

DEVELOPMENT PLAN

11-I-24-DP

Petitioner: Industrial Development Board of the County of Knox



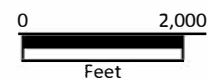
Revisions to the Midway Business Park guidelines in EC(k) (Employment Center), CA (General Business)

Map No: 74

Jurisdiction: County

Original Print Date: 10/10/2024

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

Industrial Development Board of the County of Knox

Applicant Name	Affiliation	
10/1/2024	11/14/2024	11-I-24-DP
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.

Brad Salsbury Design Innovation Architects

Name / Company
402 S Gay St Ste 201 Knoxville TN 37902
Address
865-637-8540 / bsalsbury@dia-arch.com
Phone / Email

CURRENT PROPERTY INFO

The Development Corporation of Knox C	17 Market Square #201 Knoxville TN 37902	865-546-5887
Owner Name (if different)	Owner Address	Owner Phone / Email
0 MIDWAY PARK LN / 9287 THORN GROVE PIKE; 0 MIDWAY PARK LN; 0 ADVANCEMENT LN		
Property Address		
74 multiple parcels,see list		66.46 acres
Parcel ID	Part of Parcel (Y/N)?	Tract Size
Knoxville Utilities Board	Knoxville Utilities Board	No
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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) Revisions to the Midway Business Park guidelines	

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
\$1,500.00	
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	Industrial Development Board of the County of Knox Please Print	10/1/2024 Date
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Phone / Email		
Property Owner Signature	The Development Corporation of Knox County Please Print	10/1/2024 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 PA
- Rezoning

Industrial Development Board of the County of Knox

Applicant Name	Affiliation	
10/01/2024	November 14, 2024	File Number(s)
Date Filed	Meeting Date (if applicable)	11-I-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

Brad Salsbury	Design Innovation Architects		
Name	Company		
402 S. Gay Street, Suite 201	Knoxville	Tennessee	37902
Address	City	State	ZIP
865-6378540	bsalsbury@dia-arch.com		
Phone	Email		

CURRENT PROPERTY INFO

Industrial Development Board of the County			9287 Thorngrove Pike
Property Owner Name (if different)	Property Owner Address	Property Owner Phone	
9287 Thorngrove Pike, Knoxville 37914		07409716, 07409702, 07409704, 07409717	
Property Address	Parcel ID		
KUB	KUB	N	
Sewer Provider	Water Provider	Septic (Y/N)	

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) **Development Guideline revisions**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

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
0308	
Fee 2	\$1,500.00
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. If there are additional owners or options holders, each additional individual must sign the Property Owner/Option Holders Form.

Applicant Signature: *Tiffany E. Gardner*
 Print Name / Affiliation: *Tiffany E. Gardner*
 Date: *10/1/24*
Chair Knox County IDB

Phone Number _____ Email _____
 Property Owner Signature _____ Please Print _____ Date Paid **10/01/2024, SG**



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

Date to be Posted

11/15/2024

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Tiffany E. Gardner
Applicant Signature

Tiffany Gardner
Applicant Name

10/2/2024
Date

11-I-24-DP
FILE NUMBER