

**SECTION 10**  
**C-4 HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT**

A. GENERAL DESCRIPTION:

This highway and arterial commercial district is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. Typical uses offer accommodations and services to motorists, contain certain specialized retail outlets, or provide commercial amusement enterprises. It is the intent to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that because of the type of material or transportation requirements are suitable for display and storage outside the confines of an enclosed building. The intent of this district is to provide appropriate space and sufficient depth from the street to satisfy the needs of modern commercial development where access is entirely dependent on motor vehicle trade; to provide for the orderly development and concentration of highway and arterial commercial uses at appropriate locations; and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity. (Amended by Ordinance No. 5397, 8-15-72.)

B. USES PERMITTED:

The following uses shall be permitted in the C-4 Highway and Arterial Commercial District:

1. Any use permitted in a C-3 General Commercial District under the provisions of Article 4, Section 9b including those uses permitted under the provisions of Article 4, Section 9b 20. Any use permitted in a C-3, General Commercial District.
2. Drive-in commercial uses.
3. Souvenir shop, roadside stand, or curio shops.
4. Fruit or vegetable stand.
5. Garden center, greenhouse, and nursery.
6. New and used car and truck sales.
7. Farm implement and machinery, new and used, sales.
8. Truck, trailer for hauling, rental and sales, U-haul type.

9. Motorcycle sales, repair, and services.
10. Metal and wood fencing, ornamental grillwork.
11. Monument sales.
12. Animal hospital, kennel, and pet shop.
13. Prefabricated and shell house sales.
14. Auction house.
15. Mobile home sales and services.
16. Marina, bait shop, boat sales, rentals, storage, and launching ramp.
17. Taxidermist.
18. Recreational uses such as amusement parks, bowling alleys, and ice and roller skating rink.
19. Outdoor advertising as regulated in Article 4, Section 10.
20. Archery range, miniature golf, golf driving range, and other similar outdoor recreational uses.
21. Open storage uses shall comply with the following provisions:
  - a. All open storage and display of merchandise, material and equipment shall be screened by adequate ornamental fencing or evergreen planting at the side and rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required in excess of seven feet in height.
  - b. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be constructed and maintained in such a manner that no dust will be produced by continued use.
  - c. All servicing of vehicles carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
  - d. Driveways used for ingress and egress shall not exceed twenty-five feet in width, exclusive of curb returns.

- e. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets, and shall not be of a flashing or intermittent type.
- 22. Other uses of the same general character as those listed in this section as permitted uses and deemed appropriate by the Planning Commission.
- 23. Public utility electrical or gas receiving, metering, distribution or transformer station, or service yard.
- 24. Recycling collection facility as an accessory use only as regulated by Article 5, Section 18, B.

C. USES PERMITTED ON REVIEW

The following uses may be permitted on review by the Planning Commission in accordance with provisions contained in Article 7, Section 5:

- 1. Self service storage facilities, as regulated in Article 5, Section 3(G).
- 2. Marinas, subject to the requirements set forth in Article 5, Section 3(F).
- 3. Commercial telecommunications towers.
- 4. Private day nurseries and kindergartens, including day care centers, as regulated in Article 5, Section 3.
- 5. Halfway House with greater than 5 persons subject to the following standards:
  - a. A site cannot be located within 300 feet of a park, school, or day care center.
  - b. The use shall comply with all applicable city, state, and federal codes and regulations.
  - c. The site shall be within 1000 feet of an established transit route.
  - d. Signs identifying a use as a halfway house are not permitted.
  - e. The Knoxville Police Department must be provided with a written notification of the use prior to its occupancy.

D. PROHIBITED USES AND STRUCTURES:

The following uses are prohibited in the C-4 Highway and Arterial Commercial District:

1. Houses, duplexes or multi-dwelling structures or developments.
2. Manufacturing.
3. Bulk storage of inflammable liquids.
4. Junk yards, salvage yards.
5. Elementary schools, public or private.
6. All uses and structures not of a nature specifically permitted herein.
7. Any use which the Planning Commission, upon appeal and after investigating similar uses elsewhere, shall find to be potentially noxious, dangerous or offensive to adjacent occupancies in the same or neighboring districts or to those who pass on public ways by reason of odor, smoke, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation, or likely for other reasons to be incompatible with the character of the districts.

E. AREA REGULATIONS:

The following requirements shall apply to all uses permitted in this district:

1. Deleted by Ordinance No. 5465, 1-5-72.
2. Front Yard:
  - a. All lots fronting on an arterial street shall have a building setback of not less than fifty feet.
  - b. All other lots shall have a building setback of not less than thirty-five feet.
3. Side Yard:

The width of any side yard which abuts a residential district, shall be not less than fifty feet. In all other cases each side yard shall be not less than twelve feet.
4. Rear Yard:

Each lot shall have a rear yard of not less than ten feet; where a commercial building is serviced from the rear there shall be provided a rear yard of not less than thirty feet; the depth of a rear yard which abuts a residential district shall be not less than fifty feet.

F. FLOOR AREA RATIO:

(Amended by Ordinance No. 5224, 9-28-71.)

The floor area ratio for buildings in the C-4 Highway and Arterial Commercial District shall be one hundred sixty. Height and lot coverage for structures in this district shall be governed by this floor area ratio except that all front, side, and rear yard requirements will limit the total amount of lot which may be covered with structure.

G. OFF-STREET PARKING:

As regulated in Article 5, Section 7.