

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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: 11-C-13-SP **Related File Number:** 11-D-13-RZ
Application Filed: 9/30/2013 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY

PROPERTY INFORMATION

General Location: South side Garrison Dr., south of Boomerang Ln.
Other Parcel Info.:
Tax ID Number: 90 10201 **Jurisdiction:** County
Size of Tract: 69.86 acres
Accessibility: Access is via Garrison Dr., a minor collector street with 15' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Hay farming
Surrounding Land Use:
Proposed Use: Business park **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR & HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Garrison Dr. is developed with agricultural and rural to low density residential uses under A and RA zoning. To the south is Karns High School and a business park, zoned Industrial.

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
Extension of Zone: Yes, extension of LI from the southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)
Requested Plan Category: LI (Light Industrial) & HP (Hillside Protection)

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 #11-C-13-SP, amending the Northwest County Sector Plan to LI (Light Industrial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): The proposed LI plan designation is an extension from the southeast, where a business park is already developed.

Comments: The applicant is proposing to develop a business park on the subject property, which is nearly 70 acres in size, relatively flat and is currently used for hay production. There are only a few trees on the entire site. It is anticipated that the access to the site will be oriented toward the future Karns Valley Connector to the west, which will connect to Garrison Dr. Knox County Engineering reports that they hope to start construction of the Karns Valley Connector in August of 2014 and be completed by the end of December 2015. It is staff's understanding that the County's road project must be completed before it is feasible to occupy any buildings within the proposed business park. Staff expects that Garrison Dr. will be improved at least from the proposed business park entrance west to the new connector, depending on the final recommendations of the use on review process.

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 Garrison Dr. The street is currently paved at a width of about 15 feet and serves traffic leading between Byington-Solway Rd. and Byington-Beaver Ridge Rd. If the accompanying rezoning request is approved for EC zoning, the MPC and Knox County Engineering staff will likely recommend that necessary improvements be made to Garrison Dr. to support the traffic that will be generated by this proposed development. The Karns Valley Connector is a new road planned to the west of the property, and it will have an intersection with Garrison Dr.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes low density residential uses for the site, consistent with the current Agricultural zoning. There are no errors or omissions in the plan, but the proposed LI designation would be an extension of that designation from the southeast.

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

The area of light industrial businesses and Industrial zoning to the south has been established for many years. Because the subject property is located adjacent to those established uses, it is more appropriate to be developed with similar uses than if it were isolated. Light industrial development is concentrated in this area

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

The site is developed with long-standing light industrial businesses. Bringing those uses into consistency warrants reconsideration of the plan proposal.

Action: Approved

Meeting Date: 11/14/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION #11-C-13-SP, amending the Northwest County Sector Plan to LI (Light Industrial) and HP (Hillside Protection) and recommend the Knox County Commission also approve the

sector plan amendment, to make it operative

Date of Approval:

11/14/2013

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: 12/16/2013

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: