

REZONING

6-I-25-RZ

Petitioner: Priyanka Patel

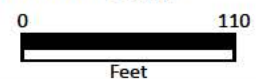


From: OB (Office, Medical, and Related Services)

To: CA (General Business)

Map No: 62

Jurisdiction: County



Original Print Date: 5/5/2025

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

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

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

Reset Form



Development Request

Subdivision ☐ Concept Plan ☐ Final Plat

Zoning ☒ Rezoning ☐ Plan Amendment

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

Priyanka Patel

Applicant Name

Affiliation

04/26/25

June 12, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-I-25-RZ

Correspondence

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

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

Priyanka Patel

Name

Priyanka Patel

Company

5481 Warden Cross Trail

Knoxville

TN

37914

Address

City

State

ZIP

423-774-7114

Phone

Email

Current Property Info

Priyanka Patel

Property Owner Name (if different)

5481 Warden Cross Trail

Property Owner Address

Knoxville TN 37914

423-774-7114

Property Owner Phone

8535 8529 Asheville Hwy Knoxville

Property Address

TN 37924

Parcel ID (Partial parcel - see attached survey)

yes

Sewer Provider

yes

Water Provider

yes NO

Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use gas station

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

Subdivision Request


Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

<input checked="" type="checkbox"/> Zoning Change CA		PENDING PLAT FILE NUMBER
Proposed Zoning	Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change		
Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		
Previous Rezoning Requests		
<input type="checkbox"/> 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

<u>Priyanka Patel</u>	<u>Priyanka Patel</u>	<u>04/26/25</u>
Applicant Signature	Please Print	Date
<u>423-774-7114</u>		
Phone Number	Email	
<u>Priyanka Patel</u>	<u>Priyanka Patel</u>	<u>4/28/2025, SG</u>
Property Owner Signature	Please Print	Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0803			\$1,000.00

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

Pryanka Patel

Applicant Name

Date