

2.2.9. - C-6 general commercial park district.

- A. *Legislative purpose, intent and application.* The legislative purpose, intent and application of the general commercial park development [district] are as follows:
1. To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas.
 2. To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated.
 3. To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping.
 4. To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County.
 5. To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the following subsections.
 6. To encourage general commercial activities to locate in areas that have access to a major street system.
- B. *Permitted uses in a general commercial park development.* The following uses may be permitted as a part of a commercial park development only when they are found to be compatible with each other and surrounding uses by the metropolitan planning commission staff:
1. Any permitted use in the C-3 General Commercial District, unless otherwise noted in this section.
 2. Wholesaling and warehousing.
 3. Business services.
 4. Public and private schools, colleges and universities, and business and vocational schools not involving operations of an industrial nature.
 5. Light industries that can comply with the performance standards as set forth in this section.
 6. Automobile, marine craft, and truck sales and service, including the sales and service of any accessories.
 7. Signs, as regulated by article V, section 10.
 8. Public, private and commercial athletic facilities, including facilities for training and instruction.
 9. Self-service storage facilities, subject to the requirements of article V, section 3.F.7.
 10. Halfway houses with maximum capacity of five (5) persons subject to the following standards:
 - a. No other halfway house located within one (1) mile of this site.
 - b. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - c. The use shall comply with all applicable city, state, and federal codes and regulations.
 - d. The site shall be within one thousand (1,000) feet of an established transit route.
 - e. Signs identifying a use as a halfway house are not permitted.
 - f. The city police department must be provided with a written notification of the use prior to its occupancy.
 11. Personal gardens.

12. Community gardens.

13. Market gardens.

C. *Uses permitted on review.*

1. Marinas, subject to the requirements set forth in article V, section 3.F.

2. Private day nurseries and kindergartens, as regulated in article V, section 3.

3. Commercial telecommunications towers.

4. Halfway houses with greater than five (5) persons subject to the following standards:

a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.

b. The use shall comply with all applicable city, state, and federal codes and regulations.

c. The site shall be within one thousand (1,000) feet of an established transit route.

d. Signs identifying a use as a halfway house are not permitted.

e. The city police department must be provided with a written notification of the use prior to its occupancy.

5. Funeral establishments.

6. Craft breweries, distilleries and wineries.

7. Craft bakeries.

8. Alternative financial services as regulated by article V, section 26.

D. *Area regulations.*

1. *Floor area ratio.* The following maximum floor area ratios shall be applied in the general commercial park:

One-story structures: 0.50 FAR.

Two-story structures: 1.00 FAR.

Three-story structures: 1.50 FAR.

Four-story structures: 2.00 FAR.

For each additional story above four, add twenty-five one-hundredths (0.25) to the floor area ratio.

2. *Area and open space requirements.*

a. *Front yard.* All buildings shall [be] set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

b. *Side yard.* All buildings shall have a side yard of not less than twenty (20) feet in depth, except the depth of a side yard which abuts a residential district shall not be less than sixty (60) feet.

c. *Rear yard.* The depth of a rear yard where buildings are to be serviced from the rear shall be a minimum of thirty (30) feet, except the depth of a rear yard which abuts a residential district shall not be less than sixty (60) feet. In all other cases, a rear yard is not required.

E. *Landscaping requirements.* The following provisions shall be applied in general commercial park development:

1. *Front yard.* The required front yard shall be landscaped or left in natural vegetation. Such landscaping or vegetation shall at all times be maintained in a satisfactory manner.

2. *Rear and side yards.* A landscaped strip, with a minimum depth of fifteen (15) feet, shall be maintained where the rear or side yard abuts residential zoning. Landscaped areas abutting residential zoning shall include either evergreen or deciduous plantings that shall be designed and installed in a manner deemed appropriate by the metropolitan planning commission staff. These plantings shall obtain a minimum height of eight (8) feet within a period of one year. All other side and rear yards shall be landscaped in a manner deemed appropriate by the metropolitan planning commission staff.
 3. *Parking areas.*
 - a. Parking areas shall contain a minimum of five hundred (500) square feet of landscaping for every twenty thousand (20,000) square feet or fraction thereof of paved parking area. For each increase of one (1) percent over the minimum area of landscaping required, the total number of required parking spaces may be reduced by one (1) percent. The reduction in the number of required parking spaces, however, shall not exceed ten (10) percent.
 - b. All parking areas shall be screened by evergreen planting that will obtain a minimum height of eight (8) feet within a period of one (1) year where the parking area abuts a residential zone.
 - c. For each five thousand (5,000) square feet of parking area, a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity.
 4. *Open spaces.* That area designated as open space situated between the site boundary and the nearest building line shall be landscaped or left to remain in natural vegetation.

For each five thousand (5,000) square feet of open space a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity.
 5. *Loading and service areas.* Loading, service and outdoor storage areas shall be screened with evergreen planting that shall obtain a minimum height of five (5) feet within a one-year period.
- F. *Required off-street parking, loading and vehicular access locations.* The following regulations shall apply to general commercial park development:
1. *Required off-street parking and loading.* As regulated by use in article V, section 7 of the Knoxville zoning ordinance:
 - a. The parking area of any general commercial park development shall be so laid out as to provide systematic and orderly circulation, traffic separation devices, and parking stalls in accordance with good traffic engineering practice and planning practices.
 - b. Required parking spaces shall be available for the parking of an operable passenger automobile of customers, patrons and employees only and shall not be rented, leased or assigned to any other person or organization. No parking of trucks or other equipment on wheels or tracks or the conduct of any business activity shall be permitted on the required parking spaces.
 - c. Required parking spaces not within a garage or other structure may be located within the required side or rear yards.
 - d. Ingress and egress to required parking area may be through the required front yard. This is not to be construed to mean that parking is permitted within the required front yard.
 2. *Loading regulations.* Loading berths may be located in the required rear yard or side yard and must be directly accessible to main structures. Loading berths not so located will be considered as fulfilling the requirements of this section if evidence is presented to show that loading activities can take place without moving materials on sidewalk or street area, and in no case for a distance in excess of three hundred (300) feet.
 3. *Vehicular access locations.* Vehicular access locations shall be provided so that vehicles entering or departing the commercial development site shall do so only at such locations. Elsewhere along the property lines of said commercial development site, a physical separation

between the said site and public rights-of-way shall be provided. A vehicular access location shall consist of such entrance and exit driveway openings so designed and located so as to minimize hazardous vehicular turning movements and traffic congestion. Such design and location shall be subject to the approval of the metropolitan planning commission staff and director of traffic engineering. A traffic access and impact study may be required, subject to the requirements of the administrative rules and procedures of the metropolitan planning commission.

- a. No vehicular access location serving a general commercial park development site shall be:
 - (1) Within seventy-five (75) feet of the intersection of street right-of-way lines, bounding, in part, the same commercial development site.
 - (2) Within two hundred fifty (250) feet of any interchange ramp. Such distance shall be measured from a point where the centerline of the ramp intersects with the edge of the pavement of the travelway of the intersecting street.
- G. *Performance standards.* Any activity included in a general commercial park development shall comply with the performance standards contained in article V, section 1. In the case of conflict between the performance standards set forth herein and any rules or regulations adopted by any other governmental agency, the most restrictive shall apply.
- H. *Outdoor storage and display.* All outdoor storage facilities are prohibited in any general commercial park development. This provision shall not be construed to exclude the outdoor display of new or used automotive vehicles for sale or rent, or the incidental display of goods or chattels for sale or rent in a commercial planned unit development by an establishment having activities that occur principally within a building. However, if outdoor display is required, it cannot be within the required front yard.
- I. *Utilities.* All utility transformers serving each use shall be located within the individual buildings. Utility transmission lines serving individual uses shall be placed underground.
- J. *Outdoor lighting.* Any outdoor lighting shall be installed in accordance with the requirements of article V, section 17.
- K. *Administration.*
 1. Prior to any building permits being issued, a development plan must be submitted to the planning staff for approval and appropriate signatures certifying such approval has been affixed to the plan. The development plan is to be used by the staff to insure that it is in conformance with the regulations contained within this section.
 2. The development plan must include the following:
 - a. The existing topographic character of the land.
 - b. The location of major thoroughfares.
 - c. A map showing street systems, parcel lines, the use of adjacent properties, and access points for adjacent properties.
 - d. An off-street parking and loading plan.
 - e. A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the park.
 - f. A landscaping plan.
 - g. The location and height of all outdoor lighting.
 3. If after review of the proposed development plan by the planning staff, the applicant feels he has been aggrieved, he may appeal the decision of the planning staff to the metropolitan planning commission.

(Ord. No. O-121-83, § 1(D), 8-2-83; Ord. No. O-483-92, § 1(C)(9), 11-24-92; Ord. No. O-197-96, § 1, 7-2-96; Ord. No. O-49-97, § 1, 1-28-97; Ord. No. O-70-97, § 1, 2-25-97; Ord. No. O-322-97, § 1, 7-29-97; Ord. No. O-476-98, § 1, 9-8-98; Ord. No. O-425-02, § 1, 10-29-02; Ord. No. O-215-06, § 1, 10-24-06; Ord. No. O-188-07, § 1, 8-28-07; Ord. No. O-70-09, § 1, 5-5-09; Ord. No. O-83-2013, § 1, 5-28-13; Ord. No. O-1-2014, § 1, 1-7-14; Ord. No. O-2-2014, § 1, 1-7-14; Ord. No. O-9-2015, § 4, 1-20-15; Ord. No. O-126-2015, § 7, 7-21-15; Ord. No. O-7-2016, § 1, 1-5-16; Ord. No. O-116-2016, § 1, 7-19-16)