

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-G-23-RZ

Related File Number:

Application Filed: 2/14/2023

Date of Revision:

Applicant: WILBANKS, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side of E. Raccoon Valley Rd., west of I-75

**Other Parcel Info.:**

**Tax ID Number:** 26 097.01

**Jurisdiction:** County

**Size of Tract:** 11.07 acres

**Accessibility:** Access is off of E. Raccoon Valley Drive via a cross access easement through adjacent parcel 026 097. E. Raccoon Valley Drive is a major arterial at this location with a 33-ft pavement width inside a right-of-way that varies in width from 84 to 97 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** North County

**Sector Plan Designation:** MU-SD (Mixed Use Special District), HP (Hillside P

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This property is part of the node of commercial and industrial zoning at the interchange of E. Raccoon Valley Drive and I-75.

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

**Street:** 1316 E RACCOON VALLEY DR

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)

**Former Zoning:**

**Requested Zoning:** LI (Light Industrial)

**Previous Requests:**

**Extension of Zone:** No, but I (Industrial) zoning is adjacent to the west and south and is prevalent in the area.

**History of Zoning:** Rezoned from A (Agricultural) to CA (General Business) in 1980 (Case 10-H-80-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District), HP (Hillside Protection)

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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the LI (Light Industrial) zoning because it is consistent with the sector plan and is a suitable location for industrial development, subject to one condition.

Staff Recomm. (Full):

1. Providing a Type A Landscape Screen along shared lot lines with residential uses.

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This area has experienced multiple rezonings to Industrial zones since the mid-1980s, most recently in 2020 (Case 1-D-20-R).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The LI (Light Industrial) zone is intended to provide areas in which the principal use of land is for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing. In order to achieve compatibility in transition of property in the same or neighboring zones, performance standards are applied at lot lines. Landscaping and buffering requirements are intended to augment the transition of this zone with neighboring residential areas.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property is adjacent to a mobile home park, so a "Type A Screen, Dense" landscape buffer will be required along that shared lot line per Section 4.10.11.B of the Knox County Zoning Ordinance.

2. The western property line runs along a blue-line stream, so a 50-ft stream buffer would be required.

3. The southern border of the property is in the HP (Hillside Protection) area, and there are two distinct sloped areas in this location where the land slopes down to stream level. Adequate stormwater mitigation measures would be required to ensure proper erosion controls are employed. Light Industrial uses are primarily packaging and distribution and not heavy industrial uses that would be more anticipated from heavy industrial zoning.

4. Raccoon Valley Drive is a state-controlled roadway and any access and/or improvements would need to be coordinated with TDOT.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This area is part of the MU-SD, NCO-5 (Mixed Use-Special District, I-75 / Raccoon Valley Industrial and Commercial Center). This MU-SD extends along Raccoon Valley Road a short distance from its interchange with I-75.

2. The proposed amendment is consistent with the existing North County Sector plan's MU-SD NCO-5 land use classification. This land use class description notes that several properties are undeveloped or underutilized, and states that almost 400 acres in this area could be more intensely developed.

Action:

Approved with Conditions

Meeting Date: 4/13/2023

Details of Action:

**Summary of Action:** Approve the LI (Light Industrial) zoning because it is consistent with the sector plan and is a suitable location for industrial development, subject to one condition.

**Date of Approval:** 4/13/2023      **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:** 5/22/2023      **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:**