

### 2.3.3 I-4 Heavy Industrial District

A. *General description.* This industrial district is established to provide areas in which the principal use of land is for manufacturing, and other heavy uses with which there are associated adverse effects on surrounding property. Such uses are not properly associated with nor compatible with residential, institutional, retail business, or light industrial uses.

B. *Uses permitted.* Property and buildings in the I-4 heavy industrial district shall be used only for the following purposes:

1. Any use permitted in the I-3 general industrial district; provided, however, that no residential use, except sleeping facilities required by caretakers or night watchmen employed on the premises, shall be permitted in an I-3 industrial district.
2. Any of the following uses:
  - a. Acetylene gas manufacture or bulk storage.
  - b. Signs as regulated in article V, section 10.
  - c. Alcohol manufacture.
  - d. Ammonia, bleaching powder or chlorine manufacture.
  - e. A retail or service use only when it serves directly or is auxiliary to the needs of industrial plants or employees thereof.
  - f. Asphalt manufacture or refining.
  - g. Boiler works.
  - h. Brick, tile or terra cotta manufacture.
  - i. Chemical manufacture.
  - j. Concrete or cement products manufacture.
  - k. Railroad freight terminal.
  - l. Iron, steel, brass or copper foundry or fabrication plant.
  - m. Paint, oil, shellac, turpentine, varnish or enamel manufacture.
  - n. Plastic manufacture.
  - o. Power plant.
  - p. Quarry or stone mill.
  - q. Railroad repair shops.
  - r. Rolling mills.
  - s. Soap manufacture.
  - t. Tar distillation or tar products manufacture.
  - u. Tobacco processing or treatment.
  - v. Recycling processing facility.
  - w. Vehicle storage facility.
3. In general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, and the like and not allowed in

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any other district; provided, however, that any use not specified herein shall be approved by the planning commission.

4. Buildings, structures and uses accessory and customarily incidental to any of the above uses.

5. Recycling collection facility as an accessory use only as regulated by article V, section 18.B.

### C. *Uses permitted on review.*

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

a. Acid manufacture.

b. Blast furnace or coke oven.

c. Cement, lime gypsum or plaster of Paris manufacture.

d. Distillation of bones.

e. Drop forge industries manufacturing forging with power hammers.

f. Explosives, manufacture or storage.

g. Fat rendering, except as an incidental use.

h. Fertilizer manufacture.

i. Garbage, offal, or dead animal reduction or dumping.

j. Glue manufacture.

k. Extraction, concentration, reduction, and storage of natural mineral resources.

l. Paper and pulp manufacture.

m. Processing or storing of junk, waste, discarded or salvaged materials, machinery or equipment, including automobile wrecking or dismantling, as regulated in article V, section 3.

n. Refuse dumps.

o. Rock, sand or gravel or earth excavation, crushing or distribution.

p. Sawmill.

q. Slaughter of animals including poultry killing or dressing.

r. Smelting of tin, copper, zinc or iron ores.

s. Stockyards or feeding pens.

t. Tannery or the curing or storage of raw hides.

u. Hazardous wastes and/or substances recycling processing facility.

v. Commercial telecommunications towers.

2. All other similar uses which the planning commission declares to be special uses.

3. Marinas, subject to the requirements set forth in article V, section 3.F.

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D. *Prohibited uses and structures.* Dwelling units, including hotels and motels, except as provided under "uses permitted"; elementary or high schools, public or private; churches; and any retail use or service unless it serves or is auxiliary to the needs of the industrial plants or employees thereof; and any use not conforming to the performance standards set forth in article V.

E. *Area regulations.* The following requirements shall apply to all uses permitted in this district:

1. Reserved.

2. *Front yard.* All buildings except offices shall [be] set back from all street right-of-way lines not less than seventy-five (75) feet. Offices shall [be] set back from all street right-of-way lines not less than fifty (50) feet.

3. *Side yard.* No building shall be located closer than fifty (50) feet to a side lot line.

The width of a side yard which abuts a residential district shall be not less than one hundred (100) feet.

4. *Rear yard.* No building shall be located closer than thirty (30) feet to the rear lot line.

The depth of any rear yard which abuts a residential district shall be not less than seventy-five (75) feet; provided, however, that no rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur.

5. *Maximum lot coverage.* Main and accessory buildings and off-street parking and loading facilities shall not cover more than eighty (80) percent of the lot area.

F. *Height regulations.* No building or structure shall exceed fifty-five (55) feet in height, except as hereinafter provided in article V, section 5 of these regulations.

G. *Minimum off-street parking and loading requirements.* As regulated in article V, sections 7 and 9.

H. *Screening and landscaping.* All yard areas required under this section and other yards and open spaces existing around buildings shall be landscaped and maintained in a neat condition.

(Ord. No. 3506, 6-16-64; Ord. No. 5397, 8-15-72; Ord. No. 5465, 12-5-72; Ord. No. O-483-92, § 1(C)(17), (D)(2), (E), (F)(2), 11-24-92; Ord. No. O-686-93, § 1(A), 11-23-93; Ord. No. O-197-96, § 1, 7-2-96; Ord. No. O-70-97, § 1, 2-25-97; Ord. No. O-439-99, § 1, 10-19-99; Ord. No. O-40-08, § 1, 2-26-08, Ord No.O-152-09, 11-17-09)

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