

## Facts About the Proposed Midway Business Park February 2010

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The decision by The Development Corporation of Knox County (TDC) to pursue the development of a business park along Interstate 40 at the Midway Road interchange was not a decision made lightly or without considerable planning.

- Knox County, Tennessee is an urban county.
- TDC business parks created 5,100 direct and 5,000 indirect jobs with \$528,000,000 in wages annually in Knox County.
- TDC has approximately 380 acres remaining in Knox County, of which 195 acres are located in Eastbridge Business Park, which is 12 miles from the interstate.
- Since 2000, 713 industrial acres have been down-zoned to a non-industrial classification.
- The proposed business park property is 14 miles east of Downtown Knoxville, similar to the distance from Lovell Road to Downtown.
- On average, 95,000 cars a day travel directly past the property on Interstate 40.
- Being near the interstate means little travel through residential or rural areas to get to the business park.
- TVA's and KUB's co-located projects are independent of the proposed business park and will happen regardless of any other development.
- Two separate, countywide Metropolitan Planning Commission studies both identified the Midway Road property as suitable for a business park.
- TDC bought the subject property from willing sellers.
- In July 2006, MPC voted 12 to 1 to recommend approval of a sector plan amendment and rezoning to allow the proposed business park.
- In August 2006, Knox County Commission voted 16 to 3 to approve the sector plan amendment and rezoning to allow the proposed business park.
- The Chancellor's decision on the appeal of these local decisions described procedural errors and a lack of supporting documentation.
- TDC chose to *participate* in the sector plan update instead of appealing the Chancellor's decision.
- TDC and KUB are moving forward with a design of an onsite wastewater treatment system that will not require the construction of a new wastewater treatment plant on the French Broad or any other river.
- The proposed Business Park will create more than 2,200 direct and 2,300 indirect jobs, \$208,000,000 in annual wages, and \$9,000,000 in annual taxes.
- TDC intends to develop the Midway Business Park as one of the premier, environmentally sustainable business parks in the United States.
- The proposed business park and other TDC business parks are, and will continue to be, important components of Knox County's overall economic success in support of a high quality of life for all Knox County citizens.
- Nothing in TDC's proposed development plans for the 380-acre Business Park precludes or prevents preservation of the 5,000-acre French Broad corridor. This area, located south of I-40 and 2 miles away from the proposed business park, can still be preserved and promoted as proposed in the Ochs Report and the East County Sector Plan Update.

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Discussion and voting on the Update will be conducted at the following meetings.

- February 11, 2010      MPC Meeting at 1:30 PM - Large Assembly Room of the City County Building
- March 9, 2010        City Council at 7:00 PM - Large Assembly Room of the City County Building
- March 22, 2010      County Commission at 2:00 PM - Large Assembly Room of the City County Building
- March 23, 2010      City Council at 7:00 PM - Large Assembly Room of the City County Building

Below is a contact list including the MPC Executive Director and each MPC Commissioner. Please let them know your thoughts on the East County Sector Plan Update.

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February 2010**

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