

▶ **FILE #:** 10-J-17-RZ

**AGENDA ITEM #:** 50

**AGENDA DATE:** 10/12/2017

▶ **APPLICANT:** TIM DWYER LEESMAN ENGINEERING

OWNER(S): Slate Ridge Holdings

TAX ID NUMBER: 132 02719

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** Southeast side Moss Grove Blvd., south of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 1.75 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Moss Grove Blvd., a private street with 4 lanes and a center median within 100' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** PC-1 (Retail and Office Park)

▶ **ZONING REQUESTED:** C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Tire Discounters auto service center

EXTENSION OF ZONE: No

HISTORY OF ZONING: The Sherrill Hill site was rezoned to PC-1 and O-1 with conditions in 2007 (8-F-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Aldi grocery store / PC-1 (Retail & Office Park)

South: Floor & Décor store / PC-1 (Retail & Office Park)

East: Vacant land / PC-1 (Retail & Office Park)

West: Moss Grove Blvd., Academy Sports parking lot / PC-1 (Retail & Office Park)

NEIGHBORHOOD CONTEXT: This site is located within the Sherrill Hill commercial and residential subdivision, accessed from Moss Grove Blvd. The entire subdivision has been developed under either PC-1, O-1 or RP-1 zoning. All existing development within Sherrill Hill was subject to public review of site plan at MPC.

**STAFF RECOMMENDATION:**

▶ **DENY C-6 (General Commercial Park) zoning.**

The requested C-6 zoning allows commercial, as well as light industrial uses, with no required public review of site plans. The entire commercial portion of the Sherill Hill Subdivision has been developed under PC-1 zoning, which is subject to use on review approval of site plans by MPC. C-6 zoning of this site will allow potentially less compatible uses with no public review of plans, giving this developer a different set of rules to develop the site than all surrounding properties within the subdivision.

## COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The site is already zoned PC-1, which allows consideration of most commercial uses, The City of Knoxville Building Official has determined that PC-1 zoning does not allow consideration of the proposed tire store. C-6 would allow it, but is not appropriate at this location.
2. The Southwest County Sector Plan recommends CC (Community Commercial) for the site, which recommends the use of only planned zones for new development. Although C-6 zoning is mentioned in the sector plan under "other zoning to consider", it is only to be used for infill development in areas that already have an established pattern of unplanned commercial zones, such as C-3, C-4 or C-6. This site is surrounded by PC-1 zoning, which is a planned zone supported by the sector plan, so the sector plan does not support PC-1 zoning at this location. The table from the Southwest County Sector Plan with a description of the CC future land use designation is attached.
3. The existing zoning pattern is appropriate. Rezoning of the subject property to C-6 would be a spot zoning that would allow this property to be developed with a different set of regulations than the rest of the development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above general intent, this site may not be appropriate for C-6 zoning. C-6 allows more intense uses than PC-1 zoning and has a different set of regulations than the current PC-1 zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. If C-6 zoning is approved for this property, it allows potentially more intense development than the rest of Sherrill Hill with no public review of plans.
2. The entire commercial portion of Sherrill Hill has been developed under PC-1 zoning. The subject property should be subject to the same regulations as neighboring properties.
3. Public water and sewer utilities are available to serve the site.

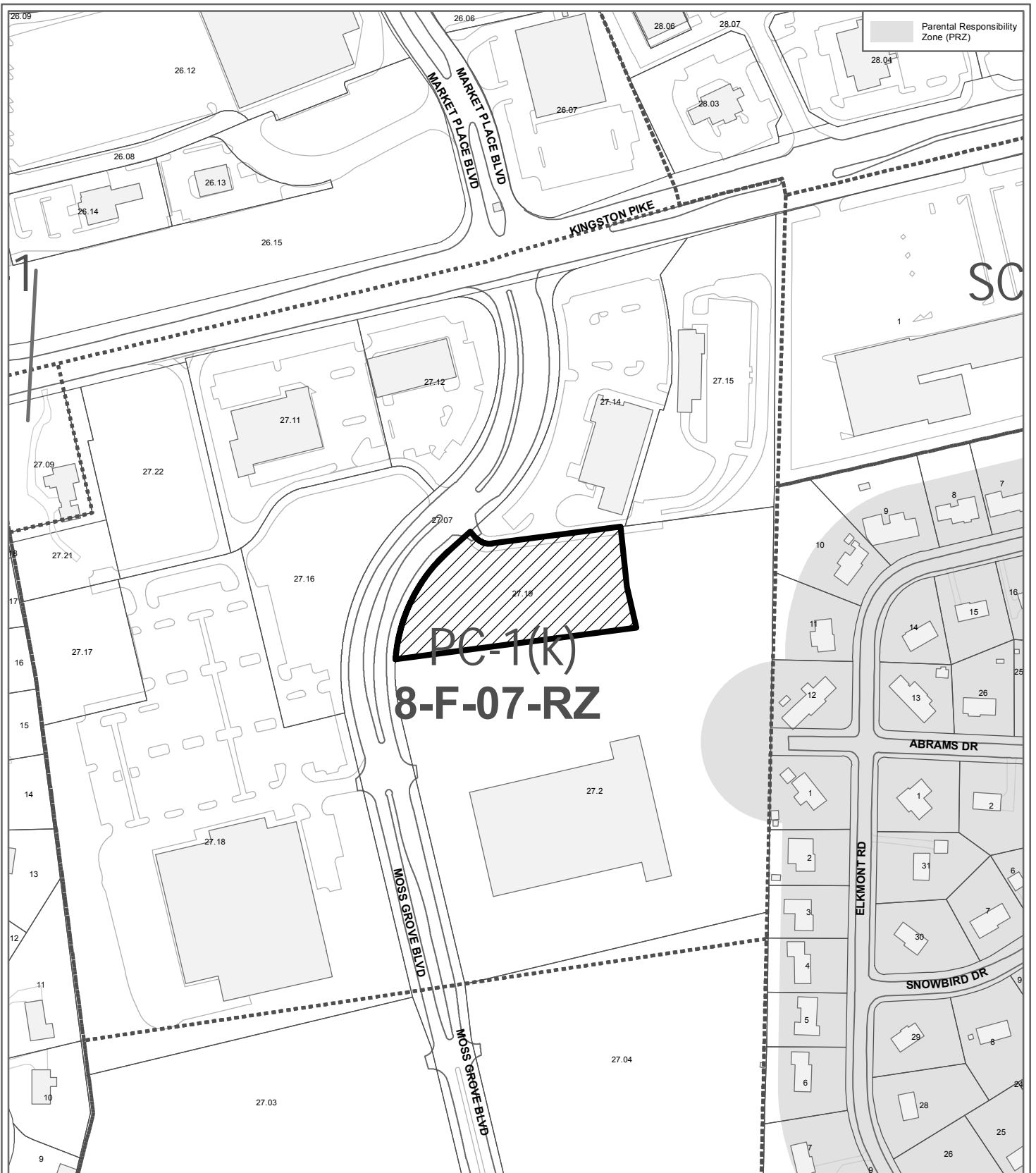
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the Southwest County Sector Plan and the City of Knoxville One Year Plan propose CC (Community Commercial) uses for the site. The CC designation recommends that all new development occur in planned zoning districts, such as the current PC-1 zoning. The requested C-6 zoning could only be considered if it was infill development in an area that already has established unplanned zones, such as C-3, C-4 or C-6. This site is surrounded by PC-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This current zoning does not present any apparent conflicts with any other adopted plans, and should be maintained.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2017 and 11/21/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-J-17-RZ  
REZONING**

From: PC-1 (Retail and Office Park)

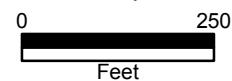
To: C-6 (General Commercial Park)



Petitioner: Leesman Engineering, Tim Dwyer




Map No: 132

Jurisdiction: City



Original Print Date: 9/20/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**RETAIL and RELATED SERVICES LAND USE CLASSIFICATIONS**

 <p><b>RURAL COMMERCIAL (RC)</b>  <i>This classification includes retail and service-oriented commercial uses intended to provide rural communities with goods and services that meet day-to-day and agricultural-related needs.</i></p>	<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• At the intersection of two thoroughfares (arterial or collector roads)</li> <li>• Rural commercial nodes should generally not exceed more than 300 feet in depth and lots and not extend more than 300 feet away from the intersection</li> </ul>	<p><b>Recommended Zoning and Programs:</b>                  County's Rural Area: CR  <b>Other Zoning to Consider:</b> CN</p>
 <p><b>NEIGHBORHOOD COMMERCIAL (NC)</b>  <i>This classification includes retail and service-oriented commercial uses intended to provide goods and services that serve the day-to-day needs of households, within a walking or short driving distance. Neighborhood commercial uses may also be accommodated within neighborhood centers (see Mixed Use and Special Districts).</i></p>	<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Generally located at intersections of collectors or arterial streets at the edge of or central to a neighborhood</li> <li>• New NC should not be zoned for or developed within ½ mile of existing commercial that features sales of day-to-day goods and services</li> <li>• Automobile-oriented uses (e.g. gas stations or convenience stores) should be located on arterial street at the edge of neighborhood</li> <li>• Should not exceed the depth of the nearby residential lots and not extend more than a block (typically no more than 300 feet) away from the intersection</li> </ul>	<p><b>Recommended Zoning and Programs:</b>                  City: C-1                  County's Planned Growth Area: CN  <b>Other Zoning to Consider:</b> SC-1</p>
 <p><b>COMMUNITY COMMERCIAL (CC)</b>  <i>This land use includes retail and service-oriented development, including shops, restaurants, and what has come to be known as "big box" retail stores; typical service area includes 20,000 to 30,000 residents. Community commercial uses may also be considered within community centers (see Mixed Use and Special Districts).</i></p>	<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Locate at intersection of arterial streets</li> <li>• Sites should be relatively flat (under 10 percent slope) and with enough depth to support shopping center and ancillary development.</li> <li>• Vehicular and pedestrian connections should be accommodated between different components of the district (e.g. between stores, parking areas and out-parcel development)</li> <li>• Infrastructure should include adequate water and sewer services, and major arterial highway access</li> <li>• Community commercial centers should be distributed across the city and county in accordance with recommended standards of the Urban Land Institute</li> </ul>	<p><b>Recommended Zoning and Programs:</b>                  Because of traffic and lighting impacts (potential glare) and buffering needs of surrounding interests, 'planned zones' should be used.                  City: SC-2, PC-1 and PC-2.                  County's Planned Growth Boundary: PC or SC  <b>Other Zoning to Consider:</b>                  As infill development within areas already zoned C-3, C-4, C-5 and C-6 (City), and CA, CB and T (County)</p>

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
www.knoxmpc.org

# REZONING      PLAN AMENDMENT

Name of Applicant: Tim Dwyer      Lesman Engineering

Date Filed: 8/30/2017      Meeting Date: 10/12/2017

Application Accepted by: Marc Payne

Fee Amount: 1,400.00      File Number: Rezoning 10-J-17-RZ

Fee Amount: ~      File Number: Plan Amendment ~



**PROPERTY INFORMATION**

Address: 0 Moss Grove Blvd

General Location: Approx 350' from intersection of Moss Grove Blvd and Kingston Pike

Parcel ID Number(s): 132 02729

Tract Size: 1.75 Acres

Existing Land Use: Vacant

Planning Sector: Southwest County

Growth Policy Plan: Urban

Census Tract: 57.06

Traffic Zone: 171

Jurisdiction:  City Council 2nd District  
 County Commission \_\_\_\_\_ District

**Requested Change**

**REZONING**

FROM: PC-1

TO: ~~PC-1~~ C-6

**PLAN AMENDMENT**

One Year Plan     Southwest Co. Sector Plan

FROM: CC

TO: CC

**PROPOSED USE OF PROPERTY**

Proposed Tire Discounters store  
Automotive Service Station

Density Proposed 1 Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

PROPERTY OWNER     OPTION HOLDER

PLEASE PRINT

Name: Slate Ridge Holdings

Company: Slate Ridge Holdings

Address: one east 4th street

City: Cincinnati    State: OH    Zip: 45202

Telephone: (513) 618-7308

Fax: (513) 618-7309

E-mail: R.osterhoer@tirediscounters.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Tim Dwyer

Company: Lesman Engineering

Address: 4820 Glenway Ave

City: Cincinnati    State: OH    Zip: 45238

Telephone: 513 702-0571

Fax: \_\_\_\_\_

E-mail: email@lesmanengineering.com

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Tim Dwyer

Company: Lesman Engineering

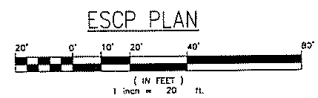
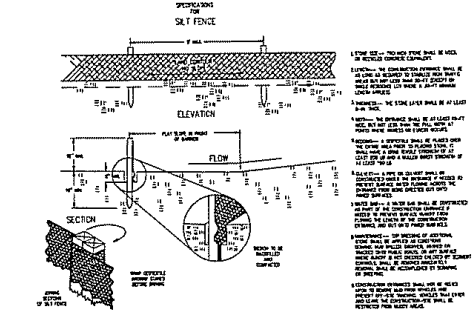
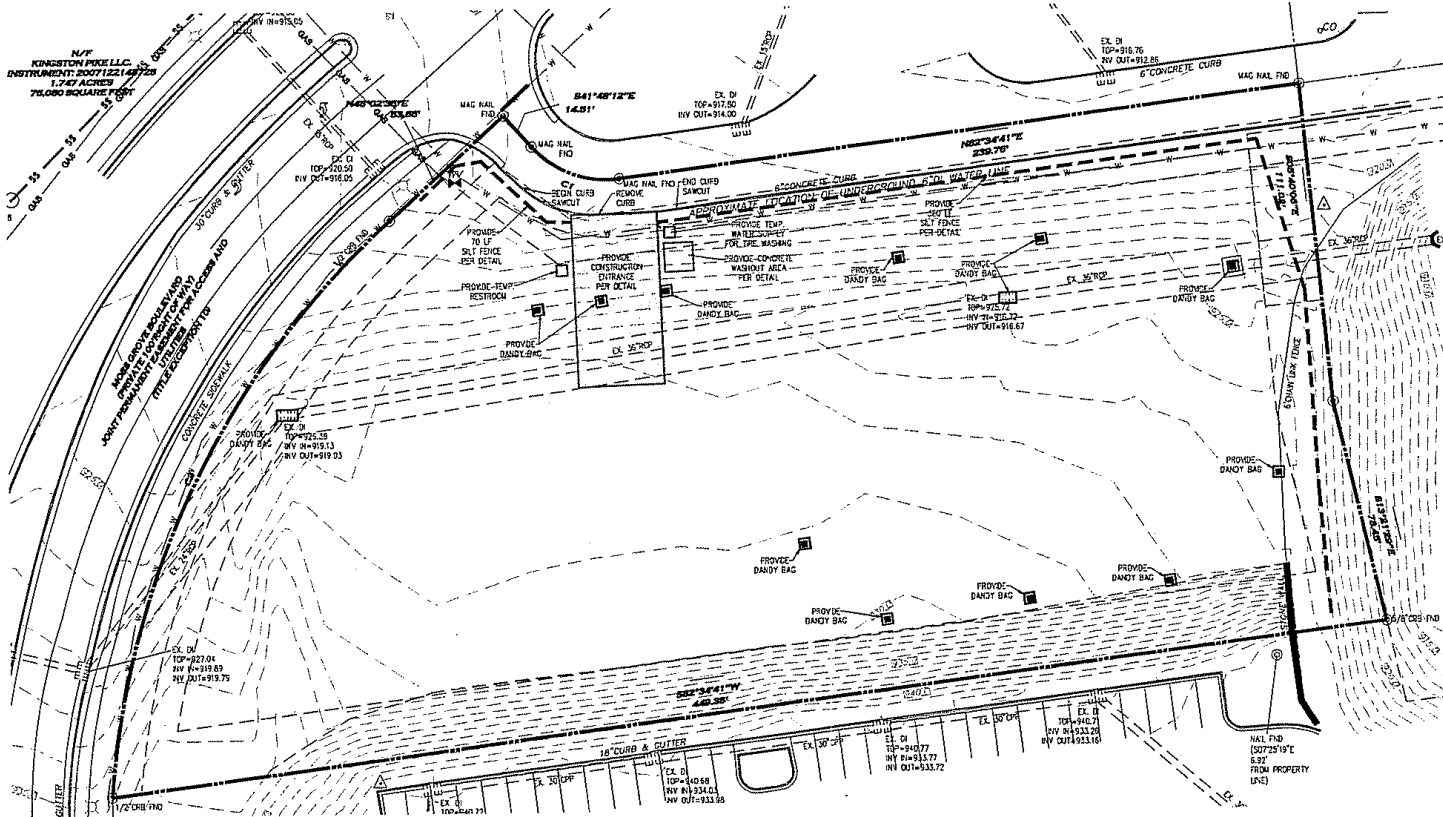
Address: 4820 Glenway Ave

City: Cincinnati    State: OH    Zip: 45238

Telephone: 513 702-0571

E-mail: email@lesmanengineering.com





**EROSION CONTROL NOTES:**

- 1) ALL AREAS THAT ARE UNPROTECTED SHALL BE SEED IN A TIMELY MANNER. NO UNPROTECTED AREA SHALL BE LEFT UNSEED FOR MORE THAN 14 DAYS.
- 2) USE TEMPORARY SEEDING AND/OR VEGETATION TO PROTECT AREAS THAT ARE BARE SOIL.
- 3) USE OF SPRINKLERS OVER DRY SOIL TO KEEP DUST TO A MINIMUM.
- 4) NO WORK SHALL COMMENCE UNTIL ALL SEDIMENT AND EROSION PROTECTION MEASURES HAVE BEEN INSTALLED AND INSPECTED.
- 5) 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.
- 6) UPON COMPLETION OF GRADING A MINIMUM OF 4 INCHES OF TOPSOIL IS TO BE PLACED OVER GRASS AREAS. FINAL GRASS SEEDING IS TO BE PER LANDSCAPE ARCHITECT PLAN.
- 7) WHEN PROJECT IS COMPLETE AND INSPECTED BY CITY STORM WATER DEPT. THE EROSION CONTROL MEASURES ARE TO BE REMOVED AND SEED PER LANDSCAPE PLAN FINAL SEEDING CHART.
- 8) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EROSION FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES 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 PERMITS.
- 9) STEEP SLOPES (3:1 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**

1. 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.
2. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINS CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDUCING AND REPLACING ALL UTILITIES INJURED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION SECURED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF TENNESSEE CONSTRUCTION AND MATERIAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH LOCKS, SEDIMENT STABILIZATION, SEEDING, MOUNDING, AND/OR SLOPE NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION AND TO PREVENT SOIL BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING WATERWAYS. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
6. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE ARE ARE TO REMAIN TO BE SEEDING VEGETATION STABILIZATION.
7. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
8. ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED AND ADJUSTED GRADE, PROVIDED IT IS ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
9. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF KNOXVILLE AND TDDI DETAILS AND SPECIFICATIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
11. LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS.
12. ROOF DRAINAGE, FOUNDATION DRAINAGE AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

**ESPC INSTALLATION AND MAINTENANCE NOTES:**

- PRE-CONSTRUCTION VEGETATION SHALL NOT BE DESTROYED MORE THAN 14 DAYS PRIOR TO ANY EXCAVATING ACTIVITIES.
- ALL CONCRETS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIS AND GOOD ENGINEERING PRACTICES.
- ANY OFF SITE SEDIMENT ACCUMULATIONS SHALL BE REMOVED DAILY. OFF SITE ACCUMULATIONS REPORTED ON PRIVATE PROPERTY SHALL BE REMOVED BY METHOD AS AGREED UPON BY THE CONTRACTOR AND THE ADJACENT LAND OWNER(S).
- IF SILENT BATTERIES WATCHES OF THE STATE, TDDI-WFC WILL BE NOTIFIED IMMEDIATELY AND CONSULTED WITH CONCERNING REMOVAL OF BARD SEDIMENT IF REQUIRED.
- SEDIMENT SHALL BE REMOVED FROM ANY SEDIMENT CONTROL DEVICES WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EXPOSED LITTER, DEBRIS, CHEMICALS, ETC., SHALL BE PROPERLY STORED OR DISPOSED OF PRIOR TO ANY EXCAVATING ACTIVITIES.
- REMOVAL OF STANDING MOUNDY WATER FROM THE SITE SHALL BE ACCOMPLISHED WITH A PUMP/GENERATOR BAG COMBINATION OR SAID WATER WILL BE DIVERGED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PUMP.

3 WORKING DAYS BEFORE YOU DIG  
TENNESSEE11 UTILITY PROTECTION CALL 811

NO.	REVISIONS AND/OR ISSUES	DATE



**TIRE DISCOUNTERS**  
KNOXVILLE, TENNESSEE  
**LEBSMAN ENGINEERING & ASSOC.**  
ENGINEERING, SURVEYING, PLANNING  
3780 TOPPO HILLS, CHICAGO, OHIO 43008 615-947-0400

**S J L**  
engineers

DRAWING TITLE

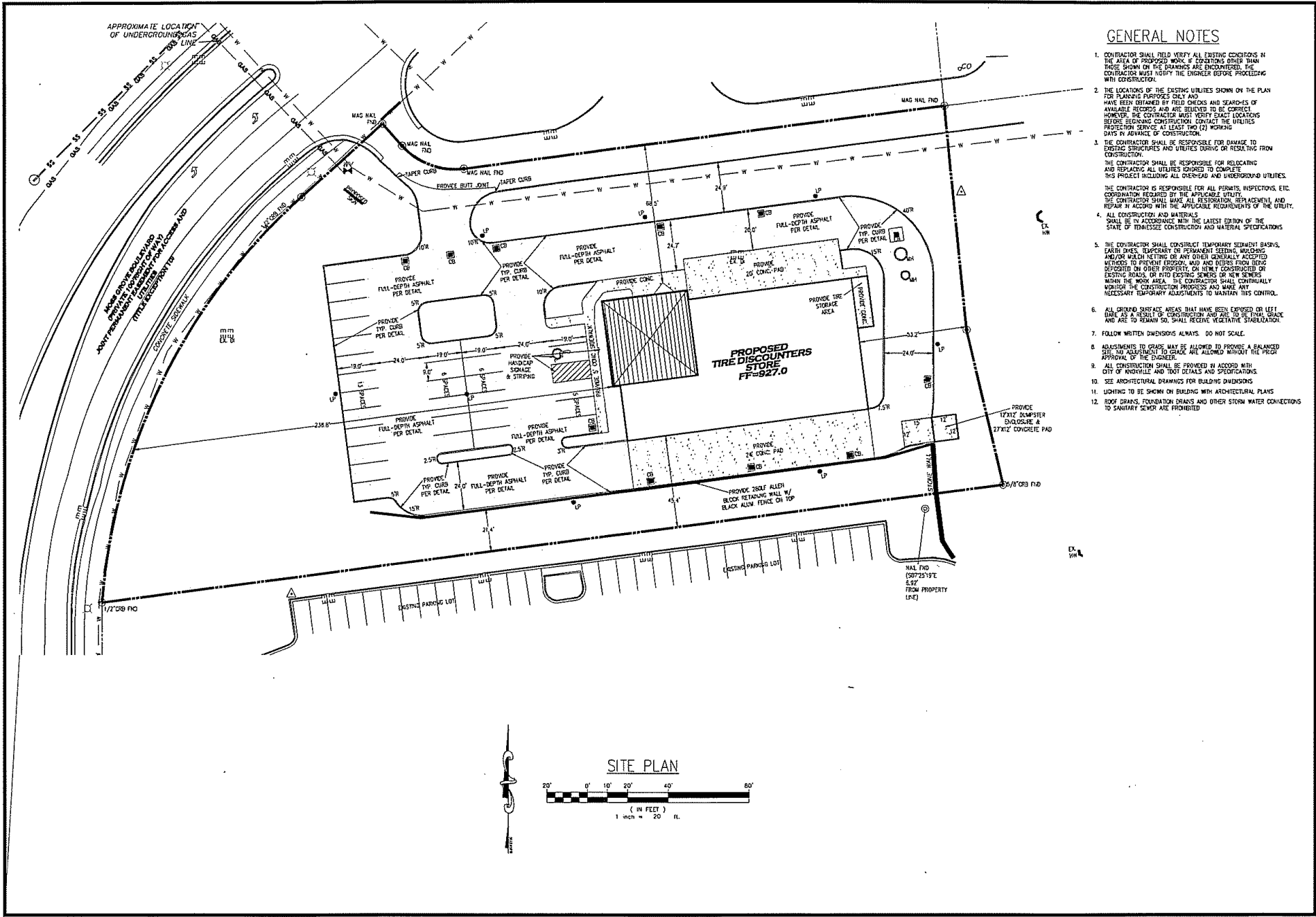
EXISTING SITE  
ESPC PLAN

DESIGNER	DATE
TD-CEDAR	8/18/17
THD	CREATED SA

DRAWING NO.

C1



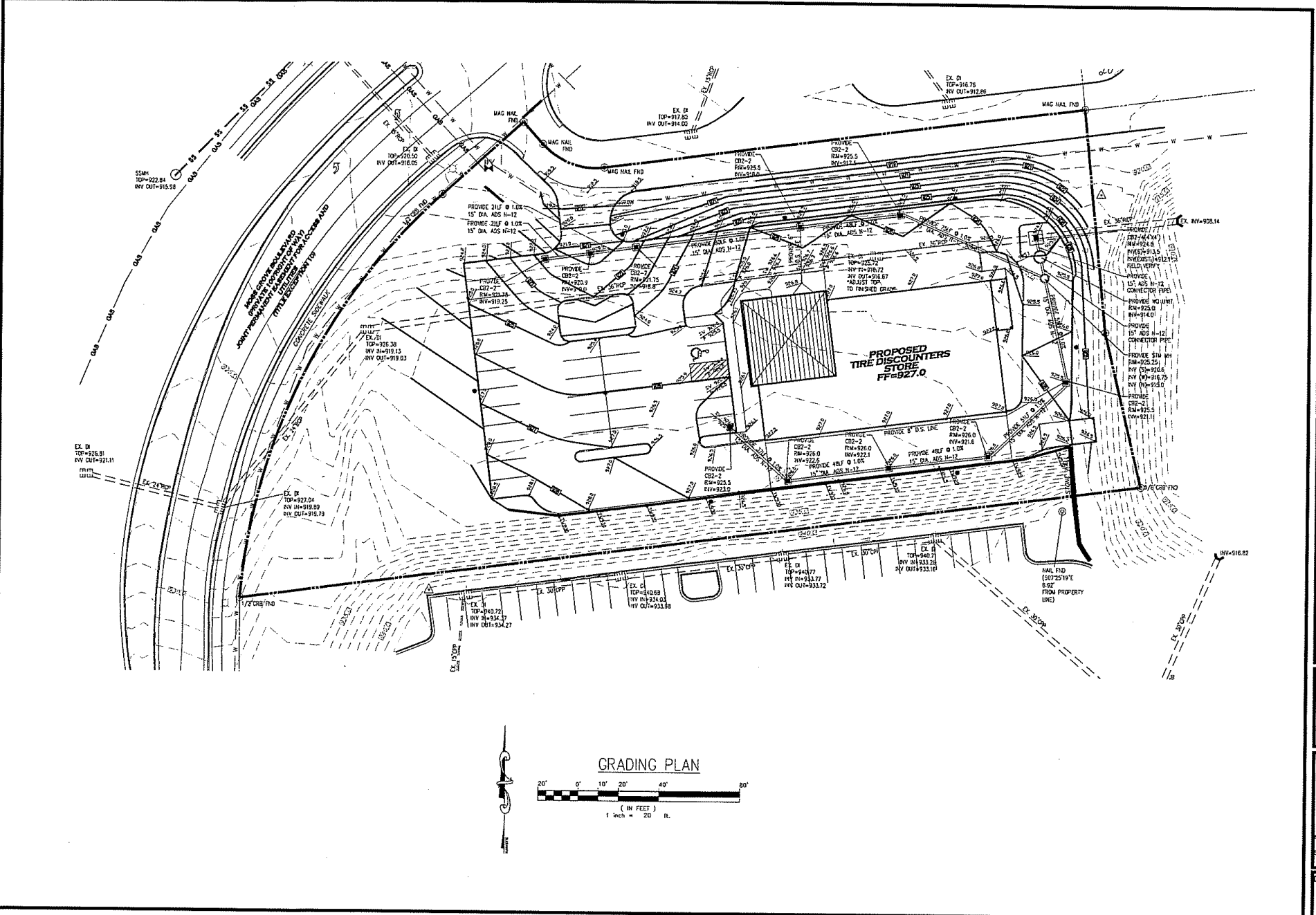


**GENERAL NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. ANY CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD SURVEYS 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.
3. 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 ENCOUNTERED 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 REPAIRS, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF TENNESSEE CONSTRUCTION AND MATERIAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DAMS, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MESH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, WIND AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTIES OR 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.
6. ALL EXPOSED SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT OPEN AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
7. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
8. ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE AND ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
9. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF KNOXVILLE AND TOOL DETAILS AND SPECIFICATIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIVISIONS.
11. LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS.
12. ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

DATE:		BY:		SCALE:		REVISIONS AND/OR ISSUES:	
<b>TIRE DISCOUNTERS</b> 1000 MOSS CROVE BLVD. KNOXVILLE, TENNESSEE							
<b>LESMAN ENGINEERING &amp; ASSOC.</b> ENGINEERS, ARCHITECTS, PLANNERS 8700 TOPIC HILLS, CINCINNATI, OHIO 45248 513-447-0400							
DRAWING TITLE							
SITE PLAN							
PROJ. NO.	DATE						
TD-CEDAR	8/18/17						
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TND	SL						
DRAWING NO.							
C2							





NO.	DATE	REVISIONS AND/OR ISSUES



**TIRE DISCOUNTERS**  
 3000 MORRIS GROVE BLVD.  
 DAYTONVILLE, TENNESSEE

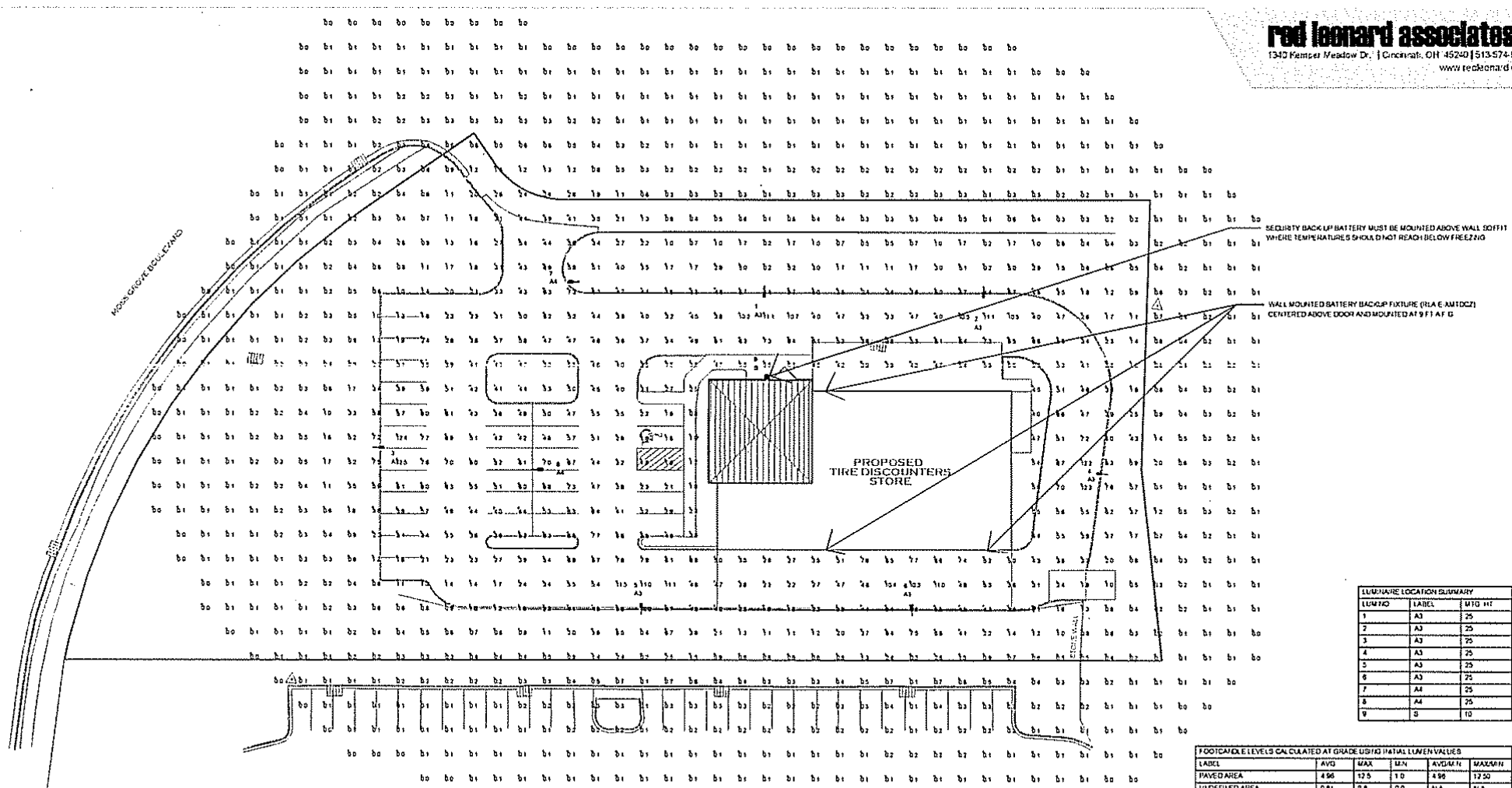
**LEBSMAN ENGINEERING & ASSOC.**  
 ENGINEERING, SURVEYING, PLANNING  
 2720 TOPICK HILL, CINCINNATI, OHIO 45244-8134

**SJL**  
 engineers

DRAWING TITLE  
**GRADING PLAN**

PROJ. NO. TO-CEDAR  
 DATE 8/18/17  
 DRAWN BY TMO  
 CHECKED BY S.A.

DRAWING NO.  
**C4**



LUMINAIRE LOCATION SUMMARY		
LUM#	LABEL	MFG HZ
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/FT	MAX/FT
PAVED AREA	4.96	12.5	1.0	4.96	12.50
UNDEFINED AREA	0.81	9.8	0.0	NA	NA

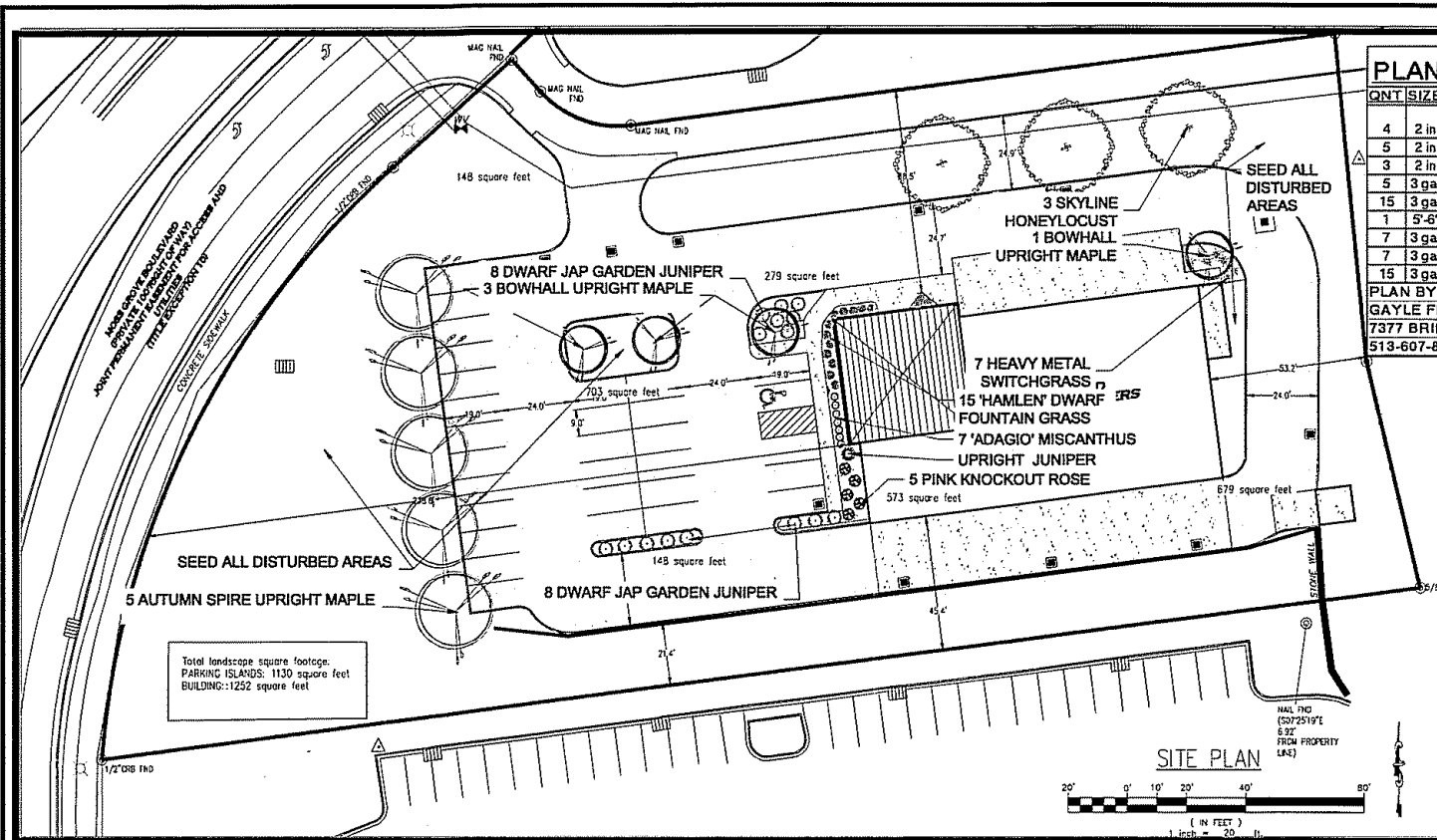
NOTE: ALL AREA LIGHTS ON NEW 27 FT POLES MOUNTED ON 3 FT CONCRETE BASES

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LF	ARR WATT	TOTAL WATT	MANUFACTURER	DESCRIPTION
—	6	A3	SINGLE	27344	1020	275.87	1654.02	Crab Inc	STR LWY 3VE H1-2 F LL BK A 57K
—	2	A4	SINGLE	28153	1020	278	558	Crab Inc	STR LWY 4VE H1-2 F LL BK A 57K
●	1	S	SINGLE	1074	1000	17.619	17.619	Crab, Inc	KR6-1A, 45K-120V EBT with KR6T-655C

REV	BY	DATE	DESCRIPTION
01	RL	02/27/17	REVISED TO ADD PARKING AND DRIVE PAVES

TIRE DISCOUNTERS - CEDAR BLUFF  
ANNVILLE, TN  
PROJECT NO: RL-4805-S1-R1





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  
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## SPECIFICATIONS AND DETAILS

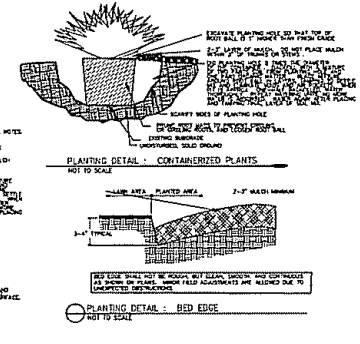
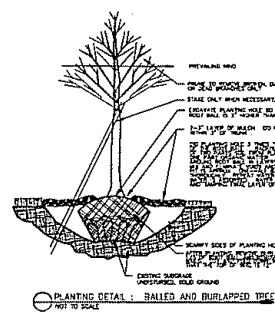
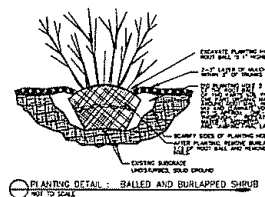
### GENERAL PLANTING NOTES

- \*CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING WORK.
- \*PROVIDE QUALITY SOIL, MULCH, SPREADS, AND VARIETY OF EXTERIOR PLANTS TO MATCH EXISTING PLANTINGS WITH SPECIFIC REQUIREMENTS IN AND 2601.
- \*INSTALL STAKES FOR PLANTING PLACEMENTS IN AND 2601.
- \*REMOVE EXISTING PLANTS AND SHRUBS INCLUDING WITH AND STAKES WITH HEAVY DUTY STAKES DEVELOPED BY LANDSCAPE ARCHITECT FOR EACH PLANTING. REMOVE EXISTING PLANTS AND SHRUBS INCLUDING WITH AND STAKES WITH HEAVY DUTY STAKES DEVELOPED BY LANDSCAPE ARCHITECT FOR EACH PLANTING. REMOVE EXISTING PLANTS AND SHRUBS INCLUDING WITH AND STAKES WITH HEAVY DUTY STAKES DEVELOPED BY LANDSCAPE ARCHITECT FOR EACH PLANTING.
- \*PROVIDE TREES AND SHRUBS OF SIZES AND GRADES CORRESPONDING WITH EXISTING TREES AND SHRUBS. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALS.
- \*FORMAL ARRANGEMENTS OR CONCERNING ORDER OF TREES OR SHRUBS TO SHOW, SELECT STOCK, OPERATIONAL HEIGHT AND SPREAD, AND HANGER LABEL TO ASSURE SYMMETRY IN PLANTING.
- \*LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF VARIETY 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 SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO INSPECT AND APPROVE EXISTING STOCK AND TO REMOVE DEFECTIVE OR UNDESIRABLE STOCK AT ANY TIME DURING THE COURSE OF WORK. REMOVE DEFECTIVE TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- \*TOPSOIL SHALL BE A MINIMUM OF 6 INCHES TO 2, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTERIOR MATERIALS HARMFUL TO PLANT GROWTH.
- \*COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, OR A BLEND OF 5 TO 10 PERCENT COMPOST TO 90 PERCENT TOPSOIL. PERCENT PASSES THROUGH ONE INCH SEIVE. SOLUBLE SALT CONTENT OF 10 TO 15 PERCENT MAXIMUM, NOT EXCEEDING 0.5 PERCENT HEAVY METALS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- \*FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONTAINING 40 PERCENT WATER-SOLUBLE NITROGEN PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- \*MULCH TO BE FREE FROM DETERIORATED MATERIALS AND SUITABLE AS A TOP DRESSING FOR TREES AND SHRUBS, AND WILL BE EITHER SHREDDED RECYCLED PAPER OR PINE STRAW UNLESS NOTED OTHERWISE.
- \*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 REVISIONS AND INSTRUCTIONS REGARDING PROTECTION OF UTILITIES.
- \*PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PARKWAYS, AND OTHER FACILITIES, AND LANDSCAPE EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

- \*PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISBURSE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND NEIGHBORHOODS.
- \*LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STATE LOCATIONS, DUBBLE AREAS, ADJUST LOCATIONS WHEN NECESSARY, AND OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT BEFORE PLANTING. MAKE WORK 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:
  - LOCUS SUBGRADE TO A DEPTH OF 4" - 6" - REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBER, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM BY OWNER'S PROPERTY.
  - SPREAD COMPOST AT A DEPTH OF 4" - 6" AND TILL WITH LOCATED SUBGRADE, USING HOES/SHOVELS.
  - GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE FINISH WITH LOCUS SUBGRADE. FINE TILLAGE, ROLL AND BAKE, REMOVE STONES, AND FILL.
  - TOPSOIL SHALL BE 4" DEEP (SEE DETAIL).
- \*MULCH LANDSCAPE BEDS IF SPECIAL CONDITIONS SHOW EVIDENCE OF UNDESIRABLE WATER SEepage OR IRRIGATION IN TREE OR SHRUB PLANTING BEDS TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.

- WARRANTY**
- \*CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
  - \*CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNDESIRABLE GROWTH DIVERSITY FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
  - \*WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, GRASSES, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
  - \*SERVICES PROVIDED BY WARRANTY SHALL INCLUDE:
    - MAINTENANCE UPON PROVISION BY EXTERIOR PLANTINGS DURING WARRANTY PERIOD.
    - REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO BE REPLACED BY THE SUCCEEDING PLANTING SEASON.
    - REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNDESIRABLE CONDITION AT END OF WARRANTY PERIOD.
  - \*WARRANTY SHALL BE LIMITED TO THE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSS OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS SET FORTH.

- PERFORM A SOIL TEST FOR SEED NEEDED, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
- \*THE AREA TO BE SEED TO A DEPTH OF 1" - 2" SHALL BEED AREA TO REMOVE STONES OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLAGE.
  - \*SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE. MAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
  - \*PROTECT SEEDING AREAS WITH SLOPES EXCEEDING 1:8 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 STRAW 1-1/2" IN LOOSE DEPTH OVER SEEDING AREAS.



REVISIONS AND/OR ISSUES

THE DISCOVERERS  
 10000 WOODLAND BLVD  
 FORTSMITH, ARKANSAS

LESZMAN ENGINEERING & ASSOC.  
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 4720 TOPIC HILLS, CINCINNATI, OHIO 45240 513-607-8090

SJL  
 engineers

DRAWING TITLE  
 LANDSCAPE PLAN

PROJ. NO. 16-01  
 DATE 8/16/17  
 DRAWN BY GAF  
 CHECKED BY S.A.

DRAWING NO.  
 L1