

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

▶ **FILE #:** 7-D-11-UR **AGENDA ITEM #:** 32

POSTPONEMENT(S): 7/14/2011 **AGENDA DATE:** 8/11/2011

▶ **APPLICANT:** PSC METALS

OWNER(S): PSC Metals, Inc.

TAX ID NUMBER: 131 PT. 088

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Cogdill Rd., south of Starkey Ln.

▶ **APPX. SIZE OF TRACT:** 4.76 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cogdill Rd., a minor collector street with a pavement width of 26' within a 50' wide right-of-way

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** I (Industrial) pending & TO (Technology Overlay)

▶ **EXISTING LAND USE:** Metal salvage yard

▶ **PROPOSED USE:** Metal salvage yard

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Equipment storage / I industrial

South: Businesses / PC commercial

East: Truck terminal / PC-2 commercial

West: Warehousing / CB commercial

NEIGHBORHOOD CONTEXT: The area is developed with commercial, warehousing, trucking and light industrial uses in the CB, I, PC and PC-2 zones

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a metal salvage yard at this location as shown on the site plan subject to 11 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Installing a ten foot high opaque fence around the entire site
4. Using existing on site vegetation supplemented by additional landscaping to create a Type "A" landscape screen along the entire northern boundary of the site
5. All landscaping shown on the site plan or otherwise required by the approval of this request must be installed 90 days after the applicant takes control of the operation
6. The existing pile of scrap metal is to be removed and the new containers as shown on the site plan are to be in place within 60 days after the applicant takes over control of the operation

7. Limiting the height of any metal scrap storage or processing pile(s) such that they will not exceed the height of the boundary fencing
8. The business being conducted as stated in the "Draft Plan of Operations" that was submitted with this request
9. Approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority
10. Approval of the rezoning of this site to I (Industrial) by the Knox County Commission (6-A-11-SP & 6-B-11-RZ)
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to the applicant commencing operations at this site

With the conditions noted, this plan meets the requirements for approval in the I (Industrial) zone and the other criteria for approval of a use on review

**COMMENTS:**

MPC recommended approval of the rezoning this site to I (Industrial / TO Technology Overlay) at its July 14, 2011 meeting. The plan amendment and rezoning request have been forwarded to the Knox County Commission and will be considered on August 22, 2011. At the time these matters were considered by MPC, the majority of the discussion centered around the visual impact and the noise created by the existing scrap metal operation. In response to the discussion at the MPC meeting the applicant is proposing operational changes that will lessen the impact of the salvage yard.

They propose to operate this facility as collection center with a very limited amount of processing to occur at this location. The scrap material that comes to this site will be placed in containers and hauled to this applicant's processing facility in the Forks of the River Industrial Park. The hours of operation of this business will be limited and no Sunday operation will be permitted. Fencing and landscaping will be improved to decrease the visual impact of the operation and to lessen the amount of noise leaving the site.

A few houses are located in close proximity to the site along Starkey Ln. The remainder of the Cogdill Rd. / Lexington Dr. area can best be described as a mixed use area containing offices, warehousing, business service and light industrial activities. Many of the existing businesses in the area require extensive amounts of outdoor storage. There is no consistent architectural or land development theme in the area. With conditions proposed, the staff believes the proposed use is compatible with the existing development found in the area.

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

1. The proposed business will have no additional impact on local services. Water, sewer service and electrical service are provided to the site.
2. Access will be from Cogdill Rd. which is a classified street with adequate capacity to accommodate this operation
3. Vegetative buffers and (or) fencing will be put in place between this project and adjoining properties.
4. The proposed metal scrap yard is consistent in use with the other development in the area.

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

1. With the recommended conditions, the proposed business meets the standards for development within the I (Industrial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed metal scrap yard business is consistent with the general standards for uses permitted on review:
  - A. The proposed business is consistent with the adopted plans and policies of the General Plan and Sector Plan.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed business complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed business is compatible in use and intensity with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

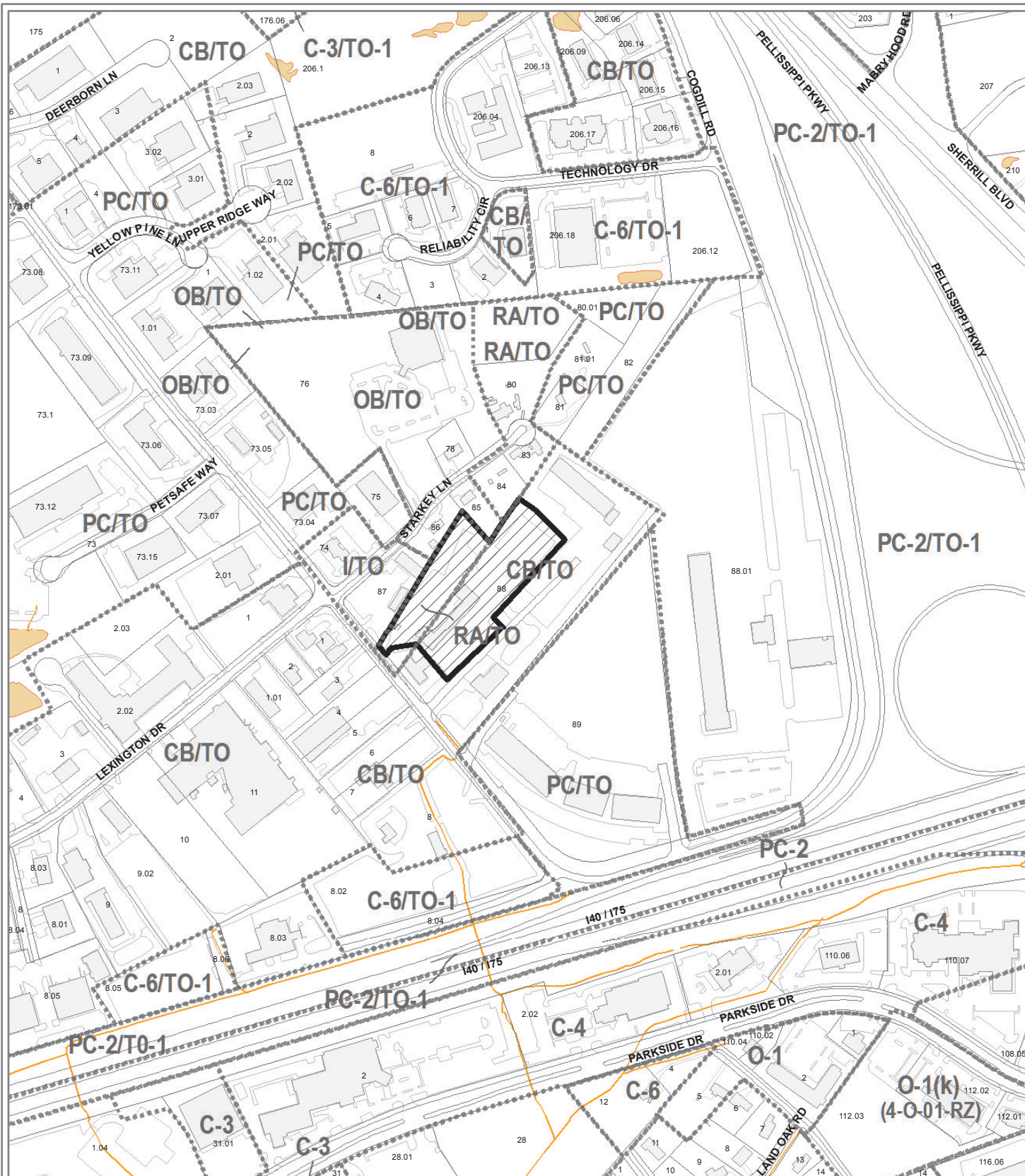
1. The Northwest County Sector Plan if amended identify this property for heavy industrial use. The proposed I (Industrial) zoning will be consistent with the Sector Plan.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Board of Zoning Appeals (BZA) or Knox County Chancery Court, as appropriate. The date of the Knox County BZA appeal hearing will depend on when the appeal application is filed.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**7-D-11-UR  
USE ON REVIEW**



Metal salvage yard in CB (Business and Manufacturing)/TO (Technology Overlay) & RA (Low Density Residential)/TO

Original Print Date: 6/22/2011  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: PSC Metals

Map No: 131  
 Jurisdiction: County





**PLANTING SPECIFICATIONS**

**GRADE OF WORK:** CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

**PLANTING:** CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION, PURCHASE, DELIVERY, AND PLANTING OF ALL PLANTS AND TREES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES.

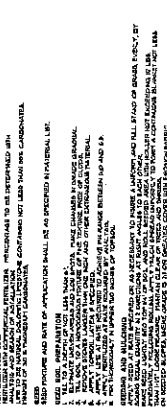
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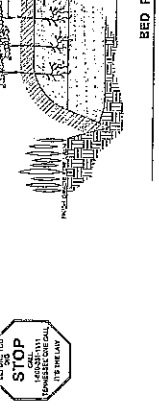
**PLANTING SCHEDULE**

PLANTING ITEM	QUANTITY	PLANT SPECIFICATION	PLANTING RATE
1. PLANTING ITEM	100	PLANT SPECIFICATION	PLANTING RATE
2. PLANTING ITEM	200	PLANT SPECIFICATION	PLANTING RATE
3. PLANTING ITEM	300	PLANT SPECIFICATION	PLANTING RATE
4. PLANTING ITEM	400	PLANT SPECIFICATION	PLANTING RATE
5. PLANTING ITEM	500	PLANT SPECIFICATION	PLANTING RATE
6. PLANTING ITEM	600	PLANT SPECIFICATION	PLANTING RATE
7. PLANTING ITEM	700	PLANT SPECIFICATION	PLANTING RATE
8. PLANTING ITEM	800	PLANT SPECIFICATION	PLANTING RATE
9. PLANTING ITEM	900	PLANT SPECIFICATION	PLANTING RATE
10. PLANTING ITEM	1000	PLANT SPECIFICATION	PLANTING RATE

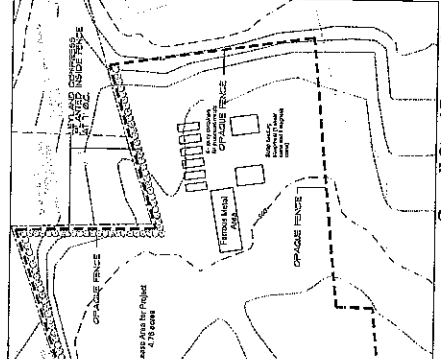
**SHRUB PLANTING**



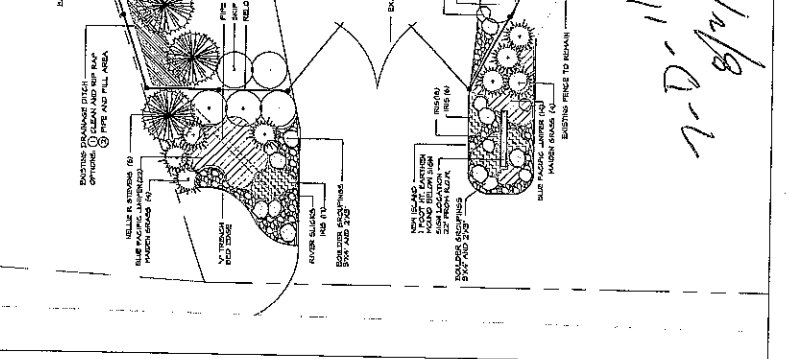
**TREE PLANTING**



**BED PREPARATION**



**Overall Site / Fencing Plan**



**Entrance Landscape**



MICHAEL VERSEN & ASSOCIATES  
LANDSCAPE ARCHITECTURE - LAND PLANNING  
255 N. VEGAS BLVD., SUITE 200  
KNOXVILLE, TN 37916  
(615) 201-4276

Cogdill Road Feeder Yard - PSC Metals, Inc.  
Knoxville, Tennessee

DATE: 07/20/11  
DATE: 07/20/11  
DATE: 07/20/11  
SCALE: AS SHOWN  
L-1

**From:** Gary West [mailto:[gary.west-mts@att.net](mailto:gary.west-mts@att.net)]  
**Sent:** Friday, July 15, 2011 10:07 AM  
**To:** Arthur G. Seymour, Jr.  
**Subject:** FW: PSC Metals, Inc.

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**From:** Gary West [mailto:[gary.west-mts@att.net](mailto:gary.west-mts@att.net)]  
**Sent:** Friday, July 15, 2011 10:02 AM  
**To:** '[ajseymour@fmslip.com](mailto:ajseymour@fmslip.com)'  
**Subject:** PSC Metals, Inc.

Arthur,

After the MPC meeting yesterday it has become apparent that we need to get PSC metals in their new location on Cogdill road as soon as possible. I can't speak for everyone on Starkey Lane, but PSC will be a much better neighbor than the current tenant. I would still like to meet with a representative from PSC to discuss their proposed operation. If you have any questions, please do not hesitate to contact me.

Regards,

Gary M West

Executive VP & CFO

Millennium Technical Services, Inc.

10316 Starkey Lane

Knoxville, TN 37932

W: [865-671-9481 ext.14](tel:865-671-9481)

C: [865-300-8457](tel:865-300-8457)

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