

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a gas station and convenience store with a drive-through window as depicted on the site plan, subject to 6 conditions.

Staff Recomm. (Full):
1) Implementing the recommendations of the Traffic Impact Study for Maryville Pike Gas Station by Ajax Engineering, as required by the City of Knoxville Engineering Department and Tennessee Department of Transportation.
2) Coordinating with Knoxville Area Transit to provide a dedicated pavement area and seating amenities for the existing bus stop. The final configuration of the bus stop area must be approved by the City of Knoxville Engineering Department. The cost of these improvements is the responsibility of the property owner.
3) Installing all sidewalks and crosswalks as identified on the site plan. Sidewalks and ramps shall meet all applicable requirements of the City of Knoxville Engineering Department and Americans with Disabilities Act (ADA). A bond shall be provided to the City of Knoxville Department of Engineering by the developer in an amount sufficient to guarantee the installation.
4) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
5) Meeting all applicable requirements of the City of Knoxville Engineering Department.
6) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

Comments: The applicant proposes a gas station and convenience store with a drive-through window on this 0.8-acre property, featuring three gas pumps and a 4,524-sq ft building. The existing one-story commercial structure will be demolished and the existing pavement at the front of the site will be removed to make a more defined vehicular entry. Additionally, the development proposes providing a dedicated pavement area and seating amenities for the existing bus stop and adding landscaping along Sims Road and Maryville Pike.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. There is a blue line stream running along the southwestern boundary of the subject parcel, and the proposed development provides a 30-ft stream buffer. This is consistent with the General Plan's Development Policy 6.3, which encourages development in areas with the fewest environmental constraints.

B. The subject property's location at the intersection of Maryville Pike (minor arterial) and Sims Road (minor collector) is consistent with the General Plan's Development Policy 8.1, which encourages locating community-serving commercial areas where they can be easily shared by several neighborhoods.

C. The proposed use is consistent with the One Year Plan's and the South City Sector Plan's GC (General Commercial) land use classification.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-G-1 district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along commercial nodes and corridors in a pedestrian-oriented environment. Retail uses are permitted in the C-G-1 district; however, gas stations and drive-through facilities require Special Use approval by the Planning Commission.

B. The proposed development conforms to the dimensional standards (Article 5.3), design standards (Article 5.4), and applicable Principal Use Standards (Article 9.3.F and 9.3.O). For example, the proposed structure meets the 30% transparency requirement for the street-facing front elevation and provides the required landscaping along the periphery of the property. These requirements shall be further verified during the permitting process.

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. This node comprises a mix of commercial, office, industrial, and warehouse uses. The proposed use is compatible with other nonresidential uses, and the scale of the one-story structure is consistent with other structures at this intersection.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed development is not expected to significantly injure the value of any adjacent properties. On the contrary, the development will provide road improvements, including new sidewalks along Maryville Pike, and enhance the existing KAT bus stop by reconfiguring the bus bay and adding seating amenities.

B. The site plan notes that underground storage tanks will be located along the property's northern corner, farthest from the blue line stream running adjacent to the property.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Traffic will be along Maryville Pike and Sims Road / Edington Road, which are classified streets. As stipulated in condition 1, the development shall implement the recommendations of the Traffic Impact Study conducted for this project (Exhibit B).

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 immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Approve the request for a gas station and convenience store with a drive-through window as depicted on the site plan, subject to 6 conditions.

Date of Approval: 3/5/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**