



PLAN AMENDMENT REPORT

FILE #: 7-A-24-SP **AGENDA ITEM #:** 34
 POSTPONEMENT(S): 7/11/2024, 8/8/2024 **AGENDA DATE:** 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
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: 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 60 days to the November 14, 2024 Planning Commission meeting per the applicant's 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 10/15/2024 and 10/29/2024. 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 **AGENDA ITEM #:** 34
7-A-24-PA **AGENDA DATE:** 9/12/2024

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

▶ **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:** **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 60 day to the November 14, 2024 Planning Commission meeting per the applicant's request.



Postpone for 60 days to the November 14, 2024 Planning Commission meeting per the applicant's 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 10/15/2024 and 10/29/2024. 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.



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



PLAN AMENDMENT REPORT

FILE #: 7-A-24-SP **AGENDA ITEM #:** 9
POSTPONEMENT(S): 7/11/2024 **AGENDA DATE:** 8/8/2024
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:

- ▶ **Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding development and changing conditions in the area.**

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. Inskip is an urbanized area with adequate utility infrastructure. However, the roads tend to be narrow, especially considering the legacy industrial uses that still operate along the rail lines within the neighborhood. The potential for additional heavy trucking traffic stemming from the requested LI (Light Industrial) land use is not appropriate here.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The property's current GC (General Commercial) and NC (Neighborhood Commercial) land use classifications are part of a cohesive commercial area, and are not the result of an error or omission in the North City Sector Plan.
2. It is noteworthy that the subject property abuts a Mixed-Use Special District based on the adopted Inskip Small Area Plan. The plan calls for limiting land uses along the E Inskip Drive corridor to offices and low-to-medium density residences.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no new public policies that support expanding industrial land uses in a residential and/or light commercial context.

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 in this area of the Inskip community. Currently, 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 an office warehouse that was built within the past year on a long-standing vacant industrial lot. The last major development was a \$6.5 million expansion of Inskip Elementary School in 2019 to the east, which added a 29,000 sq ft wing for additional classrooms.
3. These development trends reflect a general shift towards more residential development and community-serving amenities in the neighborhood, and do not support additional industrial land uses next to residences and restaurants. Replacing the subject property's existing GC and NC land use classifications with the LI classification is incompatible with surrounding development and changing conditions.

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 9/3/2024 and 9/17/2024. 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 **AGENDA ITEM #:** 9
 7-A-24-PA **AGENDA DATE:** 8/8/2024

POSTPONEMENT(S): 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 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

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▶ **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, NC-11 (Mixed-Use Special District, Inskip Small Area Plan), NC (Neighborhood Commercial), GC (General Commercial) - RN-1 (Single-Family Residential Neighborhood), C-N (Neighborhood Commercial)

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East: Multifamily residential - MU-SD, NC-11 (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:

- ▶ **Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding development and changing conditions in the area.**

- ▶ **Deny the I-MU (Industrial Mixed-Use) district because it is incompatible with surrounding development and changing conditions in the area.**

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. The property's current GC (General Commercial) and NC (Neighborhood Commercial) land use classifications are part of a cohesive commercial node and corridor, and are not the result of an error or omission in the One Year Plan.
2. It is noteworthy that the subject property abuts a Mixed-Use Special District based on the adopted Inskip Small Area Plan. The plan calls for limiting land uses along the E Inskip Drive corridor to offices and low-to-medium density residences. This is incompatible with the requested LI (Light Industrial) land use classification.

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. 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 in this area of the Inskip community. Currently, 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 an office warehouse that was built within the past year on a long-standing vacant industrial lot. The last major development was a \$6.5 million expansion of Inskip Elementary School in 2019 to the east, 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 does not support additional industrial land uses next to residences and restaurants. Replacing the subject property's existing GC and NC land use classifications with the LI designation is incompatible with surrounding development and changing conditions.
4. Inskip is an urbanized area with adequate utility infrastructure to support future development. However, the roads tend to be narrow, especially considering the legacy industrial uses that still operate along the rail lines within the neighborhood. The potential for additional trucking traffic stemming from the LI land use classification is inappropriate here.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no new public policies that support expanding industrial land uses in a residential context.

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 plans or studies that demonstrate the need for more industrial activity where the subject property is located in the Inskip community.

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. There are no changing conditions in the Inskip area that make a rezoning to the I-MU (Industrial Mixed-Use) district necessary at this location. The property is embedded in an active neighborhood commercial node abutting occupied residences.
2. The primary development changes in the area reflect an increase in residential development and amenities, including a nearby apartment development and the Inskip Elementary School expansion, which are incompatible with more industrial zoning.
3. The property's current C-N (Neighborhood Commercial) zoning is consistent with the active and established service-oriented commercial node that surrounds it. The Inskip community has many legacy industrial properties throughout the neighborhood. More industrial zoning in a residential context is not warranted.

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

1. The I-MU zoning district provides for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character giving structures that may no longer be suitable to their original industrial purposes. Residential uses are also permitted in the I-MU district, both above the ground floor in mixed-use development and in multifamily dwellings.
2. The subject property is surrounded by service-oriented commercial and residential uses on all sides. While the I-MU district permits uses that are compatible with surrounding development, it also permits industrial uses that are incompatible with neighborhood commercial and residential activity. Additionally, the subject lot is not a historically industrial property, which is the intended context for the I-MU 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 I-MU district is the least intensive of the industrial zones. However, it does permit general industrial uses that could result in heavy trucking traffic and other noxious environmental impacts. These uses could negatively affect the established commercial and residential activity surrounding the subject property. The I-MU district could also result in building forms or land use aesthetics that conflict with the character of the immediate area.

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:

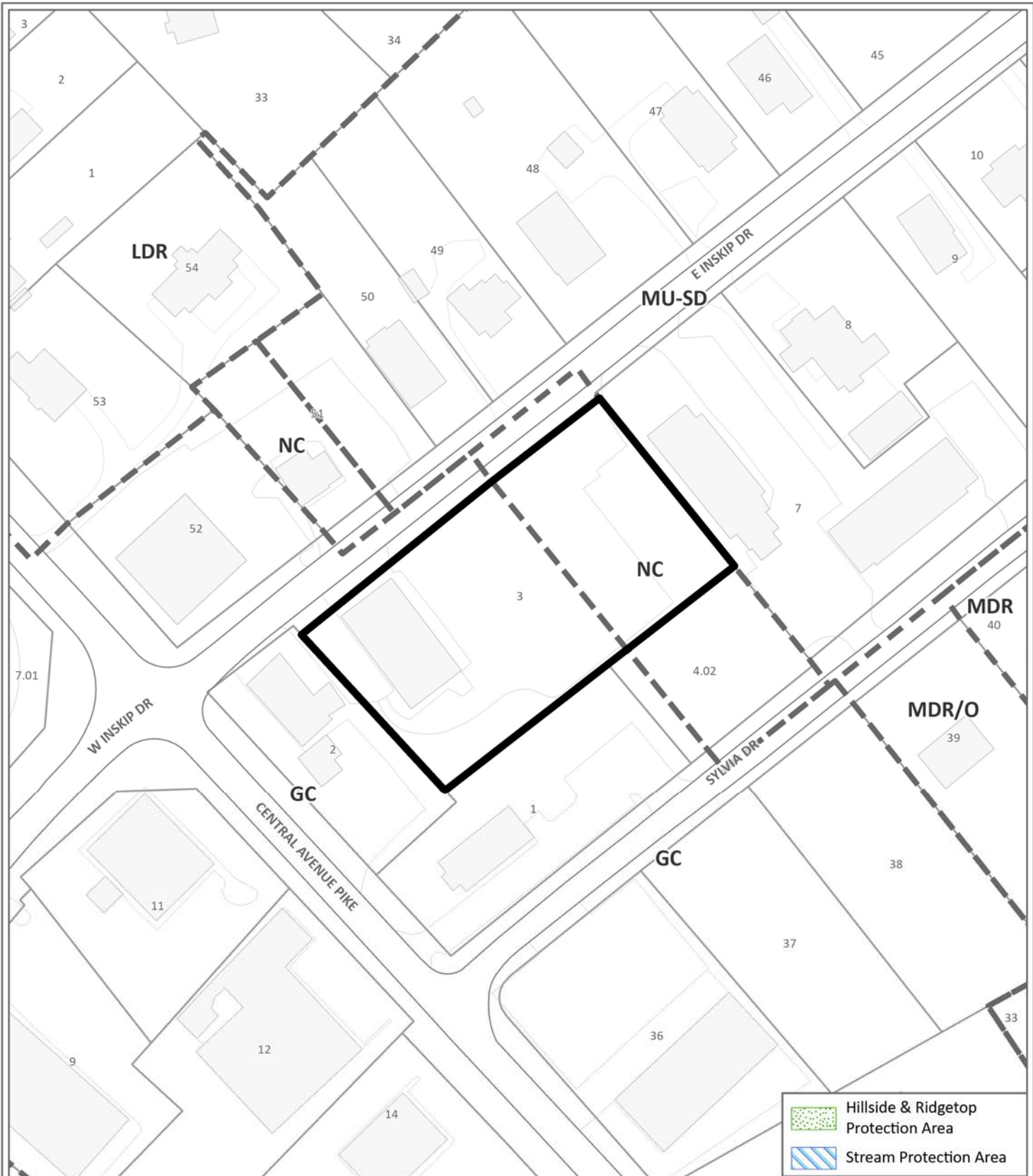
1. The Inskip neighborhood is located in an urbanized area with ample utility infrastructure and public facility capacity for development.

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 9/3/2024 and 9/17/2024. 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.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

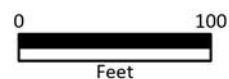
**7-A-24-SP
NORTH CITY SECTOR PLAN MAP**

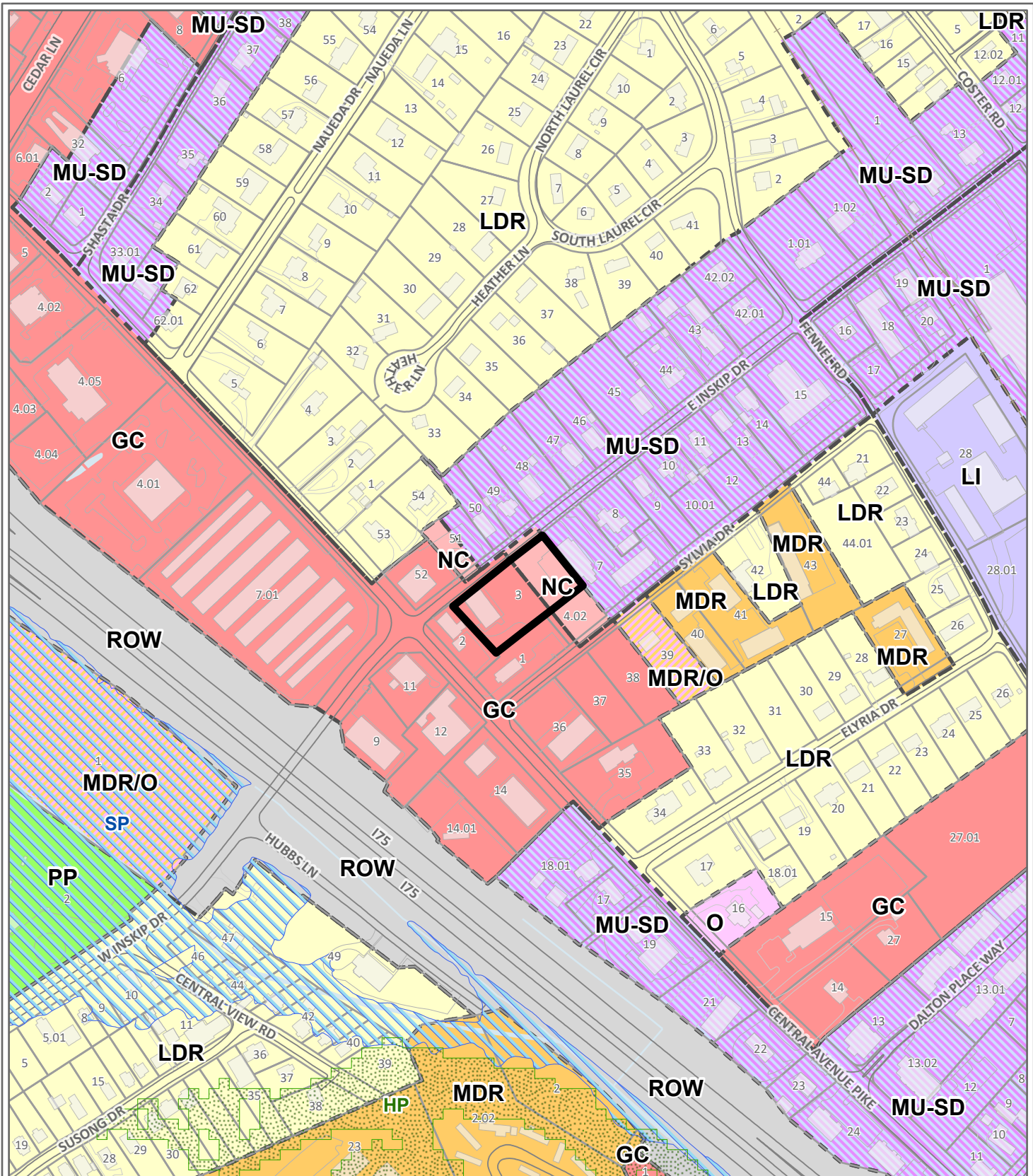
 **From:** NC (Neighborhood Commercial), GC (General Commercial)
To: LI (Light Industrial)

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)

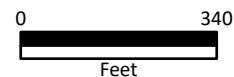
To: LI (Light Industrial)

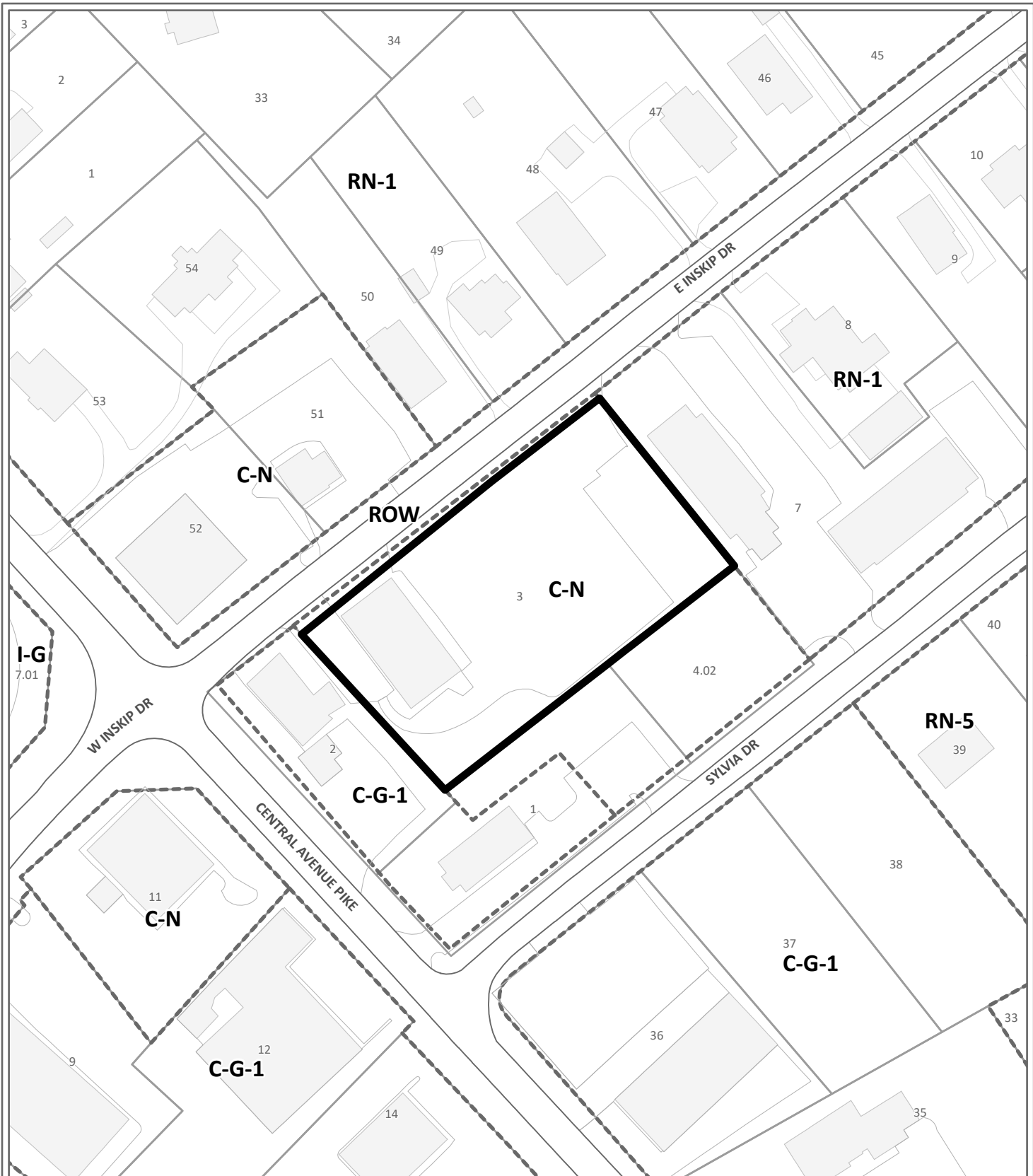
Map No: 68

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-MU (Industrial Mixed-Use)

Map No: 68

Jurisdiction: City

Original Print Date: 7/5/2024

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

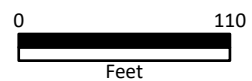
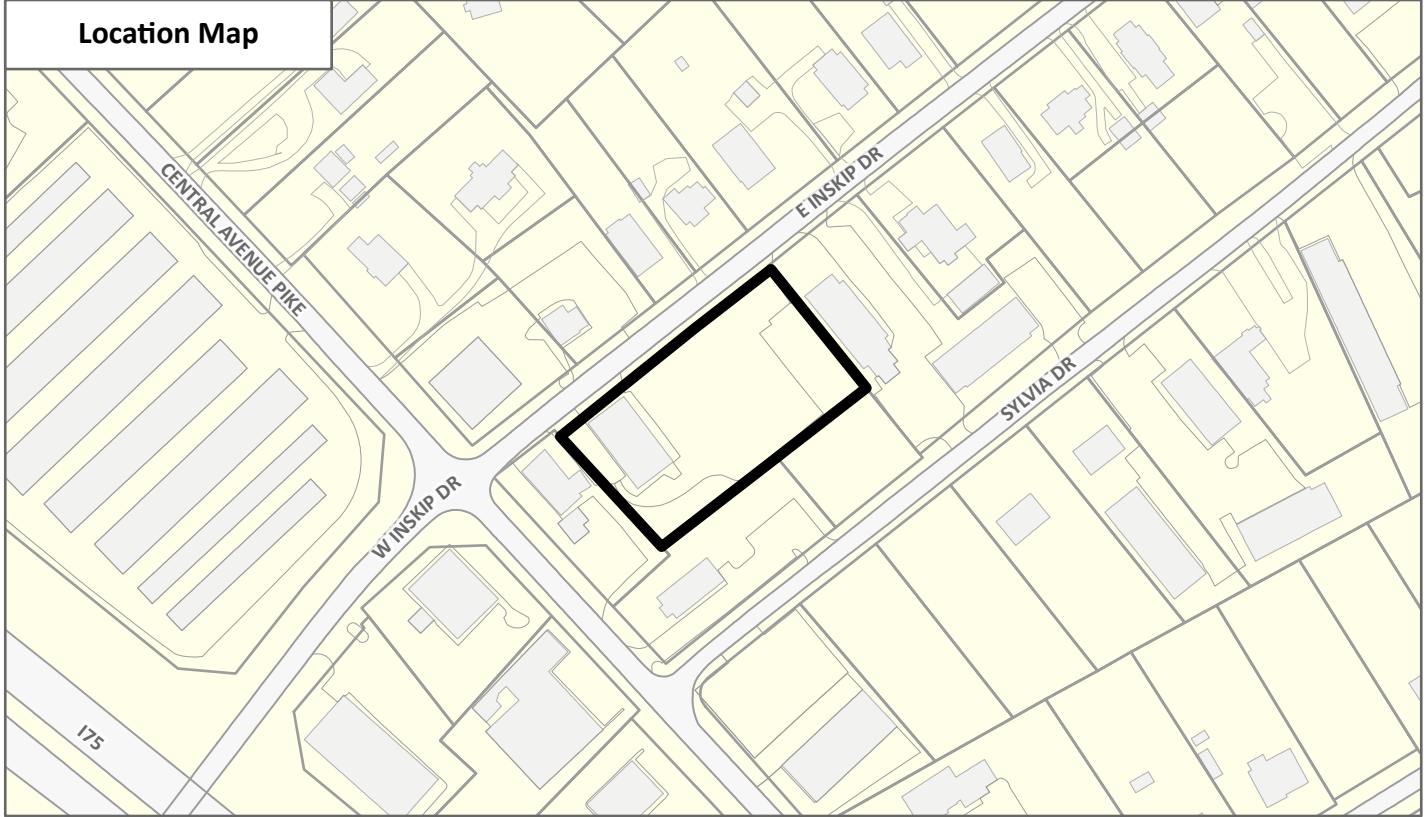


Exhibit A. Contextual Images

Location Map



Aerial Map

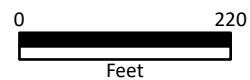


CONTEXTUAL MAPS 1

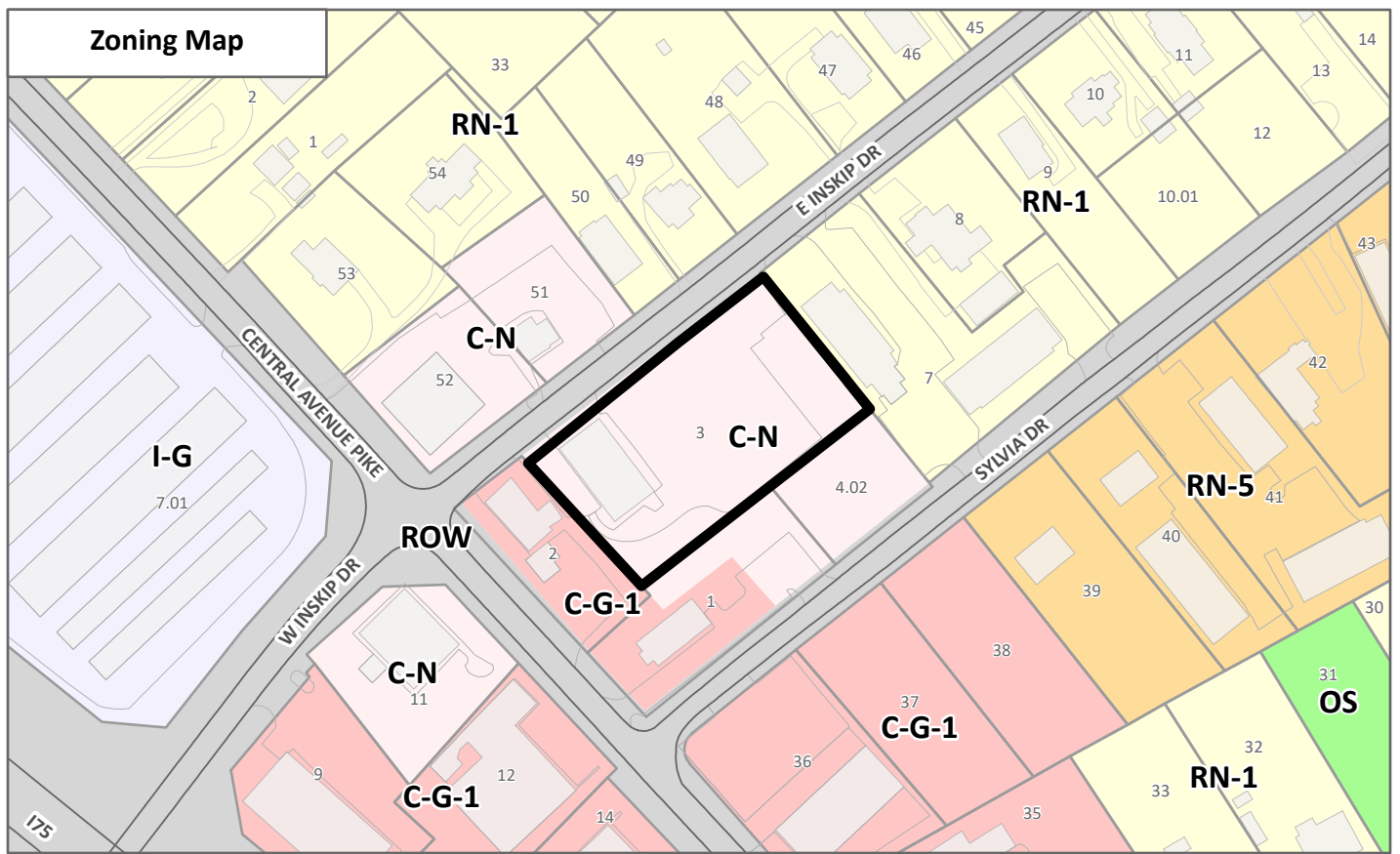
7-A-24-PA / 7-C-24-RZ



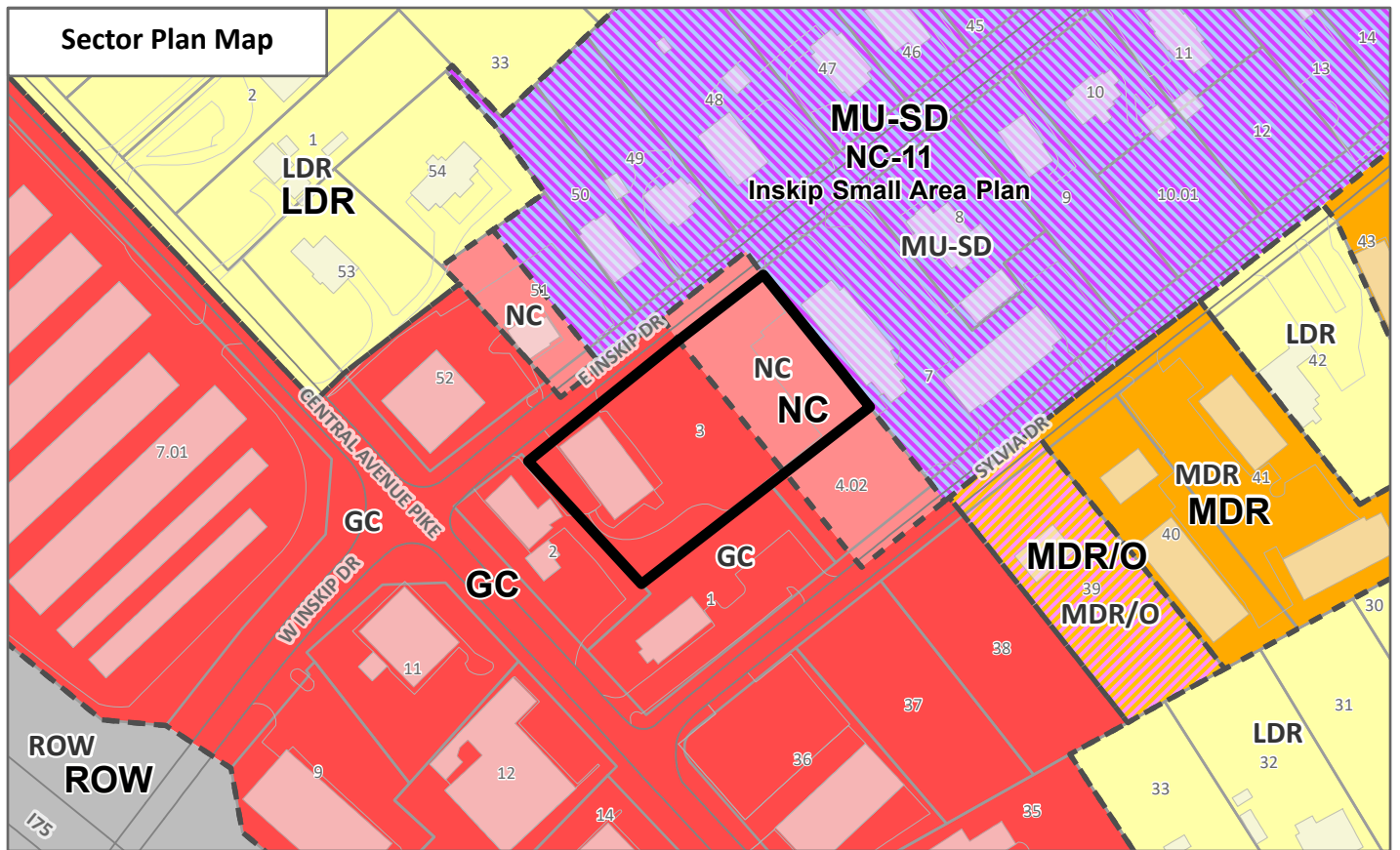
Case boundary



Zoning Map



Sector Plan Map

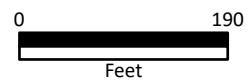


CONTEXTUAL MAPS 2

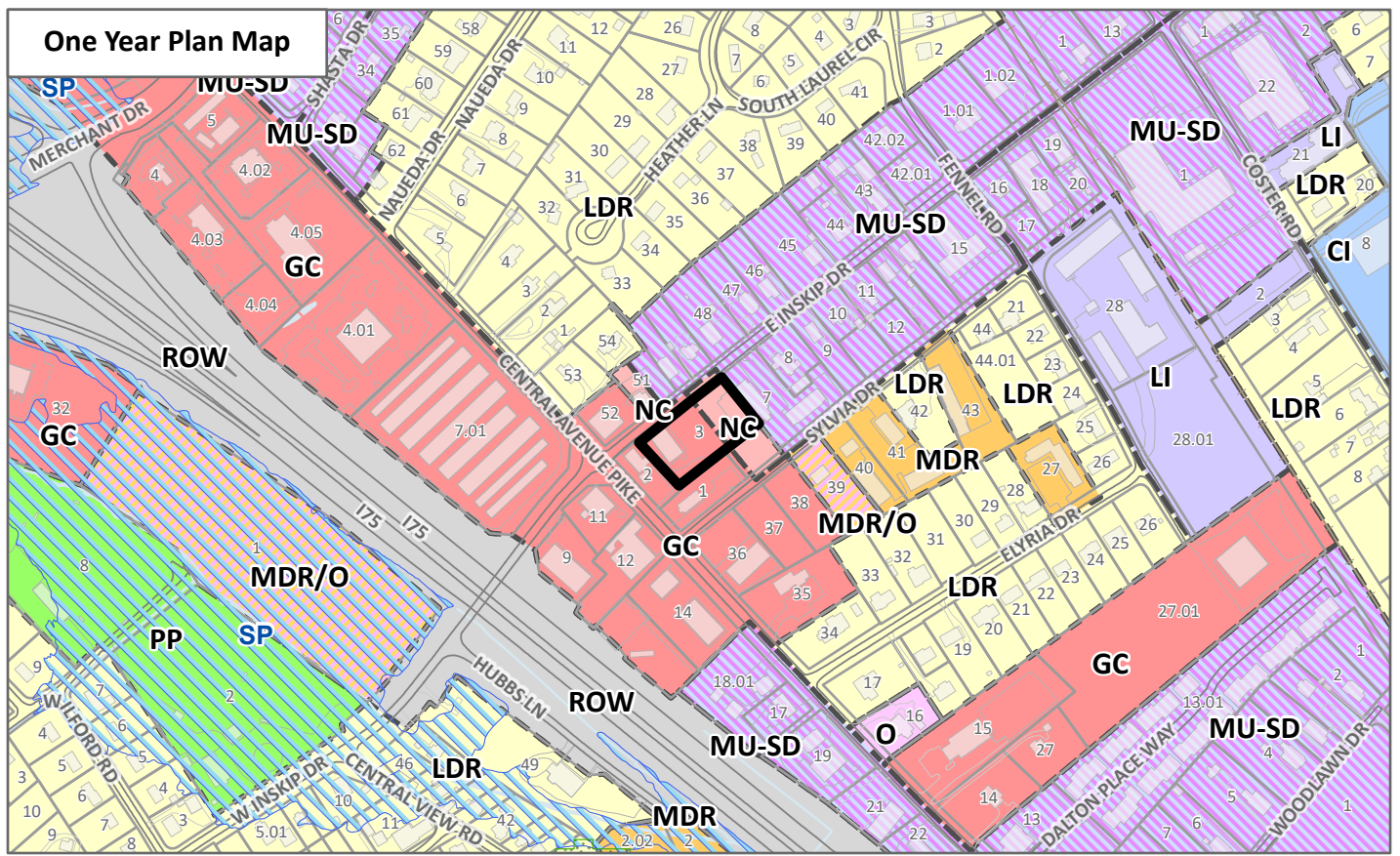
7-A-24-PA / 7-C-24-RZ



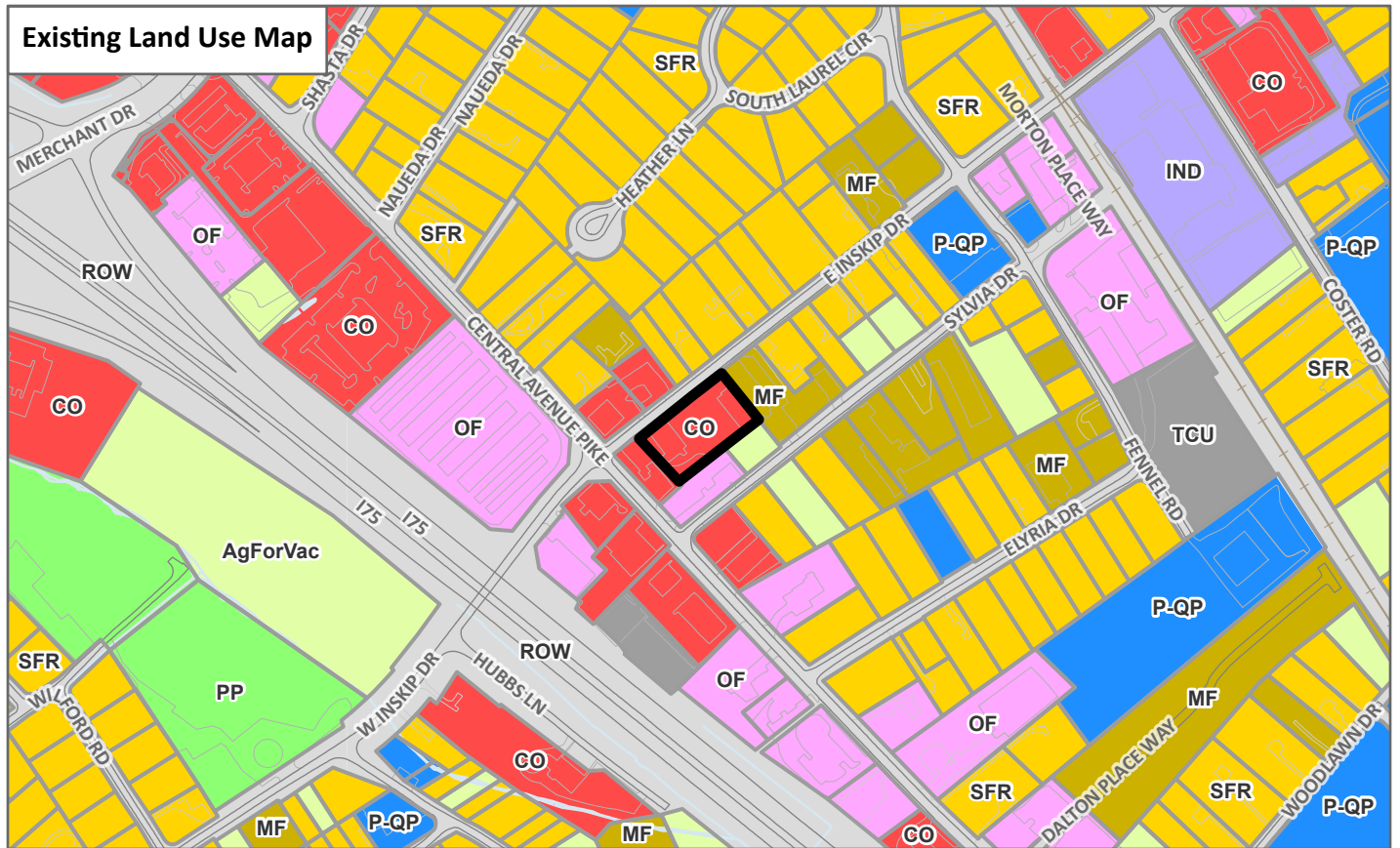
Case boundary



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 **7/11/2024** **7-A-24-SP**
 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 **1 acres**
 Parcel ID Part of Parcel (Y/N)? Tract Size

Knoxville Utilities Board **Knoxville Utilities Board**
 Sewer Provider 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

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

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$2,050.00	
ADDITIONAL REQUIREMENTS <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

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

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

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

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 _____

Unit / Phase Number _____
 Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Industrial Mixed Use

SPM

Zoning Change

Proposed Zoning *I-GMU* ~~GENERAL INDUSTRIAL~~

Pending Plat File Number

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	1,000	
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
 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 20th 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:

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

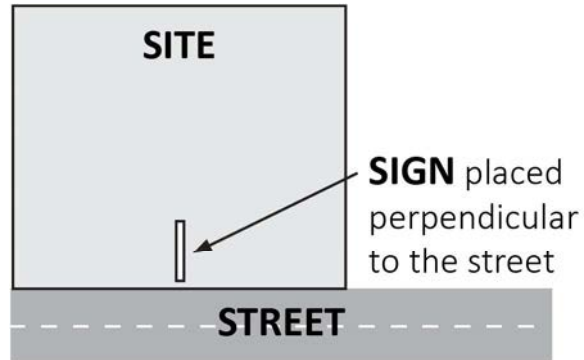
Printed Name:

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