



# SPECIAL USE REPORT

▶ **FILE #:** 3-B-25-SU

**AGENDA ITEM #:** 17

**AGENDA DATE:** 3/13/2025

▶ **APPLICANT:** TIM MINOR

OWNER(S): Wayland-Goodman Properties LP

TAX ID NUMBER: 109 H B 00701

[View map on KGIS](#)

JURISDICTION: City Commission District 1

STREET ADDRESS: 2904 Chapman Hwy.

▶ **LOCATION:** East side of Chapman Highway, west side of E Martin Mill Pike, south of Lippencott Street

▶ **APPX. SIZE OF TRACT:** 1.06 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Chapman Highway, a state-owned major arterial street with 4 lanes and a center turn lane within a 100-ft right-of-way. Access is also via E Martin Mill Pike, a minor collector street with 22-ft of pavement width within a right-of-way width that varies between 40-ft and 76-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Tennessee River

▶ **ZONING:** C-G-2 (General Commercial), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Commercial (remnant parking spaces)

▶ **PROPOSED USE:** Drive-thru restaurant

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial - C-G-2 (General Commercial), HP (Hillside Protection Overlay)

South: Multifamily residential - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Multifamily residential - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Agriculture/forestry/vacant land - C-G-2 (General Commercial), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is located on the Chapman Highway corridor which is characterized by a mix of uses, including commercial, office, and multifamily residential. The entrance to the historic Fort Dickerson Park is 800 ft to the south and Stanley Lippencott Park is 0.25 miles to the east.

**STAFF RECOMMENDATION:**

- ▶ **Postpone the application for 60 days to be heard at the May 8, 2025 Planning Commission meeting as requested by the applicant.**

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.



# Request to Postpone • Table • Withdraw

Tim Minor

02/21/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

March 13, 2025

Scheduled Meeting Date

File Number(s)

3-B-25-SU

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the May 08, 2025 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

*Tim Minor*

Applicant Signature

Tim Minor

Please Print

205-389-3787

Phone Number

tim.minor@tacala.com

Email

## STAFF ONLY

*Shelley Gray*

Staff Signature

Shelley Gray

Please Print

02/24/2025

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

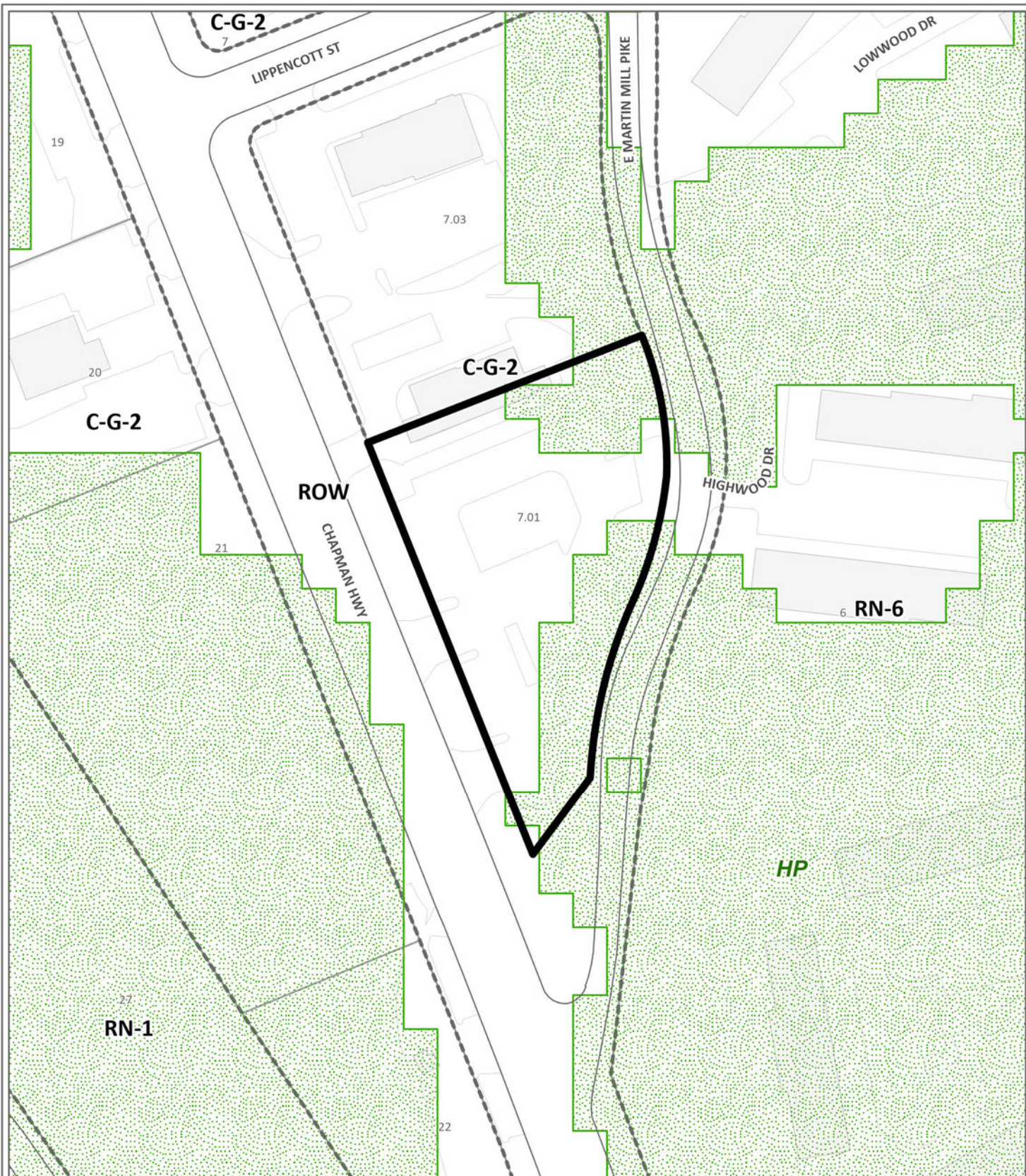
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**SPECIAL USE**

**3-B-25-SU**

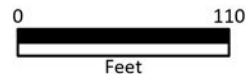
**Petitioner:** MinorTim



Drive-thru restaurant (Taco Bell) in C-G (General Commercial), HP

**Map No:** 109  
**Jurisdiction:** City

**Original Print Date:** 2/5/2025  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

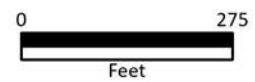


CONTEXTUAL MAPS 1

3-B-25-SU

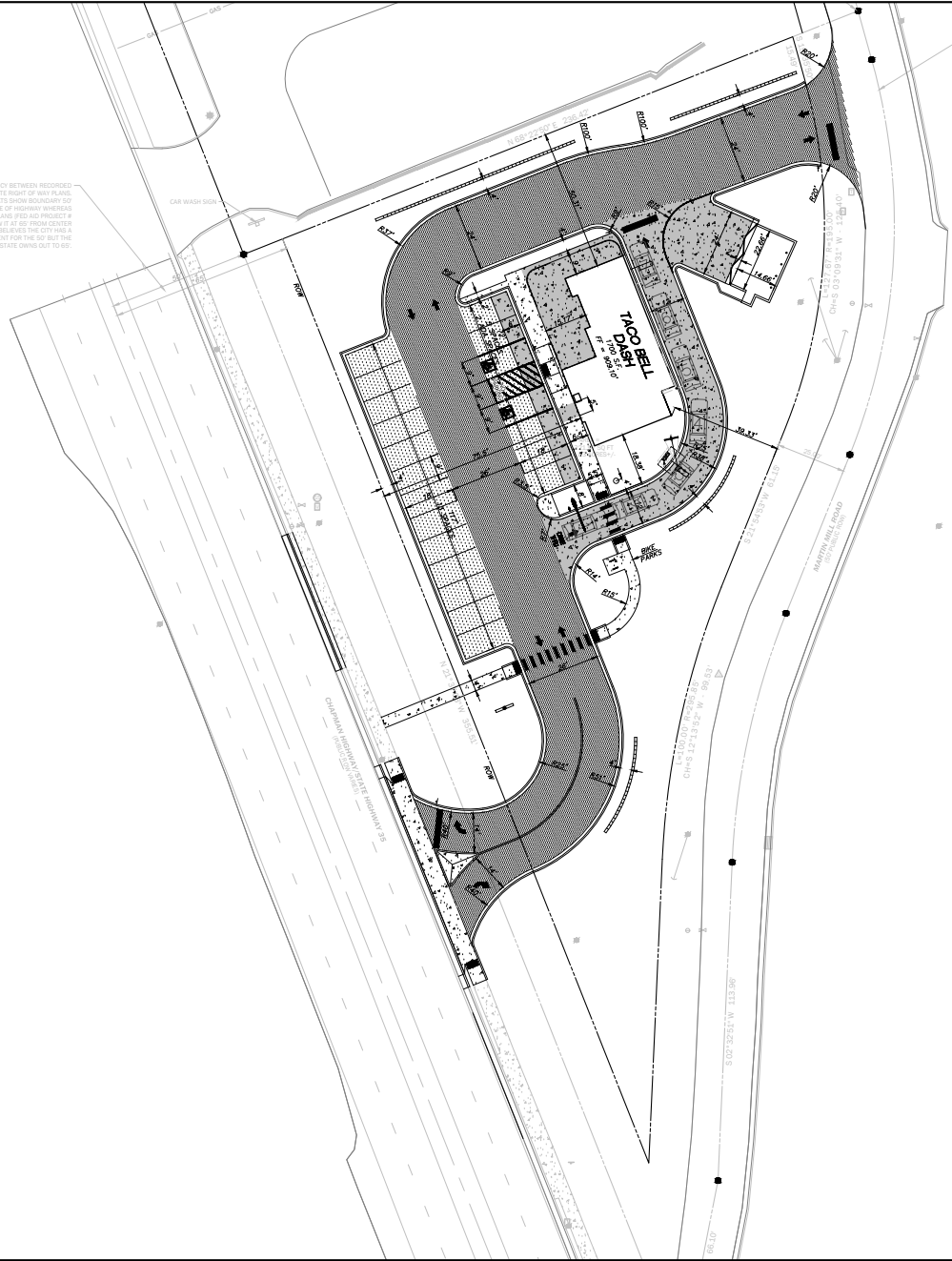


Case boundary



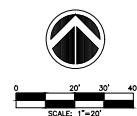
C:\USERS\TIMMOTHY\TACALA\CTV\OFFICE CAD STW - DOCUMENTS\JOB FILES\2024\24023 KNOXVILLE, TN - CHAPMAN HWY\06124023 P01000R6

DISCREPANCY BETWEEN RECORDED PLATS AND STATE RIGHT OF WAY PLANS. RECORDED PLATS SHOW BOUNDARY 50' FROM CENTER LINE OF HIGHWAY WHEREAS RIGHT OF WAY PLANS SHOW 50' AS PROJECT 4' FROM CENTER LINE. SURVEYOR BELIEVES THE CITY HAS A MAINTENANCE AGREEMENT FOR THE 50' BUT THE CENTER LINE GOES OUT 10'.



REED CALLS TO THE CENTER LINE OF ROAD. PLAN SHOWS 7' WIDE TO DRIVEWAY WITH 10' ROAD AS A 50' ROW. HOWEVER, THIS SURVEYOR HAS NOT BEEN ADVISED OF THIS 50' TO THE CITY/STATE. SURVEYOR DOES BELIEVE THERE IS AN AGREEMENT BY ESTABLISH TO AVOID OF THE CITY/STATE IN THAT THE ROAD IS BUILT

PLANNING FILE # 3-B-25-8U



**SITE LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CONCRETE SIDEWALK (SEE DETAIL)
- CONCRETE CURB AND GUTTER (SEE DETAIL)
- STOP STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "STOP" SIGN (R1-1)
- ACCESSIBLE STALL AND DESIGNATED VAN STALL
- A.D.A. STD ACCESSIBLE RAMP
- STORM SEWER GRATE

**SITE NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND ITEMS NOT SHOWN ON THESE PLANS.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:  
T.L. 2200 RICE MINE ROAD, TUSCALOOSA, AL, 35408, PHONE: 205-345-0816
4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS AND APPLICABLE STATE CODES OR REQUIREMENTS.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND APPLICABLE STATE DOT REQUIREMENTS, AND IS RESPONSIBILITY OF SITE CONTRACTOR.
7. ALL STRIPED OR CURBED RADI SHALL BE 2.5' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS AND REQUIRED PAINT WILL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER A ONE-YEAR WARRANTY CERTIFICATE. ALL INCURRED COSTS FOR RECEIVING, UNWRAPPING OF FACTORY PAINTED POLES, STORAGE, LIABILITY AND WARRANTY LABOR SHALL BE INCLUDED IN THE INSTALLATION CONTRACT PRICE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS FROM THE DESIGN DOCUMENTS. SITE CONTRACTOR SHALL ALSO PROVIDE AS-BUILTS AS PART OF THE CONTRACT FOR SIGNAL, SANITARY AND WATER LINES, IF REQUIRED BY THE GOVERNING AUTHORITY.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE OWNER/ENGINEER IMMEDIATELY.
14. ALL SITE CONCRETE SHALL BE 3,500 PSI 28 DAY COMPRESSIVE STRENGTH.
15. ALL CURB WITHIN THE DEVELOPMENT SHALL BE 6" HEADER CURB. CURB AND GUTTER, WHEN SHOWN IN PARKING LOTS, SHALL BE 18". ALL OTHER CURB TO BE 24" AND 30" IN O.G.W. UNLESS OTHERWISE SPECIFIED.
16. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MNP).
17. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCES TO WITHIN 5' OF THE BUILDING.
18. CONTRACTOR TO INCLUDE CONCRETE BOLLARDS FOR PROTECTION OF BUILDING CORNERS, TRANSFORMERS, VALVES, LIGHTING POLES, AND OTHER OUTCRIES NEAR DRIVE CUES AS SHOWN ON THIS PLAN.
19. BUILDING CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
20. ALL GUTTER SECTIONS OF CURB AND GUTTER AND ALL CONCRETE APRONS IN PARKING STALLS SHALL HAVE THE SAME SLOPE AS THE PAVED CONCRETE. BUILDING CONTRACTOR RESPONSIBLE FOR APPLICATION OF CLEAR SEALER TO ALL SIGNAGE AND FINAL BLACK SEALER TO COLORED CONCRETE PAVEMENT.

**PAVEMENT LEGEND**

- [Pattern] STD. DUTY CONCRETE PAVING
- [Pattern] COLORED CONCRETE PAVING
- [Pattern] STD. DUTY ASPHALT PAVING
- [Pattern] HEAVY DUTY ASPHALT PAVING

**PARKING SUMMARY**

TOTAL BUILDING	1,700 SF
MIN. 6'/1000 OR MAX. 12'/1000	
REQUIRED PARKING	15 MIN. OR 30 MAX.
PROVIDED STD. SPACES	18
PROVIDED ADA SPACES	2

**SITE SUMMARY**

TOTAL LOT AREA	0.83 ACRES
TOTAL DISTURBED AREA (SITE INCLUDES ROW)	0.72 ACRES
PRE DEVELOPMENT TOTAL IMPERVIOUS AREA	0.64 ACRES
TOTAL PERVIOUS AREA	0.19 ACRES
POST DEVELOPMENT TOTAL IMPERVIOUS AREA	0.46 ACRES
TOTAL PERVIOUS AREA	0.37 ACRES
PROV'T PARKING LOT AREA	6,875 SF

**COLORED CONCRETE**

FOR CONCRETE USED IN PARKING APRON, DUMPSTER ENCLOSURE APRON AND DRIVE THRU LANE:  
CONCRETE STRENGTH = 4000 PSI  
STRAIGHT CEMENT MIX  
SLUMP = 3"-4"  
COLOR = MENDSIGHT  
PLANT NEED ONLY  
42LBS/CY

APPLY APC CURE AND SEAL CLEAR AFTER CONCRETE CURES AND WITHIN 24 HOURS. ALLOW SEALER TO DRY 72 HOURS BEFORE FOOT TRAFFIC. APPLY TINTED SEAL 48 HRS PRIOR TO TURNOVER DATE.

**SPECIAL SITE NOTES**

1. CONTRACTOR TO LEAVE OUT 27" CURB AND GUTTER AT LOCATION OF ADA RAMP. 7' AT OTHER RAMPS, AND ANY OTHER AREAS AS DIRECTED BY THE OWNER. BUILDING CONTRACTOR RESPONSIBLE FOR POURING THESE AREAS DURING SIDEWALK CONSTRUCTION.
2. SITE CONTRACTOR RESPONSIBLE FOR APPLICATION OF CLEAR SEALER. PROVIDED BY OWNER TO ALL CURB AND GUTTER AND COLORED CONCRETE PAVING. BUILDING CONTRACTOR RESPONSIBLE FOR APPLICATION OF CLEAR SEALER TO ALL SIGNAGE AND FINAL BLACK SEALER TO COLORED CONCRETE PAVEMENT.
3. BUILDING CONTRACTOR RESPONSIBLE FOR ALL GRADING WITHIN AREAS INSIDE INTERIOR CURB AND GUTTER TO WITHIN 4" OF TOP OF CURB.
4. DYE FOR COLORED CONCRETE AS WELL AS CLEAR AND PIGMENTED SEALER PROVIDED BY TACALA.
5. DRIVE THRU LOOPS PROVIDED BY TACALA AND SHALL BE INSTALLED BY THE SITE CONTRACTOR.
6. ALL SIGNAGE SHALL BE PROVIDED BY THE SITE WORKING CONTRACTOR EXCEPT FOR ADA SIGNAGE TO BE PROVIDED BY BUILDING CONTRACTOR.

**REVISIONS**

1	REVISED PER REVIEW
2	REVISION RELEASE FOR REVIEW
3	REVISIONS RELEASE FOR REVIEW



**TACO BELL RESTAURANT**  
2904 CHAPMAN HIGHWAY, KNOXVILLE TN 37920  
SITE #37565

**TACALA**  
SITE CONTRACTOR, WOODCOCK ENGINEERING  
1000 W. WALKER BLVD., SUITE 100  
KNOXVILLE, TN 37918  
WWW.TACALA.COM

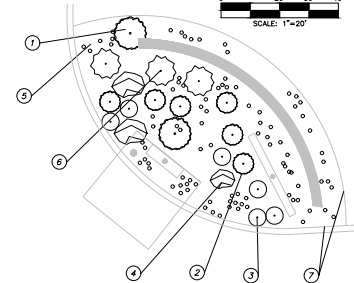
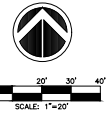


JOB NO: 24023  
CNO NUMBER: 24023 PROJ  
DRAWN BY: TM

**SITE PLAN**  
SHEET  
**C2**

DATE: 02-19-2025

PLANNING FILE # 3-B-25-SU



**LANDSCAPING BOULDERS**

CONTRACTOR SHALL PROVIDE NATURAL STONE BOULDERS 30"-36" IN SIZE THAT MATCH THE RIVERROCK. CONTRACTOR SHALL PROVIDE PHOTO SAMPLES PRIOR TO PLACEMENT. EXAMPLE PHOTOS SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER UPON REQUEST. CONTRACTOR CAN CHOOSE ANY STONE THAT MEETS APPROVAL BY THE OWNER. WHENEVER SAMPLES SHALL ALSO BE PROVIDED TO OWNER PRIOR TO PLACEMENT. RIVERROCK SHALL RANGE FROM 2"-5" WITH APPROXIMATE JOBS 2", 4OR 3-4" AND JOB 5", 5" SHALL BE MAXIMUM SIZE.

**REGION 7 - SOUTHEAST**

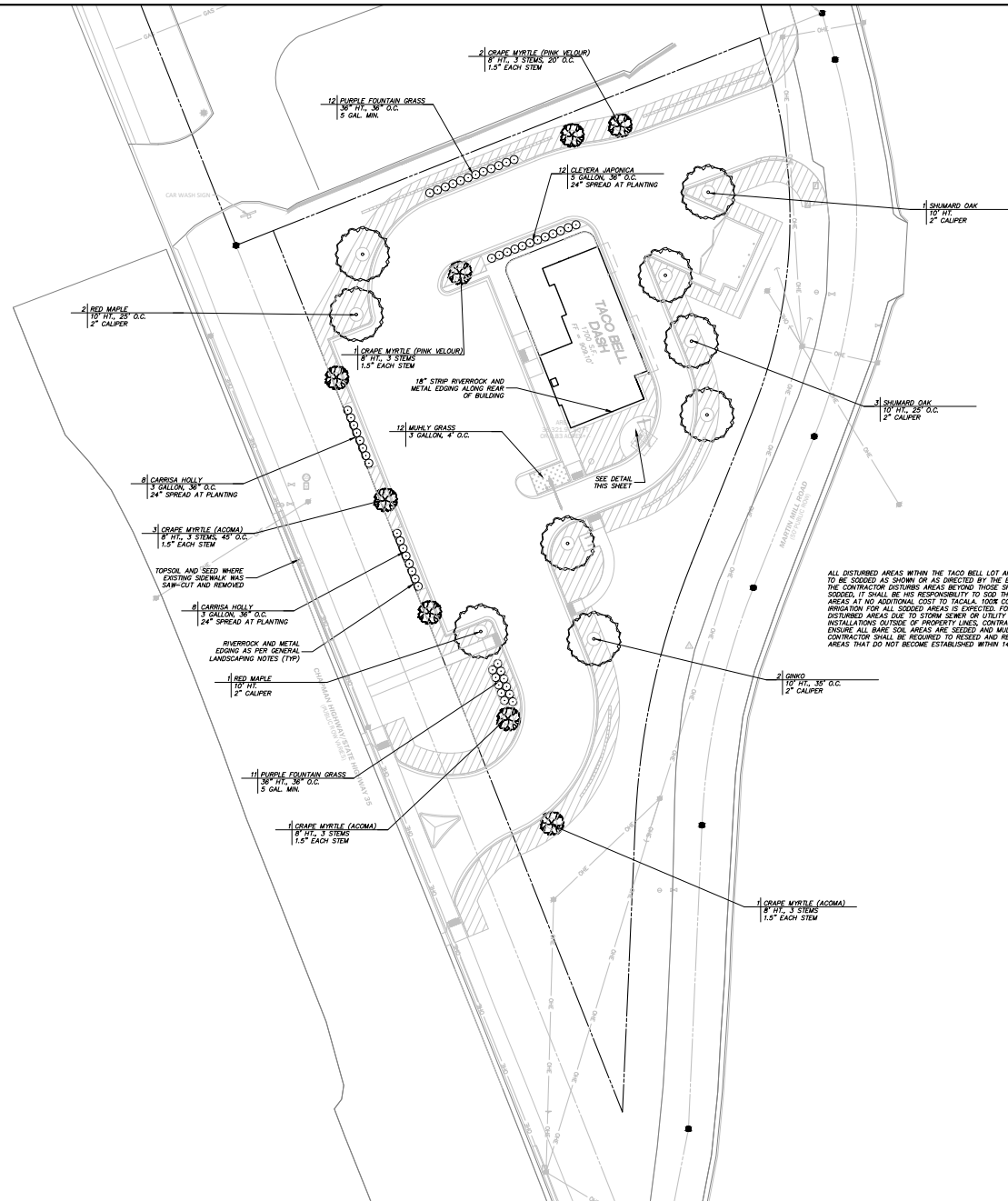
NO.	MATERIAL	QTY	SIZE	HGT.	SP
1	CHINESE HOLLY LEAF CORNUTA	PER PLAN	5 GAL.		24"
2	SHANSHI BAYONET YUCCA ALFOLIA	PER PLAN	5 GAL.		24"
3	BLUE FESCUE FESTUCA GLAUCA	PER PLAN	1 GAL.		36"
4	BOULDER (SEE NOTE) DESERT SAND COLOR 30"-36"	PER PLAN			N/A
5	RIVERROCK (SEE NOTES)	PER PLAN			N/A
6	INDIAN HAWTHORNE RAFFOLEPES INDICA PINK LADY	PER PLAN	3 GAL.		24"
7	BROWN METAL EDGING	PER PLAN			

**LANDSCAPING DETAILS**

- SEED (BERMUDA - TACOLA MUST APPROVE VARIATION)
- SOLID SOD (BERMUDA-TACOLA MUST APPROVE VARIATION)

**GENERAL LANDSCAPING NOTES**

1. LANDSCAPING/IRRIGATION CONTRACTOR SHALL COORDINATE ALL MATERIALS AND/OR ANY DEMANDS FROM THIS PLAN WITH OWNER BEFORE INSTALLATION.
2. CONTRACTOR SHALL USE DETAILS AS PROVIDED IN THIS PLAN SET UNLESS ADDITIONAL DETAILS ARE PROVIDED BY A LANDSCAPE ARCHITECT IF USED ON THE PROJECT.
3. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND LANDSCAPING REQUIREMENTS.
4. CONTRACTOR SHALL PLANT SOD WITHIN 8"-10" OF ALL OUTSIDE CURBS AND ALL INTERIOR SPACES, OR AS NOTED ON THIS PLAN. SEED AND MULCH TO BE USED FOR ALL OTHER DISTURBED AREAS.
5. CONTRACTOR SHALL ENSURE ALL PLANTINGS WILL BE ADEQUATELY IRRIGATED.
6. ALL PLANTS HAVE TO BE APPROVED BY THE OWNER/GOVERNING AUTHORITY.
7. SEE GENERAL NOTES ON LANDSCAPING DETAIL SHEET.
8. ALL AREAS TO BE SEEDDED OR SODDED SHALL RECEIVE 4" OF TOPSOIL AFTER COMPACTION. SOD AND SEED SHALL BE BERMUDA UNLESS LOCAL CONDITIONS REQUIRE OTHER VARIATIONS FROM BERMUDA MUST BE APPROVED BY OWNER.
9. CONTRACTOR SHALL HAVE LANDSCAPING CONTRACTOR GROUP SHRUBS LISTED AS CHOICES ABOVE IN A MANNER TO PROVIDE AESTHETICALLY PLEASING RESULTS.
10. ALL RIVERROCK MUST BE FULLY WASHED PRIOR TO PLACEMENT IN BEDS.
11. ALL LANDSCAPING BEDS SHALL HAVE BROWN METAL EDGING AROUND THE ENTIRE BED EXCEPT FOR AGAINST CONCRETE CURB OR SIDEWALK. GREEN METAL EDGING WILL NOT BE ACCEPTED. EDGING SHALL EXTEND 1" ABOVE GRASS AND ALL STAKES SHALL BE EDWARDS RIVER ROCK. RIVERROCK SHALL BE AT LEAST 1" BELOW HEIGHT OF EDGING. ABSOLUTE NO SPRAWLING MULCH IF ANY WOULD BE ALLOWED. ALL BEDS TO HAVE A MINIMUM OF 1" SETTLED RIVER ROCK PLACED OVER A MINIMUM 4" OF BED FABRIC. FABRIC SHALL BE SEEDDED WITH 4" LANDSCAPING PINS. FABRIC SHALL BE PLACED OVER SHRUBS AND CUT TO FIT. PLACEMENT CANOPY TREES SHALL HAVE A 6" LANDSCAPE DIAMETER RINGS AND GRAPE VINES TO HAVE A 4" DIAMETER RINGS. RIVERROCK SHALL ALWAYS BE FULLY ENCOMPASSED IN METAL EDGING WHERE SURROUNDED BY SOD.
12. AS-BUILT IRRIGATION PLANS TO BE SUBMITTED TO OWNER AT TURN-OVER OF PROJECT.



ALL DISTURBED AREAS WITHIN THE TACO BELL LOT ARE REQUIRED TO BE SOODED AS SHOWN OR AS DIRECTED BY THE ENGINEER. IF THE CONTRACTOR DISTURBS AREAS BEYOND THOSE SHOWN TO BE SOODED, IT SHALL BE HIS RESPONSIBILITY TO SOOD THE ADDITIONAL AREAS AT NO ADDITIONAL COST TO TACOLA. PROOF COVERAGE OF IRRIGATION FOR ALL SOODED AREAS IS EXPECTED. FOR ALL OTHER DISTURBED AREAS DUE TO STORM SEWER OR UTILITY INSTALLATIONS OUTSIDE OF PROPERTY LINES, CONTRACTOR SHALL ENSURE ALL BASE SOIL AREAS ARE SEEDDED AND MULCHED. SITE CONTRACTOR SHALL BE REQUIRED TO RESEED AND REMULCH ANY AREAS THAT DO NOT BECOME ESTABLISHED WITHIN 14 DAYS.

**REVISIONS**

1	REVISIONS FOR REVIEW
2	REVISIONS FOR REVIEW
3	REVISIONS FOR REVIEW



**TACO BELL RESTAURANT**  
 2904 CHAPMAN HIGHWAY, KNOXVILLE TN 37920  
 SITE #37565

**TACOLA**  
 CITY CORPORATE WOODS CENTER  
 WESTVALE, VA 22190  
 WWW.TACOLA.COM



JOB NO: 24003  
 COWI NAME: 24003 PROJ  
 DRAWN BY: TM

**LANDSCAPING PLAN**

SHEET: **C6**

DATE: 02-09-2024

REVISION	NO.	DATE	DESCRIPTION

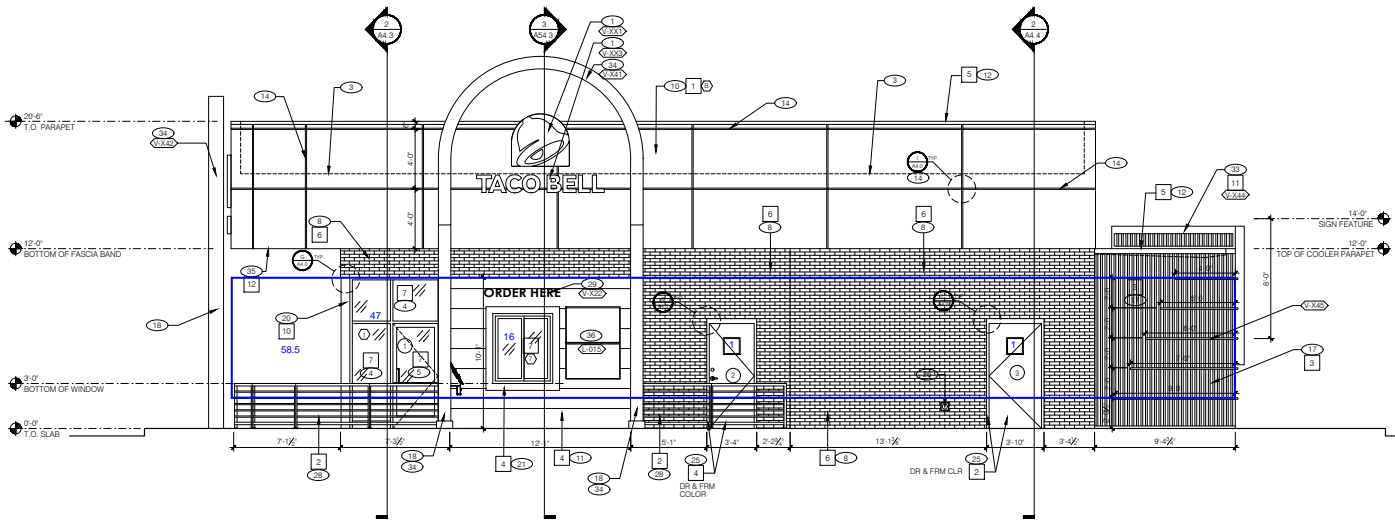


**TACO BELL**  
2904 CHAPMAN HWY  
KNOXVILLE, TN

**BLACK DESIGN ARCHITECTURE**  
SUITE 300, 1000 N. MAIN  
KNOXVILLE, TN 37917  
TEL: 615.252.1234  
WWW.BLACKDESIGNARCH.COM

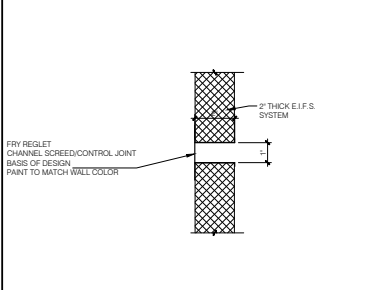
DATE PLOTTED	EXTERIOR ELEVATIONS
PROJECT NUMBER	24-1271
DRAWN BY	JS
CHECKED BY	LB

SHEET NUMBER  
**A4.0**

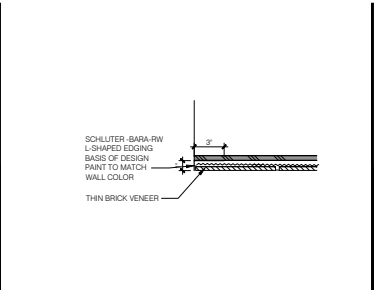


TRANSPARENCY CALCULATION: 30% MINIMUM  
TOTAL ELEVATION AREA: 536 SF  
TRANSPARENT AREAS: 123.5 SF: 23%

**CHAPMAN HWY FACING ELEVATION FRONT ELEVATION 1/4"=1'-0" A**



**EIFS REVEAL N.T.S. I**



**DOOR AND WINDOW TRIM N.T.S. G**

\* REQUIRES LIGHT FIXTURE(S). SEE ELECTRICAL.  
- CANOPY COLOR TO MATCH STOREFRONT DARK BRONZE COLOR  
- TURN BRICKLE COLOR ABOVE DRIVE-THRU CANOPY TO MATCH STOREFRONT COLOR  
- TURN BRICKLE COLOR FOR DINING ROOM CANOPES TO BE URBANE BRONZE COLOR  
- REQUIRES RECESSED HEATERS AND CEILING FANS. SEE ELECTRICAL.

**SCHEDULE MODIFIERS E**

QTY	ITEM DESCRIPTION	ELEC
V-X01 3	BELL LIGHTED SIGN, 3'-10" X 3'-6" H. 823-TAC19-LRG-BELL TBS208	X
V-X03 1	LETTERS LIGHTED, LINEAR, 10" H, WHITE. 823-18-CL16-TB-LN-WH TBS157	X
V-X06 1	BACK-LIT 'BELL' LOGO SIGN	X
V-X15 1	DRIVE-THRU CANOPY, 11'-4" X 4'-0"	X
V-X16 1	REAR CORNER 'L' CANOPY, 22'-0" X 8'-10" (21'-0" X 4'-10", 4'-0" X 1'-0")	X
V-X20 1	ART WORK - SURFACE APPLIED VINYL	X
V-X21 1	LIVE MAS - LIGHTED SIGN	X
V-X22 1	ORDER HERE SIGN	X
V-X41 1	SIDE ENTRY ARCH	X
V-X42 1	FRONT ENTRY ARCH	X
V-X44 1	REAR LOGO FEATURE	X
V-X45 18	LINEAR LIGHT ACCENTS	X

**CANOPY & BLDG ACCENT SCHED N.T.S. D**

○ BASE THICKNESS - 2" THICK EIFS.  
○ ○ ○  
**NOTE:**  
- REFER TO WALL LEGEND E / A1 / 0 FOR EXTERIOR WALL ASSEMBLIES LEGEND.  
- DRAINABLE EIFS SYSTEM SHALL COMPLY WITH ALL STANDARDS, SPECS, DETAILS, TRIMS, & CRITERIA OF MFR. SPECIFICATIONS FOR A DRAINABLE SYSTEM.  
**NOTE:**  
- EIFS TO BE SMOOTH FINISH

**E.I.F.S. LEGEND N.T.S. B**

SYMBOL	AREA	MANUFACTURER	COLOR
1	EIFS PARAPET BAND COLOR	SHERWIN WILLIAMS	SW 6990 'CAVAR' - GLOSSY FINISH
2	DOORS, FRAMES, RAILINGS	SHERWIN WILLIAMS	SW 6990 'CAVAR' - EGG SHELL FINISH
3	COOLER PANEL SYSTEM	MBCI	RAL9011 BLACK PANTONE 7.2 PANEL
4	HARDIE PANEL ARCHITECTURAL COLLECTION - FINE SAND-GROOVED	JAMES HARDIE	PAINTED SW 6990 'CAVAR' EGG SHELL FINISH
5	PARAPET CAP COLOR	SHERWIN WILLIAMS	SW 6990 'CAVAR' GLOSSY FINISH
6	BRICK VENEER MORTAR	INTERSTATE DAVIS COLORS	INTERSTATE THIN BRICK, WREDCUT, PEWTER TRUE-TONE - MC 88 (MEDIUM) OR EQUAL
7	STOREFRONT WINDOWS	TUBELITE OR EQUAL	BLACK ANODIZED
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL
9	PARAPET BACK ROOFING	VERSCOMMULE HIDE	THE COLOR SHALL BE FACTORY COLORED 'WHITE'. EQUAL ALTERNATE ALLOWED.
10	BREAK METAL, STOREFRONT, TRIM, FLASHING	SHERWIN WILLIAMS	SW 6990 'CAVAR' EGG SHELL FINISH
11	ACCENT PANELS	BY SIGN VENDOR	WHITE
12	PATIO CEILING PANELS	MBCI	SLATE GRAY ARTISAN SOFFIT

**EXTERIOR FINISH SCHEDULE H**

**MISCELLANEOUS**  
A. SEE SHT A1 'WINDOW TYPES' FOR WINDOW ELEVATIONS.  
B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.  
C. 'HIGH IMPACT' MESH SHALL BE USED WHERE NOTED.  
D. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE EIFS SUPPLIER.  
E. EIFS TEXTURE TO BE MEDIUM WITH PURE WHITE MARBLE AGGREGATE - NO QUARTZ.  
F. PAINT ALL EXPOSED FOUNDATIONS U.N.O.  
**SEALERS (REFER TO SPECS):**  
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.  
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL WEEPS @ WINDOWS SILLS.  
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY/TRELIS.

**CRITICAL FINISH NOTES:**  
A. BUILDING FINISH OPENINGS THAT ARE DESIGNATED AS 'CRITICAL' SHALL BE MAINTAINED TO PROVIDE FOR THE STANDARD INSTALLATION OF STANDARD SIGNAGE / BUILDING ELEMENTS. VERIFY DIMENSIONS WITH SIGN VENDOR.  
B. IMPROPER INSTALLATION OF STONE WAINSCOT MAY RESULT IN GENERAL CONTRACTORS HAVING TO REMOVE AND REAPPLY ALL STONE MATERIAL.

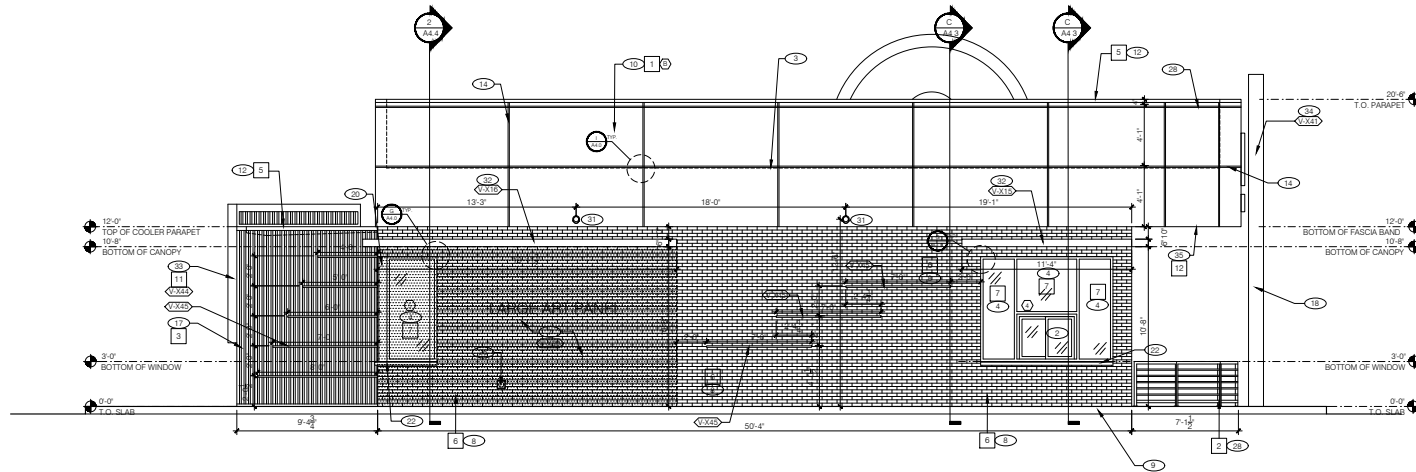
**GENERAL NOTES F**

- BUILDING SIGNAGE. SEE SCOPE OF WORK.
- DRIVE THROUGH WINDOW. SEE SHEET A1.0 AND A1.1.
- ROOF BEYOND.
- STOREFRONT WINDOW SYSTEM, TYPICAL.
- ENTRY DOOR, STOREFRONT SYSTEM.
- SWITCH GEAR. PAINT TO MATCH WALL.
- ART WORK PANEL BY VENDOR - ATTACH TO EXTERIOR FINISH.
- THIN BRICK VENEER WITH SPEEDY MASON PANEL SYSTEM.
- ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING AND SITE PLAN.
- 2" DRAINABLE EIFS. SEE EIFS LEGEND THIS SHEET. (R-8 INSULATION)
- HARDIE PANELING 4x8 SHEETS. GROOVES ORIENTED HORIZONTALLY
- PARAPET COPING. USE MULE HIDE PRE-FINISHED EDGE TRIM. SEE DETAIL 2/A.6.
- CO2 FILLER VALVE AND COVER. SEE DETAIL 2/A.6.2 SIM.
- EIFS REVEAL JOINT - SEE DETAIL 1/A.4.0. PAINTED TO MATCH WALL.
- GAS SERVICE. GAS LINE TO ENTER BUILDING AT 42" A.F.F.
- WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR
- METAL PANEL SIDING AT COOLER ENCLOSURE
- STRUCTURAL ROOF COLUMN - WITHIN ARCH FEATURE

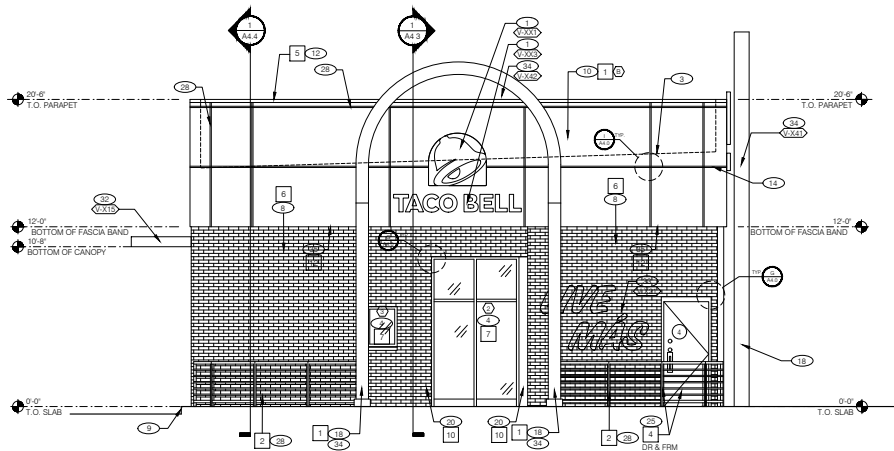
- RTU LOCATION BEYOND.
- BREAK METAL COVER AROUND WOOD STUDS TO MATCH STOREFRONT. SEE 3. 4. 7 A.6.1
- 5 1/2" HARDIE TRIM BAND AROUND WALK UP WINDOW
- PRE-CAST SILL.
- STEEL BOLLARD. SEE DETAILS.
- REAR LOGO FEATURE.
- PANT DOOR AND FRAME SW6990 'CAVAR'
- HOSE BIB BOX. SEE DETAIL 6/A.6.2
- EXTERIOR MENU BOARD
- RAILINGS. SEE D & J A.8.4
- ORDER HERE SIGN
- H.C. SIGNAGE.
- DOWNSPOUT NOZZLE - NICKLE BRONZE ZURN 2199 SEAL ENTIRE PERIMETER AT EIFS.
- WINDOW CANOPES. SEE DETAIL 6/A.6.1 FOR BRACING DETAIL.
- LIGHTED 'LIVE MAS' SIGN
- EXTERIOR ARCHWAYS. LIGHTED BY VENDOR
- METAL SOFFIT PANELS - BY VENDOR
- EXTERIOR MENU BOARDS

**KEY NOTES C**

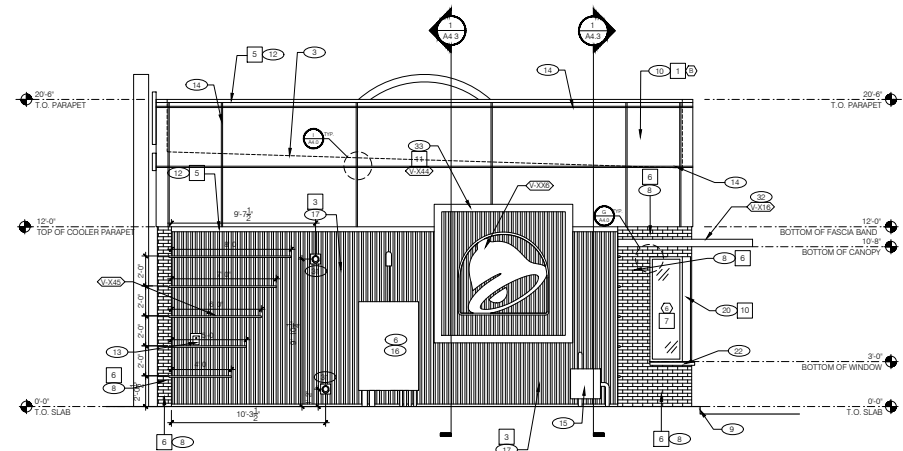




MAP EAST ELEVATION (LONG FACADE ALONG MARTIN MILL PIKE) REAR ELEVATION 1/4" = 1'-0" A



MAP NORTH ELEVATION LEFT ELEVATION 1/4" = 1'-0" C



MAP SOUTH ELEVATION RIGHT ELEVATION 1/4" = 1'-0" B

ISSUE FOR  
REVIEW  
02/17/2025

REVISIONS

NO.	DATE	DESCRIPTION



**TACO BELL**  
2904 CHAPMAN HWY  
KNOXVILLE, TN

**BLACK DESIGN  
ARCHITECTURE**  
SUITE 300, 1000 N. MAIN  
KNOXVILLE, TN 37917  
TEL: 615.522.8888  
WWW.BLACKDESIGNARCH.COM



SHEET TITLE:	EXTERIOR
PROJECT NAME:	ELEVATIONS
DRAWN DATE:	24-12-21
DRAWN BY:	JS
CHECKED BY:	LB

SHEET NUMBER  
**A4.1**



MAP NORTH ELEVATION LEFT ELEVATION B



CHAPMAN HWY FACING ELEVATION FRONT ELEVATION A



MAP SOUTH ELEVATION RIGHT ELEVATION D



MAP EAST ELEVATION (LONG FACADE ALONG MARTIN MILL PIKE) REAR ELEVATION C

SYMBOL	AREA	MANUFACTURER	COLOR
1	EFS PARAPET BAND COLOR	SHERWIN WILLIAMS	SW 6990 'CAVARY' - GLOSSY FINISH
2	DOORS, FRAMES, RAILINGS	SHERWIN WILLIAMS	SW 6990 'CAVARY' - EGG SHELL FINISH
3	COOLER PANEL SYSTEM	MBCI	RAL9011 BLACK PANTONE 7.2 PANEL
4	ORDER AREA	JAMES HARDIE	PAINTED SW 6990 'CAVARY' EGG SHELL FINISH ARCHITECTURAL COLLECTION - FINE SAND-GROOVED
5	PARAPET CAP COLOR	SHERWIN WILLIAMS	SW 6990 'CAVARY' - GLOSSY FINISH
6	BRICK VENEER MORTAR	INTERSTATE DAVIS COLORS	INTERSTATE THIN BRICK, WIRECUT, PEWTER TRUE-TONE - MC 88 (MEDIUM) OR EQUAL
7	STOREFRONT WINDOWS	TUBELITE OR EQUAL	BLACK ANODIZED
10	BREAK METAL, STOREFRONT, TRIM, FLASHING	SHERWIN WILLIAMS	SW 6990 'CAVARY' - EGG SHELL FINISH
11	ACCENT PANELS	BY SIGN VENDOR	WHITE

EXTERIOR FINISH SCHEDULE E

ISSUE FOR REVIEW  
02/17/2025

REVISIONS

TACO BELL

**TACO BELL**  
2904 CHAPMAN HWY  
KNOXVILLE, TN

BLACK DESIGN ARCHITECTURE  
1000 W. MAIN ST., SUITE 100  
KNOXVILLE, TN 37918  
738.266.8822  
EMAIL: INFO@BLACKDESIGNARCH.COM

black

SHEET TITLE: COLORED EXTERIOR ELEVATIONS  
PROJECT NUMBER: 24-1271  
DATE: 02/17/25  
DRAWN BY: JG  
CHECKED BY: LB

SHEET NUMBER  
**A4.5**



PROJECT: TACO BELL CUMBERLAND AVE  
KNOXVILLE, TN

PROJ. NO. 23-1160



BLACK DESIGN  
ARCHITECTURE

REFERENCE SHEET: A4.5

DRAWING TITLE: MARTIN MILL RD  
EXTERIOR VIEW

S.D. # 1

ISSUED:  
02/17/25



# 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

Tim Minor

Tacala Tn Corp

Applicant Name

Affiliation

10-28-24

03/13/2025

~~12-12-24~~

File Number(s)

3-B-25-SU  
(formerly 12-D-24-SU)

Date Filed

Meeting Date (if applicable)

### 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

Tim Minor

Tacala, Tn Corp

Name

Company

3750 Corporate Woods Drive

Vestavia Hills

AL

35242

Address

City

State

ZIP

205-389-3787

Phone

Email

### CURRENT PROPERTY INFO

Wayland-Goodman Properties LP

119 W 5th Ave Ste 100 Knoxville Tn 37920 865-549-7425

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2904 Chapman Highway Knoxville Tn 37931

109HB00701

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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.**

### DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Taco Bell w/ Drive Thru

Other (specify) \_\_\_\_\_

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

### ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

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	<b>\$1600.00</b>
Fee 3	

### AUTHORIZATION

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

Digitally signed by Tim Minor  
Date: 2024.10.23 08:07:41 -05'00'

Tim Minor / Tacala Tn Corp

10-23-2024

Applicant Signature

Print Name / Affiliation

Date

205-389-3787

Phone Number

Email

*Sara Bean*, Agent for  
Property Owner Signature   *Owner*

*Sara Bean*  
Please Print

**Pd 10/29/2025 as File #12-D-24-SU**

Date Paid

## 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.

## 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).

### 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.*

**02/28/2025**

**03/14/2025**

~~11-20-24~~

~~12-13-24~~

Date to be Posted

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

Digitally signed by Tim Minor  
Date: 2024.10.23 08:11:58 -05'00'

**Tim Minor**

**10-23-24**

Applicant Signature

Applicant Name

Date  
**3-B-24-SU (formerly  
12-D-24-SU)**

**FILE NUMBER**