



SPECIAL USE REPORT

▶ **FILE #:** 9-B-22-SU

AGENDA ITEM #: 11

AGENDA DATE: 9/8/2022

▶ **APPLICANT:** TENNESSEE AUTO SALVAGE & RECYCLING, INC.

OWNER(S): Elvira Fulk Tennessee Auto Salvage & Recycling, Inc.

TAX ID NUMBER: 71 H B 003

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4912 RUTLEDGE PIKE

▶ **LOCATION:** Southeast side of Rutledge Pike, east of N Burns Road

▶ **APPX. SIZE OF TRACT:** 3.09 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Rutledge Pike, a four lane major arterial with a pavement width of 45-ft within a right-of-way of 112-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** I-H (Heavy Industrial) and HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Commercial, Rural Residential

▶ **PROPOSED USE:** Auto & salvage yard

HISTORY OF ZONING: 4-X-22-RZ: I-G to I-H

SURROUNDING LAND USE AND ZONING: North: Contractors storage yard - I-G (General Industrial Zoning)

South: Forested area, single family homes - I-G (General Industrial Zoning), HP (Hillside Protection Overlay)

East: Salvage yard - I-G (General Industrial Zoning)

West: Commercial vehicle service/repair - I-G (General Industrial Zoning), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This is primarily an industrial corridor along Rutledge Pike, adjacent to the I-40 interstate with some single family homes along Old State Road.

STAFF RECOMMENDATION:

▶ **Approve the request for a salvage yard in the I-H zoning district with HP Overlay zoning, subject to 6 conditions.**

1. Meeting the requirements of principal use standards for salvage yards (Article 9.3.Z) of the City of Knoxville Zoning Ordinance.
2. Installation of landscaping per the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Meeting all applicable requirements of the Tennessee Department of Transportation.
5. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.
6. Meeting all the application requirements of the City of Knoxville Plans Review and Inspections Department.

With the conditions noted above, this request meets the requirements of I-H zoning, the principal use standards for a salvage yard, and other criteria for approval of a special use.

COMMENTS:

This proposal is for a special use review of an expansion of existing salvage yard operations onto 4912 Rutledge Pike from the adjacent property to the east at 5000 Rutledge Pike. The plan demonstrates a 30-ft wide curb cut onto Rutledge Pike. An existing primary 40-ft wide access onto Rutledge Pike is on the adjacent property where existing salvage yard operations are located. Parking for the salvage yard facility is shown on the adjacent parcel at 5000 Rutledge Pike.

A weigh station into and out of the site are shown as part of the access at 4912 Rutledge Pike. Areas for ferrous metal storage, non-ferrous metal storage and a dismantle and crusher area are also shown, as is a fence that is at least 8 to 12-feet in height surrounding the expanded operations. The applicant is proposing to also retain an existing building on 4912 Rutledge Pike. The site plan shows two new warehouses located on 5000 Rutledge Pike that are not included as part of this special use review.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Sector Plan designation for this parcel is HI (Heavy Industrial), which are typically existing industrial areas within one mile of an interstate interchange with access via major collector or arterial streets. This property is located along a major arterial within 1/2 mile of an interchange with I-40.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The I-G zoning district is intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in the I-H District may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

B. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

C. The lot is in the HP (Hillside Protection Overlay) zone and the applicant is demonstrating land disturbance of 0.44 acres of the 2.33 acres within the HP Overlay zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This is an older industrial corridor along Rutledge Pike and this site is surrounded by industrial uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed expansion of the salvage yard will not significantly injure the value of adjacent property or detract from the immediate environment, the adjacent properties all consist of industrial businesses and activities as well.

B. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed drive-through facility is along an industrial corridor and does not have direct access connecting to residential areas.

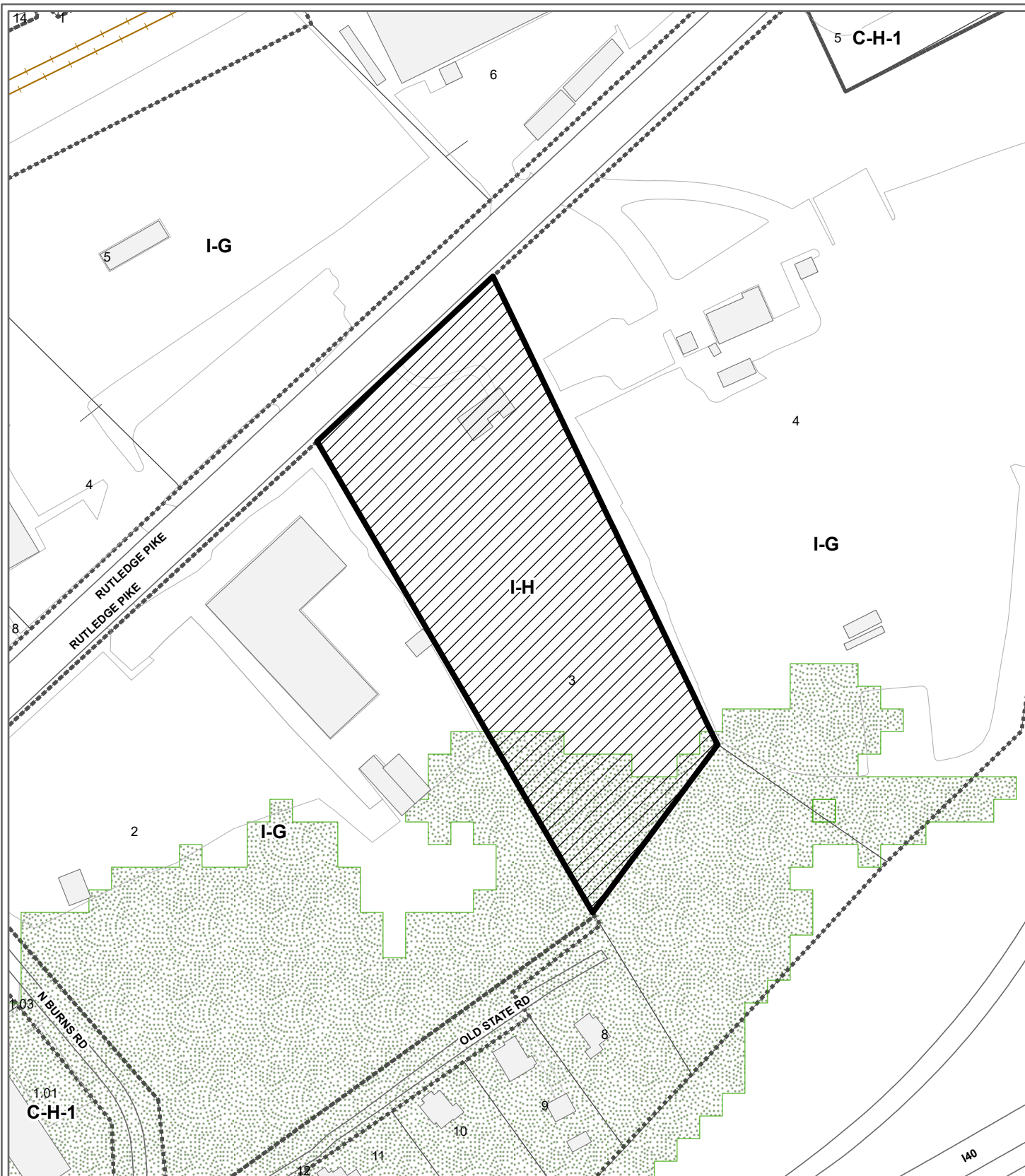
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are existing sinkholes on the subject property as demonstrated on the site plan, expansion of the salvage yard will require review and compliance with the Stormwater Ordinance under Chapter 22.5 of the Code of Ordinances by the Knoxville Department of Engineering.

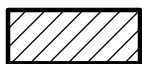
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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.



**9-B-22-SU
SPECIAL USE**



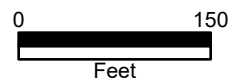
Auto & salvage yard in I-H (Heavy Industrial) and HP (Hillside Protection Overlay)

Original Print Date: 8/17/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

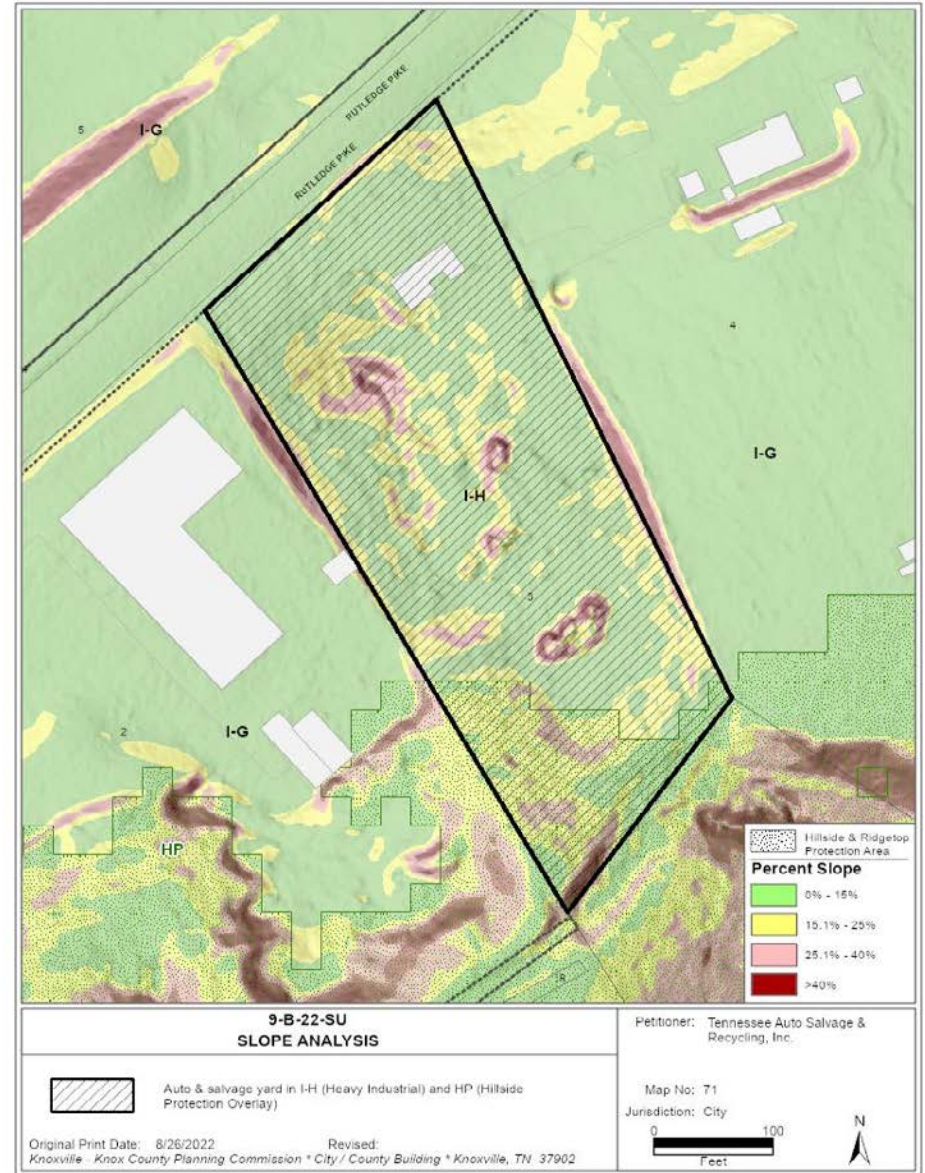
Revised:

Petitioner: Tennessee Auto Salvage & Recycling, Inc.

Map No: 71
 Jurisdiction: City



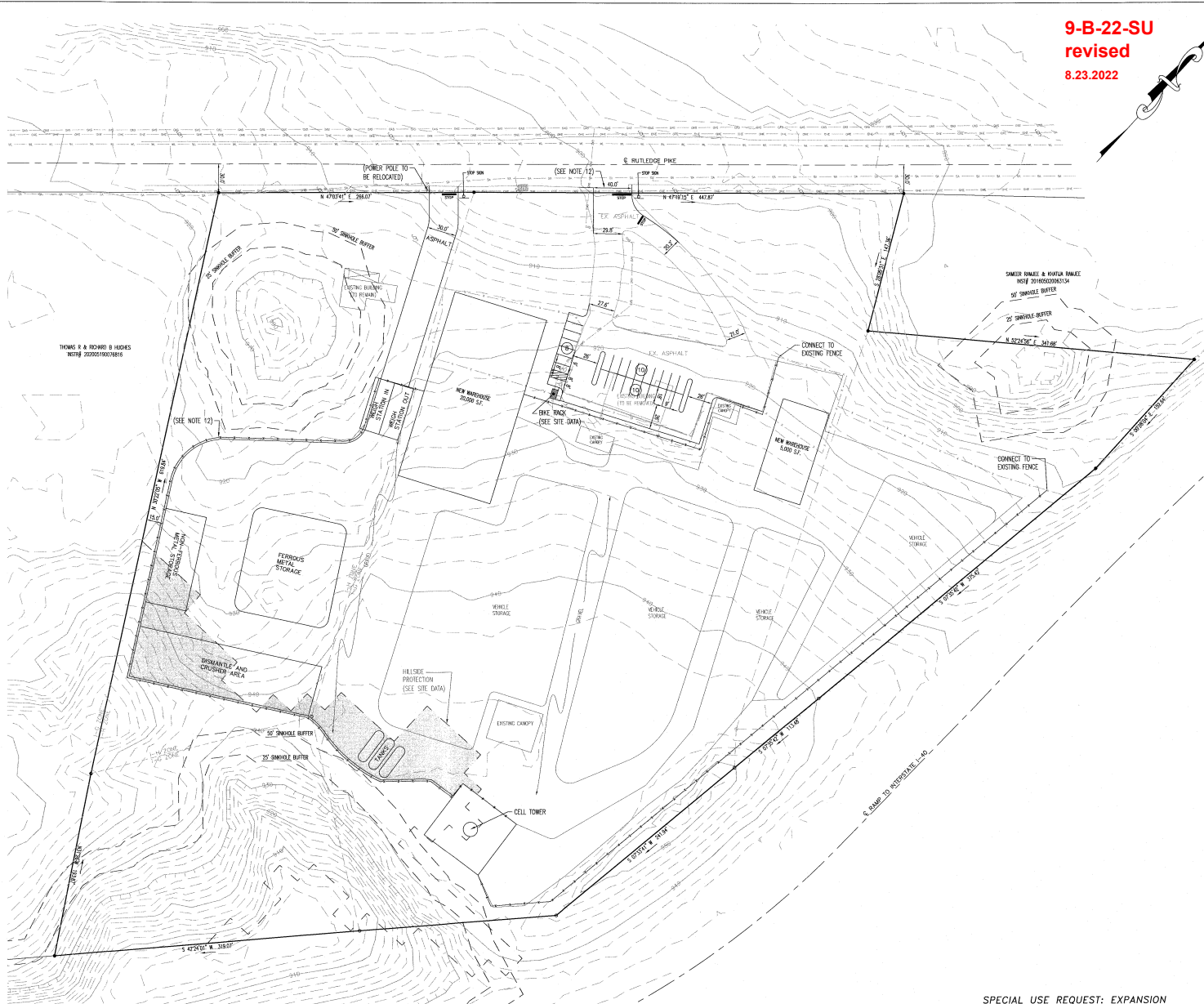
CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	136,785	3.14			
Non-Hillside	115,644	2.65	N/A		
0-15% Slope	6,551	0.15	100%	6,551	0.2
15-25% Slope	10,781	0.25	50%	5,391	0.1
25-40% Slope	3,191	0.07	20%	638	0.01
Greater than 40% Slope	617	0.01	10%	62	0.001
Ridgetops					
Hillside Protection (HP) Area	21,140	0.49	Recommended disturbance budget within HP Area	12,642	0.3
			Percent of HP Area	0.6	



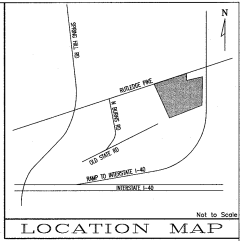
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



9-B-22-SU
revised
8.23.2022



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 13.83 ACRES.
 3. THIS PROPERTY IS ZONED I-H/G-G.
 4. ALL TOPOGRAPHY IS BASED ON LDMC CONTOURS.
 5. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 6. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 25'
REAR- 15'
SIDE- 15'
 7. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 8. 20' MAXIMUM HEIGHT FOR ALL STORAGE PILES.
 9. ALL PROPOSED FENCING WILL BE CONSTRUCTED OF A HEIGHT BETWEEN 6' AND 12'. ALL FENCING WILL COMPLY WITH OPACITY REQUIREMENTS WITHIN THE ZONING.
 10. ALL EXTERIOR LIGHTING MUST CONFORM WITH ARTICLE 10.2.
 11. HOURS OF OPERATION M-F 8AM-5:30PM & SAT. 8:30AM-12:30PM.
 12. DRIVEWAY DIMENSIONS FOR THE MAIN ENTRANCE ARE DESIGNED TO HAVE A 40' WIDTH DUE TO THE PROPERTY ZONING A SUBSTANTIAL NUMBER OF LARGE TRUCKS AS STATED IN C.O.K. ZONING CODE ARTICLE 11.11, TABLE 11-4.

SITE DATA:

SALVAGE YARD PARKING REQUIREMENTS

MINIMUM	MAXIMUM
3 PER 1,000SF OF OFFICE AREA = 5,000 SF X 3 SPACES/1000SF = 15 SPACES	6 PER 1,000SF OF OFFICE AREA = 5,000 SF X 6 SPACES/1000SF = 30 SPACES

EXISTING PARKING SPACES

STANDARD SPACES:	12
ACCESSIBLE SPACES:	0
TOTAL EXISTING SPACES:	12

PROPOSED PARKING SPACES

PROPOSED SPACES:	26
PROPOSED ACCESSIBLE SPACES:	2
TOTAL PARKING SPACES:	28

BICYCLE PARKING REQUIREMENTS

NON-RESIDENTIAL
TOTAL REQUIRED MOTOR VEHICLE PARKING SPACES, LESS THAN 50
REQUIRED NUMBER OF BICYCLE PARKING SPACES: 4

HILLSIDE PROTECTION AREA

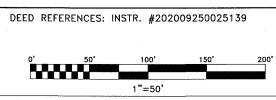
TOTAL= 2.33 ACRES
IMPACT= 0.44 ACRES



SPECIAL USE REQUEST: EXPANSION OF AN AUTOMOBILE RECYCLING CENTER IN A I-H ZONE.

OWNER/DEVELOPER
TENNESSEE AUTO SALVAGE & RECYCLING INC
5000 RUTLEDGE PIKE
KNOXVILLE TN, 37914

9-B-22-SU



SPECIAL USE PLAN FOR
TENNESSEE AUTO SALVAGE & RECYCLING INC.
TAX MAP 71 PARCELS 3 & 4
DISTRICT X, KNOX COUNTY, TENNESSEE
CITY BLOCK 31110, 31ST WARD, CITY OF KNOXVILLE

25384-C
SHEET 1 OF 1 SHEET(S)
Q:\25384\25384-C.DWG

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
enr@bhnp.com

DESIGNED	DMP	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SCW							
CHECKED	DMP	1/8/22	REVISED PER C.O.K. COMMENTS					



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Tennessee Auto Salvage & Recycling, Inc.

7/25/2022

Applicant Name

Date Filed

9/8/2022

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9-B-22-SU

Planning Commission Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Elvira Fulk Tennessee Auto Salvage & Re

5000 Rutledge Pike Knoxville TN 37914

786-499-9476

Owner Name (if different)

Owner Address

Owner Phone / Email

4912 RUTLEDGE PIKE

Property Address

71 H B 003

3.09 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Rutledge Pike, east of N Burns Road

General Location

City

Council District 4

I-H (Heavy Industrial) and HP (Hillside Protection Overlay)

Commercial, Rural Residential

County District

Zoning District

Existing Land Use

East City

HI (Heavy Industrial) and HP (Hillside Protection)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development Use on Review / Special Use
 Hillside Protection COA Residential Non-residential

Home Occupation (specify) _____

Other (specify) **Auto & salvage yard**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Additional Information

- Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change

Proposed Zoning

Proposed Density (units/acre) Previous Zoning Requests

- Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1

\$1,600.00

Fee 2

Fee 3

Total

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Elvira Fulk Tennessee Auto Salvage & Recycling, Inc., 5000 Rutledge Pike

7/25/2022

Application Authorized By

Affiliation

Date

786-499-9476

Phone / Email

Staff Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Tennessee Auto Salvage & Recycling inc

Applicant Name

Affiliation

7.25.22

Date Filed

Meeting Date (if applicable)

File Number(s)

9-B-22-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

DAVID HARBIN

Name

Batson Himes Howell + Poe

Company

4334 PAPERMILL RD

Address

Knoxville

City

Tn

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

4912 Rutledge Pike
Knoxville, TN 37914

786-499-9476

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4912 ~~5000~~ Rutledge Pike

Property Address

~~67118004~~
07118003

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

N/D

Septic (Y/N)

STAFF USE ONLY

Southeast side of Rutledge Pike, east of N. Burns Road

General Location

3.09

Tract Size

City County 4th District

I-H & HP Zoning District

Rural residential Existing Land Use

East City Planning Sector

HI & HP Sector Plan Land Use Classification

N/A Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) *Approval of an Auto & Salvage yard*

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Special Use, nonresidential zone	Total
405		\$1,600
Fee 2		
Fee 3		

MR

AUTHORIZATION

David Harbin
Applicant Signature

DAVID HARBIN
Please Print

7.22.22
Date

865-588-6472
Phone Number

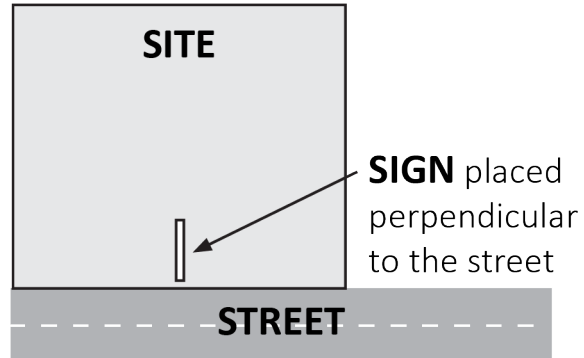
harbin@bhn-p
Email

Elvica Falk
Property Owner Signature

ELVICA FALK
Please Print

7.22.22
Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
- Sign posted by Applicant