

Attached is the rezoning history for the Camel Industrial Plant available via KGIS case history, with the first event starting in 1996. A couple of use on reviews for paintball range and a BZA case for interpretation of paintball or airsoft regulations are not included.

Land Use Case History available from KGIS

All of these parcels have been commercial / industrial in use since at least 1969 (see attached KGIS 1969 Aerial photo of the Camel manufacturing facilities).

- 1996: middle parcel (Bar Metals, 138 27301) 9-E-96-RZ - rezone A to CB - approved. No case summary available. Adjacent to existing CB zoning on west parcel that has been in place since zoning maps were first adopted. (see info in [Aug 2019 BZA case 4a](#)).
- 2001: South Parcel (Valgro Land Partners 138 27305), [1-C-01-RZ](#) - A to I, approved to LI. This was just before sector plan amendments were required.
- 2012: updated South County Sector Plan adopted
- 2013: Southeast Parcel (138 27406) sector plan and rezoned as part of [3-A-13-SP \(case summary\)](#) / [3-D-13-RZ](#). Was LI and Ag sector plan / and LI zoning. Requested Heavy Industrial sector plan and Industrial zoning. Approved to Business Park sector plan, and Employment Center zoning. 9-F-13-UR approved a metal recycling operation.
- 2017: Southeast Parcel - [1-H-17-SP](#) / [1-K-17-RZ \(zoning case summary\)](#)- undo the 2013 zoning and revert property back to Ag / Ag.
- 2018: Southeast Parcel - [12-A-18-SP](#) / [12-A-18-RZ](#) - plan amendment and zoning back to LI / LI - approved.
- 2019:
 - West parcel (138 272): [8-G-19-RZ](#) - rezone A/CB to LI, withdrawn. Note this has been CB since zoning maps were initially created

Northeast parcel (Timber Valley Rustic Furniture, 138 27401): BZA hearing Aug 2019 ([4a](#)) / Sep 2019 ([5a](#)) about extending / interpreting a zoning map, denied. [8-H-19-RZ](#) - rezone A to LI, planning commission recommended EC, county commission approved LI in June 2020 ([case summary](#), [county commission meeting video](#) starts at 1m20s)

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
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

File Number: 1-C-01-RZ

Related File Number:

Application Filed: 12/6/2000

Date of Revision:

Applicant: BEN BOWER

Owner:

PROPERTY INFORMATION

General Location: Southeast side Valgro Rd., east of Sevierville Pike

Other Parcel Info.:

Tax ID Number: 138 273,273.03,274.02

Jurisdiction: County

Size of Tract: 19 acres

Accessibility: Access is via Valgro Rd., a local street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Metal fabrication plant making awnings and steel structures

Surrounding Land Use:

Proposed Use: Same as existing use

Density:

Sector Plan: South County

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context: This industrial site is surrounded by vacant agriculturally zoned land, with single family housing to the north and west within RA and A zones.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: I (Industrial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None for this site, but other properties in the area have been zoned LI and CB over the years.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial).

Staff Recomm. (Full): This property is within a small industrial area of several businesses that have emerged over a 40-year period. Several of these businesses have been zoned to reflect their use. This request will continue that trend by zoning an existing business site to a district classification that permits the use. The sector plan proposes rural residential use for this site and the surrounding property.

Comments: The LI zone will permit the current use of this property and other nearby business uses. LI protects surrounding nonresidential property by restricting the range of permitted industrial activities to uses which would not increase the impact of this established area on surrounding properties. The other nearby established businesses should request to be zoned LI also to reflect their current use.

MPC Action: Approved

MPC Meeting Date: 1/11/2001

Details of MPC action:

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 1/11/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 2/26/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

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

► **FILE #:** 3-D-13-RZ

AGENDA ITEM #: 17

3-A-13-SP

AGENDA DATE: 4/11/2013

POSTPONEMENT(S): 3/14/13

► **APPLICANT:** BROWDER METAL RECYCLING

OWNER(S): SK LAND LLC

TAX ID NUMBER: 138 27301 PORTION OF 138-274 (MAP ON FILE AT MPC.)

JURISDICTION: Commission District 9

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

► **TRACT INFORMATION:** 4.5 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Valgro Rd., a local street with 16-17' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Not available

WATERSHED: Hinds Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial), AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area) / LI (Light Industrial) & A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) & SLPA (Slope Protection Area) / I (Industrial)

► **EXISTING LAND USE:** Manufacturing facility

► **PROPOSED USE:** Recycling facility

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Industrial businesses / LI / A (Agricultural)

South: Vacant land / Ag-RR / A (Agricultural)

East: Vacant land / Ag-RR / A (Agricultural)

West: Vacant land / LI / 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:

► **POSTPONE to the May 9, 2013 MPC meeting.**

SECTOR PLAN REQUIREMENTS

See comments under the rezoning section.

► **POSTPONE to the May 9, 2013 MPC meeting.**

REZONING REQUIREMENTS

A permitted use determination is on this agenda (4-A-13-OB) to determine whether the proposed uses can be considered in the EC (Employment Center) zoning district. The EC zone is the only zone that can be considered on property designated as Rural Area on the Growth Policy Plan that could possibly accommodate the uses proposed by the applicant. However, the site area, as proposed, is less than 5 acres. The EC zoning district requires that the EC zoned area must be a minimum of 5 acres. This issue was discussed with the applicant, but staff has not yet received the needed information on an expanded site area. The recommended postponement to next month's meeting will allow time for the applicant to provide this information, so that the agenda maps can be revised accordingly.

COMMENTS:

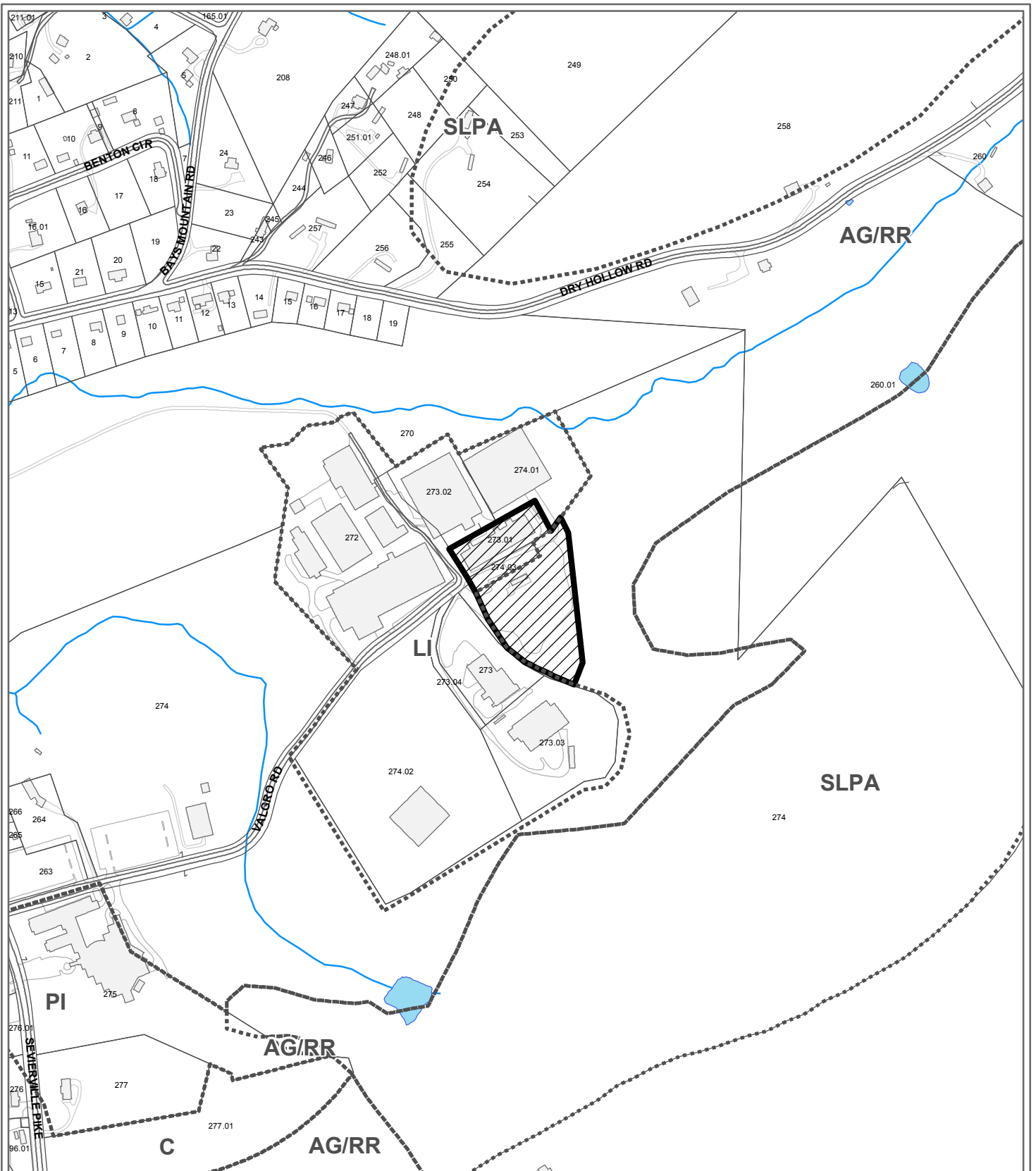
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/28/2013. 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.



**3-A-13-SP / 3-D-13-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**



From: LI (Light Industrial), AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)
To: HI (Heavy Industrial) & SLPA (Slope Protection Area)

Original Print Date: 2/26/2013
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

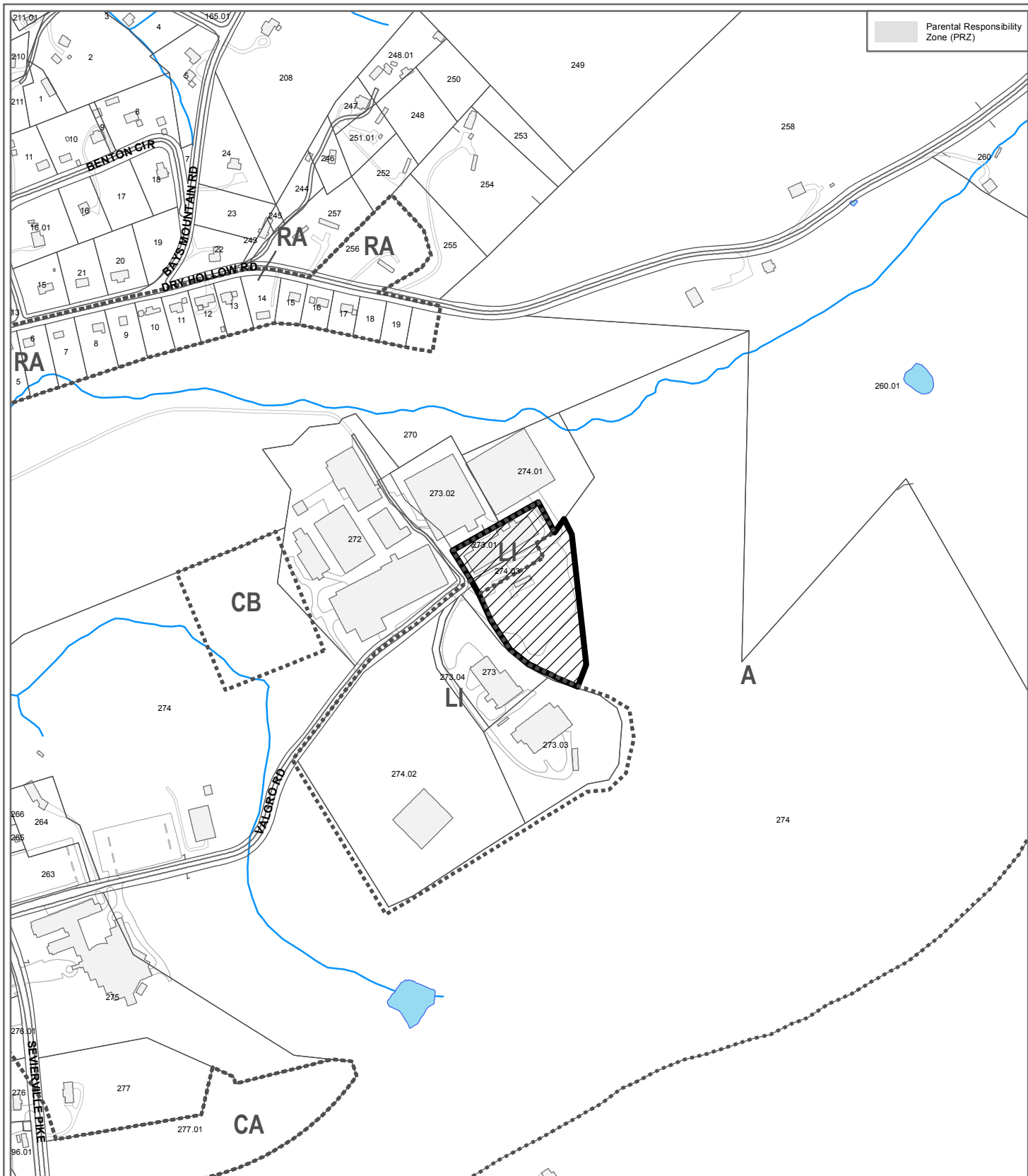
Petitioner: Browder Metal Recycling

Map No: 138

Jurisdiction: County

0 500
Feet





3-D-13-RZ REZONING

From: LI (Light Industrial) & A (Agricultural)

To: I (Industrial)



Original Print Date: 2/26/2013
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Browder Metal Recycling

Map No: 138

Jurisdiction: County

0 500
Feet



**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 sector plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Browder Metal Recycling has submitted an application to amend the Sector Plan from Light Industrial, Agricultural/Rural Residential and Slope Protection to Heavy Industrial and Slope Protection 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 April 11, 2013, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector 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 #3-A-13-SP.

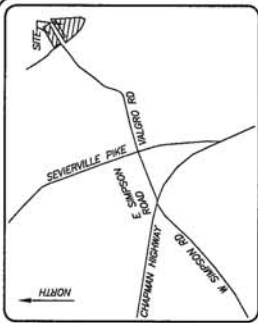
SECTION 2: This Resolution shall take effect upon its approval.

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

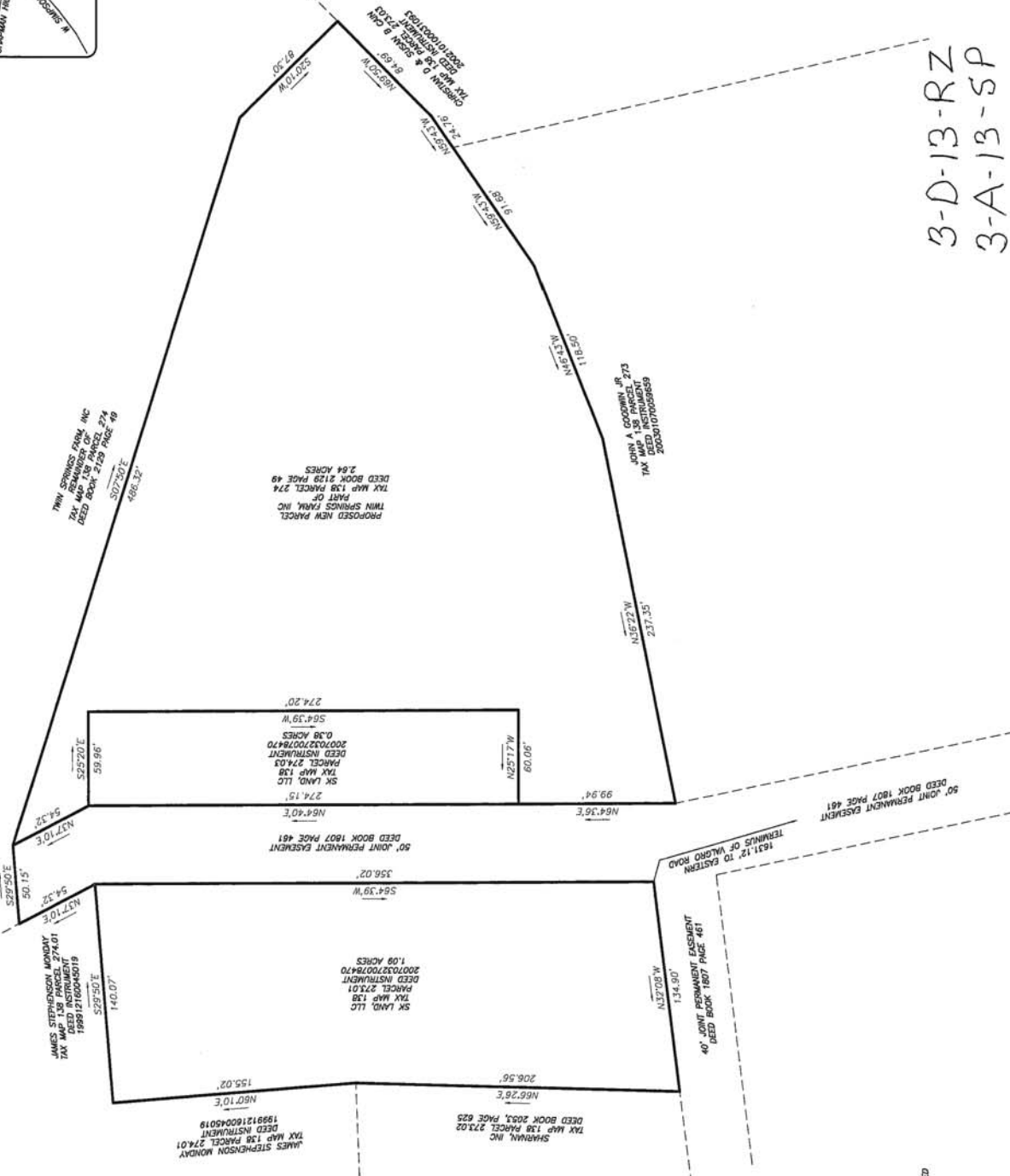
Date

Chairman

Secretary



LOCATION MAP N.T.S.



3-D-13-RZ
3-A-13-SP



NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. PROPOSED 2.64 ACRE TRACT MUST BE PLATTED PRIOR TO TRANSFER.

Copyright © 2013

EXHIBIT OF PARCELS TO BE REZONED

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|-----------|--------------|
| REVISIONS | 1 sheet of 1 |
|-----------|--------------|

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|----------|------------|-------------|---------------|---------------|
| DRAWN BY | CHECKED BY | SURVEY DATE | DRAWING TITLE | DRAWING SCALE |
| | | | | 1" = 1' - DWG |

| | | | | | | | | | |
|-----------|----------|----------|------------|-------------|------|------|-----|-----|-----|
| CITY | COUNTY | CLT. MAP | GROUP | PARCEL | PLAT | DEED | MAP | BLK | LOT |
| | KNOX | | | | | | | | |
| STATE | DISTRICT | WARD | CITY BLOCK | CONV. TRACT | | | | | |
| TENNESSEE | 6th | | | | | | | | |

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

WARD LAND SURVEYING, LLC

ALTA-ACSM - RESIDENTIAL - COMMERCIAL - TOPOGRAPHIC - CR

P.O. Box 30654, Knoxville, TN 37930-0654

Office: 865.691.0104 Fax: 865.622.2260

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 3-A-13-SP **Related File Number:** 3-D-13-RZ
Application Filed: 1/24/2013 **Date of Revision:**
Applicant: BROWDER METAL RECYCLING

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
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

PROPERTY INFORMATION

General Location: East end of Valgro Rd., east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 27301 OTHER: PORTION OF 138-274 (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 5.01 acres
Accessibility: Access is via Valgro Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Manufacturing facility
Surrounding Land Use:
Proposed Use: Recycling facility **Density:**
Sector Plan: South County **Sector Plan Designation:** LI & Ag/RR
Growth Policy Plan: Rural Area
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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8905 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial) & A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)
Requested Plan Category: HI (Heavy Industrial) & SLPA (Slope Protection Area)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #3-A-13-SP, amending the South County Sector Plan to BP (Business Park) Type 1 & SLPA and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.) (App requested HI.)

Staff Recomm. (Full): The subject property, as well as the surrounding area, is currently developed with various businesses of a light industrial nature. Establishment of this site for business park uses will bring the sector plan into consistency with existing uses.

Comments: SECTOR PLAN 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 known improvements have been made recently to Valgro Rd. The street is currently paved at a width of about 15-16 feet serves traffic leading east from Sevierville Pike entering the businesses in this isolated area. If the accompanying rezoning request is approved for EC zoning, the MPC and Knox County Engineering staff could recommend that necessary improvements be made to Valgro Rd. to support the traffic that will be generated by this proposed development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan does not recognize the various business uses located in this area. It calls for agricultural and rural residential uses on property that is currently developed with light industrial businesses. This is consistent with the Growth Plan designation of Rural Area on the site. However, the Growth Plan allows consideration of EC zoning in the Rural Area, if appropriate for the particular site and if consistent with the sector plan, as is recommended.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

This area of light industrial businesses has been established for many years, despite the fact that many of the properties are not zoned properly for those uses.

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

The site is developed with long-standing light industrial businesses. Bringing those uses into consistency warrants reconsideration of the plan proposal.

Action: Approved

Meeting Date: 4/11/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION #3-A-13-SP, amending the South County Sector Plan to BP (Business Park) Type 1 & SLPA (Slope Protection Area) and recommend the Knox County Commission approve the amendment, to make it operative.

Date of Approval: 4/11/2013

Date of Denial:

Postponements: 3/14/13

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/28/2013

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance:

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 3-D-13-RZ **Related File Number:** 3-A-13-SP
Application Filed: 1/24/2013 **Date of Revision:**
Applicant: BROWDER METAL RECYCLING

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
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

PROPERTY INFORMATION

General Location: East end of Valgro Rd., east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 27301 OTHER: PORTION OF 138-274 (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 4.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Manufacturing facility
Surrounding Land Use:
Proposed Use: Recycling facility **Density:**
Sector Plan: South County **Sector Plan Designation:** LI & Ag/RR
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8905 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial) & A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial) & AG/RR (Agricultural/Rural Residential)
Requested Plan Category: HI (Heavy Industrial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE EC (Employment Center) zoning. (Applicant requested I.)

Staff Recomm. (Full): The requested I (Industrial) zoning district may not be considered within an area designated as Rural Area on the Growth Policy Plan. The recommended alternative EC zoning district is intended to encourage development of business parks and other employment centers. This isolated area is already developed with numerous light industrial businesses. The proposed new development can be accommodated in the EC zone with approval of a similar use determination. The EC zone is the only zone available for use within the Rural Area of the Growth Policy Plan that could possibly accommodate the applicant's proposed uses.

Comments: A similar use determination is on this agenda (4-A-13-OB) to determine whether the proposed uses can be considered in the EC (Employment Center) zoning district. The EC zone is the only zone that can be considered on property designated as Rural Area on the Growth Policy Plan that could possibly accommodate the uses proposed by the applicant.

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 is the only business zone that can be considered for this site, which is located within the Rural Area designation on the Growth Policy Plan, limiting eligible business zones. If the accompanying similar use determination (4-A-13-OB) is approved, then the applicant's proposed uses could be considered with development plan approval by MPC.
2. EC zoning will potentially allow the proposed development on the subject property, with approval of a similar use determination and a development plan by MPC.
3. EC zoning allows uses that are generally similar in nature to the uses that are already established in the area.
4. This 5-acre site meets the minimum size requirement for establishment of a new EC-zoned district.

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

1. The requested EC zoning district is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of Knox County. It provides standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or facilities. It provides a zoning district for use in areas meeting the locational standards for industrial parks and technology based development contained in the General Plan. It provides a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Growth Policy Plan.
2. Based on the above description, the subject property is appropriate for EC zoning.

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. Public water is available to serve the site. Sanitary sewer is not currently available in the area, but could be extended, if necessary, to serve this site.
2. The proposal will have no impact on schools, and the traffic impact will depend on the type of uses that are proposed. The traffic impact should be minimal, as numerous businesses are already established in the immediate area. With the development plan approval process, Valgro Rd. could be recommended for improvements, which should improve the existing situation.
3. Uses permitted under EC zoning would be compatible with existing development in the area.

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 BP Type 1, EC zoning would be consistent with the South County Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which limits the types of commercial and other zones that can be proposed. EC is a zone that may be considered within the Rural Area. The EC zone was developed in 2003 to replace the LI and I zones for properties within the Rural Area on the Growth Policy Plan. The Employment Center zone is a Planned Business/Industrial Park zoning district.
3. The recommended zoning change does not present any apparent conflicts with any other adopted plans.

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 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.

Action: Approved **Meeting Date:** 4/11/2013

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE EC (Employment Center) zoning.

Date of Approval: 4/11/2013 **Date of Denial:** **Postponements:** 3/14/13

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/28/2013

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

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

► **FILE #:** 1-K-17-RZ

AGENDA ITEM #: 50

1-H-17-SP

AGENDA DATE: 1/12/2017

► **APPLICANT:** R2R STUDIO, LLC (JESSALYN FRISKE)

OWNER(S): Haissam Arabi

TAX ID NUMBER: 138 27406

[View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 8822 Valgro Rd

► **LOCATION:** South side 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 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Hinds Creek

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

► **PROPOSED PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)

► **EXISTING LAND USE:** Outdoor airsoft facility

► **PROPOSED USE:** Outdoor and indoor airsoft facility (indoor in existing building at 8907 Valgro Rd.)

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of A zoning from the north and east

HISTORY OF ZONING REQUESTS: A sector plan amendment to BP-1 and rezoning to EC were approved in 2013 (3-A-13-SP/3-D-13-RZ), specifically to accommodate a metal recycling business.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Warehouse building / BP-1 / EC (Employment Center)

South: Vacant land / AG / A (Agricultural)

East: Vacant land / AG / A (Agricultural)

West: Warehouse buildings / LI / 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 #1-H-17-SP, amending the South County Sector Plan to AG (Agricultural) and**

recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

The requested sector plan amendment is an extension of the designation from the south and east. The subject property was previously designated for AG prior to a rezoning and sector plan amendment in 2013.

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

The requested Agricultural zoning is a logical extension of zoning from the south and west and it reverts the property back to its original zoning prior to 2013.

COMMENTS:

The subject property is currently being used as an airsoft recreational facility, which is not permitted under the current EC zoning. The Knox County Code Administration Dept. has determined that this specific use falls under the same guidelines as an outdoor paintball facility, which may be considered as a use on review in the A (Agricultural) zoning district. The applicant is seeking this rezoning in order to bring the existing use into conformance with zoning. If this rezoning request is approved, then the applicant will need to seek use on review approval by MPC for the current facility to be brought into conformance with the zoning.

SECTOR PLAN 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 known improvements have been made recently to Valgro Rd., but it has about 18' of pavement width and is currently providing access to a number of warehouses and light industrial businesses in the area. Utilities are available in the area, but may need to be extended to serve the site, if necessary. The proposed plan amendment to AG is a less intense land use designation than the current BP-1 (Business Park Type 1), so roads and utilities are not of concern with this proposal.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes BP-1 (Business Park Type 1) uses for the site, consistent with the current EC (Employment Center) zoning. The current sector plan proposes AG use for most of the surrounding land in the area, so this minor expansion is appropriate. The property was previously designated as AG prior to 2013.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The 2013 approval of BP-1 plan designation and EC zoning demonstrates that individual requests in this area to accommodate new uses are generally supported. It is understood that much of the surrounding business are not in conformance with the Agricultural zoning in the area.

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

A BP-1 plan designation and EC zoning was approved for the subject property in 2013. Approval of the requested plan amendment will reverse that change and take the land back to an agricultural land use designation.

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. Agricultural zoning is an extension of zoning from two sides and re-establish the previous zoning that was in place on the property prior to 2013.
2. Current access to the site is from Valgro Rd., which is classified as a local street. Valgro Rd. is currently used to provide access to a number of businesses in the area.
3. The proposed use as an airsoft outdoor recreational facility will require 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, such as traffic circulation, layout, parking, landscape buffering, drainage and other potential 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. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Considering the surrounding zoning pattern and land use pattern, the subject property is appropriate for A (Agricultural) zoning, as requested.

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 A zoning will allow the opportunity to seek MPC approvals in order to bring the current use of the property into conformance with zoning.
2. The proposed A zoning is less intense than the current EC zoning, so should have less impact on the surrounding area.
3. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site, if necessary.

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 of the South County Sector Plan map to AG, the requested A zoning is consistent with the sector plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is appropriate in the Rural Area.
3. The proposed rezoning is not in conflict with any adopted plans for the area.

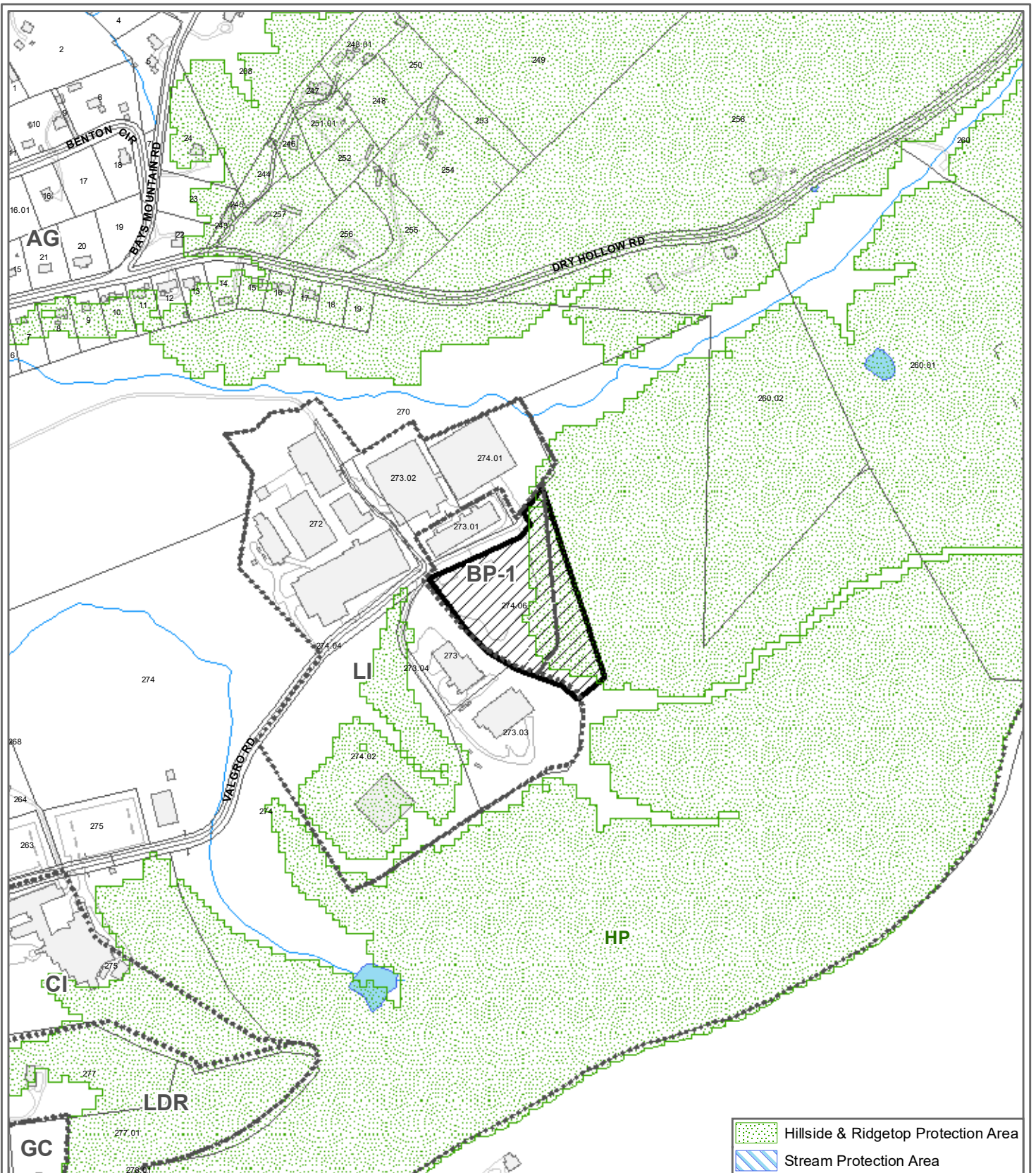
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/27/2017. 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.



1-H-17-SP **SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: BP-1 (Business Park Type 1)

To: AG (Agricultural)

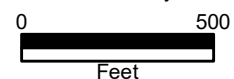


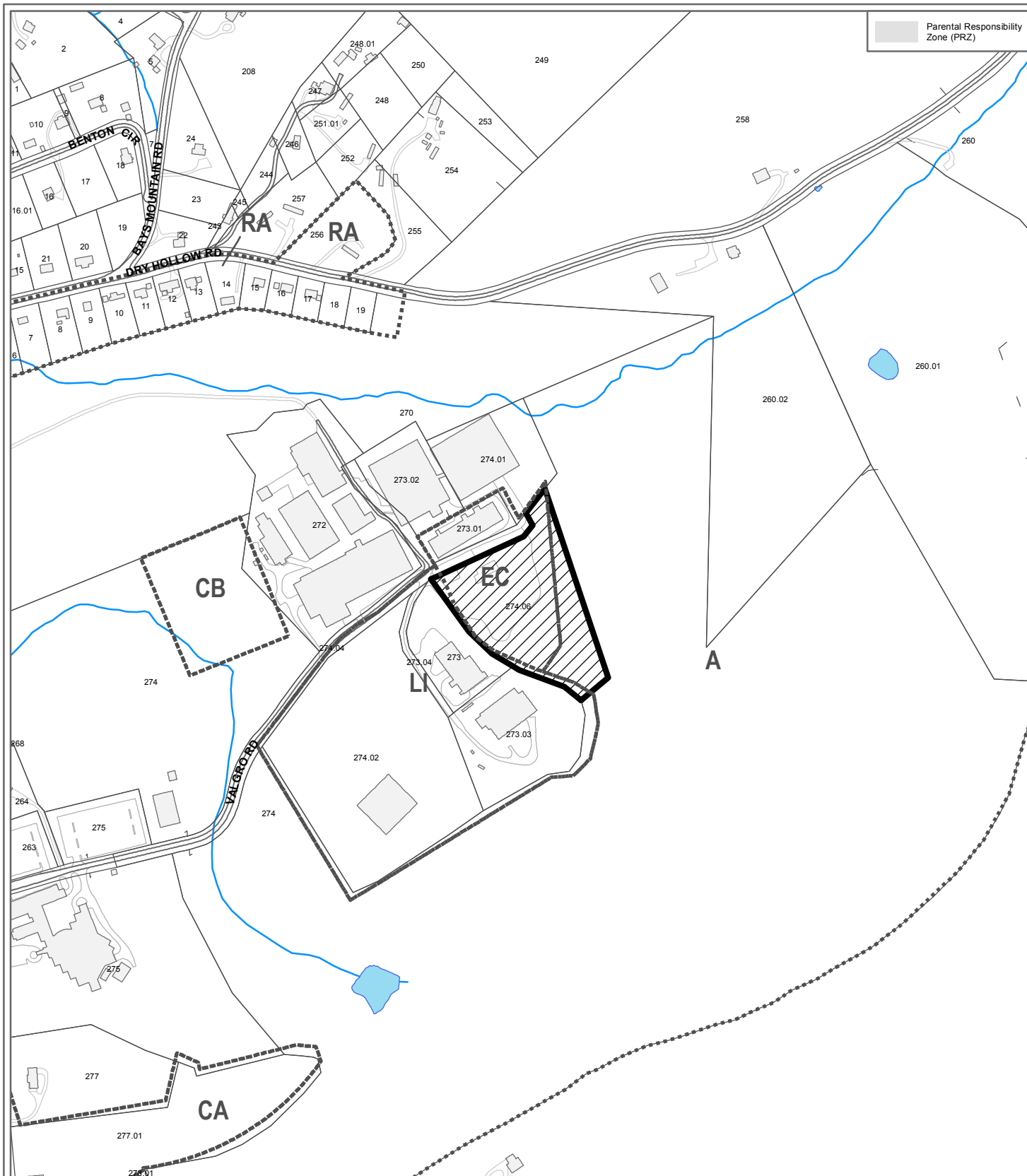
Original Print Date: 1/5/2017 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: R2R Studio, LLC (Jessalyn Friske)

Map No: 138

Jurisdiction: County

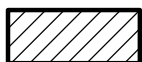




1-K-17-RZ REZONING

From: EC (Employment Center)

To: A (Agricultural)



Petitioner: R2R Studio, LLC (Jessalyn Friske)

Map No: 138

Jurisdiction: County



Original Print Date: 12/21/2016 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, R2R Studios, LLC (Jessalyn Friske), has submitted an application to amend the Sector Plan from Business Park Type 1 to Agricultural, 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 January 12, 2017, 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 #1-H-17-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

M P C

METROPOLITAN
PLANNING
COMMISSION

TENNESSEE

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: R2R studio, llc (Jessalyn Friske)Date Filed: 11/28/2016Meeting Date: January 12, 2017Application Accepted by: Mike ReynoldsFee Amount: \$904.25File Number: Rezoning 1-K-17-R2Fee Amount: \$800File Number: Plan Amendment 1-H-17-SP

NOV 28 2016

Planning Commission

PROPERTY INFORMATIONAddress: 8822 Valgro RoadGeneral Location: Off Chapman Highway near the
Knox County south borderParcel ID Number(s): 138 27406Tract Size: 5.39 acresExisting Land Use: NonePlanning Sector: BP-1Growth Policy Plan: Rural AreaCensus Tract: 55.02Traffic Zone: 167Jurisdiction: ☐ City Council _____ District
☒ County Commission 9 District**Requested Change****REZONING**FROM: Employment Center (EC)TO: Agricultural (A)**PLAN AMENDMENT**☐ One Year Plan ☒ _____ Sector PlanFROM: Business Park Type 1 (BP-1)TO: Agricultural (AG)**PROPOSED USE OF PROPERTY**Outdoor & Indoor Airsoft Facility (indoor in existing
building @ 8907 Valgro Road)

Density Proposed _____ Units/Acre

Previous Rezoning Requests: A to EC☒ **PROPERTY OWNER** ☐ **OPTION HOLDER**

PLEASE PRINT

Name: Haissam ArabiCompany: Zoominvest, LLCAddress: 12712 Highwick CircleCity: Knoxville State: TN Zip: 37934Telephone: 865.382.8444

Fax: _____

E-mail: haissamarabi@gmail.com**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Jessalyn FriskeCompany: R2R studio, llcAddress: 2575 Willow Point Way, Suite 105City: Knoxville State: TN Zip: 37931Telephone: 865.769.8075Fax: 865.769.8076E-mail: jfriske@r2rstudio.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: Jessalyn Friske

PLEASE PRINT

Name: Jessalyn FriskeCompany: R2R studio, llcAddress: 2575 Willow Point Way, Suite 105City: Knoxville State: TN Zip: 37931Telephone: 865.769.8075E-mail: jfriske@r2rstudio.com

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

Owner

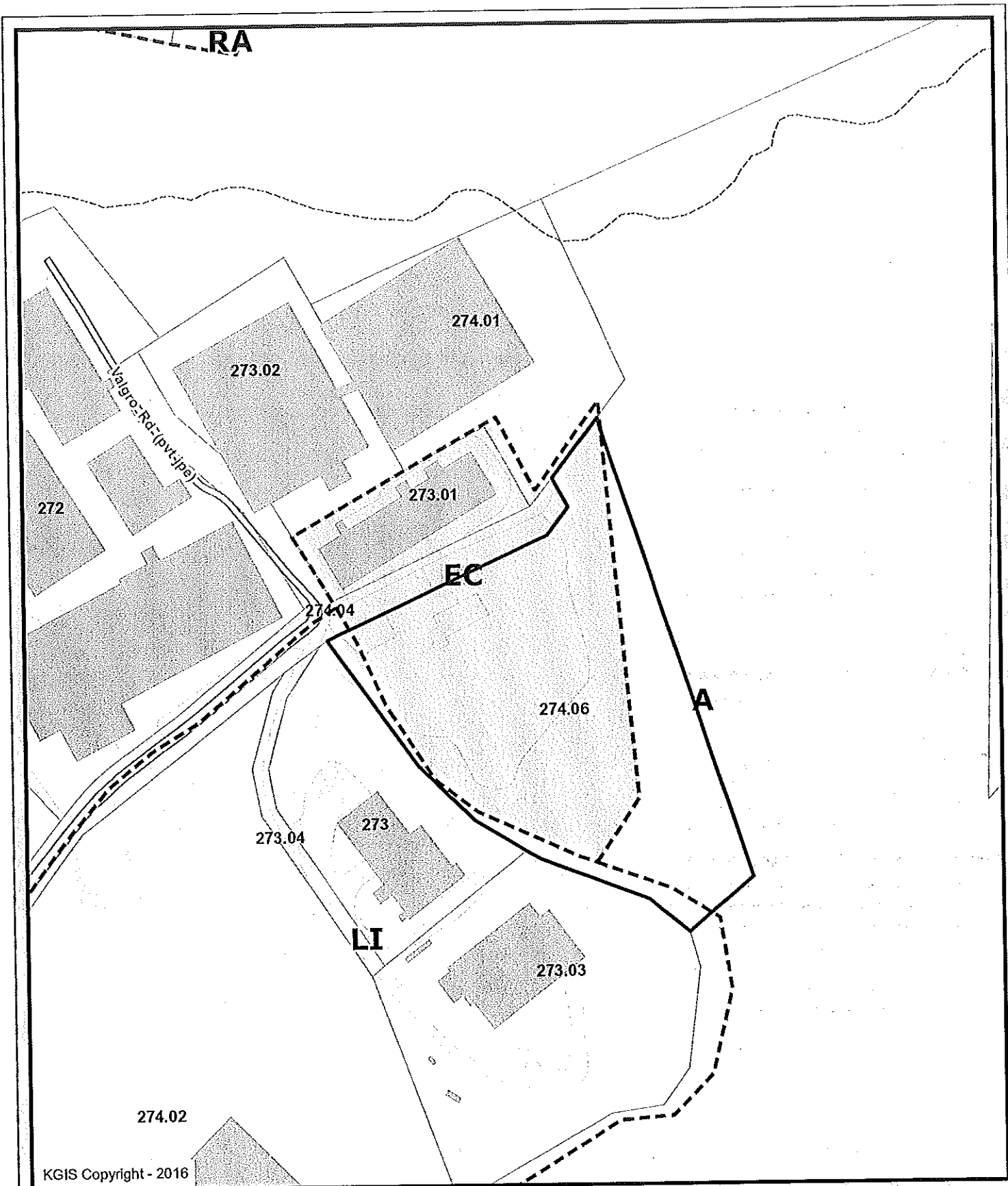
Option

Haissam Arabi

12712 Highwick Circle, Knoxville, TN 37934

X

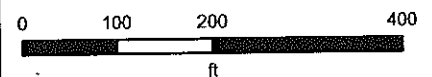
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

Printed: 11/28/2016 at 11:19:03 AM



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CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 1-K-17-RZ **Related File Number:** 1-H-17-SP
Application Filed: 11/28/2016 **Date of Revision:**
Applicant: R2R STUDIO, LLC (JESSALYN FRISKE)

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

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

PROPERTY INFORMATION

General Location: South side Valgro Rd. east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 27406 **Jurisdiction:** County
Size of Tract: 5.39 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Outdoor airsoft facility
Surrounding Land Use:
Proposed Use: Outdoor and indoor airsoft facility (indoor in existing building at 8907 Valgro Rd.) **Density:**
Sector Plan: South County **Sector Plan Designation:** BP-1
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8822 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EC (Employment Center)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: 3-D-13-RZ/3-A-13-SP
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: BP-1 (Business Park Type 1)
Requested Plan Category: AG (Agricultural)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): The requested Agricultural zoning is a logical extension of zoning from the south and west and it reverts the property back to its original zoning prior to 2013.

Comments: 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. Agricultural zoning is an extension of zoning from two sides and re-establish the previous zoning that was in place on the property prior to 2013.
2. Current access to the site is from Valgro Rd., which is classified as a local street. Valgro Rd. is currently used to provide access to a number of businesses in the area.
3. The proposed use as an airsoft outdoor recreational facility will require 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, such as traffic circulation, layout, parking, landscape buffering, drainage and other potential 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. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Considering the surrounding zoning pattern and land use pattern, the subject property is appropriate for A (Agricultural) zoning, as requested.

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 A zoning will allow the opportunity to seek MPC approvals in order to bring the current use of the property into conformance with zoning.
2. The proposed A zoning is less intense than the current EC zoning, so should have less impact on the surrounding area.
3. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site, if necessary.

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 of the South County Sector Plan map to AG, the requested A zoning is consistent with the sector plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is appropriate in the Rural Area.
3. The proposed rezoning is not in conflict with any adopted plans for the area.

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.

Action: Approved **Meeting Date:** 1/12/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve A (Agricultural) zoning.

Date of Approval: 1/12/2017 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/27/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

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

► **FILE #:** 12-A-18-RZ

AGENDA ITEM #: 38

12-A-18-SP

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.

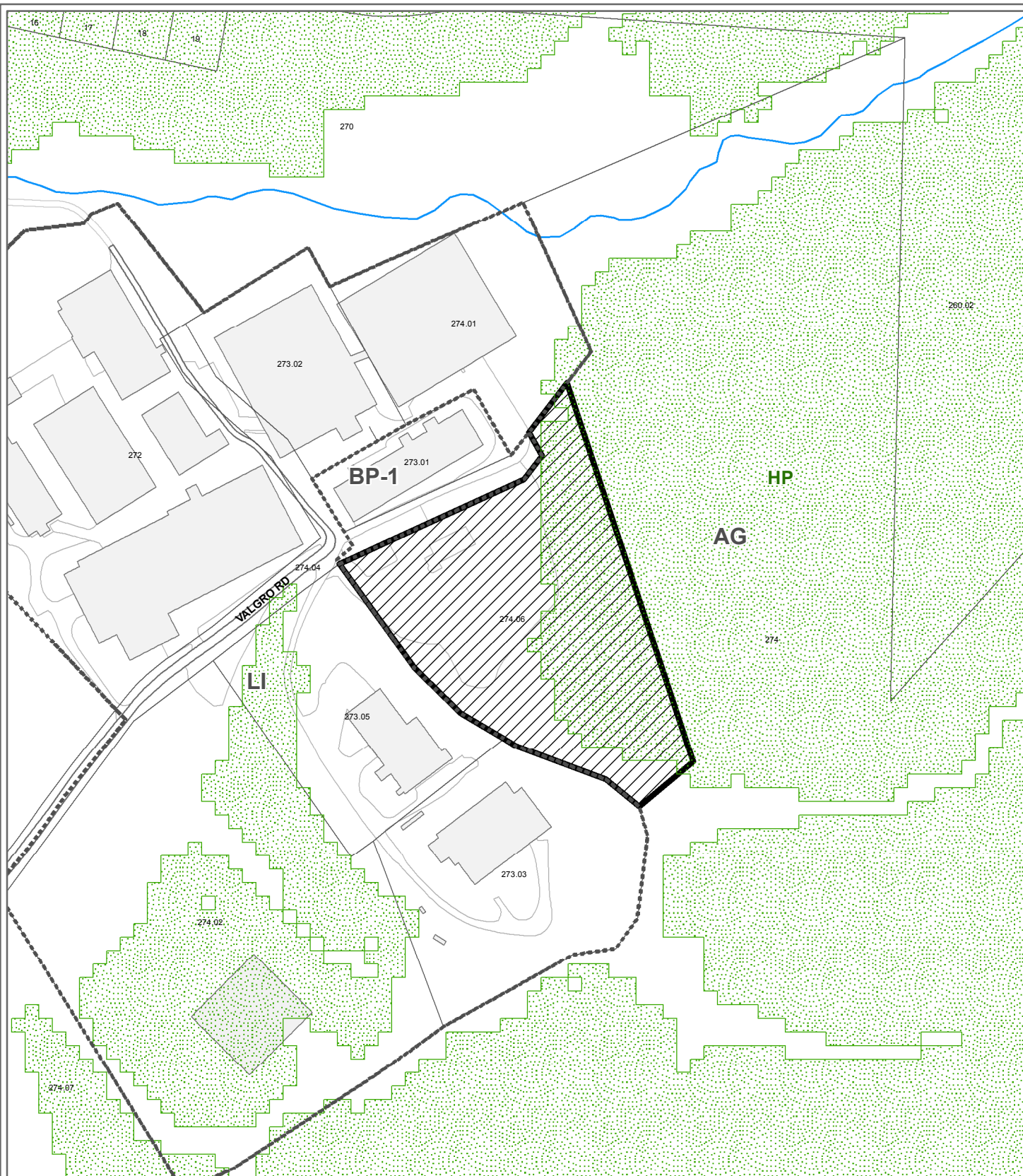
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.

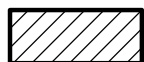
ESTIMATED TRAFFIC IMPACT: Not required.

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**



From: AG (Agricultural)

To: LI (Light Industrial)

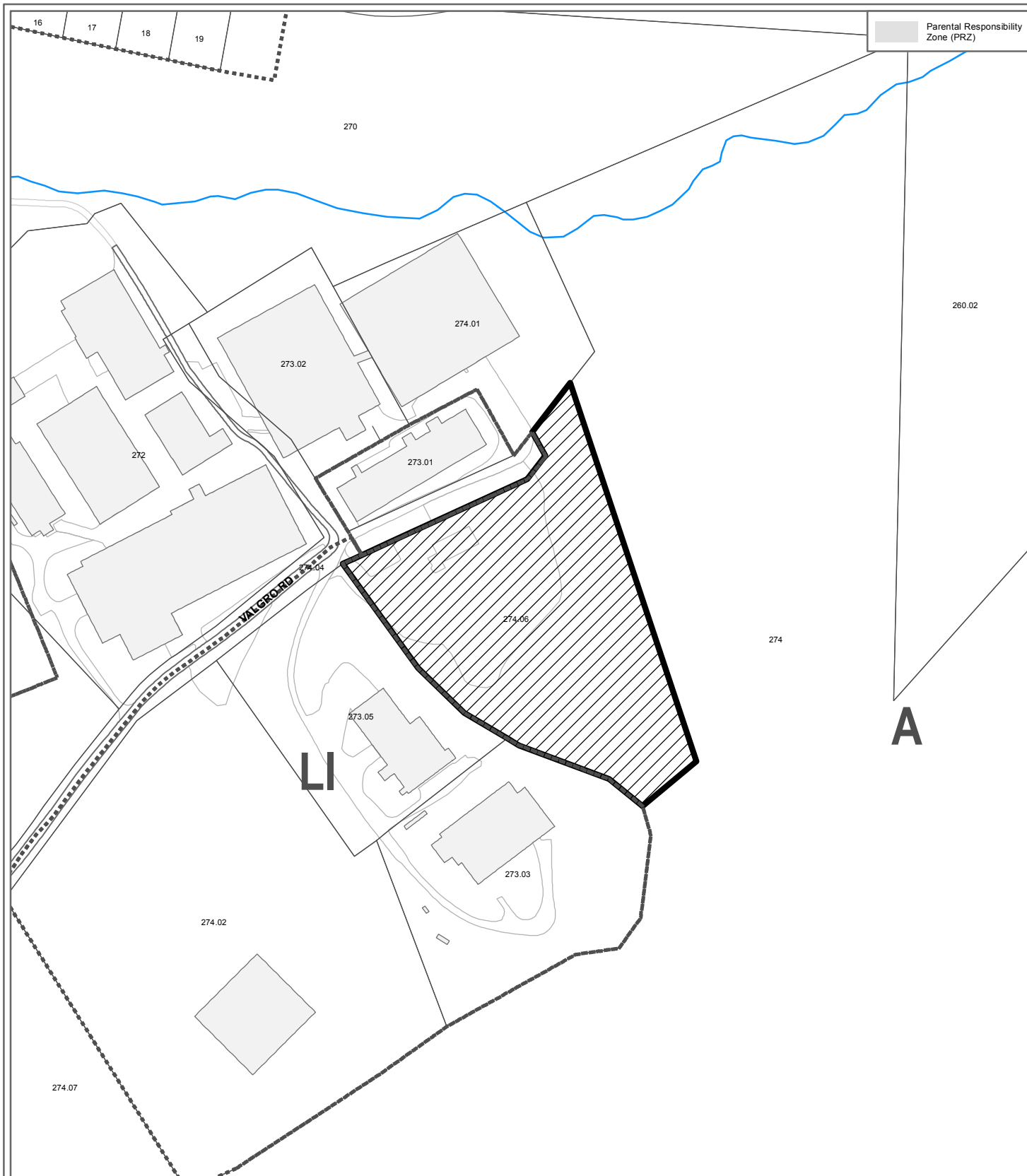
Petitioner: Jackie A. Stanley

Map No: 138

Jurisdiction: County



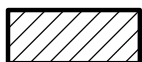
Original Print Date: 11/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



12-A-18-RZ REZONING

From: A (Agricultural)

To: LI (Light Industrial)



Petitioner: Jackie A. Stanley

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

M P C

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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

☐ REZONING ☐ PLAN AMENDMENT

Name of Applicant: Jackie A. StanleyDate Filed: 10/8/18 Meeting Date: 12/13/18Application Accepted by: M. PayneFee Amount: 1539.00 File Number: Rezoning 12-A-18-RZFee Amount: 800.00 File Number: Plan Amendment 12-A-18-SP

PROPERTY INFORMATION

Address: 8822 Valgro RdGeneral Location: 1/2 Valgro Rd
due east of Sevierville PikeParcel ID Number(s): 138 27406Tract Size: 5.39 acExisting Land Use: VacantPlanning Sector: South CountyGrowth Policy Plan: RuralCensus Tract: 55.02Traffic Zone: 167Jurisdiction: ☐ City Council _____ District
☒ County Commission 9th District

Requested Change

REZONING

FROM: ATO: L1

PLAN AMENDMENT

☐ One Year Plan ☒ South County Sector PlanFROM: AGTO: L1

PROPOSED USE OF PROPERTY

Fence company OFFICE and StorageDensity Proposed N/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 RdCity: Knoxville State: TN Zip: 37920Telephone: 865-254-4094Fax: 865-429-0302E-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 RdCity: Kodak State: TN Zip: 37764Telephone: 865-254-4094Fax: 865-429-0302E-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 RdCity: Knoxville State: TN Zip: 37920Telephone: 865-254-4094E-mail: StanleyFence64@yahoo.com

(If more space is required, attach additional sheet.)

Name

Address

City

State:

Zip

Owner

Option

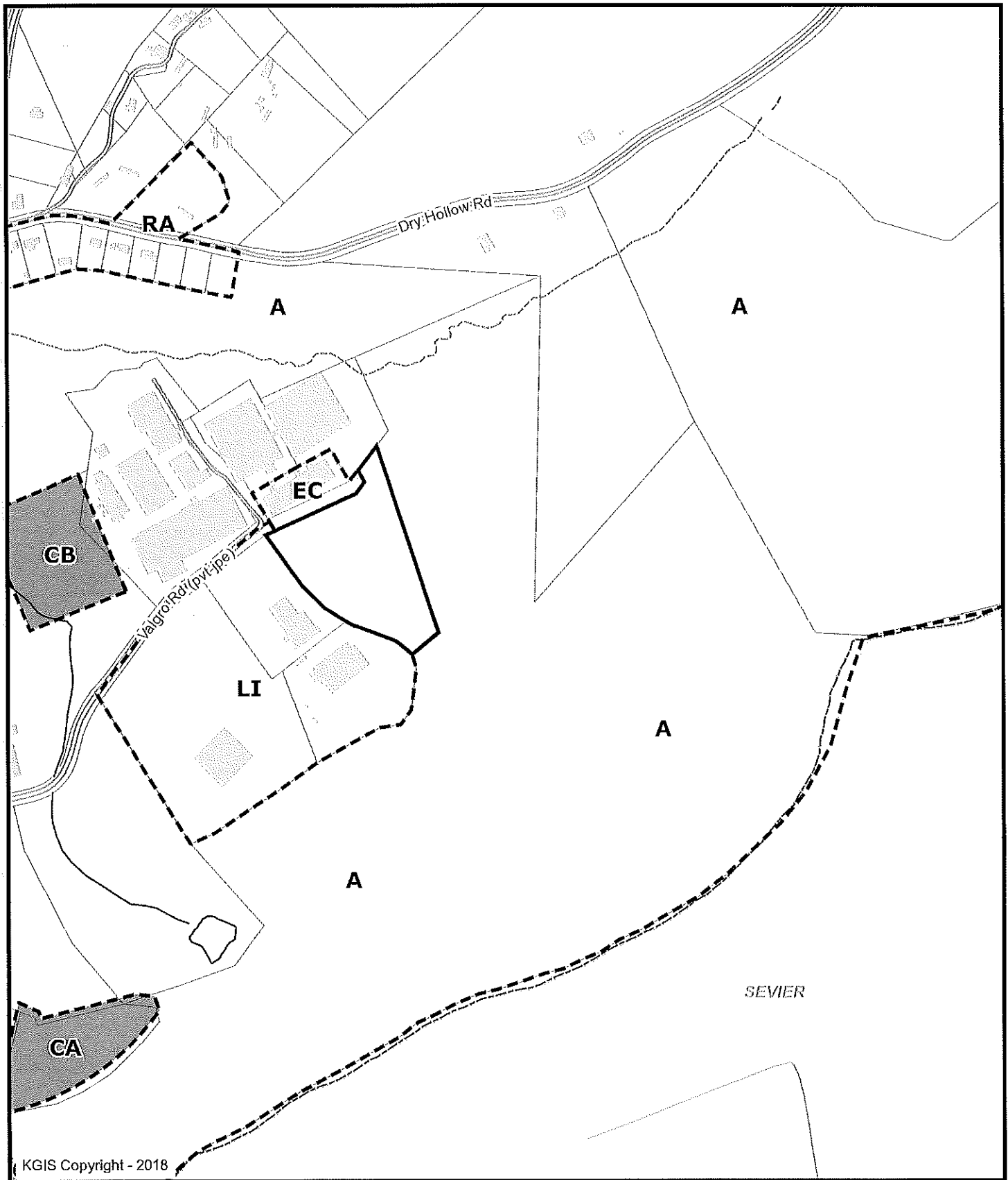
Name Jackie A. Stanley

Address
8822

Valero Rd Kooilte Tn

ZIP
37920

✓

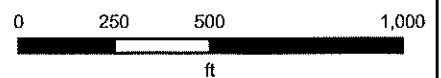


Letter Portrait

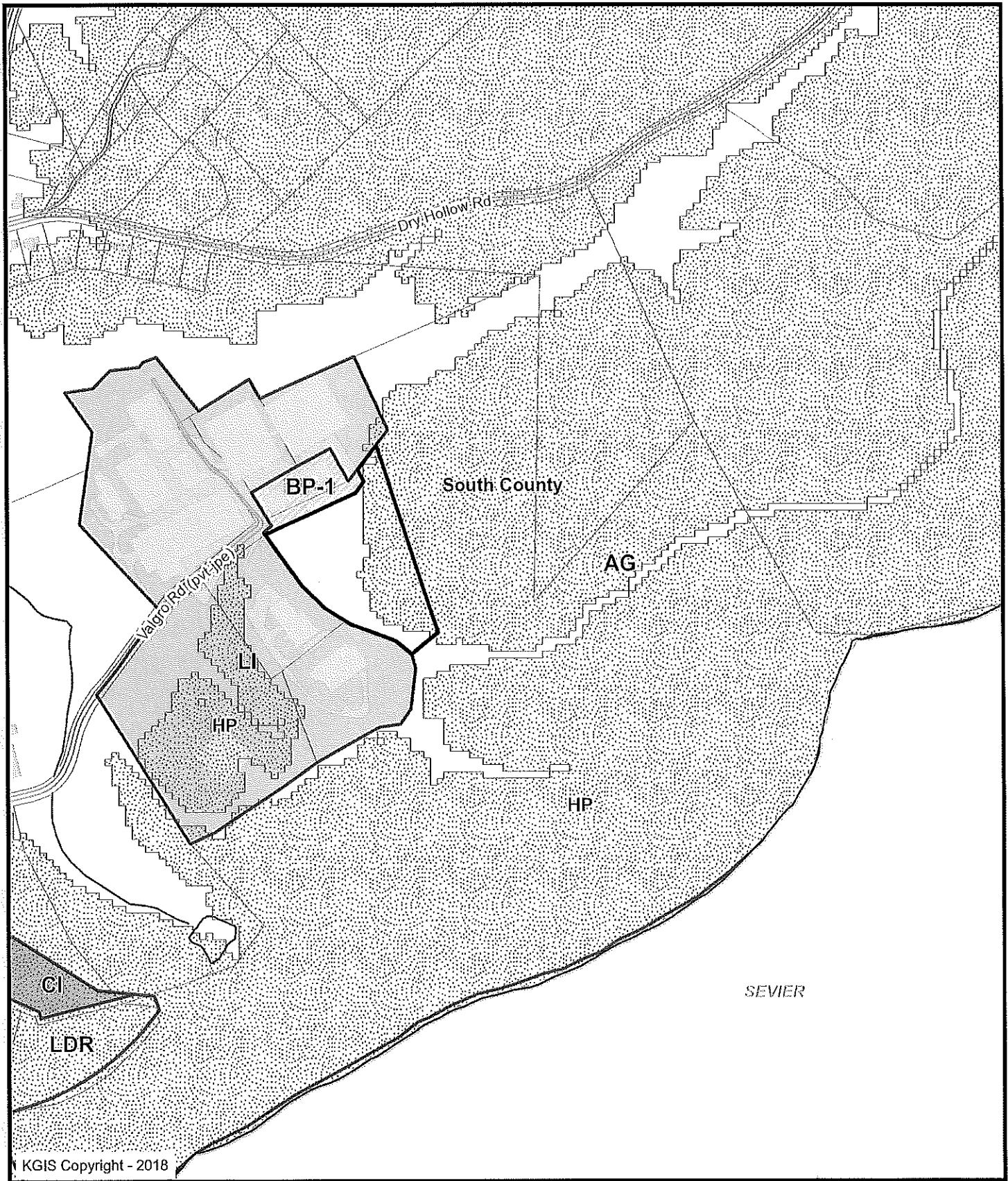
Knoxville - Knox County - KUB Geographic Information System



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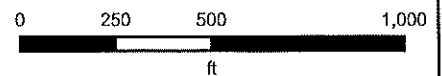


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

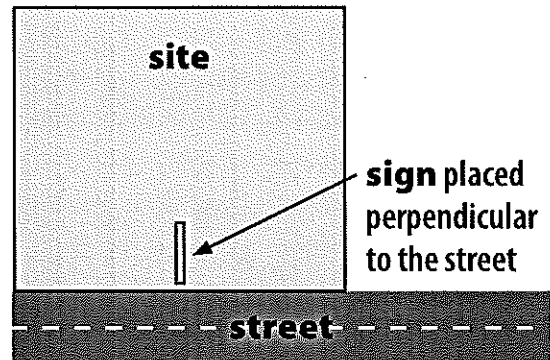
REQUIRED SIGN POSTING AGREEMENT

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: Stanleyfercel64@yahoo.com

Date: 10-8-18

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

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 12-A-18-SP **Related File Number:** 12-A-18-RZ
Application Filed: 10/8/2018 **Date of Revision:**
Applicant: JACKIE A. STANLEY

PROPERTY INFORMATION

General Location: East end of Valgro Rd., east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 274.06 **Jurisdiction:** County
Size of Tract: 5.39 acres
Accessibility: Access is via Valgro Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Fence company office and storage **Density:**
Sector Plan: South County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8822 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning: EC (Employment Center)
Requested Zoning: LI (Light Industrial)
Previous Requests: 1-K-17-RZ: EC to A and 3-D-13-RZ: (LI and A to I)
Extension of Zone: Yes, Extension of BP-1 to the north of the site
History of Zoning: 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)

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
Requested Plan Category: LI (Light Industrial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): 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 Recomm. (Full): 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.

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.

Action: Approved

Meeting Date: 12/13/2018

Details of Action:

Summary of Action: 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.

Date of Approval: 12/13/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/28/2019

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance:

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 12-A-18-RZ **Related File Number:** 12-A-18-SP
Application Filed: 10/8/2018 **Date of Revision:**
Applicant: JACKIE A. STANLEY

PROPERTY INFORMATION

General Location: East end of Valgro Rd., east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 274.06 **Jurisdiction:** County
Size of Tract: 5.39 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Fence company office and storage **Density:**
Sector Plan: South County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8822 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning: BP-1 (Business and Technology Park)
Requested Zoning: LI (Light Industrial)
Previous Requests: 1-K-17-RZ: EC to A and 3-D-13-RZ: (LI and A to I)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
Requested Plan Category: LI (Light Industrial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE EC (Employment Center) zoning, consistent with the BP-1 (Business Park Type 1) sector plan recommendation (Applicant requested LI / LI).

Staff Recomm. (Full): 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: 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.

Action: Approved

Meeting Date: 12/13/2018

Details of Action:

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

Date of Approval: 12/13/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/28/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: