



MEMORANDUM

Date: November 6, 2019
To: Planning Commission
From: Gerald Green AICP, Executive Director
Subject: **Agenda Item 11-A-19-OA**

Planning staff was asked by the County Commission to consider an amendment to the Knox County Zoning Ordinance that would identify vehicle repair and service as a use on review in the Neighborhood Commercial (CN) zoning district. Upon review of this issue, staff found that vehicle repair and service as a use on review in the CN District would be appropriate for the following reasons:

- The proposed use complies with the purpose of the CN District in that vehicle repair and service would address “recurring service needs of nearby residential areas”. The location of this use in the CN District would provide “service uses in a manner convenient to and yet not disruptive to established residential neighborhoods”.
- Fueling service stations with or without convenience stores are permitted as a use on review in the CN District. This use generates more traffic, is open longer hours, and generally has more impact than a vehicle repair and service business. Vehicle repair and service establishments would be compatible with other uses permitted in the CN District.
- As the nature of brick and mortar retail changes, the need to provide more opportunities for service businesses in commercial centers becomes more important to ensure the continued viability of these centers.
- Requiring a use on review approval for vehicle repair and service establishments will ensure that any adverse impacts can be mitigated and, if the adverse impacts cannot be mitigated, the request can be denied.

The draft ordinance amendment defines vehicle repair and service, identifies this use as a permitted use in districts where appropriate, identifies the use as subject to use on review in the CN district, and establishes standards for use on review approval of vehicle repair and service in the CN district.

Planning staff recommends approval of the draft ordinance amendment addressing vehicle repair and service.

If you have any questions, comments, or would like additional information, please feel free to contact me by email at gerald.green@knoxplanning.org or by phone at 215-3758.

Amendment to Knox County Zoning Ordinance
Vehicle Repair/Service in the CN Neighborhood Commercial Zone

DRAFT
November 6, 2019

Article 2. Definitions

Amend **Article 2 Definitions** by inserting the following definition:

Vehicle Repair/Service: A business that provides repair services to motor vehicles, motorcycles, and all-terrain vehicles (ATV).

Article 5. Zone Regulations

Amend **Section 5.31.02. Uses permitted** by adding the following as subsection W.:

W. Vehicle Repair/Service

Amend **Section 5.32.02. Uses permitted** by adding the following as subsection VV.:

VV. Vehicle Repair/Service

Amend **Section 5.38.03. Uses permitted on review** by adding the following as subsection I:

I. Vehicle Repair/Service, provided the use meets the requirements of section 4.107, standards for the use-on-review approval of vehicle repair/service in the CN Neighborhood Commercial zone.

Article 4. Supplementary Regulations

Amend **Article 4** by inserting the following as Section 4.107:

4.107. - Standards for the use-on-review approval of vehicle repair/service in the CN Neighborhood Commercial district.

In addition to the requirements set forth in Article 5, "Zone regulations," of the zoning ordinance for the county, the following regulations shall apply to vehicle repair/service in the CN Neighborhood Commercial zone.

4.107.1. Minimum requirements

- A. Vehicle repair/service establishments shall not store the same vehicle outdoors on the lot for a total of 30 days or more, including storage that occurs while the vehicle is under repair and once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.
- B. Vehicles awaiting repair or on which repair is complete shall not be stored overnight in front of the structure housing the vehicle repair/service business.
- C. Repair of vehicles and storage of all merchandise, auto parts, equipment, and supplies must be within a structure.
- D. The structure housing the vehicle repair/service shall be setback a minimum of fifty (50) feet from the residential property line when the use abuts a residential zone.

- E. Vehicle repair/service establishments that abut a residential zoning district shall provide a minimum Type A landscape buffer along the property line abutting the residential district.
- F. No partially dismantled, wrecked, junked, or discarded vehicles, or vehicles that sit on one or more flat tires or are inoperable in any manner may be stored outdoors on the premises.
- G. The sale of new or used vehicles is prohibited.
- H. No motor vehicles, motorcycles, or all-terrain vehicles (ATV) may be stored and no repair work may be conducted in the public right-of-way.
- I. Structures shall be limited to three (3) service bays per individual structure.
- J. Vehicle body repair shall not be permitted.