

## **WHAT ARE FORM BASED DEVELOPMENT CODES?**

Form-Based Coding is different than traditional zoning. Traditional zoning regulates development primarily by use (housing, industry, commercial) where districts are filled by a primary use category. This categorization makes mixed-use, pedestrian-oriented development difficult (or even illegal). Traditional zoning results in dispersed land uses with few centers, excessive land consumption and pedestrian unfriendly streets.

Form-based codes de-emphasize land use in favor of building form and typology. They encourage a greater mix of uses and housing types and place stronger emphasis on the design of the public realm. In addition, greater public participation in the coding process will enable all parties involved to have a better understanding of the outcome of future development. Form based codes are also more graphic-intense and easier for people to understand than traditional zoning.

The intent of these codes is to provide a blue-print for future development that allows for greater certainty in determining the outcome for growth. The Knoxville South Waterfront Vision Plan represents a possible vision for future growth. These codes are written to tailor future development in such a way as to assist in creating an environment that achieves this vision.

The three-mile long Knoxville South Waterfront has been divided into SEVEN DISTRICTS, identified in this document as SW1 - SW7 [SW = South Waterfront]. Each district has its own opportunities, scale and character that should be preserved and enhanced with new development.

## **COMPONENTS OF THE CODE:**

The Knoxville South Waterfront Form Based Development Code (otherwise referred to herein as “The Form Based Code” or “the Code”) is a legal document that regulates land-development, setting careful and clear controls on building form--with broad parameters on building use--to shape well defined public space (streets, neighborhoods and parks) with a healthy mix of uses. With proper urban form, a greater integration of building uses is natural and comfortable. The Form Based Code uses simple graphic prescriptions for parameters for block layout, buildings siting and configuration, ancillary structures and outdoor spaces, building frontages, off street parking and loading, external elements, and stormwater systems and sustainability to address the basic necessities for forming quality public space.

While the Knoxville South Waterfront Form Based Code provides a citizen-endorsed urban design for the improvement of all properties in designated areas, configurations shown for the Light Rail Transit systems are shown only for illustrative purposes and no commitment has yet been made by the City and/or a transit service operator.

The Knoxville South Waterfront Form Based Code is comprised of: Introduction, Administration, Vision Plan and Regulating Plans, Property Development Standards by District, General Development Standards, Streetscape Standards, Riverscape Standards, Stream Buffer Standards, Marina Standards, Glossary & Definitions, and the Appendix.