



## **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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a metal salvage yard at this location as shown on the site plan subject to 11 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Installing a ten foot high opaque fence around the entire site
4. Using existing on site vegetation supplemented by additional landscaping to create a Type "A" landscape screen along the entire northern boundary of the site
5. All landscaping shown on the site plan or otherwise required by the approval of this request must be installed 90 days after the applicant takes control of the operation
6. The existing pile of scrap metal is to be removed and the new containers as shown on the site plan are to be in place within 60 days after the applicant takes over control of the operation
7. Limiting the height of any metal scrap storage or processing pile(s) such that they will not exceed the height of the boundary fencing
8. The business being conducted as stated in the "Draft Plan of Operations" that was submitted with this request
9. Approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority
10. Approval of the rezoning of this site to I (Industrial) by the Knox County Commission (6-A-11-SP & 6-B-11-RZ)
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to the applicant commencing operations at this site

With the conditions noted, this plan meets the requirements for approval in the I (Industrial) zone and the other criteria for approval of a use on review

Comments:

MPC recommended approval of the rezoning this site to I (Industrial / TO Technology Overlay) at its July 14, 2011 meeting. The plan amendment and rezoning request have been forwarded to the Knox County Commission and will be considered on August 22, 2011. At the time these matters were considered by MPC, the majority of the discussion centered around the visual impact and the noise created by the existing scrap metal operation. In response to the discussion at the MPC meeting the applicant is proposing operational changes that will lessen the impact of the salvage yard.

They propose to operate this facility as collection center with a very limited amount of processing to occur at this location. The scrap material that comes to this site will be placed in containers and hauled to this applicant's processing facility in the Forks of the River Industrial Park. The hours of operation of this business will be limited and no Sunday operation will be permitted. Fencing and landscaping will be improved to decrease the visual impact of the operation and to lessen the amount of noise leaving the site.

A few houses are located in close proximity to the site along Starkey Ln. The remainder of the Cogdill Rd. / Lexington Dr. area can best be described as a mixed use area containing offices, warehousing, business service and light industrial activities. Many of the existing businesses in the area require extensive amounts of outdoor storage. There is no consistent architectural or land development theme in the area. With conditions proposed, the staff believes the proposed use is compatible with the existing development found in the area.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed business will have no additional impact on local services. Water, sewer service and electrical service are provided to the site.

2. Access will be from Cogdill Rd. which is a classified street with adequate capacity to accommodate this operation
3. Vegetative buffers and (or) fencing will be put in place between this project and adjoining properties.
4. The proposed metal scrap yard is consistent in use with the other development in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed business meets the standards for development within the I (Industrial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed metal scrap yard business is consistent with the general standards for uses permitted on review:
  - A. The proposed business is consistent with the adopted plans and policies of the General Plan and Sector Plan.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed business complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed business is compatible in use and intensity with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan if amended identify this property for heavy industrial use. The proposed I (Industrial) zoning will be consistent with the Sector Plan.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Board of Zoning Appeals (BZA) or Knox County Chancery Court, as appropriate. The date of the Knox County BZA appeal hearing will depend on when the appeal application is filed.

**Action:** Approved **Meeting Date:** 8/11/2011

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
  2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
  3. Installing a ten foot high opaque fence around the entire site
  4. Using existing on site vegetation supplemented by additional landscaping to create a Type "A" landscape screen along the entire northern boundary of the site
  5. All landscaping shown on the site plan or otherwise required by the approval of this request must be installed 90 days after the applicant takes control of the operation
  6. The existing pile of scrap metal is to be removed and the new containers as shown on the site plan are to be in place within 60 days after the applicant takes over control of the operation
  7. Limiting the height of any metal scrap storage or processing pile(s) such that they will not exceed the height of the boundary fencing
  8. The business being conducted as stated in the "Draft Plan of Operations" that was submitted with this request
  9. Approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority
  10. Approval of the rezoning of this site to I (Industrial) by the Knox County Commission (6-A-11-SP & 6-B-11-RZ)
  11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to the applicant commencing operations at this site

With the conditions noted, this plan meets the requirements for approval in the I (Industrial) zone and the other criteria for approval of a use on review

**Summary of Action:** APPROVE the request for a metal salvage yard at this location as shown on the site plan subject to 11 conditions

**Date of Approval:** 8/11/2011 **Date of Denial:** **Postponements:** 7/14/2011

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville Board of Zoning Appeals

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**