





Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northeast County Sector Plan currently proposes commercial uses for the site. A sector plan amendment will be considered by the Knox County Commission which will change the designation of this site LI (Light Industrial). The proposed use is consistent with the I (Industrial) zoning which is also pending before the Knox County Commission.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 2/9/2006

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Screening all areas where junk vehicles are prepared for sale, stored or displayed with an opaque fence, at least eight feet in height, as shown on the development plan. All fencing must be in place prior to any junk vehicles being brought to this site for any purpose.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to obtaining a grading permit prepare and submit a traffic impact study for review and approval by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation. The applicant will be financially responsible for all road improvements identified by the traffic study or the reviewing agencies.
5. Meeting all applicable requirements of the Tenn. Dept. Of Transportation including but no limited to obtaining a street connection permit
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Approval of the rezoning of this site to I (Industrial) by the Knox County Commission

**Summary of MPC action:**

APPROVE the request for an automobile wrecking, junk and salvage yard as shown on the development plan subject to 7 conditions

**Date of MPC Approval:**

2/9/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

Knoxville Board of Zoning Appeals

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**