



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 1-D-26-DP

AGENDA ITEM #: 33

AGENDA DATE: 1/8/2026

▶ **APPLICANT:** EXECUTION LLC

OWNER(S): Ryan Coleman

TAX ID NUMBER: 38 N B 00201

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3604 NEAL DR

▶ **LOCATION:** South side of Neal Dr, east of Tice Ln

▶ **APPX. SIZE OF TRACT:** 16141 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Neal Drive, a local street with 18-23 ft of pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

PLACE TYPE: BP (Business Park)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Office-warehouse

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office - PC (Planned Commercial)

South: Office - PC (Planned Commercial)

East: Public/quasi public land (waste center) - RB (General Residential)

West: Office - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: The area primarily features a mix of commercial, office, and industrial uses, with some residential uses to the west and north along Cunningham Road.

STAFF RECOMMENDATION:

▶ **Approve the development plan for an office warehouse in the PC (Planned Commercial) zone as depicted on the site plan, subject to 7 conditions.**

- 1) Submitting a detailed landscape plan for review and approval by Planning staff during the permitting phase.
- 2) The height of the structure shall be limited to one story.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all applicable requirements of the Knox County Engineering & Public Works department.

- 5) Installing all required landscaping proposed on the landscape plan within 6 months of obtaining a certificate of occupancy, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 6) All site lighting shall utilize full-cut fixtures that are shielded and downlit from neighboring properties.
- 7) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

COMMENTS:

This proposal is for an office warehouse facility featuring an approximate floor area of 4,250 sq ft. The site is located west of the Halls Convenience Center (household waste and recycling drop-off facility of Knox County), on a corridor of primarily office and commercial uses along Neal Drive.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

A. The PC zone is intended for a unified grouping of commercial buildings that do not require or desire a central business district location. The objective of this zone is to achieve the highest quality site design, building arrangement, landscaping, and traffic circulation patterns possible. The proposed development will have landscaped screening along the rear and eastern property boundaries, and between the parking area and the street. There is a drainage easement running along the northeastern portion of the property. The feasibility of the proposed plantings over the easement area shall be verified during the permitting phase.

B. The PC zone does not list specific permitted uses but stipulates that appropriate uses generally include offices, commercial services, and light distribution centers. The proposed use meets the intent of the PC zone. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before building permits can be issued (Article 5, Section 5.33.13).

C. The Board of Zoning Appeals has approved a reduction of the peripheral setback from 50 ft to 10 ft for the eastern property boundary (BZA file 25-Z0078). The plan meets all other dimensional standards.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated BP (Business Park) in the Knox County Comprehensive Plan, which recommends employment-intensive uses, including corporate office, light industrial, advanced manufacturing, research and development, support services, or incubator facilities for start-ups. Office and light industrial uses are listed as a “Primary Use” in the land use mix. The proposed development plan is consistent with the BP place type.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed office warehouse is consistent with Implementation Policy 3, to encourage infill and redevelopment of underutilized commercial land, and Implementation Policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The subject property is within an established corridor of office and commercial use with nearby access to a major arterial street, Maynardville Pike. Adequate utility infrastructures are provided by Knoxville Utilities Board and Hallsdale-Powell Utility District.

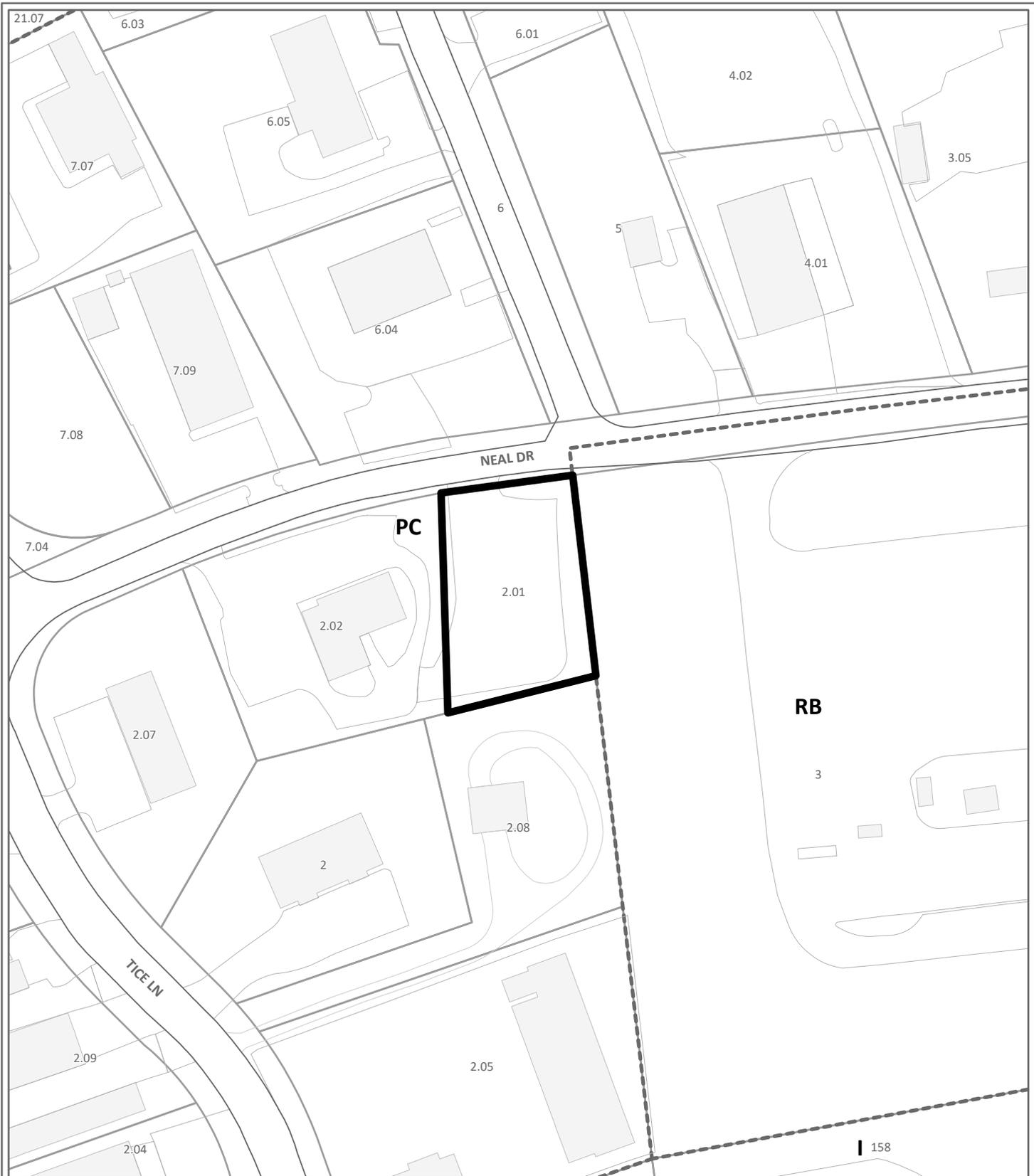
4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development and promote the expansion of the Knoxville-Knox County economy. The development plan aligns with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



DEVELOPMENT PLAN

1-D-26-DP

Petitioner: Execution LLC



Office-warehouse in PC (Planned Commercial)

Original Print Date: 12/2/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 38
Jurisdiction: County

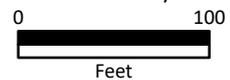


Exhibit A. Contextual Images



LOCATION MAP

1-D-26-DP



Case boundary

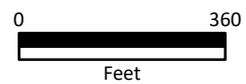


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

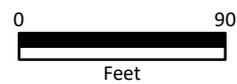


EXHIBIT B

C&C; Investments, LLC

Operational Plan & Cover Letter

Property Address: 3604 Neal Drive, Knoxville, TN 37918

Prepared For: Knoxville–Knox County Planning Commission

Cover Letter

Knoxville–Knox County Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

Re: Operational Plan for C&C; Investments, LLC
Property Address: 3604 Neal Drive, Knoxville, TN 37918

Dear Planning Staff and Commissioners,

On behalf of C&C; Investments, LLC, please accept this letter and the attached Operational Plan for review and consideration in connection with the proposed tenant use at 3604 Neal Drive, Knoxville, Tennessee.

C&C; Investments, LLC is a real estate investment and property operations company engaged in the acquisition, renovation, management, and disposition of residential and limited commercial real estate properties. The Neal Drive location is proposed to serve as the corporate headquarters for the company and will be used for administrative offices, operational management, and secure indoor storage of tools and equipment related to property maintenance activities conducted at off-site locations.

The proposed use is low-intensity and office-oriented in nature. There will be no retail sales, manufacturing, or on-site construction activity at this location. All tools, equipment, and materials will be stored entirely within the building. Normal business hours are Monday through Friday, 9:00 a.m. to 5:00 p.m., with one on-site employee. Contractor visits will be by appointment only.

The attached Operational Plan is submitted to demonstrate compliance with applicable Knox County zoning and land-use standards. We respectfully request Planning staff and the Planning Commission's review and approval.

Sincerely,

Ryan Coleman
Managing Member
C&C; Investments, LLC

Operational Plan

Company Overview

C&C; Investments, LLC is a real estate investment and property operations company. The Neal Drive location will serve as the corporate headquarters.

Proposed Use of Property

The property will be used for administrative offices, operational management, and indoor storage of tools and equipment. No retail or public-facing use is proposed.

Business Operations

The company purchases, sells, and manages residential and limited commercial properties. All construction activities occur off-site.

Hours of Operation

Monday through Friday, 9:00 a.m. to 5:00 p.m. Closed weekends and holidays.

Employees

One on-site employee (owner/operator). No construction crews or public traffic.

Storage

All tools and equipment will be stored indoors. No outdoor storage or hazardous materials.

Traffic and Parking

Minimal traffic with compliance to Knox County parking standards.

Conclusion

The headquarters operation is low-impact and consistent with Knox County zoning and planning objectives.

Landscape Plan
(showing areas intended for planting)

#1
Type "C" Screen: Partial
Boxwood (Green Mountain)
Spacing: 2.5ft on center
Height at planting: 18-24 in
Mature height: 3-4 ft
Mature width: 3-4 ft
Count : 2 Shrubs
(approx 3ft x 5ft)

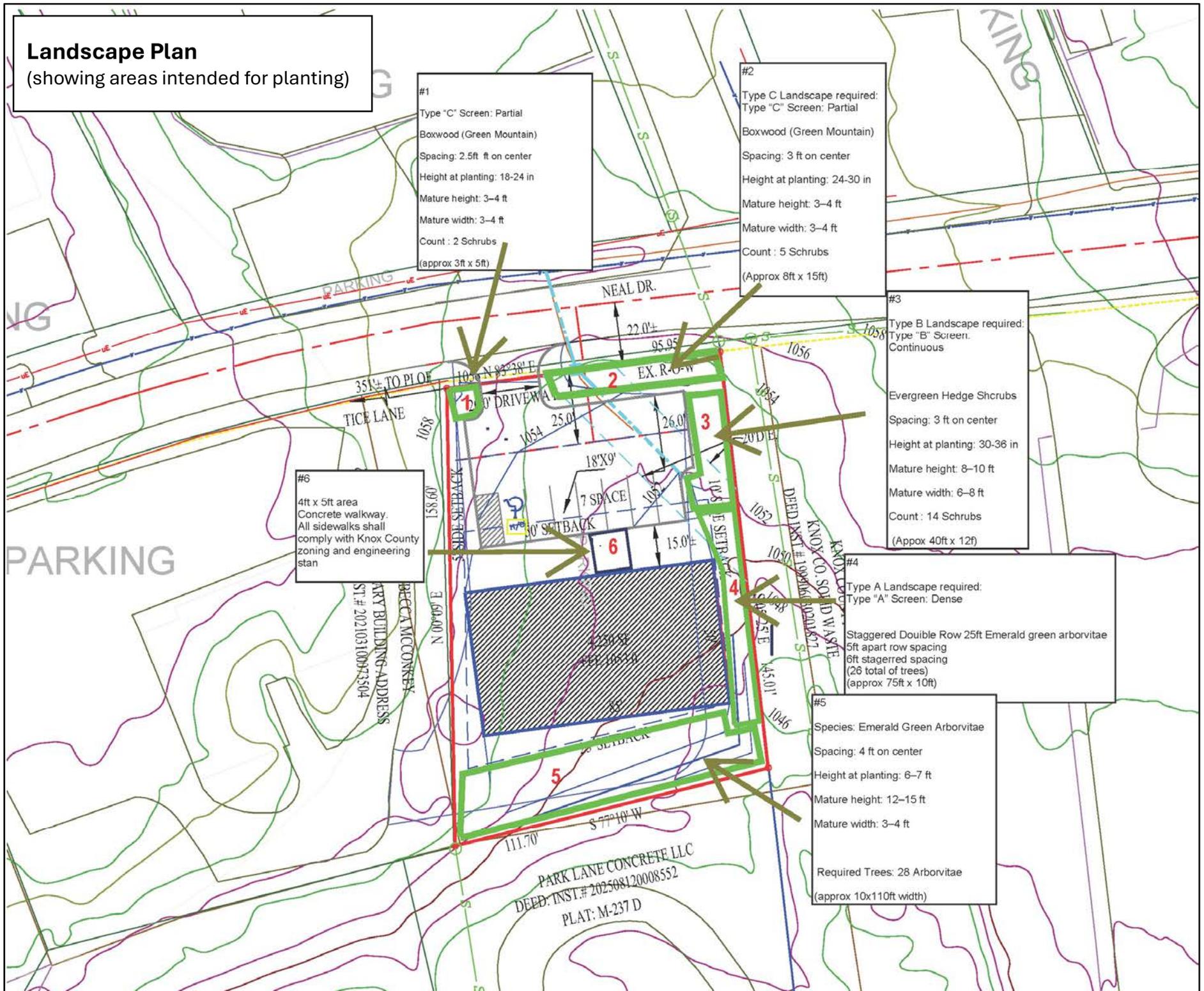
#2
Type C Landscape required:
Type "C" Screen: Partial
Boxwood (Green Mountain)
Spacing: 3 ft on center
Height at planting: 24-30 in
Mature height: 3-4 ft
Mature width: 3-4 ft
Count : 5 Shrubs
(Approx 8ft x 15ft)

#3
Type B Landscape required:
Type "B" Screen:
Continuous
Evergreen Hedge Shrubs
Spacing: 3 ft on center
Height at planting: 30-36 in
Mature height: 8-10 ft
Mature width: 6-8 ft
Count : 14 Shrubs
(Approx 40ft x 12ft)

#6
4ft x 5ft area
Concrete walkway.
All sidewalks shall
comply with Knox County
zoning and engineering
stan

#4
Type A Landscape required:
Type "A" Screen: Dense
Staggered Double Row 25ft Emerald green arborvitae
5ft apart row spacing
6ft staggered spacing
(26 total of trees)
(approx 75ft x 10ft)

#5
Species: Emerald Green Arborvitae
Spacing: 4 ft on center
Height at planting: 6-7 ft
Mature height: 12-15 ft
Mature width: 3-4 ft
Required Trees: 28 Arborvitae
(approx 10x110ft width)



Renderings of structure



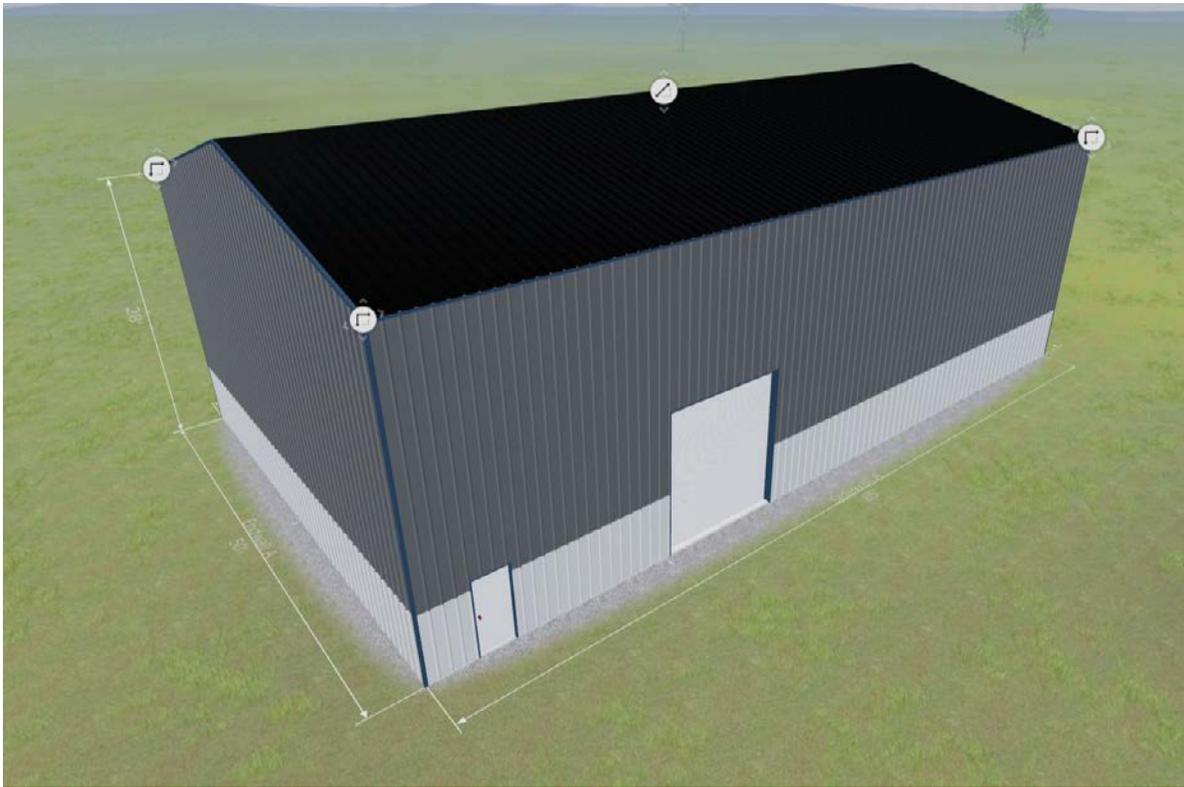
Front



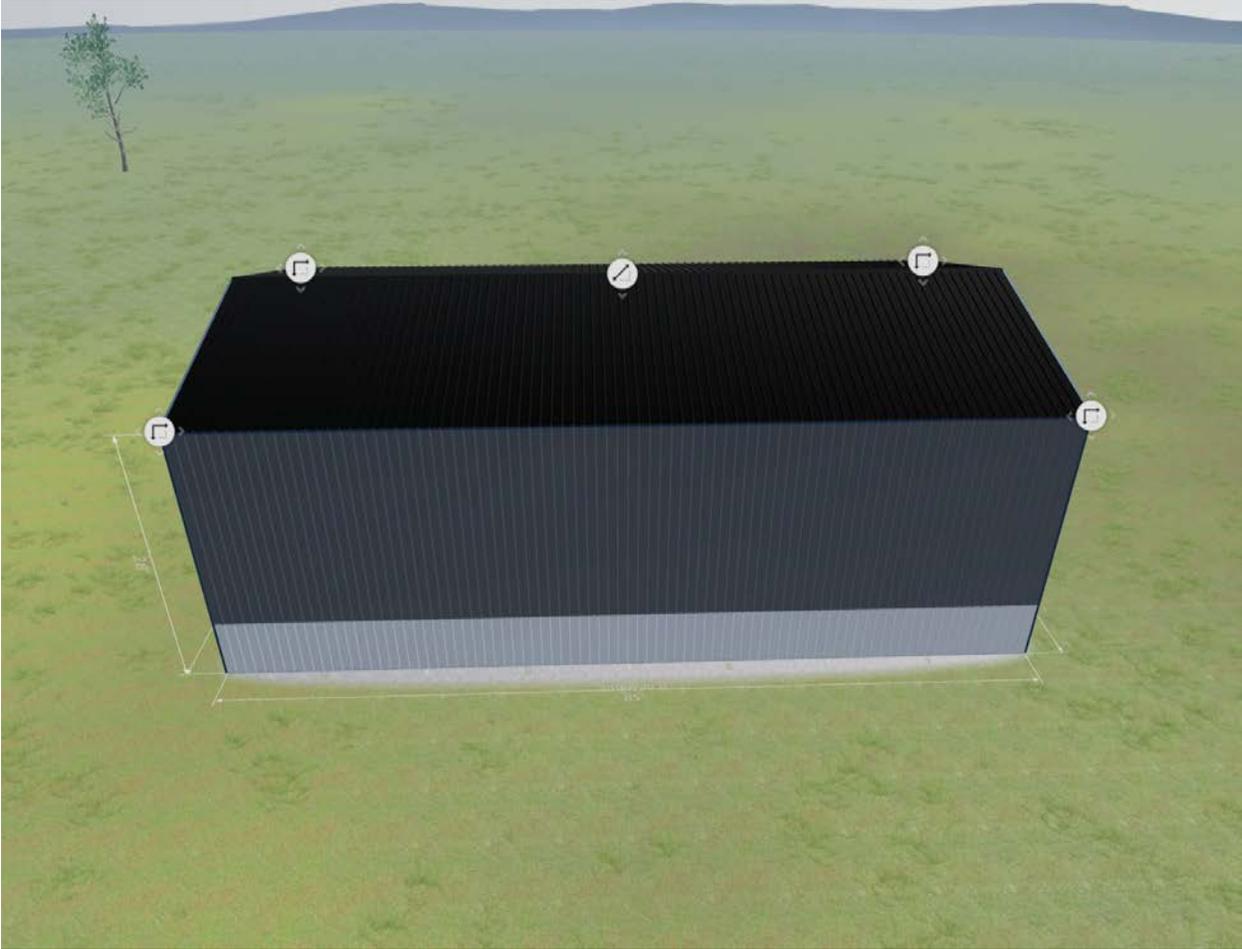
Side



Side



Side



Back

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.

12/26/2025

01/09/2026

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

Authentisign
By: Ryan Coleman, Member

Execution LLC

10-21-2025

Applicant Signature

Applicant Name

Date