



# USE ON REVIEW REPORT

**▶ FILE #:** 12-A-25-UR **AGENDA ITEM #:** 34  
 POSTPONEMENT(S): 12/11/2025 **AGENDA DATE:** 1/8/2026  
**▶ APPLICANT:** RELIANCE DEVELOPMENT, LLC  
 OWNER(S): Aziz Kherani Reliance Development, LLC

**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

**▶ 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.

**STAFF RECOMMENDATION:**

- ▶ **Postpone the application to the February 12, 2026, Planning Commission meeting as requested by the applicant.**

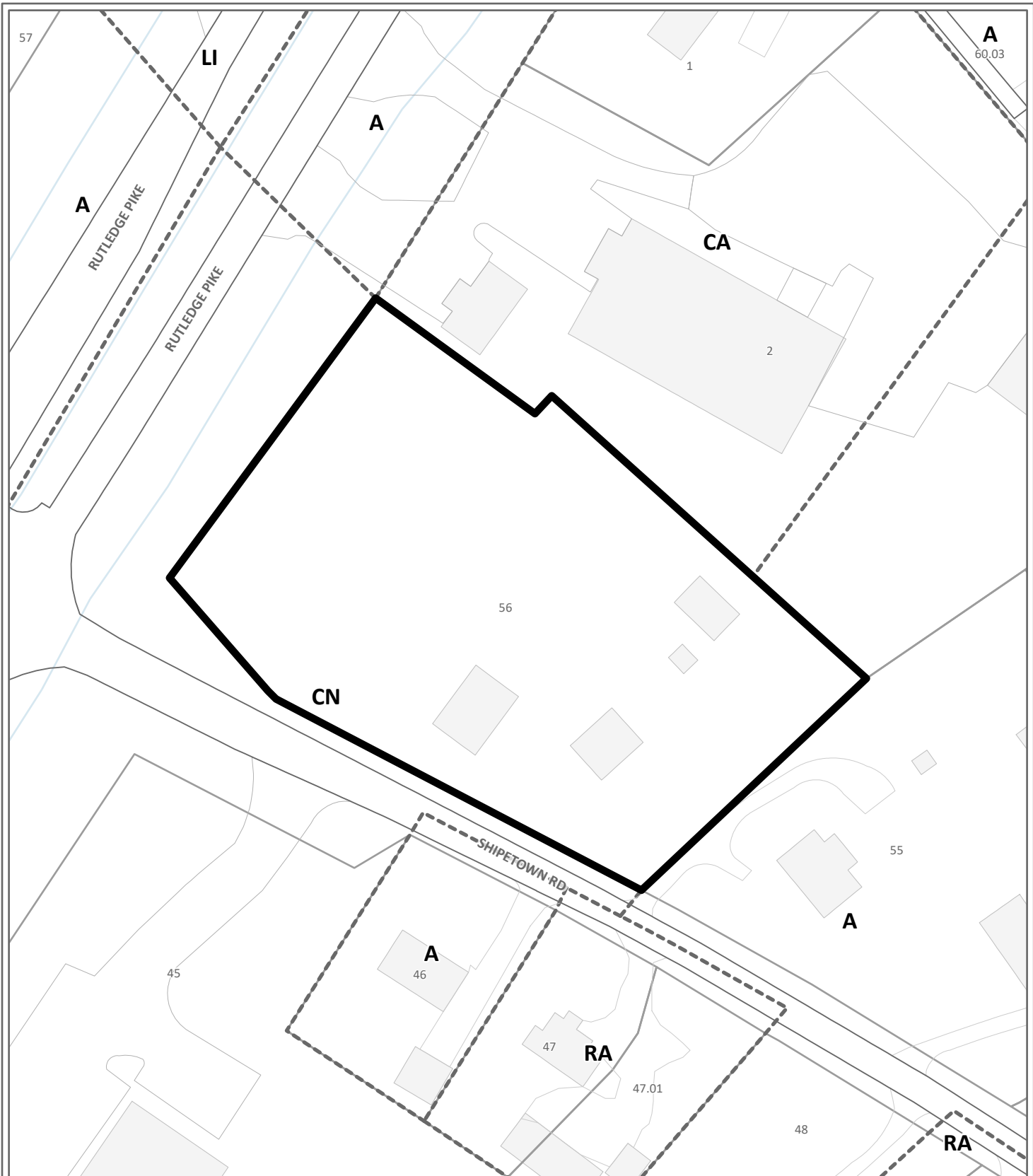
**COMMENTS:**

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 same request in March 2021 (3-D-21-UR), but that approval is no longer vested and the project must be reapproved.

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**

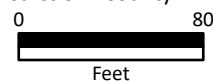
**12-A-25-UR**

**Petitioner:** Reliance Development, LLC



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

**Map No:** 42  
**Jurisdiction:** County

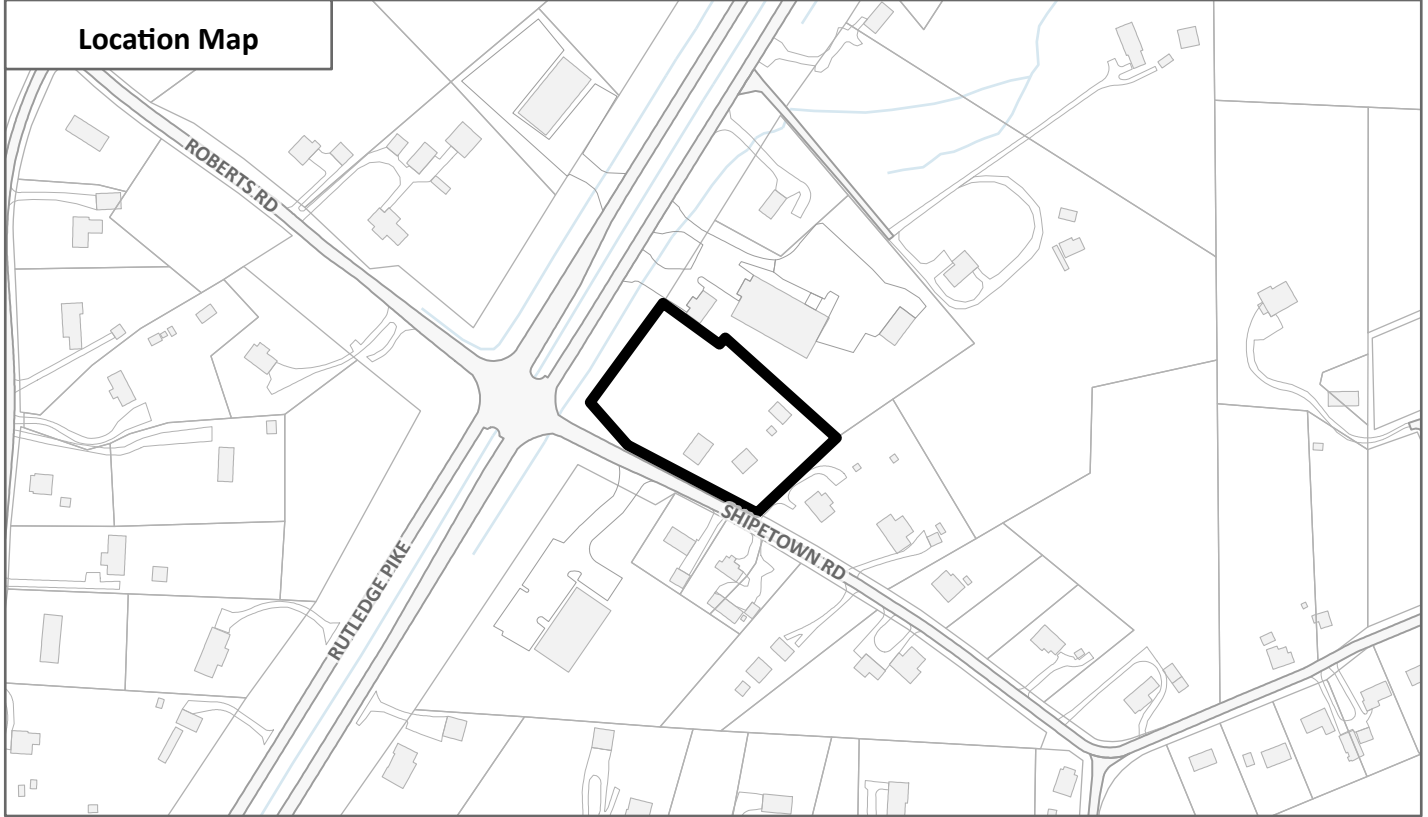


**Original Print Date:** 11/3/2025

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 PERMEABLE PAVERS OR PERVIOUS CONCRETE
	IRON PIN FOUND
	PIPE FOUND
	GAS VALVE
	WATER METER
	MANHOLE
	SIGN
	WATER VALVE
	FIRE HYDRANT
	POWER/TELEPHONE
	GUY WIRE

12-A-25-UR  
submitted 10/27/2025

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

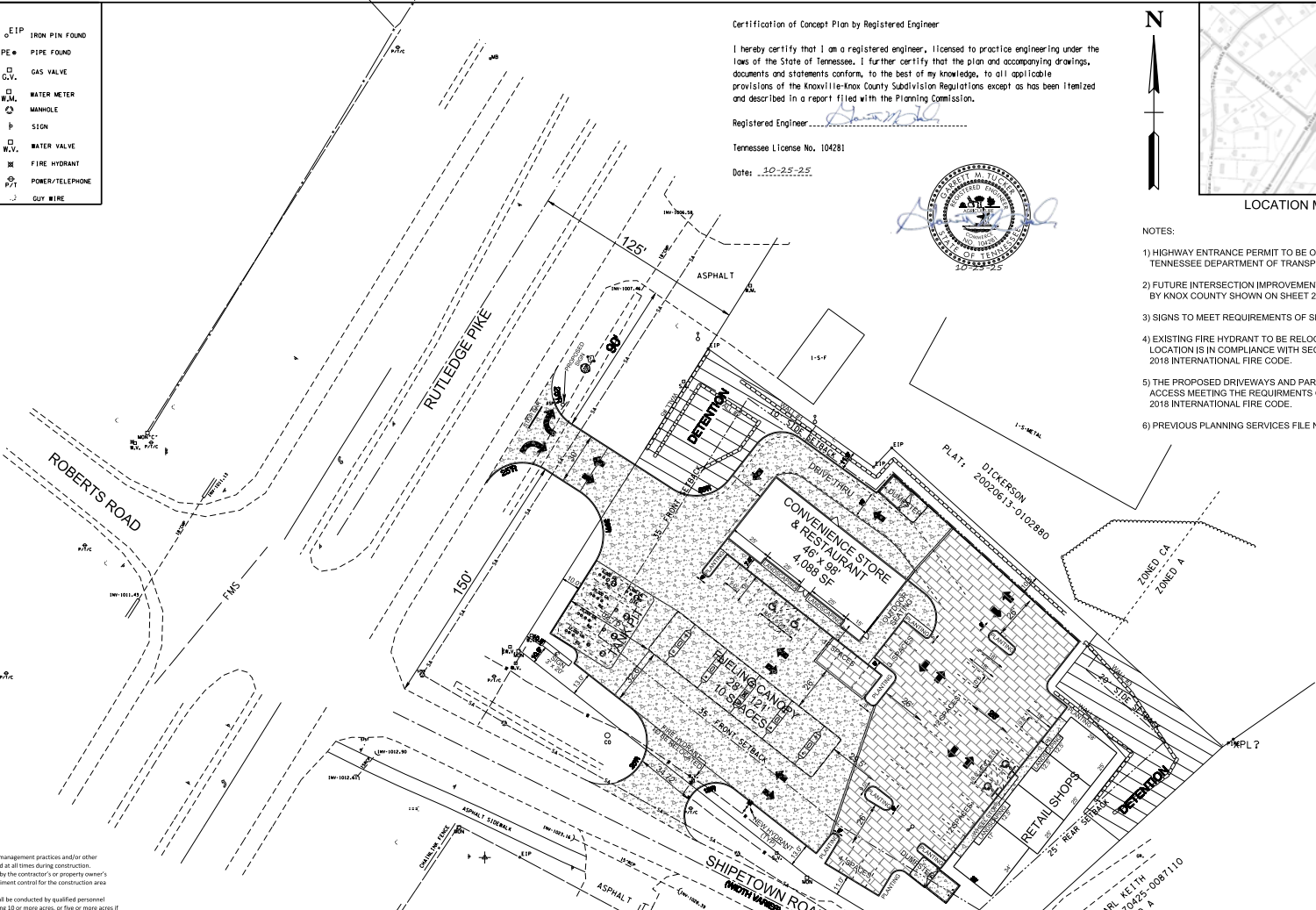
Dates: 10-25-25



LOCATION MAP - NO SCALE

NOTES:

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



Standard Notes:

- This is a priority construction activity.
- 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 property 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.
- Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing site assessment at each outfall involving drainage totaling 10 or more acres, or five or more acres if draining to impaired or marginal waters. This assessment will be conducted at each qualifying outfall within a month of construction commencement. (See GCP sec. 3.3.2 for assessment language)
- Flagged sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain event 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.
- Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
- Liter, 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.
- Preconstruction 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.
- Existing vegetation should be preserved to the maximum extent as practicable.
- 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. Slope slopes (>35%) must be permanently or temporarily stabilized within 7 days.
- Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all uninstalled 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

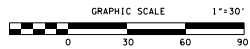
RETAIL SHOPS:  
TOTAL AREA = 3,340 SQ FT  
RETAIL FLOOR SPACE = 2,400 SQ FT  
NUMBER OF REQUIRED SPACES = 24 SPACES

TOTAL REQUIRED SPACES = 44 SPACES  
NUMBER OF SPACES PROPOSED = 49 TOTAL W/ 4 ADA SPACES

OWNER / DEVELOPER:  
RELIANCE DEVELOPMENT, LLC  
6716 CENTRAL AVE PIKE, SUITE 16  
KNOXVILLE, TN 37937  
CONTACT: EDDIE AHERANI  
(865) 253-7866

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-1556

CLT MAP: 42  
PARCEL: 56  
DEED REFERENCE: 2136 - 451  
PROPERTY ZONED: CN  
TOTAL AREA: 1.72 ACRES



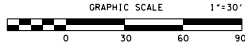
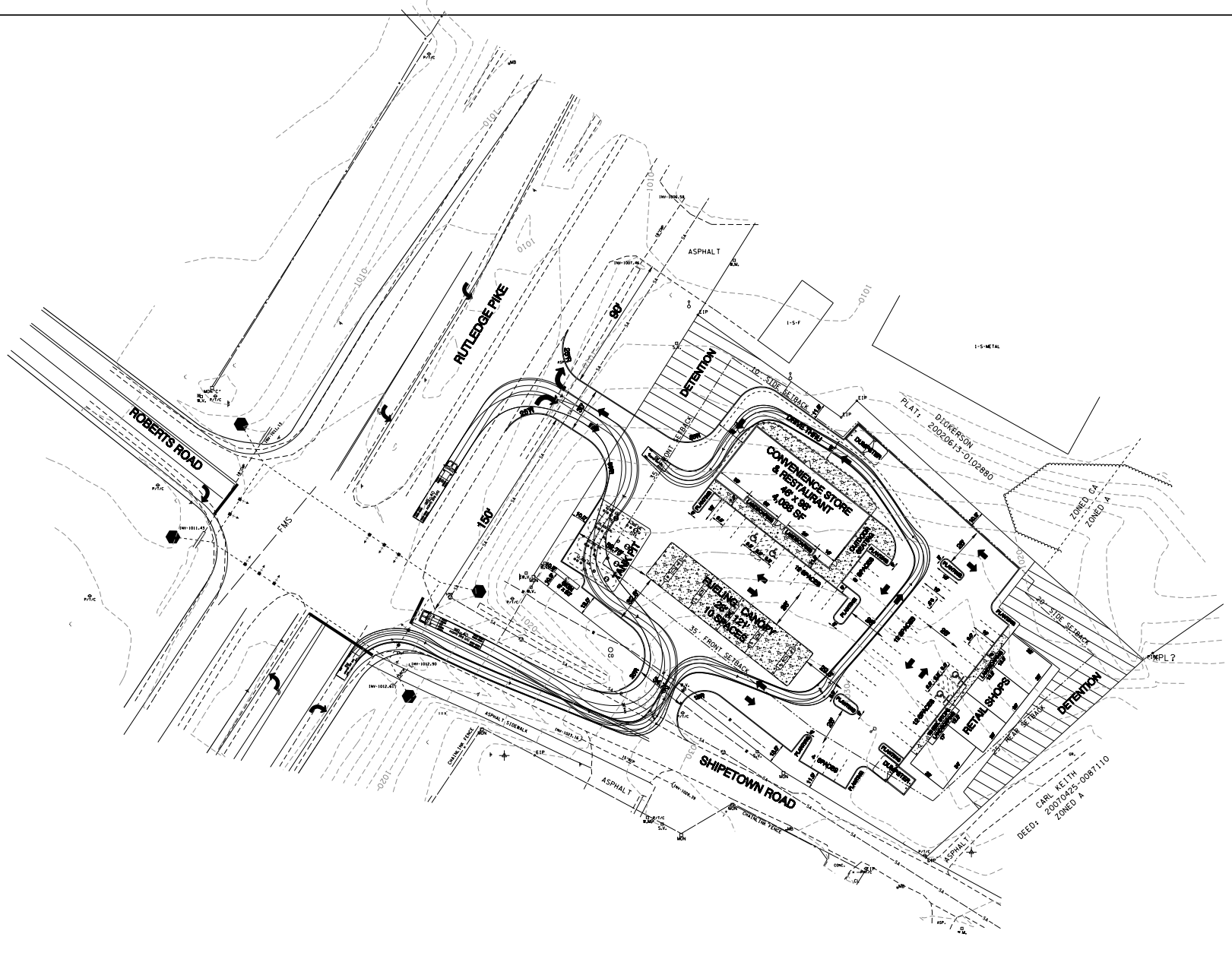
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

SHIPTOWN SQUARE  
USE ON REVIEW  
PLANNING SERVICES FILE NUMBER:

GENERAL LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
CMT	RGC	1" = 30'	NO. C1
DRAWN BY	DATE	FILE NO.	
CMT	10-25-25	20306	



PLANNING SERVICES FILE NUMBER: 3-D-21-UR

NO.	DATE	DESCRIPTION	BY	CKD.

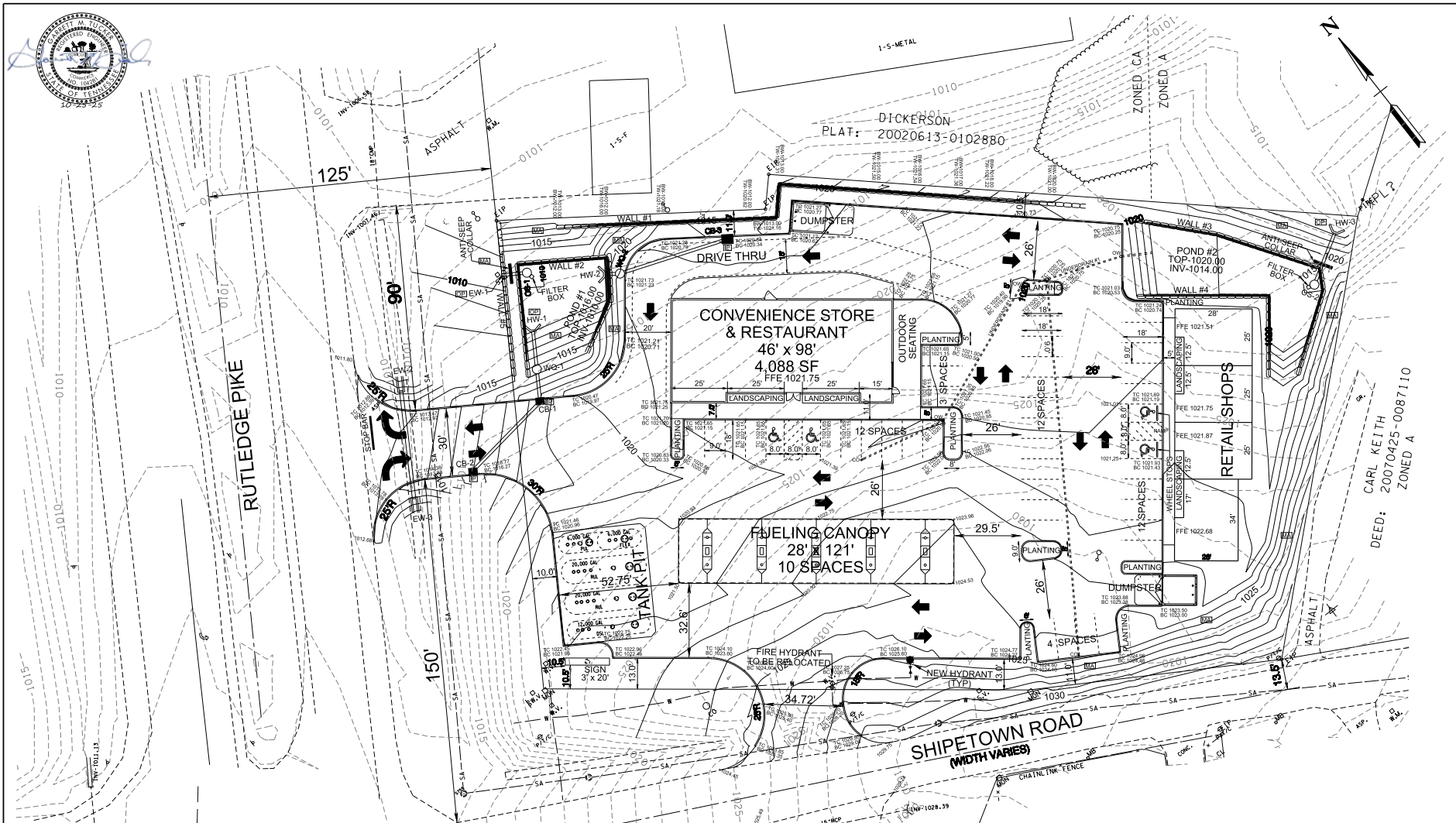


**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**SHIPETOWN SQUARE**  
 USE ON REVIEW

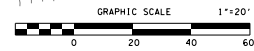
**TURNING TEMPLATES & KNOX COUNTY IMPROVEMENTS**

DESIGNED BY CMT	CHECKED BY RGC	SCALE 1" = 30'	SHEET TWO
DRAWN BY CMT	DATE 2-18-21	FILE NO. 20306	NO. <b>(2)</b>
OF THREE SHEETS			



**LEGEND**

SF * SF * SF * SF	ALT FENCE	o EIP	IRON PIN FOUND
CE	CONSTRUCTION EXIT	PIPE	PIPE FOUND
SD	STORM DRAINLET PROTECTION	GV	GAS VALVE
SD	STORM DRAIN OUTLET PROTECTION	W.M.	WATER METER
→	OVERLAND DRAINAGE PATTERN	M	MANHOLE
EM	EROSION CONTROL MATTING	S	SION
CD	ROCK CHECK DAM	W.V.	WATER VALVE
---	EXISTING GRADE	FH	FIRE HYDRANT
---	PROPOSED GRADE	P	POWER/TELEPHONE
		GW	GUY WIRE



- CONSTRUCTION SEQUENCE**
- 1) CONSTRUCT DETENTION PONDS #1 & #2. INSTALL OUTLET STRUCTURES, PLUG BOTTOM ORIFICE FOR USE AS TEMPORARY SEDIMENT TRAPS.
  - 2) CONSTRUCT RETAINING WALLS #1 THRU #4.
  - 3) CONDUCT SITE GRADING TO PROPOSED SUBGRADE.
  - 4) INSTALL STORM DRAINAGE & UTILITIES.
  - 5) CONSTRUCT BUILDINGS, GAS CANOPY, AND INSTALL UNDERGROUND STORAGE TANKS.
  - 6) FINISH ACCESS DRIVES, PARKING AREAS, TANK PAD AND OTHER AREAS WITH CONCRETE, ASPHALT, AND PERMEABLE PAVERS OR PERVIOUS CONCRETE.
  - 7) SUBMIT NOTICE OF TERMINATION WHEN ALL AREAS ARE PERMANENTLY STABILIZED.

STORM DRAINAGE S/MMARY								
FROM	ELEVATION		TO	ELEVATION		LENGTH	SLOPE	DIAMETER / MATERIAL
	GRATE	INVERT		GRATE	NVERT			
EW-1	---	1009.50	OS-1	1014.00	1010.00	8	6.25%	15" RCP
HW-1	---	1011.00	WQ-1	1016	1011.50	12	4.17%	15" HDPE
WQ-1	1016.00	1011.5	CB-1	1018.5	1011.70	14	1.43%	15" HDPE
CB-1	1018.50	1011.7	CB-2	1016	1012.20	42	1.19%	15" HDPE
HW-2	---	1012	WQ-2	1021	1012.10	5	2.00%	15" HDPE
WQ-2	1021.00	1012.1	CB-3	1020.34	1014.34	48	4.67%	15" HDPE
HW-3	---	1014.75	OS-2	1018	1015.00	22	1.14%	15" HDPE
EW-2	---	1009.5	EW-3	---	1010.20	48	1.46%	18" HDPE

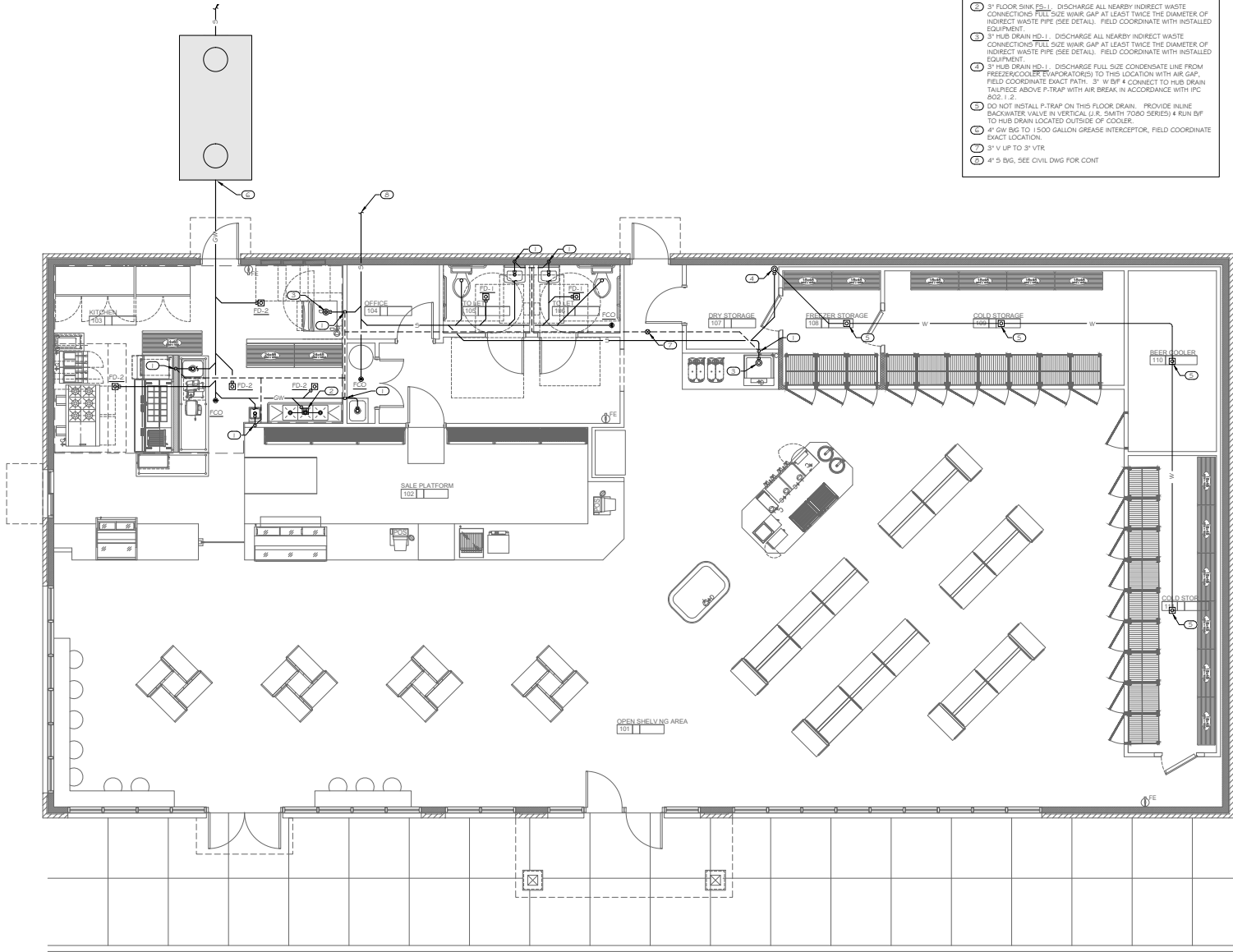
NO.	DATE	DESCRIPTION	BY	CKD.

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

**SHIP TOWN SQUARE**  
SITE DEVELOPMENT PLAN &  
STORMWATER POLLUTION PREVENTION PLAN

**GRADING PLAN**  
SWPPP STAGE 2

DESIGNED BY CMT	CHECKED BY RGC	SCALE 1" = 20'	SHEET NO. <b>C3</b>
DRAWN BY CMT	DATE 10-25-25	FILE NO. 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 BIF 4 CONNECT TO HUB DRAIN TRAP/ICE ABOVE P-TRAP WITH AIR BREAK IN ACCORDANCE WITH IPC 602.1.2.
  - ⑤ DO NOT INSTALL P-TRAP ON THIS FLOOR DRAIN. PROVIDE MINNE SNOOWATER VALVE IN VERTICAL (J.R. SMITH 7080 SERIES) 4 RUN BIF 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

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. (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

**LAYOUT**  
CONTRACTOR SHALL STAKE ALL SITE WORK AND PLANTINGS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTING LOCATIONS, ETC TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS IN PLACE WILL BE CREDITED 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 SYSTEMS. 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.

PLANTS MUST BE AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PROMOTED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

**SUBSTITUTES**  
SUBSTITUTIONS 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 SOIL**  
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT. NOTIFY ARCHITECT IMMEDIATELY OF ANY 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 SUBSOL 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 2 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 2 INCHES TO 4 INCHES TOPSOIL AND 1 INCHES PAINT.  
2. EXPOSED TILL TO DEPTH OF 6 INCHES.  
3. 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, BUGS, CANCER, HARMFUL INSECTS, OR ANY SPECIES OF PLANTS OR ANIMALS. 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 WEEDS, COLOR 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**  
REMOVING BURLAP AND TIES 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, ADVERSE OR DAMAGE BY OTHERS, OR UNUSUAL WEATHERS OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL, FURNISHED, PROVIDED OR REPLACED TREES, SHRUBS OR OTHER PLANTS SHOWN TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

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**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, ADVERSE OR DAMAGE BY OTHERS, OR UNUSUAL WEATHERS OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL, FURNISHED, PROVIDED OR REPLACED TREES, SHRUBS OR OTHER PLANTS SHOWN TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

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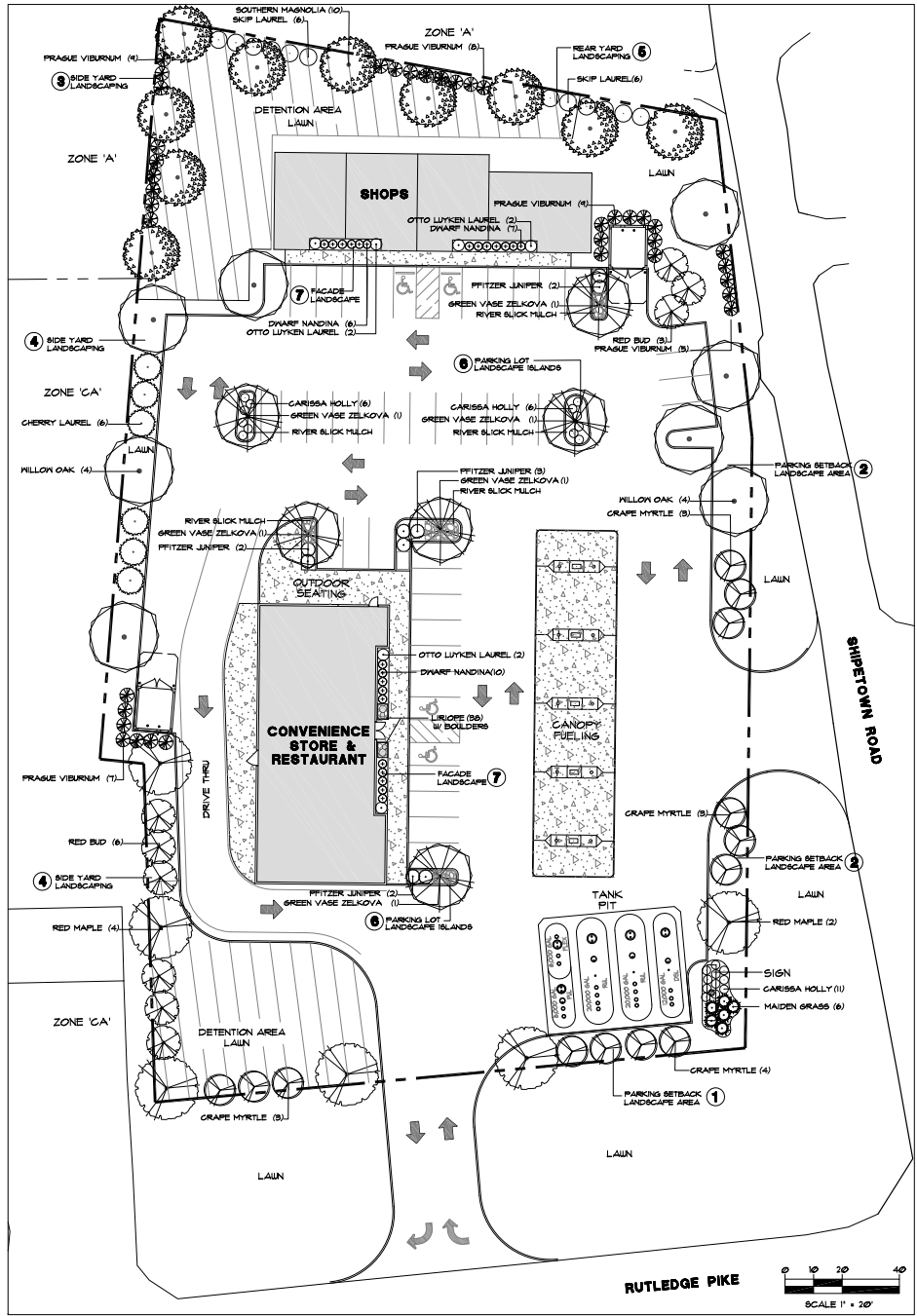
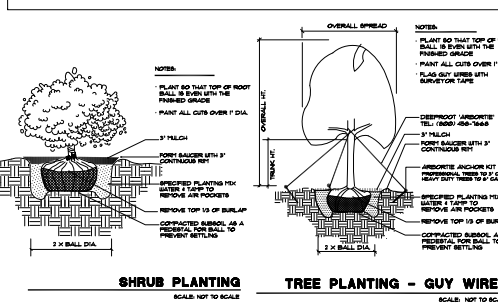
## LANDSCAPE REQUIREMENTS

KNOX COUNTY LANDSCAPE REQUIREMENTS - CN ZONING

MARK	ITEM	REQUIRED	PROPOSED
1	PARKING SETBACK AREA RUTLEDGE PIKE 1 NATIVE SHADE TREE 2" DBH AT 4.5' HEIGHT PER 60' FRONTAGE 1 ORNAMENTAL TREE	3 SHADE TREES 1 ORNAMENTAL TREE	3 SHADE TREES 1 ORNAMENTAL TREE
2	PARKING SETBACK AREA SHIPTOWN ROAD 1 NATIVE SHADE TREE 2" DBH AT 4.5' HEIGHT PER 60' FRONTAGE 1 ORNAMENTAL TREE PER 30' FRONTAGE	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 30' FRONTAGE 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 4.5' HEIGHT PER 60' FRONTAGE 1 ORNAMENTAL TREE PER 30' FRONTAGE	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 30' LT. 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 4.5' HEIGHT PER 60' SPACES 1 NATIVE SHADE TREE PER TERNAL ISLAND	1 SHADE TREE	1 SHADE TREE
7	BUILDING FACADE LANDSCAPING 50% OF BUILDING FACADE LANDSCAPED WITH PERMANENT PLANTINGS	-	AS SHOWN

## PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL.
1	6	GREEN VASE ZELKOVA / Zelkova serrata 'Green Vase'	10-12H	2'Gal
2	6	RED MAPLE / Acer rubrum 'Red Sunset'	10-12H	2'Gal
3	6	YELLOW OAK / Quercus phellos	10-12H	2'Gal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL.
4	6	CHERRY LAUREL / Prunus caroliniana	6H	1
5	10	SOUTHERN MAGNOLIA / Magnolia grandiflora	8-10H	2.5'Gal
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL.
6	13	GRAPE HYDRANGEA / Lagerstroemia indica 'Merveilles'	8H	1.5' / 1/2" (1)
7	4	RED BUD / Cercis canadensis	8H	1.5'Gal
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	GAL.
8	25	CARISSA HOLLY / Ilex cornuta 'Cornea'	12-15H	3 gal
9	25	DWARF NANDINA / Nandina domestica 'Buff Stream'	12-15H	3 gal
10	6	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	12-15H	3 gal
11	4	PFTZER JUNCIFER / Juniperus horizontalis 'Pfitzeriana'	18-24H	3 gal
12	30	PRAGUE VIBURNUM / Viburnum var. 'Prague'	56H	84B
13	12	SKIP LAUREL / Prunus laurocerasus 'Schipkaensis'	56H	84B
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL.
14	6	HAIRY GRASS / Miscanthus sinensis 'Morning Light'	24H	5 gal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	COVT	SPACING
15	30	LIRIOPE / Liriope muscari 'Big Blue'	4'pot	12" OC
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION		
16	55	HARDWOOD MULCH brass and shreds	cu. yd. (60/ton)	
17	by general contractor	TOP SOIL - PLANTING BEDS (2" all planting bed areas / 4" all lawn areas)	cu. yd. (60/ton)	
18	as per plan	SEED Lawn 'Yarrow Galois' seed or approved equal	sq. ft.	
19	850	ROCK MULCH 4-6" heavy white stone with pea gravel infill	sq. ft. (60/ton)	
20	as per plan	BOLDBERS 2'x2'x1'	units	



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

LANDSCAPE PLAN  
SHIP TOWN SQUARE  
RUTLEDGE PIKE & SHIPTOWN ROAD  
KNOXVILLE, TENNESSEE

DATE: MAY 18, 2021  
DATE: FEB. 22, 2021  
REVISIONS: NONE



SCALE: 1" = 20'

# 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

Date to be Posted

December 12, 2025

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