

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

▶ **FILE #:** 5-I-18-UR

AGENDA ITEM #: 51

AGENDA DATE: 5/10/2018

▶ **APPLICANT:** WEST TOWN MALL, LLC

OWNER(S): West Town Mall, LLC

TAX ID NUMBER: 120 K A 001, 013, 00103 AND 00105

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7600 Kingston Pike

▶ **LOCATION:** South side of Kingston Pike, west side of Morrell Rd., north side of Gleason Dr., and east side of Montvue Rd.,

▶ **APPX. SIZE OF TRACT:** 72.34 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Morrell Rd., Gleason Dr. and Montvue Rd., all being minor arterial streets with a five lane street section within an 88' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** SC-3 (Regional Shopping Center)

▶ **EXISTING LAND USE:** West Town Mall

▶ **PROPOSED USE:** West Town Mall site and building improvements.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed commercial - C-3 (General Commercial) & C-5 (Tourist Commercial)

South: Residences and offices - R-1 (Low Density Residential), R-1A (Low Density Residential); O-1 (Office, Medical, and Related Services) & O-3 (Office Park)

East: Mixed commercial - C-4 (Highway and Arterial Commercial) & PC-1 (Retail and Office Park)

West: Mixed commercial and residences - C-4 (Highway and Arterial Commercial) & R-1 (Low Density Residential), O-3 (Office Park) & O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: The West Town Mall site is a major commercial node along Kingston Pike. The mall adjoins residential development to the south and west.

STAFF RECOMMENDATION:

▶ **APPROVE the West Town Mall building and parking lot improvements as shown on the development plan, subject to 5 conditions.**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health

Department.

2. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the City of Knoxville Tree Ordinance and the City of Knoxville Urban Forester.

With the conditions noted, this plan meets the requirements for approval of a use on review in the SC-3 District.

COMMENTS:

The applicant has submitted a new round of building renovations and site improvements for the West Town Mall. At the April 12, 2018 meeting the Planning Commission approved a new sign master plan for the mall to help with entrance identification and way finding around the mall.

This new phase includes a major change to one of the anchor tenant buildings and improvements to the main drive aisle and parking lot. The building changes include the demolition of the two story Sears building that is located on the west side of the mall. That building will be replaced with a one story building for a new anchor tenant. The new building will have a floor area of approximately 80,000 square feet which is approximately half of the existing Sears building. The parking lot improvements will occur in front of the new building with a change in alignment of the main drive aisle around the mall in the area of the building changes. Adjustments to the parking lot in this area will also be made. The applicant obtained three parking variances from the Knoxville Board of Zoning Appeals on April 19, 2018 regarding parking aisle widths and parking medians in order to accommodate existing parking lot conditions. The proposed changes in the parking lot also include the addition of landscape islands and the planting of some larger trees.

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

1. All utilities are in place to serve this site.
2. The proposed site improvements should not negatively affect the character of the surrounding commercial development and residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed site improvements are consistent with requirements of the SC-3 zoning district, as well as other general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas since the mall has direct access to three minor arterial streets.

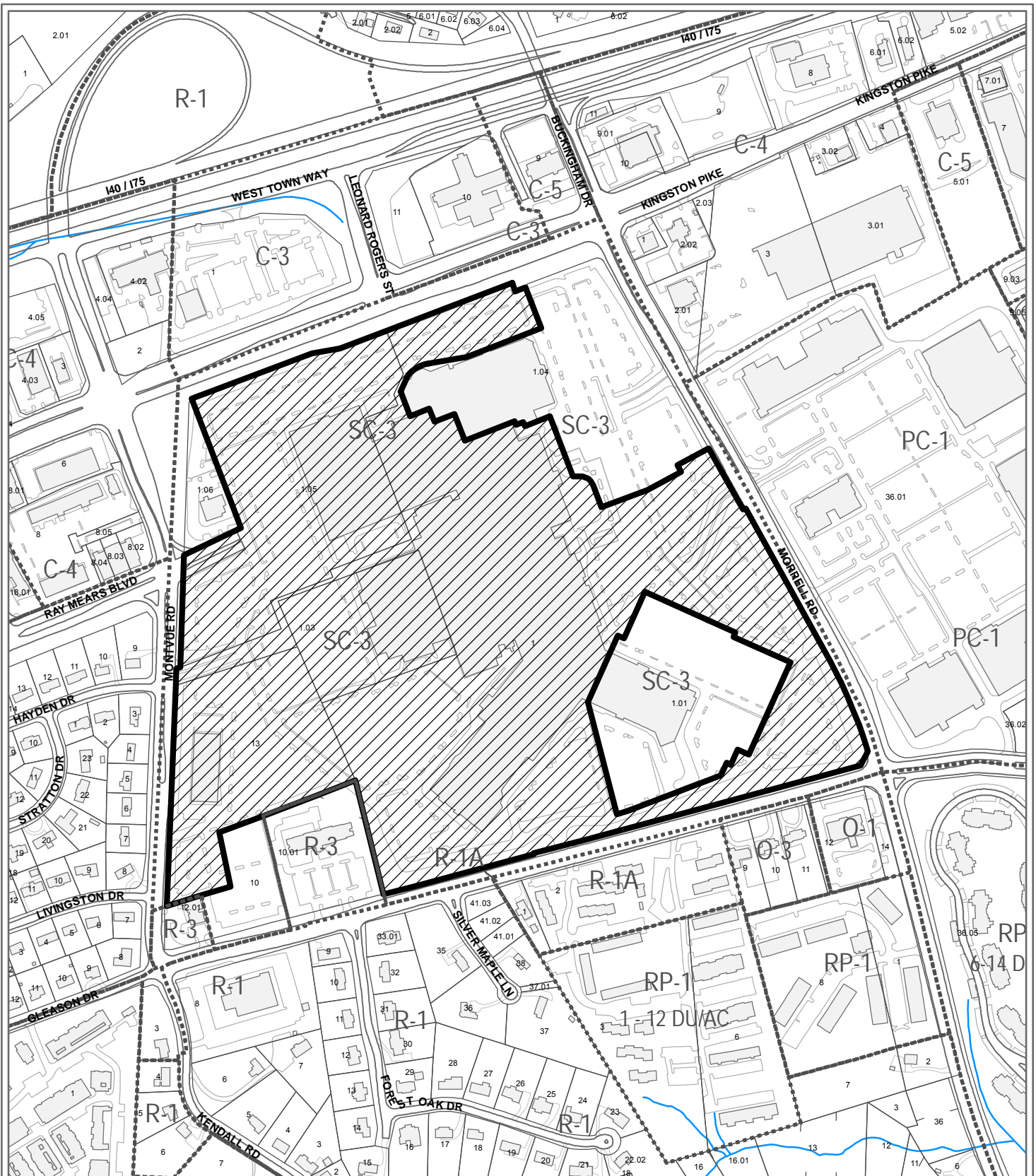
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan and the West City Sector Plan propose mixed use - regional commercial uses for this site. The proposed mall improvements are in conformity with the One Year Plan and the West City Sector 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.



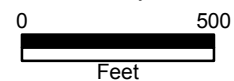
**5-I-18-UR
USE ON REVIEW**

Petitioner: West Town Mall, LLC



West Town Mall site and building improvements. in SC-3 (Regional Shopping Center)

Map No: 120
Jurisdiction: City



Original Print Date: 4/16/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

WEST TOWN MALL IMPROVEMENTS

WEST TOWN MALL - KNOXVILLE, TN

DEVELOPMENT PLANS
APRIL 2018

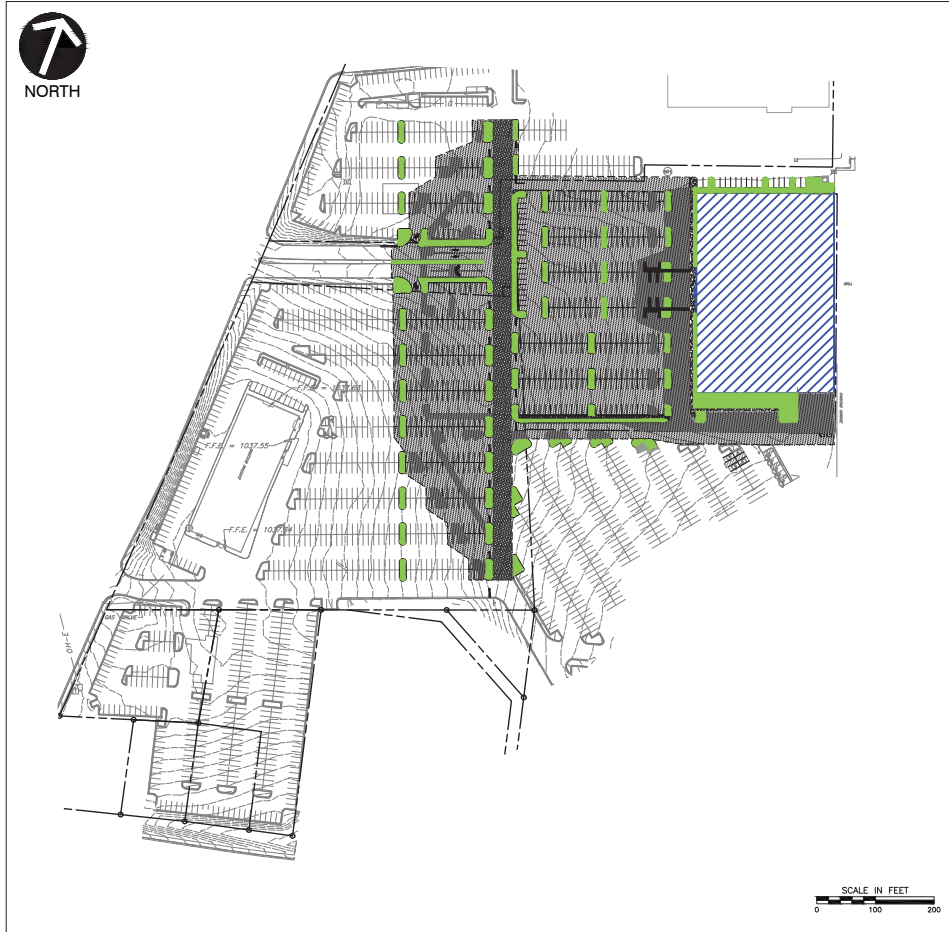


VICINITY MAP



U.S.G.S. MAP

USGS 7.5 MIN TOPOGRAPHIC MAP



LIST OF DRAWINGS

- C000 COVER SHEET
- C100 SITE DEMOLITION PLAN
- C200A OVERALL MALL SITE
- C200 SITE LAYOUT PLAN
- C300 SITE GRADING PLAN
- C400 SITE DRAINAGE PLAN
- C500 SITE UTILITY PLAN
- C700 LANDSCAPING PLAN
- ELEVATIONS
- PHOTOMETRIC PLAN

5-I-18-UR
Revised: 4/27/2018

DEVELOPER

WEST TOWN MALL, LLC
225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS
2704 CHEROKEE FARM WAY, STE. 101
KNOXVILLE, TN 37920
PH: 865-977-9997
CONTACTS: MATT SPRINKLE, PE

**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISION RECORD

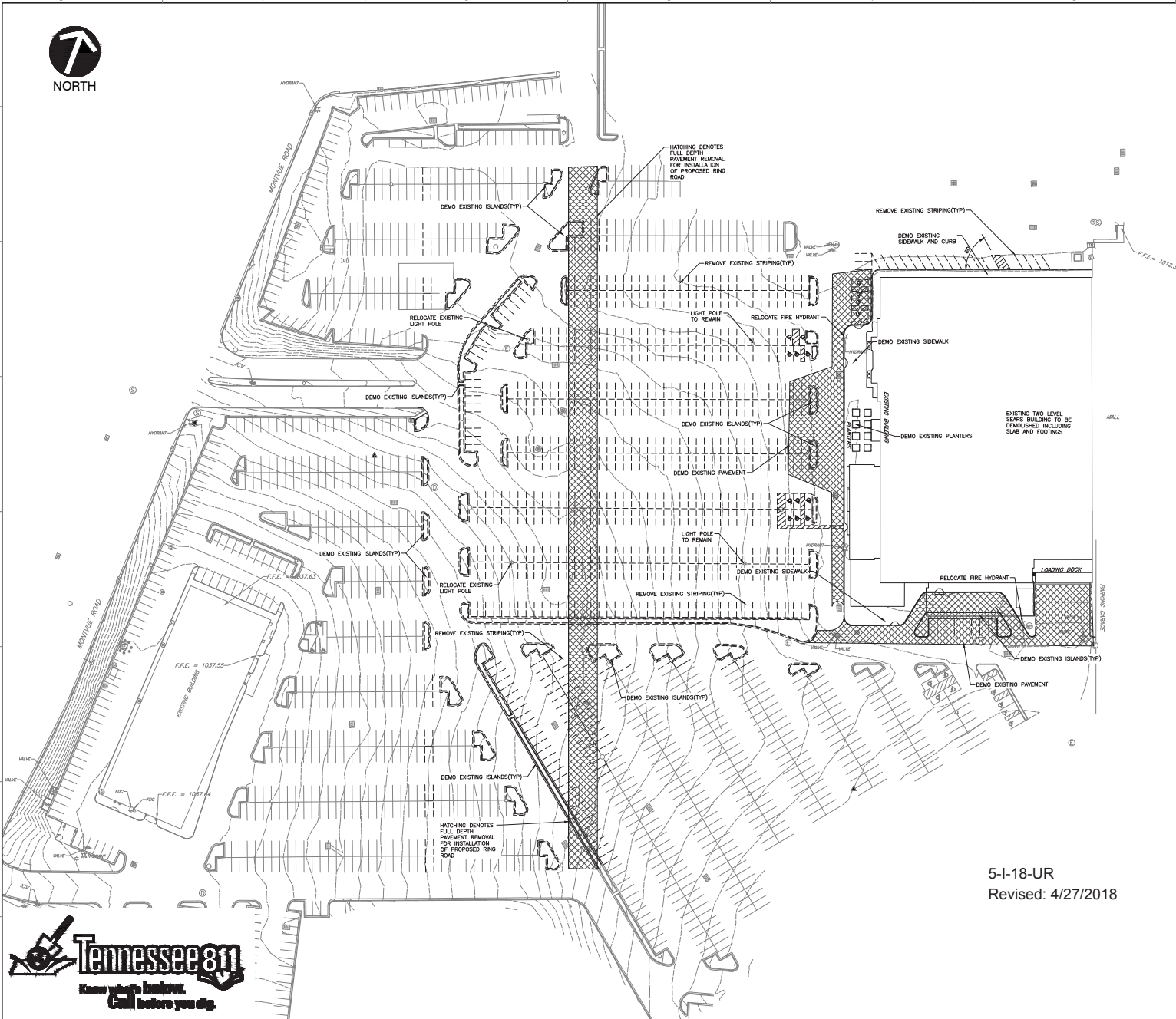
CEC
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
Ph: 865.977.9997 / Fax: 865.977.9919
www.cecinc.com

WEST TOWN MALL LLC
WEST TOWN MALL IMPROVEMENTS
7600 KINGSTON PIKE
KNOXVILLE, TN

COVER SHEET

DRAWING NO.
C000

SHEET



LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING PARKING SPACE COUNT
- PROPOSED PARKING SPACE COUNT
- PROPOSED CURB
- PROPOSED BUILDING
- FUTURE BUILDING
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SEAL COAT AREAS
- FULL DEPTH PAVEMENT DEMOLITION

SURVEY MISC. NOTES

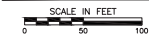
1. COORDINATE REFERENCE: TENNESSEE STATE PLANE NAD 83.

REFERENCE

1. EXISTING PROPERTY DATA WAS PREPARED BY CEC. TOPOGRAPHIC INFORMATION SHOWN IS FIELD WORK PERFORMED BY CEC.
2. THE PROPERTY SHOWN ON THIS PLAN IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 4708X0268F BEARING AN EFFECTIVE DATE OF MAY 2, 2007.

5-I-18-UR
Revised: 4/27/2018

**PRELIMINARY
NOT FOR CONSTRUCTION**



REVISION RECORD

NO.	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
 2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
 Ph: 865.977.9897 Fax: 865.977.9819
 www.cecinc.com

WEST TOWN MALL LLC
WEST TOWN MALL IMPROVEMENTS
7600 KINGSTON PIKE
KNOXVILLE, TN

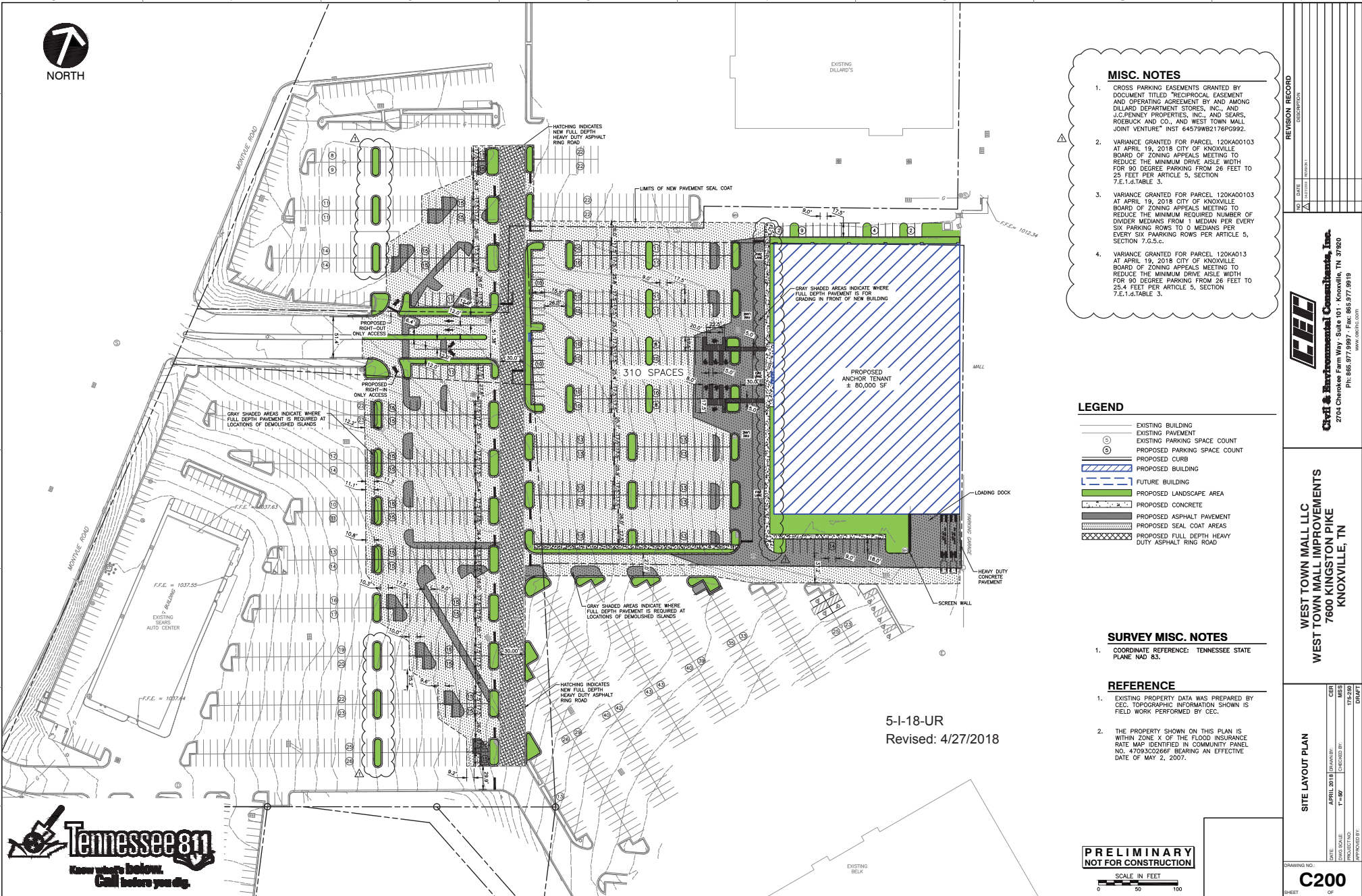
SITE DEMOLITION PLAN

DATE:	APRIL 2018	DRAWN BY:	CEC
DWG SCALE:	1"=40'	CHECKED BY:	MBS
PROJECT NO.:	1712-250	DATE:	4/27/18
PROPOSED BY:			

DRAWING NO. **C100**
 SHEET 01

P:\1712\1712-250\1712-250.dwg (1712-250-001) 4/27/2018 11:52:50 AM (1712-250-001) 4/27/2018 11:52:50 AM





MISC. NOTES

- CROSS PARKING EASEMENTS GRANTED BY DOCUMENT TITLED "RECIPROCAL EASEMENT AND OPERATING AGREEMENT BY AND AMONG DILLARD DEPARTMENT STORES, INC., AND J.C.PENNEY PROPERTIES, INC., AND SEARS, ROEBUCK AND CO., AND WEST TOWN MALL JOINT VENTURE" INST 64579WB2176PG992.
- VARIANCE GRANTED FOR PARCEL 120KA00103 AT APRIL 19, 2018 CITY OF KNOXVILLE BOARD OF ZONING APPEALS MEETING TO REDUCE THE MINIMUM DRIVE AISLE WIDTH FOR 90 DEGREE PARKING FROM 26 FEET TO 25 FEET PER ARTICLE 5, SECTION 7.E.1.G.TABLE 3.
- VARIANCE GRANTED FOR PARCEL 120KA00103 AT APRIL 19, 2018 CITY OF KNOXVILLE BOARD OF ZONING APPEALS MEETING TO REDUCE THE MINIMUM REQUIRED NUMBER OF DIVIDER MEDIANS FROM 1 MEDIAN PER EVERY SIX PARKING ROWS TO 0 MEDIANS PER EVERY SIX PARKING ROWS PER ARTICLE 5, SECTION 7.E.1.G.5.e.
- VARIANCE GRANTED FOR PARCEL 120KA013 AT APRIL 19, 2018 CITY OF KNOXVILLE BOARD OF ZONING APPEALS MEETING TO REDUCE THE MINIMUM DRIVE AISLE WIDTH FOR 90 DEGREE PARKING FROM 26 FEET TO 25.4 FEET PER ARTICLE 5, SECTION 7.E.1.G.TABLE 3.

LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING PARKING SPACE COUNT
- PROPOSED PARKING SPACE COUNT
- PROPOSED CURB
- PROPOSED BUILDING
- FUTURE BUILDING
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SEAL COAT AREAS
- PROPOSED FULL DEPTH HEAVY DUTY ASPHALT RING ROAD

SURVEY MISC. NOTES

- COORDINATE REFERENCE: TENNESSEE STATE PLANE NAD 83.

REFERENCE

- EXISTING PROPERTY DATA WAS PREPARED BY CEC. TOPOGRAPHIC INFORMATION SHOWN IS FIELD WORK PERFORMED BY CEC.
- THE PROPERTY SHOWN ON THIS PLAN IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 47000002667 BEARING AN EFFECTIVE DATE OF MAY 2, 2007.

5-1-18-UR
Revised: 4/27/2018

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 50 100

NO.	DATE	REVISION	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
Ph: 865.977.9997 / Fax: 865.977.9919
www.cecinc.com

**WEST TOWN MALL LLC
WEST TOWN MALL IMPROVEMENTS
7600 KINGSTON PIKE
KNOXVILLE, TN**

SITE LAYOUT PLAN

DATE: APRIL 2018	DRAWN BY: CEF
DRAWN SCALE: 1"=50'	CHECKED BY: MBS
PROJECT NO: 1712-250	APPROVED BY: [Signature]

DRAWING NO: **C200**
SHEET 06

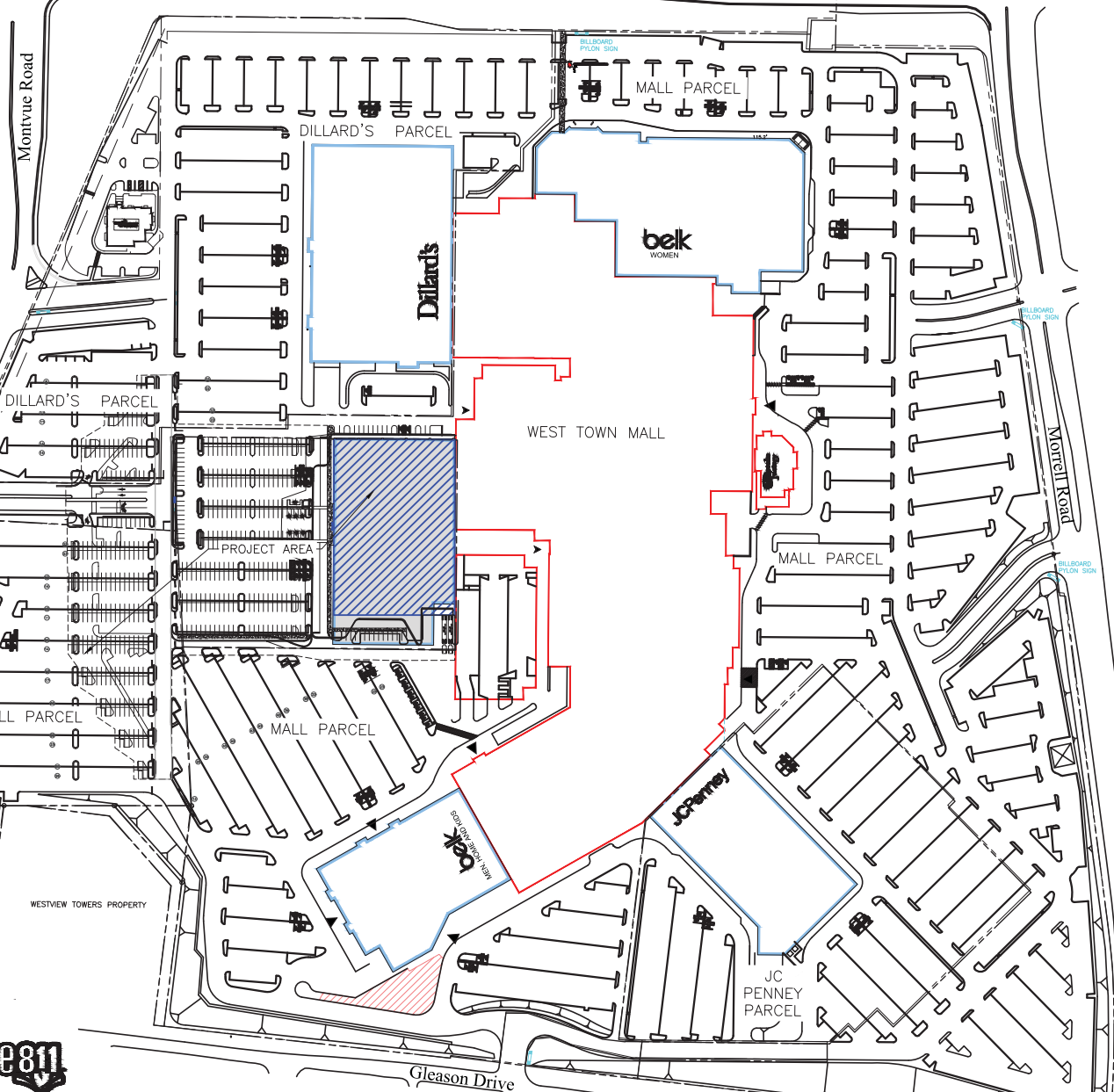
P:\2017\17-2018-001-002\Drawings\172018-001-002-006 - WestTownMallImprovements.dwg (4/27/2018 10:53 AM) - mbs





Kingston Pike

Montvue Road



PROJECT DATA

GROSS FLOOR AREA (GFA)

MALL:	609,237 SF
BELK WOMEN'S:	162,885 SF
BELK MEN'S:	144,000 SF
JC PENNEY:	151,060 SF
CHEESECAKE FACTORY:	8,053 SF
LONGHORNS:	6,170 SF
SEARS TBA:	24,192 SF
PROPOSED ANCHOR:	80,000 SF
TOTAL GFA:	1,185,597 SF

PARKING PROVIDED:

STANDARD SPACES:	6,561
ACCESSIBLE SPACES:	83
TOTAL SPACES:	6,644

PARKING RATIO BY GFA: 5.53 SPACES PER 1,000 SF

PARKING REQUIRED:

3 PER 1,000SF (MIN): 3,557
 6 PER 1,000SF (MAX): 7,114
 ACCESSIBLE STALLS: 20 + 1 FOR EACH 100
 OVER 1,000 = 20 + (5644/100) = 77

LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING PARKING SPACE COUNT
- PROPOSED PARKING SPACE COUNT
- PROPOSED CURB
- PROPOSED BUILDING
- FUTURE BUILDING
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SEAL COAT AREAS

5-I-18-UR

Revised: 4/27/2018

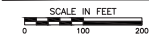
SURVEY MISC. NOTES

- COORDINATE REFERENCE: TENNESSEE STATE PLANE NAD 83.

REFERENCE

- EXISTING PROPERTY DATA WAS PREPARED BY CEC. TOPOGRAPHIC INFORMATION SHOWN IS FIELD WORK PERFORMED BY CEC.
- THE PROPERTY SHOWN ON THIS PLAN IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 4703000266F BEARING AN EFFECTIVE DATE OF MAY 2, 2007.

**PRELIMINARY
NOT FOR CONSTRUCTION**



REVISION RECORD

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CEC
Civil & Environmental Consultants, Inc.
 2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
 Ph: 865.977.9399 / Fax: 865.977.9919
 www.cecinc.com

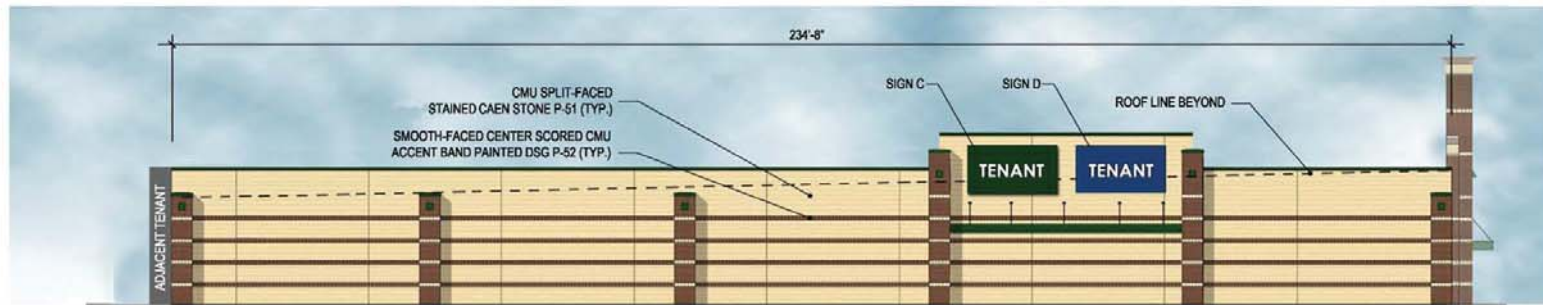
WEST TOWN MALL LLC
WEST TOWN MALL IMPROVEMENTS
7600 KINGSTON PIKE
KNOXVILLE, TN

DATE:	APRIL 2018	DRAWN BY:	CEC
DWG SCALE:	1"=100'	CHECKED BY:	MBS
PROJECT NO.:	1712-250	DATE:	
PROPOSED BY:		DRAWN BY:	

OVERALL MALL SITE
 SHEET
C200A

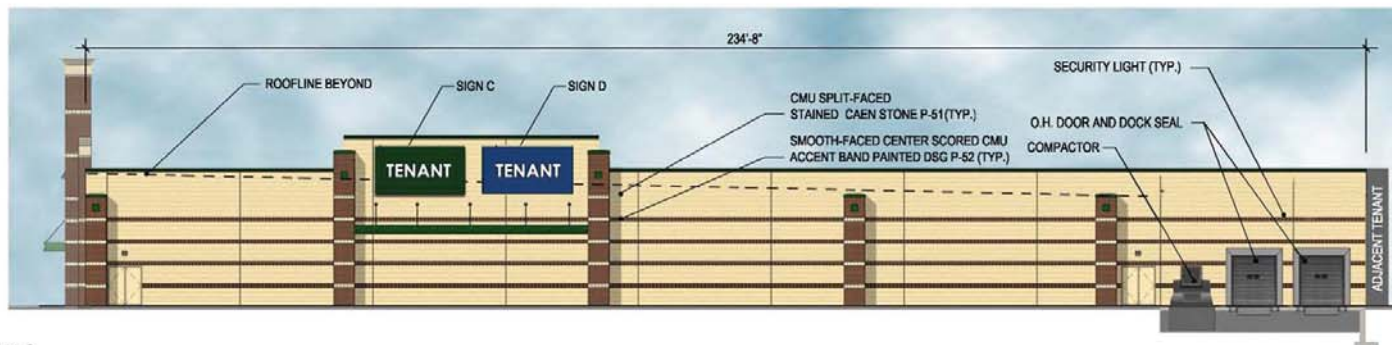


P:\1712\1712-250\1712-250-001-000.dwg (1712-250-001-000.dwg) - 4/27/2018 10:58 AM - 1712-250-001-000.dwg

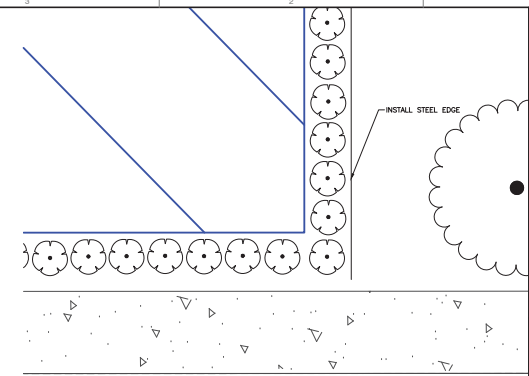
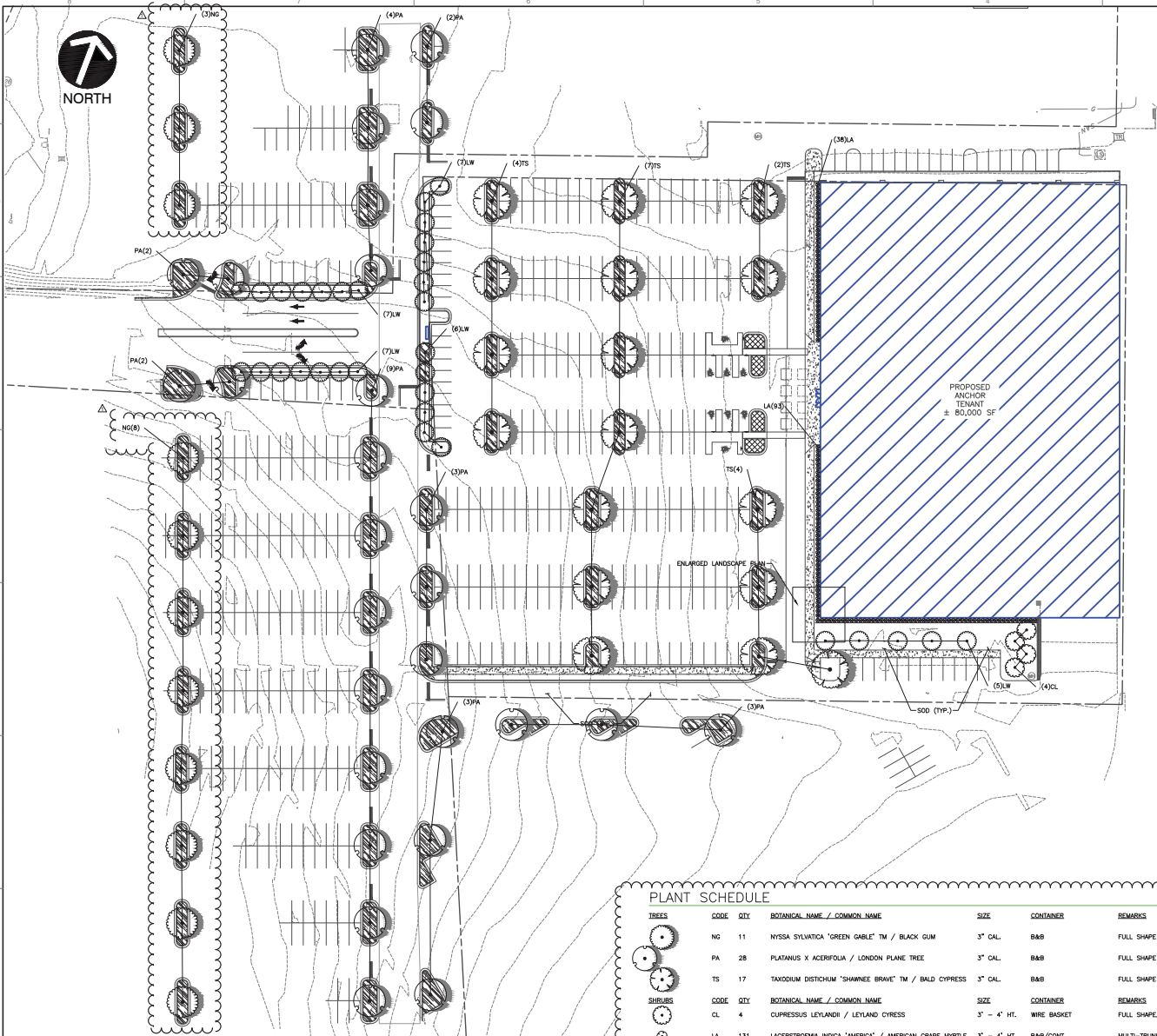


ELEVATION B

5-I-18-UR
Revised: 4/27/2018



ELEVATION C



ENLARGED LANDSCAPE PLAN
1" = 5'

LANDSCAPE CALCULATIONS			
TOTAL SITE ACREAGE	TOTAL TREES PER ACRE REQUIRED	TOTAL REQUIRED TREES	TOTAL TREES PROVIDED
5.06 AC	8	40	45

NO.	DATE	REVISION	DESCRIPTION

CEE
 CEE Environmental Consultants, Inc.
 2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
 Ph: 865.977.8997 Fax: 865.977.9919
 www.ceeinc.com

WEST TOWN MALL LLC
 WEST TOWN MALL IMPROVEMENTS
 7600 KINGSTON PIKE
 KNOXVILLE, TN

5-I-18-UR
 Revised: 5/1/2018

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	REMARKS	
	NG	11	NYSSA SYLVATICA "GREEN GABLE" TM / BLACK GUM	3" CAL.	B&B	FULL SHAPE	
	PA	28	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	3" CAL.	B&B	FULL SHAPE	
	TS	17	TAXODIUM DISTICHUM "SHAWNEE BRAVE" TM / BALD CYPRESS	3" CAL.	B&B	FULL SHAPE	
	CL	4	CUPRESSUS LEYLANDII / LEYLAND CYPRESS	3" - 4" HT.	WIRE BASKET	FULL SHAPE, SHEARED	
	LA	131	LAGERSTROEMIA INDICA "AMERICA" / AMERICAN CRAPE MYRTLE	3" - 4" HT.	B&B/CONT.	MULTI-TRUNK	
	LW	32	LAGERSTROEMIA INDICA "WHIT IT" / DYNAMITE CRAPE MYRTLE	8" - 10" HT.	WIRE BASKET	MULTIPLE TRUNK FULL SHAPE	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	JB	7,481	JUNIPERUS HORIZONTALIS "BLUE RUG" / BLUE RUG JUNIPER	#1 CONT.	#1 CONT.	18" o.c.	3 RUNNER MIN.
	LR	89,776	LIRIOPE MUSCARI "ROYAL PURPLE" / ROYAL PURPLE LIRIOPE	#1 CONT.	#1 CONT.	1" o.c.	FULL SHAPE

GENERAL LANDSCAPE NOTES:
 1. SEE SHEET C701 FOR PLANTING, IRRIGATION NOTES, AND DETAILS.
 2. PER CITY OF KNOXVILLE, ALL TREES RETAINED OR PROVIDED ARE TO MEET CITY OF KNOXVILLE LAND DEVELOPMENT MANUAL, ARTICLE II TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE OF COMPLETE CONSTRUCTION, FINAL PLANT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.



LANDSCAPE PLAN	
DATE:	APRIL 2018 (DRAWN BY: JLC)
DRAWN BY:	JLC
PROJECT NO.:	176-260
APPROVED BY:	JLC

DRAWING NO. **C700**
 SHEET 05

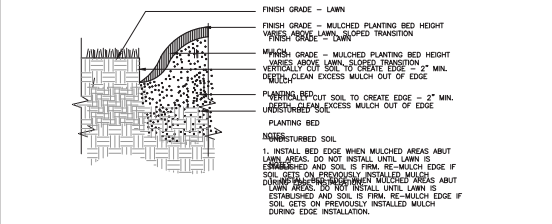


PLANTING NOTES

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPECIES, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY REQUIRE RE-APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE-APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE, BALL AND BURLAP (B&B) OR CONTAINERS GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANT SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK AND 2-60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, BALD HEADS, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A 'Y' SHARP ARE NOT ACCEPTABLE. REFER TO THE WRITTEN SPECIFICATIONS.
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNER'S REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. TREES 2-INCH CALIPER AND LARGER SHALL BE STAKED AND GUYED AS SPECIFIED. STAKE AND GUYED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR 12 MONTHS AFTER FINAL ACCEPTANCE.
7. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESE SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENT SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH AND STANDARDS.
8. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S APPROVAL.
9. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO REJECTION AND/OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
10. PRE-EMERGENT HERBICIDES, TRIFLURALIN OR ETHELAL, SHALL BE APPLIED TO ALL PLANTING BEDS. APPLY AT MANUFACTURER'S RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
11. APPLY ROOT STIMULATOR, CONTAINING MICROBIOZIN, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
12. SEEDINGS: EVENLY APPLY THE TEMPORARY/PERMANENT SEED MIXTURES USING HYDROSEEDING, BROADCAST, OR DRILL SEEDING METHODS THAT PLANT SEED LESS THAN 1/2" BELOW THE GROUND SURFACE. APPLY LEGUME SEED INOCULANTS SPECIFICALLY MADE FOR THE LEGUME SEED TYPE BEING APPLIED AT FIVE TIMES THE MANUFACTURER'S RECOMMENDED RATE. USE NO SEED OR INOCULANT THAT HAS BEEN IMPROPERLY STORED, EXPIRED, OR OTHER OLDER THAN 9 MONTHS FROM THE SEED TEST DATE. IF HYDROSEEDING METHODS ARE USED, SEEDS, INOCULANTS, FERTILIZERS, AND POLYMER (ACRYLIC/SOIL STABILIZER (BELOW)) MAY BE APPLIED IN ONE APPLICATION, PROVIDED THAT SEED AND INOCULANTS ARE NOT HELD IN A SLURRY WITH EXCESS WATER. SEED MIXTURES SHALL BE APPLIED TO THE ENTIRE PLANTING AREA. PERMANENT SEED MIX SHALL MATCH THE EXISTING LAWN TYPE AND CONSIST OF A MINIMUM 4 NAMED VARIETIES OF EACH SEED TYPE. SUBMIT THE SEED MIX TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SEEDING.
13. ALL DISTURBED AREAS THAT DO NOT RECEIVE MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADE TO TRANSITION SMOOTHLY INTO ADJACENT GRADES AND RECEIVE THE FOLLOWING PERMANENT SEED MIX IF NO OTHER PERMANENT SEED MIX IS PROVIDED. PERMANENT SEED MIX SHALL MATCH THE EXISTING LAWN TYPE AND CONSIST OF A MINIMUM 4 NAMED VARIETIES OF EACH SEED TYPE. SUBMIT THE SEED MIX TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SEEDING.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE (1) YEAR BEGINNING UPON THE WRITTEN DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE OCCUPANCY PERMITS.
15. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL, AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
16. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOIL OR SEEDING.
17. ALL TREE, SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, SHREDED HARDWOOD BARK. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED.
18. THE TYPICAL PLANTING SOIL BACKFILL MIX FOR BEDS AND PLANT BACKFILL SHALL CONSIST OF THE FOLLOWING:
2/3 SITE SOIL
1/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS)
2 PARTS HUMUS AND/OR PEAT
1 PART COARSE RIVER SAND
1 PART STERILIZED COMPOSTED COW MANURE
COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT.
COMPLETELY BLEND BACKFILL SOIL MIX PRIOR TO PLACEMENT.

IRRIGATION NOTES

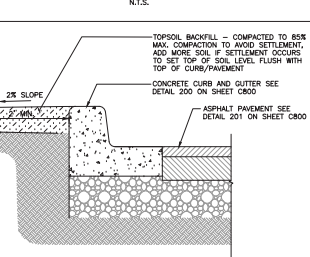
1. CONTRACTOR SHALL SCHEDULE COORDINATION MEETING WITH LANDSCAPE ARCHITECT TO DISCUSS SPECIFIC LIMITS OF IRRIGATION. FOR BIDDING PURPOSES THE PROPOSED AREA OF IRRIGATION IS TO BE THE TURF AND PLANTING BEDS AROUND THE PROPOSED BUILDING.
2. ALL PRODUCTS SHALL HAVE CUT SHEETS SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR TO SUBMIT DETAILED IRRIGATION LAYOUT PLANS TO LANDSCAPE ARCHITECT INDICATING:
A. LOCATION, TYPE AND COVERAGE OF HEADS (SPRAY ARC)
B. ZONE MAP WITH FLOW RATES
C. DETAILED IRRIGATION PROGRAMMING SCHEDULE TO ENSURE MAXIMUM PERFORMANCE OF SYSTEM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OPA RATE AND PSI FOR SYSTEM CALCULATIONS.
5. PROPOSED IRRIGATION SYSTEM AND LAYOUT SHALL:
A. PROVIDE 1 1/2" SERVICE ASSEMBLY (MIN.).
B. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER MADE OF BRASS OR COPPER WITH LOCK-BOX PROTECTIVE ENCLOSURE.
C. PROVIDE COMPUTER CONTROLLED TYPE: RAINBOW ESP-800 OR EQUAL WITH FEEDBACK KIT; RAINBOW LVMANAGED SERIES OR EQUAL TO BE LOCATED IN WATER RISER ROOM OR WALL OF SERVICE COURT AREA.
6. SPRAY HEADS SHALL BE RAINBOW TRIO SMALL SERIES OR EQUAL.
7. SPRAY HEADS TO BE LOCATED AND DIRECTED TO ELIMINATE OVERLAY ON ALL "BUILT FEATURES" ON-SITE.
8. ALL NEWLY INSTALLED PLANT MATERIALS SHALL BE FULLY IRRIGATED TO ENSURE PLANT HEALTH AND GROWTH SUCCESS.
9. TURF IRRIGATION HEADS DESIGNED TO MINIMIZE OPPORTUNITY FOR VANDALISM OR DESTRUCTION BY MAINTENANCE VEHICLES.
10. PROVIDE QUICK COUPLER: WIRING MODEL 33 GUNS WITH CORRESPONDING VALVE KEY MODEL NO. 3308 AND HOSE SWIVEL MODEL NO. SH-0. LOCATE QUICK COUPLER SPACES APPROXIMATELY 200 FEET ALONG MAINLINE IN RAINBOW PVB VALVE BOX OR APPROVED EQUAL. CONTRACTOR TO COORDINATE FINAL LOCATION WITH LANDSCAPE ARCHITECT OR AS NOTED ON PLANS.
11. THE IRRIGATION CONTRACTOR SHOULD COORDINATE HIS LAYOUT AND INSTALLATION WITH THE GENERAL CONTRACTORS ON THE SITE. STRUCTURES OR PAVEMENT NOTED ON THE PLAN, BUT NOT IN PLACE, SHOULD BE STAKED. THE IRRIGATION SYSTEMS SHOULD NOT INTERFERE WITH FUTURE PLACEMENT OF THESE PAVED SURFACES OR STRUCTURES.
12. CONTROLLER TO BE MOUNTED AND LOCATED ON LOCKING PEDESTAL STAND. SUBMIT CUT SHEET FOR APPROVAL TO LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL INSTALL 4" SCHEDULE 40 PVC PIPE SLEEVES A MINIMUM DEPTH OF 18" BELOW FINISH GRADE. CAP ENDS AND EXTEND SLEEVES 2" OF BEYOND EDGE OF PAVEMENT. SLEEVES IN 3" DRAIN BEDS BACKFILL WITH GRAVEL AND COMPACT. SLEEVES SHALL BE INSTALLED BY IRRIGATION CONTRACTOR UNLESS ARRANGED OTHERWISE.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION PERMITS AND FEES. THIS INCLUDES SUPPLY AND INSTALLATION OF WATER METER AND BACKFLOW PREVENTER OF APPROPRIATE SIZE.
15. GENERAL CONTRACTOR SHALL PROVIDE 120-VOLT POWER SOURCE FOR CONTROLLER.
16. INSTALL ADDITIONAL AUTOMATIC DRAIN VALVES AS REQUIRED TO DRAIN ALL LINES FOR PROTECTION AGAINST WINTER FREEZE DAMAGE. LOCATE MANUAL DRAIN VALVES AT LOW POINT ON MAIN.
17. 24V WIRING TO BE MINIMUM AWG 12/1, SUITABLE FOR DIRECT BURIAL PER CODE. COLOR CODED. BURY WITH SLACK, BENEATH OR ADJACENT TO PIPE FOR PROTECTION. SPlice WITH KING INNOVATION D800-400 WATERPROOF SLEEVE OR APPROVED EQUAL.
18. INSTALL AUTOMATIC CONTROL VALVES IN RAINBOW PVB VALVE BOXES OF APPROPRIATE SIZE OR APPROVED EQUAL.
19. COMPLETE ALL WORK IN COMPLIANCE WITH LOCAL AND STATE CODES. PROVIDE ALL NECESSARY PERMITS AT THE COST OF THE IRRIGATION CONTRACTOR.
20. UPON COMPLETION OF IRRIGATION SYSTEM, CONTRACTOR SHALL TEST AND ADJUST SYSTEM WITH LANDSCAPE ARCHITECT PRESENT.
21. CONTRACTOR TO MAKE 1 MONTH, 6 MONTH, 9 MONTH and 1 YEAR MAINTENANCE VISITS WITH OWNER TO VERIFY ADEQUATE PERFORMANCE AND OPERATION OF SYSTEM. IF DEFICIENT, NECESSARY ADJUSTMENTS TO BE MADE AT NO COST.
22. DISCREPANCIES BETWEEN THE FIELD LAYOUT AND CONTRACT DOCUMENTS SHOULD BE REPORTED AS SOON AS POSSIBLE TO THE OWNER AND LANDSCAPE ARCHITECT IN CASE REVISIONS ARE NECESSARY. IMMEDIATE IRRIGATION COVER SHOULD BE NOTED AND CORRECTED BEFORE THE IRRIGATION CONTRACTOR LEAVES THE SITE.



PLANTING BED EDGE DETAIL
N.T.S.

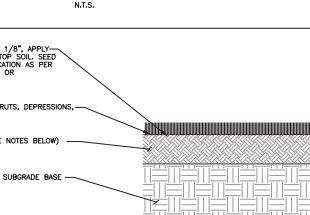


DECIDUOUS TREE PLANTING DETAIL
N.T.S.



- NOTES:
1. TREES TO BE STAKED AS DETAILED ONLY IN WINDY CONDITIONS.
 2. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF TREE TO PERIPHERY OF ROOT BALL. DO NOT ALLOW POURING OF WATER UNDER ROOTBALL.
 3. REMOVE TOP HALF OF WIRE BASKET AFTER PLACING ROOTBALL IN PLANT PIT.
 4. REMOVE PETS AS TOP 1/3 OF SHRUB FROM ROOT BALL AFTER PLANTING.
 5. POLYPROPYLENE STRAPS MAY BE SUBSTITUTED IN LIEU OF WIRES, ABSORBENT OR EQUIVALENT.
 6. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

TOPSOIL BACKFILL DETAIL
N.T.S.



- NOTES:
1. MINIMUM TOPSOIL DEPTH IS 4-6 INCHES.
 2. TOPSOIL SHOULD HAVE A GOOD HUMUS CONTENT. THIS CAN BE 20 TONS OF COMPOSTED MANURE PER ACRE OR 170 BALES OF PEAT PER ACRE.
 3. TOPSOIL WITH A PH OF 6 OR LESS WILL NEED A LIME AMENDMENT. EVENLY APPLY HYDRATED LIME OR GROUND LIMESTONE TO TOP SOIL UNTIL PH IS ADJUSTED TO BETWEEN 6-7, PH BELOW 5.5 OR ABOVE 7.5 IS UNACCEPTABLE FOR LAWNS.
 4. 650 LBS OF SLOW RELEASE WELL BALANCED FERTILIZER 10-10-10 PER ACRE SHOULD BE HARROWED INTO THE TOPSOIL PRIOR TO SEEDING.
 5. SEEDING IS BEST IN THE LATE SUMMER-EARLY AUTUMN. A HARROW MAY BE USED TO OBTAIN AN EVEN SURFACE THAT IS FIRM. THE SEED MAY BE MECHANICALLY SPREAD INTO THE SURFACE AS PER THE PLANTING SCHEDULE AND OR SPECIFICATIONS.
 6. SEE SPECIFICATIONS FOR ADDITIONAL NOTES.

LAWN PLANTING DETAIL
N.T.S.

REVISION RECORD

NO.	DATE	DESCRIPTION
1	04/30/2018	ISSUE FOR CITY COMMENTS

WEST TOWN MALL LLC
WEST TOWN MALL IMPROVEMENTS
7600 KINGSTON PIKE
KNOXVILLE, TN

West Town Mall Improvements Consultants, Inc.
2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
Ph: 865.977.8997 • Fax: 865.977.9919
www.wtmci.com

LANDSCAPE DETAILS

DATE	DATE	BY	BY
APRIL 2018	DRAWN BY	CJC	CJC
DWG SCALE	SEE SHEET	CHECKED BY	JTC
PROJECT NO.		APPROVED BY	JTC

DRAWING NO. **C701**

SHEET



Use on Review Development Plan

Name of Applicant: West Town Mall, LLC

Date Filed: 3/26/18

Meeting Date: 5/10/18

Application Accepted by: [Signature]

Fee Amount: File Number: Development Plan

Fee Amount: 1500.00 File Number: Use on Review 5-I-18-UR



PROPERTY INFORMATION

Address: 7600 Kingston Pike

General Location: West side of West Town Mall at Sears department store area.

Tract Size: 72.34 Acres No. of Units:

Zoning District: SC-3 Shopping Center

Existing Land Use: Shopping Center

Planning Sector: West City

Sector Plan Proposed Land Use Classification: MU-RC

Growth Policy Plan Designation: City

Census Tract: 44.03

Traffic Zone: 212

Parcel ID Number(s): 120KA001, 120KA013, 120KA00103, 120KA00105

Jurisdiction: [X] City Council 2 District

[X] County Commission [] District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Rich Kelly, P.E.

Company: West Town Mall, LLC

Address: 225 West Washington Street

City: Indianapolis State: IN Zip: 46204

Telephone: 317-263-7958

Fax:

E-mail: rikelly@simon.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Matt Sprinkle, P.E.

Company: Civil & Environmental Consultants

Address: 2704 Cherokee Farm Way, Ste. 101

City: Knoxville State: TN Zip: 37920

Telephone: 865-340-4912

Fax:

E-mail: msprinkle@cecinc.com

APPROVAL REQUESTED

[X] Development Plan: Residential [X] Non-Residential

[] Home Occupation (Specify Occupation)

[] Other (Be Specific)

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: Matt Sprinkle, P.E.

Company: Civil & Environmental Consultants

Address: 2704 Cherokee Farm Way, Ste. 101

City: Knoxville State: TN Zip: 37920

Telephone: 865-340-4912

E-mail: msprinkle@cecinc.com