

**11-D-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

Petitioner: Firas Mishu



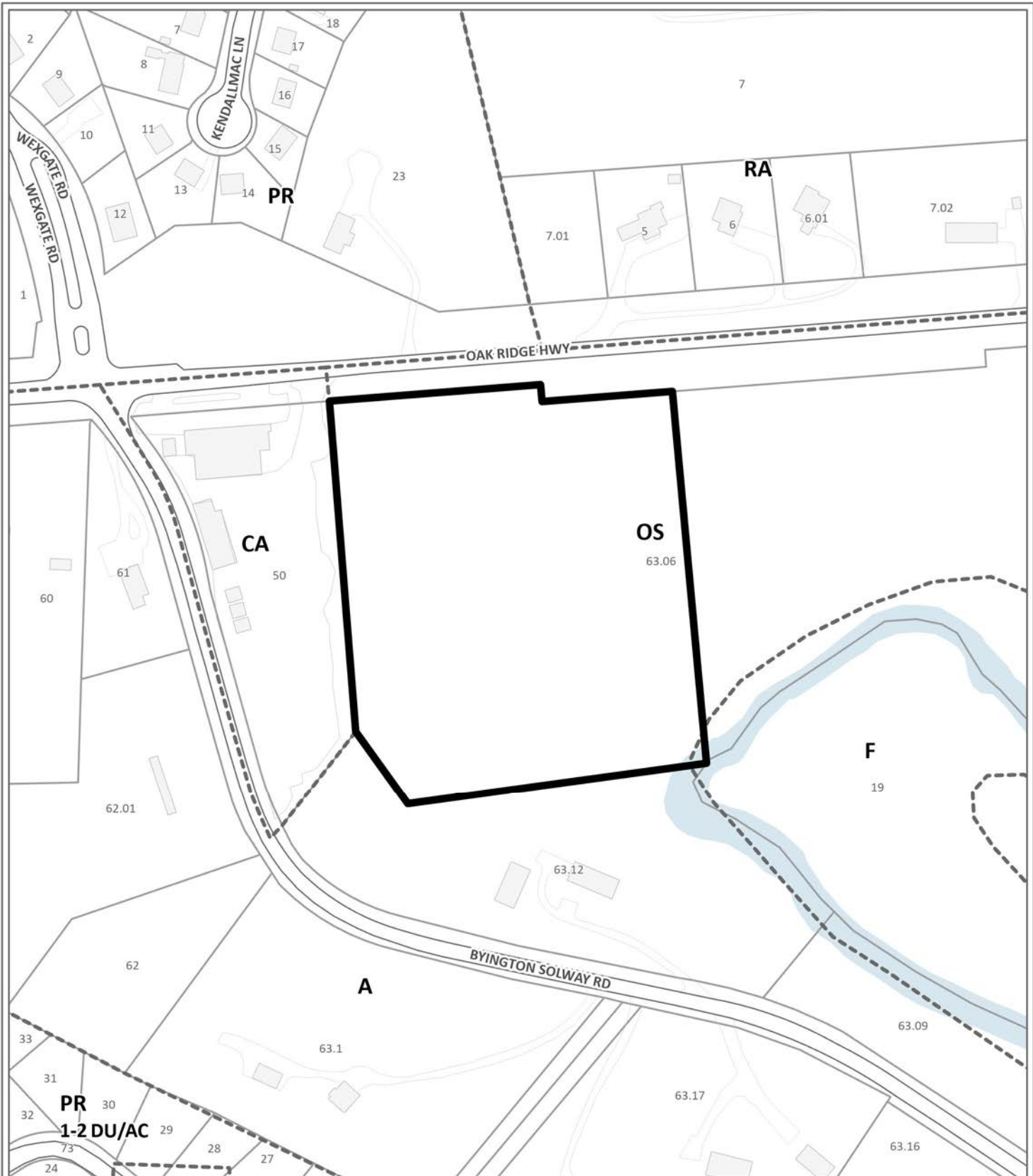
From: SR (Suburban Residential), HP (Hillside Protection), SP
To: CMU (Corridor Mixed-use), HP (Hillside Protection), SP (Stream Protection)

Map No: 90
Jurisdiction: County

Original Print Date: 10/9/2024

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





REZONING

11-R-24-RZ

Petitioner: Firas Mishu

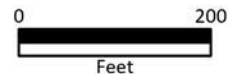


From: OS (Open Space), F (Floodway)

To: CA (General Business), F (Floodway)

Map No: 90

Jurisdiction: County



Original Print Date: 10/9/2024

Knoxville - Knoxville 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

Firas Mishu

Applicant Name

Owner

Affiliation

9/30/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-R-24-RZ / 11-D-24-PA

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Firas Mishu M & W Drilling

Owner Name (if different)

8321 And 0 Oak Ridge Hwy Knoxville TN 37931

Owner Address

865-690-0128 / fmishu@mwdril

Owner Phone / Email

0 OAK RIDGE HWY / 8321 Oak Ridge Highway

Property Address

90 06306 (part of) 090 050

Parcel ID

6.65 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*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.***

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), F (Floodway) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	CMU (Corridor Mixed-use) 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)	\$2,515.00	
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	Firas Mishu Please Print	9/30/2024 Date
Phone / Email		
Property Owner Signature	Firas Mishu M & W Drilling Please Print	9/30/2024 Date



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

Firas Mishu		Owner
Applicant Name	Affiliation	
09/29/2024	November 14, 2024	File Number(s)
Date Filed	Meeting Date (if applicable)	11-D-24-PA

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

Benjamin C. Mullins	Frantz, McConnell & Seymour, LLP		
Name	Company		
550 West Main Street, Suite 500	Knoxville	TN	37902
Address	City	State	ZIP
865-546-9321	bmullins@fmsllp.com		
Phone	Email		

CURRENT PROPERTY INFO

Firas Mishu/M&W Drilling	8321 Oak Ridge Hwy. Knoxville TN 37931	865-690-0128
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
8321 and 0 Oak Ridge Hwy (part of)	090 050 and 090 6306 (part of)	
Property Address	Parcel ID	
WKUD	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT *Sign and return the Public Notice & Community Engagement form with this application.*

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.**

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) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 CA for ~6.65 acres on 0 Oak Ridge Hwy (PID No. 090 06306)
 Proposed Zoning _____

Plan Amendment Change
 CMU for all of 090 050 and ~6.65 acres of 090 06306
 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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Fee 2	Fee 3	Total
0609			
	0804		
			\$2,515.00

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 Firas Mishu Date _____
 Please Print
 865-690-0128 fmishu@mwdrillingllc.com
 Phone Number Email

 Property Owner Signature Firas Mishu Date Paid 09/30/2024, SG
 Please Print

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either

- There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

Error/Omission in the Plan: In 2016, the county approved an expansion of the CA zoning and a sector plan amendment to C commercial because the sector plan failed to recognize an established commercial business and the Sector Plan Amendment to make the existing commercial business operative. See 5-D-16-RZ and 5-B-16-SP. Shortly following this map amendment, the overall NW County Sector Plan was amended which inadvertently reverted the sector plan back to AG for the entire parcel. The recent land use map amendment failed to recognize the error in the existing sector plan and its inconsistency with an established commercial operation with existing CA zoning.

Conditions have changed: The established commercial operation, a contractor's office, has continued to grow and flourish at this location and needs to expand its operations on its own property. The need for expanding commercial uses in the county along major arterials continues to rapidly grow and expand. Approval of this plan amendment will recognize the trend of commercial use of the site.

There is established CMU land use placetypes along this corridor and it is appropriate to expand it to areas of existing commercial use that needs further expansion.

Policy 2: The existing community character of this location is an established commercial operation.
Policy 3. Making the plan consistent with established commercial development, and also allowing its expansion, is encouraging infill and continued development of commercially utilized land.

Digitally signed by: 48914d33-f15c-42e6-9c5d-afa097d63803
DN: CN = 48914d33-f15c-42e6-9c5d-afa097d63803
Date: 2024.09.29 10:11:21 -04'00'

for Firas Mishu

9-30-24

Property Owner Signature

Print Name

Date

11-R-24-RZ & 11-D-24-PA

By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

FILE NUMBER



Public Notice and Community Engagement

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.

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).

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.

11/01/2024

~~November 2, 2024~~

November 15, 2024

Date to be Posted

Date to be Removed

Firas Mishu

Applicant Signature

Applicant Name

Date

11-R-24-RZ & 11-D-24-PA

FILE NUMBER

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting