



CITY OF KNOXVILLE
STORMWATER ENGINEERING

City County Building
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Reference:

City of Knoxville's Flood Damage Prevention and Control Ordinance (2013).
http://www.knoxvilletn.gov/UserFiles/Servers/Server_109478/File/Engineering/LDManual/LD-ORD12.pdf

Disclaimer:

Fast Facts are intended to be used as a quick reference. Special circumstances may be presented that are not covered by this guide. For further assistance please contact the City of Knoxville Stormwater Engineering Department.

Floodplain Development Regulations & Inspections

Purpose

Provide guidance to developers, surveyors, engineers, contractors, and property owners regarding requirements of the City's Flood Damage Prevention and Control Ordinance (FDPC Ordinance) for new construction and substantial improvement in the floodplain

Requirements of the FDPC Ordinance include:

- The lowest finished floor must be elevated a minimum of one foot above the 0.2% annual chance (500-year) flood elevation. (Non-residential buildings may be floodproofed in lieu of elevating.)
- All utility equipment servicing the building must be elevated a minimum of one foot above the 0.2% annual chance (500-year) flood elevation.
- A minimum of two flood openings that permit the automatic flow of floodwaters in both directions having a total net open area of not less than one square inch for every square foot of enclosed area must be provided in solid foundation walls.
- Certification of these and other items must be submitted to the City of Knoxville's Engineering Department via an Elevation Certificate to ensure compliance.

Plans Review

- Civil and architectural drawings must provide adequate information to show compliance with the FDPC Ordinance including, but not limited to:
 - proposed location of buildings in relation to floodplain boundaries,
 - proposed floor elevations of buildings,
 - existing and proposed grades (adjacent to structures),
 - foundation type (slab-on-grade, crawlspace, stem wall, etc.),
 - location, number, and net opening area of flood opening (if applicable), and
 - location and elevation of all utility equipment.

Inspections

A Floodplain Development Permit (FDP) will be issued along with the building permit for new construction and substantial improvements in the floodplain. The FDP sets the required minimum floor elevation.

- Once the floor system is constructed or the floor elevation is otherwise established, work should stop, and a preliminary elevation certification should be completed by a licensed surveyor or engineer and submitted to the City for approval to ensure compliance with the FDP. If the structure has a crawlspace foundation, the flood openings should be certified at this time, as well. This information must be submitted within one week of construction of the floor system or when the floor elevation is otherwise established. If the information is not received within one week, a Stop Work Order will be issued.
- Once construction of the building is complete, a final Elevation Certificate must be submitted to the City for approval. This final EC must be approved before the final building inspection and Certificate of Occupancy/Completion will be granted, or site development performance bond will be released (if applicable).