



# USE ON REVIEW REPORT

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▶ **FILE #:** 12-A-25-UR **AGENDA ITEM #:** 39  
POSTPONEMENT(S): 12/11/2025, 1/8/2026 **AGENDA DATE:** 2/12/2026  
▶ **APPLICANT:** RELIANCE DEVELOPMENT, LLC  
OWNER(S): Aziz Kherani Reliance Development, LLC

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TAX ID NUMBER: 42 056 [View map on KGIS](#)  
JURISDICTION: County Commission District 8  
STREET ADDRESS: 2718 SHIPETOWN RD  
▶ **LOCATION:** Northeast side of the Rutledge Pike and Shipetown Rd intersection  
▶ **APPX. SIZE OF TRACT:** 1.83 acres  
GROWTH POLICY PLAN: Planned Growth Area  
ACCESSIBILITY: Access is via Rutledge Pike, a major arterial, median-divided road within a 250-ft right-of-way, and via Shipetown Road, a local road with a pavement width of 20 ft within a 40-ft right-of-way.  
UTILITIES: Water Source: Northeast Knox Utility District  
Sewer Source: Knoxville Utilities Board  
FIRE DISTRICT: Rural Metro Fire  
WATERSHED: Roseberry Creek

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▶ **ZONING:** CN (Neighborhood Commercial)  
PLACE TYPE: CMU (Corridor Mixed-use)  
▶ **EXISTING LAND USE:** Single Family Residential  
▶ **PROPOSED USE:** Fueling service station with a convenience store, restaurant, and drive-through facility

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to CN (Neighborhood Commercial) in 2014 (5-A-14-RZ).  
SURROUNDING LAND USE AND ZONING: North: Commercial - CA (General Business)  
South: Shipetown Rd, Commercial, Single Family Residential - CN (Neighborhood Commercial), A (Agricultural), RA (Low Density Residential)  
East: Single Family Residential - A (Agricultural)  
West: Rutledge Pike, Rural Residential - CN (Neighborhood Commercial)  
NEIGHBORHOOD CONTEXT: The subject property is located at the intersection of Shipetown Road, Roberts Road, and Rutledge Pike, which forms a small commercial node. This area is otherwise comprised of single family residential dwellings on small and large lots, and East Knox County Elementary is approximately 1 mile north of the subject site.

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**STAFF RECOMMENDATION:**

► **Approve the requested fuel station with up to 5 gas pumps (10 fueling stations), a restaurant inside the convenience store, as shown on plan sheet P101, and a drive-through facility, subject to 11 conditions.**

- 1) Connection to the sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage, landscaping, lighting, and the drive-through facility.
- 3) All site lighting shall utilize full-cutoff fixtures that are shielded and downlit from neighboring residential properties.
- 4) Implementing the recommendations of the Shipetown Square Transportation Impact Study (Fulghum MacIndoe, Revised 2/22/2021), as required by Knox County Engineering and Public Works during the permitting phase (see Exhibit B), excluding improvements that were recently completed by the Tennessee Department of Transportation at the Rutledge Pike and Shipetown Road intersection.
- 5) Installation of a sidewalk along the entire Shipetown Road frontage and a pedestrian connection from this sidewalk to the site, with final design to be reviewed and approved by Knox County Engineering and Public Works during permitting.
- 6) Constructing the Rutledge Pike driveway to accommodate a crosswalk if sidewalks are installed along this frontage in the future, consistent with the recommendations of the CMU (Corridor Mixed-Use) place type.
- 7) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9) Obtaining all necessary permits from the Tennessee Department of Transportation.
- 10) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 11) The drive-through facility operating hours shall not be later than 10 pm or earlier than 6 am, as proposed in the Drive Through Notes on plan sheet C1. With the noted conditions, this plan meets the requirements for approval of a restaurant, drive-through facility, and fueling service station in the CN (Neighborhood Commercial) zone, and the criteria for approval of a use on review.

**COMMENTS:**

This development includes three uses that require Use on Review approval by the Planning Commission: a fueling service station, a restaurant, and a drive-through facility. The Planning Commission approved this request in March 2021 (3-D-21-UR), but that approval is no longer vested. This request must meet all current zoning and site development standards and recommendations of adopted plans. This 1.83-acre property was rezoned from A (Agricultural) to CN (Neighborhood Commercial) in June 2014 (5-A-14-RZ).

This proposal includes a 4,088 SF convenience market with 5 gas pumps (10 fuel dispensers) and a restaurant with a drive-through window, located at the intersection of Rutledge Pike and Shipetown Road. There is also approximately 3,340 SF of retail shops located behind the rear of the lot. There are two proposed driveways for the development: a right-in/right-out driveway on Rutledge Pike and a full-access driveway on Shipetown Road.

The Shipetown Square Transportation Impact Study (Fulghum MacIndoe, Revised 2/22/2021) was prepared to address the impact of the proposed development on Rutledge Pike and Shipetown Road (see Exhibit B). The driveway design recommendations were incorporated into the site design. There were no recommended improvements to the external street system. The Tennessee Department of Transportation (TDOT) and Knox County recently completed improvements to the Rutledge Pike and Shipetown Road intersection. The intersection improvements include signalization and turn lanes, as outlined in the TIS.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.**

A. The property is designated the CMU (Corridor Mixed-Use) place type on the Future Land Use Map. These areas are appropriate for moderate-scale, walkable, mixed-use development along major corridors and shall provide connectivity to nearby neighborhoods. The place type's form attributes recommend buildings of 2-5 stories, with variable setbacks depending on location and street classification.

B. Staff recommends installing a sidewalk along the full length of the Shipetown Road frontage to provide

pedestrian access to the existing and future residential uses to the southeast, and a pedestrian connection from the public sidewalk to the site.

C. Commercial uses are considered a primary use in the CMU place type. With the proposed conditions, the proposal is consistent with the place types' intent and recommended form attributes.

D. The proposed landscape screening and recommended site lighting and sidewalks are consistent with the Comprehensive Plan's Implementation Policies 2, 4, and 13, to ensure development is sensitive to existing community character, the creation of neighborhood service nodes, and provides alternative transportation options.

E. The proposed development is also compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which ito encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.

## 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The CN (Neighborhood Commercial) zone is intended to provide the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. The CN's development standards maximize compatibility between commercial uses and adjacent residential uses.

B. The fuel station, restaurant, and drive-through facility are uses permitted on review in the CN zone. The zoning code does not have specific standards for fuel stations or restaurants in the CN zone, but it does include supplemental regulations for drive-through facilities (Article 4.108). The drive-through facility meets subsection A of the drive-through standards. If it is determined during permitting that the standards in subsection B apply, the revisions necessary to meet those standards can be accommodated without significant modifications to the site plan.

C. The CN zone permits individual buildings or commercial establishments that are no more than 5,000 sqft. The convenience store/restaurant is approximately 4,088 sqft, and the retail shop building is approximately 3,340 sqft.

D. The CN zone has landscaping standards for parking areas and side and rear yards. The proposed landscape plan meets the CN zone standards.

E. The CN zone requires that site lighting be directed away from residential and agricultural zones and any public right-of-way. The attached plans do not show the site lighting, but it must be provided and approved during permit review. This includes the recommended site lighting condition, if approved by the Planning Commission.

## 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 one-story building height and setback from the southeast property line are compatible with the area.

B. There are one-story retail establishments to the northeast and southwest.

C. The landscape screening required by the CN zone buffers the proposed use from the residential uses to the south.

## 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The fuel station could have noise, lights, fumes, or odors that are a nuisance to nearby residential uses.

B. The retail shops are located near the southeast, which should help buffer the fuel station from the residential area, as well as the required landscape screening. The fuel station will also be at a lower elevation, which will help reduce the potential for the lighting to be a nuisance to the nearby residential uses.

## 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development has access to Rutledge Pike, which is a major arterial street. Shipetown Road is classified as a local road, but provides access to the new signalized intersection at Rutledge Pike.

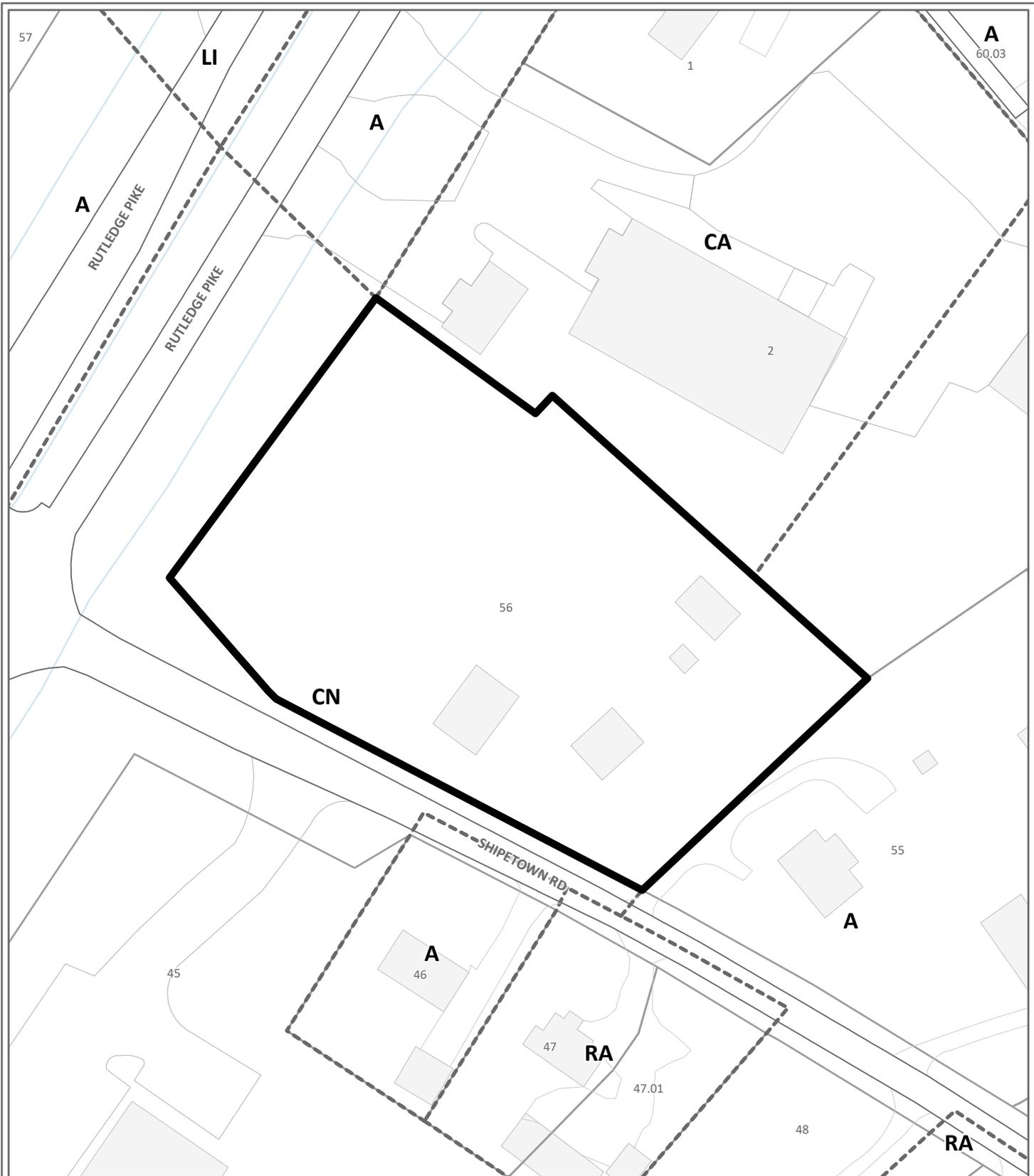
## 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



**USE ON REVIEW**

**12-A-25-UR**

**Petitioner:** Reliance Development, LLC



Fueling service station with convenience store, restaurant, and drive-through facility in CN (Neighborhood Commercial)

**Map No:** 42

**Jurisdiction:** County

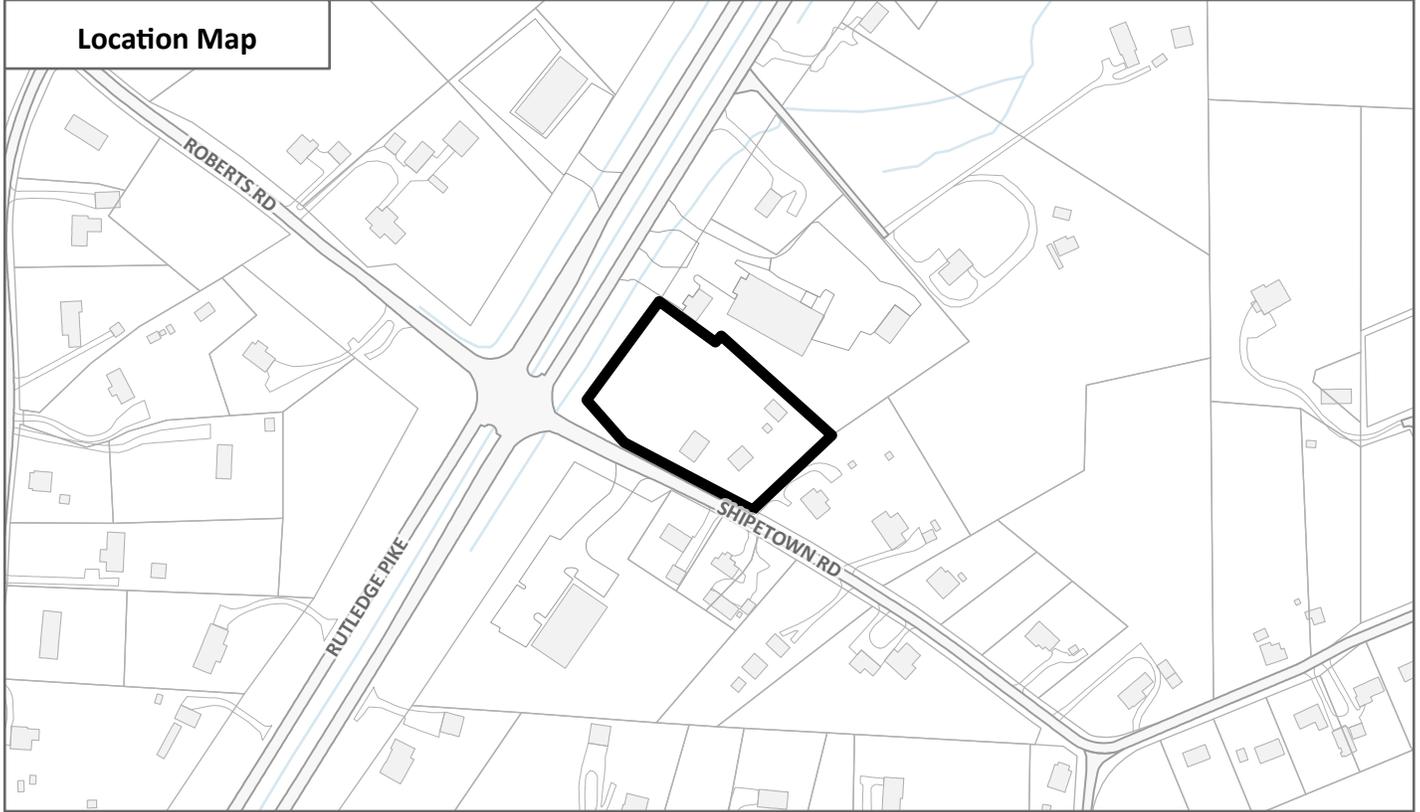


**Original Print Date:** 11/3/2025

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

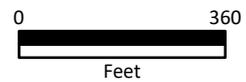


CONTEXTUAL MAPS 1

12-A-25-UR



Case boundary



LEGEND	
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED PAVEMENT WITHIN TDOF RIGHT-OF-WAY
	EIP IRON PIN FOUND
	PIPE FOUND
	GAS VALVE
	WATER METER
	MANHOLE
	SIGN
	WATER VALVE
	FIRE HYDRANT
	POWER/TELEPHONE
	GUY WIRE

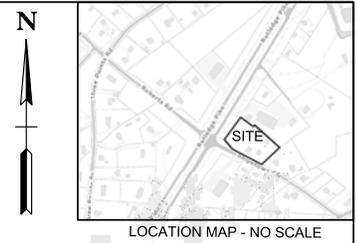
Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan 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 and described in a report filed with the Planning Commission.

Registered Engineer: *[Signature]*

Tennessee License No. 104281

Dates: 1-8-26



- DRIVE THROUGH NOTES:
- 1) DRIVE THROUGH MINIMUM WIDTH IS TEN (10) FEET.
  - 2) OUTDOOR SPEAKERS TO HAVE SOUND OUTPUT OF 75 DB OR LESS. OUTDOOR SPEAKERS SHALL BE LOCATED ON A SEPARATE SPEAKER POST INSTEAD OF ON A MENU BOARD, AND ALLOW VEHICLES TO PULL UP PARALLEL TO AND WITHIN TWO (2) FEET OF THE SPEAKER BOX. OUTDOOR SPEAKER EQUIPMENT TO UTILIZE AUTOMATIC VOLUME CONTROL (AVC) TECHNOLOGY TO REDUCE THE SOUND OUTPUT RELATED TO THE AMBIENT NOISE OF THE ENVIRONMENT. DRIVE THROUGH SPEAKERS SHALL NOT REGISTER MORE THAN 65 DB AT THE PROPERTY LINE IN COMMON WITH A RESIDENTIAL USE. SPEAKER SPECIFICATION SHALL BE SUBMITTED WITH THE SITE PLANS DEMONSTRATING COMPLIANCE.
  - 3) DRIVE THROUGH TO HAVE A MINIMUM OF FOUR (4) STACKING SPACES 18 FEET IN LENGTH.
  - 4) EXTERIOR LIGHTING AND VEHICULAR HEADLIGHTS ON SITE TO BE DIRECTED AWAY FROM PUBLIC RIGHT OF WAYS. SHRUBS TO BE UTILIZED AS NEEDED. FIXTURES SHALL BE FULL CUTOFF. LIGHTING LEVELS SHALL NOT EXCEED 0.2 fc AT ANY SHARED PROPERTY LINE WITH A RESIDENTIAL USE OR ZONE. PHOTOMETRIC PLAN TO BE SUBMITTED WITH SITE PLAN.
  - 5) DRIVE THROUGH HOURS OF OPERATION: 6:00am-10:00PM
  - 6) LIGHT POLES SHALL NOT EXCEED 15 FEET IN HEIGHT. MEASURED FROM TOP OF GRADE TO TOP OF POLE.

12-A-25-UR  
Revised: 1/16/2026

- NOTES:
- 1) HIGHWAY ENTRANCE PERMIT TO BE OBTAINED FROM TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT)
  - 2) FUTURE INTERSECTION IMPROVEMENTS AND SIGNALIZATION BY KNOX COUNTY SHOWN ON SHEET 2.
  - 3) SIGNS TO MEET REQUIREMENTS OF SECTION 3.90.
  - 4) EXISTING FIRE HYDRANT TO BE RELOCATED AS SHOWN. LOCATION IS IN COMPLIANCE WITH SECTION 507 OF THE 2018 INTERNATIONAL FIRE CODE.
  - 5) THE PROPOSED DRIVEWAYS AND PARKING AISLES WILL PROVIDE ACCESS MEETING THE REQUIREMENTS OF SECTION 503 OF THE 2018 INTERNATIONAL FIRE CODE.
  - 6) PREVIOUS PLANNING SERVICES FILE NUMBER: 3-D-21-UR

CLT MAP: 42  
PARCEL: 56  
DEED REFERENCE: 20210408-0082663

PROPERTY ZONED: CN  
TOTAL AREA: 1.72 ACRES

- Standard Notes:
1. This is a priority construction activity.
  2. Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent properties and/or the construction site caused by the contractor or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
  3. Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing the assessment at each outfall involving drainage totaling 10 or more acres, or five or more acres if draining to impaired or exceptional waters. This assessment will be conducted at each qualifying outfall within a month of construction commencement. (See CGP sec. 3.1.2 for assessment language)
  4. Fugitive sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or creeks by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.
  5. Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
  6. Later, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
  7. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
  8. Existing vegetation should be preserved to the maximum extent practicable.
  9. Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (>35%) must be permanently or temporarily stabilized within 7 days.
  10. Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all uninstabilized sites.

**PARKING SUMMARY**

**CONVENIENCE STORE:**  
TOTAL AREA = 4,088 SQUARE FEET  
RETAIL FLOOR SPACE = 2,000 SQUARE FEET  
NUMBER OF REQUIRED SPACES = 2000 / 100 = 20 SPACES

**RETAIL SHOPS:**  
TOTAL AREA = 3,340 SQ FT  
RETAIL FLOOR SPACE = 2,400 SQ FT  
NUMBER OF REQUIRED SPACES = 24 SPACES

**TOTAL REQUIRED SPACES = 44 SPACES**

**NUMBER OF SPACES PROPOSED = 49 TOTAL W/ 4 ADA SPACES**

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
1523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

OWNER / DEVELOPER:  
RELIANCE DEVELOPMENT, LLC  
6716 CENTRAL AVE PIKE, SUITE 16  
KNOXVILLE, TN 37912  
CONTACT: EDDIE KHERANI  
(865) 253-7866



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

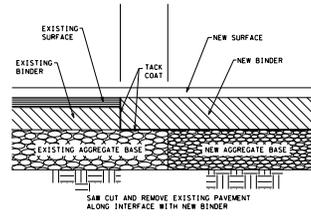
**SHIPETOWN SQUARE**  
USE ON REVIEW  
PLANNING SERVICES FILE NUMBER:

**GENERAL LAYOUT**

DESIGNED BY	CHECKED BY	SCALE	SHEET
CMT	RCG	1" = 30'	
DRAWN BY	DATE	FILE NO.	
CMT	1-8-26	20306	

NO. **C1**

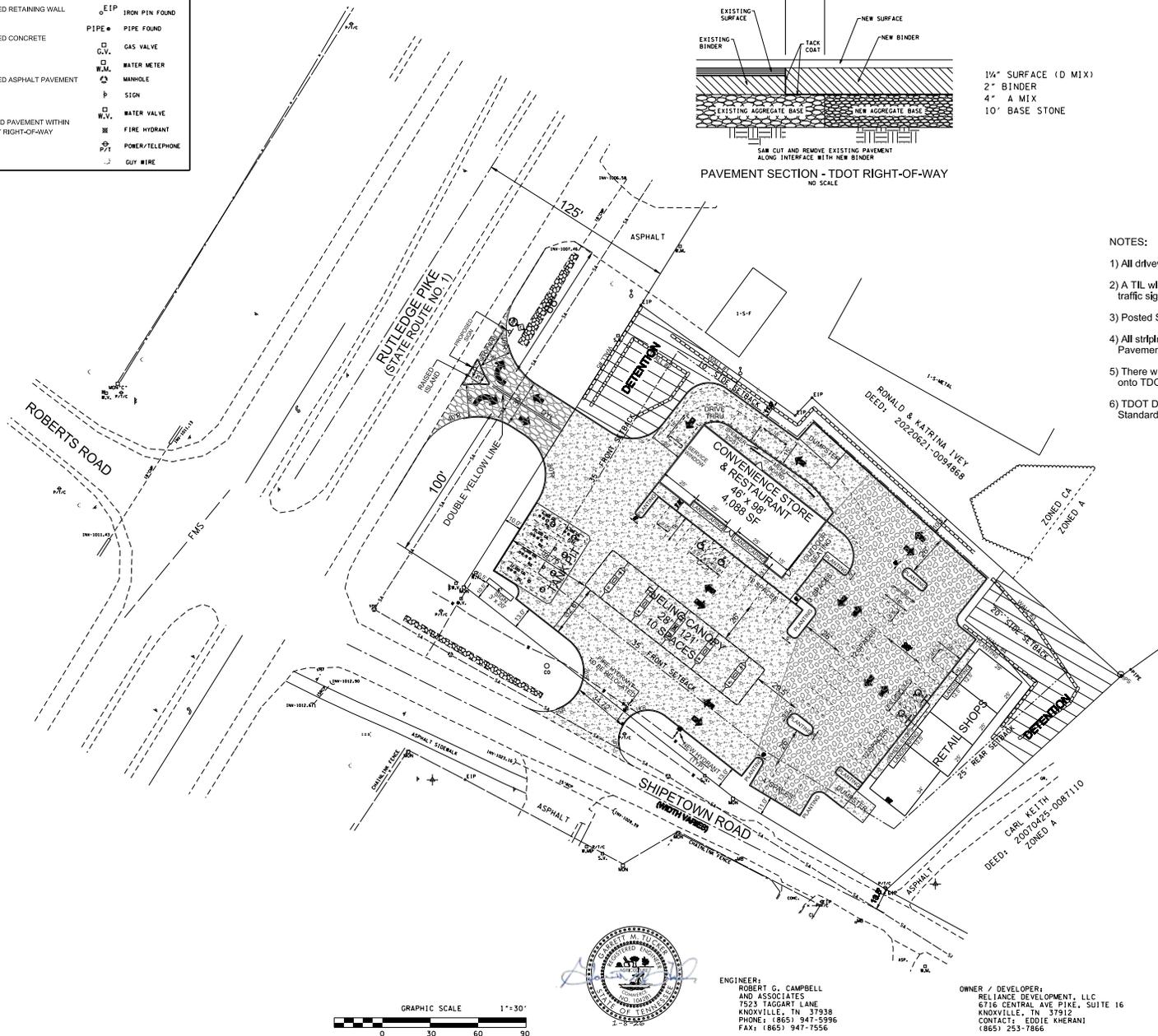
LEGEND	
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED PAVEMENT WITHIN TDOT RIGHT-OF-WAY
	IRON PIN FOUND
	PIPE FOUND
	GAS VALVE
	WATER METER
	MANHOLE
	SIGN
	WATER VALVE
	FIRE HYDRANT
	POWER/TELEPHONE
	GUY WIRE



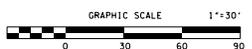
1 1/4" SURFACE (D MIX)  
2" BINDER  
4" A MIX  
10' BASE STONE



LOCATION MAP - NO SCALE



- NOTES:
- 1) All driveways meet TDOT Intersection sight distance requirements.
  - 2) A TIL will be required during permitting to evaluate whether the traffic signal timing needs to be adjusted.
  - 3) Posted Speed Limit = 30mph.
  - 4) All striping in TDOT right-of-way to be thermoplastic. Pavement markings per Standard Drawing T-M-1.
  - 5) There will be no increase in the Q50 runoff from the development onto TDOT right-of-way.
  - 6) TDOT D-SEW 1A Safety Endwalls for both ends of pipe. Standard Drawing D-PE-18A



ENGINEER:  
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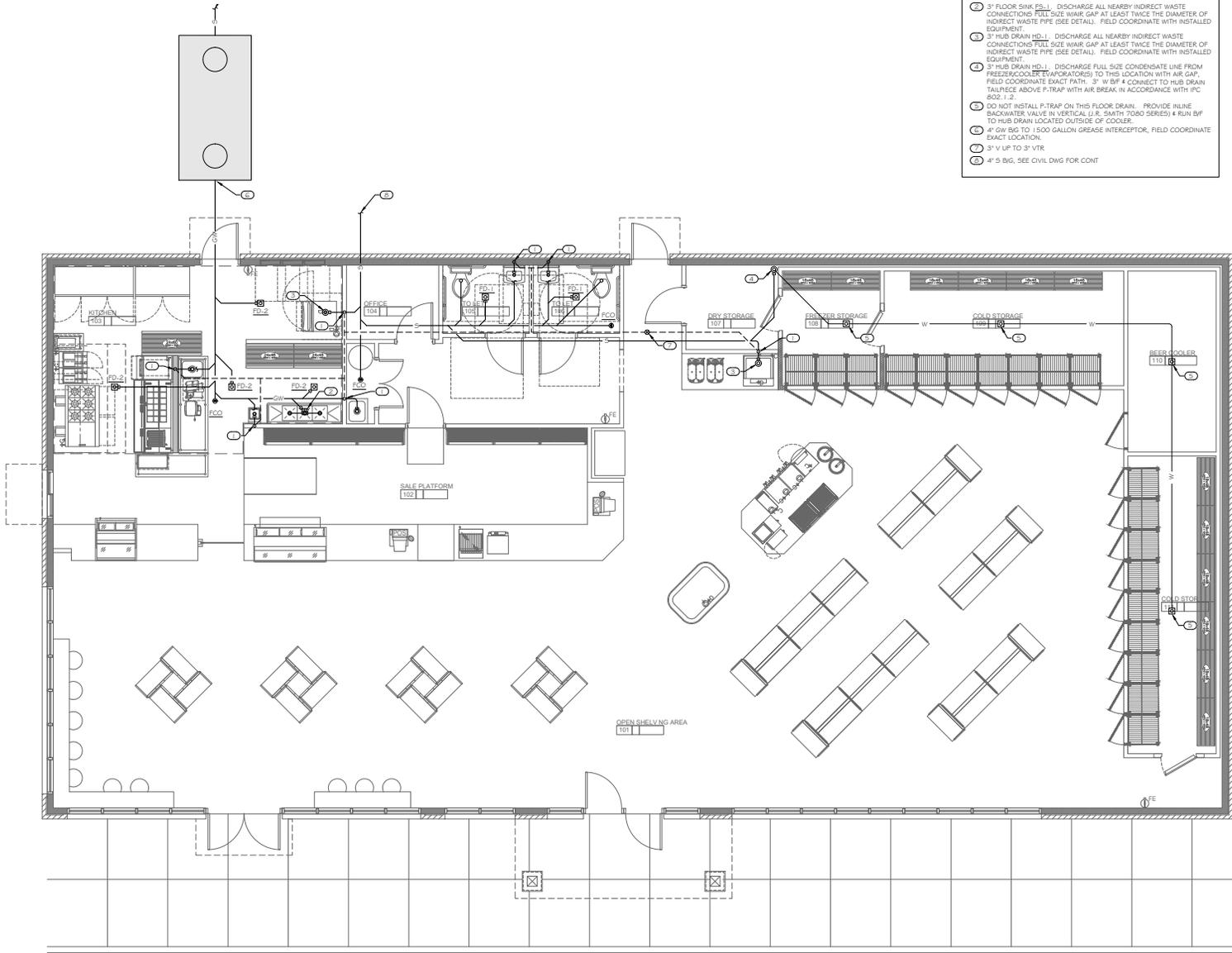
SHIPETOWN SQUARE

TDOT HIGHWAY ENTRANCE PERMIT  
PROPOSED LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
CMT	RGC	1" = 30'	NO. T1
DRAWN BY	DATE	FILE NO.	
CMT	1-8-26	20306	







- KEYNOTES**
- ① 2" V DN
  - ② 3" FLOOR SINK (S.L.) DISCHARGE ALL NEARBY INDIRECT WASTE CONNECTIONS FULL SIZE WAIR GAP AT LEAST TWICE THE DIAMETER OF INDIRECT WASTE PIPE (SEE DETAIL). FIELD COORDINATE WITH INSTALLED EQUIPMENT.
  - ③ 3" HUB DRAIN (H.D.) DISCHARGE ALL NEARBY INDIRECT WASTE CONNECTIONS FULL SIZE WAIR GAP AT LEAST TWICE THE DIAMETER OF INDIRECT WASTE PIPE (SEE DETAIL). FIELD COORDINATE WITH INSTALLED EQUIPMENT.
  - ④ 3" HUB DRAIN (H.D.) DISCHARGE FULL SIZE CONDENSATE LINE FROM FREEZER/COOLER (EVAPORATORS) TO THIS LOCATION WITH AIR GAP. FIELD COORDINATE EXACT PATH. 3" W B/F 4" CONNECT TO HUB DRAIN TRAP/ICE ABOVE F-TRAP WITH AIR BREAK IN ACCORDANCE WITH IPC 602.1.2.
  - ⑤ DO NOT INSTALL F-TRAP ON THIS FLOOR DRAIN. PROVIDE INLINE BACKWATER VALVE IN VERTICAL (J.R. SMITH 7080 SERIES) 4 RUN B/F TO HUB DRAIN LOCATED OUTSIDE OF COOLER.
  - ⑥ 4" ON BIG TO 1500 GALLON GREASE INTERCEPTOR. FIELD COORDINATE EXACT LOCATION.
  - ⑦ 3" V UP TO 3" VTR.
  - ⑧ 4" 5 BIG. SEE CIVIL DWG FOR CONT.



PRELIMINARY - NOT FOR CONSTRUCTION  
**SHIPETOWN CONVENIENCE STORE**  
**NEW CONSTRUCTION**  
 2718 SHIPETOWN ROAD - MASCOT, TN 37806

MARK	DATE	ISSUE FOR

DRAWN: CK  
 FLOOR PLAN - WASTE & VENT

12-A-25-UR  
 Revised: 1/16/2026

FLOOR PLAN - WASTE & VENT  
 SCALE: 1/4" = 1'-0"

1  
 P101

**P101**  
 PROJECT 21043  
 © COPYRIGHT 2021

### PLANTING SPECIFICATIONS

**SCOPE OF WORK**  
LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

**REFERENCES AND STANDARDS**  
ALL WORK SHALL ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ORDINANCES. PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK. CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE IN AMOUNTS REQUIRED BY THE STATE. QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

**PROJECT CONDITIONS**  
THE CONTRACTOR SHALL BE AWARE OF ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ROLL / PROPERTY LINE WITH OWNER. IF CONDITIONS DIFFER FROM PLANS, NOTIFY ARCHITECT IMMEDIATELY. (IF ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

**LAYOUT**  
CONTRACTOR SHALL BE RESPONSIBLE FOR APPROVAL PRIOR TO START OF WORK. ALLOW THREE DAYS AFTER NOTIFICATION OF STAGING FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTING LOCATIONS, ETC TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS IN PLACE WILL BE CIRCLED, CLARIFICATIONS AND NOT CHANGE ORDERS.

**EROSION CONTROL AND SITE CLEANUP**  
PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL SITE CLEANUP.

**PLANT MATERIALS AND SUBSTITUTIONS**  
NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM. GROWN UNDER CLIMATE CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE). PLANTS MUST BE EQUAL OR EXCEED THE REQUIREMENTS DENOTED IN THE PLANT LIST, WHICH ARE TENTH ACCEPTABLE SIZES. PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

**SUBSTITUTES**  
SUBSTITUTION OF PLANT SPECIFICATIONS GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONS PRIOR TO INSTALLATION.

**PLANT INSPECTION**  
THE LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIALS EITHER AT THE PLACE OF ORIGIN OR AT THE SITE BEFORE PLANTING. OBJECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

**SOIL AMENDMENT**  
FERTILIZERS: COMMERCIAL GRADE, 8-8-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURE, ANALYSIS AND DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND TEXTURE.

**EROSION CONTROL**  
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT. NOTIFY ARCHITECT IMMEDIATELY IF PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

**TOP SOIL**  
1. FERTILE, PRAIRIE NATURAL LOAM TYPICAL FOR LOCALITY.  
2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.  
3. FREE OF SUBSOIL, CLAY LIPS OR STONES LARGER THAN ONE INCH IN DIAMETER.  
4. LAYER 2 INCHES DEEP.  
5. HAVING PH VALUE OF 6.4 TO 7.0 AND 10% HUMUS.  
6. CONTAINING A PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASSIUM ORGANIC MATTER AND PH VALUE.  
7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASSIUM ORGANIC MATTER AND PH VALUE.  
UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 2 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

**PLANTING SOIL MIX**  
5 PARTS TOPSOIL (LOAM) AND 3 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)  
NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.  
PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS)  
1. ADD TOPSOIL TO A DEPTH OF 6 INCHES.  
2. ADD TOPSOIL TO A DEPTH OF 4 INCHES AND 1 INCHES PAINT.  
3. EXPOSED TILL TO DEPTH OF 4 INCHES.  
4. RAISE TO LEVEL GRADE THEN ADD 2 INCHES FINE SAND MULCH PRIOR TO PLANTING.

**LANDSCAPE BEDS**  
ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL V-TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL).

**WEEDS**  
MULCHES SHALL BE FREE FROM NUTRIENT WEEDS, NOxious WEEDS, BEE EGGS, HONEYDEW, INSECTS, OR ANY SPECIES OF PLANTS OR ANIMALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF WEEDS AND INSECTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF NOxious WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ONE YEAR AFTER COMPLETION OF THE WORK. MULCHES SHALL BE FREE FROM TOXIC, FLAMMABLE, VOLATILE, AND PARTICULATE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

**PROTECTION**  
PROTECT FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

**PLANTING**  
REPAIR BULGE AND TIE FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS. PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS. ROOTS OF GROUNDCOVERS TO BE PLANTED IN SOIL, NOT MULCH TOP DRESSINGS.

**MAINTENANCE**  
MAINTAIN PLANTING MATERIALS, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC UNTIL FINAL INSPECTION AND ACCEPTANCE. SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

**WARRANTY AND GUARANTEE**  
UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR CONTRACT ACCEPTANCE. ONLY PLANTING BAGGING AGAINST DISEASE, INCLUDING DISEASE AND UNSATISFACTORY GROWTH, EXCEPT FOR DISEASES RESULTING FROM NEGLECT BY OWNER, ARE OR DAMAGE BY OTHERS, OR UNUSUAL WEATHERS OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. FERTILIZER / MULCH / WEEDING / TRIMMING TREES, SHRUBS OR OTHER PLANTS SHOULD BE UNSATISFACTORY DURING GUARANTEE PERIOD.

**QUANTITIES AND REPLACEMENT**  
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DISEASE, INCLUDING DISEASE AND UNSATISFACTORY GROWTH, EXCEPT FOR DISEASES RESULTING FROM NEGLECT BY OWNER, ARE OR DAMAGE BY OTHERS, OR UNUSUAL WEATHERS OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. FERTILIZER / MULCH / WEEDING / TRIMMING TREES, SHRUBS OR OTHER PLANTS SHOULD BE UNSATISFACTORY DURING GUARANTEE PERIOD.

**WARRANTY AND GUARANTEE**  
UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR CONTRACT ACCEPTANCE. ONLY PLANTING BAGGING AGAINST DISEASE, INCLUDING DISEASE AND UNSATISFACTORY GROWTH, EXCEPT FOR DISEASES RESULTING FROM NEGLECT BY OWNER, ARE OR DAMAGE BY OTHERS, OR UNUSUAL WEATHERS OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. FERTILIZER / MULCH / WEEDING / TRIMMING TREES, SHRUBS OR OTHER PLANTS SHOULD BE UNSATISFACTORY DURING GUARANTEE PERIOD.

**QUALITY ASSURANCE**  
PROVIDE FRESH, CLEAN, NEW-CROP SEED CONFORMING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. SUBMIT SEED VIGOROUS CERTIFICATION STATEMENT FOR EACH GRASS SEED MIXTURE.

**PRODUCT CONDITIONS**  
PROTECT WITH AND COMPENSATE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITH SEASONAL LIMITATIONS. PRODUCT MANAGER TO NOTIFY CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO REPAIR WORK.

**FERTILIZERS AND LIME**  
FERTILIZERS WITH AND COMPENSATE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITH SEASONAL LIMITATIONS. PRODUCT MANAGER TO NOTIFY CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO REPAIR WORK.

**SEED**  
SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

**SEED SOIL PREPARATION**  
SEED SOIL PREPARATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

**SEED SOIL PREPARATION**  
SEED SOIL PREPARATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

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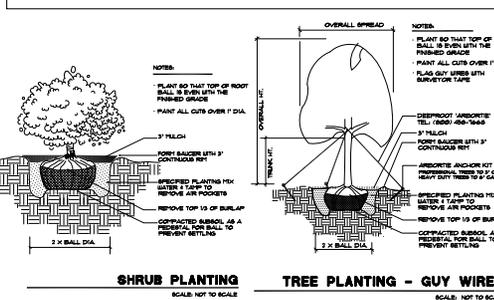
**SEED SOIL PREPARATION**  
SEED SOIL PREPARATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

### LANDSCAPE REQUIREMENTS

MARK	ITEM	REQUIRED	PROPOSED
1	PARKING SETBACK AREA RUTLEDGE PIKE 1 NATIVE SHADE TREE 2" DBH AT 10' HEIGHT PER 60' LA PROGRADE 1 ORNAMENTAL TREE 2" DBH AT 10' HEIGHT PER 60' LA PROGRADE	3 SHADE TREES 1 ORNAMENTAL TREE	3 SHADE TREES 1 ORNAMENTAL TREE
2	PARKING SETBACK AREA SHIPSTOWN ROAD 1 NATIVE SHADE TREE 2" DBH AT 10' HEIGHT PER 60' LA PROGRADE 1 ORNAMENTAL TREE 2" DBH AT 10' HEIGHT PER 60' LA PROGRADE	4 SHADE TREES 5 ORNAMENTAL TREES	4 SHADE TREES 5 ORNAMENTAL TREES
3	SIDE YARD LANDSCAPING ADJACENT TO ADJACENT/RESIDENTIAL ZONE 1 EVERGREEN TREE PER 25' LA PROPERTY LENGTH BULBS AND/OR GROUNDCOVER REMAINING NEAR YARD AREA	3 EVERGREEN TREES BULBS AS REQUIRED	3 EVERGREEN TREES BULBS AS REQUIRED
4	NOT ADJACENT TO RESIDENTIAL / AGRICULTURAL ZONE 1 NATIVE SHADE TREE 2" DBH AT 10' HEIGHT PER 60' LA PROGRADE 1 ORNAMENTAL TREE 2" DBH AT 10' HEIGHT PER 60' LA PROGRADE	3 SHADE TREES 5 ORNAMENTAL TREES	3 SHADE TREES 5 ORNAMENTAL TREES
5	REAR YARD LANDSCAPING ADJACENT TO ADJACENT/RESIDENTIAL ZONE 1 EVERGREEN TREE PER 25' LA PROPERTY LENGTH BULBS AND/OR GROUNDCOVER REMAINING NEAR YARD AREA	3 EVERGREEN TREES BULBS AS REQUIRED	3 EVERGREEN TREES BULBS AS REQUIRED
6	PARKING AREA LANDSCAPE 1 NATIVE SHADE TREE 2" DBH AT 10' HEIGHT PER 60' LA PROGRADE 1 ORNAMENTAL TREE 2" DBH AT 10' HEIGHT PER 60' LA PROGRADE	1 SHADE TREE	1 SHADE TREE
7	BUILDING FACADE LANDSCAPING 50% OF BUILDING FACADE LANDSCAPED WITH PERMANENT DEPTH PLANTINGS	-	AS SHOWN

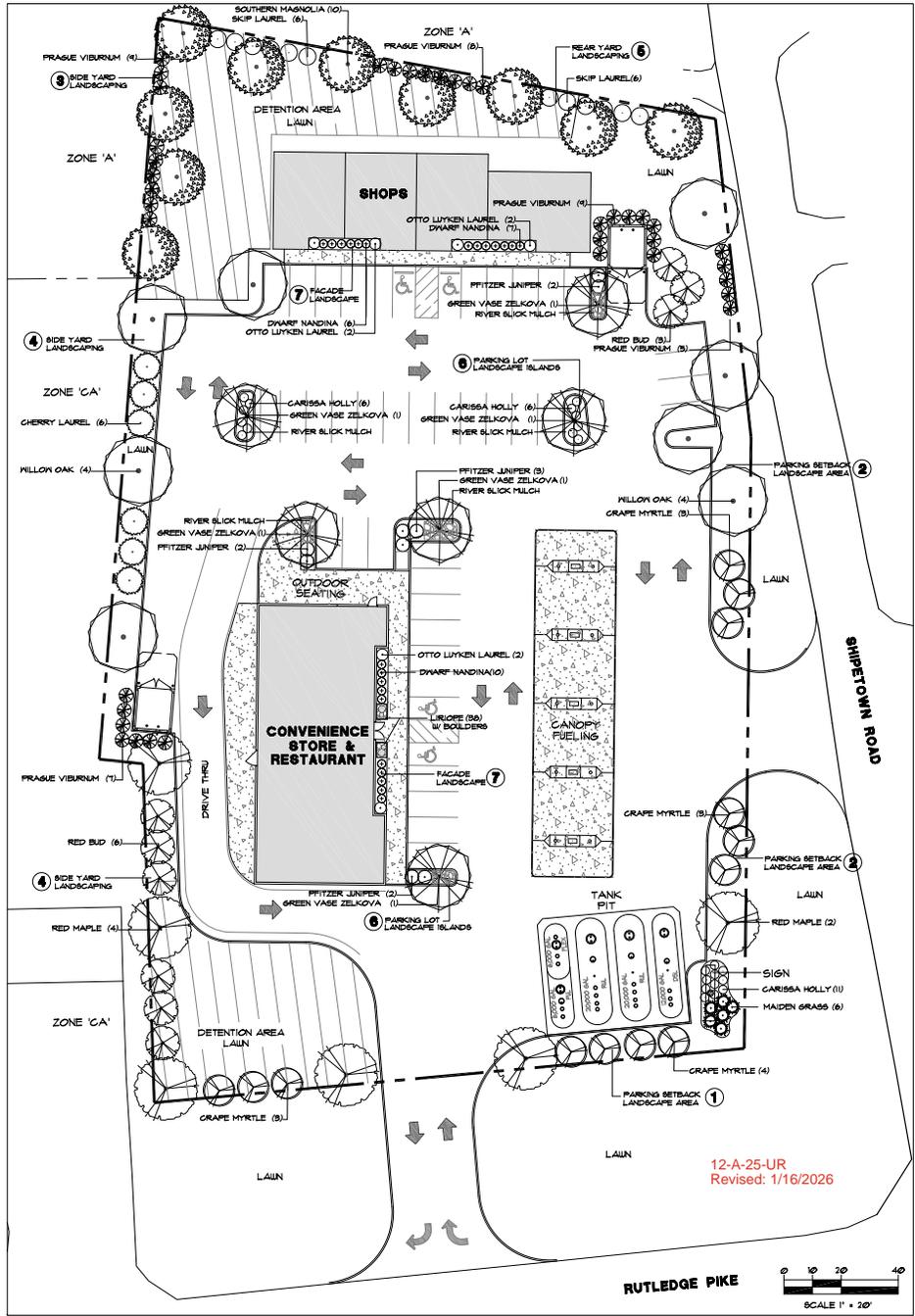
### PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	GAL.
1	6	COHNSOL / Botanical Name	10-12H	2' Gal
2	6	GREEN VASE ZELKOVA / Zelkova serrata 'Green Vase'	10-12H	2' Gal
3	6	RED MAPLE / Acer rubrum 'Red Sunset'	10-12H	2' Gal
4	6	YELLOW OAK / Quercus phellos	10-12H	2' Gal
5	4	COMMON / Botanical Name	6H	1
6	4	CHERRY LAUREL / Prunus caroliniana	6H	1
7	10	SOUTHERN MAGNOLIA / Magnolia grandiflora	8-10H	2.5' Gal
8	13	GRAPE MYRTLE / Lagerstroemia indica 'Mistake'	8H	1.5' / 1/2" (1)
9	4	RED BUD / Cercis canadensis	8H	1.5' Gal
10	25	CARRISSA HOLLY / Ilex cornuta 'Cortea'	12-15H	3 gal
11	25	DWARF NANDINA / Nandina domestica 'Butt Stream'	12-15H	3 gal
12	6	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	12-15H	3 gal
13	4	PFTZER JANIPEL / Japaneas ornata 'Pftzerjan'	18-24H	3 gal
14	30	PRAGUE VIBURNUM / Viburnum var. 'Prague'	56H	84B
15	12	SKIP LAUREL / Prunus laurocerasus 'Siphilaensis'	56H	84B
16	6	HAIDEN GRASS / Miscanthus sinensis 'Morning Light'	24H	5 gal
17	30	LIRIOPE / Liriope muscari 'Big Blue'	4' pot	12" OC

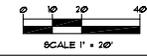


SHRUB PLANTING SCALE: NOT TO SCALE

TREE PLANTING - GUY WIRES SCALE: NOT TO SCALE



12-A-25-UR  
Revised: 1/16/2026



**MICHAEL VERSEN & ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
KNOXVILLE, TN 37919  
295 N. WEBBER RD., SUITE 201  
(615) 586-1531

Landscape Plan  
**Shiptown Square**  
Rutledge Pike & Shiptown Road  
Knoxville, Tennessee

JOB NO. 2202059  
DATE: MAY 18, 2021  
DATE: FEB. 22, 2021  
REVISIONS: NONE



**L-1**



**SHIPETOWN SQUARE**  
**Transportation Impact Analysis**  
**Rutledge Pike (US 11-W)**  
**Knoxville, TN**

**A Transportation Impact Analysis for the Shipetown Square**

Submitted to

**Knoxville – Knox County Planning Commission**

Revised February 22, 2021  
January 25, 2021  
FMA Project No. 588.009

Submitted By:



3-D-21-UR  
Revised: 2/22/2021

## Executive Summary

---

Reliance Development, LLC is proposing a commercial development (i.e. Shipetown Square). The full build out of the development will consist of a 4,088 SF convenience market with 10 gas station pump locations and an internal fast food restaurant with a drive-thru window and no indoor seating. The concept plan also shows approximately 3,340 SF of retail shops to be located behind the convenience market. The project is located at the intersection of Rutledge Pike (US 11W) at Roberts Road / Shipetown Square in Knox County. Construction is proposed to take place this year and this study assumes full build out for the development will occur in 2024.

There are two proposed driveways for the development; a right-in/right-out driveway on Rutledge Pike (US 11W) and a full access driveway on Shipetown Road.

In order to maintain or provide an acceptable level-of-service for each of the intersections studied, some recommendations are presented.

### **Rutledge Pike (US 11W) at Roberts Road/Shipetown Road**

After the completion of the TDOT intersection improvements including the addition of a traffic signal and the full buildout of the Shipetown Square development the traffic conditions for the signalized intersection of Rutledge Pike (US 11W) at Roberts Road / Shipetown Road will operate at a LOS C during the AM peak hour and a LOS B during the PM peak hour. The traffic from the Shipetown Square development will only cause a minor increase in delay to the signalized intersection; therefore there are no recommended improvements.

### **Rutledge Pike at RIRO Driveway**

After the completion of the full buildout of the Shipetown Square development the westbound right turn (driveway) will operate at a LOS A during the AM peak hour and a LOS B during the PM peak hour. A northbound right turn lane is not warranted at the intersection of Rutledge Pike (US 11W) at the right-on/right-out driveway connection per TDOT Roadway Design Guidelines.

### **Shipetown Road at Driveway Connection**

After the completion of the Shipetown Square development the intersection of Shipetown Road at the driveway connection will operate at an acceptable LOS B or better; therefore, there are no recommended improvements. Neither an eastbound left turn lane nor a westbound right turn lane are warranted at the proposed driveway connection.

## 6 Turn Lane Warrant Analysis

---

The intersection of Shipetown Road at the full access driveway connection was evaluated to determine if a right turn lane or a left turn lane are warranted. The Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy," was used to analyze the information.

Neither an eastbound left turn nor a westbound right turn lane on Shipetown Road is warranted for the driveway connection. The turn lane warrant worksheets and analysis are included in Attachment 9.

The intersection of Rutledge Pike (US 11W) at the right-in/right-out driveway connection was evaluated to determine if a right turn lane is warranted. Per the TDOT Roadway Design Guidelines revised March 2, 2020 "As suggested in the 2016 Highway Capacity Manual, TRB, page 19-33, exclusive right turn lanes shall be considered when the right-turn volume exceeds 300 vph and the adjacent thru-lane volume also exceeds 300 vphpl." The proposed right turn volumes are 17 vehicles during the AM peak hour and 37 vehicles during the PM peak hour; therefore, an exclusive right turn lane is not warranted at this intersection.

## 7 Conclusions and Recommendations

---

### 7.1 Rutledge Pike (US 11W) @ Roberts Road/Shipetown Road

The existing traffic conditions at the unsignalized intersection of Rutledge Pike (US 11W) at Roberts Road / Shipetown Road and the background and full buildout conditions at the signalized intersection of Rutledge Pike (US 11W) at Roberts Road / Shipetown Road were analyzed using the Highway Capacity Software (HCS7).

The existing traffic conditions for the eastbound approach (Roberts Road) operate at a LOS F, the westbound approach (Shipetown Road) operates at a LOS E, the northbound left turn lane operates at a LOS B and the southbound left turn lane operates at a LOS A during the AM peak hour. The eastbound approach (Roberts Road) operates at a LOS D, the westbound approach operates at a LOS F (Shipetown Road) and both the northbound and southbound left turn lanes operate at a LOS A during the PM peak hour.

The TDOT roadway improvements are expected to be completed by the year 2024 and are therefore included in the background intersection analysis. The background traffic conditions at the signalized intersection of Rutledge Pike (US 11W) at Roberts

**Shiptown Square  
Transportation Impact Analysis  
February 22, 2021**

Road / Shiptown Road operate at LOS B during both the AM and PM peak hours using the optimized signal timing per the HCS7 software.

After the completion of the full buildout of the Shiptown Square development the signalized intersection of Rutledge Pike (US 11W) at Roberts Road / Shiptown Road will operate at a LOS C during the AM peak hour and a LOS B during the PM peak hour using the optimized signal timing per the HCS7 software.

The average queue length reflects the capacity of the traffic signals and the 95% queue length is defined as the queue length that has only a 5-percent probability of being exceeded during the analysis time period. The 95% queue length is typically used to determine the length of turning lanes in order to minimize the risk of blockage.

The signalized intersection capacity analyses shows a 95% queue length at the full buildout at the intersection of Rutledge Pike (US 11W) at Roberts Road / Shiptown Road of 12 feet for the northbound right turn lane and 97 feet for the southbound left turn lane during the AM peak hour and 38 feet for the northbound right turn lane and 19 feet for the southbound left turn lane during the PM peak hour. The TDOT concept plan shows a storage capacity of 200 feet for the northbound right turn lane and 175 feet for the southbound left turn lane; therefore, the queue from the signalized intersection is not expected to exceed the capacity for the newly designed TDOT intersection improvements.

## **7.2 Rutledge Pike at RIRO Driveway Connection**

The traffic conditions at the unsignalized intersection of Rutledge Pike (US 11W) at the right-in/right-out driveway connection were analyzed using the Highway Capacity Software (HCS7). After the completion of the full buildout of the Shiptown Square development the westbound right turn (driveway) will operate at a LOS A during the AM peak hour and a LOS B during the PM peak hour.

After the completion of the Shiptown Square development a northbound right turn lane is not warranted at the intersection of Rutledge Pike (US 11W) at the right-on/right-out driveway connection.

The minimum required intersection sight distance and stopping sight distance were determined using the AASHTO "Geometric Design of Highways and Streets". The required intersection sight distance for a five lane road with a 55 mph speed limit is 566 feet and the minimum required stopping sight distance is 495 feet. FMA measured the sight distance at the proposed intersection of Rutledge Pike (US 11W) at the right-in/right-out driveway connection. At 15 feet from the edge of pavement the sight distance at the proposed intersection is greater than 600 southbound.

### **7.3 Shipetown Road at Driveway Connections**

The full buildout traffic conditions at the unsignalized intersection of Shipetown Road at the proposed driveway connection was analyzed using the Highway Capacity Software (HCS7).

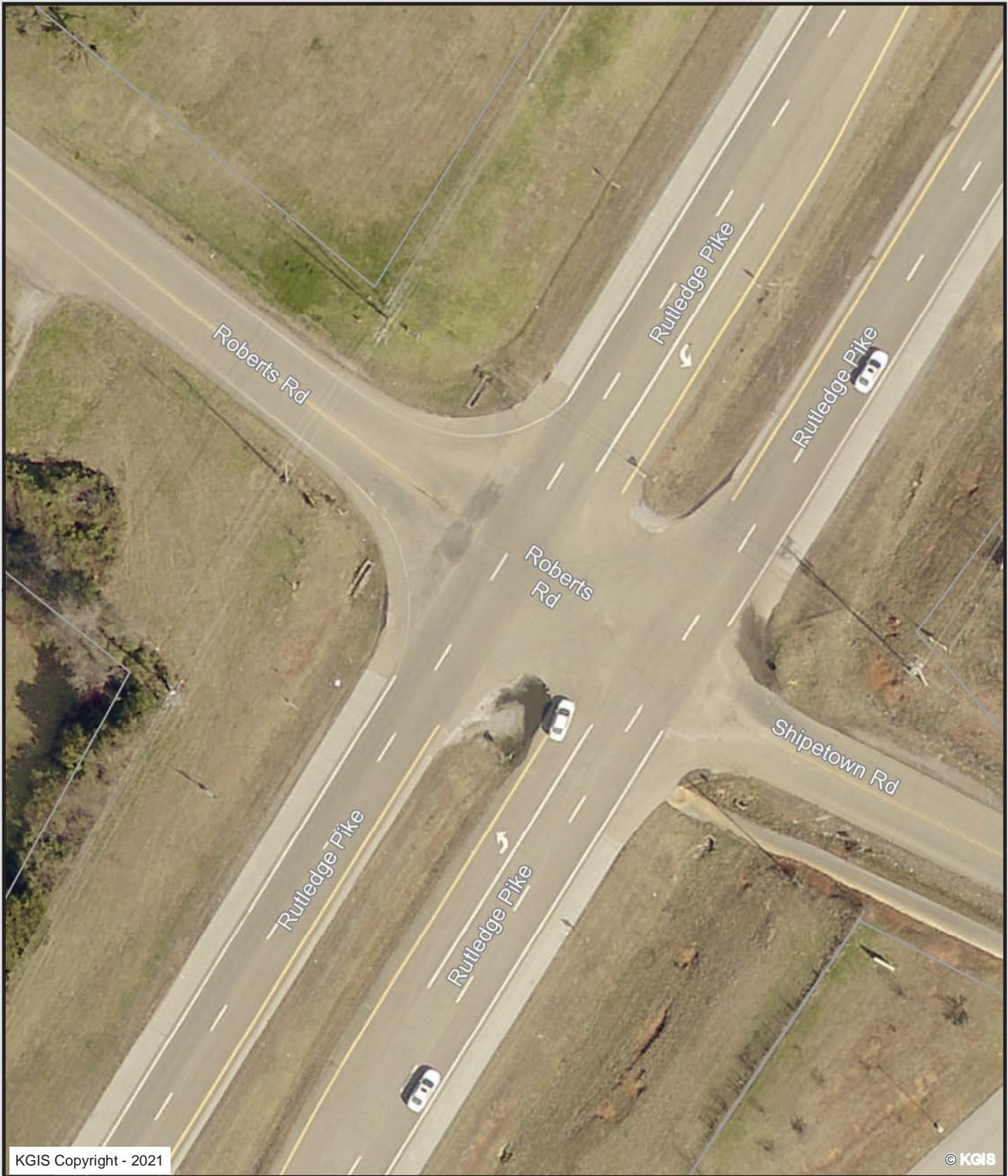
The intersection of Shipetown Road at the driveway connection is a four-way intersection with stop signs located at both the Dollar General driveway and the proposed convenience market driveway connection. After the completion of the full buildout of the Shipetown Square development the northbound approach (Dollar General driveway) operates at a LOS B during both the AM and PM peak hours. All other approaches operate at a LOS A during both the AM and PM peak hours.

After the completion of the Shipetown Square development neither an eastbound left turn lane nor a westbound right turn lane are warranted at the intersection of Shipetown Road at the proposed driveway connection.

The minimum required sight distance for a road with a posted speed limit of 25 mph is 250 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through February 13, 2020. FMA measured the sight distance at the existing intersection of Shipetown Road at the Dollar General driveway connection. At 15 feet from the edge of pavement the sight distance is greater than 250 feet eastbound and 250 feet westbound. FMA recommends any necessary landscaping that may be involved to maintain this sight distance and continue to comply with Knox County Engineering requirements.

**Attachment 1**  
**Aerial Photo**

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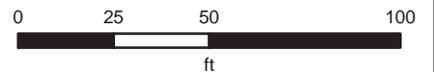


### Rutledge Pike @ Roberts

**Knoxville - Knox County - KUB Geographic Information System**



Printed: 1/17/2021 at 9:51:48 AM



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**Attachment 4**  
**TDOT Concept Plan**

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**INDEX OF SHEETS**

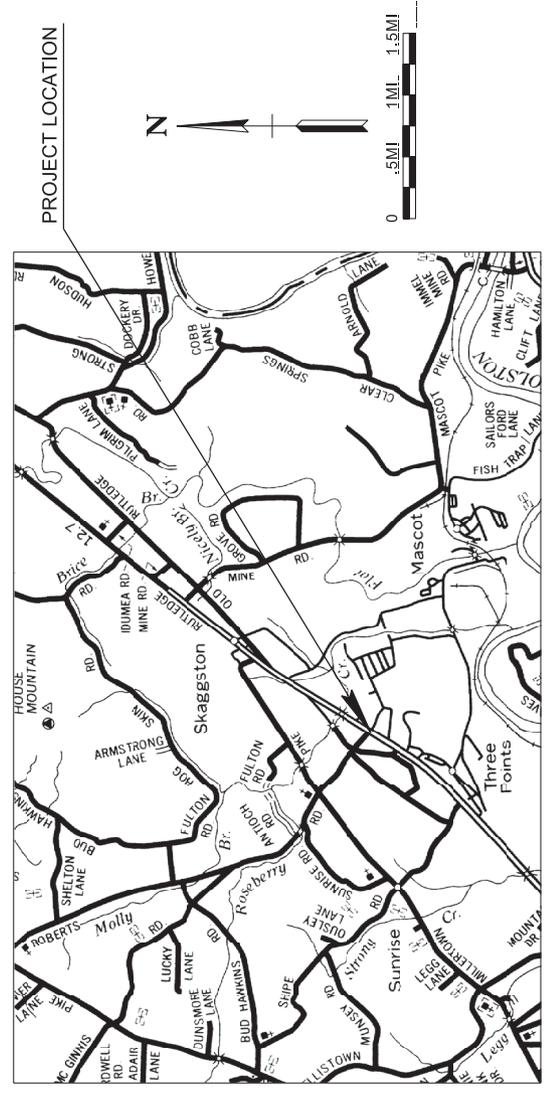
TITLE SHEET.....1

PRESENT LAYOUT.....2

PROPOSED LAYOUT.....3

PROPOSED SIGNAL LAYOUT.....4

**RUTLEDGE PIKE AT ROBERTS ROAD / SHIPETOWN ROAD  
INTERSECTION CONCEPT PLAN**



- KNOX COUNTY COMMISSIONERS**
- RANDY SMITH
  - BRAD ANDERS
  - CHARLES BUSLER
  - MICHELE CARRINGER
  - CARSON DAILEY
  - EVELYN GILL
  - HUGH NYSTROM
  - JOHN SCHOONMAKER
  - JUSTIN BIGGS
  - LARSEN JAY
  - RICHIE BEELER

GLENN JACOBS - MAYOR

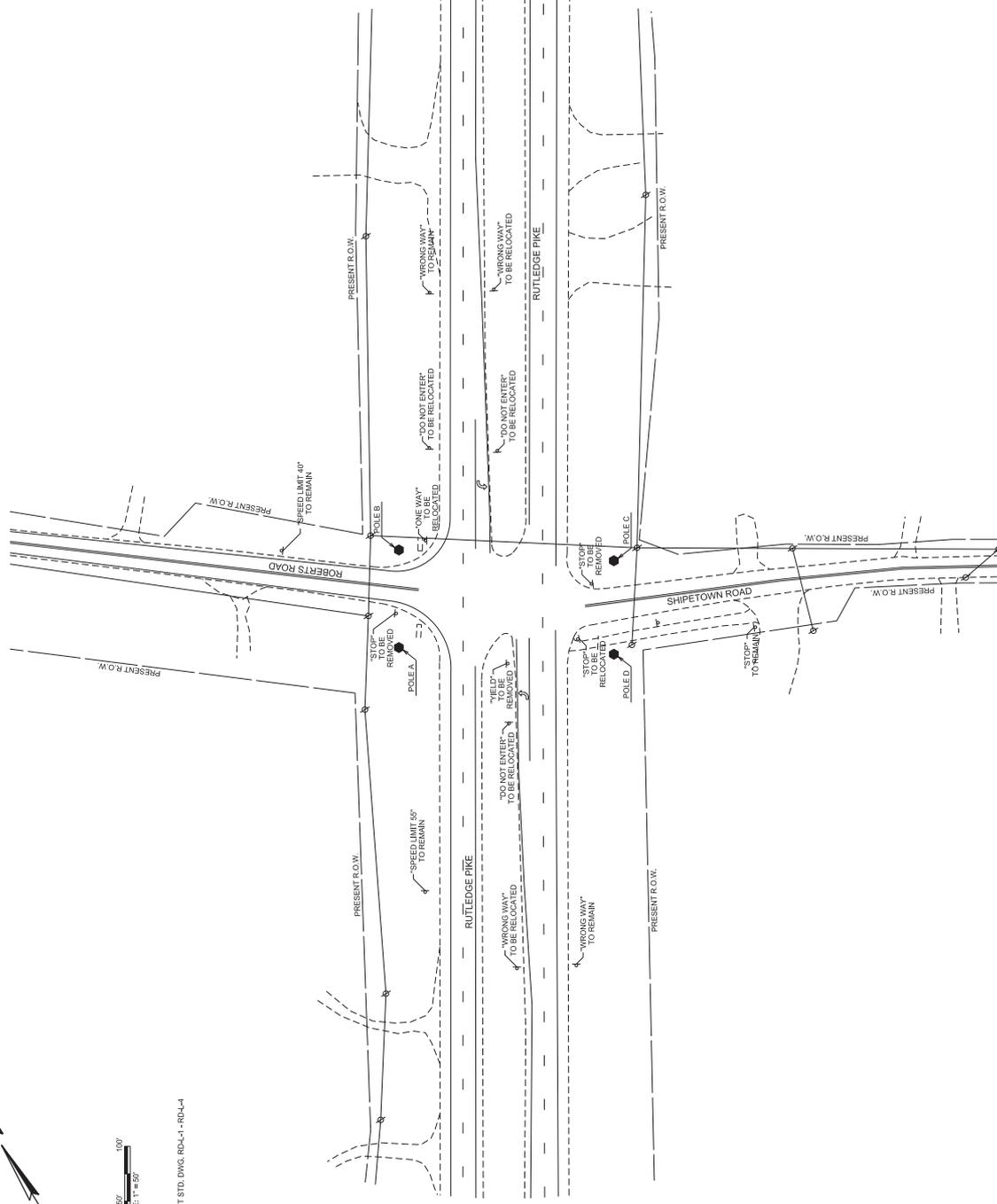
JIM SNOWDEN - SENIOR DIRECTOR OF ENGINEERING AND PUBLIC WORKS

KNOX COUNTY ENGINEERING AND PUBLIC WORKS  
205 WEST BAXTER AVENUE  
KNOXVILLE, TENNESSEE 37917

REVISIONS	DATE
<b>CANNON &amp; CANNON INC</b> CONSULTING ENGINEERS - FIELD SURVEYORS 8500 Rutledge Pike Knoxville, TN 37915 www.cannon-cannon.com	
CLIENT:	KNOX COUNTY
PROJECT:	DEPARTMENT OF ENGINEERING AND PUBLIC WORKS RUTLEDGE PIKE AT ROBERTS ROAD / SHIPETOWN ROAD INTERSECTION CONCEPT PLAN
TITLE SHEET	
SHEET NO. 0085-5095 DATE MAY 27, 2020 P.L. EBN DRAWN TSN C.C. EBN	<b>1</b>



NOTE: REFER TO TDOT STD. DWG. RD4-1-RD4-1 FOR LEGEND.



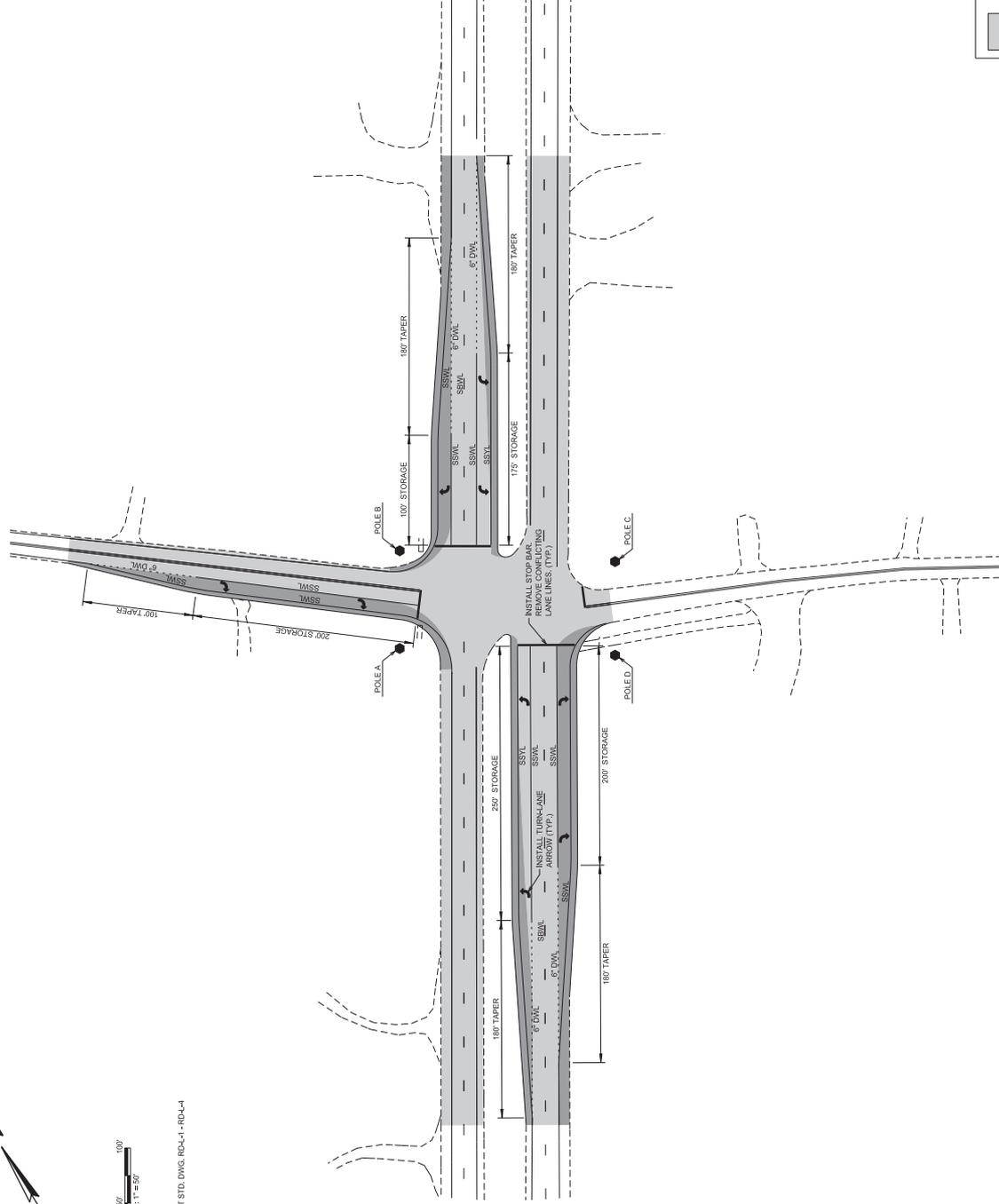
REVISIONS	DATE

<b>CANNON &amp; CANNON INC</b> CONSULTING ENGINEERS - FIELD SURVEYORS 8509 Rutledge Pike Knoxville, TN 37921 Tel: 865.670.0652   www.cannon-cannon.com	
CLIENT:	KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
PROJECT:	RUTLEDGE PIKE AT ROBERTS ROAD / SHIPETOWN ROAD INTERSECTION CONCEPT PLAN
PRESENT LAYOUT	
LOT/PROJECT NO.	0085-6096
DATE	MAY 27, 2020
P.L.	BMH
DRAWN	TSN
C.C.	BMH
2	



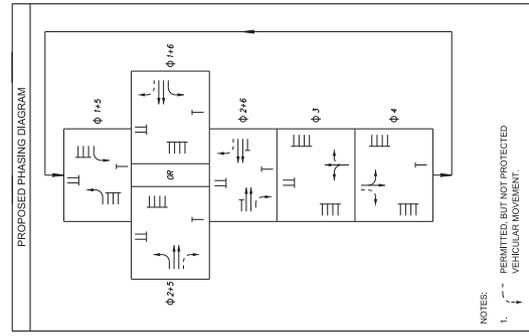
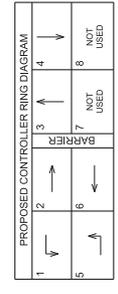
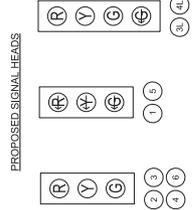
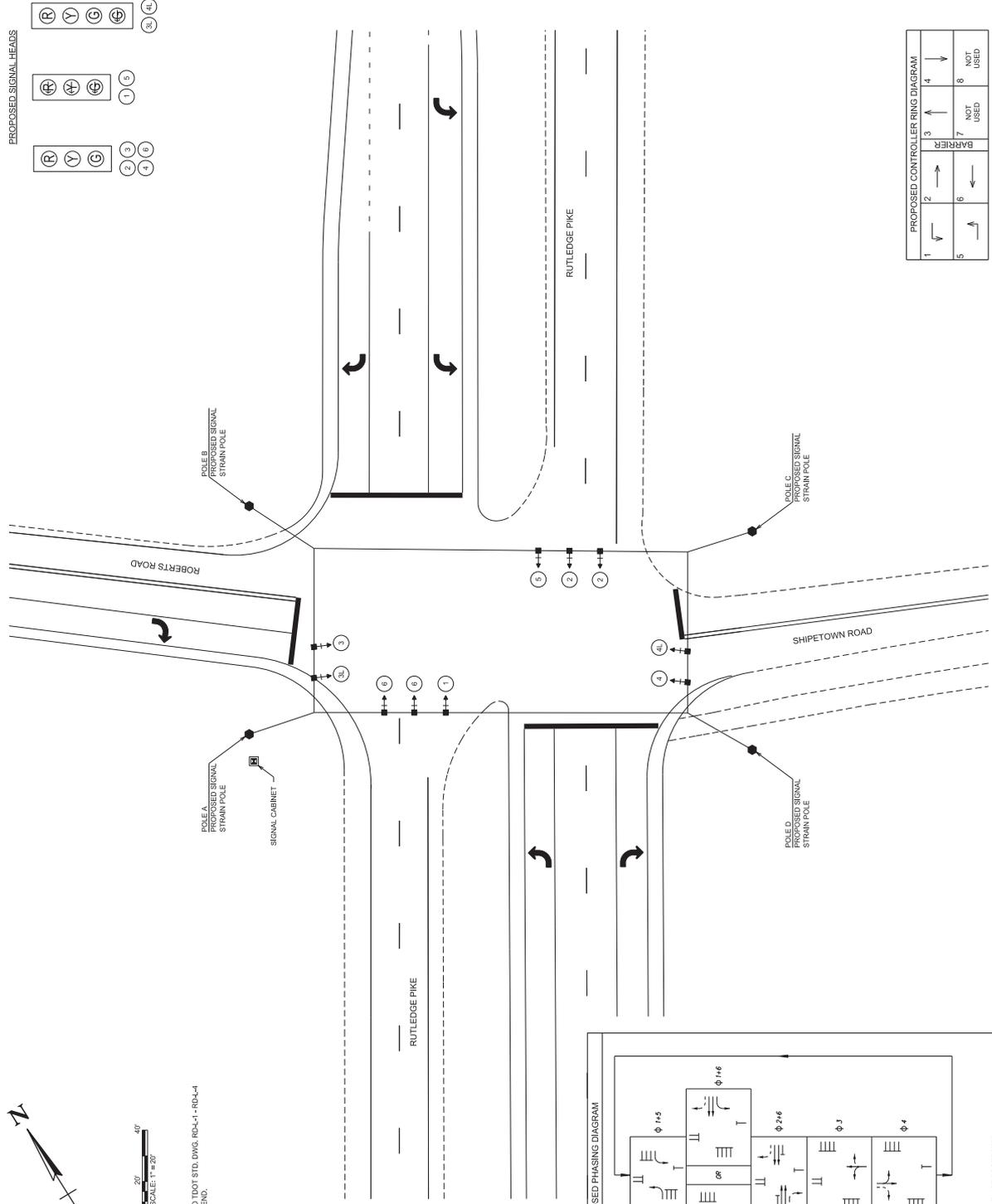
NOTE: REFER TO T00T STD. DWG. RDCL-1-RCL-1 FOR LEGEND.



RESURFACING
FULL DEPTH PAVEMENT

REVISIONS	DATE
<b>CANNON &amp; CANNON INC</b> CONSULTING ENGINEERS - FIELD SURVEYORS 8500 KENNEDY PARK SUITE 065.070.0652   KNOXVILLE, TN 37921 www.cannon-cannon.com	
CLIENT:	KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
PROJECT:	RUTLEDGE PLYE AT ROBERTS ROAD / SHIPLETOWN ROAD INTERSECTION CONCEPT PLAN
PROPOSED LAYOUT	
LOT/PROJECT NO.	0085-6096
DATE	MAY 27, 2020
P.L.	BM
DRAWN	TSN
C.C.	BM
3	

PRELIMINARY



NOTES:  
 1. --- PERMITTED, BUT NOT PROTECTED VEHICULAR MOVEMENT.

NOTE: REFER TO TDD STD. DWG. RD4-1-RD4-1 FOR LEGEND.



REVISIONS	DATE
<b>CANNON &amp; CANNON INC</b> CONSULTING ENGINEERS - FIELD SURVEYORS 8500 Rutledge Pike Ste. 065, 070, 065E   8500 Rutledge Pike Greenville, SC 29615 www.cannon-cannon.com	
CLIENT:	KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
PROJECT:	RUTLEDGE PIKE AT ROBERTS ROAD / SHIPETOWN ROAD INTERSECTION CONCEPT PLAN
PROPOSED SIGNAL LAYOUT	
DRAWING NO.	0085-5095
DATE	MAY 27, 2020
P.L.	BH
DRAWN	TSN
C.C.	BH
4	

PRELIMINARY

# 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). The contact information you provide in your application may be used for that purpose. 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.*

~~November 20, 2025~~      11/28/2025      December 12, 2025  
Date to be Posted      Date to be Removed

Applicant Signature

Aziz Kherani

Applicant Name

Date

Have you engaged the surrounding property owners to discuss your request?

- Yes     No  
 No, but I plan to prior to the Planning Commission meeting

10/27/2025