# CASE SUMMARY

### APPLICATION TYPE: PLAN AMENDMENT

#### EAST COUNTY SECTOR PLAN AMENDMENT

File Number:	5-B-18-SP	Related File Number:	5-F-18-RZ
Application Filed:	4/2/2018	Date of Revision:	
Applicant:	FRESENIUS USD MANUFACTURING, INC.		

KNOXVILLE-KNOX COUNTY 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 Suite 403 • City County Building

4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

General Location:	East side E. Governor John Sevier Hwy., north of Hammer Rd.		
Other Parcel Info.:			
Tax ID Number:	72 047, 04701, 059 OTHER: PART OF 057 NORTH OF Jurisdiction: County		
Size of Tract:	57.04 acres		
Accessibility:	Access is via E. Governor John Sevier Hwy., a minor arterial street with two travel lanes and a center turning lane with 36' of pavement width within 155' of right-of-way.		

### GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land	
Surrounding Land Use:		
Proposed Use:	Logistics center	Density:
Sector Plan:	East County	Sector Plan Designation: LDR
Growth Policy Plan:	Urban Growth Area (Outside City Limits)	
Neighborhood Context:	This area is comprised of agricultural and rural to low density residential uses under A, RA and RB zoning. The nearest commercial uses, other than the three billboards in the CA and Agricultural zones on the subject property, are located a little less than a mile to the north, at the intersection of Asheville Hwy. and E. Gov. John Sevier Hwy.	

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

Street:

5304 E Governor John Sevier Hwy

Location:

**Proposed Street Name:** 

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) and CA (General Business)
Former Zoning:	
Requested Zoning:	PC (Planned Commercial)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted

## PLAN INFORMATION (where applicable)

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 # 5-B-18-SP, amending the East County Sector Plan to GC (General Commercial) and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)	
Staff Recomm. (Full):	The recommendation is driven by changing conditions in the County, primarily the increasing demand for lands suitable for light industrial uses. The property has the characteristics desired of lands to be designated for light industrial uses: good topography, access to good roadway systems, and access to utilities. The site is accessed by E. Gov. John Sevier Hwy. and is within 2 miles of an interstate interchange. Amendment of the sector plan designation will provide opportunities for the continued growth of Knox County's economy.	
Comments:	SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):	
	CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: The demand for properties suitable for development for light industrial uses has increased significantly since the preparation of the East County Sector Plan in 2010. As Knox County's economy continues to expand with companies searching for areas suitable for location of light industrial uses, the need to reassess plans and identify appropriate locations for these uses results in the need to make reasonable amendments to adopted plans.	
	INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:	
	Staff is not aware of any significant road or utility improvements in the area, but the existing E. Gov. John Sevier Hwy. is adequate to handle additional traffic. Adequate utilities will need to be provided as part of the development plan. A traffic impact study will also be required as part of the development plan review, which may recommend needed road improvements.	
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The plan currently designates the site for low density residential uses, consistent with the current Agricultural zoning on most of the property.	
	CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS: There has been no obvious change in government policy to warrant this amendment to the sector plan. However, if these applications are granted final approval by Knox County Commission, as recommended, it would be a change in government policy for this area.	
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: Most non-residential development in this immediate area is located to the north, around the intersection of E. Gov. John Sevier Hwy. and Asheville Hwy. But, this site is within a mile of that area and has access via a minor arterial street (E. Gov. John Sevier Hwy.).	
Action:	Approved Meeting Date: 5/10/2018	
Details of Action:		
Summary of Action:	Adopt Resolution # 5-B-18-SP, amending the East County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also adopt the sector plan amendment.	

Date of Approval:

5/10/2018

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:	6/25/2018	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: