



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

▶ **FILE #:** 3-D-13-RZ

**AGENDA ITEM #:** 17

3-A-13-SP

**AGENDA DATE:** 4/11/2013

POSTPONEMENT(S): 3/14/13

▶ **APPLICANT:** BROWDER METAL RECYCLING

OWNER(S): SK LAND LLC

TAX ID NUMBER: 138 27301 PORTION OF 138-274 (MAP ON FILE AT MPC.)

JURISDICTION: Commission District 9

▶ **LOCATION:** East end of Valgro Rd., east of Sevierville Pike

▶ **TRACT INFORMATION:** 4.5 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Valgro Rd., a local street with 16-17' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Not available

WATERSHED: Hinds Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial), AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area) / LI (Light Industrial) & A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) & SLPA (Slope Protection Area) / I (Industrial)

▶ **EXISTING LAND USE:** Manufacturing facility

▶ **PROPOSED USE:** Recycling facility

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Industrial businesses / LI / A (Agricultural)

South: Vacant land / Ag-RR / A (Agricultural)

East: Vacant land / Ag-RR / A (Agricultural)

West: Vacant land / LI / LI (Light Industrial)

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.

**STAFF RECOMMENDATION:**

▶ **POSTPONE to the May 9, 2013 MPC meeting.**

SECTOR PLAN REQUIREMENTS

See comments under the rezoning section.

► **POSTPONE to the May 9, 2013 MPC meeting.**

**REZONING REQUIREMENTS**

A permitted use determination is on this agenda (4-A-13-OB) to determine whether the proposed uses can be considered in the EC (Employment Center) zoning district. The EC zone is the only zone that can be considered on property designated as Rural Area on the Growth Policy Plan that could possibly accommodate the uses proposed by the applicant. However, the site area, as proposed, is less than 5 acres. The EC zoning district requires that the EC zoned area must be a minimum of 5 acres. This issue was discussed with the applicant, but staff has not yet received the needed information on an expanded site area. The recommended postponement to next month's meeting will allow time for the applicant to provide this information, so that the agenda maps can be revised accordingly.

**COMMENTS:**

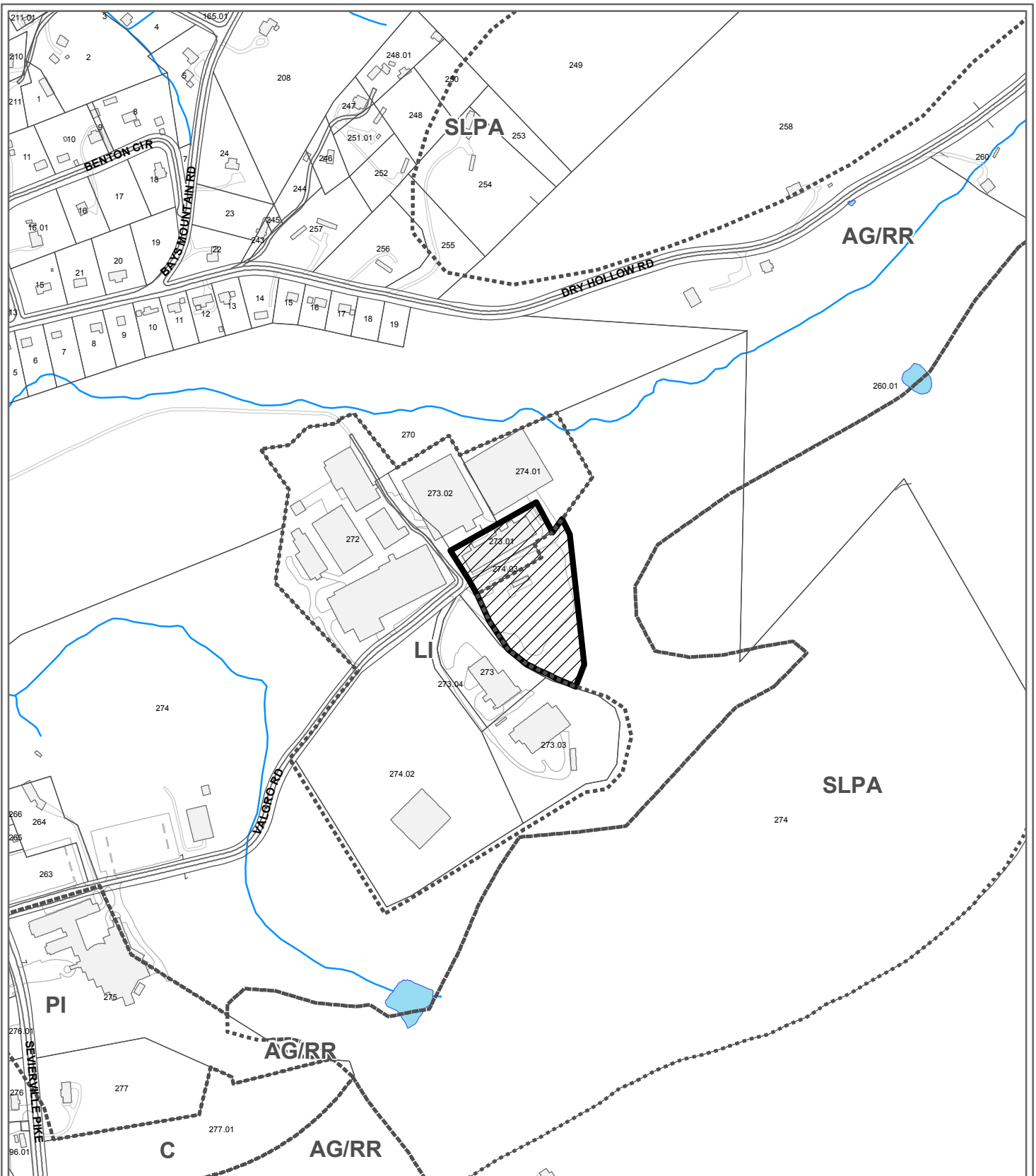
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/28/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**3-A-13-SP / 3-D-13-RZ  
SOUTH COUNTY SECTOR PLAN AMENDMENT**

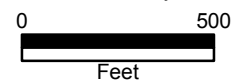


From: LI (Light Industrial), AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)  
To: HI (Heavy Industrial) & SLPA (Slope Protection Area)

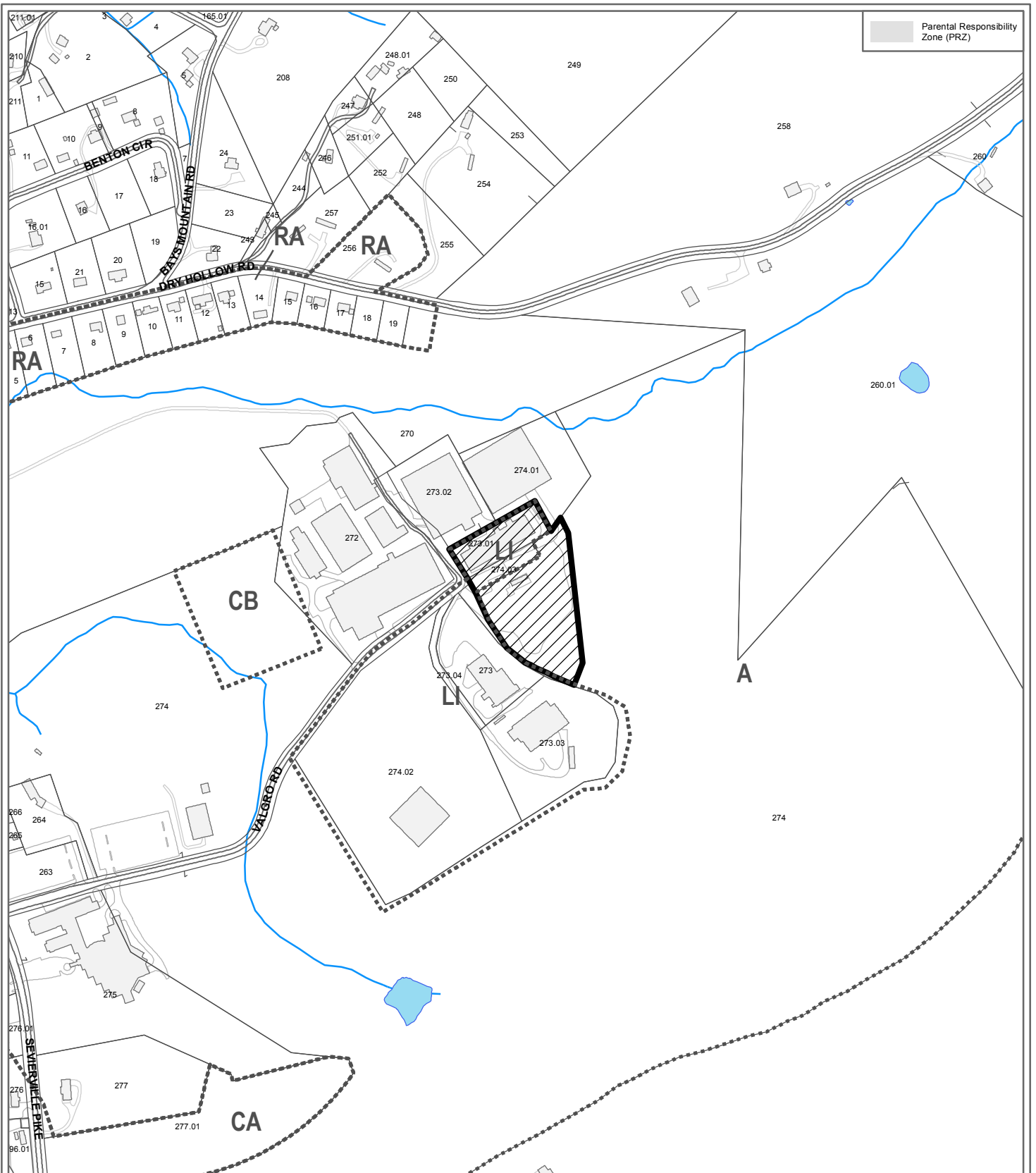
Petitioner: Browder Metal Recycling

Map No: 138

Jurisdiction: County



Original Print Date: 2/26/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**3-D-13-RZ  
REZONING**

From: LI (Light Industrial) & A (Agricultural)

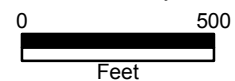
To: I (Industrial)



Petitioner: Browder Metal Recycling

Map No: 138

Jurisdiction: County



Original Print Date: 2/26/2013  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE SOUTH COUNTY SECTOR 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 South County Sector 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**, Browder Metal Recycling has submitted an application to amend the Sector Plan from Light Industrial, Agricultural/Rural Residential and Slope Protection to Heavy Industrial and Slope Protection for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the South County Sector 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 April 11, 2013, 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 South County Sector Plan, with its accompanying, staff report and map, file #3-A-13-SP.*

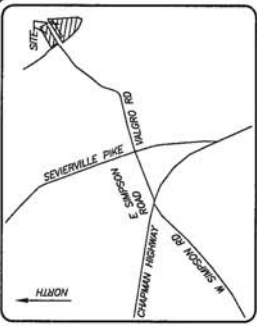
*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

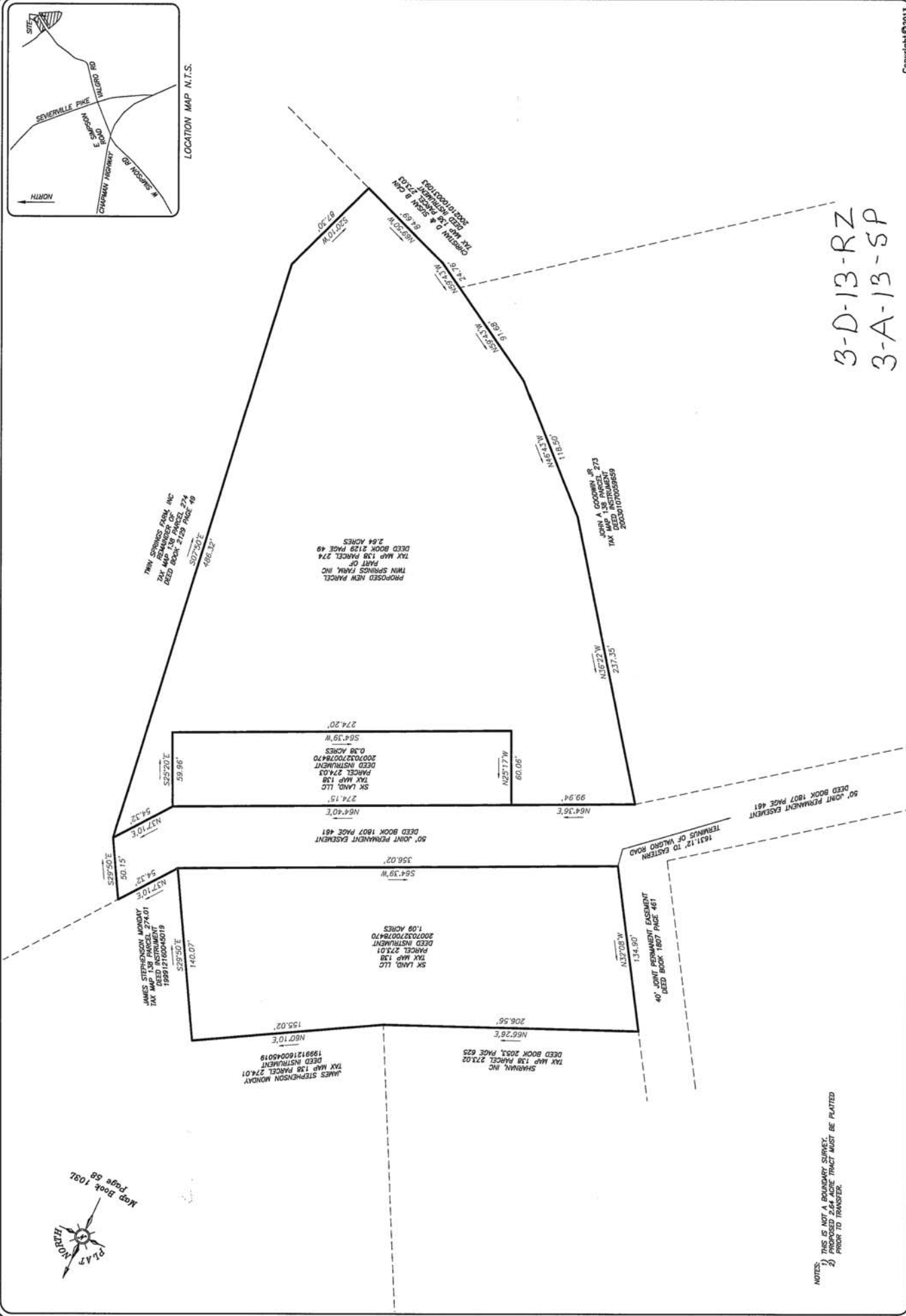
\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



LOCATION MAP N.T.S.



3-D-13-RZ  
3-A-13-SP

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**EXHIBIT OF PARCELS  
TO BE REZONED**

REVISIONS	<b>1</b> sheet of <b>1</b>

DRAWN BY	CHECKED BY	SURVEY DATE	DRAWING TITLE
DRAWING SCALE			DWG
1" =			

CITY	COUNTY	CLT. MAP	GROUP
	KNOX		
STATE	PARCEL	PLAT	DEED
TENNESSEE			
DISTRICT			
WARD			
CITY BLOCK			
CONUSS TRACT			




**WARD LAND SURVEYING, LLC**  
 ALTA-NSM - RESIDENTIAL - COMMERCIAL - TOPOGRAPIHC - CR  
 P.O. Box 30654, Knoxville, TN 37930-0654  
 Office: 865.690.0104 Fax: 865.622.2280

NOTES:  
 1) THIS IS NOT A BOUNDARY SURVEY  
 2) PROPOSED 2.64 ACRE TRACT MUST BE PLATTED PRIOR TO TRANSFER.

