

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 9-E-16-UR **Related File Number:** 9-SB-16-C
Application Filed: 7/30/2016 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY

PROPERTY INFORMATION

General Location: Northwest and southeast side of Thorn Grove Pike, north side of Worthington Ln. at the northwest quadrant of the I-40 and Midway Rd. Interchange.
Other Parcel Info.:
Tax ID Number: 74 039, 040, 041, 092, 093, OTHER: 094, 09501, 09502, **Jurisdiction:** County
Size of Tract: 327.94 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residential
Surrounding Land Use:
Proposed Use: Business Park **Density:**
Sector Plan: East County **Sector Plan Designation:** BP-1, HP & LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8918 Thorn Grove Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EC (Employment Center) & A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Midway Business Park Development Plan and Design Guidelines subject to 5 conditions.

Staff Recomm. (Full):
1. Lot 40 is designated as a mixed use development that would allow retail commercial uses as designated in Section 5.51.02.O. of the Knox County Zoning Ordinance.
2. Any request to deviate from the approved Design Guidelines would require an amendment to the Design Guidelines through a use on review approval from the Planning Commission.
3. Providing certification during development plan review process that the proposed development site has adequate sight distance at the proposed access driveway onto the public street.
4. Initiate discussions with Knoxville Utilities Board and Tennessee Valley Authority on establishing landscape screening around the boundary of the electrical substation.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, the concept plan and development plan meet the requirements for approval in the EC (Employment Center) zoning district.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. With the plans to extend public sewer and gas, all major utilities will be available to serve the site.
2. While the traffic generated from the proposed business park will have significant traffic volume related impacts in the immediate area, through the implementation of the recommended roadway and intersection improvements these impacts can be successfully mitigated. The business parks location has excellent access to I-40 which will help reduce impact to the local road network.
3. The proposed 100 foot buffer/setback adjoining the majority of the A (Agricultural) zoned property to the north and west will help to mitigate the impact of the proposed development (only 50 feet is required). The natural buffer will remain in those areas and additional landscape buffer will be established.
4. Approximately 54 acres will be kept in Preserved Natural Areas throughout the business park that will also serve as wildlife corridors through the property. These areas are to remain undisturbed except for minor alteration for the establishment of a trail system and a possible sewer pump station.
5. Proposed amenities that will benefit the community include a community park, a sidewalk and trail system and an area for expansion of Thorn Grove Cemetery.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions and approval of the design guidelines, the proposed development meets the requirements of the EC zoning as well as the general criteria for approval of a use on review.
2. The proposed development plan is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. While the proposed use will change the rural character of the immediate area, the Preserved Natural Areas, maintained buffers and design guidelines will help to make the business park more compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located along two minor arterial streets near an interstate interchange. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan proposes business park uses for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/8/2016

- Details of Action:**
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Summary of Action: APPROVE the Midway Business Park Development Plan and Design Guidelines subject to 5 conditions.

Date of Approval: 9/8/2016 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**