

▶ **FILE #:** 11-A-07-RZ **AGENDA ITEM #:** 58  
**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** **WILLIAM DAVID HURST / RUSS LEWIS**  
**OWNER(S):** ALFREY HERSCHEL W & EVELYN F

**TAX ID NUMBER:** 26 073  
**JURISDICTION:** County Commission District 7  
▶ **LOCATION:** **Northwest side E. Raccoon Valley Dr., southwest of Diggs Gap Rd.**  
▶ **APPX. SIZE OF TRACT:** **24.83 acres**  
**SECTOR PLAN:** North County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via E. Raccoon Valley Dr., a major arterial street with 3 lanes and a center turn lane within 50-75' of right of way.  
**UTILITIES:** Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District  
**WATERSHED:** Bullrun Creek

▶ **PRESENT ZONING:** **A (Agricultural)**  
▶ **ZONING REQUESTED:** **I (Industrial)**  
▶ **EXISTING LAND USE:** **Vacant land**  
▶ **PROPOSED USE:** **Industrial warehouse and storage**  
**EXTENSION OF ZONE:** Yes, there is I zoning to the south and CA and I zoning to the east.  
**HISTORY OF ZONING:** None noted  
**SURROUNDING LAND USE AND ZONING:** North: Vacant land / A (Agricultural)  
South: E. Raccoon Valley Dr. - Mining operation / I (Industrial)  
East: Vacant land / CA (General Business) and A (Agricultural)  
West: Vacant land / A (Agricultural)  
**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.

**STAFF RECOMMENDATION:**

▶ **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.)**  
 LI zoning is compatible with surrounding land uses and zoning. The limited depth is recommended to preserve the steep slopes on the ridge in the northern portion of the site, as recommended by the sector plan. The recommended 1,000 feet of depth for rezoning (approximately 14 acres) is approximately the location of the 1,000 foot contour line crossing the width of the property, which is where the steep slopes begin, rising to the top of the ridgeline. (See attached topographic maps.)

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

2. LI zoning is compatible with adjacent properties in the immediate area that are developed with commercial and industrial uses under CA, CH and I zoning.
3. The reduced area for rezoning is recommended because of the steep slope areas on the ridge in the northern portion of the site, which should be preserved, not graded down and flattened for development.
4. The sector plan proposal for this and other sites along the north side of E. Raccoon Valley Dr., takes into account the steep slopes at the rear of the sites. The plan also recommends light industrial uses limited to a depth of approximately 1,000 feet.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. The impact on streets will depend on the type of development proposed. E. Raccoon Valley Dr. is a major arterial street that should be adequate to handle the additional traffic that will be generated by this proposed development.
3. The recommended LI zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

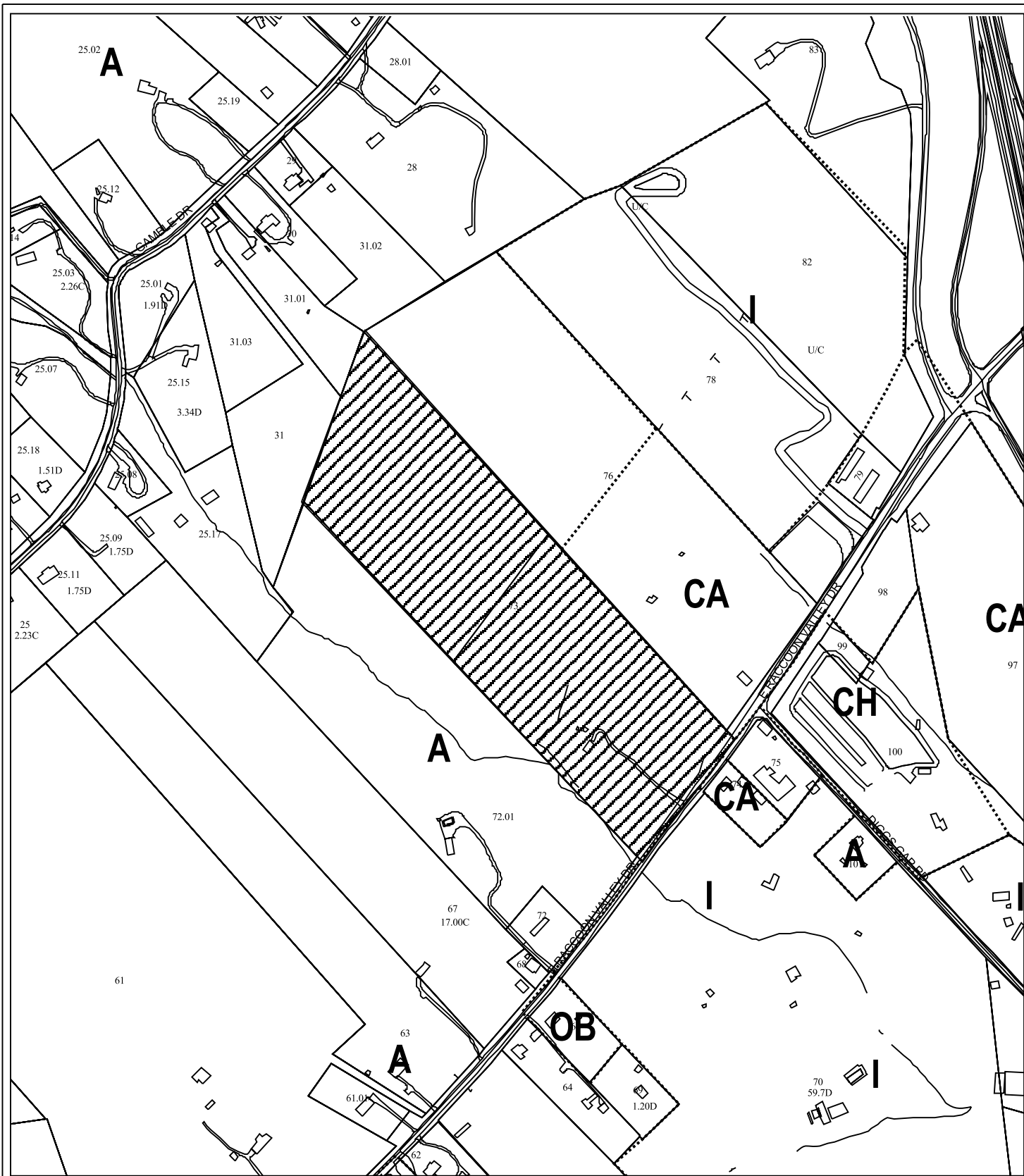
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes light industrial and agricultural/rural residential uses and slope protection for this site. Approval of the recommended reduced LI zoning is consistent with the sector plan proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for industrial zoning on other properties in the area, consistent with the sector plan, which proposes light industrial uses further west on the northwest side of E. Raccoon Valley Dr. to a depth of about 1,000 feet. (See attached sector plan map.)

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/17/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-A-07-RZ  
REZONING**

Petitioner: William David Hurst /  
Russ Lewis

Map No: 26

Jurisdiction: County

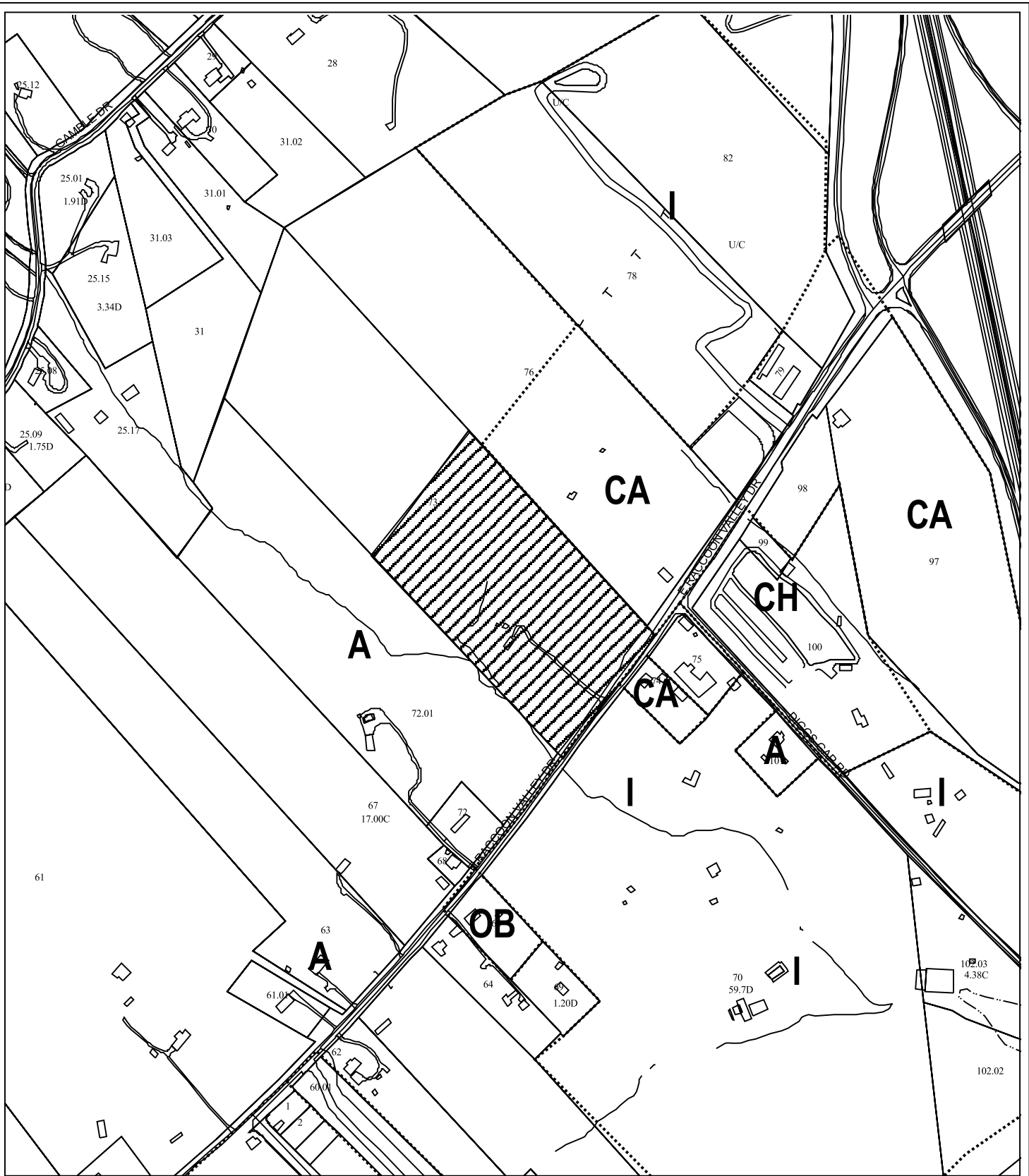


From: A (Agricultural)

To: I (Industrial)

Original Print Date: 11/01/07 Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**11-A-07-RZ**  
**MPC STAFF RECOMMENDATION REZONING**

Petitioner: William David Hurst / Russ Lewis

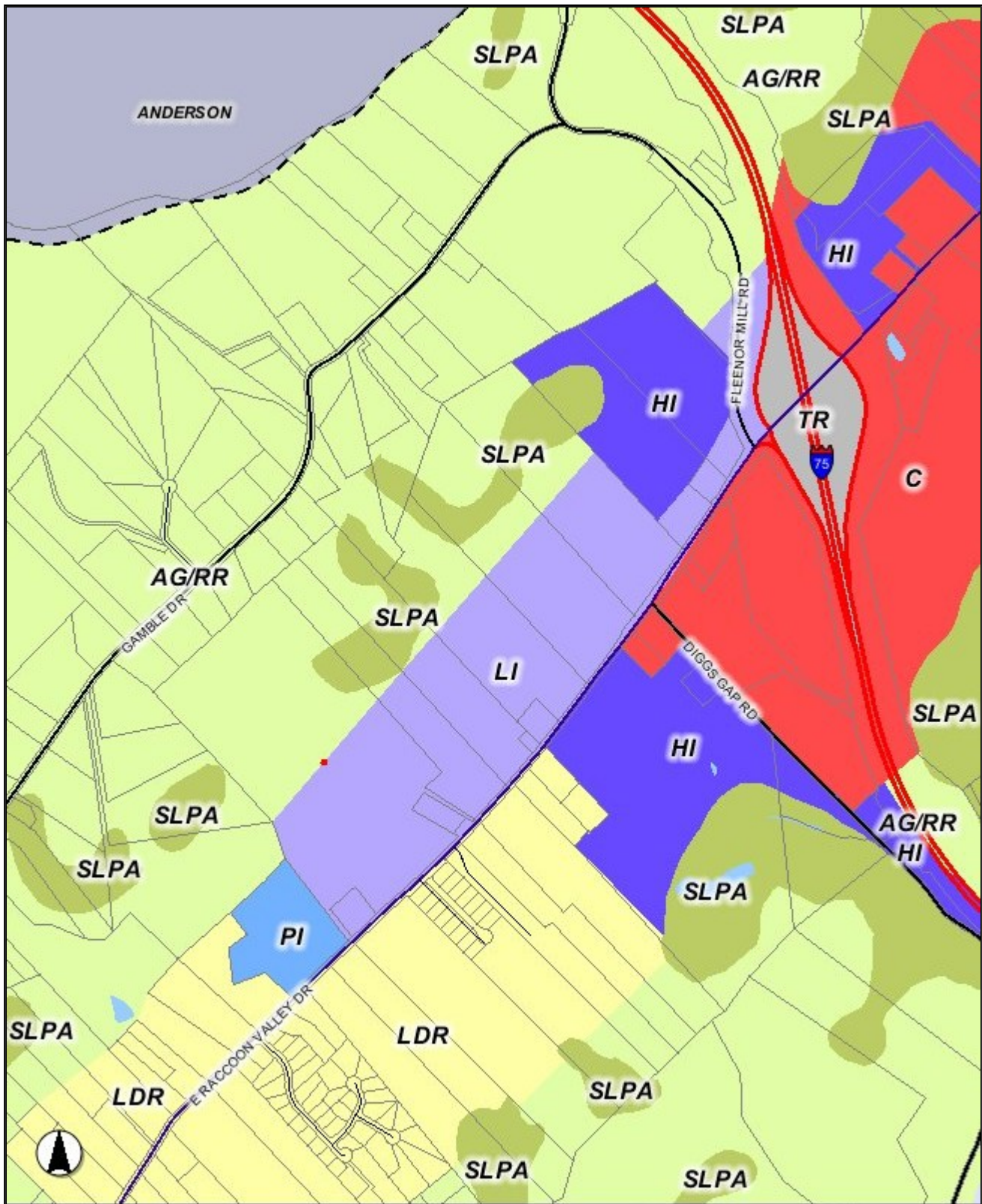
Map No: 26

Jurisdiction: County



From: A (Agricultural)  
 To: LI (Light Industrial)

Original Print Date: 11/01/07    Revised:  
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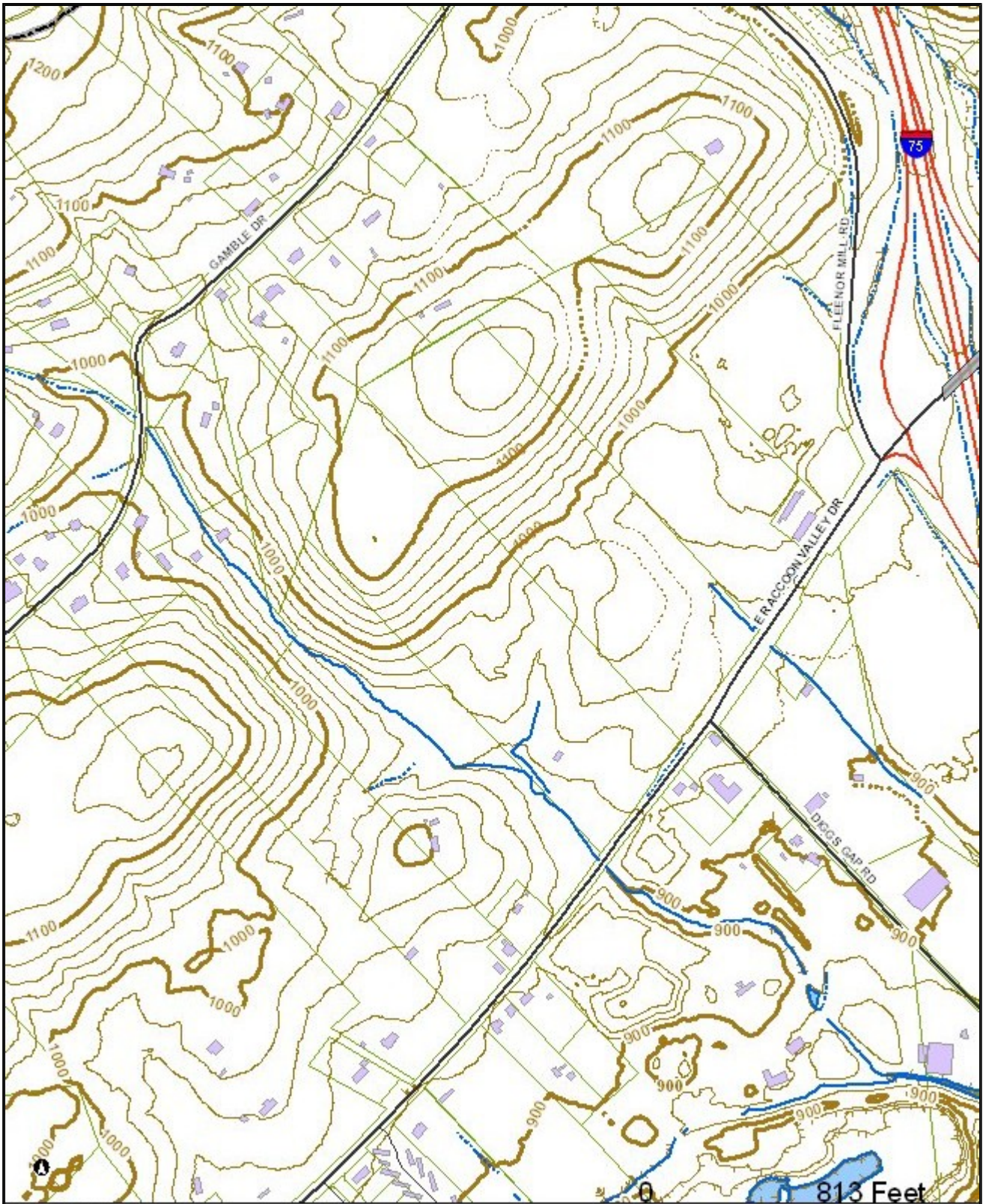
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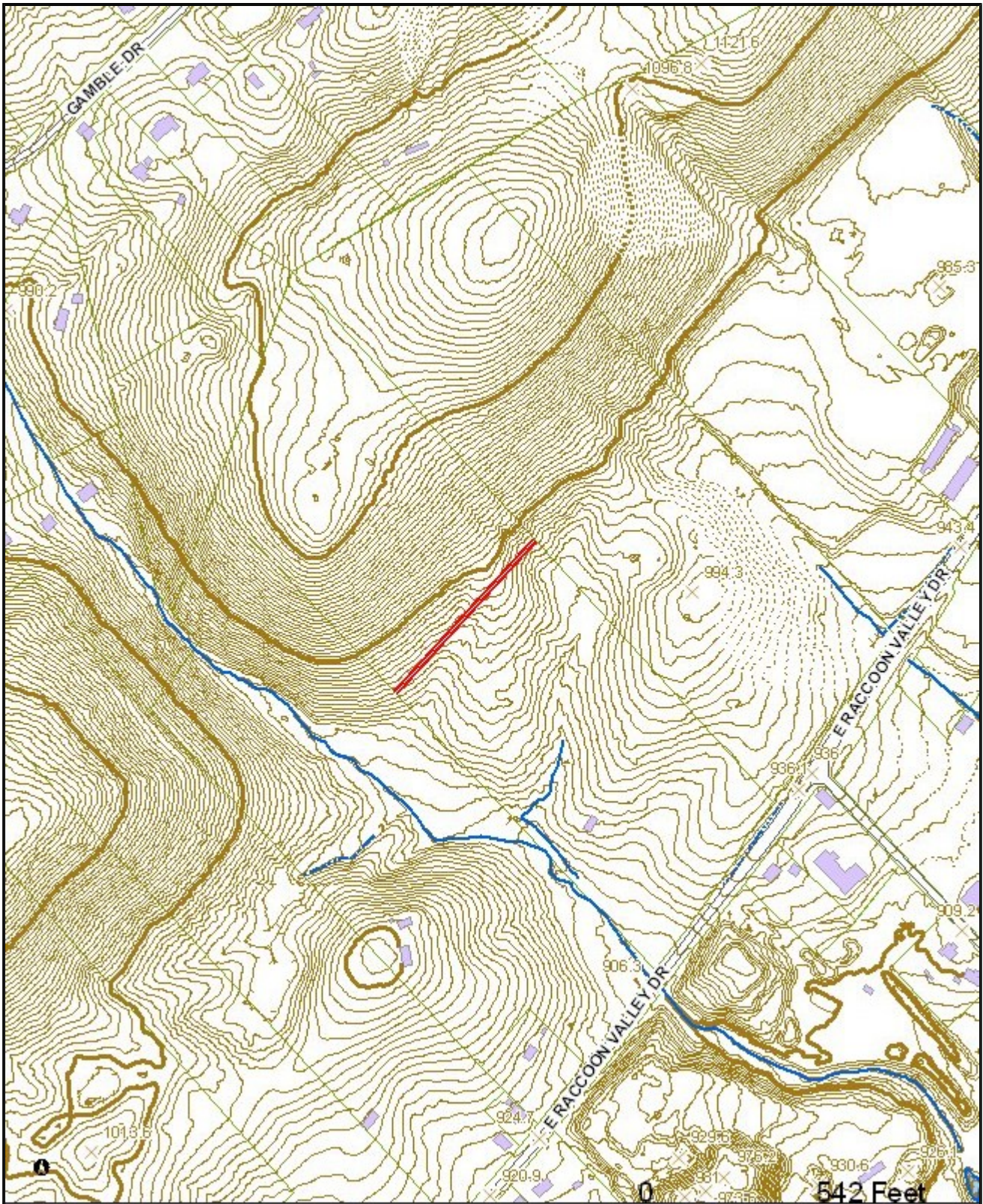
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