



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

FILE #: 6-F-08-RZ
6-C-08-SP

AGENDA ITEM #: 50
AGENDA DATE: 6/12/2008

APPLICANT: CLAIBORNE HAULING CONTRACTORS, LLC
OWNER(S): KENNETH PARIGIN

TAX ID NUMBER: 60 131
JURISDICTION: Commission District 8

LOCATION: East side Woods Creek Rd., southeast of Rutledge Pike

TRACT INFORMATION: 16.32 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Woods Creek Rd., a local street with 12-24' of pavement width with 40' of right of way, or from Rutledge Pike, a four lane, median divided major arterial highway.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Woods Creek

PRESENT PLAN DESIGNATION/ZONING: C (Commercial) & SLPA (Slope Protection Area) / RB (General Residential)

PROPOSED PLAN DESIGNATION/ZONING: HI (Heavy Industrial) & SLPA (Slope Protection Area) / I (Industrial)

EXISTING LAND USE: Residence and barn

PROPOSED USE: Stockpiling and processing rock

EXTENSION OF PLAN DESIGNATION/ZONING: Not an extension of HI designation, but an LI designation and I zoning are located to the south.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Vacant land / C / A (Agricultural) and CB (Business & Manufacturing)

ZONING South: Vacant land and residences / LI & LDR / I (Industrial) and RB (General Residential)

East: Residences and vacant land / C & LDR / CB (Business & Manufacturing) and RB (General Residential)

West: Rock processing, stockpiling business / C / CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This area has been developed with primarily residential uses under A and RB zoning. There is a substantial amount of acreage in the area zoned I, CB and PC. The site to the west is currently used for business operations by the applicant, zoned CB.

STAFF RECOMMENDATION:

- ▶ **APPROVE HI (Heavy Industrial) and SLPA (Slope Protection Area) for a portion of the site. (See attached MPC staff recommendation map for specific area).**

HI uses are appropriate if limited to the less sloped portions of the site that are not adjacent to residential uses, as recommended.

- ▶ **APPROVE I (Industrial) zoning on a portion of the site. (See attached MPC staff recommendation map for specific area).**

I zoning is an extension of zoning from the south and, with the recommended reduced area, is compatible with surrounding development and zoning. The reduced area will keep development off of the steeper sloped areas, while preserving a buffer area from the adjacent residential areas.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommendation is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal is an extension of zoning from the south and will allow the existing business to the west, zoned CB, to expand its operations to this site.
3. Similar development and zoning exists on properties fronting along this section of Rutledge Pike. Several tracts of land in the area are currently zoned either I, CA, CB or PC.
4. The recommended reduction of the area to be amended and rezoned will keep development off of the steeper slopes and help to maintain an acceptable buffer between this proposed development and the existing residential development to the southeast. The excluded area will serve as a natural buffer from the residential area if it remains undeveloped.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area.
2. The proposal will have no impact on schools. Rutledge Pike is a major arterial street, capable of handling the additional trips that may be generated by this development. If Woods Creek Rd. is to be used for vehicle access to this site, some improvements may be necessary. The applicant will be expected to work with the Knox County Department of Engineering and Public Works in making any needed improvements.
3. The proposal is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

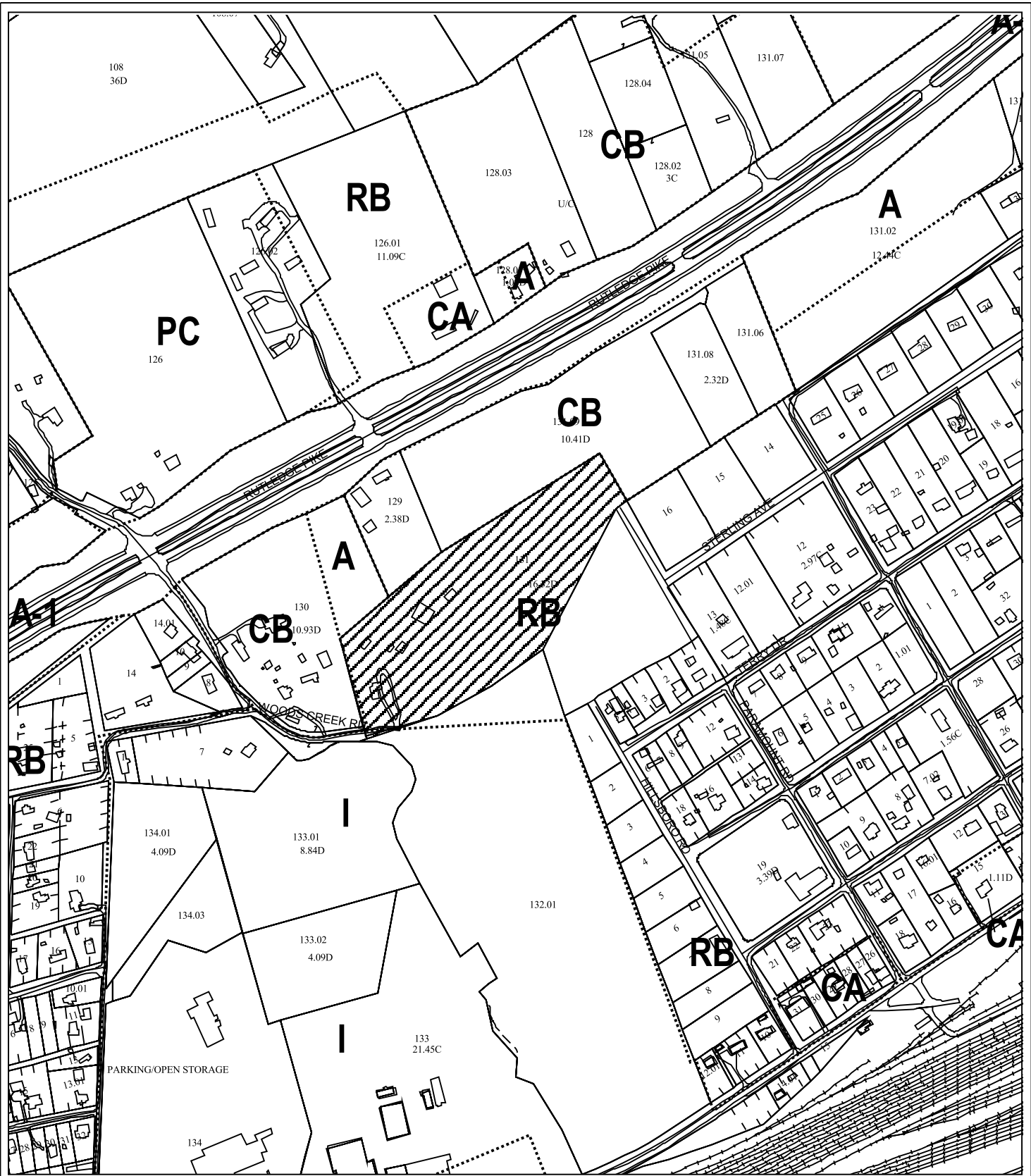
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended sector plan amendment to heavy industrial, the proposed I zoning would be consistent with the Northeast County Sector Plan.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial or industrial zoning in the immediate area. Individual requests will need to be reviewed on a case by case basis.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/28/2008. 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.



**6-F-08-RZ
STAFF RECOMMENDATION
REZONING**

Petitioner: Claiborne Hauling
Contractors, LLC

Map No: 60

Jurisdiction: County



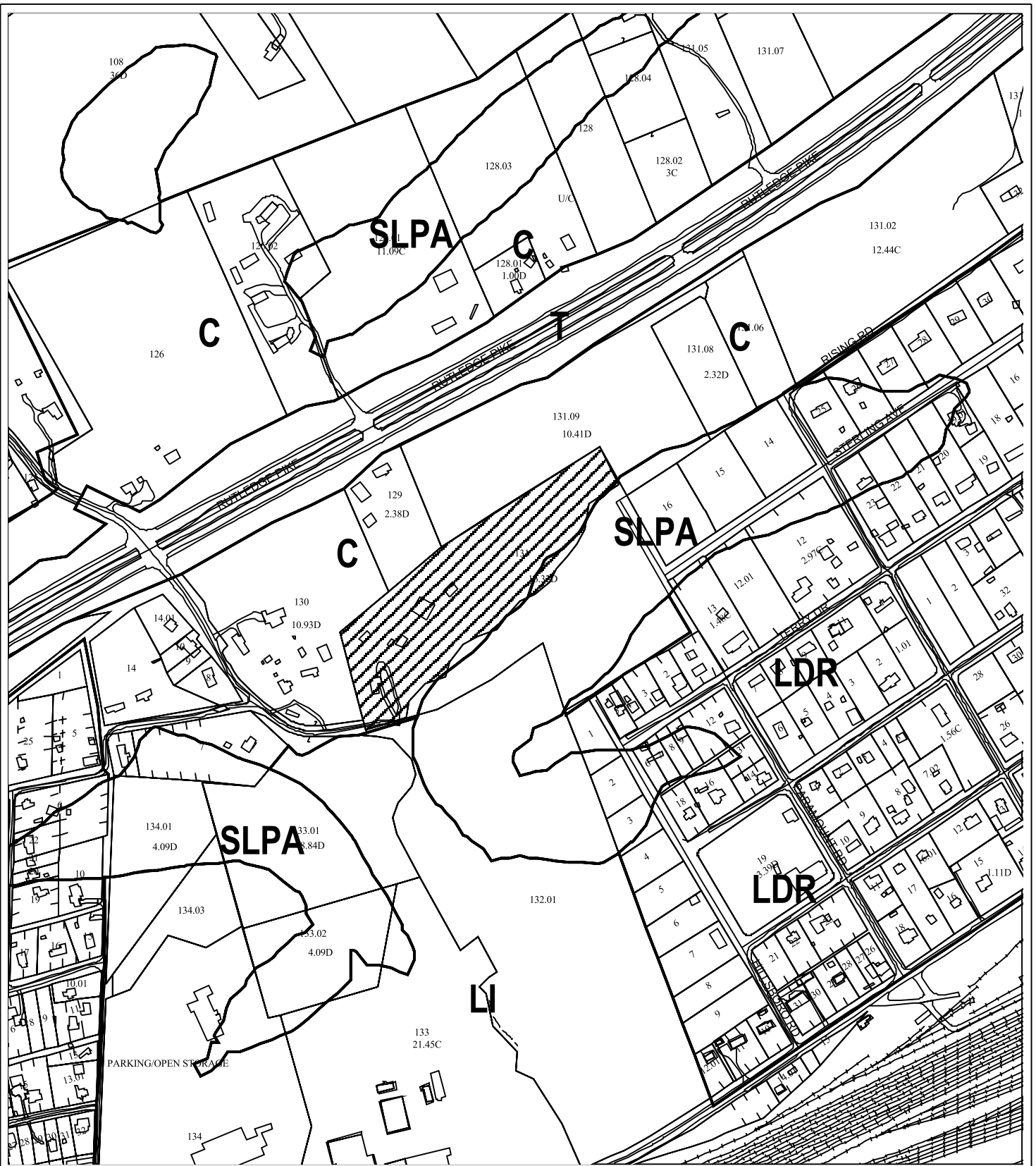
From: RB (General Residential)

To: I (Industrial)

Original Print Date: 05/22/08

Revised:

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




**6-C-08-SP/6-F-08-RZ
STAFF RECOMMENDATION
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Claiborne Hauling Contractors, LLC

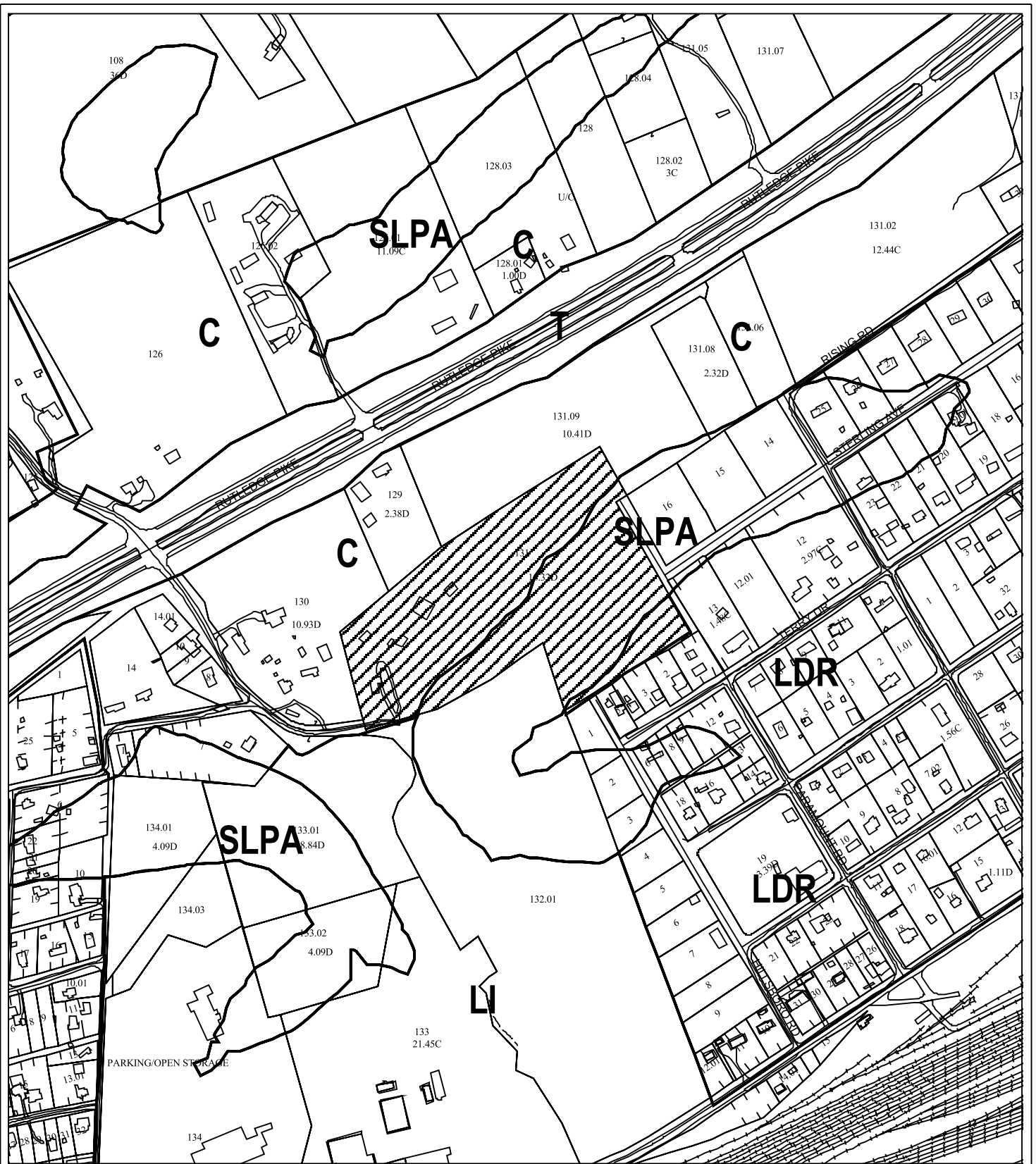
Map No: 60

Jurisdiction: County

 From: C (Commercial)
To: HI (Heavy Industrial)

Original Print Date: 05/22/08 Revised:
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**6-C-08-SP/6-F-08-RZ
SECTOR PLAN AMENDMENT
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

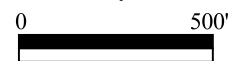
Petitioner: Claiborne Hauling Contractors, LLC

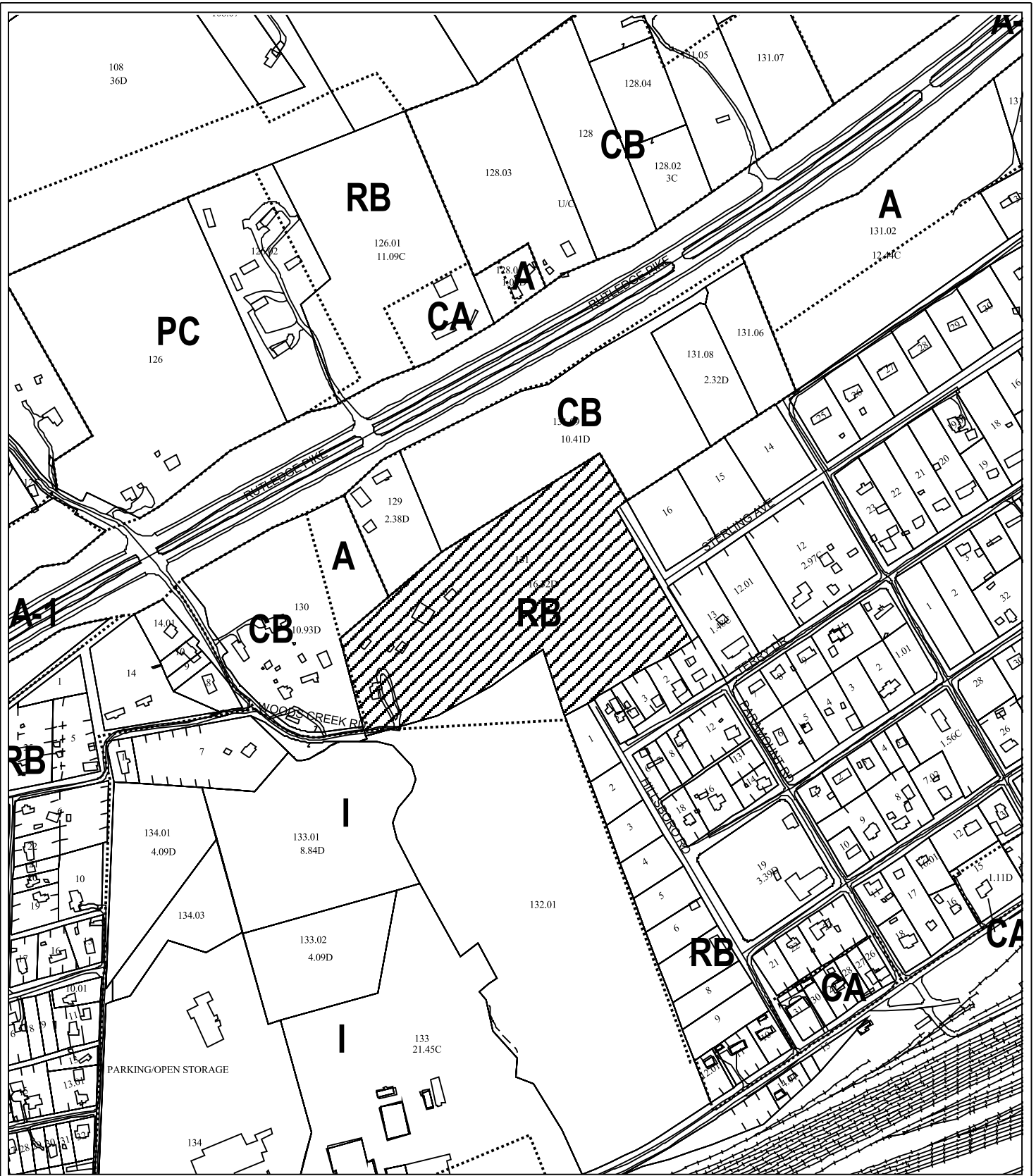
Map No: 60

Jurisdiction: County

 From: C (Commercial) & SLPA (Slope Protection Area)
To: HI (Heavy Industrial) & SLPA (Slope Protection Area)

Original Print Date: 05/22/08 Revised:
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**6-F-08-RZ
REZONING**

Petitioner: Claiborne Hauling
Contractors, LLC

Map No: 60

Jurisdiction: County



From: RB (General Residential)

To: I (Industrial)

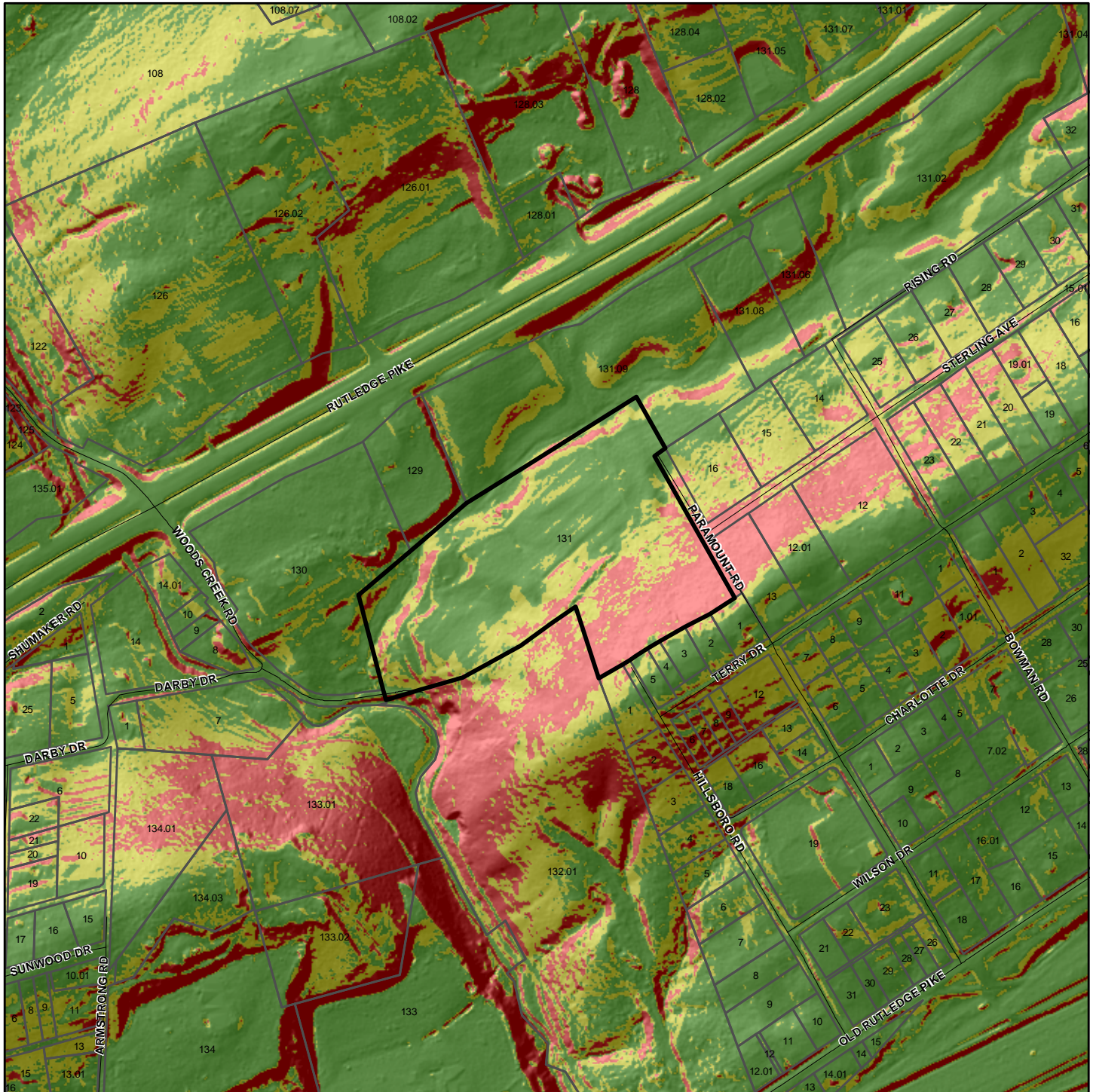
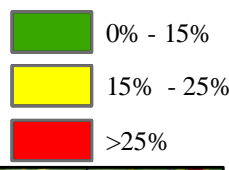
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6-F-08-RZ Slope Analysis

Percent Slope



6-F-08-RZ REZONING

From: RB (General Residential)
To: I (Industrial)

Original Print Date: 5/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Claiborne Hauling Contractors, LLC
Map No: 60
Jurisdiction: County



6-F-08-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	14115	8.1009	49.66%
15%-25%	2	7757	4.4519	27.29%
> 25%	3	6554	3.7615	23.06%
Total Acres			16.3143	100.00%