

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH COUNTY SECTOR PLAN AMENDMENT

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

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File Number: 3-A-13-SP **Related File Number:** 3-D-13-RZ
Application Filed: 1/24/2013 **Date of Revision:**
Applicant: BROWDER METAL RECYCLING

PROPERTY INFORMATION

General Location: East end of Valgro Rd., east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 27301 OTHER: PORTION OF 138-274 (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 5.01 acres
Accessibility: Access is via Valgro Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Manufacturing facility
Surrounding Land Use:
Proposed Use: Recycling facility **Density:**
Sector Plan: South County **Sector Plan Designation:** LI & Ag/RR
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located within an area at the east end of Valgro Rd., developed with industrial businesses under LI, A and CB zoning.

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

Street: 8905 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial) & A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)
Requested Plan Category: HI (Heavy Industrial) & SLPA (Slope Protection Area)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #3-A-13-SP, amending the South County Sector Plan to BP (Business Park) Type 1 & SLPA and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.) (App requested HI.)

Staff Recomm. (Full):

The subject property, as well as the surrounding area, is currently developed with various businesses of a light industrial nature. Establishment of this site for business park uses will bring the sector plan into consistency with existing uses.

Comments:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to Valgro Rd. The street is currently paved at a width of about 15-16 feet serves traffic leading east from Sevierville Pike entering the businesses in this isolated area. If the accompanying rezoning request is approved for EC zoning, the MPC and Knox County Engineering staff could recommend that necessary improvements be made to Valgro Rd. to support the traffic that will be generated by this proposed development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan does not recognize the various business uses located in this area. It calls for agricultural and rural residential uses on property that is currently developed with light industrial businesses. This is consistent with the Growth Plan designation of Rural Area on the site. However, the Growth Plan allows consideration of EC zoning in the Rural Area, if appropriate for the particular site and if consistent with the sector plan, as is recommended.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

This area of light industrial businesses has been established for many years, despite the fact that many of the properties are not zoned properly for those uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The site is developed with long-standing light industrial businesses. Bringing those uses into consistency warrants reconsideration of the plan proposal.

Action:

Approved

Meeting Date: 4/11/2013

Details of Action:

Summary of Action:

ADOPT RESOLUTION #3-A-13-SP, amending the South County Sector Plan to BP (Business Park) Type 1 & SLPA (Slope Protection Area) and recommend the Knox County Commission approve the amendment, to make it operative.

Date of Approval:

4/11/2013

Date of Denial:

Postponements: 3/14/13

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 5/28/2013

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: