

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

**APPEAL OF PLANNING COMMISSION DECISION**

11/19/2024 10:01 AM

FILE NUMBER: 11-E-24-PA

**SANDRA LLC**

*APPELLANT:* Sandra Kopacz/Sandra LLC, Sandra LLC is the owner of 8710 Chapman Highway.

*DECISION APPEALED:* COMPREHENSIVE PLAN AMENDMENT

*FROM:* TN (Traditional Neighborhood), HP (Hillside Protection)

*TO:* CMU (Corridor Mixed-use), HP (Hillside Protection)

*COMM. RECOMMENDATION:* **Deny the CMU (Corridor Mixed-Use) place type because it is incompatible with surrounding land use and inconsistent with Comprehensive Plan policies.**

*COMMISSION VOTE COUNT:* 13-0

*LOCATION:* 8710 CHAPMAN HWY / Parcel ID 138 10501

*ACREAGE:* 6.32 acres

*DISTRICT:* Commission District 9

*COMMISSION HEARING ON:* 11/14/2024

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 10/9/2024

*LEGISLATIVE HEARING ON:* 12/9/2024

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 11/22/2024

*APPELLANT'S ADDRESS:* Sandra Kopacz Sandra LLC  
8710 Chapman Hwy  
Knoxville, TN 37920

*APPLICANT'S ADDRESS:* Sandra Kopacz Sandra LLC  
8710 Chapman Hwy  
Knoxville, TN 37920

*LEGISLATIVE BODY:* Knox County Commission

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

**APPEAL OF PLANNING COMMISSION DECISION**

11/19/2024 10:00 AM

FILE NUMBER: 11-S-24-RZ

**SANDRA LLC**

*APPELLANT:* Sandra Kopacz/Sandra LLC, Sandra LLC is the owner of 8710 Chapman Highway.

*DECISION APPEALED:* REZONING

*FROM:* RA (Low Density Residential), A (Agricultural)

*TO:* CA (General Business)

*COMM. RECOMMENDATION:* **Deny the CA (General Business) zone because it is incompatible with the intent of the zone and adjacent land uses.**

*COMMISSION VOTE COUNT:* 13-0

*LOCATION:* 8710 CHAPMAN HWY / Parcel ID 138 10501

*ACREAGE:* 6.32 acres

*DISTRICT:* Commission District 9

*COMMISSION HEARING ON:* 11/14/2024

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*APPELLANT'S ADDRESS:* Sandra Kopacz Sandra LLC  
8710 Chapman Hwy  
Knoxville, TN 37920

*APPLICANT'S ADDRESS:* Sandra Kopacz Sandra LLC  
8710 Chapman Hwy  
Knoxville, TN 37920

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* No.

*Consistent with Growth Plan?* Yes.

*TTEDA Approval?* N/A.





# APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type:  One Year Plan Amendment  Sector Plan Amendment  Rezoning  Variance  
 Street Name Change  Right-of-Way Closure  
 Certificate of Appropriateness  Other: \_\_\_\_\_

Decision by:  Planning Staff  Planning Commission  Other: \_\_\_\_\_ Date of Decision: 11/14/24

Jurisdiction:  City \_\_\_\_\_ Council District  County 9 Commission District

Original Applicant Name: SANDRA LLC Original File Number: 11-S-24-RZ  
11-E-24-PA

Name of Owner of Subject Property: SANDRA LLC

Description of Subject Property (Include city block and parcel number or lot number): 8710 CHAPMAN HWY

Zoning map of all property within 300 feet of the subject property is attached.

### DECISION BEING APPEALED

DECISION TO DENY 11-S-24-RZ AND 11-E-24-PA

### REASON FOR THE APPEAL

Attach additional pages, if necessary. STAFF REPORT IS INCONSISTENT WITH OTHER STAFF'S REPORTS FOR NEARBY PROPERTIES THAT WERE REZONED EARLIER THIS YEAR.

### PETITIONER INFORMATION

Name of Petitioner: SANDRA LLC

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner):  
SANDRA LLC IS THE OWNER OF 8710 CHAPMAN HWY

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: Sandra Korace / SANDRA KORACE

All correspondence should be sent to: Name (Print): SANDRA LLC

8710 CHAPMAN HWY KNOXVILLE TN 37920  
Street Address City State Zip

Phone: 708-856-5557 Fax: \_\_\_\_\_ E-mail: M.GOLDBERG000@GMAIL.COM

### For Planning Staff Use Only

Application Accepted by Planning Staff Member: Jessie Hillman

Appeal Fee Amount: \$500.00 (Pd, 11/18/2024, SG) Date Appeal Received: 11/18/2024

### BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

City Council - 6 p.m.

County Commission - 7 p.m.

City BZA - 4 p.m.

Planning Commission - 1:30 p.m.

December 9, 2024

Month • Date • Year

Month • Date • Year

Month • Date • Year

Month • Date • Year



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 11-S-24-RZ  
11-E-24-PA

**AGENDA ITEM #:** 52  
**AGENDA DATE:** 11/14/2024

▶ **APPLICANT:** SANDRA LLC (OWNER)  
OWNER(S): Sandra Kopacz Sandra LLC

TAX ID NUMBER: 138 10501 [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 8710 CHAPMAN HWY

▶ **LOCATION:** East of Chapman Hwy, south and east of Whites School Rd

▶ **TRACT INFORMATION:** 6.32 acres.

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a private driveway with an approximate pavement width of 10 ft within the access strip of the abutting parcel parcel to the south (parcel 138 105). This shared driveway is accessed off of Chapman Highway, a major arterial street with a continuous center turn lane within a 120 to 160-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District  
Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Hinds Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** TN (Traditional Neighborhood), HP (Hillside Protection) / RA (Low Density Residential), A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** CMU (Corridor Mixed-use), HP (Hillside Protection) / CA (General Business)

▶ **EXISTING LAND USE:** Rural Residential

EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension of the plan designation or zone.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Agriculture/forestry/vacant land - TN (Traditional Neighborhood), HP (Hillside Protection) - PR(k) (Planned Residential) up to 3 du/ac with conditions

South: Rural residential - TN (Traditional Neighborhood), HP (Hillside Protection) - A (Agricultural), RA (Low Density Residential)

East: Agriculture/forestry/vacant land - TN (Traditional Neighborhood), HP (Hillside Protection) - PR(k) (Planned Residential) up to 3 du/ac with conditions

West: Agriculture/forestry/vacant land - TN (Traditional Neighborhood), HP (Hillside Protection) - PR(k) (Planned Residential) up to 3 du/ac with conditions

NEIGHBORHOOD CONTEXT: This area along Chapman Highway is on the north side of Bays Mountain Road from Seymour (Sevier County) and contains a small commercial strip center, golf driving range, and cemetery. The property surrounding this parcel contains baseball fields that are being redeveloped for other uses. Residential uses are primarily located on side streets, away from Chapman Highway.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the CMU (Corridor Mixed-Use) place type because it is incompatible with surrounding land use and inconsistent with Comprehensive Plan policies.**
  
- ▶ **Deny the CA (General Business) zone because it is incompatible with the intent of the zone and adjacent land uses.**

**COMMENTS:**

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

**OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The subject property is in the middle of a broader area of the TN (Traditional Neighborhood) place type designation, and it is set back almost a quarter-mile driving distance from Chapman Highway. The existing land use on the property is a single-family house, and it is only accessible via a long, narrow unstriped driveway that leads through and behind another single-family property. This context is consistent with the residential intent of the TN place type, and is not the result of an error in the plan.
2. The requested CMU (Corridor Mixed-Use) place type was recently approved nearby to the southeast along the Chapman Highway corridor but is not connected to the subject property (7-I-24-PA). That plan amendment request was for a larger section of that parcel, which extended past the subject property, but the CMU place type was only approved a certain distance away from Chapman Highway to keep the commercial land use and zoning concentrated along the street and not encroach into a residential area. The CMU place type is intended to be located along major corridors, not on residential properties set far back from a corridor with access challenges.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

**CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):**

1. Approximately 100 acres surrounding the subject property was recently rezoned from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) with a density of 3 du/ac (1-K-24-RZ). This zoning change lays the groundwork for a future unified residential development around the subject property.
2. At the same time, a portion of the surrounding property southeast along Chapman Highway, which is not connected to the subject parcel, was rezoned to CA (General Business) in the same placement as the aforementioned CMU place type, on the condition that development plans be reviewed by the Planning Commission to ensure they are consistent with the mixed-use intent of the amended CMU place type (1-L-24-RZ/7-I-24-PA). This rezoning consisted of 19 acres and followed another recent case across Chapman Highway, where 15 acres along the corridor were approved to be rezoned from RA to CA (1-M-24-RZ). Neither of these large properties have been developed yet, so there is ample underutilized commercial property already existing in a more appropriate location along this major arterial street.
3. These changes to surrounding zoning and future land use do not support the requested spot plan amendment to the CMU place type.

**INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. There have been no changes to infrastructure or roads pertaining directly to this property, which has sub-standard driveway access from Chapman Highway and no sanitary sewer service.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data regarding development trends or population projections that warrant the requested land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The proposed CMU place type at this location conflicts with Implementation Policy 9 in the Comprehensive Plan to coordinate infrastructure improvements with development. The subject property is not in a location or with adequate access for a more intensive and commercial place type.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The request for the CA (General Business) zone is not supported by changing conditions in the area. A recent rezoning of approximately 100 acres surrounding the property to the PR (Planned Residential) zone with a density of 3 du/ac indicate that adjacent future land use will most likely be single-family residential, which does not support a center spot of more intensive commercial development.

2. A recent CA rezoning along Chapman Highway nearby to the southeast is in a location where it is easily accessible from the major arterial street. By contrast, the subject property is set far back from the corridor and only accessible by a narrow private driveway in need of repaving. The driveway goes through and behind a single-family residential property. There are no changing conditions in active development or future land use that warrant the requested rezoning at this location.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE

1. The CA zone is intended for retail businesses and services. Residential uses are also permitted, including multifamily development.

2. The property's access and surrounding residential and open space conditions are not consistent with more intensive commercial or residential uses.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The CA zone could have a negative impact on the residential lot through which the subject property is accessed, by bringing public, commercial traffic through private property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

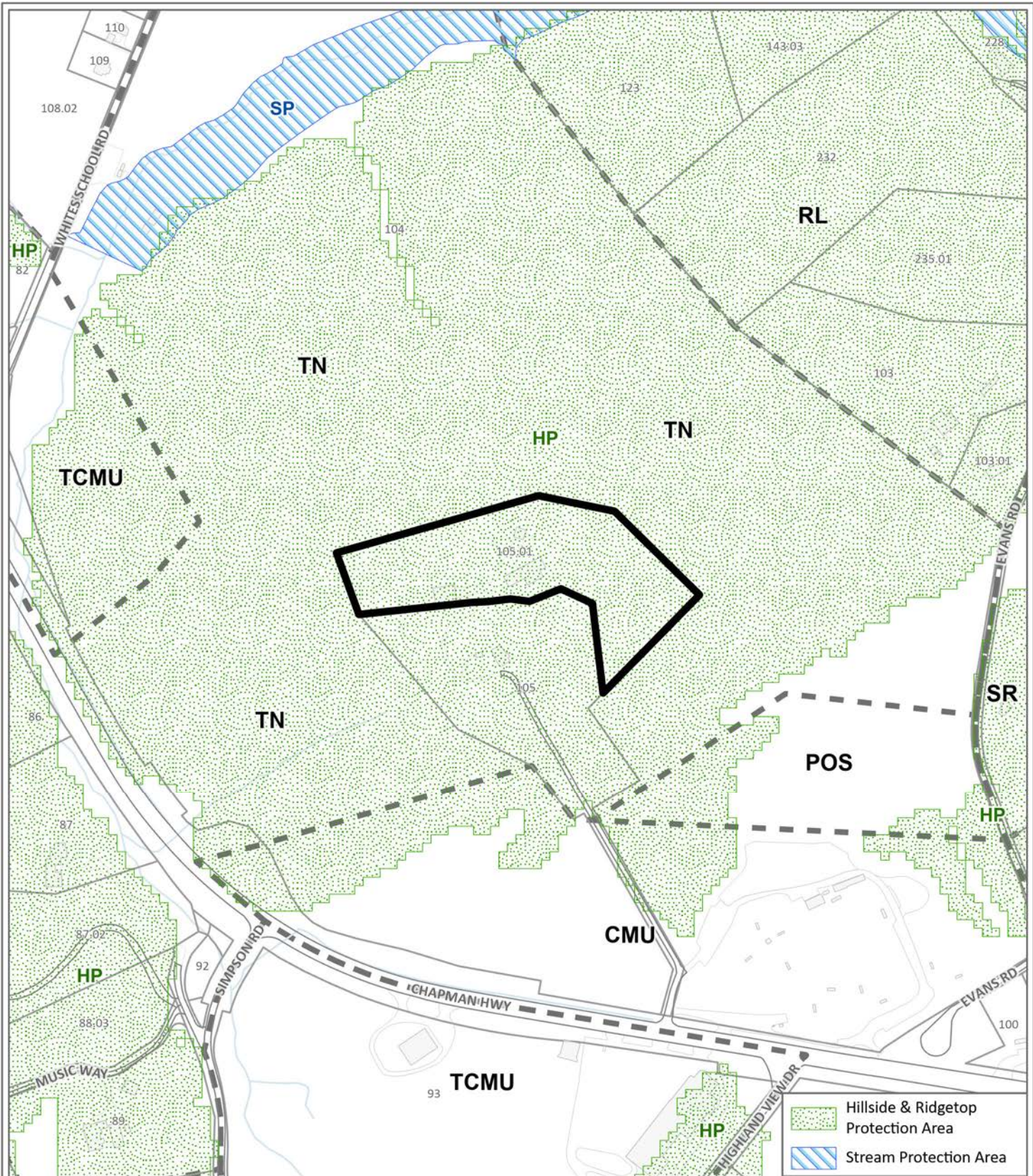
1. The CA zone is inconsistent with the property's TN (Traditional Neighborhood) place type, which is intended primarily for residential development.

2. A rezoning to CA is in conflict with the Comprehensive Plan's Implementation Policy 2 to ensure that development is consistent with existing community character when considering its potential impact on the residential property through which it is accessed.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/9/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**11-E-24-PA  
COMPREHENSIVE LAND USE PLAN MAP**

**Petitioner:** Sandra LLC



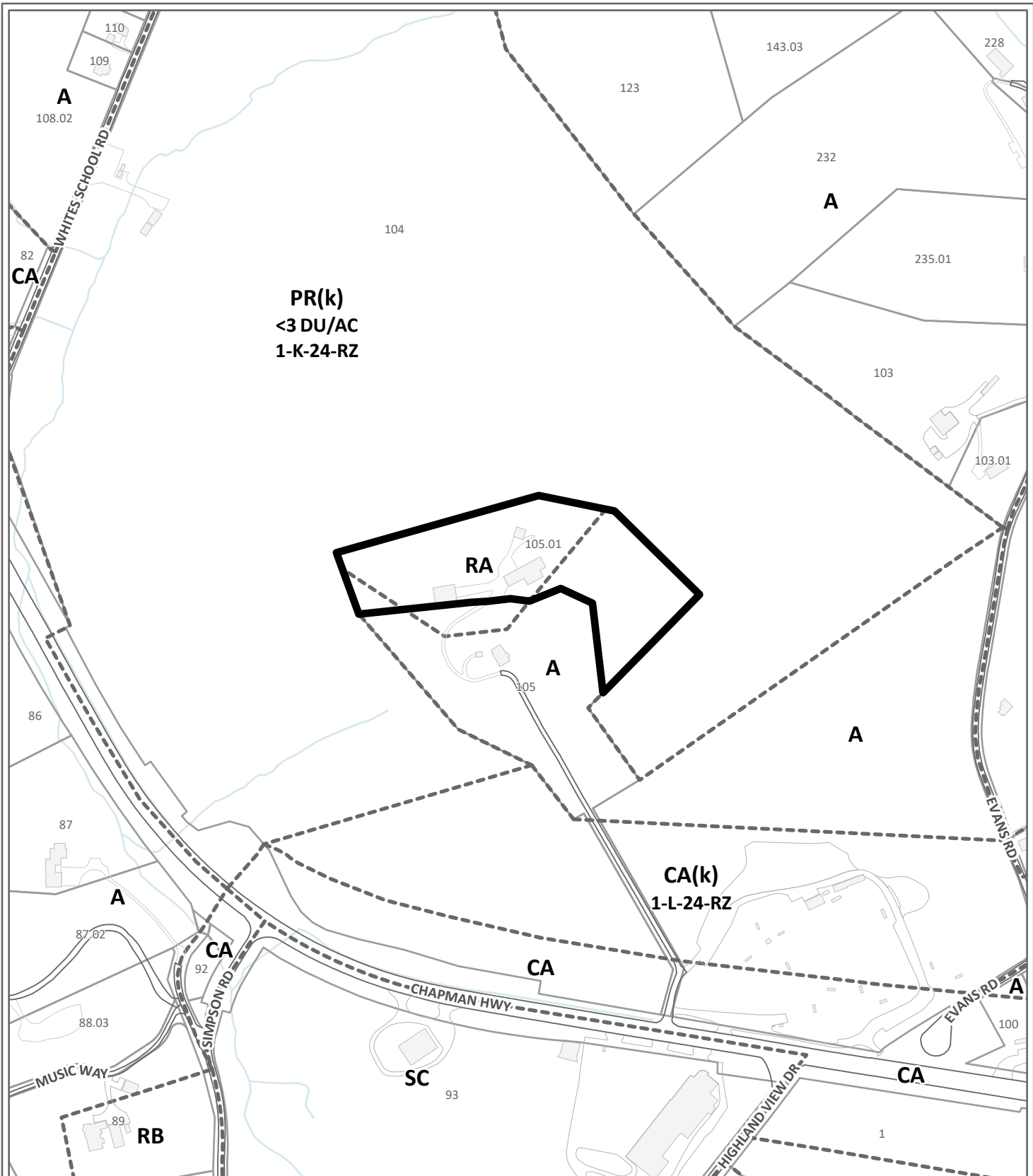
**From:** TN (Traditional Neighborhood), HP (Hillside Protection)  
**To:** CMU (Corridor Mixed-use), HP (Hillside Protection)

**Map No:** 138  
**Jurisdiction:** County

**Original Print Date:** 10/9/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902







**REZONING**

**11-S-24-RZ**

Petitioner: Sandra LLC

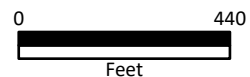


**From:** RA (Low Density Residential), A (Agricultural)

**To:** CA (General Business)

Map No: 138

Jurisdiction: County

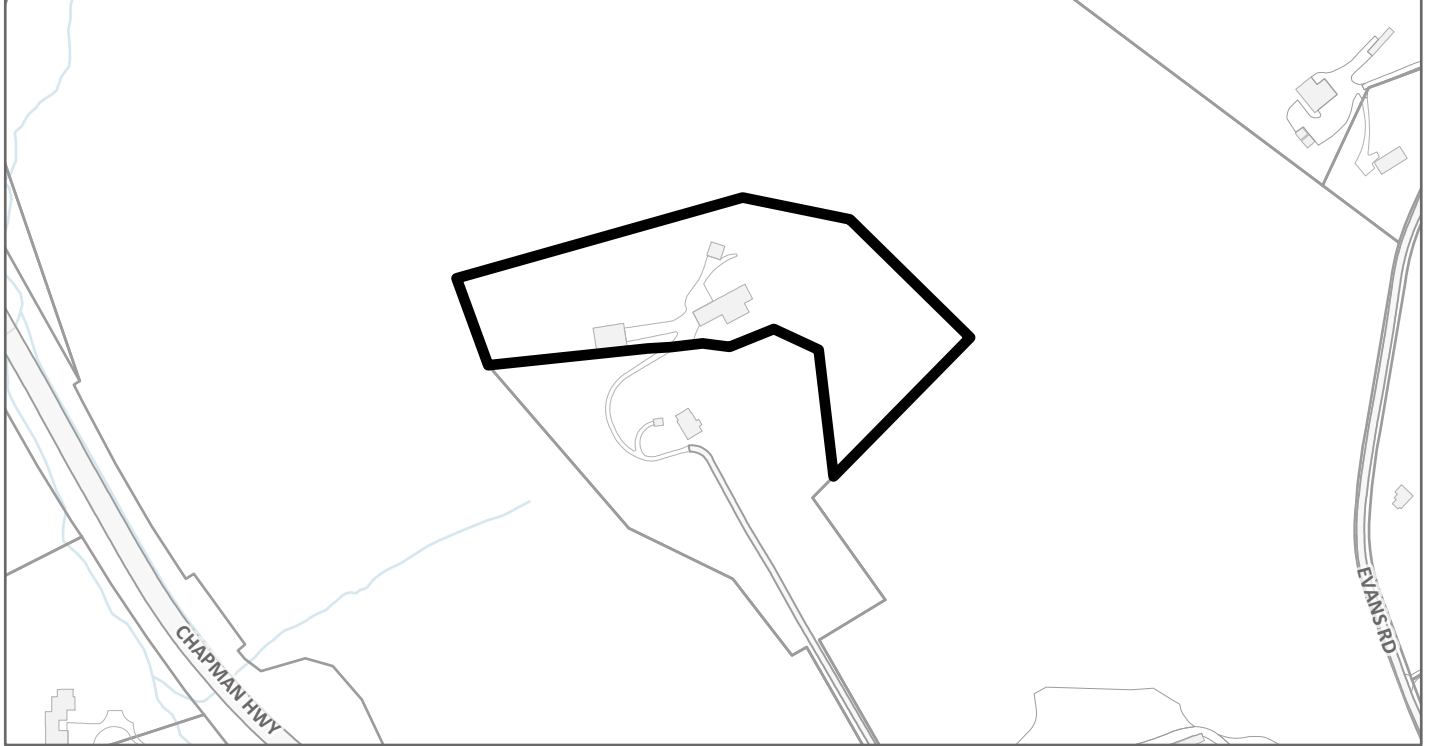


Original Print Date: 10/9/2024

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

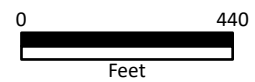


**CONTEXTUAL MAPS 1**

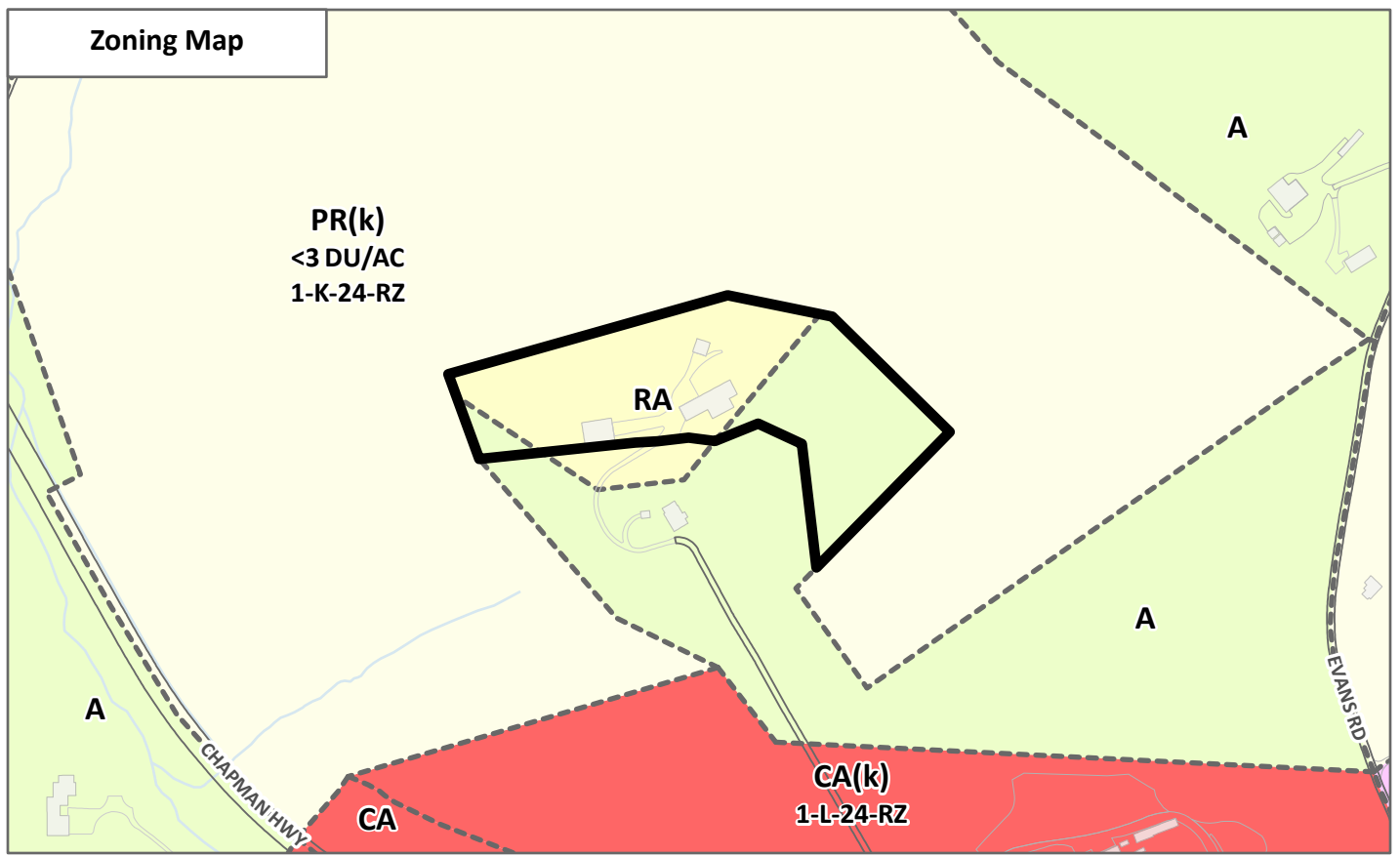
**11-E-24-PA / 11-S-24-RZ**



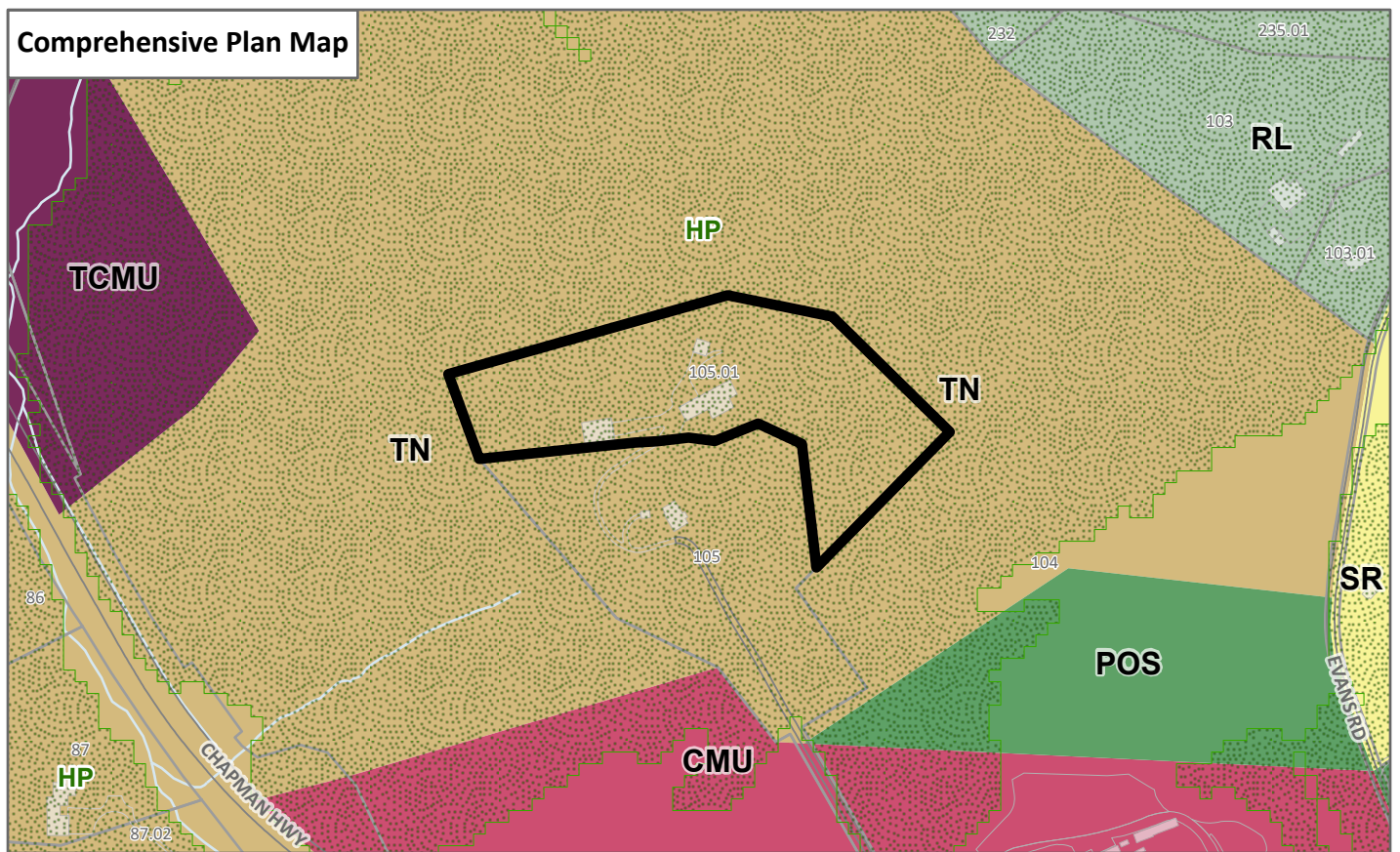
Case boundary



Zoning Map



Comprehensive Plan Map

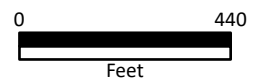


CONTEXTUAL MAPS 2

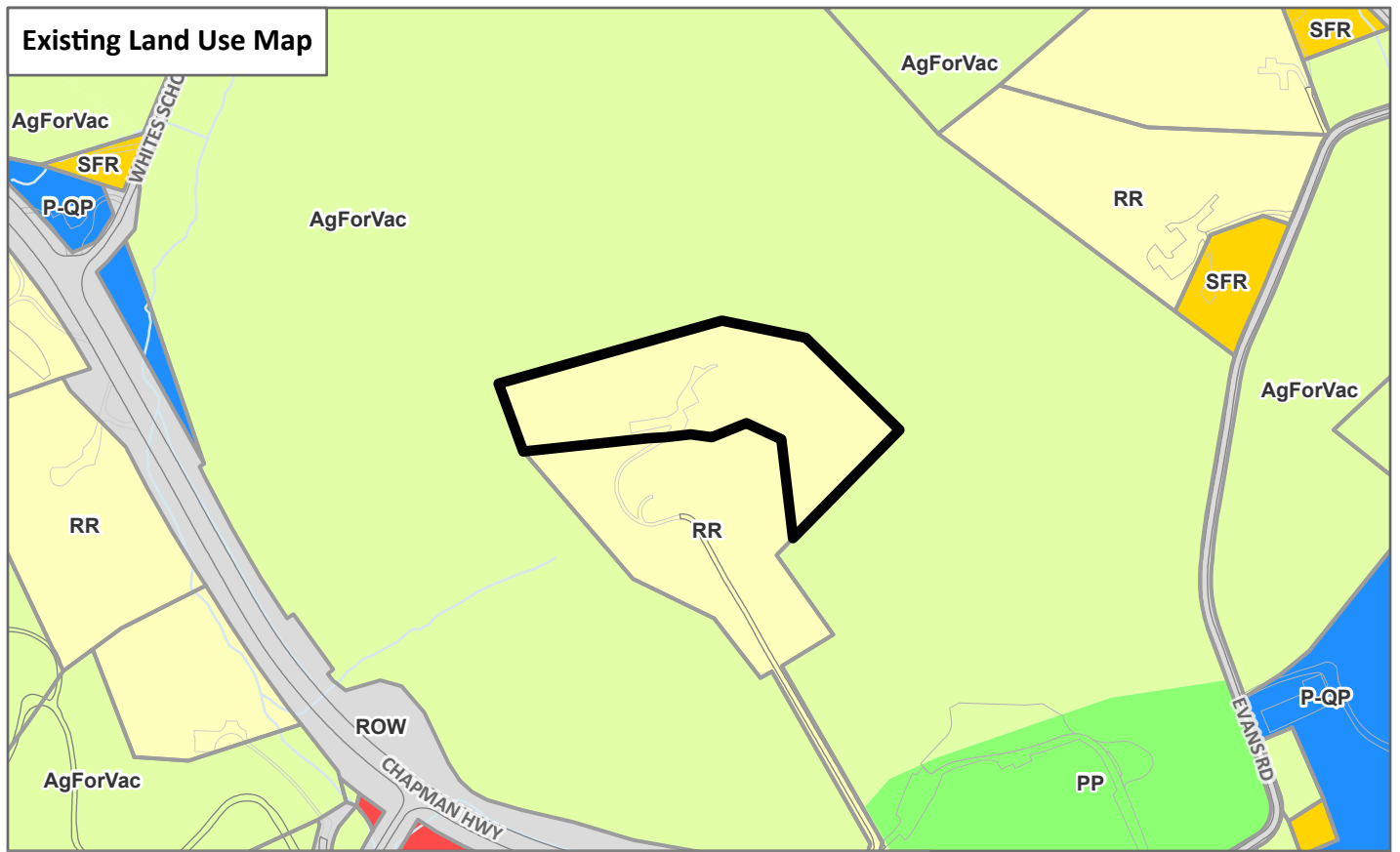
11-E-24-PA / 11-S-24-RZ



Case boundary



**Existing Land Use Map**

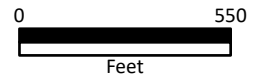


**CONTEXTUAL MAPS 3**

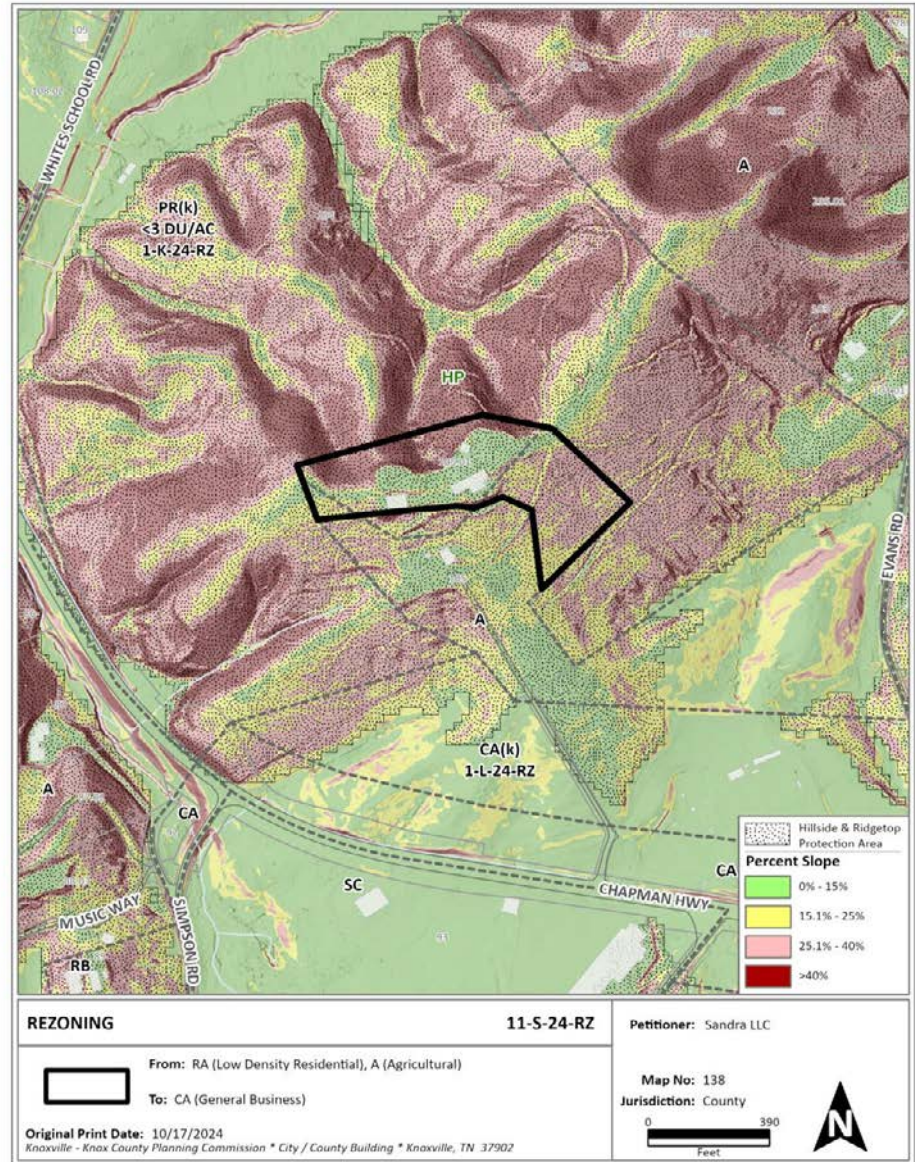
**11-E-24-PA / 11-S-24-RZ**



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>6.3</b>		
Non-Hillside	0.0	N/A	
0-15% Slope	1.6	100%	1.6
15-25% Slope	1.3	50%	0.7
25-40% Slope	1.9	20%	0.4
Greater than 40% Slope	1.4	10%	0.1
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>6.3</b>	Recommended disturbance budget within HP Area (acres)	<b>2.8</b>
		Percent of HP Area	<b>44.6%</b>



November 14, 2024  
Planning Commission meeting

# Public Comments

## 2 Comments for 11-S-24-RZ and 11-E-24-PA

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**Rob** (37901), November 11, 2024 at 3:29 PM

Please see attached letter and photographs of subject property.

[View Attachment](#)

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**Rob** (37901), November 12, 2024 at 10:34 AM

Please see attached supplemental letter and attachments.

[View Attachment](#)

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The Planning Commission met in regular session on November 14, 2024, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
A Ms. Tamara Boyer	A Mr. Louis Browning	Mr. Logan Higgins*
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis*	Ms. Kara Daley	Ms. Katie Overton
Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting, \*Left early

### 52. SANDRA LLC

8710 Chapman Highway / Parcel ID 138 10501, Commission District 9.

Speaking today:

Rob Frost, 800 S Gay St. Ste 2300, Knoxville, TN 37902

#### A. COMPREHENSIVE PLAN AMENDMENT

**11-E-24-PA**

From TN (Traditional Neighborhood), HP (Hillside Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection).

##### 1. STAFF RECOMMENDATION

Deny the CMU (Corridor Mixed-Use) place type because it is incompatible with surrounding land use and inconsistent with Comprehensive Plan policies.

##### 2. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO DENY PER STAFF RECOMMENDATION.

**MOTION CARRIED UNANIMOUSLY 13-0. DENIED**

**Item No.**

**File No.**

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**B. REZONING**

**11-S-24-RZ**

From RA (Low Density Residential), A (Agricultural) to CA (General Business).

**1. STAFF RECOMMENDATION**

Deny the CA zone because it is incompatible with the intent of the zone and adjacent land uses.

**2. MOTION (HIGGINS) AND SECOND (DALEY) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 13-0. DENIED**

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# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**Sandra LLC**

Applicant Name

**Owner**

Affiliation

**10/1/2024**

Date Filed

**11/14/2024**

Meeting Date (if applicable)

**11-S-24-RZ / 11-E-24-PA**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Sandra Kopacz Sandra LLC**

Name / Company

**8710 Chapman Hwy Knoxville TN 37920**

Address

**708-856-5557 / m.goldberg000@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Sandra Kopacz Sandra LLC**

Owner Name (if different)

**8710 Chapman Hwy Knoxville TN 37920**

Owner Address

**708-856-5557 / m.goldberg000**

Owner Phone / Email

**8710 CHAPMAN HWY**

Property Address

**138 10501**

Parcel ID

**6.32 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

**No**

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and 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

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>CA (General Business)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>CMU (Corridor Mixed-Use), HP (Hillside Protection)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## 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
<b>\$2,482.00</b>	
Fee 2	
Fee 3	

## 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.

Applicant Signature	<b>Sandra LLC</b> Please Print	<b>10/1/2024</b> Date
---------------------	-----------------------------------	--------------------------

Phone / Email

Property Owner Signature	<b>Sandra Kopacz Sandra LLC</b> Please Print	<b>10/1/2024</b> Date
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# 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

Applicant Name: SANDRA LLC Affiliation: \_\_\_\_\_

Date Filed: 10/01/24 Meeting Date (if applicable): 11/14/2024

File Number(s): 11-S-24-RZ  
11-E-24-PA

### 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

Name: SANDRA KOPACZ Company: SANDRA LLC

Address: 8710 CHAPMAN HWY City: KNOXVILLE State: TN ZIP: 37920

Phone: 708-856-5557 Email: M.GOLDBERG100@GMAIL.COM

### CURRENT PROPERTY INFO

Property Owner Name (if different): SANDRA LLC Property Owner Address: 8710 CHAPMAN HWY Property Owner Phone: 708-856-5557

Property Address: 8710 CHAPMAN HWY Parcel ID: 00 10 138 501. R000

Sewer Provider: \_\_\_\_\_ Water Provider: KNOX - CHAPMAN 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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels  
  Divide Parcel  
 Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change  
 Proposed Zoning **CA (GENERAL BUSINESS)**

Plan Amendment Change  
 Proposed Plan Designation(s) **CMU (CORRIDOR MIXED-USE), HP**

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)

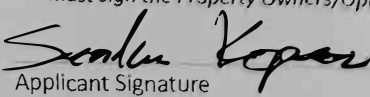
**ADDITIONAL REQUIREMENTS**

- Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1		Total
0609	\$850.0	
Fee 2		\$2,482.00
0804	\$1,632.00	
Fee 3		

**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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

  
 Applicant Signature

SANDRA KOPACE / CHIEF MANAGER  
 Print Name / Affiliation

10/01/24  
 Date

708-856-5557  
 Phone Number

M.GOLDBERG000@GMAIL.COM  
 Email

  
 Property Owner Signature

SANDRA KOPACE  
 Please Print

10/01/24  
 Date Paid

10/01/2024, SG

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

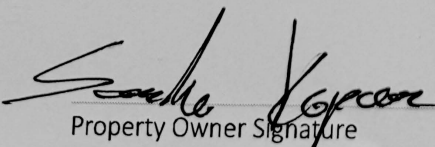
PLEASE EXPLAIN

SANDRA LLC IS REQUESTING A LAND USE AMENDMENT OF CMU FOR THE SUBJECT PROPERTY. THERE HAS BEEN A CHANGE OF CONDITIONS IN THE AREA INCLUDING RECENT REZONINGS AND PLAN AMENDMENTS!

SANDRA LLC IS SURROUNDED BY RECENT REZONINGS AND 2 PLAN AMENDMENTS.

(7-1-24-PA, 1-H-24-SP, 1-K-24-RZ, 7-H-24-RZ, 1-G-24-SP, 1-N-24-RZ, 1-M-24-RZ, 11-F-21-RZ, 11-B-21-SP, 1-L-24-RZ)

DUE TO ONE OF THE ABOVE MENTIONED PLAN AMENDMENTS AND REZONINGS, ACCESS TO SANDRA LLC PROPERTY IS NOW THROUGH A COMMERCIAL ZONE.

  
Property Owner Signature

SANDRA KOYACE  
Print Name

10/01/24  
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

## 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.**

Date to be Posted

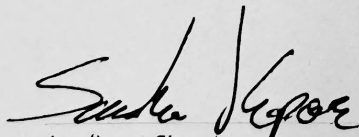
Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes  No

No, but I plan to prior to the Planning Commission meeting

*\* EXCEPT FOR ONE NEIGHBOR DUE TO SAFETY CONCERNS \**

  
Applicant Signature

*S. KOPAC / SANDRA LLC*  
Applicant Name

*10/03/24*  
Date

FILE NUMBER

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**

LOKR0195473

**Order Status:**

Submitted

**Classification:**

Public Notices

**Package:**

General Package

**Total payment:**

100.88

**Payment Type:**

Account Billed

**User ID:**

L0013876

**External User ID:**

676064

**PREVIEW FOR AD NUMBER LOKR01954730**

**PUBLIC NOTICE- APPEAL OF DECISION**

The following item will be considered by the Knox County Board of Commissioners on Monday, December 9, 2024, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. Information related to this item may be viewed in the Knoxville-Knox County Planning office in suite 403 of the City County Bldg. and on the Knoxville-Knox County Planning website at [www.knoxplanning.org](http://www.knoxplanning.org). Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at 215-2952.

**11-E-24-PA/11-S-24-RZ-** Appeal by Sandra Kopacz/Sandra LLC of the Knoxville-Knox County Planning Commission's denial of a request for a plan amendment from TN (Traditional Neighborhood) and HP (Hillside Protection) to CMU (Corridor Mixed-Use) and HP (Hillside Protection) and the denial of a request for rezoning from RA (Low Density Residential) and A (Agricultural) to CA (General Business) for property located at 8710 Chapman Highway / Parcel ID 138 10501. Commission District 9.  
November 22 2024  
LOKR0195473

[<< Click here to print a printer friendly version >>](#)

**ACCOUNT INFORMATION**

Knoxville-Knox County Planning  
400 W Main ST # 403 DALLAS DEARMOND  
Knoxville, TN 37902-2427  
865-215-3810  
[dallas.dearmond@knoxplanning.org](mailto:dallas.dearmond@knoxplanning.org)  
Knoxville-Knox County Planning  
Contract ID: GOVT

**TRANSACTION REPORT**

**Date**

November 19, 2024 9:50:32 AM EST

**Amount:**

100.88

**ADDITIONAL OPTIONS**

1 Affidavit

**SCHEDULE FOR AD NUMBER LOKR01954730**

November 22, 2024  
Knoxville News Sentinel

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