

APPENDIX B - Definitions

The following words, terms, and phrases are defined in this section to clarify the regulations, policies and guidance provided in this manual. The reader is referred to the Knox County Stormwater Management Ordinance for definitions that are not included in this section.

100-Year Flood Fringe: The area of land between the regulatory 100-year floodway and the outer edge of the 100-year floodplain.

500-Year Flood Fringe: The area of land between the regulatory 100-year floodway and the outer edge of the 500-year floodplain.

Approximate Zones: An approximately studied 100-year floodplain for which no base flood elevations are provided. Approximate zones may also be referred to as “unnumbered A zones” or “approximate areas”. On Flood Insurance Rate Maps, approximate zones are designated as “Zone A” or “Zone A99”.

As-Built Certification. As-built, field-verified plans signed and sealed by a registered Professional Engineer and a Registered Land Surveyor, both licensed to practice in the State of Tennessee, showing contours, elevations, grades, locations, drainage and hydraulic structures, and detention basin volumes.

Building. Any enclosed structure intended for shelter, housing, or enclosure of persons, animals, or chattel.

Codes Administration and Inspection Division. A division of the Knox County Department of Engineering and Public Works that is largely responsible for building inspections.

Concept Plan. A plan for the development of a subdivision, consisting of maps and engineering documentation in sufficient detail to verify that proposed improvements will be built that meet the Knoxville-Knox County Minimum Subdivision Regulations.

Covenants for Permanent Maintenance of Stormwater Facilities and Best Management Practices. A legal document executed by the property owner, or a homeowners’ association as owner of record, and recorded with the Knox County Register of Deeds which guarantees perpetual and proper maintenance of stormwater facilities and best management practices.

Design Review. The review by Knox County Engineering and/or other administrative agencies or utilities of a subdivision’s design and conformance to applicable development regulations and standards, including the Knox County Stormwater Management Ordinance and the Knoxville-Knox County Minimum Subdivision Regulations.

Developer. An individual, partnership corporation, or other legal entity or agent thereof which undertakes the activities covered by the Knox County Stormwater Management Ordinance and the Knoxville-Knox County Minimum Subdivision Regulations.

Director. The Director of the Knox County Department of Engineering and Public Works or designee.

Distribution. The transmittal by MPC of copies of plats and engineering documents to those agencies required to review them.

Easement. The right to use another person's property, but only for a limited specifically named purpose; the property owner generally continues to make use of such land since he has given up only certain, and not all, ownership rights.

Easement Area. A strip of land over, under, or through which an easement has been granted.

Engineer. A qualified civil engineer registered and currently licensed to practice engineering in the State of Tennessee.

Engineering. The preparation of plans, specifications, and estimates for, and the contract administration of the construction of streets, drainage facilities, utilities and other similar public works installed within a subdivision or site development for public or private use.

Erosion Prevention and Sediment Control Plan. A written plan (including drawings or other graphic representations) that is designed to eliminate and/or reduce erosion and off-site sedimentation from a site during the active construction phase of development.

Final Plat. An official survey instrument to be placed in the public records of Knox County and construction drawings of property easements, and metes and bounds.

Flood Boundary and Floodway Maps (FBFMs): The official map produced by FEMA which shows the boundaries of the regulatory floodplains and floodway.

Karst. A type of topography that is formed over limestone, dolomite, or gypsum by dissolving or solution, and that is characterized by closed depressions or sinkholes, caves, and underground drainage.

KGIS. The Knoxville, Knox County, Knoxville Utilities Board Geographic Information System.

Knox County Engineering. The Knox County Department of Engineering and Public Works, Planning and Development Division.

Lot. A parcel of land which is or may be occupied by a building and its accessory building or uses customarily incidental thereto, together with such yards or open spaces within the lot lines as may be required by the Knoxville-Knox County Minimum Subdivision Regulations or the Knox County Zoning Ordinance.

MPC. The Knoxville-Knox County Metropolitan Planning Commission.

No-Fill Boundary: The boundary that defines the limits of the area located adjacent to the stream where construction fill that alters the conveyance and storage capacity of the natural floodplain is prohibited. Where the floodway and the 100-year floodplain are, largely parallel, the no-fill boundary shall be located at one-half ($\frac{1}{2}$) the linear distance between the floodway line and the 100-year floodplain boundary. In backwater areas, the no-fill boundary is delineated as stated in Chapter 8 of this manual.

Redevelopment. The improvement of a lot or lots that have been previously developed.

Resurgence. Water flowing out of a sinkhole that normally accepts stormwater runoff. Resurgence is typically caused by a reversal of the groundwater flow during high flow or flood conditions.

Review. Knox County Engineering's, MPC's, and other administrative agencies and utilities study of a Concept Plan, Design Plan, As-Built Certification, or Final Plat or other engineering documents

for conformance to applicable development regulations and standards or previously submitted and approved plans.

Reviewing Agency. An agency which has responsibility for evaluation and verification of concept plans, design plans, final plans, or other engineering documents.

Sinkhole Drainage Area. The land area that contributes stormwater (surface) runoff to a sinkhole.

Sinkhole Floodplain Storage Volume. The volume of storage below the sinkhole floodplain elevation.

Sinkhole No-Fill Line. The outside line of the area in a sinkhole where new construction is prohibited. The no-fill line is determined by the contour elevation that defines storage equal to sixty (60) percent of the floodplain storage volume.

Sinkhole Throat. The passageway between the sinkhole and the subsurface karst system.

Stormwater Runoff. The direct response of a watershed to rainfall, including surface and subsurface runoff that enters a ditch, stream, pipe or other conveyance system during and following precipitation.

Stormwater Management Plan. An engineering study for the design of the drainage system for a proposed development that includes a map showing the extent of the land development activity, an erosion prevention and sediment control plan, a stormwater control plan, and may contain as-built certifications and Covenants for Permanent Maintenance of Stormwater Facilities and Best Management Practices. The stormwater management plan also includes sufficient hydrologic calculations to determine the impact of the development on stormwater discharges.

Studied Streams: Streams located in the unincorporated areas of Knox County for which regulatory floodplain, and often floodway, information has been developed and is available. These are sometimes called "FEMA studied streams"; however, such language can be misleading since not all studied streams are necessarily included in FEMA's Flood Insurance Study. Knox County has independently funded the development of regulatory floodplain and floodway information, performed in accordance with FEMA standards. Typically, this information is forwarded to FEMA for inclusion in Knox County's FIS, but FEMA's process of including this information can take several years. Property owners and developers in Knox County should contact Knox County Engineering if the status of a stream as a "studied stream" is in question.

Utility. A municipal department, private for-profit or not-for-profit corporation, utility district or special district, or state, federal, or local agency which provides utility service to the public.

Zoning Ordinance. The duly adopted Zoning Ordinance of Knox County, Tennessee.



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