

**USE ON REVIEW**

**6-B-24-UR**

Petitioner: Tommy Hunt



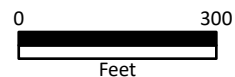
Fueling station and restaurant in CN (Neighborhood Commercial).

Map No: 153

Jurisdiction: County

Original Print Date: 5/6/2024

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





# 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) <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

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,600.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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> Please Print	<b>4/30/2024</b> Date
Property Owner Signature	<b>Sarah Ralston</b> Please Print	<b>4/30/2024</b> 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*  
Date

Applicant Signature

Please Print

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:*

\_\_\_\_\_ 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