
MEMORANDUM

Agenda Item # 14

Date: February 11, 2010
To: Metropolitan Planning Commission
From: Mark Donaldson, Executive Director
Subject: **East County Sector Plan (an amendment to the Knoxville-Knox County General Plan)– 2-A-09-SAP**

Two items are addressed in this memorandum: MPC staff's views on potential spin-offs and related concerns from the Midway area development proposal, and a correction to Map 14 (Inventory of Potential Sites for Business Parks) in Appendix D.

Michael Kane directed a part of the discussion at the agenda review to the topic of citizen concerns about impacts beyond the immediate business park. The commission may hear more about this issue at the public hearing on Thursday. In order to assist the Commission in an understanding of the immediate and wider surroundings and the future process in addressing several concerns, MPC staff notes the following:

1. Immediate surroundings: The Midway ECo-7 mixed use area adjoins a large lot residential subdivision and cemetery to north and northeast; MPC staff does not foresee likely changes to those patterns. Two commercially-zoned (C-4) tracts lie within the city limits to the east and, across the interstate, to the southwest; MPC staff is concerned about the potential loss of forested slopes on these sites and has recommended slope protection measures and consideration of a planned commercial rezoning for these properties in the draft before you. The area to the west is in the Growth Policy Plan's Planned Growth Area and is proposed for low density residential uses.
2. The greater area beyond the Midway E Co-7 site: the Growth Policy Plan designates a Rural Area to the east and south. Holding those Rural Area designations is critical in avoiding more intensive development, particularly conventional commercial and similar uses. The rural roads beyond the E Co-7 location area (Thorngrove Pike and Midway Road) run through the designated Rural Area.
3. Future rezoning and site plan considerations: If a decision is made to approve the Midway ECo-7 mixed use area and the Development Corporation requests a rezoning to pursue a business park. Two basic steps should be part of the process:
 - a. The rezoning request itself, whereby the provisions outlined in the plan should be followed, that is, prohibition of regional truck distribution center(s), providing an on-site waste water system and limiting the commercial development to the provisions of the Employment Center zoning district (which allows limited incidental commercial uses that are in keeping with the business park development). After hearing Michael Hines, the Development Corporation's

wastewater engineer, at the agenda review, MPC staff believes that a list of uses whose waste water would meet domestic waste criteria should also be part of the rezoning consideration.

- b. Site plan/use-on-review: the Employment Center zone requires site plan review (a major reason for the creation of this zoning tool a few years ago). Both MPC and the community will have the opportunity to set the parameters for access, buffers, open space, lighting, landscaping and other design features as part of that process.

We have attached a revised copy of Map 14: Inventory of Potential Sites for Business Parks. MPC staff inadvertently carried over a map layer from our geographic information system that had depicted the Midway site as a potential business park and mislabeled it as an existing business park; it is not. The map was corrected for agenda review and will be reflected in future drafts of this plan.