



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

FILE #: 11-D-13-RZ
11-C-13-SP

AGENDA ITEM #: 28
AGENDA DATE: 11/14/2013

APPLICANT: THE DEVELOPMENT CORPORATION OF KNOX COUNTY
OWNER(S): The Development Corporation of Knox County

TAX ID NUMBER: 90 10201
JURISDICTION: Commission District 6
STREET ADDRESS:

LOCATION: South side Garrison Dr., south of Boomerang Ln.

TRACT INFORMATION: 69.86 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Garrison Dr., a minor collector street with 15' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) & HP (Hillside Protection) / A (Agricultural)

PROPOSED PLAN DESIGNATION/ZONING: LI (Light Industrial) & HP (Hillside Protection) / EC (Employment Center)

EXISTING LAND USE: Hay farming

PROPOSED USE: Business park

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LI from the southeast

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Garrison Dr. - Residences / LDR / RA (Low Density Residential) and A (Agricultural)
South: Karns High School / PI / I (Industrial)
East: Agricultural and business park / LDR, LI / A (Agricultural) and I (Industrial)
West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: Garrison Dr. is developed with agricultural and rural to low density residential uses under A and RA zoning. To the south is Karns High School and a business park, zoned Industrial.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #11-C-13-SP, amending the Northwest County Sector Plan to LI (Light Industrial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)**

The proposed LI plan designation is an extension from the southeast, where a business park is already developed.

- ▶ **RECOMMEND that County Commission APPROVE EC (Employment Center) zoning, subject to one condition.**

1. All required road improvements, including but not limited to the completion of the Karns Valley connector to the west, resulting from the use on review approval of a development plan by MPC, must be completed to the satisfaction of MPC and Knox County Engineering staffs prior to the issuance of any occupancy permits for the project.

With the above condition, EC zoning is appropriate for the subject property. Staff recognizes the need for road improvements to accommodate the proposed business park. EC zoning requires use on review approval of a development plan by MPC, prior to development, which will provide the opportunity for public comment prior to development. A traffic study will be required to be submitted and reviewed as part of the required use on review process.

COMMENTS:

The applicant is proposing to develop a business park on the subject property, which is nearly 70 acres in size, relatively flat and is currently used for hay production. There are only a few trees on the entire site. It is anticipated that the access to the site will be oriented toward the future Karns Valley Connector to the west, which will connect to Garrison Dr. Knox County Engineering reports that they hope to start construction of the Karns Valley Connector in August of 2014 and be completed by the end of December 2015. It is staff's understanding that the County's road project must be completed before it is feasible to occupy any buildings within the proposed business park. Staff expects that Garrison Dr. will be improved at least from the proposed business park entrance west to the new connector, depending on the final recommendations of the use on review process.

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 known improvements have been made recently to Garrison Dr. The street is currently paved at a width of about 15 feet and serves traffic leading between Byington-Solway Rd. and Byington-Beaver Ridge Rd. If the accompanying rezoning request is approved for EC zoning, the MPC and Knox County Engineering staff will likely recommend that necessary improvements be made to Garrison Dr. to support the traffic that will be generated by this proposed development. The Karns Valley Connector is a new road planned to the west of the property, and it will have an intersection with Garrison Dr.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes low density residential uses for the site, consistent with the current Agricultural zoning. There are no errors or omissions in the plan, but the proposed LI designation would be an extension of that designation from the southeast.

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

The area of light industrial businesses and Industrial zoning to the south has been established for many years. Because the subject property is located adjacent to those established uses, it is more appropriate to be developed with similar uses than if it were isolated. Light industrial development is concentrated in this area

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

The site is developed with long-standing light industrial businesses. Bringing those uses into consistency

warrants reconsideration of the plan proposal.

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. EC is the most appropriate zoning district to allow the proposed development at this location.
2. EC zoning requires use on review approval of a development plan by MPC prior to development. As part of that review, traffic circulation, landscaping, lot and street layout, lighting, grading, drainage and other development issues can be addressed by MPC and Knox County Engineering staffs. A traffic study will be required to be submitted along with the development plans. Any required road improvements, resulting from the traffic study and development plan analysis, will have to be completed prior to issuance of occupancy permits for the project. The use on review process will also provide the opportunity for public comment at a public hearing.
3. EC zoning allows uses that are generally similar in nature to the uses that are already established in the area.
4. This nearly 70-acre site more than meets the minimum size requirement for establishment of a new EC-zoned district.

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

1. The requested EC zoning district is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of Knox County. It provides standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or facilities. It provides a zoning district for use in areas meeting the locational standards for industrial parks and technology based development contained in the General Plan. It provides a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Growth Policy Plan.
2. Based on the above description, the subject property is appropriate for EC 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. Public water is available to serve the site. Sanitary sewer is not currently available in the area, but could be extended, if necessary, to serve this site.
2. The proposal will have no impact on schools, and the traffic impact will depend on the type of uses that are proposed. The traffic impact will be studied as part of the required use on review process. With the development plan approval process, Garrison Dr. and possibly other streets could be recommended for improvements, which should improve the existing situation.
3. Uses permitted under EC zoning would be compatible with existing development in the area.

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 to light industrial, EC zoning would be consistent with the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The recommended zoning change does not present any apparent conflicts with any other adopted plans.

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:

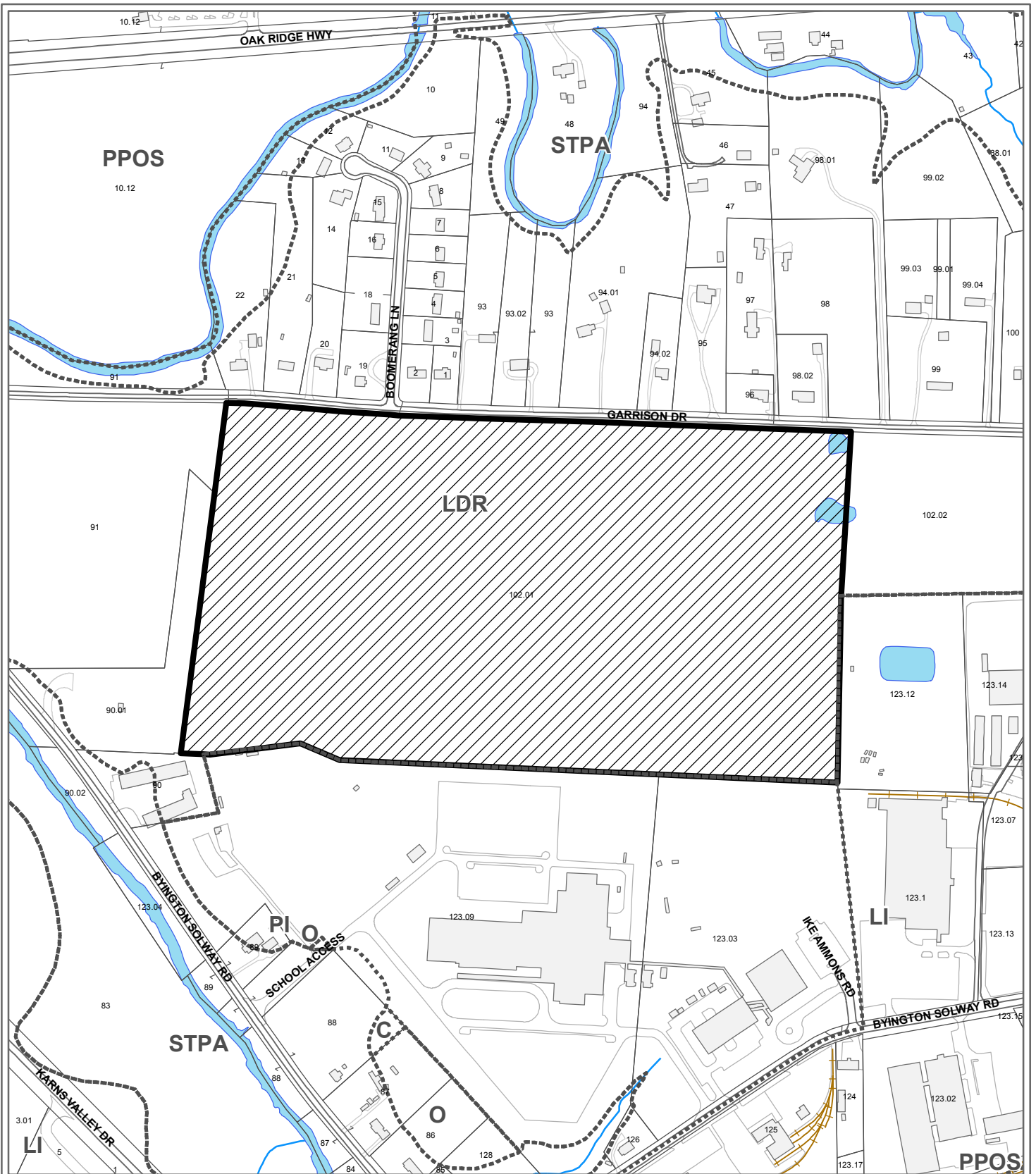
1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to 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: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/16/2013. 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.



**11-C-13-SP / 11-D-13-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

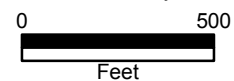
From: LDR (Low Density Residential) & HP (Hillside Protection)
 To: LI (Light Industrial) & HP (Hillside Protection)



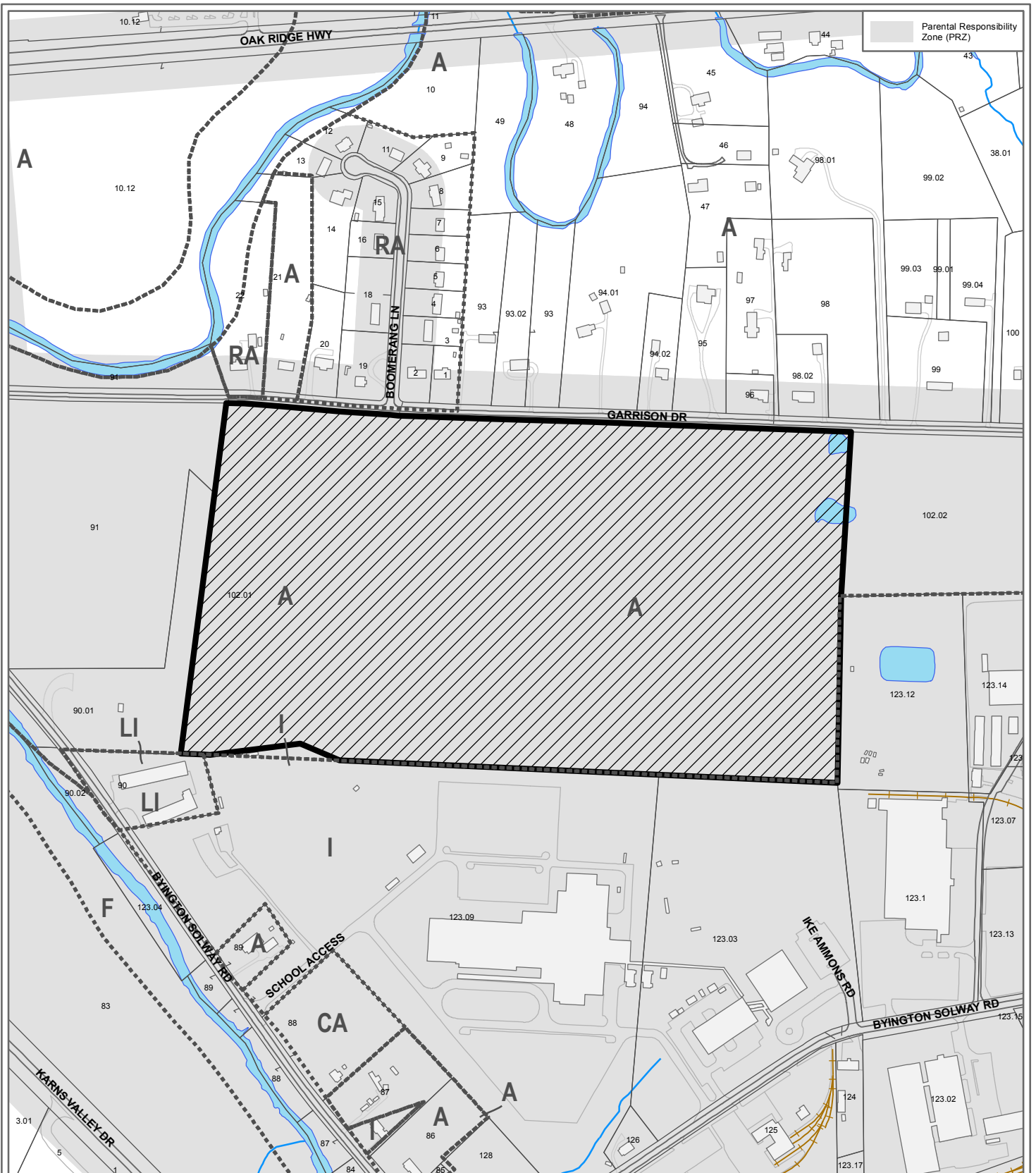
Petitioner: The Development Corporation of Knox County

Map No: 90

Jurisdiction: County



Original Print Date: 10/30/2013 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**11-D-13-RZ
REZONING**

From: A (Agricultural)
To: EC (Employment Center)



Petitioner: The Development Corporation of
Knox County

Map No: 90
Jurisdiction: County



Original Print Date: 10/30/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST 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 Northwest 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**, The Knox County Development Corporation has submitted an application to amend the Sector Plan from Low Density Residential and to Light Industrial for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest 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 November 14, 2013, 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 Northwest County Sector Plan, with its accompanying, staff report and map, file #11-C-13-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