

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #11-E-15-SP, amending the East County Sector Plan to BP (Business Park (Type 1)) sector plan designation.

Staff Recomm. (Full): A Business Park (Type 1) designation on the north side of Knox County's last undeveloped interstate interchange is an appropriate land use proposal, with the extension of adequate water and sewer service, and improvements to area roads. This designation will allow consideration of the proposed EC (Employment Center) zoning for this site. Although the sector plan proposes office and low density residential uses for the subject properties, this site was identified in a 2005 MPC study, prepared for The Development Corporation of Knox County, "Potential Locations for Business Park Development", as one of fifteen sites which might be considered by the Development Corporation for business park purposes. The sites were identified countywide, based on several factors, including arterial highway/interstate accessibility, appropriate terrain, locations that would not require access through or development next to low density residential neighborhoods, and availability of utilities.

Comments: The rezoning of property on Midway Road for the development of a business park will have many impacts upon the rural far east Knox County community in which the property is located. Most of these impacts will be positive and include the creation of employment opportunities for current and future residents of the community, increased awareness of the assets of the community, and improved infrastructure in the community. It is difficult to identify all the impacts the development of the business park will have on the community, and even more difficult to identify how to address these impacts in a way that enhances the community. Similarly, it is difficult to identify and assess the impact the community, and how it develops, will have on the business park. Ideally the development of the business park should complement and strengthen the community and the community should do the same for the business park.

As made clear through comments at community hearings held to solicit input on the proposed business park, and in subsequent conversations, the residents of east Knox County are very concerned about the way in which their community will develop and the need to preserve the character of the community. Given the difficulty in identifying the development pressures in the area, the lack of information regarding the tools for guiding the development of the area, and the need to more clearly develop the community's vision for the future, it is recommended that a community planning effort be undertaken for the far east Knox County area. Such a planning effort would identify:

- Community assets and character
- Growth and development issues and potential impacts
- How the community and its development can complement the business park
- Areas suitable for development and those where development should be discouraged
- Community goals and objectives (community vision)
- Tools for achieving community goals and objectives (community vision)
- Implementation schedule and persons/entities responsible for carrying out the implementation tasks

The community effort would include a substantial amount of public participation to assure that the community vision developed is shared by and supported by the community.

Knox County has agreed to help fund the preparation of a community plan for the easternmost portion of Knox County around the Midway exit in the next fiscal year (FY 2016-2017) budget. MPC will lead this community planning effort, which will build upon the East County Sector Plan and the French Broad Corridor Study. The goal will be to provide a vision for the future of the community that will provide direction for development of a strong, sustainable community.

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, if these requests are approved and a development plan is submitted, a traffic impact study will be required to be submitted for review as part of that process. It will be expected that any recommended improvements of the traffic impact study will be implemented. It is staff's understanding that KUB will extend water and sanitary sewer utilities to serve the proposed business park.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential and office uses for the site. The locational and topographical characteristics of the site make it appropriate for Business Park Type 1 development. The site was identified in a 2005 MPC study, "Potential Locations for Business Park Development", as one of fifteen sites which might be considered by the Development Corporation for business park purposes.

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

To date, the Interstate 40 interchange at Midway Rd. has remained substantially rural in character. However, if these requests are approved, that will change. The final decisions on these requests will create government policy and dictate the future of the Midway Rd. interchange area.

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

The creation of employment centers are essential to the economy of Knox County. Because of this site's close proximity to Interstate 40 and its identification as an appropriate Knox County site for establishment of a business park, the situation warrants reconsideration of the original sector plan proposal.

Action: Approved **Meeting Date:** 11/12/2015

Details of Action:

Summary of Action: ADOPT RESOLUTION #11-E-15-SP, amending the East County Sector Plan to BP (Business Park - Type 1) sector plan designation.

Date of Approval: 11/12/2015 **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: 12/21/2015 **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:**