



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 11-N-07-UR

**AGENDA ITEM #:** 82

**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** HORSESHOE BEND PROPERTIES, LLC.

OWNER(S): AQUA BAILERS INC.

TAX ID NUMBER: 89 222.03

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest and west sides of Horseshoe Bend Ln., northeast of Pellissippi Pkwy.

▶ **APPX. SIZE OF TRACT:** 4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Horseshoe Bend Ln., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office, assembly & warehouse

HISTORY OF ZONING: The property was zoned BP/TO in the early 1980's. The Horseshoe Bend commercial subdivision plan was approved in 1999

SURROUNDING LAND USE AND ZONING: North: Vacant land & Beaver Creek / BP/TO commercial

South: Vacant land / BP/TO commercial

East: Vacant land & a church / BP/TO commercial & OB/TO office

West: Vacant land / BP/TO commercial

NEIGHBORHOOD CONTEXT: The site is located in a nonresidential subdivision (completed in 1999) The subdivision has direct access to Pellissippi Parkway. At present the subdivision contains one other business and a church. The site is located within the proposed right-of-way for the Knoxville Beltway (Orange Route).

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for the proposed use and a 16,106 square foot building at this location as shown on the development plan subject to 7 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans.

3. Field verification by the Knox County Dept. of Engineering and Public Works of a minimum of 250' of sight distance in each direction from both proposed driveways onto Horseshoe Bend Ln. prior to the issuance of any building permits for this site
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Installing the proposed landscaping as shown on the revised landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
6. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the BP/TO Zones.

**COMMENTS:**

The applicant is proposing to construct a 16,106 square foot building on this 3.78 acre lot in an existing commercial subdivision along Pellissippi Parkway. Due to site constraints caused by the existing topography, staff will require that the sight distance at each driveway be verified before issuance of a build permit for this project. Staff has informed the applicant that the this site is located within the 1000' wide study corridor for the proposed Knoxville Regional Beltway. The applicant has acknowledged this on the development plans.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed use and structure will have minimal impact on local services since all utilities and streets are in place to serve this development.
2. The proposed use is consistent with other office and commercial uses found within the Technology Overlay District.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed use will meet the standards for development within the BP (Business and Technology) & TO (Technology Overlay) Zones subject to approval of the identified variances.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

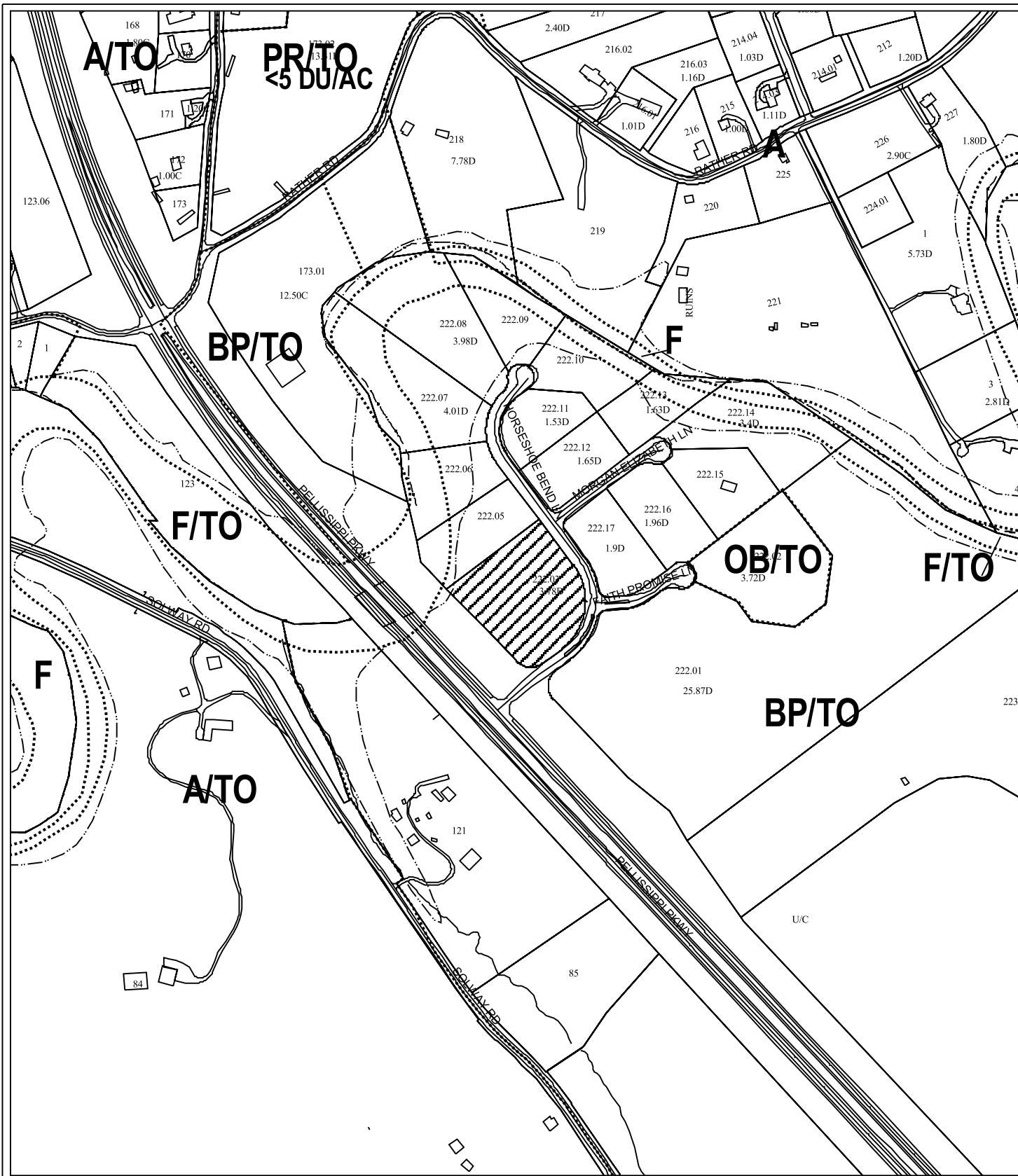
1. The Northwest County Sector Plan identifies this property as being within the technology park use designation. The proposed development is consistent with the intent of the Sector Plan in that area and for development within the Technology Corridor.

**ESTIMATED TRAFFIC IMPACT 118 (average daily vehicle trips)**

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



11-N-07-UR  
USE ON REVIEW

Petitioner: Horseshoe Bend Properties, LLC.

Map No: 89

Jurisdiction: County



Office/warehouse in BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 10/23/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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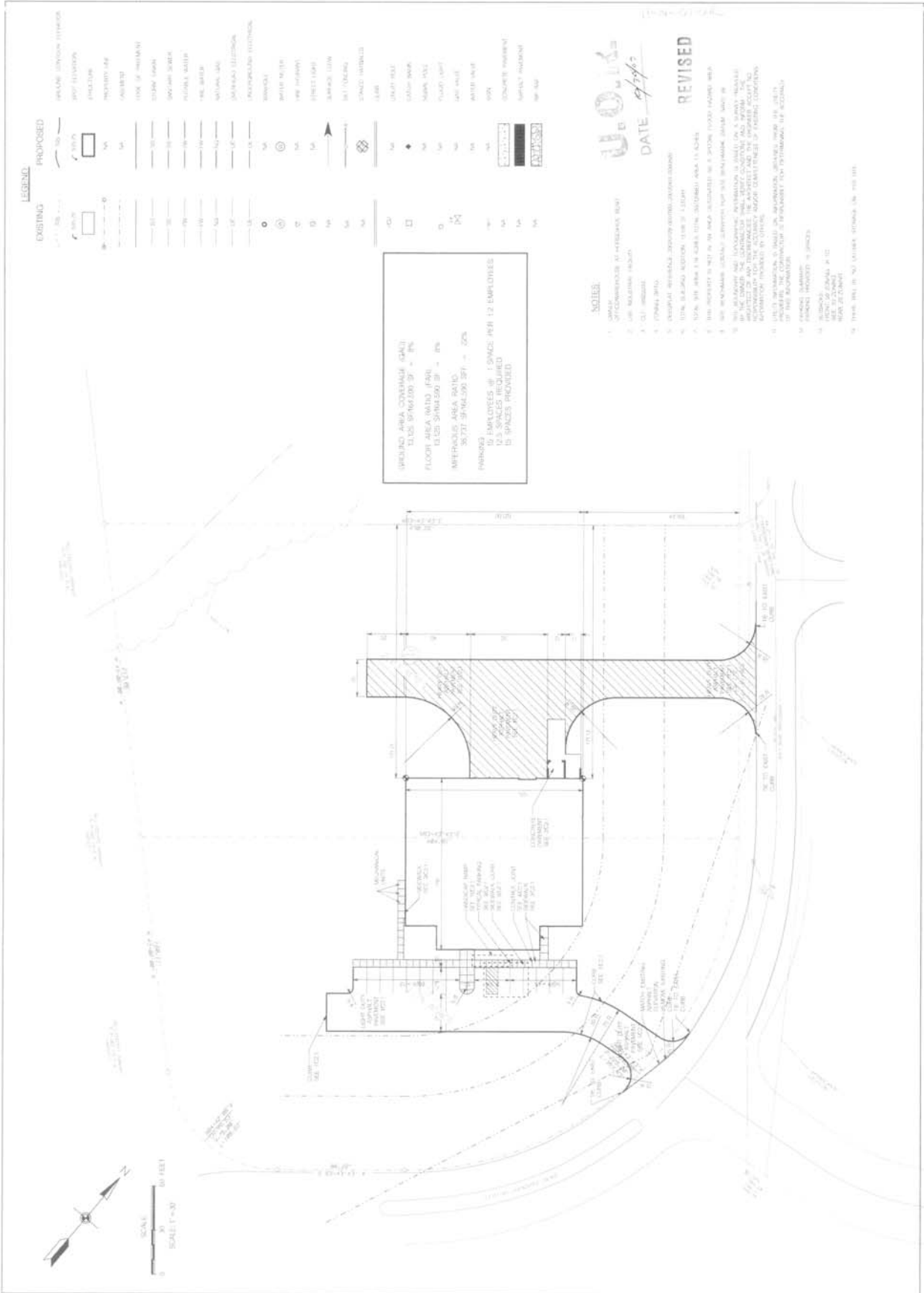


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David B. Williams  
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 Date of Issue: 10/1/03  
 Expiration Date: 10/1/07

C-1



**LEGEND**

EXISTING	PROPOSED
1" = 1" (Symbol)	1" = 1" (Symbol)
2" = 1" (Symbol)	2" = 1" (Symbol)
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50" = 1" (Symbol)	50" = 1" (Symbol)

**GROUND AREA, COVERABLE (GAM)**  
 11,000 SQ. FT. (100%)  
**FLOOR AREA, NET (FAN)**  
 11,000 SQ. FT. (100%)  
**METRIC AREA RATIO**  
 30.77 (50% MAX)  
**PARKING**  
 10 EMPLOYEES @ 1 SPACE PER 12 EMPLOYEES  
 10 SPACES REQUIRED  
 10 SPACES PROVIDED

**WORLD**  
 DATE 9/29/07  
 REVISED

- NOTES**
1. CHECK FOR CONFLICTS WITH EXISTING UTILITIES.
  2. SEE EXISTING RECORDS.
  3. SEE EXISTING RECORDS.
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  20. SEE EXISTING RECORDS.







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Client Name: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Project Address: \_\_\_\_\_  
 Project City: \_\_\_\_\_  
 Project State: \_\_\_\_\_  
 Project Zip: \_\_\_\_\_

Drawing No.: \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 Date: \_\_\_\_\_

1 - 11 Lighting Schedule

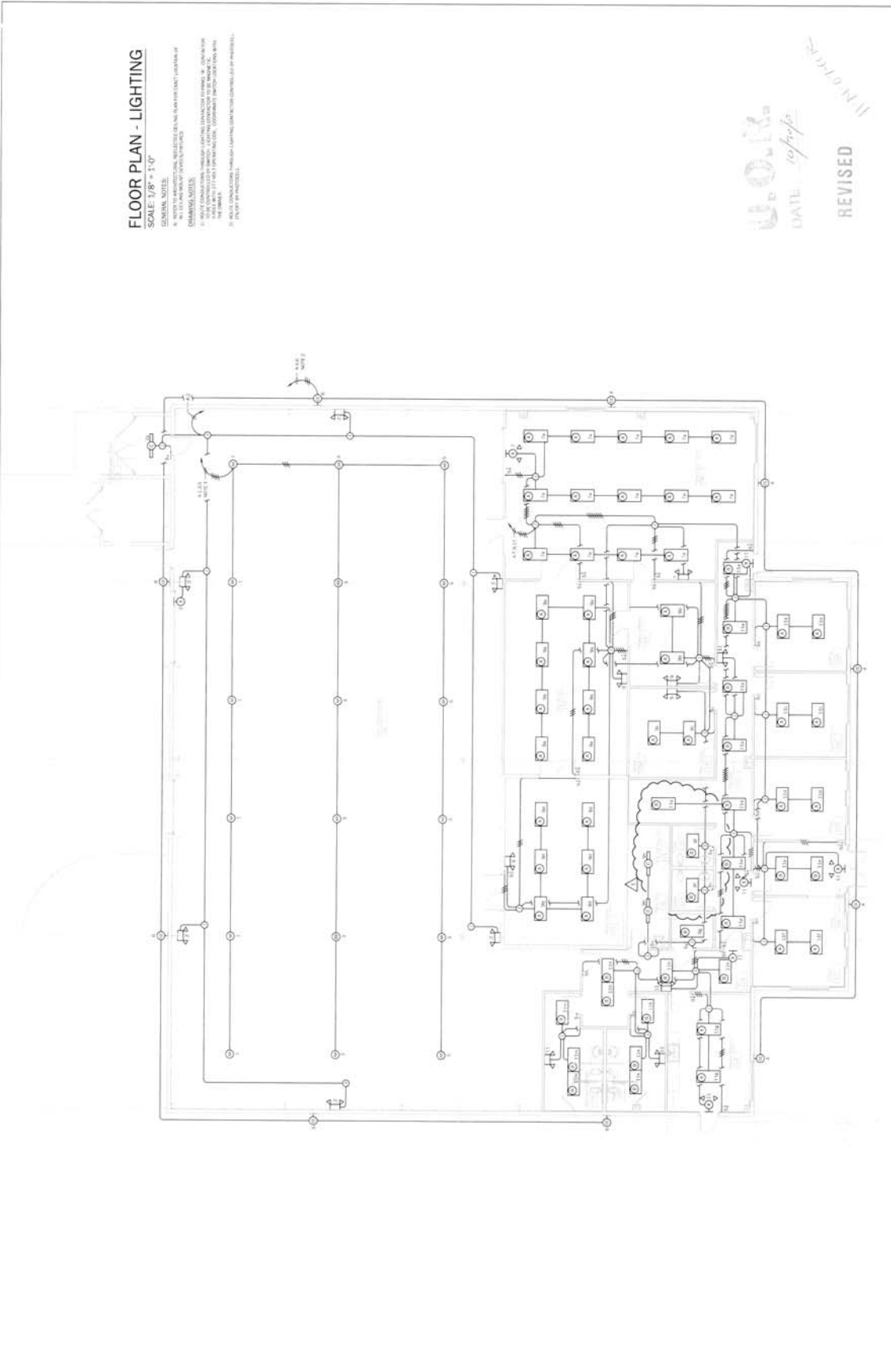
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Sheet No.: \_\_\_\_\_  
 Project No.: \_\_\_\_\_  
 Office: WAREHOUSE @ HORSES DE BEND BUSINESS PARK  
 Date: October 15, 2007  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 FLOOR PLAN LIGHTING

Sheet No. E1.1

**FLOOR PLAN - LIGHTING**  
 SCALE: 1/8" = 1'-0"  
 GENERAL NOTES:  
 1. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SANITARY (M.E.P.S.) DRAWINGS FOR ALL INFORMATION.  
 2. ALL LIGHTING FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LIGHTING SCHEDULE.  
 3. ALL LIGHTING FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LIGHTING SCHEDULE.  
 4. ALL LIGHTING FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LIGHTING SCHEDULE.  
 5. ALL LIGHTING FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LIGHTING SCHEDULE.



DATE: 10/15/07  
 REVISIONS:  
 1. 10/15/07: Initial Design

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