

**5-B-25-PA
COMPREHENSIVE LAND USE PLAN MAP**

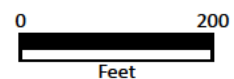


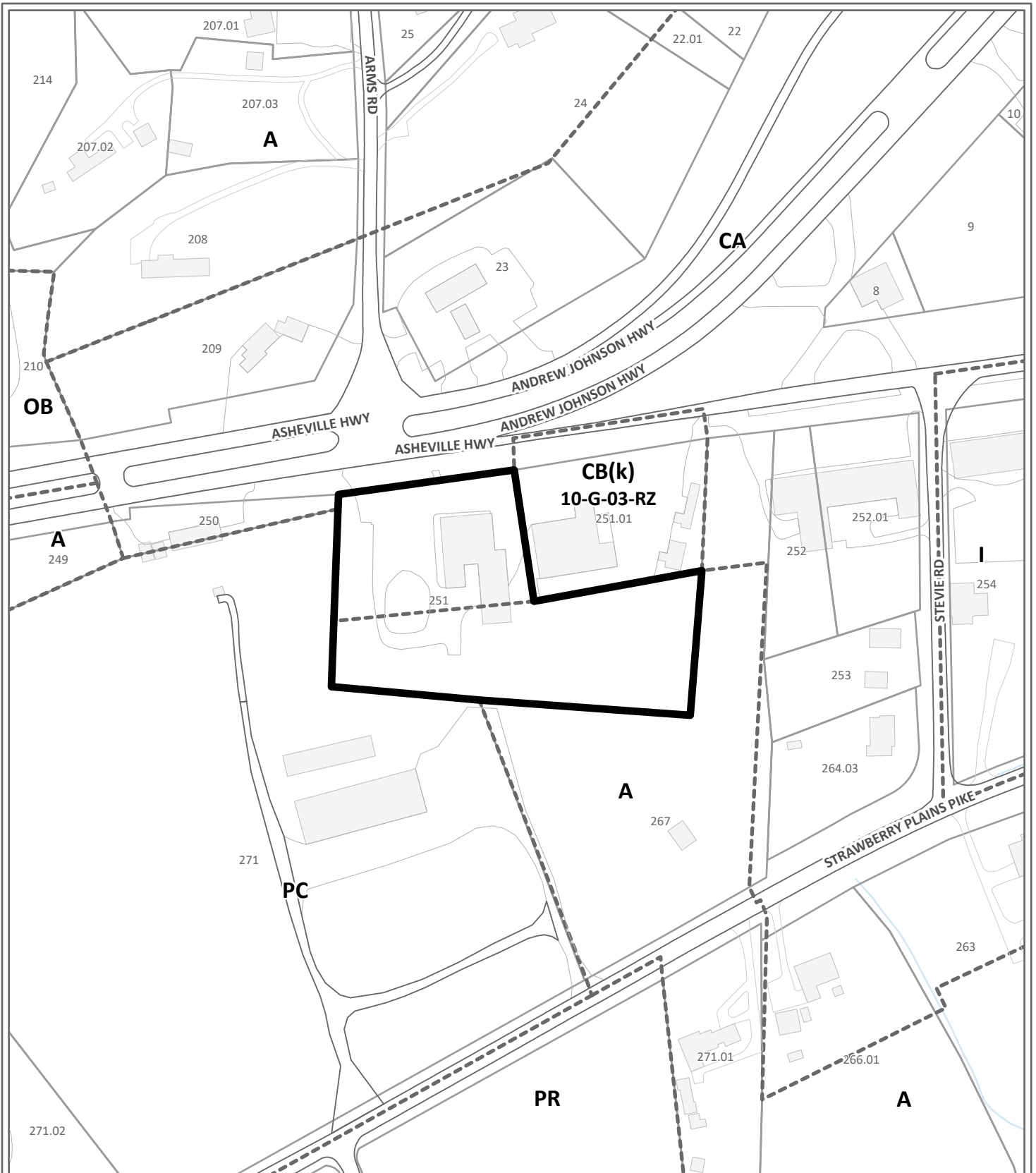
From: TCMU (Town Center Mixed-use)
To: MHI (Mining and Heavy Industrial)

Original Print Date: 4/3/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Thomas Brandon

Map No: 62
Jurisdiction: County





REZONING

5-D-25-RZ

Petitioner: Thomas Brandon



From: A (Agricultural), CA (General Business)

To: I (Industrial)

Map No: 62

Jurisdiction: County



Original Print Date: 3/28/2025

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

- ☐ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

Thomas Brandon

Applicant Name

Affiliation

3-6-25

Date Filed

May 8, 2025

Meeting Date (if applicable)

File Number(s)

5-D-25-RZ

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

DAVID HARBIN

Name

BATSON HIMES HORVELL POE

Company

4334 Papermill Rd

Address

Knoxville

City

TN

State

37909

ZIP

865-588-6472

Phone

Email

CURRENT PROPERTY INFO

3109 Stephens Landing Way
Knoxville, TN 37932

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8604 ASHEVILLE HWY

Property Address

0602 251

Parcel ID

Sewer Provider

Water Provider

no

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning ChangeProposed Zoning Industrial (I)☒ Plan Amendment ChangeProposed Plan Designation(s) Mining & Heavy Industrial (MHI)

Pending Plat File Number

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
	\$1,650.00
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, 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.

Applicant Signature

DAVID HARBIN
Print Name / Affiliation

Date

3.6.25

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

03/13/2025, SG

MAR 11 '25



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

AERIAL VIEW SUPPORTS ZONING TO BE REZONED INDUSTRIAL INASMUCH AS THE DOMINANT CURRENT USE OF LAND IS NOT TRENDING TO BUSINESS COMMERCIAL. RATHER, AREA IS TRENDING TOWARD BUSINESS INDUSTRIAL WITH OUTSIDE ^{STORAGE} BEING A NECESSITY FOR THE CONDUCT OF BUSINESS IN THE AREA TRENDING TOWARD OUTSIDE STORAGE.

THOMAS BRAXTON

Property Owner Signature

Kenneth W. Holbert, Attorney
John Dwyer

Print Name

MAR 11 '25

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.

5-D-25-RZ_5-B-25-PA

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.

04/25/2025

05/09/2025

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

Applicant Signature

Applicant Name

Date

5-D-25-RZ_5-B-25-PA

FILE NUMBER