



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:

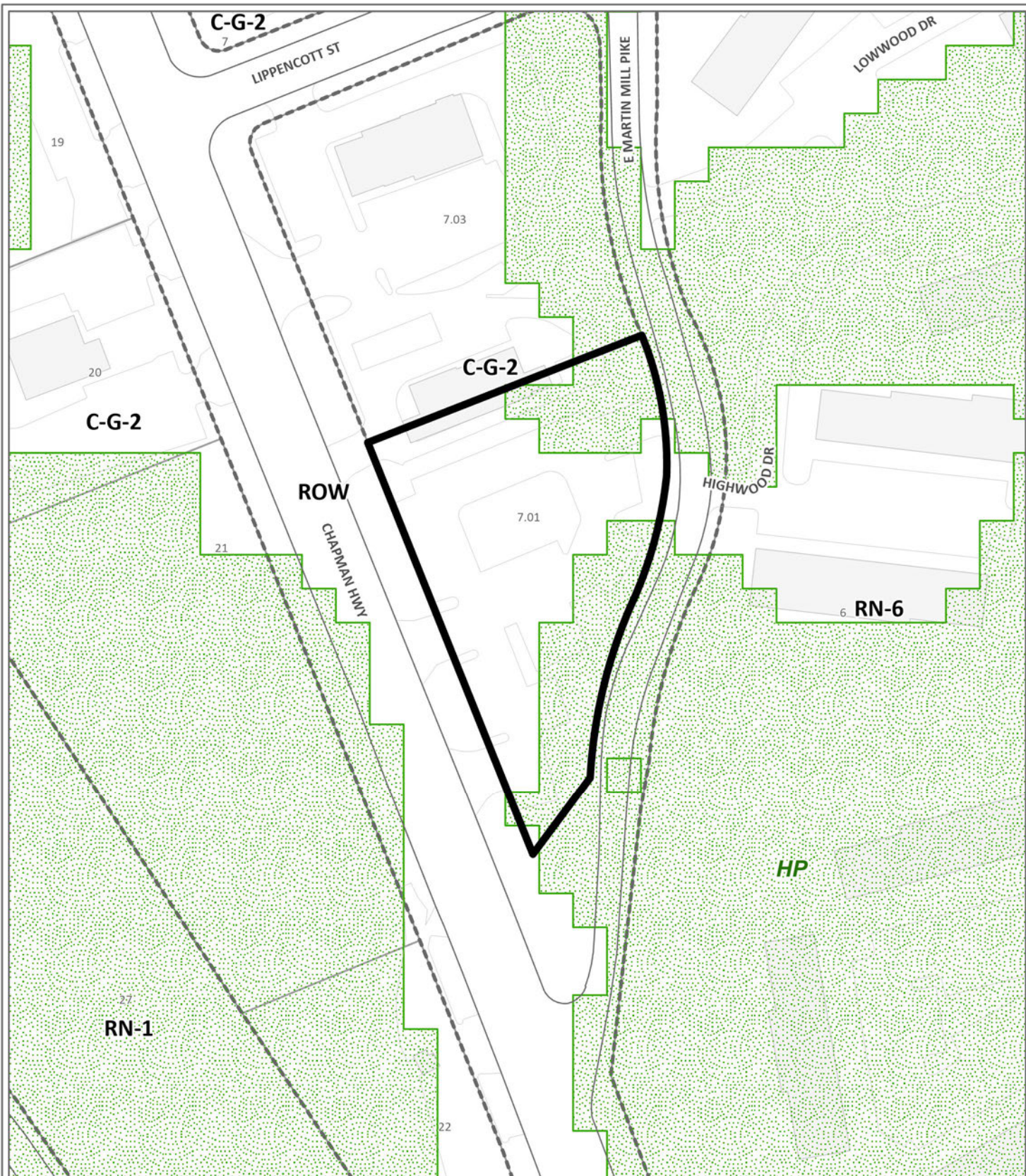
Approved by:

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

Original Print Date: 2/5/2025

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

Map No: 109

Jurisdiction: City



Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

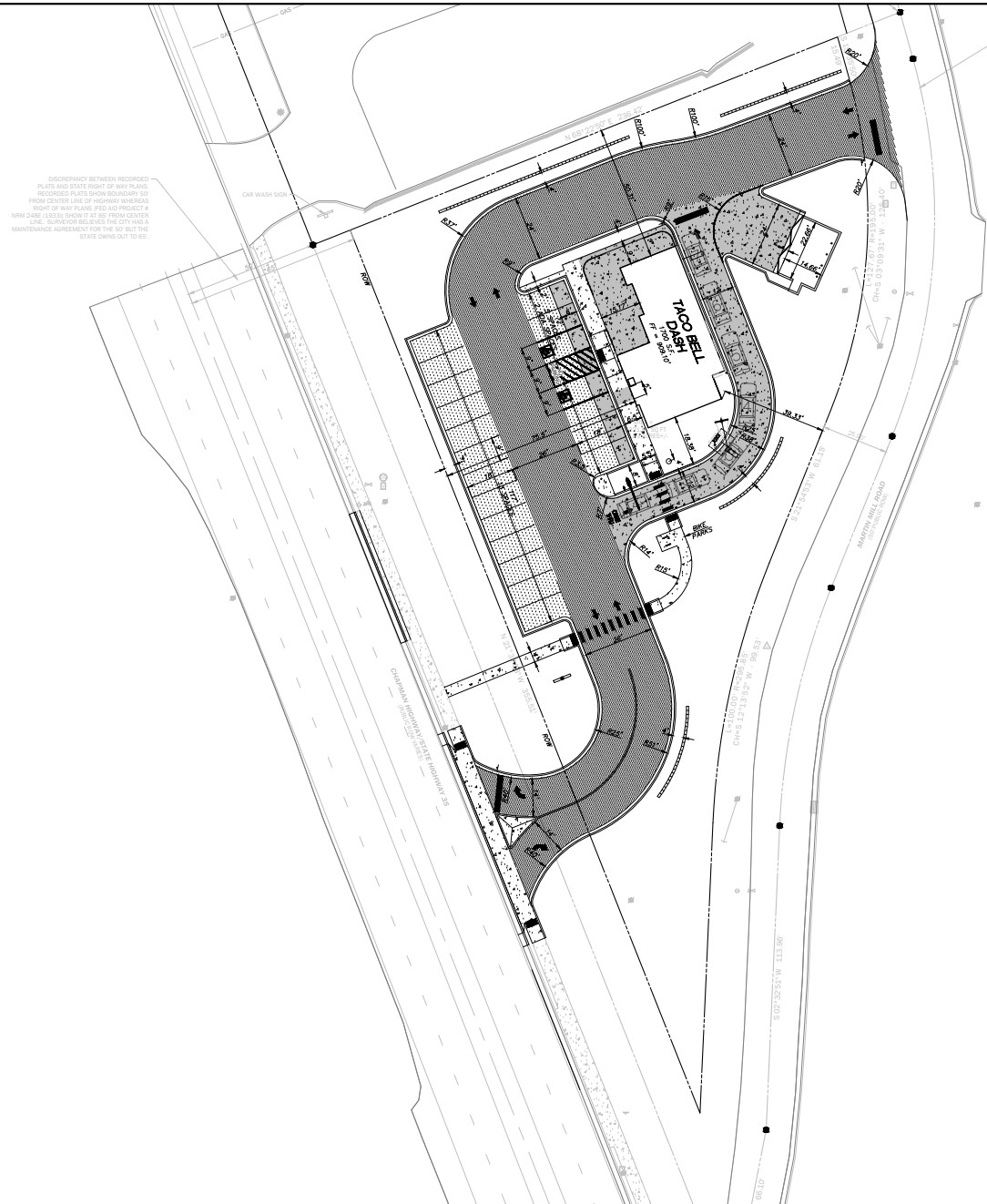
3-B-25-SU



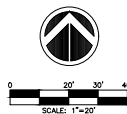
Case boundary

0 275
Feet

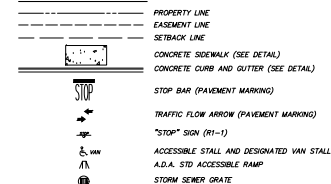




PLANNING FILE # 3-B-25-SU



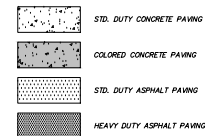
SITE LEGEND



SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE ORDINANCES, RULES AND REGULATIONS OF LOCAL GOVERNMENTS.
 2. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND ITEMS NOT SHOWN ON THESE PLANS.
 3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EASEMENTS, UTILITIES, SHALL BE PROVIDED WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS ARE PROVIDED BY THE FOLLOWING COMPANY:
TDL
3000 RICE AVE ROAD
TUCULCUM, AZ 85606
PHONE: 205-345-0816
 4. ALL DIMENSIONS AND LOCATIONS ON THE FACE OF CURB, UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
 5. ALL PARKING PAVING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS AND APPLICABLE STATE CODES OR REQUIREMENTS.
 6. ALL TRAFFIC CONTROL DEVICES SHALL BE TO TOP MANUAL ON DUTY TRAFFIC CONTROL DEVICES (MUTCD) AND APPLICABLE STATE DOT REQUIREMENTS, AND IS RESPONSIBILITY OF SITE CONTRACTOR.
 7. ALL STRIPPED OR CURBED RADII SHALL BE 2.5' AT THE FACE OF CURB AND 15' AT THE INSIDE FACE OF DRIVE.
 8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY SUCH AS PAVEMENT, SIDEWALKS, CURBS, DRAINAGE, UTILITY COVERS, ETC., DAMAGED BY THE ENGINEER AND BE OTHER, BETTER THAN EXISTING CONDITIONS.
 9. ALL LOT LIGHTING SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE FOLLOWING: ONE-YEAR WARRANTY, PROTECTION FROM VANDALS, COSTS INCLUDING MATERIALS, LABOR, DESIGN, CONSTRUCTION, MAINTENANCE, REMOVAL, REPLACEMENT, AND DISPOSAL OF EXHAUSTION PRICE.
 10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 11. THE CONTRACTOR SHALL SUBMIT ALL AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS FROM THE DESIGN DOCUMENTS. SITE CONTRACTOR SHALL SUBMIT ALL CHANGES TO THE GENERAL CONTRACTOR FOR STREET, SANITARY AND WATER LINES, IF REQUIRED BY THE CITY/COUNTY.
 12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
 13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION SHALL BE IDENTIFIED IMMEDIATELY AND REPORTED IMMEDIATELY TO THE GENERAL CONTRACTOR.
 14. ALL SITE CURB SHALL BE 15.00 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" H.W. UNLESS OTHERWISE SPECIFIED.
 16. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT AND WHITE YELLOW COLOR.
 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 DRIVEWAYS, TRANSITION FROM DRIVEWAY TO LOADING DOCKS, AND OTHER FIXTURES NEAR DRIVE SIZES AS SHOWN ON THIS PLAN.
 19. BUILDING CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND FINISH TO EXISTING DRIVEWAY PAVEMENT.
 20. ALL GUTTER SECTIONS OF CURB AND GUTTER AND ALL CONCRETE APRONS IN PARKING STALLS SHALL BE SAME SLOPE AS THE PAVEMENT. THE CONTRACTOR SHALL PROVIDE GRADING PRIOR TO POURING THESE ITEMS.
- ## SPECIAL SITE NOTES
1. CONTRACTOR TO LEAVE OUT 27" CURB AND GUTTER AT LOCATION OF ADA COMPLIANCE. OTHER RAMP SHALL BE LEFT IN PLACE AS DIRECTED BY THE ENGINEER. BUILDING CONTRACTOR RESPONSIBLE FOR POURING THESE ITEMS TO MEET SPECIAL REQUIREMENTS.
 2. SITE CONTRACTOR RESPONSIBLE FOR APPLICATION OF CLEAR SEALER, PROVIDED BY OWNER, TO ALL CURB AND GUTTER AND COLORED CONCRETE PROVIDED BY OWNER TO ALL SIDEWALKS AND FINAL BLACK SEALER TO COLORED SIDEWALKS.
 3. BUILDING CONTRACTOR RESPONSIBLE FOR ALL GRADING WITHIN AREAS INSIDE INTERIOR CURB AND GUTTER TO WITHIN 4" OF TOP OF CURB.
 4. DRIVE FLOOR COLORED CONCRETE AS WELL AS CLEAR AND PIGMENTED SEALER PROVIDED BY OWNER.
 5. DYE FOR THRU LOOPS PROVIDED BY TACOLA AND SHALL BE INSTALLED BY THE SITE CONTRACTOR.
 6. ALL SIGNAGE SHALL BE PROVIDED BY THE SITE WORK CONTRACTOR. CONTRACTOR SHALL SHOW SIGNAGE TO BE INSTALLED TO THE GENERAL CONTRACTOR.

PAVEMENT LEGEND



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))	0.77 ACRES 0.90 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
FRONT 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"-5"
COLOR - MIDNIGHT
PLANT MIXED 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 2" CURB AND GUTTER AT LOCATION OF ADA RAMP, 7" AT OTHER RAMPS, AND ANY OTHER AREAS AS DIRECTED BY THE BUILDING CONTRACTOR. CONTRACTOR RESPONSIBLE FOR POURING THESE AREAS DURING SIDEWALK CONSTRUCTION.
2. SITE CONTRACTOR RESPONSIBLE FOR APPLICATION OF CLEAR SEALER. CONTRACTOR OWNERS TO PROVIDE 1/2" THICK POLISHED CONCRETE PAVING. BUILDING CONTRACTOR RESPONSIBLE FOR APPLICATION OF CLEAR SEALER TO ALL SLABS AND FINAL BLACK SEALER TO COLORED CONCRETE PAVEMENT.
3. BUILDING CONTRACTOR RESPONSIBLE FOR ALL GRADING WITHIN AREAS 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 TACALAC.
5. DRIVE THRU LOOPS PROVIDED BY TACALAC AND SHALL BE INSTALLED BY THE SITE CONTRACTOR.
6. ALL SIGNAGE SHALL BE PROVIDED BY THE SITE WORK CONTRACTOR. ALL ADA SIGNAGE TO BE PROVIDED BY BUILDING CONTRACTOR.

REVISIONS

- | | |
|---|-------------------------------|
| | 01/24/2025 PG REVIEW |
| | 02/12/2025 RELEASE FOR REVIEW |
| | 02/18/2025 RELEASE FOR REVIEW |



TACO BELL RESTAURANT
2904 CHAPMAN HIGHWAY, KNOXVILLE TN 37920
SITE #37/565

TACALA
3750 CORPORATE WOODS DRIVE
VESTALVA HILLS, AL 35242
205-463-9600
WWW.TACALA.COM

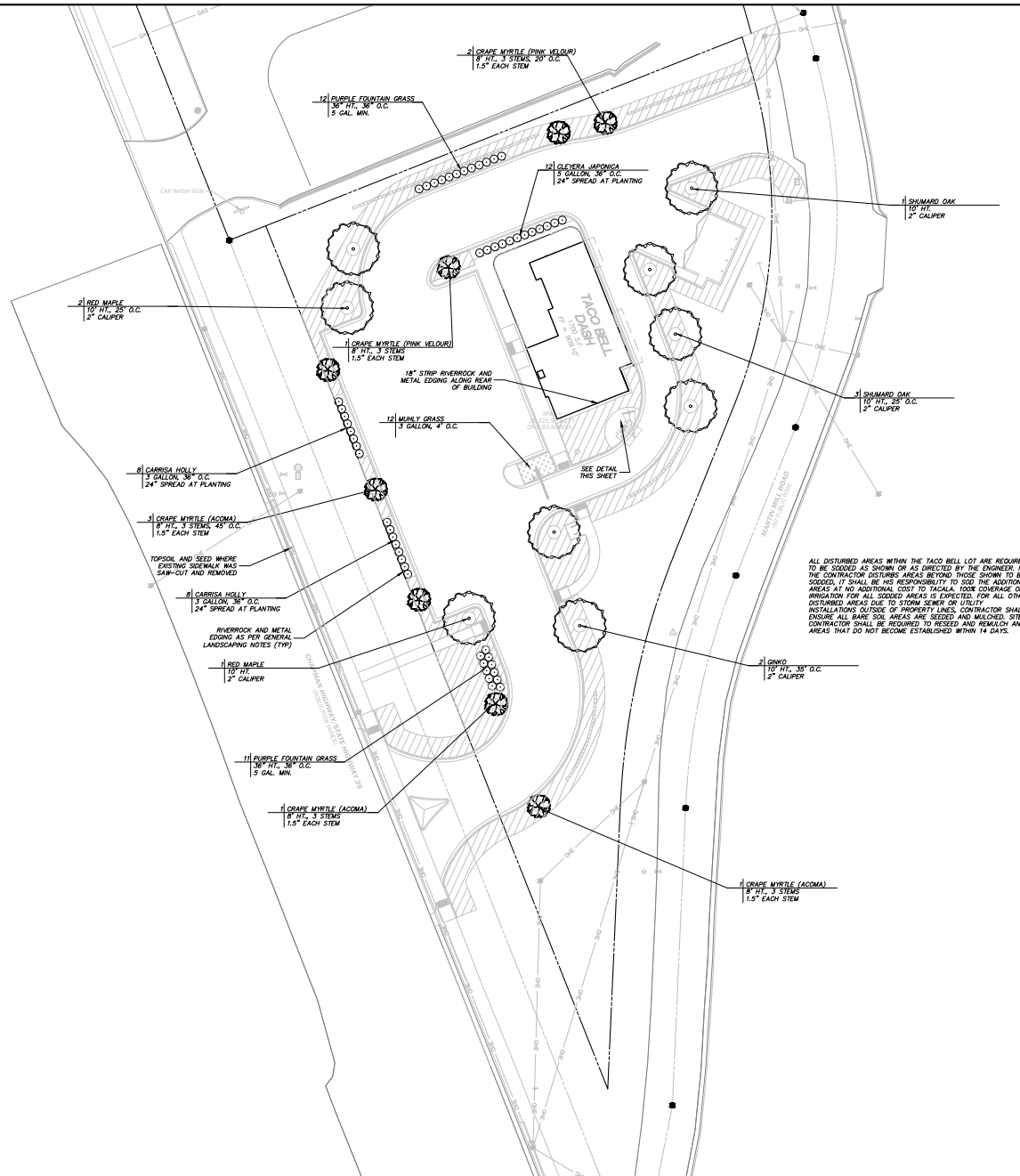


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DWG NAME: 24023 PRD
DRAWN BY: TM

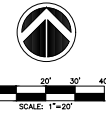
**SITE
PLAN**

SHEET?
C2

DATE: 02-18-2025



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 HIS REQUEST. EXISTING STONES ARE 18" x 24" x 36" OR 30" x 36" x 36". CONTRACTOR MAY, BUT CONTRACTOR CAN CHOOSE ANY STONE THAT MEETS APPROVAL BY THE OWNER. RIVERROCK SAMPLE SHALL ALSO BE PROVIDED TO OWNER PRIOR TO PLACEMENT. RIVERROCK SHALL RANGE FROM 2"-5" WITH APPROXIMATE 30% 2", 40% 3-4" AND 30% 5". 5" SHALL BE MAXIMUM SIZE.

REGION 7 - SOUTHEAST

NO.	MATERIAL	QTY	SIZE	HGT.	SP
①	CHINESE HOLLY LLEX CORNUTA	PER PLAN	5 GAL		24"
②	SPANISH BAYONET TUSCA HYDROLA	PER PLAN	5 GAL		
③	BLUE FESCUE FESTUCA GLAUCA	PER PLAN	1 GAL		36"
④	BOULDER (SEE NOTE) DESERT SAND COLON 30"-36"	PER PLAN			N/A
⑤	PIPERROOT (SEE NOTE)	PER PLAN			N/A
⑥	INDIAN Hawthorne RAPOHLEPS INDICA PINK LADY	PER PLAN	3 GAL		24"
⑦	BROWN METAL EDGING	PER PLAN			

LANDSCAPING DETAILS

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

GENERAL LANDSCAPING NOTES

- [illegible]

REVISIONS

- | | |
|------------|--------------------|
| 01/24/2025 | PG REVIEW |
| 02/12/2025 | RELEASE FOR REVIEW |
| 02/18/2025 | RELEASE FOR REVIEW |



TACO BELL RESTAURANT

2904 CHAPMAN HIGHWAY, KNOXVILLE TN 37920
SITE #317565

TAC★LA

205.443.9800
WWW.TACALA.COM



JOB NO: 24023
DWG NAME: 24023 PROJ
DRAWN BY: TM

LANDSCAPING
PLAN

SHEET
C6

DATE: 02-18-2025

PLANNING
FILE #
3-B-25-SU

ISSUE FOR
REVIEW
02/17/2025

REVISION	NO.	DATE	DESCRIPTION

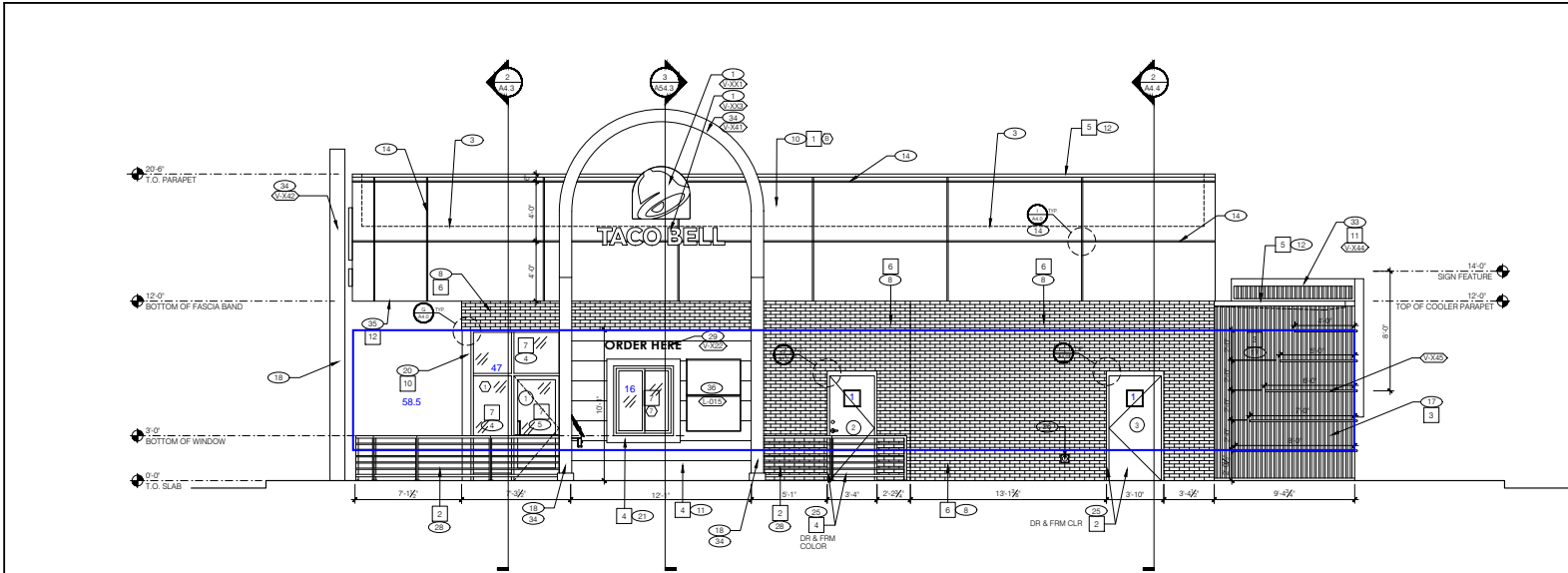


TACO BELL
2904 CHAPMAN HWY
KNOXVILLE, TN

**BLACK DESIGN
ARCHITECTURE**
SUITE 200, 1000 N. MAIN
KNOXVILLE, TN 37917
TEL: 615.252.1234
WWW.BLACKDESIGNARCH.COM

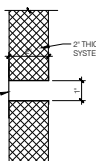
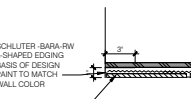
DATE: 02/17/25	EXTENSION:
PROJECT NUMBER: 24-1271	
DRAWN BY: JES	
CHECKED BY: LB	

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

 <p>FRY REGLET CHANNEL/SCREED/CONTROL JOINT BASIS OF DESIGN PAINT TO MATCH WALL COLOR</p> <p>2" THICK EIFS SYSTEM</p>				 <p>SCHLUTER BARA-RIV L-SHAPED EDGING BASIS OF DESIGN PAINT TO MATCH WALL COLOR</p> <p>THIN BRICK VENEER</p> <p>2"</p>				<p>* REQUIRES LIGHT FIXTURE(S). SEE ELECTRICAL. ~ CANOPY COLOR TO MATCH STOREFRONT DARK BRONZE COLOR ~ TURN BUCKLE COLOR ABOVE DRIVE-THRU CANOPY TO MATCH STOREFRONT COLOR ~ TURN BUCKLE COLOR FOR DINING ROOM CANOPIES TO BE URBANE BRONZE COLOR % REQUIRES RECESSED HEATERS AND CEILING FANS. SEE ELECTRICAL.</p>				<table><tr><th>QTY</th><th>ITEM DESCRIPTION</th><th>ELEC</th></tr><tr><td>V-X01</td><td>3 "BELL" LIGHTED SIGN, 3'-10"W X 3'-6"H: 823-TAC19-LRG-BELL TB2006</td><td>X</td></tr><tr><td>V-X03</td><td>1 LETTERS LIGHTED, LINEAR, 16" H, WHITE: 823-16-CL16-TB-LN-WH TB2137</td><td>X</td></tr><tr><td>V-X06</td><td>1 BACK-LIT "BELL" LOGO SIGN</td><td></td></tr><tr><td>V-X15</td><td>1 DRIVE-THRU CANOPY, 11'-4" X 4'-0"</td><td>X</td></tr><tr><td>V-X16</td><td>1 REAR CORNER 1" CANOPY, 22'-0" X 8'-10" (21'-0" X 4'-10, 4'-0" X 1'-0")</td><td>X</td></tr><tr><td>V-X20</td><td>1 ART WORK - SURFACE APPLIED VINYL</td><td>X</td></tr><tr><td>V-X21</td><td>1 LIVE MAS - LIGHTED SIGN</td><td>X</td></tr><tr><td>V-X22</td><td>1 ORDER HERE SIGN</td><td>X</td></tr><tr><td>V-X41</td><td>1 SIDE ENTRY ARCH</td><td>X</td></tr><tr><td>V-X42</td><td>1 FRONT ENTRY ARCH</td><td>X</td></tr><tr><td>V-X44</td><td>1 REAR LOGO FEATURE</td><td>X</td></tr><tr><td>V-X45</td><td>18 LINEAR LIGHT ACCENTS</td><td>X</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><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REVISION	NO.	DATE	DESCRIPTION

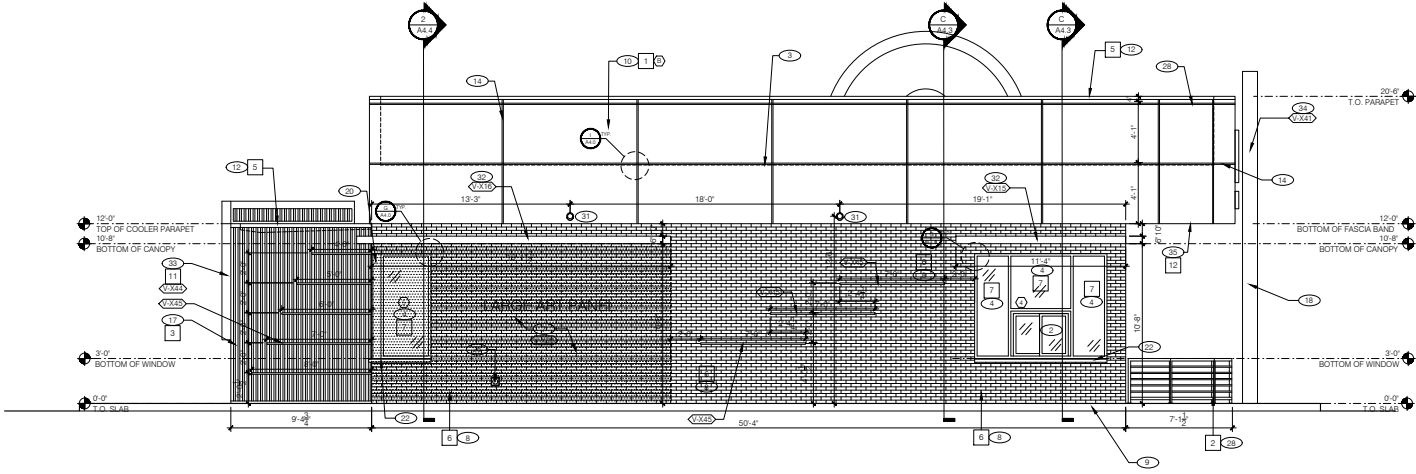


TACO BELL
2904 CHAPMAN HWY
KNOXVILLE, TN

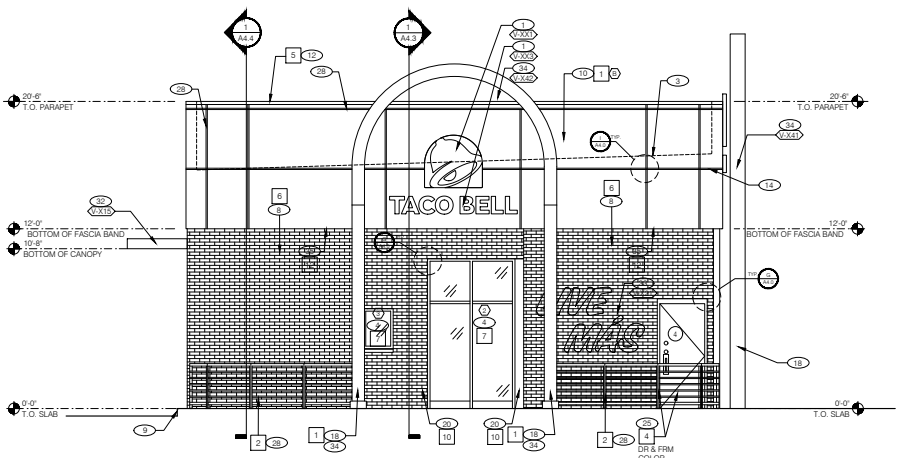
**BLACK DESIGN
ARCHITECTURE**
BLAKE B. BARNETT, AIA
2025 LICENSED ARCHITECT
WWW.BLACKDESIGNARCH.COM

SHEET TITLE:	EXTERIOR ELEVATIONS
PROJECT NUMBER:	24-1271
DRAWN DATE:	2/20/2025
DRAWN BY:	JS
CHECKED BY:	LB

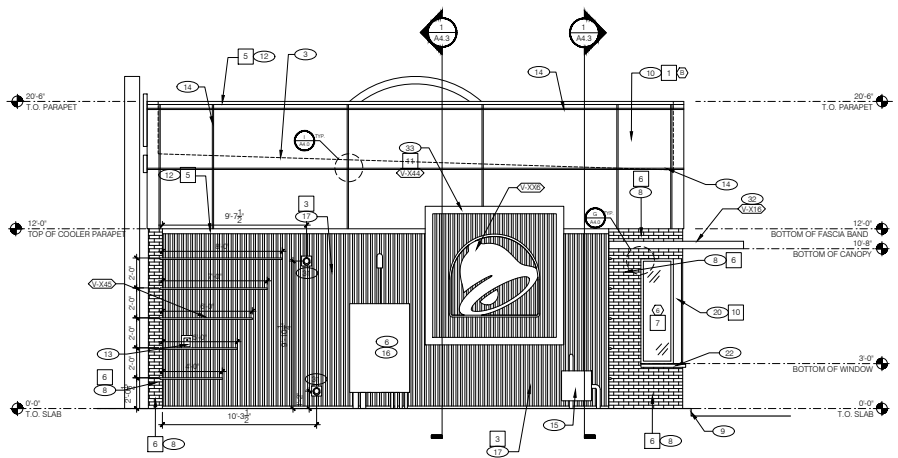
SHEET NUMBER
A4.1



MAP EAST ELEVATION (LONG FACADE ALONG MARTIN MILL PIKE) REAR ELEVATION 1/4\"/>



MAP NORTH ELEVATION LEFT ELEVATION 1/4\"/>



MAP SOUTH ELEVATION RIGHT ELEVATION 1/4\"/>



SYMBOL	AREA	MANUFACTURER	COLOR
1	EFS 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	MBC	RAU9011 BLACK PANTONE 72 PANEL
4	ORDER AREA	JAMES HARDIE	PAINTED SW 6990 "CAVAR" EGG SHELL FINISH ARCHITECTURAL COLLECTION - FINE SAND-GROOVED
5	SHERWIN CAP COLOR	SHERWIN WILLIAMS	SW 6990 "CAVAR" - 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
8	BREAK METAL, STOREFRONT, TRIM, FLASHING	SHERWIN WILLIAMS	SW 6990 "CAVAR" - EGG SHELL FINISH
10	ACCENT PANELS	BY SIGN VENDOR	WHITE

EXTERIOR FINISH SCHEDULE

SHEET NUMBER
A4.5



PLANNING FILE #
3-B-25-SU

PROJECT: TACO BELL CUMBERLAND AVE
KNOXVILLE, TN

PROJ. NO. 23-1160



BLACK DESIGN
ARCHITECTURE

REFERENCE SHEET: A4.5

S.D. # 1

DRAWING TITLE: MARTIN MILL RD
EXTERIOR VIEW

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

Home Occupation (specify) _____

Taco Bell w/ Drive Thru

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels

☐ Divide Parcel

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

\$1600.00

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

Property Owner Signature

Please Print

Date Paid

Sara Bean, Agent for Owner

Sara Bean

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



Public Notice and Community Engagement

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

~~11-20-24~~

03/14/2025

~~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