

PLANNED DEVELOPMENT

12-A-25-PD

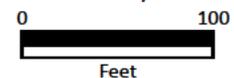
Petitioner: Brad Salsbury



Final plan for a restaurant in the boundary of the multi-use stadium/ mixed use planned development (9-A-21-PD) in the I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay)

Map No: 95

Jurisdiction: City



Original Print Date: 11/3/2025

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

Subdivision Concept Plan* Final Plat

Zoning Rezoning Plan Amendment* Governmental Rezoning

Development Development Plan* Planned Development* Use on Review / Special Use* Hillside Protection COA*

*These application types require a [pre-application consultation](#) with Planning staff.

Brad Salsbury

Civil Engineer

Applicant Name

Affiliation

10/24/2025

12/11/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

12-A-25-PD

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

Applicant Property Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Brad Salsbury

Design Innovation Architects

Name

Company

402 South Gay Street, Suite #201

Knoxville

TN

37902

Address

City

State

ZIP

865.637.8540

Phone

Email

Current Property Info

MC REV STRATE GIC INVESTMENTS LLC

757 Sinclair Circle, Brentwood, TN 37027

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

406 Willow Avenue

095HB00801

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

Residential Non-Residential

RELATED CITY PERMIT NUMBER

Restaurant

Proposed Use

Specify if a traffic impact study is required: Yes (required to be submitted with application) No

Subdivision Request

		RELATED REZONING FILE NUMBER
Proposed Subdivision Name _____		
Unit / Phase Number _____	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total) _____
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change _____	Proposed Zoning _____	Proposed Density (units/acre, for PR zone only) _____
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change _____	Proposed Plan Designation(s) _____	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests _____	
<input type="checkbox"/> Other (specify) _____		

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

Brad Salsbury

Digitally signed by Brad Salsbury
DN: C=US, E=bs@salsbury@dia-arch.com, O=DIA,
CN=Brad Salsbury
Date: 2025.10.27 12:36:23-04'00'

Applicant Signature _____	Print Name / Affiliation _____	Date _____
Phone Number _____	Email _____	12/27/2025, SG
Curt Revelette	Curt Revelette	10-27-25
<small>Digitally signed by Curt Revelette Date: 2025.10.27 11:58:40 -05'00'</small>	Please Print _____	Date Paid _____
Property Owner Signature _____		

Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0505	\$750.00		\$750.00

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

11/28/2025

Date to be Posted

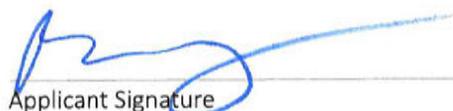
12/12/2025

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


Applicant Signature

Brad Saubury
Applicant Name

10/27/25
Date