



# PLAN AMENDMENT REPORT

▶ **FILE #:** 10-D-24-SP

**AGENDA ITEM #:** 37

**AGENDA DATE:** 10/3/2024

▶ **APPLICANT:** **JIM ODLE**  
**OWNER(S):** Patel Yogeshbhai, Patel Shailesh, Pastel Tik

**TAX ID NUMBER:** 49 10304 [View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 0 Lifespring Ln.

▶ **LOCATION:** **South side of Lifespring Ln, west side of Washington Pike**

▶ **APPX. SIZE OF TRACT:** **3.02 acres**

**SECTOR PLAN:** North City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Lifespring Lane, a median-divided local street with a pavement width of 14 ft on each sides within a 65-ft right-of-way.

**UTILITIES:** Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Love Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **O (Office) / O (Office)**

▶ **PROPOSED PLAN DESIGNATION:** **NC (Neighborhood Commercial)**

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

**EXTENSION OF PLAN DESIGNATION:** Yes, this would be an expansion from the north side.

**HISTORY OF REQUESTS:** The property was part of larger area rezoning requests several times. 1988: A, RB to CA (4-H-88-RZ, request denied by County Commission); 1996: A, RB to PR at 4 du/ac (11-N-96-RZ, approved); 2004: I, RB, PR to SC, OA, PR at 5 du/ac (9-I-04-RZ, approved); 2007 governmental rezoning after annexation to the City: No zone to RP-1, SC-1, O-3, C-4(k), R-1, A-1 (11-N-07-RZ, approved).

**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: Agriculture/forestry/vacant land - NC (Neighborhood Commercial) in the City  
South: Single family residential - SR (Suburban Residential) in the County  
East: Agriculture/forestry/vacant land - SR (Suburban Residential), HP (Hillside Protection) in the County  
West: Single family residential - O (Office) in the City

NEIGHBORHOOD CONTEXT      The area is characterized by a mix of single-family and multi-family residential developments among large vacant or forested lands. There are commercial and office uses nearby along Washington Pike to northeast and southwest.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the NC (Neighborhood Commercial) land use classification because it is an extension of this classification and is compatible with surrounding development.**

**COMMENTS:**

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Lifespring Lane, a median-divided local street that provides access to the subject parcel as well as three other properties in the Arlington Place development, was constructed in 2016.
2. The Washington Pike improvement project (projected bid date: January 2026) proposes five driving lanes with shared paths for bikes and pedestrians at this section of the minor arterial street that will further improve the connectivity of this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the North City Sector Plan with regard to the subject property. However, the NC classification would be an extension of this classification from the north side.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known changes in government policy pertaining to this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This section of Washington Pike has a mix of residential, commercial, public/quasi-public uses with a few office uses mixed in. Recent developments include a church and an assisted living facility west of the subject parcels (developed between 2016-2018) and a dollar store and a storage facility at the commercial node to the north (constructed in approximately 2016 and 2022, respectively). Extension of the NC classification would allow uses that are consistent with the development trends in the area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-Q-24-RZ **AGENDA ITEM #:** 37  
 10-D-24-PA **AGENDA DATE:** 10/3/2024

▶ **APPLICANT:** JIM ODLE  
 OWNER(S): Patel Yogeshbhai, Patel Shailesh, Pastel Tik

TAX ID NUMBER: 49 10304 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 0 LIFESPRING LN

▶ **LOCATION:** South side of Lifespring Ln, west side of Washington Pike

▶ **TRACT INFORMATION:** 3.02 acres.

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Lifespring Lane, a median-divided local street with a pavement width of 14 ft on each sides within a 65-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O (Office)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-N (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** This would be an extension of the NC classification from north; however, this is not an extension of the C-N district.

**HISTORY OF ZONING REQUESTS:** The property was part of larger area rezoning requests several times. 1988: A, RB to CA (4-H-88-RZ, request denied by County Commission); 1996: A, RB to PR at 4 du/ac (11-N-96-RZ, approved); 2004: I, RB, PR to SC, OA, PR at 5 du/ac (9-I-04-RZ, approved); 2007 governmental rezoning after annexation to the City: No zone to RP-1, SC-1, O-3, C-4(k), R-1, A-1 (11-N-07-RZ, approved).

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Agriculture/forestry/vacant land - NC (Neighborhood Commercial) - C-G-2 (General Commercial) in the City

**ZONING** South: Single family residential - SR (Suburban Residential) - PR (Planned Residential) with density up to 4 du/ac in the County

East: Agriculture/forestry/vacant land - SR (Suburban Residential), HP

(Hillside Protection) - A (Agricultural) in the County

West: Single family residential - O (Office) - O (Office) in the City

NEIGHBORHOOD CONTEXT: The area is characterized by a mix of single-family and multi-family residential developments among large vacant or forested lands. There are commercial and office uses nearby along Washington Pike to northeast and southwest.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is an extension of this classification and is compatible with surrounding development.**
  
- ▶ **Approve the C-N (Neighborhood Commercial) district because it is consistent with the recommended land use classification.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

**AN ERROR IN THE PLAN:**

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. However, the NC classification would be a minor extension of this classification from the north side.

**A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:**

1. Lifespring Lane, a median-divided local street that provides access to the subject parcel as well as three other properties in the Arlington Place mixed use subdivision, was constructed in 2016.
2. The Washington Pike improvement project (projected bid date: January 2026) proposes five driving lanes with shared paths for bikes and pedestrians at this section of the minor arterial street that will further improve the connectivity of this area.

**CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There are no known public policy changes pertaining to the subject property and its land use designation.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. There are no new studies or plans specific to this area or the NC land use that apply to this request.

**PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:**

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. This property is part of an area that seems primed for development with the construction of adjacent Lifespring Lane in 2016. The Washington Pike improvement project (projected bid date: January 2026) proposes five driving lanes with shared paths for bikes and pedestrian at this section of the minor arterial street that will further improve the connectivity of this area.
2. Other notable developments in the area include a church and an assisted living facility west of the subject parcels (developed between 2016-2018) and a dollar store and a storage facility at the commercial node to the north (constructed in approximately 2016 and 2022, respectively).

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:**

1. The C-N district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Low-intensity mixed-use is encouraged within the C-N District, with dwellings permitted above the ground floor, as well as multi-family and townhouse development located alongside select commercial uses.
2. This area has a mix of residential, commercial, office, and public-quasi public uses, and the property's location meets the proposed district's intent.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment is not expected to adversely affect the surrounding area. Future developments would be required to comply with the dimensional standards and design standards of the C-N district, which should be compatible with the surrounding area. The residential subdivision to the south is separated by a 50-ft access easement. Additionally, a Class B Landscape Buffer is required between commercial and residential zones, which would be applicable on the southern property line. The house on the western parcel is located near its western boundary away from the subject parcel.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The General Plan's Development Policy 8.2 recommends locating neighborhood commercial to enhance, rather than hinder, the stability of residential areas. The property's location at the intersection of a minor arterial and a median-divided local street at the edge of the larger residential area to the west is consistent with the policy.
2. The proposed rezoning is consistent with the recommended NC (Neighborhood Commercial) land use classification of the North City Sector Plan and the One Year Plan.

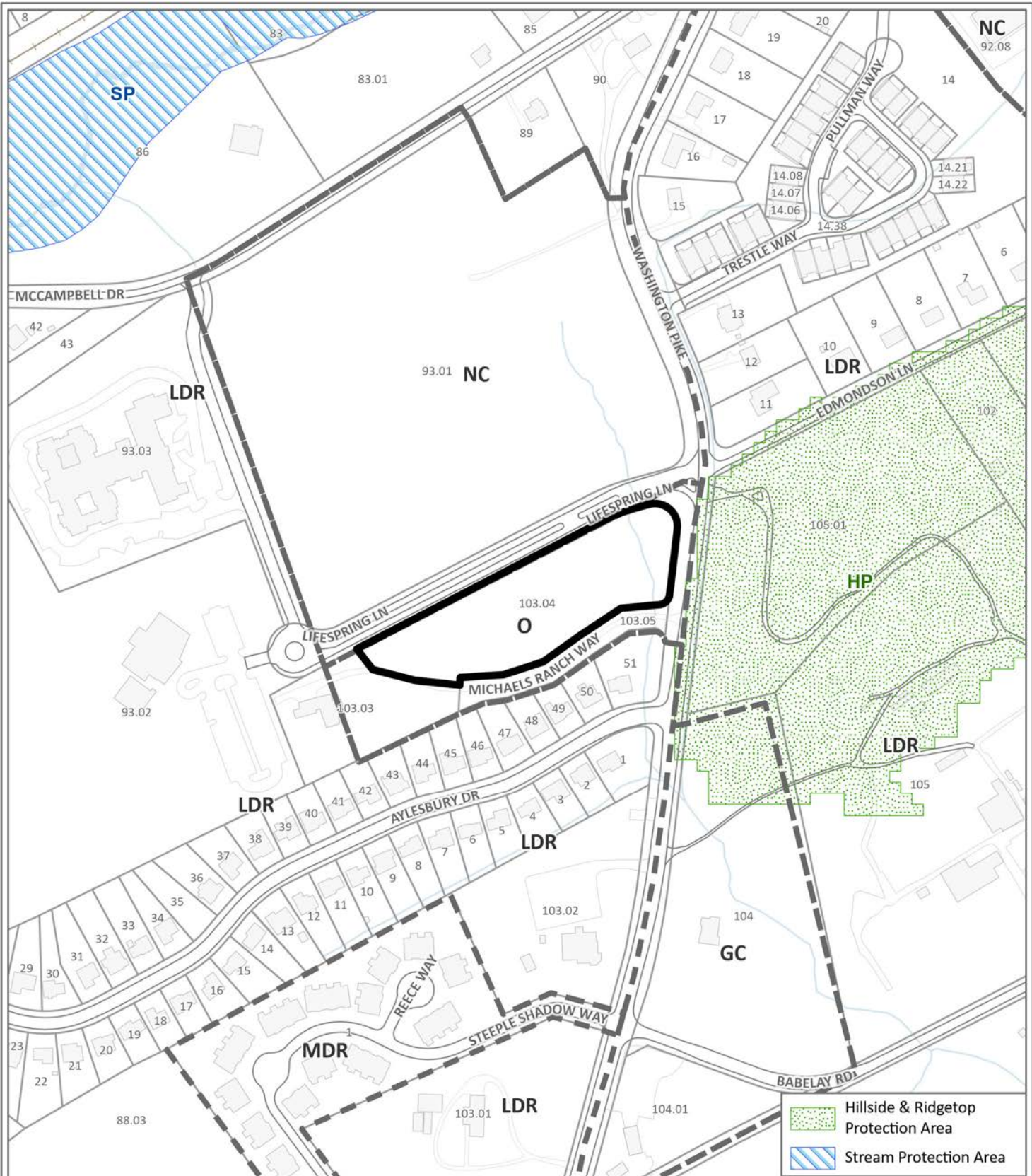
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There is ample utility and road infrastructure in this area to support a range of development opportunities. The proposed road improvements on Washington Pike would further increase the connectivity of this area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-D-24-SP  
NORTH CITY SECTOR PLAN MAP**

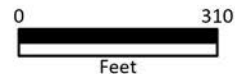
**Petitioner:** Jim Odle



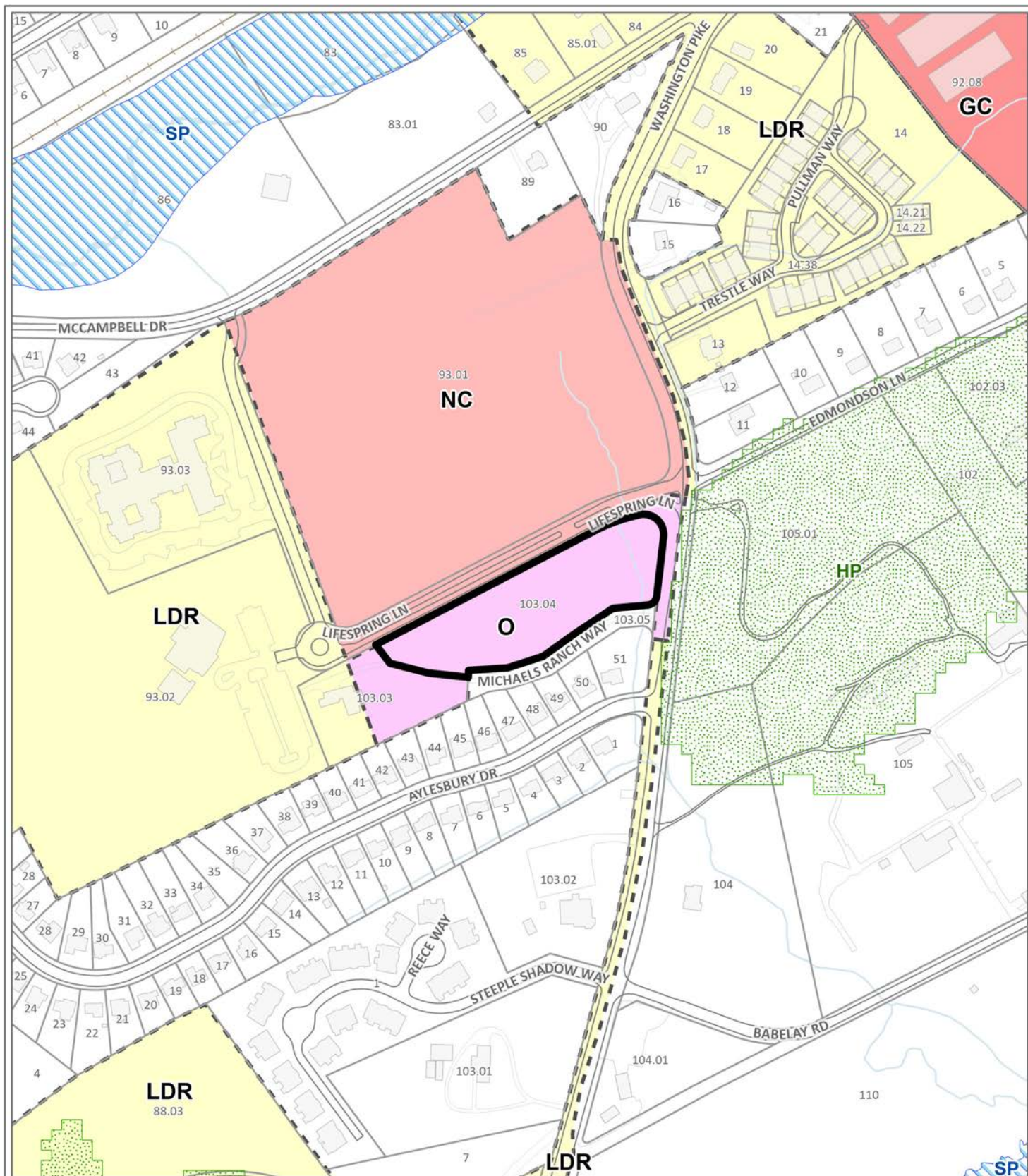
**From:** O (Office)  
**To:** NC (Neighborhood Commercial)

**Map No:** 49  
**Jurisdiction:** City

**Original Print Date:** 9/5/2024  
Knoxville - Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902







**ONE YEAR PLAN MAP**

**10-D-24-PA**

**Petitioner:** Jim Odle



**From:** O (Office)

**To:** NC (Neighborhood Commercial)

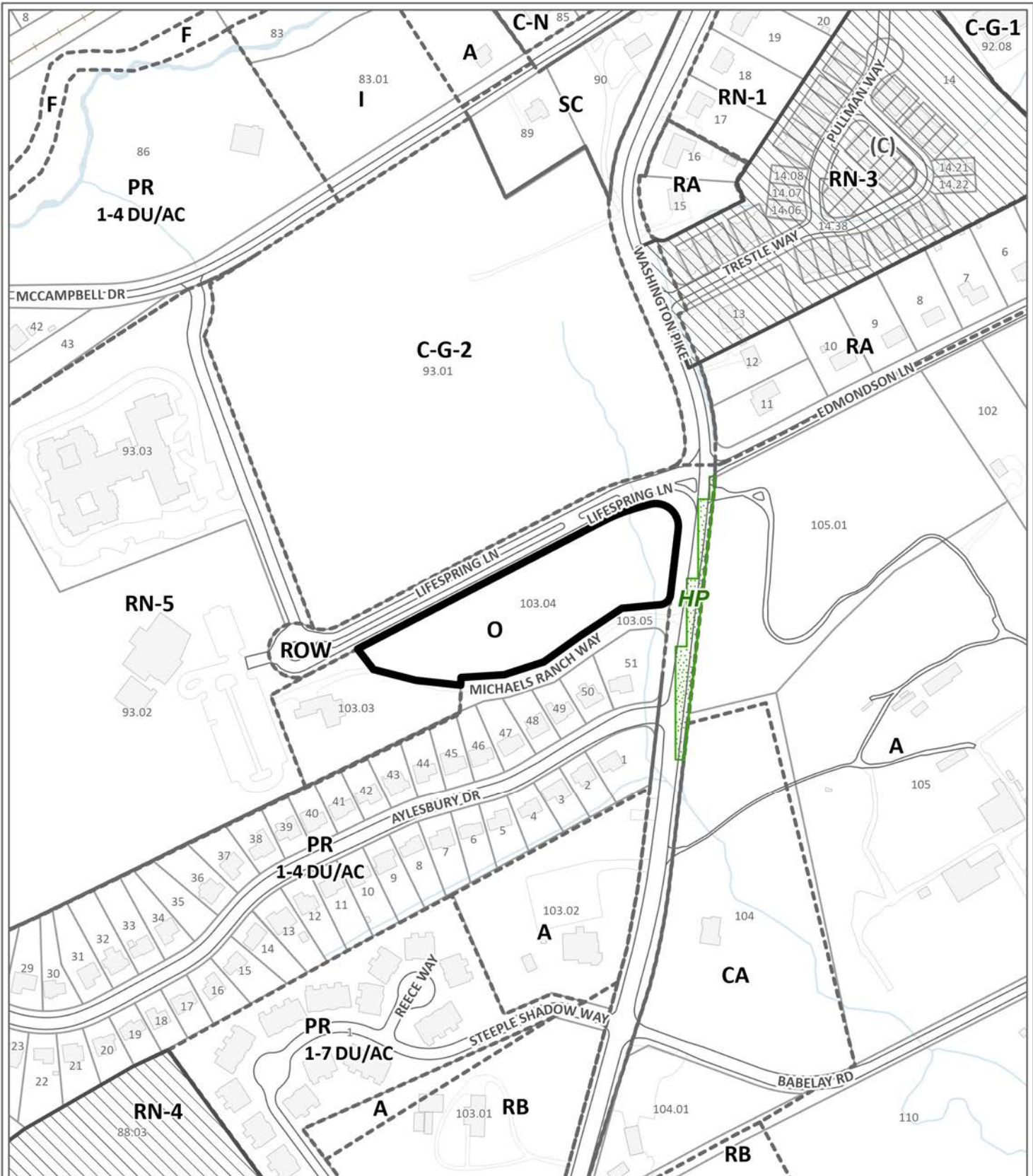
**Map No:** 49  
**Jurisdiction:** City

**Original Print Date:** 9/5/2024

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







**REZONING**

**10-Q-24-RZ**

Petitioner: Jim Odle



From: O (Office)

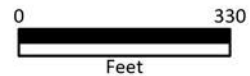
To: C-N (Neighborhood Commercial)

Map No: 49

Jurisdiction: City

Original Print Date: 9/5/2024

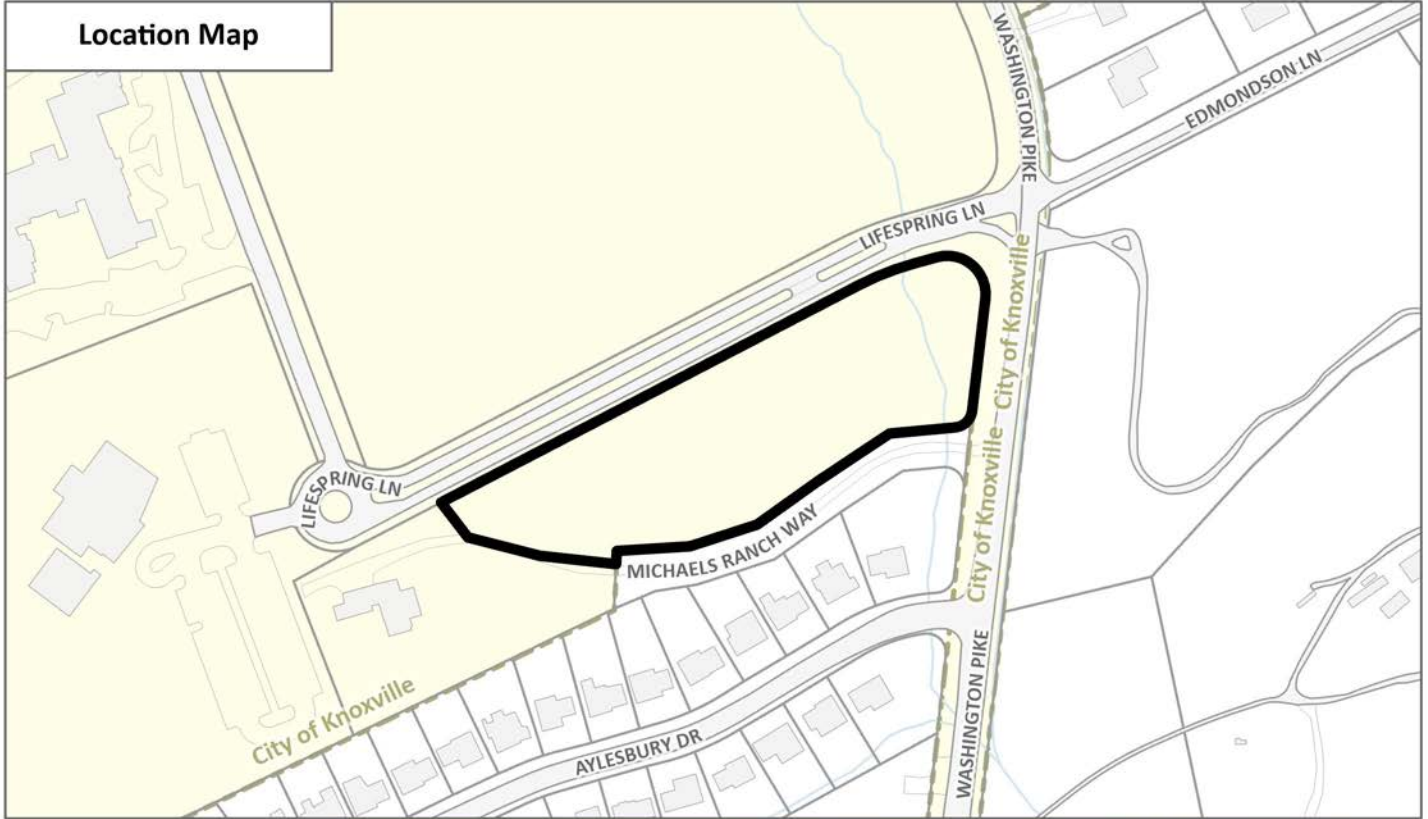
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

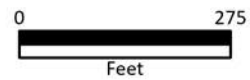


CONTEXTUAL MAPS 1

10-Q-24-RZ / 10-D-24-PA

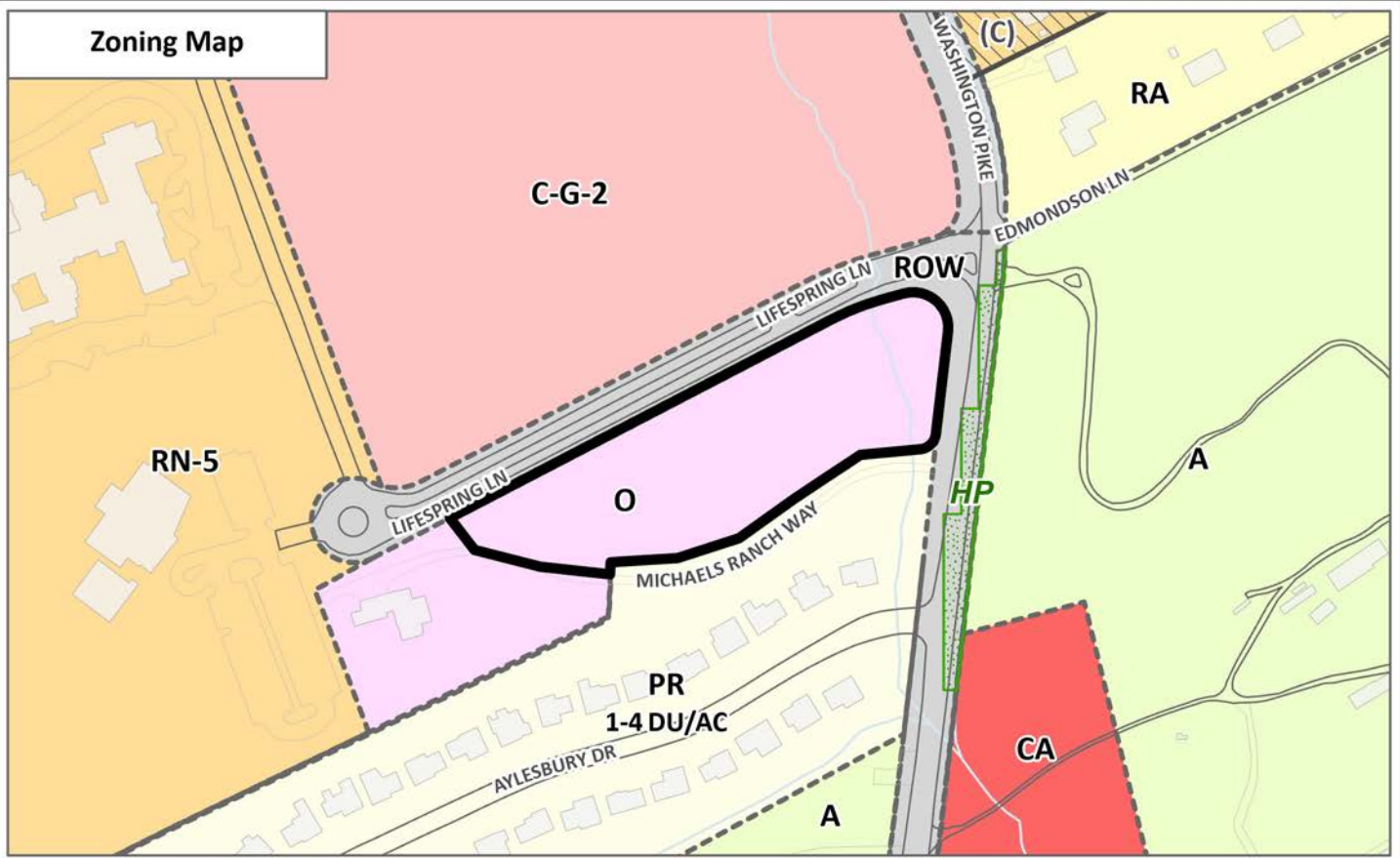


Case boundary

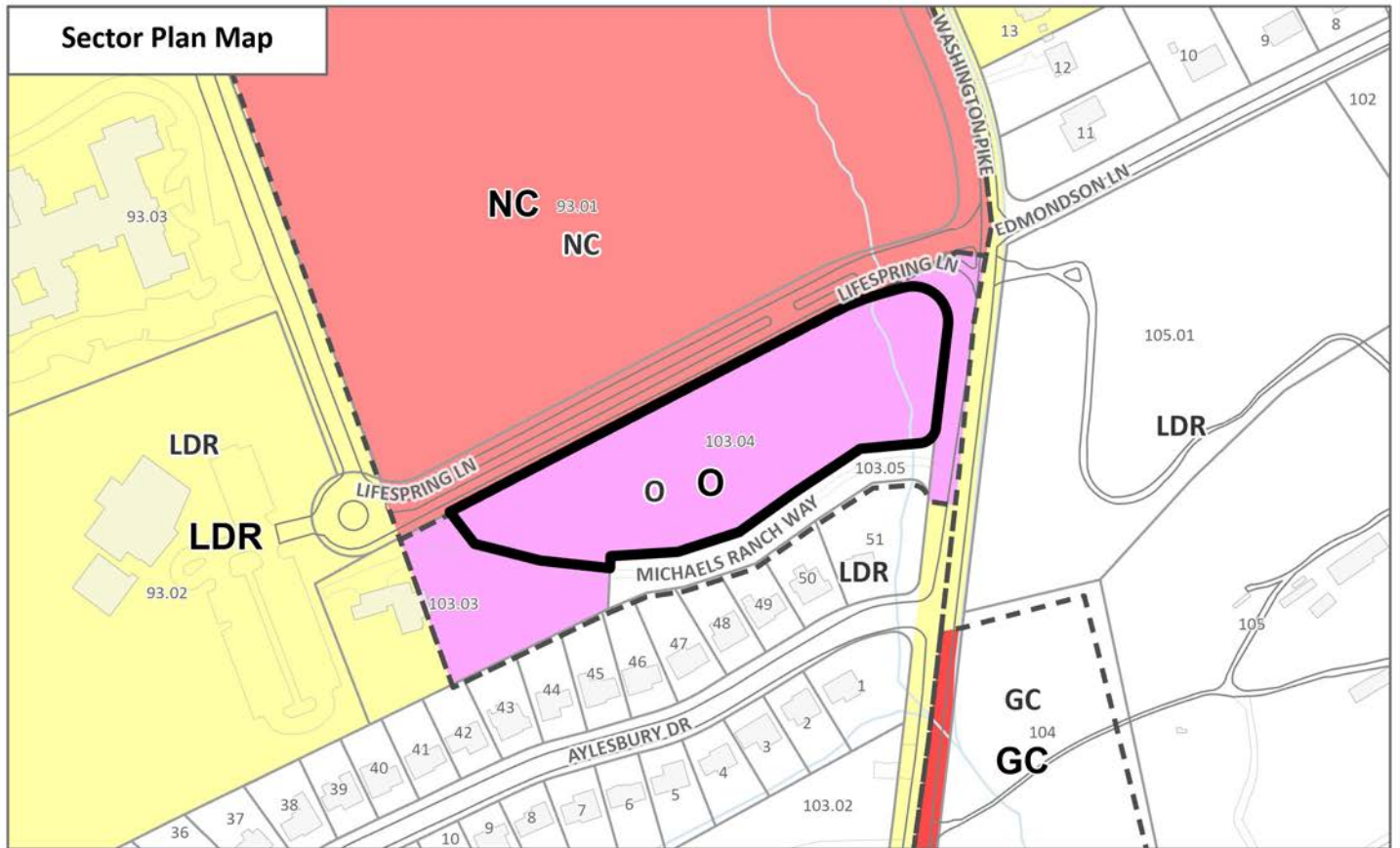




Zoning Map



Sector Plan Map

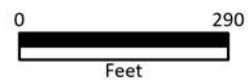


CONTEXTUAL MAPS 2

10-Q-24-RZ / 10-D-24-PA

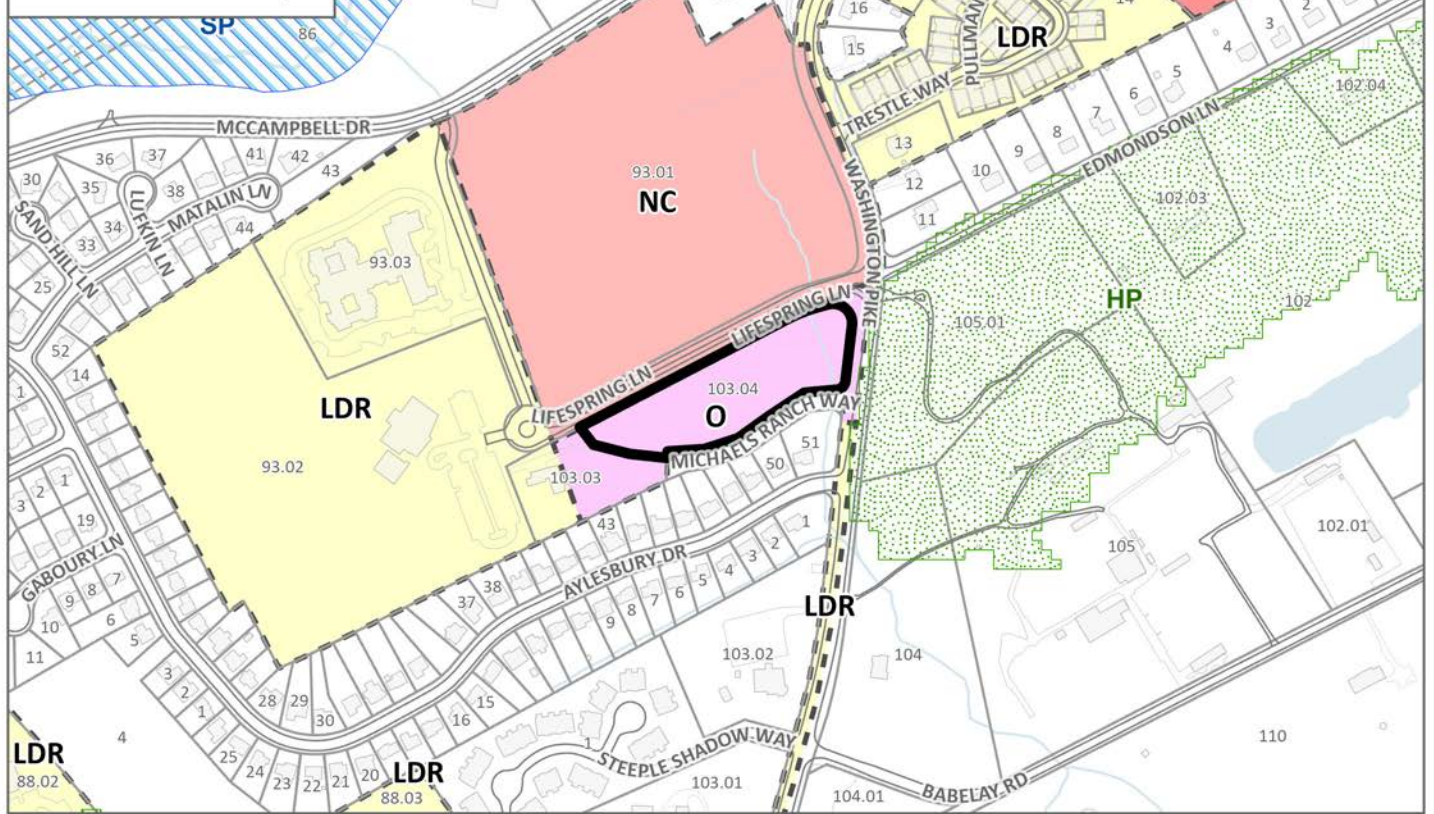


Case boundary

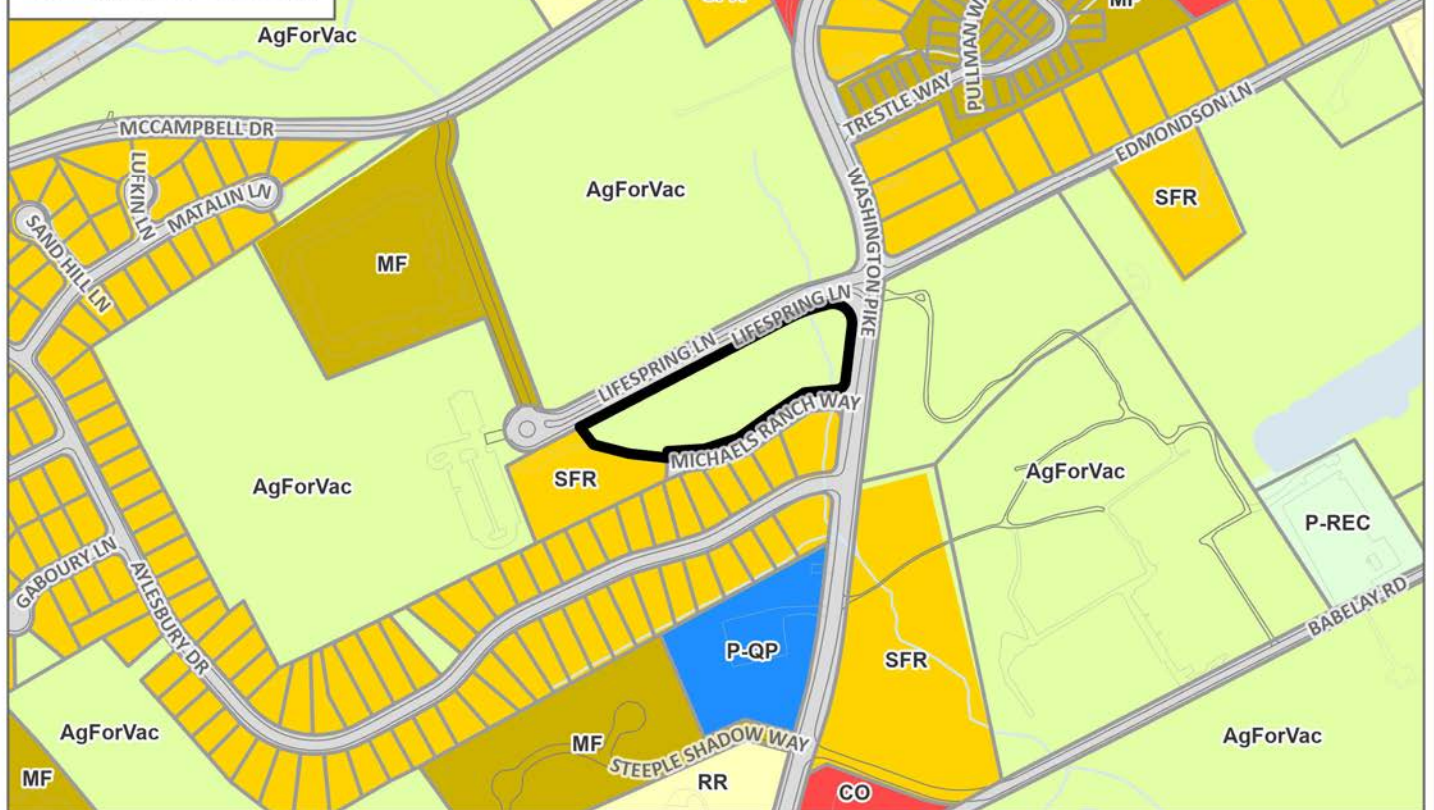




**One Year Plan Map**



**Existing Land Use Map**

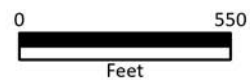


**CONTEXTUAL MAPS 3**

10-Q-24-RZ / 10-D-24-PA



Case boundary





# 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

**Jim Odle**

Applicant Name

Affiliation

**8/22/2024**

Date Filed

**10/3/2024**

Meeting Date (if applicable)

**10-D-24-SP**

File Number(s)

## CORRESPONDENCE

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

**Jim Odle OYSK3 Architects**

Name / Company

**1545 Western Ave Knoxville TN 37921**

Address

**865-803-4237 / jim@oysk3architects.com**

Phone / Email

## CURRENT PROPERTY INFO

**Patel Yogeshbhai, Patel Shailesh, Pastel**

Owner Name (if different)

**8126 Thunder River Trl. Corryton TN 37772**

Owner Address

**931-952-5779**

Owner Phone / Email

**0 Lifespring Ln.**

Property Address

**49 10304**

Parcel ID

**3.02 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Northeast Knox Utility District**

Water Provider

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 type="checkbox"/> Zoning Change <b>C-N (Neighborhood Commercial)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>NC (Neighborhood Commercial)</b>	
Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## 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
<b>\$2,050.00</b>	
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: **Jim Odle**    Date: **8/22/2024**  
Please Print

Phone / Email

Property Owner Signature: **Patel Yogeshbhai, Patel Shailesh, Pastel Tik**    Date: **8/22/2024**  
Please Print



# 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

**Jim Odle**

Applicant Name

Affiliation

**8/22/2024**

Date Filed

**10/3/2024**

Meeting Date (if applicable)

**10-D-24-PA / 10-Q-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Jim Odle OYSK3 Architects**

Name / Company

**1545 Western Ave Knoxville TN 37921**

Address

**865-803-4237 / jim@oysk3architects.com**

Phone / Email

## CURRENT PROPERTY INFO

**Patel Yogeshbhai, Patel Shailesh, Pastel**

Owner Name (if different)

**8126 Thunder River Trl. Corryton TN 37772**

Owner Address

**931-952-5779**

Owner Phone / Email

**0 LIFESPRING LN**

Property Address

**49 10304**

Parcel ID

**3.02 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Northeast Knox Utility District**

Water Provider

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	<b>C-N (Neighborhood Commercial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>NC (Neighborhood Commercial)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$2,050.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <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: **Jim Odle**    Please Print    **8/22/2024**    Date

Phone / Email

Property Owner Signature: **Patel Yogeshbhai, Patel Shailesh, Pastel Tik**    Please Print    **8/22/2024**    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

JIM ODLE

oysk3 architects

Applicant Name

Affiliation

08/19/2024

OCT 03, 2024

File Number(s)

10-Q-24-RZ  
10-D-24-PA  
10-D-24-SP

Date Filed

Meeting Date (if applicable)

### 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

Jim Odle, Mike Patel

oysk3 architects

Name

Company

1545 Western Ave Ste 100

Knoxville

TN

37921

Address

City

State

ZIP

1545 Western Ave. Suite 100

jim@oysk3architects.com

Phone

Email

### CURRENT PROPERTY INFO

Patel Yogeshbhai, Patel Shailesh, Pastel Tikr 8126 Thunder River Trl., Corryton, TN 3772 931.952.5779

Property Owner Name (if different)

Property Owner Address

049 10304

Property Owner Phone

~~049-1034~~

Property Address

Parcel ID

KUB

KUB

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 \_\_\_\_\_

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    **NC NEIGHBORHOOD COMMERCIAL**
- Proposed Zoning
- Plan Amendment Change    **CN**
- 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
0803	\$1,000.00	
Fee 2		
0605	\$1,050.00	\$2,050.00
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

  
 Applicant Signature

JIM ODLE  
 Please Print

AUGUST 19, 2024  
 Date

865.803.4237  
 Phone Number

jim@oysk3architects.com  
 Email

08/22/2024, SG

  
 Property Owner Signature

Please Print

08/19/24  
 Date Paid

# 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.*

~~09/23/24~~ 09/20/2024

Date to be Posted

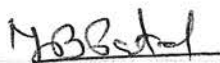
~~10/07/24~~ 10/04/2024

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



Applicant Signature

**Patel Yogeshbhai**

Applicant Name

**08/19/24**

Date

10-Q-24-RZ, 10-D-24-PA, 10-D-24-SP

FILE NUMBER