

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT EAST 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: 10-D-16-SP **Related File Number:** 10-H-16-RZ
Application Filed: 8/19/2016 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY

PROPERTY INFORMATION

General Location: Northwest side Thorn Grove Pike, north of I-40, southwest of Midway Rd.
Other Parcel Info.:
Tax ID Number: 74 09601 & 09603 **Jurisdiction:** County
Size of Tract: 3.64 acres
Accessibility: Access is via Thorn Grove Pike, a minor arterial street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Business park **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in the northwest quadrant of the I-40/Midway Rd. interchange in an agricultural and rural residential portion of East Knox County zoned A (Agricultural). The immediately surrounding properties have been approved for a business park, which these properties are proposed to be incorporated into.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: EC (Employment Center)
Previous Requests: None noted for these sites
Extension of Zone: Yes
History of Zoning: EC zoning was approved for surrounding properties in 2015

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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

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: Mike Reynolds

Staff Recomm. (Abbr.): ADOPT RESOLUTION #10-D-16-SP, amending the East County Sector Plan to BP-1 (Business Park (Type 1)) sector plan designation, and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Staff Recomm. (Full): The Business Park (Type 1) sector plan designation will allow consideration of the proposed EC (Employment Center) zoning for this site. The properties are owned by The Development Corporation of Knox County and are proposed to be incorporated into the previously approved business park that surrounds the properties.

Comments: 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 road improvements have occurred recently in the area. However, the recently approved concept plan for the surrounding business park does include improvements to Thorngrove Pike that include widening and straightening the road from Midway Rd. to the I-40 overpass. It is staff's understanding that KUB will extend water and sanitary sewer utilities to serve the business park.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential uses for the site. Since the adoption of the East County Sector Plan, the sector plan was amended for the surrounding property to allow consideration of business park uses. Staff maintains that the current LDR designation for the subject properties is no longer appropriate and the BP-1 designation is appropriate considering it is completely surrounded by BP-1 designated properties.

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

In 2015, Knox County Commission approved the BP-1 sector plan designation for approximately 345 acres of land in the northwest quadrant of the Midway / I-40 interchange. This property is within this area but was not designated BP-1 because it was not owned by The Development Corporation of Knox County at that time and was still being used as a residence.

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

The subject properties are surrounded by proposed business park that recently received approval concept plan and development plan approval from the planning commission. The continued use of the subject properties for low density residential purposes is not likely over an extended period of time.

Action: Approved

Meeting Date: 10/13/2016

Details of Action:

Summary of Action: Adopt Resolution #10-D-16-SP, amending the East County Sector Plan to BP-1 (Business Park Type 1) sector plan designation, and recommend the Knox County Commission also approve the sector plan amendment.

Date of Approval: 10/13/2016

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: 11/21/2016

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: