



PROPOSED FORM BASED CODE ADMINISTRATION



SECTION 4: FORM DISTRICTS City of Knoxville, Tennessee

DRAFT November 20, 2012

CODE STUDIO

Public Meeting – 11.29.12

Form Based Code (FBC)

What is a form based code?

"A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations."

For more info: <http://www.formbasedcodes.org/>



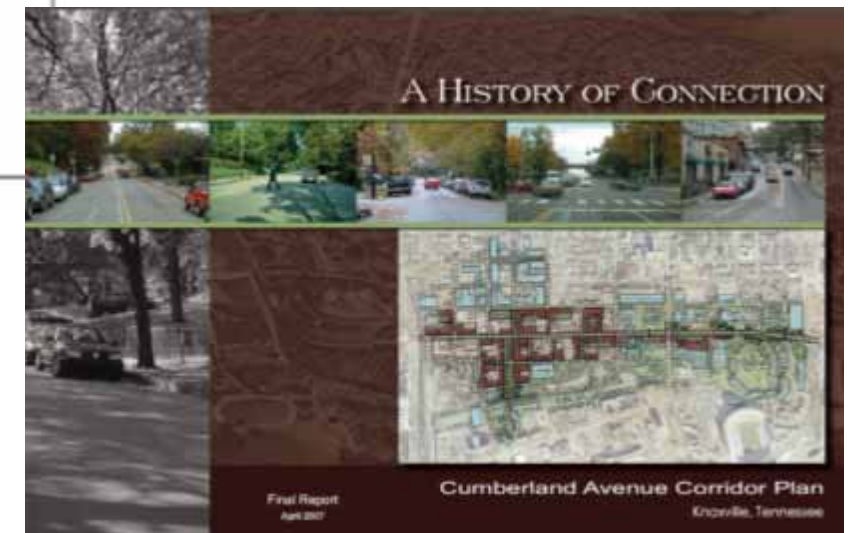
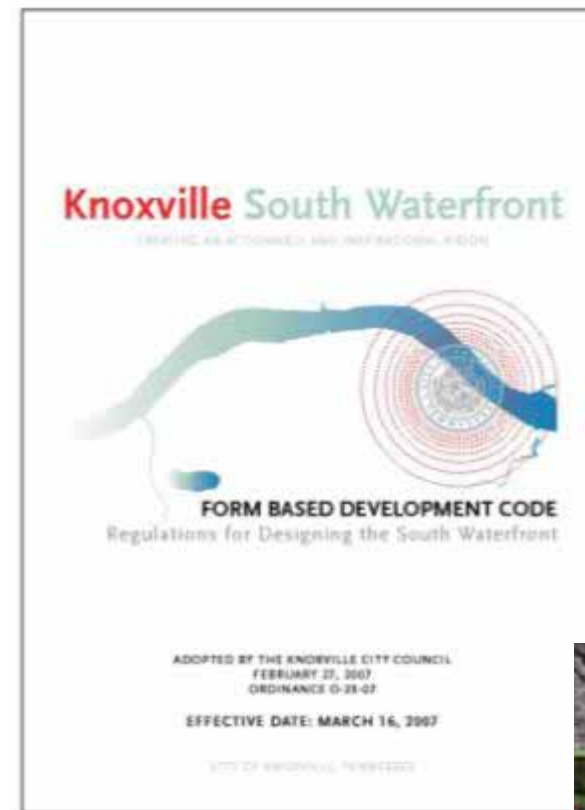
Columbia Pike, Arlington, VA



Miami 21 Project, Miami, FL

Background of FBC in Knoxville

- South Waterfront Form Based Development Code adopted by MPC & City Council in 2007
- Cumberland Avenue Corridor Plan adopted by MPC and City Council in 2007 recommends FBC



Existing Zoning Ordinance

In 2009, MPC and the City of Knoxville approved a reorganization of the Zoning Ordinance in order to group like zones together and to create a place for FBC within the existing Ordinance. Creating the following categories, in Article 4:

- ▣ Section 1: General Provisions
- ▣ Section 2: Basic Districts
- ▣ Section 3: Planned Development Districts
- ▣ Section 4: Form Districts
- ▣ Section 5: Overlay Districts

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Section 4: Form Districts

- 4.0 General Provisions
- 4.1 South Waterfront District (Ref)
- 4.2 Cumberland Avenue (P.H.)
- 4.3 N. Central Street (P.H.)

Changes to the Administration of FBC

Section 4.0 General Provisions

- 4.0.1 Introductory Provisions:
 - ▣ Purpose & Intent
 - ▣ Districts Established
 - ▣ How to Use this Code

4.0. General Provisions

4.0.1. Introductory Provisions

A. Purpose and Intent

The Form Districts are intended to foster a series of mixed use, pedestrian-friendly districts for specific areas of the City upon adoption of a small area plan.

B. Districts Established

The following Form Districts have been established as designated on the City of Knoxville Official Zoning Map.

1. South Waterfront District (SW-)
2. Cumberland Avenue District (CU-) [Reserved]

C. How to Use this Code

1. Step One

Determine what Form District your property is located in by going to www.kgis.org.

2. Step Two

Once you have determined what Form District you are in you need to find out what subdistrict applies to your property. To do this you will have to look at the specific Form District Regulating Plan:

- a. For the South Waterfront District go to Sec. 4.1.3.
- b. For the Cumberland Avenue District go to Sec. 4.2.2 [Reserved].

3. Step Three

Verify what type of approval process you must go through:

- a. For an application related to a single-family house or two-family duplex go to Sec. 4.0.2.E.
- b. For an application related to a multi-dwelling, mixed use or nonresidential structure go to Sec. 4.0.2.F.

4. Step Four

To establish the lot and building standards for your building or site go to the district pages for the subdistrict your property is located in (as determined in Step Two):

- a. For the South Waterfront District go to Sec. 4.1.4.
- b. For the Cumberland Avenue District go to Sec. 4.2.3 [Reserved].

5. Step Five

If you are in the Cumberland Avenue District go to Sec. 4.0.3 for general rules that apply to all subdistricts. The Section includes rules for such things as: how to measure building height, what things are allowed to encroach into building setbacks, and how to measure ground floor transparency.

6. Step Six

Determine what uses are allowed in your subdistrict:

- a. For the South Waterfront District go to Sec. 4.1.5.
- b. For the Cumberland Avenue District go to Sec. 4.2.5 [Reserved].

7. Step Seven

All Form Districts are subject to a series of site development standards, which cover requirements for such things as parking, landscaping, signs, lighting, outdoor storage and the streetscape:

- a. For the South Waterfront District go to Sec. 4.1.4 thru Sec. 4.1.6.
- b. For the Cumberland Avenue District go to Sec. 4.2.6 thru Sec. 4.2.11 [Reserved].

8. Step Eight

Finally, certain Form Districts have specific requirements that must also be addressed:

- a. For the South Waterfront District go to Sec. 4.1.7 thru Sec. 4.1.9 for requirements that relate to the river, stream buffers and marinas.
- b. The Cumberland Avenue District does not have any additional specific requirements.

Changes to the Administration of FBC

Section 4.0 General Provisions

□ 4.0.2 Common Approval Procedures

- Summary of Review Authority
 - No Change
- Administrator:
 - Change: Authority given to Chief Building Official (CBO) or his/her designee
- Administrative Review Committee
 - Added: Other city staff as deemed necessary by CBO

- Concurrent Application
 - Dropped language
- Level 1: Zoning Clearance
 - Changed title for clarification
- Authority:
 - No permit may be issued from any department, **including but not limited to City of Knoxville Permits and Inspections or Engineering Department**
- Approval Criteria
 - Changed to all applicable Zoning Ordinance requirements

Changes to the Administration of FBC

Section 4.0 General Provisions

- 4.0.2 Common Approval Procedures
 - Level 2: Development Plan Review
 - Changed title for clarification
 - Authority and Approval Criteria reflect change to Level 1
 - Administrative Deviations
 - Updated terminology to reflect both South Waterfront and future codes (Min & Max Setbacks and Build to Zone)
- Level 3: Alternative Compliance Review
 - Changed title for clarification
- Authority and Approval Criteria reflect change to Level 1
- MPC Action
 - Removed “25 working days”
- Approval Criteria
 - Changed to: “applicable adopted Plan”
 - Added compliance with Stormwater and Street Ordinance
- Written Interpretations
 - Reflect CBO as Administrator

New Section for Future FBC

Section 4.0 General Provisions

4.0.3 General Rules of Applicability

Applicability

- Apply to all Form Districts, **except** the South Waterfront District


Establishes Standards for Measurements

- Lot Width
- Building Setbacks
- Build-to Zone
- Setback Encroachments
- Parking Setbacks
- Outdoor Amenity Space

4.0.3. General Rules of Applicability

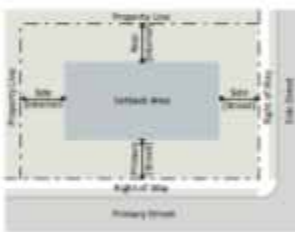
A. Applicability
The following general rules of applicability apply to all Form Districts, except the South Waterfront District.

B. Lot Width
Lot width is the distance between the two side lot lines measured at the primary street property line along a straight line or along the chord of the property line on a curvilinear lot.



C. Building Setbacks

1. There are four types of building setbacks – primary street, side street, side interior and rear.



2. Primary and side street setbacks are measured from the edge of the right-of-way.

3. Primary and side streets are designated in each specific Form District.

4. Side interior setbacks are measured from the side property line.

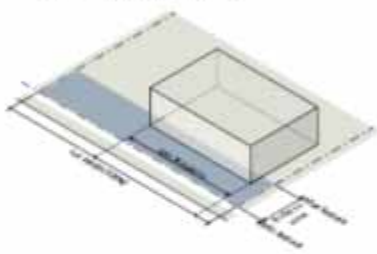
5. Rear setbacks are measured from the rear property line or the edge of the right-of-way where there is an alley.

6. When the side interior or rear setback is 0 or 5 feet, the building or structure must be placed on the side or rear property line or be placed a minimum of 5 feet from the side or rear property line.

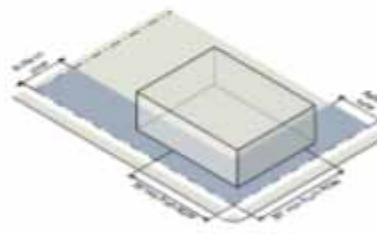
D. Build-to Zone (BTZ)

1. The build-to zone is the area on the lot where a certain percentage of the front building facade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.

2. The required percentage specifies the amount of the front building facade that must be located in the build-to zone, measured based on the width of the building divided by the width of the lot.



3. On a corner lot, a building facade must be placed within the build-to zone for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.



4. Outdoor seating and dining areas may qualify as building facade for the purpose of meeting the build-to requirement provided that the following standards are met:

- The front building facade is located no more than 10 feet behind the maximum street setback.
- The outdoor seating and dining area is no more than 2/3 the width of the building.

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New Section for Future FBC

Section 4.0 General Provisions

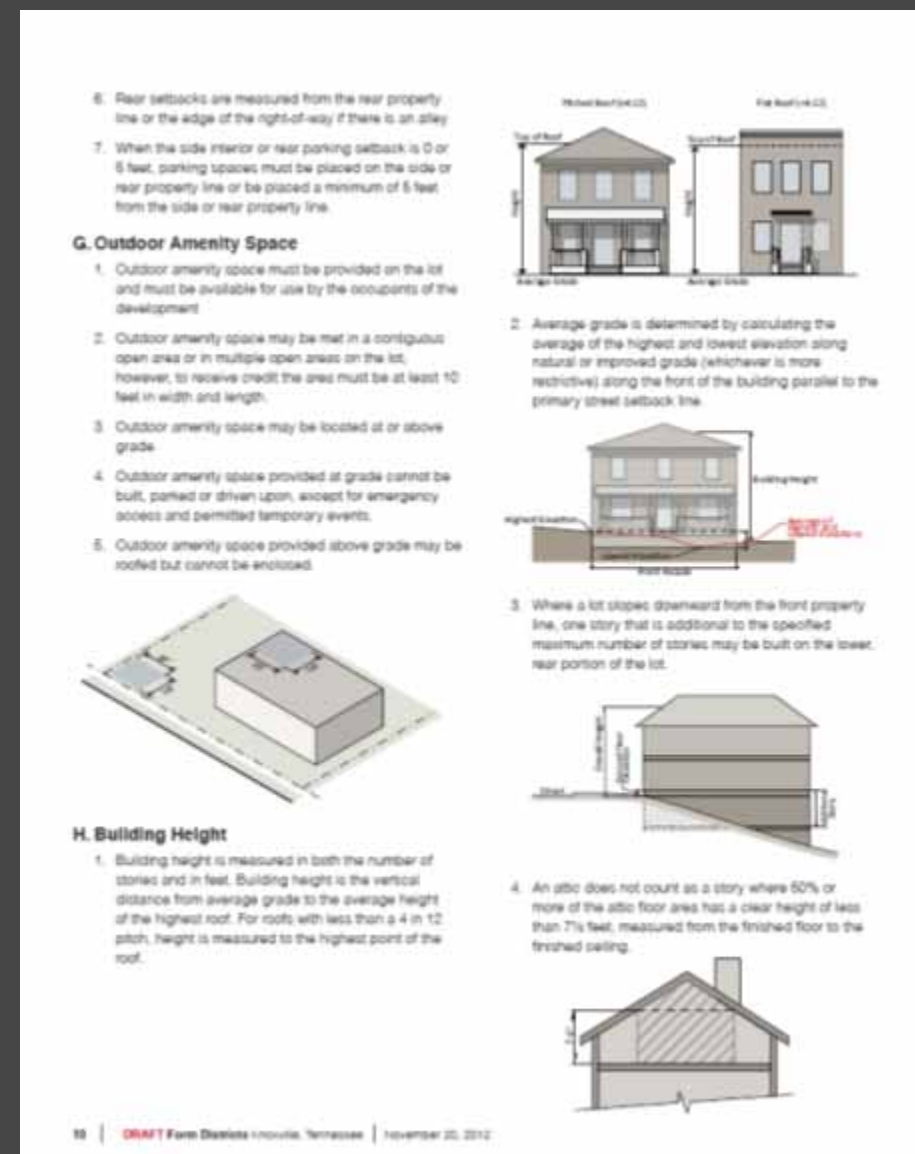
4.0.3 General Rules of Applicability

Height Measurements

- Building Height
- Height Encroachments
- Story Heights
- Ground Floor Elevation

Other Requirements

- Transparency
- No Blank Walls
- Building Entrance
- Building Materials



Questions and Comments

For more information please visit our Website:

www.cityofknoxville.org/policy/formbasedcode.pdf

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