

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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: 12-SC-17-C **Related File Number:** 12-D-17-UR
Application Filed: 10/30/2017 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY

PROPERTY INFORMATION

General Location: South side of Garrison Dr., east of Karns Valley Dr. Extension
Other Parcel Info.:
Tax ID Number: 90 10201 **Jurisdiction:** County
Size of Tract: 68.46 acres
Accessibility: Access will be via a new unnamed public street providing access to the Karns Valley Drive Extension a major arterial street. Both streets are currently under construction.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - A (Agricultural) & RA (Low Density Residential)
South: Karns High School - I (Industrial)
East: Vacant land - I (Industrial) & A (Agricultural)
West: Vacant land - A (Agricultural)
Proposed Use: Business Park Subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Garrison Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EC (Employment Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Karns Valley Business Park
No. of Lots Proposed: 4 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 10 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. An updated Traffic Impact Study (TIS) will be required following the completion of the Karns Valley Dr. Extension and related street connections, and the streets are in use, in order to determine if any further street improvements are necessary to address the impact of the business park.
4. Development within the limits of any closed topographic depression will be contingent on obtaining required permits from the Tennessee Department of Environment and Conservation, a subsurface investigation and design recommendation by a geotechnical engineer, and approval by the Knox County Department of Engineering and Public Works.
5. Paved trails shall be installed as identified on the concept plan. Paved trails shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. Required sidewalks for the individual development lots will be addressed during the development plan review process for each site.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system with no access permitted to Garrison Dr.
8. Working with the Knox County Parks Planning & Development Manager on determining the location of any greenway easements that are needed through this property in order to allow connection of the greenway system to Karns High School. The greenway easements shall be identified on the final plat for this four lot subdivision.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
10. Prior to certification of a final plat for the subdivision, establishing the Karns Valley Business Park Property Owners Association that will be responsible for maintaining the storm water system, common area and any other commonly held assets.

Comments: The applicant is requesting approval of the concept plan and development plan for the Karns Valley Business Park development which is located on the south side of Garrison Dr., east of the Karns Valley Dr. Extension. The proposed development will have access to the Karns Valley Dr. Extension by a new public street that will also provide access to a realigned Garrison Dr. This site was rezoned to EC (Employment Center) by the Knox County Commission on December 16, 2013 subject to the following condition: "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."

The proposed concept plan includes 4 lots on approximately 68.46 acres for development under the EC zoning district. To address the traffic impact of the proposed development, a traffic impact study was prepared by CDM Smith in November 2013 when the rezoning request was considered. A condition is proposed that would require an updated Traffic Impact Study (TIS) following the completion of the Karns Valley Dr. Extension and related street connections, and the streets are in use, in order to determine if any further street improvements are necessary to address the impact of the business park.

A 100 foot buffer/setback is proposed along the northern and southern property boundaries that will help to mitigate the impact of the proposed development on the residential development to the north and public school to the south (only 50 feet is required). A walking trail will be provided around the four development sites in addition to a connection to the County's future greenway system.

The EC zone allows the Planning Commission to approve an overall development plan and design guidelines for the district. Once approved, administrative review and approval can be granted for development of individual sites by the Planning Commission Staff instead of each development site having to go before the Planning Commission for a use on review approval. The proposed Guidelines comply with the requirements of the EC zoning district.

Action: Approved **Meeting Date:** 12/14/2017

- Details of Action:**
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Summary of Action: APPROVE the Concept Plan subject to 10 conditions.

Date of Approval: 12/14/2017 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**