



DEVELOPMENT PLAN REPORT

► **FILE #:** 6-O-25-DP

AGENDA ITEM #: 56

AGENDA DATE: 6/12/2025

► **APPLICANT:** GREEN RIVER HOLDINGS, LLC

OWNER(S): Green River Holdings, LLC

TAX ID NUMBER: 118 17309, 17312, 17327

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 CORRIDOR PARK BLVD (0 CORRIDOR PARK BLVD; 0 DATA LN)

► **LOCATION:** North side of Corridor Park Blvd, north of Innovation Dr

► **APPX. SIZE OF TRACT:** 14.37 acres

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: First Knox Utility District, West Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

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

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

► **PROPOSED USE:** Office warehouses

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).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential), TO (Technology Overlay)
South: Office - BP (Business Park), TO (Technology Overlay)
East: Office, industrial - BP (Business Park), PC (Planned Commercial), TO (Technology Overlay)
West: Office - BP (Business and Technology Park), TO (Technology Overlay)

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

STAFF RECOMMENDATION:

► **Approve the development plan for two approximately 60,000 sq ft and one 18,750 sq ft manufacturing building, subject to 5 conditions.**

- 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.

ESTIMATED TRAFFIC IMPACT: 726 (average daily vehicle trips)

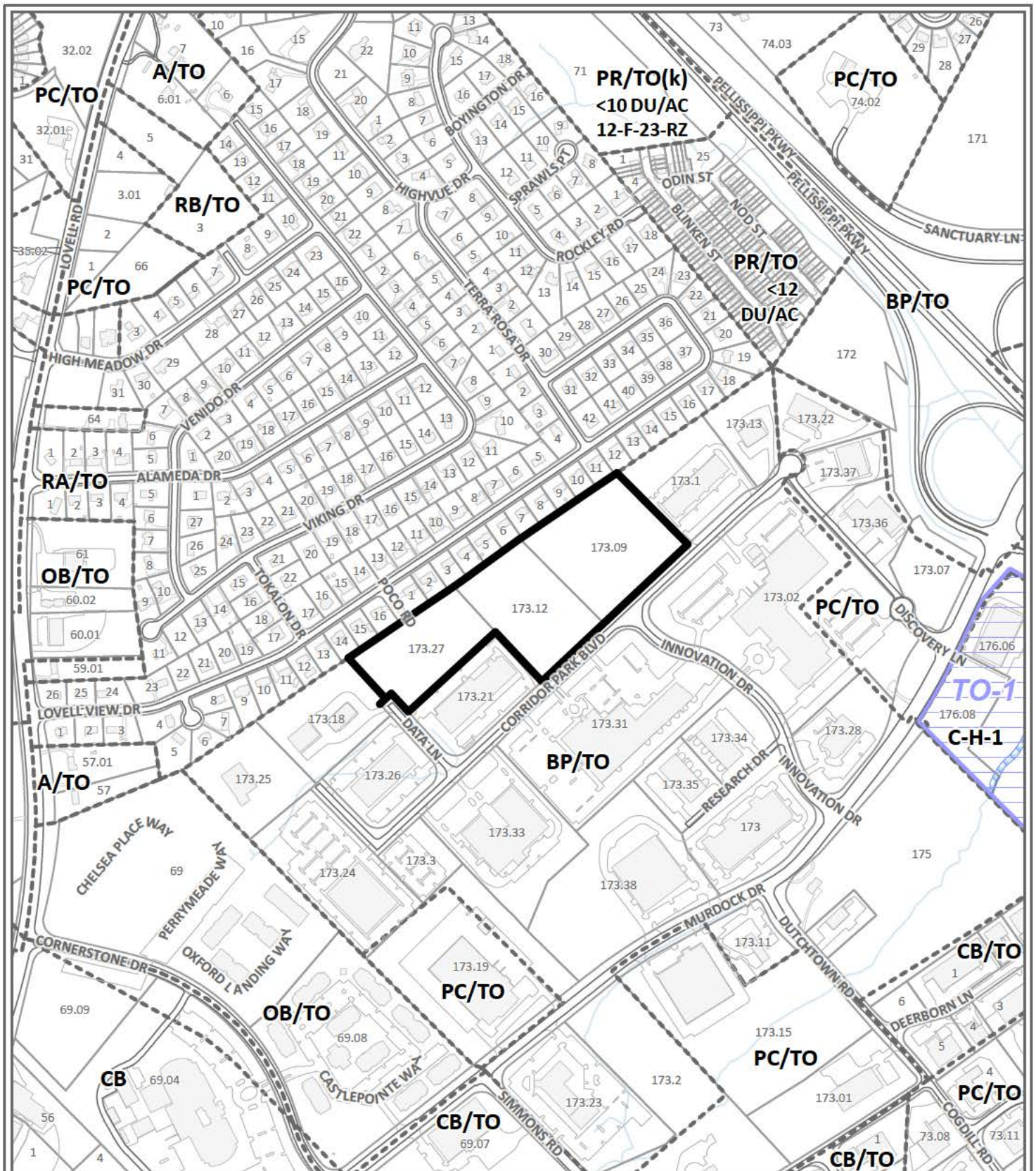
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

6-O-25-DP

Petitioner: Green River Holdings, LLC



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

Original Print Date: 5/5/2025

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

Map No: 118

Jurisdiction: County

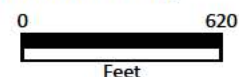
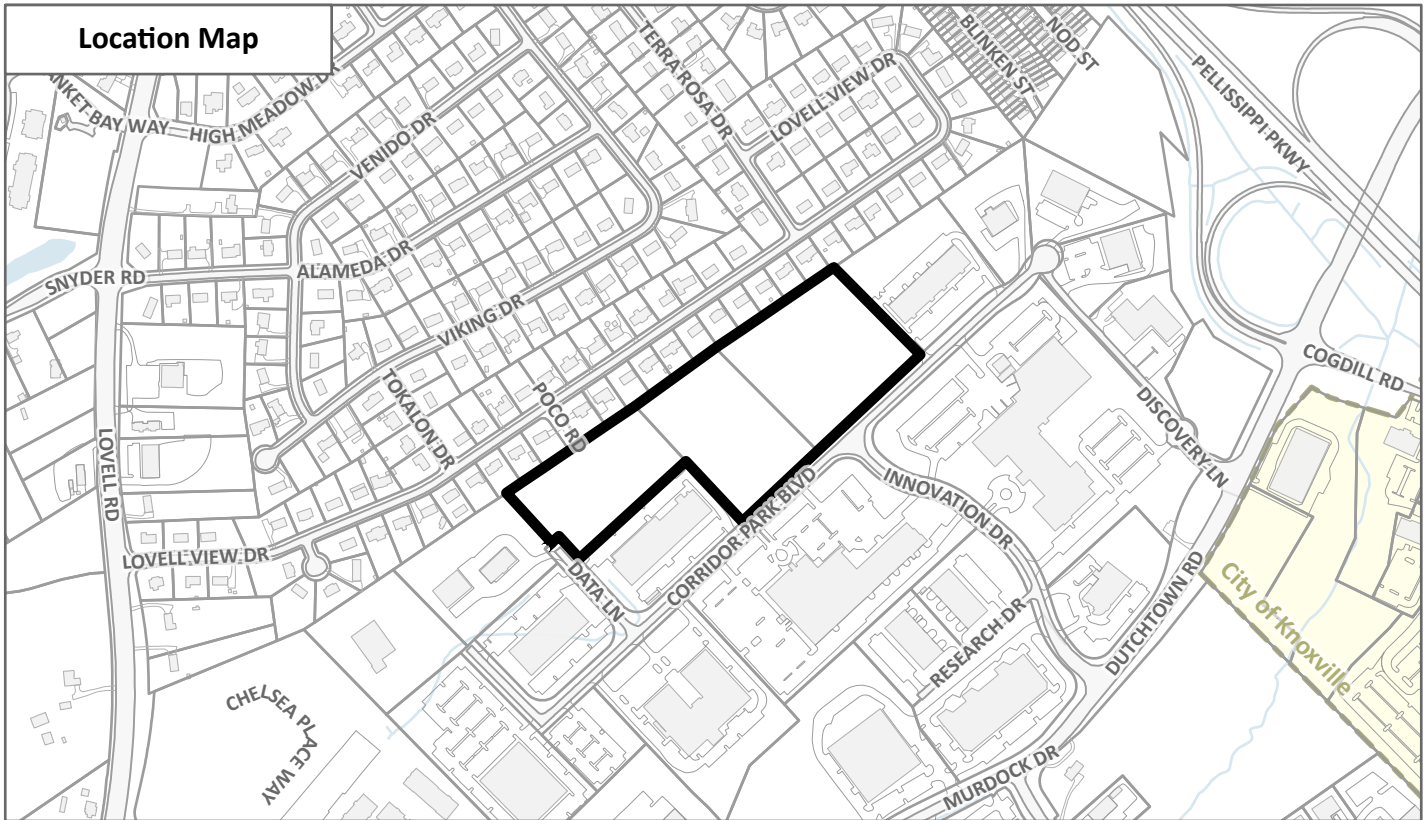


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-O-25-DP



Case boundary

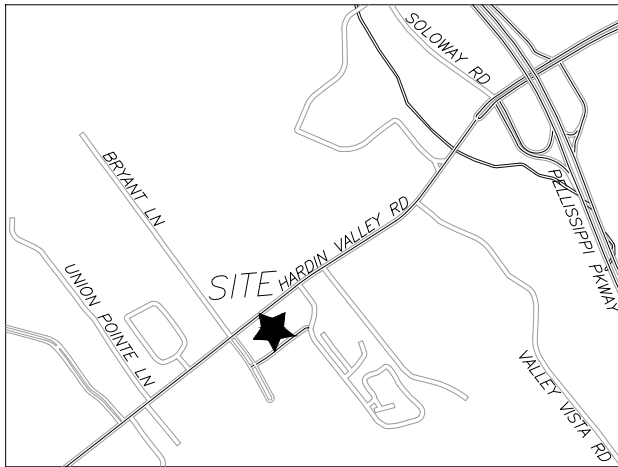


SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2412048

0 CORRIDOR PARK BOULEVARD

SITE ADDRESS: 0 CORRIDOR PARK BOULEVARD, KNOXVILLE, TENNESSEE 37932
CLT MAP 118, PARCELS 173.09, 173.12, 173.27



LOCATION MAP

OWNER / DEVELOPER:
GREEN RIVER HOLDINGS, LLC
405 MONTBROOK LN
KNOXVILLE, TN 37919
(865) 539-1112



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
FARRAGUT, TENNESSEE 37932
(865) 966-1924

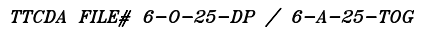
SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS:
ELECTRICAL - AS DIRECTED BY LCIIB
GAS - AS DIRECTED BY KUB
WATER & SEWER - AS DIRECTED BY FIRST UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

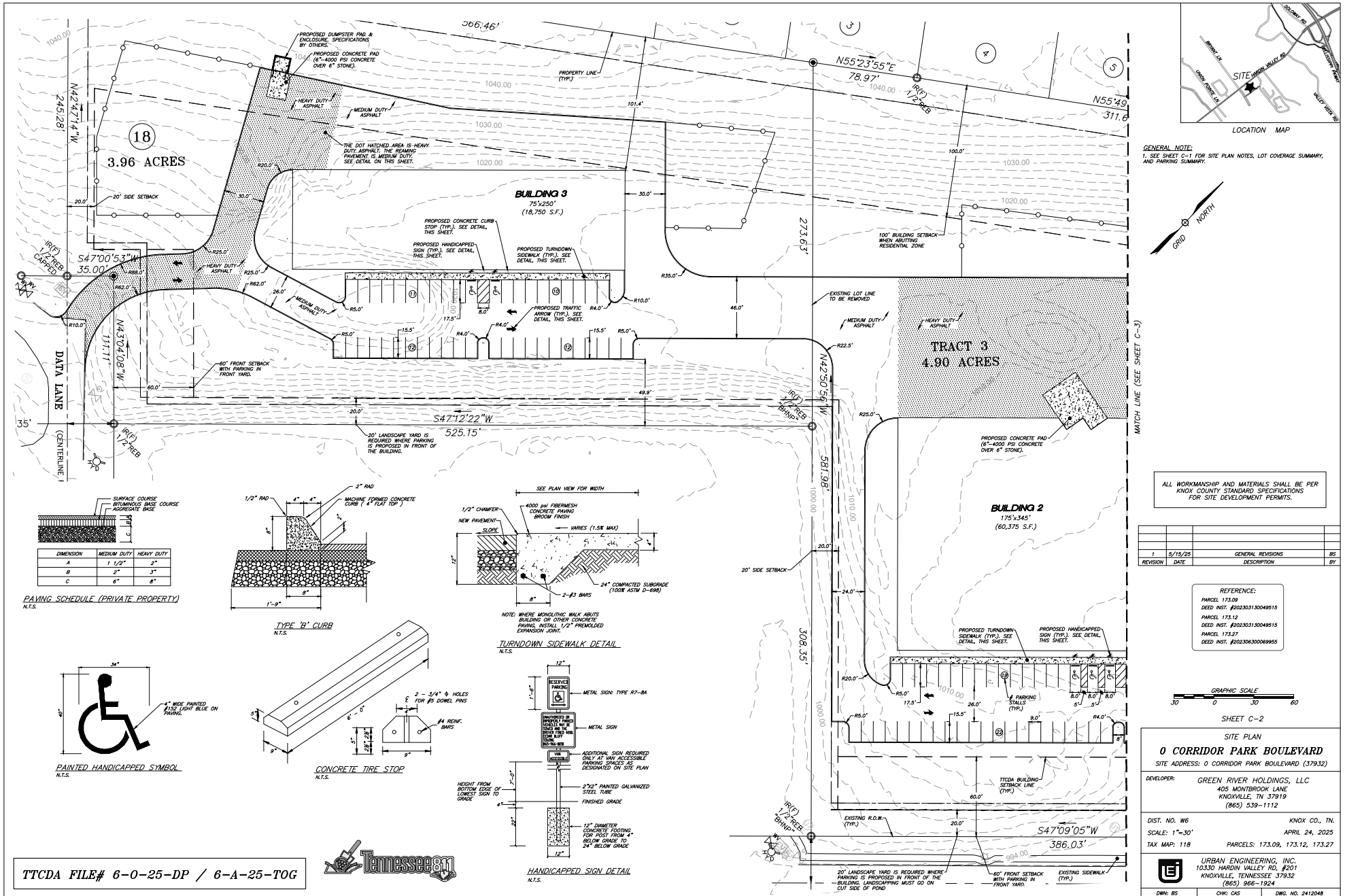
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
OVERALL SITE PLAN	C-1
SITE PLAN	C-2 & C-3
PRELIMINARY GRADING PLAN	C-4
AASHTO WB-50 SITE INGRESS/EGRESS	C-5

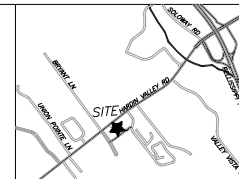
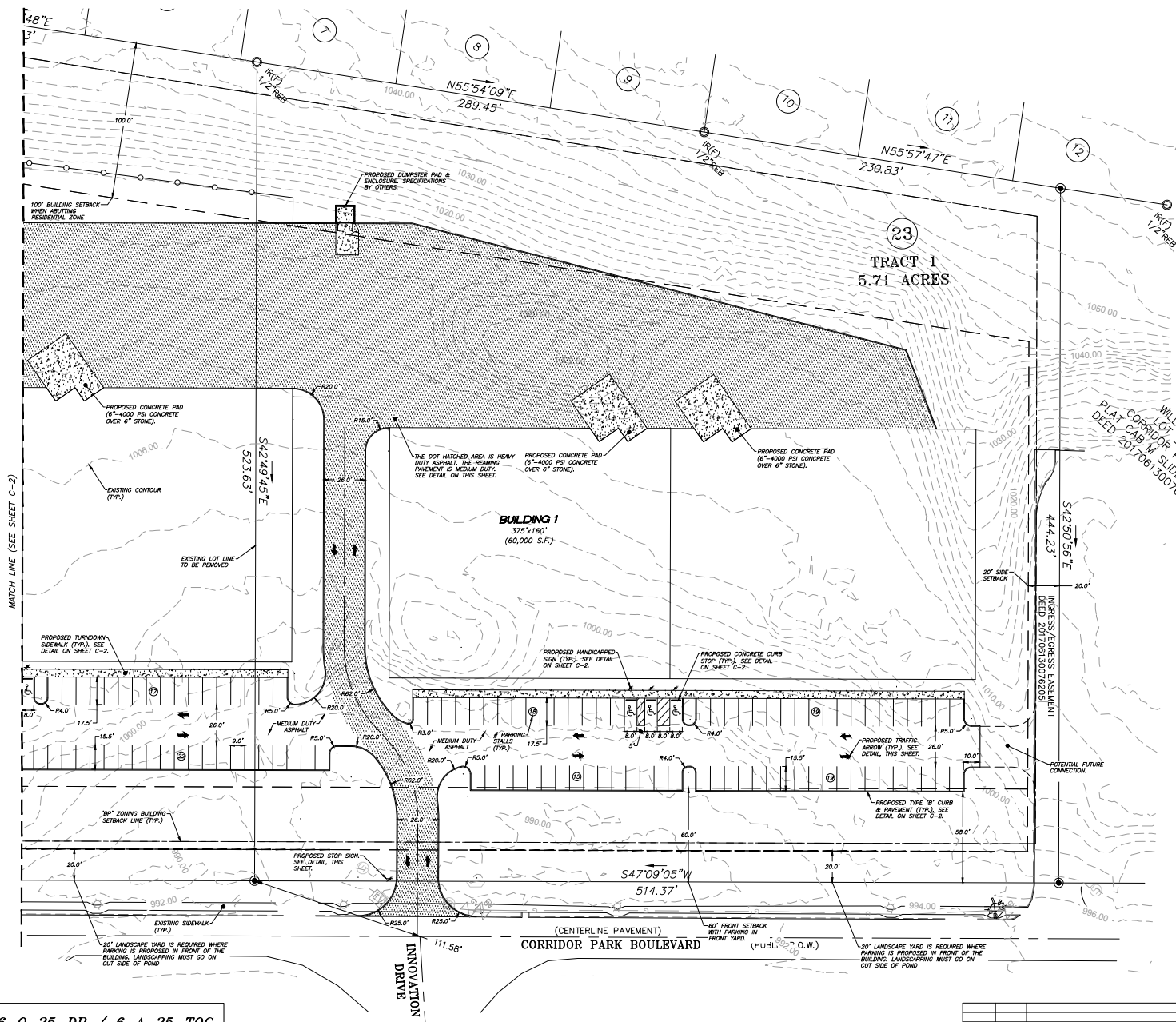
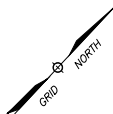
2	5/19/25	SUBMITTAL 2
1	4/24/25	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION

TTEDA FILE# 6-0-25-DP / 6-A-25-TOG

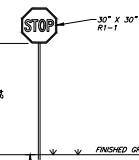




TTCA FILE# 6-0-25-DP / 6-A-25-TOG



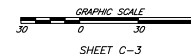
GENERAL NOTE:
1. SEE SHEET C-1 FOR SITE PLAN NOTES, LOT COVERAGE SUMMARY,
AND PARKING SUMMARY.



STOP SIGN DETAIL
N.T.S.

REFERENCE:
PARCEL 173.09
DEED INSTR. #002303130049515
PARCEL 173.12
DEED INSTR. #002303130049515
PARCEL 173.27
DEED INSTR. #002303030068955

ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.



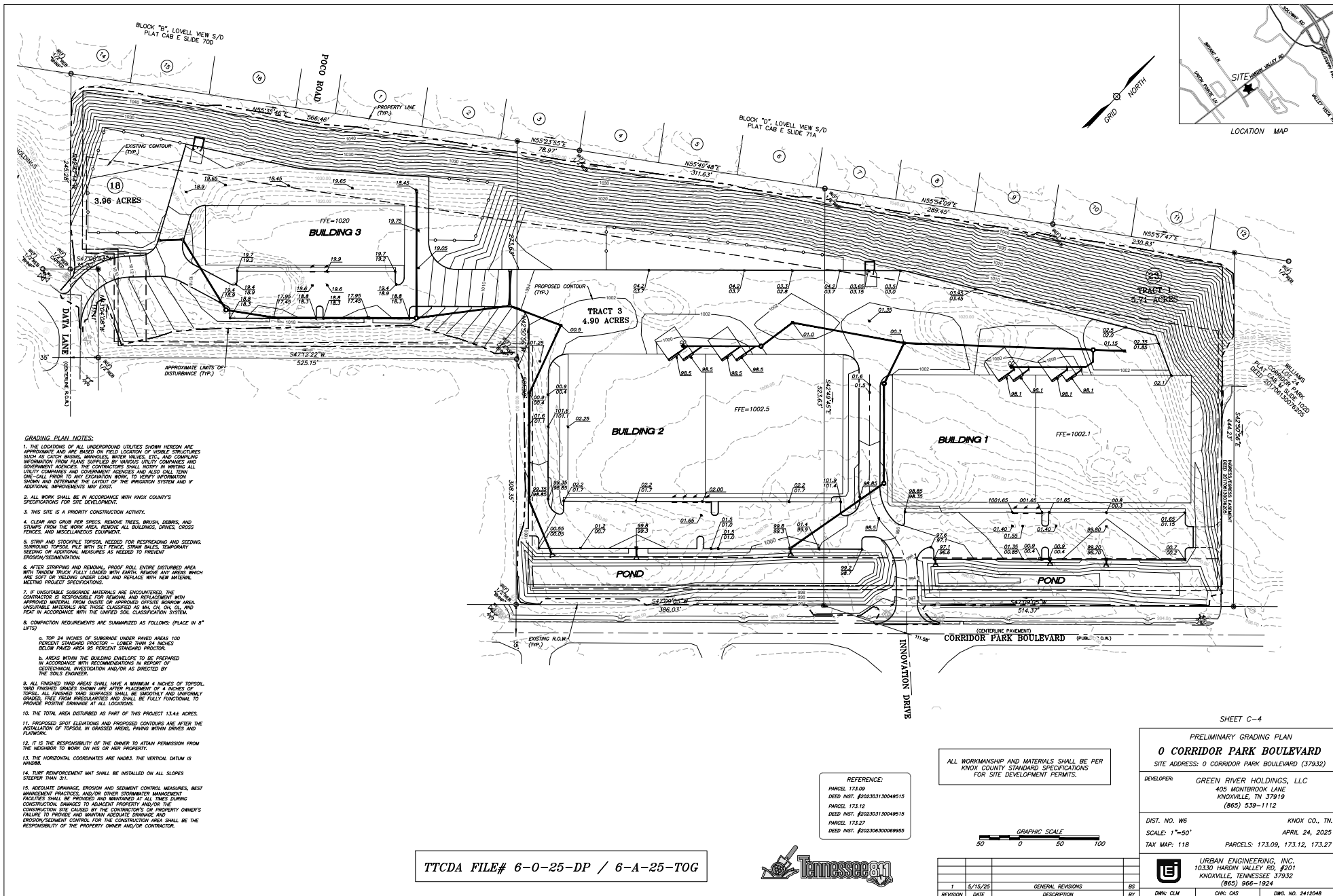
SITE PLAN
0 CORRIDOR PARK BOULEVARD
SITE ADDRESS: 0 CORRIDOR PARK BOULEVARD (37932)
DEVELOPER: GREEN RIVER HOLDINGS, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 539-1112
DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=30' APRIL 24, 2025
TAX MAP: 118 PARCELS: 173.09, 173.12, 173.27

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS CHG: CAS DWG. NO. 2412048

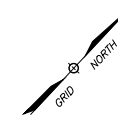
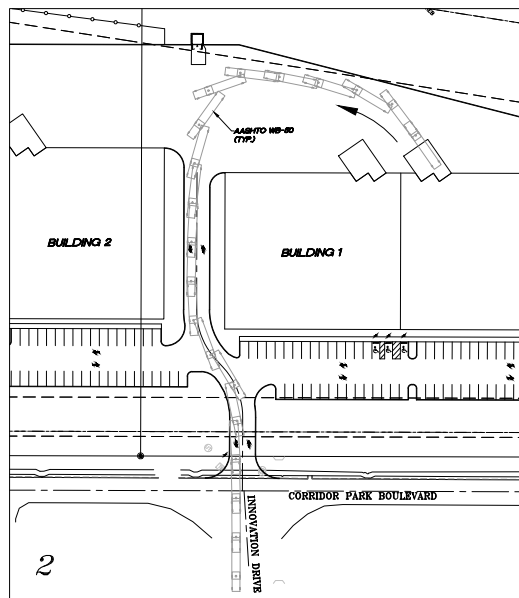
TTCA FILE# 6-0-25-DP / 6-A-25-TOG

REVISION	DATE	DESCRIPTION	BY
1	5/15/25	GENERAL REVISIONS	BS

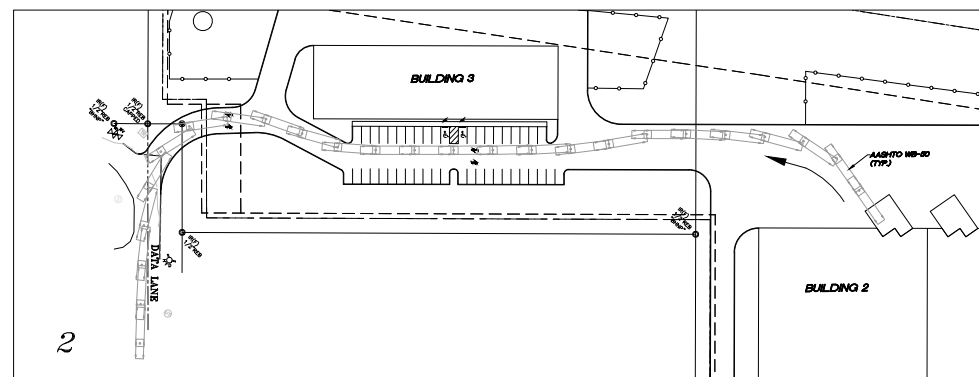


TTCDA FILE# 6-0-25-DP / 6-A-25-TOG





WB-50 SITE INGRESS/EGRESS: BUILDING 1
SCALE: 1"=60'



WB-50 SITE INGRESS/EGRESS: BUILDING 2
SCALE: 1"=60'

SHEET C-5

AASHTO WB-50 SITE INGRESS/EGRESS
0 CORRIDOR PARK BOULEVARD
 SITE ADDRESS: 0 CORRIDOR PARK BOULEVARD (37932)

DEVELOPER: GREEN RIVER HOLDINGS, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 539-1112

DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=60' APRIL 24, 2025
TAX MAP: 118 PARCELS: 173.09, 173.12, 173.27



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

TTCDA FILE# 6-0-25-DP / 6-A-25-TOG

[illegible]



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

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

*These application types require a pre-application consultation with Planning staff.

Green River Holdings, LLC

Owner

Applicant Name

Affiliation

5-5-25

June 12, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-O-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below.

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

Phone

Email

Current Property Info

405 Montbrook LN

865-539-1112

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Corridor Park Boulevard, Knoxville TN 37932

Map 118, Parcels 173.09, 173.12, 173.27

Property Address

Parcel ID

First Knox Utility District

First Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

See site development plans submitted with application

Proposed Use

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

Subdivision Request


		RELATED REZONING FILE NUMBER
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

		PENDING PLAT FILE NUMBER
<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

	Benjamin C. Mullins, Owner's counsel	5-5-25
Applicant Signature	Print Name / Affiliation	Date
865-546-9321		
Phone Number	Email	
	See Owner's sheet submitted with TTCD	
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). 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.

May 31

June 13

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

Applicant Signature

Benjamin C. Mullins

Applicant Name

5-5-25

Date

For
Owner