



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-I-19-RZ **AGENDA ITEM #:** 37
 4-D-19-SP **AGENDA DATE:** 4/11/2019

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

TAX ID NUMBER: 90 91 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 9717 Garrison Drive

▶ **LOCATION:** West of Karns Valley Drive, north side of the intersection of Byington-Solway Road, Coward Mill Road, & Chuck Jones Drive

▶ **TRACT INFORMATION:** 18.47 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Karns Valley Drive, a major arterial, with a pavement width of 50' feet within a right-of-way width of 83' feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & BP-1 (Business Park Type 1) / A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Business Park

EXTENSION OF PLAN DESIGNATION/ZONING: Extension of existing BP-1 to the east and south

HISTORY OF ZONING REQUESTS:

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Public Park - PP (Public Park)
 South: Agriculture/Forestry/Vacant - BP-1 (Business Park Type 1)
 East: Agriculture/Forestry/Vacant - BP-1 (Business Park Type 1)
 West: Agriculture/Forestry/Vacant - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: The area is adjacent to the employment center surrounding Karns High School abutting Beaver Creek. It is mostly vacant land currently. A single family residential subdivision exists to the north and one is under development just to the west of the site.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #4-D-19-SP, amending the Northwest County Sector Plan to BP-1 (Business Park Type 1) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)**

This site is located within the Planned Growth Area of the Growth Policy Plan and is adjacent to the south and east BP-1 sector plan land use designations. Staff recommends approval of the BP-1 (Business Park Type 1) sector plan designation, which will accommodate the requested EC (Employment Center) zone district.

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

Staff recommends approval of requested EC zoning, which is compatible with the requested plan amendment to BP-1 (Business Park Type 1) land use designation for this property.

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. No major changes have occurred since the last update of the Northwest County Sector Plan in 2016.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Construction of the Karns Valley Drive connector has been introduced into this area since the adoption of the Northwest County Sector Plan in 2016.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There were no obvious or significant errors or omission in the plan.

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

1. There are no new trends warranting reconsideration of the Northwest County Sector Plan.

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 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. The property is located in the Planned Growth Area on the Growth Policy Plan.
2. The area is adjacent to an existing EC (Employment Center) zone district.

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

1. The proposed amendment to 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.

2. Within the EC zone, no building or structure shall be erected or altered until and unless a written application and development plan for the contemplated development within said district has been filed with and approved by the planning commission.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. EC zoning is compatible with the proposed BP-1 sector plan designation and any impacts will be addressed during the development plan review process.

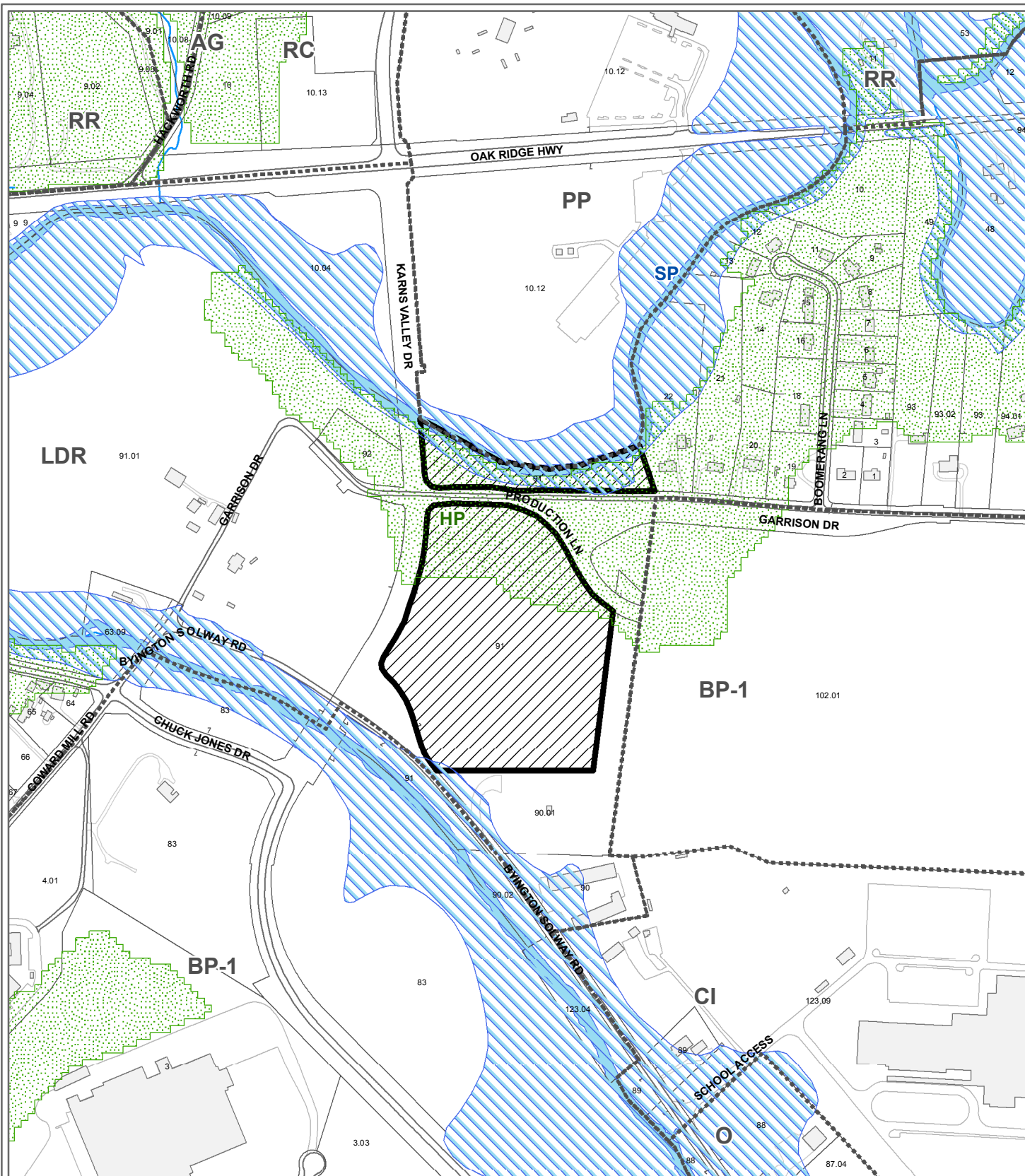
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended amendment for the Northwest County Sector Plan to BP-1 (Business Park Type 1) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

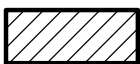
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/28/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**4-D-19-SP / 4-I-19-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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



Original Print Date: 3/18/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: The Development Corporation of Knox County

Map No: 90
Jurisdiction: County



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County 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 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 Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest 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 to Business Park Type 1, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the Northwest 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 Planning Commission, at its regularly scheduled public hearing on April 11, 2019, 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 PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #4-D-19-SP.

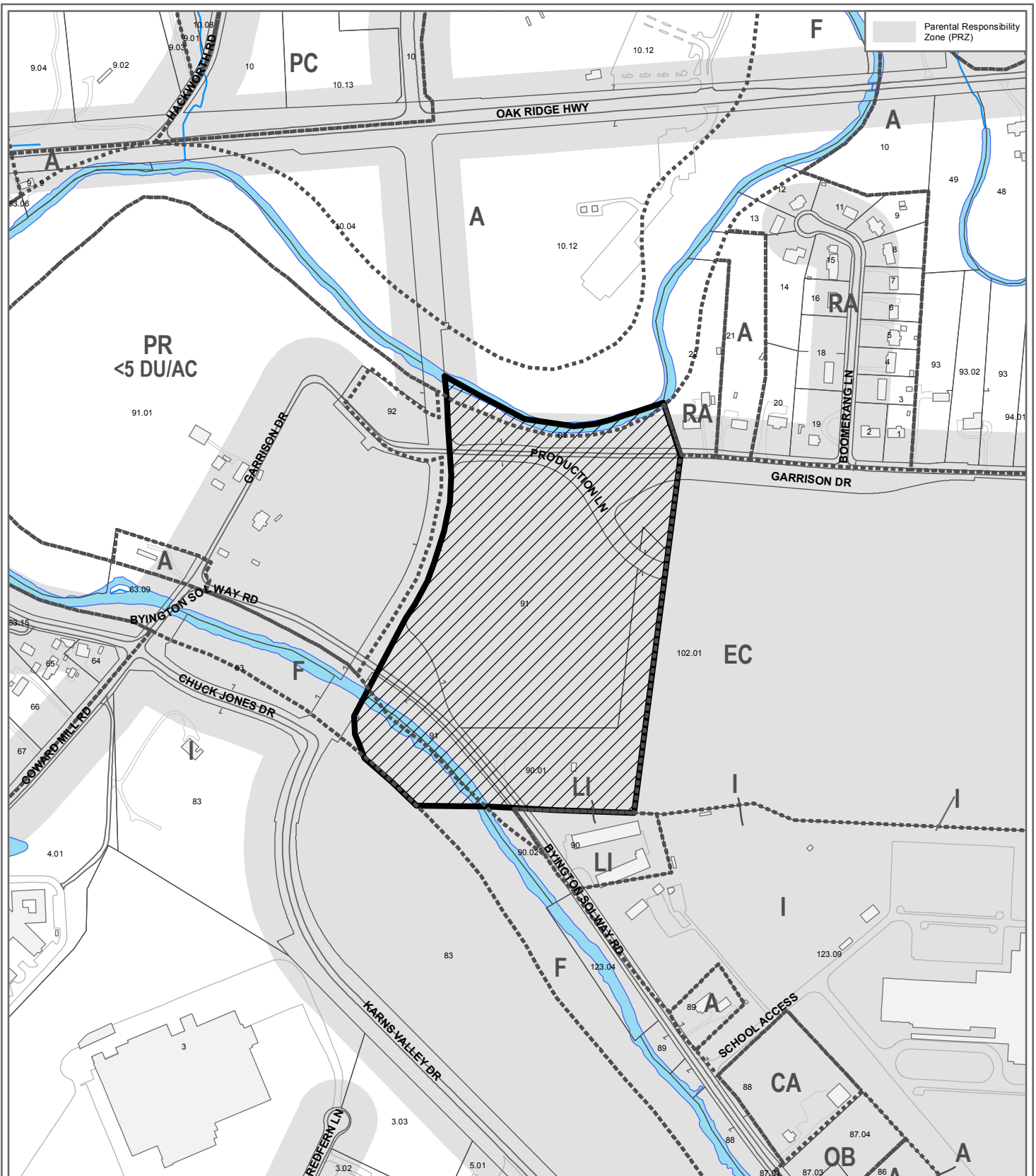
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



**4-I-19-RZ
REZONING**

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



Petitioner: The Development Corporation of
Knox County

Map No: 90
Jurisdiction: County



Original Print Date: 3/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING

PLAN AMENDMENT

Name of Applicant: The Development Corp of Knox County

Date Filed: 2/22/2019

Meeting Date: 4/11/2019

RECEIVED

FEB 22 2019

Application Accepted by: Marc Payne

Knoxville-Knox County
Planning

Fee Amount: \$2,847.60 File Number: Rezoning 4-E-19-~~SP~~ RC

Fee Amount: \$800.00 File Number: Plan Amendment 4-D-19-SP

PROPERTY INFORMATION

Address: 9717 Garrison Drive

General Location: East of Karus Valley Dr.
North and South of Production Lane
and Byington-Solway Rd.

Parcel ID Number(s): CLT Map 90,
part of 91.00 090 091

Tract Size: 18.476 acres

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan: Planned Growth

Census Tract: 59.08

Traffic Zone: 216

Jurisdiction: City Council _____ District
 County Commission 6 District

Requested Change

REZONING

FROM: Agricultural (A)

TO: Employment Center (EC)

PLAN AMENDMENT

One Year Plan Northwest County Sector Plan

FROM: LDR and BP-1

TO: BP-1

PROPOSED USE OF PROPERTY

Business Park

Density Proposed NA Units/Acre

Previous Rezoning Requests: NA

PROPERTY OWNER OPTION HOLDER

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) 246-2650

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 A. Napier

Company: The Development Corp of Knox County

Address: 17 Market Square, #201

City: Knoxville State: TN Zip: 37902

Telephone: (865) 246-2650

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

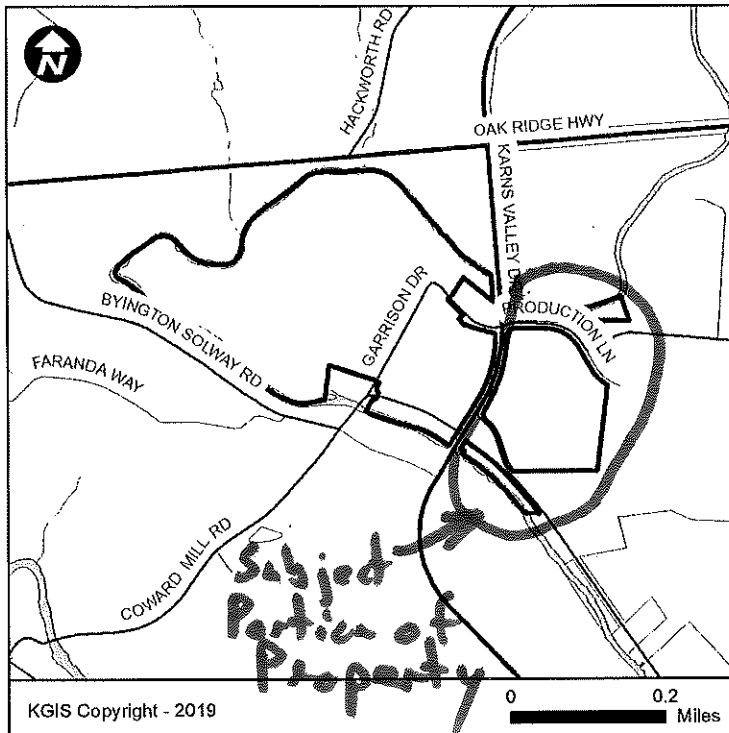
Company: The Development Corp. of Knox County

Address: 17 Market Square, #201

City: Knoxville State: TN Zip: 37902

Telephone: (865) 246-2650

E-mail: tanapier@knoxdevelopment.org

Parcel 090 091 - Property Map and Details Report**Property Information**

Parcel ID: 090 091
 Location Address: 9717 GARRISON DR
 CLT Map: 90
 Insert:
 Group:
 Condo Letter:
 Parcel: 91
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision: ROLL BACK TAXES
 EFFECTIVE APP #A-
 1838
 Rec. Acreage: 0
 Calc. Acreage: 82.65
 Recorded Plat: -
 Recorded Deed: 20181025 - 0026627
 Deed Type: Deed: Gift Deed
 Deed Date: 10/25/2018

Address Information

Site Address: 9717 GARRISON DR
 KNOXVILLE - 37931
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

FETZER FRED B & TAYLOR S FETZER TRUST & FETZER
 SCOTT C & FETZER MARC B
 932 EVERGREEN DR
 DELRAY BEACH, FL 33483

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: 59.08
 Planning Sector: Northwest County
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 63
 Voting Location: Karns Middle School
 2925 GRAY HENDRIX RD
 TN State House: 89 Roger Kane
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Brad Anders

School Zones

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

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

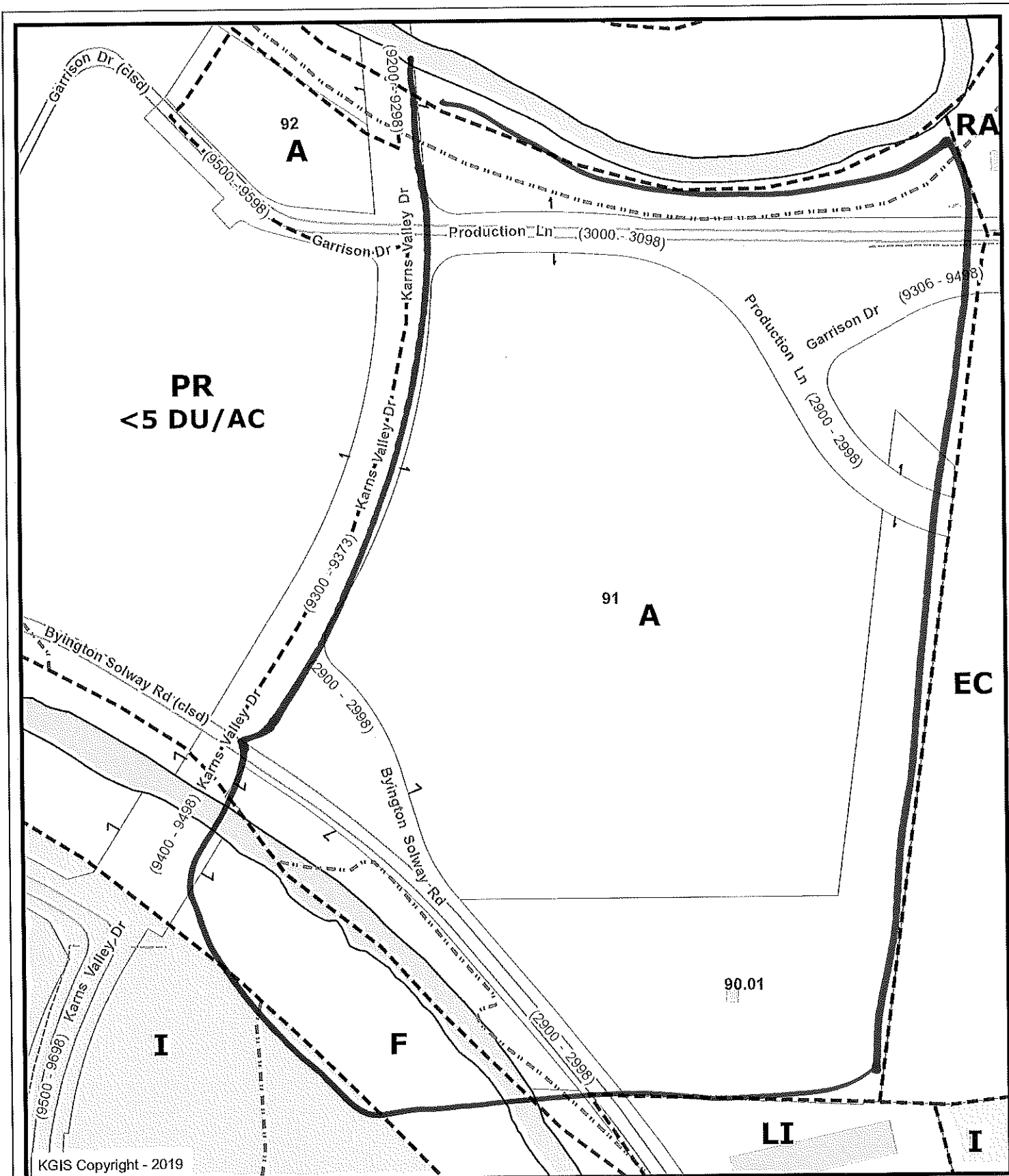
City Council:

School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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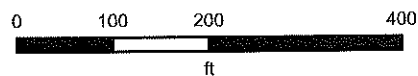
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Letter Portrait

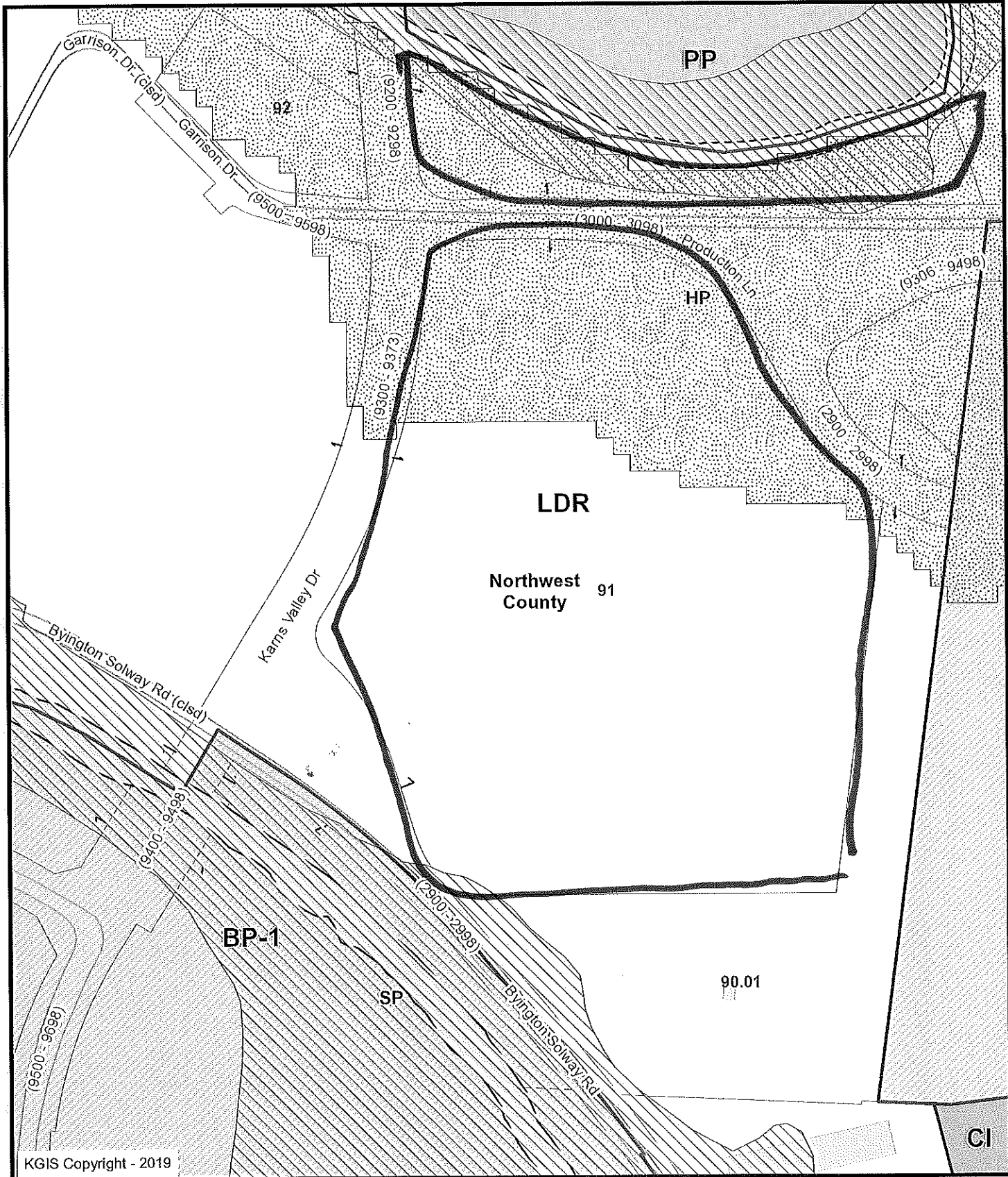


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Knoxville - Knox County - KUB Geographic Information System

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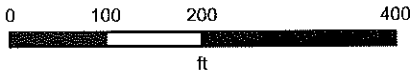
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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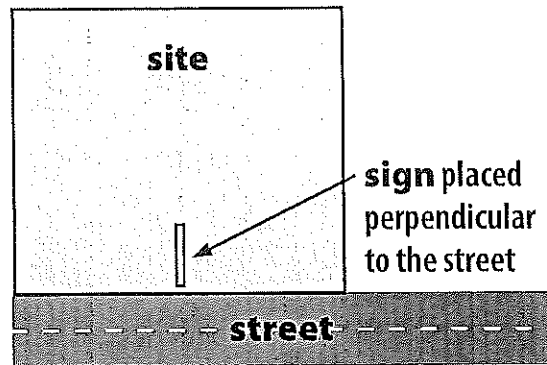
REQUIRED SIGN POSTING AGREEMENT

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:

3/27/19 and 4/12/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Todd A. Napier

Printed Name: Todd A. Napier

Phone: 865-246-2650 Email: tanapiet@knoxdevelopment.org

Date: 2-22-2019

MPC File Number: A-I-19-RZ 4-D-19-SP