



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

FILE #: 4-G-12-RZ **AGENDA ITEM #:** 27
 4-C-12-SP **AGENDA DATE:** 5/10/2012

POSTPONEMENT(S): 4/12/12

APPLICANT: TB PROPERTIES, LLC
OWNER(S): Patricia Bible

TAX ID NUMBER: 74 PART OF 097 (MAP ON FILE AT MPC)

JURISDICTION: Commission District 8

LOCATION: South side Thorngrove Pike, north side I-40, west of Midway Rd.

TRACT INFORMATION: 34 acres.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Thorn Grove Pike, a minor arterial street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: N/A

WATERSHED: Tuckahoe Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) and O (Office) / A (Agricultural)

PROPOSED PLAN DESIGNATION/ZONING: GC (General Commercial) / PC (Planned Commercial)

EXISTING LAND USE: Vacant and residential

PROPOSED USE: Office, warehouse and distribution

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: MPC approved a plan amendment to BP Type 1 and C and rezoning to PC, with conditions, on a larger 378 acre tract, including this site, on 7/13/06 (7-S 06-RZ/7-E-06-SP), but these changes are not reflected on the maps, because of ongoing litigation.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Thorn Grove Pike - Vacant land / LDR / A (Agricultural)
 South: I-40 right-of-way / ROW / OS-1 (Open Space Preservation)
 East: Vacant land / O & LDR / A (Agricultural)
 West: Thorn Grove Pike - Dwellings and vacant land / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural residential uses under A zoning.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #4-C-12-SP, amending the East County Sector Plan to BP (Business Park) Type 1 and recommend that Knox County Commission also approve the sector plan amendment, to make it operative. (See attached resolution, Ex. A.) (GC was requested.)**

A Business Park (Type 1) designation on the north side of Knox County's last undeveloped interstate interchange is an appropriate land use proposal. This designation will allow consideration of the EC (Employment Center) zone district, which will accommodate the proposed development plan for a warehouse/distribution center with corporate offices. Although the current sector plan proposes office and low density residential uses for the subject site, this site was part of a large area identified in an MPC study from October 2005 called 'Potential Locations for Business Park Development', as one of fifteen sites which might be considered for business park purposes. This study was prepared for the Development Corporation of Knox County. A portion of that study is attached. The sites were identified countywide, based on several factors, including arterial highway/interstate accessibility, appropriate terrain, locations that would not require access through low density residential neighborhoods, and availability of utilities.

- ▶ **RECOMMEND that County Commission APPROVE EC (Employment Center) zoning. (Applicant requested PC.)**

EC zoning is preferable to the requested PC zoning because it can accommodate the proposed use, but not allow the wide range of general commercial uses that could be considered under PC zoning. EC also requires use on review approval by MPC, like PC.

COMMENTS:

BACKGROUND

The applicant requested 30 day postponement of these requests at the April 12, 2012 meeting, which automatically moved the requests to this May 10 MPC agenda.

MPC and Knox County Commission approved a plan amendment to BP Type 1 and C and rezoning to PC, with conditions, on a larger 378 acre tract, including this site, on 7/13/06 (7-S-06-RZ/7-E-06-SP). These decisions are still being litigated at this time, which has resulted in the property reverting back to its previous A zoning and O/LDR sector plan designation.

In February, 2010, MPC adopted the East County Sector Plan Update, with the area west of the Midway Rd./Thorn Grove Pike intersection shown on the proposed land use plan as a future business park site. More specifically, MPC adopted the sector plan with this site shown within a mixed use special district (MU-SD, EC07), according to staff's recommendation. The description of that district out of the original draft East County Sector Plan, as approved by MPC, is attached. It recommends using EC for any rezoning requests in the area. MPC staff has consistently maintained that this area is appropriate for business park development and continues to maintain that position. In December, 2010, Knox County Commission voted against approval of the MPC-approved plan, thus making it inoperative. In February, 2011, Knox County Commission initiated its own version of the East County Sector Plan, with the Midway area shown on the land use plan as Office and Low Density Residential, as it was shown prior to 2006. MPC considered the plan at its May, 2011 meeting and recommended approval. On June 27, 2011, Knox County Commission adopted its version of the East County Sector Plan, which is currently in effect.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No road or utility improvements have been made recently in the area to warrant this plan amendment. However, the growing trend of the use of small on-site package wastewater treatment plants makes the proposed development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

Not applicable.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN

CERTAIN AREAS:

On March 26, 2012, Knox County Commission approved a PILOT (Payment In Lieu of Taxes) requested by the applicant to assist in the development of the proposed corporate headquarters and distribution center on the site. This action signals that Knox County Commission now favors the development of this project in the area and should be considered a change in policy from the current sector plan designation of office and LDR that they adopted in 2011 as part of the East Knox County Sector Plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Knox County has been slow to recognize the long-standing relationship between land use and transportation systems. A generally accepted principle of land use planning is to locate high intensity land uses, such as corporate headquarters and distribution centers, in close proximity to transportation facilities, such as the interstate highway system, capable of accommodating such land uses and providing efficient connections to remote sites. The proposed location of this development within one mile of an interstate interchange is consistent with good land use planning and represents a change in Knox County development trends.

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. Knox County has experienced a decline in manufacturing and distribution jobs in recent history and has long sought to increase Knox County employment in sectors other than retail, medical services, education, and government. Space within the publicly controlled business parks is very limited, particularly in relation to other cities and counties in the southeast. Land that is zoned for business parks and industrial development is diminishing. The Development Corporation reports that it has 356 acres of land holdings for business/industrial parks. As a comparison, Huntsville, AL has 723 acres and Tuscaloosa, AL has 2,800 acres. These changing conditions in the county generally create a necessity for an amendment of the zoning map of this property to allow the development of a corporate headquarters and distribution center. This location has been identified as one of the premier locations for such land uses in the County.
2. EC (Employment Center) zoning will allow the applicant to proceed with the development of a corporate headquarters and distribution center at this location, while providing the opportunity for staff and public review through the MPC use on review process.
3. EC zoning, requires an MPC approval of a development plan, prior to development of the site. The applicant has submitted a plan for MPC's consideration at this May 10, 2012 meeting (4-D-12-UR). This zoning process will accommodate the proposed use while providing an opportunity for public review of the proposed site plan.

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

1. Among the purposes of the Knox County zoning resolution are the following:
 - Provide for the public health, safety, morals and general welfare;
 - Secure for the citizens of Knox County the social and economic advantages resulting from an orderly planned use of the land resources in the county; and
 - Regulate and restrict the location and use of buildings.

The proposed amendment of the zoning map provides for the general welfare of the County, helps secure the economic advantages resulting from an orderly planned use of land resources in the county, regulates the location and use of buildings, and is consistent with the purposes of the zoning resolution.

2. The recommended EC zoning is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of Knox County; to provide standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or facilities; to provide a zoning district for use in areas meeting the locational standards for industrial parks and technology based development contained in the Knoxville-Knox County General Plan; and to provide a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Based on the above description, EC is an appropriate zone for development of this site. The requested PC allows consideration of a wide a range of uses, some of which may not be appropriate at this location. Staff discourages strip commercial development that could be proposed under PC zoning, like at other interstate interchanges, but rather planned employment centers.

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. Public water is available from KUB to serve the site. Sanitary sewer is not available and will either need to be provided on site or extended to serve the development. If a septic system is proposed, it is subject to approval by the Knox County Health Department.
2. The request will not directly add more students to the school system.
3. Based on the proposed warehouse use with 80,000 sq. ft. of floor space, the development will generate 294 vehicle trips per day. The existing road network is sufficient to handle these additional trips.
4. This proposed amendment of the zoning map will not adversely affect any other part of the County, and the site plan approval required by the recommended zone district provides that no direct or indirect adverse effects will result from the change of zoning.

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 plan amendment to Business Park Type 1, EC zoning is consistent with the East County Sector Plan. For PC zoning, the sector plan map would have to be amended to Commercial.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. With adoption and approval of the accompanying amendment to the land use plan of the East County Sector Plan, the proposed amendment of the zoning map will be consistent with the General Plan and its elements.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

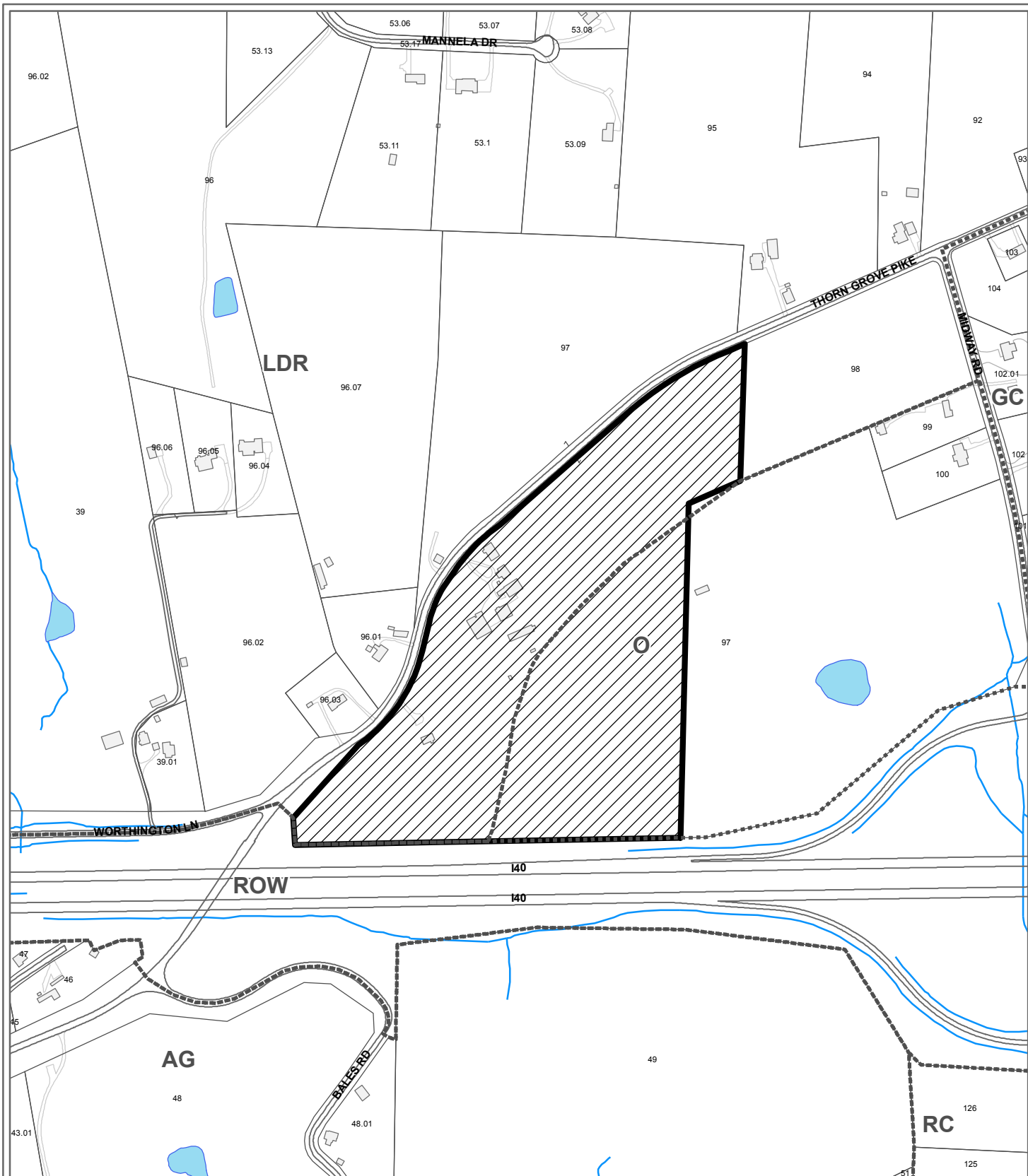
1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT 294 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

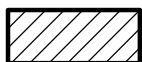
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/25/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-C-12-SP / 4-G-12-RZ
EAST COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential) and O (Office)
To: GC (General Commercial)

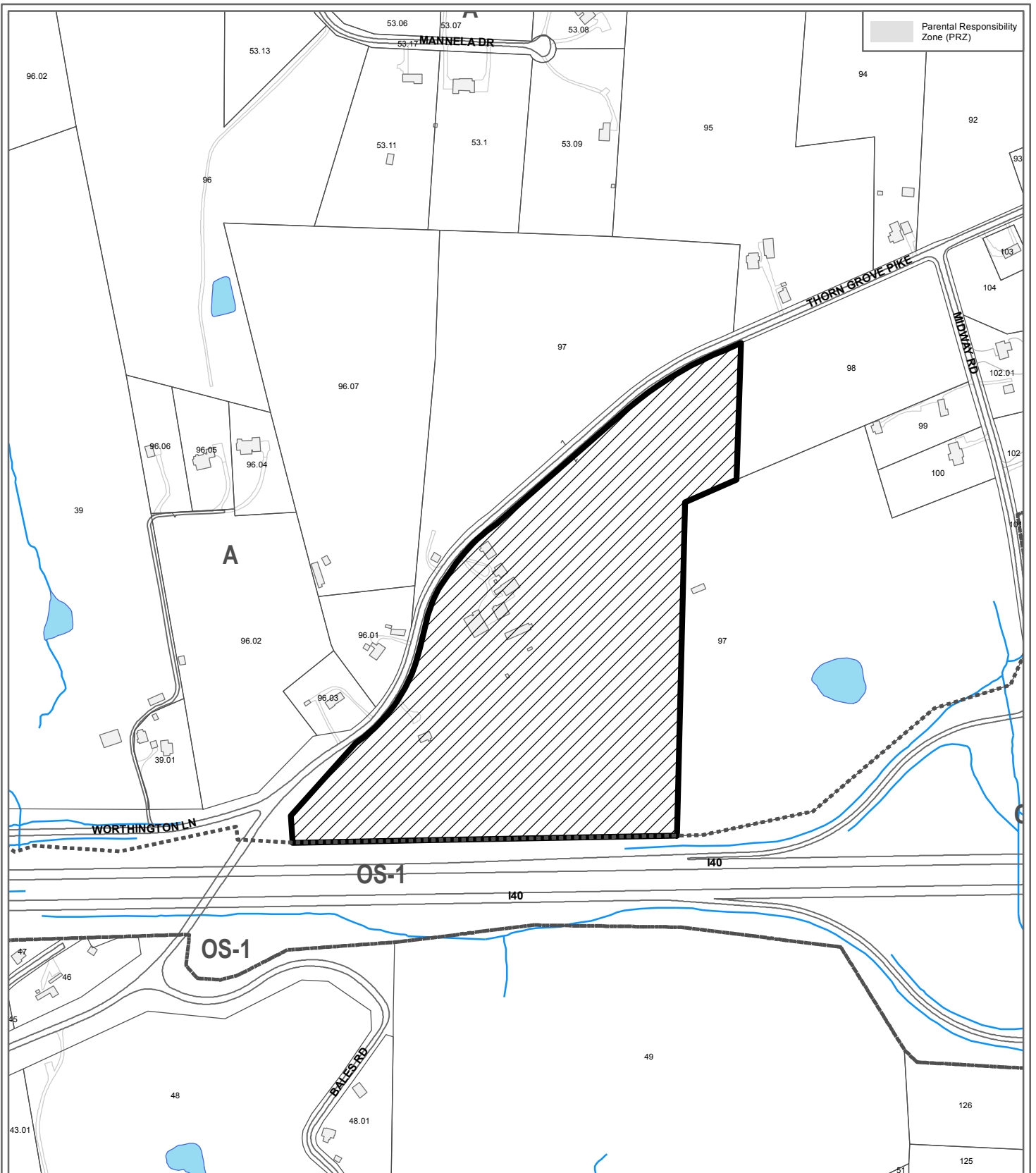


Petitioner: TB Properties, LLC

Map No: 74
Jurisdiction: County

Original Print Date: 3/19/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**4-G-12-RZ
REZONING**

From: A (Agricultural)
To: PC (Planned Commercial)



Petitioner: TB Properties, LLC

Map No: 74
Jurisdiction: County



Original Print Date: 3/19/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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

Request to Postpone • Table • Withdraw

Name of Applicant: TB Properties LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): MPC File Nos. 4-G-12-RZ, 4-C-12-SP, and 4-D-12-UR

Date Scheduled for MPC Review: May 10, 2012

Date Request Filed: May 3, 2012 Request Accepted by: _____

REQUEST

Postpone

Please postpone the above application(s) until:
May 10, 2012

DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Applicant has decided to acquire other property.

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: 

PLEASE PRINT

Name: TB Properties, LLC

Address: P.O. Box 55

City: Russellville State: TN Zip: 37860

Telephone: 423-586-5758

Fax: 423-586-5294

E-mail: patricia@katom.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST COUNTY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, TB Properties, LLC, has submitted an application to amend the Sector Plan from Low Density Residential and Office to General Commercial for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the East County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on April 12, 2012, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the East County Sector Plan, with its accompanying, staff report and map, file #4-C-12-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

MIXED USE and SPECIAL DISTRICTS . . . continued

5. Special Mixed Use District (MU with reference number)

These can include designations to address urban design, pedestrian and transit-oriented development and vertical mixed use in designated areas. The areas may include older portions of the city or county where redevelopment and/or preservation programs are needed for revitalization purposes.

Location Criteria:	<ul style="list-style-type: none"> Case-by-case analysis is recommended
Recommended Zoning and Programs:	TND-1, TC-1, TC, especially in greenfield areas, or form-based or designed-based codes as noted in the Sector Plan and One Year Plan for each of these districts.

6. Special Corridors (CD with reference number)

These can include designations to address urban design and environmental concerns along commercial or industrial corridors (where overlays for aesthetic reasons or sidewalks may be recommended, like the Chapman Highway corridor). Other potential corridor designation could include rural/farmland conservation areas.

Location Criteria:	<ul style="list-style-type: none"> Case-by-case analysis is recommended
Recommended Zoning and Programs:	Should be noted in the Sector Plan and One Year Plan for each of these districts.

INDUSTRIAL AND WAREHOUSE/DISTRIBUTION LAND USE CLASSIFICATIONS

Light and Heavy Industrial (LI and HI) and Mining (HIM)

These classifications are typically used to identify older industrial areas, which were intended for manufacturing, assembling, warehousing and distribution of goods. Light industrial uses include such manufacturing as assembly of electronic goods and packaging of beverage or food products. Heavy industrial uses include such processes used in the production of steel, automobiles, chemicals, cement, and animal by-products and are viewed as clearly not compatible with areas designated for residential, institutional, office and retail uses. Quarry operations and asphalt plants are a particular form of heavy industrial, generally located in rural areas.

Location Criteria:	<ul style="list-style-type: none"> Existing industrial areas Within one mile of an interstate interchange with access via standard major collector or arterial streets 	Other Zoning to Consider:	<p>County: I (Industrial) zoning should be used in cases involving rezonings to accommodate mining activities and should be accompanied by buffering and other conditions to protect adjacent property owner.</p> <p>PC, LI, I and CB may be considered for infill industrial development.</p>
Recommended Zoning and Programs:	<p>City: I-1, I-2, I-3 and I-4 (infill development, using those zones, may be appropriate); C-6, PC-2 and a new planned, industrial zone, that requires site plan review, may be warranted to address environmental and transportation issues and surrounding community concerns.</p> <p>County's Planned Growth Boundary: LI: EC zone should be used in future development</p>		

Business Park (BP) Type 1

Primary uses are light manufacturing, office and regionally-oriented warehouse/distribution services in which tractor-trailer transportation is to be a substantial portion of the operations. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans shall address landscaping, lighting, signs, drainage, and other concerns that are raised in the rezoning process. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.

Location Criteria:	<ul style="list-style-type: none"> Relatively flat sites (predominant slopes less than 6 percent) out of floodplains Relatively large sites (generally over 100 acres) Away from low and medium density areas or where truck traffic would have to go through such areas Areas with freeway and arterial highway access (generally within two miles of an interchange) Rail access is a consideration Can be served with sanitary sewer, water and natural gas 	Other Zoning to Consider:	PC
Recommended Zoning and Programs:	<p>City: I-1, C-6, PC-2 or a new Planned Industrial Park zone</p> <p>County's Planned Growth and Rural Areas: EC</p>		

Reference Number: 6 East County

Parcel(s) ID: 074 097 (85 acres); 074 039 (65 acres); 074 040 (47 acres); 074 096 (31 acres); 074 044 (29 acres); 074 095 (29 acres); 074 051 (24 acres); 074 09601 (20 acres); 074 041 (19 acres); 074 047 (14 acres); 074 094 (14 acres); 074 098 (9 acres); 074 042 (8 acres); 074 100 (1 acre); 074 099 (1 acre)

Acres: 396 acres

Utility: KUB has jurisdiction for electric, gas, sewer (would have to be extended to make this a viable site), and water

Transportation: The site is positioned just north of Interstate 40, with Thorn Grove Pike to the east and a small section of Cooper Road to the west. Access to Interstate 40 is provided southeast of the site along Midway Road

Existing Land Use: Largely undeveloped and rural agriculture with 14 single-family homes and structures.

Surrounding Uses: The site is bordered by single-family homes along Cooper Road. The remaining uses surrounding the site are rural agricultural with single-family homes. North of the site is Mannela Drive, which is a private cul-de-sac with 10 estate homes on five to six acre lots.

Proposed Land Use: The East County Sector Plan depicts Low Density Residential (LDR) and Office (O)

Zoning: Agriculture (A) and Commercial Agriculture (CA)

Observations:

The site would have to be rezoned and the proposed land use amended to accommodate an industrial use.

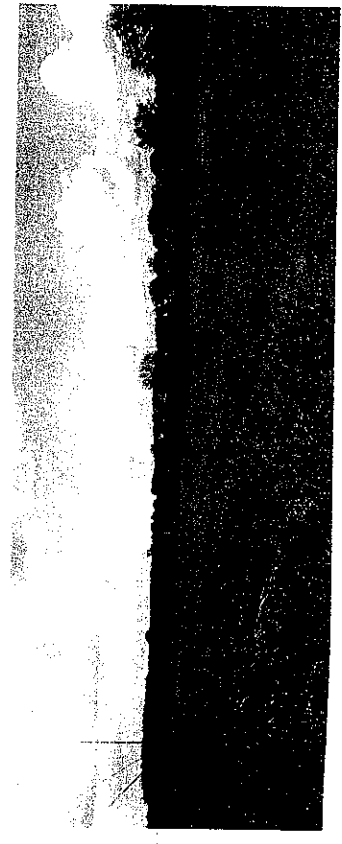
The land is clear and gently rolling from agricultural use with the majority of the site at or less than six percent slope.

The property has excellent access to Interstate 40 from Thorn Grove Pike to Midway Road.

Portions of the site closest to the interstate are proposed for office development in the East County Sector Plan. Citizens expressed concerns about a business park and wanted less intense uses near the interchange and in the surrounding countryside. Citizens preferred office and technological industries for future development rather than the addition of large manufacturing and wholesale/warehouse uses. Considering citizens' concerns and as a means to foster economic development, the areas closest to the interchange were proposed for office development in the East County Sector Plan.

Site Development Recommendations:

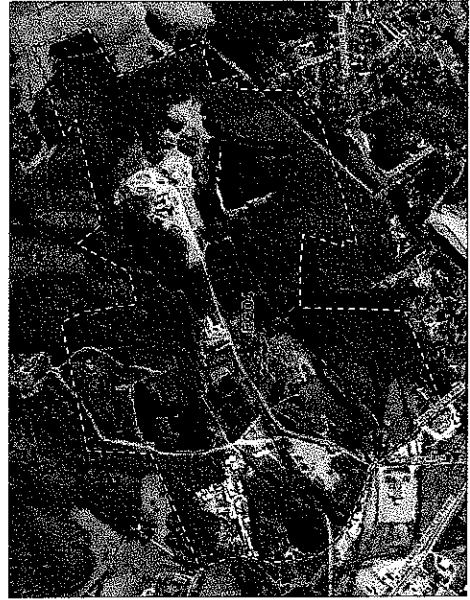
1. The sites north of the interstate (East 6) should be given higher priority based on the configuration of this parcel.
2. Access should be limited to Thorn Grove Pike due to its proximity to the interstate and the surrounding residential homes.
3. Worthington Lane should be extended west to connect to McCubbins Road. Midway Road should be extended north to connect to Carter School Road.
4. See all applicable recommendations under General Recommendations.



E Co-7: Northwest Quadrant of the Midway Interchange

Recommended uses: Because of its location near the interchange, several higher intensity uses could be appropriate to the northwest quadrant of the interchange, including: (1) a business park; (2) an office or technology park; or (3) a mixed use town center development (that includes various types of residential, office and retail uses). Should a business park be pursued, the following conditions should be considered in a rezoning process:

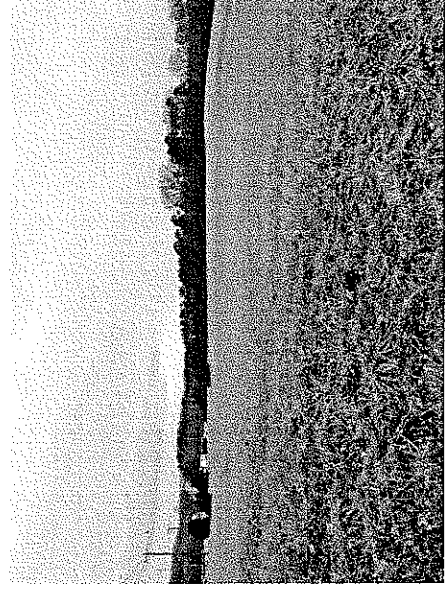
- The uses should be limited to those recommended in Business Park 2 designation (see page 32) in order to maximize employment opportunities (that is, employees per acre) in light manufacturing, research/development and office-related buildings. Regional warehouse/distribution uses should be prohibited not only because of the fewer jobs that would be generated (see Appendix



Several lakes could be assets for redevelopment in the E Co-4 area.

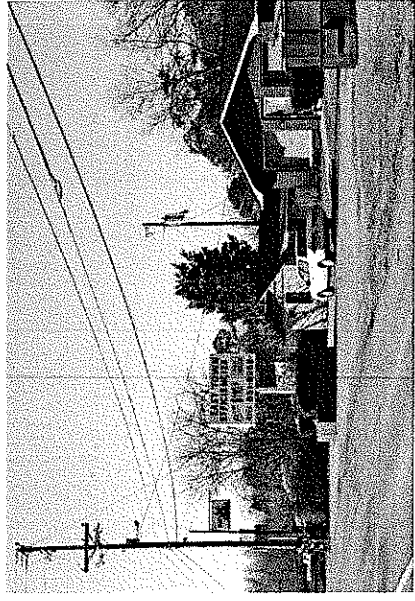
- C) but because of impacts to the landscape and road system beyond the interchange area.
- Service-oriented commercial uses (that is, interstate-oriented commercial uses) should be prohibited in view of the goal of this plan to maximize employment that has higher wage jobs. There are ample opportunities for the traveling public to avail themselves of lodging, eating and retail purchases at the Highway 66 and Strawberry Plains interchanges. Commercial uses incidental to a business park (such as a restaurant or copy center that would reduce the necessity to rely on auto travel) should be allowed but not as out-parcel development.

- In order to protect the French Broad Corridor (see page 42), wastewater should be handled via an onsite system or with connections to the Eastbridge or Love's Creek treatment plants. (During roundtable presentations, the Development Corporation



Much of the land use in the E Co-5 area is agricultural, one of several uses that are proposed in this district.

- went on record that they would build an on-site waste disposal system if the property is developed for business park purposes).
- Community park facilities should be integrated with site development and a landscaped buffer should be incorporated into the project and identified in the site plan. The park facilities can include use of the open space associated with the waste water system, and should include a walking trail, perhaps located as part of a buffer greenbelt. (A proposal to provide a Community Park in this area was recently adopted in the Park, Recreation and Greenway Plan).
- The Employment Center (EC) zone should be used in a rezoning. This zone requires that a list of uses be approved at the time of rezoning and identified by standard industrial use categories. The zone also requires site plan approval by the Metropolitan Planning Commission.



Underutilized and vacant properties are often seen in the E Co-6 area; a greater number of potential uses with future property development could be an asset to the corridor.