

**SPECIAL USE**

**8-C-24-SU**

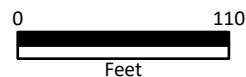
**Petitioner:** Corey Boss



Drive-through facility in C-G-2 (General Commercial), F (Floodplain Overlay)

**Map No:** 58  
**Jurisdiction:** City

**Original Print Date:** 7/10/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# 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

**Corey Boss**

Applicant Name

Affiliation

**6/24/2024**

Date Filed

**8/8/2024**

Meeting Date (if applicable)

**8-C-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Corey Boss Studio Four Design+Michael Graves**

Name / Company

**414 Clinch Ave Knoxville TN 37902**

Address

**865-342-8716 / cboss@michaelgraves.com**

Phone / Email

## CURRENT PROPERTY INFO

**Robert Shagan**

Owner Name (if different)

**8200 Kingston Pike Knoxville TN 37919**

Owner Address

**865-693-3300**

Owner Phone / Email

**4861 N BROADWAY**

Property Address

**58 N D 036**

Parcel ID

**1.93 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southwest quadrant of the intersection at Woodrow Rd and N Broadway**

General Location

City

**Council District 5**

**C-G-2 (General Commercial), F (Floodplain Overlay)**

**Commercial**

County District

Zoning District

Existing Land Use

**GC (General Commercial), SP (Stream Protection)**

Land Use (City)/Place Type (County)

**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 checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Drive-through facility</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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 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>\$1,600.00</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>Corey Boss</b> Please Print	<b>6/24/2024</b> Date
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Phone / Email

Property Owner Signature	<b>Robert Shagan</b> Please Print	<b>6/24/2024</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

Corey Boss

Architect

Applicant Name

Affiliation

6/24/2024

August 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

8-C-24-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

Corey Boss

Studio Four Design+Michael Graves

Name

Company

414 Clinch Ave

Knoxville

TN

37902

Address

City

State

ZIP

865-523-5001

cboss@michaelgraves.com

Phone

Email

## CURRENT PROPERTY INFO

Robert Shagan

8200 Kingston Pike, Knoxville, TN 37919

865-693-3300

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4861 North Broadway Street

036.00

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type  
CITY COUNTY

Growth Policy Plan Designation

### DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential  
 Home Occupation (specify) \_\_\_\_\_

Related City Permit Number(s)  
**IBC-ALT-24-0385**

Drive Through Addition  
Other (specify) \_\_\_\_\_

### 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  
 Amendment Request (*Comprehensive Plan*)

#### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
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

Corey Boss

6/21/2024

Please Print

Date

865-523-5001

cboss@michaelgraves.com

Phone Number

Email

  
Property Owner Signature

06/24/24

Robert Shagan

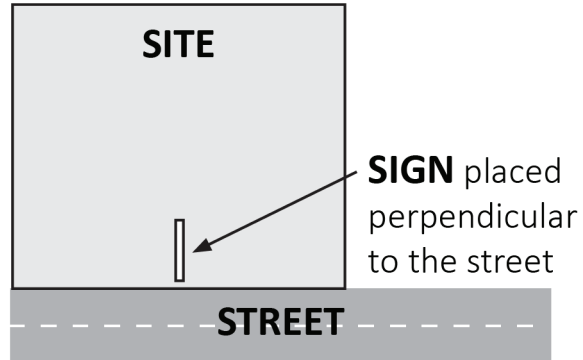
06/24/2024, SG

Please Print

Date Paid



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:*

\_\_\_\_\_ 07/26/2024 \_\_\_\_\_ and \_\_\_\_\_ 08/09/2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Corey Boss

Date: 06/26/2024

File Number: 8-C-24-SU

- Sign posted by Staff
- Sign posted by Applicant