



Agenda Item # 6

TO: Metropolitan Planning Commissioners
FROM: Jeff Welch, MPC Interim Executive Director
PREPARED BY: Dave Hill, MPC Deputy Director
DATE: April 9, 2015
SUBJECT: ***Knox County Zoning Ordinance Amendments:
Section 3.51. - Off-street parking lot layout, construction and maintenance.
4-A-15-OA***

REQUEST

Consider approval of a recommendation to the Knox County Commission for adoption of an ordinance amending the Knox County Code, Appendix A – Zoning, Article 3, Sections 3.51.01 through 3.51.05, related to off-street parking lot layout, construction and maintenance.

BACKGROUND

The Metropolitan Planning Commission is asked to consider making a recommendation to the Knox County Commission to approve the attached draft ordinance amending Sections 3.51.01 through 3.51.05 of the Knox County Zoning Code. The proposed amendments change and reorganize off-street parking stall, drive aisle, driveway opening, and driveway entrance corner clearance dimensions that reflect generally accepted design standards. The Knox County Department of Engineering and Public Works has reviewed and recommends approval of the proposed amendments.

During its monthly meetings, the Knox County Board of Zoning Appeals (BZA) has regularly reviewed and approved numerous variance applications requesting a reduction in parking stall size. The specific zoning regulation cited is found in Section 3.51.02:

3.51.02 Parking Stalls

- A. Each parking space shall be not less than two hundred (200) square feet in area and shall be a definitely designated stall adequate for one (1) motor vehicle. Such stalls shall be designated by painted lines or curb markers.

- B. Exception to Minimum Size:
Where all cars are parked and returned to driver by an attendant each parking space may be not less than one hundred fifty (150) square feet in area; provided attendant is a full-time paid employee and is on duty throughout the normal hours of operation of the parking lot.

Generally, for perpendicular (90°) parking spaces, a 200 square foot (SF) stall is 20 feet long by 10 feet wide, and is, by construction industry and business standards, larger than needed for most vehicles. By contrast, minimum dimensions for 90° parking stalls in the City of Knoxville zoning regulations is 17.5' X 9', or 157.5 SF, which is 21% smaller than the stalls required in Knox County. Minimum parking stall dimensions in the Town of Farragut are required to be 19' X 9.5', or 180.5 SF. Most U.S. cities have parking stall dimensions smaller than the minimum 200 SF Knox County requirement.

For a medium sized parking lot of 50 spaces, the reduction in paved area for the parking stalls would be 2,125 square feet (10,000 SF / existing requirement versus 7,875 SF / proposed amendment).

PUBLIC REVIEW SCHEDULE

- MPC Website Notice: March 11th
- Notices to interested parties: Week of March 9th
- County Board of Zoning Appeals: March 25th
- MPC Agenda Review Meeting Briefing: April 7th
- MPC Public Hearing & Recommendation: April 9th
- County Commission Work Session Briefing: May 18th
- County Commission Public Hearing & Adoption: May 26th

ANALYSIS

Parking lots require considerable land area, construction costs, and maintenance costs. Local governments are concerned with the appearance, drainage, and water quality impacts associated with parking lots. The proposed amendments allow land to be used more efficiently, reduce development costs, and lessen community impacts without hampering parking lot functions.

Several professional organizations provide technical information related to off-street parking dimensions, although not all suggested dimensions are identical. The Urban Land Institute recommendations provided below, are typical – the relationship between stall size and aisle width is clearly defined to accommodate proper vehicle turning movements. The proposed amendments fall within the ranges provided in the table below.

Minimum Dimensions for Head-In Angled On-Street Parking*

Angle	Stall Width	Stall Depth (Perpendicular to Curb)	Min. Width of Adjacent Lane	Curb Overhang
45°	8.5-9.0 feet	17 feet 8 inches	12 feet 8 inches	1 foot 9 inches
50°	8.5-9.0 feet	18 feet 3 inches	13 feet 3 inches	1 foot 11 inches
55°	8.5-9.0 feet	18 feet 8 inches	13 feet 8 inches	2 feet 1 inches
60°	8.5-9.0 feet	19 feet 0 inches	14 feet 6 inches	2 feet 2 inches
65°	8.5-9.0 feet	19 feet 2 inches	15 feet 5 inches	2 feet 3 inches
70°	8.5-9.0 feet	19 feet 3 inches	16 feet 6 inches	2 feet 4 inches
90°	8.5-9.0 feet	18 feet 0 inches	24 feet 0 inches	2 feet 6 inches

Source: *Dimensions of Parking*, 4th Edition, Urban Land Institute

Notes: Typical design vehicle dimensions: 6 feet 7 inches by 17 feet 0 inches. Use 9.0 feet wide stall in commercial areas with moderate to high parking turnover.

For comparison purposes, City of Knoxville off-street parking regulations related to parking stall sizes and aisle widths are shown below:

MINIMUM PARKING DIMENSIONS CLASS "A" PARKING

PARKING ANGLE	STALL DEPTH TO WALL	STALL DEPTH TO CURB	STALL DEPTH TO INTERLOCK	STALL WIDTH	 AISLE WIDTH
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 / 26.0 Two-Way
90 deg.	17.5	15.5	17.5	9.0	26.0 One-Way / 26.0 Two-Way
Parallel	22.5	20.5	22.5	9.0	15.0 Min./ 20.0 Max. One-Way 25.0 Min./30.0 Max. Two-Way
<ul style="list-style-type: none"> • Stall depths measured perpendicular to aisle. • 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. • See following sketches for minimum Class "A" parking dimensions and layout. 					

Along with parking stall size and aisle widths, adjustments to width of driveway openings and corner clearance requirements are also appropriate. Again, the changes proposed by the amendments are consistent with City of Knoxville regulations and nationally accepted traffic design standards. Some of the proposed changes differentiate between type of design (one-way versus two-way, etc.) or street classification and design speed.

A comprehensive review of off-street parking requirements for both Knox County and the City of Knoxville is underway, and further amendments may be introduced in the future. The current amendments have been submitted for adoption to eliminate the need for related variances.

PRIOR ACTION / REVIEW

This item has not been reviewed previously by the Metropolitan Planning Commission.

OPTIONS

1. Recommend approval of the draft ordinance.
2. Recommend denial of the draft ordinance.
3. Postpone action.

STAFF RECOMMENDATION

- **RECOMMEND THAT THE KNOX COUNTY COMMISSION ADOPT THE DRAFT ORDINANCE AMENDING SECTIONS 3.51.01 THROUGH 3.51.05 OF THE KNOX COUNTY CODE.**

ATTACHMENTS

- Draft Ordinance
- Draft Ordinance – Exhibit A
- Side-by-Side Comparison: Existing Regulations vs. Draft Amendments

ORDINANCE

**AN ORDINANCE OF THE COMMISSION
OF KNOX COUNTY, TENNESSEE,
AMENDING THE KNOX COUNTY
CODE, APPENDIX A – ZONING,
ARTICLE 3, SECTIONS 3.51.01 THROUGH
3.51.05 TO CHANGE REQUIREMENTS
RELATED TO OFF-STREET PARKING
LOT LAYOUT, CONSTRUCTION AND
MAINTENANCE.**

(Ord. No. O-06-7-101, § 1(Exh. A), adopted
8-28-06 and Ord. No. O-12-9-102, § 1(Exh. A),
adopted 10-22-12).

ORDINANCE: O-15-__ -__

**REQUESTED BY: COMMISSIONER
SCHOONMAKER**

**PREPARED BY: KNOX COUNTY LAW
DIRECTOR'S OFFICE**

**APPROVED AS TO FORM
AND CORRECTNESS: _____
DIRECTOR OF LAW**

**APPROVED 1ST READING: _____
DATE**

**APPROVED 2ND READING: _____
DATE**

**APPROVED EMERGENCY: _____
(YES) (NO)**

**VETOED: _____
DATE**

**VETO OVERRIDE: _____
DATE**

MINUTE BOOK _____ PAGE _____

WHEREAS, pursuant to Appendix A, Section 3.51 of the Knox County Code, the Knox County Commission (the "Commission") established off-street parking lot layout, construction and maintenance requirements to promote safe and orderly development of property located in Knox County; and

WHEREAS, the Knox County Board of Zoning Appeals has received and approved numerous variance applications requesting relief from off-street parking dimensions and related requirements; and

3.51.01 Dimensions of Parking Spaces and Parking Lot Drive Aisles

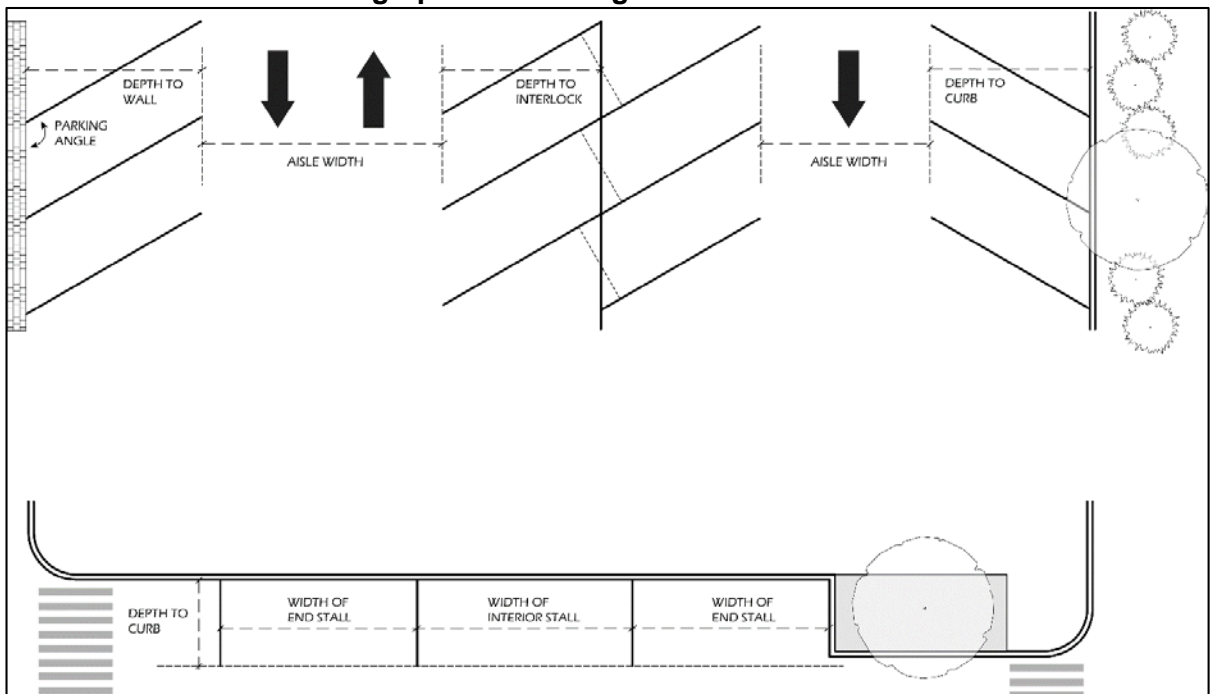
A. The minimum number of off-street parking spaces that are required in Section 3.50.10 shall have parking spaces and parking lot drive aisle dimensions designed in accordance with Table 1 (below). Such spaces shall be designated by painted lines or curb markers.

Table 1: Minimum Parking Space and Parking Lot Drive Aisle Dimensions					
Parking Angle	Depth to Wall	Depth to Curb	Depth to Interlock	Stall Width	Aisle Width
45 degrees	16.5'	15.0'	14.5'	9.0'	15.0' One-way
60 degrees	18.0'	16.5'	16.5'	9.0'	18.0' One-way
75 degrees	18.5'	17.5'	17.5'	9.0'	22.0' One-way 26.0' Two-way
90 degrees	17.5'	15.5'	17.5'	9.0'	26.0 One-way 26.0 Two-way
Parallel	22.5'	20.5'	22.5'	9.0'	15.0' Min. one-way 20.0' Max. one-way 25.0' Min. two-way 30.0' Max. two-way

Notes:

- Stall dimensions are shown in feet.
- Stall depths are measured perpendicular to aisle.
- Stall depths, stall widths, 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 Engineering and Public Works for Knox County.
- See Figure 1 (below) for minimum parking dimensions and layout guidance.

FIGURE 1. Parking Space & Parking Lot Drive Aisle Dimensions



- B. Exception to Minimize Size: The Knox County Department of Engineering and Public Works may approve sizes smaller than the parking stall dimensions listed in Table 1 based on review of individual site plans.
- C. Turnaround Requirement: Except for houses and duplexes on local roads, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.

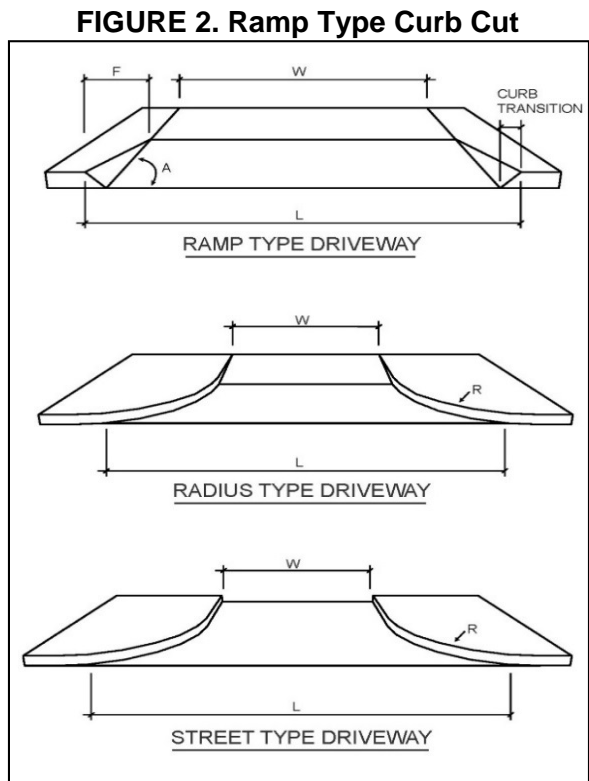
3.51.02 Driveway Openings

Clearly defined driveways shall be provided for ingress and egress to the parking lot which shall meet the following requirements:

- A. The width of all driveway openings shall be within the minimum and maximum limits as specified in Table 2 (below) or as required by the Tennessee Department of Transportation and/or the Knox County Department of Engineering and Public Works.

Table 2. Width Design Controls				
Land Use / Driveway Type	Width (W)		Radius (R) or Flare (F)	
	Minimum	Maximum	Minimum	Maximum
Residential (Single Family or Duplex)	10 ft.	20 ft.	3 ft.	5 ft.
All Other Uses				
<ul style="list-style-type: none"> • Ramp or Radius Type: <ul style="list-style-type: none"> ○ One-way ○ Two-way • Street Type (L) 	15 ft. ¹	20 ft. ¹	10 ft. ¹	25 ft. ¹
	25 ft. ¹	30 ft. ¹	10 ft. ¹	25 ft. ¹
	40 ft. ²	60 ft. ²	25 ft. ²	50 ft. ²
¹ Where developments are expected to serve a substantial amount of truck traffic (5 or more per day or 25 or more per week) or large trucks (3 or more axles), these dimensions may be increased by up to 10 feet. ² The number of lanes, lane widths, curb radii, and other design features to be determined as part of a traffic access and impact study prepared by a qualified transportation engineer.				

Figure 2 illustrates a typical ramp, radius, and street type driveway design.



- B. Minimum distance from an adjoining interior lot line and a driveway opening - at the street right-of-way line:
1. Residential uses: Five feet.
 2. Non-residential uses: Equal to the radius or flare, or as recommended by the Tennessee Department of Transportation and/or the Director of Engineering and Public Works for Knox County.
- C. Minimum distance from the intersection of street right-of-way lines on a corner lot and a driveway opening at the right-of-way line is described in Table 3, Corner Clearance Requirements (below). The Knox County Department of Engineering and Public Works may require distances that exceed those provided in Table 3 if a traffic impact analysis or similar qualified study indicates such a need.

TABLE 3: Corner Clearance Requirements			
For Lots of Record <u>On or Before</u> the Adopted Date of the Driveway Policy (09/23/1996)			
Classification of Intersecting Streets	Functional Classification of Street to be Accessed		
	Arterial	Collector	Local
Arterial	100 ft. or "a"	75 ft. or "b"	50 ft. or "c"
Collector	75 ft. or "a"	50 ft. or "b"	25 ft. or "c"
Local	50 ft. or "a"	25 ft. or "b"	25 ft. or "c"
For Lots Recorded <u>After</u> the Adopted Date of the Driveway Policy (09/23/1996)			
Classification of Intersecting Streets	Functional Classification of Street to be Accessed		
	Arterial	Collector	Local
Arterial	200 ft.	150 ft.	100 ft.
Collector	150 ft.	100 ft.	50 ft.
Local	100 ft.	50 ft.	50 ft.
"a" – Lot frontage / 2 whichever is greater but not to exceed 200 feet "b" – Lot frontage / 3 whichever is greater but not to exceed 200 feet "c" – Lot frontage / 4 whichever is greater but not to exceed 200 feet			

3.51.03 through 3.51.05 Reserved.

**KNOX COUNTY ZONING CODE: SIDE-BY-SIDE COMPARISON
 PROPOSED AMENDMENTS TO SECTIONS 3.51.01 THROUGH 3.51.05
 “OFF-STREET PARKING LOT LAYOUT, CONSTRUCTION AND MAINTENANCE”**

<p align="center">EXISTING ORDINANCE</p> <p>(Sections in bold & underlined to be replaced by Proposed Amendments)</p>	<p align="center">PROPOSED AMENDMENTS</p>																																				
<p>3.51 OFF-STREET PARKING LOT LAYOUT, CONSTRUCTION AND MAINTENANCE</p> <p>Whenever the required off-street parking requires the building of a parking lot, and wherever a parking lot is built, such parking lot shall be laid out, constructed, and maintained in accordance with the following regulations:</p> <p>3.51.01 Backing Into Street</p> <p><u>Except for parcels of land devoted to houses, attached houses and duplexes, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.</u></p> <p>3.51.02 Parking Stalls</p> <p><u>A. Each parking space shall be not less than two hundred (200) square feet in area and shall be a definitely designated stall adequate for one (1) motor vehicle. Such stalls shall be designated by painted lines or curb markers.</u></p> <p><u>B. Exception to Minimum Size:</u></p> <p><u>Where all cars are parked and returned to driver by an attendant each parking space may be not less than one hundred fifty (150) square feet in area; provided attendant is a full-time paid employee and is on duty throughout the normal hours of operation of the parking lot.</u></p> <p>3.51.03 Minimum Width of Driveways</p> <p><u>Minimum width of driveways providing maneuvering space within a parking lot for ingress to and egress from parking stalls shall be as follows:</u></p> <p><u>A. Ninety (90)-degree parking: twenty-five (25) feet</u></p> <p><u>B. Sixty (60)-degree parking: twenty (20) feet</u></p> <p><u>C. Forty-five (45)-degree parking: twenty (20) feet</u></p>	<p>3.51.01 Dimensions of Parking Stalls and Parking Lot Drive Aisles</p> <p>A. The minimum number of off-street parking spaces that are required in Section 3.50.10 shall have parking stall and parking lot drive aisle dimensions designed in accordance with Minimum Parking Stall and Aisle Dimensions provided in Table 1 below. Such stalls shall be designated by painted lines or curb markers.</p> <table border="1" data-bbox="1129 716 1940 1159"> <caption align="center">Table 1: Minimum Parking Stall and Parking Lot Drive Aisle Dimensions</caption> <thead> <tr> <th>Parking Angle</th> <th>Depth to Wall</th> <th>Depth to Curb</th> <th>Depth to Interlock</th> <th>Stall Width</th> <th>Aisle Width</th> </tr> </thead> <tbody> <tr> <td>45 degrees</td> <td>16.5'</td> <td>15.0'</td> <td>14.5'</td> <td>9.0'</td> <td>15.0' One-way</td> </tr> <tr> <td>60 degrees</td> <td>18.0'</td> <td>16.5'</td> <td>16.5'</td> <td>9.0'</td> <td>18.0' One-way</td> </tr> <tr> <td>75 degrees</td> <td>18.5'</td> <td>17.5'</td> <td>17.5'</td> <td>9.0'</td> <td>22.0' One-way 26.0' Two-way</td> </tr> <tr> <td>90 degrees</td> <td>17.5'</td> <td>15.5'</td> <td>17.5'</td> <td>9.0'</td> <td>26.0 One-way 26.0 Two-way</td> </tr> <tr> <td>Parallel</td> <td>22.5'</td> <td>20.5'</td> <td>22.5'</td> <td>9.0'</td> <td>15.0' Min. one-way 20.0' Max. one-way 25.0' Min. two-way 30.0' Max. two-way</td> </tr> </tbody> </table> <p>Notes:</p> <ul style="list-style-type: none"> • Stall dimensions are shown in feet. • Stall depths are measured perpendicular to aisle. • Stall depths, stall widths, 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 Knox County Department of Engineering and Public Works. • See Figure 1 (below) for minimum parking dimensions and layout guidance. 	Parking Angle	Depth to Wall	Depth to Curb	Depth to Interlock	Stall Width	Aisle Width	45 degrees	16.5'	15.0'	14.5'	9.0'	15.0' One-way	60 degrees	18.0'	16.5'	16.5'	9.0'	18.0' One-way	75 degrees	18.5'	17.5'	17.5'	9.0'	22.0' One-way 26.0' Two-way	90 degrees	17.5'	15.5'	17.5'	9.0'	26.0 One-way 26.0 Two-way	Parallel	22.5'	20.5'	22.5'	9.0'	15.0' Min. one-way 20.0' Max. one-way 25.0' Min. two-way 30.0' Max. two-way
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**KNOX COUNTY ZONING CODE: SIDE-BY-SIDE COMPARISON
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“OFF-STREET PARKING LOT LAYOUT, CONSTRUCTION AND MAINTENANCE”**

D. Thirty (30)-degree parking: twelve (12) feet

E. Other: to be determined on basis of above.

3.51.04 Calculations Resulting in Fractional Space

In any determination of parking requirements as set forth in this section, where the resultant figure contains a fraction, any fraction less than one-half may be dropped and any fraction of one-half or more shall be counted as one parking space.

3.51.05 Driveways

Clearly defined driveways shall be provided for ingress and egress to the parking lot which shall meet the following requirements:

A. Maximum width of driveway opening at the property line:

Residential uses: Twenty-five (25) feet.

Gasoline service stations, freight and trucking terminals, or other commercial and industrial uses customarily having a large volume of tractor-trailer vehicle traffic: Forty (40) feet, or as recommended by Tennessee State Highway Department and/or the Director of Highways and Public Works for Knox County.

All other nonresidential uses: Thirty-five feet (35), or as recommended by the Tennessee State Highway Department and/or the Director of Highways and Public Works for Knox County.

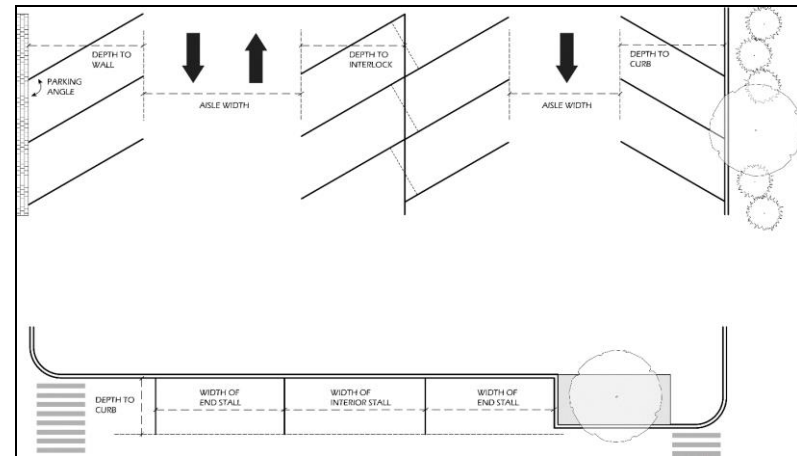
B. Minimum distance from an adjoining interior lot line and a driveway opening at the street right-of-way line:

Residential uses: Five (5) feet.

Nonresidential uses: Twelve and one-half (12½) feet, or as recommended by the Tennessee State Highway Department and/or the Director of Highways and Public Works for Knox County.

C. Minimum distance from the intersection of street right-of-way lines on a corner lot and a driveway opening at the street right-of-way line:

Figure 1. Parking Stall & Parking Lot Drive Aisle Dimensions



- B. Exception to Minimize Size: The Knox County Department of Engineering and Public Works may approve sizes smaller than the parking stall dimensions listed in Table 1 based on review of individual site plans.
- C. Turnaround Requirement: Except for houses and duplexes on local roads, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.

3.51.02 Driveway Openings

Clearly defined driveways shall be provided for ingress and egress to the parking lot which shall meet the following requirements:

- A. The width of all driveway openings shall be within the minimum and maximum limits as specified in Table 2 below or as recommended by the Tennessee Department of Transportation and/or the Knox County Department of Engineering and Public Works.

Residential uses: Twenty-five (25) feet.

Nonresidential uses: Twenty-five (25) feet.

D. Minimum distance between two driveways serving the same property and which provide access to the same street, measured at property lines:

Residential uses: Twenty-five (25) feet.

Nonresidential uses: Twenty-five (25) feet, or as recommended by the Director of Highways and Public Works for Knox County.

All uses on a state highway: Twenty-five (25) feet or the same width as the widest driveway, whichever is greater, or as recommended by the Tennessee State Highway Department and the Director of Highways and Public Works for Knox County.

E. Radius of curb return: The curb return radius shall meet the following requirements, provided, however, that no such radius shall exceed the distance between the driveway opening at the property line and the adjoining property line or one-half the distance to an adjacent driveway:

Residential uses: Five (5) feet minimum, fifteen (15) feet maximum.

Nonresidential uses: Five (5) feet minimum, twenty (20) feet maximum.

3.51.06 Paving

All areas devoted to permanent off-street 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.

3.51.07 Drainage

The parking lot shall be drained to eliminate surface water.

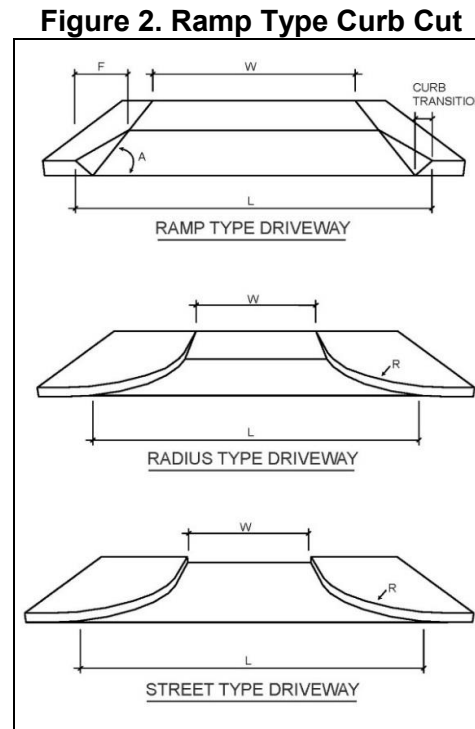
3.51.08 Parking Lot Setbacks

A. Where the parking lot abuts side lot lines of a residential zone, there shall be established a setback line ten (10) feet from such side lot

Land Use / Driveway Type	Width (W)		Radius or Flare (R)	
	Minimum	Maximum	Minimum	Maximum
Residential (Single Family or Duplex)	10 ft.	20 ft.	3 ft.	5 ft.
All Other Uses				
• Ramp or Radius Type:				
○ One-way	15 ft. ¹	20 ft. ¹	10 ft. ¹	25 ft. ¹
○ Two-way	25 ft. ¹	30 ft. ¹	10 ft. ¹	25 ft. ¹
• Curb Cut Length (L)	40 ft. ²	60 ft. ²	25 ft. ²	50 ft. ²

¹ Where developments are expected to serve a substantial amount of truck traffic (5 or more per day or 25 or more per week) or large trucks (3 or more axles) these dimensions may be increased by up to 10 feet.
² The number of lanes, lane widths, curb radius, and other design features to be determined as part of a traffic access and impact study prepared by a qualified transportation engineer.

Figure 2 illustrates a typical ramp, radius, and street type driveway design.



lines.

B. Where the parking lot is located in a nonresidential zone but is contiguous to a residential zone which has common frontage in the same block with the parking lot, there shall be established a minimum setback from the street lot line for the parking lot which is the same as is required in the contiguous residential zone.

C. Where the parking lot abuts rear property lines of a residential zone, there shall be established a setback line five (5) feet from the rear lot line.

D. 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. The land between the setback line and the lot line in a parking lot is for the purpose of these regulations called a buffer strip. The ground in the front buffer strip shall be prepared and shall be planted with trees, shrubs and grass.

3.51.09 Parking Lot Entrance on Street

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

3.51.10 Parking in a More Restrictive Zone

The Planning Commission shall have the authority to approve off-street parking as a Use-on-Review in any zone which is more restrictive than that required for the major land use it is intended to serve subject to the preceding conditions. The following conditions shall also apply:

A. The parking lot shall not have access from the more restrictive zone.

B. All sides of the lot, except those openings for ingress and egress, shall be enclosed with an opaque ornamental 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 shall be provided so as to prevent any vehicle from projecting over the buffer strip.

B. Minimum distance from an adjoining interior lot line and a driveway opening - at the street right-of-way line:

1) Residential uses: Five feet.

2) Non-residential uses: Twelve and one-half feet, or as recommended by the Tennessee Department of Transportation and/or the Director of Engineering and Public Works for Knox County.

C. Minimum distance from the intersection of street right-of-way lines on a corner lot and a driveway opening at the right-of-way line is described in Table 3, Corner Clearance Requirements (below). The Knox County Department of Engineering and Public Works may require distances that exceed those provided in Table 3 if a traffic impact analysis or similar qualified study indicates such a need.

Table 3: Corner Clearance Requirements			
For Lots of Record On or Before the Adopted Date of the Driveway Policy (09/23/1996)			
Classification of Intersecting Streets	Functional Classification of Street to be Accessed		
	Arterial	Collector	Local
Arterial	100 ft. or "a"	75 ft. or "b"	50 ft. or "c"
Collector	75 ft. or "a"	50 ft. or "b"	25 ft. or "c"
Local	50 ft. or "a"	25 ft. or "b"	25 ft. or "c"
For Lots Recorded After the Adopted Date of the Driveway Policy (09/23/1996)			
Classification of Intersecting Streets	Functional Classification of Street to be Accessed		
	Arterial	Collector	Local
Arterial	200 ft.	150 ft.	100 ft.
Collector	150 ft.	100 ft.	50 ft.
Local	100 ft.	50 ft.	50 ft.
"a" – Lot frontage / 2 whichever is greater but not to exceed 200 feet			
"b" – Lot frontage / 3 whichever is greater but not to exceed 200 feet			
"c" – Lot frontage / 4 whichever is greater but not to exceed 200 feet			

3.51.03 through 3.51.05 Reserved.

From the desk of
MARKUS CHADY

March 30, 2015

Knox County Commission
400 Main St, Suite 603
Knoxville, TN 37902

Dear Commissioners,

At its March 25th meeting, the Knox County Board of Zoning Appeals discussed proposed amendments to the Section 5.51 – Off-street parking lot layout, construction and maintenance. We discussed the memorandum From Jeff Welch, prepared by Dave Hill and dated March 9, 2015. Mr. Dan Kelly was present at our meeting provided a presentation of the memorandum.

I am writing to communicate Knox County Board of Zoning Appeals support of the MPC staff recommendation to adopt the draft ordinance amending sections 3.51.01 through 3.51.05 of the Knox County Code. As the appeals body often confronted with requests regarding these sections of the Zoning Ordinance, we are in agreement with the analysis and recommendation.

Respectfully Submitted,



Markus Chady
Chair, Knox County Board of Zoning Appeals

Cc: Debbie Tibbs (for distribution to BZA members and supporting staff)