

DEVELOPMENT PLAN REPORT

► **FILE #:** 11-E-25-DP

AGENDA ITEM #:

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 Horseshoe 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:

►

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.