

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

▶ **FILE #:** 9-J-17-UR

**AGENDA ITEM #:** 62

**AGENDA DATE:** 9/14/2017

▶ **APPLICANT:** SHERRILL HILL II, LLC

OWNER(S): Sherrill Hill II, LLC

TAX ID NUMBER: 132 02722

[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:** 1.72 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: Ten Mile Creek and Sinking Creek

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

▶ **EXISTING LAND USE:** Commercial center

▶ **PROPOSED USE:** Commercial center

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 an additional mixed commercial building of approximately 2400 square feet for a total building area on this site of approximately 10,850 square feet, subject to 7 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. Due to the visibility and turning radius problems for the driveway intersection at the northwest corner of the proposed building, the traffic flow will have to be one-way along both of the driveways (northbound on the west side of the building and eastbound along the north side of the building). This change will also impact the layout of the parking spaces along the south side of the existing 8,450 square foot building. Alternative solutions to this problem may be considered subject to review and approval by both the City of Knoxville Department of Engineering and Planning Commission staff.
5. Installation of the sidewalks as designated on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
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. 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.

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

#### **COMMENTS:**

The Planning Commission has approved three separate use on review applications for the development of this 1.722 acre site since January 14, 2016. The last approval designated the southern portion of the site as a parking lot to serve potential restaurants in the existing 8,450 square foot building.

In this new application an additional building of approximately 2,400 square feet is proposed on the southern portion of the site for retail use. An earlier approval had identified this area as a future building site. Due to a view shed easement that was placed across the eastern portion of this lot for Academy Sports, building development is limited to the western half of the lot. As proposed, the building size and layout creates visibility and turning radius problems for the driveway intersection at the northwest corner of the proposed building. Staff has recommended a condition to address that issue.

Approval of this application will replace the previous approval.

#### **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

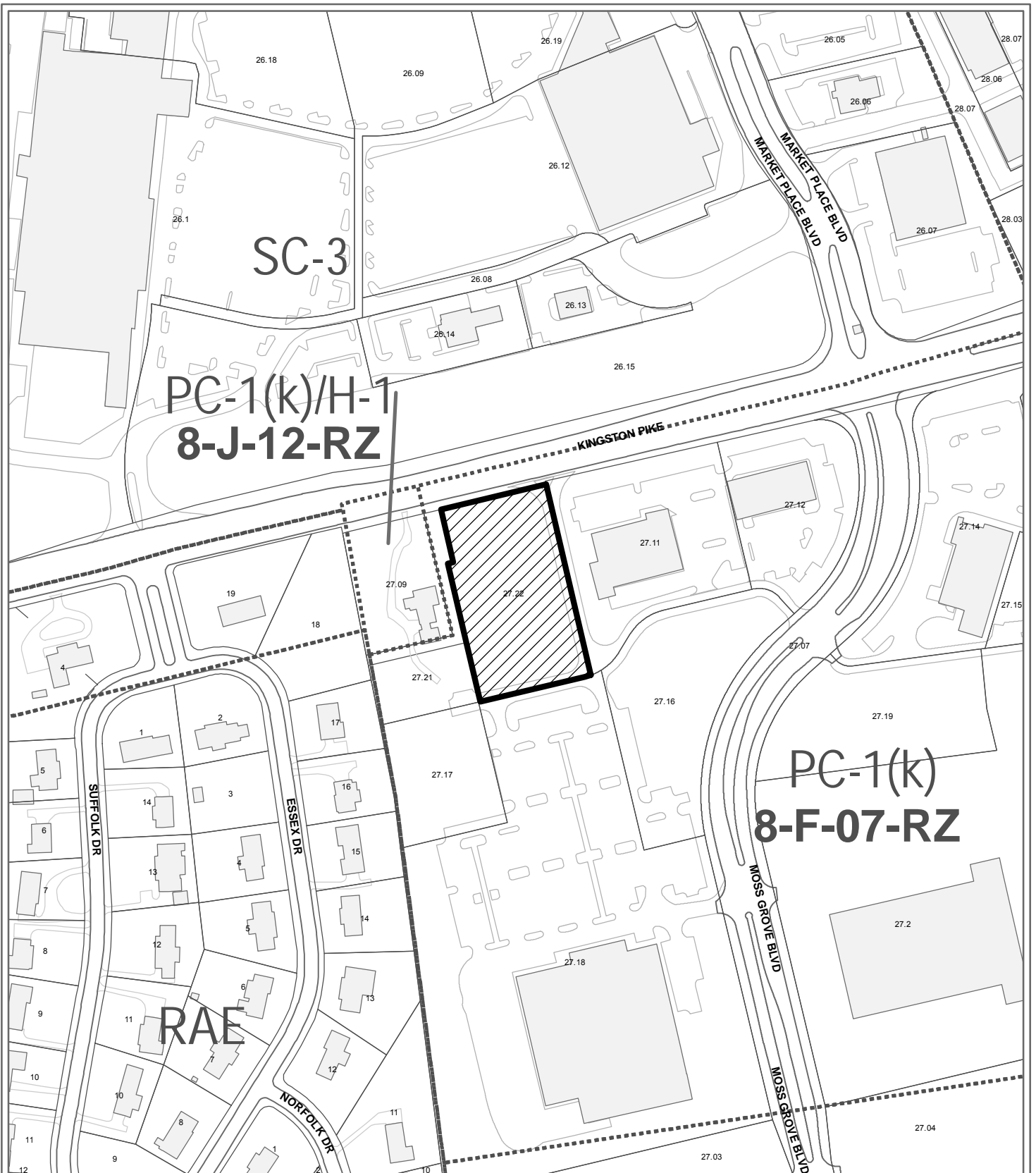
the Sector Plan and One Year Plan.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**9-J-17-UR  
USE ON REVIEW**

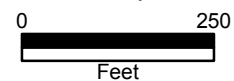
Petitioner: Sherrill Hill II, LLC



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

Map No: 132

Jurisdiction: City



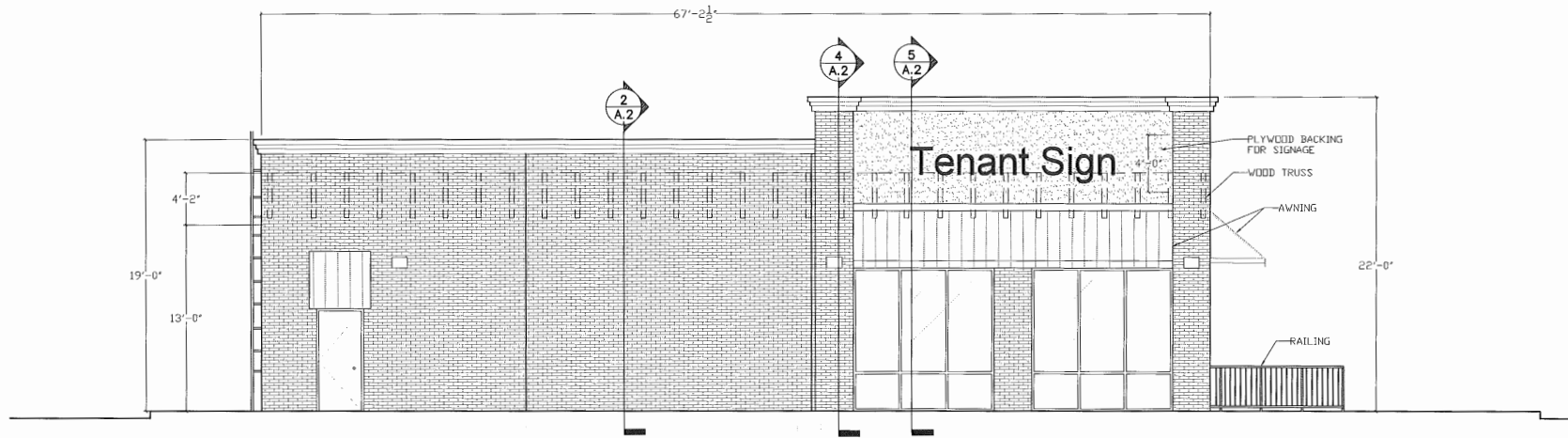
Original Print Date: 8/16/2017  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

PLOT DATE: 8/4/2017 JK-Jobs.v4 - KBM Commercial Properties,1 - Potential Jobs v1 (700-019) Sherrill Hill Bldg. Inc. v11

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ARCH  
 A2.2 RIGHT ELEVATION  
 1/4" = 1'-0"



ARCH  
 A2.2 LEFT ELEVATION  
 1/4" = 1'-0"

9-J-17-UR

**Marketing Elevations**  
 (Subject to Change)



**TRUE LINE**  
CONSTRUCTION COMPANY, LLC

COMMERCIAL, RETAIL, RESIDENTIAL & CHURCH BUILDING  
 1550 HIGHWAY 126, BRISTOL, TN 37620 423-668-9144  
 www.truelineinc.com



**KBM** commercial properties  
 K.B.M. P.L.L.C. P.O. BOX 5116  
 1550 HIGHWAY 126, BRISTOL, TN 37620  
 423-668-3321  
 MANAGING COMPANY

A NEW DEVELOPMENT FOR:  
**SHERRILL HILL II  
 BUILDING B**  
 KNOXVILLE, TN

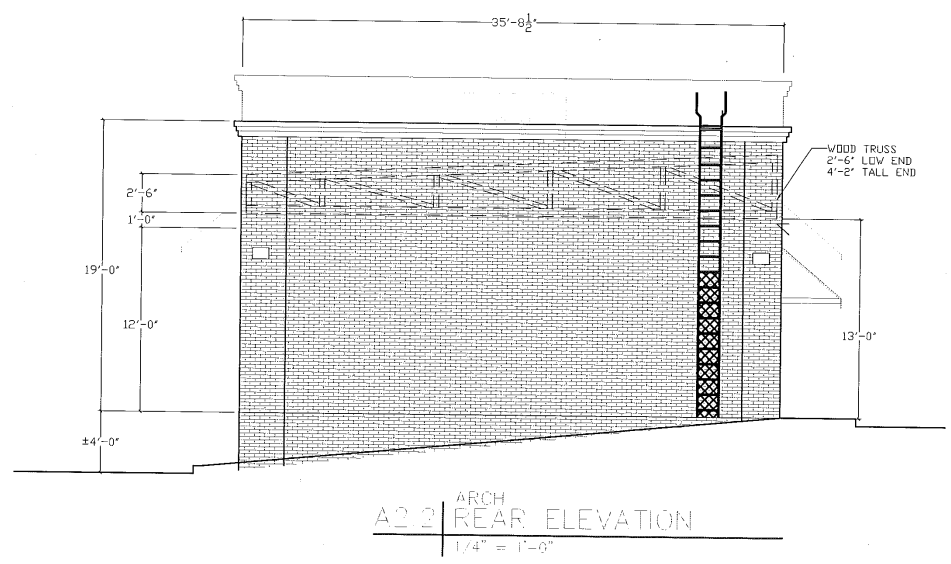
NO.	DESCRIPTION

<input type="checkbox"/> REVISIONS	<input type="checkbox"/> APPROVED	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> COMPLETE
<input type="checkbox"/> DESIGN	<input type="checkbox"/> REVIEW	<input type="checkbox"/> VERIFY	<input type="checkbox"/> DOCUMENT

Project number	1900-007
Date	
Drawn by	CS
Checked by	
Scale	

PLOT DATE: 8-14-2017 Job: Jobs-4 - KBM Commercial Properties I - Potential Jobs: J700-019 Sherrill Hill 2 Fear Bldg Knoxville TN

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**Marketing Floorplan**  
(Subject to Change)

**9-J-17-UR**



**TRUE LINE**  
CONSTRUCTION COMPANY, LLC  
COMMERCIAL, RETAIL, RESIDENTIAL & CHURCH BUILDERS  
1550 HIGHWAY 124, BOSTON, TN 37620 423-988-9114  
www.trueinellc.com

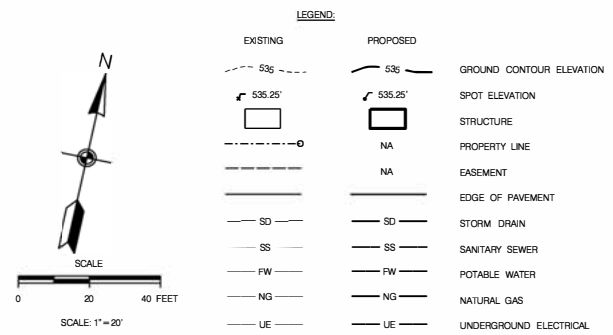
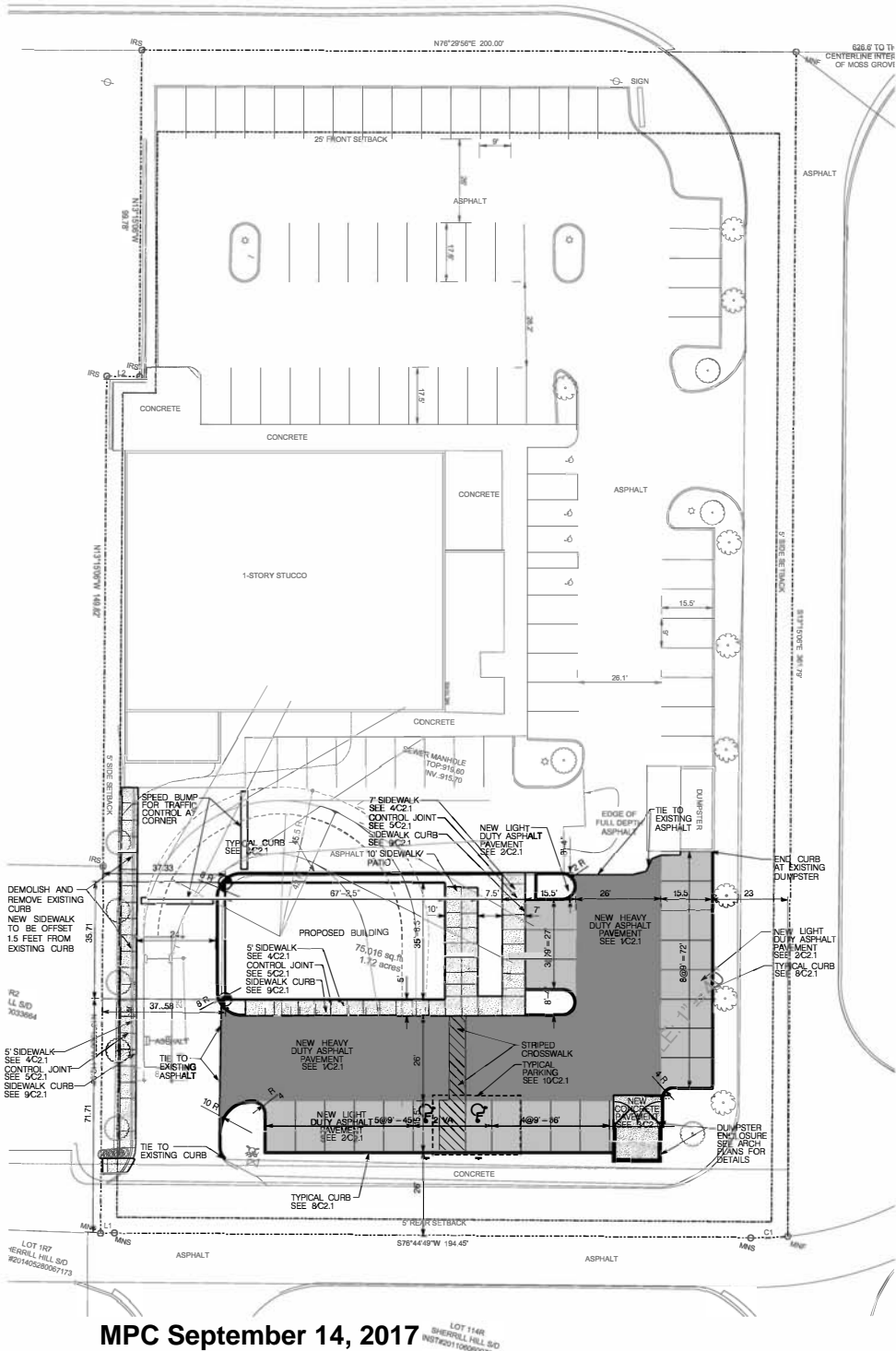
**KBM** commercial properties  
KEEPING YOU IN OUR SITES  
1550 HIGHWAY 124, BOSTON, TN 37620  
423-988-9320  
MANAGING COMPANY

A NEW DEVELOPMENT FOR:  
**SHERRILL HILL II  
BUILDING B**  
KNOXVILLE, TN

REVISIONS:

NO.	DESCRIPTION	DATE

<input type="checkbox"/> ARCHITECT REVIEW	<input type="checkbox"/> CONSTRUCTION REVIEW
<input type="checkbox"/> MECHANICAL REVIEW	<input type="checkbox"/> FINISHES REVIEW
Project number: 1500-007	
Date: _____	
Drawn by: CS	
Checked by: _____	
Scale: _____	



**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
536	536	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	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
○	●	MAN-HOLE
○	⊙	WATER METER
○	○	FIRE HYDRANT
→	→	SURFACE FLOW
NA	—X—	SILT FENCING
NA	---	CURB
NA	[Symbol]	CONCRETE PAVEMENT
NA	[Symbol]	ASPHALT PAVEMENT
NA	[Symbol]	CONSTRUCTION ENTRANCE
NA	[Symbol]	EROSION CONTROL MAT

**SITE LAYOUT NOTES**

- USE: RETAIL, ZONING: PC-1, PARCEL 132 02710
- TOTAL BUILDING AREA: EXISTING 8,450 SF, PROPOSED 2,400 (1 STORY)
- TOTAL SITE: 1.722 AC, TOTAL DIST AREA: 0.32 AC, TOTAL NEW IMPERV: 0.26 AC. NEW IMPERVIOUS WAS PREVIOUSLY ADDRESSED FOR WATER QUANTITY AND QUANTITY.
- DEED REFERENCE: 20140912-001510, CITY BLOCK: 46346, WARD: 47
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0262F
- SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY HUMPHREYS SURVEYING DATED 06/07. 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 THE OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- PARKING SUMMARY:  
TOTAL REQUIRED: 81 SPACES  
TOTAL PROVIDED: 91 SPACES  
BASIS: 1 SPACE PER 200 SF (RETAIL) + 1 SPACE PER 100 SF (REST)  
BUILDING A RESTAURANT: 2,250 X 1100 = 22.5 + RETAIL 3,200 X 1,200 = 16  
BUILDING B RESTAURANT: 0 X 1100 = 0 + RETAIL 2,400 X 1,200 = 12  
TOTAL = 81 SPACES
- SETBACKS:  
FRONT: 25'  
SIDE: 5'  
REAR: 5'
- 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.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION 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.

9-J-17-UR  
Revised: 8/30/2017

**OWNER:**  
TRUE LINE CONSTRUCTION CO., LLC  
1530 HWY 126  
BRISTOL TN 37620  
PHONE: 423-968-9164  
CONTACT: CLAY SHAFFER

**ENGINEER:**  
WILL ROBINSON & ASSOCIATES  
131 BRENTWOOD DR  
OKA RIDGE, TN 37830  
PHONE: 386-4500  
FAX: 877-663-2233  
CONTACT: WILL ROBINSON

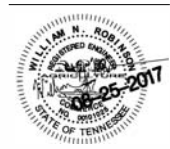
**CONTRACTOR:**  
TRUE LINE CONSTRUCTION CO., LLC  
1530 HWY 126  
BRISTOL TN 37620  
PHONE: 423-968-9164  
CONTACT: CLAY SHAFFER



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**TRUE LINE CONSTRUCTION COMPANY, LLC**

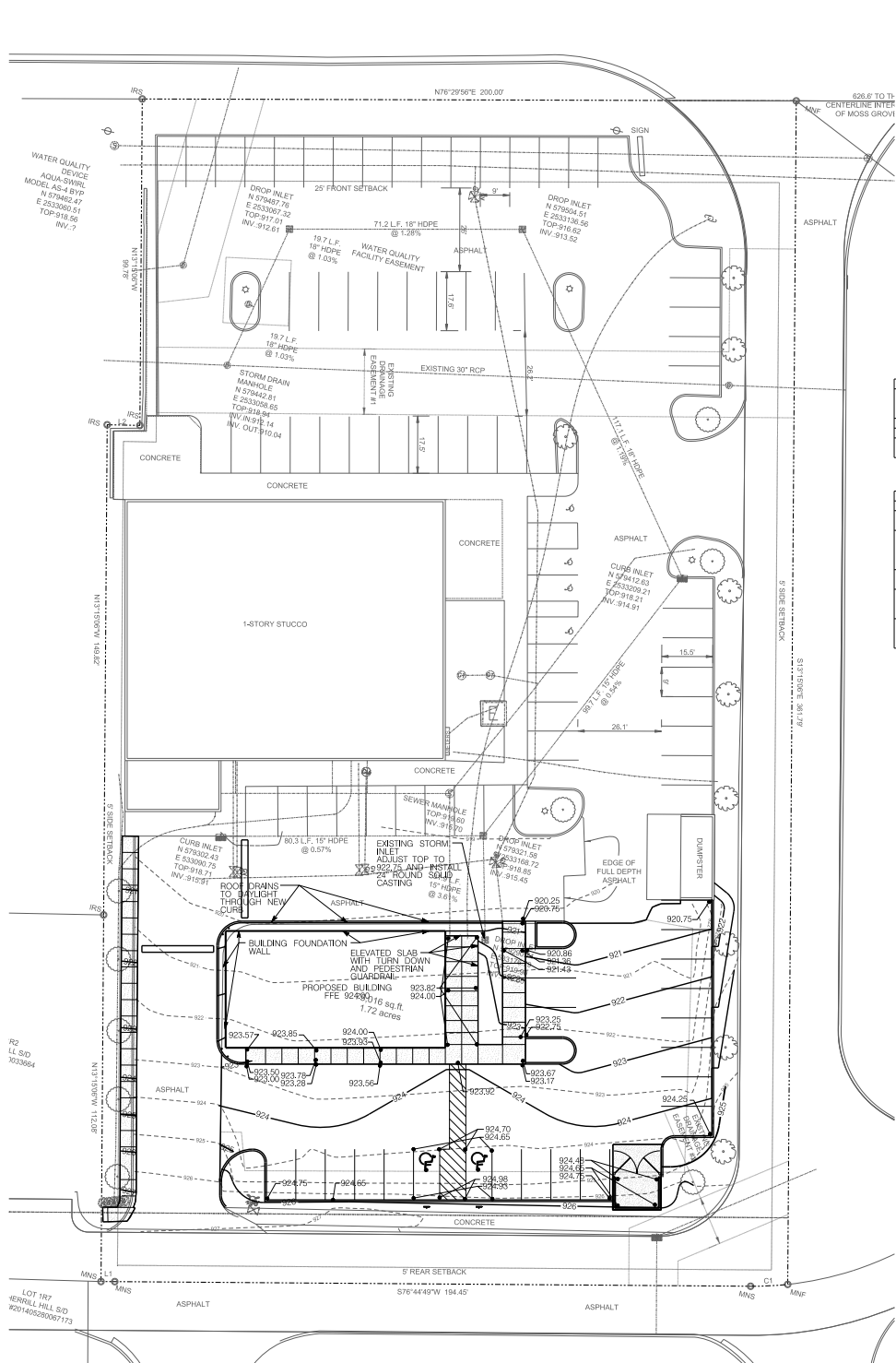
**SHERILL HILL II BUILDING B**  
TRUE LINE CONSTRUCTION  
KNOXVILLE, TENNESSEE



SITE LAYOUT PLAN

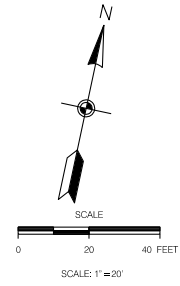
DATE: 25 AUGUST 2017  
PROJECT NO.: 15064  
PROJ. MGR.: GAE

**C1.1**  
Agenda Item # 62



LEGEND:

EXISTING 53s	PROPOSED 53s	GROUND CONTOUR ELEVATION
53s.25'	53s.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
FW	FW	POTABLE WATER
NG	NG	NATURAL GAS
UE	UE	UNDERGROUND ELECTRICAL
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	SURFACE FLOW
[Symbol]	[Symbol]	SILT FENCING
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	ASPHALT PAVEMENT
[Symbol]	[Symbol]	CONSTRUCTION ENTRANCE
[Symbol]	[Symbol]	EROSION CONTROL MAT



TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
MAY 1 TO JULY 15	SUDAN - SCORRHUM	100%
MAY 1 TO JULY 15	SURE MILLT	100%
JULY 1 TO JANUARY 1	BALBOA RYE	67%
	ITALIAN RYE	33%

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	15%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	10%
	GERMAN WHEAT	10%
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)	70%
	ANNULY LESPEDEZA	30%
AUGUST 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

SITE GRADING NOTES

- SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NAD83.
- SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON A SURVEY BY HUMPHREYS SURVEYING DATED 02/07. 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.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
- 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.
- 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.
- ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
- NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
- 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.
- 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.
- 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.
- 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.
- 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 OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
- 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.
- NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
- CONSTRUCTION MATERIALS WILL BE STAGED IN THE EXISTING PARKING AREA FOR TRASH ON THE PROJECT PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
- 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.

9-J-17-UR  
Revised: 8/30/2017

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**TRUE LINE**  
CONSTRUCTION COMPANY, LLC

**SHERILL HILL II  
BUILDING B**  
TRUE LINE CONSTRUCTION  
KNOXVILLE, TENNESSEE



SITE GRADING PLAN

DATE: 25 AUGUST 2017  
PROJECT NO.: 15064  
PROJ. MGR.: GAE

C13  
Agenda Item # 62



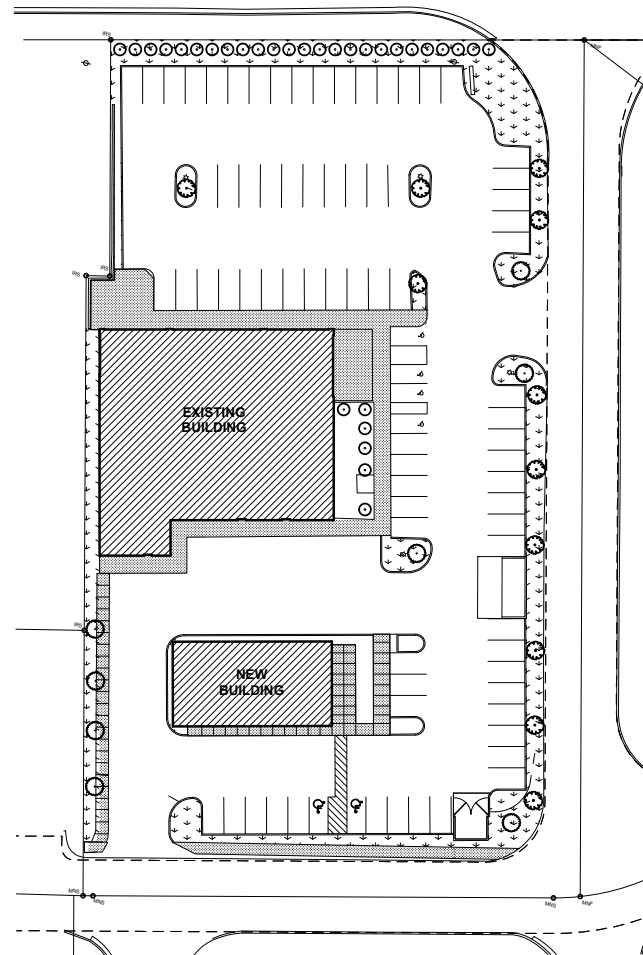
**LANDSCAPE NOTES:**

1. TREE PLANTING / REPLACEMENT SHALL COMPLY WITH PART 1 CHAPTER 14 OF THE CITY OF KNOXVILLE ZONING ORDINANCE
2. 17 TREES PROVIDED BASED ON AN ACREAGE OF 1.722 ACRES. TREES SHALL BE A MIXTURE OF 50% LARGE TREES AND 50% 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.
3. DO NOT PLANT TREES IN PROPERTY EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE EASEMENT HOLDER.
4. 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.

**TREE LEGEND:**

- "LARGE" TREE: TULIP POPLAR, SHUMARD OAK OR SIMILAR
- ⊗ "ORNAMENTAL" TREE: SIOUX CRAPE MYRTLE OR SIMILAR
- "EVERGREEN SHRUB" SCREEN: COMPACT INKBERRY HOLLY (ILEX GLABRA 'COMPACTA') OR SIMILAR

NOTE:  
1. ALL TREES ARE EXISTING, NO NEW PROPOSED.



9-J-17-UR  
Revised: 8/30/2017



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

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Knoxville, TN 37919  
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Fax 865.602.7742  
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**SHERRILL HILL II**  
TRUE LINE CONSTRUCTION  
KNOXVILLE, TENNESSEE

LANDSCAPE PLAN

DATE: 30 AUG. 2017  
PROJECT NO.: 15069  
PROJECT MGR.: GREG S.



LANDSCAPE PLAN

SCALE: 1" = 30'

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

Use on Review  Development Plan

Name of Applicant: Sherrill Hill II, LLC

Date Filed: 8-7-17 Meeting Date: 9-14-17

Application Accepted by: Sherry Michienzi

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \_\_\_\_\_ File Number: Use on Review 9-J-17-UR



**PROPERTY INFORMATION**

Address: 9314 Kingston Pike  
 General Location: 3/5 Kingston Pike (in front of Academy Sports) w/s Moss Grove Blvd  
 Tract Size: 1.72 No. of Units: Blvd  
 Zoning District: PC-1 (K)  
 Existing Land Use: Commercial Strip Center

Planning Sector: CC Southwest County  
 Sector Plan Proposed Land Use Classification: CC

Growth Policy Plan Designation: \_\_\_\_\_  
 Census Tract: 57.06  
 Traffic Zone: 171  
 Parcel ID Number(s): 13202722  
 Jurisdiction:  City Council 2 District  
 County Commission 3 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

*same as authorization*

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: per Will Robinson  
 E-mail: & Assoc. 386-4200

*same as authorization*

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential  
 Home Occupation (Specify Occupation)  
 \_\_\_\_\_  
 Other (Be Specific)  
Retail

**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: Ku

PLEASE PRINT  
 Name: K. D Moore  
 Company: Sherrill Hill II, LLC  
 Address: 1550 Hwy 126  
 City: Bristol State: IN Zip: 37620  
 Telephone: 423-968-3321  
 E-mail: \_\_\_\_\_