

Article 5

**SECTION 7  
MINIMUM OFFSTREET PARKING, ACCESS AND DRIVEWAY REQUIREMENTS**

A. Offstreet Parking Requirements. These regulations are applicable in zone districts without specific offstreet parking requirements exclusive to the zone district. If specifically provided, the requirements in Article 4 shall prevail.

1. General Requirements:

a. Residential offstreet parking:

Offstreet Parking Class “D” shall consist of a parking lot, a surfaced parking space, driveway, garage, stall or combinations thereof and shall be located on the lot it is intended to serve.

Offstreet Parking Class “A” or “B” shall consist of a parking lot, driveway, garage, or combination thereof and shall be located on the lot they are intended to serve.

Parking spaces must be connected to an approved driveway and have direct access to an improved public street or improved alley. Such offstreet parking facilities shall be surfaced with those materials included in the City of Knoxville Department of Engineering, Land Development Manual updated April 2007 and all subsequent editions.

b. Any area once designated as required offstreet parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

c. Offstreet parking existing at the effective date of these regulations in connection with the operation of an existing building or use shall not be reduced to an amount less than herein after required for a similar new building or use.

d. The storage of merchandise, motor vehicles for sale, or the repair of vehicles on required offstreet parking facilities is prohibited.

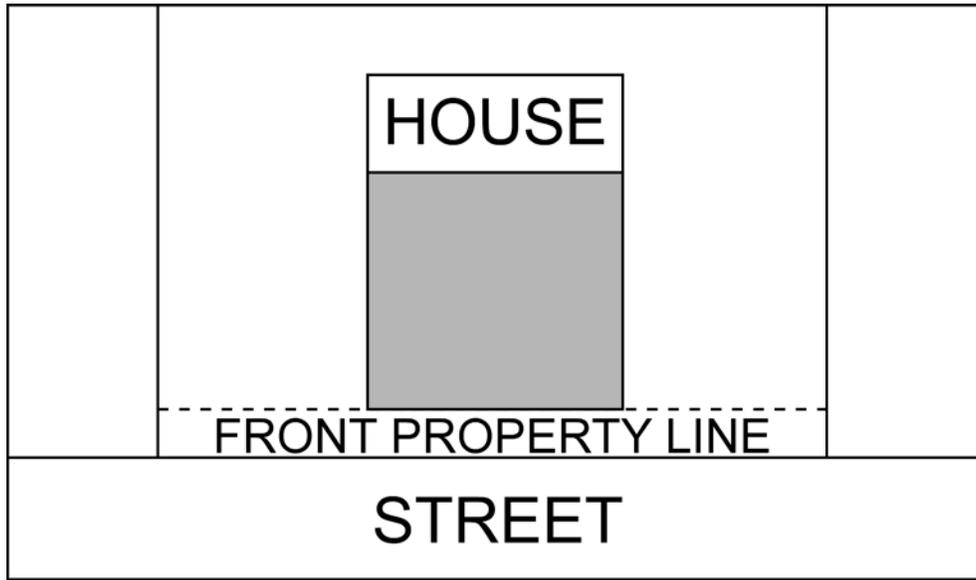
e. Every company car, truck, tractor and trailer normally stored at the plant site shall be provided with offstreet parking space in an area reserved for the use as determined by the Planning Commission.

f. Wherever parking is required by this section no building permit shall be issued prior to approval of entrance to affected city streets and/or state highways by the appropriate city and/or state official.

2. Location and Setbacks:

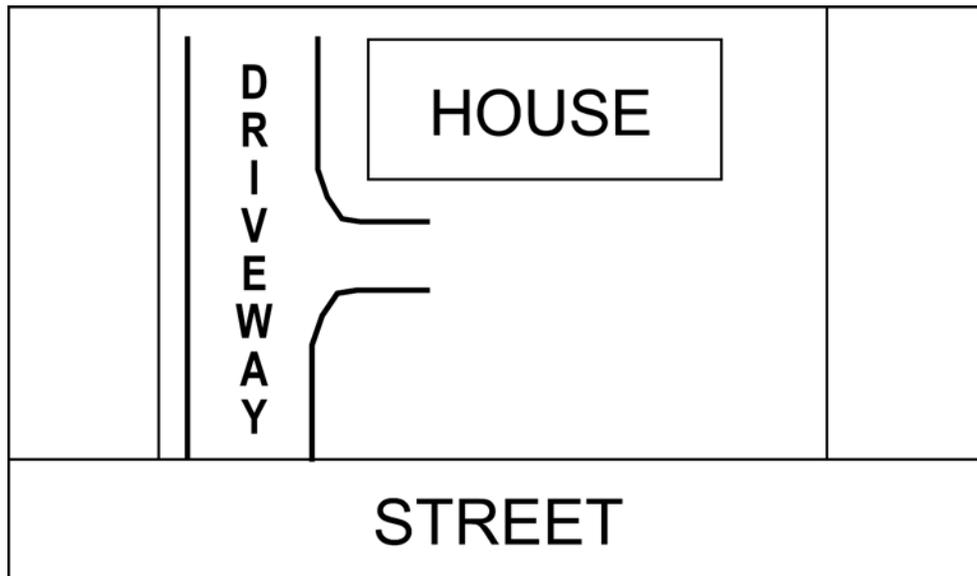
- a. All offstreet parking required in Subsection A.3 shall be located on land owned by, or under a minimum five year lease to the owner or owners of the principal use it is intended to serve. Where a lease is involved a memorandum of lease shall be recorded with the Register of Deeds of Knox County with copies furnished to the City Law Director and Building Inspection Department after approval of parking plans and before issuance of building or occupancy permit. All offstreet parking required in Subsection A-3 shall be provided in a zoning district which permits the principal use proposed to be served by the parking, unless parking in a more restrictive district is approved as described in Section 7.A.7.
- b. Offstreet parking for other than residential use shall be either on the same lot or within four hundred (400) feet of the building or complex it is intended to serve measured from the nearest building within the complex to the nearest point of the offstreet parking lot, without crossing any major thoroughfare; provided, however, churches may establish joint parking facilities not to exceed fifty (50) percent of the required spaces, with institutions and agencies that do not have a time conflict in parking demand. The joint parking facilities shall be located not to exceed four hundred (400) feet from the church sanctuary.
- c. Where the parking lot, abuts side lot lines of a residential district, there shall be established a setback line five (5) feet from such side lot lines.
- d. Where the parking lot, for other than a multi-dwelling structure or development, is contiguous to a residential district which has common frontage in the same block with the parking lot, there shall be established a setback line twenty-five (25) feet from the street lot line.
- e. Where the parking lot abuts rear property lines of a Residential District, there shall be established a setback line five (5) feet from the rear lot line.
- f. Where parking is to be provided in the front yard of a multi-dwelling structure or development, there shall be established a setback line ten (10) feet from the street lot line.
- g. Whenever the parking lot is ten (10) feet or closer to any property line a physical barrier shall be provided to prevent encroachment of any portion of a parked vehicle over the property line.

- h. The land between the parking setback line and the lot line is a buffer strip. The ground in any buffer strip abutting a street shall be prepared and shall be planted with trees, shrubs, and grass.
- i. In R-1, R-1A, R-1E, R-2 and R-3 zoning districts, parking is prohibited in the front yard of houses, duplexes, and attached houses except on approved driveways and parking spaces except for:
1. Vehicles with a current and properly displayed disabled license or placard.
  2. Temporary loading or unloading.
  3. When construction, remodeling, maintenance, or repairs are being performed on the property, temporary front yard parking shall not exceed one permit period for which City of Knoxville permit is valid or as necessary to complete the work.
  4. Parking for isolated, non-recurring gatherings, parties, or visitors. This exception is not intended to provide permanent or semi-permanent parking for extra cards.
  5. Within a two-mile radius of Neyland Stadium during a University of Tennessee home football game and within a one-mile radius of Chilhowee Park during a city-approved event.
- j. Approved Class "D" parking and driveway(s) in the front yard on any lot shall be limited to one of the following:
- (i.) On lots with a carport or garage:
    1. The driveway leading to a carport or enclosed garage, not to exceed the maximum width allowed, except for flares adequate to access the carport or garage, or
    2. A circular driveway may be constructed on lot frontage greater than seventy-five (75) feet.
  - (ii.) On lots with no carport or garage:
    1. Lot frontage of seventy-five (75) feet or less, a driveway shall be within ten (10) feet of the side lot line.
    2. Lot frontage exceeding seventy-five (75) feet, no driveway, other than a circular driveway, shall be constructed in the area between the front wall of the principle structure and the front lot line.



3. A corner lot driveway cannot be built between the front wall of the principle structure and the front lot line as designated in the building permit.

(iii.) In addition to any of the above, a branch type turnaround not to exceed two hundred (200) square feet is permitted on lot frontage greater than seventy-five (75) feet on any street.



This subsection shall not apply to approved Class "D" parking and driveways in existence as of January 16, 2009.

3. Number of Parking Spaces Required:

a. The minimum number of offstreet parking spaces provided in all districts, except the C-2 Central Business District, at such time any building or structure is erected or enlarged or increased in capacity, shall be determined in accordance with the following table. All spaces shall be Class "A" except as herein provided:

| <b>TABLE OF PARKING SPACES REQUIRED</b>  |   |
|--|---|
| <b>USES</b>  | <b>PARKING SPACES REQUIRED</b>  |
| Assisted Living Facilities   | One (1) space for every four (4) beds plus (1) parking space for each employee of the largest shift.  |
| Automobile wrecking, junk, or salvage yard which offers for sale to the public any new or used merchandise | One (1) space for each two (2) employees, plus one (1) space for each ten thousand (10,000) square feet of lot area, or two (2) spaces for each one thousand (1,000) square feet of floor area, whichever is greater. |
| Automobile Repair Shop and/or Truck Repair   | Two (2) per service stall, or one (1) per two hundred fifty (250) square feet of service area, whichever is greater; plus two (2) per three (3) employees.  |
| Automobile sales, new and/or used  | One (1) space for each three thousand (3,000) square feet of area devoted to the sale, display, lease, rental, or repair of vehicles.   |
| Banks, business offices, call centers  | One (1) space per three hundred (300) square feet of usable floor area plus one (1) per each three (3) employees assigned to the largest shift.   |
| Barber Shop or beauty parlor   | Two (2) per 500 square feet gross floor area.   |
| Bed and breakfast inn  | Two (2) offstreet parking spaces for the owner-manager and one (1) offstreet parking space for each guest room.   |
| Boarding or rooming house  | One (1) space for each three (3) boarders not rooming on the premises. One (1) for each two (2) guests provided   |

| <b>TABLE OF PARKING SPACES REQUIRED</b>  |  |
|--|--|
| <b>USES</b>  | <b>PARKING SPACES REQUIRED</b>   |
|  | overnight accommodations.  |
| Bowling alleys   | Five (5) per alley.  |
| Carpet, rug, linoleum and floor covering sales   | One (1) per four hundred (400) square feet of retail floor area, plus two (2) per three (3) employees; or one (1) per eight hundred (800) square feet of gross floor area, whichever is greater. |
| Churches   | One (1) per three (3) seats; or one (1) per twenty five (25) square feet of usable floor area of auditorium, whichever is greater.   |
| Coin operated laundry and/or dry cleaning establishments                                     | One (1) per two (2) washing drying and/or dry cleaning machines; or one (1) per two hundred (200) square feet of gross-floor area, whichever is greater.   |
| Coin operated automatic automobile washing establishments                                    | Three (3) stack-up spaces per washer bay, plus one (1) per each employee.  |
| Commercial Recreation Uses   | One (1) per three (3) patrons, based on the design capacity of the facility.   |
| Commercial Trade Schools   | One (1) per three (3) students plus two (2) per three (3) employees.   |
| Conveyor-type automatic automobile washing establishments                                    | One stack-up space per five (5) feet of conveyor tunnel, plus two (2) spaces per each three (3) employees.   |
| Country Club   | One (1) per five (5) members.  |
| Dormitories, fraternity or sorority  | One (1) per each three (3) permanent residents.  |
| Dry cleaning and laundry collection stations   | One (1) per four hundred (400) square feet of gross floor area, plus two (2) per each three (3) employees.   |
| Establishments for sale and consumption, on the premises, of beverages, food, or refreshment | Ten (10) parking spaces per each 1000 square feet of gross floor area.   |
| Furniture and major appliance  | One (1) per five hundred (500) square  |

| <b>TABLE OF PARKING SPACES REQUIRED</b>  |   |
|--|---|
| <b>USES</b>  | <b>PARKING SPACES REQUIRED</b>  |
| establishments   | feet of retail floor are or one (1) per one thousand (1,000) square feet of gross floor area, whichever is greater.   |
| Gasoline Service Station   | One (1) parking space for each employee, plus two (2) for each service bay.   |
| Governmental Office Building   | One (1) per three hundred (300) square feet of usable floor area, plus one (1) per each three (3) employees, every governmental vehicle shall be provided with a reserved offstreet parking space.  |
| Homes for the aged, sanitoriums, convalescent or nursing homes                           | One (1) space for each four (4) patient beds; plus one (1) space for each staff doctor, plus one (1) space for each two (2) employees including nurses.   |
| Hospitals  | Two (2) Class "B" spaces per three (3) patients beds, exclusive of bassinets, plus one (1) Class "B" space for each staff doctor, plus one and one half (1-1/2) Class "B" space for each two (2) employees including nurses on the maximum working shift, plus adequate parking for emergency vehicles. |
| Hotel  | One (1) per two (2) rooms or suite, plus two (2) per three (3) employees.   |
| Hotel (apartment)  | One (1) parking space for each individual room or apartment is required.  |
| Houses, Attached Houses and Duplexes   | Two (2) per dwelling unit.  |
| Efficiency and 1 bedroom dwelling units within multi-dwelling structures or developments | One and one-half (1-1/2) spaces per dwelling unit for the first twenty (20) units, plus one (1) space for each dwelling unit exceeding twenty (20) units.   |
| Two or more bedroom dwelling units within multi-dwelling structures or developments      | Two (2) spaces per dwelling unit for the first twenty (20) units, plus one and one-half (1-1/2) spaces for each dwelling unit exceeding twenty (20) units.  |

| <b>TABLE OF PARKING SPACES REQUIRED</b>  |   |
|--|---|
| <b>USES</b>  | <b>PARKING SPACES REQUIRED</b>  |
| Industrial establishments  | One (1) per two (2) employees on the combined two largest successive shifts, plus adequate parking space for customer and visitor vehicles as determined by the Planning Commission.  |
| Library  | One (1) for each four hundred (400) square feet of floor area.  |
| Marina   | Two (2) for each three (3) boat mooring or storage space, boat for rent, house boats as based on the design capacity of the facility. If public boat launching facilities are provided the parking spaces shall be increased fifty (50) percent of that number as computed above. |
| Medical Clinics  | Three (3) patient's parking spaces per staff doctor, plus two (2) per three (3) employees, plus one (1) per staff doctor.   |
| Mortuaries or funeral parlors  | Five (5) spaces per parlor or chapel unit, or one (1) per four (4) seats, whichever is greater.   |
| Motel and tourist courts.  | One (1) per guest bedroom.  |
| Private clubs, lodge, or Union Headquarters  | One (1) per three (3) members based on the design capacity of the facility.   |
| Professional offices   | One (1) space per two hundred and fifty (250) square feet of useable or rentable office space.  |
| Retail sales establishment and shopping centers with not more than 15,000 square feet of G.L.A.                  | Five (5) spaces per 1,000 square feet of G.L.A.   |
| Retail sales establishment and shopping centers with over 15,000 square feet and over of G.L.A.                  | Four point five (4.5) spaces per 1,000 square feet of G.L.A.  |
| Schools shall be provided with parking spaces under the following schedules:<br>Elementary, junior high, and the | Two (2) spaces per three (3) teachers and employees normally engaged in or  |

| <b>TABLE OF PARKING SPACES REQUIRED</b>                                      |   |
|--|---|
| <b>USES</b>  | <b>PARKING SPACES REQUIRED</b>  |
| equivalent private or parochial schools.                                     | about the building or grounds, plus one (1) space for each one hundred fifty (150) square feet of seating area, including aisles, in any auditorium.  |
| Senior high schools and the equivalent private or parochial schools.         | Two (2) spaces per three (3) teachers and employees normally engaged in or about the building or grounds plus one (1) space per five (5) students, or one (1) space for each one hundred and fifty (150) square feet of seating area, including aisles, in any auditorium, gymnasium or cafeteria intended to be used as an auditorium, whichever is greater. |
| Kindergartens, day schools, and the equivalent private or parochial schools. | Two (2) parking spaces per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) offstreet loading space per eight (8) pupils.  |
| Self service Storage facilities  | One (1) space per employee, on the largest shift, plus three (3) additional spaces for customers.   |
| Stadiums and sports arenas   | One (1) per eight (8) seats or twelve (12) feet of benches.   |
| Swimming pools   | One (1) per thirty (30) square feet of water area.  |
| Tattoo or body piercing establishment  | Two (2) spaces per tattoo and/or body piercing artist.  |
| Theaters, auditoriums and places of assembly without fixed seats             | One (1) per three (3) people based on the design capacity of the structure.   |
| Warehouse space  | One (1) space per 2000 square feet  |
| Wholesale establishments and business services                               | One (1) for every fifty (50) square feet of customer service area, plus two (2) per three (3) employees based on the design capacity of largest shift.  |

- b. In any determination of parking requirements as set forth in this section, where the resultant figure contains a fraction less than one-half may be dropped and any fraction one-half or more shall be counted as one (1) parking space.
- c. For uses not specifically mentioned herein, offstreet parking requirements shall be interpreted by the Building Inspector.
- d. All offstreet parking lots containing Class "A" or Class "B" parking spaces shall have a number of level parking spaces as set forth in the following table identified by above grade signs as reserved for physically handicapped persons.

| Total Parking Spaces Provided | Required Number of Accessible Spaces |     |       | Total Parking Spaces Provided | Required Number of Accessible Spaces |     |       |
|-------------------------------|--------------------------------------|-----|-------|-------------------------------|--------------------------------------|-----|-------|
|                               | Auto                                 | Van | Total |                               | Auto                                 | Van | Total |
| 1-25                          | 0                                    | 1   | 1     | 651-700                       | 12                                   | 2   | 14    |
| 26-50                         | 1                                    | 1   | 2     | 701-750                       | 13                                   | 2   | 15    |
| 51-75                         | 2                                    | 1   | 3     | 751-800                       | 14                                   | 2   | 16    |
| 76-100                        | 3                                    | 1   | 4     | 801-850                       | 14                                   | 3   | 17    |
| 101-150                       | 4                                    | 1   | 5     | 851-900                       | 15                                   | 3   | 18    |
| 151-200                       | 5                                    | 1   | 6     | 901-950                       | 16                                   | 3   | 19    |
| 201-300                       | 6                                    | 1   | 7     | 951-1000                      | 17                                   | 3   | 20    |
| 301-400                       | 7                                    | 1   | 8     | 1001-1100                     | 18                                   | 3   | 21    |
| 401-500                       | 7                                    | 2   | 9     | 1101-1200                     | 19                                   | 3   | 22    |
| 501-550                       | 9                                    | 2   | 11    | 1201-1300                     | 20                                   | 3   | 23    |
| 551-600                       | 10                                   | 2   | 12    | 1301-1400                     | 21                                   | 3   | 24    |
| 601-650                       | 11                                   | 2   | 13    | 1401-1500                     | 21                                   | 4   | 25    |

4. Dimensions of Spaces and Aisles:

- a. Class "A" offstreet surface parking lots shall be laid out in accordance with the following regulations.
  - (1) The minimum stall width for residential, office, and commercial uses shall be nine (9.0) feet. The minimum stall width for industrial use shall be eight and one-half (8.5) feet. Spaces reserved for handicapped persons shall be at least eight (8.0) feet wide with an adjacent five-foot pedestrian access aisle. The pedestrian access aisle width shall increase to eight (8.0) feet for van-accessible stalls.

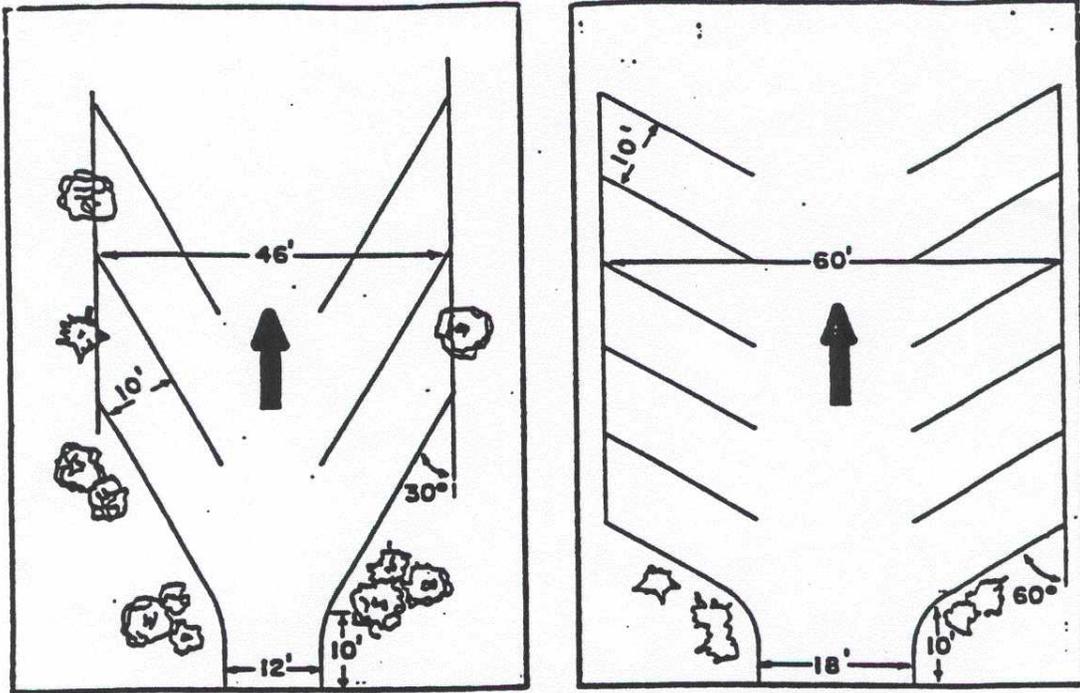
(2) The minimum dimensions for parking stall depths and aisles shall be as specified in the following table:

**MINIMUM PARKING DIMENSIONS CLASS "A" PARKING**

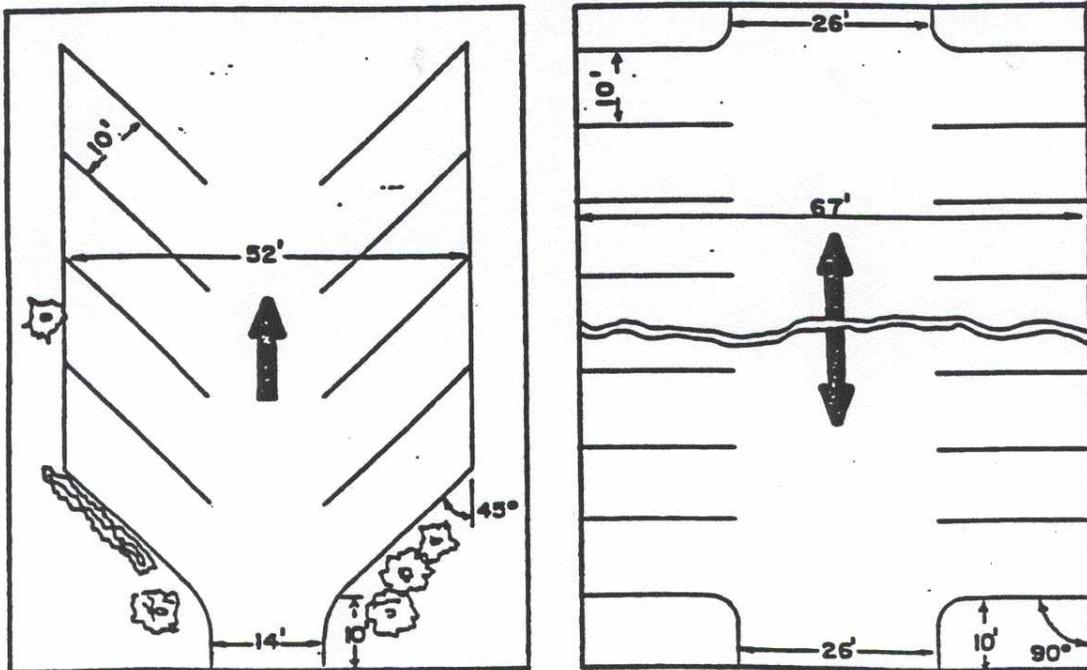
| <b>PARKING ANGLE</b>  | <b>STALL DEPTH TO WALL</b> | <b>STALL DEPTH TO CURB</b> | <b>STALL DEPTH TO INTERLOCK</b> | <b>STALL WIDTH</b> | <b> AISLE WIDTH</b>  |
|---|----------------------------|----------------------------|---------------------------------|--------------------|--|
| 45 deg.   | 16.5                       | 15.0                       | 14.5                            | 9.0                | 15.0 One-Way   |
| 60 deg.   | 18.0                       | 16.5                       | 16.5                            | 9.0                | 18.0 One-Way   |
| 75 deg.   | 18.5                       | 17.5                       | 17.5                            | 9.0                | 22.0 One-Way<br>26.0 Two-Way   |
| 90 deg.   | 17.5                       | 15.5                       | 17.5                            | 9.0                | 26.0 One-Way<br>26.0 Two-Way   |
| Parallel  | 22.5                       | 20.5                       | 22.5                            | 9.0                | 15.0 Minimum One-Way<br>20.0 Maximum One-Way<br>25.0 Minimum Two-Way<br>30.0 Maximum Two-Way |
| <p>* Stall depths measured perpendicular to aisle.<br/>                 ** Stall depths and aisle widths for parking angles other than those indicated shall be consistent with the above values and are subject to the approval of the Department of Traffic Engineering.<br/>                 *** See following sketches for minimum Class "A" parking dimensions and layout.</p> |                            |                            |                                 |                    |  |

(3) Desirable dimensions and layouts for parking stalls and aisles are illustrated in the following sketches:

- b. Class "B" and Class "C" offstreet surface parking lots shall have the same dimensions and layout as Class "A" parking except that the minimum stall width shall be eight and one-half (8.5) feet.
- c. Class "C" offstreet surface parking lots where all cars are parked and returned to the driver by an attendant (a full-time paid employee on duty throughout normal hours of operation of the parking facility) are exempt from all regulations regarding parking space and aisle dimensions.



**MODULE WIDTHS SHOWN ARE WALL TO WALL DIMENSIONS.  
FOR CURB TO CURB DIMENSIONS SUBTRACT 4' FEET.**



**DESIRABLE PARKING LOT LAYOUTS**

d. Multi-level parking facilities shall comply with the following requirements.

(1) The minimum clear distance between columns or walls measured at any point between the ends of the parking aisle shall be as specified in the following table:

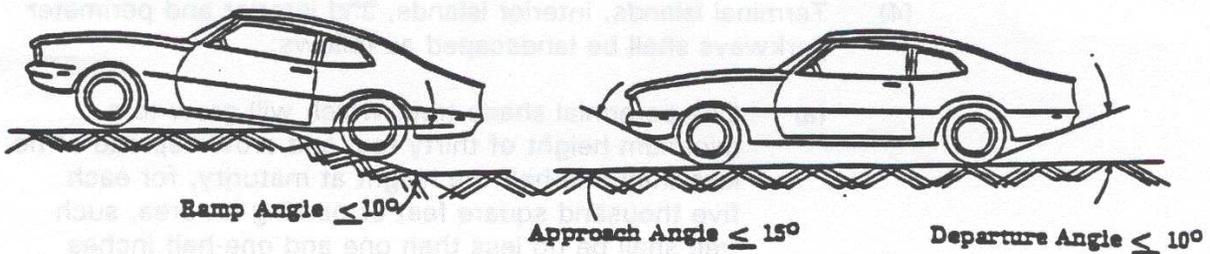
| <b>MINIMUM MODULE WIDTH REQUIREMENTS (FEET)</b> |                                       |                                     |
|---|---------------------------------------|-------------------------------------|
| <b>ANGLE</b>                                    | <b>PARKING ON BOTH SIDES OF AISLE</b> | <b>PARKING ON ONE SIDE OF AISLE</b> |
| 90°   | 60' one or two-way aisle*             | 44' one or two-way aisle*           |
| 60°   | 55' one-way aisle*                    | 38' one-way aisle*                  |
| 45°   | 50' one-way aisle*                    | 38' one-way aisle*                  |
| 30°   | 44' one-way aisle*                    | 30' one-way aisle*                  |

\* Requests for reductions of clear distances will be considered on an individual basis by the Department of Traffic Engineering if stall and aisle dimensions specified in subparagraph 4 are met.

(2) The minimum width of ramps between parking levels and cross aisles at the ends of parking aisles shall be sixteen (16) feet for one-way operation and twenty-six (26) feet for two-way operation.

(3) Stairways and/or elevators or other provisions shall be made to separate vehicular and pedestrian movements between the various levels of multi-level parking structures.

(4) The maximum approach, departure, and ramp angles (as illustrated and defined on the following drawings) shall not exceed the values indicated unless vertical curves (Minimum K=1) are provided to connect the two grades. The design of such vertical curbs shall be subject to the review and approval of the Department of Traffic Engineering.



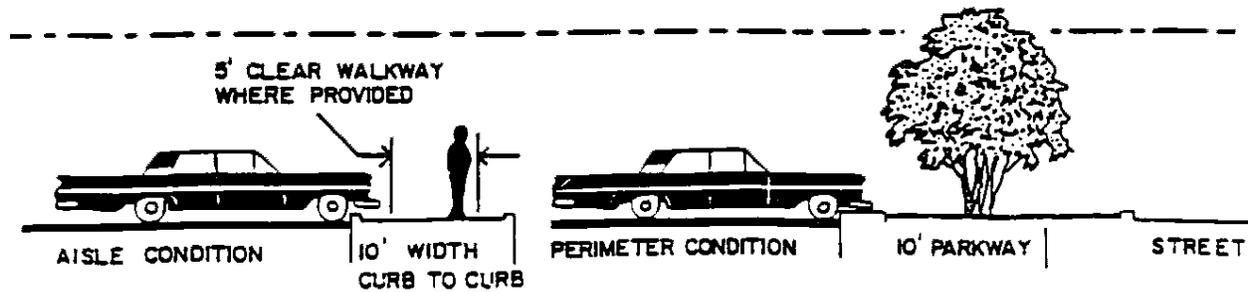
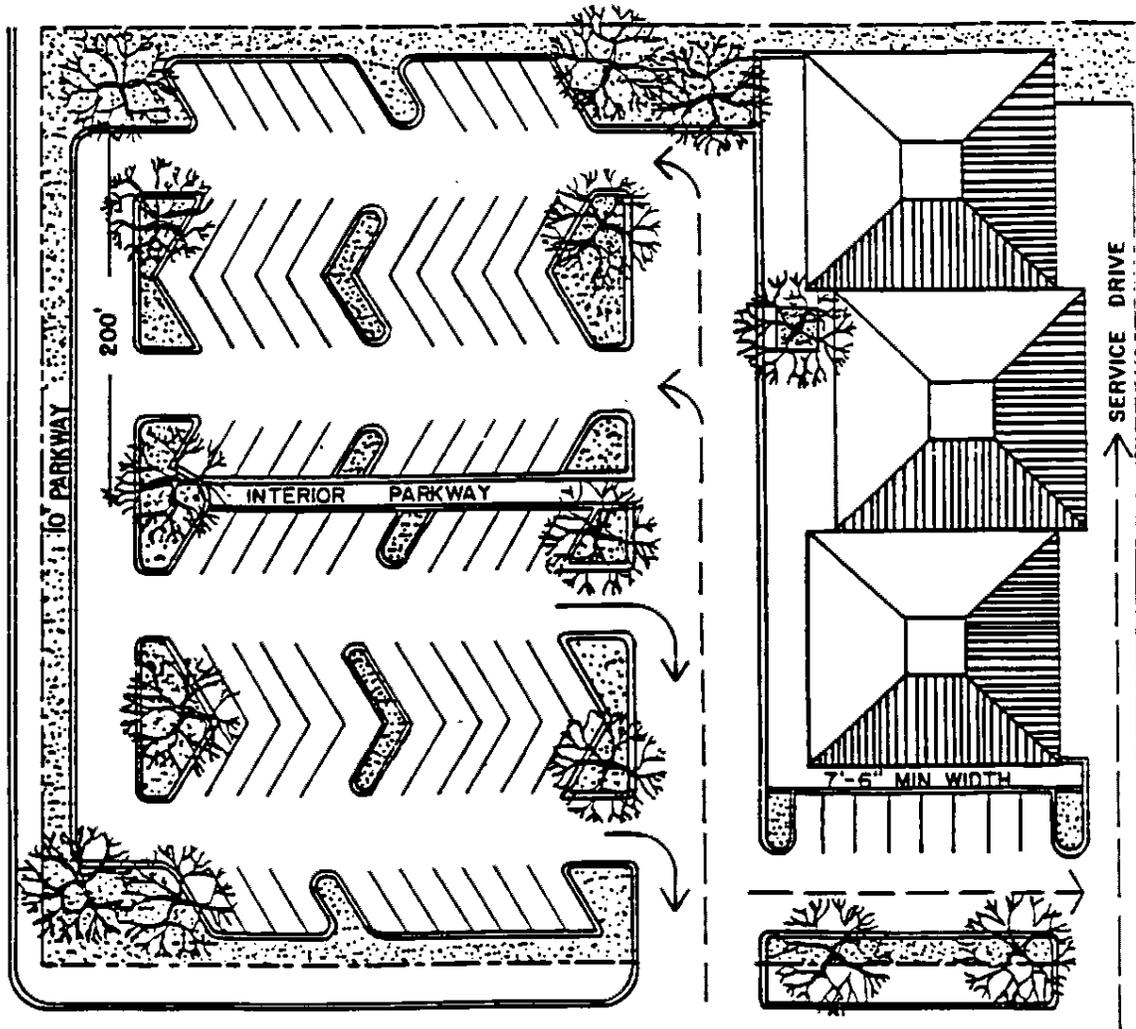
5. Miscellaneous Design Requirements for Surface Parking Facilities:

- a. A detailed site grading and drainage plan meeting the requirements of Knoxville City Code [1962 Code] Section 28-62.1 shall be submitted to and approved by the City Engineer prior to the commencement of construction activities.
- b. To foster attractive community appearance and to provide for orderly, safe, and systematic circulation within parking areas, offstreet parking areas constructed on grade in excess of twenty thousand (20,000) square feet in size shall meet the following site improvement standards:
  - (1) Perimeter parkways no less than ten (10) feet wide shall be provided between the parking lot and the right-of-way of all adjoining streets.
  - (2) Interior parkways and parking aisles shall be arranged so as to channel traffic and minimize vehicular and pedestrian conflicts within parking areas. The maximum distance between parkways (either interior or perimeter) shall be two hundred (200) feet.
  - (3) Parking aisles and interior parkways shall be terminated at both ends of contiguous aisles with terminal islands no less than five (5) feet wide, which shall be constructed with six-inch high raised curbs and landscaped with plant materials as provided herein.
  - (4) Terminal islands, interior islands, and interior and perimeter parkways shall be landscaped as follows:
    - (a) One (1) perennial shade tree, which will grow to a minimum height of thirty (30) feet and crown spread of no less than one-half the height at maturity, for each five thousand (5,000) square feet of parking lot area, such tree shall be no less than one and one-half (1.5) inches caliper, measured four (4) feet above the ground, and no less than eight (8) feet high at the time of planting.

- (b) Landscaped areas will be planted with natural plant materials (vines, shrubs, ground covers, or grass) which will not exceed two and one-half (2.5) feet in height above the crown of the adjacent parking aisle.
  - (5) Paved surface shall be provided for pedestrian walkways, circulation drives and parking only; remainder of ground surface shall remain in a previous state. Landscaped areas shall be protected from encroachment of parked vehicles through use of wheel stops where necessary.
  - (6) Existing plant materials, if protected from damage and suitable to meet the intent of this amendment, may be used to meet these standards.
  - (7) Preceding standard numbers 2, 3, 4[a] and 5[] shall not apply in Industrial (I) Zones or to Class "B" facilities containing less than forty thousand (40,000) square feet.
  - (8) Preceding standard numbers 1, 2, 3, 4[a] and 5[] shall not apply in C-2 zones, however the total area provided in perimeter and interior parkways and terminal and interior islands shall be not less than four (4) percent of the total area of the facility.
- c. All areas devoted to offstreet parking shall be so designed and be of such size that no vehicle is required to back into a public street or alley to obtain egress, except as follows:
- (1) Parcels of land devoted to houses, attached houses and duplexes having access to other arterial streets.
  - (2) Access directly from parking spaces to alleys may be allowed where the alley is at least as wide as the aisle width specified herein for Class "A" parking facilities.

# ILLUSTRATIVE SITE PLAN

GROSS PARKING AREA                      69,000    sq. ft.  
NUMBER OF TREES REQUIRED =             $\frac{69,000}{5,000} = 14$



- d. The maximum grade measured along or perpendicular to any aisle on a parking lot shall be ten (10) percent.
- e. Surface drainage shall be collected so as to preclude uncontrolled drainage onto the paved portion of street rights-of-way.
- f. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined curb approach or a curb cut with a gradient of not more than one (1) foot in twelve (12) feet and a width of not less than four (4) feet shall be provided for wheelchair access. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways, and entrances. Parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways and elevators.

6. Construction And Maintenance. All areas devoted to permanent offstreet parking as required under this section shall be of a sealed-surface construction such as plant mix asphalt, penetrating asphalt or concrete paving, and maintained in such a manner that no dust will result from continuous use.

7. Design Of Special Parking Facilities. The Metropolitan Planning Commission may approve required, offstreet parking as a Use Permitted on Review in any office, commercial or industrial district which is more restrictive than that required for the principal use it is intended to serve. A zoning district shall be deemed a "more restrictive district" if the principal use to be served by the parking is not a "Permitted Use" in the district in which the parking is proposed. In all cases, any office district shall be considered more restrictive than any commercial or industrial district. Any commercial district shall be considered more restrictive than any industrial district. Approval shall be subject to all conditions of Article 5, Section 3, Article 5, Section 7 and Article 7, Section 5. The following conditions shall also apply:

- a. The parking lot shall not have access from the more restrictive district.
- b. All sides of the lot, except those openings for ingress and egress, shall be enclosed with an opaque fence, wall or dense evergreen hedge having a height of not less than five (5) feet nor more than six (6) feet. Such fence, wall, or hedge shall be maintained in good condition. Bumper stops or a curb shall be provided so as to prevent any vehicle from projection over the buffer strip.
- c. The intensity of light and arrangement of reflector shall be such as not to interfere with residential districts.

- d. No sign of any kind shall be erected except information signs used to guide traffic and to state the conditions and terms of the use of the lot. Only nonintermittent white lighting of signs shall be permitted.

B. Access And Driveway Requirements. These regulations are applicable in zone districts without specific access and driveway requirements exclusive to the zone district. If specifically provided, the requirements in Article 4 shall prevail. The Department of Traffic Engineering and the Office of the City Engineer are authorized to develop and implement such policies and procedures as may be necessary and desirable to control the design and construction of driveways which are consistent with this ordinance. The policy herein authorized shall include the following or similar provisions and such other provisions as may be found necessary and/or desirable to implement the intent of this ordinance. The intent of this section is to promote the safety of present and future inhabitants, and to ensure that application of the zoning ordinance is in full conformance with all official, adopted plans.

- 1. The number of driveways shall be based on the type of development on the property served and the amount of frontage which that property has on a given street as follows:

- a. Houses, duplexes and attached houses.

| <b>LOT FRONTAGE</b>                            | <b>MAXIMUM NUMBER OF DRIVEWAYS</b> |
|--|------------------------------------|
| Less than 75 feet                              | 1                                  |
| 75 feet - 149 feet                             | 1                                  |
| Greater than 149 feet – 300 feet               | 2                                  |
| Each additional 150 feet greater than 300 feet | 1                                  |

Exception: Circular driveways or duplexes may have a maximum of two (2) driveways.

- b. All other development.

| <b>LOT FRONTAGE</b>                            | <b>MAXIMUM NUMBER OF DRIVEWAYS</b> |
|--|------------------------------------|
| Less than 75 feet                              | 1                                  |
| 75 feet - 149 feet                             | 1                                  |
| Greater than 149 feet – 300 feet               | 2                                  |
| Each additional 150 feet greater than 300 feet | 1                                  |

- c. Gasoline service stations or other establishments where service is normally provided to customers without leaving the vehicles may have two (2) driveways.
  - d. All driveways must be separated by a distance equal to the width of the widest driveway.
  - e. Or as determined by the Department of Engineering.
2. All driveways shall be located subject to the following controls:
- a. No driveway shall be constructed within twenty-five (25) feet of an adjacent street right-of-way line; or in such a manner that the driveway curb cut is less than five (5) feet from the point of tangency of a street radius except that a compound curve including both the driveway radius and street radius may be utilized where the street radius exceeds forty (40) feet. A reduction of up to five (5) feet in any or all dimensions specified in this paragraph may be allowed by the Department of Traffic Engineering at locations in C-2 zones where such a reduction would not result in a hazardous condition.
  - b. Except in residential zones, no driveway shall be constructed opposite the noncontinuous leg of a "T" intersection for a distance equal to the width of the noncontinuous leg right-of-way plus twenty-five (25) feet in each direction.
  - c. No curb cut may encroach on the frontage of adjacent property without the written consent of the owner for such encroachment, except where a joint use driveway with the adjacent property is established at the request of both owners.  
Exception: Houses, duplexes and attached houses.
3. The width of all driveways shall be within the minimum and maximum limits as specified below:
- a. Houses, attached houses and duplexes.

| <b>Lot Frontage</b>              | <b>Driveway Dimensions</b> |             | <b>Curb Cuts</b> |             |
|----------------------------------|----------------------------|-------------|------------------|-------------|
|                                  | <b>Min.</b>                | <b>Max.</b> | <b>Min.</b>      | <b>Max.</b> |
| Less than 50 feet                | 10 ft.                     | 18 ft.      | 20 ft.           | 32 ft.      |
| Greater than 50 feet – 74 feet   | 10 ft.                     | 20 ft.      | 20 ft.           | 35 ft.      |
| Greater than 74 feet – 149 feet  | 10 ft.                     | 25 ft.      | 20 ft.           | 40 ft.      |
| Greater than 149 feet – 300 feet | 10 ft.                     | 25 ft.      | 20 ft.           | 40 ft.      |

|  |        |        |        |        |
|--|--------|--------|--------|--------|
| Each additional 150 feet greater than 300 feet | 10 ft. | 25 ft. | 20 ft. | 40 ft. |
|--|--------|--------|--------|--------|

- b. A circular driveway shall be no wider than eighteen (18) feet.
- c. All other development.

| Land Use   | Driveway        |                  | Length Of Curb Cut |                  |
|--|-----------------|------------------|--------------------|------------------|
|  | Minimum (feet)* | Maximum (feet)** | Minimum (feet)*    | Maximum (feet)** |
| Uses serving a substantial number of large trucks (5/day or 25/week) | 20              | 40               | 60                 | 90               |
| All other  | 20              | 30               | 25                 | 60               |

\*One-way traffic

\*\*Two-way traffic

- d. Gasoline service stations may have driveways up to forty (40) feet wide.
- e. Major traffic generators will be considered as individual cases and are not subject to the above table or to the location restrictions set forth herein regarding "T" intersection. A major traffic generator is defined as any facility which is required by this section to provide four hundred (400) or more parking spaces.

4. When the use of any land parcel is changed making any or all of the driveways unnecessary or illegal, the owner of the property shall, at his expense, replace all necessary curbs, gutters, sidewalk and grass area to restore the area to a condition consistent with the character of neighborhood development concurrently with building construction or reconstruction or if none, within six (6) months following such change in use.

When and where driveways are not permitted, or changes are required, or incomplete or improper construction exists at the time the building construction or reconstruction is completed, the director of Public Services shall request the property owner to remove or modify as necessary the same within one hundred eighty (180) days, or such lesser time as may be determined is appropriate following written notification. If such property owner or agent shall fail to remove, modify or complete said driveway within the allotted period of time, the director shall remove or modify such driveway, and the cost of such construction shall be paid by the City and double the amount so paid shall be a lien against the abutting property

and may be enforced in the Chancery Court of Knox County or any other court of competent jurisdiction.