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.
### VISION & INTENT

<table>
<thead>
<tr>
<th>Statement</th>
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### DEVELOPMENT STANDARDS

#### Existing Conditions

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#### Block Layout

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#### Buildings Siting & Configuration

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#### Ancillary Structures & Outdoor Spaces

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<th>Outdoor Space Types</th>
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## PROPERTY DEVELOPMENT

### 4.4-3  CHECK LIST

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### Building Frontages
- **Building Entries**
- **Building Envelope Articulation:**
  - Ground Level
  - Facade Openings
  - Roofs
  - Other

### Off Street Parking & Loading
- **Parking Types**
- **Parking Spaces, Reserved & Shared**
- **Pavements**
- **Garage Location**
- **Screening & Shading**
- **Accessible Spaces & Routes**
- **Driveways & Curb Cuts**
- **Garage Entry**
- **Service Loading**
- **Bicycle Parking**

### External Elements
- **Proposed Typography Grades**
- **Side or Rear Privacy Fence or Wall**
- **Front Fence or Wall**
- **Landscaped Vegetation**
  - Trees
  - Shrubs & Groundcover
- **Slopes**
- **Trash Storage & Recycling**
- **External Mechanical & Electrical Units**
- **Signage**
- **Lighting Trespass**

### Stormwater Systems
- **Piped Roof Water**
- **Ground Surface Runoff in Areas with Subsoil**
- **Ground Surface Runoff in Areas of Rock and/or Contamination**

### Sustainability
- **Green Building & Landscape Reflectivity**
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 81.5
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:

River Buffer Setback: 70' Min from normal pool EL 813.0
Refer to section 7-1 Riverscape Standards

Stream Buffer Setback: 50' Min from stream centerline

PROPOSED SUBDIVISION & PHASING PLAN: Clearly designate future phases and describe proposed subdivision plan and phasing when applicable
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.

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
**INTENT:** Provide outdoor space configuration and design parameters.

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<thead>
<tr>
<th>ANCILLARY/ACCESSORY STRUCTURES:</th>
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<tr>
<td>ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:</td>
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<td>Footprint/Floor Plate:</td>
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<table>
<thead>
<tr>
<th>OUTDOOR SPACE TYPES:</th>
<th>Courtyards, plazas, pools</th>
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<tbody>
<tr>
<td>USABLE PRIVATE OPEN SPACE:</td>
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</table>
4.4-7 BUILDING FRONTAGES

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

Definitions
- Building outline
- Property line

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

Diagram:
- Porch
- Stoop
- Storefront

Definitions:
- Building outline
- Property line

Diagrams:
- Porch
- Stoop
- Storefront

Diagram:
- Porch
- Stoop
- Storefront

Definitions:
- Building outline
- Property line

Diagram:
- Porch
- Stoop
- Storefront

Definitions:
- Building outline
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Diagram:
- Porch
- Stoop
- Storefront

Definitions:
- Building outline
- Property line
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.

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
Yes

SERVICE LOADING:
Yes

BICYCLE PARKING:
Yes
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 E3
As Defined by Illuminating Engineers Society of Lighting for Exterior Environment RP-33
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