



TO: Knoxville-Knox County Planning Commission
FROM: Amy Brooks, AICP, Executive Director
DATE: 7/05/2022
SUBJECT: 6-G-22-OA Agenda Item #49

BACKGROUND

Commissioner Tim Hill requested and the Planning Commission approved a 30-day postponement of 6-G-22-OA to allow staff additional time to consider the impacts of prohibiting drive-through lanes and windows from being placed between the street and the associated building in the C-G district.

ANALYSIS

Staff has reconsidered the proposed amendment and added language that would allow drive-through facilities, and all objects associated with them, in the corner side yard in addition to the rear and side yards in all districts where they are permitted (C-G, C-H, and C-R). The addition of corner side yard addresses concerns related to limiting development potential for drive-through facilities on properties that have frontage on two or more streets while continuing to prohibit drive-through facilities from being located within the front yard in all districts.

Drive-through facilities in the C-G district would remain subject to special use approval by the Planning Commission.

RECOMMENDATION

Staff recommends approval of amendments to the Knoxville Code, Appendix B, Zoning Code, Article 9.3.F.6, Principal Use Standards Associated with Drive-Through Facility as presented in Exhibit 2.

Exhibit 1: City of Knoxville Memo

Exhibit 2: Proposed amendments to Article 9.3.F.6, Principal Use Standards

**MEMORANDUM**

DATE: May 17, 2022

TO: Planning Staff

FROM: Peter Ahrens
Director of Plans Review & Building Inspections

RE: Minor Zoning Code Amendment

Article 9.3.F.6 Principal Use Standards Associated with Drive-Through Facility

Background The Plans Review and Inspections Department requests the following minor amendment to the Zoning Code of the City of Knoxville Article 9.3.F.6 Principal Use Standards associated with Drive-Through Facility.

- In Article 9.3.F.3 principal use standards associated with Drive-Through Facility. The purpose statement of the C-G (General Commercial) zoning district is, “to promote mixed-use development in a pedestrian-oriented environment.” Drive-Through Facility is a special use in the C-G district. The principal use standard in 9.3.F.6 prohibits the placement of drive through windows and lanes between the street and associated building. This standard should be limited to the C-G district and not C-H (Highway Commercial) and C-R (Regional Commercial) zoning districts where the purpose is to, “accommodate higher-intensity commercial uses of a predominantly auto-oriented character.”

The Department of Plans Review and Building Inspections recommends the adoption of this minor amendment to Article 9.3.F.6 of the Zoning Code, as indicated in the attachment.

Attachments

- 1) Proposed minor amendment to Article 9.3.F.6 Drive-Through Facility

Sincerely,

Peter Ahrens
Director of Plans Review & Building Inspections
865-215-3938

9.3 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Code.

F. Drive-Through Facility

1. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Code. Restaurants must provide a minimum of four stacking spaces per lane or bay. Further, the City of Knoxville Department of Engineering may require additional internal queuing and stacking spaces and other access points to prevent disruption of traffic flow on adjacent streets.
2. Stacking spaces provided for drive-through uses must be:
 - a. A minimum of ten feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway/drive aisle, and 18 feet in length. In the case of a recessed service window, the measurement is taken from the building wall.
 - b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through lane, such as a service window or car wash bay (this does not include a menuboard). Spaces must be placed in a single line behind each lane or bay.
3. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods.
4. The minimum width for a drive through lane is ten feet.
5. When a drive-through facility abuts a residential district, a public park, a community or market garden, a place of worship, a primary or secondary educational facility, or day care center, a Class B buffer yard per Section 12.8 and a solid wall or fence, a minimum of six feet and a maximum of eight feet in height, is required.
6. All drive-through facilities, including but not limited to menuboards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-through facility, must be located to the side, ~~or corner side, or~~ rear of the building. ~~Drive through windows and lanes may not be placed between the street and the associated building in the C-G (General Commercial) zoning districts.~~
7. If a bail out lane is provided, it must be a minimum width of ten feet in width and run parallel to the drive through lane. If such bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.