



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

▶ **FILE #:** 9-F-13-UR

AGENDA ITEM #: 46

AGENDA DATE: 9/12/2013

▶ **APPLICANT:** **BROWDER METALS, LLC**

OWNER(S): Browder Metals, LLC

TAX ID NUMBER: 138 273.01, 274.03 & PART OF 274

JURISDICTION: County Commission District 9

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

▶ **APPX. SIZE OF TRACT:** **5.1 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Valgro Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Not available

WATERSHED: Hinds Creek

▶ **ZONING:** **EC (Employment Center)**

▶ **EXISTING LAND USE:** **Former boat repair**

▶ **PROPOSED USE:** **Metal Recycling Operation**

HISTORY OF ZONING: Property rezoned to EC (Employment Center) by Knox County Commission on May 28, 2013

SURROUNDING LAND USE AND ZONING: North: Industrial businesses / A (Agricultural)

South: Industrial business and vacant land / LI (Light Industrial) and A (Agricultural)

East: Vacant land / A (Agricultural)

West: Industrial business / LI (Light Industrial) and A (Agricultural)

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:

▶ **APPROVE the development plan for a scrap metal processing/recycling facility, subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Providing a traffic plan that shows the turning templates applied for truck and emergency vehicle access through the site subject to approval by the Knox County Department of Engineering and Public Works and the Knox County Fire Marshal.
3. Submitting a revised development plan that shows the connection of the proposed driveway along the south side of the building to the existing driveway on the east end and showing only existing street/driveway conditions (off-site) at the entrance to the property on the west side.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Meeting all requirements of the Knox County Zoning Ordinance.
6. The site is not approved for the storage of vehicles for automobile or truck salvage.

With the above conditions, this request meets all requirements for approval of a use on review in the EC (Employment Center) zoning district.

COMMENTS:

The applicant is proposing to use this 5.1 acre site as a scrap metal processing/recycling facility. The site was the former location of a boat repair business. This area of light industrial businesses has been established for many years, despite the fact that many of the properties are not zoned properly for those uses.

The Planning Commission recommended approval of the rezoning of this property to EC (Employment Center) at their April 11, 2013 meeting (3-D-13-RZ & 3-A-13-SP). The Knox County Commission approved the rezoning on May 28, 2013. The Planning Commission approved a Similar Use Determination (4-A-13-OB) for Browder Metals Recycling on April 11, 2013 for a metals recycling business, including an automobile towing service, subject to the review of a development plan by the Planning Commission.

The applicant is proposing to utilize the former boat storage area for their main operations area for the recycling business. This area includes the employees and visitors parking lot, drive-up scales for weighing the materials, a shelter area for collecting and sorting the metals that are brought into the site and a containers/storage bins/hoppers area for storing the materials for pick up. The driveway to the recycling and storage area will be gated. The existing building on the site will be used for office space and storage of non-ferrous metals.

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

1. Public water is available to serve the site. Sanitary sewer is not currently available in the area, but could be extended, if necessary, to serve this site.
2. The proposal will have no impact on schools, and the traffic impact will depend on the type of uses that are proposed. The traffic impact should be minimal, as numerous businesses are already established in the immediate area.
3. The proposed use would be compatible with existing development in the area.

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 EC (Employment Center) 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.

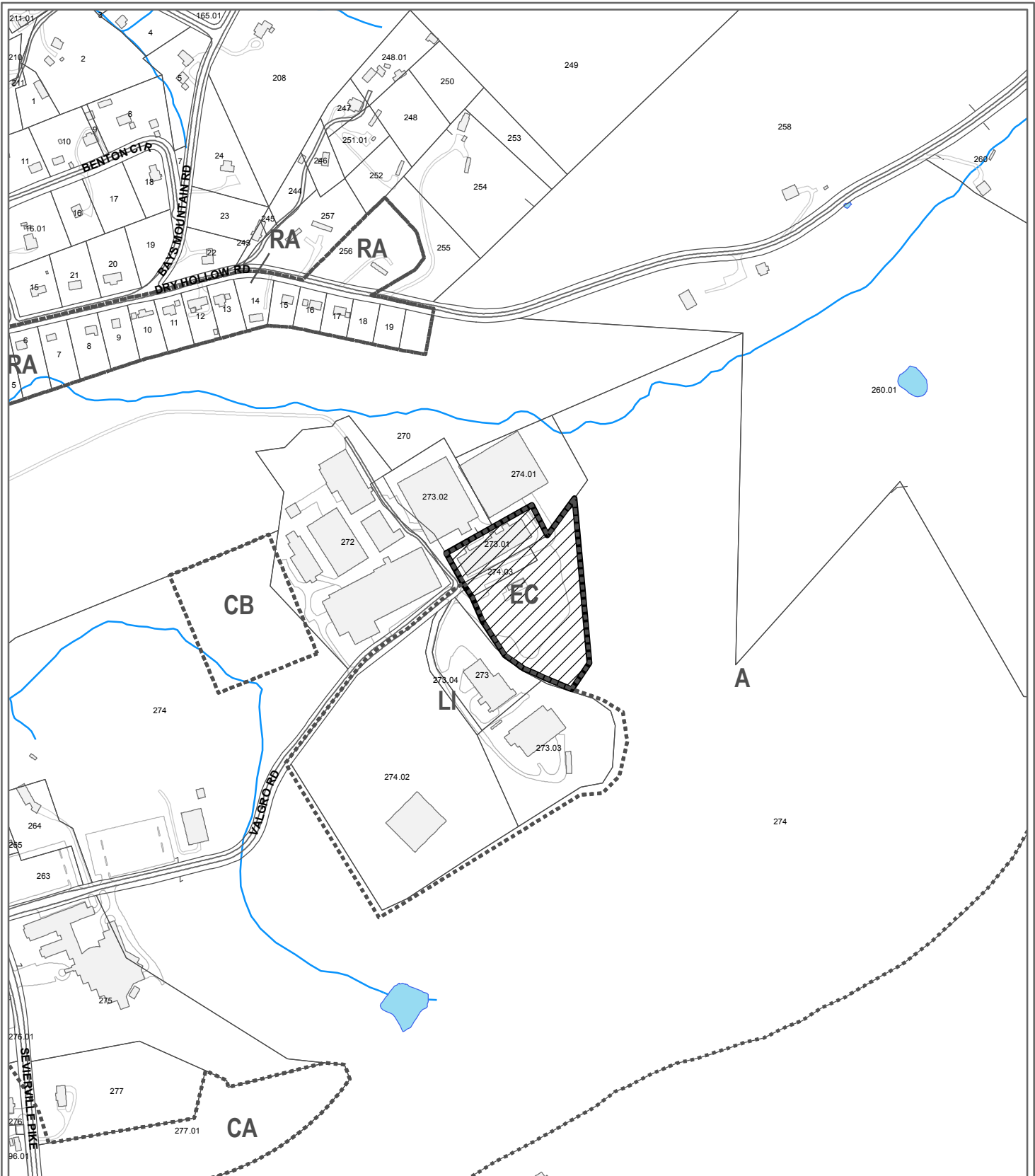
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes BP (Business Park) Type 1 uses for the site which is consistent with the proposed use.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The EC zone was developed in 2003 to replace the LI and I zones for properties within the Rural Area on the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

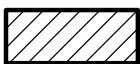
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County 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.



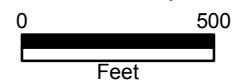
**9-F-13-UR
USE ON REVIEW**

Petitioner: Browder Metals, LLC



Metal Recycling Operation in EC (Employment Center)

Map No: 138
Jurisdiction: County



Original Print Date: 8/27/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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REVISIONS

NO.	DESCRIPTION	DATE



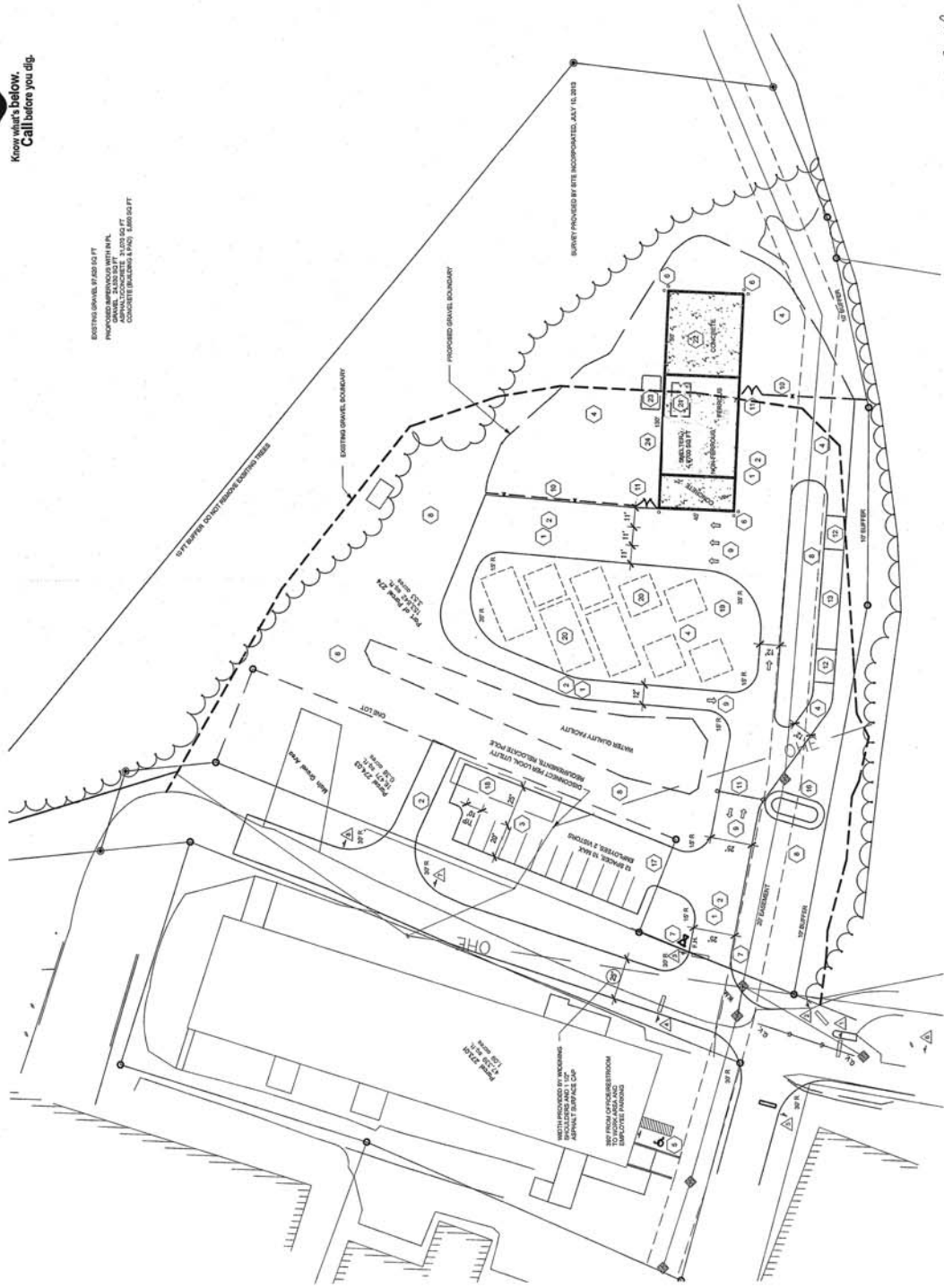
BROWDER METALS, LLC
 300 VALGRO ROAD
 KNOXVILLE, TENNESSEE
KEY NOTE PLAN

DATE: 07/29/13
C1.0
 SHEET 1 OF 7
 PROJECT: 13124



Know what's below.
 Call before you dig.

EXISTING GRAVEL 12" TO 18" FT
 PROPOSED ASPHALT DRIVEWAY
 DRIVEWAY 24" TO 36" FT
 CONCRETE BUILDING 6" TO 12" FT



9. F. 13-01R
 REVISED
 8.27.13



KEY NOTE PLAN
 SCALE: 1" = 32'-0"

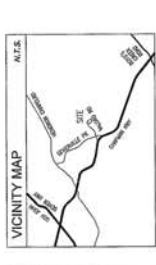


SITE KEYED NOTES

1	CONCRETE FINISH
2	BASE COURSE CONCRETE
3	HEAVY DUTY ASPHALT PAVING - DETAIL LOCAL
4	BASE COURSE 1 1/2" TOP COURSE
5	LIGHT DUTY PAVING
6	GRAVEL, 18" SP. STONE
7	PAVING, SAND/GRANULAR SURF. SEE DETAIL LOCALS
8	PIPE DRAINAGE
9	ENTRANCE SIGN
10	BRANDED LANDSCAPING AREA
11	WHITE ASPHALT MARKING - COURTS TO BE WHITE. SEE DETAIL LOCALS
12	CHAIN LINK FENCE WITH SCISSORING GATE
13	2 FT GATE, MATCH FENCE ON FT GATE ADDRESS ENTRANCE ROAD
14	CONCRETE APPROACH
15	SCALES
16	POLE MOUNTED STOP AND/OR RIGHT TURN SIGN
17	STOP SIGN
18	4" HIGH SECURITY BEAM
19	4" HO DOTS TO EXISTING FENCE
20	MOVE EXISTING TRAILER
21	DESIGNABLE STORAGE AREA, HOUSE OF CORPORATE, OFFICE, AND OTHER STORAGE SIGN FOR PICKUP
22	DRINK TABLE
23	TEAM DOWN AREA
24	STORAGE TANKS
25	NO UNDERGROUND PIPING
26	THE BALLER

GENERAL NOTES

1. SEE ALL COMMENTS THE BROWDER METALS, LLC WITH THE STATE OF TENNESSEE AND BROWDER METALS, LLC. VERIFY ALL NOTES AND COMMENTS BEFORE START OF CONSTRUCTION. ALL SEE SCHEDULE AND STORAGE WITH CHANGES AND TOLERANCES TO BROWDER METALS, LLC.



SKIN SCHEDULE

NUMBER	TYPE
1	STOP
2	STOP
3	STOP
4	STOP
5	STOP AHEAD
6	TRUCK TURN AROUND
7	ROAD END

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PO BOX 23171
KNOXVILLE, TN 37902

REVISIONS	
NO.	DESCRIPTION



BROWDER METALS, LLC
300 VALGRO ROAD
KNOXVILLE, TENNESSEE
TRAFFIC PLAN

DATE: 07/29/13

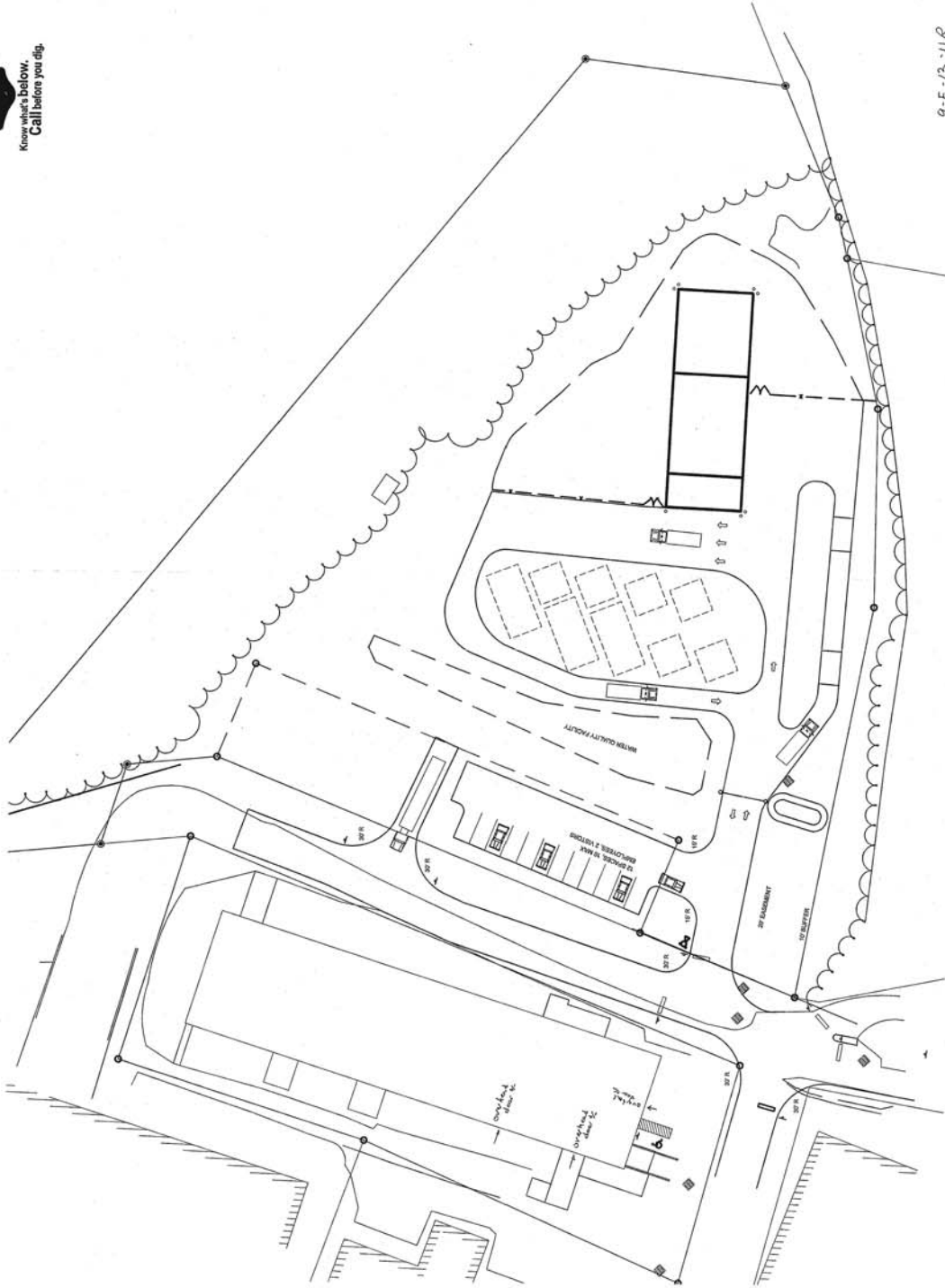
C1.1

SHEET 2 OF 7

PROJECT: 13124



Know what's below.
Call before you dig.



9-F-13-UR
REVISED
8-27-13



TRAFFIC PLAN
SCALE: 1" = 30'-0"



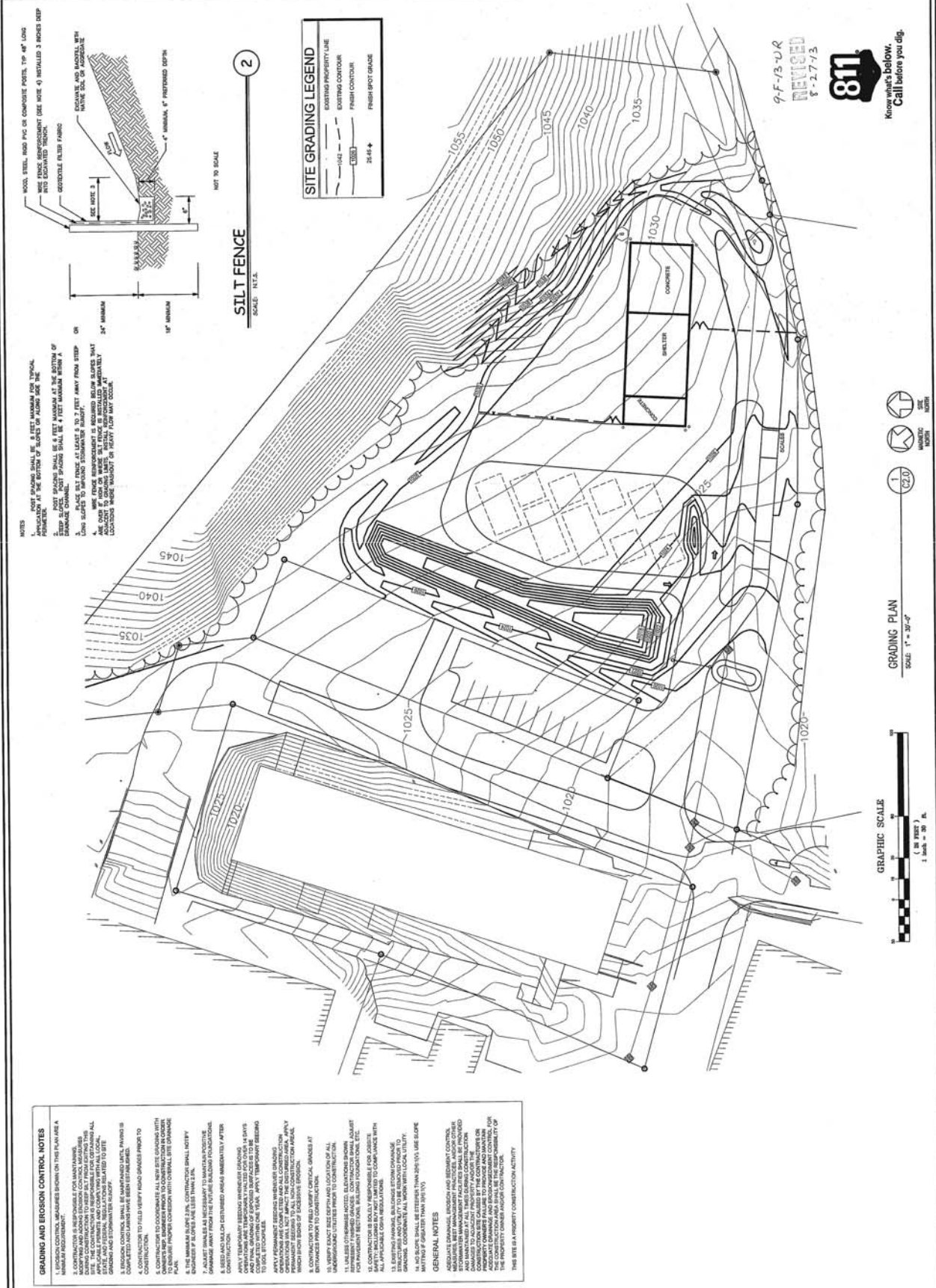
GRAPHIC SCALE
(in feet)
1" = 30' 0"

NO.	DESCRIPTION	DATE

REVISIONS



BROWDER METALS, LLC
300 VALGRO ROAD
KNOXVILLE, TENNESSEE
GRADING PLAN
DATE: 07/28/13



9-F-73-U-R
REVISION 8-27-13
811
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- GRADING AND EROSION CONTROL NOTES**
1. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE A MINIMUM REQUIREMENT.
 2. CONTRACTOR IS RESPONSIBLE FOR MANY VARIATIONS OF THE SOILS AND WEATHER CONDITIONS DURING CONSTRUCTION TO KEEP ALL EROSION CONTROL MEASURES EFFECTIVE AT ALL TIMES. ALL APPLICATIONS OF EROSION CONTROL MEASURES SHALL BE SUBJECT TO THE EROSION AND SUSTAINMENT PLAN.
 3. EROSION CONTROL SHALL BE INSTALLED IMMEDIATELY AFTER ANY DISTURBED AREA IS EXPOSED. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 4. CONTRACTOR TO FIELD VERIFY ROAD GRADERS PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO OBTAIN PROPER PERMITS FOR CONSTRUCTION OF ANY EROSION CONTROL MEASURES AND TO MAINTAIN PROPER CONNECTION WITH CENTRAL SITE CHANGE BOARD OF SLOPES HAS LESS THAN 1:1.
 6. THE MINIMUM SLOPE 2:1. CONTRACTOR SHALL NOTIFY EROSION CONTROL SPECIALIST FOR VERIFICATION OF SLOPE AND APPROVAL FROM THE TULSA COUNTY HEALTH DEPARTMENT IMMEDIATELY AFTER CONSTRUCTION.
 7. CONTRACTOR TO OBTAIN PERMITS FOR CONSTRUCTION OF ANY TEMPORARILY WALKED OVERS IN DAYS OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN PERMANENT BEDDING TO ALL CONSTRUCTION AREAS, WHICH ARE SUBJECT TO EXCESSIVE EROSION.
 8. CONTRACTOR TO OBTAIN PERMITS FOR CONSTRUCTION OF ANY TEMPORARILY WALKED OVERS IN DAYS OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN PERMANENT BEDDING TO ALL CONSTRUCTION AREAS, WHICH ARE SUBJECT TO EXCESSIVE EROSION.
 9. CONTRACTOR TO OBTAIN PERMITS FOR CONSTRUCTION OF ANY TEMPORARILY WALKED OVERS IN DAYS OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN PERMANENT BEDDING TO ALL CONSTRUCTION AREAS, WHICH ARE SUBJECT TO EXCESSIVE EROSION.
 10. VERIFY EXACT SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITIES CONCERNED PRIOR TO CONSTRUCTION.
 11. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION AREAS AND TOOLS AND EQUIPMENT TO BE USED TO MAINTAIN PROPER BEDDING TO ALL CONSTRUCTION AREAS, WHICH ARE SUBJECT TO EXCESSIVE EROSION.
 12. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION AREAS AND TOOLS AND EQUIPMENT TO BE USED TO MAINTAIN PROPER BEDDING TO ALL CONSTRUCTION AREAS, WHICH ARE SUBJECT TO EXCESSIVE EROSION.
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 14. ALL SLOPES SHALL BE EXTERIOR TO THE 2:1 SLOPE WITH A GRASS COVER OF 2:1.
 15. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION AREAS AND TOOLS AND EQUIPMENT TO BE USED TO MAINTAIN PROPER BEDDING TO ALL CONSTRUCTION AREAS, WHICH ARE SUBJECT TO EXCESSIVE EROSION.
- GENERAL NOTES**
1. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION TO PROTECT THE PROPERTIES FROM EROSION AND SEDIMENT DAMAGE. CONTRACTOR SHALL MAINTAIN PROPER BEDDING TO ALL CONSTRUCTION AREAS, WHICH ARE SUBJECT TO EXCESSIVE EROSION.
2. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
- THIS SITE IS A PROPERTY CONSTRUCTION ACTIVITY.