

# REZONING REPORT

▶ **FILE #:** 4-G-23-RZ

**AGENDA ITEM #:** 28

**AGENDA DATE:** 4/13/2023

▶ **APPLICANT:** WILBANKS, LLC

OWNER(S): James F. Rose Wilbanks, LLC

TAX ID NUMBER: 26 097.01

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1316 E RACCOON VALLEY DR

▶ **LOCATION:** Southeast side of E. Raccoon Valley Rd., west of I-75

▶ **APPX. SIZE OF TRACT:** 11.07 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of E. Raccoon Valley Drive via a cross access easement through adjacent parcel 026 097. E. Raccoon Valley Drive is a major arterial at this location with a 33-ft pavement width inside a right-of-way that varies in width from 84 to 97 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

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

▶ **ZONING REQUESTED:** LI (Light Industrial)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ EXTENSION OF ZONE: No, but I (Industrial) zoning is adjacent to the west and south and is prevalent in the area.

HISTORY OF ZONING: Rezoned from A (Agricultural) to CA (General Business) in 1980 (Case 10-H-80-RZ).

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - CA (General Business)

South: Industrial - I (Industrial)

East: I-75 right-of-way

West: Public Recreation (mobile home park) and industrial - CH (Highway Commercial) and I (Industrial)

NEIGHBORHOOD CONTEXT: This property is part of the node of commercial and industrial zoning at the interchange of E. Raccoon Valley Drive and I-75.

## STAFF RECOMMENDATION:

▶ **Approve the LI (Light Industrial) zone because it is consistent with the sector plan and is a suitable location for industrial development, subject to one condition.**

1. Providing a Type A Landscape Screen along shared lot lines with residential uses.

**COMMENTS:**

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 has experienced multiple rezonings to Industrial zones since the mid-1980s, most recently in 2020 (Case 1-D-20-R).

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

1. The LI (Light Industrial) zone is intended to provide areas in which the principal use of land is for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing. In order to achieve compatibility in transition of property in the same or neighboring zones, performance standards are applied at lot lines. Landscaping and buffering requirements are intended to augment the transition of this zone with neighboring residential areas.

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. The subject property is adjacent to a mobile home park, so a "Type A Screen, Dense" landscape buffer will be required along that shared lot line per Section 4.10.11.B of the Knox County Zoning Ordinance.
2. The western property line runs along a blue-line stream, so a 50-ft stream buffer would be required.
3. The southern border of the property is in the HP (Hillside Protection) area, and there are two distinct sloped areas in this location where the land slopes down to stream level. Adequate stormwater mitigation measures would be required to ensure proper erosion controls are employed. Light Industrial uses are primarily packaging and distribution and not heavy industrial uses that would be more anticipated from heavy industrial zoning.
4. Raccoon Valley Drive is a state-controlled roadway and any access and/or improvements would need to be coordinated with TDOT.

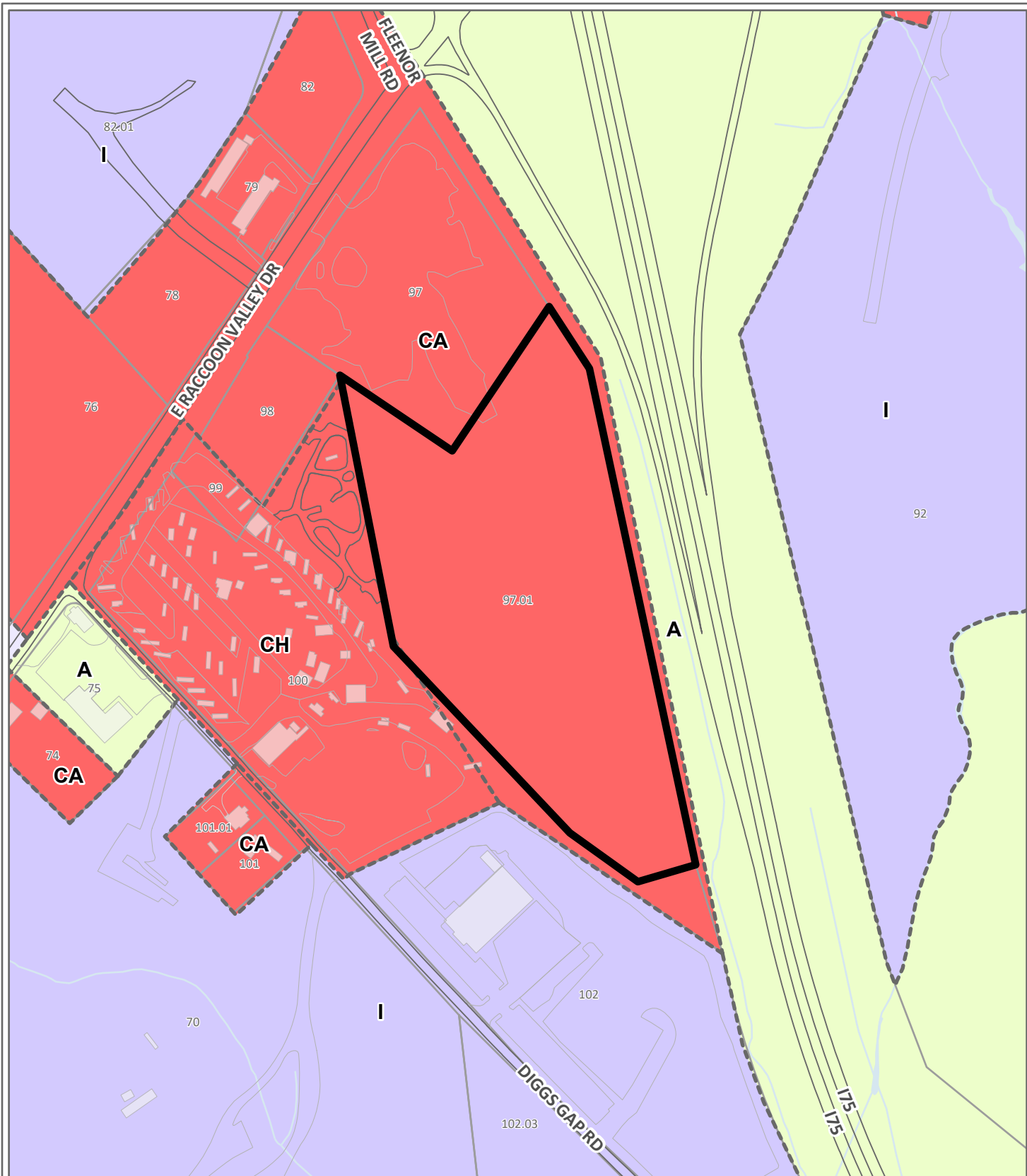
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This area is part of the MU-SD, NCO-5 (Mixed Use-Special District, I-75 / Raccoon Valley Industrial and Commercial Center). This MU-SD extends along Raccoon Valley Road a short distance from its interchange with I-75.
2. The proposed amendment is consistent with the existing North County Sector plan's MU-SD NCO-5 land use classification. This land use class description notes that several properties are undeveloped or underutilized, and states that almost 400 acres in this area could be more intensely developed.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2023. 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.



**ZONING MAP**

**4-G-23-RZ**

**Petitioner:** Wilbanks, LLC



**From:** CA (General Business)

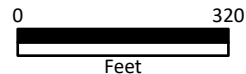
**To:** LI (Light Industrial)

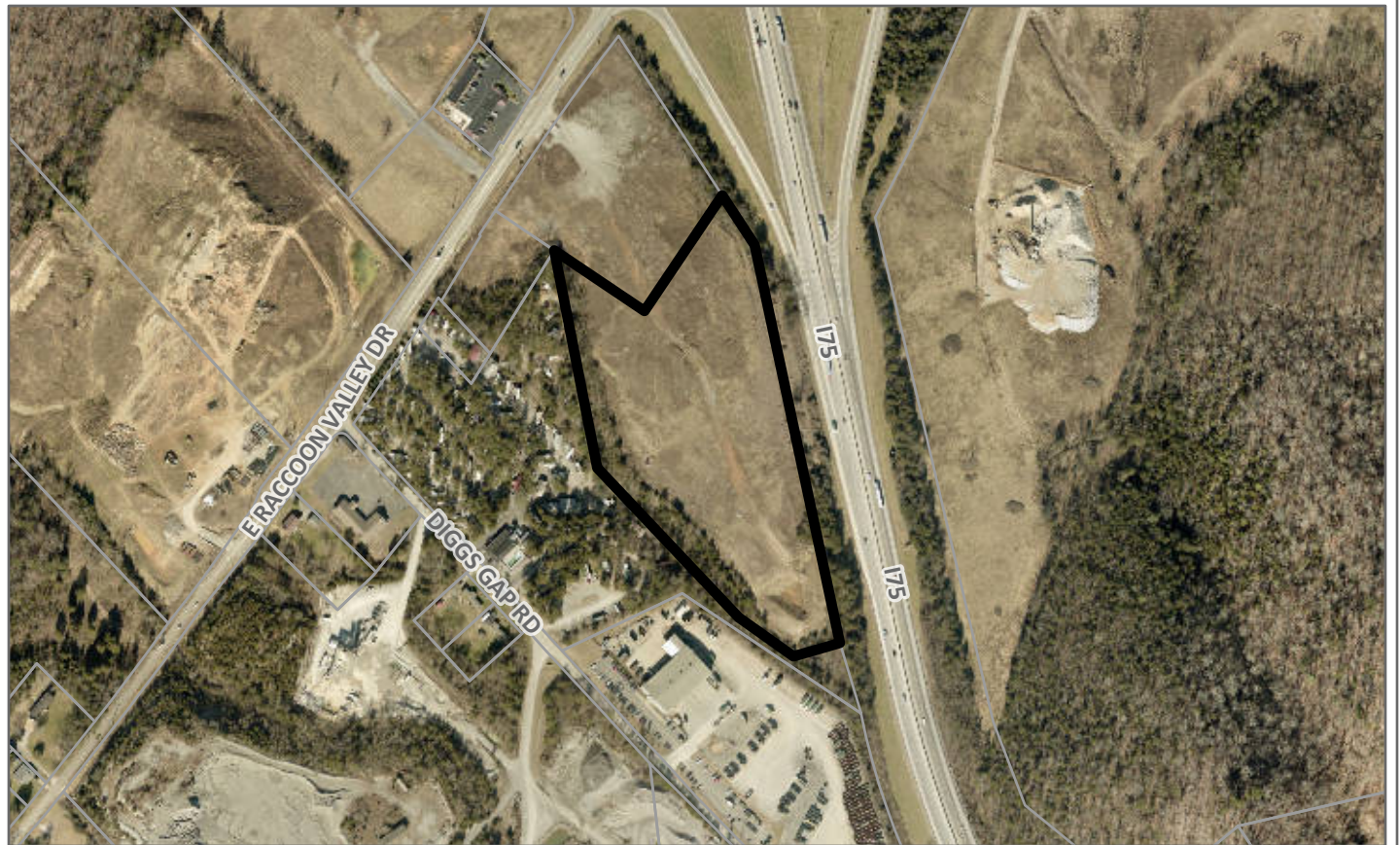
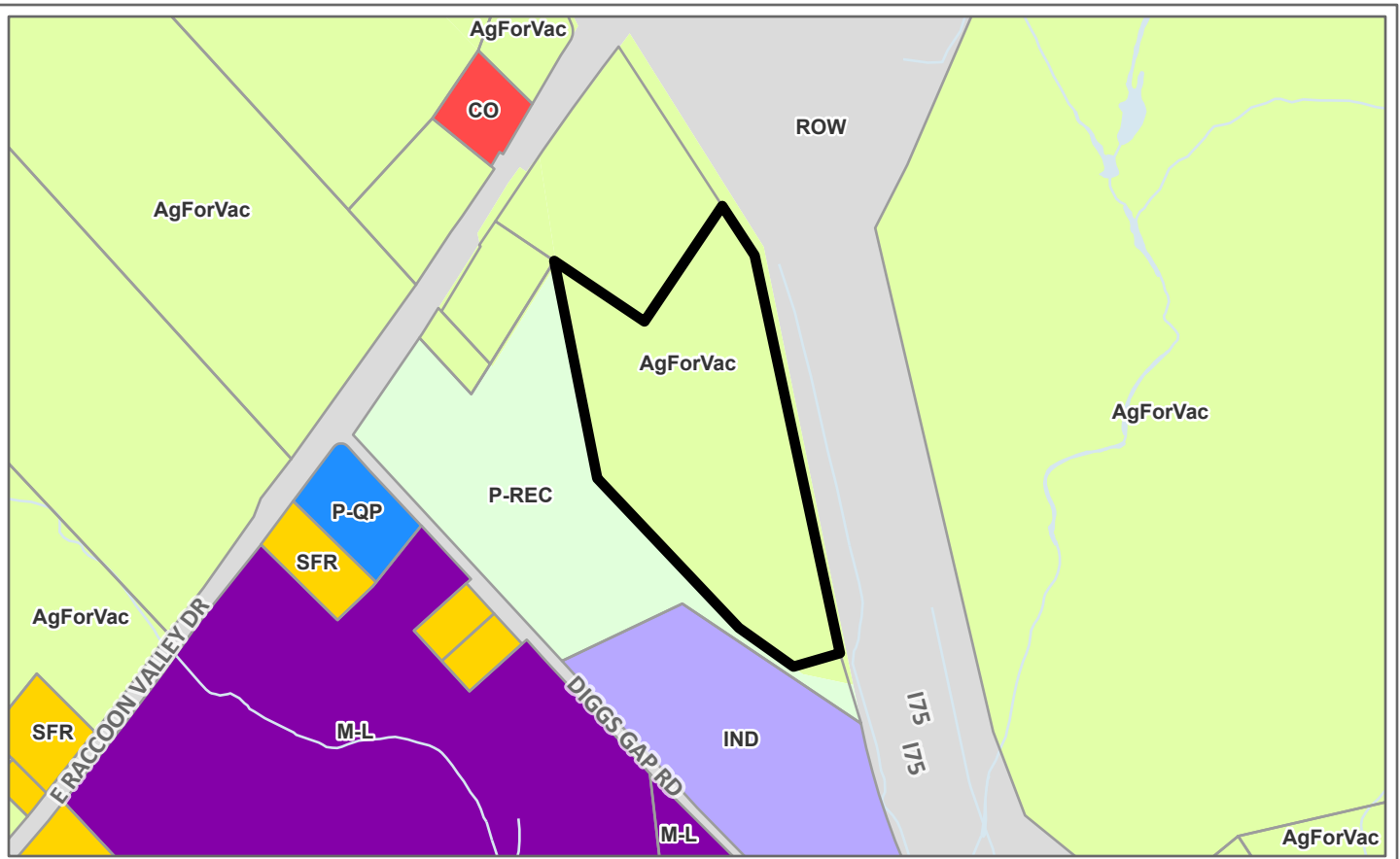
**Map No:** 26

**Jurisdiction:** County

**Original Print Date:** 4/4/2023

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



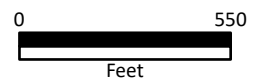


**Existing Land Use and Aerial Maps**

**4-G-23-RZ**



Case boundary





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Wilbanks, LLC**

Applicant Name

Affiliation

**2/14/2023**

Date Filed

**4/13/2023**

Meeting Date (if applicable)

**4-G-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**James F. Rose Wilbanks, LLC**

Name / Company

**P.O. Box 50730 Knoxville TN 37950**

Address

**865-219-7355 / jrose@phillipsfi.com**

Phone / Email

## CURRENT PROPERTY INFO

**James F. Rose Wilbanks, LLC**

Owner Name (if different)

**P.O. Box 50730 Knoxville TN 37950**

Owner Address

**865-219-7355 / jrose@phillipsfi.**

Owner Phone / Email

**1316 E RACCOON VALLEY DR**

Property Address

**26 097.01**

Parcel ID

Part of Parcel (Y/N)?

**11.07 acres**

Tract Size

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**SE of Raccoon Valley Rd, west of I-75**

General Location

City **Commission District 7 CA (General Business)**

**Agriculture/Forestry/Vacant Land, Private Recreation**

County District

Zoning District

Existing Land Use

**North County**

Planning Sector

**MU-SD (Mixed Use Special District), HP (Hillside Protectio**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

|   |                               |
|---|-------------------------------|
| <input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use | Related City Permit Number(s) |
| <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential              |                               |
| Home Occupation (specify) _____   |                               |
| Other (specify) _____   |                               |

## SUBDIVISION REQUEST

|  |                              |
|--|------------------------------|
| Proposed Subdivision Name                                      | Related Rezoning File Number |
| Unit / Phase Number  |                              |
| Additional Information   | Total Number of Lots Created |
| <input type="checkbox"/> Attachments / Additional Requirements |                              |

## ZONING REQUEST

|  |                              |
|--|------------------------------|
| <input checked="" type="checkbox"/> Zoning Change <b>LI (Light Industrial)</b> | Pending Plat File Number     |
| Proposed Zoning  |                              |
| <input type="checkbox"/> Plan Amendment  | Proposed Plan Designation(s) |
| Proposed Density (units/acre)    Previous Zoning Requests                      |                              |
| Additional Information   |                              |

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

| Fee 1             | Total |
|-------------------|-------|
| <b>\$2,107.00</b> |       |
| Fee 2             |       |
| Fee 3             |       |

## AUTHORIZATION

|                      |                  |
|----------------------|------------------|
| <b>Wilbanks, LLC</b> | <b>2/14/2023</b> |
| Applicant Signature  | Date             |
| Please Print         |                  |

Phone / Email

|                                    |                  |
|------------------------------------|------------------|
| <b>James F. Rose Wilbanks, LLC</b> | <b>2/14/2023</b> |
| Property Owner Signature           | Date             |
| Please Print                       |                  |

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.





# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Wilbanks, LLC

Owner

Applicant Name

Affiliation

2/13/2023

4/13/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

### CORRESPONDENCE

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

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

Wilbanks, LLC

Name

Company

PO Box 50730

Knoxville

TN

37950-0730

Address

City

State

ZIP

865-591-8649

dguinnjr@aol.com

Phone

Email

### CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1316 E Raccoon Valley Dr.

026 09701

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_  
 Unit / Phase Number \_\_\_\_\_    Combine Parcels    Divide Parcel  
 Total Number of Lots Created \_\_\_\_\_  
 Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

**ZONING REQUEST**

Zoning Change   LI  
 Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_  
 Proposed Density (units/acre) \_\_\_\_\_   Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY**

**PLAT TYPE**  
 Staff Review    Planning Commission  
**ATTACHMENTS**  
 Property Owners / Option Holders    Variance Request  
**ADDITIONAL REQUIREMENTS**  
 Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

|       |  |                                    |
|-------|--|------------------------------------|
| Fee 1 |  | Total<br><b>2,107<sup>00</sup></b> |
| Fee 2 |  |                                    |
| Fee 3 |  |                                    |

**AUTHORIZATION**

*James F. Rose*, President  
 Applicant Signature

Wilbanks, LLC  
 Please Print

2/10/23  
 Date

865-591-8649  
 Phone Number

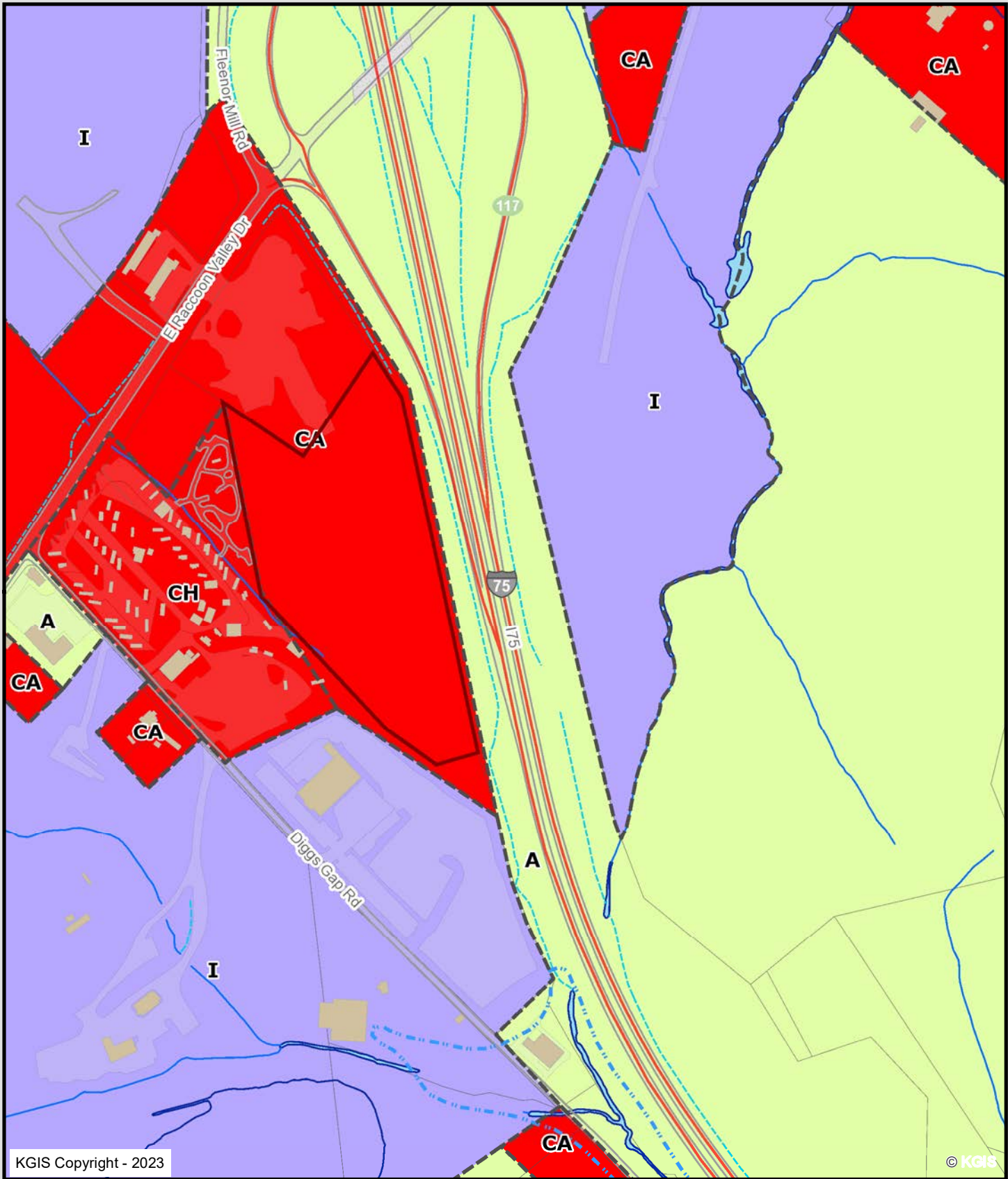
dgulnnjr@aol.com  
 Email

*James F. Rose*, President  
 Property Owner Signature

James F. Rose  
 Please Print

2/10/23  
 Date



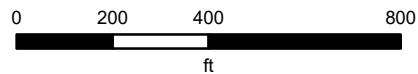


1316 E Raccoon Valley Dr

Knoxville - Knox County - KUB Geographic Information System

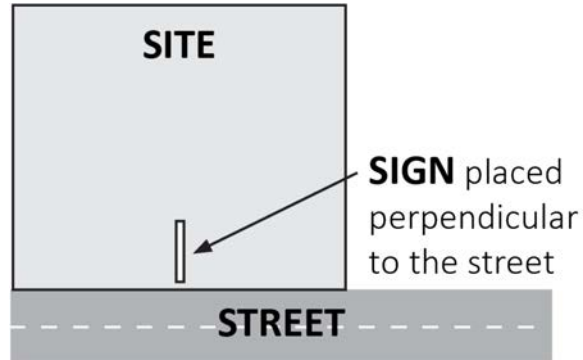


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

***The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:***

\_\_\_\_\_ 3/31/2023 \_\_\_\_\_ and \_\_\_\_\_ 4/14/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Wilbanks, LLC

Date: 2/14/23

File Number: 4-G-23-RZ

- Sign posted by Staff
- Sign posted by Applicant