

Plans Review & Inspections Division

Policy Statement on Dimensional Standards: Holistic Evaluation of Development

Purpose: To establish a consistent method for evaluating build-to zone compliance for multi-structure developments with minimum build-to percentages.

Policy Interpretation

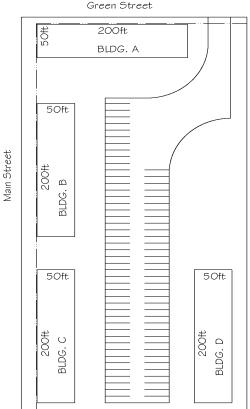
For zoning districts that require a minimum build-to percentage, the city calculates this by all structures in the development vs. each structure individually.

How to Calculate Compliance

- 1. Add together all building facades that face the required setback (denominator).
- 2. Determine how many of those linear feet fall within the build-to zone. Add together all building facades within the build-to zone (numerator).
- 3. Divide the frontage within the build-to zone by the total available building frontage (numerator/denominator).
- 4. If the result is equal to or greater than the required percentage, the development complies.

Intent

This interpretation supports the holistic application of Article 5.3 by allowing multi-structure developments to meet dimensional intent through the collective arrangement of buildings rather than evaluating each structure individually. The focus remains on achieving a consistent, pedestrian-oriented street frontage while providing flexibility in site design.



Address: 400 Main Street, Knoxville, TN. 37902 Zone: CG-2
Main Street 0-20' Setback 50%
Green Street 0-10' Setback 30%

Main Street 450/650 = 69%>50%
Green Street 200/350 = 57%>30%

Complies