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November 12, 2015

Gerald Green, AICP MPC
Executive Director
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902
[Via Gerald.green@knoxmpc.org and
commission@knoxmpc.org]

RE: MPC File Nos. 11-E-15-SP; 11-J-15-RZ;
The Development Corporation of Knox County Proposed Plan at Midway Road

Dear Mr. Green:

Enclosed please find a memorandum regarding the above-referenced agenda items for today's commission meeting.

Should you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

Jason H. Long

JHL:np

Enclosure

cc: Commissioners (via email;w/encl)
Thomas N. McAdams, Esq. (via: tmcadams@bsmlaw.com)

Reasons to Opt for and Seek Out Agritourism Users for the Midway Road

Property:

- Agritourism would be an innovative use of the property more consistent with the area than yet another Knox County business park.
- This change of focus would require no change in zoning or sector plans, only a positive change in outlook.
- Agritourism would generate not only property taxes but also sales taxes.
- Agritourism nicely would complement existing tourism options and promote the natural beauty of our area.

The following explanation of Agritourism comes from the United States

Department of Agriculture website:

“Agritourism involves attracting paying visitors to farms by offering farm tours, harvest festivals, hospitality services (such as bed and breakfast), petting zoos, and other attractions. Farms that provide agritourism services, referred to here as agritourism farms, also typically produce agricultural commodities and may provide a variety of other goods and services. Some agritourism farms engage in direct marketing of fresh foods to individual consumers and/or retailers, value-added agriculture (such as the production of beef jerky, fruit jams, jelly, preserves, cider, wine, and floral arrangements), generating renewable energy, and custom work (such as machine hire and hauling for other farms). All of these are considered non-traditional or niche activities that involve innovative uses of farm resources.”

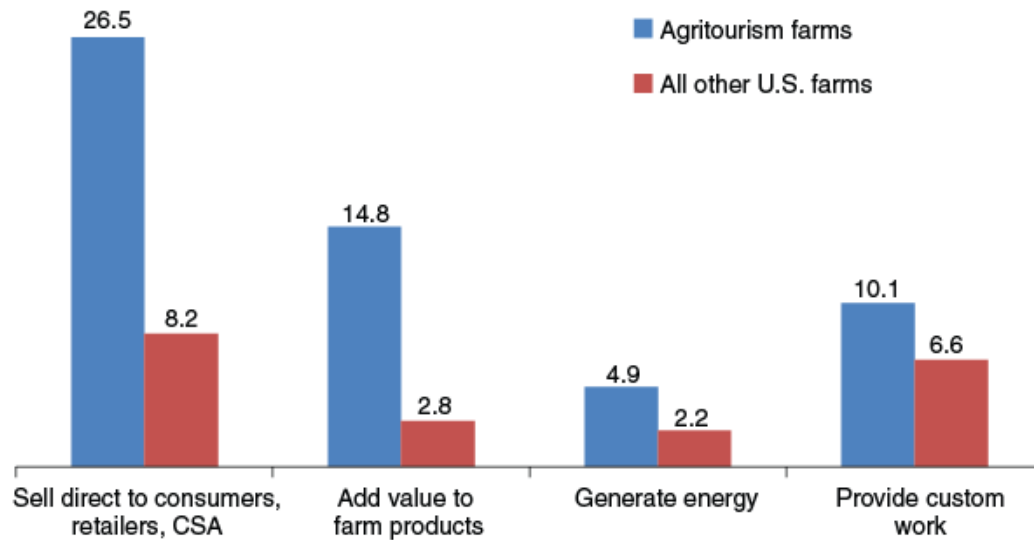
“Research suggests that education and connections to the broader economy are associated with farmers’ adoption of such activities, and agritourism farmers fit this profile. For example, based on the 2012 Agricultural Resource Management Survey (ARMS), compared with other farmers, agritourism farmers are more likely to have a college degree (45 percent versus 25 percent), use the Internet for business (78 percent versus 64 percent), and draw on paid management advice (72 percent versus 42 percent).”

The USDA also reports that Agritourism farms vary greatly in size. About a fifth are large western ranches, but the remaining four-fifths average 433 acres, not much different from the average size of all U. S. farms or the 346 acres at Midway. Twenty percent of agritourism farms operate on less than 50 acres.

With the help of the University of Tennessee’s Agricultural Extension and specifically UT’s Center for Profitable Agriculture, our state has seen substantial growth in the number of farms conducting value-added activities such as fruit jams and jellies, floral arrangements, direct to consumer marketing, and specifically agritourism (Lebanon Democrat, 2015). Claiborne County has been pushing geotourism and agritourism and tallies the uptick in tourism at \$17 million (Runions, 2015).

Academic research has shown that agritourism brings economic and non-economic benefits to farmers and their sustainably raised product have health and environmental benefits (Kline, Barbieri and LaPan, 2015). USDA also provides this handy graphic about how nationally agritourism differs from traditional farms:

Larger shares of agritourism farms are engaged in nontraditional activities, 2012



CSA = Community-supported agriculture.

Agritourism may consist of one or more of these activities: pick-your-own operations, petting zoos, on-farm festivals, corn mazes, hunting, fishing, farm or wine tours, hay rides, horseback riding, harvest festivals, on-farm rodeos, children's educational programs, overnight stays on farms and ranches, hospitality services, wildlife viewing, casual photography, and Christmas tree sales.

Source: USDA, Economic Research Service and National Agricultural Statistics Service, Agricultural Resource Management Survey, 2012.

Agritourism possibilities are wide and vary by region, but our region's natural beauty should be a draw for many of the activities listed in this article (Dooley, 2010): "...horticultural, aquacultural, or other agricultural production and processing demonstrations; on-farm heirloom plants and animals; wineries; bed and breakfast accommodations, farm vacations, farm tours; on-farm historical reenactments, educational tours, education barns, farm animal exhibits, farm schools, farm stores, living history farms, on-farm collections of old farm machinery; cultural activities, agricultural festivals, on-farm theme playgrounds for children, agricultural regional themes, harvest theme productions, Indian mounds, earthworks art; harvest-your-own, direct sales, roadside stands, on-farm food sales, eating a meal, culinary pursuits; nature-based or

ecological-based activities and attractions, on-farm fee fishing and hunting, on-farm pumpkin patches, horseback riding, horseback sporting events and training for horseback sporting events, cross-country trails, hayrides, mazes, crop art, native ecology preservations, on-farm picnic grounds, dude ranches, trail rides, bird-watching, stargazing; and farmer-owned agribusiness operations.”

Agritourism is well established in Tennessee. For example, agritourism enterprises directly added about \$17 million to Tennessee’s economy in 2006 and brought in more than three million visitors a year, according to the state agritourism coordinator (Biuso, 2007). Agritourism thus is the better Midway road choice.

References and Additional Information:

Biuso, Emily (2007, Nov. 27). Down on the Farm with Your Sleeves Rolled Up, *New York Times*.

Dooley, Elizabeth. (2010, Fall). Note: Watch Where You’re Steppin’ Out Here: Why States Should Adopt Legislation to Promote the Diversified Farming Practice of Agritourism, *Drake Journal of Agricultural Law*, 15 Drake J. Agricul L. 455.

Kline, C., Barbieri, C., & LaPan, C. (2015). The Influence of Agritourism on Niche Meats Loyalty and Purchasing. *Journal of Travel Research*, 0047287514563336.

Lebanon Democrat (2015, Feb. 8). Agriculture Census Shows Tennessee Growing Strong.

Runions, Jan. (2015, May 29). Sniffing Out Trails of Progress. *Claiborne County Progress*.

USDA, Farm Activities Associated With Rural Development Initiatives Faqir Bagi and Richard Reeder, USDA Economic Research Service, May 2012.

USDA, "Factors Affecting Farmer Participation in Agritourism", by Faqir Singh Bagi and Richard Reeder, *Agriculture and Resource Economics Review*, 41, Vol. 2, pp. 189-199, August 2012

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION MEETING

November 12, 2015, 1:30 p.m.

Agenda Item 38; File # 11-J-15-RZ and 11-E-15-SP

MEMORANDUM

TO: Knoxville/Knox County Metropolitan Planning Commission
FROM: Jason H. Long, Esq.
DATE: November 12, 2015

Following is a summary of the concerns raised by Robert Wolfenbarger, as President, and on behalf of, the 8th District Preservation Association, to the application of the Development Corporation of Knox County.

RENEWED REQUEST FOR POSTPONEMENT OF ACTION

For reasons expressed during the meeting, and in correspondence from my office to the MPC, Mr. Wolfenbarger requests that MPC postpone action on this application for a minimum of sixty (60) days to afford due process to investigate these concerns and participate, in a meaningful way, in any hearing before this body concerning the application. The applicant has responded that adequate notice and public participation has occurred to this point to allow the process to go forward. In fact, the full application has only been available for review by the public for six (6) days and the public meetings which have occurred to date on this project did not provide for a meaningful dialogue concerning the proposed development, such that citizens were fully informed or had an opportunity to voice all of their concerns. The applicant has not pointed to any distinct injury which may be caused by postponement and therefore the request for the same should be granted.

PRELIMINARY RESPONSE TO STAFF RECOMMENDATIONS AND APPLICATION

In the alternative, Mr. Wolfenbarger requests that MPC fully investigate the issues referenced in this memorandum and decline the application as currently submitted.

As a preliminary matter, MPC staff makes frequent reference to a 2005 Study which designated the subject property as a potential location for a business park development. It is worth noting that Mr. Wolfenbarger, and it is believed the general public, was unaware of this study or its contents. The identification of the site in the 2005 MPC study as a potential location for business

park development is believed to be in error as there were, at that time, neither appropriate terrain or available utilities to sustain such a development on the site.

As a justification for the reconsideration of the Sector Plan, staff notes the proximity of the subject property to I-40. However, this is not a change. The condition existed at the time of the development of the Sector Plan itself. The only true change in the property has been new access to some additional utilities which, in and of itself, would not be a justification to alter the entire nature of the subject property and surrounding community. There is no basis for a Sector Plan change here. This position is reinforced by the fact that, in recent memory, there has been only one zoning amendment, for a billboard, in the community. Residents are clear in their desire for the character and nature of this community to remain agricultural.

Further, applicant's request for rezoning fails to meet the requirements set out by MPC staff and the zoning ordinances. In order to warrant a change, the applicant must show:

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. Staff claims need but there are two other business parks (Forks of the River and Eastbridge) within five miles of the proposed location and neither is at capacity. In fact a survey of currently existing business parks in the Knox County area demonstrate that approximately 20% of land zoned for employment centers is unused at this time.
2. Staff indicated that the property's proximity to the interstate makes it a good choice for creation of a business park. However, this is not a **change** in circumstances which would warrant amending the zoning classification.
3. Contrary to the assertions of MPC staff, the land is not "relatively flat" as indicated on the topographic map included in the materials submitted with the application. It is covered in sinkholes which will make development of this nature problematic. According to the guidelines submitted with MPC staff recommendation, the location criteria requires "relatively flat sites" with "predominant slopes less than 6 percent." The topographic map indicates some areas with a 0-6% slope and some areas with a slope over 25%. There is no predominant slope within the area to grade this issue. Further, access to public water and sewer lines would not constitute a "substantial change" to warrant this reclassification.

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

There are other uses of the land more appropriate than business park with an EC zoning classification. For example, former commissioner Mark Harmon has proposed development of agritourism (see paper attached) in and around Knox County which would be more consistent with the character and topography of the site.

Further, the potential risks associated with the proposed development on this site do not warrant consideration of this change. The neighborhood has voiced significant concerns over potential pollution to be generated at the proposed industrial site. Storm water runoff in the area will most certainly, given the topography of the region, make its way into the local surface and ground water and pollute the private wells already in existence. Further, there will be an increase in industrial grade waste which could add as much as 1 million gallons of waste water to the processing at East Bridge Waste Water Plant, leading to the contribution of questionable water to a primary public drinking resource. These concerns are in addition to the air pollution to be generated by the proposed level of industrial activity. In short, there are concerns that development of the property as proposed will lead to increased environmental liability for the county and taxpayers which is unnecessary and unwarranted.

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

As noted by MPC staff, construction of a business park will result in a substantial increase in vehicle traffic. Moreover, the type of development proposed, is likely to produce significant and unnecessary industrial waste which will be processed and then recycled into the drinking water. Further, the surface runoff from the site will pollute neighboring properties and render private wells unusable.

Approving an amendment to the Sector Plan and zoning classification prior to assessing the feasibility of the project based upon the topography of the land could lead to other adjacent landowners seeking permission for a zoning change prior to any definitive plan being in place. This may create an inconsistent patchwork of zoning in the area and increase the work load of MPC.

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

The logic of the MPC staff recommendation is a bit circular in that it acknowledges that once the Sector Plan is amended, then the proposed zoning amendment will be consistent with the Sector Plan. Again, no substantial changes have been demonstrated which would justify an amendment to the Sector Plan and therefore it should not be altered.

Response to Application filed by The Development Corporation of Knox County

In further response to the application submitted by The Development Corporation of Knox County, Mr. Wolfenbarger notes that, in the application, the Development Corporation states that

it acquired the subject property in fall of 2006, under the belief that it had a sector plan designation of BP (Business Park), only to later learn that litigation was filed resulting in the prior sector plan and zoning designations remaining in place. The applicant is a very sophisticated player in the area of land use law and procedure. It certainly can understand the process for challenging zoning amendments and the timeline for such lawsuits. At the time the applicant acquired the subject property it knew, or should have known, that the proposed change in zoning may not be effective.

The application indicates that there has been overall growth in Knox County population necessitating the addition of a business park. Those numbers fail to reflect the actual rate of growth in East Knox County, which is believed to be in decline. Further, the application indicates that zero percent (0%) of the East Knox County population reported farming as an occupation in 2010. Opponents of the application take issue with this number and submit that there are a number of active farms close to the proposed development site.

Further, the Development Corporation points out that, as justification for the proposed development, there is an anticipated resurgence in manufacturing. While that may be true, there is no indication that this will result in a significant increase in employment as much manufacturing now is automated. Further, there is no indication that the creation of a business park will lead to increased employment as no potential new tenants have been identified for the site. Finally, in light of the fact that the applicant already has 20% capacity in its existing business parks, two of which are located within five (5) miles of the proposed site, there simply doesn't seem to be a need for this development at this time, not does it appear to be good stewardship of financial resources.

Opponents of the application reserve the right to further supplement this record as further discovery and investigation may warrant in light of the severely limited time schedule in which they were required to reply.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] The Development Corporation of Knox County Proposed Plan at Midway Road

2 messages

Nancy Poole <npoole@lyblaw.net>

Wed, Nov 11, 2015 at 11:44 AM

Reply-To: npoole@lyblaw.net

To: "Gerald.green@knoxmpc.org" <Gerald.green@knoxmpc.org>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "tmcadams@bsmlaw.com" <tmcadams@bsmlaw.com>, Jason Long <jhl@lyblaw.net>

Mr. Green and Commissioners:

At the request of Jason H. Long, Esquire, please find the attached correspondence regarding the above-referenced Plan.

If you have any problems downloading this attachment, please do not hesitate to contact me.

NANCY B. POOLE

PARALEGAL



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—
This message was directed to commission@knoxmpc.org

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217K

Tom McAdams <TMcAdams@bsmlaw.com>

Wed, Nov 11, 2015 at 4:16 PM

Reply-To: tmcadams@bsmlaw.com

To: "Gerald.green@knoxmpc.org" <Gerald.green@knoxmpc.org>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Jason Long <jhl@lyblaw.net>, Todd Napier <tanapier@knoxdevelopment.org>

Mr. Green and Commissioners:

On behalf of The Development Corporation of Knox County, attached is a response to the request for postponement submitted by Jason Long with respect to the application for a sector plan amendment and rezoning filed by The Development Corporation of Knox County. The Development Corporation requests that tomorrow's Agenda Item No. 38, Files 11-E-15-SP and 11-J-15-RZ, be considered as scheduled at tomorrow's meeting.

Also attached is a Supplemental Appendix with some additional materials we hope will be helpful at the meeting.

We appreciate your consideration in regard to this matter.

TNM

Thomas N. McAdams

Bernstein, Stair & McAdams LLP

116 Agnes Road

Knoxville, Tennessee 37919

Telephone (865) 546-8030

Telecopier (865) 522-8879

From: Nancy Poole [mailto:npoole@lyblaw.net]
Sent: Wednesday, November 11, 2015 11:45 AM
To: Gerald.green@knoxmpc.org; commission@knoxmpc.org
Cc: Tom McAdams <TMcAdams@bsmlaw.com>; Jason Long <jhl@lyblaw.net>
Subject: The Development Corporation of Knox County Proposed Plan at Midway Road

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[Quoted text hidden]

2 attachments



MPC Files 11-E--15-SP 11-J-15-RZ Supplemental Appendix.pdf
2321K



Green, Gerald 2015-11-11.pdf
49K

BERNSTEIN
STAIR &
MCADAMS LLP
ATTORNEYS AT LAW

116 AGNES ROAD | KNOXVILLE, TN 37919

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November 11, 2015

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ELIZABETH MAXEY LONG
NATHANIEL H. EVANS
ELIZABETH M. TOWE

SPECIAL COUNSEL
DARYL R. FANSLER

By Email: Gerald.green@knoxmpc.org

Gerald Green, Executive Director
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

RE: MPC File Nos. 11-E-15-SP; 11-J-15-RZ
The Development Corporation of Knox County, Applicant

Dear Mr. Green:

Our firm is assisting The Development Corporation of Knox County in connection with its application for a sector plan amendment and re-zoning for the proposed Midway Business Park. Jason H. Long, Esq. provided us with a copy of his letter to you, requesting a 60-day postponement of the application. The Development Corporation of Knox County respectfully requests that the application be considered at the MPC meeting on November 12, 2015 at 1:30 p.m., as scheduled.

The Development Corporation has owned property on Midway Road and Thorngrove Pike since 2006, and its interest in developing a business park on that property has been well known. The Development Corporation implemented a public input process to ensure that neighbors of the property and others interested in the proposal were aware of The Development Corporation's plans to seek a sector plan amendment and re-zoning and had access to all available information concerning the project.

The Development Corporation engaged Dr. Tim Ezzell and other professionals from the University of Tennessee to facilitate the flow of information and public input. That process included a bus tour of comparable business parks, an on-site visit and two community meetings facilitated by Dr. Ezzell and his staff. The Development Corporation staff attended the meetings, and those in attendance had the opportunity to ask questions and to discuss issues related to the project. Some of Mr. Long's clients attended the meetings and participated in

Gerald Green, Executive Director
November 11, 2015
Page 2

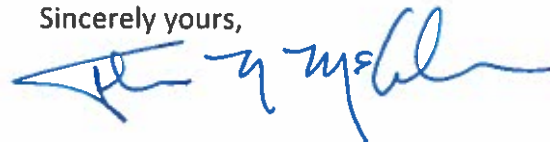
that process and have certainly had adequate opportunity to engage counsel and prepare for tomorrow's meeting.

While The Development Corporation of Knox County welcomes public input on this project, we believe there has been adequate notice of MPC's scheduled consideration of the application, including announcements at the public meetings and on The Development Corporation's website, published notices and posted MPC signage.

Many of the concerns expressed at the public meetings related to specific development issues on the site. One of the primary reasons The Development Corporation is seeking EC-Employment Center zoning on the property is that the EC-Employment Center zone provides specific standards and a public process to address many of those issues. The EC-Employment Center zoning ordinance requires submission of a written application and detailed development plan for the property, which must be considered by the full Planning Commission at a public meeting. If the sector plan amendment and re-zoning are approved, those interested in site development issues will have additional opportunities to ask questions and present their concerns, before final consideration of a development plan.

We hope you will consider these applications as scheduled at the meeting on November 12, 2015. A Supplemental Appendix to The Development Corporation's Statement is attached.

Sincerely yours,



THOMAS N. McADAMS

TNM/dd

cc: Commissioners (commission@knoxmpc.org)
The Development Corporation of Knox County, Tennessee



THE
**Development
Corporation**
OF KNOX COUNTY

**STATEMENT IN SUPPORT OF SECTOR PLAN AMENDMENT AND REZONING
MPC FILE NO. 11-E-15-SP
MPC FILE NO. 11-J-15-RZ**

MIDWAY ROAD PROPERTY

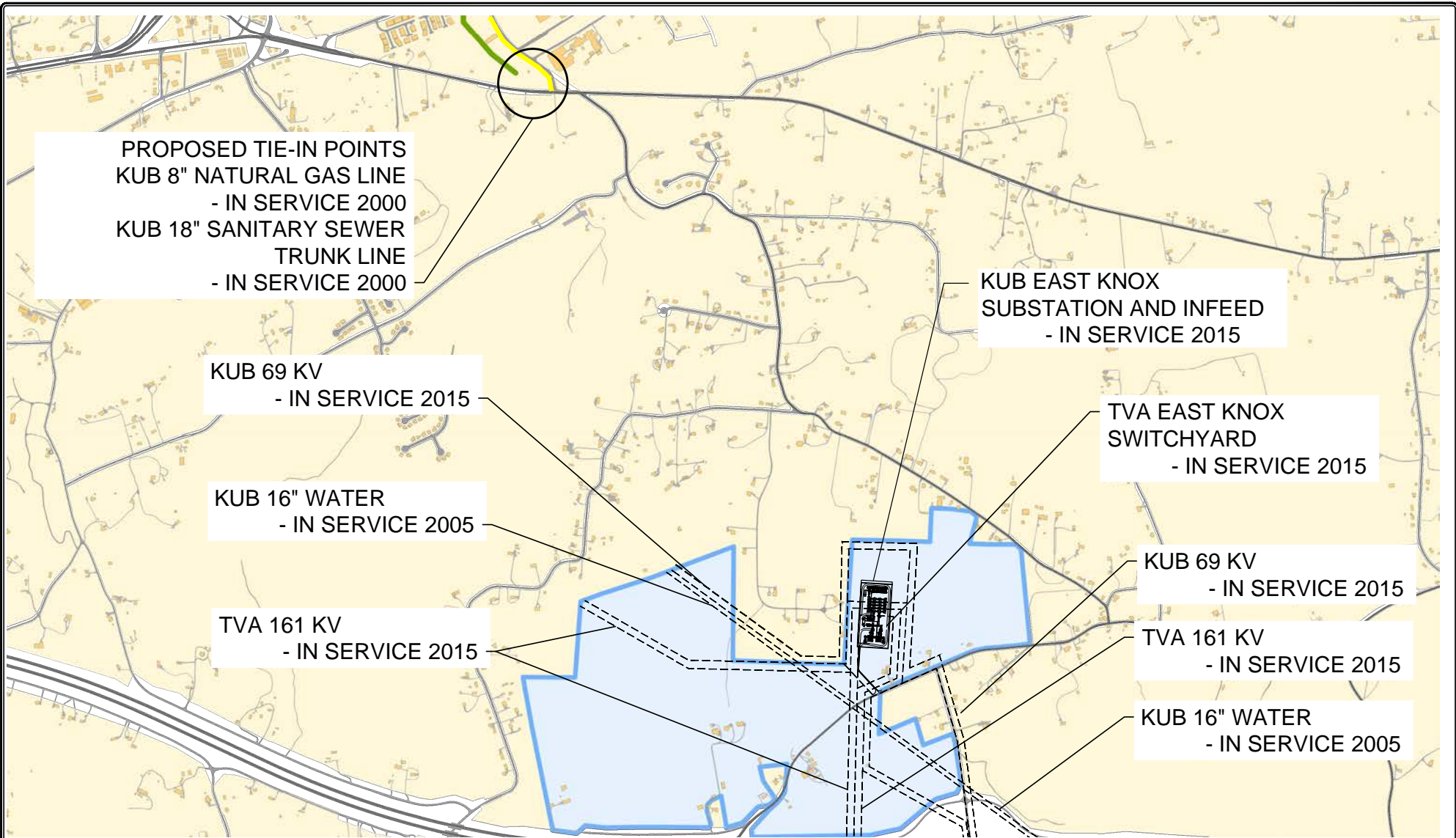
SUPPLEMENTAL APPENDIX

SUPPLEMENTAL APPENDIX

1. New Utilities Map.
2. List of Site Assessments and Reports.
3. Map of Proposed Midway Business Park with Overlay of Hillside and Ridgetop Protection Area.
4. Available TDC Development Site Acreage - 2010 and 2015.
5. Comparable Economic Development Acreage – Competing Cities/Counties – 2010.
6. Summary of Primary Sector Plan Designations and Zoning Map Designations of Interstate Interchanges in Knox County.

11/9/2015

K:\Civil\51520-18\Data\Drawings\Easement Map 11-03-15.dwg



PROPOSED TIE-IN POINTS
 KUB 8" NATURAL GAS LINE
 - IN SERVICE 2000
 KUB 18" SANITARY SEWER
 TRUNK LINE
 - IN SERVICE 2000

KUB EAST KNOX
 SUBSTATION AND INFEED
 - IN SERVICE 2015

KUB 69 KV
 - IN SERVICE 2015

TVA EAST KNOX
 SWITCHYARD
 - IN SERVICE 2015

KUB 16" WATER
 - IN SERVICE 2005

KUB 69 KV
 - IN SERVICE 2015

TVA 161 KV
 - IN SERVICE 2015

TVA 161 KV
 - IN SERVICE 2015

KUB 16" WATER
 - IN SERVICE 2005



NOTE:
 LOCATIONS SHOWN FOR UTILITIES
 ARE ONLY APPROXIMATE, AND MAY
 NOT BE TO SCALE



**THE DEVELOPMENT CORPORATION OF KNOX COUNTY
MIDWAY BUSINESS PARK**

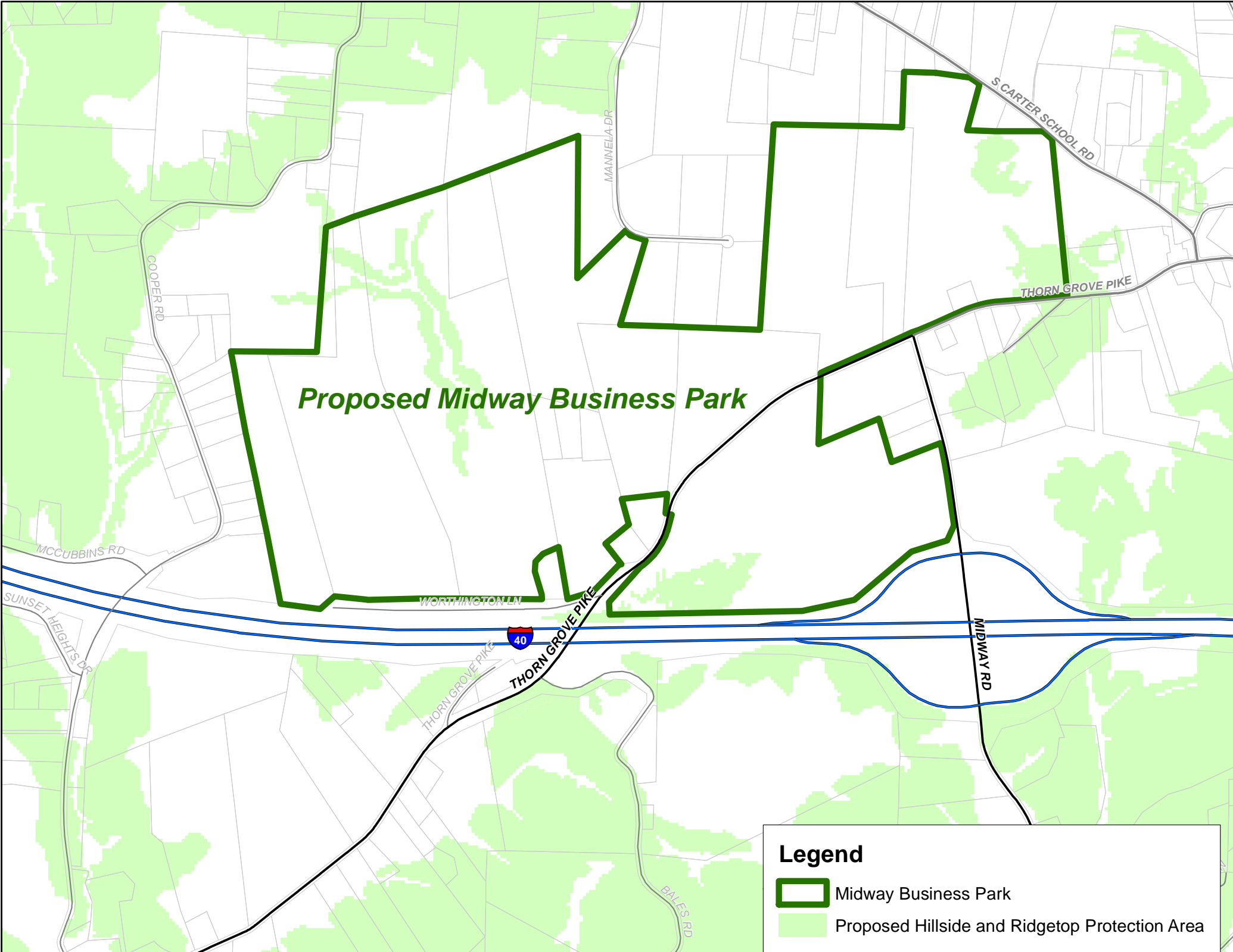
SITE ASSESSMENTS

<u>DATE</u>	<u>SOURCE</u>	<u>REPORT</u>
2002	Knoxville/Knox County Metropolitan Planning Commission	An Inventory of Potential Sites for Business and Office Parks
2005	Knoxville/Knox County Metropolitan Planning Commission	Potential Locations for Business Park Development
2006	S&ME, Inc.	Phase I Environmental Site Assessment
2006	S&ME, Inc.	Site Feasibility Study
2009	Foundation Systems Engineering, P.C.	Preliminary Subsurface Exploration
2010	Kathy Manning, Registered Professional Archaeologist	State Archaeological Site Files Check and Field Reconnaissance of Site
2015	S&ME, Inc.	Threatened and Endangered Species Database Review for Site

Proposed Midway Business Park

Legend

-  Midway Business Park
-  Proposed Hillside and Ridgetop Protection Area



**THE DEVELOPMENT CORPORATION OF KNOX COUNTY
MIDWAY BUSINESS PARK**

AVAILABLE BUSINESS PARK DEVELOPMENT SITES

<u>BUSINESS PARK</u>	<u>2010 AVAILABLE ACRES</u>	<u>2015 AVAILABLE ACRES</u>
Eastbridge Industrial Park	154	161
Forks of the River	14	0
Hardin Business Park	90	35
Karns Valley*	0	0
Pellissippi Corporate Center	82	82
Westbridge Business Park	11	11
Total:	351	289

*UNDER DEVELOPMENT

Comparable Economic Development Acreage – Competing Cities/Counties - 2010

City / County	Acres of public and quasi-public land for Econ. Development	Acres of private land for Economic Development	Total acres of land for Economic Development
Olive Branch / Desoto County, MS			12,700
Tuscaloosa / Tuscaloosa County, AL	2,100	726	2,826
Greenville / Greenville County, SC			2,600
Greensboro / Guilford County, NC			1,680
Bowling Green / Warren County, KY	1,405	252	1,657
Roanoke / Roanoke County, VA			1,626
Murfreesboro / Rutherford County, TN	94	1,514	1,608
Chattanooga / Hamilton County, TN	265	1,200	1,465
Birmingham / Jefferson County, AL	512	806	1,318
Clarksville / Montgomery County, TN	1,054	32	1,086
Little Rock / Pulaski County, AR	800	278	1,078
Jackson / Madison County, TN	636	348	984
Columbia / Richland County, SC			874
Tupelo / Lee County, MS	633	134	767
Huntsville / Madison County, AL	642	81	723
Knoxville / Knox County, TN	367	298	665
Lexington / Fayette County, KY	273	26	299

There may be some level of discrepancy in the total acreage available in each county reviewed as this information had to be gathered by reviewing and then compiling information from an assortment of online resources that included various state economic development websites, TVA's economic development website and many of the local community economic development websites. However, the relative number of acres available in each county should be correct as of October 2010. In some of the counties reviewed, it was difficult to determine whether the land was in public/quasi-public ownership or private ownership; in those instances, just total acreage was recorded.

KNOX COUNTY INTERSTATE INTERCHANGES 2015 PRINCIPAL SECTOR PLAN AND ZONING DESIGNATIONS

LOCATION	SECTOR PLAN DESIGNATIONS	ZONING DESIGNATIONS
INTERSTATE 40		
I-40 @ Exit 369, Watt Road	C	CB, CA, PC
I-40 @ Exit 373, Campbell Station Road	C, LI	CA, CB, C-5, I-3/TO-1, OS-2
I-40 @ Exit 374, Lovell Road	C, LI	CB, C-3, C-5, C-6, I-3/TO-1
I-40 @ Exit 375, Pellissippi Parkway	C, O, MU-SD	CA, CB, C-3, C-4, C-5, C-6, CH, PC, PC-2, PC2/TO-1, RA
I-40 @ Exit 378, Cedar Bluff	C, O, MDR	C-3, C-6, PC, PC-1, PC, PC-2, OB
I-40 @ Exit 379, Bridgewater, Walker Springs, Gallaher	C, CI, O, GC, MDR, MDR/O	CA, C-3, C-4, C-6, PC-1, R, RB, R-2
I-40 @ Exit 380, Montvue Morrell	MU-RC, GC, PP, C-1, LDR	C-3, C-4, C-5, C-6, SC-3, PC-1
I-40 @ Exit 383, Papermill Road	MU-SD, O, LDR, MDR, MDR/O, OS, LDR	C-3, C-4, C-5, C-6, O-1, O-3, R-1, R-1A, R-1E, R-2
I-40 @ Exit 385, I-640 West Side	CI, HI, LI, BP-1, MDR, HP	I-1, I-2, I-3, I-4, C-3 C-6, OS-2, O-1, O-2, R-2, R-1A
I-40 @ Exit 387, Alcoa Highway	LI, GC, HI, MU-SD	I-2, I-3, I-4, C-3, C-4, O-1
I-40 @ Exit 388 , Henley Street	MU-SD, MU-RC, TDR, C-1, MDR/O	I-2, I-3, I-4, C-1, C-2, C-3, C-6, O-1/H-1, O-2/H-1, R-4
I-40 @ Exit 388A-389, James White Parkway	TDR, MU-SD	I-2, I-3, I-4, C-2, C-3, C-4, C-6, O-1/H-1, O-2/H-1, R-2, R-1A, OS-2
I-40 @ Exit 390, Cherry Street	GC, HI, LI, LDR, MDR/O	I-3, C-3, C-4, C-5, O-2, R-2, R-1A

I-40 @ Exit 392, Rutledge Pike	LI, MU-SD, HI, CI, MDR, LDR, PP	I-2, I-3, I-4, C-3, C-4, C-5, C-6, O-1, R-2
I-40 @ Exit 393, I-640 East Side	LI, TR, C, LI	I-3, I-4, C-4
I-40 @ Exit 394, Asheville Highway	LI, GC, LDR, O	I-4, C-1, C-3, OS-2, R-1
I-40 @ Exit 398, Strawberry Plains Pike	GC	CB, C-3, C-4, C-5, C-6, PC
I-40 @ Exit 3402, Midway Road	GC, O, RC, LDR, AG	A, C-4
I-275 @ Exit 1A&B, Baxter Woodland	MDR/O, LI, MU-SD, NC, CI, LI	I-2, I-3, C-3, C-4, C-5, O
INTERSTATE 275		
I-275 @ Exit 2, Heiskell Avenue	LI, GC, NC, OS, LDR, TDR	I-2, I-3, I-4, C-3, C-6, R-2
I-275 @ Exit 3, I-640 North Side	GC, O, MU-SD, MDR/O	I-2, C-3, C-4, C-6, A-1, R-1, RP-2
INTERSTATE 75		
I-75 @ Exit 108, Merchants Cedar Lane	GC, O, MDR/O, LDR, MU-SD, PP	C-1, C-3, C-4, C-5, C-6, R-1
I-75 @ Exit 110, Callahan Dante	GC, MU-SD, LDR, O, MDR/O	C-3, C-4, CA, CB, CH, OS-1, PC, A, R-1, RB
I-75 @ Exit 112, Emory Road	GC, MU-SD, MDR	C-3, C-6, CA, OB, A-1, PC-1, RB, RP-1, R-2
I-75 @ Exit 117, Raccoon Valley Road	MU-SD	I, CA, CH, LI, A
INTERSTATE 140		
I-140 @ Exit 1, Kingston Pike	C, O	CA, C-3, C-4, C-6, CB, PC, PC-1, PC-2,
I-140 @ Exit 3, Westland Drive	O, NC, PI, LDR, MDR	PC, CA, OB, PR, RP-1, A-1, A, RA
I-140 @ Exit 5, Northshore Drive	MU, C, O, LDR	C-6, CA, O-1, OB, A-1, PC-1, PC



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] The Development Corporation of Knox County Proposed Plan at Midway Road

2 messages

Nancy Poole <npoole@lyblaw.net>

Wed, Nov 11, 2015 at 11:44 AM

Reply-To: npoole@lyblaw.net

To: "Gerald.green@knoxmpc.org" <Gerald.green@knoxmpc.org>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "tmcadams@bsmlaw.com" <tmcadams@bsmlaw.com>, Jason Long <jhl@lyblaw.net>

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If you have any problems downloading this attachment, please do not hesitate to contact me.

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PARALEGAL



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Cc: Jason Long <jhl@lyblaw.net>, Todd Napier <tanapier@knoxdevelopment.org>

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On behalf of The Development Corporation of Knox County, attached is a response to the request for postponement submitted by Jason Long with respect to the application for a sector plan amendment and rezoning filed by The Development Corporation of Knox County. The Development Corporation requests that tomorrow's Agenda Item No. 38, Files 11-E-15-SP and 11-J-15-RZ, be considered as scheduled at tomorrow's meeting.

Also attached is a Supplemental Appendix with some additional materials we hope will be helpful at the meeting.

We appreciate your consideration in regard to this matter.

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Thomas N. McAdams

Bernstein, Stair & McAdams LLP

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Knoxville, Tennessee 37919

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Telecopier (865) 522-8879



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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1 message

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Thu, Nov 12, 2015 at 8:27 AM

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FYI

Gerald Green AICPExecutive Director
Metropolitan Planning Commission
Knoxville-Knox County

----- Forwarded message -----

From: **Todd Napier** <tanapier@knoxdevelopment.org>

Date: Wed, Nov 11, 2015 at 3:55 PM

Subject: Supplemental Appendix information regarding MPC File Nos. 11-E-15-SP; 11-J-15-RZ (Midway Road)

To: "Gerald Green (gerald.green@knoxmpc.org)" <gerald.green@knoxmpc.org>, Michael Brusseau <mike.brusseau@knoxmpc.org>

Dear Gerald and Mike,

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Thank you very much,

Todd A. Napier, CECd

President & CEO

The Development Corporation of Knox County

17 Market Square, #201

Knoxville, TN 37902

[\(865\) 546-5887](tel:(865)546-5887)

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November 11, 2015

L. CAESAR STAIR IV
ELIZABETH MAXEY LONG
NATHANIEL H. EVANS
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SPECIAL COUNSEL
DARYL R. FANSLER

By Email: Gerald.green@knoxmpc.org

Gerald Green, Executive Director
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

RE: MPC File Nos. 11-E-15-SP; 11-J-15-RZ
The Development Corporation of Knox County, Applicant

Dear Mr. Green:

Our firm is assisting The Development Corporation of Knox County in connection with its application for a sector plan amendment and re-zoning for the proposed Midway Business Park. Jason H. Long, Esq. provided us with a copy of his letter to you, requesting a 60-day postponement of the application. The Development Corporation of Knox County respectfully requests that the application be considered at the MPC meeting on November 12, 2015 at 1:30 p.m., as scheduled.

The Development Corporation has owned property on Midway Road and Thorngrove Pike since 2006, and its interest in developing a business park on that property has been well known. The Development Corporation implemented a public input process to ensure that neighbors of the property and others interested in the proposal were aware of The Development Corporation's plans to seek a sector plan amendment and re-zoning and had access to all available information concerning the project.

The Development Corporation engaged Dr. Tim Ezzell and other professionals from the University of Tennessee to facilitate the flow of information and public input. That process included a bus tour of comparable business parks, an on-site visit and two community meetings facilitated by Dr. Ezzell and his staff. The Development Corporation staff attended the meetings, and those in attendance had the opportunity to ask questions and to discuss issues related to the project. Some of Mr. Long's clients attended the meetings and participated in

Gerald Green, Executive Director
November 11, 2015
Page 2

that process and have certainly had adequate opportunity to engage counsel and prepare for tomorrow's meeting.

While The Development Corporation of Knox County welcomes public input on this project, we believe there has been adequate notice of MPC's scheduled consideration of the application, including announcements at the public meetings and on The Development Corporation's website, published notices and posted MPC signage.

Many of the concerns expressed at the public meetings related to specific development issues on the site. One of the primary reasons The Development Corporation is seeking EC-Employment Center zoning on the property is that the EC-Employment Center zone provides specific standards and a public process to address many of those issues. The EC-Employment Center zoning ordinance requires submission of a written application and detailed development plan for the property, which must be considered by the full Planning Commission at a public meeting. If the sector plan amendment and re-zoning are approved, those interested in site development issues will have additional opportunities to ask questions and present their concerns, before final consideration of a development plan.

We hope you will consider these applications as scheduled at the meeting on November 12, 2015. A Supplemental Appendix to The Development Corporation's Statement is attached.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'T. N. McAdams', written over a light blue rectangular background.

THOMAS N. McADAMS

TNM/dd

cc: Commissioners (commission@knoxmpc.org)
The Development Corporation of Knox County, Tennessee



THE
**Development
Corporation**
OF KNOX COUNTY

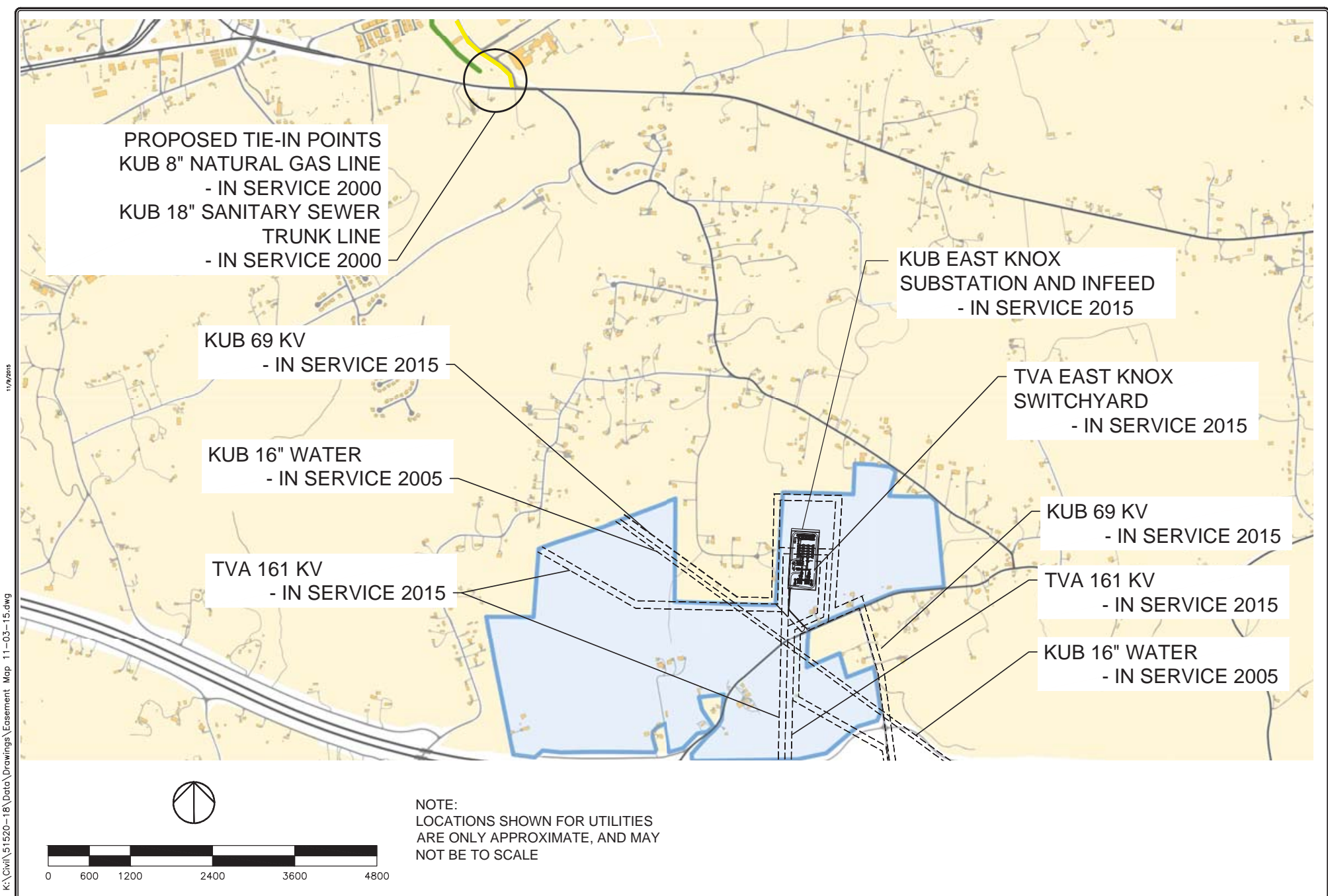
STATEMENT IN SUPPORT OF SECTOR PLAN AMENDMENT AND REZONING
MPC FILE NO. 11-E-15-SP
MPC FILE NO. 11-J-15-RZ

MIDWAY ROAD PROPERTY

SUPPLEMENTAL APPENDIX

SUPPLEMENTAL APPENDIX

1. New Utilities Map.
2. List of Site Assessments and Reports.
3. Map of Proposed Midway Business Park with Overlay of Hillside and Ridgetop Protection Area.
4. Available TDC Development Site Acreage - 2010 and 2015.
5. Comparable Economic Development Acreage – Competing Cities/Counties – 2010.
6. Summary of Primary Sector Plan Designations and Zoning Map Designations of Interstate Interchanges in Knox County.



K:\Civil\51520-18\Data\Drawings\Easement_Map_11-03-15.dwg 11/9/2015

PROPOSED TIE-IN POINTS
 KUB 8" NATURAL GAS LINE
 - IN SERVICE 2000
 KUB 18" SANITARY SEWER
 TRUNK LINE
 - IN SERVICE 2000

KUB 69 KV
 - IN SERVICE 2015

KUB 16" WATER
 - IN SERVICE 2005

TVA 161 KV
 - IN SERVICE 2015

KUB EAST KNOX
 SUBSTATION AND INFEEED
 - IN SERVICE 2015

TVA EAST KNOX
 SWITCHYARD
 - IN SERVICE 2015

KUB 69 KV
 - IN SERVICE 2015

TVA 161 KV
 - IN SERVICE 2015

KUB 16" WATER
 - IN SERVICE 2005

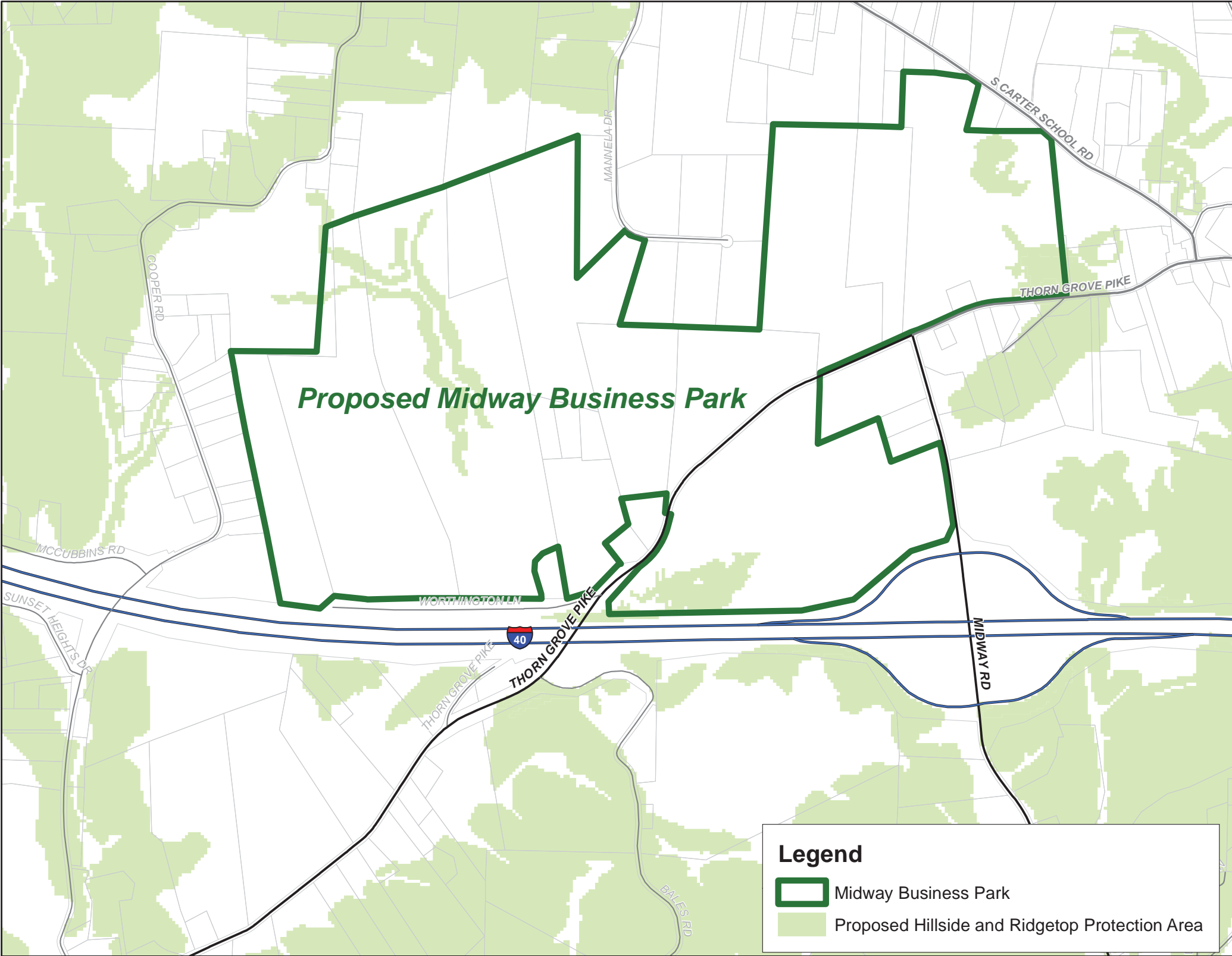


NOTE:
 LOCATIONS SHOWN FOR UTILITIES
 ARE ONLY APPROXIMATE, AND MAY
 NOT BE TO SCALE

**THE DEVELOPMENT CORPORATION OF KNOX COUNTY
MIDWAY BUSINESS PARK**



SITE ASSESSMENTS

<u>DATE</u>	<u>SOURCE</u>	<u>REPORT</u>
2002	Knoxville/Knox County Metropolitan Planning Commission	An Inventory of Potential Sites for Business and Office Parks
2005	Knoxville/Knox County Metropolitan Planning Commission	Potential Locations for Business Park Development
2006	S&ME, Inc.	Phase I Environmental Site Assessment
2006	S&ME, Inc.	Site Feasibility Study
2009	Foundation Systems Engineering, P.C.	Preliminary Subsurface Exploration
2010	Kathy Manning, Registered Professional Archaeologist	State Archaeological Site Files Check and Field Reconnaissance of Site
2015	S&ME, Inc.	Threatened and Endangered Species Database Review for Site



Proposed Midway Business Park

Legend

-  Midway Business Park
-  Proposed Hillside and Ridgetop Protection Area

**THE DEVELOPMENT CORPORATION OF KNOX COUNTY
MIDWAY BUSINESS PARK**

AVAILABLE BUSINESS PARK DEVELOPMENT SITES

<u>BUSINESS PARK</u>	<u>2010 AVAILABLE ACRES</u>	<u>2015 AVAILABLE ACRES</u>
Eastbridge Industrial Park	154	161
Forks of the River	14	0
Hardin Business Park	90	35
Karns Valley*	0	0
Pellissippi Corporate Center	82	82
Westbridge Business Park	11	11
Total:	351	289

*UNDER DEVELOPMENT

Comparable Economic Development Acreage – Competing Cities/Counties - 2010

City / County	Acres of public and quasi-public land for Econ. Development	Acres of private land for Economic Development	Total acres of land for Economic Development
Olive Branch / Desoto County, MS			12,700
Tuscaloosa / Tuscaloosa County, AL	2,100	726	2,826
Greenville / Greenville County, SC			2,600
Greensboro / Guilford County, NC			1,680
Bowling Green / Warren County, KY	1,405	252	1,657
Roanoke / Roanoke County, VA			1,626
Murfreesboro / Rutherford County, TN	94	1,514	1,608
Chattanooga / Hamilton County, TN	265	1,200	1,465
Birmingham / Jefferson County, AL	512	806	1,318
Clarksville / Montgomery County, TN	1,054	32	1,086
Little Rock / Pulaski County, AR	800	278	1,078
Jackson / Madison County, TN	636	348	984
Columbia / Richland County, SC			874
Tupelo / Lee County, MS	633	134	767
Huntsville / Madison County, AL	642	81	723
Knoxville / Knox County, TN	367	298	665
Lexington / Fayette County, KY	273	26	299

There may be some level of discrepancy in the total acreage available in each county reviewed as this information had to be gathered by reviewing and then compiling information from an assortment of online resources that included various state economic development websites, TVA's economic development website and many of the local community economic development websites. However, the relative number of acres available in each county should be correct as of October 2010. In some of the counties reviewed, it was difficult to determine whether the land was in public/quasi-public ownership or private ownership; in those instances, just total acreage was recorded.

KNOX COUNTY INTERSTATE INTERCHANGES 2015 PRINCIPAL SECTOR PLAN AND ZONING DESIGNATIONS

LOCATION	SECTOR PLAN DESIGNATIONS	ZONING DESIGNATIONS
INTERSTATE 40		
I-40 @ Exit 369, Watt Road	C	CB, CA, PC
I-40 @ Exit 373, Campbell Station Road	C, LI	CA, CB, C-5, I-3/TO-1, OS-2
I-40 @ Exit 374, Lovell Road	C, LI	CB, C-3, C-5, C-6, I-3/TO-1
I-40 @ Exit 375, Pellissippi Parkway	C, O, MU-SD	CA, CB, C-3, C-4, C-5, C-6, CH, PC, PC-2, PC2/TO-1, RA
I-40 @ Exit 378, Cedar Bluff	C, O, MDR	C-3, C-6, PC, PC-1, PC, PC-2, OB
I-40 @ Exit 379, Bridgewater, Walker Springs, Gallaher	C, CI, O, GC, MDR, MDR/O	CA, C-3, C-4, C-6, PC-1, R, RB, R-2
I-40 @ Exit 380, Montvue Morrell	MU-RC, GC, PP, C-1, LDR	C-3, C-4, C-5, C-6, SC-3, PC-1
I-40 @ Exit 383, Papermill Road	MU-SD, O, LDR, MDR, MDR/O, OS, LDR	C-3, C-4, C-5, C-6, O-1, O-3, R-1, R-1A, R-1E, R-2
I-40 @ Exit 385, I-640 West Side	CI, HI, LI, BP-1, MDR, HP	I-1, I-2, I-3, I-4, C-3 C-6, OS-2, O-1, O-2, R-2, R-1A
I-40 @ Exit 387, Alcoa Highway	LI, GC, HI, MU-SD	I-2, I-3, I-4, C-3, C-4, O-1
I-40 @ Exit 388 , Henley Street	MU-SD, MU-RC, TDR, C-1, MDR/O	I-2, I-3, I-4, C-1, C-2, C-3, C-6, O-1/H-1, O-2/H-1, R-4
I-40 @ Exit 388A-389, James White Parkway	TDR, MU-SD	I-2, I-3, I-4, C-2, C-3, C-4, C-6, O-1/H-1, O-2/H-1, R-2, R-1A, OS-2
I-40 @ Exit 390, Cherry Street	GC, HI, LI, LDR, MDR/O	I-3, C-3, C-4, C-5, O-2, R-2, R-1A

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President & CEO

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Gerald Green, Executive Director
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Dear Mr. Green:

Our firm is assisting The Development Corporation of Knox County in connection with its application for a sector plan amendment and re-zoning for the proposed Midway Business Park. Jason H. Long, Esq. provided us with a copy of his letter to you, requesting a 60-day postponement of the application. The Development Corporation of Knox County respectfully requests that the application be considered at the MPC meeting on November 12, 2015 at 1:30 p.m., as scheduled.

The Development Corporation has owned property on Midway Road and Thorngrove Pike since 2006, and its interest in developing a business park on that property has been well known. The Development Corporation implemented a public input process to ensure that neighbors of the property and others interested in the proposal were aware of The Development Corporation's plans to seek a sector plan amendment and re-zoning and had access to all available information concerning the project.

The Development Corporation engaged Dr. Tim Ezzell and other professionals from the University of Tennessee to facilitate the flow of information and public input. That process included a bus tour of comparable business parks, an on-site visit and two community meetings facilitated by Dr. Ezzell and his staff. The Development Corporation staff attended the meetings, and those in attendance had the opportunity to ask questions and to discuss issues related to the project. Some of Mr. Long's clients attended the meetings and participated in

Gerald Green, Executive Director
November 11, 2015
Page 2

that process and have certainly had adequate opportunity to engage counsel and prepare for tomorrow's meeting.

While The Development Corporation of Knox County welcomes public input on this project, we believe there has been adequate notice of MPC's scheduled consideration of the application, including announcements at the public meetings and on The Development Corporation's website, published notices and posted MPC signage.

Many of the concerns expressed at the public meetings related to specific development issues on the site. One of the primary reasons The Development Corporation is seeking EC-Employment Center zoning on the property is that the EC-Employment Center zone provides specific standards and a public process to address many of those issues. The EC-Employment Center zoning ordinance requires submission of a written application and detailed development plan for the property, which must be considered by the full Planning Commission at a public meeting. If the sector plan amendment and re-zoning are approved, those interested in site development issues will have additional opportunities to ask questions and present their concerns, before final consideration of a development plan.

We hope you will consider these applications as scheduled at the meeting on November 12, 2015. A Supplemental Appendix to The Development Corporation's Statement is attached.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'T. N. McAdams', is written over a light blue rectangular background.

THOMAS N. McADAMS

TNM/dd

cc: Commissioners (commission@knoxmpc.org)
The Development Corporation of Knox County, Tennessee



THE
**Development
Corporation**
OF KNOX COUNTY

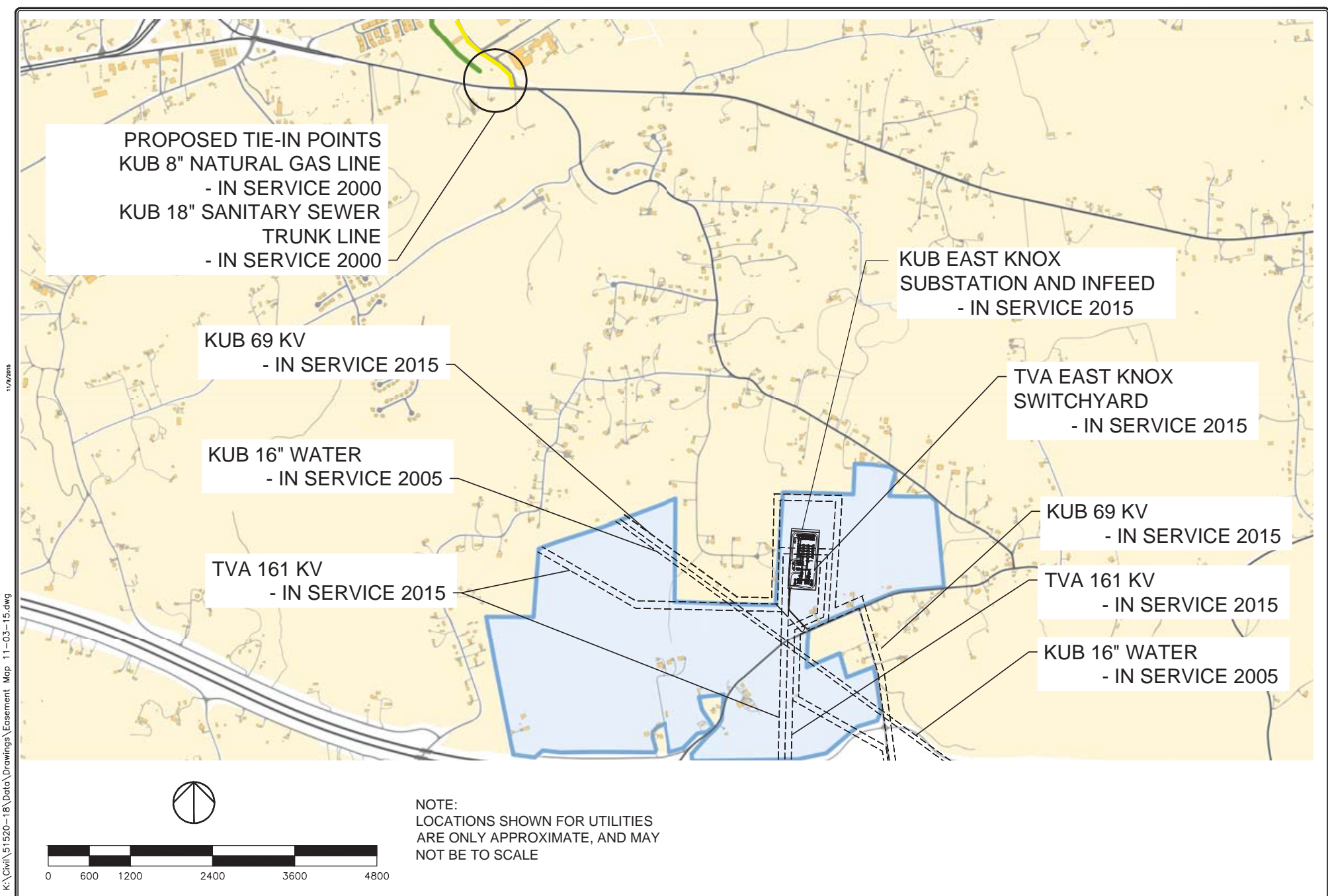
STATEMENT IN SUPPORT OF SECTOR PLAN AMENDMENT AND REZONING
MPC FILE NO. 11-E-15-SP
MPC FILE NO. 11-J-15-RZ

MIDWAY ROAD PROPERTY

SUPPLEMENTAL APPENDIX

SUPPLEMENTAL APPENDIX

1. New Utilities Map.
2. List of Site Assessments and Reports.
3. Map of Proposed Midway Business Park with Overlay of Hillside and Ridgetop Protection Area.
4. Available TDC Development Site Acreage - 2010 and 2015.
5. Comparable Economic Development Acreage – Competing Cities/Counties – 2010.
6. Summary of Primary Sector Plan Designations and Zoning Map Designations of Interstate Interchanges in Knox County.



K:\Civil\51520-18\Data\Drawings\Easement_Map_11-03-15.dwg 11/9/2015

PROPOSED TIE-IN POINTS
 KUB 8" NATURAL GAS LINE
 - IN SERVICE 2000
 KUB 18" SANITARY SEWER
 TRUNK LINE
 - IN SERVICE 2000

KUB 69 KV
 - IN SERVICE 2015

KUB 16" WATER
 - IN SERVICE 2005

TVA 161 KV
 - IN SERVICE 2015

KUB EAST KNOX
 SUBSTATION AND INFEED
 - IN SERVICE 2015

TVA EAST KNOX
 SWITCHYARD
 - IN SERVICE 2015

KUB 69 KV
 - IN SERVICE 2015

TVA 161 KV
 - IN SERVICE 2015

KUB 16" WATER
 - IN SERVICE 2005

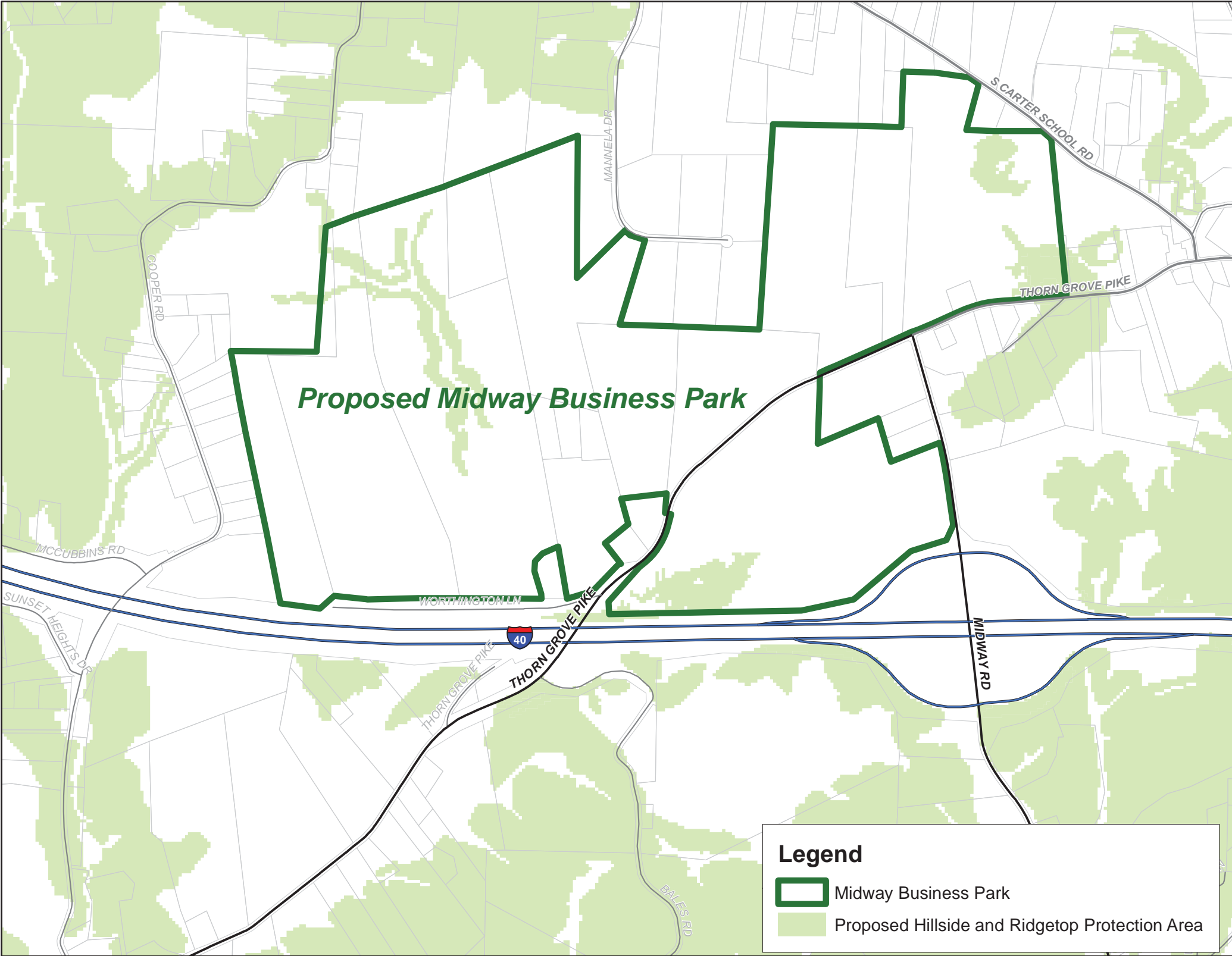


NOTE:
 LOCATIONS SHOWN FOR UTILITIES
 ARE ONLY APPROXIMATE, AND MAY
 NOT BE TO SCALE

**THE DEVELOPMENT CORPORATION OF KNOX COUNTY
MIDWAY BUSINESS PARK**



SITE ASSESSMENTS

<u>DATE</u>	<u>SOURCE</u>	<u>REPORT</u>
2002	Knoxville/Knox County Metropolitan Planning Commission	An Inventory of Potential Sites for Business and Office Parks
2005	Knoxville/Knox County Metropolitan Planning Commission	Potential Locations for Business Park Development
2006	S&ME, Inc.	Phase I Environmental Site Assessment
2006	S&ME, Inc.	Site Feasibility Study
2009	Foundation Systems Engineering, P.C.	Preliminary Subsurface Exploration
2010	Kathy Manning, Registered Professional Archaeologist	State Archaeological Site Files Check and Field Reconnaissance of Site
2015	S&ME, Inc.	Threatened and Endangered Species Database Review for Site



Proposed Midway Business Park

Legend

-  Midway Business Park
-  Proposed Hillside and Ridgetop Protection Area

**THE DEVELOPMENT CORPORATION OF KNOX COUNTY
MIDWAY BUSINESS PARK**

AVAILABLE BUSINESS PARK DEVELOPMENT SITES

<u>BUSINESS PARK</u>	<u>2010 AVAILABLE ACRES</u>	<u>2015 AVAILABLE ACRES</u>
Eastbridge Industrial Park	154	161
Forks of the River	14	0
Hardin Business Park	90	35
Karns Valley*	0	0
Pellissippi Corporate Center	82	82
Westbridge Business Park	11	11
Total:	351	289

*UNDER DEVELOPMENT

Comparable Economic Development Acreage – Competing Cities/Counties - 2010

City / County	Acres of public and quasi-public land for Econ. Development	Acres of private land for Economic Development	Total acres of land for Economic Development
Olive Branch / Desoto County, MS			12,700
Tuscaloosa / Tuscaloosa County, AL	2,100	726	2,826
Greenville / Greenville County, SC			2,600
Greensboro / Guilford County, NC			1,680
Bowling Green / Warren County, KY	1,405	252	1,657
Roanoke / Roanoke County, VA			1,626
Murfreesboro / Rutherford County, TN	94	1,514	1,608
Chattanooga / Hamilton County, TN	265	1,200	1,465
Birmingham / Jefferson County, AL	512	806	1,318
Clarksville / Montgomery County, TN	1,054	32	1,086
Little Rock / Pulaski County, AR	800	278	1,078
Jackson / Madison County, TN	636	348	984
Columbia / Richland County, SC			874
Tupelo / Lee County, MS	633	134	767
Huntsville / Madison County, AL	642	81	723
Knoxville / Knox County, TN	367	298	665
Lexington / Fayette County, KY	273	26	299

There may be some level of discrepancy in the total acreage available in each county reviewed as this information had to be gathered by reviewing and then compiling information from an assortment of online resources that included various state economic development websites, TVA's economic development website and many of the local community economic development websites. However, the relative number of acres available in each county should be correct as of October 2010. In some of the counties reviewed, it was difficult to determine whether the land was in public/quasi-public ownership or private ownership; in those instances, just total acreage was recorded.

KNOX COUNTY INTERSTATE INTERCHANGES 2015 PRINCIPAL SECTOR PLAN AND ZONING DESIGNATIONS

LOCATION	SECTOR PLAN DESIGNATIONS	ZONING DESIGNATIONS
INTERSTATE 40		
I-40 @ Exit 369, Watt Road	C	CB, CA, PC
I-40 @ Exit 373, Campbell Station Road	C, LI	CA, CB, C-5, I-3/TO-1, OS-2
I-40 @ Exit 374, Lovell Road	C, LI	CB, C-3, C-5, C-6, I-3/TO-1
I-40 @ Exit 375, Pellissippi Parkway	C, O, MU-SD	CA, CB, C-3, C-4, C-5, C-6, CH, PC, PC-2, PC2/TO-1, RA
I-40 @ Exit 378, Cedar Bluff	C, O, MDR	C-3, C-6, PC, PC-1, PC, PC-2, OB
I-40 @ Exit 379, Bridgewater, Walker Springs, Gallaher	C, CI, O, GC, MDR, MDR/O	CA, C-3, C-4, C-6, PC-1, R, RB, R-2
I-40 @ Exit 380, Montvue Morrell	MU-RC, GC, PP, C-1, LDR	C-3, C-4, C-5, C-6, SC-3, PC-1
I-40 @ Exit 383, Papermill Road	MU-SD, O, LDR, MDR, MDR/O, OS, LDR	C-3, C-4, C-5, C-6, O-1, O-3, R-1, R-1A, R-1E, R-2
I-40 @ Exit 385, I-640 West Side	CI, HI, LI, BP-1, MDR, HP	I-1, I-2, I-3, I-4, C-3 C-6, OS-2, O-1, O-2, R-2, R-1A
I-40 @ Exit 387, Alcoa Highway	LI, GC, HI, MU-SD	I-2, I-3, I-4, C-3, C-4, O-1
I-40 @ Exit 388 , Henley Street	MU-SD, MU-RC, TDR, C-1, MDR/O	I-2, I-3, I-4, C-1, C-2, C-3, C-6, O-1/H-1, O-2/H-1, R-4
I-40 @ Exit 388A-389, James White Parkway	TDR, MU-SD	I-2, I-3, I-4, C-2, C-3, C-4, C-6, O-1/H-1, O-2/H-1, R-2, R-1A, OS-2
I-40 @ Exit 390, Cherry Street	GC, HI, LI, LDR, MDR/O	I-3, C-3, C-4, C-5, O-2, R-2, R-1A

I-40 @ Exit 392, Rutledge Pike	LI, MU-SD, HI, CI, MDR, LDR, PP	I-2, I-3, I-4, C-3, C-4, C-5, C-6, O-1, R-2
I-40 @ Exit 393, I-640 East Side	LI, TR, C, LI	I-3, I-4, C-4
I-40 @ Exit 394, Asheville Highway	LI, GC, LDR, O	I-4, C-1, C-3, OS-2, R-1
I-40 @ Exit 398, Strawberry Plains Pike	GC	CB, C-3, C-4, C-5, C-6, PC
I-40 @ Exit 3402, Midway Road	GC, O, RC, LDR, AG	A, C-4
I-275 @ Exit 1A&B, Baxter Woodland	MDR/O, LI, MU-SD, NC, CI, LI	I-2, I-3, C-3, C-4, C-5, O
INTERSTATE 275		
I-275 @ Exit 2, Heiskell Avenue	LI, GC, NC, OS, LDR, TDR	I-2, I-3, I-4, C-3, C-6, R-2
I-275 @ Exit 3, I-640 North Side	GC, O, MU-SD, MDR/O	I-2, C-3, C-4, C-6, A-1, R-1, RP-2
INTERSTATE 75		
I-75 @ Exit 108, Merchants Cedar Lane	GC, O, MDR/O, LDR, MU-SD, PP	C-1, C-3, C-4, C-5, C-6, R-1
I-75 @ Exit 110, Callahan Dante	GC, MU-SD, LDR, O, MDR/O	C-3, C-4, CA, CB, CH, OS-1, PC, A, R-1, RB
I-75 @ Exit 112, Emory Road	GC, MU-SD, MDR	C-3, C-6, CA, OB, A-1, PC-1, RB, RP-1, R-2
I-75 @ Exit 117, Raccoon Valley Road	MU-SD	I, CA, CH, LI, A
INTERSTATE 140		
I-140 @ Exit 1, Kingston Pike	C, O	CA, C-3, C-4, C-6, CB, PC, PC-1, PC-2,
I-140 @ Exit 3, Westland Drive	O, NC, PI, LDR, MDR	PC, CA, OB, PR, RP-1, A-1, A, RA
I-140 @ Exit 5, Northshore Drive	MU, C, O, LDR	C-6, CA, O-1, OB, A-1, PC-1, PC



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Fwd: Contact MPC TODAY to protect French Broad Communities

1 message

Cox, Jami D <jamicox@utk.edu>

Wed, Nov 11, 2015 at 6:45 PM

Reply-To: jamicox@utk.edu

To: "Commission@knoxmpc.org" <Commission@knoxmpc.org>

Please consider the attached requests concerning the Midway Road project.

Thank you,

Jami Cox

20 year resident of this community

--

This message was directed to commission@knoxmpc.org

**Midway Road Business Park Agreement.pdf**

25K



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Please Protect the French Broad River Valley

1 message

Mark P. Crockett <mcrockett@luedeka.com>

Thu, Nov 12, 2015 at 9:01 AM

Reply-To: mcrockett@luedeka.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear MPC Commissioners,

I live in the Riverdale community, which is in the French Broad River valley in East Knox County, and I am a member of the French Broad Preservation Association (FBPA).

As you consider zoning changes that would accommodate placement of a business park near the Midway road interchange on I40, I ask you to please consider imposing certain development restrictions that would protect the rural character of the river valley. Those restrictions are set forth in the attached Midway Road Business Park Agreement.

I am hopeful that you will be thoughtful, careful, and deliberate as you make decisions that will have a lasting impact on a very beautiful part of our county.

Sincerely,

Mark P. Crockett

Attorney – Luedeka Neely Group, PC

www.Luedeka.com

Follow us on social media.

Riverview Tower - Suite 1504
900 S. Gay St.
Knoxville, TN 37902ph: 865.546.4305
fax: 865.523.4478

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This message was directed to commission@knoxmpc.org**Midway Road Business Park Agreement.pdf**

25K



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] The Development Corporation of Knox County Proposed Plan at Midway Road

Gerald Green <gerald.green@knoxmpc.org>

Thu, Nov 12, 2015 at 9:24 AM

Reply-To: gerald.green@knoxmpc.org

To: Tom McAdams <TMcAdams@bsmlaw.com>

Cc: "commission@knoxmpc.org" <commission@knoxmpc.org>, Jason Long <jhl@lyblaw.net>, Todd Napier <tanapier@knoxdevelopment.org>

Commissioners,

While I respect the right of the community to request a postponement, and believe that a community should have a voice in the way it develops, I would ask you as Commissioners to consider carefully both Mr. Long's request for postponement and Mr. McAdams's response to the request for postponement. It appears that the sole reason for the request for postponement is that Mr. Long was recently retained and has not had time to become familiar with the proposed rezoning. The proposed development of the business park has been known for some time and opportunities have been provided for public input, affording the community adequate time to make issues known and to seek resolution of these issues. Two community meetings were held by the Development Corporation to discuss the proposed rezoning and business park development. I have met with several community representatives to address issues related to the development and it is my understanding that Development Corporation staff have also.

Any recommendation on this matter by MPC will be forwarded to the Board of County Commissioners, providing more time for the community to resolve issues and to have concerns addressed. Additionally, as noted by Mr. McAdams, the EC zoning requested by the Development Corporation will require approval of site development plans by MPC. This will provide ample opportunity to address issues associated with the development of the property.

I ask that you weigh carefully the impact of granting this request and the timing of it.

Please contact me with any questions.

Regards,
Gerald

Gerald Green AICP

Executive Director

Metropolitan Planning Commission

Knoxville-Knox County

[Quoted text hidden]

[Quoted text hidden]



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Fwd: French Broad River Corridor and the threat of an industrial plan

1 message

Patricia Harmon <tnkitty1122@gmail.com>

Wed, Nov 11, 2015 at 9:10 PM

Reply-To: tnkitty1122@gmail.com

To: Commission@knoxmpc.org

----- Forwarded message -----

From: **Patricia Harmon** <tnkitty1122@gmail.com>

Date: Wed, Nov 11, 2015 at 8:56 PM

Subject: French Broad River Corridor and the threat of an industrial plan

To: Commission@knoxmpc.org

Please add conditions to the EC zoning that will protect the community from heavy industrial usages at the site and to implement the FB River Corridor Study through a Small Community Plan. This will help protect the integrity of the surrounding community.

Patricia Harmon
2212 Huckleberry Springs Road
Knoxville, TN 37914

Midway Road Business Park Agreement

The community desires a written agreement outlining the following:

1. Initiatives to protect the rural character of the French Broad River Corridor surrounding the business park

- Update the French Broad River Corridor Study
- Develop a Small Area Plan for Corridor (see 5 Year E County Sector Plan)
- Codification of new zoning for the Corridor
- Conditions to the EC Zoning to limit smokestack manufacturing

2. Waste Water Handling

- Agreement from TDC, KUB and Knox County that the waste water from the business park will be pumped to Eastbridge for treatment
- No on site treatment of waste water
- No waste water treatment plant on the French Broad River Corridor
- Wastewater treatment will be a closed system to businesses within the Employment Center and no requirements to connect for other properties

3. Water Quality Concerns

- Implement current best practice storm water controls
- Baseline testing of all well waters around the Employment Center
- Ongoing monitoring for ph/TSS/hydrocarbons/heavy metals
- Individual TMSP (TN MultiSector Permit)
- No development near sinkholes or slopes above 15%

4. Road Improvements/Design Issues

- Road improvements for traffic patterns only to the Employment Center
- Context sensitive design around the perimeter of the Employment Center
- Implement design guidelines & restrictions of TDC's Midway Business Park Plan
- Generous setbacks and buffer zone for existing homes and properties

5. Community Benefits

- New community center/voting precinct inside or outside the park to replace the one lost to fire
- Cemetery expansion

--

This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] proposed Midway business park

1 message

Paul Laudeman <paul@laudeman.com>

Thu, Nov 12, 2015 at 9:27 AM

Reply-To: paul@laudeman.com

To: herb@claibornehauling.com, bartcarey@comcast.net, commission@knoxmpc.org, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com

Dear Commissioners,

I am very concerned about the negative impact the development of the Midway road area will have on Knox County especially the costs to taxpayers over the long run. I expect that you will demand extreme protections for the citizens of Knox County from profiteering developers. Such protections as zero additional storm water run off; double protections to any chemical storage, such as buried fuel tanks, so that there is zero ground water contamination, etc.. To ensure this please demand that developers pay to test all residential water wells and water ways in the area for toxic chemicals before any development so there is baseline data in the event of future contamination. Please demand that all developers pay large cash bonds to protect taxpayers from holding the bag due to spills and other industrial accidents. Demand that development is sustainably powered, putting in the building code that all development will include at least 50% solar or wind power and use the most efficient heating and cooling systems such as ground sourced heat pumps. Also put in the building code that there will be minimal additional light pollution. Developers, not taxpayers must pay for traffic studies and any measures needed to deal with additional traffic in the area such as road widening. Tax payers should not have to pay for such infrastructure improvements. Demand that developers must also put in, and pay for, sidewalks and bike lanes on all roads that are installed. Encode that lots of greenspace is included in all developments and that wildlife is protected, for example tree buffer zones and buffer zones around all water ways. Developers must pay to bury all power lines and other overhead utilities. If property prices in the area fall due to this development the developers must pay property owners for their losses. Demand that developers must also pay into a fund to cover any litigation costs associated with this development that would otherwise be paid by taxpayers. I do not want my taxes to increase, or my services to be reduced, due to a developer being sued for some transgression. There are studies and plans already available, I believe, such as the FB River Corridor Study that can be implemented through a Small Community Plan.

I see this whole idea as a boondoggle to enrich a few absentee developers and doubt that the promised long term jobs will ever happen. Please do all that you can to ensure that development protects all taxpayers and ensures the responsible development of this area, the opposite of what we have seen in many other developments around Knox county. Impose up front fees on the developers to pay for all of this.

Thank you,
Paul Laudeman

—

This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Midway Road Business Park Agreement

1 message

Charles Manneschmidt <cmanneschmidt@gmail.com>

Wed, Nov 11, 2015 at 8:54 PM

Reply-To: cmanneschmidt@gmail.com

To: commission@knoxmpc.org

Regarding the Midway Road Business Park Agreement, I urge all members of the commission to add conditions to the EC zoning that will protect the community from heavy industrial usages at the site, and implement the French Broad River Corridor Study through a small community plan.

This will help protect the integrity of the surrounding community, which is essential.

Thank you,

Charles Manneschmidt
Knoxville

—

This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Midway Rd.

1 message

Wayne Whitehead <waynewwhitehead@comcast.net>

Thu, Nov 12, 2015 at 2:23 PM

Reply-To: waynewwhitehead@comcast.net

To: commission@knoxmpc.org

Hello,

The French Broad River corridor is currently a very rare scenic, historical and agricultural area which holds tremendous economic and healthy benefits for Knox County and the entire region if carefully preserved and cultivated. Please don't allow short term benefits to spoil it for the future.

Thank you for your careful long range consideration.

Wayne

Wayne

Wayne Whitehead
7009 Thorn Grove PK.
Knoxville, TN 37914
(865) 525-4425
waynewwhitehead@comcast.net

—

This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Midway Road Zoning

1 message

connieswhitehead@comcast.net <connieswhitehead@comcast.net>

Wed, Nov 11, 2015 at 12:22 PM

Reply-To: connieswhitehead@comcast.net

To: Commission@knoxmpc.org

As you are considering the rezoning of the Midway Road property from Agricultural to Employment Center, I respectfully request that you recommend to the Knox County Commission that a moratorium be placed on any further development in the area surrounding the Development Corporation's property until a community study has been conducted by MPC and the French Broad River Corridor has been established and protected as recommended in the sector plan. This rezoning will change our community forever and will affect all of Knox County as it sets a precedent for disregarding the sector plan and the communities it will affect, and encouraging more sprawl. I believe we can do better.

Thank you for your consideration,

Connie Whitehead
7009 Thorngrove Pike
Knoxville, TN 37914
[865-742-5183](tel:865-742-5183)

—

This message was directed to commission@knoxmpc.org