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November 8, 2017

Via e-mail

MPC Commissioners
Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

Re: Item No. 30 – Tim Dwyer, Leesman Engineering
Rezoning from 01 to C6

Dear Commissioners:

The above request is to develop a Tire Discounters store at the intersection of Northshore Drive, Osprey Point Lane, and the entrance ramp onto Pellissippi Parkway. The piece of property is basically an island surrounded by roads. Osprey Point Lane itself is very wide. There is a subdivision to the west, off of Osprey Point Lane.

I am enclosing herewith a package showing the proposed site plan, as well as the photograph showing the visibility of the proposed site. The proposed entrance would be off of Osprey Point. There would be heavy vegetation to the west of the site, basically shielding its visibility from the subdivision. Ours would be limited.

The owner/developer is willing to go through a use on review and give covenants to comply with the proposal enclosed herewith.

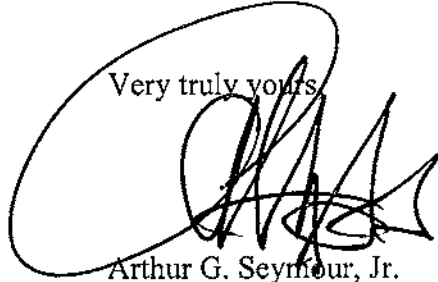
The developer has met with the neighborhood and has been advised that there is opposition to the plan or to anything being located there even though the 01 would allow a number of different uses which could have more impact than the present proposal.

We would urge you to give consideration to the request and I would reiterate that the owner/developer is agreeable to site plan and use on review approval, as well as legally enforceable covenants to compel the development to meet the attached development plan, laws of operation, etc.

MPC Commissioners
Re: Item No. 30 – Tim Dwyer, Leesman Engineering
November 8, 2017
Page | 2

If you have any questions, please give me a call.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read 'ASJ', is written over the text 'Very truly yours,'.

Arthur G. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:dmm
Enclosures

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TIRE DISCOUNTERS

XXXX MOSS GROVES BLVD KNOXVILLE, TN

LOT DATA

PARCEL #132 02719 (1.75 ACRES)
 LOT 2RIA SHERRILL HILL RESUB
 PLAT - 20150513-0061635
 LONG. -84.091097, LAT. 35.909076
 ZONING (PC-1(k)) RETAIL AND OFFICE PARK DISTRICT

SITE DATA

PERMITTED: VEHICULAR REPAIR FACILITIES
 PROPOSED BUILDING AREA
 7,800 SQ. FT.

F.A.R. CALCULATION
 FLOOR AREA CALCULATION
 F.A.R. = 7,800 SQ. FT. / 76,060 SQ. FT. = 10.25%

ISR CALCULATION (OPEN SPACE)
 (ALL GRASS AREAS AND LANDSCAPE AREAS)
 EXISTING LOT - 1.747 ACRES (76,060.18 SQ. FT.)
 PROPOSED IMPERVIOUS AREA= 42,700 SQ. FT.
 PROPOSED ISR= 56% IMPERVIOUS

SETBACK REQUIREMENTS (PC-1)
 FRONT YARD - 25'
 SIDE YARD - 0'
 REAR YARD - 0'

PARKING ANALYSIS
 PARKING REQUIRED: UNAVAILABLE
 PARKING PROVIDED:
 TYP. 9'X19' PARKING SPACES= 29 SPACES
 HANDICAP - 1 SPACES
 TOTAL PARKING 30 SPACES

FLOOD DATA
 ZONE X
 MAP: 47093C0262F
 MAP DATE: MAY 2, 2007

VICINITY MAP:



OWNER:

KINGSTON PIKE LLC
 6151 POWERS FERRY RD STE 690
 ATLANTA, GA 30339

DEVELOPER

SLATE RIDGE HOLDINGS (ROBERT OESTREICHER)
 3650 E. KEMPER RD
 CINCINNATI, OHIO 45241
 OFFICE: (513) 618-7306
 FAX: (513) 618-7309

PREPARER/ENGINEER:

LEESMAN ENGINEERING & ASSOC.
 STEVEN J. LEESMAN P.E.
 2720 TOPIC HILLS DRIVE
 CINCINNATI, OHIO 45248
 PH 513-417-0420, FAX 513-347-3495

DRAWING INDEX

SET #	DESCRIPTION	DATE
T1	TITLE SHEET / DESIGN CRITERIA / VICINITY MAP	AUG. 18, 2017
C1	EXISTING SITE & ESPC PLAN	AUG. 18, 2017
C2	SITE PLAN	AUG. 18, 2017
C3	UTILITY PLAN	AUG. 18, 2017
C4	GRADING PLAN	AUG. 18, 2017
C5	LIGHTING PLAN	AUG. 18, 2017
C6	DETAIL PLAN	AUG. 18, 2017
L1	LANDSCAPE PLAN	AUG. 18, 2017

NO.	DESCRIPTION	DATE



TIRE DISCOUNTERS
 XXXX MOSS GROVE BLVD.
 KNOXVILLE, TENNESSEE
LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-0420



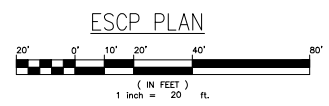
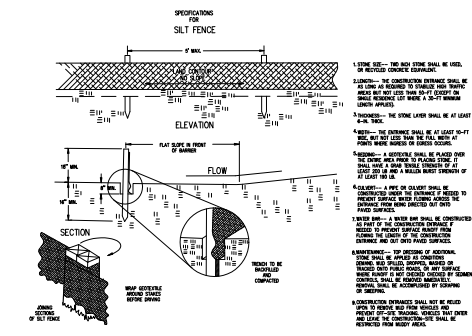
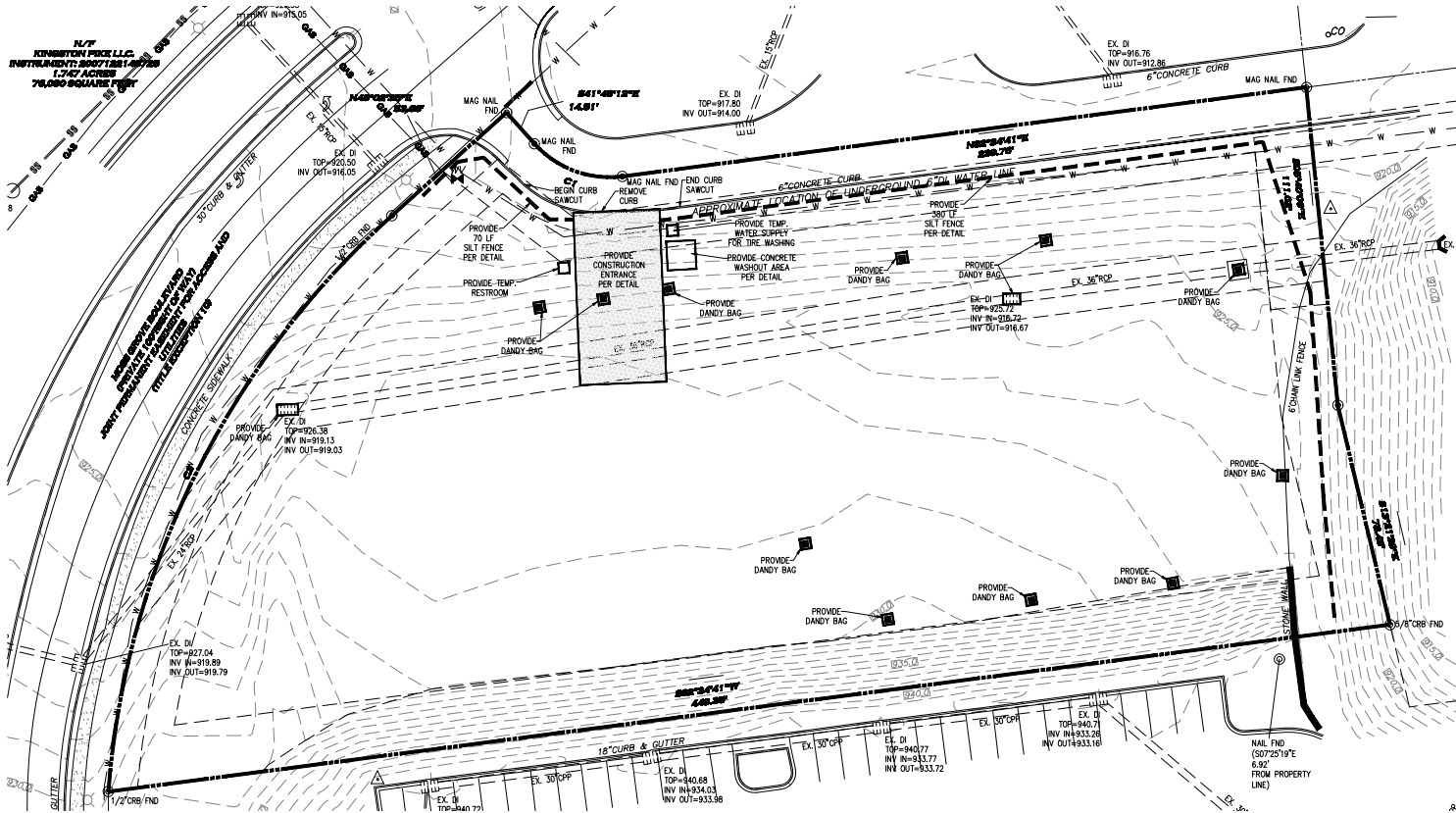
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TITLE SHEET

PROJ. NO.	DATE
TD-CEDAR	8/18/17
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TMD	S.J.

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T1



- ESPC INSTALLATION AND MAINTENANCE NOTES:**
- THIS CONSTRUCTION VEGETATION SHALL NOT BE DISTURBED MORE THAN 15 DAYS PRIOR TO ANY REVEALATION ACTIVITIES.
 - ALL CONTROLS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND GOOD ENGINEERING PRACTICES.
 - ANY CURB OR OTHER OBSTACLES SHALL BE REMOVED DAILY. CURB SHALL BE ACCUMULATING DEPOSITED ON PRIVATE PROPERTY SHALL BE REMOVED BY METHODS AGREED UPON BY THE CONTRACTOR AND THE ADJACENT LAND OWNERS.
 - IF SEDIMENT ENTERS WATERS OF THE STATE, THIS WPC WILL BE NOTIFIED IMMEDIATELY AND CONDUCTED WITH CONCERNING REMOVAL OF SAID SEDIMENT IF REQUIRED.
 - SEDIMENT SHALL BE REMOVED FROM ANY SEDIMENT CONTROL DEVICES WHEN THE DESIGN CAPACITY HAS BEEN REACHED BY 90%.
 - EXPOSED LITTER, RUBBER, CHEMICALS, ETC., SHALL BE PROMPTLY STORED OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.
 - REMOVAL OF STANDING MUDDY WATER FROM THE SITS SHALL BE ACCOMPLISHED WITH A HORIZONTAL BAG COLLECTION OR SAID WATER SHALL BE DIVERTED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PIPE.

- EROSION CONTROL NOTES:**
- ALL AREAS THAT ARE UNPROTECTED SHALL BE SEEDED IN A TIMELY MANNER. NO UNPROTECTED AREA SHALL BE LEFT UNSEED FOR MORE THAN 14 DAYS.
 - USE TEMPORARY SEEDING AND/OR VEGETATION TO PROTECT AREAS THAT ARE BARE SOIL.
 - USE OF SPRINKLERS OVER DRY SOIL TO KEEP DUST TO A MINIMUM.
 - NO WORK SHALL COMMENCE UNTIL ALL SEDIMENT AND EROSION PROTECTION MEASURES HAVE BEEN INSTALLED AND INSPECTED.
 - ALL SEDIMENT AND EROSION MEASURES ARE TO BE INSPECTED ON A REGULAR BASIS, IF AT ANY TIME THESE MEASURES ARE TO FAIL THE CONTRACTOR IS TO REPAIR IMMEDIATELY.
 - UPON COMPLETION OF GRADING A MINIMUM OF 4 INCHES OF TOPSOIL IS TO BE PLACED OVER GRASSSED AREAS. FINAL GRASS SEEDING IS TO BE PER LANDSCAPE ARCHITECT PLAN.
 - WHEN PROJECT IS COMPLETE AND INSPECTED BY CITY STORM WATER DEPT. THE EROSION CONTROL MEASURES ARE TO BE REMOVED AND SEEDED PER LANDSCAPE PLAN FINAL SEEDING CHART.
 - CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NEPDES DEPARTMENT DURING PRE CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
 - STEEP SLOPES (35% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED W/ STRAW MAT.

- EROSION CONTROL SCHEDULE:**
- ALL EROSION AND SEDIMENT MEASURES ARE TO BE IN PLACE AND INSPECTED PRIOR TO ANY CLEARING OR GRADING. THESE MEASURES SHALL BE CHECKED AND INSPECTED ON A REGULAR BASIS AND AT NO TIME SHALL BE REMOVED UNTIL COMPLETION OF PROJECT AND FINAL APPROVAL FROM CITY STORM WATER DEPT.

- GENERAL NOTES**
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
 - THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPAIRING ALL UTILITIES INJURED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY. APPROVAL OF THE ENGINEER.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF TENNESSEE CONSTRUCTION AND MATERIAL SPECIFICATIONS.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DICES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROCESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
 - ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT OPEN AS A RESULT OF CONSTRUCTION AND ARE TO BE TOP GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
 - FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
 - ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SUE, NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
 - ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF KNOXVILLE AND TDD DETAILS AND SPECIFICATIONS.
 - SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
 - LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS.
 - ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

3 WORKING DAYS BEFORE YOU DIG
 TENNESSEE11 UTILITY PROTECTION CALL 811

NO.	DATE	REVISIONS AND/OR ISSUES



TIRE DISCOVERERS
 3000 MOORE DRIVE N.W.
 KNOXVILLE, TENNESSEE

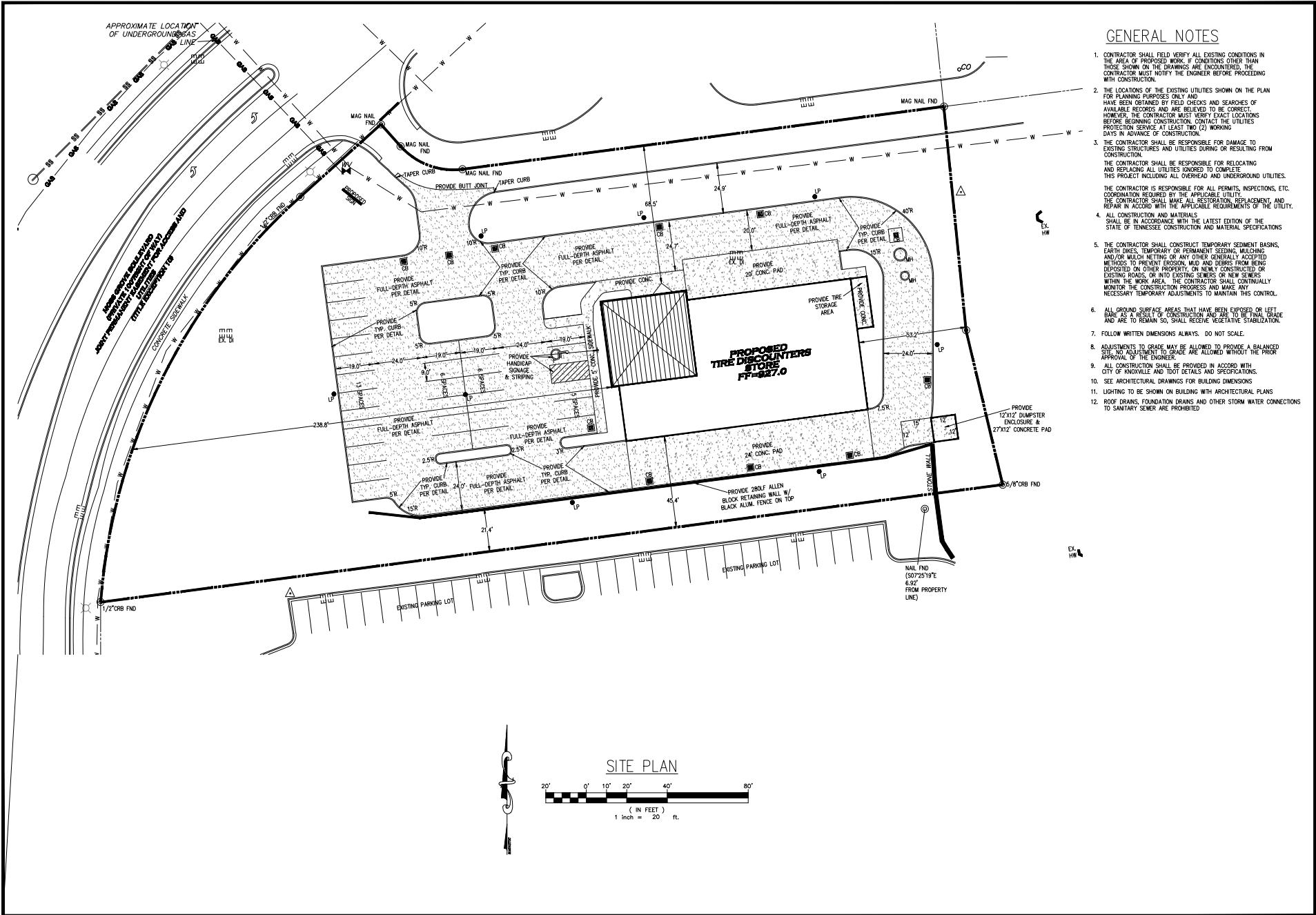
LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 1700 TOPIC HILLS, CHATTANOOGA, OHIO 45824 935-447-8448

S J L
 engineers

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 EXISTING SITE
 ESPC PLAN

PROJ. NO.	DATE
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TMD	S.L.

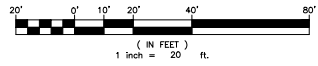
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GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES (UNDER) TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES.
THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY.
THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
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- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
- FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
- ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE, NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
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- ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

SITE PLAN



DATE	
BY	
REVISIONS AND/OR ISSUES	
1	



TIRE DISCOUNTERS & ASSOC.
 3000 MOORE GROVE BLVD.
 KNOXVILLE, TENNESSEE
LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 8700 TOPIC HILLS, CINCINNATI, OHIO 45240 513-417-9438

S J L
 engineers

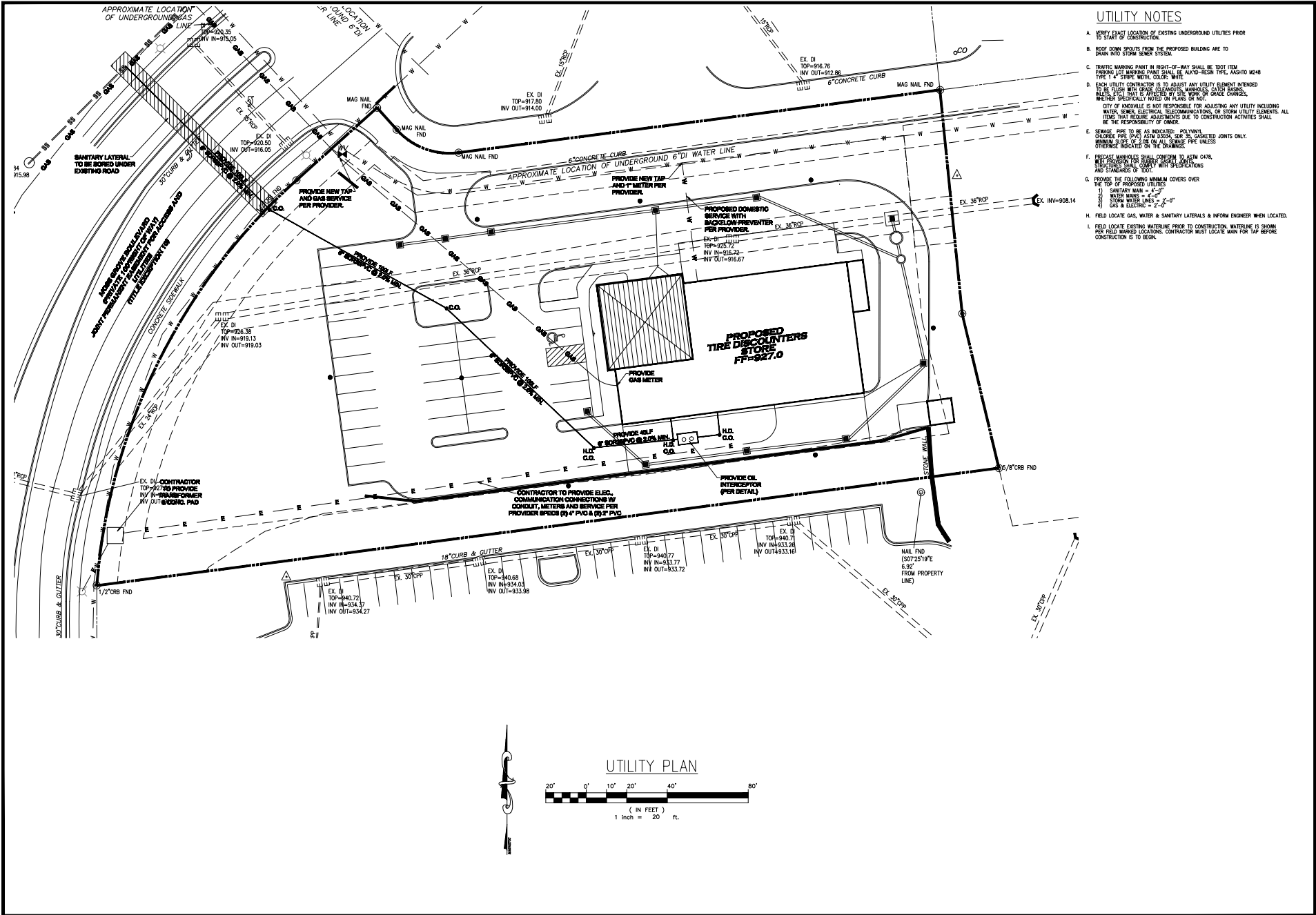
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SITE PLAN

PROJ. NO.	DATE
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C2



UTILITY NOTES

- A. VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- B. ROOF DRAIN SPILLS FROM THE PROPOSED BUILDING ARE TO DRAIN INTO STORM SEWER SYSTEM.
- C. TRAFFIC MARKING PAINT IN RIGHT-OF-WAY SHALL BE TOOT ITEM. PAINTS FOR MARKING PAINT SHALL BE HAND-REFLECTIVE, RASHTO MARK TYPE 1 1/4" STRIPS WIDTH, COLOR WHITE.
- D. EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENTS INTENDED TO BE PLACED WITHIN GRADE. CONTRACTORS SHALL VERIFY ALL UTILITIES WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. CITY OF INDIANAPOLIS IS NOT RESPONSIBLE FOR ADJUSTING ANY UTILITY INCLUDING WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, OR STORM UTILITY ELEMENTS. ALL ITEMS THAT REQUIRE ADJUSTMENTS DUE TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF OWNER.
- E. SEWERAGE PIPE TO BE AS INDICATED. POLYETHYLENE GLASS REINFORCED (PFR) 8" DIA. 20' L. GASKETED JOINTS ONLY. MINIMUM SLOPE OF 1/8" PER FOOT ON ALL SEWERAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- F. PRECAST MANHOLES SHALL CONFORM TO ASTM C478. MANHOLES SHALL BE 48" DIA. 24" DEEP. MANHOLES SHALL BE 48" DIA. 24" DEEP. STRUCTURES SHALL COMPLY WITH SPECIFICATIONS AND STANDARDS OF DOT.
- G. PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES:
 - 1) SANITARY MAIN = 4'-0"
 - 2) WATER MAIN = 4'-0"
 - 3) STORM WATER LINES = 2'-0"
 - 4) GAS & ELECTRIC = 2'-0"
- H. FIELD LOCATE GAS, WATER & SANITARY LATERALS & INFORM ENGINEER WHEN LOCATED.
- I. FIELD LOCATE EXISTING WATERLINE PRIOR TO CONSTRUCTION. WATERLINE IS SHOWN PER FIELD MARKED LOCATIONS. CONTRACTOR MUST LOCATE MAIN FOR TAP BEFORE CONSTRUCTION IS TO BEGIN.

1	REVISIONS AND/OR ISSUES	BY	DATE



TIRE DISCOUNTERS
 3000 MOORE GROVE BLVD.
 FORTVILLE, INDIANAPOLIS

LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 8789 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-8438

SJL
 engineers

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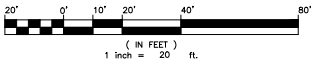
UTILITY PLAN

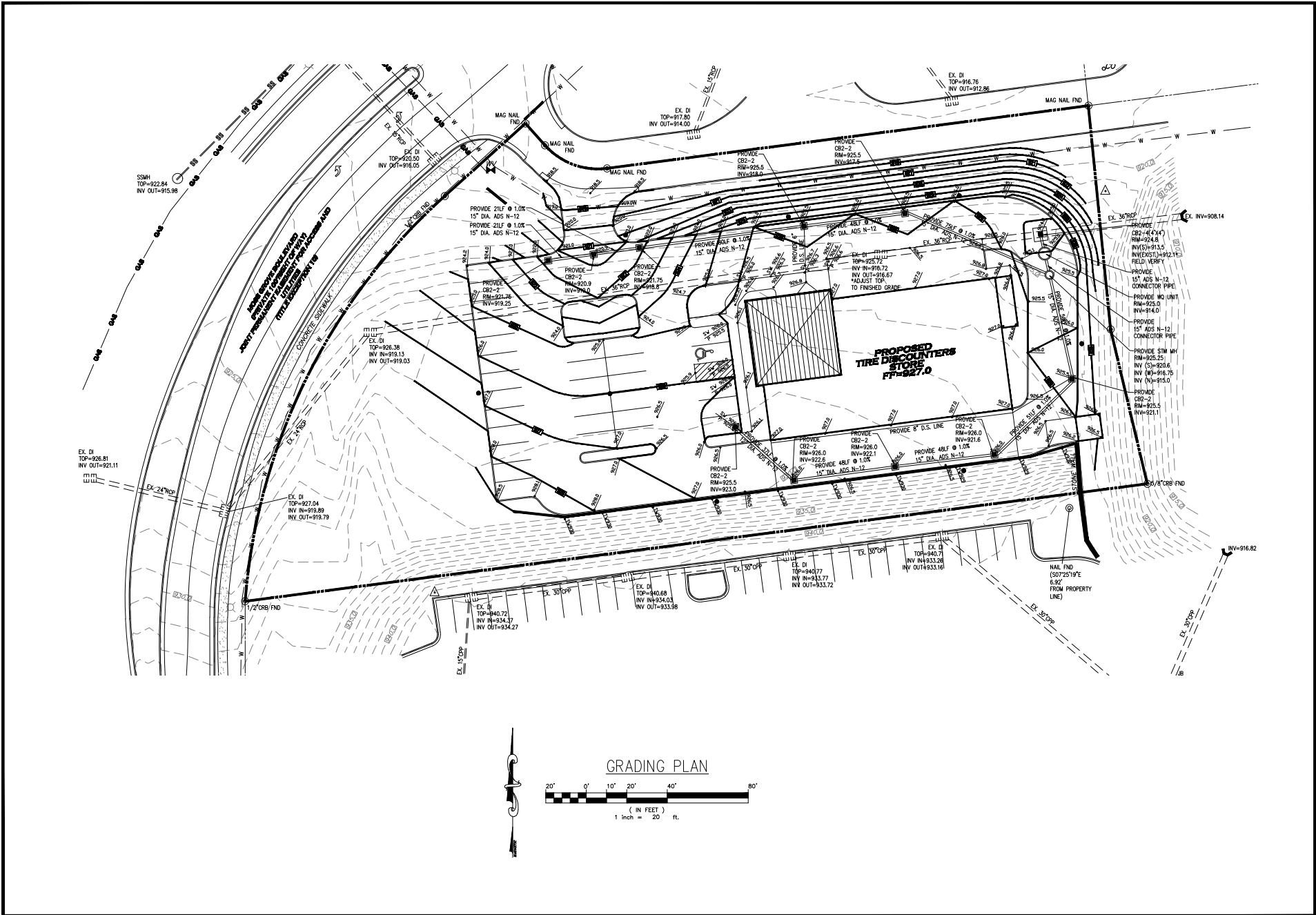
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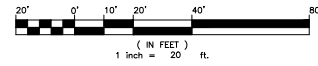
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UTILITY PLAN





GRADING PLAN



NO.	REVISIONS AND/OR ISSUES	BY	DATE
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TIRE DISCOUNTERS
 3300 MOORE GROVE BLVD.
 FORDVILLE, INDIANAPOLIS, IN 46162
LEEBSMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 5728 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-9433



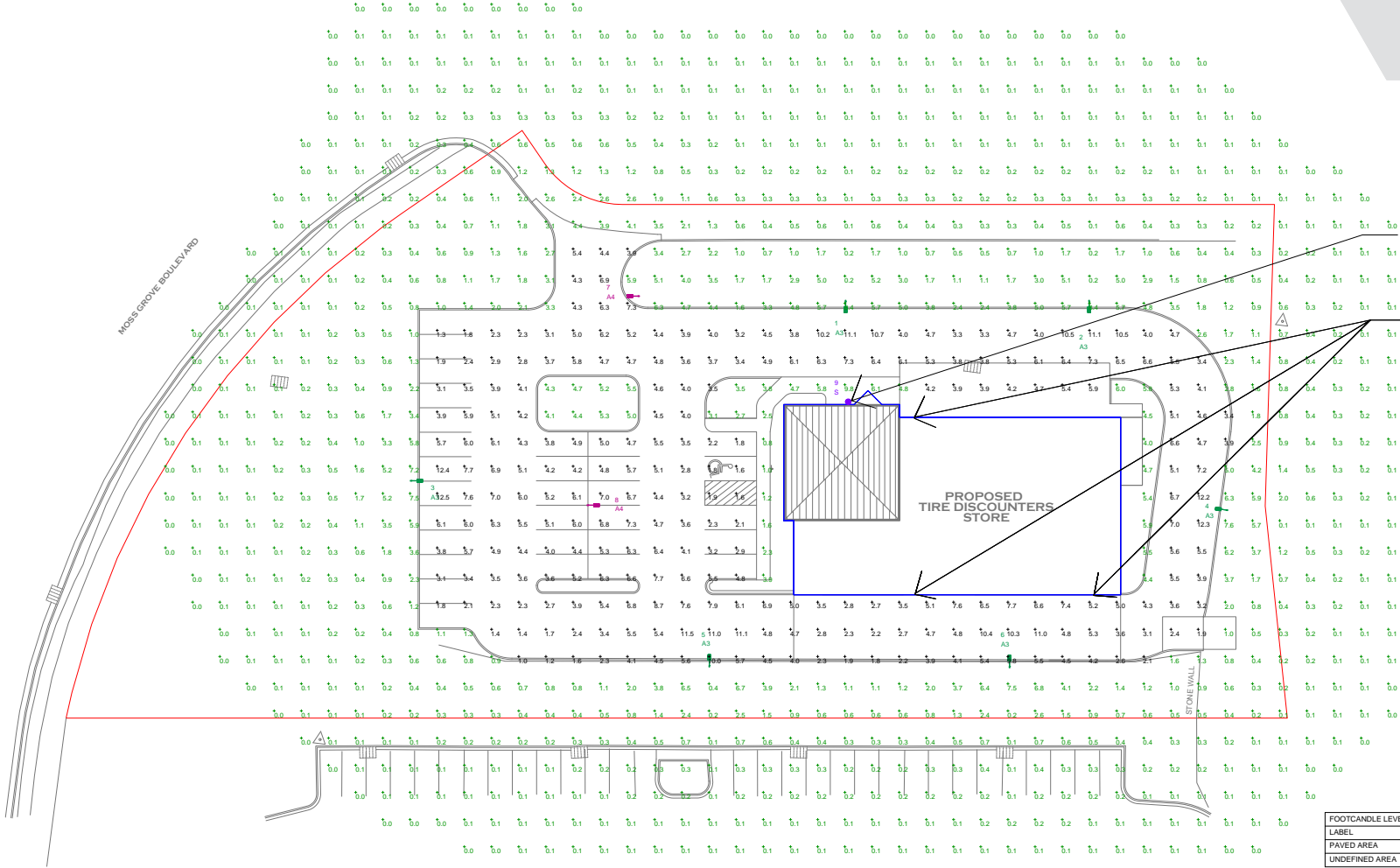
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GRADING PLAN

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C4



SECURITY BACK-UP BATTERY MUST BE MOUNTED ABOVE WALL SOFFIT WHERE TEMPERATURES SHOULD NOT REACH BELOW FREEZING

WALL MOUNTED BATTERY BACKUP FIXTURE (RLA-E-XMTDCZ) CENTERED ABOVE DOOR AND MOUNTED AT 9 FT. A.F.G.

LUMINAIRE LOCATION SUMMARY		
LUM. NO.	LABEL	MTG. HT.
1	A3	25
2	A3	25
3	A3	25
4	A3	25
5	A3	25
6	A3	25
7	A4	25
8	A4	25
9	S	10

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.96	12.5	1.0	4.96	12.50
UNDEFINED AREA	0.81	9.8	0.0	N.A.	N.A.

NOTE: ALL AREA LIGHTS ON NEW 22 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	6	A3	SINGLE	27344	1.020	275.67	1664.02	Cree Inc	STR-LWY-3ME-HT-2-F-UL-BKA-S7K
	2	A4	SINGLE	28153	1.020	279	558	Cree Inc	STR-LWY-4ME-HT-2-F-UL-BKA-S7K
	1	S	SINGLE	1074	1.000	17.619	17.619	Cree, Inc.	KR6-13L-40K-120V-E87 with KR6T-SSGC

REV.	BY	DATE	DESCRIPTION
R1	BLM	8/25/17	REVISED LAYOUT PER NEW SITE PLAN

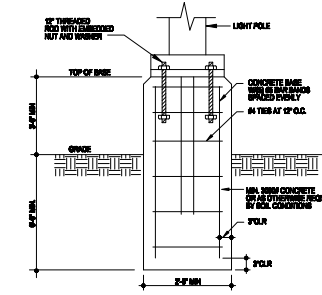
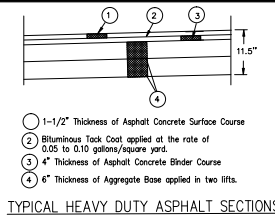
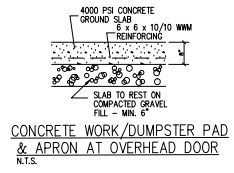
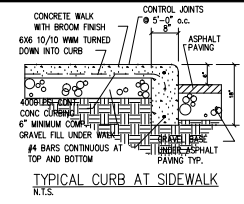
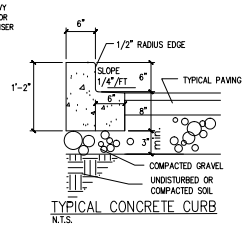
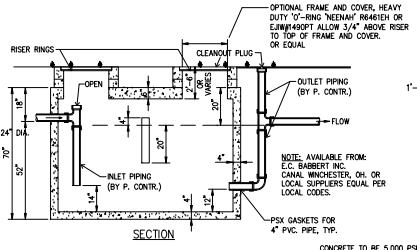
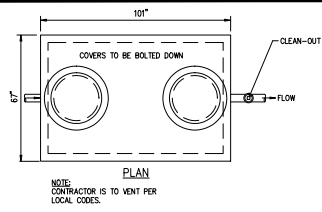
FOR INFORMATION AND ILLUSTRATION PURPOSES ONLY - ALL PRODUCT SPECIFICATIONS AND DIMENSIONS SHOWN ARE THE PROPERTY OF THE MANUFACTURER AND SHOULD BE USED IN CONJUNCTION WITH THE MANUFACTURER'S LITERATURE. RED LEONARD ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE INFORMATION PROVIDED HEREIN. THE INFORMATION IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE INFORMATION PROVIDED HEREIN.

SCALE: 1" = 20'
 LAYOUT BY: BLM
 DATE: 8/25/17

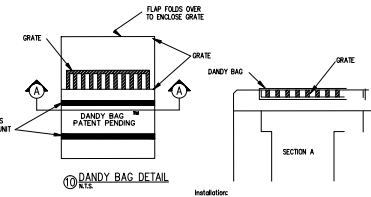
PROJECT NAME:
 TIRE DISCOUNTERS - CEDAR BLUFF
 KNOXVILLE, TN

DRAWING NUMBER:
 RL-4805-S1-R1





1000 GAL. OIL INTERCEPTOR N.T.S.

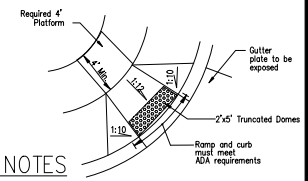


INSTALLATION: Store grate on end. Place DANDY BAG over grate. Tie grate over so that open end is up. Pull up sack. Tuck dandy bag straps together. Be sure end of grate is completely covered by flap or DANDY BAG will not work properly. Holding handles, carefully place DANDY BAG with grate inserted into catch basin frame.

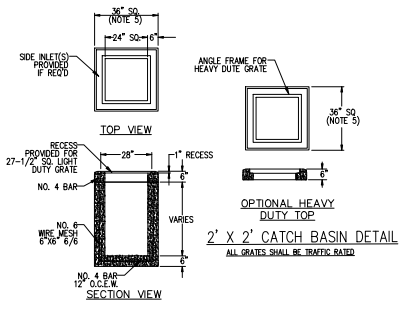
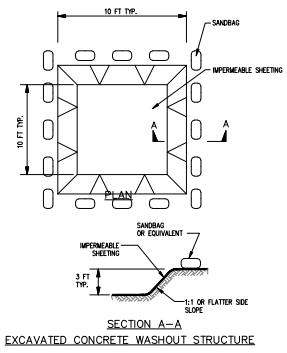
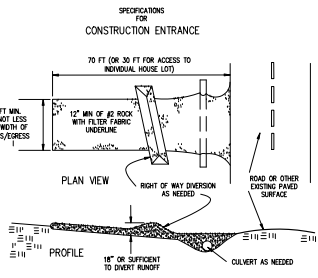
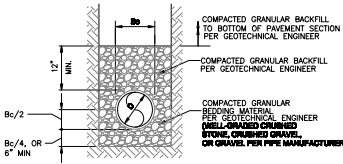
With a stiff bristle broom or square point shovel remove silt or other debris off surface after each event. Remove the sediment from inside envelope as needed.

GENERAL NOTES

- MINIMUM STANDARDS - The standards shown herein are to be considered the minimum requirements. It is the responsibility of the developer and their engineer to meet all federal and state regulations involving handicapped accessibility.
- Curb ramps shall meet requirements of the Americans With Disabilities Act Accessible Guidelines (ADAAG) regulatory standards.
- Each ramp may vary in width and length per conditions found in the field or on the plans. The field engineer will determine how each ramp is to be constructed.
- Truncated domes are to be included as part of the ramp design. The domes shall be aligned with the normal path of travel.



LIGHT POLE BASE DETAIL N.T.S.



DATE	
BY	
REVISIONS AND/OR ISSUES	

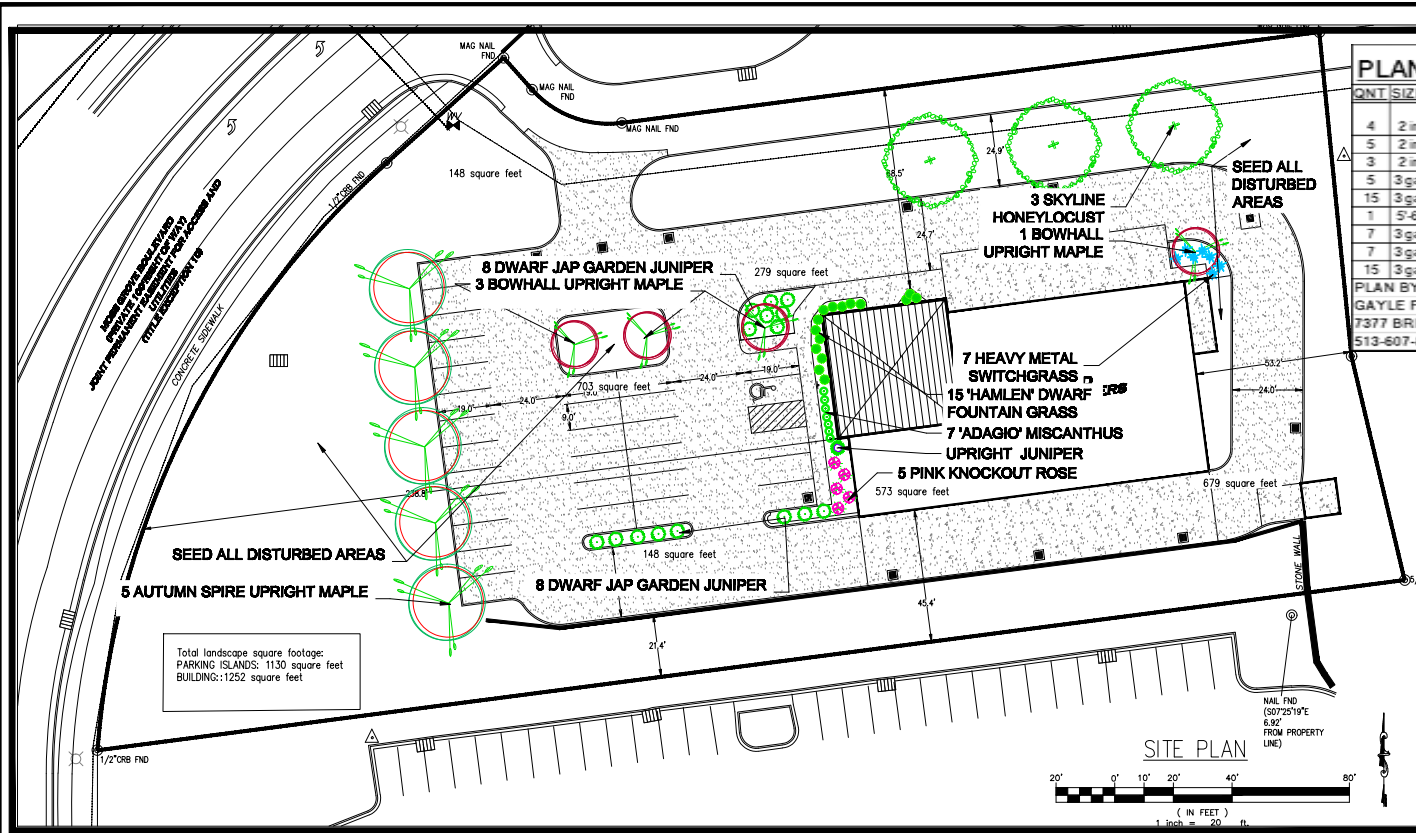


TIRE DISCOUNTERS
 3000 MOORE DRIVE N.W.
 KNOXVILLE, TENNESSEE
LEESMAN ENGINEERING & ASSOC.
 ENGINEERS AND ARCHITECTS
 1700 TOPIC HILLS, CHICKASAW, OHIO 43084 613-447-9448

SJL
 engineers

DRAWING TITLE	
DETAILS	
PROJ. NO.	DATE
TD-CEDAR	8/18/17
DRAWN	CHECKED
TMD	S.L.

DRAWING NO.
C6



PLANT KEY			9.5.17
QNT	SIZE	LATIN	COMMON
4	2 in	Acer rubrum "Bowhall"	Bowhall Red Maple
5	2 in	Acer rubrum "Autumn Spire"	Autumn Spire Red Maple
3	2 in	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust
5	3 gal	Rosa 'Double Knock Out'	Double Knock Out Rose
15	3 gal	Juniperus procumbens Nana	Dwarf Japanese Garden Juniper
1	5' 6"	Juniperus virginiana 'Kettler'	Kettler Juniper
7	3 gal	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass
7	3 gal	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
15	3 gal	Pennisetum alopecuroides 'Hamelin'	Hamelin Dwarf Fountain Grass

PLAN BY
GAYLE FRAZER, LANDSCAPE DESIGNER
7377 BRIDGEPOINT PASS CINCINNATI, OHIO 45248
513-607-8096 GAFILA@FUSE.NET

SPECIFICATIONS AND DETAILS

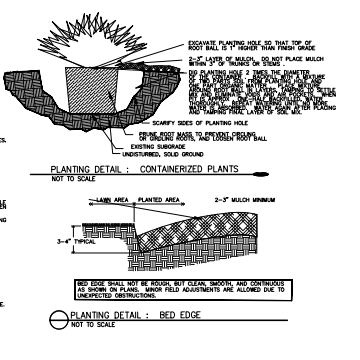
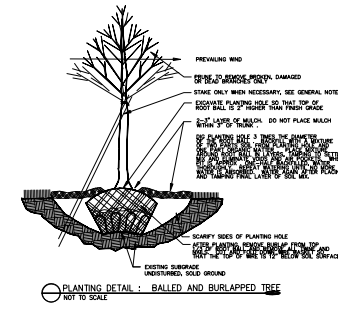
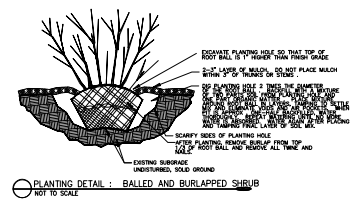
GENERAL PLANTING NOTES

- *CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
- *PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z601.1 - AMERICAN STANDARD FOR NURSERY STOCK.
- *PURCHASER NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z601.1 WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. KNOWLEDGE WELL-SELECTED, FULLY BRANCHED, HEALTHY, MODERATE STOCK, FREE OF BEETLE, INSECT, FUNGUS, AND OTHER DISEASES SUCH AS SUN SCALD, NURSERY ABRASSIONS, AND DISFIGUREMENT.
- *PROVIDE TREES FOR TRIPLES, TRIPLES AND GRAPES COMPLYING WITH ANSI Z601.1. TREE TRIPLES SHALL BE PLANTED AND SUPPORTED TO INCREASE AND SHRUBS WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- *FORMAL ARRANGEMENTS OR CORRECTIVE GROOMING OF TREES OR SHRUBS IS SHOWN. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABELS TO ASSURE SYMMETRY IN PLANTING.
- *LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A PERMANENT IDENTIFICATION TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- *LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, HEIGHTS, INJURY, AND LAFT BEETLES AND TO REQUEST LABORATORY OR TESTING MATERIAL AT ANY TIME DURING PROCESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- *TOPSOIL SHALL BE ASTM D 2958, pH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- *COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, NITROGEN CONTENT 5% TO 10 PERCENT BY WEIGHT, 10% PERCENT PHOSPHORUS THROUGHOUT, AND SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS PER LITER, NOT EXCEEDING 0.5 PERCENT NITR CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANT GROWTH.
- *FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETTED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- *MULCH TO BE FREE FROM DELICATE MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, AND WILL BE EITHER SHREDDED HARDWOOD OR PINE STRAW UNLESS NOTICED OTHERWISE.
- *PREPARATION AND PLANTING
- *LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- *PROTECT STRUCTURES, TREES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

- *PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AEROSOL DUST TO ADJACENT PROPERTIES AND SHRUBS.
- *LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- *TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.
- *ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
 - 1. LOOSEN SUBGRADE TO A DEPTH OF 4" - 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - 2. SPREAD COMPOST AT A DEPTH OF 4" - 6" AND TILL WITH LOOSENED SUBGRADE.
 - 3. MINE THROUGHOUT.
 - 4. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. SOIL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADE.
 - 5. EDGE BEDS 3" - 4" DEEP (SEE DETAIL).
- *NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PIT.
- *ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW-RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
- *IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IF IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
- *ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 2" - 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *FOR ALL PLANT MATERIALS PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- *IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR DURATION OF PROJECT.
 - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRUCKS, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE EXTERIOR PLANTS AS NECESSARY.
 - REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

- WARRANTY**
- *CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
- *CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNEXPECTED GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- *WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, GRASS, CROPS, AND OTHER EXTERIOR PLANTS.
- *SERVICES PROVIDED BY WARRANTY SHALL INCLUDE:
 - IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
 - REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
- *WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

- SEEDING**
- PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
- *"TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE, TILLED AREA TO REMOVE DEBRIS OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
- *SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
- *RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- *PROTECT SEEDING AREAS WITH SLOTTED EXCESSING ILS WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *PROTECT ALL OTHER SEEDING AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1/2" IN LOOSE DEPTH OVER SEEDING AREAS.



1	REVISIONS	BY	DATE



TIRE DISCOUNTERS
XXXX MOORE GROVE BLVD.
KODOLVILLE, OHIO 45128

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
1720 TOPIC HILLS, CINCINNATI, OHIO 45240 513-5417-9438

SJL
engineers

DRAWING TITLE

LANDSCAPE PLAN

PROJ. NO. TD-CEDAR
DATE 8/18/17
DRAWN: GAF CHECKED: S.L.

DRAWING NO.
L1



Google earth









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OspreyPointeLane
KNOXVILLE, TN

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red leonard associates





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Item 30 Please support the MPC recommendation to NOT rezone this area.;

1 message

jdmcomp <jdmcomp@gmail.com>
Reply-To: jdmcomp@gmail.com
To: commission@knoxmpc.org

Wed, Nov 8, 2017 at 8:16 AM

30.

TIM DWYER, LEESMAN ENGINEERING

South side S. Northshore Dr., north side Osprey Point Ln., Council District 2.a.

Southwest County Sector Plan Amendment

10-C-17-SP

From O (Office) to GC (General Commercial).

b. One Year Plan Amendment

10-C-17-PA

From O (Office) to GC (General Commercial).

c. Rezoning

10-D-17-RZ

From O

-1 (Office, Medical, and Related Services) to C

-6 (General

Commercial Park)

Please support the MPC recommendation to turn down this request for rezoning. This plot is zoned consistently with the nature of the area, being at the entrance to a residential neighborhood. Sincerely, John McPherson, 9835 Kristi Dr, Knoxville, Tn.

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This message was directed to commission@knoxmpc.org