# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-G-03-PA Related File Number: 10-U-03-RZ

**Application Filed:** 9/15/2003 **Date of Revision:** 

Applicant: GERDAU AMERI STEEL U S, INC.

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

# PROPERTY INFORMATION

General Location: Southeast side Louisiana Ave., southwest of Sherman St.

Other Parcel Info.: 094AA002,3,10 from I-3 to I-4, 094AB003,4,7,8 from R-1A to I-4, 081OA015 from I-2 to I-4

Tax ID Number: 94 A B 007, 8 OTHER: 094AA010 (LI TO HI) Jurisdiction: City

Size of Tract: 0.5 acres

Accessibility: Access is via Louisiana Ave., a local street with 26' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

**Surrounding Land Use:** 

Proposed Use: To combine with adjacent business Density:

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: These parcels are on the edge of the Ameri Steel site abutting both residential; and industrial uses

developed within I-3, I-4 and R-1A zones.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential), I-3 (General Industrial) & I-2 (Restricted Manufacturing and

Warehousing)

Former Zoning:

Requested Zoning: I-4 (Heavy Industrial)

Previous Requests: None noted

Extension of Zone: Yes/Yes

History of Zoning: Other property in the area has been zoned for heavy industrial use as it has been acquired by Ameri

Steel over the last several years

# PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & LI (Light Industrial)

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Requested Plan Category: HI (Heavy Industrial)

# SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE the HI (Heavy Industrial) One Year Plan designation

Staff Recomm. (Full): These properties have been recently acquired by Ameri Steel for inclusion into the company's property.

The HI designation is needed to place the same zoning on all the site. The sector plan proposes light

industrial, low density residential and open space uses for these parcels.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The HI designation and I-4 zoning are needed to add these lots to the Gerdau Ameri Steel U S, Inc.

site and are appropriate within this mixed use residential industrial area.

2. I-4 zoning and inclusion of these small parcels into the larger site are compatibility with the scale and

intensity of the surrounding land uses and zoning pattern.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The traffic generated by the expansion of this site can be accommodated by surrounding street

system

3. I-4 development of these parcels will have no impact on schools.

4. The effect of the proposal on adjacent properties will be minimal given the present size of the

industrial complex.

5. I-4 zoning is compatible with nearby properties zoned for industrial development.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes light industrial, low density residential and open space uses

for these parcels.

2. The parcels are located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

MPC Action: Approved MPC Meeting Date: 10/9/2003

**Details of MPC action:** 

Summary of MPC action: APPROVE HI (Heavy Industrial)

Date of MPC Approval: 10/9/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/11/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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