



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT

File #: 7-F-08-RZ  
7-B-08-PA

AGENDA #: 48d  
AGENDA DATE: 11/13/2008

APPLICANT: Gerdau Ameristeel

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LOCATION: East side Mynderse Ave., north of Western Ave.  
TRACT INFORMATION: 15 acres

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PRESENT PLAN DESIGNATION: LI (Light Industrial), P (Public Institutional) and MDR (Medium Density Residential)

PRESENT ZONING: I-3 (General Industrial) and I-3/IH-1 (Infill Housing Overlay)

PROPOSED PLAN DESIGNATION: HI (Heavy Industrial)

PROPOSED ZONING: I-4 (Heavy Industrial) and I-4/IH-1 (Infill Housing Overlay)

EXISTING LAND USE: Steel foundry

PROPOSED USE: Steel foundry

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DATE OF PREVIOUS MPC ACTION: 7/10/08

PREVIOUS MPC ACTION:

PLAN DESIGNATION: Approved HI (Heavy Industrial) Plan Designation

ZONING: Recommended I-4 (Heavy Industrial) and I-4/ IH-1 (Infill Housing Overlay) Zoning, as requested

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**COMMENTS:**

Effective as of June 13<sup>th</sup> of this year, 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. Previously, there was no statutory notice requirement, and the practice in Knoxville and Knox County has been to provide twelve (12) days publication notice, as is set forth in the MPC Administrative Rules and Procedures.

These requests were 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 readvertized consistent with the 30 day requirement for ratification and reconfirmation of the previous MPC action.

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE CITY OF KNOXVILLE ONE YEAR PLAN**

**WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

**WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

**WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

**WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Knoxville One Year Plan, consistent with the requirements of the General Plan; and

**WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and

**WHEREAS**, Gerdau Ameristeel, has submitted an application to amend the One Year Plan from LI, P, and MDR to HI (Heavy Industrial) for property described in the application; and

**WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Knoxville One Year Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

**WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on 7/10/08, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property as requested, and/or amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:**

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Knoxville One Year Plan, with its accompanying, staff report and map, file # 7-B-08-PA.

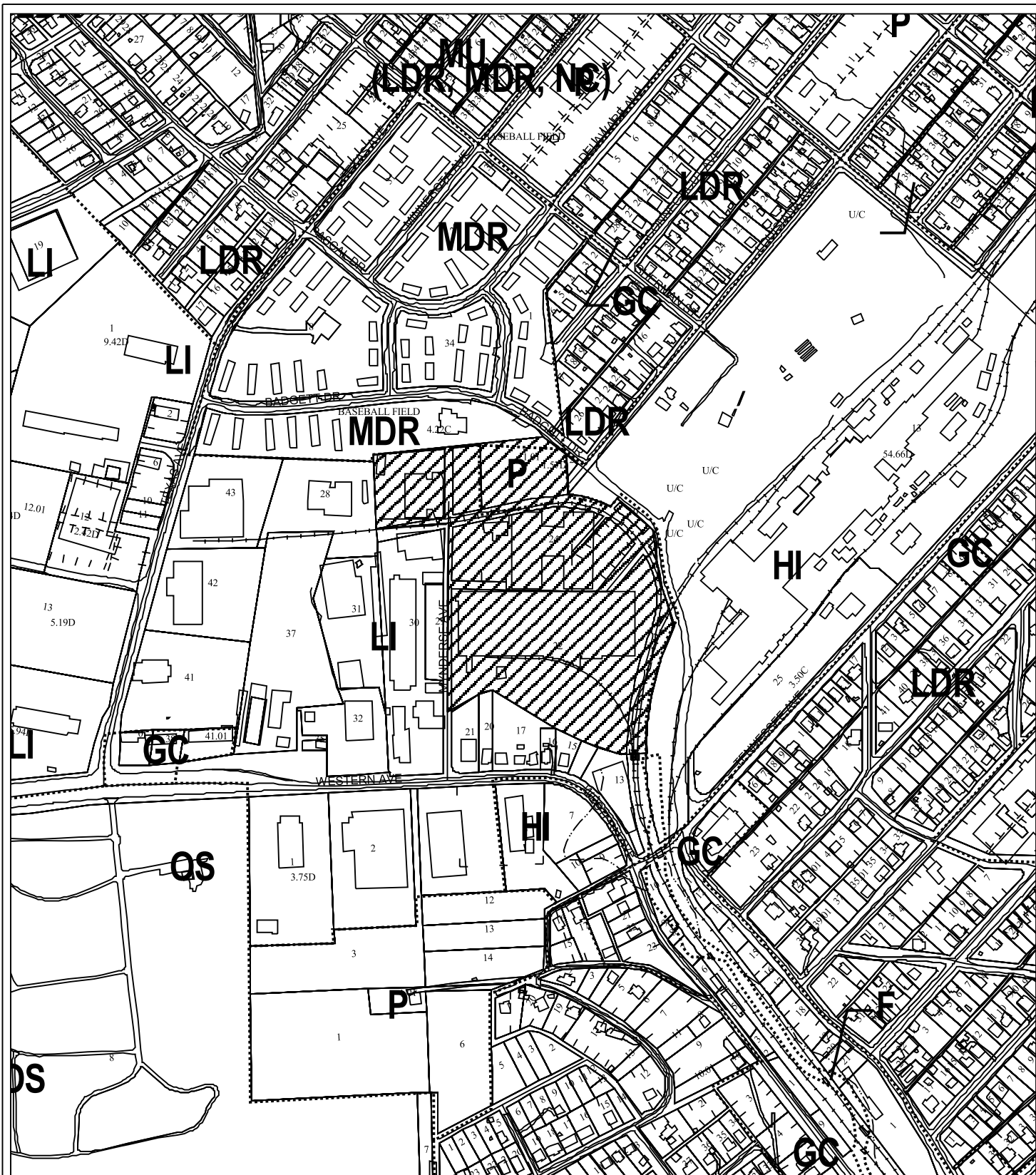
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



7-B-08-PA/7-F-08-RZ  
 PLAN AMENDMENT

Petitioner: Gerdau Ameristeel

Map No: 94

Jurisdiction: City

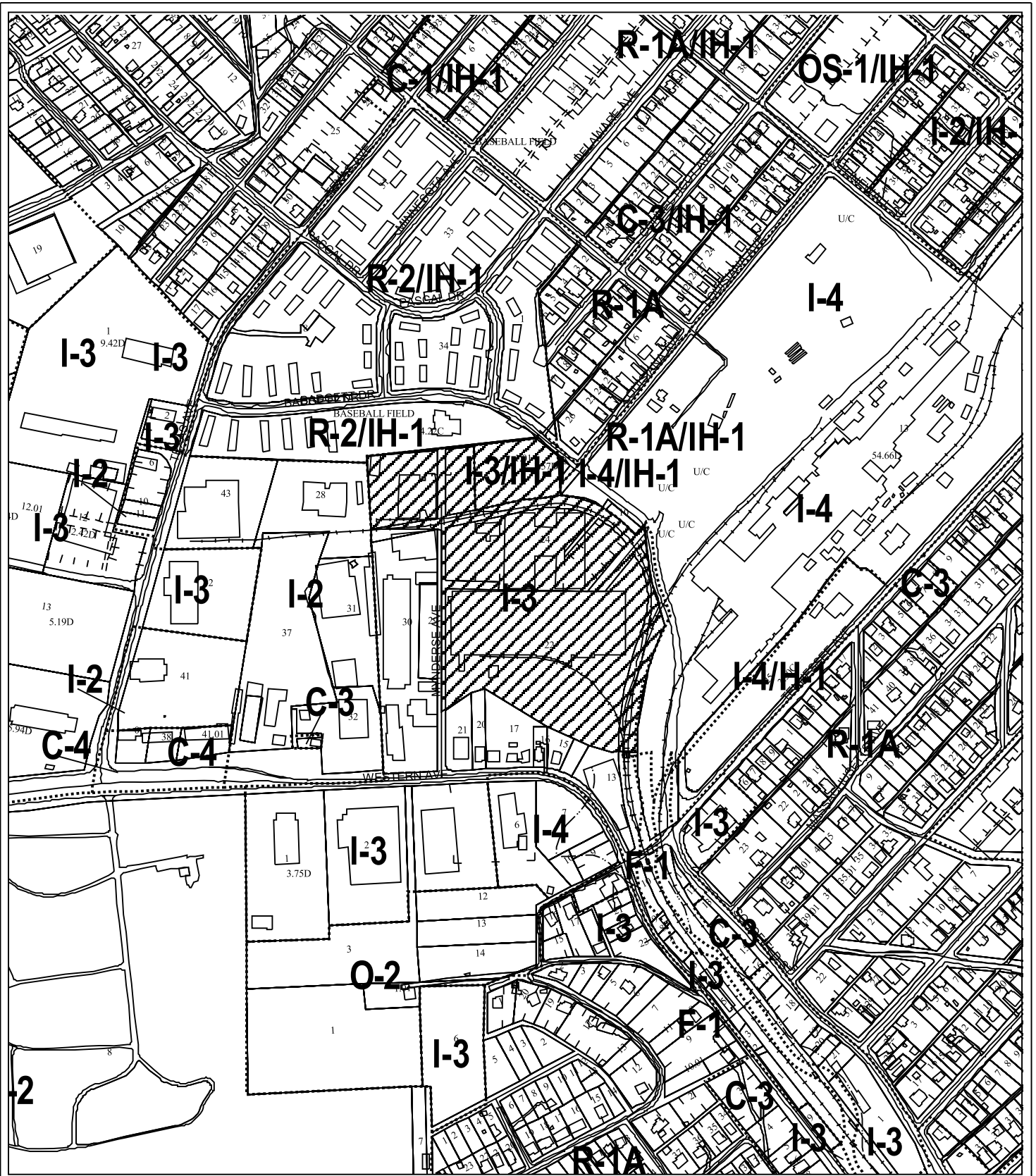


From: LI (Light Industrial), P (Public Institution) and  
 MDR (Medium Density Residential)

To: HI (Heavy Industrial)

Original Print Date: 06/18/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**7-F-08-RZ  
REZONING**



From: I-3 (General Industrial) and I-3 / IH-1 (Infill Housing Overlay)

To: I-4 (Heavy Industrial) and I-4 / IH-1 (Infill Housing Overlay)

Original Print Date: 06/30/08

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Gerda Ameristeel

Map No: 94

Jurisdiction: City

