



SPECIAL USE REPORT

▶ **FILE #:** 4-A-23-SU

AGENDA ITEM #: 19

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** WILLIAM MAYS

OWNER(S): William Mays

TAX ID NUMBER: 70 P D 026.02

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 2700 WHITTLE SPRINGS RD

▶ **LOCATION:** East side of Whittle Springs Rd, north side of Washington Pk

▶ **APPX. SIZE OF TRACT:** 0.51 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Whittle Springs Rd, a minor arterial street with a 30-ft pavement width within a 50-ft right-of-way; and via Washington Pk, a minor arterial street with a 25-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Gas station

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial -- C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

South: Commercial, Public school -- C-N (Neighborhood Commercial), INST (Institutional)

East: Commercial -- C-N (Neighborhood Commercial)

West: Commercial, vacant land -- C-N (Neighborhood Commercial), RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: This area is comprised of detached homes on relatively small lots with a neighborhood-scale commercial corridor.

STAFF RECOMMENDATION:

▶ Postpone the request until the June 8, 2023 Planning Commission meeting as requested by the applicant.

COMMENTS:

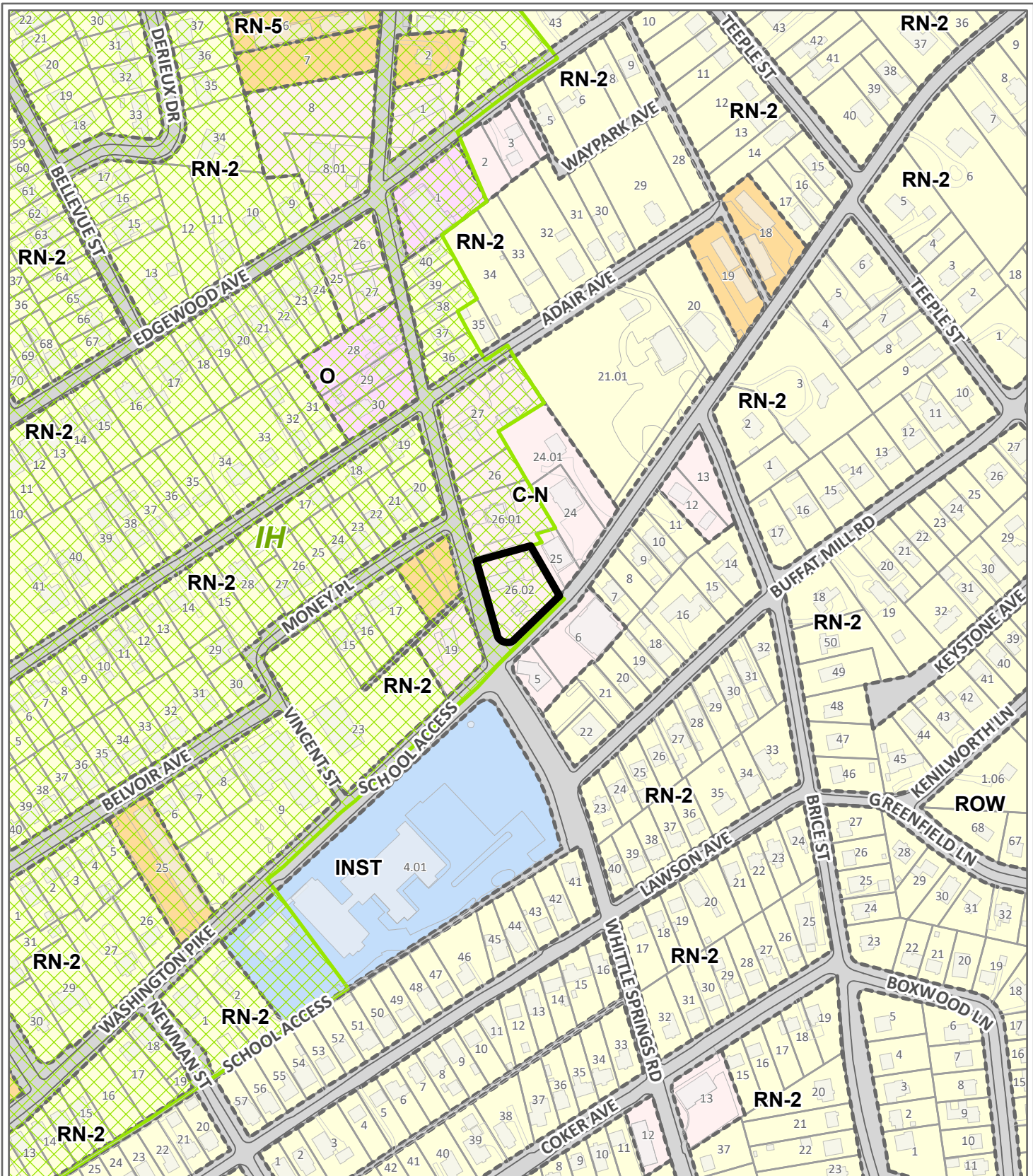
This request is to reestablish the gas station use at this site, which was discontinued as early as 2007 according to streetview images.

The applicant needs additional time to develop and submit plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

4-A-23-SU

Petitioner: William Mays

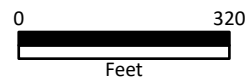


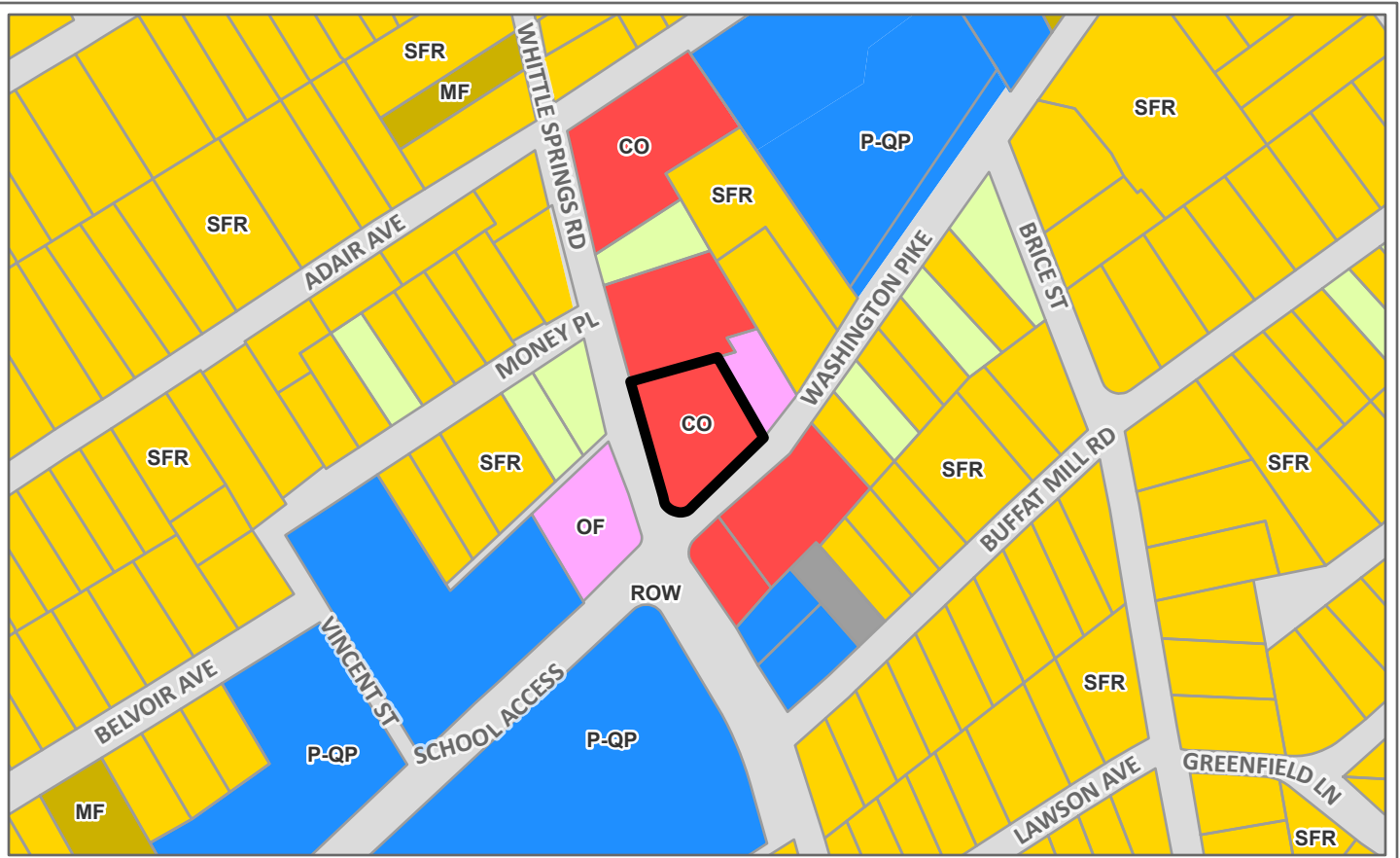
Gas station in C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

Map No: 70
Jurisdiction: City

Original Print Date: 4/4/2023

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



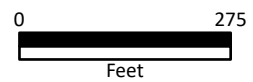


Existing Land Use and Aerial Maps

4-A-23-SU



Case boundary





Request to Postpone • Table • Withdraw

William Mays

4/4/23
Date of Request

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

13
April 11, 2023

Scheduled Meeting Date

4-A-23-SU

File Number(s)

POSTPONE

Bill Mays

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the June 8, 2023 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

*The refund check will be mailed to the original payee.

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Applicant Signature

Please Print

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

75.00

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

William Mays

Applicant Name

Affiliation

2/17/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-A-23-SU

File Number(s)

CORRESPONDENCE

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

William Mays

Name / Company

1316 Cassell Dr Knoxville TN 37912

Address

865-567-3210 / mayspaving@gmail.com

Phone / Email

CURRENT PROPERTY INFO

William Mays

Owner Name (if different)

1316 Cassell Dr Knoxville TN 37912

Owner Address

865-567-3210 / mayspaving@g

Owner Phone / Email

2700 WHITTLE SPRINGS RD

Property Address

70 P D 026.02

Parcel ID

0.51 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

NE corner of Whittle Springs Rd & Washington Pk

General Location

City

Council District 4

C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

Commercial

County

District

Zoning District

Existing Land Use

East City

Planning Sector

NC (Neighborhood Commercial)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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) Gas station	

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

William Mays	2/17/2023
Applicant Signature	Date
Please Print	

Phone / Email

William Mays	2/17/2023
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

William Mays
Applicant Name

Affiliation

Feb 17, 2023
Date Filed

Meeting Date (if applicable)

File Number(s)
4-S-23-SU

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

William Mays
Name

Company

1316 Cassell Dr
Address

Knoxville
City

TN
State

37912
ZIP

(865) 567-3210
Phone

mayspaving@gmail.com
Email

CURRENT PROPERTY INFO

William Mays
Property Owner Name (if different)

1316 Cassell Dr, Knoxville, 37912
Property Owner Address

(865) 567-3210
Property Owner Phone

2700 Whittle Springs Rd, Knoxville, TN
Property Address

37917
Parcel ID

KUB
Sewer Provider

KUB
Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Gas Station

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number
 Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

bus station / goods

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

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	Total
Fee 2	
Fee 3	

AUTHORIZATION

William Mays
Applicant Signature

William Mays
Please Print

2-17-2023
Date

(865) 567-3210
Phone Number

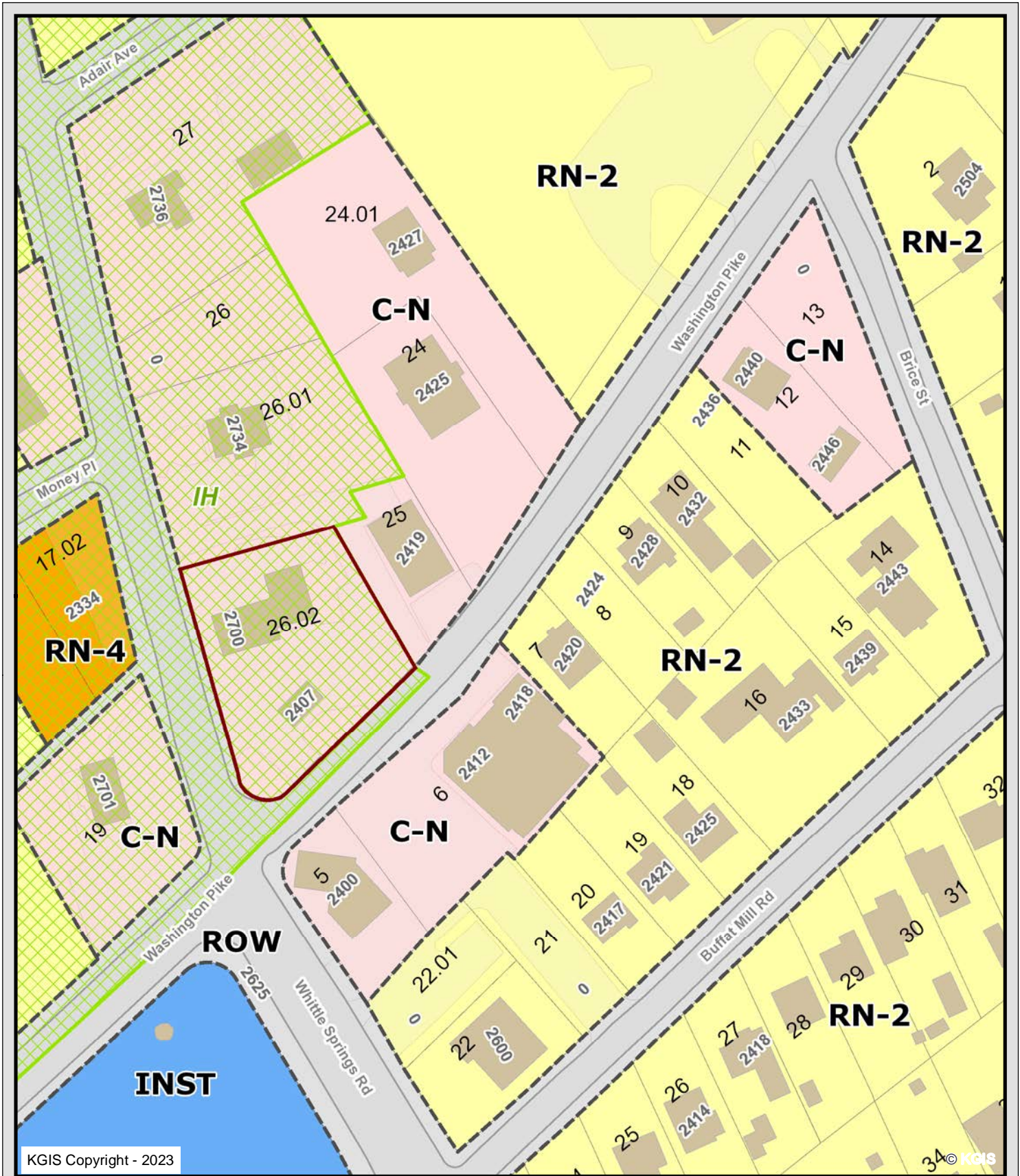
mayspaving@gmail.com
Email

William Mays
Property Owner Signature

William Mays
Please Print

2-17-2023
Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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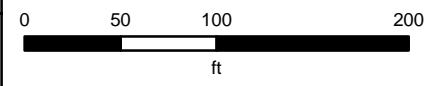
3A © KGIS

2700 Whittle Springs Rd

Knoxville - Knox County - KUB Geographic Information System

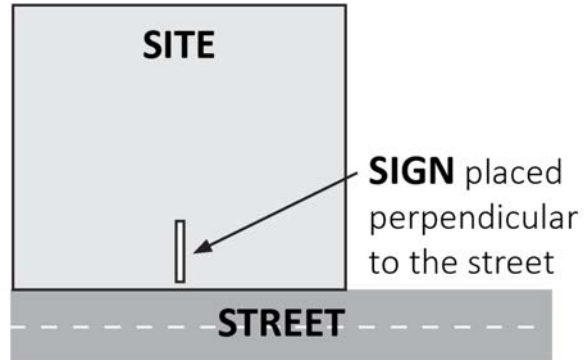


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: William Mays

Date: 2/17/23

File Number: 4-A-23-SU

- Sign posted by Staff
 Sign posted by Applicant