

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-H-17-SP **Related File Number:** 1-K-17-RZ
Application Filed: 11/28/2016 **Date of Revision:**
Applicant: R2R STUDIO, LLC (JESSALYN FRISKE)

PROPERTY INFORMATION

General Location: South side Valgro Rd. east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 27406 **Jurisdiction:** County
Size of Tract: 5.39 acres
Accessibility: Access is via Valgro Rd., a local street with 18' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Outdoor airsoft facility
Surrounding Land Use:
Proposed Use: Outdoor and indoor airsoft facility (indoor in existing building at 8907 Valgro Rd.) **Density:**
Sector Plan: South County **Sector Plan Designation:** BP-1
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located within an area at the east end of Valgro Rd., developed with industrial businesses under LI, A and CB zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8822 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EC (Employment Center)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: 3-D-13-RZ/3-A-13-SP
Extension of Zone: Yes, extension of A zoning from the north and east
History of Zoning: A sector plan amendment to BP-1 and rezoning to EC were approved in 2013 (3-A-13-SP/3-D-13-RZ), specifically to accommodate a metal recycling business.

PLAN INFORMATION (where applicable)

Current Plan Category: BP-1 (Business Park Type 1)

Requested Plan Category: AG (Agricultural)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #1-H-17-SP, amending the South County Sector Plan to AG (Agricultural) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The requested sector plan amendment is an extension of the designation from the south and east. The subject property was previously designated for AG prior to a rezoning and sector plan amendment in 2013.

Comments: The subject property is currently being used as an airsoft recreational facility, which is not permitted under the current EC zoning. The Knox County Code Administration Dept. has determined that this specific use falls under the same guidelines as an outdoor paintball facility, which may be considered as a use on review in the A (Agricultural) zoning district. The applicant is seeking this rezoning in order to bring the existing use into conformance with zoning. If this rezoning request is approved, then the applicant will need to seek use on review approval by MPC for the current facility to be brought into conformance with the zoning.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to Valgro Rd., but it has about 18' of pavement width and is currently providing access to a number of warehouses and light industrial businesses in the area. Utilities are available in the area, but may need to be extended to serve the site, if necessary. The proposed plan amendment to AG is a less intense land use designation than the current BP-1 (Business Park Type 1), so roads and utilities are not of concern with this proposal.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes BP-1 (Business Park Type 1) uses for the site, consistent with the current EC (Employment Center) zoning. The current sector plan proposes AG use for most of the surrounding land in the area, so this minor expansion is appropriate. The property was previously designated as AG prior to 2013.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The 2013 approval of BP-1 plan designation and EC zoning demonstrates that individual requests in this area to accommodate new uses are generally supported. It is understood that much of the surrounding business are not in conformance with the Agricultural zoning in the area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

A BP-1 plan designation and EC zoning was approved for the subject property in 2013. Approval of the requested plan amendment will reverse that change and take the land back to an agricultural land use designation.

Action: Approved

Meeting Date: 1/12/2017

Details of Action:

Summary of Action: ADOPT RESOLUTION #1-H-17-SP, amending the South County Sector Plan to AG (Agricultural) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 1/12/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/27/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: