



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 11-E-25-DP

**AGENDA ITEM #:** 34

**AGENDA DATE:** 11/13/2025

▶ **APPLICANT:** WILLIAM FRANCIS GRAY

OWNER(S): William Francis "Bill" Gray

TAX ID NUMBER: 89 22211

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3054 HORSESHOE BEND LN

▶ **LOCATION:** Terminus of Horseshoe Bend Ln, east of Pellissippi Pkwy

▶ **APPX. SIZE OF TRACT:** 1.52 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hotshoe Bend Ln, an unstriped local street with 24-28 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Manufacturing facility

HISTORY OF ZONING: In 1983 the property was rezoned from PR (Planned Residential) to SP (Scientific Production) with the TO (Technology Overlay) (12-V-83-RZ, 12-FF-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - BP (Business and Technology Park), TO (Technology Overlay), F (Floodway)

South: Agriculture/forestry/vacant land - BP (Business and Technology Park), TO (Technology Overlay)

East: Office, agriculture/forestry/vacant land - BP (Business and Technology Park), TO (Technology Overlay), F (Floodway)

West: Agriculture/forestry/vacant land, commercial - BP (Business and Technology Park), TO (Technology Overlay), F (Floodway)

NEIGHBORHOOD CONTEXT: The subject property is in an existing office park directly to the south of Beaver Creek, with Pellissippi Parkway running to the west. Mill Creek Elementary School lies to the southeast. Forested, undeveloped slopes and single family houses lie to the north.

## STAFF RECOMMENDATION:

▶ Postpone the application for 30 day to be heard at the December 11th meeting, as requested by the

**applicant.**

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 a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.

WILLIAM FRANCIS "BILL" GRAY

10-24-2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

11-13-2025

Scheduled Meeting Date

11-E-25-DP

File Number(s)

## POSTPONE

**POSTPONE:** To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the DECEMBER 11, 2025 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Nathan Silvus

Digitally signed by Nathan Silvus  
DN: cn=Nathan Silvus, o=Silvus Engineering Consulting, LLC, ou,  
email=nathan@silvus.us, c=US  
Date: 2025.10.24 15:35:07 -0400

NATHAN W. SILVUS, PE

Applicant Signature

Please Print

865.414.0524

NATHAN@SILVUS.US

Phone Number

Email

## STAFF ONLY

Kelsey Bousquet

Digitally signed by Kelsey Bousquet  
Date: 2025.10.24 16:37:17 -04'00'

Kelsey Bousquet

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

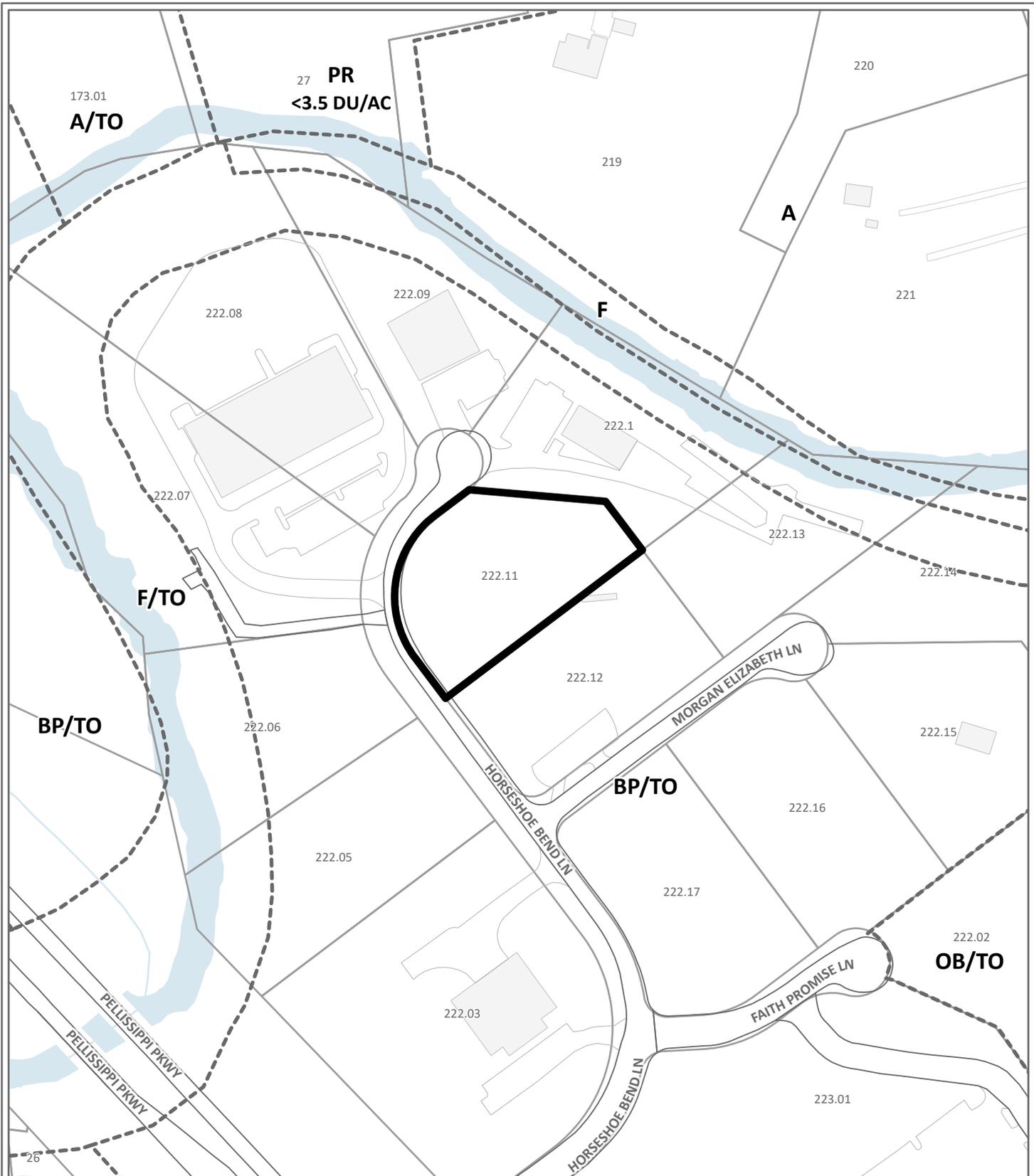
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**DEVELOPMENT PLAN**

**11-E-25-DP**

**Petitioner:** William Francis "Bill" Gray



Manufacturing facility in BP (Business and Technology Park), TO (Technology Overlay)

**Map No:** 89

**Jurisdiction:** County

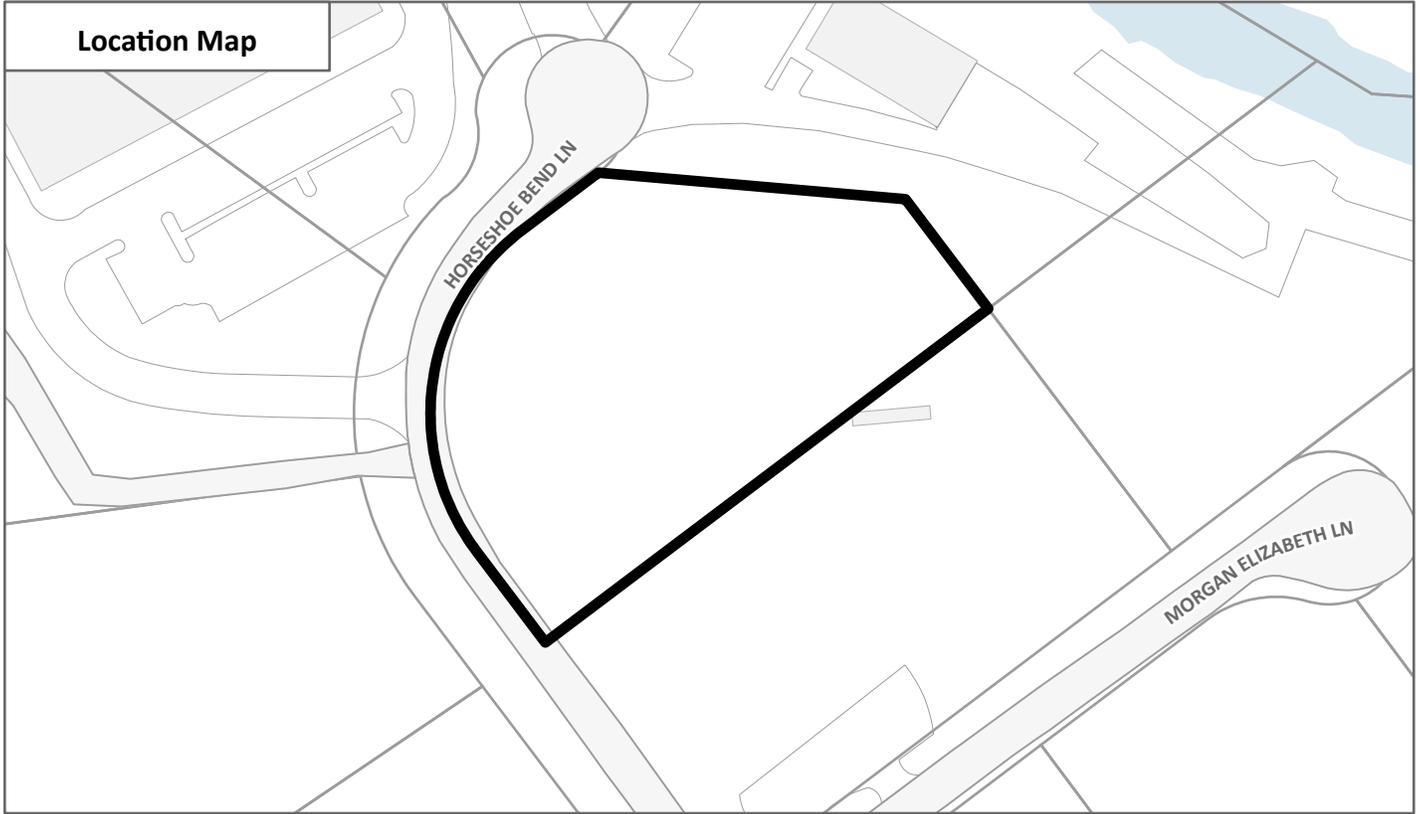


**Original Print Date:** 10/3/2025

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

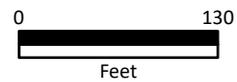


CONTEXTUAL MAPS 1

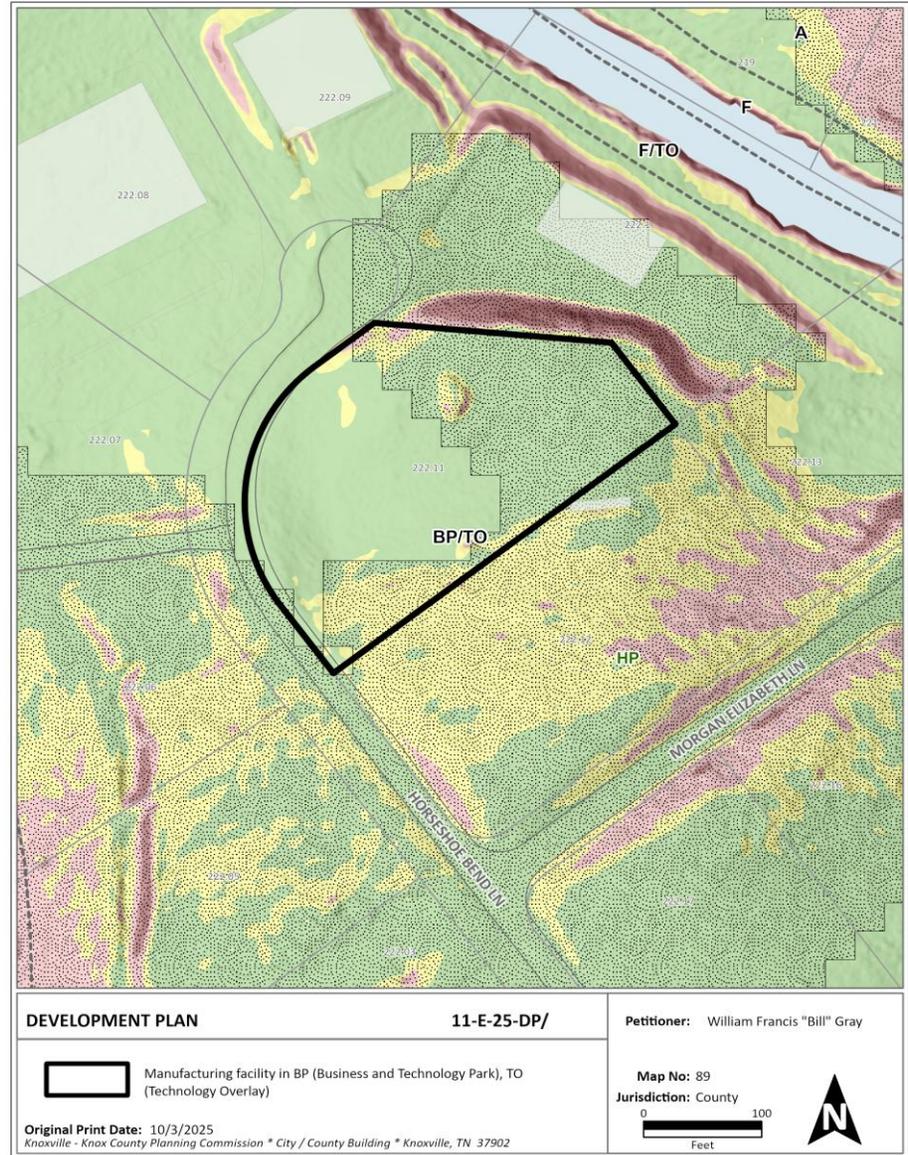
11-E-25-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1.52</b>		
Non-Hillside	0.72	N/A	
0-15% Slope	0.61	100%	0.61
15-25% Slope	0.18	50%	0.09
25-40% Slope	0.01	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	0.80	Recommended disturbance budget within HP Area (acres)	<b>0.70</b>
		Percent of HP Area	<b>87.4%</b>



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**Subdivision**  Concept Plan\*  Final Plat

**Zoning**  Rezoning  Plan Amendment\*  Governmental Rezoning

**Development**  Development Plan\*  Planned Development\*  Use on Review / Special Use\*  Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

WILLIAM FRANCIS "BILL" GRAY		OWNER
Applicant Name		Affiliation
09-29-2025	11-13-2025	File Number(s) <b>11-E-25-DP</b>
Date Filed	Meeting Date (if applicable)	

## Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

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

NATHAN W. SILVUS, PE		SILVUS ENGINEERING CONSULTING LLC		
Name		Company		
2030 WILLOW LOOP WAY #101		KNOXVILLE	TN	37922
Address		City	State	ZIP
865.414.0524	[REDACTED]			
Phone	Email			

## Current Property Info

WILLIAM FRANCIS "BILL" GRAY	1002 LAUREL HILL ROAD, 37923	865.318.6588
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
3054 HORSESHOE BEND LANE	089-22211	
Property Address	Parcel ID	
WKUD	WKUD	NO
Sewer Provider	Water Provider	Septic (Y/N)

## Development Request

<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Proposed Use <u>OFFICE/WAREHOUSE</u>	

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

## Subdivision Request

		<b>RELATED REZONING FILE NUMBER</b>
Proposed Subdivision Name _____		
Unit / Phase Number _____	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total) _____
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

		<b>PENDING PLAT FILE NUMBER</b>
<input type="checkbox"/> Zoning Change _____		
Proposed Zoning _____	Proposed Density (units/acre, for PR zone only) _____	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change _____		
Proposed Plan Designation(s) _____		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests _____
<input type="checkbox"/> Other (specify) _____		

## Authorization

**I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**

<b>F William Gray</b> <small>Digitally signed by F William Gray Date: 2025.09.28 14:42:30 -04'00'</small>	<b>F. William /Gray OWNER</b>	<b>09-28-2025</b>
Applicant Signature	Print Name / Affiliation	Date
865.318.6588		
Phone Number	Email	
<b>F William Gray</b> <small>Digitally signed by F William Gray Date: 2025.09.28 14:44:21 -04'00'</small>	<b>F. William Gray / OWNER</b>	<b>09/30/2025, SG</b>
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

Administrative Review

### ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405	\$1,600.00		\$1,600.00

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

10/31/2025

11/14/2025

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting

F William Gray

Digitally signed by F William Gray  
Date: 2025.09.28 14:42:54 -04'00'

F. William Gray

09-28-2025

Applicant Signature

Applicant Name

Date