



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 9-SB-16-C **AGENDA ITEM #:** 13
9-E-16-UR (REVISED) **AGENDA DATE:** 9/8/2016

▶ **SUBDIVISION:** MIDWAY BUSINESS PARK
▶ **APPLICANT/DEVELOPER:** THE DEVELOPMENT CORPORATION OF KNOX COUNTY
OWNER(S): Development Corporation of Knox County

TAX IDENTIFICATION: 74 039, 040, 041, 092, 093, 094, 09501, 09502, 096, 09601, 09602, 09603, 09604, 09605, 09606, 09607 & 097 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8918 Thorn Grove Pike

▶ **LOCATION:** Northwest and southeast side of Thorn Grove Pike, north side of Worthington Ln. at the northwest quadrant of the I-40 and Midway Rd. Interchange.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Holston and French Broad and Tuckahoe Creek

▶ **APPROXIMATE ACREAGE:** 327.94 acres

▶ **ZONING:** EC (Employment Center) & A (Agricultural)

▶ **EXISTING LAND USE:** Farm, residences and vacant land

▶ **PROPOSED USE:** Business Park

SURROUNDING LAND USE AND ZONING: 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).

North: Agricultural and rural residential / A (Agricultural)

South: I-40, agricultural and rural residential / OS-1 (Open Space Preservation) and A (Agricultural)

East: Agricultural and rural residential / A (Agricultural) & C-4 (Highway and Arterial Commercial)

West: Agricultural and rural residential / A (Agricultural) & A-1 (General Agricultural)

▶ **NUMBER OF LOTS:** 40

SURVEYOR/ENGINEER: Vaughn and Melton

ACCESSIBILITY: Access is via Thorn Grove Pike, a minor arterial street with 20' of pavement width within 50' of right-of-way, or Midway Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

► **APPROVE the Concept Plan subject to 12 conditions.**

1. Obtaining approval from the Knox County Commission of the requested rezoning of Tax Parcels 074 -09601 and 074-09603, from A (Agricultural) to EC (Employment Center). (10-H-16-RZ/10-D-16-SP)
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Implementation of all intersection and road improvements and recommendations outlined in the Traffic Impact Study (TIS) prepared by Cannon & Cannon, Inc. as revised on July 19, 2016 (Recommendations are attached). The design details and timing of the installation of the improvements (including traffic signals) shall be worked out with the Knox County Department of Engineering and Public Works and Tennessee Department of Transportation (TDOT) during the design plan stage for the subdivision.
5. An updated Traffic Impact Study (TIS) will be required prior to final plat approval for Phases II and III of the subdivision to determine if any changes are necessary for the recommended improvements.
6. Development within the limits of any closed topographic depression, outside of identified preservation areas, will be contingent on obtaining required permits from the Tennessee Department of Environment and Conservation, a subsurface investigation and design recommendation by a geotechnical engineer, and approval by the Knox County Department of Engineering and Public Works
7. Sidewalks and paved trails shall be installed as identified on the concept plan. Sidewalks and paved trails shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Placing a note on the final plat that all lots will have access only to the internal street system except for proposed Lots 24-27, 30-32 and 38-40.
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
11. Prior to certification of a final plat for the subdivision, establishing the Midway Business Park Property Owners Association that will be responsible for maintaining the storm water system, common area and any other commonly held assets.
12. Prior to certification of a final plat for the subdivision, recording the protective covenants for the Preserved Natural Areas.

► **APPROVE the Midway Business Park Development Plan and Design Guidelines subject to 5 conditions.**

1. Lot 40 is designated as a mixed use development that would allow retail commercial uses as designated in Section 5.51.02.O. of the Knox County Zoning Ordinance.
2. Any request to deviate from the approved Design Guidelines would require an amendment to the Design Guidelines through a use on review approval from the Planning Commission.
3. Providing certification during development plan review process that the proposed development site has adequate sight distance at the proposed access driveway onto the public street.
4. Initiate discussions with Knoxville Utilities Board and Tennessee Valley Authority on establishing landscape screening around the boundary of the electrical substation.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, the concept plan and development plan meet the requirements for approval in the EC (Employment Center) zoning district.

COMMENTS:

The applicant is requesting approval of the concept plan and development plan for the Midway Business Park development which is located at the northwest quadrant of the I-40/Midway Rd interchange. The proposed development will have access to Thorn Grove Pike and Midway Rd. This site was rezoned to EC (Employment Center) by the Knox County Commission on December 21, 2015.

The proposed concept plan includes 40 lots on approximately 330.5 acres for development under the EC zoning district. This includes two lots (Tax Parcels 074-09601 and 074-09603) along Thorn Grove Pike that have been recently purchased or are under contract. The applicant has submitted an application (10-H-16-RZ/10-D-16-SP) for the rezoning of that property from A (Agricultural) to EC (Employment Center). The majority of the lots will have access to a proposed public street system that will be implemented in phases.

To address the traffic impact of the proposed development, a traffic impact study was prepared by Cannon & Cannon Inc. with a revised date of July 19, 2016. A copy of the conclusions and recommendations from the study is attached. Traffic improvements include: a) creating a four way intersection at the north end of Midway Rd. at proposed Road A; b) the realignment of Thorne Grove Pike in the area of the second entrance into the business park (west of Midway Rd.) at proposed Road B; c) providing a traffic signal at the intersection of Midway Rd. and Thorn Grove Pike; and d) turn lane and signal improvements at the I-40 / Midway Rd. interchange.

Approximately 54 acres will be kept in Preserved Natural Areas throughout the business park that will also serve as wildlife corridors through the property. A 100 foot buffer/setback adjoining the majority of the A (Agricultural) zoned property to the north and west is proposed. Proposed amenities include a community park, and 2.6 miles of paved and natural trail.

The EC zone allows the Planning Commission to approve an overall development plan and design guidelines for the district. Once approved, administrative review and approval can be granted for development of individual sites by the Planning Commission Staff instead of each development site having to go before the Planning Commission for a use on review approval. A copy of the Midway Business Park Design Guidelines is included in the packet. The Guidelines comply with the requirements of the EC zoning district.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. With the plans to extend public sewer and gas, all major utilities will be available to serve the site.
2. While the traffic generated from the proposed business park will have significant traffic volume related impacts in the immediate area, through the implementation of the recommended roadway and intersection improvements these impacts can be successfully mitigated. The business parks location has excellent access to I-40 which will help reduce impact to the local road network.
3. The proposed 100 foot buffer/setback adjoining the majority of the A (Agricultural) zoned property to the north and west will help to mitigate the impact of the proposed development (only 50 feet is required). The natural buffer will remain in those areas and additional landscape buffer will be established.
4. Approximately 54 acres will be kept in Preserved Natural Areas throughout the business park that will also serve as wildlife corridors through the property. These areas are to remain undisturbed except for minor alteration for the establishment of a trail system and a possible sewer pump station.
5. Proposed amenities that will benefit the community include a community park, a sidewalk and trail system and an area for expansion of Thorn Grove Cemetery.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions and approval of the design guidelines, the proposed development meets the requirements of the EC zoning as well as the general criteria for approval of a use on review.
2. The proposed development plan is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. While the proposed use will change the rural character of the immediate area, the Preserved Natural Areas, maintained buffers and design guidelines will help to make the business park more compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located along two minor arterial streets near an interstate interchange. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan proposes business park uses for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.