



Chapter 15 DEFINITIONS AND REFERENCES

15.1 Definitions From Other Documents

This section is intended to be a quick reference for many words and terms used in the Land Development Manual. Table 15-1 indicates seven principal sources for many definitions of the various site development terms within the regulations and ordinances. Table 15-2 has a detailed listing of definitions from six of the principal sources, so that the reader can tell at a glance where to find a particular term. However, the 250+ definitions listed in the Knoxville Zoning Ordinance are not included in Table 15-2. When looking at these definitions, it is very important to understand that each definition applies particularly to the regulation or ordinance in which the definition is found. Definitions are not necessarily uniform across all regulations and ordinances. Chapter 9 of the Knoxville BMP Manual also contains a glossary for erosion control, stormwater design and stormwater quality.

These definitions are taken from the city ordinances in common use for engineers and also the Knoxville / Knox County Minimum Subdivision Regulations. For any definitions that do not agree totally in meaning, the most restrictive definition should be used. Since definitions typically contain one or two sentences of essential information, the reader should check the context of use in this manual and other documents to obtain a complete definition and usage of terms. See Section 1.7 for interpretation of language and the interpretation of basic terms.

| Table 15-1 Sources for Land Development Definitions | | | | The KZO definitions are not included in Table 15-2. |
|---|---|---|--|--|
| <i>Flood Damage Prevention and Control Ordinance</i> | <i>Stormwater and Street Ordinance</i> | <i>Streets and Sidewalk Ordinance</i> | <i>Knoxville and Knox County Minimum Subdivision Regulations</i> | <i>City of Knoxville Zoning Ordinance (KZO)</i> |
| (Section 12-4) | (Section 22.5-4) | (Section 23-1) | (Section 2) | (Article 2) |
| www.cityofknoxville.org/engineering/ldmanual/ | | | www.knoxmpc.org/ | |
| 33 definitions | 55 definitions | 7 definitions | 93 definitions | 250+ definitions |
| Building terms Floodplain terms Structure terms Surveying terms | Detention terms Drainage terms Pollution terms Site development Storm frequencies | <i>Curb, Gutter Director Driveway Sidewalk Specification Street</i> | Building lot parameters City offices & depts. Street parameters Subdivision terms Surveying terms Utility terms | Building terms Business types Dwelling types Lot terminology Sign types Zoning parameters |
| <i>Knoxville Tree Protection Ordinance</i> (Municipal arborist, Special tree district, Tree, Tree on private land, Tree on municipal property) | | | (Sections 14-28 & 14-53) | 5 definitions |
| <i>Knoxville Best Management Practices (BMP) Manual</i> (such as: site development, stormwater quantity, stormwater quality, pollutants, storm frequencies) | | | (Chapter 9) | 70 definitions |

| Table 15-2 | | | | A -- Hi | |
|--|--------------------|--|------|----------------------------|------|
| List of Definitions | | | | (+ numbers) | |
| 1-year Frequency Storm | | Certification (plats for MPC) | MSR | Engineering | MSR |
| 2-year Frequency Storm | 22.5 and BMP | Chemical Oxygen Demand | BMP | Erosion | 22.5 |
| 5-year Frequency Storm | | City | MSR | | BMP |
| 10-year Frequency Storm | | City Council | MSR | Existing Construction | 12 |
| 25-year Frequency Storm | | Coliform | BMP | Existing Manufactured Home | |
| 50-year Frequency Storm | | Combined Sewers | BMP | Park or Subdivision | 12 |
| 100-year Frequency Storm | | Community Sewer System | MSR | Expansion to an Existing | |
| 500-year Frequency Storm | | Condominium Development | 22.5 | Manufactured Home Park or | |
| | | County | MSR | Subdivision | 12 |
| Acceptance | MSR | County Commission | MSR | Extended Detention | 22.5 |
| Addition (to existing building) | 12 | Covenants for Permanent | | | BMP |
| Administrative Agency | MSR | Maintenance of Stormwater | 22.5 | | |
| Appeal (flood ordinance) | 12 | Facilities (CPMSF) | BMP | | |
| Aquifer | BMP | Curb | 23 | Fecal Coliform | BMP |
| Area of Shallow Flooding | 12 | | | Field Trip | MSR |
| Area of Special Flood Hazard | 12 | | | First Flush | 22.5 |
| Average Ground Elevation | MSR | Dedication | MSR | First Flush | BMP |
| | | Design Review | MSR | Flood (or Flooding) | 12 |
| | | Design Storm | BMP | Flood Hazard Boundary Map | 12 |
| Bacteria | BMP | Detention | 22.5 | Flood Insurance Rate Map | 12 |
| Base Flood | 12 | Developer | BMP | Flood Insurance Study | 12 |
| Baseflow | BMP | Development | MSR | | MSR |
| Basement | 12 | | 12 | Floodplain | 22.5 |
| Benchmark | MSR | Development | BMP | | BMP |
| Benthic | BMP | Development Certification | 22.5 | Floodway | MSR |
| Best Management Practice | BMP | Development, Large | | | 12 |
| BMP Manual | 22.5 | Residential and Commercial | 22.5 | Floor | 12 |
| Biological Oxygen Demand | BMP | Development, Small Single | | Frontage | MSR |
| Block | MSR | Family Residential | 22.5 | Functionally Dependent | |
| Block Number | MSR | | 22.5 | Facility (near waterways) | 12 |
| | 22.5 | Discharge | BMP | | |
| Blue-Line Stream | BMP | Dissolved Oxygen | BMP | | |
| Board of Environmental | | Distribution | MSR | Good Housekeeping | BMP |
| Appeals | 22.5 | Disturbed Area | 22.5 | Gutter | 23 |
| Broken Back Curves | MSR | Driveway | 23 | | |
| Buildable Area of a Lot | MSR | | | | |
| Building | MSR | | | Health Department | MSR |
| | 12 | Easement | MSR | Heavy Metals | BMP |
| Building Setback Line | MSR | Easement Area | MSR | Highest Adjacent Grade | 12 |
| | | Elevated Building | 12 | Highway Department | MSR |
| | | Engineer | MSR | Historic Structure | 12 |
| MSR – Minimum Subdivision Regulations | | 22.5 – Knoxville Stormwater and Street Ordinance | | | |
| 12 – Flood Damage Prevention and Control Ordinance | | 23 – Knoxville Streets and Sidewalk Ordinance | | | |
| 14 – Tree Protection Ordinance | | BMP – Best Management Practices Manual | | | |
| <i>Each definition is specific to the regulation or city ordinance in which it is found. Some definitions may not be universally applicable to the Knoxville Land Development Manual, Knoxville BMP Manual, or other ordinances.</i> | | | | | |

Table 15-2 (continued)
List of Definitions

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|-------------------------|-------------|------------------------------|------------|--------------------------|------|
| Hydraulic | 22.5 BMP | Mean Sea Level | 12 | Public Hearing | MSR |
| | | Municipal Arborist | 14 | Public Sewer System | MSR |
| Hydrograph | BMP | Municipal Separate Storm | | Public Uses | MSR |
| Hydrologic | 22.5 BMP | Drain System (MS4) | BMP | Public Water System | MSR |
| Hyetograph | BMP | | | | |
| | | National Geodetic Vertical | | Receipt (MPC submittals) | MSR |
| | | Datum (NGVD) | 12 | Recommendation (MPC) | MSR |
| Illicit Discharge | 22.5 BMP | National Pollutant Discharge | | Recreational Facilities | MSR |
| | | Elimination System (NPDES) | BMP | Recreational Vehicle | 12 |
| Impervious Area | 22.5 BMP | National Resources | 22.5 | Redevelopment | 22.5 |
| | | Conservation Service (NRCS) | BMP | Register of Deeds | MSR |
| Improvements | MSR | New Construction | 12 | Reserve Strip | MSR |
| Individual Sewage | | New Manufactured Home | | Restaurant | 22.5 |
| Treatment Facility | MSR | Park or Subdivision | 12 | Retention | 22.5 |
| Infiltration | 22.5 BMP | Nonpoint Pollution Source | BMP | Review (MPC) | BMP |
| | | | | Reviewing Agency | MSR |
| Infiltration Basin | 22.5 BMP | Office of City Engineer | MSR | Right-Of-Way | MSR |
| Intermittent Stream | BMP | Operator | BMP | Riprap | 22.5 |
| | | Outfall | 22.5 | Road | BMP |
| | | | BMP | Roadway | MSR |
| Karst | BMP | | | Rocking | MSR |
| | | | | Runoff | 22.5 |
| Land Development Manual | 22.5 BMP | Parking Area | 22.5 | | |
| Land Remnant | MSR | Peak Flow | 22.5 | | |
| Lot | MSR | | BMP | | |
| Lot, Double-Frontage | MSR | Peak Flow Attenuation | 22.5 | Sanitary Sewer | 22.5 |
| Lot Area | MSR | Perennial Stream | BMP | Sanitary Sewer System | BMP |
| Lot Frontage | MSR | Performance and Indemnity | | Sanitary Wastewater | MSR |
| Lot Number | MSR | Agreement | 22.5 | Setback | 22.5 |
| Lot Width | MSR | Permanent Reference Marker | MSR | Sewage | BMP |
| | | Permanent Reference | | Sidewalk | MSR |
| | | Monument | MSR | Sight Distance | 23 |
| | | Person | 22.5 | Sinkhole | MSR |
| Main Stream | 22.5 | Plan, Concept | MSR | Site Development | 22.5 |
| Major Road Plan | MSR | Plan, Design | MSR | | BMP |
| Major Storm | 22.5 BMP | Planning Commission | MSR | | |
| Manufactured Home | 12 | Plat, Final | MSR BMP | | |

MSR – Minimum Subdivision Regulations
12 – Flood Damage Prevention and Control Ordinance
14 – Tree Protection Ordinance
22.5 – Knoxville Stormwater and Street Ordinance
23 – Knoxville Streets and Sidewalk Ordinance
BMP – Best Management Practices Manual

Each definition is specific to the regulation or city ordinance in which it is found. Some definitions may not be universally applicable to the Knoxville Land Development Manual, Knoxville BMP Manual, or other ordinances.

Table 15-2 (continued)
List of Definitions

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| | | | | | |
|-----------------------|-------------|------------------------------|------|--------------------------------|-------------|
| Special Tree District | 14 | Substantial Damage | 12 | Unit | MSR |
| Specification | 23 | Substantial Improvement | 12 | Use | MSR |
| Start of Construction | 12 | Substantially Improved | | Utility | MSR |
| Stormwater | 22.5 BMP | Existing Manufactured | | Utility Agency | MSR |
| | | Home Park or Subdivision | 12 | | |
| Stormwater System | 22.5 BMP | Surveying | MSR | Variance (flood regulations) | 12 |
| | | Surveyor | MSR | Vegetation | 22.5 BMP |
| Street | MSR 23 | Swale | 22.5 | Verification (of design plans) | MSR |
| | | | BMP | | |
| Street, Classified | MSR | | | | |
| Street, Half | MSR | | | Wastes, | 22.5 |
| Street, Intersection | MSR | Test Holes (for soil tests) | MSR | Industrial/Commerical | BMP |
| Street Classification | MSR | Time of Concentration | BMP | Wastes, Other | 22.5 |
| Street Furniture | MSR | Total Dissolved Solids | BMP | | BMP |
| Street Grade | MSR | Total Maximum Daily | | Watercourse | MSR |
| Street Line | MSR | Load (TMDL) | BMP | Watercourse, Permanent | MSR |
| Street Sign | MSR | Total Suspended Solids | BMP | Watershed | BMP |
| Structure | 12 | Tree | 14 | Way | MSR |
| Subdivider | MSR | Tree (on municipal property) | 14 | | |
| Subdivision | MSR | Tree (on private land) | 14 | Zoning Ordinance | MSR |

MSR – Minimum Subdivision Regulations
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15.2 References

A few references are listed below. These references do not include all information and guidance necessary to successfully design and construct a site project, but serve as a starting point. Many other books and design publications will serve the professional design engineer just as well. Many stormwater design manuals and books are also listed in Chapter 10 of the Knoxville BMP Manual, mainly covering these topics: stormwater treatment, erosion control, stormwater detention, preserving natural vegetation, pollution prevention and reduction, etc. The Land Development Manual contains information to assist in the design and layout of most projects. However, this manual does not replace the need for professional engineering judgment and knowledge. Most types of construction plans must be stamped and signed by a registered professional engineer, architect, or landscape architect who is actively licensed in the state of Tennessee. The design professional must have sufficient education and experience to perform a complete and thorough design of each element on the construction plans.

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 11. Weather Bureau, *Rainfall Intensity-Duration-Frequency Curves*, Technical Paper No. 25, December 1955.
 12. Weather Bureau, *Rainfall Frequency Atlas of the United States for Durations from 30 Minutes to 24 Hours & Return Periods from 1 to 100 Years*, Technical Paper No. 40, May 1961.