

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 12-A-18-RZ **Related File Number:** 12-A-18-SP
Application Filed: 10/8/2018 **Date of Revision:**
Applicant: JACKIE A. STANLEY

PROPERTY INFORMATION

General Location: East end of Valgro Rd., east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 274.06 **Jurisdiction:** County
Size of Tract: 5.39 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Fence company office and storage **Density:**
Sector Plan: South County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8822 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning: BP-1 (Business and Technology Park)
Requested Zoning: LI (Light Industrial)
Previous Requests: 1-K-17-RZ: EC to A and 3-D-13-RZ: (LI and A to I)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
Requested Plan Category: LI (Light Industrial)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE EC (Employment Center) zoning, consistent with the BP-1 (Business Park Type 1) sector plan recommendation (Applicant requested LI / LI).

Staff Recomm. (Full):

EC (Employment Center) zoning at this location is an extension with the adjacent EC zoning to the north and the surrounding LI (Light Industrial) zoning to the west. Prior to 2017 the site was zoned EC. The EC zone requires a public review of a development plan prior to construction so that any issues may be addressed through the design 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 zoning is compatible with the scale and intensity of the surrounding industrial and warehouse development and zoning pattern.
2. The current A zoning would not allow the industrial and warehouse uses that previously existed on this site and that is adjacent to the other light industrial uses in the Valgro Road area.
3. The EC zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues and development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. EC zoning is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of the county; to provide standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or facilities; to provide 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 to provide a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Farragut-Knoxville-Knox County Growth Policy Plan.

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. The recommended EC zoning is compatible with the surrounding land uses and zoning pattern.
2. EC zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The site was previously zoned EC and an adjacent remnant parcel of that rezoning continues to operate a business compatible with the EC zone classification, and adverse effects have been documented.

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 the South County Sector Plan for the BP-1 (Business Park Type 1) land use classification (12-A-18-SP), EC zoning would be consistent with the plan
3. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended EC zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 12/13/2018

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE EC (Employment Center) zoning, consistent with the BP-1 (Business Park Type 1) sector plan recommendation.

Date of Approval: 12/13/2018

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: 1/28/2019

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: