FILE #: 6-E-20-UR  
APPLICANT: BARRY BYRD / BARRY BYRD ARCHITECTURE  
OWNER(S): MESA Properties, LLC  
TAX ID NUMBER: 118 17320  
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 map.
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 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.
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.
SECOND FLOOR PLAN - DIMENSIONS

Dimensions

Floor Plan

Second Floor

Dimensions

Revised: 6/1/2020

June 25, 2020

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

A NEW OFFICE BUILDING FOR:

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

Knox County, TN
Second Floor
Floor Plan
Dimensions

A2.2.2
A2.0.2

BASEMENT FLOOR PLAN - DIMENSIONS

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

Knox County, TN

Basement
Floor Plan
Dimensions

June 25, 2020

A2.0.2
DEVELOPMENT REQUEST

Barry Byrd
Applicant Name
4/27/20   6/11/2020
Date Filed   Meeting Date (if applicable)

Barry Byrd Architecture
Affiliation
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
bbyrd@barrybyrdarchitecture.com
Email

Barry Byrd Architecture
Company
Knoxville   TN   37902
City   State   Zip

CURRENT PROPERTY INFO

MESA

Owner Name (if different)   Owner Address   Owner Phone
10550 Murdock Dr   118 17320

Property Address
Near corner of Murdock Dr and Simmons Rd, East of corner lot

General Location
6th

Jurisdiction (specify district above)   City   County

Northwest   TP
Planning Sector   Sector Plan Land Use Classification
Vacant   N
Existing Land Use   Septic (Y/N)

Planned
Growth Policy Plan Designation
West knox

Sewer Provider
Water Provider
REQUEST

☐ Development Plan  ☑ Use on Review / Special Use

☐ Residential  ☑ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify): Office building in Planned Commercial zone (also in TTCDA, separate application)

Proposed Office Building, MESA Associates, Revision to Approved Plan

☐ Proposed Subdivision Name

☐ Parcel Change

☐ Combine Parcels  ☐ Divide Parcel  Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change:

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

Proposed Density (units/acre)  Previous Rezoning Requests

☐ Other (specify):

STAFF USE ONLY

PLAT TYPE

☐ Staff Review  ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders  ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1: 04/01  1500.00

FEE 2:  

FEE 3:  

TOTAL: 1500.00

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

865-687-6500

Phone Number

Barry Byrd

Please Print  4/24/20

Date

bbyrd@barrybyrdarchitecture.com

Email

Michelle Portier

Staff Signature

Please Print  4/27/2020

Date