CASE SUMMARY **APPLICATION TYPE: USE ON REVIEW** METROPOLITAN PLANNING ΟΜΜΙSSΙΟΝ Ν Ν 6-H-11-UR File Number: **Related File Number:** Suite 403 • City County Building 400 Main Street Date of Revision: 4/25/2011 **Application Filed:** Knoxville, Tennessee 37902 865•215•2500 WESTERN SCRAP METAL CORPORATION **Applicant:** FAX•215•2068 www•knoxmpc•org **PROPERTY INFORMATION General Location:** Southwest side of Western Ave., northwest side of Tennessee Ave.

Size of Tract:	3.326 acres					
Accessibility:	Access is via Western Ave., a major arteriall street with a 23' pavement width within a 50' right-of-way, and Tennessee Ave., a local street with a 16' pavement width within a 20' right-of-way					
GENERAL LAND USE INFORMATION						
Existing Land Use:	Former Waste Management, Inc. recycling facility					
Surrounding Land Use:						
Proposed Use:	Scrap metal processing/recycling facility		Density:			
Sector Plan:	Central City	Sector Plan Designation:	LI & STPA (HI - One Year Plan)			
Growth Policy Plan:	Urban Growth Area (Inside City Limits)					
Neighborhood Context:	The site is located at the southwestern end of an industrial area extending from Western Ave northeast to the old Coster Shop rail yard. A residential neighborhood is located to the southeast.		ast			

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

2552 Western Ave

94 A J 6, 7, 8, 9 & 10

Street:

Other Parcel Info.:

Tax ID Number:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 I-4 (Heavy Industrial)

 Former Zoning:
 Requested Zoning:

 Previous Requests:
 Former Zoning:

 Extension of Zone:
 Property rezoned to I-4 (Heavy Industrial) in May, 1991.

 PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

Jurisdiction:

City

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:	Tom Brechko
Staff Recomm. (Abbr.):	APPROVE the phased development plans for a scrap metal processing/recycling facility in the I-4 (Heavy Industrial) district, subject to 7 conditions:
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Health Department. Revising the site plan to include a "Type A" landscape screen along the southern property lines from the southwest corner of the site east to the access drive onto Tennessee Ave. Installation of required landscaping as shown on the revised development plan prior to the operation of the outdoor ferrous metal materials storage area. Outdoor storage shall be restricted to the "ferrous metal materials storage area" as designated on the approved development plan. Installation of the screening identified in Article 5, Section 3.F.5. of the Knoxville Zoning Ordinance for the outdoor storage area. Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all requirements of the Knoxville Zoning Ordinance.
	4 zoning district.
Comments:	The applicant is proposing to use this 3.326 acre property as a scrap metal processing/recycling facility. The site was the former location of the Waste Management Inc. of Tennessee recycling center that had received a use on review approval on August 8, 1991 and was in operation through 2010.
	The proposed facility will utilize the two existing access drives onto Western Ave. and the one access to Tennessee Ave. The existing building on the site will be used for the storage and processing of non-ferrous materials such as copper, brass, aluminum, stainless steel and nickel alloys. Ferrous metals such as steel, iron, household goods and oversized materials will be placed outside in the area designated on the development plan as the "Ferrous metal materials storage area". The applicant has identified in their attached narrative that the ferrous materials will be turned over quickly and sold to local steel mills.
	The applicant has submitted two development plans to address the use of the site under existing access conditions and following the Western Avenue widening and realignment project (see attachments).
	Since this facility is being considered as a use on review under the use category of "processing or storing of junk, waste, discarded or salvaged materials" it is subject to the development standards for automobile wrecking and junk yards under Article 5, Section 3.F.5. These standards are to be used as a guide in evaluating whether the proposed land use has properly minimized their objectionable characteristics. The two main standards to be considered are the location of the use in relation to established residential districts and screening. With the recommended conditions, staff feels that the objectionable characteristics of the proposed use are minimized as identified below.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	 The proposed facility will have minimal impact on local services since all utilities are in place to serve this site. While the outdoor storage area is less than 300 feet from the existing residential zoning district located to the southeast (approximately 100'), with the restriction of outdoor storage to that one area and with the addition of the "Type A" landscape screening the objectionable characteristics of the use should be greatly minimized reducing the impact on adjoining property. The proposed facility has been designed to function before and after the Western Avenue widening

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and realignment project.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed facility with the recommended conditions meets the standards for development within
the I-4 (Heavy Industrial) zoning district, as well as all other requirements of the Zoning Ordinance.
2. With the recommended conditions, the proposed development is consistent with the general
standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes light industrial uses for the site which is consistent with the proposed use. The Knoxville One Year Plan designates this property for heavy industrial uses which is also consistent with the proposed use. 2. The site is located Urban Growth Area (within the City Limits of Knoxville) on the Knoxville-Knox County-Farragut Growth Policy Plan map. Approved Meeting Date: 6/9/2011 **Details of Action:** APPROVE the phased development plans for a scrap metal processing/recycling facility in the I-4 Summary of Action: (Heavy Industrial) district, subject to 7 conditions: 6/9/2011 Date of Approval: Date of Denial: **Postponements:**

Withdrawn prior to publication?:
Action Appealed?:

Date of Withdrawal:

Action:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
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: