

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-E-25-DP **Related File Number:**
Application Filed: 9/30/2025 **Date of Revision:**
Applicant: WILLIAM FRANCIS GRAY

PROPERTY INFORMATION

General Location: Northern terminus of Horseshoe Bend Ln, east of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 89 22211 **Jurisdiction:** County
Size of Tract: 1.52 acres
Accessibility: Access is via Horseshoe Bend Ln, an unstriped local street with 24-28 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Manufacturing facility **Density:**
Planning Sector: Northwest County **Plan Designation:** BP (Business Park), HP (Hillside Ridgeway Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in an existing office park directly to the south of Beaver Creek, with Pellissippi Parkway running to the west. Mill Creek Elementary School lies to the southeast. Forested, undeveloped slopes and single family houses lie to the north.

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

Street: 3054 HORSESHOE BEND LN
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: N/A
History of Zoning: In 1983 the property was rezoned from PR (Planned Residential) to SP (Scientific Production) with the TO (Technology Overlay) (12-V-83-RZ, 12-FF-83-RZ).

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the development plan for a new multi-tenant manufacturing facility with approximately 16,295 sq ft as depicted on the site plan, subject to 4 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) Installing all required landscaping as shown on the landscape plan within 6 months of obtaining a certificate of occupancy.
4) Obtaining a Technology Overlay Certificate of Appropriateness from Planning Staff for any proposed signage.

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

Comments: This proposal is for a new multi-tenant manufacturing facility on a 1.52-acre lot within the Horseshoe Bend Business Park. Access is off of Horseshoe Bend near the cul-de-sac. The 1-story facility will have an approximate gross floor area of 16,295 sq ft and three tenant spaces. Each tenant space includes a loading bay door, and these face the street. The topography is such that the site is elevated above street level, so the parking and loading areas are naturally buffered from street view. There are trees planted along the street frontage to further buffer the view. The plan proposes 28 public parking spaces and three dedicated spaces for delivery van parking.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL).
In exercise of its administrative judgement, 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 zone is intended to provide for a wide range of land uses which are generally categorized as business, industrial and/or office classifications, whether in public or private sectors. The permitted land uses are intended to include those businesses that require building spaces characterized by offices, research and development, manufacturing, or a combination of such uses. The proposed use is a multi-tenant facility that will comprise two spaces for combined office and manufacturing operations and one warehouse space, which aligns with the intent of the BP zone.

B. The intended and desired effect of the BP zone's site regulations is to create an attractive, park-like setting for businesses and to accomplish an aesthetic environment that is complementary to site features and the surrounding environment. A landscape plan has been provided showing a mix of evergreen trees and shrubbery that will be planted around the perimeter of the property and near parking areas.

C. The applicant received variances from the BP zone's dimensional standards from the Board of Zoning Appeals on 11-19-2025 to permit parking in the required front and side yards and to reduce the side yard setback from 40 ft to 30 ft (25-Z0081). With the approved variances, the site plan meets the requirements of the BP zone.

D. The administrative procedures for the BP zone require the Planning Commission to approve the development plan before a building or structure can be erected or altered (Article 5, Section 5.50.12).

E. All development within the TO zone must adhere to the TTCDA Design Guidelines, which regulate landscaping, building, and site design. A COA was approved on 12-04-2025 (9-B-25-TOB), and the applicant received the following waivers from the Design Guidelines:

- 1) Increase the allowable Impervious Area Ratio from 70% to 75% (Guideline 1.3.3).
- 2) Waive the requirement that areas around buildings shall equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery, and bedding plants (Guideline 3.3.3).
- 3) Exceed the maximum number of parking spaces allowed from 24 to 28 spaces (Guideline 1.7.5).

4) Reduce the required landscaped yard for parking located in front of a building from 20 ft to 10 ft (Guidelines 1.7.9 and 3.1.8).

With the approved waivers, the proposed site plan complies with the TTCDA Design Guidelines.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated as the BP (Business Park) place type in the Knox County Comprehensive Plan, which recommends a land use mix of primarily light industrial and office uses. Development in the BP place type generally consists of 1-2 story buildings with large footprints that include high bay spaces and loading areas. The proposed development plan is consistent with the BP place type.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed multi-tenant manufacturing building is consistent with Implementation Policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The subject property is in an established business park with convenient access to Pellissippi Parkway.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development and promote the expansion of the Knoxville-Knox County economy. The development plan aligns with these goals.

Action: Approved with Conditions **Meeting Date:** 12/11/2025
Details of Action:
Summary of Action:
Date of Approval: 12/11/2025 **Date of Denial:** **Postponements:** 11/13/2025
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:
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:**