

**USE ON REVIEW**

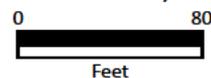
**12-A-25-UR**

**Petitioner:** Reliance Development, LLC



Fueling service station with convenience store, restaurant, and drive-through facility in CN (Neighborhood Commercial)

**Map No:** 42  
**Jurisdiction:** County



**Original Print Date:** 11/3/2025

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

**Subdivision**  Concept Plan\*  Final Plat

**Zoning**  Rezoning  Plan Amendment\*  Governmental Rezoning

**Development**  Development Plan\*  Planned Development\*  Use on Review / Special Use\*  Hillside Protection COA\*

\*These application types require a pre-application consultation with Planning staff.

<b>Reliance Development, LLC</b>		<b>Owner</b>
Applicant Name		Affiliation
10/27/2025	12/11/2025	<div style="border: 1px solid black; padding: 10px;"> <p>File Number(s)</p> <p style="color: red; font-size: 1.2em;">12-A-25-UR</p> </div>
Date Filed	Meeting Date (if applicable)	

### Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

Applicant  Property Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

<b>Garrett M. Tucker</b>		<b>Robert G. Campbell &amp; Associates, LP</b>		
Name		Company		
7523 Taggart Lane		Knoxville	TN	37938
Address		City	State	ZIP
(865) 947-5996		[Redacted]		
Phone		Email		

### Current Property Info

<b>Reliance Development, LLC</b>		<b>6716 Central Ave Pike, Knoxville TN 37912</b>		<b>(865) 253-7866</b>
Property Owner Name (if different)		Property Owner Address		Property Owner Phone
2718 Shiptown Road, Mascot, TN 37806		CLT 42 Parcel 56		
Property Address		Parcel ID		
KUB	NEKUD			N
Sewer Provider	Water Provider	Septic (Y/N)		

### Development Request

<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential		<div style="border: 1px solid black; padding: 5px;"> <p>RELATED CITY PERMIT NUMBER</p> </div>
Proposed Use <u>Fueling service station, store, restaurant, &amp; drive through</u>		

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

## Subdivision Request

Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	Proposed Number of Lots (total)	

Combine Parcels     Divide Parcel

Other (specify) \_\_\_\_\_

Specify if requesting:    Variance     Alternative design standard

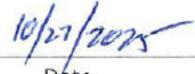
Specify if a traffic impact study is required:    Yes (required to be submitted with application)     No

## Zoning Request

<input type="checkbox"/> Zoning Change    Proposed Zoning _____    Proposed Density (units/acre, for PR zone only) _____		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change    Proposed Plan Designation(s) _____		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application    Previous Rezoning Requests _____		
<input type="checkbox"/> Other (specify) _____		

## 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	Aziz Kherani / Owner Print Name / Affiliation	 Date
865-253-7866 Phone Number	[REDACTED] Email	10/27/2025, SG Date Paid
 Property Owner Signature	Aziz Kherani / Owner Please Print	10/27/2025 Date Paid

## Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405	\$1,600.00		\$1,600.00

# Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## 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.

### 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.*

~~November 20, 2025~~  
11/28/2025

Date to be Posted

December 12, 2025

Date to be Removed

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

Yes  No

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

Applicant Signature

Aziz Kherani

Applicant Name

Date

10/27/2025