

ORDINANCE NO. 1154

AN ORDINANCE OF THE CITY OF ATHENS, TENNESSEE, AMENDING THE MUNICIPAL ZONING ORDINANCE OF THE CITY OF ATHENS, TENNESSEE, SECTION 4.03.03, COMMERCIAL LAND USES (MINIMUM), AND SECTION 4.03.07, COMMERCIAL LAND USES (MAXIMUM), TO ADD OFF-STREET PARKING REQUIREMENTS FOR A DRIVE-THRU OIL CHANGE FACILITY WITH MINOR AUTO SERVICE WITHOUT OVERNIGHT STORAGE OF VEHICLES

WHEREAS, the City of Athens has adopted the Municipal Zoning Ordinance of the City of Athens, Tennessee; and

WHEREAS, Section 4.03 of the Zoning Ordinance establishes minimum and maximum off-street parking requirements for land uses within the City; and

WHEREAS, the Planning Commission, at its meeting on April 6, 2026, reviewed and recommended an amendment to add a new parking category for a drive-thru oil change facility with minor auto service bays and no overnight storage of vehicles; and

WHEREAS, the Planning Commission found that this use is not specifically addressed in the current Zoning Ordinance and recommended that the City Council amend the Ordinance to establish appropriate parking requirements for such use; and

WHEREAS, the City Council finds that establishing a specific parking standard for this use promotes the public health, safety, and welfare and provides clearer development standards for future applications;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ATHENS AS FOLLOWS:

SECTION 1.

That Section **4.03.03. Commercial Land Uses (MINIMUM)** of the Municipal Zoning Ordinance of the City of Athens, Tennessee, is hereby amended by adding the following new facility type and minimum parking requirement in proper alphabetical order:

Facility Type:

Drive-Thru Oil Change Facility with Minor Auto Service Without Overnight Storage of Vehicles

Minimum Spaces Required:

One (1) space for each oil change or service bay, plus two (2) spaces for each minor auto service bay, plus two (2) queue spaces for each oil change bay.

SECTION 2.

That Section **4.03.07. Commercial Land Uses (MAXIMUM)** of the Municipal Zoning Ordinance of the City of Athens, Tennessee, is hereby amended by adding the following new facility type and maximum parking allowance in proper alphabetical order:

Facility Type:

Drive-Thru Oil Change Facility with Minor Auto Service Without Overnight Storage of Vehicles

Maximum Spaces Allowed:

One (1) space for each oil change or service bay, plus two (2) spaces for each minor auto service bay, plus two (2) queue spaces for each oil change bay.

SECTION 3.

CODIFICATION AUTHORITY.

The City Manager or designee is authorized to make ministerial, non-substantive corrections necessary to codify this ordinance, including formatting, numbering, lettering, internal sequencing, typographical, citation, and cross-reference corrections, and to update internal references affected

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by renumbering, provided that no change is made to the substantive meaning, effect, or legislative intent of this ordinance.

REPEALER.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

EFFECTIVE DATE.

This ordinance shall take effect upon final passage, the public welfare requiring it.

First Reading:	April 21, 2026	Passed
Public Hearing Notice:	April 29, 2026	
Second Reading:	May 19, 2026	
Date of Public Hearing	May 19, 2026	

ATTEST:

Larry Eaton, Mayor

Randall Dowling, City Manager

APPROVED AS TO FORM:

Christopher Caldwell, City Attorney