

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.

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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.

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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.

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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.

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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.

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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.

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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.