

USE ON REVIEW REPORT

► **FILE #:** 6-B-24-UR **AGENDA ITEM #:** 31
POSTPONEMENT(S): 6/13/2024 **AGENDA DATE:** 7/11/2024
 ► **APPLICANT:** TOMMY HUNT
OWNER(S): Sarah Ralston

TAX ID NUMBER: 153 037 03 (PART OF) [View map on KGIS](#)
JURISDICTION: County Commission District 5
STREET ADDRESS: 1025 CONCORD RD
 ► **LOCATION:** Northeast side of Concord Rd, north side of Second Dr
 ► **APPX. SIZE OF TRACT:** 4.69 acres
GROWTH POLICY PLAN: Farragut Urban Growth Boundary
ACCESSIBILITY: Access is via Concord Road, a major arterial street with a center median and a pavement width of 26-ft within a 105 ft right-of-way. Access is also via Second Drive, a local street with a 15-ft pavement width within a 40 ft right-of-way.
UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
WATERSHED: Turkey Creek, Sinking Creek

► **ZONING:** CN (Neighborhood Commercial)
 ► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
 ► **PROPOSED USE:** Fueling station and restaurant with drive-through

HISTORY OF ZONING: Rezoned from RA (Low Density Residential) to CN (Neighborhood Commercial) (the applicant had requested CA) in 2004 (6-F-04-RZ).
SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - CN (Neighborhood Commercial) in the County
 South: Office - CA (General Business) in the County
 East: Single family residential, public quasi-public (cemetery) - RA (Low Density Residential) in the County
 West: Transportation/communications/utilities, single family residential - A (Agricultural), R-1 (Rural Single Family Residential) in Farragut
NEIGHBORHOOD CONTEXT: This is a forested area with a mix of uses. A wastewater treatment facility is across the street to the west and a small cemetery abuts this property to the east. The area to the east predominantly consists of single family detached residential subdivisions with fairly small lot sizes. The Tennessee River and Concord Park lie just to the south of this property.

STAFF RECOMMENDATION:

► **Approve the requested fuel station, restaurant, and drive-through facility uses, subject to 14 conditions to ensure the proposed use is consistent with development standards for uses permitted**

on review.

- 1) Provide a firewall between the retail convenience store and the restaurant so each use is contained within a separate building per the building code.
- 2) There shall be no more than four (4) gas pumps (dispensers) with no more than two (2) points of sale per gas pump.
- 3) Before grading permits are issued, a revised landscape plan must be submitted to and approved by Planning staff and tree protection fencing must be installed as proposed on the landscape plan (sheet L101). The revised landscape plan must include the following:
 - (a) Additional evergreen trees along the eastern portion of the Second Drive frontage to screen the business and site lighting from the residential uses on the south side of Second Drive.
 - (b) The healthy, mature trees to be retained along the east property line must be located and labeled on the landscape plan, including their size (diameter at breast height) and species.
 - (c) A landscape architect must provide written documentation explaining how the existing trees and new vegetation meet the intent of the CN zone's landscape screening requirement.
 - (d) Additional information may be required by Planning and Knox County Engineering and Public Works staff to confirm compliance with these conditions.
- 4) Implementing the recommendations of the EZ Stop Concord Road Transportation Impact Study (TIS) by Cannon & Cannon, 5/23/2024, as required by Knox County Engineering and Public Works, Town of Farragut, and Tennessee Department of Transportation (TDOT) (see Exhibit B). The improvements required to be implemented will be determined during permitting. A Memorandum of Understanding with Knox County Engineering and Public Works may be required for the work within Knox County right-of-way, per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 5) The widening of Second Drive east of the driveway shall be tapered to the existing condition as close to the proposed driveway as possible, with review and approval by Knox County Engineering and Public Works during permitting.
- 6) The exit onto Second Drive shall be restricted to right turns only using a curbed island. This condition does not restrict the entry turn movements from Second Drive.
- 7) Obtaining all necessary permits from the Town of Farragut and TDOT.
- 8) Installing a sidewalk on Second Drive and the on-site sidewalks to the business entrances from the Second Drive and Concord Road sidewalks.
- 9) All site lighting that is pole or building mounted shall have a maximum height of 15 ft from the finished grade, excluding the lighting installed on the underside of the gas pump canopy. All light fixtures shall be full cut off and installed with the light source perpendicular to the support structure or otherwise parallel to the ground if mounted to the underside of a roof or canopy.
- 10) The drive-through facility shall be closed between 10:00 p.m. and 6:00 a.m. This does not otherwise apply to the proposed restaurant's operating hours.
- 11) The drive-through outdoor speaker(s) shall meet the following operational standards:
 - (a) Specified to have a sound output of 75 (seventy-five) decibels (dB) or less. Speaker specifications are to be submitted with site plans demonstrating the speaker output.
 - (b) Located to allow vehicles to pull up parallel to and within 2 ft of the speaker box.
 - (c) Utilize automatic volume control (AVC) technology to reduce sound output related to ambient noise. Drive-through speaker specifications shall be submitted with site plans demonstrating compliance.
 - (d) Demonstrate that anticipated noise levels shall not register more than 65 dB at the property line in common with a residential land use or zone. Noise reduction methods should be utilized to achieve this sound level if it cannot be achieved without mitigation efforts.
- 12) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 13) Meeting the requirements of the Knox County Zoning Ordinance, including but not limited to the standards of the CN (Neighborhood Commercial) zone (Article 5.38) and Signs, billboards, and other advertising structures (Article 3.90).
- 14) Obtaining all necessary permits from the Tennessee Department of Environment and Conservation.

COMMENTS:

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 comprehensive plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN.

A. The property's place type designation is SMR (Suburban Mixed Residential). Commercial is listed as a secondary use. The primary uses are single-family and attached residential. Buildings should be between 1 and 3 stories tall and setback 20-30 feet from streets. The automobile is the primary form of transportation.

- B. The CN zone's landscaping standards are consistent with the recommendations of policy #2 of the Comprehensive Plan, which ensures development is sensitive to existing community character by creating a buffer between land uses (policy #2).
- C. The CN zone requires that site lighting be directed away from all residential and agricultural zones and any public right-of-way. To further policy #2's recommendations, staff recommend that all pole and building-mounted site lighting have a maximum height of 15 feet.
- D. The CN zone requires sidewalk connections to adjacent residential neighborhoods, consistent with action item #4.2 of the Comprehensive Plan recommending pedestrian connectivity between developments.

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 sqft. The convenience store is approximately 4,600 sqft, and the restaurant is approximately 3,115 sqft (7,715 sqft combined). Staff recommends that the two uses be separated by a firewall so that each business space is considered a separate building per the building code and meets the requirements of the CN zone.
- D. There are no specific standards for the appropriate number of gas pumps within the CN zone in the Knox County Zoning Ordinance. Staff is recommending a reduction of the # of gas pumps proposed to ensure consistency with intent of CN zone and compatibility with adjacent residential uses.
- E. The CN zone has landscaping standards for parking areas and side and rear yards. The applicant proposes to retain existing, mature vegetation along the eastern property boundary to count toward the required landscaping. Staff recommends a condition that the vegetation to remain be protected and labeled on the landscaping plan, and the proposed landscape plan must meet the CN zone standards.
- F. 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 east property line are compatible with the area.
- B. With the recommended conditions, the proposed uses are compatible with the character of the area.

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

- A. The fuel station could have noise, lights, fumes, or odors that are a nuisance to nearby residential uses.
- B. The recommended conditions of approval will help to mitigate any significant impacts to adjacent properties.

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

- A. The development plan proposes a full access driveway to Second Drive and to widen Second Drive to 20 ft from Concord Drive to the eastern boundary of the subject site.
- B. To discourage traffic from going through the historic Concord Village neighborhood, staff recommends restricting vehicles exiting the subject site onto Second Drive to a right turn only, towards Concord Drive, and tapering the Second Drive pavement width to its current condition as close to the east side of the proposed driveway as possible. The existing, narrower road width indicates that you are leaving the commercial area.

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 the development.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

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.

USE ON REVIEW

6-B-24-UR

Petitioner: Tommy Hunt



Fueling station and restaurant with drive-thru in CN (Neighborhood Commercial).

Original Print Date: 5/6/2024

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

Map No: 153

Jurisdiction: County

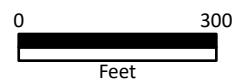
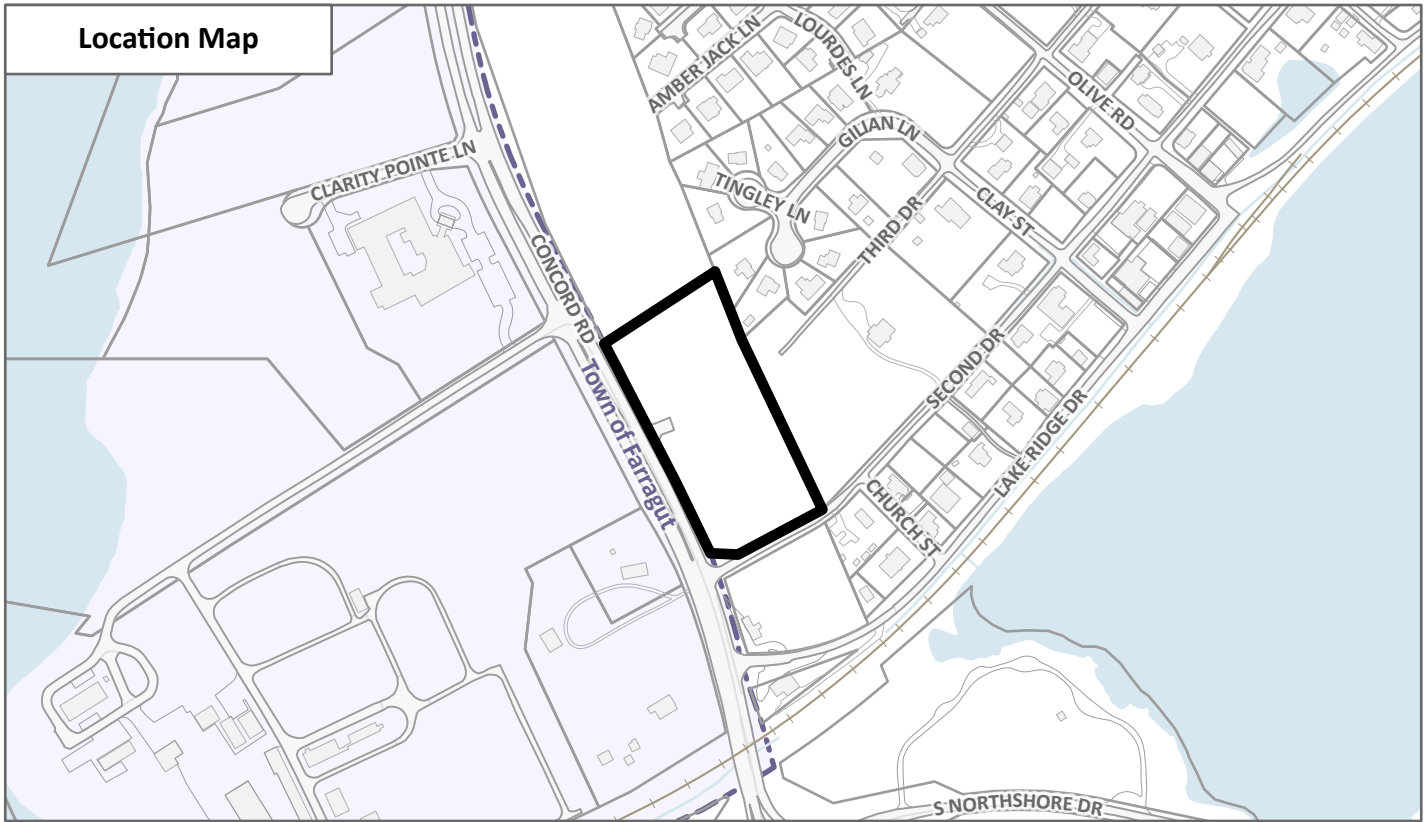


Exhibit A. Contextual Images

Location Map



Aerial Map

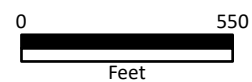


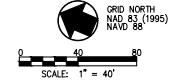
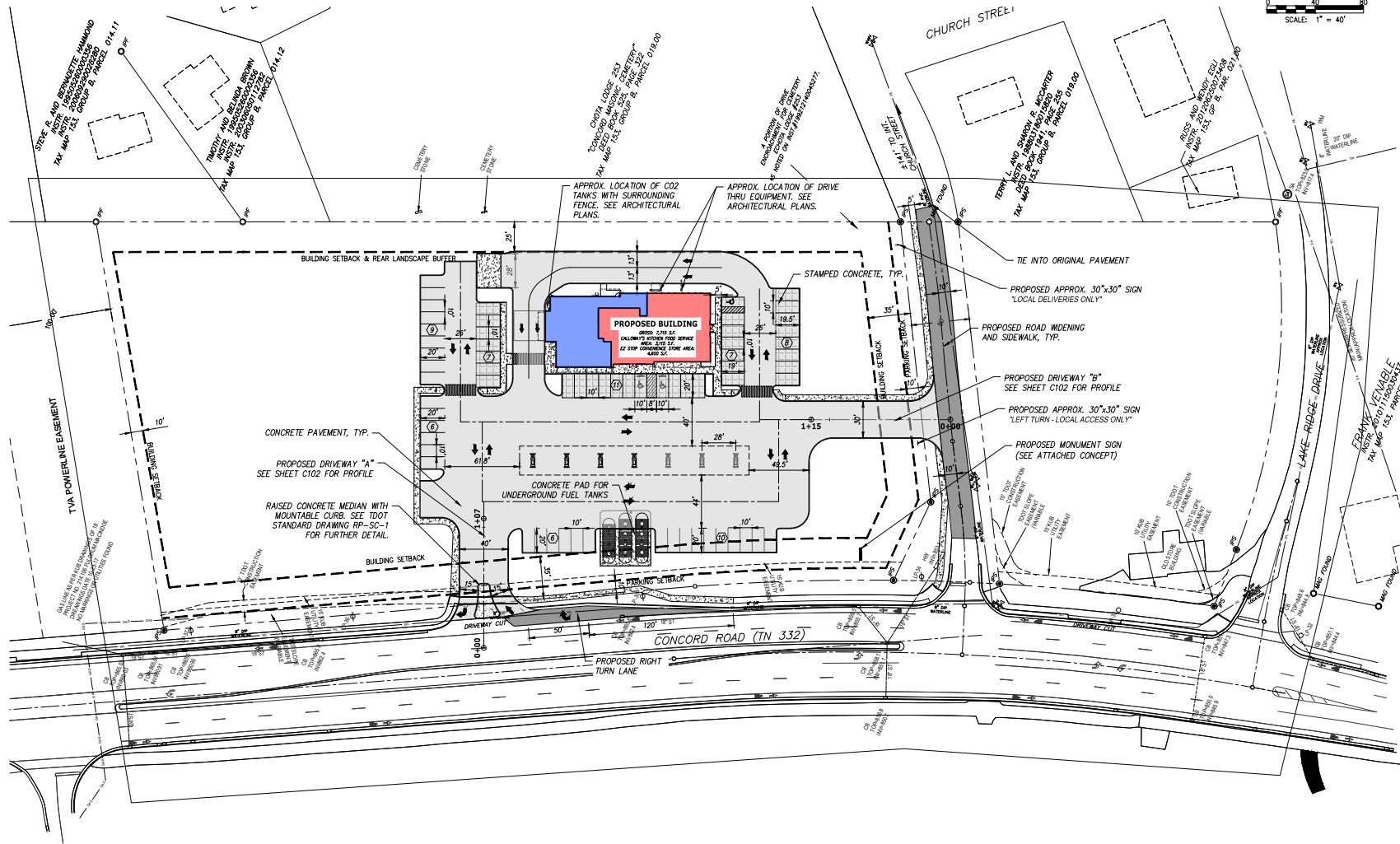
CONTEXTUAL MAPS 1

6-B-24-UR



Case boundary





- NOTES:**
1. OWNERSHIP AND REFERENCE:
PARCEL ID: 153 03703
1002 CONCORD ROAD
KNOXVILLE, TN 37934
CLT MAP 153, PARCEL 37.03
 2. TOTAL SITE AREA: 4.69 AC
 3. TOTAL DISTURBED AREA: \approx S.F. / \approx AC
 4. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY MICHAEL SUTTLER, DATED JANUARY 23, 2023.
 5. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM MOBILE FIELD ENGINEERING, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
 6. PROPERTY CONCERNED REFLECTS PARCEL 37.03 AS SHOWN ON KNOX COUNTY CLT MAP NO. 153, PROPERTY ZONED "C-1" (NEIGHBORHOOD COMMERCIAL ZONE)
 7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE. THE SETBACKS FOR THE C-1 ZONE ARE AS FOLLOWS:
FRONT: THIRTY-FIVE (35) FEET FROM ROW.
SIDE: TWENTY (20) FEET (ADJACENT TO RESIDENTIAL OR AGRICULTURAL)
TEN (10) FEET (ALL OTHER)
REAR: TWENTY-FIVE (25) FEET (ADJACENT TO RESIDENTIAL OR AGRICULTURAL)
TEN (10) FEET (ALL OTHER)
PARKING: TEN (10) FEET
LANDSCAPING: TWENTY-FIVE (25) FEET (REAR)
TWENTY (20) FEET (SIDE)

- TRAFFIC IMPROVEMENTS PER TRAFFIC IMPACT STUDY**
1. PROPOSED RIGHT TURN LANE OFF CONCORD ROAD TO ACCESS SECOND DRIVE. RIGHT TURN LANE TO BE 50' OF STORAGE WITH 120' LANE TAPER.
 2. PROPOSED RESTRICTED LEFT TURN LANE OFF CONCORD ROAD TO SITE ACCESS. LEFT TURN LANE TO BE 50' OF STORAGE WITH 160' LANE TAPER.
 3. WIDEN LANES ON SECOND DRIVE TO A TOTAL ROAD WIDTH OF 20'.

- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - STAMPED CONCRETE PAVEMENT
 - EXIST. R.O.W.
 - BUILDING SETBACK LINE
 - EXIST. EASEMENT LINE
 - DETAIL REFERENCE (DETAIL NO./SHEET NO.)
 - NUMBER OF PARKING SPACES

PARKING SUMMARY:

ESTABLISHMENT FOR SALE AND CONSUMPTION, ON THE PREMISES, OF BEVERAGES, FOOD, OR REFRESHMENTS

ONE (1) PER THREE (3) EMPLOYEES, PLUS
ONE (1) PER ONE HUNDRED (100) S.F. FLOOR SPACE, OR
ONE (1) PER THREE (3) FIXED SEATS, WHICHEVER IS GREATER

3 EMPLOYEES = 1 SPACE
2,930 S.F. OF USABLE FLOOR SPACE = 30 SPACES, OR
44 FIXED SEATS = 15 SPACES (FLOOR SPACE IS GREATER)
TOTAL = 1 + 30 = 31 SPACES

GASOLINE SERVICE STATION

ONE (1) SPACE FOR EACH EMPLOYEE, PLUS
TWO (2) FOR EACH SERVICE BAY

RETAIL

ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF RETAIL FLOOR SPACE

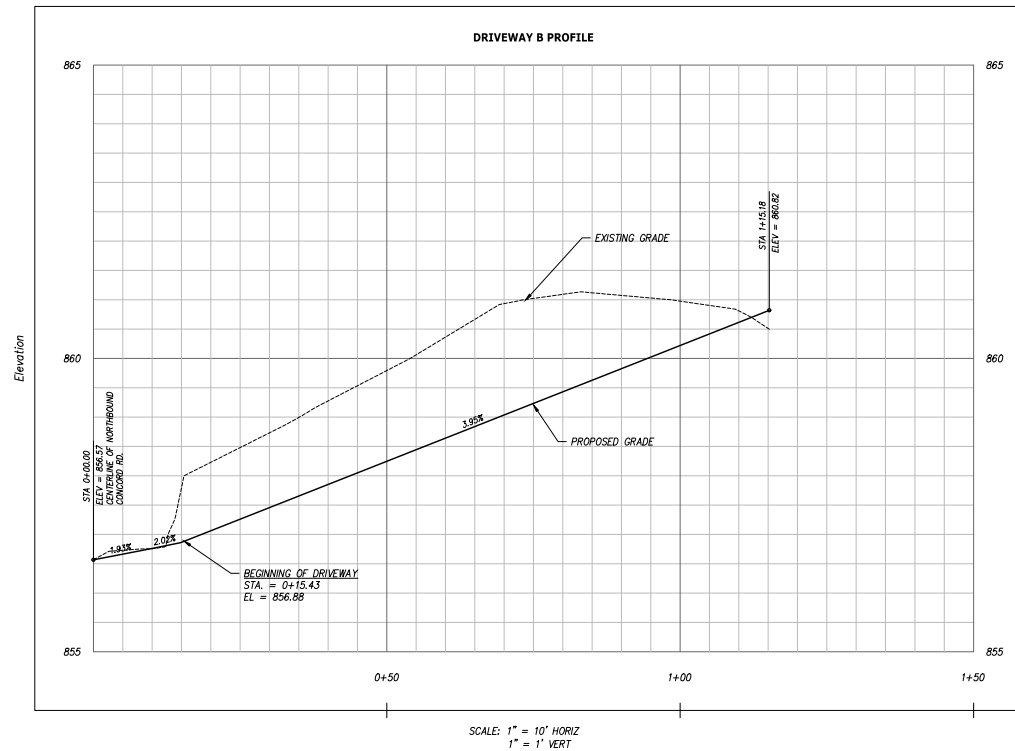
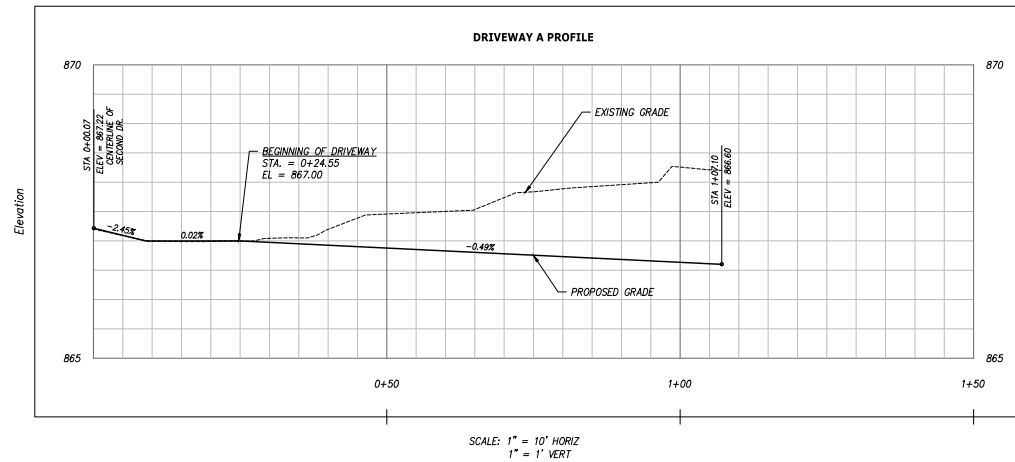
2 EMPLOYEES = 2 SPACES
2,900 S.F. OF RETAIL FLOOR SPACE = 29 SPACES
TOTAL = 2 + 29 = 31 SPACES

TOTAL PARKING REQUIRED = 31 + 29 = 60
TOTAL PARKING PROVIDED = 64 SPACES

6-B-24-UR
Revised: 6/26/2024

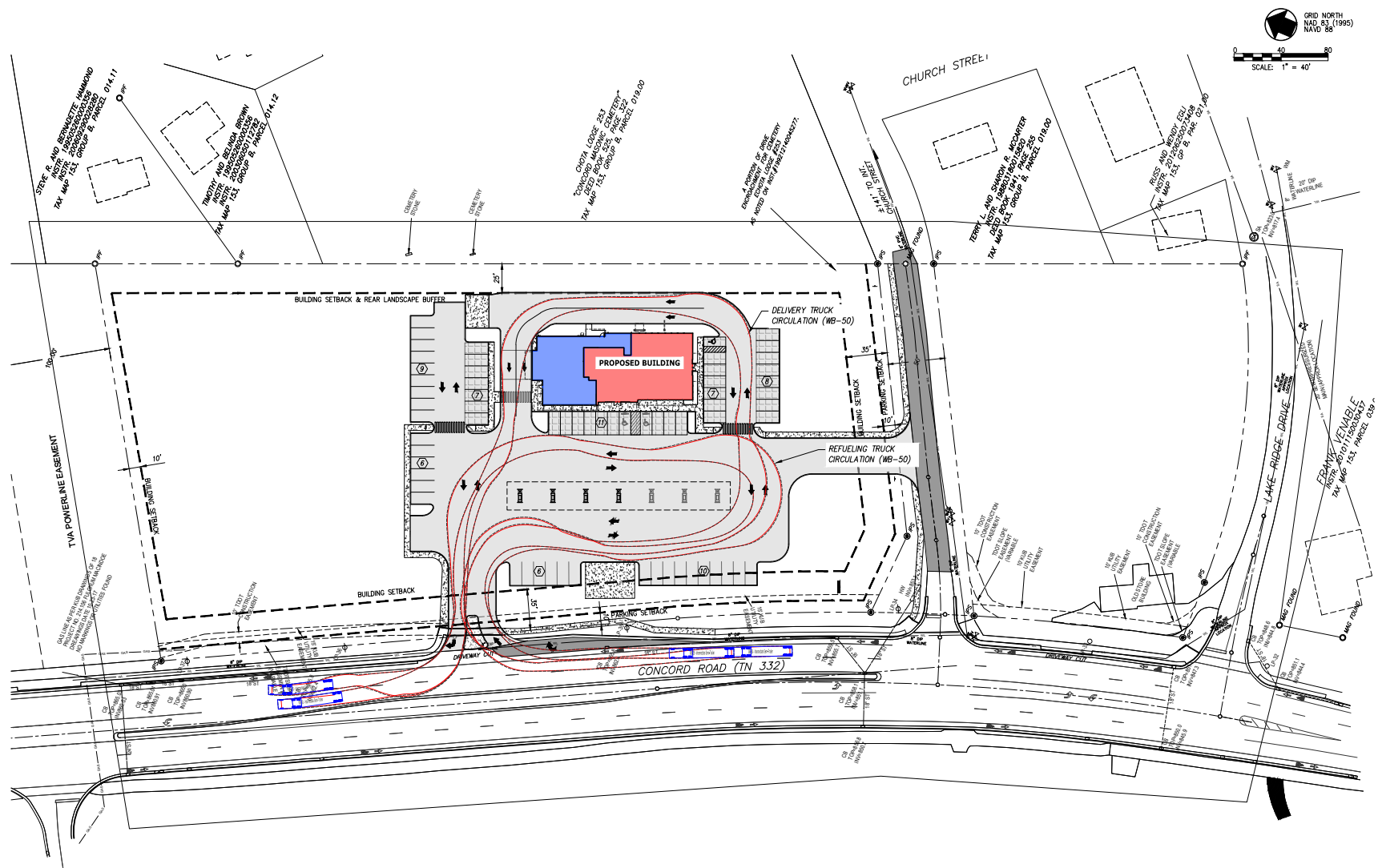


REVISION	DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 8618 MARYVILLE, TN 37821
PROJECT:	EZ STOP & CALLOWAY'S KITCHEN 1025 CONCORD ROAD KNOXVILLE, TN 37934
SITE LAYOUT PLAN	
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	C101 C101




6-B-24-UR
Revised: 6/26/2024

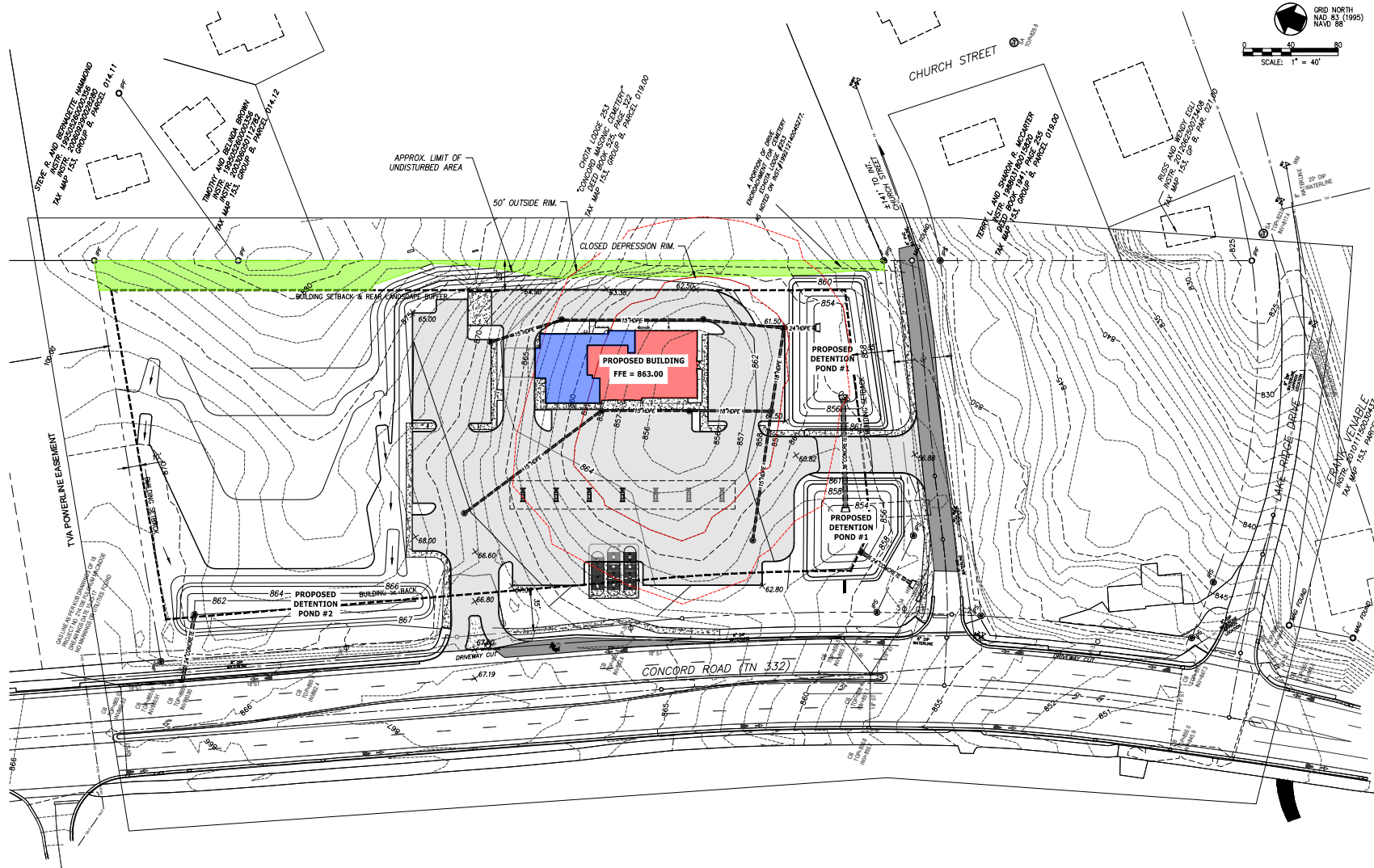
REVISIONS		DATE
CLIENT:		CALLOWAY-HUNT REAL ESTATE P.O. BOX 8618 MARYVILLE, TN 37821
PROJECT:		EZ STOP & CALLOWAY'S KITCHEN 1025 CONCORD ROAD KNOXVILLE, TN 37934
DRIVEWAY PROFILES		
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	CD PROJECT NO.	01634-0010
	DRAWING DATE	JUNE 24, 2024
	PROJECT MANAGER	CS
	DRAWN BY:	RE
		C102



6-B-24-UR
Revised: 6/26/2024

REVISIONS	DATE
	
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 NARPOVILLE, TN 37821
PROJECT:	EZ STOP & CALLOWAY'S KITCHEN 1025 CONCORD ROAD KNOXVILLE, TN 37934
TURNK TURN PLAN	
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	CCR PROJECT NO. 01634-0010
	DRAWING DATE JUNE 24, 2024
	PROJECT MANAGER: CS
	DRAWN BY: RE
C103	

C103



LEGEND	
---	EXISTING CONTOUR
---	PROPOSED INDEX CONTOUR
00.00	PROPOSED SPOT SHOT
→	DIRECTIONAL FLOW ARROW

STORMWATER NOTES:

1. INLETS AT SERVICE STATION TO BE FITTED WITH WATER QUALITY INSERTS TO ADDRESS SPAP WATER QUALITY.
2. PER TDDI, DETENTION PONDS WILL BE ALLOWED TO DISCHARGE TO TDDI SYSTEM AS LONG AS PEAK FLOW RATES ARE LESS THAN PRE-DEVELOPED PEAK FLOWS.

6-B-24-UR
Revised: 6/26/2024

REVISIONS		DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE MARVILLE, TN 37821	
PROJECT:	EZ STOP & CALLOWAY'S KITCHEN 1025 CONCORD ROAD KNOXVILLE, TN 37934	
SITE GRADING AND DRAINAGE PLAN		
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	CD PROJECT NO.	01634-0010
	DRAWING DATE	JUNE 24, 2024
	PROJECT MANAGER	CS
	DRAWN BY	RE
		C201

EZ STOP CONCORD ROAD- PLANT LIST

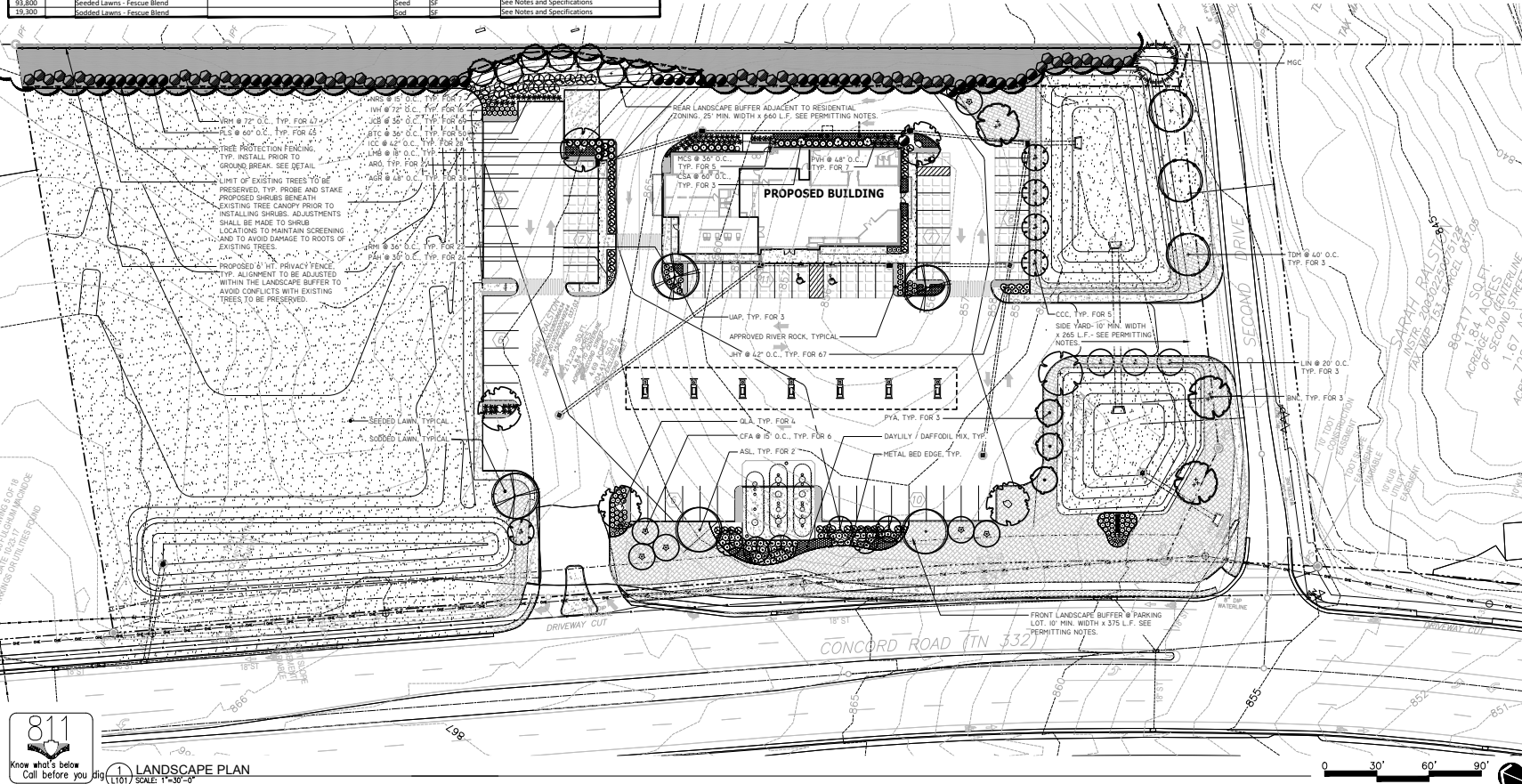
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
DECIDUOUS TREES						
2	ABO	October Glory Red Maple	<i>Acer rubrum</i> 'October glory'	B&B	2" Cal.	Specimen
2	ASL	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	B&B	2" Cal.	Specimen
3	BNC	Heritage River Birch	<i>Betula nigra</i> 'Cully'	B&B	10" HT.	Full Crowns, 3 Canes, Branched @ 4' HT.
5	CCC	Eastern Redbud (Clump)	<i>Cercis canadensis</i>	Cont.	8" HT.	Clump, 3 Dominant Canes, Full Crowns
6	CFA	Appalachian Spring Dogwood	<i>Cornus florida</i> 'Appalachian Spring'	B&B	6" HT.	Full Crowns
3	LBN	Natchez Crape Myrtle	<i>Lagerströmia indica</i> 'Natchez'	Cont.	8" HT.	Clump, 3 Dominant Canes, Full Crowns
6	MVA	Sweetbay Magnolia	<i>Magnolia virginiana</i>	B&B	6"-8" HT.	Matched Specimen, Full Crowns
3	PIA	Alekhona Cherry	<i>Prunus yedoensis</i> 'Alekhona'	B&B	2" Cal.	Single Leader, Full Crowns
4	QLA	Overcup Oak	<i>Quercus lyrata</i>	B&B	2" Cal.	Full Crowns
3	TDM	Wild Cypress	<i>Taxodium distichum</i>	B&B	2" Cal.	Full Crowns
3	UAP	Princeton American Elm	<i>Ulmus americana</i> 'Princeton'	B&B	2" Cal.	Specimen
EVERGREEN TREES						
7	NRS	Nelly R. Stevens Holly*	<i>Ilex x 'Nelly R. Stevens'</i>	B&B	6" HT.	Full to Ground @ 15' O.C.
1	MGC	Claudia Wannamaker Southern Magnolia	<i>Magnolia grandiflora</i> 'Claudia Wannamaker'	B&B	8" HT.	Specimen, Full to Ground
SHRUBS						
38	AGR	Rose Creek Abelia*	<i>Abelia grandiflora</i> 'Rose Creek'	Cont.	3 Gal.	Full Plants @ 48" O.C.
50	BTC	Crimson Pygmy Barberry	<i>Barberis thunbergii</i> var. <i>atropurpurea</i> 'Crimson Pygmy'	Cont.	3 Gal., 15" Spd.	Full Plants @ 36" O.C.
3	CSA	Alleman's Compact Red Twig Dogwood	<i>Cornus sericea</i> 'Alleman's'	Cont.	3 Gal.	Full Plants @ 60" O.C.
18	KCC	Knox Holly*	<i>Ilex cornuta</i> 'Carolina'	Cont.	3 Gal.	Full Plants @ 42" O.C.
16	VH	Henry's Garnet Sweetgum	<i>Nea virginica</i> 'Henry's Garnet'	Cont.	3 Gal.	Full Plants @ 72" O.C.
45	PLS	Schip Laurel*	<i>Prunus laurocerasus</i> 'Schipkaensis'	Cont.	36" HT. (Min.)	Full Plants @ 60" O.C.
12	NHR	Natchez Drift Rose	<i>Rosa x 'Maggio'</i>	Cont.	3 Gal.	Full Plants @ 36" O.C.
47	VRM	Castledale Viburnum*	<i>Viburnum rhytidophyllum</i>	B&B	48"-HT. (Min.)	Full Plants @ 72" O.C.
GROUND COVERS & PERENNIALS						
135	DDM-A	Shively Daffodil Mix (Equally mixed)	<i>Heemerocallis</i> 'Stella D'Ora'	Cont.	1 Gal.	Full Plants @ 18" O.C. - See Detail
69	JCB	Blue Pacific Juniper*	<i>Juniperus conferta</i> 'Blue Pacific'	Cont.	3 Gal.	Full Plants @ 36" O.C.
67	JNY	Youngstown Andorra Juniper	<i>Juniperus horizontalis</i> 'Plumosa Compacta Youngstown'	Cont.	1.5" Spread	Full Plants @ 42" O.C.
235	AMB	Big Blue Linopae*	<i>Linopae muscari</i> 'Big Blue'	Cont.	4" Pots	Full Plants @ 18" O.C.
5	MCS	Pink Muhlly Grass	<i>Muhlenbergia capillaris</i>	Cont.	3 Gal.	Full Plants, 36" O.C.
405	DDM-B	Shively Daffodil Mix (Equally mixed)	<i>Narcissus</i> 'Queen Mother'	Cont.	Bulbs	13 Bulbs/Group @ 18" O.C. - See Detail
7	PWH	Heavy Metal Switchgrass	<i>Panicum virgatum</i> 'Heavy Metal'	Cont.	3 Gal.	Full Plants @ 7'-48" O.C.
24	PAH	Hamel Pennisetum	<i>Pennisetum oligosperum</i> 'Hamel'	Cont.	1 Gal.	Full Plants @ 30" O.C.
LAWNS						
93,800		Seeded Lawns - Fescue Blend		Seed	50	See Notes and Specifications
15,300		Sodded Lawns - Fescue Blend		Sod	50	See Notes and Specifications

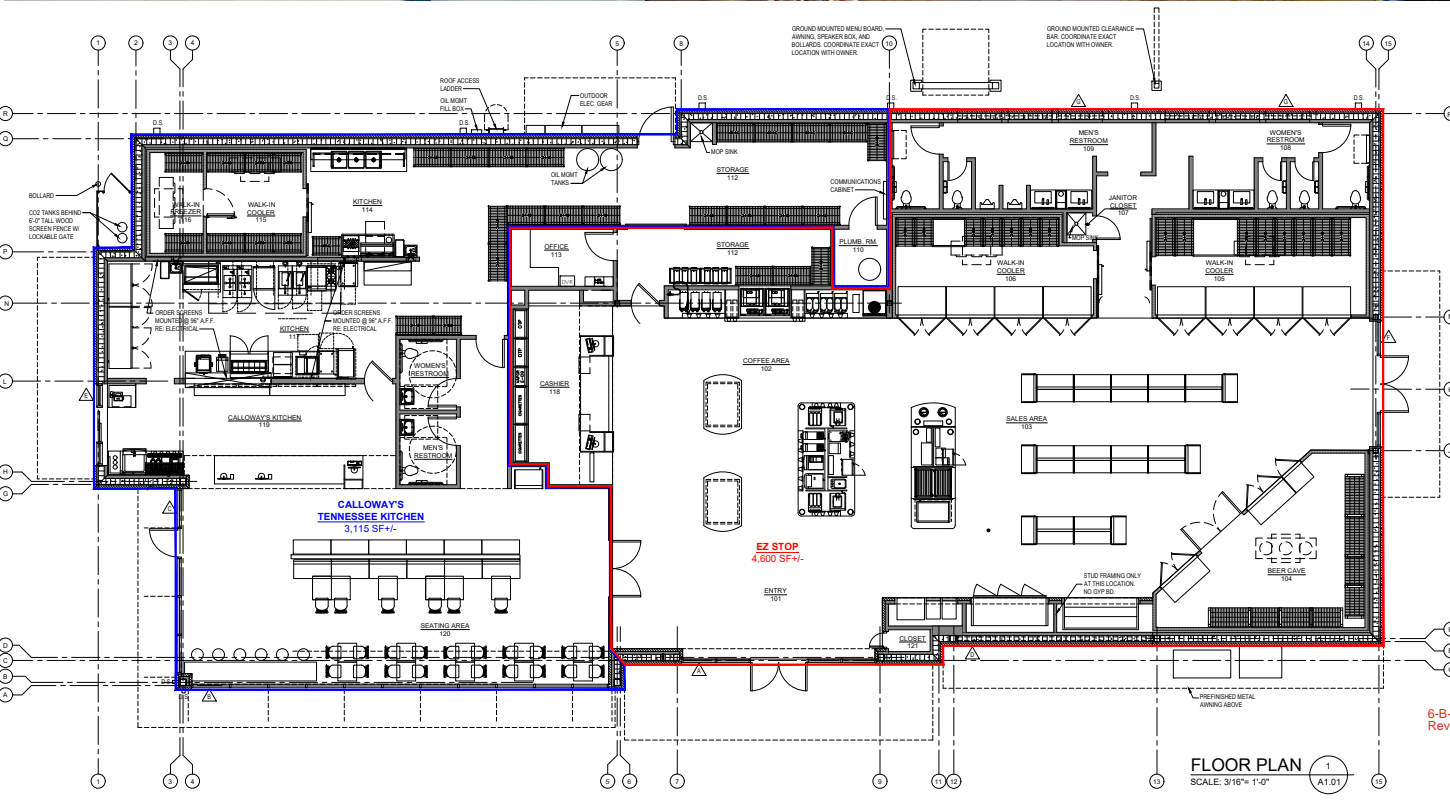
PERMITTING NOTES:

- THE 4.69 ACRE PARCEL IS ZONED CN. ADJACENT PARCEL TO THE NORTH IS ZONED CN. ADJACENT PARCEL TO THE SOUTH IS ZONED CA. ADJACENT PARCELS TO THE EAST ARE ZONED RA.
- THE NORTHERN LOT OF THIS PARCEL SHALL BE DEVELOPED IN THE FUTURE BY OTHERS.
- RE: KNOX COUNTY ZONING ORDINANCE 5.38.06 CN NEIGHBORHOOD COMMERCIAL ZONE FRONT YARD SETBACKS AND LANDSCAPE REQUIREMENTS:
 - PARKING MUST BE SET BACK 10' MIN. FROM THE STREET R.O.W. AND THE SETBACK AREA MUST CONTAIN (1) NATIVE SHADE TREE PER 60 L.F. OF STREET FRONTAGE, SPACED AT 50' O.C. MIN. 375' PARKING BUFFER/ 60' ± 4 MIN. SHADE TREES REQUIRED IN FRONT YARD. (1) PROPOSED.
 - (1) ORNAMENTAL TREE IS REQUIRED PER 25' OF LINEAR STREET FRONTAGE, PLANTED AMONGST THE SHADE TREES WITH 15' MIN. SPACING FROM THE SHADE TREES. 375' PARKING BUFFER/ 25' ± 15 MIN. ORNAMENTAL TREES REQUIRED IN FRONT YARD. (17) PROPOSED.
- RE: KNOX COUNTY ZONING ORDINANCE 5.38.07 CN NEIGHBORHOOD COMMERCIAL ZONE SIDE YARD SETBACKS AND LANDSCAPE REQUIREMENTS:
 - WHEN NOT ADJACENT TO A RESIDENTIAL ZONE, THE SIDE YARD MUST BE LANDSCAPED WITH A MIN. OF (1) NATIVE SHADE TREE PER 60' OUTSIDE OF FRONT YARD AND REAR YARD SETBACKS, SPACED AT 50' O.C. MIN. SOUTH SIDE: 265' ± 60' ± 5 MIN. SHADE TREES REQUIRED IN SIDE YARD. (6) PROPOSED.
 - (1) ORNAMENTAL TREE IS REQUIRED PER 25' OUTSIDE OF FRONT AND REAR YARD SETBACKS, PLANTED AMONGST THE SHADE TREES WITH 15' MIN. SPACING FROM THE SHADE TREES. 265' / 25' ± 11 MIN. ORNAMENTAL TREES REQUIRED. (1) PROPOSED.
- RE: KNOX COUNTY ZONING ORDINANCE 5.38.08 CN NEIGHBORHOOD COMMERCIAL ZONE REAR YARD SETBACKS AND LANDSCAPE REQUIREMENTS:
 - WHEN ADJACENT TO A RESIDENTIAL ZONE, THE 25' MIN. WIDE REAR YARD MUST BE LANDSCAPED WITH A MIN. OF (1) EVERGREEN TREE PER 25' ALONG THE REAR PROPERTY LINE, SPACED AT 30' O.C. MIN. 650' / 25' ± 27 MIN. EVERGREEN TREES REQUIRED. (8) PROPOSED. AS REQUESTED, AN ALTERNATIVE BUFFER IS PROPOSED. EXISTING TREES WITHIN THE REAR BUFFER THAT ARE NOT AFFECTED BY PROPOSED GRADING SHALL BE PROTECTED AND PRESERVED. LARGE EVERGREEN SHRUBS ARE PROPOSED BENEATH THE CANOPIES OF THE PRESERVED TREES TO PROVIDE ADDITIONAL SCREENING.
 - SHRUBS AND/OR GROUND COVER MUST COVER THE REMAINDER OF THE REAR YARD, EXCEPT FOR WITHIN 10' OF THE BASE OF THE EVERGREEN TREES. PROPOSED EVERGREEN TREES SPECIES ARE BRANCHED TO THE GROUND.
- RE: KNOX COUNTY ZONING ORDINANCE 5.38.09 CN NEIGHBORHOOD COMMERCIAL ZONE ADDITIONAL LANDSCAPING AND SITE DEVELOPMENT STANDARDS, PARKING AREAS:
 - PARKING LOTS OF 20+ SPACES SHALL CONTAIN INTERIOR PLANTING WITH (1) NATIVE SHADE TREE PER (100) PARKING SPACES. 65 PARKING SPACES REQUIRES 7 SHADE TREES. (8) PROPOSED.
 - ONE NATIVE SHADE TREE, SHRUBS AND GROUND COVERS ARE REQUIRED AT TERMINAL PARKING ISLANDS.
 - AT LEAST 50% OF THE LENGTH OF EXTERIOR BUILDING WALLS MUST HAVE A LANDSCAPING STRIP AT LEAST 4' IN WIDTH.
- USE ON REVIEW LANDSCAPE PLAN IS NOT FOR CONSTRUCTION.

6-B-24-UR
Revised: 6/26/2024THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
865.335.3584
WWW.PENLANDSTUDIO.COM

REVISIONS	DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE MARVILLE, TN 37821
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934
LANDSCAPE PLAN	
CCS PROJECT NO.	01634-0010
DRAWING DATE	JUNE 24, 2024
PROJECT MANAGER:	CS
DRAWN BY:	TPS
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	
L101	

811
Know what's below
Call before you dig
LANDSCAPE PLAN
1101 SCALE 1/8"=1'-0"



NAME OF PROJECT: EZ Stop Store #35
ADDRESS: 1025 CONCORD RD., Knoxville, TN 37834
PROPOSED USE: Convenience Store
OWNER OR AUTHORIZED AGENT: The Design Group, Inc. PHONE # 855-882-3266
OWNED BY: CITY/COUNTY: Private STATE: Tennessee PROJECT CONTACT: Benjamin W. Lamons PHONE # 423-638-1616 FAX # 423-638-8322
PROJECT CONTACT: Benjamin W. Lamons PHONE # 423-638-1616 FAX # 423-638-8322
CONTACT E-MAIL: blamons@tdg-a.com

CODE ENFORCEMENT JURISDICTION: CITY COUNTY Knox County

LEAD DESIGN PROFESSIONAL: BENJAMIN W. LAMONS

DISCIPLINE	FIRM	NAME	LICENSE	PHONE
ARCHITECTURAL	The Design Group-Architect	Benjamin W. Lamons	107250	423-638-1616
STRUCTURAL	J.L. Jacobs & Associates	John L. Jacobs	16004	423-797-7820
CIVIL	Cannon & Cannon Inc.	Alan W. Cannon	117399	865-670-5563
MECHANICAL	Kelso-Rogers Associates	Jon G. Crye	100006	865-568-5348
ELECTRICAL	Virestad Engineers, Inc.	Norfolk E. Virestad	22999	865-637-4451
PLUMBING	Kelso-Rogers Associates	Jon G. Crye	100006	865-568-5348

YEAR EDITION OF CODE: 2018 INTERNATIONAL BUILDING CODE

☒ NEW CONSTRUCTION ☐ RENOVATION (EXISTING BUILDING) ☐ INTERIOR COMPLETION
☐ ALTERATION ☐ ADDITION ☐ SHELL

BUILDING DATA

CONSTRUCTION TYPE: ☒ I-B ☐ II-B ☐ III-B ☐ IV-B ☐ V-B ☐ VI-B ☐ VII-B ☐ VIII-B ☐ IX-B ☐ X-B ☐ XI-B ☐ XII-B ☐ XIII-B ☐ XIV-B ☐ XV-B ☐ XVI-B ☐ XVII-B ☐ XVIII-B ☐ XIX-B ☐ XX-B ☐ XXI-B ☐ XXII-B ☐ XXIII-B ☐ XXIV-B ☐ XXV-B ☐ XXVI-B ☐ XXVII-B ☐ XXVIII-B ☐ XXIX-B ☐ XXX-B

MIXED CONSTRUCTION: ☐ NO ☐ YES TYPES: 'M' MERCANTILE

SPIRALLERS: ☒ NO ☐ YES CLASS: ☐ I ☐ II ☐ III ☐ IV ☐ V ☐ VI ☐ VII ☐ VIII ☐ IX ☐ X ☐ XI ☐ XII ☐ XIII ☐ XIV ☐ XV ☐ XVI ☐ XVII ☐ XVIII ☐ XIX ☐ XX ☐ XXI ☐ XXII ☐ XXIII ☐ XXIV ☐ XXV ☐ XXVI ☐ XXVII ☐ XXVIII ☐ XXIX ☐ XXX

STANDPIPES: ☒ NO ☐ YES

FIRE DISTRICT: ☒ NO ☐ YES

BUILDING HEIGHT: 30'-8" +/- NO OF STORIES: 1 UNLIMITED PER

MEZZANINE: ☒ NO ☐ YES

HIGH RISE: ☒ NO ☐ YES CENTRAL REFERENCE SHEET # (IF PROVIDED)

GROSS BUILDING AREA:

FLOOR	NEW SQ.FT.	EXISTING SQ.FT.	SUBTOTAL
2ND FLOOR	NA	NA	NA
MEZZANINE	NA	NA	NA
1ST FLOOR	7,715 SQ.FT.	NA	7,715 SQ.FT.
BASEMENT	NA	NA	NA
TOTAL GROSS AREA:			7,715 SQ.FT.

ALLOWABLE AREA: ☒ NO ☐ YES

CODE REFERENCE: Table 503

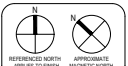
DESCRIPTION	BUILD AREA FOR FIRE DEPT. USE	TABLE 503.2	NON-SEPARATED MEZ. AREA	AREA FOR TYPICAL USE	AREA FOR TYPICAL USE	ALLOWABLE AREA
WALK-OUT	7,715	12,500	NA	75%	NA	7,715
TOTAL	7,715	12,500	NA	75%	NA	7,715

ALLOWABLE HEIGHT

BUILDING HEIGHT IN FEET	SPRINKLER INCREASE	SHOWN ON PLANS	CODE REFERENCE
55'-0"	NA	30'-0" +/-	Table 504.3
2	NA	30'-0" +/-	Table 504.3

6-B-24-UR
Revised: 6/26/2024

USE ON REVIEW
SUBMITTAL
FILE #
6-B-24-UR



FLOOR PLAN
SCALE: 3/16"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

Benjamin W. Lamons
License #107250

the design group
architects
main campus, inc.
603 South 7th, 2nd
Floor
Knoxville, TN 37903
(603) 583-6868

NEW EZ STOP STORE #35
FOR
1025 CONCORD RD.
KNOXVILLE, TENNESSEE 37904
CALLAWAY OIL COMPANY
MARYVILLE, TN 37683
PHONE: (865) 882-3266

Callaway
OIL COMPANY
CALLAWAY OIL COMPANY
21200 W. STATE ST.
MARYVILLE, TN 37683
PHONE: (865) 882-3266

These documents prepared by the Architect are instruments of the Architect's service. Unless otherwise indicated, the Architect shall be deemed the author of drawings, specifications and other documents and shall retain all copyright, title and other material rights in and to the design. The Architect shall not be responsible for the design or construction of the project. These documents shall not be copied or altered without the written consent of the Architect. Any violation of the above rights of the Architect shall be subject to the maximum penalty allowed by law.

Drafted By: BWL

Checked By: JRS

Date Drawn: 06/24/24

Project #: 240-025

REVISION DESCRIPTION

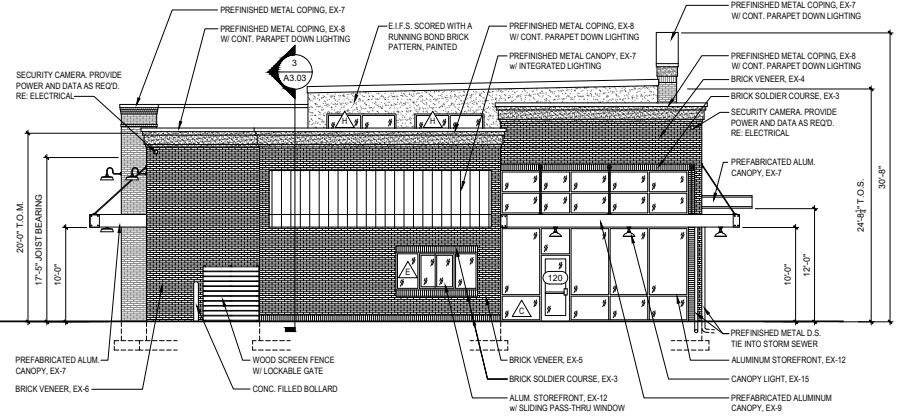
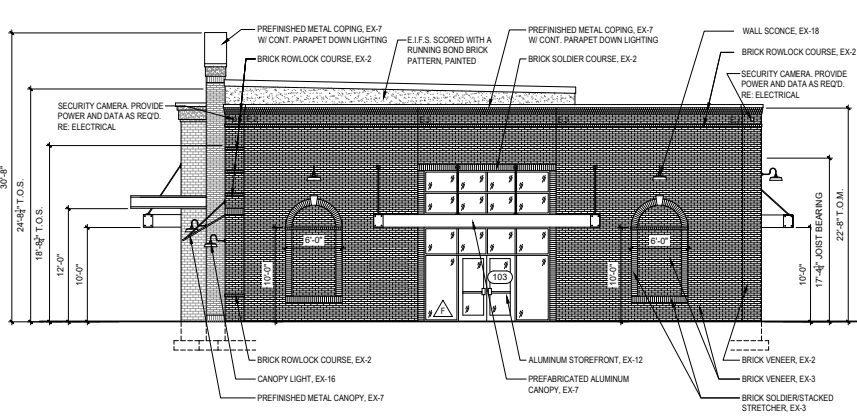
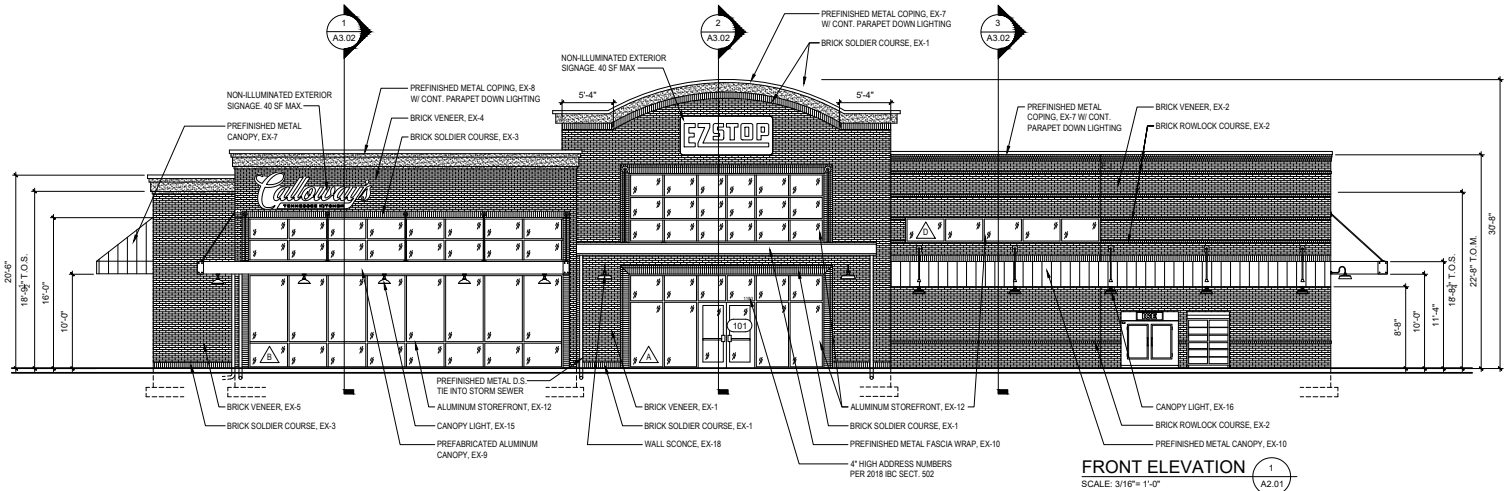
DATE

REV. #

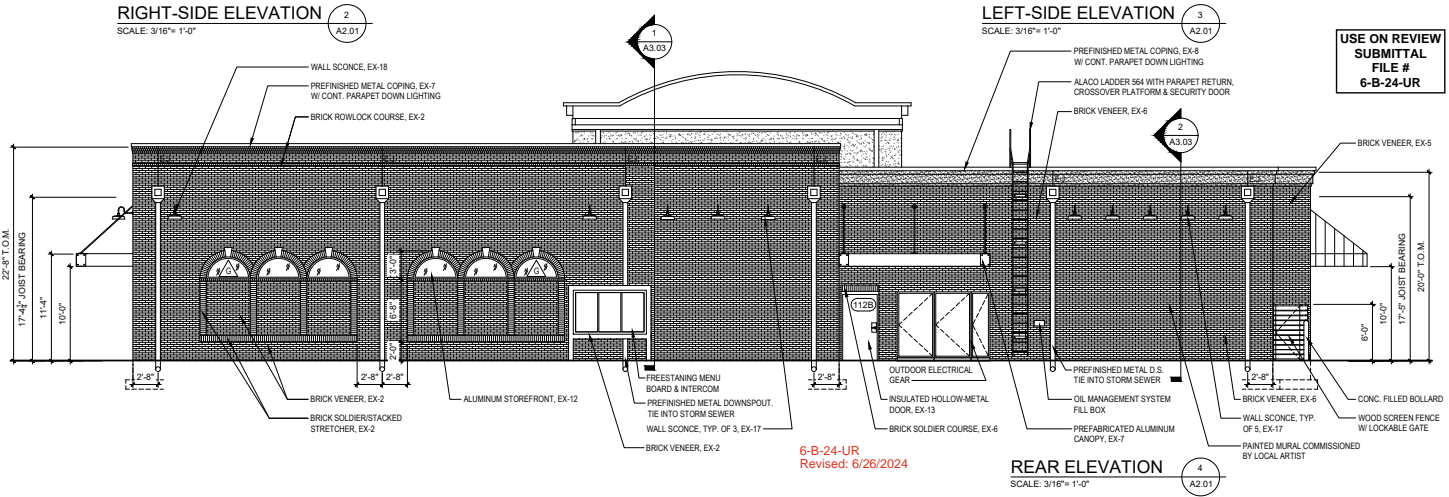
FLOOR PLAN

1

A1.01



EXTERIOR FINISH SCHEDULE			
I.D.	DESCRIPTION	COLOR	MANUFACTURER
EX-1	BRICK VENEER	MESQUITE	GENERAL SHALE
EX-2	BRICK VENEER	GEORGETOWN	GENERAL SHALE
EX-3	BRICK VENEER	BIRCH	GENERAL SHALE
EX-4	BRICK VENEER	OLD CARBONADE	GENERAL SHALE
EX-5	BRICK VENEER	SW #736 ORIGAMI WHITE	GENERAL SHALE
EX-6	BRICK VENEER	SW #636 SEARCHING BLUE	GENERAL SHALE
EX-7	METAL COPING	GUMMETAL GRAY 351	AXALTA OR EQ.
EX-8	METAL COPING	PARCHMENT	BERRIDGE MFR. OR EQ.
EX-9	METAL COPING	BFI BLUE 3067	AXALTA OR EQ.
EX-10			
EX-11			
EX-12	ALUMINUM STOREFRONT	BLACK ANODIZED	KAWNEER OR EQ.
EX-13	EXTERIOR GRADE PAINT	SW7841 - COLLONADE GREY	SHERWIN WILLIAMS
EX-14	UV WINDOW TREATMENTS	AS NEEDED	
EX-15	SEMI FLUSH CEILING LIGHT	CARSON 12" SEMI-FLUSH #1867 GLOSS COBALT BLUE	REJUVENATION.COM
EX-16	WALL SCONCE	CARSON 12" WALL SCONCE #A3826 GLOSS RED	REJUVENATION.COM
EX-17	WALL SCONCE	CARSON 12" WALL SCONCE #A1883 GLOSS WHITE W/ GAGE	REJUVENATION.COM
EX-18	WALL SCONCE	CARSON 12" WALL SCONCE #A0155 MATTE BLACK	REJUVENATION.COM



PRELIMINARY
NOT FOR
CONSTRUCTION

the design group inc.
main concepts, inc.
1000 10th Ave. S.W.
Marietta, GA 30060
(404) 588-6666

NEW EZ STOP STORE #35
FOR
1025 CONCORD RD
KNOXVILLE, TENNESSEE 37934
CALLOWAY OIL COMPANY
MARYVILLE, TENNESSEE

Calloway
OIL COMPANY
CALLOWAY OIL COMPANY
2120 W. MAIN ST.
MARYVILLE, TN 37804
PHONE: (865) 582-3265

These documents prepared by the Architect are instruments of the Architect's service. Unless otherwise indicated, the Architect shall be deemed the author of all drawings, specifications and other documents and shall retain all copyright, title, statutory and other moral rights, in addition to the copyright. Consultants shall be deemed the author of all documents created by them in connection with this project. These documents shall not be used, copied or reprinted without the specific written consent of the Architect. Any violation of the above rights of the Architect shall be cause for legal action and the Architect shall be entitled to recover its costs and attorney's fees.

USE ON REVIEW
SUBMITTAL
FILE #
6-B-24-UR

Drafted By: BWL
Checked By: JRS
Date Drawn: 06/24/24
Project #: 240425

EXTERIOR ELEVATIONS

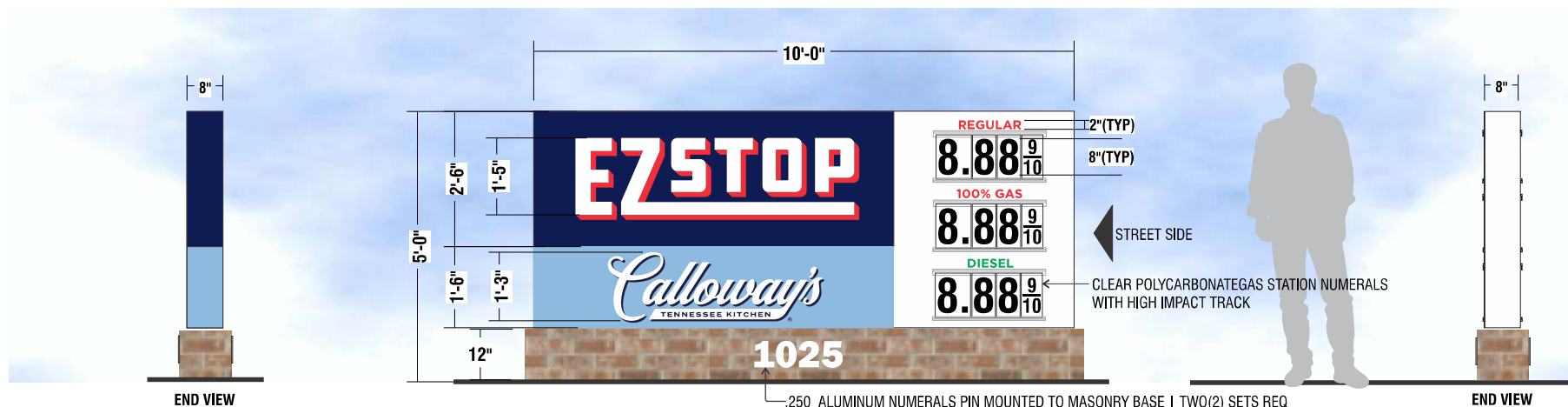
A2.01

CONCEPTUAL ONLY

USE ON REVIEW
SUBMITTAL
FILE #
6-B-24-UR



PLAN VIEW



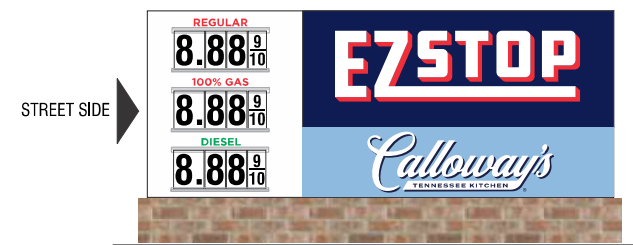
A

DOUBLE FACED NON-ILLUMINATED MONUMENT SIGN | ONE(1) REQ

scale 1/2" = 1'-0"

50 SQ.FT.

ALL ALUMINUM CONSTRUCTION.



OPPOSITE SIDE

EZ WHITE	Pantone 032c	Pantone 2766c	Pantone 278C
-------------	-----------------	------------------	-----------------



www.federalheath.com
1845 Princt Line Road, Suite 100, Hurst, Texas 76054
T: 817.685.9075 F: 817.685.9103

Revisions:

R1 GB 6,13,24 Rev to non-illuminated

R2 JK 6,17,24 Revise Size & Layout per Client's Direction.

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Robert Shearin

Project Manager: Sarah Petersen

Drawn By: Gene Bourbonnais

UL Underwriters Laboratories Inc. nfc ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS. ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



Store #35
1025 Concord Rd.
Knoxville, TN 37934

Job Number: 23-89107-10

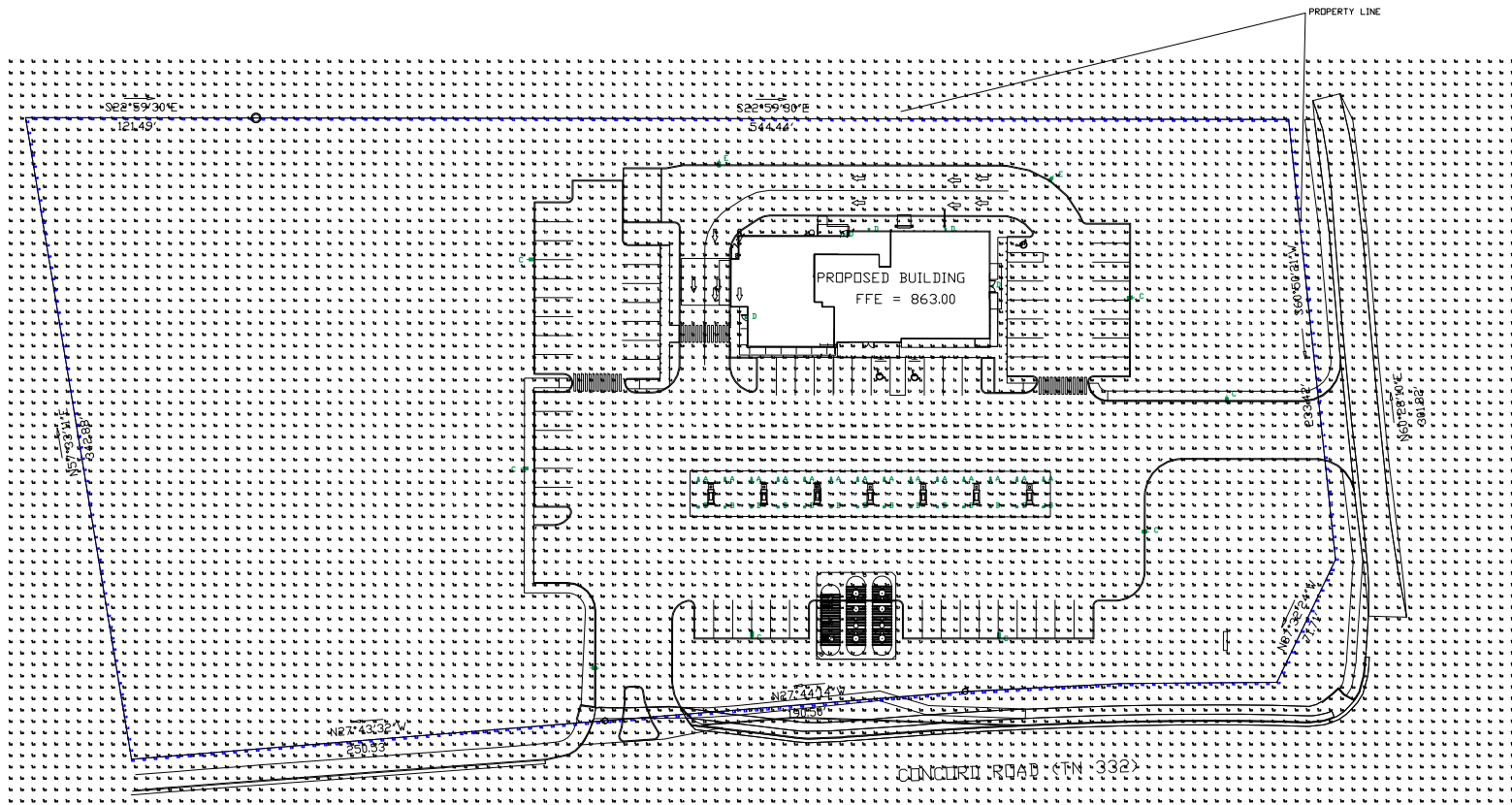
Date: 12 June 2024

Sheet Number: 1 of 1

Design Number: 23-89107-10 R2

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©FHSC

6-B-24-UR
Revised: 6/26/2024



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	322	79.7	0.0	N/A	N/A
PROPERTY LINE	Illuminance	Fc	0.36	5.9	0.0	N/A	N/A
CANDY	Illuminance	Fc	65.42	79.7	33.8	1.94	2.36
INSIDE CURB	Illuminance	Fc	8.10	43.0	0.3	27.00	143.33

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	14	A	Single	SCV-LED-23L-SCFT-50	15'	1,000	1,000	23101	188	B3-U0-G3
	14	B	Single	SCV-LED-23L-SC-50	15'	1,000	1,000	23284	155	B4-U0-G2
	8	C	Single	MRM-LED-36L-SIL-FT-50-70CRI-SINGLE	22" POLE+2" BASE	1,000	1,000	37946	254	B4-U0-G4
	5	D	Single	XWM-FT-LED-06L-50	10'	1,000	1,000	6557	47	B2-U0-G2
	2	E	Single	MRM-LED-36L-SIL-FT-50-70CRI-IL-SINGLE	22" POLE+2" BASE	1,000	1,000	22428	254	B1-U0-G4



PHOTOMETRIC EVALUATION NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamp/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Future nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering products.

6-B-24-UR
Revised: 6/27/2024

USE ON REVIEW
SUBMITTAL
FILE #
6-B-24-UR

Total Project Watts
Total Watts = 7577



LIGHTING PROPOSAL LD-160268-2
E-2 STOP & CALLOWAY KITCHEN #35
USC CONCORD ROAD
KNOXVILLE, TN

DATE: 06/28/24 REV: 07/24 SHEET 1 OF 1

SCALE: 1"=30'

30

EZ STOP CONCORD ROAD KNOX COUNTY, TENNESSEE

TRAFFIC IMPACT STUDY

CONCORD ROAD
KNOX COUNTY, TENNESSEE

CCI PROJECT NO. 01634-0010.000

REV. 1

PREPARED FOR:

Calloway-Hunt Real Estate
P.O. Box 6618
Maryville, TN 37802

SUBMITTED BY:

Cannon & Cannon, Inc.
10025 Investment Drive
Knoxville, TN 37932
865.670.8555



The methods used for determining if turn lanes are warranted on Concord Road are the tables provided in TDOT's *Highway Systems Access Manual Volume 3*. A right turn lane into the site access from Concord Road and a right turn lane onto 2nd Drive from Concord Road were found to be warranted. Additional information can be found on the turn lane evaluation worksheets contained in APPENDIX D. Because a left turn lane exists from Concord Road onto 2nd Drive, a left turn lane warrant was not analyzed at this location.

SIGNAL WARRANT EVALUATIONS

A signal warrant evaluation was performed for the intersection of Concord Road at 2nd Drive using the methods provided in the *Manual on Uniform Traffic Control Devices*. None of the four hours of traffic data collected meet the warrant for existing and background conditions at this intersection. Under the combined condition, both AM and PM peak hours meet the signal warrant for Concord Road at 2nd Drive. An 8-hour warrant has not been evaluated; however, due to not having enough data. Additional information can be found on the signal warrant evaluation worksheets contained in APPENDIX E.

SIGHT DISTANCE ASSESSMENT

Intersection sight distance was evaluated at the proposed intersections of Concord Road at the site access and 2nd Drive at the site access through field measurements. Measurements were taken looking right and left from the proposed site access approach at each location. According to AASHTO's *A Policy on Geometric Design of Highways and Streets* sight distance requirements for 40 mph roadways, 445 feet of sight distance is necessary when looking right and 385 feet is necessary when looking left from the proposed site access onto Concord Road. The sight distance looking left extends to the intersection with Northshore Drive. Sight distance looking right was not measured due to only having a right turn out of the site.

For 25 mph roadways, Knox County mandates 250 feet of sight distance looking left and right from the proposed site access onto 2nd Drive. The sight distance looking right onto 2nd Drive extends to the intersection of Concord Road. However, the sight distance looking left is obstructed to 225 feet due to a horizontal curve caused by vegetation and the current elevation of the corner of the proposed property. These issues can be mitigated by clearing and grading the proposed site to achieve a sight distance of at least 250 feet.



Request to Postpone • Table • Withdraw

Tommy Hunt

6-4-2024

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

Date of Request

June 13, 2024

Scheduled Meeting Date

File Number(s)

6-B-24-UR

POSTPONE

☒ **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 July 11, 2024 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

Benjamin C. Mullins

Please Print

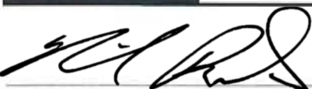
865-546-9321

Phone Number

bmullins@fmsllp.com

Email

STAFF ONLY


Staff Signature

Michael Reynolds

Please Print

6/4/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



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

Tommy Hunt

Applicant Name

Affiliation

4/30/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-B-24-UR

File Number(s)

CORRESPONDENCE

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

Clive Sorhaindo Cannon & Cannon Inc.

Name / Company

10025 Investment Dr Knoxville TN 37932

Address

865-263-8405 / csorhaindo@cci-corp.com

Phone / Email

CURRENT PROPERTY INFO

Sarah Ralston

Owner Name (if different)

12807 Night Heron Dr Knoxville TN 37922

Owner Address

Owner Phone / Email

1025 CONCORD RD

Property Address

153 037 03 (part of)

Parcel ID

4.69 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Concord Rd, north side of Second Dr

General Location

☐ City

Commission District 5

CN (Neighborhood Commercial)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

Planning Sector

Land Use (City)/Place Type (County)

Farragut Urban Growth Boundary

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) Fueling station and restaurant			

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 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
\$1,600.00	
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	Tommy Hunt	4/30/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Sarah Ralston	4/30/2024
	Please Print	Date



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

Applicant Name

Owner

Affiliation

4/29/2024

Date Filed

June 13, 2024

Meeting Date (if applicable)

File Number(s)

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

Clive Sorhaindo

Cannon & Cannon Inc.

Name

Company

10025 Investment Drive

Knoxville

TN

37932

Address

City

State

ZIP

865.263.8405

csorhaindo@cci-corp.com

Phone

Email

CURRENT PROPERTY INFO

Sarah Ralston

1025 Concord Road

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1025 Concord Road

153 03703 (part of)

Property Address

Parcel ID

First Utility District

First Utility District

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

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) Gas station and restaurant

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

Related Rezoning File Number

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning _____

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

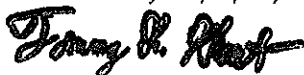
Fee 2

Fee 3

AUTHORIZATION

- ☐ 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



Tommy Hunt

4/29/24

Applicant Signature

Please Print

Date

865-548-9971

tommy@ezstop.net

Phone Number

Email

John E Mailen

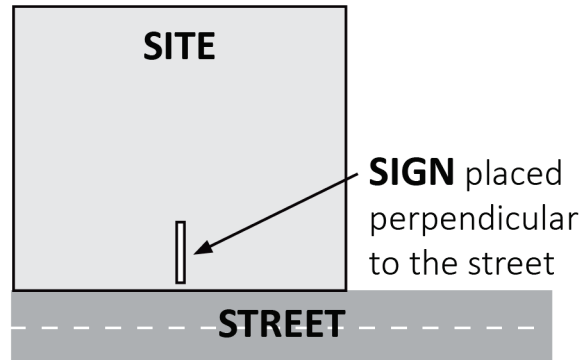
Sarah Mailen

Property Owner Signature

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:

_____ **May 10, 2024** _____ and _____ **June 14, 2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Tommy Hunt

Date: 4/30/2024

File Number: 6-B-24-UR



Sign posted by Staff



Sign posted by Applicant