

DEVELOPMENT PLAN

6-M-25-DP

Petitioner: Gregory S. Campbell



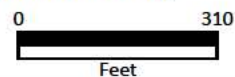
Two 30,000 sq ft office buildings in BP (Business and Technology Park), TO (Technology Overlay)

Original Print Date: 5/12/2025

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

Map No: 118

Jurisdiction: County





Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

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

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

GREGORY S. CAMPBELL		DESIGN INNOVATION / DIA / ARCHITECT	
Applicant Name		Affiliation	
04.28.2025	JUNE 12, 2025	File Number(s) 4/29/2025	
Date Filed	Meeting Date (if applicable)		

Correspondence

All correspondence will be directed to the approved contact listed below.

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

TYLER G. PETTIFORD		DIA	
Name		Company	
402 S. GAY ST.; SUITE 201	KNOXVILLE	TN	37902
Address		City	State ZIP
423.310.6350	[REDACTED]		
Phone	Email		

Current Property Info

D.R. HORTON, INC.	1431 CENTERPOINTE BLVD.; SUITE 110	865.338.5650
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
LOT 9R / 0 CENTERPOINTE BLVD.	118 01609	
Property Address	Parcel ID	
WEST KNOX UTILITY	"	Septic (Y/N) <input checked="" type="checkbox"/>
Sewer Provider	Water Provider	

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use OFFICE (PRIMARY, GROUP B, SECONDARY, GROUP A-3)

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

SUBMITTED TRAFFIC IMPACT STUDY. NO TRAFFIC STUDY.

APRIL 2025

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

	TYLER G. PETTIFORD	04.28.2025
Applicant Signature	Print Name / Affiliation	Date
423.310.6350		
Phone Number	Email	
	Barak Saltzman	4/29/2025
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405 1,600.00			1,600.00

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). 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.

05/30/2025

Date to be Posted

06/13/2025

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

GREGORY S. CAMPBELL

Applicant Name

2025-04-30

Date