

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-F-15-UR  
**Application Filed:** 9/28/2015  
**Applicant:** AGGREGATES USA, LLC

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side of E. Raccoon Valley Rd., east of Interstate 75.  
**Other Parcel Info.:**  
**Tax ID Number:** 17 038, 039.03, OTHER: PART OF 41.01, AND PART OF **Jurisdiction:** County  
**Size of Tract:** 43 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:** Expansion of stone quarry (mining) **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** HIM (Mining) and AG (Agricultural)  
**Growth Policy Plan:** Planned Growth Area and Rural  
**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:** 1949 E Raccoon Valley Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and I (Industrial) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The western portion of the mining expansion area was rezoned to I (Industrial) on 9/28/2015 (8-F-15-RZ) and the middle portion is pending rezoning (10-A-15-RZ). The original quarry property was rezoned to allow mining in 1998 and expanded in 2000.

**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request to expand the mining and mineral extraction operation in the A (Agricultural) and I (Industrial) zone as shown in the Plan of Operations (Amendment I), subject to 10 conditions:

Staff Recomm. (Full):

1. Meeting all requirements of the Knox County Health Department.
2. Approval of this application by the Knox County Board of Commissioners.
3. All roadways providing access to this site will either be paved or constructed with an all-weather driving surface and maintained as to eliminate any nuisance form dust of neighboring properties.
4. No new access to Raccoon Valley Dr. shall be constructed without amending the plan of operation through the use on review process.
5. Obtaining all required State and Federal water quality and mining permits.
6. Meeting all other requirements of the Tennessee Dept. of Environment and Conservation.
7. Bond must be posted with Knox County in the amount of \$100.00 per acre of land to be excavated as required by the Knox County Zoning Ordinance.
8. Meeting all requirements of the Knox County Zoning Ordinance.
9. Meeting all requirements of the Knox County Dept. of Engineering and Public Works.
10. The quarry will be developed as shown on the site plan submitted with the application subject to any changes made necessary to comply to with the requirements of the Knox County Zoning Ordinance.

Comments: The applicant currently owns and operates on approximately 216 acres located in Knox County at the quarry site, and an additional 119 acres in Anderson County. The expansion of the quarry will add approximately 43 acres. The useful life of the quarry is expected to be in excess of fifty years.

The expansion is not expected to generate additional traffic. The access road is anticipated to be relocated as shown on the Mining Sequence map. There are two future alignments that use the existing access to Raccoon Valley Dr., however, instead of following the existing access to the east side of the property, the two new access road options traverse the south side of the ridge to the east and then north into the site at a low point of the ridgeline. In the future the applicant may consider relocating the Raccoon Valley Dr. access location further east. If this does happen the plan of operations will need to be amended and approved by MPC and County Commission.

The plan as submitted meets the requirements of Article 4, Section 4.50.02 of the Knox County Zoning Ordinance dealing with surface mining. The applicant is proposing to construct earthen berms and vegetation to visually screen the property. The berms and bare areas along the property perimeter will be revegetated and reforested.

With the conditions noted, the staff finds this plan meets the requirements for approval of a mining and mineral extraction operation in the Agricultural and Industrial zones, and meets the general criteria for approval of a Use on Review.

**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. The proposed rerouting of the access road to the quarry will be remain a minimum of 100 feet from neighboring property lines, which will be maintained as a vegetated buffer.
4. Earthen berms and vegetation will be used to visually screen the property and reduce noise and

dust. The berms and bare areas along the property perimeter will be revegetated and reforested.  
5. Utilities are available to serve the development.

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

1. The proposed expansion of the mining operation 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) and A (Agricultural) zoning districts, and for a use on review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The General Plan recommends protecting residential neighborhoods from encroachment of industrial (and commercial) uses. There is a small residential neighborhood directly across E. Raccoon Valley Dr., however, the majority of the area requesting I (Industrial) zoning will be buffered from the neighborhood and Raccoon Valley Dr. by properties that are currently zoned CA (General Business).
2. The Hillside and Ridgetop Protection Plan (HRPP) recommends that commercial and industrial development locate on slopes less than 15 percent, however, it does not specifically address mining operations such as a stone quarry.
3. The site has split sector plan designations, HIM (Mining), pending, and AG (Agricultural). Both land use classifications allows consideration of mining operations.

**Action:** Approved **Meeting Date:** 11/12/2015

**Details of Action:**

**Summary of Action:** APPROVE the request to expand the mining and mineral extraction operation in the A (Agricultural) and I (Industrial) zone as shown in the Plan of Operations (Amendment I), subject to 10 conditions:

**Date of Approval:** 11/12/2015 **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:** 12/21/2015 **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:**