

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 10-F-25-DP **Related File Number:**

**Application Filed:** 8/26/2025 **Date of Revision:**

**Applicant:** MANISH CHAUDHARY

#### PROPERTY INFORMATION

**General Location:** Eastern Corridor Park Blvd terminus

**Other Parcel Info.:**

**Tax ID Number:** 118 17313 **Jurisdiction:** County

**Size of Tract:** 2.16 acres

**Accessibility:** Access is via Corridor Park Boulevard, a local street with a pavement width which varies from 25 ft to 30 ft within a 70-ft right-of-way

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Office

**Surrounding Land Use:**

**Proposed Use:** Grading plan for a drainage ditch **Density:**

**Planning Sector:** Northwest County **Plan Designation:** BP (Business Park)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** A detached single family residential neighborhood abuts this property to the north. Otherwise, this property is on a street consisting of office warehouses and light manufacturing.

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

**Street:** 820 CORRIDOR PARK BLVD

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology Park), TO (Technology Overlay)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** The property was rezoned from RA (Low Density 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 grading plan for a drainage ditch for an existing office building, subject to 5 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 A landscape screen (see attached) 15 ft in width is required along the rear property line adjacent to single family residences, as seen on the development plan. Existing trees that remain can count toward this requirement.
- 5) Obtaining a certificate of appropriateness (COA) indicating compliance with the Tennessee Technology Corridor Development Authority (TTCDA) Guidelines for landscaping plans (8-A-25-TOG) prior to applying for a grading permit.

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 for a grading plan to install a drainage ditch to direct water from the steep back slope to the detention pond in the front yard for an existing office building in the Technology Center Park near Dutchtown Road and Pellissippi Parkway interchange. Use on review and TTCDA applications were approved in 2007 for the office building (7-L-07-UR/07-022-0). At the time, the rear of the lot was densely vegetated, and the plan noted the existing trees would remain and be an effective barrier to the single family subdivision to the north. Future development on the plan was shown on the west side of the property. Meeting minutes from the TTCDA meeting reflect that Planning staff and the TTCDA board strongly encouraged the applicant not to grade in the area abutting the residential neighborhood so the trees could remain as a buffer. The applicant was told he could grade to contour line at 1032 ft. Another development plan is needed to approve the grading above 1032 contour as noted in the 2007 plan.

The property has been graded along the rear without the applicant first obtaining a COA for a grading plan, which is required in the TO zone, so the applicant is seeking approval after the fact. The site plan shows a Type A landscape screen 15 ft in width along the property line adjacent to the single family subdivision to the north, which is required per 4.10.11.B.1. of the Knox County Zoning Ordinance when a business is located adjacent to a residential zone. Any existing trees can count toward the buffer requirement. The drainage ditch and grading on the site begin just below the 15-ft buffer, then the slope drops steeply down toward the loading dock. The grading plan meets the stormwater requirements of the Knox County Engineering and Public Works Department, which has reviewed and approved the plans.

#### **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**

BP (Business and Technology Park), TO (Technology Overlay):

A. The BP (Business and Technology Park) 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. The planning

and design for the business park is intended to accomplish an aesthetic environment which is complementary to site features and the surrounding environment. – The Type A landscape screen 15 ft in width is required to buffer commercial and industrial developments from residential areas. Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values. B. 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 County regarding the disturbance and/or restoration of land (8-A-25-TOB). – The property has already been graded, and the applicant is seeking an after the fact approval. The applicant will be required to plant trees along the rear property line to replace the buffer to the residential area.

**2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. Implementation Policy 2.1: Create buffer or transitions between different land uses. – The residential development sits higher than the office park below. With the landscape buffer along the property line, the residential development is anticipated to be adequately screened.

**3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE**

A. The property is classified as BP (Business Park). Open space within this place type includes landscaped setbacks. TTCDA guidelines require its own landscaping yard requirements in addition to the zoning ordinance landscape requirements. The applicant will need to plant 18 trees to comply.

**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 grading plan for a drainage ditch for an existing office building, subject to 5 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:**