

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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www.knoxmpc.org

File Number: 10-H-06-UR **Related File Number:**
Application Filed: 9/5/2006 **Date of Revision:**
Applicant: RENFRO CONSTRUCTION CO., INC. 017
Owner:

PROPERTY INFORMATION

General Location: North side of E. Raccoon Valley Dr., northeast of Interstate 75
Other Parcel Info.:
Tax ID Number: 17 PART OF 018.01 **Jurisdiction:** County
Size of Tract: 11 acres
Accessibility: Access is via E. Raccoon Valley Rd., an arterial street with a pavement width 26' within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rock quarry
Surrounding Land Use:
Proposed Use: Asphalt mixing plant **Density:**
Sector Plan: North County **Sector Plan Designation:** Ag/RR (Agricultural & Rural Residential)
Growth Policy Plan: Rural Area
Neighborhood Context: The site for the asphalt mixing plant is within the boundary of the previously approved rock quarry site (4-F-00-UR). Property located to the south of the site is zoned CA commercial and has been developed with highway oriented commercial uses. The remainder of the surrounding area is zoned A agricultural and is occupied with residences on tracts that are generally larger than one acre.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The use on review for rock quarry approved by the MPC on 4/13/2000 and by the Knox County Commission on 5/22/2000. The Industrial zoning for this site was approved on 5/22/2000.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request to operate an asphalt mixing plant as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. No access from the asphalt mixing plant site to Gamble Rd.
3. The roadway providing access to this site will either be paved or constructed with an all weather driving surface. The paved section of the access road shall extend through the commercially zoned property.
4. Meeting all requirements and obtaining all required water and air quality permits from the applicable State and Federal agencies
5. Operation of this facility be limited to the hours between 6:00 AM and 9:00 PM
6. Meeting all requirements of performance standards contained in Article 4.10 and all other applicable requirements of the Knox County Zoning Ordinance
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to commencing construction on the proposed asphalt mixing plant
8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions noted, this plan meets the requirement in the I (Industrial) zone and the other criteria for approval of a use on review

Comments:

The applicant is requesting consideration of a plan for an asphalt mixing plant to be located on a portion of the site of the existing rock quarry that is operated by Rinker Materials Co. The proposed asphalt plant site and a portion of the rock quarry are zoned I (Industrial). An asphalt mixing plant and rock quarry are allowed in the industrial zone as uses permitted on review. A use on review for the rock quarry was approved by MPC on April 13, 2000. The asphalt mixing plant is proposed to be located in the east central portion of the quarry site.

The Knox County Zoning Ordinance states that any use listed as a use on review in the I (Industrial) Zone must be setback at least 300' from a church or residential zone and that these uses are expected to have "heavy impacts and adverse effects on surrounding properties". The applicant has provided staff with a letter that states that the proposed Renfro lease lines and the asphalt plant equipment are more than 300' from the boundary of the Rinker property that was subject to the previous use on review approval for the rock quarry. Access to the asphalt plant will be via a driveway to Raccoon Valley Dr. that also serves as access to the rock quarry.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. The proposal will have minimal impact on street traffic.
3. Utilities are available to serve the development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed asphalt mixing plant is consistent with the general standards for uses permitted on

review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

2. The proposal meets all relevant requirements of the I (Industrial) zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes slope protection for this site.
2. The site is split between the Planned Growth and Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

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Summary of MPC action:

APPROVE the request to operate an asphalt mixing plant as shown on the development plan subject to 8 conditions

Date of MPC Approval:

10/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: