

L. Mobile Food Unit (MFU) Park

Any private property wishing to exceed the maximum number of units per parcel allowed by the City of Knoxville's Mobile Food Unit (MFU) Ordinance shall be considered a Mobile Food Unit (MFU) Park.

In addition to the requirements of the City of Knoxville's MFU Ordinance, all MFU Parks must comply with the following:

1. All MFUs operating within an MFU Park must comply with the City of Knoxville's MFU Ordinance.
2. MFU Parks shall have a designated operator responsible for compliance with all rules and regulations. The operator or their designee must be present during all operating hours.
3. MFU Parks may exist as a standalone use, or may be located on a property with another principal use, provided that the property can accommodate all required development standards.
4. All structures and MFUs operating within an MFU Park shall comply with all setbacks and height regulations set forth in the zoning district. A buffer may be required along property lines that abut a residential zone.
5. The maximum number of units per parcel for an MFU Park shall be limited to one (1) MFU per 2,500 square feet.
6. In zoning districts where parking is required, an MFU Park shall provide a minimum of two (2) parking spaces per MFU. On-street and/or off-site parking may be considered, provided that there is adequate pedestrian access to the property.
7. Restroom facilities shall be provided and available for both customers and employees. For outdoor MFU Parks, portable restroom facilities may be considered.

8. A minimum of 20% of the MFU Park shall be shared common space, not including MFU parking spaces or drive aisles. The common space should be designed for pedestrians and may include seating, restroom facilities, open space, or other improvements.
9. MFU Parks shall provide shore power for all MFUs operating on the property. Mobile generators shall not be allowed. Any electrical service shall comply with the City of Knoxville's MFU Ordinance and other applicable building codes.
10. Operators must submit an application for a Use Permit to the office of Plans Review and Inspections. Applications must include a scaled site plan showing dimensions and details, including but not limited to required setbacks, MFU parking and drive aisles, customer parking, pedestrian access, restroom facilities, shared common space, electrical power, and any other improvements to the property.