

CASE SUMMARY

APPLICATION TYPE: REZONING

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-G-08-RZ **Related File Number:** 7-C-08-PA
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:

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay) zoning, subject to 2 conditions:

Staff Recomm. (Full): Gerdau Ameristeel owns all of the subject parcels and has demolished the dwellings that were previously located there. They intend to expand their operations into this area. They have also requested a street closure (7-B-08-SC) of Louisiana Ave. between Sherman St. and its terminus, which lies between this site and the current Gerdau Ameristeel campus. A portion of the alley to the northwest of this site has also been requested for closure (7-A-08-AC). The remainder of the alley is proposed to be extended and turned to the north to connect with Connecticut Ave.

With the recommended conditions below, in addition to the I-4 required minimum 75 foot building setback adjacent to residential, I-4 zoning is compatible with surrounding development and zoning. It is also an extension of I-4 from the southeast.

1. No vehicular access to I-4 zoned property from either Sherman St. or Louisiana Ave. (if not closed with 7-B-08-SC application).
2. A minimum 50 feet wide easement must be established along the entire northwestern property line in order to provide for future greenway location, as requested by the City of Knoxville .

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:

Gerdau Ameristeel owns all of the subject parcels and has demolished the dwellings that were previously located there. They intend to expand their operations into this area. They have also requested a street closure (7-B-08-SC) of Louisiana Ave. between Sherman St. and its terminus, which lies between this site and the current Gerdau Ameristeel campus. A portion of the alley to the northwest of this site has also been requested for closure (7-A-08-AC). The remainder of the alley is proposed to be extended and turned to the north to connect with Connecticut Ave.

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 southeast. It will permit future expansion of Gerdau Ameristeel operations onto this site.
3. Heavy industrial development and zoning exists on the primary facility of Gerdau Ameristeel to the southeast of this site.
4. The first recommended condition will ensure that no truck traffic serving the industrial development will be added to these local residential streets. The second condition will provide an area for future location of a greenway, as requested by the City of Knoxville, as well as provide a buffer area between the industrial site and the neighborhood.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities 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. With the recommended condition regarding access, no new traffic will be added to either Louisiana Ave., or Sherman St., through the residential neighborhood.
3. With the added conditions, 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, if Gerdau Ameristeel obtains ownership of additional residential properties for future expansion. Such requests should be considered on their own merits as they relate to impact on the surrounding zoning and land use pattern.

MPC Action: Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: I-4 (k) (Heavy Industrial) / IH-1 (Infill Housing Overlay) subject to 2 conditions

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: