

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTH COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-A-15-SP **Related File Number:** 10-A-15-RZ
Application Filed: 8/10/2015 **Date of Revision:**
Applicant: AGGREGATES USA (I-75 QUARRY). LLC

PROPERTY INFORMATION

General Location: Northwest side E. Raccoon Valley Dr., northeast of I-75
Other Parcel Info.:
Tax ID Number: 17 038 & 03903 **Jurisdiction:** County
Size of Tract: 33.32 acres
Accessibility: Access is via E. Raccoon Valley Rd., a minor arterial street with 36' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Stone quarry **Density:**
Sector Plan: North County **Sector Plan Designation:** Ag and MU-SD (NCo5)
Growth Policy Plan: Planned Growth Area and Rural Area
Neighborhood Context: The I-75/Raccoon Valley Drive interchange has a low intensity of development but on the east side where the subject properties are located there is an active rock quarry, truck stop and a restaurant. The sector plan proposes that this area develop with industrial and warehouse/distribution related uses.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services), RB (General Residential) and A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) (NCO-5) and AG (Agricultural)

Requested Plan Category: HIM (Mining)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): ADOPT RESOLUTION #10-A-15-SP, amending the North County Sector Plan to HIM (Mining) for parcel 017-03903 only, and recommend that Knox County Commission also adopt the sector plan amendment. RECOMMEND that MPC DENY HIM (Mining) for parcel 017-038.

Staff Recomm. (Full): The request includes two large parcels, both of which have frontage along E. Raccoon Valley Drive. The western parcel (017-03903) is entirely within the Planned Growth area of the Growth Policy Plan (Growth Plan) and the NCO-5 (I-75/Raccoon Valley Industrial & Commercial Center) sector plan designation. The eastern parcel (017-038) is entirely within the Rural Area of the Growth Plan, however, has split sector plan designations, with the front portion of the property (between the road and the base of Flint Ridge) being designated NCO-5 and the ridge area being designated AG (Agricultural).

The expansion of HIM (Mining) sector plan designation is appropriate for the western parcel because it is consistent with Growth Plan and is compatible with the existing and proposed land uses in the area. Staff recommends that the sector plan designation for the eastern parcel remain unchanged (AG and NCO-5), which is consistent with the Growth Plan and limits the expansion of the HIM (Mining) sector plan designation. The eastern parcel is currently zoned A (Agricultural), which allows the proposed use of the property (stone quarry) as a use permitted on review.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

1. The expansion of the existing quarry will not significantly change the impact the quarry facility has on the existing roads and utilities, and will not be significantly different than the warehousing/distribution and light industrial land uses proposed by the sector plan. The NCO-5 district recommendations are attached.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The NCO-5 land use district recommends light industrial and warehousing/distribution uses for the area around the I-75 / Raccoon Valley Drive interchange, including the south side of Flint Ridge within the Planned Growth area. For the areas designated Rural Area by the Growth Policy Plan, the sector plan recommends agricultural uses and zoning.
2. The properties are currently zoned RB (General Residential), OB (Office, Medical, and Related Services), and A (Agricultural), which allow the development of the properties without protections for the hillside area.
3. The Hillside and Ridgetop Protection Plan (HRPP) recommends that commercial and industrial development locate on slopes less than 15 percent, however, it does not address mining operations.
4. The active quarry to the west and north is classified HIM (Mining) by the sector plan. To allow the expansion of the quarry within the Planned Growth area, the subject property must be designated HIM as recommended by staff. The property in the Rural Area is currently zoned Agricultural which allows mining operations as a use permitted on review, therefore the requested sector plan amendment for this portion is not needed.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

1. The expansion of existing quarries, when they do not encroach on sensitive uses such as residential neighborhoods, is preferable to the development of new mining operations in another part of the county.

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

1. The expansion of the existing quarry was not anticipated when the North County Sector Plan (2012) was last updated, however, it is compatible with the sector plan recommendations for the area of light industrial and warehousing/distribution uses.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved as Modified

Meeting Date: 10/8/2015

Details of Action:

Summary of Action: Adopt Resolution #10-A-15-SP, amending the North County Sector Plan to HIM (Mining) for parcel 017-03903 only, deny parcel 017-038 and recommend the Knox Knox County Commission also adopt the sector plan amendment.

Date of Approval: 10/8/2015

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: 11/16/2015

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: