CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 7-E-06-RZ Related File Number:

Application Filed: 5/15/2006 **Date of Revision:**

Applicant: PSC METALS

Owner:



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: Southeast side Maryville Pike, northeast of Joe Lewis Rd.

Other Parcel Info.:

Tax ID Number: 122 E E PART OF 00201 OTHER: PORTION ZONED I-3 A Jurisdiction: City

Size of Tract: 8.6 acres

Access is via Maryville Pike, a minor arterial street with 27' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Metal processing

Surrounding Land Use:

Proposed Use: Metal processing Density:

Sector Plan: South City Sector Plan Designation: HI

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with industrial uses under I-3 and I-4 zoning. There is a commercial business to

the south, zoned C-1.

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

Street: 1202 Maryville Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial) and C-1 (Neighborhood Commercial)

Former Zoning:

Requested Zoning: I-4 (Heavy Industrial)

Previous Requests: None noted

Extension of Zone: Yes, extension of I-4 from the northeast

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 01:58 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 I-4 (Heavy Industrial) zoning.

Staff Recomm. (Full): I-4 is a logical extension of zoning from the north, which will allow the existing metal processing

business to the north to be expanded into the currently I-3 zoned area. The One Year Plan and Sector

Plan both propose heavy industrial uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. The proposal is a logical extension of I-4 zoning from adjacent property to the north.

3. A portion of this parcel is owned by the applicant and already zoned I-4. Approval of this request will allow expansion of the existing metal processing business into the currently I-3 zoned portion of the

parcel.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal would have a minimal impact on streets and no impact on schools.

3. The recommendation is compatible with surrounding development and will have a minimal impact on

the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes heavy industrial uses for the site, consistent with the

oroposal.

2. The South City Sector Plan proposes heavy industrial uses for this site, consistent with the proposal.

3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County

Growth Policy Plan map.

4. This request may lead to future requests for I-4 zoning on surrounding properties that are designated

for heavy industrial use.

MPC Action: Approved MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: I-4 (Heavy Industrial)

Date of MPC Approval: 7/13/2006 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: 8/15/2006 Date of Legislative Action, Second Reading: 8/29/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

1/31/2007 01:58 PM Page 2 of 3

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Date	U I	ьсч	1316	4 L I V S	- ^	NNC	aı.

Effective Date of Ordinance:

1/31/2007 01:58 PM Page 3 of 3