

**8-A-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

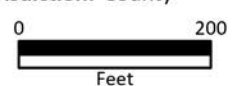


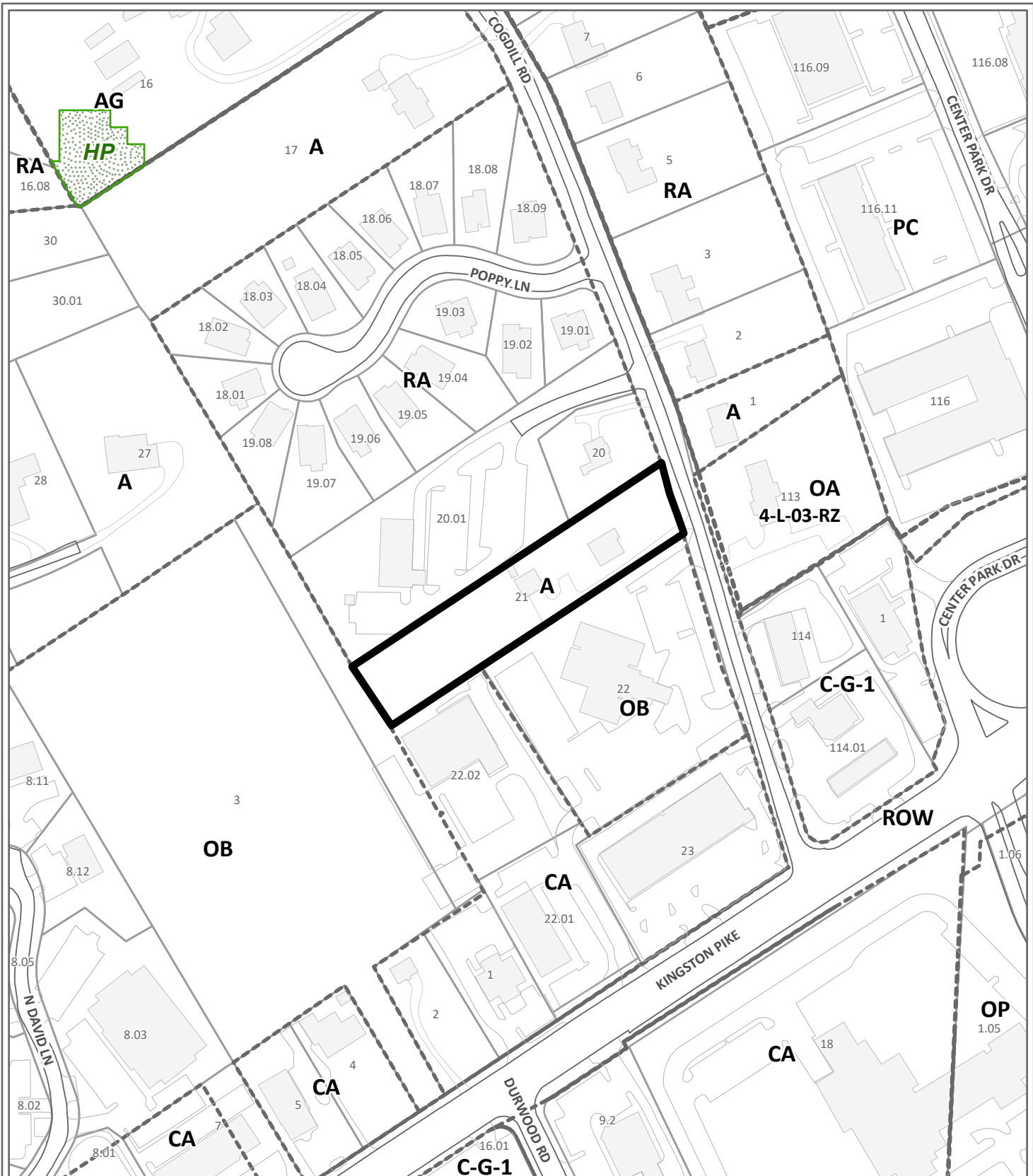
From: SR (Suburban Residential)
To: BP (Business Park)

Original Print Date: 7/10/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Maddox Construction Company Inc.

Map No: 131
Jurisdiction: County





REZONING

8-A-24-RZ

Petitioner: Maddox Construction Company Inc.



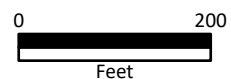
From: A (Agricultural)
To: OB (Office, Medical, and Related Services)

Map No: 131

Jurisdiction: County

Original Print Date: 7/10/2024

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





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Maddox Construction Company Inc.

Applicant Name

Affiliation

5/9/2024

8/8/2024

8-A-24-PA / 8-A-24-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Steven K. Maddox Maddox Construction Company Inc

Name / Company

100 Dalton Place Way Ste 105 Knoxville TN 37912

Address

865-805-5501 / Smaddox@maddoxcompany.com

Phone / Email

CURRENT PROPERTY INFO

TX2TN, LLC

10215 Kingston Pike Ste 200 Knoxville TN 37922

865-806-5811

Owner Name (if different)

Owner Address

Owner Phone / Email

111 COGDILL RD

Property Address

131 F B 021

1.27 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

First Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Cogdill Road, north of Kingston Pike

General Location

City

Commission District 5

A (Agricultural)

Single Family Residential

County District

Zoning District

Existing Land Use

Land Use (City)/Place Type (County)

Urban Growth Area (Outside City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	OB (Office, Medical, and Related Services) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	BP (Business Park) Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,650.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 2	
	Fee 3	

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.

Applicant Signature: **Maddox Construction Company Inc.** Date: **5/9/2024**
Please Print

Phone / Email

Property Owner Signature: **TX2TN, LLC** Date: **5/9/2024**
Please Print



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

Applicant Name: Steven Maddox, Maddox Const. Co. Inc Affiliation: General Contractor

Date Filed: 5-8-24 Meeting Date (if applicable): August 8, 2024 File Number(s):

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

Name: Steven Maddox Company: Maddox Const Co Inc

Address: 100 DALTON PLACE WAY Suite 105, Knoxville, TN 37912 City: Knoxville State: TN ZIP: 37912

Phone: 865-522-9910 x101 office Email: smaddox@maddoxcompany.com
865-805-5501 cell

CURRENT PROPERTY INFO

Property Owner Name (if different): TX2TN, LLC Property Owner Address: 10215 Kingston Pike suite 200 Property Owner Phone: 865-806-5511
707 Cogdill Road Knoxville, TN 37922

Property Address: 111 Cogdill Road Parcel ID: 131 EB 021

Sewer Provider: KUB Water Provider: KUB Septic (Y/N): N

STAFF USE ONLY

General Location: _____ Tract Size: _____

City County District: _____ Zoning District: _____ Existing Land Use: _____

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change OB
Proposed Zoning

Plan Amendment Change BP
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*)
- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

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

Stacy Maddox

Steven K. Maddox

5-8-24

Applicant Signature

Please Print

Date

865-805-5501

smaddox@maddoxcompany.com

Phone Number

Email

See Attached Agreement

Property Owner Signature

Please Print

Date Paid



Knox County Comprehensive Plan Amendment Justification

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process, and these justifications are to be provided by the applicant per Article IM.6 of the plan. The applicant must demonstrate that either there was an obvious or significant error or omission in the Plan, or that two or more criteria of the criteria in the second group below are met to justify the amendment.

Specify how the requested plan amendment meets these criteria as described in the space provided below.

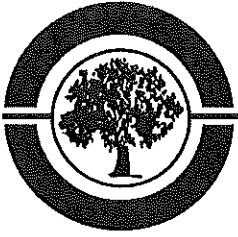
- 1. Obvious or significant error in the Plan: *A zoning surrounded on 3 sides by C zoning, the BP PLAN. This property should be classified in the plan as BP.*

Or, if the request does not meet criteria 1 above, it must meet two or of the following:

- 2. Changes of conditions (such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.): *Surrounding property is zoned C on 3 sides and fits better with the intended use as additional parking and an administrative office*
- 3. Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible:
- 4. New data regarding trends or projections, housing conditions, population, or traffic growth that warrant reconsideration of the original Plan: *Growth of office businesses, medical uses, causing over crowded parking and limiting business functionality. Businesses need additional parking plus administrative offices*
- 5. The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan: *YES, AB zoning that does not fit with surrounding uses or the SR Growth Plan*

By signing this form, I certify that the criteria for a Plan amendment have been met and that any information to justify such action is included.

Owner Signature *Steven K. Maddox*
 Printed Name Steven K. Maddox
 Date 5-8-2024



MADDOX

C O M P A N I E S

Management | Leasing | Sales | Development | Construction

****REZONING ASSISTANCE AGREEMENT****

****This Agreement**** is made this 6th day of FEBRUARY, 2024, by and between TX2 TN, LLC, herein referred to as "Owner", with a mailing address of 10215 Kingston Pike
Suite 200, 37922, and Maddox Companies, herein referred to as "Consultant", with a mailing address of 100 Dalton Place Way Suite 105, Knoxville TN 37912.

****WHEREAS****, Owner is the lawful owner of certain real property described as [insert legal description of property], ("Property").

****WHEREAS****, Owner desires to have the Property rezoned and seeks the expertise of Consultant for assistance in this matter.

****NOW, THEREFORE****, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. ****Scope of Services****: Consultant agrees to provide professional assistance and guidance to Owner for the specific purpose of getting the Property rezoned. These services include, but are not limited to, preparing necessary documentation, advising on legal and procedural matters related to rezoning, hiring additional consultants, engineers, surveyors and others, as well as representing Owner in relevant meetings and proceedings.

2. ****Compensation****: In consideration of the services provided by Consultant, Owner agrees to pay Consultant a total fee of \$3,000 - Three Thousand Dollars. This fee covers all of Consultant's professional services and does not include any additional expenses.

3. ****Additional Expenses****: Any and all additional expenses related to the rezoning of the Property, including but not limited to filing fees, survey costs, additional hirings and any other disbursements, will be the responsibility of Owner. Consultant shall provide Owner with a written estimate of these additional expenses for approval before incurring any such expenses.

4. ****Term and Termination****: This Agreement shall commence on the date first above written and shall continue until the completion of the services, unless terminated earlier by either party with a 30 day written notice or through mutual agreement demonstrated in writing.

5. ****Independent Contractor****: It is understood that Consultant is an independent contractor and not an employee of Owner. Consultant shall have no authority to bind or commit Owner to any agreements or liabilities without Owner's prior consent.

6. ****Governing Law****: This Agreement shall be governed by and construed in accordance with the laws of the state of Tennessee

7. ****Entire Agreement****: This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings, agreements, or representations.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

****OWNER:**** TKZTN, LLC

Signature: Meredith Overholt

Printed Name: Meredith Overholt

Date: 2-6-24

****CONSULTANT (Maddox Companies):****

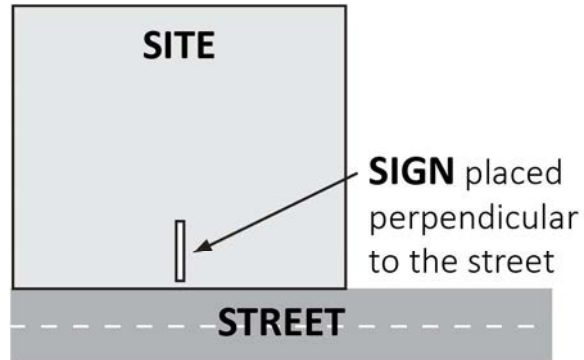
Signature: SK Maddox

Printed Name: Steven K. Maddox

Title: PRESIDENT

Date: 2-6-2024

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:

_____ July 22, 2024 _____ and _____ August 9, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: MAddox Construction Company Inc.

Date: 5/7/2024

File Number: 8-A-24-RZ_8-A-24-PA

- Sign posted by Staff
- Sign posted by Applicant