

- 706.6. Hospitals upon approval of a site plan by the planning commission.
- 706.7. Funeral homes
- 706.8. Gasoline service stations provided that all structures shall be placed not less than twenty (20) feet from all property lines. Points of ingress and egress shall be not less than fifteen (15) feet from intersection of street lines.

707. C-4 (Arterial Commercial) District. It is the general purpose and intent of this district to establish areas of commercial uses along major arterial streets and adjacent intersecting streets that encourage grouping of compatible commercial uses, reduce traffic congestion and secure adequate light, air, and aesthetic qualities for residents of the city. In order to achieve the general purpose and intent of the district, site plans shall be required for all new developments or major redevelopment. For developments along certain major arterial streets as designated on the Zoning Map of the City of Sevierville, Tennessee, frontage or parallel access streets shall be required. Site plans shall comply with Site Plan Regulations established under Article IV, 411. Frontage or parallel street plans shall comply with Frontage or Parallel Street Regulations established under Article IV, 412. Prior to the issuance of permits, these plans shall be approved by the Sevierville Planning Commission as consistent with this Ordinance and with the comprehensive planning program of the city. In order to achieve the general purpose and intent of this, district, as shown on the Zoning Map of the City of Sevierville, Tennessee, these provisions and the following uses are permitted:

- 707.1. Any business use permitted in the C-1 District;
- 707.2. Hotels and motels;
- 707.3. Auto and mobile home sales;
- 707.4. Places of amusement and assembly;
- 707.5. Funeral homes;
- 707.6. Public buildings upon approval by the Planning Commission;
- 707.7. Semi-public buildings and uses;
- 707.8. Lodges and clubs;
- 707.9. Wholesale business, warehouses, storage yards and buildings and similar uses;
- 707.10. Auto repair garages and similar operation;
- 707.11. Hospitals;
- 707.12. Gasoline service stations, provided that all structures, including underground storage tanks, shall be placed not less than twenty (20) feet from all property lines. Points of

ingress and egress shall not be less than fifteen (15)feet from intersection of street lines.

707.13 Sexually oriented businesses and commercial activities, tattoo businesses, and psychic and palm reading activities and similar adult oriented activities subject to the following conditions:

707.13.1 The property line of these uses shall be a minimum of 1,000 feet from any school, church, public assembly facility, and/or residential zoning district;

707.13.2 The maximum signage allowed for these uses shall be 20 square feet with no graphics or flashing lights.

708. M-1 (Industrial) District. It is the intent of this district to establish industrial areas along with open areas which will likely develop in a similar manner. The requirements established in the district regulations are designed to protect the essential characteristics, to promote and encourage industrial, wholesaling, and business uses and to discourage residential development. In order to achieve the intent of the M-1 (Industrial) District, as shown on the Zoning Map of the City of Sevierville, Tennessee, the following uses are permitted:

708.1. Any use permitted in business districts excluding residential;

708.2. Terminals;

708.3. Wholesale business;

708.4. Warehouses;

708.5. Storage yards and buildings and similar uses;

708.6. Any industry which does not cause injurious or obnoxious noise, fire hazards or other objectionable conditions as determined by the Planning Commission.

708.7. The Board of Zoning Appeals may grant a special exception to the building heights requirement for permitted uses with unique manufacturing processes requiring the use of a tower or exceptional height in a limited section of the plant facility. Before the special exception can be considered by the Board, the requester must obtain approval of the City Fire Chief and the Building Official for compliance with city codes.

709.. FP-1 (Flood-plain) District. The intent of the flood-plain district is to require restrictions upon the use of lands which lie in flood-ways and flood-plains within the city and to meet federal regulations developed to implement the Flood Disaster Protection Act of 1973 as amended; thereby protecting persons, property, and the community from dangers arising from periodic flooding. The flood-plain district is shown on flood boundary maps which are made a part of this ordinance. The flood-plain district is an overlay district. In order to achieve the intent of this district, as shown on the Zoning Map of the City of Sevierville, Tennessee, the following regulations shall be required in addition or in lieu of the underlying district regulations: