

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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
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www.knoxmpc.org

File Number: 9-SB-16-C **Related File Number:** 9-E-16-UR
Application Filed: 7/25/2016 **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: Access is via Thorn Grove Pike, a minor arterial street with 20' of pavement width within 50' of right-of-way, or Midway Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Farm, residences and vacant land

Surrounding Land Use: This site is located in the northwest quadrant of the I-40/Midway Rd. interchange in an agricultural and rural residential portion of East Knox County zoned A (Agricultural).

North: Agricultural and rural residential / A (Agricultural)
South: I-40, agricultural and rural residential / OS-1 (Open Space Preservation) and A (Agricultural)
East: Agricultural and rural residential / A (Agricultural) & C-4 (Highway and Arterial Commercial)
West: Agricultural and rural residential / A (Agricultural) & A-1 (General Agricultural)

Proposed Use: Business Park **Density:**

Sector Plan: East County **Sector Plan Designation:**

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: Midway Business Park

No. of Lots Proposed: 40 No. of Lots Approved: 40

Variances Requested: None

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 Concept Plan subject to 12 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Knox County Commission of the requested rezoning of Tax Parcels 074 -09601 and 074-09603, from A (Agricultural) to EC (Employment Center). (10-H-16-RZ/10-D-16-SP)
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Implementation of all intersection and road improvements and recommendations outlined in the Traffic Impact Study (TIS) prepared by Cannon & Cannon, Inc. as revised on July 19, 2016 (Recommendations are attached). The design details and timing of the installation of the improvements (including traffic signals) shall be worked out with the Knox County Department of Engineering and Public Works and Tennessee Department of Transportation (TDOT) during the design plan stage for the subdivision.
5. An updated Traffic Impact Study (TIS) will be required prior to final plat approval for Phases II and III of the subdivision to determine if any changes are necessary for the recommended improvements.
6. Development within the limits of any closed topographic depression, outside of identified preservation areas, will be contingent on obtaining required permits from the Tennessee Department of Environment and Conservation, a subsurface investigation and design recommendation by a geotechnical engineer, and approval by the Knox County Department of Engineering and Public Works
7. Sidewalks and paved trails shall be installed as identified on the concept plan. Sidewalks and paved trails shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Placing a note on the final plat that all lots will have access only to the internal street system except for proposed Lots 24-27, 30-32 and 38-40.
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
11. Prior to certification of a final plat for the subdivision, establishing the Midway Business Park Property Owners Association that will be responsible for maintaining the storm water system, common area and any other commonly held assets.
12. Prior to certification of a final plat for the subdivision, recording the protective covenants for the Preserved Natural Areas.

Comments: The applicant is requesting approval of the concept plan and development plan for the Midway Business Park development which is located at the northwest quadrant of the I-40/Midway Rd interchange. The proposed development will have access to Thorn Grove Pike and Midway Rd. This site was rezoned to EC (Employment Center) by the Knox County Commission on December 21, 2015.

The proposed concept plan includes 40 lots on approximately 330.5 acres for development under the EC zoning district. This includes two lots (Tax Parcels 074-09601 and 074-09603) along Thorn Grove Pike that have been recently purchased or are under contract. The applicant has submitted an

application (10-H-16-RZ/10-D-16-SP) for the rezoning of that property from A (Agricultural) to EC (Employment Center). The majority of the lots will have access to a proposed public street system that will be implemented in phases.

To address the traffic impact of the proposed development, a traffic impact study was prepared by Cannon & Cannon Inc. with a revised date of July 19, 2016. A copy of the conclusions and recommendations from the study is attached. Traffic improvements include: a) creating a four way intersection at the north end of Midway Rd. at proposed Road A; b) the realignment of Thorne Grove Pike in the area of the second entrance into the business park (west of Midway Rd.) at proposed Road B; c) providing a traffic signal at the intersection of Midway Rd. and Thorn Grove Pike; and d) turn lane and signal improvements at the I-40 / Midway Rd. interchange.

Approximately 54 acres will be kept in Preserved Natural Areas throughout the business park that will also serve as wildlife corridors through the property. A 100 foot buffer/setback adjoining the majority of the A (Agricultural) zoned property to the north and west is proposed. Proposed amenities include a community park, and 2.6 miles of paved and natural trail.

The EC zone allows the Planning Commission to approve an overall development plan and design guidelines for the district. Once approved, administrative review and approval can be granted for development of individual sites by the Planning Commission Staff instead of each development site having to go before the Planning Commission for a use on review approval. A copy of the Midway Business Park Design Guidelines is included in the packet. The Guidelines comply with the requirements of the EC zoning district.

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

- Details of Action:**
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Summary of Action: APPROVE the Concept Plan subject to 12 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 Chancery Court

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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: