

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:

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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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)

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: