

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-O-25-DP **Related File Number:**

Application Filed: 5/5/2025 **Date of Revision:**

Applicant: GREEN RIVER HOLDINGS, LLC

PROPERTY INFORMATION

General Location: North side of Corridor Park Blvd, north of Innovation Dr

Other Parcel Info.:

Tax ID Number: 118 17309, 17312, 17327 **Jurisdiction:** County

Size of Tract: 14.37 acres

Accessibility: Access would be via Corridor Park Boulevard, a local street with a pavement width of 25 ft within a right-of-way which varies from 65 ft to 75 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Office warehouses **Density:**

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is comprised of office warehouses and light manufacturing adjacent to single family residential dwellings.

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

Street: 0 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: This property was part of a larger rezoning from A (Agricultural) to SP (Scientific Production) in 1983 (7-O-83-RZ). The TO (Technology Overlay) was applied to the property as part of a larger rezoning that same year (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 approximately 60,000 sq ft and one 18,750 sq ft manufacturing building, subject to 5 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) Meeting the landscape requirements of the conditions of the approved grading plans 10-A-23-TOG and 10-B-23-TOG and those of the BP zone and the TTCDA Guidelines.
- 3) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 5) 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: Grading plans have been previously approved on the property by the TTCDA board (10-A-23-TOG, 10-B-23-TOG). These approvals include a condition for preservation or installation of a vegetated landscape buffer strip 15 ft in width along the rear portion of the property adjacent to residences.

This proposal is to create two approximately 60,000 sq ft and one 18,750 sq ft building for manufacturing in the Corridor Park subdivision. Lots 21 and 23 will be combined to accommodate the two 60,000 sq ft buildings. Elevations, floor plans, landscaping, and signage will be required before building permits can be issued.

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 permitted land uses of the BP zone are intended to include those businesses that require building spaces characterized by offices, research and development, manufacturing, and/or combinations of such uses. The landscaping plan will be subject to the BP zone requirements (Article 5.50.08). This property is within the TO (Technology Overlay) zone and plans must meet the (Tennessee Technology Corridor Development Authority) TTCDA Guidelines for a development plan approval (6-B-25-TOG). 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 Corridor Park Boulevard subdivision, which was approved in 1987 (6-SC-87-C) and has continued to be built out, though the subject parcel has remained vacant.

B. Policy 9.3: Focus growth in areas already served by adequate infrastructure. This property accesses

the Dutchtown Road interchange with Pellissippi Parkway 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). Business Parks are areas appropriate for employment intensive uses that may include corporate office, light industrial, advanced manufacturing, research and development, support services, or incubator facilities for start ups. Buildings tend to be large footprint, 1-2 stories, and include high bay spaces and loading areas. These areas tend to be designed in a primarily auto-oriented setting, but should accommodate transportation alternatives. This property is 14.6 acres, which consists of large footprint buildings intended for manufacturing use. The property's frontage along Corridor Park Blvd has an existing sidewalk.

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 approximately 60,000 sq ft and one 18,750 sq ft manufacturing building, subject to 5 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: