

Commissioner's

First item: I support the changes to 10.B.8 (removing maximum gross floor area requirements based on lot area). Allowing larger ADU's is needed, the homes in my neighborhood are large and a ADU to match the houses would be great. My lot is over an acre and my house is 3600sqft. With this change also need to updated the definition of "10.B.9. In no case may an ADU exceed 40% of the primary dwelling floor area nor more than 2 bedrooms." Remove "floor area" add "Gross Floor Area".

Second item: Is the definition of "Gross Floor Area" GFA. I have a ADU plan (worked with a local Architect) that is 1099sqft "Gross Ground Coverage" (1st floor) with a walk up attic over part of the house (limited to what we thought was 1200 GFA). The roof slopes down making the usable (walkable) attic space small (less than 100sqft, see attached). I Noticed that Knoxville has at least two definitions of "Gross Floor Area" (listed below). How can the city have two different definitions of "Gross Floor Area"? Really need to clean this up. Looks like most building codes around the country do not count attic space when it's under a certain head height.

From the South Water Front codes 7.2.12. - DEFINED TERMS: GROSS FLOOR AREA means the sum in square feet of the horizontal area of all floors of the building measured from the exterior walls or from the centerline when 2 buildings or units abut. Gross floor area includes basement floor area when more than 50% of the basement height is above the established curb level or above the finished lot grade level where the curb level has not been established. Elevator shafts, stairwells, floor space used for mechanical equipment, attics, balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses is included in the calculation of gross floor area. However, the following is not included: any space devoted exclusively to on-site parking; or outdoor loading, display, storage, utility service areas; and uninhabited enclosed space on tops of roofs; or attic space having head room of less than 7'-6".

From zoning codes 2.4.G.- Gross Floor Area (GFA) The gross floor area (GFA) of a structure is the sum of the gross horizontal areas of all floors of the structure as measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

Thank you, Chris Kimble

