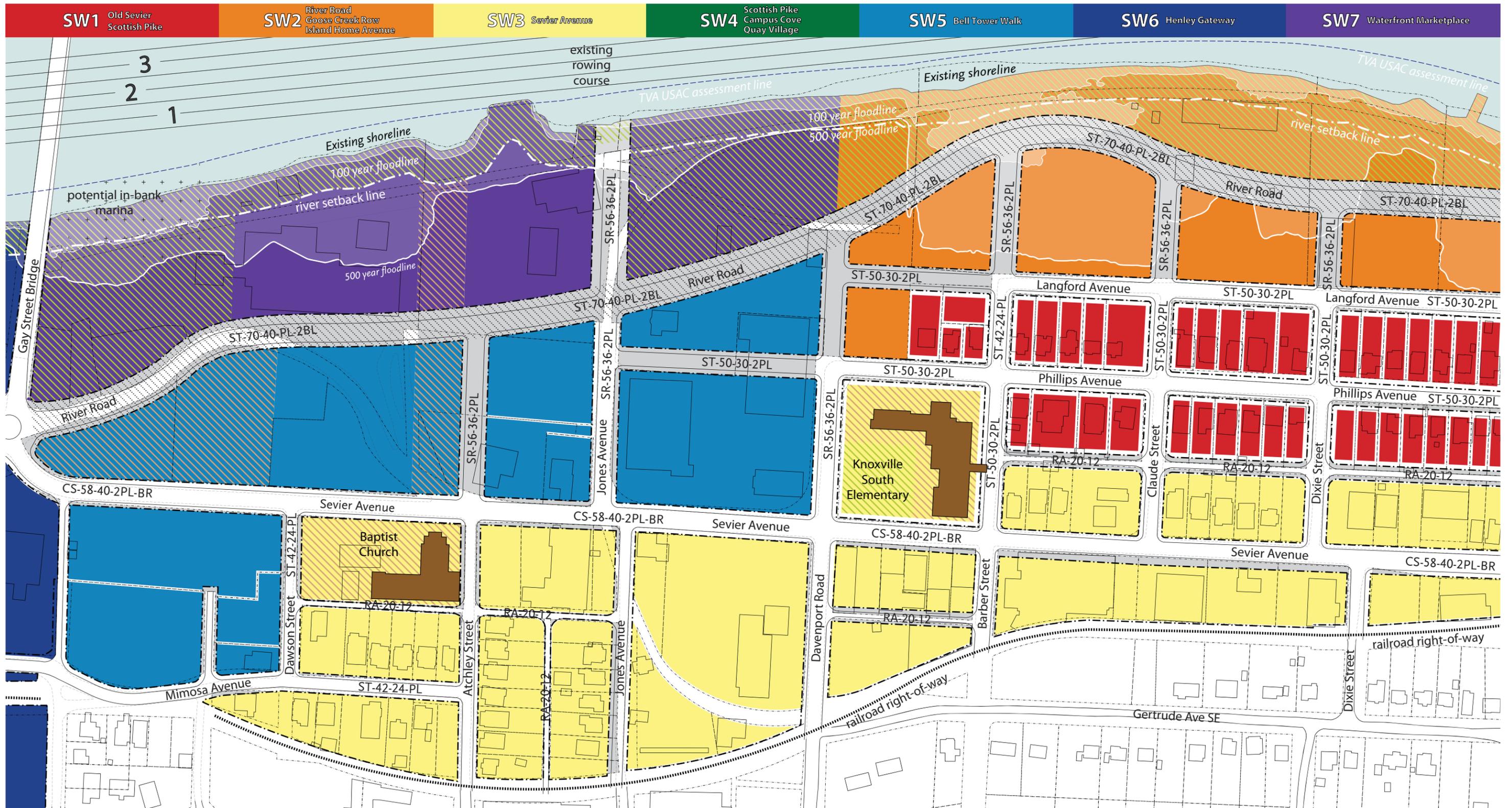
- - - riverfront setback  
 ■ existing park  
 ▨ potential open space  
 ▨ potential civic space

■ buildable area  
 - - - new right of way alignment  
 ■ new right of way edge  
 ▨ flexible road alignment



1" = 200'

# REGULATING PLAN



- ra-12-12 thoroughfare type
- new roads
- existing roads
- existing properties
- river setback line
- existing park
- potential open space
- potential civic space
- buildable area
- new right of way alignment
- new right of way edge
- flexible road alignment



- SW1 Old Sevier  
Scottish Pike
- SW2 River Road  
Goose Creek Row  
Island Home Avenue
- SW3 Sevier Avenue
- SW4 Scottish Pike  
Campus Cove  
Quay Village
- SW5 Bell Tower Walk
- SW6 Henley Gateway
- SW7 Waterfront Marketplace

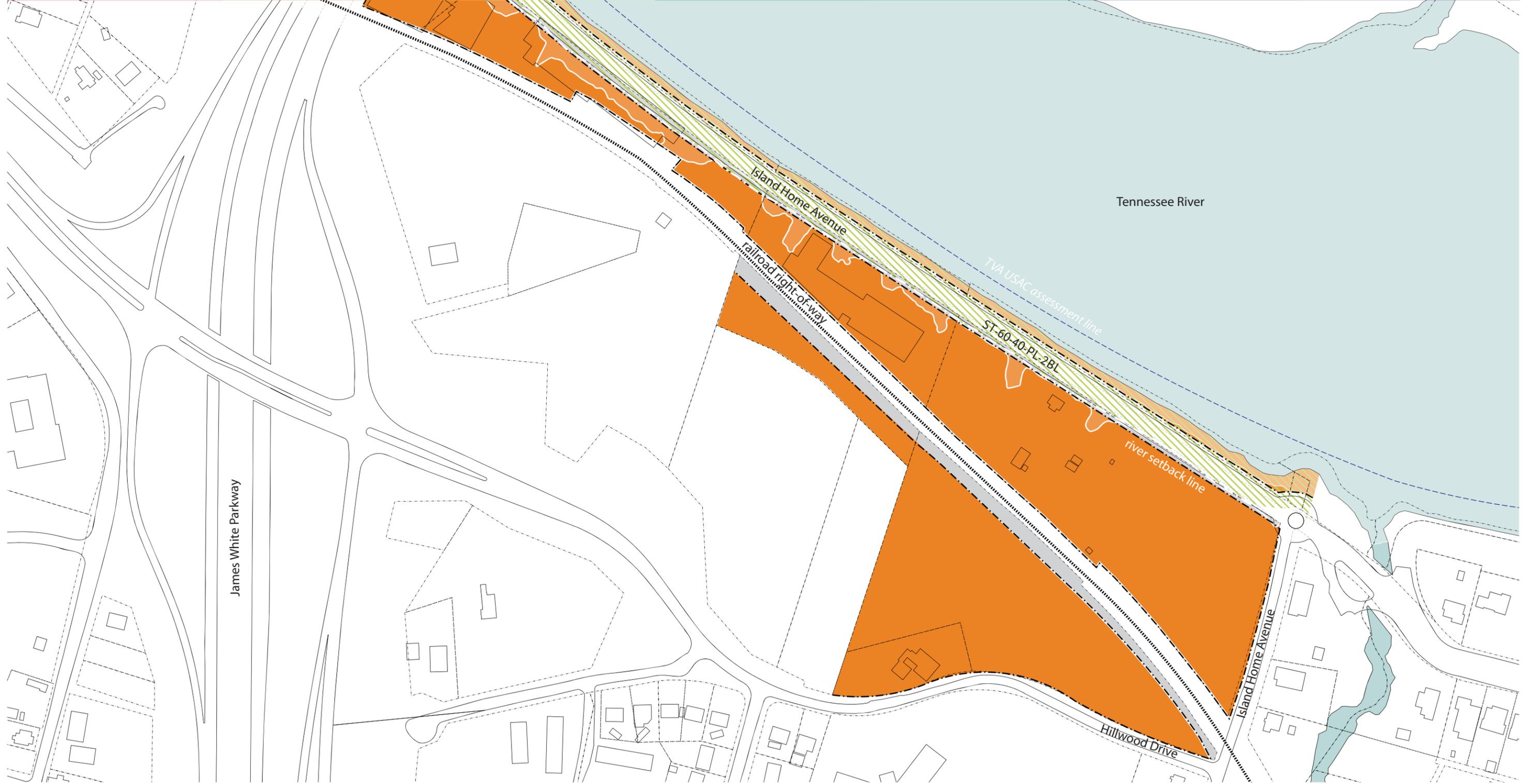


- |                            |                        |                                |
|----------------------------|------------------------|--------------------------------|
| ra-12-12 thoroughfare type | --- river setback line | █ buildable area               |
| — new roads                | █ existing park        | --- new right of way alignment |
| — existing roads           | █ reserve: open space  | █ new right of way edge        |
| --- existing properties    | █ reserve: civic space | █ flexible road alignment      |



1" = 200'

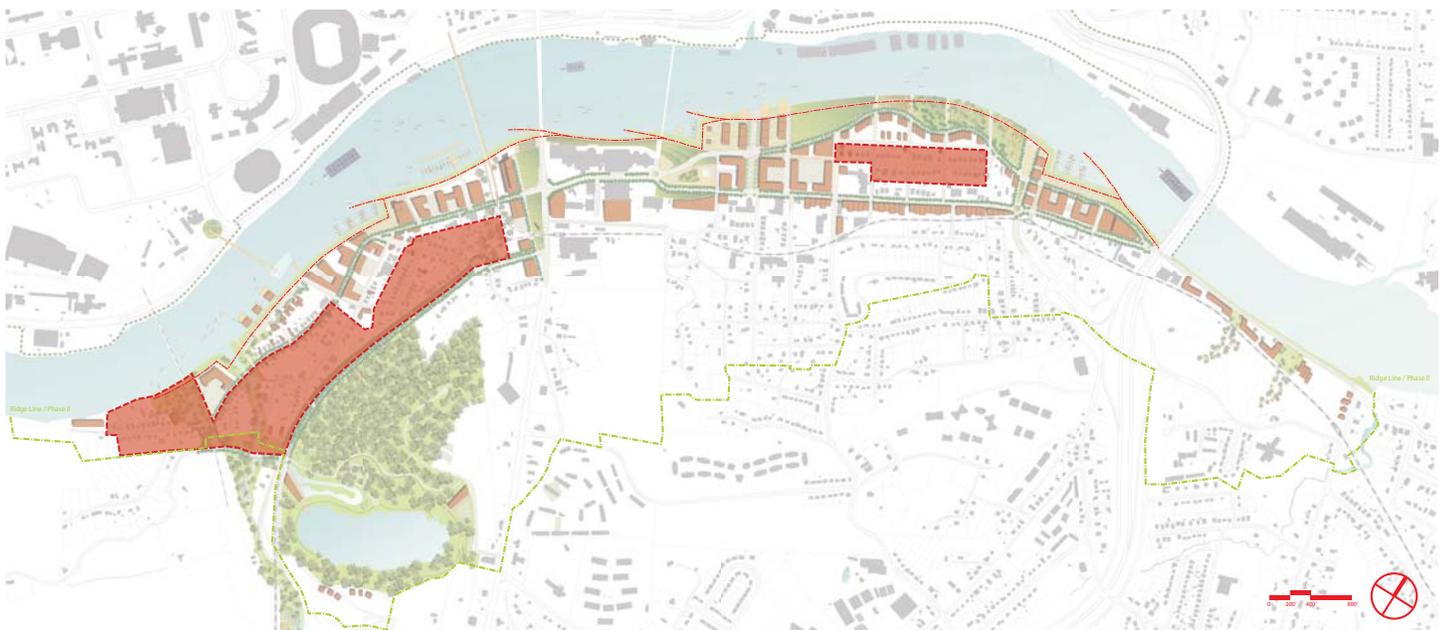
<b>SW1</b> Old Sevier Scottish Pike	<b>SW2</b> River Road Goose Creek Row Island Home Avenue	<b>SW3</b> Sevier Avenue	<b>SW4</b> Scottish Pike Campus Cove Quay Village	<b>SW5</b> Bell Tower Walk	<b>SW6</b> Henley Gateway	<b>SW7</b> Waterfront Marketplace
--	--	--------------------------	---	----------------------------	---------------------------	-----------------------------------



- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>ra-12-12 thoroughfare type</li> <li>— new roads</li> <li>— existing roads</li> <li>- - - existing properties</li> </ul> | <ul style="list-style-type: none"> <li>- - - river setback line</li> <li>▨ existing park</li> <li>▨ reserve: open space</li> <li>▨ reserve: civic space</li> </ul> | <ul style="list-style-type: none"> <li>▨ buildable area</li> <li>- - - new right of way alignment</li> <li>▨ new right of way edge</li> <li>▨ flexible road alignment</li> </ul> |
|--|--|--|



## 4.1-1 VISION & INTENT



The Old Sevier and Scottish Pike areas are envisioned to conserve the “small town, neighborhood” atmosphere. New developments in these areas are encouraged to preserve and extend the existing neighborhood character and to maintain a complementary scale and density. Large-scale assemblage of residential properties or any commercial uses are prohibited. Suggested building types include detached houses, cottages, duplex houses, attached townhouses and rowhouses.

New street alignments in combination with the existing roads define important access and view corridors to the river and the bluffs. The completed road network establishes a “figure eight” loop by adding a new rail underpass to connect to August Avenue en route to Vestal. The road network links Blount Avenue to the new River Road (east of the Gay Street Bridge) then to Sevier Avenue and Augusta Avenue. In order to alleviate Blount Avenue from congestion associated with new development, improvements to Augusta Avenue change the character of this street from a tertiary street to a significant boulevard with a bus route and close relationship to the rail line. Scottish Pike will enjoy new access to Fort Dickerson Park and a newly landscaped green corridor of Goose Creek. Proposed street right-of-ways improve pedestrian circulation as well as integrate street trees.



## 4.1-2 CHECK LIST

		Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>VISION &amp; INTENT</b>	Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DEVELOPMENT STANDARDS</b>					
<b>Existing Conditions</b>	Topography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Existing Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	100-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	500-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Environmental and Archaeological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Block Layout</b>	Block Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building Lines:				
	-- River Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Stream Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Proposed Subdivision & Phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings Siting &amp; Configuration</b>	Principal Building Siting:				
	-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Frontage at Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Open Space Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Building Configuration:				
	-- Building Width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Height Max	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor Area Ratio (FAR)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ancillary Structures &amp; Outdoor Spaces</b>	Ancillary/Accessory Structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ancillary Structure Envelope:				
	-- Footprint/Floor Plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outdoor Space Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Usable Private Outdoor Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.1-3 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>Building Frontages</b>				
Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Articulation:				
-- Facade Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Function	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off Street Parking &amp; Loading</b>				
Parking Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Spaces, Reserved & Shared	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening & Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Spaces & Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & Curb Cuts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Loading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External Elements</b>				
Proposed Typography Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side or Rear Privacy Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped Vegetation				
-- Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Shrubs & Groundcover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Storage & Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Mechanical & Electrical Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater Systems</b>				
Piped Roof Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas with Subsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas of Rock and/or Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sustainability</b>				
Green Building & Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reflectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.1-4 EXISTING CONDITIONS & BLOCK LAYOUT

### EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Maintain views to river & downtown when viewed from hills behind.

TOPOGRAPHY:	Consider existing topography and provide topographic survey with 2' contours
EXISTING TREES:	Identify all existing trees with a min 6" caliper including root zone within dripline Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater
100-YEAR FLOOD LINES:	Preserve Goose Creek TVA flowage easement at 822 No fill or study to show "no rise" certification
500-YEAR FLOOD LINES:	Lowest habitable floor elevation is EL 828.8
ENVIRONMENTAL AND ARCHAEOLOGICAL:	Comply with State & Federal Requirements Report on environmental and/or archaeological findings

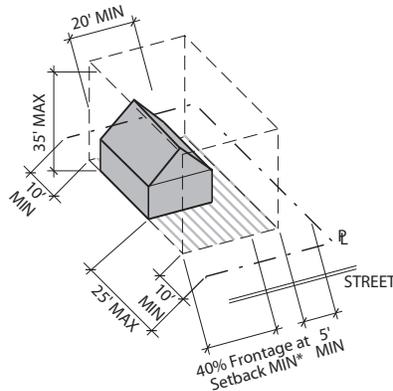
### BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walkable neighborhoods.

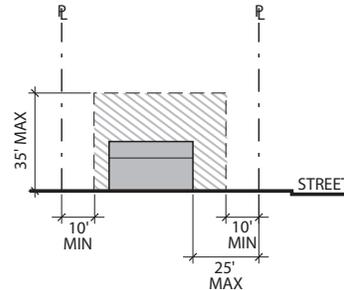
BLOCK SIZE:	1400' Max perimeter
BUILDING LINES:	
<i>River Buffer Setback:</i>	70' Min from normal pool EL 813.0 Refer to section 7-1 Riverscape Standards
<i>Stream Buffer Setback:</i>	50' Min from stream centerline
PROPOSED SUBDIVISION & PHASING PLAN:	Clearly designate future phases and describe proposed subdivision plan and phasing when applicable

## 4.1-5 BUILDING SITING & CONFIGURATION

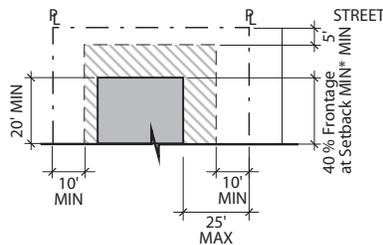
INTENT: Provide building configuration and design parameters.



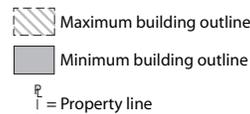
**Axonometric Diagram**



**Section Siting**



**Plan Width and Siting**



\*Frontage requirements do not apply to single family or duplex residences

**Definitions**

**PRINCIPAL BUILDING SITING:**

<i>Orientation:</i>	NA
<i>Front Setback:</i>	10' Min to 25' Max
<i>Frontage at Setback:</i>	40% Min (excluding single family or duplexes)
<i>Side Setback:</i>	5' Min
<i>Rear Setback:</i>	10' Min
<i>Lot Size:</i>	15,000 SF Max
<i>Building Coverage:</i>	30% Max (including accessory structures)
<i>Open Space Coverage:</i>	70% Min

**PRINCIPAL BUILDING CONFIGURATION:**

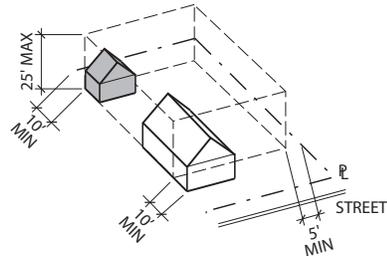
<i>Building Width:</i>	20' Min
<i>Building Height Min:</i>	NA
<i>Building Height Max:</i>	35' & 2.5 Story Max
<i>Footprint / Floor Plate:</i>	NA

**FLOOR AREA RATIO (FAR):**

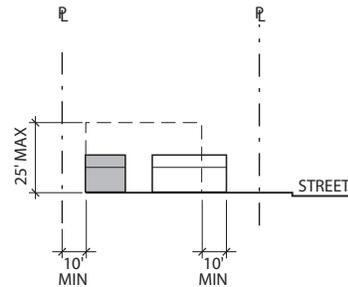
1 Max

## 4.1-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

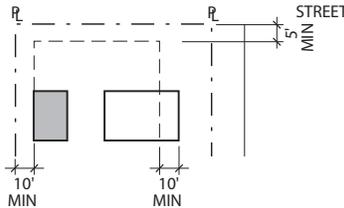
INTENT: Provide outdoor space configuration and design parameters.



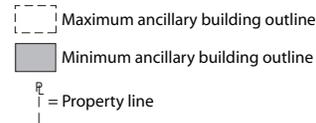
**Axonometric Diagram**



**Section Height and Siting**



**Plan Siting**



**Definitions**

ANCILLARY/ ACCESSORY STRUCTURES:

Rear studio, detached garage, workshop, live/work unit, accessory dwelling unit, gazebo, garden shed

ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:

- Footprint/Floor Plate:* 650 SF Max
- Front Setback:* 10' + Building Setback
- Frontage at Setback:* NA
- Side Setback:* 5' Min
- Rear Setback:* 10' Min
- Building Width:* NA
- Building Height:* 25' & 2 Story Max

OUTDOOR SPACE TYPES:

Front yard, side yard, rear yard, gardens

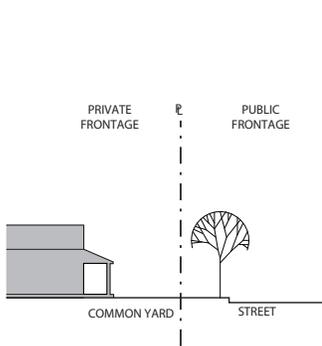
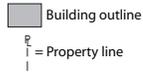
USABLE PRIVATE OPEN SPACE:

400 SF Min

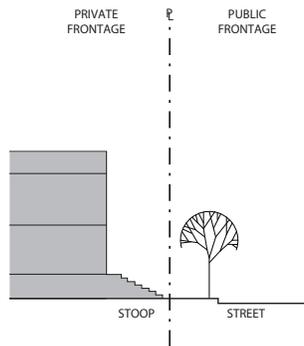
## 4.1-7 BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.

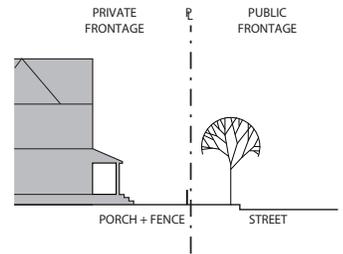
### Definitions



**Common Yard**



**Stoop**



**Porch**

BUILDING ENTRIES:

Primary entry on principal frontage

BUILDING ENVELOPE ARTICULATION:

*Ground Level:*

NA

*Façade Length:*

NA

*Façade Openings:*

Openings on the principal frontage shall be Min 25% of the building wall area

*Roofs:*

Buildings may have flat or sloped roofs

*Other:*

Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

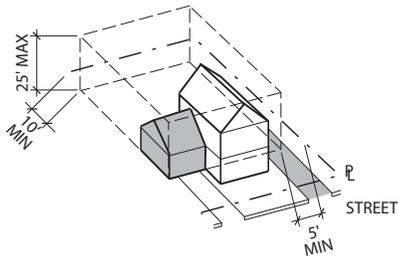
BUILDING FUNCTION:

Household Living

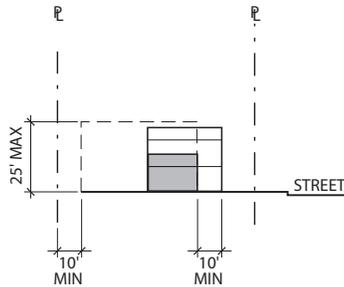
Places of Worship, Schools and Daycares may be considered on a use on review basis

## 4.1-8 OFF STREET PARKING & LOADING

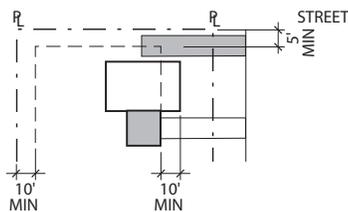
INTENT: Provide with adequate parking to accommodate the district's various building types. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



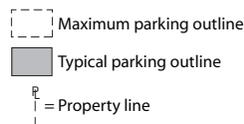
**Axonometric Diagram**



**Section Height and Siting**



**Plan Siting**



**Definitions**

PARKING TYPES:

Surface or Garage

PARKING SPACES, RESERVED & SHARED:

1/Unit Min; 2/Unit Max

PAVEMENTS:

65% Min of uncovered vehicular pavements shall be porous (a Min of 8% openings) while meeting overall stormwater requirements

GARAGE LOCATION:

Setback 10' further than building

SCREENING & SHADING:

One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians

ACCESSIBLE SPACES & ROUTES:

Meet or exceed city accessibility standards

DRIVEWAYS & CURB CUTS:

One on any frontage with a 10' Max for one way traffic and 24' Max for two way traffic  
Sidewalk materials and patterning is continuous through driveway

GARAGE ENTRY:

One on any frontage

SERVICE LOADING:

Not permitted

BICYCLE PARKING:

NA to single family residential

## 4.1-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.

PROPOSED TOPOGRAPHY GRADES:	Provide grading plan with 2' contours
SIDE OR REAR PRIVACY FENCE OR WALL:	8' Max
FRONT FENCE OR WALL:	3'-6" Max in front yard or streetside of corner lot
LANDSCAPE VEGETATION:	
<i>Trees:</i>	Min 8 trees (Min 2" caliper) per acre of area not covered by buildings Trees required for surface parking may be counted
<i>Shrubs &amp; Groundcover:</i>	Maximize shrubs & groundcover per acre of area not covered by buildings
SLOPES:	Complete ground cover on slopes steeper than 3:1 for erosion control
TRASH STORAGE & RECYCLING:	Integrate with building design or screen / conceal from view from public street and riverwalk
EXTERNAL MECHANICAL UNITS, ELECTRICAL UNITS & RAIN BARRELS:	Integrate with building design or screen / conceal from view from public street and riverwalk with no encroachment into setback area
SIGNAGE:	House number
LIGHTING TRESPASS:	Pre-Curfew Limitations for Environmental Zone E2 As Defined by Illuminating Engineers Society of Lighting for Exterior Environment RP-33

## 4.1-10 STORMWATER SYSTEMS & SUSTAINABILITY

### STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:

If a closed drainage system, then no treatment necessary.

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

---

### SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

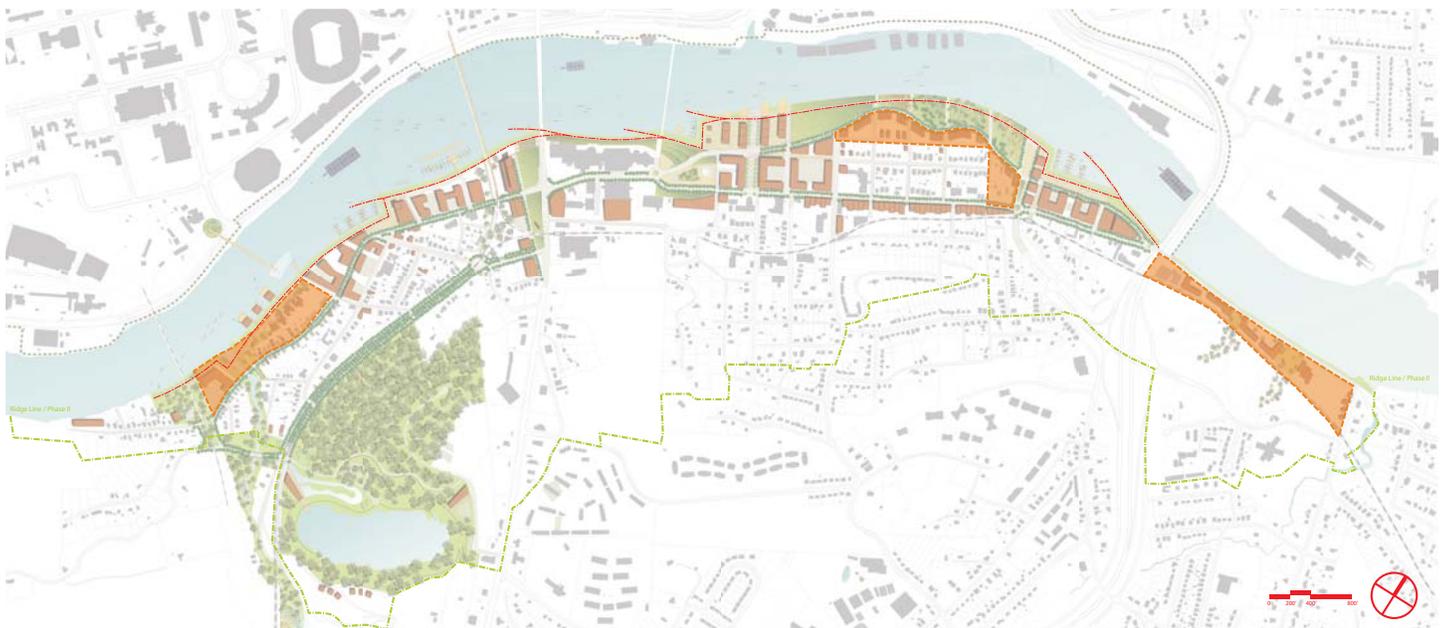
GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"  
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3  
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface

## 4.2-1 VISION & INTENT



The neighborhoods of Goose Creek, River Road and Island Home Avenue are envisioned to have new, predominantly residential developments along the waterfront that will create a contemporary identity for the Knoxville South Waterfront. Suggested building types include duplex houses, townhouses, rowhouses and multiple unit housing. With a newly landscaped shoreline experience and a continuous riverfront setback along the river's edge, these developments provide residents spectacular vistas of the river but minimize obstructed views perpendicular to the river. The proposed River Street will be layered with modes of two-direction travel - bike lanes, on-street parking, a wide sidewalk and a well-landscaped river walk. River Street will be an important part of the “figure eight” road network making a loop from Gay Street to Sevier and Phillips Avenues.

A continuous promenade forms the northern edge of the river arboretum – the major open space of the area located in the flood plain. Residents enjoy access to a wealth of waterfront and water-based recreational activities. While these neighborhoods are primarily residential, they are located adjacent to highly-accessed public parks that boast many visitors on a daily basis and during city-wide events. Residents have access to the newly landscaped Goose Creek Green Corridor with a direct link to Fort Dickerson Quarry. Public access to the river is created along axes following the north-south streets, while on-street parking accommodates visitors to the parks and various recreational facilities. A bridge connection to the University may link the two sides of the river.



## 4.2-2 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>VISION &amp; INTENT</b>				
Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DEVELOPMENT STANDARDS</b>				
<b>Existing Conditions</b>				
Topography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
500-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental and Archaeological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Block Layout</b>				
Block Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Lines:				
-- River Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Stream Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Subdivision & Phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings Siting &amp; Configuration</b>				
Principal Building Siting:				
-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Frontage at Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Building Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Open Space Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principal Building Configuration:				
-- Building Height Min	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Building Height Max	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Area Ratio (FAR)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ancillary Structures &amp; Outdoor Spaces</b>				
Ancillary/Accessory Structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ancillary Structure Envelope:				
-- Footprint/Floor Plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Building Height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Space Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Usable Private Outdoor Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.2-3 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>Building Frontages</b>				
Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Articulation:				
-- Facade Length	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Facade Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off Street Parking &amp; Loading</b>				
Parking Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Spaces, Reserved & Shared	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening & Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Spaces & Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & Curb Cuts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Loading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External Elements</b>				
Proposed Typography Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side or Rear Privacy Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped Vegetation				
-- Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Shrubs & Groundcover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Storage & Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Mechanical & Electrical Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater Systems</b>				
Piped Roof Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas with Subsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas of Rock and/or Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sustainability</b>				
Green Building & Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reflectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.2-4 EXISTING CONDITIONS & BLOCK LAYOUT

### EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Direct views to river & downtown, when viewed from neighborhoods behind.

TOPOGRAPHY:	Consider existing topography and provide topographic survey with 2' contours
EXISTING TREES:	Identify all existing trees with a min 6" caliper including root zone within dripline Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater
100-YEAR FLOOD LINES:	Tennessee River 100-Year flood line is EL 821.5 Preserve Goose Creek TVA flowage easement at 822 No fill or study to show "no rise" certification
500-YEAR FLOOD LINES:	Lowest habitable floor elevation is EL 828.8
ENVIRONMENTAL AND ARCHAEOLOGICAL:	Comply with State & Federal Requirements Report on environmental and/or archaeological findings

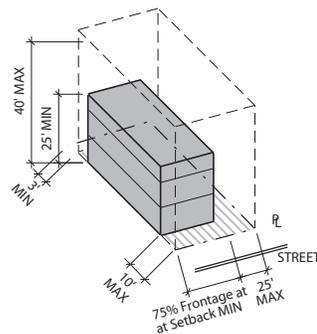
### BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walk-able neighborhoods.

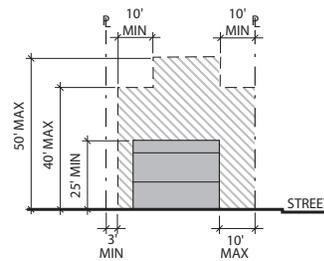
BLOCK SIZE:	1400' Max perimeter
BUILDING LINES:	
<i>River Buffer Setback:</i>	70' Min from normal pool EL 813.0, Refer to section 7-1 Riverscape Standards
<i>Stream Buffer Setback:</i>	50' Min from stream centerline
PROPOSED SUBDIVISION & PHASING PLAN:	Clearly designate future phases and describe proposed subdivision plan and phasing when applicable

## 4.2-5 BUILDING SITING & CONFIGURATION

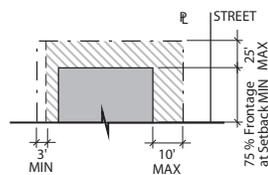
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.



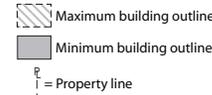
**Axonometric Diagram**



**Section Height and Siting**



**Plan Width and Siting**



**Definitions**

PRINCIPAL BUILDING SITING:

<i>Orientation:</i>	NA
<i>Front Setback:</i>	10' Max
<i>Frontage at Setback:</i>	75% Min
<i>Side Setback:</i>	25' Max
<i>Rear Setback:</i>	3' Min
<i>Lot Size:</i>	3 Acre Max
<i>Building Coverage:</i>	70% Max
<i>Open Space Coverage:</i>	30% Min

PRINCIPAL BUILDING CONFIGURATION:

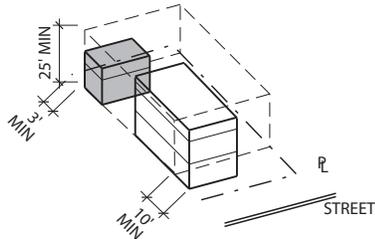
<i>Building Height Min:</i>	25' & 2 Story Min
<i>Building Height Max:</i>	40' & 3 Story Max plus 10' & 1 Story Max at Setback + 10'
<i>Footprint / Floor Plate:</i>	NA

FLOOR AREA RATIO (FAR):

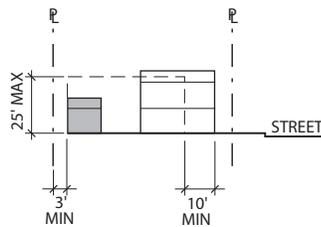
3 Max

## 4.2-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

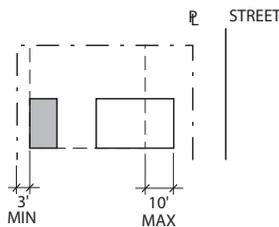
INTENT: Provide outdoor space configuration and design parameters.



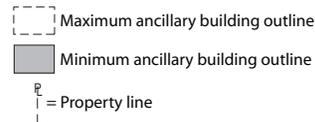
**Axonometric Diagram**



**Section Height and Siting**



**Plan Siting**



**Definitions**

ANCILLARY/ ACCESSORY STRUCTURES:

Rear studio, detached garage, workshop, live/work unit, accessory dwelling unit, gazebo, garden shed

ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:

- Footprint/Floor Plate:* 650 SF Max
- Front Setback:* 10' + Building Setback
- Frontage at Setback:* NA
- Side Setback:* NA
- Rear Setback:* 3' Min
- Building Width:* NA
- Building Height:* 25' & 2 Story Max

OUTDOOR SPACE TYPES:

Front yard, side yard, rear yard, roof decks, terraces, sport courts

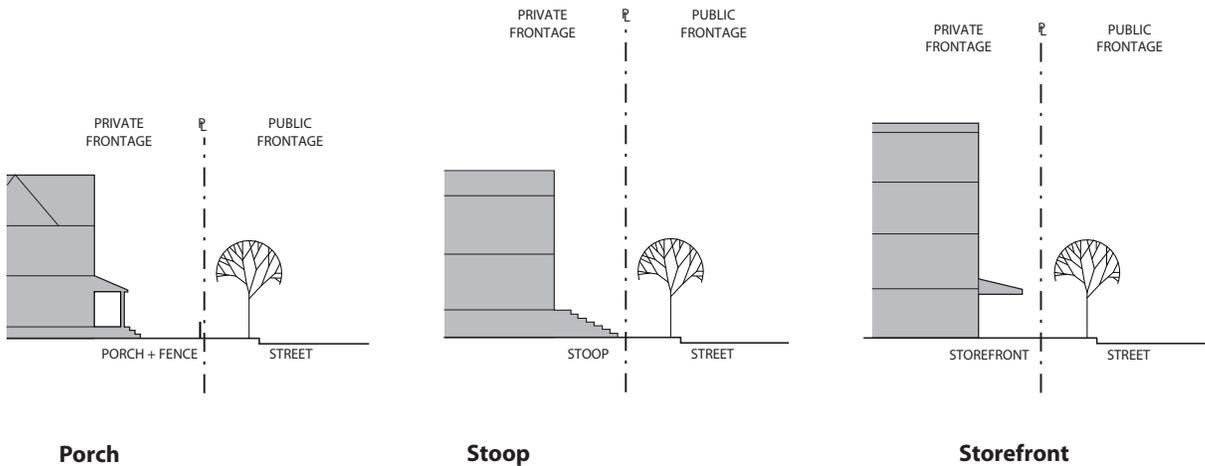
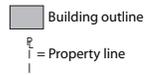
USABLE PRIVATE OPEN SPACE:

400 SF Min

## 4.2-7 BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.

### Definitions



### BUILDING ENTRIES:

Primary entry on principal frontage

### BUILDING ENVELOPE ARTICULATION:

*Ground Level:*

NA

*Façade Length:*

Facades longer than 30' shall be divided in a vertically distinguishable manner

*Façade Openings:*

Openings on the principal frontage shall be Min 25% of the building wall area

*Roofs:*

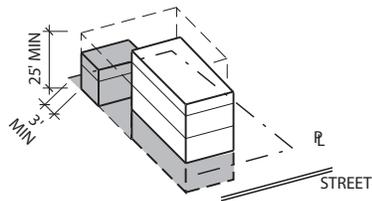
Buildings may have flat or sloped roofs

*Other:*

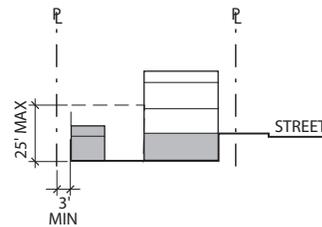
Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

## 4.2-8 OFF STREET PARKING & LOADING

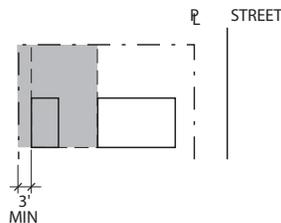
INTENT: Provide with adequate parking to accommodate the district's various building types and functions. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



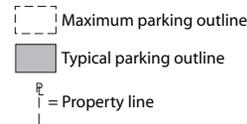
**Axonometric Diagram**



**Section Height and Siting**



**Plan Siting**

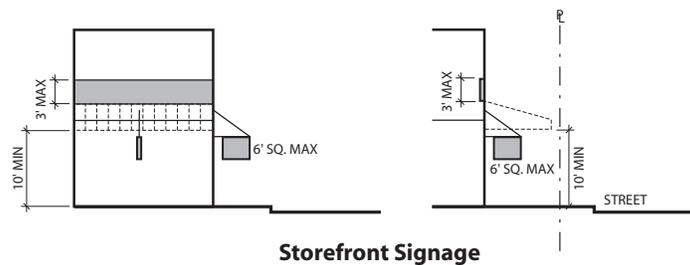


**Definitions**

PARKING TYPES:	Surface lot, garages, under building garage
PARKING SPACES, RESERVED & SHARED:	3/1,000 SF Max and 2/Residential Unit Max
PAVEMENTS:	65% Min of uncovered vehicular pavements shall be porous (a Min of 8% openings) while meeting overall stormwater requirements
GARAGE LOCATION:	To rear of property or underneath building
SCREENING & SHADING:	One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians
ACCESSIBLE SPACES & ROUTES:	Meet or exceed city accessibility standards
DRIVEWAYS & CURB CUTS:	Not permitted on principal frontage and shall be 10' Max for one way traffic and 24' Max for two way traffic Sidewalk materials and patterning is continuous through driveway
GARAGE ENTRY:	From rear alley or side street
SERVICE LOADING:	From rear alley or side street
BICYCLE PARKING:	Yes

## 4.2-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.



PROPOSED TOPOGRAPHY GRADES:	Provide grading plan with 2' contours
SIDE OR REAR PRIVACY FENCE OR WALL:	8' Max
FRONT FENCE OR WALL:	3'-6" Max
LANDSCAPE VEGETATION:	
<i>Trees:</i>	Min 8 trees (Min 2" caliper) per acre of open space Trees required for surface parking may be counted Maximize shrubs & groundcover per open space
<i>Shrubs &amp; Groundcover:</i>	
SLOPES:	Plant slopes steeper than 3:1 for erosion control
TRASH STORAGE & RECYCLING:	Integrate with building design or screen / conceal from view from public street and riverwalk
EXTERNAL MECHANICAL UNITS, ELECTRICAL UNITS & RAIN BARRELS:	Integrate with building design or screen / conceal from view from public street and riverwalk with no encroachment into setback area
SIGNAGE:	External band above entry, hanging or blade sign, awning or overhang
LIGHTING TRESPASS:	Pre-Curfew Limitations for Environmental Zone E2 As Defined by Illuminating Engineers Society of Lighting for Exterior Environment RP-33

## 4.2-10 STORMWATER SYSTEMS & SUSTAINABILITY

### STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPE ROOF WATER:

If a closed drainage system, then no treatment necessary

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

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### SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

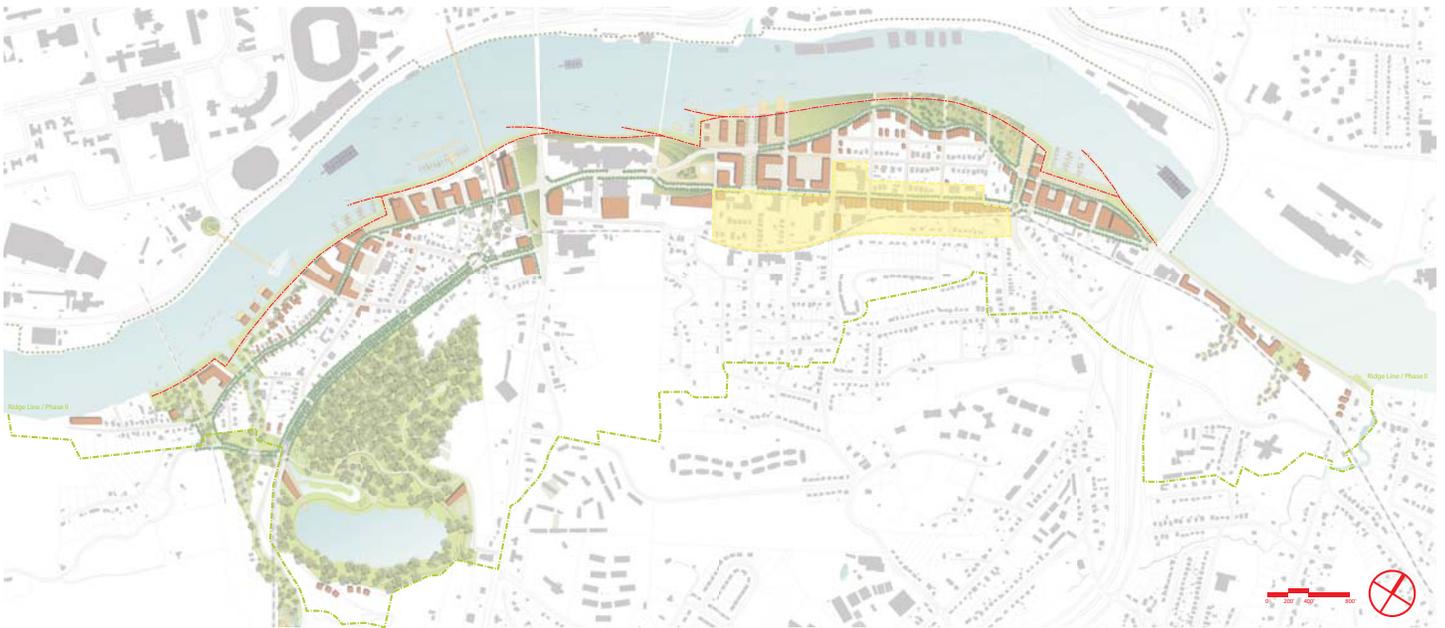
GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"  
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3  
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface

## 4.3-1 VISION & INTENT



Sevier Avenue is the historic commercial heart of the Old Sevier neighborhood. It has the potential to fulfill the role of 'Main Street' in the future and become a viable commercial center for the local neighborhoods. New development in this area has a mix of commercial and retail uses on ground floors that promote both daytime and nighttime activities. Developments in this area could also house multiple residential units on the upper floors. The new mixed-use infill development will complement the existing buildings and preserve the historic character that exists. New buildings shall be built up to the street (rather than being setback from the street) to reinforce the continuity of the street wall.

Parking for new developments will be to the rear of the site as well as on-street. Existing historic buildings will be encouraged to be restored for reuse. Suggested building types that may exist in this vibrant district include mixed-use shopfront buildings and loft developments. A potential conversion of the freight rail line to light rail may provide public transportation to the area in the future.



## 4.3-2 CHECK LIST

		Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>VISION &amp; INTENT</b>	Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DEVELOPMENT STANDARDS</b>					
<b>Existing Conditions</b>	Topography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Existing Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	100-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	500-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Environmental and Archaeological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Block Layout</b>	Block Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building Lines:				
	-- River Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Stream Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Proposed Subdivision & Phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings Siting &amp; Configuration</b>	Principal Building Siting:				
	-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Frontage at Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Open Space Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Building Configuration:				
	-- Building Height Min	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Height Max	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Footprint / Floor Plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor Area Ratio (FAR)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ancillary Structures &amp; Outdoor Spaces</b>	Outdoor Space Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.3-3 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>Building Frontages</b>				
Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Articulation:				
-- Ground Level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Facade Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off Street Parking &amp; Loading</b>				
Parking Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Spaces, Reserved & Shared	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening & Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Spaces & Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & Curb Cuts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Loading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External Elements</b>				
Proposed Typography Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side or Rear Privacy Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped Vegetation				
-- Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Shrubs & Groundcover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Storage & Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Mechanical & Electrical Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater Systems</b>				
Piped Roof Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas with Subsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas of Rock and/or Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sustainability</b>				
Green Building & Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reflectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.3-4 EXISTING CONDITIONS & BLOCK LAYOUT

### EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities.

TOPOGRAPHY:	Consider existing topography and provide topographic survey with 2' contours
EXISTING TREES:	Identify all existing trees with a min 6" caliper including root zone within dripline Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater
100-YEAR FLOOD LINES:	Tennessee River 100-Year flood line is EL 821.5 No fill or study to show "no rise" certification.
500-YEAR FLOOD LINES:	Lowest habitable floor elevation is EL 828.8
ENVIRONMENTAL AND ARCHAEOLOGICAL:	Comply with State & Federal Requirements Report on environmental and/or archaeological findings

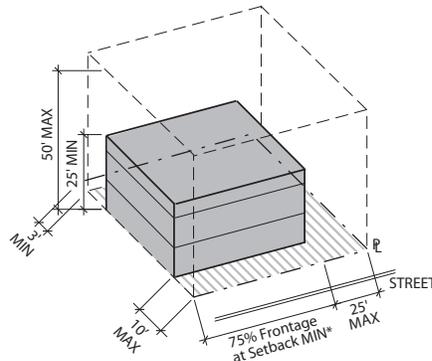
### BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walk-able neighborhoods.

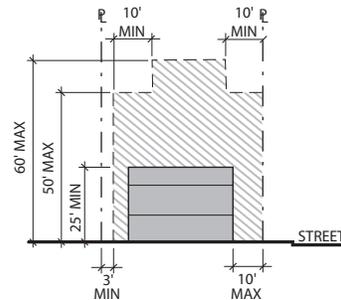
BLOCK SIZE:	1400' Max perimeter
BUILDING LINES:	
<i>River Buffer Setback:</i>	70' Min from normal pool EL 813.0 Refer to section 7-1 Riverscape Standards
<i>Stream Buffer Setback:</i>	50' Min from stream centerline
PROPOSED SUBDIVISION & PHASING PLAN:	Clearly designate future phases and describe proposed subdivision plan and phasing when applicable

## 4.3-5 BUILDING SITING & CONFIGURATION

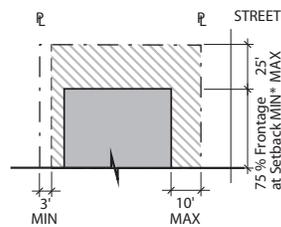
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.



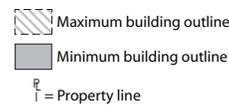
**Axonometric Diagram**



**Section Height and Siting**



**Plan Width and Siting**



\*75% Frontage at Setback is applicable to Sevier Avenue only. All other streets have a 40% Frontage at Setback MIN requirement.

**Definitions**

**PRINCIPAL BUILDING SITING:**

<i>Orientation:</i>	NA
<i>Front Setback:</i>	10' Max
<i>Frontage at Setback:</i>	75% Min to Sevier Avenue, 40% Min to all others
<i>Side Setback:</i>	25' Max
<i>Rear Setback:</i>	3' Min
<i>Lot Size:</i>	3 Acre Max
<i>Building Coverage:</i>	80% Max
<i>Open Space Coverage:</i>	20% Min

**PRINCIPAL BUILDING CONFIGURATION:**

<i>Building Width:</i>	NA
<i>Building Height Min:</i>	25' & 2 Story Min
<i>Building Height Max:</i>	50' & 4 Story Max plus 10' & 1 Story Max at Setback + 10'
<i>Footprint / Floor Plate:</i>	30,000 SF Max; Does not apply to structured parking footprint

**FLOOR AREA RATIO (FAR):**

4 Max

## 4.3-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

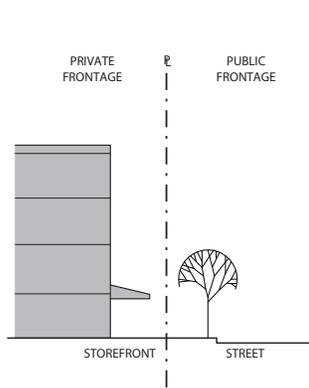
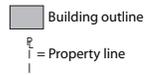
INTENT: Provide outdoor space configuration and design parameters.

ANCILLARY/ ACCESSORY STRUCTURES:	NA
ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:	
<i>Footprint/Floor Plate:</i>	NA
<i>Front Setback:</i>	NA
<i>Frontage at Setback:</i>	NA
<i>Side Setback:</i>	NA
<i>Rear Setback:</i>	NA
<i>Building Width:</i>	NA
<i>Building Height:</i>	NA
OUTDOOR SPACE TYPES:	Roof decks, patios
USABLE PRIVATE OPEN SPACE:	NA

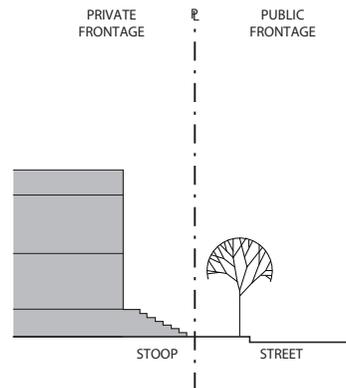
## 4.3-7 BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.

### Definitions



**Storefront**



**Stoop**

### BUILDING ENTRIES:

Primary entry on principal frontage

### BUILDING ENVELOPE ARTICULATION:

*Ground Level:*

Min 70% transparent glass at the ground level on principal frontage

*Façade Length:*

NA

*Façade Openings:*

Openings above the first story on the principal frontage shall be Min 25% of the building wall area

*Roofs:*

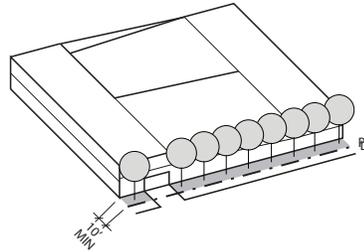
Buildings may have flat or sloped roofs

*Other:*

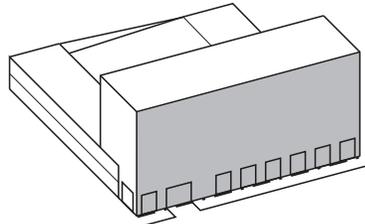
Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

## 4.3-8 OFF STREET PARKING & LOADING

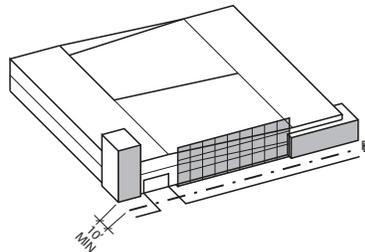
INTENT: Provide with adequate parking to accommodate the district's various building types and functions. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



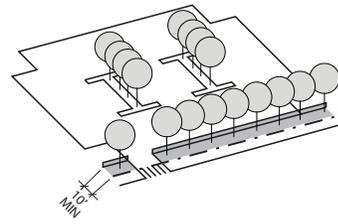
Structured Parking with Vegetation Buffer



Structured Parking with Building Buffer



Structured Parking with Screening

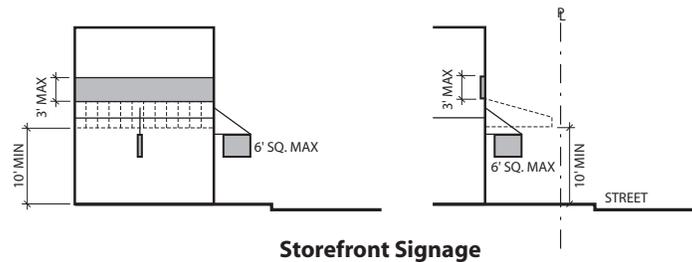


Surface Parking with Vegetation Buffer and Low Wall

PARKING TYPES:	Surface lot, above ground structure, basement garage
PARKING SPACES, RESERVED & SHARED:	3/1,000 SF Max and 2/Residential Unit Max
PAVEMENTS:	65% Min of uncovered vehicular pavements shall be porous (a Min of 8% opening) while meeting overall stormwater requirements
GARAGE LOCATION:	To rear of property or underneath building
SCREENING & SHADING:	One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians
ACCESSIBLE SPACES & ROUTES:	Meet or exceed city accessibility standards
DRIVEWAYS & CURB CUTS:	Driveway shall be 10' Max for one way traffic and 24' Max for two way traffic Sidewalk materials and patterning is continuous through driveway
GARAGE ENTRY:	Permitted on all frontages
SERVICE LOADING:	Yes
BICYCLE PARKING:	Yes

## 4.3-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.



PROPOSED TOPOGRAPHY GRADES:	Provide grading plan with 2' contours
SIDE OR REAR PRIVACY FENCE OR WALL:	8' Max
FRONT FENCE OR WALL:	3'-6" Max
LANDSCAPE VEGETATION:	
<i>Trees:</i>	Min 8 trees (Min 2" caliper) per acre of open space Trees required for surface parking may be counted Maximize shrubs & groundcover per open space
<i>Shrubs &amp; Groundcover:</i>	
SLOPES:	Plant slopes steeper than 3:1 for erosion control
TRASH STORAGE & RECYCLING:	Integrate with building design or screen / conceal from view from public street and riverwalk
EXTERNAL MECHANICAL UNITS, ELECTRICAL UNITS & RAIN BARRELS:	Integrate with building design or screen / conceal from view from public street and riverwalk with no encroachment into setback area
SIGNAGE:	External band above entry, hanging or blade sign, awning or overhang
LIGHTING TRESPASS:	Pre-Curfew Limitations for Environmental Zone E3 As Defined by Illuminating Engineers Society of Lighting for Exterior Environment RP-33

## 4.3-10 STORMWATER SYSTEMS & SUSTAINABILITY

### STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:

If a closed drainage system, then no treatment necessary

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

---

### SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

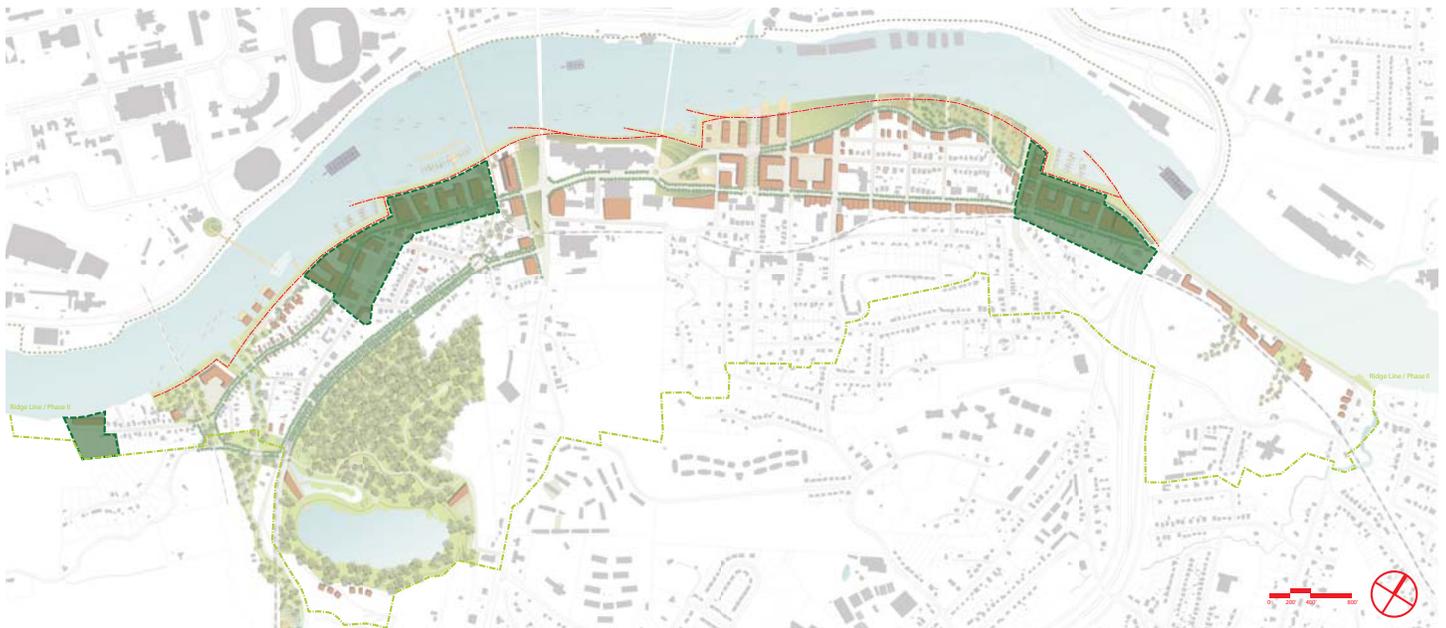
GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"  
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

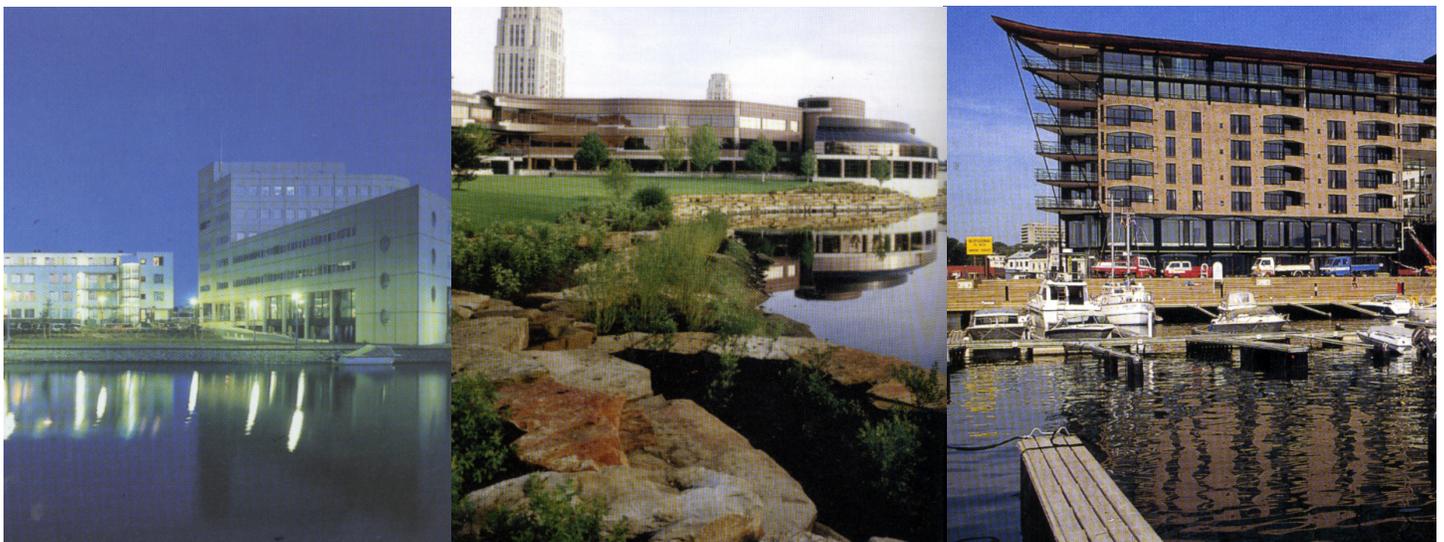
REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3  
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface

## 4.4-1 VISION & INTENT



These three new development districts are clustered around privately-owned but publicly-accessed marinas, lending these areas a distinctively urban character that will enliven the new Knoxville South Waterfront. Higher density and larger in scale, these buildings have a mix of uses, including office, residential, commercial and hospitality. All new developments shall integrate publicly accessible landscapes and plazas that unify the buildings with a setback from the river to accommodate a continuous promenade and marinas. View corridors and public open spaces will connect these areas to the neighborhoods, civic spaces and natural drainage ways to the river. Parking is incorporated into the structures or housed beneath the buildings when possible. Large surface parking lots are discouraged. A possible pedestrian connection to the University of Tennessee will facilitate a continuation of the student population into the Campus Cove. The Sevier Avenue extension from the James White Parkway will be realigned with a traffic circle to improve traffic flow and create a sense of entry into the downtown. A second traffic circle will be introduced along Island Home Avenue.



## 4.4-2 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>VISION &amp; INTENT</b>				
Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DEVELOPMENT STANDARDS</b>				
<b>Existing Conditions</b>				
Topography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
500-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental and Archaeological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Block Layout</b>				
Block Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Lines:				
-- River Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Stream Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Subdivision & Phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings Siting &amp; Configuration</b>				
Principal Building Siting:				
-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Frontage at Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Building Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Open Space Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principal Building Configuration:				
-- Building Height Min	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Building Height Max	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footprint / Floor Plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Area Ratio (FAR)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ancillary Structures &amp; Outdoor Spaces</b>				
Outdoor Space Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.4-3 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>Building Frontages</b>				
Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Articulation:				
-- Ground Level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Facade Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off Street Parking &amp; Loading</b>				
Parking Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Spaces, Reserved & Shared	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening & Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Spaces & Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & Curb Cuts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Loading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External Elements</b>				
Proposed Typography Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side or Rear Privacy Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped Vegetation				
-- Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Shrubs & Groundcover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Storage & Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Mechanical & Electrical Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater Systems</b>				
Piped Roof Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas with Subsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas of Rock and/or Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sustainability</b>				
Green Building & Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reflectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.4-4 EXISTING CONDITIONS & BLOCK LAYOUT

### EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Direct views to river & downtown, when viewed from neighborhoods behind

TOPOGRAPHY:	Consider existing topography and provide topographic survey with 2' contours
EXISTING TREES:	Identify all existing trees with a min 6" caliper including root zone within dripline Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater
100-YEAR FLOOD LINES:	Tennessee River 100-Year flood line is EL 821.5 Preserve Goose Creek TVA flowage easement at 822 No fill or study to show "no rise" certification
500-YEAR FLOOD LINES:	Lowest habitable floor elevation is EL 828.8
ENVIRONMENTAL AND ARCHAEOLOGICAL:	Comply with State & Federal Requirements Report on environmental and/or archaeological findings

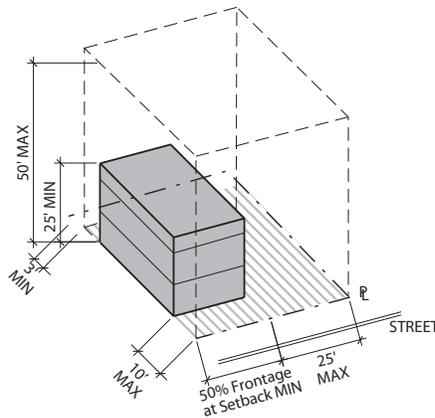
### BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walk-able neighborhoods.

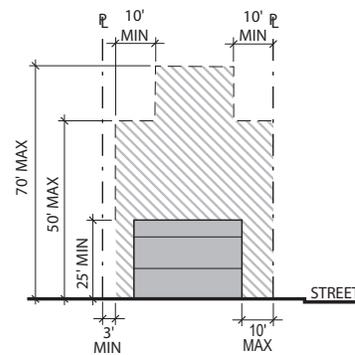
BLOCK SIZE:	1400' Max perimeter
BUILDING LINES:	
<i>River Buffer Setback:</i>	70' Min from normal pool EL 813.0 Refer to section 7-1 Riverscape Standards
<i>Stream Buffer Setback:</i>	50' Min from stream centerline
PROPOSED SUBDIVISION & PHASING PLAN:	Clearly designate future phases and describe proposed subdivision plan and phasing when applicable

## 4.4-5 BUILDING SITING & CONFIGURATION

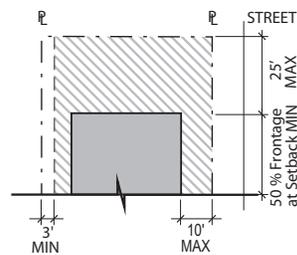
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.



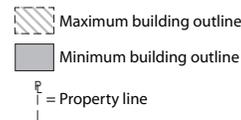
**Axonometric Diagram**



**Section Height and Siting**



**Plan Width and Siting**



**Definitions**

**PRINCIPAL BUILDING SITING:**

- Orientation:* NA
- Front Setback:* 10' Max
- Frontage at Setback:* 50% Min
- Side Setback:* 25' Max
- Rear Setback:* 3' Min
- Lot Size:* 3 Acre Max
- Building Coverage:* 80% Max
- Open Space Coverage:* 20% Min

**PRINCIPAL BUILDING CONFIGURATION:**

- Building Width:* NA
- Building Height Min:* 25' & 2 Story Min
- Building Height Max:* 50' & 4 Story Max plus 20' & 2 Story Max at Setback + 10'
- Footprint / Floor Plate:* 30,000 SF Max; Does not apply to structured parking footprint

**FLOOR AREA RATIO (FAR):**

4 Max

## 4.4-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

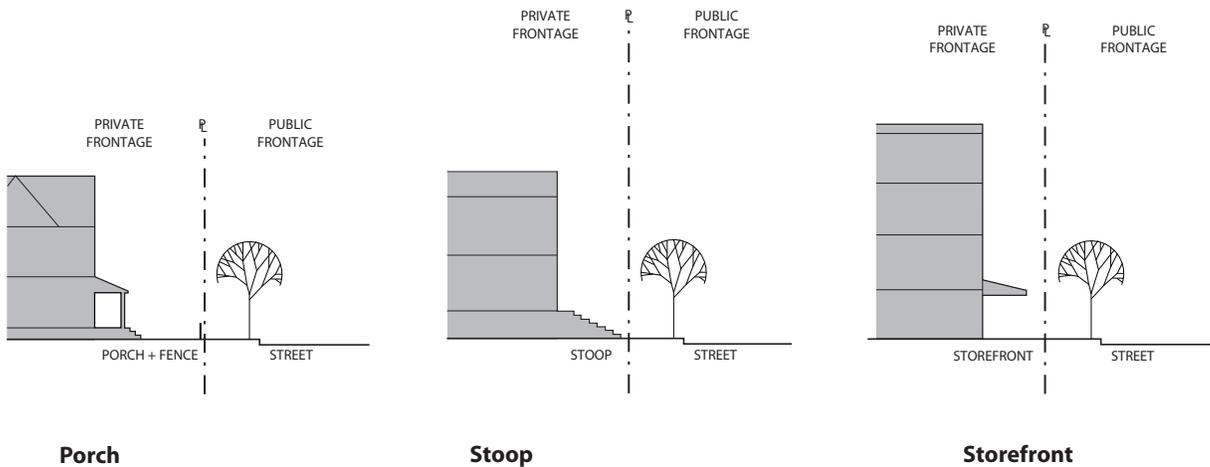
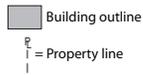
INTENT: Provide outdoor space configuration and design parameters.

ANCILLARY/ ACCESSORY STRUCTURES:	NA
ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:	
<i>Footprint/Floor Plate:</i>	NA
<i>Front Setback:</i>	NA
<i>Frontage at Setback:</i>	NA
<i>Side Setback:</i>	NA
<i>Rear Setback:</i>	NA
<i>Building Width:</i>	NA
<i>Building Height:</i>	NA
OUTDOOR SPACE TYPES:	Courtyards, plazas, pools
USABLE PRIVATE OPEN SPACE:	NA

## 4.4-7 BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.

### Definitions



### BUILDING ENTRIES:

Primary entry on principal frontage

### BUILDING ENVELOPE ARTICULATION:

#### *Ground Level:*

Min 70% transparent glass at the ground level on the principal frontage

#### *Façade Length:*

NA

#### *Façade Openings:*

Openings on the principal frontage shall be Min 25% of the building wall area

#### *Roofs:*

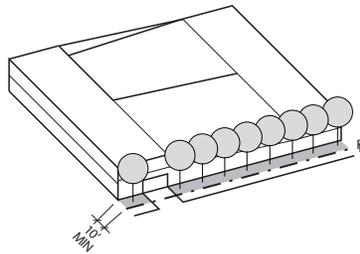
Buildings may have flat or sloped roofs

#### *Other:*

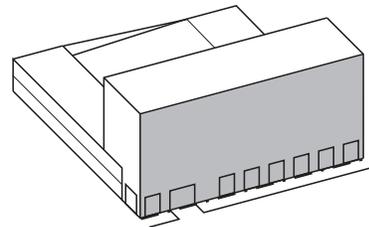
Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

## 4.4-8 OFF STREET PARKING & LOADING

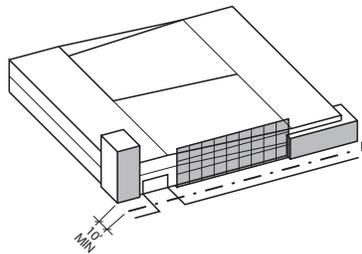
INTENT: Provide with adequate parking to accommodate the district's various building types and functions. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



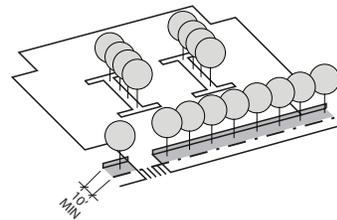
Structured Parking with Vegetation Buffer



Structured Parking with Building Buffer



Structured Parking with Screening

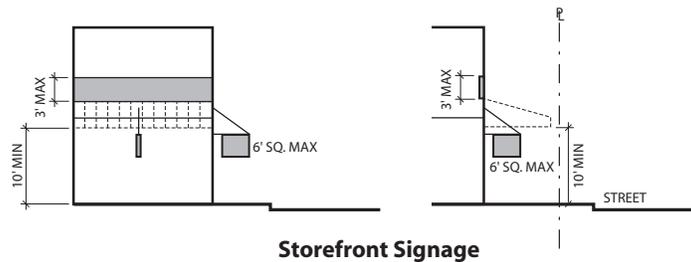


Surface Parking with Vegetation Buffer and Low Wall

PARKING TYPES:	Surface lot, above ground structure, basement garage
PARKING SPACES, RESERVED & SHARED:	3/1,000 SF Max and 2/Residential Unit Max
PAVEMENTS:	65% Min of uncovered vehicular pavements shall be porous (a Min of 8% opening) while meeting overall stormwater requirements
GARAGE LOCATION:	To rear or side of property or underneath building
SCREENING & SHADING:	One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians
ACCESSIBLE SPACES & ROUTES:	Meet or exceed city accessibility standards
DRIVEWAYS & CURB CUTS:	Driveway shall be 10' Max for one way traffic and 24' Max for two way traffic Sidewalk materials and patterning is continuous through driveway
GARAGE ENTRY:	Permitted on all frontages
SERVICE LOADING:	Yes
BICYCLE PARKING:	Yes

## 4.4-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.



PROPOSED TOPOGRAPHY GRADES:	Provide grading plan with 2' contours
SIDE OR REAR PRIVACY FENCE OR WALL:	8' Max
FRONT FENCE OR WALL:	3'-6" Max
LANDSCAPE VEGETATION:	
<i>Trees:</i>	Min 8 trees (Min 2" caliper) per acre of open space Trees required for surface parking may be counted Maximize shrubs & groundcover per open space
<i>Shrubs &amp; Groundcover:</i>	
SLOPES:	Plant slopes steeper than 3:1 for erosion control
TRASH STORAGE & RECYCLING:	Integrate with building design or screen / conceal from view from public street and riverwalk
EXTERNAL MECHANICAL UNITS, ELECTRICAL UNITS & RAIN BARRELS:	Integrate with building design or screen / conceal from view from public street and riverwalk with no encroachment into setback area
SIGNAGE:	External band above entry, hanging or blade sign, awning or overhang
LIGHTING TRESPASS:	Pre-Curfew Limitations for Environmental Zone E3 As Defined by Illuminating Engineers Society of Lighting for Exterior Environment RP-33

## 4.4-10 STORMWATER SYSTEMS & SUSTAINABILITY

### STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:

If a closed drainage system, then no treatment necessary

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

---

### SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

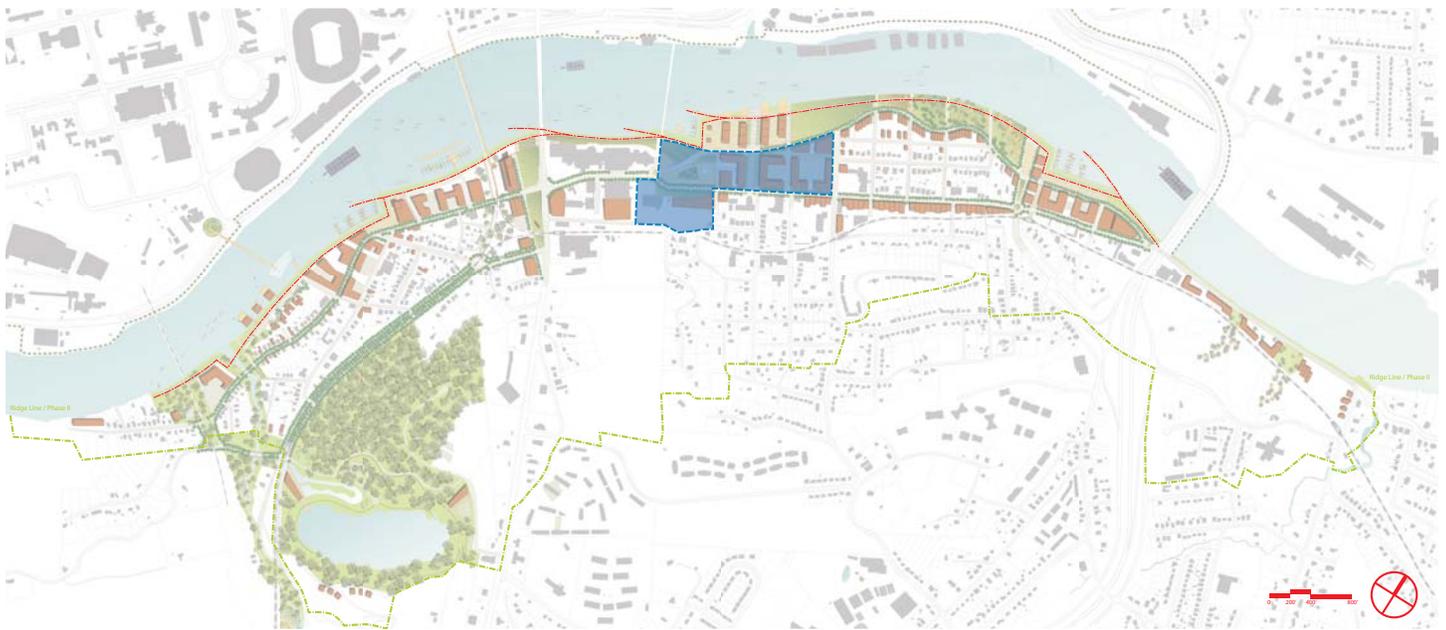
GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"  
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

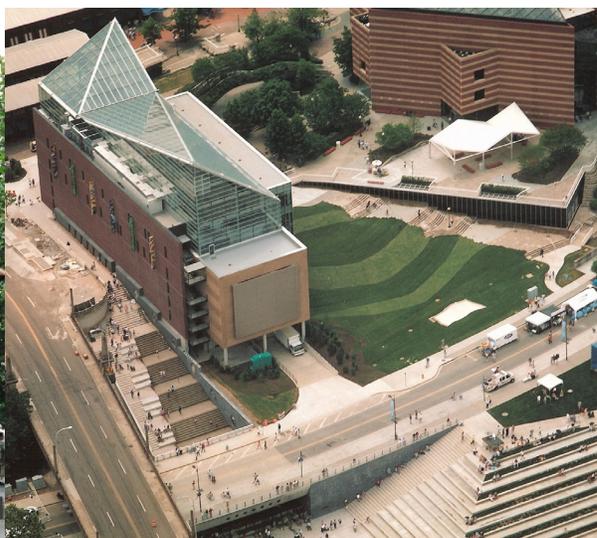
REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3  
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface

## 4.5-1 VISION & INTENT



This bustling area caters to multiple functions, including retail, entertainment, civic, cultural, and residential uses. New buildings are organized along the civic plaza called “Bell Tower Walk” and are oriented perpendicular to the river so as not to inhibit views to the river from the bluff. The Bell Tower Walk is the center of a lively area on the Knoxville South Waterfront where outdoor restaurants, fairs and musical events attract local Knoxvilleans and regional visitors both day and night and year round. Bell Tower Walk creates a “window-to-the-water” from the Baptist Church on Sevier Avenue leading down to the riverfront. It will serve as the central celebratory space for the community and could be used in conjunction with marketplace piers for small-scale festivals and urban markets throughout the year. Low to mid-rise, mixed-use or multiple unit housing developments face this linear open space and are encouraged to have commercial development on the first floor. To the west of this civic plaza, a cultural center and museum overlooks an outdoor amphitheater and marina that connect to the river walk. Parking structures are housed beneath the buildings or behind them to accommodate the area’s many visitors and employees.



## 4.5-2 CHECK LIST

		Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>VISION &amp; INTENT</b>	Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DEVELOPMENT STANDARDS</b>					
<b>Existing Conditions</b>	Topography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Existing Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	100-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	500-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Environmental and Archaeological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Block Layout</b>	Block Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building Lines:				
	-- River Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Stream Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Proposed Subdivision & Phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings Siting &amp; Configuration</b>	Principal Building Siting:				
	-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Frontage at Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Open Space Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Building Configuration:				
	-- Building Height Min	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Height Max	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Footprint / Floor Plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor Area Ratio (FAR)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ancillary Structures &amp; Outdoor Spaces</b>	Outdoor Space Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.5-3 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>Building Frontages</b>				
Building Frontages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Articulation:				
-- Ground Level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Facade Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off Street Parking &amp; Loading</b>				
Parking Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Spaces, Reserved & Shared	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening & Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Spaces & Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & Curb Cuts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Loading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External Elements</b>				
Proposed Typography Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side or Rear Privacy Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped Vegetation				
-- Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Shrubs & Groundcover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Storage & Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Mechanical & Electrical Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater Systems</b>				
Piped Roof Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas with Subsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas of Rock and/or Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sustainability</b>				
Green Building & Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reflectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.5-4 EXISTING CONDITIONS & BLOCK LAYOUT

### EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Allow some views to river & downtown from taller buildings, when viewed from neighborhoods behind.

TOPOGRAPHY:	Consider existing topography and provide topographic survey with 2' contours
EXISTING TREES:	Identify all existing trees with a min 6" caliper including root zone within dripline Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater
100-YEAR FLOOD LINES:	Tennessee River 100-Year flood line is EL 821.5 No fill or study to show "no rise" certification
500-YEAR FLOOD LINES:	Lowest habitable floor elevation is EL 828.8
ENVIRONMENTAL AND ARCHAEOLOGICAL:	Comply with State & Federal Requirements Report on environmental and/or archaeological findings

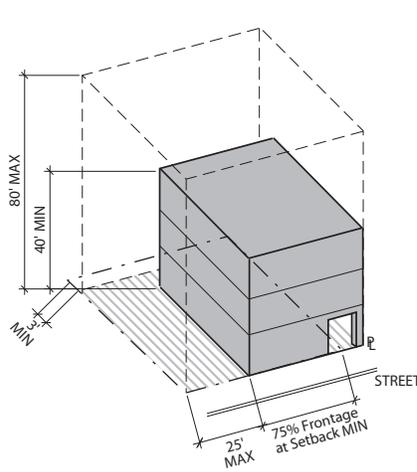
### BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walk-able neighborhoods.

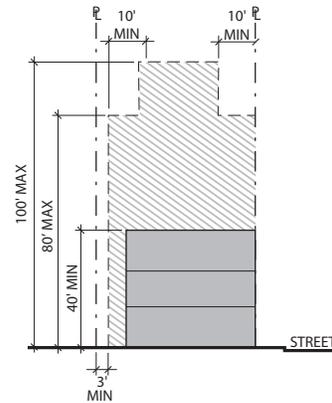
BLOCK SIZE:	1400' Max perimeter
BUILDING LINES:	70' Min from normal pool EL 813.0 Refer to section 7-1 Riverscape Standards
<i>River Buffer Setback:</i>	
<i>Stream Buffer Setback:</i>	50' Min from stream centerline
PROPOSED SUBDIVISION & PHASING PLAN:	Clearly designate future phases and describe proposed subdivision plan and phasing when applicable

## 4.5-5 BUILDING SITING & CONFIGURATION

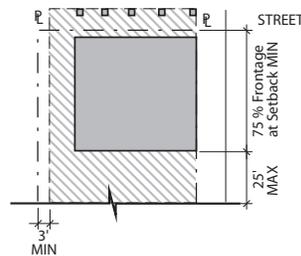
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.



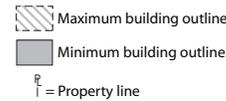
**Axonometric Diagram**



**Section Height and Siting**



**Plan Width and Siting**



**Definitions**

**PRINCIPAL BUILDING SITING:**

<i>Orientation:</i>	NA
<i>Front Setback:</i>	0'
<i>Frontage at Setback:</i>	75% Min to River Rd. & Sevier Ave.
<i>Side Setback:</i>	25' Max
<i>Rear Setback:</i>	3' Min
<i>Lot Size:</i>	3 Acre max
<i>Building Coverage:</i>	90% Max
<i>Open Space Coverage:</i>	10% Min

**PRINCIPAL BUILDING CONFIGURATION:**

<i>Building Width:</i>	NA
<i>Building Height Min:</i>	40' & 3 Story Min
<i>Building Height Max:</i>	80' & 7 Story Max plus 20' & 2 Story Max at Setback + 10'
<i>Footprint / Floor Plate:</i>	30,000 SF Max; Does not apply to structured parking footprint

**FLOOR AREA RATIO (FAR):**

7 Max

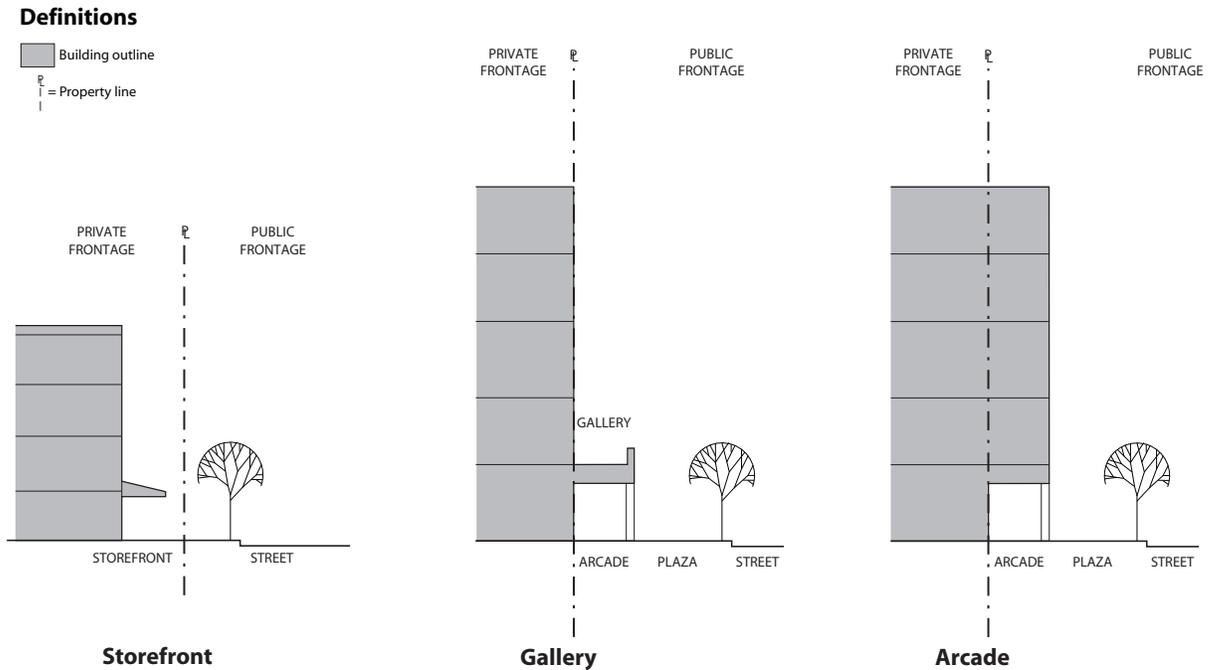
## 4.5-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

INTENT: Provide outdoor space configuration and design parameters.

ANCILLARY/ ACCESSORY STRUCTURES:	NA
ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:	
<i>Footprint/Floor Plate:</i>	NA
<i>Front Setback:</i>	NA
<i>Frontage at Setback:</i>	NA
<i>Side Setback:</i>	NA
<i>Rear Setback:</i>	NA
<i>Building Width:</i>	NA
<i>Building Height:</i>	NA
OUTDOOR SPACE TYPES:	Courtyards, plazas, mall
USABLE PRIVATE OPEN SPACE:	NA

## 4.5-7 BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.



BUILDING FRONTAGES:

A building that includes an arcade facing a civic open space may build this arcade within the public R. O. W.

BUILDING ENTRIES:

Primary entry on principal frontage

BUILDING ENVELOPE ARTICULATION:

*Ground Level:*

Min 70% transparent glass at the ground level on the principal frontage

*Façade Length:*

NA

*Façade Openings:*

Openings above the first story on the principal frontage shall be Min 25% of the building wall area

*Roofs:*

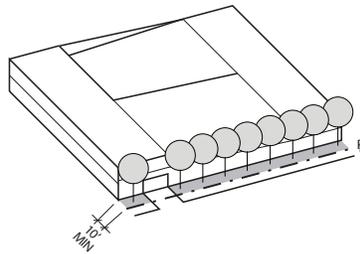
Buildings may have flat or sloped roofs

*Other:*

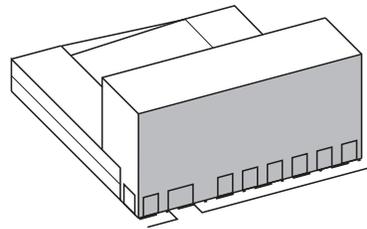
Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

## 4.5-8 OFF STREET PARKING & LOADING

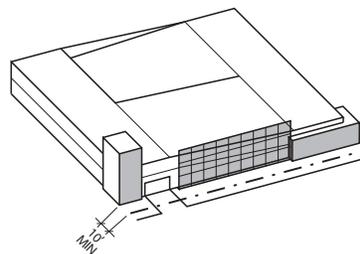
INTENT: Provide with adequate parking to accommodate the district's various building types and functions. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



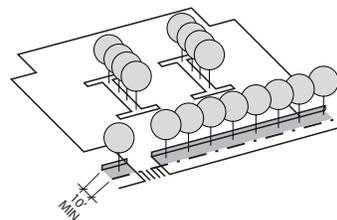
Structured Parking with Vegetation Buffer



Structured Parking with Building Buffer



Structured Parking with Screening

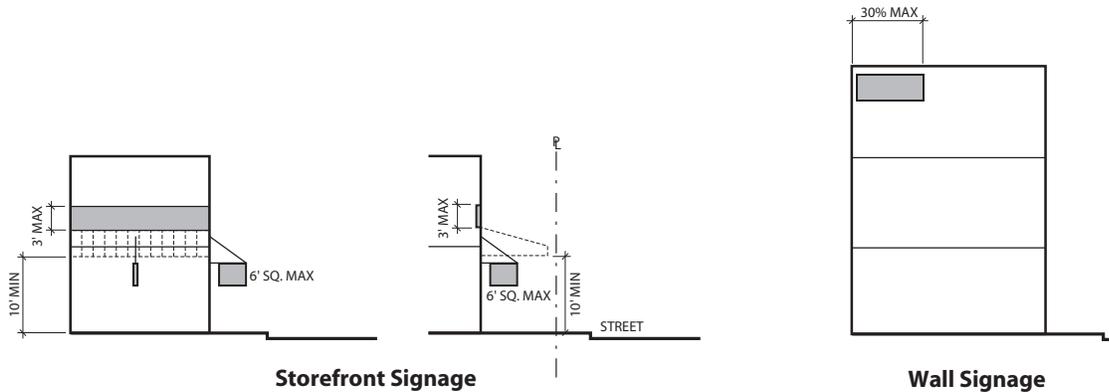


Surface Parking with Vegetation Buffer and Low Wall

PARKING TYPES:	Surface lot, above ground structure, basement garage
PARKING SPACES, RESERVED & SHARED:	3/1,000 SF Max and 2/Residential Unit Max
PAVEMENTS:	65% Min of uncovered vehicular pavements shall be porous (a Min of 8% opening) while meeting overall stormwater requirements
GARAGE LOCATION:	To rear or center of property or underneath building
SCREENING & SHADING:	One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians
ACCESSIBLE SPACES & ROUTES:	Meet or exceed city accessibility standards
DRIVEWAYS & CURB CUTS:	Driveway shall be 10' Max for one way traffic and 24' Max for two way traffic Sidewalk materials and patterning is continuous through driveway
GARAGE ENTRY:	Permitted on all frontages
SERVICE LOADING:	Yes
BICYCLE PARKING:	Yes

## 4.5-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.



PROPOSED TOPOGRAPHY GRADES:

Provide grading plan with 2' contours

SIDE OR REAR PRIVACY FENCE OR WALL:

8' Max

FRONT FENCE OR WALL:

3'-6" Max

LANDSCAPE VEGETATION:

*Trees:*

Min 8 trees (Min 2" caliper) per acre of open space

*Shrubs & Groundcover:*

Trees required for surface parking may be counted

Maximize shrubs & groundcover per open space

SLOPES:

Plant slopes steeper than 3:1 for erosion control

TRASH STORAGE & RECYCLING:

Integrate with building design or screen / conceal from view from public street and riverwalk

EXTERNAL MECHANICAL UNITS,  
ELECTRICAL UNITS & RAIN BARRELS:

Integrate with building design or screen / conceal from view from public street and riverwalk with no encroachment into setback area

SIGNAGE:

External band above entry, hanging or blade sign, awning or overhang

LIGHTING TRESPASS:

Pre-Curfew Limitations for Environmental Zone E4  
As Defined by Illuminating Engineers Society of  
Lighting for Exterior Environment RP-33

## 4.5-10 STORMWATER & SUSTAINABILITY SYSTEMS

### STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:

If a closed drainage system, then no treatment necessary

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

---

### SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

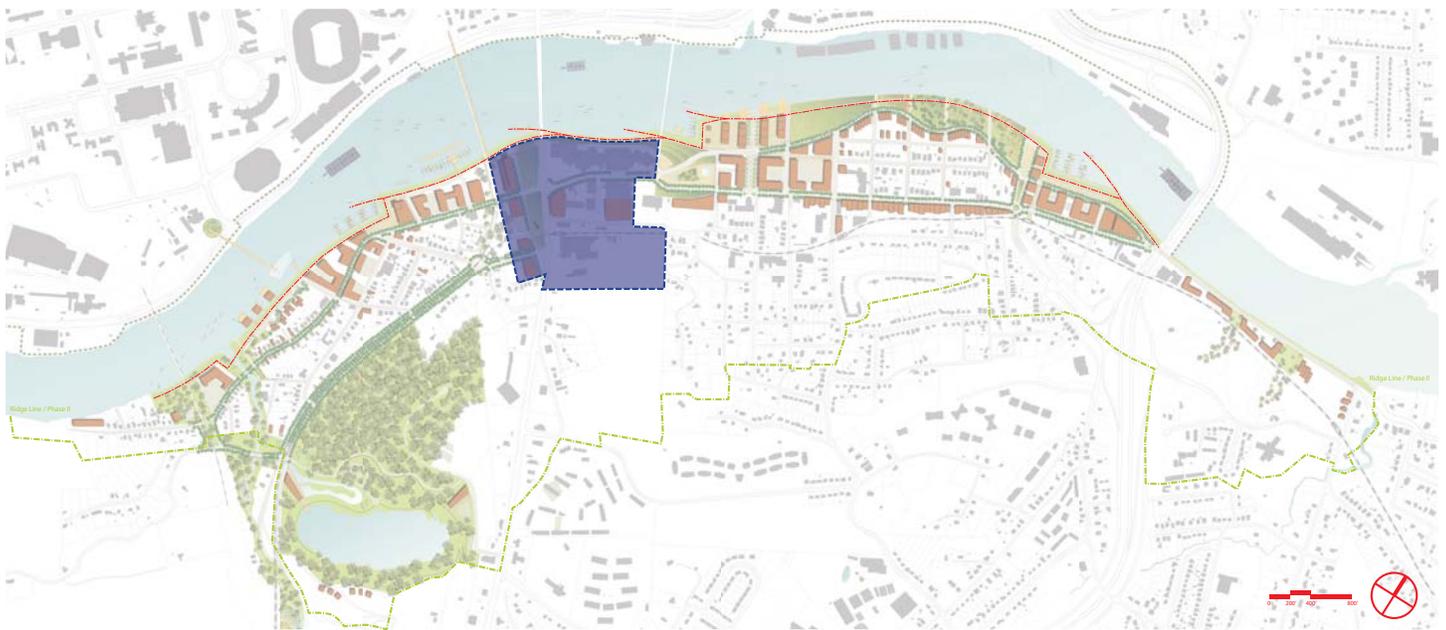
GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"  
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3  
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface

## 4.6-1 VISION & INTENT



The Henley Gateway establishes a new entrance into downtown Knoxville, as well as a Chapman Highway gateway leading south to the Smoky Mountains. Capitalizing on the presence and economic opportunities of the Baptist Hospital, this area shall host multi-story office buildings, attracting new businesses to South Knoxville. A high-rise hotel with sweeping river views could accommodate business professionals as well as a multitude of city visitors.

The dominant open green space in the shape of a triangular wedge is organized according to the proposed development as well as towards Chapman Highway. The park space provides views to the river and downtown and contains a parking garage underneath. New mid-rise towers facing the park are envisioned as a compliment to the surrounding institutional uses and to the scale of the Baptist Hospital. Landscaped plazas not only provide professionals with pleasant lunchtime spaces, but also establish a pedestrian-friendly connection from City View to Bell Tower Walk and Waterfront Marketplace. A setback from the river allows for existing and new development to access a continuous Shoals Promenade Riverwalk. A potential conversion of the freight rail line to future light rail may provide public transportation to this district.



## 4.6-2 CHECK LIST

		Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>VISION &amp; INTENT</b>	Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DEVELOPMENT STANDARDS</b>					
<b>Existing Conditions</b>	Topography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Existing Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	100-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	500-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Environmental and Archaeological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Block Layout</b>	Block Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building Lines:				
	-- River Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Stream Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Proposed Subdivision & Phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings Siting &amp; Configuration</b>	Principal Building Siting:				
	-- Front Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Frontage at Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Rear Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Open Space Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Building Configuration:				
	-- Building Height Min	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Height Max	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Footprint / Floor Plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor Area Ratio (FAR)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ancillary Structures &amp; Outdoor Spaces</b>	Outdoor Space Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.6-3 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>Building Frontages</b>				
Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Articulation:				
-- Ground Level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Facade Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off Street Parking &amp; Loading</b>				
Parking Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Spaces, Reserved & Shared Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening & Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Spaces & Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & Curb Cuts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Loading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External Elements</b>				
Proposed Typography Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side or Rear Privacy Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped Vegetation				
-- Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Shrubs & Groundcover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Storage & Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Mechanical & Electrical Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater Systems</b>				
Piped Roof Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas with Subsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas of Rock and/or Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sustainability</b>				
Green Building & Landscape Reflectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.6-4 EXISTING CONDITIONS & BLOCK LAYOUT

### EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Allow Some views to river & downtown from taller buildings.

TOPOGRAPHY:	Consider existing topography and provide topographic survey with 2' contours
EXISTING TREES:	Identify all existing trees with a min 6" caliper including root zone within dripline. Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater
100-YEAR FLOOD LINES:	Tennessee River 100-Year flood line is EL 821.5 No fill or study to show "no rise" certification
500-YEAR FLOOD LINES:	Lowest habitable floor elevation is EL 828.8
ENVIRONMENTAL AND ARCHAEOLOGICAL:	Comply with State & Federal Requirements Report on environmental and/or archaeological findings

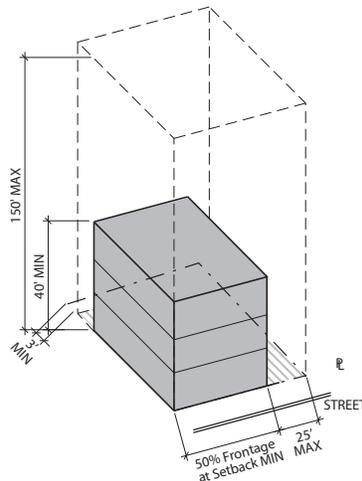
### BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walk-able neighborhoods.

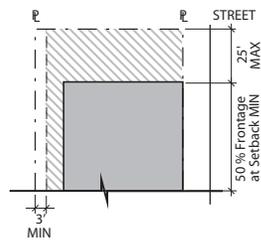
BLOCK SIZE:	1400' max perimeter
BUILDING LINES:	
<i>River Buffer Setback:</i>	70' Min from normal pool EL 813.0 Refer to section 7-1 Riverscape Standards
<i>Stream Buffer Setback:</i>	50' Min from stream centerline
PROPOSED SUBDIVISION & PHASING PLAN:	Clearly designate future phases and describe proposed subdivision plan and phasing when applicable

## 4.6-5 BUILDING SITING & CONFIGURATION

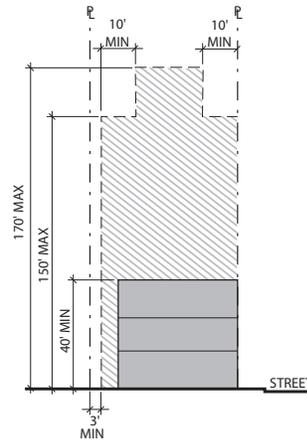
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.



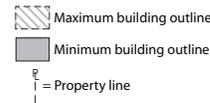
**Axonometric Diagram**



**Plan Width and Siting**



**Section Height and Siting**



**Definitions**

PRINCIPAL BUILDING SITING:

<i>Orientation:</i>	NA
<i>Front Setback:</i>	0'
<i>Frontage at Setback:</i>	50% Min
<i>Side Setback:</i>	25' Max
<i>Rear Setback:</i>	3' Min
<i>Lot Size:</i>	3 Acre Max
<i>Building Coverage:</i>	90% Max
<i>Open Space Coverage:</i>	10% Min

PRINCIPAL BUILDING CONFIGURATION:

<i>Building Width:</i>	NA
<i>Building Height Min:</i>	40' & 3 Story Min
<i>Building Height Max:</i>	150' & 12 Story Max plus 20' & 2 Story Max at Setback + 10'
<i>Footprint / Floor Plate:</i>	50,000 SF Max; Does not apply to structured parking footprint

FLOOR AREA RATIO (FAR):

11 Max

## 4.6-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

INTENT: Provide outdoor space configuration and design parameters.

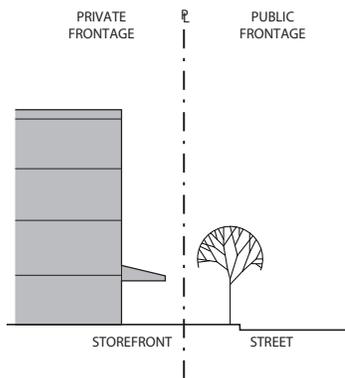
ANCILLARY/ ACCESSORY STRUCTURES:	NA
ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:	
<i>Footprint/Floor Plate:</i>	NA
<i>Front Setback:</i>	NA
<i>Frontage at Setback:</i>	NA
<i>Side Setback:</i>	NA
<i>Rear Setback:</i>	NA
<i>Building Width:</i>	NA
<i>Building Height:</i>	NA
OUTDOOR SPACE TYPES:	Rooftop landscape
USABLE PRIVATE OPEN SPACE:	NA

## 4.6-7 BUILDING FRONTAGES

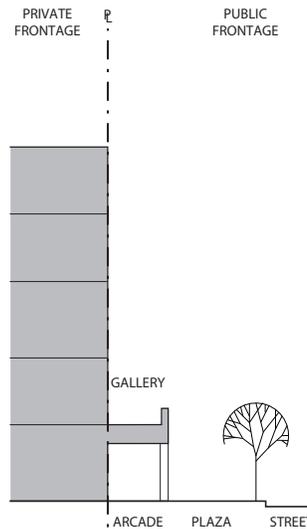
FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.

### Definitions

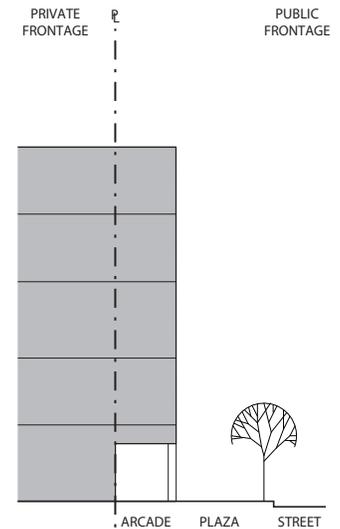
 Building outline  
 = Property line



**Storefront**



**Gallery**



**Arcade**

### BUILDING ENTRIES:

Primary entry on principal frontage

### BUILDING ENVELOPE ARTICULATION:

*Ground Level:*

Min 70% transparent glass at the ground level on the principal frontage

*Façade Length:*

NA

*Façade Openings:*

Openings above the first story on the principal frontage shall be Min 25% of the building wall area

*Roofs:*

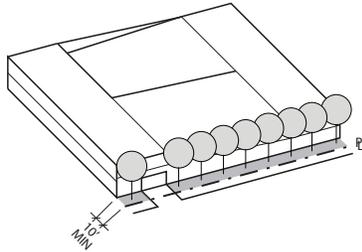
Buildings may have flat or sloped roofs

*Other:*

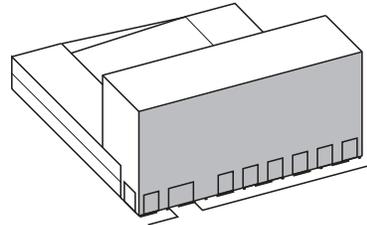
Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

## 4.6-8 OFF STREET PARKING & LOADING

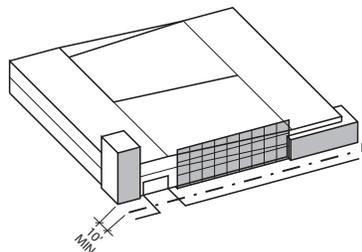
INTENT: Provide with adequate parking to accommodate the district's various building types and functions. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



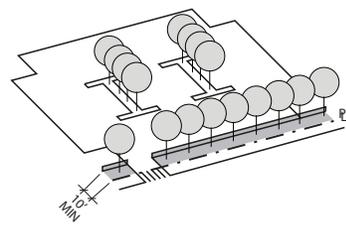
Structured Parking with Vegetation Buffer



Structured Parking with Building Buffer



Structured Parking with Screening

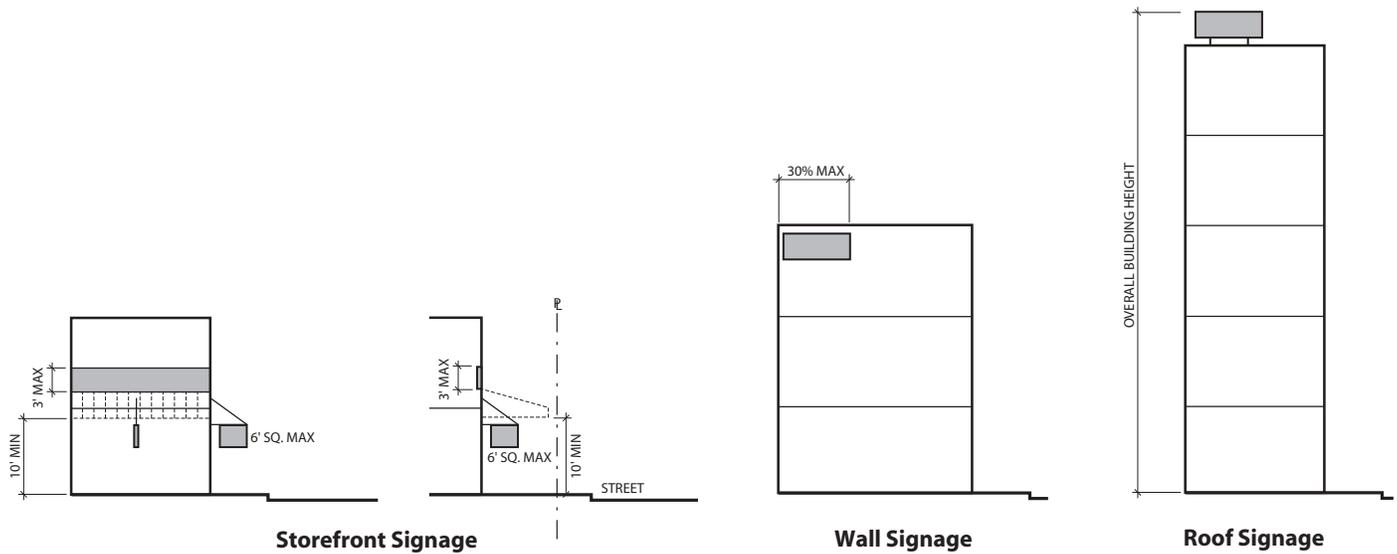


Surface Parking with Vegetation Buffer and Low Wall

PARKING TYPES:	Surface lot, above ground structure, basement garage
PARKING SPACES, RESERVED & SHARED:	3/1,000 SF Max and 2/Residential Unit Max
PAVEMENTS:	65% Min of uncovered vehicular pavements shall be porous (a Min of 8% opening) while meeting overall stormwater requirements
GARAGE LOCATION:	To rear or center of property or underneath building
SCREENING & SHADING:	One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians
ACCESSIBLE SPACES & ROUTES:	Meet or exceed city accessibility standards
DRIVEWAYS & CURB CUTS:	Driveway shall be 10' Max for one way traffic and 24' Max for two way traffic Sidewalk materials and patterning is continuous through driveway
GARAGE ENTRY:	Permitted on all frontages
SERVICE LOADING:	Yes
BICYCLE PARKING:	Yes

## 4.6-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.



PROPOSED TOPOGRAPHY GRADES:

SIDE OR REAR PRIVACY FENCE OR WALL:

FRONT FENCE OR WALL:

LANDSCAPE VEGETATION:

*Trees:*

*Shrubs & Groundcover:*

SLOPES:

TRASH STORAGE & RECYCLING:

EXTERNAL MECHANICAL UNITS,  
ELECTRICAL UNITS & RAIN BARRELS:

SIGNAGE:

LIGHTING TRESPASS:

Provide grading plan with 2' contours

8' Max

3'-6" Max

Min 8 trees (Min 2" caliper) per acre of open space  
Trees required for surface parking may be counted  
Maximize shrubs & groundcover per open space

Plant slopes steeper than 3:1 for erosion control

Integrate with building design or screen / conceal  
from view from public street and riverwalk

Integrate with building design or screen / conceal  
from view from public street and riverwalk with no  
encroachment into setback area

External band above entry, hanging or blade sign,  
awning or overhang

Pre-Curfew Limitations for Environmental Zone E4  
As Defined by Illuminating Engineers Society of  
Lighting for Exterior Environment RP-33

## 4.6-10 STORMWATER SYSTEMS & SUSTAINABILITY

### STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:

If a closed drainage system, then no treatment necessary

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

---

### SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

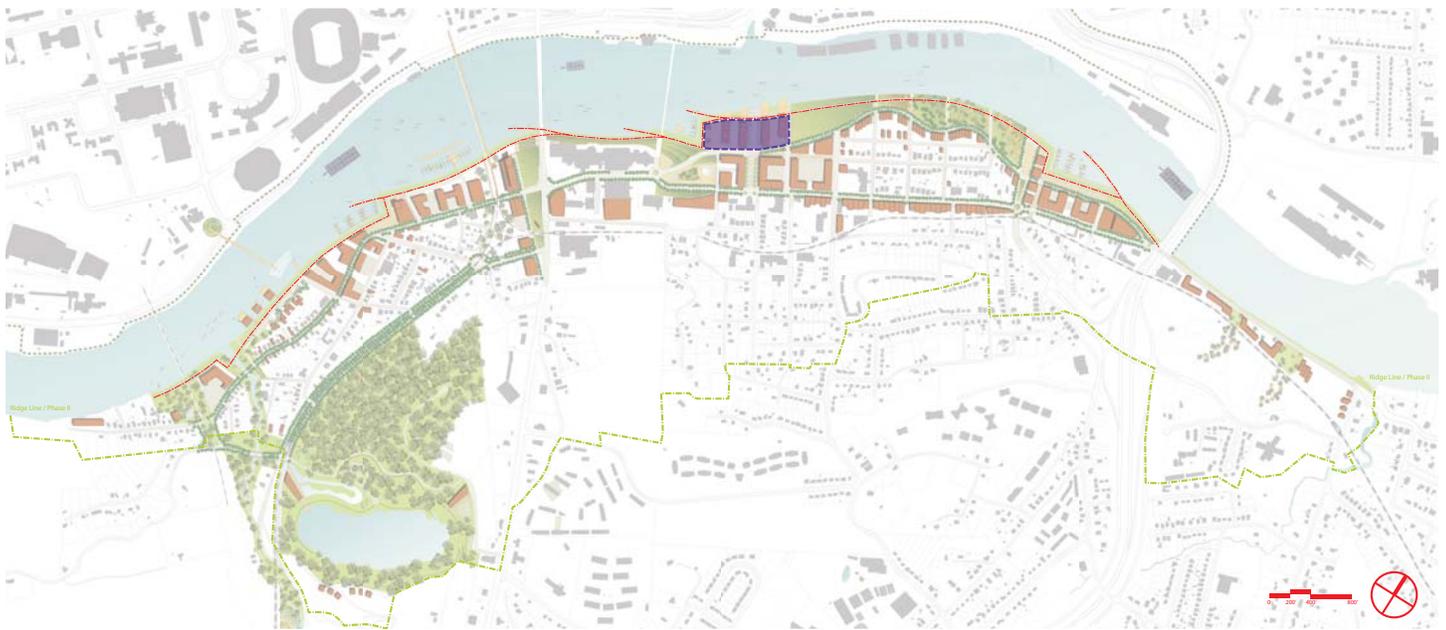
GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"  
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3  
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface

## 4.7-1 VISION & INTENT



This area is an extension of the Bell Tower Walk. It is envisioned as a highly active commercial, entertainment, and residential environment. Bound between a newly established River Road and the riverfront setback, the new Waterfront Piers provide an elegant setting for restaurants and various retail and entertainment enterprises. These uses define associated civic plazas that unite the buildings with the Riverwalk and the Gay Street Amphitheater.

Developments on this site shall maximize view corridors to the river by orienting long, horizontal buildings perpendicular to the riverfront. Developments that create a continuous visual barrier to the Tennessee River are not permitted. Surface parking in this district shall be kept to a minimum. A new marina and boat ramp at the base of the Gay Street Bridge invite users to spend time on the water adjacent to the park space.



## 4.7-2 CHECK LIST

		Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>VISION &amp; INTENT</b>	Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DEVELOPMENT STANDARDS</b>					
<b>Existing Conditions</b>	Topography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Existing Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	100-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	500-Year Flood Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Environmental and Archaeological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Block Layout</b>	Block Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building Lines:				
	-- River Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Stream Buffer Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Proposed Subdivision & Phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings Siting &amp; Configuration</b>	Principal Building Siting:				
	-- Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Side Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Open Space Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Principal Building Configuration:				
	-- Building Width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Height Min	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	-- Building Height Max	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Footprint / Floor Plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ancillary Structures &amp; Outdoor Spaces</b>	Floor Area Ratio (FAR)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outdoor Space Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.7-3 CHECK LIST

	Complies	Complies with Administrative Deviation	Does Not Comply	N/A
<b>Building Frontages</b>				
Building Entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope Articulation:				
-- Ground Level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Facade Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off Street Parking &amp; Loading</b>				
Parking Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Spaces, Reserved & Shared	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening & Shading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Spaces & Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways & Curb Cuts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service Loading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>External Elements</b>				
Proposed Typography Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side or Rear Privacy Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Fence or Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped Vegetation				
-- Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-- Shrubs & Groundcover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Storage & Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Mechanical & Electrical Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater Systems</b>				
Piped Roof Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas with Subsoil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Surface Runoff in Areas of Rock and/or Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sustainability</b>				
Green Building & Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reflectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 4.7-4 EXISTING CONDITIONS & BLOCK LAYOUT

### EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Direct views to river & downtown, viewed from neighborhoods behind.

TOPOGRAPHY:	Consider existing topography and provide topographic survey with 2' contours
EXISTING TREES:	Identify all existing trees with a min 6" caliper including root zone within dripline Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater
100-YEAR FLOOD LINES:	Tennessee River 100-Year flood line is EL 821.5 No fill or study to show "no rise" certification
500-YEAR FLOOD LINES:	Lowest habitable floor elevation EL 828.8
ENVIRONMENTAL AND ARCHAEOLOGICAL:	Comply with State & Federal Requirements Report on environmental and/or archaeological findings

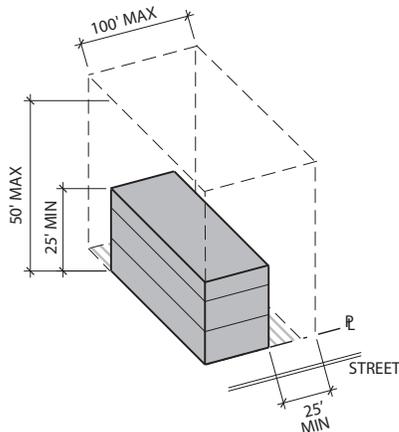
### BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walk-able neighborhoods.

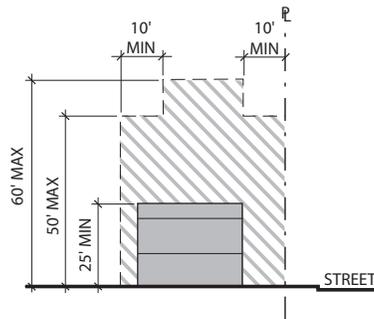
BLOCK SIZE:	1400' Max perimeter
BUILDING LINES:	
<i>River Buffer Setback:</i>	70' Min from normal pool EL 813.0 Refer to section 7-1 Riverscape Standards
<i>Stream Buffer Setback:</i>	50' Min from stream centerline
PROPOSED SUBDIVISION & PHASING PLAN:	Clearly designate future phases and describe proposed subdivision plan and phasing when applicable

## 4.7-5 BUILDING SITING & CONFIGURATION

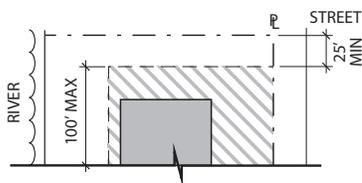
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.



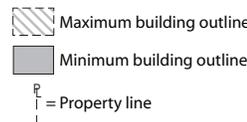
**Axonometric Diagram**



**Section Height and Siting**



**Plan Width and Siting**



**Definitions**

**PRINCIPAL BUILDING SITING:**

<i>Orientation:</i>	Perpendicular to River
<i>Front Setback:</i>	NA
<i>Frontage at Setback:</i>	NA
<i>Side Setback:</i>	25' Min
<i>Rear Setback:</i>	NA
<i>Lot Size:</i>	1 acre Max
<i>Building Coverage:</i>	NA
<i>Open Space Coverage:</i>	20% Min

**PRINCIPAL BUILDING CONFIGURATION:**

<i>Building Width:</i>	70' Max
<i>Building Height Min:</i>	25' & 2 Story Min
<i>Building Height Max:</i>	50' & 4 Story Max plus 10' & 1 Story Max at Setback + 10'
<i>Footprint / Floor Plate:</i>	30,000 SF Max; Does not apply to structured parking footprint

**FLOOR AREA RATIO (FAR):**

3 Max

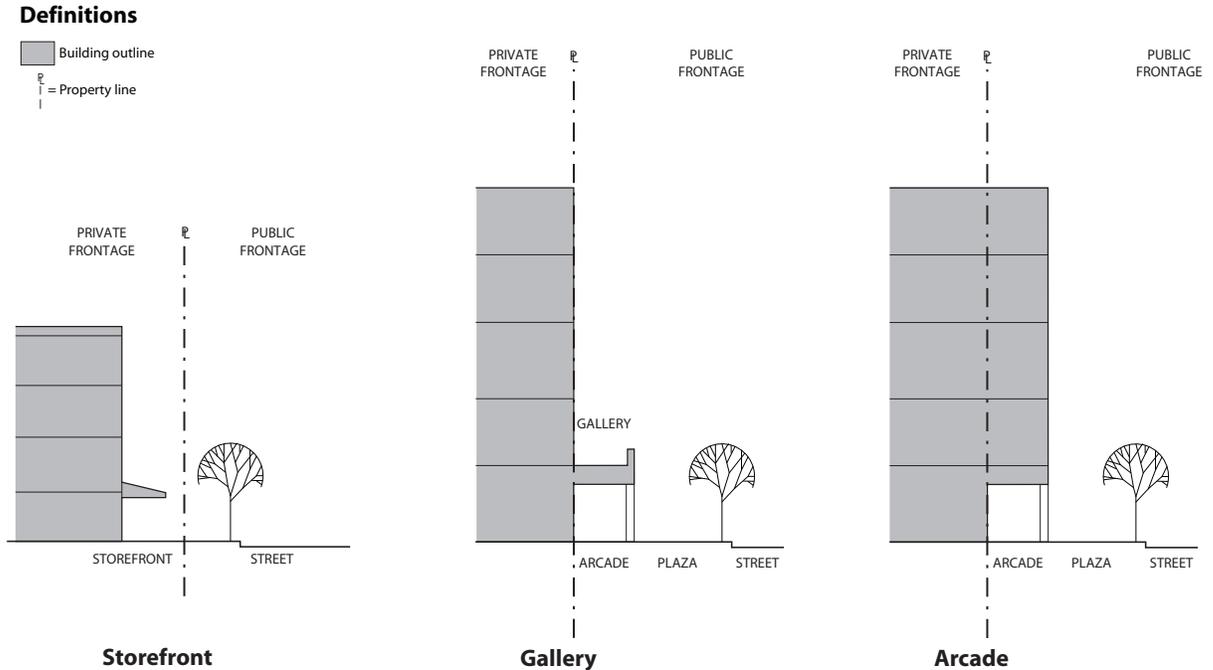
## 4.7-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

INTENT: Provide outdoor space configuration and design parameters.

ANCILLARY/ ACCESSORY STRUCTURES:	NA
ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:	
<i>Footprint/Floor Plate:</i>	NA
<i>Front Setback:</i>	NA
<i>Frontage at Setback:</i>	NA
<i>Side Setback:</i>	NA
<i>Rear Setback:</i>	NA
<i>Building Width:</i>	NA
<i>Building Height:</i>	NA
OUTDOOR SPACE TYPES:	Mall, Plaza
USABLE PRIVATE OPEN SPACE:	NA

## 4.7-7 BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.



### BUILDING ENTRIES:

Primary entry on principal frontage

### BUILDING ENVELOPE ARTICULATION:

#### Ground Level:

Min 70% transparent glass at the ground level on the principal frontage

#### Façade Length:

NA

#### Façade Openings:

Openings above the first story on the principal frontage shall be Min 25% of the building wall area

#### Roofs:

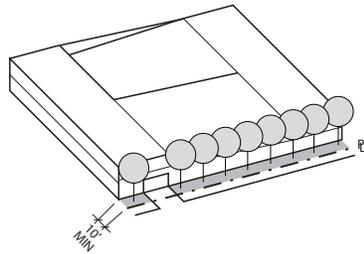
Buildings may have flat or sloped roofs

#### Other:

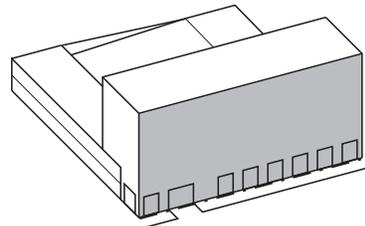
Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

## 4.7-8 OFF STREET PARKING & LOADING

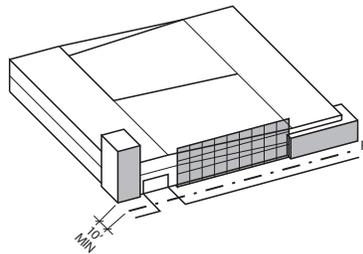
INTENT: Provide with adequate parking to accommodate the district's various building types and functions and maintain the overall neighborhood character. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



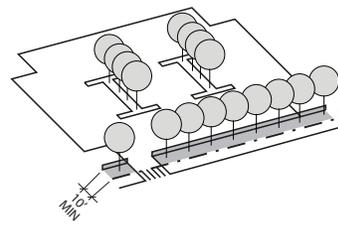
Structured Parking with Vegetation Buffer



Structured Parking with Building Buffer



Structured Parking with Screening

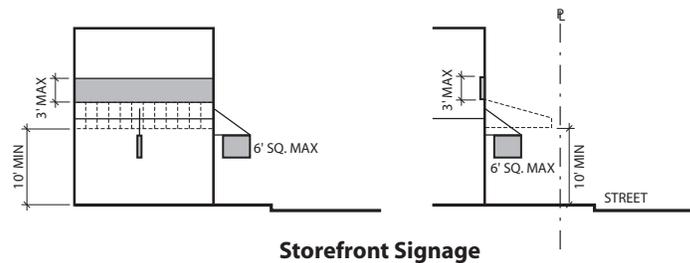


Surface Parking with Vegetation Buffer and Low Wall

PARKING TYPES:	Surface lot, above ground structure, basement garage
PARKING SPACES, RESERVED & SHARED:	3/1,000 SF Max and 2/Residential Unit Max
PAVEMENTS:	65% Min of uncovered vehicular pavements shall be porous (a Min of 8% opening) while meeting overall stormwater requirements
GARAGE LOCATION:	To side of property or underneath building
SCREENING & SHADING:	One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians
ACCESSIBLE SPACES & ROUTES:	Meet or exceed city accessibility standards
DRIVEWAYS & CURB CUTS:	Driveway shall be 10' Max for one way traffic and 24' Max for two way traffic Sidewalk materials and patterning is continuous through driveway
GARAGE ENTRY:	Permitted on all frontages
SERVICE LOADING:	Yes
BICYCLE PARKING:	Yes

## 4.7-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.



PROPOSED TOPOGRAPHY GRADES:	Provide grading plan with 2' contours
SIDE OR REAR PRIVACY FENCE OR WALL:	8' Max
FRONT FENCE OR WALL:	3'-6" Max
LANDSCAPE VEGETATION:	
<i>Trees:</i>	Min 8 trees (Min 2" caliper) per acre of open space Trees required for surface parking may be counted Maximize shrubs & groundcover per open space
<i>Shrubs &amp; Groundcover:</i>	
SLOPES:	Plant slopes steeper than 3:1 for erosion control
TRASH STORAGE & RECYCLING:	Integrate with building design or screen / conceal from view from public street and riverwalk
EXTERNAL MECHANICAL UNITS, ELECTRICAL UNITS & RAIN BARRELS:	Integrate with building design or screen / conceal from view from public street and riverwalk with no encroachment into setback area
SIGNAGE:	External band above entry, hanging or blade sign, awning or overhang
LIGHTING TRESPASS:	Pre-Curfew Limitations for Environmental Zone E4 As Defined by Illuminating Engineers Society of Lighting for Exterior Environment RP-33

## 4.7-10 STORMWATER SYSTEMS & SUSTAINABILITY

### STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:

If a closed drainage system, then no treatment necessary

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

---

### SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"  
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3  
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface

# GENERAL DEVELOPMENT STANDARDS

## 5.1 USES

### 5.1.1 PROHIBITED USES

Uses not to be established in any district of the Knoxville South Waterfront include all **major agriculture, heavy industrial, waste-related services, truck depots, cremation facilities, cemeteries, and storage facilities for Class 1 flammable and combustible liquids** (having an aggregate total of more than 100 gallons) but excluding storage that is part of a motorized vehicle or pleasure craft facility.

- A. **Heavy industrial** includes any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause; heavy industrial asbestos and radio active materials products; animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, automobile dismantlers and recyclers; batch plant; bulk storage of flammable liquids; chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products; commercial feed lot; concrete batching and asphalt processing and manufacturing, batch plant; earth moving and heavy construction equipment and transportation equipment; explosives; fabricated metal products and machinery; impound lot, wrecker service includes city wreckers, auto storage; leather and leather products includes tanning and finishing; petroleum, liquefied petroleum gas and coal products and refining; primary metal manufacturing; pulp mills; rubber and plastic products, rubber manufacturing; scrap metal processors; saw mill, pulp mill; secondary materials dealers; tire recapping; tobacco products; transportation equipment; wrecking, junk or salvage yard; dredging, earth extraction, clearing or grading (timber cutting); extraction of phosphate or minerals; extraction of sand or gravel, borrow pit; metal, sand stone, gravel clay, mining and other related processing; stockpiling of sand, gravel, or other aggregate materials; or any similar uses.
- B. **Waste-related service** includes any use that generally receives solid or liquid wastes from others for transfer to another location, collects sanitary waste or manufactures a product from the composting of organic material. Waste-related service includes the following: animal waste processing, rendering; landfill, incinerator; manufacture and production of goods from composting organic material; outdoor recycle processing center; outdoor storage of recyclable material, including construction material; transfer station; or any similar use.
- C. **Major agriculture** includes animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, apiculture, aquaculture, dairying, personal or commercial animal breeding and development; floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture; animal boarding, outdoor; livestock auction; milk processing plant; packing house for fruits or vegetables; plant nursery; plant nursery with landscape supply; retail or wholesale sales of agriculturally-related supplies and equipment; stable; or any similar use.

### 5.1.2 GATED COMMUNITIES

Private developments such as “gated communities” are prohibited in the Knoxville South Waterfront. They inhibit access to public spaces and create physical and social enclaves. Public rights-of-ways shall remain open, facilitating access to the site and fostering connectivity.

# GENERAL DEVELOPMENT STANDARDS

## 5.2 BUILDING ENVELOPE AND MATERIALS

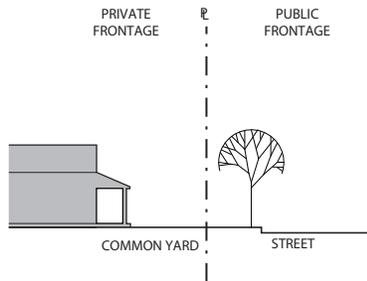
- A. The intent of these standards is to utilize a discipline of form when designing new buildings in order to foster a high quality Knoxville South Waterfront identity.
- B. Building walls should reflect and complement the traditional materials and techniques of the Tennessee Valley's regional architecture. They should express the construction techniques and structural constraints of traditional, long-lasting building materials.
  - 1. Acceptable building façade materials include: brick and block masonry, glass, wood, stucco, metal panel and native stone. The use of composite or synthetic materials not mentioned above must have equivalent or superior visual and performance properties to those mentioned.
  - 2. Windows shall use clear glass with at least 90 percent light transmission.
  - 3. Specialty windows may use stained or opaque glass.
  - 4. Detail facades on retail frontages such as **storefronts** shall have at least 70 percent glass at the ground level.
  - 5. Window openings above the first story shall be at least 25 percent of the building wall area, with each façade calculated independently.
  - 6. Buildings may have flat roofs enclosed by parapets or sloped roofs.
  - 7. Flat roofs shall be enclosed with parapets a minimum of 42 inches high or as required to conceal mechanical equipment to the satisfaction of the Knoxville South Waterfront Advisory Committee.
  - 8. Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback.
- C. Requirements of these Form Based Codes apply only where the subject is "**clearly visible from the street**". The definition of the street includes parks, riverwalks, civic greens, squares and all proposed public areas except alleys. The intention of these parameters are to restrict control to the public realm where it has special significance and limit public preference in the private realm.

# GENERAL DEVELOPMENT STANDARDS

## 5.3 FRONTAGE TYPOLOGIES

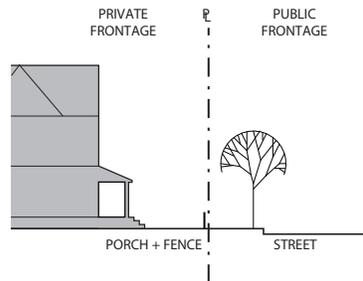
### 5.3.1 COMMON YARD

A frontage where the building is setback substantially from the property line. The front yard is visually continuous with adjacent yards.



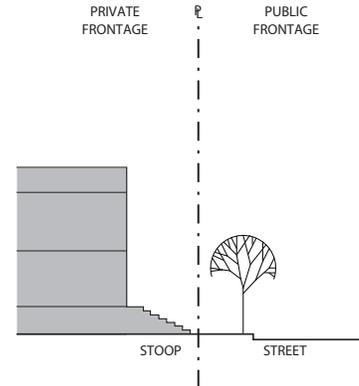
### 5.3.2 PORCH + FENCE

A frontage type where the building is setback from the property line and the building includes an attached porch. A fence at the property line demarcates the front yard from the street.



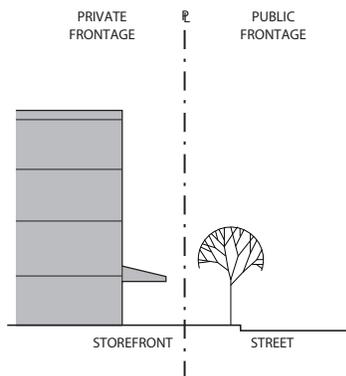
### 5.3.3 STOOP

A frontage type where the raised entry platform is on the principal frontage and the first story is above the level of the ground creating a change in elevation.



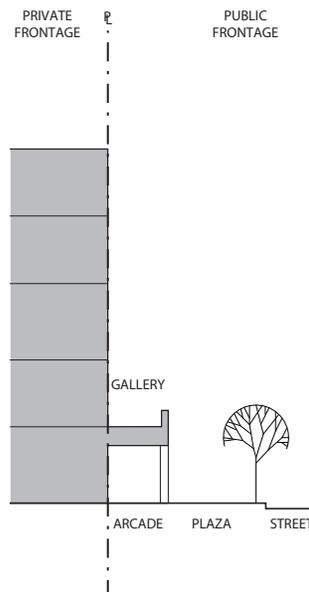
### 5.3.4 SHOPFRONT/AWNING

A frontage type where the building meets the property line and a shopfront or awning extends into the setback space.



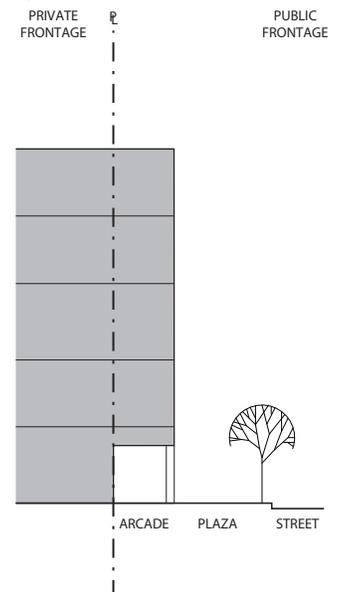
### 5.3.5 GALLERY

A frontage type where the building façade is close to the property line and a continuous, covered space is attached to the length of the façade.



### 5.3.6 ARCADE

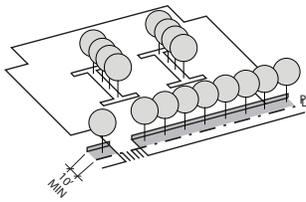
A frontage type where the building façade is close to the property line and the ground floor is recessed from the building façade to allow for a continuous, covered passageway.



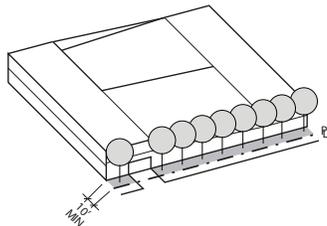
# GENERAL DEVELOPMENT STANDARDS

## 5.4 OFF STREET PARKING AND LOADING

### 5.4.1 SURFACE PARKING



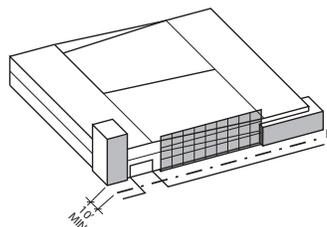
Surface Parking with Vegetation Buffer and Low Wall



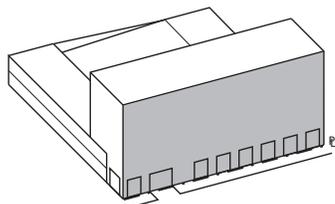
Structured Parking with Vegetation Buffer

- A. Parking shall be placed behind the buildings, but where accommodation of the minimum parking requirements are not adequately met, parking on the side of buildings is acceptable provided that the parking is screened from view from any adjoining right-of-way. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement for the parcel. By exemption, the required parking may be provided within a five minute (1/4 mile) walking radius of the site which it serves.
- B. Avoid large, unbroken expanses of pavement. Divide large parking lots into smaller paved areas that are separated by landscaping, access driveways or ancillary structures. Parking lots shall include parking islands to breakdown the scale of the surface lot, with the inclusion of pedestrian-scale lighting in lieu of standard lot lighting. A visual buffer of landscaping shall be provided towards adjacent properties. Any parking lot adjoining a public street shall be screened from view to a height of three feet by walls, berms or landscaping or a combination of these three. If landscaping is used, the planting bed shall be a minimum of 10' wide. Separate parking areas from buildings by use of a raised walkway or planting strip. Avoid directly abutting parking aisles or spaces to the edge of a building.
- C. One bicycle rack space shall be provided for every 10 vehicular parking spaces.

### 5.4.2 STRUCTURED PARKING



Structured Parking with Screening



Structured Parking with Building Buffer

- A. Future parking structures in the Knoxville South Waterfront should be constructed with the understanding that **required parking spaces for an area should be shared over the course of a day to maximize efficiency.** While the construction of new parking garages will be critical to accommodate future vehicles in the study area, it is important to establish parking ratios that promote the use of public transportation and encourage development that generates less traffic. New parking facilities must be designed in such a way that does not adversely affect their surroundings.
- B. Monotonous and unadorned parking structure elevations are prohibited. No blank walls or exposed parking levels should face directly onto primary streets. Attempts should be made to reduce the overall visual mass of the parking garage through the architectural expression of stair towers, canopies and screening devices. Parking garage elevations shall be screened from view with the incorporation of lightweight design elements that add visual interest to the elevations (such as trellis panels) and filter the view to parked cars. When possible, building edges that face primary streets should incorporate programmable spaces into the ground floor of the parking structure (such as small commercial/retail uses) to activate the street edge. Garage entries shall not exceed 16' clear height and 24' clear width. Provisions shall be made for audible and visible warnings at garage exits to protect pedestrians from vehicles.

### 5.4.3 SERVICE LOADING

Curb cuts and service roads leading to service areas shall be located as far away as possible from public entrances. Service areas to buildings shall be screened from view by plantings or low walls.

# GENERAL DEVELOPMENT STANDARDS

## 5.5 SIGNAGE

Knoxville's Signage Ordinance shall apply.

Signage within the Knoxville South Waterfront should be clear, informative and durable. Appropriate signage is important for commercial uses that need to effectively advertise their goods and services. Inappropriate advertising signage contributes to visual clutter of the environment by their design, location, material choice or obtrusive size. Primary concerns regarding signage revolve around the sign's location, size, material and illumination.

### 5.5.1 SW1

The sign regulations of Article 5, Section 10B, Residential Districts, shall apply in the SW1 District.

### 5.5.2 SW2 THROUGH SW7

#### A. Sign Area

The total allocated sign area shall not exceed one square foot per linear foot of building frontage per principal building. Except for arcade and hanging signs and window signs, the combination of all other permitted sign types shall not exceed the maximum allocated sign area for the building.

#### B. Permitted Sign Types

The following types of signs shall be permitted.

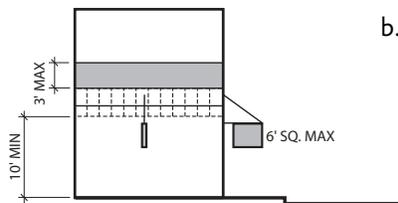
##### 1. STOREFRONT SIGNAGE

###### a. Arcade and Hanging Signs

- i. Arcade or hanging signs shall provide a minimum clearance of eight feet above the sidewalk.
- ii. The maximum sign area shall not exceed six square feet per arcade or hanging sign.

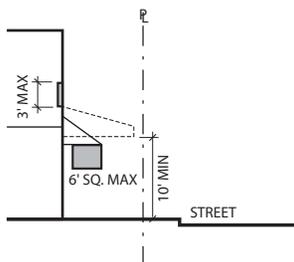
###### b. Awning and Canopy Signs

- i. Awnings or canopies shall provide a minimum clearance of 10 feet above the sidewalk and shall have a minimum depth of six feet. An awning or canopy may extend into the public right-of-way with the City's Engineer's approval.
- ii. The maximum sign area shall not exceed six square feet per awning or canopy.



###### c. Projecting Signs

- i. Projecting signs shall provide a minimum clearance of eight feet above the sidewalk and shall extend no more than four feet from the façade of a building. A projecting sign may extend into the public right-of-way with the City's Engineer's approval.
- ii. When placed at the ground story level, projecting signs shall not exceed six feet in area. When placed at the second story level, projecting signs shall not exceed 12 square feet in area. When placed at the third story level, projecting signs shall not exceed 18 square feet in area. Projecting signs on the third story level are only permitted on the corner of a block, where they may project from a building corner.



**Storefront Signage**

###### d. Window Signs

Window signs shall not collectively exceed 10 percent of the window area on each façade.

# GENERAL DEVELOPMENT STANDARDS

## 5.5 SIGNAGE

### 2. WALL SIGNAGE

- i. Wall signs are permitted within the area between the bottom of the second story windows and the top of first floor windows within a horizontal band not to exceed three feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.
- ii. Wall signs are also permitted immediately below the roof line of the building or structure and shall not extend more than 30 percent of the width of the building façade. Wall signs shall not project above the elevation of any building or structure.
- iii. A wall sign may extend up to 12 inches into a public right-of-way.

### 3. ROOF SIGNAGE

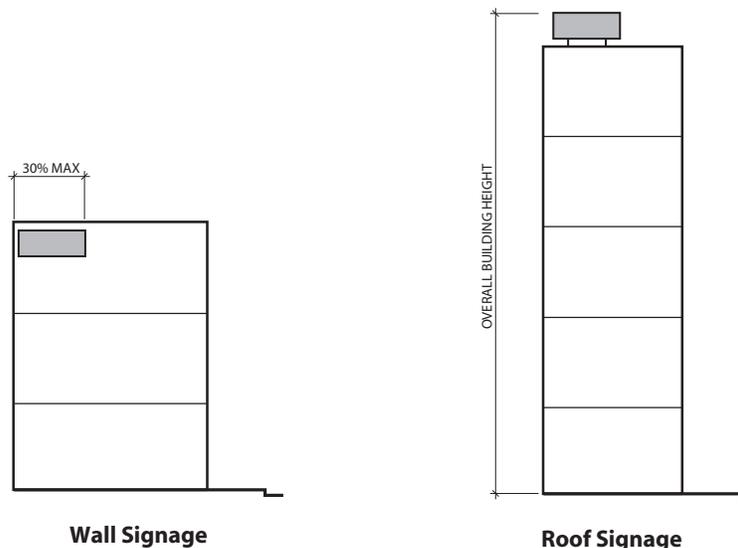
Roof signs are discouraged in the Knoxville South Waterfront. Roof signs will be included in the overall calculation of building height.

### C. Sign Illumination

1. Signs may be illuminated from within or from an external source, but such illumination shall be in a manner that avoids glare or reflection which in any way interferes with traffic safety.
2. Internally illuminated signs shall be designed with:
  - a. Individually illuminated letters;
  - b. An opaque background; or
  - c. The background of the sign face having a darker color than the content or message of the sign.
3. Neon or any similar exposed tube lighting is permitted provided that such lighting shall not be used solely to outline the perimeter of the sign face or sign structure, or outline or highlight architectural features on a building or structure.

### D. Street Addresses

The street number of the business is not required on each sign, provided that the street number is placed on each entry door or within three feet of the door.



# GENERAL DEVELOPMENT STANDARDS

## 5.6 LIGHTING AND NOISE

### 5.6.1 EXTERNAL LIGHTING STANDARDS

#### A. Intent

The intent of the outdoor lighting standards are to:

1. Provide adequate light for safety and security,
2. Promote efficient and cost effective lighting and to conserve energy,
3. Reduce light pollution, light trespass, glare, and offensive light sources,
4. Reduce sky-glow to increase night sky access,
5. Reduce development impact on nocturnal environments,
6. Prevent inappropriate, poorly designed or installed outdoor lighting,
7. Encourage quality lighting design; light fixture shielding, establish maximum uniformity ratios and establish maximum light levels within and on property lines.

#### B. Illuminance

Meet and maintain the recommended illuminance range and uniformity for each use and/or structure specified in the latest issue of the Illuminating Engineering Society of North America's (IESNA) publications including but not limited to:

1. car dealerships,
2. service stations,
3. buildings & monuments,
4. intersections,
5. outdoor merchandising,
6. parking facilities,
7. pedestrian ways,
8. walkways/bikeways,
9. roadways,
10. security locations/tasks.

#### C. Light Trespass

Meet and maintain the recommended illuminance range to minimize light trespass as specified in the latest issue of Illuminating Engineering Society of North America's (IESNA) publications. Refer to each District Standard for the relevant Environmental Zone designation.

#### D. Light Colors

Yellow spectrum lamps such as sodium lamps are permitted only within City right-of-ways and prohibited on private property.

#### E. Controls

Use and maintain automated external lighting controls to minimize light pollution and energy consumption. Such controls include but are not limited to:

1. time clocks and/or dimmers,
2. motion and/or light sensors,
3. phased switching of multiple circuits.

#### F. Prohibitions

No person shall install any of the following types of outdoor lighting fixtures:

1. Blinking, flashing, moving, revolving, flickering, changing intensity or color, and chase lighting, except for temporary seasonal displays or for public safety.
2. Any light fixture that may be confused with or construed as a traffic control device.

# GENERAL DEVELOPMENT STANDARDS

## 5.6 LIGHTING AND NOISE

### G. Exceptions

The standards of this Section shall not apply to the following types of exterior lighting:

1. Landmark Signs: Illumination of cultural significant signs designated by the community as a landmark.
2. Ornamental Lighting: Low voltage (12 volts or less), low wattage ornamental landscape lighting fixtures, and solar operated light fixtures having self-contained rechargeable batteries, where any single light fixture does not exceed 100 lumens.
3. Strings of Light: Strings of light, not exceeding a maximum of 50 lumens per lamp (equivalent of a seven watt C7 incandescent light bulb) on properties that are used exclusively for residential uses.
4. River Navigation Lighting: Lighting used exclusively for river navigation and safety purposes.
5. Right of Way Lighting: Public lighting that is located within the right of way on State or Federal controlled land.
6. Seasonal Lighting Displays: Lighting displays from November 15 through January 30 of the following year.
7. Temporary Events: Temporary outdoor activities that include, without limitation, fairs, carnivals, sporting events, concerts, and promotional activities that require temporary outdoor lighting.

### 5.6.2 NOISE

Knoxville's Noise Ordinance shall apply.

# STREETSCAPE STANDARDS

## 6-1 VISION & INTENT

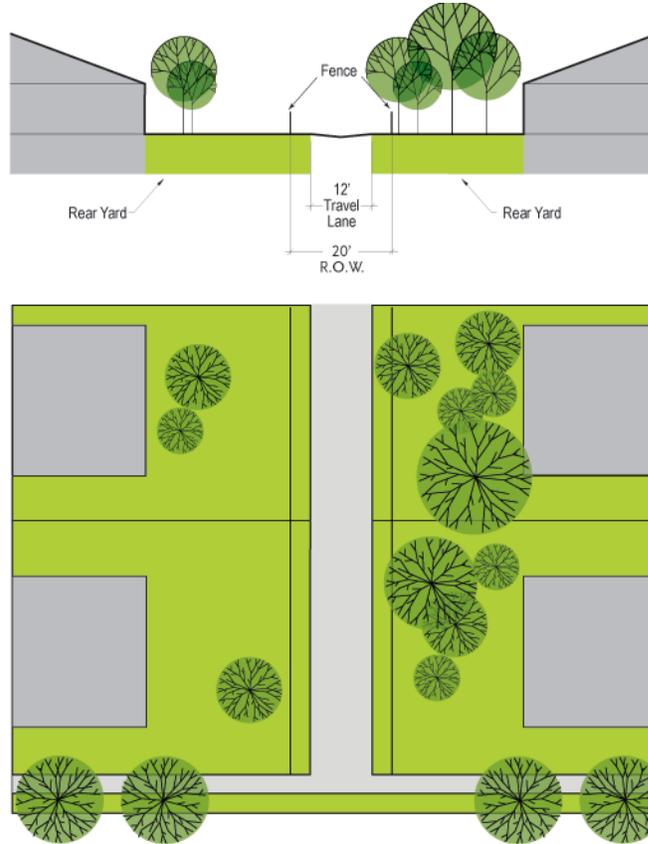


Streetscapes are the areas between buildings that are occupied by the public street right-of-way and related street, sidewalk, and landscaping improvements. Streetscapes are among the most important urban design features because their appearance, character and the impressions they evoke create the public image of the Knoxville South Waterfront. That image is significant to how residents and visitors think and feel about the City. The standards establish appropriate requirements for the width and uses of public and private street rights-of-way (for traffic, parking, pedestrians, bicycles, and landscaping). The following standards apply to the design and construction of public rights-of-way and right-of-way improvements in conjunction with proposed subdivisions, individual lot development where proposed projects are required to provide right-of-way dedications or improvements designed and constructed by the City of Knoxville.

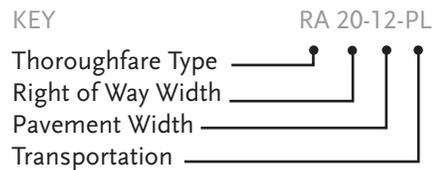
Location and provision of some or all streetscape elements is subject to detailed design.

# STREETSCAPE STANDARDS

## 6-2 PATH: P-20-12



THOROUGHFARE TYPE: Path, P-20-12  
 RIGHT-OF-WAY WIDTH: 20'  
 PAVEMENT WIDTH: 12'  
 MOVEMENT: One way  
 DESIGN SPEEDS: 10 mph  
 PEDESTRIAN CROSSING TIME: 3.5 seconds  
 TRAFFIC LANES: na  
 PARKING LANES: na  
 BIKE LANES: na  
 CURB RADIUS: 15'  
 WALKWAY TYPE: Path  
 PLANTER TYPE: none  
 CURB TYPE: Inverted Curb  
 LANDSCAPE TYPE: na  
 TRANSPORTATION PROVISION: na  
 UTILITIES: All Underground



THOROUGHFARE TYPES

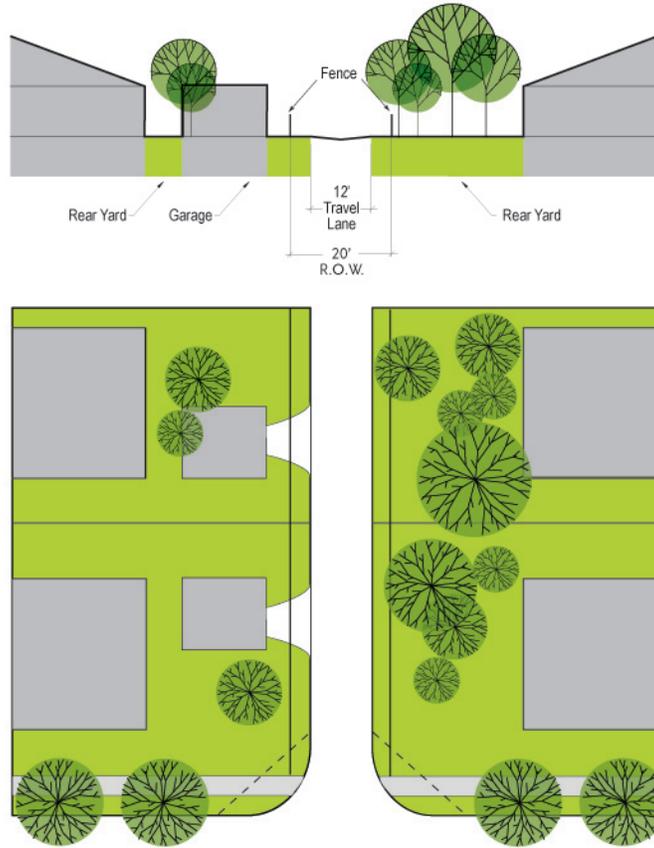
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

TRANSPORTATION TYPES

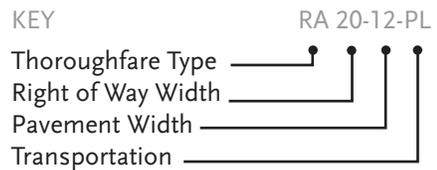
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

## 6-3 REAR ALLEY: RA 20-12



THOROUGHFARE TYPE: Rear Alley, RA 20-12  
 RIGHT-OF-WAY WIDTH: 20'  
 PAVEMENT WIDTH: 12'  
 MOVEMENT: One way  
 DESIGN SPEEDS: 10 mph  
 PEDESTRIAN CROSSING TIME: 3.5 seconds  
 TRAFFIC LANES: 1 lane  
 PARKING LANES: na  
 BIKE LANES: na  
 CURB RADIUS: 25'  
 WALKWAY TYPE: none  
 PLANTER TYPE: none  
 CURB TYPE: Inverted Crown  
 LANDSCAPE TYPE: na  
 TRANSPORTATION PROVISION: na  
 UTILITIES: All underground



### THOROUGHFARE TYPES

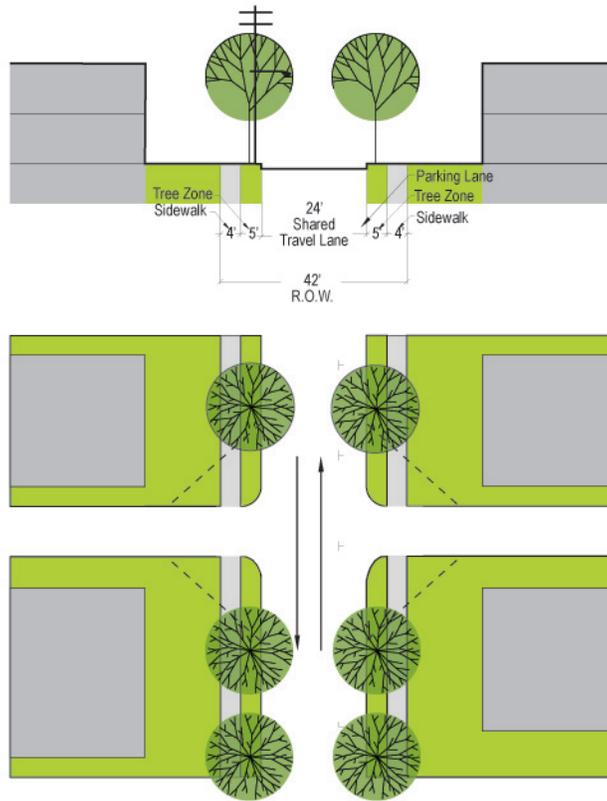
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

### TRANSPORTATION TYPES

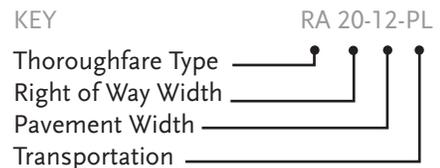
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

## 6-4 STREET: ST-42-24-PL



THOROUGHFARE TYPE: Street, ST-42-24-PL  
 RIGHT-OF-WAY WIDTH: 42'  
 PAVEMENT WIDTH: 24'  
 MOVEMENT: Yield Movement  
 DESIGN SPEEDS: 25 mph  
 PEDESTRIAN CROSSING TIME: 6.9 seconds  
 TRAFFIC LANES: 2 lanes, 1 shared lane at parked vehicles  
 PARKING LANES: 1 side, unmarked  
 BIKE LANES: na, bike share road  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 5' Sidewalk  
 PLANTER TYPE: 5' Continuous Planter  
 CURB TYPE: Curb  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: na  
 UTILITIES: Overhead Power, Cable, Phone



### THOROUGHFARE TYPES

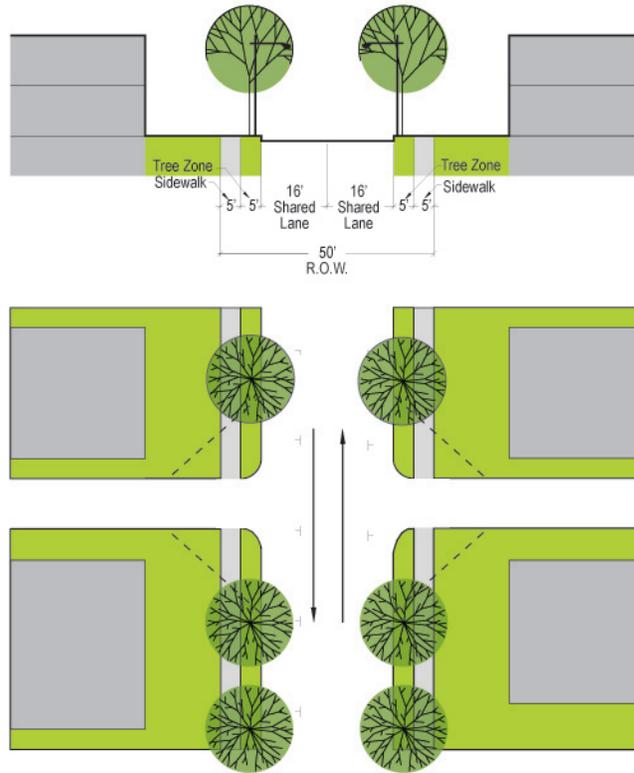
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

### TRANSPORTATION TYPES

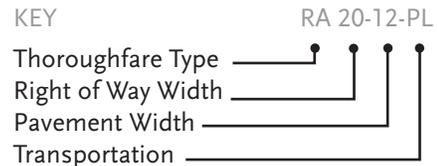
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

## 6-5 STREET: ST-50-30-2PL



THOROUGHFARE TYPE: Street, ST-50-30-2PL  
 RIGHT-OF-WAY WIDTH: 50'  
 PAVEMENT WIDTH: 30'  
 MOVEMENT: Yield Movement  
 DESIGN SPEEDS: 25 mph  
 PEDESTRIAN CROSSING TIME: 8.6 seconds  
 TRAFFIC LANES: 2 lanes, 1 shared lane at parked vehicles  
 PARKING LANES: Both sides unmarked  
 BIKE LANES: na, bike share road  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 5' Sidewalk  
 PLANTER TYPE: 5' Continuous Planter  
 CURB TYPE: Curb  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: na  
 UTILITIES: Overhead Power, Cable, Phone



### THOROUGHFARE TYPES

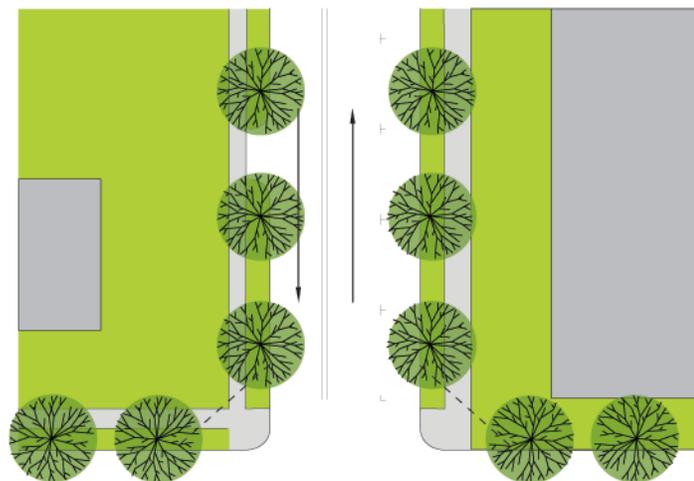
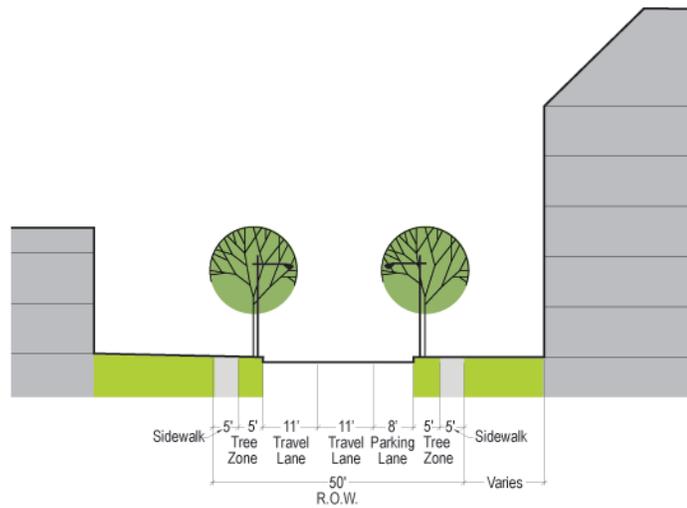
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

### TRANSPORTATION TYPES

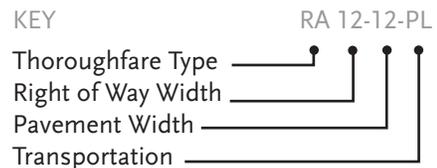
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

## 6-6 STREET: ST-50-30-PL



THOROUGHFARE TYPE: Street, ST-50-30-PL  
 RIGHT-OF-WAY WIDTH: 50'  
 PAVEMENT WIDTH: 30'  
 MOVEMENT: Slow Movement  
 DESIGN SPEEDS: 25 mph  
 PEDESTRIAN CROSSING TIME: 8.6 seconds  
 TRAFFIC LANES: 2 lanes  
 PARKING LANES: One side @ 8' marked  
 BIKE LANES: na, bike share road  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 5' Sidewalk  
 PLANTER TYPE: 5' Continuous Planter  
 CURB TYPE: Curb or Swale  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: na  
 UTILITIES: Overhead Power, Cable, Phone



### THOROUGHFARE TYPES

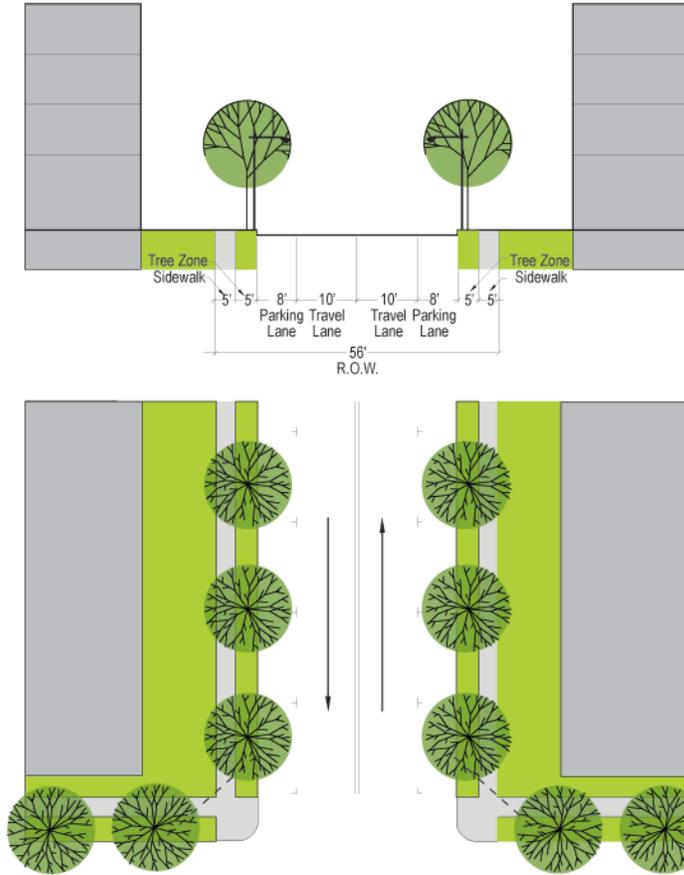
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

### TRANSPORTATION TYPES

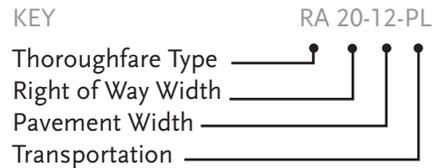
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

## 6-7 SIDE ROAD: SR-56-36-2PL



THOROUGHFARE TYPE: Side Road, SR-56-36-2PL  
 RIGHT-OF-WAY WIDTH: 56'  
 PAVEMENT WIDTH: 36'  
 MOVEMENT: Slow Movement  
 DESIGN SPEEDS: 20 mph  
 PEDESTRIAN CROSSING TIME: 10.3 seconds  
 TRAFFIC LANES: 2 lanes  
 PARKING LANES: Both sides @ 8' marked  
 BIKE LANES: na  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 5' Sidewalk  
 PLANTER TYPE: 5' Continuous Planter  
 CURB TYPE: Curb or swale  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: na  
 UTILITIES: All Underground



### THOROUGHFARE TYPES

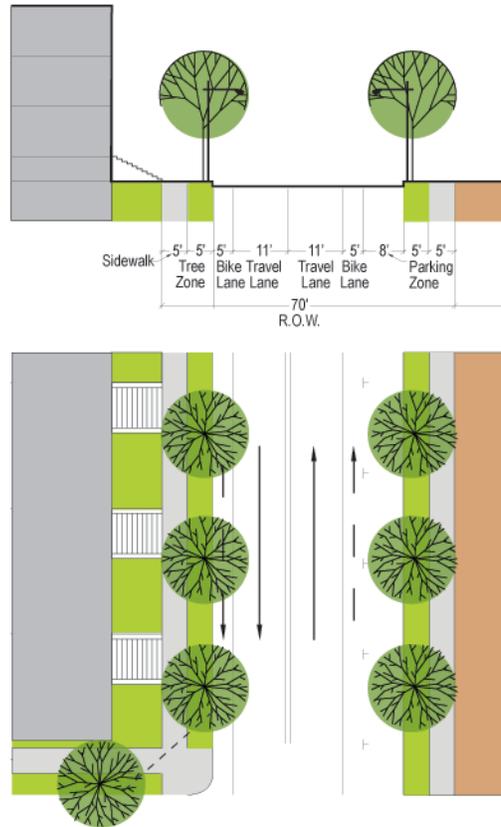
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

### TRANSPORTATION TYPES

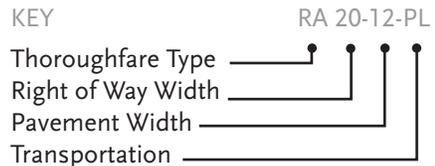
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

## 6-8 STREET: ST-70-40-PL-2BL



THOROUGHFARE TYPE: Street, ST-70-40-PL-2BL  
 RIGHT-OF-WAY WIDTH: 70'  
 PAVEMENT WIDTH: 40'  
 MOVEMENT: Free Movement  
 DESIGN SPEEDS: 30-35 mph  
 PEDESTRIAN CROSSING TIME: 11.4 seconds  
 TRAFFIC LANES: 2 lanes  
 PARKING LANES: One side @ 8' marked  
 BIKE LANES: Both sides @ 5' marked  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 5' Sidewalk  
 PLANTER TYPE: 5' Continuous Planter  
 CURB TYPE: Curb or Swale  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: na  
 UTILITIES: All Underground



### THOROUGHFARE TYPES

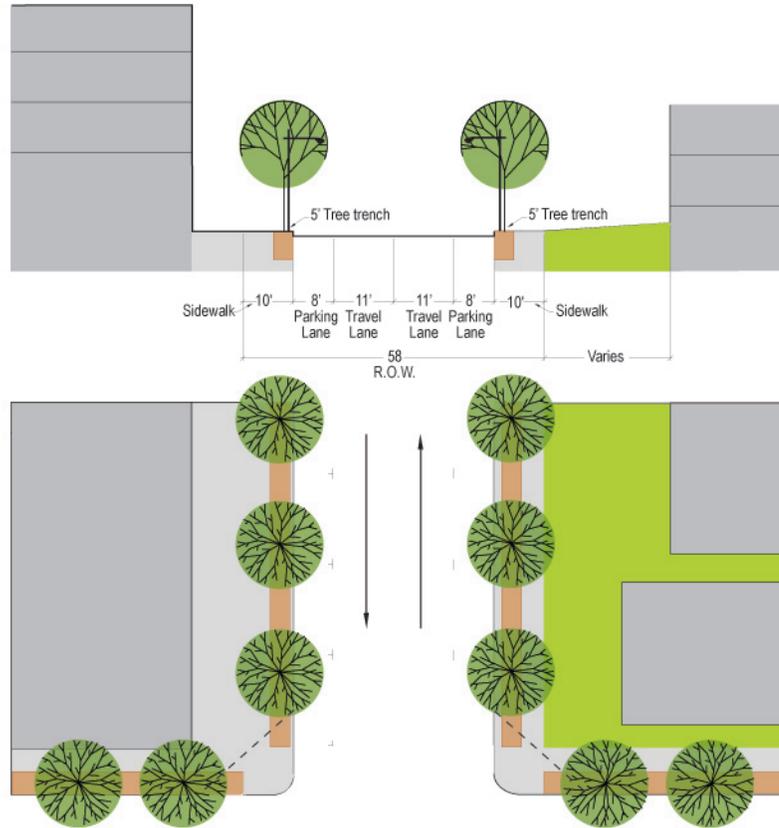
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

### TRANSPORTATION TYPES

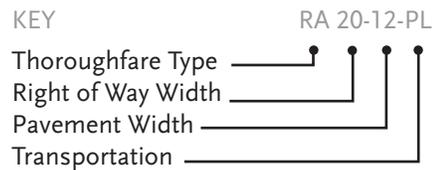
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

## 6-9 COMMERCIAL STREET: CS-58-38-2PL-BR



THOROUGHFARE TYPE: Commercial Street, CS-58-38-2PL-BR  
 RIGHT-OF-WAY WIDTH: 58'  
 PAVEMENT WIDTH: 38'  
 MOVEMENT: Slow Movement  
 DESIGN SPEEDS: 25 mph  
 PEDESTRIAN CROSSING TIME: 10.3 seconds  
 TRAFFIC LANES: 2 lanes  
 PARKING LANES: Both sides @ 8' marked  
 BIKE LANES: na  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 10' Sidewalk  
 PLANTER TYPE: 5' continuous trench  
 CURB TYPE: Curb  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: Bus route  
 UTILITIES: All Underground



THOROUGHFARE TYPES

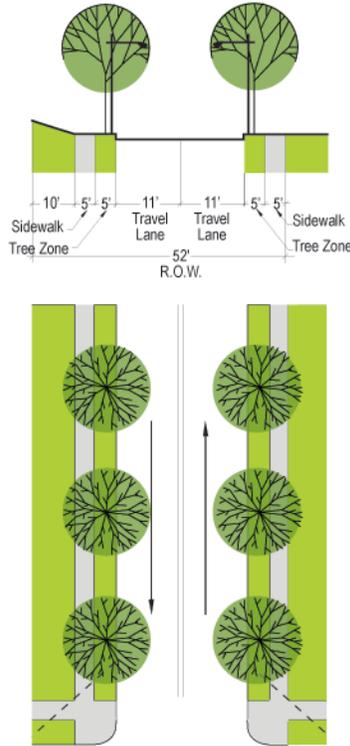
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

TRANSPORTATION TYPES

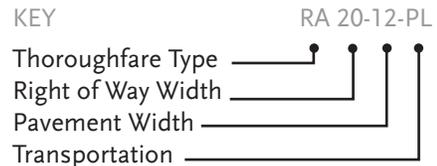
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

6-10 STREET: ST-52-22-BR



THOROUGHFARE TYPE: Street, ST-52-22-BR  
 RIGHT-OF-WAY WIDTH: 52'  
 PAVEMENT WIDTH: 22'  
 MOVEMENT: Slow Movement  
 DESIGN SPEEDS: 25 mph  
 PEDESTRIAN CROSSING TIME: 6.9 seconds  
 TRAFFIC LANES: 2 lanes  
 PARKING LANES: na  
 BIKE LANES: na  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 5' Sidewalk  
 PLANTER TYPE: 5' Continuous Planter  
 CURB TYPE: Curb or Swale  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: Bus route  
 UTILITIES: Overhead Power, Cable, Phone



## THOROUGHFARE TYPES

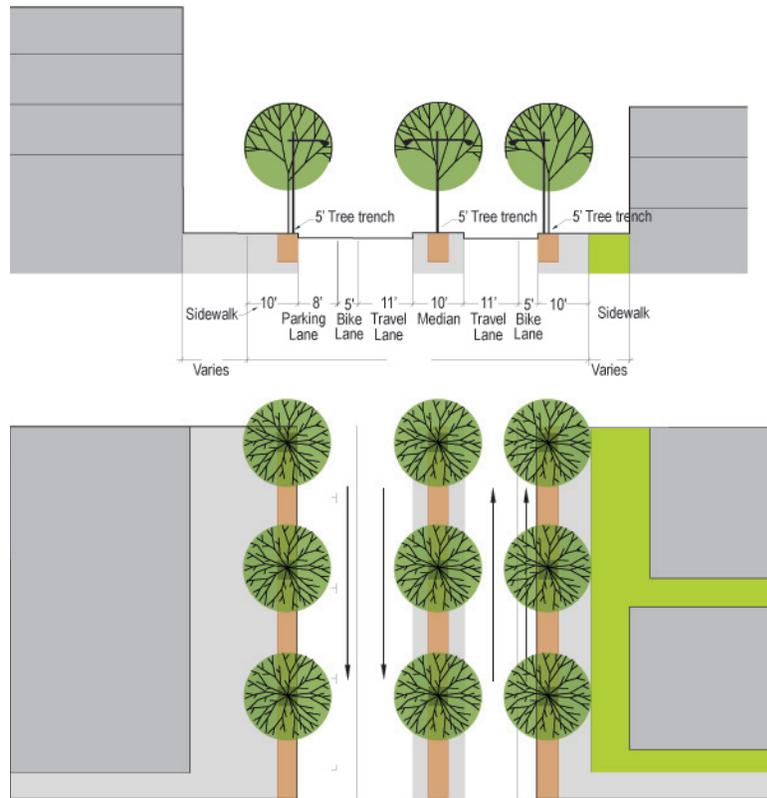
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

## TRANSPORTATION TYPES

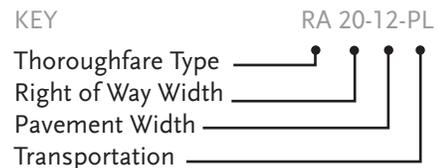
Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# STREETSCAPE STANDARDS

## 6-11 BOULEVARD: BLVD-70-50-1-PL-2BL-BR



THOROUGHFARE TYPE: Boulevard, BLVD-70-50-1PL-2BL-BR  
 RIGHT-OF-WAY WIDTH: 70'  
 PAVEMENT WIDTH: 50'  
 MOVEMENT: Slow Movement  
 DESIGN SPEEDS: 25 mph  
 PEDESTRIAN CROSSING TIME: 10.3 seconds  
 TRAFFIC LANES: 2 lanes  
 PARKING LANES: 1 side @ 8' marked  
 BIKE LANES: Both sides @ 5' marked  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 10' Sidewalk  
 PLANTER TYPE: 5' continuous trench  
 CURB TYPE: Curb  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: Bus route  
 UTILITIES: All Underground



### THOROUGHFARE TYPES

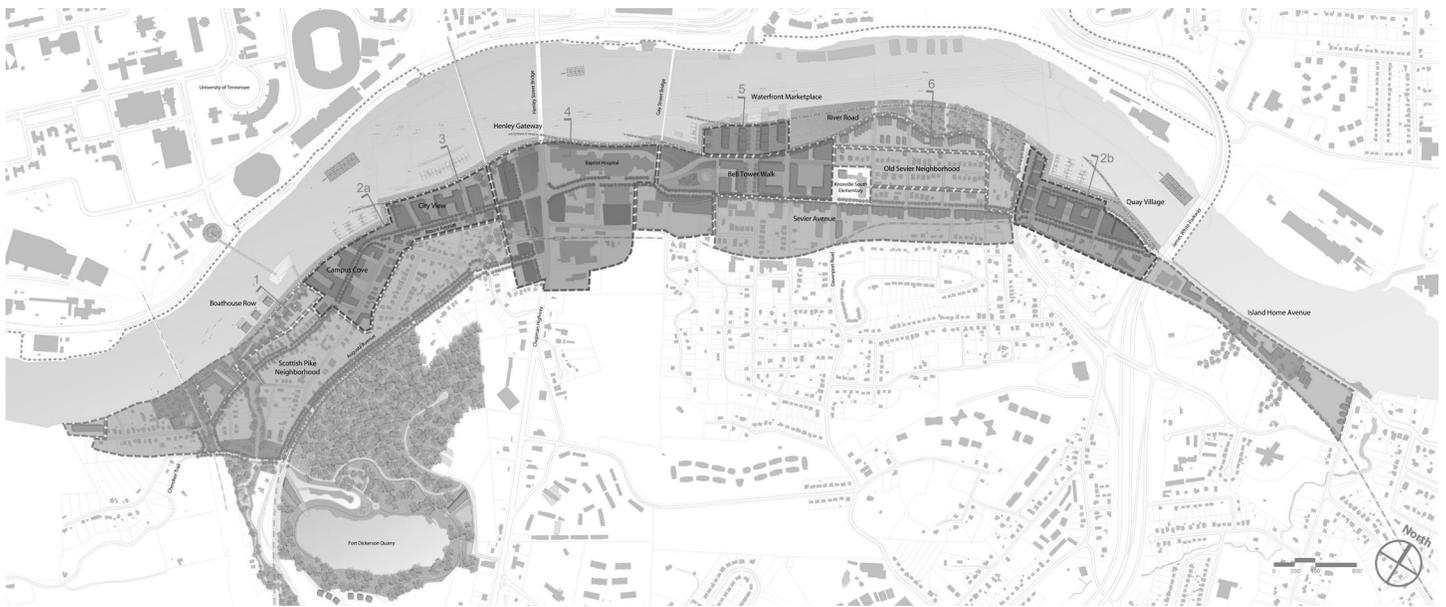
Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

### TRANSPORTATION TYPES

Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

# RIVERSCAPE STANDARDS

## 7-1 VISION & INTENT



Knoxville's riverfront is one of its greatest assets. Currently populated with industrial use and storage, there are hardly any public access or amenities associated with the river on its south shore. Developing a continuous experience along the riverfront is imperative to the economic, cultural and recreational identity for South Knoxville. It is also a great benefit for the north shore tenants as their views across the river could improve significantly, consequently raising quality of living as well as real-estate values. The riverscape standards ensure access to the waterfront with pedestrian, bike and vehicular access, and improves river frontage to private properties. The following standards apply to the design and construction of riverbanks in conjunction with best management practices as they apply to erosion control, flood protection, and habitat protection and/or improvement.

### **The intent of the Riverfront Setback is to ensure:**

The provision of an adequate amount of landscape coverage for habitat, water quality, erosion control and scenic quality expressed by the community:

- Proper riverbank stabilization to prevent property erosion and loss;
- Proper space for potential storm water drainage and utility corridors;
- Continuous ADA pedestrian and bicycle access along the riverfront with regular connections to lanes, streets or roads perpendicular to the river edge expressed by the community;
- A continuous green riparian corridor proportional in scale to adjacent buildings;
- Maintenance vehicle access; and
- Prevention of non-river-related or non-river-dependant structures.

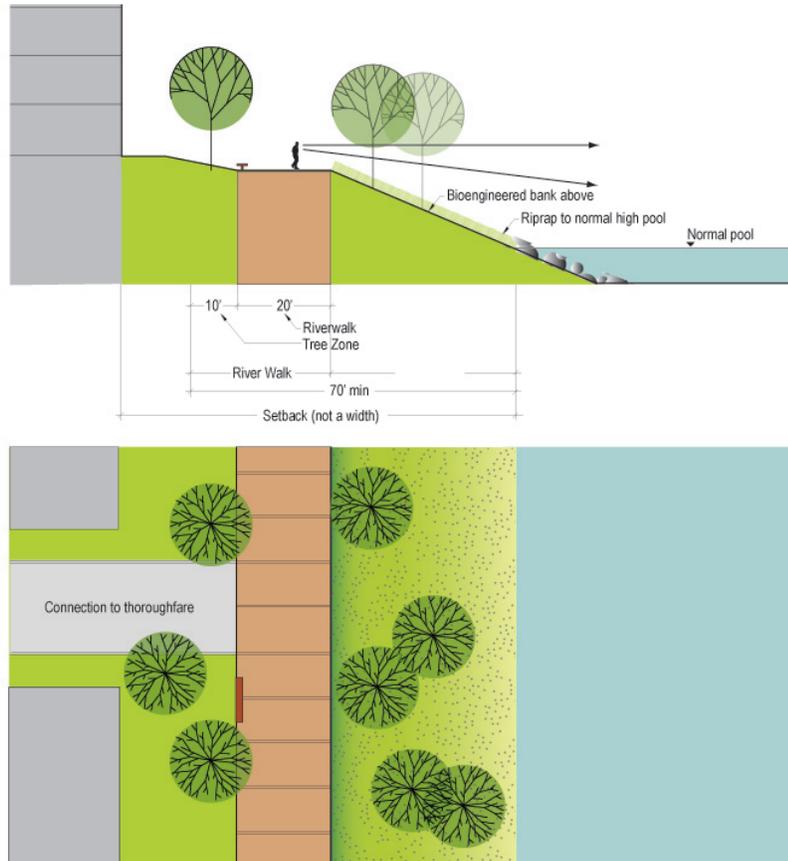
# RIVERSCAPE STANDARDS

## 7-2 RIVERBANK

RIVERWALK PATH:	20' wide shared use pavement
RIVERWALK TREES:	Trees limbed up to allow views under @ 30'-50' spacing
RIVERWALK LIGHTING:	Continuous lighting to allow pedestrian use at night
RIVERWALK FURNITURE:	Benches and trash receptacles @ regular intervals
RIVER BANK LOWER:	Rip-Rap and/or rock-filled wire mattresses from river bottom to normal high
RIVER BANK UPPER:	Bioengineered slopes above normal high
RIVER BANK SLOPES:	No steeper than 1 in 2.5 unless in rock or mechanically stabilized
RIVER BANK STORM DRAIN OUTLET:	Headwall angle to match bank slope, include scour protection
RIVER BANK VEGETATION:	Clusters of trees, 90%-100% coverage of grass, groundcover or shrub species adapted to riparian conditions
RIVER BANK CLEAR VIEW:	With the exception of tree trunks, allow for unobstructed views from riverwalk over river bank vegetation to river surface
PERMITTED USES:	Decks, boat ramps, vessel mooring structures, docks, piers, gangway to marina, walkways, boardwalks, landscape, lighting & furniture elements, utility & stormwater facilities, non habitable shelter structures as accessories to marinas
NON-PERMITTED USES:	Parking , filling, waste storage

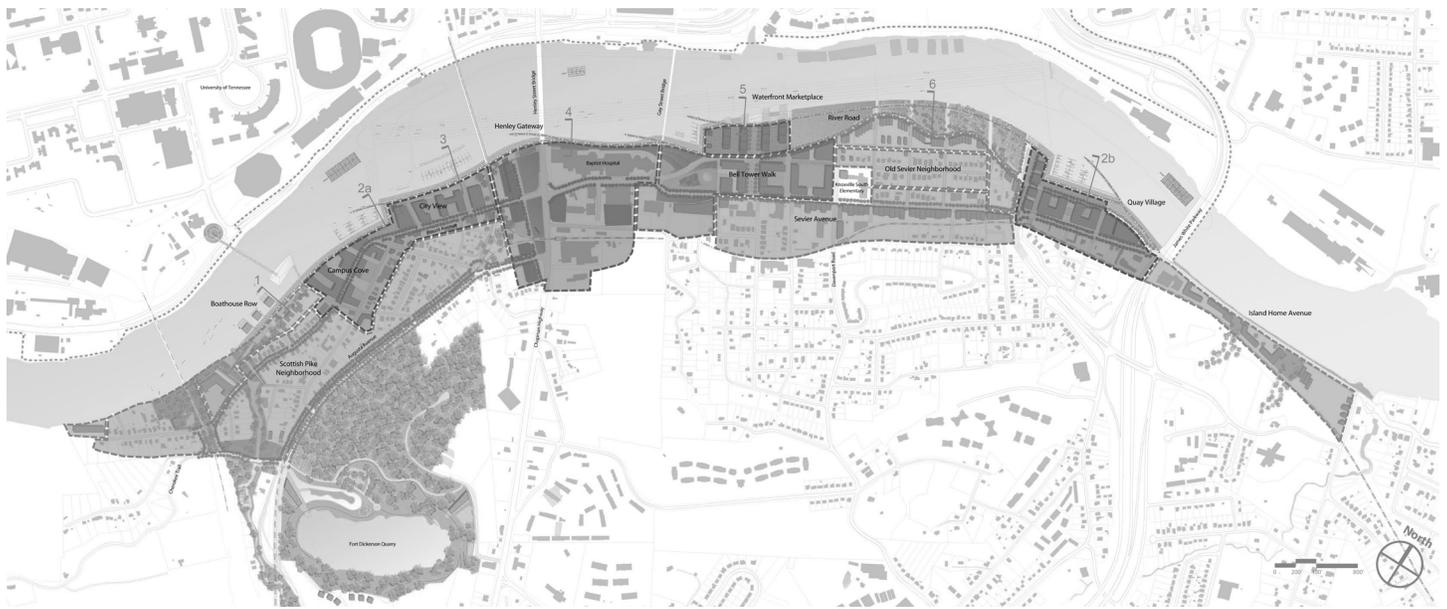
# RIVERSCAPE STANDARDS

## 7-3 RIVERWALK



# STREAM BUFFER STANDARDS

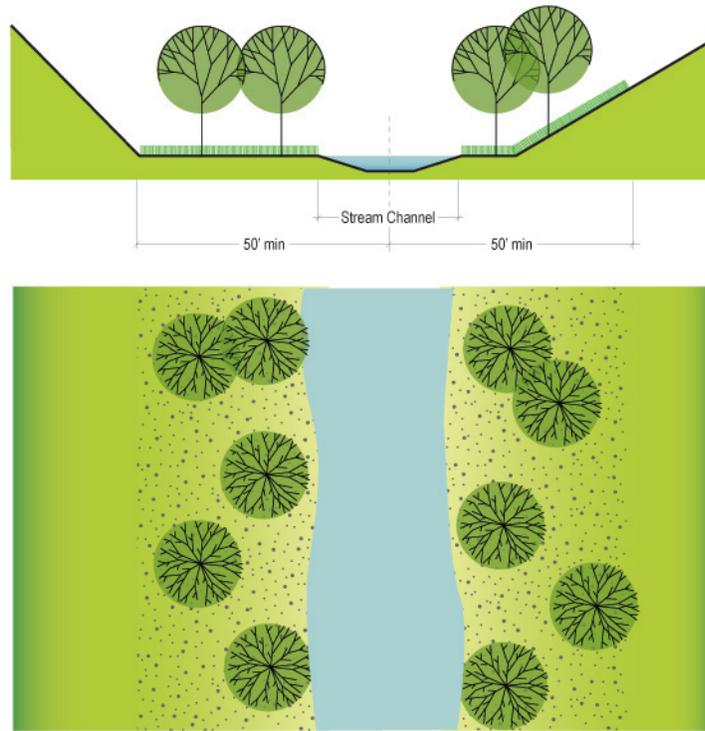
## 8-1 VISION & INTENT



South Knoxville's Goose Creek is intended to become a continuous green corridor that would connect people, bicycle riders, and wildlife from the waterfront up to the great open space at Fort Dickerson. The intent of the stream buffer standard is to ensure the provision of an adequate amount of landscape coverage for water quality, drainage and flooding, erosion control and stream bank stabilization, wildlife habitat, and scenic quality. By creating a stream buffer and restricting impervious surfaces, the streams are allowed to maintain a natural flow and storm water drainage. Restricting polluting uses will maintain water quality, while protected and/or improved riparian vegetation will ensure bank stabilization, sediment control, and pollution filtration. Improved water quality in streams will also allow for a safe recreational use of the Tennessee River and its waterfront.

# STREAM BUFFER STANDARDS

## 8-2 STREAM BUFFER



BUFFER WIDTH:

50' from center line of stream channel

PROHIBITED IN BUFFER:

Buildings, filling, parking, waste storage

PERMITTED IN BUFFER:

Trails and paths less than 15' wide

BUFFER VEGETATION:

Residential use docks and/or decks less than 100 SF  
 Utility maintenance, re-vegetation work  
 Min 8 healthy large canopy trees per acre  
 Groundcover 80%-100% coverage of species adapted to riparian conditions. Use native vegetation where possible

STORM DRAIN OUTLETS

Diffuse flow and/or flow spreaders  
 Headwall angle to match channel slope with scour protection included

PERMITTED USES IN BUFFER:

Yards, picnic areas, walking trails, greenways, landscaped areas, wildlife habitat, non-polluting uses

NON-PERMITTED USES IN BUFFER:

Parking lots, dumpster storage, grease bin storage, vehicle storage, vehicle maintenance, concentrated animal lots or kennels, water polluting uses.

# MARINA STANDARDS

## 9-1 VISION & INTENT



To establish minimum requirements for the siting, design, construction, and operation of marinas to serve the needs of boaters, while properly managing the State's natural resources, and protecting public health.

# MARINA STANDARDS

## 9-2 SITING

MARINA TYPES:

Permitted uses include marinas as accessories to mixed use development, for mooring boats and/or for fueling boats.

MARINA SITING:

Satisfy TVA, USACE, and State of Tennessee requirements. Marina must minimize adverse effects on flow of water, commercial boat traffic and recreational rowing, minimize dredging and minimize accumulation of sediments

MARINA SIZE:

As a guide, the riverside width of marina shall not project past the TVA & USACE assessment line as shown on the regulating plan

Minimum clear distance of fairway aisle between finger float ends shall be minimum 1.5 times the length of the longest finger float but not less than 40'.

Marina length may be no longer than the property it serves

MARINA DEPTH:

Minimum 6' of water at normal low pool, max no deeper than river channel. If excavation is required to accomplish the minimum depth, TVA, USACE, or the State of Tennessee may require sediment testing to determine environmental impact of any potential dredging

PERMITTED USES:

Marinas as accessories to mixed use development, for mooring boats and/or for fueling boats

NON-PERMITTED USES:

Dry boat maintenance, dry lifts, dry boat storage, residential boat houses, motorized boat storage, covered moorings, in-water maintenance such as pressure washing or hull scraping

# MARINA STANDARDS

## 9-3 DIMENSIONS

**GANGWAY:**

Gangways shall have a minimum clear width of 3' and at least one gangway slope must meet ADA requirements. Gangways shall be aluminium with guardrails, handrails and kick plate. Gangways shall be hinged at one end and sliding at the other. Gangways shall be capable of disconnecting and stowing during flood events

**TOP LANDING:**

Top landing shall have a minimum 5' x 5' platform with guardrail & lockable gate

**UTILITIES:**

All utilities servicing floats shall have a shut off and/or emergency disconnect adjacent to the top of the gangway  
Potable water and fire suppression lines shall not be combined

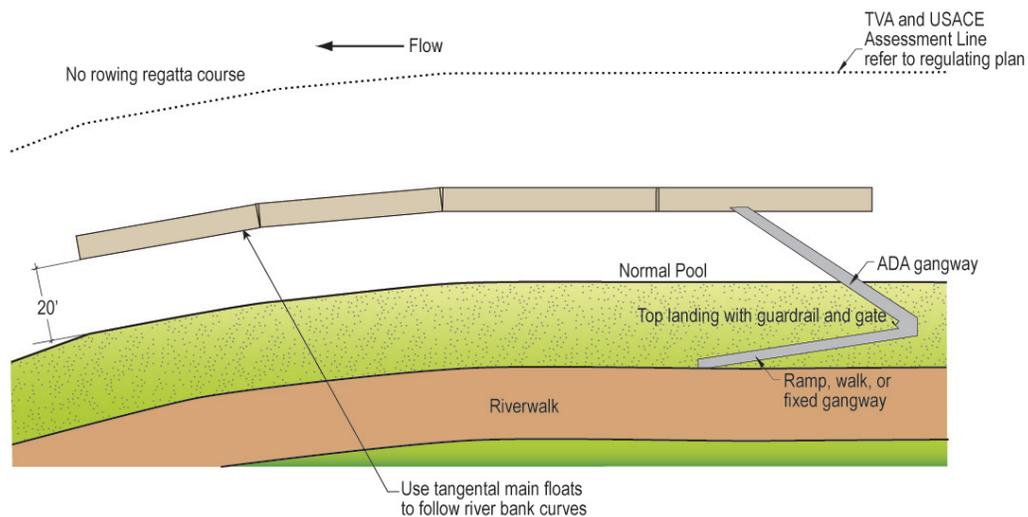
**MAIN FLOATS:**

Main floats shall be not less than 5' in unobstructed width

**FINGER FLOATS:**

Finger floats shall be not less than 3' unobstructed in width

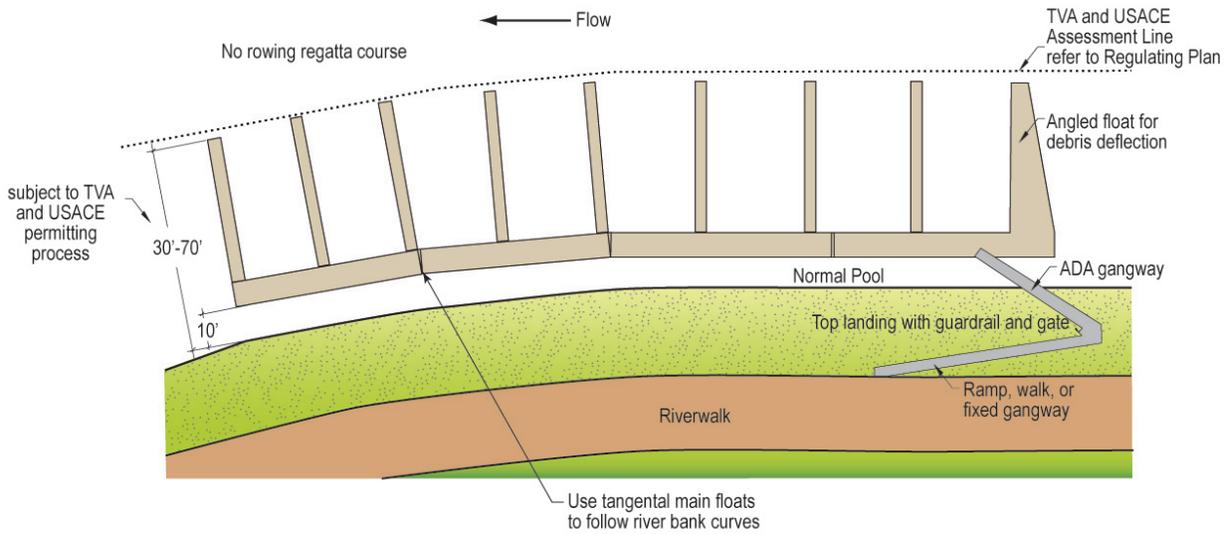
**IN-RIVER MARINA CONFIGURATION #1:**



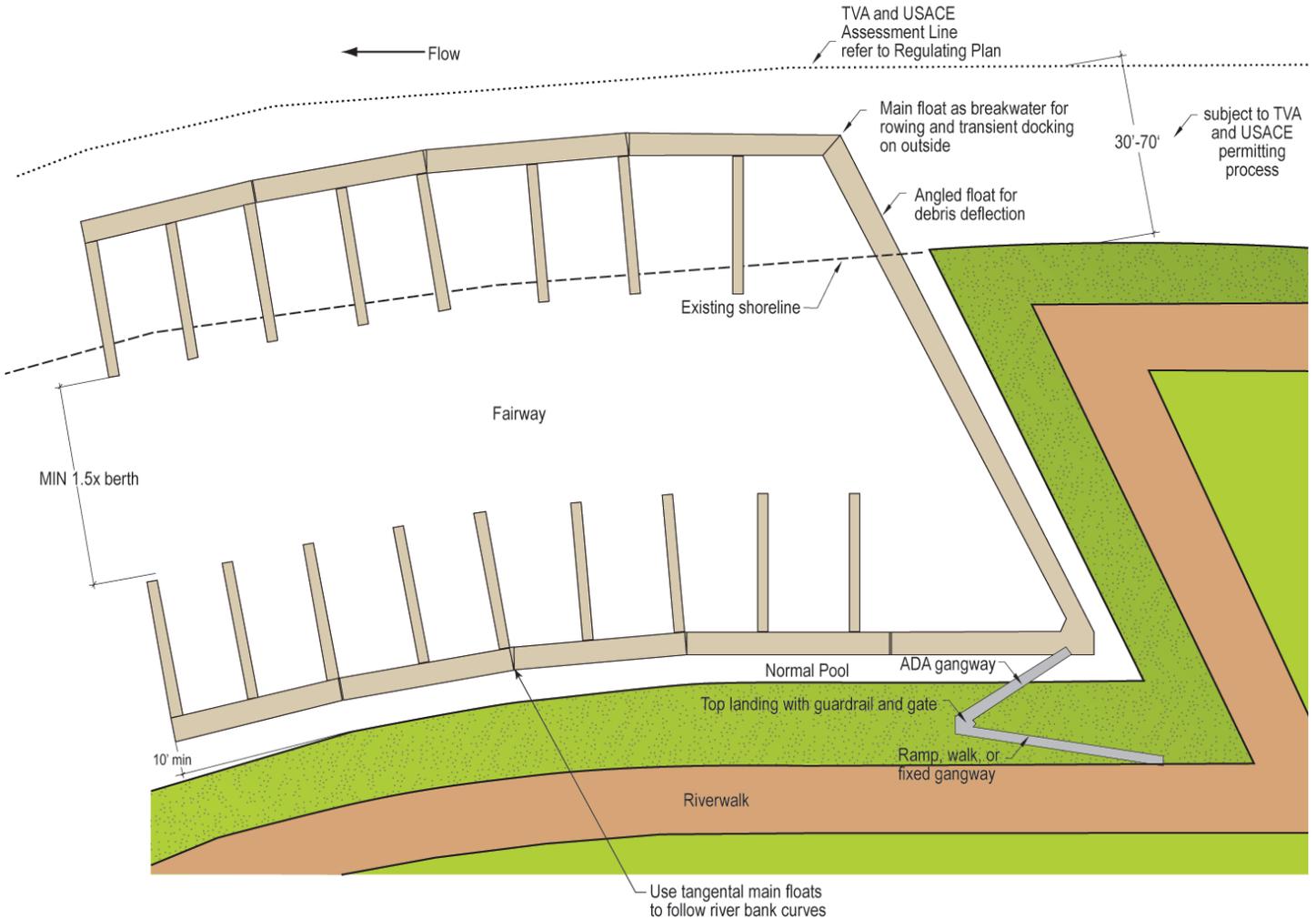
# MARINA STANDARDS

## 9-4 DIMENSIONS

IN-RIVER MARINA CONFIGURATION #2:



IN-BANK MARINA CONFIGURATION:



# MARINA STANDARDS

## 9-5 GENERAL STANDARDS

### STRUCTURAL LOADS:

DEBRIS DEFLECTION:

Locate float systems and/or breakwater to deflect floating debris around marina

FLOTATION MATERIALS:

Timber logs and wood flotation shall not be used. Concrete, steel, polyethylene, encapsulated foam, pontoon systems may be used and all floats used for fuel docks shall be concrete impervious to fuel spillage

IMPACT LOADS

Waterfront structures shall be designed for impact loads from vessels and floating debris up to a 1 in 100 year flood

FLOTATION & ANCHORING:

Steel guide piles or hinged steel arms must enable marina to float up to 1:100 year flood elevations plus freeboard. Fixed Marinas are not permitted

### ENVIRONMENTAL CONSIDERATIONS:

SEWAGE MANAGEMENT:

No sewer discharge to any waters. One fixed-point collection system at centrally located pumpout station to discharge to city sewer

FUEL MANAGEMENT:

If fuel facilities are proposed, only land based underground storage tank out of floodway is permitted

### ON-SHORE COMPONENTS:

OFF STREET PARKING:

Not required for marinas as an accessory to residential buildings

LOADING AREA:

Allow service vehicle access to top of gangway landing

SIGNS:

Signs other than for navigation and regulation are not permitted

# GLOSSARY & DEFINITIONS

The following terms are defined for the purpose of the Knoxville South Waterfront. Terms not defined here may be defined elsewhere in the Knoxville Zoning Ordinance. In such case, the definition contained in the Zoning Ordinance will be used.

## A

### ALBEDO (Solar Reflectance)

The ratio of the reflected solar energy to the incoming solar energy over wavelengths of approximately 0.3 to 2.5 micrometers. A reflectance of 100% means that all of the energy striking a reflecting surface is reflected back into the atmosphere and none of the energy is absorbed by the surface. See ASTM Standard E903.

### ALLEY

A minor street right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a public street, and which may be used for public utility purposes.

### ANCHORAGE

Areas in which vessels are held by means of anchors or similar devices which are removed from the bottom and carried aboard the vessels once they are underway. (from Delaware Rules & Regulations)

### ARCADE

An open, roofed ground floor passageway supported by columns, piers or pillars.

### AWNING

A cantilevered, projected or suspended cover over the sidewalk portion of the street. Also, roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk.

## B

### BALCONY

An exterior platform that projects from the wall of a building and is surrounded by a railing, balustrade, or parapet.

### BAY OR BAY WINDOW

Generally, a u-shaped enclosure, extending the interior space of the building outward of the exterior building wall. A combination of three windows or walls units joined together that project outwards. The center unit is parallel to the wall and the two units each side are usually 45° or 90° (right angles) to the wall but can be any angle.

### BERTH

A place where a vessel may be secured to a fixed or floating structure and left unattended.

# GLOSSARY & DEFINITIONS

## **BIKE LANE**

A dedicated bicycle lane running with moderate-speed vehicular thoroughfare demarcated by striping or other means.

## **BIOENGINEERING SLOPES**

Preventative measures that are effective in stabilizing banks and reducing sedimentation of nearby water bodies. Structures made of natural and biodegradable materials, like fiber mats, coir fiber logs, wood logs, or synthetic geotextiles reduce the amount and speed of runoff from storm events and provide erosion & flood protection.

## **BLOCK**

A surface land area which is separated and distinguished from other surface land areas by visible physical boundaries such as streets, railroads, rivers, or other physical barriers. Blocks shall be measured at the frontage lot line (along the required build to line).

## **BOAT HOUSE**

A specific type of vessel designed to be moored to a main float system to enclose and protect another vessel or vessels from the elements.

## **BREAKWATER**

A structure, parallel to the shore, that protects a shore area, harbor, anchorage, or basin from waves.

## **BULKHEAD**

A vertical walled structure or partition intended to retain or prevent sliding of the land, or to provide an interface between land activities and those which occur in the water, or intended to protect the upland against damage from wave action.

## **BUFFER ZONE**

A naturally undisturbed, vegetated and pervious streamside zone that is protected from clearing, grading, filling, paving, building or other destruction of the naturally vegetated state.

## **BUILDING COVERAGE**

Building coverage includes the total lot area covered by a roof, floor or other structures, except eaves. Building coverage is measured to the outside faces of exterior walls, at any height, whichever produces the largest area. Carports, sheds, side and rear porches, covered pedestrian-walkways, breezeways, arbors, gazebos and covered patios are included in building coverage calculations.

## **BUILDING HEIGHT**

The vertical extent of a building measured in feet and stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads or similar structures. Building height shall be measured from the average grade of the building face on the principal property frontage to the highest ridge line of the structure.

# GLOSSARY & DEFINITIONS

## C

### CANOPY TREE

A tree with a wide spread of branches that can provide shade in summer.

### CHANNEL STORAGE CAPACITY

The volume of a stream network within its banks.

### COMMON LOT LINES

Lot lines shared by adjacent private lots.

### CIVIC GREEN OR SQUARE

The term civic green is generally used to describe a formally configured public lawn or park that is primarily green. The term square is generally used to describe spaces that are primarily a hard paved surface.

## D

### DECK

That element of a waterfront structure which provides the lowest floor level or platform for use, under which occur only the structural support system for the structure, and no usable space.

### DOCK

A fixed or floating decked structure where a vessel or vessels may be secured either temporarily or indefinitely.

### DORMERS

Small, roofed ancillary structures with windows providing light and air to occupiable space within the roof. Dormers are permitted and do not constitute a story so long as they do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60 percent of the unit's required building line facade.

### DRY BOAT STORAGE

A building, which is either open or subdivided into stalls and is used primarily for the dry storage of vessels.

## F

### FENESTRATION

An opening in the building wall allowing light and views between interior and exterior. Fenestration is measured as glass area (excluding window frame elements with a dimension greater than one inch) for conditioned space and as open area for parking structures or other un-conditioned, enclosed spaces.

# GLOSSARY & DEFINITIONS

## FENCE

A solid fence made of wood, masonry or semitransparent chain link along alleys and common lot lines.

## FINGER FLOAT

A narrow float connected to a main float, which defines the length of a berth and separates that berth from adjacent berths.

## FIVE HUNDRED YEAR FREQUENCY STORM

A storm event with a one-fifth of one percent chance of being equaled or exceeded in any given year. Defined to be 7.6 inches in 24 hours using a NRCS Type II rainfall distribution, or as the Engineering Director may establish based upon scientific and engineering information.

## FLOAT

A floating structure normally used as a point of transfer for passengers and/or goods, and/or for berthing purposes.

## FLOAT SYSTEM

A combinations of a main float and finger floats, either open or covered, designed to be used to moor vessels.

## FLOOR to AREA RATIO (FAR)

The ratio of building area to parcel area. FAR is calculated by adding all of the areas of each floor of the building together and dividing by the gross area of the parcel on which the building is sited.

## FLOODPLAIN

For a given flood event, that area of land temporarily covered by water, which adjoins a watercourse and which is necessary for the conveyance of the given flood event.

## FOOTPRINT

The area that the ground floor of a building covers.

## FRONTAGE

The relationship of the building to a public way. The frontage line refers to the front setback line which may also be the required build to line. The private frontage is the area between the building and the private property line. The public frontage is the area between the private property line and vehicular lanes.

## G

## GANGWAY

A bridge affording access from shore, or a waterfront structure to a main float.

## GARAGE ENTRY (Non-Residential)

An opening (with curb cut) in the building façade where vehicles may enter into the block interior for general parking and business servicing.

# GLOSSARY & DEFINITIONS

## H

### HABITABLE FLOOR

Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof, but not a floor used only for storage purposes.

## L

### LEED

Leadership in Energy and Environmental Design Green Building Rating System by the U.S. Green Building Council (USGBC) defines and measures that should qualify as a “green building.”

### LOT

A parcel of land which is or may be occupied by a building and its accessory buildings or use customarily incidental thereto, together with such yards or open spaces within the lot lines as may be required by this ordinance.

## M

### MAIN FLOAT

A float connected by a gangway to the shore or to a waterfront structure, being tied down laterally by an anchorage system, normally of piles, but free to move vertically, and which provides access to berths. Finger floats may be attached to one or both sides of main floats.

### MARINA

Any publicly or privately owned dock, basin or wet boat storage facility built to accommodate more than 2 boats and providing permanent or temporary docking space.

### MAXIMUM BUILDING OUTLINE

The maximum dimension by which the proposed building must fit.

### MINIMUM BUILDING OUTLINE

The least dimension by which the proposed building must fit.

### MOOR

The act of securing a vessel into a berth at a pier, wharf, or float system.

## O

### ONE HUNDRED YEAR FREQUENCY STORM EVENT

A storm event with a one percent chance of being equaled or exceeded in any given year. Defined to be 6.5 inches in 24 hours using a NRCS Type II rainfall distribution, or as the Engineering Director may establish based upon scientific and engineering information.

# GLOSSARY & DEFINITIONS

## P

### PARKING, RESERVED

Parking not available to the public, but only to specifically identified users (either a single user per space or a set of users for a group of spaces), whether for free or at a fee, that shall not exceed the prevailing market rate.

### PARKING, SHARED

Parking available to the public on an unreserved basis for free, or at the same fee for all users, which shall not exceed the prevailing market rate. Time limits may be imposed to ensure turnover. Hours of public availability may also be restricted.

### PERCOLATE

A practice designed to promote the recharge of groundwater by containment and concentration of stormwater in porous soils. Also referred to as Infiltration.

### PLAZA

An area devoted strictly to pedestrian use which provides access to two or more businesses. Such space shall be surfaced with material generally used for pedestrian traffic and available to the general public during hours which adjoining establishments are open for business. A public open space with a hard surface. See also CIVIC GREEN or SQUARE.

### PRINCIPAL FRONTAGE ROAD

The primary street that accesses the main building entrance.

## R

### REGULATING PLAN

Part of the code that is the key for the building development standards that provide specific information for the disposition of each building site. The Regulating Plan shows how each site relates to streets, the overall Knoxville South Waterfront and the surrounding neighborhood.

### REQUIRED BUILT TO LINE

The building shall be “built-to” the required building line as shown on the Regulating Plan. The build to line is a requirement, not a permissive minimum as is a set-back. The build to line for each site is shown on the applicable Regulating Plan. The minimum length of building that is required to be built-to is shown on the appropriate building siting and configuration standard.

### RESERVED PARKING

See PARKING, RESERVED

### R. O. W. - Right of Way

An area used as a public way, measured from boundary line to boundary line, which may also accommodate public utilities.

## S

### STOOP

A frontage type where the raised entry platform is on the principal frontage and the first story is above the level of the ground creating a change in elevation.

# GLOSSARY & DEFINITIONS

## STORM WATER

The increased volume of water that flows over land areas to collect in lakes and streams during and just after storms.

## STORY, STORY HEIGHT

That portion of a building included between the upper surface of a floor and upper surface at the floor or roof next above.

## STREET

The entire width between boundary lines of every way when any part thereof is open to the use of the public for purposes of vehicular travel.

## STREET FRONTAGE

The lot line coincident with the required build to line or that portion of the building that is coincident with the required build to line as required by the code. The lineal distance is measured horizontally and in feet.

## STREETSCAPE

Improvements to a property, including paving, tree and/or other decorative plantings, lighting, and the placement of street furniture, within the street.

## V

### VESSEL

An all inclusive term to describe a craft which travels on the water, and includes but is not limited to pleasure boats, commercial shipping, fishing boats, house boats, boat houses and barges, but does not include floats or other water borne structures normally anchored in place and stationary.

### VIEW CORRIDORS

An unobstructed picture of the landscape. Critical view corridors in the Knoxville South Waterfront Plan emanate from the public streets and primary civic spaces and parks towards the river.

## W

### “WHERE CLEARLY VISIBLE FROM THE STREET”

Many requirements of the code apply only where the subject is “clearly visible from the street.” Note that the definition of street includes squares, civic greens, parks, and all public space except alleys.

### WINDOW SIGN

For the purpose the South Waterfront District, a window sign shall be a sign attached to, painted on, or etched into a window or displayed within 12 inches (measured horizontally) of the window and are legible from outside of the window.