

ARTICLE 6 INDUSTRIAL ZONING DISTRICTS

6.01 LI - LIGHT INDUSTRIAL ZONING DISTRICT

A. Purpose: The purpose of the light industrial zoning district is to accommodate a diverse mix of innovative manufacturing, research and development, logistics, and flexible office/warehouse uses. This district is intended to permit industrial uses operated in a clean, quiet, and non-intrusive manner and that are generally considered to be compatible with adjacent non-industrial uses and districts by controlling external impacts and requiring that operations are conducted within enclosed buildings.

B. Typical Development Pattern.



C. Uses and Activities Allowed.

1. Uses and activities allowed in the LI zoning district are established in Article 9 of this ordinance as permitted or conditionally permitted. Reference the [consolidated table of uses](#) for additional information.

*For ease in review of these articles, a **temporary list** of permitted and conditional uses allowed within the LI zoning district has been provided in Table 6.1.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Multiple principal and accessory uses and structures may be permitted on a lot within this zoning district. Multiple uses may be allowed within a single structure.

Temporary Table 6.01.01: Permitted and Conditional Uses in LI	
Permitted	Conditional
Agriculture - Related business	Air Transportation
Civic	Event Venue
Commercial mulching operation	Food Pantry
Construction Sales and Service	Food Truck Park
Crematorium	Kennel and animal boarding
Drive Though Facility	Landfill
Eating and drinking establishments	Live Performance Venue - Indoor
Education - Trade	Live Performance Venue - Outdoor
Financial Services, FDIC	Lodging - Recreational Vehicle
Food Bank	Personal Services
Funeral Services	Recreation, Outdoor
Galleries and exhibition space	Veterinary clinics, large animal
Industrial - Light	Veterinary clinics, small animal
Information services and data processing services	Information services and data processing services
Junk and Wrecking yard	Rifle range - Outdoor
Laboratories - Research, development, testing	
Laundry and dry cleaning, excluding processing	
Laundry and dry cleaning, Including processing	
Craft Manufacturing	
Micro-Brewery/Distillery	
Micro-winery	
Office and Professional Services	
Parking - Structure	
Parking - Surface	
Recreation, Indoor	
Renewable Energy Facility	
Repair and maintenance (excluding vehicles)	
Retail - Heavy, Rental and Service	
Retail - Large scale	
Retail - Small scale	
Rifle range - Indoor	
Rifle range - Outdoor	
Self-Storage - Indoor	
Self-Storage - Outdoor	
Special trades contractor services	
Storage - Indoor	
Storage - Outdoor	
Temporary Uses	
Vehicle - Fuel services	
Vehicle - Large vehicle sales, rental, and storage	
Vehicle - Maintenance	
Vehicle - Repair	
Vehicle - Sales and rental	

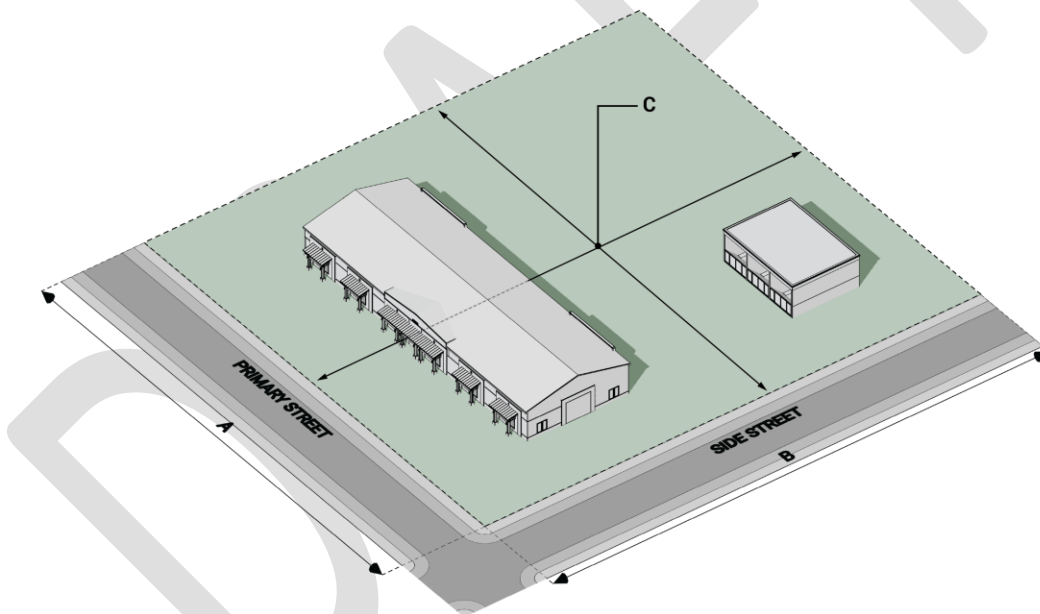
Temporary Table 6.01.01: Permitted and Conditional Uses in LI	
Permitted	Conditional
Wholesale, warehousing, or distribution enterprise.	
Wireless communications facilities, subject to the provisions of Article 10, section XX.	

D. Table 6.01.02 Lot Dimensions

	Min. Lot Area (sf)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage^^
All types	No minimum	No minimum	n/a	-
Key	C	A	A/B	-

^^ Reference Article 19 for Lot Coverage

Figure 6.01.01 Lot Dimensions.

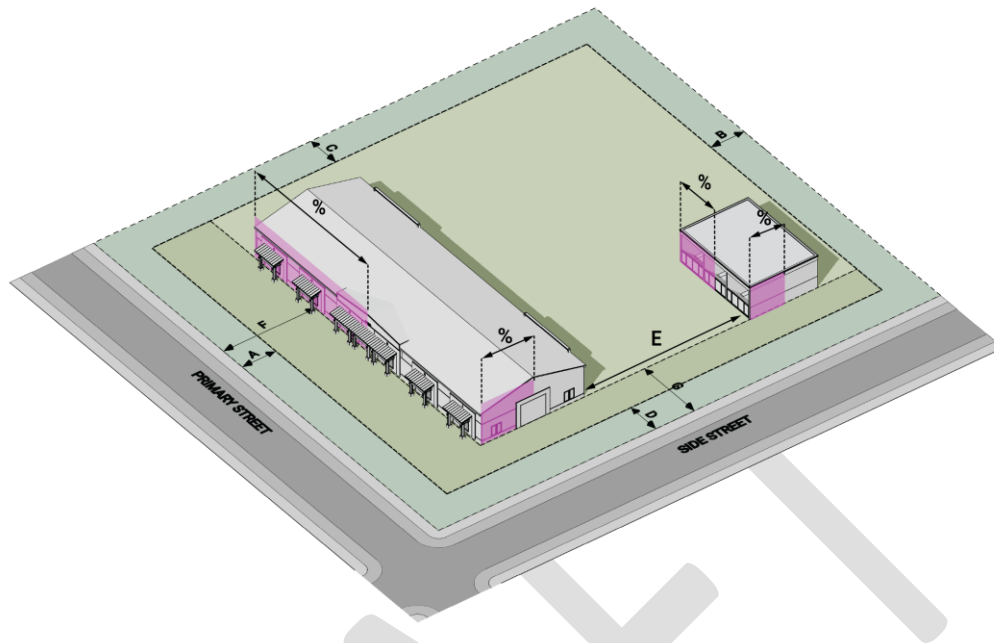


E. Table 6.01.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Structure Separation (ft)
Principal Structure	20	10	10	10	n/a
Accessory Structure(s)	20	10	10	10	n/a
Key	A	B	C	D	E

1. When an LI zoning district, use, or structure abuts a residential zoning district, use, or structure, the minimum setback shall be doubled.

Figure 6.01.02 Setbacks and Build-To Zones.



F. Table 6.01.04 Build-to Zone.

There is no build-to zone established or regulated in the LI district.

	Front (%)	Key	Side Street (%)	Key
Principal Structure(s)	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

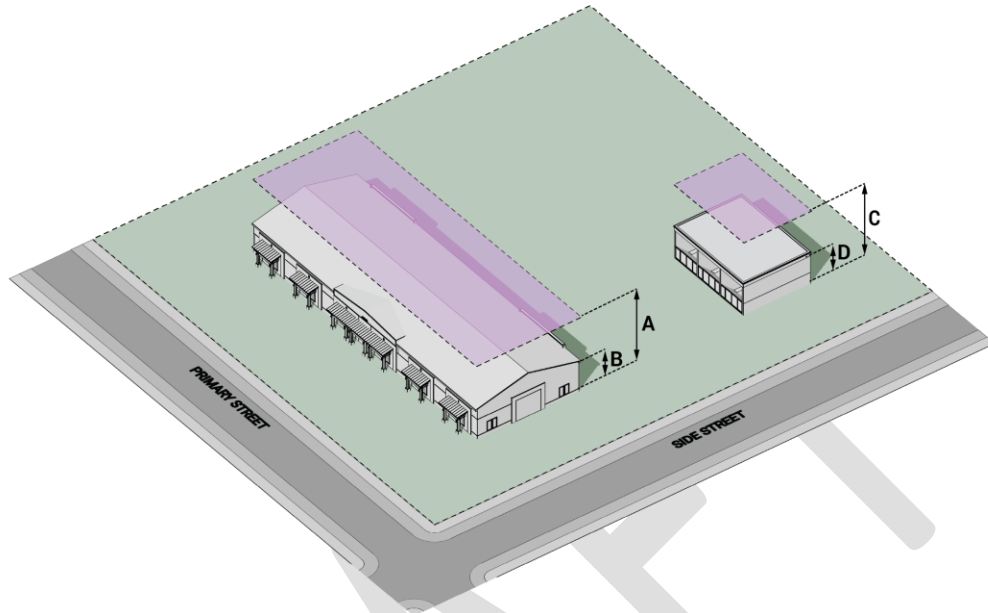
G. Table 6.01.05 Building Height.

	Max Height (ft)^	Key	Max Height, First Story	Key
Principal Structure(s)	45*	A	n/a	B
Accessory Structure(s)	45*	C	n/a	D

* Maximum height shall be limited to 35 feet when a structure is located within 100 feet of a residential zoning district or lot with an established residential use.

^Refer to subsection M for additional height exceptions applicable in the LI district.

Figure 6.01.03 Building Height.



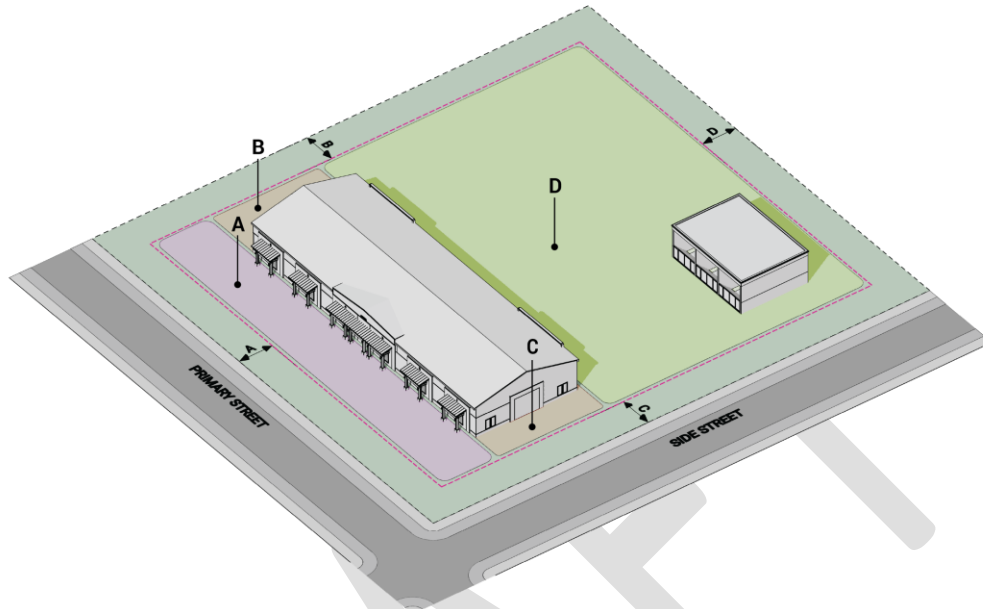
H. Table 6.01.06 Access.

Access standards are still under development in coordination with updates to the Knox County Access Policy. This section will be updated following completion of draft Articles 13 and 18 and further guidance provided by policy adjustment.

I. Table 6.01.07 Parking.

Surface Parking Location Permitted		
Location	Permitted (y/n)	Key
Front yard	Y	A
Side yard (interior)	Y	B
Side yard (street)	Y	C
Rear yard	Y	D
Minimum Parking Setback from Property Boundary (ft)		
Front	10	A
Side (interior)	n/a	B
Side (street)	10	C
Rear	n/a	D

Figure 6.01.04 Parking.



J. Required Infrastructure.

Moving forward, this section will be used to identify district-specific requirements.

K. Landscaping, Screening, and Buffering.

1. When an industrial use abuts a residential zoning district, use, or structure, additional fencing, screening, landscaping, and buffering provisions shall be required pursuant to Article 14, Sections 5 and 6 of this ordinance.

L. Open Space Requirements.

1. ~~The required open space set aside in an LI zoning district can be found in Article 16 of this ordinance.~~ Open space set-aside is not required for development within the LI district, pursuant to Article 16 of this ordinance.

M. Additional Considerations.

1. All utilities required to serve a proposed development shall meet the standards established in Article 18 of this ordinance, including the requirement to underground telephone and electrical systems.
2. Height maximums apply to all lighting associated with a use or activity permitted within the LI district.
3. Wireless communication facilities are exempt from the height restrictions of the LI district, pursuant to the use conditions established in Article 10 of this ordinance.

6.02 HI - HEAVY INDUSTRIAL ZONING DISTRICT

- A. Purpose:** The purpose of the heavy industrial zoning district is to establish suitable locations for those industrial operations that may create nuisances or hazards. Uses and activities permitted in this district do not depend on customer visits but require good accessibility to major rail, air, or street transportation networks, require large sites, and may produce noise, odors, or heavy truck traffic. Site design standards requiring screening, buffering, and other impact offsets reinforce compatibility with the surrounding areas and uses.
- B. Typical Development Pattern.**



C. Uses and Activities Allowed.

1. Uses and activities allowed in the HI zoning district are established in Article 9 of this ordinance as permitted or conditionally permitted. Reference the [consolidated table of uses](#) for additional information.

*For ease in review of these articles, a **temporary list** of permitted and conditional uses allowed within the HI zoning district has been provided in Table 6.02.01 below. This list will be removed in the final version of the UDO and consolidated into a use matrix located in Article 9.*

2. Multiple principal and accessory uses and structures may be permitted on a lot within this zoning district. Multiple uses may be allowed within a single structure.

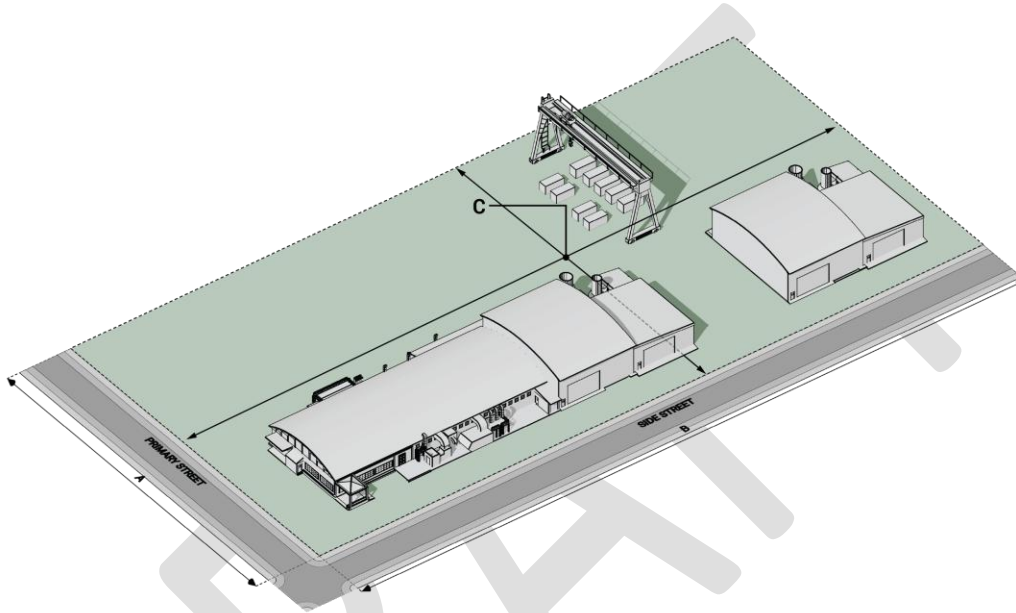
Temporary Table 6.02.01: Permitted and Conditional Uses in HI	
Permitted	Conditional
Civic	Air Transportation
Commercial mulching operation	Eating and drinking establishments
Construction Sales and Service	Food Bank
Crematorium	Salvage Yard
Drive Though Facility	Kennel and animal boarding
Education - Trade	Landfill
Industrial - Heavy	Live Performance Venue - Indoor
Industrial - Light	Live Performance Venue - Outdoor
Junk and Wrecking yard	Mining, Extraction, Support services
Laboratories - Research, development, testing	Personal Services
Laundry and dry cleaning, excluding processing	Retail - Small scale
Laundry and dry cleaning, Including processing	
Craft Manufacturing	
Office and Professional Services	
Parking - Structure	
Parking - Surface	
Recreation, Indoor	
Renewable Energy Facility	
Repair and maintenance (excluding vehicles)	
Retail - Heavy, Rental and Service	
Retail - Large scale	
Rifle range - Indoor	
Rifle range - Outdoor	
Self-Storage - Indoor	
Self-Storage - Outdoor	
Special trades contractor services	
Storage - Indoor	
Storage - Outdoor	
Temporary Uses	
Vehicle - Fuel services	
Vehicle - Large vehicle sales, rental, and storage	
Vehicle - Maintenance	
Vehicle - Repair	
Vehicle - Sales and rental	
Wholesale, warehousing, or distribution enterprise.	
Wireless communications facilities, subject to the provisions of article 4, section 4.92.	

D. Table 6.02.02 Lot Dimensions.

	Min. Lot Area (AC)	Min. Lot Width (ft)	Width to Depth Ratio	Lot Coverage^^
All types	No minimum	No minimum	n/a	-
Key	C	A	A/B	-

^^ Reference Article 19 for Lot Coverage

Figure 6.02.01 Lot Dimensions.

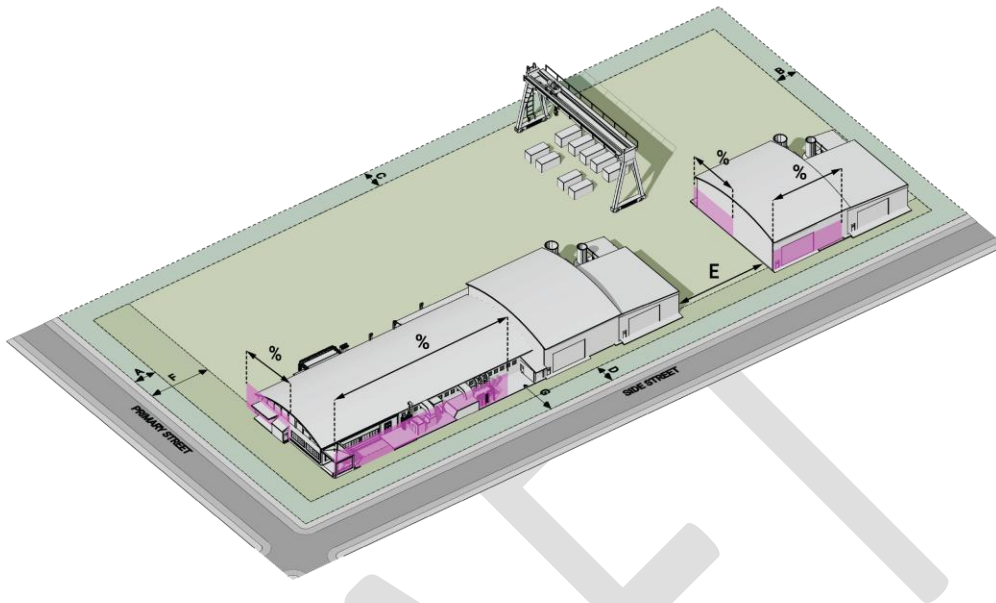


E. Table 6.02.03 Lot Setbacks.

	Min. Front (ft)	Min. Rear (ft)	Min. Side, Interior (ft)	Min. Side, Street (ft)	Structure Separation (ft)
Principal Structure(s)	25	25	25	25	n/a
Accessory Structure(s)	25	25	25	25	n/a
Key	A	B	C	D	E

1. When an HI zoning district, ~~use, or structure~~ abuts a residential zoning district, ~~use, or structure~~, the minimum setback shall be ~~doubled~~ 100 feet.

Figure 6.02.02 Lot Setbacks.



F. Table 6.02.04 Build-to Zone.

There is no build-to zone established or regulated in the HI district.

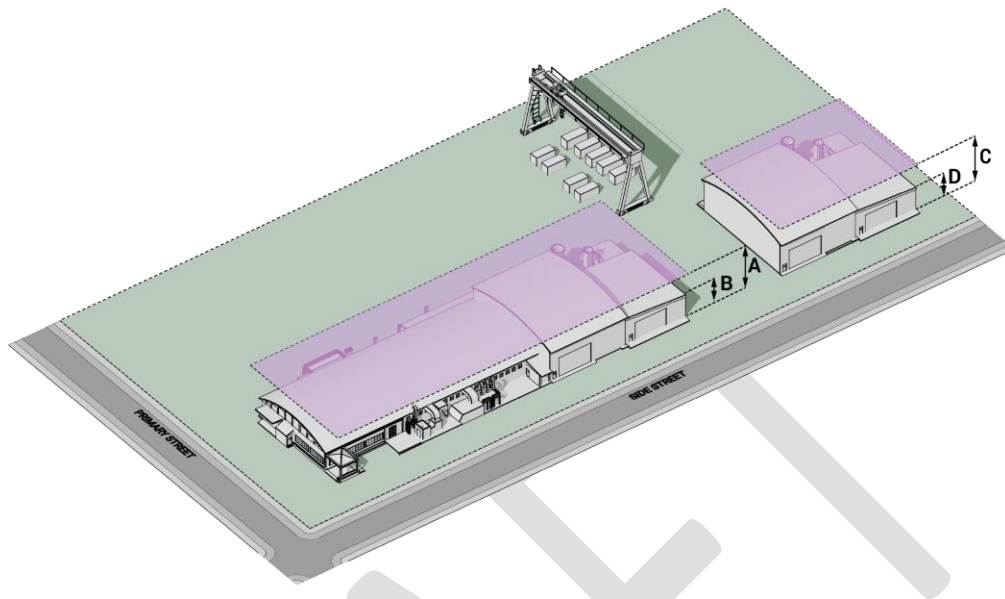
	Front (%)	Key	Side Street (%)	Key
Principal Structure(s)	n/a	F	n/a	G
Accessory Structure(s)	n/a		n/a	

G. Table 6.02.05 Building Height.

	Max Height (ft)	Key	Max Height, First Story	Key
Principal Structure(s)	45*	A	n/a	B
Accessory Structure(s)	45*	C	n/a	D

* Maximum height shall be limited to 35 feet when a structure is located within 100 feet of a residential zoning district or lot with an established residential use.

Figure 6.02.03 Building Height.



H. Table 6.02.06 Access.

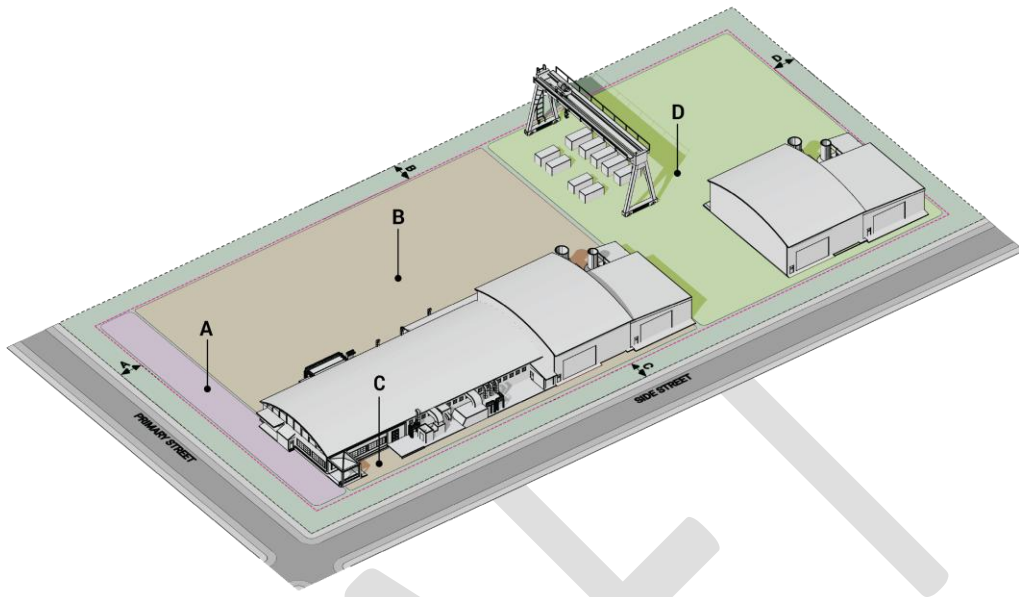
Access standards are still under development in coordination with updates to the Knox County Access Policy. This section will be updated following completion of draft Articles 13 and 18 and further guidance provided by policy adjustment.

I. Table 6.02.07 Parking.

Surface Parking Location Permitted		
Location	Permitted (y/n)	Key
Front yard	Y	A
Side yard (interior)	Y	B
Side yard (street)	Y	C
Rear yard	Y	D
Minimum Parking Setback from Property Boundary (ft)		
Front	n/a	A
Side (interior)	n/a	B
Side (street)	n/a	C
Rear	n/a	D

- Where a lot or parcel zoned HI abuts a non-industrial district, lot, or parcel, parking shall be required to be set back a minimum 25 feet from all property boundaries, and a landscaped buffer adhering to the standards established in Article 14 shall be required.

Figure 6.02.04 Parking.



J. Required Infrastructure.

Moving forward, this section will be used to identify district-specific requirements.

K. Landscaping, Screening, and Buffering.

1. When an industrial use abuts a residential zoning district, use, or structure, additional fencing, screening, landscaping, and buffering provisions shall be required pursuant to Article 14, **Sections 5 and 6** of this ordinance.

L. Open Space Requirements.

- ~~1. There is no required open space set aside in an HI zoning district. Open space set-aside is not required for development within the HI district, pursuant to Article 16 of this ordinance.~~

M. Additional Considerations.

1. All utilities required to serve a proposed development shall meet the standards established in Article 18 of this ordinance, including the requirement to underground telephone and electrical systems.
2. **Wireless communication facilities are exempt from the height restrictions of the HI district, pursuant to the use conditions established in Article 10 of this ordinance.**