



TO: Knoxville-Knox County Planning Commission
FROM: Michelle Portier, AICP | Planning Services Manager
DATE: September 4, 2024
SUBJECT: City of Knoxville Zoning Ordinance Amendment Pertaining to the Industrial-Craft definition
FILE #: 4-A-24-OA; Agenda Item #53

RECOMMENDATION:

Planning recommends approval of this amendment. The proposed amendment captures a broader range of professions and light assembly activity (of a non-manufacturing nature) that would be similar to activities generally associated with a craft industrial business.

**MEMORANDUM**

DATE: August 13, 2024

TO: Planning Staff

FROM: Bryan Berry, AICP
Deputy Director of Plans Review & Building Inspections

RE: Zoning Code Amendment

Article 2.3 Definitions – Industrial Craft

Background The Plans Review and Inspections Department requests the following amendment to the Zoning Code of the City of Knoxville, Article 2.3 Definitions – Industrial Craft.

- Article 2.3 Definitions in the zoning code needs to be amended to allow for contractor offices to be included as a permitted use in the Industrial Craft definition. This type of work is often related to a craft industry based on the specialized services and/or products provided. The principal use standards for Industrial Craft will still apply to this updated definition and limit the gross building square footage to 8,000 square feet, prohibit outdoor storage / display and require all aspects of the contractor business to be located within the structure.

The Department of Plans Review and Building Inspections recommends the adoption of these amendments to Article 2.3 Definitions – Industrial Craft in the Zoning Code, as indicated in the attachment.

Attachments

- 1) Proposed amendment to Article 2.3 Definitions – Industrial Craft.

Sincerely,

Bryan Berry, AICP
Deputy Director of Plans Review & Building Inspections
865-215-2863

Home Occupation. Any activity carried out for economic gain by a resident, conducted as an accessory use in the resident's dwelling unit.

Homeless Shelter. A facility that provides temporary shelter to the homeless in general.

Hotel. A commercial facility that provides sleeping accommodations for a fee and customary lodging services. Related accessory services include, but are not limited to, meeting facilities, eating and drinking establishments, and gyms for the use of guests.

Hydroponics. The propagation of plants using a mechanical system designed to circulate a solution of minerals in water and without soil.

Identification Sign. A sign displaying only the name, address, and/or crest, insignia, trademark, occupation, or profession of an occupant or the name of any building on the premises.

Impervious Surface Coverage. Defined in Section 2.4.

Impound Lot. A facility that provides temporary outdoor storage for vehicles that are to be claimed by titleholders or their agents. An impound lot is typically used for the storage of wrecked motor vehicles usually awaiting insurance adjustment or transport to a repair shop. Impound lot does not include impound facilities owned and used by governmental authorities.

Incidental Sign. A sign, generally directional or informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "office," "gymnasium," and other similar directives. No sign with an advertising message, other than a name or logo of a business, use or place, is considered incidental.

Independent Living Facility. A residential development which typically includes common areas for meals and socializing and may offer convenience services, but does not provide health care or assistance with activities of daily living. Units may include cooking facilities. Independent living facilities are subject to the dimensional and design standards for a multi-family dwelling in the district in which they are located. When a district permits dwellings above the ground floor, independent living facilities may also be developed and designed as such, subject to the design standards of the district for the structure.

Industrial—Craft. Artisan-related crafts and industrial processes that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, and small-scale food production that includes preparation, processing, canning, or packaging of food products, and a contractor's or tradesperson's business such as building, mechanical, electrical, painting, or plumbing professionals and related services such as showrooms and points of sale. Light assembly activity unrelated to manufacturing operations may occur. Micro-breweries, micro-distilleries, and micro-wineries are regulated separately from craft industrial.

Industrial—General. Research and development activities, and the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, where such activities are conducted wholly within an enclosed building. A general industrial use may also include a showroom, accessory sales of products related to the items manufactured or stored on-site, and/or outdoor storage for materials related to processes on-site.

Industrial—Heavy. Manufacturing from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users. These industrial uses typically have outdoor storage areas.

Industrial Design. An establishment where the design, marketing, and/or brand development of various products are researched and developed typically integrating the fields of art, business, science, and/or engineering. An industrial design establishment may create prototypes and products, but cannot mass manufacture products on the premises.