

# 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.

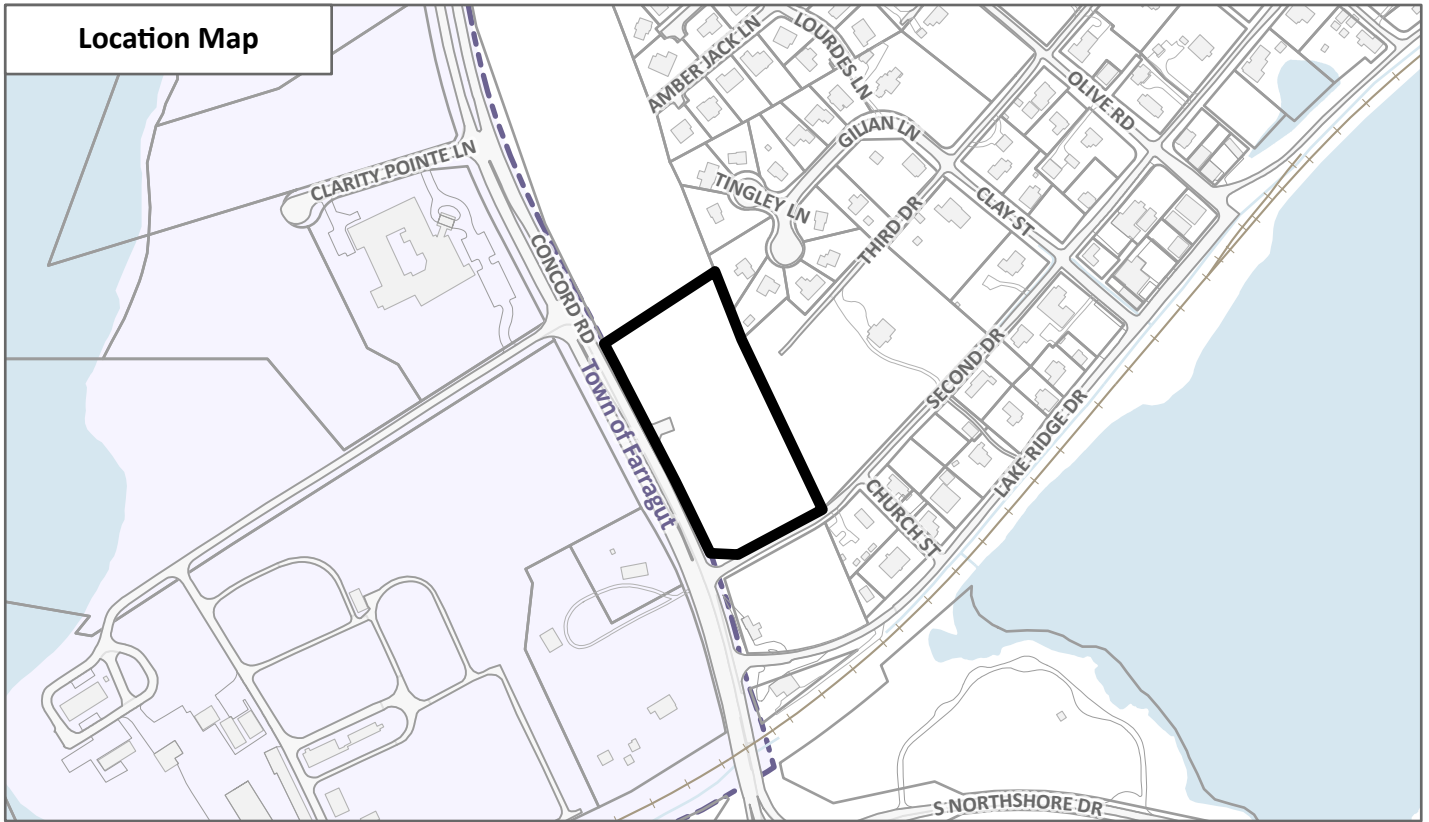
ESTIMATED STUDENT YIELD: Not applicable.

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.



## Exhibit A. Contextual Images

Location Map



Aerial Map

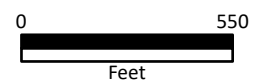


CONTEXTUAL MAPS 1

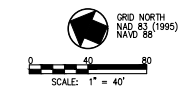
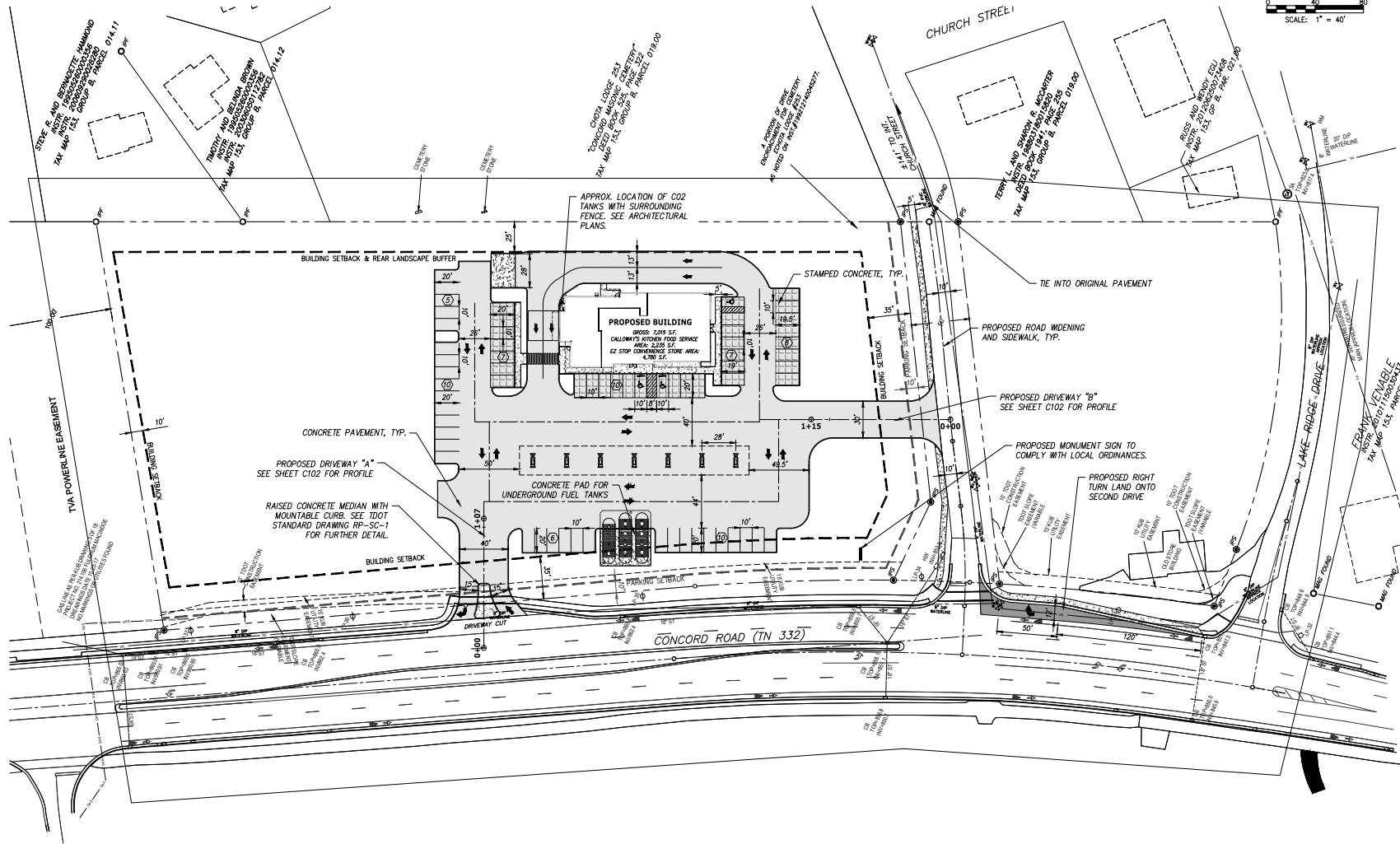
6-B-24-UR



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: 1.51 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 VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY EXCAVATION BEING MADE RELATIVE TO UTILITIES. 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" (NEIGHBORHOOD COMMERCIAL ZONE)
  7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE. THE SETBACKS FOR THE "C" ZONE ARE AS FOLLOWS:  
FRONT: THIRTY-FIVE (35) FEET FROM ROOF  
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

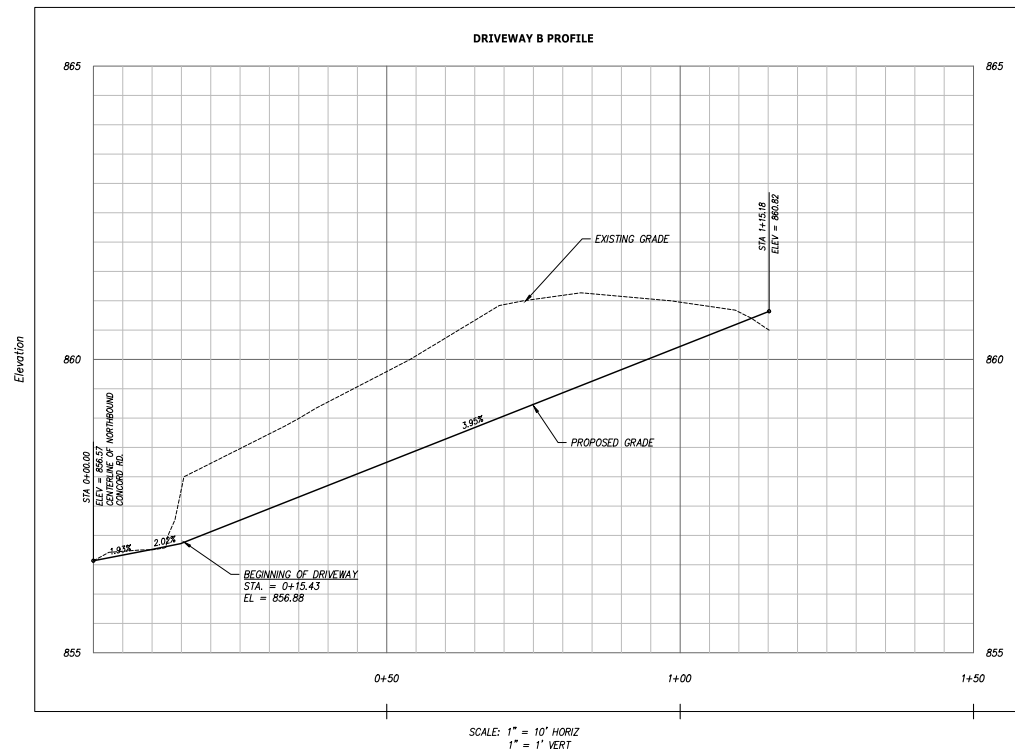
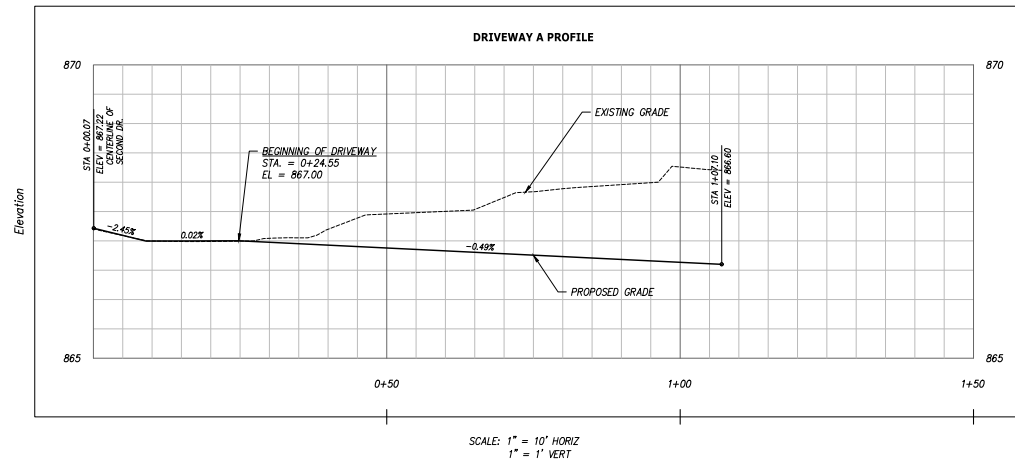
2 EMPLOYEES = 2 SPACES  
7 SERVICE BAYS = 14 SPACES  
TOTAL = 2 + 14 = 16 SPACES

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



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

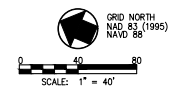
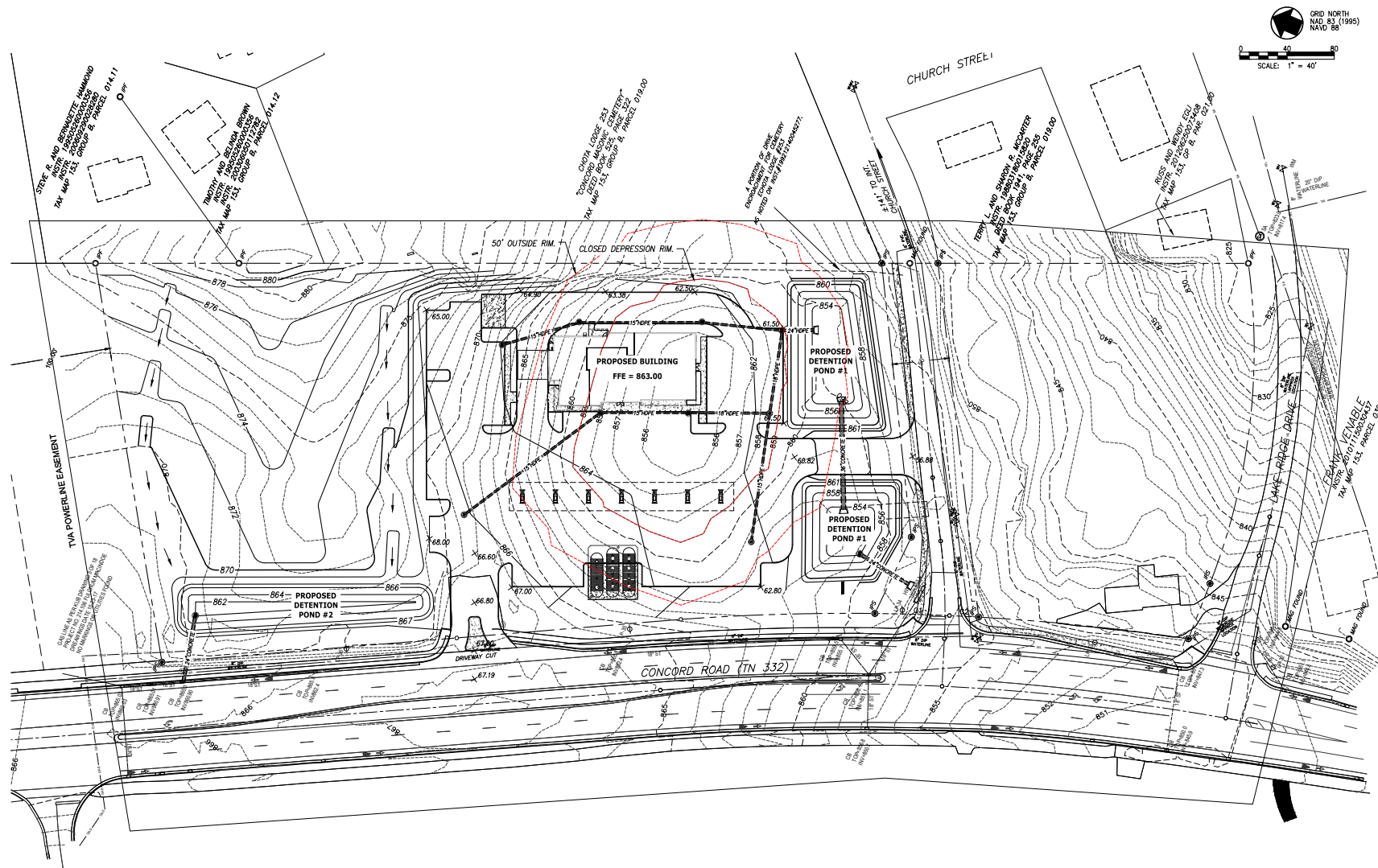
REVISIONS	DATE								
CLIENT:	<b>CALLOWAY-HUNT REAL ESTATE</b> P.O. BOX 8618 MARYVILLE, TN 37821								
PROJECT:	<b>EZ STOP &amp; ALLOWAY'S KITCHEN</b> 1025 CONCORD ROAD KNOXVILLE, TN 37934								
<b>SITE LAYOUT PLAN</b>									
<b>USE ON REVIEW SUBMITTAL</b> FILE # <b>6-B-24-UR</b>	<table border="1"> <tr> <td>CG PROJECT NO.</td> <td>01634-0010</td> </tr> <tr> <td>DRAWING DATE</td> <td>MAY 28, 2024</td> </tr> <tr> <td>PROJECT MANAGER</td> <td>CS</td> </tr> <tr> <td>DRAWN BY</td> <td>NE</td> </tr> </table>	CG PROJECT NO.	01634-0010	DRAWING DATE	MAY 28, 2024	PROJECT MANAGER	CS	DRAWN BY	NE
CG PROJECT NO.	01634-0010								
DRAWING DATE	MAY 28, 2024								
PROJECT MANAGER	CS								
DRAWN BY	NE								
<b>C101</b>									



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Revised: 5/28/2024

REVISIONS		DATE
CANNON & CANNON INC.		
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	CG PROJECT NO.	01634-0010
	DRAWING DATE	MAY 28, 2024
	PROJECT MANAGER	CS
	DRAWN BY	RE
		<b>C102</b>





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.

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PROJECT:	<b>EZ STOP &amp; CALLOWAY'S KITCHEN</b> 1025 CONCORD ROAD KNOXVILLE, TN 37934	
<b>SITE GRADING AND DRAINAGE PLAN</b>		
<b>USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR</b>	02 PROJECT NO.	01634-0010
	DRAWING DATE	MAY 28, 2024
	PROJECT MANAGER	CS
	DRAWN BY	NE
		<b>C201</b>



## EZ STOP CONCORD ROAD- PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
<b>DECIDUOUS TREES</b>						
2	JAO	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 Crown, 3 Canes, Branched @ 4' HT.
4	CCC	Eastern Redbud (Clump)	<i>Cercis canadensis</i>	Cont.	8' HT.	Clump, 3 Dominant Canes, Full Crown
6	CFA	Appalachian Spring Dogwood	<i>Cornus florida</i> 'Appalachian Spring'	B&B	6" HT.	Full Crown
6	JRN	Witcher Crape Myrtle	<i>Lagerstroemia indica</i> x 'Barni Natchez'	Cont.	8' HT.	Clump, 3 Dominant Canes, Full Crown
6	MVA	Sweetbay Magnolia	<i>Magnolia virginiana</i>	B&B	6" 6" HT.	Matched Specimen, 3 Canes, Branched @ 3' HT.
2	PIA	Akebono Cherry	<i>Prunus yedoensis</i> 'Akebono'	B&B	2" Cal.	Single Leader, Full Crown
4	SLA	Overcup Oak	<i>Quercus prinus</i>	B&B	2" Cal.	Full Crown
3	TDM	Wild Cypress	<i>Taxodium distichum</i>	B&B	2" Cal.	Full Crown
3	JAP	Princeton American ELM	<i>Ulmus americana</i> 'Princeton'	B&B	2" Cal.	Specimen
<b>EVERGREEN TREES</b>						
15	NRS	Nelly R. Stevens Holly*	<i>Ilex</i> x 'Nelly R. Stevens'	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.
<b>SHRUBS</b>						
35	AGR	Rose Creek Abelia*	<i>Abelia grandiflora</i> 'Rose Creek'	Cont.	3 Gal.	Full Plants @ 48" O.C.
39	BTC	Crimson Pymy Barberry	<i>Berberis thunbergii</i> var. <i>atropurpurea</i> 'Crimson Pymy'	Cont.	3 Gal.	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	NOS	Snow Queen Oakleaf Hydrangea	<i>Hydrangea oerfollia</i> 'Snow Queen'	Cont.	3 Gal.	Full Plants @ 72" O.C.
25	ICC	Carissa Holly*	<i>Ilex carinata</i> 'Carissa'	Cont.	3 Gal.	Full Plants @ 42" O.C.
30	VH	Henry's Garnet Sweetgum	<i>Prunus virginiana</i> 'Henry's Garnet'	Cont.	3 Gal.	Full Plants @ 72" O.C.
1	PLS	Strip Laurel*	<i>Prunus laurocerasus</i> 'Schlipensius'	Cont.	7 Gal. 36" HT. (Min.)	Full Plants @ 60" O.C.
21	RMI	Peach Drift Rose	<i>Rosa</i> x 'Meigittii'	Cont.	3 Gal.	Full Plants @ 30" O.C.
<b>GROUND COVERS &amp; PERENNIALS</b>						
135	DDM-A	Shivily Daffodil Mix (Equally mixed)	<i>Heimeracallis</i> 'Stella D'Ora'	Cont.	1 Gal.	Full Plants @ 18" O.C. - See Detail
66	JCB	Blue Pacific Juniper*	<i>Juniperus conferta</i> 'Blue Pacific'	Cont.	3 Gal.	Full Plants @ 36" O.C.
10	JNY	Youngstown Andorra Juniper	<i>Juniperus horizontalis</i> 'Plumosa Compacta Youngstown'	Cont.	1 1/2" 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 Muly Grass	<i>Muhlenbergia capillaris</i>	Cont.	3 Gal.	Full Plants @ 36" O.C.
405	DDM-B	Shivily Daffodil Mix (Equally mixed)	<i>Narcissus</i> 'Quick Master'	Cont.	3 Gal.	Full Plants @ 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.
89	PAH	Hamel Penstemon	<i>Penstemon oligocauloides</i> 'Hamel'	Cont.	1 Gal.	Full Plants @ 30" O.C.
<b>LAWNS</b>						
98 350		Seeded Lawns - Fescue Blend	Seed	SP		See Notes and Specifications
22 615		Sodded Lawns - Fescue Blend	Sod	SP		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 1/3 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' x 4' 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. (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' x 60' x 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' = 10 MIN. ORNAMENTAL TREES REQUIRED. (11) 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. 660' / 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. 63 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 2' IN WIDTH.
- USE ON REVIEW LANDSCAPE PLAN IS NOT FOR CONSTRUCTION.

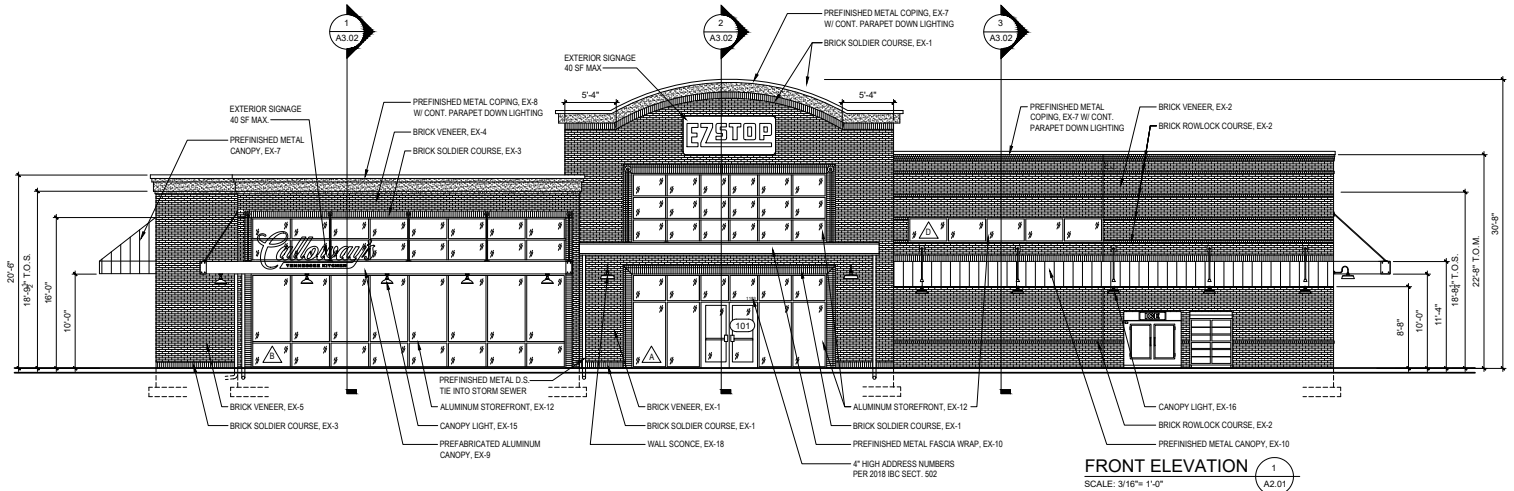
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THE PENLAND STUDIO  
LANDSCAPE ARCHITECTS  
2110 HOLDERWOOD LANE  
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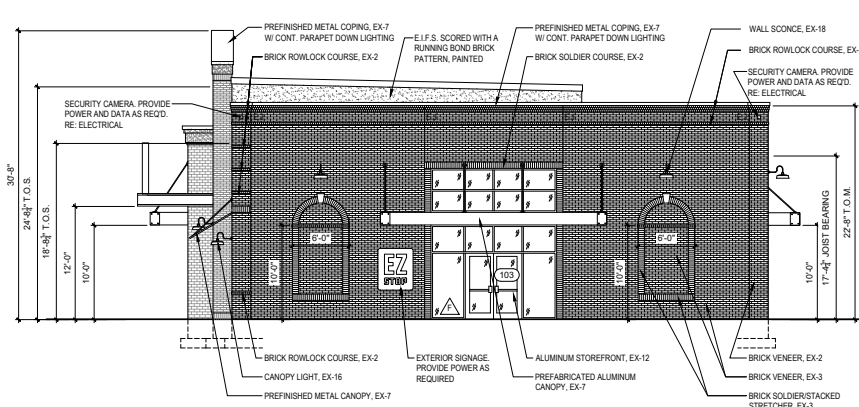
REVISION	DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE MARVILLE, TN 37821
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934
LANDSCAPE PLAN	
CCS PROJECT NO.	01634-0010
DRAWING DATE	MAY 28, 2024
PROJECT MANAGER:	CS
DRAWN BY:	TPS
USE ON REVIEW SUBMITTAL FILE # 6-B-24-UR	
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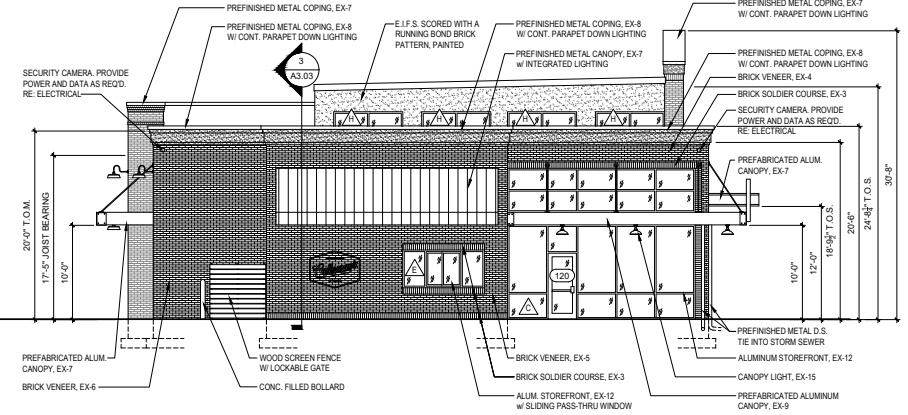




**FRONT ELEVATION**  
SCALE: 3/16"= 1'-0"

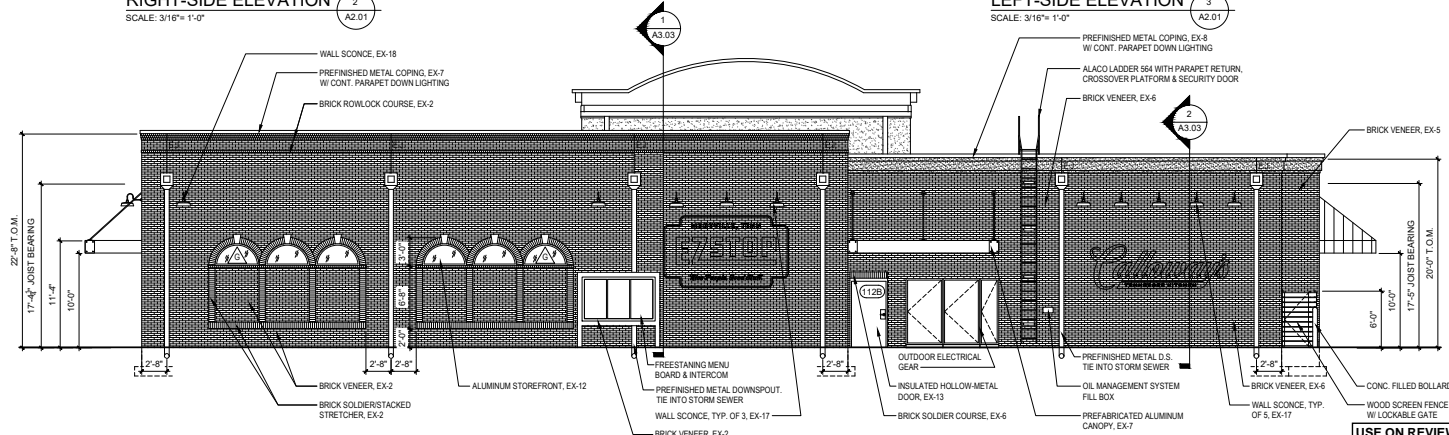


**RIGHT-SIDE ELEVATION**  
SCALE: 3/16"= 1'-0"



**LEFT-SIDE ELEVATION**  
SCALE: 3/16"= 1'-0"

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 #536 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	KAMNEER OR EQ.
EX-13	EXTERIOR GRADE PAINT	SW7641 - COLLONADE 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 #A3826 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



**REAR ELEVATION**  
SCALE: 3/16"= 1'-0"

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Revised: 5/28/2024

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

the design group  
main concepts, inc.  
1015 N. Main St., Suite 100  
Martinsville, TN 37053  
Phone: (615) 892-3365

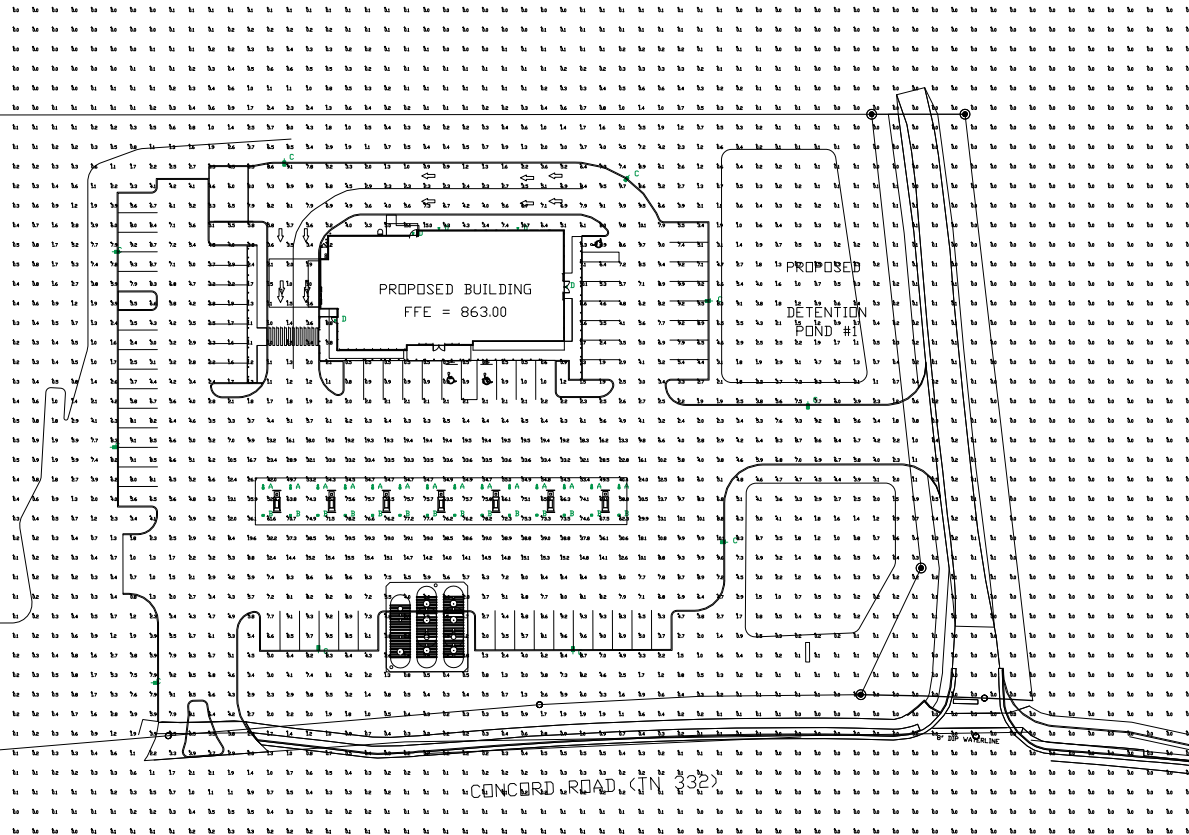
**NEW EZ STOP STORE #35**  
1025 CONCORD RD  
KNOXVILLE, TN 37934  
FOR  
**CALLOWAY OIL COMPANY**  
MARTINSVILLE, TENNESSEE

**Calloway**  
OIL COMPANY  
2128 EAST BROADWAY AVENUE  
MARTINSVILLE, TN 37904  
PHONE: (615) 892-3365

REV #	DATE	REVISION/DESCRIPTION

EXTERIOR ELEVATIONS

9300000000  
**A2.01**



XWM



SLM



SCV

Calculation Summary							
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

Luminaire Schedule									
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

Total Project Watts  
Total Watts = 7577



LIGHTING PROPOSAL LD-160268

E-2 STOP & CALLWAY KITCHEN #35

3555 CONCORD ROAD

KNOXVILLE, TN

DRAWN BY: BTCD-08-24

REV: 1

SHEET 1 OF 1

SCALE: 1"=30'

0 30

# 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 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



# 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.*



Applicant Signature

Benjamin C. Mullins

Please Print

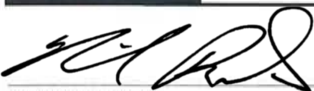
865-546-9321

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

**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) <b>Fueling station and restaurant</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 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>Tommy Hunt</b>	<b>4/30/2024</b>
	Please Print	Date

Phone / Email		
Property Owner Signature	<b>Sarah Ralston</b>	<b>4/30/2024</b>
	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

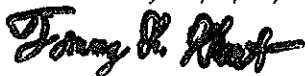
Total

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

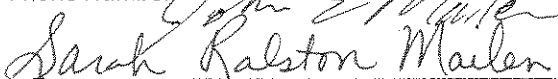
Date

865-548-9971

tommy@ezstop.net

Phone Number

Email

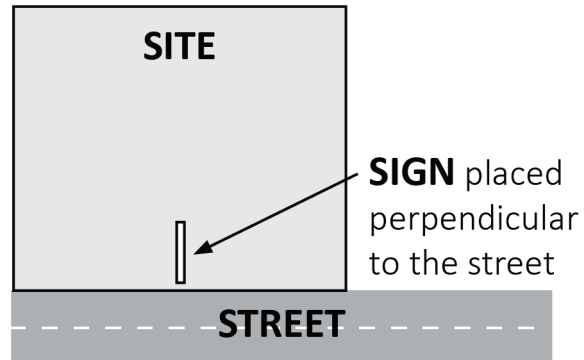
John E Mailen  
Sarah Mailen

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