

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

▶ **FILE #:** 12-SC-17-C **AGENDA ITEM #:** 15  
 12-D-17-UR **AGENDA DATE:** 12/14/2017

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

TAX IDENTIFICATION: 90 10201 [View map on KGIS](#)  
 JURISDICTION: County Commission District 6  
 STREET ADDRESS: 0 Garrison Dr

▶ **LOCATION:** **South side of Garrison Dr., east of Karns Valley Dr. Extension**

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** **68.46 acres**

▶ **ZONING:** **EC (Employment Center)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Business Park Subdivision**

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) & RA (Low Density Residential)  
 South: Karns High School - I (Industrial)  
 East: Vacant land - I (Industrial) & A (Agricultural)  
 West: Vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** **4**

SURVEYOR/ENGINEER: CDM Smith

ACCESSIBILITY: Access will be via a new unnamed public street providing access to the Karns Valley Drive Extension a major arterial street. Both streets are currently under construction.

▶ **SUBDIVISION VARIANCES REQUIRED:** **None**

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 10 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. An updated Traffic Impact Study (TIS) will be required following the completion of the Karns Valley Dr. Extension and related street connections, and the streets are in use, in order to determine if any further street improvements are necessary to address the impact of the business park.

4. Development within the limits of any closed topographic depression 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.
5. Paved trails shall be installed as identified on the concept plan. 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 trails. Required sidewalks for the individual development lots will be addressed during the development plan review process for each site.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system with no access permitted to Garrison Dr.
8. Working with the Knox County Parks Planning & Development Manager on determining the location of any greenway easements that are needed through this property in order to allow connection of the greenway system to Karns High School. The greenway easements shall be identified on the final plat for this four lot subdivision.
9. 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.
10. Prior to certification of a final plat for the subdivision, establishing the Karns Valley Business Park Property Owners Association that will be responsible for maintaining the storm water system, common area and any other commonly held assets.

► **APPROVE the Karns Valley Business Park Development Plan and Design Guidelines subject to 2 conditions.**

1. 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.
2. 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 Karns Valley Business Park development which is located on the south side of Garrison Dr., east of the Karns Valley Dr. Extension. The proposed development will have access to the Karns Valley Dr. Extension by a new public street that will also provide access to a realigned Garrison Dr. This site was rezoned to EC (Employment Center) by the Knox County Commission on December 16, 2013 subject to the following condition: "All required road improvements, including but not limited to the completion of the Karns Valley connector to the west, resulting from the use on review approval of a development plan by MPC, must be completed to the satisfaction of MPC and Knox County Engineering staffs prior to the issuance of any occupancy permits for the project."

The proposed concept plan includes 4 lots on approximately 68.46 acres for development under the EC zoning district. To address the traffic impact of the proposed development, a traffic impact study was prepared by CDM Smith in November 2013 when the rezoning request was considered. A condition is proposed that would require an updated Traffic Impact Study (TIS) following the completion of the Karns Valley Dr. Extension and related street connections, and the streets are in use, in order to determine if any further street improvements are necessary to address the impact of the business park.

A 100 foot buffer/setback is proposed along the northern and southern property boundaries that will help to mitigate the impact of the proposed development on the residential development to the north and public school to the south (only 50 feet is required). A walking trail will be provided around the four development sites in addition to a connection to the County's future greenway system.

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. The proposed 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. The proposed business park will have minimal impact on local services since utilities are available to serve this site.
2. The proposed 100 foot buffer/setback along the northern and southern property boundaries will help to mitigate the impact of the proposed development on the residential development to the north and public school to the south (only 50 feet is required). Since there is no existing natural buffer on this property, a landscaped berm will be installed along the northern boundary adjoining Garrison Dr. and the residential subdivisions. A landscape buffer will also be provided along the other three property boundaries.
3. A proposed amenity that will benefit the community includes a public parking area near the main entrance with connections being provided to the future greenway walking trails.

#### 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 will have access to the Karns Valley Drive Extension, a major arterial street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes business park uses for the site. The proposed development is consistent with the sector plan.
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.