



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 2-M-06-UR

AGENDA ITEM #: 82

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** PULL-A-PART, LLC

OWNER(S): JOSEPH GRISHAM
PULL-A-PART

TAX ID NUMBER: 60 136

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Old Rutledge Pk., southeast side of Rutledge Pk.

▶ **APPX. SIZE OF TRACT:** 21.6 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Rutledge Pk., a four lane ,median divided, major arterial street.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** I (Industrial) pending

▶ **EXISTING LAND USE:** Contractors storage yard and vacant land

▶ **PROPOSED USE:** Automobile wrecking, junk and salvage yard

DENSITY PROPOSED: NA

HISTORY OF ZONING: MPC recommended rezoning to I (Industrial) at the 1/12/06 meeting. This rezoning will be heard by the Knox County Commission on 2/27/06.

SURROUNDING LAND USE AND ZONING:
North: Rutledge Pk./ CB commercial
South: Norfolk Southern rail yard / I industrial
East: Business Park / I industrial
West: Heavy equipment sales & service / I industrial & CB commercial

NEIGHBORHOOD CONTEXT: The site is located in an area that has been developing for many years as a location for heavy commercial and industrial uses. The existing zoning pattern in the area will permit this type of development to continue for years to come.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an automobile wrecking, junk and salvage yard as shown on the development plan subject to 7 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Screening all areas where junk vehicles are prepared for sale, stored or displayed with an opaque fence, at least eight feet in height, as shown on the development plan. All fencing must be in place prior to any junk vehicles being brought to this site for any purpose.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to obtaining a grading permit prepare and submit a traffic impact study for review and approval by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation. The applicant will

- be financially responsible for all road improvements identified by the traffic study or the reviewing agencies.
5. Meeting all applicable requirements of the Tenn. Dept. Of Transportation including but no limited to obtaining a street connection permit
 6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
 7. Approval of the rezoning of this site to I (Industrial) by the Knox County Commission

COMMENTS:

This is a request for an automobile wrecking and salvage yard. The site was recommended for rezoning to I (Industrial) by MPC at its January 12, 2006 meeting. The Knox County Commission will act on the rezoning of this site at its February 27, 2006 meeting. The Knox County Zoning Ordinance permits an auto salvage yard as a use on review in an I (Industrial) zone. The Zoning Ordinance requires the site for an auto salvage yard be a minimum of 300' from any residentially zoned area. The nearest residentially zoned area is over 500' from this site. Secondly, the Zoning Ordinance requires that an opaque fence be constructed around the portion of the site where junk autos will be placed on the site. The development plan depicts the required fencing.

The site is located on Rutledge Pk. The area has been in the process of developing with heavy commercial uses for many years. Many businesses are in place that require outdoor storage of equipment and materials. Much of the area is zoned CA or CB commercial or I industrial. The staff believes the proposed use would be in character with the other uses in the area and will have no negative impact on the surrounding development.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Rutledge Pk. Will be adequate to serve this site.
3. The proposed auto salvage yard is compatible with the scale and intensity of the surrounding development and zoning pattern.

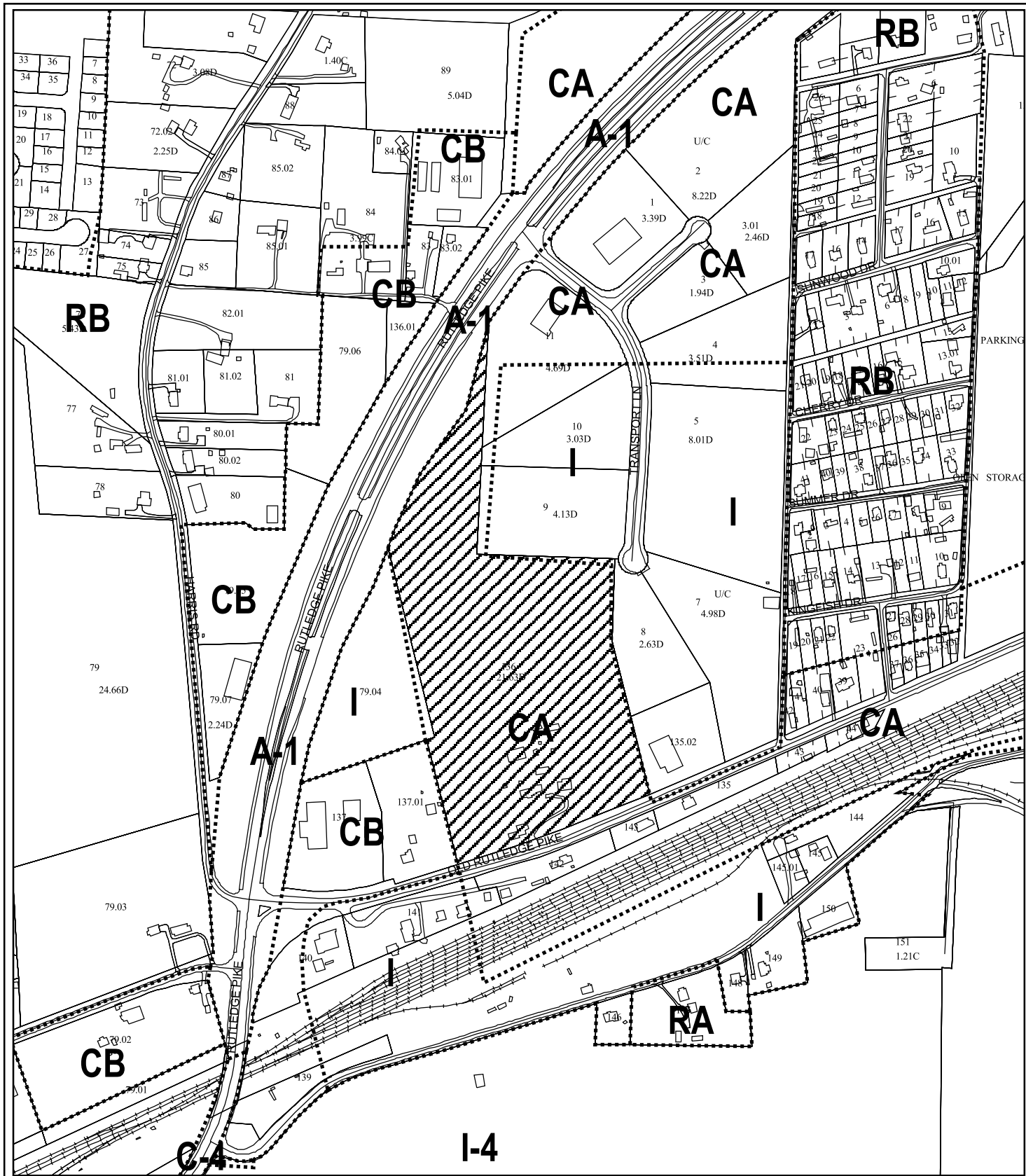
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal meets all requirements of the I (Industrial) zoning district as well as the general criteria for approval of a use on review.
2. The proposed auto salvage yard is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.


CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan currently proposes commercial uses for the site. A sector plan amendment will be considered by the Knox County Commission which will change the designation of this site LI (Light Industrial). The proposed use is consistent with the I (Industrial) zoning which is also pending before the Knox County Commission.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



2-M-06-UR
 USE ON REVIEW

 Automobile wrecking, junk and salvage yard in I (Industrial) pending

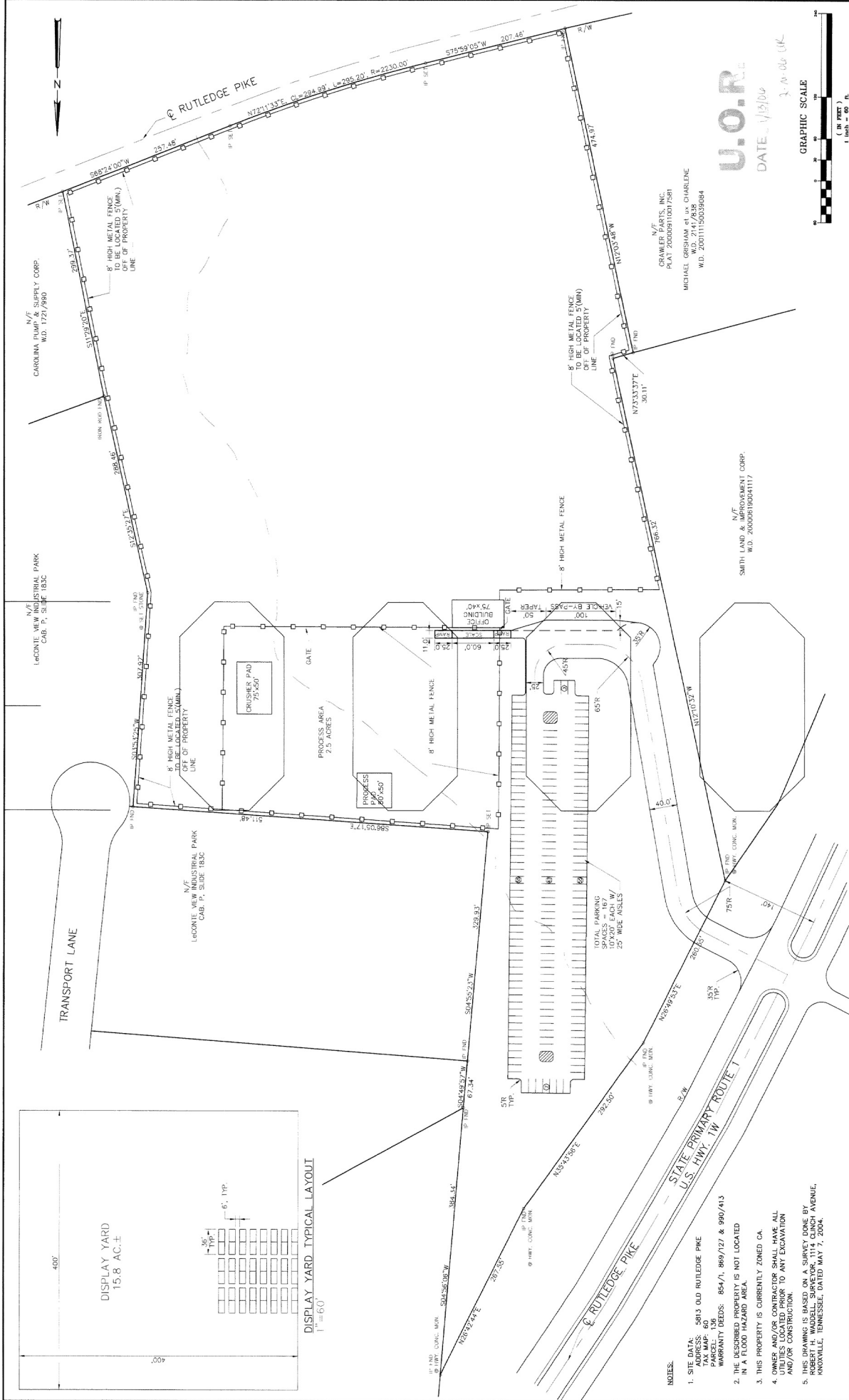
Original Print Date: 01/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Pull-A-Part, LLC

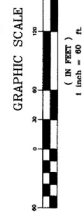
Map No: 60

Jurisdiction: County





U.O.R.
DATE: 1/15/06



CSAWERS PARTS, INC.
PLANT #2005050101/0501
MICHAEL GRISHAM ET AL CHARLENE
W.D. 20011150039084

SMITH LAND & IMPROVEMENT CORP.
W.D. 200505050411/11

| | |
|--|----------------------|
| 5813 OLD RUTLEDGE PIKE KNOX COUNTY, TENNESSEE | |
| CONCEPTUAL SITE PLAN | |
| DESIGNED: CWR | CHECKED: [Signature] |
| DRAWN: CWR | JOB NO. J08# |
| DATE: JANUARY 2006 | SCALE: 1"=60' |
| 1 OF 1 SHEET | |

NOT RELEASED FOR CONSTRUCTION

PULL-A-PART, LLC
USED AUTO PARTS
4473 TILLY MILL ROAD
ATLANTA, GEORGIA 30360
(404) 607-7000



| NO. | DATE | DESCRIPTION OF REVISION |
|-----|------|-------------------------|
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- NOTES:**
1. SITE DATA: 5813 OLD RUTLEDGE PIKE
ADDRESS: 5813 OLD RUTLEDGE PIKE
PARCEL: 158
WARRANTY DEEDS: 854/1, 869/127 & 990/413
 2. THE DESCRIBED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
 3. THIS PROPERTY IS CURRENTLY ZONED EA.
 4. OWNER AND/OR CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION.
 5. THIS DRAWING IS BASED ON A SURVEY DONE BY ROBERT H. WADDELL, SURVEYOR, 1114 CLING AVENUE, KNOXVILLE, TENNESSEE, DATED MAY 7, 2004.

