



Municipal Planning & Design Review Commission  
Regular Meeting Agenda  
Thursday, April 15, 2021, 5:30 PM  
City Hall, Lakeland, Tennessee 38002

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**NOTE: Due to the Declarations of Emergency by the President of the United States, the Governor of Tennessee, the Mayor of Shelby County and the Mayor of the City of Lakeland, Tennessee because of the COVID-19 (Coronavirus) pandemic, Planning Commission for the City of Lakeland, Tennessee has determined that it is necessary to conduct its meeting electronically to protect the health, safety, and welfare of Lakeland residents.**

Participants may join from a computer, tablet or smartphone at <https://global.gotomeeting.com/join/248374357>. A participant can also dial in by calling (872) 240-3212 Access Code 248-374-357

The City of Lakeland and the Planning Commission encourage active participation and engagement with governing by making available public commenting for each item as part of the meeting agenda. Please send your submittals, 500 words or less, to [shorn@lakelandtn.org](mailto:shorn@lakelandtn.org) and include your name, address and phone number. In the subject line, please write the agenda item number and project name. All emails submitted by the scheduled meeting date, no later than 12 pm, will be delivered to the Commission prior to the 5:30 pm meeting.

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
  - 1. March 24, 2021
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
  - 1. Action on a recommendation to Amend the Land Development Regulations of Lakeland, Tennessee, to make interim amendments to the Land Development Regulations concerning allowed uses for multi-family and vehicular services; impervious, semi-pervious, and building coverages; and commercial building type B.

VII. NEW BUSINESS:

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION  
MEETING MINUTES  
WEDNESDAY, MARCH 24, 2021, 5:30 PM  
CITY HALL, LAKELAND, TN.**

- I. **CALL TO ORDER:** The meeting was called to order at 5:30 PM by Chairman Susan Mitchell

II. **ROLL CALL BY ACTING RECORDER:**

|                           |         |           |
|---------------------------|---------|-----------|
| Jeff Adams                | Absent  | (excused) |
| Commissioner Jim Atkinson | Present |           |
| Scott Carmichael          | Present |           |
| Mayor Mike Cunningham     | Present |           |
| Todd Laessig              | Absent  | (excused) |
| Clint Starnes             | Present |           |
| (C) Susan Mitchell        | Present |           |

Others present:

Shane Horn, City Manager  
Richard Donovan, Planning Director  
Emily Harrell, City Engineer  
Will Patterson, City Attorney

*For the record:* Commissioner Richard Gonzales and Commissioner Wesley Wright were present in the audience.

III. **PUBLIC HEARING:**

1. Action to Amend Article II. Neighborhood Development Regulations, Figure 1.B-1 Neighborhood Types Map from Type IV to Type II at 9905 Memphis Arlington Road.
2. Action to Amend Article II. Neighborhood Development Regulations, Section 3; and Section 10.C.8 to amend the Neighborhood Type II and Stormwater Management Sections.

*For the record:* No comments were heard.

III. **APPROVAL OF MEETING MINUTES:**

Commissioner Atkinson moved to approve the regular meeting minutes of February 24, 2021 as written.

Mr. Starnes seconded the motion.

Motion passed, voice vote, 4 in favor 0 against 1 abstention (*Carmichael abstained*).

IV. **PUBLIC DISCUSSION:**

*For the record:* No comments were heard.

**LAKELAND MUNICIPAL PLANNING COMMISSION  
MEETING MINUTES  
WEDNESDAY, MARCH 24, 2021, 5:30 PM  
CITY HALL, LAKELAND, TN.**

**V. REPORTS OF OFFICERS AND COMMITTEES:** *None*

**VI. OLD BUSINESS:** *None*

**VII. NEW BUSINESS:**

- 1. *Action to Amend Article II. Neighborhood Development Regulations, Figure 1.B-1 Neighborhood Types Map from Type IV to Type II at 9905 Memphis Arlington Road.***

Commissioner Atkinson moved to bring this item to the floor.

Vice Chairman Carmichael seconded the motion.

Motion passed unanimously, voice vote, 5 in favor 0 against.

After conclusion of the discussion, Mr. Starnes moved to approve the amendment to Article II. Neighborhood Development Regulations, Figure 1.B-1 Neighborhood Types Map from IV to Type II at 9905 Memphis Arlington Road.

Seconded by Commissioner Atkinson.

Motion passed unanimously, roll call vote, 5 in favor 0 against.

|              |     |
|--------------|-----|
| Atkinson     | Yea |
| Carmichael   | Yea |
| Cunningham   | Yea |
| Starnes      | Yea |
| (C) Mitchell | Yea |

- 2. *Action on a recommendation to the Board of Commissioners to amend the Official Zoning Map to rezone property from AG to RE located at 9905 Memphis Arlington Road.***

Commissioner Atkinson moved to bring this item to the floor.

Vice Chairman seconded the motion.

Motion passed unanimously, voice vote, 5 in favor 0 against.

After conclusion of the discussion, Commissioner Atkinson moved to recommend to the Board of Commissioners to amend the Official Zoning Map to rezone property from AG to RE located at 9905 Memphis Arlington Road as recommended by staff.

**LAKELAND MUNICIPAL PLANNING COMMISSION  
MEETING MINUTES  
WEDNESDAY, MARCH 24, 2021, 5:30 PM  
CITY HALL, LAKELAND, TN.**

Mayor Cunningham seconded the motion.

Motion passed unanimously, roll call vote, 5 in favor 0 against.

|              |     |
|--------------|-----|
| Atkinson     | Yea |
| Carmichael   | Yea |
| Cunningham   | Yea |
| Starnes      | Yea |
| (C) Mitchell | Yea |

**3. Action on approval of Fence Height Special Exception for a fence to exceed 6' in height at 9650 Green Spruce Drive.**

Mr. Starnes moved to bring this item to the floor.

Mayor Cunningham seconded the motion.

Motion passed unanimously, voice vote, 5 in favor 0 against.

*For the record:* Public comments were heard from the following:

- Jason Collins, Applicant
- Becky Collins, Applicant (*present in audience*)

After conclusion of the discussion, Mr. Starnes moved to approve the fence height special exception for a fence to exceed 6' in height at 9650 Green Spruce Drive due to a slope in the backyard.

Mayor Cunningham seconded the motion.

Motion passed unanimously, roll call vote, 5 in favor 0 against.

|              |     |
|--------------|-----|
| Atkinson     | Yea |
| Carmichael   | Yea |
| Cunningham   | Yea |
| Starnes      | Yea |
| (C) Mitchell | Yea |

**VIII. ANNOUNCEMENTS:**

**IX. ADJOURNMENT:**

Mayor Cunningham moved to adjourn the meeting. Mr. Starnes seconded the motion.

Motion passed unanimously, voice vote, 5 in favor 0 against.

The meeting was adjourned at 7:48 p.m.

**LAKELAND MUNICIPAL PLANNING COMMISSION  
MEETING MINUTES  
WEDNESDAY, MARCH 24, 2021, 5:30 PM  
CITY HALL, LAKELAND, TN.**

\_\_\_\_\_  
Clint Starnes, *Secretary*

ATTEST:

\_\_\_\_\_  
Debra Murrell, *City Recorder*

These minutes were approved on April 15, 2021.

Meeting Cycle: Thursday, April 15, 2021

Subject: Action on a recommendation to Amend the Land Development Regulations of Lakeland, Tennessee, to make interim amendments to the Land Development Regulations concerning allowed uses for multi-family and vehicular services; impervious, semi-pervious, and building coverages; and commercial building type B.

Staff Contact: Richard Donovan, Planning Director

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## **STAFF RECOMMENDATION**

Staff recommends approval of the proposed amendments.

## **DISCUSSION**

### **BACKGROUND:**

Below are three of the six original amendments to the Zoning Regulations to address issues that have manifested in the last several months. These three amendments were held over last month for further study by Staff and the MPC. BOC discussed and requested that Staff add an additional amendment on the Commercial Building Type B.

### **PROPOSED AMENDMENTS:**

#### **Vehicular Service:**

This amendment will be to the Zoning Regulations. This amendment will seek to limit the locations of vehicular service uses with the City provide some additional design criteria. The vehicular service use will affect automobile service stations, automotive repairs, car washes, and tire sales and mounting. This amendment will not affect the approvals of any existing PD or existing businesses.

A supplemental document has been prived for MPC review. The document contains staff research into gas stations. This will provide you an idea of how other Cities in Tennessee addresses gas stations.

Text highlighted text below will be added to the vehicular service portion of the LDRs.

| Uses            | Regional Commercial | Light Manufacturing |
|-----------------|---------------------|---------------------|
|                 | C2                  | M1                  |
| Vehicle Service | ○                   | ○                   |

16. Vehicular Service. In the district where Vehicle Service requires a Conditional Use Permit (I.4.N) (“○”), the following apply:

- a. When a Conditional Use Permit is required, it is the Applicant’s burden to prove that granting the permit will not negatively impact the neighborhood or that the site is designed in such a way as to mitigate any such impacts, including traffic, noise, and light.
- b. Use Limitation. Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are only permitted in the M1 District.
- c. Structures: Principal Structure. Principal Structures shall be constructed using one of the permitted Building Types in the District. The Pitched Cap Type and Parapet are the only permitted Cap Type for this Use.
- d. Structures: Canopies. Canopies shall be developed using the following:
  - (1) Canopies, including the roof, shall be no taller than twenty-eight feet.
  - (2) Canopy roof structures shall match the roof structure of the Principal Structure on the Lot. Refer to permitted Cap Types per non- Residential Building Types in III.3.H through M.
  - (3) Columns shall be located on the outer edges of the pump islands, outside of and partially screening the pumps.
  - (4) Columns shall be a minimum of 18” in width in all directions and a maximum of fifteen (15) feet in height.
  - (5) Column and canopy materials shall meet the requirements of III.3.A(5) Non-Residential Building Materials.
- e. Service Bays. Vehicular service bays, including garages and car wash bays, shall not be located on the Front Facade. This is illustrated in Figure 2.M-1

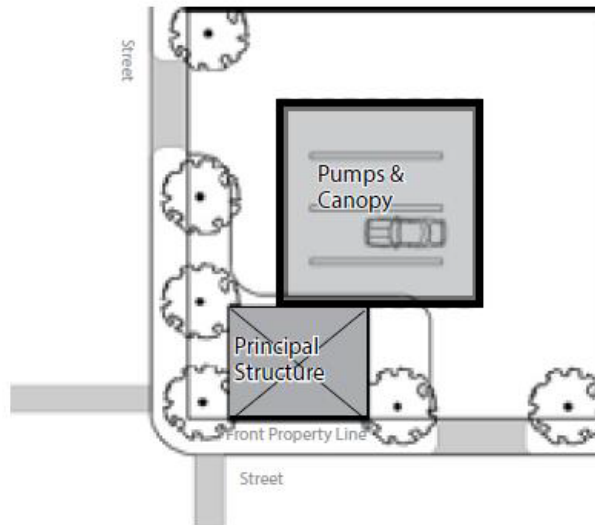


Figure 2.M-1. Relationship between the Principal Structure and the pump islands.

- f. Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
  - (1) The vehicles are not stored for more than two days.
  - (2) The storage area is in the Rear Yard screened from view of the Front Property Line.
  - (3) The storage area is screened using the Heavy Side or Rear Yard Buffer outlined in III.5.K regardless of the adjacent land Uses.
  - (4) Car sales are not permitted.
- g. Outdoor Activities.
  - (1) All repairs or washing activities shall occur inside a building.
  - (2) Vacuuming activities may occur in open air, but shall be in the Side or Rear Yards, screened from the Front Property Line.
  - (3) Outdoor sales are prohibited except for temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, permitted during business hours under the canopy and adjacent to the Principal Structure.
- h. Vehicular Service shall be located within 500 feet of the intersection of two (2) arterials or the intersection of an arterial and collector.
- i. Vehicular Service shall not be allowed on along Canada Road or Highway 70, unless explicitly approved as part of a Planned Development or as an existing (constructed) vehicular service use.
- j. Vehicular Service shall not be located adjacent to a residential, open space, or conservation lot, unless approved a part of a planned development. If approved as a part of a planned development a solid fence or wall of at least four (4) feet in height shall be erected along all property lines separating the site from any lot allowed to have a residential use, open space, or conservation area and along all alley property lines where the property opposite allows for residential uses.

- k. The primary building shall have a useable/active pedestrian entrance on the arterial façade.
- l. Motor vehicle service and fuel center canopies and their associated columns and supports shall be removed at such time that the fuel center pumps and tanks are removed. New uses of the property, other than those for motor vehicle service and fuel centers, shall not be allowed to utilize the canopies previously constructed. New uses of the property, other than those for motor vehicle service and fuel centers, shall remove the canopies and their associated support columns and supports previously constructed prior to being allowed to occupy the site with the new use.

Multi-family in Commercial Districts:

This amendment will be to the Zoning Regulations. This amendment will remove multi-family uses from all commercial districts in the City.

The table that follows will be amended to only allow apartments in the R7 district.

|              | Neighborhood<br>C | Neighborhood<br>Community Commercial<br>1 | Regional Commercial<br>2 | Neighborhood Office<br>O | Office<br>O | Institutional<br>P | Exurban<br>R<br>E | Suburban Estate<br>R<br>1 | Suburban Manor<br>R<br>2 | Suburban Cottage<br>R<br>3 | Urban Estate<br>R<br>4 | Urban Manor<br>R<br>5 | Attached<br>R<br>6 | Multi-Family<br>R<br>7 | Neighborhood Civic<br>S<br>1 | Neighborhood Open<br>S<br>2 | General Open Space<br>S<br>3 | Outdoor Recreation<br>S<br>4 | Conservation<br>S<br>5 | Agriculture<br>A | Light Manufacturing<br>M<br>1 | Manufacturing<br>M<br>2 | Infrastructure<br>M<br>3 |
|--------------|-------------------|-------------------------------------------|--------------------------|--------------------------|-------------|--------------------|-------------------|---------------------------|--------------------------|----------------------------|------------------------|-----------------------|--------------------|------------------------|------------------------------|-----------------------------|------------------------------|------------------------------|------------------------|------------------|-------------------------------|-------------------------|--------------------------|
| Multi-family | ●                 | ●                                         | ●                        | ●                        |             |                    |                   |                           |                          |                            |                        |                       | ●                  |                        |                              |                             |                              |                              |                        |                  |                               |                         |                          |

### Impervious, Semi-pervious and Building Coverage:

This amendment will remove the impervious surface requirements for residential districts. This removal is consistent with other Cities in the immediate area and statewide. Most do have a maximum building coverage area; that standard is currently in place for Lakeland. The issue with the impervious surface requirement has come to light in the last several months with numerous appeals to the Board of Appeals. Many existing neighborhoods have difficulty meeting this requirement because driveways, houses, accessory structures, etc. cover larger portions of the lots. This requirement has been part of at least three appeals in the last five months. It is Staffs opinion that this many appeals mean the Code needs to be amended to resolve the issues.

Text highlighted and stricken through are being removed.

|                              | Buildable Area            |                                             |
|------------------------------|---------------------------|---------------------------------------------|
|                              | Maximum Building Coverage | Maximum Impervious + Semi Pervious Coverage |
| <b>Residential Buildings</b> |                           |                                             |
| Agriculture                  | 4%-6%                     | 7% impervious + 3% semi-pervious            |
| Exurban                      | 6%                        | 10% impervious + 5% semi-pervious           |
| Suburban Estate              | 20%                       | 30% impervious + 10% semi-pervious          |
| Suburban Manor               | 35%                       | 45% impervious + 10% semi-pervious          |
| Suburban Cottage             | 40%                       | 45% impervious + 10% semi-pervious          |
| Urban Estate                 | 40%                       | 50% impervious + 10% semi-pervious          |
| Urban Manor                  | 45%                       | 60% impervious + 10% semi-pervious          |
| Attached House               | 45%                       | 60% impervious + 15% semi-pervious          |
| Multifamily                  | 45%                       | 65% impervious + 15% semi-pervious          |

### Section 3.N – Residential Building Type Standards: Agriculture

#### 1. Building Siting. (Refer to Figure 3.N-1)

##### Buildable Area.

1.g Maximum Building Coverage shall be four (4) six (6) percent of the Lot Area.

~~1.h Maximum Impervious Site Coverage shall be seven (7) percent of Lot Area and an additional three (3) percent of the site may be Semi Pervious.~~

### Section 3.O – Building Type Standards: Exurban

#### 1. Building Siting. (Refer to Figure 3.O-1)

Buildable Area.

1.g Maximum Building Coverage shall be six (6) percent of the Lot Area.

~~1.h Maximum Impervious Site Coverage shall be ten (10) percent of Lot Area and an additional five (5) percent of the site may be Semi-Pervious.~~

Section 3.P – Building Type Standards: Suburban Estate

**1. Building Siting. (Refer to Figure 3.P-1)**

Buildable Area.

1.g Maximum Building Coverage shall be twenty (20) percent of the Lot Area.

~~1.h Maximum Impervious Site Coverage shall be thirty (30) percent of Lot Area and an additional ten (10) of the site may be Semi-Pervious.~~

Section 3.Q – Building Type Standards: Suburban Manor

**1. Building Siting. (Refer to Figure 3.Q-1)**

Buildable Area.

1.g Maximum Building Coverage shall be thirty-five (35) percent of the Lot Area.

~~1.h Maximum Impervious Site Coverage shall be forty-five (45) percent of Lot Area and an additional ten (10) of the site may be Semi-Pervious.~~

Section 3.R – Building Type Standards: Suburban Cottage

**1. Building Siting. (Refer to Figure 3.R-1)**

Buildable Area.

1.f Maximum Building Coverage shall be forty (40) percent of the Lot Area.

~~1.g Maximum Impervious Site Coverage shall be forty-five (45) percent of Lot Area and an additional ten (10) percent of the site may be Semi-Pervious.~~

Section 3.S – Building Type Standards: Suburban Cottage

**1. Building Siting. (Refer to Figure 3.S-1) Street Frontage.**

Buildable Area.

1.g Maximum Building Coverage shall be forty (40) percent of the Lot Area.

~~1.h Maximum Impervious Site Coverage shall be fifty (50) percent of Lot Area and an additional ten (10) percent of the site may be Semi-Pervious.~~

Section 3.T – Building Type Standards: Urban Manor

**1. Building Siting. (Refer to Figure 3.T-1) Street Frontage.**

Buildable Area.

1.f Maximum Building Coverage shall be forty-five (45) percent of the Lot Area.

~~1.g Maximum Impervious Site Coverage shall be sixty~~

~~1.h (60) percent of Lot Area and an additional ten (10) percent of the site may be Semi-Pervious.~~

Section 3.U – Building Type Standards: Attached House

**. Building Siting. (Refer to Figure 3.U-1)**

Buildable Area.

1.j Maximum Building Coverage shall be forty-five (45) percent of the Lot area.

~~1.k Maximum Impervious Site Coverage shall be sixty (60) percent of Lot Area and an additional fifteen (15) percent of the site may be Semi Pervious.~~

Section 3.V – Building Type Standards: Multifamily Building

**1. Building Siting. (Refer to Figure 3.V-1)**

Buildable Area.

~~1.f Maximum Impervious Site Coverage shall be 65%; an additional 15% of the site may be Semi Pervious.~~

1.i Maximum Building Coverage shall be forty-five (45) percent of the Lot area.

### Commercial Building Type B:

The BOC discussed making changes to this building type at their April 8<sup>th</sup> meeting. The discussion included removing the building type from usage on Canda Road and Highway 70. There was also a discussion about adjusting the setbacks for this building type where it is allowed. There are several ways to accomplish this:

Option 1) is the use of a contextual setback to prescribe the setback based on the existing commercial buildings around a proposed building and

Option 2) would be only allow the Building Type B on certain segments of Highway 64.

Option 2 could be approached by using a map or by segmenting Highway 64 based on intersecting street. MPC can further discuss this at the meeting. Below is a proposed amendment to address changing the locations that Commercial Building Type B can be used.

## III. Zoning Regulations

### Section 3.I – Building Type Standards: Commercial Building Type B

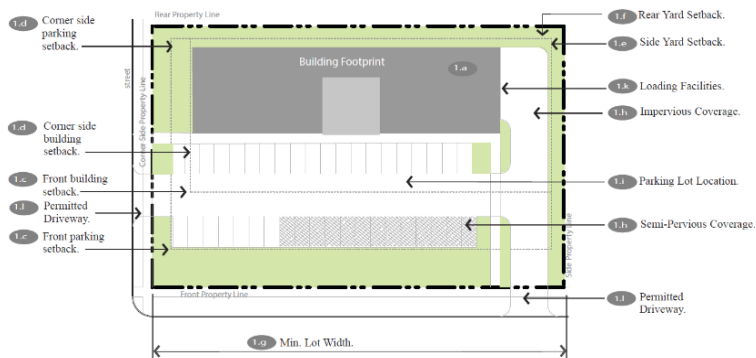


Figure 3.Ib-1: Building Siting

#### **1. Building Siting. (See Figure 3.I-1)**

1.a Multiple Principal Buildings may be constructed on a single Lot; however, all buildings shall meet the requirements of III.3.Ib.

1.b The building Type is permitted in districts per Table 3.A-1 and on lots with frontage on a Connector, Avenue, or Boulevard Street per Figure 8.B found in Article II. and on lots with frontage on Highway 64 and no other frontage on a connector, avenue, or boulevard according to Figure 8.B found in Article II.

#### Street Frontage.

1.c Front building facades shall be setback a minimum of fifty (50) feet from the front and twenty (20) feet from the Corner Property Lines.

1.d Parking shall be set back a minimum of twenty (20) feet from the Front and ten (10) feet from the Corner Side Property Lines.

## Gas Station Research

### Hendersonville

#### 10.3.7 | MOTOR VEHICLE SERVICE STATION

- A. Motor vehicle service station and fuel center canopies shall be designed with luminaires full recessed into the ceiling of the canopy to minimize light pollution. Light intensity directly under the canopy shall not exceed thirty (30) footcandles at any location. All lighting mounted under the canopy, including auxiliary lighting within signage and panels over pumps, shall be included in the thirty (30) footcandle limit. For service stations and fuel centers adjacent to residential zones, see Chapter 11.3.3 (Light Trespass).
- B. All motor vehicle service station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
- C. Motor Vehicle service stations may offer convenience items for sale as secondary activity.
- D. Motor vehicle service stations may also include an automatic car wash with one (1) bay. Stacking spaces shall be in accordance with Chapter 11.2 (Off-Street Parking and Loading). More than one (1) bay constitutes a separate principal use and requires compliance as such.
- E. In addition, Minor Motor Vehicle Repair Shops may be included as part of a Motor Vehicle Service Station. However, they shall be subject to the provisions of this Chapter and the standards of Chapter 10.3.10 (Motor Vehicle Service and Repair, Major or Minor) below.
- F. Motor vehicle service and fuel center canopies and their associated columns and supports shall be removed at such time that the fuel center pumps and tanks are removed. New uses of the property, other than those for motor vehicle service and fuel centers, shall not be allowed to utilize the canopies previously constructed. New uses of the property, other than those for motor vehicle service and fuel centers, shall remove the canopies and their associated support columns and supports previously constructed prior to being allowed to occupy the site with the new use.

## Jackson

### GASOLINE SERVICE STATIONS

1. Gasoline pump islands, compressed air connections, and similar equipment shall be set back a minimum of fifteen (15) feet from any right-of-way line.
2. Canopies for the gasoline pump islands may be permitted provided: no canopy shall be located closer than seven (7) feet to any street right-of-way line; a minimum ten (10) feet clearance shall be provided between the ground elevation and the canopy; no advertising or signs of any nature shall be attached to the canopy; and the width of the canopy shall not exceed the width of the gasoline pump island by more than forty percent (40%).
3. The length of curb openings shall not exceed fifty (50) feet.
4. No driveway or curb cut for a driveway shall be located within ten (10) feet of an adjoining property line, as extended to the curb or pavement, or within twenty (20) feet of an exterior (corner) lot line as extended.
5. Any two (2) driveways providing access to a single street shall be separated by an island with a minimum dimension of twenty (20) feet at both the right-of-way line and the curb or edge of the pavement.
6. A raised curb of at least six (6) inches in height shall be erected along all of the streets' property lines, except for driveway openings.
7. The entire service area shall be paved with a permanent surface of concrete or asphalt. Any unpaved areas of the site shall be landscaped and separated from the paved areas by a curb or other barrier.
8. A solid fence or wall four (4) feet in height shall be erected along all property lines separating the site from any lot zoned for residential use, and along all alley property lines where the property opposite is zoned for residential purposes.
9. Off street parking of one parking space for each two employees (with a minimum of two (2) employee spaces) plus one (1) space for each service bay shall be provided. Exterior lighting shall be arranged so that it is deflected away from adjacent properties.

## Franklin

### Gas Stations

1. Gas stations shall not be located on a lot at a street intersection composed of two or more arterial streets.
2. Gas stations on lots at intersections, where permitted, shall be designed so that any fueling pumps and associated canopies are located away from the intersection and to the side or rear of the building.
3. Gas stations shall not be located adjacent to a residential lot, unless approved by the BOMA as a part of a development plan.
4. Gas stations shall have a pitched roofs for buildings and canopies.
5. Canopies shall have a maximum clearance height of 15 feet from the finished grade to the underside of the canopy.
6. Canopies shall use the same exterior materials and architectural style as the principle building. Each column or pier shall have a base of brick, natural stone, or cultured stone.
7. Canopy lighting shall comply with Subsection 14.3.5, Canopy and Awing Lights.
8. A gas station canopy is permitted one sign that does not exceed 15 percent of the canopy face that does not project above or below the canopy or roofline.

## Columbia

### E. Convenience Stores with Gasoline Sales Facilities

1. Convenience stores with gasoline sales facilities shall be permitted in accordance with the use table in Sec. 8.1, subject to the following:
2. Fuel pumps shall be located at least 15 feet from the property line.
3. No outdoor storage shall be allowed.
4. Storage of vehicles for 15 days or more shall be prohibited.
5. A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
  - a. Clean up procedures for fuel (or other hazardous material) spills occurring inside and outside the building;
  - b. Counter measures for use in preventing fuel (or other hazardous material) spills from entering the stormwater collection system; and
  - c. Routine cleanup procedures for work areas and parking areas. Washdown water shall not be permitted to enter the stormwater collection system.
6. Pump island canopies shall be so located that a vertical downward projection of the edge nearest the front lot line shall not be closer than 1/2 the building setback for the district in which the use is located.
7. Within the CBD district, the maximum number of fueling stations shall be limited to eight district-wide

## Gallatin

### 08.04.060 Special Conditions for Convenience Sales and Services Commercial Activities

- A. Personal convenience services, as described in Section 03.07.090, shall be exempt from this special condition section.
- B. Convenience Sales and Service structures shall be designed to be compatible with the character of residential structures in the surrounding area. Scale of materials and building forms are considered important elements of compatibility.
- C. In order to determine compatibility, the applicant shall provide information concerning building design and materials, including elevations of all sides of the proposed buildings and structures. The features shown in the elevations shall include information concerning building materials, heights, scale, door and window openings, façade offsets, roof pitch and colors.
- D. The design of such facilities shall comply with the requirements of Section 13.08, Architectural Character and Compatibility Standards. In addition, the following architectural standards shall apply:
  - 1. Building height and design shall be in keeping with the character and scale of the proposed and surrounding development.
    - a. Building colors should be subdued, with natural earth tones and colors compatible with surrounding development predominating.
    - b. Building rooflines and pitches should be comparable to typical residential roofline styles. To harmonize with residential structures, convenience sales and service structures should have roofs that are visible from the street, preferably with a pitch not less than 1-foot rise in 2-foot run. Roofs should be a dark earth tone in color.
  - 2. Canopy height and design shall be in keeping with the character and scale of the proposed development. The canopies shall have pitched rooftops compatible with the design of the proposed building(s).
  - 3. Canopies over gas pumps shall use colors and materials that blend with proposed and surrounding building facades. The use of earth tones or dark colors is encouraged.
  - 4. The use of primary, secondary or other bright, bold colors on building facades, canopies and awnings shall be avoided.
  - 5. Heating and cooling equipment, solid waste disposal equipment and facilities and mechanical equipment and facilities shall be adequately screened so as not to be visible from streets and adjacent properties. In addition, mechanical equipment placed on rooftops should be concealed from view from public streets and adjacent properties.
- E. The number of gasoline pumps, if any, permitted with this use shall be determined by the Planning Commission. In making this determination the

Planning Commission shall consider the location, size, and design of such facilities so that the proposed development will be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

## Farragut

### **Sec. IX. - Gasoline/fuel service stations.**

- A. The intent of this section is to provide for facilities that fuel and service automobiles and light trucks only. The design criteria used as a guide to construct such facilities are biased towards automobile and light truck traffic only. Service stations shall not be designed to refuel and/or service trucks with more than three axles or more than ten wheels.

The principal building used in conjunction with the service stations shall conform to the setback requirements for principal buildings for the district in which they are located.

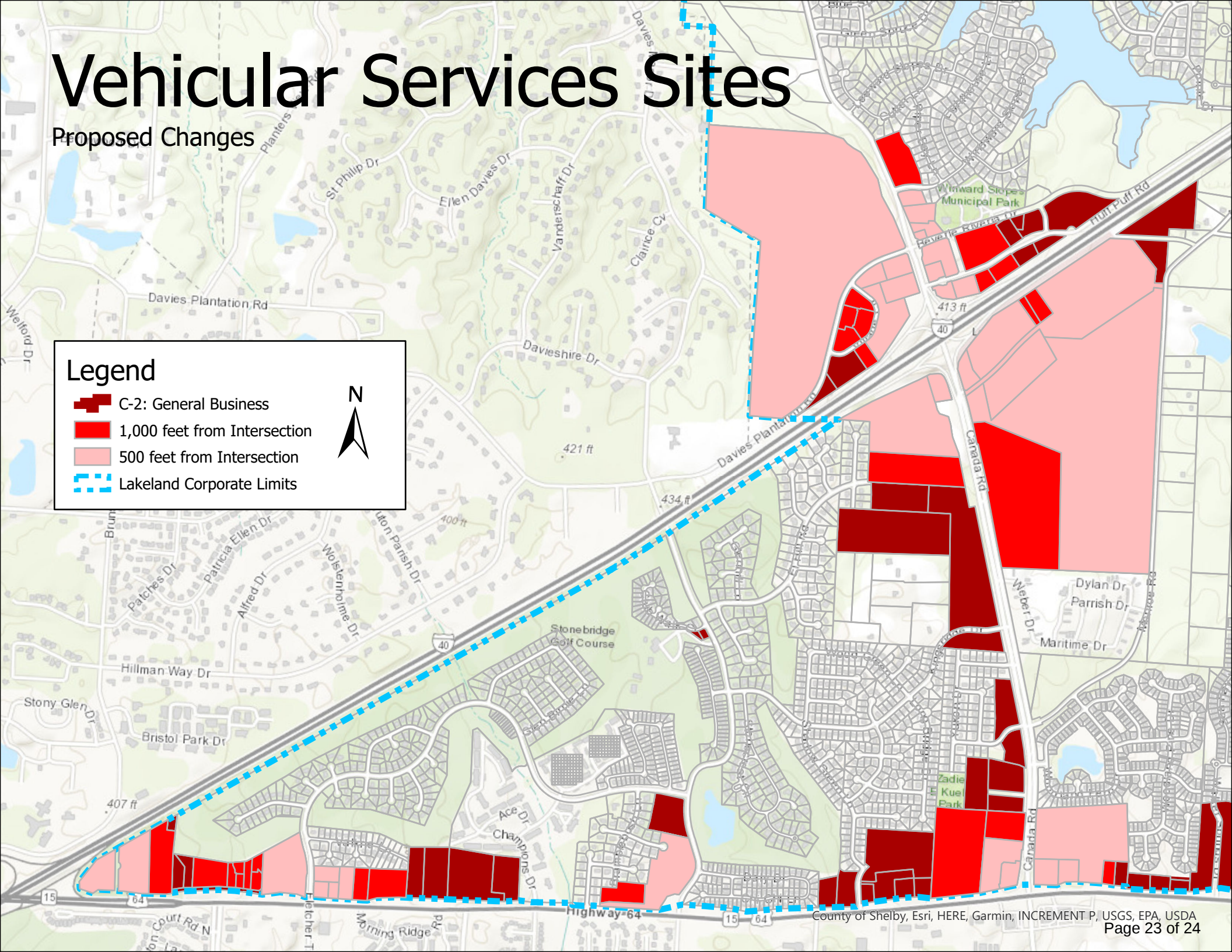
- B. Fuel pump islands shall:
1. Be designed and oriented for automobile and light truck service only.
  2. Be located not closer than 30 feet to any street right-of-way.
  3. Be separated by a driveway of at least 22 feet in width when two islands are located parallel to each other.
  4. Be separated from the principal building by a driveway of at least 20 feet where the islands are constructed parallel to the building, excluding a service attendant building constructed as a part of a pump island.
  5. Be separated from the principal building by a driveway of at least 30 feet in width where the islands are constructed perpendicular to the building.
  6. Be set back at least 30 feet from all property lines other than street rights-of-way.
- C. Canopies shall be designed for automobiles, light trucks, and recreational vehicles. They shall not be constructed closer than 20 feet from any street right-of-way.
- D. A raised curb at least six inches in height shall be constructed along boundaries of the driveways, except at the openings. On-site drainage may not be discharged through the driveway openings into the public right-of-way.
- E. Access to the public right-of-way shall be governed by the Farragut Municipal Code. Sites are not automatically granted multiple access points.

# Vehicular Services Sites

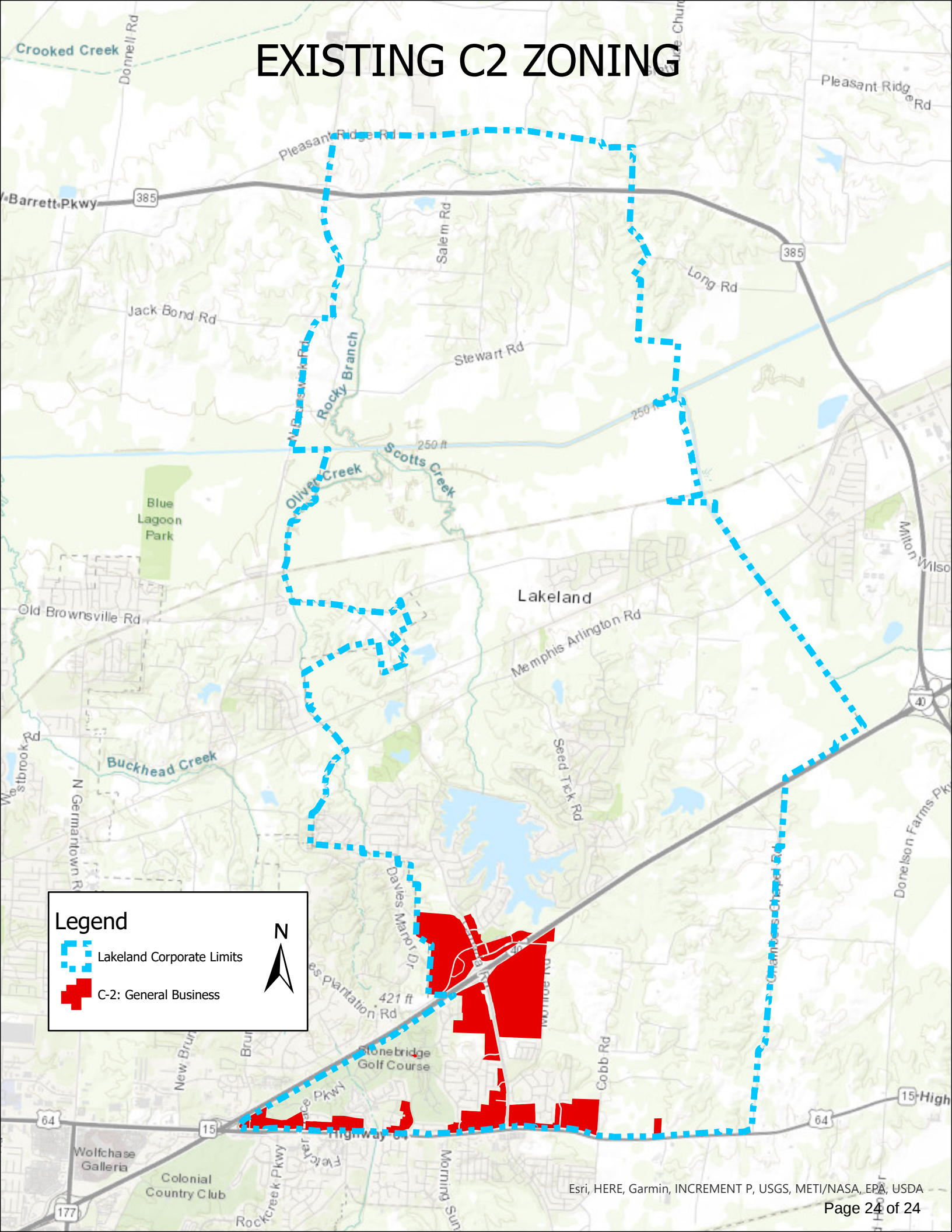
Proposed Changes

## Legend

-  C-2: General Business
-  1,000 feet from Intersection
-  500 feet from Intersection
-  Lakeland Corporate Limits



# EXISTING C2 ZONING



## Legend

-  Lakeland Corporate Limits
-  C-2: General Business

