

Dear Planning Staff and Commissioners,

For 1-M-24-RZ - the rezoning to CA (General Business), the requested sector plan is MU-SCo-1, which seems appropriate for this parcel. Then for the rezoning request, the Land Use Classification Table recommends TC 'or form-based or designed-based codes as noted in the Sector Plan and One Year Plan for each of these districts'

MU-SCo-1 is the South Knox COunty Gateway, which is covered on page 29 of the 2012 South County Sector Plan (excerpt below). The requested land is even shown in the picture in the sector plan. On that page, it states:

Recommended zoning: Commercial, office, or residential zoning that requires site plan review.

That requires site plan review.

The requested [CA zone](#) does not require site plan review. It has some Uses permitted on Review, and in a subset of those Users permitted on review, some of those uses require a site plan, but not all of them.

The sector plan says that the shopping center and driving range area is proposed as a mixed-use district, and that it should be connected with pedestrian-oriented walks and "well landscaped".

The requested CA zone does not have ANY landscape requirements. If the requested CA zone is granted, a number of uses are allowed without landscaping that would be incompatible with the adjacent residential to the rear.

Better zones are available, especially for a parcel this large. Shopping Center and Town Center both require site plans and have landscaping requirements. Neighborhood Commercial (CN) requires landscaping.

Please consider different zones than the General Business CA zone, which is not consistent with the South County Sector Plan (required under Knox County Zoning Ordinance [6.30.01.D](#))



2012 SOUTH COUNTY SECTOR PLAN



KNOXVILLE • KNOX COUNTY METROPOLITAN PLANNING COMMISSION



South County Sector Plan

This plan was adopted by:

Knoxville Knox County Metropolitan Planning Commission on October 11, 2012

Knoxville City Council on November 28, 2012

Knox County Commission on March 25, 2013

MIXED USE and SPECIAL DISTRICTS . . . continued

5. Special Mixed Use District (MU with reference number)

These can include designations to address urban design, pedestrian and transit-oriented development and vertical mixed use in designated areas. The areas may include older portions of the city or county where redevelopment and/or preservation programs are needed for revitalization purposes.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Case-by-case analysis is recommended 	<p>Recommended Zoning and Programs: TND-1, TC-1, TC, especially in greenfield areas, or form-based or designed-based codes as noted in the Sector Plan and One Year Plan for each of these districts.</p>
---	--

6. Special Corridors (CD with reference number)

These can include designations to address urban design and environmental concerns along commercial or industrial corridors (where overlays for aesthetic reasons or sidewalks may be recommended, like the Chapman Highway corridor). Other potential corridor designation could include rural/farmland conservation areas.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Case-by-case analysis is recommended 	<p>Recommended Zoning and Programs: Should be noted in the Sector Plan and One Year Plan for each of these districts.</p>
---	--

INDUSTRIAL AND WAREHOUSE/DISTRIBUTION LAND USE CLASSIFICATIONS

Light and Heavy Industrial (LI and HI) and Mining (HIM)

These classifications are typically used to identify older industrial areas, which were intended for manufacturing, assembling, warehousing and distribution of goods. Light industrial uses include such manufacturing as assembly of electronic goods and packaging of beverage or food products. Heavy industrial uses include such processes used in the production of steel, automobiles, chemicals, cement, and animal by-products and are viewed as clearly not compatible with areas designated for residential, institutional, office and retail uses. Quarry operations and asphalt plants are a particular form of heavy industrial, generally located in rural areas.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Existing industrial areas • Within one mile of an interstate interchange with access via standard major collector or arterial streets 	<p>Recommended Zoning and Programs: City: I-1, I-2, I-3 and I-4 (infill development, using those zones, may be appropriate); C-6, PC-2 and a new planned, industrial zone, that requires site plan review, may be warranted to address environmental and transportation issues and surrounding community concerns. County's Planned Growth Boundary: LI; EC zone should be used in future development</p>	<p>Other Zoning to Consider: County: I (Industrial) zoning should be used in cases involving rezonings to accommodate mining activities and should be accompanied by buffering and other conditions to protect adjacent property owner. PC, LI, I and CB may be considered for infill industrial development.</p>
---	--	---

Business Park (BP) Type 1

Primary uses are light manufacturing, office and regionally-oriented warehouse/distribution services in which tractor-trailer transportation is to be a substantial portion of the operations. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans shall address landscaping, lighting, signs, drainage, and other concerns that are raised in the rezoning process. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Relatively flat sites (predominant slopes less than 6 percent) out of floodplains • Relatively large sites (generally over 100 acres) • Away from low and medium density areas or where truck traffic would have to go through such areas • Areas with freeway and arterial highway access (generally within two miles of an interchange) • Rail access is a consideration • Can be served with sanitary sewer, water and natural gas 	<p>Recommended Zoning and Programs: City: I-1, C-6, PC-2 or a new Planned Industrial Park zone County's Planned Growth and Rural Areas: EC</p>	<p>Other Zoning to Consider: PC</p>
---	---	--

SPECIAL LAND USE DISTRICTS

There are several areas that are capable of sustaining different mixes of land uses. In other words, a broad brush of proposing only one land use may not be prudent in view of changing conditions and the dynamics of the local economy (for example, the reuse of older commercial properties for other land development purposes). All the following proposed districts are well located in terms of good transportation systems and generally have good infrastructure. Design principles to consider during development plan review for projects in Mixed Use Districts are presented in Table 12 at the end of this section.

MU-SCo-1:

South Knox County Gateway

The Highland View Shopping Center and adjacent golf driving range area is proposed as a mixed use district. Development should be connected with pedestrian-oriented walks and be well landscaped, given this area's position in entering Knox County.

Recommended Uses: Low or medium density housing, office and retail

Recommended Zoning: Commercial, office or residential zoning that requires site plan review.

Other Considerations: MPC and the county commission should consider revisions to retail parking requirements, enabling a fewer number of spaces and, in turn, more opportunity for further development. This would offer both economic and environmental benefits.

Bower Field is not a county owned park. It is privately owned and operated by the county parks department via a lease. Should a decision be made to forego lease renewal, allowing private development, the same set of mixed land uses as SCo-1 would be appropriate.

Combining access points and the consideration for an extension of transit into this section of Chapman Highway should be considered as additional commercial, retail, office and medium density residential growth continues along the corridor toward the county line.

Presently, there are significant areas of vacant land and buildings and, occasionally, underutilized buildings. The present zoning is largely for commercial uses.



Existing commercial zoning and infrastructure at the Highland View Shopping Center, across from Bower Field, make redevelopment as a mixed use district plausible.