

REZONING

7-M-24-RZ

Petitioner: Priyanka Patel

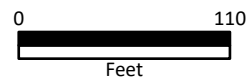


From: A (Agricultural)

To: CA (General Business)

Map No: 62

Jurisdiction: County



Original Print Date: 6/3/2024

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



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Priyanka Patel

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-M-24-RZ

File Number(s)

CORRESPONDENCE

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

Prigemka Pettel

Name / Company

5481 Garden Cress Trl Knoxville TN 37914

Address

423-774-7114 / 797kenny@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Prigemka Pettel

Owner Name (if different)

5481 Garden Cress Trl Knoxville TN 37914

Owner Address

423-774-7114 / 797kenny@gma

Owner Phone / Email

8529 ASHEVILLE HWY

Property Address

62 211

Parcel ID

Part of Parcel (Y/N)?

9605 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Asheville Hwy, east of Cedar Ridge Rd

General Location

City **Commission District 8 A (Agricultural)**

County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

East County CMU (Corridor Mixed-use)

Planning Sector Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

| | |
|---|-------------------------------|
| <input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use | Related City Permit Number(s) |
| <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential | |
| Home Occupation (specify) _____ | |
| Other (specify) _____ | |

SUBDIVISION REQUEST

| | |
|--|------------------------------|
| Proposed Subdivision Name | Related Rezoning File Number |
| Unit / Phase Number | |
| Additional Information _____ | |
| <input type="checkbox"/> Attachments / Additional Requirements | |

ZONING REQUEST

| | |
|--|--------------------------|
| <input checked="" type="checkbox"/> Zoning Change CA (General Business) | Pending Plat File Number |
| Proposed Zoning | |
| <input type="checkbox"/> Plan Amendment Proposed Plan Designation(s) | |
| Proposed Density (units/acre) Previous Rezoning Requests | |
| Additional Information _____ | |

STAFF USE ONLY

| | | |
|--|-------------------|-------|
| PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission | Fee 1 | Total |
| ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan) | \$1,000.00 | |
| ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection) | Fee 2 | |
| | Fee 3 | |

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.

| | | |
|--------------------------|--|--------------------------|
| Applicant Signature | Priyanka Patel Please Print | 5/28/2024 Date |
| Phone / Email | | |
| Property Owner Signature | Prigemka Pettel Please Print | 5/28/2024 Date |

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

2) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Planning
KNOXVILLE | KNOX COUNTY

Development Request

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

- SUBDIVISION**
- Concept Plan
 - Final Plat

- ZONING**
- Plan Amendment
 - SP
 - PA
 - Rezoning

Rajemka Patel
Applicant Name _____ Affiliation _____

5/24/2024 Date Filed 7/10/2024 Meeting Date (if applicable) File Number(s)

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

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

Rajemka Patel
Name _____ Company _____

5481 Garden Cross Trail, Knoxville Address TN City 37919 State ZIP

423 774 7114 Phone 797kenny@gmail.com Email

CURRENT PROPERTY INFO

Rajemka Patel Property Owner Name (if different) 5481 Garden Cross Trail, Knoxville, TN Property Owner Address 4237747114 Property Owner Phone

8589 Asheville Hwy Property Address Knoxville TN 37924 Parcel ID 062 211

KOB Sewer Provider KOB Water Provider NO Septic (Y/N)

STAFF USE ONLY

General Location _____ Tract Size _____

City County District Zoning District Existing Land Use

Planning Sector Land Use / Place Type
CITY COUNTY Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Combine Parcels Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) Plat 8/1/02

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Commercial CA zone
Proposed Zoning

Plan Amendment Change _____
Proposed Plan Designation(s)

Pending Plat File Number

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

Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)

Traffic Impact Study

COA Checklist (*Hillside Protection*)

| Fee 1 | Total |
|-------|-------|
| | |
| Fee 2 | |
| | |
| Fee 3 | |
| | |

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

[Signature]
Applicant Signature

[Signature]
Please Print

5/25/2024
Date

Phone Number _____

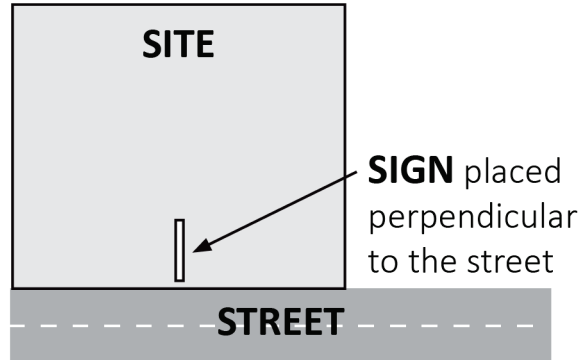
Email _____

Property Owner Signature _____

Please Print _____

Date Paid _____

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ June 28, 2024 _____ and _____ July 12, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Priyanka Patel

Date: 5/28/2024

File Number: 7-M-24-RZ



Sign posted by Staff



Sign posted by Applicant