

SPECIAL USE REPORT

► **FILE #:** 8-G-25-SU

AGENDA ITEM #: 26

AGENDA DATE: 8/14/2025

► **APPLICANT:** JONATHAN TORRES

OWNER(S): Ritesh S Gaba

TAX ID NUMBER: 68 L D 013, 014, 023

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 202 CEDAR LN (204 CEDAR LN; 307 SHASTA DR)

► **LOCATION:** Southeast side of Cedar Ln, northwest side of Shasta Dr, southeast of Pratt Rd

► **APPX. SIZE OF TRACT:** 0.97 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Cedar Lane, a minor arterial with a pavement width which varies from 44 ft to 62 ft within a 85-ft to 90-ft right-of-way, and via Shasta Drive, a local street with a 19-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

► **ZONING:** C-G-1 (General Commercial), O (Office)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Drive-through facility for retail businesses

HISTORY OF ZONING: In June 1998, a request to rezone this site from O-1 (Office, Medical & Related Services) to C-3 (General Commercial) and C-1 (Neighborhood Commercial) was withdrawn at city council (3-B-98-RZ). In September 2008, a portion of this site along Cedar Lane was rezoned from O-1 (Office, Medical & Related Services) to C-3 (General Commercial) (8-A-08-RZ). In April 2021, a portion of this site along Cedar Lane was rezoned from O (Office) to C-G-1 (General Commercial) (3-C-21-RZ).

SURROUNDING LAND USE AND ZONING: North: Transportation/Communications/Utilities (parking lot), Commercial - C-H-2 (Highway Commercial)

South: Single Family Residential - RN-1 (Single Family Residential Neighborhood)

East: Commercial - C-G-1 (General Commercial)

West: Agriculture/forestry/vacant land, commercial - O (Office), C-G-1 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of residential and commercial uses. Residential uses are single family residential dwellings on small suburban

style lots. Commercial uses are retail and service businesses concentrated along Cedar Lane and the commercial node at the intersection of Cedar Lane, Merchant Drive, and Central Avenue Pike.

STAFF RECOMMENDATION:

► **Approve the request for up to two drive-through windows for retail businesses in the C-G-1 (General Commercial) zoning district, subject to 5 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. Providing privacy fencing that is a minimum of 6 feet tall along the southern boundary of the drive-through lanes (south property line of parcels 068LD013 and 068LD014). An alternative fence design, such as a slatted fence, and height may be approved by Planning staff during permitting if it is shown to block the headlights of a typical light-duty pickup truck from shining on houses along Shasta Drive.
5. The drive-through facilities can only be used for retail businesses. If another use is proposed for the drive-through facility, such as an eating and drinking establishment, a new Special Use approval is required.

With the condition noted, this plan meets the requirements for approval in the C-G-1 (General Commercial) zoning district and the criteria for approval of a special use.

COMMENTS:

The applicant proposes two drive-through windows at a 5,734 sqft multi-tenant retail center. The drive-throughs are for retail businesses only, and are located at either end, with queuing and bailout lanes that circulate around the building.

The development consists of three lots: two that front on Cedar Lane zoned C-G-1 (General Commercial) zoning district, and one that fronts on Shasta Drive zoned O (Office) zoning district. The commercial development, including the drive-through facility, is located entirely in the C-G-1 district. The detention pond is located on the northern half of the lot zoned O. The remaining portion of the O-zoned lot could be further developed with residential or office uses along Shasta Drive.

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 three subject lots were originally developed with houses that were demolished within the last 3-4 years. Redeveloping the lots is consistent with the General Plan's Development Policy 8.10, which encourages redevelopment of obsolete commercial strip space by providing incentives for "infill" rather than greenfield development.

B. Development policy 8.12 of the General Plan recommends that when commercial uses abut residential property, conditions requiring fencing, landscape screens, earth berms, height restrictions, and/or deeper than usual setbacks can improve land use transitions.

C. Development policy 11.6 of the General Plan recommends office development as a buffer between residential neighborhoods and more intense uses.

D. The two lots that are on Cedar Lane are in the GC (General Commercial) land use classification, which recommends retail and service-oriented commercial activities.

E. The lot on Shasta Drive is in the MU-SD, NC-2 (Mixed Use Special District, North City Sector Plan – North side of Shasta Drive) land use, which recommends office and neighborhood commercial uses with landscape buffers to the rear of the commercial properties and no commercial access allowed to and from Shasta Drive.

F. The Inskip Small Area Plan reiterates the recommendations of the MU-SD, NC-2 land use and provides an example landscape screening plan (see exhibit B).

G. Staff recommend a minimum 6-ft tall privacy fence be installed along the rear lot line to screen the view of the drive-through and block headlights from the residences along Shasta Drive.

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 Knoxville's commercial nodes and corridors in a pedestrian-oriented environment. The retail center providing a sidewalk connection from the public sidewalk along Cedar Lane to the building is consistent with the intent of the zoning ordinance.

B. The site and building design meet the Commercial Design Standards for the C-G-1 district.

C. The applicant received Alternative Landscape Design approval from the Administrative Review Committee, per Article 12.2.D. The approved modifications include reducing the number of shrub species from 5 to 1 and relocating the 3 trees required along the building foundation to the parking lot perimeter.

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. The proposed use would be consistent with the character of this segment of the Chapman Highway corridor, which includes several auto-oriented businesses, including a few drive-through restaurants.

B. The proposed one-story structure would be compatible in size and scale with the adjacent commercial 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. With the proposed condition of providing a 6-ft tall privacy fence along the rear lot line and by providing access to Cedar Lane only, the proposed condition will not significantly injure the value of adjacent property or detract from the immediate environment.

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

A. The development will not draw traffic through residential streets because access will be via Cedar Lane, a minor 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.

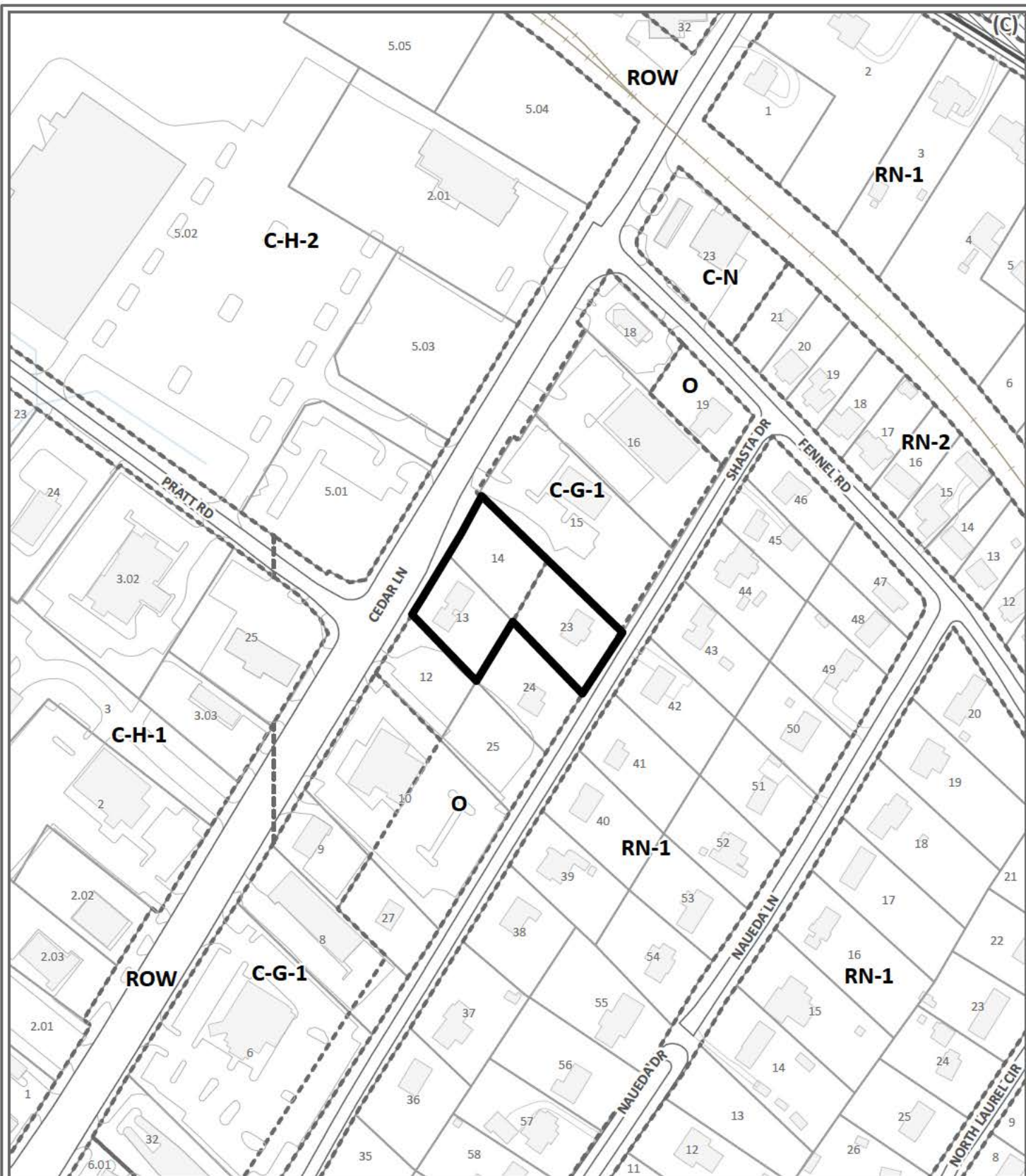
A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 472 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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-G-25-SU

Petitioner: Jonathan Torres



Drive-through facility for retail tenants in C-G-1 (General Commercial), O (Office)

Original Print Date: 6/27/2025

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

Map No: 68
Jurisdiction: City

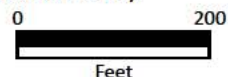
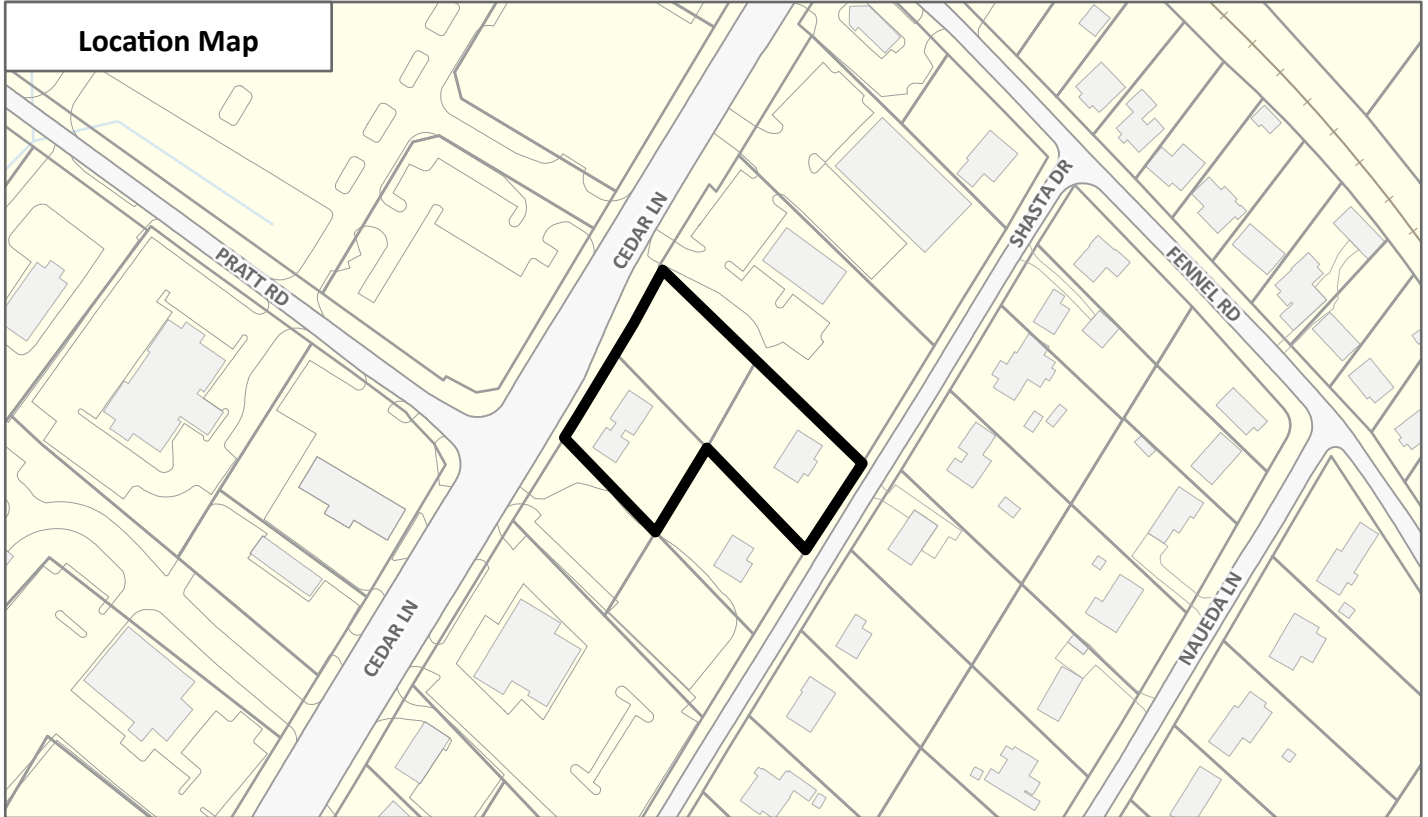


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-G-25-SU



Case boundary

0 200
Feet



Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Ritesh Gaba Signature: _____ Date: _____

Deepika Gaba Signature: _____ Date: _____

State of _____ County of _____

On this _____ day of _____, 2023, before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and notarial seal, this day and year above Written _____ Notary My Commission expires _____ Seal _____

Ritesh Gaba Signature: _____ Date: _____

Deepika Gaba Signature: _____ Date: _____

Owner Certification for Public Sewer and Water Service – Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

Certification of Public Sanitary Sewer System – Minor Subdivision

This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewer, and treatment facilities, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections

Utility Provider: _____

Authorized Signature for Utility _____ Date: _____

Certification of Public Water System – Minor Subdivision

This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections

Utility Provider: _____

Authorized Signature for Utility _____ Date: _____

City of Knoxville Engineering Department

The Knoxville Engineering Department hereby approves this plat on this the _____ day of _____, 20____.

Engineering Director

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations

Signed: _____

Date: _____

Zoning: _____

Zoning Shown on Official Map: _____

Date: _____

By: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid City Tax Clerk: _____ Signed: _____ Date: _____

Knox County Trustee: Signed: _____ Date: _____

Planning Staff Certification of Approval for Recording – Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat

Signed: _____

Date: _____

Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks Set.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

Certificate of Survey Accuracy

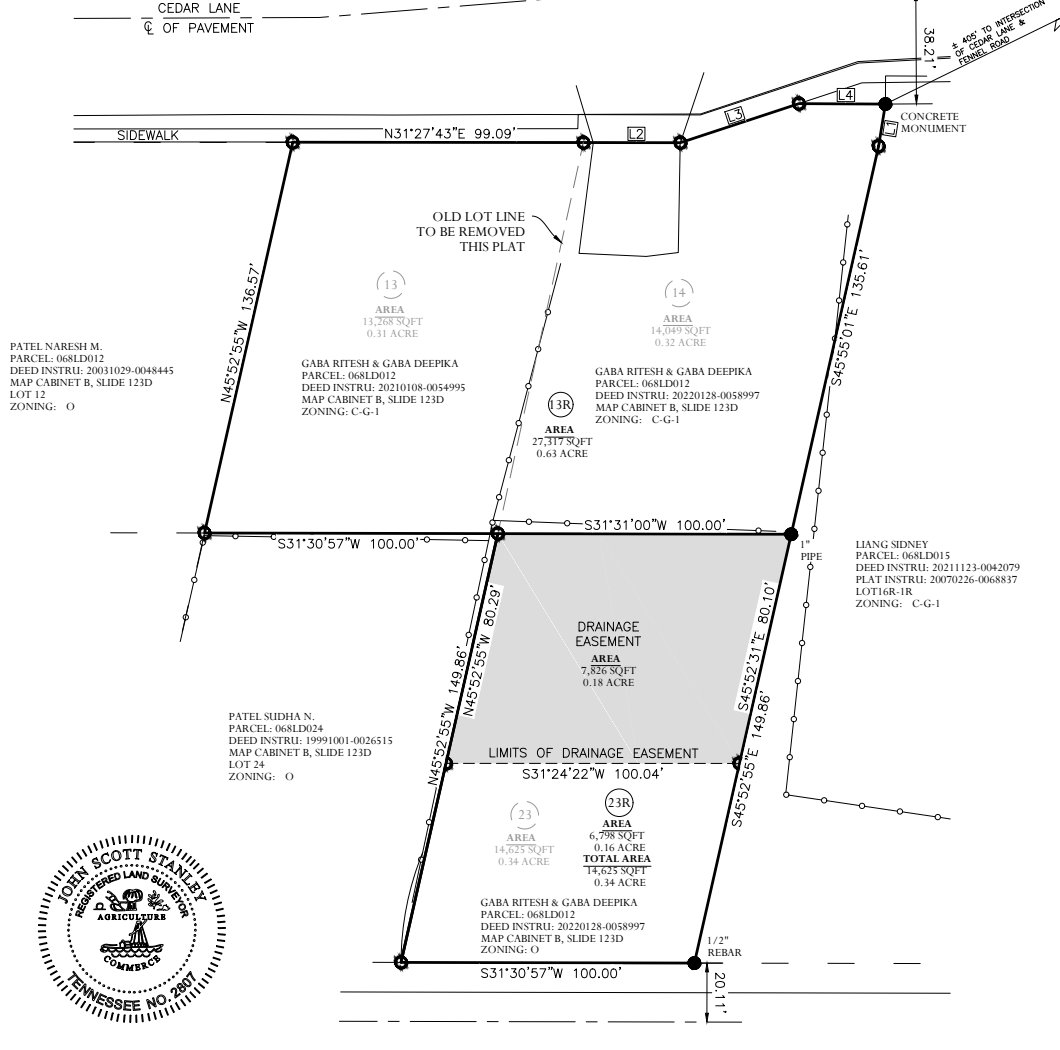
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ration of precision is greater than or equal to 1:10,000

Registered Land Surveyor _____

Tennessee License No. 2807. Date: _____

NORTH IS BASED ON BEARINGS
CITED IN DEED INSTR. 20220128-0058997

8-G-25-SU
submitted 6/23/2025



Additional Notes

- The purpose of this plat is to combine two tracts into one lot and create an storm easement in another.
- C-G-1 Setbacks per required zoning:
Front: None
Interior Side: None unless abutting residential district, than 20'.
Corner Side: None
Rear: None unless abutting residential district, than 20'.
- O Setbacks per required zoning:
Front: 15'
Interior Side: 15' unless abutting residential district, than 20'
Corner Side: 15'
Rear: 20' unless abutting residential district, than 30' or 20% of lot depth, whichever is less.

FILE #



VICINITY MAP

**RESUBDIVISION
OF LOT 13 & 14, BLOCK A &
OF LOT 23, BLOCK A &
C. M. WOOTEN & P. H. MENDEL
SUBDIVISION
DEED INSTRUMENTS 20210108-0054995 &
20220128-0058997
MAP CABINET B, SLIDE 123D**

**5TH CIVIL DISTRICT of KNOX COUNTY
CITY WARD 39, CITY BLOCK 39130
MAP PARCELS 068LD013,068LD014 & 068LD023**

17 APRIL 2025

- MONUMENTS (FOUND)
- MONUMENTS (SET)
- UTILITY POLE
- ⊙ TREE
- BUILDING
- BOUNDARY LINE
- - - ADJOINING LOT LINES (NOT SURVEYED)
- - - CENTER LINE ROAD
- - - CHAIN LINK FENCE
- - - EASEMENT
- - - DRAINAGE EASEMENT

SCALE: 1"=30'



Notes:

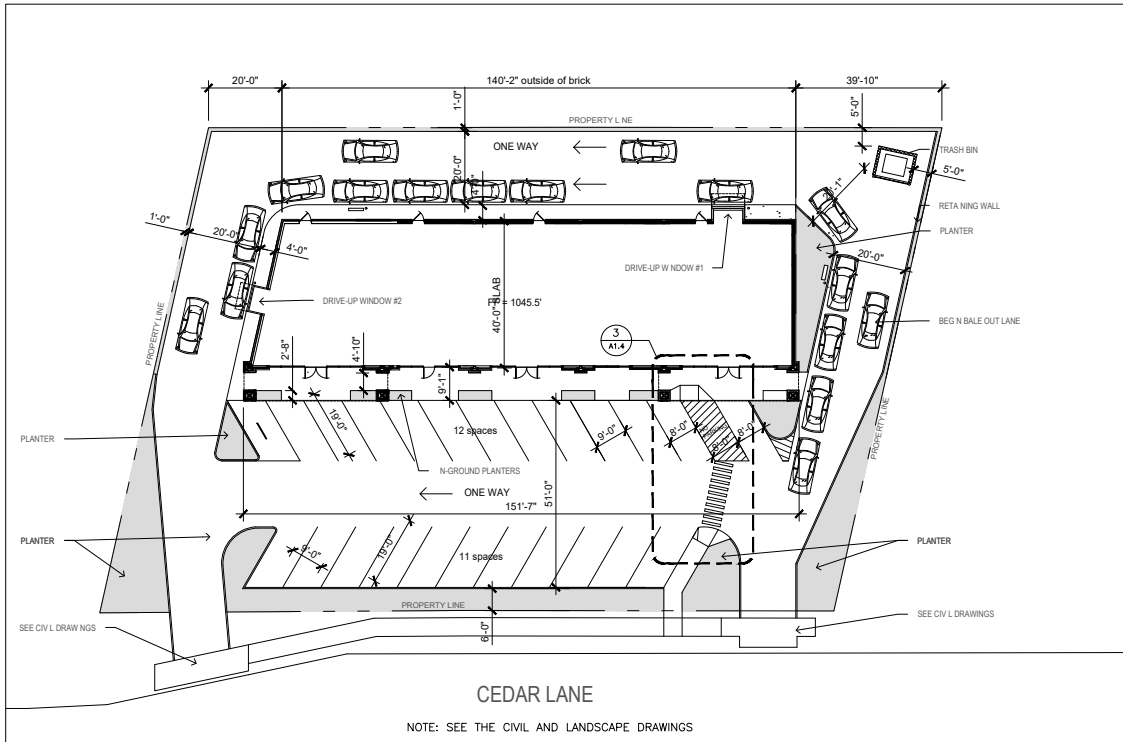
- Zoned C-G-1 (Parcels 068LD013 & 068LD014)
- Zoned O (Parcels 068LD023)
- Setback per required zoning
- Total Area: 41,942 SqFt / 0.97 Acres into 2 lots
- Zone "X" per FEMA Map 47093C0139G, effective date: 8/05/2013
- This survey was done in accordance to the State of Tennessee Minimum Standards of Practice
- All set pins consist of 1/2" rebar.
- Client: Ivaldi Engineering
118 Jefferson St S, Suite 4
Huntsville, AL 35801
(256)483-3387

OWNER
Ritesh & Deepika Gaba
9117 Needelfish Lane
Knoxville, TN 37922

LAND SURVEYOR
John Scott Stanley
619 Glen Willow Drive
Knoxville TN, 37934
(865) 675-0175

PROJECT NUMBER: CLK20250225 REV: - BY: Carol Miller

FILE NAME: Cedar Ln Plat Knox Co R1.dwg DATE: Thursday, April 17, 2025



1 SITE PLAN
A1.0 SCALE 1/16" = 1'-0"

ZONING CRITERIA	
PROPERTY OWNER:	MITESH GABA
PROPERTY ADDRESS:	202 & 204 CEDAR LANE KNOXVILLE, TN 37912
CLT MAP:	68
ZONING:	C-O-1
SECTOR:	GC
INSERT:	L
GROUP:	D
PARCEL:	13 & 13
WARD:	39
CITY BLOCK:	39130
SUBDIVISION:	WOOTEN & MENDELL ADD
RECORDED PLAT:	15 - 47
PLAT 13 RECORDED DEED:	20210108 - 0054995
PLAT 14 RECORDED DEED:	20220128 - 0058997
SETBACKS:	FRONT: 0'-0" SIDES: 0'-0" REAR: 0'-0"
PARKING CRITERIA	
BUILDING SF	5,734 GROSS SF
3 PARKING SPACES PER 1,000 GROSS SF FOR RETAIL = 3,475 SF = 17 SPACES TOTAL PARKING SPACES REQUIRED = 17 SPACES	
PARKING SPACES REQUIRED 17 SPACES PARKING SPACES PROVIDED 23 SPACES INCLUDING ONE VAN/CAR SPACE FOR DISABLED PEOPLE, PLUS ONE SPACE FOR BICYCLE PARKING.	

MPA
Design
Group Architects

7324 Willow Path Lane
Knoxville, TN 37918
Tel: (865) 621-5194
michael.purley91@gmail.com
website: mpaadgroup.net

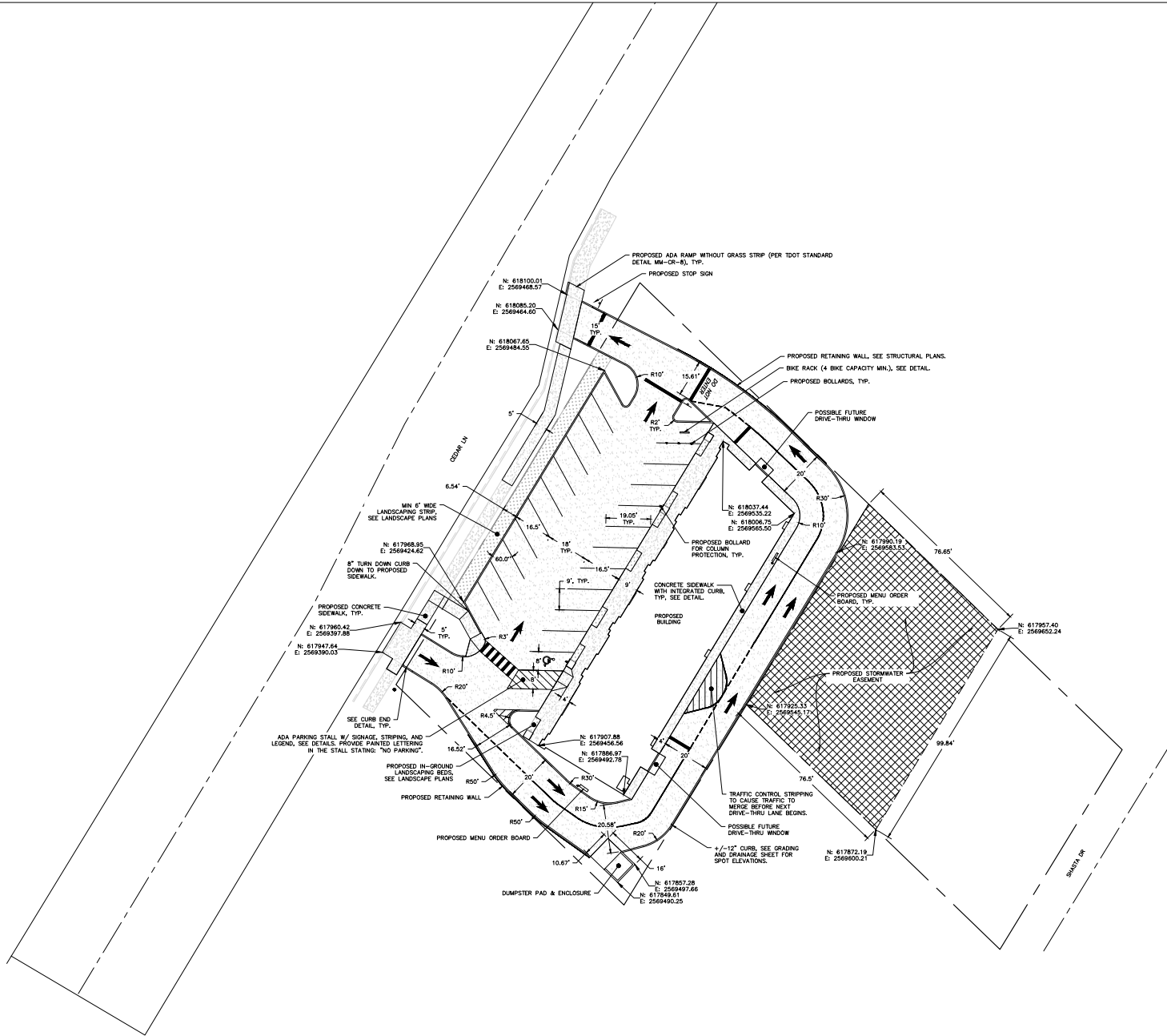
Project: **Shell Building
Cedar Lane Retail Center**
202 & 204 Cedar Lane
Knoxville, Tennessee 37912

Sheet: **Site Plan**

CAD:	MP	CHECK:	DP
JOB #:	20256		
DATE:	04/08/2025		

ISSUE / REVISIONS			
No.	DATE	CAD	CHECK DESCRIPTION
1	5/30/25	D.P.	M.P. Revisions per City Permit Review
2	6/25/25	D.P.	M.P. Revisions per City Permit Review

A1.0

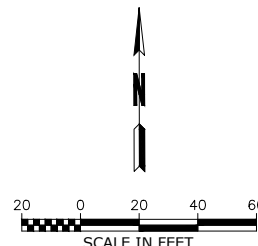


HATCHING LEGEND

PROP. CAST-IN-PLACE CONCRETE

PROP. ASPHALT PAVEMENT

- SITE PLAN NOTES**
1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES ASSOCIATED WITH THE EXECUTION OF THIS PROJECT. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND REGULATIONS RELATED AND APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING TRAFFIC AT THE WORK SITE. THE CONTRACTOR SHALL PROVIDE, ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS, TEMPORARY TRAFFIC CONTROL, LATEST EDITION, AT NO TIME DURING THE CONSTRUCTION SHALL THE CONTRACTOR CLOSE ROADS TO VEHICLE TRAFFIC WITHOUT THE CONSENT AND APPROVAL AUTHORITY HAVING JURISDICTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA REGULATIONS.
 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORK ZONE SAFETY AND SECURITY.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN JOBSITE FREE FROM LITTER AND REFUSE.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING RECORD DRAWING INFORMATION. RECORD DRAWING DATA SHALL, UNLESS OTHERWISE INDICATED AND AT A MINIMUM, BE CLEARLY MARKED IN BLUE OR RED INK ON THE PLANS. UPON THE COMPLETION OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SUBMIT A COPY OF THE RECORD DRAWINGS TO THE OWNER OR ENGINEER.
 7. NO CHANGES SHALL BE MADE TO ANY CONSTRUCTION DOCUMENTS APPLICABLE TO THE WORK WITHOUT NOTIFICATION TO AND CONSENT FROM THE ENGINEER.
 8. ALL PREVIOUS SETS, ISSUED PLANS, REVISIONS, OR OTHER VERSIONS OF THESE PLANS ARE VOID AND SHALL NOT BE USED FOR CONSTRUCTION. ANY PLAN SETS OR SHEETS NOT STAMPED, SIGNED, AND DATED BY A LICENSED PROFESSIONAL SHALL BE CONSIDERED PRELIMINARY, FOR REFERENCE ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION.
 9. THE CONTRACTOR SHALL REFERENCE ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL OR OTHER DRAWINGS APPLICABLE TO THE PROJECT. THESE PLANS ARE INTENDED TO BE A PORTION OF THE COMPREHENSIVE CONSTRUCTION DOCUMENTS FOR THE PROJECT. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITY WITH ALL APPLICABLE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY CONFLICT WITHIN OR BETWEEN ANY ISSUED CONSTRUCTION DOCUMENTS.
 10. PRIOR TO PERFORMING WORK IN THE ROW, OBTAIN A TRAFFIC CONTROL PERMIT FROM THE CITY OF KNOXVILLE DIVISION OF TRANSPORTATION ENGINEERING. (ROADCLOSURES@KNOXVILLETN.GOV OR 865-215-6111).



No.		ISSUE / REVISIONS	
DATE	CAD	CHECK	DESCRIPTION
01/5/2025	JT	JT	CITY COMMENTS, ADD LABELS

MPA
Design
Group Architects

7324 Willow Path Lane
Knoxville, TN 37918
Tel: (865) 621-5194
michael.parsley91@gmail.com
website: mpadesigngroup.net



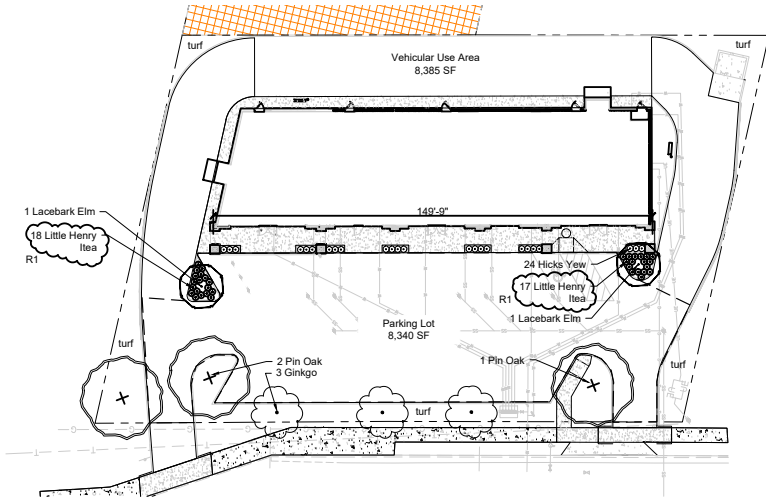
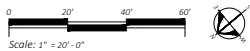
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ENGINEERING

Project: **Shell Building Cedar Lane Retail Center**
202 & 204 Cedar Lane
Knoxville, Tennessee 37912

Sheet: **Site Plan**

CAD:	AG	CHECK:	JT
JOB #:	20256		
DATE:	04/08/2025		

C1.2



PLANTING LEGEND:

Qty	Botanical Name	Common Name	Size	Notes	Mature Height
Deciduous Trees					
3	Quercus palustris	Pin Oak	2" cal.	central leader, full and dense	40' to 75'
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	40' to 50'
3	Ginkgo biloba	Ginkgo	2" cal.	central leader, full and dense, male	25' to 50'
Deciduous Shrubs					
35	Itea virginica 'Sprich'	Little Henry Ites	3 gallon	full and dense	
Evergreen Shrubs					
24	Taxus x media 'Hicksii'	Hicks Yew	3 gallon	full and dense	

PLANTING NOTES

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

LANDSCAPE REQUIREMENT NOTES:

- 12.5 PARKING LOT PERIMETER LANDSCAPE YARD**
- N/A, parking lot less than 10,000 square feet

12.6 INTERIOR PARKING LOT LANDSCAPE

- 1 shade tree required in each parking lot island
- 4 trees proposed in parking lot islands

12.7 SITE LANDSCAPE

One shrub for every three feet.

- NW Facade
 - 150 LF of facade, 150/3
 - = 50 shrubs required
- 24 Hicks Yew proposed in planters between building and parking
- 35 Cassia Pennisetum proposed in parking lot islands

Shade trees are required in the amount of one tree every 50 feet.

- NW Facade
 - 150 LF of facade, 150/50
 - = 3 trees required
- due to lack of space, no trees proposed

12.8 BUFFER YARDS

N/A

Trees

- Total property area = 6 acres.
- Preserve 6 trees per acre and/or plant 8 trees per acre per Tree Protection Ordinance.
- No trees preserved. 8 * 6 = 5 trees required to be planted
- 8 trees proposed

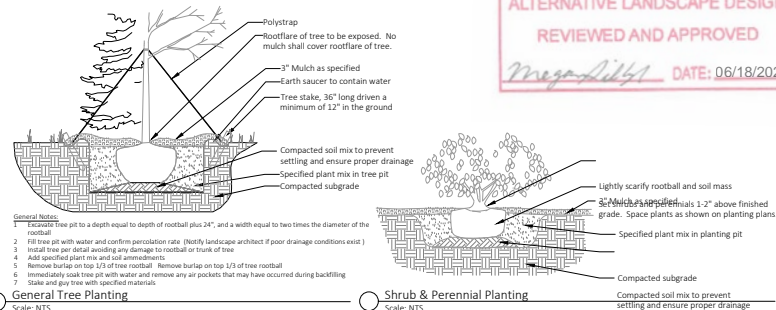
ALTERNATIVE LANDSCAPE PLAN NOTES:

12.4 SPECIES DIVERSITY

- shrub diversity requirements not met

12.7 SITE LANDSCAPE

- due to lack of space, required quantity of shrub and tree requirements not met
- 3 required trees relocated to parking lot perimeter



General Notes

- Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
- Fill tree pit with water and confirm percolation rate. (Notify landscape architect if poor drainage conditions exist.)
- Install tree per detail avoiding any damage to rootball or trunk of tree.
- Add specified plant mix and soil amendments.
- Remove burlap on top 1/3 of tree rootball. Remove burlap on top 1/3 of tree rootball.
- Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
- Stake and guy tree with specified materials.

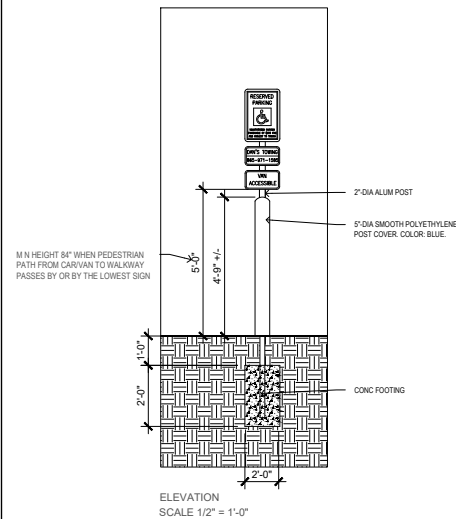
General Tree Planting

Scale: NTS

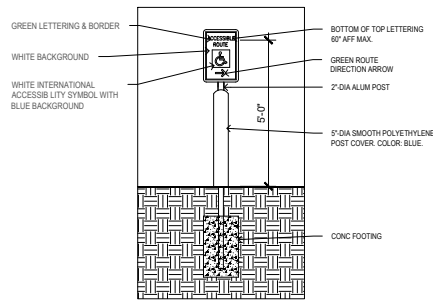
Shrub & Perennial Planting

Scale: NTS

No.		ISSUE / REVISIONS	
DATE	CAD CHECK	DESCRIPTION	
06/17/25		Landscape revisions, per comments 06/16/25	



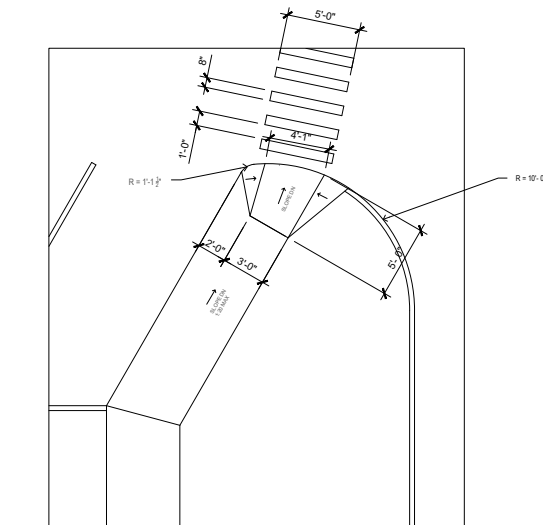
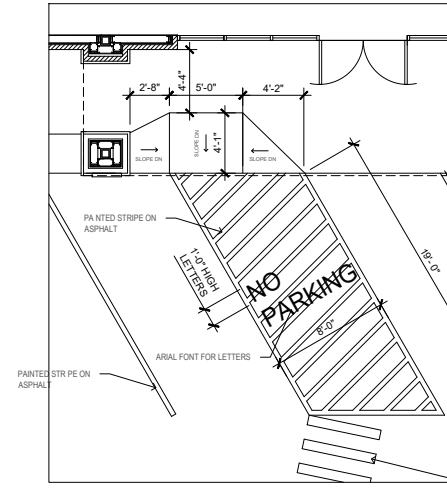
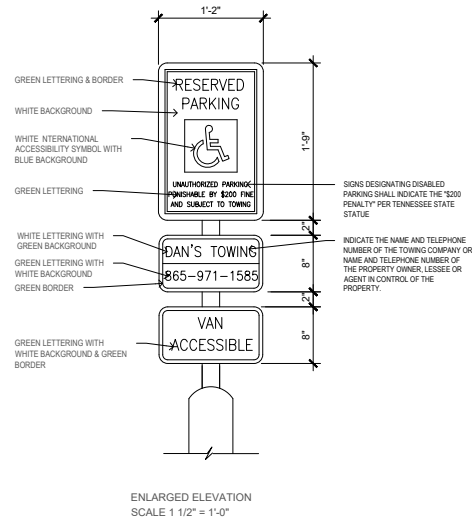
1
A1.4 HANDICAPPED PARKING SIGN



2
A1.4 HANDICAPPED ACCESSIBLE ROUTE SIGN
POST MOUNTED

NOTES:

1. FASTEN H/C SIGNS TO ALUMINUM POSTS WITH $\frac{3}{8}$ " X 2-1/2" LONG STAINLESS STEEL ROUND HEAD SCREWS. PROVIDE TWO PER SIGN, ONE NEAR THE TOP AND ONE NEAR THE BOTTOM OF THE SIGN.
2. FASTEN H/C SIGNS TO MASONRY COLUMN WITH $\frac{3}{8}$ " DIAMETER STAINLESS STEEL ROUND HEAD SCREWS WITH STAINLESS STEEL SLEEVE ANCHORS MOUNTED INTO THE MORTAR JOINTS IN BETWEEN THE BRICK NEAR THE TOP OF THE SIGN AND NEAR THE BOTTOM OF THE SIGN.



3
A1.4 HANDICAPPED ACCESSIBLE ROUTE
SCALE 1/4" = 1'-0"

NOTES:

1. PARKING SPACE STRIPING PAINT: MODEL S-22066Y 2300 TRAFFIC ZONE STRIPING ENAMEL OR APPROVED EQUIVALENT. COLOR: WHITE
2. AISLE & PARKING SPACE STRIPES ARE 4" WIDE EACH, U.N.O.
3. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT GREATER THAN 1:12
4. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48
5. THE CLEAR WIDTH OF A RAMP SHALL BE 30" MAXIMUM.
6. THE RISE FOR ANY RAMP SHALL BE 30".
7. LANDINGS: SLOPE NOT STEEPER THAN 1:48. WIDTH AT LEAST AS WIDE AS RAMP LEADING TO THE LANDING. RAMPS SHALL HAVE A CLEAR LENGTH OF 60" MINIMUM.
8. CHANGE OF DIRECTION AT LANDINGS SHALL BE 60" MINIMUM EACH WAY.
9. THE RAMPED AISLES IN THE MIDDLE OF CURB CUT RAMPS SHALL NOT BE LESS THAN 36" WIDE.
10. CURB CUT SIDE FLANGES NOT STEEPER THAN 1:10
11. ACCESSIBLE SIDEWALKS SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (1:20), AND A MAXIMUM CROSS SLOPE OF 2% (1:48).

MPA
Design
Group Architects

7324 Willow Path Lane
Knoxville, TN 37918
Tel: (865) 621-5194
michael.parsley99@gmail.com
website: mpaadgroup.com



Project:
Shell Building
Cedar Lane Retail Center
202 & 204 Cedar Lane
Knoxville, Tennessee 37912

Sheet
Site Details
Door Schedule & Details

CAD: MPA CHECK: DP
JOB #: 20256
DATE: 04/08/2025

A1.4

ISSUE / REVISIONS			
No.	DATE	CAD	CHECK DESCRIPTION
1	5/30/25	D.P.	M.P. Revisions per City Permit Review
2	6/25/25	D.P.	M.P. Revisions per City Permit Review

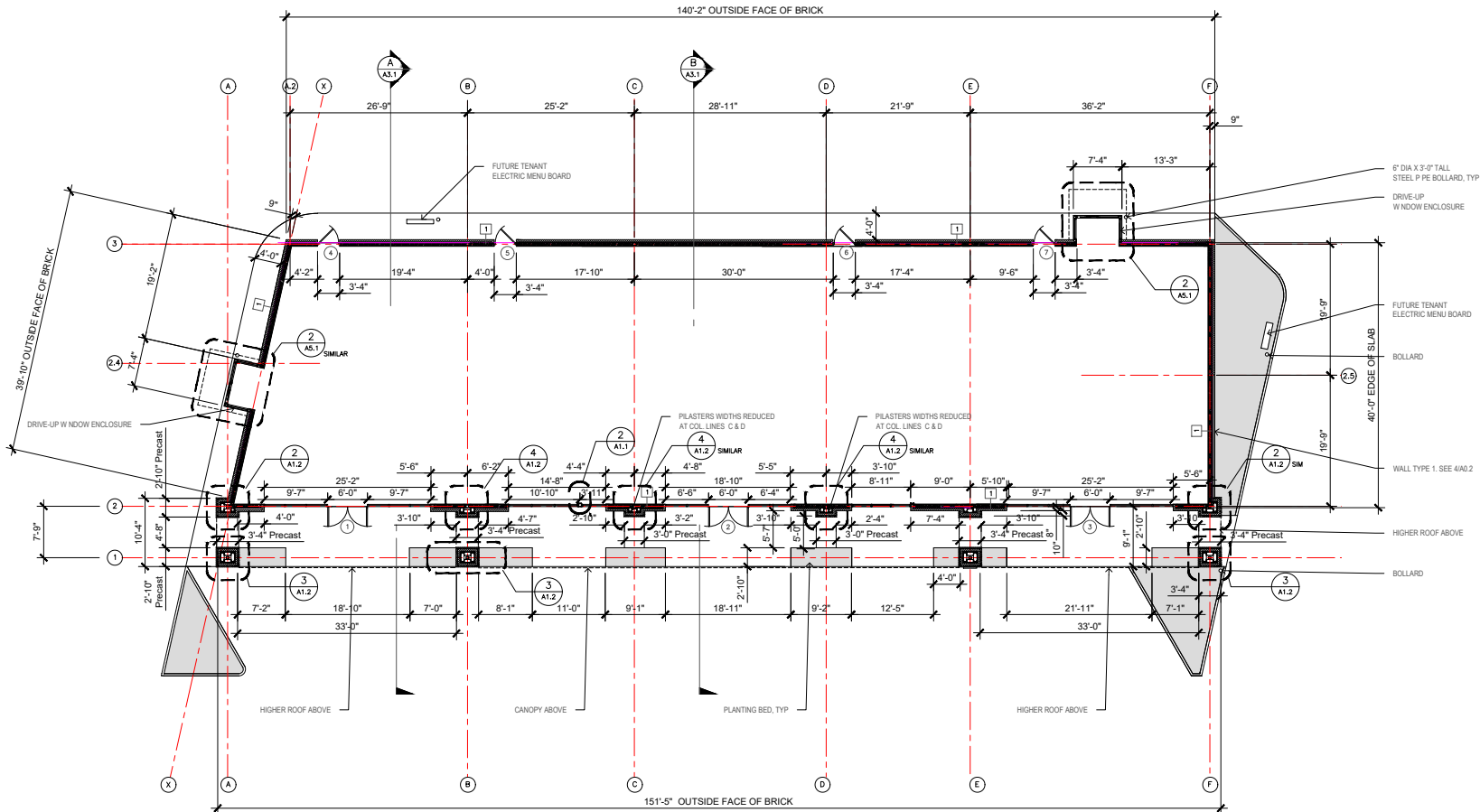


Project:
**Shell Building
Cedar Lane Retail Center**
202 & 204 Cedar Lane
Knoxville, Tennessee 37912

Sheet
Floor Plan

CAD	MP	CHECK	DP
JOB #	20256		
DATE	04/08/2025		

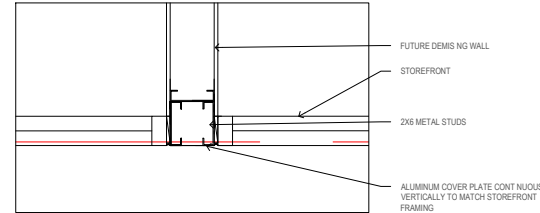
A1.1



1 FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTES

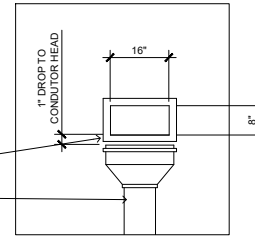
- DIMENSIONS TAKEN TO THE OUTSIDE FACE OF THE PRECAST PANELS AT THE FRONT COLUMNS AND WALL PISTERS.
- COLUMNS AND PISTERS AT COLUMN LINES C & D ARE THINNER THAN AT COL. LINES A, B, E & F.
- DASHED LINES AROUND COLUMN & PISTERS BASES REPRESENT TO PRECAST CAP TO CANTILEVER 1" EACH WAY.
- MAKE ADJUSTMENTS TO METAL STUD SIZES AT THE COLUMN AND PISTERS ENCLOSURES TO ACCOMMODATE REVISIONS MADE TO THE SITE WORK. THAT IS A REDUCTION IN THE WIDTH OF THE FRONT PORCH. DISCUSS WITH ARCHITECT.



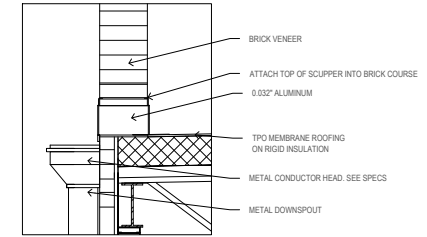
2 PLAN DETAIL - DEMISING WALL @ STOREFRONT
SCALE 1-1/2" = 1'-0"



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

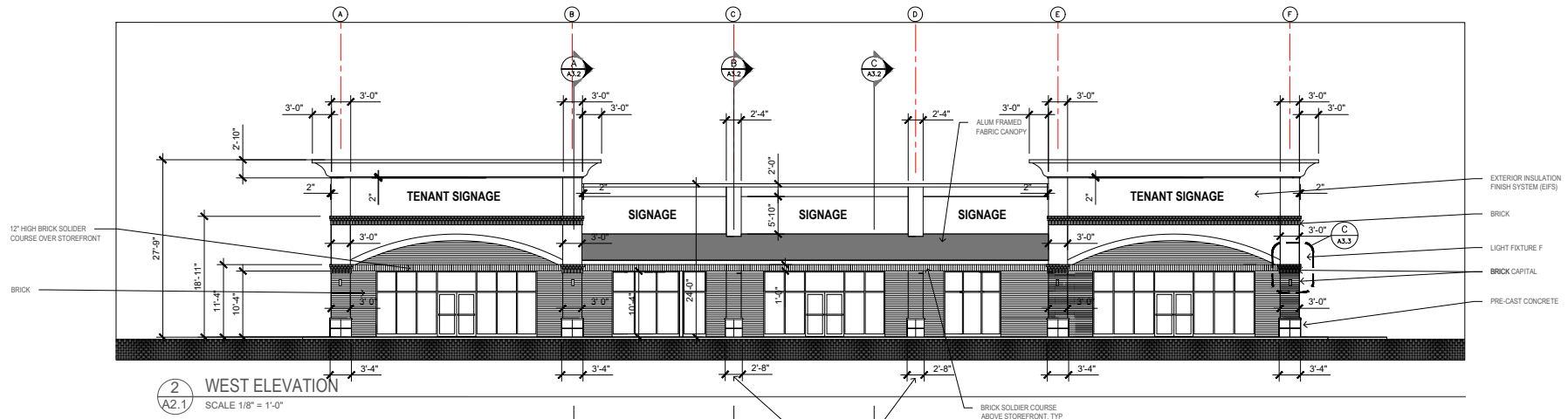


ELEVATION



SECTION

3 SCUPPER DETAIL
SCALE 3/4" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

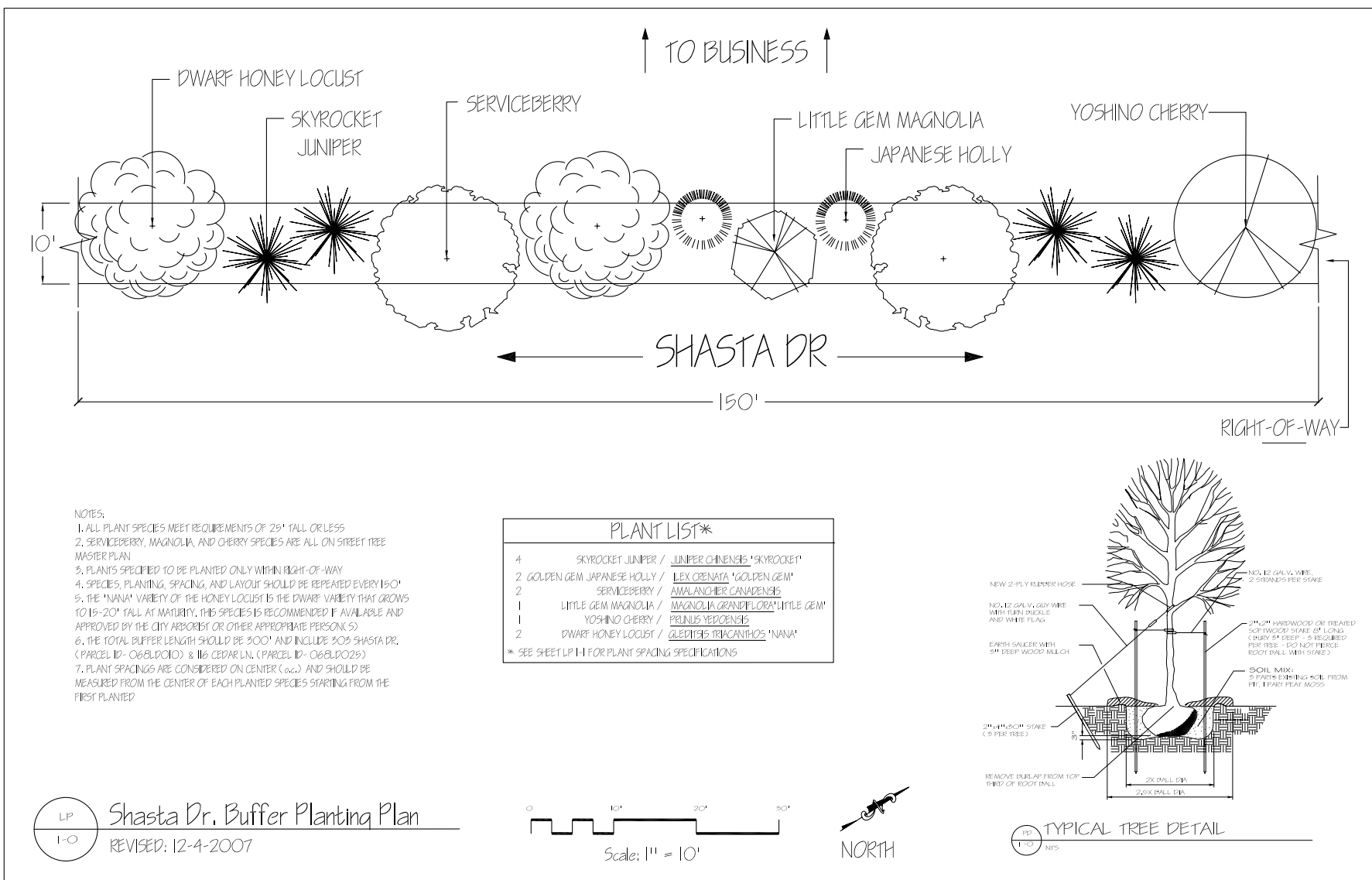
NOTES

THE FRONT ELEVATION EXCEEDS THE MINIMUM TRANSPARENCY REQUIREMENT OF 30% PER ARTICLE 5.4, TABLE 5-2 OF THE CITY OF KNOXVILLE ZONING ORDINANCE:
FRONT FACADE MEASURED AT 2'-0" TO 10'-0" = 1,209.9 SF
30% = 362.97
TRANSPARENCY PROVIDED = 744 SF

PILASTERS WIDTHS REDUCED AT COL LINES C & D. SEE FLOOR PLAN 1/A1.1

ISSUE / REVISIONS				
No.	DATE	CAD	CHECK	DESCRIPTION
1	5/30/25	D.P.	M.P.	Revisions per City Permit Review
2	6/25/25	D.P.	M.P.	Revisions per City Permit Review

EXHIBIT B



Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment***Development** ☐ Development Plan* ☐ Planned Development* ☒ Use on Review / Special Use* ☐ Hillside Protection COA*

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

Jonathan Torres**Ivaldi Engineering, PLLC**

Applicant Name

Affiliation

05/28/2025

08/23/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

8-G-25-SU**Correspondence**

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect**Jonathan Torres, P.E.****Ivaldi Engineering, PLLC**

Name

Company

2820 15th Ave SW

Huntsville

AL

35805

Address

City

State

ZIP

(256) 483-3387

Phone

Email

Current Property Info**Ritesh Gaba****9117 Needlefish Lane, Knoxville, TN 37922**

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

307 Shasta Dr

202 & 204 Cedar Lane, Knoxville, TN 37912

068LD013, 014, 023

Property Address

Parcel ID

KUB

N

KUB Sewer Provider

Water Provider

Septic (Y/N)

Development Request☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use **Drive-up for future retail tenant****IBC-NEW-25-0176**Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

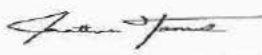


		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

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

	Jonathan Torres, P.E. 2025-06-19 14:18-05:00	Jonathan Torres, P.E.	6/18/25
Applicant Signature		Print Name / Affiliation	Date
(256) 483-3387			
Phone Number		Email	
	RITESH GABA		06/24/2025, SG
Property Owner Signature	Please Print		6/20/2025 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). 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.

08/01/2025

Date to be Posted

08/15/2025

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

Michael Pursley, Architect
Applicant Name

6/23/2025
Date