

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

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: 4-C-12-SP **Related File Number:** 4-G-12-RZ
Application Filed: 2/27/2012 **Date of Revision:**
Applicant: TB PROPERTIES, LLC

PROPERTY INFORMATION

General Location: South side Thorngrove Pike, north side I-40, west of Midway Rd.
Other Parcel Info.:
Tax ID Number: 74 PART OF 097 OTHER: (MAP ON FILE AT MPC) **Jurisdiction:** County
Size of Tract: 34 acres
Accessibility: Access is via Thorn Grove Pike, a minor arterial street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant and residential
Surrounding Land Use:
Proposed Use: Office, warehouse and distribution **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR and Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural and rural residential uses under A zoning.

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

Street: 8906 Thorngrove Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: MPC approved a plan amendment to BP Type 1 and C and rezoning to PC, with conditions, on a larger 378 acre tract, including this site, on 7/13/06 (7-S-06-RZ/7-E-06-SP), but these changes are not reflected on the maps, because of ongoing litigation.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and O (Office)

Requested Plan Category: GC (General Commercial)

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 #4-C-12-SP, amending the East County Sector Plan to BP (Business Park) Type 1 and recommend that Knox County Commission also approve the sector plan amendment, to make it operative. (See attached resolution, Ex. A.) (GC was requested.)

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. This designation will allow consideration of the EC (Employment Center) zone district, which will accommodate the proposed development plan for a warehouse/distribution center with corporate offices. Although the current sector plan proposes office and low density residential uses for the subject site, this site was part of a large area identified in an MPC study from October 2005 called 'Potential Locations for Business Park Development', as one of fifteen sites which might be considered for business park purposes. This study was prepared for the Development Corporation of Knox County. A portion of that study is attached. The sites were identified countywide, based on several factors, including arterial highway/interstate accessibility, appropriate terrain, locations that would not require access through low density residential neighborhoods, and availability of utilities.

Comments: BACKGROUND
The applicant requested 30 day postponement of these requests at the April 12, 2012 meeting, which automatically moved the requests to this May 10 MPC agenda.

MPC and Knox County Commission approved a plan amendment to BP Type 1 and C and rezoning to PC, with conditions, on a larger 378 acre tract, including this site, on 7/13/06 (7-S-06-RZ/7-E-06-SP). These decisions are still being litigated at this time, which has resulted in the property reverting back to their previous A zoning and O/LDR sector plan designation.

In February, 2010, MPC adopted the East County Sector Plan Update, with the area west of the Midway Rd./Thorn Grove Pike intersection shown on the proposed land use plan as a future business park site. More specifically, MPC adopted the sector plan with this site shown within a mixed use special district (MU-SD, EC07), according to staff's recommendation. The description of that district out of the original draft East County Sector Plan, as approved by MPC, is attached. It recommends using EC for any rezoning requests in the area. MPC staff has consistently maintained that this area is appropriate for business park development and continues to maintain that position. In December, 2010, Knox County Commission voted against approval of the MPC-approved plan, thus making it inoperative. In February, 2011, Knox County Commission initiated its own version of the East County Sector Plan, with the Midway area shown on the land use plan as Office and Low Density Residential, as it was shown prior to 2006. MPC considered the plan at its May, 2011 meeting and recommended approval. On June 27, 2011, Knox County Commission adopted its version of the East County Sector Plan, which is currently in effect.

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 road or utility improvements have been made recently in the area to warrant this plan amendment. However, the growing trend of the use of small on-site package wastewater treatment plants makes the proposed development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
Not applicable.

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

On March 26, 2012, Knox County Commission approved a PILOT (Payment In Lieu of Taxes) requested by the applicant to assist in the development of the proposed corporate headquarters and distribution center on the site. This action signals that Knox County Commission now favors the development of this project in the area and should be considered a change in policy from the current sector plan designation of office and LDR that they adopted in 2011 as part of the East Knox County Sector Plan.

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

Knox County has been slow to recognize the long-standing relationship between land use and transportation systems. A generally accepted principle of land use planning is to locate high intensity land uses, such as corporate headquarters and distribution centers, in close proximity to transportation facilities, such as the interstate highway system, capable of accommodating such land uses and providing efficient connections to remote sites. The proposed location of this development within one mile of an interstate interchange is consistent with good land use planning and represents a change in Knox County development trends.

Action: Denied (Withdrawn) **Meeting Date:** 5/10/2012

Details of Action:

Summary of Action:

Date of Approval: **Date of Denial:** **Postponements:** 4/12/12

Date of Withdrawal: 5/10/2012 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: