

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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400 Main Street  
Knoxville, Tennessee 37902  
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w w w • k n o x m p c • o r g

File Number: 9-F-13-UR                      Related File Number:  
Application Filed: 7/29/2013              Date of Revision:  
Applicant: BROWDER METALS, LLC

## PROPERTY INFORMATION

General Location: Northeast end of Valgro Rd., east of Sevierville Pike.  
Other Parcel Info.:  
Tax ID Number: 138 273.01, 274.03 & OTHER: PART OF 274                      Jurisdiction: County  
Size of Tract: 5.1 acres  
Accessibility: Access is via Valgro Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Former boat repair  
Surrounding Land Use:  
Proposed Use: Metal Recycling Operation                      Density:  
Sector Plan: South County                      Sector Plan Designation: BP-1  
Growth Policy Plan: Rural Area  
Neighborhood Context: This site is located within an area at the east end of Valgro Rd., developed with industrial businesses under LI, A and CB zoning.

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

Street: 8905 Valgro Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: EC (Employment Center)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: Property rezoned to EC (Employment Center) by Knox County Commission on May 28, 2013

## 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a scrap metal processing/recycling facility, subject to 6 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
  2. Providing a traffic plan that shows the turning templates applied for truck and emergency vehicle access through the site subject to approval by the Knox County Department of Engineering and Public Works and the Knox County Fire Marshal.
  3. Submitting a revised development plan that shows the connection of the proposed driveway along the south side of the building to the existing driveway on the east end and showing only existing street/driveway conditions (off-site) at the entrance to the property on the west side.
  4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  5. Meeting all requirements of the Knox County Zoning Ordinance.
  6. The site is not approved for the storage of vehicles for automobile or truck salvage.

With the above conditions, this request meets all requirements for approval of a use on review in the EC (Employment Center) zoning district.

**Comments:** The applicant is proposing to use this 5.1 acre site as a scrap metal processing/recycling facility. The site was the former location of a boat repair business. This area of light industrial businesses has been established for many years, despite the fact that many of the properties are not zoned properly for those uses.

The Planning Commission recommended approval of the rezoning of this property to EC (Employment Center) at their April 11, 2013 meeting (3-D-13-RZ & 3-A-13-SP). The Knox County Commission approved the rezoning on May 28, 2013. The Planning Commission approved a Similar Use Determination (4-A-13-OB) for Browder Metals Recycling on April 11, 2013 for a metals recycling business, including an automobile towing service, subject to the review of a development plan by the Planning Commission.

The applicant is proposing to utilize the former boat storage area for their main operations area for the recycling business. This area includes the employees and visitors parking lot, drive-up scales for weighing the materials, a shelter area for collecting and sorting the metals that are brought into the site and a containers/storage bins/hoppers area for storing the materials for pick up. The driveway to the recycling and storage area will be gated. The existing building on the site will be used for office space and storage of non-ferrous metals.

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

1. Public water is available to serve the site. Sanitary sewer is not currently available in the area, but could be extended, if necessary, to serve this site.
2. The proposal will have no impact on schools, and the traffic impact will depend on the type of uses that are proposed. The traffic impact should be minimal, as numerous businesses are already established in the immediate area.
3. The proposed use would be compatible with existing development in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed facility with the recommended conditions meets the standards for development within the EC (Employment Center) zoning district, as well as all other requirements of the Zoning Ordinance.
2. With the recommended conditions, the proposed development is consistent with the general

standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes BP (Business Park) Type 1 uses for the site which is consistent with the proposed use.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The EC zone was developed in 2003 to replace the LI and I zones for properties within the Rural Area on the Growth Policy Plan.

**Action:** Approved

**Meeting Date:** 9/12/2013

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a scrap metal processing/recycling facility, subject to 6 conditions:

**Date of Approval:** 9/12/2013

**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:**

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