

DEVELOPMENT PLAN REPORT

► **FILE #:** 7-B-24-DP

AGENDA ITEM #: 26

AGENDA DATE: 7/11/2024

► **APPLICANT:** DALTON MADDOX

OWNER(S): Steven K. Maddox Maddox Construction Company Inc

TAX ID NUMBER: 79 J E 004, 003, 002

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 GRASSY KNOLL RD

► **LOCATION:** South side of Oak Ridge Hwy, east and west side of Grassy Knoll Rd

► **APPX. SIZE OF TRACT:** 1.84 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with a 25-ft pavement width within a right-of-way that ranges from 93 ft to 108 ft in width; and via Grassy Knoll Rd, a local street with

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board, Hallsdale-Powell U

WATERSHED: Grassy Creek

► **ZONING:** CA(k) (General Business)

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

► **PROPOSED USE:** Conceptual master plan, phase 2, for the Grassy Creek Commercial Development (lots 2-4)

HISTORY OF ZONING: The property was rezoned to CA(k) in 2017 (5-A-17-RZ). There are four conditions requiring conceptual master plan approval, landscape screening, access limitations, and administrative development plan approval by Planning staff.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - CA (General Business), A (Agricultural)

South: Commercial - CA(k) (General Business)

East: Agriculture/forestry/vacant land - CA(k) (General Business)

West: Agriculture/forestry/vacant land, commercial - CA(k) (General Business)

NEIGHBORHOOD CONTEXT: The area in general consists of a mix of uses, including commercial, low and medium density residential, and a public golf course, though many parcels remain undeveloped. The site is within the Grassy Creek Shopping Center.

STAFF RECOMMENDATION:

► **Approve Phase 2 of the Conceptual Master Plan for the Grassy Creek Commercial Development, Lots 2-4, subject to 4 conditions.**

- 1) An administrative development plan approval by Planning staff is required prior to building permits being issued for each lot.
- 2) All development plans must comply with the landscape standards specified in Condition #2 of the rezoning approval (5-A-17-RZ) for this site.
- 3) Access for Lots 2-4 is limited to the access driveways identified on the approved concept plan with adjustments as may be required by the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets the requirements for approval of the Conceptual Master Plan.

COMMENTS:

This proposal is to approve Phase 2 of the Conceptual Master Plan for the Grassy Creek Commercial Development, Lots 2-4. In 2017, the property was rezoned to CA subject to four conditions, including a conceptual master plan approved by the Planning Commission, specific landscape screening standards, and administrative development plan approval by Planning staff (5-A-17-RZ). In 2018, "Phase 1" of the conceptual master plan was approved for lots 6-15 only (4-J-18-UR). Lots 1-5 were not approved with Phase 1 because they frontage on Oak Ridge Hwy, and the access to Oak Ridge Hwy was not finalized at that time. This proposal for Phase 2 is unchanged from the approved 2018 conceptual master plan. However, it must be formally approved by the Planning Commission before development proposals on these lots can be administratively reviewed and approved by Planning staff.

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

CA(k) (General Business):

A. CA zone: This zone is for general retail business and services but not for manufacturing or for processing materials other than farm products.

B. Two of the four zoning conditions are relevant to the subject site; approval of the conceptual master plan and landscaping detailed in the zoning condition. The landscaping shown on the conceptual master plan is consistent with the zoning condition.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 2.2: Update landscaping, lighting, and parking standards to improve the quality of development proposals. – The landscaping plan for this development is consistent with this recommendation.

B. Policy 4.2: Require pedestrian and vehicular connectivity with development. – The development has sidewalks along the external and internal street frontages.

3) FUTURE LAND USE MAP

CMU (Corridor Mixed-Use):

A. The property is classified as CMU (Corridor Mixed-Use) on the Future Land Use Map. Corridor Mixed-Use areas are appropriate for moderate-scale walkable mixed-use development occurring along major corridors.

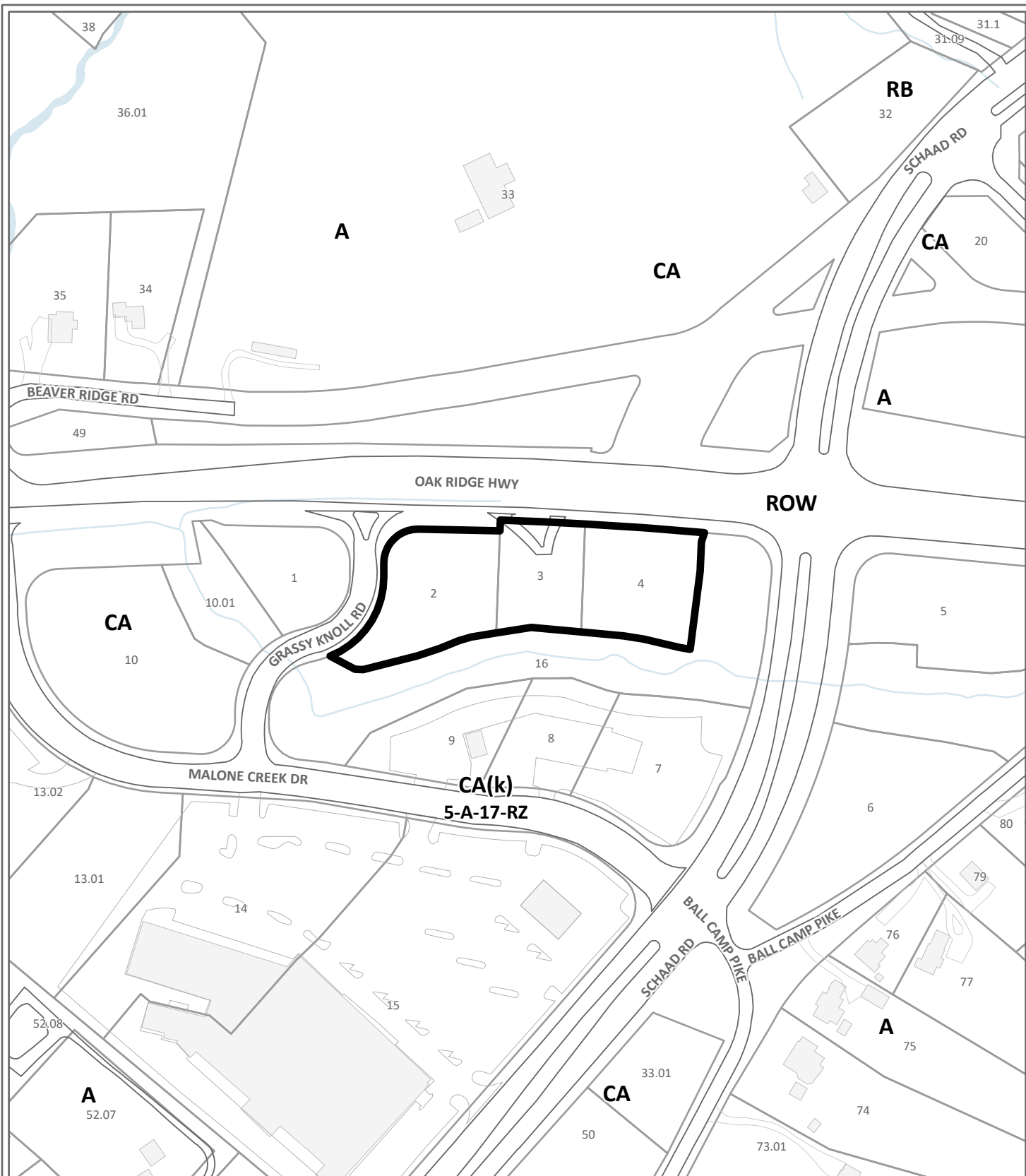
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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. The proposed development is not in opposition to any of these criteria.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

7-B-24-DP

Petitioner: Dalton Maddox



Conceptual master plan, phase 2, for the Grassy Creek Commercial Development (lots 2-4) in CA(k) (General Business)

Original Print Date: 6/3/2024

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

Map No: 79

Jurisdiction: County

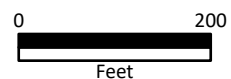
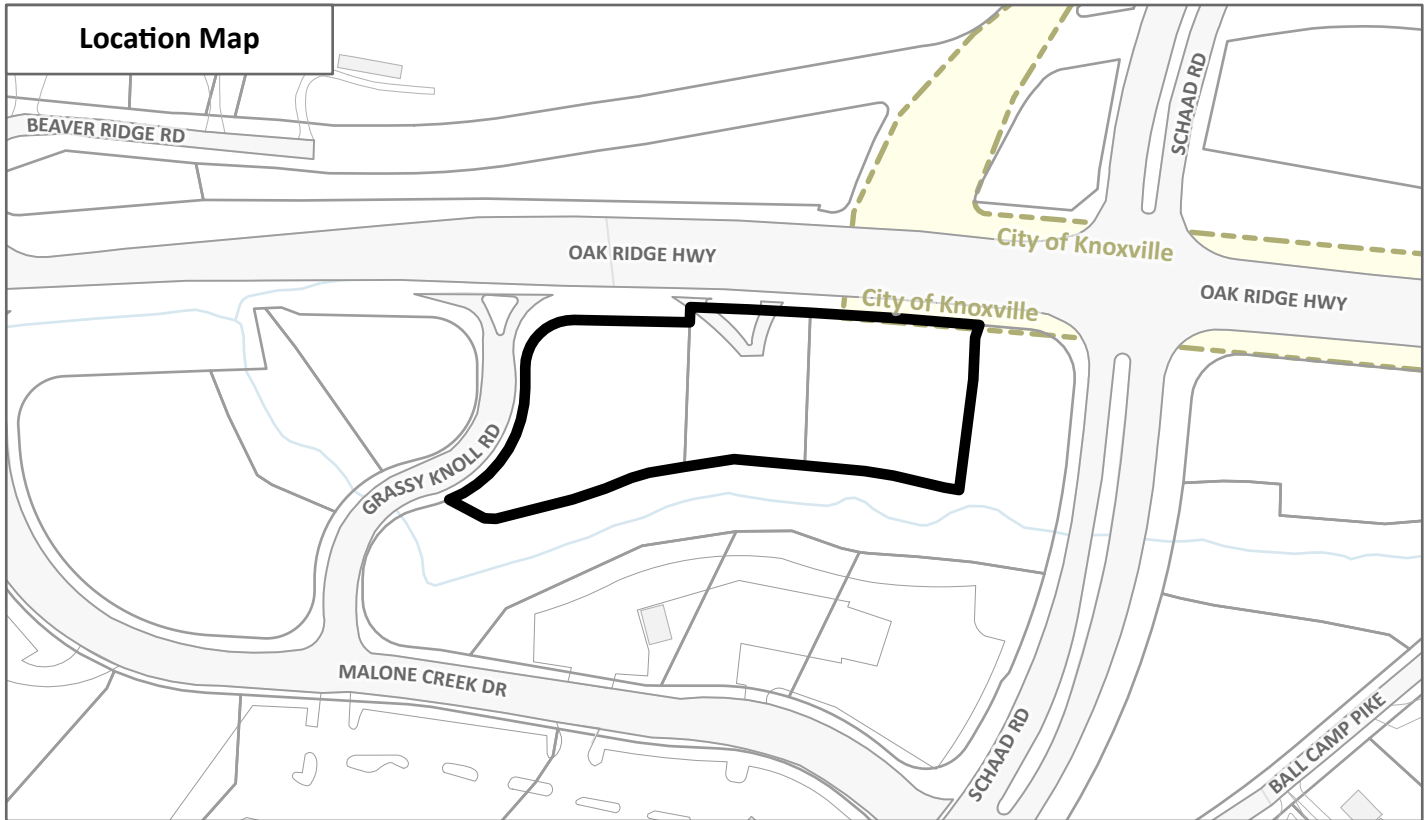


Exhibit A. Contextual Images

Location Map



Aerial Map



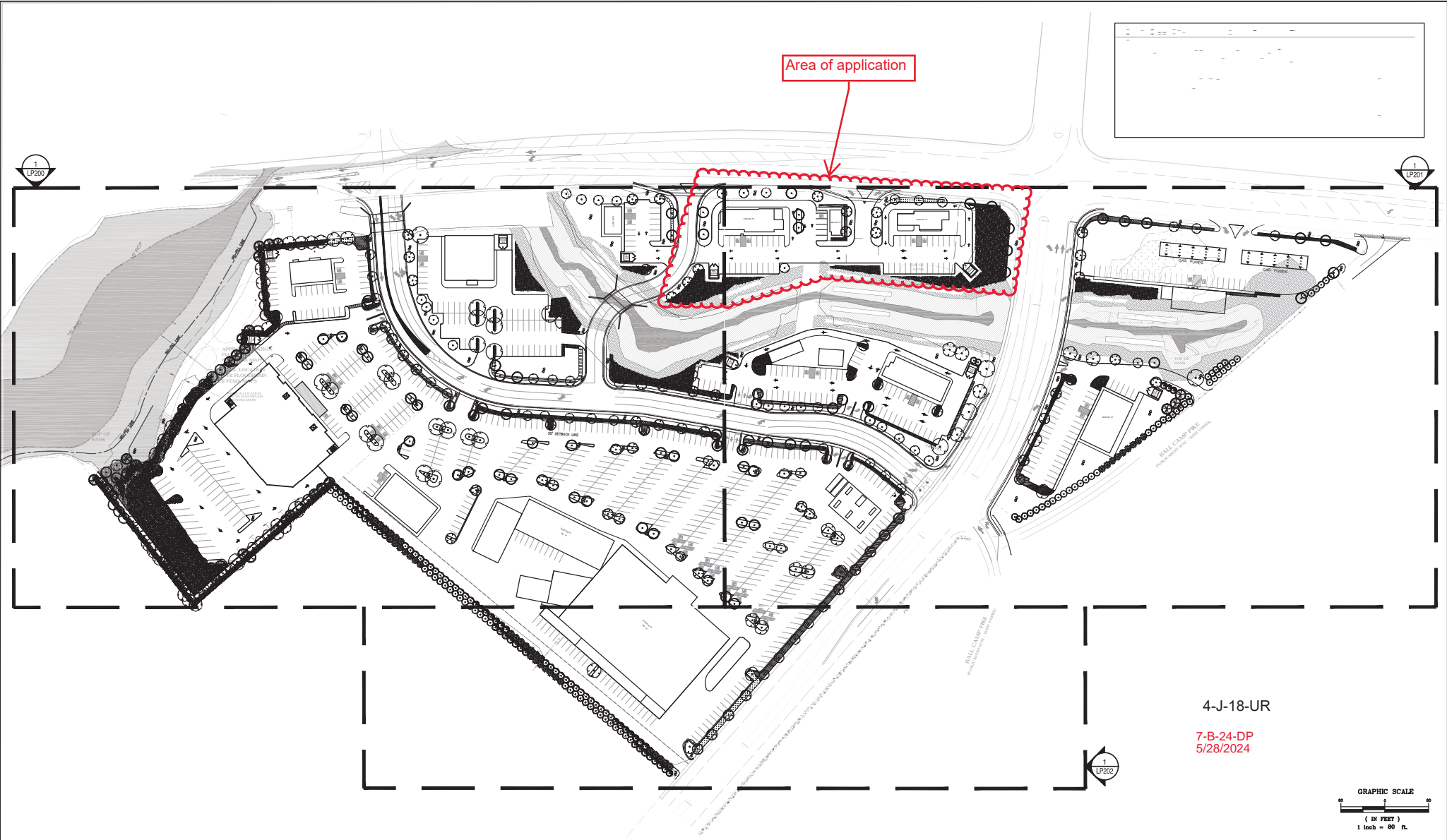
CONTEXTUAL MAPS 1

7-B-24-DP



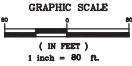
Case boundary





4-J-18-UR

7-B-24-DP
5/28/2024

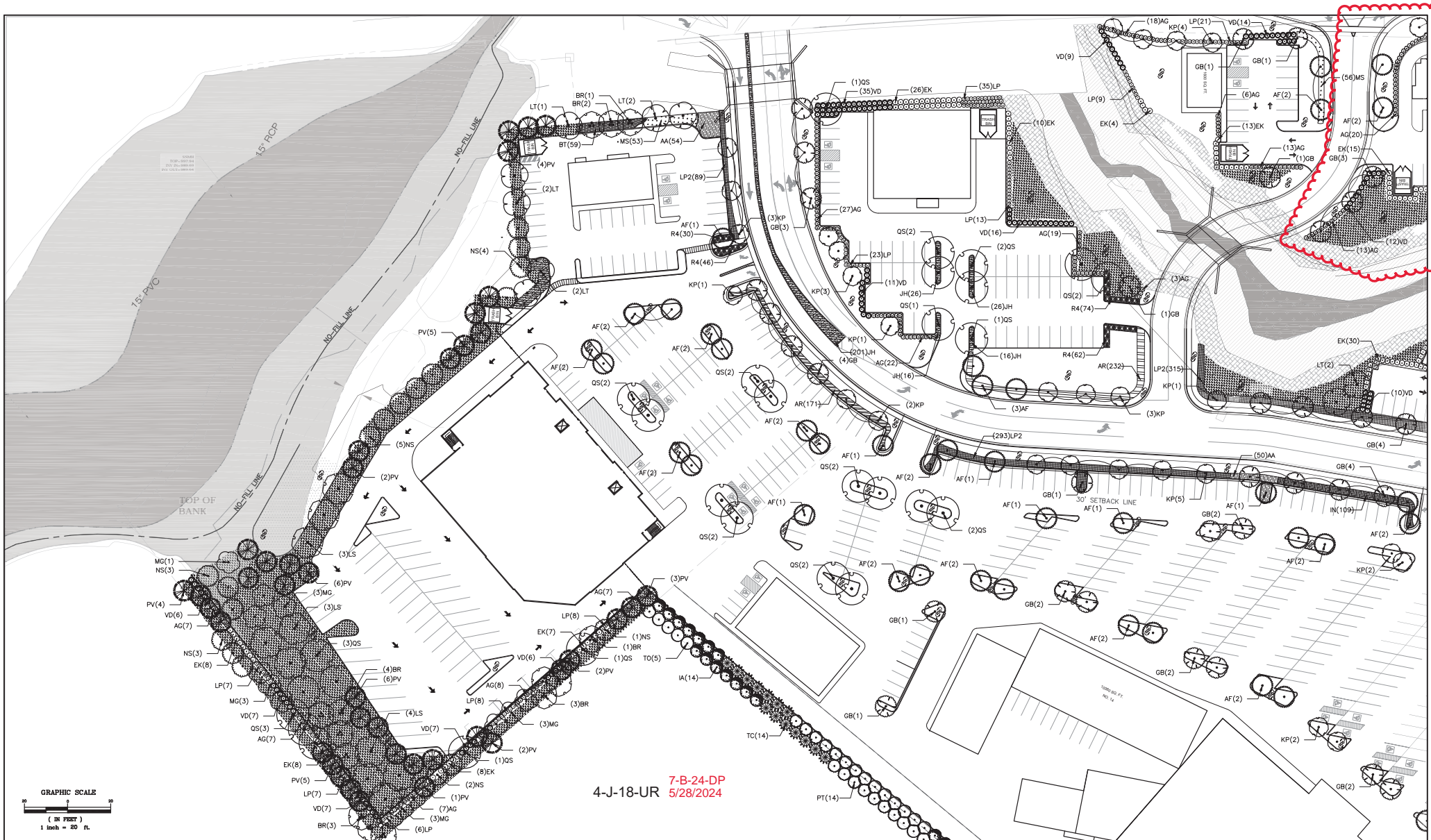


NUMBER	REVISION	DATE:

WELROC ENTERPRISES LLC
Consulting • Development • Engineering
376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK
LP100

SCALE: 1"=80'
DATE: JUNE 12, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 1 OF 5

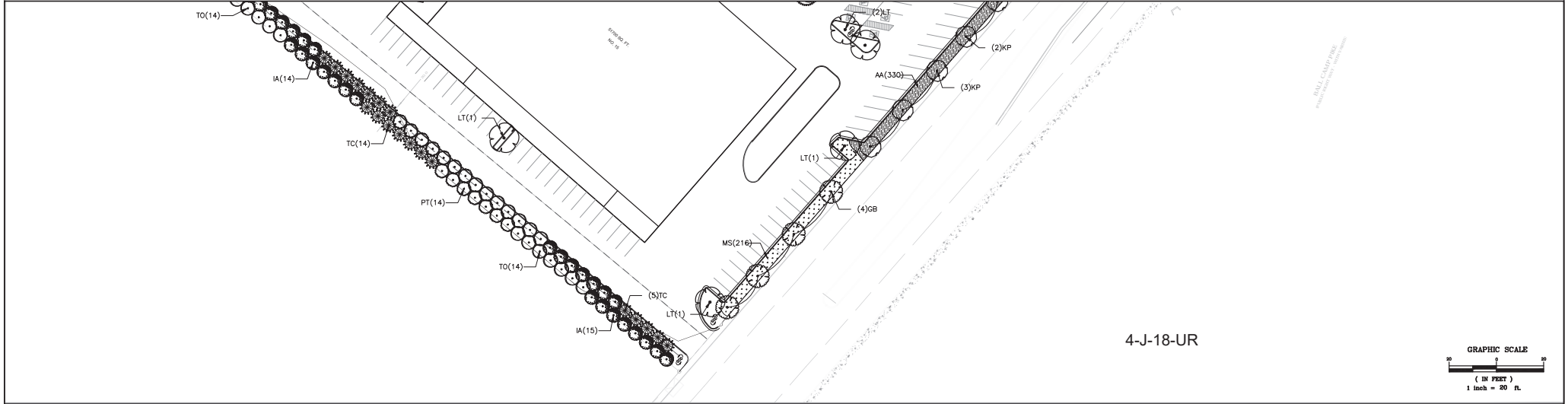


4-J-18-UR 7-B-24-DP
5/28/2024

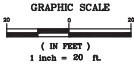
WELROC ENTERPRISES LLC
Consulting • Development • Engineering
376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK
LP200

SCALE: 1"=20'
DATE: JUNE 12, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 2 OF 5



4-J-18-UR

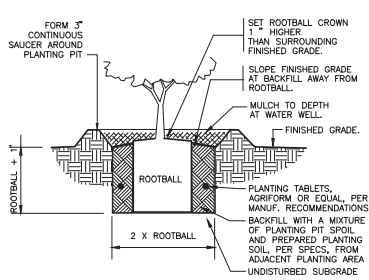


NUMBER	REVISION	DATE:

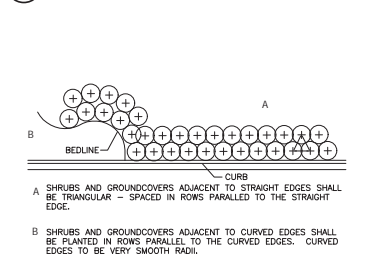
WELROC ENTERPRISES LLC
Consulting • Development • Engineering
376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK
LP202

SCALE: 1"=20'
DATE: JUNE 12, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 4 OF 5



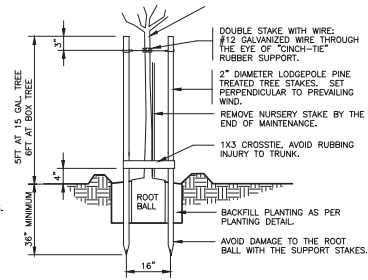
3 SHRUB PLANTING
1" = 1'-0"



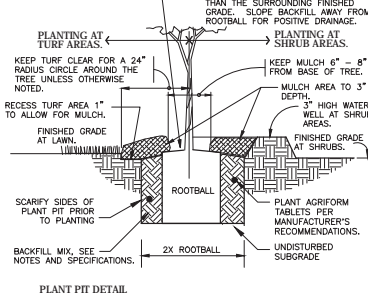
4 TYPICAL PLANT SPACING
1" = 1'-0"

5 GENERAL PLANTING NOTES
1" = 1'

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

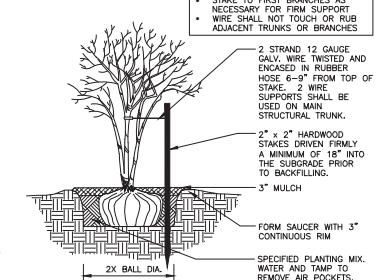


6 TREE PLANTING DOUBLE STAKE
1" = 12"

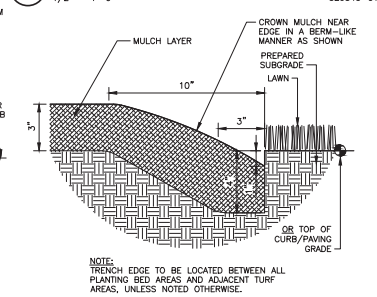


7 TRENCH EDGE
3" = 1'-0"

- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSESMEN, INC.
 - UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE & LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB & PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - 3" DEPTH PINE BARK
 - 4" DEPTH SHREDED HARDWOOD MULCH
 - 3" DEPTH LOCAL STONE MULCH
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.































8 MULTI-TRUNK TREE STAKING
1/2" = 1'-0"



9 GROUND COVER PLANTING
3" = 1'-0"

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT	REMARKS
	AF	73	Acer x freemanni / Freeman Maple	30 gal. or B&B	1.5"Cal		
	BR	14	Betula nigra / River Birch	30 gal. or B&B	1.5"Cal		
	GB	41	Ginkgo biloba / Gingo (Males Only)	30 gal. or B&B	1.5"Cal		Males Only
	IA	46	Ilex opaca / American Holly	30 gal. or B&B		6'	
	KP	49	Koeleruteria paniculata / Golden Rain Tree	30 gal. or B&B	1.5"Cal		
	LS	10	Liquidambar styraciflua / Sweet Gum	30 gal. or B&B	1.5"Cal		
	LT	27	Liriodendron tulipifera / Tulip Poplar	30 gal. or B&B	1.5"Cal		
	MG	13	Magnolia grandiflora / Southern Magnolia	30 gal. or B&B		6'	
	NS	18	Nyssa sylvatica / Black Gum	30 gal. or B&B	1.5"Cal		
	PT	53	Pinus thunbergii / Japanese Black Pine	30 gal. or B&B		6'	
	PV	43	Pinus virginiana / Virginia Pine	30 gal. or B&B		6'	
	QS	34	Quercus shumardi / Shumard Red Oak	30 gal. or B&B	1.5"Cal		
	TO	49	Thuja occidentalis / American Arborvitae	30 gal. or B&B		6'	
	TC	42	Tsuga canadensis / Canadian Hemlock	30 gal		6'	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT	SPACING	REMARKS
	AG	292	Abelia x grandiflora / Glossy Abelia	3 gal		48" o.c.	
	EK	174	Euonymus klautschovicus / Euonymus	3 gal		60" o.c.	
	LP	238	Loropetalum chinense 'PPI' PP25471 / Purple Daydream Loropetalum	3 gal		42" o.c.	
	VD	317	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	3 gal		60" o.c.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT	SPACING	REMARKS
	AR	1,090	Abelia x 'Rose Creek' / Rose Creek Abelia	3 gal		30" o.c.	
	AA	745	Azalea Encore 'Autumn Moonlight' TM / Encore Azalea	3 gal		36" o.c.	
	BT	418	Berberis thunbergii / Barberry	3 gal		36" o.c.	
	IN	285	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal		36" o.c.	
	LP2	1,031	Loropetalum chinense 'PPI' PP25471 / Purple Daydream Loropetalum	3 gal		30" o.c.	
	MS	413	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal		36" o.c.	
	R4	310	Rosa x 'Coral Drift' / Coral Drift Rose	3 gal		24" o.c.	
	SB	79	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	3 gal		24" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	REMARKS	
	JH	393	Juniperus horizontalis / Creeping Juniper	3 gal		30" o.c.	
SOD/SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	REMARKS	
	NS	58,718 sf	Native Seed Mix / Select Native Seed	seed			
	PP		Poa pratensis / Kentucky Bluegrass	sod			

NUMBER	REVISION	DATE:	WELROC ENTERPRISES LLC Consulting • Development • Engineering 376 LOCHMERE DRIVE MORRISTOWN, TENNESSEE, 37814	GRASSY CREEK	SCALE: DATE: JUNE 5, 2018 DRAWN BY: CHECKED BY: SHEET NO. 5 OF 5
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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

Dalton Maddox

Applicant Name

Affiliation

5/29/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-B-24-DP

File Number(s)

CORRESPONDENCE

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

Dalton Maddox Maddox Companies

Name / Company

100 Dalton Place Way Ste 105 Knoxville TN 37912

Address

865-318-5178 / dmaddox@maddoxcompany.com

Phone / Email

CURRENT PROPERTY INFO

Steven K. Maddox Maddox Construction 100 Dalton Place Way Ste 105 Knoxville TN 37912 865-805-5501 / Smaddox@mad

Owner Name (if different)

Owner Address

Owner Phone / Email

0 GRASSY KNOLL RD

Property Address

79 J E 004,003,002

Parcel ID

Part of Parcel (Y/N)?

1.84 acres

Tract Size

Knoxville Utilities Board, Hallsdale-Powell U

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Oak Ridge Hwy, east and west side of Grassy Knoll Rd

General Location

☐ City **Commission District 6 CA(k) (General Business)**

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County CMU (Corridor Mixed-use)

Planning Sector Land Use (City)/Place Type (County)

Urban Growth Area (Outside City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) **Conceptual master plan, phase 2, for the Grassy Creek Commercial Developm**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning
Change

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$1,600.00

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.

Dalton Maddox

5/29/2024

Applicant Signature

Please Print

Date

Phone / Email

Steven K. Maddox Maddox Construction Company Inc

5/29/2024

Property Owner Signature

Please Print

Date



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Steve Maddox	100 DALTON PLACE WAY Suite 105 Knoxville, TN 37912	Owner



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☐ Rezoning

Dalton Maddox

Agent

Applicant Name

Affiliation

05/28/24

7/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

7-B-24-DP

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

Dalton Maddox

Maddox Companies

Name

Company

100 Dalton Place Way Ste 105

Knoxville

Tennessee

37912

Address

City

State

ZIP

865-318-5178

dmaddox@maddoxcompany.com

Phone

Email

CURRENT PROPERTY INFO

Steven Maddox

100 Dalton Place Way STE 105

865-805-5501

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~6717 Oak Ridge Hwy, Knoxville, TN~~

0 Grassy Knoll Rd

079JE003, 002, & 004

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☒ Non-Residential

Home Occupation (specify) _____

2-4

Other (specify) Conceptual master plan for lots ~~1-3~~ of the Grassy Creek development

Revision to 4-J-18-UR

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) _____

Pending Plat File Number

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- ☐ 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



Dalton Maddox

05/28/24

Applicant Signature

Please Print

Date

865-318-5178

dmaddox@maddoxcompany.com

Phone Number

Email



Steven H. Maddox

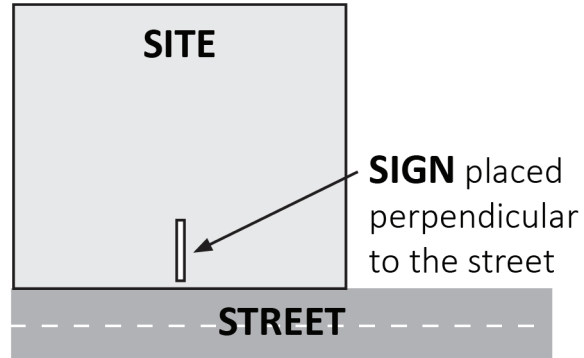
05/29/2024, SG

Property Owner Signature

Please Print

Date Paid

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:

_____ **06/28/2024** _____ and _____ **07/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Dalton Maddox

Date: 05/29/2024

File Number: 7-B-24-DP



Sign posted by Staff



Sign posted by Applicant