

# 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

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**File Number:** 11-J-15-RZ                      **Related File Number:** 11-E-15-SP  
**Application Filed:** 9/28/2015                      **Date of Revision:**  
**Applicant:** THE DEVELOPMENT CORPORATION OF KNOX COUNTY

## PROPERTY INFORMATION

**General Location:** North and south sides Thorn Grove Pike, east and west sides Midway Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 74 039-041,092-094,096,097 OTHER: 074-09602,09604,    **Jurisdiction:** County  
**Size of Tract:** 345.19 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Farm, homes, vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Business park                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR and O  
**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) & CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** EC (Employment Center)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) & O (Office)  
**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.):

RECOMMEND that County Commission APPROVE EC (Employment Center) zoning.

Staff Recomm. (Full):

EC (Employment Center) is the most appropriate zoning district for development of the proposed 345-acre business park in the northwest quadrant of the Midway Rd./I-40 interchange. It requires public review of a development plan prior to any construction.

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 property is situated in such a way that it offers excellent access to the interstate, which is desirable for major business park employment centers.
3. The land is relatively flat and now has public water and sanitary sewer available. KUB has agreed to extend service to this area if the development proceeds.

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 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 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 business/light industrial park development of 345 acres will take years to construct and will involve utility extension and expansion, as well as new street development. It is expected that full development will generate approximately 33,000 vehicle trips per day and 1,600 truck trips per day.
4. The impact to the streets will be addressed via a traffic impact study that will be required as part of the concept subdivision and use on review approval process. Access points and traffic patterns will be assessed in accordance with the required traffic impact study as part of the development plan review for this business park.
5. Although this request and recommendation represent a change to the rural character of this area, it should be noted that the sector plan LDR and Office proposals would also change the rural character of the area. In addition, there are 135 acres of undeveloped commercially zoned property at this interchange presently, which can be developed at any time, subject only to the requirements of the C-4 (Highway and Arterial Commercial) zone. No site plan review by MPC would be required under it's current C-4 zoning.
6. Low density residential development of 345 acres would allow up to 1725 residences to be proposed for the site, which would generate approximately 17,250 vehicle trips per day and would add approximately 890 school aged children to the area population.

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. The intent of and policies for the Business Park Type 1 proposed land use designation (as outlined in the East County Sector Plan) are attached.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of uses that may be constructed. Grading and drainage plans will be required at this stage, as determined by Knox County Engineering and MPC staff.

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.

EXCERPT FROM JANUARY 21, 2016 COUNTY COMMISSION MINUTES:

Commercial and Retail inside this business park; Wastewater treatment will be at Eastbridge; Development Corporation will accommodate the cemetery in the area which is a cemetery for 3 local churches; Mayor Burchett is including in his request for funding in this coming year an amount of \$50,000.00 to make sure the county has a suitable plan in place to protect the character of the area; very thorough Use on Reviews being applied to this request; Consideration for an agricultural business, farmers market location, with a big room so that the community will have a place that they can use in addition to the public use land which is going to be parks and trails and things of that nature on the unbuildable area; No rock quarries, slaughter houses, leather tanneries, or truck stops as per The Development Corporation; The Development Corporation is shying away from smoke stack industries.

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

**Details of Action:**

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

**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 with Conditions

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

approved with conditions agreed to by Dev Corp (See these at the end of MPC Action and Disposition field and County Commission Minutes 1-21-2015)

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**