CASE SUMMARY

APPLICATION TYPE: REZONING





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PROPERTY INFORMATION

General Location:	Northwest side E. Raccoon Valley Dr., southwest of Diggs Gap Rd.		
Other Parcel Info.:			
Tax ID Number:	26 073	Jurisdiction:	County
Size of Tract:	24.83 acres		
Accessibility:	Access is via E. Raccoon Valley Dr., a major arterial street wi 75' of right of way.	th 3 lanes and a c	center turn lane within 50-

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Industrial warehouse	and storage	Density:
Sector Plan:	North County	Sector Plan Designation:	LI, Ag/RR and SLPA
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is developed with a mix of industrial, commercial and rural residential uses under I, CA, CH and A zoning. There is an RV park and a church to the south of the site, north of the American Limestone operation.		

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

Street:

1219 E Raccoon Valley Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)	
Former Zoning:		
Requested Zoning:	I (Industrial)	
Previous Requests:	None noted	
Extension of Zone:	Yes, there is I zoning to the south and CA and I zoning to the east.	
History of Zoning:	None noted	

PLAN INFORMATION (where applicable)

Current 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.:

	MP	C ACTION AND DISPO	DSITION
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE LI (Light Industrial) zoning to a depth of 1,000 feet from the northwest right of way line of E. Raccoon Valley Dr. (Applicant requested I (Industrial) zoning for the entire site.)		
Staff Recomm. (Full):	preserve the steep sector plan. The re approximately the l	slopes on the ridge in the nor ecommended 1,000 feet of dep ocation of the 1,000 foot conto	es and zoning. The limited depth is recommended to thern portion of the site, as recommended by the oth for rezoning (approximately 14 acres) is our line crossing the width of the property, which is the ridgeline. (See attached topographic maps.)
Comments:	 The proposal is pattern. LI zoning is com commercial and ind The reduced are northern portion of The sector plan into account the ste 	npatible with adjacent propertie dustrial uses under CA, CH an ea for rezoning is recommende the site, which should be pres proposal for this and other sit	intensity of the surrounding land uses and zoning as in the immediate area that are developed with
	 Public water and The proposal widevelopment proposal handle the addition 	osed. E. Raccoon Valley Dr. is al traffic that will be generated ded LI zoning is compatible wi	o serve the site. The impact on streets will depend on the type of a major arterial street that should be adequate to by this proposed development. h surrounding development and will have a minimal
	 The North Coursions protection for sector plan proposition The site is locat Policy Plan map. This request matrix area, consistent with the sector plan map. 	site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth	
MPC Action:	Approved		MPC Meeting Date: 11/8/2007
Details of MPC action:			
Summary of MPC action:	APPROVE LI (Light Industrial) zoning to a depth of 1,000 feet from the northwest right of way line of E. Raccoon Valley Dr.		
Date of MPC Approval:	11/8/2007	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:	12/17/2007	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: