

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Ritesh Gaba Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Deepika Gaba Signature: \_\_\_\_\_ Date: \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2023  
before me personally appeared \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.  
Witness my hand and notarial seal, this day and year above.  
Written \_\_\_\_\_ Notary  
My Commission expires \_\_\_\_\_ Seal

Ritesh Gaba Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Deepika Gaba Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Certification for Public Sewer and Water Service – Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: \_\_\_\_\_  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Certification of Public Sanitary Sewer System - Minor Subdivision

This is to certify that the subdivision shown hereon is approved subject to the installation of public of sanitary sewer, and treatment facilities, and that such installation shall be in accordance with State and local regulations.  
It is the responsibility of the property owner to verify with the Utility provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

Certification of Public Water System - Minor Subdivision

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

City of Knoxville Engineering Department

The Knoxville Engineering Department hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director \_\_\_\_\_

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Zoning  
Zoning Shown on Official Map: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.  
City Tax Clerk: \_\_\_\_\_ Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat 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, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

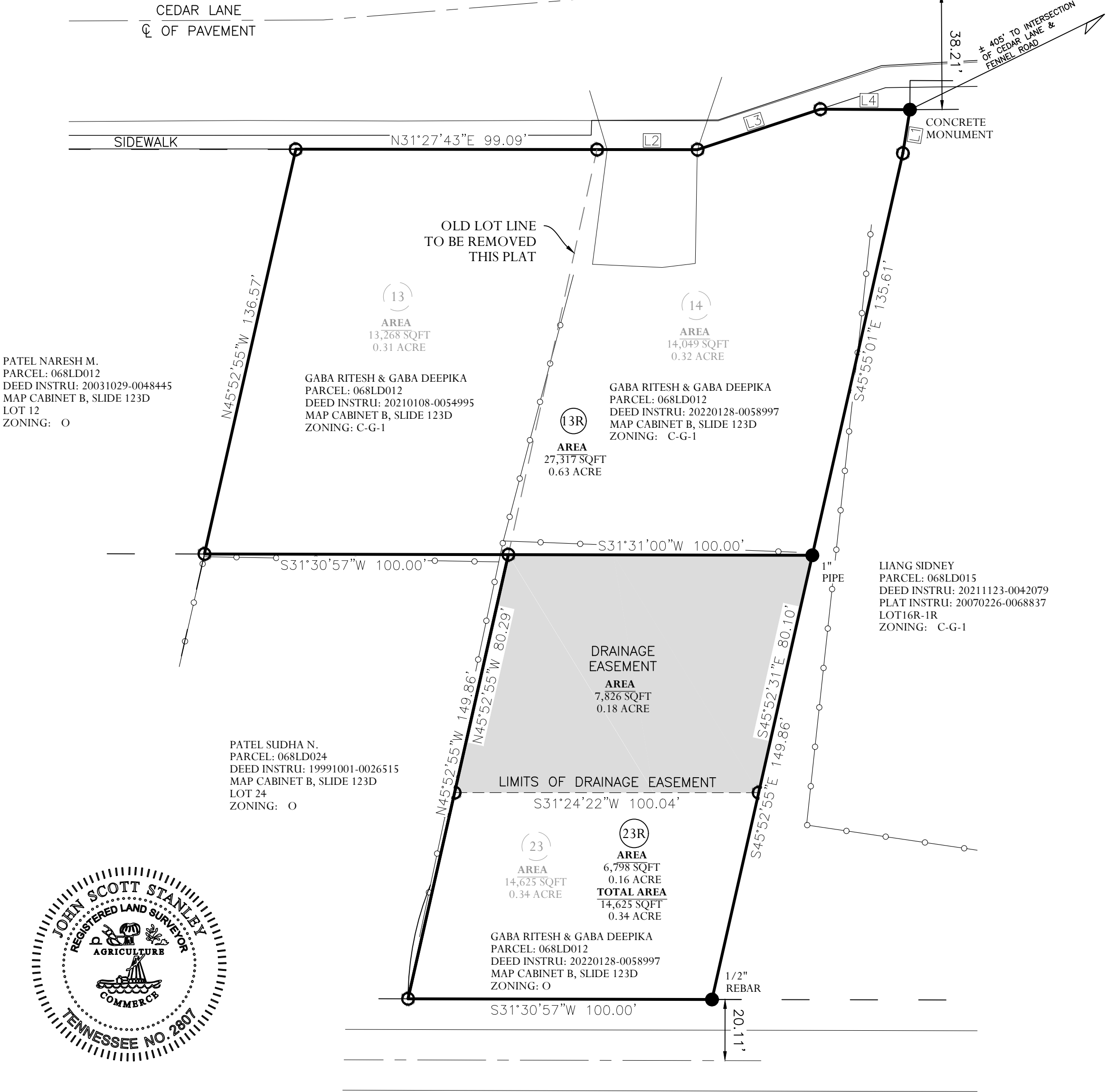
Certificate of Survey Accuracy

I hereby certify that to the best of my knowledge and belief this a true and accurate survey of the property shown heron, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ration of precision is greater than or equal to 1:10,000

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. 2807 Date: \_\_\_\_\_

NORTH IS BASED ON BEARINGS  
CITED IN DEED INSTRU: 20220128-0058997

8-G-25-SU  
submitted 6/23/2025



Line Table		
Line #	Length	Direction
L1	14.54'	S49°25'28"E
L2	33.06'	N31°27'43"E
L3	42.53'	N13°08'48"E
L4	29.49'	N31°41'00"E

Additional Notes

- The purpose of this plat is to combine two tracts into one lot and create an storm easement in another.
- C-G-1 Setbacks per required zoning:  
Front: None  
Interior Side: None unless abutting residential district, than 20'.  
Corner Side: None  
Rear: None unless abutting residential district, than 20'.
- O Setbacks per required zoning:  
Front: 15'  
Interior Side: 15' unless abutting residential district, than 20'  
Corner Side: 15'  
Rear: 20' unless abutting residential district, than 30' or 20% of lot depth, whichever is less.

FILE #



VICINITY MAP

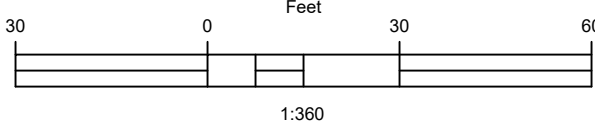
RESUBDIVISION  
OF LOT 13 & 14, BLOCK A &  
OF LOT 23, BLOCK A &  
C. M. WOOTEN & P. H. MENDEL  
SUBDIVISION

DEED INSTRUMENTS 20210108-0054995 &  
20220128-0058997  
MAP CABINET B, SLIDE 123D

5TH CIVIL DISTRICT of KNOX COUNTY  
CITY WARD 39, CITY BLOCK 39130  
MAP PARCELS 068LD013,068LD014 & 068LD023  
17 APRIL 2025

- MONUMENTS (FOUND)
- MONUMENTS (SET)
- ⊕ UTILITY POLE
- ⊗ TREE
- — — — — BOUNDARY LINE
- — — — — ADJOINING LOT LINES (NOT SURVEYED)
- - - - - CENTER LINE ROAD
- — ○ CHAIN LINK FENCE
- - - - - EASEMENT
- ▭ BUILDING
- ▭ DRAINAGE EASEMENT

SCALE: 1"=30'



Notes:

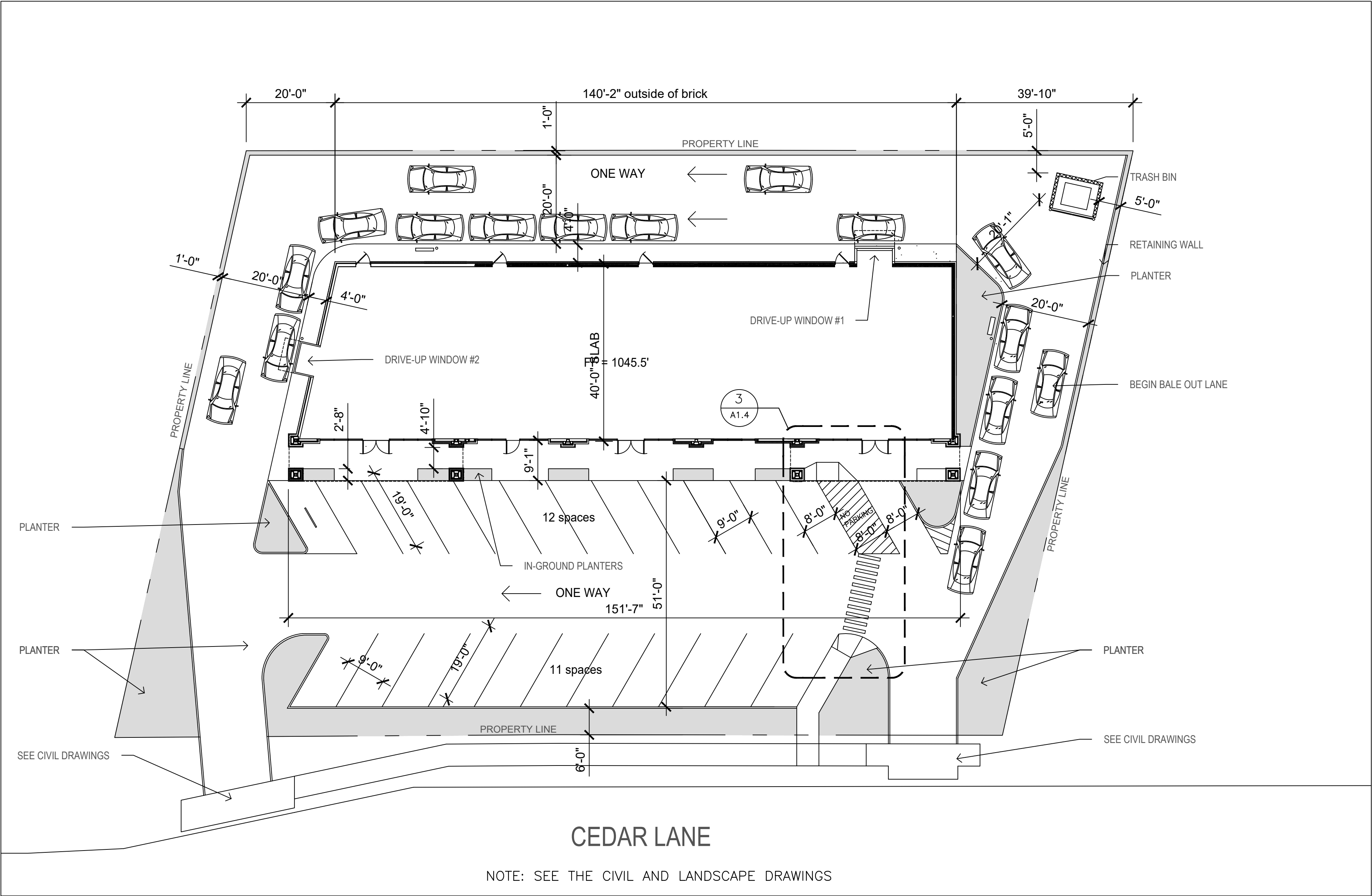
- Zoned C-G-1(Parcels 068LD013 & 068LD014)
- Zoned O (Parcels 068LD023)
- Setback per required zoning
- Total Area: 41,942 SqFt / 0.97 Acres into 2 lots
- Zone "X" per FEMA Map 47093C0139G, effective date: 8/05/2013
- This survey was done in accordance to the State of Tennessee Minimum Standards of Practice
- All set pins consist of 1/2" rebar.
- Client: Ivaldi Engineering  
118 Jefferson St S, Suite 4  
Huntsville, AL 35801  
(256)483-3387

OWNER  
Ritesh & Deepika Gaba  
9117 Needlefish Lane  
Knoxville, TN 37922

LAND SURVEYOR  
John Scott Stanley  
619 Glen Willow Drive  
Knoxville TN, 37934  
(865) 675-0175

PROJECT NUMBER: CLK20250225  
REV: - BY: Carol Miller  
FILE NAME: Cedar Ln Plat Knox Co R1.dwg  
DATE: Thursday, April 17, 2025





1 SITE PLAN  
A1.0 SCALE 1/16" = 1'-0"



ZONING CRITERA

PROPERTY OWNER: RITESH GABA  
PROPERTY ADDRESS: 202 & 204 CEDAR LANE  
KNOXVILLE, TN 37912  
CLT MAP: 68  
ZONING: C-G-1  
SECTOR: GC  
INSERT: L  
GROUP: D  
PARCEL: 13 & 13  
WARD: 39  
CITY BLOCK: 39130  
SUBDIVISION: WOOTEN & MENDELL ADD  
RECORDED PLAT: 15 - 47  
PLAT 13 RECORDED DEED: 20210108 - 0054995  
PLAT 14 RECORDED DEED: 20220128 - 0058997

SETBACKS: FRONT: 0'-0"  
SIDES: 0'-0"  
REAR: 0'-0"

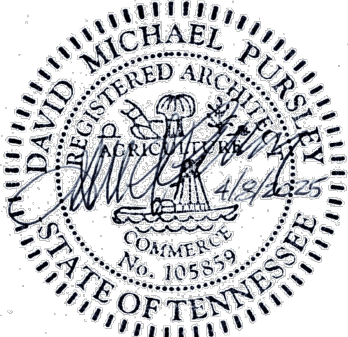
PARKING CRITERIA  
BUILDING SF 5,734 GROSS SF

3 PARKING SPACES PER 1,000 GROSS SF FOR RETAIL  
= 3,475 SF = 17 SPACES  
TOTAL PARKING SPACES REQUIRED = 17 SPACES

PARKING SPACES REQUIRED 17 SPACES  
PARKING SPACES PROVIDED 23 SPACES INCLUDING  
ONE VAN/CAR SPACE FOR DISABLED PEOPLE. PLUS ONE  
SPACE FOR BICYCLE PARKING.

MPA  
Design  
Group Architects

7324 Willow Path Lane  
Knoxville, TN 37918  
Tel: (865) 621-5194  
michael.pursley91@gmail.com  
website: mpadesigngroup.net



Project:  
Shell Building  
Cedar Lane Retail Center  
202 & 204 Cedar Lane  
Knoxville, Tennessee 37912

Sheet:  
Site Plan

CAD: MP CHECK: DP  
JOB #: 20256  
DATE: 04/08/2025

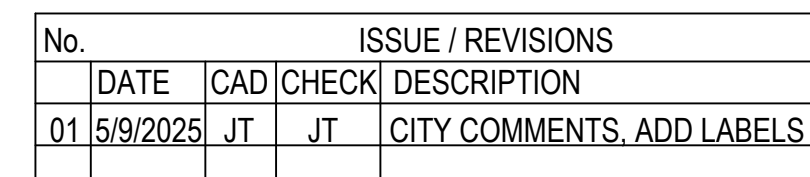
A1.0

ISSUE / REVISIONS				
No.	DATE	CAD	CHECK	DESCRIPTION
1	5/30/25	D.P.	M.P.	Revisions per City Permit Review
2	6/25/25	D.P.	M.P.	Revisions per City Permit Review



## SITE PLAN NOTES

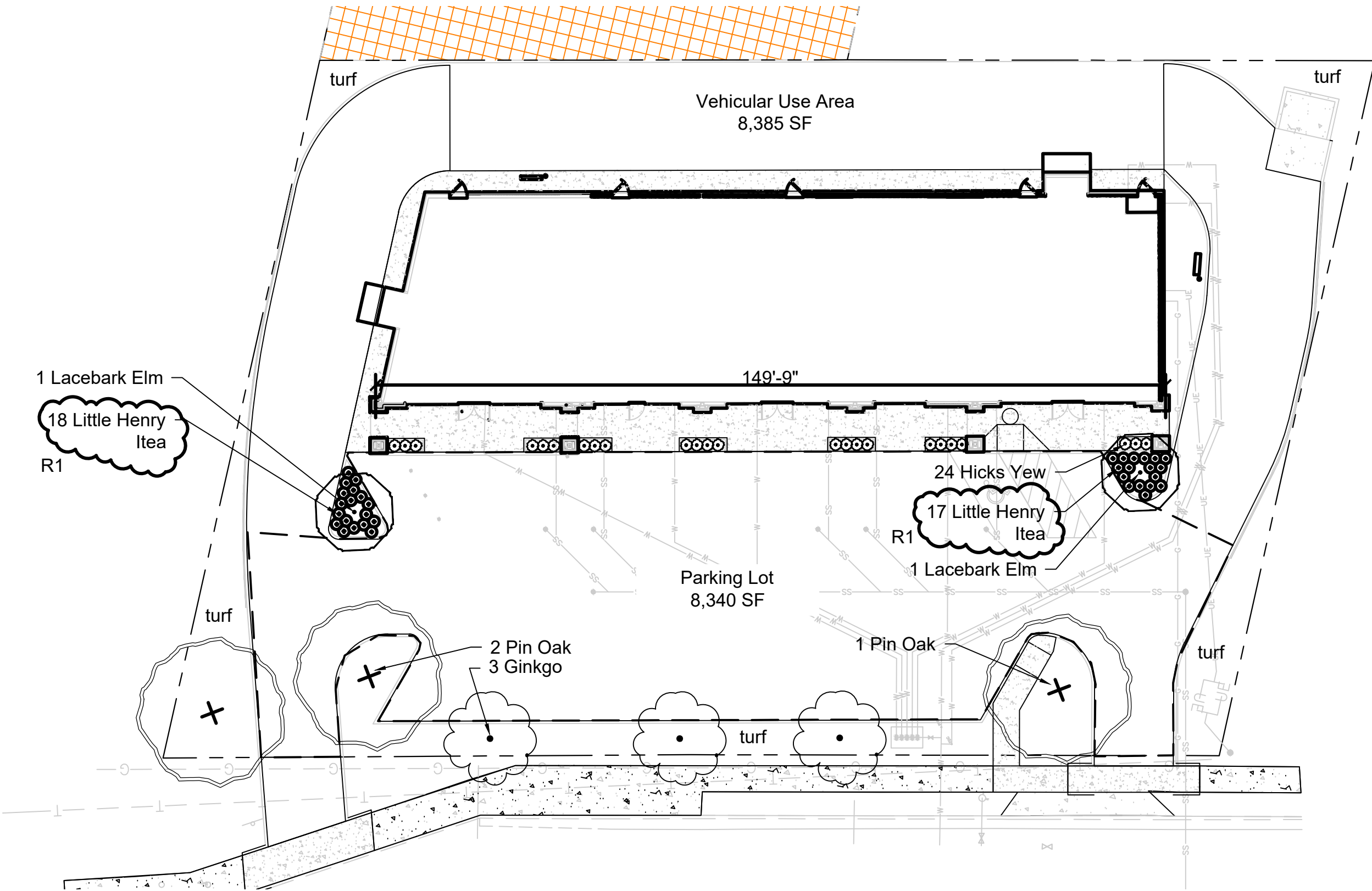
- 





0 20' 40' 60'

Scale: 1" = 20' - 0"



PLANTING LEGEND:

Qty	Botanical Name	Common Name	Size	Notes	Mature Height
<b>Deciduous Trees</b>					
3	Quercus palustris	Pin Oak	2" cal.	central leader, full and dense	40' to 75'
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	40' to 50'
3	Ginkgo biloba	Ginkgo	2" cal.	central leader, full and dense, male	25' to 50'
<b>Deciduous Shrubs</b>					
35	Itea virginica 'Sprich'	Little Henry Itea	3 gallon	full and dense	
<b>Evergreen Shrubs</b>					
24	Taxus x media 'Hicksii'	Hicks Yew	3 gallon	full and dense	

PLANTING NOTES

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil ammendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil ammendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
- All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradeable burlap, remove entire wrap after placed in pit.

LANDSCAPE REQUIREMENT NOTES:

- 12.5 PARKING LOT PERIMETER LANDSCAPE YARD**
- N/A, parking lot less than 10,000 square feet

**12.6 INTERIOR PARKING LOT LANDSCAPE**

- 1 shade tree required in each parking lot island
- 4 trees proposed in parking lot islands

**12.7 SITE LANDSCAPE**

One shrub for every three feet .

- NW Facade
  - 150 LF of facade, 150/3
  - = 50 shrubs required
- 24 Hicks Yew proposed in planters between building and parking
- 35 Cassian Pennisetum proposed in parking lot islands

Shade trees are required in the amount of one tree every 50 feet.

- NW Facade
  - 150 LF of facade, 150/50
  - = 3 trees required
- due to lack of space, no trees proposed

**12.8 BUFFER YARDS**

NA

**Trees**

- Total property area = .6 acres.
- Preserve 6 trees per acre and/or plant 8 trees per acre per Tree Protection Ordinance.
- No trees preserved. 8 \* .6 = 5 trees required to be planted
- 8 trees proposed

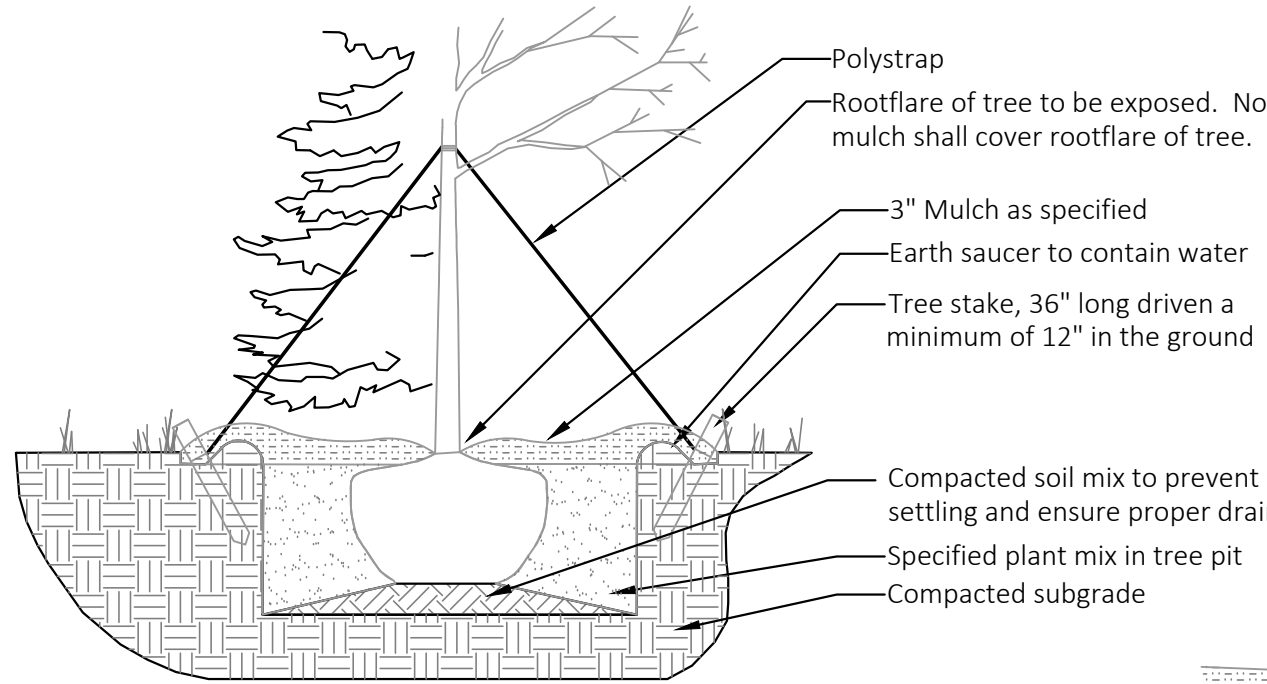
ALTERNATIVE LANDSCAPE PLAN NOTES:

**12.4 SPECIES DIVERSITY**

- shrub diversity requirements not met

**12.7 SITE LANDSCAPE**

- due to lack of space, required quantity of shrub and tree requirements not met
- 3 required trees relocated to parking lot perimeter

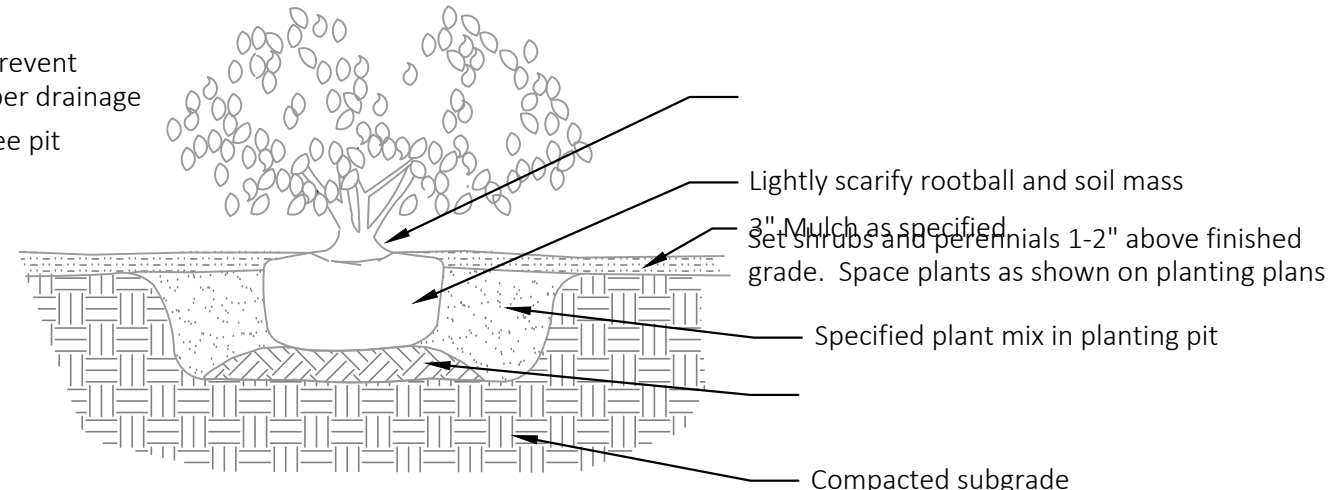


General Notes:

- Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
- Fill tree pit with water and confirm percolation rate. (Notify landscape architect if poor drainage conditions exist.)
- Install tree per detail avoiding any damage to rootball or trunk of tree.
- Add specified plant mix and soil ammendments.
- Remove burlap on top 1/3 of tree rootball. Remove burlap on top 1/3 of tree rootball.
- Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
- Stake and guy tree with specified materials.

**General Tree Planting**

Scale: NTS



**Shrub & Perennial Planting**

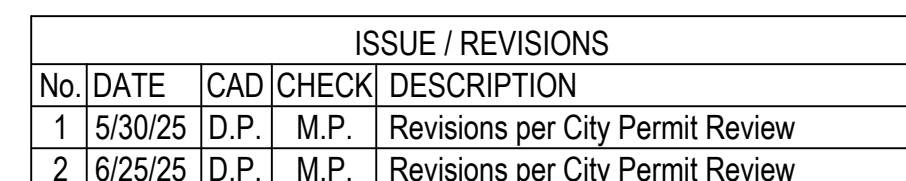
Scale: NTS



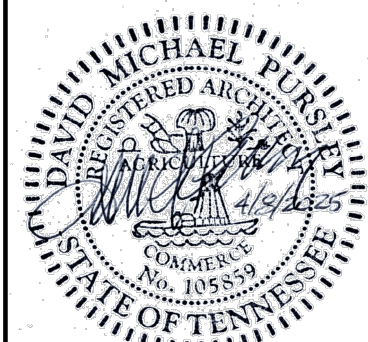




- 
- Technical drawing of a roof plan showing a gabled roof with a curved section. The drawing includes dimensions for the roof pitch (1:1 1/2), the curved section (R=10'-0"), and the overall dimensions of the roof (5'-0" by 5'-0"). The drawing is oriented with the gable end at the top.





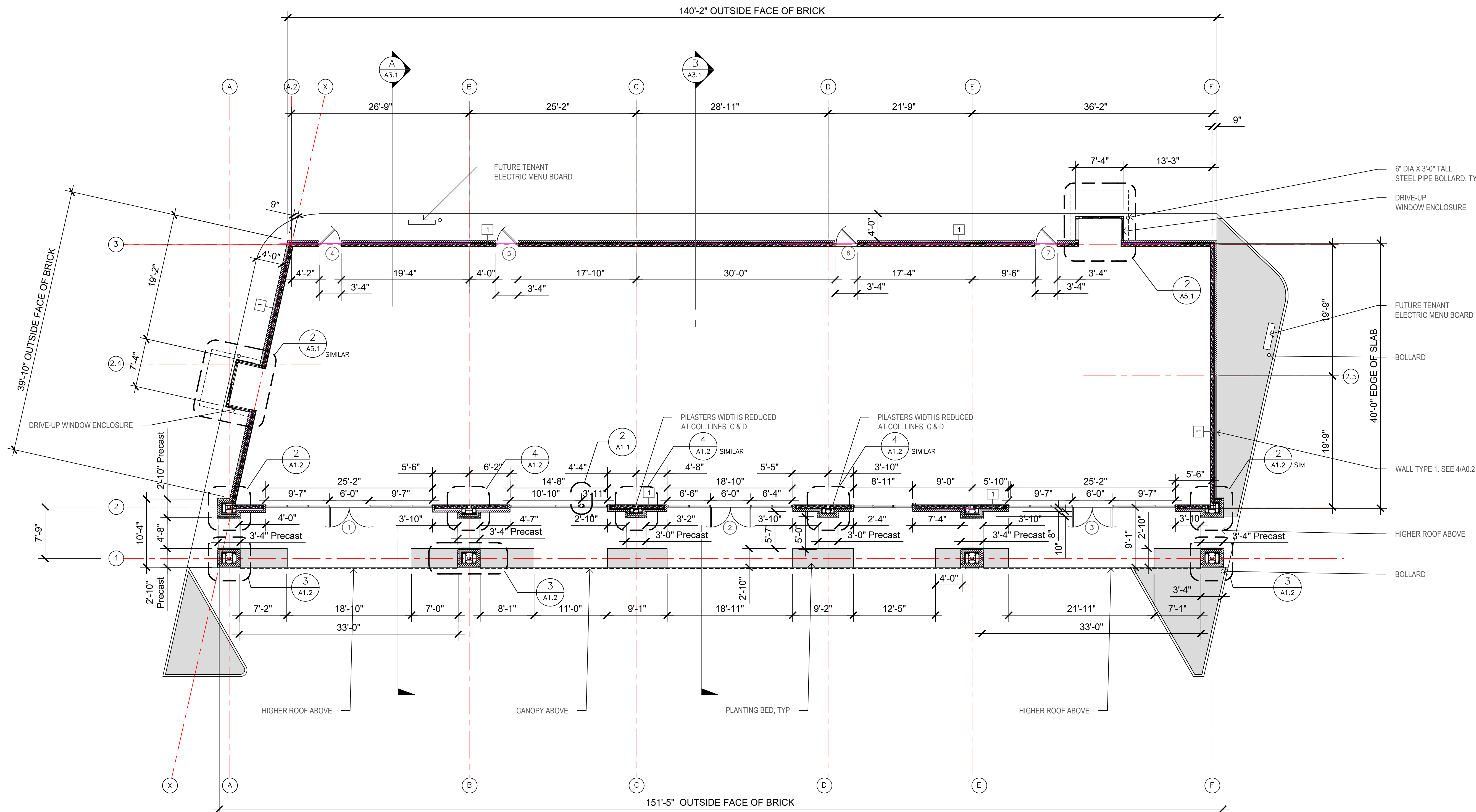


Project:  
**Shell Building  
Cedar Lane Retail Center**  
202 & 204 Cedar Lane  
Knoxville, Tennessee 37912

Sheet:  
**Floor Plan**

CAD: MP CHECK: DP  
JOB #: 20256  
DATE: 04/08/2025

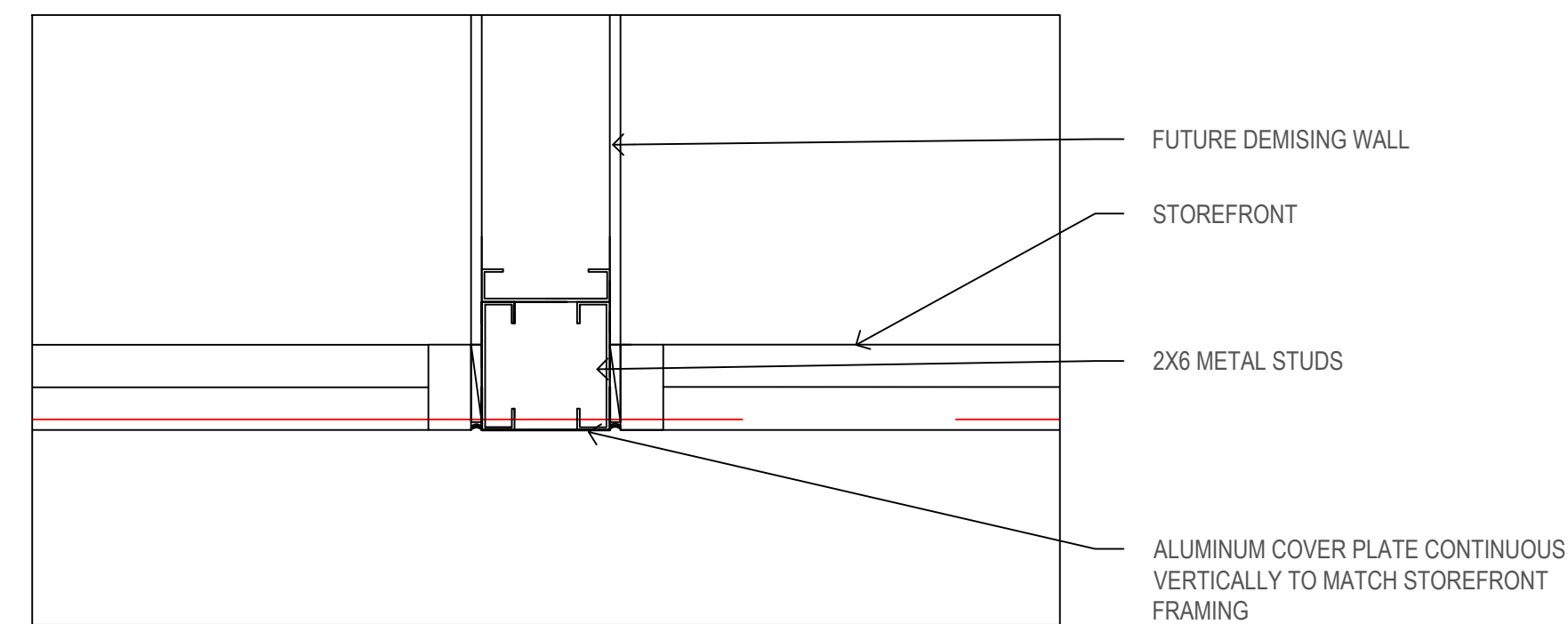
**A1.1**



**1 FLOOR PLAN**  
SCALE 1/8" = 1'-0"

**NOTES**

- DIMENSIONS TAKEN TO THE OUTSIDE FACE OF THE PRECAST PANELS AT THE FRONT COLUMNS AND WALL PILASTERS.
- COLUMNS AND PILASTERS AT COLUMN LINES C & D ARE THINNER THAN AT COL. LINES A, B, E & F.
- DASHED LINES AROUND COLUMN & PILASTER BASES REPRESENT TO PRECAST CAP TO CANTILEVER 1" EACH WAY.
- MAKE ADJUSTMENTS TO METAL STUD SIZES AT THE COLUMN AND PILASTER ENCLOSURES TO ACCOMMODATE REVISIONS MADE TO THE SITE WORK, THAT IS A REDUCTION IN THE WIDTH OF THE FRONT PORCH. DISCUSS WITH ARCHITECT.



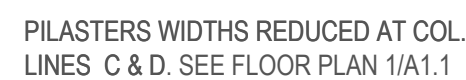
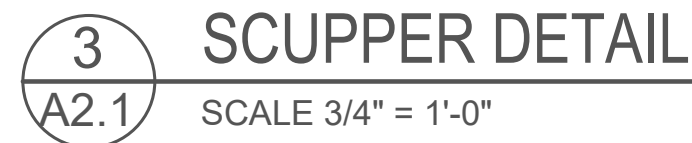
**2 PLAN DETAIL - DEMISING WALL @ STOREFRONT**  
SCALE 1-1/2" = 1'-0"

ISSUE / REVISIONS				
No.	DATE	CAD	CHECK	DESCRIPTION
1	5/30/25	D.P.	M.P.	Revisions per City Permit Review
2	6/25/25	D.P.	M.P.	Revisions per City Permit Review



...and

5



ISSUE / REVISIONS				
No.	DATE	CAD	CHECK	DESCRIPTION
1	5/30/25	D.P.	M.P.	Revisions per City Permit Review
2	6/25/25	D.P.	M.P.	Revisions per City Permit Review