

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**EAST CITY 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:** 5-F-18-RZ                      **Related File Number:** 5-B-18-SP  
**Application Filed:** 4/2/2018                      **Date of Revision:**  
**Applicant:** FRESENIUS USD MANUFACTURING, INC.

**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:**

**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:**

**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:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)  
**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 PC (Planned Commercial) zoning, consistent with the sector plan recommendation.

**Staff Recomm. (Full):** The development of the property as permitted by the recommended PC zoning is appropriate. The topography of the property is level and it has access to a good roadway system, making development possible with few adverse impacts. Review of development plans as required by the recommended PC zoning will allow the opportunity to mitigate any potential impacts on adjacent properties and land uses.

**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. The recommendation is driven by changing conditions in the County, primarily the increasing demand for lands suitable for light industrial uses.
2. 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.
3. The site is accessed by E. Gov. John Sevier Hwy. and is within 2 miles of an interstate interchange.

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

1. The requested PC zoning is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
2. Based on the above description, the best zoning for non-residential development of the site is the requested PC zoning.

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. With the recommended sector plan amendment to GC, the recommended PC zoning and density are consistent with the sector plan.
2. The PC zoning district requires use on review approval of a development plan prior to issuance of any permits for the project. As part of this review, MPC and Engineering staffs will have the opportunity to review a plan and address issues such as traffic circulation, landscaping, buffering and screening, stormwater, utilities and other development issues. It will also provide an opportunity for public comment.
3. With the potential size of the proposed development, a Traffic Impact Study (TIS) will likely be required to be submitted along with development plans. Any road improvements recommended by the TIS will need to be incorporated into the development plans.

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 of the East County Sector Plan to GC, the proposed PC zoning will be consistent with the plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

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 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:** Approved **Meeting Date:** 5/10/2018

**Details of Action:**

**Summary of Action:** Recommend the Knox County Commission approve PC (Planned Commercial) zoning consistent with the sector plan recommendation.

**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:**