

DEVELOPMENT PLAN

7-B-24-DP

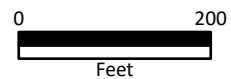
Petitioner: Dalton Maddox



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

Map No: 79
Jurisdiction: County

Original Print Date: 6/3/2024
 Knoxville - Knox County 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

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

<input checked="" 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) Conceptual master plan, phase 2, for the Grassy Creek Commercial Developm	

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> 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	Total
\$1,600.00	
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	Dalton Maddox Please Print	5/29/2024 Date
---------------------	--------------------------------------	--------------------------

Phone / Email

Property Owner Signature	Steven K. Maddox Maddox Construction Company Inc Please Print	5/29/2024 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

Related City Permit Number(s)

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

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 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
 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

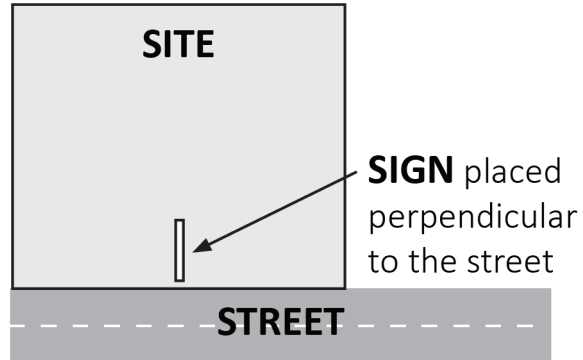
05/29/2024, SG

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