

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

▶ **FILE #:** 7-B-16-UR

**AGENDA ITEM #:** 42

**AGENDA DATE:** 7/14/2016

▶ **APPLICANT:** **USPG PORTFOLIO FIVE, LLC**

OWNER(S): USPG Potfolio Five, LLC

TAX ID NUMBER: 38 089.01, 089.02, 089.03

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7300 Norris Frwy

▶ **LOCATION:** **Northeast side of Norris Freeway, and Southeast side of E. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **24.51 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with a two lane cross section and Norris Freeway, a minor arterial street that presently has a two lane section at the proposed access point.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **SC (Shopping Center)**

▶ **EXISTING LAND USE:** **Commercial**

▶ **PROPOSED USE:** **Revised development plan and tenant signage plan.**

HISTORY OF ZONING: Property was zoned SC in 1988.

SURROUNDING LAND USE AND ZONING: North: Retail commercial / SC shopping center

South: Retail commercial / SC shopping center and CA commercial

East: Church / A agricultural and CA commercial

West: Clayton Park / SC shopping center and A agricultural

NEIGHBORHOOD CONTEXT: This site is located at the intersection of E. Emory Rd. and Norris Freeway in an area with a mix of retail commercial, office and residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request to redevelop and renovate the shopping center as shown on the site plan subject to 4 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the SC zoning district.

#### **COMMENTS:**

This request involves the existing Crossroads Shopping Center located at the corner of Norris Freeway and E. Emory Rd. Wal-Mart was a former tenant in this development. They left the shopping center when their new location was completed to the north of this site. The applicant is renovating the existing shopping center, including dividing the former Wal-Mart space into two smaller units. One space has already been occupied by Bargain Hunt. The other space will be occupied by Rural King, which has also submitted the attached sign plan. The proposed wall sign is approximately the same size as the one recently installed by Bargain Hunt.

In 2015, a plan was approved by the planning commission to restripe the parking lot and add landscaping (5-D-15-UR), which included landscape islands trees spread throughout the parking lot. The new tenant Rural King is proposing to remove parking spaces for a fenced display area that is approximately 10,000 sqft. and storage for trailers. Because of this removal of parking spaces they went below the minimum required parking spaces. In order to come closer to compliance with the zoning ordinance they removed most of the previously approved landscape islands in the front of Rural King to regain some parking spaces. They applied for and received a variance from the parking minimum to the amount of parking shown on the site plan.

The fencing for the display area will be built from 6' tall black vinyl coated chainlink fence material. The items to be displayed in the fenced area are basic farm merchandise such as fence, gates, feed bunks, fence posts, etc. The trailer storage area will be along the edge of the parking lot adjacent to Emory Road. There is a continuous row of shrubs along this edge of the parking lot which will help screen the trailers from Emory Road.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Since there is no actual increase in the size of the shopping center no traffic impact analysis was required. It is believed that there will be sufficient capacity on E. Emory Rd. and Norris Freeway to handle the traffic which will be generated by this development.
3. The proposal will have no impact on schools.
4. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the SC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed redevelopment/renovation 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.

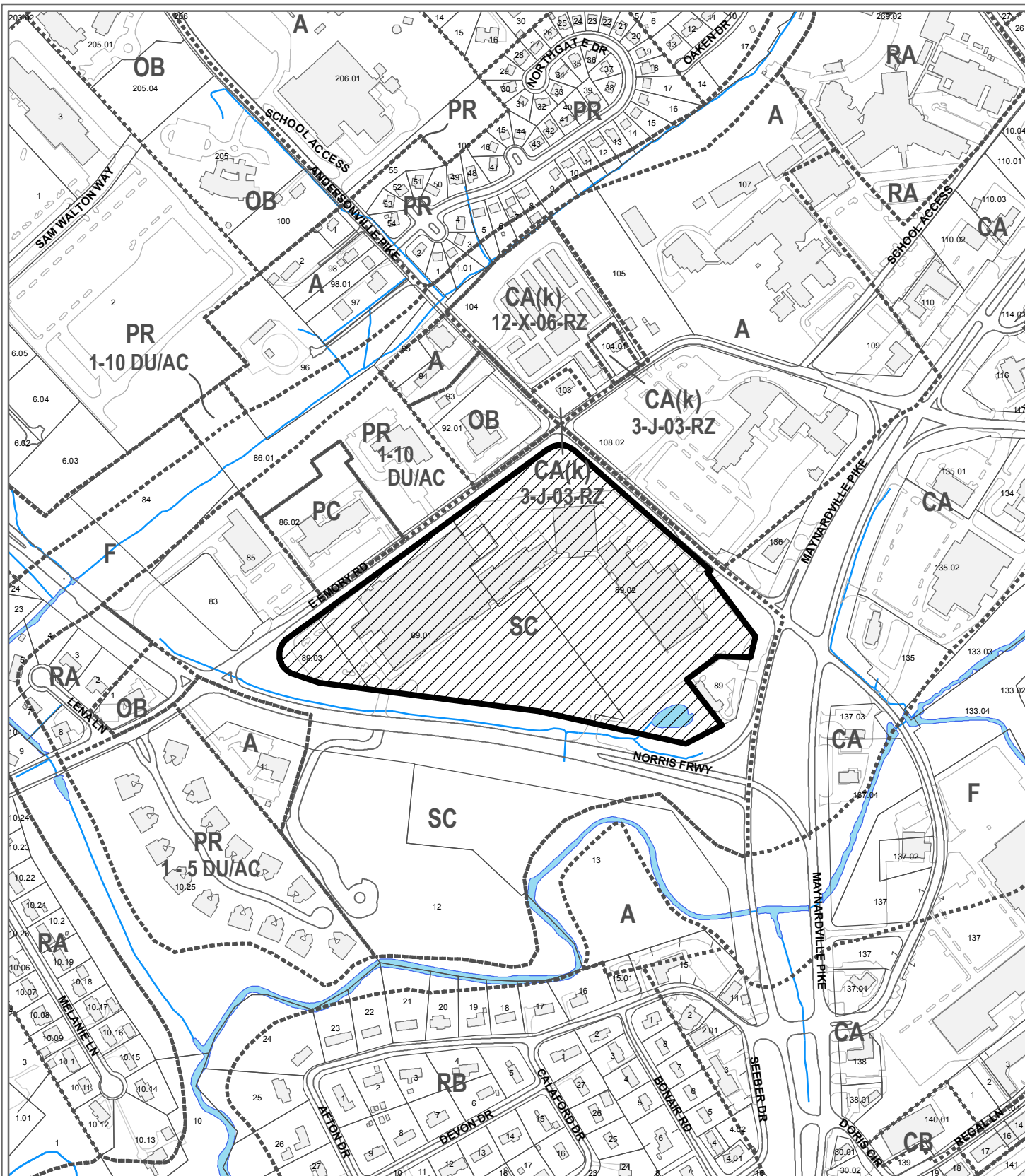
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North County Sector Plan proposes commercial use and stream protection for this site. SC (Shopping Center) is listed as a permitted zone under the commercial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**7-B-16-UR  
USE ON REVIEW**

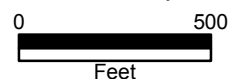


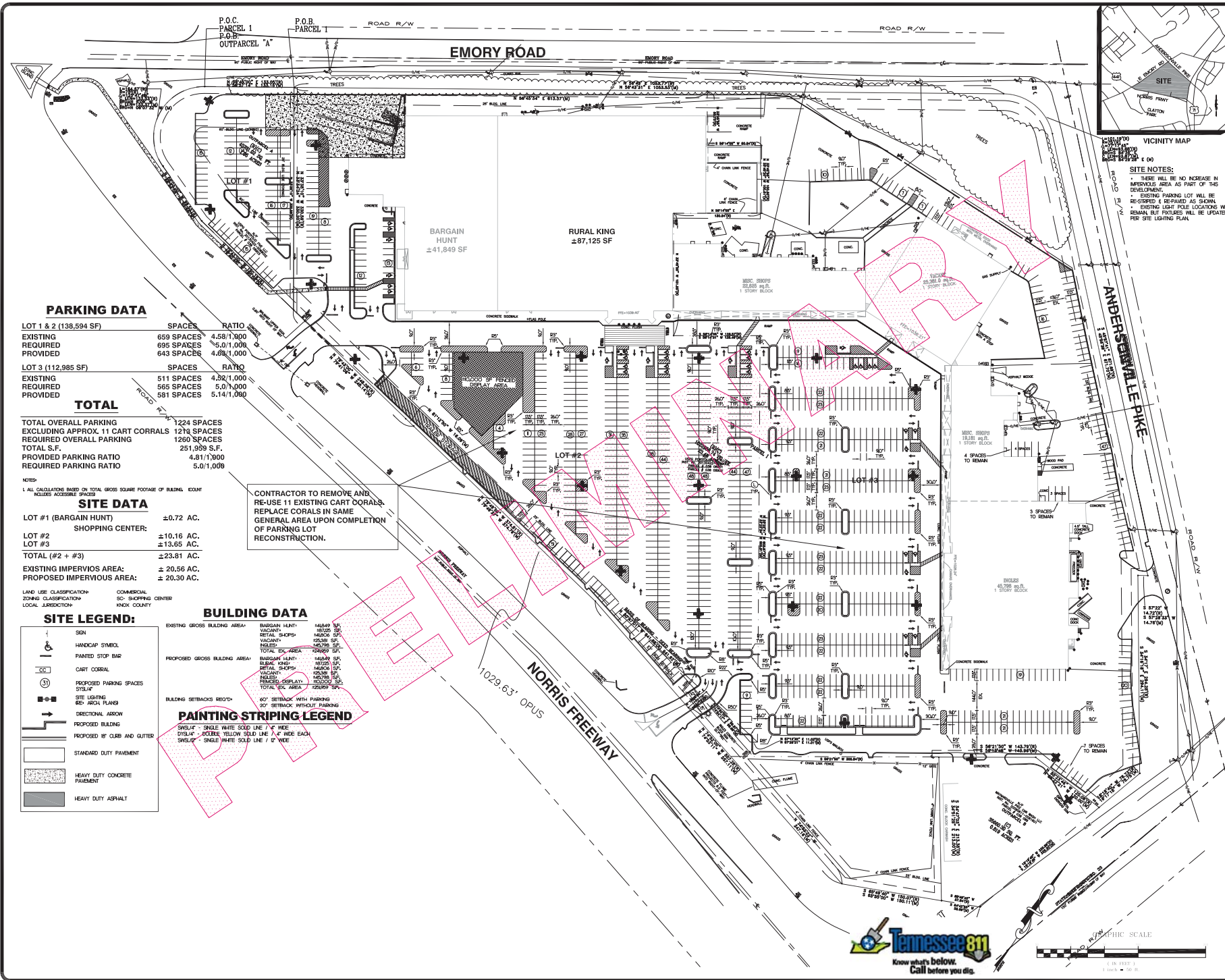
Revised development plan in SC (Shopping Center)

Original Print Date: 6/16/2016  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: USPG Portfolio Five, LLC

Map No: 38  
 Jurisdiction: County





PLANS PREPARED BY  
**CAMPBELL**  
 ENGINEERING & SURVEYING, INC.  
 Civil Engineering and Land Planning  
 31 Robert Coates  
 Greenville, SC 29615  
 (864) 235-4099  
 Fax: (864) 235-4052

SEAL:  
 \_\_\_\_\_  
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7-B-16-UR  
 Revised: 6/29/2016

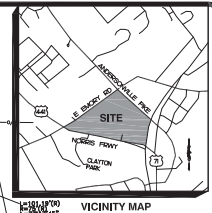
**CROSSROADS CENTER**  
**SHOPPING CENTER**  
 7306, 7349 & 7366 NORRIS FREEWAY  
 ANDYVILLE, TN 37018  
 KNOX COUNTY, TN

DEVELOPER:  
**U.S. PROPERTIES GROUP, INC.**  
 400 COLUMBIA DR, STE 200  
 COLUMBIA, SC 29303  
 CONTACT: CYNTHIA HICKS  
 PHONE: (803) 407-6555  
 E-MAIL: cghicks@uspg.com

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CHECKED BY: TWC  
 DRAWING BY: HLM  
 DATE: 05/26/16

TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-1.0**  
 COMMENTS:



**SITE NOTES:**  
 • THESE WILL BE NO INCREASE IN IMPERVIOUS AREA AS PART OF THIS DEVELOPMENT.  
 • EXISTING PARKING LOT WILL BE RESTORED & REPAIRED AS SHOWN.  
 • EXISTING LIGHT POLE LOCATIONS WILL REMAIN, BUT PROFILES WILL BE UPDATED PER SITE LIGHTING PLAN.

**PARKING DATA**

LOT 1 & 2 (138,594 SF)	SPACES	RATIO
EXISTING	659 SPACES	4.58/1,000
REQUIRED	695 SPACES	5.0/1,000
PROVIDED	643 SPACES	4.88/1,000

LOT 3 (112,985 SF)	SPACES	RATIO
EXISTING	511 SPACES	4.32/1,000
REQUIRED	565 SPACES	5.0/1,000
PROVIDED	581 SPACES	5.14/1,000

**TOTAL**

TOTAL OVERALL PARKING	1224 SPACES
EXCLUDING APPROX. 11 CART CORRALS	1213 SPACES
REQUIRED OVERALL PARKING	1260 SPACES
TOTAL S.F.	251,589 S.F.
PROVIDED PARKING RATIO	4.81/1,000
REQUIRED PARKING RATIO	5.0/1,000

**NOTES:**  
 1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING. (DO NOT INCLUDE ACCESSIBLE SPACES)

**SITE DATA**

LOT #1 (BARGAIN HUNT)	±0.72 AC.
LOT #2 SHOPPING CENTER:	±10.16 AC.
LOT #3	±13.65 AC.
TOTAL (#2 + #3)	±23.81 AC.
EXISTING IMPERVIOUS AREA:	± 20.56 AC.
PROPOSED IMPERVIOUS AREA:	± 20.30 AC.

**CONTRACTOR TO REMOVE AND RE-USE 11 EXISTING CART CORRALS. REPLACE CORRALS IN SAME GENERAL AREA UPON COMPLETION OF PARKING LOT RECONSTRUCTION.**

**LAND USE CLASSIFICATION:** COMMERCIAL  
**ZONING CLASSIFICATION:** SC - SHOPPING CENTER  
**LOCAL JURISDICTION:** KNOX COUNTY

**BUILDING DATA**

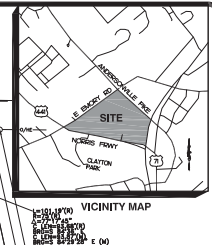
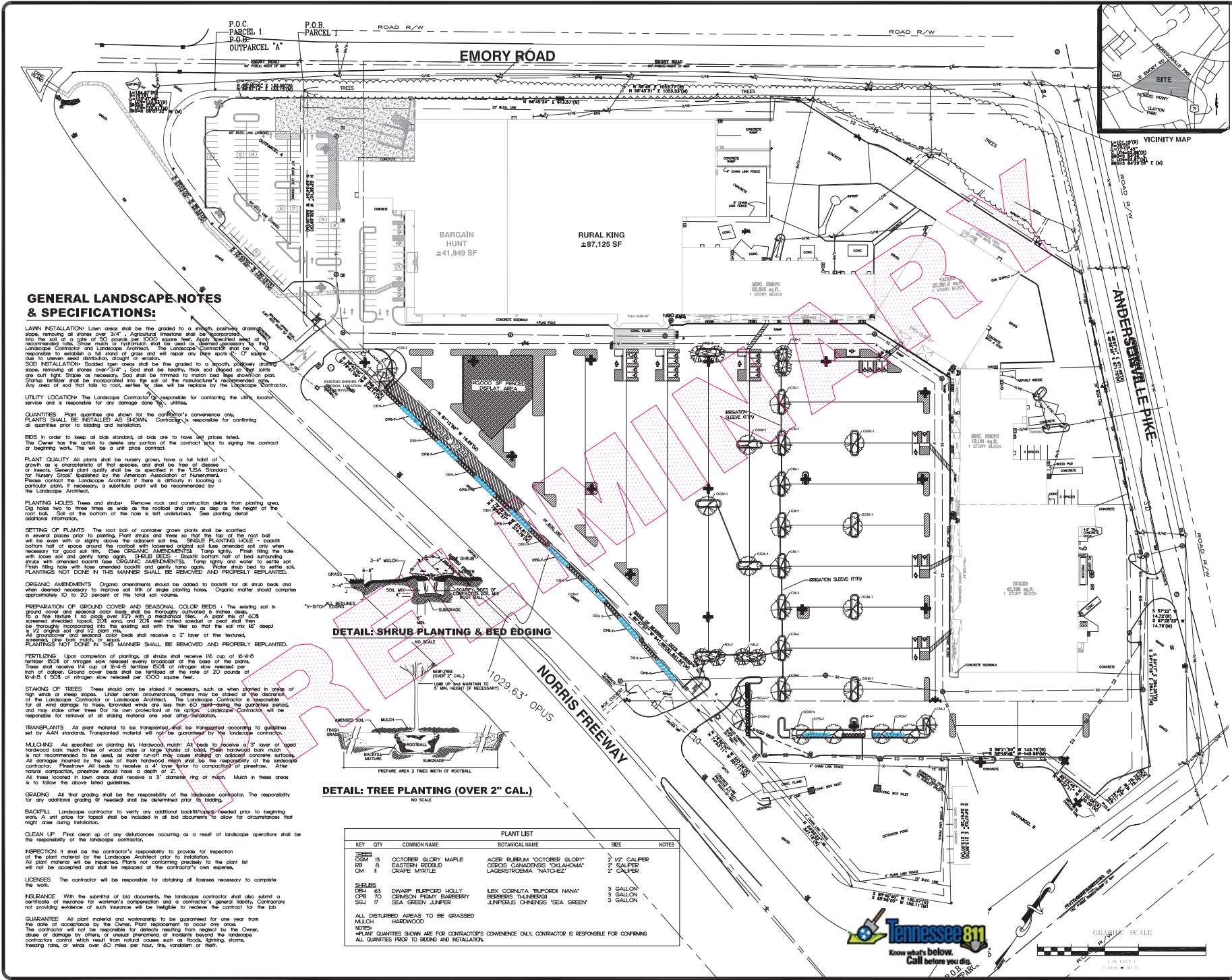
EXISTING GROSS BUILDING AREA	BARGAIN HUNT	VACANT	METAL SHOPS	VACANT	METAL SHOPS	TOTAL EX. AREA
	14849 SF	18702 SF	14836 SF	18702 SF	14836 SF	72925 SF
PROPOSED GROSS BUILDING AREA	BARGAIN HUNT	BARGAIN HUNT	BARGAIN HUNT	BARGAIN HUNT	BARGAIN HUNT	TOTAL EX. AREA
	14849 SF	18702 SF	14836 SF	18702 SF	14836 SF	72925 SF

**BUILDING SETBACKS REQ'D:**  
 60' SETBACK WITH PARKING  
 20' SETBACK WITHOUT PARKING

**PAINTING STRIPING LEGEND**

SHSL4"	SINGLE WHITE SOLID LINE 1/2" WIDE
DYSL4"	DOUBLE YELLOW SOLID LINE 1/2" WIDE EACH
SHSL4"	SINGLE WHITE SOLID LINE 1/2" WIDE





**GENERAL LANDSCAPE NOTES & SPECIFICATIONS:**

**LAWN INSTALLATION:** Lawn areas shall be fine graded to a smooth, positive drainage slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. A minimum of 1000 lbs of fertilizer shall be applied to the lawn. The Landscape Contractor shall be responsible for establishing a full stand of grass and will repair any bare spots 3" or more due to uneven seed distribution, drought or erosion.

**SOIL INSTALLATION:** Sodded lawn areas shall be fine graded to a smooth, positive drainage slope, removing all stones over 3/4". Soil shall be healthy, moist and deep to 12" and have a pH of 6.5 to 7.5. Sod shall be trimmed to match bed level. Sod shall be replaced by the Landscape Contractor. Any area of sod that fails to root, settles or dies will be replaced by the Landscape Contractor.

**UTILITY LOCATION:** The Landscape Contractor shall be responsible for contacting the utility locator service and is responsible for any damage done to utilities.

**QUANTITIES:** Plant quantities are shown for the contractor's convenience only. Plants shall be installed as shown. Contractor is responsible for confirming all quantities prior to bidding and installation.

**BIOS:** In order to keep all stock standards of bios are to have net prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.

**PLANT QUALITY:** All plants shall be nursery grown, have a full root of growth, be representative of that species and shall be free of disease, insect damage and shall qualify shall be as specified in the "USA Standard for Nursery Stock" published by the American Association of Nurserymen.

**PLANTING HOLES:** Trees and shrubs: Remove root and construction debris from planting area. Dig holes top to three times as wide as the rootball and only as deep as the height of the root ball. Soil at the bottom of the hole is left undisturbed. See planting detail for additional information.

**SETTING OF PLANTS:** The root ball of container grown plants shall be scarified in several places prior to planting. Root shrubs and trees so that the top of the root ball will be even with or slightly above the adjacent soil line. PLANTING HOLES - backfill bottom half of space around the rootball. Loosened original soil was amended soil only when necessary for root ball fill. Use ORGANIC BEDS - top half of hole. Fill the hole with loose soil and fertilizer. Use ORGANIC BEDS - bottom half of hole. Surrounding shrubs with amended bottom half. Water thoroughly. Water to settle soil. Fertilizer shall be applied to the soil. All plants shall be watered and mulched. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

**ORGANIC AMENDMENTS:** Organic amendments shall be added to backfill for all shrub beds and when deemed necessary to improve soil pH of single planting holes. Organic matter should comprise approximately 20 to 25 percent of the total soil volume.

**PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS:** The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep to a depth of 12 inches. Topsoil shall be added to a depth of 2 inches. All soil shall be thoroughly incorporated into the existing soil with the tiller so that the soil mix 6" deep is 1/2" of soil. All ground cover and seasonal color beds shall receive a 2" layer of fine textured, brown pine bark mulch or equal.

**FERTILIZING:** Upon completion of planting, all shrub and trees shall receive 1/6 cup of 16-4-8 fertilizer. 50% of nitrogen slow released evenly around the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer. 50% of nitrogen slow released per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds 16-4-8 (50% of nitrogen slow released per 1000 square feet).

**STAKING OF TREES:** Trees should only be staked if necessary, such as when planted in areas of high winds or steep slopes. Under certain circumstances, stakes may be used at the discretion of the Landscape Contractor or Landscape Architect. The Landscape Contractor is responsible for all wind damage to trees, provided that the tree is not staked during the guarantee period and may stake other trees for his own protection on his property. Landscape Contractor will be responsible for removal of all staking material one year after installation.

**TRANSPLANTS:** All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the Landscape Contractor.

**MULCHING:** As specified on planting list, hardwood mulch: All beds to receive a 2" layer of top hardwood bark mulch three feet wide of edge. Fresh mulch shall be applied to beds. Mulch is not recommended to be used as water runoff may cause staining on adjacent concrete surfaces. In areas of high traffic, mulch shall be replaced with a material that is resistant to the landscape contractor. Phreatophytes: All beds to receive a 4" layer (top) to compacted phreatophytes. After initial construction, greater should have a depth of 2". All trees located in lawn areas shall receive a 3" diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines.

**GRASSING:** All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

**BACKFILL:** Landscape contractor to verify any additional backfill/needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

**CLEAN UP:** Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

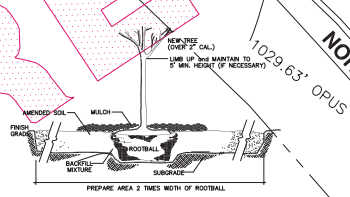
**INSPECTION:** It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list shall not be accepted and shall be replaced at the contractor's own expense.

**LICENSE:** The contractor will be responsible for obtaining all licenses necessary to complete the work.

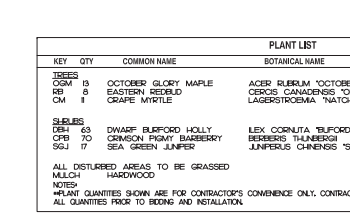
**INSURANCE:** With the submission of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

**WARRANTY:** All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for objects resulting from neglect by the Owner, abuse of damage by others, or unusual phenomena or incidents beyond the landscape contractor's control which result from natural causes such as flood, lightning, storms, freezing rain, or winds over 60 miles per hour, the vandalism of theft.

**DETAIL: SHRUB PLANTING & BED EDGING**



**DETAIL: TREE PLANTING (OVER 2" CAL.)**



KEY		PLANT LIST		SIZE	NOTES
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
TREES					
OSM	15	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2 1/2" CALIPER	
EB	8	EASTERN REDBUD	CECROPS CANADENSIS 'CALAHOVA'	2" CALIPER	
CM	1	GRAPE MYRTLE	LAGERSTROEMIA 'NATO-EZ'	2" CALIPER	
SHRUBS					
EBH	63	OWENS BURFORD HOLLY	ILEX CORNUTA 'BURFORD NANA'	3 GALLON	
CPB	20	CENSON PRUNY BAZZEBERRY	BERBERIS THUNBERGI	3 GALLON	
SGJ	17	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GALLON	
ALL DISTURBED AREAS TO BE GRASSED					
MULCH: HARDWOOD					
NOTES:					
MULCH QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION.					

PLANS PREPARED BY  
**CAMPBELL**  
 CONSULTING & ASSOCIATES, INC.  
 Civil Engineering and Land Planning  
 51 Robert Crum  
 Greenville, SC 29615  
 (864) 232-0099  
 Fax: (864) 232-0052

SCALE:  
 \_\_\_\_\_

7-B-16-UR  
 Revised: 6/29/2016

**CROSSROADS CENTER**  
**SHOPPING CENTER**  
 7306, 7349 & 7366 NORRIS FREEWAY  
 ANDOVERVILLE, TN 37008  
 KNOX COUNTY, TN

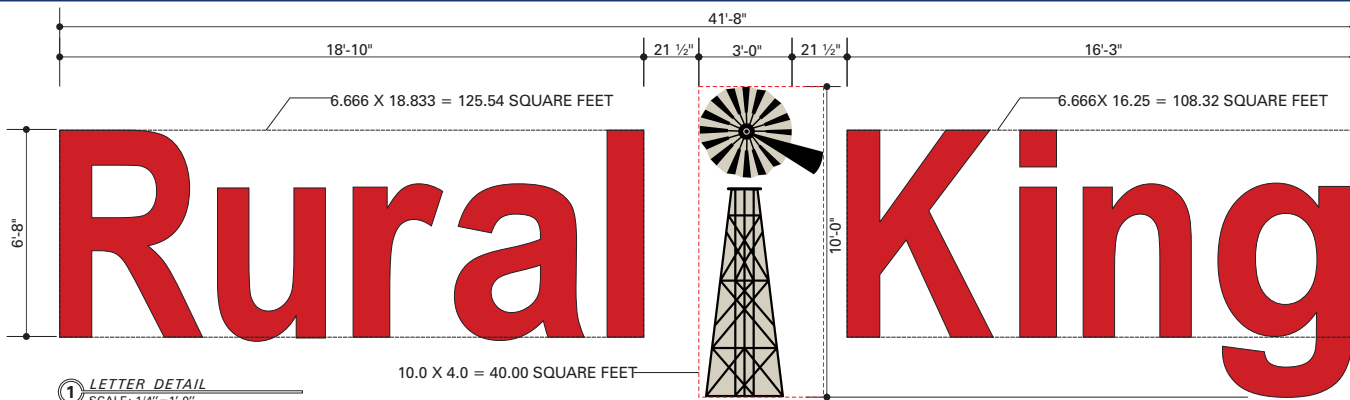
DEVELOPER:  
**U.S. PROPERTIES GROUP, INC.**  
 300 COLUMBIA DR, STE 200  
 COLUMBIA, SC 29203  
 CONTACT: CYNTHIA HICKS  
 PHONE: (803) 407-6552  
 EMAIL: cghicks@uspg.com

REVISIONS:  
 \_\_\_\_\_

CHECKED BY: TWC  
 DRAWING BY: HLM  
 DATE: 05/26/16

TITLE:  
**LANDSCAPE PLAN**  
 SHEET NUMBER:  
**C-2.0**  
 COMMENTS:  
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**1 LETTER DETAIL**  
SCALE: 1/4" = 1'-0"

ONE (1) SET OF FRONT LIT PLEX FACE CHANNEL AND LOGO WITH REMOTE POWER SUPPLIES.  
TOTAL SQUARE FEET = 273.86

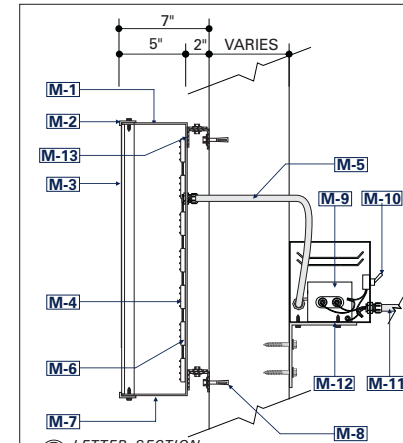
**COLOR SCHEDULE:**

RED PLEXIGLASS #2793 RED	3M VINYL #3635-222 DUAL COLOR FILM BLACK	BLACK RETURNS & JEWELITE	SHERWIN WILLIAMS TONY TAUPE SW 7038 OPAQUE



**3 BUILDING FRONT ELEVATION**  
SCALE: NOT TO SCALE

7-B-16-UR  
6/20/2016



MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE BLACK. INSIDE OF LETTERS TO BE WHITE.
M2	1" BLACK JEWELITE.
M3	RED AND WHITE PLASTIC FACES.
M4	RED & WHITE L.E.D. STRIPS MOUNTED INSIDE OF LETTERS. SEALTITE CONDUIT AND CONNECTORS.
M5	LED STRIPS TO BE MOUNTED TO BACKS OF LETTERS WITH VHB DOUBLE SIDED TAPE AND SILICONE.
M6	1/4" WEEP HOLES AS REQUIRED.
M7	MOUNTING HARDWARE. TYPE TO BE DETERMINED BY WALL CONSTRUCTION.
M8	(120 VOLT) L.E.D. POWER SUPPLIES IN METAL BOXES. DISCONNECT SWITCH.
M9	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS. WEATHERPROOF METAL BOXES.
M10	2" GALVANIZED STEEL CLIPS (ALL CLIPS TO BE PROVIDED BY INTERNATIONAL SIGN). MOUNTING HARDWARE BY OTHERS.
M11	
M12	
M13	

INTERNATIONAL C & C CORPORATION  
DBA: SIGN X-PRESS

10831 Canal Street  
Largo, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
www.IntlSign.com

Client:  
RURAL KING  
7340 NORRIS FREEWAY  
KNOXVILLE, TN.

Date:  
MAY 26, 2016

Drawing Number:  
E16156-50-KNOXVILLE TN

Revisions:

DATE	DESCRIPTION
1 00-00	NR
2 00-00	NR
3 00-00	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:  
BETH RENFRO

Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

**CLIENT/LANDLORD APPROVAL**  
 APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

**PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.**  
ELECTRICAL TO USE  
 U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101

( VERIFY VISIBLE OPENING )



1 FACE DETAIL

SCALE: NOT TO SCALE

TWO (2) NEW SETS OF VINYL FOR EXISTING PAN-FORMED WHITE PLASTIC FACE. REMOVE EXISTING VINYL. FIELD VERIFY PAN AREA.



RED  
3630-33 RED  
VINYL

( VERIFY VISIBLE OPENING )



2 FACE DETAIL

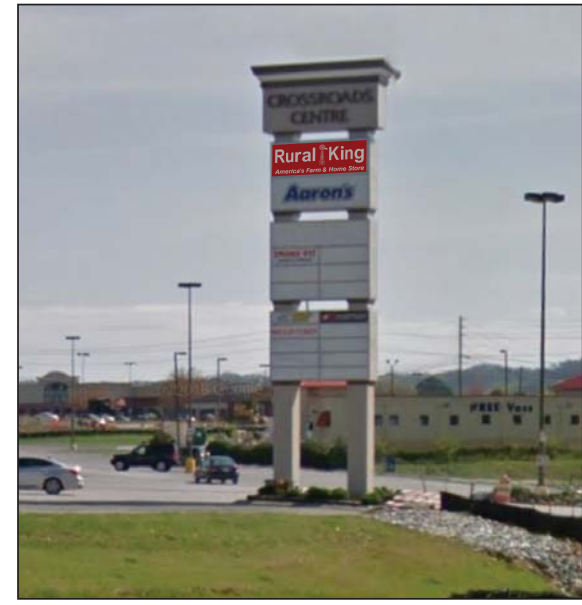
SCALE: NOT TO SCALE

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RED  
3630-33 RED  
VINYL

7-B-16-UR  
6/20/2016



INTERNATIONAL C & C CORPORATION  
DBA: SIGN X-PRESS



10831 Canal Street  
Largo, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
www.IntlSign.com

Client:  
RURAL KING  
7340 NORRIS FREEWAY  
KNOXVILLE, TN.

Date:  
MAY 26, 2016

Drawing Number:  
E16156-50-KNOXVILLE TN

Revisions:

DATE:	DESCRIPTION:
1 00-00	NR
2 00-00	NR
3 00-00	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:  
BETH RENFRO

Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

CLIENT/LANDLORD APPROVAL  
 APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT

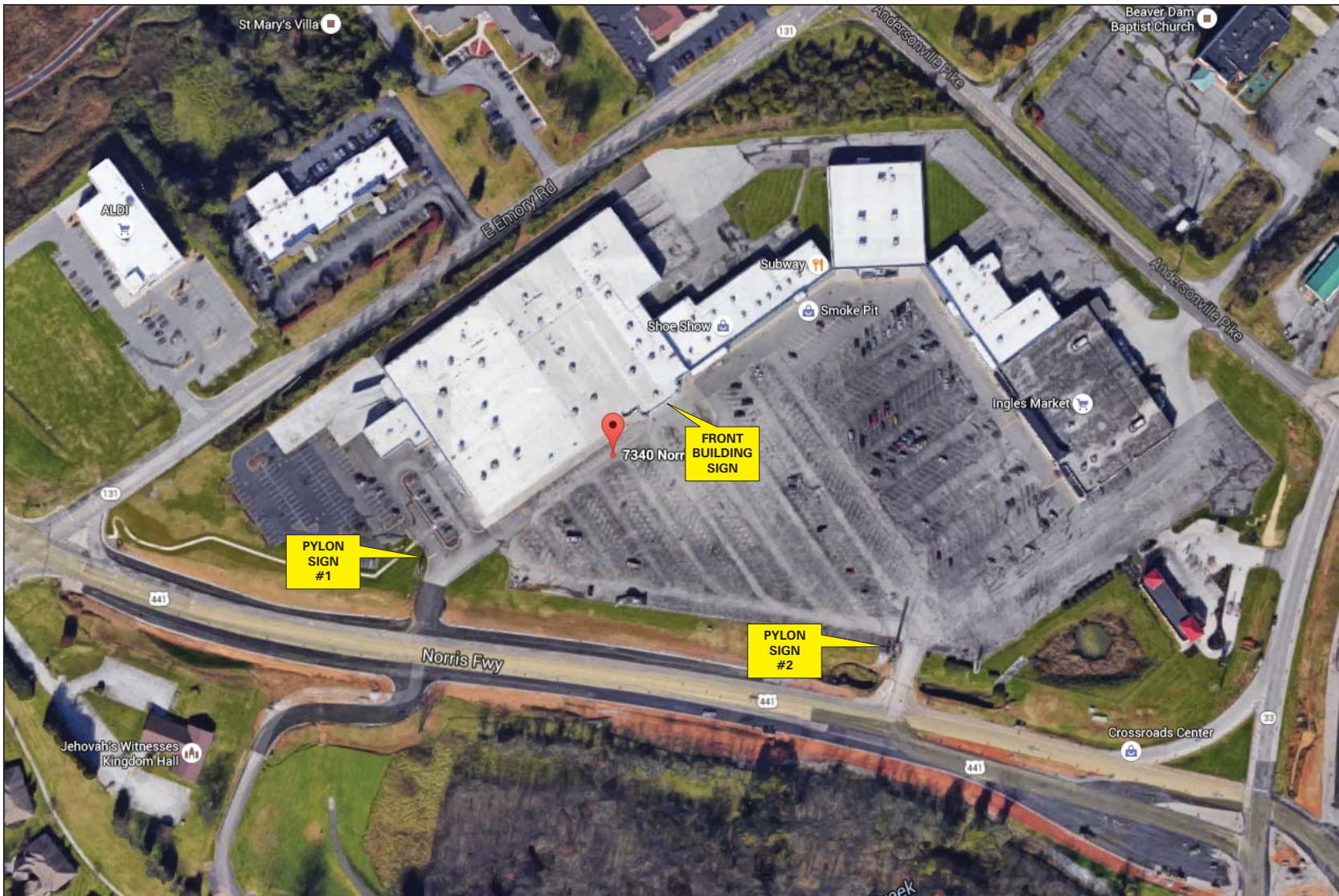
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL U.S. N.E.C. STANDARDS.  
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 102



7-B-16-UR  
6/20/2016

INTERNATIONAL C & C CORPORATION  
DBA: SIGN X-PRESS  
**INTERNATIONAL Sign**  
\*\*\* FLORIDA \*\*\*  
10831 Canal Street  
Largo, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
www.IntlSign.com

Client:  
RURAL KING  
7340 NORRIS FREEWAY  
KNOXVILLE, TN.

Date:  
MAY 26, 2016

Drawing Number:  
E16156-50-KNOXVILLE TN

Revisions:

DATE	DESCRIPTION
1 00-00	NR
2 00-00	NR
3 00-00	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:  
BETH RENFRO

Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

**CLIENT/LANDLORD APPROVAL**

APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

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

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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**PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED. ELECTRICAL TO USE U.S. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS. SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.**

**SHEET NO. 103**