



# SPECIAL USE REPORT

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▶ **FILE #:** 4-A-23-SU **AGENDA ITEM #:** 18  
POSTPONEMENT(S): 4/13/2023 **AGENDA DATE:** 6/8/2023  
▶ **APPLICANT:** WILLIAM MAYS  
OWNER(S): William Mays

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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

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▶ **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.

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## STAFF RECOMMENDATION:

▶ Postpone the request until the July 13, 2023 Planning Commission meeting as recommended by staff.

## COMMENTS:

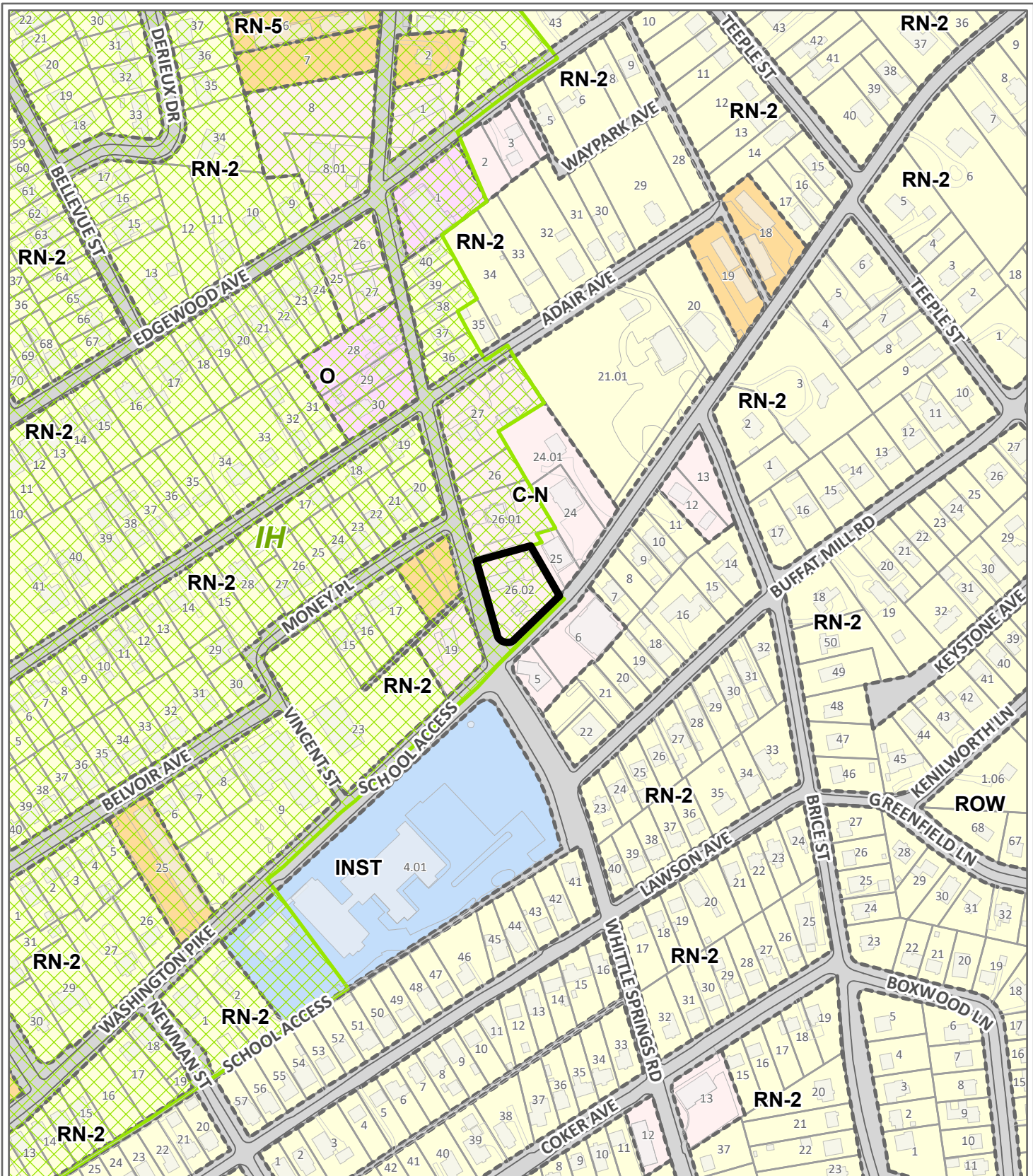
This request is to reestablish the gas station use at this site, which was discontinued as early as 2007 according to streetview images.

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

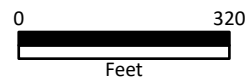


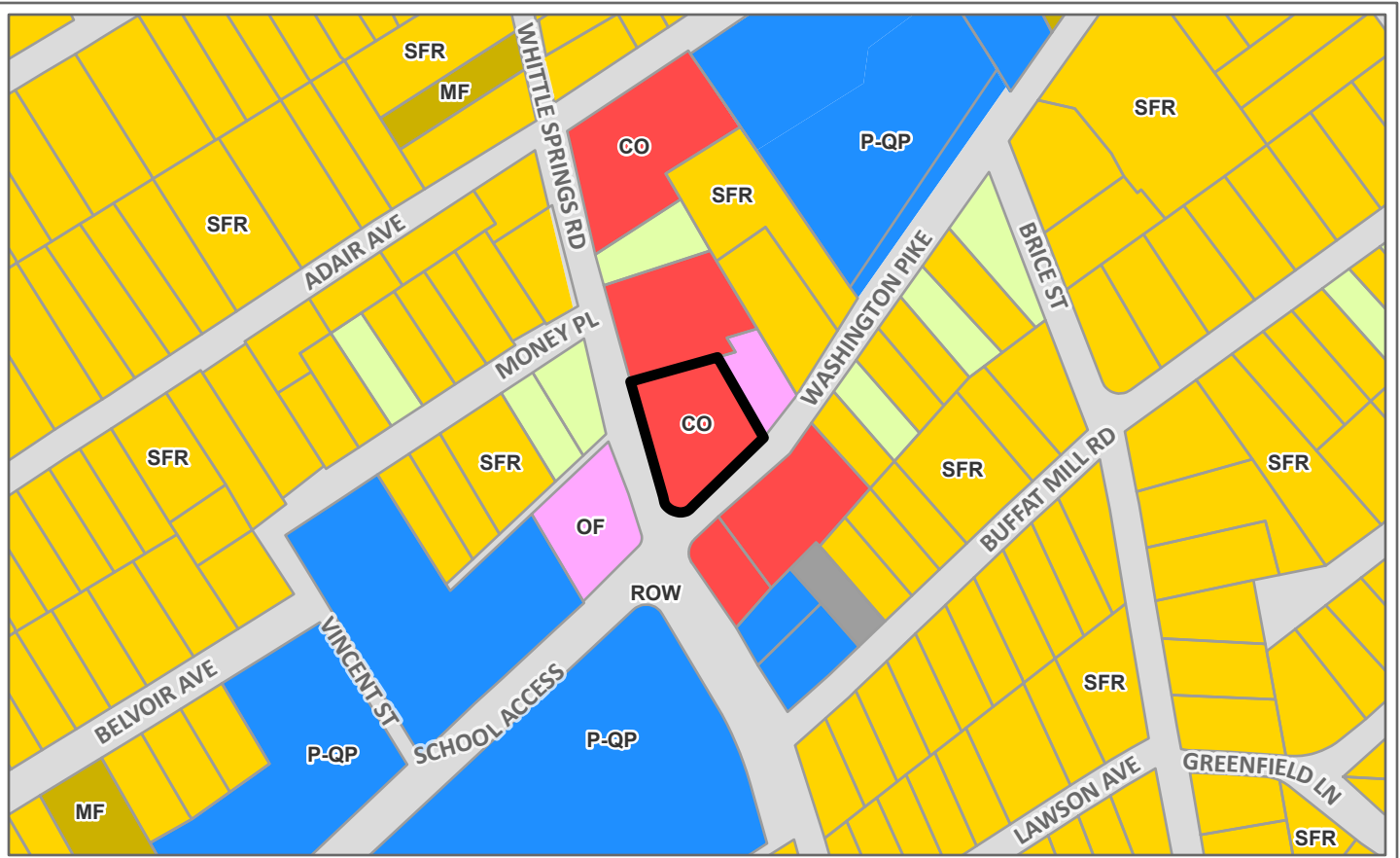
Gas station in C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

Map No: 70  
Jurisdiction: City

Original Print Date: 4/4/2023

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



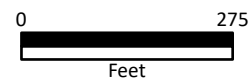


**Existing Land Use and Aerial Maps**

**4-A-23-SU**



Case boundary





# Request to Postpone • Table • Withdraw

William Mays

4/4/23

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.

Bill Mays  
Applicant Signature

Bill Mays  
Please Print

865-567-3210  
Phone Number

Email

### STAFF ONLY

Whitney Warner  
Staff Signature

Whitney Warner  
Please Print

4/4/23  
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) <b>Gas station</b>	

## 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 type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
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
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>William Mays</b>	<b>2/17/2023</b>
Applicant Signature	Date
Please Print	

Phone / Email

<b>William Mays</b>	<b>2/17/2023</b>
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

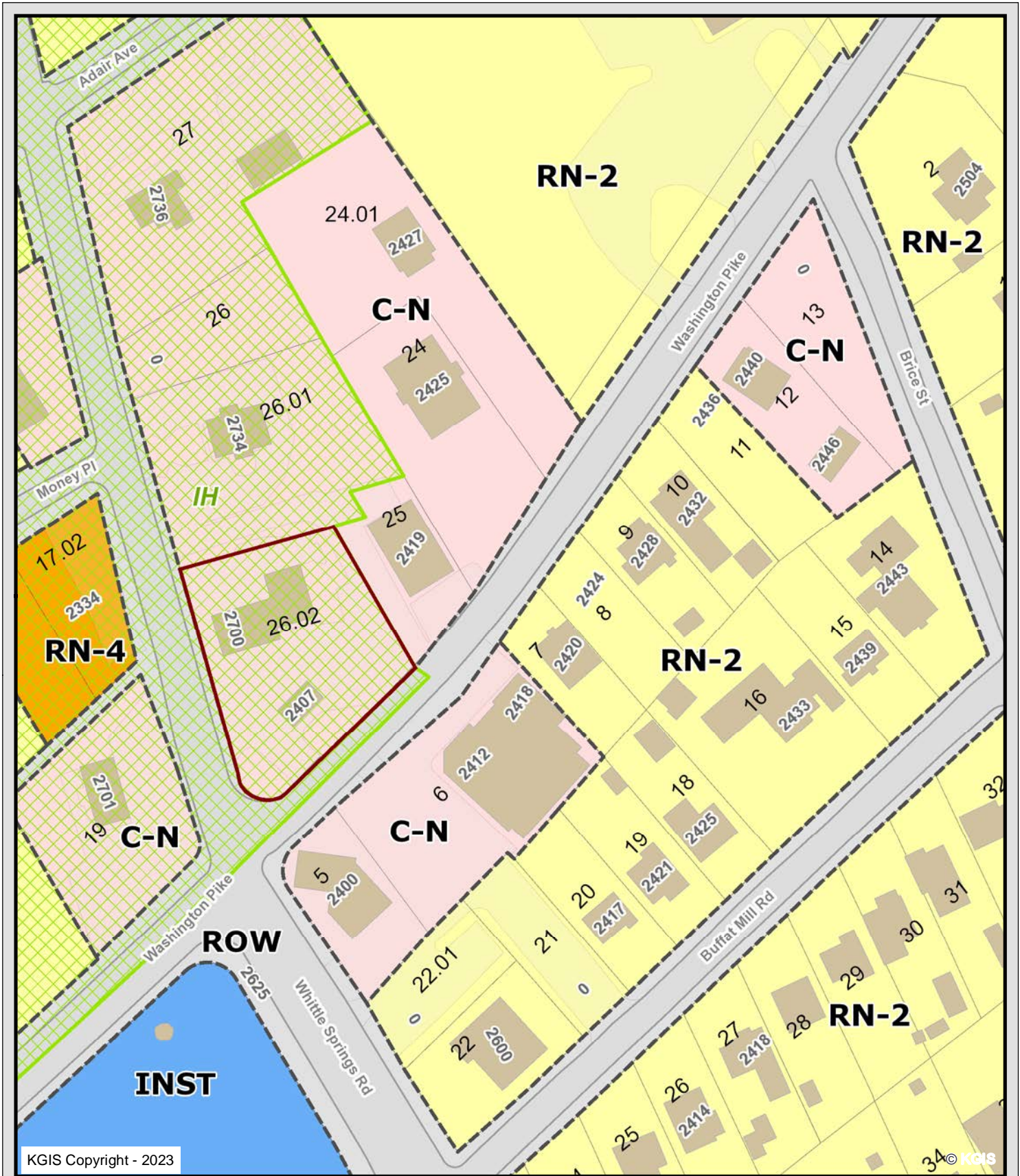
mayspaving@gmail.com  
Email

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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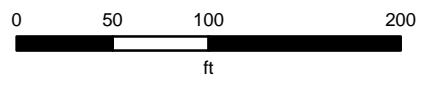
3A © KGIS

2700 Whittle Springs Rd

Knoxville - Knox County - KUB Geographic Information System

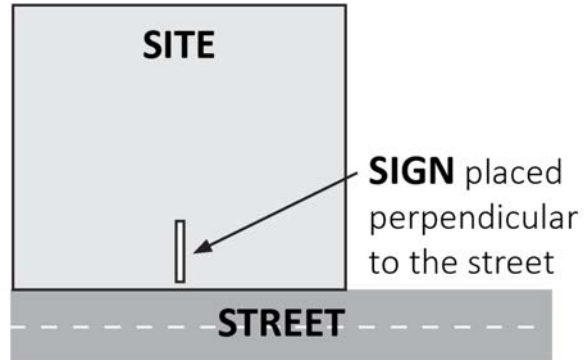


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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