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## Exhibit A. Proposed amendments to Articles 4 and 5 of the Knox County Zoning Ordinance

### 5.31. CA General Business Zone.

#### 5.312.02. *Uses permitted.*

- X. Drive-Through Facilities located on a ~~major~~ 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.*

- KK. Multi-dwelling structures or developments, as regulated in the RB (General Residential) zone, Sections 5.12.05-5.12.10, at a density of up to twenty-four (24) dwelling units per acre, or the maximum permitted by the General Plan or one of its components for that land use classification, whichever is smaller. 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. Such structures or developments shall meet the administrative requirements of subsection 5.13.15, "Administrative procedure for a planned residential development," and the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," and section 6.50, "Procedures for authorizing uses permitted on review."
- MM. Drive-Through Facilities located on a minor arterial or a collector 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.

### 5.32. CB Business and Manufacturing Zone.

#### 5.32.02. *Uses permitted.*

- XX. Drive-Through Facilities located on an arterial ~~or collector~~ 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.

#### 5.32.03. *Uses permitted on review.*

- J. Multi-dwelling structures or developments, as regulated in the RB (General Residential) zone, Sections 5.12.05-5.12.10, at a density of up to twenty-four (24) dwelling units per acre, or the maximum permitted by the General Plan or one of its components for that land use classification, whichever is smaller. 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. Such structures or developments shall meet the administrative requirements of subsection 5.13.15, "Administrative procedure for a planned residential development," and the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," and section 6.50, "Procedures for authorizing uses permitted on review."
- K. Drive-Through Facilities located on a collector 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.

### 4.108. Standards for drive-through facilities.

#### 4.108.1. *Minimum requirements.*

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

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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. Planning Commission may impose conditions modifying the permitted hours of operation.
- C. The following design practices are discouraged as they make it more difficult to achieve the above criteria:
  6. Placing stacking spaces, lanes and bays -along shared residential lot lines since idling vehicles tend to produce noise and fumes that easily cross the property line.