



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

▶ **FILE #:** 12-A-18-RZ
12-A-18-SP

AGENDA ITEM #: 38
AGENDA DATE: 12/13/2018

▶ **APPLICANT:** JACKIE A. STANLEY
OWNER(S): Jackie A. Stanley

TAX ID NUMBER: 138 274.06 [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 8822 Valgro Rd

▶ **LOCATION:** East end of Valgro Rd., east of Sevierville Pike

▶ **TRACT INFORMATION:** 5.39 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Valgro Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) / LI (Light Industrial)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant

▶ **PROPOSED USE:** Fence company office and storage

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, Extension of BP-1 to the north of the site

HISTORY OF ZONING REQUESTS: 1-H-17-SP; BP-1 (Business Park Type 1) to AG (Agricultural) and 3-A-13-SP; AG/RR (Agricultural/Rural Residential) to BP-1 (Business Park Type 1)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Industrial warehouse building / BP-1 (Business Park Type 1)

South: Vacant land / AG (Agriculture)

East: Vacant land / AG (Agriculture)

West: Industrial warehouse buildings / LI (Light Industrial)

NEIGHBORHOOD CONTEXT: This site is located within an area at the east end of Valgro Rd., developed with industrial businesses under LI, A and CB zoning.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #12-A-18-SP, amending the South County Sector Plan to BP-1 (Business Park Type 1) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A) The applicant requested LI.**

Staff recommends an extension of the BP-1 designation from the north, because it permits a recommendation for the EC (Employment Center) zone in the Rural Area. The applicant requested a sector plan amendment for LI, which is not permitted by the Growth Policy Plan in the Rural Area. Also the site was previously designated for BP-1 (Business Park Type 1) prior to a 2017 plan amendment and rezoning request.

► **RECOMMEND that County Commission APPROVE EC (Employment Center) zoning, consistent with the BP-1 (Business Park Type 1) sector plan recommendation.**

EC (Employment Center) zoning at this location is an extension with the adjacent EC zoning to the north and the surrounding LI (Light Industrial) zoning to the west. Prior to 2017 the site was zoned EC. The EC zone requires a public review of a development plan prior to construction so that any issues may be addressed through the design process.

COMMENTS:

SECTOR PLAN AMENDMENT 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 additional streets or utilities improvements have been made in the area since the South County Sector Plan was last updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The South County Sector Plan previously recognized the industrial and warehouse uses and zoning in the area, however, a plan amendment and rezoning, adopted in 2017, permitted AG (Agricultural) land use classification for the site to permit an airsoft recreational facility as a use-on-review.

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

Population growth in the South County Sector is relatively stable.

State law regarding amendments of the general plan (which includes 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.

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. EC zoning is compatible with the scale and intensity of the surrounding industrial and warehouse development and zoning pattern.
2. The current A zoning would not allow the industrial and warehouse uses that previously existed on this site and that is adjacent to the other light industrial uses in the Valgro Road area.
3. The EC zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues and development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. EC zoning is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of the county; to provide standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or

facilities; to provide 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 to provide a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Farragut-Knoxville-Knox County Growth Policy Plan.

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. The recommended EC zoning is compatible with the surrounding land uses and zoning pattern.
2. EC zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The site was previously zoned EC and an adjacent remnant parcel of that rezoning continues to operate a business compatible with the EC zone classification, and adverse effects have been documented.

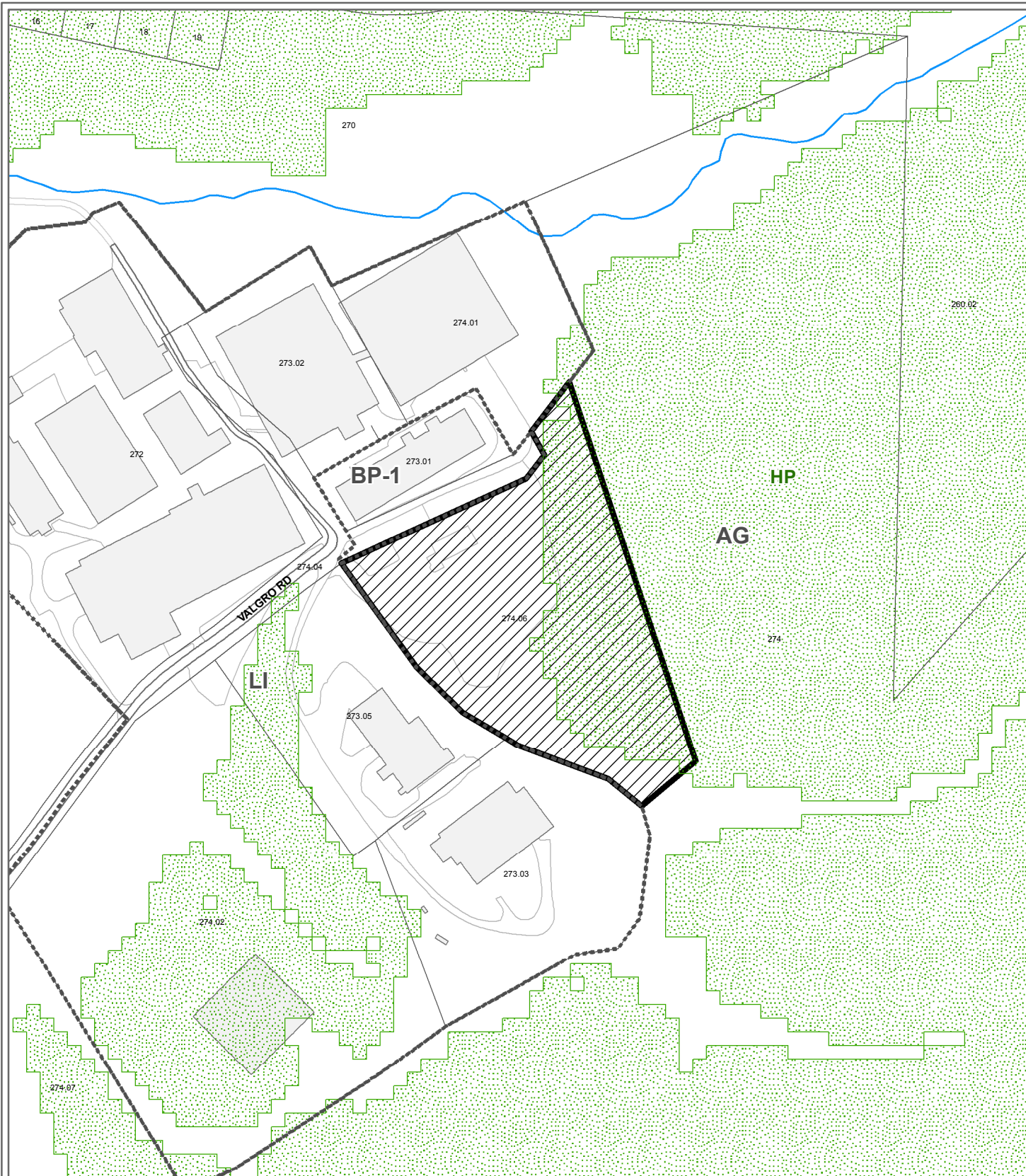
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment to the South County Sector Plan for the BP-1 (Business Park Type 1) land use classification (12-A-18-SP), EC zoning would be consistent with the plan
3. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended EC zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

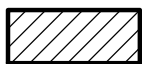
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2019. 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.



**12-A-18-SP / 12-A-18-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Jackie A. Stanley

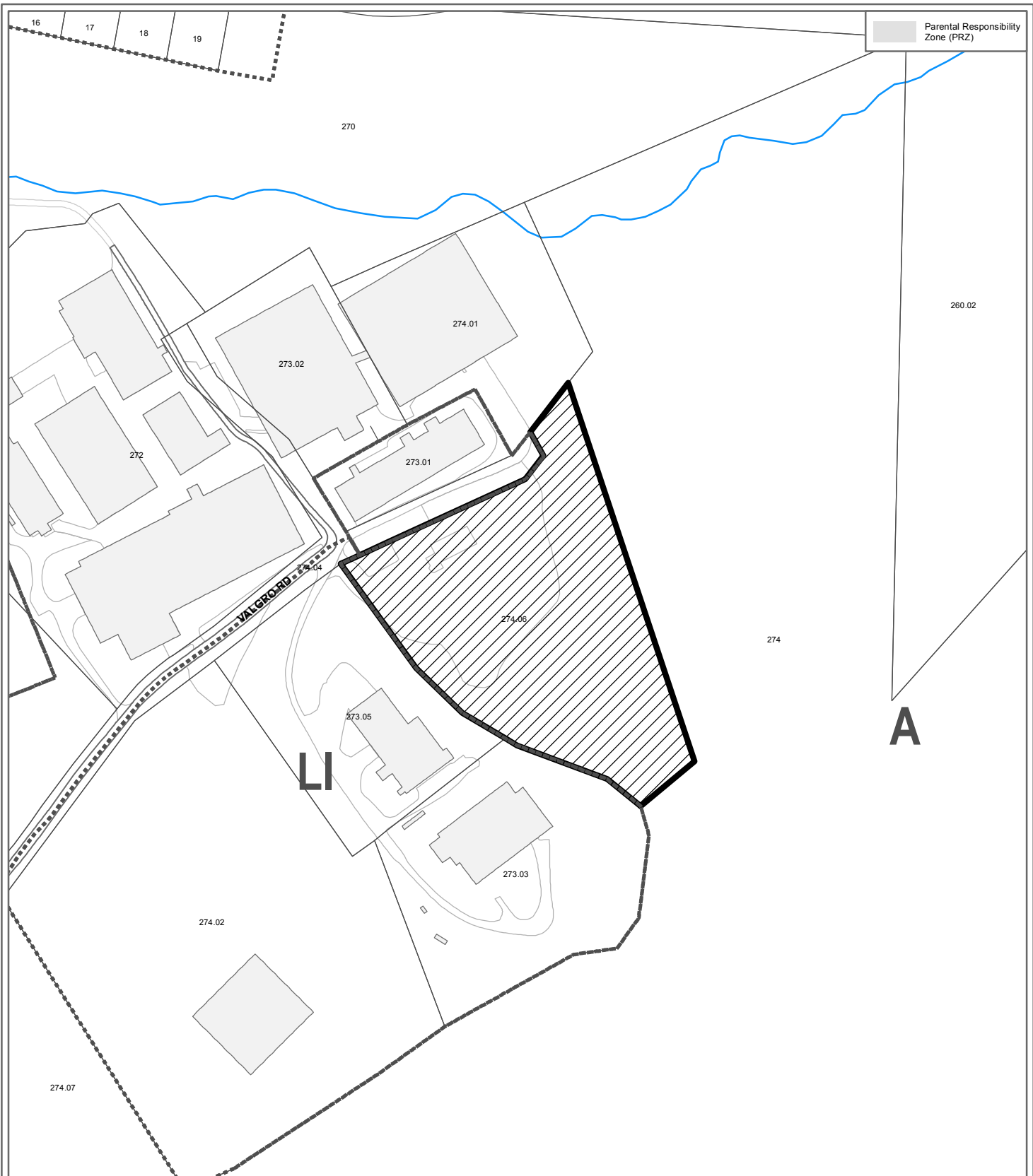


From: AG (Agricultural)
To: LI (Light Industrial)

Map No: 138
Jurisdiction: County



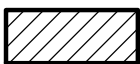
Original Print Date: 11/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Parental Responsibility Zone (PRZ)

**12-A-18-RZ
REZONING**

Petitioner: Jackie A. Stanley



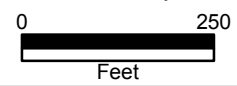
From: A (Agricultural)

To: LI (Light Industrial)

Map No: 138

Jurisdiction: County

Original Print Date: 11/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH 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 South 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, Metropolitan Planning Commission staff recommends amending the Sector Plan from Agricultural to Business Park Type 1, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the South 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 December 13, 2018, 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 South County Sector Plan, with its accompanying staff report and map, file #12-A-18-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: Jackie A. Stanley

Date Filed: 10/8/18 Meeting Date: 12/13/18

Application Accepted by: M. Payne

Fee Amount: 1539.00 File Number: Rezoning 12-A-18-RZ

Fee Amount: 800.00 File Number: Plan Amendment 12-A-18-SP

PROPERTY INFORMATION

Address: 8822 Valgro Rd

General Location: 1/2 Valgro Rd
due east of Sevierville Pike

Parcel ID Number(s): 138 27406

Tract Size: 5.39 ac

Existing Land Use: vacant

Planning Sector: South County

Growth Policy Plan: Rural

Census Tract: 55.02

Traffic Zone: 167

Jurisdiction: City Council _____ District
 County Commission 9th District

**Requested Change
REZONING**

FROM: A

TO: L1

PLAN AMENDMENT

One Year Plan South County Sector Plan

FROM: AG

TO: L1

PROPOSED USE OF PROPERTY

Fence company OFFICE and Storage

Density Proposed 1/A Units/Acre

Previous Rezoning Requests:

3-D-13-RZ (LI and A to I)

1-K-17-RZ (EC to A)

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: JACKIE A. Stanley

Company: _____

Address: 8822 Valgro Rd

City: Knoxville State: TN Zip: 37920

Telephone: 865-254-4094

Fax: 865-429-0302

E-mail: StanleyFence64@yahoo.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: JACKIE A. Stanley

Company: _____

Address: 715 ~~RD~~ River Rd

City: Kodak State: TN Zip: 37764

Telephone: 865-254-4094

Fax: 865-429-0302

E-mail: StanleyFence64@yahoo.com

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: Jackie A. Stanley

PLEASE PRINT

Name: JACKIE A. Stanley

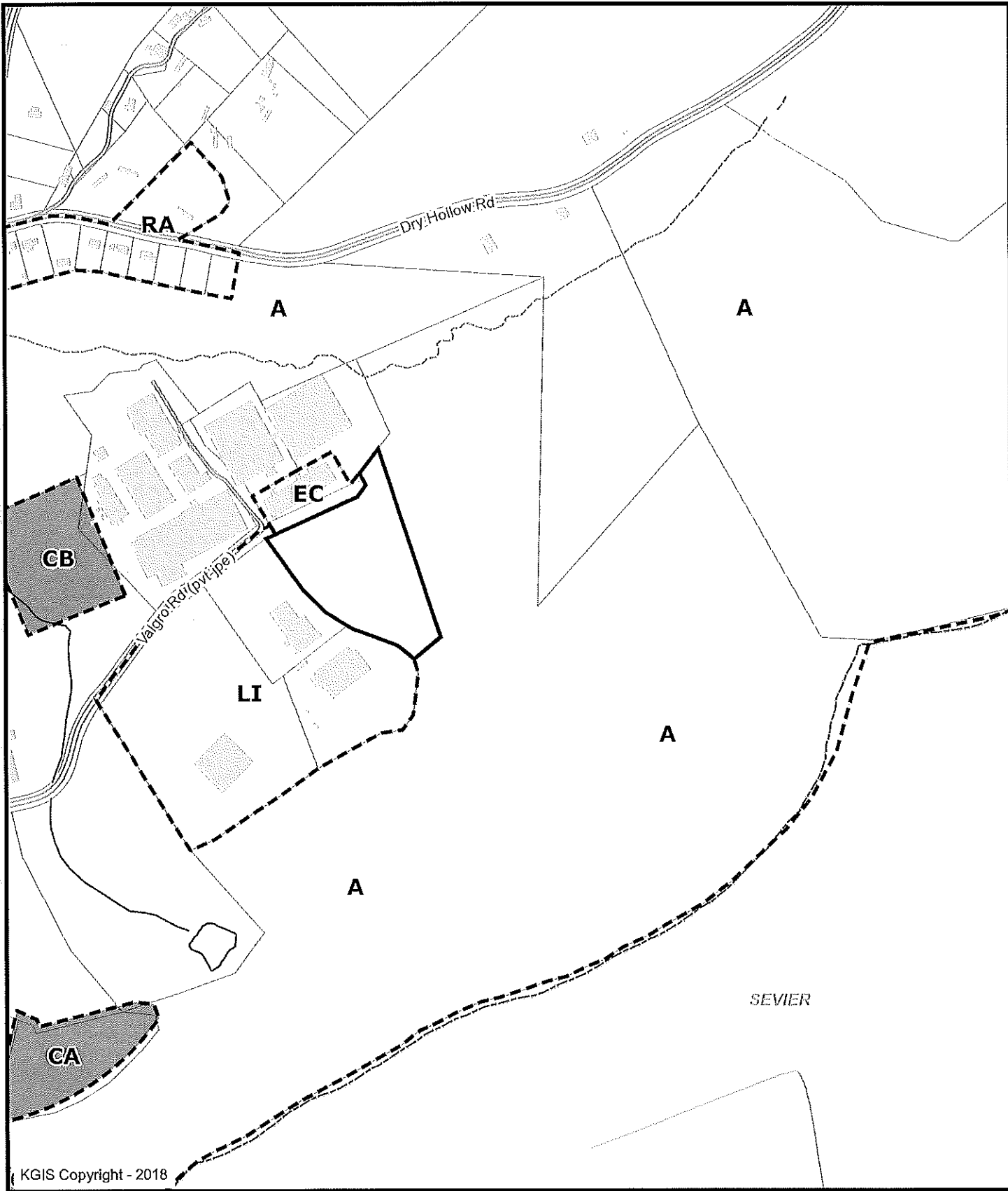
Company: _____

Address: 8822 Valgro Rd

City: Knoxville State: TN Zip: 37920

Telephone: 865-254-4094

E-mail: stanleyfence64@yahoo.com



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Letter Portrait

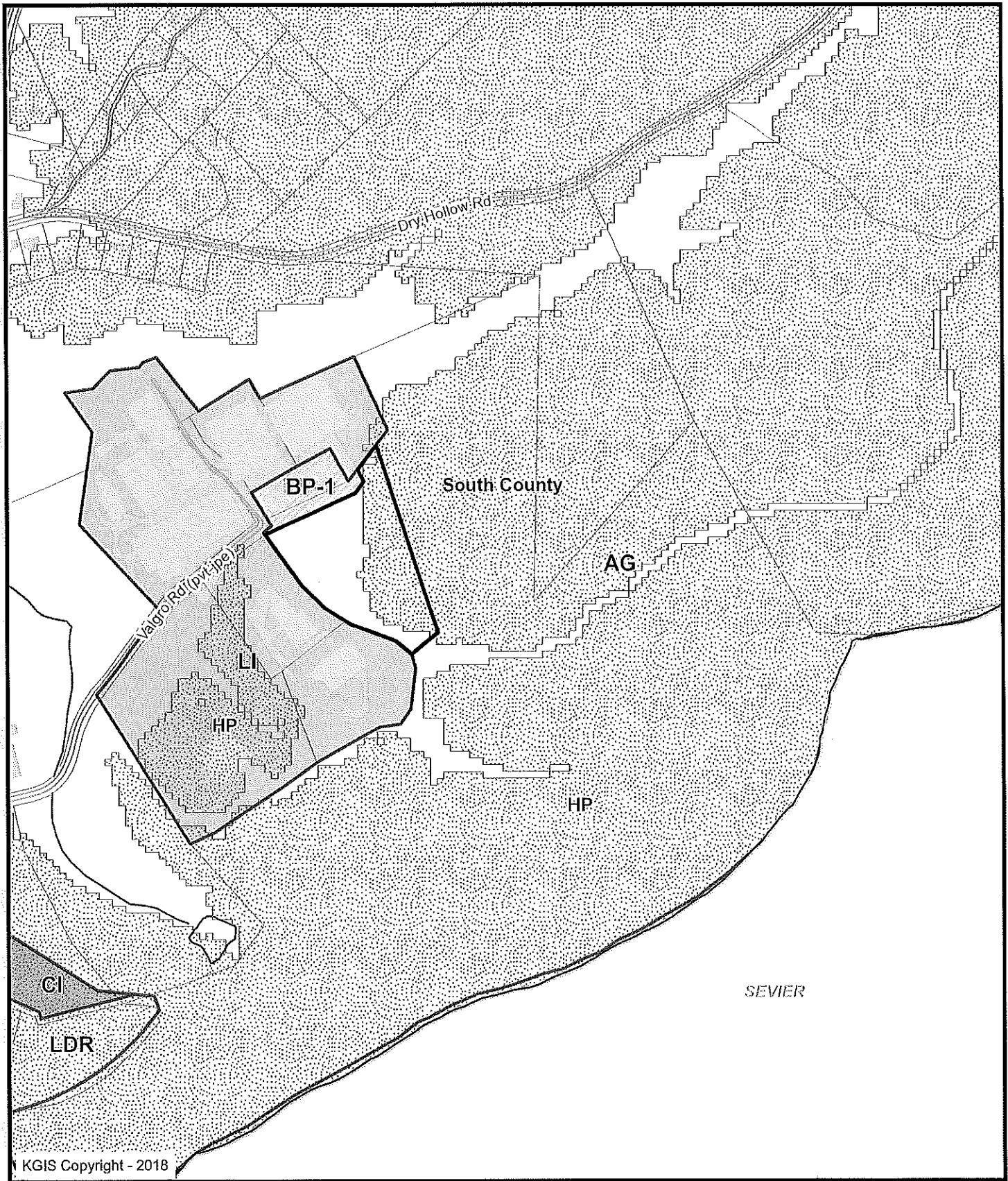
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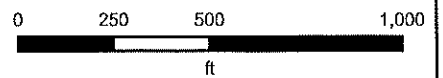


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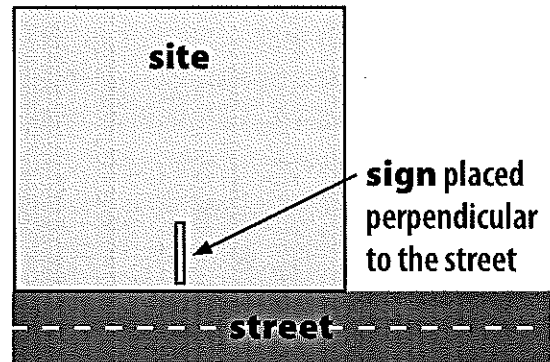
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/29/18 and 12/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jackie A. Stanley

Printed Name: Jackie A. Stanley

Phone: 865-254-4094 Email: Stanleyferce64@yahoo.com

Date: 10-8-18

MPC File Number: 12-A-18-RZ / 12-A-18-SP