



PLAN AMENDMENT REPORT

► **FILE #:** 7-A-24-SP **AGENDA ITEM #:** 11
POSTPONEMENT(S): 7/11/2024, 8/8/2024, 9/12/2024 **AGENDA DATE:** 11/14/2024
► **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
FIRE DISTRICT: Knoxville Fire Department
WATERSHED: Second Creek

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

EXTENSION OF PLAN DESIGNATION: Yes, this is a minor extension of the GC land use classification.
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 uses towards the intersection with Central Avenue Pike.

STAFF RECOMMENDATION:

- **Approve the GC (General Commercial) land use classification because it is a minor extension that is compatible with surrounding development.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property is in an urbanized area with adequate infrastructure to support commercial development. The lot is located on E Inskip Drive, a major collector street, near its intersection with Central Avenue Pike, a minor arterial street, where there is also a bus stop.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While it is not necessarily the result of an error or omission in the City's adopted land use plans, this request for a minor (100-ft) extension of the property's existing GC (General Commercial) designation to the remainder of the parcel will provide a cohesive commercial classification that can support activation of this vacant lot.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There is no change in government policy that directly pertains to this plan amendment request.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The subject property is in an established, neighborhood-serving commercial node next to single-family homes and apartments in the Inskip community. A hair salon and beauty supply store recently opened next to a barber shop and restaurant across E Inskip Drive. Along Central Avenue Pike, there are auto shops and other service-oriented businesses.

2. There are three significant development changes that have occurred recently in this area of Inskip. KCDC (Knoxville's Community Development Corporation) is constructing Central Terrace, a 112-unit family-centered apartment complex southeast of the subject property at 4510 Fennel Road. Adjacent to that development to the north is large office warehouse, built within the past year. In 2019, Inskip Elementary School completed a \$6.5 million expansion, which added a 29,000 sq ft wing for additional classrooms.

3. This activity in the neighborhood reflects a general shift towards more residential development and community-serving amenities, which supports a minor expansion of the GC land use in an established commercial node.

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 12/10/2024 and 1/7/2025. 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

AGENDA ITEM #: 11

7-A-24-PA

AGENDA DATE: 11/14/2024

POSTPONEMENT(S): 7/11/2024, 8/8/2024, 9/12/2024

► **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 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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

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

► **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) / C-G-1 (General Commercial)**

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

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, this is a minor extension of the GC land use classification and the C-G-1 zoning district.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, 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)

ZONING 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:

- ▶ **Approve the GC (General Commercial) land use classification because it is a minor extension that is compatible with surrounding development.**

- ▶ **Approve the C-G-1 (General Commercial) zoning district because it is a minor extension that is compatible with surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. While it is not necessarily the result of an error or omission in the City's adopted land use plans, this request for a minor (100-ft) extension of the property's existing GC (General Commercial) designation to the remainder of the parcel will provide a cohesive commercial classification that can support activation of this vacant lot.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The subject property is in an established, neighborhood-serving commercial node next to single-family homes and apartments in the Inskip community. The lot is located on E Inskip Drive, a major collector street, near its intersection with Central Avenue Pike, a minor arterial street, where there is also a bus stop. A hair salon and beauty supply store recently opened next to a barber shop and restaurant across E Inskip Drive. Along Central Avenue Pike, there are auto shops and other service-oriented businesses.
2. There are three significant development changes that have occurred recently in this area of Inskip. KCDC (Knoxville's Community Development Corporation) is constructing Central Terrace, a 112-unit family-centered apartment complex southeast of the subject property at 4510 Fennel Road. Adjacent to that development to the north is large office warehouse, built within the past year. In 2019, Inskip Elementary School completed a \$6.5 million expansion, which added a 29,000 sq ft wing for additional classrooms.
3. This activity in the neighborhood reflects a general shift towards more residential development and community-serving amenities, which supports a minor expansion of the GC land use in an established commercial node.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There is no change in public policy specific to this plan amendment request.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans that directly pertain to this request for the GC land use classification.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This area of the Inskip neighborhood has experienced substantial investment recently in the form of

multifamily, office/warehouse and scholastic development. C-G-1 (General Commercial) zoning in a long-standing and active intersection of commercial activity will support business development to meet rising local demands.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-G-1 zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along commercial nodes and corridors. It promotes mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces.
2. The subject property's location within an established commercial node surrounded by residences and accessible at the intersection of an arterial and collector street is aligned with the intent of the zoning district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The C-G-1 district is consistent with established commercial use of this property, which most recently functioned as an auto repair shop. Rezoning the parcel from C-N (Neighborhood Commercial) to C-G-1 zoning, which lies adjacent to the southwest, in an active business node is not anticipated to cause adverse impacts to the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS

1. C-G-1 zoning is consistent with the North City Sector Plan and One Year Plan as amended to GC for the entire parcel, per staff recommendation.
2. This rezoning constitutes a minor increase in commercial intensity at a commercial intersection. This is consistent with the General Plan's Development Policy to increase the competitive position of Knoxville for the retention and attraction of business activities.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This property is in an urbanized area with adequate utility infrastructure for a continuation of commercial activity under the C-G-1 zoning district.

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 12/10/2024 and 1/7/2025. 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.



Request to Postpone • Table • Withdraw

Maddox Construction Company Inc.

8/20/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

August 8, 2024

Scheduled Meeting Date

File Number(s)

7-A-24-SP, 7-A-24-PA, ~~7-A-24-RZ~~ 7-C-24-RZ

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☒ 60 days ☐ 90 days

Postpone the above application(s) until the November Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Steven K. Maddox

Applicant Signature

Please Print

865-805-5501

smaddox@maddoxcompany.com

Phone Number

Email

STAFF ONLY

Shelley Gray

08/20/2024

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

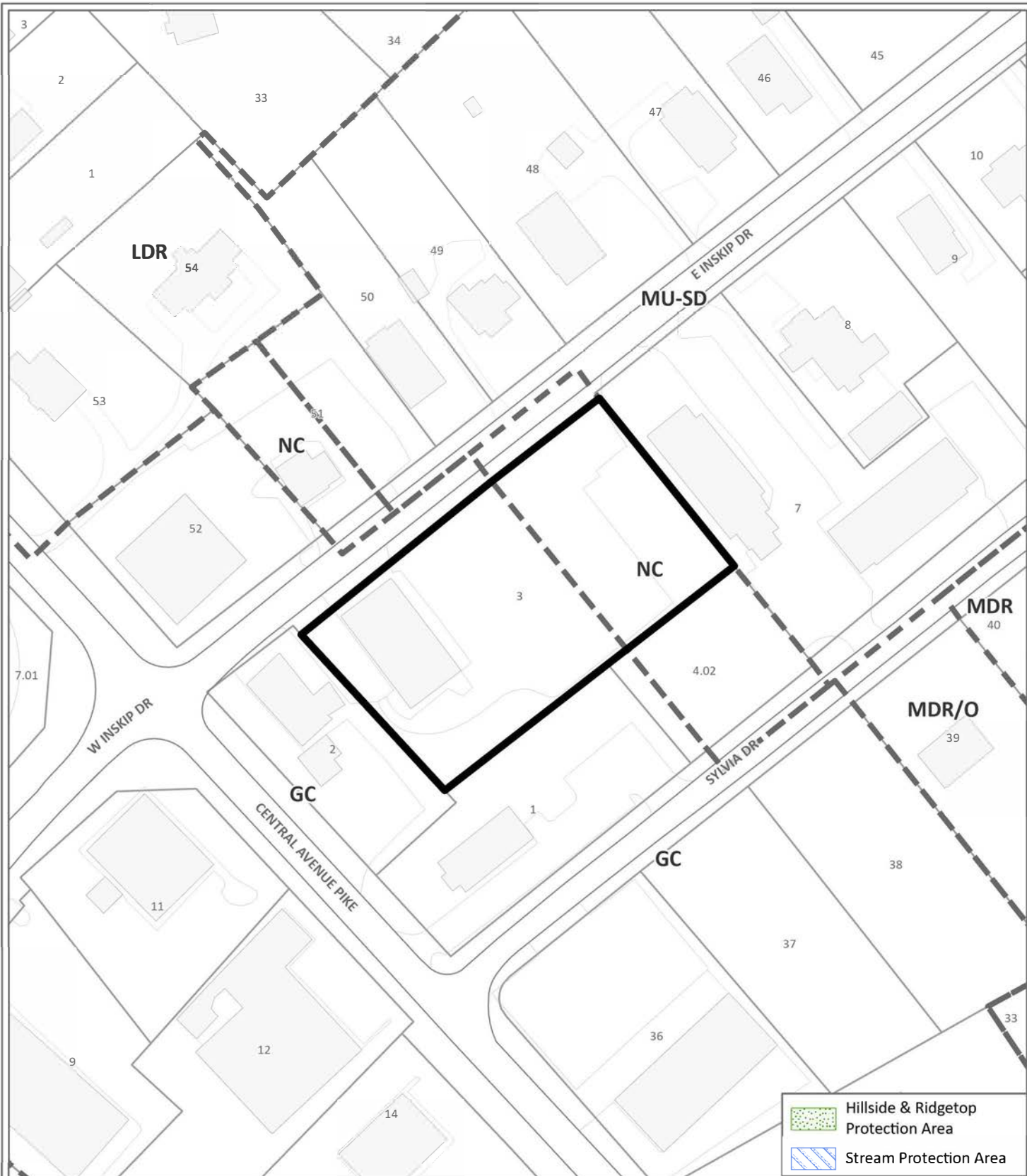
Date:

Payee Name

Payee Phone

Payee Address

October 2022



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

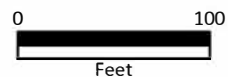


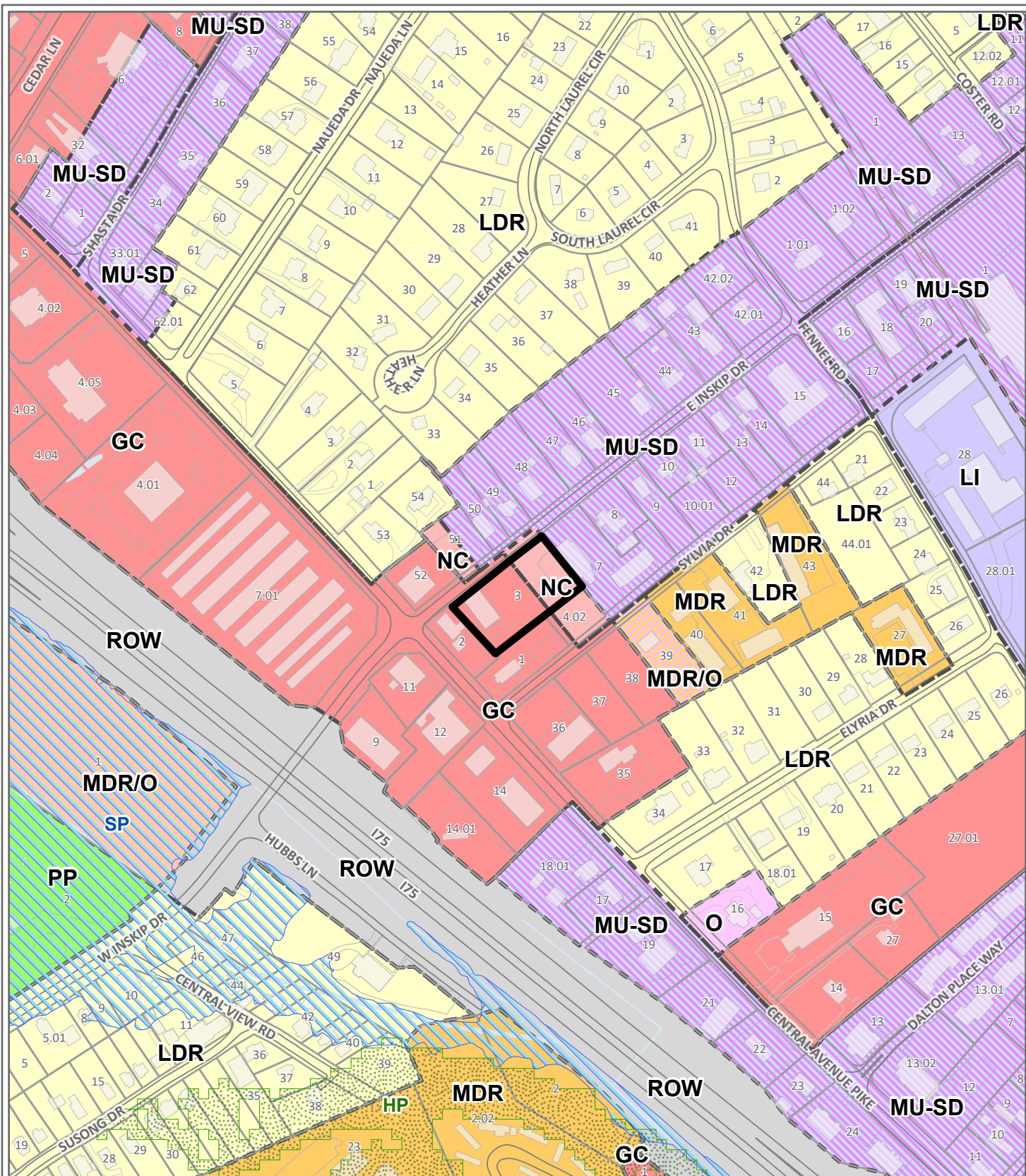
From: NC (Neighborhood Commercial), GC (General Commercial)
To: GC (General Commercial)

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)

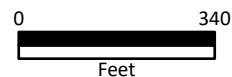
To: GC (General Commercial)

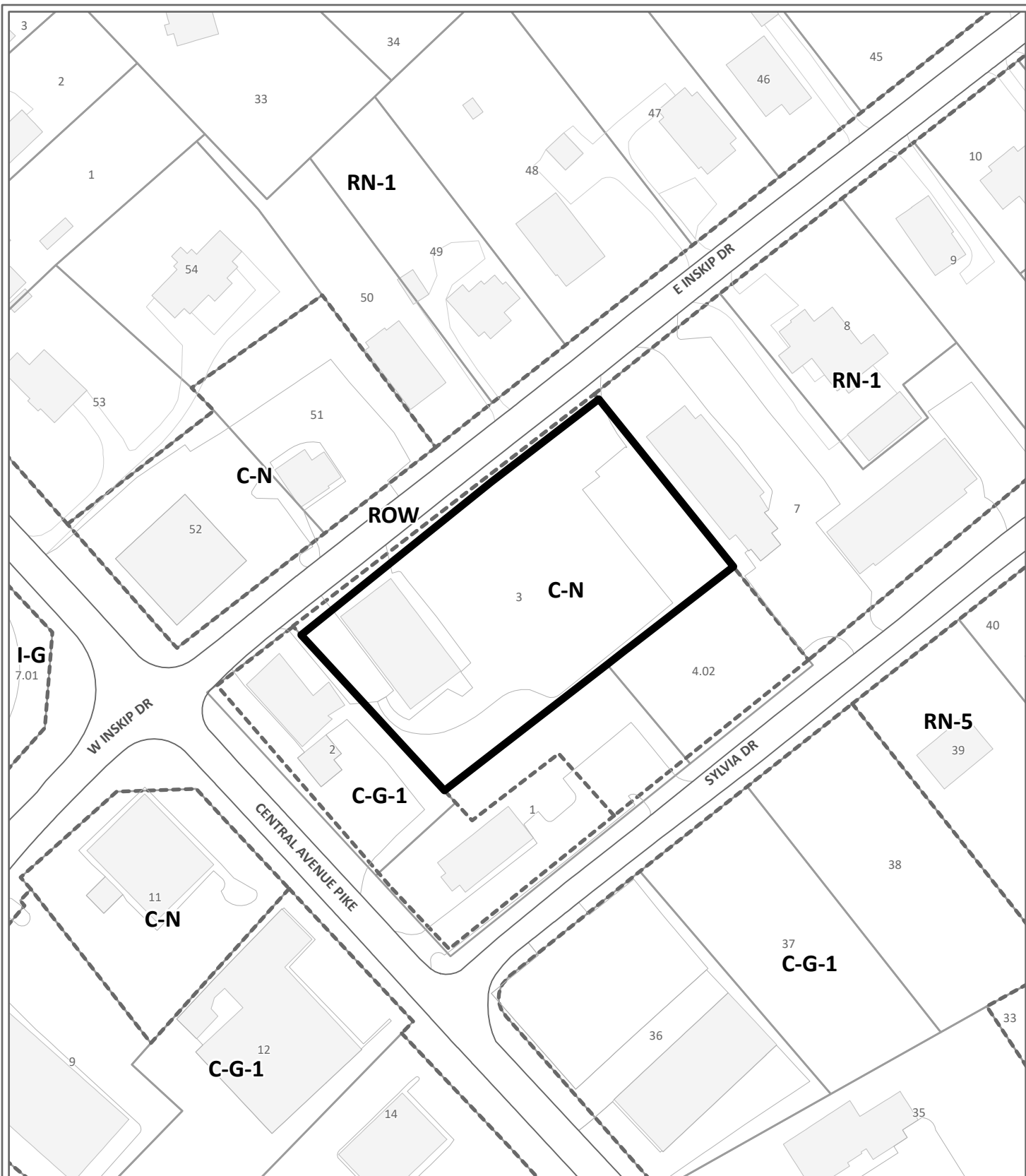
Map No: 68

Jurisdiction: City

Original Print Date: 6/3/2024

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





REZONING

7-C-24-RZ



From: C-N (Neighborhood Commercial)

To: C-G-1 (General Commercial)

Original Print Date: 7/5/2024

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

Petitioner: Maddox Construction Company Inc.

Map No: 68

Jurisdiction: City

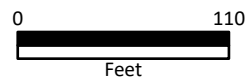
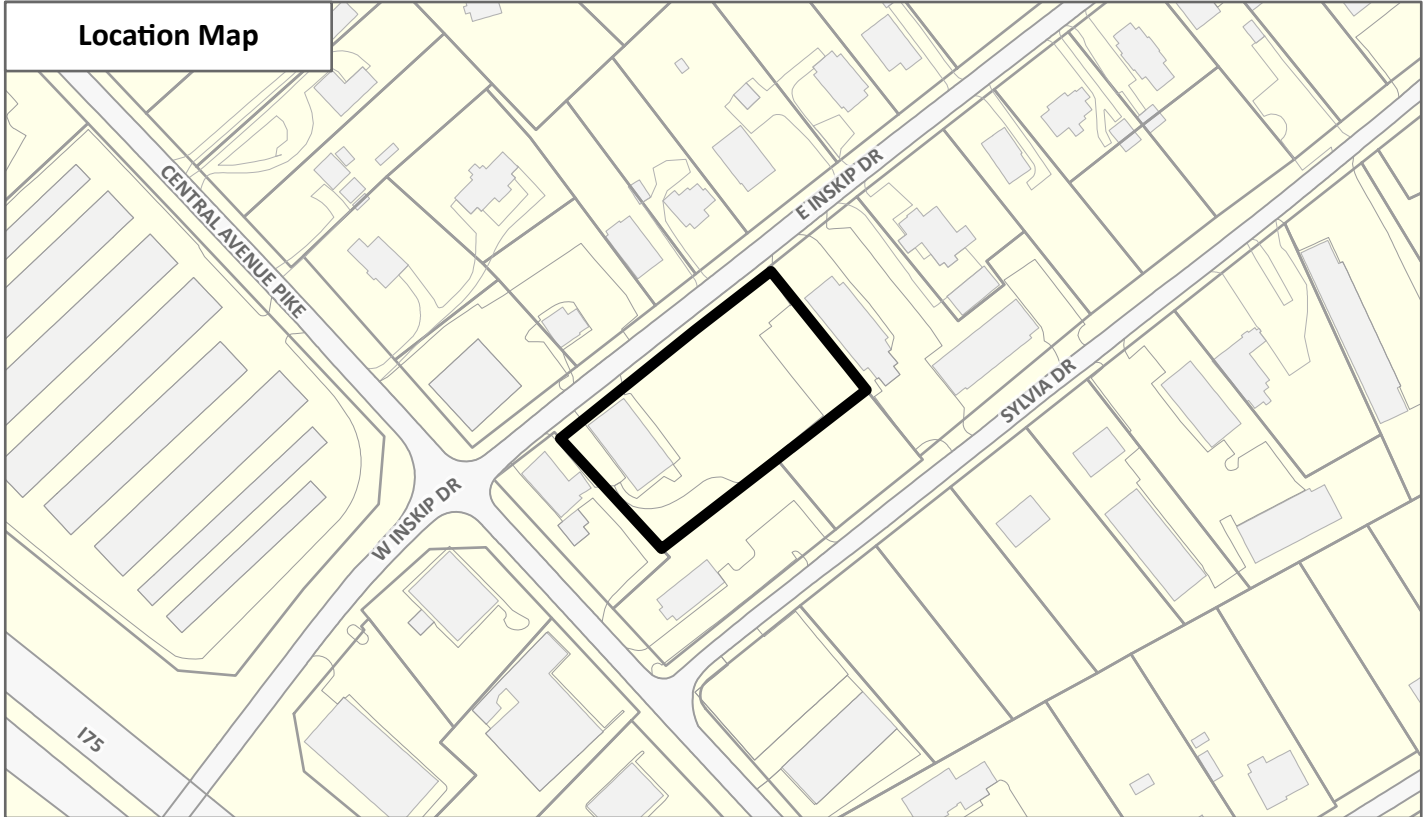


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

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

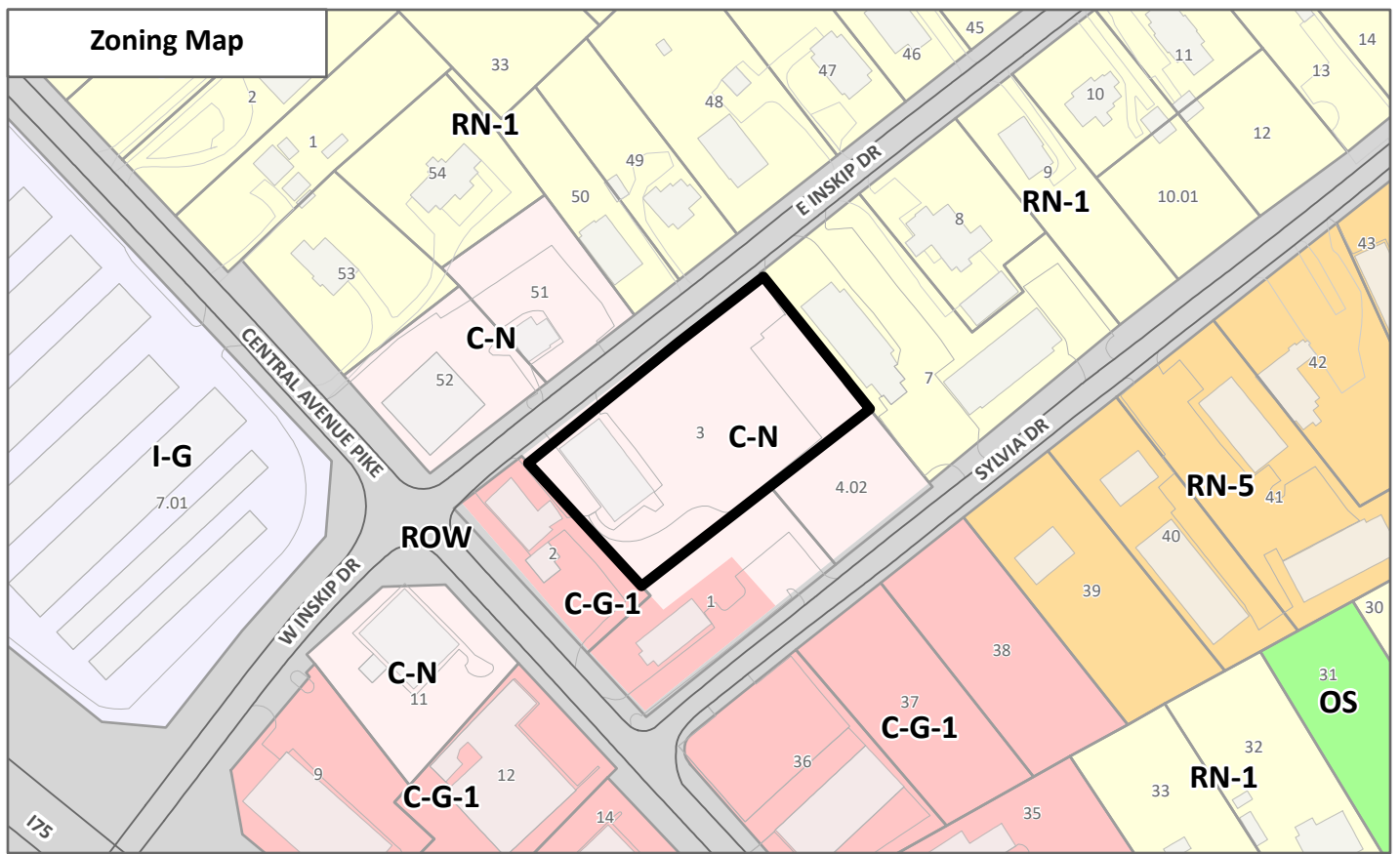


Case boundary

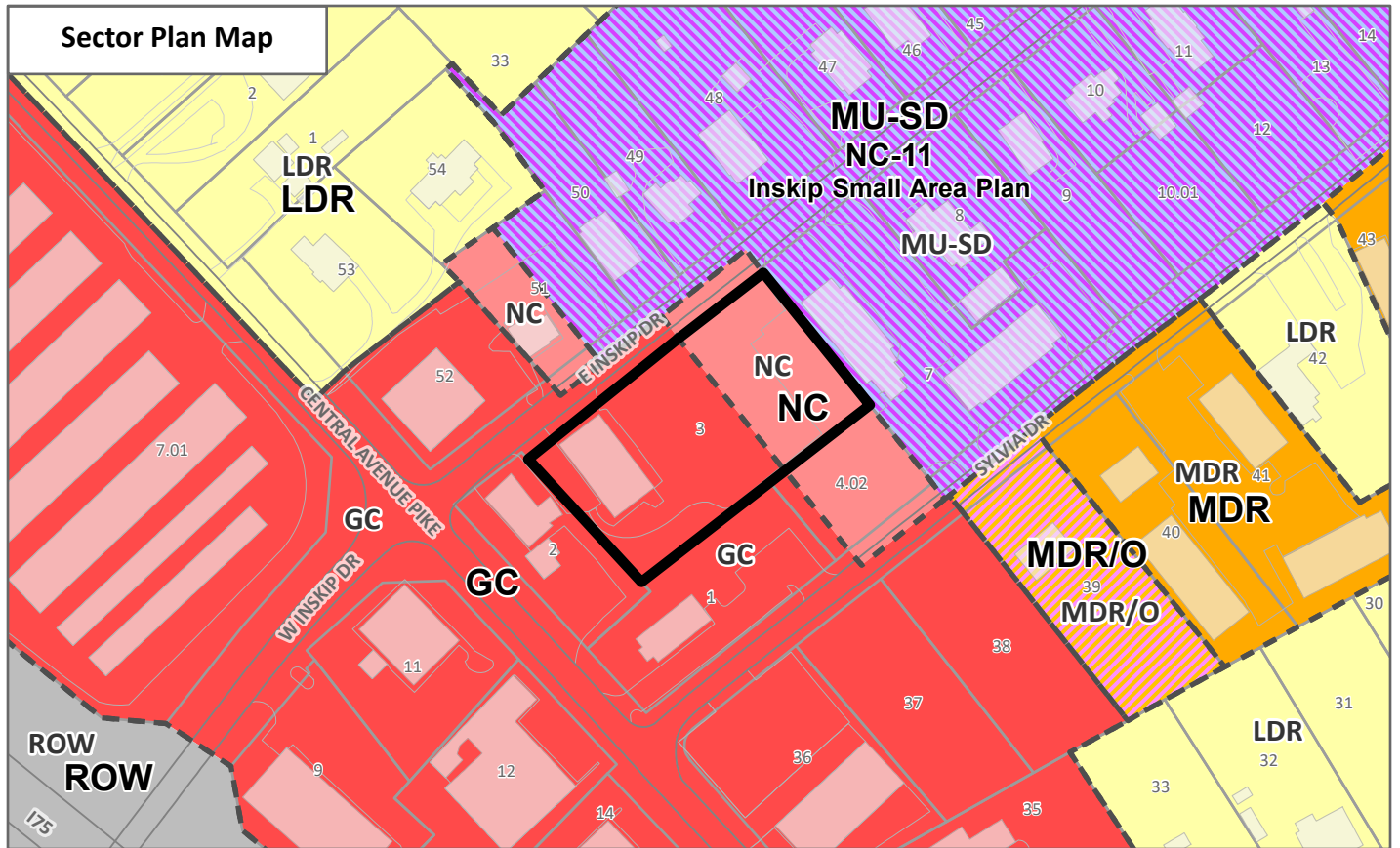
0 220
Feet



Zoning Map



Sector Plan Map

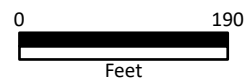


CONTEXTUAL MAPS 2

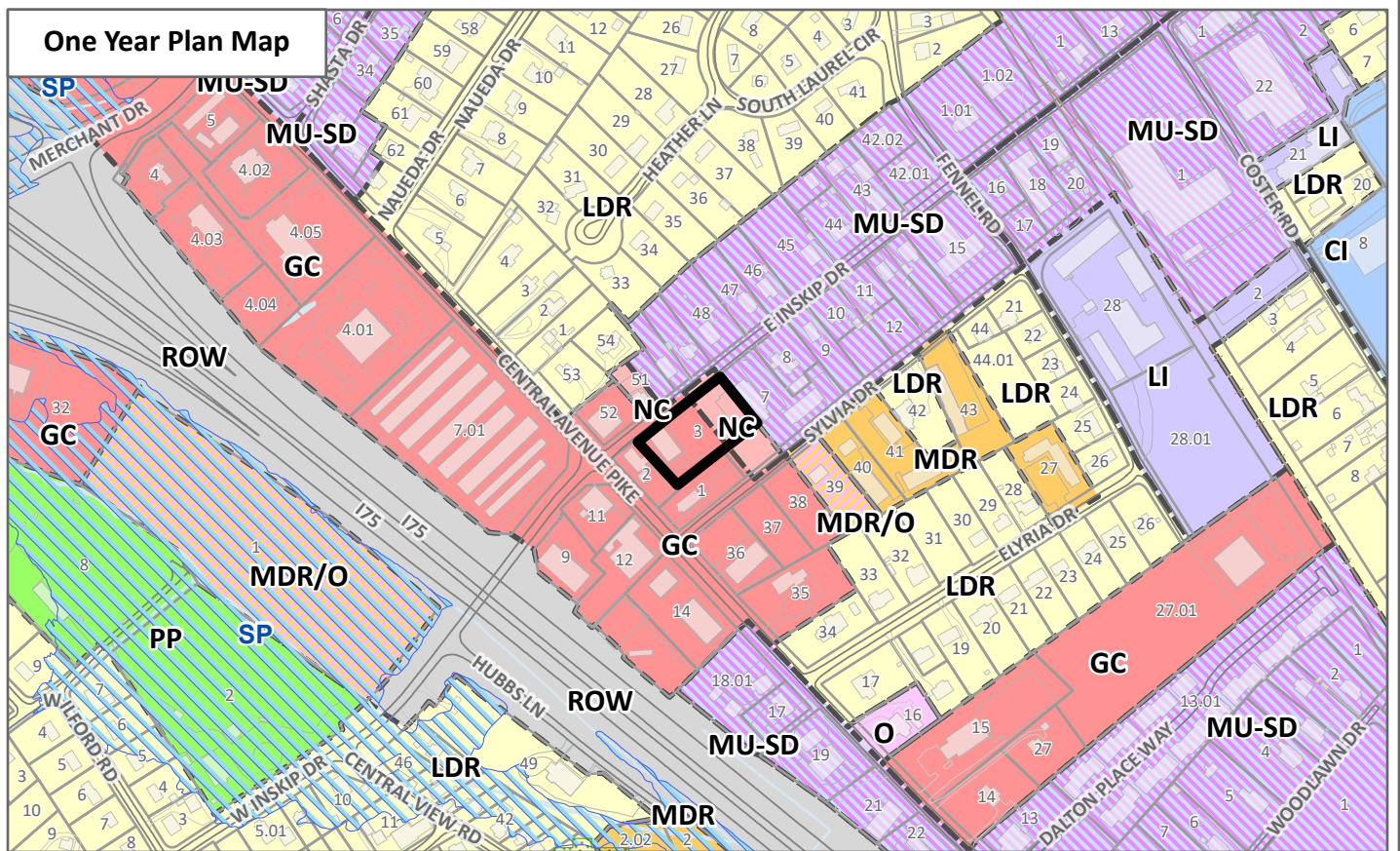
7-A-24-PA / 7-C-24-RZ



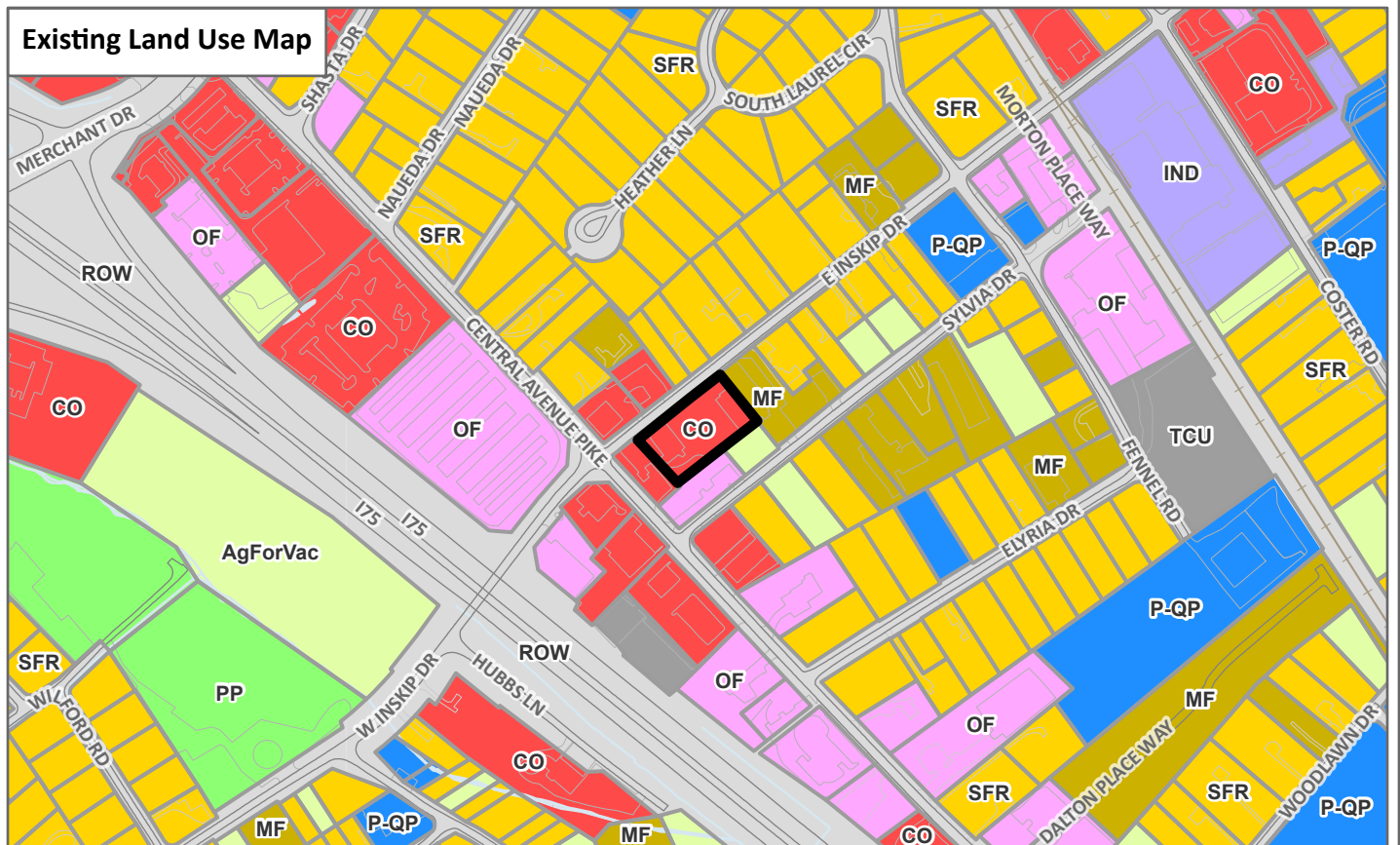
Case boundary



One Year Plan Map



Existing Land Use Map

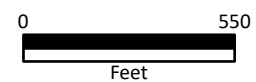


CONTEXTUAL MAPS 3

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



Case boundary





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

Part of Parcel (Y/N)?

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)** C-G-1
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **LI (Light Industrial)** GC
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)** C-G-1
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **LI (Light Industrial)** GC
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 ☐ PA
☐ Rezoning

Steven K. Maddox, Maddox Construction Company, Inc.

General Contractor

Applicant Name

Affiliation

10/18/2024

11/14/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Steven K. Maddox, Maddox Construction Company, Inc.

Name

Company

100 Dalton Place Way, Suite 105

Knoxville

TN

37912

Address

City

State

ZIP

865-522-9910

smaddox@maddoxcompany.com

Phone

Email

CURRENT PROPERTY INFO

Wesley A. Pritchard

4712 Central Avenue Pike

865-207-5628

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

100 East Inskip Drive, Knoxville, TN 37912

068LG 003

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.

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

- ☐ 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

C-G-1

Proposed Zoning

☒ Plan Amendment Change

General Commercial

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

By signing below, 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 Owners/Option Holders Form.

Applicant Signature

Steven K. Maddox

Print Name / Affiliation

10-18-2024

Date

865-805-5501

smaddox@maddoxcompany.com

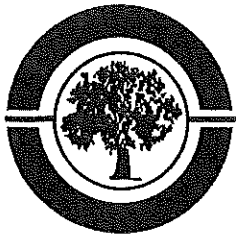
Phone Number

Email

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.

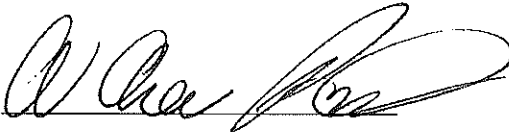
5. ****Independent Contractor****: It is understood that Consultant is an independent contractor and not an employee of Owner. Consultant shall have no authority to bind or commit Owner to any agreements or liabilities without Owner's prior consent.

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

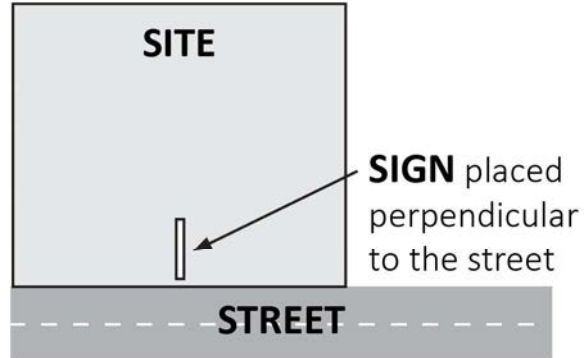
Printed Name:

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