



MEMORANDUM

TO: Planning Commission
FROM: Michelle Portier, AICP, Planning Services Manager
DATE: July 22, 2024
SUBJECT: Knox County Zoning Ordinance Amendment Pertaining to Drive-Through Facilities
FILE #: 7-A-24-OA; Agenda Item # 48

RECOMMENDATION

Planning recommends approval of the proposed amendments to the Knox County Zoning Code, Article 4 Section 4.108 creating standards for Drive-Through Facilities, Article 5, Sections 5.31.02 through 5.31.03 pertaining to the CA (General Business) zone, and 5.32.02 through 5.32.03 pertaining to the CB (Business and Manufacturing) zone, to allow consideration of Drive-Through Facilities within these zones, and Section 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial) zone, and 5.91.03 pertaining to the TC (Town Center) zone, adding references to the drive-through standards.

BACKGROUND

Most of the amendments in this proposal were recommendations of the Alcoa Highway Corridor Plan, adopted by City Council on July 26, 2022 (City Ordinance O-98-2022) and County Commission on July 25, 2022 (County Resolution RZ-22-7-101).

This amendment was part of a larger group of amendments that went before County Commission in February and March of 2022 (11-C-22-OA). That group of amendments was sent back to the Planning Commission for further review at its second reading and was later separated into two separate parts. Planning worked with a group of stakeholders, including Knox County Codes and Administration, Knox County Engineering, members of the development community, the Knox County Planning Alliance group, and a few Knox County Commissioners in revising the original proposal. The first of the separated amendments proposed adding residential uses into the CA and CB zones and was adopted in July 2024 (4-C-24-OA).

PURPOSE

The CA and CB zones allow restaurants, pharmacies, and banks, which could be interpreted as including drive-through establishments as a secondary function of those uses. However, in other commercial zones,

drive-through establishments are allowed as a use on review while restaurants, pharmacies, and banks are permitted uses by right. This establishes a drive-through as a separate use from its parent use (i.e., a restaurant or bank) in the ordinance, and creates confusion as to whether drive-through establishments should be included with restaurants and banks, which currently allowed as permitted uses in the CA and CB zones.

The intent of this proposal is to codify that drive-through restaurants should be permissible uses in CA or CB when located on arterials and as a use on review when located on collectors (with some clarifiers), and creates design standards for drive-throughs in general (in all zones) to mitigate potential adverse impacts.

ANALYSIS

Zone Descriptions

- The CA (General Business) zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.
- The CB (Business and Manufacturing) zone provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.
- The CR (Rural Commercial) zone provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.
 - The CR zone allows pharmacies, banks, and restaurants as permitted uses.
 - The CR zone allows drive-through facilities as uses on review.
- The CN (Neighborhood Commercial) zone provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The range of permitted uses is limited to those that are generally patronized on a frequent basis by neighborhood residents.
 - The CN zone allows pharmacies and banks as permitted uses.
 - The CN zone allows a restaurant as a use on review.
 - The CR zone allows drive-through facilities as uses on review.



- The TC (Town Center) zone intent is to encourage the creation of pedestrian-oriented, mixed-use developments, providing shopping, employment, housing and business and personal services. These developments are intended to promote an efficient, compact land use pattern; encourage use of public transportation; reduce reliance on private automobiles; promote a more functional and attractive community through use of recognized principles of urban design; and to preserve historic structures and allow developers considerable flexibility in land use and site design.
 - The TC zone allows drive-through facilities as a use on review. This amendment would add a reference to the new drive-through standards.

Allowing drive-through facilities as proposed is not in conflict with the intent of the CA or CB zones given their description and the provision that these facilities be located along arterials and collectors in these most prevalent commercial zones.

Standards for Drive-Through Facilities.

There are many instances of CA and CB zoning that have been in place for decades that are not associated with a rezoning case. Many of these are in areas that are rural in character, are not used for a commercial business, and do not follow parcel boundaries. In most cases, they abut residential properties and are not part of a commercial area (in terms of land use).

Given these circumstances, the introduction of standards to protect surrounding residents from potential adverse impacts from lighting, noise, and traffic are warranted. The recommended design standards are intended to mitigate these issues and are proposed with that in mind. Such standards include regulations for noise control and speaker positioning, lighting levels and light fixture heights, and landscape screening.

Use on Review Process.

The [Use on Review process](#) requires site plans to be submitted for Planning Commission review. At that time, issues such as compatibility with the surrounding area and proximity to residential uses would be evaluated, and community input may be provided.

Use on review criteria would include the hours of operation, demonstration of sound and light levels, and other similar criteria.

Minor Collectors.

Planning looked at places where CA and CB zones occurred along minor collectors (Exhibit B). There were 50 minor collector streets with properties zoned CA or CB zone, some of which had multiple occurrences. Over half were in a residential area, most of which were surrounded by large lot, single family residences. Many remain undeveloped, presenting an opportunity for development.

It is important to note that there were several intersections of classified streets with clusters of properties containing CA or CB zoning that were not used for commercial pursuits. This would appear to be a commercial node according to the zoning map, but is not the case in reality. Further, some of these are not supported by the place type.



Due to the above factors, Planning is recommending drive-through establishments be permitted on arterials as a permitted use and on major collectors as a use on review.

Exhibit A: Proposed amendments to the Knox County Zoning Code, Article 4 Section 4.108 creating standards for Drive-Through Facilities, Article 5, Sections 5.31.02 through 5.31.03 pertaining to the CA (General Business) zone, and 5.32.02 through 5.32.03 pertaining to the CB (Business and Manufacturing) zone, to allow consideration of Drive-Through Facilities within these zones, and Section 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial zone, and 5.91.03 pertaining to the TC (Town Center) zone, adding references to the drive-through standards.

Exhibit B: List of minor collectors and certain data associated with the CA and CB zones along their routes.

- If a property with a CA or CB zone also had frontage on an arterial or major collector, it was not included in the calculations for minor collectors.
- If a property with a CA or CB zone also had frontage on another minor collector, it was only counted once.
- The “Notes” column captures location criteria and cites occasions when a CA or CB zone was not counted.

Exhibit C: Zoning maps showing the CA and CB zones identified in Exhibit B.



Exhibit A. Proposed Amendments to the Zoning Code

Proposed addition to Article 4: Addition of new sub-section 4.108 establishing standards for drive-through facilities.

The preceding sections (4.10 through 4.107) were excluded from this document for brevity.

4.108. Standards for drive-through facilities.

4.108.1. Minimum requirements.

A. Drive-through facilities must meet the following minimum standards:

1. Drive-through facilities shall be located along arterial roads. If proposed along a major collector road as identified on the Major Road Plan, a drive-through facility shall need use on review approval from the Planning Commission.
2. Outdoor speakers shall be specified to have sound output of ~~65~~75 (seventy-five) decibels (dB) or less. Speaker specifications are to be submitted with site plans demonstrating the speaker output.
3. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets.
4. The minimum width for a drive-through lane is ten feet.
5. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay. Restaurants must provide a minimum of four stacking spaces per lane or bay. Further, the Knox County Department of Engineering and Public Works may require additional internal queuing and stacking spaces and other access points to prevent disruption of traffic flow on adjacent streets.
6. 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 (this does not include a menu board). Spaces must be placed in a single line behind each lane or bay.
7. Exterior lighting of all types and vehicular headlights on site shall be directed away from any public rights-of-way unless determined by the Engineering and Public Works Department to not pose a safety concern. Fixtures shall be full cutoff.

B. In addition to the criteria listed above, drive-through facilities adjacent to residential uses or zones must also meet the following standards:

1. Drive-through speaker equipment requirements:
 - a. Outdoor speaker boxes shall be located on a separate speaker post instead of on a menu board, and drive-through lanes shall provide enough maneuverability to allow vehicles to pull up parallel to and within 2 ft of the speaker box.
 - b. Drive-through outdoor speaker equipment shall utilize automatic volume control (AVC) technology to reduce the sound output related to the ambient noise of the environment. Drive-through speaker specifications shall be submitted with site plans demonstrating compliance.
 - c. Drive-through outdoor speaker equipment must demonstrate that anticipated noise levels shall not register more than ~~fifty (50) decibels~~65 dB at the property line in common with a residential land use or zone. Noise reduction methods should be utilized to achieve this sound level if it cannot be achieved without mitigation efforts.
 - i. The preferred mitigation effort is construction of a barrier wall with a

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surface weight density greater than 4 lbs./sq. ft. and no openings in the wall located between the drive thru speaker and abutting residential uses. ~~is the preferred mitigation effort.~~ If construction of a barrier wall is considered, the height and width of such a wall would be determined by the distance between the speaker and the residential lot line.

~~i.~~ii. Other mitigation efforts can be considered and must be verified by a design professional to achieve the required decibel level.

2. The use on review request shall include, either on the application or on the site plan, the hours of operation of the drive-through facility. ~~The Planning Commission may impose conditions modifying the permitted hours of operation.~~
3. All drive-through establishments along shared lot lines with residential uses or zones shall be screened with berms, fences, walls, or dense landscaping to minimize the visual impact of the development on residential uses. Screening of drive thru facilities shall meet either of the following standards:
 - a. Screen depth minimum of fifteen (15) feet with two offset rows of evergreen screening trees spaced at a maximum of ten (10) feet apart and a row of solid, continuous shrubs planted along the residential property side of the trees. Distances between trees shall be measured from trunk to trunk.
 - b. Screen depth minimum of twenty-five (25) feet with two offset rows of evergreen screening trees spaced at a maximum of ten (10) feet apart with shade trees spaced at a maximum of twenty (20) feet apart offset in a third row on the residential side of the development. Distances between trees shall be measured from trunk to trunk.
4. If a drive-through lane is situated such that vehicular headlights are pointed towards a shared lot line with a residential use or zone, that lot line shall be planted with continuous shrubs to visually buffer the residential use or zone from the light source. Such shrubs are to be a minimum of four (4) feet in height at installation and five (5) ft in height at maturity.
5. Exterior lighting requirements:
 - a. Exterior lighting of all types shall be directed away from all residential uses or zones. Fixtures used in parking areas, near lot lines, or for general illumination or safety shall be full cutoff. This does not apply to fixtures designed to provide wall-wash lighting or lighting used to highlight landscaping or signage features.
 - b. Lighting levels shall not exceed 0.2 fc at any shared property line with a residential use or zone. A photometric plan is required to be submitted with the site plan.
 - c. Any freestanding cut off luminaire must be located at least 15 feet from any residential district lot line.
 - d. Light poles shall not exceed 15 ft in height, measured from grade to the top of the fixture.
 - e. Drive-through facilities operating past 10:00 p.m. will be required to install devices that will automatically dim exterior lights at 10:00 p.m. by 20% to further reduce lighting impact on residential properties. This does not apply to emergency lighting or fixtures designed to provide wall-wash lighting or lighting used to highlight landscaping or signage features.
- C. The following design practices are discouraged as they make it more difficult to achieve the above criteria:
 1. Facing a speaker post toward a public right-of-way. This increases the ambient noise level and makes it necessary to use higher outbound levels.
 2. Placing the speaker post on a curve in the lane. Curves force vehicles to be further away from the post, which results in higher outbound level requirements and makes it difficult for order takers to hear customers.
 3. Facing the speaker post or the drive-thru lane along shared residential lot lines since the

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highest sound levels tend to be directly opposite the speaker post and at the front of vehicles.

4. Turning the outbound level up higher than necessary.
5. Relying on vegetation to reduce sounds. Plants and trees have been shown to have a limited impact on sound levels.
6. Placing stacking spaces, lanes, and bays along shared residential lot lines since idling vehicles tend to produce noise and fumes that easily cross property lines.

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Exhibit A. Proposed Amendments to the Zoning Code

5.31. CA General Business Zone.

5.31.01. *General description.* This zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

5.31.02. *Uses permitted.*

- A. Houses, duplexes, attached dwellings, multi-dwelling structures and developments, and upper-level dwellings at a density of up to twelve (12) dwelling units per acre.
 - a. For mixed use developments and upper-level dwellings, density shall be calculated based on the total acreage **including** areas set aside for any uses permitted or uses permitted on review in the CA zone; however, the overall residential density shall not exceed the maximum residential densities set forth in Section 5.31.11 below.
 - b. A Type A landscape screen shall be provided along property lines adjacent to single-family residential uses, in accordance with Section 4.10.11 as if the multi-dwelling structure or development were a commercial use.
- B. Aircraft landing fields, hangars, and equipment.
- C. Armories, undertaking establishments, and assembly halls.
- D. Signs as permitted by section 3.90, "Signs, billboards and other advertising structures," of this resolution.
- E. Canneries.
- F. Churches, schools, libraries and museums.
- G. Dry cleaning shops, except that such use shall not include fabric dyeing.
- H. Farming, including all types of agriculture and horticulture, except as noted below under subsection 5.31.03, "Uses permitted on review," subsection I.
- I. Garage apartments.
- J. Hotels, motels, and transient mobile home parks, provided that water and sewage disposal plans meet the requirements of the county health department.
- K. Lodging and boarding houses.
- L. Mobile homes, but not mobile home parks.
- M. Motor vehicles and bicycle service and repair shops, skating rinks, dance halls and establishments selling beer for consumption on the premises.
- N. Offices, banks, theaters, indoor and outdoor, except that in any outdoor theater the screen of such shall be so erected or located that its face, or that side upon which the motion picture image is projected, shall not be visible from any state highway, studios, photograph galleries, barber shops, police and fire stations, service stations, restaurants, cafes and lunch rooms, grocery, clothing or shoe stores, and other retail business or commercial enterprise which is similar in character and not injurious to adjacent premises or occupants thereof by the emission of dust, fumes, smoke, odor, noise, or vibration.
- O. Portable sawmills.
- P. Retail poultry business, provided that the enterprise is conducted in strict compliance with the regulations of the health department, and that adjacent premises or the occupants thereof are not injured by reason of the emission of dust, odors, or noise.
- Q. Roadside stands.

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- R. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
 - S. Yard sales, rummage sales and flea markets.
 - T. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
 - U. Indoor paintball ranges.
 - V. Storage of school buses under contract to a public or private school system. (See article 3, "Supplementary regulations," section 3.54, "Storage of school buses," for development criteria for school bus storage facilities.)
 - W. Public Safety Facilities.
 - X. Vehicle Repair/Service.
 - Y. Clinics, medical offices, dental offices and other medical uses of a similar nature and size.
 - ~~Y.~~Z. Drive-Through Facilities on properties with frontage on a on an arterial street as categorized by the Major Road Plan most recently adopted by the Knoxville-Knox County Planning Commission, subject to Article 4, "Supplementary Regulations", Section 4.108, "Standards for Drive-Through Facilities.
- 5.31.03. *Uses permitted on review.*
- A. Veterinary clinics and animal hospitals.
 - B. Child day care centers, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review."
 - C. Self-service storage facilities.
 - D. Commercial mulching operation, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," section 4.96, "Standards for the use-on-review approval of commercial mulching operations," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
 - E. Composting facility, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," section 4.95, "Standards for the use-on-review approval of solid waste processing facilities," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
 - F. Marinas and boat livery, subject to the standards of section 4.30, "Standards for marina and boat livery development," of these regulations.
 - G. Adult day care centers, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
 - H. Commercial dairies; commercial kennels, rabbit, goat, and other animal or fish and minnow raising farms; egg producing ranches and farms devoted to the hatching, raising, fattening, and butchering of chickens, pigeons, turkeys and other poultry; and hog and other livestock feeding for commercial purposes, subject to the requirements of article 4, "Supplementary regulations", section 4.99, "Requirements for certain agricultural uses, when considered as uses permitted on review in CA, General Business and CB, Business and Manufacturing Zones."
 - I. Contractor's storage yard.
 - J. Indoor self-service storage facilities.
 - K. Houses, duplexes, attached dwellings, multi-dwelling structures and developments, and upper-level dwellings at a density between twelve (12) to twenty-four (24) dwelling units per acre.

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- a. For mixed use developments and upper-level dwellings, density shall be calculated based on the total acreage **including** areas set aside for any uses permitted or uses permitted on review in the CA zone; however, the overall residential density shall not exceed the maximum residential densities set forth in Section 5.31.11 below.
 - b. A Type A landscape screen shall be provided along property lines adjacent to single-family residential uses, in accordance to Section 4.10.11 as if the multi-dwelling structure or development were a commercial use.
- L. Drive-Through Facilities, on properties with frontage on a major collector street as categorized by the most recently adopted Major Road Plan, and on properties with frontage on a minor collector street as categorized by the most recently adopted Major Road Plan that are not in the County's Rural Area per the Growth Policy Plan, subject to Article 4, "Supplementary Regulations", Section 4.108, "Standards for Drive-Through Facilities."

5.31.04. *Storage.* Outdoor storage of material and equipment is prohibited unless it is fully screened on all sides by an opaque screen and is located in the rear of the principal permitted use or structure. This shall not apply to the display for sale of new or used vehicles in working condition, unless otherwise provided for in these regulations. These requirements also shall not apply to materials and equipment stored on a construction site where such materials or equipment are to be used, or to the storage of commercial vehicles.

5.31.05. *Height.* No building shall exceed forty-five (45) feet or three (3) stories in height. For multi-dwelling structures or developments, forty-five (45) feet or four (4) stories in height. Building height is to be measured from the groundline to the roof height, with the average being the applicable height to accommodate buildings on a slope with a different number of stories on each side. Buildings are measured to the midpoint of the roof in the case of pitched roofs.

5.31.06. *Lot area.* The minimum requirements for every building or portion of a building used as a dwelling shall be as follows:

A. Houses and duplexes: Seven thousand five hundred (7,500) square feet for the first household, and five thousand (5,000) square feet of lot area for each additional household.

B. Attached dwellings: the minimum lot area shall be two thousand (2,000) square feet overall per dwelling.

C. Multifamily structures or developments: See Article 5.31.11.

D. Above-ground dwellings: lot area shall be determined by the ground-floor use and the size of the dwelling units shall meet minimum building code requirements.

E. Hotels, motels, and transient mobile home parks: the minimum lot area shall be one (1) acre and in addition to the seven thousand five hundred (7,500) square feet of lot area required for the owner or operator there shall be at least one thousand eight hundred (1,800) square feet of lot area for each sleeping accommodation provided for transient guests of the hotel, motel or transient mobile home park, and the building area of such hotel, motel or transient mobile home park shall be not greater than fifty (50) percent of the lot area.

5.31.07. *Setback.* For nonresidential structures, no building shall be located closer than twenty (20) feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five (25) feet to the road line; and no hotel or tourist court shall be located closer than fifty (50) feet to the road line. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

5.31.08. *Side yards.* For nonresidential structures, there shall be a side yard on each side of every building or portion of a building used as a dwelling, which side yard shall have a minimum width of five (5) feet, increased by two (2) feet for each story above the first story. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

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5.31.09. *Rear yard.* For nonresidential structures, there shall be a rear yard on every lot, which rear yard shall have a minimum depth of sixteen (16) feet for a one-story building, twenty (20) feet for a two-story building, and twenty-four (24) feet for a three-story building. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential Zone shall apply.

5.31.10. *Off-street parking.* As regulated in section 3.50.

5.31.11 *Maximum Residential Density.* Residential densities for multi-family in the CA zone shall not exceed the following:

- a. Up to one (1) dwelling unit per acre (du/ac) in the Rural Areas, or up to two (2) du/ac if the property meets the criteria for 2 du/ac in the Rural Areas as defined in the Growth Policy Plan.
- b. Up to five (5) du/ac in Planned Growth Areas along minor collector or local streets.
- c. Up to twelve (12) du/ac in Planned Growth Areas along arterial or major collector streets.
- d. Up to twenty-four (24) du/ac in Urban Growth Areas.
- e. If a property is developed for residential uses and subsequently subdivided, then:
 - i. The maximum allowable density for the subdivided properties cannot exceed the density that would have been permitted prior to the subdivision of the properties, and a note to that effect shall be provided on the plat.
 - ii. The remaining density after the subdivision, if any, shall be noted on the plat at the time of subdivision.

Ord. No. O-95-3-102, § 1, 4-24-95; Ord. No. O-96-3-101, § 1, 4-22-96; Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-98-10-102, § 1(Exh. A), 11-16-98; Ord. No. O-99-8-101, § 1, 9-27-99; Ord. No. O-99-9-101, § 1, 10-25-99; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-00-11-106, § 1(Exh. A), 1-4-01; Ord. No. O-01-2-103, § 1(Exh. A), 3-26-01; Ord. No. O-01-1-101, § 1(Exh. A), 4-23-01; Ord. No. O-02-11-101, § 1(Exh. A), 12-16-02; Ord. No. O-06-7-101, § 1(Exh. A), 8-28-06; Ord. No. O-09-12-101, § 1(Exh. A), 1-25-10; Ord. No. O-11-7-103, § 1(Exh. A), 8-22-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-13-8-103, § 1(Exh. A), 9-23-13; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-18-10-102, § 1(Exh. A), 11-19-18; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19; Ord. No. O-20-1-101, § 1(Exh. A), 2-24-20

Exhibit A. Proposed Amendments to the Zoning Code

5.32. CB Business and Manufacturing Zone.

5.32.01. *General description.* This zone provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

5.32.02. *Uses permitted.*

- A. Houses, duplexes, attached dwellings, multi-dwelling structures, and upper-level dwellings at a density of up to twelve (12) dwelling units per acre.
 - a. For mixed use developments and upper-level dwellings, density shall be calculated based on the total acreage **including** areas set aside for any uses permitted or uses permitted on review in the CB zone; however, the overall residential density shall not exceed the maximum residential densities set forth in Section 5.32.10 below.
 - b. A Type A landscape screen shall be provided along property lines adjacent to single-family residential uses, in accordance with Section 4.10.11 as if the multi-dwelling structure or development were a commercial use.
- B. Aircraft landing fields, hangars, and equipment.
- C. Amusement resorts.
- D. Armories, undertaking establishments, and assembly halls.
- E. Signs as permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.
- F. Book bindery.
- G. Bottling or packaging works.
- H. Building contractors', building, electrical, and plumbing supply establishments.
- I. Canneries.
- J. Churches, schools, libraries, and museums.
- K. Creamery.
- L. Dry cleaning shops, except that such use shall not include fabric dyeing.
- M. Electrical appliances and equipment assembly.
- N. Electronic equipment assembly and manufacturing.
- O. Engraving and/or printing plant.
- P. Farming, including all types of agriculture and horticulture, except as noted below under subsection 5.32.03, "Uses permitted on review," subsection L.
- Q. Furniture manufacturing.
- R. Garage apartments.
- S. Hotels, motels, and transient mobile home parks, provided that water and sewage disposal plans meet the requirements of the county health department.
- T. Ice manufacture or storage of not more than twenty (20) tons of ice.

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- U. Instrument and meter manufacturing.
- V. Laundry and dry cleaning establishments.
- W. Leather goods fabrication.
- X. Lodging and boarding houses.
- Y. Lumber yards for sale, storage or distribution, but not manufacturing.
- Z. (Deleted May 5, 1970.)
- AA. Monument engraving and sales, but no stone cutting, grinding or polishing.
- BB. Motor vehicles and bicycle service and repair shops, skating rinks, dance halls and establishments selling beer for consumption on the premises.
- CC. Offices, banks, theaters, indoor and outdoor except that in any outdoor theater the screen of such shall be so erected or located that its face, or that side upon which the motion picture image is projected, shall not be visible from any state highway, studios, photograph galleries, barber shops, police and fire stations, service stations, restaurants, cafes and lunch rooms, grocery, clothing or shoe stores, and other retail business or commercial enterprise which is similar in character and not injurious to adjacent premises or occupants thereof by the emission of dust, fumes, smoke, odor, noise, or vibration.
- DD. Optical goods manufacturing.
- EE. Paper products fabrication.
- FF. Produce markets.
- GG. Portable sawmills.
- HH. Public utility service yard or electrical receiving or transforming station.
- II. Retail poultry business, provided that the enterprise is conducted in strict compliance with the regulations of the Health Department, and that adjacent premises or the occupants thereof are not injured by reason of the emission of dust, odors, or noise.
- JJ. II. Roadside stands.
- KK. Sporting goods manufacturing.
- LL. The manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products.
- MM. Wholesale, warehousing, or distribution enterprise.
- NN. Any other retail, wholesale, or light industrial use similar in nature to those described.
- OO. Truck, tractor, and heavy equipment sales, but not motor freight terminals.
- PP. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- QQ. Yard sales, rummage sales and flea market.
- RR. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
- SS. Commercial mulching operation, subject to the requirements of article 4, "Supplementary regulations," section 4.96, "Standards for the use on review approval of commercial mulching operations."
- TT. Indoor paintball ranges.

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Exhibit A. Proposed Amendments to the Zoning Code

UU. Storage of school buses under contract to a public or private school system. See article 3, "Supplementary regulations," section 3.54, "Storage of school buses," for development criteria for school bus storage facilities.

VV. Contractor's storage yard.

WW. Public Safety Facilities.

XX. Vehicle Repair/Service.

YY. Clinics, medical offices, dental offices and other medical uses of a similar nature and size.

~~YY.ZZ.~~ Drive-Through Facilities located on an arterial or major collector street as categorized by the most recently adopted Major Road Plan, subject to Article 4, "Supplementary Regulations", Section 4.108, "Standards for Drive-Through Facilities.

5.32.03. *Uses permitted on review.*

- A. Houses, duplexes, attached dwellings, multi-dwelling structures, or developments, and upper-level dwellings at a density between twelve (12) to twenty-four (24) dwelling units per acre.
 - a. For mixed use developments and upper-level dwellings, density shall be calculated based on the total acreage **including** areas set aside for any uses permitted or uses permitted on review in the CB zone; however, the overall residential density shall not exceed the maximum residential densities set forth in Section 5.32.10 below.
 - b. A Type A landscape screen shall be provided along property lines adjacent to single-family residential uses, in accordance to Section 4.10.11 as if the multi-dwelling structure or development were a commercial use.
- B. Sanitary landfill subject to meeting all requirements set forth in sections 4.70, "Sanitary landfills," and 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- C. The following uses may be permitted, provided that, no such use shall be located nearer than three hundred (300) feet to a public park, school, church, hospital, sanitarium, residential zone or land subdivided and restricted to residential uses, except as otherwise provided in sections 4.10, "Supplementary regulations applying to a specific, to several, or to all zones," and 4.50, "Standards for mining and mineral extraction," of these regulations.
 - 1. Mining and mineral extraction subject to all requirements set forth in sections 4.10, "Supplementary regulations applying to a specific, to several, or to all zones," and 4.50, "Standards for mining and mineral extraction," of these regulations.
- D. Demolition landfills, off-site, subject to article 4, "Supplementary regulations," subsection 4.80.01.B, "Demolition landfills," (off-site generated waste).
- E. Veterinary clinics and animal hospitals.
- F. Child day care centers, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes when considered as uses permitted on review."
- G. Self-service storage facilities.
- H. Composting facility, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review", section 4.95, "Standards for the use-on-review approval of solid waste processing facilities," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- I. Marinas and boat livery subject to the requirements set forth in section 4.30, "Standards for marina and boat livery development," of these regulations.

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Exhibit A. Proposed Amendments to the Zoning Code

- J. Outdoor paintball ranges, subject to the requirements of article 4, "Supplementary regulations," section 4.97, "Standards for the approval of indoor and outdoor paintball ranges."
- K. Adult day care centers, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
- L. Commercial dairies; commercial kennels, rabbit, goat, and other animal or fish and minnow raising farms; egg producing ranches and farms devoted to the hatching, raising, fattening, and butchering of chickens, pigeons, turkeys and other poultry; and hog and other livestock feeding for commercial purposes, subject to the requirements of article 4, "Supplementary regulations," section 4.99, "Requirements for certain agricultural uses, when considered as uses permitted on review in CA, General Business Zones, and CB, Business and Manufacturing Zones."

M. Indoor self-service storage facilities.

~~M.~~ N. Drive-Through Facilities, on properties with frontage on a minor collector street as categorized by the most recently adopted Major Road Plan that are not in the County's Rural Area per the Growth Policy Plan, subject to Article 4, "Supplementary Regulations", Section 4.108, "Standards for Drive-Through Facilities.

5.32.04. *Height.* No building may be built to a height exceeding twice the width of the road upon which the building abuts; buildings may exceed this height limit providing the portion of the building higher than twice the width of the road is set back from every road and lot line one (1) foot for each three (3) feet of height in excess of twice the road width. For multifamily structures or developments, no building shall exceed forty-five (45) feet or three (4) stories in height as measured from the road.

5.32.05. *Lot area.* The minimum requirements for every building or portion of a building used as a dwelling shall be as follows:

A. Houses and duplexes: Seven thousand five hundred (7,500) square feet for the first household, and five thousand (5,000) square feet of lot area for each additional household

B. Attached dwellings: the minimum lot area shall be two thousand (2,000) square feet overall per dwelling.

C. Multifamily structures or developments: See Article 5.31.11.

D. Above-ground dwellings: lot area shall be determined by the ground floor use and the size of the dwelling units shall meet minimum building code requirements.

E. Hotels, motels, and transient mobile home parks: one (1) acre.

5.32.06. *Setback.* For nonresidential structures, no building shall be located closer than twenty (20) feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five (25) feet to the road line; and no hotel or tourist court shall be located closer than fifty (50) feet to the road line. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

5.32.07. *Side yards.* For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

5.32.08. *Rear yard.* For nonresidential structures, there shall be a rear yard on every lot, which rear yard shall have a minimum depth of sixteen (16) feet for a one-story building, twenty (20) feet for a two-story building, and twenty-four (24) feet for a three-story building. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

5.32.09. *Off-street parking.* As regulated by section 3.50.

Exhibit A. Proposed Amendments to the Zoning Code

5.32.10. *Maximum Residential Density.* Residential densities for multi-family in the CB zone shall not exceed the following:

- A. Up to one (1) dwelling unit per acre (du/ac) in the Rural Areas, or up to two (2) du/ac if the property meets the criteria for 2 du/ac in the Rural Areas as defined in the Growth Policy Plan.
- B. Up to 5 du/ac in Planned Growth Areas along minor collector or local streets.
- C. Up to twelve (12) du/ac in Planned Growth Areas along arterial or major collector streets.
- D. Up to twenty-four (24) du/ac in Urban Growth Areas.
- E. If a property is developed for residential uses and subsequently subdivided, then:
 - a. The maximum allowable density for the subdivided properties cannot exceed the density that would have been permitted prior to the subdivision of the properties, and a note to that effect shall be provided on the plat.
 - b. The remaining density after the subdivision, if any, shall be noted on the plat at the time of subdivision.

(Ord. No. O-96-1-102, § 1, 2-26-96; Ord. No. O-96-3-101, § 1, 4-22-96; Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-98-10-102, § 1(Exh. A), 11-16-98; Ord. No. O-99-8-101, § 1, 9-27-99; Ord. No. O-99-9-101, § 1, 10-25-99; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-00-11-106, § 1(Exh. A), 1-4-01; Ord. No. O-01-2-103, § 1(Exh. A), 3-26-01; Ord. No. O-01-1-101, § 1(Exh. A), 4-23-01; Ord. No. O-02-11-101, § 1(Exh. A), 12-16-02; Ord. No. O-09-12-101, § 1(Exh. A), 1-25-10; Ord. No. O-11-7-103, § 1(Exh. A), 8-22-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-13-8-103, § 1(Exh. A), 9-23-13; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17 ; Ord. No. O-18-10-102, § 1(Exh. A), 11-19-18 ; Ord. No. O-19-1-102, § 1(Exh. A), 2-25-19 ; Ord. No. O-19-5-101 , § 1(Exh. A), 6-24-19; Ord. No. O-20-1-101, § 1(Exh. A), 2-24-20)

Exhibit A. Proposed Amendments to the Zoning Code

5.37. CR Rural Commercial Zone.

5.37.01. *General description.* This commercial zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.

5.37.02. *Uses permitted.* Only the following uses shall be permitted by right in the CR, Rural Commercial, zoning district. Where North American Industry Classification System (NAICS) codes are indicated after permitted uses, the businesses listed under that classification in the United States Office of Management and Budget North American Industry Classification Manual, 1997 edition, shall be permitted providing all other requirements of this ordinance are fulfilled. All uses permitted are subject to article 6, "Administration, enforcement and interpretation," section 6.70, "Administrative site plan review":

- A. Retail sales limited to:
1. Farm equipment and supplies.
 2. Plant nurseries (NAICS 444220).
 3. Soils and mulch.
 4. Grocery stores (NAICS 4451).
 5. Household supplies.
 6. Clothing/shoes/jewelry (NAICS 448).
 7. Garden and lawn supplies (NAICS 4442).
 8. Fueling service stations with or without convenience stores (NAICS 447110).
 9. Drugs and medicine (NAICS 446110).
 10. Small appliance sales (NAICS 44311) and repair (NAICS 811412).
 11. Baked goods (NAICS 445291).
 12. Specialty foods (NAICS 4452).
 13. Newsstands/bookstores (NAICS 45121).
 14. Produce (NAICS 445230) (including roadside produce stands).
 15. Florists (NAICS 453110).
 16. Gift shops (NAICS 453220).
 17. Arts/crafts (NAICS 453920).
 18. Antiques.
 19. Sporting goods (NAICS 451110).
 20. Hardware (NAICS 44413).
 21. Fabric/upholstery shops.
 22. Video sales and rentals (NAICS 532230).

Exhibit A. Proposed Amendments to the Zoning Code

- B. Business and personal services limited to:
1. Barber and beauty shops (NAICS 8121).
 2. Tailor/shoe repair (NAICS 811430).
 3. Laundry and dry cleaning (drop-off/pick-up stations only).
 4. Banks and similar institutions (NAICS 522).
 5. Laundromats limited to self-service facilities (NAICS 812310).
 6. Copying services (NAICS 56143).
 7. Restaurants (NAICS 722).
 8. Service and repair of farm equipment.
 9. Equipment rental (excluding vehicles intended for highway use) (NAICS 532).
 10. Instructional schools (limited to dancing, music, arts, crafts, or sports) (NAICS 611610, 611620).
 11. Exercise/fitness centers (NAICS 713940).
- C. Business and professional offices, which provide direct services to customers limited to:
1. Travel agencies (NAICS 561510).
 2. Outpatient medical (NAICS 621).
 3. Dental (NAICS 6212).
 4. Real estate (NAICS 531).
 5. Finance and accounting (NAICS 523, 5412).
 6. Architect/engineering (NAICS 5413).
 7. Insurance (NAICS 524).
 8. Legal services (NAICS 5411).
 9. Local, state and federal government offices and programs.
- D. Veterinary clinics and animal hospitals (NAICS 541940).
- E. Accessory buildings and uses customarily incidental to the above uses such as: parking facilities subject to section 3.50, "Off-street parking requirements," and signs subject to section 3.90, "Signs, billboards, and other advertising structures."
- F. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
- G. Residential uses may be located on the second floor and above of a business. Dwellings may also be located on the same site only if an accessory use to the primary use for a business.
- H. Uses similar to the uses listed as "uses permitted" may be considered for appropriateness by the planning commission under the use determination public hearing process. If the requested use is approved, it may be located in this zoning district.
- I. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- J. Public Safety Facilities.
- 5.37.03. *Uses permitted on review.*

Exhibit A. Proposed Amendments to the Zoning Code

- A. Child day care centers, provided they meet the requirements of section 4.91, "Standards for child day care centers and group day care homes, when considered as uses permitted on review."
- B. Adult day care facilities, provided they meet the requirements of section 4.98, "Standards for adult day care centers, when considered as uses permitted on review."
- C. Any use listed under permitted uses above, which includes drive-through or drive-in facilities. Drive-through facilities shall be subject to Article 4, "Supplementary Regulations", Section 4.108, "Standards for Drive-Through Facilities."
- D. Outdoor storage of materials, product, equipment, etc.
- E. Self-service storage facilities, provided they meet the requirements of section 4.93, "Standards for self-service storage facilities."
- F. Self-service car wash facilities (non-automated) (NAICS 811192).
- G. Dog kennels/animal boarding facilities.
- H. Contractor's storage yard.
- I. Indoor self-service storage facilities.

5.37.04. *Building size regulations.*

- A. No building shall exceed thirty-five (35) feet in height.
- B. No individual building or commercial establishment shall have a floor area exceeding twenty thousand (20,000) square feet.

5.37.05. *Lot area.* The building lot must be a minimum of one (1) acre and a maximum of four (4) acres in size.

5.37.06. *Front yard setbacks and landscaping requirements.* All buildings shall be set back from the street right-of-way lines not less than thirty-five (35) feet. Parking may not be located within the front setback area. The required front yard must contain a minimum of one (1) native shade tree, capable of reaching fifty (50) feet in height at maturity, per every fifty (50) feet or portion thereof of linear street frontage. The native shade trees must be spaced a minimum of fifty (50) feet apart at the time of planting. One (1) ornamental tree is required per every twenty-five (25) feet or portion thereof of linear street frontage, to be placed between and among the shade trees, with a minimum of fifteen (15) feet spacing from the shade trees.

5.37.07. *Side yard setbacks and landscaping requirements.*

- A. Where the side yard is adjacent to a residential or agricultural zone, the building setback shall be not less than twenty-five (25) feet. The side yard must be landscaped with a minimum of one (1) evergreen tree per every twenty-five (25) feet or portion thereof of side yard property depth outside of required front and rear yards. The evergreen trees must be spaced a minimum of thirty (30) feet apart at the time of planting. Shrubs and/or ground cover plantings must cover the remainder of the side yard, except for the space within ten (10) feet from the base of the evergreen trees.
- B. Where the side yard is not adjacent to a residential or agricultural zone, the building setback shall be not less than ten (10) feet. The side yard must be landscaped with a minimum of one (1) native shade tree per every sixty (60) feet or portion thereof of side yard property depth outside of required front and rear yards. The native shade trees must be spaced a minimum of fifty (50) feet apart at the time of planting. One (1) ornamental tree is required per every twenty-five (25) feet or portion thereof of side yard property depth (portion outside of required front and rear yards), to be placed between and among the shade trees, with a minimum of fifteen (15) feet spacing from the shade trees.
- C. Parking may not be located in the required side yard.

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Exhibit A. Proposed Amendments to the Zoning Code

5.37.08. *Rear yard setbacks and landscaping requirements.*

- A. Where the rear yard is adjacent to a residential or agricultural zone, the building setback shall be not less than thirty-five (35) feet. The required rear yard must be landscaped with a minimum of one (1) evergreen tree per every twenty-five (25) linear feet or portion thereof of rear yard property length. The evergreen trees must be spaced a minimum of thirty (30) feet apart at the time of planting. Shrubs and/or ground cover plantings must cover the remainder of the rear yard, except for within ten (10) feet from the base of the evergreen trees.
- B. Where the rear yard is not adjacent to a residential or agricultural zone, the building setback shall be not less than ten (10) feet. The rear yard must be landscaped with a minimum of one (1) native shade tree per every sixty (60) feet or portion thereof of rear yard property length. The native shade trees must be spaced a minimum of fifty (50) feet apart at the time of planting. One (1) ornamental tree is required per every twenty-five (25) feet or portion thereof of rear yard property length, to be placed between and among the shade trees, with a minimum of fifteen (15) feet spacing from the shade trees.
- C. Parking may not be located in the required rear yard.

5.37.09. *Additional landscaping and site development standards.*

- A. Parking areas:
 - 1. All parking lots of twenty (20) or more spaces shall contain within the interior of the parking lot not less than one (1) native shade tree, capable of reaching fifty (50) feet in height at maturity for every ten (10) spaces or fraction thereof. In no case shall more than ten (10) parking spaces be located in a row without a planting island a minimum of nine (9) feet in width containing at least one (1) native shade tree surrounded by shrubs and groundcovers.
 - 2. Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.
 - 3. At the end of any parking row, there must be a terminal planting island a minimum of five (5) feet in width containing at least one (1) native shade tree surrounded by shrubs and groundcovers.
 - 4. At least fifty (50) percent of the length of the exterior walls of the building must have a landscaping strip of at least four (4) feet in width.
- B. Any pre-existing, healthy, applicable landscaping on a proposed site may be counted toward meeting any of the landscaping requirements of this zoning district.

5.37.10. *Off-street parking.* As regulated in article 3, "General provisions," section 3.50, "Off-street parking requirements," of this resolution.

5.37.11. *Signs.* As permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.

5.37.12. *Health department approval.* The development shall not be approved until the county department of code administration has been notified in writing by the county health department that the disposal system for sewage abides by all applicable standards.

5.37.13. *Utilities.* All utility transmission lines serving individual uses shall be placed underground.

5.37.14. *Site lighting.* Lighting of all types shall be directed away from all residential or agricultural zones and any public rights-of-way.

5.37.15. *Administration.* For uses listed as permitted uses within the CR, Rural Commercial zoning district, no building or structure shall be erected or altered until and unless a plan for such development has been filed with and approved by the county department of code administration. The plan shall be filed in accordance with the

Exhibit A. Proposed Amendments to the Zoning Code

requirements of article 6, "Administration, enforcement and interpretation," section 6.70, "Administrative site plan review," of this zoning ordinance.

(Ord. No. O-03-2-103, § 1(Exh. A), 3-24-03; Ord. No. O-09-12-101, § 1(Exh. A), 1-25-10; Ord. No. O-11-4-101, § 1(Exh. A), 5-23-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17 ; Ord. No. O-18-10-102, § 1(Exh. A), 11-19-18 ; Ord. No. O-19-5-101 , § 1(Exh. A), 6-24-19)

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Exhibit A. Proposed Amendments to the Zoning Code

5.38. CN Neighborhood Commercial Zone.

5.38.01. *General description.* This commercial zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The range of permitted uses is limited to those that are generally patronized on a frequent basis by neighborhood residents. Development performance standards are provided to maximize compatibility between commercial uses and adjacent residential uses.

5.38.02. *Uses permitted.* Only the following uses shall be permitted by right in the CN, Neighborhood Commercial, zoning district. Where North American Industry Classification System (NAICS) codes are indicated after permitted uses, the businesses listed under that classification in the United States Office of Management and Budget North American Industry Classification Manual, 1997 edition, shall be permitted providing all other requirements of this ordinance are fulfilled. All uses permitted are subject to article 6, "Administration, enforcement and interpretation," section 6.70, "Administrative site plan review."

- A. Retail sales limited to:
 - 1. Grocery stores (NAICS 4451).
 - 2. Household supplies.
 - 3. Clothing, shoes and jewelry (NAICS 448).
 - 4. Garden and lawn supplies (NAICS 4442).
 - 5. Drugs and medicine (NAICS 446110).
 - 6. Small appliance sales (NAICS 44311) and repair (NAICS 811412).
 - 7. Baked goods (NAICS 445291).
 - 8. Delicatessen goods.
 - 9. Newsstands/bookstores (NAICS 45121).
 - 10. Florists (NAICS 453110).
 - 11. Gift shops (NAICS 453220).
 - 12. Arts/crafts (NAICS 453920).
 - 13. Antiques.
 - 14. Hardware (NAICS 44413).
 - 15. Fabric/upholstery shops.
 - 16. Video sales and rentals (NAICS 532230).
- B. Business and personal services limited to:
 - 1. Barber and beauty shops (NAICS 8121).
 - 2. Tailor/shoe repair (NAICS 811430).
 - 3. Laundry and dry cleaning drop-off/pick-up stations only.
 - 4. Banks and similar institutions (NAICS 522).
 - 5. Laundromats limited to self-service facilities (NAICS 812310).

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6. Copying services (NAICS 56143).
 7. Equipment rental (excluding vehicles for highway use) (NAICS 532).
 - C. Business and professional offices, which provide direct services to customers limited to:
 1. Travel agencies (NAICS 561510).
 2. Outpatient medical (NAICS 621).
 3. Dental (NAICS 6212).
 4. Real estate (NAICS 531).
 5. Finance and accounting (NAICS 523, 5412).
 6. Architect/engineering (NAICS 5413).
 7. Insurance (NAICS 524).
 8. Legal services (NAICS 5411).
 9. Local, state and federal government offices and programs.
 - D. Veterinary clinics and animal hospitals, with no boarding of animals (NAICS 541940).
 - E. Accessory uses to the principal use such as: parking facilities subject to section 3.50, "Off-street parking requirements," indoor storage areas, signs subject to section 3.90, "Signs, billboards, and other advertising structures."
 - F. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
 - G. Residential uses may be located on the second floor and above of a business. Dwellings may also be located on the same site only if an accessory use to the primary use for a business.
 - H. Uses similar to the uses listed as "uses permitted" may be considered for appropriateness by the planning commission under the use determination public hearing process. If the requested use is approved, it may be located in this zoning district.
 - I. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations", subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
 - J. Public Safety Facilities.
- 5.38.03. *Uses permitted on review.*
- A. Child day care centers, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review."
 - B. Adult day care facilities, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
 - C. Restaurants (NAICS 722).
 - D. Fueling service stations with or without convenience stores (NAICS 447110).
 - E. Any permitted use listed above, which includes drive-through or drive-in facilities. Drive-through facilities shall be subject to Article 4, "Supplementary Regulations", Section 4.108, "Standards for Drive-Through Facilities."
 - F. Outdoor storage of materials, products, or equipment.
 - G. Self-service storage facilities, provided they meet the requirements of section 4.106, standards for the use-on-review approval of self-service storage facilities in the CN zoning district.

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- H. Vehicle Repair/Service, provided the use meets the requirements of section 4.106, standards for the use-on-review approval of vehicle repair/service in the CN Neighborhood Commercial Zone.

5.38.04. *Building size regulations.*

- A. No building shall exceed thirty-five (35) feet in height.
- B. No individual building or commercial establishment shall have a floor area exceeding five thousand (5,000) square feet.

5.38.05. *Lot area.* The building lot must be a minimum of ten thousand (10,000) square feet in size.

5.38.06. *Front yard setbacks and landscaping requirements.* All buildings shall be setback from the street right-of-way lines not less than thirty-five (35) feet. Parking must be setback a minimum of ten (10) feet. The parking setback area must contain a minimum of one (1) native shade tree, capable of reaching fifty (50) feet in height at maturity, per every sixty (60) feet or portion thereof of linear street frontage. The native shade trees must be spaced a minimum of fifty (50) feet apart at the time of planting. One (1) ornamental tree is required per every twenty-five (25) feet or portion thereof of linear street frontage, to be placed between and among the shade trees, with a minimum of fifteen (15) feet spacing from the shade trees.

5.38.07. *Side yard setbacks and landscaping requirements.*

- A. Where the side yard is adjacent to a residential zone, the building setback shall be not less than twenty (20) feet. The required side yard must be landscaped with a minimum of one (1) evergreen tree per every thirty (30) feet or portion thereof of side yard property depth outside of required front and rear yards. The evergreen trees must be spaced a minimum of thirty (30) feet apart at the time of planting. Shrubs and/or ground cover plantings must cover the remainder of the side yard, except for the space within ten (10) feet from the base of the evergreen trees.
- B. Where the side yard is not adjacent to a residential or agricultural zone, the building setback shall be not less than ten (10) feet. The side yard must be landscaped with a minimum of one (1) native shade tree per every sixty (60) feet or portion thereof of side yard property depth outside of required front and rear yards. The native shade trees must be spaced a minimum of fifty (50) feet apart at the time of planting. One (1) ornamental tree is required per every twenty-five (25) feet or portion thereof of side yard property depth (portion outside of required front and rear yards), to be placed between and among the shade trees, with a minimum of fifteen (15) feet spacing from the shade trees.

5.38.08. *Rear yard setbacks and landscaping requirements.*

- A. Where the rear yard is adjacent to a residential or agricultural zone, the building setback shall be not less than twenty-five (25) feet. The required rear yard must be landscaped with a minimum of one (1) evergreen tree per every twenty-five (25) linear feet or portion thereof of rear yard property length. The evergreen trees must be spaced a minimum of thirty (30) feet apart at the time of planting. Shrubs and/or ground cover plantings must cover the remainder of the rear yard, except for within ten (10) feet from the base of the evergreen trees.
- B. Where the rear yard is not adjacent to a residential or agricultural zone, the building setback shall be not less than ten (10) feet. The rear yard must be landscaped with a minimum of one (1) native shade tree per every sixty (60) feet or portion thereof of rear yard property length. The native shade trees must be spaced a minimum of fifty (50) feet apart at the time of planting. One (1) ornamental tree is required per every twenty-five (25) feet or portion thereof of rear yard property depth to be placed between and among the shade trees, with a minimum of fifteen (15) feet spacing from the shade trees.

5.38.09. *Additional landscaping and site development standards.*

- A. Parking areas:

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1. All parking lots of twenty (20) or more spaces shall contain within the interior of the parking lot not less than one (1) native shade tree, capable of reaching fifty (50) feet in height at maturity for every ten (10) spaces or fraction thereof. In no case shall more than ten (10) parking spaces be located in a row without a planting island a minimum of nine (9) feet in width containing at least one (1) native shade tree surrounded by shrubs and groundcovers.
2. Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.
3. At the end of any parking row, there must be a terminal planting island a minimum of five (5) feet in width containing at least one (1) native shade tree surrounded by shrubs and groundcovers.
4. At least fifty (50) percent of the length of the exterior walls of the building must have a landscaping strip of at least four (4) feet in width.

- B. Any pre-existing, healthy, applicable landscaping on a proposed site may be counted toward any of the landscaping requirements of this zoning district.

5.38.10. *Off-street parking.* As regulated in article 3, "General provisions," section 3.50, "Off-street parking requirements," of this resolution.

5.38.11. *Signs.* As permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.

5.38.12. *Health department approval.* The development shall not be approved until the county department of code administration has been notified in writing by the county health department that the disposal system for sewage abides by all applicable standards.

5.38.13. *Utilities.* All utility transmission lines serving individual uses shall be placed underground.

5.38.14. *Site lighting.* Lighting of all types shall be directed away from all residential or agricultural zones and any public rights-of-way.

5.38.15. *Administration.* For uses listed as permitted uses within the CN, Neighborhood Commercial zoning district, no building or structure shall be erected or altered until and unless a plan for such development has been filed with and approved by the county department of code administration. The plan shall be filed in accordance with the requirements of article 6, "Administration, enforcement and interpretation," section 6.70, "Administrative site plan review," of this zoning ordinance.

5.38.16. *Sidewalks.* Pedestrian sidewalks must be provided on each site to allow access to the adjacent neighborhood. If adjacent properties have a sidewalk, the sidewalk must connect with it. If adjacent properties are vacant, then the developer must post a bond with the county department of engineering and public works to guarantee installation of a sidewalk at the time of development of adjacent properties. Sidewalks must be paved with a minimum width of four (4) feet.

(Ord. No. O-03-2-102, § 1(Exh. A), 3-24-03; Ord. No. O-11-4-101, § 1(Exh. A), 5-23-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-17-8-103, § 1(Exh. A), 9-25-17; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19; Ord. No. O-20-1-101, § 1(Exh. A), 2-24-20)

Exhibit A. Proposed Amendments to the Zoning Code

5.91. TC Town Center Zone.

5.91.01. *General description.* The purpose of the TC, Town Center Zone, is to encourage the creation of pedestrian-oriented, mixed-use developments, providing shopping, employment, housing and business and personal services. These developments are intended to promote an efficient, compact land use pattern; encourage use of public transportation; reduce reliance on private automobiles; promote a more functional and attractive community through use of recognized principles of urban design; and to preserve historic structures and allow developers considerable flexibility in land use and site design. As an incentive, this zone offers flexible land use and development standards. A high level of attention to site and building design is required to promote attractive, functional development that is more compatible with residential and office uses than conventional commercial development.

These regulations are intended to prohibit excessive impacts of large-scale development on the district, which depends upon walkability and viable mixed-use development to enhance air and water quality, reduce traffic congestion, promote safety from traffic accidents, and enhance a pedestrian oriented land use plan. The regulations regarding height and front entrance orientation to a sidewalk and street necessitate that large retail enterprises be creatively designed. Considerations for such design include a height of two (2) or more stories, breaking up the facades of large retail space with other uses that are predominantly two (2) or more stories and maintaining larger retail space within the confines of the block dimensions that are required in this zone.

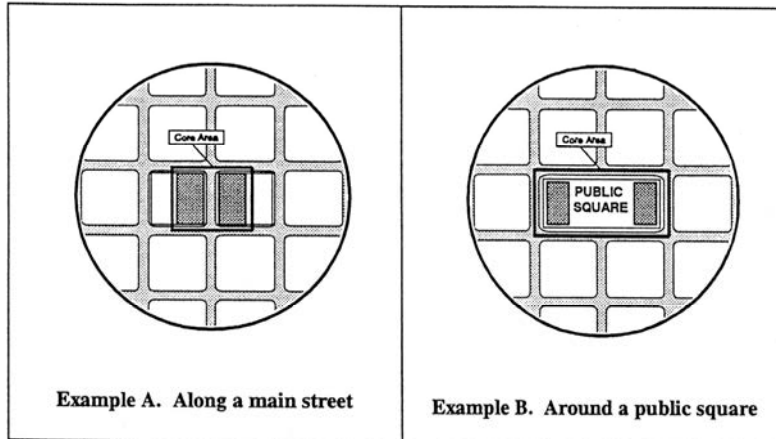
5.91.02. *General requirements.* It is necessary that a development plan be approved by the planning commission in order to pursue the development of a TC, Town Center Zone. The zone shall be established adjacent to an arterial or collector street. The zone shall contain a core area and a peripheral area. The general requirements for these areas are:

The core area. Pedestrian-oriented uses are required on the ground floor. Upper-story uses can include dwellings, offices, studios or other permitted uses identified in subsection 5.91.03, "Uses permitted." The minimum area shall be two (2) acres. The core area should be created along a main street or public square as shown in the following examples.

The peripheral area. This area can include a mix of uses on the various floors of buildings or a mix of single-purpose buildings, such as attached houses, apartments and office buildings. Subsection 5.91.03, "Uses permitted," provides a list of permitted uses. The maximum extension from the core area shall be one thousand two hundred (1,200) feet.

The intensity of uses in the core and peripheral areas may be limited by the planning commission, based upon adopted plans, surrounding land use, transportation and environmental impacts or other factors that the commission finds to be relevant.

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5.91.03. *Uses permitted.* Only the following uses shall be permitted in the TC, Town Center Zone:

Use	Core Area Ground Level	Core Area Upper Level/s	Peripheral Area
1. Retail sales and trade.	X	X	
2. Offices, including medical offices and clinics.		X	X
3. Hotels and motels.	X	X	X
4. Banks, savings and loans, mortgage companies and stockbrokers.	X **	X	X
5. Eating and drinking establishments.	X **	X	X
6. Personal service establishments.		X	X
7. Business service establishments.		X	X
8. Commercial and job printing.	X	X	X
9. Establishments offering repair services on small appliances, electronic equipment, watches, furniture, and similar items.	X	X	X
10. Amusement, entertainment and recreation establishments.	X	X	
11. Wholesaling from sample stocks only, provided that no manufacturing or storage for distribution shall be permitted on the premises.		X	X
12. Business schools, studios and vocational schools not involving processes of light or heavy industrial nature.		X	X
13. Laboratories and establishments for production and repair of jewelry, eyeglasses, electronic equipment, small appliances, hearing aids, and prosthetic appliances.		X	X
14. Clubs and lodges.		X	X
15. Churches and similar places of worship.	X	X	X

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16. Governmental, educational, and cultural facilities, other than middle or high schools.		X	X
17. Bed and breakfast inns.	X	X	X
18. Utility substations, easements, and transportation easements.			X
19. Other uses and structures which are customarily accessory and clearly subordinate and incidental to permitted uses and structures and are not of a nature prohibited under "Prohibited Uses and Structures."	X	X	X
20. Any other store or shop for retail trade or for rendering personal, professional, or business services, which the planning commission finds does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.	*	*	*
21. Dwelling units.		X	X
22. Live/work units.	X	X	X
23. Parks and recreational establishments and facilities.	*	*	*
24. Call centers, not exceeding twenty thousand (20,000) square feet at the ground floor.		X	X
25. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).	X		X
26. Public Safety Facilities			

* To be considered as part of development plan review.

** Drive-through facilities are subject to 5.91.04.D that follows, and Section 4.108, Standards for Drive-Through Facilities and Section.

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5.91.04. *Uses permitted on review and regulations regarding those uses.*

- A. Private day nurseries and kindergartens, subject to the following standards:
1. Total building area shall equal seventy (70) square feet of usable play area per child. At least thirty-five (35) square feet of this area per child shall be designated for large motor skill activities.
 2. There shall be a minimum of fifty (50) square feet of usable outdoor play area for each child on the playground at one (1) time with the maximum number of children to be permitted on the playground at one (1) time to be established by the state department of human services at the time of licensing.
 3. As an alternative to subsections 1. and 2. above, the following minimum requirements may be used:
 - a. The total lot area shall not be less than ten thousand (10,000) square feet.
 - b. The building must provide thirty (30) square feet per child of usable indoor play space, not including halls, kitchen, or office space.
 - c. A fenced play area of not less than two thousand five hundred (2,500) square feet for the first twenty (20) children shall be provided. For every additional child, an additional one hundred (100) square feet shall be provided.
 4. The outdoor play area shall be fenced to a minimum height of four (4) feet.
 5. The fenced play area shall be thirty-five (35) feet from any public street. Where the 35-foot setback cannot be met, the applicant may have the option of installing a vehicle barrier that will meet the objectives of separation and safety. The barrier alternative shall be subject to approval by the department of engineering and public works.
 6. Asphalt, concrete, and other non-resilient surfaces shall be prohibited under and around outdoor play equipment where children could possibly fall more than one (1) foot. This includes:
 - a. At least two (2) feet around any climbing apparatus.
 - b. At least four (4) feet beyond the end of any slide.
 - c. At least two (2) feet beyond the end of the arc of any swing.
- B. Marinas, subject to the standards in section 4.30, "Standards for marina and boat livery development."
- C. Parking structures, provided that retail, office or other nonresidential uses are established at ground level along seventy (70) percent of street-oriented facades.
- D. Drive-through facilities:
1. Banks, each of which may have two (2) drive-through lanes
 2. Pharmacies, each of which may have one (1) drive-through lane.
 3. All drive-through facilities must be designed in similar architectural style to the main building and be located to the rear of the bank or pharmacy. They should be separated from parking areas with at least six (6) feet of continuous landscaped space, planted with similar trees and shrubbery that is used in other portions of the parking lot; the exit from the drive-through shall be back to the alley or parking area exit to minimize vehicle/pedestrian conflicts. Landscaping should not block sight distance to driveways, alley or streets.

5.91.05. *Prohibited uses and structures.* All uses and structures not of a nature specifically permitted herein are prohibited in the TC, Town Center Zone.

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5.91.06. Area regulations.

A. Minimum size of a TC, Town Center Zone:

1. Four (4) acres when adjacent to an existing, medium density residential development of four (4) or more acres, which includes pedestrian connections to the town center;
2. Otherwise, eight (8) acres with a minimum core area of two (2) acres.

The zone shall include the area of streets, alleys, squares and other public places.

B. Maximum size of a TC, Town Center Zone: the edge of the peripheral area shall not exceed a distance of one thousand two hundred (1,200) feet from the core area.

C. Area regulations for houses, attached houses, and duplexes are as follows:

REGULATION	HOUSE	DUPLEX	ATTACHED HOUSE
Minimum Lot Size	5,000 square feet 5,500 square feet on corner lot	7,000	2,000 square feet 2,500 square feet on corner lot
Maximum Lot Size	None	None	4,000 square feet
Minimum Lot Width	40', 45' on corner lot, 50' if a driveway is provided from the front of the property	50'	20', 25' on corner lot
Maximum Height (a)	2½ stories/35'	2½ stories/35'	2½ stories/35'
Maximum Front Yard Setback (b)	25' to habitable portion of the house	25' to habitable portion of the units	10'
Minimum Front Yard Setback (c)	20' to habitable portion of the house	20' to habitable portion of the units	5'
Minimum Street Side Yard Setback	10'	10'	5'
Minimum Interior Side Yard Setback	5'	5'	0'
Minimum Rear Yard Setbacks: Main Building/ Accessory Buildings (d)	25'/5'	25'/5'	25'/5'
Maximum Building Coverage	55%	55%	70%
Maximum Impervious Cover	65%	65%	90%

- (a) The minimum number of stories in an attached house shall be two (2).

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- (b) The maximum front yard setback may be extended to forty (40) feet for all houses on a block to address such constraints as topography, utility easements and tree conservation, provided that the concepts and the need for the greater setbacks are set forth in the development plan.
 - (c) Outdoor porches may extend ten (10) feet into the front yard space. Porch steps may extend up to an additional eight (8) feet into the front yard setback. For privacy, the ground level of attached houses should be at least eighteen (18) inches above sidewalks.
 - (d) Garages shall be located behind houses, attached houses, and duplexes. When access is provided from alleys, there shall be at least ten (10) feet of separation between the alley pavement and the garage. The garage shall be separated from the residence with a yard or patio area that has a minimum length of eighteen (18) feet.
- D. Area regulations for other uses are as follows:
- 1. Front yard: To be determined by the planning commission through approval of a master development plan.
 - 2. Minimum side yard:
 - a. Exterior lots: Same as abutting zoning district.
 - b. Corner lots: Same as article 3, "General provisions," subsection 3.30.01.
 - c. Interior lots: None.
 - 3. Minimum rear yard: To be determined by the planning commission through approval of a master development plan.
 - 4. The maximum site coverage is:
 - a. With all parking under the building, ninety (90) percent.
 - b. With a parking structure of two (2) or more levels on the same lot, seventy-five (75) percent.
 - c. With surface parking on the same lot, fifty (50) percent.
 - 5. The maximum length of a block is three hundred (300) feet unless buildings on the block are separated by a pedestrian plaza or similar outdoor space that has a minimum of width of thirty (30) feet in which case the length of the block shall not exceed six hundred (600) feet. A minor portion of the pedestrian space can be covered as in the case of such features as an entrance gate or clock tower.
- E. Build-to lines: To be determined by the planning commission through approval of a master development plan.
- 5.91.07. *Building height and number of stories in the core area.*
- A. Minimum. Two (2) stories, with the following exceptions and limitations:
- 1. One (1) story and one and one-half (1½) story construction is acceptable for new buildings with a ground floor of seven thousand (7,000) square feet or less.
 - 2. One (1) story grocery stores, not to exceed thirty thousand (30,000) square feet. One (1) story grocery stores that exceed thirty thousand (30,000) square feet must have two (2) story liner buildings, with a use on each floor, that face the most prominent adjacent street(s) as determined in the development plan approval process.

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3. Theatres, churches and other places of worship, and such public facilities as auditoriums may be based on one-story-construction, which the planning commission finds to be compatible in height with other buildings on the street.
 4. Other one (1) story retail uses provided that each block face that contains those buildings has a majority of multi-story buildings. Two (2) or greater story liner buildings, as defined in article 2, "Definitions," may be used to meet this requirement.
 5. The ground floor area of all one (1) story buildings and one and one-half (1½) story buildings shall not exceed twenty-five (25) percent of the total ground floor area of all buildings in the development plan or in any phase of the development plan.
- B. Maximum to be determined by the planning commission through approval of a development plan as required in subsection 5.91.12, "Development plan and standards," with the following exceptions:
1. Buildings at the edge of a TC Town Center Zone shall not exceed two and one-half (2½) stories and thirty-five (35) feet when abutting a low density residential area as identified in the applicable sector plan.
 2. The overall density of residential development in the peripheral area shall not exceed twelve (12) dwelling units per acre.

5.91.08. *Parking.* Off-street, surface parking in the core area shall be located behind buildings, with the exception of one (1) aisle as outlined in subsection 5.91.13, "Standards for specific improvements." Off-street parking for nonresidential uses in the peripheral area shall be located behind or to the side of buildings.

On-street parking is to be provided. The number of on-street parking spaces that are created adjacent to the street frontage of a building shall be subtracted from the number of required off-street parking spaces. The planning commission may prohibit on-street parking on arterial or collector streets or on existing streets that cannot, as determined by the director of the department of engineering and public works, be reasonably reconstructed to include on-street parking.

Off-street surface parking for retail uses shall be based on a minimum of seventy (70) percent and a maximum of ninety (90) percent of the required spaces in subsection 3.50.10. There is no maximum for parking spaces when the off-street parking is contained in a parking structure.

Off-street surface parking for other uses shall be based on providing a maximum of ninety (90) percent of the required spaces in subsection 3.50.10, with the following exceptions:

- A. When the core area of the TC Town Center Zone is within a one-quarter (¼) mile walk via sidewalks of a Knoxville Area Transit stop, an additional reduction may be requested of or may be required by the planning commission.
- B. Residential off-street parking shall be provided as follows:
 1. One (1) space for each house or attached house; two (2) spaces for each duplex.
 2. One (1) space for each efficiency or one-bedroom unit in an apartment.
 3. One and one-half (1½) spaces for the first twenty (20) dwelling units of two (2) or more bedrooms in an apartment building and one (1) space for each dwelling unit exceeding twenty (20) units.

Other than houses, attached houses, and duplexes, the number of off-street, surface parking spaces cannot exceed the preceding requirements. All off-street residential parking is to be located off alleys unless the planning commission finds that the extent of existing development or topographic conditions limit such access provisions.

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- C. Shared parking arrangements are encouraged and shall be identified in the development plan. An agreement for the use of shared parking shall be submitted with the development plan.
 - D. Parking structures that are constructed within the zone may be used to meet the preceding requirements, provided that the development plan identifies the number of spaces that are to be created and the land uses that are to be served by the structure.
- 5.91.09. *Loading and storage of refuse.*
- A. *Loading.* Loading space shall be accommodated to the rear of buildings and shall not include alley or driveway areas.
 - B. *Storage of refuse.* Commercial units shall maintain a separate refuse storage container from that used by residents. It shall be clearly marked for commercial use only and use by residential tenants is prohibited. Refuse storage containers shall be screened on all sides from ground-level view and shall be of the same finishing material used on the principal building.
- 5.91.10. *Landscaping.*
- A. Native shade trees that grow to a minimum height of forty (40) feet at maturity shall be planted along all streets at a maximum average spacing of forty (40) feet on center. For the purposes of this requirement, alleys and unimproved rights-of-way are not to be considered streets.
 - B. Parking lots containing more than five thousand (5,000) square feet shall be designed and landscaped as follows:
 - 1. To foster attractive community appearance and to provide for orderly, safe, and systematic circulation within parking areas, off-street parking areas constructed on grade shall meet the following site improvement standards:
 - a. Perimeter landscaped buffers shall be provided between the parking lot and alleys, buildings, sidewalks, and other edges of the parking area.
 - b. Interior landscaped areas and parking aisles shall be arranged so as to channel traffic and minimize vehicular and pedestrian conflicts within parking areas. The maximum distance between perimeter landscaped buffers and interior landscaped aisles shall be one hundred twenty (120) feet.
 - c. Terminal islands shall be provided at the end of all parking aisles and an interior landscaped island shall be provided for every ten (10) parking spaces.
 - d. The width of landscaped buffers, aisles and islands shall be a minimum of seven (7) feet. A combination of native shade, evergreen and under-story trees and shrubbery shall be planted in the landscaped areas.
 - C. For monument or ground-mounted shingle signs: Appropriately sized shrubbery or flowers shall be planted around the base of the sign.
 - D. Along building foundations: For those buildings with front, side or rear yard space, eighty (80) percent of the exterior wall exclusive of doors, loading docks and similar entrances to a building shall be landscaped with shrubbery. This provision does not apply to the front of buildings that meet a sidewalk.
- 5.91.11. *Signs.*
- A. A master signage plan shall be part of the development plan. After approval of a master signage plan by the planning commission, the planning commission staff may approve minor changes to the signage plan administratively. For the purpose of these regulations, minor changes include:

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1. An increase in the size of any sign by up to ten (10) percent provided this does not exceed the maximum sizes permitted below.
 2. Changing the text, message, design or material of any sign shall not require approval by the planning commission or planning commission staff, providing that the sign is consistent with the standards contained in the master signage plan.
- B. Types of signs permitted, subject to approval of master signage plan.
1. Monument signs. Surface area not to exceed twenty (20) square feet on lots with a frontage of one hundred (100) feet or less and thirty (30) square feet on other lots within the zone. Monument signs that are used at entrances to identify the overall zone may be up to one hundred (100) square feet. Monument signs may have two (2) sides.
 2. Shingle signs. Surface area not to exceed twelve (12) square feet on lots with a frontage of one hundred (100) feet or less and eighteen (18) square feet on other lots within the zone. Height shall not exceed six (6) feet.
 3. Directional signs.
 4. Wall signs including projected and face mounted signs.
 5. Window signs, not exceeding ten (10) percent of that window space.
- C. Advertising signs, billboards, and ground signs, with the exception of monument signs, are prohibited.

5.91.12. *Development plan and standards.* The purpose of the development plan and standards is to create buildings that are of varied design yet complementary to each other. Consistency is expected in establishing setbacks, sidewalks, landscaping, lighting and related features. The development plan must address the features that are outlined below. Design guidelines already approved for a HZ, Historical Overlay Zone may be accepted in fulfillment of this requirement to the extent that the features listed below are addressed.

If the development plan does not include the entire area of the conceptual site plan that was approved at the time of rezoning, then a phasing plan must be submitted for planning commission approval. A phasing plan must include the minimum and maximum square feet and minimum and maximum height of the proposed uses, as well as the projected open space, pedestrian and road systems.

- A. *Architectural features.*
1. Building type (for example, slot commercial buildings constructed to sidewalk, attached houses).
 2. Building facade.
 3. Exterior features.
 4. Building height, set backs and build-to line standards.
 5. Roofs and rooftops.
 6. Exterior materials.
 7. Exterior colors.
 8. Permitted signs.
 9. Prohibited signs.
 10. Sign design standards.
- B. *On-site and off-site improvements.*
1. Fences and walls.

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2. Main street, square or plaza.
 3. Landscaping.
 4. Special pavement and sidewalk treatments.
 - (a) Sidewalks.
 - (b) Accent patterns at street intersections.
 5. Setbacks and sidewalk easements.
 6. Street lighting.
 7. Street furniture.
 8. Parking standards.
 9. Refuse storage.
10. Utilities. All utility lines shall be placed underground with the exception of redevelopment areas in which this provision may be waived by the planning commission.
- A plan for the maintenance of the preceding improvements, including appropriate agreements, may be required by the planning commission.

5.91.13. *Standards for specific improvements.*

- A. Where public transit is available: loading/unloading space and appropriate shelter shall be provided when the planning commission finds that the zone is large enough to warrant such a facility.
 - B. Sidewalks are to be established throughout the zone as follows:
 1. *Core area minimum standards.*
 - a. Ten-foot-wide sidewalks with street trees in tree wells, when one and one-half-story and/or two-story buildings compose the area. A yard space may be established between the buildings and the sidewalk.
 - b. Twelve-foot-wide sidewalks for two-story buildings, constructed to the edge of the sidewalk with street trees to be established in tree wells.
 - c. Fourteen-foot-wide sidewalks for buildings higher than two (2) stories, constructed to the edge of the sidewalk with street trees to be established in tree wells.
 2. *Peripheral area minimum standards.*
 - a. Five-foot-wide sidewalks with a seven-foot planting strip measured from the street-side edge of the curb when at least five (5) feet of yard space is provided between buildings and sidewalks.
 - b. Twelve-foot-wide sidewalks when buildings are established to the edge of the sidewalk with street trees to be established in tree wells.
- The planning commission may approve different sidewalk configurations if it finds that the intent of preceding standards which is safe, comfortable pedestrian circulation can be realized through another design. The commission may waive the preceding dimensional requirements in areas with preexisting sidewalks.
- C. The provision of public open space, including squares, plazas, greens and parks shall be required by the planning commission. The amount of required open space(s) shall not exceed ten (10) percent of the

Exhibit A. Proposed Amendments to the Zoning Code

area within the zone. Yards, planting strips and landscaped road medians are not to be considered in fulfilling this requirement.

- D. Provisions for block size, building orientation and functional entrances:
1. Each side of a block shall be no longer than three hundred (300) feet in the core area, unless broken by a pedestrian corridor.
 2. All buildings and liner buildings must front on and have front entrances that are oriented to a street with the exception in subsection 5.91.13.D.3 below.
 3. One (1) aisle of off-street parking with two (2) rows of parking may be considered in front of buildings that are not in the mixed use, "main street" portion of the core area which is the retail mixed use "main street core"; this would allow, for instance, a location for parking that would not compete with a natural feature that is on the site such as parking between a water body and a building.
 4. Functioning entry door(s) shall be provided along ground story facades at intervals not greater than fifty (50) linear feet for retail uses.

5.91.14. *Administrative procedures.* A TC, Town Center Zone shall be established through a two-step procedure:

- A. Rezoning, including a conceptual site plan, depicting (1) the configuration of streets, public spaces, core area and, if applicable, peripheral area, and (2) the general location, intensity and mix of uses.
- B. Approval of a development plan, subject to the requirements of section 6.50, "Procedures for authorizing uses permitted on review;" section 4.10, "Supplementary regulations applying to a specific, to several, or to all zones," section 2, "Development standards for uses permitted on review," and the additional requirements of this section. The development plan shall include:
 1. A site plan showing compliance with the requirements of the zoning ordinance and other applicable county ordinances.
 2. A landscaping plan.
 3. A master signage plan.
 4. Architectural design guidelines for new development and any changes to the exterior of buildings visible from public roads. Architectural elevation drawings drawn to scale and showing materials to be used may be substituted for architectural design guidelines.
 5. A schedule of permitted uses, including the proposed residential densities. The applicant may ask for approval for all uses listed in subsection 5.91.03, "Uses permitted," above, or the schedule of permitted uses may exclude some of the uses listed in subsection 5.91.03, "Uses permitted." The schedule may also limit the size of individual buildings.
 6. Specific operational standards for permitted hours of operation for any business, delivery of stock in trade or supplies for any business, permitted levels of noise, including amplified sound, from any business or entertainment event, and other such operating restrictions needed to promote compatible coexistence of mixed uses in the development.
 7. If a certificate of appropriateness for the design of buildings, signs, landscaping or parking lots has been approved by the historic zoning commission or their designee, then the planning commission may accept this approval in lieu of a development plan for these project elements.
 8. As part of the development plan, the owner or owners of property within the zone may voluntarily establish a design review committee and enter into covenants or binding agreements

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to enforce design standards and provide for design review. Documents outlining the committee's responsibilities and review procedures shall be filed with the development plan.

- C. Alternative compliance may be permitted under use-on-review by the planning commission. The purpose of alternative compliance is to foster innovative, high quality, environmentally-sustainable development that meets the intent of this pedestrian-oriented, mixed use zone that would not otherwise be allowed by a strict interpretation of the zone regulations.
- D. After consideration of the development plan, the planning commission may approve, deny, or approve the plan subject to conditions or modifications.
- E. It is the intention of these TC, Town Center Zone regulations that after approval of a development plan, new construction, changes of tenants or land uses, and changes in signage, landscaping or parking layout may be approved administratively by planning commission staff, providing that the executive director certifies that these changes comply with the standards of this ordinance and the approved development plan.

(Ord. No. O-01-6-101, § 1(Exh. A), 7-23-01; Ord. No. O-06-7-101, § 1(Exh. A), 8-28-06; Ord. No. O-09-10-101, § 2(Exh. A), 11-16-09; Ord. No. O-11-1-103, § 1(Exh. A), 2-28-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19; Ord. No. O-22-2-101, § 2, 3-28-22)

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Exhibit B. Minor Collectors with CA and/or CB zoning

Notes:

1. If a property with a CA or CB zone also had frontage on an arterial or major collector, it was not included in the calculations for minor collectors, since a drive-through establishment is proposed to be allowed by right on those road classes.
2. If a property with a CA or CB zone also had frontage on another minor collector, it was only counted once.
3. The "Notes" column cites occasions when a CA or CB zone was not counted.
4. For more information on the place types, see the Knox County [Comprehensive Plan](#) and [Appendix H](#)

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
ARTELLA DR	0.598437	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BABELAY RD (major and minor)	3.518885	Yes*	2	Location 1: No	No	Yes	UGB	SF residential	No	SR	No	No	No	CB zone on 3 parcels across from the intersection of Babelay Rd and Whelahan Farm Rd.
				Location 2: Yes	No	Yes	Rural Area	Ag/for/vac, SF residential	No	RC (Rural Conservation)	No	No	No	CA zone across from Link Rd. *There is also CA zoning on the property fronting Washington Pk not counted here.
BADGETT RD	2.404321	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BAKERTOWN RD (major and minor)	0.691964	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BEELER RD	1.366321	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BELL CAMPGROUND RD (major and minor)	2.456153	Yes	1	Yes	1 parcel is vacant	Yes	PGA	SF residential, rural residential, ag/for/vac, and P-QP (church)	Yes, by zone, but not by use	SR for most parcels; CMU (Corridor Mixed Use) for 3	SR: No; CMU: CA is; CB is not	3 parcels are but the other 9 are not	Yes	CA node consisting of 12 properties at the intersection with Old Clinton Pk (another minor collector). Does not follow parcel lines. Another CA zone occurs where Bell Campground Rd is a major collector (so it is not counted here).
BERKSHIRE BLVD	1.259531	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BLACK RD	1.175665	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BLACKS FERRY RD	0.241302	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BLUEGRASS RD	3.09925	Yes	2	Location 1: Yes	No	No	PGA	Commercial	No	SR	SR: No	No	No	CA zone on 2 properties near I-40 interchange that does not follow property lines.
				Location 2: Some is	No	Yes	PGA	SF residential, office, ag/for/vac, commercial	Yes	CMU	CMU: CA is; CB is not	Yes	Yes	Small CA node at intersection with Ebenezer Rd consisting of 5 parcels (4 have no RZ case associated with them).
BOB KIRBY RD	1.6968	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* has CA or CB not counted
 ** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
BOYD STATION RD	0.800604	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BRIDGEWATER RD (major and minor)	0.465024	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	CA only exists on section classified as major collector.
BROOME RD	0.006579	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BROWN RD	2.161064	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BUD HAWKINS RD	4.830009	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zoning at intersection with Middlebrook Pk (arterial).
BULL RUN DR	2.046117	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BURNETT CREEK RD	3.397896	Yes	3	Location 1: Yes	No	Yes	UGB	SF residential	No	RC	No	No	No	CB zone at intersection with Island Home Pk (another minor collector).
				Location 2: Yes	No	Yes	PGA	SF residential, rural residential	No	RC	No	Yes	Yes	CA zoning abutting the Forks of the River Wildlife Management Area.
				Location 3: Yes	Some are	Yes	PGA	SF residential, rural residential, multifamily, ag/for/vac, office, wholesale	Yes, by zone, but not by use	SR, SMR	SR: No, SMR: Secondary, but at small scale (CN & CR are the	SR: No, SMR: No	Yes	CA and CB at a node over several parcels at the intersection with E Governor John Sevier Hwy (major arterial).
BUTTERMILK RD	2.67189	Yes	1	Yes	Some are	Yes	UGB, PGA	SF residential, rural residential, ag/for/vac, and P-QP (church and cemetery)	Yes, by zone, but not by use	RC, CI, POS (Parks and Open Space)	RC: No; CI: Secondary; POS: No	No	Yes	CA zoning at the intersection with Everett Rd (another minor collector at this location).
BYINGTON SOLWAY RD	1.833425	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CARMICHAEL RD	1.402044	No**	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CARPENTER RD	1.202444	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CARTER MILL DR	1.613369	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CATE RD	1.270082	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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 ** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
CENTER PARK DR	0.306609	No**	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CHERAHALLA BLVD	0.923621	Yes	1	No	No	No	PGA	Commercial, P-QP. SF residential, ag/for/vac	Yes	TCMU (Town Center Mixed Use)	No	Yes	Yes	CA zoning in the TTCDA area at intersection w/Hardin Valley Rd (major arterial at this location).
CHESNEY RD	0.29515	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CHOTO RD	2.673816	Yes	1	Yes	No	Yes	Rural Area	Public recreation, rural residential, ag/for/vac, SF residential	No	RL	No	No	No	CA zone off of Choto Rd at Choto Marina Way.
CHRISTIAN ACADEMY BLVD	0.250047	No**	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CHUCK JONES DR	0.143661	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CIRCLE RD	2.469405	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CLAPPS CHAPEL RD	2.631394	Yes	1	Yes	No	Yes	Rural Area	SF residential, ag/for/vac, and rural residential; commercial	No			No	No	CA zoning occurs on 3 parcels across from the terminus of Branson Ln. This is old CA zoning that does not follow parcel boundaries. Another CA zone is accessed off E Emory Rd (a major arterial) and is not counted here.
CLARK DR	2.161855	Yes	1	Yes	Yes	Yes	Rural Area	vacant land	No	RC (Rural Commercial)	No	No	No	CA placed on a portion of a property near the intersection with Gathering Place Way (private jpe). This is old CA zoning that does not follow a parcel boundary.
COGDILL RD	0.856999	Yes	3	Location 1: No	No	No	PGA	Commercial, office, industrial, ag/for/vac	Yes	BP	BP: Secondary	No	Yes (across street)	3 CB-zoned areas in the same industrial & commercial area. The first is along Deerborn Ln off of Cogdill Rd.
				Location 2: No	No	No	PGA		Yes	BP	BP: Secondary	No	No	South of Starkey Ln.
				Location 3: No	No	No	PGA		Yes	BP	BP: Secondary	No	No	Abuts Technology Dr.
CONNER RD	3.072723	Yes	1	No	No	Yes	PGA		Yes	CC , BP	CC: Primary, BP: Secondary	CC: Yes, BP: No	Yes	Limited to commercial area in PGA.

* has CA or CB not counted
 ** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
CORRYTON LUTTRELL RD	1.01081	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zoning at the intersection w/Corryton Luttrell Rd (minor collector).
CORRYTON RD	2.736908	Yes	2	Location 1: Yes	No	Yes	Rural Area	Commercial, SF residential, ag/for/vac, office, P-QP (church), public parks	Yes, by zone and some parcels by use	CI, POS, RCC (Rural Crossroads Commercial)	CI: Secondary; POS: No; RCC: Primary, but at small-scale (CN & CR are the allowed zones)	Mostly	Yes	CA nodes at intersection with Corryton Luttrell Rd.
				Location 2: Yes	No	Yes	Rural Area	SF residential, rural residential ag/for/vac, office	No	RL	No	Mostly	Yes	CA nodes at intersection with E Emory Rd.
COVENTRY RD	0.160101	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
COWARD MILL RD	1.891369	No**	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CRENSHAW RD	0.888096	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CRIPPEN RD	1.996174	Yes	1	Partially	No	Yes	PGA	Commercial, ag/for/vac, SF residential	Yes	CC	Primary	Yes	Yes	Part of a large commercial node along Maynardville Pk (major arterial).
CROSSLANE RD	0.52133	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CURTIS RD	1.653289	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
DANNAHER DR	1.068209	Yes	1	No	Some are	no	PGA	Commercial, ag/for/vac, office, P-QP (hospital)	Yes	BP, CC	BP: Secondary; CC: Primary	BP: No, CC: Yes	Yes	Part of a large commercial area off of E Emory Rd and the I-175 interchange.
DEADERICK RD	2.210519	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA at intersection w/W Emory Rd.
DIGGS GAP RD	0.723553	Yes	2	Location 1: No	No	Yes	PGA	SF residential	No	CC	Primary	Yes	No	CA zone is near intersection with E Raccoon Valley Dr over 2 parcels with SF houses.
				Location 2: Yes	Yes	Yes	Rural Area	Ag/for/vac	No	RC (and a sliver of MHI (Mining & Heavy Industrial)	RC: No, MHI: No	No	No	The other is near the intersection with E Bultrun Valley Dr and does not follow parcel boundaries.
DUNCAN RD	1.66581	Yes	1	Yes	1 parcel is vacant	Yes	Rural Area	SF residential, ag/for/vac	Yes by zone, but not by use	RL	No	No	Yes	CA zone over 2 parcels at the intersection with Schriver Rd. This is old CA zoning that does not follow parcel boundaries.

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 ** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
DUTCHTOWN RD	0.45019	Yes	1	No	No	No	PGA	Office	Yes	BP	Secondary	No	Yes	CB zone on Deerborn Ln off where it meets Cogdill Rd. The other areas of Dutchtown with CA or CB zoning are classified as a minor arterial.
E BULLRUN VALLEY DR	4.586662	Yes	1	No	No	Yes	Rural Area	Office; ag/for/vac	No	RL (Rural Living)	No	No	Yes	CA zone abuts I-75 on either side (one area to the east; the other to the west). Another CA zoned parcel is just north of the intersection with Diggs Gap Rd (another minor collector) and was counted earlier - not counted here.
EARLY RD	1.439427	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
EBENEZER RD	0.727859	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	None of the CA or CB zoning are in the section of Ebenezer classified as a minor arterial.
EDINGTON RD	0.465679	Yes	1	Yes	1 parcel partially zoned CA is vacant	Yes	UGB	SF residential, ag/for/vac	Yes by zone but not by use	SMR	Secondary, but at small scale (CN & CR are the allowed zones)	No	No	CA & CB zoning at the intersection with Willoughby Rd (local rd).
ELKINS RD	1.001049	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**Has PC, OP, & C-G-1
ELLISTOWN RD	1.235593	Yes	1	Yes	Yes	Yes	PGA, Rural Area	Ag/for/vac	No	SR	No	No	No	CA zone at Friendly Way (private jpe). This is old CA zoning that does not follow parcel boundaries. There is also CA zoning at the intersection with Millertown Pk (minor arterial), but that portion of Ellistown Rd is classified as a major collector, so it is not counted here.
EMORY CHURCH RD	0.87563	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
EVERETT RD	0.085472	Yes	1	Yes	1 parcel is vacant	Yes	Rural Area and PGA	SF residential, ag/for/vac, commercial	Yes by zone but not by use	RC, POS	No	No	Yes	CA zoning at and near intersection with Buttermilk Rd (minor collector at this location).
FLEENOR MILL RD	0.81647	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA is at intersection with E Raccoon Valley Dr (major arterial).
FLINT GAP RD	2.721974	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
FORT SUMTER RD	1.777318	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
FOX LONAS RD	1.638106	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**Has C-G-2 @ intersection w/Sherrill Blvd.
FOX RD	0.903473	Yes	1	No	No	No	UGB	Commercial, SF residential	Yes	CC	Primary	Yes	No	CA zoning south of Kingston Pike in an area with predominantly O and PC zoning.
FULTON RD	0.689918	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GAMBLE DR	2.157702	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*At intersection w/E Raccoon Valley Dr (major arterial).
GARRISON DR	0.986627	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA at intersection w/arterials (Rutledge Pike(major) and Washington Pk (minor).
GEORGE LIGHT RD	0.291283	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GORDON SMITH RD	0.817243	Yes	1	Yes	2 parcels are vacant	Yes	PGA	SFR, Ag/for/vac, Comm	Yes by zone but not by use	CMU, TN, SMR	CMU: Primary, TN: Secondary, but at small scale (CN & OB are the allowed zones)	CMU: Yes, TN: No, SMR: No	Yes	CA and CB on several parcels at intersection with Freeway Heights Dr & Norris Frwy.

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 ** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
GOVERNMENT FARM RD	0.946861	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
GREENWELL DR	1.485255	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
GUINN RD	3.926432	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zoning along Oak Ridge Hwy (major arterial). Does
HACKWORTH RD	0.731558	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HALL RD	1.416181	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HAMMER RD	1.37578	Yes	2	Location 1: No	Yes	Yes	UGB	Ag/for/vac	No	RC	No	No	No	CB zone abutting I-140 west of Oglesby Rd.
				Location 2: Yes	No	Yes	UGB	Rural residential	No	SR	No	No	No	CA zone at intersection with Pratts Chapel Ln (local rd).
HARRIS RD	1.257352	Yes	1	Yes	No	No	UGB	Commercial	Yes	BP	Secondary	No	Yes	CB zone accessed off of Harris Rd at intersection with Rutledge Pk (major arterial).
HART RD	0.794446	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zone at intersection with S Northshore Dr, a major
HARVEY RD	1.622528	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HAWS RD	0.63775	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HENDERSON RD	0.623926	Yes	1	Yes	No	Yes	Rural Area	Rural residential	No	RL	No	No	No	CA zone north of intersection with W Emory Rd.
HENEGAR RD	0.867168	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zone at intersection with Tazewell Pk, a minor arterial.
HICKEY RD	0.665381	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**BP in the TTCDA area.
HIGHLAND VIEW DR	1.538988	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*SC zoning at intersection with Chapman Hwy, a major arterial.
HILL RD	3.218586	Yes	1	Yes	No	Yes	Rural Area	Public-quasi public (church)	No	RL	No	No	Yes	CA zone is near the intersection with Fort Sumter Rd (another minor collector) and along Salem Church Rd. It does not follow parcel boundaries. Other CA zoning exists where Hill Rd is classified as a major collector, so they are not counted here.
HINES VALLEY RD	0.210149	Yes	1	No	2 parcels are vacant	No	PGA	Commercial, transportation/ communication/ utilities,	Yes	CC	Primary	Yes	Yes	Near intersection with N Watt Rd (a major arterial).
HOGSKIN RD	2.058074	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOWELL RD	2.548196	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HUDSON RD	1.681187	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ISLAND HOME PIKE	1.305707	Yes	1 *	Yes	No	Yes	UGB	SFR, Comm	No	RC	No	No	No	CB zoning over a group of parcels abutting Glenda Ln that does not follow parcel boundaries; *another CB zone is at the intersection with Burnett Creek Rd (already counted).
JENKINS RD	0.965994	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
JIM STERCHI RD	0.319492	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
KELLER BEND RD	0.284992	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* has CA or CB not counted

** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
KINNAMON RD	0.624647	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LEXINGTON DR	0.094752	Yes	1	No	No	No	PGA	Commercial	Yes	BP	Secondary	No	Yes	A small portion of Lexington Dr is classified and has CB zoning and is in a commercial/industrial area.
LOOP RD	0.346109	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LOYSTON RD	1.448356	Yes	1	No	No	Yes	Rural Area	SF residential, commercial	Partially	RL, RCC	RL: No, RCC: Primary, but at small-scale (CN & CR are the allowed zones)	RL: No, RCC: No	No, but is near one	*A small CA-zoned area is clustered around the intersection with Maynardville Pk, a major collector. Since it includes properties not directly fronting Maynardville Pk, the area is counted here.
MABRY HOOD RD	0.410609	Yes	1	No	1 parcel is vacant	No	UGB	Office	Yes	BP	Secondary	No	Yes	In the TTCDA area; CB zone occurs at a large commercial node at the intersection with Sherrill Blvd (major collector).
MAJORS RD	1.948702	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MALONEY RD	1.521615	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MALONEYVILLE RD	1.549253	Yes	1 *	Yes	Yes	Yes	PGA	Ag/for/vac	No	TN, SR	TN: Secondary, but at small-scale (CN & OB are the allowed zones), SR: No	No	No	CA zone is to the east of Tazewell Pk; *another small CA zone node is at the intersection with Tazewell Pk, a minor arterial, so it's not counted here.
MANIS RD	0.935087	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MARIETTA CHURCH RD	1.23752	Yes	2	Location 1: Yes	No	Yes	Rural Area	SF, AG/for/vac	No	RL	No	No	No	CA zone just north of the intersection with Buttermilk Rd.
				Location 2: Yes	No	Yes	PGA	Rural residential, commercial	No	RL	No	No	No	CA zone just to the south of the same intersection on a small group of parcels. *A third CA zoned property is at the intersection with Hardin Valley Rd, a minor arterial at this location, so it is not counted.
MASCOT RD	2.644032	Yes	3	Location 1: Yes	No	Yes	PGA	SF residential, ag/for/vac	Yes	SMR	Secondary, but at small-scale (CN & OB are the allowed zones)	No	Yes	CA zoning on a group of parcels at the intersection with Old Rutledge Pk that does not follow parcel boundaries.
				Location 2: No	No	Yes	PGA	SF residential	No	SR	No	No	No	CA zone at Tipple Dr (local road).
				Location 3: No	No	Yes	PGA	Public/quasi-public, Ag/for/vac	No	SR	No	No	No	CA zone at Library Dr (local road). Other CA zoning exists along the portion of Mascot classified as a minor arterial and is not counted.
MCCAMMON RD	4.459651	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MCCLOUD RD	2.135474	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MCCUBBINS RD	0.143784	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

* has CA or CB not counted
 ** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
MCKINNEY RD	0.545055	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MCMILLAN RD	1.101321	Yes	1	No	No	Yes	Rural Area	Commercial, SF	No	RCC	Primary, but at small-scale (CN & CR are the allowed zones)	No	No, but it abuts I-40	CA zone at the intersection with Hobby Ln (local rd).
MEREDITH RD	1.76716	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MONTLAKE DR	1.425734	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MORRIS RD	1.341306	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
MOSHINA RD	0.510642	Yes	1	Yes	No	Yes	UGB	Commercial, SF	Yes, by zone (<i>not by use</i>)	SR	No	No	Yes	Small group of CA zoned parcels near intersection with Strawberry Plains Pk (a major arterial).
MOUNTAIN GROVE DR	0.011543	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	County road/City properties; C-H-1 zoning.
MOURFIELD RD	0.908277	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
N CARTER SCHOOL RD	0.342137	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zone is at intersection with Asheville Hwy (major arterial); * another CA zone is at the intersection with Straberry Plains Pk (a major collector). They are not counted since they also front an a street with a higher classification.
NEUBERT SPRINGS RD	1.090406	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
NORTH NATIONAL DR	1.230944	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
OLD CLINTON PIKE	2.455739	Yes	1 *	Yes	No	Yes, some	PGA	SFR, P-QP;	Yes, by zone and use	CC, SMR	CC: Primary; SMR: Secondary, but at a small scale (CN and OB are the allowed zones)	CC: Yes, SMR: No	Yes	CA zone is at a commercial node mostly along Clinton Pk, but 2 parcels front on Old Clinton Pk just north of W Emory Rd (all classified streets); * The other is already counted (occurs at the intersection with Bell Campground Rd (minor collector).
OLD RUTLEDGE PIKE	2.418595	Yes	1	Yes (except for 1 parcel that was rezoned)	1 parcel is vacant	Yes	PGA	SF residential, ag/for/vac, office, commercial	Yes by zone and partially by use	CC, RCC, SMR	CC: Primary, RCC: Secondary (as CN or OB), SMR: Secondary (as CN or CR)	CC: Yes, RCC: No, SMR: No	Yes	*CA zone along Old Rutledge Pk at and near intersection with Rutledge Pk (major arterial).
PARK 40 NORTH BLVD	0.25965	No**	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**Has PC zoning in the County and C-H-2 in the City.
PARKER RD	0.55504	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
PEDIGO RD	1.435589	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zone is at intersection with Miller Rd (major collector).
PICKENS GAP RD	2.586794	Yes	1	Yes	No	Yes	Rural Area	SFR, office	Yes by zone but not by use	RL	No	No	Yes	CA zone on a parcel near intersection with Tipton Station Rd (major collector).
PRODUCTION LN	0.125272	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
REAGAN RD	0.858401	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zoned parcel is at intersection with Hardin Valley Rd, a major arterial.
RICHLAND RD	0.451985	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
RIDGELAND DR	0.024004	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
RIDGEVIEW RD	2.626665	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*There is a CA zoned portion at intersection with Tazewell Pk, but that stretch of Ridgeview Rd is a minor arterial.

* has CA or CB not counted

** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
RIFLE RANGE DR	0.005669	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*There is a small CB zoned node at intersection with Maynardville Pk, but that stretch of Rifle Range Dr is a minor arterial.
ROBINSON RD	0.923089	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
RODGERS RD	2.012006	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
ROLLEN RD	0.030761	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
ROSEBERRY RD	1.52586	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	CA zone is applied at a depth of approximately 123-135 ft along the right-of-way at the intersection of Roseberry Rd and Rutledge Pk (major arterial) so they are not counted here, but they are developed with SF homes or farms on large tracts.
ROSEWOOD RD	0.591155	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zone is located at the intersection of Rutledge Pk (major arterial).
RUDDER RD	0.760107	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zone is located at the intersection of Maryville Pk (minor arterial).
RUGGLES DR	0.032487	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
SANDERS RD	0.89537	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
SANFORD DAY RD	0.340579	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
SEVIERVILLE PIKE	3.172445	Yes	2	Location 1: Yes	2 parcels are vacant	Yes	PGA	Commercial, office, SF residential	Yes, by zone but not by use	SR (Suburban Residential) and SMR (Suburban Mixed Residential)	SR: No; SMR: small-scale commercial (CN or CR types of developments) are a secondary use in SMR	SR: No, SMR: No	Yes	CA is at intersection with Kimberlin Heights Rd (major collector).
				Location 2: Yes	No	Yes	Rural Area	Utilities (transformer)	No	RL	RL: No	No	No	A CA-zoned parcel houses a transformer and is just south of Bays Mountain Rd (local rd). *Another CA zone exists in the commercial node at the intersection with Chapman Hwy (major arterial) and is not counted here.
SIMS RD	0.529691	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
SNYDER RD	2.226977	Yes	1	Yes	2 parcels are vacant	No	Farragut UGB	Commercial, office, vacant land	Yes, by zone and use	CC	Primary	Yes	Yes	CA zone in small commercial node near the intersection with Outlet Dr (major collector).
SNYDER SCHOOL RD	0.808743	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
SOLWAY RD	2.176055	Yes	1 *	No	1 parcel is vacant	Yes	PGA	PP, P-QP; Commercial	Yes by zone, partially by use	CC (Corridor Commercial) and CI (Civic and Institutional)	CC: Primary; CI: Secondary	CC: Yes; CI: No	Yes	1 small CA node is at the intersection with Oak Ridge Hwy (major arterial); *another CA zone is within a section of Solway Rd classified as a major collector, so it is not counted.
SOUTH NATIONAL DR	1.663794	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA is on Asbury Rd (major collector) at intersection.
STEELE RD	0.868042	Yes	1	Partially	No	Yes	PGA	Public-quasi public (church), rural residential, SF residential, commercial, and vacant land	Yes by zone and partially by use	CI	Secondary	No	Yes	CA comprises small commercial node at intersection with Hardin Valley Rd (minor arterial).
STOCK CREEK RD	2.851032	Yes	1	Yes	1 parcel is vacant	Yes	Rural Area	Public-quasi public (church), rural residential, SF residential, and vacant land	Yes by zone but not by use	RL (Rural Living)	Neither	No	Yes	CA over several parcels at intersection with Martin Mill Pk (minor arterial).
STORMER RD	1.373813	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

* has CA or CB not counted
 ** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
TARKLIN VALLEY RD	3.254177	Yes	2	Location 1: Partially	Partially	Yes	Rural Area	Ag/for/vac	No	RL	No	No	No	CA zone at intersection with Jett Ln (local rd).
				Location 2: No	No	Yes	Rural Area	Rural residential	No	RL	No	No	No	CA zone south of the intersection with Bob Gilland Way (private jpe).
TARWATER RD	1.102517	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
TATE TROTTER RD	0.837277	Yes	1	No	No	Yes	PGA	SF res, commercial	Yes by zone and partially by use	BP	Secondary	No	Yes	CA comprises small commercial node at intersection with Conner Rd (another minor arterial).
TEDFORD LN	1.653376	Yes	1	Yes	No	Yes	Rural Area	Commercial, public recreation	No	RL	No	No	No	CA zone on 2 parcels along Tedford Ln west of Lakefront Dr (local rd) and abutting the TN river; does not follow parcel boundaries.
TELL MYNATT RD	1.552843	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
THOMPSON RD	1.172545	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*There is CA zoning at the intersection with Hardin Valley Rd (major arterial at this location).
THUNDERHEAD RD	0.010742	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
TIPTON STATION RD	0.015398	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zoning occurs along the portions of Tipton Station that are a minor collector (only 81 ft of this road is a minor collector).
TOOLES BEND RD	1.262676	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
TOPSIDE RD	1.237246	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zoning is at the intersection with Maryville Pk (minor arterial).
TWIN CREEK RD	1.455141	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*CA zone at the intersection with Tipton Station Rd and Martin Mill Pk (both minor arterials at this location) so not counted here; does not follow parcel boundaries.
VALLEY VISTA RD	0.718233	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
W BULLRUN VALLEY DR	2.233412	Yes	1	Yes	No	Yes	Rural Area	Yes	No	RL	No	No	No	CB zone near the intersection with Heiskell Rd but is before the railroad tracks. This is old zoning that does not follow parcel boundaries.
W EMORY RD	2.946225	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	There is no CA or CB zoning in the minor collector section of W Emory Rd
WALKER SPRINGS RD	0.866299	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
WALLACE RD	0.801459	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
WEAVER RD	0.842826	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
WESTCOTT BLVD	0.20314	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
WESTERN RD	0.867208	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
WILLIAMS BEND RD	1.444734	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
WILLIAMS RD	1.289809	Yes	1	Yes	Partially	Yes	Rural Area	vacant land	No	RL	No	No	Yes	A CA zone is placed on a portion of a large, bifurcated property at the intersection with Couch Mill Rd. This is old CA zoning that does not follow parcel boundaries.
WISE SPRINGS RD	0.962334	Yes	1	Yes	No	Yes	PGA	SF Res, rural residential	No	SR	No	No	No	A CA zone is placed over 2 parcels near the intersection with Maloneyville Rd. This is old CA zoning that does not follow parcel boundaries.
WOOD RD	3.348963	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
WOODDALE CHURCH RD	1.743262	Yes	2	Location 1: Yes	1 parcel is vacant	Yes	UGB	P-QP (church), SF residential, ag/for/vac	Yes, by zone but not by use	SR	No	No	Yes	CA on a small group of parcels at the intersection with Strawberry Plains Pk that does not follow parcel boundaries.

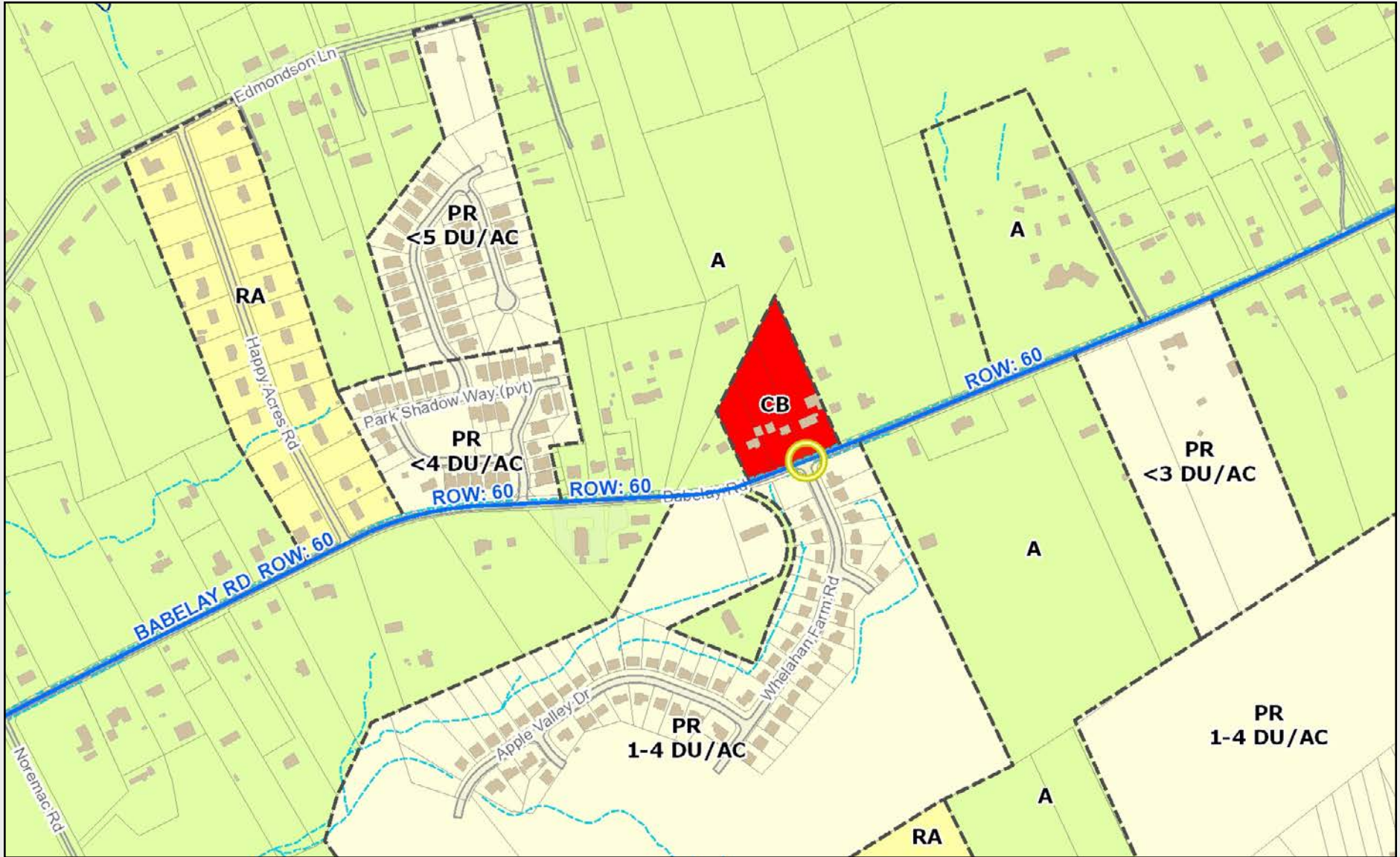
* has CA or CB not counted

** has other commercial zoning

Exhibit B. Minor Collectors with CA and/or CB zoning

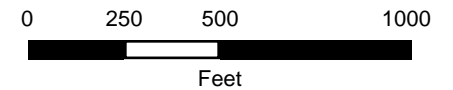
Street Name	Length In Miles	CA or CB zones present?	How many areas?	Is this legacy zoning?	Is property vacant?	Adjacent to res. uses?	GPP Designation (of Commercial Areas)	Existing Land Use	Is it in a commercial area or at a commercial node?	Place Type	Is commercial use a primary or secondary use in the place type?	Is the CA or CB zone related to the place type? (either directly or indirectly)	Is it an intersection with another classified street?	Location and Other Notes
WOODDALE CHURCH RD	1.743262	Yes	2	Location 2: Yes	1 parcel is vacant	Yes	UGB	SF residential, rural residential, ag/for/vac	No	SR	No	No	No	CA zone over 3 parcels west of the intersection with Corum Rd (local rd) that does not follow parcel boundaries.
WOODSON DR	0.978023	No*	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	*There is CA and CB zoning at the intersection with Maryville Pk (minor arterial at this location); node comprised of parcels fronting Maryville Pk.
WOODS-SMITH RD	0.24647	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
WOODY DR	0.940122	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
YOUNT RD	1.165512	No	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

* has CA or CB not counted
 ** has other commercial zoning



Babelay Rd 1 Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



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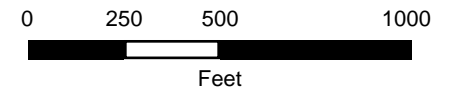
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Babelay Rd 1 Existing Land Use Map

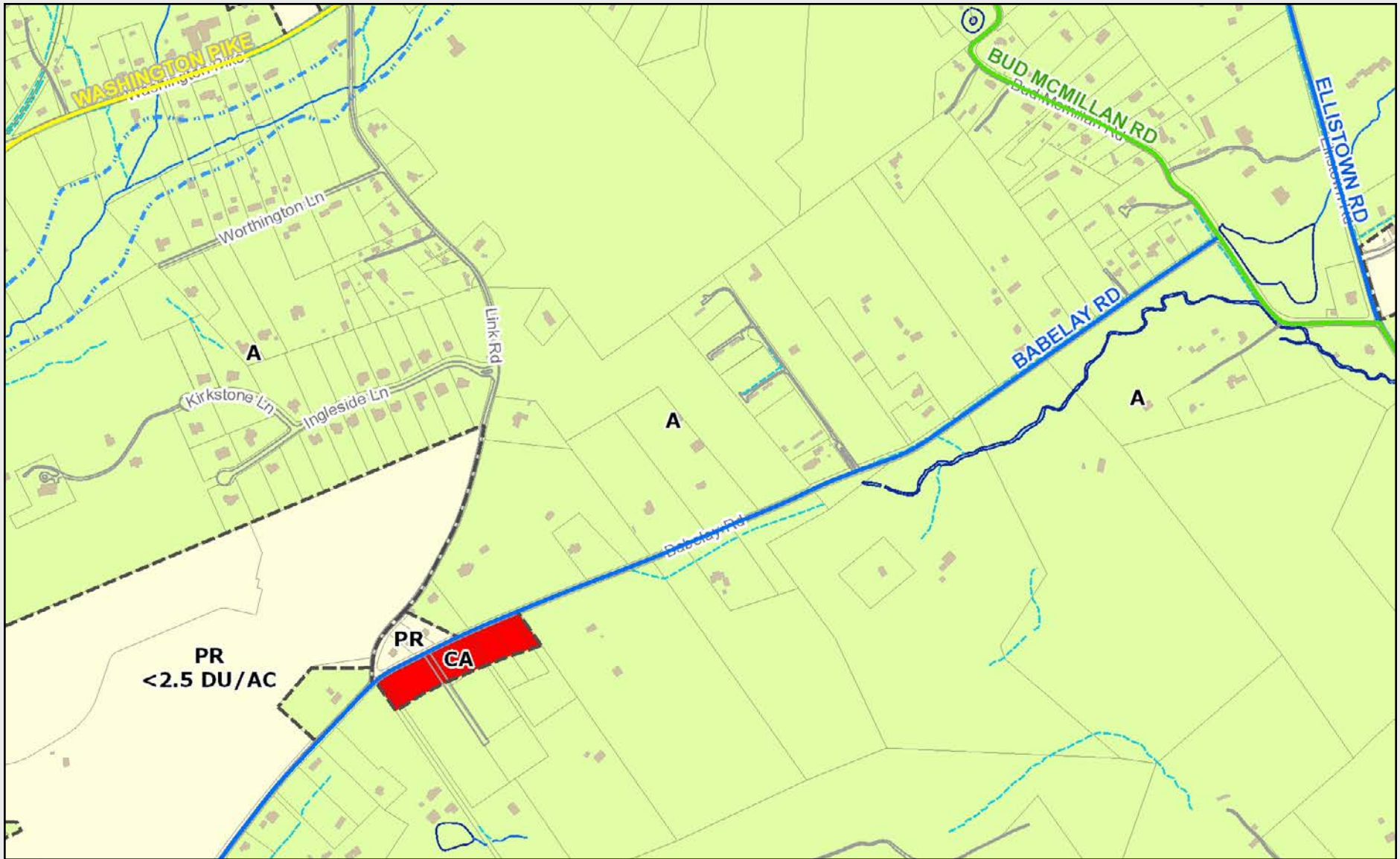
Study of CA and CB Zoning on Minor Collector Streets



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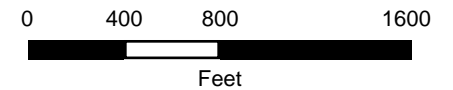
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Babelay Rd 2 Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



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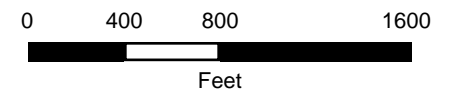
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Babelay Rd 2 Existing Land Use Map

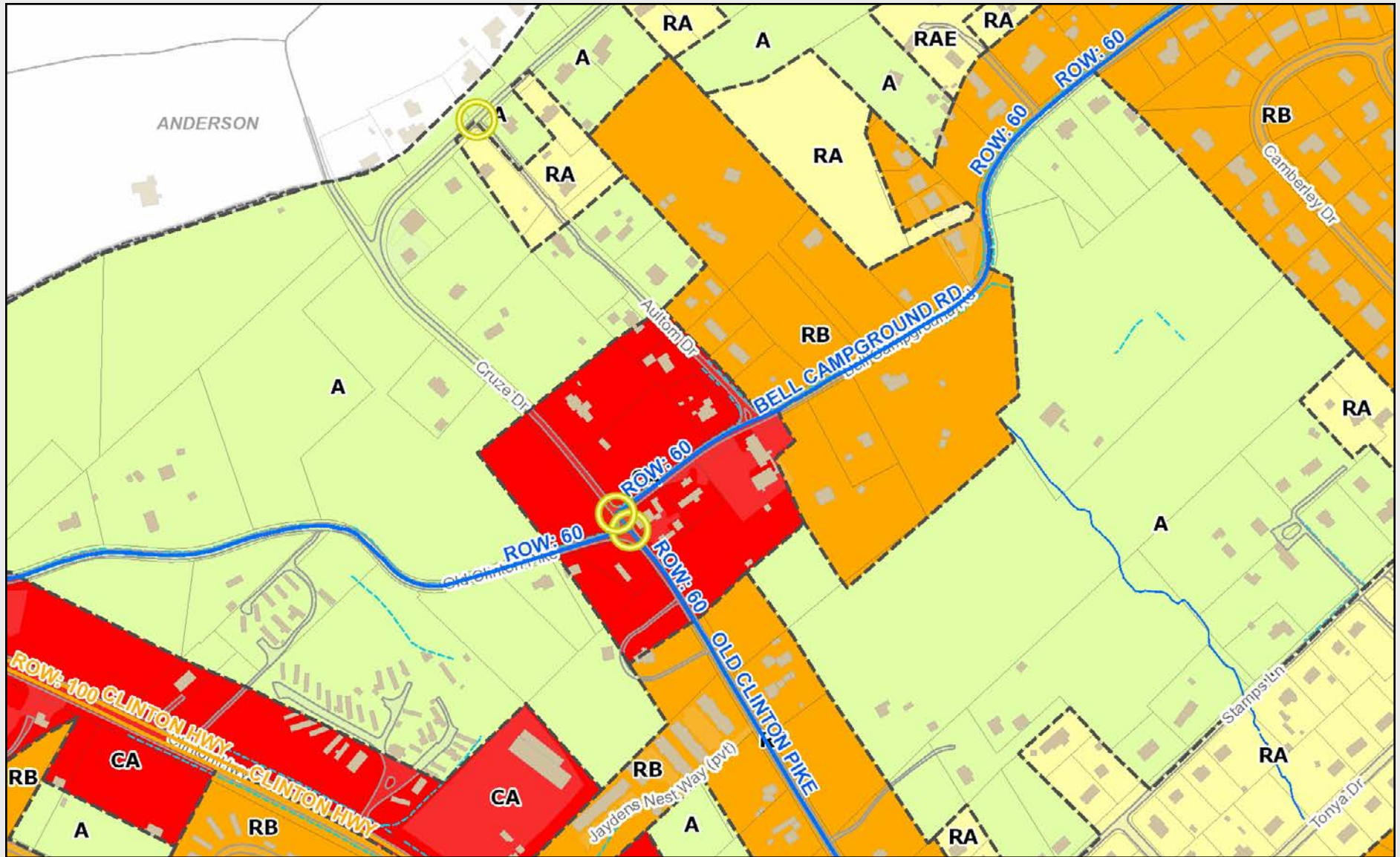
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Bell Campground Rd Zoning Map

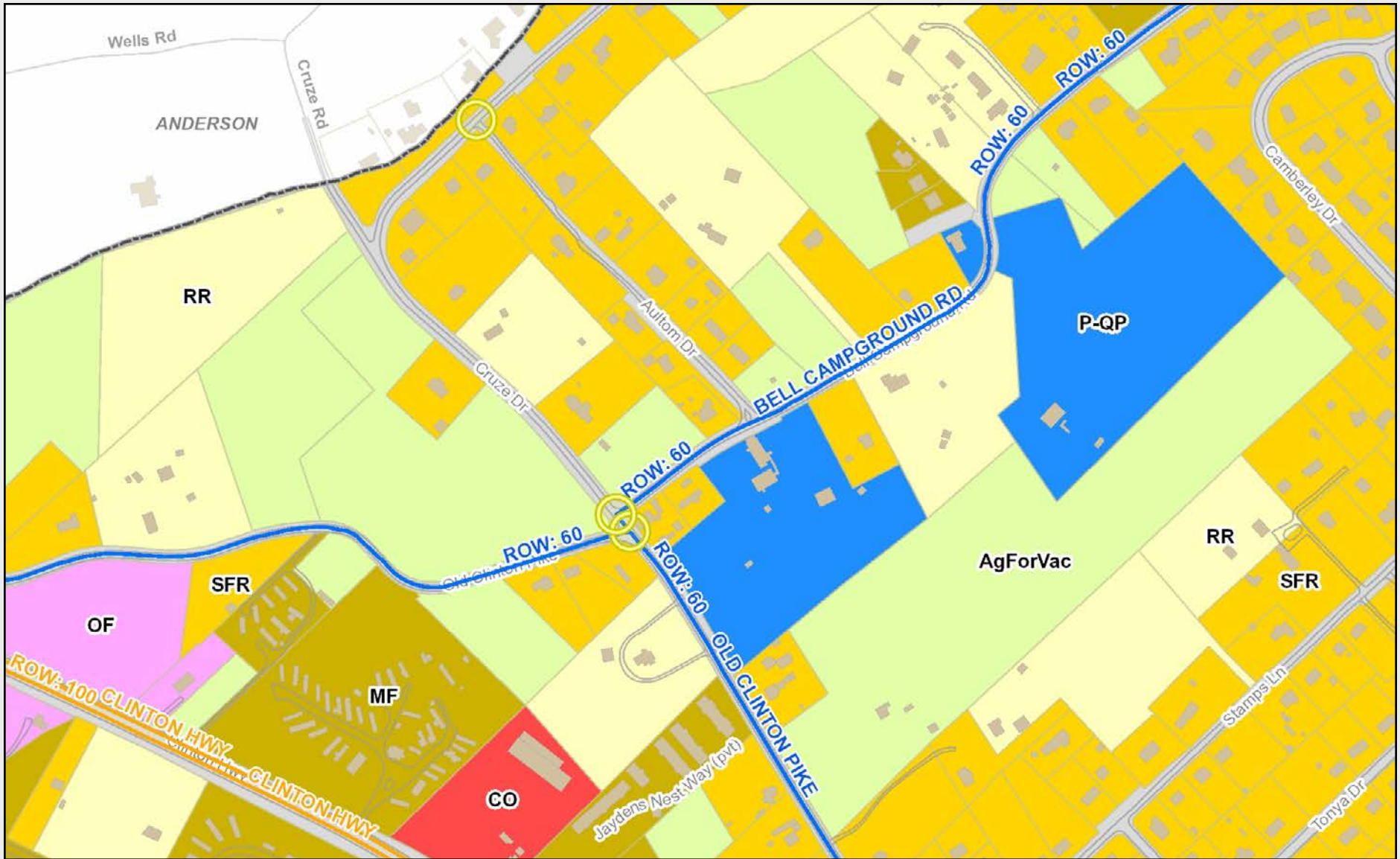
Study of CA and CB Zoning on Minor Collector Streets



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Bell Campground Rd Existing Land Use Map

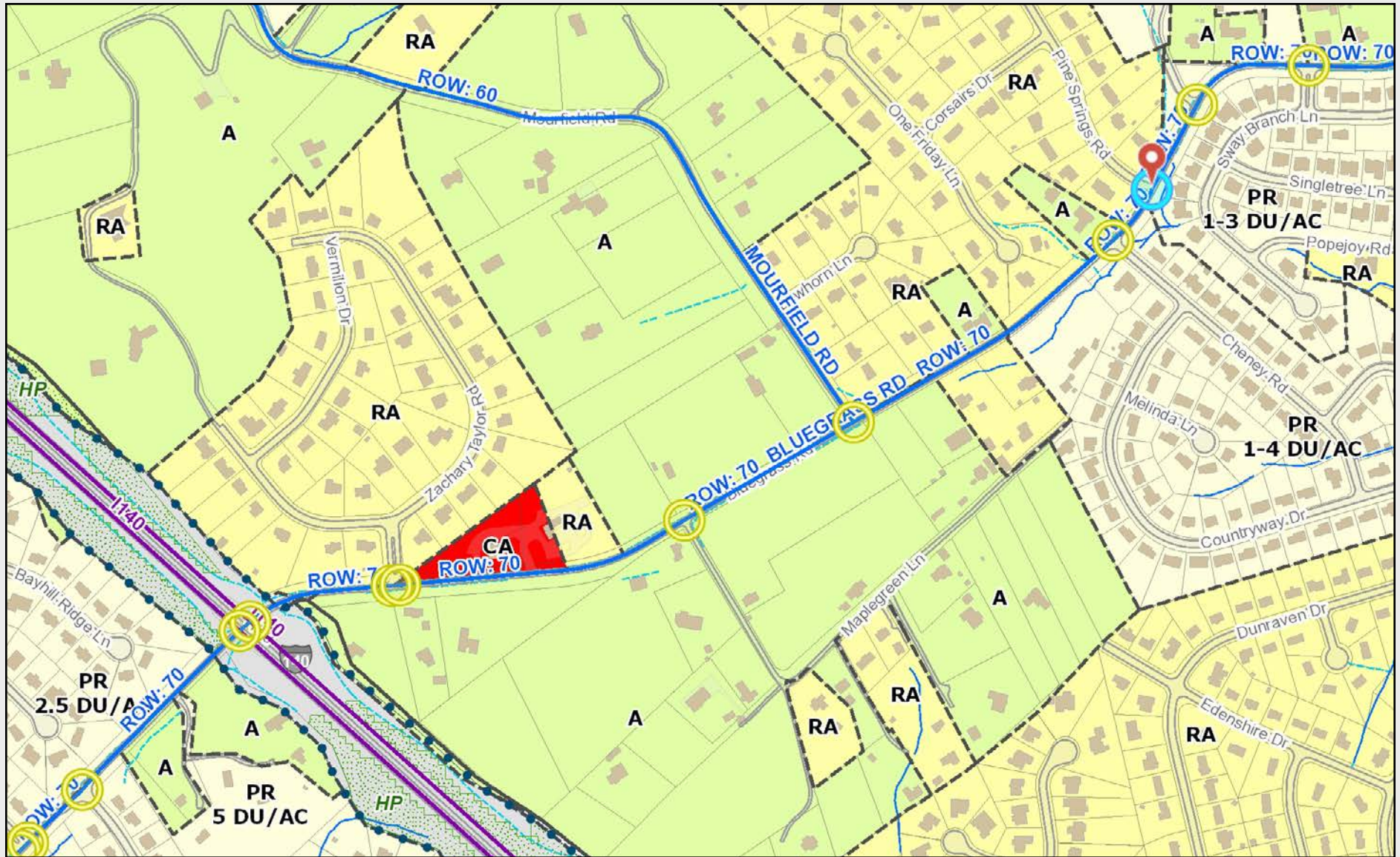
Study of CA and CB Zoning on Minor Collector Streets



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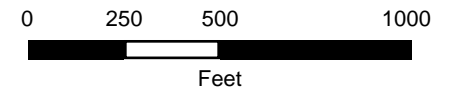
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Bluegrass Rd 1 Zoning Map

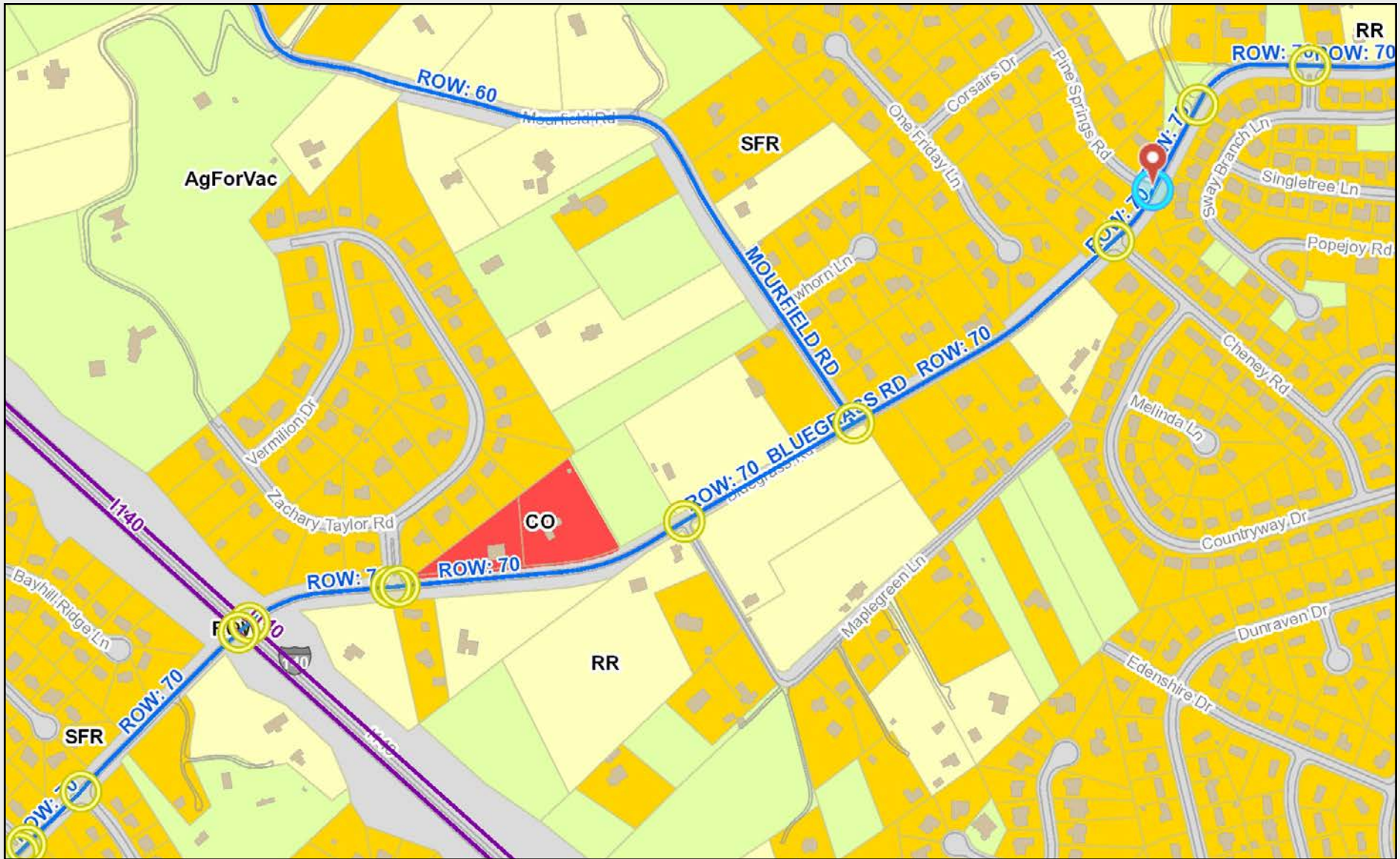
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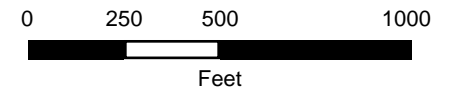
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Bluegrass Rd 1 Existing Land Use Map

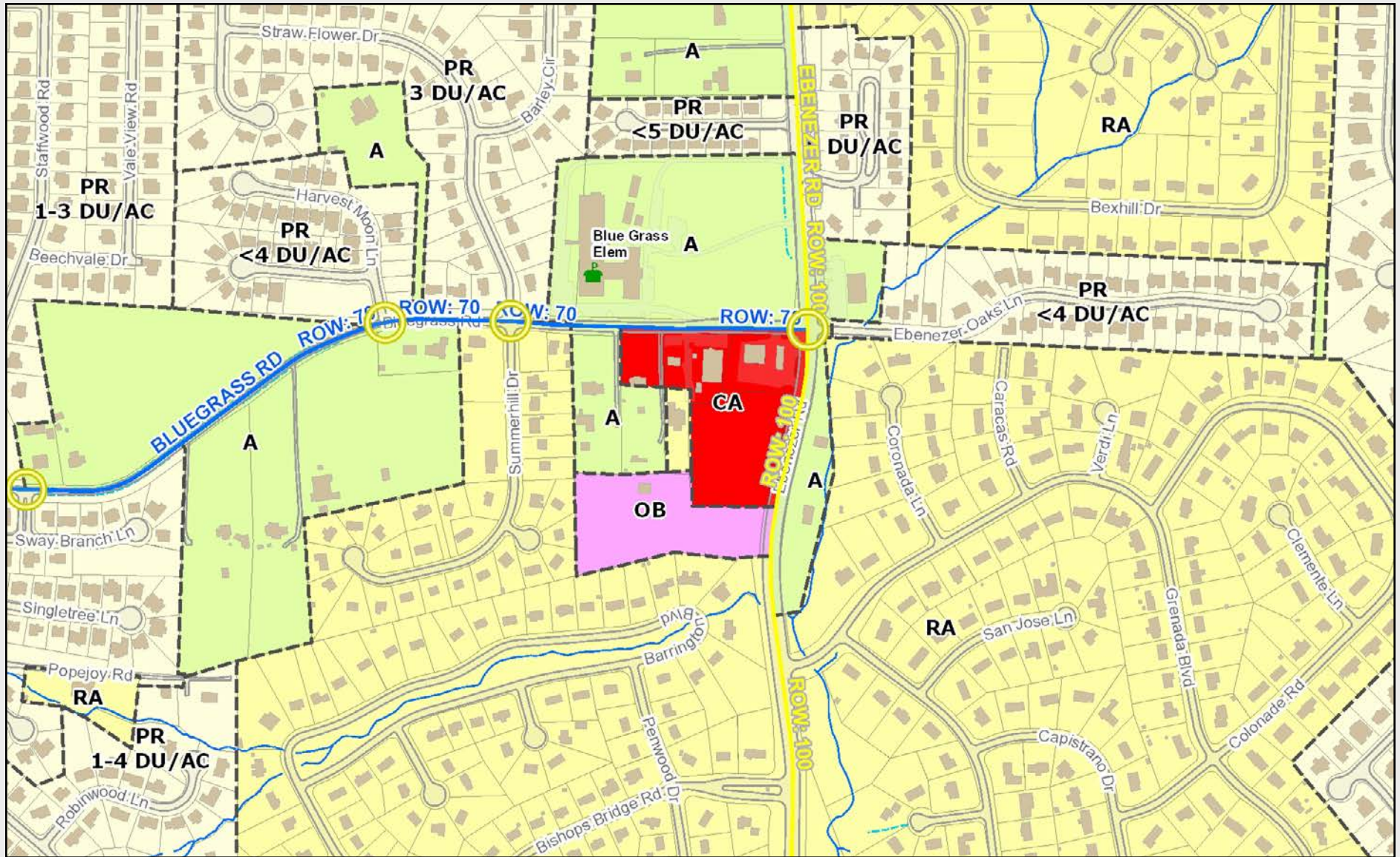
Study of CA and CB Zoning on Minor Collector Streets



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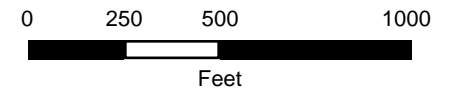
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Bluegrass Rd 2 Zoning Map

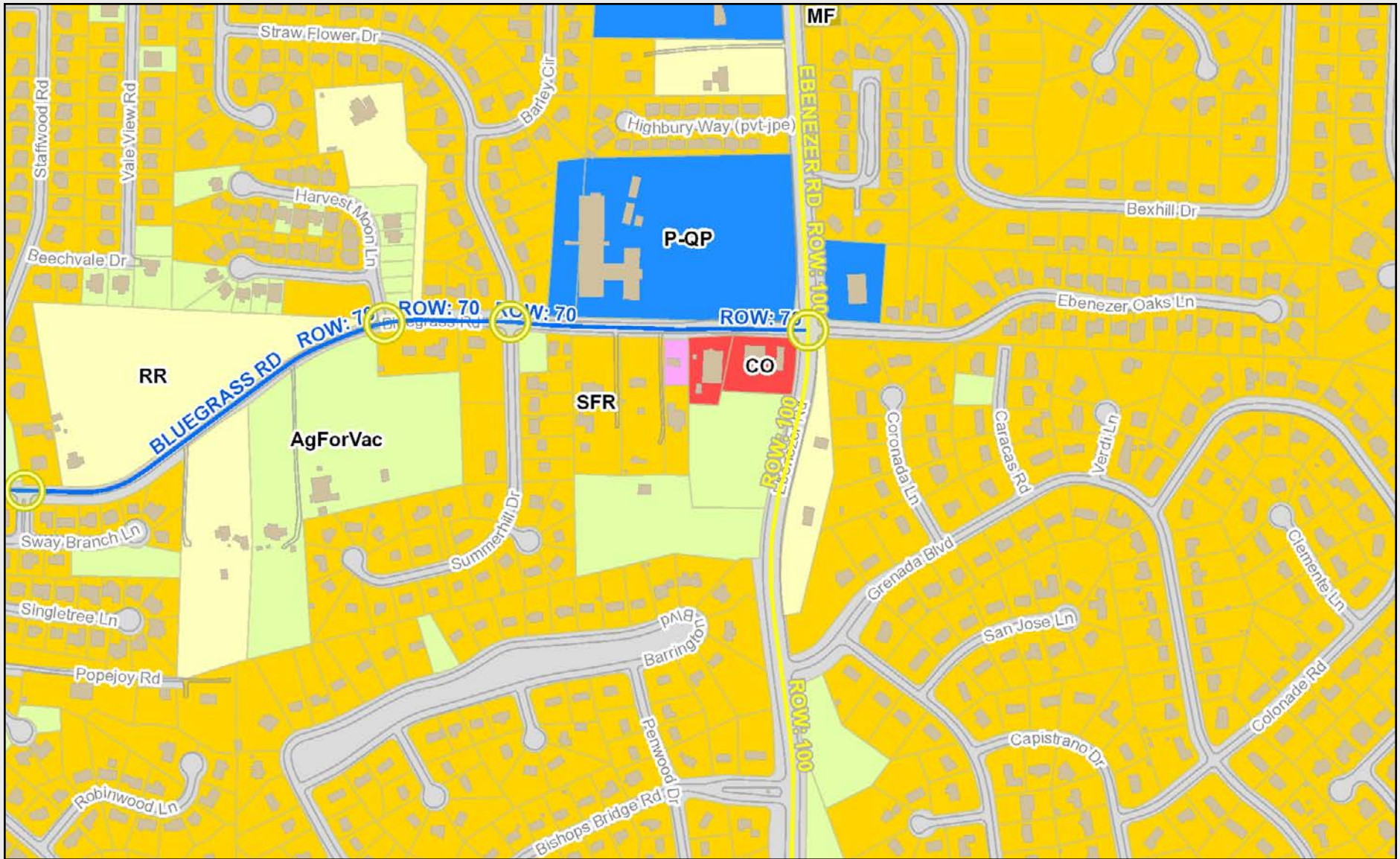
Study of CA and CB Zoning on Minor Collector Streets



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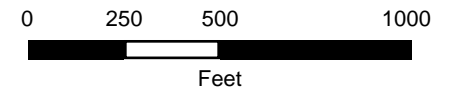
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Bluegrass Rd 2 Existing Land Use Map

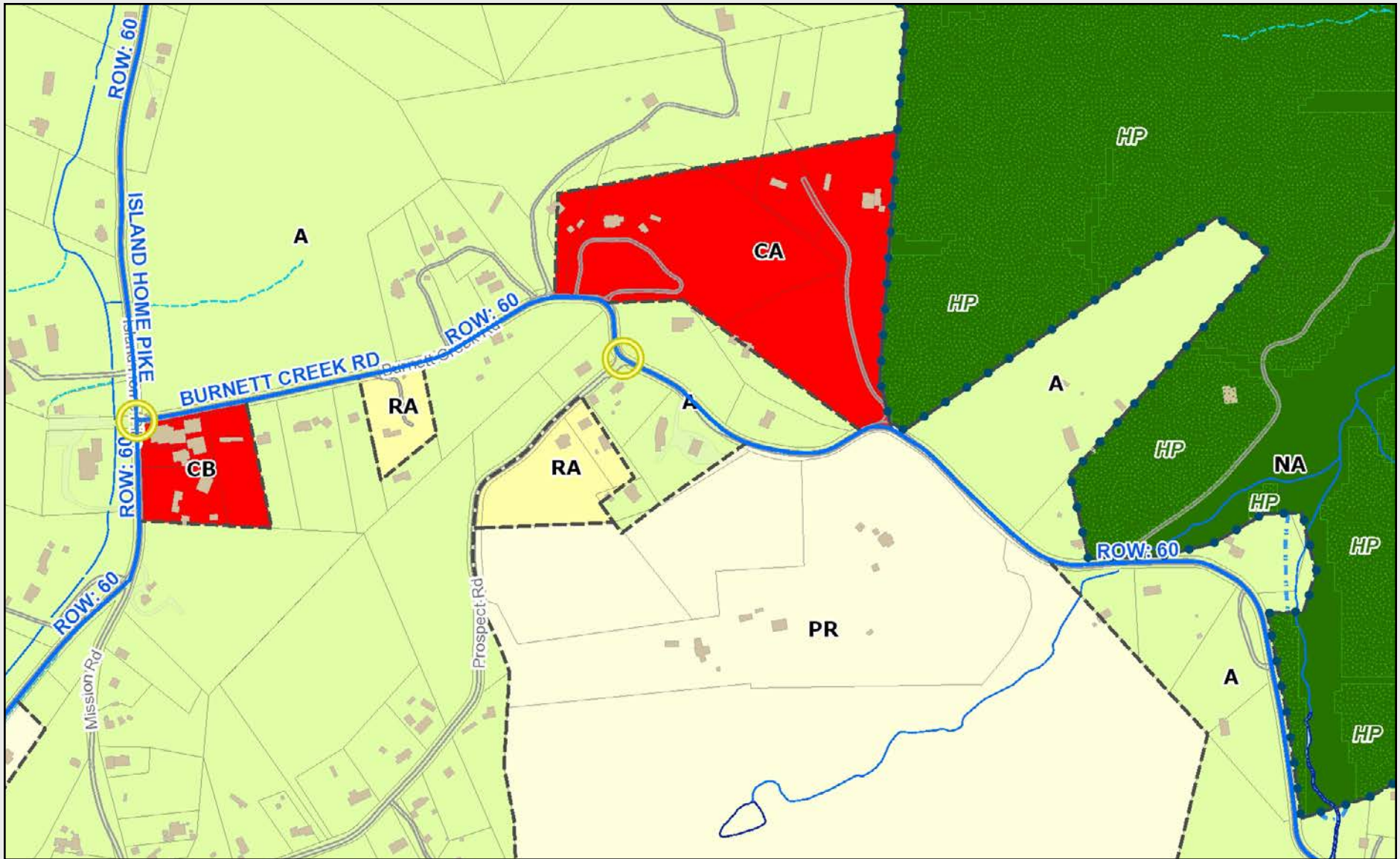
Study of CA and CB Zoning on Minor Collector Streets



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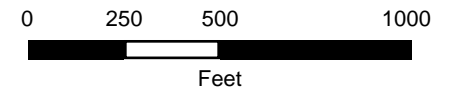
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Burnett Creek Rd1 & 2 Zoning Map

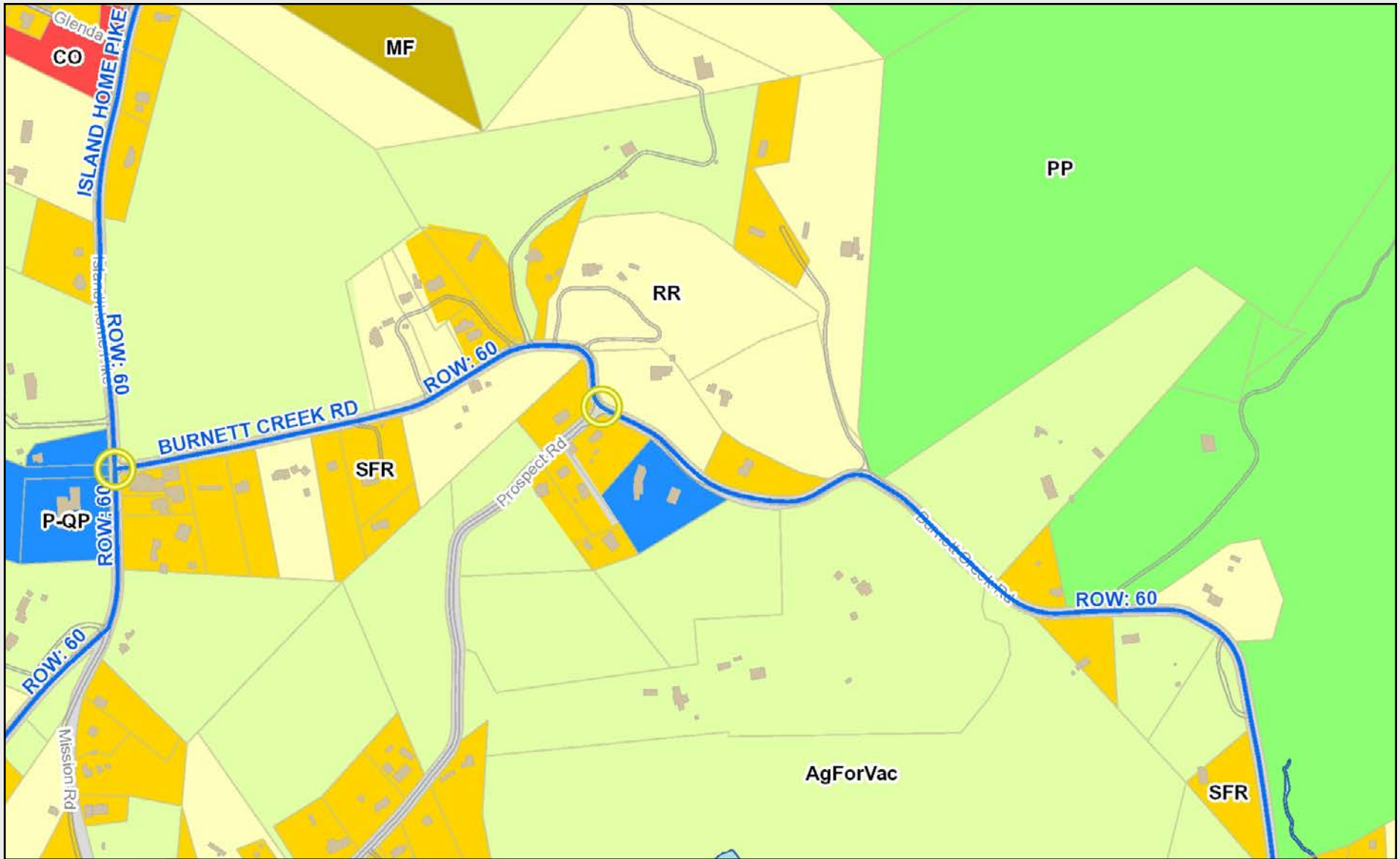
Study of CA and CB Zoning on Minor Collector Streets



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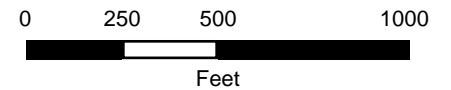
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Burnett Creek Rd 1 & 2 Existing Land Use Map

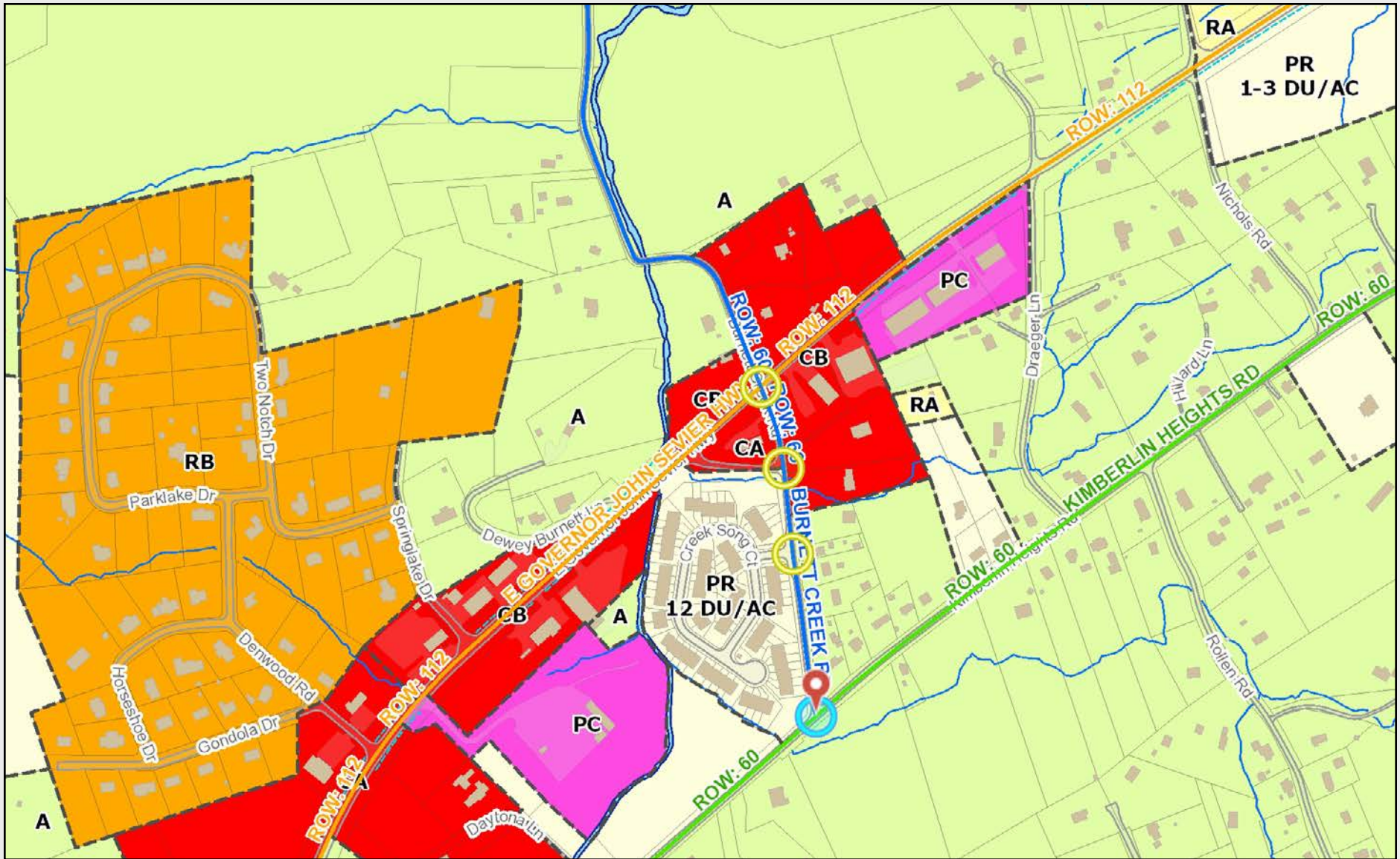
Study of CA and CB Zoning on Minor Collector Streets



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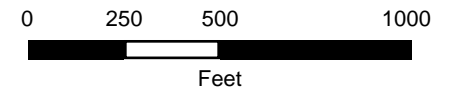
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Burnett Creek Rd 3 Zoning Map

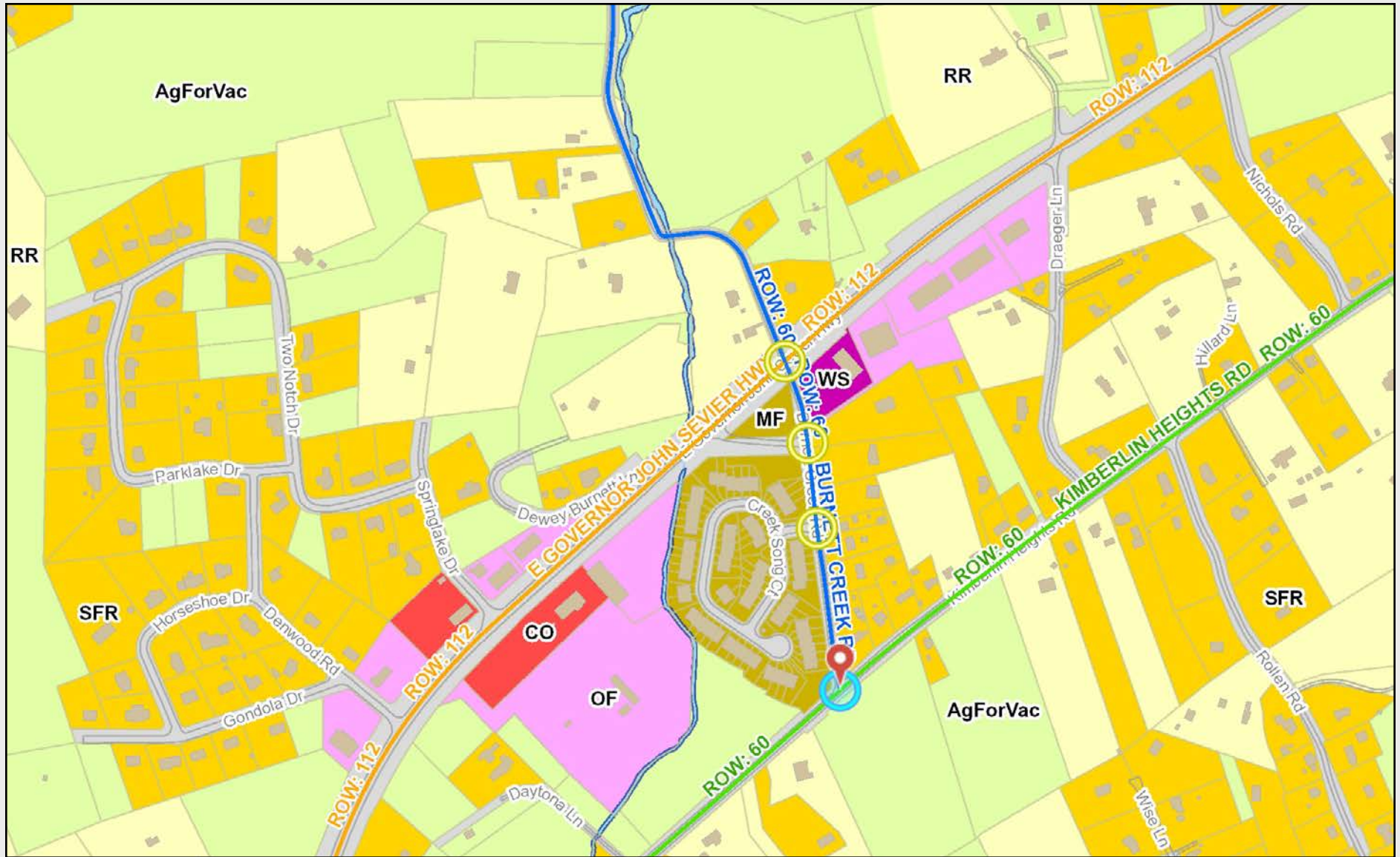
Study of CA and CB Zoning on Minor Collector Streets



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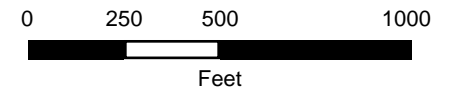
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Burnett Creek Rd 3 Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

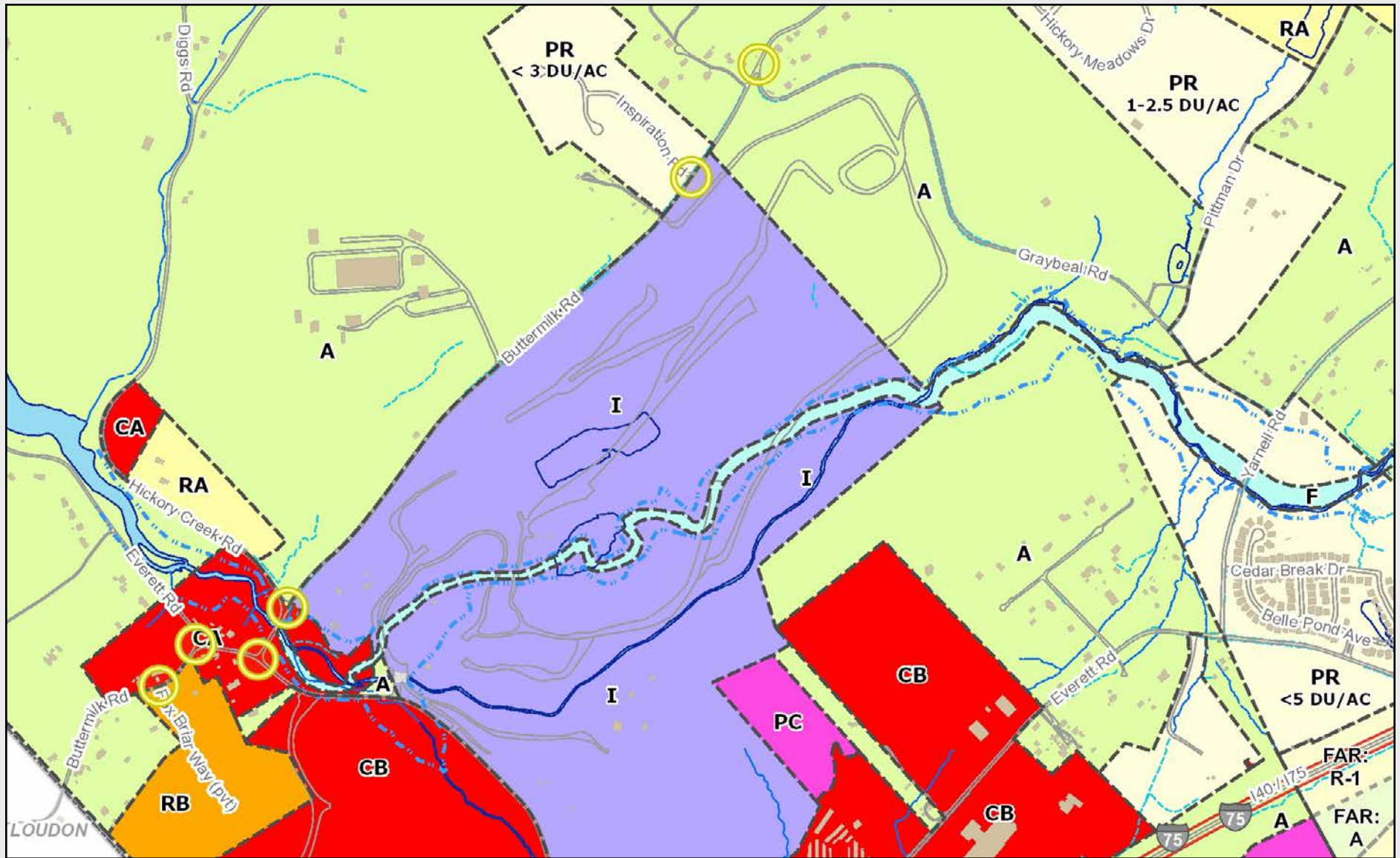


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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors






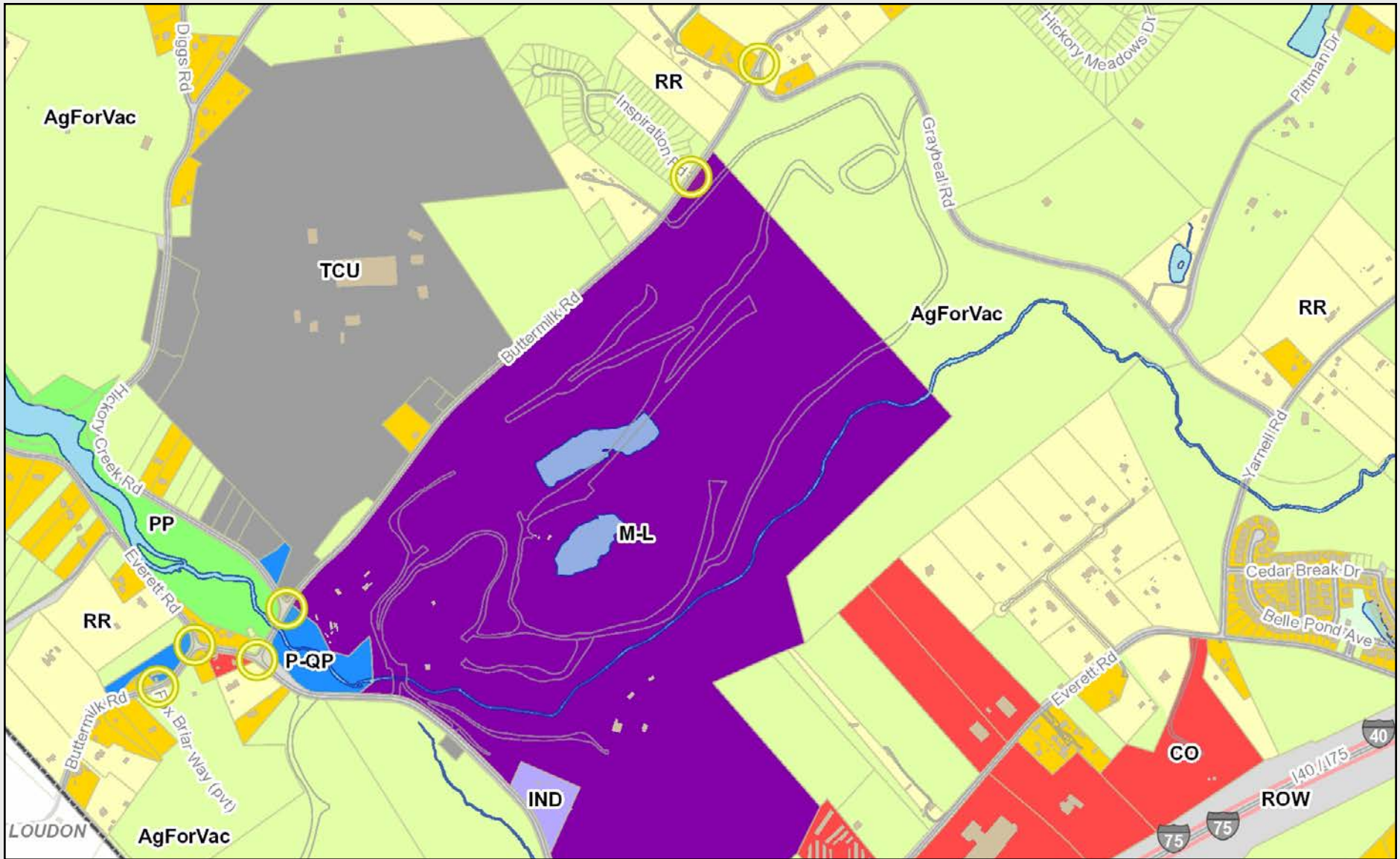
Buttermilk Rd
Zoning Map

Study of CA and CB Zoning on Minor Collector Streets

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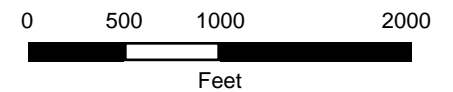


Feet



Buttermilk Rd Existing Land Use Map

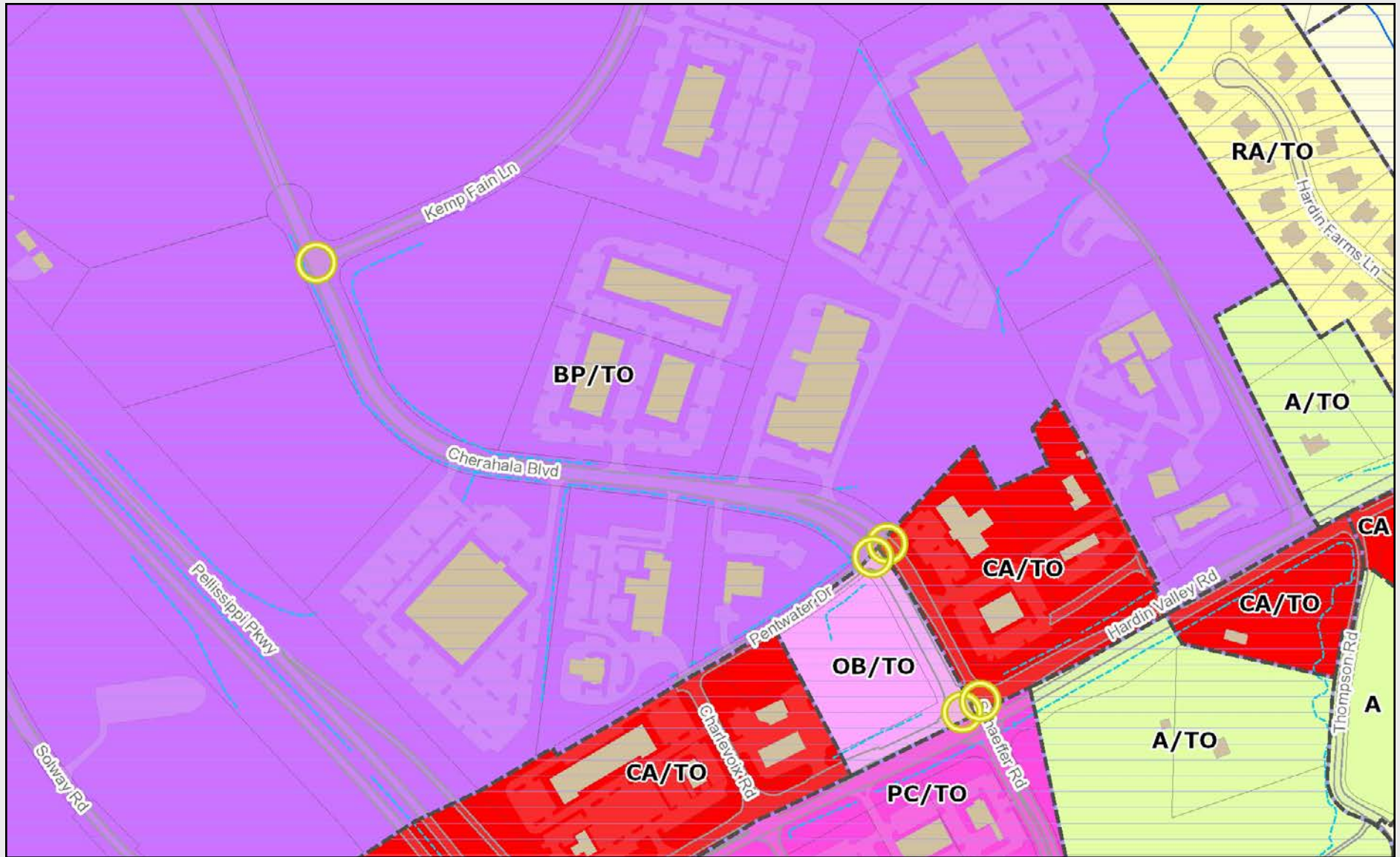
Study of CA and CB Zoning on Minor Collector Streets



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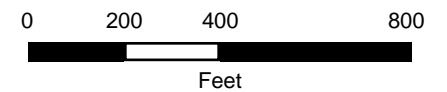
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Cherahala Blvd Zoning Map

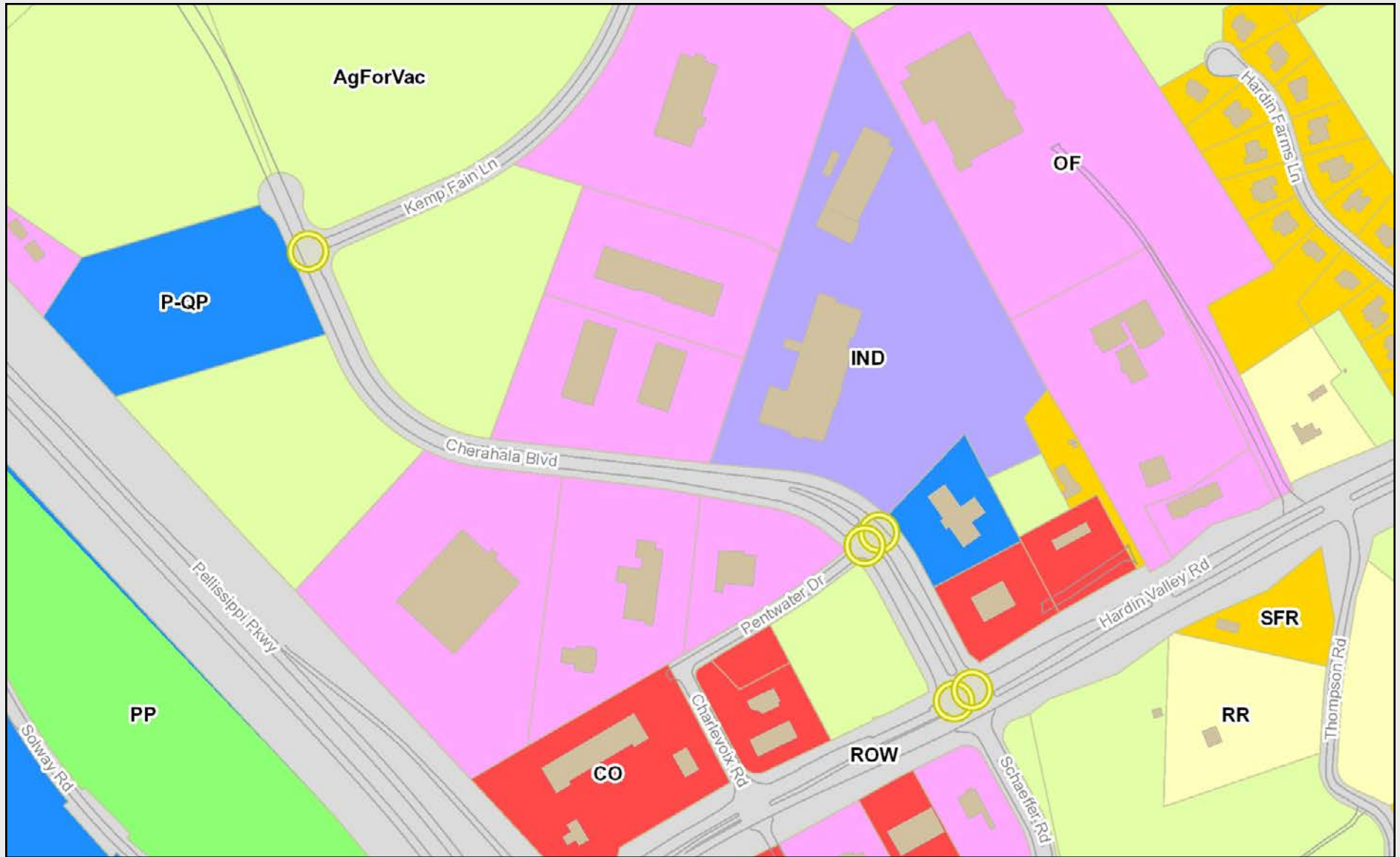
Study of CA and CB Zoning on Minor Collector Streets



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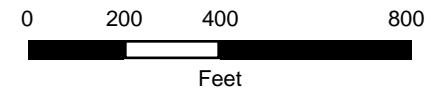
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Cherahala Blvd Existing Land Use Map

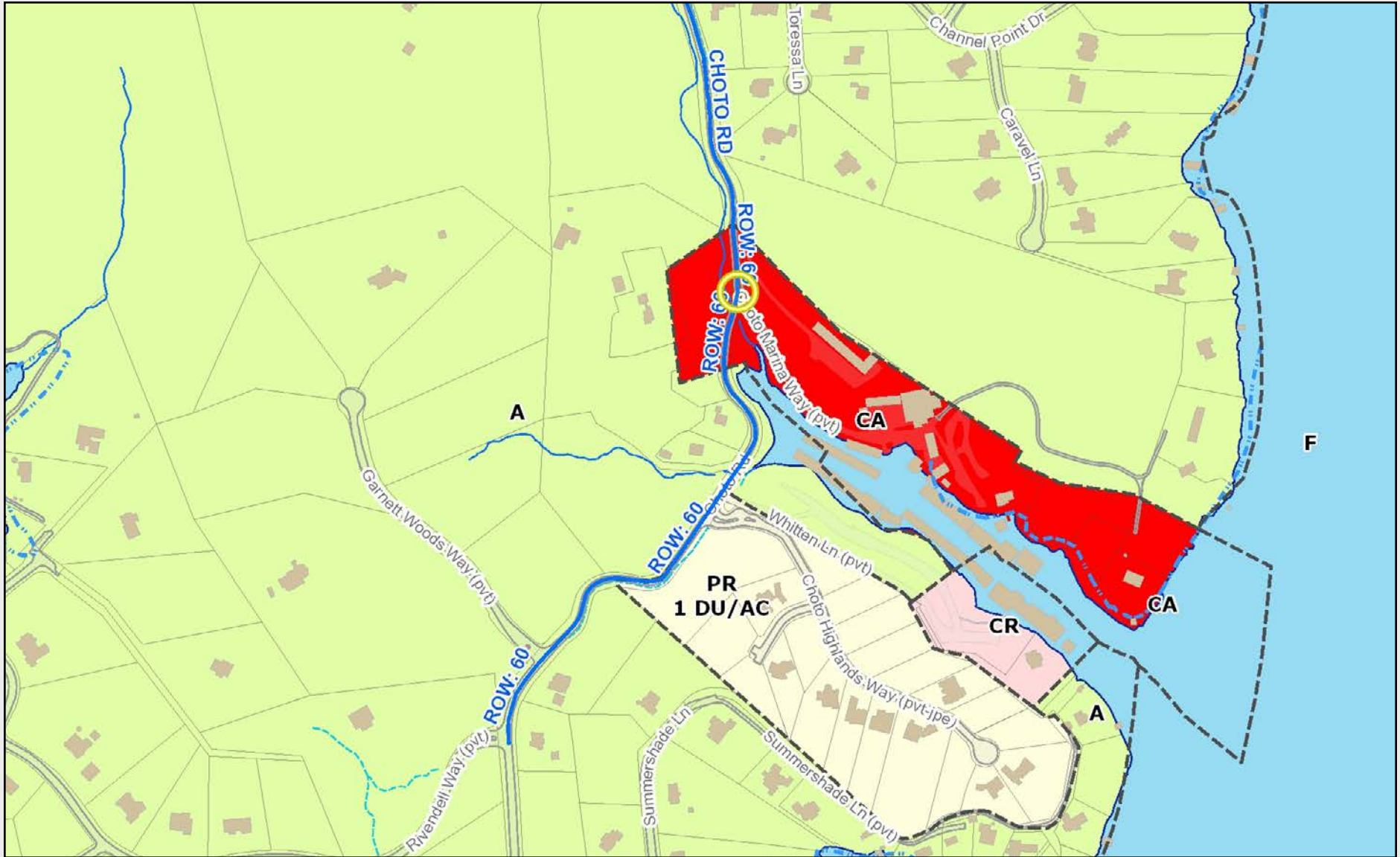
Study of CA and CB Zoning on Minor Collector Streets



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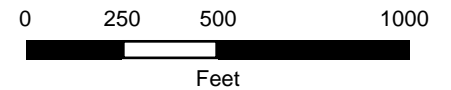
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Choto Rd Zoning Map

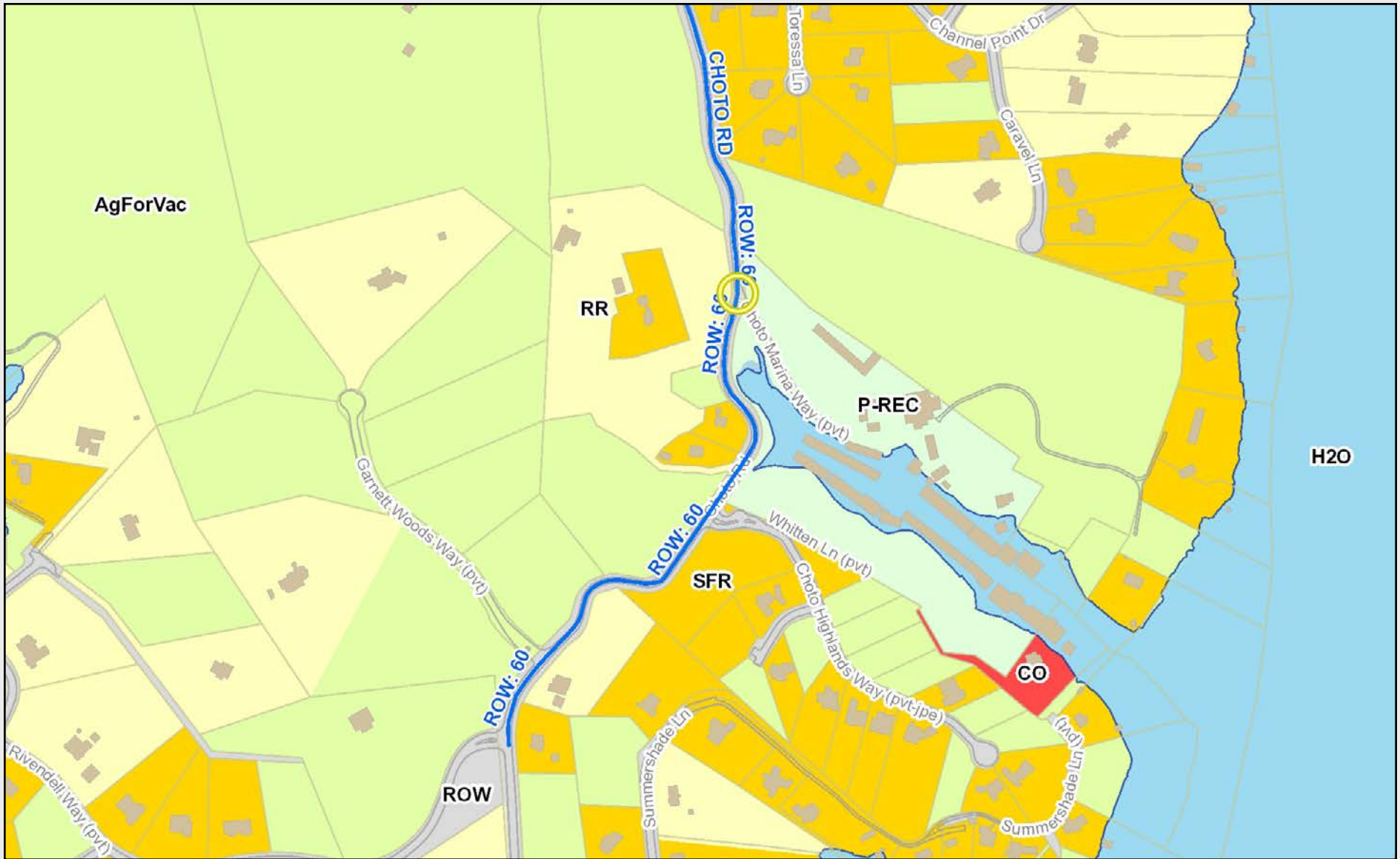
Study of CA and CB Zoning on Minor Collector Streets



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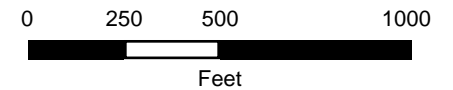
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Choto Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

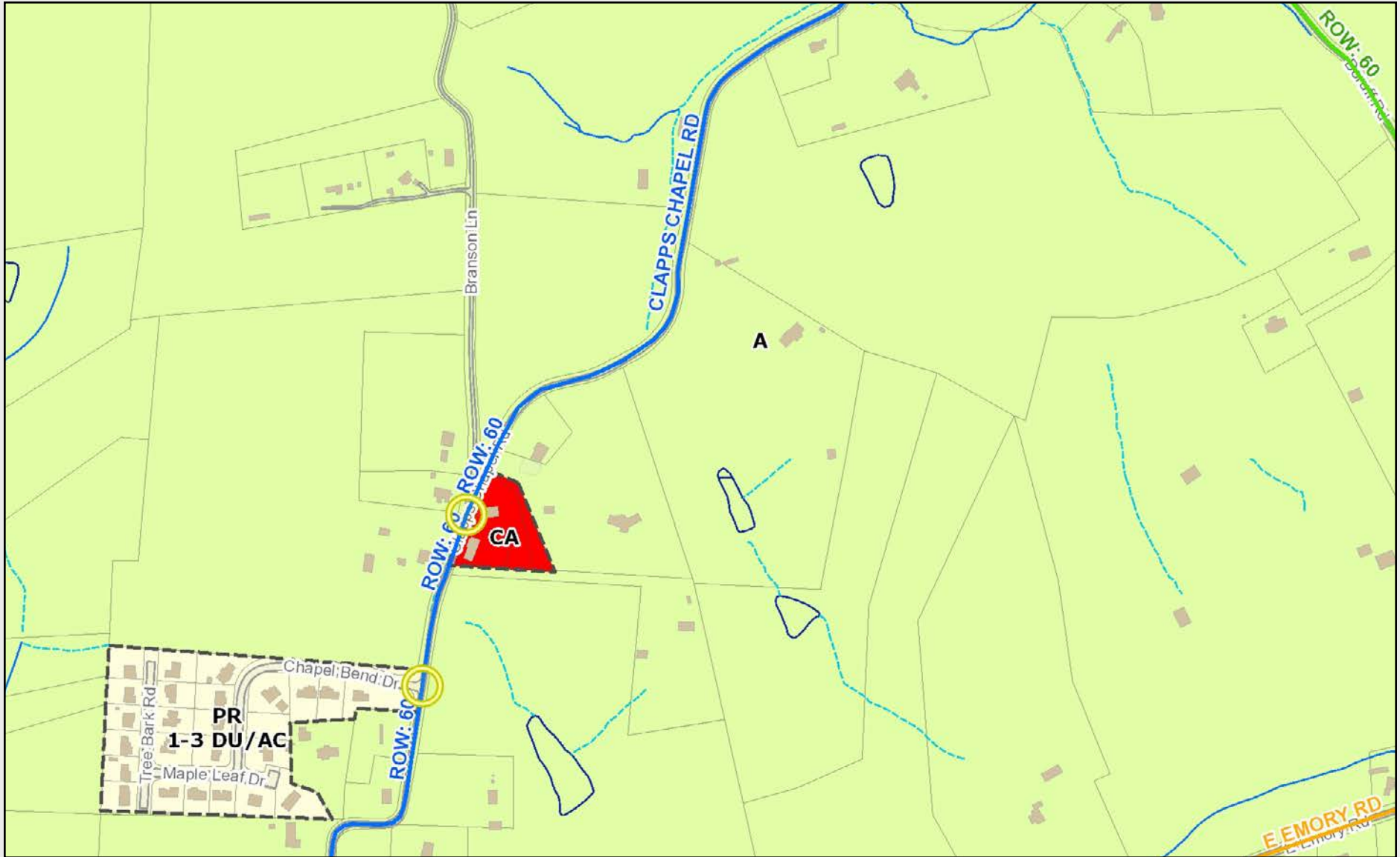


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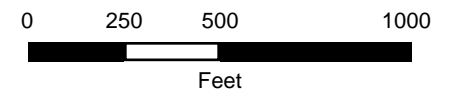
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Clapps Chapel Rd Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



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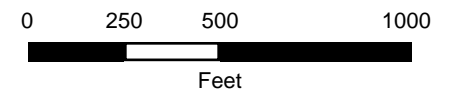
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Clapps Chapel Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

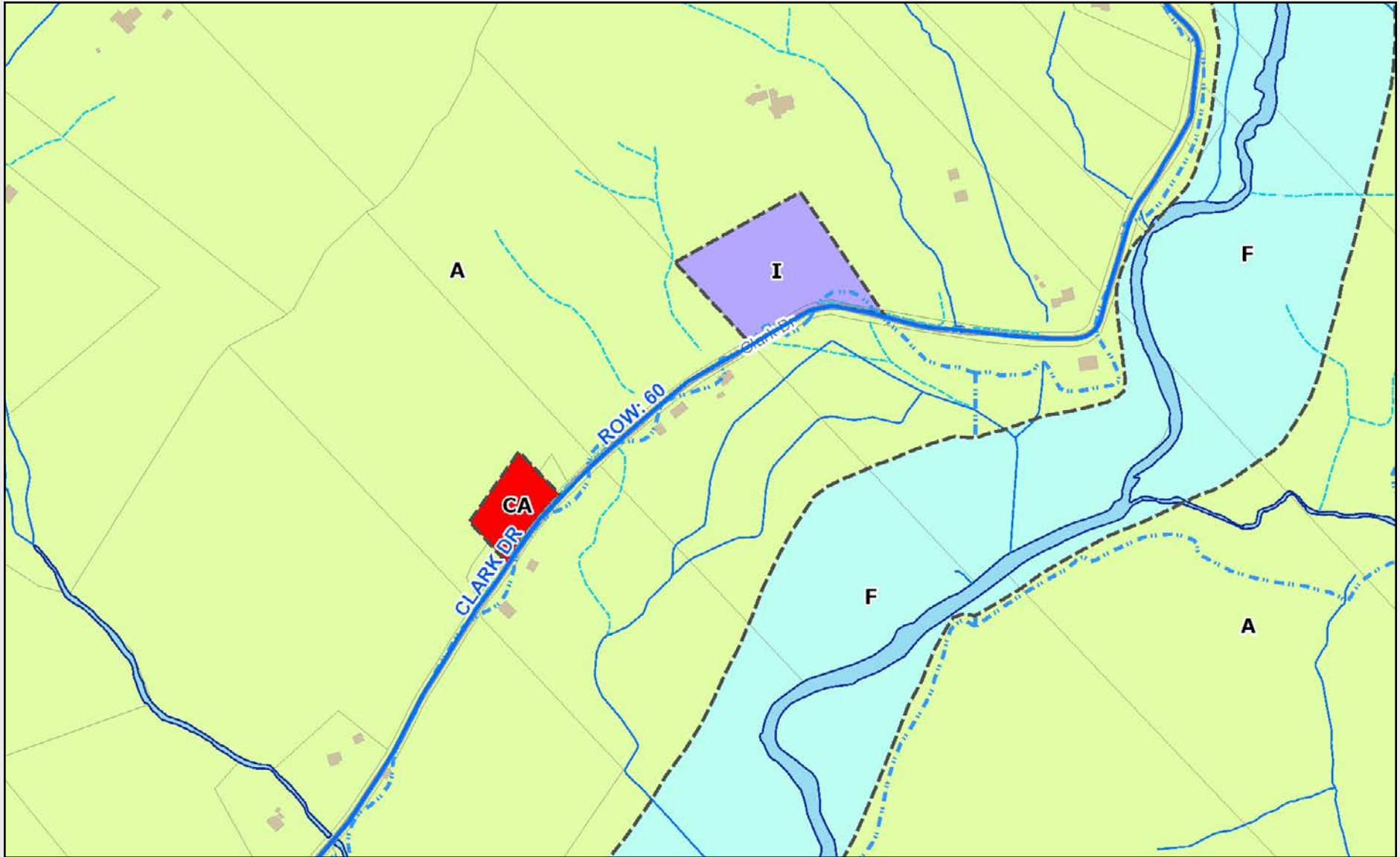


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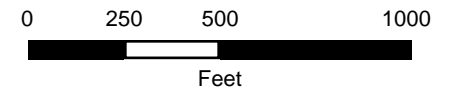
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Clark Dr Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



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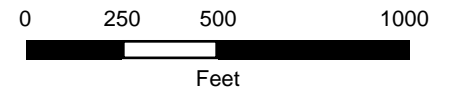
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Clark Dr
Existing Land Use Map

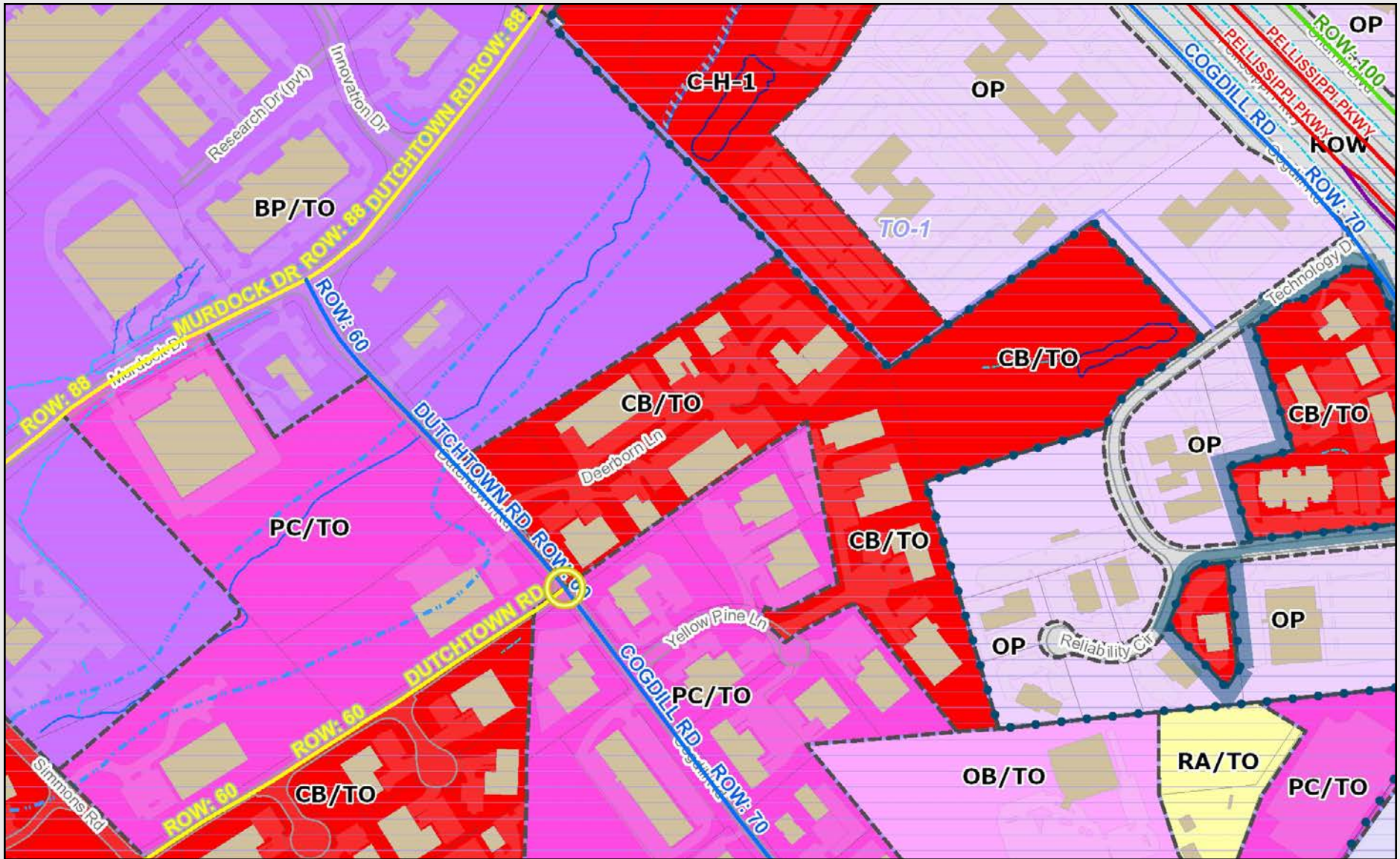
Study of CA and CB Zoning on Minor Collector Streets



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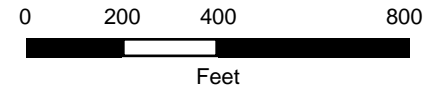
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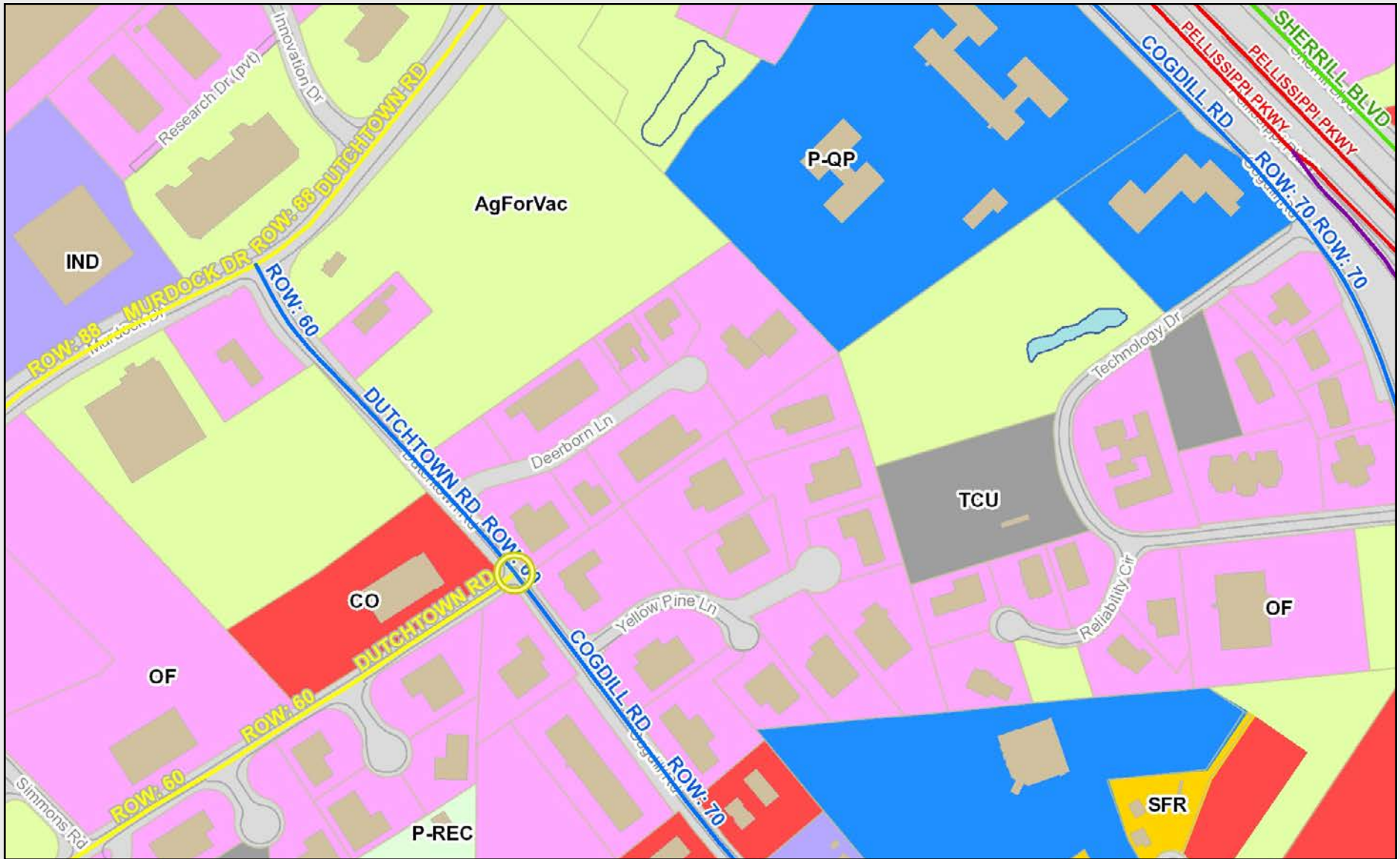
Cogdill Rd 1 Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



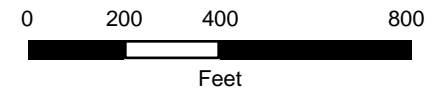
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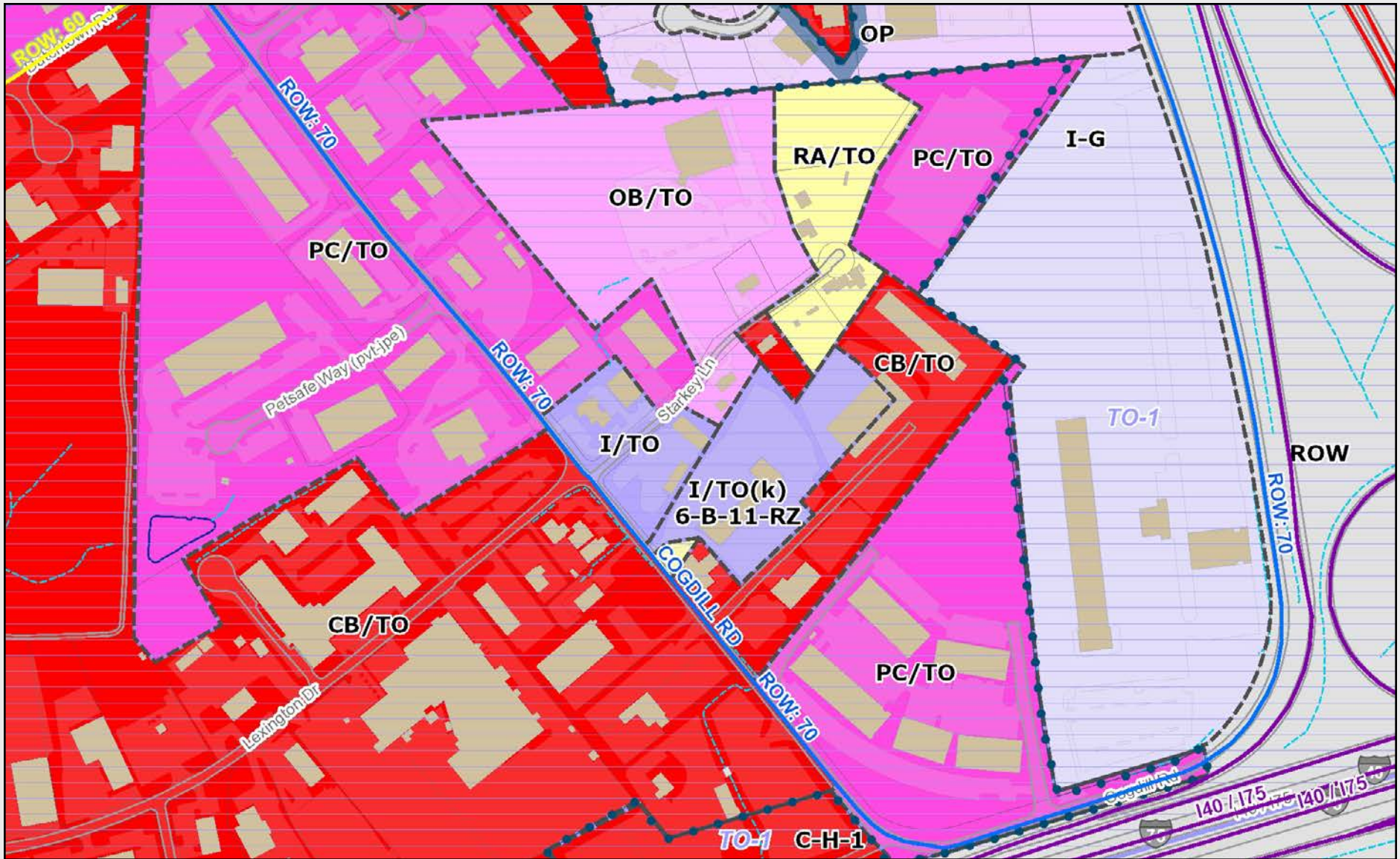
Cogdill Rd 1 Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets



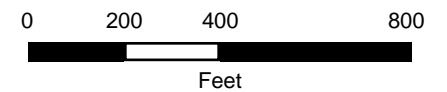
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Cogdill Rd 2 Zoning Map

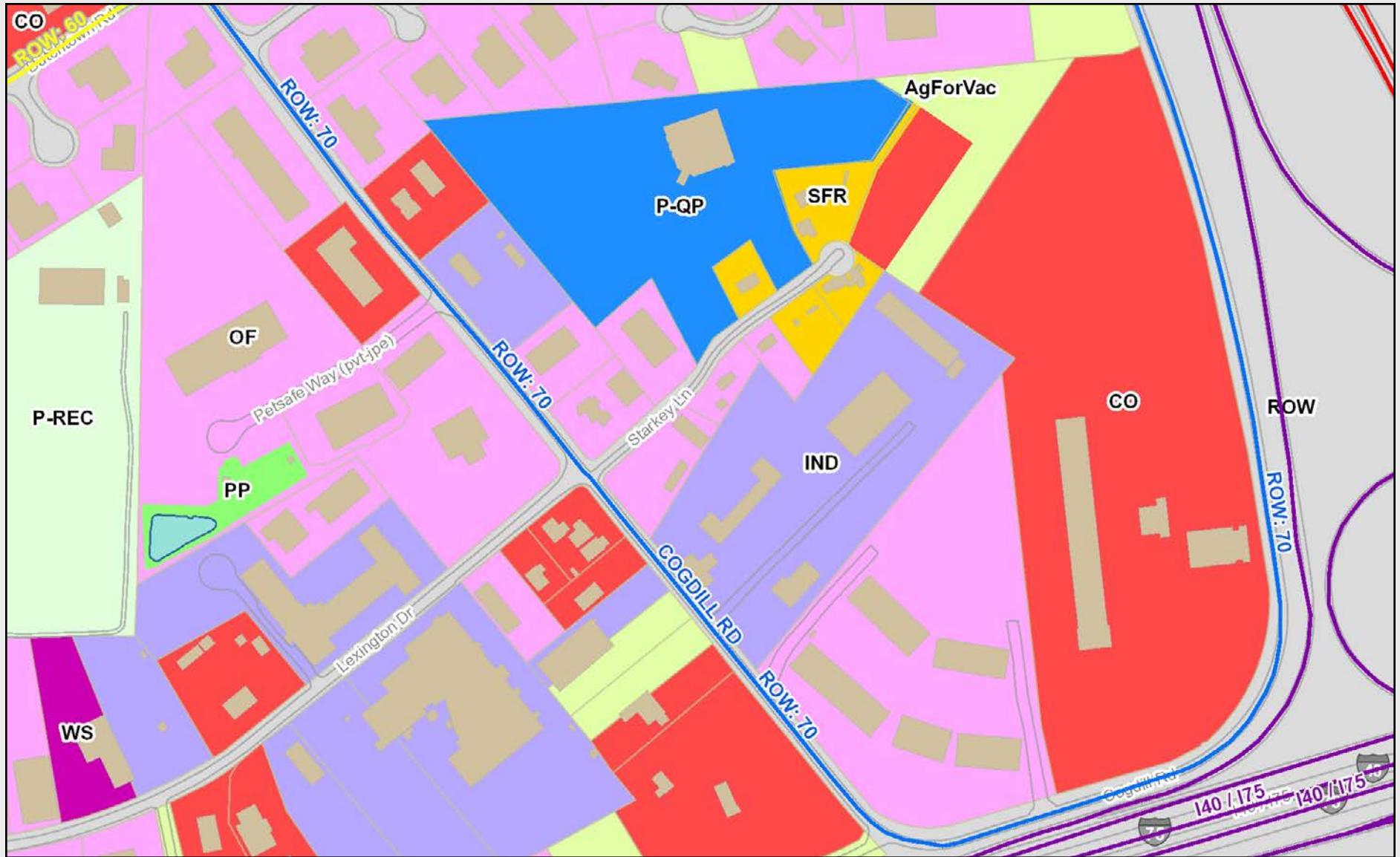
Study of CA and CB Zoning on Minor Collector Streets



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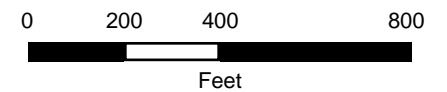
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Cogdill Rd 2 Existing Land Use Map

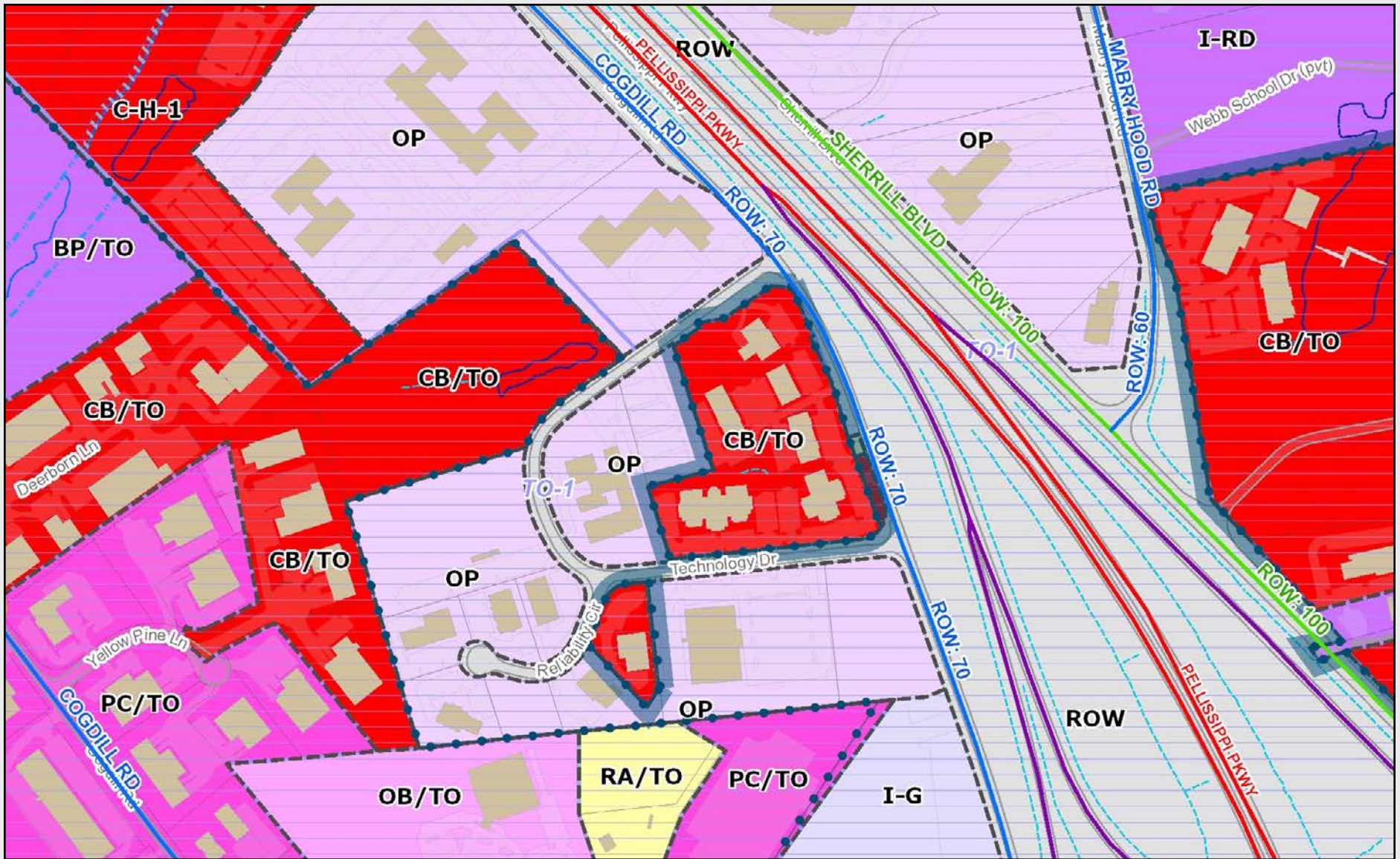
Study of CA and CB Zoning on Minor Collector Streets



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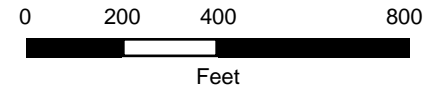
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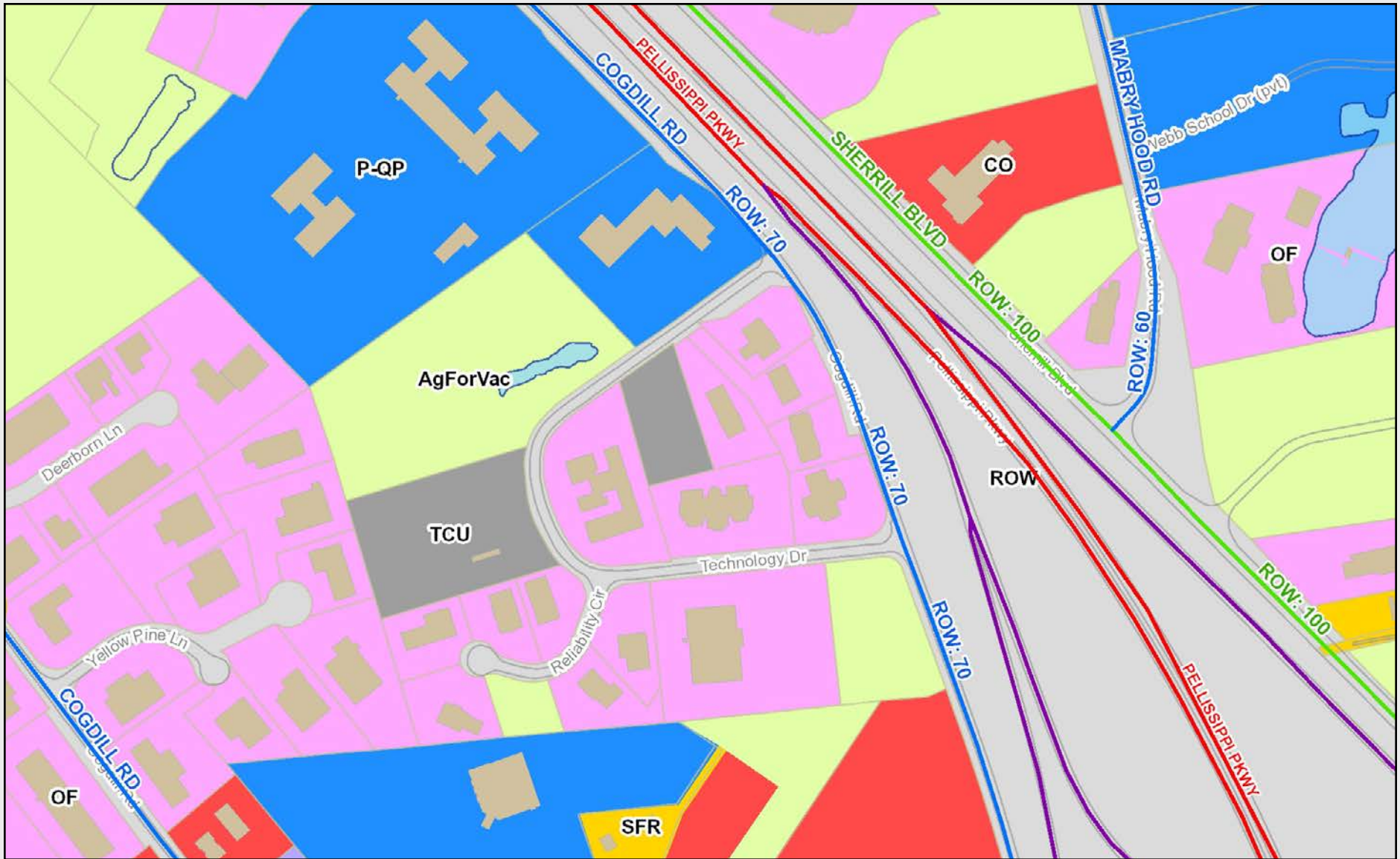
Cogdill Rd 3 Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



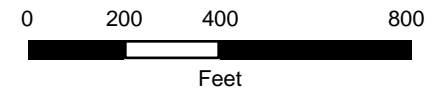
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Cogdill Rd 3 Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

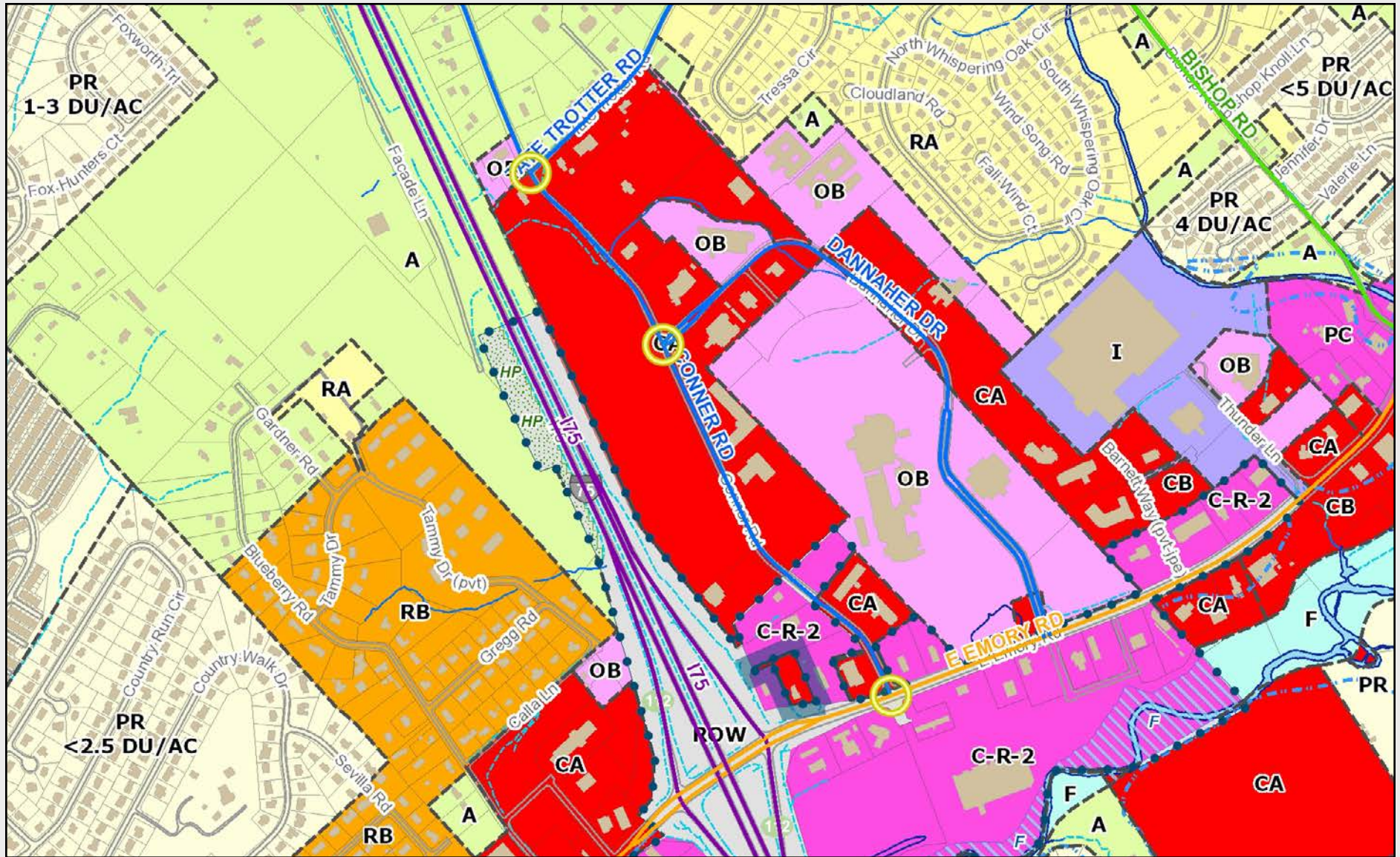


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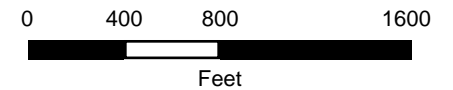
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Conner Rd
Zoning Map

Study of CA and CB Zoning on Minor Collector Streets

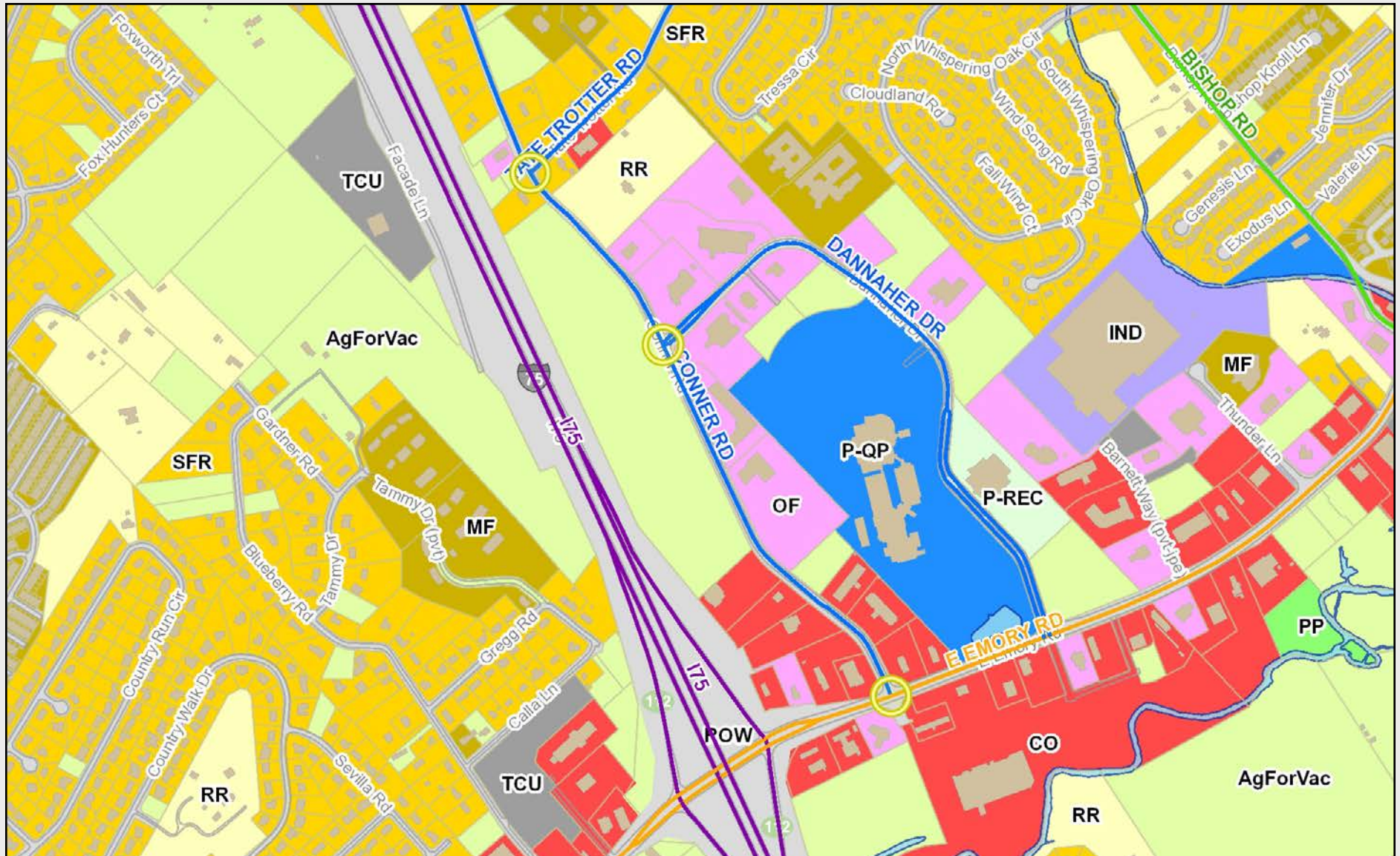


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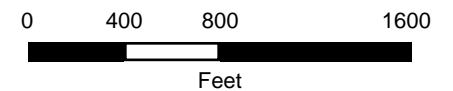
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Conner Rd
Existing Land Use Map

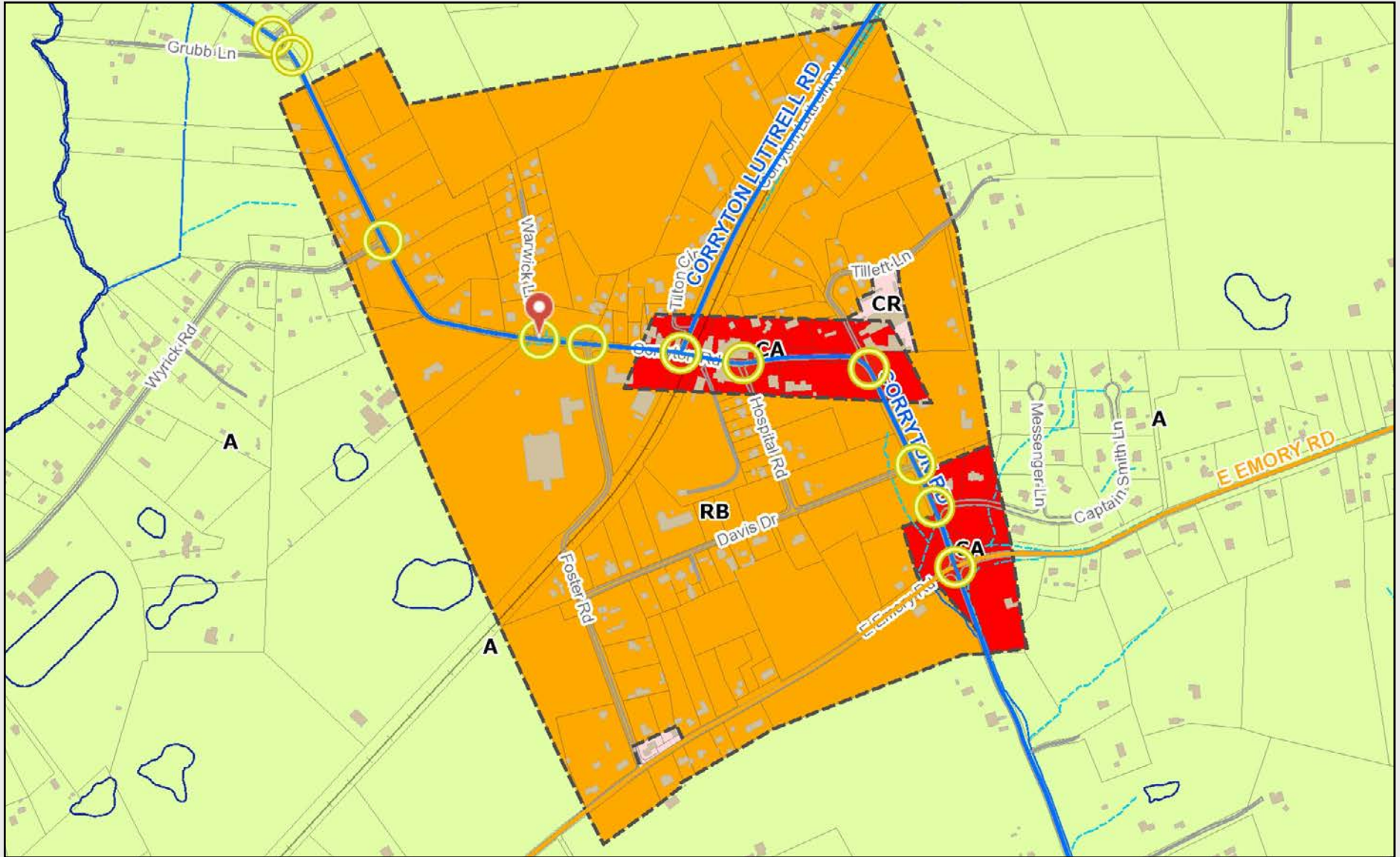
Study of CA and CB Zoning on Minor Collector Streets



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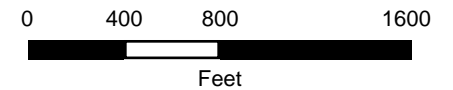
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Corryton Rd 1 & 2 Zoning Map

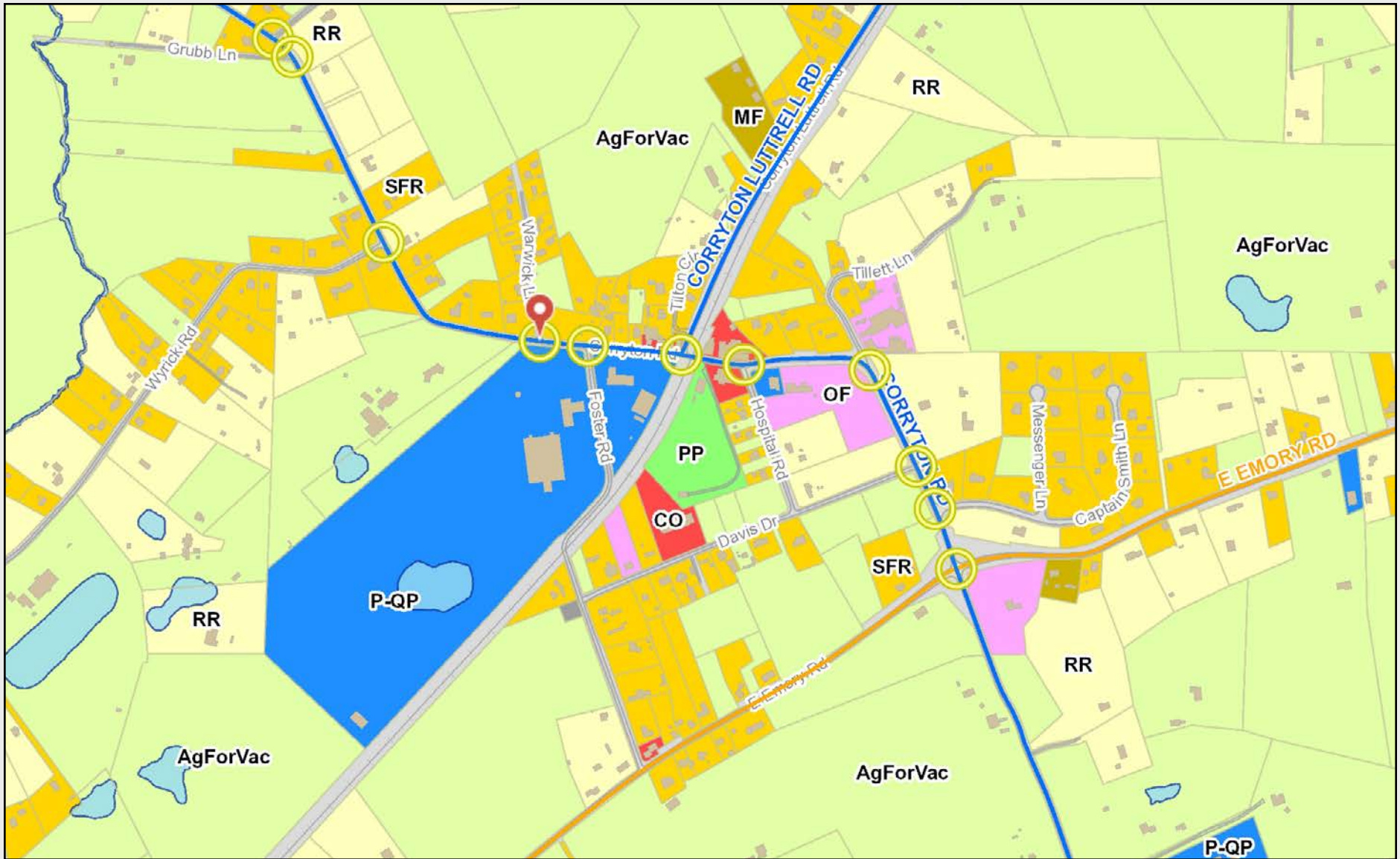
Study of CA and CB Zoning on Minor Collector Streets



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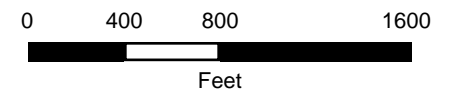
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Corryton Rd 1 & 2 Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

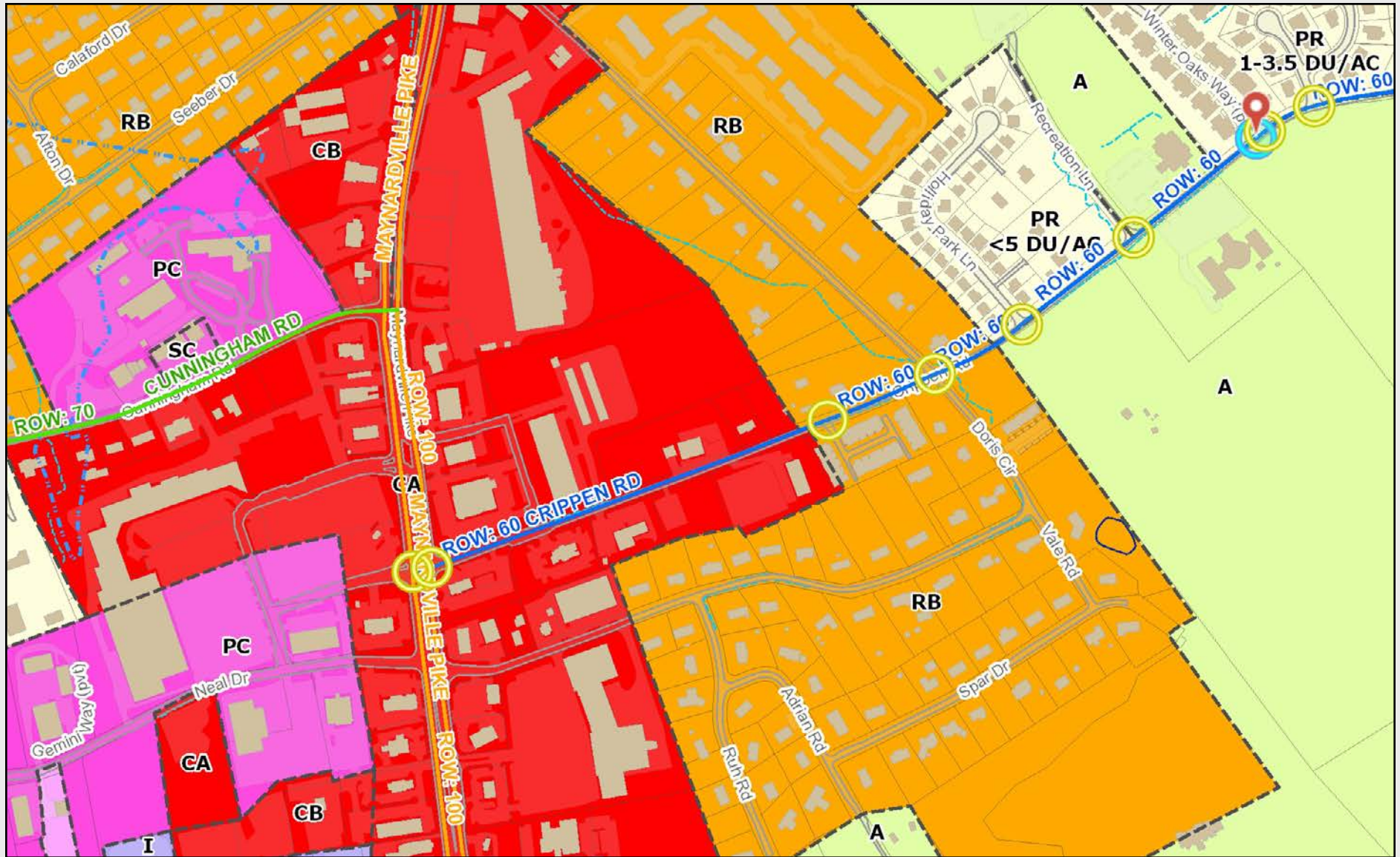


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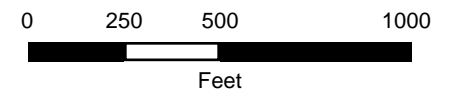
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Crippen Rd Zoning Map

Study of CA and CB Zoning on Minor Collector Streets

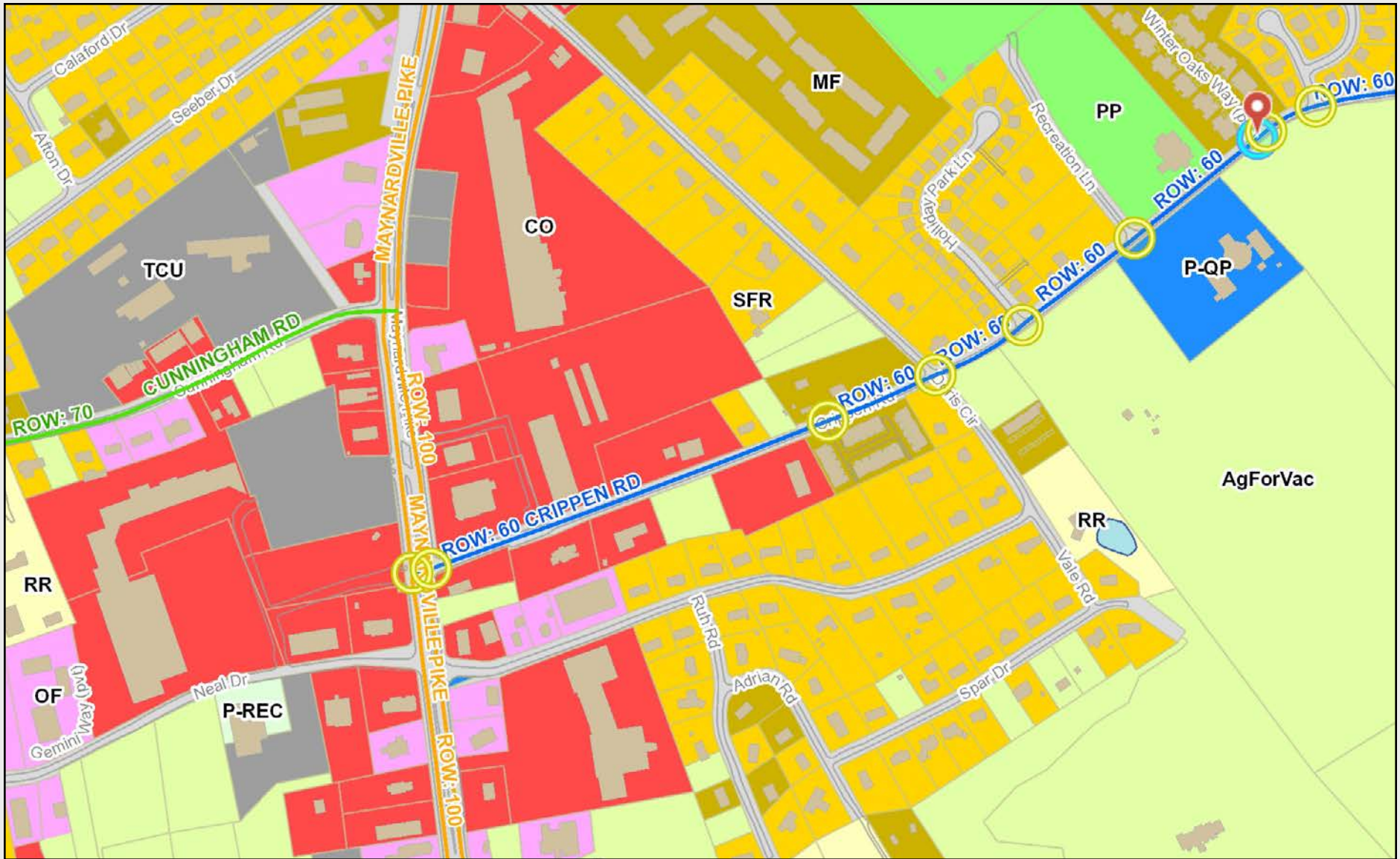


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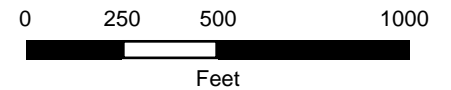
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Crippen Rd Existing Land Use Map

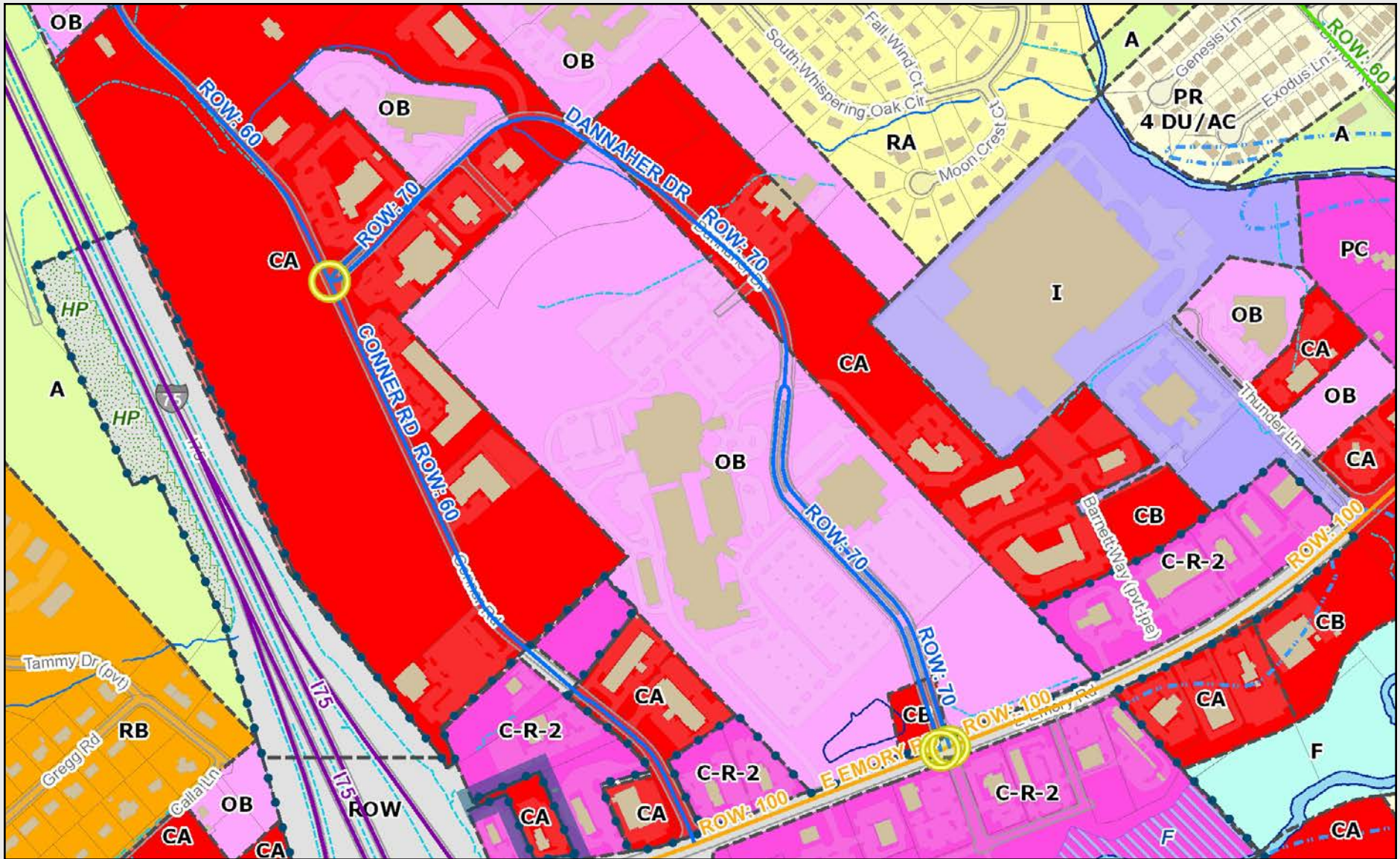
Study of CA and CB Zoning on Minor Collector Streets



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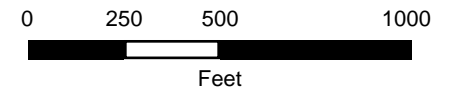
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Dannaher Dr Zoning Map

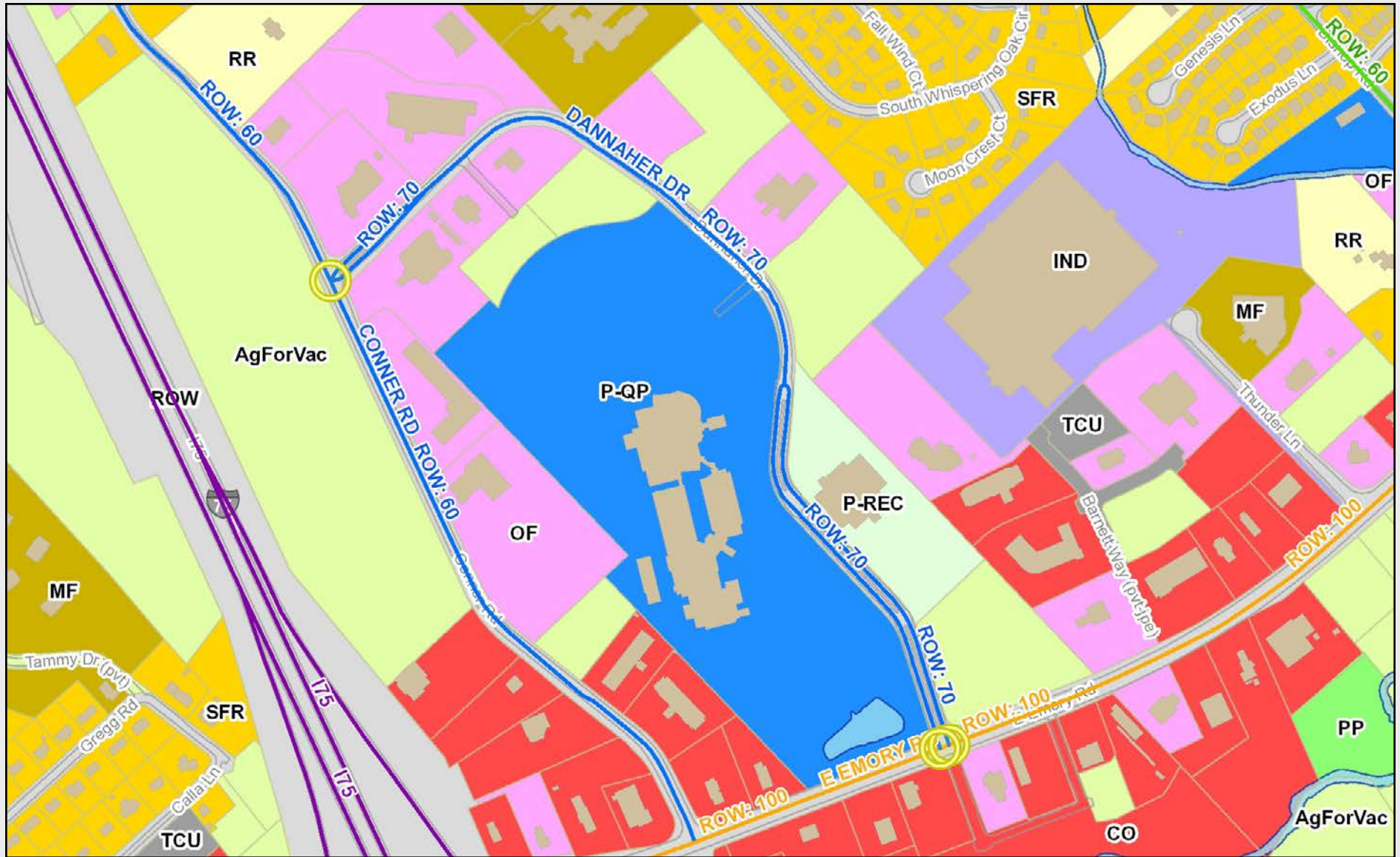
Study of CA and CB Zoning on Minor Collector Streets



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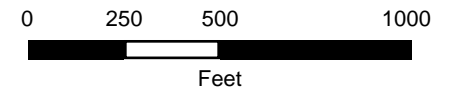
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Dannaher Dr Existing Land Use Map

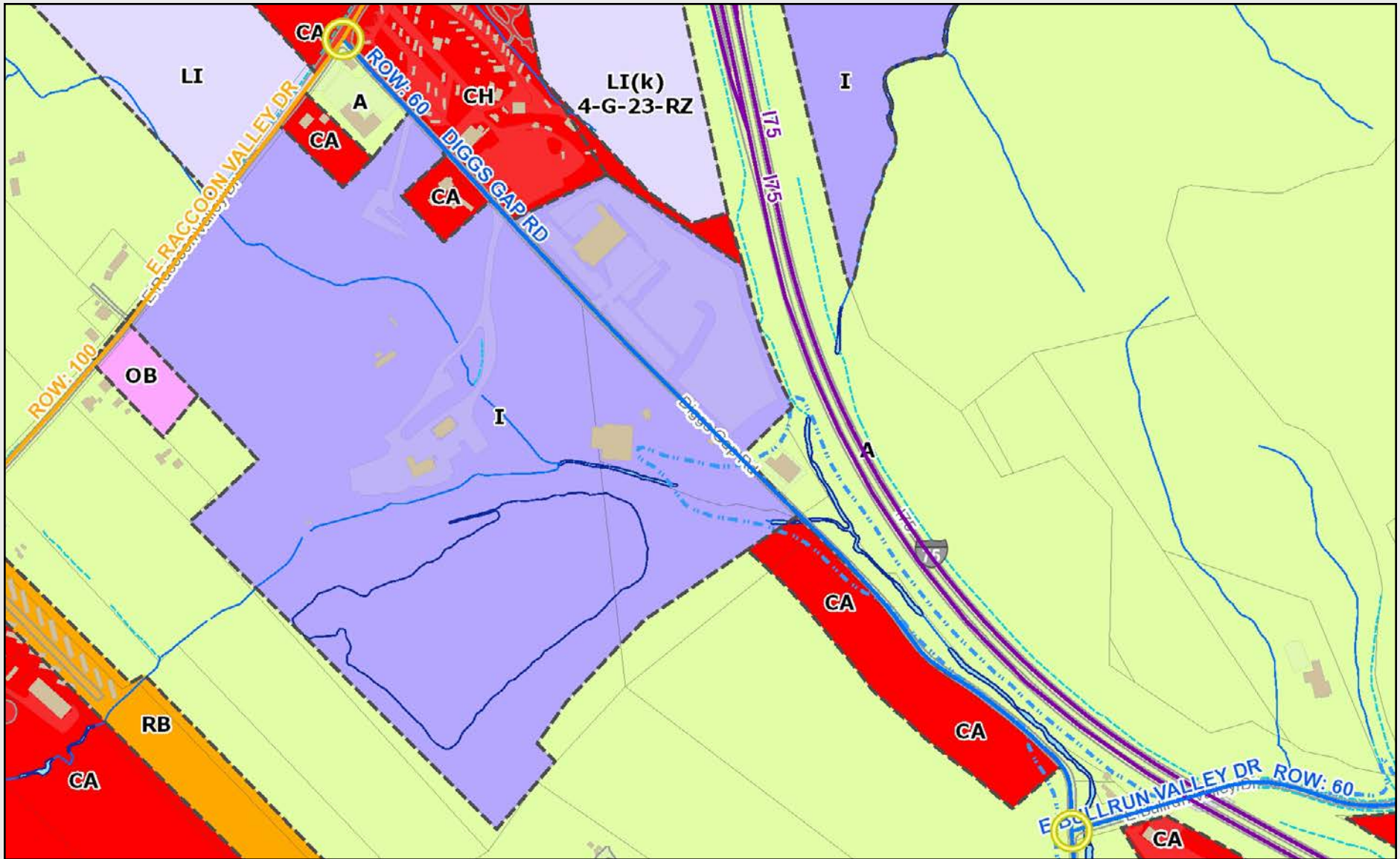
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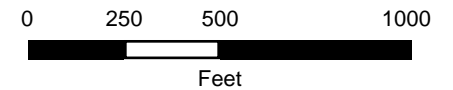
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Diggs Gap Rd 1 & 2 Zoning Map

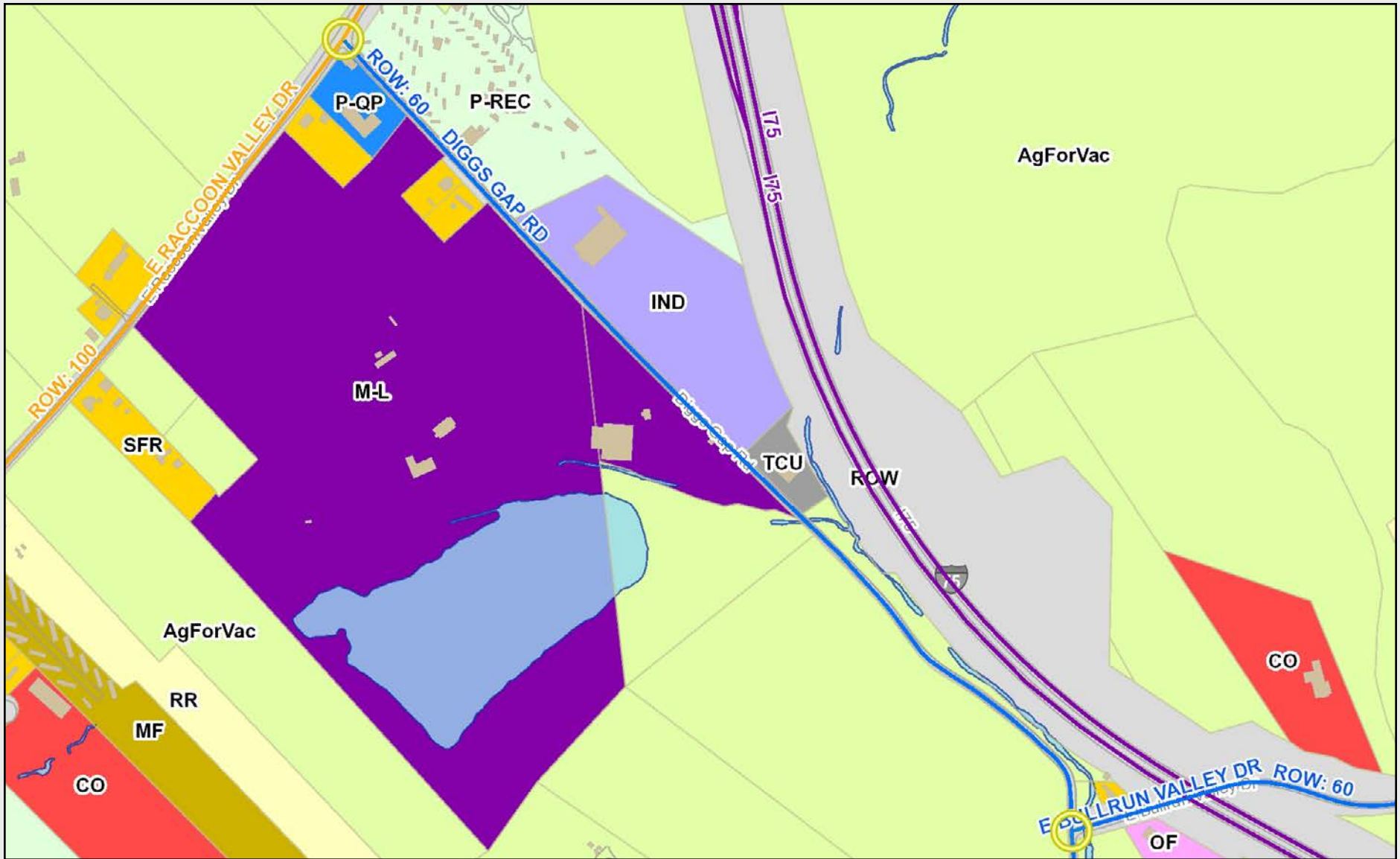
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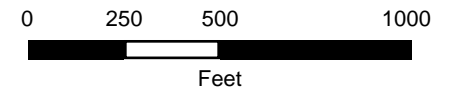
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Diggs Gap Rd 1 & 2 Existing Land Use Map

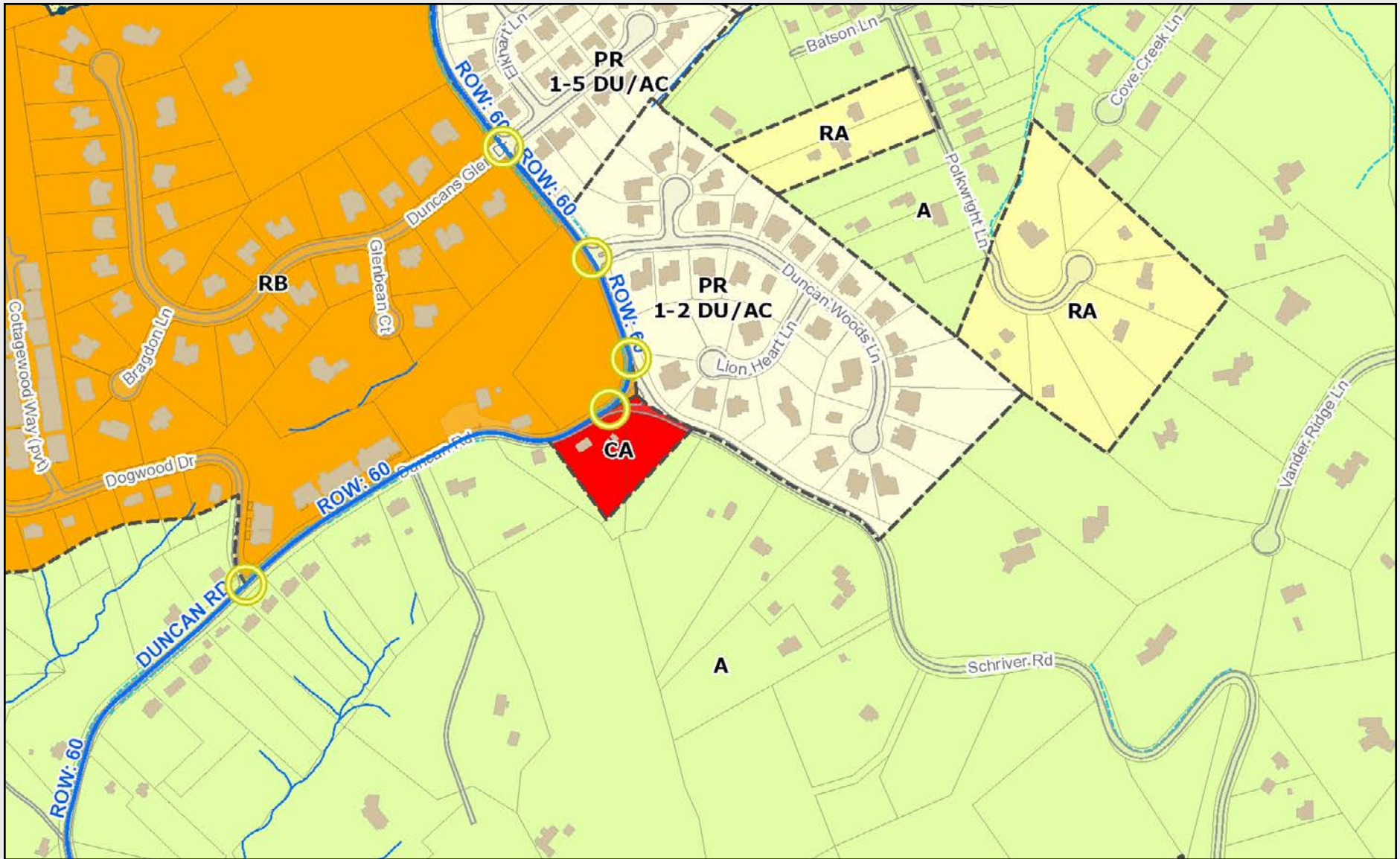
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Duncan Rd Zoning Map

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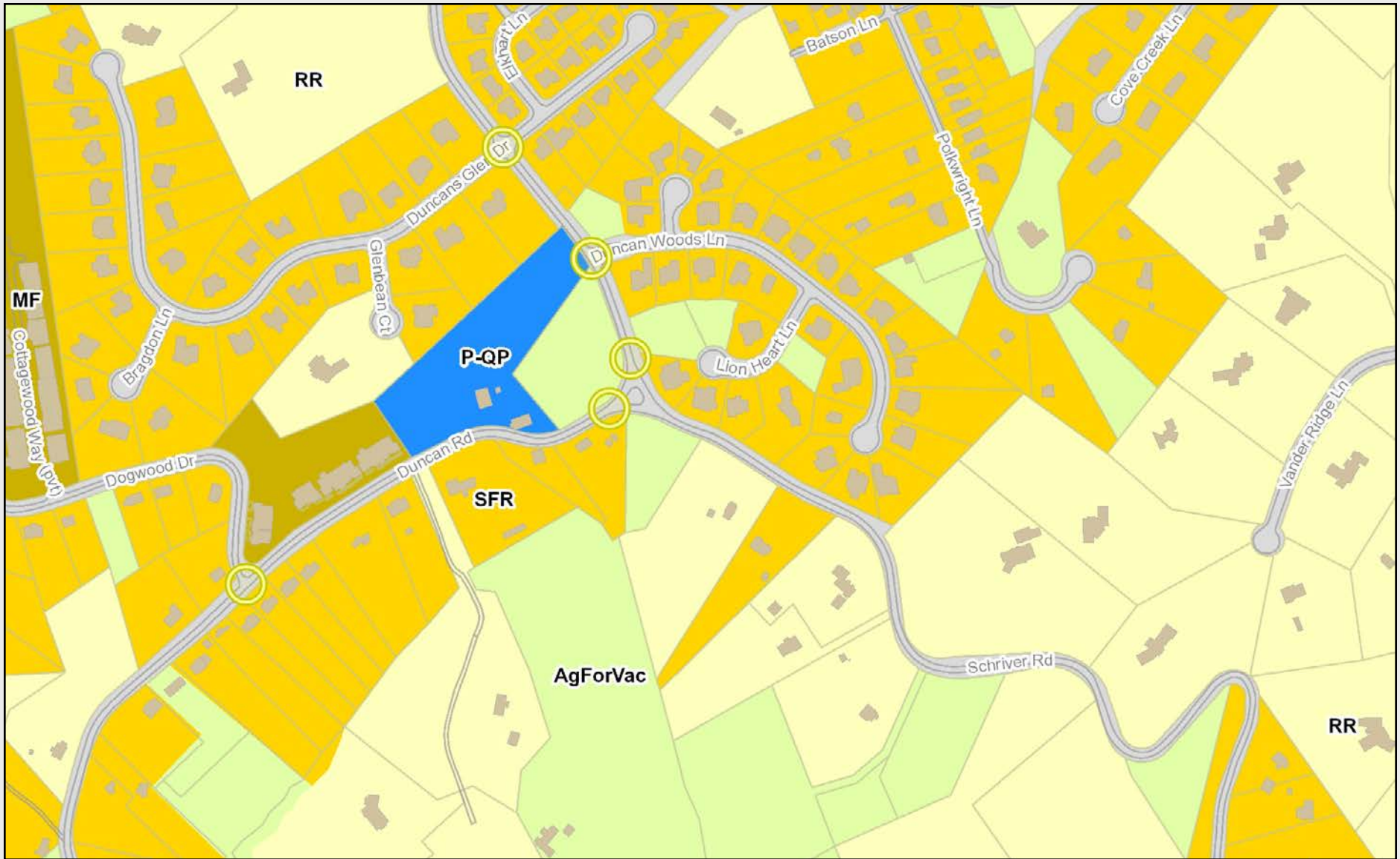


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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Duncan Rd
Existing Land Use Map

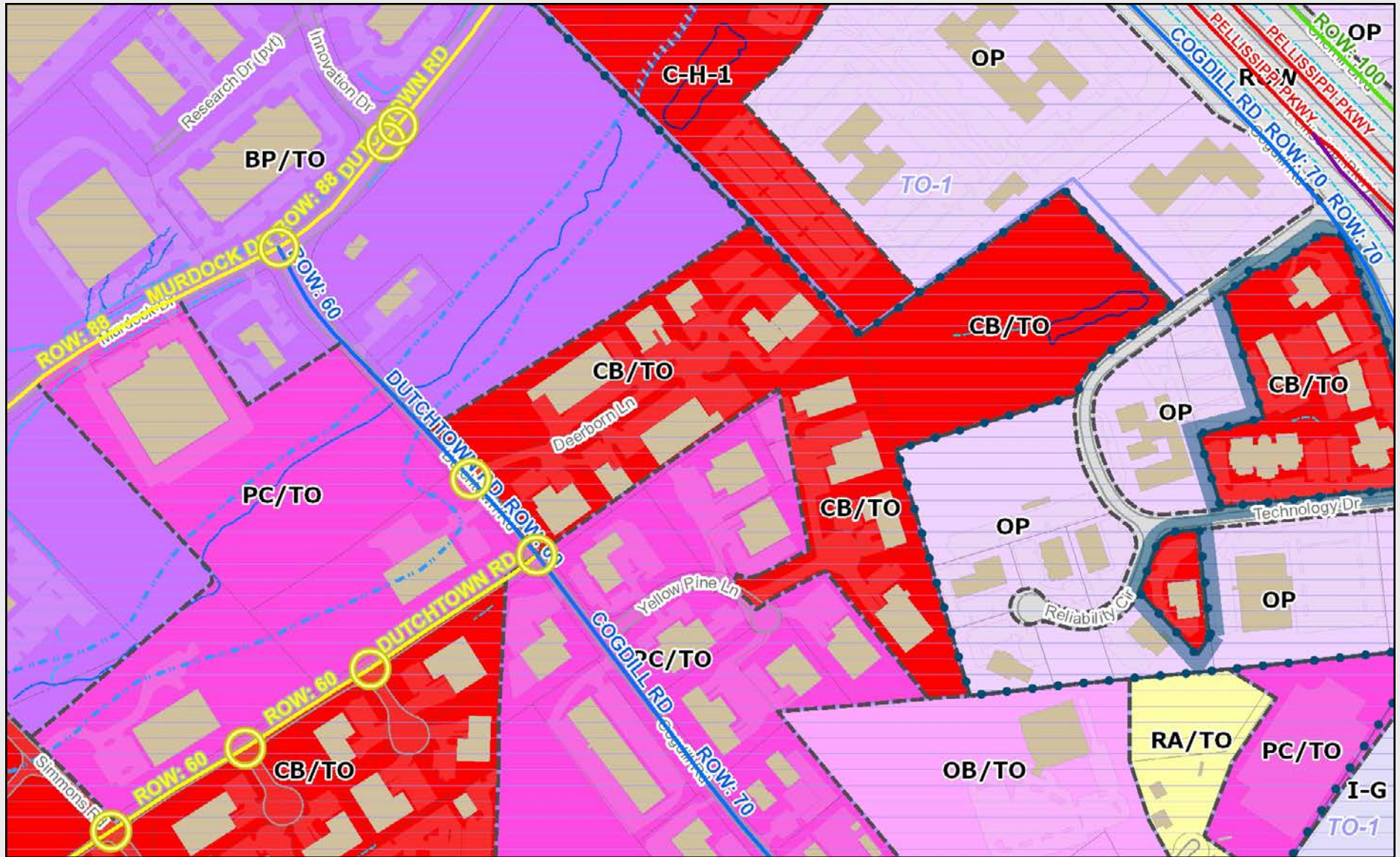
Study of CA and CB Zoning on Minor Collector Streets



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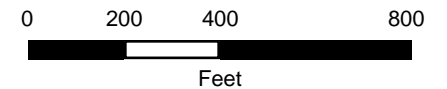
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Dutchtown Rd Zoning Map

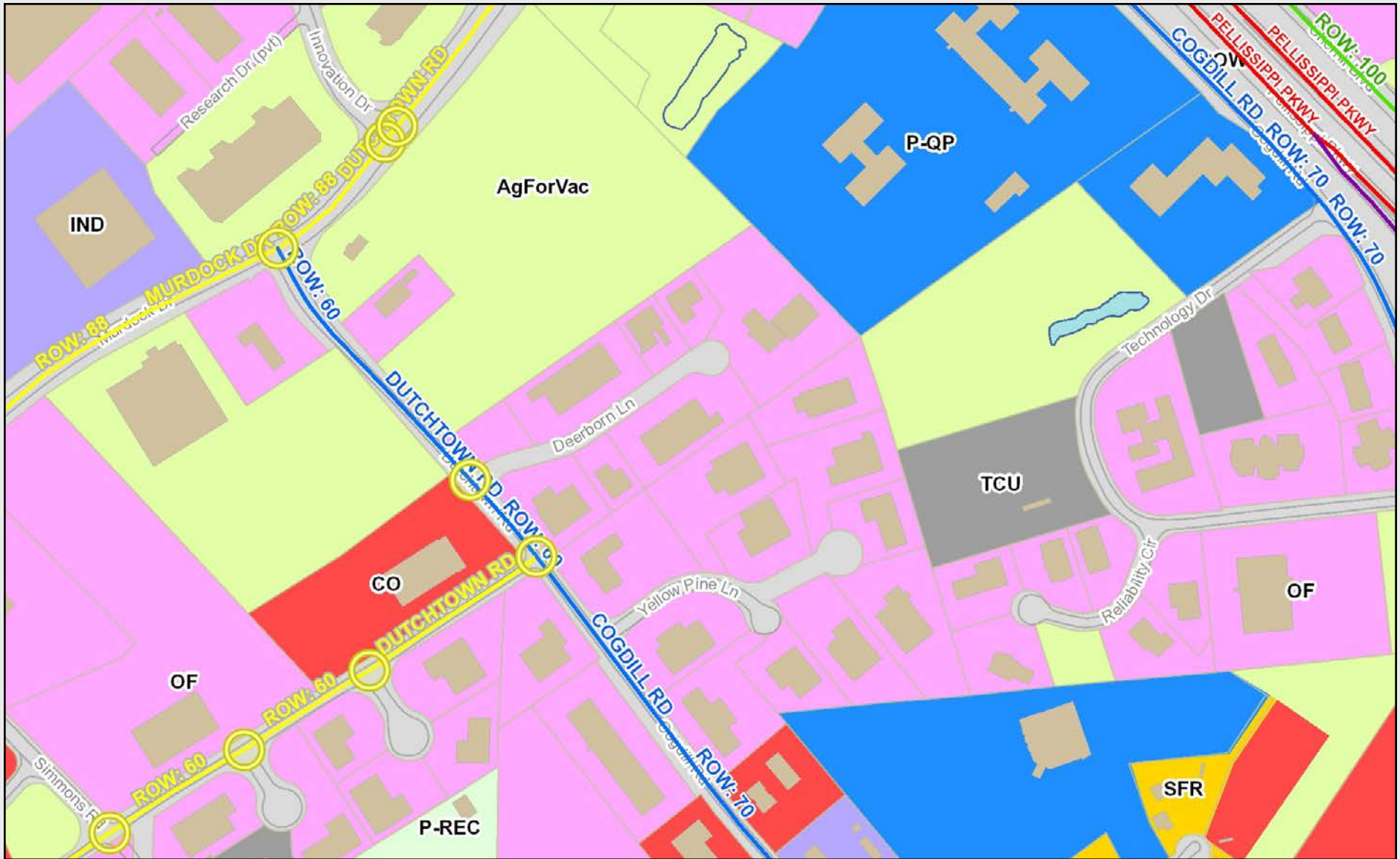
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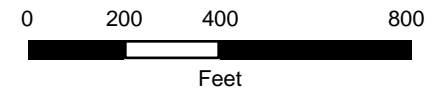
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Dutchtown Rd Existing Land Use Map

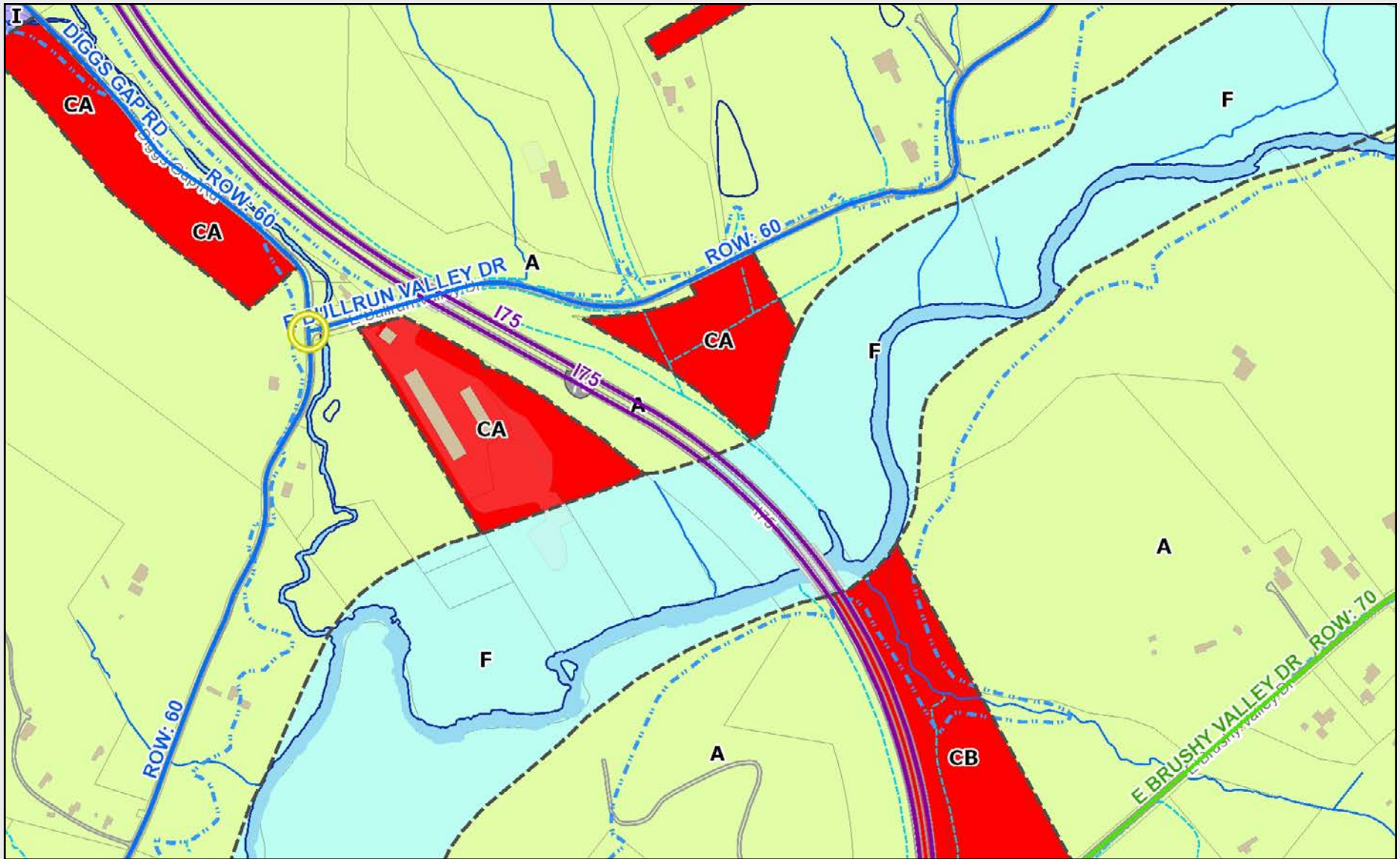
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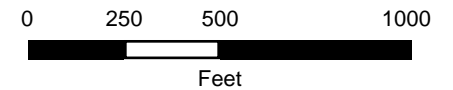
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E Bullrun Valley Dr Zoning Map

Study of CA and CB Zoning on Minor Collector Streets

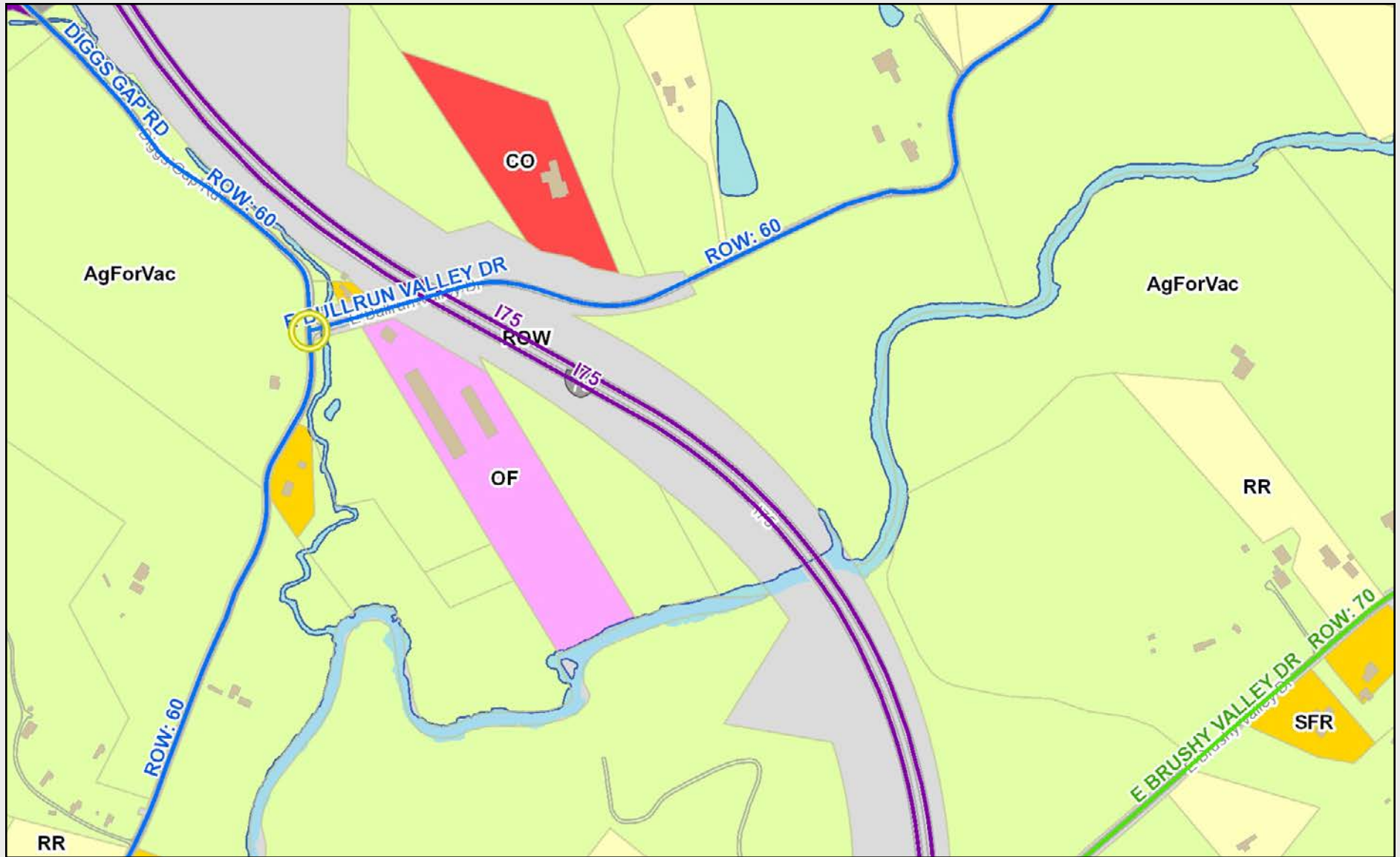


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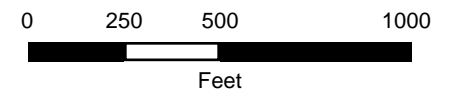
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



E Bullrun Valley Dr Existing Land Use Map

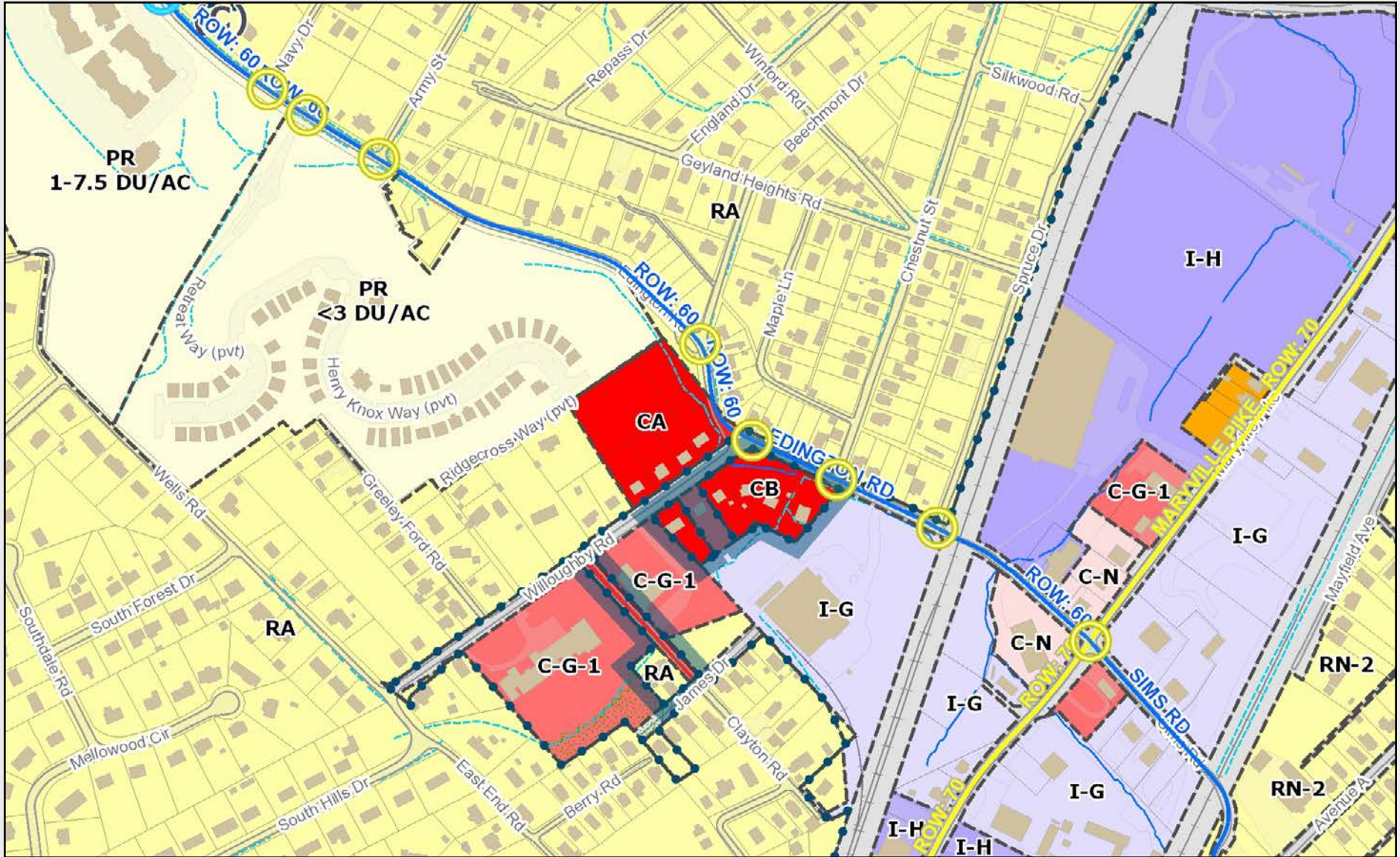
Study of CA and CB Zoning on Minor Collector Streets



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Edgington Rd Zoning Map

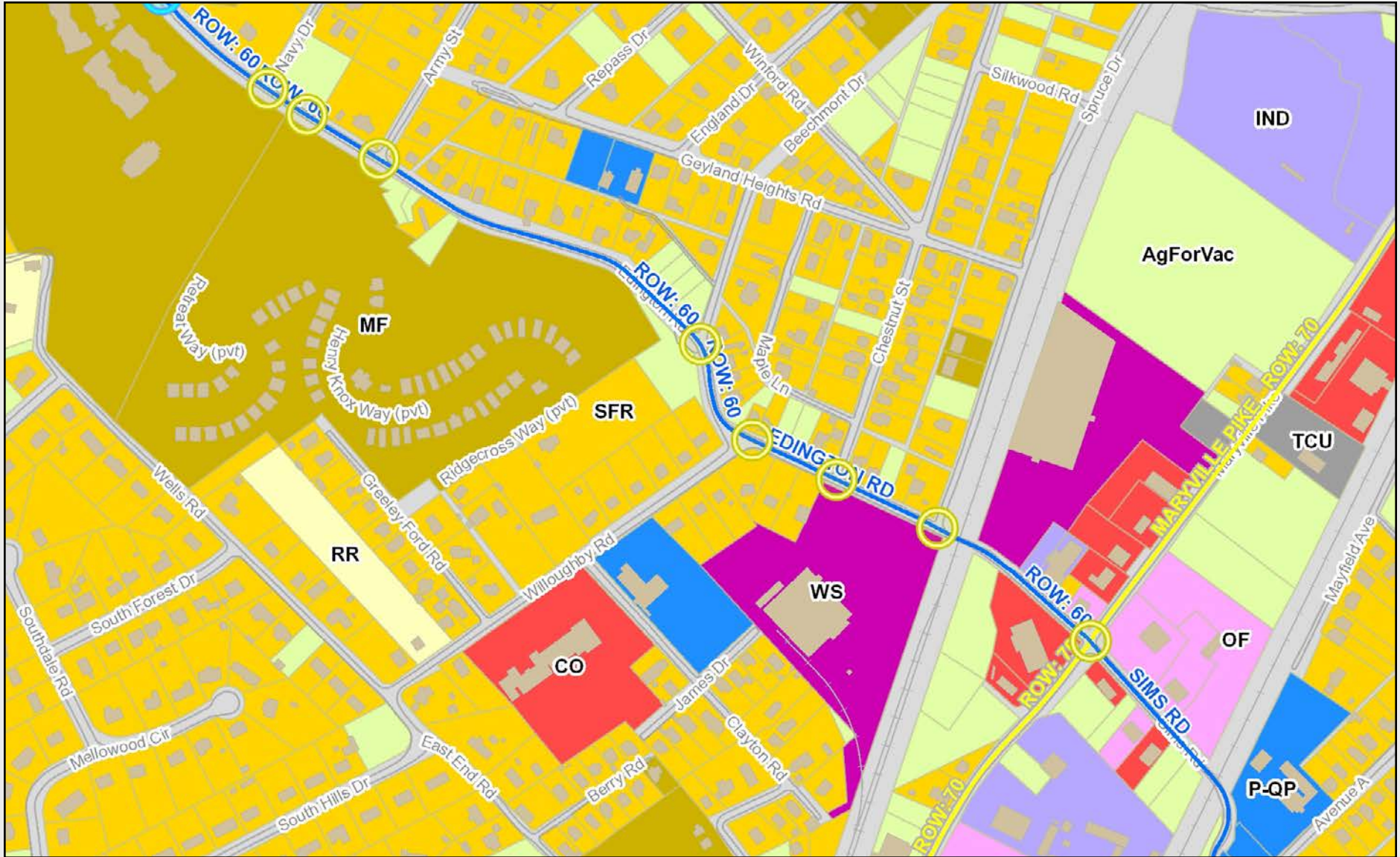
Study of CA and CB Zoning on Minor Collector Streets



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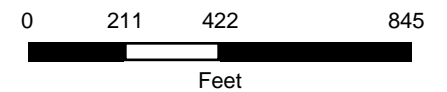
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Edington Rd Existing Land Use Map

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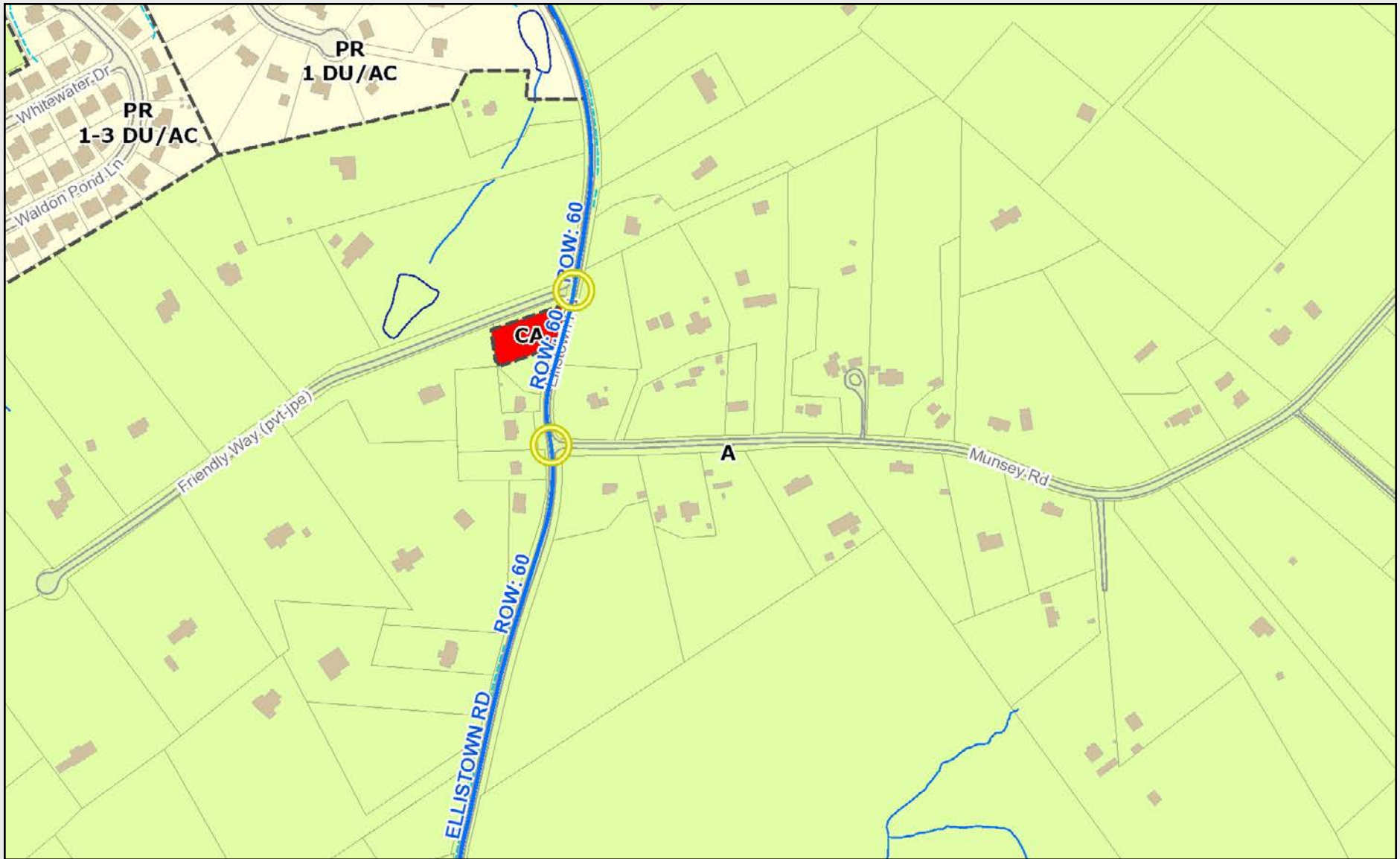


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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Ellistown Rd Zoning Map

Study of CA and CB Zoning on Minor Collector Streets

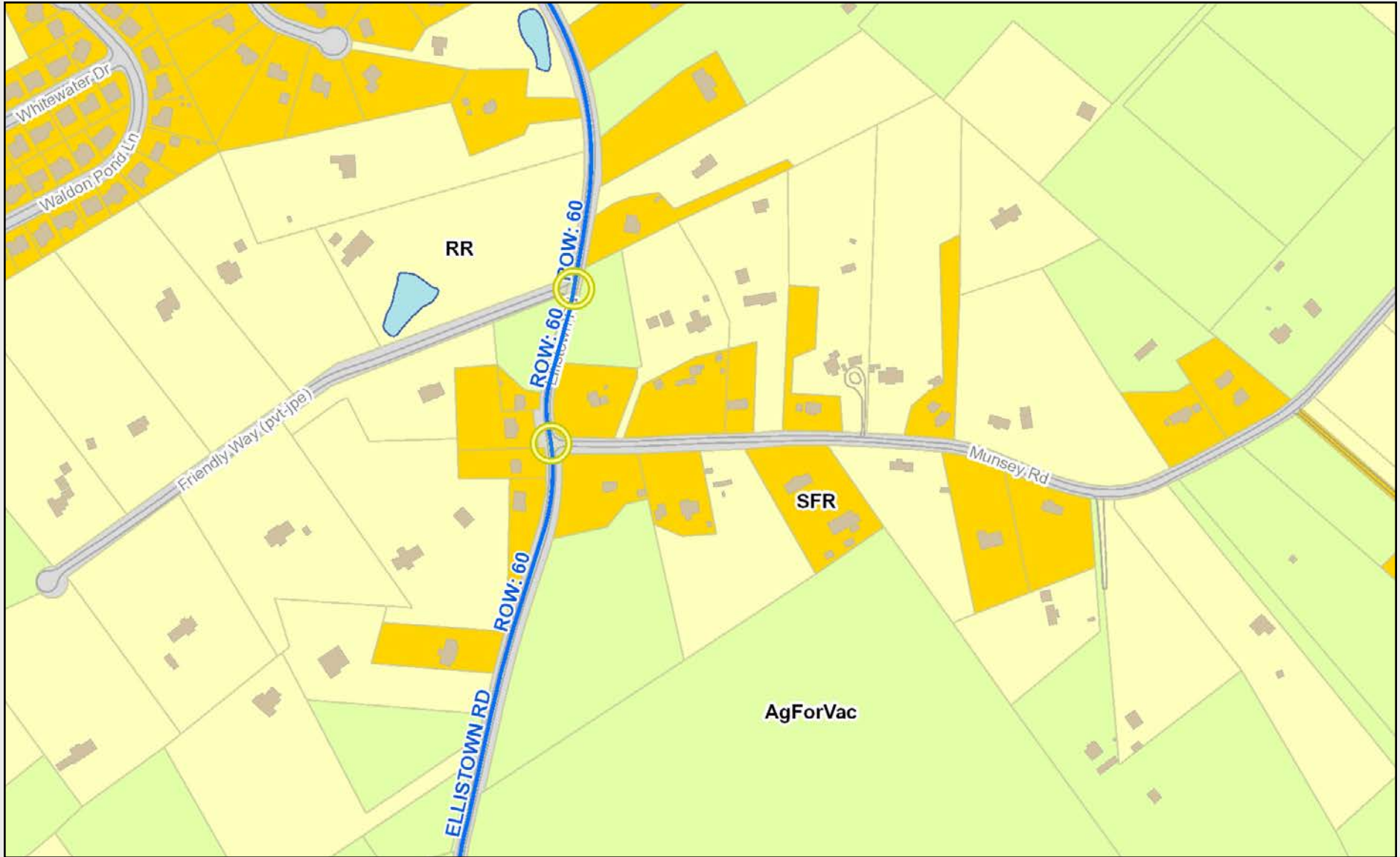


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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Ellistown Rd Existing Land Use Map

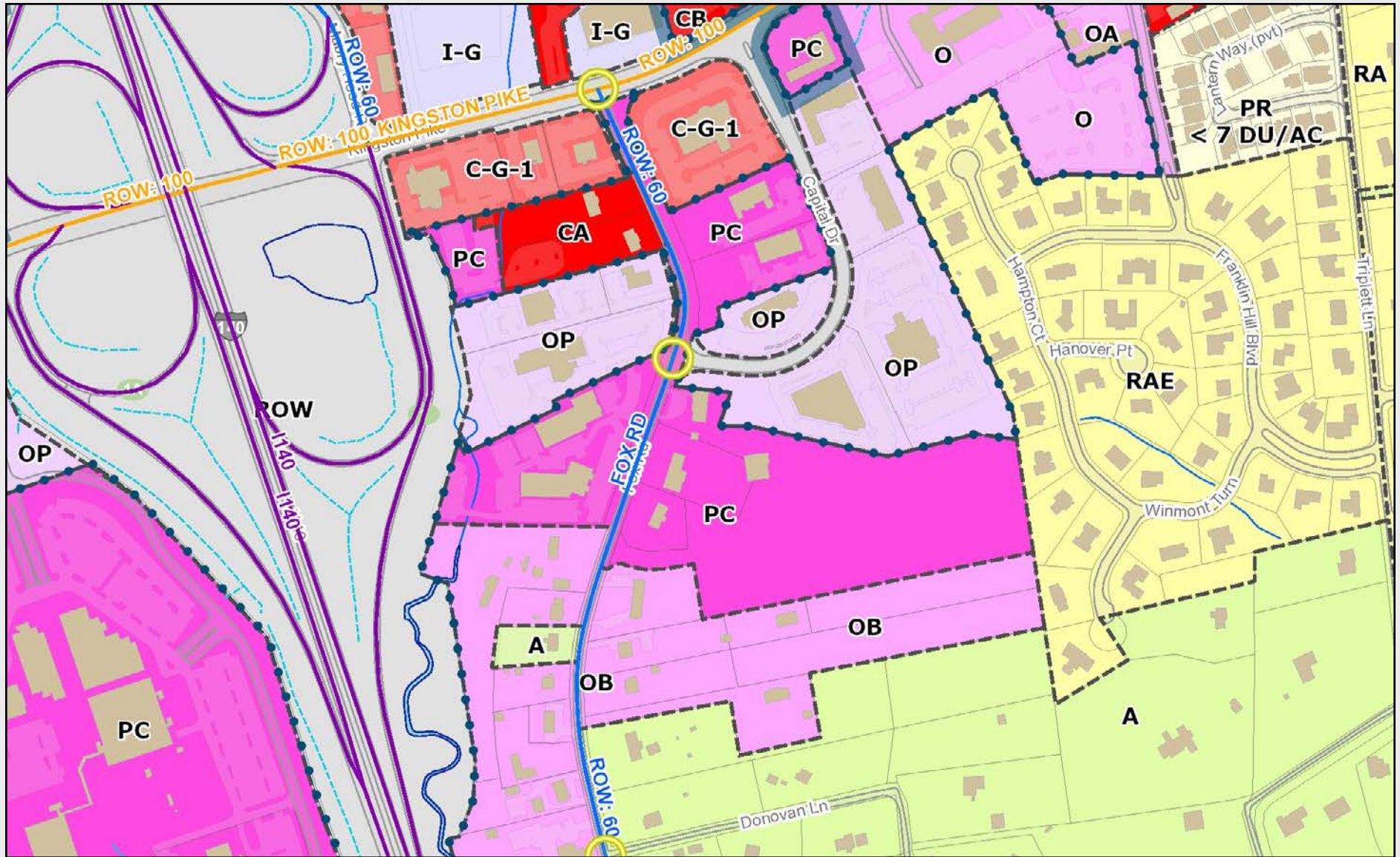
Study of CA and CB Zoning on Minor Collector Streets



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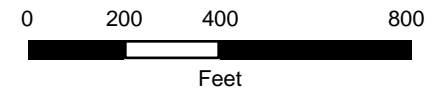
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Fox Rd Zoning Map

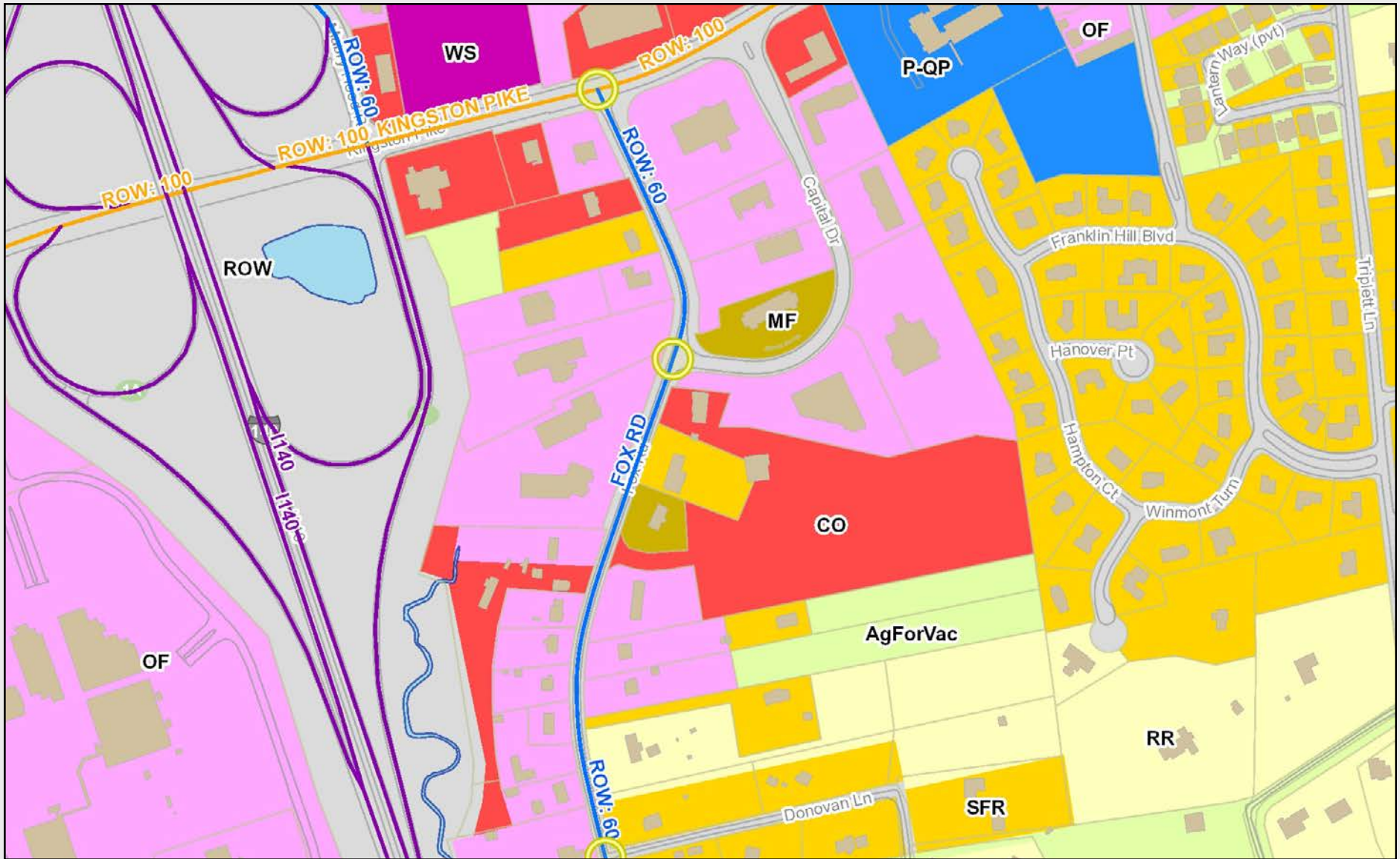
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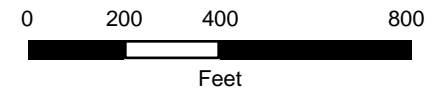
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Fox Rd
Existing Land Use Map

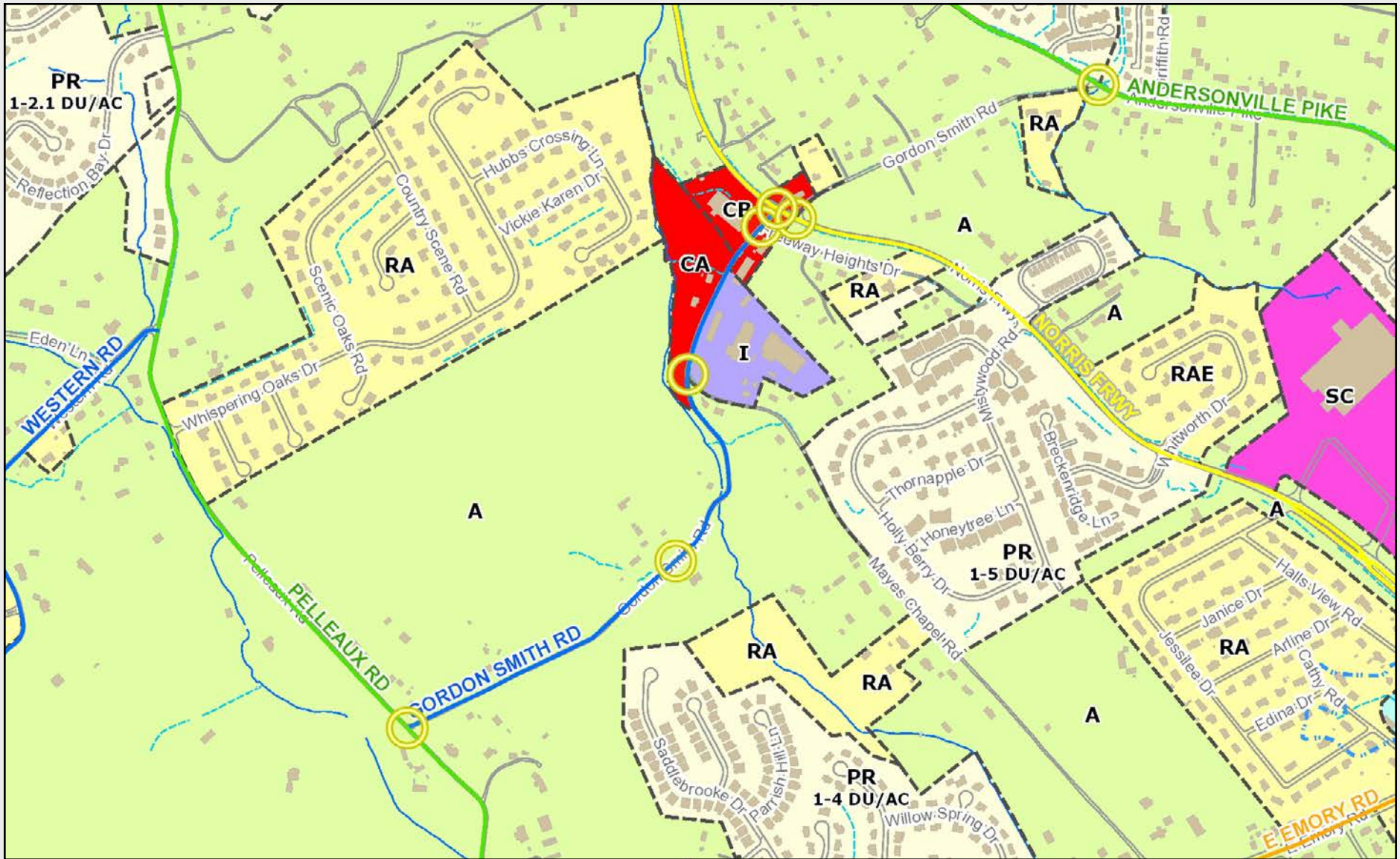
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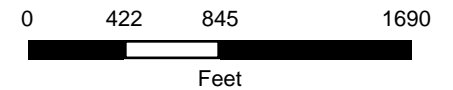
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Gordon Smith Rd Zoning Map

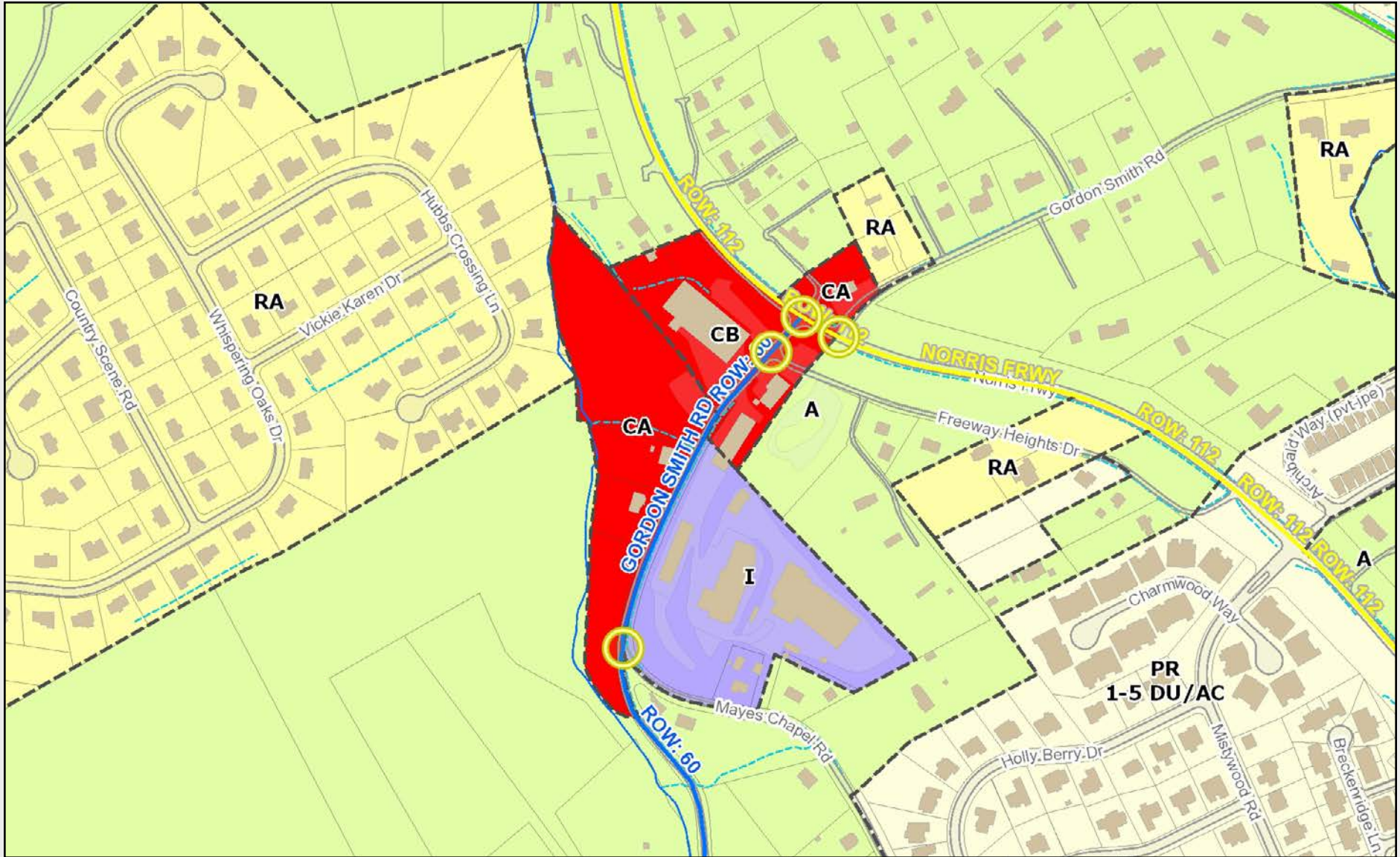
Study of CA and CB Zoning on Minor Collector Streets



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Gordon Smith Rd Zoning Map

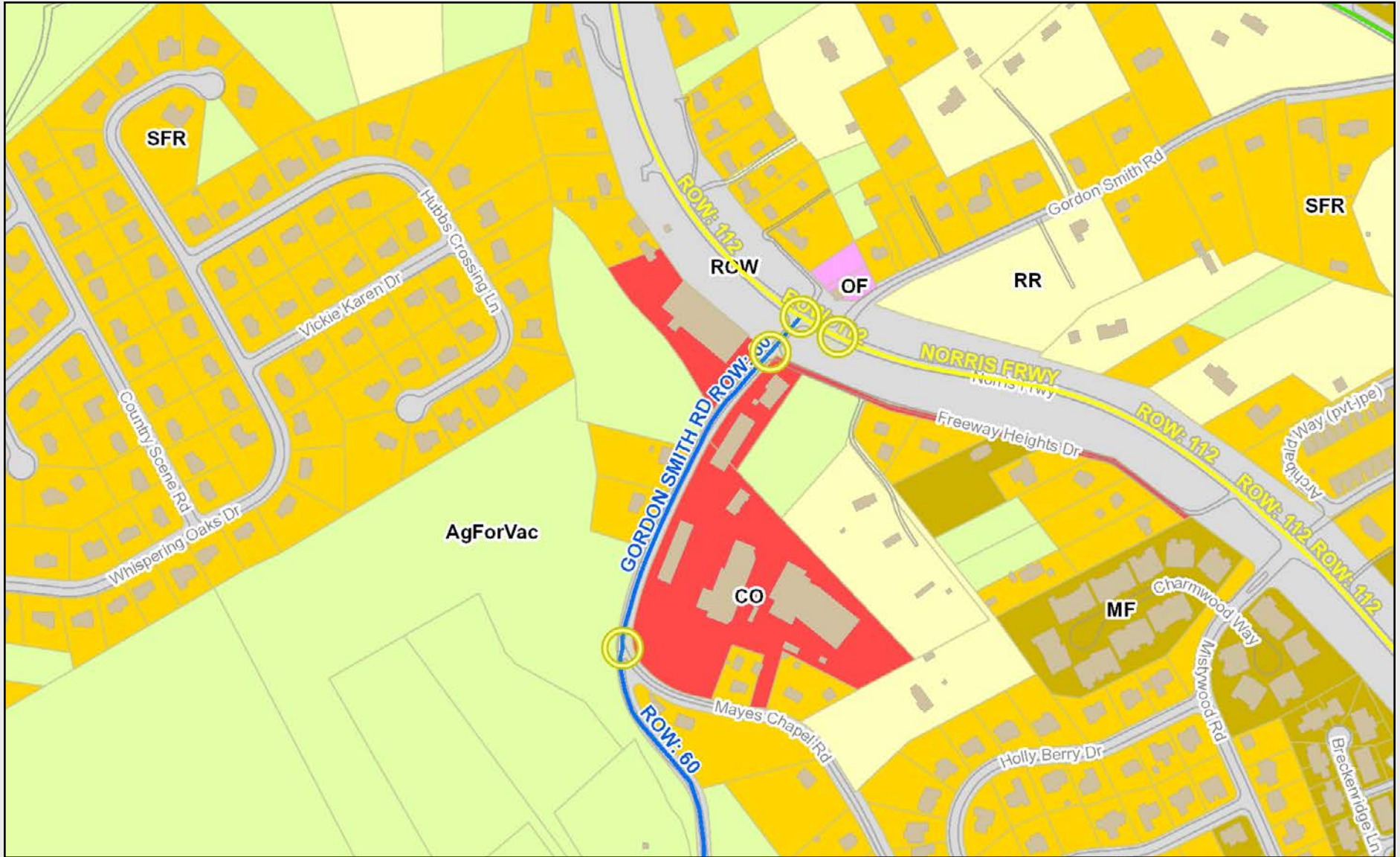
Study of CA and CB Zoning on Minor Collector Streets



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Gordon Smith Rd Existing Land Use Map

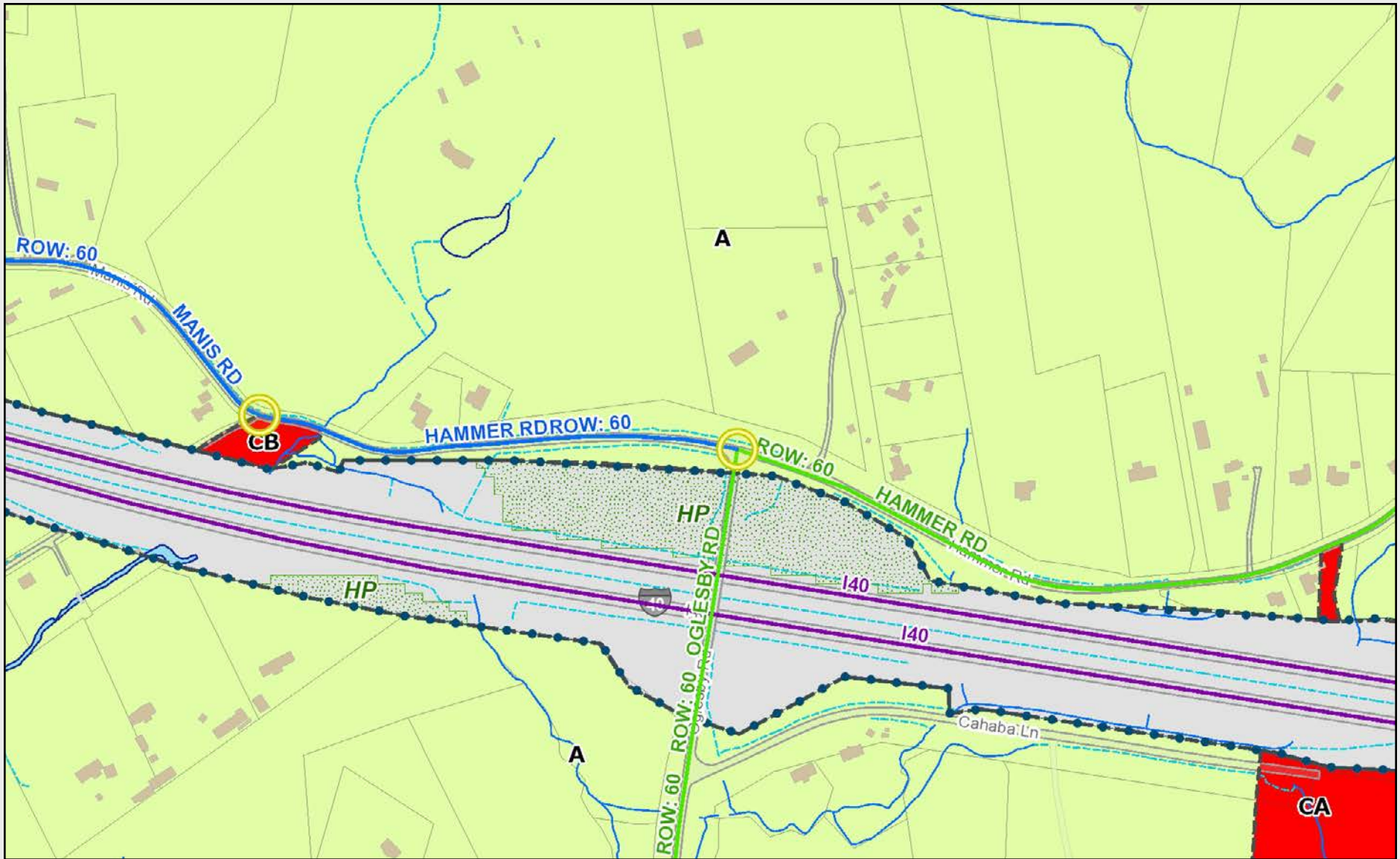
Study of CA and CB Zoning on Minor Collector Streets



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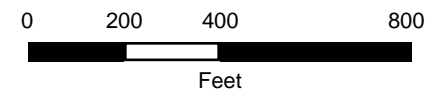
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Hammer Rd 1 Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



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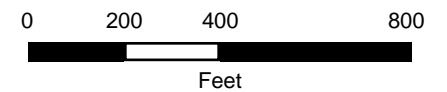
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Hammer Rd 1 Existing Land Use Map

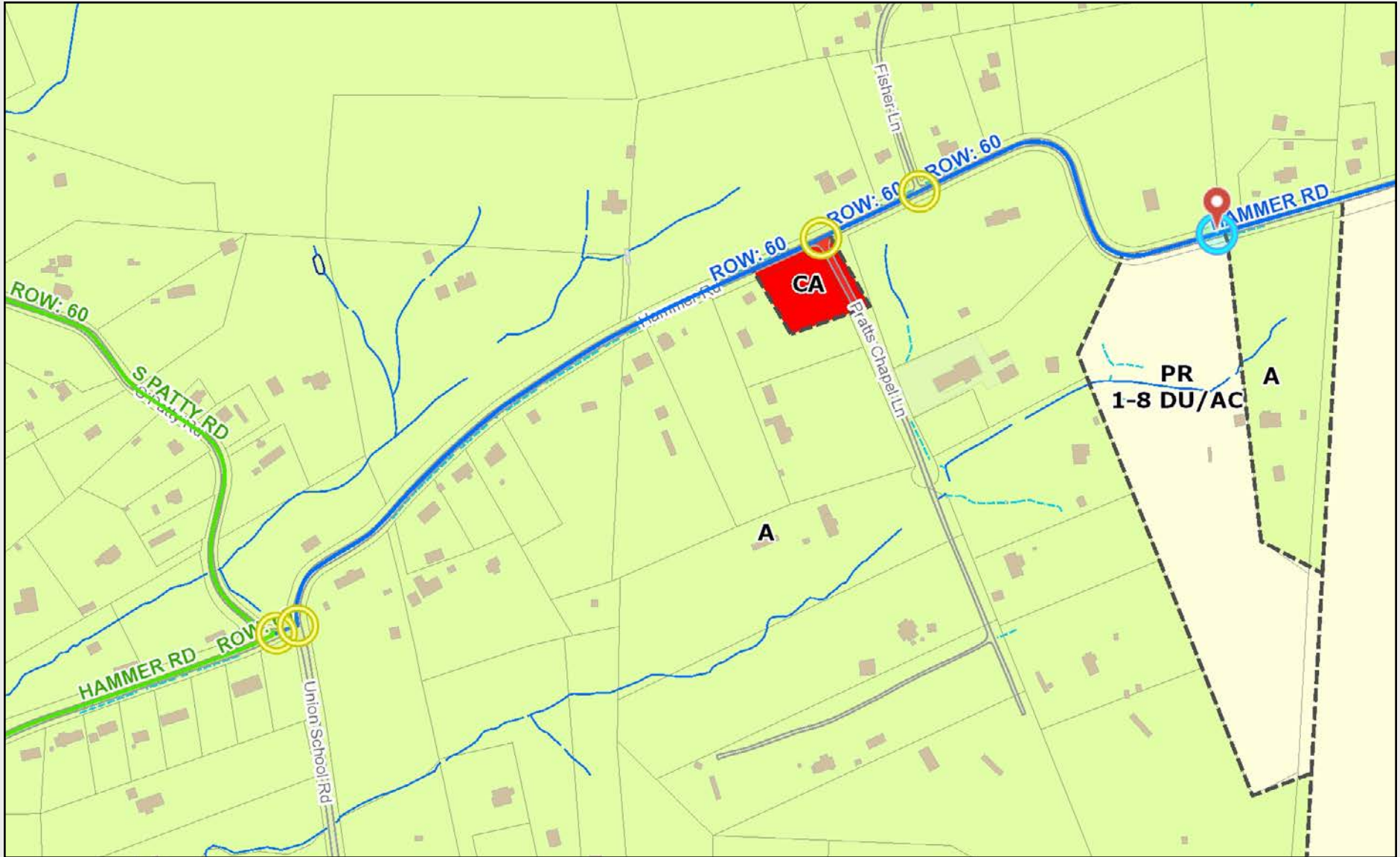
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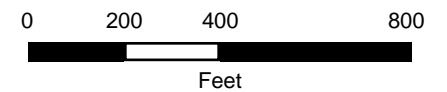
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Hammer Rd 2 Zoning Map

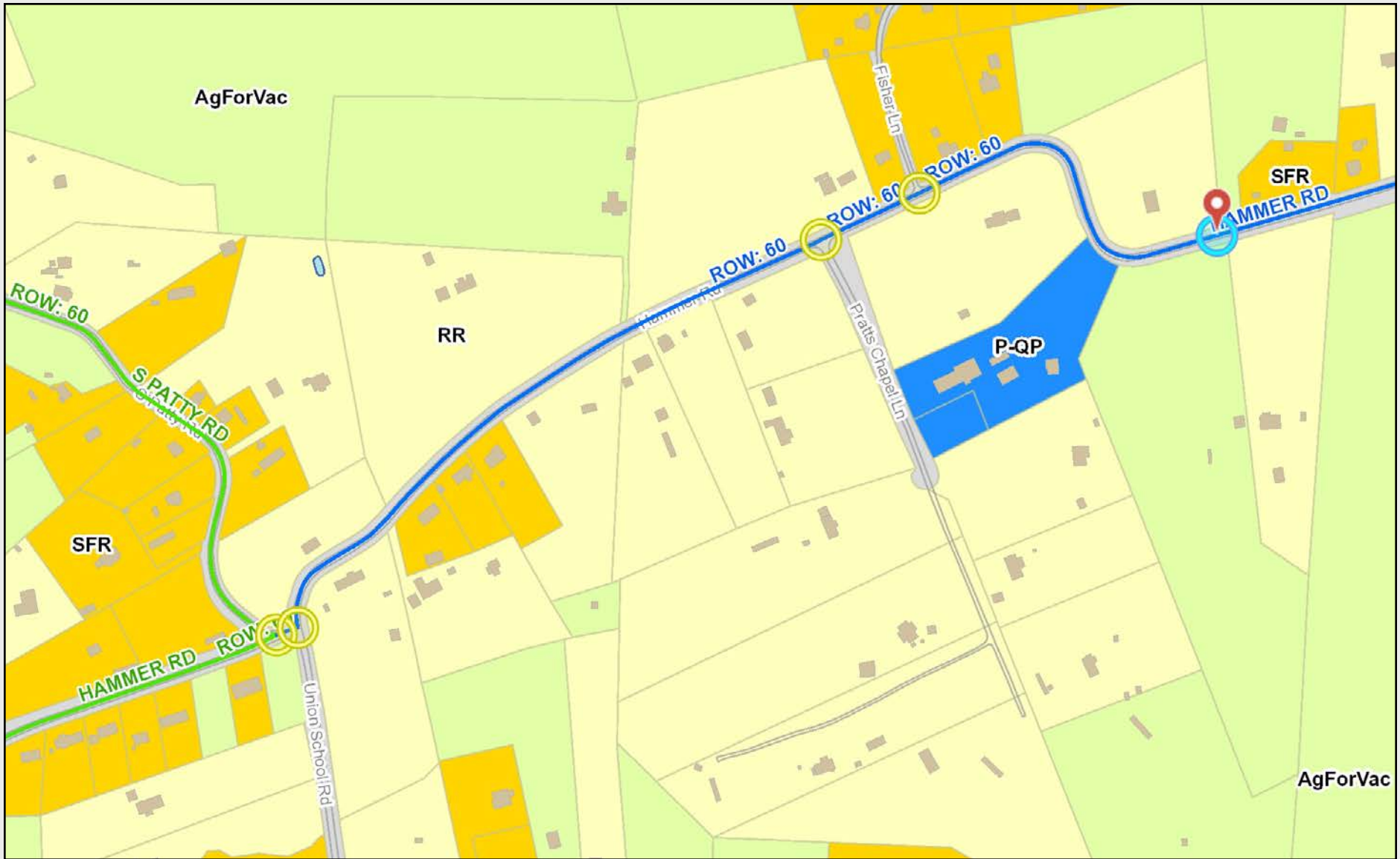
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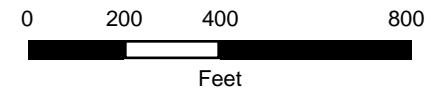
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Hammer Rd 2 Existing Land Use Map

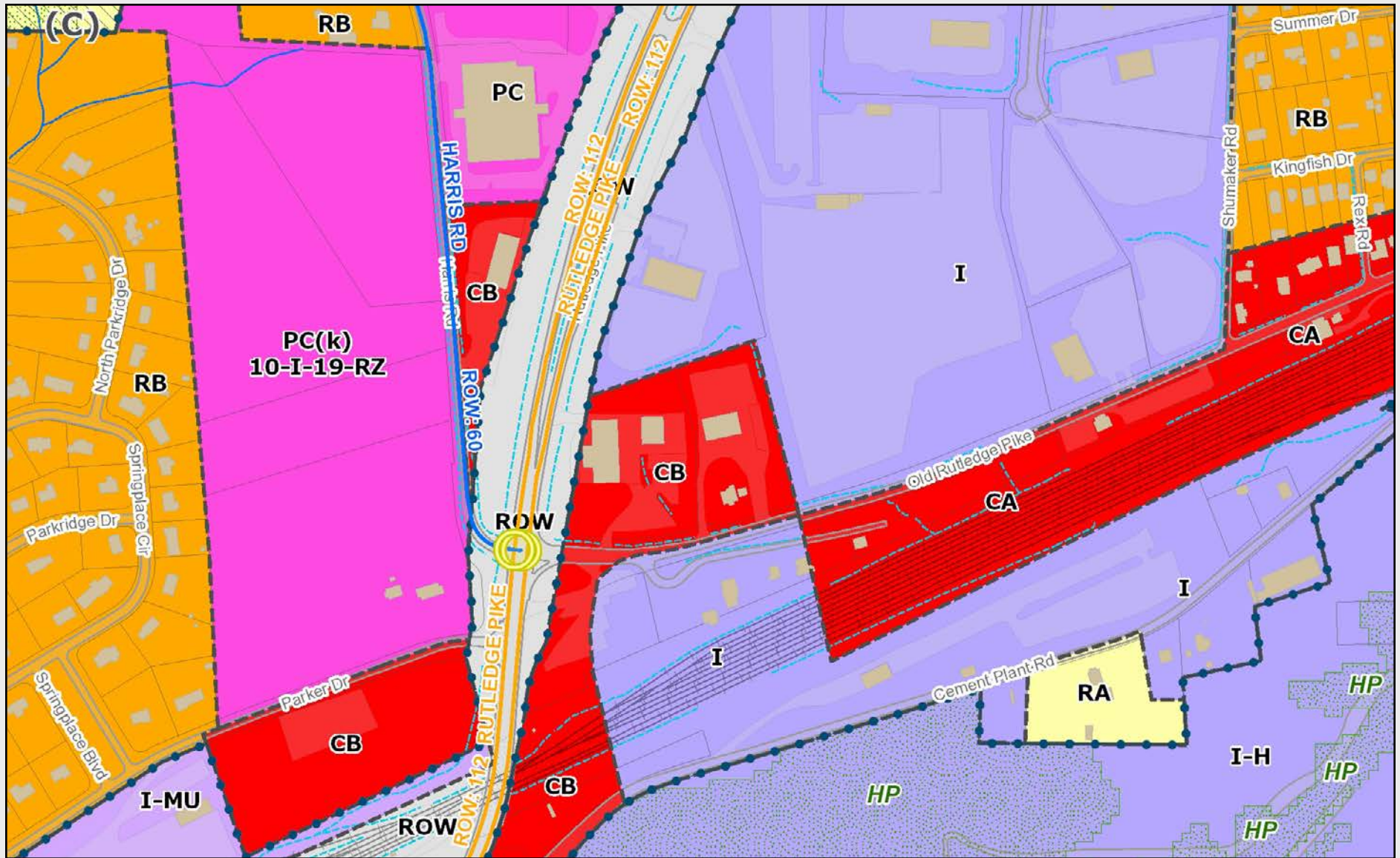
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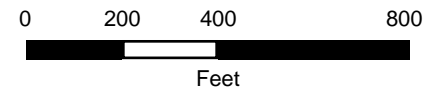
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Harris Rd Zoning Map

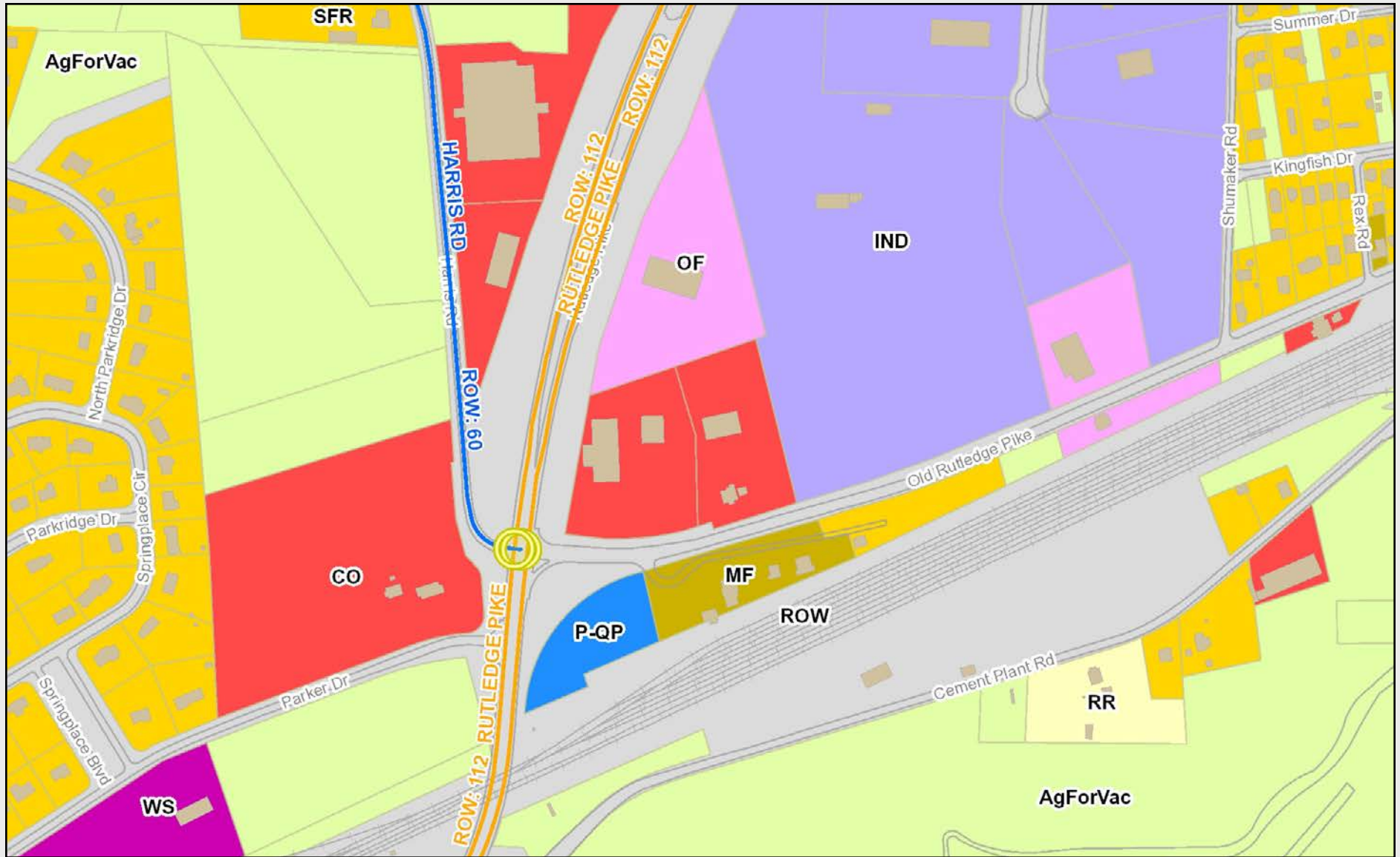
Study of CA and CB Zoning on Minor Collector Streets



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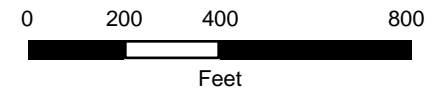
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Harris Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

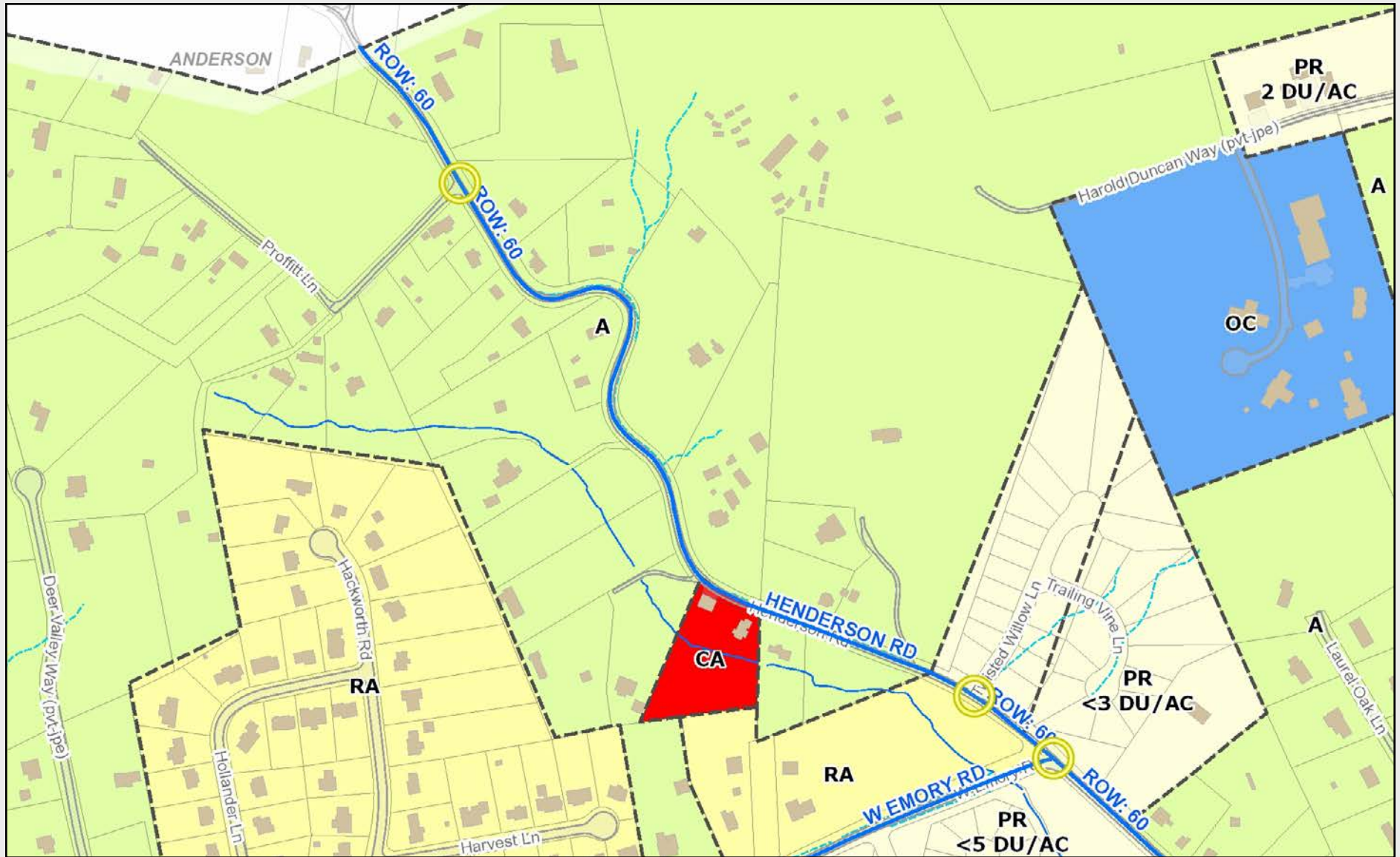


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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Henderson Rd Zoning Map

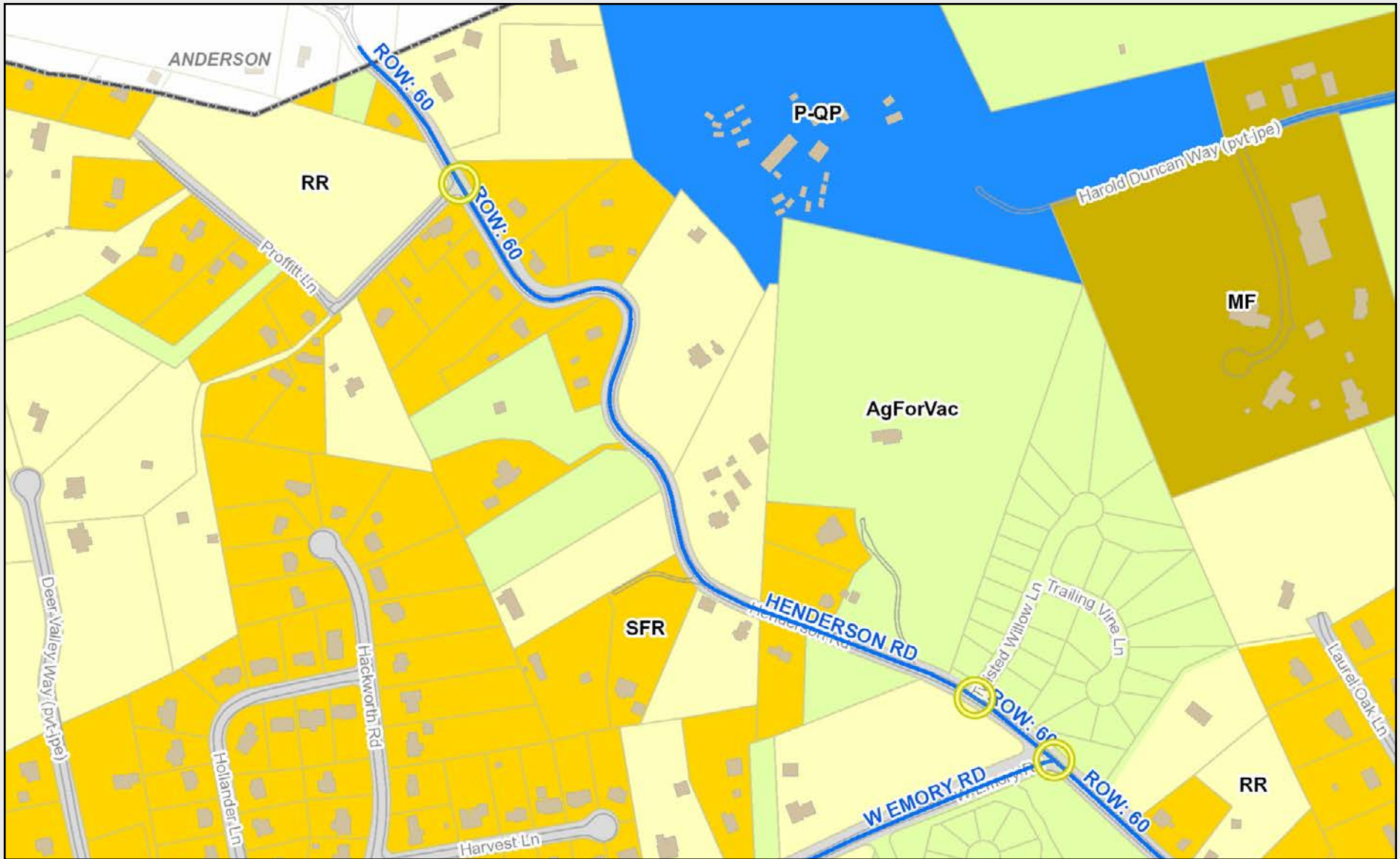
Study of CA and CB Zoning on Minor Collector Streets



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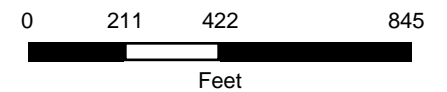
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Henderson Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

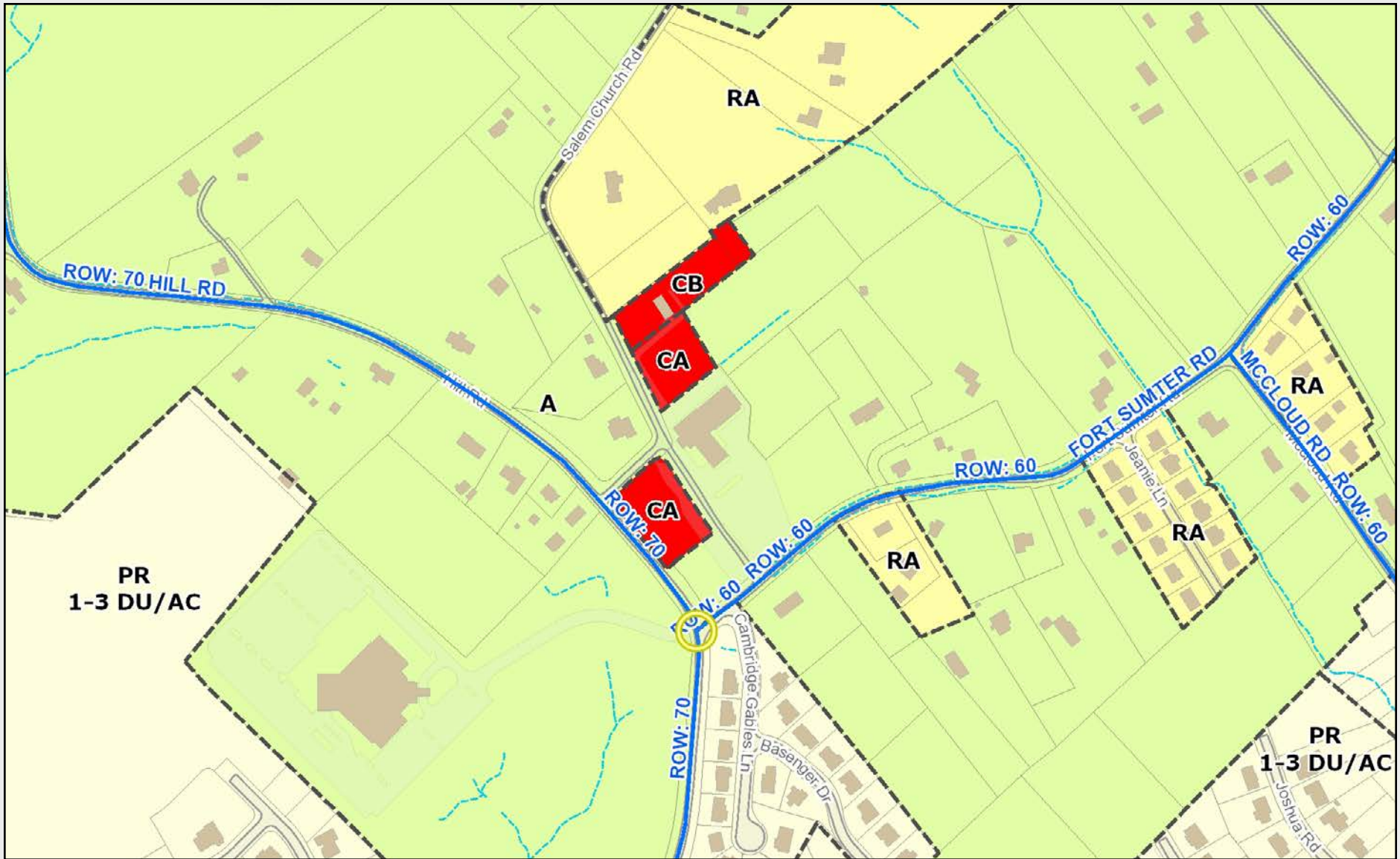


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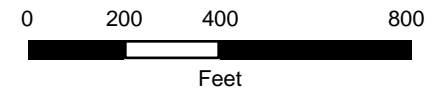
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Hill Rd Zoning Map

Study of CA and CB Zoning on Minor Collector Streets

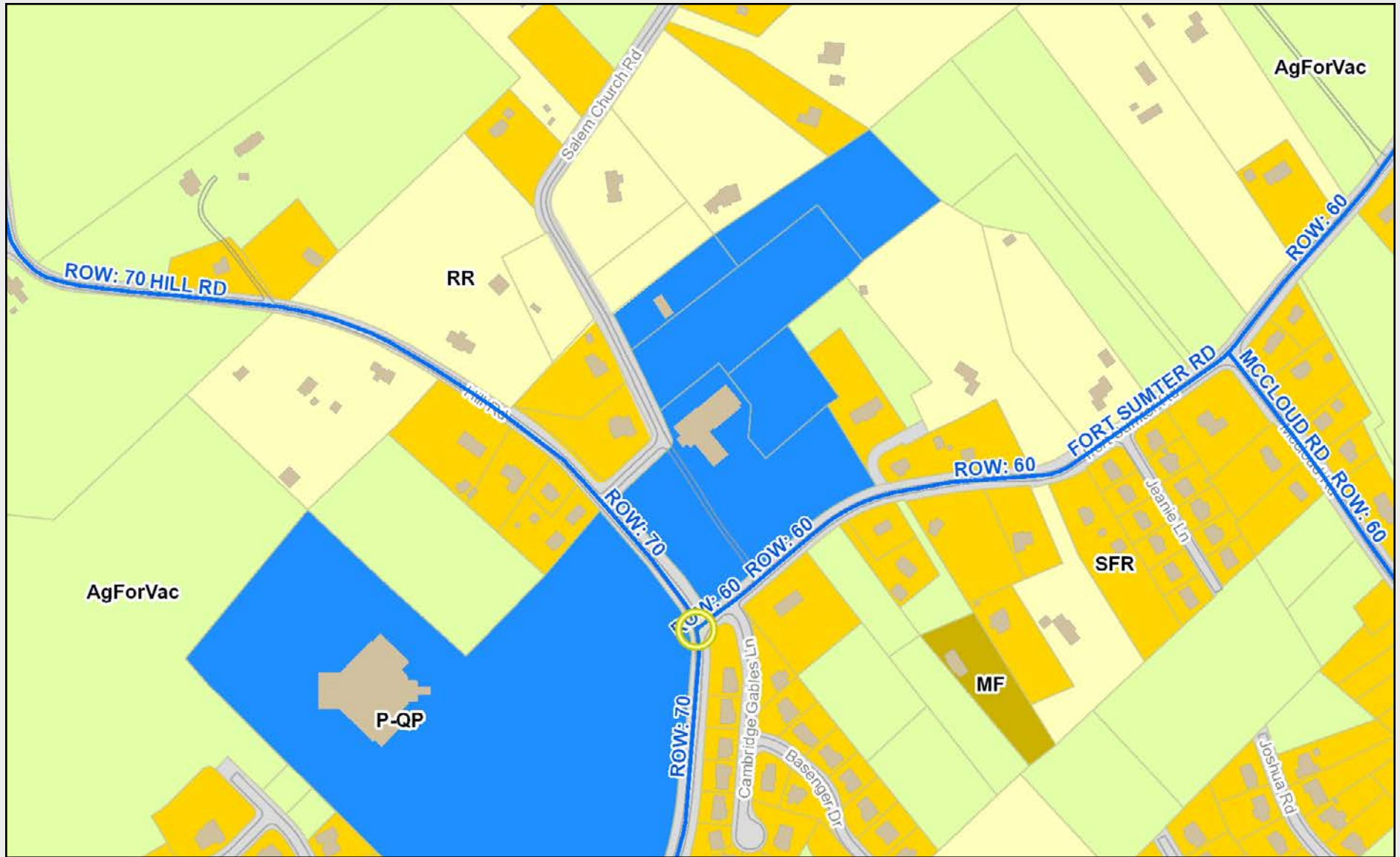


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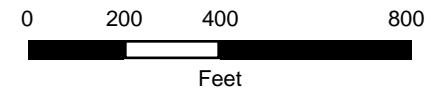
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Hill Rd
Existing Land Use Map

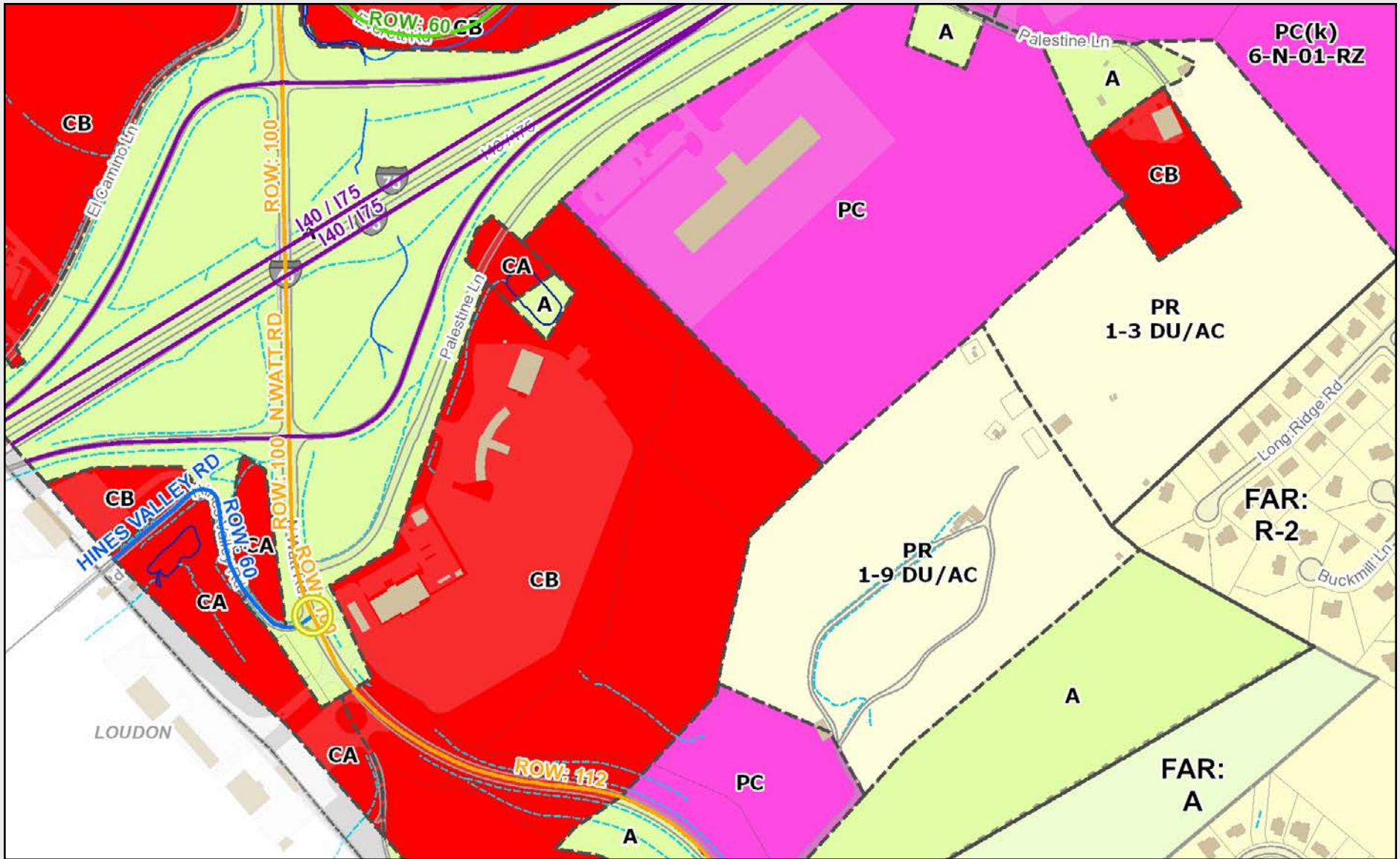
Study of CA and CB Zoning on Minor Collector Streets



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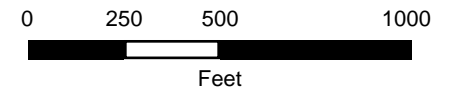
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Hines Valley Rd Zoning Map

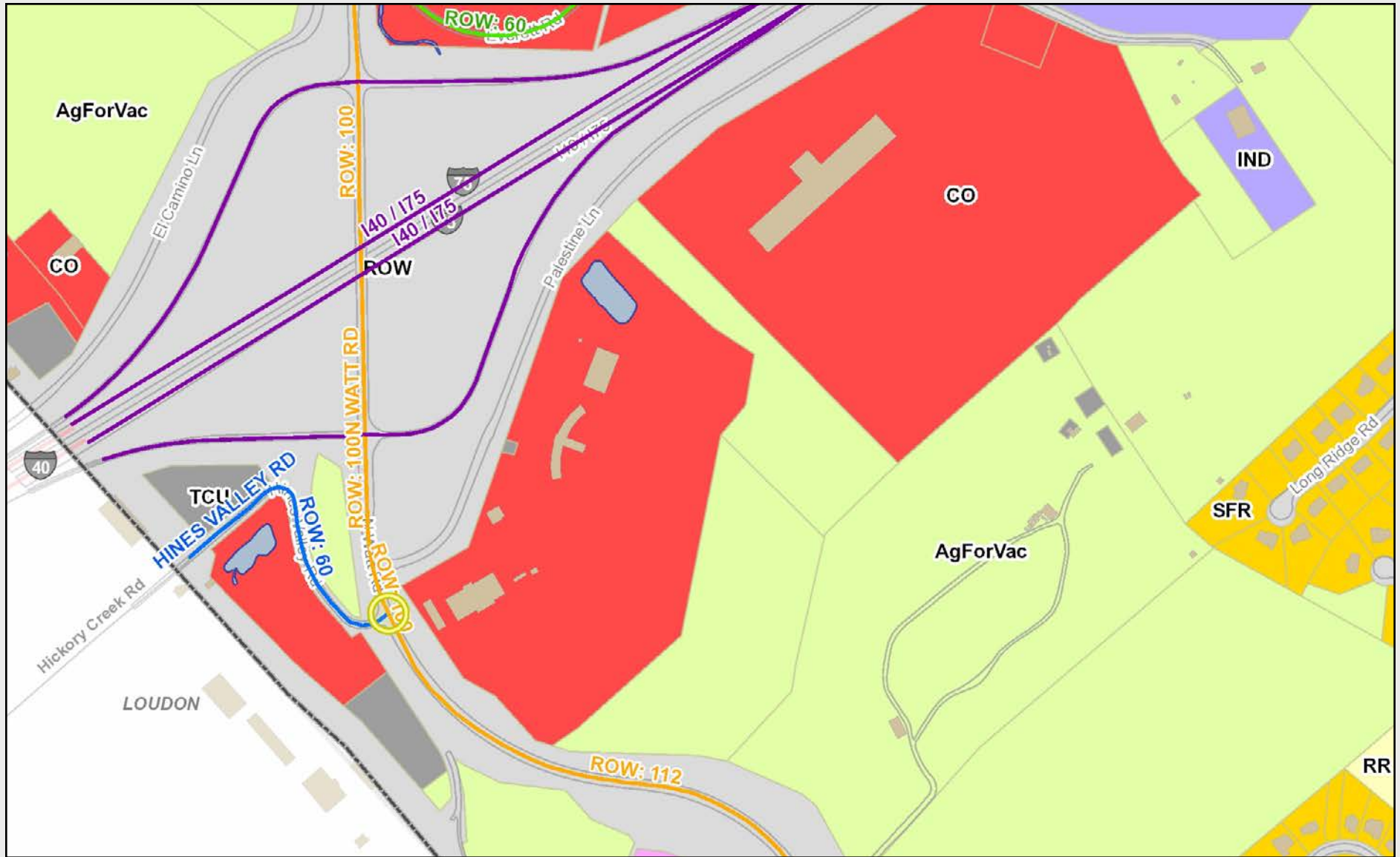
Study of CA and CB Zoning on Minor Collector Streets



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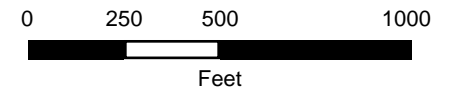
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Hines Valley Rd Existing Land Use Map

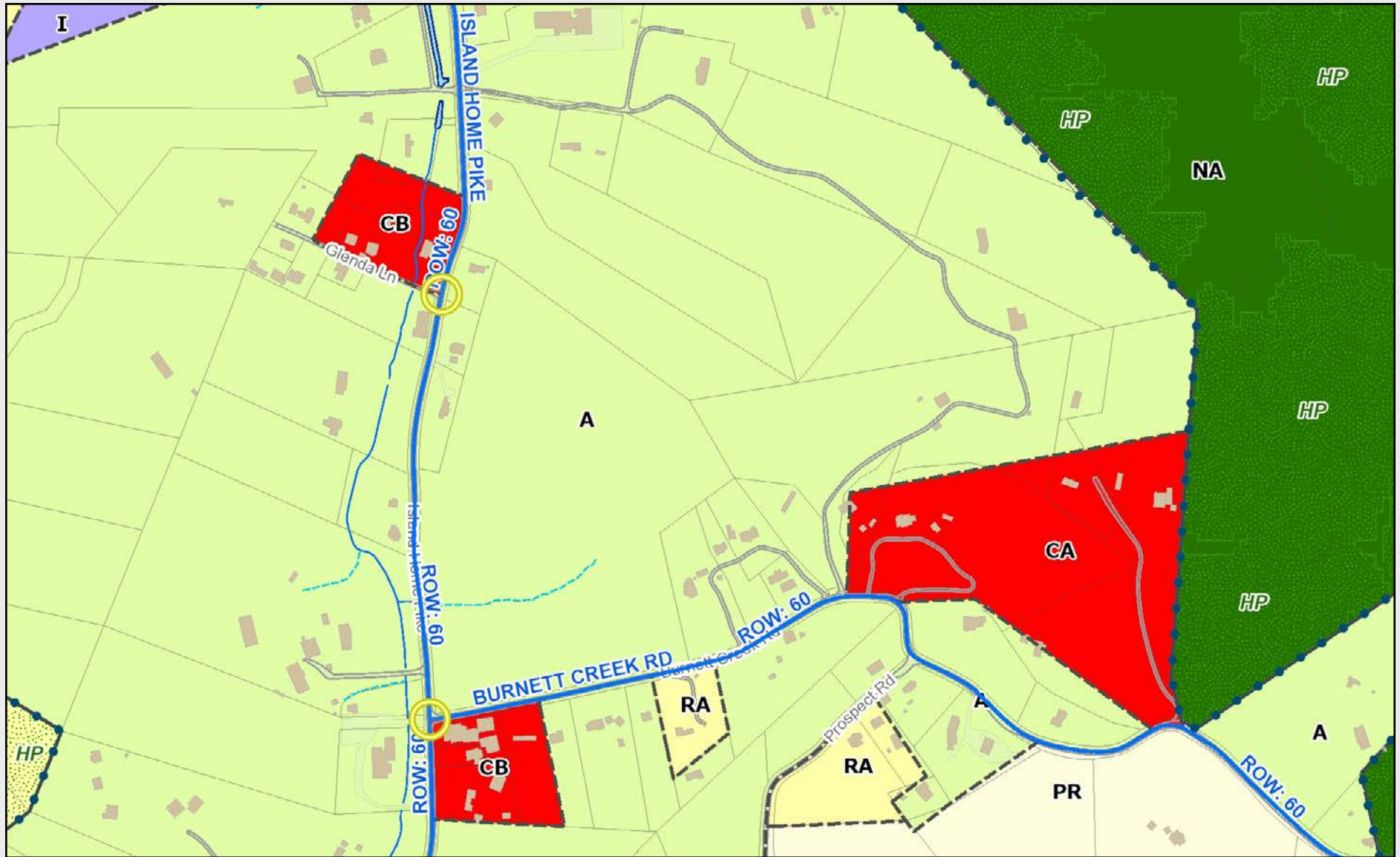
Study of CA and CB Zoning on Minor Collector Streets



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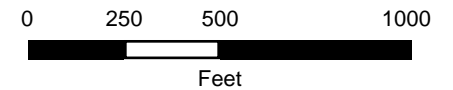
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Island Home Pk Zoning Map

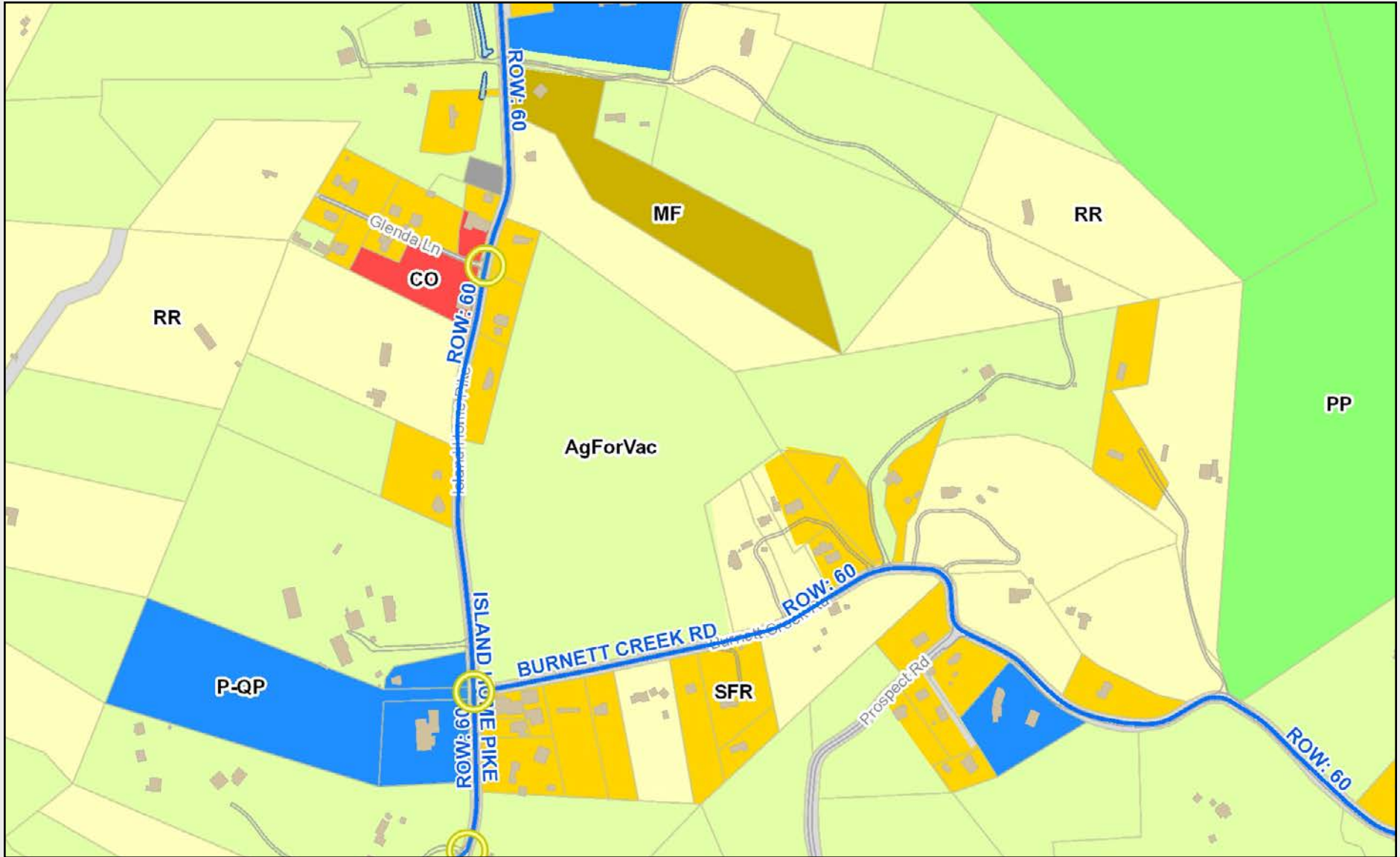
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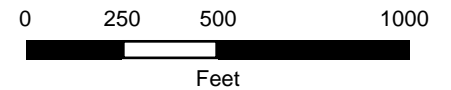
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Island Home Pk Existing Land Use Map

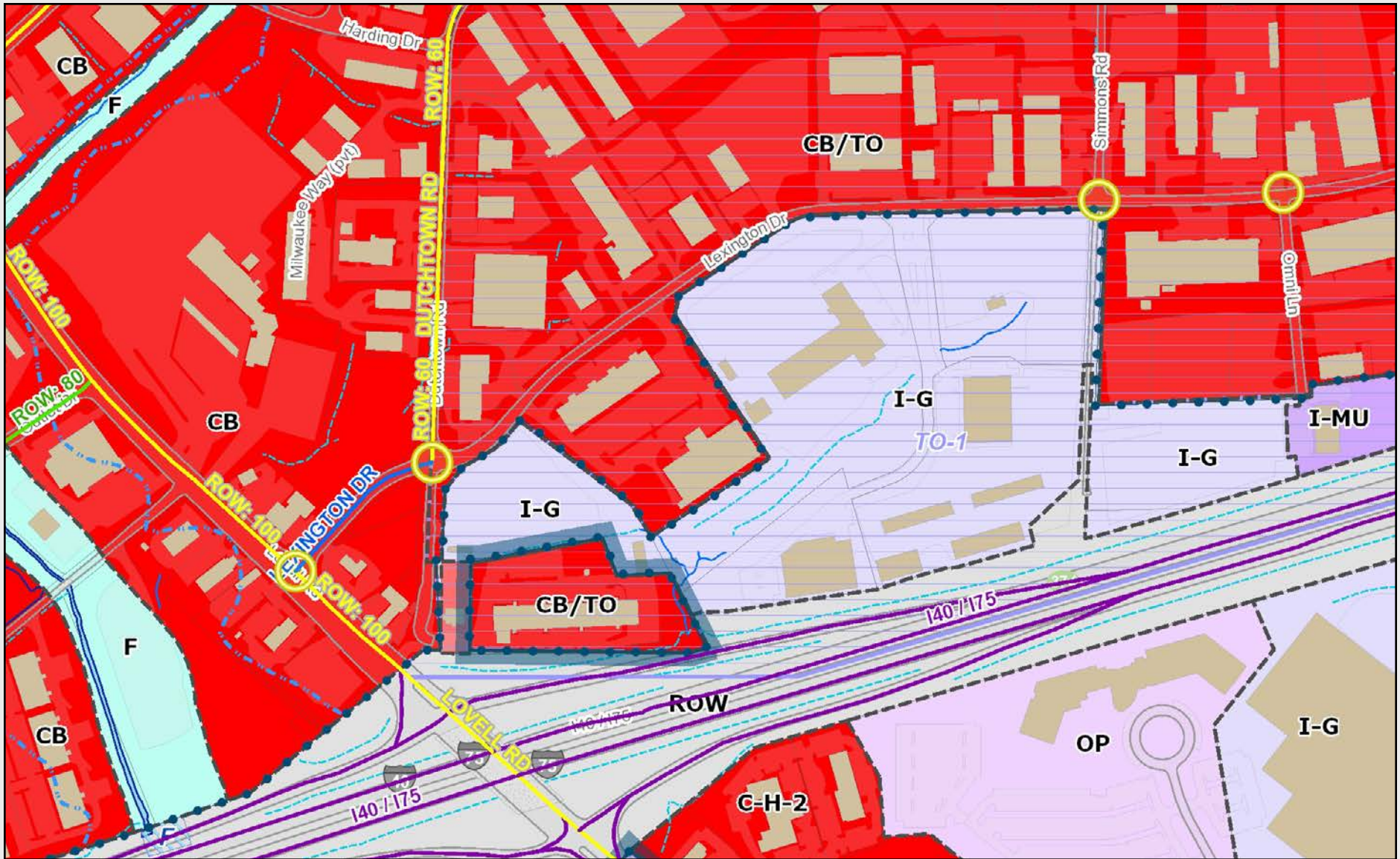
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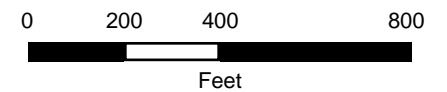
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Lexington Dr Zoning Map

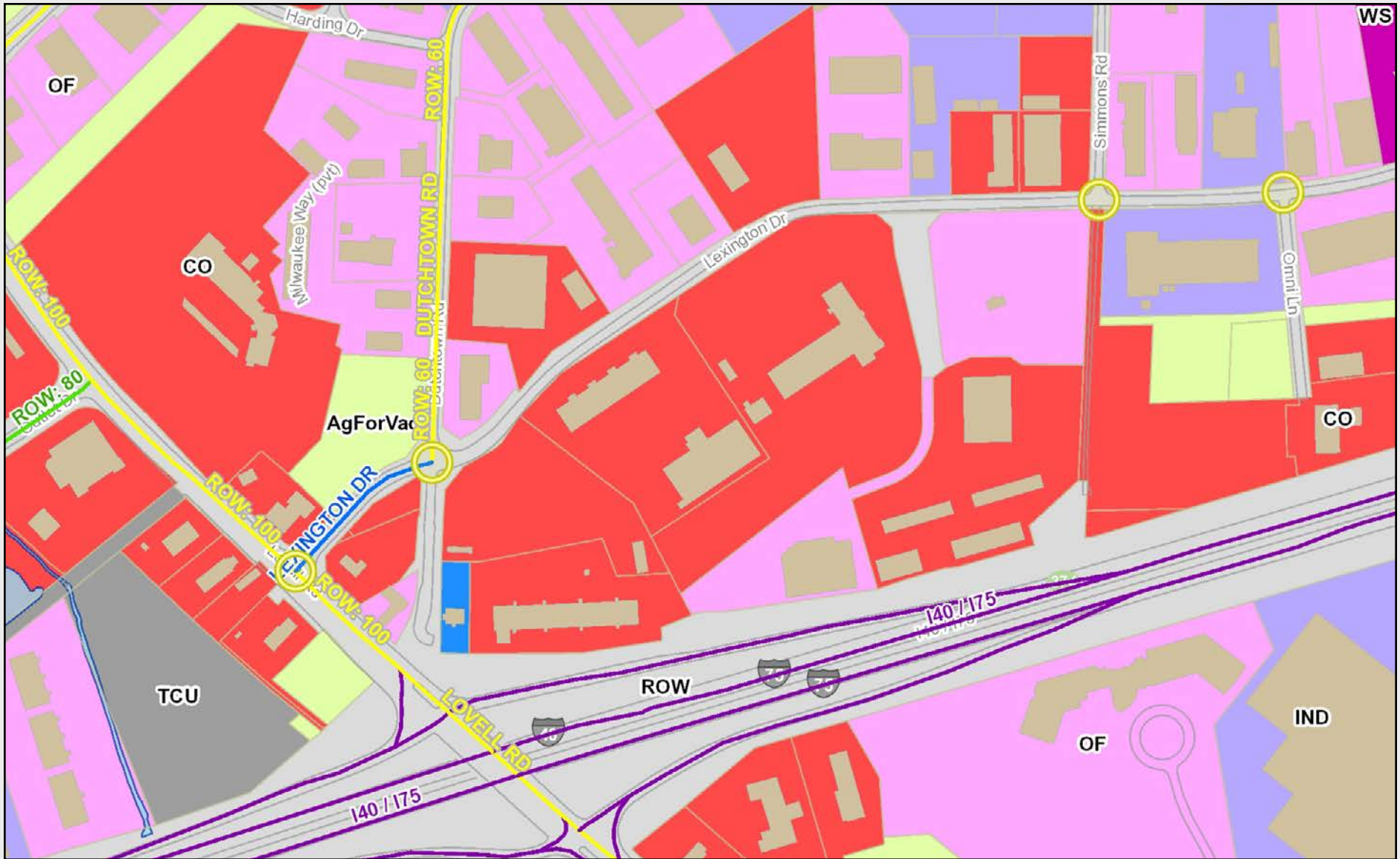
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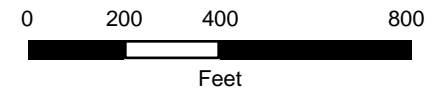
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Lexington Dr Existing Land Use Map

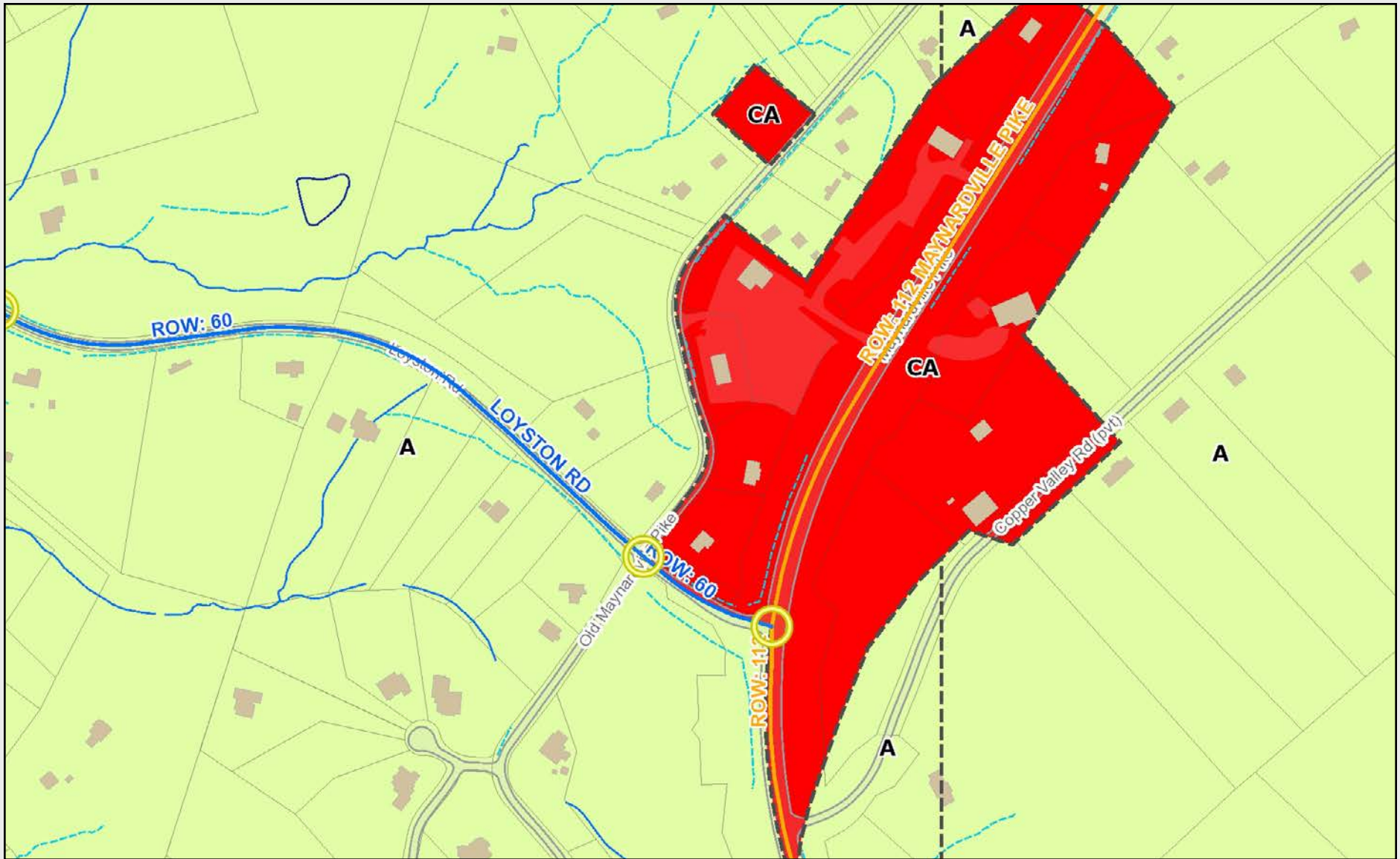
Study of CA and CB Zoning on Minor Collector Streets



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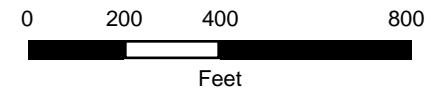
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Loyston Rd Zoning Map

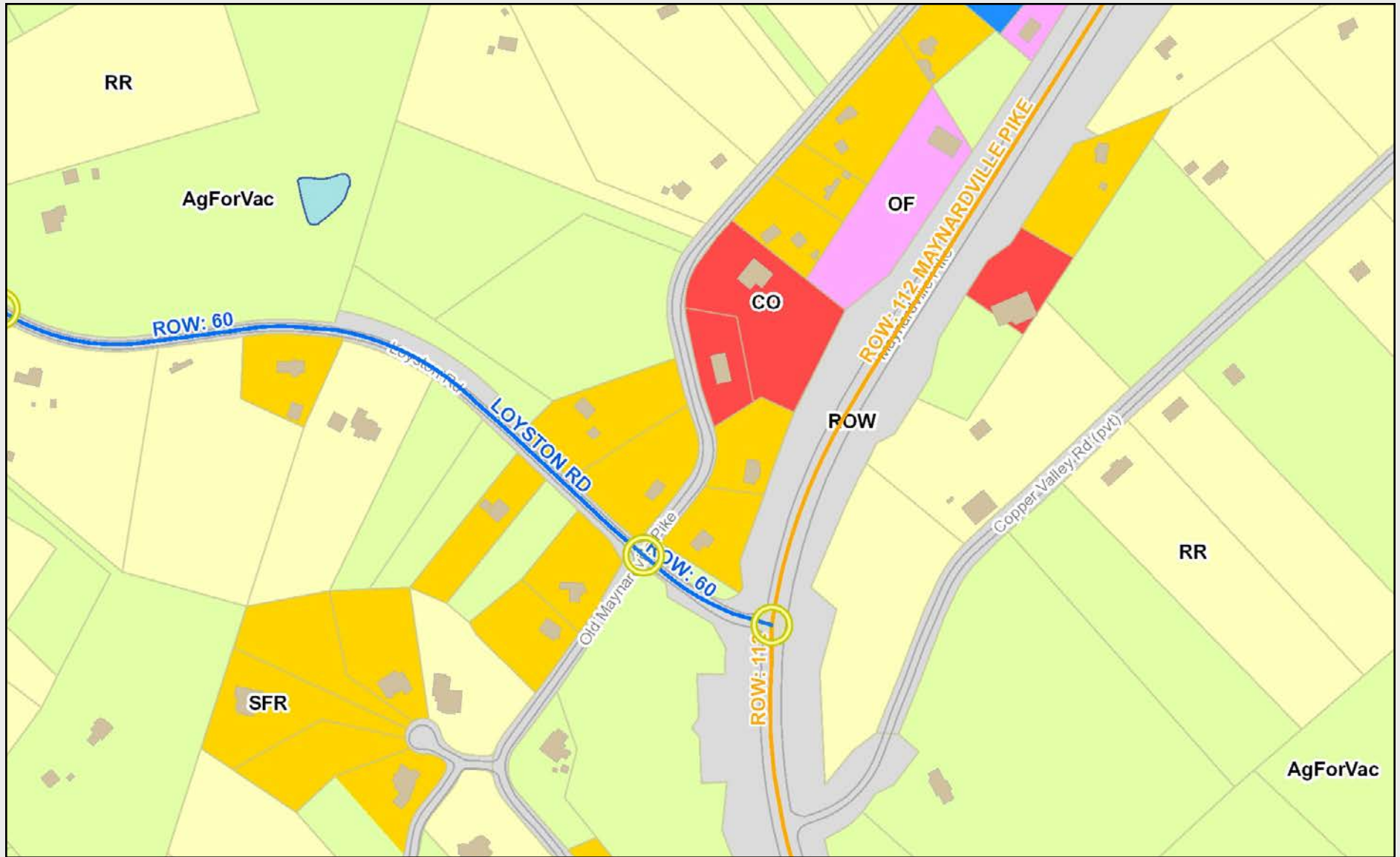
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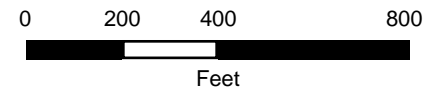
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Loyston Rd Existing Land Use Map

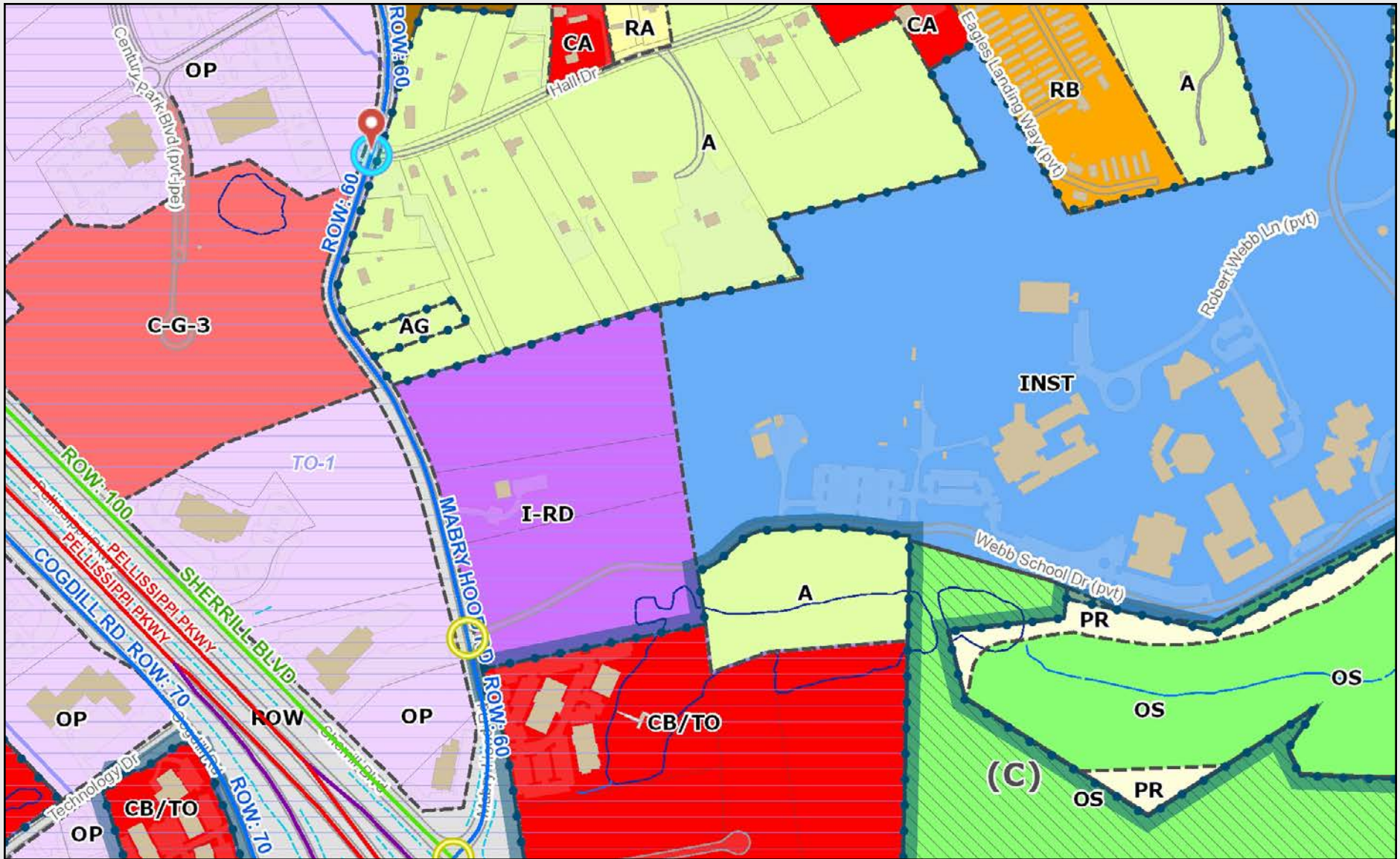
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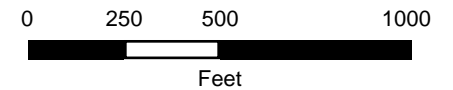
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Mabry Hood Rd Zoning Map

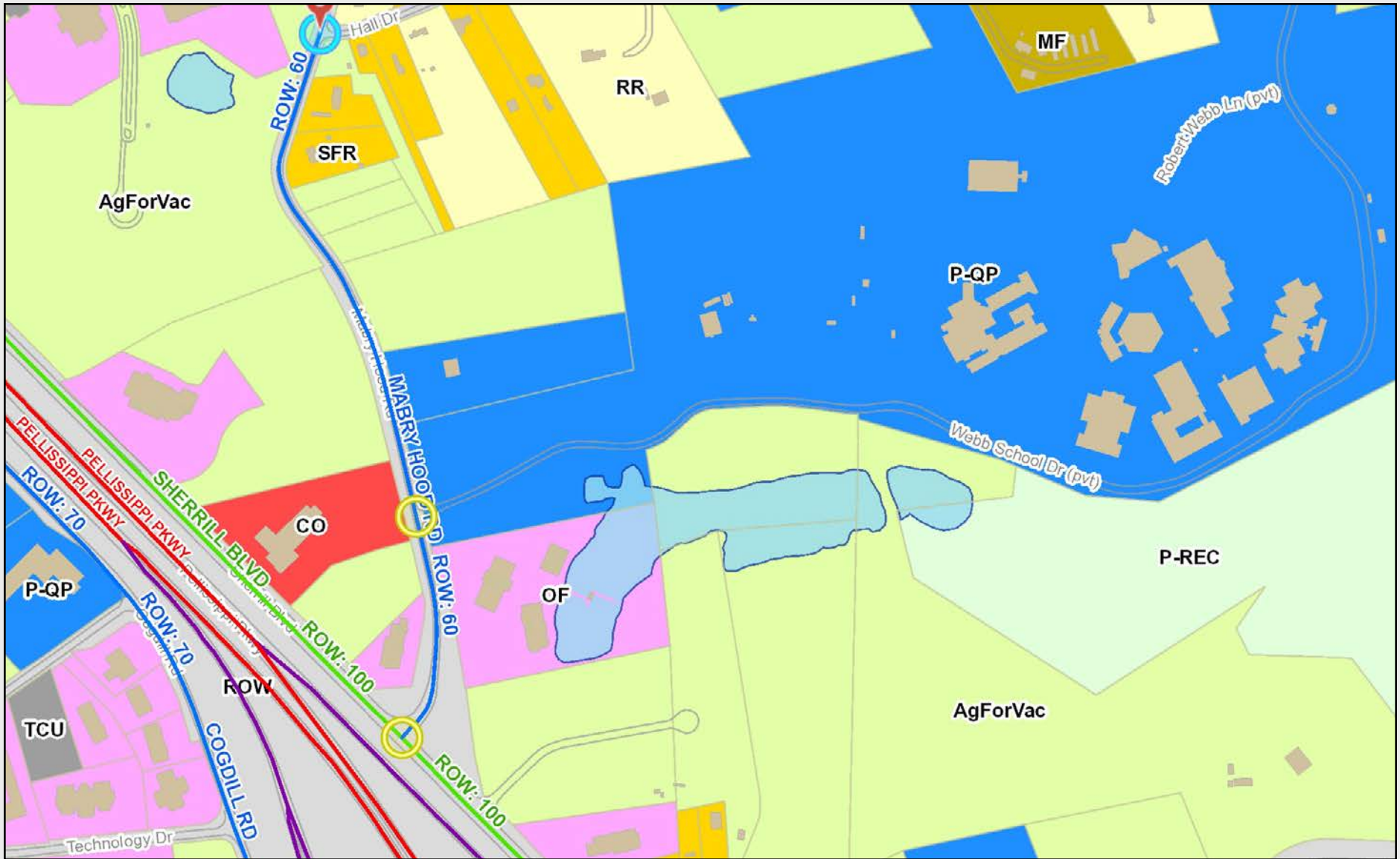
Study of CA and CB Zoning on Minor Collector Streets



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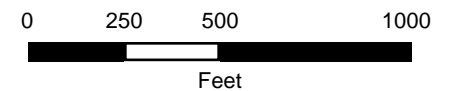
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Mabry Hood Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

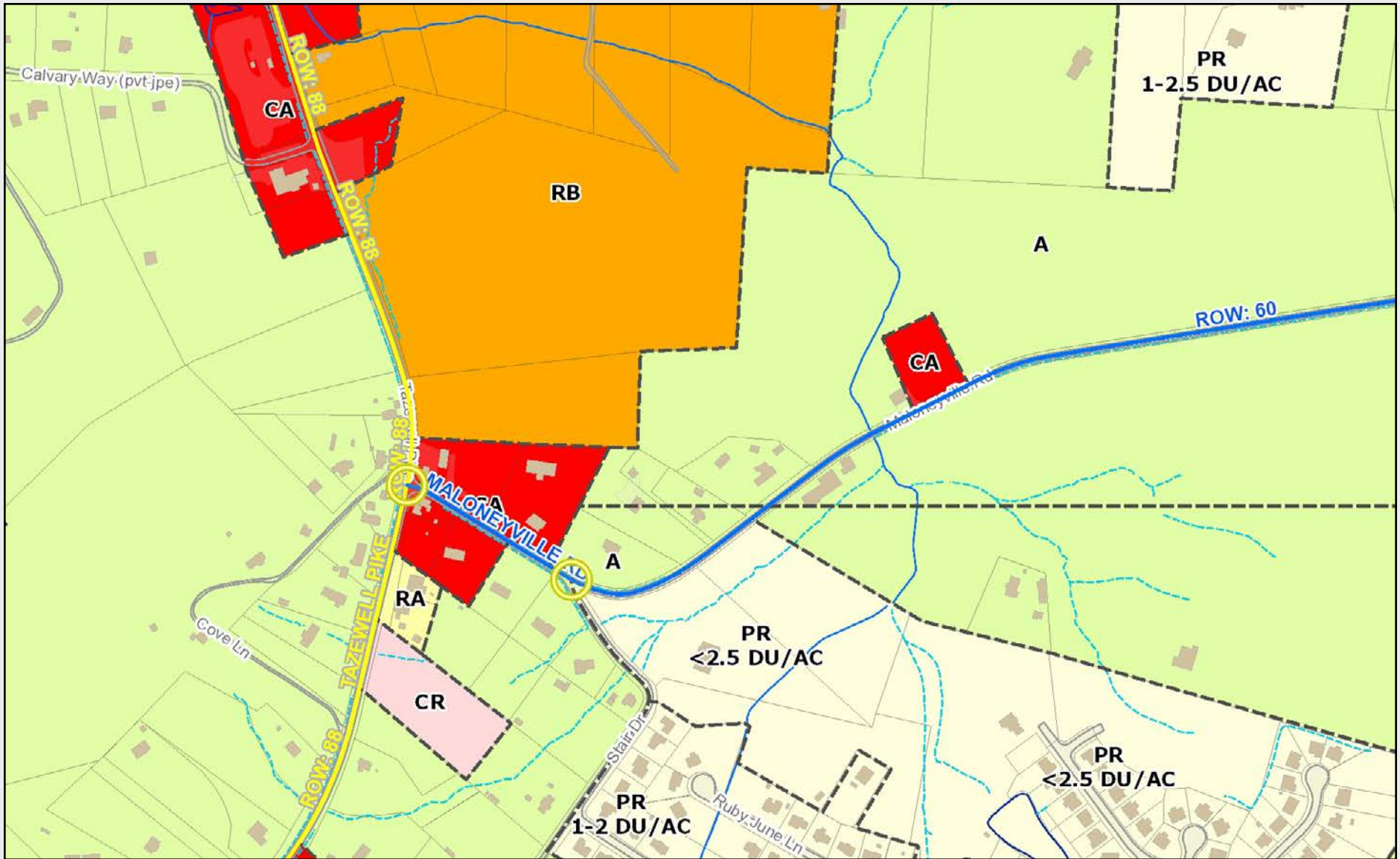


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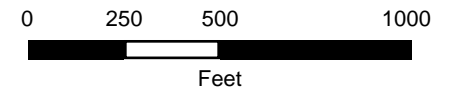
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Maloneyville Rd Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



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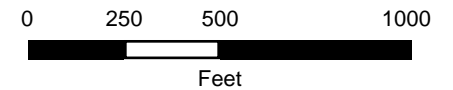
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Maloneyville Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

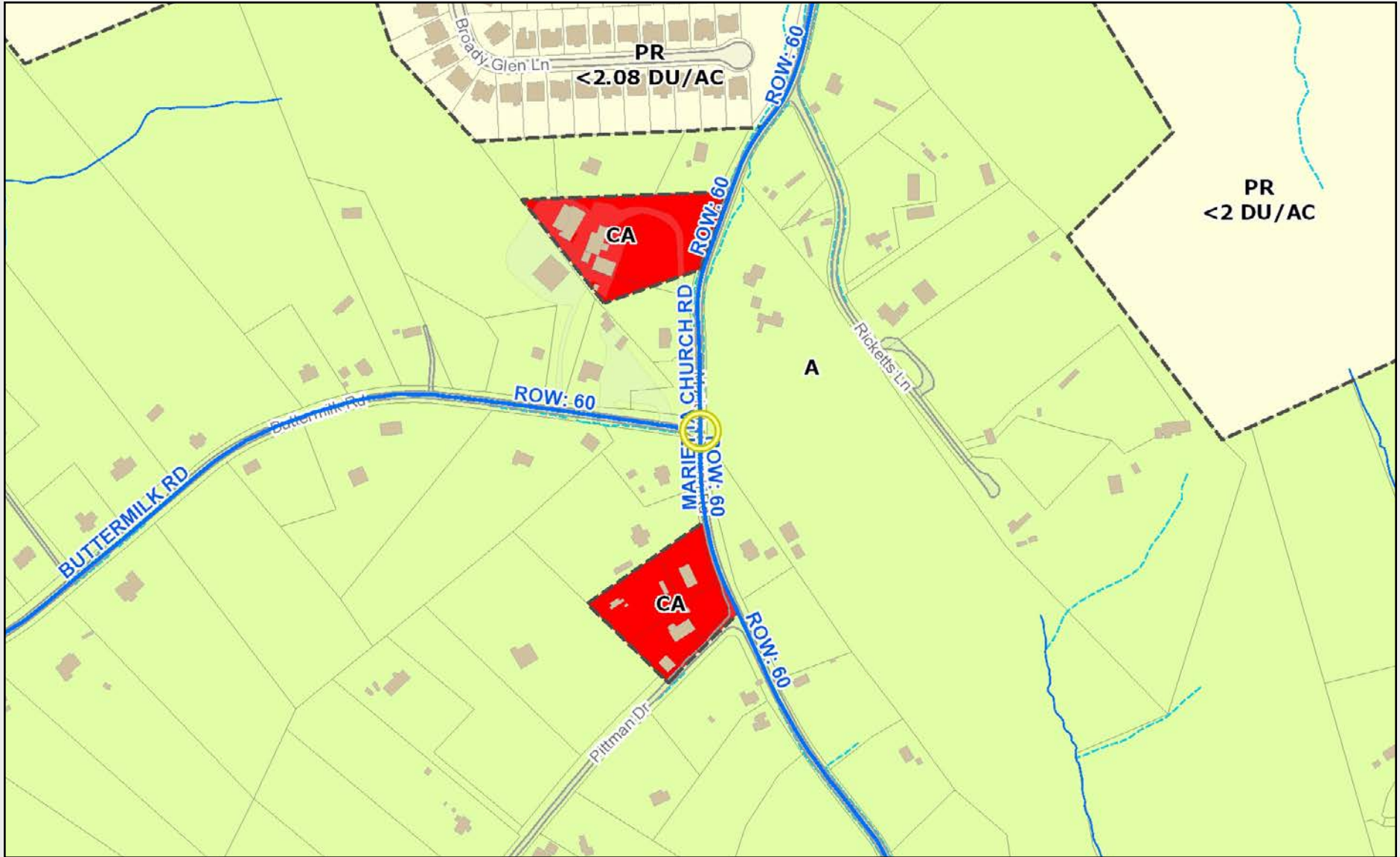


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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Marietta Church Rd 1 & 2 Zoning Map

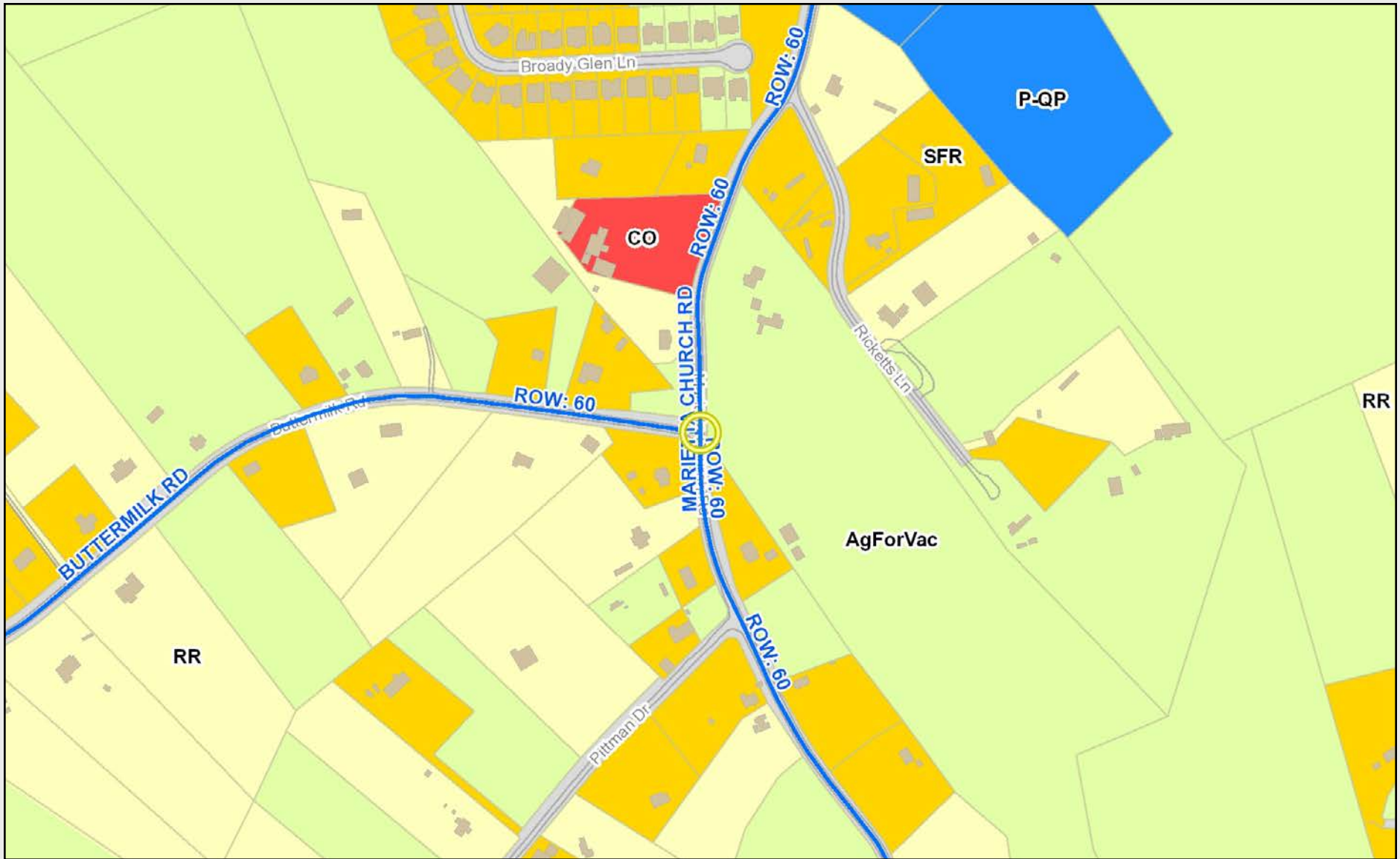
Study of CA and CB Zoning on Minor Collector Streets



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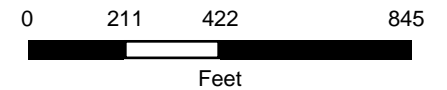
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Marietta Church Rd 1 & 2

Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

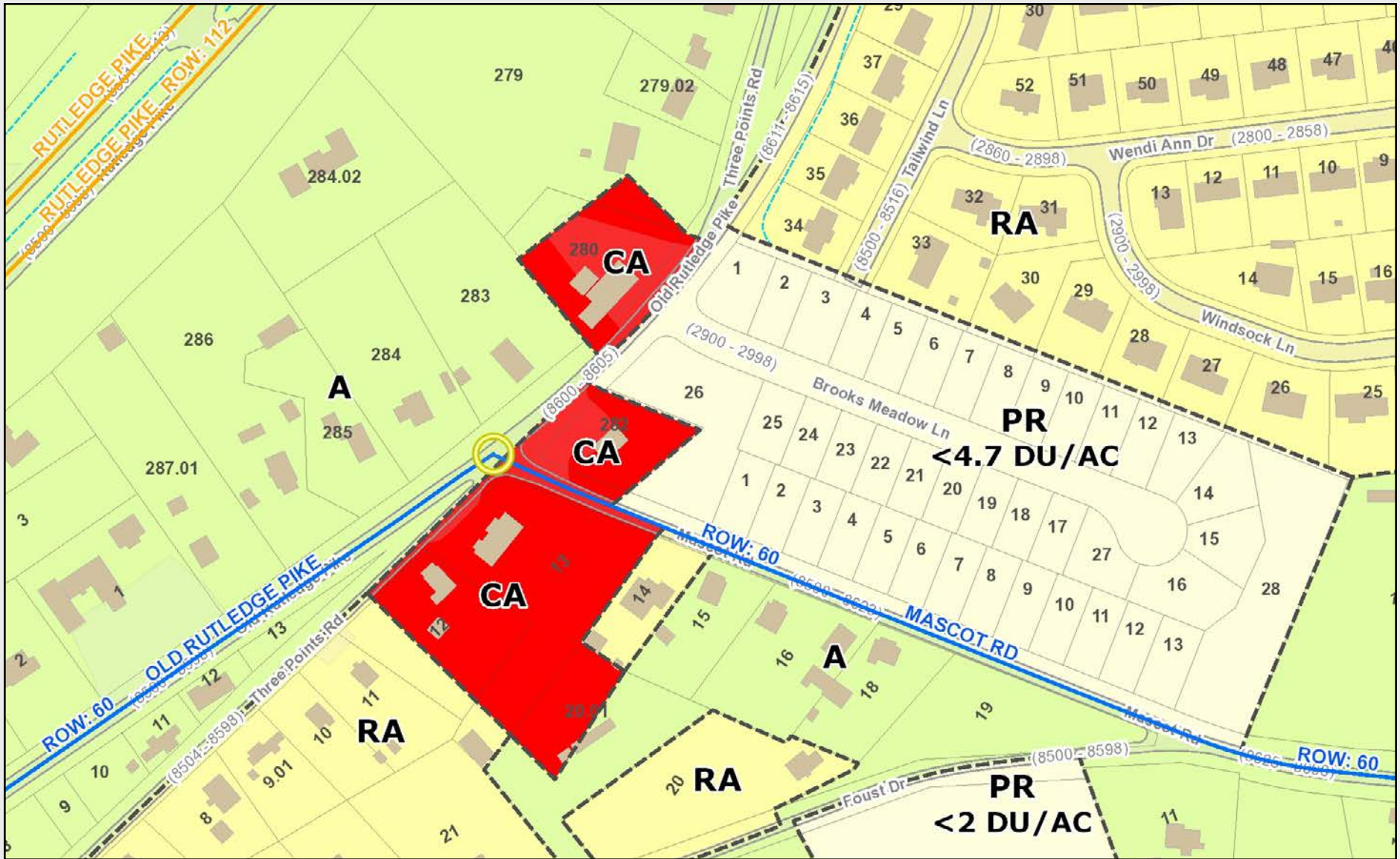


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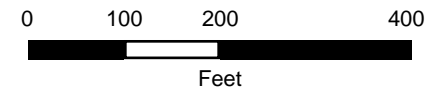
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Mascot Rd 1
Zoning Map

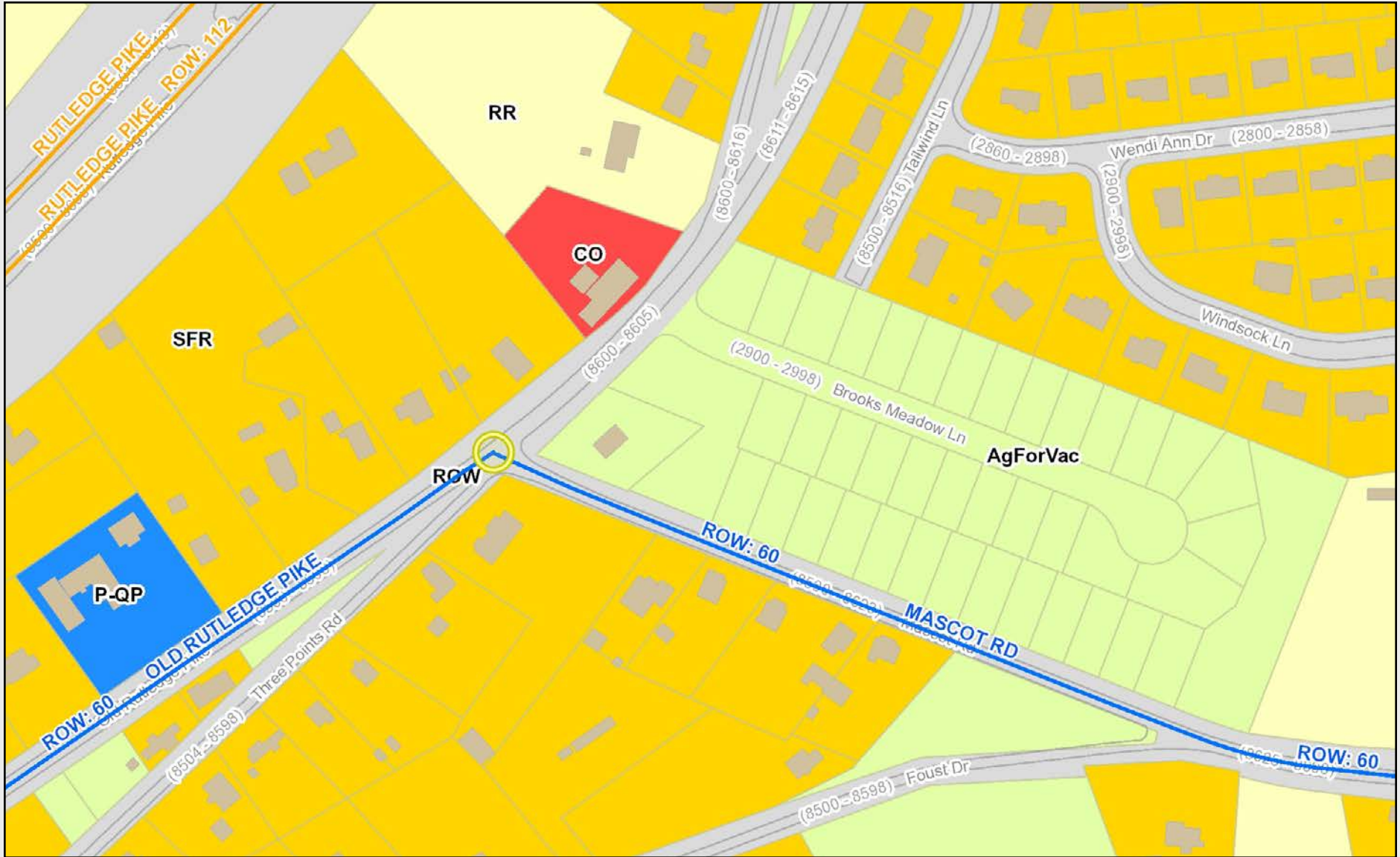
Study of CA and CB Zoning on Minor Collector Streets



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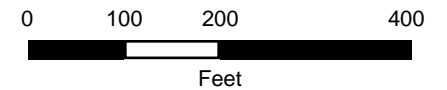
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Mascot Rd 1 Existing Land Use Map

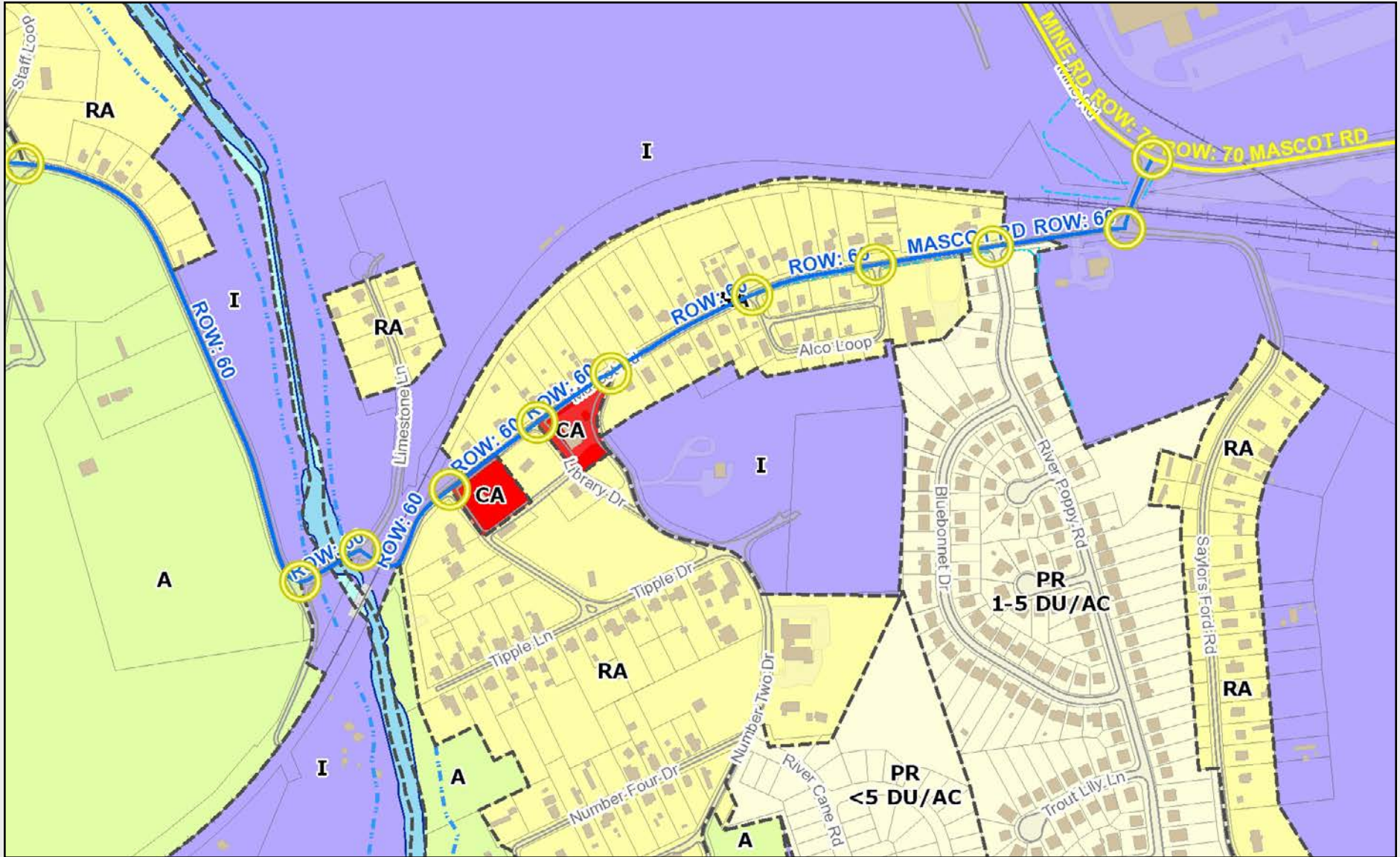
Study of CA and CB Zoning on Minor Collector Streets



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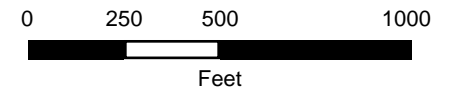
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Mascot Rd 2 & 3 Zoning Map

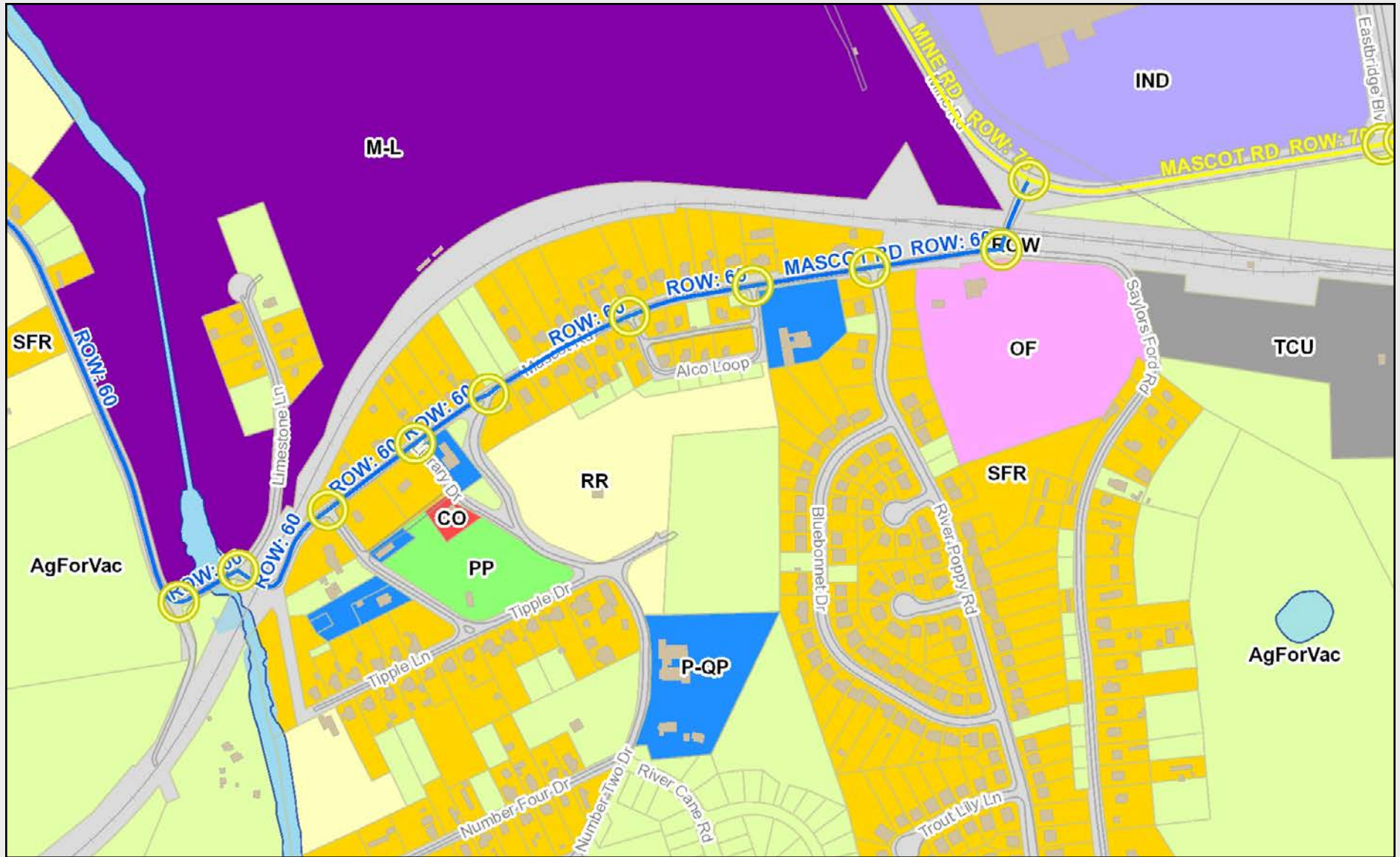
Study of CA and CB Zoning on Minor Collector Streets



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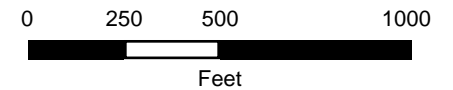
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Mascot Rd 2 & 3 Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

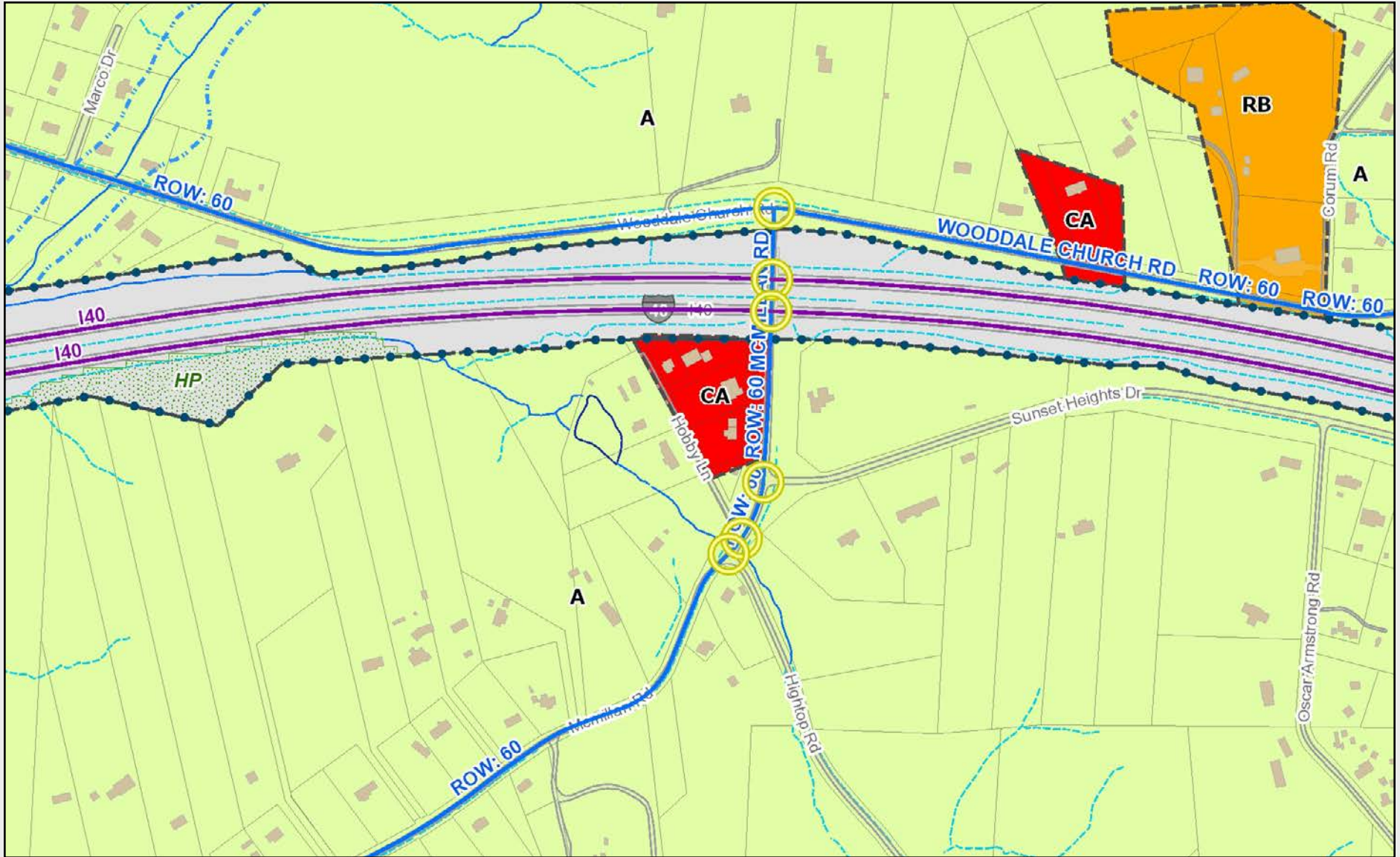


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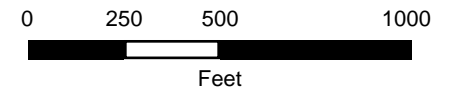
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



McMillan Rd
Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



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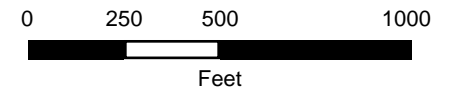
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



McMillan Rd
Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

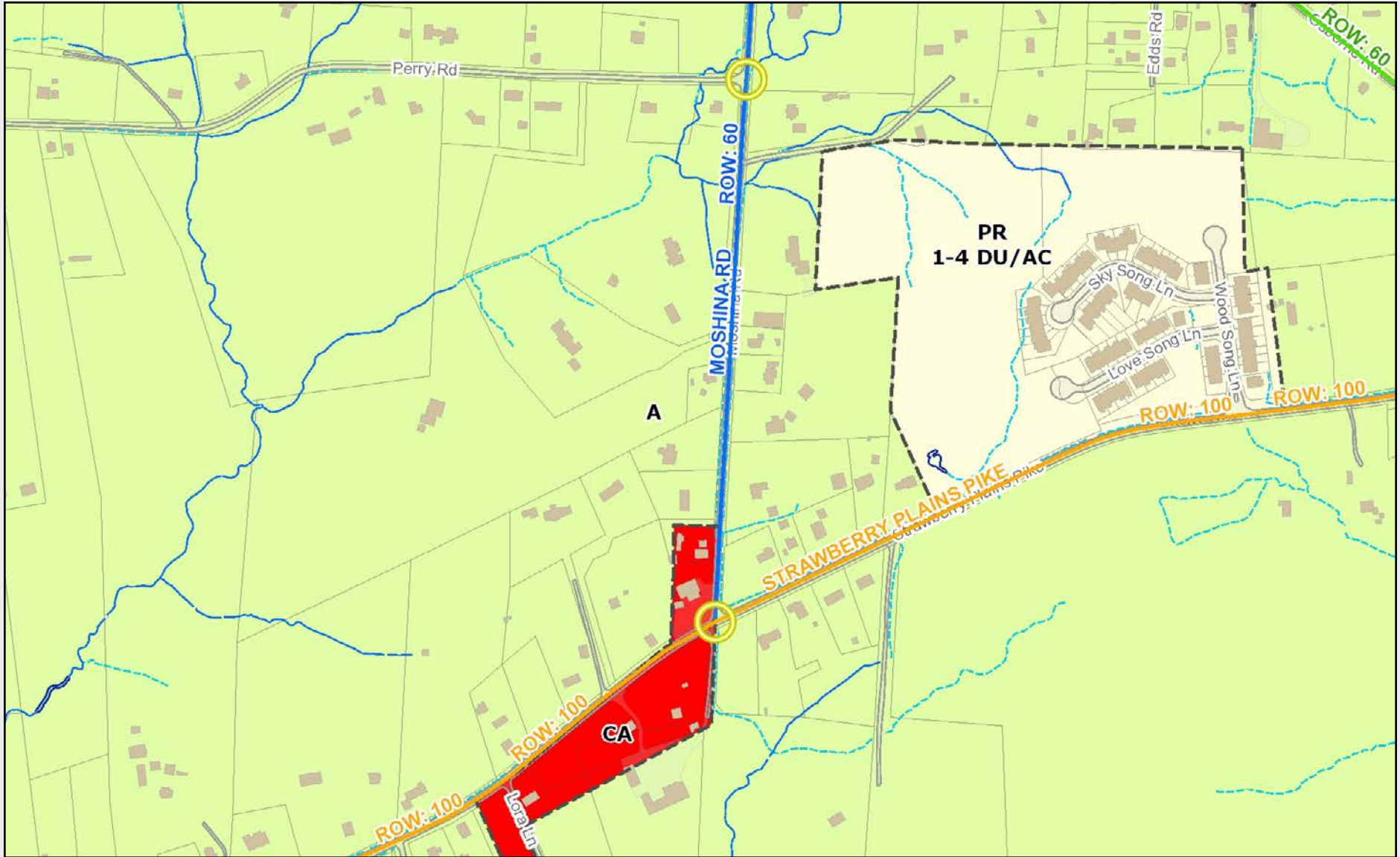


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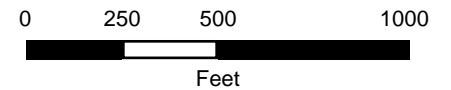
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Moshina Rd Zoning Map

Study of CA and CB Zoning on Minor Collector Streets

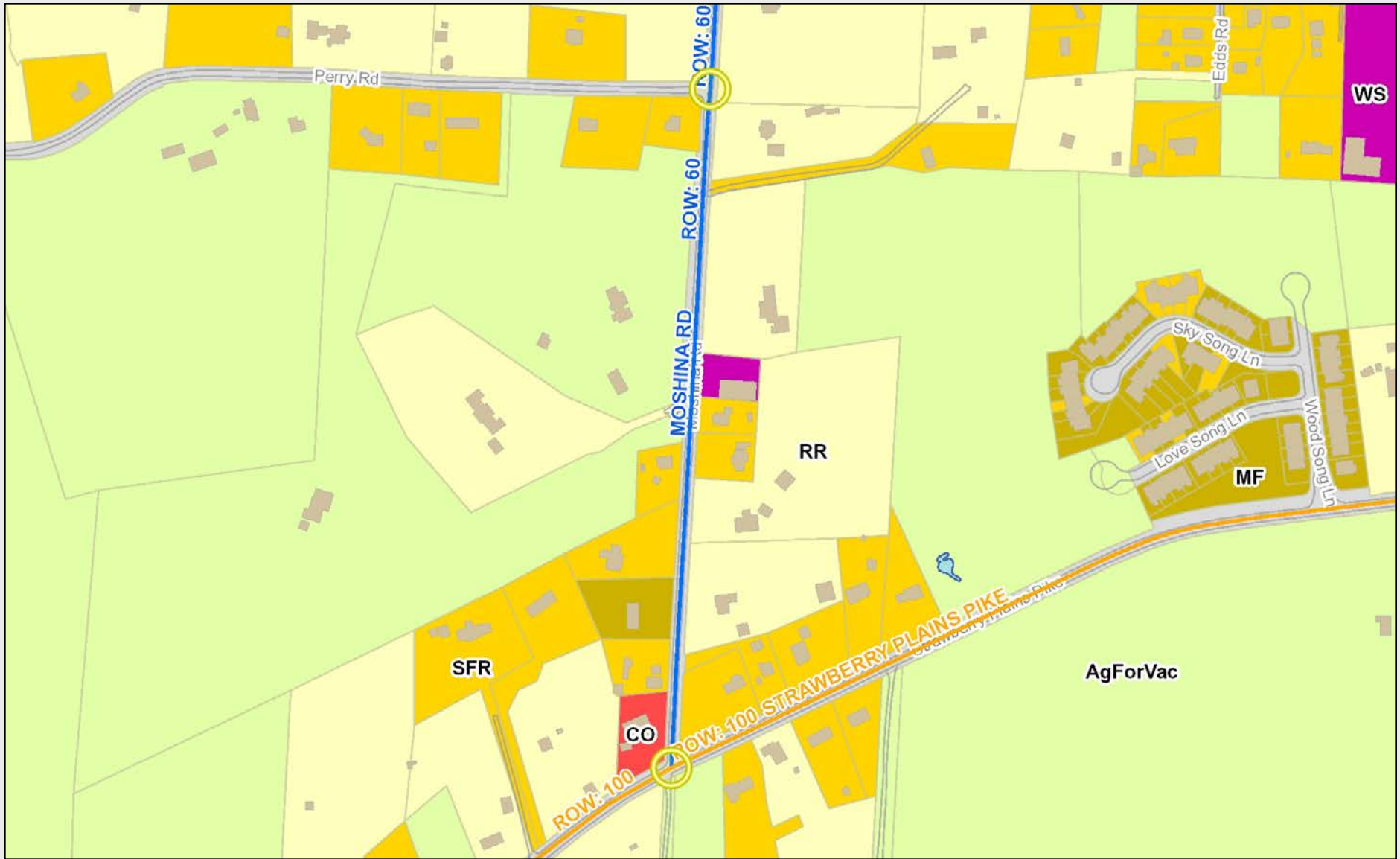


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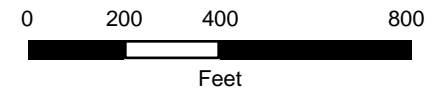
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Moshina Rd Existing Land Use Map

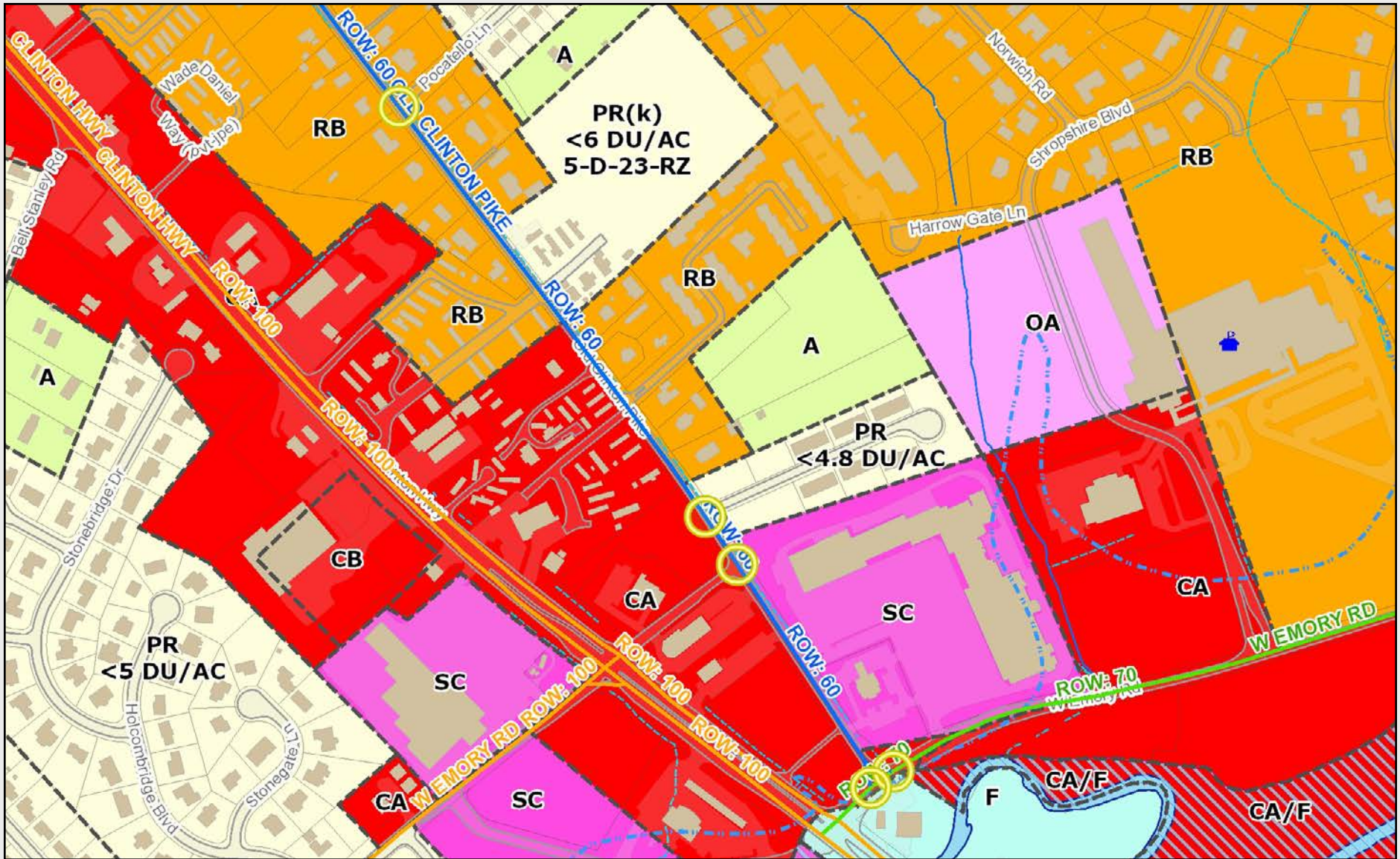
Study of CA and CB Zoning on Minor Collector Streets



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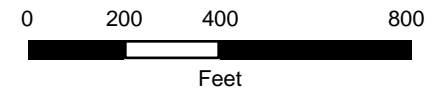
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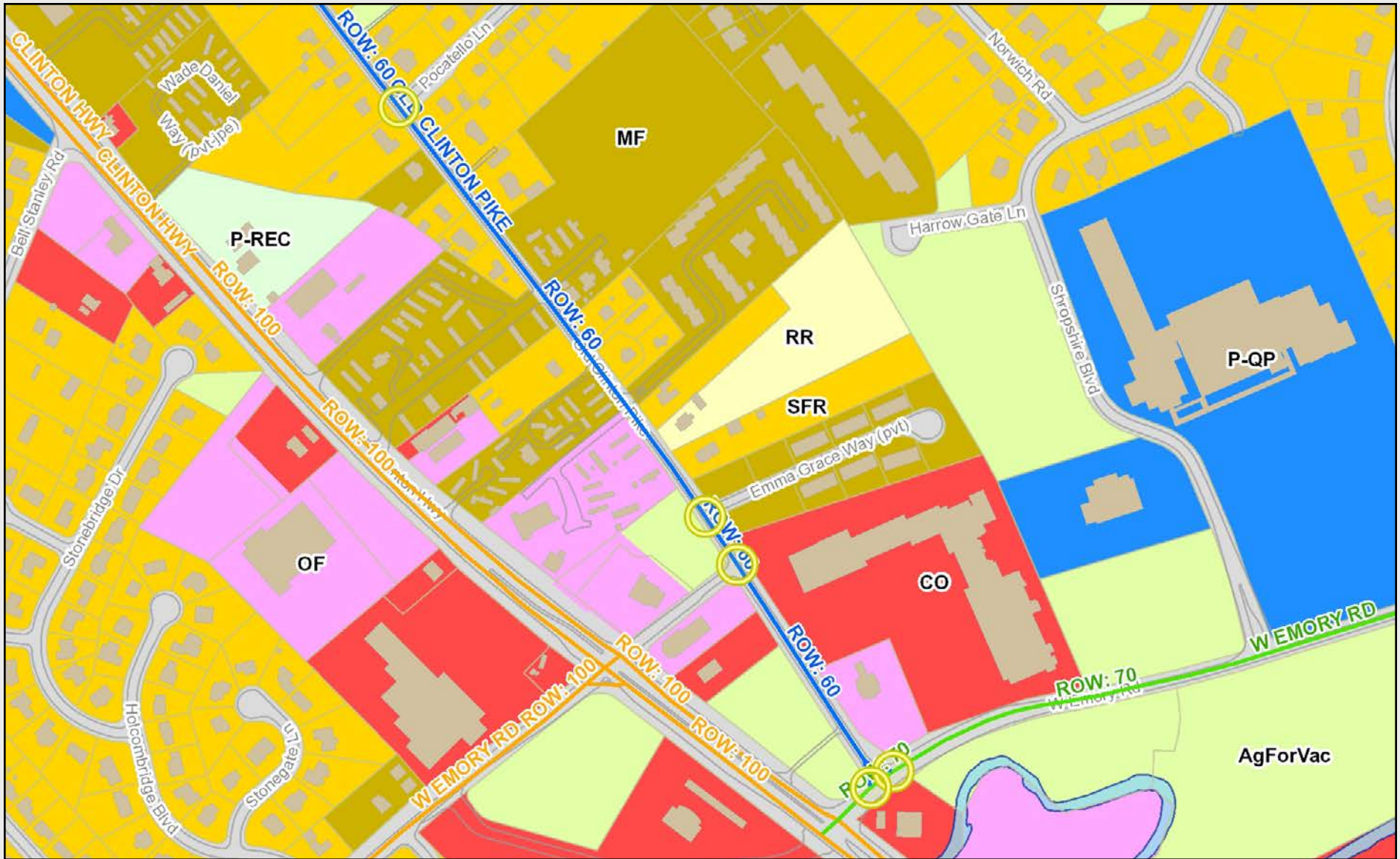
Old Clinton Pk Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



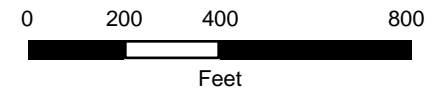
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Old Clinton Pk Existing Land Use Map

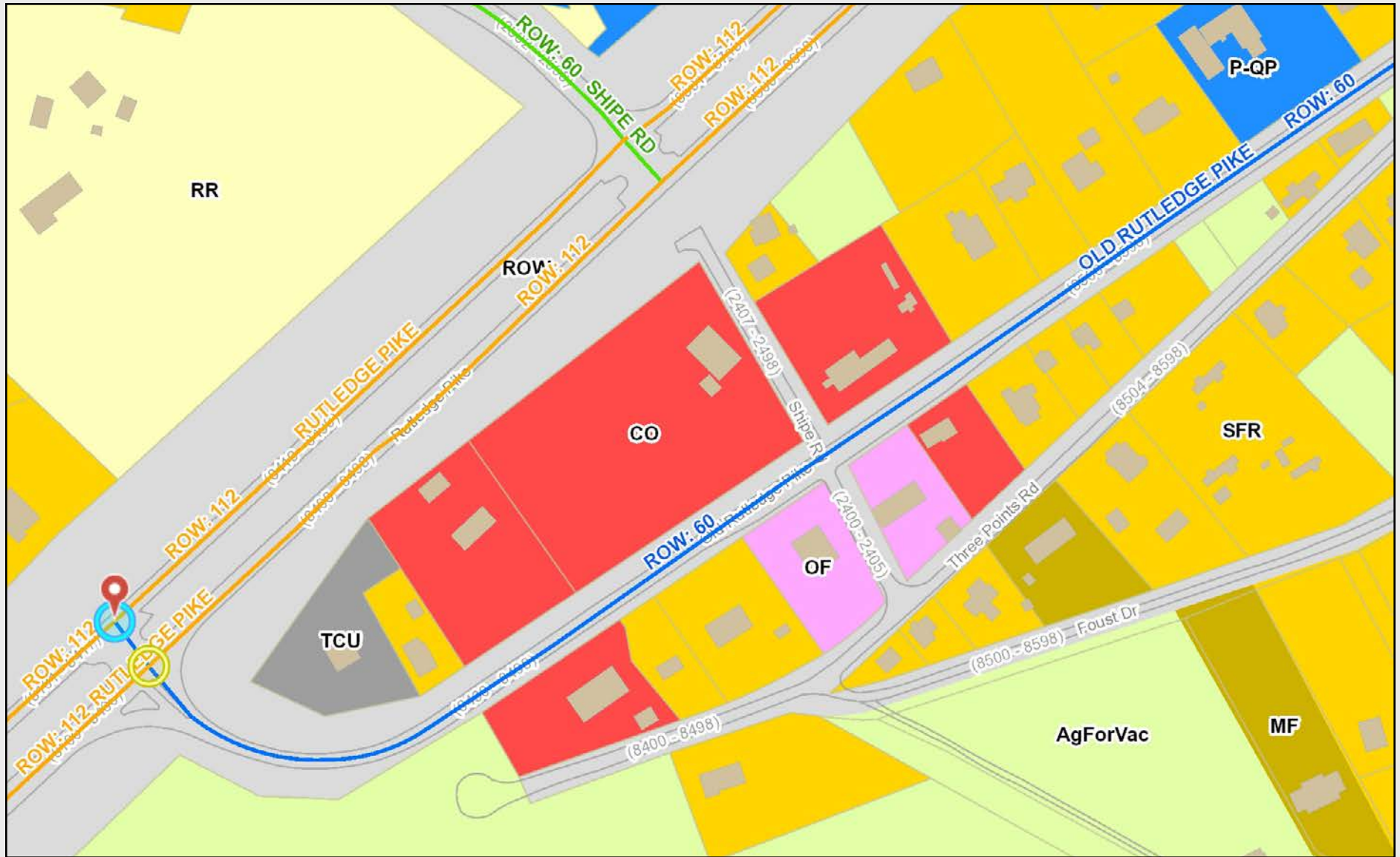
Study of CA and CB Zoning on Minor Collector Streets



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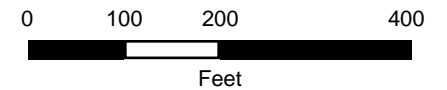
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Old Rutledge Pk Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

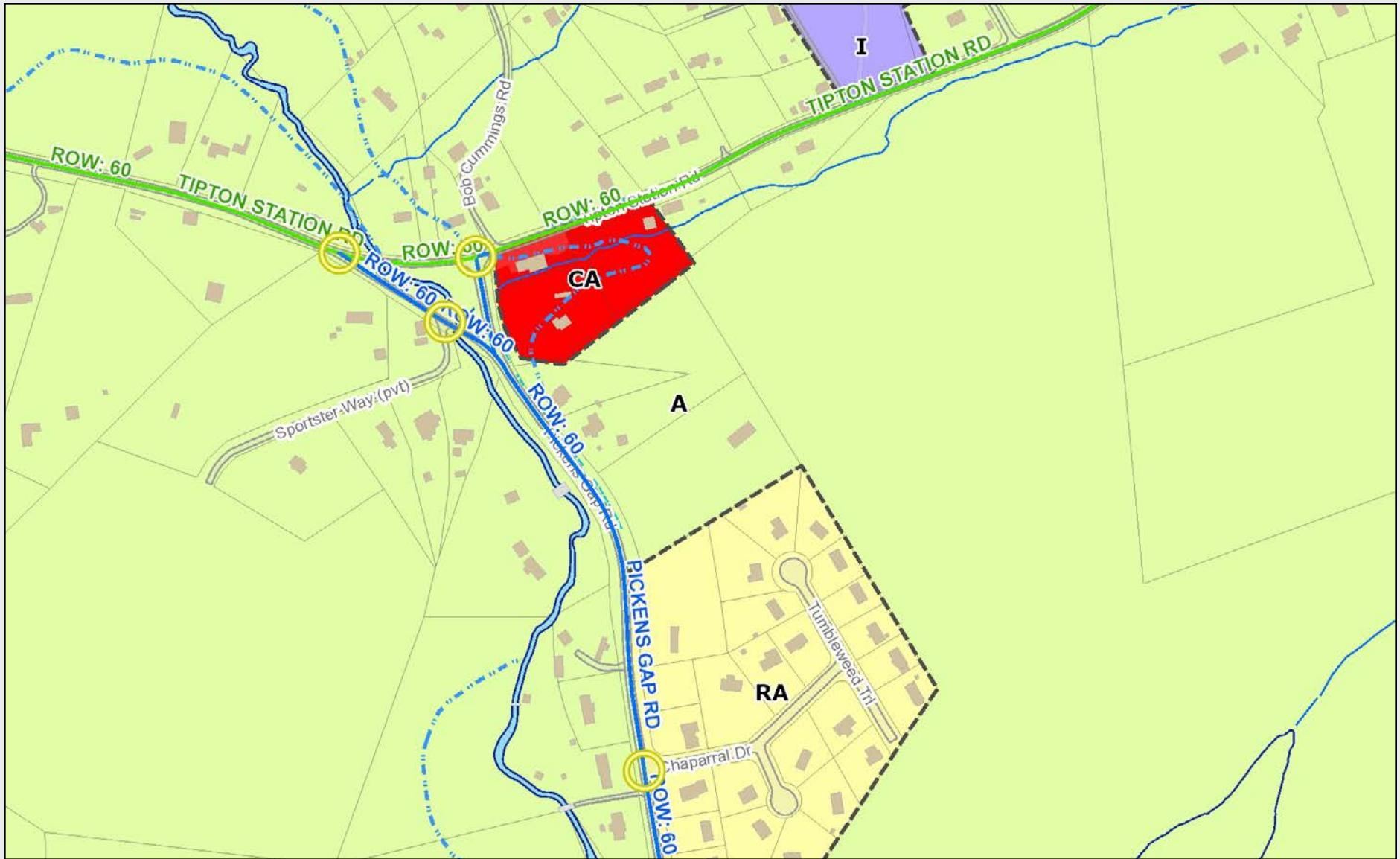


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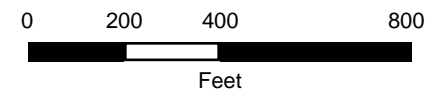
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Pickens Gap Rd Zoning Map

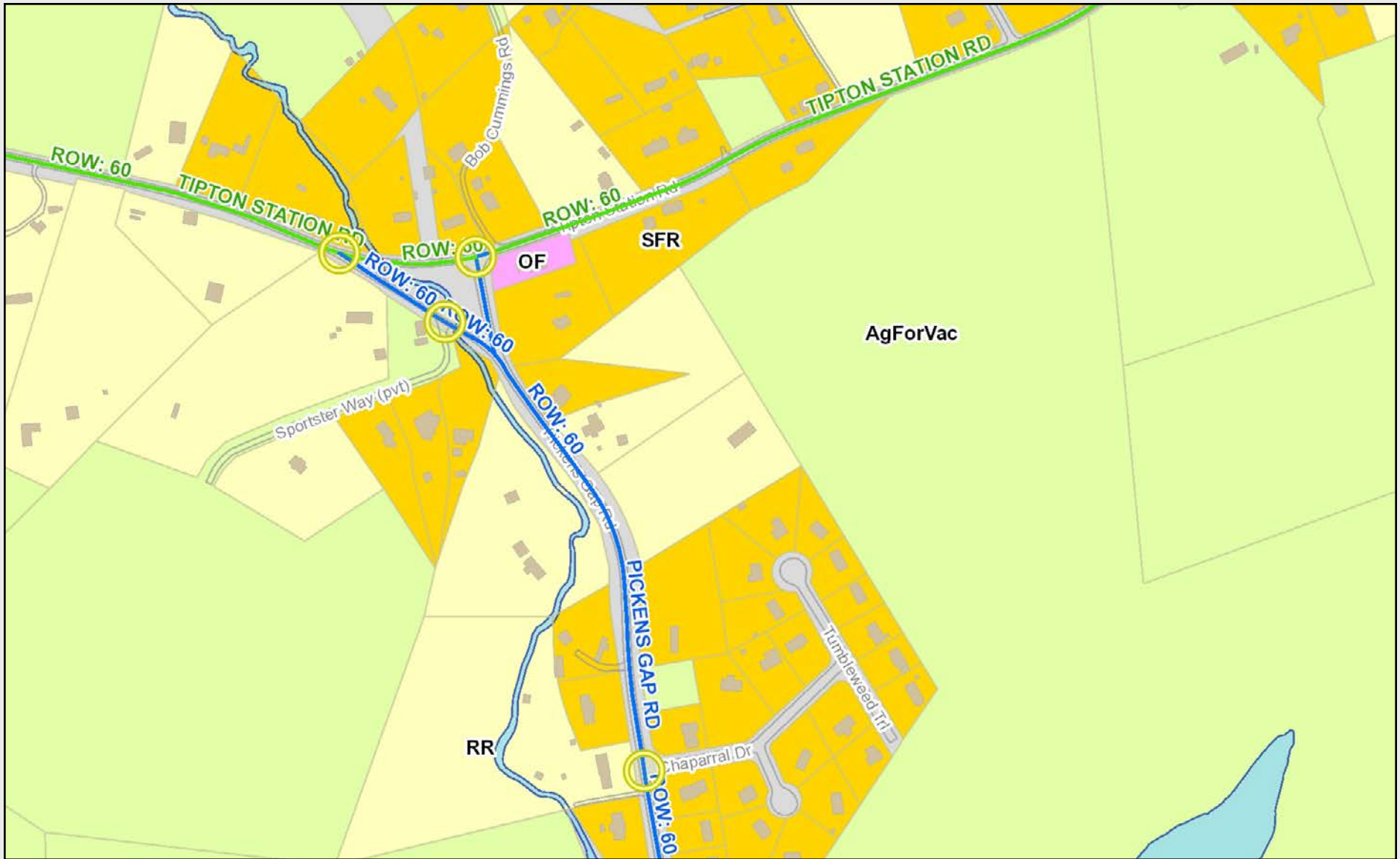
Study of CA and CB Zoning on Minor Collector Streets



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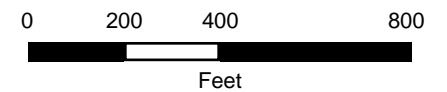
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Pickens Gap Rd Existing Land Use Map

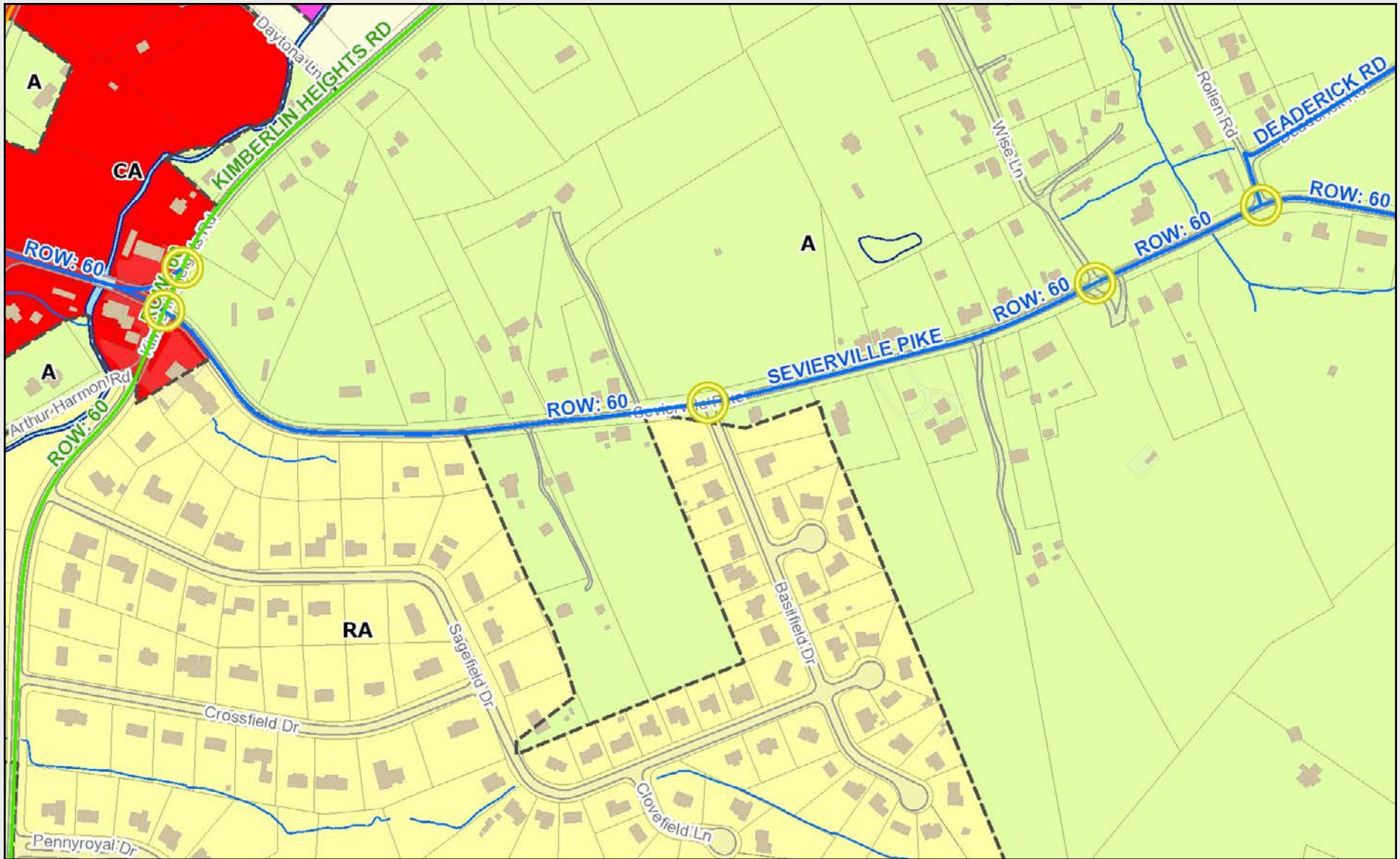
Study of CA and CB Zoning on Minor Collector Streets



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Sevierville Pk 1 Zoning Map

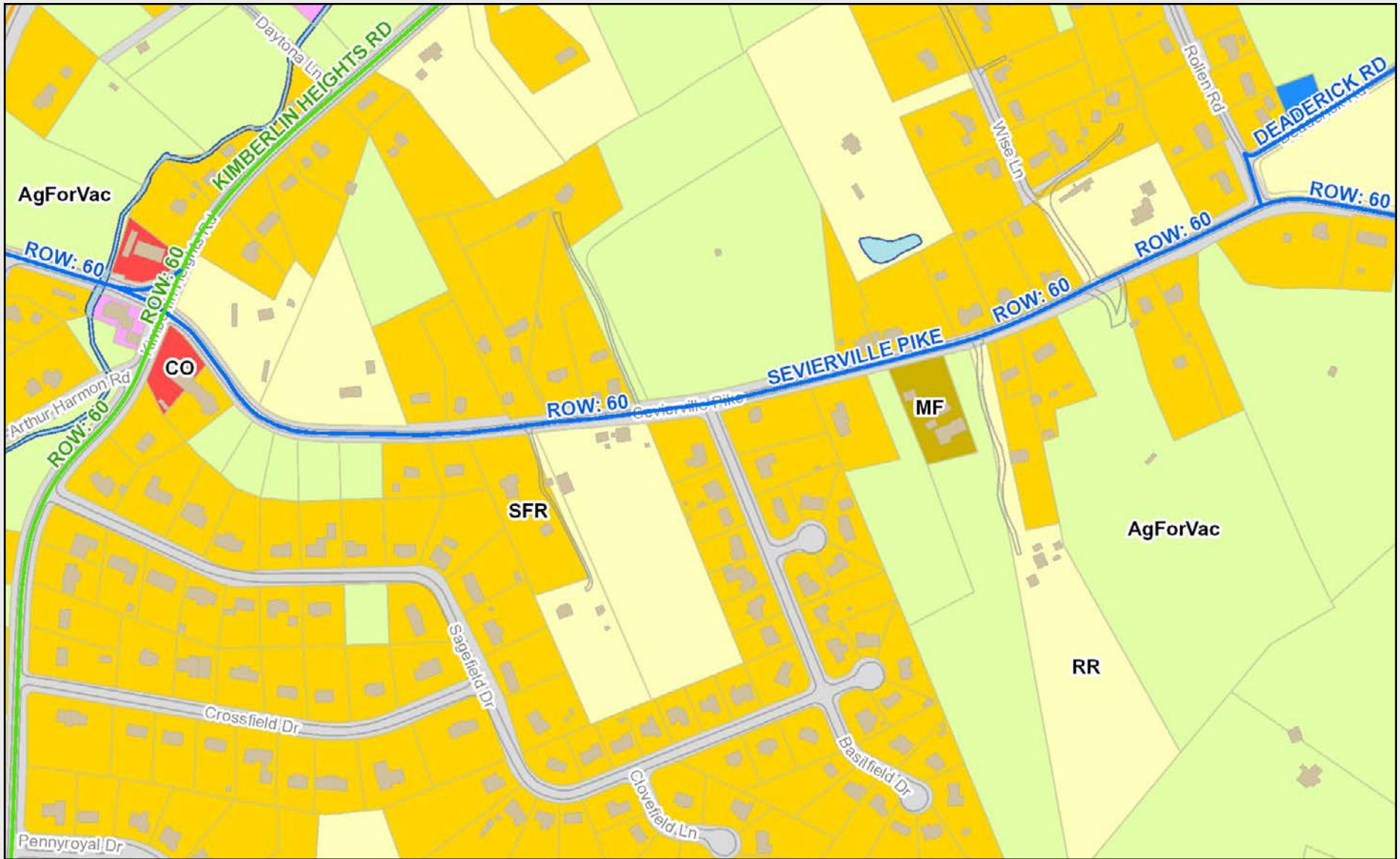
Study of CA and CB Zoning on Minor Collector Streets



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Sevierville Pk 1 Existing Land Use Map

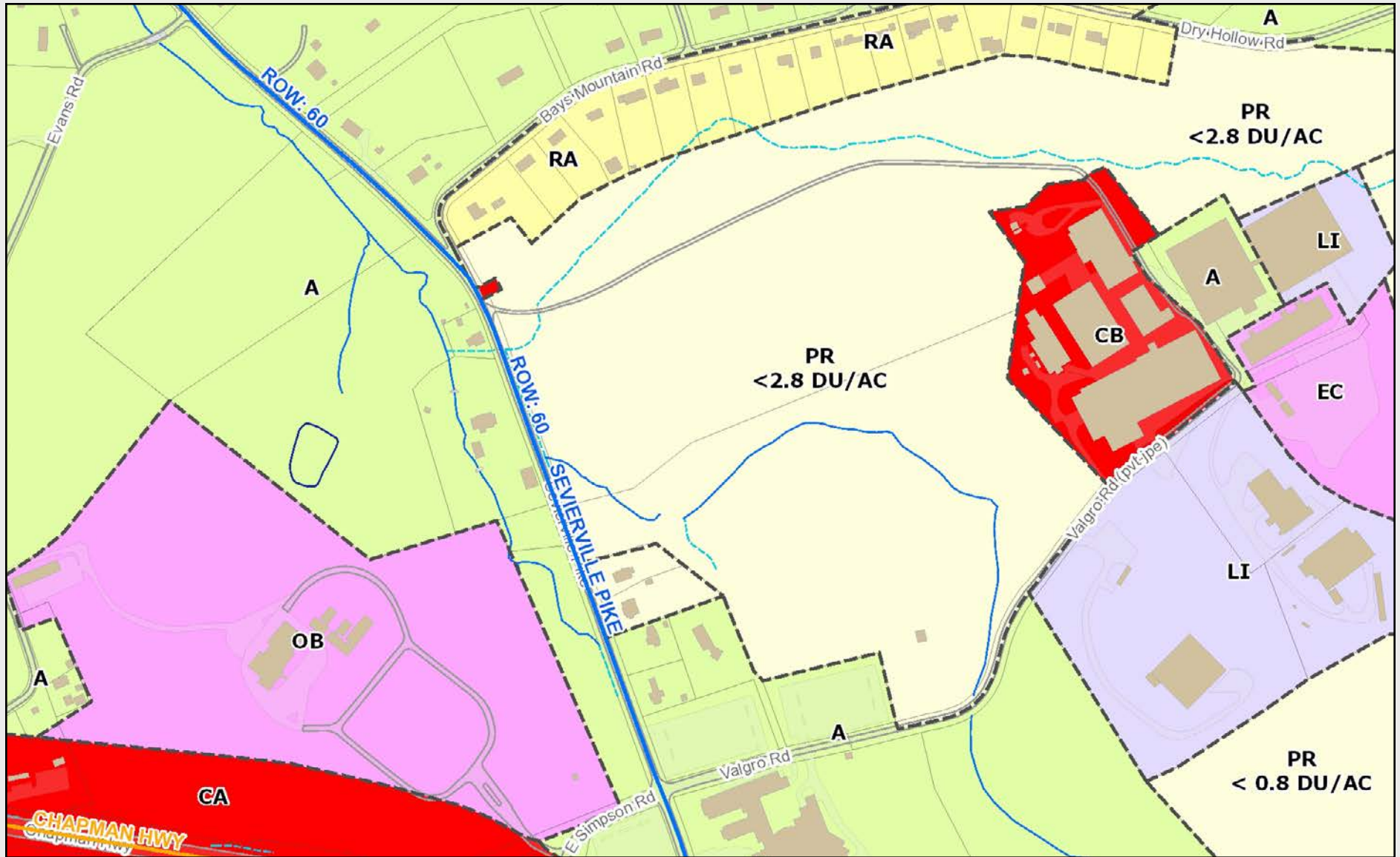
Study of CA and CB Zoning on Minor Collector Streets



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Sevierville Pk 2 Zoning Map

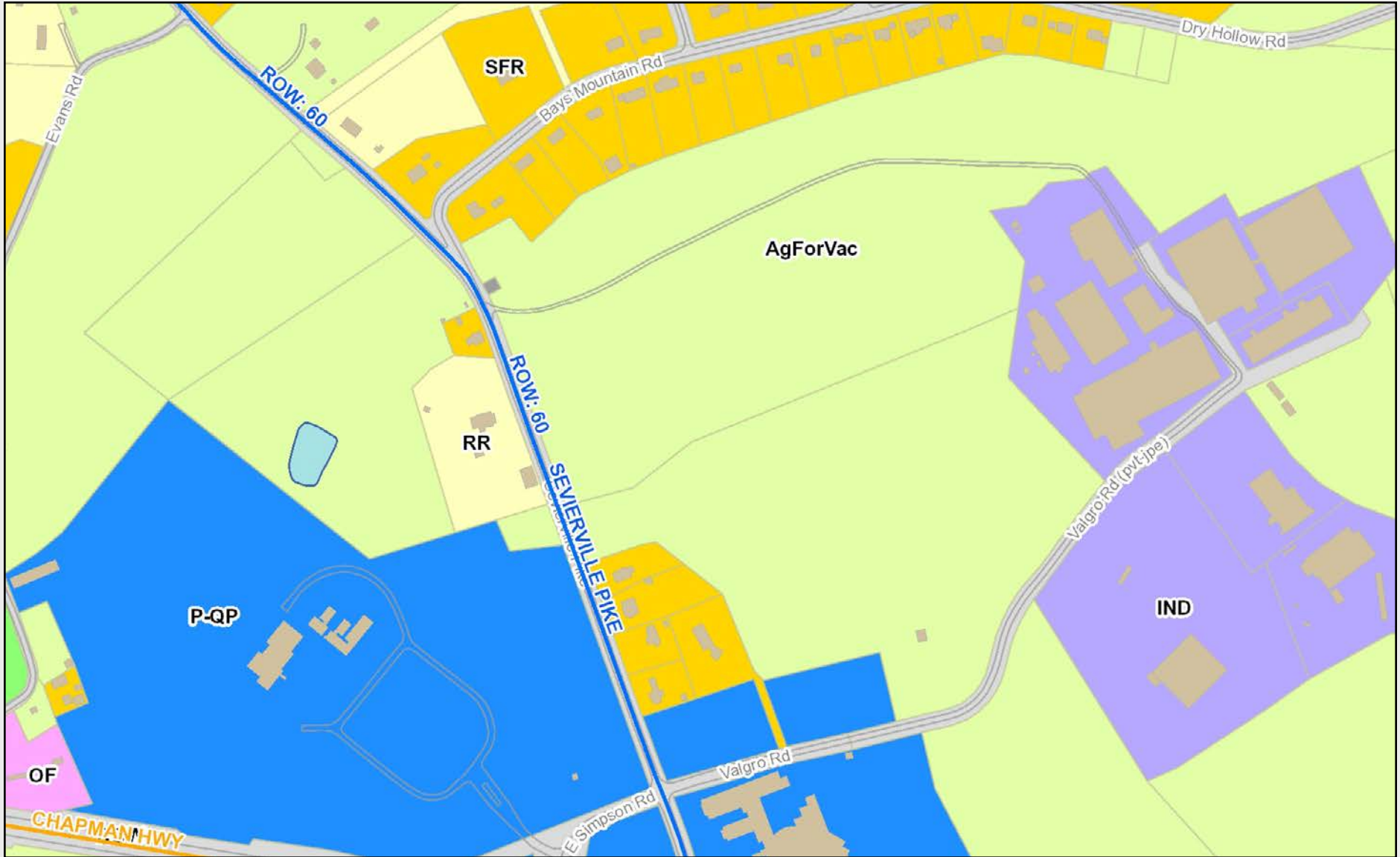
Study of CA and CB Zoning on Minor Collector Streets



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Sevierville Pk 2 Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

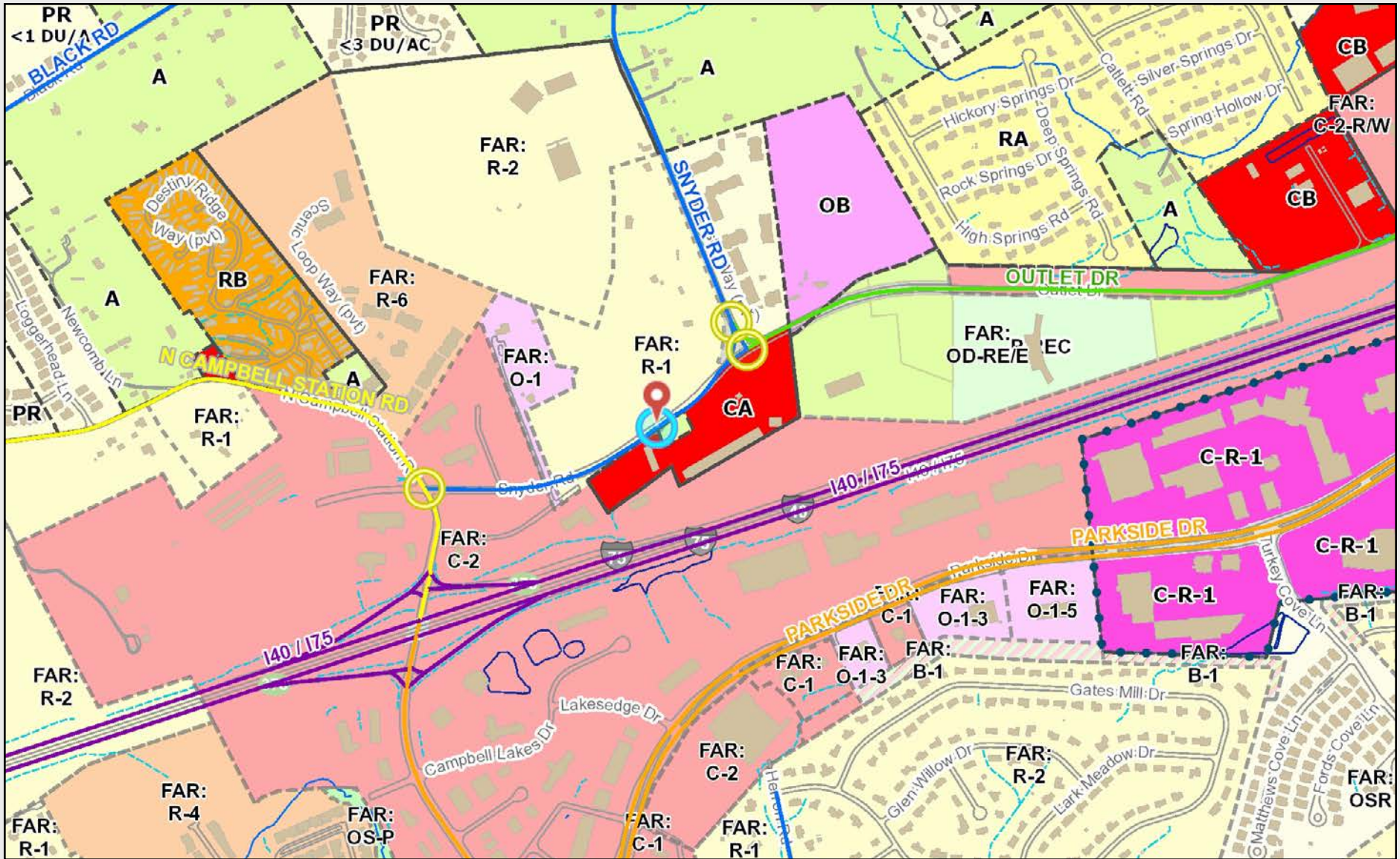


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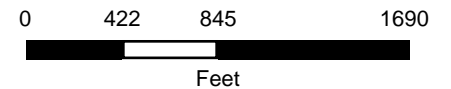
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Snyder Rd Zoning Map

Study of CA and CB Zoning on Minor Collector Streets

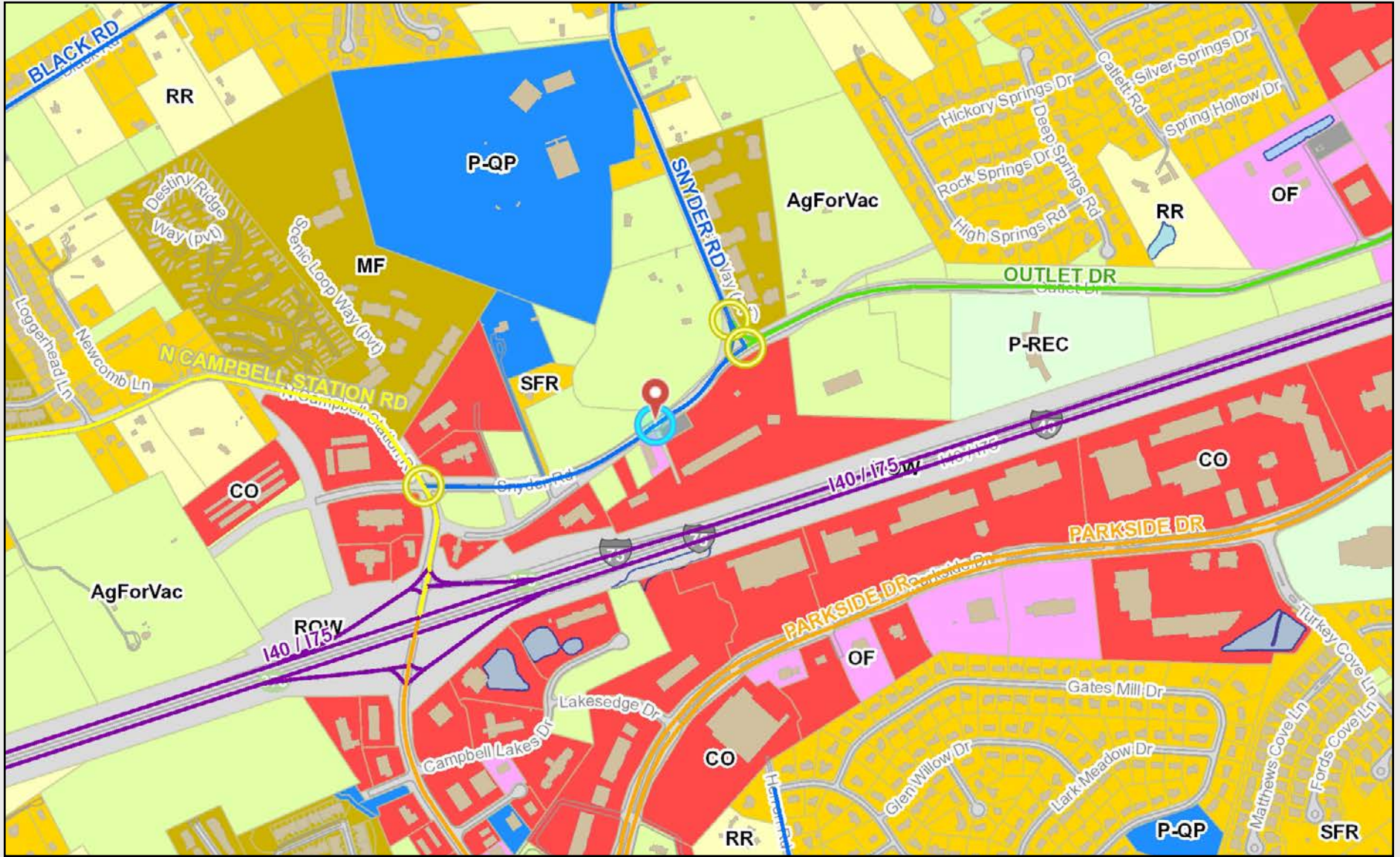


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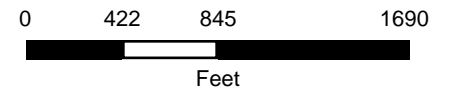
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Snyder Rd
Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

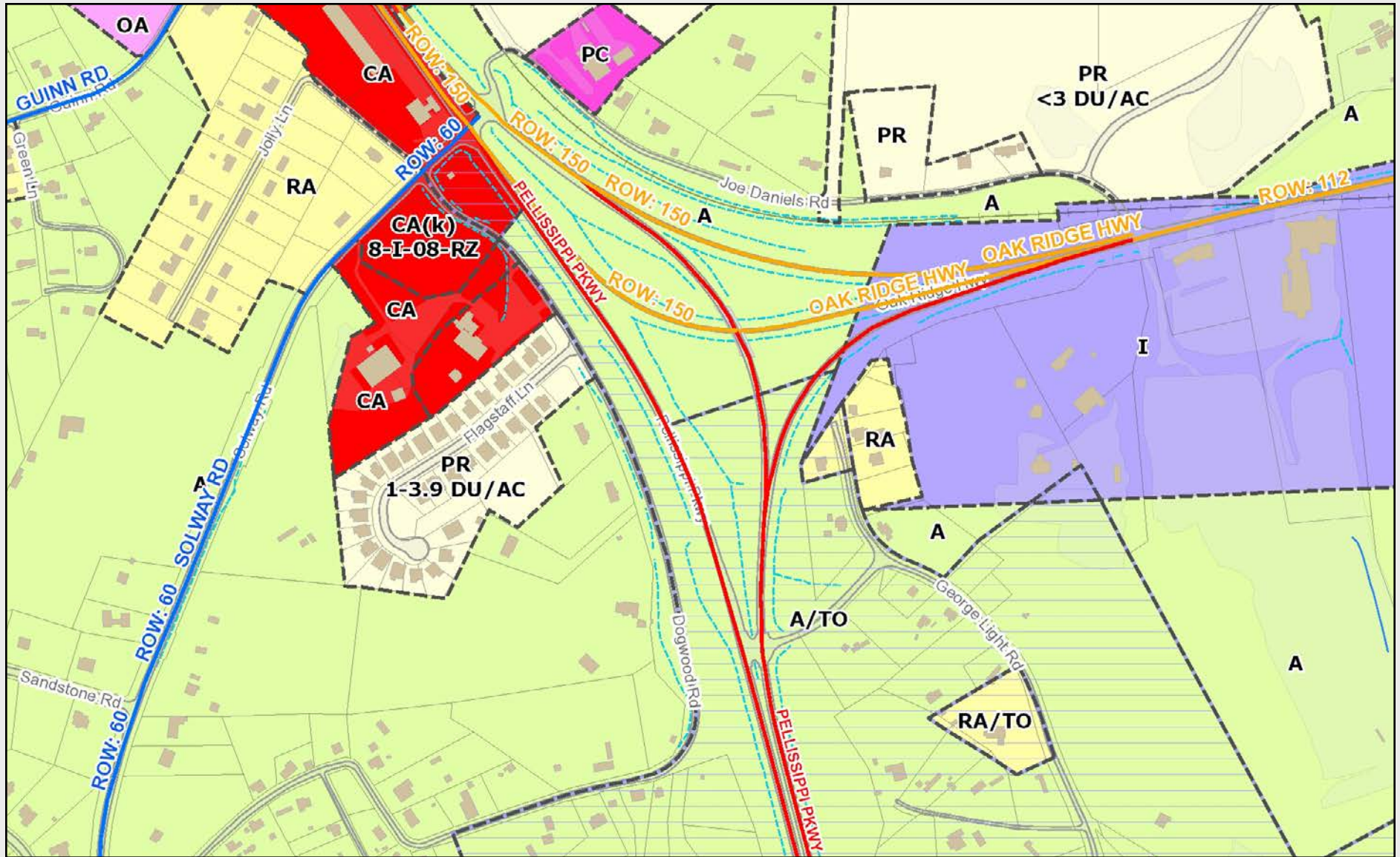


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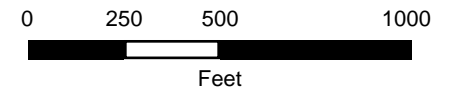
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Solway Rd Zoning Map

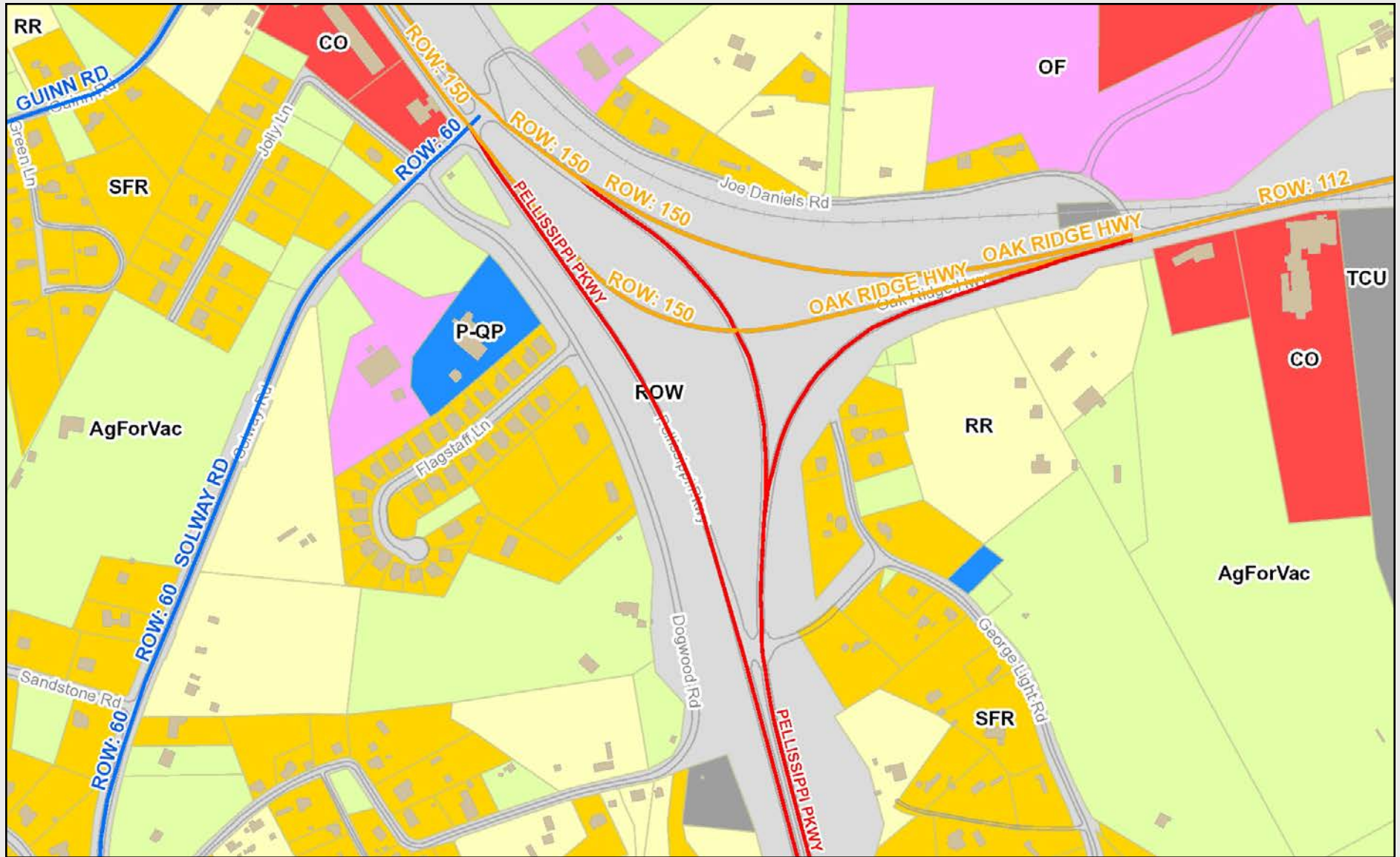
Study of CA and CB Zoning on Minor Collector Streets



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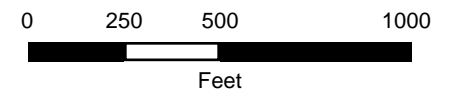
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Solway Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets



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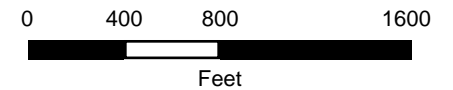
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Steele Rd Zoning Map

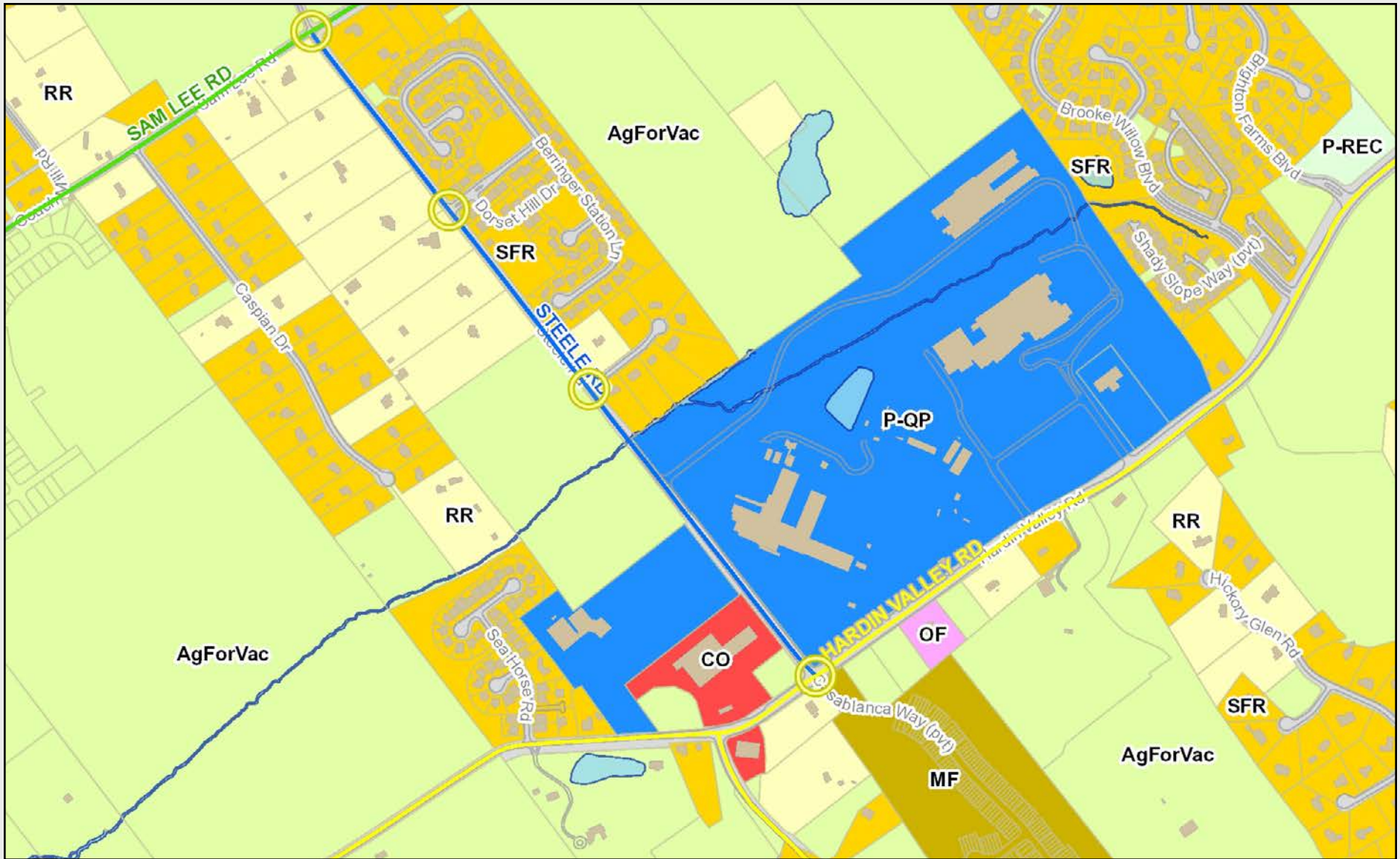
Study of CA and CB Zoning on Minor Collector Streets



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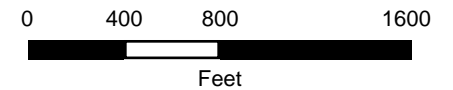
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Steele Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

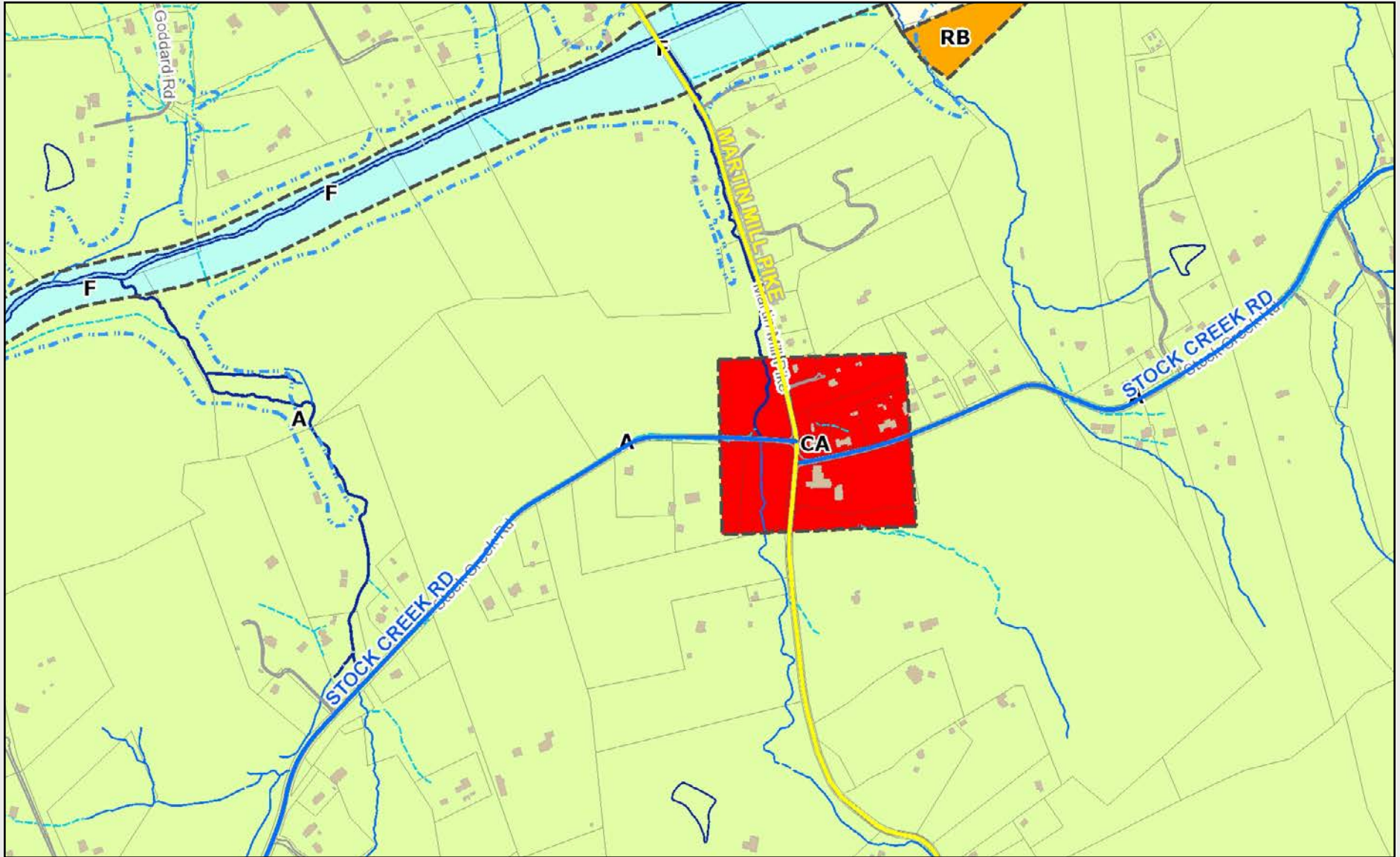


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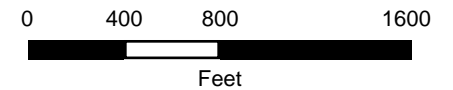
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Stock Creek Rd Zoning Map

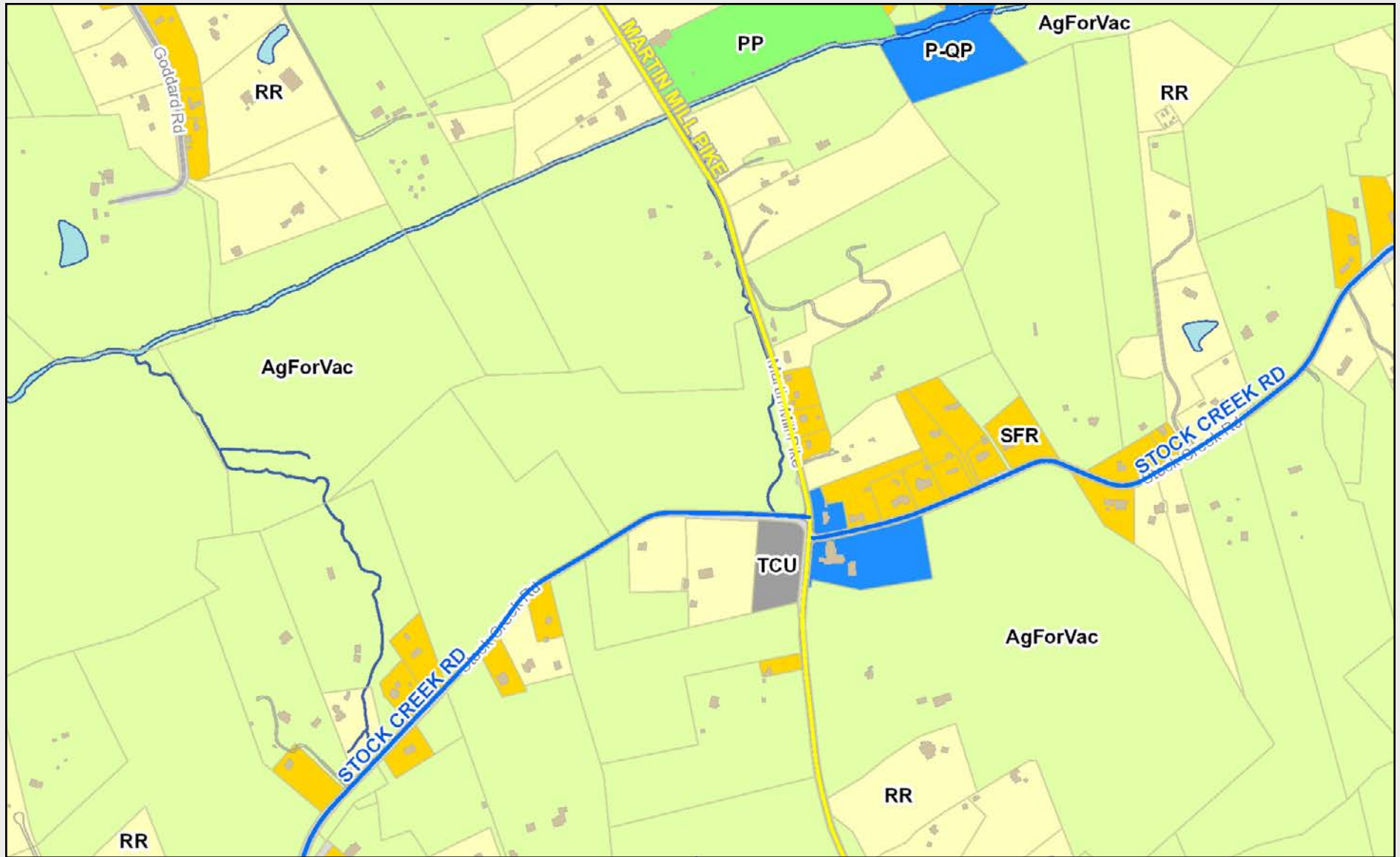
Study of CA and CB Zoning on Minor Collector Streets



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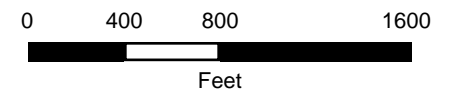
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Stock Creek Rd Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

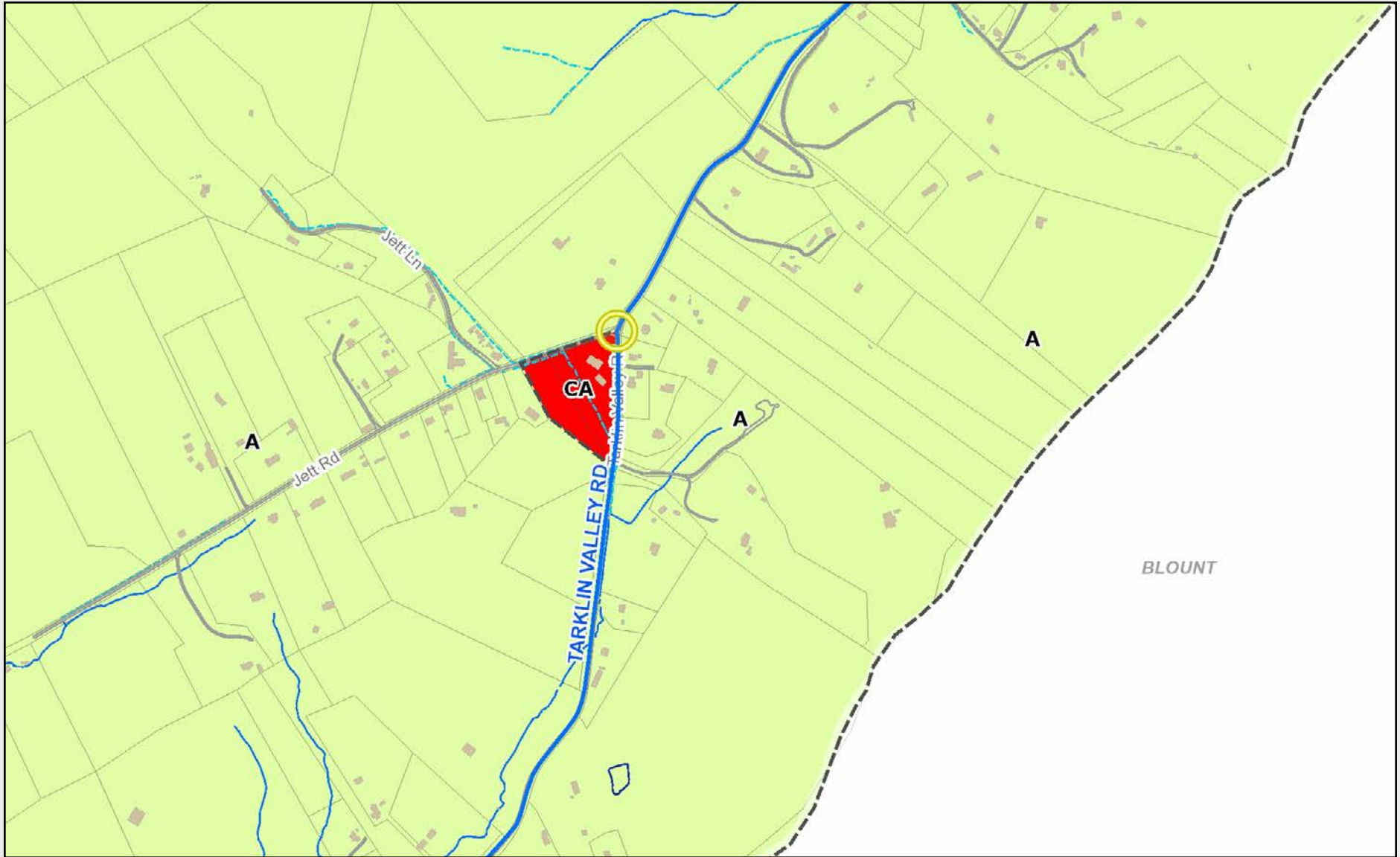


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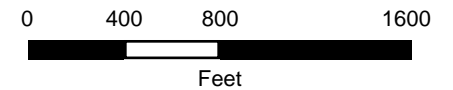
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Tarklin Valley Rd 1 Zoning Map

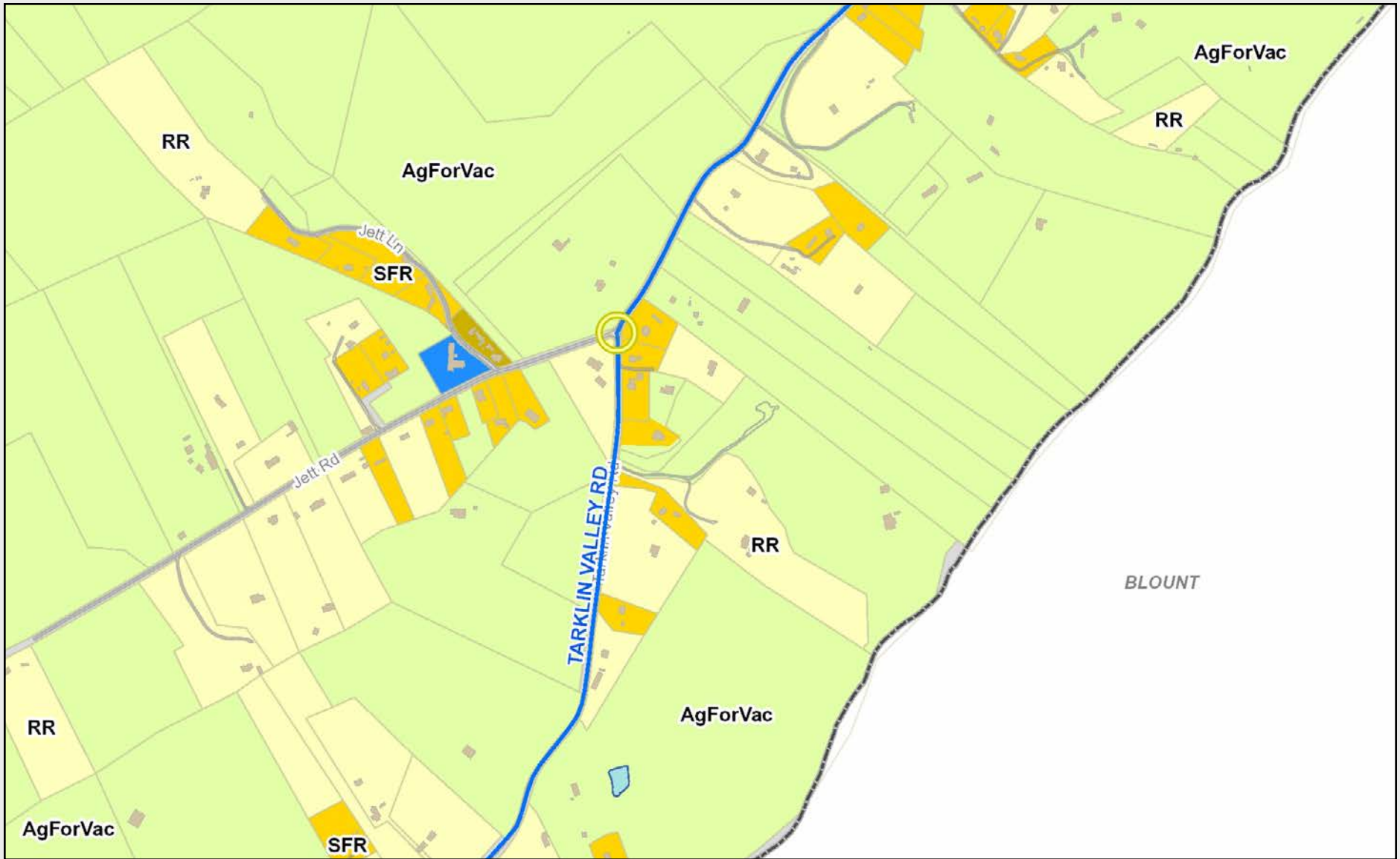
Study of CA and CB Zoning on Minor Collector Streets



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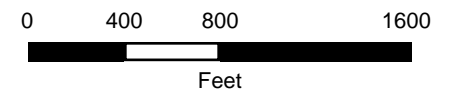
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Tarklin Valley Rd 1 Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

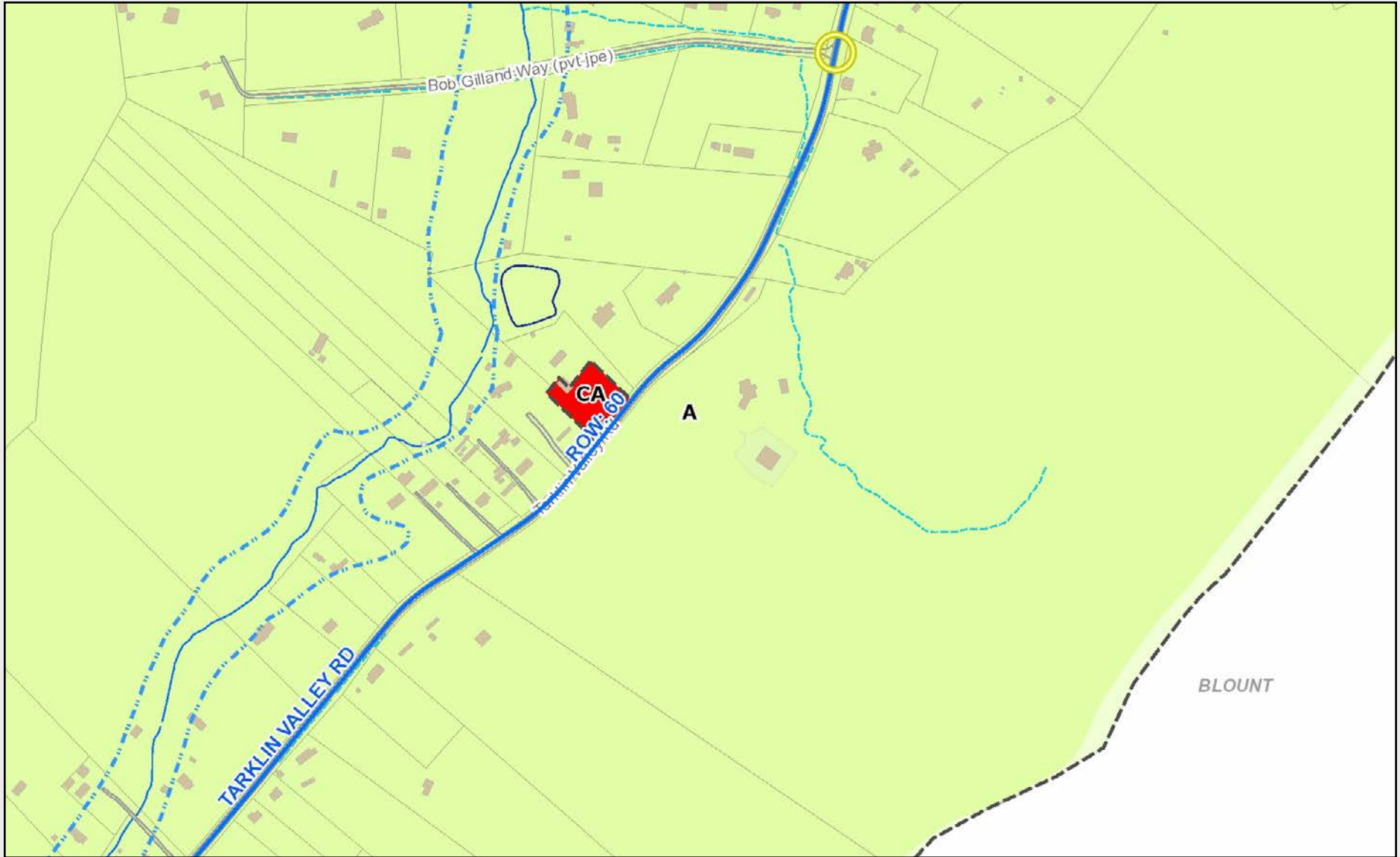


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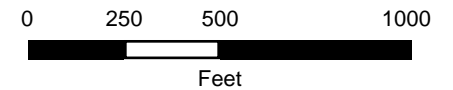
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Tarklin Valley Rd 2 Zoning Map

Study of CA and CB Zoning on Minor Collector Streets



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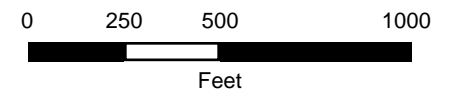
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Tarklin Valley Rd 2 Existing Land Use Map

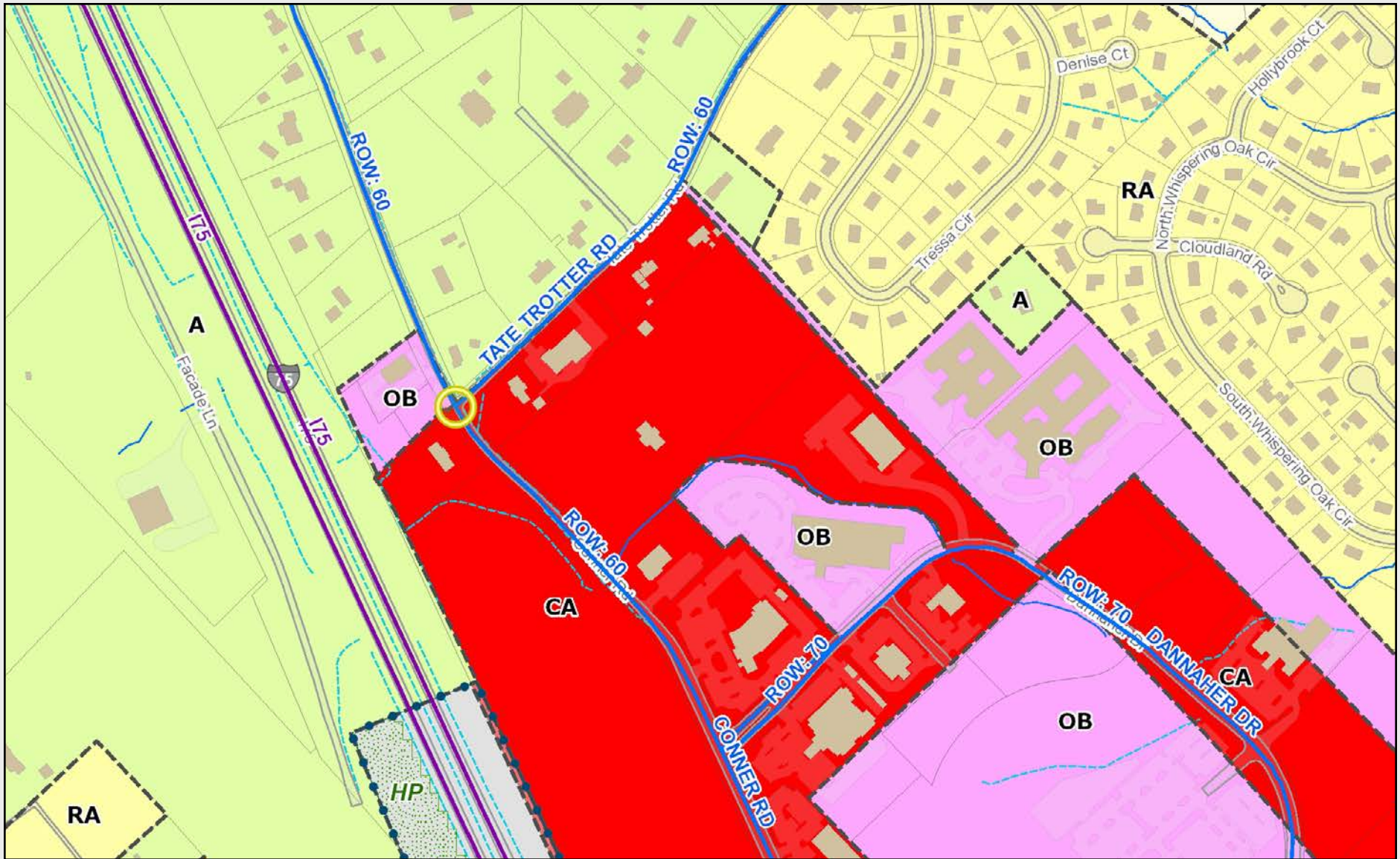
Study of CA and CB Zoning on Minor Collector Streets



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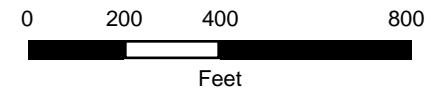
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Tate Trotter Rd Zoning Map

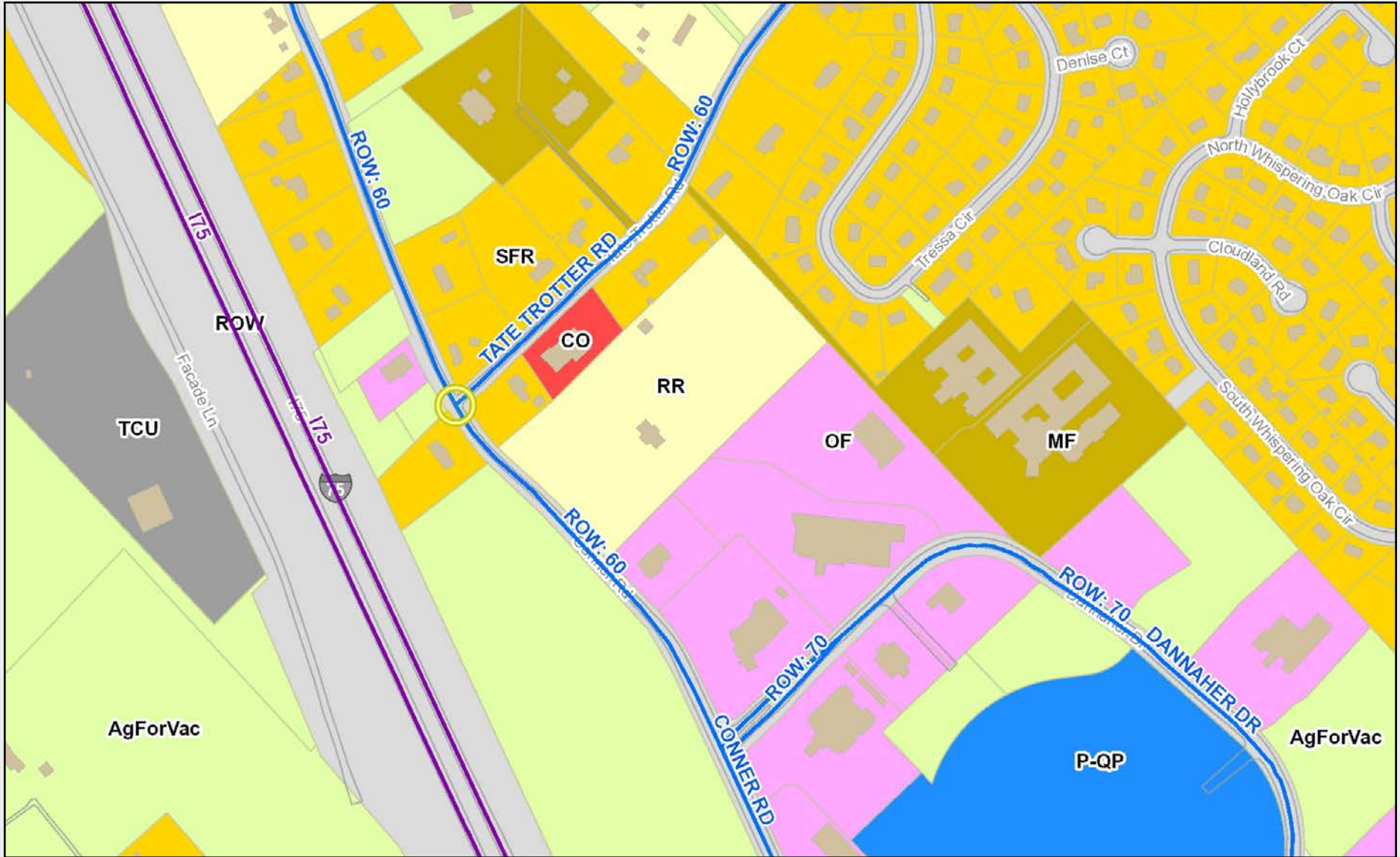
Study of CA and CB Zoning on Minor Collector Streets



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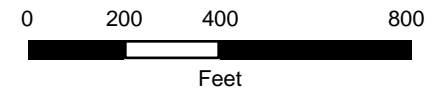
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Tate Trotter Rd Existing Land Use Map

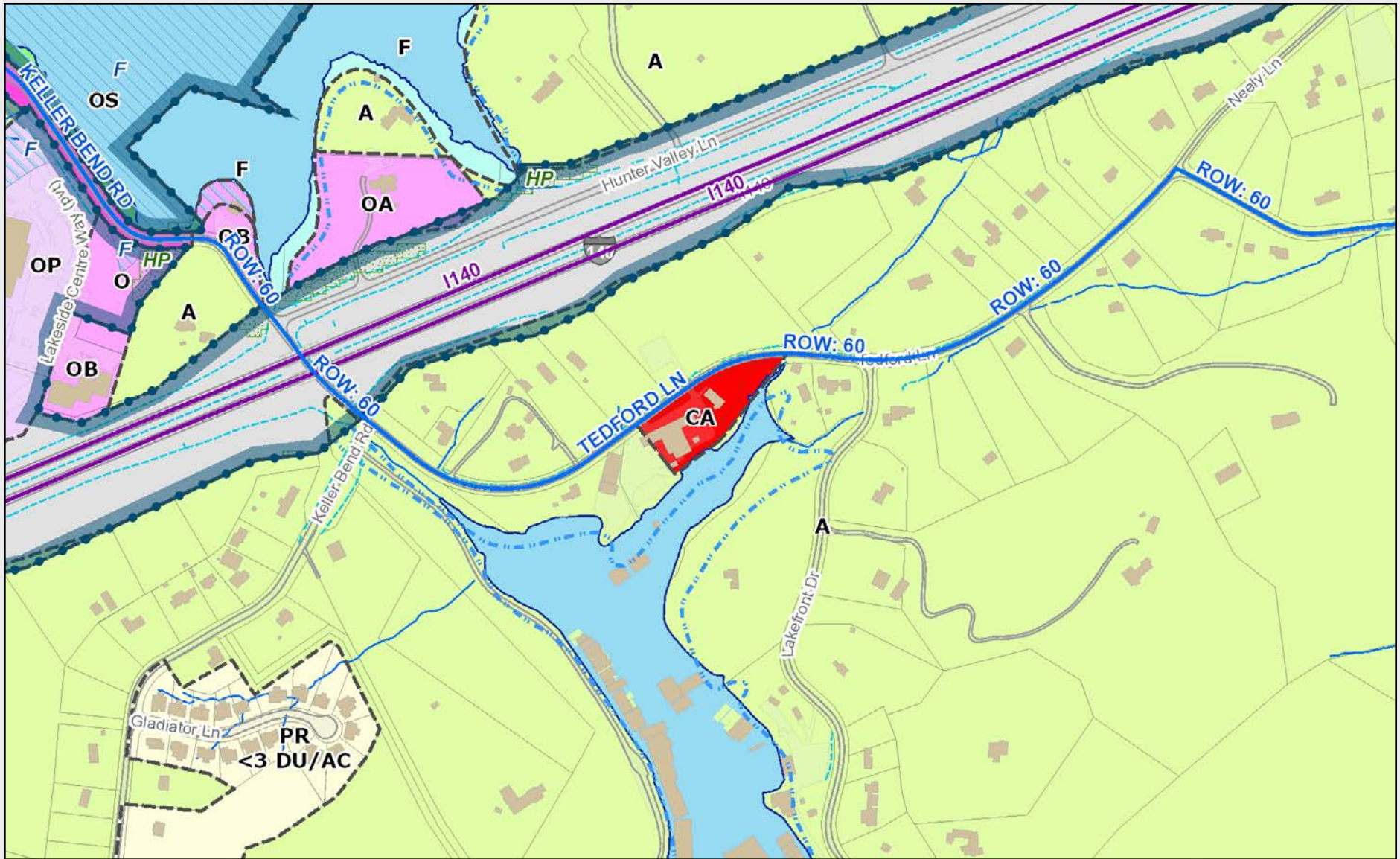
Study of CA and CB Zoning on Minor Collector Streets



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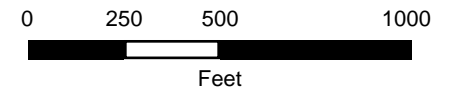
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Tedford Ln Zoning Map

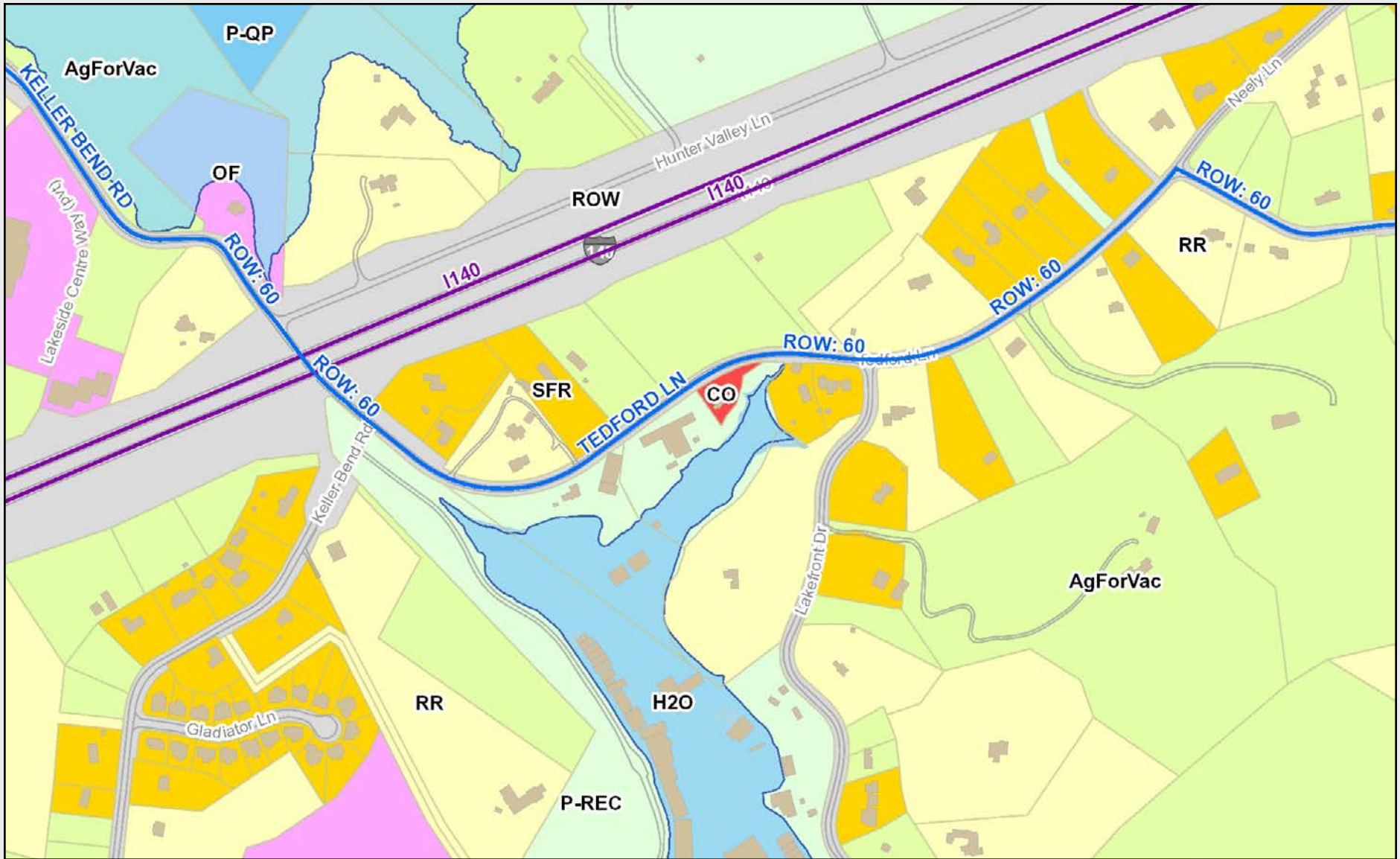
Study of CA and CB Zoning on Minor Collector Streets



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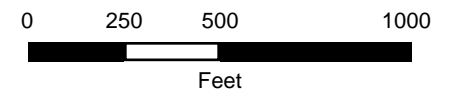
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Tedford Ln Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

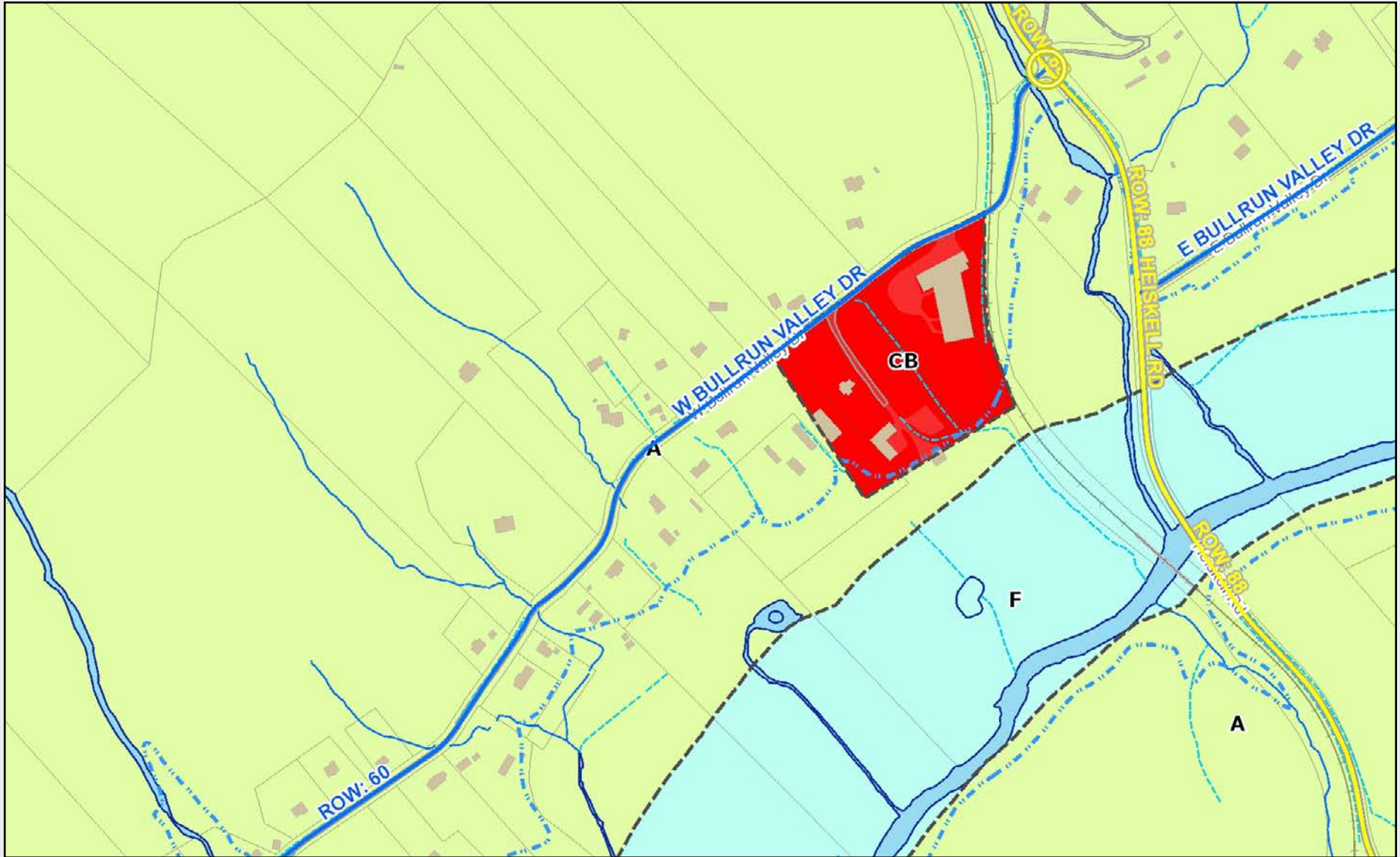


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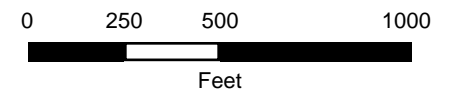
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



W Bullrun Valley Dr
Zoning Map

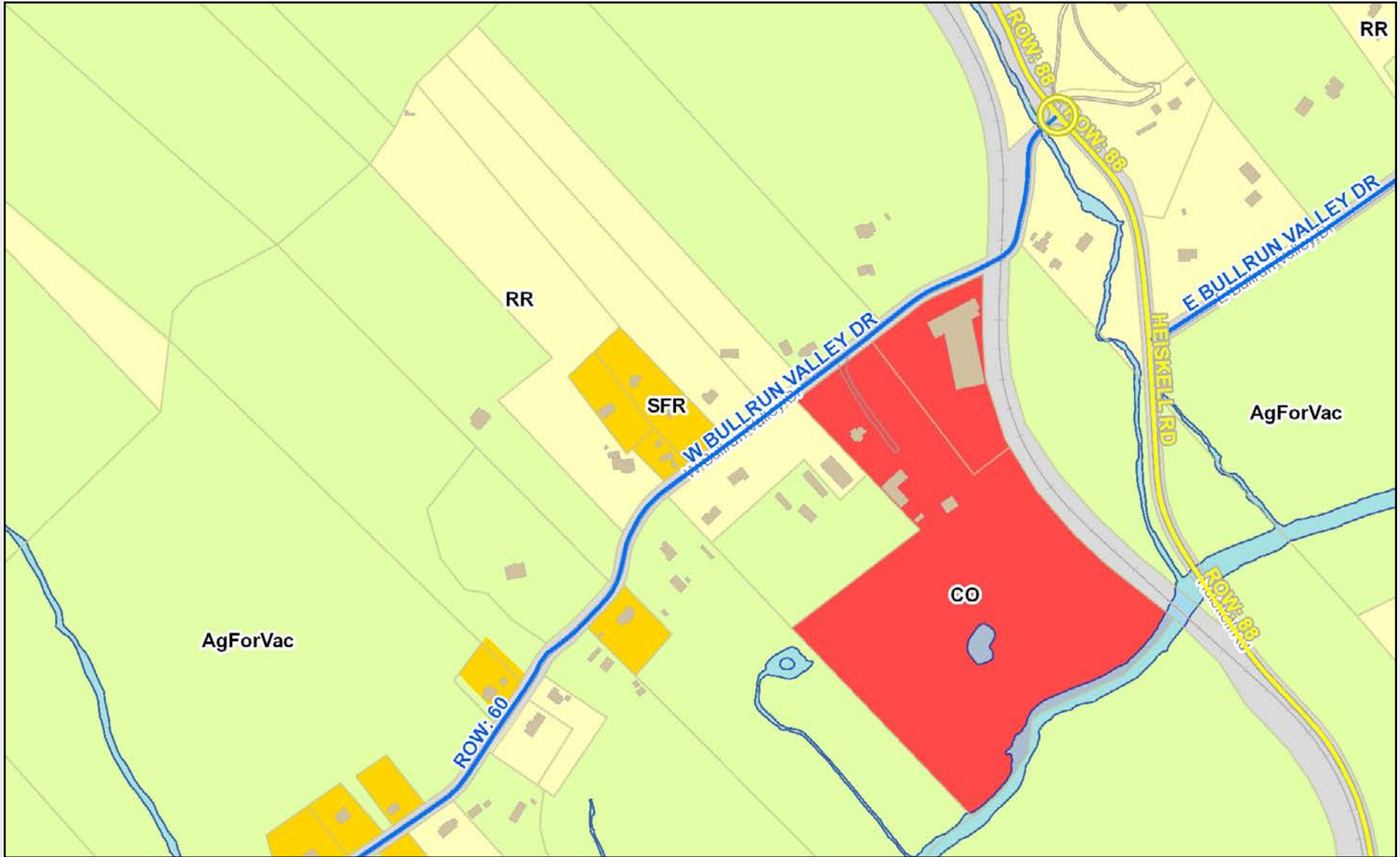
Study of CA and CB Zoning on Minor Collector Streets



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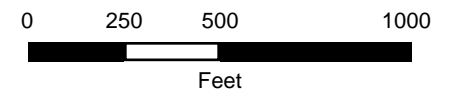
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W Bullrun Valley Dr Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets

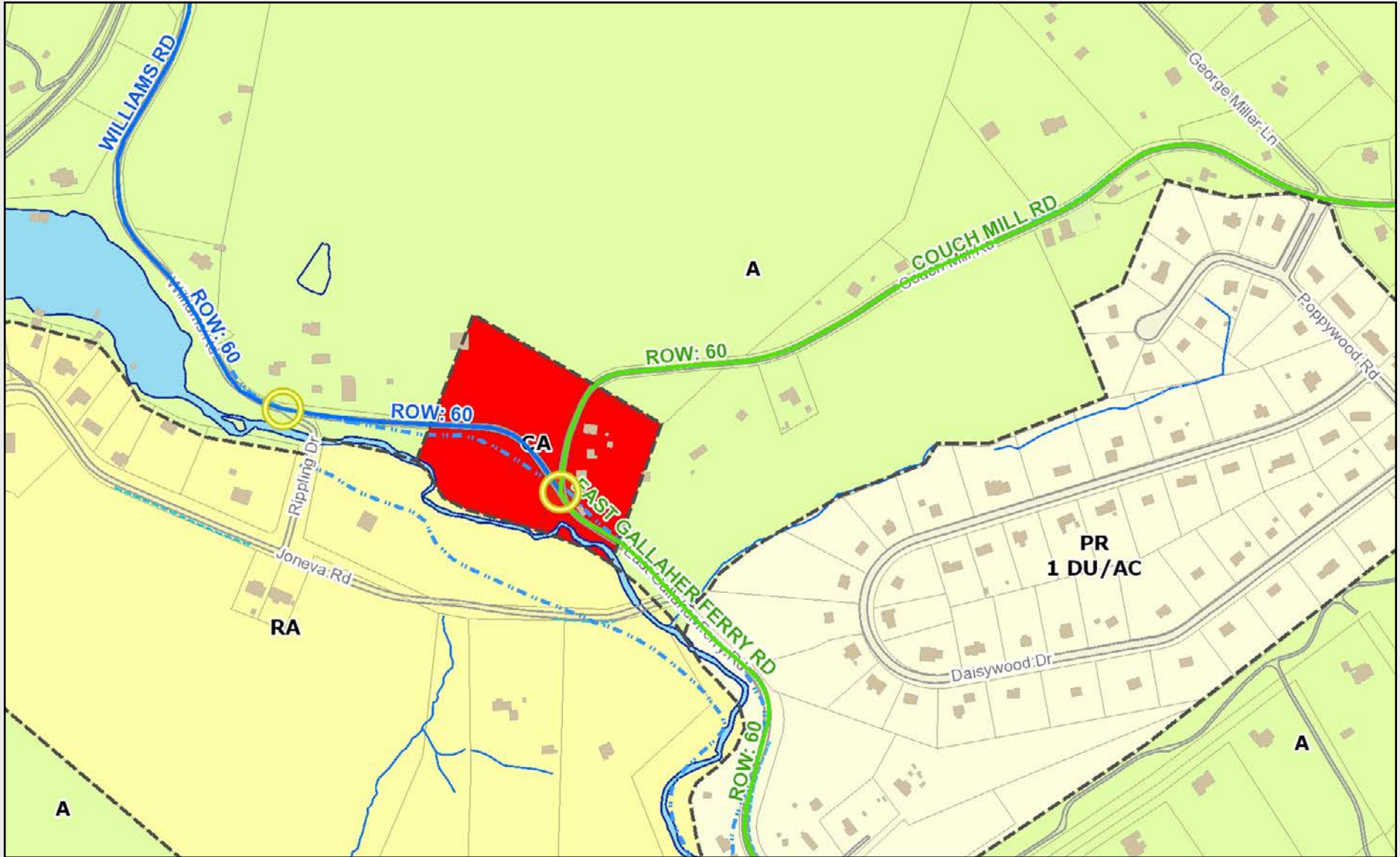


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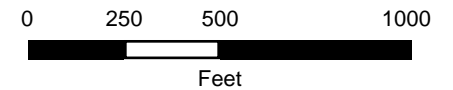
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Exhibit C. Maps Showing CA and CB Zoning on Minor Collectors



Williams Rd Zoning Map

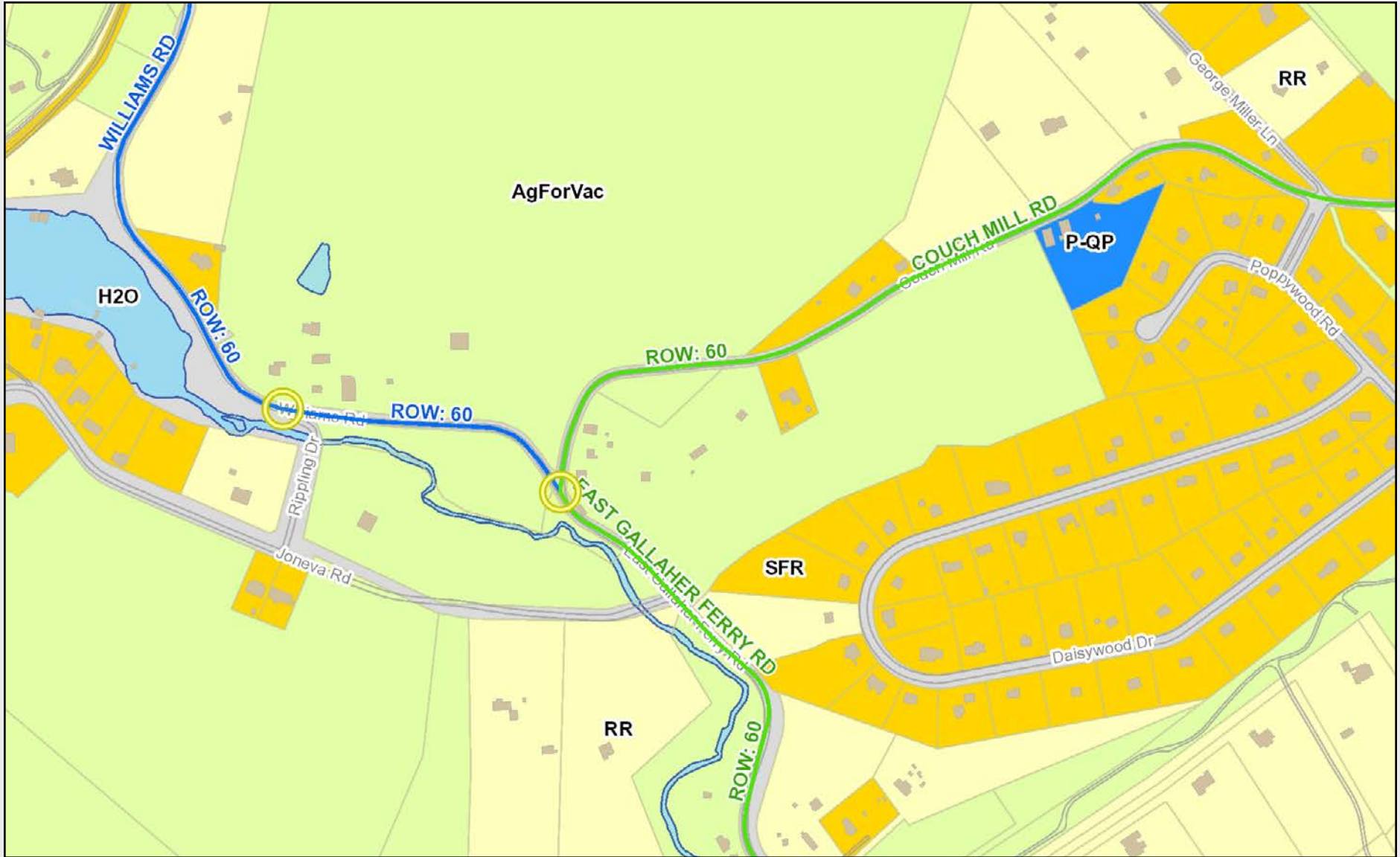
Study of CA and CB Zoning on Minor Collector Streets



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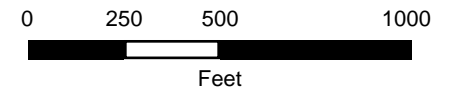
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Williams Rd Existing Land Use Map

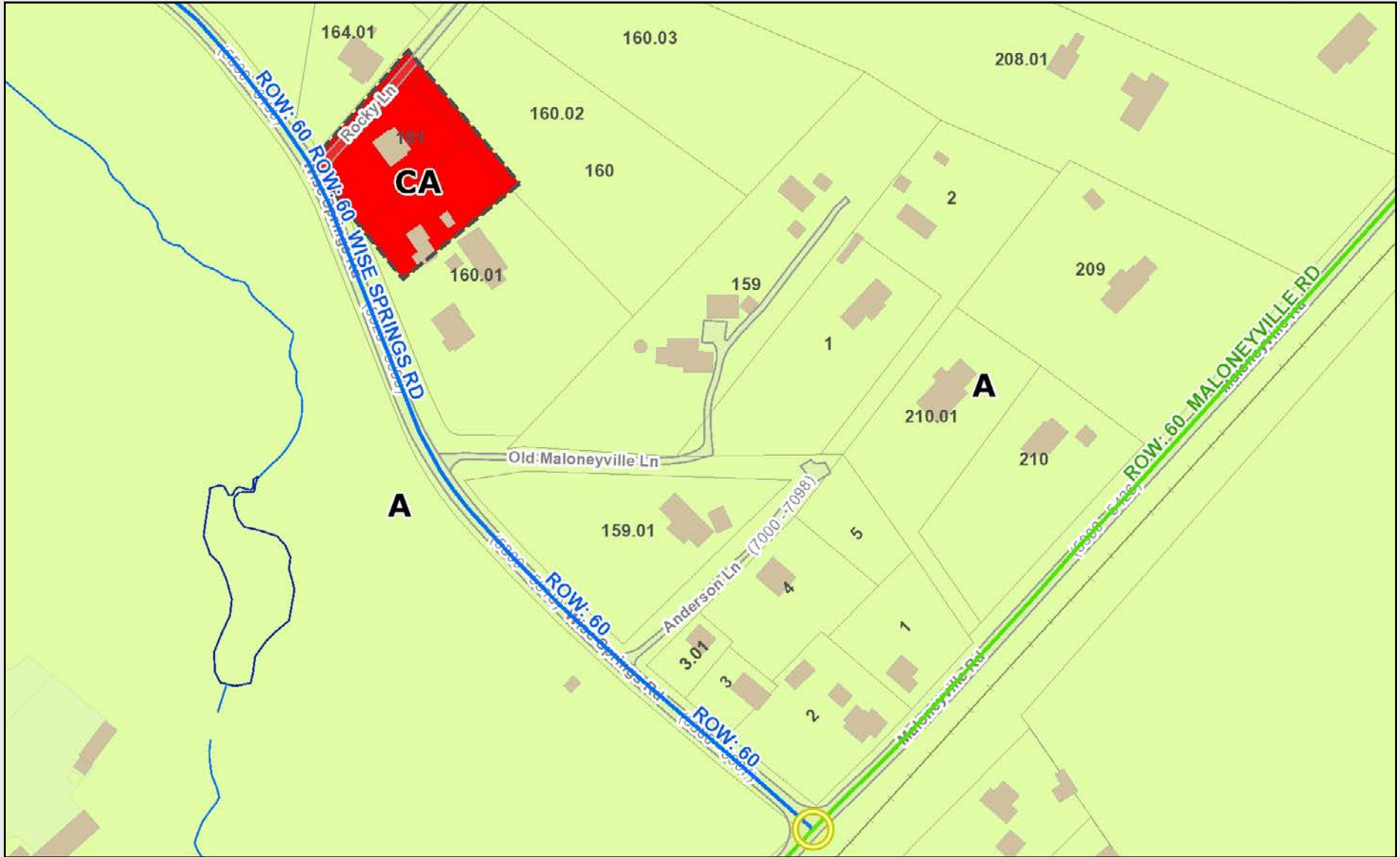
Study of CA and CB Zoning on Minor Collector Streets



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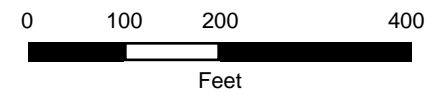
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Wise Springs Rd Zoning Map

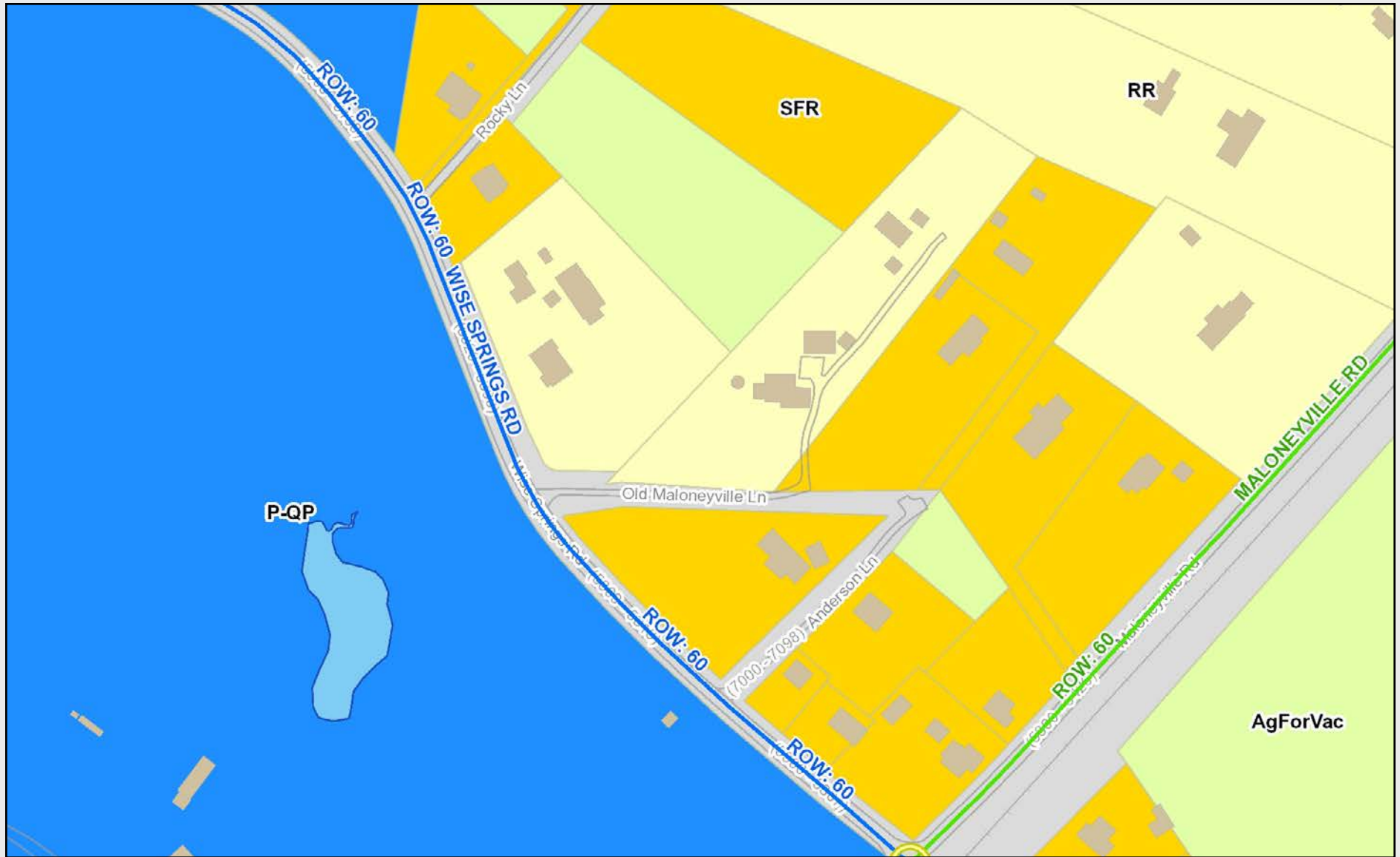
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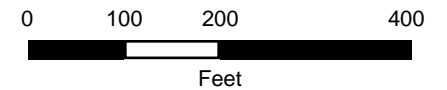
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Wise Springs Rd Existing Land Use Map

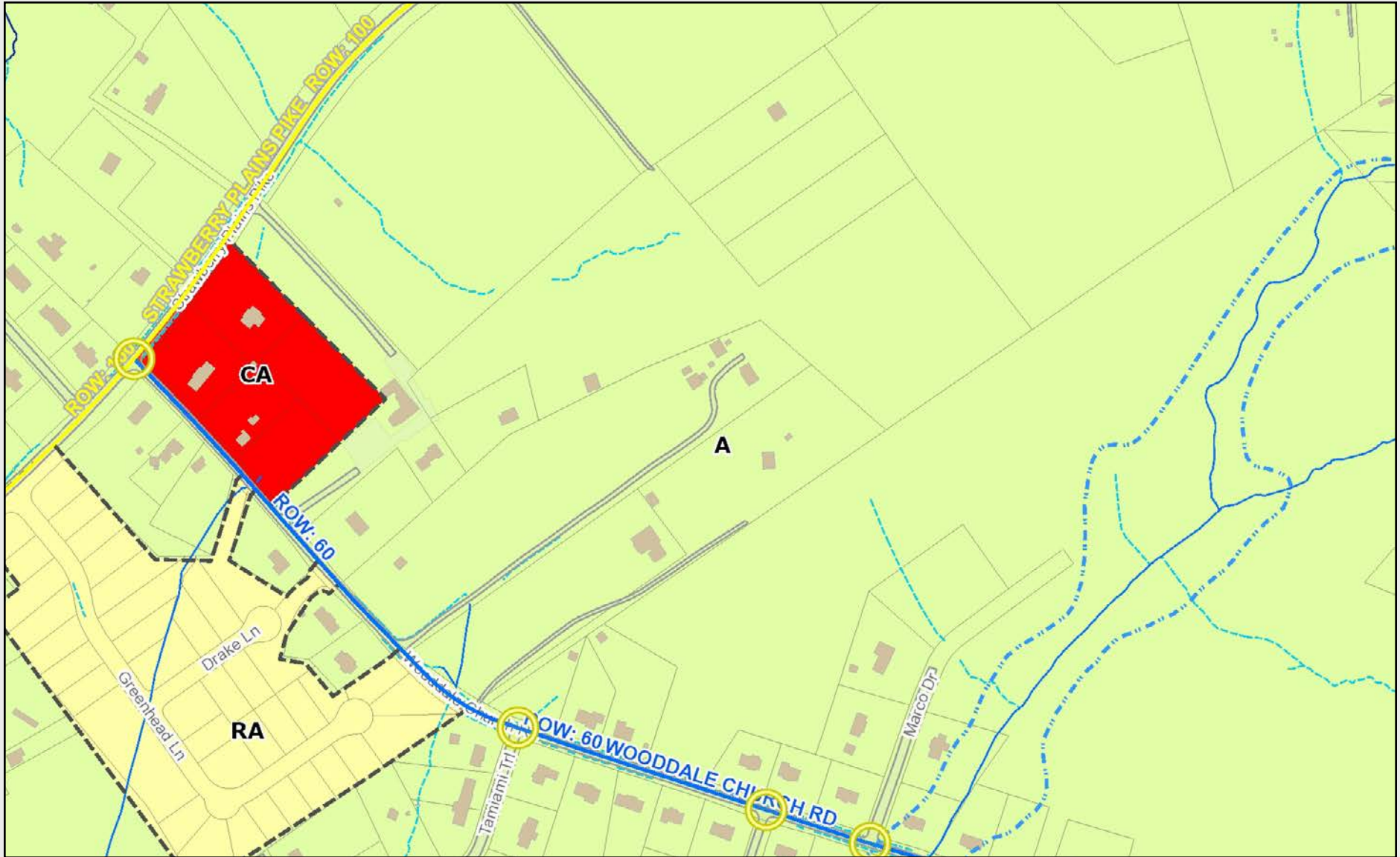
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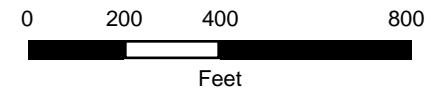
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Wooddale Church Rd 1 Zoning Map

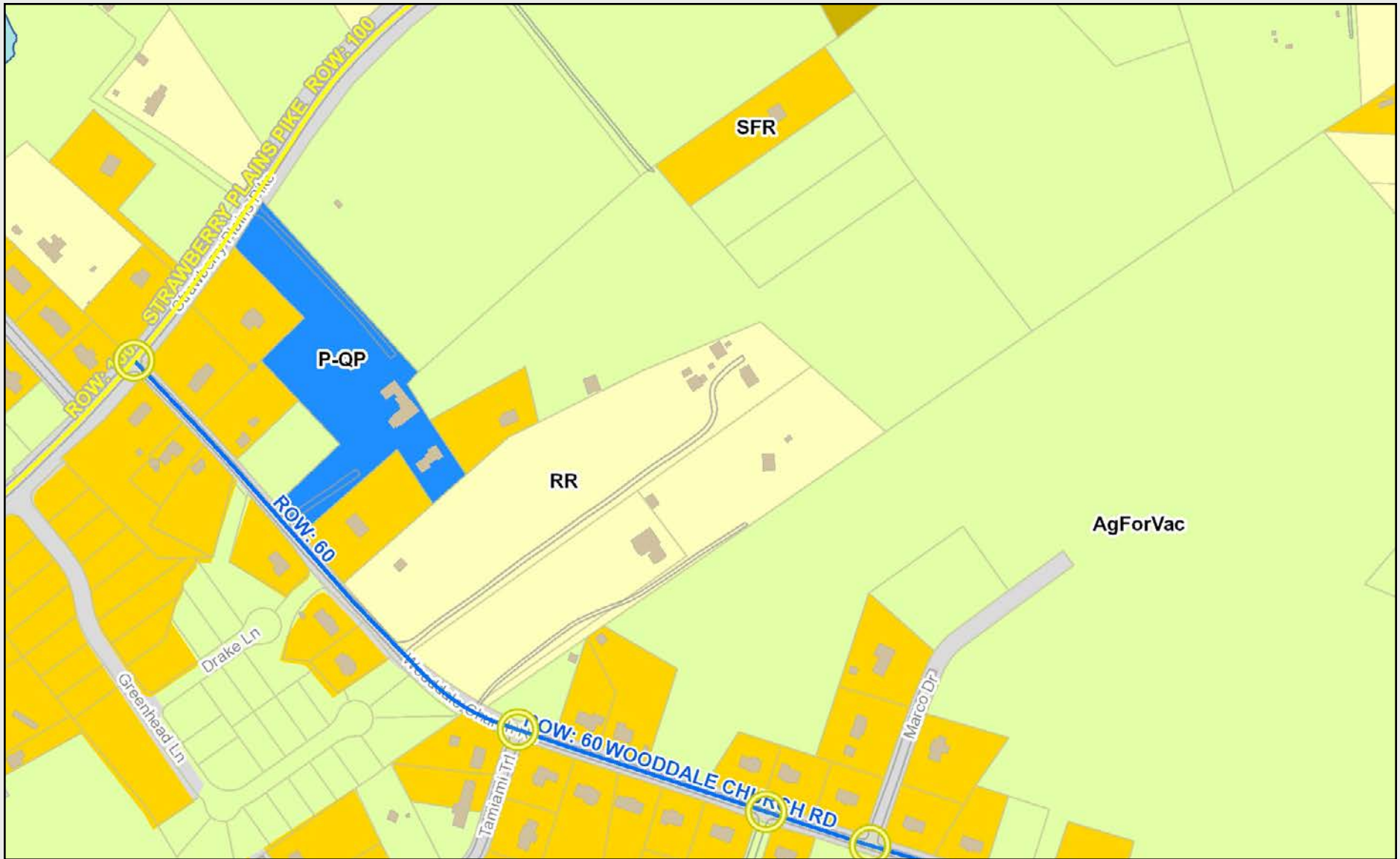
Study of CA and CB Zoning on Minor Collector Streets



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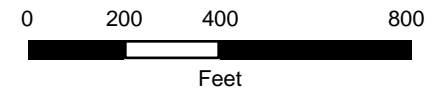
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Wooddale Church Rd 1 Existing Land Use Map

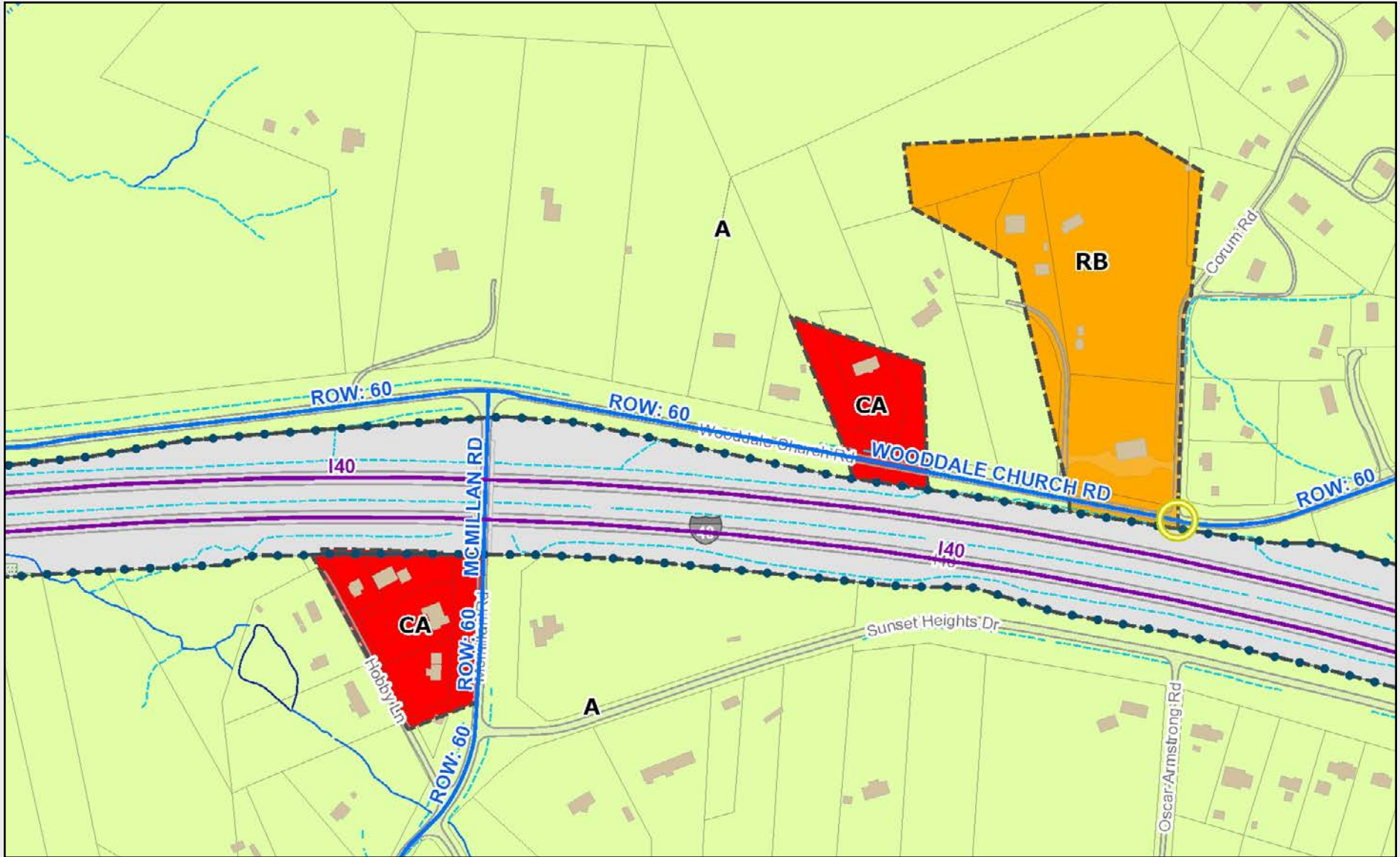
Study of CA and CB Zoning on Minor Collector Streets



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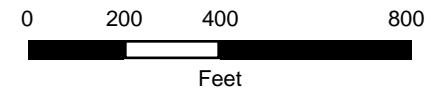
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Wooddale Church Rd 2 Zoning Map

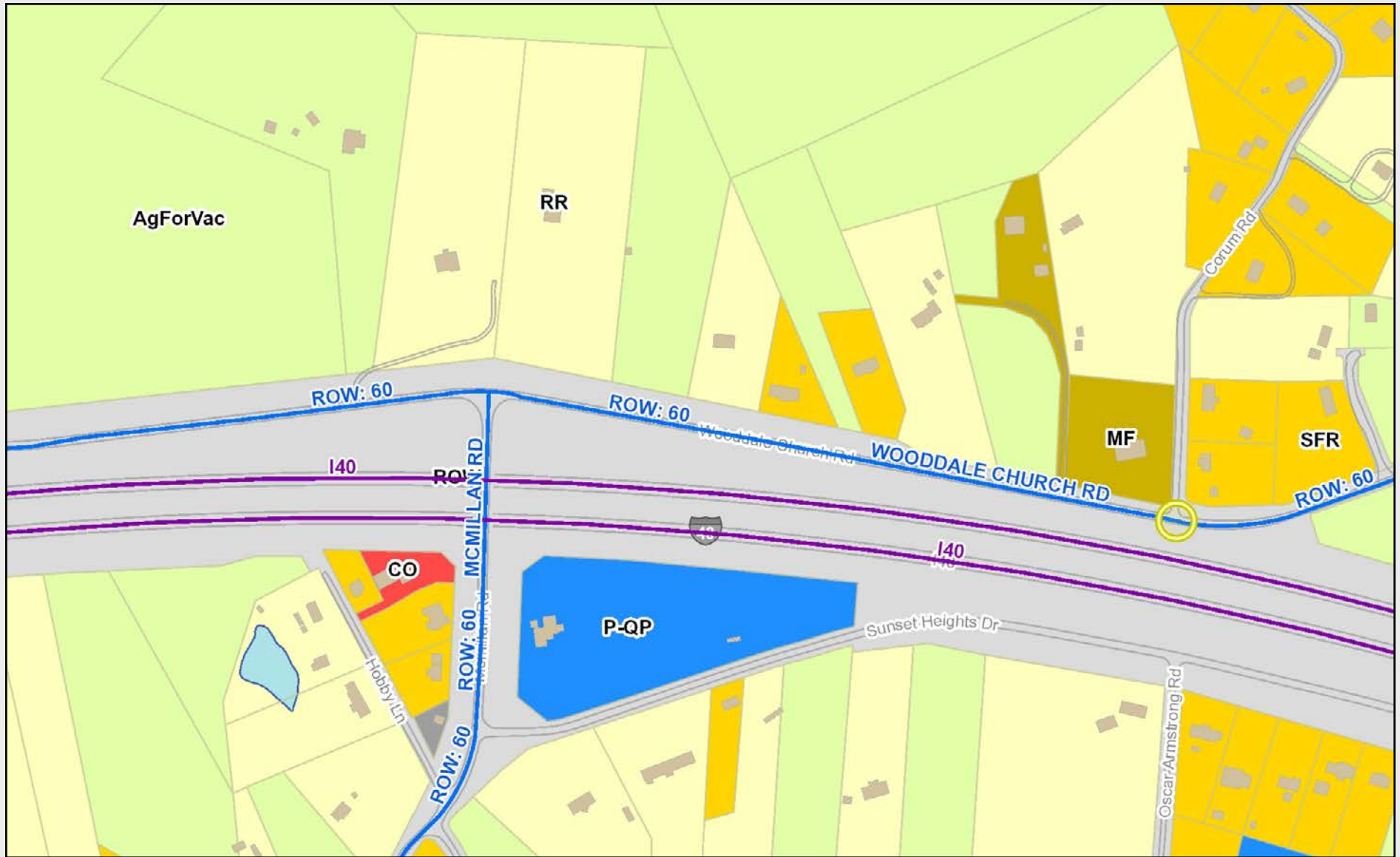
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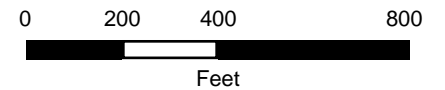
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Wooddale Church Rd 2

Existing Land Use Map

Study of CA and CB Zoning on Minor Collector Streets



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