

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-E-06-SP **Related File Number:** 7-S-06-RZ
Application Filed: 6/9/2006 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY
Owner:

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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PROPERTY INFORMATION

General Location: Northwest and southeast sides Thorn Grove Pike, north and west of Midway Rd., north of I-40
Other Parcel Info.:
Tax ID Number: 74 039-041,092-097 OTHER: 09601, 09602 **Jurisdiction:** County
Size of Tract: 378.72 acres
Accessibility: Access is via Thorn Grove Pike, a major collector and minor arterial street through this area with 20' of pavement within a 50' right-of-way and Carter School Rd., a major collector street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Business park **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR and O
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located on the north side of the I-40/Midway Rd Interchange in a rural residential portion of East Knox County zoned A-1, A and C-4.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

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

Requested Plan Category: HI (Heavy Industrial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE BP (Business Park (Type 1)) and C (Commercial) sector plan designations as identified on the attached map. Applicant requested HI (Heavy Industrial), but agrees with BP and C designations.

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, with the extension of adequate water and sewer service, and improvements to area roads. This designation will allow consideration of the I (Industrial), EC (Employment Center), or PC (Planned Commercial) zones for this site. A Business Park (Type 1) designation in place of the HI (Heavy Industrial) designation conveys that the more intense and offensive permitted Industrial zone uses are considered inappropriate for this site. Although the sector plan proposes office and low density residential uses for the subject properties, this site was identified in a MPC study, Potential Location for Business Park Development, as one of fifteen sites which might be considered by the Development Corporation for business park purposes. The sites were identified countywide, based on several factors, including arterial highway/interstate accessibility, appropriate terrain, locations that would not require access through or development next to low density residential neighborhoods, and availability of utilities.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Business Park (Type 1) designation and PC (Planned Commercial) zoning limited to retail commercial uses located on the west side of Midway Rd south of Thorn Grove Pike, and business park/light industrial uses on the rest of the property will allow the applicant to proceed with the development of an industrial park at this location, while providing a staff and public review opportunity through the MPC use on review process.
2. A Business Park (Type 1) designation and PC zoning, requires an MPC approval of a concept subdivision plan, and use on review site plan, including deed restrictions for the development. This zoning process will accommodate the proposed business/light industrial park while providing a second opportunity for public review of the proposal.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer will be available from KUB to serve the site.
2. The request will not have any impact on the school system.
3. The business/light industrial park development of 378 acres will take years to construct and will involve utility extension and expansion, as well as new street development. It is expected that full development will generate approximately 33,000 vehicle trips per day and 1,600 truck trips per day.
4. The impact to the streets will be addressed via a traffic impact study that will be required as part of the concept subdivision and use on review approval process. The realignment of Thorn Grove Pike and the extension of Midway Rd. to Carter School Rd. will be implemented as part of the development of this park.
5. Although this request and recommendation represent a change to the rural character of this area, it should be noted that the sector plan LDR and Office proposals would also change the rural character of the area. In addition, there are 135 acres of undeveloped commercially zoned property at this interchange presently, which can be developed at any time, subject only to the requirements of the C-4 (Highway and Arterial Commercial) zone. No site plan review by MPC would be required under the C-4 zone.
6. The adopted sector plan proposal for the property proposes office uses on 20 acres of the site and low density residential development on the remaining 358 acres. Low density residential development of 358 acres would allow up to 1790 residences to be proposed for the site, which would generate approximately 17,900 vehicle trips per day and would add approximately 927 school aged children to the area population. Twenty acres of office development would generate approximately 1850 trips per

day and not impact area school population.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. With the recommended sector plan change to Business Park (Type 1), the recommended PC (Planned Commercial) zoning will be consistent with the sector plan.
2. If approved, this request could lead to future industrial requests within this area subject to additional East County Sector Plan amendment requests.
3. The site is shown for Planned Growth on the Knoxville Knox County Growth Policy Plan.
4. Any development of this property, for either residential, office or business park/light industrial uses, would be subject to any applicable local, state or federal permits to address such issues as drainage, flooding, water quality, and air and noise pollution.
5. The intent of and policies for the Business Park designation (as outlined in the East County Sector Plan) are attached.

MPC Action: Approved

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: APPROVE BP (Business Park (Type 1)) and C (Commercial) sector plan designations

Date of MPC Approval: 7/13/2006

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: 8/28/2006

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: