# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 7-F-08-RZ Related File Number: 7-B-08-PA

**Application Filed:** 6/2/2008 **Date of Revision:** 

Applicant: GERDAU AMERISTEEL



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### 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:

### **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:** 

#### 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:

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Comments:

#### 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) and I-4 / IH-1 (Infill Housing Overlay) zoning.

Staff Recomm. (Full): I-4 zoning is a logical extension of zoning from the east and is compatible with surrounding

development.

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.

The applicant is requesting that all property owned in the area by Gerdau Ameristeel, as well as the adjacent Towe Ironworks property, be rezoned to I-4 in order to bring the zoning into compliance with current upone as well as allow for future expension of operations.

current usage as well as allow for future expansion of operations.

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The recommendation is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. The proposal is an extension of zoning and plan designation from the east, and will establish a zoning that is more consistent with the current operations occurring on site. It will also permit possible future expansion of Gerdau Ameristeel operations onto this site in full compliance with the zoning code.
- 3. Heavy industrial development and zoning exists on the primary facility of Gerdau Ameristeel to the east of this site.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal will have no impact on schools. The traffic impact will be minimal as the company has been operating for many years at this location and is requesting only a minor upgrade of zoning from I-3 to I-4.
- 3. The recommendation is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended plan amendment to heavy industrial, the proposed I-4 zoning would be consistent with the One Year Plan.
- 2. This site is located within the Urban Growth Area (inside City Limits of Knoxville) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may lead to future plan amendment and rezoning requests for heavy industrial zoning in the immediate area on properties currently shown for light industrial and zoned I-3, if the need arises.

MPC Action: Approved MPC Meeting Date: 11/13/2008

**Details of MPC action:** 

Summary of MPC action: I-4 (Heavy Industrial) and I-4 / IH-1 (Heavy Industrial/Infill Housing Overlay)

Date of MPC Approval: 11/13/2008 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

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## 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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