

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-G-22-UR                      Related File Number:  
Application Filed: 1/3/2022                      Date of Revision:  
Applicant: LEXINGTON SIMMONS, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of Murdock Dr., north of the intersection with Dutchtown Rd & west of Innovation Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 117312 (PART OF) AND 173                      **Jurisdiction:** County  
**Size of Tract:** 12.71 acres  
**Accessibility:** Access is proposed off of Murdock Drive and Innovation Drive. Murdock Drive is a minor arterial with a dual turn lane in the middle and a 35-ft pavement width inside a 100-ft right-of-way. Innovation Drive is a local road with a boulevard entrance. It has a pavement width of 54 ft at the boulevard that tapers down to 27 ft within a 94-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** AgForVac  
**Surrounding Land Use:**  
**Proposed Use:** Warehouse Buildings                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** TP (Technology Park)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located in the "Tech Corridor" and is largely surrounded by office buildings, office/warehouse developments, and vacant land.

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

**Street:** 10533 Murdock and part of 10505 Murdock Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** A request to rezone the property to PC (Planned Commercial) in 2000 was withdrawn prior to Planning Commission action.

## 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:** Michelle Portier

**Staff Recomm. (Abbr.):** Approve the request for an office-warehouse development in the BP (Business and Technology Park) zone, subject to the following conditions.

**Staff Recomm. (Full):**

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Comments:** This is a request for an office-warehouse development in the BP (Business and Technology Park) / TO (Technology Overlay) zones. Per Section 5.50.12 of the Knox County Zoning Ordinance, applications in the BP zone require approval through the use on review process, and applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on January 10, 2022 (Case 1-B-22-TOB).

The proposal consists of two parcels, one of which is bifurcated with the other half of it located about 900 feet to the north. The property on which the development is proposed totals 12.71 acres. The parcels are located where Murdock Drive becomes Dutchtown Road, both of which are classified as a minor collector. The development has frontage along Dutchtown Road/Murdock Drive and Innovation Way.

There are two one-story buildings proposed, comprising 112,250 square feet. The building on the west is 60,000 square feet and building on the east 62,250 is square feet. Two access points are proposed off of the south side of the site off of Murdock Drive with an additional access off of Innovation Drive on the east.

The BP zone has requirements for ground area coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR), and all are in compliance with the required metrics.

Proposed parking is in compliance with the Knox County Zoning Ordinance, which requires 109 spaces per building for an office-warehouse of the square footage proposed. The proposed parking consists of 218 spaces, with 109 spaces designated per building. Parking is located along the fronts and sides of the buildings, with spaces proposed along Murdock Drive, Dutchtown Road, and Research Way. The development meets all setback requirements.

There are loading docks facing rights-of-way to the north and east. The TTCDA Guidelines allow for loading docks to be located on front facades of public streets if a side or rear position is not feasible as long as adequate screening is provided. The northern loading doors face Research Drive, which was platted as a private right-of-way, though KGIS does not depict it that way. As such, extra screening would not be required along Research Drive. Innovation Drive is a side street and does require a screening buffer from the loading doors. A landscape screen has been provided, and the landscape plan meets the landscaping requirements of the BP zone and the TTCDA Guidelines.

The lighting proposal was granted two waivers from the TTCDA - one to increase the allowable footcandles to 1.8 footcandles (fc) along sidewalks, and the other to increase the allowable footcandles to 3.2 fc in parking areas. With approval of these waivers and based on the plans submitted, the plans were in compliance with the TTCDA Design Guidelines and the plans were approved at the January 2022 meeting.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated TP (Technology Park) on the Northwest County Sector Plan. The TP land use has the following description: "This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor."

B. For this Use on Review application to be approved in the TP land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. The proposed office-warehouse use is consistent with the sector plan and One Year Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The BP (Business and Technology Park) zone 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 permitted land uses are intended to include those businesses which require building spaces characterized by offices, research and development, manufacturing, and/or combinations of such uses. Potential impacts are addressed within this district through site-specific planning and design, consistent with the regulations contained herein specific to, but not limited to: area requirements, maximum lot coverage and building height limits, landscaping, utilities, signs, and off-street parking regulations.

B. The proposed development plans meets the aforementioned requirements of the BP zone.

C. The BP zone permits the proposed office-warehouse use by right, though development plans require approval by the Planning Commission through the use on review process.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed office-warehouse development is compatible with the surrounding area. This property is located in the Technology Overlay zone, which consists of mostly office buildings, research and development facilities, and office-warehouse uses.

B. The buildings are to be one story height and is of a similar square footage as other buildings in the vicinity.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed office-warehouse is similar to other uses in the area. This new development is not expected to significantly injure the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The site is accessed off of Murdock Drive, a minor arterial, which is classified to handle large traffic capacities. No traffic through residential subdivisions or side streets is required to access this property.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed office-warehouse development.

**Action:** Approved **Meeting Date:** 2/10/2022

**Details of Action:**

**Summary of Action:** Approve the request for an office-warehouse development in the BP (Business and Technology Park) zone, subject to the following conditions.

**Date of Approval:** 2/10/2022 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville Board of Zoning Appeals

**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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**