



USE ON REVIEW REPORT

▶ **FILE #:** 4-B-22-UR

AGENDA ITEM #: 42

AGENDA DATE: 4/14/2022

▶ **APPLICANT:** BUDDY CRUZE (OWNER OF JOHN H. COLEMAN CO.)

OWNER(S): Nutt Ronald & The James Kelly Milam Trust et. All.

TAX ID NUMBER: 118 17337

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 805 Corridor Park Blvd.

▶ **LOCATION:** East end of Corridor Park Boulevard, northwest of Dutchtown Road

▶ **APPX. SIZE OF TRACT:** 2.31

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of Corridor Park Boulevard, a local road with a 26-ft pavement width inside a 78-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office warehouse facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Warehouse facility (plans in progress) - PC (Planned Commercial) / TO (Technical Overlay)

South: Industrial - PC (Planned Commercial) / TO (Technical Overlay)

East: Pellissippi Parkway right-of-way

West: Office buildings - BP (Business and Technology Park) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area consists predominantly of office buildings and warehouses, though much of the area is still undeveloped.

STAFF RECOMMENDATION:

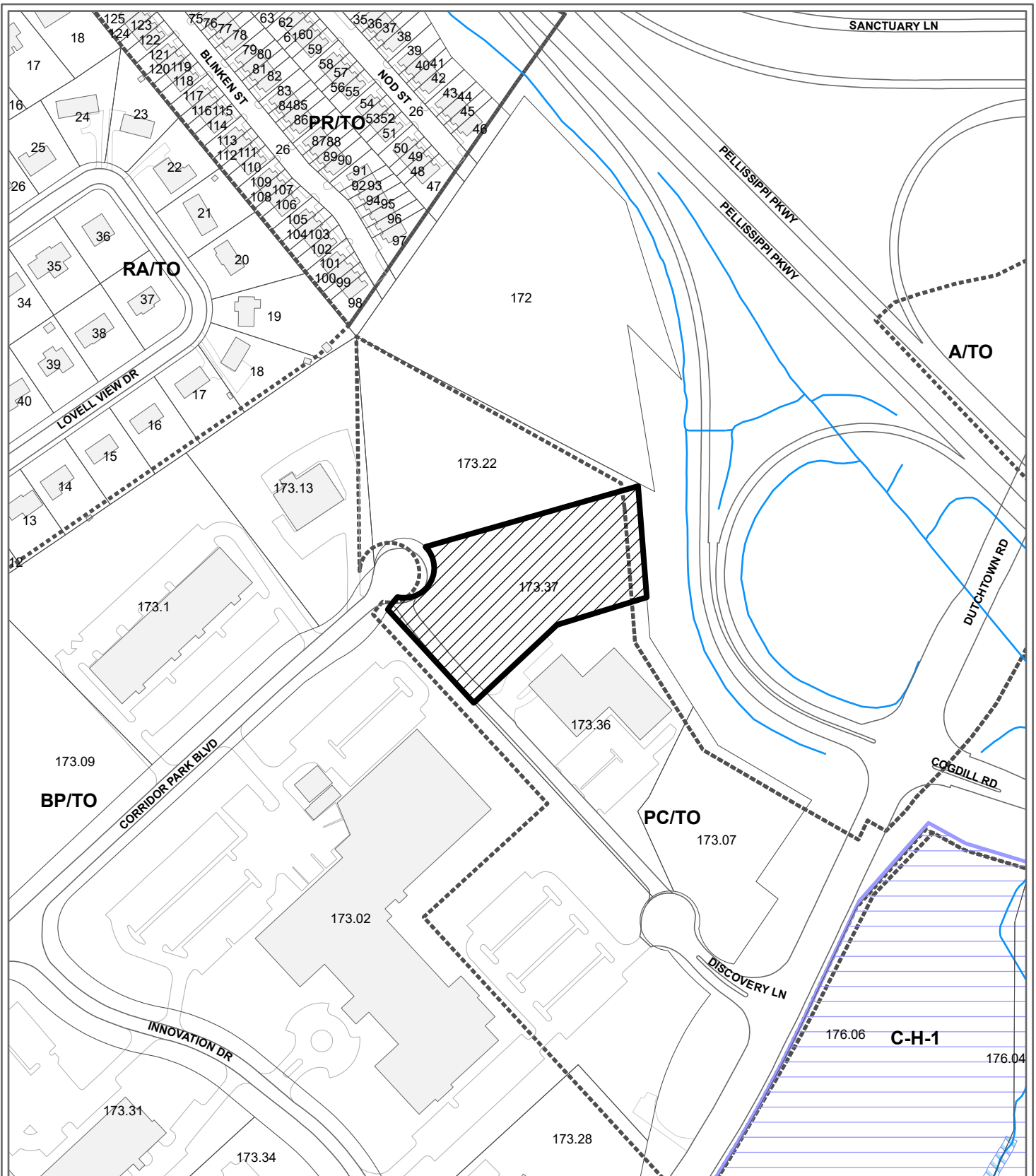
▶ Postpone this request for 30 days to the May 12, 2022 Planning Commission meeting per the applicant's request.

ESTIMATED TRAFFIC IMPACT: 203 (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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**4-B-22-UR
USE ON REVIEW**



Corporate Headquarters Office Facility in PC (Planned Commercial) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 3/7/2022

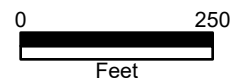
Revised:

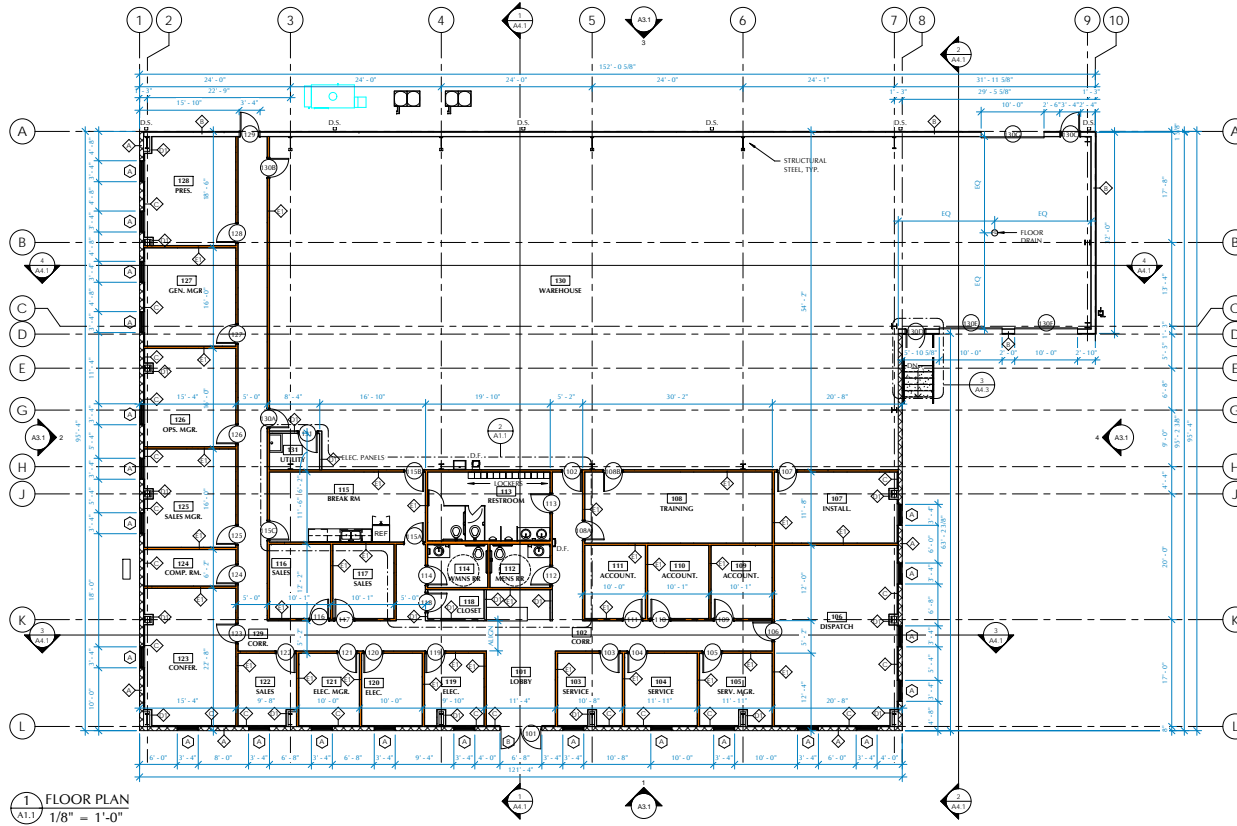
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cruze, Buddy

Map No: 118

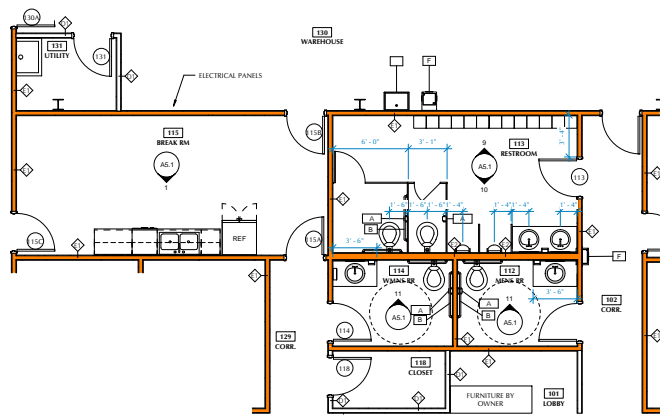
Jurisdiction: County





FLOOR PLAN NOTES	
1.	COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS
2.	SEE SHEET A6.1 FOR ABBREVIATIONS, SYMBOLS, GENERAL NOTES AND TYPICAL ACCESSIBLE MOUNTING HEIGHTS
3.	FINISH AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY A.H.I. MINIMUM REQUIRED PER 75'-0" TRAVEL OR 1 PER 6,000 SF OF BUILDING AREA
4.	PROVIDE BLOCKING, ROUGH HARDWARE, ETC. AS REQUIRED TO MOUNT EQUIPMENT
5.	PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS
6.	PROVIDE GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX. COORDINATE LOCATIONS WITH INTERIOR ELEVATIONS. WHERE JOINTS ARE NOT SHOWN, CENTER SPACING WITH RIGID EDGE OF WALL OPENINGS
7.	ALL EXPOSED STEEL TO BE PAINTED W/ ENAMEL LATEX PAINT PER SPEC (PRIMER + 2 COATS MIN.)

WALL LEGEND	
	EXTERIOR WALL PARTITION 'A1' & 'A2' 8" CMU UP TO 8'-8" A.F.F. TO UNDERSIDE OF PEMB WALL PANEL SYSTEM
	EXTERIOR WALL PARTITION 'B' PEMB WALL PANEL SYSTEM
	INTERIOR WALL PARTITION 'B' 1-5/8" 20GA. METAL STUD FRAMING @ 16" O.C. MAX W/ 5/8" GYPSUM BOARD ON EACH SIDE. EXTEND STUDS 12'-0" A.F.F.
	INTERIOR WALL PARTITION 'D1' & 'D2' 3-5/8" (D1) OR 6" (D2) 20GA. METAL STUD FRAMING @ 16" O.C. MAX W/ 5/8" GYPSUM BOARD ON EACH SIDE. EXTEND STUDS 12'-0" A.F.F.
	INTERIOR WALL PARTITION 'E1' & 'E2' 3-5/8" (E1) OR 6" (E2) 20GA. METAL STUD FRAMING @ 16" O.C. MAX W/ 5/8" GYPSUM BOARD ON EACH SIDE. EXTEND STUDS 12'-0" A.F.F. AND PROVIDE SOUND BATT INSULATION



TOILET LEGEND	
	BOBBICK DOUBLE ROLL STAINLESS STEEL TOILET TISSUE DISPENSER (MODEL NO. B-70687; FINISH: SATIN)
	GRAB BARS
	WALL MIRROR
	BOBBICK MATRIX SERIES SURFACE-MOUNTED ROLL PAPER TOWEL DISPENSER (MODEL NO. B-23866)
	GOJO NIT MAXIMUM CAPACITY SOAP DISPENSER; SKU 23040A. COLOR: DOVE GRAY.
	ELECTRIC WATER COOLER

NOTE: SEE RESTROOM ELEVATIONS FOR ELSEWHERE TOILET LEGEND TAGS.

REVISIONS		
Revision #	Description	Date

DATE: 1/28/22
PROJECT NO: 213142

4-B-22-UR
2/23/2022



Johnson
Architecture

2240 Sutherland Ave., Suite 105
Knoxville, Tennessee 37919
865.671.9860
jainc.com

A New Corporate Headquarters for:
JOHN H. COLEMAN CO., LLC
Discovery Lane
Knoxville, Tennessee 37932

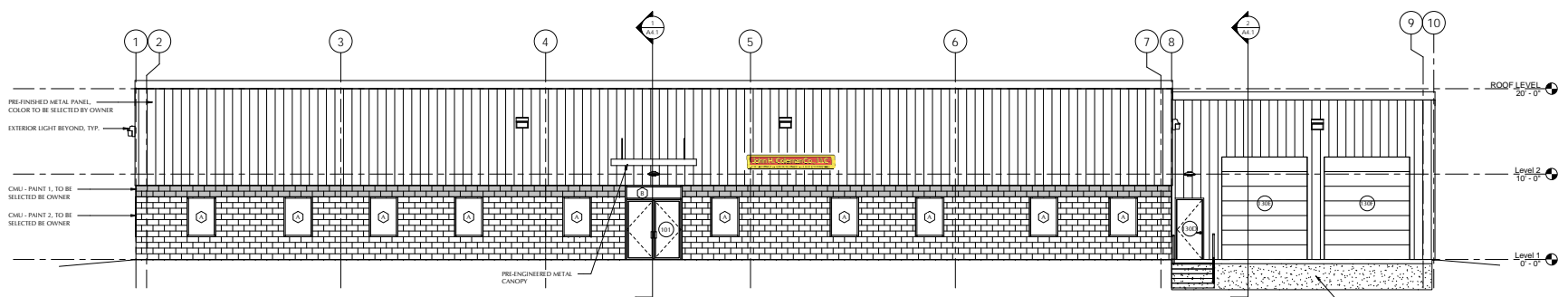
BUILDING
ELEVATIONS

REVISIONS
Revision # Description Date

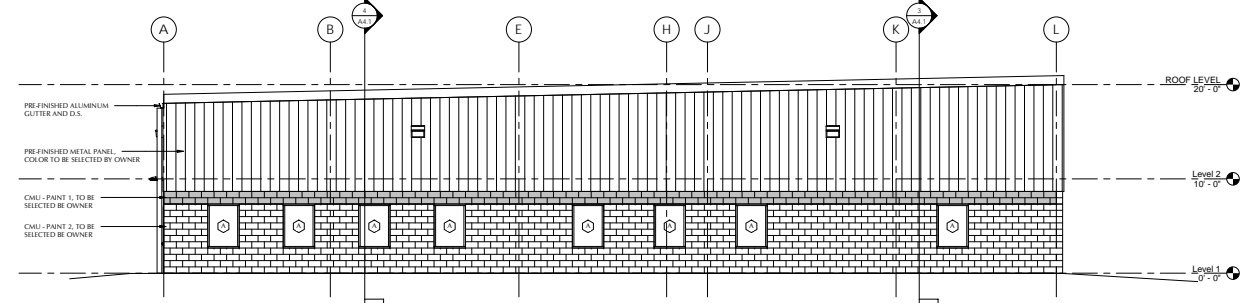
DATE: 1/28/22

PROJECT NO: 213142

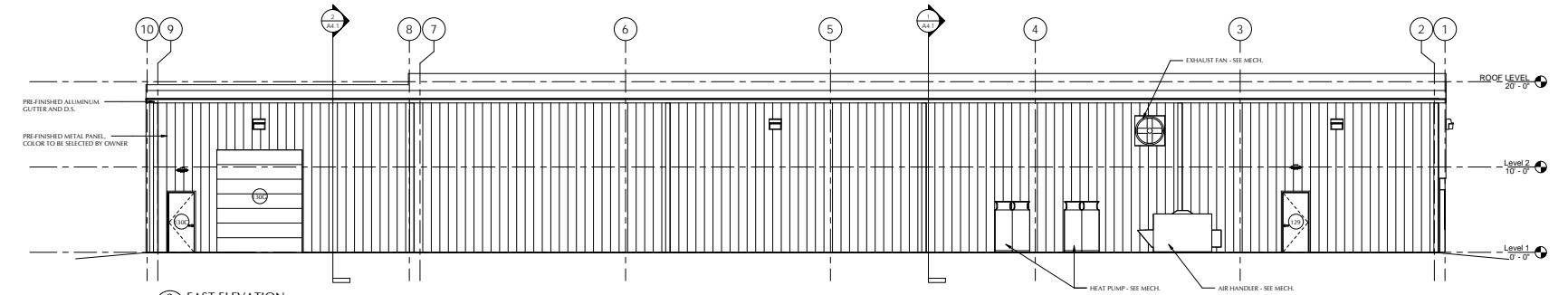
A3.1



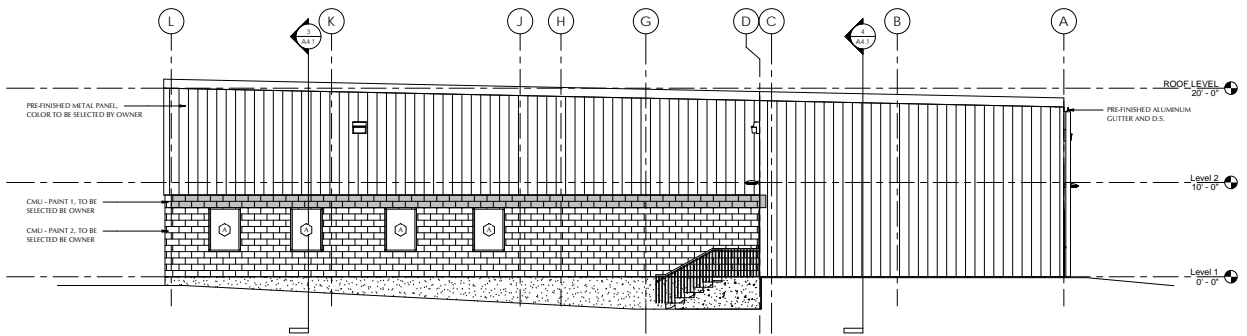
1 WEST ELEVATION
A3.1 3/16" = 1'-0"



2 NORTH ELEVATION
A3.1 3/16" = 1'-0"



3 EAST ELEVATION
A3.1 3/16" = 1'-0"



4 SOUTH ELEVATION
A3.1 3/16" = 1'-0"

ELEVATION NOTES	
1.	CI - CONTROL JOINTS, SEE DETAIL XXXX
2.	IQ - INSIDE CONTROL JOINTS, SEE DETAIL XXXX
3.	CONTROL JOINTS TO BE ALIGNED WITH EDGE OF ADJACENT WINDOW OR DOOR FRAME AS SHOWN ON ELEVATIONS. LOCATE CONTROL JOINTS MAXIMUM 25'-0" O.C. WHERE NOT SHOWN. COORDINATE LOCATIONS WITH ARCHITECT
4.	PROVIDE CONTROL JOINTS MINIMUM 2'-0" OFF EDGE OF OUTSIDE CORNER IF NOT SHOWN ALIGNED WITH FRAME. MATCH DOWNSPOUT TO COVER CONTROL JOINTS WHERE APPLICABLE
5.	PROVIDE HORIZONTAL CONTROL JOINTS AT LOCATIONS SHOWN ON ELEVATIONS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS
6.	VERTICAL CONTROL JOINT FILLER TO MATCH MASONRY COLOR. HORIZONTAL CONTROL JOINT FILLER TO MATCH GROUT COLOR
7.	COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS
8.	DIMENSIONS ARE TO FACE OF MASONRY, COMPOSITE METAL PANEL, CURTAIN WALL OR EDGE OF OPENING UNLESS NOTED OTHERWISE
9.	DIAGONAL HATCH INDICATES SPANDREL GLAZING PANEL, TYP.
10.	COORDINATE SCUPPER LOCATIONS WITH ROOF PLAN
11.	PROVIDE MASONRY VENEER EXPANSION JOINTS AT INSIDE CORNERS AND INTERSECTIONS WITH DISSIMILAR MATERIALS, TYP.

4-B-22-UR
2/23/2022



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 2240 Sutherland Ave., Suite 105
 Knoxville, TN 37919
 865.471.1000
 jha.com

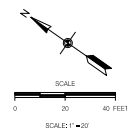
A NEW CORPORATE HEADQUARTERS FACILITY FOR:
JOHN H. COLEMAN CO., LLC
 Discovery Lane
 Knoxville, Tennessee 37932

SITE LAYOUT PLAN

REVISIONS:

DATE: 02/08/2021
 FILE NAME:
 PROJECT NO: 213142

C1.2



EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

SITE LAYOUT NOTES

- USE OFFICE/WAREHOUSE ZONING: PUDO, PARCEL 1B 77337
- TOTAL BUILDING AREA-EXISTING: 15,589 SF (1 STORY)
- TOTAL SITE/2.21 AC TOTAL DIST AREA: 172 AC IMPERVIOUS AREA: 35,795 SF
- DEED REFERENCE: 208110-000032
- THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0305.
- SITE BENCHMARK-CONTACT SURVEYOR FOR SEE BENCHMARK, DATUM: NAVD 83.
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LUNCH SURVEY DATED 05/20/10. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPTS RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OWNER.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- PARKING SUMMARY:
 TTCOA WAREHOUSE 1 - 15,000 SF OFFICE 34-5,000 SF
 KNOX COUNTY: PER 2 EMPLOYEES ON THE TWO LARGEST CONSECUTIVE SHEETS
 TOTAL CALCULATED - 6,028 SF WH X 15,000 MAX - 6,028 WH X 154,000 (P-9)
 MAX - 6,028 SF OFFICE 2 SHEET - 4,038 SF OFFICE 2 - 4,038 (20-20)
 TOTAL SPACES TTCOA: WH 30 SPACES MAX 30 SPACES
 KNOX COLLEGE: 45 SPACES (2" - 555 SPACES)
 TOTAL PROVIDED: 42 SPACES (TTCOA WALKER REQUESTED)
- SETBACKS:
 FRONT TTCOA - 60' P.C. - NONE
 SIDE TTCOA - 20' P.C. - NONE
 REAR TTCOA - 20' P.C. - NONE
 PERIPHERAL TTCOA - NONE P.C. - 50'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR SECTION OF THE WORK, ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ADDRESS PREVENTION AS CONSTRUCTION RESIDES BY THE AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION RESIDES BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE PROVIDER REPRESENTING SHALL BE NOTICED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED BY ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, CURBS, STRUCTURES, CURBS, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW BEARING FRAMES, ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DIMENSIONS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

4-B-22-UR
 2/23/2022

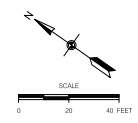
OWNER:
 JOHN H. COLEMAN CO.
 705 E JOHNSON AVE
 KNOXVILLE, TN 37919
 PHONE: 865-471-1000
 CONTRACT NO: 213142

ENGINEER:
 WILL FERSON & ASSOCIATES
 1416 S. SHERWOOD LN
 KNOXVILLE, TN 37914
 PHONE: 865-524-1111
 CONTRACT NO: FERSON

CONTRACTOR:



PLOT SCALE:

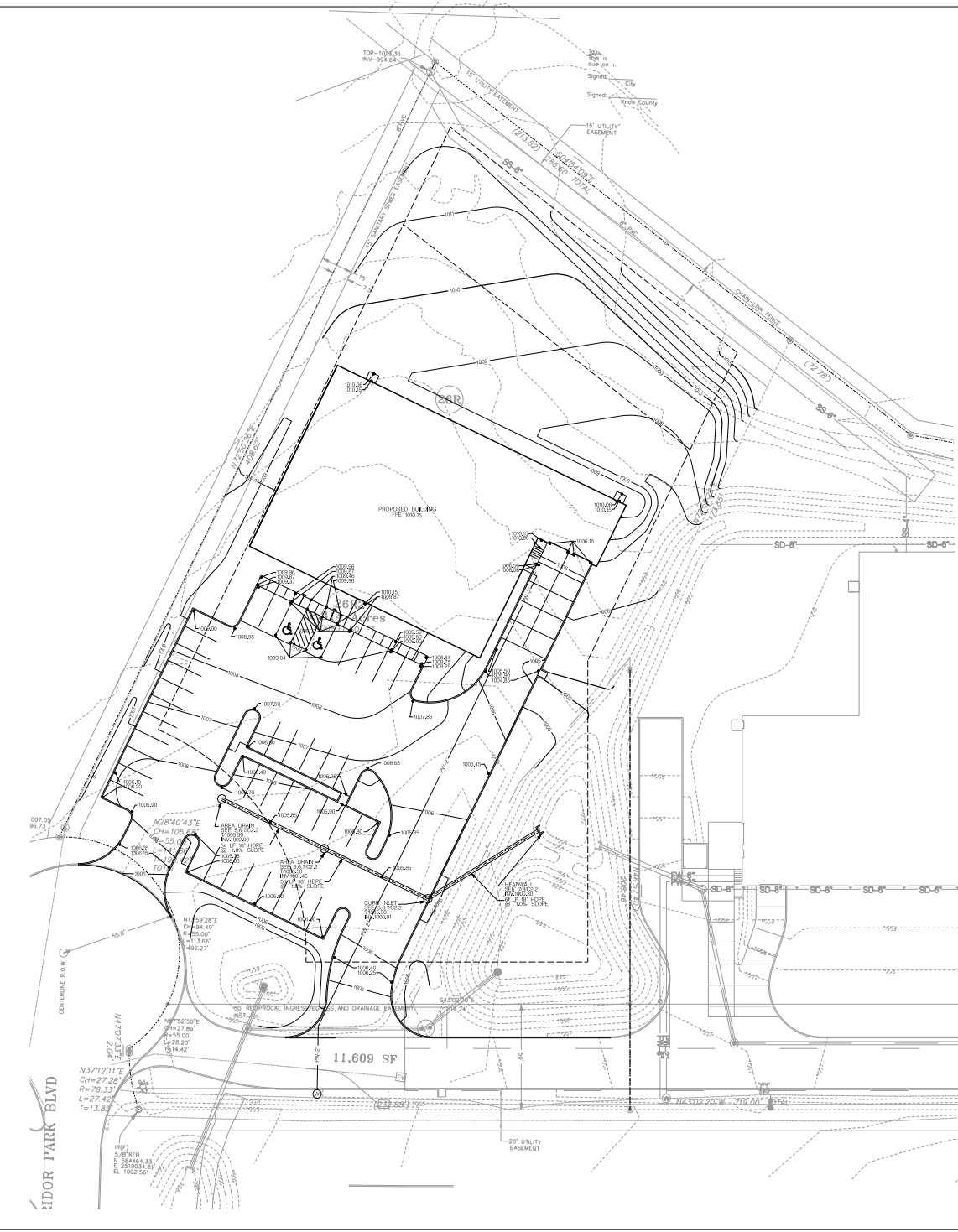


LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		UNDERGROUND ELECTRICAL
		MANHOLE
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		CONSTRUCTION ENTRANCE
		EROSION CONTROL MAT

SITE GRADING NOTES

1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BARE WOODS.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY LYNN SURVEYS DATED 09/03/18. THE GRADING CONTRACTOR SHALL VERIFY CONCERNS AND INQUIRY. THE ENGINEER OF ANY DISCREPANCIES, THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, SWIRL AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUCCESFULLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOIL CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 2% OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THE PLAN THE SITE SURVEY AND NOTIFY THE ENGINEER. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THE PLAN TO THE GOAL OF AN ECONOMICALLY EFFICIENT SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THE GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN SOFT EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING ON EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDINGS TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
13. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
14. ADEQUATE DRAINAGE EROSION AND SEDIMENT CONTROL MEASURES BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND SEDIMENTATION CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
15. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT. CHANGE OF SLOPING THE CONTOUR OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROPERTY OF THE MATERIALS AS WELL.
16. PLACEMENT OF PORTA-POTITIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS OR STORM DRAINS.
17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND EXISTING TREES FOR TRUCKS FOR THE PROJECT. PROVIDE A HIGH IMPACT MAT OR EQUIVALENT MAT WITHIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
19. CONTRACTOR SHALL INSTALL A THICK LAYER OF QUALITY TOPSOIL ON ALL RETURNED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCORDABLE TO THE KING COUNTY SITE INSPECTOR.



4-B-22-UR
 2/23/2022

PLOT SCALE:



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Buddy Cruze Owner of John H. Coleman Co.
 Applicant Name Affiliation

2-23-22 April 2022 (4/14/2022)
 Date Filed Meeting Date (if applicable)

File Number(s)

4-B-22-UR

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

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

Josh E. Biden Johnson Architecture Inc.
 Name Company

2240 Sutherland Avenue Suite #105 Knoxville TN 37919
 Address City State ZIP

865-671-9060 Ext. 4314 jbiden@jainc.com
 Phone Email

CURRENT PROPERTY INFO

Noti Ronald & The James Kelly Milan Trust et. al. 774/ S. Northshore Drive, Suite 103 865-441-4387
 Property Owner Name (if different) Property Owner Address Property Owner Phone

805 Corridor Park Blvd, Knoxville, TN 37932 118 173.22
 Property Address Parcel ID

West Knox Utility District West Knox Utility District NO
 Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

East end of Corridor Park Blvd., northwest of Dutchtown Rd., 2.31 acres
 General Location Tract Size

City County 3rd PC/TO & BP/TO AgForVac
 District Zoning District Existing Land Use

Northwest County TP (Technology Park) Planned Growth
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Residential Non-Residential

Home Occupation (specify) _____

Other (specify) **Corporate Headquarters Office Facility**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 1		Total
0401	1500.00	
Fee 2		
Fee 3		
		\$1500.00

AUTHORIZATION

JEB
Applicant Signature

Josh E. Biden
Please Print

2-20-22
Date

865-603-5355
Phone Number

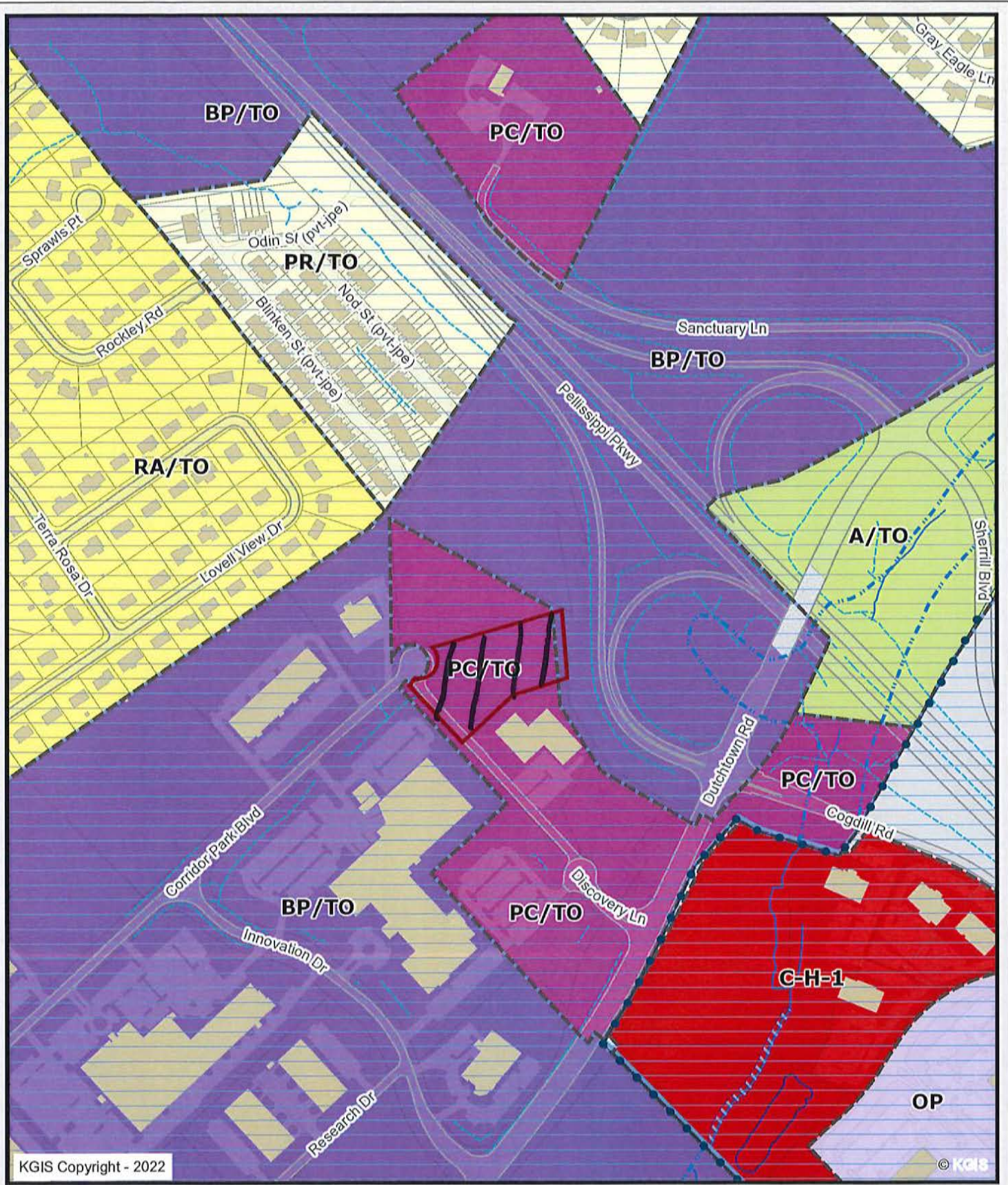
jbiden@jainc.com
Email

Michael Crabtree
Property Owner Signature

Michael C. Crabtree, Managing Partner
Please Print

2/20/2022
Date

Sherry Michienzi 2/24/2022

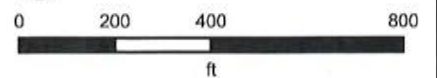


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

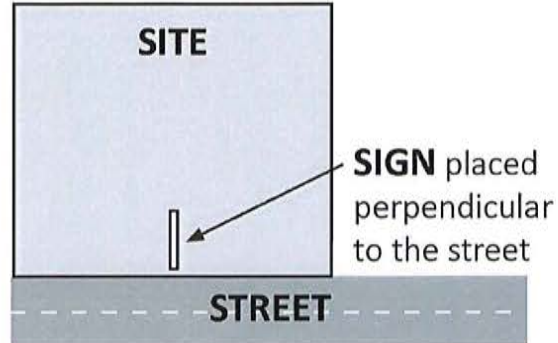


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

March 30, 2022 and April 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Buddy Cruze

Date: 2/24/2022

File Number: 4-B-22-WR

- Sign posted by Staff
- Sign posted by Applicant