

In response to the number of gas pumps:

There shall be no more than four (4) gas pumps (dispensers) with no more than two (2) points of sale per gas pump.

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 intent of CN zone and compatibility with adjacent residential uses.

This indicates that there should be a limit on number of pumps for a CN fueling stations and I agree. However, I would argue that this doesn't go quite far enough and that, just as in other developments with outdoor uses, gas pumps should be counted as part of the square footage.

On multiple UR cases with restaurants in a CN zone, the patio/outdoor seating are considered part of the use area for the establishment and are required to be within the 5000 sq ft limit. So the indoor restaurant and outdoor seating combined cannot exceed 5000 sq ft total.

An example of other places in zoning regulations where gasoline pumps and canopies are considered part of the building can be seen in the regulation on signage 3.90.09 - 4. *For the purposes of this section, canopies, gasoline pumps, and drive through order boards are considered part of the building.* Other parts of the zoning regulations do include outdoor use area as part of the building area, such as restaurants with patios.

Per earlier comments, the 7115 sq ft building should be divided into two separate buildings that are each under 5,000 sq. ft. Once divided if the indoor area of the fueling station is 4600 sq ft, the remaining outdoor fueling area should only be 400 sq ft for the entire use to be no more than 5000 sq ft. The use for fueling service stations with or without convenience stores (NAICS 447110) should have a combined area of no more than 5000 sq ft per the size limit for establishments.

In conclusion the outdoor fueling area shall be no more pumps than are allowable within a 400 sq. ft. area. The indoor area could be decreased in size so that together the entire fueling service area, indoor and outdoor, totals no more than 5,000 sq ft. If the applicant were to need more pumps for this project.

Further problems may also arise from the number of pumps and poor design and layout of the building.

The IFC addresses fueling station requirements specifically **International Fire Code 2304.2.4 Obstructions to view.**

Dispensing devices shall be in clear view of the attendant at all times. Obstructions shall not be placed between the dispensing area and the attendant.

Shown below in the EZstop plans there will a limited line of site to most of the fueling area due to the placement of the check out counter, and building obstructions. There may only be a 20-30 viewable area due to the angle of viewing and distance of the area. This would reduce the allowable fueling area depending on the placement of the pumps.

