

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 7-B-08-PA **Related File Number:** 7-F-08-RZ  
**Application Filed:** 6/2/2008 **Date of Revision:**  
**Applicant:** GERDAU AMERISTEEL

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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** East side Mynderse Ave., north of Western Ave., northwest side Tennessee Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 A A 001.01,022,024&027 OTHER: 094AA010 (PA ONL **Jurisdiction:** City  
**Size of Tract:** 15 acres  
**Accessibility:** Primary access to the site is from Tennessee Ave., a minor collector street with 37' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Steel foundry  
**Surrounding Land Use:**  
**Proposed Use:** Steel foundry **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** LI and PPOS  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with business and industrial uses under I-3 and I-4 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial) and I-3 / IH-1 (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** I-4 (Heavy Industrial) and I-4 / IH-1 (Infill Housing Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of HI designation and I-4 zoning from the east  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LI (Light Industrial), P (Public Institution) and MDR (Medium Density Residential)  
**Requested Plan Category:** HI (Heavy Industrial)

**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.):

APPROVE HI (Heavy Industrial) One Year Plan designation.

Staff Recomm. (Full):

Heavy industrial uses are compatible with surrounding development and zoning. It is an extension of the HI designation from the east where Gerdau Ameristeel's primary facility is located.

Effective as of June 13, 2008, certain provisions of Title 13, Chapter 3 of Tenn. Code Ann. Were amended by Public Chapter No. 1150. Specifically, T.C.A. 13-3-303 has been amended to require thirty (30) day publication notice prior to the adoption of any amendment to the General Plan. This request was previously acted upon by MPC after the effective date of the new rule, and without the required thirty (30) day publication notice. As a result, the previous actions by MPC are not valid. To rectify this situation, this plan amendment and rezoning request has been readvertised consistent with the 30 day requirement for ratification and reconfirmation of the previous MPC action on 7/10/2008 and City Council actions on 8/12/2008 and 8/26/2008.

Comments:

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

resolution #7-B-08-PA amending the One Year Plan to HI (Heavy Industrial) (See Exhibit A),

Date of MPC Approval:

11/13/2008

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:

8/26/2008

Date of Legislative Action, Second Reading: 12/2/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved  
(Emergency)

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: