

insPYRE Planning Development Request

I'm writing to submit our Planning Development Request for [insPYRE](#) .

insPYRE is a new nonprofit school for welding and metalwork in Knoxville, teaching marginalized and at-risk individuals about transformation through metalwork and empowering them with real life skills.

There is no 'typical' student: we welcome everyone, from young adults aging out of foster programs to women who have been abused and sheltered to recovering alcoholics, addicts, and also the formerly incarcerated.

Our premise is simple: in metalwork, nothing is irreconcilable. You can make mistakes and you can find solutions.

We believe that, regardless of the past, our lives are enriched by the stories that we live, and healing occurs when we, as a community, hold space for the underserved to tell their own stories and to begin their respective transformations.

Our typical day would have 6 participants and 2 teachers who would be there from 9am - 5pm.

We've had a couple of preliminary meetings to discuss things with Knoxville Codes, Building Departments, Knoxville Fire Marshal and have been working with Jessie Hillman in Knoxville Planning to make sure we have all the approvals we need and are ready to move ahead.

After submitting our request, I've received a follow up request for this information to be submitted in a Word document along with some additional clarification from Mike Reynolds:

STAFF COMMENTS:

Planning Comments

1. Provide a written plan of operations, including a description of the type of activities (training) at the facility, days and hours of operation, approximate number of students and teachers at any given time,

Our typical daily activities would include 6 participants and 2 instructors.

Our hours of operation would be 9am-5pm.

Activities would include group sessions talking about transformation and empowerment; safety meetings; as well as classroom work learning about metallurgy, blueprint reading and metalworking theory.

We would have welding practice sessions as well as shop time for participants to create wonderful objects of their own.

the layout of the space in relation to the residential use to the west, and explanation of extraction units, such how they will be utilized and where they exhaust.

a. I assume the room with the fab tables is where the noisiest part of the training happens and is on the opposite side of the building from the residents.

You are correct that the fabrication room will be on the far side of the building from the residents.

Our use of tools and ventilation should not generate noise that would go beyond our building.

The extraction units are self contained and will filter the air back into the room. Lincoln Electric has assured us the filters will be more than sufficient even if working with stainless steel or aluminum.

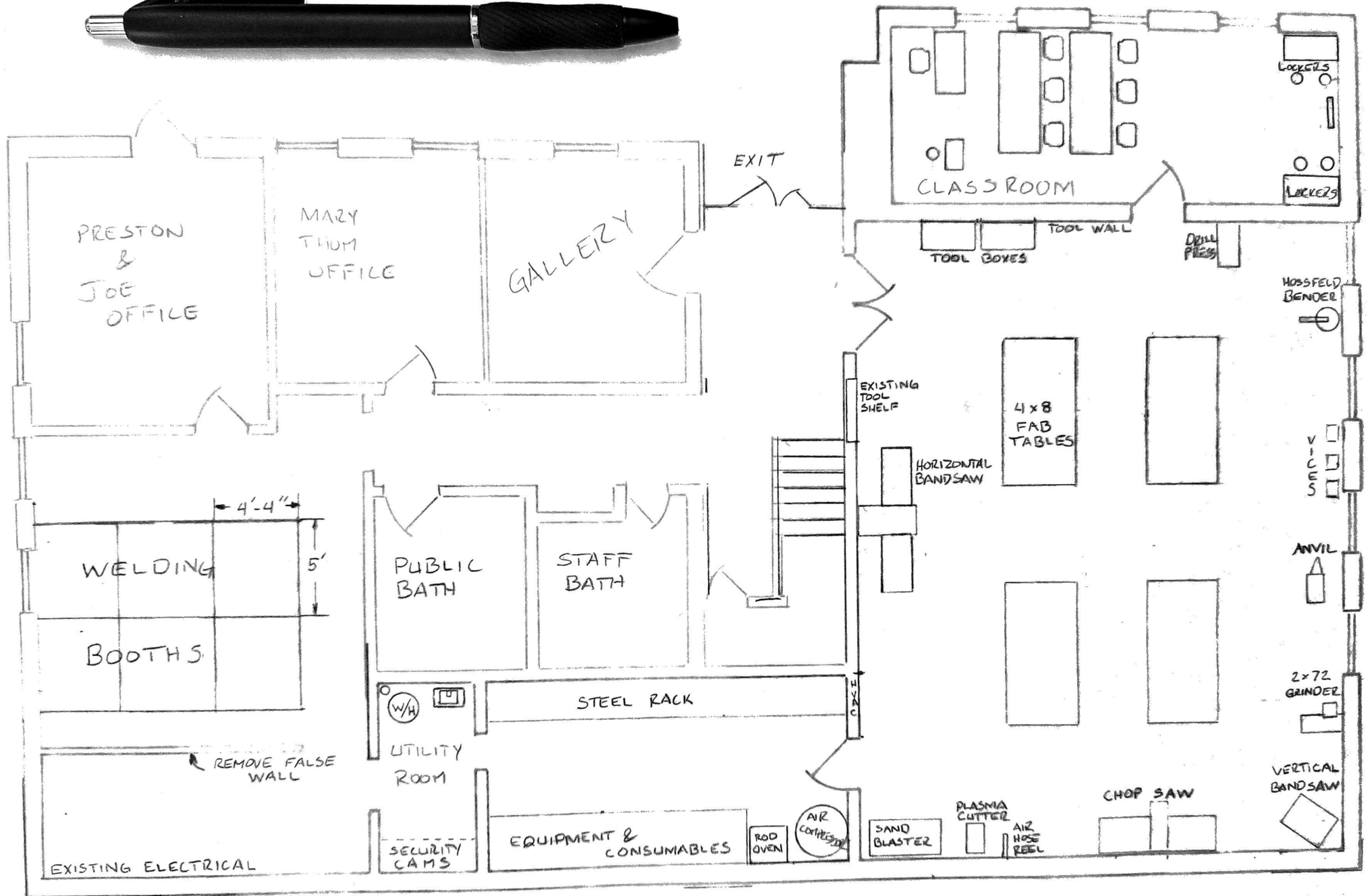
2. In the description of work, confirm whether the building will be multi-tenant. This impacts the number of parking spaces required. If the building is for the vocational school only, the parking requirement is 5 spaces per 1,000 sqft of floor area (for the entire building). If it is multi-tenant, the required parking is 3 spaces per 1,000 sqft.

a. If this is a single tenant building, a variance approval from the Board of Zoning Appeals will most likely be necessary.

This will be a multi-tenant building.

I hope this answers your questions! If there is any further clarification needed I'm happy to help. Thank you again for all your help and guidance.

Joe Hall
(586)206-2615
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3/16" = 1' SCALE

10-C-25-SU
8/25/2025

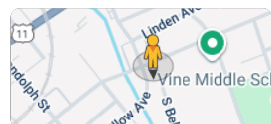
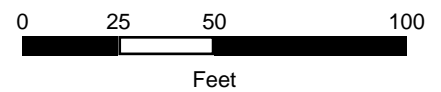




Exhibit B
10-C-25-SU



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