

DEVELOPMENT PLAN

6-I-25-DP

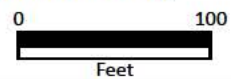
Petitioner: LKM Properties, L.P.



Convenience store with gasoline pumps in PC (Planned Commercial)

Original Print Date: 4/30/2025
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 132
Jurisdiction: County



STAFF REVIEW ☐

Development Request

Subdivision ☐ Concept Plan ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment**Development** ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

LKM Properties, L.P.

Property Owner

Applicant Name

Affiliation

04/25/2025

06/12/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-I-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

William B Weigel

LKM Properties, L.P.

Name

Company

3100 Weigel Lane

Powell

TN

37849

Address

City

State

ZIP

865-617-4052

Phone

Email

Current Property Info

LKM Properties, L.P.

P.O. Box 650, Powell, TN 37849

865-938-2042

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8880 Westland Drive, Knoxville, TN 37923

132 09904

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Gasoline Service Station

Proposed Use

Specify if a traffic impact study is required: ☒ Yes (required to be submitted with application) ☐ No

MARCH 2025

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change
Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change
Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

☐ Other (specify) _____

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

William B Weigel

Please Print

4/24/2025
Date

865-617-4052

[REDACTED]

4/24/2025

Phone Number

Email

William B Weigel

04/25/2025, SG

Property Owner Signature

Please Print

Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405			\$1,600.00

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

05/30/2025

Date to be Posted

06/13/2025

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

William B Weigel
Applicant Name

4/24/2025
Date

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