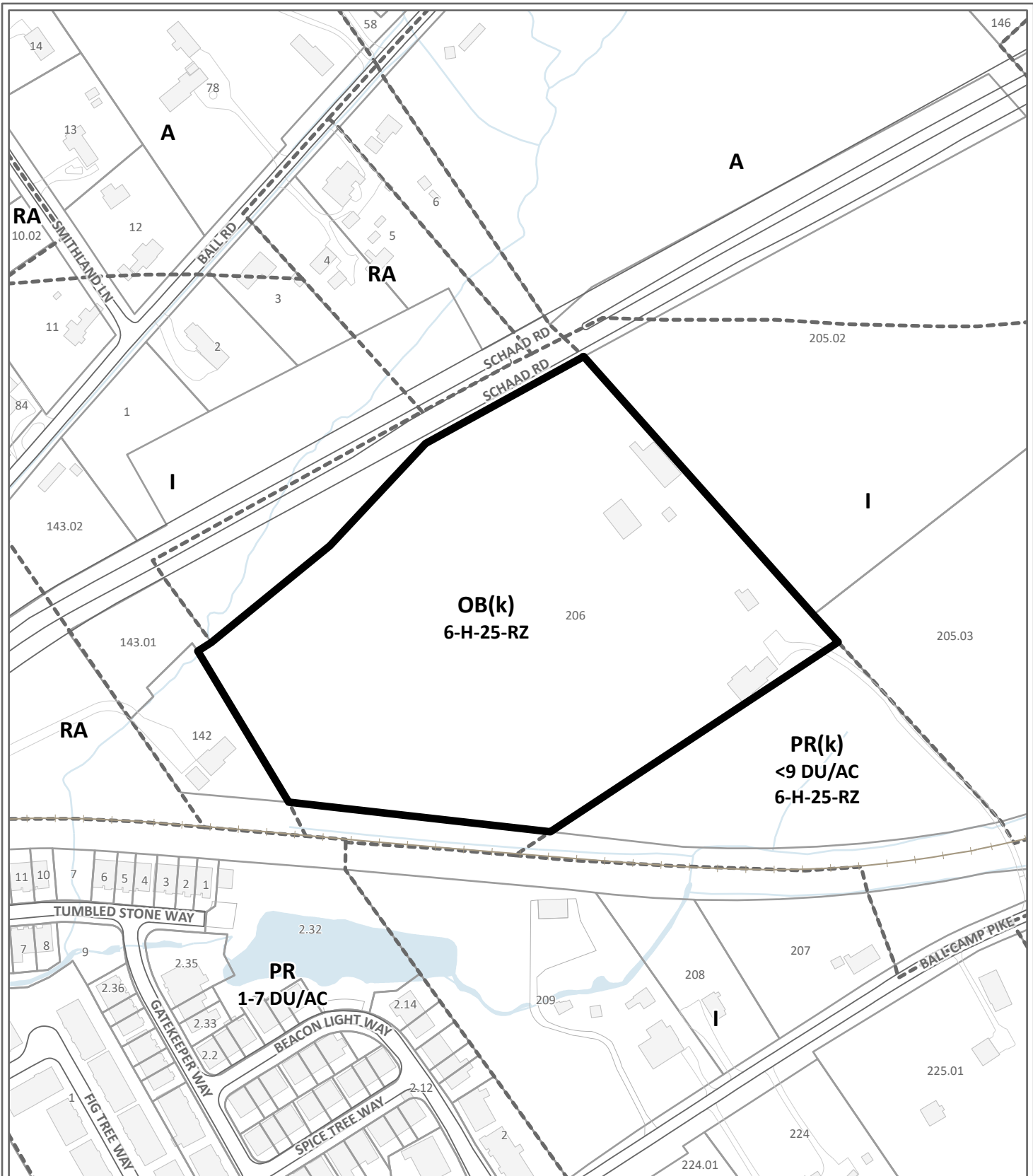




**USE ON REVIEW**

**11-C-25-UR / 11-D-25-DP**



Multi-family Development in OB(k) (Office, Medical, and Related Services, with conditions)

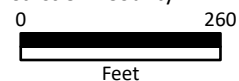
**Original Print Date:** 10/20/2025

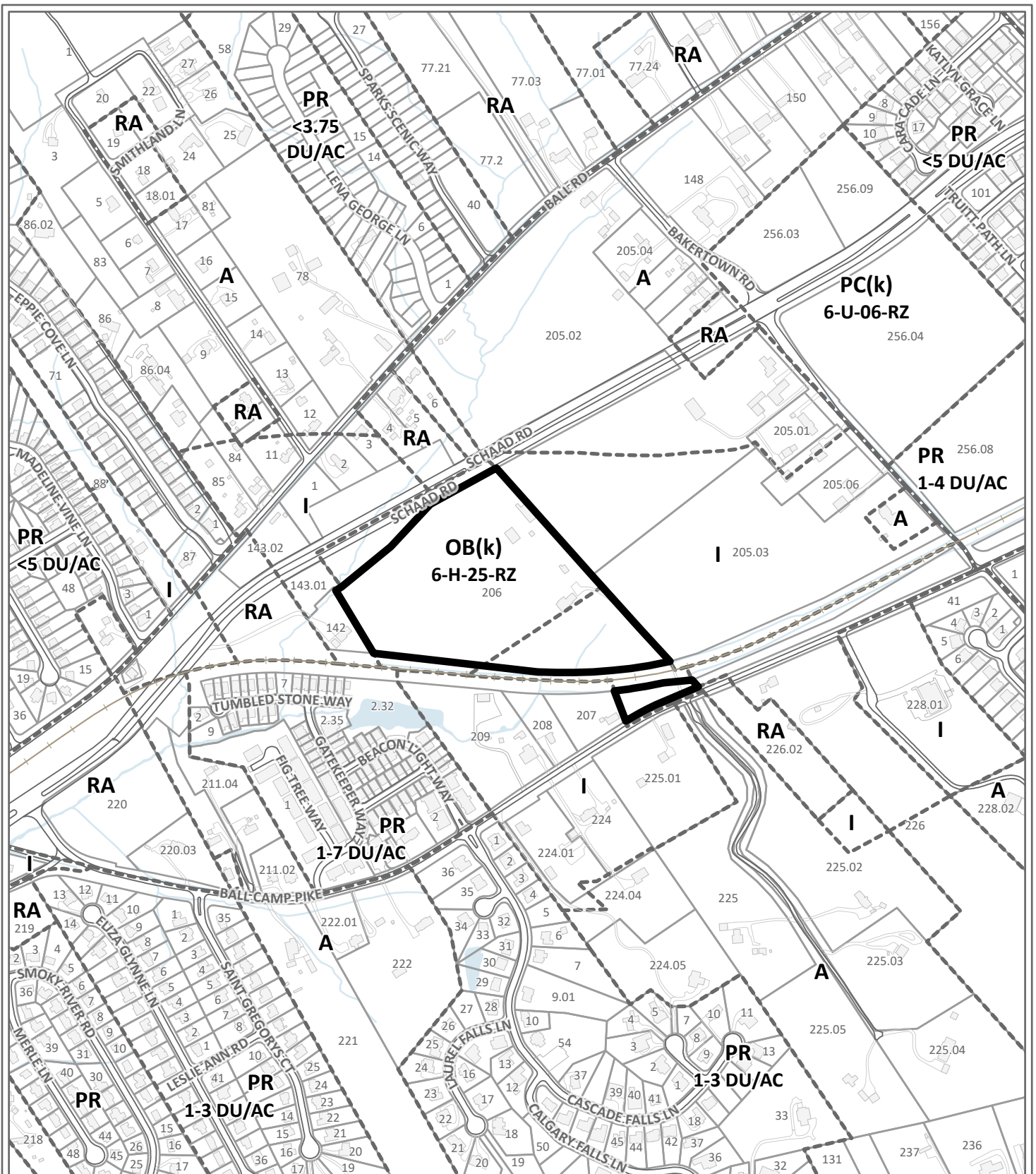
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Thompson Thrift Development Inc

**Map No:** 91

**Jurisdiction:** County





## DEVELOPMENT PLAN

11-D-25-DP



Multi-family Development in OB(k) (Office, Medical, and Related Services, with conditions), PR(k) (Planned Residential, with conditions) at 9 du/ac

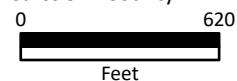
Original Print Date: 10/20/2025

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

Petitioner: Thompson Thrift Development Inc

Map No: 91

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.

Thompson Thrift Development, Inc.

Contract Purchaser

Applicant Name

Affiliation

9/26/2025

11/13/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

11-C-25-UR  
11-D-25-DP

## Correspondence

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

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

Micah Noble

Thompson Thrift Development, Inc.

Name

Company

901 Wabash Ave, Suite 300

Terre Haute

IN

47807

Address

City

State

ZIP

317-853-5489

Phone

Email

## Current Property Info

KIRBY RALPH L JR & AGNES R CO TRUSTEES 8007 Ball Camp Pike, Knoxville, TN 37931

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8007 Ball Camp Pike, Knoxville, TN 37931

091 206

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Multi-family Development

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

|                                                                                     |                                      |                |
|-------------------------------------------------------------------------------------|--------------------------------------|----------------|
| Signed by:                                                                          |                                      |                |
|  | Brian Southworth / Authorized Signor | 9/22/2025      |
| Applicant Signature                                                                 | Print Name / Affiliation             | Date           |
| 317-853-5489                                                                        |                                      |                |
| Phone Number                                                                        | Email                                |                |
|   | Melinda Massengill                   | 09/29/2025, SG |
| 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      |
|-------|------------|-------|--|-------|--|------------|
| 0404  | \$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.*

10/31/2025

11/14/2025

Date to be Posted

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

Signed by:

Brian Southworth

Brian Southworth

9/22/2025

Applicant Signature

Applicant Name

Date