

USE ON REVIEW REPORT

► **FILE #:** 11-B-24-UR

AGENDA ITEM #: 72

AGENDA DATE: 11/14/2024

► **APPLICANT:** TOMMY HUNT (OWNER)

OWNER(S): Sarah Ralston

TAX ID NUMBER: 153 03703 (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:** 4.85 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-ofway.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek, Sinking Creek

► **ZONING:** CN (Neighborhood Commercial)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Fueling station and restaurant

HISTORY OF ZONING: The property was rezoned in 2004 from RA (Low Density Residential) to CN (Neighborhood Commercial) (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 and restaurant, subject to 11 conditions to ensure the proposed use is consistent with development standards for uses permitted on review.**

- 1) There shall be no more than four (4) gas pumps (dispensers) with no more than two (2) points of sale per gas pump.
- 2) 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) 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.
 - (b) 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.
 - (c) Additional information may be required by Planning and Knox County Engineering and Public Works staff to confirm compliance with these conditions.
- 3) 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).
- 4) 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.
- 5) Obtaining all necessary permits from the Town of Farragut and TDOT.
- 6) Installing a sidewalk on Second Drive and the on-site sidewalks to the business entrances from the Second Drive and Concord Road sidewalks.
- 7) All lighting must meet the following standards unless otherwise required by a life and safety codes:
 - (a) 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. Lights on the underside of the fuel canopy must be fully recessed or, if flush mounted, have opaque (solid) sides so the light shines straight down.
 - (b) All pole and building mounted lights within 100 ft of the rear (east) lot line with a height 15 ft or more from the finished grade must provide shields oriented toward the residential uses and cemetery to the northeast, east, and southeast.
- 8) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 9) 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).
- 10) Obtaining all necessary permits from the Tennessee Department of Environment and Conservation.
- 11) A preliminary archaeological survey, which could include ground-penetrating radar, review of relevant archives, and other physical investigation prior to disturbance.

With the conditions noted, this plan meets the requirements of the CN (Neighborhood Commercial) zone and the criteria for approval of use on review.

COMMENTS:

The Planning Commission reviewed a similar proposal from the same applicant in June 2024 (6-B-24-UR). The Planning Commission's approval was appealed to the Knox County Board of Zoning Appeals. The appeal was approved, overturning the Planning Commission's approval, based on the determination that no building can be larger than 5,000 sqft. A fire wall does not create separate structures.

The changes to the plan include the following:

- a) Removed the drive-through facility.
- b) Added a walk-up order window on the left (north) side of the building.
- c) Reduced the size of the building from 7,715 sqft to 4,975 sqft.
- d) Reduced the area dedicated to the restaurant from 3,115 sqft to approximately 500 sqft.

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.

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 recommends that light fixtures mounted 15 ft or more front the finish grade have shields if within 100 ft of the rear (east) property line.

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 and restaurant are listed as "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 building is less than 5,000 sqft.

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 the intent of the 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 retaining 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.

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 mitigate any significant impacts on 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, the applicant proposes signage to discourage left turns onto Second Drive, except for local traffic. In addition, staff recommends tapering the Second Drive pavement width to its current condition as close as possible to the east side of the proposed driveway. 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: Not applicable.

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.



Request to Postpone • Table • Withdraw

Tommy Hunt

11-11-2024

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

Date of Request

11-14-24

Scheduled Meeting Date

11-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 December 12, 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 for Tommy Hunt

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022

USE ON REVIEW

11-B-24-UR

Petitioner: Tommy Hunt



Fueling station and restaurant in CN (Neighborhood Commercial)

Original Print Date: 10/10/2024

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

Map No: 153

Jurisdiction: County

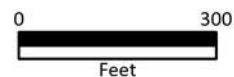
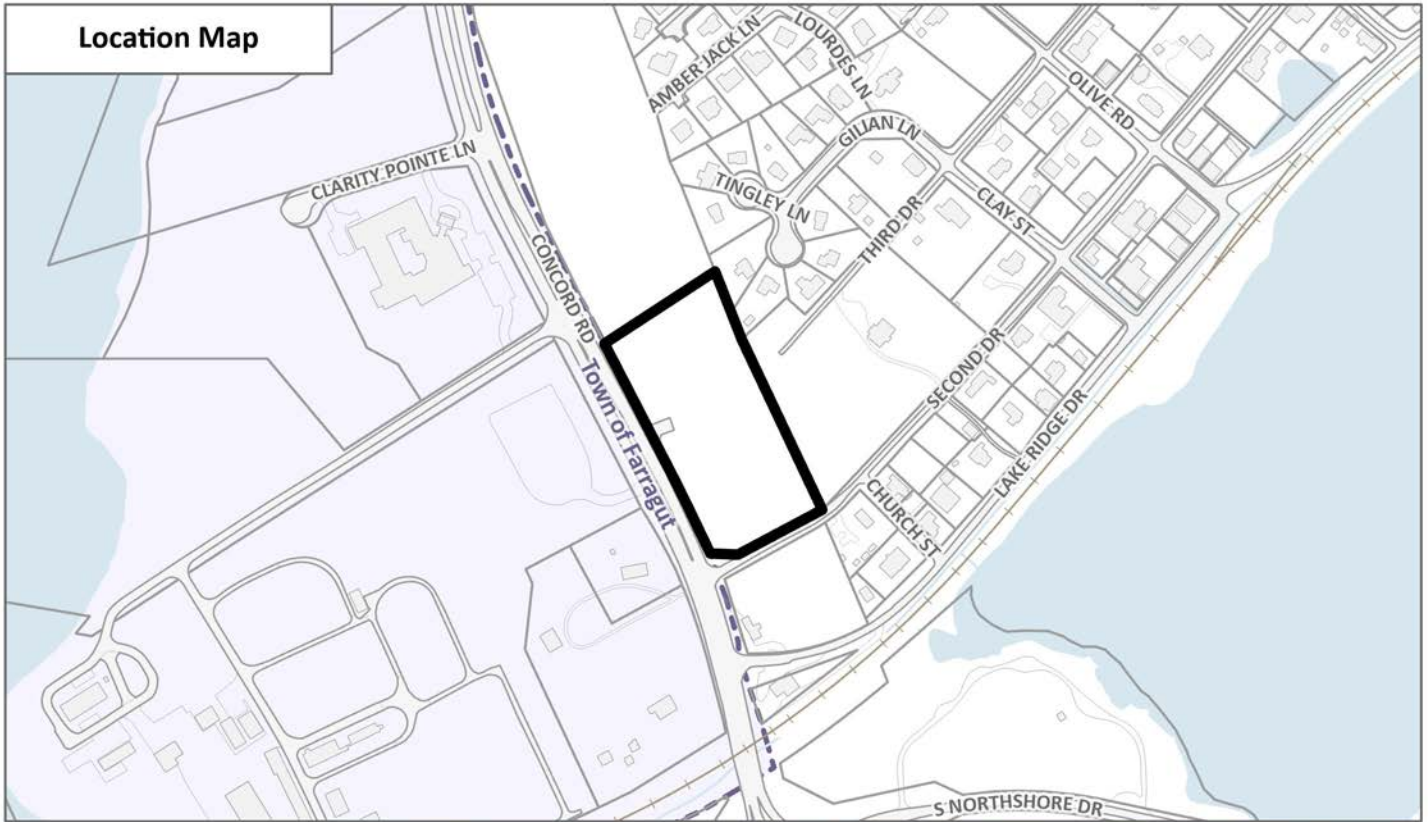


Exhibit A. Contextual Images

Location Map



Aerial Map

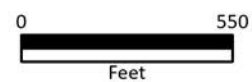


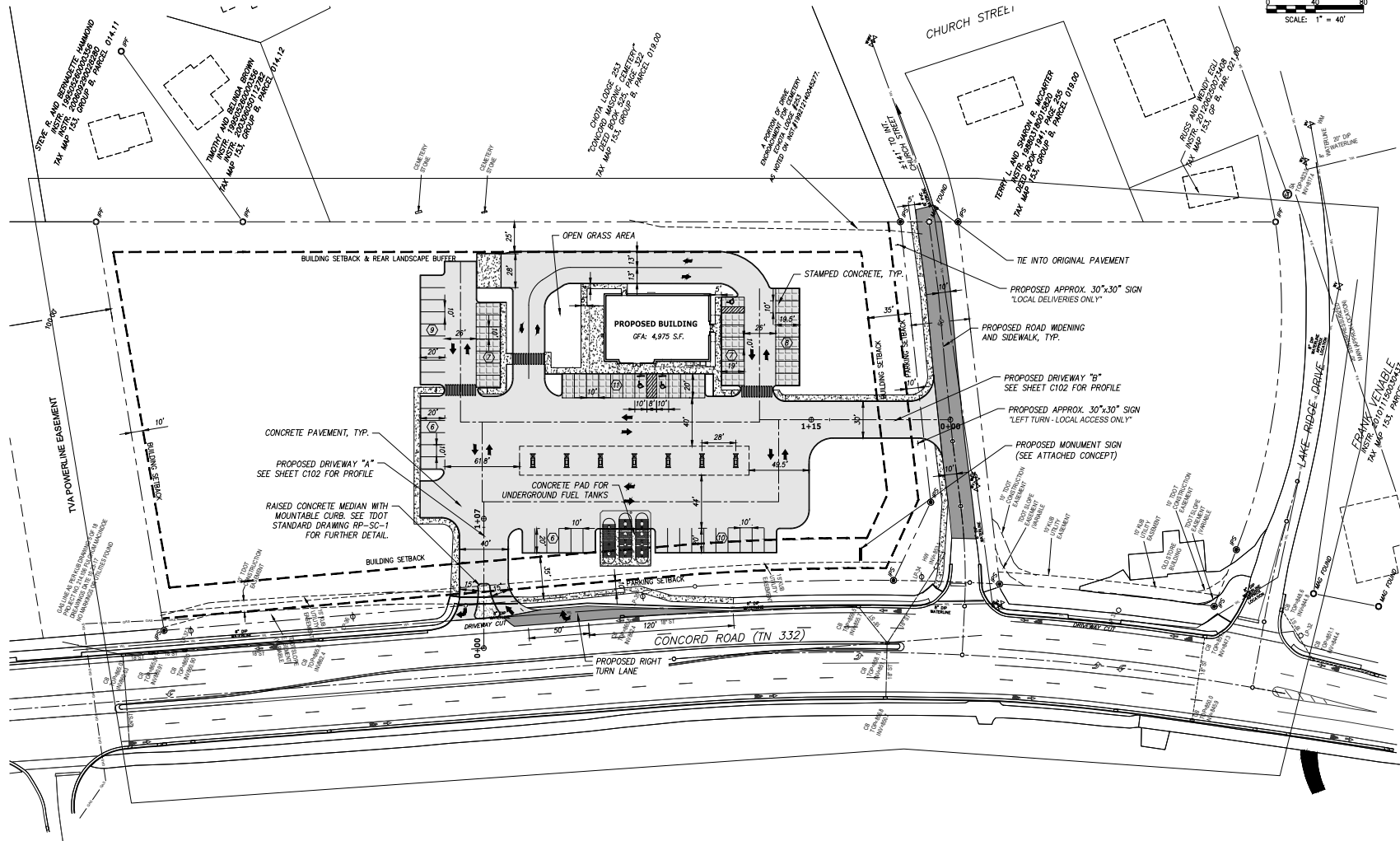
CONTEXTUAL MAPS 1

11-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: \pm 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 VISIBLE 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 TAX MAP NO. 153, PROPERTY ZONED: "CN (NEIGHBORHOOD COMMERCIAL ZONE)"
 7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE. THE SETBACKS FOR THE CN 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. ENSURE LINE OF SIGHT IS NOT RESTRICTED WHEN EXITING THE DEVELOPMENT ONTO CONCORD ROAD. SIGHT DISTANCE SHOULD BE AT LEAST 250 FEET.
 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:

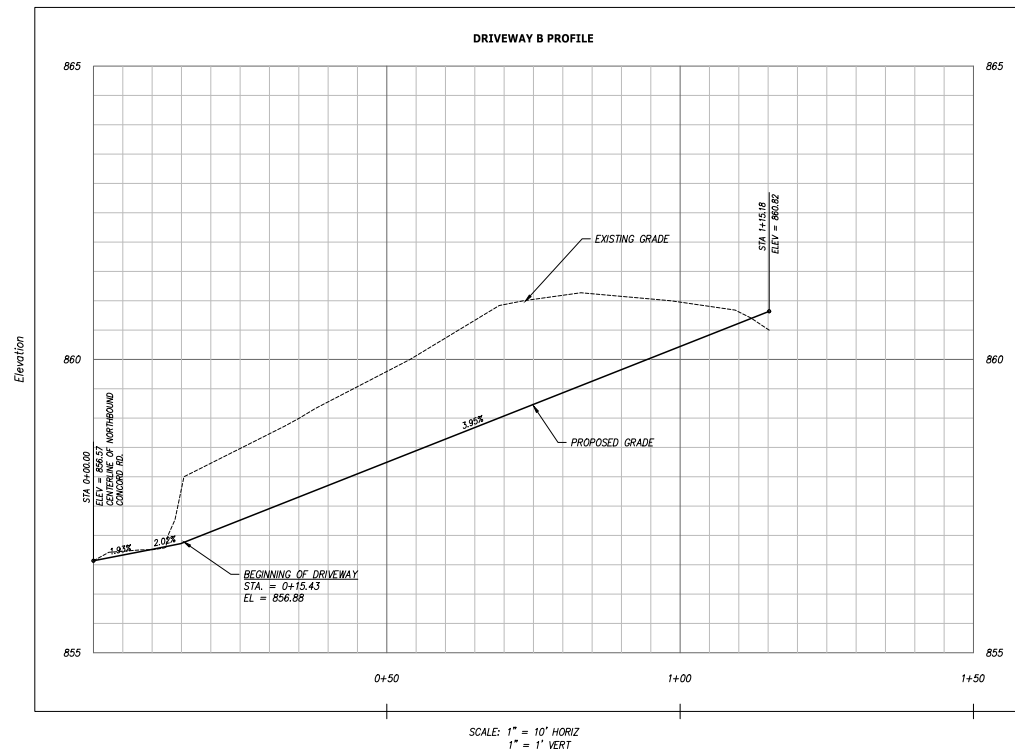
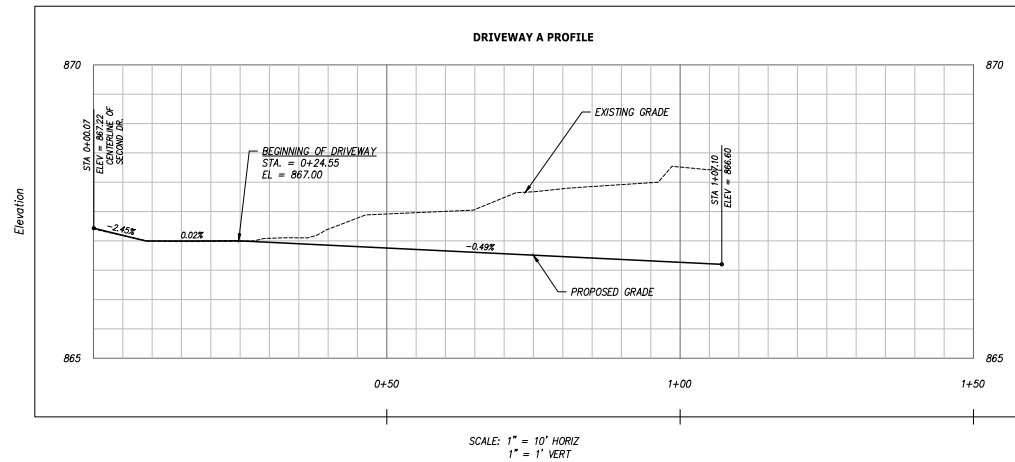
GASOLINE SERVICE STATION ONE (1) SPACE FOR EACH EMPLOYEE, PLUS TWO (2) FOR EACH SERVICE BAY 2 GAS STATION EMPLOYEES = 2 SPACES	RESTAURANT ONE (1) SPACE PER 3 EMPLOYEES, PLUS ONE (1) PER 100 S.F. OF USABLE FLOOR SPACE 1 RESTAURANT EMPLOYEE = 1 SPACE 500 S.F. OF RESTAURANT AREA = 5 SPACES
RETAIL ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF RETAIL FLOOR SPACE 3,400 S.F. OF RETAIL FLOOR SPACE = 34 SPACES	TOTAL PARKING REQUIRED = 2 + 34 + 1 + 5 = 42 TOTAL PARKING PROVIDED = 64 SPACES

REVISIONS	DATE								
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 8618 MARYVILLE, TN 37821								
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934								
SITE LAYOUT PLAN									
USE ON REVIEW SUBMITTAL FILE # 11-B-24-UR	<table border="1"> <tr> <td>CD PROJECT NO.</td> <td>01634-0010</td> </tr> <tr> <td>DRAWING DATE</td> <td>JUNE 24, 2024</td> </tr> <tr> <td>PROJECT MANAGER</td> <td>CS</td> </tr> <tr> <td>DRAWN BY</td> <td>RE</td> </tr> </table>	CD PROJECT NO.	01634-0010	DRAWING DATE	JUNE 24, 2024	PROJECT MANAGER	CS	DRAWN BY	RE
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PROJECT MANAGER	CS								
DRAWN BY	RE								



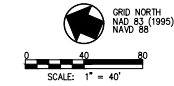
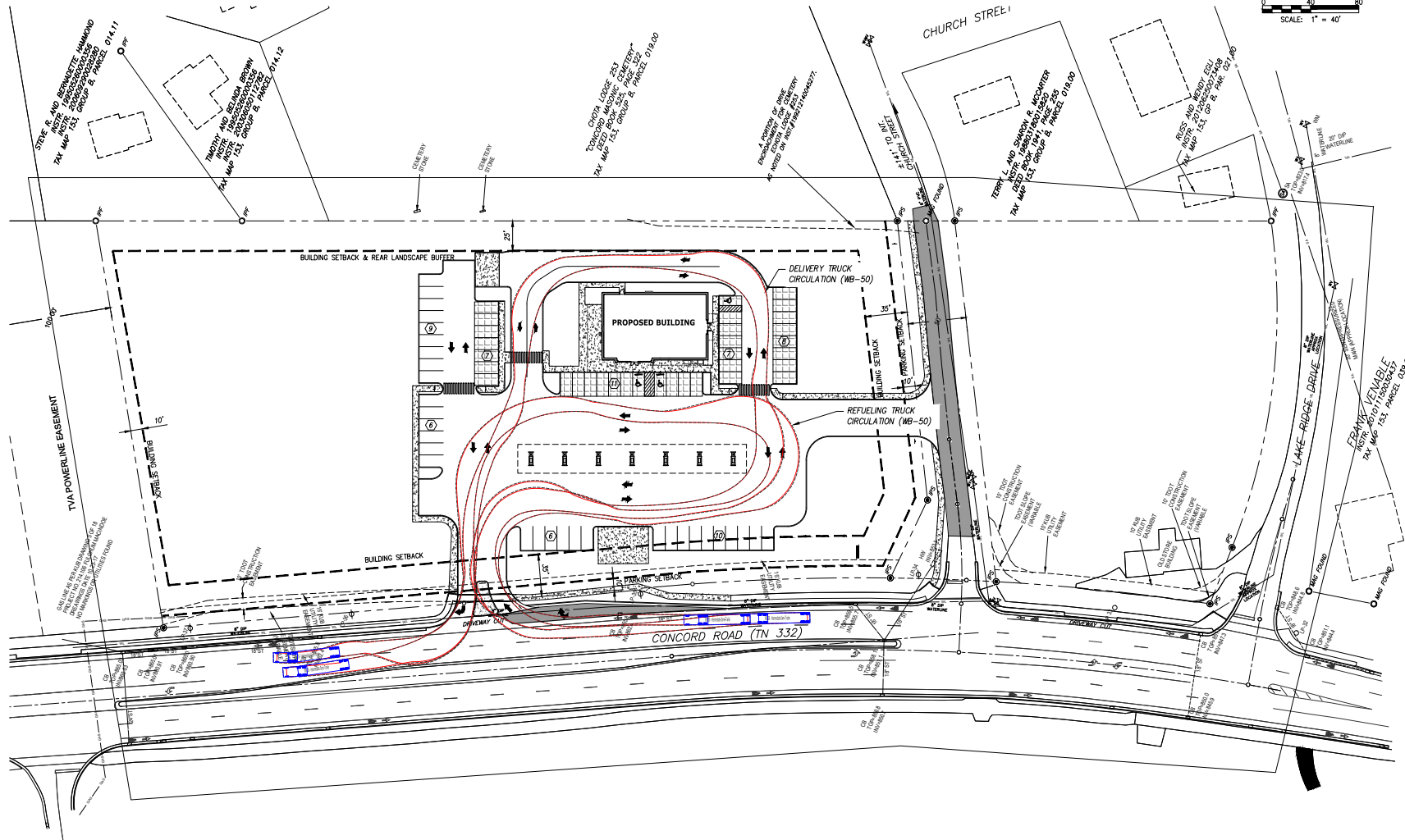
11-B-24-UR
Revised: 10/28/2024

C101



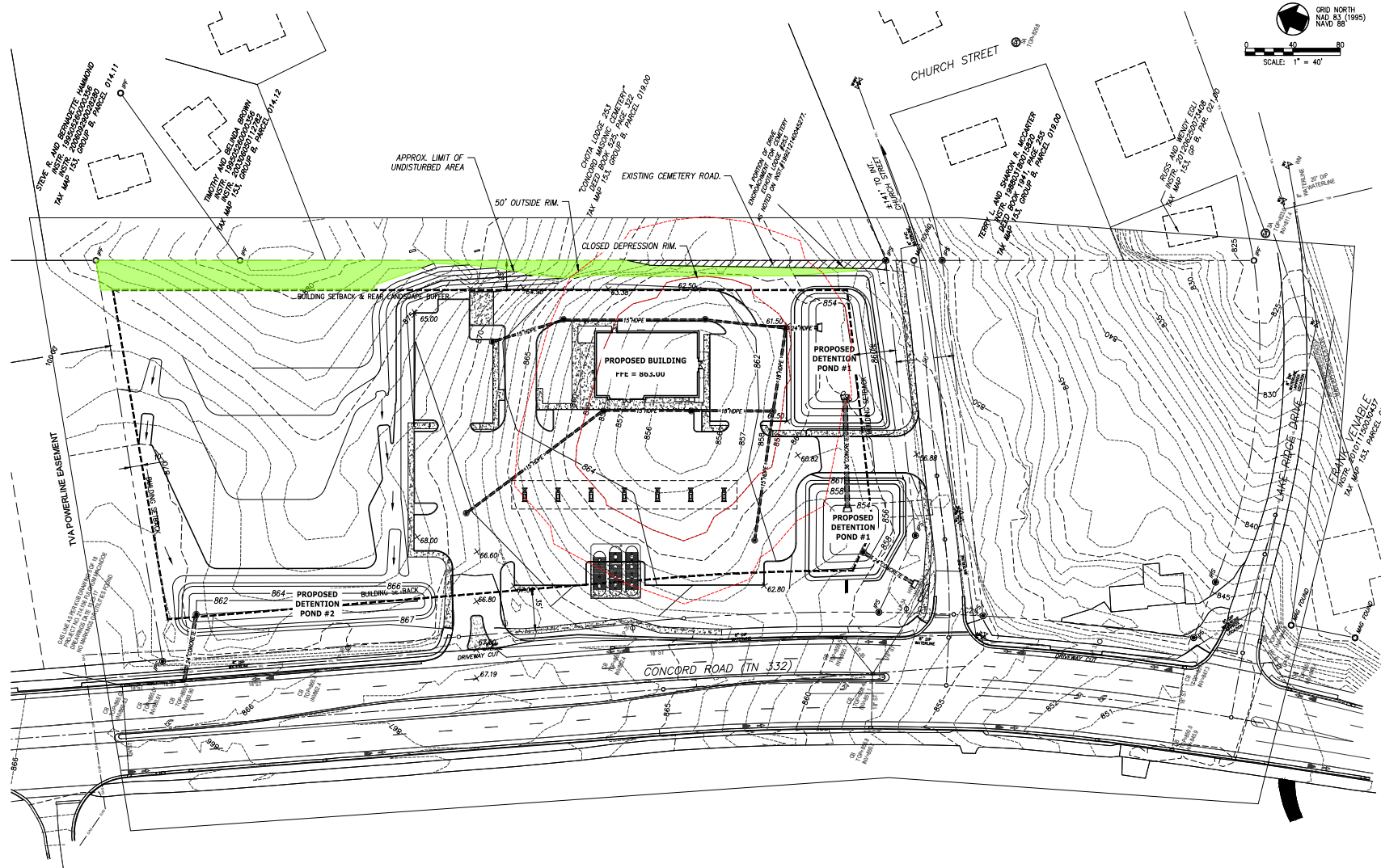
11-B-24-UR
Revised: 10/28/2024

REVISIONS		DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 8618 MARYVILLE, TN 37821	
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934	
DRIVEWAY PROFILES		
USE ON REVIEW SUBMITTAL FILE # 11-B-24-UR	CD PROJECT NO.	01634-0010
	DRAWING DATE	JUNE 24, 2024
	PROJECT MANAGER	CS
	DRAWN BY:	RE
		C102



11-B-24-UR
Revised: 10/28/2024

REVISIONS		DATE
CANNON & CANNON INC.		
CLIENT:		CALLOWAY-HUNT REAL ESTATE
		P.O. BOX 8618 MARYVILLE, TN 37821
PROJECT:		EZ STOP
		1025 CONCORD ROAD KNOXVILLE, TN 37934
TRUCK TURN PLAN		
USE ON REVIEW SUBMITTAL FILE # 11-B-24-UR	C2 PROJECT NO. 01634-0010	
	DRAWING DATE: JUNE 24, 2024	
	PROJECT MANAGER: CS	
	DRAWN BY: RE	
		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.

CANNON & CANNON INC.	
CLIENT:	CALLOWAY-HUNT REAL ESTATE MARYVILLE, TN 37821
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934
SITE GRADING AND DRAINAGE PLAN	
USE ON REVIEW	02 PROJECT NO. 01634-0010
SUBMITTAL	DRAWING DATE JUNE 24, 2024
FILE #	PROJECT MANAGER: CS
11-B-24-UR	DRAWN BY: NE
	C201

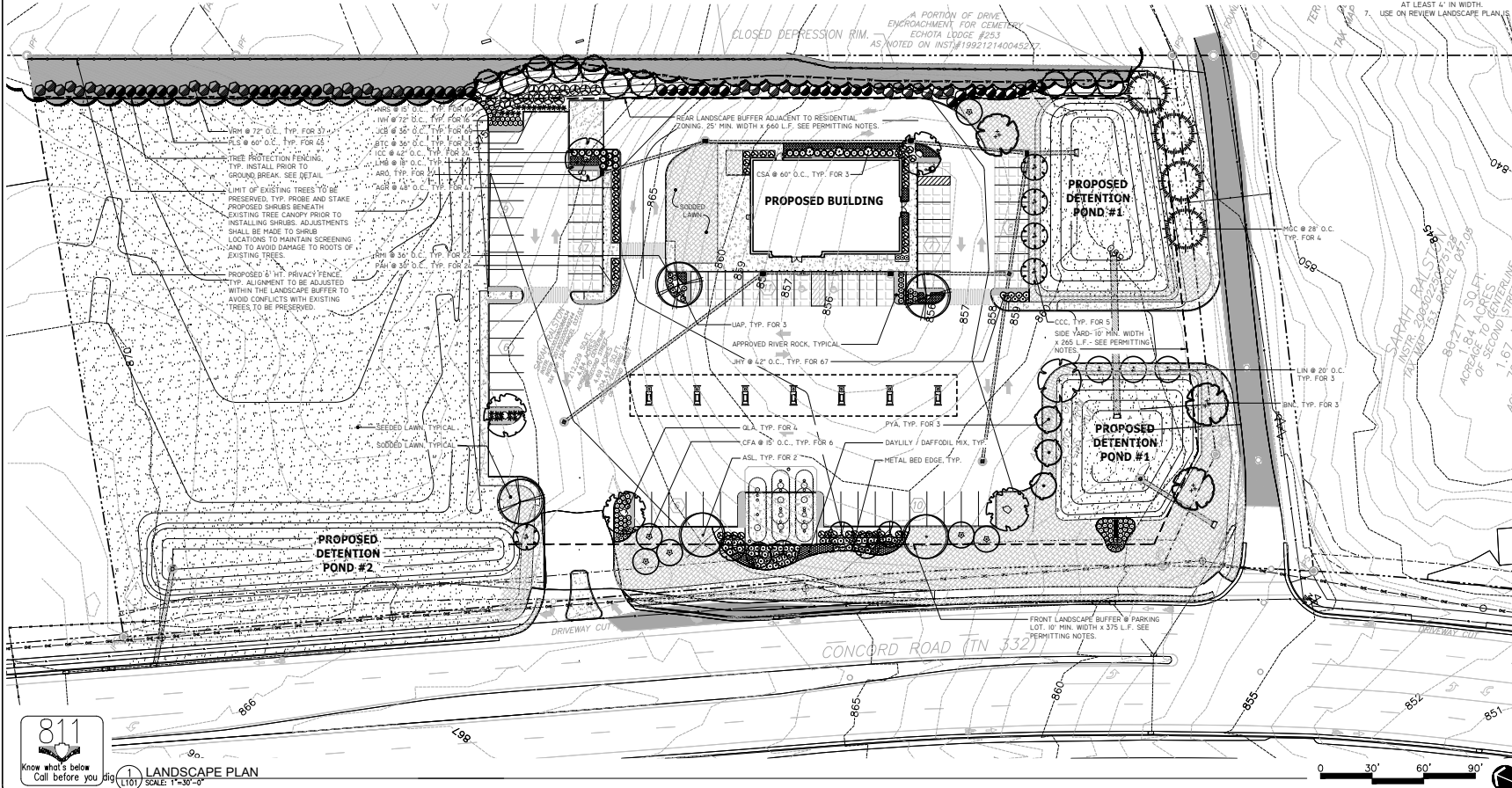
11-B-24-UR
Revised: 10/28/2024

EZ STOP CONCORD ROAD- PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
DECIDUOUS TREES						
1	LMG	October Glory Red Maple	<i>Acer rubrum 'October glory'</i>	BBB	2" Cal.	Specimen
2	ASL	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	BBB	2" Cal.	Specimen
3	BNC	Heritage River Birch	<i>Betula nigra 'Tully'</i>	BBB	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>Camus florida 'Appalachian Spring'</i>	BBB	8" Ht.	Full Crowns
3	LIN	Natchez Crape Myrtle	<i>Lagerstroemia indica x faurei 'Natchez'</i>	Cont.	8" Ht.	Clump, 3 Dominant Canes, Full Crowns
6	MVA	Sweetbay Magnolia	<i>Magnolia virginiana</i>	BBB	6" 8" Ht.	Matched Specimens, 3 Canes, Branched @ 3' Ht.
3	PYA	Alekhona Cherry	<i>Prunus yedoensis 'Alekhona'</i>	BBB	2" Cal.	Single Leader, Full Crowns
4	SJA	Flowercup Oak	<i>Quercus lyrata</i>	BBB	2" Cal.	Full Crowns
3	UAP	Princeton American Elm	<i>Ulmus americana 'Princeton'</i>	BBB	2" Cal.	Specimens
EVERGREEN TREES						
10	NH	Nelly R. Stevens Holly*	<i>Ilex x Nelly R. Stevens</i>	BBB	8" Ht.	Full to Ground @ 15' O.C.
4	MGC	Claudia Wannamaker Southern Magnolia	<i>Magnolia grandiflora 'Claudia Wannamaker'</i>	BBB	8" Ht.	Specimens, Full to Ground
SHRUBS						
47	AGR	Rose Creek Abelia*	<i>Abelia grandiflora 'Rose Creek'</i>	Cont.	3 Gal.	Full Plants @ 48" O.C.
25	BTC	Cayman Pigeon Barberry	<i>Berberis thunbergii 'var. atropurpurea - Cayman Pigeon'</i>	Cont.	3 Gal., 15" Spnd.	Full Plants @ 36" O.C.
3	CSA	Alleman's Compact Red Twig Dogwood	<i>Corus sericea 'Alleman's'</i>	Cont.	3 Gal.	Full Plants @ 60" O.C.
24	CC	Carissa Holly*	<i>Ilex caribaea 'Carissa'</i>	Cont.	3 Gal.	Full Plants @ 42" O.C.
15	HS	Henry's Garnet Sweetgum	<i>Tree virginiana 'Henry's Garnet'</i>	Cont.	3 Gal.	Full Plants @ 72" O.C.
45	PLS	Schip Laurel*	<i>Prunus laurocerasus 'Schipkaensis'</i>	Cont.	36" Ht. (Min.)	Full Plants @ 60" O.C.
22	RAM	Peash Drift Rose	<i>Rosa x 'Wagtail'</i>	Cont.	3 Gal.	Full Plants @ 30" O.C.
37	VBM	Leatherleaf Viburnum*	<i>Viburnum rhytidophyllum</i>	BBB	18" Ht. (Min.)	Full Plants @ 72" O.C.
GROUND COVERS & PERENNIALS						
135	DOM-A	Daylily/Daffodil Mix (Equally mixed)	<i>Hemerocallis 'Stella D'Oro'</i>	Cont.	1 Gal.	Full Plants @ 18" O.C. - See Detail
69	CB	Blue Pacific Juniper*	<i>Juniperus conferta 'Blue Pacific'</i>	Cont.	1 Gal.	Full Plants @ 36" O.C.
67	HY	Youngtown Andorra Juniper	<i>Juniperus horizontalis 'Numbas Compacta Youngtown'</i>	Cont.	1 1/2" Spread	Full Plants @ 42" O.C.
235	AMB	Big Blue Liriod*	<i>Lirioden muscaris 'Big Blue'</i>	Cont.	4" Pots	Full Plants @ 18" O.C.
405	DOM-B	Daylily/Daffodil Mix (Equally mixed)	<i>Narcissus 'Dutch Master'</i>	BBB	DN2	1 Gal./Group @ 18" O.C. - See Detail
24	PAH	Harriet Penstemon	<i>Penstemon albertae 'Harriet'</i>	Cont.	1 Gal.	Full Plants @ 30" O.C.
LAWNS						
93,600		Sodded Lawns - Fescue Blend		Seed	sf	See Notes and Specifications
23,230		Sodded Lawns - Fescue Blend		Seed	sf	See Notes and Specifications

PERMITTING NOTES:

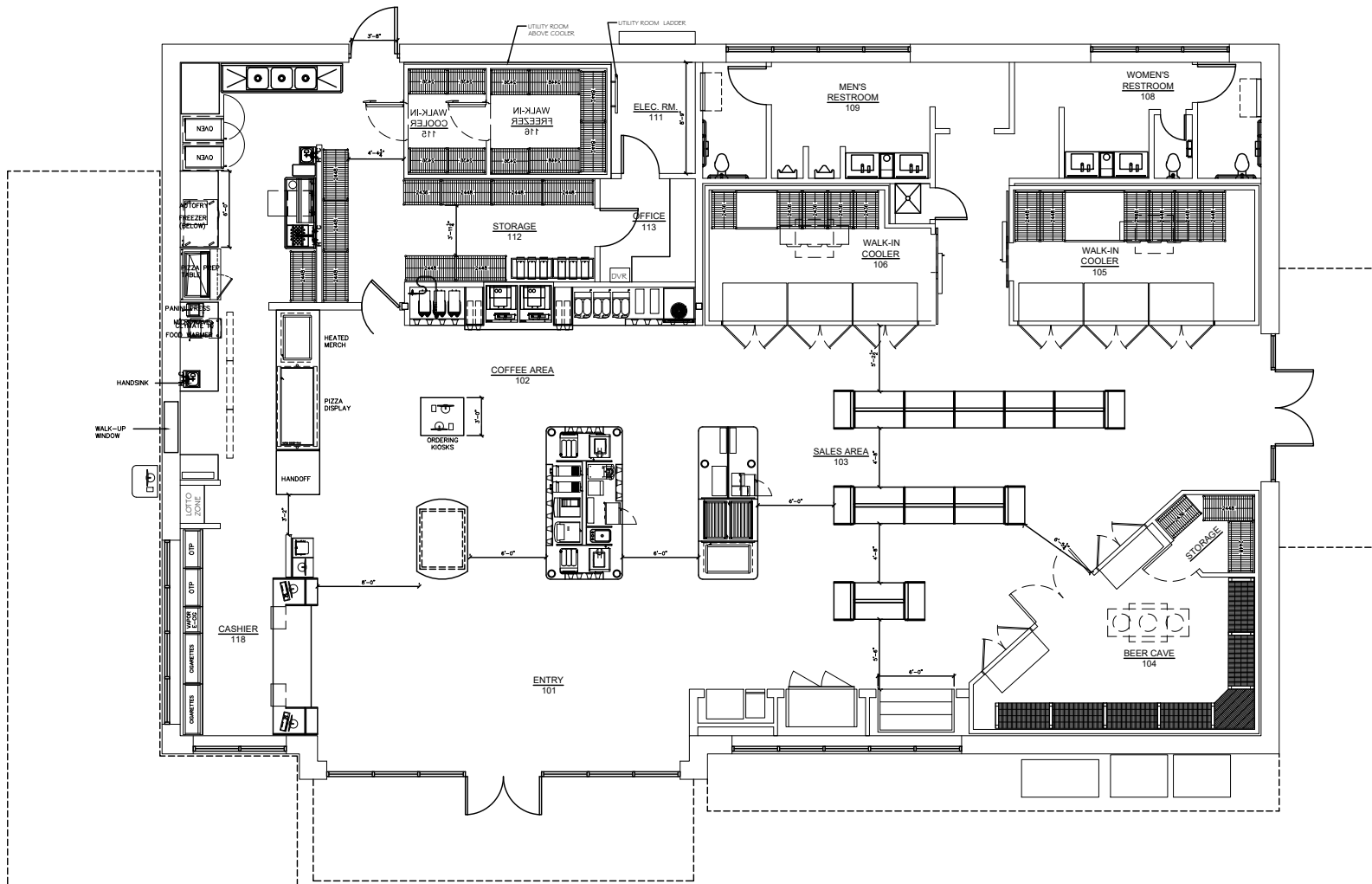
- THE 4.69 ACRE PARCEL IS ZONED CN. ADJACENT PARCEL TO THE NORTH IS ZONED CN. ADJACENT PARCEL TO THE SOUTH IS ZONED CA. ADJACENT PARCELS TO THE EAST ARE ZONED RA.
- THE NORTHERN 1/3 OF THIS PARCEL SHALL BE DEVELOPED IN THE FUTURE BY OTHERS.
- RE: KNOX COUNTY ZONING ORDINANCE 5.38.06 CN NEIGHBORHOOD COMMERCIAL 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' ± 4' MIN. SHADE TREES REQUIRED IN FRONT YARD. (ii) PROPOSED.
 - (i) ORNAMENTAL TREE IS REQUIRED PER 25' OF LINEAR STREET FRONTAGE, PLANTED/ 25' IS MIN. ORNAMENTAL TREES REQUIRED IN FRONT YARD. 375' PARKING BUFFER/ 25' IS MIN. ORNAMENTAL TREES REQUIRED IN FRONT YARD. (ii) 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. (ii) PROPOSED.
 - (i) 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. (ii) 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 50' O.C. MIN. 660' / 25' ± 27' MIN. EVERGREEN TREES REQUIRED. (ii) 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. AN ENCRACING GRAVEL DRIVEWAY IS PRESERVED. A 6' H.T. OPAQUE FENCE IS PROPOSED. 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 (10) PARKING SPACES. AS PARKING SPACES REQUIRED 7 SHADE TREES. (ii) 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.



11-B-24-UR
Revised: 10/28/2024

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
23110 HOLLERWOOD LANE
KNOXVILLE, TENNESSEE 37922
865.335.3584

REVISED SITE PLAN	9/30/2024
REVISIONS	DATE
CLIENT:	CALLOWAY-HUNT REAL ESTATE MARVILLE, TN 37821
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934
LANDSCAPE PLAN	
CCJ PROJECT NO.	01634-0010
DRAWING DATE	SEPTEMBER 30, 2024
PROJECT MANAGER:	CS
DRAWN BY:	TPS
USE ON REVIEW SUBMITTAL 11-B-24-UR	
L101	



11-B-24-UR
Revised: 10/28/2024



200 MAIN STREET, SUITE 1100 | FORT WORTH, TEXAS 76102 | PHONE 817-827-7771

DESIGN PROFESSIONAL CLAIM
THESE PLANS ARE THE PROPERTY OF PARAGON SOLUTIONS. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PARAGON SOLUTIONS. THE USER OF THESE PLANS AGREES TO HOLD PARAGON SOLUTIONS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE PLANS.

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EZ STOP
MARIETTA CHURCH

REVISION DATE	BY

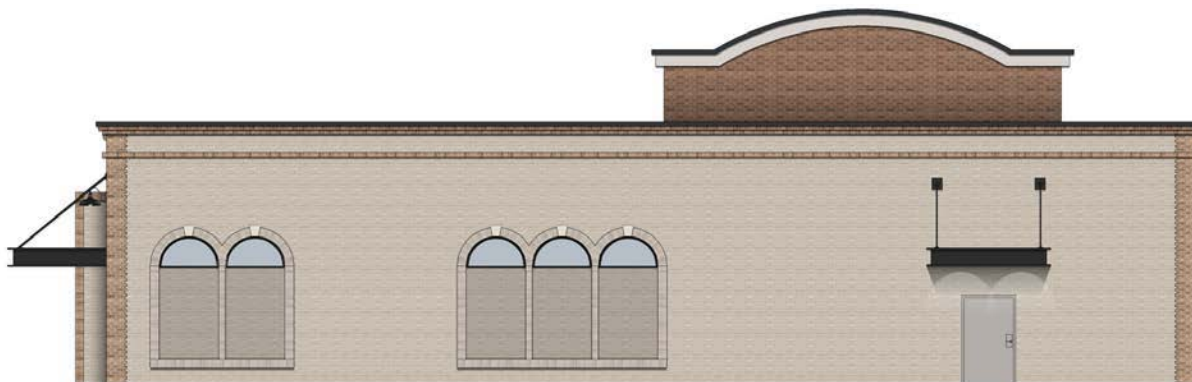
DRAWN BY: JDM
CHECKED BY: —
DATE: 30 AUG 2024
JOB NUMBER: —
SCALE: 3/16" = 1'-0"
SHEET — OF —



FRONT



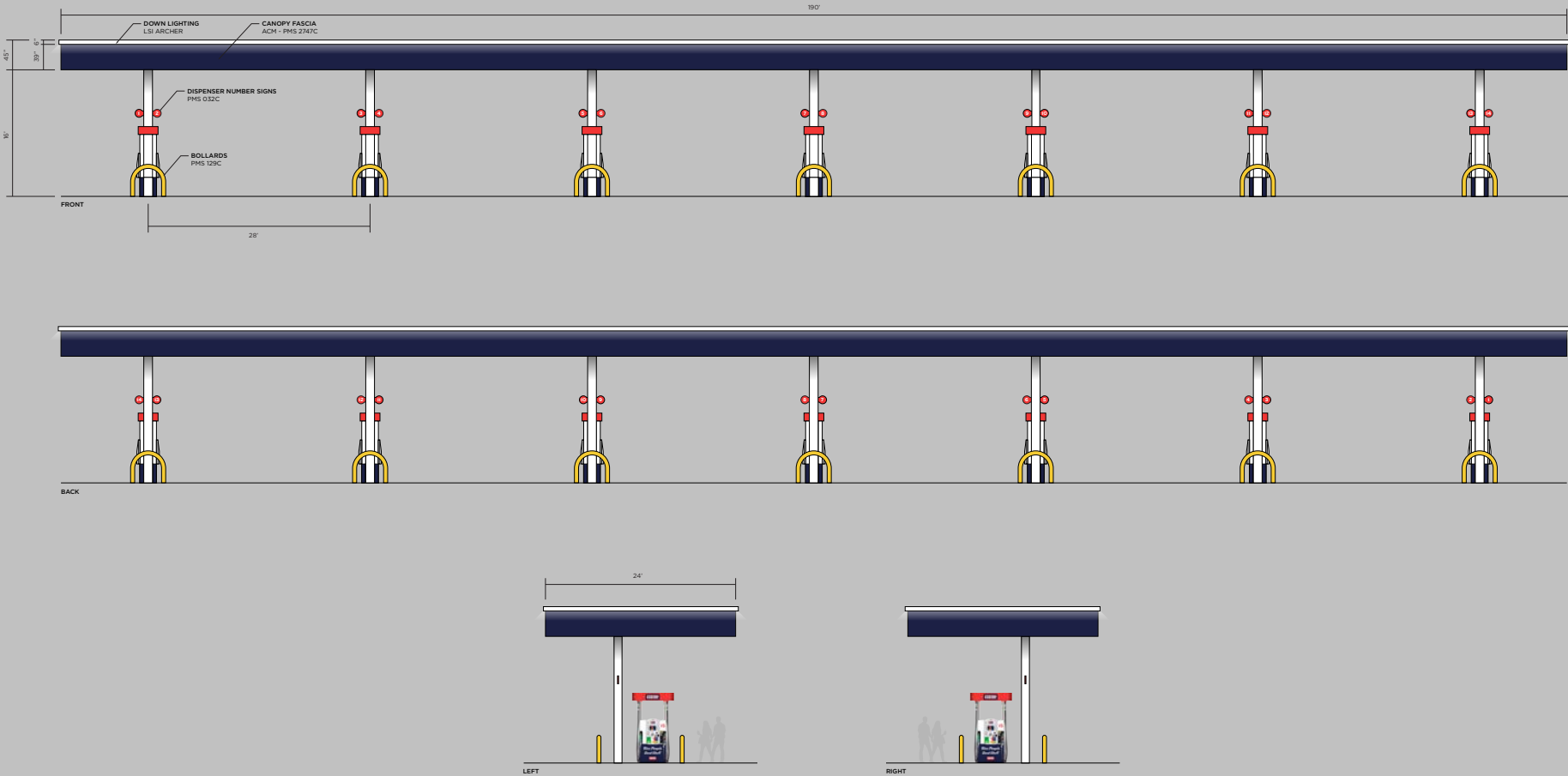
SIDE ENTRANCE



BACK



SIDE



WHITE
RGB 255 255 255 HEX #FFFFFF CMYK 00 00 00 00
PMS N/A
RGB 232 224 213 HEX #E8E0D5 CMYK 08 09 14 00
PMS 129C PMS 129J
RGB 245 203 51 HEX #F5CB33 CMYK 4 18 91 0
PMS 2747C PMS 2747U
RGB 28 32 69 HEX #1C2045 CMYK 100 95 34 28
PMS 032C PMS 032U
RGB 218 54 53 HEX #F72639 CMYK 00 93 84 00

EZ STOP CONCORD ROAD - CANOPY RENDERING

11-B-24-UR
Revised: 10/28/2024

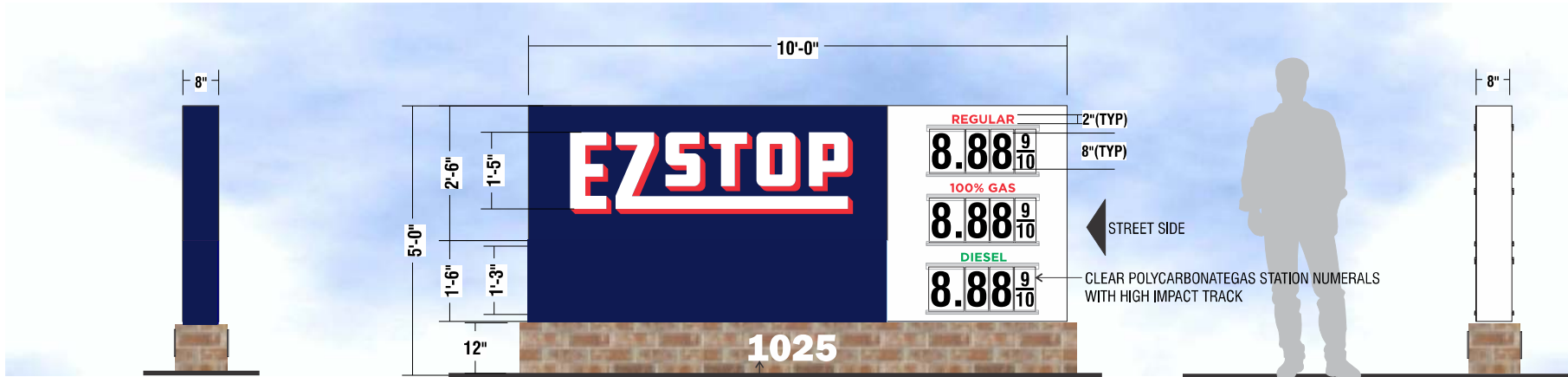


LEFT TURN SIGN - EZ STOP - OPTION 1

CONCEPTUAL ONLY



PLAN VIEW



END VIEW

END VIEW

A

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

scale 1/2" = 1'-0"

50 SQ.FT.

ALL ALUMINUM CONSTRUCTION.

STREET SIDE



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

Underwriters Laboratories Inc. nfc
ELECTRICAL TO USE U.L. 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

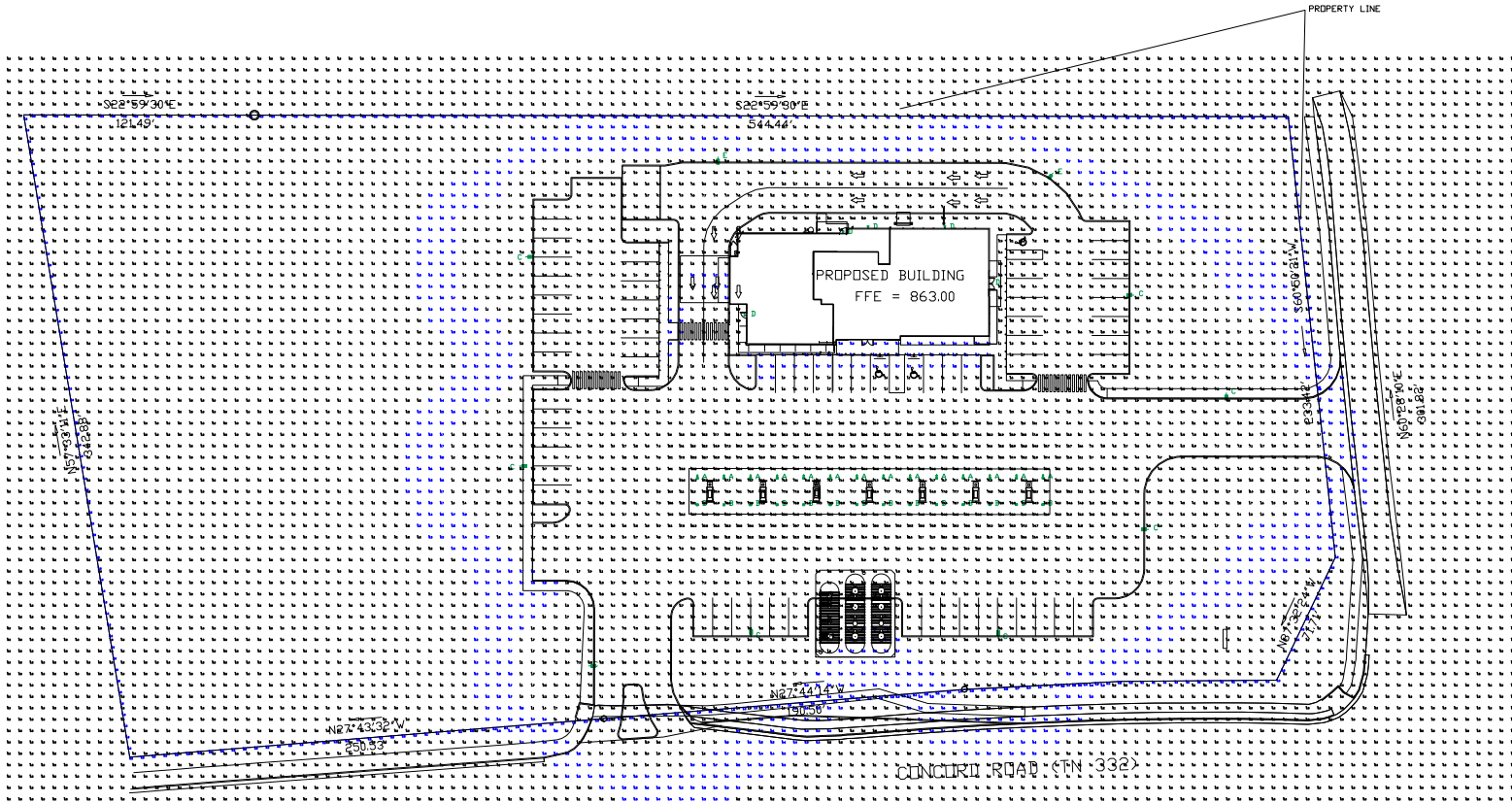
Date: 12 June 2024

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

11-B-24-UR
Revised: 10/28/2024



XWM








SLM



SCV

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.22	79.7	0.0	N/A	N/A
PROPERTY LINE	Illuminance	Fc	0.36	5.9	0.0	N/A	N/A
CANOPY	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

Total Project Watts
Total Watts = 7577



LIGHTING PROPOSAL LD-160268-0A
E-Z STOP & CALLOWAY KITCHEN #35
JES CINCINNATI ROAD
KNOXVILLE, TN
DATE: 10/28/24 BY: JES
SCALE: 1"=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 lamps/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 product.

11-B-24-UR
Revised: 10/28/2024

EZ STOP CONCORD ROAD KNOX COUNTY, TENNESSEE

TRAFFIC IMPACT STUDY

CONCORD ROAD
KNOX COUNTY, TENNESSEE

CCI PROJECT NO. 01634-0010.000

REV. 2



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

REVISION NO. 2
.....SEPTEMBER 16

2024

11-B-24-SU

TIS Version 1

9/30/2024

Note: also associated with Case# 6-B-24-UR

EZ STOP CONCORD ROAD KNOX COUNTY, TENNESSEE

TRAFFIC IMPACT STUDY

CONCORD ROAD
KNOX COUNTY, TENNESSEE

CCI PROJECT NO. 01634-0010.000



REVISION 2 (09/16/2024)

This report replaces the previous version of the traffic impact study dated 05/23/2024 prepared for this project in its entirety. The associated changes are related to site plan modifications that reduced the overall building size of the proposed convenience store.

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

REVISION NO. 2
SEPTEMBER 16

2024

CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that the traffic generated from the proposed development will have only minor impacts at the study intersections. Major congestion issues during peak hours do currently exist at the intersection of Concord Road at Northshore Drive, but the additional development impacts to this intersection would be marginal. The largest operational impacts would occur at the intersection of Concord Road at 2nd Drive on the westbound 2nd Drive approach. This approach currently has very little traffic, and the majority of delay would be to users of the new development. The Knox County Engineering Department requested that the minimum width of 2nd Drive be increased to at least 20 feet. This width was deemed adequate, as heavy trucks are not expected to use this access into and out of the site. Turn lanes were warranted along Concord Road at the proposed site access and at 2nd Drive, and some were found to improve the operations of their respective intersections. Although a right turn lane is warranted into the site access from Concord Drive, there is currently a driveway flare that should be sufficient to serve the development. Furthermore, constructing of a right turn lane would require the relocation of a new large transmission pole. The signal warrant analysis at Concord Road at 2nd Drive determined that both peak hours meet the warrant under the combined scenario. However, because of the intersection's adequate performance as a side-street stop-controlled intersection, it is not recommended to install a signal at this time. Additionally, the southbound left turn volumes theoretically warrant an increase of the storage length to 200 feet, but the projected queue length is only around 25 feet. This being said, no changes to the existing turn lane are recommended.

Based on the above conclusions and other discussions throughout the report, the following is a list of recommendations developed with this traffic impact study:

- 1) A northbound right turn lane onto 2nd Drive from Concord Road should be constructed with a storage length of 50 feet and a taper length of 120 feet.
- 2) Ensure that grading, landscaping, signing, and other site features do not restrict lines of sight exiting the development. The sight distance looking left when exiting the site onto 2nd Drive should be improved to at least 250 feet.
- 3) The lanes on 2nd Drive should be widened to at least 10 feet per Knox County requirements.



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

Owner

Affiliation

9/30/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-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 03703 (part of)

Parcel ID

4.85 acres

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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	9/30/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Sarah Ralston	9/30/2024
	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

Owner

Applicant Name

Affiliation

09-30-2024

November 14, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-B-24-UR

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
12807 Night Heron Dr

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1025 Concord Road

153 03703

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) Fueling 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

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change
Proposed Zoning

☐ Plan Amendment Change
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

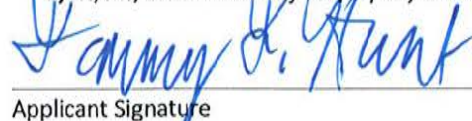
- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
0405	\$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



Tommy Hunt

09-30-2024

Applicant Signature

Please Print

Date

865-548-9971

tommy@ezstop.net

Phone Number

Email





Property Owner Signature

Please Print

Pd. 09/30/2024, SG



Date Paid

Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11-1-24
Date to be Posted

11-15-24
Date to be Removed

Tommy G. Hunt
Applicant Signature

Talloway Oil
Applicant Name
by Tommy Hunt
President

9-26-24
Date

Have you engaged the
surrounding property owners
to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting

11-B-24-UR
FILE NUMBER