

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-F-18-SP **Related File Number:** 10-J-18-RZ
Application Filed: 9/5/2018 **Date of Revision:**
Applicant: KNOXVILLE UTILITIES BOARD

PROPERTY INFORMATION

General Location: North side Thorn Grove Pike, west of Midway Road
Other Parcel Info.:
Tax ID Number: 74 PART OF 95.02 **Jurisdiction:** County
Size of Tract: 6.72 acres
Accessibility: Access is via Thorn Grove Pike, a minor arterial with 20' of pavement width within 52' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communications/Utilities (TCU)
Surrounding Land Use:
Proposed Use: Data Center (NAICS 514) **Density:**
Sector Plan: East County **Sector Plan Designation:** Low Density Residential (LDR)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The existing land uses just south of the site are for electrical substations, and to the west and north are single family residences. To the east and south of the site, the existing land use is agricultural/forestry and vacant land, but these areas are part of the proposed Midway Business Park planned area (see: 9-E-16-UR).

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

Street: 0 Thorn Grove Pike
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:
Extension of Zone: Extension of BP-1 to the east adjacent to the site.
History of Zoning: 7-E-06-SP: LDR (Low Density Residential) and O (Office) to HI (Heavy Industrial) - Overturned in Chancery Court

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: BP (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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): ADOPT RESOLUTION # 10-F-18-SP, amending the East County Sector Plan to BP-1 (Business Park Type 1) and recommend that County Commission also adopt the sector plan amendment (See attached resolution, Exhibit A).

Staff Recomm. (Full): The requested BP-1 (Business Park Type 1) sector plan designation is recommended as an extension of the approved Midway Business Park, also BP-1. This area was included as part of the Use on Review application for the Midway Business Park site (9-E-16-UR) and was shown as part of the electrical switchyard and infeed station for the Tennessee Valley Authority (TVA) and Knoxville Utilities Board (KUB), adjacent to Phase III of the business park.

Comments: SECTOR PLAN AMENDMENT 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:

An additional public street system for the properties adjacent to this parcel was approved as part of the Use on Review for the Midway Business Park in 2016, as well as several traffic improvements. The current plan shows this parcel for LDR (Low Density Residential).

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

Public policy has shifted to allow for an extension of BP-1 (Business Park Type 1), since the East County Sector Plan land use designation was amended in 2015 to create the Midway Business Park.

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

The amendment of the East County Sector Plan to allow for BP-1 constitutes a change in the trend for the area, this is an extension of that change in the land use designation for the area.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 10/11/2018

Details of Action:

Summary of Action: ADOPT RESOLUTION # 10-F-18-SP, amending the East County Sector Plan to BP-1 (Business Park Type 1) and recommend that County Commission also adopt the sector plan amendment.

Date of Approval: 10/11/2018

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: 11/19/2018

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: