

REZONING REPORT

▶ **FILE #:** 3-A-19-RZ

AGENDA ITEM #: 25

AGENDA DATE: 3/14/2019

▶ **APPLICANT:** SUPERIOR STEEL

OWNER(S): Superior Steel

TAX ID NUMBER: 97 PART OF 35.01

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2920 Asbury Rd

▶ **LOCATION:** Northwest side of Asbury Rd., northwest of Vaughn Lane, west of E. Governor John Sevier Hwy

▶ **APPX. SIZE OF TRACT:** 10.91 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Asbury Road, a major collector, with a pavement width of 24' feet within a right-of-way width of 51' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **PRESENT ZONING:** A (Agricultural) / LI (Light Industrial)

▶ **ZONING REQUESTED:** I (Industrial)

▶ **EXISTING LAND USE:** Agricultural/Forestry/Vacant

▶ **PROPOSED USE:** Expansion of Business

EXTENSION OF ZONE: Yes, extension of existing surrounding zoning to the north, east and west.

HISTORY OF ZONING: 4-E-12-RZ: A to LI

SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant - I (Industrial)

South: Agriculture/Forestry/Vacant, Mining and Landfills - A (Agriculture)

East: Industrial - CA (General Business)

West: Rural residential - I (Industrial)

NEIGHBORHOOD CONTEXT: The surrounding area is a mix of industrial and mining uses. Warehousing, commercial and office uses are also part of the general area.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE I (Industrial) zoning.**

Staff recommends I (Industrial) zoning consistent with the LI (Light Industrial) designation on the East County Sector Plan.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR

CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The recommended zoning is appropriate for the subject area, is compatible with the surrounding development and zoning, and is consistent with the policies of the East County Sector Plan designations for LI (Light Industrial).
2. This site is located within the Knoxville city limits of the Knoxville-Knox County-Farragut Growth Policy Plan map.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. This request for I zoning is an extension of the existing I zoning to the east, north and west.
2. The I zone is intended to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The requested I zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal will have no impact on schools.
3. The requested I zoning at this location does not adversely affect the surrounding area or any other part of the city or county.

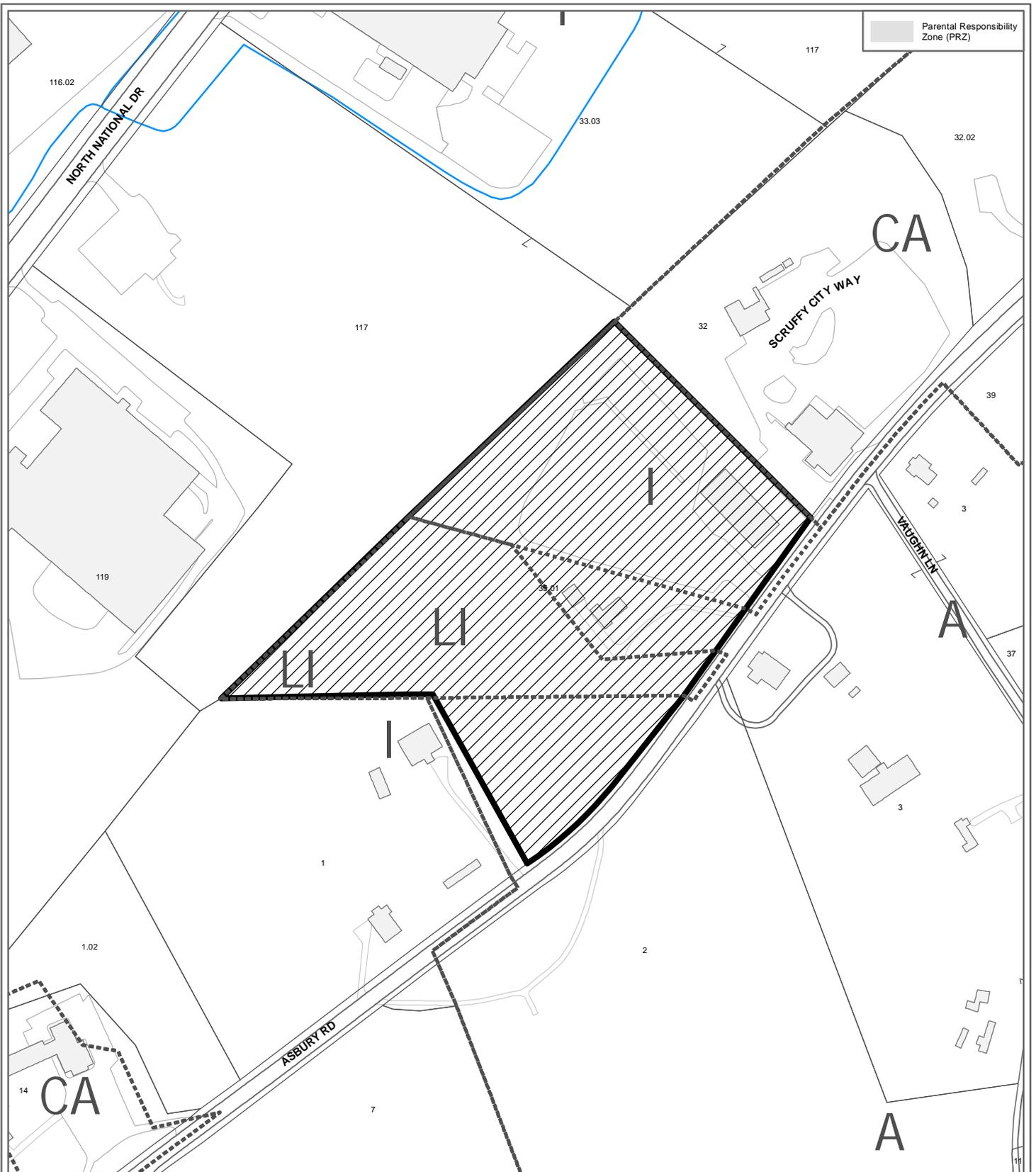
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended I zoning is consistent with sector plan amendment for the site.
2. The recommended zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/22/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**3-A-19-RZ
REZONING**

From: A (Agricultural) / LI (Light Industrial)
To: I (Industrial)



Petitioner: Superior Steel

Map No: 97

Jurisdiction: County



Original Print Date: 2/19/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Superior Steel

Date Filed: 1/22/2019 Meeting Date: 3/14/2019

Application Accepted by: M. Payne

Fee Amount: \$2,091⁰⁰/₁₀₀ File Number: Rezoning 3-A-19-RZ

Fee Amount: # File Number: Plan Amendment #



PROPERTY INFORMATION

Address: 2920 Asbury Rd

General Location: _____

NW side Asbury Rd

Dub/s E. Gov. John Sevier Hwy

Parcel ID Number(s): 097 03501

Tract Size: 10.91 +/-

Existing Land Use: Industrial

Planning Sector: East County

Growth Policy Plan: Planned

Census Tract: 54.01

Traffic Zone: 67

Jurisdiction: City Council _____ District

County Commission 8th District

Requested Change

REZONING

FROM: A, LI

TO: I

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: N/A

PROPOSED USE OF PROPERTY

Expansion of Business

Density Proposed N/A Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: WILLIAM MARK MUNDAY

Company: SUPERIOR STEEL INC

Address: 5277 NORTH NATIONAL DR

City: KNOXVILLE State: TN Zip: 37914

Telephone: 865-740-9990

Fax: 865-524-2845

E-mail: mmunday@supersteel.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: SAME AS ABOVE

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: William Mark Munday

PLEASE PRINT
Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

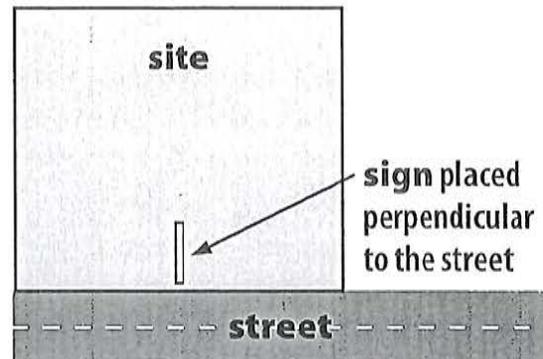
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 27th and March 15th
(15 days before the MPC meeting) (the day after the MPC meeting)

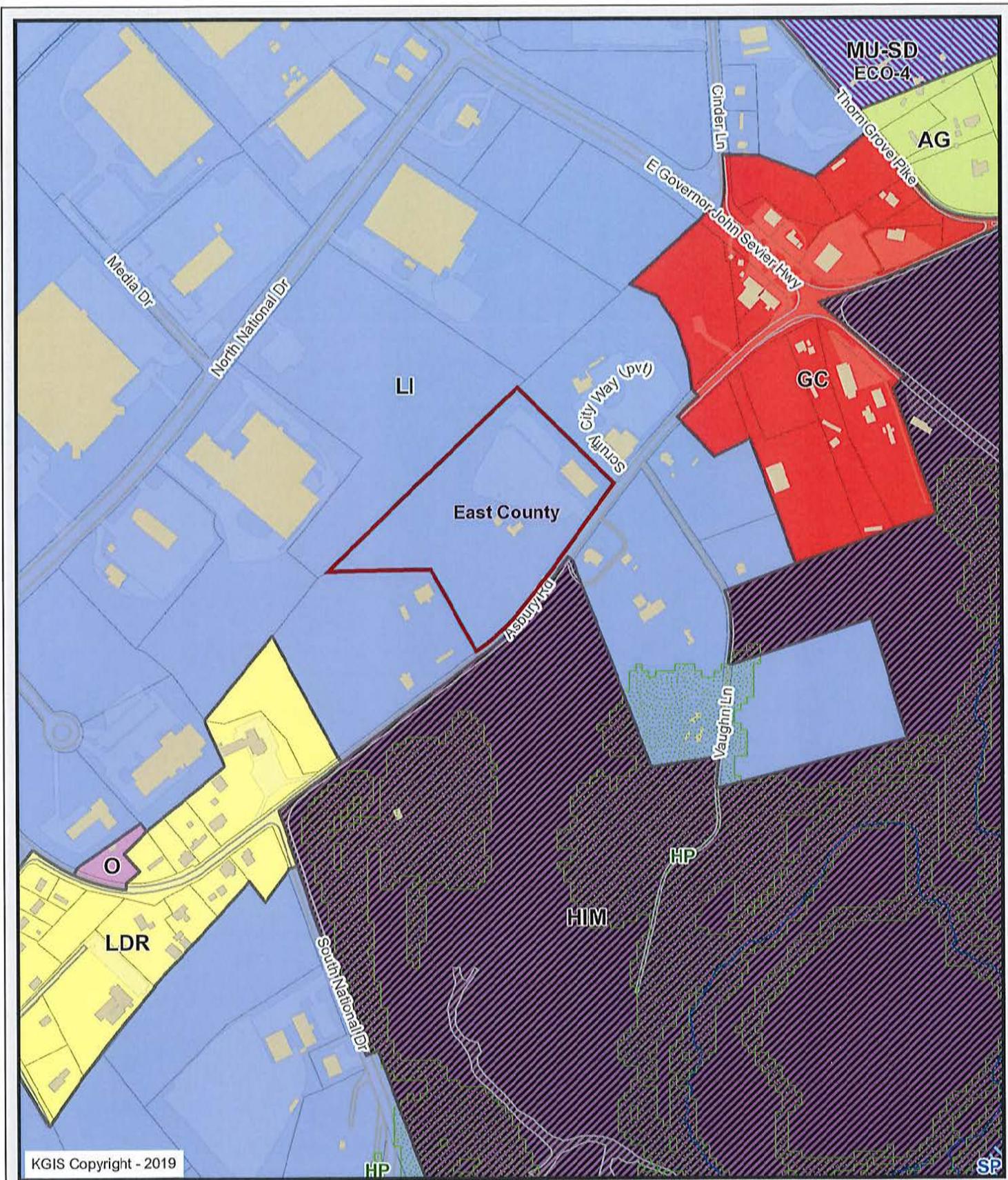
Signature: Mark Munday

Printed Name: MARK MUNDAY

Phone: 865-740-9990 Email: mmunday@supersci.com

Date: 1-22-19

MPC File Number: 3-A-19-RZ

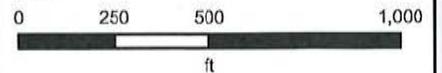


Letter Portrait

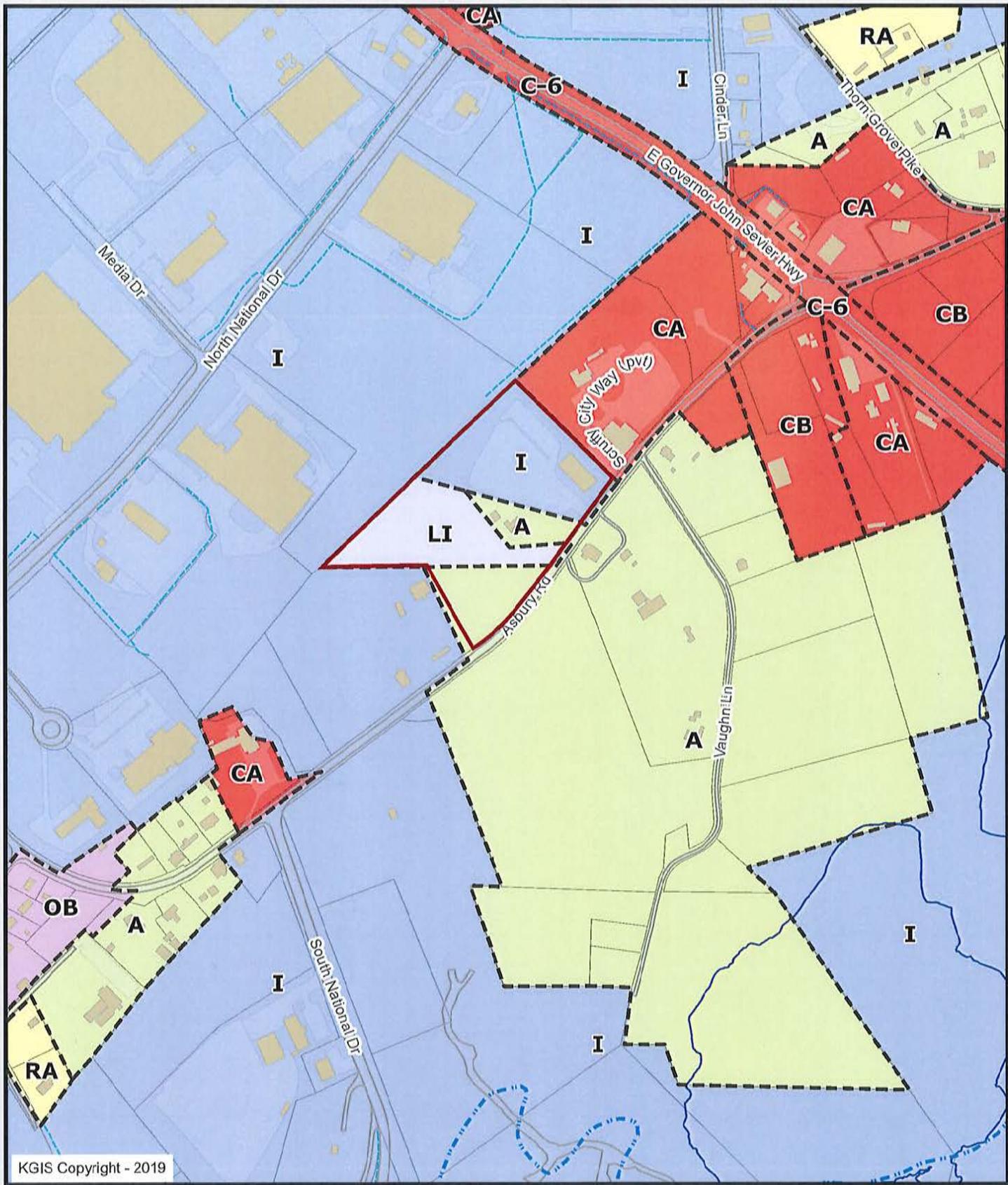
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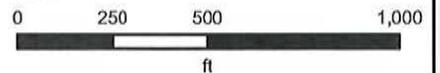


Letter Portrait

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