

ORDINANCE

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND THE KNOXVILLE CITY CODE, APPENDIX B, ZONING CODE, ARTICLE 2.3, DEFINITIONS, TO ADD A CONTRACTOR'S OR TRADESPERSON'S BUSINESS TO THE DEFINITION OF "INDUSTRIAL-CRAFT," CITY OF KNOXVILLE, APPLICANT. (FILE NO. 9-A-24-OA)

ORDINANCE NO: O-127-2024

Knoxville-Knox County

REQUESTED BY: Planning Commission

PREPARED BY: Law Department

APPROVED ON 1ST

READING: 10-15-2024

APPROVED ON 2ND

READING: 10-29-2024

APPROVED AS AN EMERGENCY

MEASURE: _____

MINUTE BOOK: 88 PAGE _____

WHEREAS, the City of Knoxville requested approval of a minor amendment to the City of Knoxville Zoning Code at Article 2.3 to add a contractor's or tradeperson's business to the definition of "Industrial-Craft;" and

WHEREAS, Knoxville-Knox County Planning Commission (the "Planning Commission") staff recommends approval of amendment to Article 2.3 to add a contractor's or tradeperson's business to the definition for "Industrial-Craft;" and

WHEREAS, at its meeting on September 12, 2024, the Planning Commission voted to recommend that City Council adopt the ordinance amendment to the Knoxville City Code Article 2.3 to add a contractor's or tradeperson's business to the definition for "Industrial-Craft," as more fully described in the Planning Commission file attached hereto as Exhibit 1; and

WHEREAS, notice of the Planning Commission hearing of the proposed amendment was published in the *Knoxville News Sentinel* on August 8, 2024 and notice of the City Council meeting on October 15, 2024 was published in the *Knoxville News Sentinel* on September 20, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: The Knoxville City Code, Appendix B, Article 2.3 is hereby amended so as to add a contractor’s or tradeperson’s business to the definition for “Industrial-Craft,” as shown in Collective Exhibit 1 hereto.

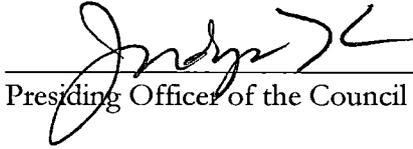
SECTION 2: The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: The Knoxville-Knox County Planning Commission File No. 9-A-24-OA, with all appendices including the Planning staff memo, an excerpt from the Minutes of the Planning Commission meeting of September 12, 2024, ordinance amendment language, and public notice.

SECTION 3: If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

SECTION 4: This Ordinance shall take effect from and after its passage, the welfare of the City requiring it.



City Recorder



Presiding Officer of the Council

**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.