

MEMORANDUM

Date: November 4, 2015
To: Planning Commission
From: Gerald Green, Executive Director
Subject: Amendment to the City of Knoxville zoning ordinance defining Craft Industries and identifying districts where permitted - **11-A-15-OA**

Agenda Item #6

STAFF RECOMMENDATION: Approve the proposed amendment.

The proposed ordinance revision defining craft industries and identifying those districts in which this use will be permitted is a reflection of the changing nature of businesses and the trend toward smaller businesses making/creating products locally. The impetus for the ordinance change comes from a local restaurant business wishing to expand by starting a bakery at a new location to make bread for the restaurant, and possibly for other restaurants, and include a retail component at the place of business. The City of Knoxville Zoning Ordinance currently does not address this type of small craft industry, other than craft breweries, wineries, and distilleries, and thus uses of this type other than breweries, wineries, and distilleries are not permitted. The proposed amendment defines craft industries and includes craft breweries in the definition. It establishes maximum size limits for the use and allows a office, retail, eating/drinking, and/or event facility component with the use. Craft industries are identified in the proposed amendment as a use on review in the C-3, C-4, C-5, C-6, and C-7 commercial districts and as a permitted use in the I-2 industrial district.

If you have any questions, please feel free to contact me by email at gerald.green@knoxmpc.org or phone at 215-3758.

**Proposed Amendment to the
City of Knoxville Zoning Ordinance
Defining Craft Industry and Permitting the Use
In Certain Commercial and Industrial Districts**

Article II Definitions

Insert the following definition:

Craft industry: A type of small industry wherein goods and products are produced, created, and/or manufactured by artisans and/or those skilled in a particular trade. The area of the establishment devoted to the production, creation, and/or manufacture of the finished product shall not exceed fifteen thousand (15,000) square feet in commercial zone districts or twenty thousand (20,000) square feet in industrial zone districts. The establishment may also include office, retail, eating and drinking establishment or event facility components in addition to the area devoted to production, creation, and/or manufacture of the finished product. A craft brewery, winery, or distillery, as defined above, shall be considered a craft industry.

Article IV Specific District Regulations

Section 2.2.6. – C-3 General Commercial District

C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Fabrication and sale of light sheet metal products such as heating, air conditioning and ventilating ducts and equipment.
2. Private day nurseries and kindergartens, including day care centers, as regulated in article V, section 3.
3. Marinas, subject to the requirements set forth in article V, section 3.F.
4. Commercial telecommunications towers.
5. Halfway houses with greater than five (5) persons subject to the following standards:
 - a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.
6. Funeral establishments.
7. Craft ~~breweries, distilleries and wineries industries.~~

Section 2.2.7. – C-4 Highway and Arterial Commercial District

C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VI, section 5:

1. Self-service storage facilities, as regulated in article V, section 3.G.7.

2. Marinas, subject to the requirements set forth in article V, section 3.F.
3. Commercial telecommunications towers.
4. Private day nurseries and kindergartens, including day care centers, as regulated in article V, section 3.
5. Halfway houses with greater than five (5) persons subject to the following standards:
 - A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.
6. Funeral establishments.
7. ~~Craft breweries, distilleries and wineries industries.~~

Section 2.2.8. – C-5 Tourist Commercial District

C. Uses permitted on review.

1. Marinas, subject to the requirements set forth in article V, section 3.F.
2. Commercial telecommunications towers.
3. ~~Craft breweries, distilleries and wineries industries.~~

Section 2.2.9. – C-6 General Commercial Park District

C. Uses permitted on review.

1. Marinas, subject to the requirements set forth in article V, section 3.F.
2. Private day nurseries and kindergartens, as regulated in article V, section 3.
3. Commercial telecommunications towers.
4. Halfway houses with greater than five (5) persons subject to the following standards:
 - a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.
5. Funeral establishments.

6. ~~Craft breweries, distilleries and wineries industries.~~

Section 2.2.10. – C-7 Pedestrian Commercial District

C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Gasoline service stations.
2. Dwelling units on the first floor and below.
3. Automobile wash, self-service.
4. Class "C" commercial parking lots and parking garages.
5. Commercial telecommunications towers.
6. Garage parking on the ground floor.
7. ~~Craft breweries, distilleries and wineries industries.~~

Section 2.3.1. – I-2 Restricted Manufacturing and Warehousing District

B. *Uses permitted.* Property and buildings in the I-2 restricted manufacturing and warehousing district shall be used only for the following purposes:

Any use, except a residential use, permitted in the I-1 planned industrial park district. No residential use, except sleeping facilities required by caretakers or night watchmen employed on the premises, shall be permitted in an I-2 industrial district.

2. A retail or service use only where it directly serves or is auxiliary to the needs of industrial plants or employees thereof.
3. Any of the following uses shall be permitted:
 - a. Business signs as regulated in article V, section 10.
 - b. Book bindery.
 - c. Bottling or packaging works.
 - d. Creamery.
 - e. Electrical appliances and equipment assembly.
 - f. Electronic equipment assembly and manufacturing.
 - g. Engraving and/or printing plant.
 - h. Furniture manufacturing.
 - i. Instrument and meter manufacturing.
 - j. Laundry and cleaning establishments.
 - k. Leather goods fabrication.
 - l. Optical goods manufacturing.
 - m. Paper products fabrication.
 - n. Public utility service yard or electrical receiving or transforming station.
 - o. Sporting goods manufacturing.

- p. The manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products.
- q. Wholesale or warehousing enterprise.
- r. Offices, such as engineering offices, which are directly related to the industrial function.
- s. Manufacturing, wholesaling or warehousing including accessory sales, installation, service and office on the same premises, provided, however, that the space devoted to accessory uses does not exceed twenty (20) percent of the gross floor area of the establishment.
- t. Self service storage facilities.
- u. ~~Craft breweries, distilleries and wineries industries.~~