SPECIAL USE REPORT

FILE #: 11-A-26-SU **AGENDA ITEM #: 11**

AGENDA DATE: 11/12/2026

APPLICANT:	**TIM MINOR**
OWNER(S):	William Kizer 4100 CHAPMAN, LLC
TAX ID NUMBER:	109 O A 012 **View map on KGIS**
JURISDICTION:	City Council District 1
STREET ADDRESS:	4100 CHAPMAN HWY
LOCATION:	**East side of Chapman Hwy, south of E Moody Ave**
APPX. SIZE OF TRACT:	**0.65 acres**
SECTOR PLAN:	South City
GROWTH POLICY PLAN:	N/A (Within the City limits)
ACCESSIBILITY:	Access is via Chapman Highway, a state-owned major arterial with four-lanes and a center turn lane.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
FIRE DISTRICT:	Knoxville Fire Department
WATERSHED:	Goose Creek
ZONING:	**C-G-2 (General Commercial)**
EXISTING LAND USE:	**Commercial**
PROPOSED USE:	**Drive-Through Facility**
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Public parks, commercial - OS (Parks and Open Space), C-G-3 (General Commercial)
	South: Commercial - C-G-2 (General Commercial)
	East: Public parks - OS (Parks and Open Space)
	West: Office, commercial - C-G-2 (General Commercial)
NEIGHBORHOOD CONTEXT:	The subject property lies on the Chapman Highway corridor, which is comprised of commercial and office uses. Surrounding areas feature single family and multifamily residential uses. Sam Duff Memorial Park abuts the property, and Augusta Quarry lies 0.58 miles to the northeast.

STAFF RECOMMENDATION:

Deny the proposed drive-through facility because it is not consistent with the adopted plans.

COMMENTS:

The proposed special use is for a new 522 sq ft drive-through-only coffee shop with two drive-through lanes and an outdoor seating area. The existing drive-through fast-food restaurant building on the site would be demolished, and the number of parking spaces on the site would be reduced from 48 spaces to six spaces.

The property currently has one driveway connecting to the adjacent Sam Duff Memorial Park driveway and two driveways connecting to Chapman Highway. The proposed use would eliminate the driveway connection to the park and would be accessible only from Chapman Highway.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
A. The subject property is within the MU-SD, SC-5 (Mixed-Use Special District, Chapman Highway - Taliwa Court to Fronda Lane) land use classification in the City's One Year Plan and South City Sector Plan. The MU-SD, SC-5 land use class recommends uses that would form a town center, including commercial, office, and medium-density residential. However, the district discourages commercial uses that are not oriented to pedestrians (Exhibit B).
B. The 2006 Chapman Highway Corridor Study recommends pedestrian-friendly, mixed-use urban development for this area that is intended to promote efficient, compact land use patterns and reduce reliance on personalized motor vehicles (pg 24).
C. The proposed drive-through facility would cater to vehicles, as there would not be a public entrance to the building or a walk-up window for ordering. An outdoor seating area has been proposed in front of the building with a sidewalk connecting to Chapman Highway. The landscape plan shows that dense shrubbery would be partially installed around the seating area to separate the space from the Chapman Highway right-of-way.
D. Though the proposed seating area is notable, the use does not accommodate pedestrians and does not align with the intent of the MU-SD, SC-5 land use class or the recommendations of the Chapman Highway Corridor Study.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
A. The C-G-2 (General Commercial) zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses. It is also intended to promote mixed-use development in a pedestrian-oriented environment and offer flexibility in the creation of integrated commercial, office, and residential spaces. The proposed development does not meet the district's stated intent as it does not support mixed-use development in a pedestrian-friendly environment.
B. The principal use standards for a drive-through facility require a Class B buffer yard and a solid wall or fence when abutting a public park (Article 9.3.F). The proposed landscape plan meets these requirements.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
A. The proposed use is compatible with the nearby drive-through and auto-centric businesses along this section of Chapman Highway, most of which predate the current zoning ordinance. As stated previously, the drive-through-only establishment also does not align with the long-term multi-modal vision for Chapman Highway.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
A. The proposed use is not anticipated to negatively injure the value of adjacent properties.

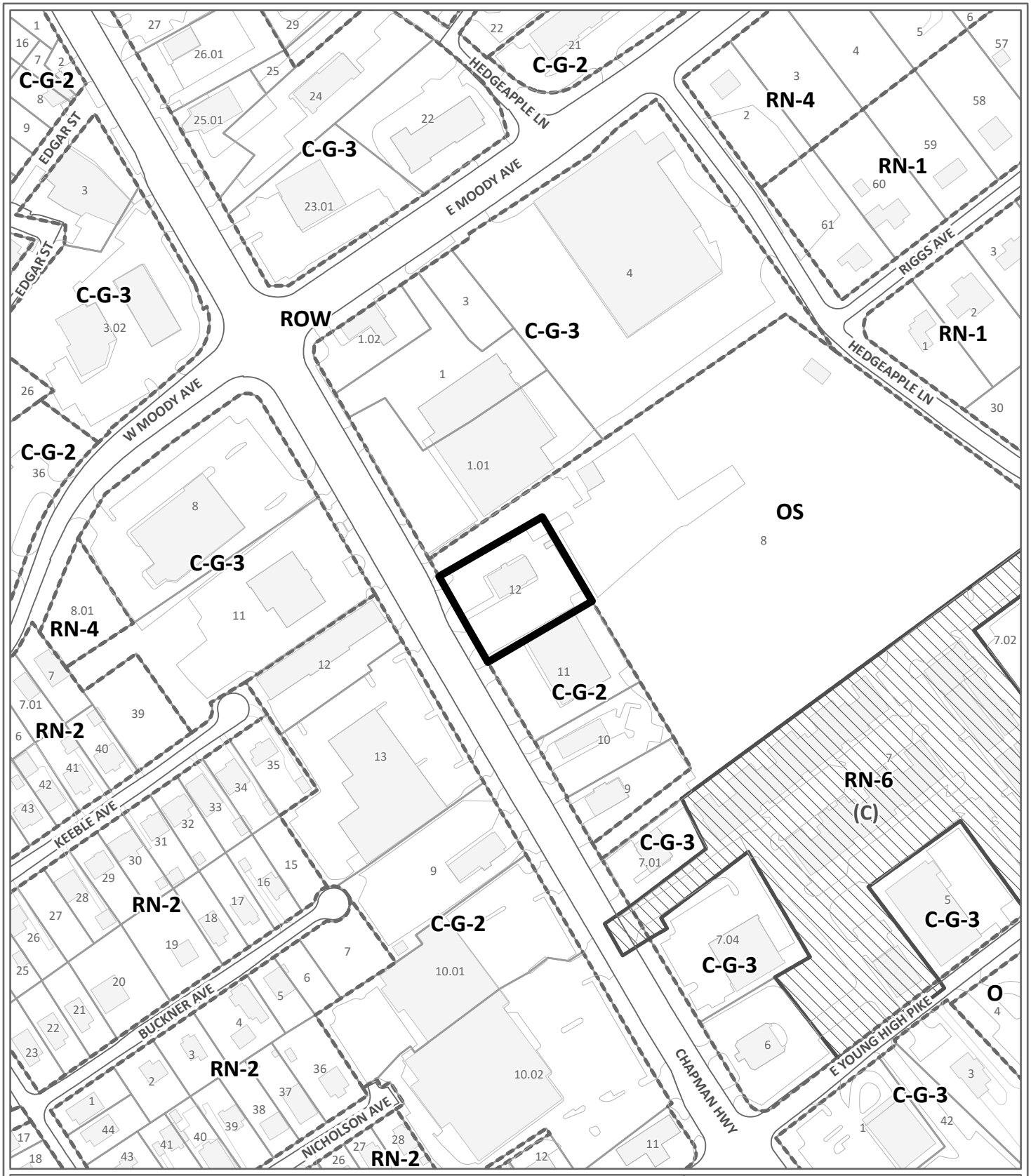
5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. The proposed drive-through would only be accessible from Chapman Highway and is removed from nearby residential streets. As such, it would not draw substantial through traffic to the surrounding neighborhoods.

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 surrounding area that would pose a potential hazard or create an undesirable environment for the proposed use.

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.



SPECIAL USE **11-A-26-SU**

Petitioner: Tim Minor

Drive-Through Facility in C-G-2 (General Commercial)

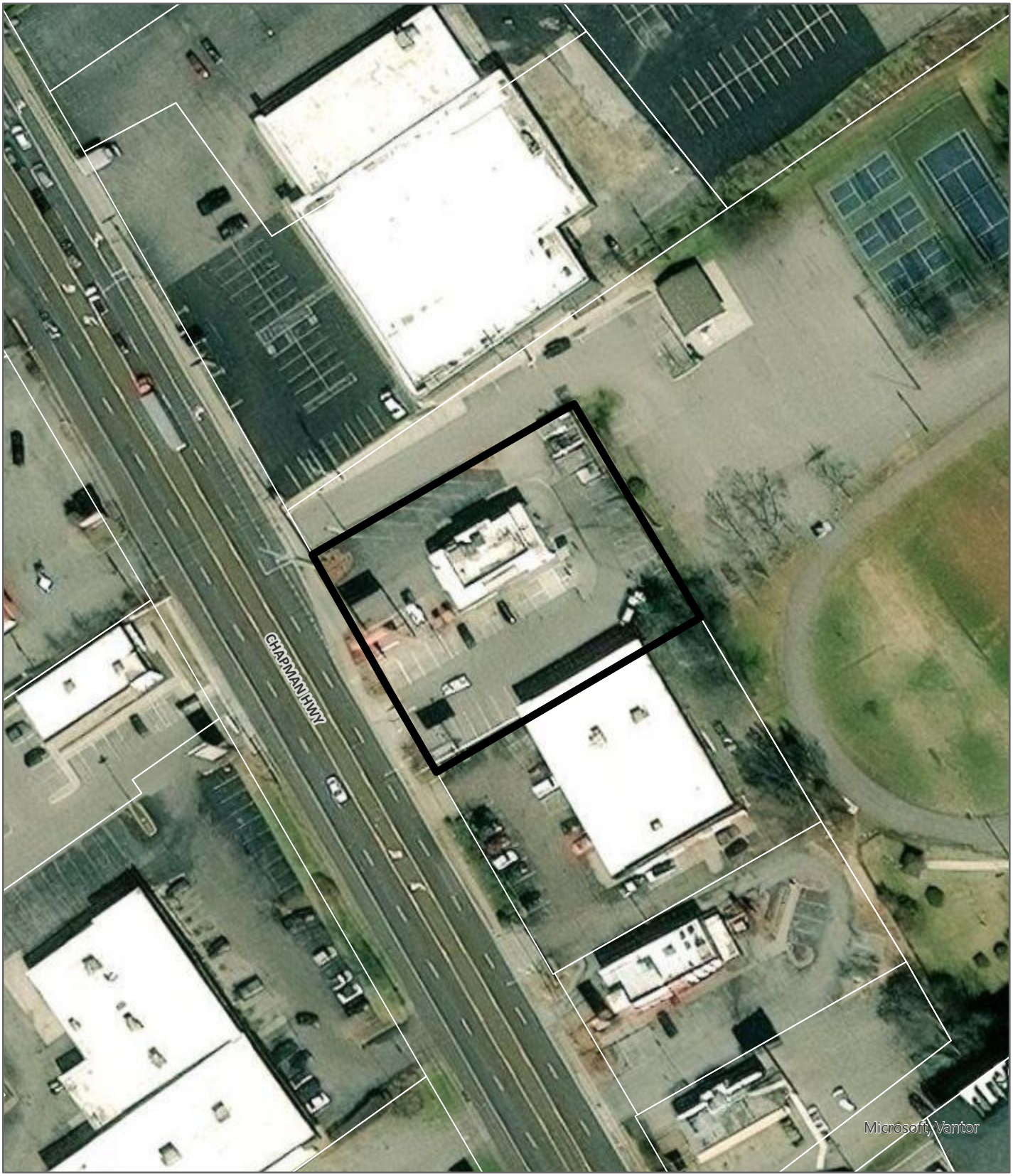
Map No: 109
Jurisdiction: City

0 225
Feet

N

Original Print Date: 10/1/2026
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images



AERIAL MAP

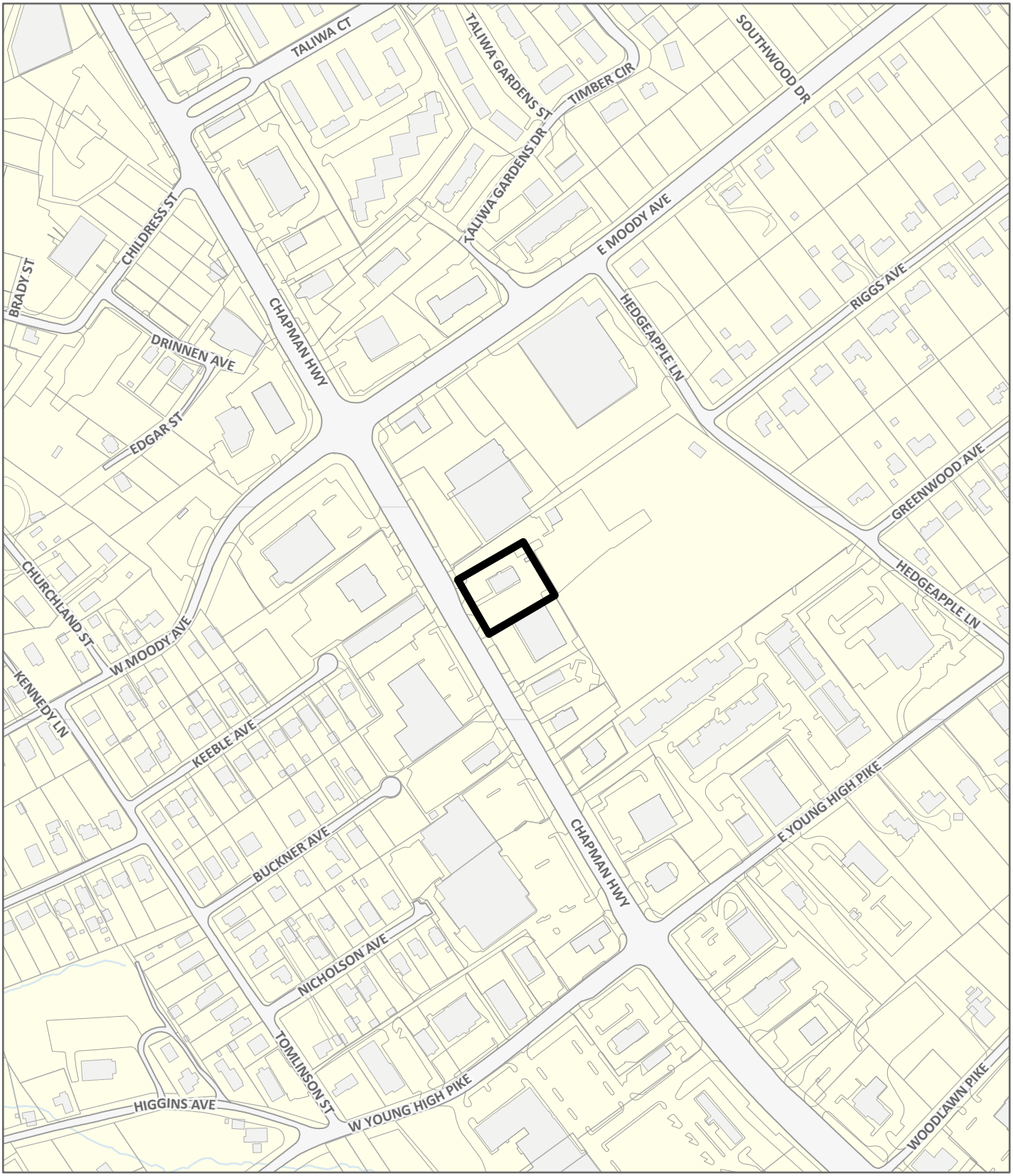
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-A-26-SU**

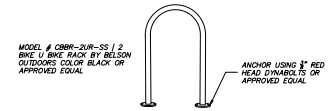
Case boundary

0 360

Feet

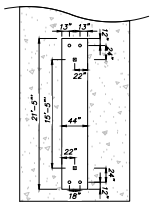
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11-A-26-SU



U SHAPED BIKE RACK

N.T.S.



DIMENSIONS ARE BASED OFF CENTER LINE OF COLUMN , TYP EA. SIDE

CONCRETE BLOCKOUT FOR COLUMNS

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

PARKING SUMMARY

TOTAL BUILDING (DRIVE THRU ONLY)	522 SF
MIN. 6/1000 OR MAX. 12/1000	
REQUIRED PARKING	6 MIN.OR 12 MAX. /1000 GFA
522 SF =	3 SPACES MIN. AND 6 MAX.
PROVIDED STD. SPACES	5
PROVIDED ADA SPACES	1

SITE SUMMARY

TOTAL LOT AREA	0.63 ACRES
TOTAL DISTURBED AREA	0.63 ACRES
PRE DEVELOPMENT:	
TOTAL IMPERVIOUS AREA	0.59 ACRES
TOTAL PERVIOUS AREA	0.04 ACRES
POST DEVELOPMENT:	
TOTAL IMPERVIOUS AREA	0.42 ACRES
TOTAL PERVIOUS AREA	0.21 ACRES

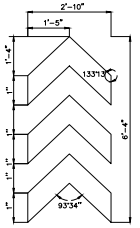
PAVING LEGEND

HEAVY DUTY ASPHALT PAVING (SEE SHEET C11)

CONCRETE PAVING (SEE SHEET C11)

ROW ASPHALT PAVING (SEE THIS SHEET)

0 20' 30' 40'
SCALE: 1"=20'



CHEVERON AND PAINT COLOR DETAILS

PMS 000C
R: 255
G: 255
B: 255
HEX: ffffff

PMS 293
R: 0
G: 61
B: 165
HEX: 003da5

PMS 185C
R: 228
G: 0
B: 43
HEX: e4002b

TRAFFIC PAINT TYPE:
SHERWIN WILLIAMS PRO PARK, SETFAST, HOTLINE OR APPROVED EQUAL

SITE LEGEND

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

SITE NOTES

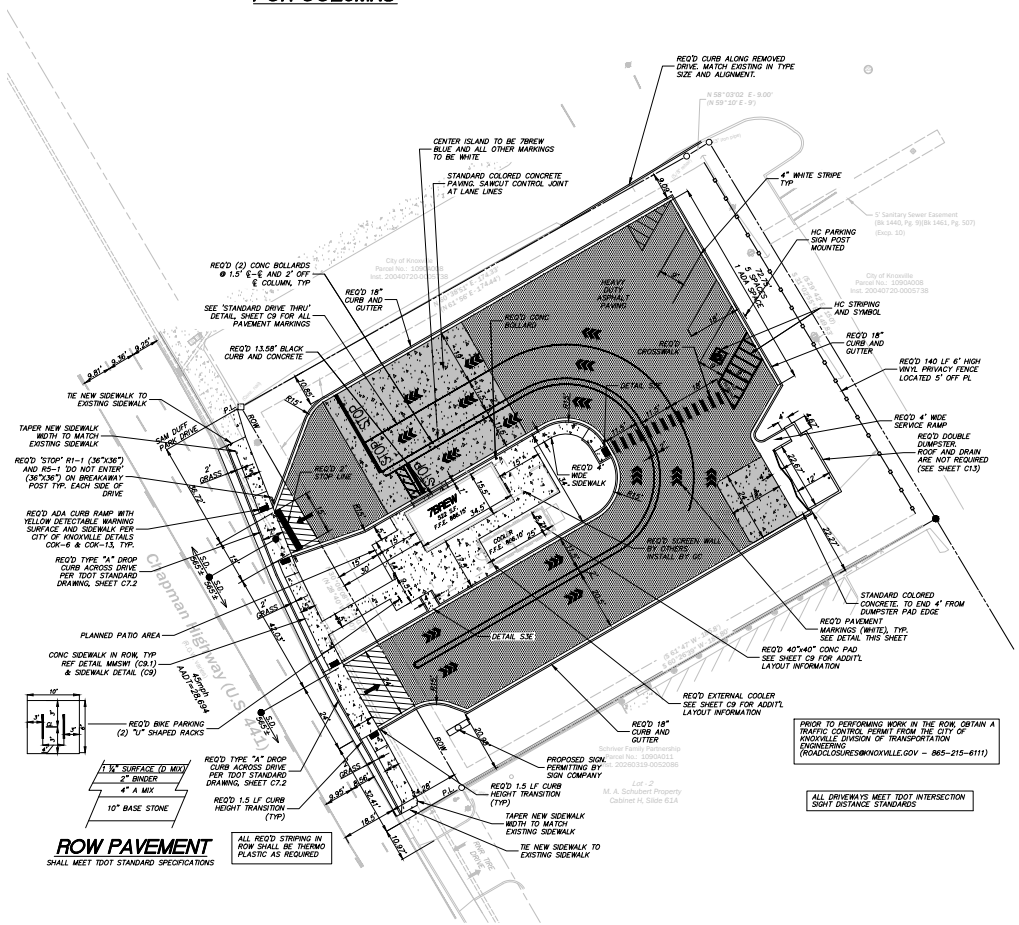
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND ITEMS NOT SHOWN ON THESE PLANS.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:

   TTL
   3200 RICE MINE ROAD
   TUSCALOOSA, AL. 35406
   PHONE: 205-345-0816

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS AND APPLICABLE STATE CODES OR REQUIREMENTS.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND APPLICABLE STATE DOT REQUIREMENTS, AND IS RESPONSIBILITY OF SITE CONTRACTOR.
7. ALL STRIPED OR CURBED RADII SHALL BE 2.5' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS AND REQUIRED PAINT WILL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER A ONE-YEAR WARRANTY CERTIFICATE, ALL INCURRED COSTS FOR RECEIVING, UNWRAPPING OF FACTORY PAINTED POLES, STORAGE, LIABILITY AND WARRANTY LABOR SHALL BE INCLUDED IN THE INSTALLATION CONTRACT PRICE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS FROM THE DESIGN DOCUMENTS. SITE CONTRACTOR SHALL ALSO PROVIDE AS-BUILTS AS PART OF THE CONTRACT FOR STORM, SANITARY AND WATER LINES, IF REQUIRED BY THE GOVERNING AUTHORITY.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE OWNER/ENGINEER IMMEDIATELY.
14. ALL SITE CONCRETE SHALL BE 3,500 PSI 28 DAY COMPRESSIVE STRENGTH.
15. ALL CURB WITHIN THE DEVELOPMENT SHALL BE 6" HEADER CURB. CURB AND GUTTER, WHEN SHOWN IN PARKING LOTS, SHALL BE 18". ALL OTHER CURB TO BE 24" AND 30" IN R.O.W. UNLESS OTHERWISE SPECIFIED.
16. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF ALL WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
17. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCES TO WITHIN 5' OF THE BUILDING.
18. CONTRACTOR TO INCLUDE CONCRETE BOLLARDS FOR PROTECTION OF BUILDING CORNERS, TRANSFORMERS, VAULTS, LIGHTING POLES, AND OTHER FIXTURES NEAR DRIVE ISLES AS SHOWN ON THIS PLAN.
19. BUILDING CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
20. ALL GUTTER SECTIONS OF CURB AND GUTTER AND ALL CONCRETE APRONS IN PARKING STALLS SHALL HAVE THE SAME SLOPE AS THE PAVEMENT WITHIN THE PARKING LOT AS SHOWN ON THE GRADING PLAN. CONTRACTOR MUST EVALUATE GRADING PLAN PRIOR TO POURING THESE ITEMS.

SPECIAL SITE NOTES

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



ROW PAVEMENT

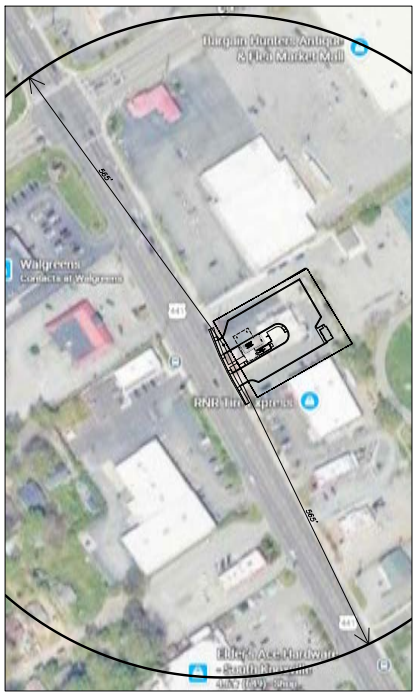
SHALL MEET TDOT STANDARD SPECIFICATIONS

1 ½" SURFACE (D MIX)
2" BINDER
4" A MIX
10" BASE STONE

ALL REQ'D STRIPING IN ROW SHALL BE THERMO PLASTIC AS REQUIRED

PRIOR TO PERFORMING WORK IN THE ROW, OBTAIN A TRAFFIC CONTROL PERMIT FROM THE CITY OF KNOXVILLE DIVISION OF TRANSPORTATION ENGINEERING (ROADCLOSURES@KNOXVILLE.GOV – 865-215-6111)

ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS



TDOT SIGHT DISTANCE

SCALE 1"=100'
(REFER TO SHEET C9.2, DETAIL "RD18-SD-4"

REVISIONS

- 06/06/2026 RELEASE FOR REVIEW
- 10/16/2026 RELEASE FOR REVIEW
- 10/26/2026 RELEASE FOR REVIEW

7BREW COFFEE STAND

4100 CHAPMAN HIGHWAY
KNOXVILLE, TN 37920
STAND #0002027

SOUTHERN BREW CORP
6700 OLD CAHABA VALLEY ROAD, SUITE
VESTAVIA HILLS, AL 35242
205.443.8900

JOB NO.: 26003
DWG NAME: 26003 PROJ
DRAWN BY: TM

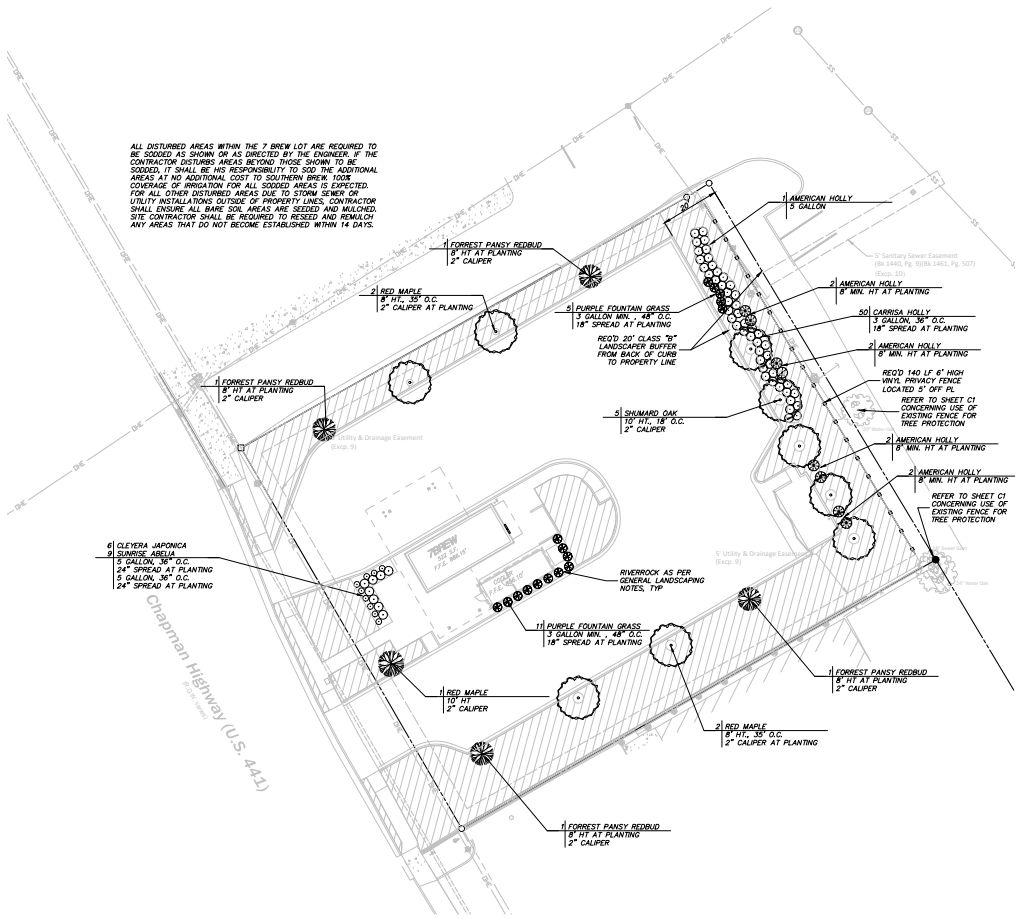
SITE PLAN

SHEET: C2

DATE: 10/26/2026

G:\USERS\TMANNOR\TACALA, LLC\IN OFFICE CAD SYNC - DOCUMENTS\JOB FILES - 7BREW\2026\26003 KNOXVILLE, TN - CHAPMAN HWY\DWG\26003PROJ.DWG

11-A-26-SU



A LANDSCAPE PRE-CONSTRUCTION INSPECTION IS REQUIRED TO VERIFY CORRECT TREE PRESERVATION MEASURES ARE IN PLACE. THIS MUST BE SCHEDULED BEFORE ANY DISTURBANCE TAKES PLACE. FAILURE TO SCHEDULE THIS INSPECTION MAY RESULT IN ADDITIONAL LANDSCAPING REQUIREMENTS. PLEASE CONTACT MEGAN SILBAUGH AT 865-909-8500 OF MAIL MSILBAUGH@KNOXVILLE.GOV TO SCHEDULE THIS INSPECTION. AFTER TREE PROTECTION FENCING HAS BEEN INSTALLED PER THE APPROVED PLANS. THE MEETING CAN BE COMBINED WITH THE ENGINEERING PRE-CONSTRUCTION MEETING IF DESIRED.

A FINAL LANDSCAPE INSPECTION IS ALSO REQUIRED FOR THIS PROJECT. THIS SHOULD BE SCHEDULED AFTER LANDSCAPING HAS BEEN INSTALLED.

0 20' 30' 40'
SCALE: 1"=20'

LANDSCAPING DETAILS

SEED (BERMUDA – TACALA MUST APPROVE VARIATION)

SOLID SOD (BERMUDA–TACALA MUST APPROVE VARIATION)

ARTIFICIAL TURF GRASS (COORDINATE W/ OWNER FOR PRODUCT)

GENERAL LANDSCAPING NOTES

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

PLANT LIST

SYMBOL	QUANTITY	COMMON	BOTANICAL	MIN. SIZE
	5	SHUMARD OAK	QUERCUS SHUMARDII	2" CALIPER 8' HT
	4	RED MAPLE	ACER RUBRUM	2" CALIPER 8' HT
	4	FOREST PANSY REDBUD	CERCIS CANADENSIS "FOREST PANSY"	2" CALIPER 8' HT
	8	AMERICAN HOLLY	CLEYERA JAPONICA	5 GB" HT
	6	SUNRISE ABELLIA	CLEYERA JAPONICA	5 GAL
	5	CLEYERA JAPONICA	CLEYERA JAPONICA	5 GAL
	50	CARISSA HOLLY	ILEX CORNUTA "CARISSA"	5 GAL
	16	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM	5 GAL

REVISIONS
10/06/2026 RELEASE FOR REVIEW
10/16/2026 RELEASE FOR REVIEW
10/26/2026 RELEASE FOR REVIEW

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4100 CHAPMAN HIGHWAY
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SOUTHERN BREW CORP
6705 CHAPMAN HWY, SUITE
KNOXVILLE, TN 37920
205.443.9900

JOB NO.: 26003
DWG NAME: 26003 PROJ
DRAWN BY: TM

LANDSCAPING PLAN

SHEET: C6

DATE: 10/26/2026

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EXTERIOR NOTE:
ALL EXTERIOR LINEAR STRIP LIGHTING WILL BE DISCONTINUOUS.



4 AR1.3 DRIVE-THRU SIDE ELEVATION
NTS

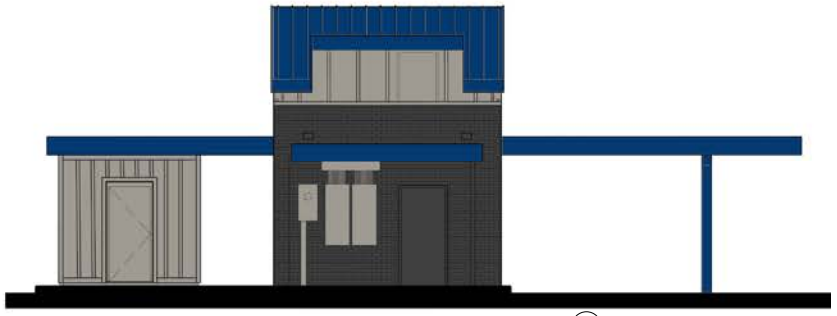


3 AR1.3 SIDE ELEVATION
NTS



2 AR1.3 FRONT ELEVATION
NTS

TRANSPARENCY OF FRONT FACADE BETWEEN 2' AND 10': 54 %



1 AR1.3 REAR ELEVATION
NTS

LANCE BLACK
REGISTERED
ARCHITECT
STATE OF TENNESSEE

FOR PERMIT
09.08.2026

REVISIONS:

No.	Description	Date

A NEW LOCATION FOR
7 Brew
4100 CHAPMAN HWY KNOXVILLE, TN 37920

black design architecture
2121 1st Avenue North, Suite 202
Birmingham, AL 35203
Phone: 205.868.6921
Email: LB@blackdesignarch.com

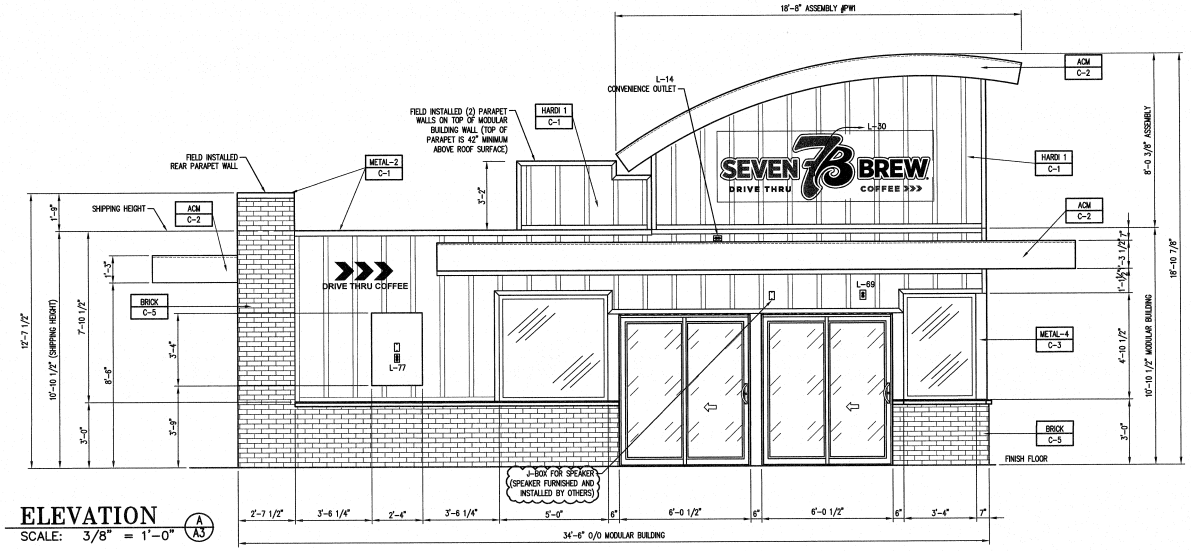
SHEET TITLE
Cooler Elevations

PROJECT NUMBER 26-1432
ISSUE DATE 09.08.2026
DRAWN BY DW
CHECKED BY LB

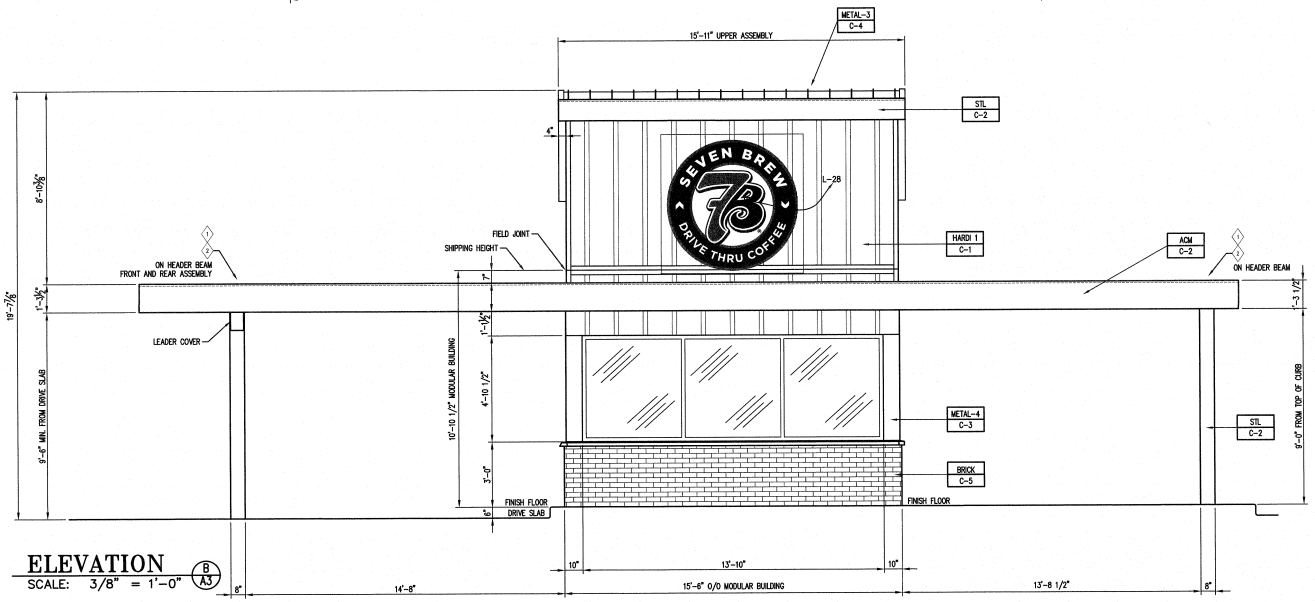
SHEET NUMBER
AR1.3

OPTION B - HARDIE

PFS CORPORATION
Approved
State: Tennessee
Signature: Mark Reverson
Title: Staff Plan Reviewer
Date: 10/24/25



ELEVATION
SCALE: 3/8" = 1'-0" (A/A3)



ELEVATION
SCALE: 3/8" = 1'-0" (B/A3)

EXTERIOR FINISHES:

BRICK	THIN BRICK OVER 1/2" DUROCK PANELS	BY FMS
METAL 1	MBCI PBR 24 GA VERTICAL METAL PANELS	BY FMS
METAL 2	20 GA SHEETMETAL	BY FMS
METAL 3	BERRIDGE CURVED ZEE-LOCK PANEL	BY FMS
METAL 4	ANODIZED ALUMINUM	BY FMS
STL	STRUCTURAL STEEL	BY FMS
ACM	ALUMINUM COMPOSITE MATERIAL	BY FMS
HARDI 1	JAMES HARDIE "HARDIE PANELS" BOARD AND BATTEN	BY FMS

EXTERIOR PAINTS/COLORS

C-1	PAINTED SHERWIN WILLIAMS #HGSW 3474 "HAMMERED ZINC GRAY"	BY FMS
C-2	ROYAL BLUE	BY FMS
C-3	CLEAR ANODIZED	BY FMS
C-4	ROYAL BLUE	BY FMS
C-5	TAYLOR CLAY "BLACK ONYX", WIRECUT FINISH, GROUT: HOLCUM "ULTRA DARK", BY ALLEY-CASSETY	BY FMS

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DATE	BY	CHK	REVISIONS

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ENGINEER OF RECORD:
Charles H. Moss, PE
P.O. Box 28
Covington, GA 30015
Email: chma@aol.com

CUSTOMER:
Seven Brew
Drive Thru Modular Coffee House
EXTERIOR ELEVATIONS (OPTION B)

DRAWN BY: N. Moss
DATE: 7-10-25
CHECKED BY:
DATE:

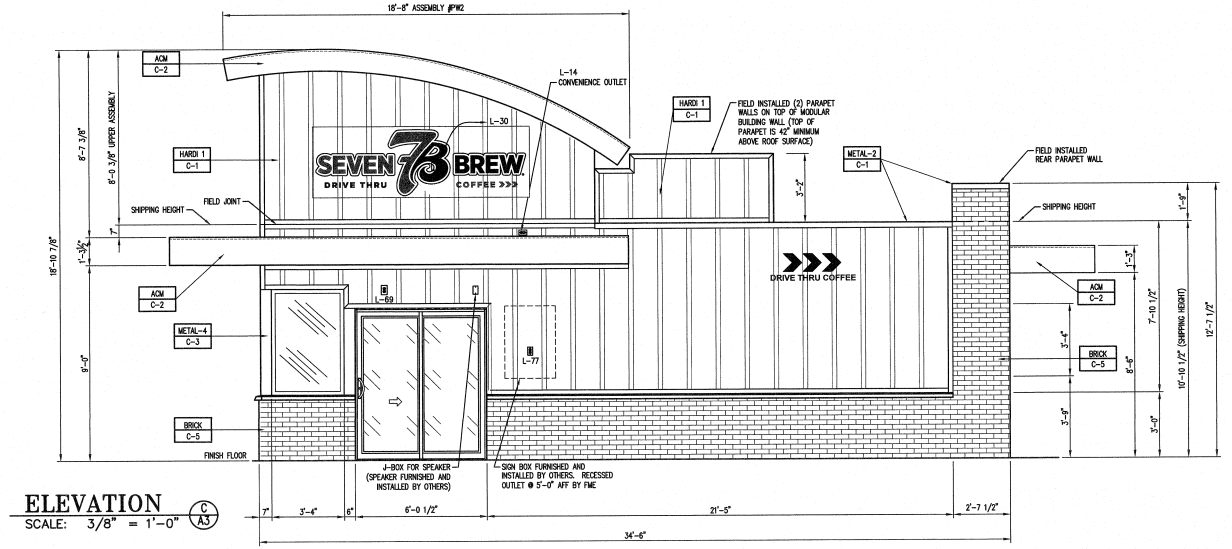
SEAL: CHARLES H. MOSS, REGISTERED ENGINEER, No. 15751, STATE OF TENNESSEE

MODEL #	G25SB20
State of Tennessee	
USA	
SCALE:	3/8" = 1'-0"
DRAWING # -	FMS-139

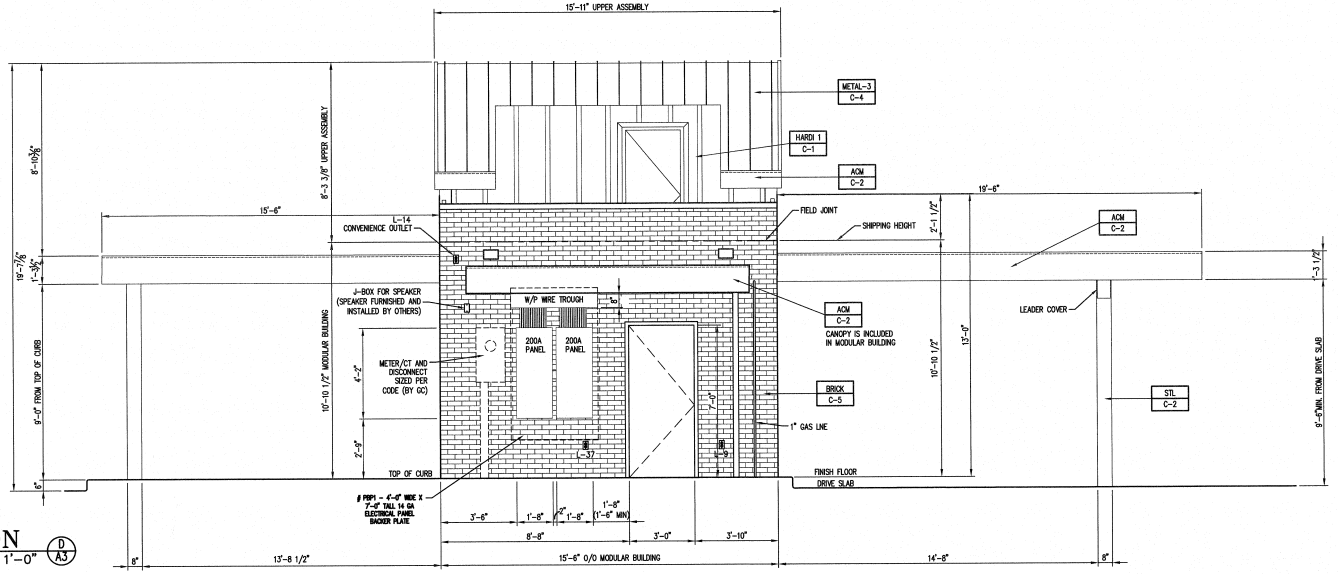
A1b
3 OF 12

OPTION B - HARDIE

PFS CORPORATION
Approved
State: Tennessee
Signature: Mark Reverson
Title: Staff Plan Reviewer
Date: 10/24/25



ELEVATION
SCALE: 3/8" = 1'-0" (C / A3)



ELEVATION
SCALE: 3/8" = 1'-0" (D / A3)

EXTERIOR FINISHES:

BRICK	THIN BRICK OVER 1/2" DUROCK PANELS	BY FMS
METAL 1	MBCI PBR 24 GA VERTICAL METAL PANELS	BY FMS
METAL 2	20 GA SHEETMETAL	BY FMS
METAL 3	BERRIDGE CURVED ZEE-LOCK PANEL	BY FMS
METAL 4	ANODIZED ALUMINUM	BY FMS
STL	STRUCTURAL STEEL	BY FMS
ACM	ALUMINUM COMPOSITE MATERIAL	BY FMS
HARDI 1	JAMES HARDIE "HARDIE PANELS" BOARD AND BATTEN	BY FMS

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DATE	BY	CHK	REVISIONS

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Email: chmai@aol.com

CUSTOMER:
Seven Brew
Drive Thru Modular Coffee House
EXTERIOR ELEVATIONS (OPTION B)

DRAWN BY:
DATE: 7-10-25
CHECKED BY:
DATE:

SEAL: REGISTERED ENGINEER No. 15791 STATE OF TENNESSEE

MODEL #	G25SB20
State of Tennessee	
USA	
SCALE:	3/8" = 1'-0"
DRAWING # -	FMS-139

A2b
4 OF 12

SC-2: Potential Addition to the South Waterfront District

Recommended Uses: This area currently contains commercial, office, industrial, and medium-density residential land uses, but the current zoning is I-3 and R-2. A continued mix of uses is appropriate but the physical layout and buffering of these uses is important because of its proximity to low density residential uses and the South Waterfront area. If the South Waterfront Plan is updated, this area should be incorporated in the new plan. In the meantime, conditions should be placed on rezoning decisions to insure proper buffering from the adjacent neighborhood.

Rezoning Recommendations:
Interim = Any SW Zone, any planned zone or R-1, R-1A, R-2, I-3, C-3
Long-term = A South Waterfront form-based zone



Log Haven District: Conservation of existing woodlands is recommended during the development process.

SC-3: Log Haven District

Recommended Uses: The previous sector plan calls for low density residential and commercial at the 800 English Road site. It is important to maintain the tree canopy in this area and any uses that would jeopardize large clearing of the land would not be recommended.

Rezoning Recommendations: RP-1, OS-1, R-1, R-1A

SC-4: Chapman Highway District (Downtown to Martin Mill Pike)

Recommended Uses: Higher intensity mixed use development that takes advantage of the proximity to downtown and the South Waterfront. The form of development should borrow from the South Waterfront's form district. Potential redevelopment area could be created to help implement change in the area.

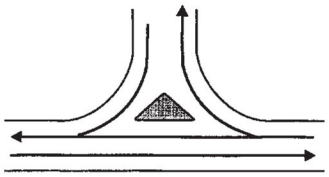
Rezoning Recommendations:
Interim = R-1, R-1A, R-2, C-3, C-4, O-1
Long-term = Form-based zone

Transportation Improvements:
- Access management
- Bus shelters and bus pull offs
- Extend existing sidewalks in Vestal to Chapman Highway

Community Facility Improvements:
- Improve the entrance to Fort Dickerson



Techniques to manage access near Fort Avenue could include driveway treatments (shared access and restricted turning movements; see below), internal circulation improvements and construction of a backage road.



Example of a driveway channelizing island to discourage left-turn egress and ingress maneuvers

SC-5: Chapman Highway District (Taliwa Court to Fronda Lane)

Recommended Uses: Moderate intensity of vertically oriented mixed use developments including commercial, office, and medium density residential uses that would form a Town Center. Uses that are not compatible with the Town Center setting should be discouraged. These include commercial uses such as self-storage that are not oriented to pedestrians. Higher residential densities that support walk-in retail should be encouraged. A more urban form of development should take place where parking would occur to the side and rear of development.

Rezoning Recommendations:
Interim = C-3, C-4, C-6, SC-2, SC-3, OS-1, TND-1, TC-1
Long-term = Form-based zone

Transportation Improvements:
- Provide street furniture, such as benches and waste receptacles
- Increase internal access between businesses, eventually developing a grid pattern of local streets and eliminating individual curb cuts along Chapman Highway, especially near intersections
- Study Moody Avenue extension options to Maryville Pike
- Bike lanes should be extended through this segment

Community Facility Improvements:
- Park improvements and greenway connections
- Create better visual connection between Chapman Highway and Sam Duff Memorial Park, which could be the centerpiece of the Town Center

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.*

~~10-30-26~~ 10-31-26 — Date to be Posted

11-13-26 — 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: 2026.09.14 10:00:11 -05'00' — Applicant Signature

Tim Minor — Applicant Name

9-14-26 — Date