

A*ppendices*

Appendix A: Glossary of Terms

Average Natural Grade: The average existing grade elevation of the location of the proposed structure or building (prior to any grading or construction); calculated around the proposed perimeter of the building or structure at or directly below its outermost exterior walls (not including uncovered decks, stairs and similar structures).

BP Zone/BP-1 District: The “business and technology park” zoning classification as defined by the *Knox County Zoning Ordinance* (BP) and the *Knoxville Zoning Ordinance* (BP-1).

Building Frontage: That portion of a building facing a street.

Certificate of Appropriateness: Written verification that requests to seek approval of building and grading permits, sign permits, rezoning requests, and variances have been approved by the TTCDA Board.

Construction: Any land disturbance activity, including clearing, grading, grubbing, building and the installation of roads and utilities.

Detention Pond: A temporary holding pond used to control excessive storm water runoff on a site.

Finished Grade: The elevation of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Floor Area Ratio: The ratio of the gross floor area of the building to the area of the lot on which the building is located.

Gross Floor Area: The sum of the total floor area for each of the several stories under roof, measured from the exterior limits or faces of a building or structure.

Ground Area Coverage: The ratio of the total floor area of the ground floor of the building to the area of the lot on which it is located.

Hotel: Any building containing twelve (12) or more guest rooms, intended or designed to be used, or which are used, rented or hired out for sleeping purposes by guests.

Illumination, Direct: Illumination by an artificial light source installed on, or transmitted through, a sign surface.

Illumination, Indirect: Illumination by reflected light intentionally directed upon a sign surface, or silhouettes of letters or symbols placed before a background of reflected light.

Impervious Area Ratio: The ratio of the surfaces which do not absorb rain to the gross area of the lot.

LEED: Leadership in Energy and Environmental Design

Lot: A parcel of land which is or may be occupied by a building and its accessory buildings or uses customarily incident thereto, together with such yards or open spaces within the lot lines as may be required by the *Design Guidelines*, or the zoning ordinances.

Lot Frontage: That dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.

Microclimate: A small area that is characterized by substantially different temperatures than other areas of the site. (Example: parking lot)

Minimum Lot Size: The minimum size of a lot that can exist in a given area usually defined by the zoning ordinance.

Motel: A building, or group of buildings, used for the temporary residence of motorists or travelers.

Office, Business: A place for the conduct of a business that does not include any retail sales.

Office, Medical or Dental: A facility, or clinic, for the examination and treatment of ill and afflicted human out-patients provided, however, those patients are not kept overnight except under emergency conditions.

Office, Professional: The office of a member of a recognized profession maintained for the conduct of that profession.

Restaurant: An establishment where food and drink are prepared, served, and consumed primarily on site.

Retail Establishment: An establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Retention Pond: A permanent storage pond, primarily for storm water runoff.

Right-of-way: An area used as a public way, measured from boundary line to boundary line, which may also accommodate public utilities.

Scenic Highway: A route in the City of Knoxville or Knox County, as designated by the State of Tennessee as part of the State Scenic Highway System.

Setback: A line delineating the minimum allowable distance between the property lines of the building lot and the structure, within which no building shall be placed.

Shopping Center: A group of commercial (retail) establishments, planned, developed and managed as a unit, with off-street parking provided on the property, and related in its location, size and type of shops to the trade area which the unit serves.

Sign, Building: A sign that is affixed to a building, or individual business, that identifies the building, or business. The sign may be comprised of letters and logo on a panel, or individual letters and logo directly attached to the building. Also referred to as a wall sign.

Sign, Ground: A sign supported by a pole, uprights, or braces on the ground. A monument sign is a type of ground sign.

Sign, Monument: A ground sign with a fully enclosed base that identifies a single business, residential development or building. Also referred to as a yard sign

Sign, Subdivision (or Planned Development): A ground-mounted sign, with a fully enclosed base, that identifies a commercial or industrial subdivision, or other planned development.

Sign, Yard: See monument sign.

Story: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof above.

TO Zone/TO-1 District: The "technology overlay" classification as defined by the *Knox County Zoning Ordinance (TO)* and the *Knoxville Zoning Ordinance (TO-1)*. The *Design Guidelines* applies to properties within the area that abuts the Pellissippi Parkway (State Route 162) in Knox County, between I-40/75 on the south and Oak Ridge Highway (State Route 62) on the north.

TTCDA: The Tennessee Technology Corridor Development Authority. The TTCDA Board of Commissioners is the regulatory authority for reviewing and approving requests for Certificates of Appropriateness in the Technology Overlay.

Unified Development: A development characterized by multiple uses that, by virtue of compatible building design standards, pedestrian and vehicular connections, related landscaping treatment, or other site development features, are brought together in a unifying whole and approved as part of an overall master plan. Shopping centers, office parks and mixed use developments are examples of unified developments.

Variance: Permission granted by the County (or City) Board of Zoning Appeals that allows a development to vary from the requirements of the zoning ordinance and is granted in the case of hardship, such as an irregular site configuration or physical characteristic of the property.

Waiver: Permission granted by the TTCDA Board that waives a development requirement or standard of the *Design Guidelines*.