

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 9-B-22-SU **Related File Number:**
Application Filed: 7/25/2022 **Date of Revision:**
Applicant: TENNESSEE AUTO SALVAGE & RECYCLING, INC.

PROPERTY INFORMATION

General Location: Southeast side of Rutledge Pike, east of N Burns Road
Other Parcel Info.:
Tax ID Number: 71 H B 003 **Jurisdiction:** City
Size of Tract: 3.09 acres
Accessibility: Access is via Rutledge Pike, a four lane major arterial with a pavement width of 45-ft within a right-of-way of 112-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Rural Residential
Surrounding Land Use:
Proposed Use: Auto & salvage yard **Density:**
Sector Plan: East City **Sector Plan Designation:** HI (Heavy Industrial) and HP (Hillside Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This is primarily an industrial corridor along Rutledge Pike, adjacent to the I-40 interstate with some single family homes along Old State Road.

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

Street: 4912 RUTLEDGE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-H (Heavy Industrial) and HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 4-X-22-RZ: I-G to I-H

PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial), LI (Light Industrial), HP (Hillside and Ridgetop Protection)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the request for a salvage yard in the I-H zoning district with HP Overlay zoning, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting the requirements of principal use standards for salvage yards (Article 9.3.Z) of the City of Knoxville Zoning Ordinance.
2. Installation of landscaping per the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Tennessee Department of Transportation.
5. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
6. Meeting all the application requirements of the City of Knoxville Plans Review and Inspections Department.

With the conditions noted above, this request meets the requirements of I-H zoning, the principal use standards for a salvage yard, and other criteria for approval of a special use.

Comments:

This proposal is for a special use review of an expansion of existing salvage yard operations onto 4912 Rutledge Pike from the adjacent property to the east at 5000 Rutledge Pike. The plan demonstrates a 30-ft wide curb cut onto Rutledge Pike. An existing primary 40-ft wide access onto Rutledge Pike is on the adjacent property where existing salvage yard operations are located. Parking for the salvage yard facility is shown on the adjacent parcel at 5000 Rutledge Pike.

A weigh station into and out of the site are shown as part of the access at 4912 Rutledge Pike. Areas for ferrous metal storage, non-ferrous metal storage and a dismantle and crusher area are also shown, as is a fence that is at least 8 to 12-feet in height surrounding the expanded operations. The applicant is proposing to also retain an existing building on 4912 Rutledge Pike. The site plan shows two new warehouses located on 5000 Rutledge Pike that are not included as part of this special use review.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Sector Plan designation for this parcel is HI (Heavy Industrial), which are typically existing industrial areas within one mile of an interstate interchange with access via major collector or arterial streets. This property is located along a major arterial within 1/2 mile of an interchange with I-40.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The I-G zoning district is intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in the I-H District may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

B. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

C. The lot is in the HP (Hillside Protection Overlay) zone and the applicant is demonstrating land disturbance of 0.44 acres of the 2.33 acres within the HP Overlay zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This is an older industrial corridor along Rutledge Pike and this site is surrounded by industrial uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed expansion of the salvage yard will not significantly injure the value of adjacent property or detract from the immediate environment, the adjacent properties all consist of industrial businesses and activities as well.

B. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed drive-through facility is along an industrial corridor and does not have direct access connecting to residential areas.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are existing sinkholes on the subject property as demonstrated on the site plan, expansion of the salvage yard will require review and compliance with the Stormwater Ordinance under Chapter 22.5 of the Code of Ordinances by the Knoxville Department of Engineering.

Action: Approved **Meeting Date:** 9/8/2022

Details of Action:

Summary of Action: Approve the request for a salvage yard in the I-H zoning district with HP Overlay zoning, subject to 6 conditions.

Date of Approval: 9/8/2022 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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

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

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**