

**10-D-25-SP
SOUTH CITY SECTOR PLAN MAP**

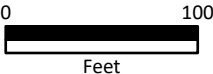


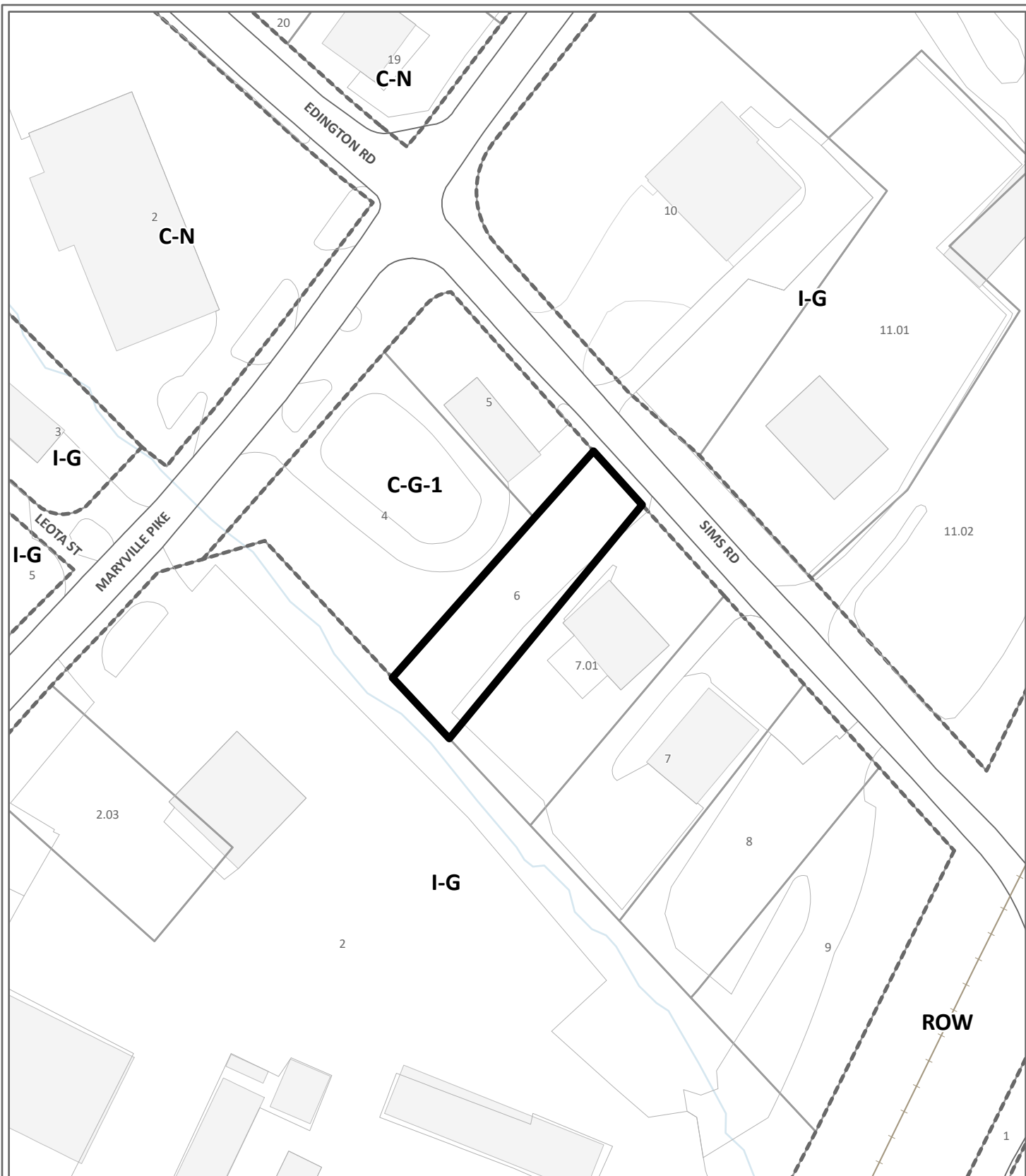
From: NC (Neighborhood Commercial)
To: GC (General Commercial)

Original Print Date: 8/28/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Steve Young

Map No: 122
Jurisdiction: City





REZONING

10-K-25-RZ

Petitioner: Steve Young



From: I-G (General Industrial)

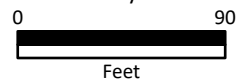
To: C-G-1 (General Commercial)

Original Print Date: 9/8/2025

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

Map No: 122

Jurisdiction: City





Development Request

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

*These application types require a pre-application consultation with Planning staff.

Applicant Name	STEVE YOUNG	Affiliation	oysk 3 architects
Date Filed	AUG 20 2025	Meeting Date (if applicable)	OCT. 2 2025
			File Number(s) 10-K-25-RZ

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

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

Name	Steve Young	Company	oysk 3 architects				
Address	1545 WESTERN AVE.	City	KNOXVILLE	State	TN.	ZIP	37921
Phone	865 803 4238	Email	[REDACTED]				

Current Property Info

Property Owner Name (if different)	SHREEHARI ENTERPRISE LLC	Property Owner Address	4853 MASTERS DR. MARYVILLE, TN. 37801	Property Owner Phone	
Property Address	1102, 0 MARYVILLE PK., 4409 SIMS RD.	Parcel ID	122EE004, 122EE005, 122EE006		
Sewer Provider	KUP	Water Provider	KUP	Septic (Y/N)	N

Development Request

☐ Residential ☒ Non-Residential

Proposed Use **FUTURE RETAIL/DELI & GAS STATION/CONVENIENCE STORE w/DRIVE THRU WDW.**

RELATED CITY PERMIT NUMBER

✓

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

Subdivision Request

NA		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

<input checked="" type="checkbox"/> Zoning Change FROM I-G TO C-G-1 (4409 SIMS RD.) 122 EG 006		PENDING PLAT FILE NUMBER
Proposed Zoning Proposed Density (units/acre, for PR zone only)		
<input checked="" type="checkbox"/> Sector Plan <input checked="" type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		1102 MARYVILLE PK 0 MARYVILLE PK
<input checked="" type="checkbox"/> Plan Amendment Change FROM NC TO GC-3 LOTS 4409 SIMS RD.		
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) <u>change sector, one year, plan amendment for all 3 sites</u> <u>plan to one lot all three.</u>		

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>Steve Young</u>	<u>Steve Young / oysk architects</u>	<u>8/20/25</u>
Applicant Signature	Print Name / Affiliation	Date
<u>865 803 4238</u>	<u>[REDACTED]</u>	
Phone Number	Email	
<u>[Signature]</u>	<u>Shailesh patel</u>	<u>8/20/25</u>
Property Owner Signature	Please Print	Date Paid

08/21/2025, SG

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0803	\$2,050.00		\$2,050.00

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). The contact information you provide in your application may be used for that purpose. 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.

09/19/2025

Date to be Posted

10/03/2025

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

Steve Young
Applicant Signature

Steve Young
Applicant Name
oysk3 architects

8.20.25
Date