

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-I-17-RZ **Related File Number:** 7-C-17-PA
Application Filed: 5/30/2017 **Date of Revision:**
Applicant: SCANNELL PROPERTIES, LLC

PROPERTY INFORMATION

General Location: East side Midway Rd., south side Thorn Grove Pike, north side I-40
Other Parcel Info.:
Tax ID Number: 74 101 **Jurisdiction:** City
Size of Tract: 72.04 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Freight terminal **Density:**
Sector Plan: East County **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 834 Midway Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
Requested Plan Category: LI (Light Industrial)

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 City Council APPROVE PC-2 (Retail & Distribution Park) zoning. (Applicant requested I-3.)

Staff Recomm. (Full): PC-2 zoning is a planned commercial zone that will allow MPC consideration of development plans for the proposed use. The site is currently zoned C-4, which is an unplanned commercial zoning district that allows a wide range of commercial uses, with no plan review required by MPC. Staff is of the opinion that the recommended PC-2 zoning is much more appropriate for development of the site than the existing C-4 zoning.

Comments: In July of 2016, the East Knox Community Plan process was initiated to identify action items to protect the rural character of East Knox County for the area surrounding the Midway Road interchange in response to the pending development of the Midway Business Park. Stakeholders and community members contributed to the draft plan that is scheduled to be heard by MPC at the September meeting, and will then go to City Council and County Commission for adoption at their meetings in October 2017.

A major action item identified in the plan is the recommendation to rezone this property to a less intense zoning district from the current C-4 designation in order to minimize the impacts of the proposed business park development at the Midway Interchange (p. 50 of the draft East Knox Community Plan). The requested I-3 zoning is not in line with the recommendations of the draft plan. The staff recommendation of PC-2 is more appropriate for this location because of the site plan review required. Though not yet adopted, the East Knox Community Plan recommendations should be considered as part of the decision making process for this rezoning because it represents a very recent community engagement process to develop land use recommendations for the Midway interchange.

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 recommended PC-2 zoning will require the review and approval of development plans by MPC prior to development of the site. This review will address access, buffering, road improvements, landscaping and other development criteria. It also will allow public comment on the plans at a public hearing.
2. The recommended PC-2 zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, drainage, buffering, landscaping and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.
3. Considering the large size of the site, potential environmental issues and the number of vehicle trips that may be generated, PC-2 zoning is preferred for development of the site over the requested I-3 or current C-4 zoning.

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

1. The PC-2 zoning district is established to provide for the unified development of uses ranging from those found in regional shopping centers to those found in distribution / light warehousing parks. Businesses within this district may cater to a variety of retail, wholesale and service trades and may require limited outdoor storage for materials and equipment. As with other planned commercial districts, emphasis is placed on rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse offsite impacts.
2. Because of the large size and potential impacts of the proposed development, the PC-2 is more

appropriate than the current C-4 or the requested I-3 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. Under the recommended PC-2 zoning, potential adverse effects should be minimized through the required site plan review process. The requested I-3 or the existing C-4 zoning do not require any plan review by MPC.
2. The site is located directly adjacent to the Midway Rd./I-40 interchange and has access from Midway Rd., which is classified as a minor arterial street. Considering the size of the proposed development and the number of vehicle trips it will generate, a Traffic Impact Study will be required to be submitted to MPC for review along with the development plans. Any recommendations of road improvements resulting from the traffic analysis will need to be incorporated into the plans.
3. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.
4. This recommended amendment will not result in adverse effects in this area or to the County as a whole. If developed under the current C-4 zoning, the potential for adverse effects would be much more significant.

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 One Year Plan to GC, the recommended PC-2 zoning is consistent with the plan.
2. With the recommended amendment of the East County Sector Plan to GC on the associated application (7-E-17-SP), the recommended PC-2 zoning is consistent with the plan.
3. Consideration of the requested I-3 zoning would require that both of the above plans be amended to LI (Light Industrial).
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/13/2017

Details of Action:

Summary of Action: PC-2 (Retail & Distribution Park)

Date of Approval: 7/13/2017 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/15/2017 **Date of Legislative Action, Second Reading:** 10/24/2017

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Postponed **Disposition of Case, Second Reading:** Withdrawn

If "Other": **If "Other":**

Amendments: **Amendments:**

Postponed 9/26, 10/10

Date of Legislative Appeal: **Effective Date of Ordinance:**