

**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. 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.
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 Midway 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

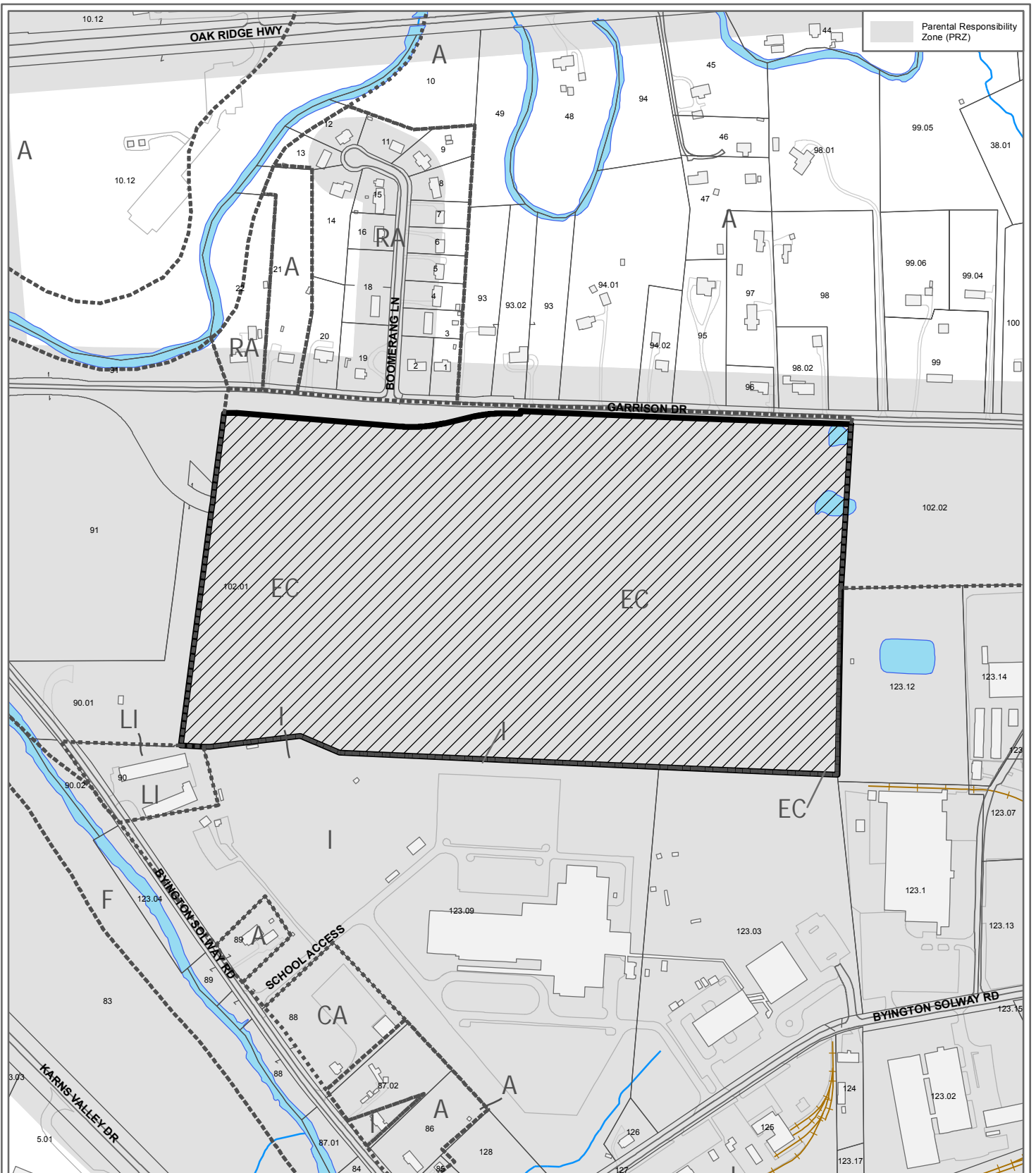
1. The Northwest County Sector Plan proposes business park uses for the site. The proposed development is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

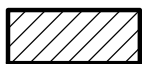
ESTIMATED STUDENT YIELD: Not applicable.

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.



**12-SC-17-C / 12-D-17-UR
CONCEPT PLAN/USE ON REVIEW**

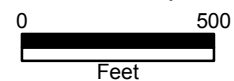


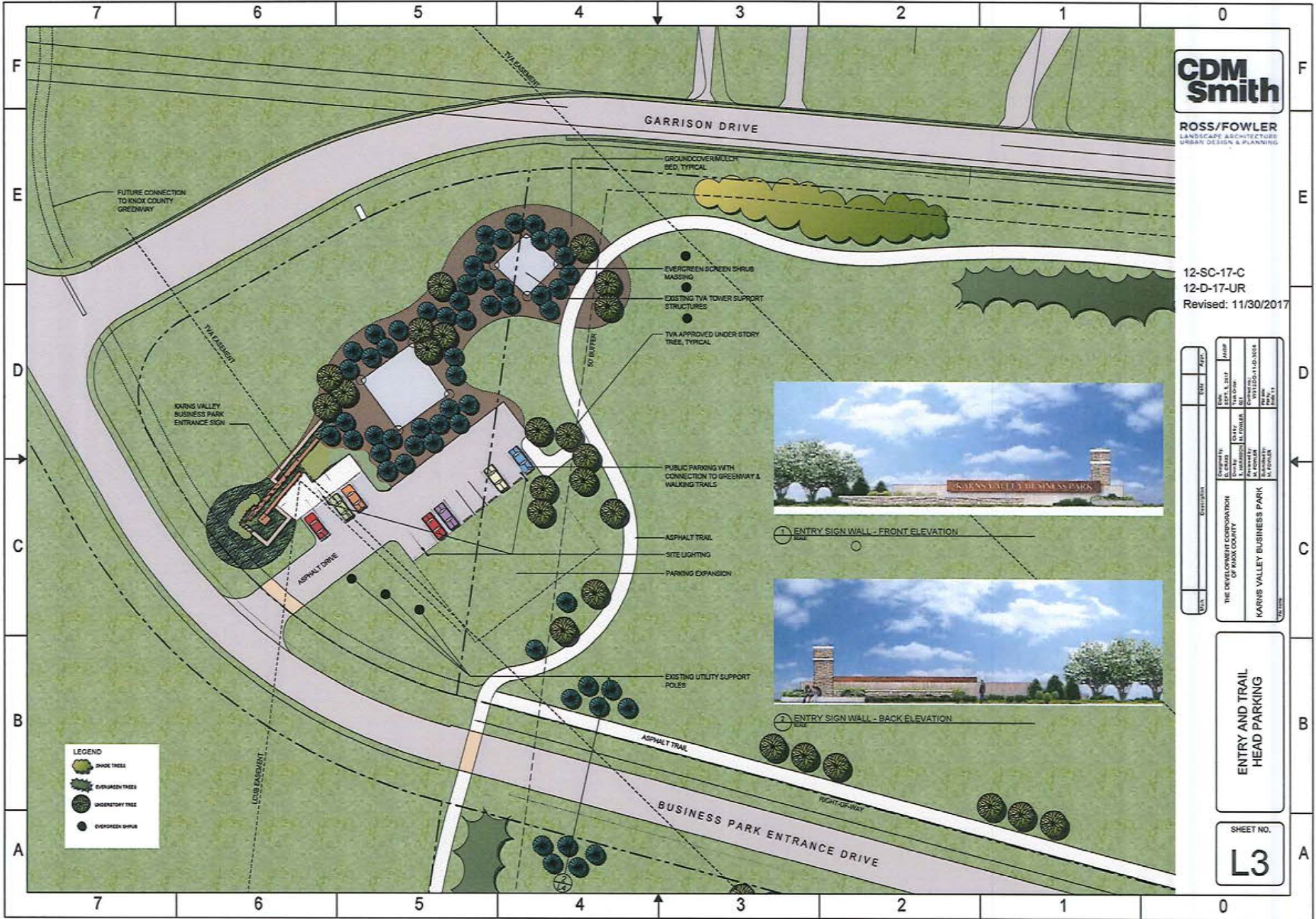
Business Park Subdivision in EC (Employment Center)

Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: The Development Corporation of
Knox County
Karns Valley Business Park

Map No: 90
Jurisdiction: County





CDM Smith

ROSS/FOWLER
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING

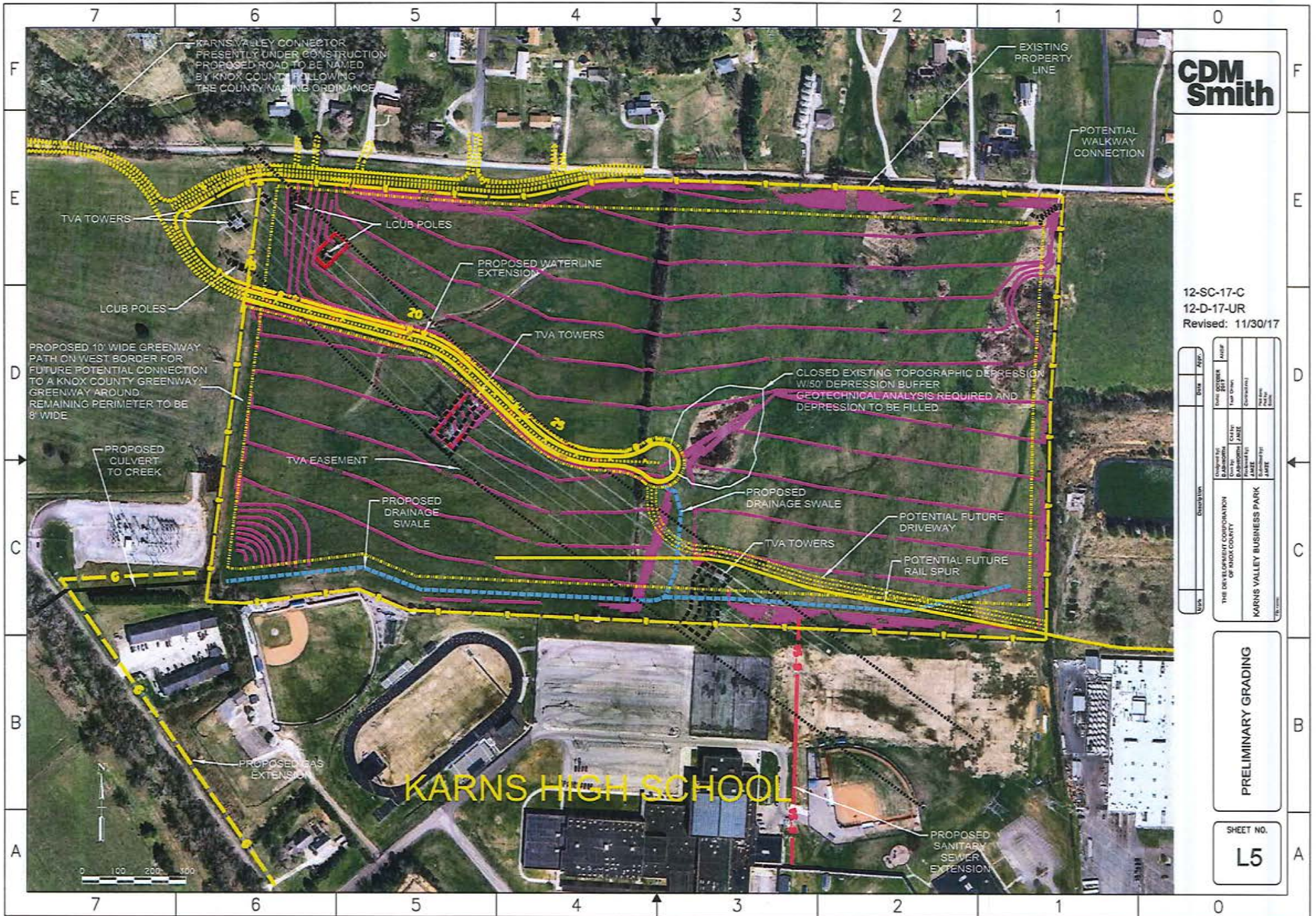
12-SC-17-C
12-D-17-UR
Revised: 11/30/2017

Task	Estimate	Start	Stop	At Risk
Design	100%	8/1/17	11/30/17	At Risk
Construction	0%			
Construction	0%			

Client	City of Knox County
Project	KARNIS VALLEY BUSINESS PARK
Location	1.00000000, 1.00000000, 1.00000000
Scale	1/8" = 1'-0"
Author	M. FOWLER
Checked	M. FOWLER
Drawn	M. FOWLER
Plot	11/30/2017 11:00:30AM
Sheet	1 of 1

ENTRY AND TRAIL
HEAD PARKING

SHEET NO.
L3



**CDM
Smith**

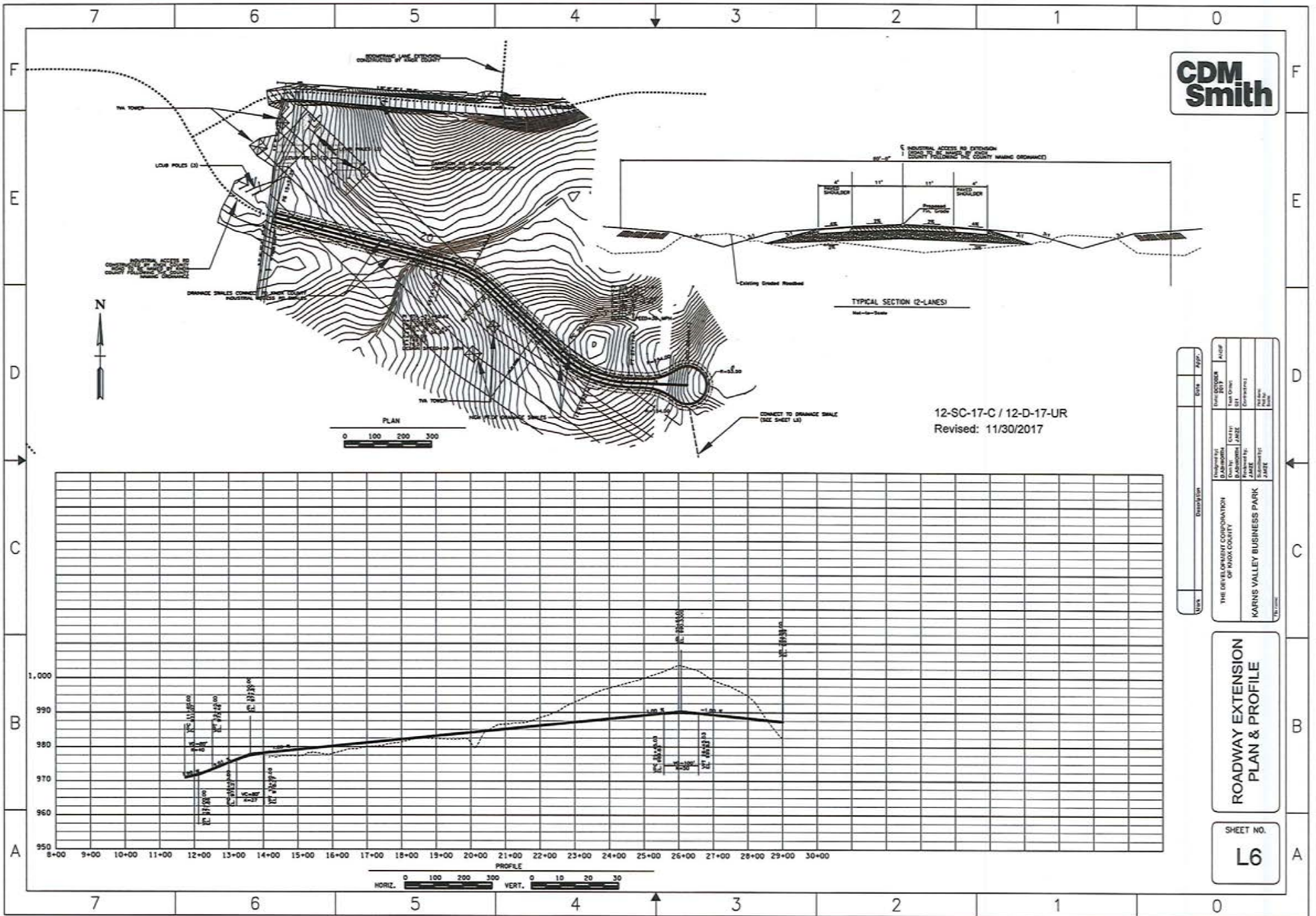
12-SC-17-C
12-D-17-UR
Revised: 11/30/17

NO.	DESCRIPTION	DATE	APP'D.
1	DESIGNED BY: [Name]		
2	CHECKED BY: [Name]		
3	APPROVED BY: [Name]		
4	DATE: [Date]		

THE DEVELOPER'S CORPORATION OF KNOX COUNTY
KARNS VALLEY BUSINESS PARK

PRELIMINARY GRADING

SHEET NO.
L5





OFFICE OF COUNTY MAYOR TIM BURCHETT

Knox County Engineering & Public Works • 205 West Baxter Avenue, Knoxville, TN 37917

October 17, 2017

Mr. Tom Brechko
Knoxville/Knox County MPC
400 Main Street, Suite 403
Knoxville TN 37902

RE: Proposed Karns Valley Business Park

Dear Mr. Brechko:

Please accept the December 2013 traffic impact study performed by CDM Smith as part of the submittal for the concept plan and Use On Review plan for the Karns Valley Business Park. The reason for this unusual request is that the Karns Valley Drive Extension project is currently under construction and this new road will divert traffic from Byington Beaver Ridge Road once it is completed. In addition, Garrison Road and Byington Solway Road are both closed to through traffic because of the construction.

Updating the traffic counts now would be a waste of time and money. I would ask that as part of this plan's approval process, a condition be attached that would ask for the updated study after the roadway construction has been completed. The updated study with the new counts could then be compared to the December 2013 traffic study to see if the assumptions on projected volumes and distributions were on target or not.

Please let me know if you have any questions about my request.

Sincerely,

Cynthia M. Pionke, P.E.
Director of Planning and Development

SUBDIVISION - CONCEPT



Name of Applicant: The Development Corporation of Knox County
Date Filed: October 30, 2017 Meeting Date: December 14, 2017
Application Accepted by: Thomas Buchko
Fee Amount: \$1,500 File Number: Subdivision - Concept 12-SC-17-C
Fee Amount: — Related File Number: Development Plan 12-D-17-UR

PROPERTY INFORMATION

Subdivision Name: Karns Valley Business Park
Unit/Phase Number: _____
General Location: South side Garrison Drive, east of Karns Valley Dr.
Tract Size: 68.46 acres No. of Lots: 1
Zoning District: WG EC
Existing Land Use: Vacant land
Planning Sector: Northwest County
Growth Policy Plan Designation: Planned
Census Tract: 59.08
Traffic Zone: 216
Parcel ID Number(s): 090-10201
Jurisdiction: City Council _____ District
 County Commission WG6 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer West Knox Utility District (WKUD)
Water West Knox Utility District (WKUD)
Electricity Lenoir City Utility District (LCUB)
Gas Knoxville Utility Board (KUB)
Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: The Development Corporation
Company: _____
Address: 201 #17 Market Street
City: Knoxville State: TN Zip: 37902
Telephone: 865-546-5887
Fax: _____
E-mail: tanapier@knoxdevelopment.org

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: Clark David Ashworth
Company: CDM Smith
Address: 1100 Marion Street, Suite 300
City: Knoxville State: TN Zip: 37921
Telephone: 865-963-4321
Fax: _____
E-mail: ashworthcd@cdmsmith.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
Name: Clark David Ashworth
Company: CDM Smith
Address: 1100 Marion Street, Suite 300
City: Knoxville State: TN Zip: 37921
Telephone: 865-963-4321
Fax: _____
E-mail: ashworthcd@cdmsmith.com

VARIANCES REQUESTED

1. Allowance of Traffic Impact Study (TIS) from November 2013

Justify variance by indicating hardship: It is not possible to obtain updated traffic counts for the business park because of ongoing construction activities with Knox County's Karns Valley Drive project. See attached letter from Cindy Pionke (Knox County Engineering) requesting use of the 2013 TIS for the site.

2. _____

Justify variance by indicating hardship: _____

3. _____

Justify variance by indicating hardship: _____

4. _____

Justify variance by indicating hardship: _____

5. _____

Justify variance by indicating hardship: _____

6. _____

Justify variance by indicating hardship: _____

7. _____

Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Ray Christian (Operations Manager)

Address: 17 Market Square, #201

City: Knoxville State: TN Zip: 37902

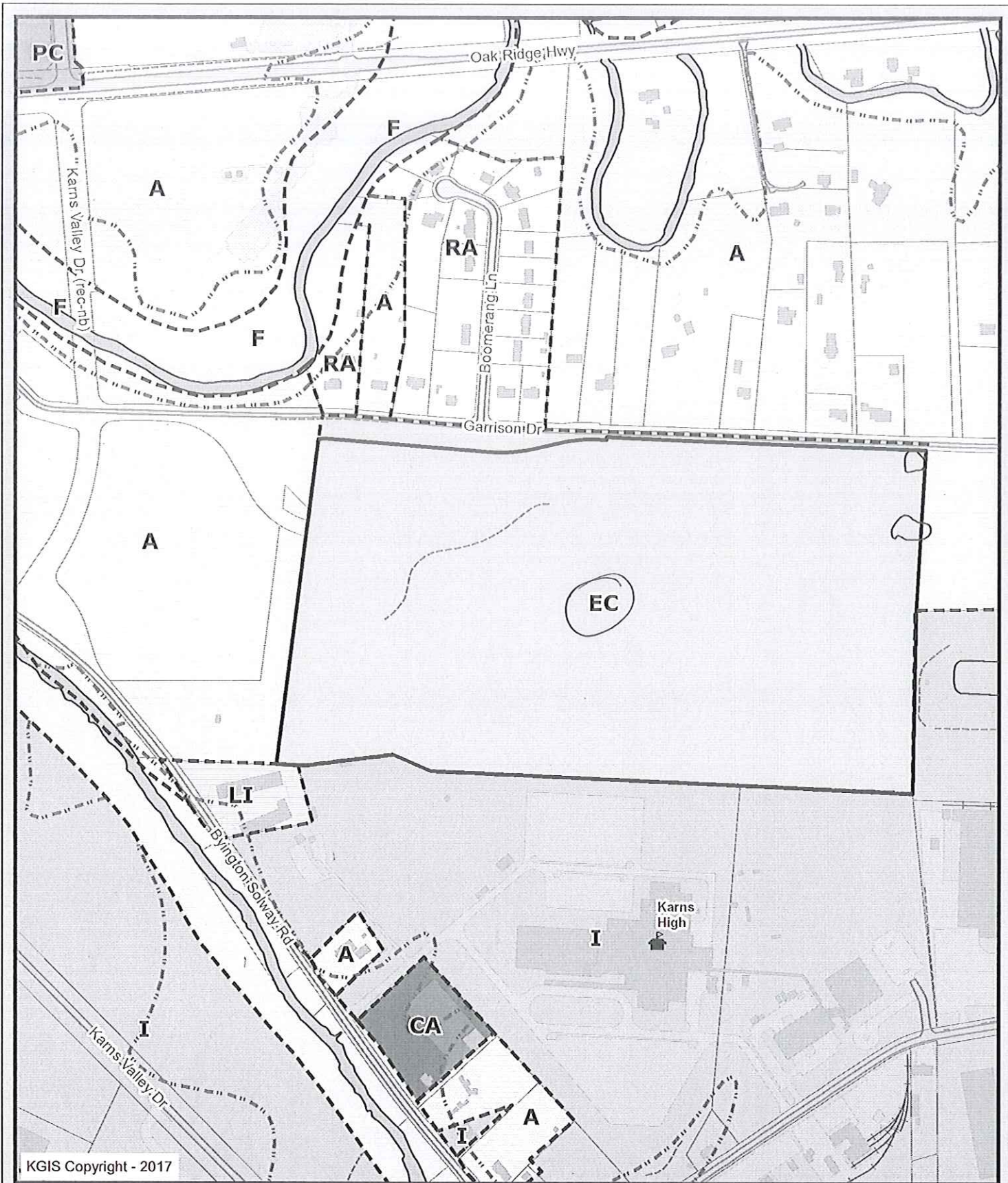
Telephone: 865.246-2642

Fax: _____

Signature: *Ray Christian*

Date: 10/30/2017

E-mail: RChristian@knoxdevelopment.org

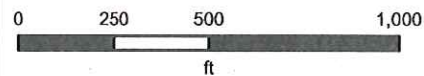


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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