

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

Petitioner: Sandra LLC

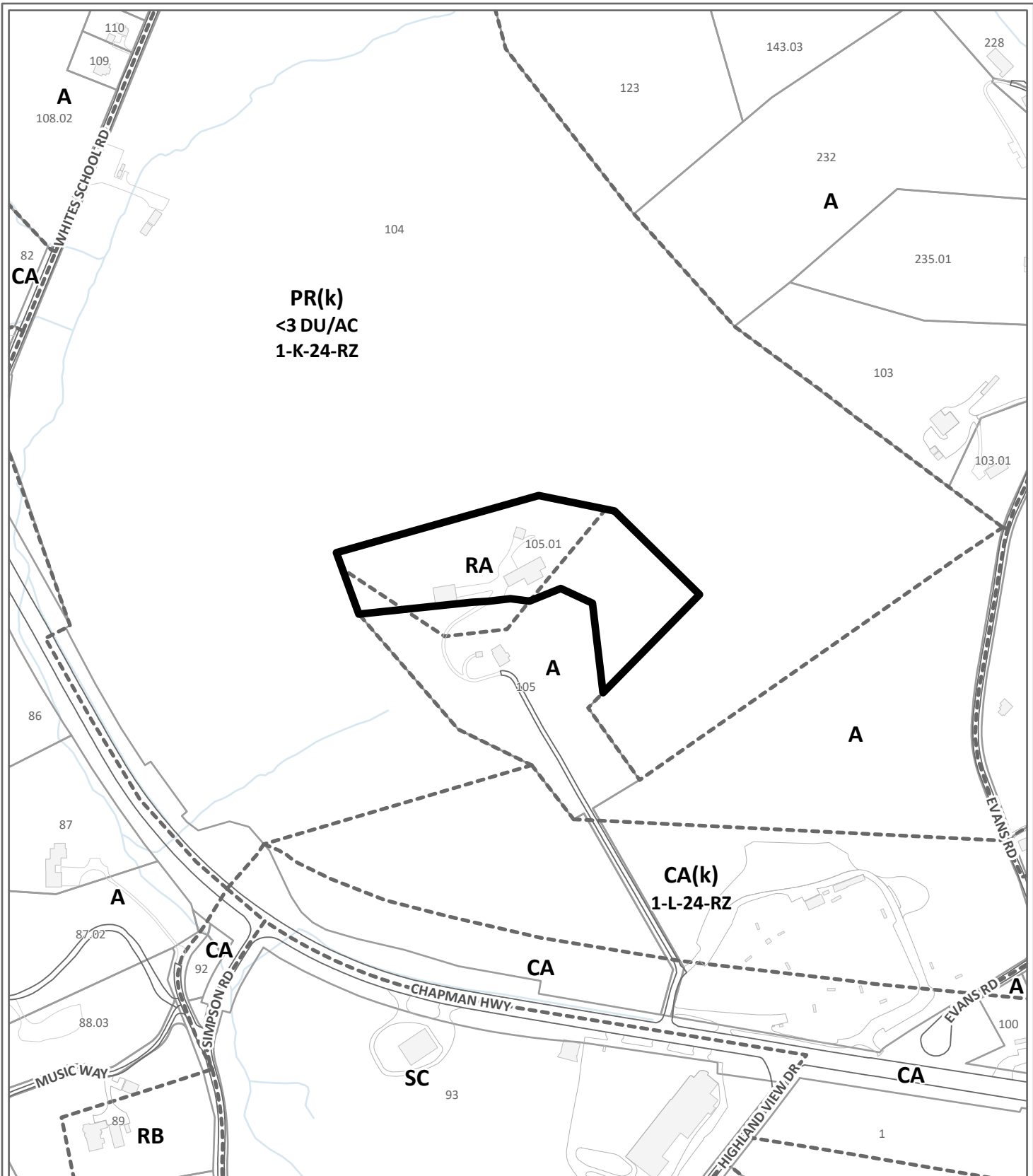


From: TN (Traditional Neighborhood), HP (Hillside Protection)
To: CMU (Corridor Mixed-use), HP (Hillside Protection)

Map No: 138
Jurisdiction: County

Original Print Date: 10/9/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

11-S-24-RZ

Petitioner: Sandra LLC

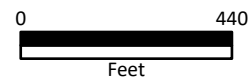


From: RA (Low Density Residential), A (Agricultural)

To: CA (General Business)

Map No: 138

Jurisdiction: County



Original Print Date: 10/9/2024

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

Sandra LLC

Applicant Name

Owner

Affiliation

10/1/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-S-24-RZ / 11-E-24-PA

File Number(s)

CORRESPONDENCE

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

Sandra Kopacz Sandra LLC

Name / Company

8710 Chapman Hwy Knoxville TN 37920

Address

708-856-5557 / m.goldberg000@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Sandra Kopacz Sandra LLC

Owner Name (if different)

8710 Chapman Hwy Knoxville TN 37920

Owner Address

708-856-5557 / m.goldberg000

Owner Phone / Email

8710 CHAPMAN HWY

Property Address

138 10501

Parcel ID

6.32 acres

Tract Size

Part of Parcel (Y/N)?

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman 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) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	CMU (Corridor Mixed-Use), HP (Hillside Protection) 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)	\$2,482.00	
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	Sandra LLC Please Print	10/1/2024 Date
Property Owner Signature	Sandra Kopacz Sandra LLC Please Print	10/1/2024 Date

Phone / Email _____



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

Applicant Name: SANDRA LLC Affiliation: _____

Date Filed: 10/01/24 Meeting Date (if applicable): 11/14/2024

File Number(s): 11-S-24-RZ
11-E-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

Name: SANDRA KOPACZ Company: SANDRA LLC

Address: 8710 CHAPMAN HWY City: KNOXVILLE State: TN ZIP: 37920

Phone: 708-856-5557 Email: M.GOLDBERG100@GMAIL.COM

CURRENT PROPERTY INFO

Property Owner Name (if different): SANDRA LLC Property Owner Address: 8710 CHAPMAN HWY Property Owner Phone: 708-856-5557

Property Address: 8710 CHAPMAN HWY Parcel ID: 00 10 138 501. R000

Sewer Provider: _____ Water Provider: KNOX - CHAPMAN 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 (GENERAL BUSINESS)**
Proposed Zoning

Plan Amendment Change **CMU (CORRIDOR MIXED-USE), HP**
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		Total
0609	\$850.0	
Fee 2		\$2,482.00
0804	\$1,632.00	
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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Sandra Kopace
Applicant Signature

SANDRA KOPACE / CHIEF MANAGER
Print Name / Affiliation

10/01/24
Date

708-856-5557
Phone Number

M.GOLDBERG000@GMAIL.COM
Email

Sandra Kopace
Property Owner Signature

SANDRA KOPACE
Please Print

10/01/24
Date Paid

10/01/2024, SG

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

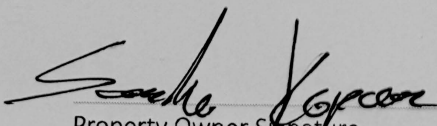
PLEASE EXPLAIN

SANDRA LLC IS REQUESTING A LAND USE AMENDMENT OF CMU FOR THE SUBJECT PROPERTY. THERE HAS BEEN A CHANGE OF CONDITIONS IN THE AREA INCLUDING RECENT REZONINGS AND PLAN AMENDMENTS!

SANDRA LLC IS SURROUNDED BY RECENT REZONINGS AND 2 PLAN AMENDMENTS.

(7-1-24-PA, 1-H-24-SP, 1-K-24-RZ, 7-4-24-RZ, 1-G-24-SP, 1-N-24-RZ, 1-M-24-RZ, 11-F-21-RZ, 11-B-21-SP, 1-L-24-RZ)

DUE TO ONE OF THE ABOVE MENTIONED PLAN AMENDMENTS AND REZONINGS, ACCESS TO SANDRA LLC PROPERTY IS NOW THROUGH A COMMERCIAL ZONE.


Property Owner Signature

SANDRA KOFFACE
Print Name

10/01/24
Date

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.

Date to be Posted

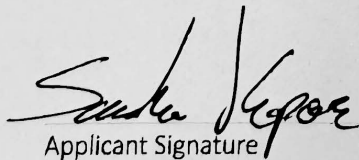
Date to be Removed

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

Yes No

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

** EXCEPT FOR ONE NEIGHBOR DUE TO SAFETY CONCERNS **


Applicant Signature

S. KOPAC / SANDRA LLC
Applicant Name

10/03/24
Date

FILE NUMBER