



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 6-H-19-RZ **AGENDA ITEM #:** 28  
6-A-19-SP **AGENDA DATE:** 6/13/2019

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

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**TAX ID NUMBER:** 74 096 (PART OF) [View map on KGIS](#)  
**JURISDICTION:** Commission District 8  
**STREET ADDRESS:** 629 Mannela Dr

▶ **LOCATION:** **South side Mannela Drive, Southwest of South Carter School Road**

▶ **TRACT INFORMATION:** **5.808 acres.**  
**SECTOR PLAN:** East County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Mannela Drive, a private street with a pavement width of 15' feet.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Tuckahoe Creek

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / A (Agricultural)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Residential or Agricultural**

**DENSITY PROPOSED:** **0.17 du/ac**

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, LDR is to the north, east and west of the property.

**HISTORY OF ZONING REQUESTS:** 11-E-15-SP: LDR & O to BP-1

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Rural residential - LDR (Low Density Residential)  
South: Agriculture/forestry/vacant - BP-1 (Business Park Type 1)  
East: Rural residential - LDR (Low Density Residential)  
West: Agriculture/forestry/vacant - BP-1 (Business Park Type 1)

**NEIGHBORHOOD CONTEXT:** The area is on the northern boundary of the Midway Business Park, adjacent to other rural residential lots along Mannela Drive. Large vacant agricultural lots are also in the area.

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**STAFF RECOMMENDATION:**

▶ **ADOPT RESOLUTION #6-A-19-SP, amending the East County Sector Plan to LDR (Low Density Residential) 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 Midway Business Park. However, this property is adjacent to several rural residential homes along the private Manella Drive. The plan amendment and accompanying rezoning will help protect the adjacent residential property owners from an expansion of industrial uses into their neighborhood along Mannela Drive. Staff recommends approval of the LDR designation as an extension of the existing LDR surrounding the property.

▶ **RECOMMEND that County Commission APPROVE A (Agricultural) zoning.**

Staff recommends approval of the requested A zoning, which is compatible with the requested plan amendment to LDR (Low Density Residential) land use designation for this property and protects the adjacent rural residential properties along Manella Drive adjacent to the Midway Business Park.

**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. The Midway Business Park is under construction, adjacent to the LDR properties along Manella Drive.

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

1. Development of the Midway Business Park is underway in the general area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The plan should have recognized the need for protecting the adjacent low density residential properties along Manella Drive, by limiting the BP-1 intrusion into the rural residential neighborhood.

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

1. The adjacent Midway Business Park is under construction.

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 of the Growth Policy Plan.
2. The area is located adjacent to the Midway Business Park, and adjacent to the rural residential neighborhood on the northern boundary of the employment center.

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

1. The proposed amendment to A zoning is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

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. A zoning is compatible with the proposed LDR sector plan designation.
2. The adjacent residential properties will benefit from this rezoning to A from EC (Employment Center), rather than allowing for the future possible expansion of the business park into the rural residential neighborhood.

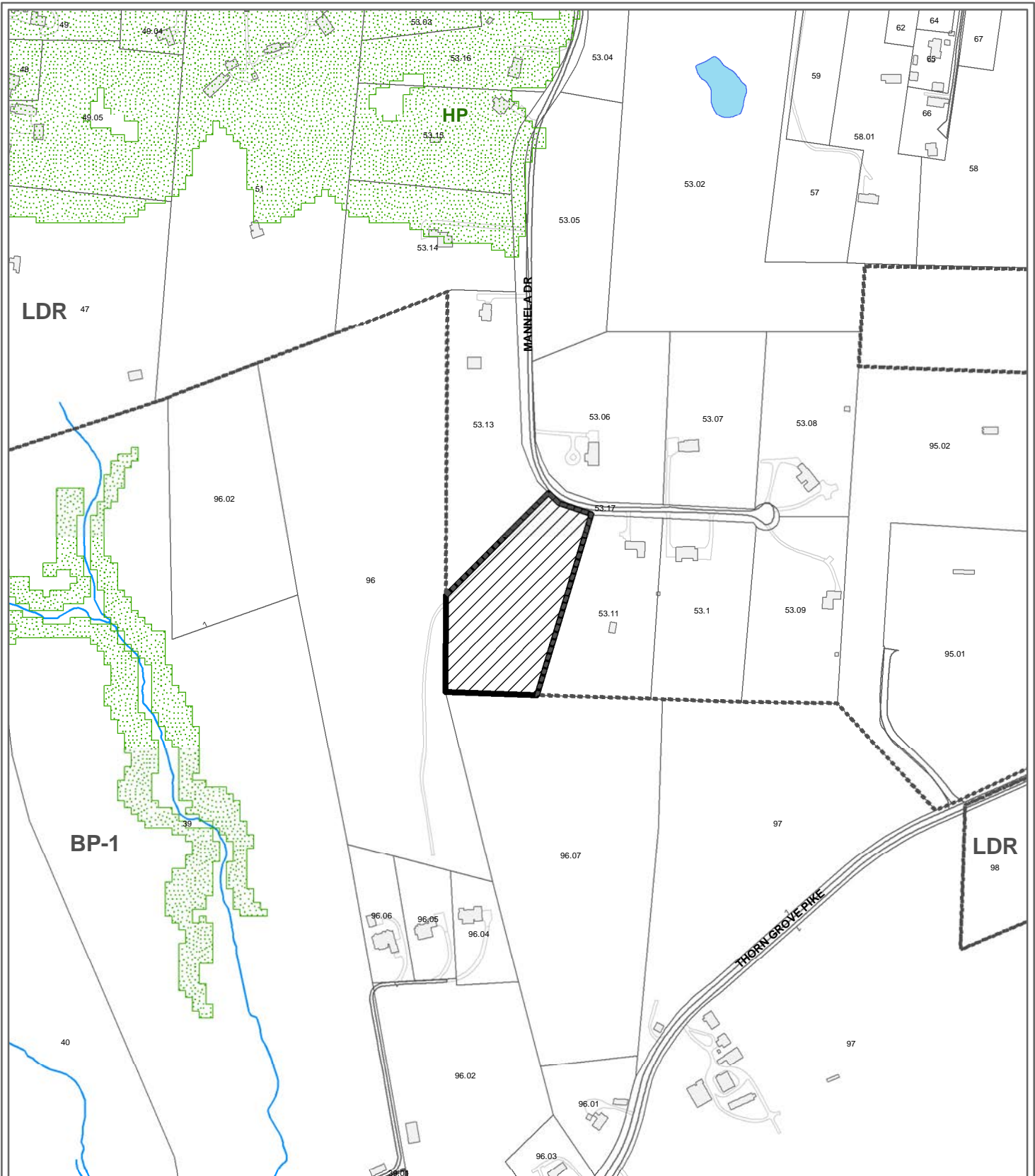
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended amendment for the East Sector Plan to LDR (Low Density Residential) 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 7/22/2019. 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.



**6-A-19-SP / 6-H-19-RZ  
EAST COUNTY SECTOR PLAN AMENDMENT**

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



Petitioner: The Development Corporation of  
Knox County

Map No: 74  
Jurisdiction: County

Original Print Date: 5/15/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE EAST 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 East 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 Business Park Type 1 to Low Density Residential, for property described in the application; and*

*WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the East 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 June 13, 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 East County Sector Plan, with its accompanying staff report and map, file #6-A-19-SP.*

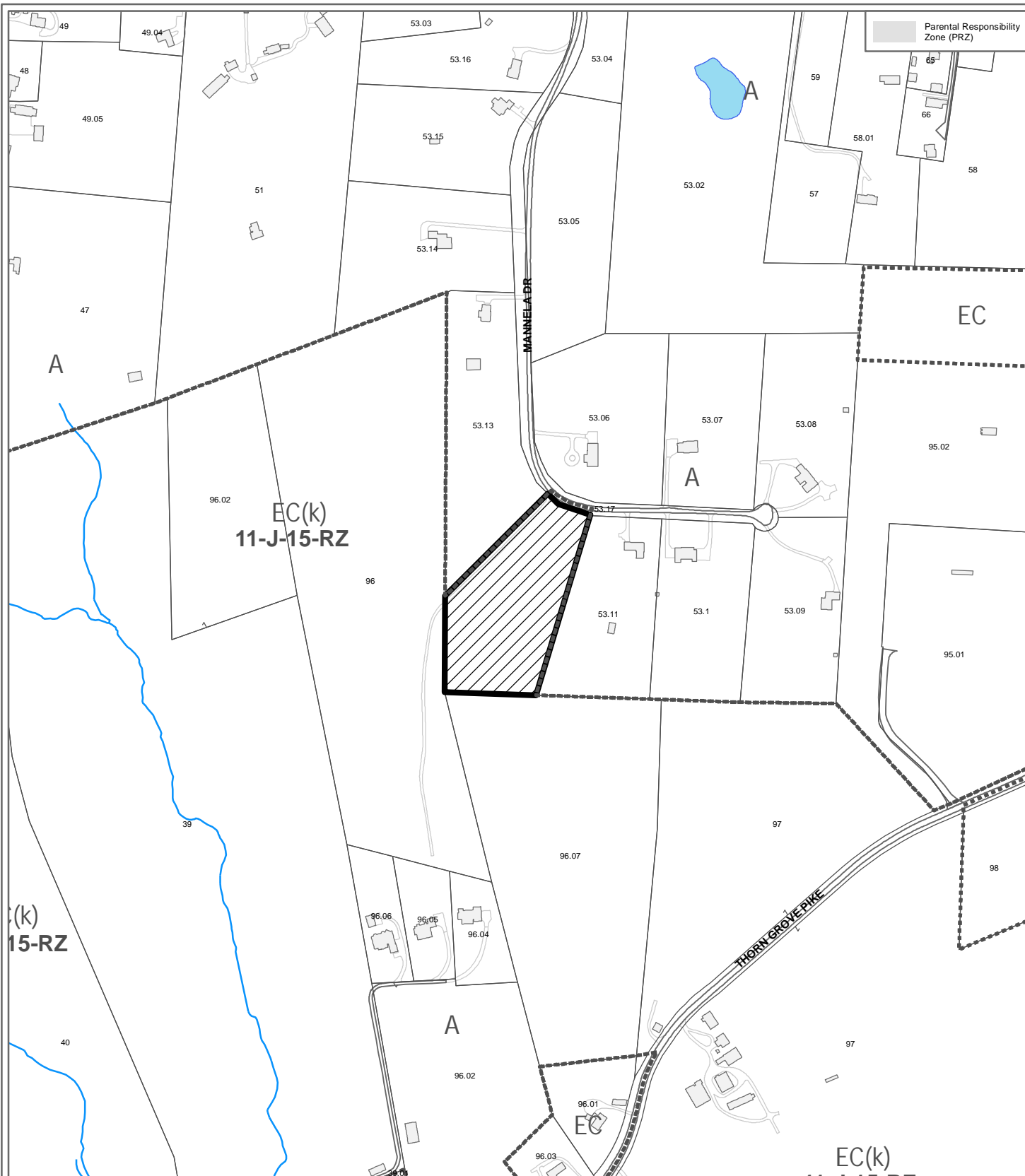
*SECTION 2: This Resolution shall take effect upon its approval.*

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

\_\_\_\_\_  
Date

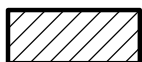
\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**6-H-19-RZ  
REZONING**

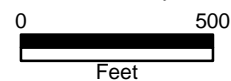
From: EC (Employment Center) (k)  
To: A (Agricultural)



Petitioner: The Development Corporation of  
Knox County

Map No: 74

Jurisdiction: County



Original Print Date: 5/15/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**REZONING**       **PLAN AMENDMENT**

Name of Applicant: The Development Corp. of Knox County

Date Filed: 4/26/2019      Meeting Date: 6/13/2019

Application Accepted by: M. Payne, L. Albertson

Fee Amount: \$560      File Number: Rezoning 6-H-19-RZ

Fee Amount: \$800      File Number: Plan Amendment 6-A-19-SP

Total = \$1360

**PROPERTY INFORMATION**

Address: 629 Mannela Dr.

General Location: Shackelford

Estates

South/Side Mannela Dr.

SW of Carter School Rd

Parcel ID Number(s): 074 096 (partial)

CLT MAP 74

Tract Size: 5.808 acres

Existing Land Use: Vacant

Planning Sector: East County

Growth Policy Plan: Planned Growth

Census Tract: 53.02

Traffic Zone: 132

Jurisdiction:  City Council \_\_\_\_\_ District

County Commission 8 District

**Requested Change**

**REZONING**

FROM: EC(K) employment center

TO: A - Agricultural

**PLAN AMENDMENT**

One Year Plan     East County Sector Plan

FROM: BP-1

TO: LDR

**PROPOSED USE OF PROPERTY**

Residential or Ag

Density Proposed 0.17 Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

15J-15-RZ

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT

Name: Todd A. Napier

Company: The Development Corp of Knox City

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 City

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

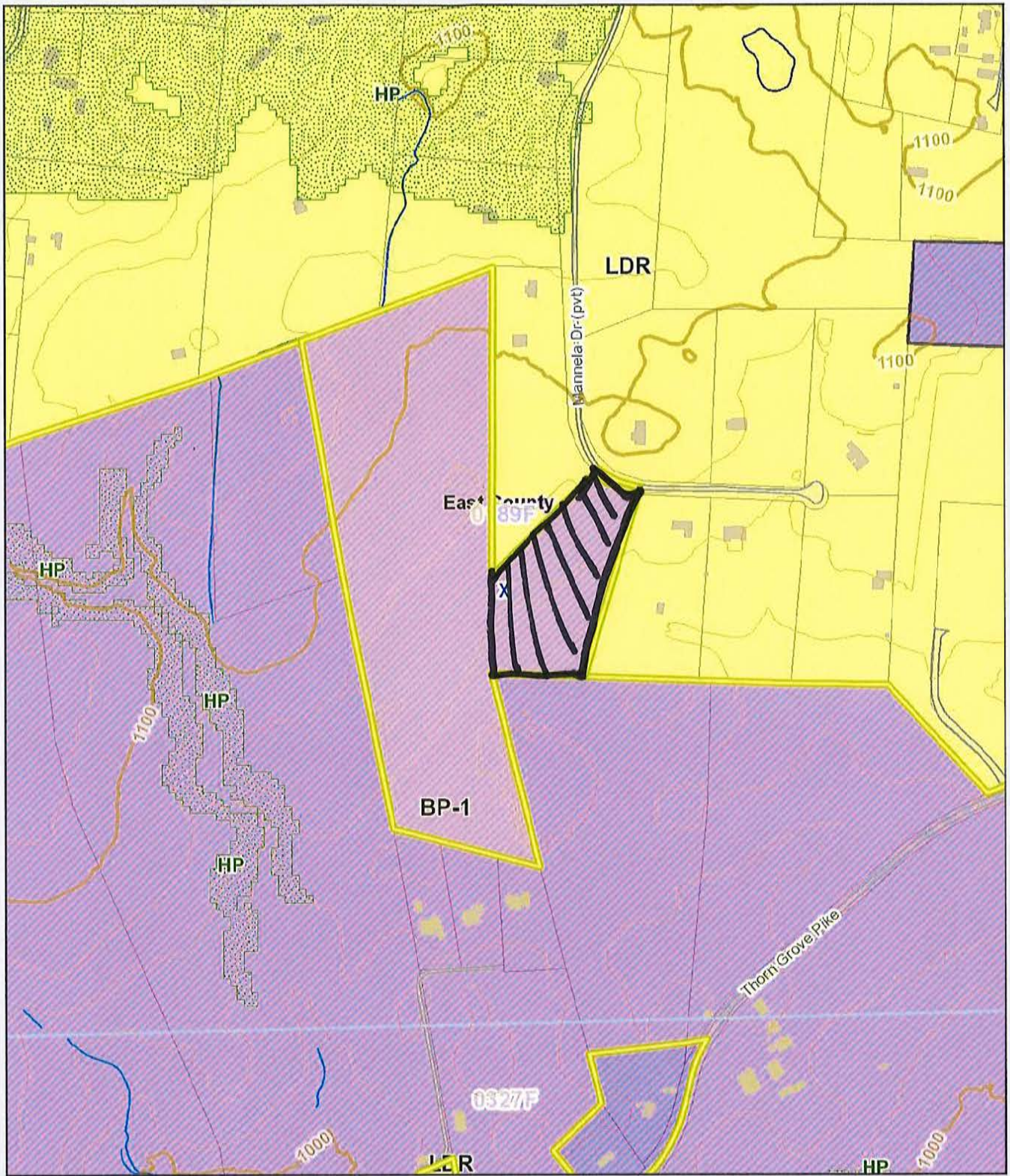
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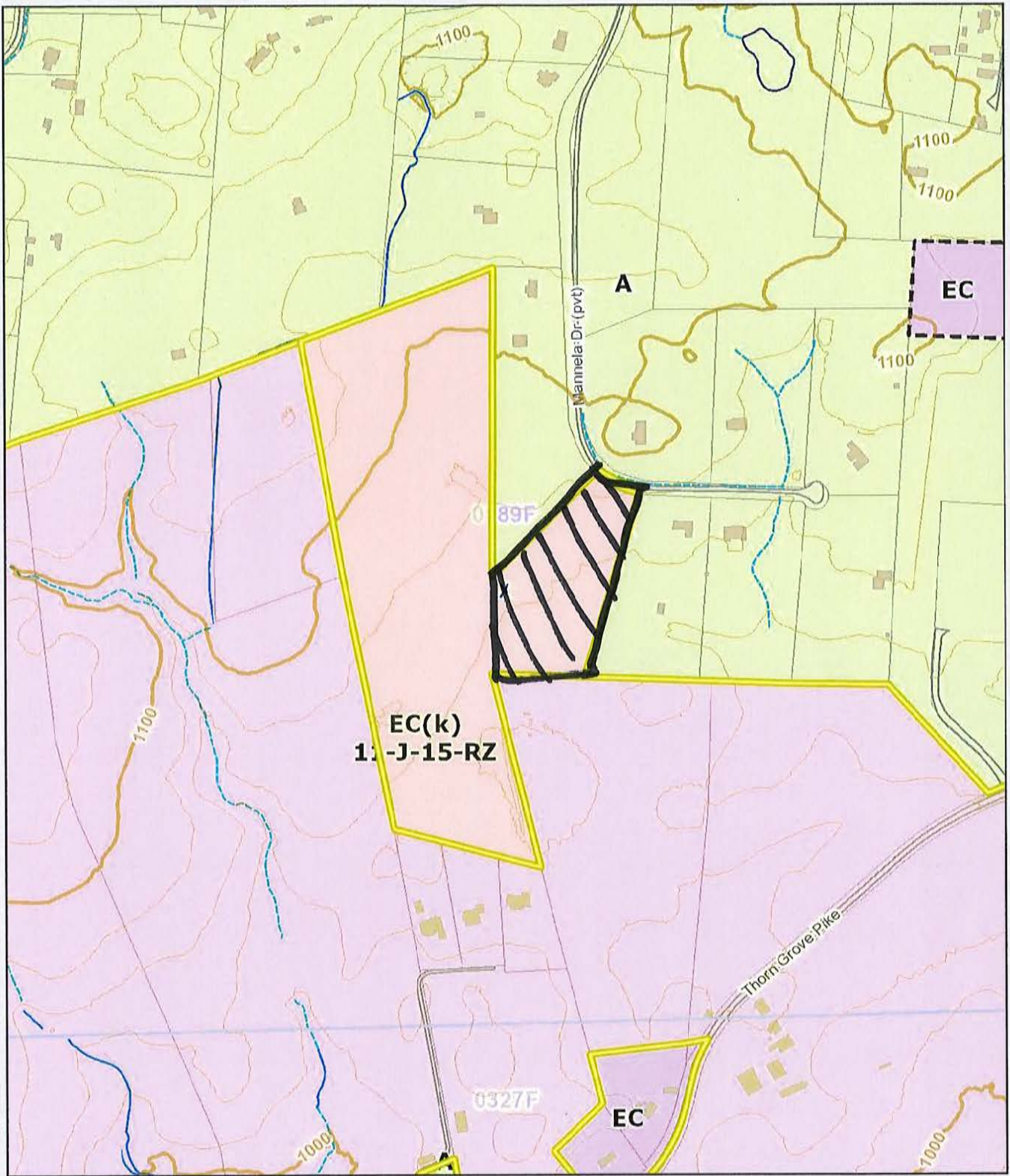
**Plan Map**  
BP-1 to LDR



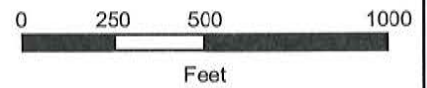
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**Zoning Map**  
 EC(k) 11-J-15-RZ to A



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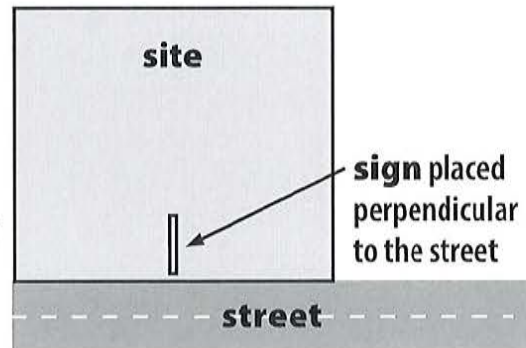
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

5/29/19 and 6/14/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Ray Christian

Printed Name: Ray Christian

Phone: 865-246-2642 Email: rchristian@knoxdevelopment.org

Date: 4/25/19

File Number: 6-H