

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: 4-B-09-UR

Related File Number:

Application Filed: 2/20/2009

Date of Revision:

Applicant: VULCAN LANDS, INC.

PROPERTY INFORMATION

General Location: West side of Graybeal Rd., south of Buttermilk Rd.

Other Parcel Info.:

Tax ID Number: 129 080 & 08001

Jurisdiction: County

Size of Tract: 138.5 acres

Accessibility: Access is via Everette Rd., Access is via Everett Road, a minor collector street with a pavement width of 24' south of the site and 20'-22' north of the site.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing quarry and open land

Surrounding Land Use:

Proposed Use: Mining and mineral extraction, quarry expansion

Density:

Sector Plan: Northwest County Sector Plan Designation: Light industrial and slope protection

Growth Policy Plan: Rural Area

Neighborhood Context: Property in the area is zoned I industrial, PC and CB Commercial, A Agricultural and RA Residential. Development in the area consists of highway oriented commercial uses in the vicinity of Interstates40/75. Detached residences are located throughout the remainder of the area.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The existing quarry was originally approved by MPC January 1973 (73-A-1). An expansion of the facility was approved by MPC in November of 1996 (11-H-96-UR)

PLAN INFORMATION (where applicable)

Current Plan Category:

items that are being sought include blast surveys, seismic monitoring, off site landscaping and sound monitoring. The applicant has agreed to many of the requests of the community residents. At the time this report is being prepared the community organization has not specifically stated their agreement with the applicant's proposal. It is hoped that an agreement will be reached before the MPC meeting on July 9, 2009.

The proposed use is a basic industry that is needed in the community. There may be no locations in Knox County that the proposed use could be located and not have an impact on the surrounding area. Staff believes with the installation of the berms and the limitation of the noise and the hours of operation this use can be permitted to expand with little additional impact in the community. The Northwest Sector plan proposes this site for industrial use. The quarrying operation would be considered to be a use that would be compatible with the sector plan designation.

In addition to MPC action on this matter, the request will also have to be approved by the Knox County Commission. The matter has been scheduled for the County Commission's July 27, 2009 meeting. Anyone who is aggrieved by MPC's action on this matter has the right to appeal to the Knox County Board of Zoning Appeals.

Action: Approved **Meeting Date:** 7/9/2009

Details of Action:

Summary of Action: APPROVE the request to expand the existing rock quarry as shown on their development plan subject to 12 conditions

Date of Approval: 7/9/2009 **Date of Denial:** **Postponements:** 4/9/2009-6/11/2009

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: 7/27/2009 **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:**

To Obtain Conditional Use Permit

Date of Legislative Appeal: **Effective Date of Ordinance:**