

SPECIAL USE REPORT

► **FILE #:** 8-C-24-SU

AGENDA ITEM #: 18

AGENDA DATE: 8/8/2024

► **APPLICANT:** COREY BOSS

OWNER(S): Robert Shagan

TAX ID NUMBER: 58 N D 036

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 4861 N BROADWAY

► **LOCATION:** Southwest quadrant of the intersection at Woodrow Rd and N Broadway

► **APPX. SIZE OF TRACT:** 1.93 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via N Broadway, a major arterial with 65 ft of pavement width within 110 ft of right-of-way; and via Woodrow Dr, a local street with 20 ft of pavement width within 36 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

► **ZONING:** C-G-2 (General Commercial), F (Floodplain Overlay)

► **EXISTING LAND USE:** Commercial

► **PROPOSED USE:** Drive-through facility

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial, public-quasi public (utility structure) - C-G-2 (General Commercial), F (Floodplain Overlay), OS (Parks and Open Space)

South: Commercial - C-G-2 (General Commercial), F (Floodplain Overlay)

East: Commercial, office - C-G-2 (General Commercial)

West: Commercial - C-G-2 (General Commercial), F (Floodplain Overlay)

NEIGHBORHOOD CONTEXT: The property is in the N. Broadway commercial corridor at the intersection with Woodrow Dr. The Highland residential neighborhood is the west and the Broadway Square Shopping Center is to the south.

STAFF RECOMMENDATION:

► **Approve the request for a drive-through facility for a restaurant with approximately 1,500 sqft of floor area, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to

the principal use standards for drive-through facilities (Article 9.3.F) and signs (Article 13).

2. Modifying the curb line around the south side of the building to maintain a 20-ft driveway width to accommodate the drive-through lane and the bail out lane per Article 9.3.F.

3. No encroachments within the FEMA floodway are permissible unless a no-rise certification demonstrates that there is no increase in flood levels during the occurrence of the 0.2 percent chance of flood. The no-rise certification must be provided to the Knoxville Department of Engineering during permitting. Encroachments include but are not limited to ground-mounted signage.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the C-G-2 zoning district and the criteria for approval of a special use.

COMMENTS:

This request is to convert 1,500 sqft of an existing 20,000 sqft shopping center to a restaurant with a drive-through facility. The restaurant is proposed in the southern (left) end of the building with the drive-through window located on the south building elevation. The drive-through lane is only accessible from Woodrow Drive and wraps around the rear of the building. The existing angled parking spaces to the rear of the building will be converted to parallel spaces, and a curbed island will be provided at the end of the parallel spaces for the menu board.

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. The One Year Plan and North City Sector Plan designation for this site is GC (General Commercial), which recommends a wide range of retail and service-oriented uses.

B. The entire property is also located in the SP (Stream Protection) area, which aligns with the FEMA 500-year floodplain for First Creek. Most of the property is located within the 100-year floodplain, and the rear of the property is located within the floodway. Any new encroachments into the floodway or no-fill area, such as ground-mounted signage, will require a "no-rise" certification that flood levels will not increase.

C. The North City Sector Plan includes a small area plan for Fountain City. The focus of the study is the four elements of walkability: 1) a mix of land uses, 2) network of bike and pedestrian facilities, 3) site design and details, and 4) safety.

D. There are no pedestrian facilities along the subject property's street frontages. The existing access points will not change, and the overall site plan only proposes minor modifications to the rear and south side of the building.

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

A. C-G zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors, and to promote mixed-use development in a pedestrian-oriented environment. The district is divided into three levels of intensity related to the overall form and design of the development, but permitted uses are the same across all levels.

B. The proposed drive-through facility makes only minor changes to the shopping center site plan. The entrance point for the drive-through is the existing driveway to the rear of the building, which can only be accessed from Woodrow Drive. Vehicles exiting the drive-through can access N. Broadway and Woodrow Drive.

C. The proposal meets the principal use standards for drive-through facilities (Article 9.3.F) with the recommended conditions.

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 proposal will only make minor modifications to the exterior of the building to install a drive-through window on the south side of the building.

B. The N. Broadway commercial corridor consists primarily of auto-oriented uses.

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 subject site is surrounded by nonresidential uses of similar nature.

B. New encroachments within the FEMA floodway are not permissible unless a no-rise certification demonstrates that there is no increase in flood levels during the occurrence of the 0.2 percent chance of flood.

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

A. It is not anticipated that additional traffic will be drawn through residential streets because the property has direct access to a major arterial street.

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.

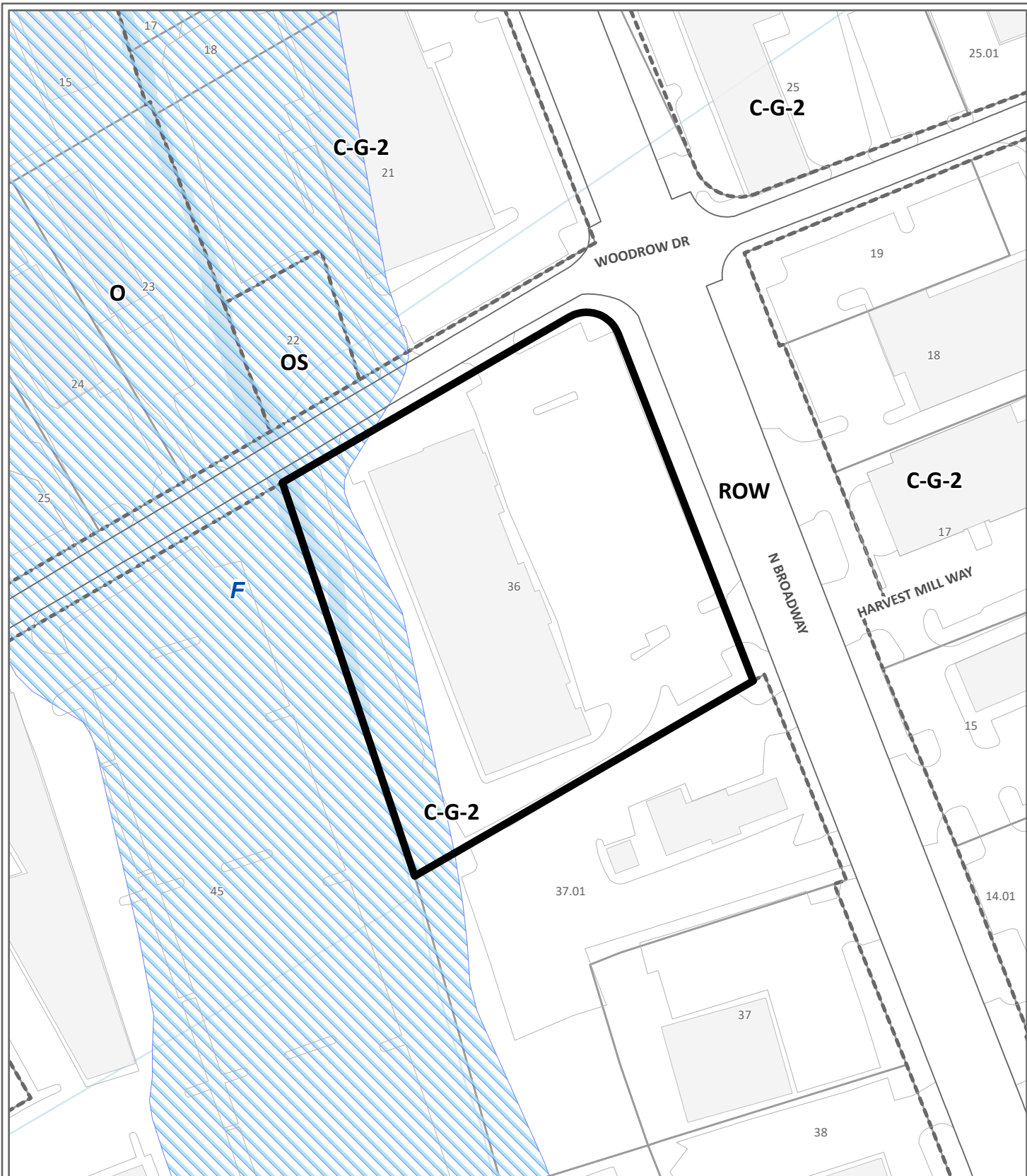
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

B. New encroachments within the FEMA floodway are not permissible unless a no-rise certification demonstrates that there is no increase in flood levels during the occurrence of the 0.2 percent chance of flood.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



SPECIAL USE

8-C-24-SU

Petitioner: Corey Boss



Drive-through facility in C-G-2 (General Commercial), F
(Floodplain Overlay)

Original Print Date: 7/10/2024

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

Map No: 58
Jurisdiction: City

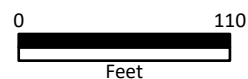
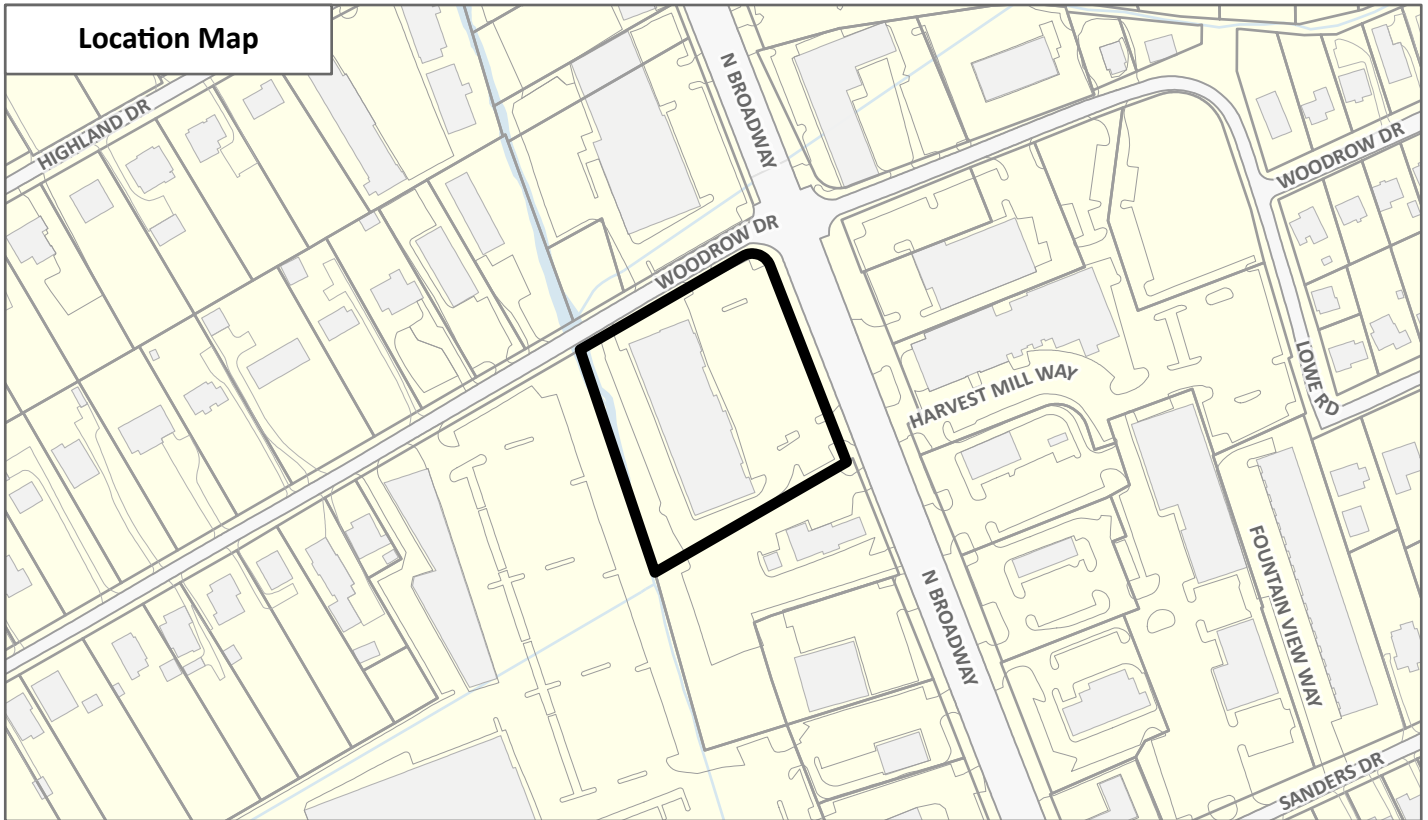


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

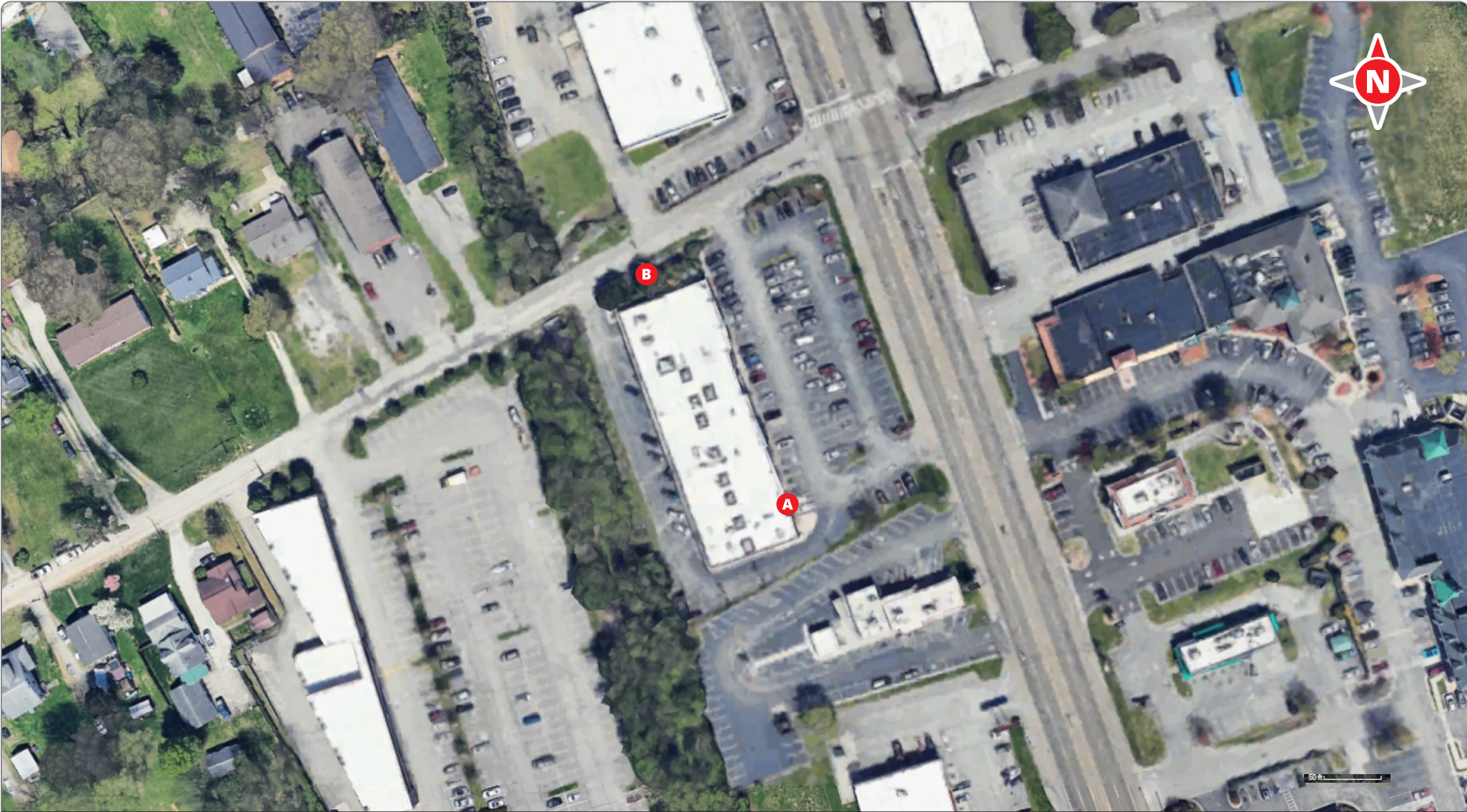
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Case boundary

0 275
Feet





SITE VIEW

ASC
Atlantic Sign Company

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Cincinnati, OH 45206**
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APPROVED
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Revised: 7/22/2024
SIGNATURE _____ DATE _____

CUSTOMER	SMOOTHIE KING - FOUNTAIN CITY, TN
LOCATION	4861 N. BROADWAY STREET, KNOXVILLE, TN, 37918
SALES REP	WILLIAM YUSKO
PROJECT MGR.	DAVID SNELLING
DRAWN BY	RYAN PARKER
DATE	3-25-2024
FILE NAME:	108002 SMOOTHIE KING_FOUNTAIN CITY_TN



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PROPOSED

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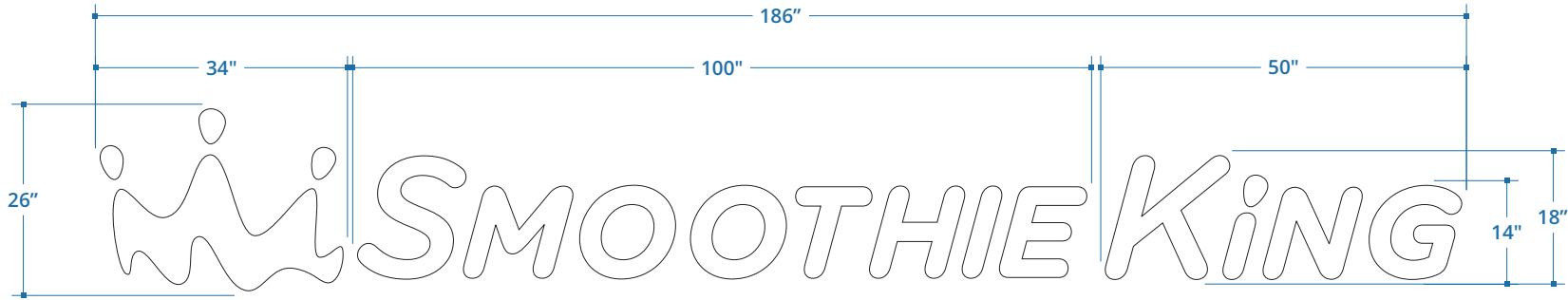
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LED ILLUMINATED CHANNEL LETTERS: -- SQ FT - QUANTITY 1
1/2" SCALE

SIDE VIEW

BACKS : 3MM ACM

RETURNS : .040" x 3" DEEP ALUM. RETURN - PMS COOL GRAY 7C

TRIM CAP : 1" METALLIC SILVER

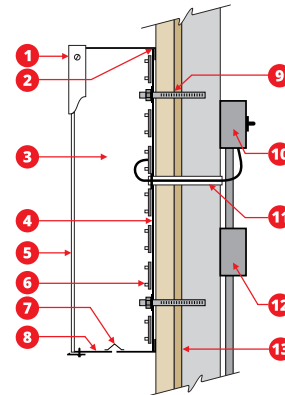
FACES : .177" #7328 WHITE PLEX WITH 1ST SURFACE VINYL (SEE COLOR PALETTE)

ILLUMINATION : USE WHITE LEDS & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION - EXTERNAL DISCONNECT SWITCH ON "G" IN "KING"

MOUNTING: #8 X 3 1/2" WOOD SCREWS INTO WOOD BLOCKING/FRAMING FOR EIFS FACADE OR #12 X 2 1/2" TAPCONS W/ MINIMUM 2" EMBEDMENT IF GOING INTO BLOCK/BRICK W/ MIN OF 4 FASTENERS PER LETTER - SEAL ALL WALL PENETRATIONS W/ SILICONE

COLORS USED

FLUSH MOUNTED - FACE LIT CHANNEL LETTERS



- 1 FACE TRIM-CAP
- 2 SILICONE SEAL - TYPICAL
- 3 INTERIOR PAINTED WHITE
- 4 .063" ALUMINUM BACK
- 5 3/16" THICK ACRYLIC FACE
- 6 LED MODULES
- 7 WEEP HOLES (BAFFLES AS REQUIRED)
- 8 .040 ALUMINUM RETURN
- 9 1/4"D. X 4" LONG ALL-THREAD WITH SILICONE ADHESIVE
- 10 LOW VOLTAGE LED POWER SUPPLY WITH DISCONNECT
- 11 METAL PASS-THRU WITH 16GA LOW VOLTAGE WIRE
- 12 20 AMP/120 VOLT JUNCTION BOX BY OTHERS
- 13 WALL CONSTRUCTION TBD BY SURVEY



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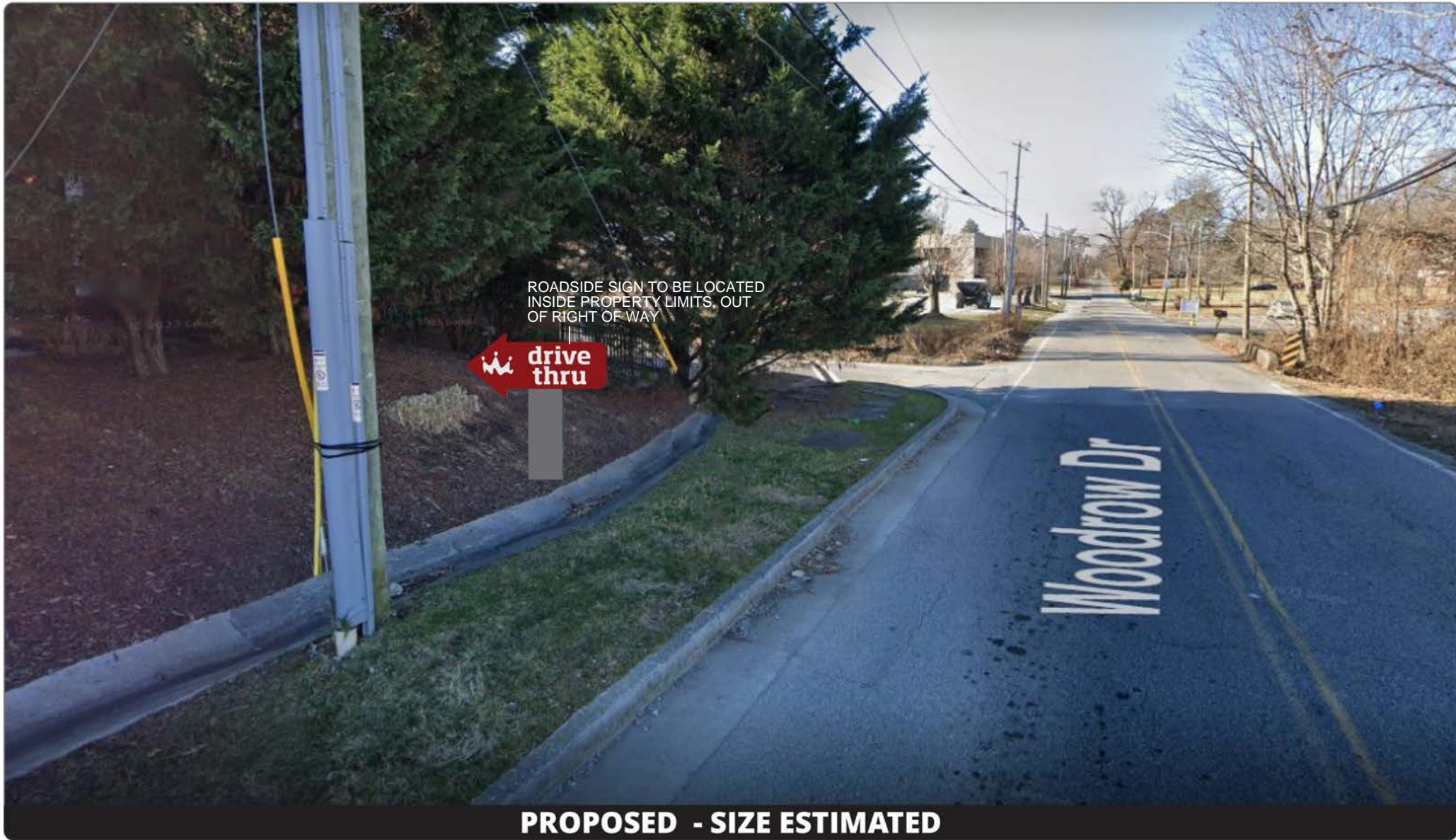
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PROPOSED - SIZE ESTIMATED



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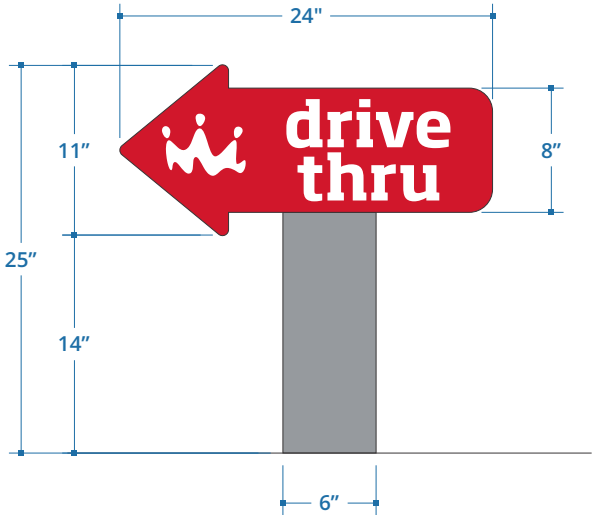
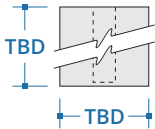
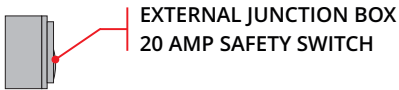
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CALCULATIONS ARE ESTIMATED - SURVEY REQUIRED

SQUARE FOOTAGE ALLOWANCES			
1.5 SQUARE FEET ALLOWED PER LINEAR FOOT OF FRONTAGE			
FRONTAGE	00'-00"	MAX ALLOWED	000 USED 000

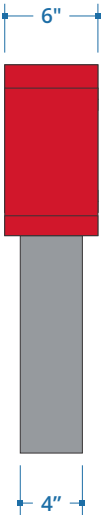
SQUARE FOOTAGE ALLOWANCES			
20% OF TOTAL STOREFRONT AREA / 75% MAX WIDTH OF STOREFRONT			
HxW	21'-00" x 32'-10"	MAX ALLOWED	138 USED 43



SIDE A



SIDE B



D/F NON-ILLUMINATED DIRECTIONAL SIGN: 2 SQUARE FEET • **QUANTITY 1**
1 1/2" SCALE

SIDE:
1 1/2" SCALE

SPECIFICATIONS

3/16" WHITE PLEX FACES WITH APPLIED VINYL GRAPHICS

1" RED JEWELITE TRIM

12" ALUMINUM RETURNS

NON ILLUMINATED

ALUMINUM CLADDING POLE COVER PAINTED GRAY

DIRECT BURY INSTALLATION WITH 36" LONG PIPE

**** POSSIBLE UTILITIES IN PROPOSED AREA ****

COLORS USED

AVERY
UC900-343-T
Vivid Red

PANTONE
1797
Red

PANTONE
Cool Gray 7
Gray



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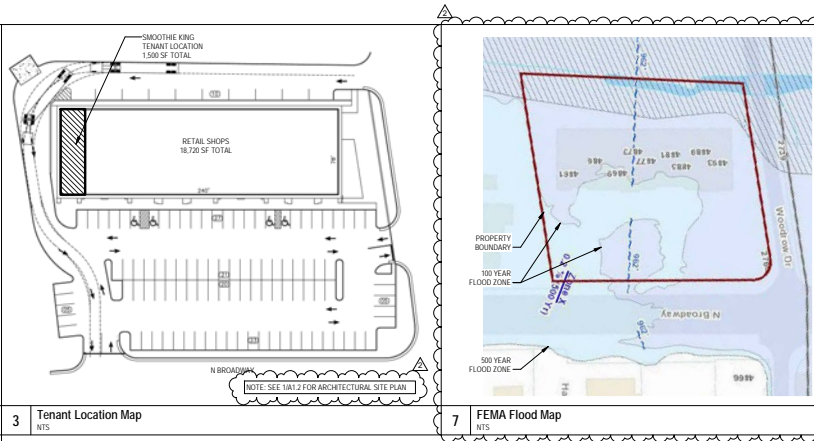
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Tenant Improvement for:

Smoothie King #1933

4861 North Broadway Street
Knoxville, TN 37918

05.17.2024



6 Vicinity Map NTS

Owner: Graham Corporation
2300 Old Cahaban Drive
Knoxville, TN 37912
Contact: Craig Campbell
C.campbell@grahamcorporation.com

Client: Sean Campbell & Vaseetha Satharath
4861 North Broadway Street
Knoxville, TN 37918
Contact: Sean Campbell
S.campbell@grahamcorporation.com

Architect: Studio Four Design, Inc.
414 Clinch Avenue
Knoxville, TN 37902
Contact: Stacy Cox
T: 865.523.5001
F: 865.523.5000
E: scox@sf4design.com

GENERAL CONTRACTOR CONTACT VENDORS

- BERBRIDGE MANUFACTURING - BRANDON WYNN - 210-650-3050 - BRANDON@BERBRIDGE.COM (EXT. METAL CLADDING)
- HOSKINS - CRAIG SVANE - 1-800-438-6057 - CSVANE@HOSKINS.COM (DOOR)
- MECHANICAL ACCESS - CHAD BAUER - 1-800-621-5045 x118 - READY@READYACCESS.COM (DRIVE THRU WINDOW)
- LOBBY ELECTRIC - ALETTA CLARK - 614-421-3397 - ALETTA@ALETTA-CORP.COM (DRIVE THRU WINDOW)
- (LIGHTING) - ANTHONY SCIOU - 614-246-4960 - ANTHONY@SCIOU-DESIGN.COM (LIGHTING)
- SHERWIN WILLIAMS - CONTACT LOCAL REPRESENTATIVE (INTERIOR & EXTERIOR PAINT)
- SPECIALTY LIGHTING GROUP - JESSIE TEJADA - 860-787-6110 x235 - JESSIE@TEJADALIGHTING.COM (LIGHTING)
- USG - JOHN FUNES - 312-436-5841 (OFFICE) - 312-401-4579 (CELL) - JFUNES@USG.COM (CEILING TILES)

FRANCHISE CONTACT VENDORS

- ALLEN INDUSTRIES - DAN BARCLAY - 1-800-477-3978 x309 - DANIEL.BARCLAY@ALLENINDUSTRIES.COM (CANOPES)
- CJMS - JODI HINARD - 360-892-5480 - JODI@CJMS.COM (STORE MUSIC)
- CJMS - JODI HINARD - 360-892-5480 - JODI@CJMS.COM (DRIVE THRU MENU BOARDS)
- CREATIVE MATERIALS - ALISON PICKER - 318-713-5395 - APICKER@CREATIVEMATERIALS.COM (FLOOR/WALL TILE)
- HML - JOSH NOLAN - 800-848-4468 - JNOLAN@HML.COM (DRIVE THRU HEADSET, LOOP, SPEAKER SYSTEM)
- STONE DECOR - ANGIE LAMMER - 972-475-4004 x2706 - ANGIE@HISTORICSTONE.COM (INTERIOR GRAPHICS)

FURNITURE, FIXTURES & EQUIPMENT (FF&E) - APPROVED PROVIDERS

WASSERBROM - TYLER GREER - 614-737-8963 - TYLER@WASSERBROM.COM (EQUIP, CABINERY & FURNITURE)

5 Project Contacts NTS

	EARTH		WOOD - ROUGH
	GRAVEL		BATT INSULATION
	CONCRETE		GYPSUM BOARD
	RIGID INSULATION		ACOUSTIC TILE
	METAL		MASONRY VENEER
	PLYWOOD		CONCRETE MASONRY UNIT
	WOOD - FINISHED		

4 Materials Legend NTS

3 Tenant Location Map NTS

8-C-24-SU Revised: 7/22/2024

Legend:

- WALL TYPE
- CENTER LINE
- COLUMN GRID
- ELEVATION MARKER
- POINT ELEVATION
- DOOR IDENTIFICATION
- WINDOW IDENTIFICATION
- CEILING IDENTIFICATION
- DETAIL SECTION MARKER
- NORTH ARROW
- ACCESSORY TAG
- ROOM IDENTIFICATION
- REVISION NOTE
- ROOM FINISH MARKER
- INTERIOR FINISH ELEVATION

2 Graphic Symbols NTS

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, CONTRACTOR SHALL OBTAIN CLARIFICATION IN WRITING FROM THE ARCHITECT.
- INTERIOR AND EXTERIOR WALL AND PARTITION DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE FROM OUTSIDE EDGE TO OUTSIDE EDGE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES, REGULATIONS AND ORDINANCES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION.
- FIRE EXTINGUISHERS ARE REQUIRED IN THE SPACE PER NFPA 10. MOUNT CABINETS AND EXTINGUISHERS AT LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE FIREBIDDING INSPECTOR.
- CONSTRUCTION MATERIALS SPECIFIED AND NOTED ON THE DRAWINGS ARE REPRESENTATIVE OF THE GENERAL DESIGN INTENT.
- GENERAL CONTRACTOR TO VERIFY CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ARE DIFFERENT THAN SHOWN IN DRAWINGS, CONTACT ARCHITECT IMMEDIATELY.
- WHERE A DETAIL IS SHOWN ON A NOTE IS DESCRIBED FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY NOTED ON THE DRAWINGS.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SURROUNDINGS PROPERTY, STREETS, WALKS, ETC. DURING CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED AS A RESULT.
- CONTRACTOR TO COORDINATE LOCATION OF TEMPORARY CONSTRUCTION BARRIERS WITH OWNER. MEANS OF EGRESS EXIT ACCESS ROUTES MUST REMAIN OPEN AND ACCESSIBLE TO ALL OCCUPANTS.

1 General Notes NTS

Construction Documents 05.17.2024

GENERAL				
G0.0	Cover Sheet			
G0.1	Accessibility Details			
G0.2	Specifications			
LIFE SAFETY				
LS1.1	Life Safety Plan & Code Review			
ARCHITECTURAL				
A1.2	Architectural Site Plan			
A1.3	Drive Thru Details (Reference Only)			
A1.4	Floor Plan			
A1.5	Equipment & Furniture Plan (Reference Only)			
A1.6	Reflected Ceiling Plan and Drive Thru Elevation			
A1.7	Finish Floor Plan			
A1.8	Graphic Plan, Schedule, & Interior Elevations			
A1.9	Interior Elevations & Details			
A1.10	Interior Elevation & Details			
PLUMBING				
P1.1	General			
P1.2	Details, Schedules and Riser Diagram			
P1.3	Floor Plans - Plumbing			
MECHANICAL				
M1.1	General			
M1.2	Details			
M1.3	Schedules			
M1.4	Schedules			
M1.5	Floor Plan - Mechanical			
ELECTRICAL				
E1.1	General			
E1.2	One-Line Diagram and Schedules			
E1.3	Energy Compliance Report			
E1.4	Floor Plan - Power			
E1.5	Floor Plan - Lighting			

- REMOVE ALL MATERIALS AS INDICATED ON THE DRAWINGS.
- FILL EXCAVATIONS, OPEN PITS, AND HOLES IN GROUND AREAS GENERATED AS RESULT OF REMOVALS, USING SPECIFIED FILL. COMPACT FILL SEE CIVIL DRAWINGS.
- COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC.
- DO NOT BEGIN REMOVAL UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM OWNER.
- DO NOT BEGIN REMOVAL UNTIL BUILT ELEMENTS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED.
- DO NOT BEGIN REMOVAL UNTIL VEGETATION TO BE RELOCATED HAS BEEN REMOVED AND SPECIFIED MEASURES HAVE BEEN TAKEN TO PROTECT VEGETATION TO REMAIN.
- PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED.
 - A. PROVIDE BRACING AND SHORING.
 - B. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES.
 - C. STOP WORK IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER.
- HAZARDOUS MATERIALS: COMPLY WITH 29 CFR 1926 AND STATE AND LOCAL REGULATIONS.
- COORDINATE WORK WITH UTILITY COMPANIES' NOTIFY BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. OBTAIN REQUIRED PERMITS.
- PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE.
- DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING LIFE SAFETY SYSTEMS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
- DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING UTILITY BRANCHES OR TAKE-OFFS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
- LOCATE AND MARK UTILITIES TO REMAIN. MARK USING HIGHLY VISIBLE TAGS OR CLAWS, WITH IDENTIFICATION OF UTILITY TYPE. PROTECT FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION, USING SUBSTANTIAL BARRICADES IF NECESSARY.
- PREPARE BUILDING DEMOLITION AREAS BY DISCONNECTING AND CAPPING UTILITIES OUTSIDE THE DEMOLITION ZONE. IDENTIFY AND MARK UTILITIES TO BE SUBSEQUENTLY RECONNECTED, IN SAME MANNER AS OTHER UTILITIES TO REMAIN.
- MAINTAIN WEATHERPROOF EXTERIOR BUILDING ENCLOSURE EXCEPT FOR INTERRUPTIONS REQUIRED FOR REPLACEMENT OR MODIFICATIONS. TAKE CARE TO PREVENT WATER AND HUMIDITY DAMAGE.
- PROTECT EXISTING WORK TO REMAIN.
 - A. PREVENT MOVEMENT OF STRUCTURE. PROVIDE SHORING AND BRACING IF NECESSARY.
 - B. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
 - C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
- PATCH AS SPECIFIED FOR PATCHING NEW WORK.
- REMOVE DEBRIS, JUNK, AND TRASH FROM SITE. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
- CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

1 Demolition Notes NTS



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Tenant Improvement for:
Smoothie King #1933

4861 North Broadway Street
Knoxville, TN 37918

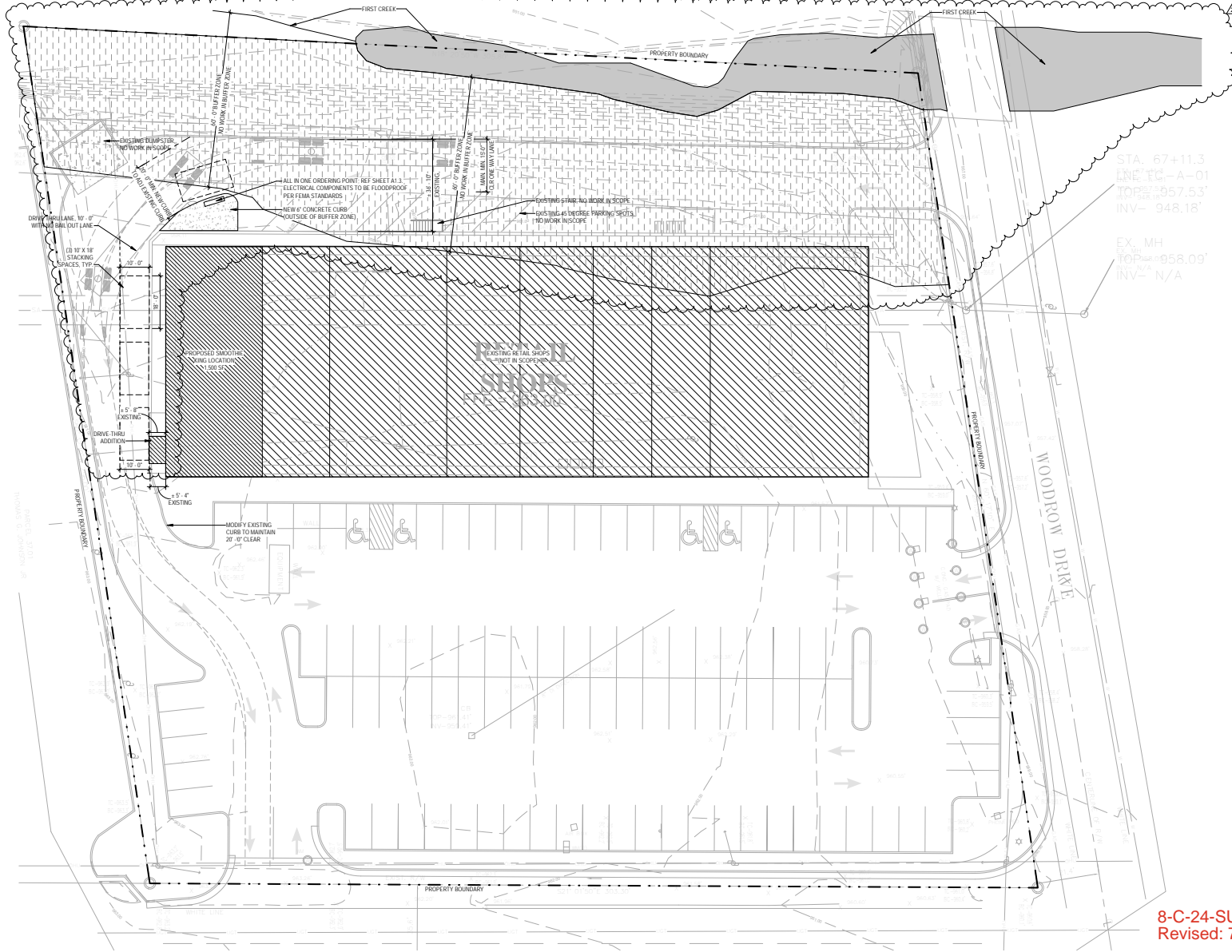


Project Phase: Construction Documents

Issue Date: 05.17.2024		
Revisions		
No.	Description	Date
1	City Comments	06/06/2024
2	Drive Thru	Date 2

Review Number: 8-C-24-SU
Job Number: 22144
Cover Sheet

G0.0



8-C-24-SU
Revised: 7/22/2024



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Tenant Improvement for:
Smoothie King #1933

4861 North Broadway Street
Knoxville, TN 37918



Project Phase: Construction Documents

Issue Date: 05.07.2024	
Revisions	
No.	Description
1	100% Comments
2	Drive Thru

Review Number: 8-C-24-20
Job Number: 22144
Architectural Site Plan

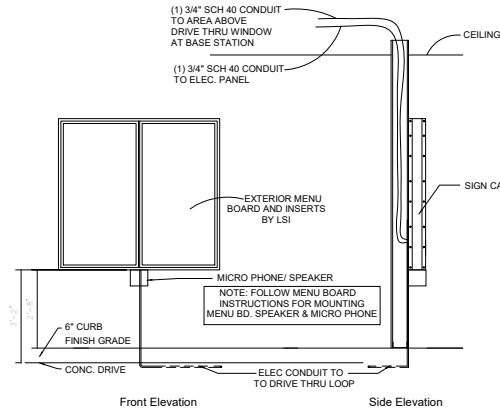
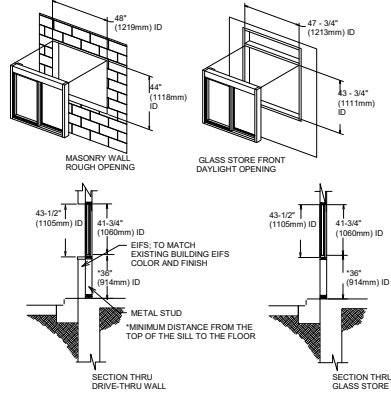
A1.2

READY ACCESS 275

Physical Installation

Before you begin installing your Ready Access Drive-Thru Window, you must determine what type of installation will be required. Example: Wood Framing, Masonry Framing, etc. Please refer to the details below and pick which one best fit your application.

See Chart previous pages for Masonry and Glazing Rough Opening Sizes



8 Detail - Drive Thru POS Cab

1/2" x 1/2"

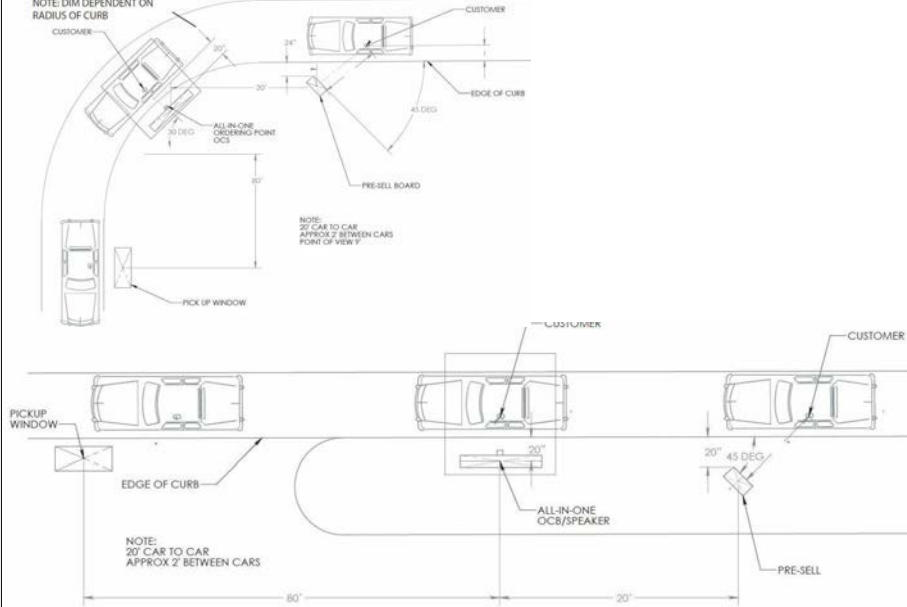
DRIVE THRU SCHEDULE

MARK	SY	QTY	DESCRIPTION
A	SEE	SEE	MENU BOARD (CONTACT JODI HINAND AT CSMs - 360-892-5480)
B	SEE	G.C.	MENU INSERT (PROVIDED BY COLORMARK)
C	SEE	SEE	HME BUNDLE (HEADSETS, VEHICLE DETECTION) CONTACT CRAIG AT 770-309-1768
D	SEE	G.C.	DRIVE THRU WINDOW-SEE DETAIL 5/A-9 CONTACT READY ACCESS AT 800-821-5045 FOR WINDOW ORDERS AND NATIONAL PRICING. FOR INSTALLATION DETAILS WEB SITE: WWW.READY-ACCESS.COM

NOTE: CONTRACTOR TO FINALIZE LOCATION OF DRIVE THROUGH EQUIPMENT WITH OWNER AND LANDLORD PRIOR TO ROUGH-IN AND INSTALLATION.

6 Detail - Drive Thru Window

NTS



3 Detail - Typ. Drive Thru Menu Board Set Up

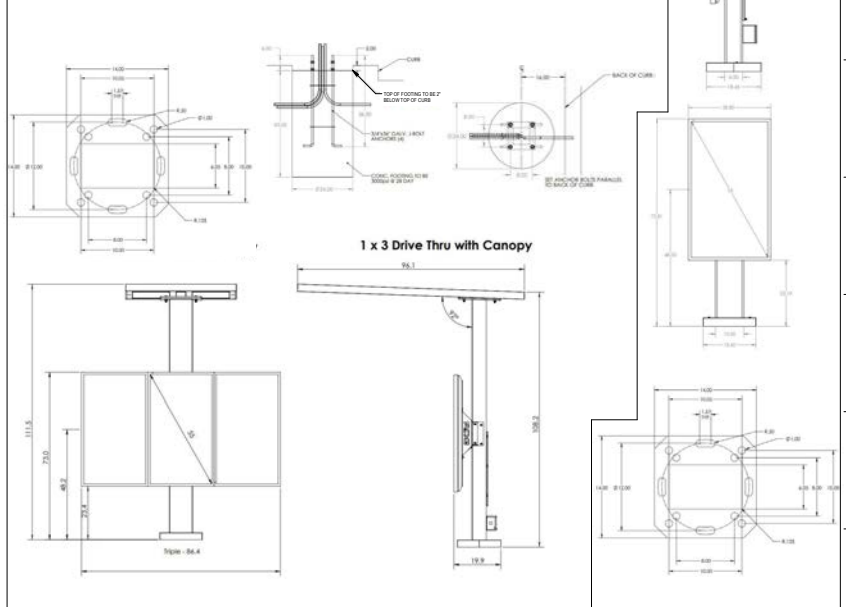
NTS

5 Drive Thru Schedule

NTS

2 Drive Thru Awning Detail

1/2" x 1/2"

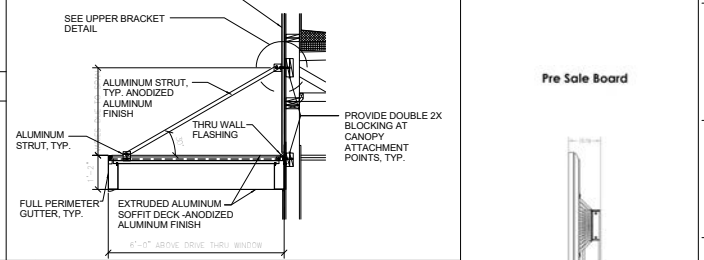


2 Exterior Menu Board Elevation Detail and Mounting

NTS

1 Menu Board Detail

1/2" x 1/2"



1 Pre-Sale Board and Mounting

NTS



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8-C-24-SU
Revised: 7/22/2024

Tenant Improvement for:
Smoothie King #1933

4861 North Broadway Street
Knoxville, TN 37918



Project Phase: Construction Documents

Issue Date: 05.17.2024		
Revisions		
No.	Description	Date

Review Number: 8-C-24-SU

Job Number: 22144

Drive Thru Details
(Reference Only)

A1.3

8-C-24-SU
Revised: 7/22/2024

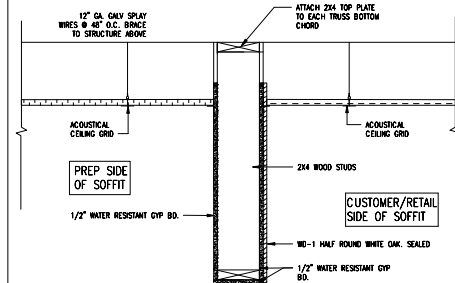
Tenant Improvement for:
Smoothie King #1933

[illegible]

Job Number: 22144

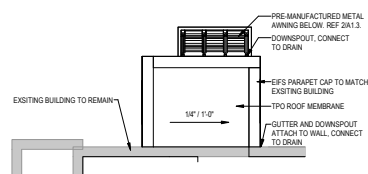
Reflected Ceiling Plan and
Drive-Thru Elevation

A2.1

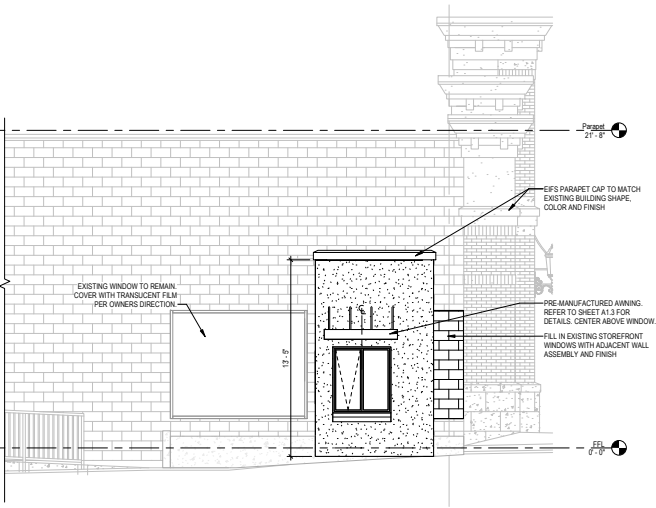


5	Reflected Ceiling Plan 1/4" = 1'-0"
---	--

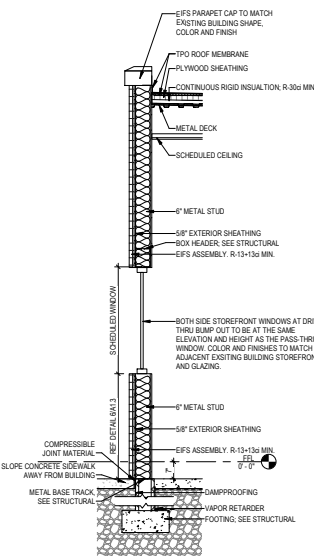
1	Detail - Soffit Section 1 1/2" = 1'-0"
---	--



4	Drive-Thru Roof Plan $\frac{1}{4}" = 1'-0"$
---	---



3 Drive-Thru Exterior Elevation



2	Drive-Thru Wall Section 1/2" = 1'-0"
---	---

LIGHTING NOTES

1. IF APPLICABLE, RELOCATE EXISTING PRISMATIC 2 X 4 LIGHT FIXTURES IN THE BACK AREA AS NECESSARY DUE TO THE NEW STORE LAYOUT.
2. PROVIDE CONDUIT, WIRE, LIGHT FIXTURES, ETC. TO ACCOMMODATE NEW LIGHTING ARRANGEMENT AND AS REQUIRED TO MAINTAIN CIRCUIT CONTINUITY OF LIGHTS TO REMAIN.
3. RELOCATE EXISTING LIGHT SWITCHES AS REQUIRED. SEE LIGHTING SWITCHING LEGEND
4. EXIT SIGNS COMPLYING WITH 101:5-10 SHALL DEFINE EXITS AND ACCESS TO EXITS WHERE THE EXIT IS NOT IMMEDIATELY APPARENT.
5. IF THERE IS AN EXISTING FIRE ALARM SYSTEM, MODIFICATIONS SHALL BE DONE IN ACCORDANCE WITH NFPA 101, NFPA 72 AND ADA-AG.

MECHANICAL NOTES

1. AFTER DIFFUSER INSTALLATION, CONTRACTOR SHALL PERFORM A PRELIMINARY FUNCTIONAL TEST ON ALL DIFFUSERS TO PROVE THAT ALL DIFFUSERS RESPOND TO THE THERMOSTAT SIGNAL CALLING FOR THE COMPLETE SHUT-OFF OF AIR DELIVERY WHEN SATISFIED, AND THAT ALL CONTROL TUBES AND CAPS ARE PROPERLY CONNECTED.
2. CONTRACTOR TO REMOVE PIPING WHICH IS IN THE WAY OF NEW CONSTRUCTION AND CAP PIPING AS REQUIRED.

FURN. LEGEND				
	PROD. CODE	QTY	UNIT	DESCRIPTION
13-17	D.C. 150	6	C.	150" SQUARE 24" HGT. BRASS LUGS LIVING TELEPHONE #424 - 24" DIA. 20" DIA. 15" HGT. EXP. TO THE GRID SYSTEM, OR EQUAL, USED AT STATION AREA
13-18	---	---	---	Two 1000mm diameter 24" HGT. ANGLED IRON CLING SYSTEM-TEMPERATURE WHITE WHITE 15" DIA. EXP. TO THE GRID SYSTEM, MADE, MADE CLAMPING CLING METS. IDENTIFIED OPTIMIZES FOR 170" PRODUCING AREA, SWATH, 15" DIA. PUMP-APPLY, SEPARATION AND 20% REDUCED, WATER RESISTANT, REMOVABLE AND CONVERTIBLE, GATE FOR USE WITH DISCONNECTS, EXCELLENT STATE
13-19	---	---	---	---
13-20	---	---	---	TELEPHONE JAIL IN PANEL 24" HGT. SQUARE CLING LUGS - #170 3270 - WHITE 9" DIA. WHITE 15" HGT. EXP. TO THE GRID SYSTEM, USED AT BACK OF HOUSE IN OFFICES
13-21	---	---	---	CLAMP AND IRON WHITE DIA. NOT COATED WITH CLAMP POLYURETHANE - SATIN, INSTALLED VERTICALLY ALTERNATE, SHAPED SOLUTIONS, MORE VISIBLE THAN THE OTHERS ARE, MADE AT 15" DIA. 15" HGT.

THE PATTERN OF THE TILE IS TO RUN AS SHOWN ON PLAN.

L I G H T I N G & M E C H A N I C A L L E G E N D

WYSŁY	SYMBOL	WYKRESZENIE	WIDOK	OPIS	WYMIARY
W1		C.C.	WIDOK Z GÓRY	W1: WYKRESZENIE WIDOKU Z GÓRY	W1: WYKRESZENIE WIDOKU Z GÓRY
W2		C.C.	WIDOK Z GÓRY	W2: WYKRESZENIE WIDOKU Z GÓRY	W2: WYKRESZENIE WIDOKU Z GÓRY
W3		C.C.	WIDOK Z GÓRY	W3: WYKRESZENIE WIDOKU Z GÓRY	W3: WYKRESZENIE WIDOKU Z GÓRY
W4		C.C.	WIDOK Z GÓRY	W4: WYKRESZENIE WIDOKU Z GÓRY	W4: WYKRESZENIE WIDOKU Z GÓRY
W5		C.C.	WIDOK Z GÓRY	W5: WYKRESZENIE WIDOKU Z GÓRY	W5: WYKRESZENIE WIDOKU Z GÓRY
W6		C.C.	WIDOK Z GÓRY	W6: WYKRESZENIE WIDOKU Z GÓRY	W6: WYKRESZENIE WIDOKU Z GÓRY
W7		C.C.	WIDOK Z GÓRY	W7: WYKRESZENIE WIDOKU Z GÓRY	W7: WYKRESZENIE WIDOKU Z GÓRY
W8		C.C.	WIDOK Z GÓRY	W8: WYKRESZENIE WIDOKU Z GÓRY	W8: WYKRESZENIE WIDOKU Z GÓRY
W9		C.C.	WIDOK Z GÓRY	W9: WYKRESZENIE WIDOKU Z GÓRY	W9: WYKRESZENIE WIDOKU Z GÓRY
W10		C.C.	WIDOK Z GÓRY	W10: WYKRESZENIE WIDOKU Z GÓRY	W10: WYKRESZENIE WIDOKU Z GÓRY
W11		C.C.	WIDOK Z GÓRY	W11: WYKRESZENIE WIDOKU Z GÓRY	W11: WYKRESZENIE WIDOKU Z GÓRY
W12		C.C.	WIDOK Z GÓRY	W12: WYKRESZENIE WIDOKU Z GÓRY	W12: WYKRESZENIE WIDOKU Z GÓRY
W13		C.C.	WIDOK Z GÓRY	W13: WYKRESZENIE WIDOKU Z GÓRY	W13: WYKRESZENIE WIDOKU Z GÓRY
W14		C.C.	WIDOK Z GÓRY	W14: WYKRESZENIE WIDOKU Z GÓRY	W14: WYKRESZENIE WIDOKU Z GÓRY
W15		C.C.	WIDOK Z GÓRY	W15: WYKRESZENIE WIDOKU Z GÓRY	W15: WYKRESZENIE WIDOKU Z GÓRY
W16		C.C.	WIDOK Z GÓRY	W16: WYKRESZENIE WIDOKU Z GÓRY	W16: WYKRESZENIE WIDOKU Z GÓRY
W17		C.C.	WIDOK Z GÓRY	W17: WYKRESZENIE WIDOKU Z GÓRY	W17: WYKRESZENIE WIDOKU Z GÓRY
W18		C.C.	WIDOK Z GÓRY	W18: WYKRESZENIE WIDOKU Z GÓRY	W18: WYKRESZENIE WIDOKU Z GÓRY
W19		C.C.	WIDOK Z GÓRY	W19: WYKRESZENIE WIDOKU Z GÓRY	W19: WYKRESZENIE WIDOKU Z GÓRY
W20		C.C.	WIDOK Z GÓRY	W20: WYKRESZENIE WIDOKU Z GÓRY	W20: WYKRESZENIE WIDOKU Z GÓRY



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

Corey Boss

Applicant Name

Affiliation

6/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-C-24-SU

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Corey Boss Studio Four Design+Michael Graves

Name / Company

414 Clinch Ave Knoxville TN 37902

Address

865-342-8716 / cboss@michaelgraves.com

Phone / Email

CURRENT PROPERTY INFO

Robert Shagan

Owner Name (if different)

8200 Kingston Pike Knoxville TN 37919

Owner Address

865-693-3300

Owner Phone / Email

4861 N BROADWAY

Property Address

58 N D 036

Parcel ID

1.93 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest quadrant of the intersection at Woodrow Rd and N Broadway

General Location

☒ City

Council District 5

C-G-2 (General Commercial), F (Floodplain Overlay)

Commercial

☐ County District

Zoning District

Existing Land Use

GC (General Commercial), SP (Stream Protection)

Land Use (City)/Place Type (County)

N/A (Within City Limits)

Growth Policy Plan Designation

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 checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Drive-through facility			

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	Corey Boss Please Print	6/24/2024 Date
---------------------	-----------------------------------	--------------------------

Phone / Email

Property Owner Signature	Robert Shagan Please Print	6/24/2024 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
 - ☐ PA
- ☐ Rezoning

Corey Boss

Architect

Applicant Name

Affiliation

6/24/2024

August 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

8-C-24-SU

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

Corey Boss

Studio Four Design+Michael Graves

Name

Company

414 Clinch Ave

Knoxville

TN

37902

Address

City

State

ZIP

865-523-5001

cboss@michaelgraves.com

Phone

Email

CURRENT PROPERTY INFO

Robert Shagan

8200 Kingston Pike, Knoxville, TN 37919

865-693-3300

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4861 North Broadway Street

036.00

Property Address

Parcel ID

KUB

KUB

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

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan
 ☒ Use on Review / Special Use
 ☐ Hillside Protection COA
☐ Residential
 ☐ Non-Residential

Home Occupation (specify) _____

Drive Through Addition
 Other (specify) _____

Related City Permit Number(s)
IBC-ALT-24-0385

SUBDIVISION REQUEST

Proposed Subdivision Name _____

☐ Combine Parcels
 ☐ Divide Parcel
 Unit / Phase Number _____ 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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
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

Corey Boss

Please Print

6/21/2024

Date

865-523-5001

cboss@michaelgraves.com

Phone Number

Email



06/24/24

Robert Shagan

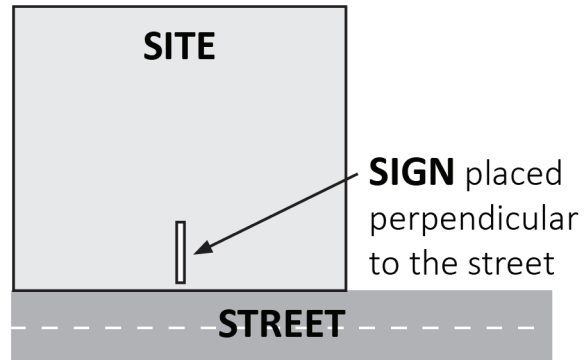
06/24/2024, SG

Property Owner Signature

Please Print

Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **07/26/2024** _____ and _____ **08/09/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Corey Boss

Date: 06/26/2024

File Number: 8-C-24-SU



Sign posted by Staff



Sign posted by Applicant