

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

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
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

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:

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:

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:
History of Zoning:

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.): RECOMMEND that County Commission APPROVE EC (Employment Center) zoning, subject to one condition.

Staff Recomm. (Full): 1. All required road improvements, including but not limited to the completion of the Karns Valley connector to the west, resulting from the use on review approval of a development plan by MPC, must be completed to the satisfaction of MPC and Knox County Engineering staffs prior to the issuance of any occupancy permits for the project.

With the above condition, EC zoning is appropriate for the subject property. Staff recognizes the need for road improvements to accommodate the proposed business park. EC zoning requires use on review approval of a development plan by MPC, prior to development, which will provide the opportunity for public comment prior to development. A traffic study will be required to be submitted and reviewed as part of the required use on review process.

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. EC is the most appropriate zoning district to allow the proposed development at this location.
2. EC zoning requires use on review approval of a development plan by MPC prior to development. As part of that review, traffic circulation, landscaping, lot and street layout, lighting, grading, drainage and other development issues can be addressed by MPC and Knox County Engineering staffs. A traffic study will be required to be submitted along with the development plans. Any required road improvements, resulting from the traffic study and development plan analysis, will have to be completed prior to issuance of occupancy permits for the project. The use on review process will also provide the opportunity for public comment at a public hearing.
3. EC zoning allows uses that are generally similar in nature to the uses that are already established in the area.
4. This nearly 70-acre site more than meets the minimum size requirement for establishment of a new EC-zoned district.

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

1. The requested EC zoning district is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being 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 General Plan. It provides a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Growth Policy Plan.
2. Based on the above description, the subject property is appropriate for EC zoning.

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 is available to serve the site. Sanitary sewer is not currently available in the area, but could be extended, if necessary, to serve this site.
2. The proposal will have no impact on schools, and the traffic impact will depend on the type of uses that are proposed. The traffic impact will be studied as part of the required use on review process. With the development plan approval process, Garrison Dr. and possibly other streets could be recommended for improvements, which should improve the existing situation.
3. Uses permitted under EC zoning would be compatible with existing development in the area.

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 amendment to light industrial, EC zoning would be consistent with the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The recommended zoning change does not present any apparent conflicts with any other adopted plans.

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:** 11/14/2013

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve EC (Employment Center) zoning, subject to one condition.

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: