

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

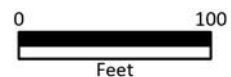


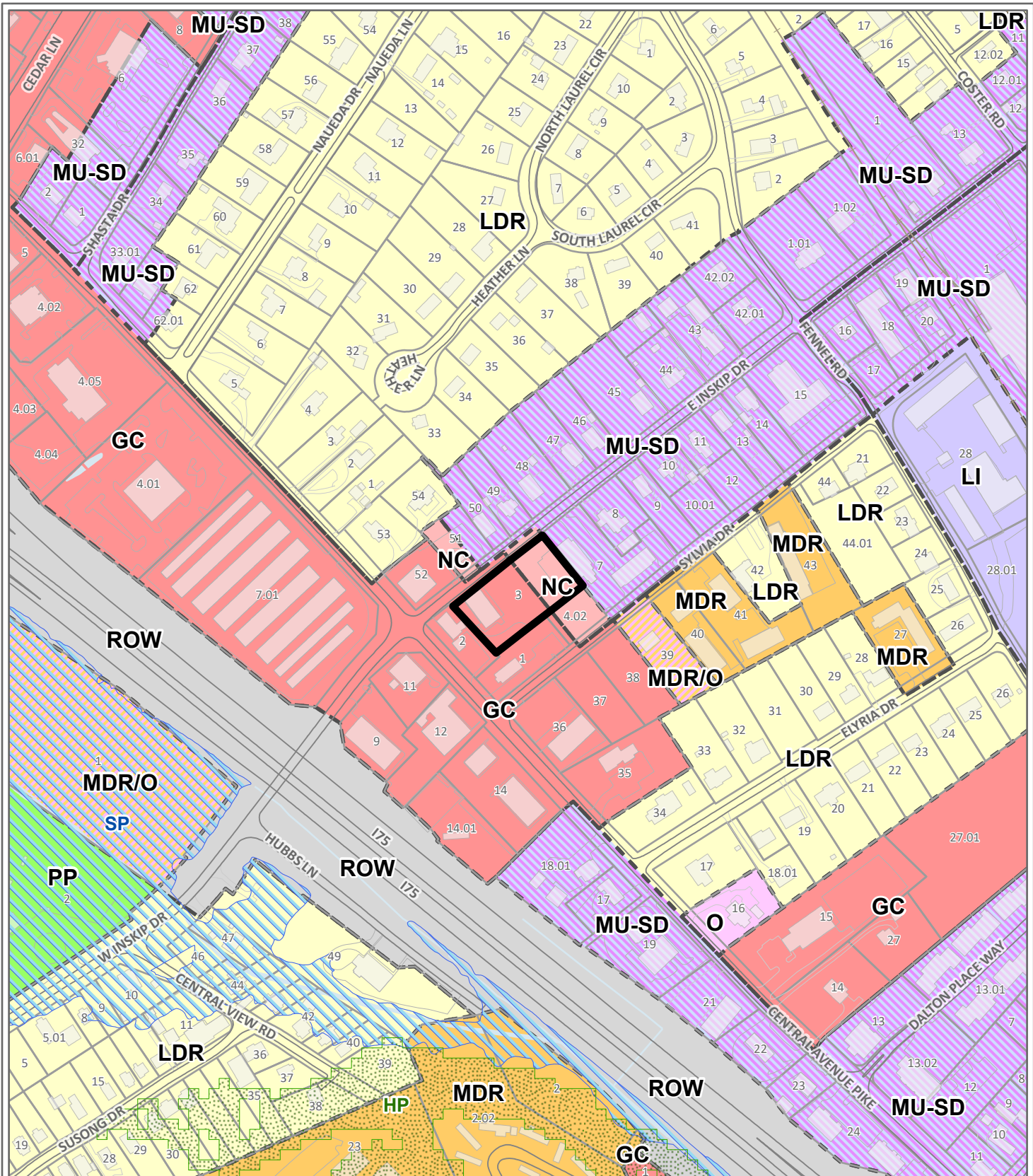
**From:** NC (Neighborhood Commercial), GC (General Commercial)  
**To:** LI (Light Industrial)

**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)

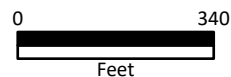
**To:** LI (Light Industrial)

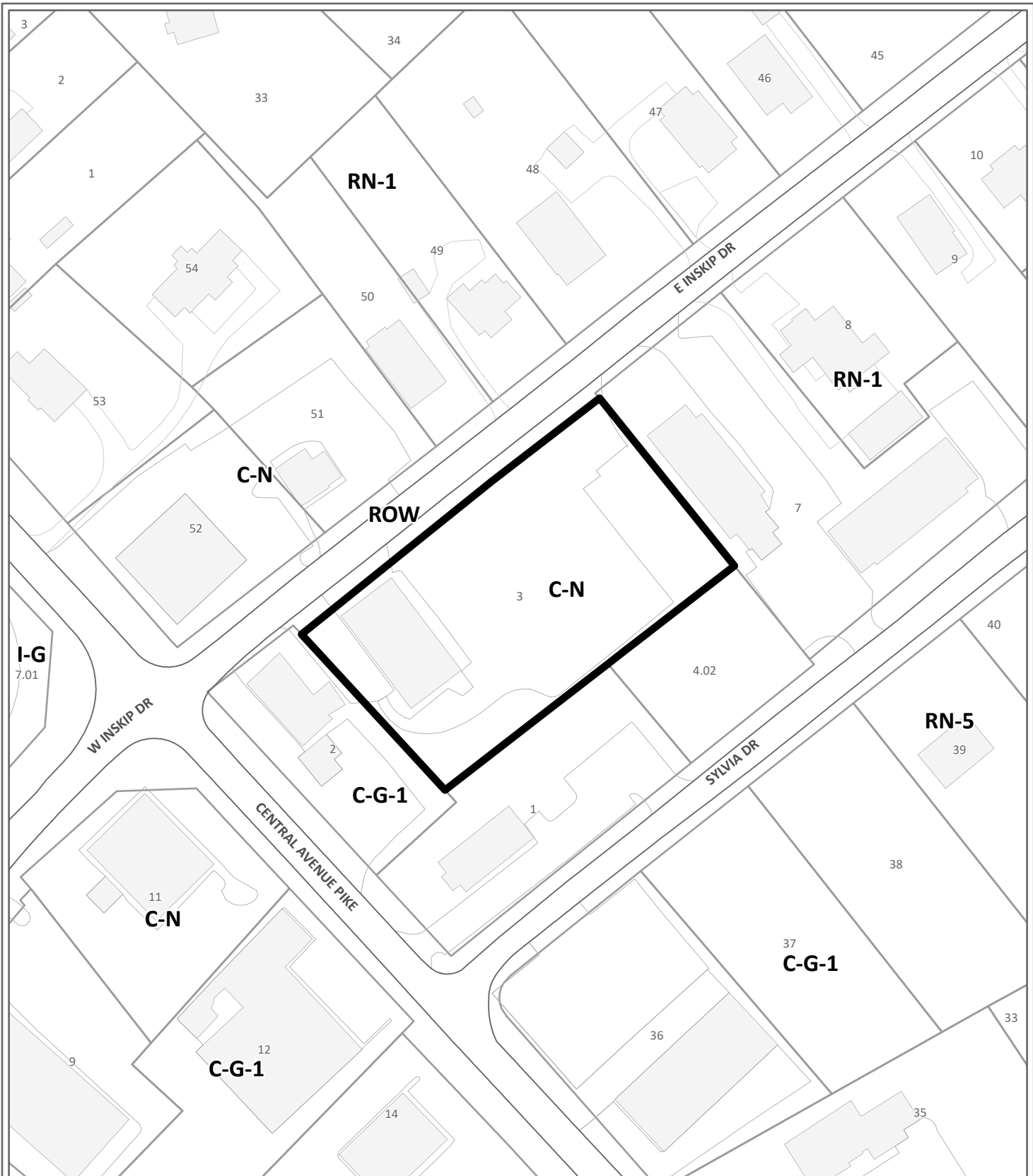
**Map No:** 68

**Jurisdiction:** City

**Original Print Date:** 6/3/2024

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





**REZONING**

**7-C-24-RZ**

**Petitioner:** Maddox Construction Company Inc.



**From:** C-N (Neighborhood Commercial)

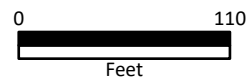
**To:** I-G (General Industrial)

**Map No:** 68

**Jurisdiction:** City

**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

**Maddox Construction Company Inc.**

Applicant Name Affiliation

<b>5/9/2024</b>	<b>7/11/2024</b>	<b>7-A-24-SP</b>
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

<b>Wesley A. Pritchard</b>	<b>4712 Center Avenue Park Knoxville TN 37912</b>	<b>865-207-5628</b>
Owner Name (if different)	Owner Address	Owner Phone / Email

**100 E INSKIP DR**  
Property Address

<b>68 L G 003</b>	<b>1 acres</b>
Parcel ID	Tract Size

<b>Knoxville Utilities Board</b>	<b>Knoxville Utilities Board</b>	
Sewer Provider	Water Provider	Septic (Y/N)

## STAFF USE ONLY

**Southeast of E. Inskip Drive, northeast of Central Avenue Pike**  
General Location

<input checked="" type="checkbox"/> City	<b>Council District 5</b>	<b>C-N (Neighborhood Commercial)</b>
<input type="checkbox"/> County	District	Zoning District
		<b>Commercial</b>
		Existing Land Use

<b>North City</b>	<b>NC (Neighborhood Commercial), GC (General Commercial)</b>	<b>N/A (Within City Limits)</b>
Planning Sector	Land Use (City)/Place Type (County)	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 type="checkbox"/> Zoning Change	<b>I-G (General Industrial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>LI (Light Industrial)</b> 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
<b>\$2,050.00</b>	
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: \_\_\_\_\_ Please Print: **Maddox Construction Company Inc.** Date: **5/9/2024**

Phone / Email: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Please Print: **Wesley A. Pritchard** Date: **5/9/2024**



# 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**

**7/11/2024**

**7-A-24-PA / 7-C-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

**Wesley A. Pritchard**

**4712 Center Avenue Park Knoxville TN 37912**

**865-207-5628**

Owner Name (if different)

Owner Address

Owner Phone / Email

**100 E INSKIP DR**

Property Address

**68 L G 003**

Parcel ID

Part of Parcel (Y/N)?

**1 acres**

Tract Size

**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

<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	<b>I-G (General Industrial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>LI (Light Industrial)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$2,050.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <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: \_\_\_\_\_ Please Print: **Maddox Construction Company Inc.** Date: **5/9/2024**

Phone / Email: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Please Print: **Wesley A. Pritchard** Date: **5/9/2024**



# 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 37912 City:  State:  ZIP:

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

Phone: 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 37912 Parcel ID: 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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

- Combine Parcels   
  Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change

Proposed Zoning I-G GENERAL INDUSTRIAL

Plan Amendment Change

Proposed Plan Designation(s) Light Industrial

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
0803	\$1000.00	
Fee 2		
0605	\$1050.00	\$2050.00
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 Patchard, see Agreement  
Steven K. Maddox 5-8-24

Applicant Signature

Please Print

Date

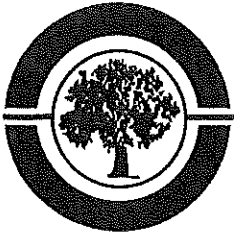
865-805-5501  
 Phone Number

smaddox@maddoxcompany.com  
 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 20<sup>th</sup> day of March, 2024, by and between Wesley H. 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:

- \*\*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.
- \*\*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.
- \*\*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

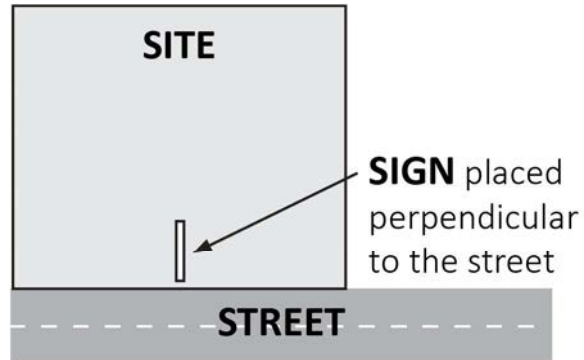
Printed Name:

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