

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):

1. Meeting all applicable requirements of the Knox County Health Department.
2. 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.
3. Installation of required landscaping as shown on the revised development plan prior to the operation of the outdoor ferrous metal materials storage area.
4. Outdoor storage shall be restricted to the "ferrous metal materials storage area" as designated on the approved development plan.
5. Installation of the screening identified in Article 5, Section 3.F.5. of the Knoxville Zoning Ordinance for the outdoor storage area.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all requirements of the Knoxville Zoning Ordinance.

With the above conditions, this request meets all requirements for approval of a use on review in the I-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

1. The proposed facility will have minimal impact on local services since all utilities are in place to serve this site.
2. 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.
3. The proposed facility has been designed to function before and after the Western Avenue widening

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.

Action: Approved **Meeting Date:** 6/9/2011

Details of Action:

Summary of Action: APPROVE the phased development plans for a scrap metal processing/recycling facility in the I-4 (Heavy Industrial) district, subject to 7 conditions:

Date of Approval: 6/9/2011 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

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:**