

▶ **FILE #:** 4-N-16-RZ **AGENDA ITEM #:** 28
 POSTPONEMENT(S): 4/14/2016 - 5/12/2016 **AGENDA DATE:** 6/9/2016
 ▶ **APPLICANT:** WALKER TRUCKING CONTRACTORS, INC.
 OWNER(S): Walker's Truck Contractors, Inc.

TAX ID NUMBER: 60 126.01 [View map on KGIS](#)
 JURISDICTION: County Commission District 8
 STREET ADDRESS: 6259 Rutledge Pike
 ▶ **LOCATION:** North side of Rutledge Pike, east of Woods Creek Rd.
 ▶ **APPX. SIZE OF TRACT:** 11.09 acres
 SECTOR PLAN: Northeast County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 ACCESSIBILITY: Access is via Rutledge Pike, a major arterial street with 4 lanes and a center median within 250' of right of way.
 UTILITIES: Water Source: Northeast Knox Utility District
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Woods Creek

▶ **PRESENT ZONING:** PC (Planned Commercial) k & CA (General Business)
 ▶ **ZONING REQUESTED:** CB (Business and Manufacturing)
 ▶ **EXISTING LAND USE:** Commercial and vacant land
 ▶ **PROPOSED USE:** Yard waste recycling facility, expansion of facility located on parcel to the east.
 EXTENSION OF ZONE: Yes, extension of CB from the south and east.
 HISTORY OF ZONING: CB zoning was requested in 2009 but PC was approved with the condition of no clearing or grading of the site prior to development plan approval by MPC.
 SURROUNDING LAND USE AND ZONING: North: Vacant land / RB (General Residential) and A (Agricultural)
 South: Rutledge Pike - Businesses / CB (Business & Manufacturing)
 East: Mulching facility / CB (Business & Manufacturing)
 West: Multi-dwelling structures, outbuildings / PC (Planned Commercial)
 NEIGHBORHOOD CONTEXT: This area is developed with a mix of commercial, residential and light industrial uses under PC, CA, CB, A, RB and I zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) for the portion of site south of the dashed green line shown on the attached "Alternative #1 Site Plan", subject to 2 conditions.**

1. Provide a type "C" landscape screening along the Rutledge Pike frontage (see attachment).
2. Close one of the two existing vehicular access points to Rutledge Pike.

COMMENTS:

The portion of this site that is currently zoned PC was previously zoned RB (General Residential). In 2009, CB zoning was applied for to replace the RB zoning, however, the MPC and County Commission approved PC

subject to the condition of no clearing or grading of the site prior to development plan approval by MPC. The primary concern is protecting the steepest and highest portions of the ridgeline. The attached alternative zoning boundary was proposed by the applicant and MPC staff agreed that retaining the existing PC zoning with the no clearing or grading condition on the western portion of the hillside while allowing CB zoning on the eastern portion of the hillside, but predominately on the lower flatter area, meets the intent of the zoning condition from 2009. The angled zoning boundary would allow the adjacent mulch business to expand the westward and transition down the slope to provide better site circulation, and will provide the maximum amount of undisturbed vegetative buffer for the residential properties to the west.

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 THE DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The surrounding area is developed with commercial uses under the PC and CB zone districts, both of which are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. While the current PC zoning is preferable to the requested CB zoning because it allows consideration of the proposed use but will require approval of a site plan by MPC prior to development, the adjacent property to the east is zoned CB and the existing use plans to expand onto this site. The recommended CB zoning boundary would protect a large portion of the steep hillside and ridgeline, while also providing a larger vegetative buffer for the residences to the west.
3. The remaining PC zoning on the hillside will require use on review approval by MPC of any future proposals to clear, grade or otherwise development that portion of the hillside.

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

1. The requested CB zoning provides for a wide range of businesses and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic that can have adverse effects on surrounding properties.
2. Staff maintains that the hillside area should be maintained as much as practically possible and recognize the benefit of allowing the business to the east to expand westward onto the subject property and allowing for better inter-site circulation, while retaining the PC zoning primarily on the western side of the hillside to buffer the residential uses and taper the vegetated hillside toward the bottom of the steep slope.

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 to serve the site.
2. PC zoning retained on the western portion of the hillside will provide an undisturbed vegetative buffer for the residential uses to the west. Any future propopals to develop or disturb the PC zoned area will require use on review approval by MPC.
3. If approved with the recommended zoning boundary, the recommended CB zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.

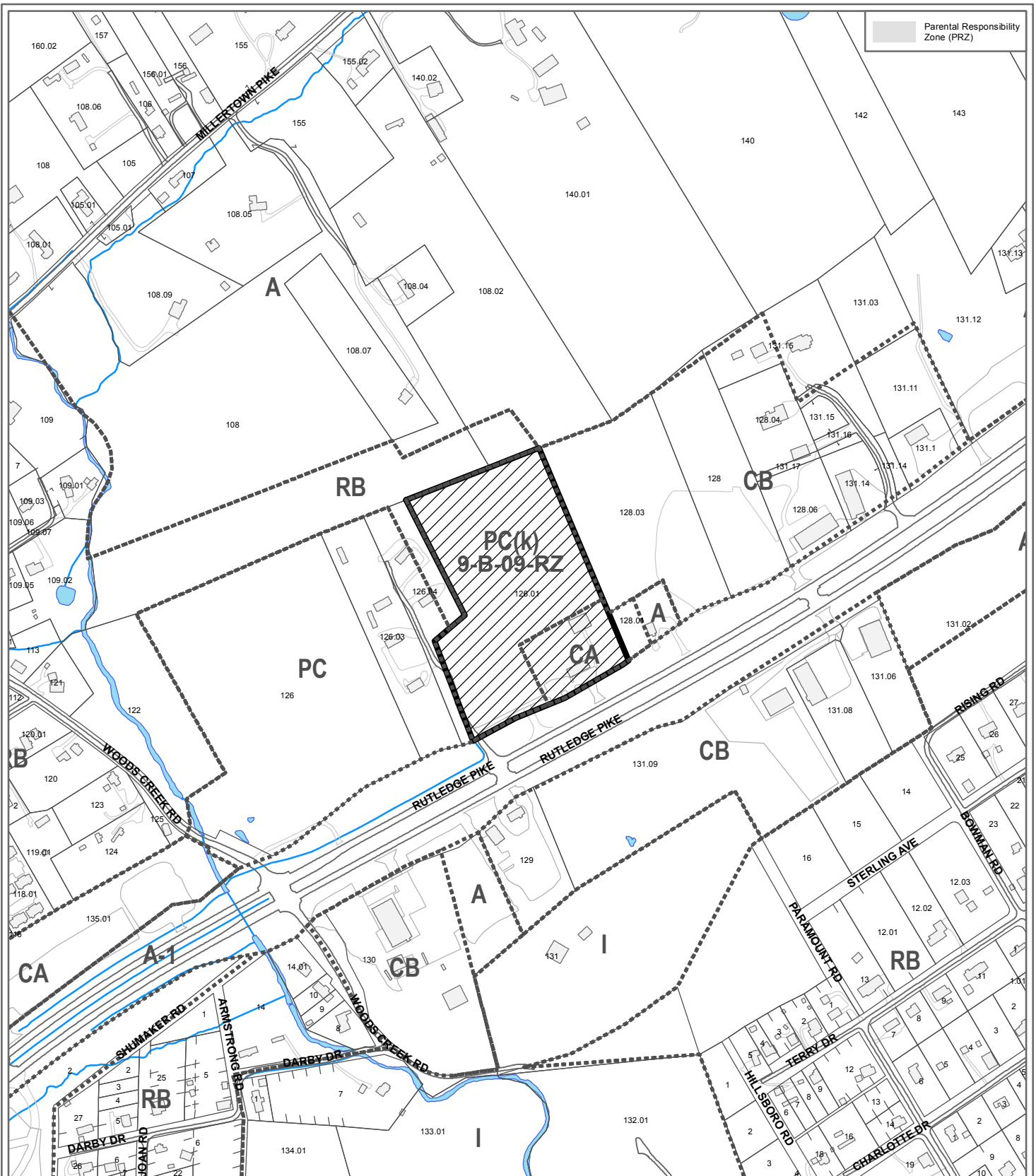
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northeast County Sector Plan proposes GC (General Commercial) uses and HP (Hillside Protection) for the steep slope areas of the site. The proposal to maintain PC zoning as recommended will protect a portion of the hillside while allowing expansion of the adjacent use.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/25/2016. 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.



**4-N-16-RZ
REZONING**

From: PC (Planned Commercial) k & CA (General Business)
To: CB (Business and Manufacturing)



Petitioner: Walter Trucking Contractors, Inc.

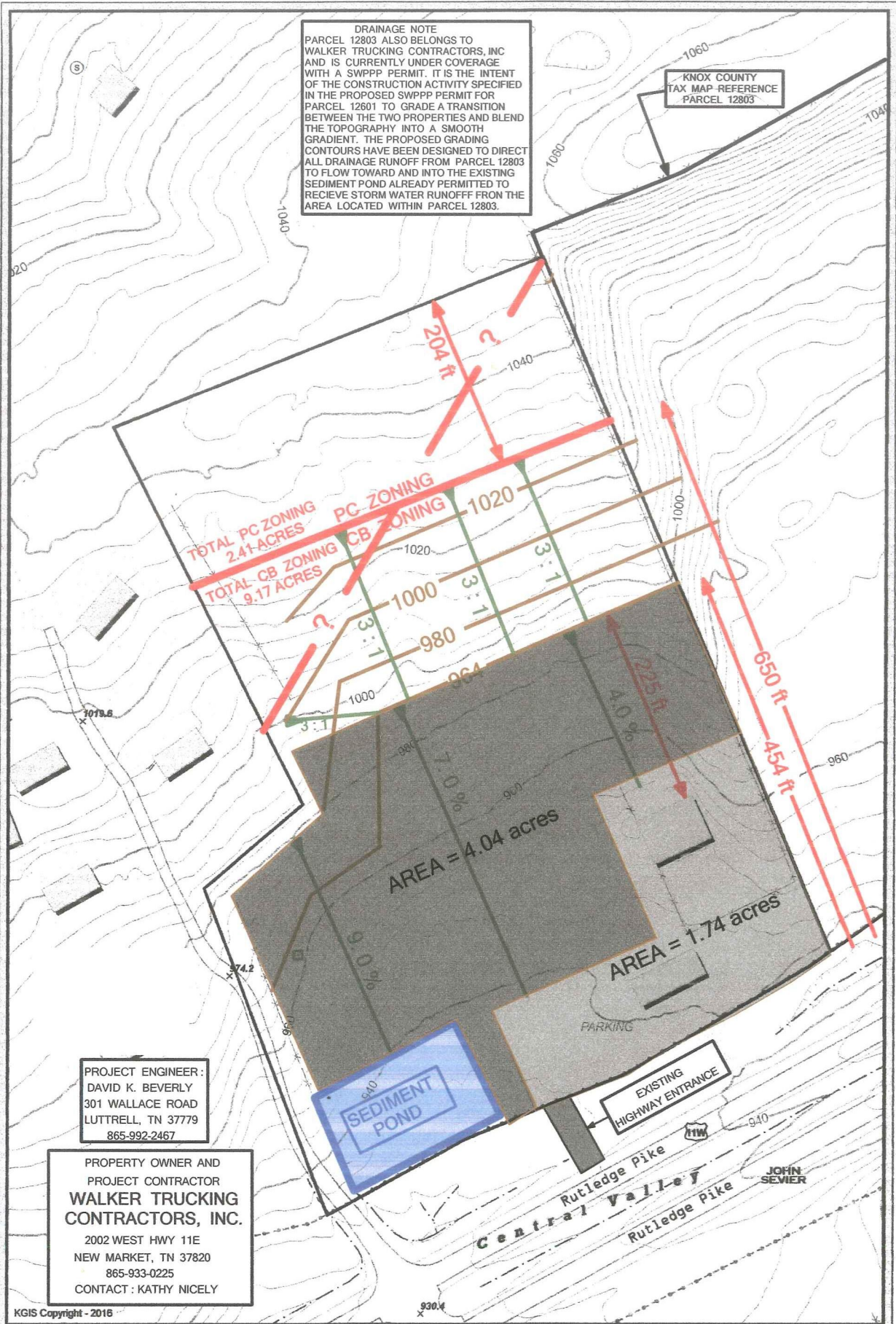
Map No: 60
Jurisdiction: County



Original Print Date: 3/21/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

DRAINAGE NOTE
 PARCEL 12803 ALSO BELONGS TO WALKER TRUCKING CONTRACTORS, INC AND IS CURRENTLY UNDER COVERAGE WITH A SWPPP PERMIT. IT IS THE INTENT OF THE CONSTRUCTION ACTIVITY SPECIFIED IN THE PROPOSED SWPPP PERMIT FOR PARCEL 12601 TO GRADE A TRANSITION BETWEEN THE TWO PROPERTIES AND BLEND THE TOPOGRAPHY INTO A SMOOTH GRADIENT. THE PROPOSED GRADING CONTOURS HAVE BEEN DESIGNED TO DIRECT ALL DRAINAGE RUNOFF FROM PARCEL 12803 TO FLOW TOWARD AND INTO THE EXISTING SEDIMENT POND ALREADY PERMITTED TO RECIEVE STORM WATER RUNOFF FROM THE AREA LOCATED WITHIN PARCEL 12803.

KNOX COUNTY
 TAX MAP REFERENCE
 PARCEL 12803

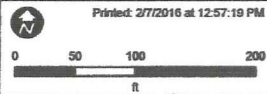


PROJECT ENGINEER :
 DAVID K. BEVERLY
 301 WALLACE ROAD
 LUTTRELL, TN 37779
 865-992-2467

PROPERTY OWNER AND
 PROJECT CONTRACTOR
**WALKER TRUCKING
 CONTRACTORS, INC.**
 2002 WEST HWY 11E
 NEW MARKET, TN 37820
 865-933-0225
 CONTACT : KATHY NICELY

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ALTERNATE #1 SITE PLAN
 PROPERTY DEVELOPMENT PROJECT - 6259 RUTLEDGE PIKE
 Knoxville - Knox County - KUB Geographic Information System

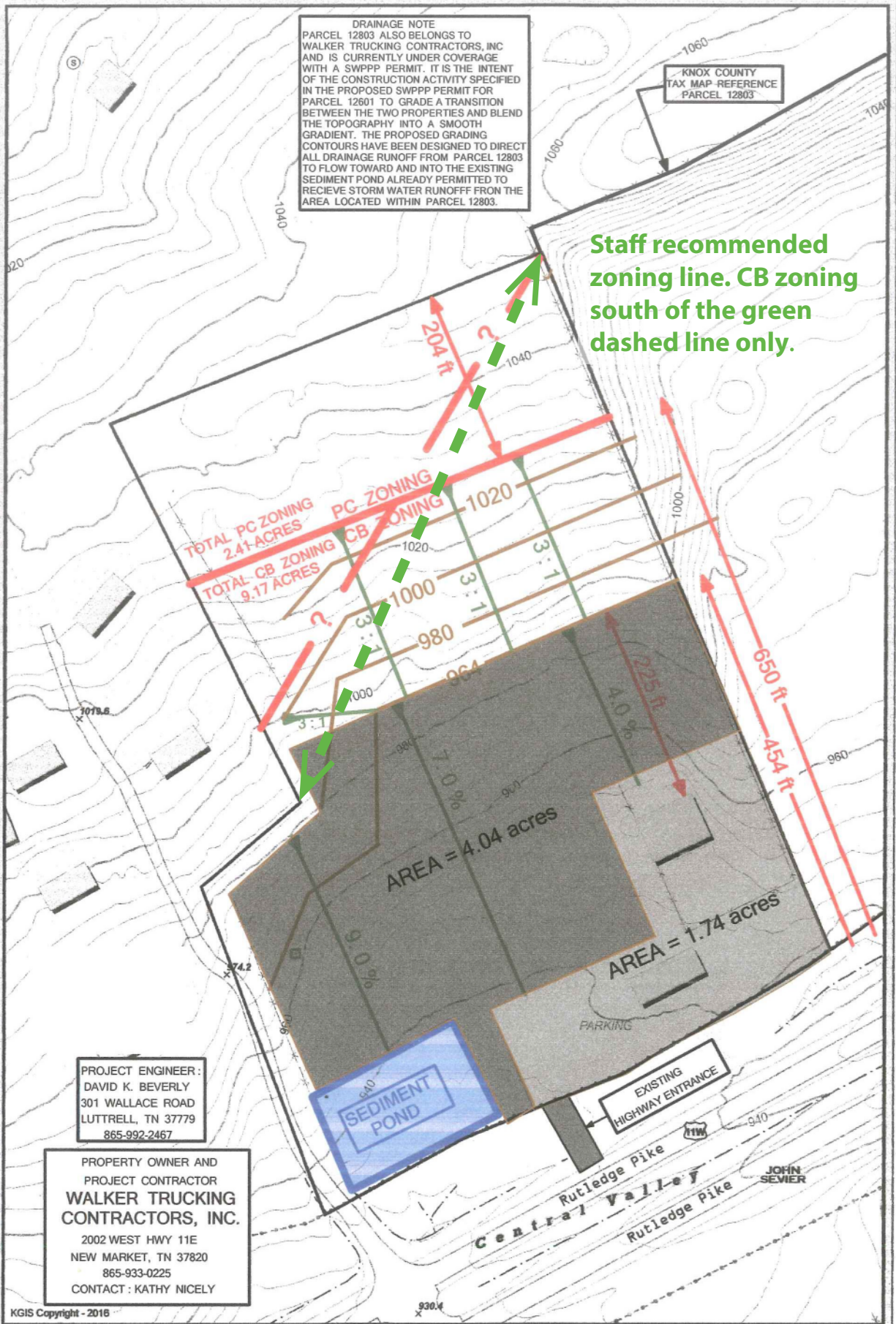


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KNOX COUNTY
 TAX MAP REFERENCE
 PARCEL 12803

Staff recommended
 zoning line. CB zoning
 south of the green
 dashed line only.



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ALTERNATE #1 SITE PLAN
 PROPERTY DEVELOPMENT PROJECT - 6259 RUTLEDGE PIKE
 Knoxville - Knox County - KUB Geographic Information System

Printed: 2/7/2016 at 12:57:19 PM
 0 50 100 200
 ft

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Type "C" Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

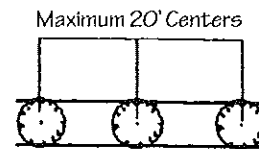
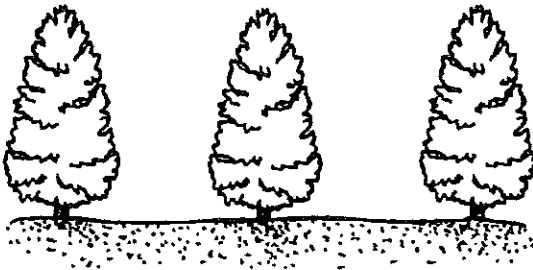
MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:
 MPC
 Development Services
 Suite 403
 City County Building
 400 Main Street
 Knoxville, TN 37902
 Phone: 865 215-2500
 Fax: 865 215-2068
 Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

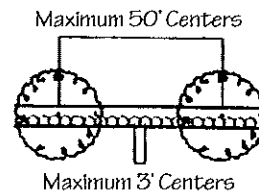
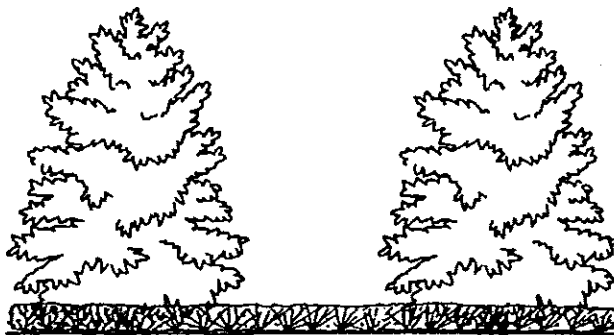
- A row of small evergreen trees

TREE HEIGHT
 Installed: 6 ft.
 Mature: 15 ft.



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

TREE HEIGHT
 Installed: 8 ft.
 Mature: 40 ft.



SHRUB HEIGHT
 Installed: 2 ft.
 Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT
 Installed: 6 ft.
 Mature: 15 ft.

