

# CASE SUMMARY

**APPLICATION TYPE: ORDINANCE AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 4-A-15-OA  
**Application Filed:** 3/10/2015  
**Applicant:** COUNTY COMMISSION

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:**

**Other Parcel Info.:**

**Tax ID Number:** 999 999

**Jurisdiction:**

**Size of Tract:**

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:**

**Sector Plan Designation:**

**Growth Policy Plan:**

**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:** Consider approval of a recommendation to the Knox County Commission for adoption of an ordinance amending the Knox County Code, Appendix A - Zoning, Article 3, Sections 3.51.01 through 3.51.05, related to off-street parking lot layout, construction and maintenance.

## ZONING INFORMATION (where applicable)

**Current Zoning:**

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:** Consider approval of a recommendation to the Knox County Commission for adoption of an ordinance amending the Knox County Code, Appendix A - Zoning, Article 3, Sections 3.51.01 through 3.51.05, related to off-street parking lot layout, construction and maintenance.

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dave Hill

**Staff Recomm. (Abbr.):**  RECOMMEND THAT THE KNOX COUNTY COMMISSION ADOPT THE DRAFT ORDINANCE AMENDING SECTIONS 3.51.01 THROUGH 3.51.05 OF THE KNOX COUNTY CODE.

**Staff Recomm. (Full):**  RECOMMEND THAT THE KNOX COUNTY COMMISSION ADOPT THE DRAFT ORDINANCE AMENDING SECTIONS 3.51.01 THROUGH 3.51.05 OF THE KNOX COUNTY

**Comments:** The Metropolitan Planning Commission is asked to consider making a recommendation to the Knox County Commission to approve the attached draft ordinance amending Sections 3.51.01 through 3.51.05 of the Knox County Zoning Code. The proposed amendments change and reorganize off-street parking stall, drive aisle, driveway opening, and driveway entrance corner clearance dimensions that reflect generally accepted design standards. The Knox County Department of Engineering and Public Works has reviewed and recommends approval of the proposed amendments.

During its monthly meetings, the Knox County Board of Zoning Appeals (BZA) has regularly reviewed and approved numerous variance applications requesting a reduction in parking stall size. The specific zoning regulation cited is found in Section 3.51.02:

**3.51.02 Parking Stalls**

A. Each parking space shall be not less than two hundred (200) square feet in area and shall be a definitely designated stall adequate for one (1) motor vehicle. Such stalls shall be designated by painted lines or curb markers.

**B. Exception to Minimum Size:**

Where all cars are parked and returned to driver by an attendant each parking space may be not less than one hundred fifty (150) square feet in area; provided attendant is a full-time paid employee and is on duty throughout the normal hours of operation of the parking lot.

Generally, for perpendicular (90<sup>0</sup>) parking spaces, a 200 square foot (SF) stall is 20 feet long by 10 feet wide, and is, by construction industry and business standards, larger than needed for most vehicles. By contrast, minimum dimensions for 90<sup>0</sup> parking stalls in the City of Knoxville zoning regulations is 17.5' X 9', or 157.5 SF, which is 21% smaller than the stalls required in Knox County. Minimum parking stall dimensions in the Town of Farragut are required to be 19' X 9.5', or 180.5 SF. Most U.S. cities have parking stall dimensions smaller than the minimum 200 SF Knox County requirement.

For a medium sized parking lot of 50 spaces, the reduction in paved area for the parking stalls would be 2,125 square feet (10,000 SF / existing requirement versus 7,875 SF / proposed amendment).

**PUBLIC REVIEW SCHEDULE**

- MPC Website Notice: March 11th
- Notices to interested parties: Week of March 9th
- County Board of Zoning Appeals: March 25th
- MPC Agenda Review Meeting Briefing: April 7th
- MPC Public Hearing & Recommendation: April 9th
- County Commission Work Session Briefing: May 18th
- County Commission Public Hearing & Adoption: May 26th

**ANALYSIS**

Parking lots require considerable land area, construction costs, and maintenance costs. Local governments are concerned with the appearance, drainage, and water quality impacts associated with parking lots. The proposed amendments allow land to be used more efficiently, reduce development costs, and lessen community impacts without hampering parking lot functions.

Several professional organizations provide technical information related to off-street parking dimensions, although not all suggested dimensions are identical. The Urban Land Institute recommendations provided below, are typical – the relationship between stall size and aisle width is clearly defined to accommodate proper vehicle turning movements. The proposed amendments fall within the ranges provided in the table below.

**Minimum Dimensions for Head-In Angled On-Street Parking\***

Angle	Stall Width	Stall Depth (Perpendicular to Curb)	Min. Width of Adjacent Lane	Curb Overhang
45°	8.5-9.0 feet	17 feet 8 inches	12 feet 8 inches	1 foot 9 inches
50°	8.5-9.0 feet	18 feet 3 inches	13 feet 3 inches	1 foot 11 inches
55°	8.5-9.0 feet	18 feet 8 inches	13 feet 8 inches	2 feet 1 inches
60°	8.5-9.0 feet	19 feet 0 inches	14 feet 6 inches	2 feet 2 inches
65°	8.5-9.0 feet	19 feet 2 inches	15 feet 5 inches	2 feet 3 inches
70°	8.5-9.0 feet	19 feet 3 inches	16 feet 6 inches	2 feet 4 inches
90°	8.5-9.0 feet	18 feet 0 inches	24 feet 0 inches	2 feet 6 inches

Source: Dimensions of Parking, 4th Edition, Urban Land Institute

Notes: Typical design vehicle dimensions: 6 feet 7 inches by 17 feet 0 inches. Use 9.0 feet wide stall in commercial areas with moderate to high parking turnover.

For comparison purposes, City of Knoxville off-street parking regulations related to parking stall sizes and aisle widths are shown below:

**MINIMUM PARKING DIMENSIONS CLASS "A" PARKING**  
**PARKING ANGLE** **STALL DEPTH TO WALL** **STALL DEPTH TO CURB** **STALL DEPTH TO INTERLOCK** **STALL WIDTH** **HAISLE WIDTH**

45 deg.	16.5	15.0	14.5	9.0	15.0	One-Way
60 deg.	18.0	16.5	16.5	9.0	18.0	One-Way
75 deg.	18.5	17.5	17.5	9.0	22.0	One-Way / 26.0 Two-Way
90 deg.	17.5	15.5	17.5	9.0	26.0	One-Way / 26.0 Two-Way
Parallel	22.5	20.5	22.5	9.0	15.0	Min./ 20.0 Max. One-Way 25.0 Min./30.0 Max. Two-Way

- Stall depths measured perpendicular to aisle.
- Stall depths and aisle widths for parking angles other than those indicated shall be consistent with the above values and are subject to the approval of the Department of Traffic Engineering.
- See following sketches for minimum Class "A" parking dimensions and layout.

Along with parking stall size and aisle widths, adjustments to width of driveway openings and corner clearance requirements are also appropriate. Again, the changes proposed by the amendments are consistent with City of Knoxville regulations and nationally accepted traffic design standards. Some of the proposed changes differentiate between type of design (one-way versus two-way, etc.) or street classification and design speed.

A comprehensive review of off-street parking requirements for both Knox County and the City of Knoxville is underway, and further amendments may be introduced in the future. The current amendments have been submitted for adoption to eliminate the need for related variances.

**Action:** Approved **Meeting Date:** 4/9/2015

**Details of Action:**

**Summary of Action:** Recommend the Knox County Commission adopt the draft ordinance amending Sections 3.51.01 through 3.51.05 of the Knox County Zoning Ordinance.

**Date of Approval:** 4/9/2015 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 5/26/2015

**Ordinance Number:** O-15-5-101

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/22/2015

**Other Ordinance Number References:** O-15-5-101

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**