



3.1 Applicable Local Ordinances

3.1.1 Stormwater Management Ordinance

The Knox County Stormwater Management Ordinance is provided in Appendix A. The ordinance regulates grading, excavation, clearance, and other land alteration activities, erosion prevention, sediment and construction related waste control, the design and construction of storm drainage facilities for purposes of water quality and quantity control, floodplain management, developments in or near sinkholes, and water quality buffers. The ordinance strives to limit the dangers of personal injury, and/or property or environmental damage that may be caused by stormwater runoff.

3.1.2 Zoning Ordinance

The Zoning Ordinance for Knox County, Tennessee is administered by the Metropolitan Planning Commission (MPC). A copy of the Zoning Ordinance can be obtained from the MPC website, www.knoxmpc.org.

The Zoning Ordinance serves two functions. First, the ordinance has been adopted as the official zoning “plan” for Knox County, Tennessee, excluding the municipal jurisdictions of the City of Knoxville and the Town of Farragut. As such, the zoning plan is typically the first consideration of a developer in the site planning process (i.e., does the intended use of the proposed development conform to the intentions of the zoning plan). Second, the ordinance regulates the layout and construction of buildings on the lot to be developed. In accordance with Article 1 of the Zoning Ordinance, its purposes are to:

- regulate and restrict the location and use of buildings, structures, and land for residence, trade industry, and other purposes, the height, number of stories and size of buildings and other structures, and the size of yards, courts, and other open spaces on the lot or tract;
- provide definite official land use plans for property publicly and privately owned in Knox County outside the municipal corporations of Knoxville and Farragut;
- guide, control, and regulate the future growth and development of Knox County in accordance with the zoning plan; and,
- provide for the administration of the zoning plan.

3.1.3 Minimum Subdivision Regulations

The Knoxville-Knox County Minimum Subdivision Regulations govern the subdivision of land within the City of Knoxville and Knox County. In general, the subdivision regulations are administered by MPC, however Knox County and other agencies have regulatory approval for specific aspects of plans submitted to conform with these regulations. A copy of the subdivision regulations can be obtained from the MPC website, www.knoxmpc.org.

The Subdivision Regulations establish procedures for the submission and review of concept plans, subdivision plats, standards for the design and installation of improvements to the subdivision, and provisions for the administration, enforcement and penalties for violations. In accordance with Section 1 of the Subdivision Regulations, its purposes are as follows:

- to provide for the harmonious development of the City of Knoxville and Knox County and their environs;
- for the coordination of roads within the subdivided land, with other existing or planned roads, or with the state or regional plan, or with the plans of municipalities in or near the region;
- for adequate open spaces for traffic, light, air and recreation;



- for the conservation or production of adequate transportation, water, drainage and sanitary facilities;
- for the avoidance of population congestion;
- for the avoidance of such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation or other public services or would necessitate an excessive expenditure of public funds for the supply of such services; and,
- to control the manner in which roads shall be graded and improved, and water, sewer and other utility mains, piping, connections or other facilities shall be installed.

3.1.4 Flood Damage Prevention Ordinance

The Knox County Flood Damage Prevention Ordinance (No. O-94-3-101) is provided in Appendix A. The ordinance regulates development in and around Special Flood Hazard Areas, as designated by the Federal Emergency Management Agency (FEMA), in Knox County for general purposes of flood damage prevention and the protection of life, health, commerce, property and public funds that can be impacted by flooding. In accordance with Section 1 of the ordinance, its purposes are as to:

- restrict or prohibit uses which are dangerous to health, safety, and property due to water, erosion, or damaging increases in flood heights or velocities;
- require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- control filling, grading, dredging and other development which may increase erosion or flood damage; and,
- prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

From a floodplain management perspective, the Flood Damage Prevention Ordinance proceeded, and is complimented by, the Stormwater Management Ordinance. Both ordinances regulate development in the floodplain but differ in overall objectives. The Flood Damage Prevention Ordinance was originally developed to satisfy Federal requirements for Knox County's participation in the National Flood Insurance Program (NFIP), which is administered by FEMA. Knox County continues to administer the ordinance specifically for that purpose. In addition to the Flood Damage Prevention Ordinance, the floodplain management requirements contained in the Knox County Stormwater Management Ordinance further strengthen Knox County's floodplain management regulations beyond FEMA's minimal requirements. In addition, the Stormwater Management Ordinance expands flood management regulations to unstudied streams and sinkhole areas, and secures the County's participation in FEMA's Community Rating System (CRS).