

▶ **FILE #:** 6-H-11-UR

AGENDA ITEM # 34

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** **WESTERN SCRAP METAL CORPORATION**

OWNER(S): Western Scrap Metal Corp.

TAX ID NUMBER: 94 A J 6, 7, 8, 9 & 10

JURISDICTION: City Council District 3

▶ **LOCATION:** **Southwest side of Western Ave., northwest side of Tennessee Ave.**

▶ **APPX. SIZE OF TRACT:** **3.326 acres**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Western Ave., a major arterial street with a 23' pavement width within a 50' right-of-way, and Tennessee Ave., a local street with a 16' pavement width within a 20' right-of-way

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

WATERSHED: Third Creek

▶ **ZONING:** **I-4 (Heavy Industrial)**

▶ **EXISTING LAND USE:** **Former Waste Management, Inc. recycling facility**

▶ **PROPOSED USE:** **Scrap metal processing/recycling facility**

HISTORY OF ZONING: Property rezoned to I-4 (Heavy Industrial) in May, 1991.

SURROUNDING LAND USE AND ZONING: North: Mixed businesses and Gerdau Ameristeel US, Inc. / I-3 (General Industrial) & I-4 (Heavy Industrial)

South: Vacant land, residences and business / O-2 (Civic and Institutional), R-1A (Low Density Residential) & I-3 (General Industrial)

East: Mixed businesses / I-3 (General Industrial)

West: Mixed businesses / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: The site is located at the southwestern end of an industrial area extending from Western Ave northeast to the old Coster Shop rail yard. A residential neighborhood is located to the southeast.

STAFF RECOMMENDATION:

▶ **APPROVE the phased development plans for a scrap metal processing/recycling facility in the I-4 (Heavy Industrial) district, subject to 7 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Revising the site plan to include a "Type A" landscape screen along the southern property lines from the southwest corner of the site east to the access drive onto Tennessee Ave.
3. Installation of required landscaping as shown on the revised development plan prior to the operation of

the outdoor ferrous metal materials storage area.

4. Outdoor storage shall be restricted to the "ferrous metal materials storage area" as designated on the approved development plan.
5. Installation of the screening identified in Article 5, Section 3.F.5. of the Knoxville Zoning Ordinance for the outdoor storage area.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all requirements of the Knoxville Zoning Ordinance.

With the above conditions, this request meets all requirements for approval of a use on review in the I-4 zoning district.

COMMENTS:

The applicant is proposing to use this 3.326 acre property as a scrap metal processing/recycling facility. The site was the former location of the Waste Management Inc. of Tennessee recycling center that had received a use on review approval on August 8, 1991 and was in operation through 2010.

The proposed facility will utilize the two existing access drives onto Western Ave. and the one access to Tennessee Ave. The existing building on the site will be used for the storage and processing of non-ferrous materials such as copper, brass, aluminum, stainless steel and nickel alloys.

Ferrous metals such as steel, iron, household goods and oversized materials will be placed outside in the area designated on the development plan as the "Ferrous metal materials storage area". The applicant has identified in their attached narrative that the ferrous materials will be turned over quickly and sold to local steel mills.

The applicant has submitted two development plans to address the use of the site under existing access conditions and following the Western Avenue widening and realignment project (see attachments).

Since this facility is being considered as a use on review under the use category of "processing or storing of junk, waste, discarded or salvaged materials..." it is subject to the development standards for automobile wrecking and junk yards under Article 5, Section 3.F.5. These standards are to be used as a guide in evaluating whether the proposed land use has properly minimized their objectionable characteristics. The two main standards to be considered are the location of the use in relation to established residential districts and screening. With the recommended conditions, staff feels that the objectionable characteristics of the proposed use are minimized as identified below.

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

1. The proposed facility will have minimal impact on local services since all utilities are in place to serve this site.
2. While the outdoor storage area is less than 300 feet from the existing residential zoning district located to the southeast (approximately 100'), with the restriction of outdoor storage to that one area and with the addition of the "Type A" landscape screening the objectionable characteristics of the use should be greatly minimized reducing the impact on adjoining property.
3. The proposed facility has been designed to function before and after the Western Avenue widening and realignment project.

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 I-4 (Heavy Industrial) 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.

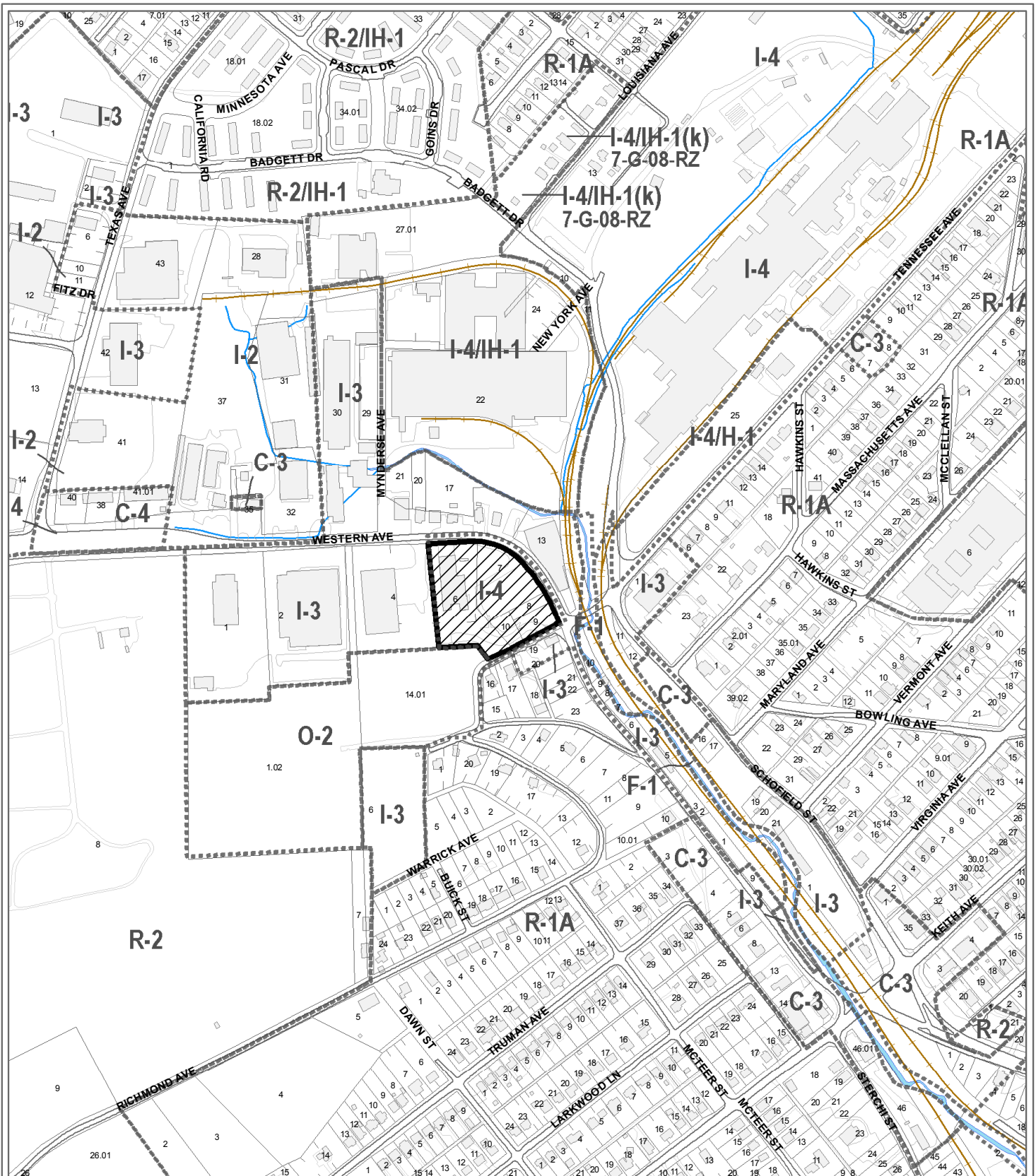
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes light industrial uses for the site which is consistent with the proposed use. The Knoxville One Year Plan designates this property for heavy industrial uses which is also consistent with the proposed use.
2. The site is located Urban Growth Area (within the City Limits of Knoxville) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

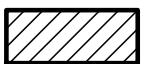
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-H-11-UR
USE ON REVIEW**

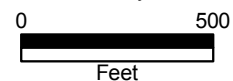


Scrap metal processing/recycling yard in I-4 (Heavy Industrial)

Petitioner: Western Scrap Metal Corporation

Map No: 94

Jurisdiction: City



Original Print Date: 5/19/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Our plan is to use the facility to open a recycling and metals processing yard. We will purchase materials in the following ways; picked up at industrial and business facilities, delivered to our yard, or direct container loading throughout the United States. We will buy from scrap peddlers off the street, demolition contractors, industrial scrap generators, steel mills, foundries and the following types of companies:

- | | | |
|----------------------------|----------------------------|-------------------------------|
| 1. Auto Wrecking Companies | 10 Home Heating Companies | 19. Recovery Plants |
| 2. Boat Yards | 11. Local Towns & Villages | 20. Sanitation Companies |
| 3. Bus Companies | 12 Machine Shops | 21. Other Scrap Yards |
| 4. Construction Companies | 13 Manufacturing Plants | 22 Siding Companies |
| 5 Demolition Companies | 14. Municipalities | 23. Telephone Companies |
| 6. Do-it-yourselfers | 15. Office Buildings | 24. Transfer Stations |
| 7. Electric Motor Repair | 16. Petroleum Companies | 25. Transmission Repair Shops |
| 8. Electrical Contractors | 17. Plumbers Contractors | 26. Trucking Companies |
| 9. Fencing Companies | 18. Private Sector | 27. Utilities |

The materials will be collected, sorted, baled, processed and sold to:

Aluminum Foundries (domestic & abroad)

Copper Foundries (domestic & abroad)

Steel Mills (domestic & abroad)

& Others brokers and traders

We buy Aluminum, Brass, Copper, Bronze, Platinum, Lead, Solder, Stainless Steel, Nickel Alloys, Steel, Iron, Catalytic converters, and other similar obsolete ferrous or nonferrous metals, including:

Precious Metals (Gold, Silver Platinum, Palladium, etc.)

Mixed sizes of copper bearing electric motor scrap (Elmo)

Shredder Pickings (Shelmo)

Transformers (all sizes)

Automotive Starters, Alternators and Parts

Armatures

Sealed Units

Transmissions

Irony Aluminum Breakage

Copper Bearing Materials

Other grades of scrap materials and oversized scrap metals materials

All Electronic and computer scrap

Equipment Inventory

- 1 in-ground floor scale for trucks & trailers 12'W x 70'L (to be placed outside near southeast corner)
- 1 Crane (will be used in area where "metal scrap materials" will be placed)
- 1 Bobcat ((will be used in area where "metal scrap materials" will be placed)

- 2 small Forklifts (for inside warehouse use)
- 2 Vertical Balers 5'W x 9'H (for inside warehouse use)
- 2 Free Standing Floor Scales 5'W x 5'L (for inside warehouse use)

Material Handling & Storage

Only ferrous materials such as steel, iron, household goods and oversized materials will be place outside in the "metal scrap materials" area. These materials will be turned over quickly and sold to local steel mills.

Non-ferrous materials such as Copper, brass, aluminum, stainless steel, nickel alloys, etc. will be sorted, baled and processed inside the warehouse and will be stored inside as well. These materials will also be turned over quickly-they will be sold to aluminum & copper foundries domestically & abroad, or to brokers and traders domestically and abroad.

Compliance & Regulatory Requirements

We plan to hire **Envirosure Solutions, LLC**, a comprehensive environmental, health and safety compliance management and general contracting company, to help us with stormwater management, spill control management, and compliance and regulatory requirements. This will ensure that all will operate with full compliance of any regulatory and environmental requirements out there, so we can do our part in recycling materials for reuse and decrease the amount of pollution caused by landfills and mining of raw materials and others.

GUIDELINES LANDSCAPE SCREENING

DESIGN

Type "A" Screen: Dense

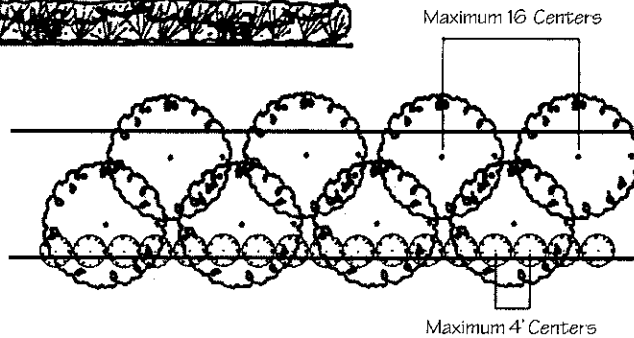
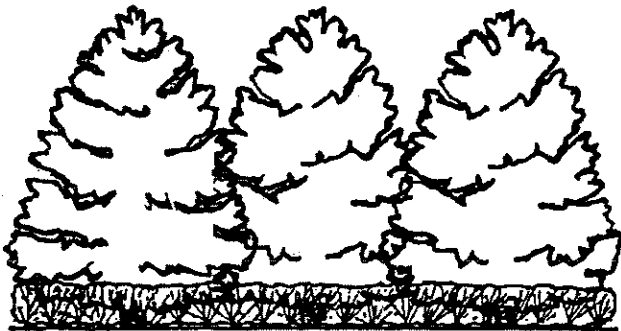
APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft high continuous dense evergreen hedge fence wall or earth berm

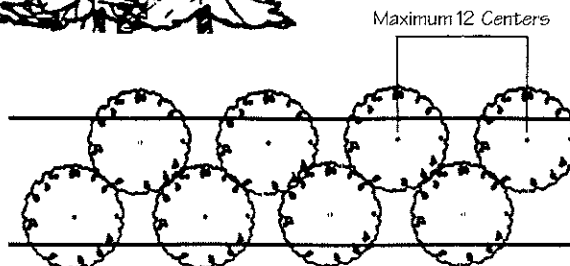
TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:

MPC
Development Services
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City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865 215-2500
Fax: 865 215-2068
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.