



USE ON REVIEW REPORT

▶ **FILE #:** 6-E-20-UR

AGENDA ITEM #: 23

AGENDA DATE: 6/11/2020

▶ **APPLICANT:** BARRY BYRD / BARRY BYRD ARCHITECTURE

OWNER(S): MESA Properties, LLC

TAX ID NUMBER: 118 17320

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10550 Murdock Dr.

▶ **LOCATION:** South side of Murdock Drive, between Simmons and Dutchtown Road

▶ **APPX. SIZE OF TRACT:** 11.37 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Murdock Drive is a minor arterial with a pavement width of 37.3 ft and a right-of way width of 88 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** BP (Business and Technology), PC (Planned Commercial, and TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Office Building in Planned Commercial zone (also TTCDA (separate application & review)

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Office/warehouse and vacant land - PC (Planned Commercial), BP (Business and Technology), and TO (Technology Overlay)

South: Office/warehouse - CB (Business and Manufacturing) and TO (Technology Overlay)

East: Agricultural - PC (Planned Commercial), BP (Business and Technology), and TO (Technology Overlay)

West: Office - BP (Business and Technology), CB (Business and Manufacturing) and TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review by the Tennessee Technology Corridor Development Authority.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for an office building with approximately 43,900 square feet as shown on the

development plan subject to 6 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all sidewalks and walking trails as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
3. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Any proposed signage is subject to approval by the TTCDA Board, Planning staff, and Knox County Codes Administration staff.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

COMMENTS:

This is a request for approval of a 43,900 square foot two-story office building for Mesa Associates, Inc. Access for the site would be a shared entry drive off of Murdock Drive at the adjacent Mesa office building site, which also has access to Simmons Road. The shared drive is near the property line, but there is no direct access from this property to Murdock Drive due to topography issues at the site.

This project was originally approved in October 2019 (#10-A-19-UR) for a 35,200 square foot two-story building. The applicant is adding a basement level, which amends the total square footage and prompts another approval by this Commission. This change is visible on the South elevation, which shows a portion of the basement level. Site grading will occur in order to reveal this new entry point.

Other changes include elimination of a third driveway connection between this and the neighboring Mesa property and a slight change to the west elevation. There are still two connections between the Mesa office building properties, so staff has no issues with elimination of that third connection point. The west elevation eliminates the exterior access door and replaces it with a window.

The development plan includes 210 parking spaces, which meets off-street parking requirements of the Knox County Zoning Ordinance. There is no signage proposed with this submittal.

In addition to this use on review approval from the Planning Commission, approval is also required from the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA heard the development plan request at their meeting on June 8, 2020.

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

1. The proposed office development will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed use is consistent in use with the zoning designation.

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

1. With the stated conditions, the proposed office development meets the standards for development within the BP (Business & Technology Park) zoning district and all other requirements of the Knox County Zoning Ordinance.
2. The proposed office 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, is in harmony with the general purpose and intent of the Zoning Ordinance, and is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property, nor will it draw additional traffic through residential areas since the development will have access to a

minor arterial street.

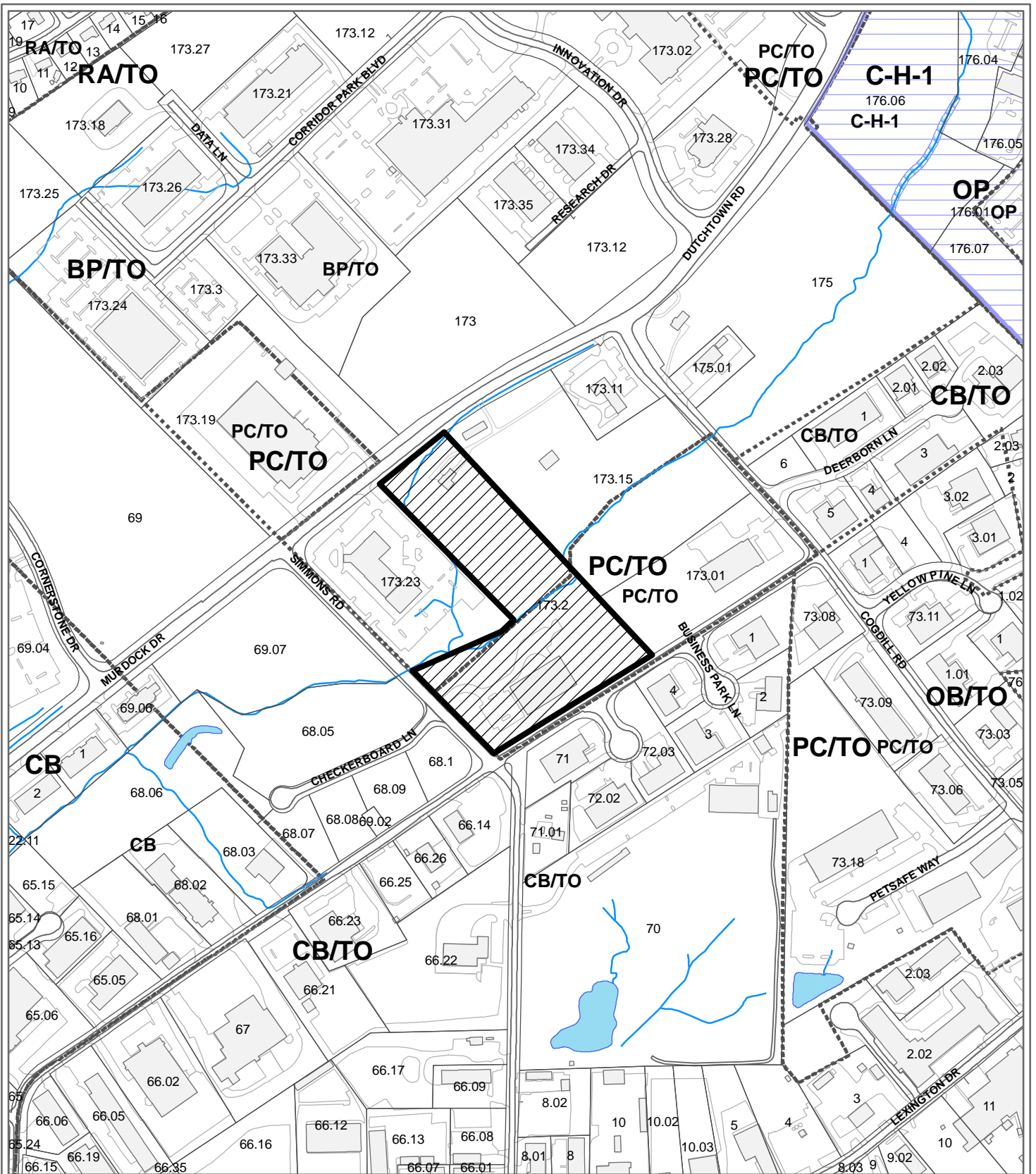
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The Northwest County Sector Plan identifies this property for technology park use. The proposed office development is in conformance with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**6-E-20-UR
USE ON REVIEW**



Office Building in BP (Business and Technology), PC (Planned Commercial) and TO (Technology Overlay) Districts

Petitioner: Byrd / Barry Byrd Architecture, Barry

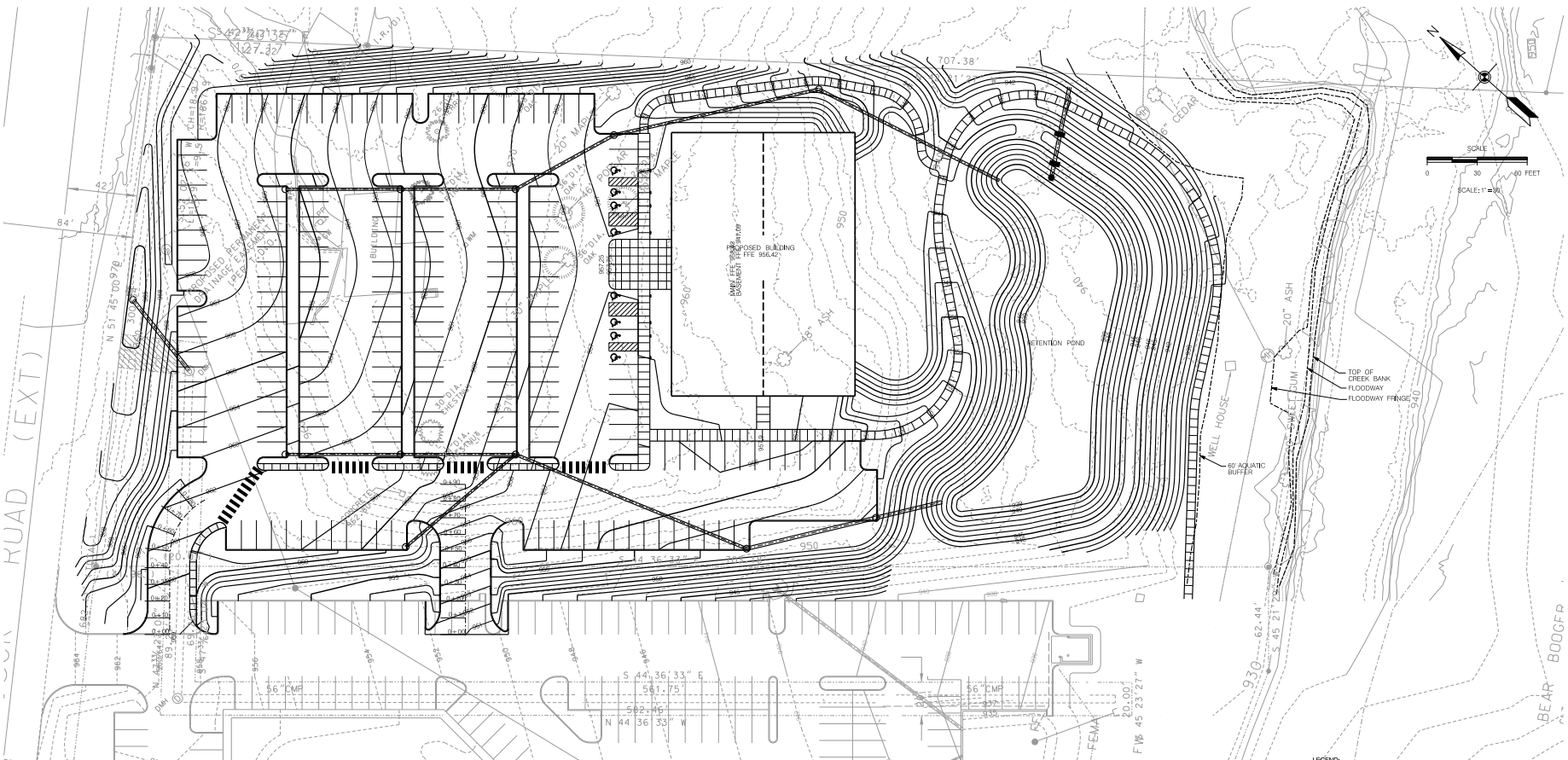
Map No: 118
Jurisdiction: County



Original Print Date: 5/18/2020

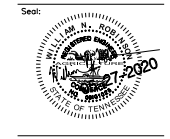
Revised: 6/4/20

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**BARRY BYRD
ARCHITECTURE**

P.O. Box 5482
Knoxville, TN 37928
(865) 687-6500



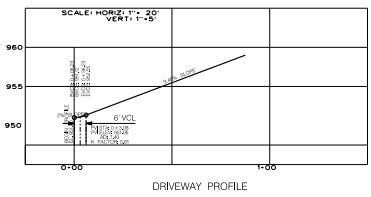
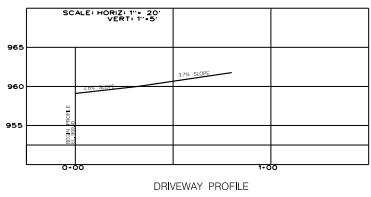
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Project Name: _____
 Drawn By: _____
 Revisions:
 No. DATE DESCRIPTION

 Project Title:
 A NEW FACILITY FOR:

LEGEND:

EXISTING	PROPOSED	
536	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	NA	PROPERTY LINE
[Symbol]	NA	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
SD	[Symbol]	STORM DRAIN
SS	NA	SANITARY SEWER
W	PW	POTABLE WATER
NG	NG	NATURAL GAS
W	FW	FIRE PROTECTION
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
NA	[Symbol]	SILT FENCING
NA	[Symbol]	INLET PROTECTION
NA	[Symbol]	CURB
NA	[Symbol]	CONCRETE PAVEMENT
NA	[Symbol]	ASPHALT PAVEMENT

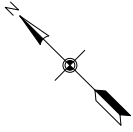


MESA:
**PROPOSED NEW
 OFFICE BUILDING
 (EAST PROPERTY)
 6-E-20-UR/
 6-A-20-TOB**

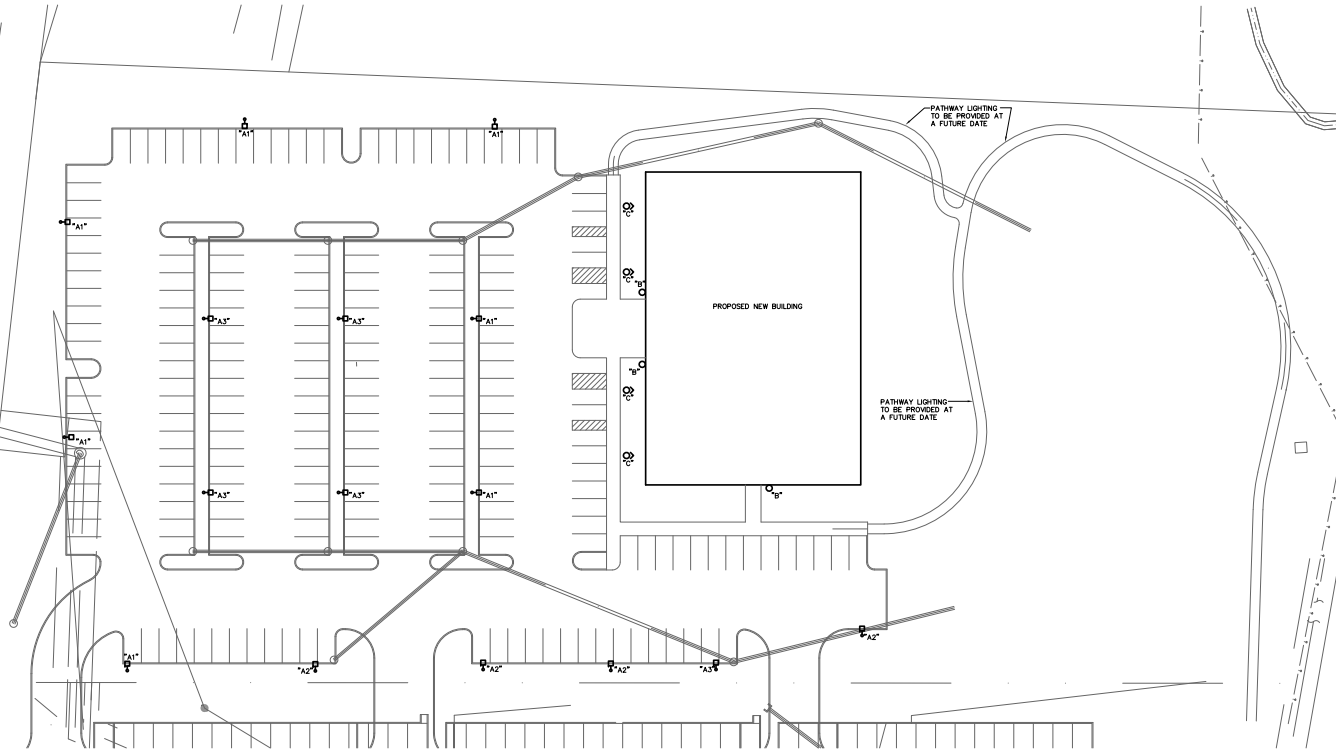
Location: _____
 Sheet Contents: _____

Revised: 6/1/2020

Date: _____
 Sheet Number:
 PL02

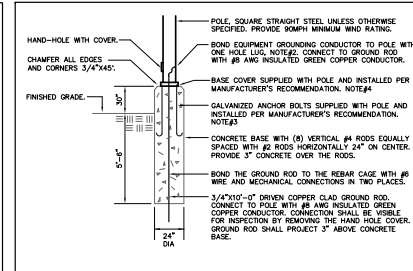
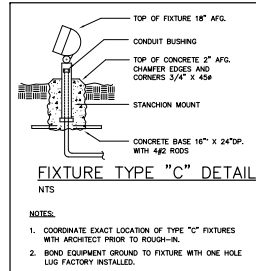


MURDOCK ROAD



F SITE PLAN - NEW PARKING LOT LIGHT POLE LOCATIONS
 EST.1 SCALE: 1" = 30'

LIGHTING FIXTURE SCHEDULE					
TYPE	LAMPS	MOUNTING	FIXTURE DESCRIPTION	MANUFACTURER'S NAME AND CATALOG NUMBER	WATTAGE
A1	LED 15133 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE IV OPTIC, VERIFY COLOR WITH ARCHITECT	SPAULDING CL1-A-40L-U-4K-4	135 WATT
A2	LED 7715 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE IV OPTIC, VERIFY COLOR WITH ARCHITECT	SPAULDING CL1-A-30L-U-4K-4	70 WATT
A3	LED 14988 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE II OPTIC, VERIFY COLOR WITH ARCHITECT	SPAULDING CL1-A-40L-U-4K-3	135 WATT
B	LED 2624 LUMEN 4000 K	10' AFF	WALL PACK, FULL CUT-OFF, VERIFY COLOR WITH ARCHITECT	SPAULDING LWC-30L1-4K-2-035	135 WATT
C	LED 5188 LUMEN 4000 K	STANCHION	WIDE FLOOD LIGHT, VERIFY COLOR WITH ARCHITECT	KW KFL2-2AL-4K7-W-LINV	44 WATT



BARRY BYRD ARCHITECTURE

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Seal:



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Project Name: **MESA EAST BLDG**

Drawn By: **MWE**

Revisions:

No.	DATE	DESCRIPTION

Project Title:
 A NEW FACILITY FOR:

Revised: 6/1/2020

MESA:

PROPOSED NEW
 OFFICE BUILDING
 (EAST PROPERTY)

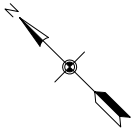
TTCAD (6-A-20-TOB)
 PC (6-E-20-UR)

Location:
 Knox County, TN

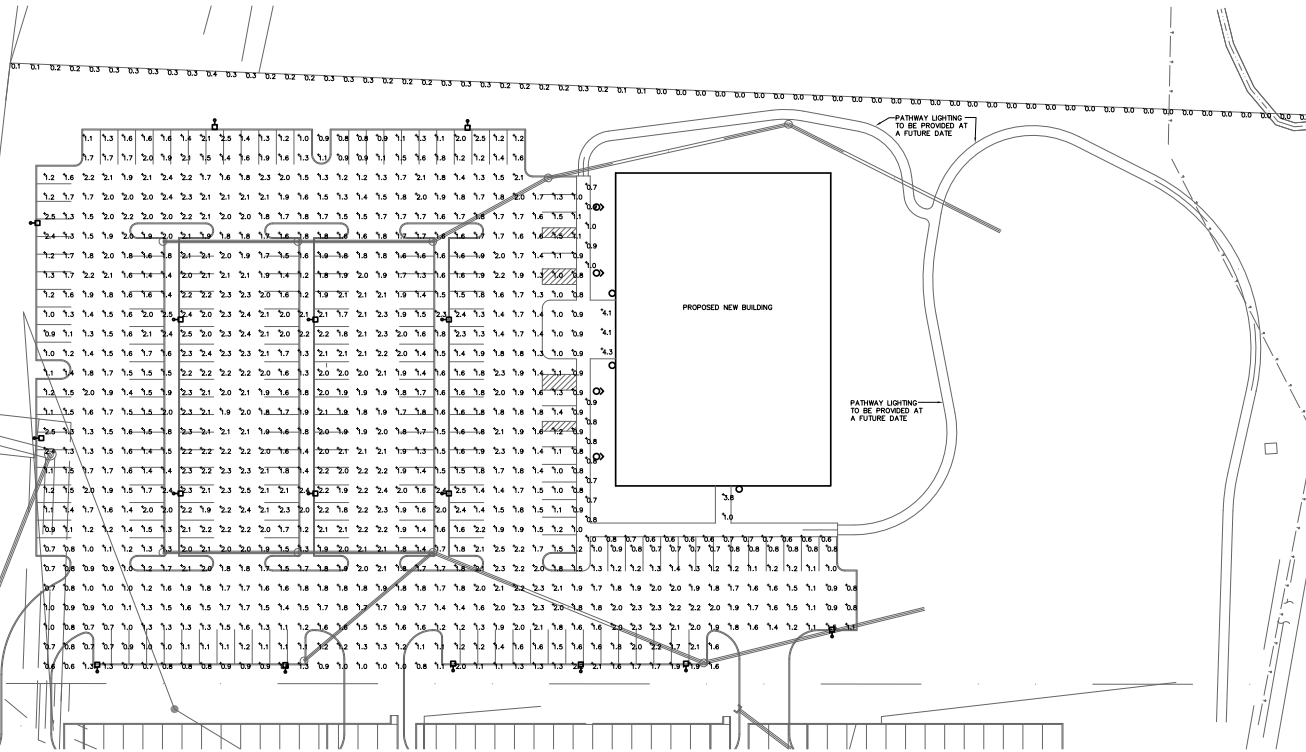
Sheet Contents:
 Site Plan
 Parking Lot Light
 Pole Locations

Date:
 July 19, 2019

Sheet Number:
ES1.1



MURDOCK ROAD



F SITE PLAN - NEW PARKING LOT LIGHT PHOTOMETRICS
 EST.2 SCALE: 1" = 30'

Start/End	Symbol	App.	Max.	Min.	Height	Length
ADJ. DRIVEWAY	+	2.0%	0.3%	4.1%	1.25'	1.25'
PARKING	+	1.0%	0.5%	0.0%	4.25'	2.75'
PROPERTY LINE	+	0.0%	0.4%	0.0%	N/A	N/A
SEC. DRIVEWAY	+	2.0%	0.5%	0.0%	3.25'	2.25'
BIOWALK	+	0.0%	0.0%	0.0%	3.25'	1.25'

Revised: 6/1/2020



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Project Name: **MESA EAST BLDG**

Drawn By: **MWE**

Revisions:

No.	DATE	DESCRIPTION

Project Title:
 A NEW FACILITY FOR:

MESA:
 PROPOSED NEW OFFICE BUILDING (EAST PROPERTY)
 TTCDA (6-A-20-TOB)
 PC (6-E-20-UR)

Location:
 Knoxville County, TN

Sheet Contents:
 Site Plan
 Parking Lot Light
 Photometrics

Date:
 July 19, 2019

Sheet Number:
ES1.2



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Project Name:
MESA EAST

Drawn By:
TMW

Revisions:

No. DATE DESCRIPTION

Project Title:

A NEW OFFICE
BUILDING FOR:

Revised: 6/1/2020



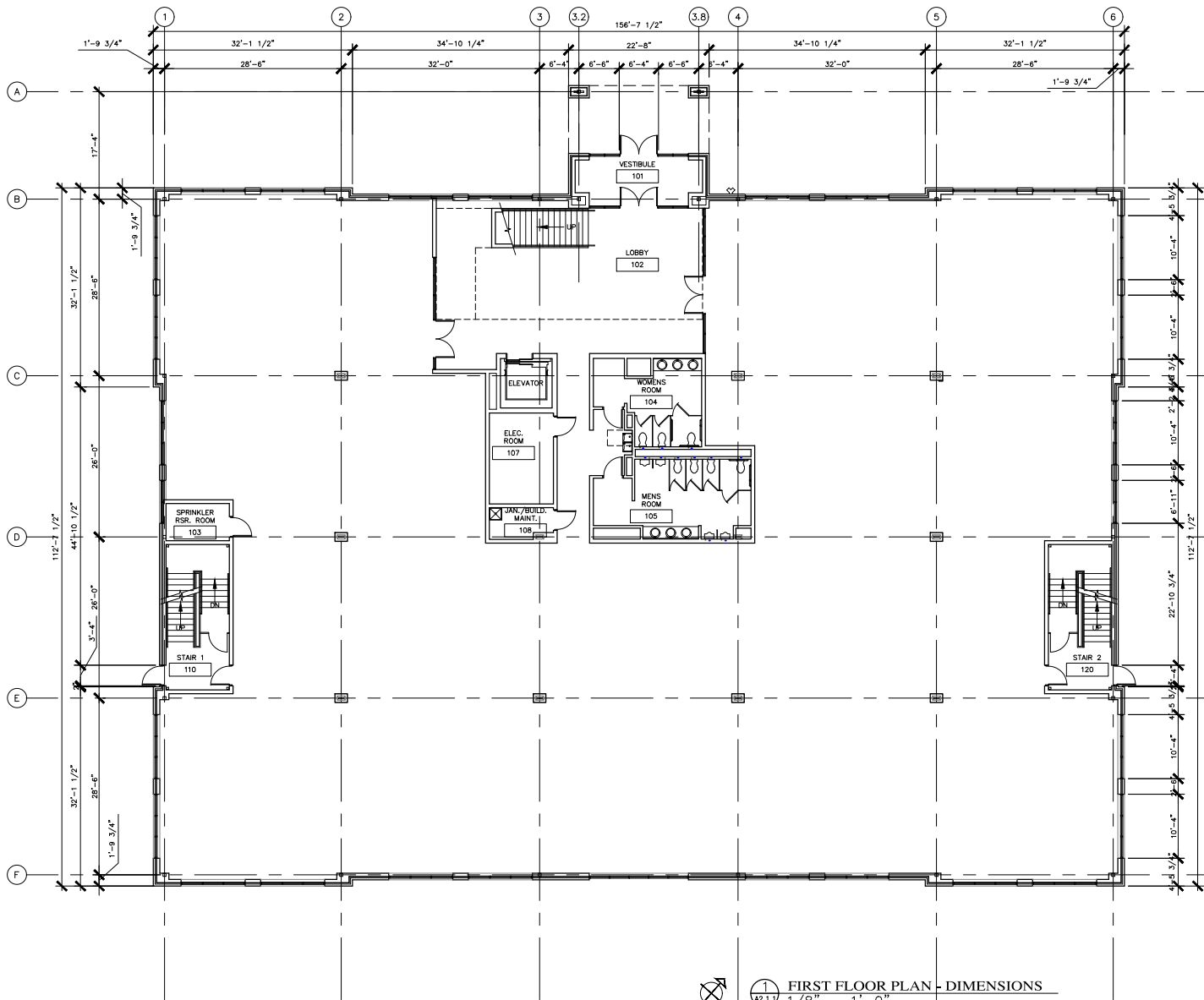
JUNE 1, 2020
TTCDA (6-A-20-TOB)
PC (6-E-20-UR)

Location:
Knox County, TN

Sheet Contents:
First Floor
Floor Plan
Dimensions

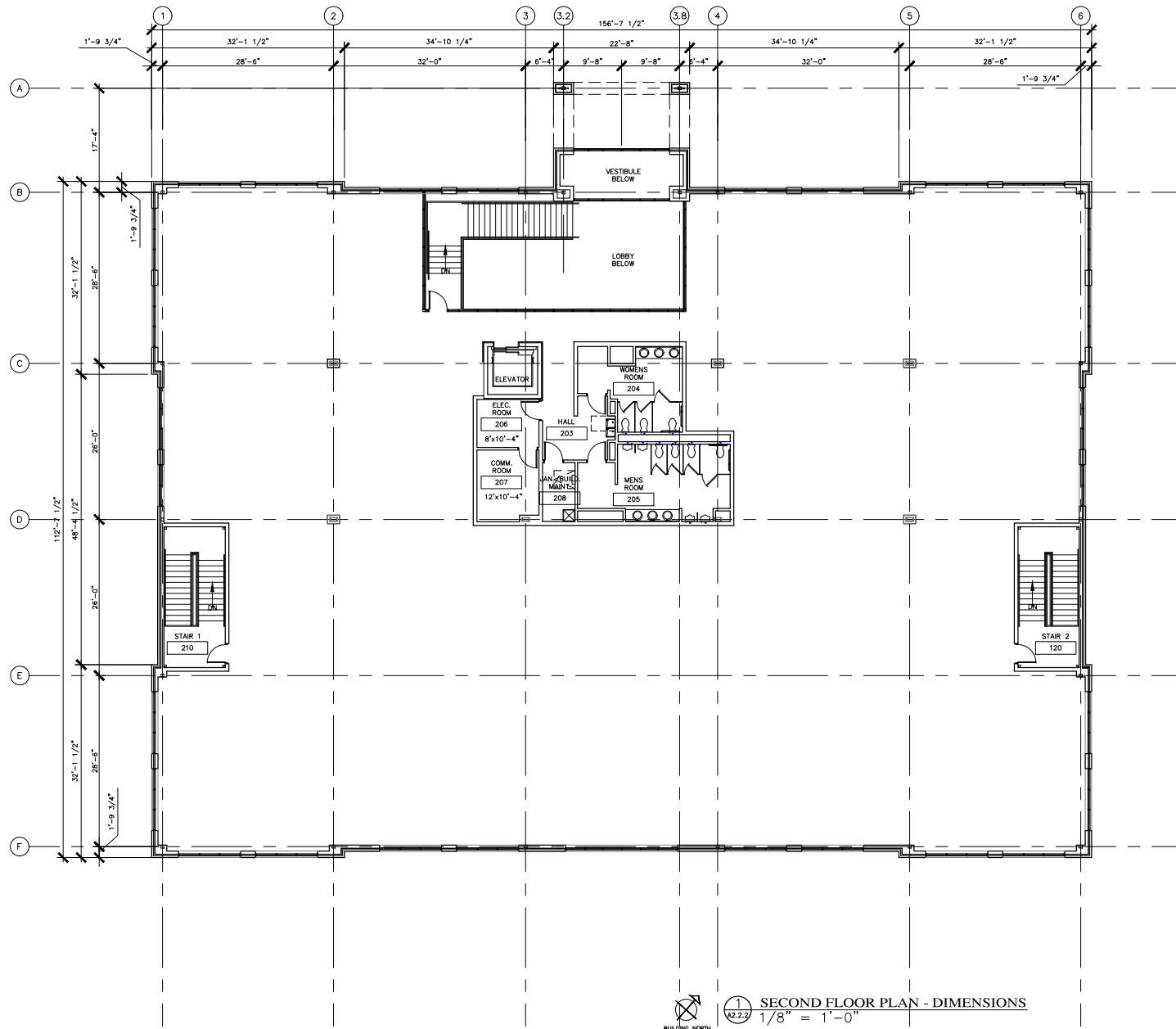
Date:
June 25, 2020


Sheet Number:
A2.1.2




1 FIRST FLOOR PLAN - DIMENSIONS
A2.1.1
1/8" = 1'-0"







 SECOND FLOOR PLAN - DIMENSIONS
 $\frac{1}{8"} = 1'-0"$



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Project Name:
MESA EAST

Drawn By:
TMW

Revisions:

No.	DATE	DESCRIPTION

Project Title:
A NEW OFFICE BUILDING FOR:

Revised: 6/1/2020



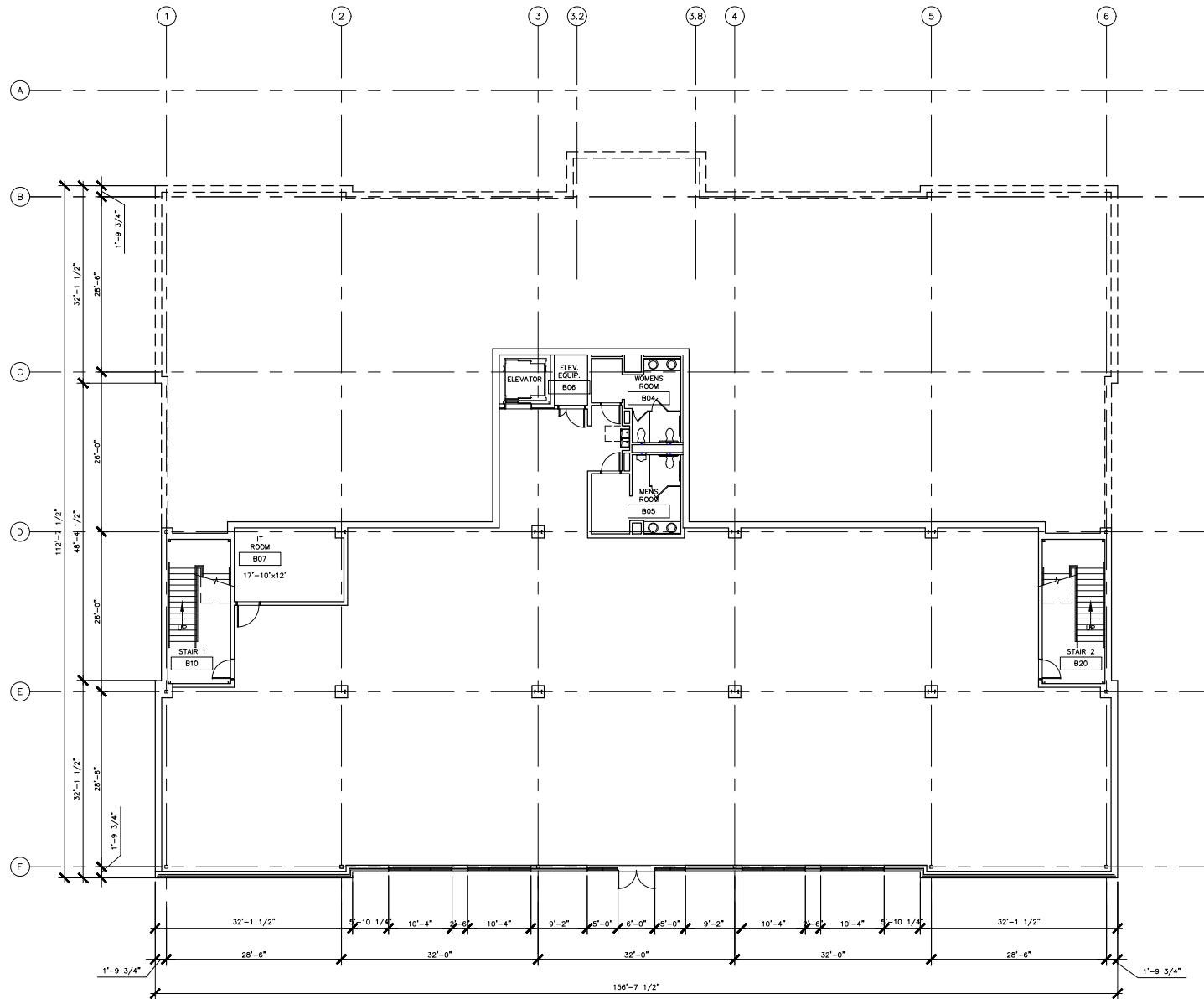
JUNE 1, 2020
TTCA (6-A-20-TOB)
PC (6-E-20-UR)

Location:
Knox County, TN

Sheet Contents:
Second Floor Plan
Dimensions

Date:
June 25, 2020

Sheet Number:
A2.2.2



1 BASEMENT FLOOR PLAN - DIMENSIONS
 A2.0.2 1/8" = 1'-0"



BARRY BYRD ARCHITECTURE

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Project Name:
MESA EAST

Drawn By:
TMW

Revisions:

No.	DATE	DESCRIPTION

Project Title:
 A NEW OFFICE BUILDING FOR:

Revised: 6/1/2020



JUNE 1, 2020
 TTCD A (6-A-20-TOB)
 PC (6-E-20-UR)

Location:
 Knox County, TN

Sheet Contents:
 Basement Floor Plan Dimensions

Date:
 June 25, 2020

Sheet Number:
A2.0.2



3 SOUTH (TURKEY CREEK) ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

6-E-20-UR
4/27/2020



BARRY BYRD
ARCHITECTURE

PROPOSED OFFICE BUILDING
MESA ASSOCIATES
MURDOCK DR., KNOXVILLE, TN

APRIL 30, 2020
PROJECT # 10-A-19-UR/9B-19-TOB



① NORTH (MURDOCK DR.) ELEVATION
1/8" = 1'-0"



② WEST ELEVATION (FACING MESA CAMPUS)
1/8" = 1'-0"



BARRY BYRD
ARCHITECTURE

PROPOSED OFFICE BUILDING
MESA ASSOCIATES
MURDOCK DR., KNOXVILLE, TN

APRIL 30, 2020
PROJECT # 10-A-19-UR/9B-19-TOB



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Barry Byrd

Applicant Name

4/27/20

Date Filed

6/11/2020

Meeting Date (if applicable)

Barry Byrd Architecture

Affiliation

6-E-20-UR

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Barry Byrd

Name

900 S Gay Street, Suite 2301

Address

865-687-6500

Phone

Barry Byrd Architecture

Company

Knoxville

City

TN

State

37902

Zip

bbyrd@barrybyrdarchitecture.com

Email

CURRENT PROPERTY INFO

MESA

Owner Name (if different)

10550 Murdock Dr

Property Address

Near corner of *S/S* Murdock Dr and *E/S* Simmons Rd, East of corner lot

General Location

6th

Owner Address

118 17320

Parcel ID

11.37

Tract Size

BP/TO, PC/TO

Jurisdiction (specify district above)

- City
- County

Northwest

Planning Sector

Vacant

Existing Land Use

TP

Sector Plan Land Use Classification

N

Septic (Y/N)

Zoning District

N/A

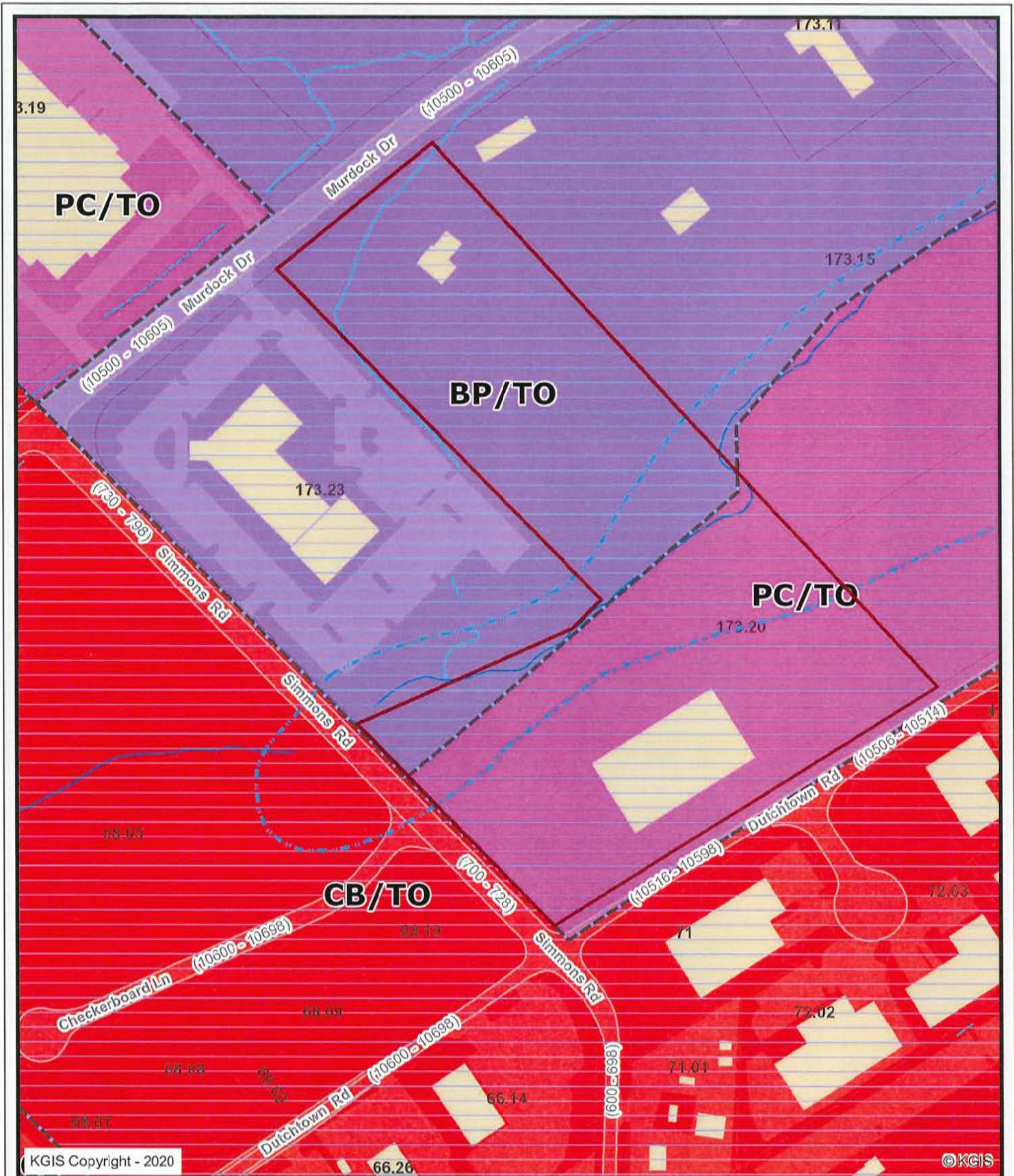
Sewer Provider

Planned

Growth Policy Plan Designation

West Knox

Water Provider



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10550 Murdock Dr.

Knoxville - Knox County - KUB Geographic Information System



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