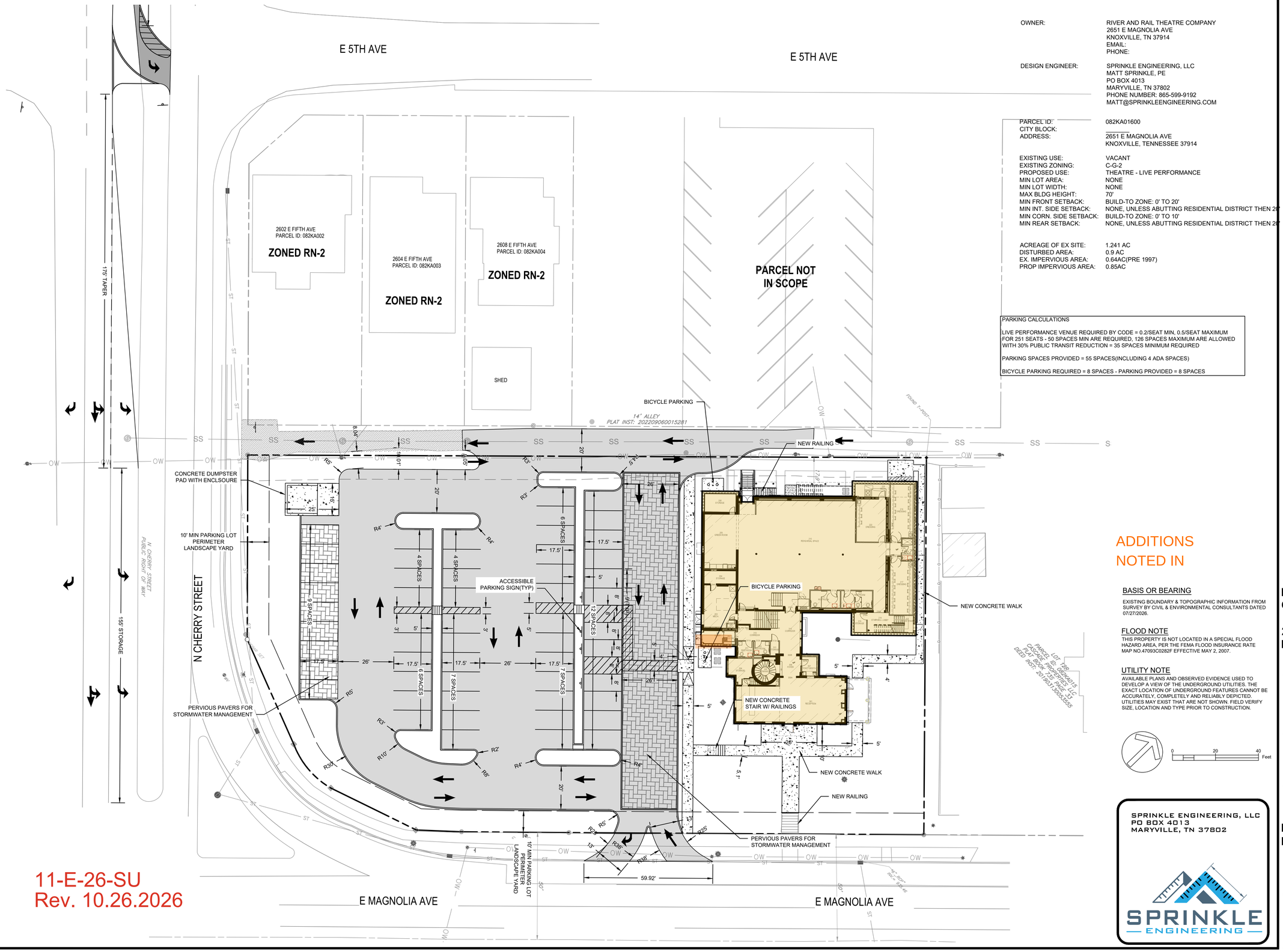


11-E-26-SU
Rev. 10.26.2026

OWNER:	RIVER AND RAIL THEATRE COMPANY 2651 E MAGNOLIA AVE KNOXVILLE, TN 37914 EMAIL: PHONE:
DESIGN ENGINEER:	SPRINKLE ENGINEERING, LLC MATT SPRINKLE, PE PO BOX 4013 MARYVILLE, TN 37802 PHONE NUMBER: 865-599-9192 MATT@SPRINKLEENGINEERING.COM
PARCEL ID:	082KA01600
CITY BLOCK:	
ADDRESS:	2651 E MAGNOLIA AVE KNOXVILLE, TENNESSEE 37914
EXISTING USE:	VACANT
EXISTING ZONING:	C-G-2
PROPOSED USE:	THEATRE - LIVE PERFORMANCE
MIN LOT AREA:	NONE
MIN LOT WIDTH:	NONE
MAX BLDG HEIGHT:	70'
MIN FRONT SETBACK:	BUILD-TO ZONE: 0' TO 20'
MIN INT. SIDE SETBACK:	NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'
MIN CORN. SIDE SETBACK:	BUILD-TO ZONE: 0' TO 10'
MIN REAR SETBACK:	NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'
ACREAGE OF EX SITE:	1.241 AC
DISTURBED AREA:	0.9 AC
EX. IMPERVIOUS AREA:	0.64AC(PRE 1997)
PROP IMPERVIOUS AREA:	0.85AC

PARKING CALCULATIONS

LIVE PERFORMANCE VENUE REQUIRED BY CODE = 0.2/SEAT MIN, 0.5/SEAT MAXIMUM
FOR 251 SEATS - 50 SPACES MIN ARE REQUIRED, 126 SPACES MAXIMUM ARE ALLOWED
WITH 30% PUBLIC TRANSIT REDUCTION = 35 SPACES MINIMUM REQUIRED

PARKING SPACES PROVIDED = 55 SPACES(INCLUDING 4 ADA SPACES)

BICYCLE PARKING REQUIRED = 8 SPACES - PARKING PROVIDED = 8 SPACES

ADDITIONS
NOTED IN

BASIS OR BEARING

EXISTING BOUNDARY & TOPOGRAPHIC INFORMATION FROM SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS DATED 07/27/2026.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER THE FEMA FLOOD INSURANCE RATE MAP NO.47093C0282F EFFECTIVE MAY 2, 2007.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

0 20 40 Feet

SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

SPRINKLE ENGINEERING

benefield ▪ richters
planning ▪
architecture ▪
▪
▪
902 North Central Street ▪
Knoxville, TN 37917 ▪
(865) 637-7009 ▪
▪

RIVER AND RAIL CONCEPT

2651 E MAGNOLIA AVE KNOXVILLE, TN 37914

SITE LAYOUT PLAN

issue	issued by	drawn by	date
Design Development	MSS	MSS	10/16/2026

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

10-23-26 Parking Update

sheet

C-201

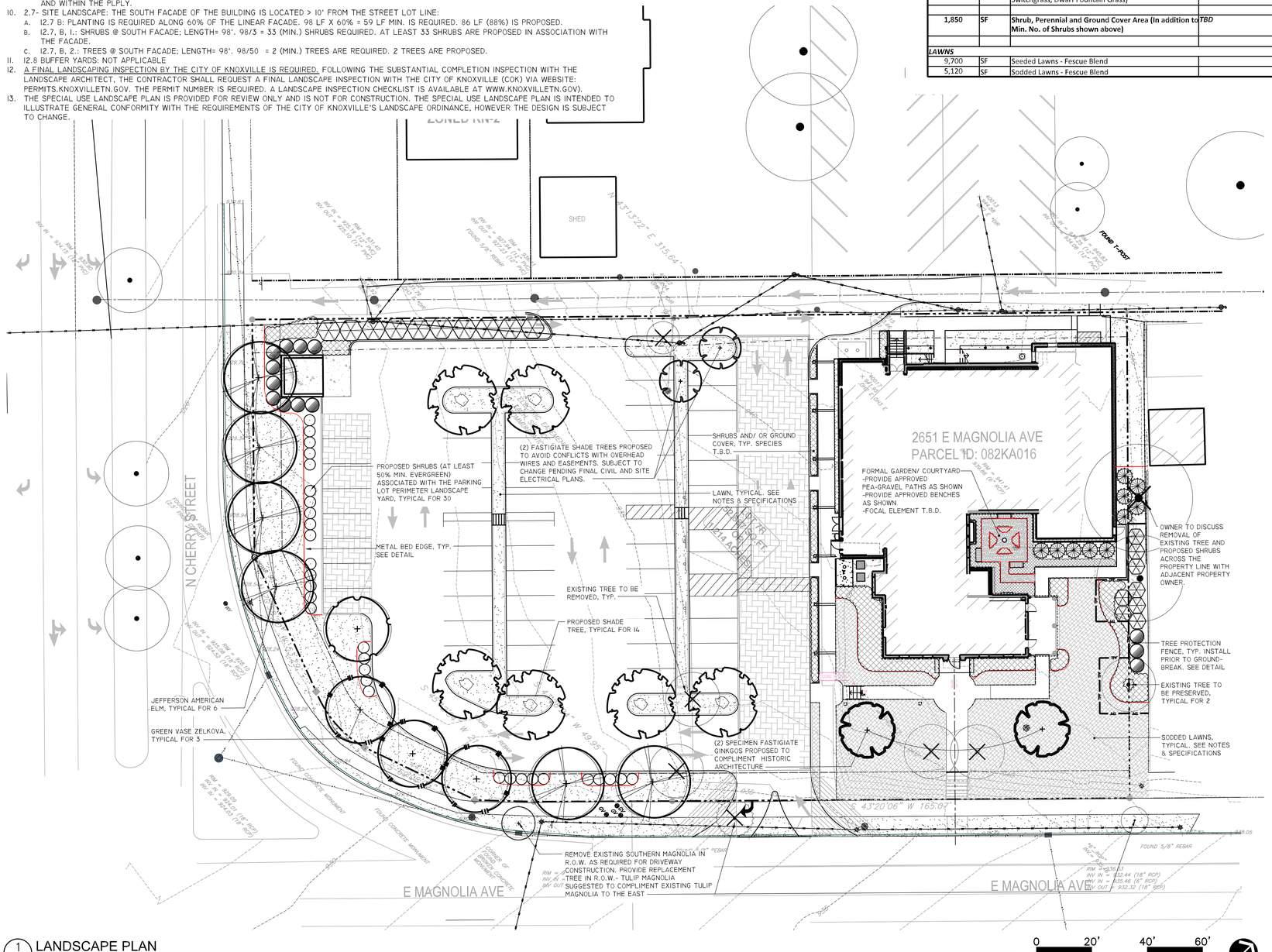
© the benefield richters company

PERMITTING NOTES:

1. THE 1.2 ACRE PARCEL IS ZONED CITY OF KNOXVILLE C-G-2. TJE ADJACENT PARCEL TO THE EAST IS ZONED C-G-2.
2. RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-34 DESTRUCTION OR REMOVAL OF TREES: THE APPLICANT PROPOSES TO REMOVE EXISTING TREES AS SHOWN ON THE LANDSCAPE PLAN.
3. RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-35 PROTECTION OF TREES OF HISTORICAL OR BOTANICAL IMPORTANCE; NO EXISTING TREES ON SITE ARE OF HISTORICAL OR BOTANICAL IMPORTANCE.
4. RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-36 PLANTING OF TREES;
   A. (8) MIN. PROPOSED TREES PER ACRE ARE REQUIRED. 1.2 x 8 = 10 MIN. TREES ARE REQUIRED. 31 TREES ARE PROPOSED.
   B. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CAPABLE OF ATTAINING 50' HT. AT MATURITY. 10 / 2 = 5 MIN. 50' MIN. HEIGHT AT MATURITY TREES ARE REQUIRED. AT LEAST 5 OF THE PROPOSED TREES ARE CAPABLE OF REACHING 50'+ HT. AT MATURITY.
5. RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-37 MAINTENANCE AND REPLACEMENT OF TREES; SEE LANDSCAPE NOTES.
6. KNOXVILLE ZONING REGULATIONS, APPENDIX B, ARTICLE 12-LANDSCAPING, 12.4, B: SPECIES DIVERSITY:
   A. (31) TOTAL NUMBER OF TREES- MAX. QTY. OF SINGLE SPECIES= 40%- ##% PROPOSED, MIN. NO. OF SPECIES = 5; # SPECIES PROPOSED.
7. 12.5- PARKING LOT PERIMETER LANDSCAPE YARD (PLPLY):
   A. LENGTH OF PARKING FRONTING E. MAGNOLIA AVE. AND N. CHERRY STREET = 297 LF.
   B. 3 SHADE TREES ARE REQUIRED PER 100'. 3 x 2.97 = 9 MIN. SHADE TREES REQUIRED. 9 SHADE TREES ARE PROPOSED.
   C. 10 SHRUBS ARE REQUIRED PER 100'. 10 x 2.97 = 30 MIN. SHRUBS ARE REQUIRED (50% MIN. EVERGREEN. AT LEAST 30 SHRUBS ARE PROPOSED WITHIN THE PLPLY (##% EVERGREEN.)
8. 12.6- INTERIOR PARKING LOT LANDSCAPE:
   A. SHADE TREES ARE REQUIRED AT PARKING LOT ISLANDS. 2 SHADE TREES ARE REQUIRED AT DOUBLE PARKING ISLANDS.
   B. LIVE PLANTING IS REQUIRED & PROPOSED AT EVERY PARKING LOT ISLAND.
9. 12.7- SITE LANDSCAPE: THE WEST FACADE OF THE BUILDING FRONTS A PARKING LOT:
   A. 12.7 B: PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 108 LF X 60% = 65 LF MIN. IS REQUIRED. 89 LF (82%) IS PROPOSED.
   B. 12.7, B, 1.: SHRUBS @ WEST FACADE; LENGTH= 108'. 108/3 = 36 (MIN.) SHRUBS REQUIRED. AT LEAST 36 SHRUBS ARE PROPOSED IN ASSOCIATION WITH THE WEST FACADE.
   C. 12.7, B, 2.: TREES @ WEST FACADE; LENGTH= 108'. 108/50 = 2.2 (MIN.) TREES ARE REQUIRED. AT LEAST 3 TREES ARE PROPOSED IN PARKING ISLANDS AND WITHIN THE PLPLY.
10. 2.7- SITE LANDSCAPE: THE SOUTH FACADE OF THE BUILDING IS LOCATED > 10' FROM THE STREET LOT LINE:
   A. 12.7 B: PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 98 LF X 60% = 59 LF MIN. IS REQUIRED. 86 LF (88%) IS PROPOSED.
   B. 12.7, B, 1.: SHRUBS @ SOUTH FACADE; LENGTH= 98'. 98/3 = 33 (MIN.) SHRUBS REQUIRED. AT LEAST 33 SHRUBS ARE PROPOSED IN ASSOCIATION WITH THE FACADE.
   C. 12.7, B, 2.: TREES @ SOUTH FACADE; LENGTH= 98'. 98/50 = 2 (MIN.) TREES ARE REQUIRED. 2 TREES ARE PROPOSED.
11. 12.8 BUFFER YARDS: NOT APPLICABLE
12. A FINAL LANDSCAPING INSPECTION BY THE CITY OF KNOXVILLE IS REQUIRED. FOLLOWING THE SUBSTANTIAL COMPLETION INSPECTION WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REQUEST A FINAL LANDSCAPE INSPECTION WITH THE CITY OF KNOXVILLE (COK) VIA WEBSITE: PERMITS.KNOXVILLETN.GOV. THE PERMIT NUMBER IS REQUIRED. A LANDSCAPE INSPECTION CHECKLIST IS AVAILABLE AT WWW.KNOXVILLETN.GOV).
13. THE SPECIAL USE LANDSCAPE PLAN IS PROVIDED FOR REVIEW ONLY AND IS NOT FOR CONSTRUCTION. THE SPECIAL USE LANDSCAPE PLAN IS INTENDED TO ILLUSTRATE GENERAL CONFORMITY WITH THE REQUIREMENTS OF THE CITY OF KNOXVILLE'S LANDSCAPE ORDINANCE, HOWEVER THE DESIGN IS SUBJECT TO CHANGE.

RIVER AND RAIL - PLANT LIST- CONCEPT

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
DECIDUOUS TREES						
16		Shade Tree (i.e. Oak, Maple, Tulip Poplar, Bald Cypress)	*TBD*	B&B	2" Cal.	Specimen, Branched @ 5'-6' ht.
4		Fastigiate Shade Tree (i.e. Armstrong Gold Red Maple, Princeton Sentry Ginkgo, Slender Silhouette Sweetgum)	*TBD*	B&B	2" Cal.	Specimen, Branched @ 5'-6' ht.
1		Ornamental Tree (i.e. Dogwood, Redbud, Fringe Tree)	*TBD*	B&B	2" Cal.	Specimen
21						
EVERGREEN TREES						
10		Fastigiate Evergreen Tree (i.e. Emerald Green Arborvitae, Hetzii Juniper)	*TBD*	Cont.	8' Ht.	Full to Ground
10						
SHRUBS						
31 (Min.)		Large Evergreen Shrubs for Screening (i.e. Hardy Yellow Anise, Schip Laurel, Leatherleaf Viburnum)	*TBD*	Cont.	36" Ht.	Full Plants
20 (Min.)		Evergreen Shrubs (i.e. Carissa Holly, Dwarf Burford Holly, Glossy Abelia, Grey Owl Juniper)	*TBD*	Cont.	3 Gal.	Full Plants (Species, quanity & plant spacing TBD)
10 (Min.)		Deciduous Shrubs (i.e. Beautyberry, Fothergilla, Redtwig Dogwood, Virginia Sweetspire, Weigela)	*TBD*	Cont.	3 Gal.	Full Plants (Species, quanity & plant spacing TBD, 39 minimum proposed.)
PERENNIALS & GROUND COVER						
TBD		Evergreen Ground Cover (i.e. Non-spreading Liriope, Shore Juniper)	*TBD*	Cont.	1 Gal.	Full Plants (Species, quanity & plant spacing TBD)
TBD		Perennial Ornamental Grasses (i.e. Heavy Metal Switchgrass, Dwarf Fountain Grass)	*TBD*	Cont.	3 Gal.	Full Plants (Species, quanity & plant spacing TBD)
1,850	**SF**	**Shrub, Perennial and Ground Cover Area (In addition to Min. No. of Shrubs shown above)**	***TBD***	**Cont.**	**Varies**	**SF of Shrub/ Ground Cover Areas**
LAWNS						
9,700	SF	Seeded Lawns - Fescue Blend		Seed	SF	See Notes & Specifications
5,120	SF	Sodded Lawns - Fescue Blend		Sod	SF	See Notes & Specifications



1 L101 LANDSCAPE PLAN
SCALE: 1"=20'-0"

planning
architecture

902 North Central Street
Knoxville, TN 37917
(865) 637-7009

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 Holderwood Lane
Knoxville, Tennessee 37922
865.335.3584

RIVER AND RAIL - CONCEPT

2651 E MAGNOLIA AVE, KNOXVILLE, TN, 37914

LANDSCAPE PLAN

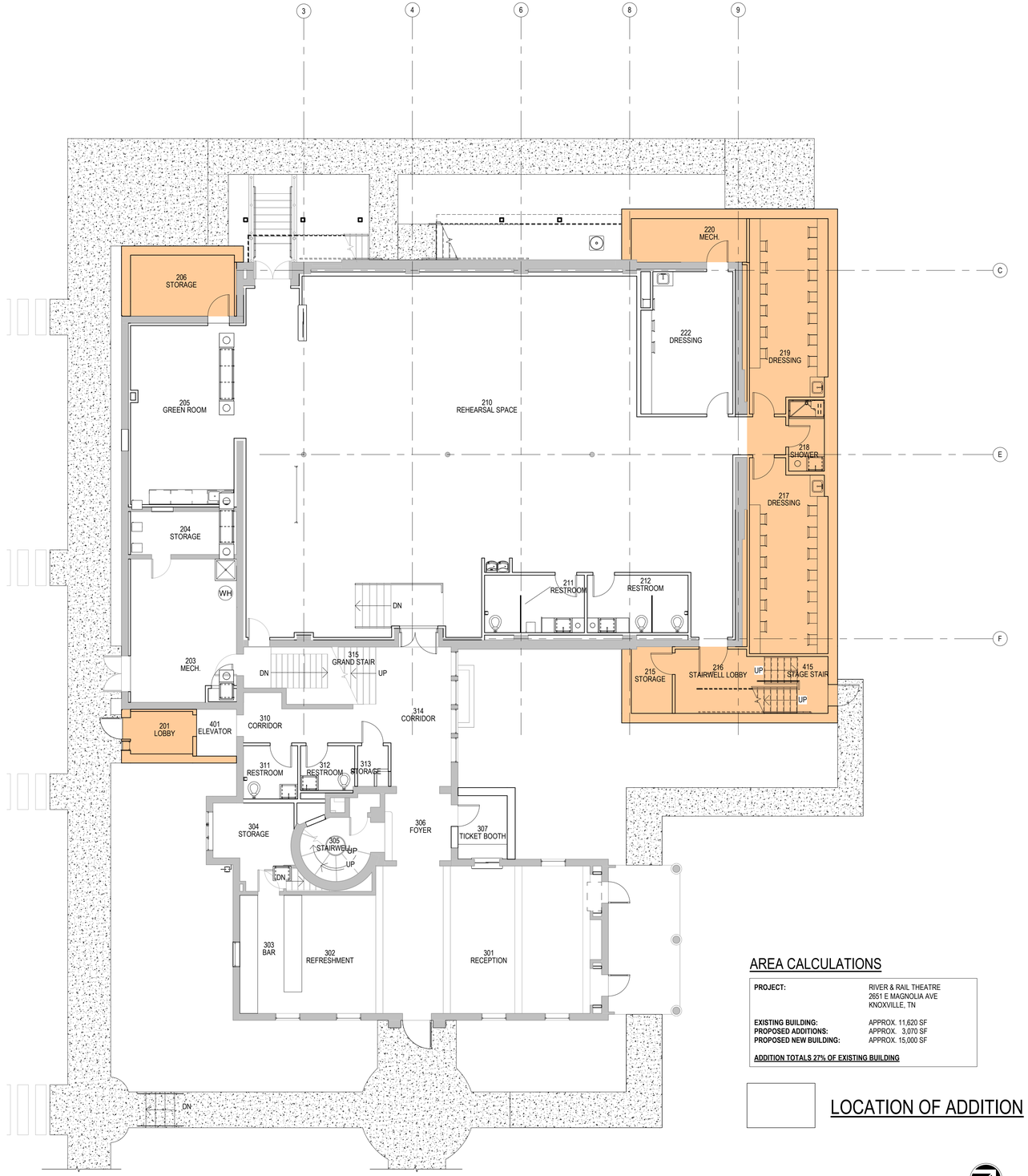
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DESIGN DEVELOPMENT	TPS	BJP	10/10/2025
SPECIAL USE - REVISION 1	TPS	BJP	10/20/2025

sheet

L-101

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24037



FIRST FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'

AREA CALCULATIONS

PROJECT:	RIVER & RAIL THEATRE 2651 E MAGNOLIA AVE KNOXVILLE, TN
EXISTING BUILDING:	APPROX. 11,620 SF
PROPOSED ADDITIONS:	APPROX. 3,070 SF
PROPOSED NEW BUILDING:	APPROX. 15,000 SF

ADDITION TOTALS 27% OF EXISTING BUILDING

LOCATION OF ADDITION

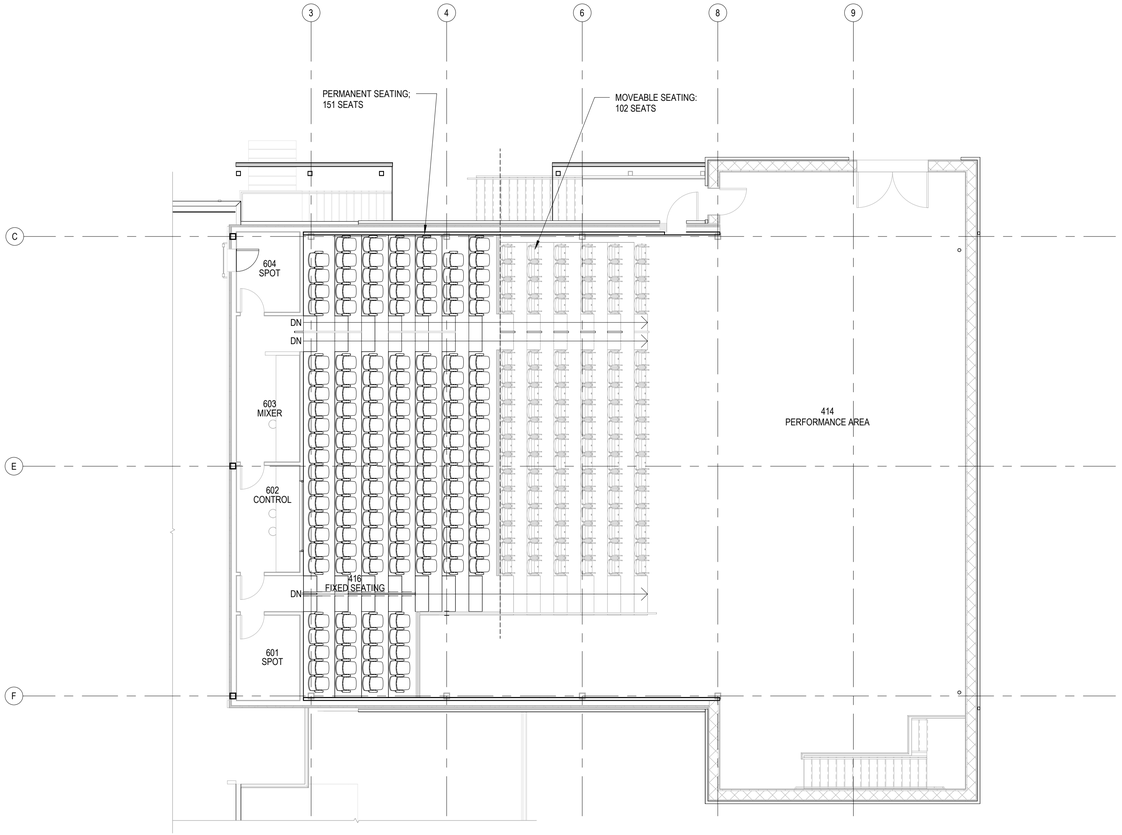
PARKING CALCULATIONS

KNOXVILLE CODE OF ORDINANCES
ARTICLE 11.4 OFF STREET PARKING

TABLE 11-2	
PROPOSED SEATING COUNT:	253 SEATS
REQUIRED MIN./MAX. PARKING:	51 MIN. & 127 MAX.
PROPOSED PARKING COUNT:	56 SPACES
TABLE 11-3	
REQUIRED ACCESSIBLE SPACES:	3 (1 VAN MIN. + 2 CAR)
PROPOSED ACCESSIBLE SPACES:	4
TABLE 11-8	
REQUIRED BIKE PARKING SPACES:	8
PROPOSED BIKE SPACE:	8

SEATING CAPACITY

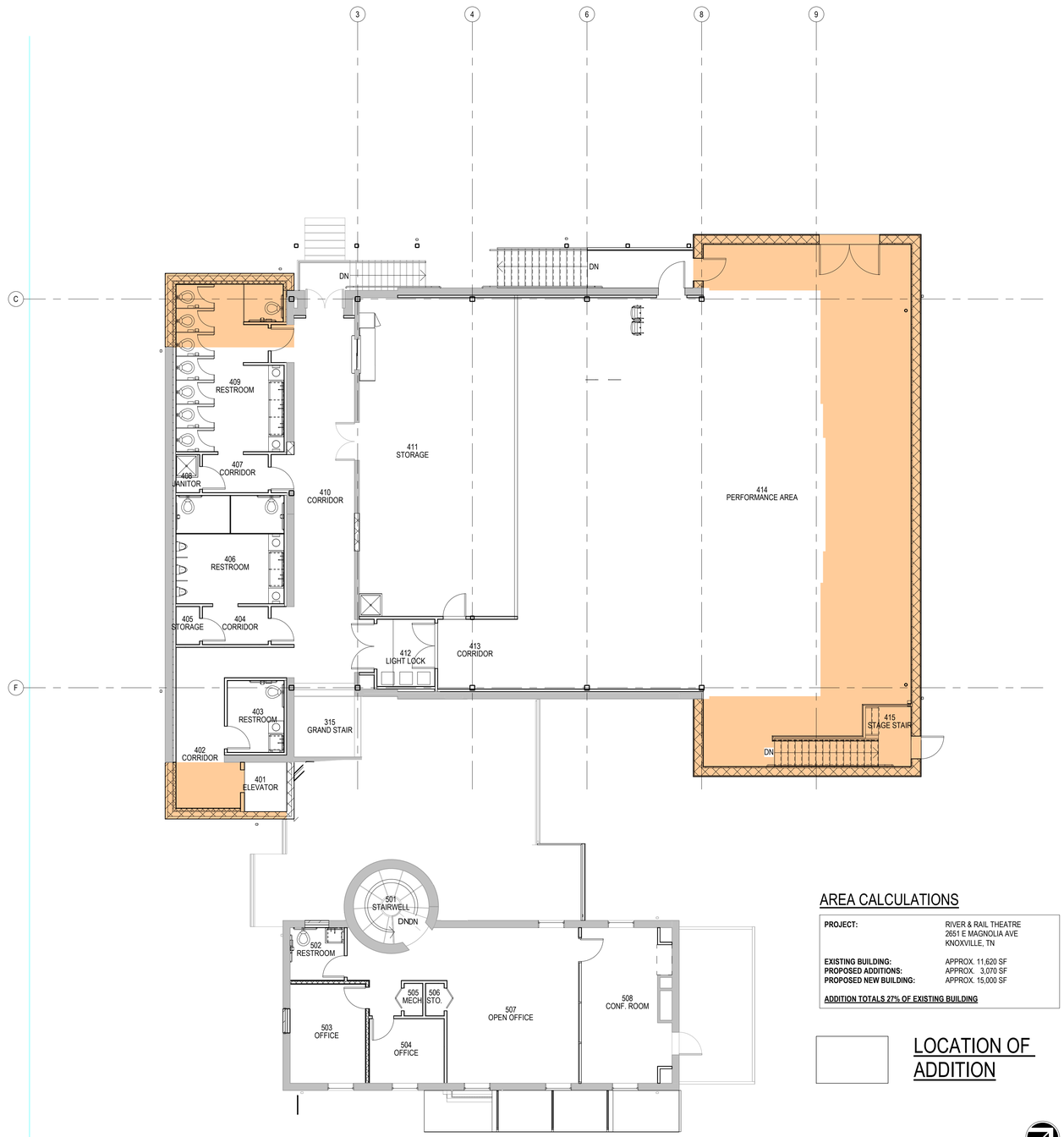
TOTAL: 253 SEATS



SEATING PLAN - Planning Commission

1/8" = 1'-0"

0 4' 8' 16'



SECOND FLOOR PLAN - Planning Commission

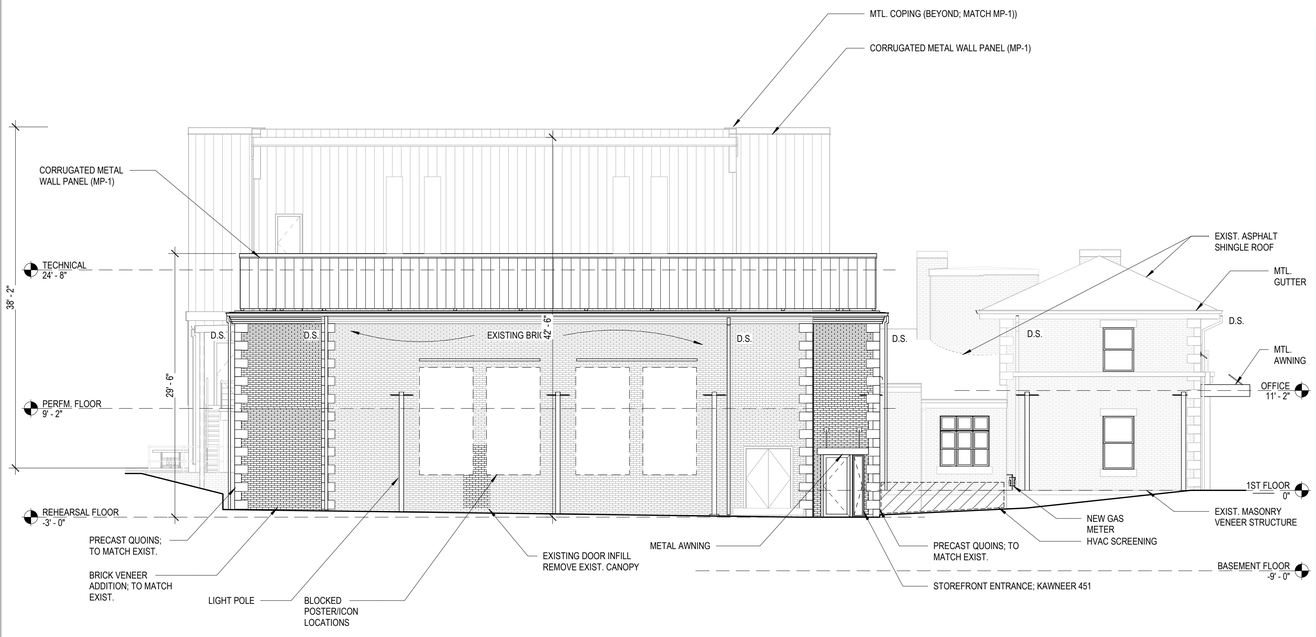
1/8" = 1'-0"

0 4' 8' 16'

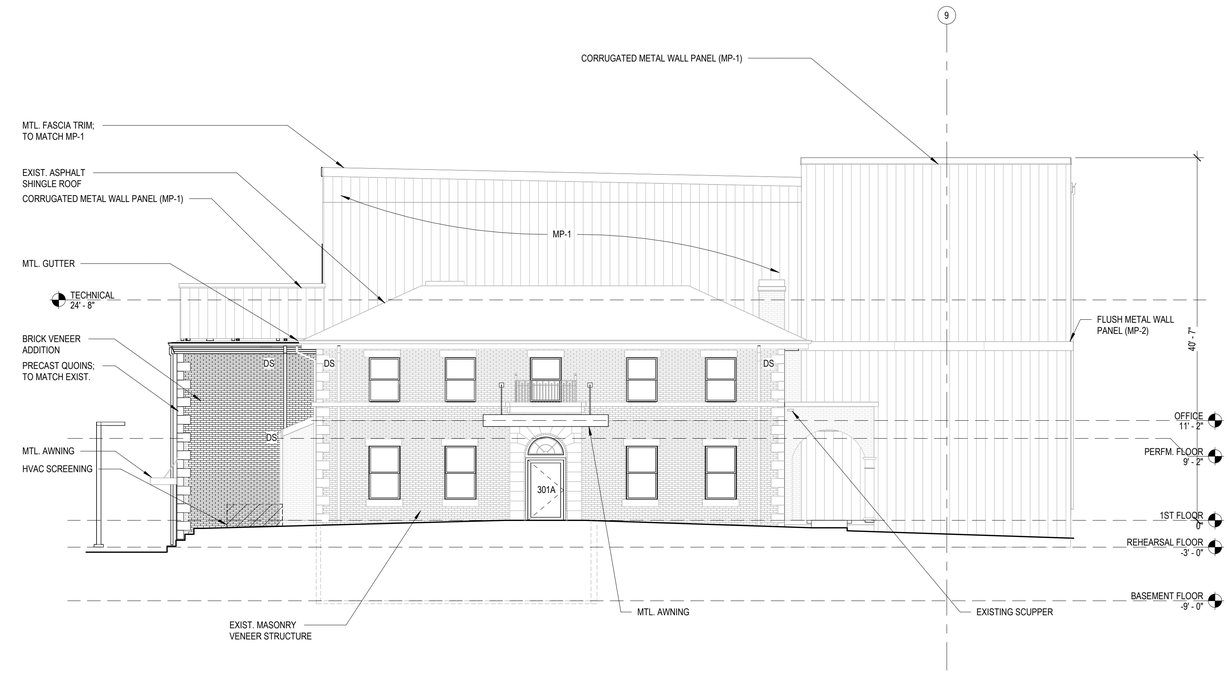
AREA CALCULATIONS

PROJECT:	RIVER & RAIL THEATRE 2651 E MAGNOLIA AVE KNOXVILLE, TN
EXISTING BUILDING:	APPROX. 11,620 SF
PROPOSED ADDITIONS:	APPROX. 3,070 SF
PROPOSED NEW BUILDING:	APPROX. 15,000 SF
ADDITION TOTALS 27% OF EXISTING BUILDING	

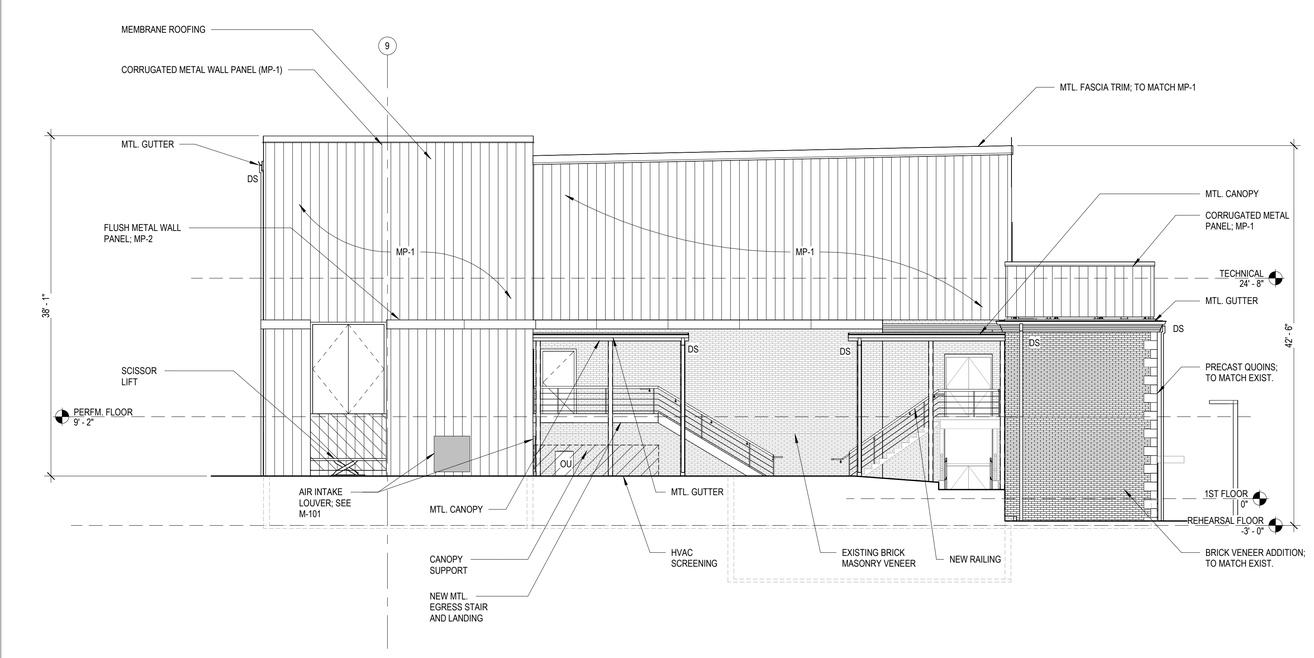
LOCATION OF ADDITION



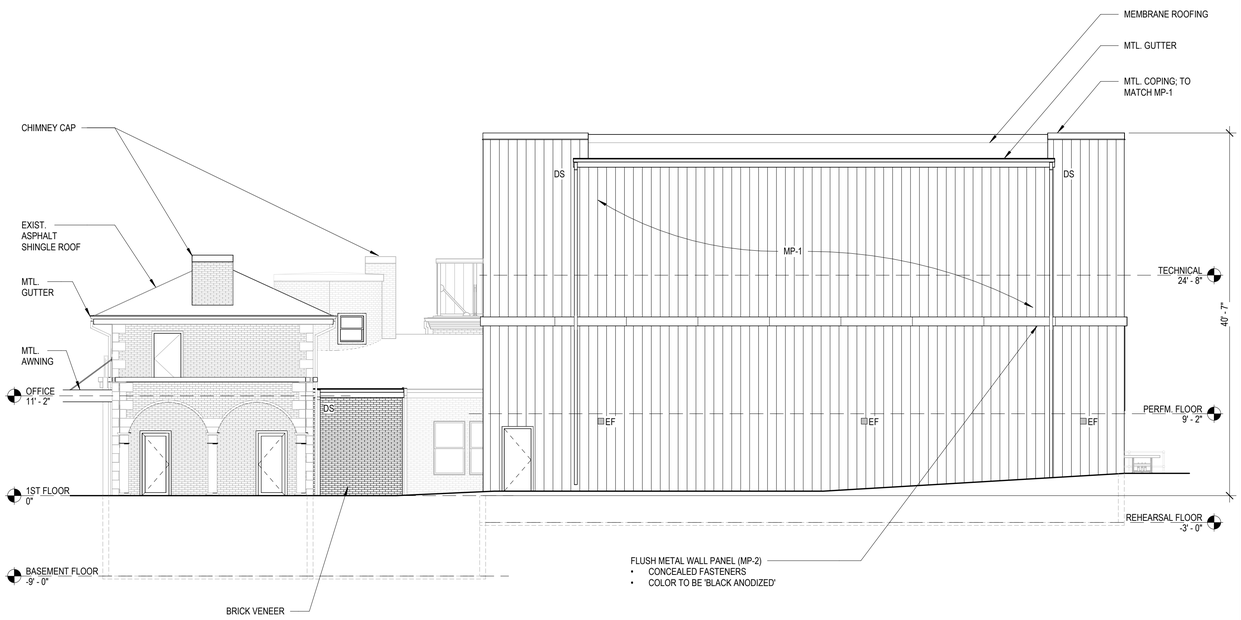
1 A03 ELEVATION - WEST - Planning
1/8" = 1'-0"



2 A03 ELEVATION - SOUTH - Planning
1/8" = 1'-0"



3 A03 ELEVATION - NORTH - Planning
1/8" = 1'-0"



4 A03 ELEVATION - EAST - Planning
1/8" = 1'-0"

METAL PANEL (MP-1)

- CORRUGATED METAL PANEL AS MANUFACTURED BY PAC-CLAD
- EXPOSED FASTENERS
- COLOR TO BE 'BLACK ANODIZED'



PROPOSED PANEL PROFILE



METAL PANEL (MP-2)

- FLUSH WALL PANELS AS MANUFACTURED BY PAC-CLAD
- COLOR TO BE BLACK



PROPOSED PANEL PROFILE

