



# PLAN AMENDMENT REPORT

▶ **FILE #:** 1-H-23-SP

**AGENDA ITEM #:** 13

**AGENDA DATE:** 1/12/2023

▶ **APPLICANT:** CMC STEEL US, LLC  
**OWNER(S):** CMC Steel US, LLC

**TAX ID NUMBER:** 81 P K 003 [View map on KGIS](#)

**JURISDICTION:** Council District 5

**STREET ADDRESS:** 1524 NEW YORK AVE

▶ **LOCATION:** Southeast of New York Ave, northeast of Gloria Garner St, northwest of Ely Ave

▶ **APPX. SIZE OF TRACT:** 12741 square feet

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via New York Avenue, a local street with a pavement width of 31-ft within a right of way width of 60-ft. Access is also via Gloria Garner Street, a local street, with a pavement width of 28-ft within a right-of-way width of 51-ft.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

**WATERSHED:** East Fork

▶ **PRESENT PLAN AND ZONING DESIGNATION:** TDR (Traditional Neighborhood Residential) / RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

▶ **PROPOSED PLAN DESIGNATION:** HI (Heavy Industrial)

▶ **EXISTING LAND USE:** Single Family Residential

**EXTENSION OF PLAN DESIGNATION:** Yes, a portion of this parcel is currently designated HI.

**HISTORY OF REQUESTS:** 1-G-12-RZ: I-2 to R-1A

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Single family residential -TDR (Traditional Neighborhood Residential)

South: Industrial - HI (Heavy Industrial)

East: Single family residential -TDR (Traditional Neighborhood Residential)

West: Industrial - HI (Heavy Industrial)

**NEIGHBORHOOD CONTEXT** This is the edge of a residential neighborhood, adjacent to an industrial area.

**STAFF RECOMMENDATION:**

▶ **Approve the sector plan amendment to HI (Heavy Industrial) for a portion of parcel 081PK03501**

**because it is a minor extension.**

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

1. In 2013, several lots were combined as one lot and right-of-way and easements were dedicated adjacent to the industrial land uses. A portion of this parcel was designated as HI (Heavy Industrial) as part of the 2014 Central City sector plan update, however, a portion of the property had a house on the property and retained the TDR (Traditional Neighborhood Residential) designation. The adjacent alley right-of-way was improved and a greenway easement was dedicated providing a transitional buffer between the industrial land uses and the adjacent residential neighborhood.

**INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. The improved right-of-way and greenway easement dedication provide a transition between the industrial land uses and the residential neighborhood. The right-of-way improvements occurred after the adoption of the sector plan and the combined parcel is currently split between two land use designations. The proposed minor extension of the HI designation aligns with the changes that have occurred since this parcel was combined.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The sector plan did not recognized the combined plat that was recorded in 2013 for this area, demonstrating right-of-way and greenway easement dedications. This provided a transition buffer between the industrial and residential land uses.

**TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:**

1. This area was replatted in 2013 and provided right-of-way and greenway easement dedication to provide a transistion land use buffer between the industrial and residential uses.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2023 and 2/21/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-Q-23-RZ **AGENDA ITEM #:** 13  
 1-F-23-PA (REVISED) **AGENDA DATE:** 1/12/2023

▶ **APPLICANT:** CMC STEEL US, LLC  
**OWNER(S):** CMC Steel US, LLC

**TAX ID NUMBER:** 81 P K 003501 [View map on KGIS](#)

**JURISDICTION:** Council District 5

**STREET ADDRESS:** 1542 NEW YORK AVE

▶ **LOCATION:** Southeast of New York Ave, northeast of Gloria Garner St, northwest of Ely Ave

▶ **TRACT INFORMATION:** 12741 square feet.

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via New York Avenue, a local street with a pavement width of 31-ft within a right of way width of 60-ft. Access is also via Gloria Garner Street, a local street, with a pavement width of 28-ft within a right-of-way width of 51-ft.

**UTILITIES:** Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

**WATERSHED:** East Fork

▶ **PRESENT PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) / I-H (Heavy Industrial);IH (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, a portion of this parcel is currently designated HI and is adjacent to an I-H zoned area.

**HISTORY OF ZONING REQUESTS:** 1-G-12-RZ: I-2 to R-1A

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Single family residential - TDR (Traditional Neighborhood Residential) - RN-2 (Single-Family Residential), IH (Infill Housing Overlay)

**ZONING** South: Industrial - HI (Heavy Industrial) - RN-2 (Single-Family Residential), IH (Infill Housing Overlay)

East: Single family residential -TDR (Traditional Neighborhood Residential) - RN-2 (Single-Family Residential), IH (Infill Housing Overlay)

West: Industrial - HI (Heavy Industrial) - I-H (Heavy Industrial)

NEIGHBORHOOD CONTEXT: This is the edge of a residential neighborhood, adjacent to an industrial area.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to HI (Heavy Industrial) for a portion of parcel 081PK03501 because it is a minor extension.**
  
- ▶ **Approve I-H (Heavy Industrial) and IH (Infill Housing Overlay) zoning because it is partially consistent with the sector plan and is a minor extension of the existing zoning.**

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):  
AN ERROR IN THE PLAN:

1. In 2013, several lots were combined as one lot and right-of-way and easements were dedicated adjacent to the industrial land uses. A portion of this parcel was designated as HI (Heavy Industrial) as part of the 2014 Central City sector plan update, however, a portion of the property had a house on the property and retained the TDR (Traditional Neighborhood Residential) designation. The adjacent alley right-of-way was improved and a greenway easement was dedicated providing a transitional buffer between the industrial land uses and the adjacent residential neighborhood.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The improved right-of-way and greenway easement dedication provide a transition between the industrial land uses and the residential neighborhood. The right-of-way improvements occurred after the adoption of the sector plan and the combined parcel is currently split between two land use designations. The proposed minor extension of the HI designation aligns with the changes that have occurred since this parcel was combined.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has not been a major change in public policy, unanticipated by the plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information that has been produced by this agency has revealed the need for a plan amendment.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Since the last sector plan was adopted in 2014 this parcel has been combined with the adjacent parcels and right-of-way improvements for access to the adjacent alley have occurred.

2. These changes provide a transition buffer of right-of-way and greenway easement area between the industrial and residential land uses.

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

1. The I-H zone district is intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing and warehousing uses. In 2013, this parcel was combined with adjacent parcels and right-of-way and greenway dedications also occurred as part of the platting process. This area provides a transition between the existing industrial uses, including outdoor storage for the adjacent steel manufacturing facility.

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. Improvements to the right-of-way including alley access and greenway easement dedication provide a transition between the residential neighborhood and the existing industrial land uses.

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:

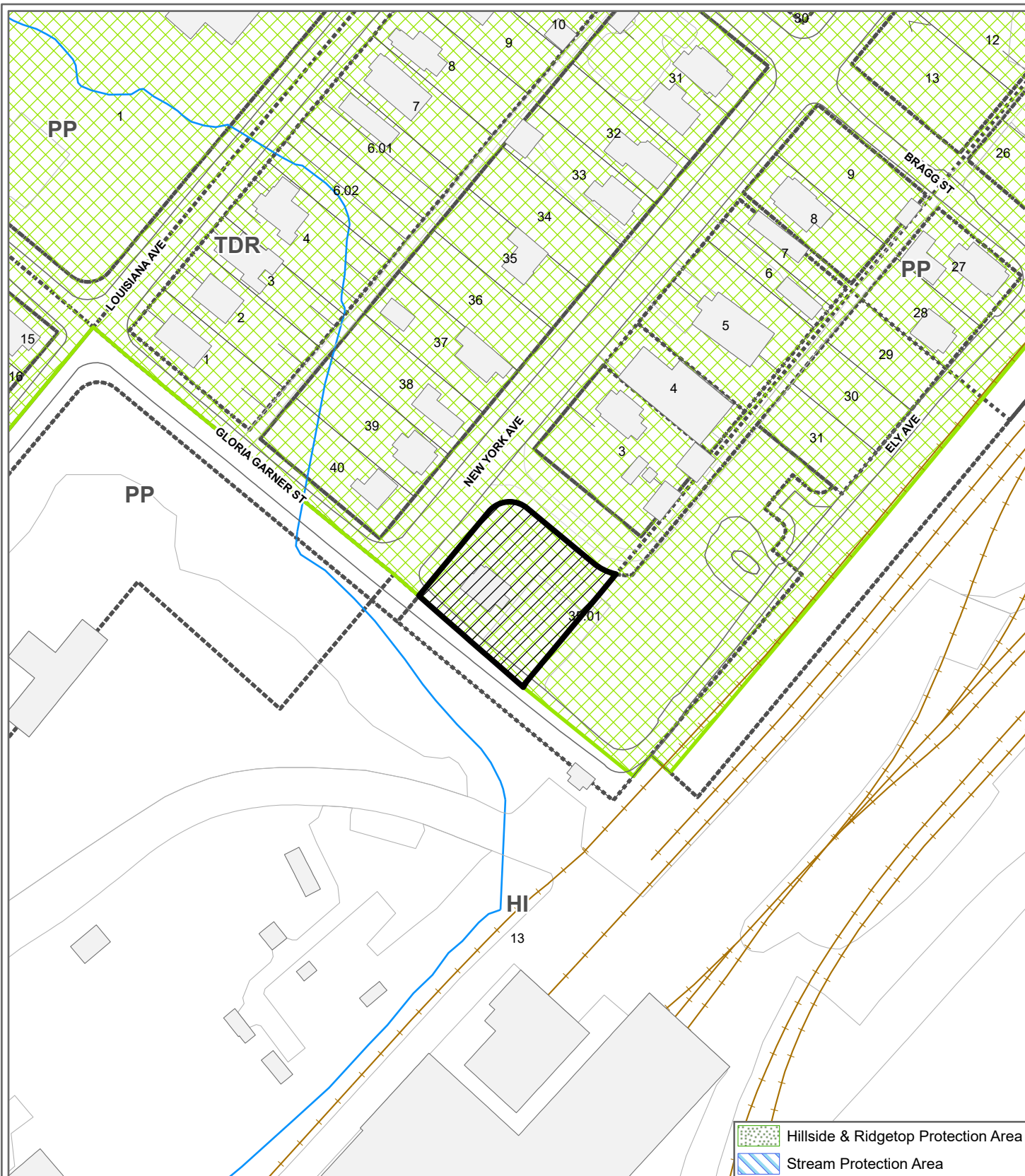
1. The proposed I-H zoning is consistent partially with the sector plan and one year plan, however, a minor extension of the HI land use classification is required to bring the land use plans in alignment with the proposed zoning.

2. The Lonsdale Neighborhood Plan (2005) noted a greenway buffer between the adjacent industrial uses and the residential neighborhood. The right-of-way dedication for the greenway and alley access improvements that were platted in 2013 provided this transitional land use buffer.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2023 and 2/21/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**1-H-23-SP  
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: TDR (Traditional Neighborhood Residential)

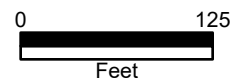
To: HI (Heavy Industrial)



Petitioner: CMC Steel US, LLC

Map No: 81

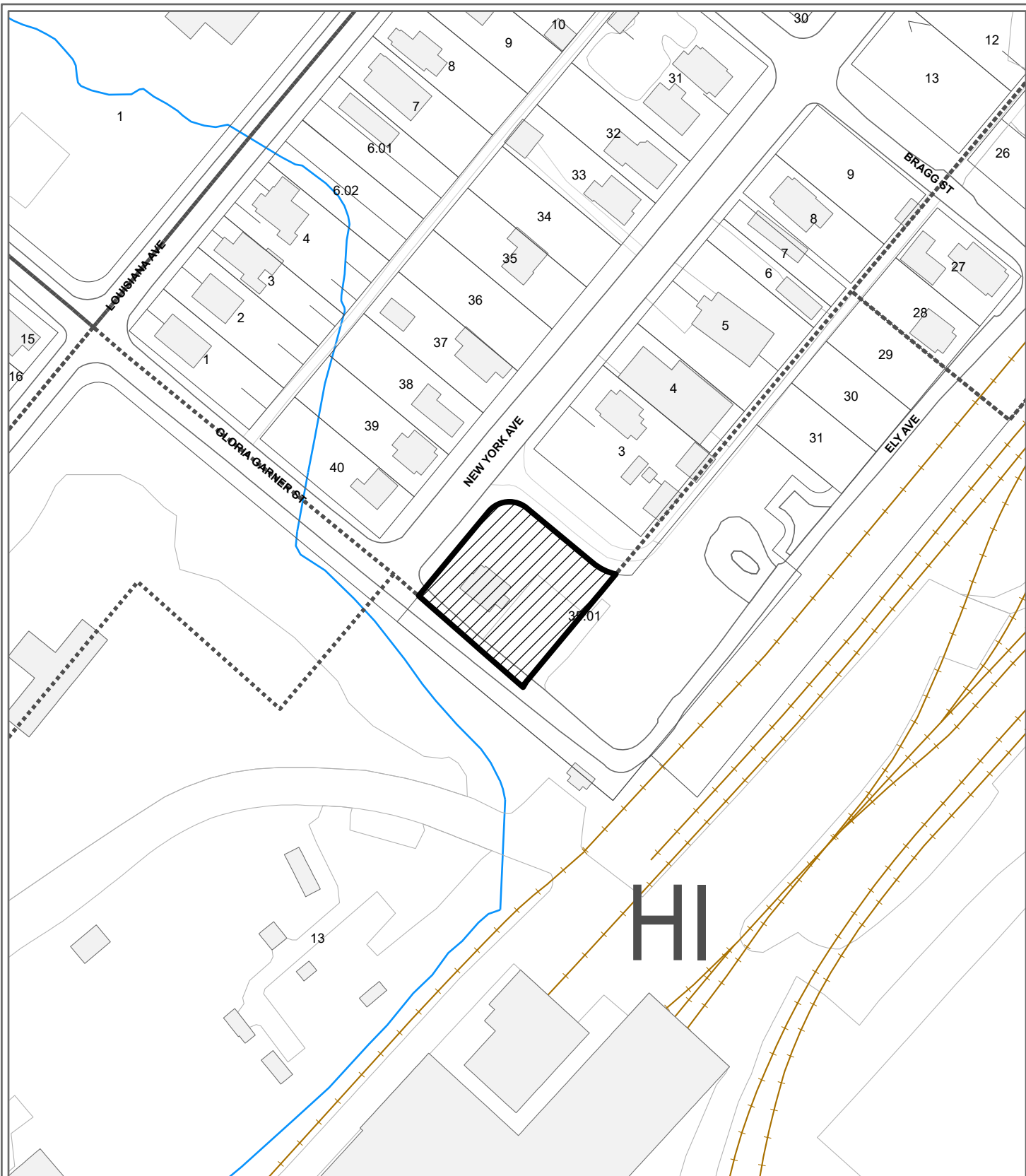
Jurisdiction: City



Original Print Date: 12/19/2022

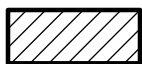
Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



**1-F-23-PA / 1-Q-23-RZ  
PLAN AMENDMENT**

Petitioner: CMC Steel US, LLC

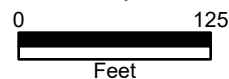


From: TDR (Traditional Neighborhood Residential)

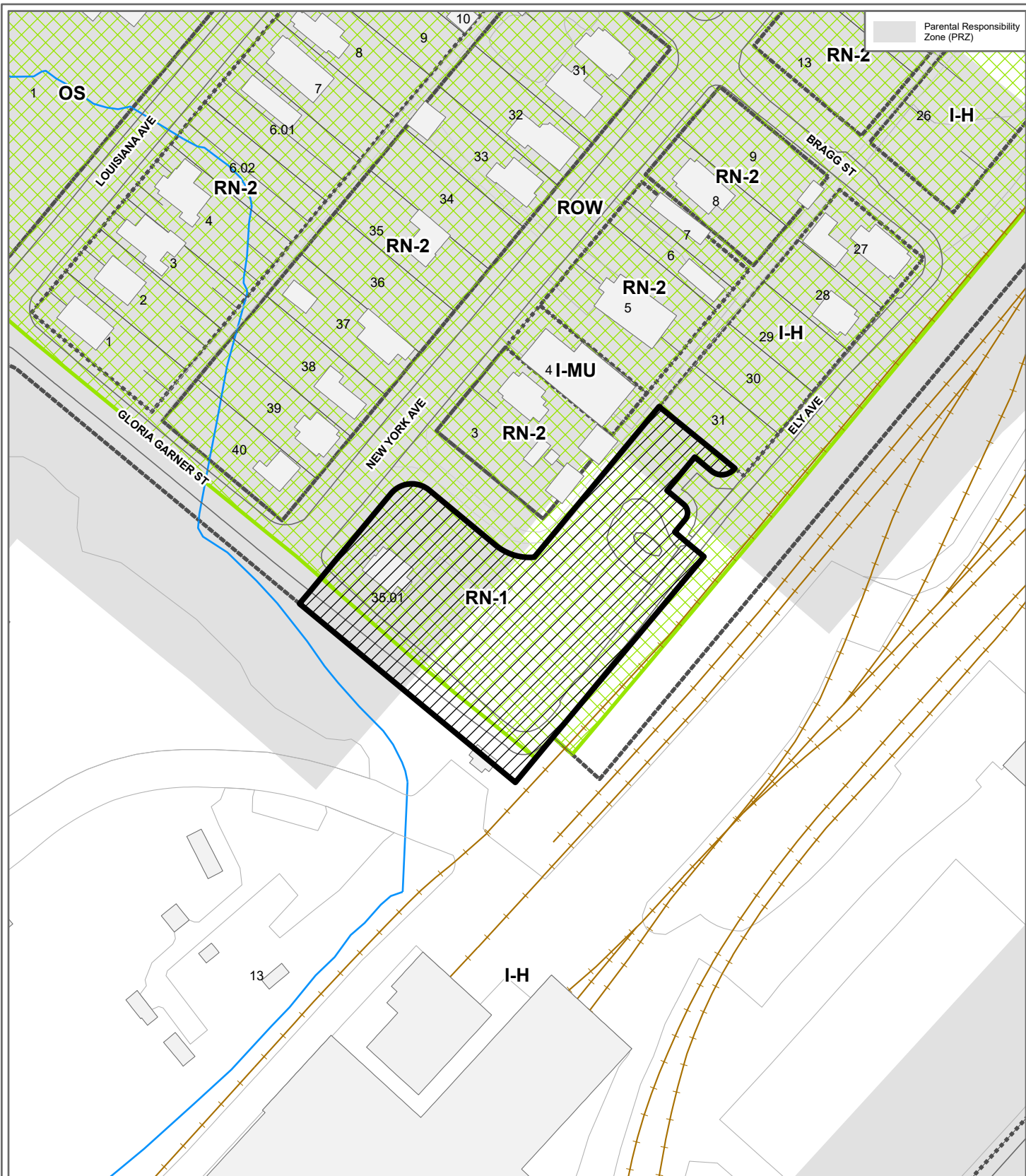
To: HI (Heavy Industrial)

Original Print Date: 12/19/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 81  
Jurisdiction: City

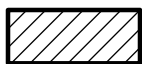






**1-Q-23-RZ  
REZONING**

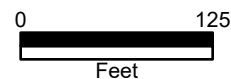
Petitioner: CMC Steel US, LLC



From: RN-1 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)  
To: I-H (Heavy Industrial); IH (Infill Housing Overlay)

Map No: 81  
Jurisdiction: City

Original Print Date: 12/19/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN***

*WHEREAS, the Knoxville-Knox County 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 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 Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City 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 plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, CMC Steel US, LLC has submitted an application for an amendment to the Central City Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Traditional Residential Neighborhood to Heavy Industrial 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 Planning Commission, at its regularly scheduled public hearing on January 12 , 2023, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

***NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:***

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #1-H-23-SP.*

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

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

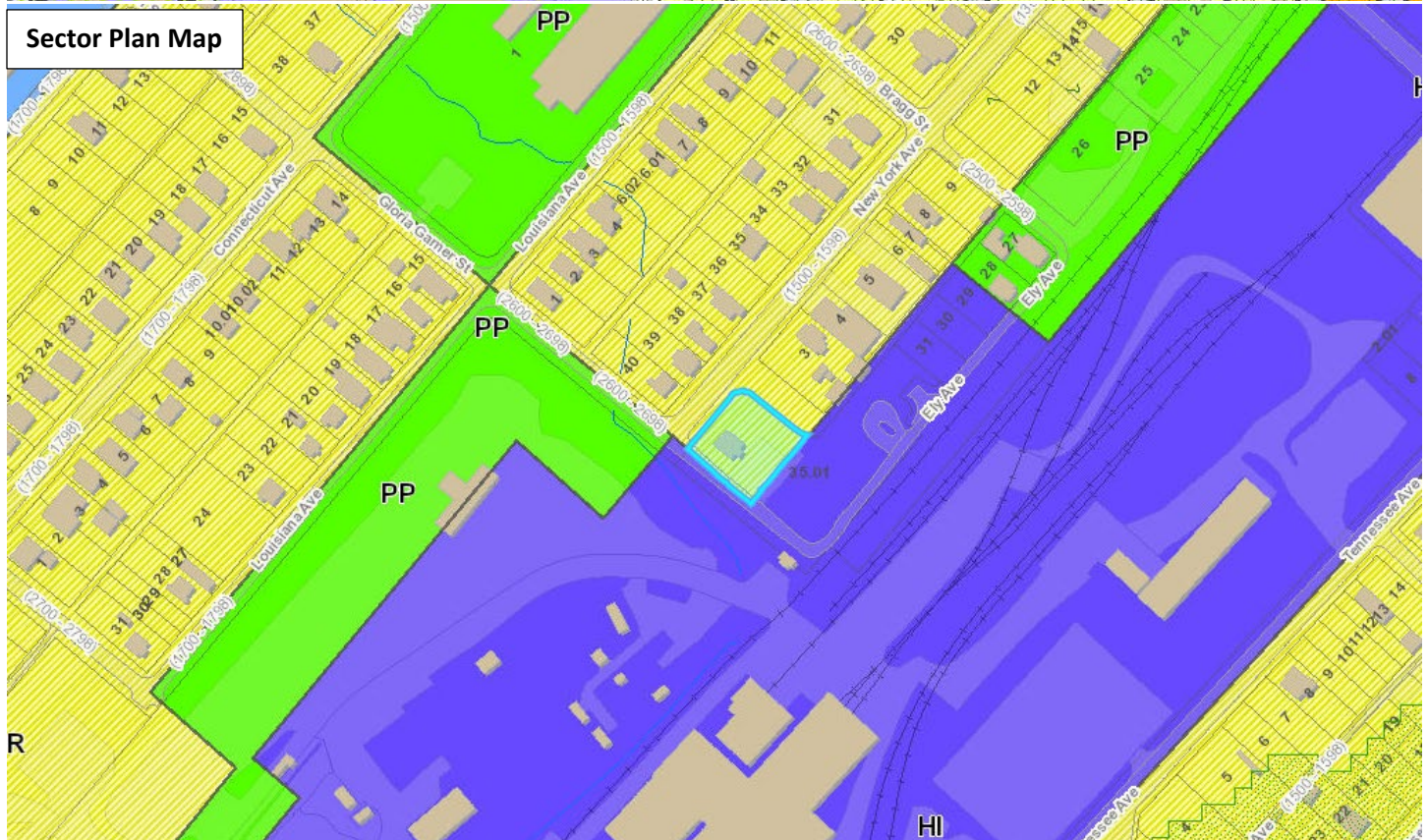
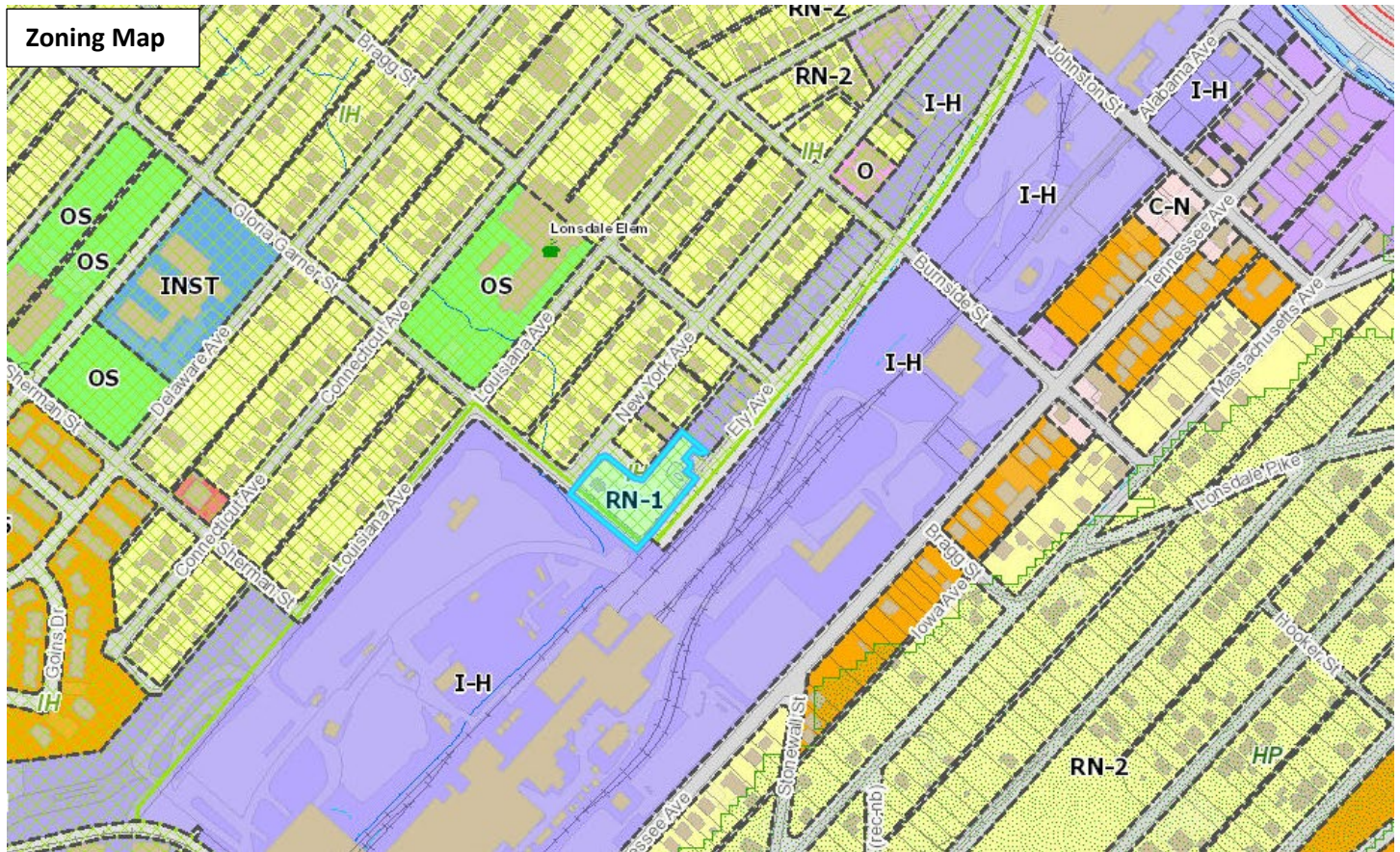
\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Chairman*

\_\_\_\_\_  
*Secretary*



# Exhibit A. 1-Q-23-RZ\_1-F-32-PA\_1-H-23-SP Contextual Images





# Exhibit A. 1-Q-23-RZ\_1-F-32-PA\_1-H-23-SP Contextual Images







# 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

**CMC Steel US, LLC**

Applicant Name

Affiliation

**11/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-H-23-SP**

File Number(s)

## CORRESPONDENCE

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

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37922**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**CMC Steel US, LLC**

Owner Name (if different)

**6565 N Macarthur Blvd Ste 800 Irving TX**

Owner Address

**214-589-2729**

Owner Phone / Email

**1542 NEW YORK AVE**

Property Address

**81 P K 003**

Parcel ID

Part of Parcel (Y/N)?

**12741 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast of New York Ave, northeast of Gloria Garner St, northwest of Ely Ave**

General Location

City

**Council District 5**

**RN-1 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)**

**Single Family Residential**

Count

District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**TDR (Traditional Neighborhood Residential)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____ Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change <b>I-H (Heavy Industrial);IH (Infill Housing Overlay)</b> for all of parcel	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>HI (Heavy Industrial)</b> for portion of parcel	
Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## 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	Total
<b>\$2,050.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature	<b>CMC Steel US, LLC</b> Please Print	<b>11/28/2022</b> Date
---------------------	--	---------------------------

Phone / Email

Property Owner Signature	<b>CMC Steel US, LLC</b> Please Print	<b>11/28/2022</b> Date
--------------------------	--	---------------------------

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# 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

**CMC Steel US, LLC**

Applicant Name

Affiliation

**11/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-Q-23-RZ / 1-F-23-PA**

File Number(s)

## CORRESPONDENCE

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

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37922**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**CMC Steel US, LLC**

Owner Name (if different)

**6565 N Macarthur Blvd Ste 800 Irving TX**

Owner Address

**214-589-2729**

Owner Phone / Email

**1542 NEW YORK AVE**

Property Address

**81 P K 003**

Parcel ID

Part of Parcel (Y/N)?

**12741 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast of New York Ave, northeast of Gloria Garner St, northwest of Ely Ave**

General Location

City

**Council District 5**

**RN-1 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)**

**Single Family Residential**

Count

District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**TDR (Traditional Neighborhood Residential)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

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) \_\_\_\_\_

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    **I-H (Heavy Industrial);IH (Infill Housing Overlay)** for all of parcel  
Proposed Zoning

- Plan Amendment    **HI (Heavy Industrial)** for portion of parcel  
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## 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

**\$2,050.00**

Fee 2

Fee 3

Total

## AUTHORIZATION

Applicant Signature    **CMC Steel US, LLC**  
Please Print

**11/28/2022**

Date

Phone / Email

Property Owner Signature    **CMC Steel US, LLC**  
Please Print

**11/28/2022**

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.





# 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

CMC Steel US, LLC

Owner

Applicant Name

Affiliation

November 23, 2022

January 12, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

## 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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

## CURRENT PROPERTY INFO

CMC Steel US, LLC

6565 N. MacArthur Blvd, Ste. 800 Irving TX 214-589-2729

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

BCM  
1542

1524 New York Ave.

081PK03501

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

SE of New York Ave., NE of Gloria Garner St., NW of Ely Ave.

~1.37 acres

General Location

Tract Size

5th

RN-1

Vacant

City  County

District

Zoning District

Existing Land Use

Central City

HI and TDR

NA (in City)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

### 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) \_\_\_\_\_

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

- Combine Parcels   
  Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

### ZONING REQUEST

Pending Plat File Number

Zoning Change    I-H  
 Proposed Zoning

Plan Amendment Change    HI (a portion)  
 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	Total
Fee 2	
Fee 3	

### AUTHORIZATION



Applicant Signature

CMC Steel US, LLC

Please Print

11-23-22

Date

865-546-9321

Phone Number

bmullins@fmsllp.com

Email



Property Owner Signature

Benjamin C. Mullins (authorized agent)

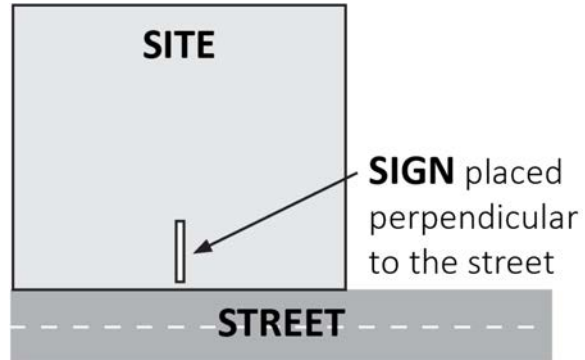
Please Print

11-23-22

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:*

\_\_\_\_\_ 12/31/2022 \_\_\_\_\_ and \_\_\_\_\_ 1/13/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: CMS Steel US, LLC

Date: 11/28/22

File Number: 1-Q-23-RZ\_1-F-23-PA\_1-H-23-SP

- Sign posted by Staff
- Sign posted by Applicant