PROPOSED FORM
BASED CODE
ADMINISTRATION
Form Based Code (FBC)

What is a form based code?

“A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations.”

For more info: [http://www.formbasedcodes.org/](http://www.formbasedcodes.org/)

Columbia Pike, Arlington, VA

Miami 21 Project, Miami, FL
Background of FBC in Knoxville

- South Waterfront Form Based Development Code adopted by MPC & City Council in 2007

- Cumberland Avenue Corridor Plan adopted by MPC and City Council in 2007 recommends FBC
In 2009, MPC and the City of Knoxville approved a reorganization of the Zoning Ordinance in order to group like zones together and to create a place for FBC within the existing Ordinance. Creating the following categories, in Article 4:

- Section 1: General Provisions
- Section 2: Basic Districts
- Section 3: Planned Development Districts
- Section 4: Form Districts
- Section 5: Overlay Districts
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Section 4: Form Districts

- 4.0 General Provisions
- 4.1 South Waterfront District (Ref)
- 4.2 Cumberland Avenue (P.H.)
- 4.3 N. Central Street (P.H.)
Changes to the Administration of FBC

Section 4.0 General Provisions

4.0.1 Introductory Provisions:

Purpose & Intent

Districts Established

How to Use this Code
Changes to the Administration of FBC

Section 4.0 General Provisions

4.0.2 Common Approval Procedures

- Summary of Review Authority
  - No Change

- Administrator:
  - Change: Authority given to Chief Building Official (CBO) or his/her designee

- Administrative Review Committee
  - Added: Other city staff as deemed necessary by CBO

- Concurrent Application
  - Dropped language

- **Level 1: Zoning Clearance**
  - Changed title for clarification

- Authority:
  - No permit may be issued from any department, including but not limited to City of Knoxville Permits and Inspections or Engineering Department

- Approval Criteria
  - Changed to all applicable Zoning Ordinance requirements
Changes to the Administration of FBC

Section 4.0 General Provisions

- 4.0.2 Common Approval Procedures
  - Level 2: Development Plan Review
    - Changed title for clarification
  - Authority and Approval Criteria reflect change to Level 1
  - Administrative Deviations
    - Updated terminology to reflect both South Waterfront and future codes (Min & Max Setbacks and Build to Zone)
- Level 3: Alternative Compliance Review
  - Changed title for clarification
  - Authority and Approval Criteria reflect change to Level 1
  - MPC Action
    - Removed “25 working days”
  - Approval Criteria
    - Changed to: “applicable adopted Plan”
    - Added compliance with Stormwater and Street Ordinance
  - Written Interpretations
    - Reflect CBO as Administrator
New Section for Future FBC

Section 4.0 General Provisions

- 4.0.3 General Rules of Applicability
  - Applicability
    - Apply to all Form Districts, except the South Waterfront District
  - Establishes Standards for Measurements
    - Lot Width
    - Building Setbacks
    - Build-to Zone
    - Setback Encroachments
    - Parking Setbacks
    - Outdoor Amenity Space
New Section for Future FBC

Section 4.0 General Provisions

4.0.3 General Rules of Applicability

- Height Measurements
  - Building Height
  - Height Encroachments
  - Story Heights
  - Ground Floor Elevation

- Other Requirements
  - Transparency
  - No Blank Walls
  - Building Entrance
  - Building Materials
Questions and Comments

For more information please visit our Website:


Anne Wallace, Project Manager

865.215.2029
awallace@cityofknoxville.org