

Draft Amendment to SC-3 District Standards
City of Knoxville Zoning Code

SC-1 Permitted Uses

Uses permitted. Property and buildings in an SC-1 neighborhood shopping center district shall be used only for the uses enumerated below; provided, however, that these uses shall be located in a unified shopping center which shall have not less than five (5), or more than twenty (20) shops and stores, at least one (1) of which should be an anchor tenant of not less than ten thousand (10,000) square feet of gross floor area. The shops and stores of the shopping center shall have a combined total gross floor area of not less than twenty thousand (20,000) square feet or more than one hundred thousand (100,000) square feet. The anchor tenant shall comprise no greater than fifty (50) percent of the total floor area of the shopping center.

1. Any of the following uses shall be permitted:

- Antique shops
- Apparel and shoe store
- Appliance store
- Art gallery and frame shop
- Artist supplies
- Auction houses (excluding livestock, auction within enclosed building).
- Bank
- Barbershop
- Beauty shop
- Book or stationery store
- Call centers
- Camera shop
- Catering establishment
- Church
- Cleaning and pressing establishments
- Community garden
- Drugstore
- Eating and drinking establishments, brewpubs

Florist shop
Furniture store
Gift shop
Grocery store or supermarket
Hardware store
Hobby store
Indoor Recreational Uses
Jewelry store
Liquor store
Mailing service
Market garden
Music store
Newsstand
Office and school supply store
Optometrist, sales and service
Package store
Paint and decorating shop
Personal garden
Pet shop
Photographic studio
Radio and television sales and service
**Secondary, post-secondary, technical/business/medical training
and higher education uses**
Self-service laundry
Sewing machine sales and service
Shoe repair shop
Specialty food store
Sporting goods sales
Tailor or dressmaking shop

Toy store

Variety store

2. Office uses and dental and medical offices; provided, however, that the total gross floor area of all office uses, exclusive of those listed in subsection 1. above, shall not exceed twenty (20) percent of the gross floor area of the shopping center.
3. Gasoline service station, provided that it is designed as an integral part of the shopping center building group. (See article V, section 11 for additional requirements.)
4. Signs, as regulated in article V, section 10, relating to the shopping center, the stores and shops and products sold therein. All business signs and structures shall be designed as an integral part of the shopping center development and shall be harmonious with the other design features of the center.
5. Accessory buildings and uses customarily incidental to the above uses.
6. Material or goods which is actively being offered for sale may be temporarily displayed outside of a building for up to 90 days per year, provided that it shall not be displayed on a public street or right-of-way and it must be displayed by a merchant that is a permanent tenant of the shopping center.
7. Any store or shop for retail trade or for rendering personal, professional, or indoor pet services which in the opinion of the planning commission will not be injurious to the district.
8. Recycling collection facility as an accessory use only as regulated by article V, section 18.B.
9. Wireless communications facilities shall be a permitted use, subject to the provisions of article V, [section 20](#).

SC-2 and SC-3 Permitted Uses

1. Community shopping center. In addition to the uses permitted in the SC-1 district, department stores and theatres, but not open air or drive-in theatres, as well as craft breweries, distilleries and wineries, and alternative financial services as regulated by article V, [section 26](#), shall be permitted in the SC-2 community shopping center district. An SC-2 district community shopping center should have not less than fifteen (15) nor more than forty (40) shops and stores, at least one (1) of which shall be an anchor tenant. The anchor tenant should have not less than twenty-five thousand (25,000) square feet of gross floor area. The combined floor area of the shops and stores in a community shopping center should not be less than one hundred thousand (100,000) square feet. The total land area in an SC-2 shopping center district should not be less than fifteen (15) nor more than forty (40) acres.
2. Regional shopping center. A regional shopping center SC-3 district shall have the same permitted uses as **a neighborhood shopping center SC-1 and a community center SC-2, and the uses identified below. A regional shopping center shall but containing** more than thirty (30) stores and shops. The anchor tenant should be one (1) or more full-line department stores. The leading tenant should have a gross floor area in excess of **one hundred thousand (100,000) seventy-five thousand (75,000)** square feet, and the gross floor area of the combined stores and shops in the SC-3 shopping center should be in excess of three hundred thousand (300,000) square feet. The total land area for a regional shopping center should be in excess of forty (40) acres.
3. **Additional uses permitted in SC-3.**
Fitness center/Health club

Motel/Hotel

Multi-dwelling structure, subject to the following:

Building height - New buildings in which dwelling unit(s) are located shall have a minimum height of two (2) stories and a maximum height of ninety (90) feet. The MPC shall evaluate the compatibility of the proposed height with the character of the surrounding development. Any buildings with a front setback of less than fifteen (15) feet from a property boundary and exceeding three (3) stories in height shall have a change in design to avoid a monolithic appearance. Such change in design may be a change in texture or material encompassing at least 30% of the façade, articulation (such as a stepback or recess) with a minimum depth of five (5) feet, or similar treatment. A change in color shall not be considered a change in design.

Transparency - The first floor primary (front facing) elevation of any building with dwelling units shall have a minimum transparency of twenty-five (25) percent. All other floors on the primary elevation shall have a minimum transparency of twenty (20) percent. The ground floor windows must allow views into the ground story for a depth of at least eight (8) feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space). Buildings located on a double frontage lot shall treat the front facing façade(s) with customer or tenant entrance(s) as primary facades.

Entrances - Buildings with dwelling unit(s) shall have at least one (1) pedestrian entrance for every seventy-five (75) feet of length along the primary facade(s), with no more than one hundred (100) feet between entrances. Distance shall be measured from the nearest edge of the door frame to the nearest edge of the adjacent door frame.

Pedestrian connections - New buildings that include dwelling unit(s) shall provide safe pedestrian access connecting main entrances of buildings, establishments, or uses on a site with all other such entrances and with access points including parking, streets, sidewalks, and transit stops. The pedestrian facilities must be an easily discernable walkway or multi-use path. If the cost of providing pedestrian access on the site exceeds twenty (20) percent of the project cost, the Metropolitan Planning Commission may approve a reduction in the pedestrian facilities and/or approve alternatives.

Building materials - On new buildings that include dwelling unit(s), plain face masonry block or vinyl shall not be used on any elevation and EIFS shall not be used on or below the first level (story) above grade and shall not constitute more than twenty-five (25) percent of any facade.

Building massing and articulation - Cumulative blank wall areas of more than thirty (30) percent of the total wall area on any facade shall be prohibited. Blank wall areas are areas that do not include windows or doors, columns, pilasters, or other articulation greater than twelve (12) inches in depth or a substantive material change (paint color is not a material change).

Streetscape - The street facing frontage of a building that includes dwelling unit(s) shall incorporate landscaping, street furniture, and/or art to create a pleasing pedestrian environment. At a minimum, street trees (large maturing deciduous with a minimum height of 30 feet at maturity) shall be planted at a ratio of one (1) tree per thirty-three (33) feet of frontage. Trees may be grouped together but shall have a minimum spacing of twenty-five (25) feet. Trees shall be a minimum 2 inch caliper at planting. All landscaping shall be installed and maintained in accordance with this subsection.

Transition zone

1. New buildings that include dwelling unit(s) shall be setback a minimum of twenty (20) feet from abutting residentially zoned properties. Within this setback zone a landscaped buffer with a minimum width of twenty (20) feet shall be provided. The

buffer shall be planted with a minimum of four (4) large maturing deciduous trees (minimum 2 inch caliper at planting), two (2) small maturing trees (deciduous or evergreen, minimum 1 ½ inch caliper or height of six (6) feet measured from ground level to top of tree at planting), and ten (10) shrubs per 100 linear feet.

2. New buildings that include dwelling unit(s) shall be setback a minimum of fifteen (15) feet from a street or alley right-of-way if the right-of-way abuts residentially zoned property. Gardens, garages (no dwelling units shall be located in the garage), and playgrounds may be located within this setback zone provided they comply with the requirements set forth in Article V, section 6. Garages shall be an accessory use to the dwelling unit(s), shall be used only for storage of vehicles and related items, and shall have a maximum height of twenty-five (25) feet.
3. Facilities serving commercial uses, such as surface parking, stormwater facilities, and outdoor dining areas, shall be located no closer than twenty (20) feet to the residentially zoned property.
4. New buildings that include dwelling unit(s) and that are located within the area beginning at a point fifteen (15) feet from the property line of the residentially zoned property (the edge of the setback zone) and extending to a point fifty (50) feet from the property line of the residentially zoned property shall have a maximum height of three (3) stories or forty (40) feet.

Open Space - Open space shall be provided on the lot on which the dwelling units are located and shall be available for use by occupants of the dwelling units. The amount of required open space shall be a minimum of five (5) percent of the land area developed with residential uses and supporting those uses, such as parking areas. The open space shall be provided in accordance with the "Outdoor Amenity Space" standards of article 4, section 4.0.3.G (Form Districts – General Provisions).

Density - There shall be no maximum density established for dwelling units in the SC-3 zoning district. The density shall be determined by the MPC as part of the project approval.

Exceptions - The Metropolitan Planning Commission shall have authority to grant exceptions from the standards set forth in this section and approve an alternative design when warranted by site characteristics, physical limitations, or other unusual conditions.

Offices, including medical offices and facilities, not exceeding 35% of the gross floor area of the shopping center.

Outdoor entertainment area, subject to the following:

The land area dedicated to outdoor entertainment areas, including the performance stage area and the audience/spectator area, shall not exceed sixty thousand (60,000) square feet

The performance stage area shall be setback from property lines and road rights-of-way a minimum of fifty (50) feet;

All components of the outdoor entertainment area (stage, seating, etc.) shall be buffered with landscaping (Type A buffer) from abutting residentially zoned property;

Outdoor entertainment areas shall be subject to the City of Knoxville noise ordinance.

Vehicle sales, subject to the following:

The area dedicated to vehicle sales (indoor vehicle display area and office/service areas) and new vehicle storage shall not exceed five (5) percent of the gross land area of the shopping center;

No outdoor speaker system shall be permitted;

All lighting shall be full cut-off and no light shall trespass across the property line of the area dedicated to the vehicle sales operation;

All showroom space and vehicle service areas shall be inside a permanent building;

Storage of vehicles for sale shall not exceed one hundred (100) vehicles;

No flags, pennants, or other measures to draw attention to the vehicle sales area shall be permitted,

If the vehicle sales area abuts a public or private street, all portions of the sales area that abuts a street shall be buffered from the street by a planting area with a minimum width of ten (10) feet, measured from the edge of the street right-of-way or edge of the pavement if no right-of-way exists. The buffer shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100.0) linear feet.