



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

▶ **FILE #:** 10-H-16-RZ  
10-D-16-SP

**AGENDA ITEM #:** 48  
**AGENDA DATE:** 10/13/2016

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

TAX ID NUMBER: 74 09601 & 09603  
JURISDICTION: Commission District 8  
STREET ADDRESS:

[View map on KGIS](#)

▶ **LOCATION:** Northwest side Thorn Grove Pike, north of I-40, southwest of Midway Rd.  
▶ **TRACT INFORMATION:** 3.64 acres.  
SECTOR PLAN: East County  
GROWTH POLICY PLAN: Planned Growth Area  
ACCESSIBILITY: Access is via Thorn Grove Pike, a minor arterial street with 20' of pavement width within 50' of right-of-way.  
UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
WATERSHED: Holston and French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** BP-1 (Business Park Type 1) / EC (Employment Center)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Business park

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: EC zoning was approved for surrounding properties in 2015

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Vacant land / EC (Employment Center)  
South: Vacant land & I-40 / EC (Employment Center)  
East: Agricultural / EC (Employment Center)  
West: Vacant land / EC (Employment Center)

NEIGHBORHOOD CONTEXT: This site is located in the northwest quadrant of the I-40/Midway Rd. interchange in an agricultural and rural residential portion of East Knox County zoned A (Agricultural). The immediately surrounding properties have been approved for a business park, which these properties are proposed to be incorporated into.

**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION #10-D-16-SP, amending the East County Sector Plan to BP-1 (Business Park (Type 1)) sector plan designation, and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.**

The Business Park (Type 1) sector plan designation will allow consideration of the proposed EC (Employment Center) zoning for this site. The properties are owned by The Development Corporation of Knox County and are proposed to be incorporated into the previously approved business park that surrounds the properties.

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

EC (Employment Center) is an extension of the surrounding zoning and is the most appropriate zoning district for the subject properties. The properties are proposed to be incorporated into the surrounding business park. The approval of the business park concept plan included a condition that the subject properties be rezoned EC because the required improvements to Thorngrove Pike encroach significantly into these properties.

**COMMENTS:**

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 road improvements have occurred recently in the area. However, the recently approved concept plan for the surrounding business park does include improvements to Thorngrove Pike that include widening and straightening the road from Midway Rd. to the I-40 overpass. It is staff's understanding that KUB will extend water and sanitary sewer utilities to serve the business park.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential uses for the site. Since the adoption of the East County Sector Plan, the sector plan was amended for the surrounding property to allow consideration of business park uses. Staff maintains that the current LDR designation for the subject properties is no longer appropriate and the BP-1 designation is appropriate considering it is completely surrounded by BP-1 designated properties.

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

In 2015, Knox County Commission approved the BP-1 sector plan designation for approximately 345 acres of land in the northwest quadrant of the Midway / I-40 interchange. This property is within this area but was not designated BP-1 because it was not owned by The Development Corporation of Knox County at that time and was still being used as a residence.

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

The subject properties are surrounded by proposed business park that recently received approval concept plan and development plan approval from the planning commission. The continued use of the subject properties for low density residential purposes is not likely over an extended period of time.

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. The proposed rezoning is necessary because of Knox County's need to have land available for economic development and employment centers.
2. The subject properties are surrounded by EC zoned property that has received concept plan and development plan approval from the planning commission (9-SB-16-C & 9-E-16-UR).
3. The required improvements to widen and straighten Thorngrove Pike will extend into the subject properties. The remaining portions of the properties are proposed to be incorporated into the overall business park.

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

1. The EC zoning district, as stated in the Knox County Zoning Ordinance, is intended to encourage development of business parks and other employment centers that will contribute to the future economic wellbeing 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 Knoxville-Knox County General Plan. And, it provides 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.

2. Based on the above description of the EC zoning district, staff has determined that EC is the most appropriate zoning district for development of a business park at this location.

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 and sewer will be available from KUB, but will need to be extended to serve this site.
2. The request will not have any impact on the school system.
3. The addition of the subject properties into the surrounding business park will allow improvements to Thorngrove Pike.

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 sector plan change to Business Park (Type 1), the recommended EC (Employment Center) zoning will be consistent with the sector plan.
2. If approved, this request could lead to future requests for rezonings within this area, subject to additional East County Sector Plan amendment requests.
3. The site is shown for Planned Growth on the Knoxville Knox County Growth Policy Plan.
4. Any development of this property, for either office or business park/light industrial uses, would be subject to any applicable local, state or federal permits to address such issues as drainage, flooding, water quality, and air and noise pollution.
5. Any development of this property will be subject to the approved concept plan and development plan of the Midway Business Park (9-SB-16-C & 9-E-16-UR).

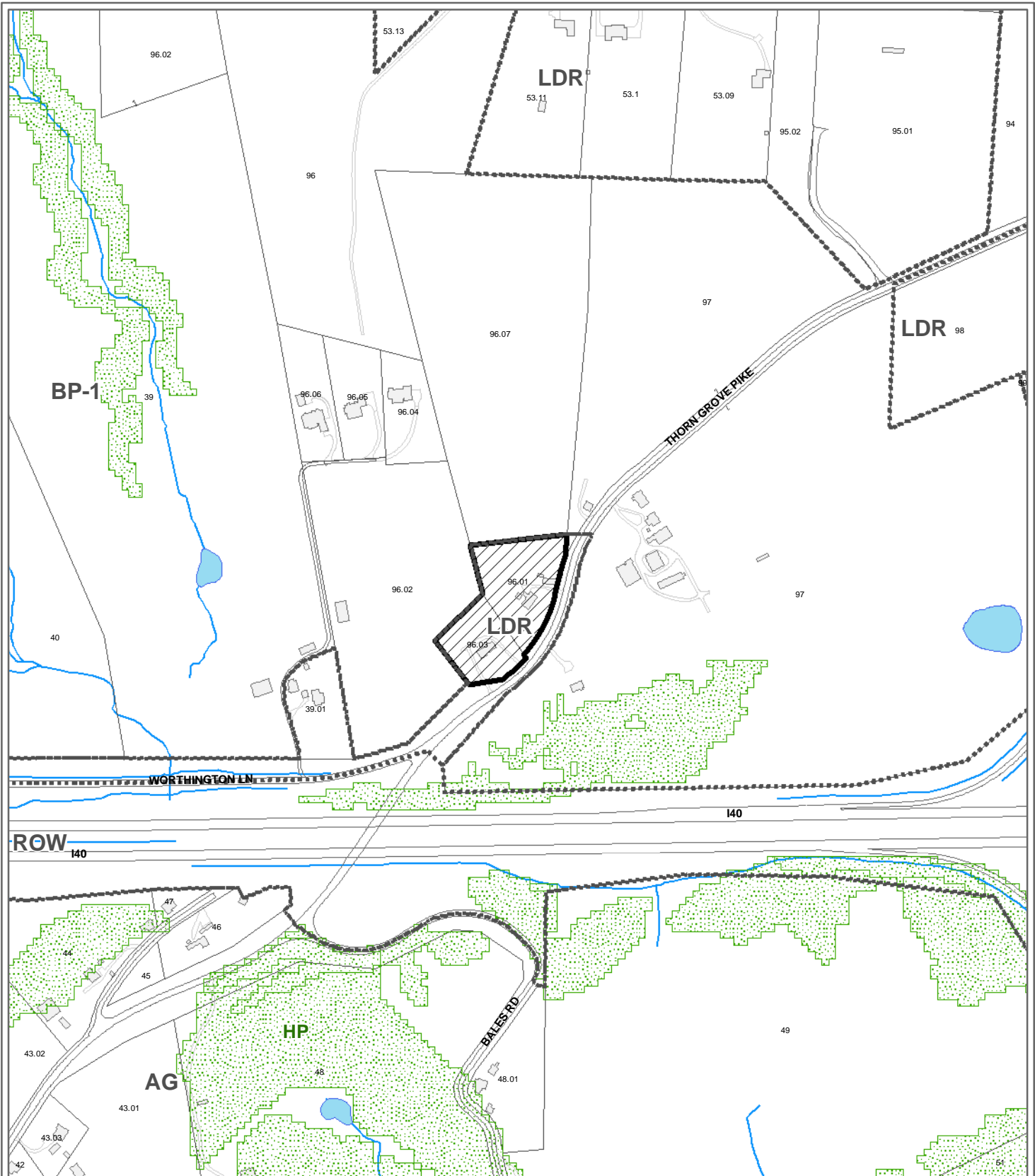
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/21/2016. 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.



**10-D-16-SP / 10-H-16-RZ  
EAST COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)  
To: BP-1 (Business Park Type 1)

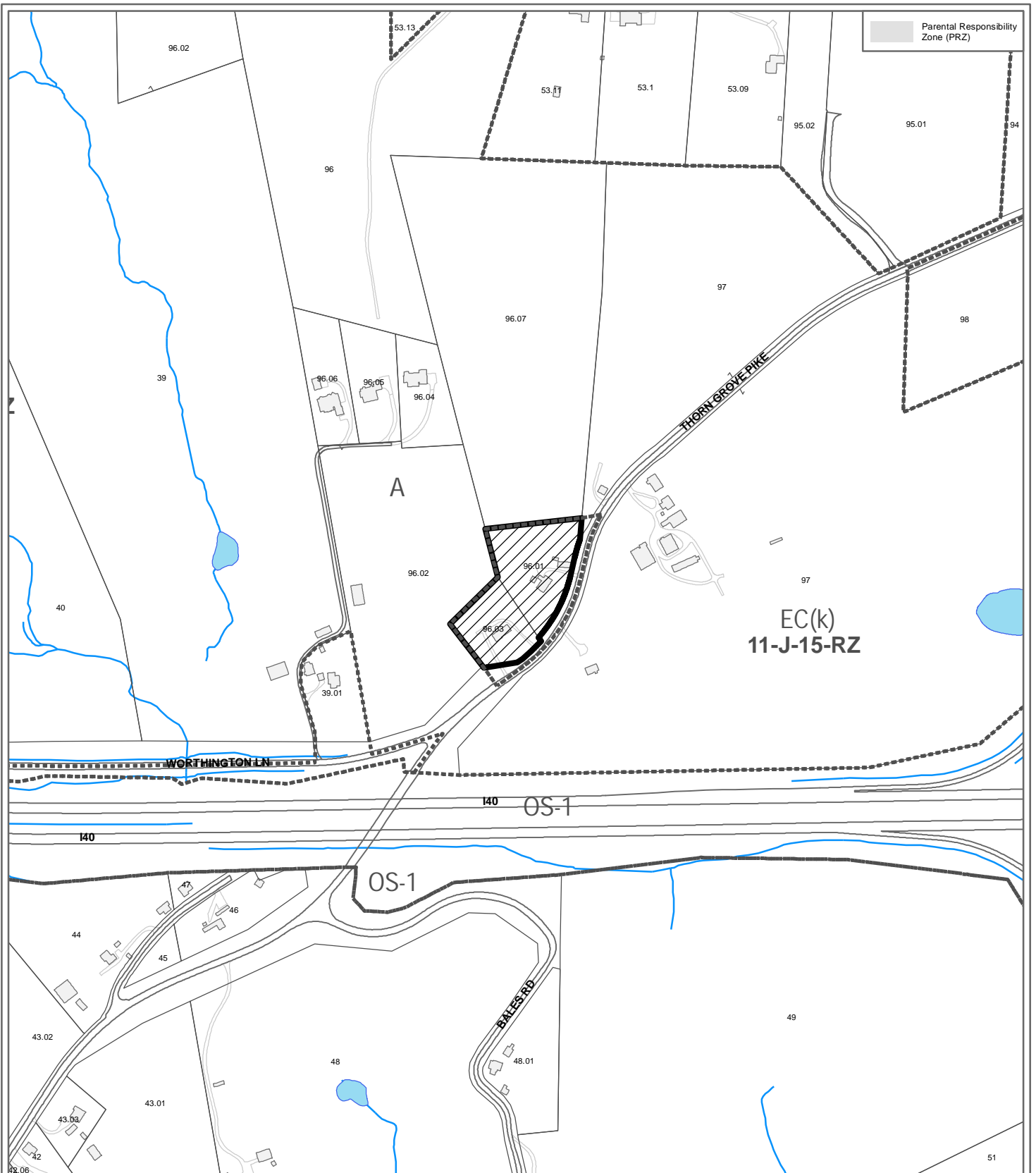


Petitioner: The Development Corporation of  
Knox County

Map No: 74  
Jurisdiction: County

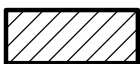


Original Print Date: 9/22/2016      Revised: 10/4/2016  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**10-H-16-RZ  
REZONING**

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



Petitioner: The Development Corporation of  
Knox County

Map No: 74

Jurisdiction: County



Original Print Date: 9/22/2016 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

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 plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, The Development Corporation of Knox County, has submitted an application to amend the Sector Plan from Low Density Residential (LDR) to Business Park Type 1 (BP-1), 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 October 13, 2016, after consideration of the staff recommendation and testimony from those persons in support and opposed to the 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 #10-D-16-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

**REZONING**

**PLAN AMENDMENT**

Name of Applicant: The Development Corporation of Knox County

Date Filed: 8/19/2016 Meeting Date: October 13, 2016

Application Accepted by: Marc Payne

Fee Amount: \$1,000 File Number: Rezoning 10-A-16-RZ

Fee Amount: \$600 File Number: Plan Amendment 10-D-16-SP

**PROPERTY INFORMATION**

Address: 8906 and 8907 Thorn Grove Pk. Ke

General Location: North side of Thorn Grove, North of I-40, West of Midway Road

Parcel ID Number(s): 074 09603 & 0740961

Tract Size: 1.47 ac + 2.17 ac = 3.64 ac

Existing Land Use: Residential

Planning Sector: East Knox County

Growth Policy Plan: Planned Growth

Census Tract: 53.02

Traffic Zone: 132

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8 District

**Requested Change**

**REZONING**

FROM: Agricultural (A)

TO: Employment Center (EC)

**PLAN AMENDMENT**

One Year Plan  East County Sector Plan

FROM: LDR

TO: BP-1

**PROPOSED USE OF PROPERTY**

Business Park

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

**PROPERTY OWNER**  **OPTION HOLDER**

PLEASE PRINT

Name: Todd Napier, President

Company: The Development Corp. of Knox County

Address: 17 Market Square, #201

City: Knoxville State: TN Zip: 37902

Telephone: 865-546-5887

Fax: 865-546-6170

E-mail: tanapier@knoxdevelopment.org

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Todd Napier, President

Company: The Development Corp. of Knox County

Address: 17 Market Square, #201

City: Knoxville State: TN Zip: 37902

Telephone: 865-546-5887

Fax: 865-546-6170

E-mail: tanapier@knoxdevelopment.org

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Todd A. Napier

PLEASE PRINT

Name: Todd A. Napier

Company: The Development Corp. of Knox County

Address: 17 Market Square, #201

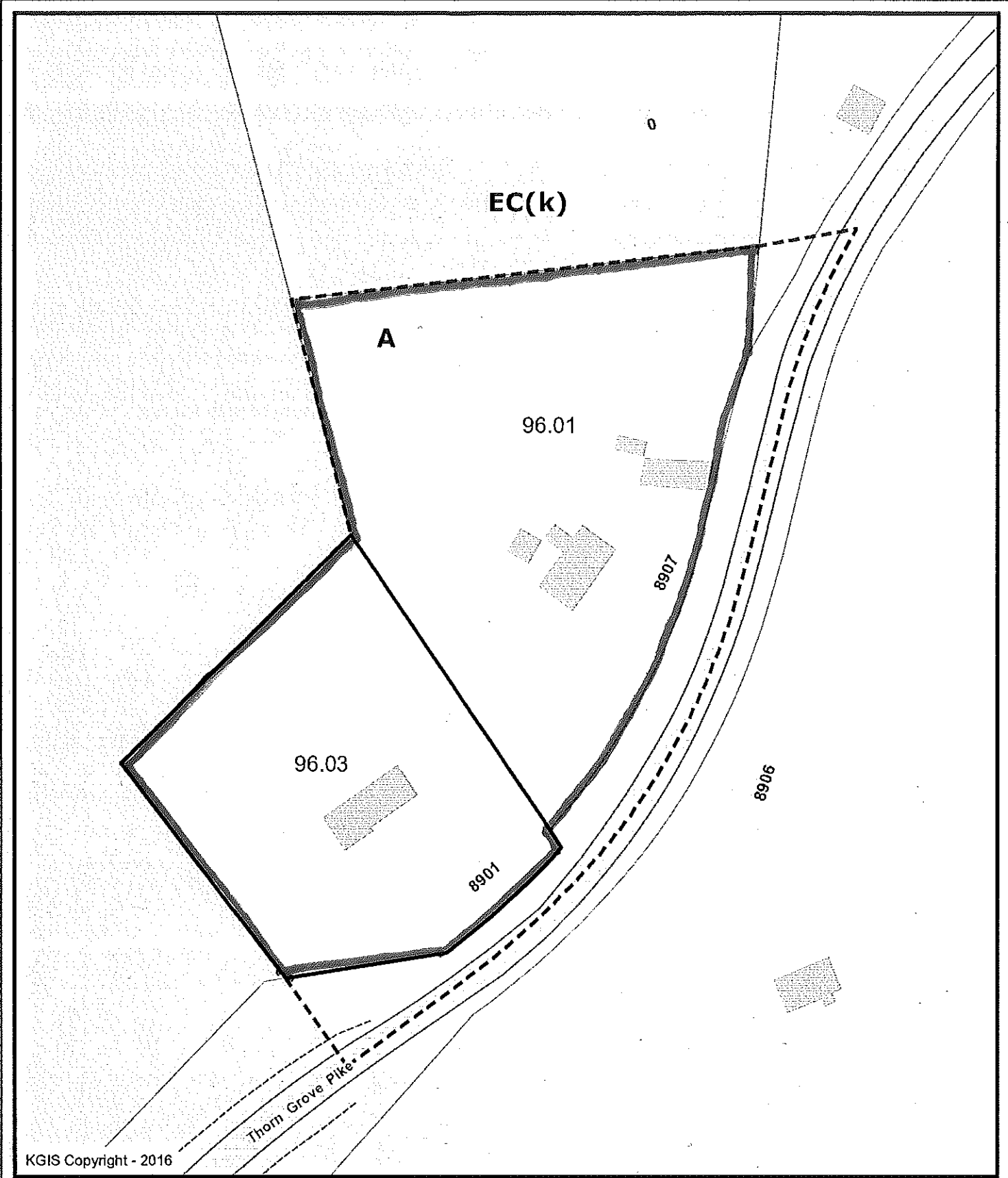
City: Knoxville State: TN Zip: 37902

Telephone: 865-546-5887

E-mail: tanapier@knoxdevelopment.org





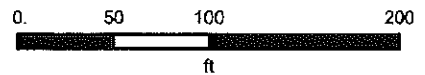


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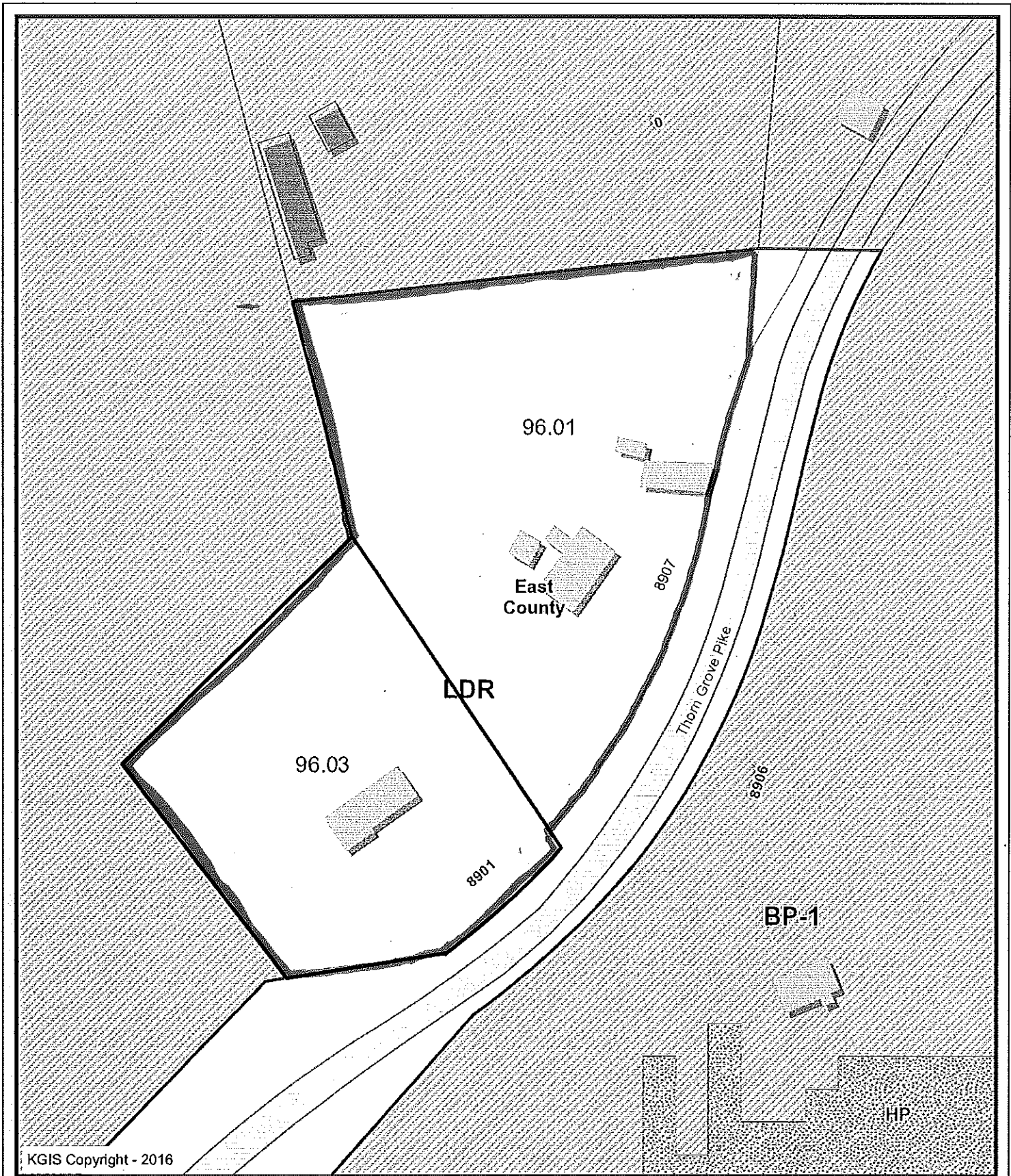
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



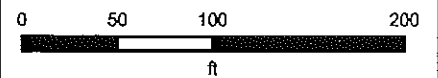
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Letter Portrait

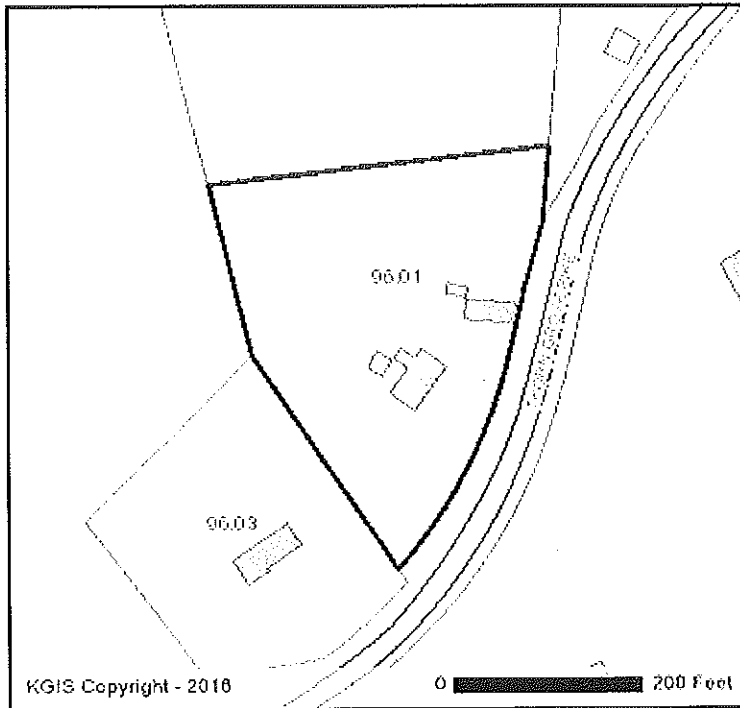
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Knoxville - Knox County - KUB Geographic Information System



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**Parcel 074 09601 - Property Map and Details Report**



**Property Information**

Location Address: 8907 THORN GROVE PIKE  
 CLT Map: 74  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 96.01  
 Parcel ID: 074 09601  
 Parcel Type:  
 District: S8  
 Ward:  
 City Block:  
 Subdivision: CONLEY PROPERTY  
 Rec. Acreage: 2.17  
 Calc. Acreage: 0  
 Recorded Plat: 20121126 - 0033822  
 Recorded Deed: 20121203 - 0035801  
 Deed Type: Deed:Full Coven  
 Deed Date: 12/3/2012

**Address Information**

Site Address: 8907 THORN GROVE PIKE  
 KNOXVILLE - 37914  
 Address Type: RESIDENTIAL  
 Site Name:

**Owner Information**

GAY JOHNATHAN MICHAEL  
 8907 THORN GROVE PIKE  
 KNOXVILLE, TN 37914

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Jurisdiction Information**

County: KNOX COUNTY  
 City / Township:

**MPC Information**

Census Tract: 53.02  
 Planning Sector: East County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct: 87  
 Voting Location: Odd Fellows Lodge Hall  
 10103 THORN GROVE PIKE  
 TN State House: 19 Harry Brooks  
 TN State Senate: 6 Becky Duncan Massey  
 County Commission: 8 Dave Wright  
 Bob Thomas  
 Ed Brantley  
 City Council:  
 School Board: 8 Mike McMillan

**School Zones**

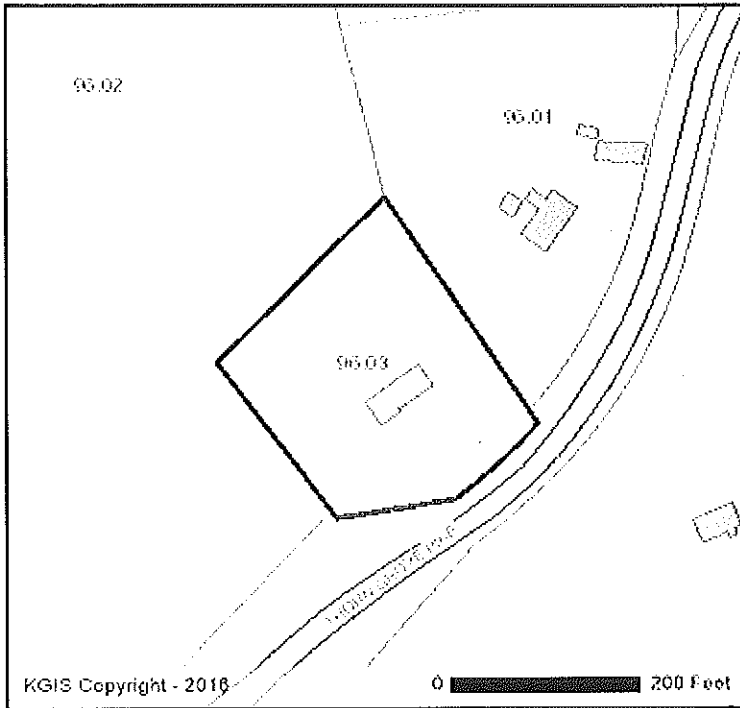
Elementary: CARTER ELEMENTARY  
 Intermediate:  
 Middle: CARTER MIDDLE  
 High: CARTER HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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**Parcel 074 09603 - Property Map and Details Report**



**Property Information**

Location Address: 8901 THORN GROVE PIKE  
 CLT Map: 74  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 96.03  
 Parcel ID: 074 09603  
 Parcel Type:  
 District: S8  
 Ward:  
 City Block:  
 Subdivision:  
 Rec. Acreage: 0  
 Calc. Acreage: 1.47  
 Recorded Plat: -  
 Recorded Deed: 20151013 - 0023312  
 Deed Type: Deed:Full Coven  
 Deed Date: 10/13/2015

**Address Information**

Site Address: 8901 THORN GROVE PIKE  
 KNOXVILLE - 37914  
 Address Type: RESIDENTIAL  
 Site Name:

**Owner Information**

THE DEVELOPMENT CORPORATION OF KNOX COUNTY  
 17 MARKET SQUARE STE 201  
 KNOXVILLE, TN 37902

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