

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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: 7-C-08-PA **Related File Number:** 7-G-08-RZ
Application Filed: 6/2/2008 **Date of Revision:**
Applicant: GERDAU AMERISTEEL

PROPERTY INFORMATION

General Location: Northwest side Louisiana Ave., southwest side Sherman St., northeast side Badgett Dr.
Other Parcel Info.:
Tax ID Number: 81 P P 016, 023-026 **Jurisdiction:** City
Size of Tract: 2.5 acres
Accessibility: Current access to this site is from Louisiana Ave., a local street with 26' of pavement width within 50' of right of way, or Sherman St., a local street with 23' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings
Surrounding Land Use:
Proposed Use: Steel foundry expansion **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: To the north and west of this site are residential uses, zoned R-1A and R-2. To the south is the large Gerdau Ameristeel property, where a steel foundry operates under 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: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of HI designation and I-4 zoning from the southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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 at this location are a logical extension of development and zoning from the southeast.

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-C-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: