

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-D-20-RZ **Related File Number:**
Application Filed: 11/25/2019 **Date of Revision:**
Applicant: BENJAMIN MULLINS O.B.O. PRIMOS LAND COMPANY

PROPERTY INFORMATION

General Location: South side of E. Raccoon Valley Drive, east of I-75
Other Parcel Info.: This request includes:
026 090 (0 E Raccoon Valley Dr)
026 09101 (1922 E Raccoon Valley Dr)
026 091 (part of) (1918 E Raccoon Valley Dr)
026 093 (0 E Raccoon Valley Dr)
026 092 (part of) (0 E Raccoon Valley Dr)
Tax ID Number: 26 091 (PART OF) OTHER: 090, 09101, 093, 092 (PART **Jurisdiction:** County
Size of Tract: 41.44 acres
Accessibility: Access is via E Raccoon Valley Drive, a minor arterial, controlled by the Tennessee Department of Transportation (TDOT), with a pavement width of 40 feet within a right-of-way width of 100 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Any use allowed in the I zone **Density:**
Sector Plan: North County **Sector Plan Designation:** MU-SD NCO-5
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is part of the E. Raccoon Valley Drive commercial and industrial zoned node at the interchange with Interstate 75.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1918 E. Raccoon Valley Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & A (Agriculture)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: 4-O-94-RZ
Extension of Zone: I zoning is present across E Raccoon Valley Road
History of Zoning: 4-O-94-RZ: A portion of the site was rezoned from A to CA.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve I (Industrial), which is consistent with the MU-SD (NCO-5) sector plan designation.

Staff Recomm. (Full):

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. This area is part of the Mixed Use Special District NCO-5: I-75 / Raccoon Valley Industrial and Commercial Center.
- 2. The North County Sector plan noted that almost 400 acres in this area is under utilized and could be more intensely developed.

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

- 1. The I (Industrial) 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. No adverse impacts are anticipated by the expansion of industrial uses into this area.
- 2. Raccoon Valley Drive is a state controlled roadway and any access and/or improvements will need to be coordinated with TDOT.
- 3. There appear to be two streams on the property Gamble Spring that flows under Raccoon Valley from the north to south, and Whitcox Branch that flows from east to west. Both will require buffers per the County Stormwater Ordinance.

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 rezoning is consistent with the existing North County Sector plan designation of MU-SD NCO-5: I-75 / Raccoon Valley Industrial and Commercial Center.
- 2. I zoning does not appear to be in conflict with any other adopted plans in Knox County.

Action:

Approved

Meeting Date: 1/9/2020

Details of Action:

Summary of Action:

Approve I (Industrial), which is consistent with the MU-SD (NCO-5) sector plan designation.

Date of Approval:

1/9/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/24/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: