



**AGENDA ITEM #: 9**

**MEMORANDUM**

**TO:** Metropolitan Planning Commission  
**FROM:** Ken Pruitt, Assistant Development Services Manager  
**DATE:** Thursday, January 03, 2008  
**SUBJECT:** An amendment to the City of Knoxville Zoning Ordinance pertaining to maximum building heights and establishing the maximum measurement in feet rather than building stories.  
1-B-08-OA

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**STAFF RECOMMENDATION:**

APPROVE the amendment to measure building heights in feet from the front building height, rather than in feet and/or stories.

**BACKGROUND:**

These amendments will clarify how building height is determined and ease the enforcement of same for the City Building Inspection Department.

There have been conflicts between maximum building stories and maximum building height in feet, where two and one half story buildings exceeded the maximum 35 foot height measured at the average grade of the structure, as well as differences of opinion as to where the measurement should be taken on grade. This amendment will correct this problem.

**PROPOSED HEIGHT RELATED AMENDMENTS TO CITY ZONING ORDINANCE**

**Bold** is addition

~~Strikethrough~~ is omission

Article 2 Definitions

**FRONT BUILDING GRADE PLANE** – The average grade elevation calculated by averaging the highest and lowest elevations at the base of the front building line. For a structure with multiple front yards each front elevation must be calculated

**BUILDING HEIGHT** ~~OF~~ – The vertical distance from ~~grade to the highest finished roof surface in the case of flat roofs or to a point at~~ **the front building line grade plane to the average height of the highest roof surface. For roofs having a pitch of more with less than one foot in four and one-half feet a four in twelve pitch, the height shall be measured to the highest point of the roof.**

Article 4 Section 1 GENERAL AGRICULTURAL DISTRICT

E. HEIGHT REGULATIONS

No building shall exceed ~~two and one-half stories or thirty-five feet~~ in height. Water towers, silos, granaries, barns, radio towers and antennas, and similar structures or accessory mechanical appurtenances may exceed the height limit as provided in Article 5 Section 5.

Article 4 Section 1(a) OPEN SPACE PRESERVATION DISTRICT

E. HEIGHT REGULATIONS

No manmade structure or feature shall exceed ~~two and one-half stories or thirty-five feet~~ in height, except as provided in Article 5 Section 5 and Section 6.

Article 4 Section 2 LOW DENSITY RESIDENTIAL DISTRICT

E. HEIGHT REGULATIONS

No main building shall exceed ~~two and one-half stories or thirty-five feet~~ in height, except as provided in Article 5 Section 5. Accessory buildings shall not exceed fifteen feet in height.

Article 4 Section 2a LOW DENSITY RESIDENTIAL DISTRICT

F. HEIGHT REGULATIONS

No main building shall exceed ~~two and one half stories or~~ thirty-five feet in height, except as provided in Article 5 Section 5.

Accessory buildings shall not exceed fifteen feet in height.

Article 4 Section 2b LOW DENSITY EXCLUSIVE RESIDENTIAL DISTRICT

E. HEIGHT REGULATIONS

No main building shall exceed ~~two and one half stories or~~ thirty-five feet in height, except as provided in Article 5 Section 5. Accessory buildings shall not exceed fifteen feet in height.

Article 4 Section 3 GENERAL RESIDENTIAL DISTRICT

F. HEIGHT REGULATIONS

No main building shall exceed ~~three stories or~~ thirty-five feet in height, except as provided in Article 5 Section 5.

Accessory buildings shall not exceed fifteen feet in height.

Article 4 Section 4b R-4 RESIDENTIAL DISTRICT

E. HEIGHT REGULATIONS

No main building shall exceed ~~three stories or~~ thirty-five feet in height, except as provided in Article 5 Section 5. Accessory buildings shall not exceed fifteen feet in height.

Article 4 Section 5 OFFICE MEDICAL AND RELATED SERVICES DISTRICT

E. HEIGHT REGULATIONS

2. No other building or structure shall exceed ~~four stories or~~ forty-five feet in height, **except as provided in Article 5 Section 5.**

Article 4 Section 7 NEIGHBORHOOD COMMERCIAL DISTRICT

E. HEIGHT REGULATIONS

No building shall exceed ~~three stories or~~ thirty-five feet in height, except as provided in Article 5 Section 5.

Article 4 Section 9 GENERAL COMMERCIAL DISTRICT

F. HEIGHT REGULATIONS

No building or structure, except office buildings, shall exceed ~~four stories or~~ forty-five feet in height, except as provided in Article 5 Section 5.

Article 4 Section 12 NEIGHBORHOOD SHOPPING CENTER DISTRICT

D. HEIGHT REGULATIONS

No building shall exceed ~~three stories or~~ thirty-five feet in height, except as provided in Article 5 Section 5.

Article 4 Section 15 PLANNED INDUSTRIAL PARK DISTRICT

E. HEIGHT REGULATIONS

No building or structure shall exceed ~~three stories or~~ thirty-five feet in height, except as provided in Article 5 Section 5.

Article 4 Section 16 RESTRICTED MANUFACTURING AND WAREHOUSING DISTRICT

F. HEIGHT REGULATIONS

No building or structure shall exceed ~~four stories or~~ forty-five feet in height, except as provided in Article 5 Section 5.

Article 4 Section 17 GENERAL INDUSTRIAL DISTRICT

F. HEIGHT REGULATIONS

No building or structure shall exceed ~~four stories or~~ forty-five feet in height, except as provided in Article 5 Section 5.

Article 4 Section 18 HEAVY INDUSTRIAL DISTRICT

F. HEIGHT REGULATIONS

No building or structure shall exceed ~~five stories or~~ fifty-five feet in height, except as provided in Article 5 Section 5.

