

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-C-25-DP **Related File Number:**

Application Filed: 7/21/2025 **Date of Revision:**

Applicant: BRADLEY AKERS

PROPERTY INFORMATION

General Location: West side of Blakely Ct off of Crosswood Blvd, southwest of Brakebill Rd

Other Parcel Info.:

Tax ID Number: 72 27405 **Jurisdiction:** County

Size of Tract: 1.59 acres

Accessibility: Access is via Blakely Court, a local street with a pavement width of 31 ft within a 64-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: New warehouse with an attached office area **Density:**

Planning Sector: East County **Plan Designation:** CC (Corridor Commercial)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The subject property lies in a node of commercial uses near the intersection with Brakebill Road and the Strawberry Plains Pike and I-40 interchange, which lies to the southeast. There are single family houses on large lots and single family and multifamily subdivisions interspersed with undeveloped, forested tracts to the north.

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

Street: 817 BLAKELY CT

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 1987 the property was rezoned from A (Agricultural) to PC (Planned Commercial) (4-I-87-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.): Staff Recommendation: Approve the development plan for a new office warehouse in the PC (Planned Commercial) zone as depicted on the site plan, subject to 5 conditions.

- 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 proposed on the landscape plan (sheet L100) within 6 months of obtaining a certificate of occupancy.
- 4) All site lighting shall utilize full-cut fixtures that are shielded and downlit from neighboring properties.
- 5) 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.

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

Staff Recomm. (Full):

Comments: This proposal is for a new office warehouse facility, featuring an office with an approximate gross floor area of 6600 sq ft and a warehouse with an approximate gross floor area of 8700 sq ft. The surrounding area features a mix of lodging establishments, medical offices, office, and warehouse facilities.

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
PC (Planned Commercial)

A. The PC zone does not list specific permitted uses but stipulates that appropriate uses generally include offices, commercial services, and light distribution centers. The intent of the PC zone is to achieve the highest quality site design, building arrangement, landscaping, and traffic circulation possible. A landscaping plan has been provided, which includes plantings around the building and lot lines, and in the parking areas. A Type C landscape buffer will be planted along the southern property line to screen loading traffic from the neighboring lodging establishment.

B. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before building permits can be issued (Article 5, Section 5.33.13).

C. All development plans shall include protective covenants for the planned commercial development that indicate the use and design of structures in the planned complex and establish measures to protect occupants from incompatible uses and structures. Protective covenants were established when this business park was approved in 1987, and the office warehouse use was included as an allowable use.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated CC (Corridor Commercial) in the Knox County Comprehensive Plan, which recommends a land use mix primarily featuring commercial and office uses. Development in the CC place type is composed primarily of one-story, large-footprint buildings, but may include a variety of building sizes and auto-oriented uses. The proposed development plan is consistent with the

CC place type.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed office warehouse is consistent with Implementation Policy 3, to encourage infill and redevelopment of underutilized commercial land, and Implementation Policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The subject property is within an established business park with nearby access to I-40.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary of the Growth Policy Plan. The purpose of the Urban Growth Boundary 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: 9/11/2025

Details of Action:

Summary of Action:

Approve the development plan for a new office warehouse in the PC (Planned Commercial) zone as depicted on the site plan, subject to 5 conditions.

- 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 proposed on the landscape plan (sheet L100) within 6 months of obtaining a certificate of occupancy.
- 4) All site lighting shall utilize full-cut fixtures that are shielded and downlit from neighboring properties.
- 5) 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.

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

Date of Approval:

9/11/2025

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: