

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.
 - 1. 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.
 - 2. 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. Child care agencies.
- G. Churches, schools, libraries and museums.
- H. Dry cleaning shops, except that such use shall not include fabric dyeing.
- I. Farming, including all types of agriculture and horticulture, except as noted below under subsection 5.31.03, "Uses permitted on review," subsection I.
- J. Garage apartments.
- K. Hotels, motels, and transient mobile home parks, provided that water and sewage disposal plans meet the requirements of the county health department.
- L. Lodging and boarding houses.
- M. Mobile homes, but not mobile home parks.
- N. Motor vehicles and bicycle service and repair shops, skating rinks, dance halls and establishments selling beer for consumption on the premises.
- O. 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.

- P. Portable sawmills.
- Q. 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.
- R. Roadside stands.
- S. 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).
- T. Yard sales, rummage sales and flea markets.
- U. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
- V. Indoor paintball ranges.
- W. 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.)
- X. Public safety facilities.
- Y. Vehicle repair/service.
- Z. Clinics, medical offices, dental offices and other medical uses of a similar nature and size.
- AA. Drive-through facilities on properties with frontage 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. Self-service storage facilities.
- C. 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.
- D. 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.
- E. Marinas and boat liveries, subject to the standards of section 4.30, "Standards for marina and boat

livery development," of these regulations.

- F. 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."
- G. 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."
- H. Contractor's storage yard.
- I. Indoor self-service storage facilities.
- J. 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.
 - 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.
- K. 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.

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 multifamily 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:
 - 1. 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.
 - 2. 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; Ord. No. O-24-5-102, § 1, 7-15-24; Ord. No. O-24-9-101, § 1, 10-21-24; Ord. No. O-25-3-101, § 1(Exh. A), 4-21-25)