

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: 4-G-12-RZ **Related File Number:** 4-C-12-SP
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:

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:

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: None noted
Extension of Zone:
History of Zoning:

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.):

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

Staff Recomm. (Full):

EC zoning is preferable to the requested PC zoning because it can accommodate the proposed use, but not allow the wide range of general commercial uses that could be considered under PC zoning. EC also requires use on review approval by MPC, like PC.

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. Knox County has experienced a decline in manufacturing and distribution jobs in recent history and has long sought to increase Knox County employment in sectors other than retail, medical services, education, and government. Space within the publicly controlled business parks is very limited, particularly in relation to other cities and counties in the southeast. Land that is zoned for business parks and industrial development is diminishing. The Development Corporation reports that it has 356 acres of land holdings for business/industrial parks. As a comparison, Huntsville, AL has 723 acres and Tuscaloosa, AL has 2,800 acres. These changing conditions in the county generally create a necessity for an amendment of the zoning map of this property to allow the development of a corporate headquarters and distribution center. This location has been identified as one of the premier locations for such land uses in the County.
2. EC (Employment Center) zoning will allow the applicant to proceed with the development of a corporate headquarters and distribution center at this location, while providing the opportunity for staff and public review through the MPC use on review process.
3. EC zoning, requires an MPC approval of a development plan, prior to development of the site. The applicant has submitted a plan for MPC's consideration at this May 10, 2012 meeting (4-D-12-UR). This zoning process will accommodate the proposed use while providing an opportunity for public review of the proposed site plan.

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

1. Among the purposes of the Knox County zoning resolution are the following:
 - Provide for the public health, safety, morals and general welfare;
 - Secure for the citizens of Knox County the social and economic advantages resulting from an orderly planned use of the land resources in the county; and
 - Regulate and restrict the location and use of buildings.

The proposed amendment of the zoning map provides for the general welfare of the County, helps secure the economic advantages resulting from an orderly planned use of land resources in the county, regulates the location and use of buildings, and is consistent with the purposes of the zoning resolution.

2. The recommended EC zoning is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of Knox 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 Knoxville-Knox County-Farragut Growth Policy Plan.

3. Based on the above description, EC is an appropriate zone for development of this site. The requested PC allows consideration of a wide a range of uses, some of which may not be appropriate at this location. Staff discourages strip commercial development that could be proposed under PC zoning, like at other interstate interchanges, but rather planned employment centers.

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 is available from KUB to serve the site. Sanitary sewer is not available and will either need to be provided on site or extended to serve the development. If a septic system is proposed, it is subject to approval by the Knox County Health Department.
2. The request will not directly add more students to the school system.
3. Based on the proposed warehouse use with 80,000 sq. ft. of floor space, the development will generate 294 vehicle trips per day. The existing road network is sufficient to handle these additional trips.
4. This proposed amendment of the zoning map will not adversely affect any other part of the County, and the site plan approval required by the recommended zone district provides that no direct or indirect adverse effects will result from the change of zoning.

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 plan amendment to Business Park Type 1, EC zoning is consistent with the East County Sector Plan. For PC zoning, the sector plan map would have to be amended to Commercial.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. With adoption and approval of the accompanying amendment to the land use plan of the East County Sector Plan, the proposed amendment of the zoning map will be consistent with the General Plan and its elements.

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.

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:**