



# SPECIAL USE REPORT

▶ **FILE #:** 7-A-21-SU

**AGENDA ITEM #:** 31

**AGENDA DATE:** 7/8/2021

▶ **APPLICANT:** GIRISH THAKKAR / SCHEMATIC DESIGN, INC.

OWNER(S): Parth Inc. / Rameshkumar

TAX ID NUMBER: 70 H B 024

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3700 Whittle Springs Rd.

▶ **LOCATION:** Northeast corner of Whittle Springs R. & Tecoma Dr.

▶ **APPX. SIZE OF TRACT:** 0.2 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Whittle Springs Rd., a minor arterial with 24' of pavement width within 42' of right-of-way, and via Tecoma Dr., a local street with 20' of pavement width within 42' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood) (C)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Neighborhood Nonresidential Reuse -- Retail goods establishment

HISTORY OF ZONING: The property was zoned RP-1 (Planned Residential) < 12 du/ac in the mid 1970's.

SURROUNDING LAND USE AND ZONING: North: Duplex, houses -- RN-2 (Single-Family Residential Neighborhood) (C)

South: Houses -- RN-2 (Single-Family Residential Neighborhood) (C)

East: Houses -- RN-2 (Single-Family Residential Neighborhood) (C)

West: Duplexes, houses -- RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This property is located in the Whittle Springs neighborhood, east of the historic Fairmont - Emoriland neighborhood. The surrounding area is developed with single- and two-family dwellings developed in the RN-1 and RN-2 zone districts.

## STAFF RECOMMENDATION:

▶ **Approve the request for a retail goods establishment as a neighborhood nonresidential reuse at 3700 Whittle Springs Road, subject to 2 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 11 (Off-Street Parking) and Article 13 (Signs).

2. Meeting all applicable requirements of the City of Knoxville Department of Engineering, including but not limited to the parking layout and providing a physical separation between the site and right-of-way.

With the conditions noted, this plan meets the requirements for approval of a neighborhood nonresidential reuse and the criteria for approval of a special use.

#### **COMMENTS:**

This is a request for a neighborhood nonresidential reuse of a commercial structure in the RN-2 (Single Family Residential Neighborhood) Zoning District, located at the corner of Tecoma Drive and Whittle Springs Road, which is a minor arterial street. The building was purpose built as a commercial structure and was most recently a laundromat. According to the Knox County tax records, building was constructed in 1955.

As a previously existing commercial structure, it meets the City's Zoning Ordinance definition of neighborhood nonresidential reuse, defined as, "A nonresidential use, subject to special approval, within a residential neighborhood that is nonresidential in its original construction and/or use." Special use approval will allow the applicant to use the property for a retail goods establishment, which specifically excludes liquor stores and specialty food services. The proposed "neighborhood food store" is a permissible use as a retail good establishment.

The current parking lot is located in the front yard along the Whittle Springs Road frontage, and in the corner side yard along the Tecoma Drive frontage. The parking spaces require vehicles to back into the street which is a safety concern and prohibited by the zoning ordinance. The proposed site plan shows two parking stalls in front of the building that are turned parallel to Whittle Springs Road. These spaces can remain in front of the building but must be flipped so the parking is closer to the intersection and the driveway is as far from the intersection as possible. There are four parking spaces to the rear of the building with a one-way driveway with the entrance from the alley and the exit onto Tecoma Drive. This parking area has not been previously permitted so it must meet all current standards, which includes a 10-FT setback from the interior side and rear lot lines. The parking spaces may need to be located so they are perpendicular to the rear façade of the building. There is currently no curbing or other separation between the road pavement and the parking lot. A physical separation between the site and right-of-way must be established through landscaping or curbing.

#### **STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)**

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the One Year Plan, and by the following general standards:

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

A. The TDR (Traditional Neighborhood Residential) land use classification of the East City Sector Plan and the City's One Year Plan supports the current RN-2 (Single Family Residential Neighborhood) Zoning District, which allows neighborhood nonresidential reuse of a commercial structure as a special use. The TDR land use class does not prohibit commercial uses.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. The RN-2 (Single Family Residential Neighborhood) Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

B. The retail goods establishment is consistent with the intent of the RN-2 zone to permit limited nonresidential uses that are compatible with the character of the district.

C. The proposal is in compliance with the principle use standards for neighborhood nonresidential reuse per section 9.3.V. of the City's Zoning Ordinance:

Once approval of a neighborhood nonresidential reuse is granted, the structure may be reused for any of the uses in item 2 below. Any change of an approved use to another use allowed within item 2 requires a new special use approval.

1. Neighborhood nonresidential reuse establishments are only allowed within existing structures that are nonresidential in their construction and/or use as of the effective date of this Code.

2. The following nonresidential uses are permitted within a neighborhood commercial establishment:

- a. Art gallery;
- b. Art and fitness studio;
- c. Office;

- d. Personal service establishment;
  - e. Eating and drinking establishment; live entertainment—secondary use prohibited;
  - f. Retail goods establishment;
  - g. Social service center.
3. No off-street parking is required. However, any off-street parking currently provided must be maintained.
4. Drive-through facilities are prohibited.
5. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The neighborhood food store is complementary to the neighborhood and would be likely to draw clientele directly from the surrounding neighborhood.

B. The one-story structure is currently compatible in size and location with other structures in the vicinity. Any request to expand the building will require special use approval by the Planning Commission.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. Retail establishments are not restricted in the hours of operation. Vehicle traffic in the evening hours could impact nearby residences. The previous commercial uses on this site also did not have restrictions on the hours of operation.

B. Both the site plans and the business itself would be required to comply with the Article 10 of the City of Knoxville Zoning Ordinance, which regulates the aforementioned impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Due to the small size of the use, customers will likely live within close proximity.

B. The property is located on Whittle Springs Road which is a minor arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

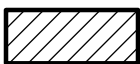
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



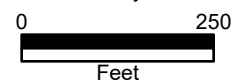
**7-A-21-SU  
SPECIAL USE**



Neighborhood Nonresidential Reuse -- Retail goods establishment in RN-2 (Single-Family Residential Neighborhood) (C)

Petitioner: Thakkar / Schematic Design, Inc., Girish

Map No: 70  
Jurisdiction: City

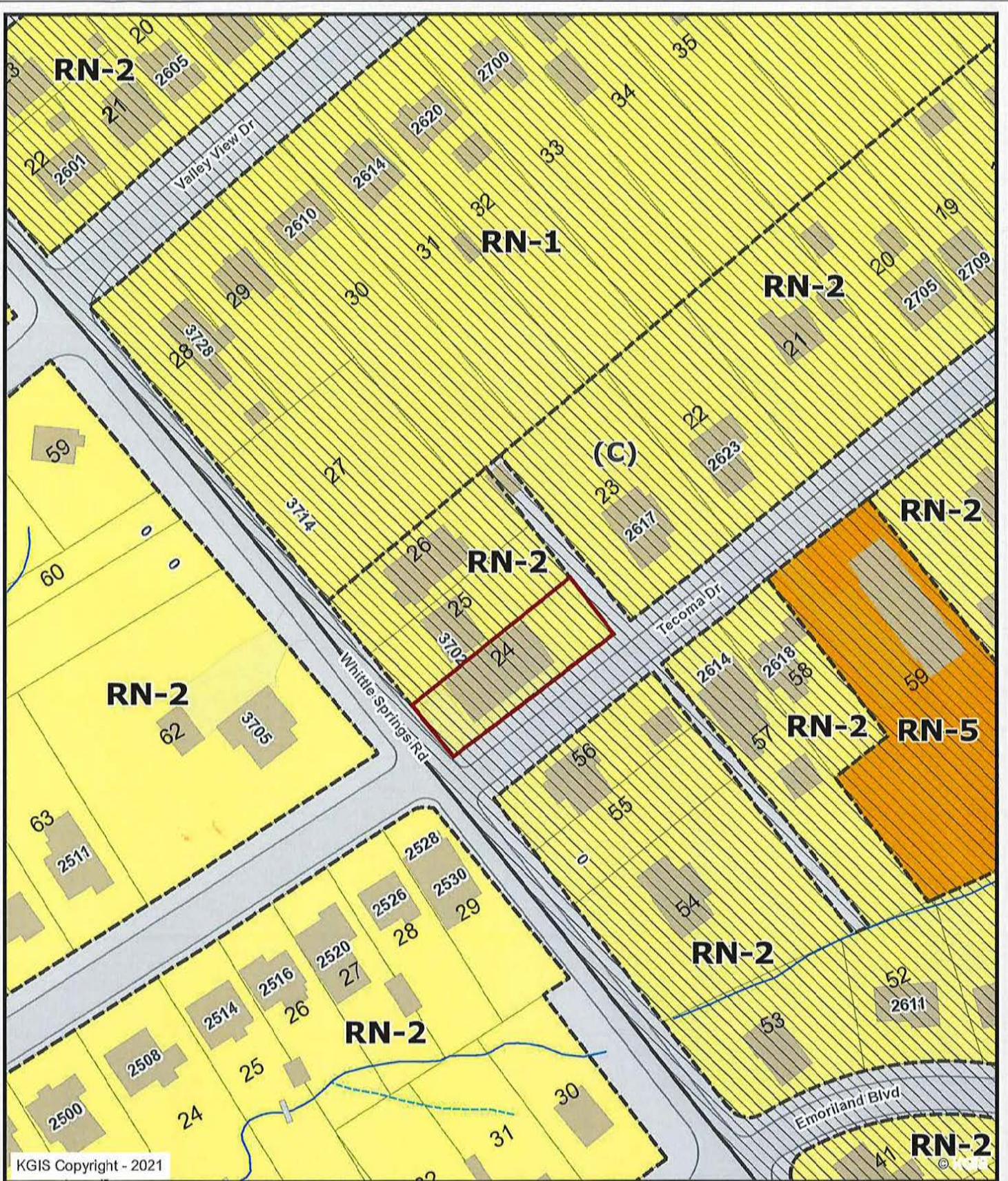


Original Print Date: 6/9/2021

Revised:

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



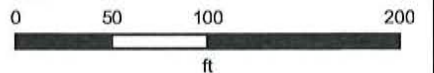


KGIS Copyright - 2021

3700 Whittle Springs Rd.



Printed: 5/4/2021 at 7:51:42 AM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

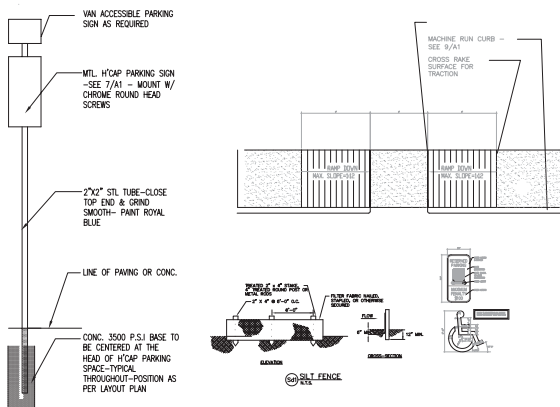


**GENERAL NOTES:**

- Contractor shall get himself familiar with the site, existing features, drainage, soil properties, and other requirements before proceeding the work.
- Contractor shall survey, verify, and investigate all underground, topographic information, and soil characteristic before proceeding work. Contractor shall obtain authorization prior to making changes to or interruption of utilities and shall minimize the effect on their operation prior to any excavation, or removal of any pipe from service. Contractor shall relocate all utility lines, cables, wiring and existing piping before beginning to work.
- Contractor shall comply with the construction safety standards, OSHA, 1999 Standard building codes and all prevailing construction standards.
- Contractor shall verify all measurements, property information, before committing to work or proceeding the work.
- All Structural steel shall conform to the latest AISC specification and codes of standard practice for the design, fabrication and erection of structural steel for buildings and to section 4.7.1 fabrication and erection of structural steel.
- All welding shall conform to the AWS structural welding code. All operators shall be qualified by the test prescribed in AWS standard qualification procedure.
- Materials
  - Structural steel - ASTM A36
  - Welded connections - Conforming to ASTM A-233, class E 10XX
  - Concrete: All concrete work shall comply to (3000 psi @ 28 days compressive strength) the latest ACI specification (ACI 318) for building code requirements.

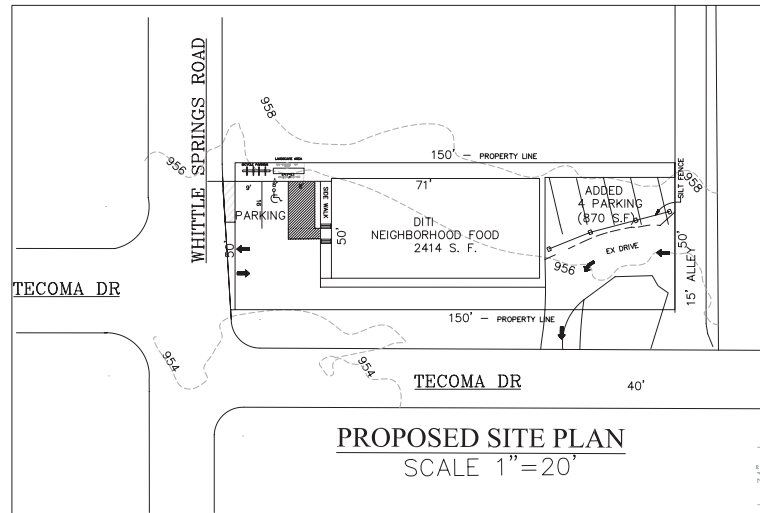
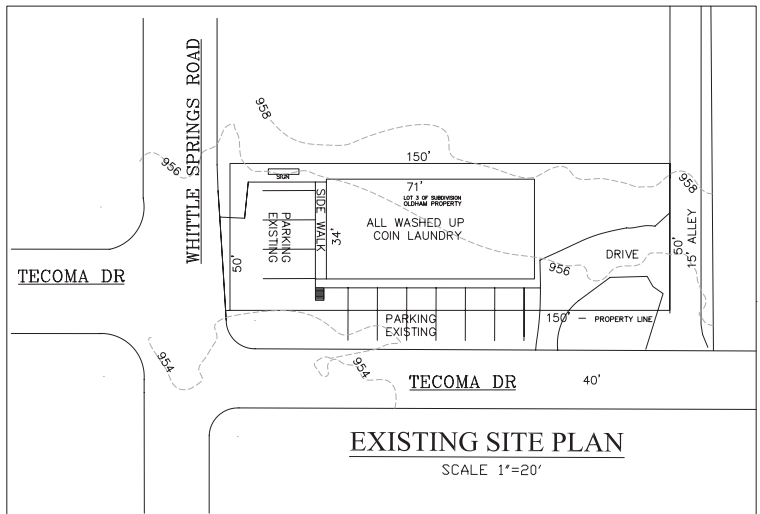
**EROSION CONTROL NOTES:**

- Erosion control practices must comply with the minimum best management practices for storm water management and erosion control in compliance with Tennessee Department of Environment and City of Knoxville.
- The installation of erosion control measures are to be accomplished prior to any other construction on the site and maintain until permanent ground cover is established.
- Disturbed areas shall be stabilized with sod or permanent seeding as soon as per erosion and sedimentation control requirements per Tennessee Department of Environment and City of Knoxville.
- See City of Knoxville Land Development Manual, BMP Manual and TDOT standards for additional details prior to any work.



**PROPOSED IMPROVEMENT BY OWNER:**  
 ADDED PARKING AND LANDSCAPE AREA PER CITY COMMENTS.

IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR FINAL COORDINATION OF MATERIALS AND METHODS WITH THE OWNER. Any wall, beam, or a structural member shall be reviewed carefully prior to its removal.



**DISTURBED AREA=870-225=645 SF (0.01 AC)**  
**NO CHANGE IN GRADING**

**PROJECT NAME:** DITI NEIGHBORHOOD MARKET  
 FOOD MARKET/GROCERY STORE  
 RETAIL (PREVIOUSLY WASH UP COIN LAUNDRY)

**OWNER'S NAME:** RAMESH PATEL,  
 3700 WHITTLE SPRINGS ROAD  
**CONTACT:** GIRISH THAKKAR, SCHEMATIC DESIGN, INC  
 865 521 7100  
 EMAIL: schematicdesign@gmail.com

**APPLICABLE CODES:** 2008 IRC BUILDING CODE  
 2008 IRC ENERGY CONSERVATION CODE  
 2008 EDITION OF NATIONAL ELECTRICAL CODE  
 2008 NFPA EXISTING BUILDING CODE  
 2008 INTERNATIONAL PLUMBING CODE  
 2008 INTERNATIONAL MECHANICAL CODE  
 2008 INTERNATIONAL GAS CODE  
 2009 IBC SAFETY CODE  
 2009 ICC 407.1 EDITION OF

**ZONING SETBACK:** RN-2 FRONT 20' REAR 25'  
 SIDE 5' CORNER SIDE 12'  
 CITY OF KNOXVILLE ZONING ORDINANCE

**OCCUPANCY:** FOOD PANTRY - GROUP M - Mercantile

**CONSTRUCTION TYPE:** TYPE V, UNPROTECTED, NONSPRINKLED BLOCK & FRAME

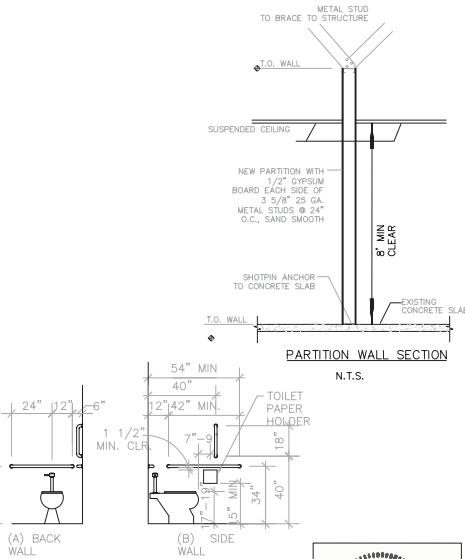
**ACTUAL BUILDING AREA:** 2,414 SF  
**SITE AREA:** 0.172 ACRES (7500 SF)

ALL WORK (IF ANY) SHALL BE INSTALLED BY A LICENSED MECHANICAL CONTRACTOR. ALL MECHANICAL WORK SHALL MEET ALL LOCAL STATE CODE AND ORDINANCES AND COMPLY WITH THE 2012 ICC MECH. CODES.

ALL WORK (IF ANY) SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR. ALL PLUMBING WORK SHALL MEET ALL LOCAL AND STATE CODE AND ORDINANCES AND COMPLY WITH THE 2012 ICC PLUM. CODES.

**PARKING LOT SIZE REQUIREMENTS**  
 PARKING REQUIRED:  
 BASED ON OCCUPANCY  
 PARKING SPACES REQUIRED 2412/1000(2)=5  
 2412 S.F. FOOD PANTRY 2/1000 S.F 11-2 PROVIDES TOTAL = 6  
 TOTAL PARKING SPACES PROVIDED = 6  
 1 HANICAP = 1 HANICAP = 1 HANICAP ACCESSIBLE PARKING SPACE PROVIDED

**LOCATION MAP NO SCALE:** (Small map showing the site location on a street grid.)



**7-A-21-SU**  
**6/23/2021**

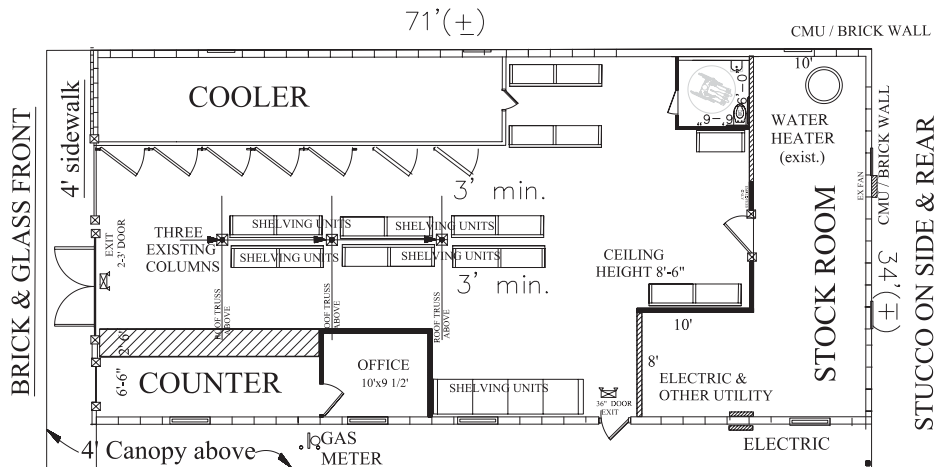
REVISIONS		
NO.	DATE	DESCRIPTION
0	04/15/21	INITIAL ISSUE
1	04/15/21	

SCHEMATIC DESIGN INC.  
 (ALL RIGHTS RESERVED)



**SITE PLAN/EROSION CONTROL PLAN**  
**PROPOSED DITI NEIGHBORHOOD FOOD STORE**  
**3700 WHITTLE SPRINGS ROAD**  
**KNOXVILLE, TN 37917**  
**PARCEL ID 070HB024**

**PROJECT NO.:**  
**DRAWN BY:** NSG  
**SCALE:** AS NOTED  
**DATE:** 04/15/21  
**C-1**



## PROPOSED FLOOR PLAN

SCALE 1/8"=1'-0"

RETAIL AREA =1250 S.F. TOTAL= 2400 S.F.

### PROPOSED IMPROVEMENT BY OWNER:

REMOVE WASHERS, DRYERS, RELATED PLUMBING, ELECTRICAL, PARTITION WALLS, AND THEN BUILD NEW FLOOR PLAN RELATED PARTITION WALLS, COUNTER AND COOLER AREA AS SHOWN. REPAIR OR REWORK ROOF COVERING AND FRAMING. CONSTRUCT NEW ADA BATHROOM REPLACE FLOORING, UPGRADE HVAC SYSTEM, AND PAINT.

IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR FINAL COORDINATION OF MATERIALS AND METHODS WITH THE OWNER.

ANY WALL, BEAM OR A STRUCTURAL MEMBER SHALL BE REVIEWED CAREFULLY PRIOR TO ITS REMOVAL.

#### NOTE:

MECHANICAL, PLUMBING AND ELECTRICAL DIAGRAMS IF SHOWN ON THESE PLANS ARE INTENDED TO PROVIDE THE MOST COMPLETE INFORMATION POSSIBLE. THEY ARE NOT TO BE CONSIDERED ENGINEERED PLANS. IF THE SERVICES OF A LICENSED ENGINEER ARE REQUIRED IT SHALL BE THE RESPONSIBILITY OF THE CLIENT TO COMMISSION SUCH SERVICES.

PROJECT NAME: DITI NEIGHBORHOOD MARKET  
FOOD MARKET/GROCERY STORE  
RETAIL (PREVIOUSLY WASH UP COIN LAUNDRY)

OWNER'S NAME: RAMESH PATEL,  
3700 WHITTLE SPRINGS ROAD  
CONTACT: GIRISH THAKKAR, SCHEMATIC DESIGN, INC  
865 531 7101  
EMAIL: schematicdesign@gmail.com

APPLICABLE CODES: 2018 IBC BUILDING CODE  
2018 INT. ENERGY CONSERVATION CODE  
2017 EDITION OF NATIONAL ELECTRICAL CODE  
2018 INT. EXISTING BUILDING CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL FUEL GAS CODE  
NFPA 101 SAFETY CODE  
2009 ICC A117.1 EDITION OF

ZONING: RN-2  
SETBACK ; FRONT 20' REAR 25'  
SIDE 5' CORNER SIDE 12.  
CITY OF KNOXVILLE ZONING ORDINANCE

OCCUPANCY: GROUP M - Mercantile

CONSTRUCTION TYPE: TYPE V, UNPROTECTED, NONSPRINKLED  
BLOCK & FRAME

ACTUAL BUILDING AREA: 2,414 S.F.

SITE AREA: 0.172 ACRES (7500 S.F.)

ALL WORK (IF ANY) SHALL BE INSTALLED BY A LICENSED MECHANICAL CONTRACTOR. ALL MECHANICAL WORK SHALL MEET ALL LOCAL STATE CODE AND ORDINANCES AND COMPLY WITH THE 2012 ICC MECH. CODES.

ALL WORK (IF ANY) SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR. ALL PLUMBING WORK SHALL MEET ALL LOCAL AND STATE CODE AND ORDINANCES AND COMPLY WITH THE 2012 ICC PLUM. CODES.

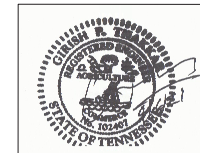
#### LEGEND

- EXISTING PARTITION WALL
- REMOVE PARTITION WALL
- NEW PARTITION WALL  
2x4 METAL STUD WITH 1/2" GYPSUM BOARD ON BOTH SIDES
- GLASS FRONT
- EXIT SIGN & EMERGENCY LIGHT WITH BATTERY PACK WIRE TO LOCAL LIGHTING CIRCUIT
- EMERGENCY LIGHT WITH BATTERY PACK WIRE TO LOCAL LIGHTING CIRCUIT
- 3' SWINGING DOOR  
32" CLEAR
- PORTABLE EXTINGUISHER, 10LB. TYPE K @45" A.F.F. MAX.  
ABC PORTABLE EXTINGUISHER, 10LB. @ 48" A.F.F. MAX.



LOCATION MAP NO SCALE

7-A-21-SU  
6/23/2021



REVISIONS		
NO.	DATE	DESCRIPTION
0	04/15/21	ASSET FOR CITY COMMISSION

SCHEMATIC DESIGN INC.  
(ALL RIGHTS RESERVED)



PROPOSED FLOOR PLAN  
PROPOSED DITI NEIGHBORHOOD FOOD STORE  
3700 WHITTLE SPRINGS ROAD  
KNOXVILLE, TN 37917  
PARCEL ID 0701HB024

PROJECT NO.:  
DRAWN BY: NSG  
SCALE: AS NOTED  
DATE: 04/15/21

C-2

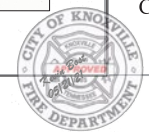
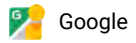




Image capture: Feb 2019 © 2021 Google

Knoxville, Tennessee



Street View

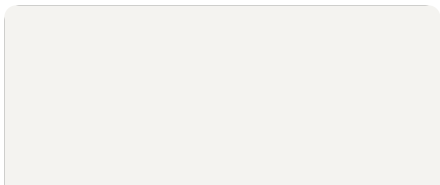
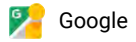




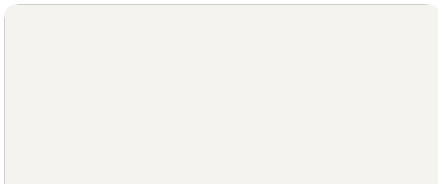


Image capture: Feb 2019 © 2021 Google

Knoxville, Tennessee



Street View





---

**Fwd: Former Planned District at 3700 Whittle Springs Rd. - removal of C designation required?**

1 message

---

**Amy Brooks** <amy.brooks@knoxplanning.org>  
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Tue, May 4, 2021 at 1:24 PM

Mike - see below. Let me know if you want to discuss further. They should be able to go straight to the SU process for neighborhood non residential.



Amy Brooks, AICP  
Executive Director

865-215-4001 (office)  
865-679-9020 (cell)



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **Amy Brooks** <amy.brooks@knoxplanning.org>  
Date: Mon, Mar 22, 2021 at 4:59 PM  
Subject: Re: Former Planned District at 3700 Whittle Springs Rd. - removal of C designation required?  
To: Michelle Portier <michelle.portier@knoxplanning.org>

Hi Michelle,

According to City Law they will not need to remove the "C" and can go straight to the special use process due to the length of time it has been used as a neighborhood non residential use, the lack of plan (does it predate when we required plans?). Did you confirm with the City that it was legally permitted as a non residential use? And, you'll want to make sure that their use falls within what is allowable.

**Neighborhood Nonresidential Reuse**

Once approval of a neighborhood non-residential reuse is granted, the structure may be reused for any of the uses in item 2 below. Any change of an approved use to another use allowed within item 2 requires a new special use approval.

On Mon, Mar 1, 2021 at 1:10 PM Michelle Portier <michelle.portier@knoxplanning.org> wrote:

Amy,

I had an architect contact me about 3700 Whittle Springs Rd. It is zoned RN-2, but was zoned RP-1 prior to the new zoning ordinance and therefore has the "C" designation with hatching on the zoning map. Planning Cases doesn't show a case for the property, so the zoning must be very old. Terry and I have researched it and we have no records for the RP-1 rezoning or plans, but this is what we found:

- A case for a nearby property shows zoning on this property as "Commercial"
- A use on review case for the property across the street (3705 Whittle Springs Rd) in 1987 had a map of the area that shows the zoning for 3700 Whittle Springs as RP-1, so it changed at some point between 1960 and 1987.

The property is currently being used for a laundromat, but perspective buyers would like to convert it into a convenience store. They would be able to convert the interior to a convenience store with special use approval for a Neighborhood nonresidential reuse in the RN-2 zone. I've advised him to contact the City's engineering department about the parking, since it backs out onto the street.

My question is, if they decide to move forward, do they need to remove the C designation even if there is no plan on record for the property/neighborhood?

Thanks!

--

**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Girish Thakkar/Schematic Design, Inc

Applicant Name		Affiliation
05/03/21	July 8, 2021	File Number(s)
Date Filed	Meeting Date (if applicable)	7-A-21-SU

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Girish Thakkar

Schematic Design, Inc

Name	Company		
9047 Executive Park Drive, Suite 226	Knoxville	TN	37923
Address	City	State	ZIP
865-531-7101	schematicdesign@gmail.com		
Phone	Email		

### CURRENT PROPERTY INFO

Parth Inc /Rameshkumar	4270 Gen Carl Stiner Hwy, Lafollette,37766		931-265-2070
Owner Name (if different)	Owner Address	Owner Phone	
3700 Whittle Springs Rd Knoxville, TN 37917	070HB024	931-265-2070	
Property Address	Parcel ID		
kub	kub		
Sewer Provider	Water Provider	Septic (Y/N)	

### STAFF USE ONLY

northeast corner of Whittle Springs Rd. & Tecoma Dr.		.2 acres
General Location		Tract Size
<input checked="" type="checkbox"/> City	<input type="checkbox"/> County	
4th	RN-2 (C)	CO (Coin Laundry)
District	Zoning District	Existing Land Use
East City	TDR	N/A
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation



## DEVELOPMENT REQUEST

- Development Plan     Use on Review / Special Use     Hillside Protection COA  
 Residential     Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) **CHANGE OF USE FROM "ALL WASHED UP" COIN LAUNDRY TO FOOD P/**  
**GROCERY STORE**

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number     Combine Parcels     Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

## ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0402	450.00	
Fee 2		
Fee 3		
		\$450.00

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

*G. Thakkar* 5/2/21  
Applicant Signature

Girish Thakkar/Schematic Design, Inc  
Please Print

5/2/21  
Date

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

*Sherry Michienzi*  
Staff Signature

Sherry Michienzi  
Please Print

5/4/2021  
Date

*Sum*  
5/5/21