

Property Acreage

- Total acreage currently owned The Development Corporation of Knox County (TDC) – approx. 346 acres
- Net developable acreage for business park development – approx. 275 acres

Sanitary Sewer Service for the Proposed Midway Business Park

Cannon & Cannon, Inc. (CCI) 2015 Study

- estimated daily average wastewater flow from the proposed MBP - 70,000 gallons per day
- can connect to KUB's existing sanitary sewer system near Asheville Highway
- flow can go to KUB's existing Eastbridge Waste Water Plant which can handle flows

Proposed Sector Plan and Zoning Amendments

- amendment to the East County Sector Plan's on TDC's properties to Business Park (type 1)
- rezoning of TDC's property to Employment Center (EC)

Per the Knox County Zoning Code for EC: *"This zoning district 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."*

Tentative Schedule for Approval Process

Sector Plan Amendment and Rezoning Approval

Knoxville Knox County MPC Commission meeting – November 12, 2015 to seek approval of a sector plan amendment and recommendation of a rezoning for:

- Sector Plan amendment for TDC properties to Business Park (type 1)
- Rezoning of TDC properties to Employment Center (EC)

Knox County Commission meeting – December 21, 2015 seeking approval of:

- Sector Plan amendment for TDC properties to Business Park (type 1) pending prior approval by MPC Commission
- Rezoning of TDC properties to Employment Center (EC)

Development Plan Approval (approx. 6 months after zoning approval)

- Within the EC zone, MPC has to approve a Development Plan. TDC will utilize information gathered during the public meetings and input process in creating a Development Plan for MBP that is sensitive to public's concerns and that benefits the community as a whole.
- The Development Plan will include:
 - a list of the permitted uses from within the EC zone
 - architectural, landscaping, lighting and signage plans
 - location standards for buildings, loading docks, driveways, parking lots, other accessory uses, existing wooded areas, proposed landscaping, building and free-standing signs, and trash disposal areas
 - estimates of employment and shifts
 - storm water drainage plans
 - any other information MPC may need to adequately consider the effect that the proposed uses may have upon the environment and on the cost of providing services to the area