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**MEMORANDUM**

TO: Metropolitan Planning Commission  
FROM: Mark Donaldson, Executive Director  
DATE: May 12, 2011  
SUBJECT: East County Sector Plan Update, as initiated by Knox County Commission,  
February 28, 2011. 4-A-11-SAP

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**REQUEST**

Consider and make a recommendation on the East County Sector Plan Update, as initiated by Knox County Commission, February 28, 2011.

**BACKGROUND**

This item was postponed because of new information regarding the parcel (parcel "C", in red on the attached map) located at the southwest corner of the intersection of Thorn Grove Pike and Midway Road, less than ½ mile north of Interstate 40. MPC staff recently learned that a plan amendment and rezoning case involving this parcel, considered by the planning commission on the same meeting as the Midway business park cases on July 13, 2006, were included in the lawsuit against MPC regarding its actions on the business park plan amendment and recommendation on its rezoning.

The land use map attached to this report shows the area's land use plan as if the actions of the planning commission and the county commission regarding parcel "C" were in effect. The result of the lawsuit was to negate these actions and return the land use classification and zoning of this parcel to its status prior to 2006, a land use classification of LDR (Low Density Residential).

At its February meeting, Knox County Commission initiated an amended East County Sector Plan Update, different than the update that was adopted by MPC in December 2010. The intent of the County Commission was to initiate an East County Sector Plan update that reflected the results of the lawsuit, including the property owned by the Development Corporation of Knox County and, as recently clarified, parcel "C", now owned by Clayton Bank and Trust. Rather than showing E CO-7 as a potential area for development of a business park, research park or town center, as shown in the plan adopted by MPC, the County Commission version would show the E CO-7 area as LDR (Low Density Residential) and O (Office) land use classifications.

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MPC is required, pursuant to TCA 13-3-304(2) to consider and make a recommendation on an amendment to the general regional plan initiated by a legislative body; in this case, a version of the East County Sector Plan Update, a part of the Knoxville-Knox County General Plan 2033, initiated by resolution of the Knox County Commission at its February 28, 2011 meeting.

If the planning commission votes to approve or not approve the amendment or transmits it back to the legislative body with no recommendation, the legislative body may then approve the plan amendment by majority vote, in order for the amendment to be operative.

### **ANALYSIS**

Staff believes the land use classification of C (Commercial) on parcel "C" has merit. This parcel appears to be a logical extension of the O (Office) land use classification to its south, and of the GC (General Commercial) land use classification to its east, across Midway Road. The Knoxville-Knox County General Plan 2033, at page 58, states: "*The Planning Commission may find that a particular plan amendment is approvable because it is a logical extension of an existing boundary.*"

A commercial land use classification for this property, which is located in the Planned Growth area of the Growth Policy Plan, is consistent with the planning principle of locating commercial activity at crossroads or intersections of arterial and collector roads and is consistent with the principles and policies of the General Plan as follows:

- Neighborhoods (as indicated by the LDR land use classification around this property) should be laid out with convenience in mind, having schools, parks, shopping areas, restaurants and employment centers nearby.
- Community facilities (as allowed by a commercial land use classification) should be located along the edges of neighborhoods, near the center of a community or along major boulevards in mixed-use developments.
- Higher intensity uses such as shopping should be located where they are shared by other neighborhoods in the community.

A commercial land use classification for this property does not violate clear physical boundaries depicted on the land use plan and the parcel is significantly smaller than the office and general commercial areas shown on the land use plan from which it is extended.

### **STAFF RECOMMENDATION**

Staff recommends that the planning commission approve the East County Sector Plan update, with the former E CO-7 area as shown on the attached land use map.

The planning commission may also:

- Approve the East County Sector Plan update, with the former E CO-7 area as shown on the attached land use map, except with parcel "C" changed to LDR;
- Recommend denial of the East County Sector Plan update; or
- Make no recommendation.

### **ATTACHMENT**

- Land use plan classifications for property near Midway interchange of I-40, as recommended by MPC staff.

# East County Sector Plan: Proposed Amendment by Knox County Commission for the EC-07 Area

Note: this amendment depicts the proposed land use for the outlined area, reflecting amendments to January 1, 2008.

