



USE ON REVIEW REPORT

► **FILE #:** 12-D-21-UR

AGENDA ITEM #: 26

AGENDA DATE: 12/9/2021

► **APPLICANT:** TOMMY HUNT CALLOWAY HUNT REAL ESTATE

OWNER(S): Robert Kadunce

TAX ID NUMBER: 92 01201

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3216 Johnson Rd.

► **LOCATION:** North side of Schaad Road, east side of Johnson Road

► **APPX. SIZE OF TRACT:** 2.69 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Johnson Road, a local street with a 15.5-ft pavement width within a 50-ft wide right-of-way. Access is also via Schaad Road, a 4-lane median separated minor arterial with a pavement width of 100 ft within a right of way width of 112 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

► **ZONING:** CN (Neighborhood Commercial)

► **EXISTING LAND USE:** RR (Rural Residential)

► **PROPOSED USE:** Convenience store with a gas station and a restaurant with drive-through service

HISTORY OF ZONING: Rezoned from A (Agricultural) to CN (Neighborhood Commercial) in 2020 (Case 5-C-20-RZ). A request to rezone the property from A to PC (Planned Commercial) was denied by the Planning Commission (Case 6-L-19-RZ) and withdrawn at County Commission.

SURROUNDING LAND USE AND ZONING: North: Single family residences - A (Agricultural)

South: Single family residence - A (Agricultural)

East: Vacant land - A (Agricultural)

West: Single family residences and vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily single family residential, rural residential and agriculture/forestry/vacant lands. It is in close proximity to Amherst Elementary School and identified as a neighborhood commercial node on the Northwest County Sector Plan.

STAFF RECOMMENDATION:

► **APPROVE** the request for a convenience store that is approximately 6,472 sq ft with an internal

restaurant with a drive-through facility, and a fuel station with 16 gas pump stations, subject to 6 conditions.

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage and landscaping.
4. Implementing the recommendations of the E-Z Stop Food Mart Transportation Impact Study (Cannon & Cannon, Revised 11/22/2021), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit A).
5. Working with Knox County Department of Engineering and Public Works on the traffic signal installation at such time as deemed necessary.
6. Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval of a restaurant, drive-through facility, and fueling service station in the CN (Neighborhood Commercial) zone and the criteria for approval of a use on review.

COMMENTS:

This proposal will consist of a 6,472 square foot convenience store with a gas station and a restaurant with a drive-thru window located at the intersection of Johnson Road and Schaad Road. The gas station will have 16 pump locations and is located on the southeast side of the property between the building and Schaad Road. The restaurant is separate from the convenience store and will have indoor seating and a kitchen with a drive-through window.

There are three proposed driveways for the development: two right-in/right-out driveways on Schaad Road and a full-access driveway on Johnson Road.

The E-Z Stop Food Mart Transportation Impact Study (Cannon & Cannon, Revised 11/22/2021) was prepared to evaluate the traffic, operational, and safety impacts of the proposed development upon roadways in the vicinity of the site. The TIS recommended three improvements to the external street system – installation of a traffic signal at the intersection of Schaad Road and Johnson Road, an exclusive left turn lane on the southbound Johnson Road approach to Schaad Road, and a right turn lane on Schaad Road for the development's right-in/right-out driveway. The traffic signal would be installed at a later time determined by the Knox County Department of Engineering and Public Works. Engineering would install the signal, but it would be funded by the applicant.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

- A. The Northwest County Sector Plan recommends NC (Neighborhood Commercial) uses for this site which includes retail and service-oriented commercial uses intended to provide goods and services that serve the day-to-day needs of households, within a walking or short driving distance.
- B. The NC location criteria state that automobile-oriented uses (e.g. gas stations or convenience stores) should be located on arterial streets at the edge of neighborhoods. Schaad Road is a minor arterial street.
- C. The proposed use is consistent with the general plan and sector plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- A. The CN (Neighborhood Commercial) zone is intended to provide the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The range of permitted uses is limited to those that are generally patronized

on a frequent basis by neighborhood residents. Development performance standards are provided to maximize compatibility between commercial uses and adjacent residential uses.

B. The fuel station, restaurant, and drive-through facility are uses permitted on review in the CN zone. There are no specific standards for these uses within the CN or the supplemental regulations in Article 4 of the Knox County Zoning Ordinance.

C. The CN zone permits individual buildings or commercial establishments that are no more than 5,000 sq. ft. Each use is below the maximum allowed. The convenience store is approximately 4,609 sq. ft. and the restaurant is approximately 1,863 sq. ft.

D. The CN zone has landscaping standards for parking areas and side and rear yards. The proposed landscape plan meets the CN zone standards.

E. The CN zone requires that site lighting be directed away from residential and agricultural zones and any public right-of-way. The attached plans do not show the site lighting but must be provided during permit review.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The one-story building height and setback from the southeast property line are compatible with the area.

B. Amherst Elementary is approximately 450 ft. to the southwest. Surrounding development includes vacant land and single family residences.

C. The proposed use would be located at a commercial node to be utilized by surrounding residential uses.

D. Schaad Road is lined with vacant land, various commercial uses clustered together, and single family residences along its length. The proposed use is compatible with this pattern of development.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The development contains the landscape screening required in the CN zone, which is more robust than the typical landscape screen requirements. This should help buffer the residential lots from the potential adverse impacts of the commercial use, such as noise, lights, fumes, or odors.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development has access to Schaad Road, which is a major arterial street. The Johnson Road entry/exit is near the intersection with Schaad Road.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

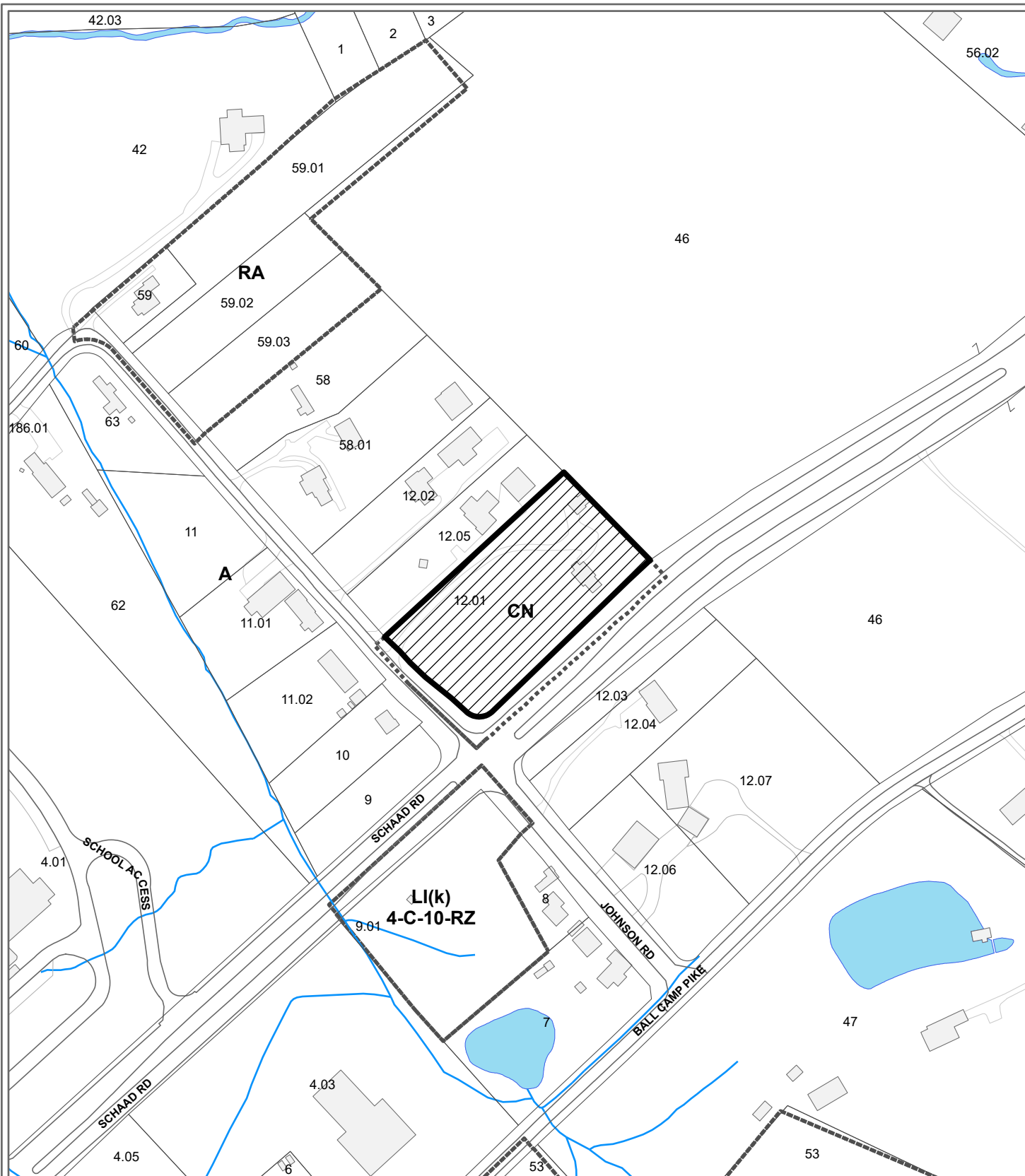
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within this development.

ESTIMATED TRAFFIC IMPACT: 3286 (average daily vehicle trips)

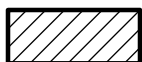
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**12-D-21-UR
USE ON REVIEW**



Convenience store with a gas station and a restaurant with drive-through service in CN (Neighborhood Commercial)

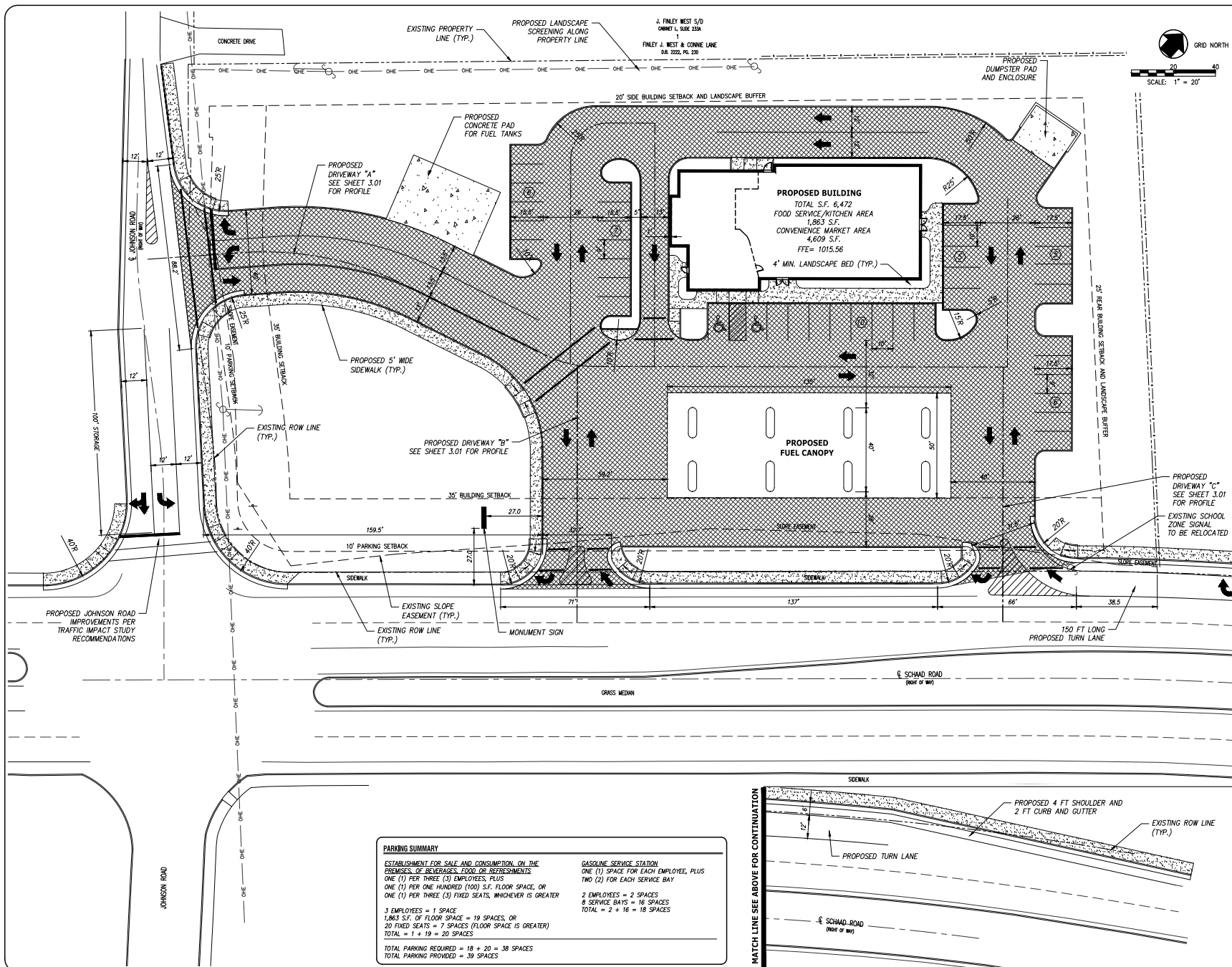
Original Print Date: 11/15/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Tommy Hunt Calloway Hunt
Real Estate

Map No: 92
Jurisdiction: County

0 250
Feet














NOTES

1. PROPERTY CONCERNED REFLECTS PARCEL 12.01 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 82, ZONING FOR RESIDENTIAL SINGLE-FAMILY DWELLINGS. TOTAL AREA IS 2.696 ACRES.
2. SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 25'
PARKING: 10'
3. PROPERTY OWNER:
ROBERT KADUNCE
3216 JOHNSON RD.
KNOXVILLE, TN 37931
4. DEVELOPER:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6018
MARTIN, TN 37802
5. PERMITTEE SHALL BE LANDSCAPED AND SLOPES ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
6. PROPOSED BUILDING 6472 S.F. - INTERIOR USE, FOOD SERVICE AND KITCHEN AREA 1,863 S.F., CONVENIENCE STORE AREA 4,600 S.F.
7. TOTAL PARKING PROVIDED = 39 SPACES
SEE PARKING TABLE.

TRAFFIC IMPROVEMENTS PER TRAFFIC IMPACT STUDY

1. PROPOSED RIGHT TURN LANE OFF SCHAAD ROAD TO ACCESS E-Z STOP SITE. RIGHT TURN LANE TO BE 150' OF STORAGE WITH 138' LANE TAPER. PROPOSED RIGHT IN, RIGHT OUT ACCESS ONLY.
2. SECOND DRIVEWAY ACCESS OFF SCHAAD ROAD LOCATED APPROXIMATELY 143' FROM RIGHT-OF-WAY TO ACCOMMODATE LARGE TRUCK ACCESS. PROPOSED RIGHT IN, RIGHT OUT ONLY.
3. ADDITIONAL LEFT TURN LANE WITH 100' OF STORAGE TO BE ADDED ON JOHNSON ROAD TO BE COORDINATED WITH TRAFFIC SIGNAL IMPROVEMENTS.
4. TWO-WAY DRIVEWAY ACCESS OFF JOHNSON ROAD INTO E-Z STOP SITE APPROXIMATELY 133' FROM INTERSECTION RIGHT-OF-WAY.

LEGEND

- | | |
|---|------------------------------|
|  | PROPOSED
ASPHALT PAVEMENT |
|  | CONCRETE SIDEWALK |
|  | CONCRETE PAVEMENT |
|  | EXIST. R.O.W. |
|  | BUILDING SETBACK LINE |
|  | EXIST. EASEMENT LINE |
|  | NUMBER OF PARKING SPACES |
|  | ACCESSIBLE PARKING |
|  | ACCESSIBLE RAMP |

MATCH LINE SEE BELOW FOR CONTINUATION

REVISIONS	DATE

CLIENT: **CALLOWAY-HUNT REAL ESTATE**
P.O. BOX 6618
MARYVILLE, TN 37802

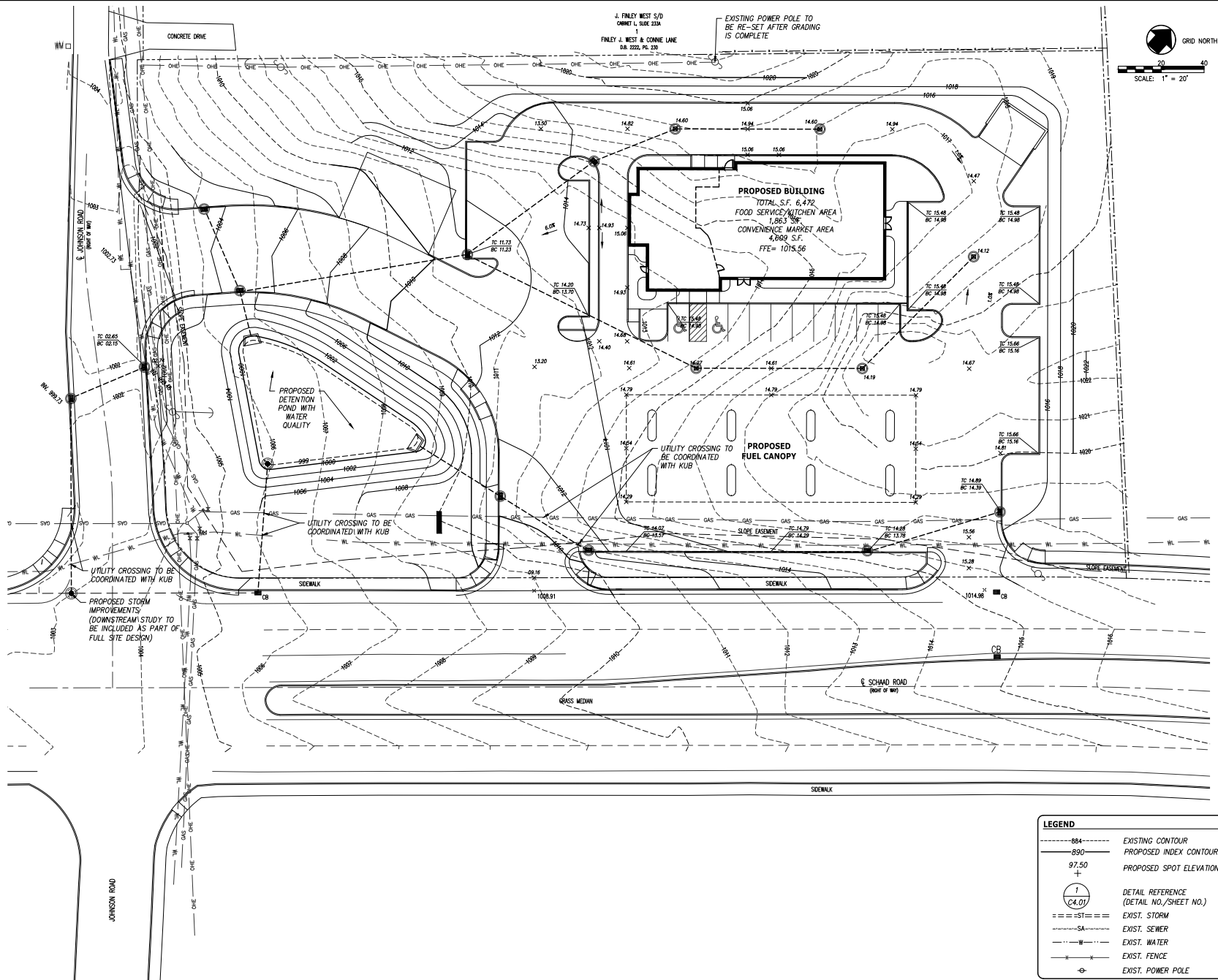
PROJECT: **E-Z STOP
FOOD MART**
SCHAAD ROAD
KNOX COUNTY, TN 37931

SITE LAYOUT PLAN

CCI PROJECT NO.		01634-0001	
DRAWING DATE		DECEMBER 1, 2021	
PM	DKN	QC	JRH
DRAWN		LED	

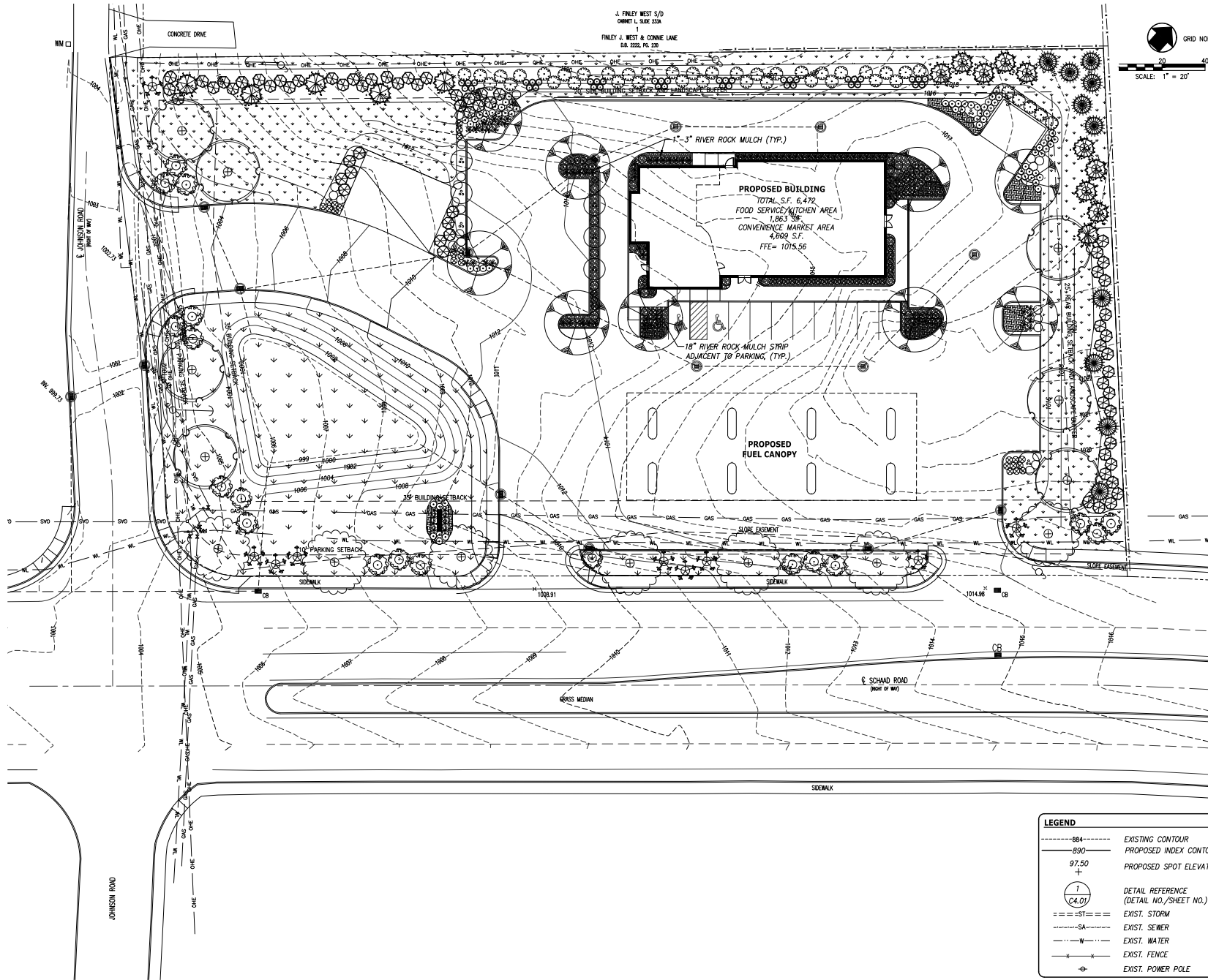
USE ON REVIEW
SUBMITTAL
FILE NUMBER:
12-D-21-UR

UOR1.01



LEGEND	
---	EXISTING CONTOUR
---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1 24.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
==S==	EXIST. STORM
==SA==	EXIST. SEWER
---	EXIST. WATER
---	EXIST. FENCE
⊕	EXIST. POWER POLE

REVISIONS		DATE
CANNON-CANNON		
CLIENT: CALLOWAY-HUNT REAL ESTATE		
P.O. BOX 6618 MARYVILLE, TN 37802		
PROJECT: E-Z STOP FOOD MART		
SCHAAD ROAD KNOX COUNTY, TN 37931		
SITE GRADING AND DRAINAGE PLAN		
USE ON REVIEW SUBMITTAL FILE NUMBER: 12-D-21-UR		CCI PROJECT NO. 01634-0001 DRAWING DATE DECEMBER 1, 2021 P/N DKN DRAWN LED QC JRH
		UOR2.01



- CANOPY TREES**
- QUERCUS PHAEOLUS 'HIGHTOWER' - HIGHTOWER WILLOW OAK, REACHES 50' HT.
 - QUERCUS RUBRA - RED OAK, REACHES 50' HT.
 - ZELENYA GERRATA 'GREEN VASE' - GREEN VASE ZELENYA, REACHES 50' HT.
 - NOTE: 2" MIN. CALIPER, B&B, FULL CANOPY, STRONG CENTRAL LEADER, WELL MATCHED
- EVERGREEN TREES**
- LEX X NELLIE R. STEVENS - NELLIE STEVENS HOLLY
 - THUJA OCCIDENTALIS 'SMARAGD' - EMERALD GREEN ARBORVITAE
 - THUJA STANDISHI 'PULCATA' - 'GREEN GIANT' - GREEN GIANT ARBORVITAE
 - NOTE: MIN. 6" 8" HT. B&B, FULL, SYMMETRICAL CANOPY, PYRAMIDAL FORM, WELL MATCHED
- ORNAMENTAL TREES**
- CERCUS CANADENSIS 'ACE OF HEARTS' - ACE OF HEARTS REDBUD
 - CORNUS FLORIDA 'CHEROKEE PRINCESS' - CHEROKEE PRINCESS DOGWOOD
 - LACINSTRONIA INDICA X FAURIEI 'NATCHEZ' - NATCHEZ GRAPE MYRTLE
- SHRUBS**
- BERBERIS THUNBERGII 'SUNJOY TANGLO' - SUNJOY TANGLO BARBERRY, 3' O.C.
 - LEX CRENATA 'SKY PENCIL' - SKY PENCIL HOLLY, 3' O.C.
 - LEX GLABRA 'HOOGENDOORN' - HOOGENDOORN INKBERY HOLLY, 3' O.C.
 - SPIREA JAPONICA 'GOLDMOUND' - GOLDMOUND SPIREA, 6' O.C.
 - PRUNUS LAUROCEARUS 'OTTO LUYKEN' - OTTO LUYKEN LAUREL, AS SHOWN
 - VIBURNUM X PRAGENSE - PRAGUE VIBURNUM, AS SHOWN
 - NOTE: #3 CONTAINER, WELL MATCHED, FULL IN POT
- GROUND COVER/ORNAMENTAL GRASS**
- LIRIOPE MUSCARY 'BIG BLUE' - BIG BLUE LIRIOPE, 2' O.C.
 - MISCANTHUS SINENSIS 'YAKUSHIMA' - DWARF MAIDEN GRASS
 - NOTE: #1 CONTAINER, WELL MATCHED, FULL IN POT
- 300 AREAS**
- RIVER ROCK MULCH

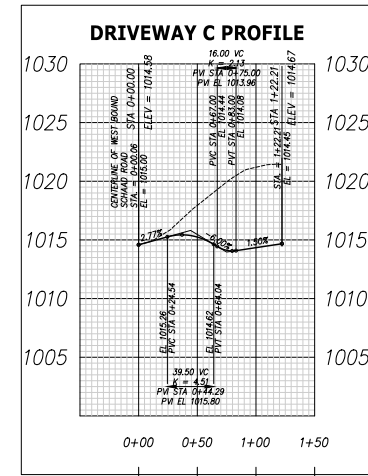
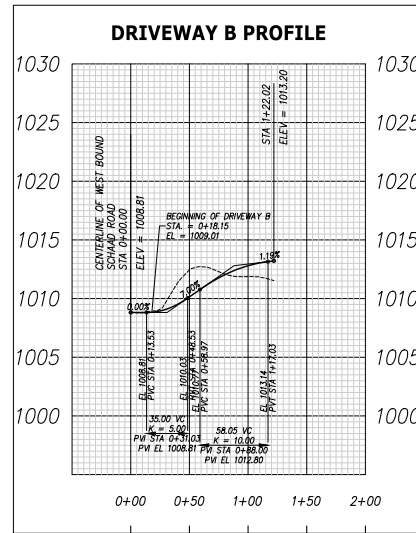
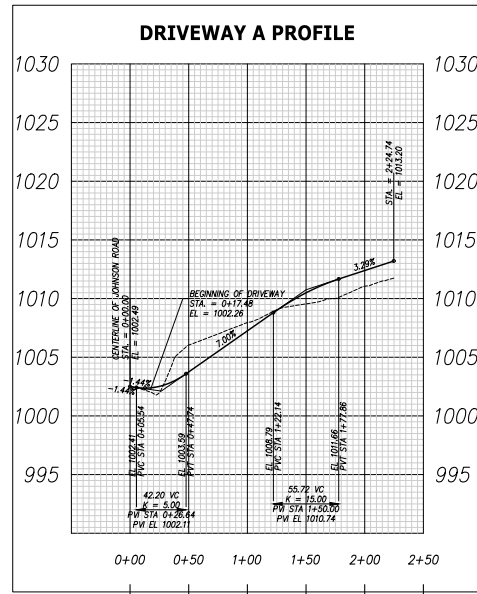
LANDSCAPE REQUIREMENTS

- TOTAL FRONTAGE AT SCHAAD ROAD= 454'
REQUIRED: 1 LARGE CANOPY TREE/30' = 4 TREES AT FRONT YARD
1 ORNAMENTAL TREE/25' = 18 TREES AT FRONT YARD
PROVIDED: 8 TREES AT 30' HT. OR GREATER AT MATURITY, 18 ORNAMENTAL TREES
- TOTAL FRONT AT JOHNSON ROAD= 342'
REQUIRED: 1 LARGE CANOPY TREE/30' = 4 TREES AT FRONT YARD
1 ORNAMENTAL TREE/25' = 10 TREES AT FRONT YARD
PROVIDED: 4 TREES AT 30' HT. OR GREATER AT MATURITY, 10 ORNAMENTAL TREES
- NOTE: DUE TO UTILITY CONFLICTS ON JOHNSON ROAD, TREES REQUIRED IN FRONTAGE HAVE BEEN SHIFTED ACCORDING
- 20' SIDE YARD ADJACENT TO RESIDENTIAL
REQUIRED: 1 EVERGREEN TREE/30' WITH SHRUBS AND GROUND COVER
- 25' REAR YARD ADJACENT TO AGRICULTURAL
REQUIRED: 1 EVERGREEN TREE/25' SPACED AT 30' WITH SHRUBS AND GROUND COVER
- PARKING LOT REQUIRED: 1 TREE/ISLAND, 1 TREE PER 10 SPACES. PROPOSED PARKING = 39 SPACES, 4 TREES REQUIRED. 10 TERMINAL ISLANDS = 10 TREES REQUIRED. 10 TREES PROVIDED.
NOTE: SOME SPACE IS LIMITED IN TERMINAL ISLANDS. CANOPY TREE WAS BEEN PLACED ALONG PARKING IN CLOSE PROXIMITY AND SMALLER TREE PROVIDED IN THE TERMINAL ISLAND.
- PROPOSED BUILDING FACADE = 362 LINEAR FEET (L.F.)
REQUIRED: 4 LANDSCAPE BED AT 50% OF BUILDING = 181 L.F., 245 PROVIDED

LEGEND

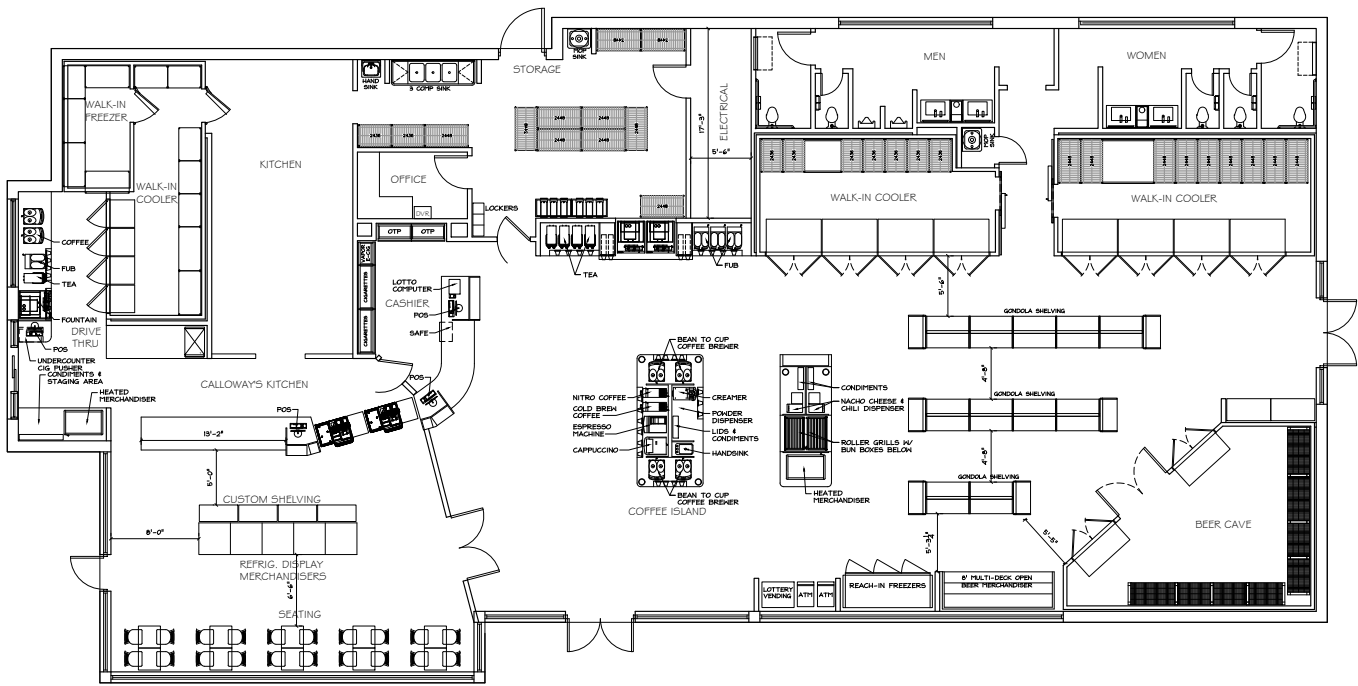
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- EXIST. STORM
- EXIST. SEWER
- EXIST. WATER
- EXIST. FENCE
- EXIST. POWER POLE

REVISIONS	DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802
PROJECT:	E-Z STOP FOOD MART SCHAAD ROAD KNOX COUNTY, TN 37931
LANDSCAPE PLAN	
C31 PROJECT NO. 01634-0001	
USE ON REVIEW	DRAWING DATE DECEMBER 1, 2021
SUBMITTAL	PN DWN DC JRH
FILE NUMBER:	DRAWN LED
12-D-21-UR	UOR3.01



REVISIONS		DATE
CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802		
PROJECT: E-Z STOP FOOD STOP SCHAAD ROAD KNOX COUNTY, TN 37931		
DRIVEWAY PROFILES		
USE ON REVIEW SUBMITTAL FILE NUMBER: 12-D-21-UR	C31 PROJECT NO. 01634-0001	
	DRAWING DATE: DECEMBER 1, 2021	
	PW DKN	DC JRH
	DRAWN LED	
		UOR4.01

CALLOWAY OIL
 "SMALL" STORE LAYOUT
 4,609 SQ. FT. - C-STORE
 1,863 SQ. FT. - KITCHEN
 6,472 TOTAL SQ. FT.



PARAGON SOLUTIONS

200 MAIN STREET, SUITE 1100 | FORT WORTH, TEXAS 76102 | PHONE: 817-587-7171

DESIGN PROFESSIONAL CLAIM
 NO OTHER FIRM, INDIVIDUAL OR PERSON SHALL BE RESPONSIBLE FOR THE PREPAREDNESS OF THE DESIGN OR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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CALLOWAY OIL
 MARYSVILLE, TN

PROPOSED STORE LAYOUT

REVISION	DATE	BY

DRAWN BY: JEM
 CHECKED BY: XX
 DATE: 30 NOV. 2021
 JOB NUMBER: 3603
 SCALE: 3/16" = 1'-0"
 SHEET XX OF XX



400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 12-D-21-UR
Tax Parcel ID: 092 01201
Subdivision:
Owner: Robert Kadunce
Applicant: Tommy Hunt
Company: Calloway Hunt Real Estate
Email: tommy@ezstop.net

Date Submitted: 10/25/21
Review Type: UR
Unit or Phase:
Phone: N/A
Office: 865.982.3266
Cell:
Fax:

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
	If approved, existing address may be changed based on submitted site plan. Building fronts Schaad Rd	NOTE
	Unresolved addressing issues may delay building permits. Recommend notifying the owner.	Note
	Site plan shows an access from Schaad Rd	Note

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review
	11/1/2021		Nov 8, 2021



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Tommy Hunt Calloway Hunt Real Estate

Applicant Name

Affiliation

10/25/2021

12/09/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

12-D-21-UR

CORRESPONDENCE

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

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

Tommy Hunt

Calloway Hunt Real Estate

Name

Company

P O BOX 6618

Maryville

TN

37082

Address

City

State

ZIP

865-982-3266

Tommy@ezstop.net

Phone

Email

CURRENT PROPERTY INFO

Robert Kadunce

3216 Johnson Rd.

Owner Name (if different)

Owner Address

Owner Phone

3216 Johnson Rd., Knoxville TN 37931

092 01201

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Schaad Rd, east side of Johnson Road

2.69 ac.

General Location

Tract Size

☐ City ☒ County

6th

CN

RR

District

Zoning District

Existing Land Use

Northwest County

NC

Urban

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	\$1,500.00	Total \$1,500.00
Fee 2		
Fee 3		

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Tommy F Hunt

Digitally signed by Tommy F Hunt
Date: 2021.10.25 13:21:54 -04'00'

Tommy Hunt Calloway Hunt Real Estate

10-25-21

Applicant Signature

Please Print

Date

865-548-9971

Tommy@ezstop.net

Phone Number

Email

Marc Payne

Digitally signed by Marc Payne
Date: 2021.10.25 16:11:06 -04'00'

Marc Payne

12/25/21

Staff Signature

Please Print

Date