



PLAN AMENDMENT REPORT

► **FILE #:** 7-A-24-SP

AGENDA ITEM #: 38

AGENDA DATE: 7/11/2024

► **APPLICANT:** **MADDOX CONSTRUCTION COMPANY INC.**
OWNER(S): Wesley A. Pritchard

TAX ID NUMBER: 68 L G 003 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 100 E INSKIP DR

► **LOCATION:** **Southeast side of E Inskip Drive, northeast of Central Avenue Pike**

► **APPX. SIZE OF TRACT:** **1 acre**

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via E Inskip Drive, a major collector street with a 22-ft pavement width within a 34-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **NC (Neighborhood Commercial), GC (General Commercial) / C-N (Neighborhood Commercial)**

► **PROPOSED PLAN DESIGNATION:** **LI (Light Industrial)**

► **EXISTING LAND USE:** **Commercial**

EXTENSION OF PLAN DESIGNATION: No, this is not an extension of the land use designation.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Commercial, single-family residential - MU-SD, NC11 (Mixed-Use Special District, Inskip Small Area Plan), NC (Neighborhood Commercial), GC (General Commercial)

South: Office, agriculture/forestry/vacant land - GC (General Commercial), NC (Neighborhood Commercial)

East: Multifamily residential - MU-SD, NC11 (Mixed-Use Special District, Inskip Small Area Plan)

West: Commercial - GC (General Commercial)

NEIGHBORHOOD CONTEXT This area of E Inskip Drive is characterized by a transition from single-family and multifamily residences to commercial and office uses towards the intersection with Central Avenue Pike.

STAFF RECOMMENDATION:

- **Postpone for 30 days to the August 8, 2024 Planning Commission meeting so that the plan amendment can be heard alongside the recently revised rezoning request.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Inskip Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-C-24-RZ
7-A-24-PA

AGENDA ITEM #: 38
AGENDA DATE: 7/11/2024

► **APPLICANT:** **MADDOX CONSTRUCTION COMPANY INC.**
OWNER(S): Wesley A. Pritchard

TAX ID NUMBER: 68 L G 003 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 100 E INSKIP DR

► **LOCATION:** **Southeast side of E Inskip Drive, northeast of Central Avenue Pike**

► **TRACT INFORMATION:** **1 acres**

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via E Inskip Drive, a major collector street with a 22-ft pavement width within a 34-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT PLAN DESIGNATION/ZONING:** **NC (Neighborhood Commercial), GC (General Commercial) / C-N (Neighborhood Commercial)**

► **PROPOSED PLAN DESIGNATION/ZONING:** **LI (Light Industrial) / I-MU (Industrial Mixed-Use)**

► **EXISTING LAND USE:** **Commercial**

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No, it is not an extension of the plan designation or zoning district.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION,
ZONING

North: Commercial, single-family residential - MU-SD, NC11 (Mixed-Use Special District, Inskip Small Area Plan), NC (Neighborhood Commercial), GC (General Commercial) - RN-1 (Single-Family Residential Neighborhood), C-N (Neighborhood Commercial)

South: Office, agriculture/forestry/vacant land - GC (General Commercial), NC (Neighborhood Commercial) - C-N (Neighborhood Commercial)

East: Multifamily residential - MU-SD, NC11 (Mixed-Use Special District, Inskip Small Area Plan) - RN-1 (Single-Family Residential Neighborhood)

West: Commercial - GC (General Commercial) - C-G-1 (General

Commercial)

NEIGHBORHOOD CONTEXT: This area of E Inskip Drive is characterized by a transition from single-family and multifamily residences to commercial and office uses towards the intersection with Central Avenue Pike.

STAFF RECOMMENDATION:

- ▶ **Postpone for 30 days to the August 8, 2024 Planning Commission meeting so that the plan amendment can be heard alongside the recently revised rezoning request.**

- ▶ **Postpone for 30 days to the August 8, 2024 Planning Commission meeting to allow time for public notice and staff review of the revised rezoning request.**

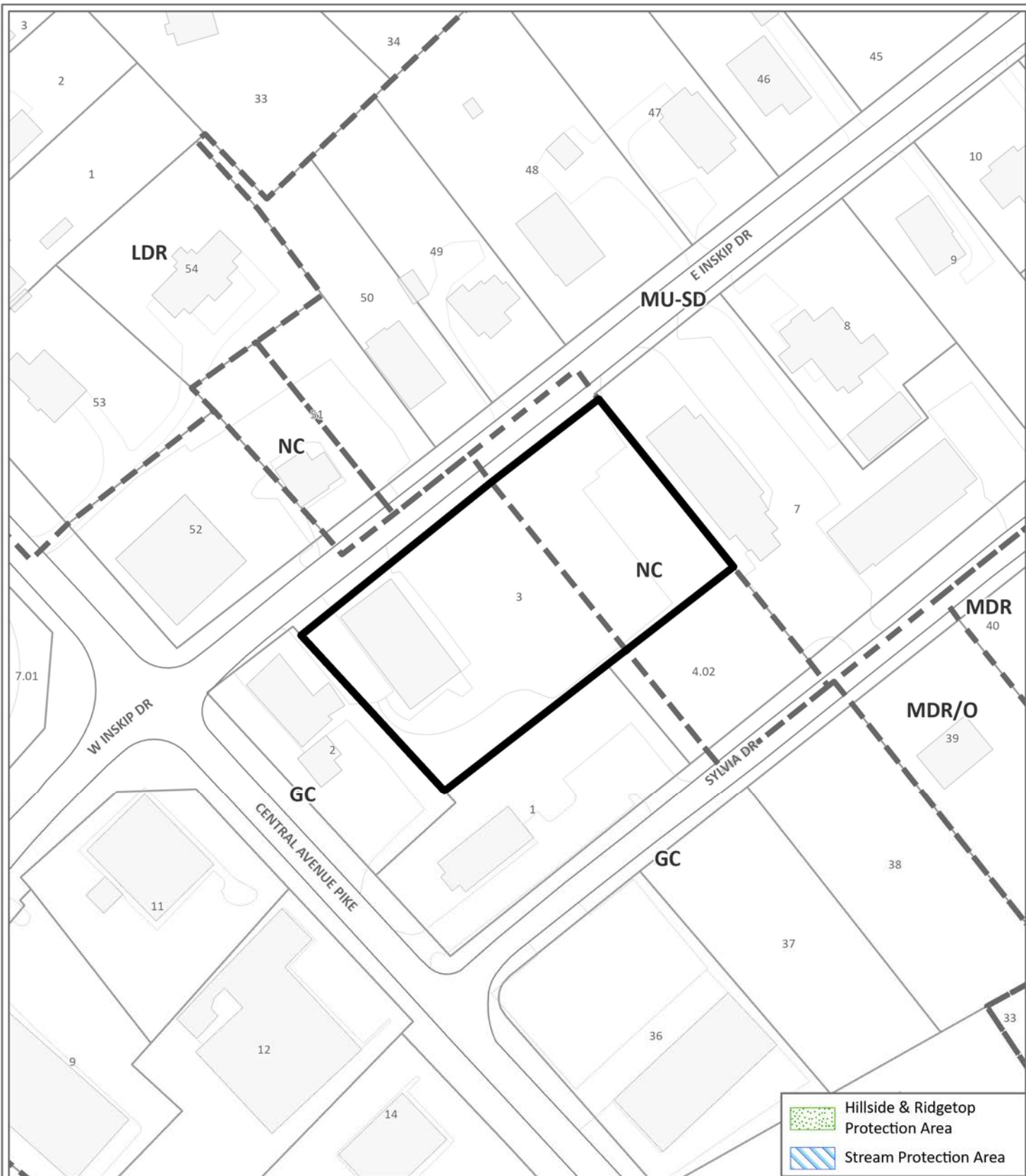
COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Inskip Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**7-A-24-SP
NORTH CITY SECTOR PLAN MAP**

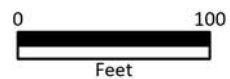


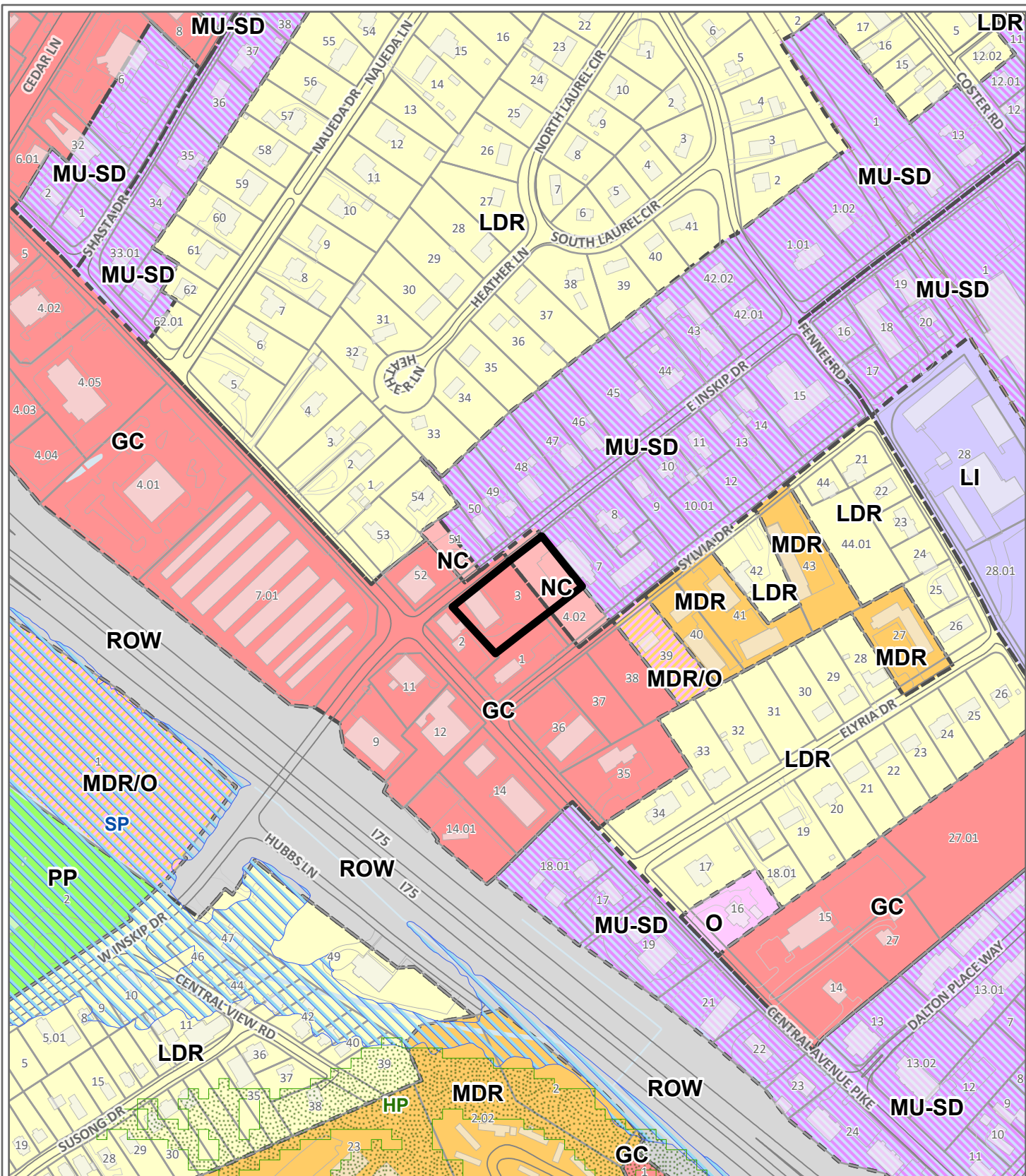
From: NC (Neighborhood Commercial), GC (General Commercial)
To: LI (Light Industrial)

Original Print Date: 6/21/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Maddox Construction Company Inc.

Map No: 68
Jurisdiction: City





ONE YEAR PLAN MAP

7-A-24-PA

Petitioner: Maddox Construction Company Inc.



From: NC (Neighborhood Commercial), GC (General Commercial)

To: LI (Light Industrial)

Map No: 68

Jurisdiction: City

Original Print Date: 6/3/2024

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

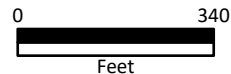
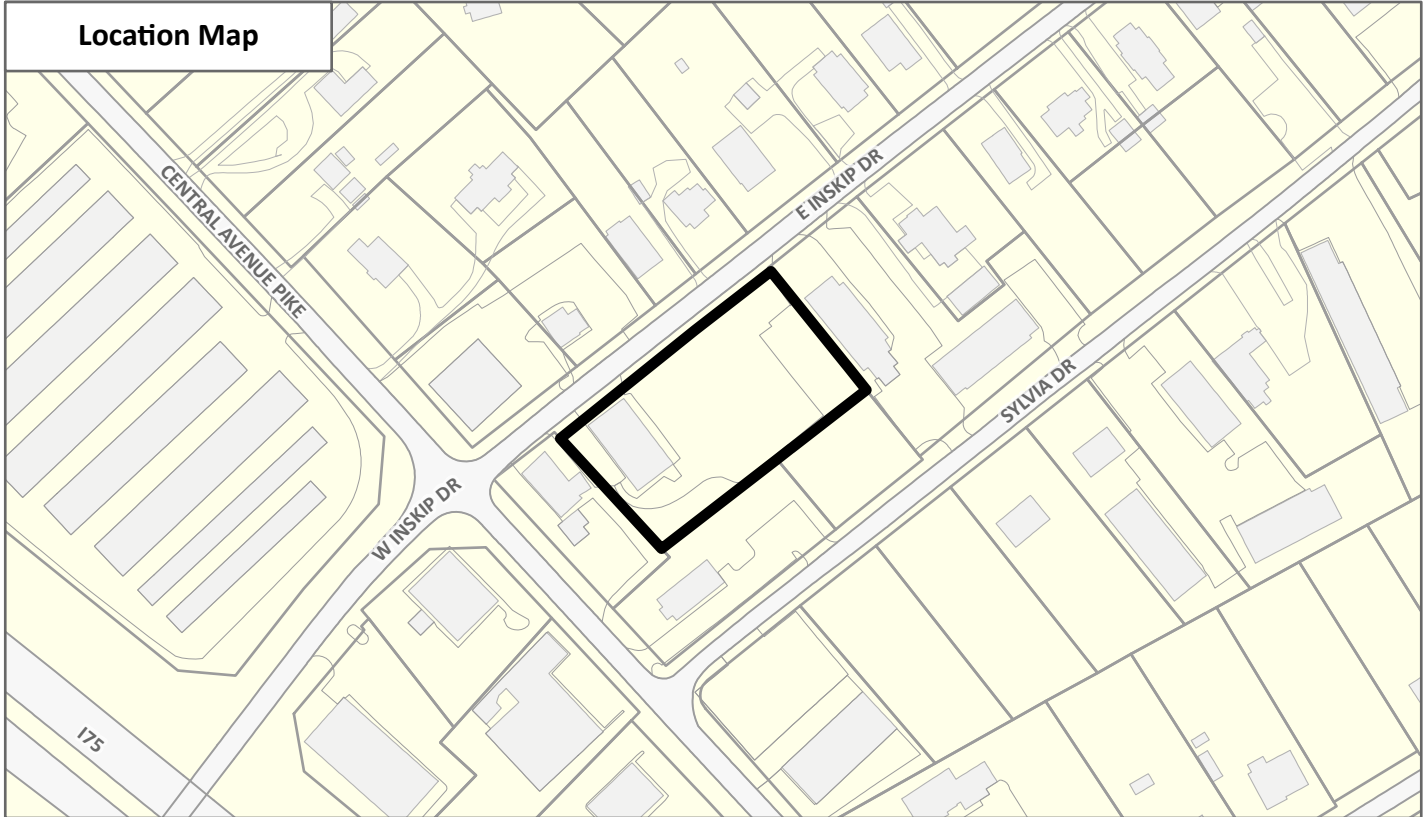


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

7-A-24-PA / 7-C-24-RZ

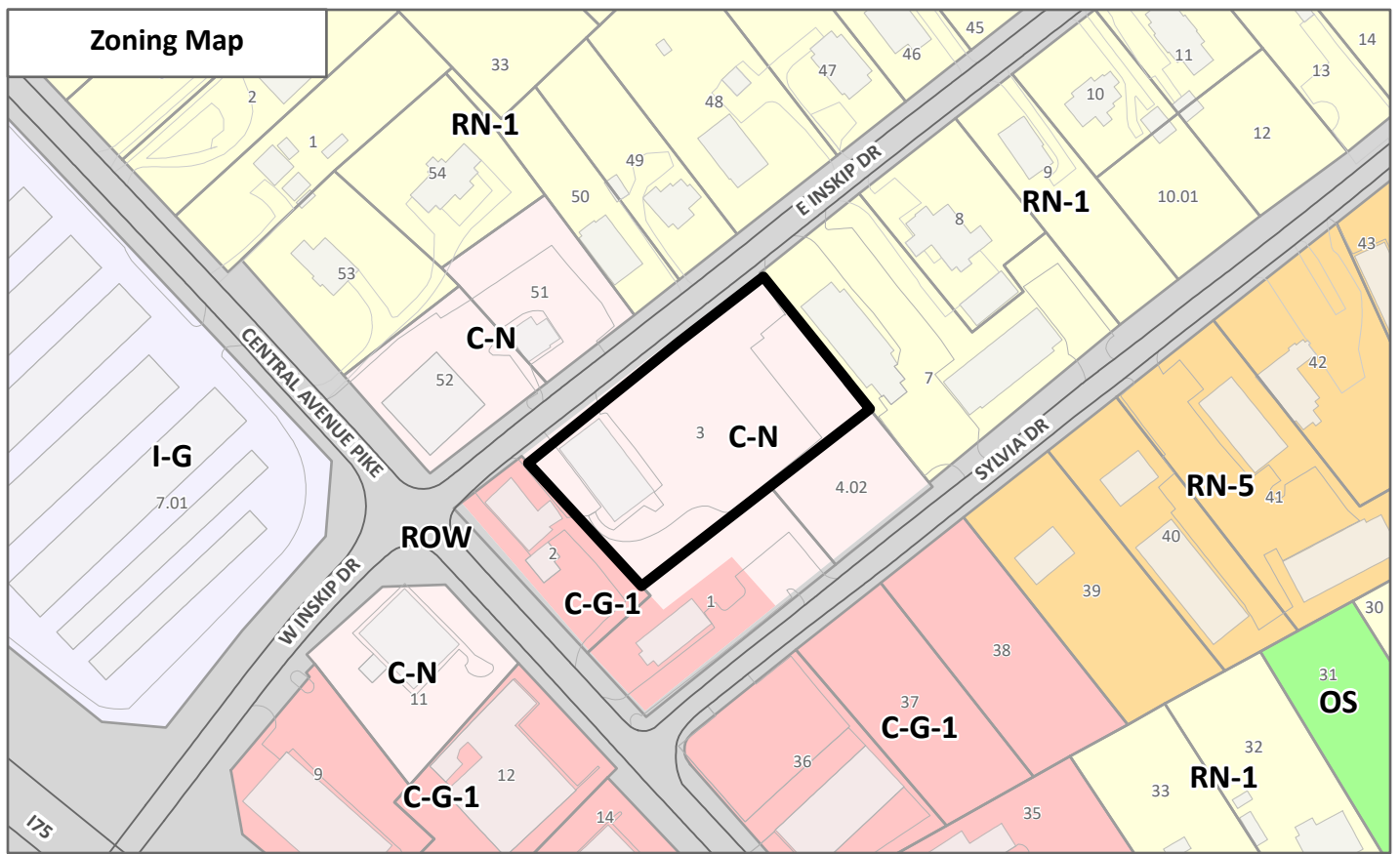


Case boundary

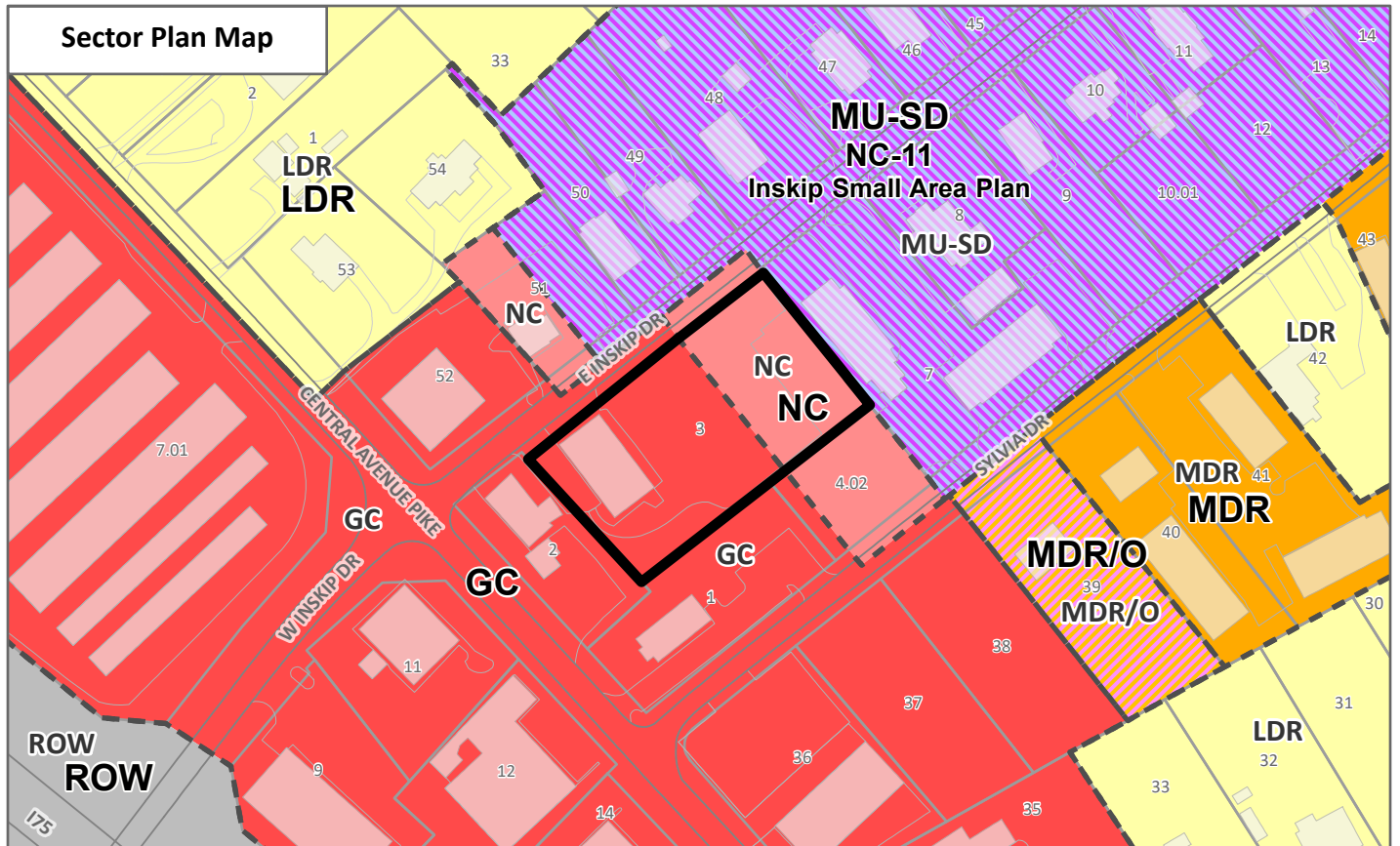
0 220
Feet



Zoning Map



Sector Plan Map

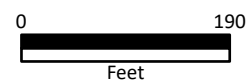


CONTEXTUAL MAPS 2

7-A-24-PA / 7-C-24-RZ



Case boundary



The map displays a complex urban layout with various land use designations and street networks. Key features include:

- Land Use Zones:** MU-SD (Medium Density Single-Family Detached), LDR (Low Density Residential), GC (General Commercial), MDR (Medium Density Residential), PP (Public Purpose), SP (Special Purpose), ROW (Right of Way), LI (Light Industrial), CI (Community Institutional), and O (Office).
- Streets:** SHASTA DR, NAUEDA DR, HEATHER LN, SOUTH LAUREL CIR, FENNEL DR, E INSKIP DR, SYLVIA DR, ELYRIA DR, DALTON PLACE WAY, WOODLAWN DR, HUBBS LN, CENTRAL AVENUE PIKE, WILFORD RD, W INSKIP DR, CENTRAL VIEW RD, MERCHAND DR.
- Parcel Identification:** Numerous parcels are identified by numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).
- Highlighted Parcel:** A specific parcel is highlighted with a thick black border and labeled 'NC'.

Box

0 550

Feet





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

Date Filed

7/11/2024

Meeting Date (if applicable)

7-A-24-SP

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

Wesley A. Pritchard

Owner Name (if different)

4712 Center Avenue Park Knoxville TN 37912

Owner Address

865-207-5628

Owner Phone / Email

100 E INSKIP DR

Property Address

68 L G 003

Parcel ID

1 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast of E. Inskip Drive, northeast of Central Avenue Pike

General Location

☒ City

Council District 5

C-N (Neighborhood Commercial)

Commercial

☐ County

District

Zoning District

Existing Land Use

North City

NC (Neighborhood Commercial), GC (General Commercial)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

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) _____

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 **I-MU (Industrial-Mixed Use)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **LI (Light Industrial)**
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

\$2,050.00

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.

Maddox Construction Company Inc.

5/9/2024

Applicant Signature

Please Print

Date

Phone / Email

Wesley A. Pritchard

5/9/2024

Property Owner Signature

Please Print

Date



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

Date Filed

7/11/2024

Meeting Date (if applicable)

7-A-24-PA / 7-C-24-RZ

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

Wesley A. Pritchard

Owner Name (if different)

4712 Center Avenue Park Knoxville TN 37912

Owner Address

865-207-5628

Owner Phone / Email

100 E INSKIP DR

Property Address

68 L G 003

Parcel ID

1 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of E Inskip Drive, northeast of Central Avenue Pike

General Location

☒ City

Council District 5

C-N (Neighborhood Commercial)

Commercial

☐ County

District

Zoning District

Existing Land Use

North City

NC (Neighborhood Commercial), GC (General Commercial)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

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) _____

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 **I-MU (Industrial-Mixed Use)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **LI (Light Industrial)**
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

\$2,050.00

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.

Maddox Construction Company Inc.

5/9/2024

Applicant Signature

Please Print

Date

Phone / Email

Wesley A. Pritchard

5/9/2024

Property Owner Signature

Please Print

Date



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 K. Maddox, Maddox Const. Co., Inc Affiliation General Contractor

Date Filed 5-8-24 Meeting Date (if applicable) July 11, 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 K. Maddox, Maddox Const. Co., Inc Company

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

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

CURRENT PROPERTY INFO

Property Owner Name (if different) Wesley A. Pritchard Property Owner Address 4712 Central Ave Pike Property Owner Phone 865-207-5628

Property Address 100 EAST INSKIP DRIVE, Knoxville, TN Parcel ID 37912 068 LG 003

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

Home Occupation (specify) _____

Other (specify) _____

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

Fee 1

0803

1,000

Total

2,050

Fee 2

0605

1,050

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

Steven K. Maddox FOR Wesley Pritchard, see Agreement
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



MADDOX

C O M P A N I E S

Management | Leasing | Sales | Development | Construction

****REZONING ASSISTANCE AGREEMENT****

****This Agreement**** is made this 28th day of March, 2024, by and between Wesley A. Pritchard, herein referred to as "Owner", with a mailing address of 4712 Central Ave. Knoxville, 37912 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"). 100 East Inskip Rd.

****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 Three Thousand, Five Hundred Dollars (\$3,500.00). 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.

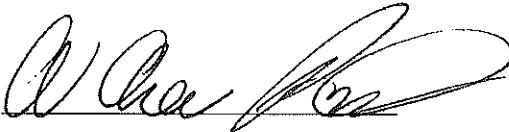
5. ****Independent Contractor****: It is understood that Consultant is an independent contractor and not an employee of Owner. Consultant shall have no authority to bind or commit Owner to any agreements or liabilities without Owner's prior consent.

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****

Signature: 

Printed Name:

Date: Wesley A Pritchard
3/22/24

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

Signature:  President

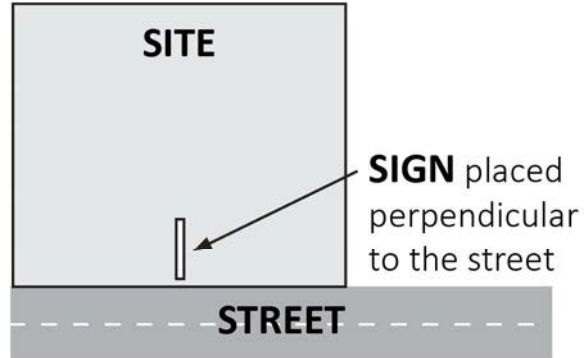
Printed Name:

Steven K. Maddox

Title: President

Date: 3-20-24

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:

_____ June 28, 2024 _____ and _____ July 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Maddox Construction Company Inc

Date: 5/7/2024

File Number: 7-C-24-RZ_7-A-24-PA_7-A-24-SP



Sign posted by Staff



Sign posted by Applicant