

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

► **FILE #:** 1-M-16-UR

AGENDA ITEM #: 47

AGENDA DATE: 1/14/2016

► **APPLICANT:** JAKE THOMAS
 OWNER(S): KPM Commercial Properties

TAX ID NUMBER: 132 02710 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9314 Kingston Pike

► **LOCATION:** South side of Kingston Pike, west of Moss Grove Blvd.

► **APPX. SIZE OF TRACT:** 1.722 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement and a right-in/right-out shared access driveway, with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek and Ten Mile Creek

► **ZONING:** PC-1 (Retail and Office Park) (k)

► **EXISTING LAND USE:** Vacant lot

► **PROPOSED USE:** Restaurant and retail space

HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Shopping center / SC-3 (Regional Shopping Center)

South: Retail business / PC-1 (Retail and Office Park) (k)

East: Retail business / PC-1 (Retail and Office Park) (k)

West: Historic house/office / PC-1 (Retail and Office Park) (k) & H-1 (Historic Overlay)

NEIGHBORHOOD CONTEXT: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

STAFF RECOMMENDATION:

► **APPROVE the development plan for a mixed commercial building of approximately 8,000 square feet with restaurant space not to exceed 4,800 square feet subject to 9 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.

2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Installation of the sidewalks (pedestrian access) as designated on the development plan.
5. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Working with the First Utility District of Knox County in establishing any required sanitary sewer easements across this property to serve the future development area south of the Sherrill House.
8. Any proposed signage is subject to compliance with the Knoxville Zoning Ordinance Sign Regulations and approval by the Planning Commission Staff and Knoxville Plans Review and Inspections Division.
9. This approval does not include approval of the future building site identified on the development plan.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

COMMENTS:

The applicant is proposing to develop this 1.722 acre site located on the south side of Kingston Pike, west of Moss Grove Blvd., with a mixed commercial building of approximately 8,000 square feet. The building will include approximately 4,800 square feet of restaurant space. Since the restaurant space has a higher parking requirement, the maximum size of the space used for a restaurant is limited by the total parking being provided on the site. Access to the site will be from a shared right-in/right-out driveway off of Kingston Pike and a shared driveway off of Moss Grove Blvd. that parallels Kingston Pike. There is no direct access from the site to Kingston Pike.

The approval of this application will replace the previous Use on Review approval (5-D-12-UR) granted for this site in 2012.

The Planning Commission recently approved a use on review application for the historic Sherrill House located directly to the west of this site that modified the detention basin in this area by shifting the basin onto the Sherrill House property.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development included improvements that will address the traffic impacts of this development.
3. The impacts from this proposed commercial development on the residences that adjoin the Sherrill Hill development to the west will be minimal since this project is not adjacent to those residential properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

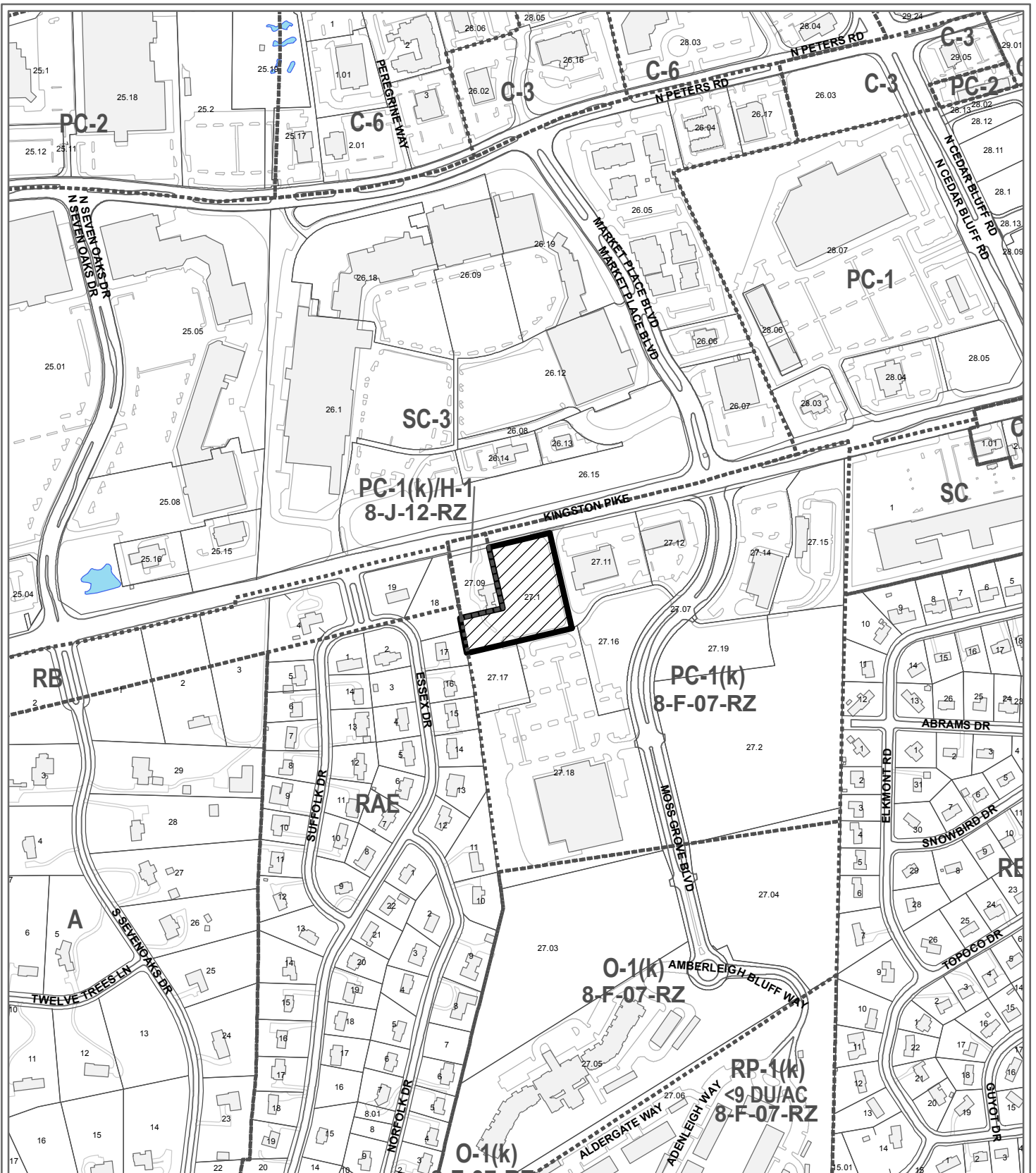
1. The Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 756 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC'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. Appellants have 15 days to appeal an MPC decision in the City.



**1-M-16-UR
USE ON REVIEW**

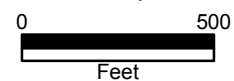


Retail in PC-1 (Retail and Office Park) (k)

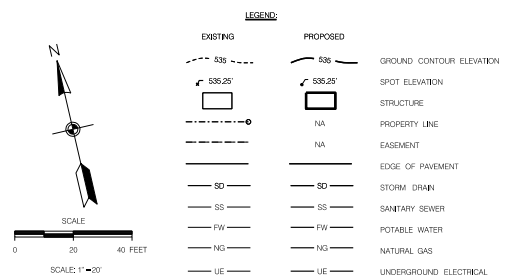
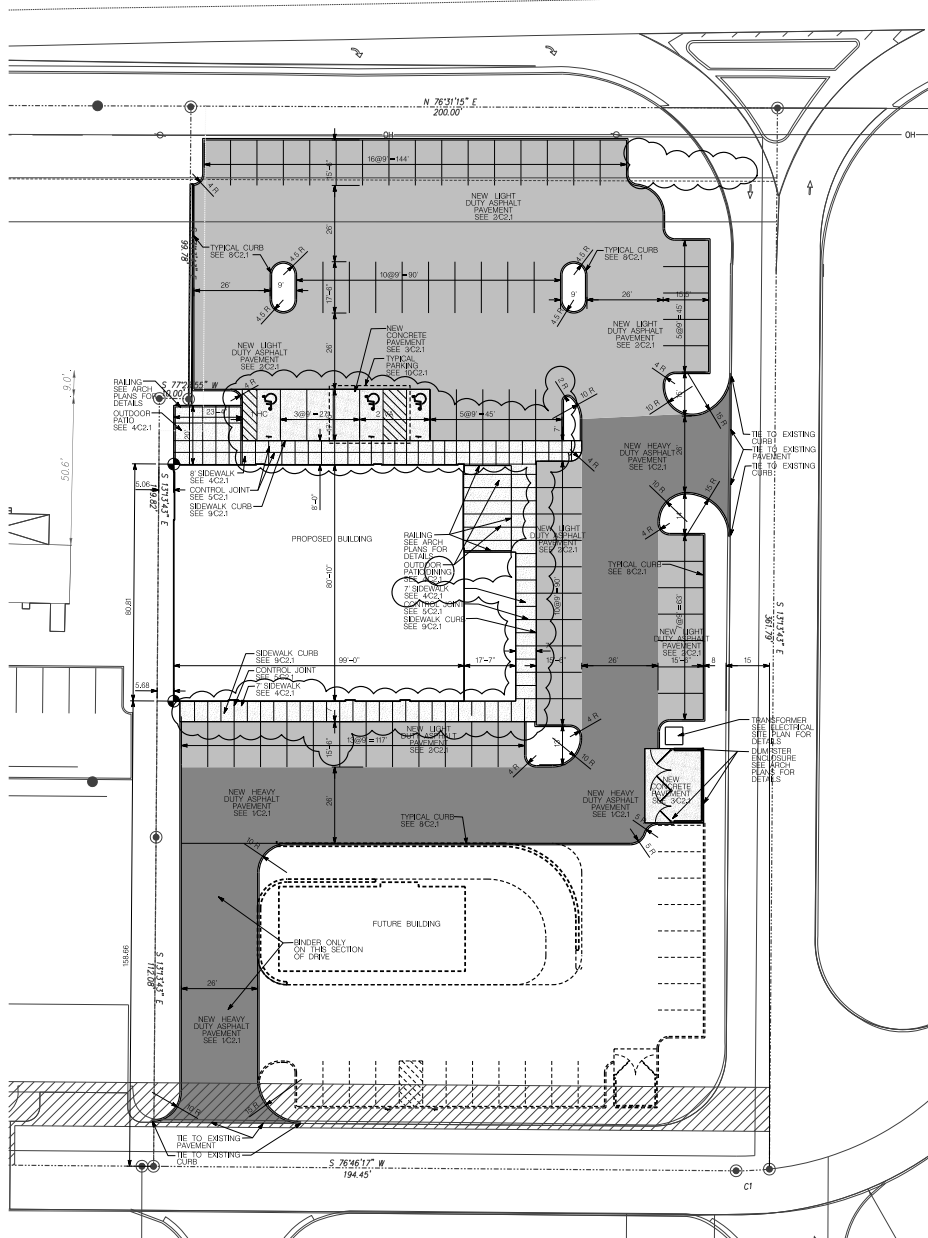
Petitioner: Thomas, Jake

Map No: 132

Jurisdiction: City



Original Print Date: 12/29/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1-M-16-UR
 Revised: 12/29/2015

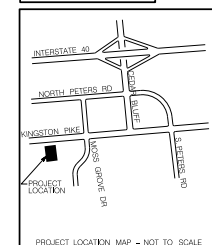
SITE LAYOUT NOTES

1. USES RETAIL ZONING: PCL-4 PARCEL 132 02710
2. TOTAL BUILDING AREA: PROPOSED 6,000 SQ. FT. (1 STORY)
3. TOTAL SITE 1.722 AC, TOTAL DIST AREA: 1.55 AC, TOTAL NEW IMPERV: 1.13 AC.
4. DEED REFERENCE: 2006-002-001500, CITY BLOCK: 46346, WARD: 47
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0262F.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY GANNON AND CANNON SURVEYING DATED 2008. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
 TOTAL REQUIRED 64 SPACES
 TOTAL PROVIDED 72 SPACES
 (80% 1 SPACE PER 300 SF (REST) + 1 SPACE PER 100 SF (REST))
 RESTAURANT: 4800 X 1000 = 48 RETAIL 3000 X 1200 = 36
 TOTAL = 84 SPACES
10. SETBACKS:
 FRONT: 25'
 SIDE: 5'
 REAR: 5'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK, ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENTATION CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINISH GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR RETENTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

OWNER:
 TRUE LINE CONSTRUCTION CO., LLC
 300 HWY 50
 BRISTOL, TN 37620
 PHONE: 423-686-9194
 CONTACT: CLAY SHAMPER

ENGINEER:
 WILL ROBINSON & ASSOCIATES
 25 BIRCHWOOD DR
 OAK RIDGE IN 37830
 PHONE: 363-6600
 FAX: 877-665-2252
 CONTACT: WILL ROBINSON

CONTRACTOR:
 TRUE LINE CONSTRUCTION CO., LLC
 300 HWY 50
 BRISTOL, TN 37620
 PHONE: 423-686-9194
 CONTACT: CLAY SHAMPER



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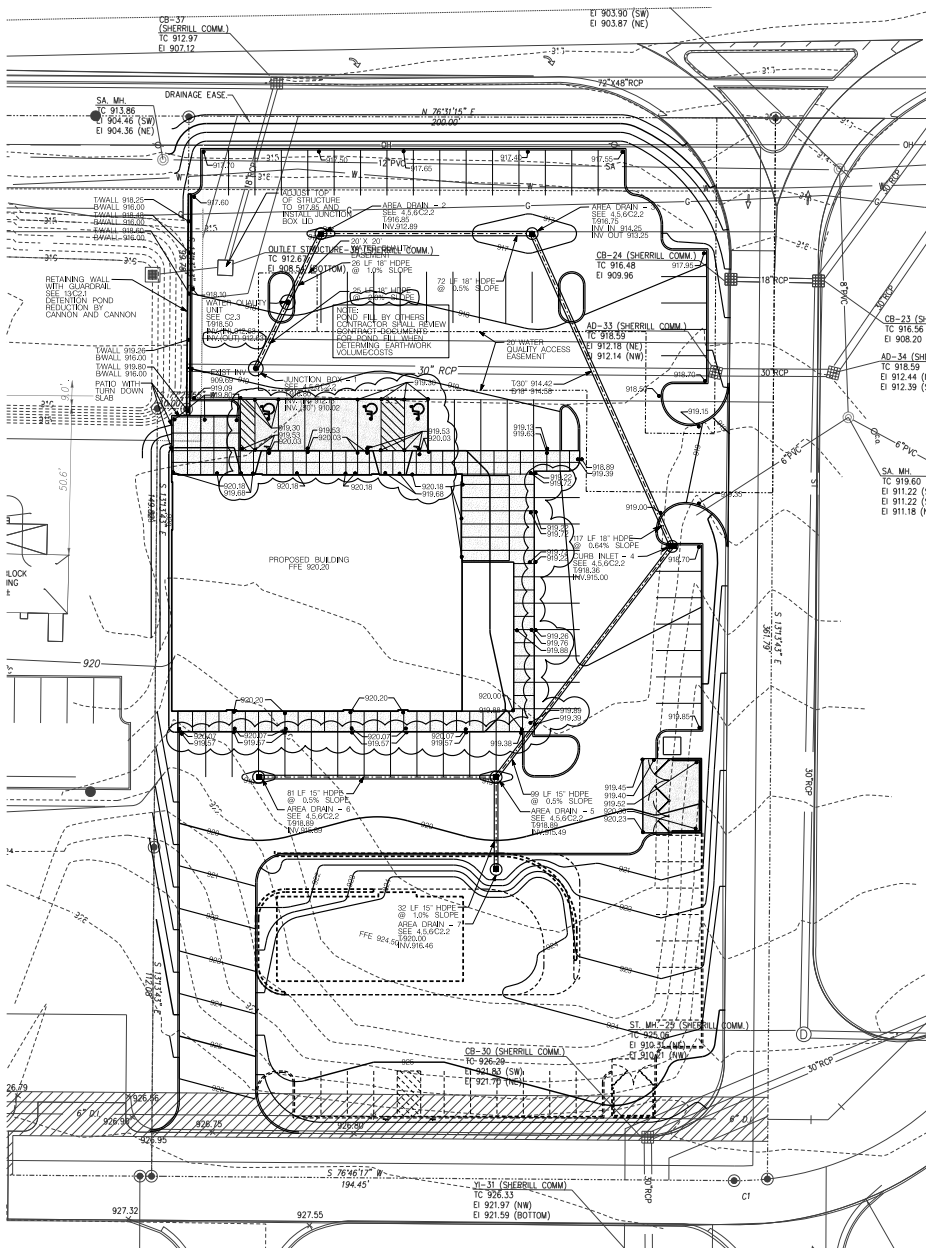
A NEW RETAIL CENTER FOR:
SHERRILL HILLS II
PHASE 1
 KNOXVILLE, TN



SITE LAYOUT PLAN

DATE: 21 NOVEMBER 2015
 PROJECT NO.: 15064
 PROJ. MGR.: JST
 REV. 28 DECEMBER 2015

C1.1



- CONSTRUCTION SEQUENCE OF EVENTS:
1. INSTALL EROSION CONTROL MEASURES
 2. SITE CLEANING AND GRUBBING
 3. SITE ROUGH GRADING
 4. TEMPORARY SEEDING
 5. FOUNDATION CONSTRUCTION
 6. SLAB CONSTRUCTION
 7. WALL/ROOF SYSTEM CONSTRUCTION
 8. EXTERIOR/INTERIOR FINISH
 9. PARKING LOT PAVING
 10. PERMANENT SEEDING/LANDSCAPING
 11. SITE CLOSURE/LONG TERM MAINTENANCE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
□	□	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
FW	FW	POTABLE WATER
NG	NG	NATURAL GAS
UE	UE	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
→	→	SURFACE FLOW
---	---	SOIL FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	TALLER RYE	33%
	COCKLE BURR	33%
	SUMMER DATA	34%
MAY 1 TO JULY 15	SUDAN - SUDANUM	100%
MAY 1 TO JULY 15	SPRUE WHEAT	100%
JULY 1 TO JANUARY 1	BALBUA RYE	87%
	TALLER RYE	13%

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	PERENNIAL RYEGRASS	50%
	COCKLE BURR	50%
JUNE 1 TO AUGUST 15	PERENNIAL RYEGRASS	50%
	COCKLE BURR	50%
	PERENNIAL RYEGRASS	50%
	COCKLE BURR	50%
APRIL 15 TO AUGUST 15	PERENNIAL RYEGRASS	50%
	COCKLE BURR	50%
AUGUST 1 TO DECEMBER 1	PERENNIAL RYEGRASS	50%
	COCKLE BURR	50%
FEBRUARY 1 TO DECEMBER 1	PERENNIAL RYEGRASS	50%
	COCKLE BURR	50%

SITE GRADING NOTES

1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASE NAVD83.
2. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON A SURVEY BY CANNON AND CANNON DATED 05/20/05. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUCCESFULLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 2:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
13. 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'S OR PROPERTY OWNERS FAILURE TO PROMOTE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE EXISTING PARKING AREA. FOR TRASH ON THE PROJECT PROVIDE A TRASH RECEPTACLE WITH A REEF. MAINTAIN THE MATERIAL STAGING AREA IN A NEAT AND ORDERLY MANNER.
17. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE SITE INSPECTOR.

1-M-16-UR
Revised: 12/29/2015

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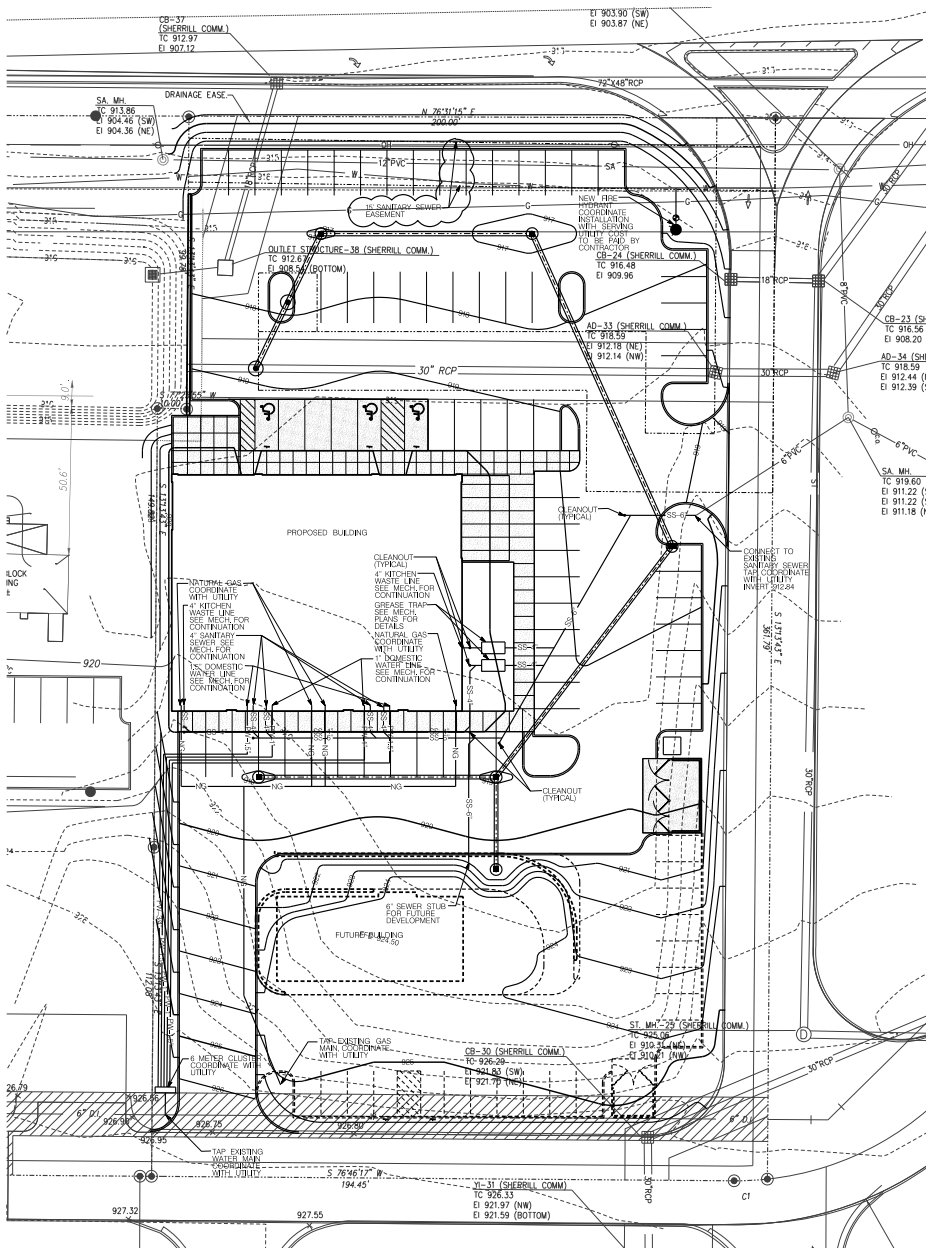
A NEW RETAIL CENTER FOR:
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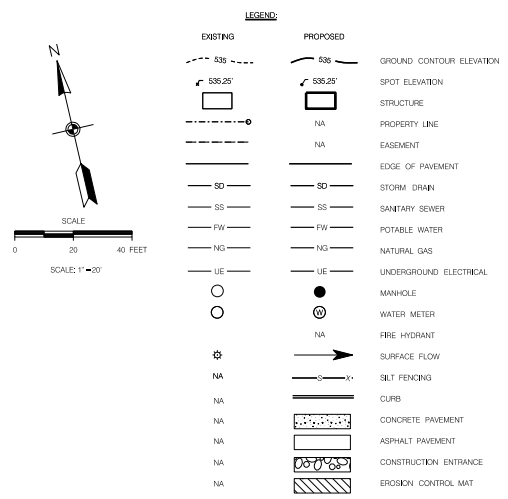
SITE GRADING PLAN

DATE: 21 NOVEMBER 2015
PROJECT NO.: 15064
PROJ. MGR.: JST
REV. 28 DECEMBER 2015

C1.4



1-M-16-UR
Revised: 12/29/2015



SITE UTILITY NOTES

1. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY CAROLAN ANDERSON. THE CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
2. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES DESIGN PLANS FOR THE DEVELOPMENT AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL LOCAL UTILITY PROVIDERS AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL PAY ALL FEES.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR LOCAL UTILITY PROVIDERS SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE. AS BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO UTILITY PROVIDERS AS REQUIRED AFTER CONSTRUCTION AND COPIED TO ENGINEER OF RECORD.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 3 FEET ON WATER LINES AND 4 FEET ON SEWER LINES.
6. WATER SEWER AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE UNLESS NOTED OTHERWISE.
7. WATER LINES SHALL BE AS FOLLOWS:
PIPE SIZES LESS THAN 4 INCHES: SEAMLESS COPPER TUBING (TYPE K SOFT COPPER PER ASTM B88) OR CLASS 90 PVC WATER PIPE WHICH MEETS ASTM D 1785, SCHEDULE 40.
PIPE SIZES 4 INCHES AND LARGER: DUCTILE IRON WATER PIPE (AWWA C151) PRESSURE CLASS 350 (4 INCHES = 12 INCHES).
8. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
PIPE SIZES LESS THAN 12 FEET DEEP: CONTINUALLY MARKED AS REQUIRED, DUCTILE IRON PIPE (AWWA C151), FOR PIPES GREATER THAN 12 FEET DEEP, DUCTILE IRON PIPE (AWWA C151), FOR PIPES GREATER THAN 12 FEET DEEP.
9. TOPS OF EXISTING UTILITY STRUCTURES SHALL BE FINISHED OR LOWERED AS NECESSARY TO BE FLUSH WITH THE PROPOSED PAVEMENT GRADE AND 6 INCHES ABOVE FINISHED GRADE IN UNPAVED AREAS.
10. GAS LINES SHALL BE SIZED, LOCATED AND INSTALLED BY LOCAL UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE AND PAY ALL FEES.
11. REFER TO ARCHITECTURAL/MEP PLANS FOR THE IN OF ALL UTILITIES.
12. REFER TO ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
13. FIRE PROTECTION SERVICE SHALL BE BY EXISTING FIRE HYDRANT AS DETECTED ON THIS PLAN.
14. CONTRACTOR SHALL TAKE SPECIAL CARE TO BED BACKFILL AND COMPACT PIPE CROSSINGS WHERE A WATER OR SANITARY SEWER MAIN CROSSES WITH STORM SEWERS. CROSSINGS SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE ENVELOPE SUCH THAT STORM SEWER DOES NOT BEAR DIRECTLY ON WATER OR SANITARY SEWER MAINS.
15. SEWER LINES SHALL HAVE A MINIMUM 8 INCHES OF STONE BEDDING AND BACKFILL AROUND THE CIRCUMFERENCE OF THE PIPE (TYPE 57 OR 67). UNDER ALL ROADS AND PAVED AREAS, WATER AND SEWER MAINS MUST BE STONE BACKFILLED FULL DEPTH TO PAVEMENT SURFACE.

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A NEW RETAIL CENTER FOR:
SHERILL HILLS II
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SITE UTILITY PLAN

DATE: 21 NOVEMBER 2015
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REV. 28 DECEMBER 2015

C1.5



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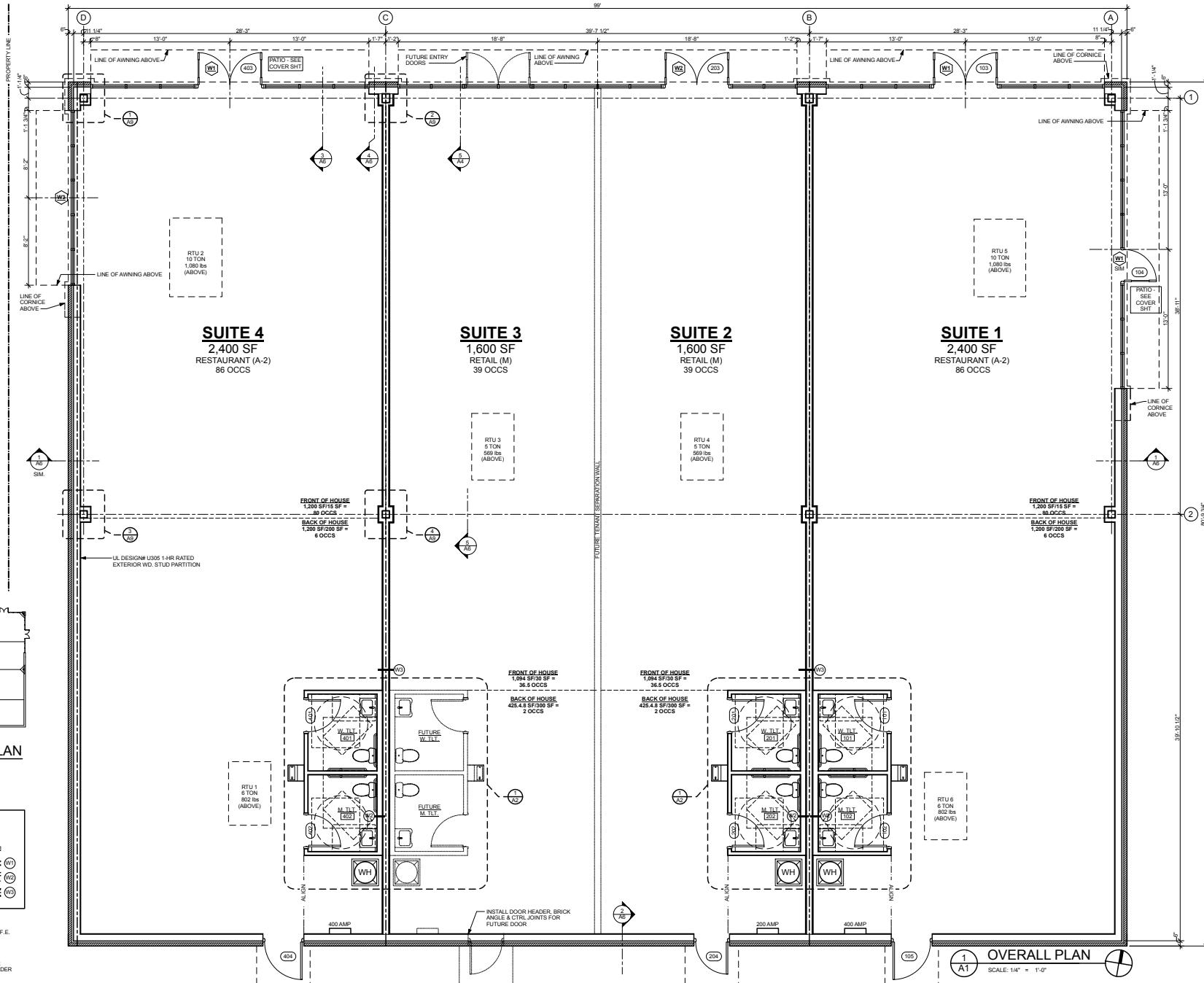
SHERILL HILL II
TRUE LINE CONSTRUCTION
KNOXVILLE, TENNESSEE

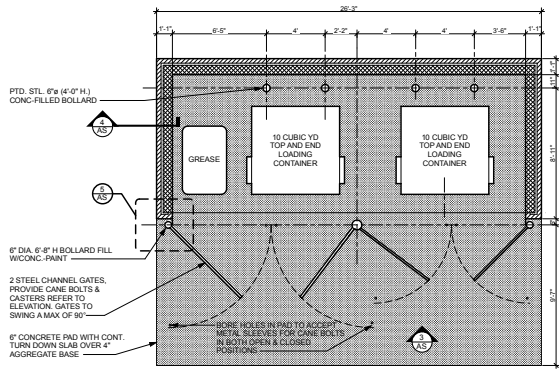


OVERALL PLAN

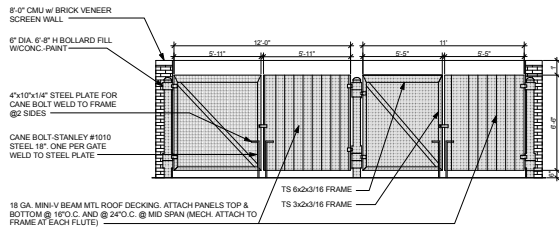
DATE: 27 OCTOBER 2015
PROJECT NO.: 15069
PROJECT MGR.: JST

A1

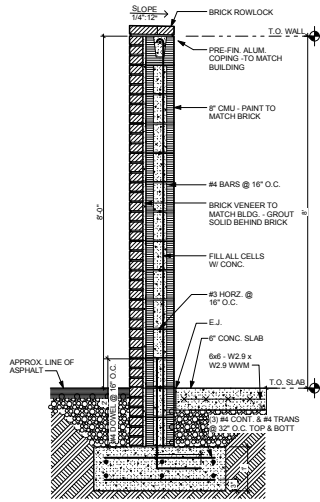




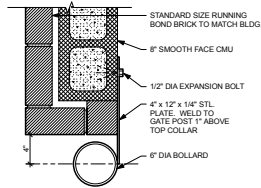
2 DUMPSTER PLAN DTL.
SCALE: 1/4" = 1'-0"



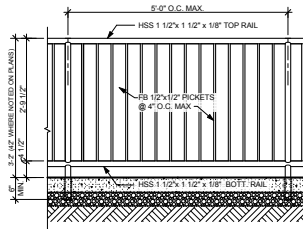
3 DUMPSTER GATE DTL.
SCALE: 1/4" = 1'-0"



4 WALL SECTION
SCALE: 3/4" = 1'-0"



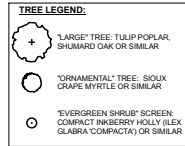
5 DUMPSTER DTL.
SCALE: 1 1/2" = 1'-0"



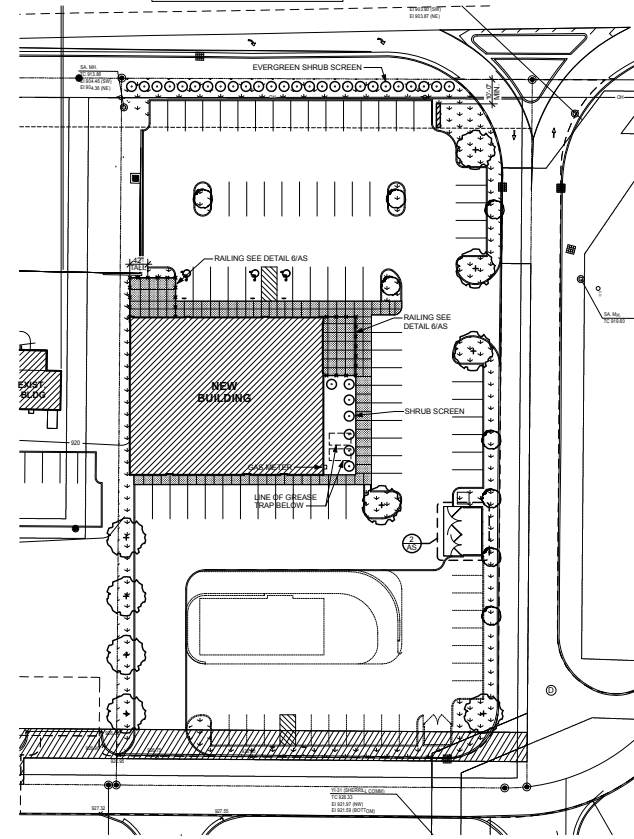
6 PATIO RAILING DETAIL
SCALE: 3/4" = 1'-0"

LANDSCAPE NOTES:

- TREE PLANTING / REPLACEMENT SHALL COMPLY WITH PART 1 CHAPTER 14 OF THE CITY OF KNOXVILLE ZONING ORDINANCE.
- 17 TREES PROVIDED BASED ON AN ACREAGE OF 1.722 ACRES. TREES SHALL BE A MIXTURE OF 80% LARGE TREES AND 20% ORNAMENTAL TREES. LARGE TREES SHALL BE SPECIES SUCH AS OAK OR PINE CAPABLE OF REACHING A HEIGHT OF 50' AT MATURITY AND BEING A MINIMUM OF 2" DIAMETER AT 6" ABOVE GROUND AT PLANTING. LANDSCAPE TREES SHALL BE A MINIMUM 1.25' DIAMETER AT 6" ABOVE GROUND AT PLANTING.
- DO NOT PLANT TREES IN PROPERTY EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE EASEMENT HOLDER.
- ALONG THE NORTHERN BOUNDARY OF THE PROPERTY THERE SHALL BE EVERGREEN SHRUBS PLANTED OF A SUFFICIENT HEIGHT TO SCREEN THE HEADLIGHTS OF VEHICLES FACING KINGSTON PIKE.



1-M-16-UR
Revised: 1/4/2016



1 LANDSCAPE PLAN
SCALE: 1" = 30'



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SHERILL HILL II
TRUE LINE CONSTRUCTION
KNOXVILLE, TENNESSEE



PLANTING PLAN & DUMPSTER DETAILS

DATE: 27 OCTOBER 2015
PROJECT NO.: 15069
PROJECT MGR.: JST

30DEC2015
AS