

CASE SUMMARY

APPLICATION TYPE: REZONING

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
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F A X • 2 1 5 • 2 0 6 8
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File Number: 10-H-16-RZ **Related File Number:** 10-D-16-SP
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:

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:

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:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE EC (Employment Center) zoning.

Staff Recomm. (Full): EC (Employment Center) is an extension of the surrounding zoning and is the most appropriate zoning district the subject properties. The properties are proposed to be incorporated into the surrounding business park. The approval of the business park concept plan included a condition that the subject properties be rezoned EC because the required improvements to Thorngrove Pike encroach significantly into these properties.

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. The proposed rezoning is necessary because of Knox County's need to have land available for economic development and employment centers.
2. The subject properties are surrounded by EC zoned property that has received concept plan and development plan approval from the planning commission (9-SB-16-C & 9-E-16-UR).
3. The required improvements to widen and straighten Thorngrove Pike will extend into the subject properties. The remaining portions of the properties are proposed to be incorporated into the overall business park.

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

1. The EC zoning district, as stated in the Knox County Zoning Ordinance, is intended to encourage development of business parks and other employment centers that will contribute to the future economic wellbeing of Knox County. It provides standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or facilities. It provides a zoning district for use in areas meeting the locational standards for industrial parks and technology-based development contained in the Knoxville-Knox County General Plan. And, it provides a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Knoxville-Knox County-Farragut Growth Policy Plan.
2. Based on the above description of the EC zoning district, staff has determined that EC is the most appropriate zoning district for development of a business park at this location.

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. Public water and sewer will be available from KUB, but will need to be extended to serve this site.
2. The request will not have any impact on the school system.
3. The addition of the subject properties into the surrounding business park will allow improvements to Thorngrove Pike.

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. With the recommended sector plan change to Business Park (Type 1), the recommended EC (Employment Center) zoning will be consistent with the sector plan.
2. If approved, this request could lead to future requests for rezonings within this area, subject to additional East County Sector Plan amendment requests.
3. The site is shown for Planned Growth on the Knoxville Knox County Growth Policy Plan.
4. Any development of this property, for either office or business park/light industrial uses, would be subject to any applicable local, state or federal permits to address such issues as drainage, flooding, water quality, and air and noise pollution.

5. Any development of this property will be subject to the approved concept plan and development plan of the Midway Business Park (9-SB-16-C & 9-E-16-UR).

State law regarding amendments of the general plan (which include 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:** 10/13/2016

Details of Action:

Summary of Action: Recommend the Knox County Commission approve EC (Employment Center) zoning.

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

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: