



AGENDA ITEM #: 7

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Ken Pruitt, Assistant Development Services Manager
DATE: Wednesday, July 02, 2008
SUBJECT: Amendment to the Knox County Zoning Ordinance to reorganize Industrial permitted uses
7-A-08-OA

STAFF RECOMMENDATION:

APPROVE the revised permitted use list

BACKGROUND:

These amendments were requested by County Commission and have been reviewed by staff of the Greater Knoxville Knox County Chamber of Commerce to provide a modern list of industrial uses that may be approved by right or request special approval from MPC within Knox County Industrial zones.

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**Amendment to the Knox County Zoning Ordinance
Article 5.61, Industrial Zone, Revising Permitted Uses**

Deleted language is ~~struck through~~ and new language is **bolded**.

5.61 INDUSTRIAL ZONE (I)

5.61.01 General Description

This zone provides areas in which the principal use of land is for manufacturing, assembling, fabrication, warehousing and other uses which have potential adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or vehicle transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

5.61.02 Uses Permitted

~~In any Industrial Zone no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this resolution, except for one or more of the following uses:~~

The following uses are permitted provided that they meet the Performance Standards of Article 4.10. These performance standards, like all other provisions of this ordinance are obligations and all uses must operate in compliance with the standards. The SIC code classifications are found within the U.S. Department of Commerce *Standard Industrial Classification Manual*, shall be permitted.

- A. Construction related uses, including
 - Building, developing and general contracting (NAICS 233)
 - Construction and contracting Heavy construction (NAICS 234)
 - Special trades contractors (NAICS 235)

- B. Finance related uses, including

Administrative and support services (NAICS 561)
Credit intermediation and related activities (NAICS 522)
Educational services, excluding elementary and secondary schools (NAICS 611)
Finance and insurance, including funds, trusts and other financial vehicles, monetary authorities and banks (NAICS 521) (NAICS 525)
Health care and social assistance, including hospitals, clinics, medical and dental offices, medical and dental laboratories, and veterinary clinics (NAICS 622)
Insurance carriers and related activities (NAICS 524)
Lessors of other nonfinancial intangible assets, except copyrighted works (NAICS 533)
Local, state and federal government offices and programs
Management of companies and enterprises (NAICS 551)
Real estate and rental and leasing, including rental and leasing services (NAICS 531,532)
Repair and maintenance (NAICS 811)
Securities, commodity contracts and other financial investments (NAICS 523)
Space research and technology (NAICS 927)

- C. Manufacturing and assembly uses, including
Apparel manufacturing (NAICS 315)
Beverage and tobacco product manufacturing (NAICS 312)
Communications equipment manufacture, Computer, office equipment and electronic product manufacturing (NAICS 334, 357)
Electrical equipment, appliance and component manufacturing (NAICS 335)
Fabricated metal product manufacturing (NAICS 332)
Furniture and related product manufacturing (NAISC 337)
Food manufacturing (NAICS 311), excluding slaughter of animals and fat rendering
Leather and allied product manufacturing (NAICS 316)

Machinery manufacturing (NAICS 333)
Motor vehicle parts and accessories including mechanical, electrical and electronic parts, components and subassemblies, such as braking systems, safety devices, pollution control mechanisms, and electronically controlled fuel systems manufacture.(NAICS 336)

Musical instruments manufacture (NAICS 339)
Measuring, analyzing, controlling, photographic, and optical instruments manufacture or assembly (NAICS 334).

Manufacturing (electrical) switchgear and switchboard apparatus (NAICS 335)

Manufacturing relays and industrial controls (NAICS 335314)

Manufacturing, compounding, assembling, or treatment of articles of merchandise from prepared materials

Manufacturing, compounding, processing, packaging, treatment, or fabrication of ceramics, instruments, optical goods and pharmaceuticals

Manufacturing, including miscellaneous manufacturing (NAICS 339)

Pharmaceutical and medicine manufacturing (NAICS 3254)

Plastics and rubber products manufacturing (NAICS 326)

Wood product manufacturing (NAICS 321)

- D. Mining related uses, including
Mining and mineral extraction subject to all requirements set forth in Section 4.10 and 4.50 of these regulations
Support activities for mining (NAICS 213)
Support activities for agriculture and forestry (NAICS 115)

- E. Warehouse and Distribution

Air transportation, including landing fields, hangars, and equipment. (NAICS 481)

Broadcasting and telecommunications (NAICS 513)

Commercial telecommunications towers, consistent requirements of the *Wireless*

Communications Facilities Plan (11/18/02), with any subsequent amendments, and Article 4, Section 4.92, of these regulations

Couriers and messengers (NAICS 492)

Information services and data processing services (NAICS 514)

Motion picture production and allied services and sound recording industries (NAICS 512)

National security and international affairs (NAICS 928)

Order processing centers for goods and services, including television home shopping networks, call centers and internet and catalog order processing centers, corporate and business offices, order fulfillment operations and related receiving, warehousing and distribution of goods for sale to customers and incidental on premises sales, ~~subject to the following conditions:~~

Pipeline transportation (NAICS 486)

Postal service (NAICS 491)

Printing and related support activities (NAICS 323)

Professional, scientific and technical services (NAICS 541)

Publishing industries (NAICS 511)

Research, development, experimental, or testing laboratories.

Retail commercial uses ~~may be approved as part of the overall development proposal, subject~~

Rail transportation (NAICS 482)

Scenic and sightseeing transportation (NAICS 487)

Support activities for transportation (NAICS 488)

Transit and ground passenger transportation (NAICS 485)

Transportation and warehousing, including transportation equipment manufacturing (NAICS 336)

Truck transportation (NAICS 484)

Utility sub-stations, easements, transportation rights-of-way, and alleys.

Water transportation, including marinas, subject to Article 4.30(NAICS 483)

- F. Waste handling uses, including
Demolition landfills, off-site, subject to Article 4,
Section 4.80.01B.
Solid or liquid waste transfer station
- G. Wholesale trade uses, including
Warehousing and storage (NAICS 493)
Wholesale trade, including durable goods
(NAICS 421) and non-durable goods (NAICS
422)
Textile mills (NAICS 313)
Textile product mills (NAICS 314)
- H. Other uses of the same general character as
those listed in this section as permitted uses
and deemed appropriate by the Planning
Commission.

5.61.03 Uses Permitted On Review

The following uses may be permitted, provided, that no such use shall be located nearer than three hundred feet to a public park, school, church, hospital, sanitarium, residential zone, or subdivided land restricted to residential uses, except as otherwise provided in Section 4.50 of these regulations.

- ~~A. Acid manufacture.~~
- A. Adult day care centers, provided they meet the requirements of Article 4.98.
- B. Asphalt manufacture, refining or mixing plants.
- C. Automobile race tracks.
- D. Automobile wrecking, junk and salvage yards, as regulated above and in Section 4.40 of this resolution.
- E. Cement, lime, plaster of paris, and gypsum manufacture.
- F. Child day care centers, provided they meet the requirements of Article 4.91.

- G. Commercial telecommunications towers, if the proposed tower is located within 500 feet of a residence or residential zone.

~~Distillation of bones, coal, tar or wood.~~

~~Dog and cat food factories.~~

~~Fat rendering.~~

~~Fertilizer manufacture.~~

~~Glue, gelatin or size manufacture.~~

~~Incineration or reduction of dead animals, garbage, offal or refuse other than garbage, offal, or refuse accumulated and consumed without odor on the same premises.~~

- H. Manufacture or storage of explosives.

- I. Oil refining.

- J. Outdoor paintball ranges, subject to the requirements of Article 4, Section 4.97 (Outdoor Paintball Ranges).

~~Paper and pulp manufacturing by sulphide processes emitting noxious gases or odors.~~

- K. Sanitary landfill, subject to meeting all requirements set forth in Section 4.70 and 6.50 of these regulations.

- L. Slaughter houses or slaughtering of animals other than poultry.

- M. Solid waste processing facility and composting facility, consistent with the requirements of Sections 4.10.11 through 4.10.16, 4.95, and 6.50, of these regulations.

- N. Stock yards.

- O. Sulfurous, sulfuric, nitric, or hydrochloric acid manufacture.

~~Tanning or curing of leather, raw hides, or skins or storage of raw hides or skins.~~

~~Tar roofing or tar waterproofing manufacture.~~

~~Marinas and boat liveries, subject to the standards of Section 4.30 of these regulations.~~

(No changes are proposed for the remainder of **5.61**.)