

▶ **FILE #:** 7-E-15-RZ

AGENDA ITEM #: 41

AGENDA DATE: 7/9/2015

▶ **APPLICANT:** JMB INVESTMENT CO., LLC

OWNER(S): JMB Investment Co., LLC

TAX ID NUMBER: 26 PART OF 088 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS:

▶ **LOCATION:** Northwest side E. Raccoon Valley Dr., northeast of I-75

▶ **APPX. SIZE OF TRACT:** 0.85 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Raccoon Valley Dr., a minor arterial street with 36' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

▶ **PRESENT ZONING:** I (Industrial)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail store

EXTENSION OF ZONE: Yes, extension of CA zoning from three sides.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / I (Industrial)

South: E. Raccoon Valley Dr. - Parking and vacant land / CA (General Business)

East: Quarry access road and vacant land / I (Industrial) and CA (General Business)

West: Pilot Travel Center / CA (General Business)

NEIGHBORHOOD CONTEXT: This site is part of the small commercial/industrial node established at the Raccoon Valley Dr./I-75 interchange, zoned I and CA.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

CA zoning at this location is an extension of zoning from the east and west and is compatible with surrounding land uses and zoning.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 site is adjacent to an already established commercial/industrial node at the Raccoon Valley Dr./I-75 interchange.
2. The site is accessed from E. Raccoon Valley Dr., a minor arterial street with sufficient capacity to support CA development.
3. Properties on all sides of this site are already zoned for commercial or industrial uses. Some residential uses are in place in the area, but they are located about 1000 feet to the west.

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

1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
2. Based on the above description and intent, this property is appropriate to be rezoned to CA, as requested.

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. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of CA zoning at this location would have little to no adverse impact on surrounding properties.
3. This proposed amendment of the zoning map will not adversely affect any other part of the County.

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. The North County Sector Plan designates this site as part of a mixed-use special district MU-SD (Nco-5), which allows consideration of CA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2015. 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.



**7-E-15-RZ
REZONING**

From: I (Industrial)

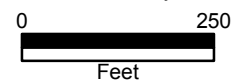
To: CA (General Business)



Petitioner: JMB Investment Co., LLC

Map No: 26

Jurisdiction: County



Original Print Date: 6/24/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902