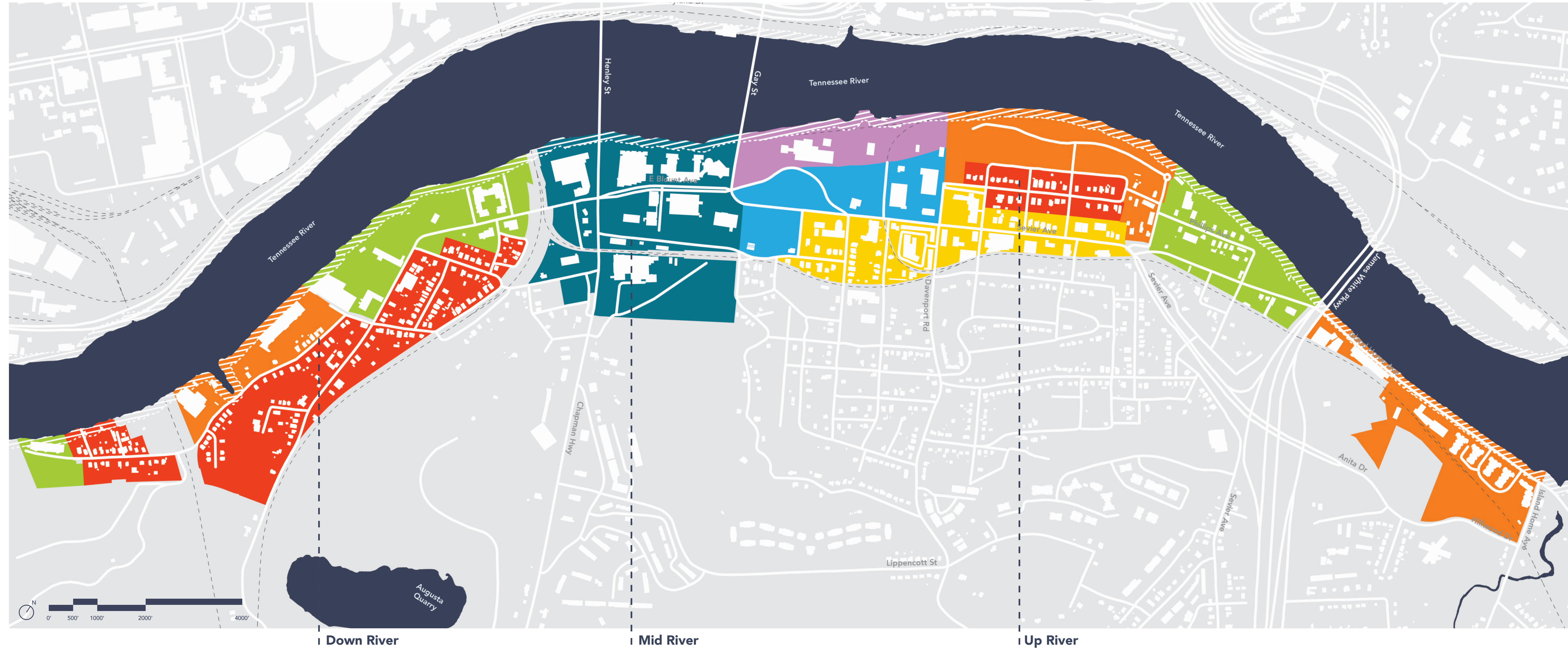


02 South Waterfront Zoning Districts



Transparency of Process & Current Project Info

1 PRE-APPLICATION CONFERENCE
A conference with City staff is required before submitting an application.

2 APPLICATION SUBMITTED
The developer submits a completed application and materials. Once all of the information they intend to submit has been received, the review fee is paid.

3 APPLICATION TYPE
Based on the project type, the application follows one of the three appropriate levels of review:

- Level 1: Zoning Clearance Review for all houses and duplexes
- Level 2: Development Plan Review for all multi-dwelling, mixed use and nonresidential structures
- Level 3: Alternative Compliance Review for innovative, high quality developments that would not otherwise be allowed under a strict interpretation of the district regulations but nevertheless comply with the intent.

4 APPLICATION REVIEWED
The Administrative Review Committee must review Level 2 and Level 3 applications for consistency with the requirements of the applicable Form District.

5 COMMENTS RECEIVED
The Zoning Administrator compiles all of the comments provided by the Administrative Review Committee. These are provided to the applicant.

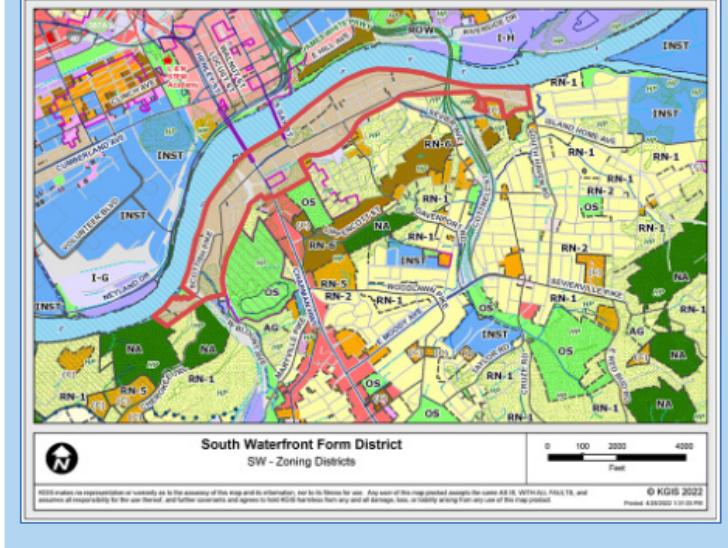
6 APPLICATION REVISION
The applicant makes changes to the project based on the comments provided, then resubmits to the Zoning Administrator for review again. This can take multiple review cycles and sometimes involves variances by the Board of Zoning Appeals.

7 APPLICATION APPROVAL
Once the applicant has met all of the comments/requirements of the Administrative Review Committee, or has been granted variances by the Board of Zoning Appeals to requirements of the form based district the application is approved. The applicant is provided stamped plans from the Zoning Administrator that denote form district approval. The applicant is ready to submit for plans review.

SOUTH WATERFRONT ZONING DISTRICT
The SOUTH WATERFRONT ZONING DISTRICT is intended to provide standards for the continued growth and development in the South Waterfront District.
View Code: Article 7.1-SW South Waterfront

CURRENT PROJECTS
• R23-0003 at 2224 W. Blount Ave. - Expansion of a pre-existing nonconforming use located at 2216 W. Blount Avenue onto 2224 W. Blount Avenue by developing a parking lot on this parcel to serve the pre-existing nonconforming business at 2216 W. Blount Avenue.

FORM DISTRICT MAP
South Waterfront form district is outlined in red in the image below. [Click map for larger view.](#)



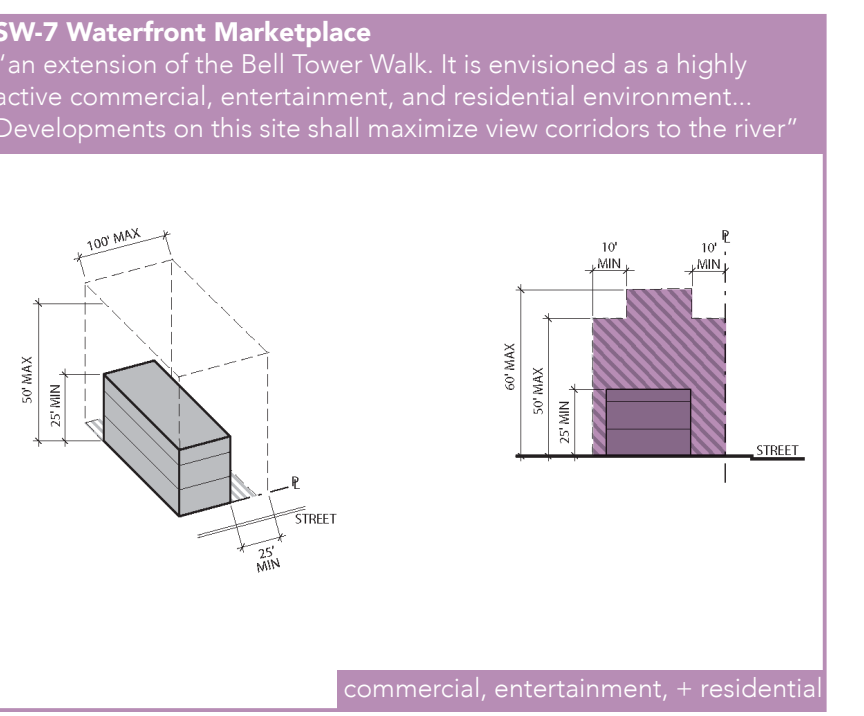
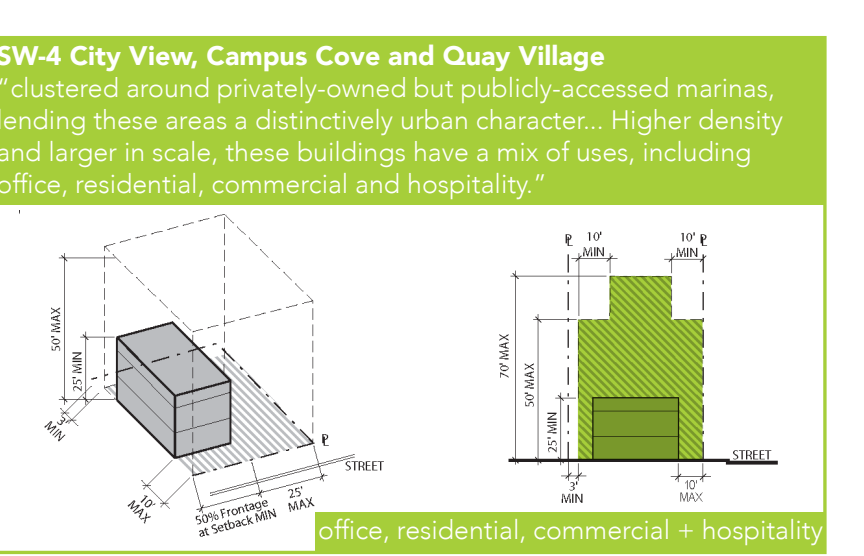
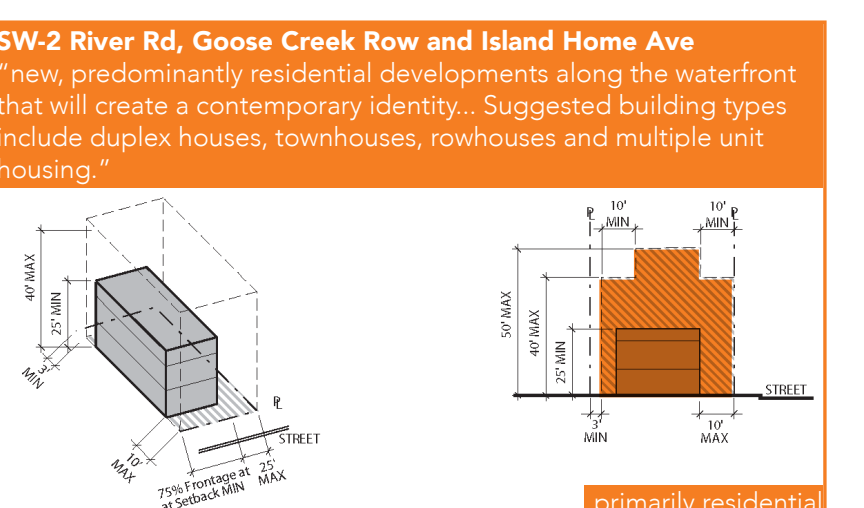
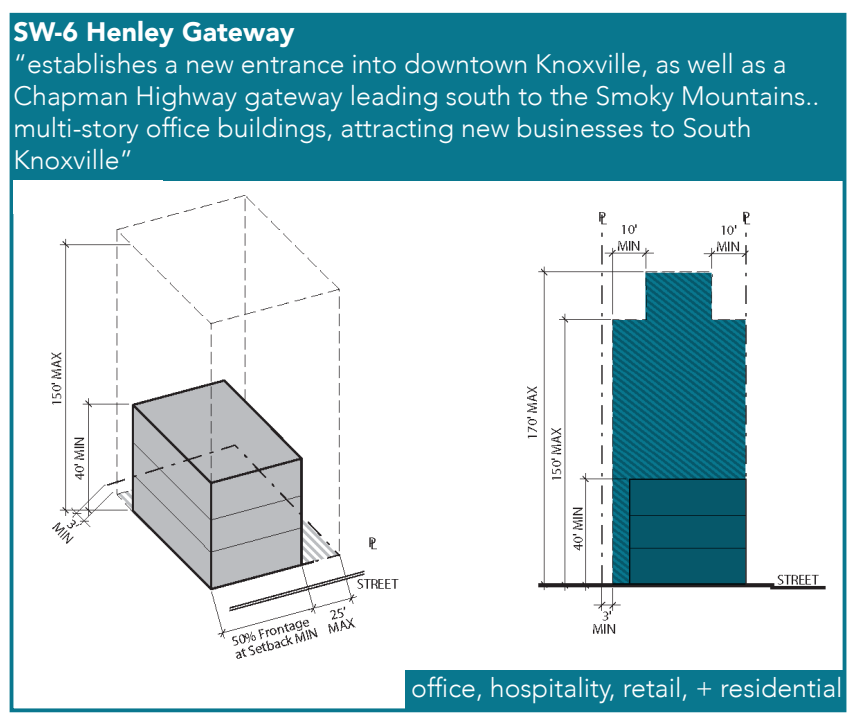
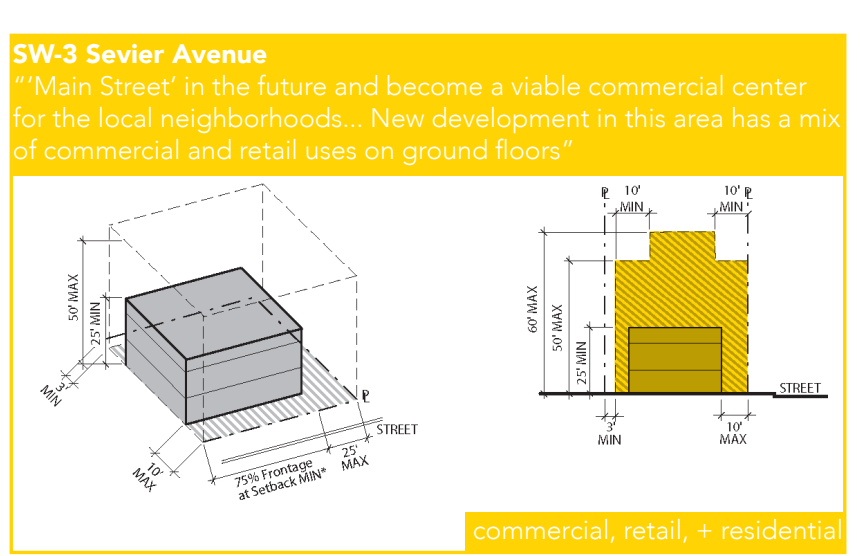
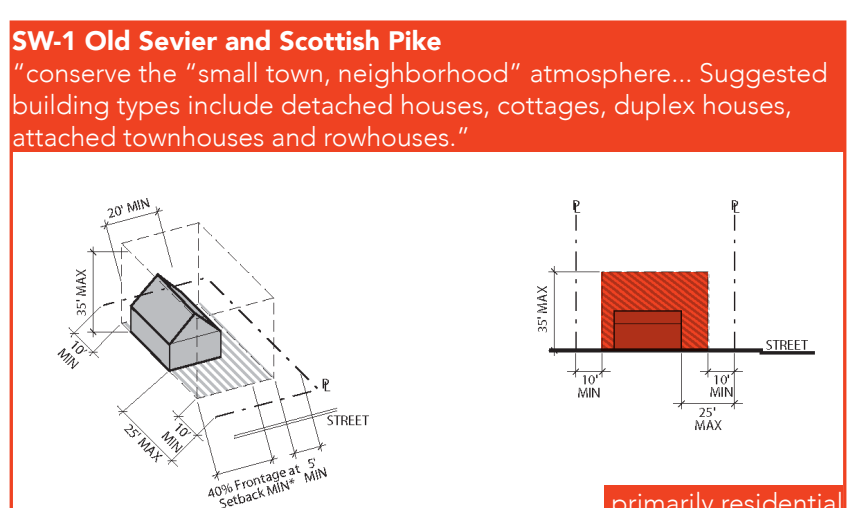
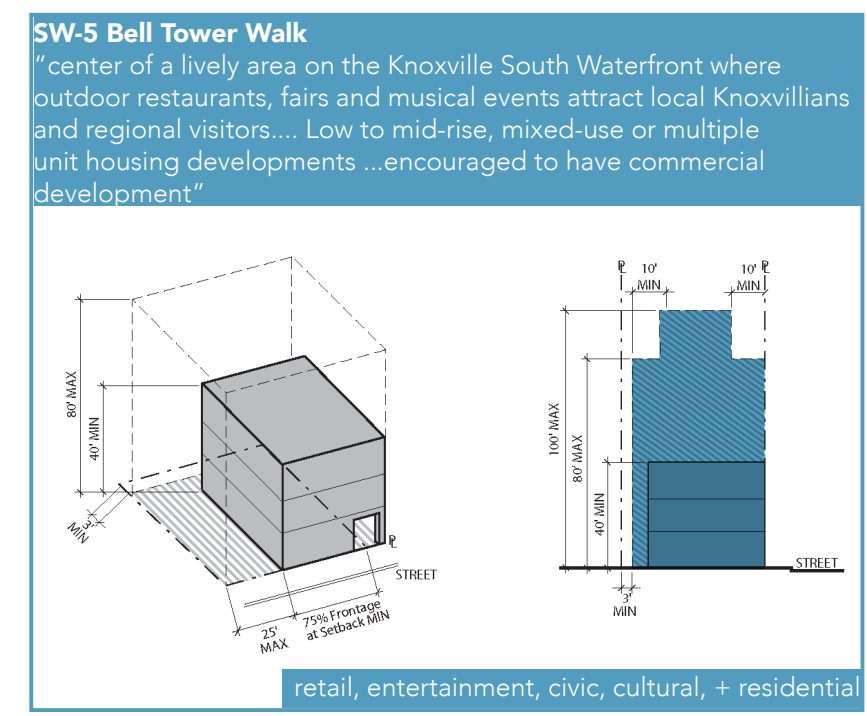
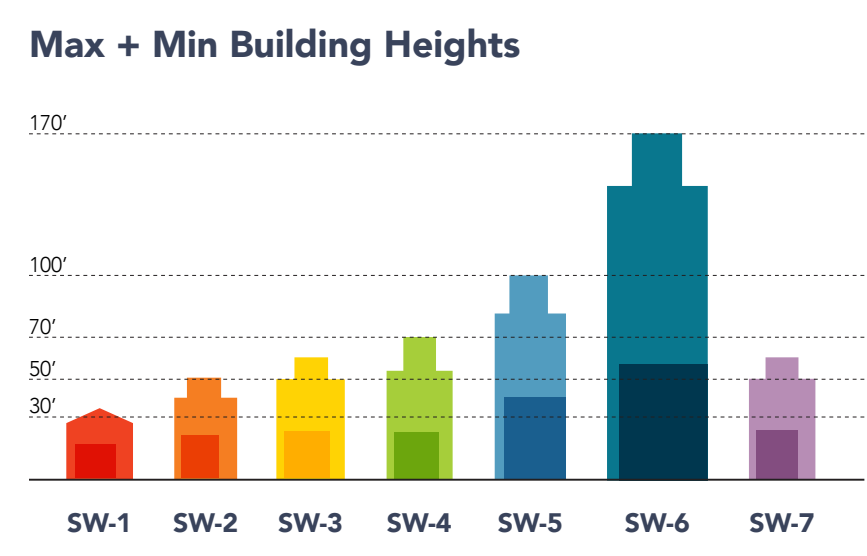
ARCHIVES
[View South Waterfront Archives](#)

Information on projects currently in development for the South Waterfront Form Based District can be seen here:



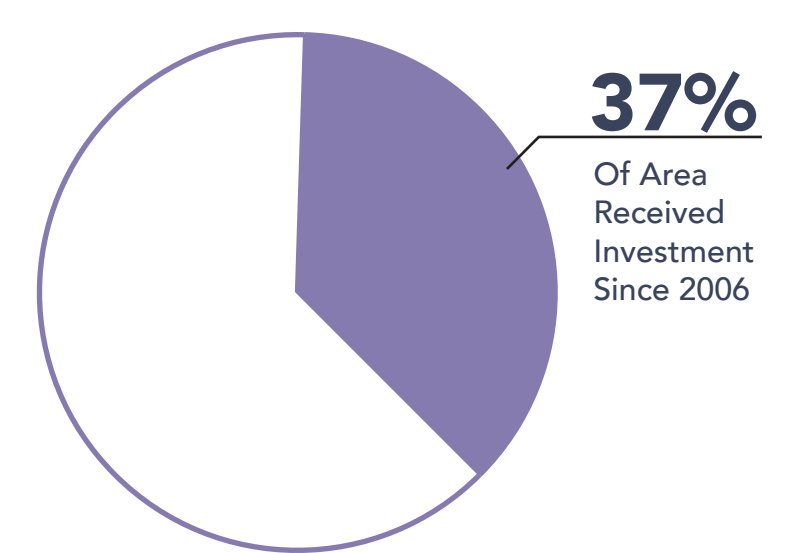
South Knoxville Form Based Code Article 7.1

The current zoning plan for the South Knoxville Waterfront (above) consists of seven form districts (right/below). The Form Districts are intended to foster a series of mixed use, pedestrian-friendly districts. 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 districts each dictate the types of buildings and activities allowed in each area (residential, commercial, etc.) as well as block layout, building size, setbacks, parking requirements, facade type, and more.



Investment in the South Waterfront Since 2006

Using property records, permit applications and new business openings, an approximate inventory shows 37% of the land area in the South Waterfront District have received investment since 2006. This includes smaller commercial properties along Sevier Avenue and larger residential projects along Blount Avenue. Public and private investment in South Knoxville since 2006 are discussed in more detail on Boards 3 & 4.



Streetscape Standards Article 7.1.5

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.

Thoroughfare Types		Key	
Rear Alley	RA	Thoroughfare Type	RA 20-12-PL
Street	ST	Right of Way Width	
Side Road	SR	Pavement Width	
Commercial Street	CS	Transportation	
Transportation Types			
Parking Lane(s)	PL / 2PL		
Bike Lane(s)	BL / 2PL		

