



REZONING REPORT

▶ **FILE #:** 1-D-20-RZ

AGENDA ITEM #: 14

AGENDA DATE: 1/9/2020

▶ **APPLICANT:** BENJAMIN C. MULLINS O.BO. PRIMOS LAND COMPANY

OWNER(S): Robert Bates / Bates Family Partnership

TAX ID NUMBER: 26 091 (PART OF) 090, 09101, 093, 092 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1918 and 1922 E. Raccoon Valley Dr., 0 E. Raccoon Valley Dr.

▶ **LOCATION:** South side of E. Raccoon Valley Drive, east of I-75

▶ **APPX. SIZE OF TRACT:** 41.44 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Raccoon Valley Drive, a minor arterial, controlled by the Tennessee Department of Transportation (TDOT), with a pavement width of 40 feet within a right-of-way width of 100 feet.

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

WATERSHED: Bullrun Creek

▶ **PRESENT ZONING:** CA (General Business) & A (Agriculture)

▶ **ZONING REQUESTED:** I (Industrial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Any use allowed in the I zone

EXTENSION OF ZONE: I zoning is present across E Raccoon Valley Road

HISTORY OF ZONING: 4-O-94-RZ: A portion of the site was rezoned from A to CA.

SURROUNDING LAND USE AND ZONING: North: Commerical, agricultural/forestry/vacant - A,CA

South: Agricultural/forestry/vacant - CA, I

East: Right-of-way - A

West: Agricultural/forestry/vacant - A

NEIGHBORHOOD CONTEXT: The area is part of the E. Raccoon Valley Drive commercial and industrial zoned node at the interchange with Interstate 75.

STAFF RECOMMENDATION:

▶ Approve I (Industrial), which is consistent with the requested MU-SD (NCO-5) sector plan designation.

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 area is part of the Mixed Use Special District NCO-5: I-75 / Raccoon Valley Industrial and Commercial Center.
2. The North County Sector plan noted that almost 400 acres in this area is under utilized and could be more intensely developed.

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

1. The I (Industrial) zone is intended to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

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. No adverse impacts are anticipated by the expansion of industrial uses into this area.
2. Raccoon Valley Drive is a state controlled roadway and any access and/or improvements will need to be coordinated with TDOT.
3. There appear to be two streams on the property Gamble Spring that flows under Raccoon Valley from the north to south, and Whitcox Branch that flows from east to west. Both will require buffers per the County Stormwater Ordinance.

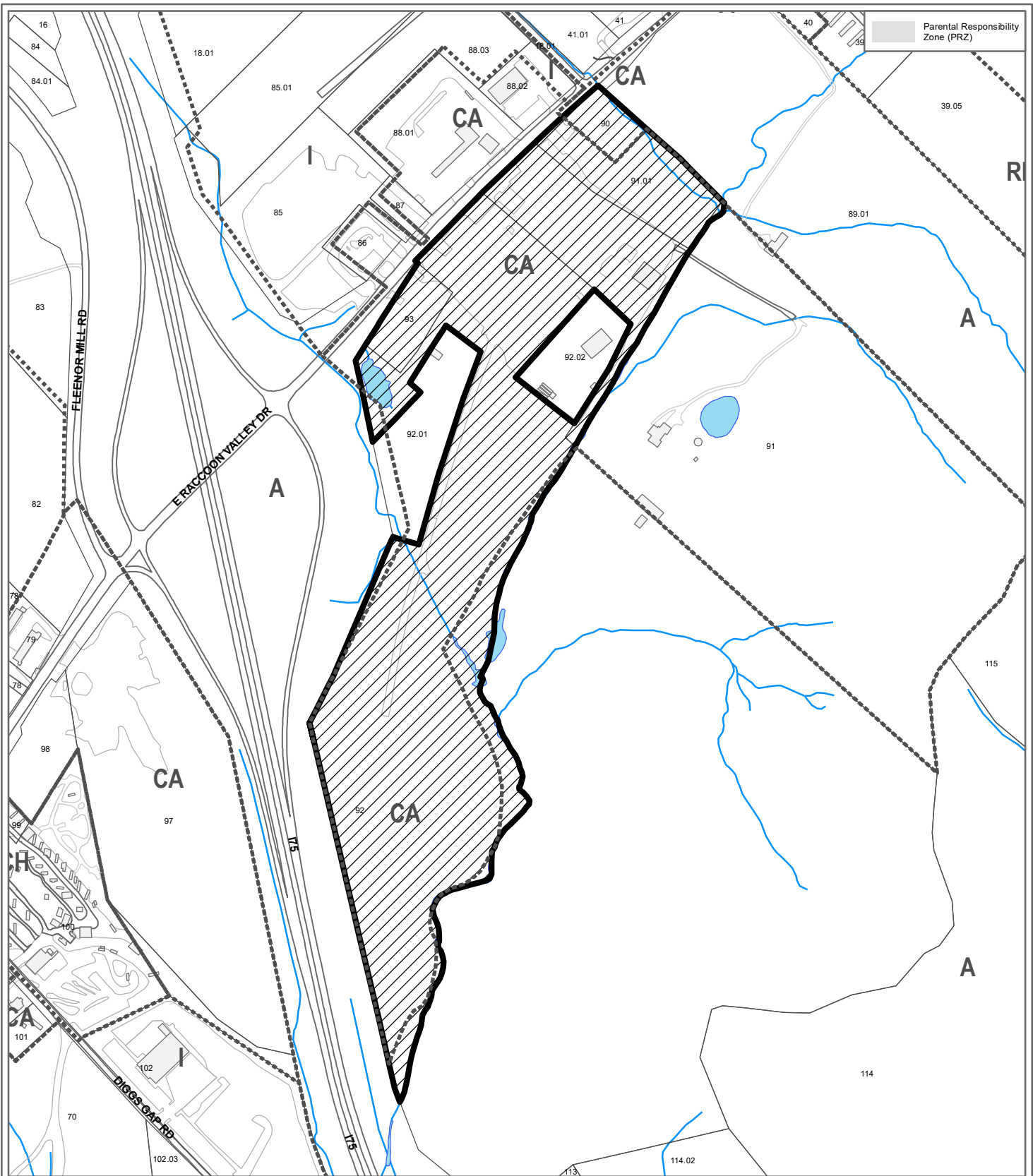
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the existing North County Sector plan designation of MU-SD NCO-5: I-75 / Raccoon Valley Industrial and Commercial Center.
2. I zoning does not appear to be in conflict with any other adopted plans in Knox County.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**1-D-20-RZ
REZONING**

From: CA (General Business) & A (Agriculture)

To: I (Industrial)



Petitioner: Primos Land Company,
Benjamin C. Mullins o.bo.

Map No: 26

Jurisdiction: County



Original Print Date: 12/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Benjamin C. Mullins obo. Primos Land Company
applicant



November 25, 2019
Date Filed

January 9, 2020
Meeting Date

1-D-20-RZ
File Numbers(s)

APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

| | | | |
|----------------------------------|---------------------|---------------------|-----------|
| Benjamin C. Mullins on behalf of | | Primos Land Company | |
| Name | | Company | |
| 550 West Main Street, Suite 500 | | Knoxville | TN 37902 |
| Address | | City | State Zip |
| 865-546-9321 | bmullins@fmsllp.com | | |
| Phone | Email | | |

CURRENT PROPERTY INFO

| | | |
|---------------------------------------|--------------------|-------------------------|
| Robert Bates/Bates Family Partnership | 7705 RIO GRANDE DR | <i>Powell, TN 37849</i> |
| Owner Name (if different) | Owner Address | Owner Phone |

| | | | | | | | |
|------------------------------|----------------------------------|----------------------------------|-------------|--|----------------|-----------------|----------------|
| <i>0 E. Raccoon Valle Dr</i> | <i>1918 E. Raccoon Valley Dr</i> | <i>1922 E. Raccoon Valley Dr</i> | <i>1 ac</i> | <i>2.95 ac</i> | <i>1.30 ac</i> | <i>36.40 ac</i> | <i>5.79 ac</i> |
| Property Address | Parcel ID | | | 026090; 02609101; 026093; 026094; 026091 (part of) | | | |

| | |
|--|-----------------|
| <i>South of Raccoon Valley Dr</i> immediately East of I-75 | +/- 41.44 acres |
| General Location | Tract Size |

LA spoke w/BM on 11/25/19 to correct

| | |
|----------------------------|-------------------|
| A (020090); CA (remaining) | Vacant |
| Zoning District | Existing Land Use |

| | | |
|-----------------|-------------------------------------|--------------------------------|
| North County | MU-SD NCO-5 | Planned Growth |
| Planning Sector | Sector Plan Land Use Classification | Growth Policy Plan Designation |

District *7*

Jurisdiction (specify district above) City Council County Commission

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number _____

Concept Plans in Planned District or Zone

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Any use allowed in I zone _____ NA

Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Zoning Change Plan Amendment Change

~~1~~ 1 Proposed Zoning _____ Proposed Plan Designation(s) _____

Other (specify): Rezoning only along existing MU-SD NCO-5 Sector Plan Boundary

STAFF USE ONLY

ATTACHMENTS


Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

| | | |
|--------|----------|---------------|
| FEE 1: | | TOTAL: |
| | 4,000.00 | |
| FEE 2: | # | |
| FEE 3: | # | 4000.00 |

AUTHORIZATION


Staff Signature


Please Print

11/25/19
Date


Applicant Signature

Benjamin C. Mullins
Please Print

11-25-19
Date



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

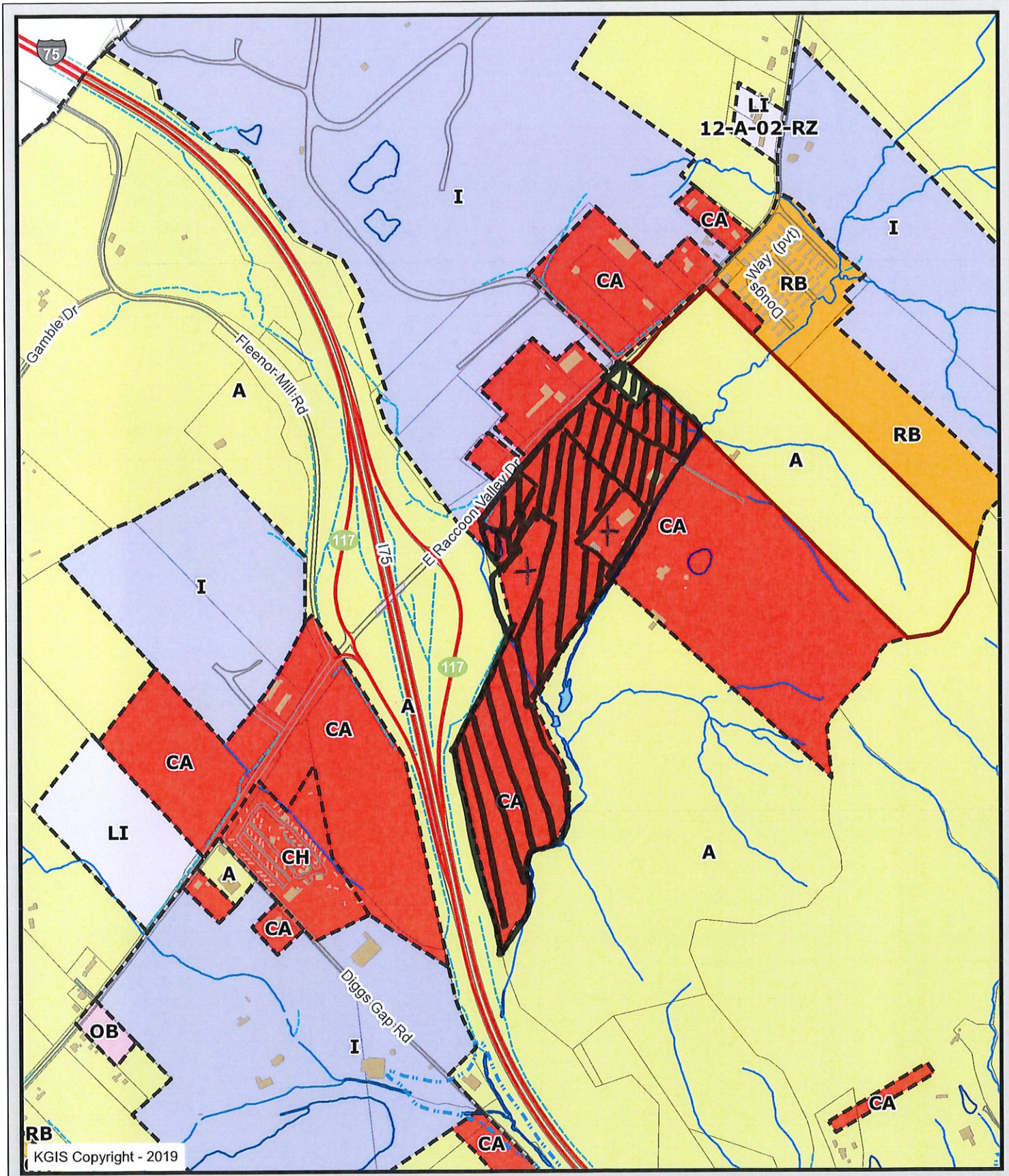
Please print or type in black ink:

NAME ADDRESS CITY STATE ZIP OWNER / OPTION

Bates Family Partnership 7705 Rio Grande Dr Knox TN 37844 ✓
Primos Land Co 4909 Ball Rd Knoxville TN 37931 ✓

Blank table grid for listing property owners and holders of option.

If more space is needed, attach additional sheets.

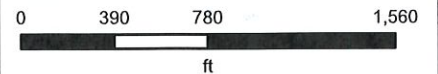


Rezoning

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/25/2019 at 1:39:41 PM



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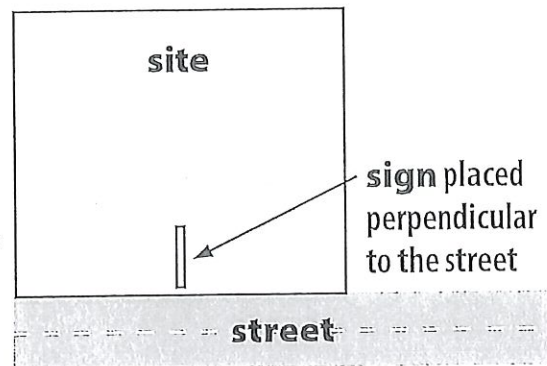
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

_____ and _____
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _____

Printed Name: Benjamin C. Mullins

Phone: 865-546-9321 Email: bmullins@fmsllp.com

Date: 11-25-19

File Number: 1-D-20-RZ



Amy Brooks <amy.brooks@knoxplanning.org>

Ben Mullins Application

Liz Albertson <liz.albertson@knoxplanning.org>

Mon, Nov 25, 2019 at 12:45 PM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>

FYI - I put this together to help with Ben's application that he'll be bringing in later today.

| Parcel ID | Address | Acres | Existing Zone | Request Zone |
|---------------------|--|--------------|---------------|--------------|
| ✓ 026 090 | 0 E Raccoon Valley Dr | 1.00 | A | I |
| ✓ 026 09101 | 1922 E Raccoon Valley Dr | 2.95 | CA | I |
| ✓ 026 091 (part of) | 1918 E Raccoon Valley Dr | 5.79 | CA | I |
| ✓ 026 093 | 0 E Raccoon Valley Dr | 1.30 | CA | I |
| ✓ 026 092 (part of) | 0 E Raccoon Valley Dr | 30.40 | CA | I |
| | | 41.44 | TOTAL | |

Liz Albertson, AICP
Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
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