



AGENDA ITEM#: 5

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Mark Donaldson, Executive Director

DATE: March 2, 2011

SUBJECT: Amendment to the Knox County Zoning Ordinance correcting errors in various sections of the Ordinance - 3-A-11-OA

BACKGROUND

MPC has been working with the County Law Department to resolve inconsistencies and minor errors in the Knox County Zoning Ordinance. This amendment corrects errors and no substance or policy changes are proposed.

- Article 3.10 General Provisions, Zones, has been updated to include all current zone districts.
- Article 5.22 Agricultural Zone (A), Section 5.22.3, added language back in stating standards which veterinary clinics and animal hospitals must meet. This language was originally added by Ordinance O-93-4-101 on June 28, 1993, and could find no reference that deleted this language. Staff determined the language is still viable and should remain.
- Article 5.37 Rural Commercial Zone (CR) and Article 5.38 Neighborhood Commercial Zone (CN) corrected references to Article 4, Supplementary Regulation, regarding child day care centers.
- Article 5.50 Business and Technology Park (BP), 5.50.03 Uses Permitted, paragraph pertaining to all of section 5.50.03 moved to the introduction of section so other Uses Permitted could be added without confusion about placement.
- Article 5.61 Industrial Zone (I), Section 5.61.02 Uses Permitted, correcting and adding back in uses permitted which were omitted in error in September 23, 2008 when industrial permitted uses were reorganized (Ordinance O-08-8-102).
- Appendix A, Summary of Amendments to the Knox County Zoning Resolution, correcting Ordinance numbers, deleting an incorrect Ordinance reference and adding MPC file numbers for some Ordinances for cross reference.

STAFF RECOMMENDATION

Approve the proposed attached amendments.

ARTICLE 3
GENERAL PROVISIONS

3.10 ZONES

In order to designate zones for the purpose of this article the County of Knox, outside the limits of the municipal corporation of Knoxville, is hereby divided into the following zones:

RAE Exclusive Residential Zone
RA Low Density Residential Zone
RB General Residential Zone
PR Planned Residential Zone
OS Open Space Zone
E Estate Zone
A Agricultural Zone
CA General Business Zone
CB Business and Manufacturing Zone
PC Planned Commercial Zone
SC Shopping Center Zone
CH Highway Commercial Zone
T Transition Zone
CR Rural Commercial Zone
CN Neighborhood Commercial Zone
OA Office Park Zone
OB Office, Medical and Related Services Zone
OC Civic and Institutional Zone
BP Business and Technology Park
EC Employment Center Zone
LI Light Industrial Zone
I Industrial Zone
F Floodway Zone
HZ Historical Overlay Zone
TO Technology Overlay Zone
TC Town Center Zone

Add to Article 5, Section 22 Agricultural Zone (A):

5.22.03 Uses Permitted On Review

M. Veterinary clinics and animal hospitals **meeting the following standards:**

1. No animals shall be kept outdoors within one hundred (100) feet of any residence other than that of the owner or user of the property.

2. The applicant shall demonstrate that the use of the property will not create nuisance conditions for adjoining properties due to noise, odor, or lack of adequate sanitation.

To correct references to Article 4 Supplementary Regulations regarding child day care centers.

5.37 RURAL COMMERCIAL ZONE (CR)

5.37.03 Uses Permitted on Review

- A. Child day care centers, provided they meet the requirements of Article 4.931.

5.38 NEIGHBORHOOD COMMERCIAL ZONE (CN)

5.38.03 Uses Permitted on Review

- A. Child day care centers, provided they meet the requirements of Article 4.931.

Paragraph pertaining to all of section 5.50.03 moved to the introduction of section so other Uses Permitted could be added without confusion about placement.

5.50 BUSINESS AND TECHNOLOGY PARK (BP)

5.50.03 Uses Permitted

The following uses may be permitted by approval of a development plan that indicates they are within the intent of this zone as described in paragraph 5.50.01 above, that they comply with the Development Plan Standards of Section 5.50.13, and that they will meet the Performance Standards of Section 4.10. These performance standards, like all other provisions of this ordinance are continuing obligations and all uses must continue to operate in compliance with the standards. Where SIC codes are indicated after permitted uses, the businesses listed under that classification in the U.S. Department of Commerce *Standard Industrial Classification Manual, 1987 Edition*, shall be permitted, providing all other requirements of this ordinance are fulfilled.

(moved from section end) *All of the uses permitted under this section shall have their primary operations conducted entirely within enclosed buildings, and shall not emit any obnoxious dust or smoke, or noxious odor or fumes outside of the building housing the operation or produce any noise level occurring on the adjacent street. Operations shall cause no radiation or radioactivity at any exterior wall and no electrical radiation that affects any operation or equipment other than those of the creator of the radiation. All storage shall be confined to the interior of buildings.*

- A. Professional, business, governmental and medical offices in which no activity is carried on catering to retail trade with the general public, and no stock of goods is maintained for sale to customers.
- B. Hospitals, clinics, medical and dental offices, medical and dental laboratories, and veterinary clinics.
- C. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
- D. Research, development, experimental, or testing laboratories.
- E. The manufacturing, compounding, processing, packaging, treatment, or fabrication of ceramics, instruments, optical goods and pharmaceuticals.

- F. The manufacturing, compounding, assembling, or treatment of articles of merchandise from prepared materials.
- G. Manufacture of electronic components and accessories (SIC 367).
- H. Manufacture or assembly of measuring, analyzing, controlling, photographic, and optical instruments (SIC 38).
- I. Motion picture production and allied services (SIC 781).
- J. Manufacture of miscellaneous electrical parts, including automotive (SIC 369).
- K. Manufacture of 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.
- L. Manufacture of musical instruments (SIC 393).
- M. Manufacture of computer and office equipment (SIC 357)
- N. Manufacturing (electrical) switchgear and switchboard apparatus (SIC 3613).
- O. Manufacturing relays and industrial controls (SIC 3625)
- P. Manufacture of household audio and video equipment and audio recordings (SIC 365)
- Q. Manufacture of communications equipment (SIC 366)
- R. Other assembly or limited manufacturing uses, of a similar nature, when located and arranged according to a plan providing for aesthetic or other conditions in harmony with the neighborhood, and approved by the Planning Commission.
- S. Retail commercial uses may be approved as part of the overall development proposal, subject to the following conditions:
 - 1. Minimum parcel size for the total development plan shall be 20 acres.

2. Retail uses shall not exceed 10% of the total floor areas of the approved development plan.
 3. Only the following retail uses shall be permitted, provided that there shall be no sales, display or storage of merchandise outside of a fully enclosed building:
 - a. banks and credit unions
 - b. barber shops and beauty salons
 - c. book stores
 - d. camera and photography supply stores, including film processing
 - e. clothing stores
 - f. drug stores
 - g. dry cleaners
 - h. employment services
 - i. florists
 - j. food stores, including convenience stores without gasoline pumps
 - k. gift stores
 - l. toy stores
 - m. jewelers
 - n. restaurants, without drive-through facilities
 - o. sales of office supplies, office equipment, and computers
 - p. sporting goods stores
 - q. accessory uses customarily incidental to any of the above uses, including recreational uses associated with and maintained primarily for the uses permitted above.
 4. Retail commercial location is within the development shall be approved as part of the overall development proposal.
 5. Building permits for retail commercial development may not be issued until certificates of occupancy have been granted for non retail uses equal to 10% of the total floor area of the approved development.
 6. No use that allows the selling of beer for consumption on premises shall be located within five hundred feet of any residential or agricultural zone.
- T. Demolition landfills less than one (1) acre in size subject to Article 4, Section 4.80.01A.
- U. Yard sales and rummage sales

V. Churches

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

(moved to section beginning) ~~All of the uses permitted under this section shall have their primary operations conducted entirely within enclosed buildings, and shall not emit any obnoxious dust or smoke, or noxious odor or fumes outside of the building housing the operation or produce any noise level occurring on the adjacent street. Operations shall cause no radiation or radioactivity at any exterior wall and no electrical radiation that affects any operation or equipment other than those of the creator of the radiation. All storage shall be confined to the interior of buildings.~~

X. 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.

1. Floor areas devoted to on premises, over-the-counter sales to walk-in customers shall not exceed 10% of the total floor area of the approved development plan.
2. On premises sales may be permitted at special events no more than five times during any calendar year.

Correcting and adding back in uses permitted which were omitted in error when this section was reorganized.

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 and for warehousing and other uses which have heavy impacts and 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 street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

5.61.02 Uses Permitted

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
 - Contractor's storage yard
 - 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 (NAICS 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~~ **if the proposed tower is located 500 feet or more from a residence or residential zone.**
 - 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
 - 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
 - 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
**Commercial mulching operation, subject to the requirements
of Article 4, Section 4.96.01.**

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)
Self-service storage facilities

H. Indoor paintball ranges.

~~H.I.~~ 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. 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.

- 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).
- 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.

5.61.04 Height

No building may be built to a height exceeding twice the width of the road upon which the building abuts, buildings may exceed this height limit providing the portion of the building higher than twice the width of the road is set back from every road and lot line one foot for each three feet of height in excess of twice the road width.

5.61.05 Lot Area

Requirements for lodging, and boarding houses. The minimum lot area shall be one acre, and in addition to the seven thousand five hundred square feet of lot area required for the owner or operator there shall be at least one thousand eight hundred square feet of lot area for each sleeping accommodation provided for guests of the lodging or boarding house, and the building area shall be not greater than fifty percent of the lot area.

5.61.06 Set Back

No building shall be located closer than twenty feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five feet to the road line; and no lodging or boarding house shall be located closer than fifty feet to the road line.

5.61.07 Side Yards

There shall be a side yard on each side of every building or portion of a building which side yard shall have a minimum width of five feet, increased by two feet for each story above the first story.

5.61.08 Rear Yard

There shall be a rear yard on every lot, which rear yard shall have a minimum depth of sixteen feet for a one-story building, twenty feet for a two-story building, and twenty-four feet for a three-story building.

Appendix A

Summary of Amendments to the Knox County Zoning Resolution (1991 to present)

November 8, 1991

Amendments were made to Article 2, Article 4, and Article 5 for the purpose of permitting and regulating demolition landfills.

November 8, 1991

Amendments were made to Article 4 for the purpose of creating a set of general standards which apply to all Uses on Review listed in the Ordinance, approving uses only when they are compatible with the surrounding area.

Amendments were made to Article 6 for the purpose of reestablishing the Board of Zoning Appeals, establishing the powers of the Board, setting standards for granting variances, and setting procedures for appeals.

November 25, 1991

Amendments were made to Article 2 and Article 3 for the purpose of creating general provisions for storage and parking of recreational and commercial vehicles and trailers in residential districts.

Amendments were made to Article 2, Article 4, and Article 5 for the purpose of permitting and regulating home occupations.

January 25, 1993

Ordinance 0-92-11-103 was approved defining and regulating yard sales, rummage sales and flea markets and establishing zones where such uses would be permitted.

Ordinance 0-90-9-101 was approved amending the boundary description of the Technology Overlay Zone.

February 22, 1993

Ordinance 0-92-10-102 was approved amending SP Scientific Production and TO Technology zones by changing the name to BP Business and Technology Park Zone and amending the zone's permitted uses and regulations of both zones.

March 22, 1993

Ordinance 0-93-1-101 was approved amending the terms of the Board of Zoning Appeals to bring them in line with the mandates of state law.

Ordinance 0-93-1-103 was approved amending Article 3 regulating signs, billboards and other advertising structures.

June 28, 1993

Ordinance ~~0-93-1-104~~ **O-93-4-101** was approved amending Article 5 adding Veterinary Clinics and Animal Hospitals as a Use Permitted on Review in Agricultural Zones. (5.22 Agricultural Zone (A) - 5.22.03. M Added – p. 117.1

~~June 28, 1993~~

~~Ordinance O-90-9-130 was approved amending Article 5 to provide for Veterinary Clinics and Animal Hospitals.~~

(This is a totally incorrect reference as O-90-9-130 was the ordinance originally establishing the Knox County Zoning Ordinance.)

January 3, 1995

Ordinance O-94-11-102 permitting commercial golf ranges as a use permitted on review in the A Agricultural Zone.

Ordinance O-94-9-103 increase separation between beer sales for on premise consumption and residential and agricultural zones from 100' to 500'.

April 24, 1995

Ordinance 0-95-3-101 was approved amending Article 6 requiring the issuance of a grading permit prior to the beginning of any grading, clearing, excavation, filling or other disturbances of natural terrain.

Ordinance 0-95-3-102 was approved amending Article 5 regulating outdoor storage for uses permitted in the CA Zone.

October 23, 1995

Ordinance 0-95-9-102 was approved amending Article 3, Section 2, regulating telecommunication towers.

November 27, 1995

Ordinance O-95-10-101 was approved amending Article 2, Section 2.20 and Article 3, Section 3.53 regulating the storage of inoperable vehicles.

February 26, 1996

Ordinance O-96-1-102 was approved amending Article 5, Sections 5.32.02, 5.33.02, 5.34.02, 5.35.02, 5.50.03, and 5.61.02 regulating the sale of beer for on-premise consumption near residential and agricultural zones. **(12-A-95-OA)**

March 25, 1996

Ordinance O-96-2-101 was approved amending Article 5, Section 5.80.06 removing requirement that one member of the Historic Zoning Commission be a member of the Metropolitan Planning Commission at the time of appointment. **(1-C-96-OA)**

April 22, 1996

Ordinance O-96-3-101 was approved defining the regulating of child day care facilities and establishing zones where such uses would be permitted. **(1-A-96-OA)**

June 24, 1996

Ordinance O-96-5-102 was approved employing the Use on Review process to require site plan review of new commercial telecommunications towers in residential zoning districts.

July 31, 1996

Ordinance O-96-6-103 was approved amending Article 6, Sections 6.10.01 and 6.10.04 regarding building Permits.

September 5, 1996

Ordinance O-96-7-101 was approved amending Articles 5.34, 5.36, 5.40, and 5.41 to allow child day care facilities as a use on review in OA, OB, SC, and T Zones.

October 28, 1996

Ordinance O-96-9-105 was approved amending Article 4, Sections 4.20.01 and 4.20.02 dealing with minimum space, size, and width requirements for mobile homes in mobile home parks.

Ordinance O-96-9-101 was approved amending Article 6, Section 6.10.05 to include the Access Control and Driveway Design Policy. **(3-B-96-OA)**

August 25, 1997

Ordinance O-97-7-101 was approved amending Articles 3.50, 5.11, 5.12, 5.21, and 5.36 establishing tennis clubs and other recreational facilities as Uses on Review in the RA, RB, E, and T Zones and establishing appropriate parking requirements for such uses.

Ordinance O-97-7-102 was approved amending Article 6, Section 6.40 regarding the required public notice period for items to be considered by the Knox County Board of Commissioners consistent with State law.

September 22, 1997

Ordinance O-97-8-104 was approved amending the BP Business and Technology Park Zone District, Article 5, Section 5.50 regarding the definition of Business Park, development plan approval process, clarify and broaden the list of permitted uses, and revise the general description of the district. **(4-A-97-OA)**

November 17, 1997

Ordinance O-97-10-101B was approved amending Articles 2.20, 3.50, 5.12, 5.13, 5.36, and 5.41 establishing assisted living facilities as a Use on Review in the PR, OB, T and RB zones, including related definitions and parking requirements.

March 23, 1998

Ordinance O-96-11-104 was approved amending Article 5, Sections 5.12 and 5.13 requiring Use On Review approval for development at 12 dwelling units per acre in the RB General Residential District.

April 27, 1998

Ordinance O-98-3-102 was approved amending Article 5, Section 5.50 the General Description and Permitted Uses sections of the BP Business and Technology Park zoning district and related sections. **(2-A-98-OA)**

November 16, 1998

Ordinance O-98-10-102 was approved amending Articles 2, 4.93, 5.31, 5.32, 5.60, and 5.61 regarding mini-warehouse and storage facilities.

January 25, 1999

Ordinance O-98-12-101 was approved amending Article 3.20, 4.92, 5.10, 5.11, 5.12, 5.21 and 5.50 regarding the location, siting, and height of commercial telecommunications facilities. **(11-B-98-OA)**

Ordinance O-98-12-102 was approved amending Articles 2.10, 3.50, 4.94 (new section), 5.11, 5.12, and 5.22 allowing sports playing fields and similar athletic facilities as uses on review in RA, RB and A zones, including locational and development requirements. **(11-C-98-OA)**

Ordinance O-98-12-103 was approved amending Article 3.12, General Provisions, regarding minimum dimensional standards for one lot subdivisions. **(10-B-98-OA)**

February 22, 1999

Ordinance O-99-1-101 was approved amending Article 3, General Provisions, Section 3.11, Boundaries, allowing zoning maps to be maintained in computerized format.

September 27, 1999

Ordinance O-99-8-101 was approved amending Articles 2, 4.95 (new section), 4.96 (new section), 5.22, 5.31, 5.32, 5.60, and 5.61 regarding solid waste processing facilities, composting facilities and commercial mulching operations. **(12-C-98-OA)**

October 25, 1999

Ordinance O-99-9-101 was approved amending Articles 2, 3.50, 4.30, 5.13, 5.20, 5.22, 5.31, 5.32, 5.33, 5.36, 5.60, 5.61, and 5.70 regarding development standards for marinas, boat liveries, and related uses.

January 24, 2000

Ordinance O-99-12-101 was approved amending Article 6.20 related to fines for non-compliance with ordinance provisions.

March 27, 2000

Ordinance O-00-2-102 was approved amending Article 3, General Provisions, Section 3.90.3, Signs, Billboards, and Other Advertising Structures, regarding sign regulations along designated scenic highways and parkways. **(1-A-00-OA)**

May 22, 2000

Ordinance O-00-4-101 was approved amending Article 4, Section 4.92, Standards For Commercial Telecommunications Facilities, regarding security fencing around commercial telecommunications towers.

Ordinance O-00-4-103 was approved amending Article 3, General Provisions, Section 3.12, Lots and Buildings Affected, regarding lot dimensional requirements and public easements.

August 28, 2000

Ordinance O-00-4-102 was approved amending Article 3, General Provisions, Section 3.90 Signs, Billboards, and Other Advertising Structures, regarding flashing intermittent, animated illumination or moving parts for signs and electronically operated message boards.

September 25, 2000

Ordinance O-00-8-101 was approved amending Article 4, Section 4.92 Standards for Commercial Telecommunications Facilities; Article 5, Section 5.10, Exclusive Residential (RAE), Section 5.11, Low Density Residential Zone (RA), Section 5.12, General Residential Zone (RB), Section 5.21, Estates Zone (E), Section 5.22, Agricultural Zone (A), Section 5.31, General Business Zone (CA), Section 5.32, Business and Manufacturing Zone (CB), Section 5.35, Highway Commercial Zone (CH), Section 5.40, Office Park Zone (OA), Section 5.41 Office, Medical, and Related Services Zone (OB), Section 5.50, Business and Technology Park (BP), Section 5.60, Light Industrial Zone (LI), and Section 5.61, Industrial Zone (I), regarding commercial telecommunications towers. **(3-B-00-OA)**

January 4, 2001

Ordinance O-00-11-106 was approved amending Table of Contents, Article 2, Definitions, Section 4.97, Standards for the Approval of Indoor and Outdoor Paintball Ranges (new section), Section 5.22, Agricultural Zone (A), Section 5.31, General Business Zone (CA), Section 5.32, Business and Manufacturing Zone (CB), Section 5.61, Industrial Zone (I), allowing paintball ranges as permitted uses/use on review in certain zones and including criteria for development.

March 26, 2001

Ordinance O-01-2-102 was approved amending Section 3.40, Number and Location of Buildings on Lot and Section 5.22, Agricultural Zone (A) dealing with dwelling structures and principal and accessory structures.

March 26, 2001

Ordinance O-01-2-103 was approved amending Table of Contents, Article 2, Definitions, Section 4.98, Requirements for Adult Day Care Centers, When Considered As Uses Permitted On Review (New Section), Section 5.11, Low Density Residential Zone (RA), Section 5.12, General Residential Zone (RB), Section 5.13, Planned Residential Zone (PR), Section 5.22, Agricultural Zone (A), Section 5.31, General Business Zone (CA), Section 5.32, Business and Manufacturing Zone (CB), Section 5.34, Shopping Center Zone (SC), Section 5.36, Transition Zone (T), Section 5.40, Office Park Zone (OA), Section 5.41, Office, Medical, and Related Services Zone (OB), Section 5.50, Business & Technology Park (BP), Section 5.60, Light Industrial Zone (LI), Section 5.61, Industrial Zone (I), establishing adult day care centers as uses permitted on review in certain zones. **(1-B-01-OA)**

April 23, 2001

Ordinance O-01-1-101 was approved amending Article 3, Section 3.50, Off-Street Parking Requirements, Article 5, Section 5.22, Agricultural Zone (A), Section 5.31, General Business Zone (CA), Section 5.32, Business and Manufacturing Zone (CB), and Section 5.60, Light Industrial Zone (LI) allowing storage and/or maintenance of school buses as permitted uses/uses on review in certain zones and including criteria for development. **(11-B-00-OA)**

July 23, 2001

Ordinance O-01-6-101 was approved amending Article 2, Definitions and Article 5.91 Town Center District (TC) (new section) creating a TC Town Center zoning district that allows mixed use development.

September 24, 2001

Ordinance O-01-8-101 was approved amending Article 3, Section 3.50, Off-Street Parking Requirements and Article 5, Section 5.22, Agricultural Zone (A) to permit use on review consideration of incidental retail sale of agricultural products.

February 25, 2002

Ordinance O-01-12-103 was approved amending Article 4, Section 4.92, Standards for Commercial Telecommunications Facilities, dealing with minimum setback and height requirements for commercial telecommunications towers.

Ordinance O-02-1-101 was approved amending Article 3, Section 3.20, General Exceptions, requiring a sight triangle and establishing minimum standards.

December 16, 2002

Ordinance O-02-11-101 was approved adding a new Article 4, Section 4.99, Requirements for Certain Agricultural Uses, When Considered As Uses Permitted on Review in CA and CB Zones and amending Article 5, Section 5.31, General Business Zone (CA), and Article 5, Section 5.32, Business and Manufacturing Zone (CB), regulating hog and livestock storage and other agricultural uses in the commercial zones. **(3-A-02-OA)**

March 24, 2003

Ordinance O-03-2-103 was approved adding a new Article 5, Section 5.37, Rural Commercial Zone (CR), and amending Article 3, Section 3.90 Signs, Billboards, and other Advertising Structures, regarding the CR zone. **(1-B-03-OA)**

Ordinance O-03-2-102 was approved adding a new Article 5, Section 5.38, Neighborhood Commercial Zone (CN), and amending Article 2, Definition, and Article 3, Section 3.90 Signs, Billboards, and other Advertising Structures, regarding the CN zone. **(1-A-03-OA)**

Ordinance O-03-2-101 was approved adding a new Article 5, Section 5.51 Employment Center Zone (EC) and amending Section 3.9, Signs, Billboards and Other Advertising Structures, to add Employment Center Zone criteria. **(1-C-03-OA)**

Ordinance O-03-2-104 was approved adding a new Article 6, Section 6.70, Administrative Site Plan Review for the EC, CN and CR zoning districts. **(9-A-02-OA)**

May 27, 2003

Ordinance O-03-4-103 was approved adding a new Article 5, Section 5.42 Civic and Institutional (OC) and amending Section 3.9, Signs, Billboards and Other Advertising Structures, regarding the OC zone. **(3-A-03-OA)**

November 17, 2003

Ordinance O-03-10-101 was approved amending Article 6, Section 6.40, Administration, Enforcement and Interpretation, regarding the appeal of MPC items to County Commission. **(9-A-03-OA)**

February 23, 2004

Ordinance O-04-1-102 was approved amending Article 3, Sections 3.11, 3.50, and 3.90; Article 5, Sections 5.42, 5.50 and 5.51; and Article 6, Sections 6.10, 6.11 and 6.20, creating standard terminology for the Knox County Board of Zoning Appeals. **(12-B-03-OA)**

May 24, 2004

Ordinance O-04-04-101 was approved amending Article 2, Section 2.10, Definitions, Article 5, Section 5.40 Office Park Zone (OA), and Article 5, Section 5.41 Office, Medical, and Related Services Zone (OB), and adding a new section 4.81 under Article 4, Supplementary Regulations, regulating Methadone Treatment Clinics or Facilities. **(10-C-03-OA)**

April 25, 2005

Ordinance O-05-3-101 was approved amending Article 5, Section 5.50 Business and Technology Park (BP) to add certain uses, such as banks, credit unions and order processing services for goods and services, to the BP zone. **(2-D-05-OA)**

July 25, 2005

Ordinance O-05-6-103 was approved amending Article 5, Section 5.13 Planned Residential (PR), to add default, minimum building setbacks to the PR zone in cases where approved development plans do not specify the setbacks. **(5-A-05-OA)**

February 27, 2006

Ordinance O-06-1-101 was approved amending Article 5, Section 90 Technology Overlay Zone (TO), allowing TTCDA staff to approve and certify minor revisions to previously approved development plans. **(12-C-05-OA)**

August 28, 2006

Ordinance O-06-7-101 was approved amending and adding residential occupancy standards, residential housing types and associated new and revised definitions regarding the term "Family". **(11-A-05-OA)**

May 29, 2007

Ordinance O-07-4-101 was approved amending Article 5, Section 5.51, Employment Center Zone (EC), regarding uses permitted, site development standards and administration. **(7-C-06-OA)**

Ordinance O-07-4-102 was approved amending Article 5, Section 22, Agricultural Zone (A), regarding the use and development standards for duplexes and garage apartments. **(3-A-07-OA)**

August 25, 2008

Ordinance O-08-7-103 was approved amending Article 4, Supplementary Regulations, Section 1, Performance Standards for Commercial and Industrial Uses, regarding commercial and industrial uses in Knox County. **(6-A-08-OA)**

September 23, 2008

Ordinance O-08-8-102 was approved amending Article 5, Section 5.61 Industrial Zone to reorganize Industrial permitted uses. **(7-A-08-OA)**

April 27, 2009

Ordinance O-09-3-105 was approved amending Article 6, Section 20, Administration, Enforcement and Interpretation, pertaining to the fines that maybe required for violations to this ordinance. **(2-B-09-OA)**

November 16, 2009

Ordinance O-09-10-101 was approved amending Article 2, Definitions, and Article 5, Section 5.91 TC Town Center District changing provisions related to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions. (5-B-09-OA)

January 25, 2010

Ordinance O-09-12-101 was approved amending Article 2, Definitions, Article 4, Section 4.90 Home Occupations, Section 4.102 Standards for the Use on Review Approval of Contractor's Storage Yards, and Article 5, Sections 5.31, 5.32, 5.37, 5.60 and 5.61 to define the terms "Contractor" and "Contractor Storage Yards", create standards for use on review, and assign as permitted uses and uses on review in various zone districts. (11-B-09-OA)

June 28, 2010

Ordinance O-10-5-102 was approved amending Article 6.60 Board of Zoning Appeals related to the composition and term of the Knox County Board of Zoning Appeals. (3-A-10-OA)