

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 2-K-06-UR

**AGENDA ITEM #:** 80

**AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** PILOT CORPORATION

OWNER(S): RUM RUNNERS LLC

TAX ID NUMBER: 162 29.43

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northeast side of Harvey Rd., just south of Boyd Station Rd.

▶ **APPX. SIZE OF TRACT:** 1.19 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Harvey Rd., a major collector street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Convenience store with gas pumps

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Railroad / NZ (Town of Farragut)

South: Pump station for First Knox Utility District / PR (Planned Residential)

East: Vacant land / A (Agricultural)

West: Residences / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is in an area that has been experiencing a considerable amount of single-family residential development under the PR (Planned Residential) zoning district.

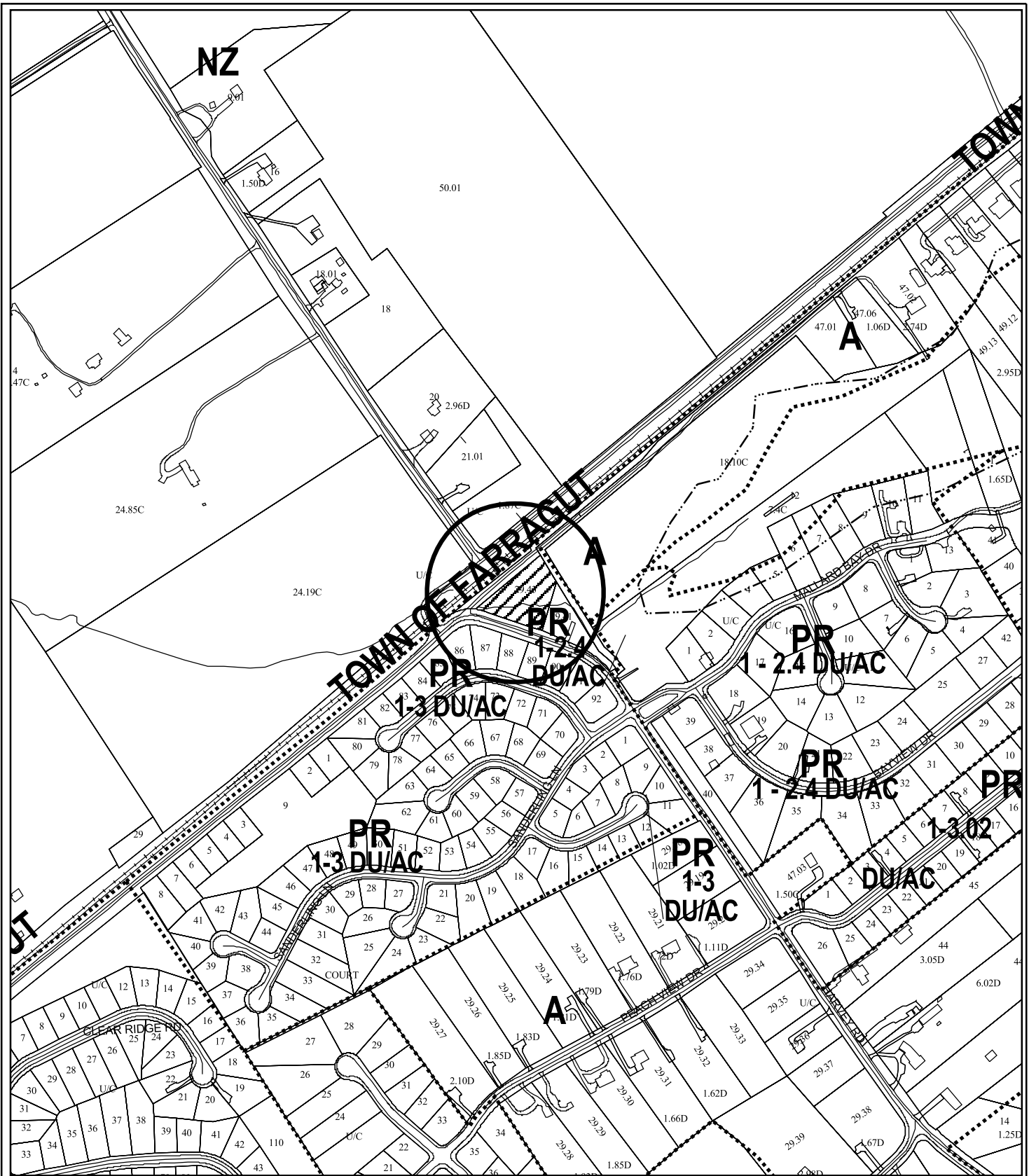
**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant.

**COMMENTS:**

The applicant was proposing to develop a convenience store with gas pumps on this 1.19 acre site that is zoned PR (Planned residential). When the concept plan for Herons Point Subdivision was approved in 1998, a use-on-review approval was granted (on appeal to the Knox County Board of Zoning Appeals) for the use of this site for a convenience store. Since the proposed development plan was revised from the original approval, a new application was required.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



2-K-06-UR  
 USE ON REVIEW

Petitioner: Pilot Corporation

Map No: 162

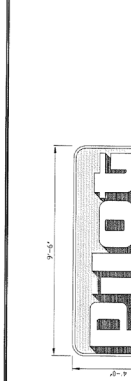
Jurisdiction: County



Convenience Store with Gas in PR (Planned Residential)

Original Print Date: 01/25/06    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





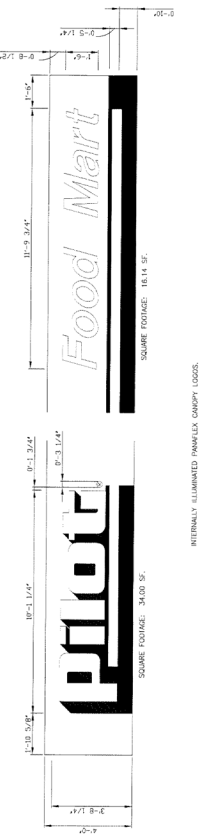
PLANNING AND ZONING DEPARTMENT  
 DESIGN DEPARTMENT  
 5508 CHUCK SMITH  
 KNOXVILLE, TENNESSEE 37908  
 865-598-7488



BOYD STATION ROAD @ HARVEY ROAD  
 PILOT FOOD MART  
 SITE LANDSCAPING/SIGNAGE PLAN

DATE	REV.	REVISION DESCRIPTION
01-09-06	01	DRAWN BY CHL/THS PROJECT

SHEET  
**C3.1**



**CANOPY SIGNS**  
 3/8" = 1'-0"  
 INTERNALLY ILLUMINATED FRAMELESS CANOPY LOGOS.

LEGEND	
	CONCRETE CURB
	PROPERTY LINE
	UNPAVED PARKING
	PAVED PARKING
	DRIVE
	DRIVE

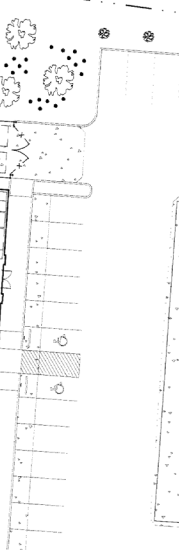
SITE INFORMATION	
ACRES	1.19
ADJACENT	119 ACRES
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**EXTERIOR BUILDING SIGNS**  
 3/8" = 1'-0"  
 38 SF



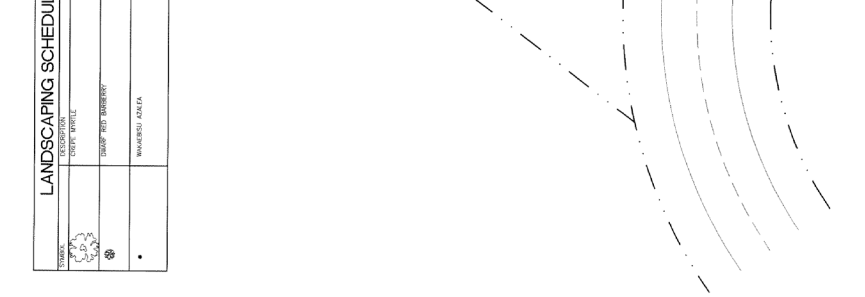
**INFORMATIONAL SIGNS**  
 3/8" = 1'-0"  
 38 SF



**MONUMENT PRICE SIGN**  
 3/8" = 1'-0"  
 33.33 SF

U.O.R.  
 DATE 2-14-06-UR  
 REVISED

LANDSCAPING SCHEDULE	
1	PLANT FOOD
2	PLANT MONUMENT SIGN
3	PLANT
4	PLANT
5	PLANT



QTY	TYPE	DESCRIPTION	EST. SQUARE FEET
1	PILOT FOOD	ILLUMINATED	38.00
1	PILOT MONUMENT SIGN	NON-ILLUMINATED	33.33
3	PILOT	ILLUMINATED	119.14
1	PILOT	NON-ILLUMINATED	119.14
2	MONUMENT PRICE SIGN	NON-ILLUMINATED	66.66
TOTAL			376.27

1" = 20'  
 SITE LANDSCAPING/SIGNAGE PLAN