



Memorandum

TO: Knoxville-Knox County Planning Commission
FROM: Amy Brooks, AICP, Planning Services Manager
DATE: April 1, 2020
SUBJECT: 4-E-20-OA

STAFF RECOMMENDATION:

Approve the requested amendment to Article 2.3 of the City of Knoxville Zoning Ordinance adding a definition for Full Summer Pool.

ATTACHMENTS

Attachment A: City of Knoxville Plans Review & Building Inspections memo

Attachment B: Proposed language for Article 2.

**MEMORANDUM**

DATE: April 2, 2020
TO: Planning Staff
FROM: Peter Ahrens
Director of Plans Review & Building Inspections
RE: Minor Zoning Code Amendment
Article 2

Background The Plans Review and Inspections Department requests an amendment to the newly-adopted Zoning Code of the City of Knoxville. The following is a minor amendment to Article 2 General Definitions & Measurement Methodologies.

- Article 2.3 is under *Definitions*. This amendment adds a definition for Full Summer Pool, which is the targeted elevation that Tennessee Valley Authority plans to fill each reservoir during its annual operating cycle. It helps define the area on lots that abut waterways by using the same terminology of the governing agency who maintains many of these large waterways.

The Department of Plans Review and Building Inspections recommends the adoption of this minor amendment to Article 2 of new Zoning Code, as indicated in the attachments.

Attachments

- 1) Proposed Language for Article 2

Sincerely,

Peter Ahrens
Director of Plans Review & Building Inspections
865-215-3938

PROPOSED LANGUAGE

ARTICLE 2. GENERAL DEFINITIONS & MEASUREMENT METHODOLOGIES

Section 2.3 – Definitions

Section 2.4 – Rules of Measurement

2.3 DEFINITIONS

[...]

Frontage. The relationship of a building to the public way. The frontage line refers that part of a building along a front and corner side setback line, build-to line, or build-to zone.

Full summer pool. [The targeted elevation to which the Tennessee Valley Authority plans to fill each reservoir during its annual operating cycle.](#)

Funeral Home. An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial or cremation.

Gallery. A covered passage extending along the outside wall of a building supported by arches or columns that is open on three sides.

[...]

2.4 RULES OF MEASUREMENT

This section provides the rules of measurement for the dimensional standards and locational characteristics within the Code.

[...]

J. Lot Area

The total area within the boundaries of a lot, excluding any street right-of-way, usually defined in acres or square feet. When applicable, lot area must be calculated above the ~~high water mark~~ [full summer pool mark](#).

[...]