

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 10-E-25-DP **Related File Number:**
Application Filed: 8/26/2025 **Date of Revision:**
Applicant: SHARONDA BURTON

PROPERTY INFORMATION

General Location: Northeast side of Murdock Dr across from the northern terminus of Simmons Rd
Other Parcel Info.:
Tax ID Number: 118 17319 **Jurisdiction:** County
Size of Tract: 9.62 acres
Accessibility: Access is via Murdock Drive, a minor arterial with a pavement width of 36 ft within a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Parking lot expansion **Density:**
Planning Sector: Northwest County **Plan Designation:** BP (Business Park)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of a mix of office, industrial, and residential uses. Office and industrial uses are concentrated in large business park developments. Residential uses are large-scale multifamily apartment complexes.

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

Street: 10601 MURDOCK DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay), BP (Business and Technology Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from PR (Planned Residential) to SP (Scientific Production) in 1984 (12-Y-83-RZ). The TO (Technology Overlay) was also applied to the property in 1984 (12-FF-83-RZ). In 1993, the SP zone became the BP (Business and Technology Park Zone) (Ord. 0-92-10-102).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for a parking lot expansion adding 13 trailer parking spaces and 61 parking spaces for an existing FedEx shipping center, subject to 6 conditions.

Staff Recomm. (Full):

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 4) A Type B landscape buffer 12 ft in width is required along the western property line, as seen on the development plan.
- 5) The limit of disturbance within the existing vegetated areas is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site.
- 6) Providing privacy fence slats in a dark or subdued color to the chain link fence.

With the conditions noted, this plan meets the requirements for approval in the BP district and the criteria for approval of a development plan.

Comments: This is a request to expand the parking lot of an existing FedEx facility. The east side of the parking lot is adding 13 trailer parking spaces. The west side of the parking lot is adding 61 parking spaces.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial), BP (Business and Technology Park), TO (Technology Overlay):

A. The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. – The Technology Overlay guidelines for landscaping and lighting ensure quality development.

B. The BP zoning district is intended to provide for a wide range of land uses which are generally categorized in business, industrial and/or office classifications of use, whether in the public or private sectors. The intended and desired effect of the site regulations is to create an attractive park-like setting for the businesses which locate within the park. – The site plan includes landscape buffering and existing vegetation along the western and eastern property lines adjacent to residential and office uses.

C. Property in the Technology Overlay shall not be disturbed prior to the issuance of a Certificate of Appropriateness (for grading or building) and any other permit that may be required by the city or the county regarding the disturbance and/or restoration of land. A COA was issued on 9-23-2025 for case # 8-A-25-TOB.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2.1: Create buffer or transitions between different land uses. – A Type B landscape screen 12 ft in width is required along the western property line adjacent to multifamily residential and office uses. A 7-8 ft tall berm and mature forested vegetation buffer is proposed along the property line to the east. The proposed lighting plan shows a lighting intensity level of 0.0

footcandles within 20 ft of all the property lines.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as the BP (Business Park) place type. Open space within this place type includes landscaped setbacks. A Type B landscape screen 12 ft in width is required along the property line adjacent to multi family residential. TTCDA guidelines require trees and planting beds to be no less than 5% of the parking surface area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This proposal does not conflict with any of these stated goals.

Action: Approved with Conditions **Meeting Date:** 10/2/2025

Details of Action:

Summary of Action: Approve the development plan for a parking lot expansion adding 13 trailer parking spaces and 61 parking spaces for an existing FedEx shipping center, subject to 6 conditions.

Date of Approval: 10/2/2025 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**