

6.17 - B-4 PLANNED ARTERIAL BUSINESS DISTRICT

6.17.1 INTENT:

The intent of the B-4 Planned Arterial Business District is to encourage a unified development approach which will minimize the negative impact of commercial development upon the surrounding area by addressing stormwater management, curb-cut number and location, buffering and landscaping, pedestrian walkways, utility system design, and similar factors prior to construction. Within this zone, the subdivision of land on permanent, private easements shall be permitted, subject to meeting other requirements of this Section and approval of the subdivision plan in accordance with the Subdivision Regulations.

6.17.2 PERMITTED USES:

Within the B-4 Planned Arterial Business District the following uses are permitted:

- 6.17.2.1 Public and semi-public buildings;
- 6.17.2.2 Stores and shops conducting retail trade;
- 6.17.2.3 Parking lots and garages;
- 6.17.2.4 Amusements and recreation;
- 6.17.2.5 Vehicular sales and services;
- 6.17.2.6 Offices, hotels, motels, restaurants, and similar community services;
- 6.17.2.7 Funeral homes;
- 6.17.2.8 Personal, business, and professional services;
- 6.17.2.9 Churches;
- 6.17.2.10 Liquor stores:
 - Retail sale of beverages having an alcoholic content of more than five (5) percent by weight, and requiring for their sale a license issued by the Tennessee Alcoholic Beverage Commission; provided, that no such sale shall occur at any business closer than two hundred (200) feet to any school, playground, park, or church edifice as measured from the center of the front door of the licensee's place of business as the crow flies.
- 6.17.2.11 Retail sale of beverages having an alcoholic content of five (5) percent or less by weight, provided, that no such sale shall occur at any business closer than two hundred (200) feet to any school, playground, park, or

church edifice as measured from the center of the front door of the licensee's place of business as the crow flies.

6.17.2.12 Gasoline service stations, provided:

- A. The principal accessory buildings and gasoline pumps shall not be constructed closer than forty (40) feet to any residential district;
- B. Gasoline pump islands shall not be located closer than twenty (20) feet to any street right-of-way line; however, where pump islands are constructed perpendicular to the pavement edge, the pump island shall be located not less than thirty (30) feet back of the right-of-way line; and
- C. Since Subsection 15.4.3.3 of the Zoning Code states that variances may only be given when special conditions prevent the beneficial use of land and since a gasoline service station results in beneficial use, no waiver may be given permitting the canopy to extend closer than fifteen (15) feet to the street right-of-way.

6.17.2.13 Day-care centers, provided:

- A. If access is gained from an arterial or collector street, a paved driveway connected to the arterial or collector street must be provided. This driveway must include an exit and an entrance to facilitate safe, off-street loading and unloading which does not require backing into the street; and
- B. They meet all state licensing requirements.

6.17.2.14 Bus terminals;

6.17.2.15 Lodges and clubs;

6.17.2.16 Printing and engraving establishments that are of less intensity than industrial uses and are a business service in terms of size and intensity;

6.17.2.17 Accessory structures and uses;

6.17.2.18 Alternative tower structures;

6.17.2.19 Clinics;

6.17.2.20 Hospitals;

6.17.2.21 Personal Services;

6.17.2.22 Business Services; and

6.17.2.23 Professional Services.

6.17.3

USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

- 6.17.3.1 Wholesale businesses, warehouses, and storage buildings;
- 6.17.3.2 Light manufacturing, including book binderies, electronic equipment assembly, electrical appliance assembly, instrument and meter manufacturing, leather goods fabrication, optical and dental goods manufacturing, and paper products fabrication; provided no more than fifty (50) employees are employed per shift;
- 6.17.3.3 Outdoor storage yards, but not including junk yards;
- 6.17.3.4 Tower structures; and
- 6.17.3.5 Substance Abuse Treatment Facility provided:
 - A. The facility shall be fully licensed/certified by the appropriate regulating state agency, if required;
 - B. A certificate of need, if required, shall be obtained from the appropriate state agency prior to review by the Board of Zoning Appeals;
 - C. The Facility shall not be located adjacent to or within 200 feet of a residential district including R-1, R-2, R-2A, R-2B, R-2C, R-3, R-4, R-5, R-6, RP-2, RP-3, RP-4, RP-5, RM-3, RM-4, RM-6, RO-1, and RO-2 districts;
 - D. The facility shall not operate before 7:00 a.m. or after 8:00 p.m.;
 - E. The facility shall be located on a collector street, arterial street, or State of Franklin Road;
 - F. The petitioner shall provide the Board of zoning Appeals with information regarding the number of staff to be employed; and
 - G. The facility, if located within a single tenant structure, shall meet the off-street parking requirements as specified in Article XI, Section 11.3.

6.17.4 AREA REGULATIONS:

The following area regulations shall apply to each project in the B-4 zoning district developed under an approved site plan. Setbacks shall apply to the perimeter of each tract; no additional setback regulations shall apply to interior lots created within a single comprehensive development.

6.17.4.1 Front Yard:

The minimum depth of a front yard and any yard abutting a public street shall be:

<u>Type Street</u>	<u>Setback</u>
Arterial	45 feet
Collector	35 feet
Minor	25 feet

6.17.4.2 Side Yard:

- A. Where adjacent to an R-1, R-2, R-2A, R-2B, or R-2C zone, the minimum depth of the side yard setback shall be twelve and one-half (12.5) feet for a one-story building and ten (10) feet times the number of stories for a multi-story building.
- B. Where adjacent to an R-3, R-4, R-5, R-6, RP, RM, RO-1, or MS-1 zone, the minimum depth of the side yard setback shall be the same as the adjacent zoning district.
- C. Where adjacent to any other zoning district, there shall be no required minimum side yard setback.

6.17.4.3 Rear Yard:

The minimum rear yard setback shall be twenty-five (25) feet except where abutting a residential zone, in which case the minimum shall be forty (40) feet.

6.17.5 MAXIMUM LOT COVERAGE:

6.17.5.1 Forty (40) percent for developments greater than one (1) acre in size.

6.17.5.2 Fifty (50) percent for developments one (1) acre or smaller in size.

6.17.6 HEIGHT REGULATIONS: No restrictions

6.17.7 CONCEPT PLAN REQUIRED:

Each application for a rezoning request shall be accompanied by five sets of a concept plan as described in Article XIV, Subsection 14.2.2.1. The review and approval process for such concept plan shall be as described in Subsection 14.2.2.2.

zonocode/articles/B4.doc