CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:2-M-06-URApplication Filed:1/13/2006Applicant:PULL-A-PART, LLCOwner:Comparison

PROPERTY INFORMATION

General Location:	North side of Old Rutledge Pk., southeast side of Rutledge Pk.			
Other Parcel Info.:				
Tax ID Number:	60 136	Jurisdiction:	County	
Size of Tract:	21.6 acres			
Accessibility:	Access is via Rutledge Pk., a four lane ,median divided, major arterial street.			

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION					
Existing Land Use:	Contractors storage yard and vacant land				
Surrounding Land Use:					
Proposed Use:	Automobile wrecking, junk and salvage yard		Density: NA		
Sector Plan:	Northeast County	Sector Plan Designation:	LI (Light Industrial) pending		
Growth Policy Plan:	Urban Growth Area				
Neighborhood Context:	The site is located in an area that has been developing for many years as a location for heavy commercial and industrial uses. The existing zoning pattern in the area will permit this type of development to continue for years to come.				

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

I (Industrial) pending

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

MPC recommended rezoning to I (Industrial) at the 1/12/06 meeting. This rezoning will be heard by the Knox County Commission on 2/27/06.

PLAN INFORMATION (where applicable)

Current Plan Category:

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:	Dan Kelly	
Staff Recomm. (Abbr.):	APPROVE the request for an automobile wrecking, junk and salvage yard as shown on the development plan subject to 7 conditions	
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance 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. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works 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. Meeting all applicable requirements of the Tenn. Dept. Of Transportation including but no limited to obtaining a street connection permit Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation Approval of the rezoning of this site to I (Industrial) by the Knox County Commission 	
Comments:	This is a request for an automobile wrecking and salvage yard. The site was recommended for rezoning to I (Industrial) by MPC at its January 12, 2006 meeting. The Knox County Commission will act on the rezoning of this site at its February 27, 2006 meeting. The Knox County Zoning Ordinance permits an auto salvage yard as a use on review in an I (Industrial) zone. The Zoning Ordinance requires the site for an auto salvage yard be a minimum of 300' from any residentially zoned area. The nearest residentially zoned area is over 500' from this site. Secondly, the Zoning Ordinance requires that an opaque fence be constructed around the portion of the site where junk autos will be placed on the site. The development plan depicts the required fencing.	
	The site is located on Rutledge Pk. The area has been in the process of developing with heavy commercial uses for many years. Many businesses are in place that require outdoor storage of equipment and materials. Much of the area is zoned CA or CB commercial or I industrial. The staff believes the proposed use would be in character with the other uses in the area and will have no negative impact on the surrounding development.	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE	
	 Public water and sewer utilities are available in the area to serve this site. Rutledge Pk. Will be adequate to serve this site. The proposed auto salvage yard is compatible with the scale and intensity of the surrounding development and zoning pattern. 	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE	
	 The proposal meets all requirements of the I (Industrial) zoning district as well as the general criteria for approval of a use on review. The proposed auto salvage yard is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and 	

	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				
	 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. 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:	 Meeting all applicable requirements of the Knox County Zoning Ordinance 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. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works 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. Meeting all applicable requirements of the Tenn. Dept. Of Transportation including but no limited to obtaining a street connection permit Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation 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?:				
	LEGIS	LATIVE ACTION AND DI	SPOSITION		
Legislative Body:	Knoxville Board of Zoning Appeals				
Date of Legislative Action:	Date of Legislative Action, Second Reading:				

Date of Legislative Action:Date of Legislative Action, Second ReadinOrdinance 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: