

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 6-M-25-DP **Related File Number:**  
**Application Filed:** 4/29/2025 **Date of Revision:**  
**Applicant:** GREGORY S. CAMPBELL

### PROPERTY INFORMATION

**General Location:** West side of the terminus of Centerpoint Blvd, north of Commons Point Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 118 01609 **Jurisdiction:** County  
**Size of Tract:** 6.17 acres  
**Accessibility:** Access would be via Centerpoint Boulevard, a local street with a pavement width of 32 ft within a right-of-way which varies in width from 50 ft to 55 ft.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Two 30,000 sq ft office buildings **Density:**  
**Planning Sector:** Northwest County **Plan Designation:** BP (Business Park), RC (Rural Conservation), HP (Hillside)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of office park developments adjacent to multifamily developments.

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

**Street:** 0 CENTERPOINT 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:** This property was part of a larger rezoning in 1983 which created the TO (Technology Overlay) (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:** Whitney Warner

**Staff Recomm. (Abbr.):** Approve the development plan for two 29,200 sq ft office buildings, subject to 6 conditions.

**Staff Recomm. (Full):**

- 1) 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 as caused by the development, 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.
- 2) A Transportation Impact Letter will be required during the design plan phase.
- 3) Providing a sidewalk across the property's frontage as required by Engineering and Public Works.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance and TTCDA Guidelines.
- 5) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 6) Obtaining a certificate of appropriateness (COA) indicating compliance with the TTCDA Guidelines for landscaping plans, elevations plans, signage plans, and lighting plans (if applicable) prior to applying for a building 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 proposal is to create two approximately 29,200 sq ft office buildings, with the 2nd building to be constructed in Phase 2, on Centerpoint Blvd west of Pellissippi Pkwy. Building elevations have been provided for the first building, which is closest to Pellissippi Parkway. Elevations, floor plans, and additional landscaping will be required for the Phase 2 building.

### **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) is intended to provide for a wide range of land uses which are generally categorized in business, industrial and/or office classifications of use. This property is within the TO (Technology Overlay) zone and must meet the (Tennessee Technology Corridor Development Authority) TTCDA Guidelines for a development plan approval (6-B-24-TOB). While the board has been dissolved, development within the TO zone is still subject to the TTCDA Design Guidelines and requires administrative review by Planning staff. Planning staff reviewed these plans and has issued a certificate of appropriateness (COA) for the site plan layout. Review and a COA for the elevations, floor plans, and additional landscaping by Planning will also be required.

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

A. Policy 3: Encourage infill and development of underutilized land. This property is a part of the Centerpoint Business Park subdivision, which was approved in 1990 (9-SD-90-C) and has continued to be built out, though this parcel has remained vacant.

B. Policy 9.3: Focus growth in areas already served by adequate infrastructure. This property accesses the Lovell Rd interchange with Pellissippi Pkwy and is part of a business park served by sewer and water.

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

A. The property is classified as BP (Business Park), RC (Rural Conservation), and HP (Hillside Protection). The Business Park place type lists office as a primary use. Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering

development and minimizing land disturbance. Generally, these areas conserve between 50-70% of a site as natural open space. The property is within the Centerpoint Business Park, and the rear of the property contains steep slopes. The office buildings will remain outside of the Hillside Protection area and 51% of the RC area will remain undisturbed.

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 development is in alignment with these goals.

**Action:** Approved with Conditions **Meeting Date:** 6/12/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for two 29,200 sq ft office buildings, subject to 6 conditions.

**Date of Approval:** 6/12/2025 **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:**