

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



**From:** CI (Civic and Institutional)

**To:** CMU (Corridor Mixed-use)

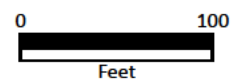
**Original Print Date:** 4/3/2025

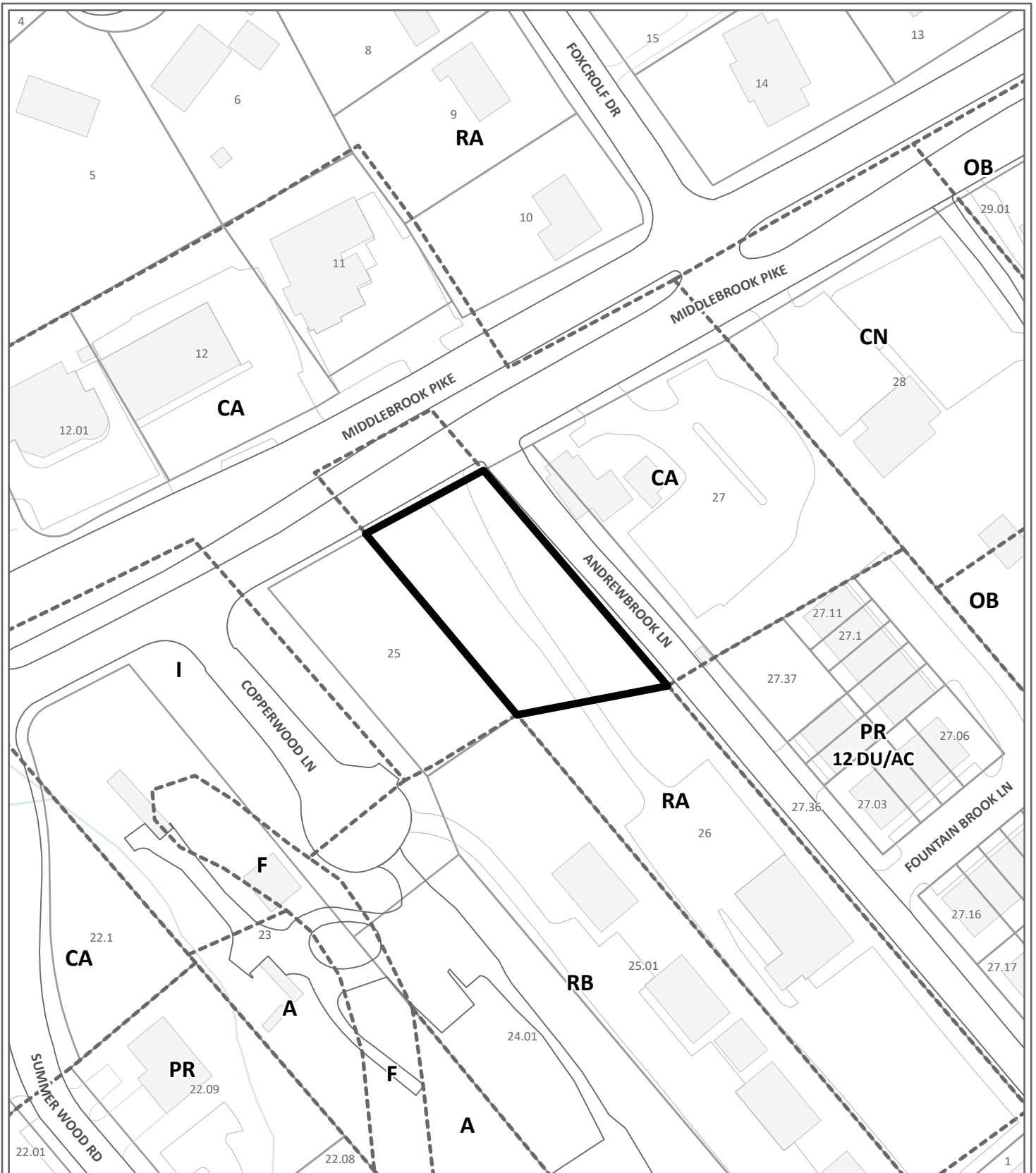
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Gabriella Sharman

**Map No:** 105

**Jurisdiction:** County





# REZONING

5-L-25-RZ



**From:** RA (Low Density Residential)

**To:** CA (General Business)

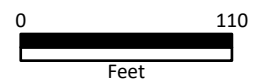
**Original Print Date:** 3/31/2025

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

**Petitioner:** Gabriella Sharman

**Map No:** 105

**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

Gabriella Sharman

Approved agent on behalf of property owner

Applicant Name

Affiliation

03/14/2025

05/08/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

5-L-25-RZ

5-E-25-PA

## Correspondence

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

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

Gabriella Sharman

Apex Construction and Remodeling LLC

Name

Company

P.O. Box 695

Ross

OH

45061

Address

City

State

ZIP

(321) 315-2191

Phone

Email

## Current Property Info

Cory Griffis (Agent for Owner)

9048 Middlebrook Pike

(865) 282-6415

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9048 Middlebrook Pike, Knoxville, TN 37923

105OC026 (partial)

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

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	<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

CA / .44 acre		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	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 checked="" type="checkbox"/> Plan Amendment Change	CMU / .44 acre	+
Proposed Plan Designation(s)		
<input checked="" type="checkbox"/> If, in Knox county, submit plan amendment request with application	N/A	
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

Gabriella Sharman	<small>Digitally signed by Gabriella Sharman Date: 2025.03.21 13:31:04 -04'00'</small>	Gabriella Sharman	03/21/2025
Applicant Signature		Please Print	Date
(321) 315-2191			
Phone Number		Email	
Cory Griffis	<small>Digitally signed by Cory Griffis Date: 2025.03.22 11:57:43 -04'00'</small>	Cory Griffis	03/21/2025
Property Owner Signature		Please Print	Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS    ☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0608	\$650.00	0803	\$1,000.00			\$1,650.00

**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**

The West Knoxville Church of Christ is coming before the approval boards in hopes of approval for the front portion of their property to be reconsidered for a different zoning use. The existing free standing signage on site has a changeable copy portion, which we would like to have updated to have (2) electronic message center screens. The screens are intended to be utilized to share Scriptures with the community in a similar manner as the existing changeable copy sign, and will allow updates on a more frequent basis (daily).

Our current zoning is RA - Low Density Residential, and it does not allow for EMC signs. We are proposing for the front portion of the property to the CA (General Business) zone and the CMU (Corridor Mixed Use) place type. It would be a minor extension of both the zone and place type. That would leave the rear portion, where the church building is located, within the existing RA (Low Density Residential) zone and the CI (Civic Institutional) place type, which aligns with the use of a church.

**Griffis, Cory**  
Digitally signed by Griffis, Cory  
DN: CN="Griffis, Cory", OU=Users,  
OU=TN-Knoxville, OU=GSP, DC=global, DC=GSP  
Date: 2025.03.20 14:17:47-04'00"

**Cory Griffis**

**3/20/2025**

Property Owner Signature

Print Name

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

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.

~~04/28/25~~ 4-25-2025

05/09/25

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

Gabriella  
Sharman

Digitally signed by Gabriella  
Sharman  
Date: 2025.03.21 13:30:48 -04'00'

Gabriella Sharman

03/21/2025

Applicant Signature

Applicant Name

Date