

REZONING

5-S-25-RZ

Petitioner: Bhajan Singh

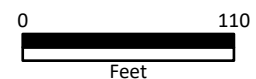


From: I-G (General Industrial)

To: C-H-1 (Highway Commercial)

Map No: 82

Jurisdiction: City



Original Print Date: 3/28/2025

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

Development Request

Bhajan Singh

Applicant Name		Affiliation	
03/21/25	May 8, 2025	File Number(s)	
Date Filed	Meeting Date (if applicable)	5-S-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

Aniket Nandha		Top Fuels, LLC	
Name		Company	
7202 Iron Duke Way	Knoxville	TN	37919
Address		City	State
8654550599			
Phone		Email	

Current Property Info

Bhajan Singh	7202 Iron Duke Way, Knoxville TN 37919	8657894235
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1501 N Cherry Street, Knoxville TN 37917		
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

☐ Residential

☒ Non-Residential

C-H

Proposed Use

Specify if a traffic impact study is required:

☐ Yes (required to be submitted with application)

☒ No

RELATED CITY PERMIT NUMBER

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

C-H	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 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

	Aniket Nandha	03-21-25
Applicant Signature	Please Print	Date
8654550599		
Phone Number	Email	
	Bhajan Singh	03-21-25
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.

04/25/2025

Date to be Posted

05/09/2025

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

Aniket Nandha

Applicant Name

3-21-25

Date