

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Buz Johnson
DATE: April 4, 2013
SUBJECT: Similar Use Determination for Browder Metals Recycling
4-A-13-OB

Staff Recommendation:

APPROVE a metals recycling business, including an automobile towing service, in the EC (Employment Center) zone, subject to the review of a development plan by MPC, as required.

Authority:

The list of permitted uses under EC zoning (Article 5, Section 5.51.02) includes the following at paragraph "P":

Other uses of the same general character as those listed in this section as permitted uses and deemed appropriate by the Planning commission.

The similar use determination application is the most appropriate way for MPC to make the determination as requested by the applicant. If approved, the request will be subject to the review of a development plan by the Planning Commission. Furthermore, the use, if approved, will be allowed on any other properties zoned EC (Employment Center), subject to the requirements of that zone.

Comments:

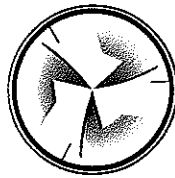
Browder Metals Recycling has submitted this request to allow an approximate 5-acre tract on Valgro Road in South Knox County to be used for a metals recycling business. The property is currently zoned LI (Light Industrial) and A (Agricultural). As described in the following letter, the business will include as an indoor operation, the collecting, sorting, and shipping of nonferrous metals; associated office space; an automobile towing service, with outdoor storage; an outdoor area devoted to the collecting, sorting and shipping of ferrous metals;

and space for such accessory uses as a truck parking, truck scales and roll off containers.

It is staff's opinion that a metal recycling business and an automobile towing service, with their accessory uses, are appropriate as permitted uses in the EC zone. The list of other permitted uses includes a variety of manufacturing, wholesaling, warehousing, and storage uses, similar in intensity and impact to that proposed by the applicant. It is expected that the proposed use would have comparable numbers of employees, traffic, shipments of materials in and out, as well as noise levels and visual impact. In addition, the EC zone requires the submission of a development plan for all permitted uses prior to the issuance of a building permit. The development plan must comply with several site design and development standards to ensure compatibility between proposed EC uses and the surrounding area.

Attachment:

Exhibit A – Letter from Browder Metals Recycling, submitted March 4, 2013



BROWDER

METALS RECYCLING



To whom it may concern,

Browder Metals, LLC is currently in pursuit of a location to house a metal recycling facility. We have recently entered a contract to purchase a warehouse in Knox County located at 8905 Valgro Rd 37920 which is in an industrial park. The contract is contingent upon us acquiring and rezoning the adjacent lot which is approximately 3 acres and currently zoned agricultural and obtaining permissions and approval from Knox County.

Upon approval by Knox County, we intend to use the warehouse space to collect, sort and ship recyclable nonferrous metals such as aluminum, brass and stainless steel. This operation will be contained inside of the building and utilize the existing loading docks for shipping. The warehouse will also be used for office space. The outdoor lot adjacent to the warehouse will serve multiple uses including a secure and fenced in area to contain a holding yard for our automotive towing service and parking area for our rollback trucks. A separate portion will be a secure and fenced area for the purpose of ferrous metal collection, sorting and shipping. This area will include truck scales and roll off containers.

The current condition of the warehouse is average for its age and will require various repairs and improvements to make it functional and aesthetically pleasing. The adjacent lot is in dire need of attention and will require a great deal of effort to remove the debris that has been discarded by unknown individuals over a long period of time. Browder Metals is currently exploring available options to legally dispose of or recycle this debris. Once the lot is clear, it will be graveled and a commercial type privacy fence will be installed on the perimeter which will provide security and curb appeal.

The Browder Metals business plan includes the employment of 10 individuals during the first year of operation. These positions include a receptionist, office assistant, forklift and machinery operators, scale operators, truck drivers, warehouse manager and yard manager.

Thank you for your consideration of this matter. We are convinced that this location is ideal for our purpose. It is our mission to provide the South Knoxville area with a clean, orderly, safe and efficient facility for its recycling needs.

Regards,
Edward C. Browder
Executive Director
Browder Metals, LLC