

#### **USE ON REVIEW REPORT**

► FILE #: 1-B-20-UR AGENDA ITEM #: 25

**AGENDA DATE:** 1/9/2020

► APPLICANT: EVAN FOSTER / CHICK-FIL-A, INC.

OWNER(S): Lisa Teah Reusche

TAX ID NUMBER: 132 02107 <u>View map on KGIS</u>

JURISDICTION: City Council District 2
STREET ADDRESS: 9646 Kingston Pk.

► LOCATION: South side of Kingston Pk., east of Triplett Ln.

► APPX. SIZE OF TRACT: 1.31 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Kingston Pike, a major arterial street with 70' of payment width

within 84' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

► ZONING: SC-2 (Community Shopping Center)

► EXISTING LAND USE: Restaurant with drive-thru

► PROPOSED USE: Fast food restaurant with drive-thru

HISTORY OF ZONING: Property was rezoned to SC in 1995 and annexed into the City and zoned

SC-2 in 1997.

SURROUNDING LAND North: Commercial uses / C-3 (General Commercial)

USE AND ZONING: South: Shopping Center / SC-2 (Community Shopping Center)

East: Office / SC-2 (Community Shopping Center)
West: Shopping Center / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is predominantly developed with commercial uses in the SC-2, C-

3, C-4, and CB zones. There are attached and detached residential uses to

the east developed in the RB and RA zones.

#### **STAFF RECOMMENDATION:**

- ► APPROVE the request for a restaurant with drive thru containing approximately 4,860 square feet of floor area and 375 square feet of patio, subject to 9 conditions.
  - 1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
  - 2. Installation of all landscaping shown on the development plan within six months of the issuance of occupancy permits for this project.
  - 3. Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance.

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- 4. Retaining the existing monument sign, or if replaced, the size of the monument sign shall be in accordance with the "All other roadway classifications" standards for detached signs in Article 8, Section 11.6.C. (Max height: 10 feet; Max sign area: 100 sqft).
- 5. All signs shall meet the requirements of Article 8 (Signs, billboards, and other advertising structures), with exception to the size of the monument sign per condition #4.
- 6. Installing all sidewalks and crosswalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA), Tennessee Department of Transportation, and the City of Knoxville Department of Engineering.
- 7. Meeting all applicable requirements of the Tennessee Department of Transportation.
- 8. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 9. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the SC-2 District, and the other criteria for approval of a use on review.

#### **COMMENTS:**

REVISION (1/8/2020): Chick-fil-A has requested the new monument sign be removed from consideration and will retain the existing monument sign. Condition #4 has been updated to reflect this request, stating the existing monument sign can be retained, or if replaced, it must be a maximum height of 10' and 100 sqft in area. The condition does allow for replacement of the monument sign but ensures the new sign will be compatible with the existing signage in the shopping center and the general area.

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This proposal is to replace the existing 3,500 sqft Chick-fil-A restaurant in the Kingston Overlook Shopping Center with a new Chick-fil-A that is 4,860 sqft. The restaurant will also include patio that is approximately 375 sqft and a dual lane drive-thru. A sidewalk will be installed along the Kingston Pike frontage of the property and along the two internal shopping center driveway frontages, and a crosswalk will be installed across shopping center driveway at the Kingston Pike intersection.

Chick-fil-A intends to keep their existing monument sign, however, if the sign does need to be replaced, staff is recommending that the new monument sign be a maximum of 10' tall and 100 sqft in area so it is consistent with the existing signage within the shopping center and the general area. The two outparcel lots, including the subject lot, have monument signs that are significantly smaller than what is allowed by the sign ordinance (20 feet tall, 165 sqft). The shopping center has a development directory sign to the east of Chick-fil-A that will be mostly blocked from view from the west if a taller sign is installed. See Exhibit A to view the existing Chick-fil-A sign in relation to the development directory sign. In other planned commercial developments in the area, similar size and height restrictions have been placed on monument signs for businesses with Kingston Pike frontage so the signs are compatible with the overall development. The Chick-fil-A will also have walls signs that advertise the location. The walls signs shown on the building elevations have not been reviewed as part of this application because the dimensional information has not been provided, however, if the wall signs meet the zoning ordinance requirements then they can be approved by Planning staff.

This proposal is being reviewed under the SC-2 (Community Shopping Center) zone because the application was submitted before the new zoning ordinance became effective January 1, 2020. The new zoning for the property will be C-H-1 (Hightway Commercial) which does permit the proposed use without Special Use approval, however, the drive-thru lanes would not be permitted between the building and Kingston Pike.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. All public utilities are available to serve the site.
- 2. The traffic impact study does not recommend any improvements to Kingston Pike or the shopping center driveway as a result of the proposal to replace the existing Chick-fil-A restaurant with a new one that is approximately 1,300 sqft larger.
- 3. The proposed development will be compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the SC-2 zoning district, as well as all other criteria for approval of a use on review.

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2. The proposed restaurant is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

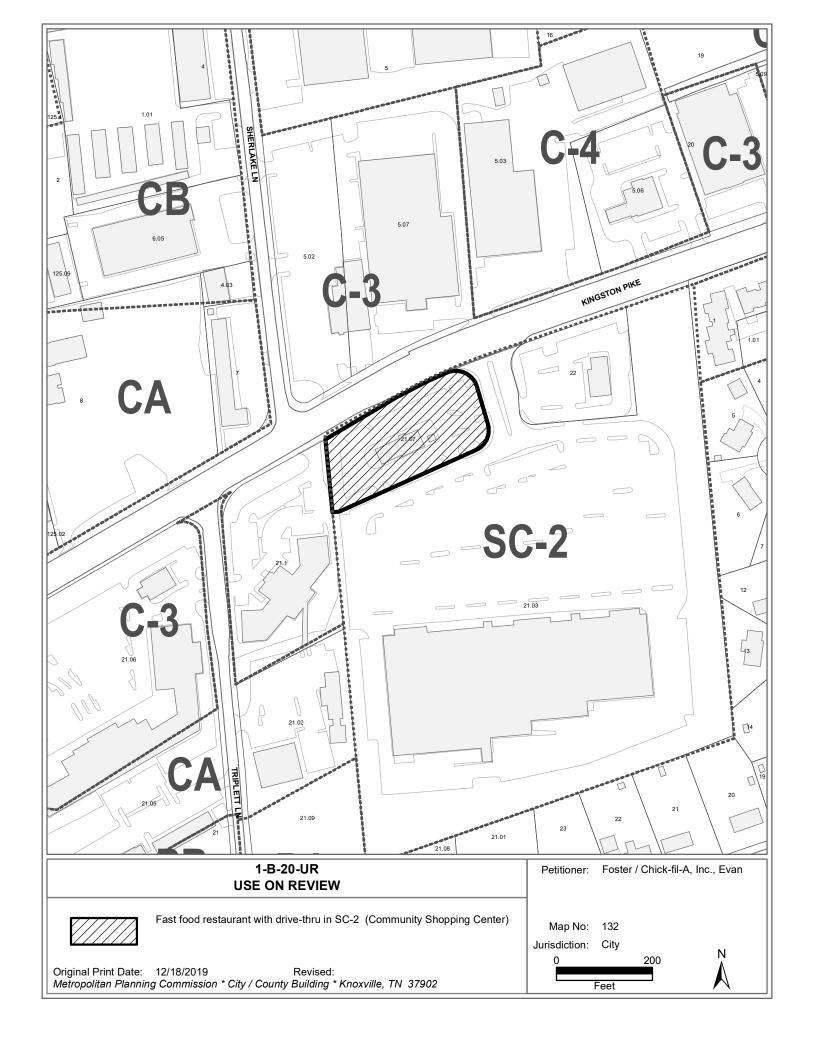
1. The Southwest County Sector Plan and the City of Knoxville One Year Plan propose GC (General Commercial) uses for the site. The proposed facility is consistent with both plans.

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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.

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## **UTILITY NOTES**

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

#### A. GENERAL

- THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.
- DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER. DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN - UNLESS OTHERWISE LOCATED BY DIMENSIONS - REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.
- ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF KNOXVILLE AND THE KNOX COUNTY, RESPECTIVELY. AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
- . CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.
- 5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION). TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING
- 6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER
- MAINTAIN 36" COVER OVER MAINS, AND 36" OVER SERVICES/LATERALS.
- WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED
- . INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.
- 10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH
- CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.
- 12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOATATION OF UTILITY/STORM PIPES DURING INSTALLATION.
- 13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. <u>SATISFACTORY BACTERIOLOGICAL TEST RESULTS.</u> <u>PRESSURE TEST RESULTS.</u> AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO Engineer prior to final certification.
- 14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.
- 15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THEN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

#### B. MATERIALS (WATER)

- SERVICE PIPE SHALL BE 1 1/2" TYPE 'K' COPPER.
- 2. WATER MAINS SHALL BE PVC ASTM C900, DR 18 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.
- 3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.
- CORPORATION STOPS SHALL BE 1 1/2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.
- 5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.
- 6. SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.
- '. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED USING BLUE AS A PREDOMINANT COLOR.

# C. MATERIALS (SEWER)

- . ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
- 2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.
- BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

### D. MATERIALS (STORM)

- REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.
- . ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.
- 3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-252 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE - SMOOTH INSIDE, 4"-60"), AND MP7 (60" TYPE S).
- A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.
- 4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSUR POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

## **GENERAL NOTES**

- 1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
- SITE LOCATION: 9646 KINGSTON PIKE, KNOXVILLE, TN 37922.
- 3. THIS SITE LIES IN FLOOD ZONE X, F.I.R.M. PANEL 47093C0261F, DATED MAY 2
- 4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY MSP & ASSOCIATES LAND SURVEYING, INC. 301 E. HILLCREST DRIVE, GREENVILLE, SC 29609. DATED 11/25/17
- 5. BENCHMARK REFER TO TOPOGRAPHIC SURVEY BY MSP & ASSOCIATES LAND SURVEYING, INC. 301 E. HILLCREST DRIVE, GREENVILLE, SC 29609. SEE NOTE 4
- 6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES. AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN LLC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR
- SITE GEOTECHNICAL INVESTIGATION PERFORMED BY TERRACON CONSULTANTS, INC ENGINEERING. INTERPLAN LLC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS ACCURACY AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN (TERRACON CONSULTANTS, INC. 51 LOST MOUND DR., SUITE 135 CHATTANOOGA, TN 37406) IF ADDITIONAL SERVICES ARE REQUIRED. THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.
- 8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL,
- OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
- 10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY INTERPLAN LLC. OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF
- 11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER
- 12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE KNOXVILLE OF AND THE TENNESSEE DEPARTMENT OF
- 13. SCS SOILS: KNOX COUNTY, TENNHESSEE. CeB3 = COLLEGEDALE SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES, SEVERELY ERODED Uu= URBAN LAND UDORTHENTS COMPLEX
- 14. STORMWATER MANAGEMENT IS PROVIDED BY CITY OF KNOXVILLE, TENNESSEE STORMWAER ENGINEERING DIVISION.
- 15. THE CONTRACTOR SHALL RESTORE OFF—SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING,
- a. Surveyed "As-builts" per as-built survey scope in spec manual.
- b. COMPACTION AND DENSITY TEST REPORTS. AND c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.
- THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM INTERPLAN COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO INTERPLAN BEFORE ANY CERTIFICATIONS CAN BE INITIATED.
- 18. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR TENNESSEE DEPARTMENT OF
- 19. PARKING STALLS SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA
- 20. HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.
- 21. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.
- 22. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.
- 23. ALL BUILDING DIMENSIONS AND TIES ARE TO OUTSIDE FACE. SEE ARCHITECTURAL PLANS.
- 24. ALL CURB RETURN RADII ARE 5' UNLESS NOTED.

REVISION ISSUE LOG

12-18-19 COUNTY COMMENTS

REV # ISSUE DATE

- 25. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO
- 26. THE CONTRACTOR IS TO BE RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

# SITE CONSTRUCTION PLANS



9646 KINGSTON PIKE KNOXVILLE, TENNESSEE 37922 1-B-20-UR

Revised: 12/23/2019

STORE No. 994

## **UTILITY CONTACTS**

FIRST UTILITY DISTRICT OF KNOX COUNTY 122 DURWOOD ROAD, KNOXVILLE, TN 37922 CONTACT: TROY WEDEKIND PHONE: 865-777-2504

FIRST UTILITY DISTRICT OF KNOX COUNTY 122 DURWOOD ROAD, KNOXVILLE, TN 37922

CONTACT: TROY WEDEKIND

PHONE: 865-777-2504

CITY OF KNOXVILLE STORMWATER ENGINEERING DIVISION

DRAINAGE 400 MAIN STREET, 4TH FLOOR, KNOXVILLE, TN 37902 CONTACT: ADAM KOHNTOPP OR JOSHUA FRERICHS PHONE: 865-215-3145 OR 865-215-2798

KNOXVILLE UTILITIES BOARD (KUB) 4505 MIDDLEBROOK PIKE, KNOXVILLE, TN 37921 CONTACT: TIM BRANSON PHONE: 865-558-2552

KNOXVILLE UTILITIES BOARD (KUB) 4505 MIDDLEBROOK PIKE, KNOXVILLE, TN 37921 CONTACT: TIM BRANSON

REMARKS

RCV

PHONE: 865-558-2552

TELEPHONE / AT&T CONTACT: BJ PHONE: 800-288-2020

AFFECTED SHEETS

C-2.0

### CONTACTS LEASEE

CHICK-FIL-A 5200 BUFFINGTON ROAD ATLANTA, GA 30349 ATTN: JOSEPH LATIMER PHONE (404) 305-7745 EMAIL: joseph.latimer@chick-fil-a.com

**ENGINEER/APPLICANT** INTERPLAN LLC.

604 COURTLAND STREET, SUITE 100 ORLANDO, FL 32810 STUART ANDERSON, P.E. ATTN: SEAN HICKMAN, P.E. PHONE (407) 645-5008 FAX (407) 629-9124 EMAIL: SHickman@interplanlic.com

#### **ARCHITECT** INTERPLAN II C

604 COURTLAND STREET, SUITE 100 ORLANDO, FL 32810 LOUISE CRAVER R.A., NCARB ATTN: TRUMAN GEE PHONE (407) 645-5008 FAX (407) 629-9124 EMAIL: TGee@interplanllc.com

# LANDSCAPE ARCHITECT

MANLEY LAND DESIGN 51 OLD CANTON STREET ALPHARETTA, GA 30004 ATTN: STEPHEN L. MANLEY, ASLA PHONE (770) 442-8171 FAX (770) 442-1123 EMAIL: SMANLEY@MANLEYLANDDESIGN.COM

# SITE DATA

LEASE AREA	56,863 ACRES	1.31 SF
PROPOSED PAVEMENT AREA	35,349 SF	(62.17%)
PROPOSED GREEN AREA	16,655 SF	(29.29%)
PROPOSED BUILDING AREA	4,859 SF	`(8.54%)
		100 %
PROPOSED IMPERVIOUS AREA	40,208 SF	(70.71%)
PROPOSED PERVIOUS (OPEN SPACE) ARE	•	(29.29%)
,	-	100 %
EXISTING IMPERVIOUS AREA	41,437 SF	(72.87%)

MAXIMUM BUILDING HEIGHT ALLOWED BUILDING HEIGHT 35 FT.

EXISTING PERVIOUS (OPEN SPACE) AREA

(COMMUNITY SHOPPING CENTER DISTRICT)

# NUMBER OF SEATS

110 SEATS **OUTDOOR** 24 SEATS

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	BUILDING SETBACKS	REQUIRED	PROVIDE
	NORTH (FRONT)	25 FT.	40.3 FI
	SOUTH (REAR)	<b>30</b> FT.	30.19 F
	EAST (SIDE)	0 FT.	231.37 FI
	WEST (SIDE)	0 FT.	39.88 F
	LANDSCAPE BUFFER	REQUIRED	PROVIDE
	· · · · · · · · · · · · · · · · · · ·	REQUIRED  10 FT.	<u>PROVIDE</u> 12.17 FI
	NORTH (FRONT)		
	NORTH (FRONT) SOUTH (REAR)	10 FT.	12.17 F
	NORTH (FRONT)	10 FT. 10 FT.	12.17 FI 4.29 FI

#### PARKING REQUIRED

Ten (10) Space per Thousand (1,000)  $(4,859 \text{ sf} \div 1,000 \text{ sf}) \times 10 = 48.59 \text{ or } 49 \text{ Parking Spaces}$ 

#### PARKING PROVIDED REGULAR

HANDICAP

3 SPACES 55 SPACES

52 SPACES

L-102

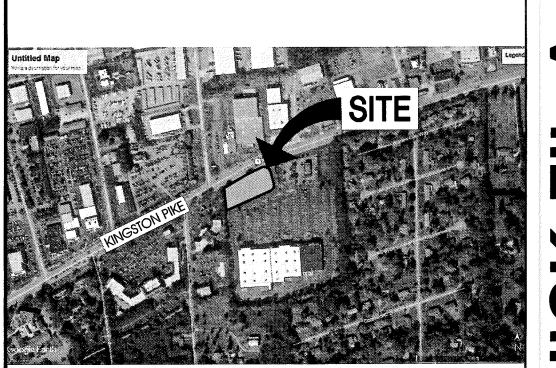
(27.13%)

**PROVIDED** 

26 FT.

15,426 SF

# VICINITY MAP





# INIDEX TO DDAWINGS

INDEX TO DRAWINGS				
DRAWING NO.	DESCRIPTION			
C-1.0	COVER SHEET			
C-1.1	BOUNDARY and TOPOGRAPHIC SURVEY			
C-1.2	DEMOLITION PLAN			
C-2.0	SITE DIMENSION PLAN			
C-3.0	GRADING PLAN / DRAINAGE PLAN			
C-3.1	TN STANDARD EROSION CONTROL			
C-4.0	CHICK-FIL-A STANDARD DETAILS			
C-4.1	CHICK-FIL-A STANDARD DETAILS			
C-4.2	CHICK-FIL-A STANDARD DETAILS			
C-4.3	CHICK-FIL-A STANDARD DETAILS			
C-5.0	CONSTRUCTION DETAILS			
C-5.1	TNDOT STANDARD DETAILS			
C-5.2	TNDOT STANDARD DETAILS			
PS1.0	PLUMBING SITE PLAN			
ES1.0	SITE LIGHTING/PHOTOMETRICS PLAN			
L-100	LANDSCAPE PLAN			
L-101	LANDSCAPE DETAILS			
1 400	LANDOCADE & MAINTENANCE OPECIFICATIONS			

LANDSCAPE & MAINTENANCE SPECIFICATIONS



**5200 Buffington Road** Atlanta, Georgia 30349-

# INTERPLAN

**ARCHITECTURE ENGINEERING** INTERIOR DESIGN PROJECT MANAGEMENT

CA 8660 **604 COURTLAND STREET** ORLANDO, FLORIDA 32804

AA 003420



# STUART ANDERSON, P. TN REG.# 117177

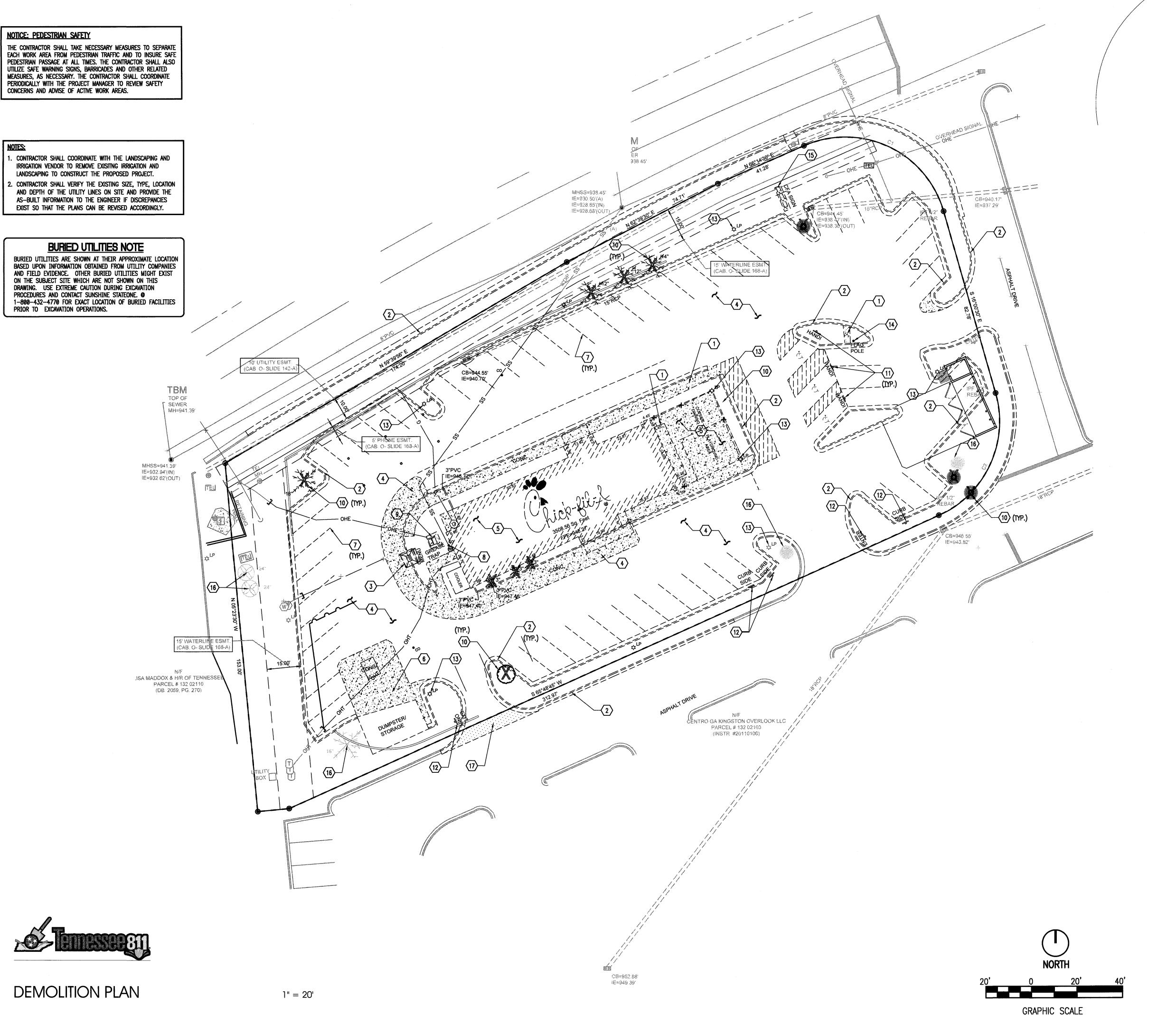
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**FSR# 0994** 

REVISION SCHEDULE

DESCRIPTION CONSULTANT PROJECT # 2017.0425 PRINTED FOR Permit 2017/07/31 CHECKED BY

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# DEMOLITION NOTES

- 1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT ARE SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.
- 3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
- 4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- 5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTENCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.
- 6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.
- 7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A STATE REGISTERED LAND SURVEYOR).

# DEMOLITION KEY NOTES

- 1 SAWCUT AND REMOVE EXISTING SIDEWALK
- 2 SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- EXISTING MENU BOARD, SPEAKER BOX, AND CANOPY TO BE REMOVED INCLUDING THEIR FOOTINGS
- 4 SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT/CONCRETE
- 5 EXIST. BUILDING (CHICK-FIL-A) TO BE REMOVED
- 6 EXIST. DUMPSTER AND CONCRETE PAD TO BE REMOVED
- 7 PAVEMENT STRIPING TO BE REMOVED
- 8 EXIST. GREASE TRAP TO BE REMOVED
- 9 EXIST. TRANSFORMER TO BE RELOCATE
- 10 TREE AND SHRUBS TO BE REMOVED
- 11 EXIST. HANDICAP SIGN (3) TO BE RELOCATE
- 2 EXIST. SIGN (5) TO BE RELOCATE
- (13) EXIST. LIGHT POLE TO BE RELOCATE
- 14 EXIST. FLAG POLE TO BE RELOCATE
- (15) EXIST. CHICK-FIL-A SIGN TO BE RELOCATE
- 16 EXIST. TREE TO REMAIN UNDESTURBED
- 217 EXIST. ENTRANCE TO BE CLOSE (REMOVED ASPHALT)

1-B-20-UR

Revised: 12/23/2019



Chick-fil-A

5200 Buffington Road Atlanta, Georgia 30349-2998

# **NTERPLAN**

ARCHITECTURE ENGINEERING INTERIOR DESIGN PROJECT MANAGEMENT

> AA 003420 CA 8660

604 COURTLAND STREET SUITE 100 ORLANDO, FLORIDA 32804 PH 407.645.5008 FX 407.629.9124



# SAR 0425 FSR 9646 KINGSTON PIKE

REVISION SCHEDULE
NO. DATE DESCRIPTION

**FSR# 0994** 

 CONSULTANT PROJECT #
 2017.0425

 PRINTED FOR
 Permit

 DATE
 2017/07/31

 DRAWN BY
 SEF

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SHEET

DEMOLITION PLAN

SHEET NUMBER C-1.2





Chick-fil-s.

5200 Buffington Road Atlanta, Georgia 30349-2998

# **INTERPLAN**

ARCHITECTURE ENGINEERING INTERIOR DESIGN PROJECT MANAGEMENT

> AA 003420 CA 8660

604 COURTLAND STREET SUITE 100 ORLANDO, FLORIDA 32804 PH 407.645.5008 FX 407.629.9124

SEAL:
THIS DOCUMENT IS "NOT FOR CONSTRUCTION"
INLESS THE ARCHITECT OR ENGINEER'S
SIGNATURE AND SEAL APPEAR BELOW.

# STUART ANDERSON, P.E. TN REG.# 117177

SAR 0425 FSR 9646 KINGSTON PIKE

FSR# 0994

REVISION SCHEDULE

NO. DATE DESCRIPTION

•	115 110	ON COLLE				
-	NO.	DATE	DESCRIPTION			
-	<b> </b>					
9						

CONSULTANT PROJECT# 2047 045

 CONSULTANT PROJECT #
 2017.0425

 PRINTED FOR
 Permit

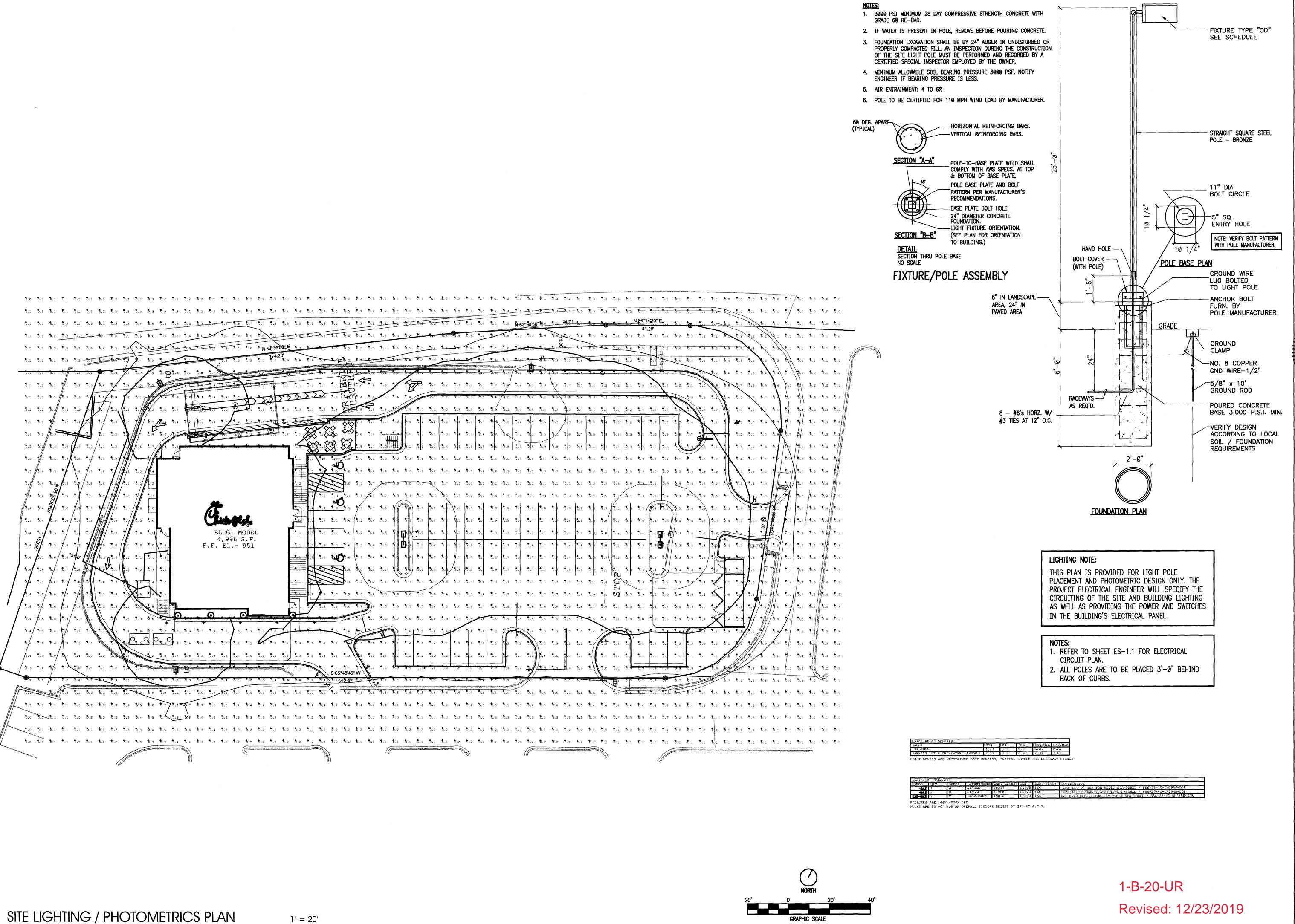
 DATE
 2017/07/31

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 SEF

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from authorized project representative
SHEET
COVER SHEET

C-2.0





AA 003420

CA 8660

STUART ANDERSON, P.E.

TN REG.# 117177

FSR# 0994

<u>E</u>
DESCRIPTION
<u> </u>
ECT# <b>2017.04</b> 2

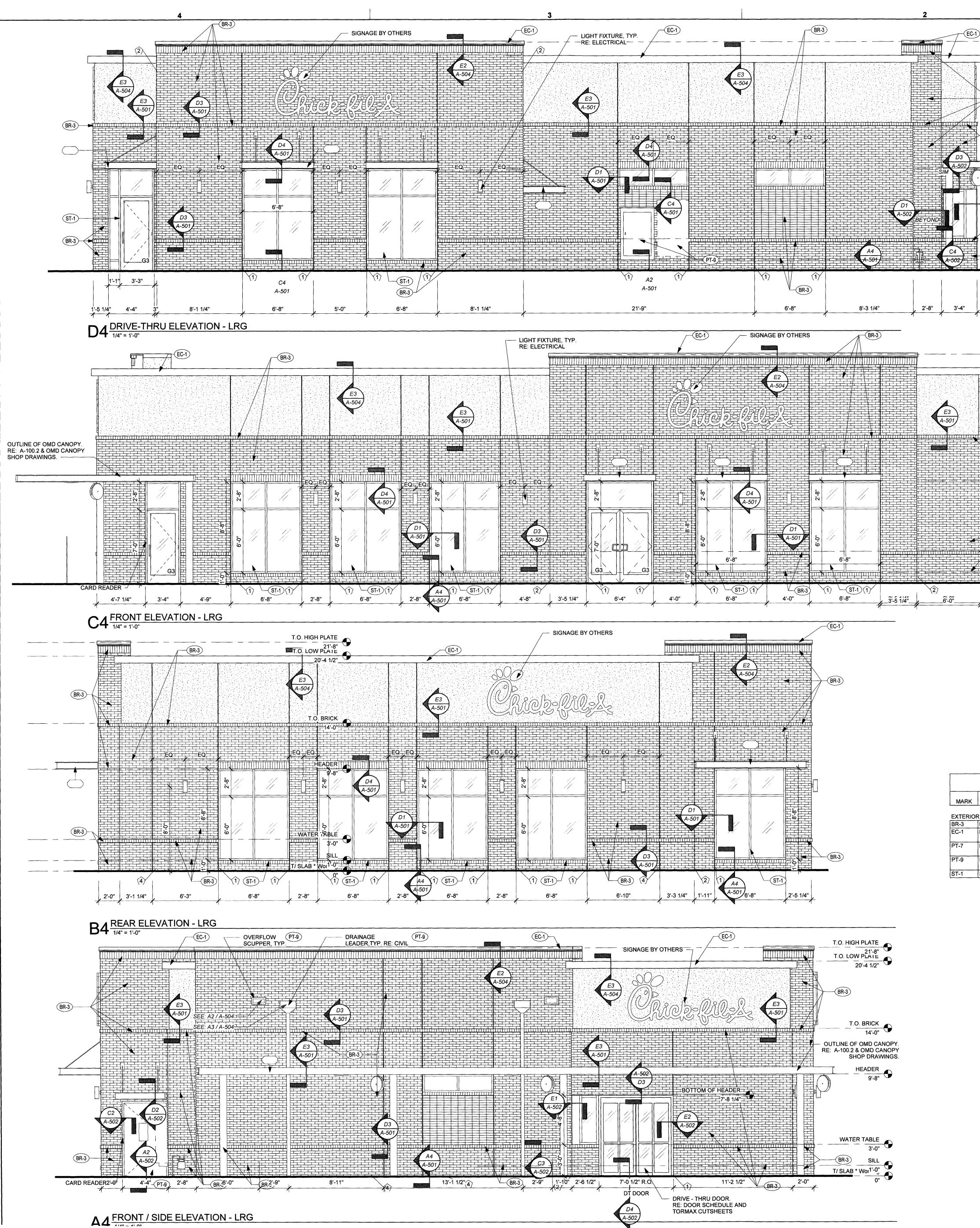
	CONSULTANT PROJECT#	2017.04
	PRINTED FOR	Peri
	DATE	2017/07
Ì	DRAWN BY	

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SITE LIGHTING / PHOTOMETRICS PLAN

**ES-1.0** 

SCALE: 1"= 20'



# 1-B-20-UR Revised: 12/23/2019

T.O. HIGH PLATE

21'-8"

T.O. LOW PLATE

20'-4 1/2"

T.O. BRICK 14'-0"

OUTLINE OF OMD CANOPY.
RE: A-100.2 & OMD
CANOPY SHOP DRAWINGS.

WATER TABLE

T.O. HIGH PLATE

T.O. LOW PLATE

20'-4 1/2"

T.O. BRICK 14'-0"

WATER TABLE

T/ SLAB \* Woi1'-0"

HEADER 9'-8"

APPROVED BRICK ALTERNATIVES (SEE NATIONAL ACCOUNTS LIST FOR CONTACT INFORMATION)								
FINISH MANUFACTURER MODEL MORTAR PLANT LOCATION								
BR-3	BORAL BRICK	CITADEL	ARGOS, SAN TAN	BESSEMER, AL				
BR-3	REDLAND BRICK	KHAKI MATT	ARGOS, SAN TAN	HARMAR, PA				
BR-3	MUTUAL MATERIALS	IMPERIAL GRAY	ARGOS, SAN TAN	SPOKANE, WA				
BR-3	ACME BRICK	PALOMA GRAY	ARGOS, SAN TAN	ELGIN, TX				
BR-3	ACME BRICK	DRIFTWOOD VELOUR	ARGOS, SAN TAN	DENVER, CO				
BR-3	HC MUDDOX	SPANISH MOSS	ARGOS, SAN TAN	SACRAMENTO, CA				

WALL TYPES SCHEDULE - EXTERIOR DESCRIPTION (DOES NOT INCLUDE FINISHES) x-M6-BR BRICK ON AIR SPACE ON 30# FELT ON EXTERIOR SHEATHING ON 6 INCH METAL STUD FRAMING ON INTERIOR SHEATHING

EXTERIOR CANOPY SCHEDULE - SE LRG								
Mark	Description	Count		Overall Depth	Tie Back Mounting (Offset from Top)	Light Fixture(s)		
· · · · · · · · · · · · · · · · · · ·	Exterior Canopy	1	55'-0"	11'-0"	3'-0"	No		
C4-A	Exterior Canopy	1	5'-0"	4'-0"	2'-6"	Yes		
C4-E	Exterior Canopy	1	7'-1"	4'-0"	2'-6"	Yes		
C4-F	Exterior Canopy	4	7'-1"	4'-0"	2'-6"	No		
C5-A	Exterior Canopy	1	10'-8"	5'-0"	2'-6"	Yes		
Grand total		8						

CANOPY NOTES: ALL BUILDING-MOUNTED CANOPIES 8" THICK C1/C4/C5 CANOPIES - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO C8 CANOPIES - KYNAR FINISH OF STRUCTURE & FASICA TO MATCH (P-9), DECKING TO BE SMOOTH WHITE, SEE RCP FOR NOTCH DIMENSIONS

	FINISH SCHEDULE - EXTERIOR								
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE			
EXTERIOR									
BR-3	BRICK VENEER	BORAL BRICK	MODULAR		CITADEL	MORTAR: ARGOS SAN TAN			
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS	STANDARD FRP		DARK BRONZE (MATTE)				
PT-7	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC	SW 2807	ROOKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS			
PT-9	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC		DARK BRONZE				
ST-1	STOREFRONT	KAWNEER	TRIFAB 451™		DARK BRONZE (MATTE)				

# BRICK EXPANSION JOINT LEGEND

- 1 ALIGN EJ WITH JAMB
- 2 ALIGN EJ WITH CORNER OF WALL
- 3 ALIGN WITH EXTENT OF BRICK ABOVE
- (4) AS DIMENSIONED

NOTE: EJ SEALANT COLOR TO MATCH MORTAR COLOR.

	GLAZING SCHEDULE						
MARK	THICKNESS	TYPE	TINT	REMARKS			
G1	1/4"	TEMPERED	CLEAR				
G3	1/4"	LAMINATED	CLEAR				
G11	1/2"	TEMPERED	CLEAR	BUTT GLAZE			
G21	1"	TEMPERED	CLEAR - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS			
G31	1"	TEMPERED	ACID ETCHED - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS			
Notes	Notes:  1. All glass to be G21 U.N.O.  2. Prototypical Storefront System (Mullions & Glazing combined) U-values: 0.46. SHGC:						

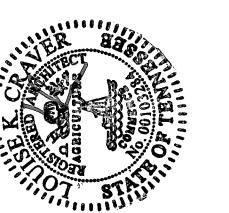
0.28 (Clear Glass - Tinted glass will not be accepted) Site Adapt Architect of Record responsible for updating glazing values per local Code Requirements. RE: Specifications, Section 08800.

Chick-fil-A **5200 Buffington Road** Atlanta, Georgia 30349-2998

# **INTERPLAN**

ARCHITECTURE ENGINEERING INTERIOR DESIGN PROJECT MANAGEMENT

604 COURTLAND STREET SUITE 100 ORLANDO, FLORIDA 32804 PH 407.645.5008 FX 407.629.9124 SEAL:



**REVISION SCHEDULE** 

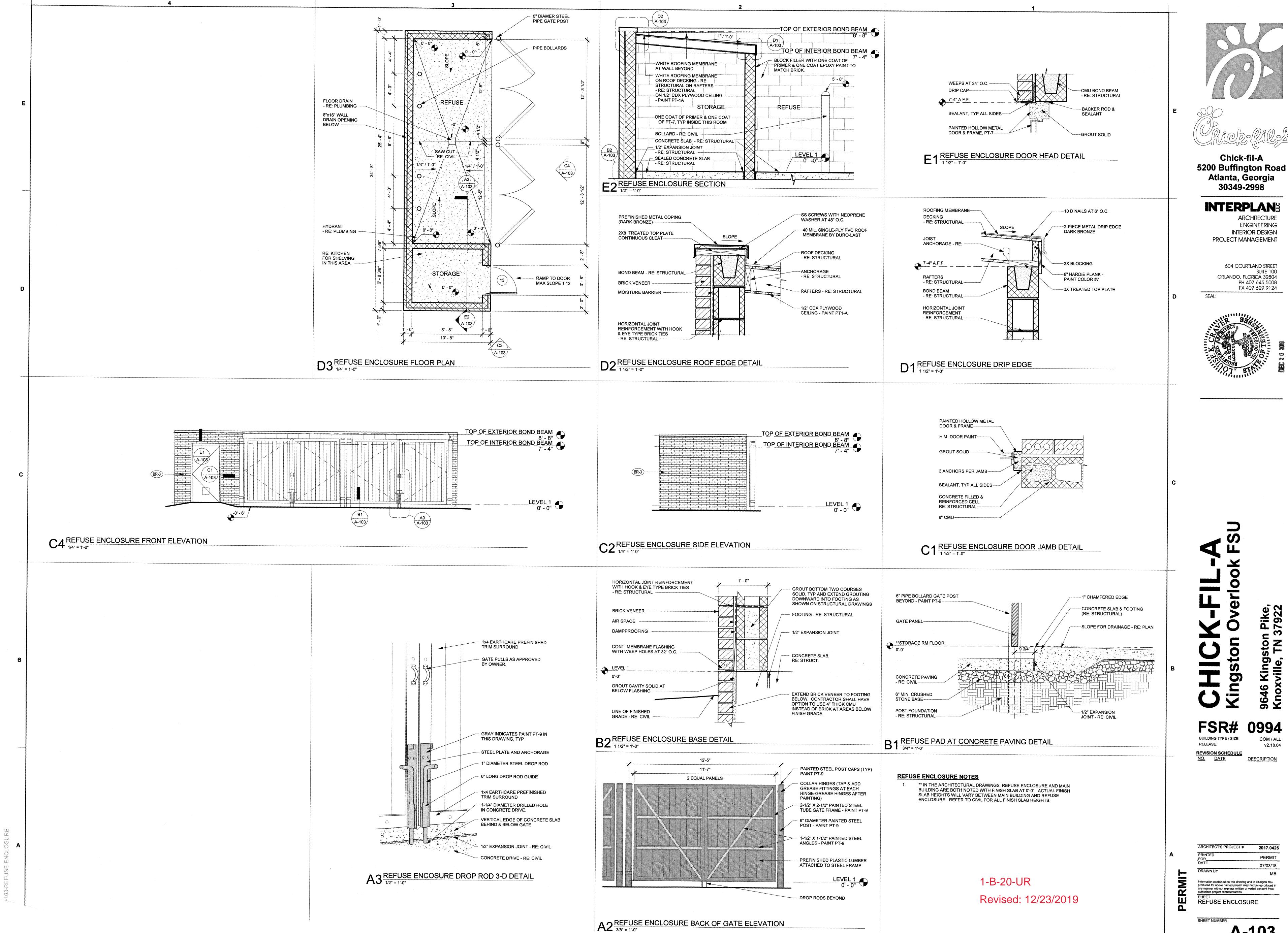
09/27/19 DESIGNOTESUPDATE

ARCHITECT'S PROJECT # 2017.0425 07/03/2018

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**EXTERIOR ELEVATIONS** 

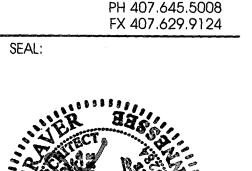
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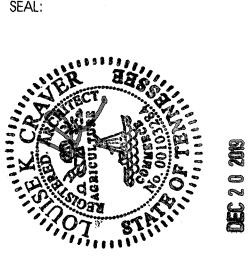


PROJECT MANAGEMENT 604 COURTLAND STREET SUITE 100 ORLANDO, FLORIDA 32804 PH 407.645.5008 FX 407.629.9124

ENGINEERING

INTERIOR DESIGN





ton

X En

Chick-fil-A

A-103,

PERMIT

07/03/18

v2.18.04

DESCRIPTION



Image capture: Apr 2016 © 2019 Google

Knoxville, Tennessee



Street View

RECEIVED NOV 1 4 2019 Knoxville-Knox County Planning



#### DEVELOPMENT REQUEST

	DEVELOPMENT		VISION	ZONING
Planning KNOX COUNTY	☐ Development Plan ■ Use on Review / Spec		ncept Plan nal Plat	☐ Plan Amendmer☐ Rezoning
hick-fil-A, Inc Evan Fos	ster			
plicant	Danvary 9	,2020		
1/14/2019	Decomber 12, 20		· /-	-B-20-W
te Filed	Meeting Date (if applica	ble)	File Nun	bers(s)
ORRESPONDENCE				
	application should be directed to t			
	otion Holder 🔲 Project Surveyo			cape Architect
onna Brown		Interplan LLC	,	
me		Company		
04 Courtland Street, Suite	e 100	Orlando	FL	32804
dress		City	State	Zip
76455008	dbrown@interplar	illc.com	N HM-	629-9124
	F tJ			JUST MOST
one	Email	0		
JRRENT PROPERTY I		0		
JRRENT PROPERTY I sa Teah Reusche and	INFO	0	U 70400	
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning	I <b>NFO</b> 5809 Cypress Po	int Drive, Fort Wo		Owner Phone
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (If different)	I <b>NFO</b> 5809 Cypress Po Owner Address	1		Owner Phone
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) 46 Kingston Pike, Knoxv	I <b>NFO</b> 5809 Cypress Po Owner Address	132/02:		Owner Phone
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) i46 Kingston Pike, Knoxv perty Address	5809 Cypress Po Owner Address Ville, TN 37922	1	107	Owner Phone
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) i46 Kingston Pike, Knoxv perty Address outhside of Kingston Pike	5809 Cypress Po Owner Address Ville, TN 37922	132/02:	1.31	
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) 46 Kingston Pike, Knoxy perty Address buthside of Kingston Pike	5809 Cypress Po Owner Address ville, TN 37922 o, east of Triplett Lane	<b>13202</b> : Parcel ID	107	
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) 46 Kingston Pike, Knoxv perty Address buthside of Kingston Pike neral Location ity Council M District 2	5809 Cypress Po Owner Address ville, TN 37922 o, east of Triplett Lane	13202 Parcel ID SC-2	1.31 Tract Size	
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) i46 Kingston Pike, Knoxv perty Address outhside of Kingston Pike neral Location ity Council District 2 isdiction (specify district above)	5809 Cypress Po Owner Address ville, TN 37922 o, east of Triplett Lane	<b>13202</b> : Parcel ID	1.31 Tract Size	
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) 46 Kingston Pike, Knoxv perty Address buthside of Kingston Pike neral Location ity Council M District 2	5809 Cypress Po Owner Address ville, TN 37922 o, east of Triplett Lane	13202 Parcel ID SC-2 Zoning Di	1.31 Tract Size	<del>creial</del> Iuside
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) i46 Kingston Pike, Knoxv perty Address outhside of Kingston Pike neral Location ity Council District 2 isdiction (specify district above)	5809 Cypress Po Owner Address ville, TN 37922  e, east of Triplett Lane	13202: Parcel ID SC-2 Zoning Di	1.31 Tract Size	
JRRENT PROPERTY I sa Teah Reusche and anya Sheree Browning ner Name (if different) i46 Kingston Pike, Knoxy perty Address outhside of Kingston Pike neral Location ity Council District 2 isdiction (specify district above) outhwest County	5809 Cypress Po Owner Address ville, TN 37922  e, east of Triplett Lane  City County  Tast Food Resiau	13202: Parcel ID SC-2 Zoning Di	1.31 Tract Size	<del>creial</del> Iuside

#### **REQUEST**

	<del>1</del>				
5	☐ Development Plan ■ Use on Review / Spec	cial Use			
DEVELOPMENT	☐ Residential ☐ Non-Residential				
ğ	☐ Home Occupation (specify):				
3	Other (specify): Fast Load resta	wort			
	1 Other (specify): 1 ocs. Page 10310	AC 1(00 -1		***************************************	
SUBDIVISION	☐ Proposed Subdivision Name ☐ Parcel Change ☐ Combine Parcels ☐ Divide Parcel ☐ Other (specify): ☐ Attachments / Additional Requirements ☐ Zoning Change: ☐ Proposed Zoning ☐ Plan Amendment Change: ☐ Proposed Plan Des ☐ Proposed Property Use (specify) ☐ Other (specify):	signation(s) Proposed Density (units	reated:	Previous Rezor	/ Phase Number
	PLAT TYPE  Staff Review Planning Commission  ATTACHMENTS		FEE 1:	1,500.00	TOTAL:
STAFF USE ONLY	<ul> <li>□ Property Owners / Option Holders</li> <li>□ Varian</li> <li>■ Design Plan Certification (Final Plat only)</li> <li>□ Use on Review / Special Use (Concept Plan only)</li> <li>□ Traffic Impact Study</li> </ul>		FEE 3:		1,500.00
_	AUTHORIZATION Staff Signature	Michael Rey	no lels	Dave	1/2019
	In Towards	Lisa Teah Reusche	•	10/29	119
7	Applicant Signature	Please Print		Date	<u> </u>
	Applicant Signature	Tanya Sheree Brownia	ng	Date	

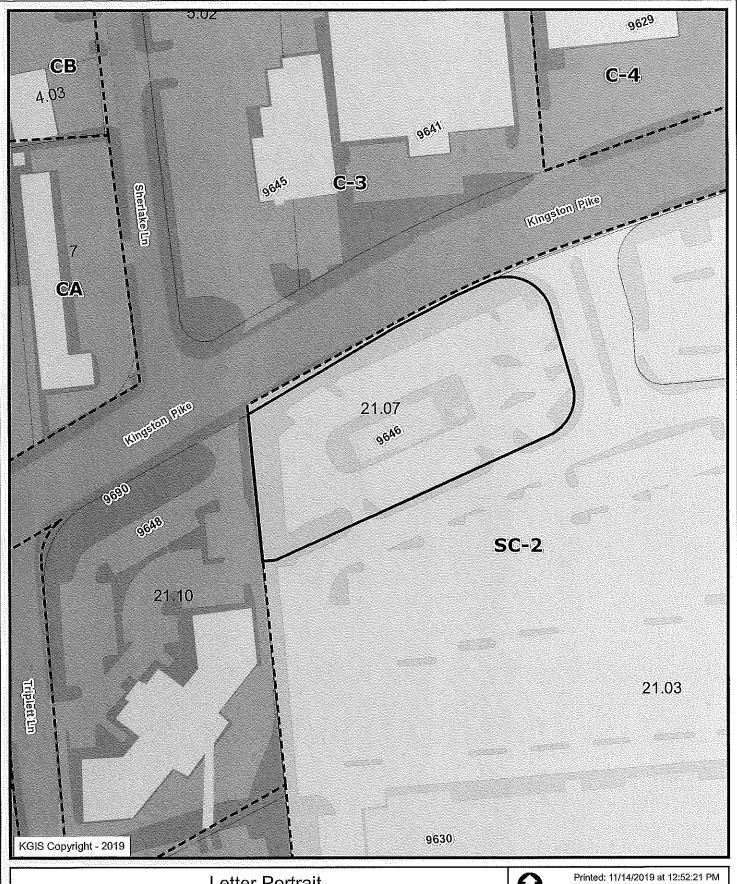
:	REQUEST				
5	☐ Development Plan ☐ Use on Review / Special	Use			
DEVELOPMENT	☐ Residential ☐ Non-Residential				
0	☐ Home Occupation (specify)-				
2	Other (specify):				
	- Constitution of the second s				
					/ Miase Number
Zi	Froposed Subdivision Name			Unic	/ Mase Number
SUBDIVISION	Parcel Change				
NO CO	☐ Combine Parcels ☐ Divide Parcel	Total Numbe	er of Lots Created:		
2	Other (specify):				and the first first first and the first fi
	☐ Attachments / Additional Requirements				
		1		·	
	☐ Zoning Change: Proposed Zoning		سنه وند پارستار و پاک استه پیریا و سند.		
			,		
ZONING	Plan Amendment Change: Proposed Plan Design	nation(s)		•	
ğ					ی مسلسه که ۱ او در جمیسه و ۱ و رست مسلوس س
	Proposed Property Use (specify)	Proposed D	ensity (units/acre)	Previous Rezo	ning Requests
	Other (specify):				
3					
	PLAT TYPE		FEE 1:		TOTAL:
۲.	☐ Staff Review ☐ Planning Commission				
USE ONLY	ATTACHMENTS  Property Owners / Option Holders Variance	12aunag	FEE 2:		
	ADDITIONAL REQUIREMENTS	, madaear		1	
STAFF	Design Plan Certification (Final Plat only)	j	FEE 3:		
¥S.	<ul> <li>Use on Review / Special Use (Concept Plan only)</li> <li>Traffic Impact Study</li> </ul>			1	
	manif whart sears		<u> </u>		
	ALITHODITATION	[			
	AUTHORIZATION				
				Data	
	Staff Signature	Please Print		Date	
		Lisa Teah	Reusche		
en annual de la constante de l	Applicant Signature	Please Print		Date	20-10
	fluji fluga (Sec.		ree Browning		29-19
*	Applicant Signature	Please Pri	it.	D916	

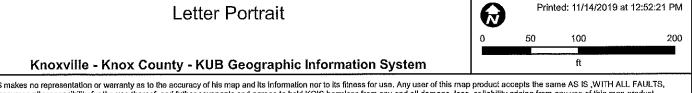


NOV 1 4 2019 Knoxville-Knox County Planning

# NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black inl	k:					
NAME ADD	DRESS	CITY	STATE	ZIP	OWNER /	OPTION
Evan Foster Chick-fil-A, Inc. 5200 Bul 770-842-9758	ffington Road	Atianta	GA orp.com	3034 <del>9</del>	6. 60 mm 10 m	 X
Centro GA Kingston Overlook LL	C 420 Lexin	gton Avenue, 7ti	1 FI, New York, NY	10170	(C. 1001   1001	X
Lisa Teah Reusche and	5809 Cypress	ľ	t Worth, Texas		<u> </u>	
Tanya Shoroo Browning	118 A).	Peters Ro	0#338 KM	ylk 37923	_X_	w
	محمد مرساود اولد و اورد			populating manufacture and a property of the p	**** * * * *	
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			A refer			
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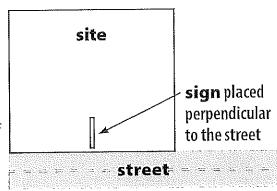
#### REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

#### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:
The 34th and (the day after the Planning Commission meeting)
Signature: See attached
Printed Name: Check-fel-A Washall Wilken
Phone: Email:
Date: December 5, 2019
File Number: 1-B-20-UR



#### 2017.0425 Chick-fil-A - Kingston Pike, Knoxville, TN Use on Review Submittal

Fri, Dec 6, 2019 at 1:59 PM

Mike:

I confirmed with the Operator, Marshall Wilkens, that he picked up the sign.

Thanks again!

[Quoted text hidden]