



USE ON REVIEW REPORT

▶ **FILE #:** 6-B-24-UR

AGENDA ITEM #: 45

AGENDA DATE: 6/13/2024

▶ **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, convenience store and restaurant

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.

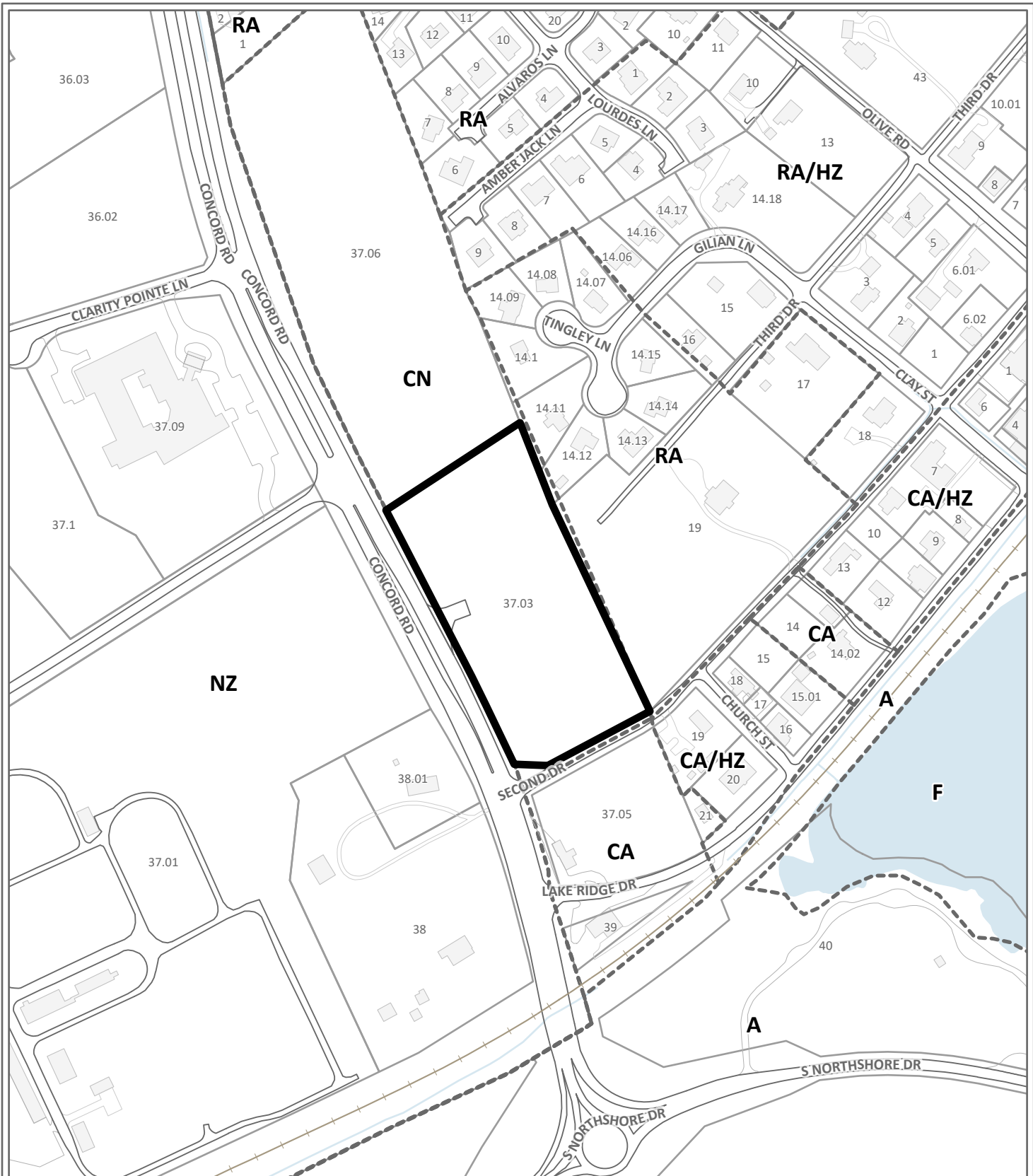
STAFF RECOMMENDATION:

▶ Postpone for 30 days to the July 11, 2024 Planning Commission meeting per the applicant's request.

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 Board of Zoning Appeals. The date of the Knoxville 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 in CN (Neighborhood Commercial).

Map No: 153

Jurisdiction: County

Original Print Date: 5/6/2024

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

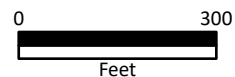
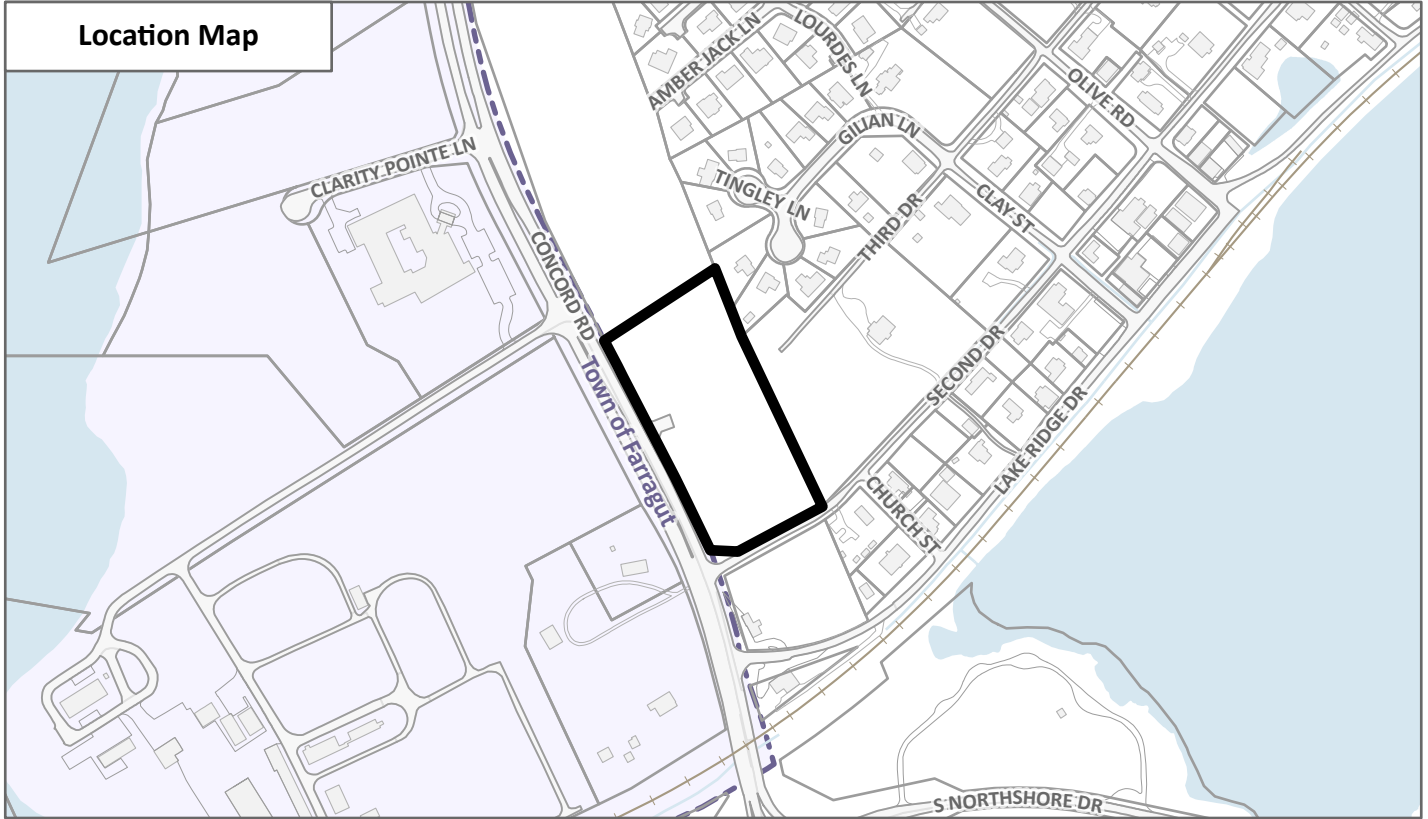


Exhibit A. Contextual Images

Location Map



Aerial Map

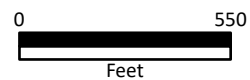


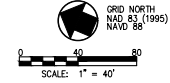
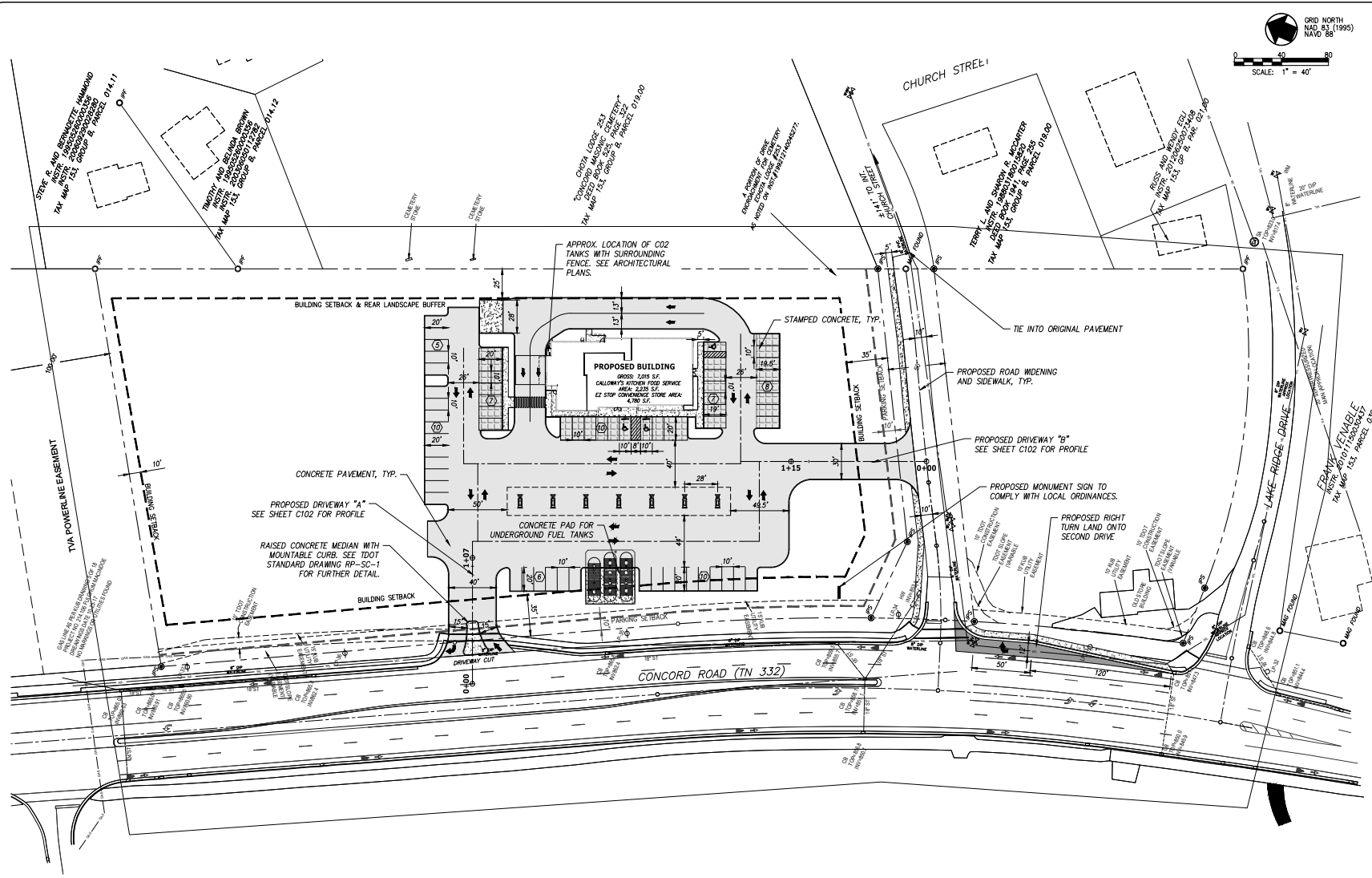
CONTEXTUAL MAPS 1

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: 489 AC
 3. TOTAL DISTURBED AREA: ± S.F. / - 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 OF GRADING ACTIVITIES.
 6. PROPERTY CONCERNED REFLECTS PARCEL 37.03 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 153, PROPERTY ZONED "O1" (NEIGHBORHOOD COMMERCIAL ZONE)
 7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE. THE SETBACKS FOR THE O1 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
 2,235 S.F. OF FLOOR SPACE = 23 SPACES, OR
 18 FIXED SEATS = 6 SPACES (FLOOR SPACE IS GREATER)
 TOTAL = 1 + 23 = 24 SPACES

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

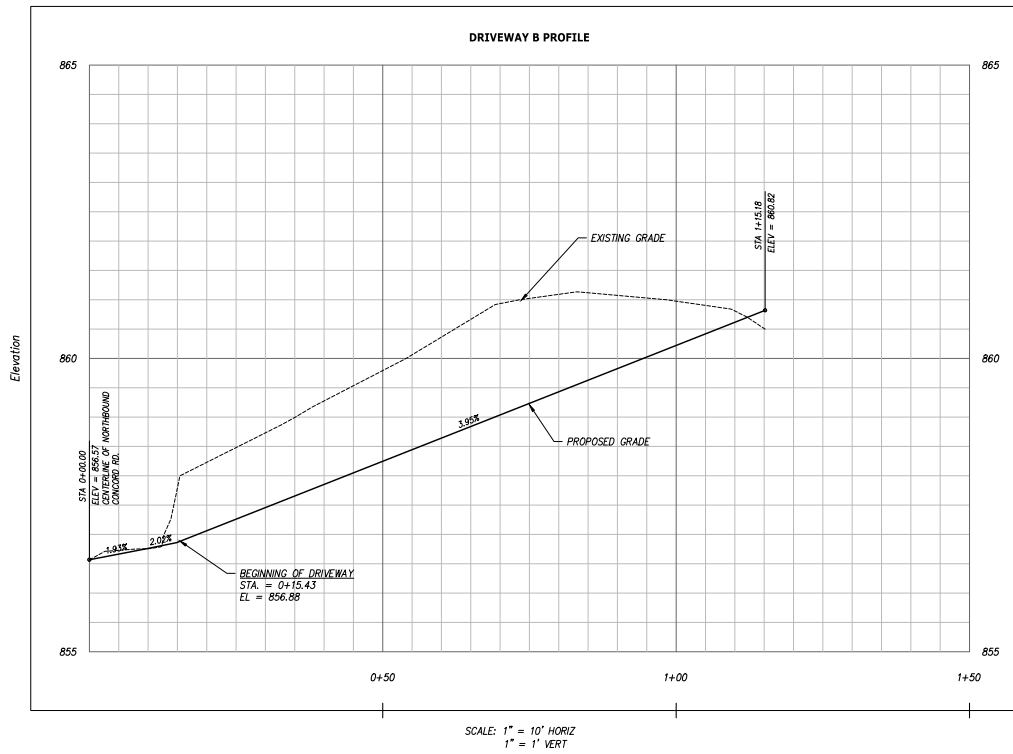
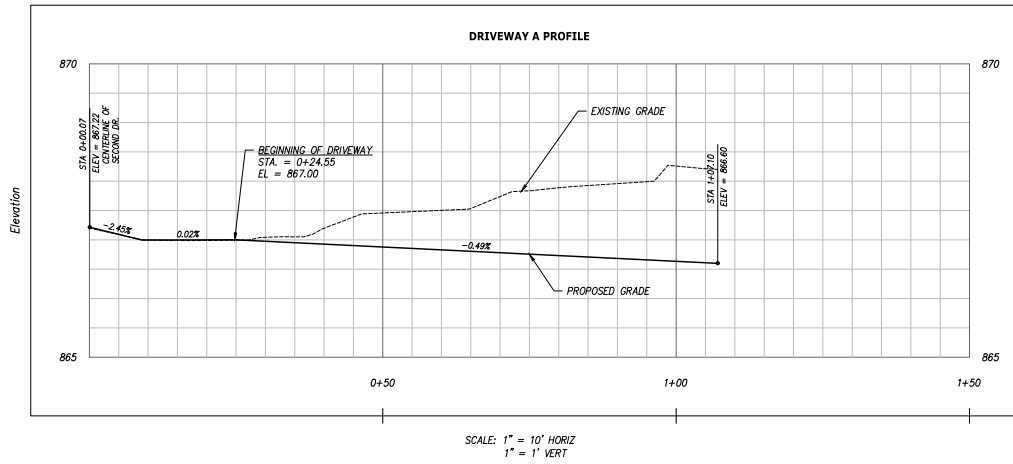
2 EMPLOYEES = 2 SPACES
 7 SERVICE BAYS = 14 SPACES
 TOTAL = 2 + 14 = 16 SPACES

TOTAL PARKING REQUIRED = 24 + 16 = 40
 TOTAL PARKING PROVIDED = 63 SPACES



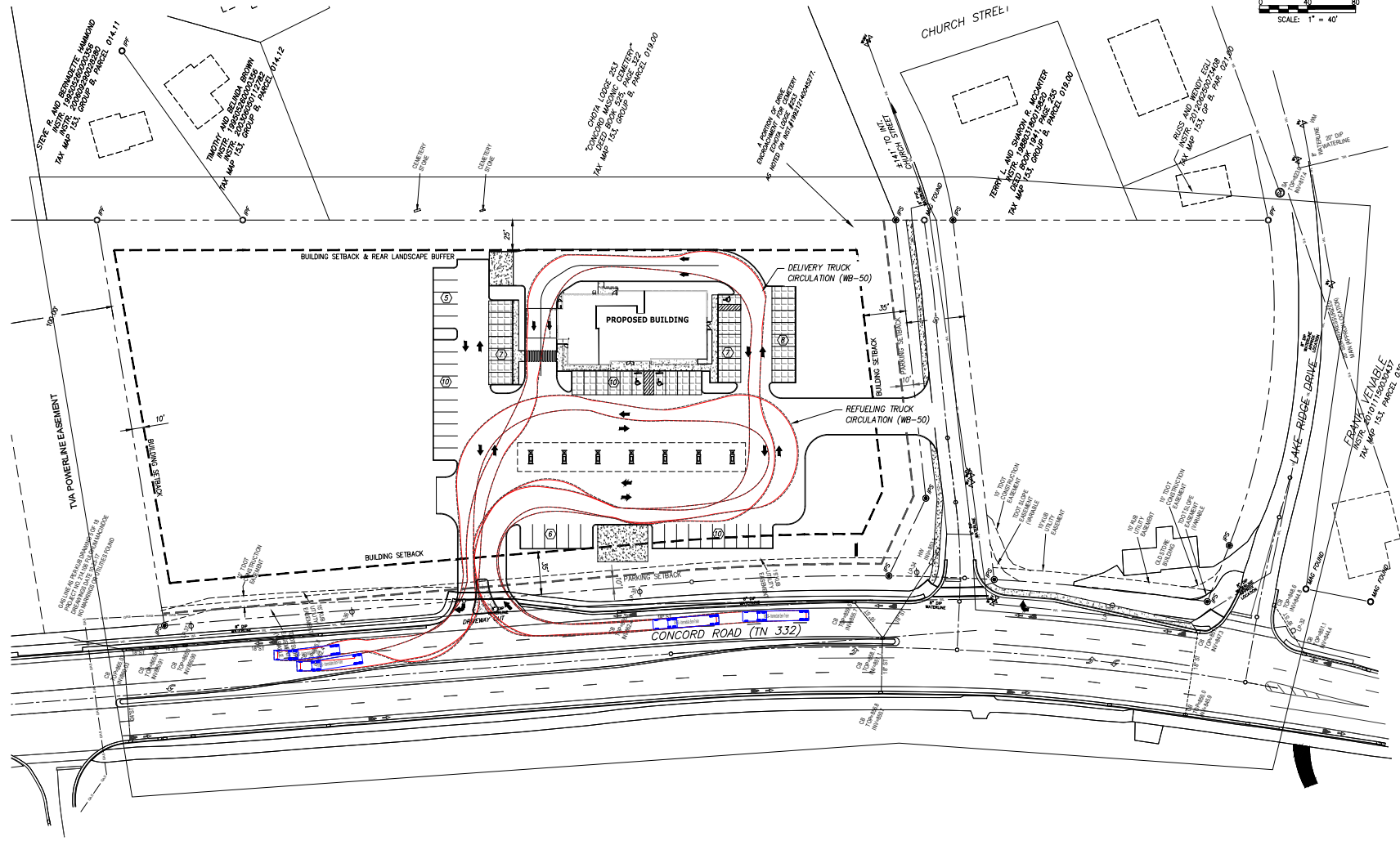
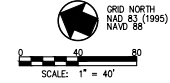
6-B-24-UR
Revised: 5/28/2024

REVISIONS	DATE
CANNON & CANNON INC.	
CLIENT:	ALLOWAY-HUNT REAL ESTATE P.O. BOX 8618 MARYVILLE, TN 37821
PROJECT:	EZ STOP & ALLOWAY'S KITCHEN 1025 CONCORD ROAD KNOXVILLE, TN 37934
SITE LAYOUT PLAN	
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	CG PROJECT NO. 01634-0010
	DRAWING DATE MAY 28, 2024
	PROJECT MANAGER CS DRAWN BY: RE
C101	



6-B-24-UR
Revised: 5/28/2024

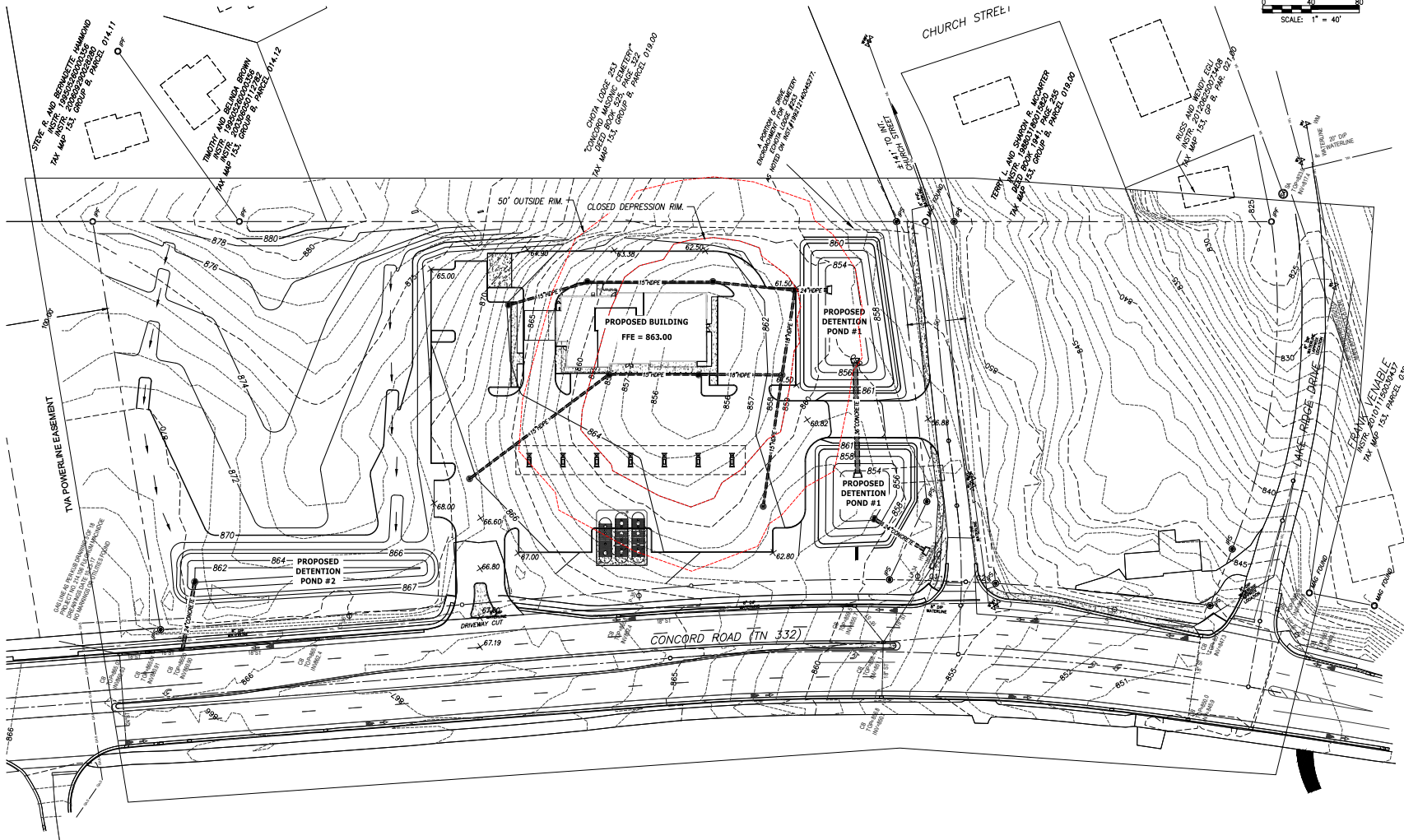
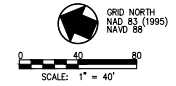
REVISIONS	DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 8018 MARVILLE, TN 37821
PROJECT:	EZ STOP & ALLOWAY'S KITCHEN 1025 CONCORD ROAD KNOXVILLE, TN 37934
DRIVEWAY PROFILES	
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	CSI PROJECT NO. 01634-0010 DRAWING DATE MAY 28, 2024
	PROJECT MANAGER: CS
	DRAWN BY: RE
	C102



6-B-24-UR
Revised: 5/28/2024



REVISIONS		DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 8618 MARVILLE, TN 37821	
PROJECT:	EZ STOP & CALLOWAY'S KITCHEN 1025 CONCORD ROAD KNOXVILLE, TN 37934	
TRUCK TURN PLAN		
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	CSI PROJECT NO.	01634-0010
	DRAWING DATE	MAY 28, 2024
	PROJECT MANAGER	CS
	DRAWN BY	RE
FILE #		C103



LEGEND

--- 884 ---	EXISTING CONTOUR
--- 890 ---	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.

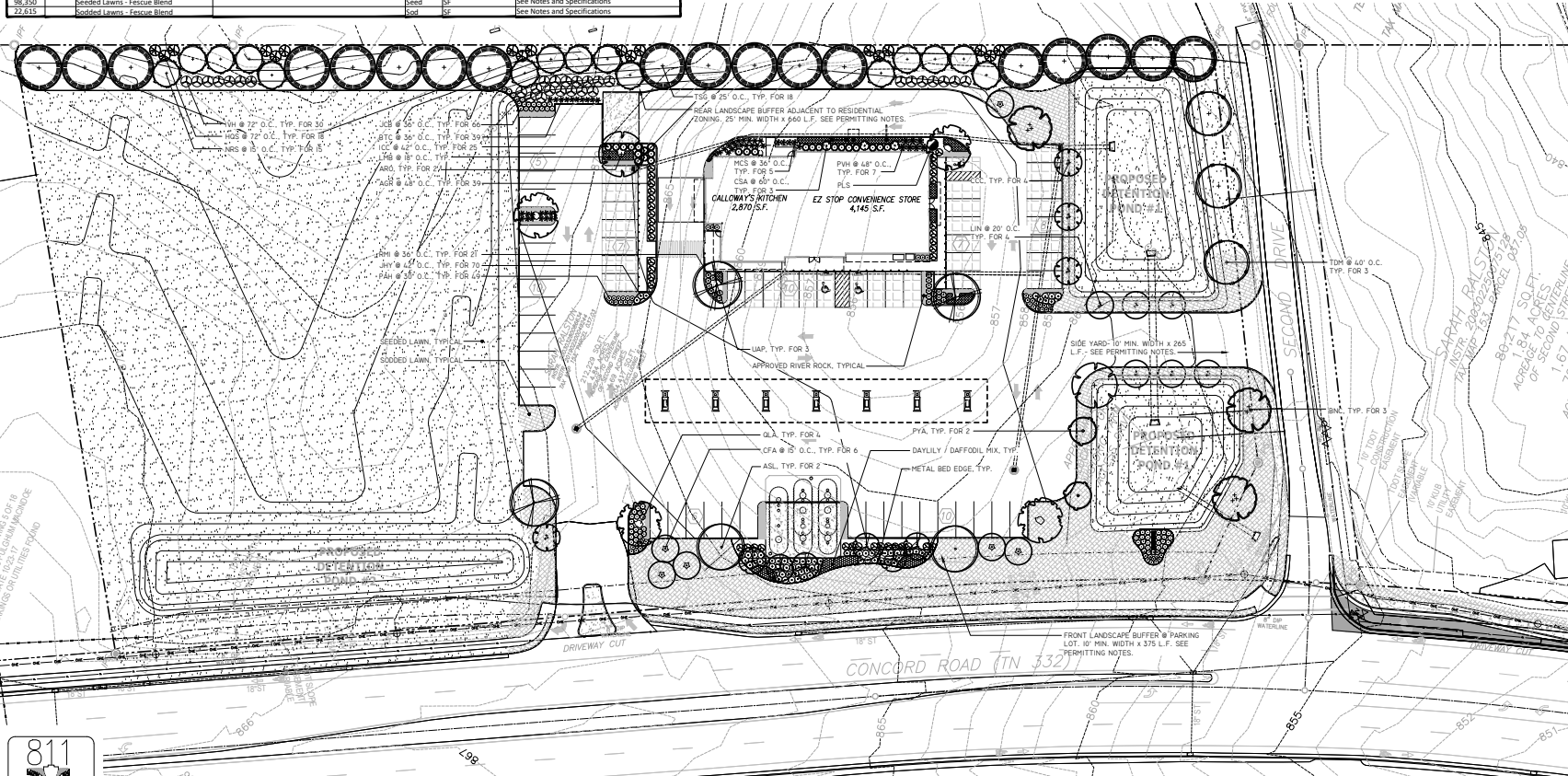
6-B-24-UR
Revised: 5/28/2024

CLIENT:	CALLOWAY-HUNT REAL ESTATE 1025 HUNTSVILLE BLVD MARYVILLE, 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	CSI PROJECT NO. 01634-0010
	DRAWING DATE MAY 28, 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	JABO	October Glory Red Maple	<i>Acer rubrum</i> 'October glory'	B&B	7' Cal	Specimen
2	ASL	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	B&B	7' Cal	Specimen
3	BNC	Heritage River Birch	<i>Betula nigra</i> 'Gully'	B&B	10' Ht.	Full Crowns, 3 canes, Branched @ 4' Ht.
4	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
6	LJK	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, 3 Canes, Branched @ 3' Ht.
2	PIA	Alabamona Cherry	<i>Prunus yadonensis</i> 'Alabamona'	B&B	7' Cal.	Single Leader, Full Crowns
4	CSA	Overglow Oak	<i>Quercus prinus</i>	B&B	7' Cal.	Full Crowns
3	TOM	Wild Cypress	<i>Taxodium distichum</i>	B&B	7' Cal.	Full Crowns
3	JAP	Princeton American Elm	<i>Ulmus americana</i> 'Princeton'	B&B	7' Cal.	Specimen
EVERGREEN TREES						
15	NRS	Nelly R. Stevens Holly*	<i>Ilex x 'Nelly R. Stevens'</i>	B&B	6' Ht.	Full to Ground @ 15' O.C.
18	TSS	Green Giant Arborvitae*	<i>Thuja (standishii x plicata)</i> 'Green Giant'	B&B	6' Ht.	Full to Ground @ 25' O.C.
SHRUBS						
39	AGR	Rose Creek Abelia*	<i>Abelia grandiflora</i> 'Rose Creek'	Cont.	3 Gall.	Full Plants @ 48" O.C.
39	BTC	Crimson Pygmy Barberry	<i>Berberis thunbergii</i> var. <i>atropurpurea</i> 'Crimson Pygmy'	Cont.	3 Gall, 15" Spd.	Full Plants @ 36" O.C.
3	CSA	Alleman's Compact Red Twig Dogwood	<i>Cornus sericea</i> 'Alleman's'	Cont.	3 Gall.	Full Plants @ 60" O.C.
18	HOS	Snow Queen's Dotted Hydrangea	<i>Hydrangea serratifolia</i> 'Snow Queen'	Cont.	3 Gall.	Full Plants @ 72" O.C.
25	CC	Carissa Holly*	<i>Ilex cornuta</i> 'Carissa'	Cont.	3 Gall.	Full Plants @ 42" O.C.
30	VH	Henry's Garnet Sweetgum	<i>Nea yadonensis</i> 'Henry's Garnet'	Cont.	3 Gall.	Full Plants @ 72" O.C.
1	PLS	Ship Laurel*	<i>Prunus lauro-coccinea</i> 'Ship Laurel'	Cont.	7.5 Gall, 36" Ht. (Min.)	Full Plants @ 60" O.C.
21	RMI	Peach Drift Rose	<i>Rosa x 'Meigalli'</i>	Cont.	3 Gall.	Full Plants @ 36" O.C.
GROUND COVERS & PERENNIALS						
135	DOM-A	Daylily/ Daffodil Mix (Equally mixed)	<i>Hemerocallis</i> 'Sterla D'Oro'	Cont.	1 Gall.	Full Plants @ 18" O.C. - See Detail
66	JCB	Blue Pacific Juniper*	<i>Juniperus conferta</i> 'Blue Pacific'	Cont.	3 Gall.	Full Plants @ 36" O.C.
79	JNY	Youngstown Andora's Juniper	<i>Juniperus horizontalis</i> 'Plumosa Compacta Youngstown'	Cont.	1.5" Spread	Full Plants @ 42" O.C.
228	LMB	Big Blue Linopae*	<i>Linopae muscari</i> 'Big Blue'	Cont.	4" Pots	Full Plants @ 18" O.C.
5	MCS	Pink Mully Grass	<i>Muhlenbergia capillaris</i>	Cont.	3 Gall.	Full Plants, 36" O.C.
405	DOM-B	Daylily/ Daffodil Mix (Equally mixed)	<i>Narcissus</i> 'Swich Master'	Cont.	3 Gall.	Full Plants @ 18" O.C. - See Detail
7	PWH	Heavy Metal Switchgrass	<i>Pennisetum virgatum</i> 'Heavy Metal'	Cont.	3 Gall.	Full Plants @ 7'-8" O.C.
49	PAH	Hamelin Pennisetum	<i>Pennisetum allopecuroides</i> 'Hamelin'	Cont.	1 Gall.	Full Plants @ 30" O.C.
LAWNS						
98	350	Seeded Lawns - Fescue Blend		Seed	SF	See Notes and Specifications
22	635	Sodded Lawns - Fescue Blend		Sod	SF	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 1/2 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 LF OF STREET FRONTAGE, SPACED AT 50' O.C. MIN. 375' PARKING BUFFER; 60' x 8' MIN. SHADE TREES REQUIRED IN FRONT YARD. (6) 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' x 15' MIN. ORNAMENTAL TREES REQUIRED IN FRONT YARD. (7) 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 x 265' x 60' x 5' MIN. SHADE TREES REQUIRED IN SIDE YARD. (8) 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. (27) PROPOSED.
 - 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. SHRUBS AND/OR GROUND COVERS ARE PROPOSED IN OPEN AREAS OF REAR BUFFER.
- 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 (10) PARKING SPACES. 43 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 7' IN WIDTH.
- USE OR REVIEW LANDSCAPE PLAN IS NOT FOR CONSTRUCTION.



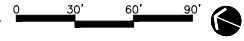
6-B-24-UR
Revised: 5/28/2024

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
BETH@PENLANDSTUDIO.COM
865.335.3584
WWW.PENLANDSTUDIO.COM

REVISIONS	DATE
CANNON + CANNON	
CLIENT:	CALLAWAY-HUNT REAL ESTATE MARVILLE, TN 37821
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934
LANDSCAPE PLAN	
CCS PROJECT NO.	01634-0010
DRAWING DATE	MAY 28, 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 SCALE 1"=30'-0"

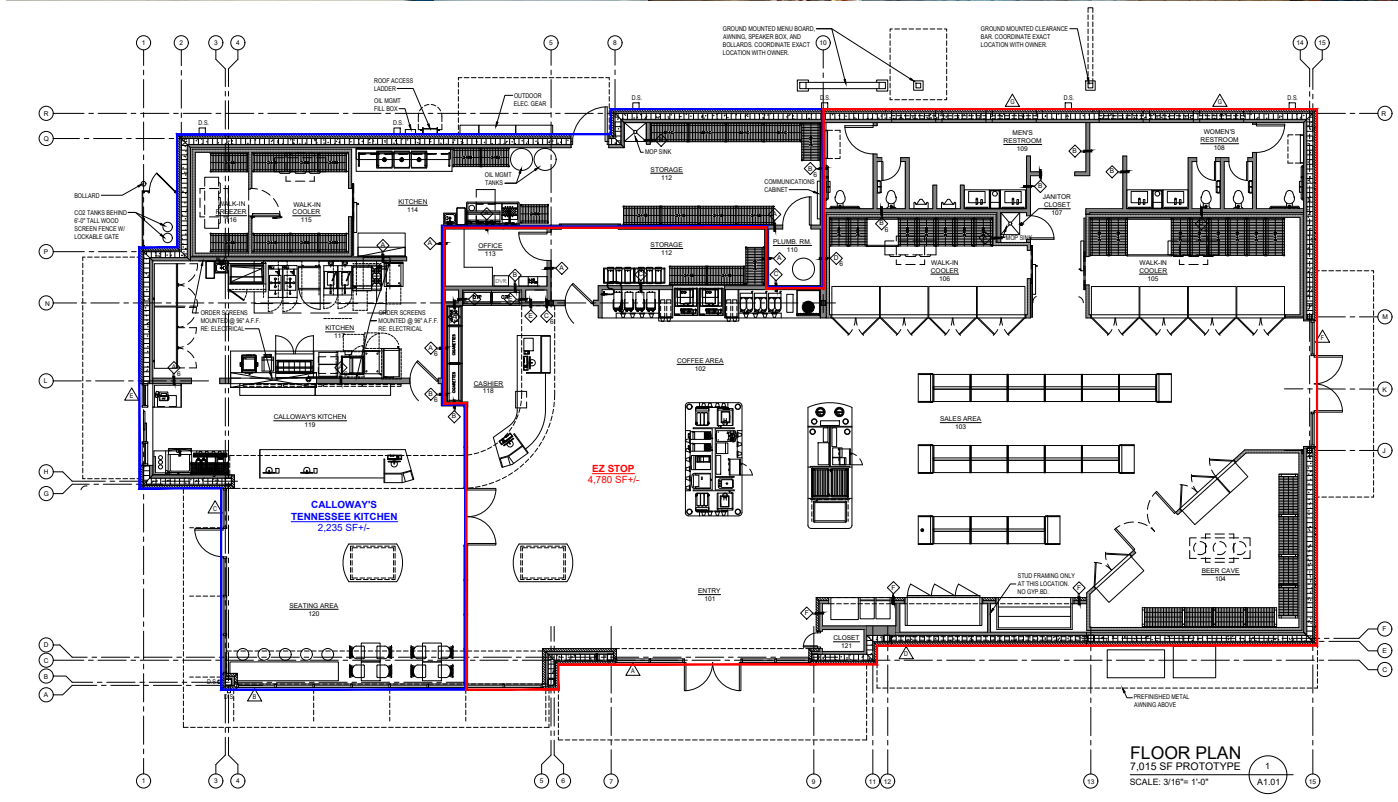




PRELIMINARY
NOT FOR
CONSTRUCTION



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



NAME OF PROJECT: EZ Stop Store #35
ADDRESS: 1025 CONCORD RD - Knoxville, TN 37934
PROPOSED USE: Convenience Store
OWNER OR AUTHORIZED AGENT: Teton Landings PHONE # 865-982-3266
OWNED BY: CITY/COUNTY: PRIVATE STATE
PROJECT CONTACT: Benjamin W. Lamons PHONE # 423-638-1616 FAX # 423-638-8322
CONTACT E-MAIL: blamons@tdg-a.com

LEAD DESIGN PROFESSIONAL: BENJAMIN W. LAMONS

DESIGNER	FIRM	NAME	LICENSE	PHONE
ARCHITECTURAL	The Design Group-Architect	Benjamin W. Lamons	107250	423-638-1616
STRUCTURAL	J.L. Jacobs & Associates	John L. Jacobs	16504	423-787-7829
CIVIL	Carson & Carson, Inc.	Alan W. Carson	117369	865-673-8553
MECHANICAL	Kelso-Ragan Associates	Jon G. Croy	100006	865-588-5348
ELECTRICAL	Vineland Engineers, Inc.	Harold E. Darron	22589	865-637-4481
PLUMBING	Kelso-Ragan Associates	Jon G. Croy	100006	865-588-5348

YEAR EDITION OF CODE: 2018 INTERNATIONAL BUILDING CODE
 NEW CONSTRUCTION RENOVATION (EXISTING BUILDING) INTERIOR COMPLETION
 ALTERATION ADDITION SHELL

BUILDING DATA
 CONSTRUCTION TYPE: I-B
 MIXED CONSTRUCTION: NO YES TYPES: 'M' MERCANTILE
 SPRINKLERS: NO YES
 STANDPIPES: NO YES CLASS: I II III WET DRY
 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	7,015 SQ.FT.	NA	7,015 SQ.FT.
BASEMENT	NA	NA	NA
TOTAL GROSS AREA:			7,015 SQ.FT.

ALLOWABLE AREA:
 UNLIMITED AREA: NO YES
 CODE REFERENCE: Table 503

DESCRIPTION	BUILDING AREA	TABLE 503.2	NON-SEPARATED	AREA FOR	AREA FOR	ALLOWABLE
		JOINT FIRE AREA	SMOKE	PROTECTIVE	ENCLOSURE	AREA (SQ. FT.)
1ST FLOOR	7,015	3,350	NA	NA	NA	NA
TOTAL	7,015	3,350	NA	NA	NA	NA

ALLOWABLE HEIGHT

ALLOWABLE (TABLE 504.1)	SPRINKLER INCREASE	SHOWN ON PLANS	CODE REFERENCE
Building height in Feet	55'-0"	30'-8" +/-	Table 504.3
Building height in Stories	NA	NA	Table 504.4

6-B-24-UR
Revised: 5/28/2024

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

REFERENCED NORTH
APPLIES TO FINISH
SCHEDULES ONLY

APPROXIMATE
MAGNETIC NORTH

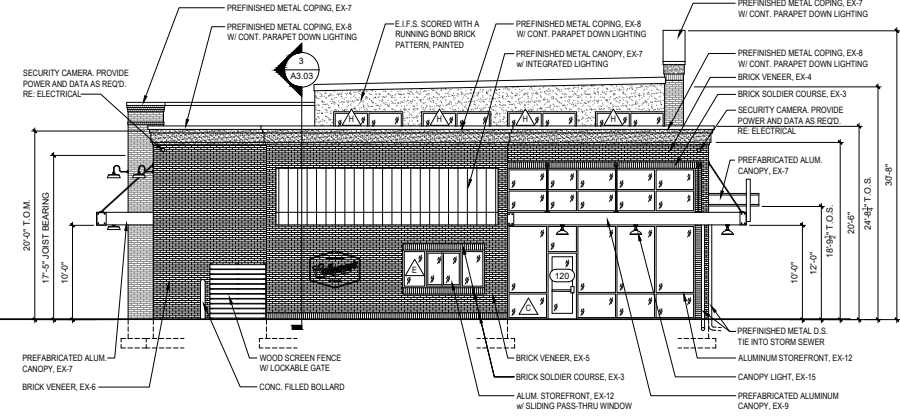
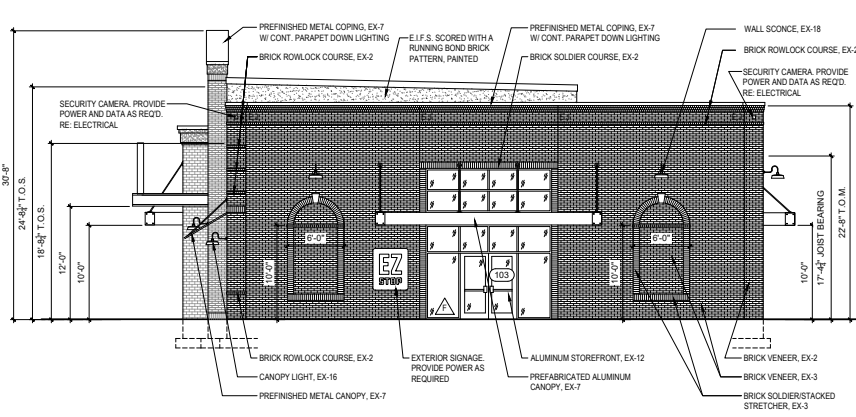
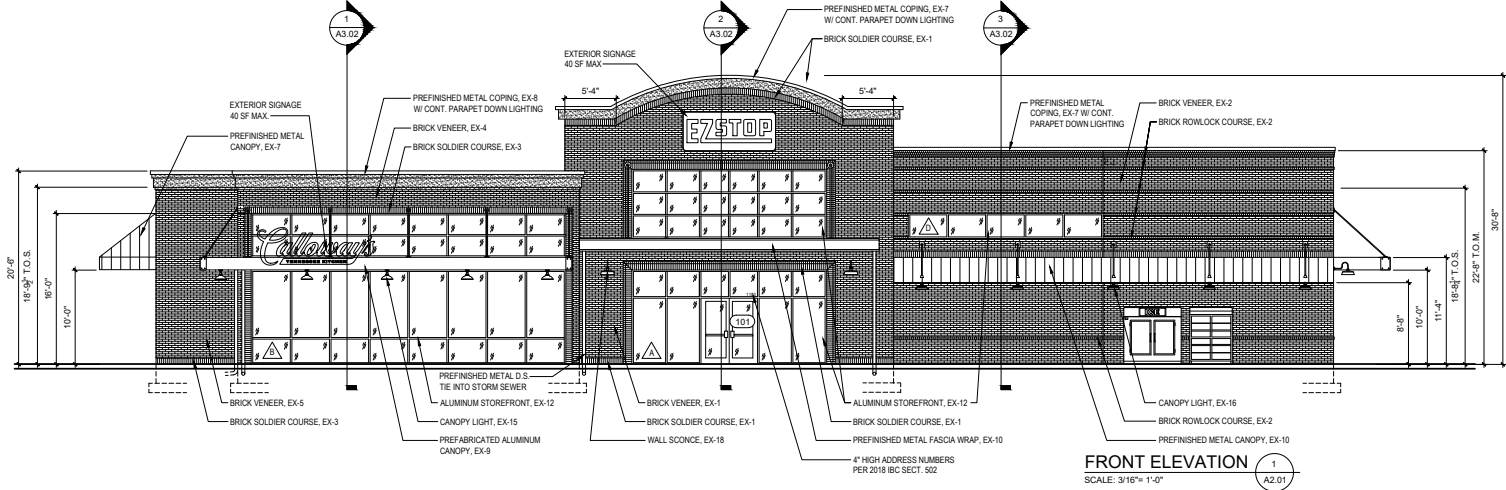
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Drafted By: BWL
Checked By: JMS

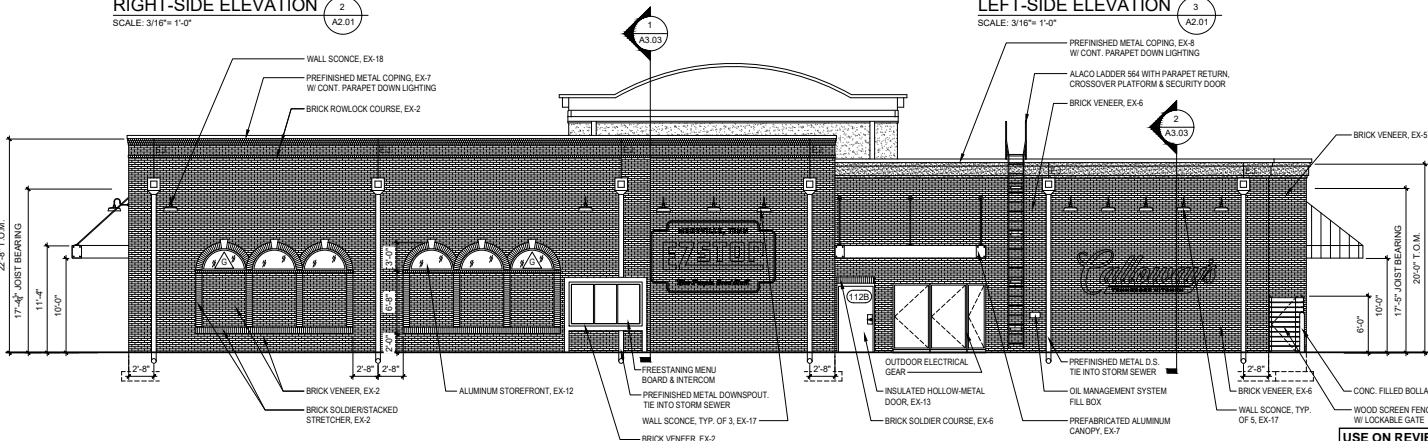
Date Drawn: 05.21.24
Project #: 240425

REV #	DATE	REVISION/DESCRIPTION

FLOOR PLAN
A1.01



ID	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 CARBONDALE	GENERAL SHALE
EX-5	BRICK VENEER	SW #7536 ORIGAMI WHITE	GENERAL SHALE
EX-6	BRICK VENEER	SW #5536 SEARCHING BLUE	GENERAL SHALE
EX-7	METAL COPING	GUNMETAL GRAY 3361	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	SW7641 - COLONADE GREY	SHERWIN WILLIAMS
EX-14	UV WINDOW TREATMENTS	AS NEEDED	
EX-15	SEMI FLUSH CEILING LIGHT	CARSON 12" SEMI-FLUSH #A1867 GLOSS COBALT BLUE	REJUVENATION.COM
EX-16	WALL SCONCE	CARSON 12" WALL SCONCE #A3825 GLOSS RED	REJUVENATION.COM
EX-17	WALL SCONCE	CARSON 12" WALL SCONCE #A1883 GLOSS WHITE W/ CAGE	REJUVENATION.COM
EX-18	WALL SCONCE	CARSON 12" WALL SCONCE #A0155 WHITE BLACK	REJUVENATION.COM



6-B-24-UR
Revised: 5/28/2024

REAR ELEVATION
SCALE: 3/16" = 1'-0"
A2.01

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

PRELIMINARY
NOT FOR
CONSTRUCTION



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

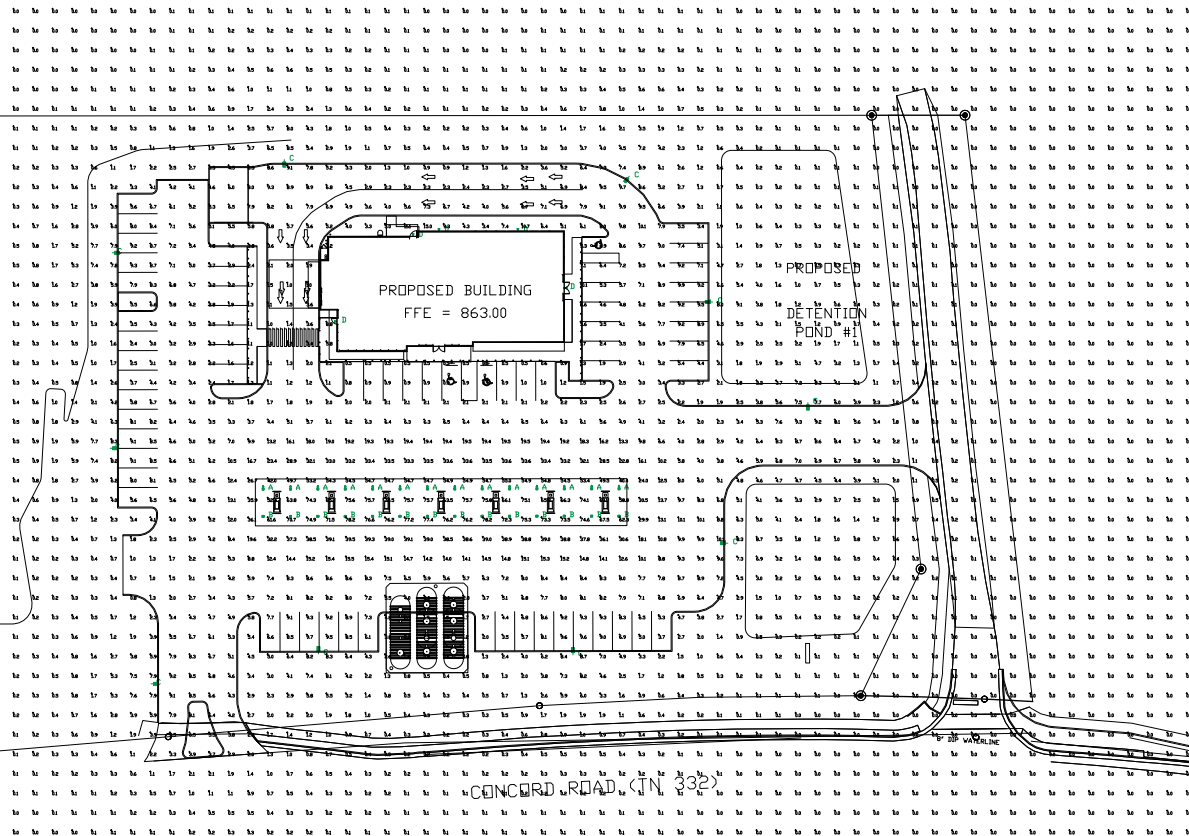


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Drafted By: BWL
Checked By: JES
Date Drawn: 05.21.24
Project #: 240425

REV #	DATE	REVISION/DESCRIPTION

EXTERIOR ELEVATIONS
A2.01



XWM



SLM



SCV

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	4.02	78.2	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	65.07	78.2	40.4	1.61	1.94
INSIDE CURB	Illuminance	Fc	8.43	39.5	0.7	12.04	56.43

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	14	A	Single	SCV-LED-23L-SCFT-50	15'	1.000	1.000	23101	188
	14	B	Single	SCV-LED-23L-SC-50	15'	1.000	1.000	23284	155
	10	C	Single	MRM-LED-36L-SIL-FT-50-70CRI-SINGLE	22" POLE+2" BASE	1.000	1.000	37946	254
	5	D	Single	XWM-FT-LED-06L-50	10'	1.000	1.000	6557	47

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or contractor 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 lenses/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture 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: 5/28/2024

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

Total Project Watts
Total Watts = 7577

LIGHTING PROPOSAL LD-160268
E-2 STOP & CALLWAY KITCHEN #35
8555 CONCORD ROAD
KNOXVILLE, TN
DATE: 05/28/24 BY: KRS SHEET 1 OF 1
SCALE: 1"=30' 0 30



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

6-B-24-UR

File Number(s)

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.

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY

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



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

Part of Parcel (Y/N)?

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

Farragut Urban Growth Boundary

Planning Sector

Land Use (City)/Place Type (County)

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 Please Print	4/30/2024 Date
---------------------	-----------------------------------	--------------------------

Phone / Email

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

Name

Cannon & Cannon Inc.

Company

10025 Investment Drive

Address

Knoxville

City

TN

State

37932

ZIP

865.263.8405

Phone

csorhaindo@cci-corp.com

Email

CURRENT PROPERTY INFO

Sarah Ralston

Property Owner Name (if different)

1025 Concord Road

Property Owner Address

Property Owner Phone

1025 Concord Road

Property Address

153 03703 (part of)

Parcel ID

First Utility District

Sewer Provider

First Utility District

Water Provider

N

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 and restaurant

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning _____

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 D. Hunt

Tommy Hunt

4/29/24

Applicant Signature

Please Print

Date

865-548-9971

tommy@ezstop.net

Phone Number

Email

Sarah E. Mailen
Sarah Ralston Mailen

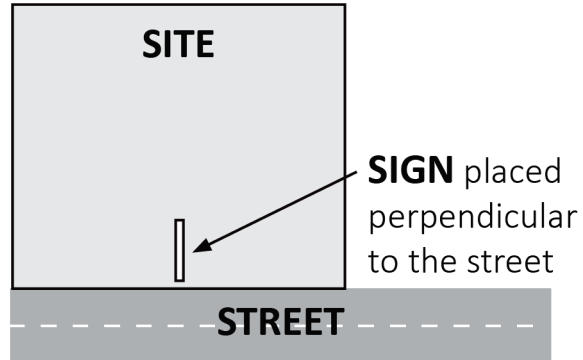
John E. Mailen
Sarah Mailen

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:

_____ and _____
 (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