



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 10-H-06-UR

AGENDA ITEM #: 106

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** RENFRO CONSTRUCTION CO., INC. 017

OWNER(S): RINKER MATERIALS

TAX ID NUMBER: 17 PART OF 018.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** North side of E. Raccoon Valley Dr., northeast of Interstate 75

▶ **APPX. SIZE OF TRACT:** 11 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via E. Raccoon Valley Rd., an arterial street with a pavement width 26' within a 100' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: NA

▶ **ZONING:** I (Industrial)

▶ **EXISTING LAND USE:** Rock quarry

▶ **PROPOSED USE:** Asphalt mixing plant

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.

SURROUNDING LAND USE AND ZONING:
North: Quarry operation, vacant land & residences / A agricultural and Anderson County boundary
South: Quarry operation & highway oriented commercial / I industrial & CA commercial
East: Vacant land & residences / A agricultural
West: Interstate 75 / A agricultural

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.

STAFF RECOMMENDATION:

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

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.

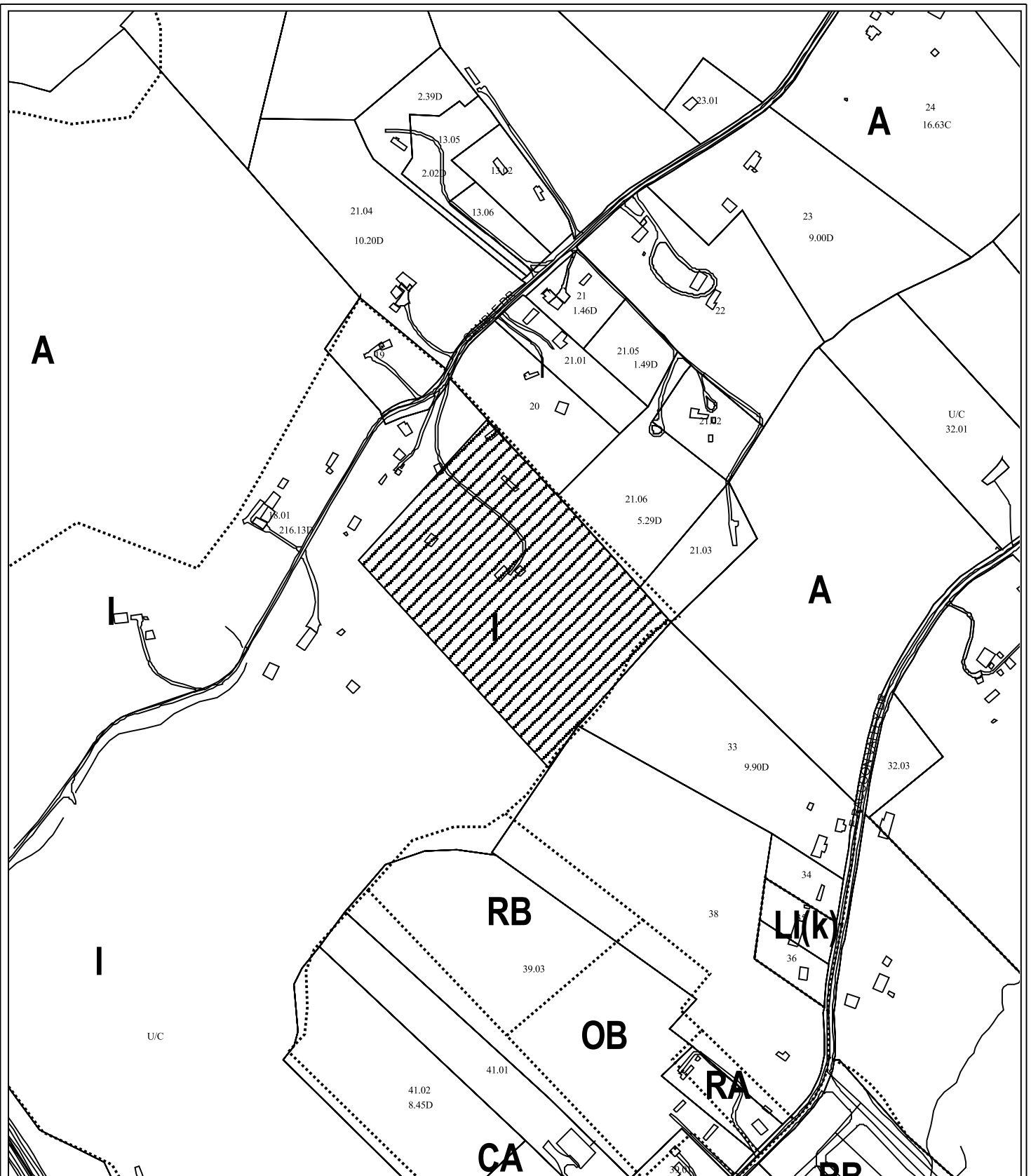
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

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's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



10-H-06-UR
USE ON REVIEW



Asphalt mixing plant in I (Industrial)

Original Print Date: 09/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Renfro Construction Co., Inc.

Map No: 17

Jurisdiction: County



