



SPECIAL USE REPORT

▶ **FILE #:** 10-B-20-SU

AGENDA ITEM #: 38

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** KROGER LIMITED PARTNERSHIP I

OWNER(S): Kroger Limited Partnership I

TAX ID NUMBER: 58 K C 007 (PART OF)

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5201 N. Broadway

▶ **LOCATION:** Northeast of Knox Rd., south side of N. Broadway

▶ **APPX. SIZE OF TRACT:** 9.15 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via N. Broadway, a five lane arterial street with 75' of pavement width within 92' of right-of-way; and via Knox Rd., a collector street with 33' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** C-G-2 (General Commercial)

▶ **EXISTING LAND USE:** Parking Lot (for grocery store)

▶ **PROPOSED USE:** Fuel center for grocery store

HISTORY OF ZONING: The property was rezoned from SC-1 to PC-1 in 2008 (7-M-09-RZ).

SURROUNDING LAND USE AND ZONING: North: Bank & general commercial / C-G-2 (General Commercial)

South: General commercial / C-G-2 (General Commercial), OS (Parks and Open Space)

East: General commercial & Office / C-N (Neighborhood Commercial), O (Office), C-G-2 (General Commercial)

West: General commercial & Park / C-G-2 (General Commercial), OS (Parks and Open Space)

NEIGHBORHOOD CONTEXT: This site is centrally located in the Fountain City / N. Broadway commercial corridor and is currently used as parking for the existing Kroger grocery store. The area is developed with commercial, office, park, and residential uses in the C-G-2, C-N, O, OS and RN-1 zone.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a fuel center with 10 fuel pumps and payment/retail kiosk that is approximately 180 square feet, subject to 6 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to

- the sign regulations and minimum parking requirement for the Kroger grocery store and proposed fuel center.
2. Installation of landscaping as shown on the development plan within 6 months of the issuance of an occupancy permit for this project, or posting a bond with the City of Knoxville Dept. of Engineering to guarantee its installation.
 3. Providing a Transportation Impact Letter (TIL) to update the Kroger Store 698 North Broadway Traffic Impact Study (Wilbur Smith Associates, July 2008) during permit review. The scope of the TIL will be determined by Planning Commission staff, the City of Knoxville Dept. of Engineering and TDOT. All recommended improvements of the TIL shall be installed by the applicant, as required by the City of Knoxville Dept. of Engineering and TDOT.
 4. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering.
 5. Meeting all applicable requirements of the Tennessee Department of Transportation.
 6. Approval by City Council of the amendments to Article 1.4.G. (Transition Rules, Previously Approved Planned Districts) of the City of Knoxville Zoning Ordinance, to allow modifications of development plans in previously approved Planned Districts to be reviewed and approved as a Special Use application by the Planning Commission. This Special Use approval shall not be effective until Article 1.4 has been amended by City Council.

With conditions noted above, this request meets the requirements of the former PC-1 zone (current zoning C-G-2), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts (per the pending amendment to Article 1.4.G).

COMMENTS:

This proposal is for a 10-pump fuel station with a small payment/retail kiosk within the Kroger parking lot. Some existing parking stalls and landscaping will be removed to accommodate the fuel center, however, the proposal will maintain the required minimum number of parking stalls and landscaping for the two uses. The access points to the site are not proposed to change, however, modification of the driveways or the public right-of-way may be required if recommended by the Transportation Impact Letter or if otherwise required by the City of Knoxville Dept. of Engineering or TDOT.

The proposed signage for the fuel center includes one new monument sign on the Knox Lane frontage and signs on the fuel canopy with a "Kroger" sign and LED pricing signs on the front and rear elevations of the canopy. The LED pricing signs will be perpendicular to Broadway and Knox Lane and will not directly face a residential district. All signs must meet the sign standards in the City of Knoxville zoning ordinance.

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

1. The fuel center could have a significant impact on traffic in this portion of Broadway that is already congested. Since the development of the Kroger store, the properties across Broadway have developed and created new traffic patterns and conflict points that should to be evaluate as part of the Transportation Impact Letter during permitting.
2. All new landscaping and signage appears to be outside of any sight distance requirements along Knox Lane. This will be evaluated further during permitting to sight distance is not further restricted. The current sight distance on at the Knox Lane access adjacent to the fuel center is somewhat restricted because of the curve in the road, utility poles, and the elevation of the Kroger parking lot being above Knox Lane.

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

1. The proposed fuel center meets the standards for development within the former PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. If City Council approves the amendments to Article 1.4 (Transition Rules), the proposed expansion is consistent with the general standards for special use approval of previously approved planned districts: 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan and the One Year Plan identifies this property for a mix of medium density

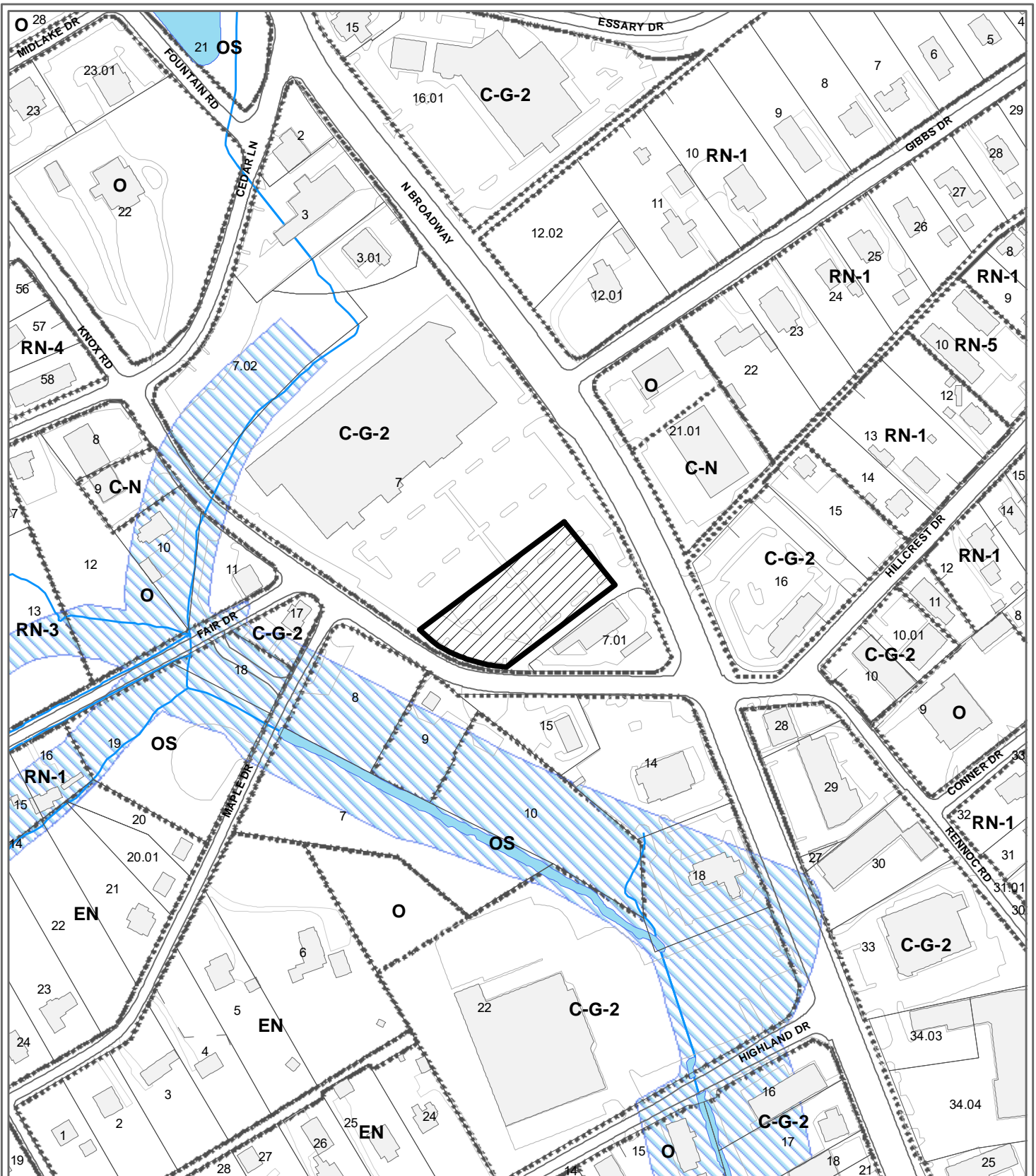
residential, office and commercial uses. The proposed development is consistent with the Sector Plan.
2. The site is located within the City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 2054 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.



**10-B-20-SU
SPECIAL USE**

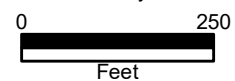


Fuel center for grocery store in C-G (General Commercial) - 2

Petitioner: Harper, PE, CPESC, Randy

Map No: 58

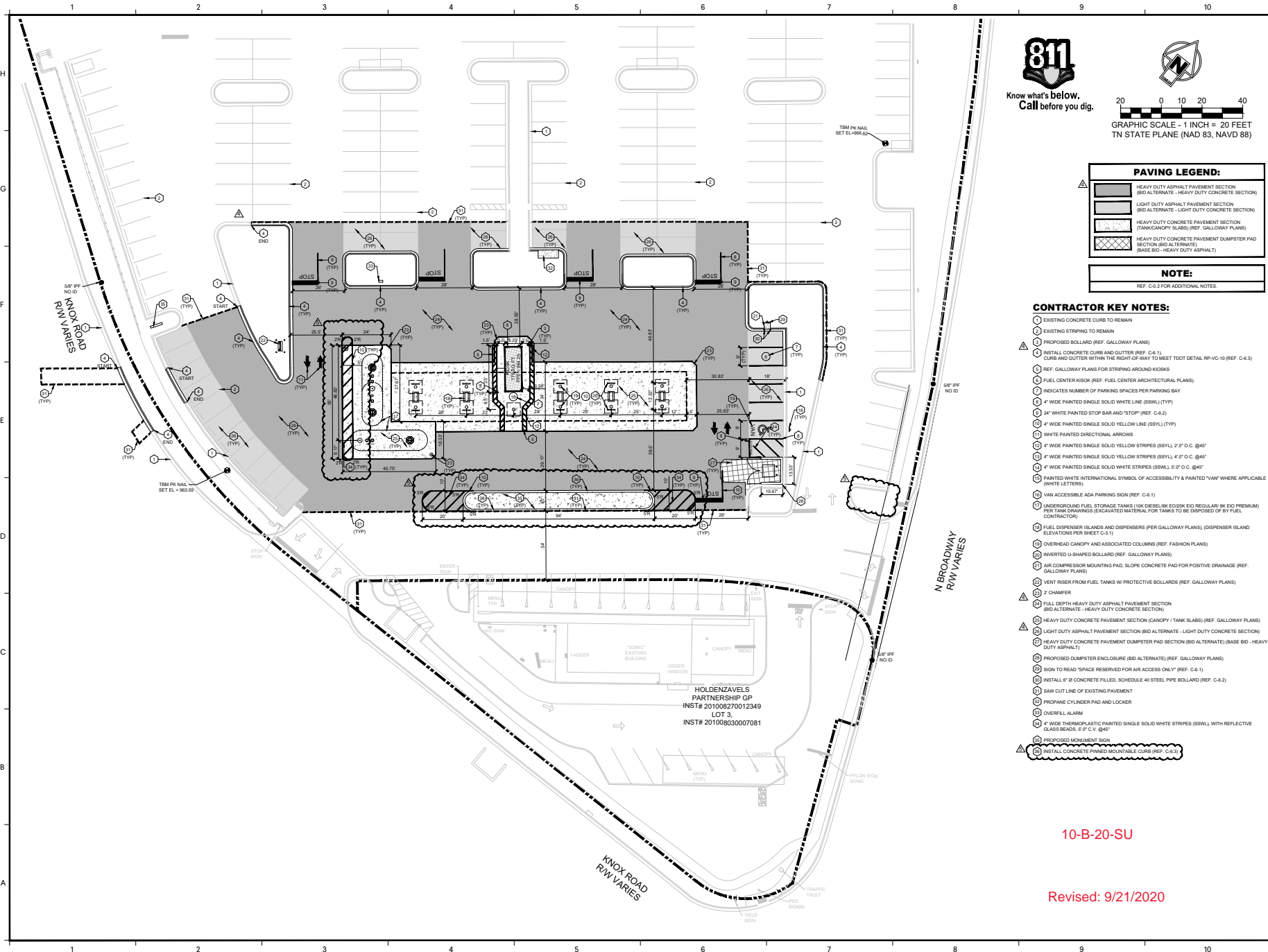
Jurisdiction: City



Original Print Date: 9/1/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Know what's below.
Call before you dig.



20 0 10 20 40
GRAPHIC SCALE - 1 INCH = 20 FEET
TN STATE PLANE (NAD 83, NAVD 88)

PAVING LEGEND:	
	HEAVY DUTY ASPHALT PAVEMENT SECTION (BID ALTERNATE - HEAVY DUTY CONCRETE SECTION)
	LIGHT DUTY ASPHALT PAVEMENT SECTION (BID ALTERNATE - LIGHT DUTY CONCRETE SECTION)
	HEAVY DUTY CONCRETE PAVEMENT SECTION (TANK/CANOPY SLABS) (REF. GALLOWAY PLANS)
	HEAVY DUTY CONCRETE PAVEMENT DUMPSTER PAD SECTION (BID ALTERNATE) (BASE BID - HEAVY DUTY ASPHALT)

NOTE:	
REF. C-2.2 FOR ADDITIONAL NOTES.	

CONTRACTOR KEY NOTES:

- 1. EXISTING CONCRETE CURBS TO REMAIN.
- 2. EXISTING STRIPING TO REMAIN.
- 3. PROPOSED ROLLROAD (REF. GALLOWAY PLANS)
- 4. INSTALL CONCRETE CURBS AND GUTTER (REF. C-6.1). CURBS AND GUTTER WITHIN THE RIGHT-OF-WAY TO MEET TDD DETAIL RP-VC-10 (REF. C-6.3)
- 5. REF. GALLOWAY PLANS FOR STRIPING AROUND KIOSKS
- 6. FUEL CENTER KIOSK (REF. FUEL CENTER ARCHITECTURAL PLANS)
- 7. INDICATES NUMBER OF PARKING SPACES PER PARKING BAY
- 8. 4" WIDE PAINTED SINGLE SOLID WHITE LINE (SSWL) (TYP)
- 9. 2" WIDE PAINTED STOP BAR AND "STOP" (REF. C-4.2)
- 10. 4" WIDE PAINTED SINGLE SOLID YELLOW LINE (SYL) (TYP)
- 11. WHITE PAINTED DIRECTIONAL ARROWS
- 12. 4" WIDE PAINTED SINGLE SOLID YELLOW STRIPES (SSYL), 2" O.C. @45°
- 13. 4" WIDE PAINTED SINGLE SOLID YELLOW STRIPES (SSYL), 4" O.C. @45°
- 14. 4" WIDE PAINTED SINGLE SOLID YELLOW STRIPES (SSYL), 5" O.C. @45°
- 15. PAINTED WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY & PAINTED "VAN" WHERE APPLICABLE (WHITE LETTERS)
- 16. VAN ACCESSIBLE ADA PARKING SIGN (REF. C-6.1)
- 17. UNDERGROUND FUEL STORAGE TANKS (10K DESELUBK ED20K EO REGULAR/ BK EO PREMIUM) PER TANK DRAWINGS (EXCAVATED MATERIAL FOR TANKS TO BE DISPOSED OF BY FUEL CONTRACTOR)
- 18. FUEL DISPENSER ISLANDS AND DISPENSERS (PER GALLOWAY PLANS) (DISPENSER ISLAND ELEVATIONS PER SHEET C-3.1)
- 19. OVERHEAD CANOPY AND ASSOCIATED COLUMNS (REF. FASHION PLANS)
- 20. WERTED U/SHPED ROLLROAD (REF. GALLOWAY PLANS)
- 21. AIR COMPRESSOR MOUNTING PAD, SLOPE CONCRETE PAD FOR POSITIVE DRAINAGE (REF. GALLOWAY PLANS)
- 22. VENT RISER FROM FUEL TANKS W/ PROTECTIVE BOLLARDS (REF. GALLOWAY PLANS)
- 23. 2 CHAMFER
- 24. FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT SECTION (BID ALTERNATE - HEAVY DUTY CONCRETE SECTION)
- 25. HEAVY DUTY CONCRETE PAVEMENT SECTION (CANOPY / TANK SLABS) (REF. GALLOWAY PLANS)
- 26. LIGHT DUTY ASPHALT PAVEMENT SECTION (BID ALTERNATE - LIGHT DUTY CONCRETE SECTION)
- 27. HEAVY DUTY CONCRETE PAVEMENT DUMPSTER PAD SECTION (BID ALTERNATE) (BASE BID - HEAVY DUTY ASPHALT)
- 28. PROPOSED DUMPSTER ENCLOSURE (BID ALTERNATE) (REF. GALLOWAY PLANS)
- 29. SIGN TO READ "SPACE RESERVED FOR AIR ACCESS ONLY" (REF. C-6.1)
- 30. INSTALL 16" O CONCRETE FILLED, SCHEDULE 40 STEEL PIPE BOLLARD (REF. C-6.2)
- 31. SAW CUT LINE OF EXISTING PAVEMENT
- 32. PROPANE CYLINDER PAD AND LOCKER
- 33. OVERFILL ALARM
- 34. 4" WIDE THERMOPLASTIC PAINTED SINGLE SOLID WHITE STRIPES (SSWL), WITH REFLECTIVE GLASS BEADS, 5" O.C. @45°
- 35. PROPOSED MONUMENT SIGN
- 36. INSTALL CONCRETE FINISHED MONUMENT CURB (REF. C-6.1)



3370 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM

ISSUE DATE	REVISION	BY	DATE
	1		07/22/2020
	2		09/27/2020

DRAWN BY:	SCOODS
CHECKED BY:	RHARRER

KROGER STORE U-698
FUEL CENTER
501 N BROADWAY
KNOXVILLE, TN 37918

GMC PROJECT #CNA5190111

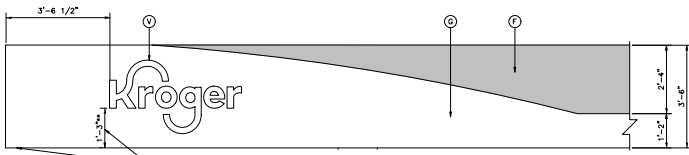


10-B-20-SU

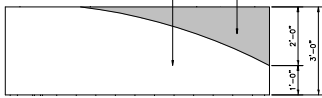
Revised: 9/21/2020

SITE PLAN

C-2.1

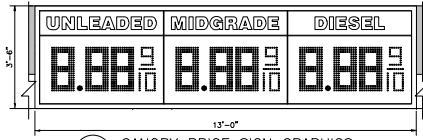


1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"

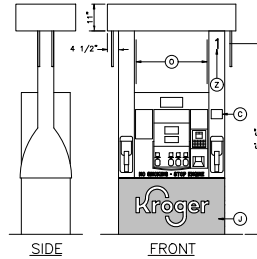


2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"

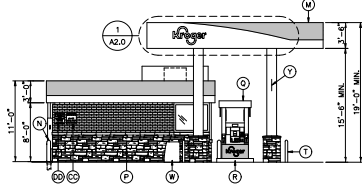
CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR, MASONRY VENEER TIES, HORIZONTAL MASONRY VENEER REINFORCING AND PAINT SAMPLES TO OWNER'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS. SOLID 'L' CORNERS OR PISTOL CUT CORNERS SHALL BE USED AT ALL OUTSIDE CORNERS OF MASONRY VENEER.



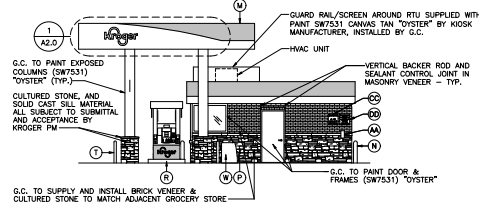
8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



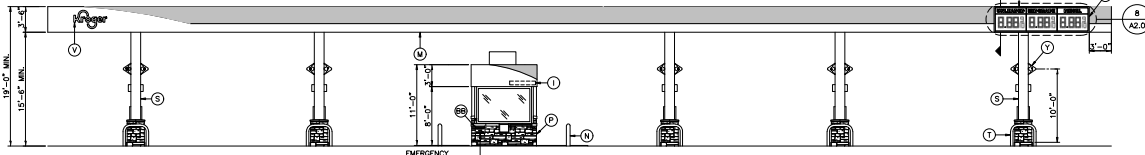
7 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"



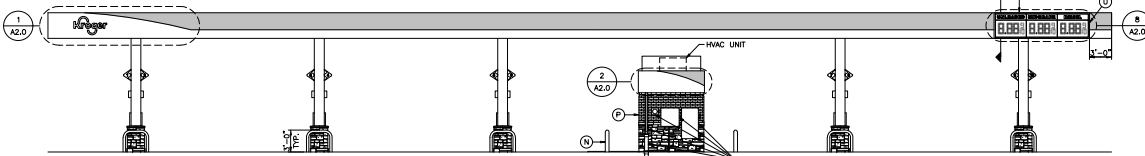
3 LEFT ELEVATION
SCALE: 1/8"=1'-0"



4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



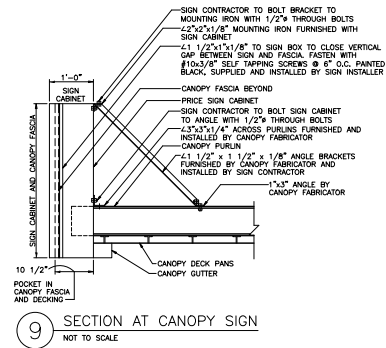
5 FRONT ELEVATION
SCALE: 1/8"=1'-0"



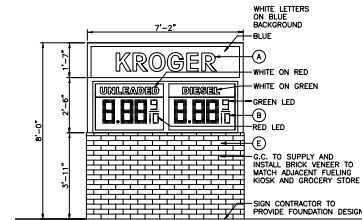
6 REAR ELEVATION
SCALE: 1/8"=1'-0"

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	INTERNALLY ILLUMINATED IDENTIFICATION SIGN		CUMMINGS SIGNS		OWNER	SIGN INSTALLER
B	LED 'PRICE SIGN AND CONTROL ANTENNA, SEE DETAIL 10, THIS SHEET		LANDMARK SIGN ALLIANCE		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL	WAYNE			DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	NOT USED					
E	MASONRY BASE BY G.C.				OWNER	GENERAL CONTRACTOR
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER			CANOPY FABRICATOR	CANOPY FABRICATOR
H	NOT USED					
I	PREFRIG BEAD/ VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	OYSTER			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS	WAYNE			DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK - PREFABRICATED				KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER	WAYNE			OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS				OWNER	GENERAL CONTRACTOR
S	CANOPY COLLARS - G.C. TO PAINT EXPOSED PORTIONS SEE DRAWINGS FOR ADDITIONAL WORK BY G.C.	SWTSEST CANVAS TAN 'OYSTER'			CANOPY FABRICATOR	CANOPY FABRICATOR
T	STAINLESS STEEL TRAFFIC U PIPE GUARD		RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	LED 'TRIPLE SIGN AND CONTROL ANTENNA, SEE DETAIL 8, THIS SHEET		LANDMARK SIGN ALLIANCE		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		CUMMINGS SIGNS		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	NOT USED					
Y	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
Z	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
AA	CALL BOX				OWNER	GENERAL CONTRACTOR
BB	EMERGENCY FUEL SHUTDOWN SIGN		REFER TO A3.1: DETAIL 1		GENERAL CONTRACTOR	GENERAL CONTRACTOR
CC	UNATTENDED WARNING SIGN		REFER TO A3.1: DETAIL 2		GENERAL CONTRACTOR	GENERAL CONTRACTOR
DD	EMERGENCY INSTRUCTION SIGN		REFER TO A3.1: DETAIL 3		GENERAL CONTRACTOR	GENERAL CONTRACTOR



9 SECTION AT CANOPY SIGN
NOT TO SCALE



10 ID SIGN GRAPHICS
SCALE: 3/8"=1'-0"

10-B-20-SU

Revised: 9/21/2020



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Submitted to: Kroger Co.
Project No: 020177-0005
Rev: 001



NO.	DESCRIPTION	DATE

Project #: U-698
Date: MARCH, 2020
Scale: FULL
Disk File: KroU0698_A2.0-ELEV
Model: 5x1(GD)1RR Brick

Address: 5201 N. Broadway St.
Knoxville, TN 37918

Sheet: A2.0

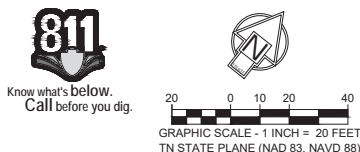
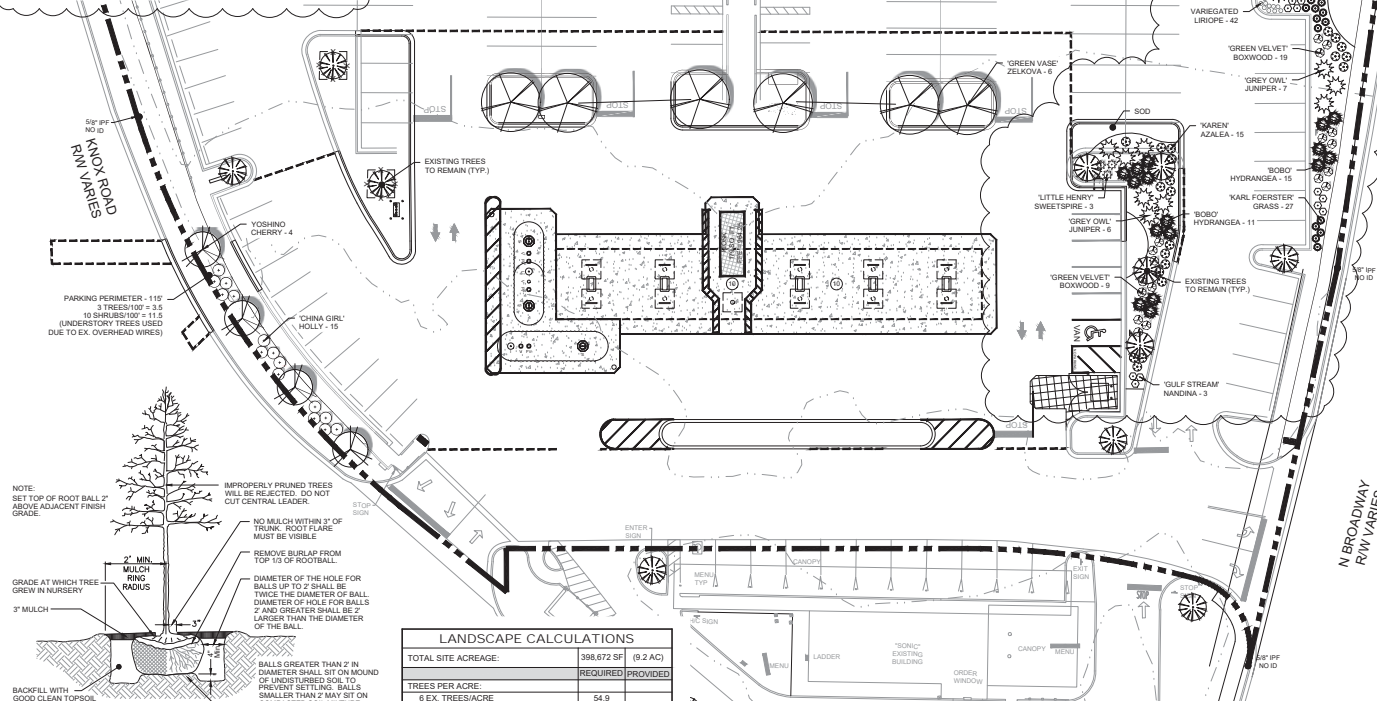
THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF THE KROGER COMPANY. REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE KROGER COMPANY IS PROHIBITED.
NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR HINDRANCES. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

TREE PROTECTION NOTES:

1. THE TREE PROTECTION ZONE IS DETERMINED BY MEASURING ONE FOOT IN RADIUS AWAY FROM THE TRUNK OF THE TREE FOR EVERY ONE INCH IN DIAMETER AT 4.5 FEET IN HEIGHT. NO MORE THAN 10% OF THE TREE PROTECTION ZONE MAY BE DISTURBED WITH FILL OR GRADING WORK. ANY IMPROVISED AREA WITHIN THE EXISTING TREE PROTECTION ZONE DOES NOT NEED TO BE INCLUDED IN PRESERVATION MEASURES.
2. WITHIN THE TREE PROTECTION ZONE OF A TREE, THERE MAY BE NO CUT OR FILL MATERIAL, UNLESS A CERTIFIED ARBORIST HAS EVALUATED AND DETERMINED THAT THE DISTURBANCE WILL NOT IMPACT THE HEALTH OF THE TREE.
3. PRIOR TO AND DURING CONSTRUCTION, TEMPORARY BARRIERS MUST BE ERECTED AROUND ALL PROTECTED TREES WITH BARRIERS A MINIMUM OF FOUR FEET IN HEIGHT. THERE MAY BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS, OR FILL WITHIN THE FENCED, TREE-PROTECTION ZONE.
4. DURING CONSTRUCTION, THE APPLICANT MUST PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL, SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL, OR ANY OTHER MATERIAL, POTENTIALLY HARMFUL TO THE TREE WITHIN THE DROP LINE OF ANY PROTECTED TREE. NOTHING WITHIN THIS SECTION IS INTERPRETED AS AN AUTHORIZATION TO IGNORE OR VIOLATE APPLICABLE FEDERAL OR STATE HAZARDOUS WASTE LAWS.
5. NO DAMAGING ATTACHMENT, WIRES, SIGNS, OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

TREES INSTALLED IN 2009

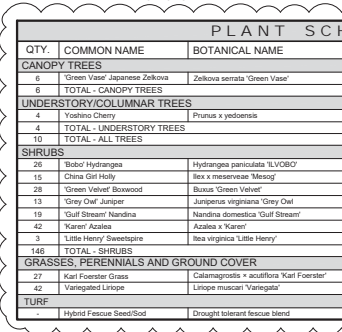
QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	REMARKS
1	CROTONOMA JAPONICA	CROTONOMA	10" DBH	10'-0"	REGULAR	FILL, SPHERICAL
2	LEU COMBATA BREVIFLORA	BREWER'S WILLY	8" DBH	8'-0"	REGULAR	TREE FORM INCLUDED
12	LEU GRACIA WATERLIP	WATERLIP WILLY	8" DBH	8'-0"	REGULAR	FILL, 10" BUSHES
12	SEMPER PARVIFLOA VIRENS	ARBOVINE	8" DBH	8'-0"	REGULAR	FILL, 10" BUSHES



LANDSCAPE NOTES:

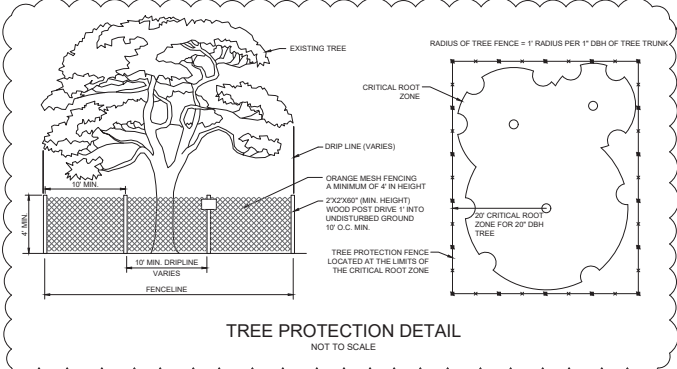
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRUPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK AND 2011 LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TREE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. CONTACT LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. SOD ALL DISTURBED AREAS. MULCH ISLANDS.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - A. SAND SHALL BE CLEAR MARIAN SAND.
 - B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINE GROUND AND FREE OF WEEDS.
 - C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TRIFLURALIN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 2" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER UNDESIRABLE MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 20% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
 - PLANTING DATES:
 - SPRING: MARCH 15 - APRIL 15
 - FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDFIRE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. PLANT MATERIAL SHALL BE APPROPRIATE FOR THE APPLICABLE USDA PLANT HARDINESS ZONE.
26. SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED.
27. LANDSCAPE CONTRACTOR TO MAINTAIN LANDSCAPING FOR 60 DAYS AFTER TURNOVER. MAINTENANCE SHALL INCLUDE MOWING, EDGING AND TRIMMING SHRUBS.

DECIDUOUS TREE PLANTING



LANDSCAPE CALCULATIONS

TOTAL SITE ACREAGE:	398.672 SF	(9.2 AC)
TREES PER ACRE:	6 EX. TREES/ACRE	54.9
(BASED ON PREVIOUS LANDSCAPE PLAN - 2009)		74



PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	SPACING	Max. Hgt.	COMMENTS
CANOPY TREES							
6	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	10' - 12'	2" Cal.		60' - 80'	BBB
6	TOTAL - CANOPY TREES						
UNDERSTORY/COLUMNAR TREES							
4	Yoshino Cherry	Prunus x yedoensis	8' - 10'	2" Cal.		30' - 40'	BBB
4	TOTAL - UNDERSTORY TREES						
10	TOTAL - ALL TREES						
SHRUBS							
26	'Bobo' Hydrangea	Hydrangea paniculata 'L'V'BOBO'	12" - 18"	3 Gal.			Container
15	China Girl Holly	Ilex x meserveae 'Mering'	24" Min.	5 Gal.	3.5' o.c.		Container
28	'Green Velvet' Boxwood	Buxus 'Green Velvet'	24" Min.	5 Gal.			Container
13	'Grey Owl' Juniper	Juniperus virginiana 'Grey Owl'	24" Min.	5 Gal.			Container
19	'Gulf Stream' Nandina	Nandina domestica 'Gulf Stream'	12" Min.	3 Gal.			Container
42	'Karen' Azalea	Azalea x 'Karen'	18" Min.	3 Gal.			Container
3	'Little Henry' Sweetgum	Liquidambar styraciflua 'Little Henry'	14" Min.	3 Gal.	4' o.c.		Container
148	TOTAL - SHRUBS						
GRASSES, PERENNIALS AND GROUND COVER							
27	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'		1 Gal.			
42	Variiegated Linopse	Lithopse muscari 'Variiegata'		1 Gal.			
TURF							
	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend					

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ISSUE DATE: 10-20-20
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DRAWN BY: SDOODS
 CHECKED BY: RHASPER

KROGER STORE U-698
 FUEL CENTER
 1000 WALKER BLVD
 NASHVILLE, TN 37208

GMC PROJECT #CNA1910111

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LANDSCAPE PLAN

L-1.1

EXISTING CONDITIONS NOTES:

- 1. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PLANT FLAGS BY THE UNDERGROUND PROTECTION CORPORATION MADE AS TO THE ACCURACY OF THOROUGHSNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111).
- 2. NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.
- 3. CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS, UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- 4. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "JL SHAD02 0.2' X 0.2' BY THE FEDERAL AEREA MANAGEMENT AGENCY. ON JULY 10, 2010, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 800.3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
- 5. THIS IS NOT A BOUNDARY SURVEY. THIS IS A LIMITED TOPOGRAPHICAL SURVEY ONLY.

DEMOLITION NOTES:

- 1. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. CONTRACTOR TO BE RESPONSIBLE FOR DEMOLISHED MATERIALS OFF OF THE OWNERS PROPERTY AT NO ADDITIONAL COST.
- 2. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BENCHES, FOUNDATIONS, ETC. TO BE REMOVED SHALL BE REMOVED TO SUBGRADE.
- 3. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- 4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- 5. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH CRUSHED STONE AND COMPACTED.
- 6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- 7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTORS EXPENSE.
- 8. COORDINATE ALL DEMOLITION WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER PRIOR TO PERFORMING THE WORK AND OBTAIN APPROVAL TO INSURE MINIMAL INTERRUPTIONS IN SERVICE TO EXISTING FACILITIES.
- 9. CONTRACTOR MUST FILE A NOTICE OF DEMOLITION, PRIOR TO BEGINNING OF DEMOLITION ACTIVITIES. APPLICATION MUST BE FILED WITH THE NASHVILLE HEALTH DEPARTMENT.
- 10. ALL HAZARDOUS MATERIALS ON-SITE MUST BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER SUCH COORDINATE DISPOSAL WITH THE OWNERS REPRESENTATIVE.
- 11. ALL UTILITY ADJUSTMENTS TO BE PERFORMED BY RESPECTIVE UTILITY UNLESS OTHERWISE NOTED.
- 12. EROSION CONTROL SHALL BE INSTALLED AS NECESSARY DURING DEMOLITION OPERATIONS TO INSURE THAT ANY SEDIMENT TRANSPORT/SETTLEMENT PRIOR THAT DOES OCCUR WILL REMAIN ON-SITE.
- 13. ALL DEMOLITION, TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

FLOODPLAIN NOTE:

THIS PARCEL, DESCRIBED HEREON LIES WITHIN MINIMAL FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 40909010410", DATED AUGUST 06, 2013, FLOOD ZONE "C".

TRAFFIC CONTROL NOTES:

- 1. WHENEVER CONSTRUCTION OPERATIONS ENDOACH ON THE RIGHT OF WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.
- 2. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY OF ADJACENT ROADWAYS.
- 3. ALL TRAFFIC CONTROL, INCLUDING MARKINGS, SIGNS, ETC. SHALL FOLLOW THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

SITE DATA:

DEVELOPMENT:	UBER FUEL CENTER
CITY BLOCK:	07840
PARCEL:	0806007
LOT AREA:	398,672 S.F. (9,154 +/- AC.)
ADDRESS:	5201 N. BROADWAY
CITY:	KNOXVILLE
COUNTY:	KNOX
STATE:	TENNESSEE
FRONT YARD:	20'
SIDE YARD:	20'
REAR YARD:	30'

ZONING CLASSIFICATION

SUBDIVISION:	CITY OF KNOXVILLE
EXISTING ZONING:	C-0.2 GENERAL COMMERCIAL ZONING DISTRICT
EXISTING USE:	SHOPPING CENTER
PROPOSED USE:	SHOPPING CENTER/RETAIL, CENTER

BUILDING AREA

EXISTING BUILDING:	87,700 S.F.
PROPOSED BUILDING HEIGHT:	1 STORY

GREEN SPACE

EXISTING REMOVED GREEN SPACE:	3,120 S.F.
PROPOSED ADDED GREEN SPACE:	3,138 S.F.

PARKING SUMMARY

REQUIRED PARKING RATIO (FUEL CENTER):	1 SPA / PER EMPLOYEE + 2 PER BAY
REQUIRED SPACES (FUEL CENTER):	11
REQUIRED SPACES (KROGER BLDG.):	188
TOTAL REQUIRED SPACES:	274
PROVIDED ACCESSIBLE SPACES:	275
PROVIDED SPACES:	9

APPLICANT: GOODWIN MILL & CAYWOOD, INC. 3310 WEST END AVENUE, SUITE 420 NASHVILLE, TN 37203 CONTACT: MR. BRADLEY BORK, PE PHONE: (615) 333-7200

DEVELOPER: KROGER LIMITED PARTNERSHIP I 1014 VINE ST. CHICAGO, IL 60620 CONTACT: MR. CARY KING (800) 423-4966

ELECTRIC, COMMUNICATIONS & GAS UTILITIES NOTE

PRIMARY AND SECONDARY ELECTRIC SERVICE LINE LOCATIONS, ELECTRICAL TRANSFORMER LOCATIONS, COMMUNICATIONS (PHONE, INTERNET, CATV, ETC.) SERVICE LINE LOCATIONS, NATURAL GAS SERVICE LINE LOCATIONS AND NATURAL GAS METER LOCATIONS SHOWN ON THESE CIVIL PLANS ARE SCHEMATIC ONLY. CONTRACTOR MUST INSTALL THESE SERVICES IN ACCORDANCE WITH CURRENT CODES AND SERVICE PROVIDER REQUIREMENTS. CONTRACTOR MUST VERIFY AND COORDINATE FINAL LOCATIONS WITH THE APPROPRIATE SERVICE PROVIDER AND THE MEP ENGINEERS) PRIOR TO CONSTRUCTION.

PUBLIC SIDEWALK NOTE

PUBLIC SIDEWALK SHOULD BE REMOVED AND REPLACED BY WHOLE PANELS NEW SIDEWALK SHOULD BE JOINED TO EXISTING WITH EXPANSION JOINT.

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES, PIPE SIZES, STRUCTURE LOCATIONS, DIMENSIONS, ETC. IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK.
- 2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE.
- 3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- 4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINISH GRADE IS NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- 5. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.) UNLESS OTHERWISE NOTED. PERFORMED FRESH EXPOSURE JOINTS (1") SHALL BE PROVIDED WHERE SIDEWALKS OR PADS CONTACT EXTERIOR BUILDING WALLS OR CONCRETE CURBS. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 20' TO MATCH TRANSVERSE JOINT MARKINGS. TRANSVERSE JOINT MARKINGS SHALL BE MADE FOR BULKHEADS AS NEARLY SQUARE AS POSSIBLE.
- 6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTORS EXPENSE.
- 7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, AND ALL RADI ARE 2', UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THE WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- 9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- 10. IN EASEMENTS AND RIGHTS-OF-WAY CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION (EXCEPT AS NOTED).
- 11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY A.C. OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- 12. ALL ACCESSIBLE PARKING SPACES ARE TO RECEIVE AN ACCESSIBLE SIGN AND ACCESSIBLE SYMBOL PAINTED ON THE PAVEMENT. STALLS MUST BE 8' WIDE STRIPED ASIBLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
- 13. ALL ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR KNOXVILLE BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- 14. PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND T.O.D.' STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND GEOTECHNICAL ENGINEERING REPORT.
- 15. ALL ON-SITE PAVEMENT MARKINGS SHALL BE 4" PAINTED, USING WHITE LINES ON ASPHALT PAVING AND YELLOW LINES ON PORTLAND CEMENT CONCRETE PAVING, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS IN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- 16. THE ENGINEER AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUB-CONTRACTOR. SHALL HAVE NO AUTHORITY TO STOP WORK. SHALL NOT HAVE CHARGE OF THE WORK. SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE, OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS OR OTHER WORK AIDS.
- 17. ALL SIDEWALKS, EXISTING AND PROPOSED, ARE TO BE CONSTRUCTED ON OR LEFT IN A CONDITION THAT MEETS OR EXCEEDS KNOX COUNTY ENGINEERS & PUBLIC WORKS DEPARTMENT STANDARDS.
- 18. ALL WORK IN THE RIGHT-OF-WAY MUST COMPLY WITH KNOX COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT STANDARDS. THE INSPECTOR FOR THE PROJECT CAN BE REACHED AT 862-215-8000. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE KNOX COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT OFFICE PRIOR TO BEGINNING WORK. CHECK ALL SIDEWALKS IN THE RIGHT-OF-WAY FOR COMPLIANCE.
- 19. CONCRETE WHEEL STOPS TO BE INSTALLED 24" FROM END OF PARKING STALL.
- 20. THE CONTRACTOR SHALL INCLUDE STEEL ROAD PLATES FOR TRENCH AREAS OF PROPOSED UTILITIES WHICH ARE NOT CORCORDED OFF IN EXISTING PAVED AREAS. STEEL ROAD PLATES NEED TO BE 1/2" THICK GRADE AS AND GRADE IS, CAPABLE OF H-20 LOADING. TO PROVIDE A COVER OVER AN OPEN EXCAVATION TO PROVIDE VEHICULAR OR PEDESTRIAN TRAFFIC PROTECTION. STEEL DRIVE PLATES MUST EXTEND A MINIMUM OF 2'-0" OVER THE TOP OF THE GROUND AT EACH END OR SIDES, AND BE SECURED AGAINST UPLIFT. ALL WORK MUST BE IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AND ANY STATE OR LOCAL REGULATIONS THAT MAY APPLY.

GRADING, DRAINAGE & EROSION CONTROL NOTES:

- 1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNERS REPRESENTATIVE AND CITY ENGINEER.
- 2. TOPSOIL IS TO BE REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 2" AND A MINIMUM OF 12" OF TOPSOIL IS TO BE APPLIED TO ANY EXISTING TOPSOIL. MAY BE MULCHED AND REPLACED WITH FERTILE, FRABLE TOPSOIL FROM OFFSITE IN ACCORDANCE WITH SPECIFICATIONS. LANDSCAPE TREE ISLANDS TO HAVE 3" MINIMUM TOPSOIL.
- 3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE STABILIZED AS SOON AS POSSIBLE AFTER DRAINAGE IS COMPLETED WITH A MAXIMUM OF 14 DAYS.
- 4. CONTRACTOR EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
- 5. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVAL DEVICES.
- 6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 33% FILLED WITH SUCH SEDIMENT.
- 7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DICTATED BY THE OWNERS REPRESENTATIVE.
- 8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENSE PURPOSE IN THE OPINION OF THE OWNERS REPRESENTATIVE, THEY SHALL BE REMOVED.
- 9. REPLACE SILT BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- 10. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN, DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE CRIPENES OF TREES TO REMAIN.
- 11. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF STORM WATER. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
- 12. ALL SLOPES 1:1 OR STEEPER SHALL BE STABILIZED WITH STAMCO SOG, NORTH AMERICAN GREEN SC-150, SC-150RM, FLEXTEERRA HP-FORM OR APPROVED EQUAL.
- 13. ALL MID-CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED TO PUBLIC ROADS OR PARKING AREAS SHALL BE CLEANED UP IMMEDIATELY.
- 14. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926 SUBPARTS I AND P.
- 15. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE. IN ADDITION TO THE CONSTRUCTION ENTRANCE, AN ALL WEATHER DRIVE MUST BE IN PLACE AND ACCESSIBLE TO ALL AREAS OF THE CONSTRUCTION SITE THAT WILL CONTAIN COMBUSTIBLES THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROCESS. THE ALL WEATHER DRIVE SHALL BE NO LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH WITH ADEQUATE TURNING RADIUS CAPABLE OF SUPPORTING THE IMPOSED LOADS OF THE FIRE DEPARTMENT PROCESS.
- 16. THE CONTRACTOR MUST NOTIFY ALL UTILITIES IN THE AREA AND CALL THE TENNESSEE ONE CALL SYSTEM AT 811 TO COORDINATE THE FIELD LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EARTH DISTURBANCE. "CALL BEFORE DIGGER".
- 17. GENERAL CONTRACTOR SHALL KEEP GROUND DISTURBANCE TO THE MINIMUM REQUIRED TO COMPLETE THE PROJECT. ALL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED IF DISTURBED AREA HAS NOT BEEN WORKED WITHIN THE PAST 14 DAYS.
- 18. CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
- 19. RETAINING WALLS SHALL BE DESIGN BUILT BY THE GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE PLANS SEALED BY A TENNESSEE REGISTERED ENGINEER TO THE OWNER AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION. 4:1 HIGH PEDESTRIAN GUARD SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT ARE GREATER THAN OR EQUAL TO 30 INCHES. PEDESTRIAN GUARD SHALL BE INSTALLED ON TOP OF RETAINING WALL AND SHALL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH ANY OPENING. GUARDS SHALL BE DESIGNED TO RESIST A 50 PLF LOAD IN ACCORDANCE WITH ASCE 7 AND A 20 LB. CONCENTRATED LOAD IN ACCORDANCE WITH ASCE 7. INTERMEDIATE RAILS, BALLUSTERS, AND PANEL FILLERS SHALL RESIST A 50 LB. CONCENTRATED LOAD IN ACCORDANCE WITH ASCE 7. THIS SHALL BE A MINIMUM DESIGN.
- 20. THE CONTRACTOR SHALL INCLUDE STEEL ROAD PLATES FOR TRENCH AREAS OF PROPOSED UTILITIES WHICH ARE NOT CORCORDED OFF IN EXISTING PAVED AREAS. STEEL ROAD PLATES NEED TO BE 1/2" THICK GRADE AS AND GRADE IS, CAPABLE OF H-20 LOADING. TO PROVIDE A COVER OVER AN OPEN EXCAVATION TO PROVIDE VEHICULAR OR PEDESTRIAN TRAFFIC PROTECTION. STEEL DRIVE PLATES MUST EXTEND A MINIMUM OF 2'-0" OVER THE TOP OF THE GROUND AT EACH END OR SIDES, AND BE SECURED AGAINST UPLIFT. ALL WORK MUST BE IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AND ANY STATE OR LOCAL REGULATIONS THAT MAY APPLY.
- 21. SITE IS TO BE BID UNCLASSIFIED, REFERENCE SPECIFICATIONS AND GEOTECH REPORT.
- 22. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED OVER A PERIOD OF 14 DAYS OR SOONER. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.

UTILITY NOTES:

- 1. ELECTRICAL SERVICE UTILITY CONSTRUCTION SHALL COMPLY WITH KNOXVILLE UTILITIES BOARD (KUB) STANDARDS.
- 2. TELEPHONE-DATA CABLE TV UTILITY CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS OF THE RESPECTIVE PROVIDER.
- 3. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- 4. ALL APPROPRIATE FEES SHALL BE PAID PRIOR TO BEGINNING SITE UTILITY CONSTRUCTION.
- 5. GENERAL CONTRACTOR WILL BE REIMBURSED BY OWNER FOR ALL TAP AND THE ON FEES REQUIRED.
- 6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926 SUBPARTS M AND P.
- 7. CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY KNOXVILLE UTILITIES BOARD (KUB).
- 8. CONTRACTOR SHALL COORDINATE INSPECTION WITH UTILITY COMPANY.
- 9. ALL ELECTRICAL CONDUIT TO BE INSTALLED AND ROUTED ACCORDING TO CURRENT ELECTRIC AND NFPA CODES, IN ACCORDANCE WITH THE UTILITY COMPANY DESIGNS AND WITH SITE ELECTRICAL PLANS.
- 10. GENERAL CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY / LOCATIONS AND ELEVATIONS TO THE ENGINEER FOR COMPLETION OF METRO AS-BUILT FOR PUBLIC LINES.



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ISSUE DATE

REVISION #1	07/27/2020
REVISION #2	07/27/2020
REVISION #3	09/21/2020

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CHECKED BY: R.HARRER

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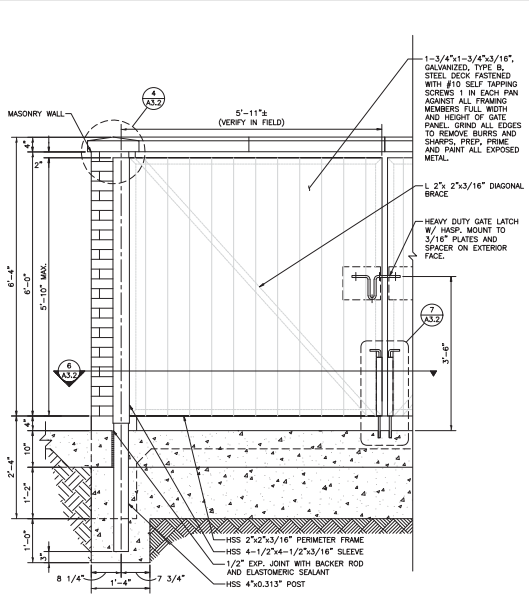


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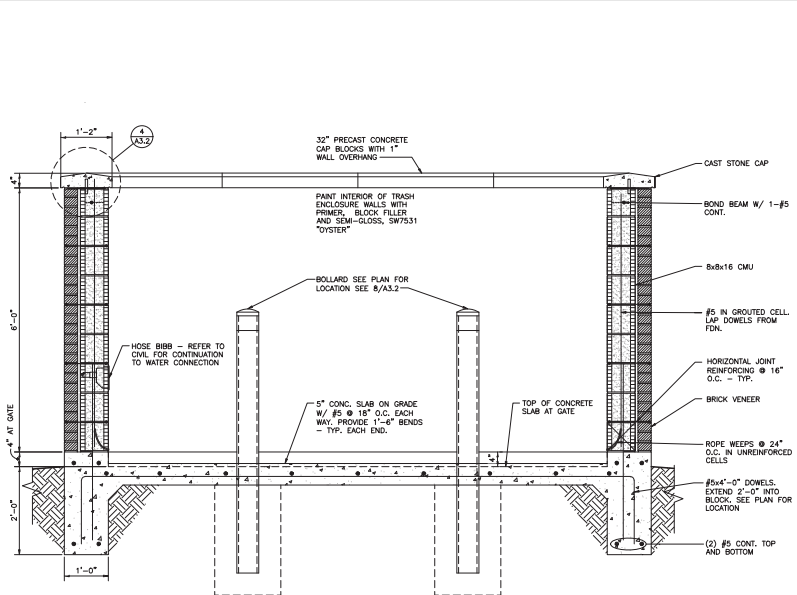
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GMC PROJECT #CNA519011

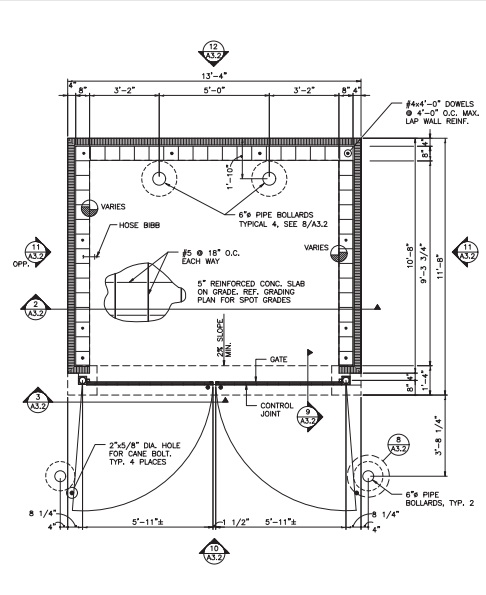
10-B-20-SU
Revised: 9/21/2020



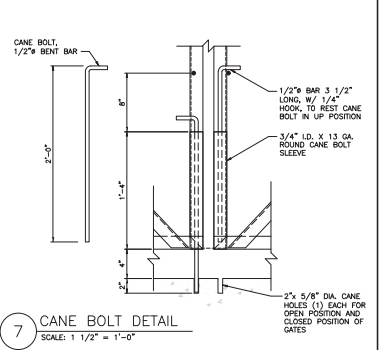
3 GATE ELEVATION- EXTERIOR FACE
SCALE: 3/4" = 1'-0"



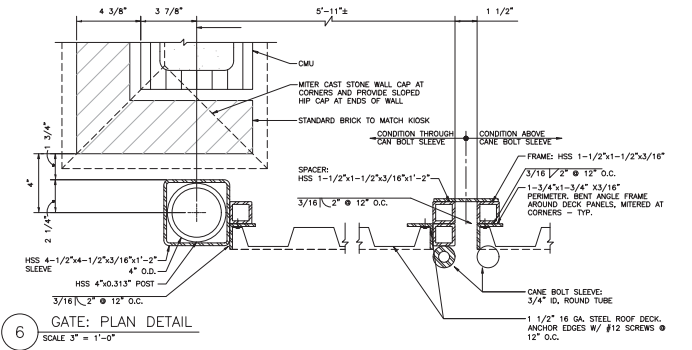
2 WALL & FOUNDATION SECTION - TYP.
SCALE: 3/4" = 1'-0"



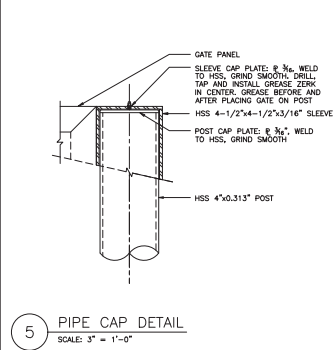
1 FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



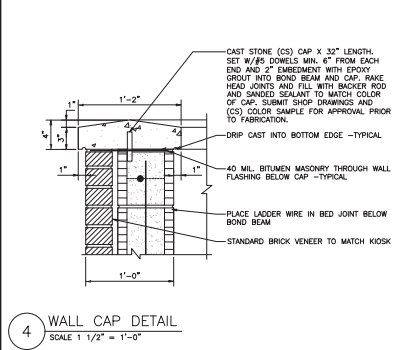
7 CANE BOLT DETAIL
SCALE: 1 1/2" = 1'-0"



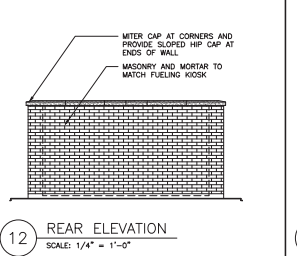
6 GATE: PLAN DETAIL
SCALE: 3" = 1'-0"



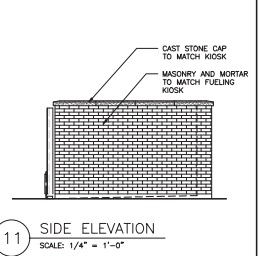
5 PIPE CAP DETAIL
SCALE: 3" = 1'-0"



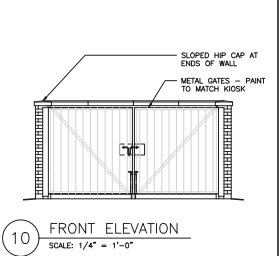
4 WALL CAP DETAIL
SCALE: 1 1/2" = 1'-0"



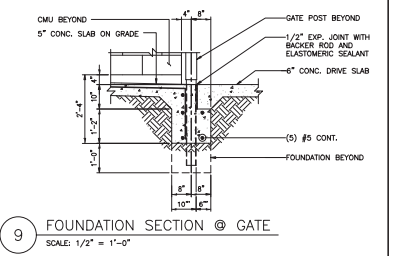
12 REAR ELEVATION
SCALE: 1/4" = 1'-0"



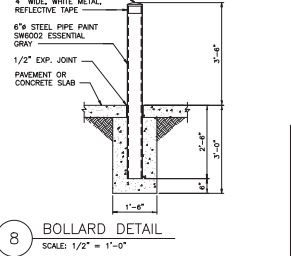
11 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



10 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



9 FOUNDATION SECTION @ GATE
SCALE: 1/2" = 1'-0"



8 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

10-B-20-SU
Revised: 10/6/2020

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THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES INCLUDING FEDERAL A.I.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONSTRUCTION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECT OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.



DAVID A. GALLOWAY
REGISTERED ENGINEER
STATE OF TENNESSEE
07/22/2020

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NO.	DESCRIPTION	DATE

Project #: U-698
Date: MARCH, 2020
Scale: FULL
Disk File: Kro000698_A3.2-TRASH
Model: 5x1(GD)1RR Brick
Address: 5201 N. Brookway St.
Knoxville, TN 37918

TRASH ENCLOSURE PLAN & DETAILS
Sheet: **A3.2**



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
 Planned Development
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning

Kroger Limited Partnership I

Applicant Name

August 24, 2020

Date Filed

October 8, 2020

Meeting Date (if applicable)

Affiliation

10-B-20-SU

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
 Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Randy Harper, PE, CPESC

Goodwyn Mills Cawood, Inc.

Name

Company

3310 West End Ave., Suite 420

Nashville

TN

37203

Address

City

State

Zip

615-417-7175

randy.harper@gmcnetwork.com

Phone

Email

CURRENT PROPERTY INFO

Kroger Limited Partnership I

1014 Vine St., Cincinnati, OH 45202

Owner Name (if different)

Owner Address

Owner Phone

5201 N. Broadway Knoxville, TN

058KC007

(part of)

Property Address

Parcel ID

Northwest ^{*out of*} corner of Knox. Rd. & N. Broadway (Fountain City)

9.15 ac.

General Location

Knoxville

Tract Size
PC-1(k)
C-G-2 (former ~~PC-1~~)

Jurisdiction (specify district above)

City County

Zoning District

North City
Planning Sector

MU-SD NC-6

Sector Plan Land Use Classification

Growth Policy Plan Designation

20 Parking Lot
Existing Land Use

N

KUB

KUB

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
 - Residential Non-Residential
- Home Occupation (specify):
- Other (specify): *Fuel center for Kroger grocery store*

SUBDIVISION

- Proposed Subdivision Name _____ Unit / Phase Number _____
- Parcel Change
 - Combine Parcels Divide Parcel Total Number of Lots Created: _____
- Other (specify):
- Attachments / Additional Requirements

ZONING

- Zoning Change: _____ Proposed Zoning _____
- Plan Amendment Change: _____ Proposed Plan Designation(s) _____
- Proposed Density (units/acre) _____ Previous Rezoning Requests _____
- Other (specify):

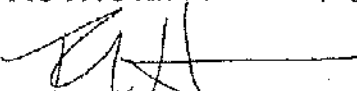
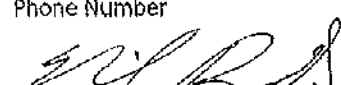
STAFF USE ONLY

- PLAT TYPE**
- Staff Review Planning Commission
- ATTACHMENTS**
- Property Owners / Option Holders Variance Request
- ADDITIONAL REQUIREMENTS**
- Design Plan Certification (*Final Plat only*)
 - Use on Review / Special Use (*Concept Plan only*)
 - Traffic Impact Study

FEE 1:	0401 SU \$1,500	TOTAL:
FEE 2:		<i>Fee paid / transferred from withdrawn application 9-8-20-PD</i>
FEE 3:		

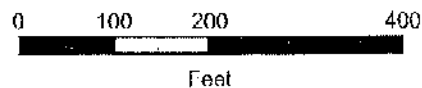
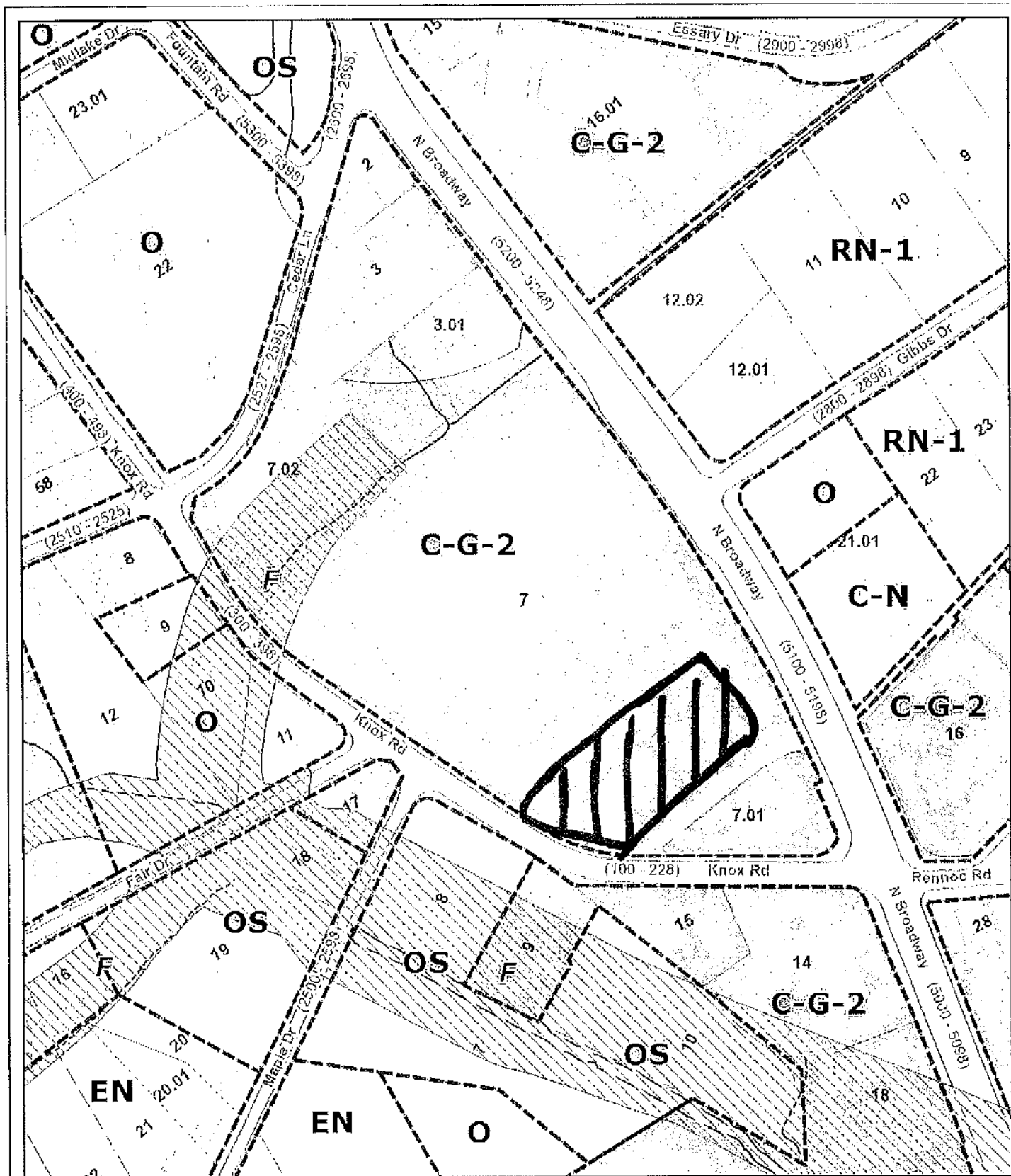
AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.


 Applicant Signature
 615-417-7175
 Phone Number

 Staff Signature

Randy Harper
 Please Print
 randy.harper@gmcnetwork.com
 Email
 Michael Reynolds
 Please Print

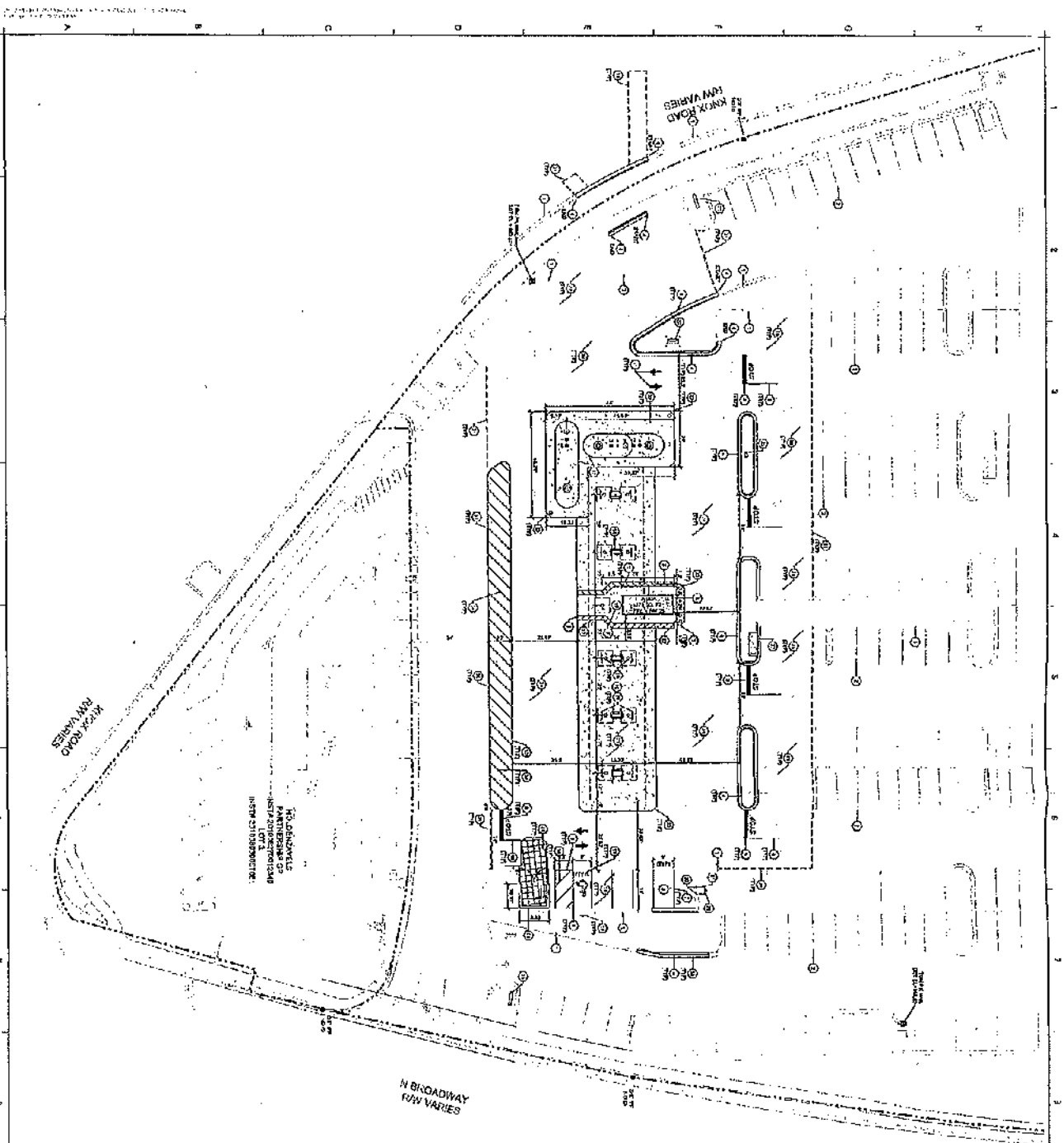
8/24/2020
 Date
 8/24/2020
 Date



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Printed: 7/24/2020 1:20:27 PM



9-B-20-50
7/24/2022

CONTRACTOR KEY NOTES:

1. All dimensions are in feet unless otherwise noted.
2. All elevations are in feet unless otherwise noted.
3. All existing conditions are shown in gray.
4. All new construction is shown in black.
5. All utilities are shown in red.
6. All trees to be removed are shown in red with 'R'.
7. All trees to be preserved are shown in green with 'P'.
8. All trees to be planted are shown in green with 'PL'.
9. All trees to be removed within 180 days of start of construction are shown in red with 'R-180'.
10. All trees to be removed after 180 days of start of construction are shown in red with 'R-180+'.
11. All trees to be planted within 180 days of start of construction are shown in green with 'PL-180'.
12. All trees to be planted after 180 days of start of construction are shown in green with 'PL-180+'.
13. All trees to be removed and replaced are shown in red with 'R' and green with 'P'.
14. All trees to be removed and replaced within 180 days of start of construction are shown in red with 'R-180' and green with 'P-180'.
15. All trees to be removed and replaced after 180 days of start of construction are shown in red with 'R-180+' and green with 'P-180+'.
16. All trees to be removed and replaced with same or better species are shown in red with 'R' and green with 'P'.
17. All trees to be removed and replaced with same or better species within 180 days of start of construction are shown in red with 'R-180' and green with 'P-180'.
18. All trees to be removed and replaced with same or better species after 180 days of start of construction are shown in red with 'R-180+' and green with 'P-180+'.
19. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown are shown in red with 'R' and green with 'P'.
20. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown within 180 days of start of construction are shown in red with 'R-180' and green with 'P-180'.
21. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown after 180 days of start of construction are shown in red with 'R-180+' and green with 'P-180+'.
22. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown are shown in red with 'R' and green with 'P'.
23. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown within 180 days of start of construction are shown in red with 'R-180' and green with 'P-180'.
24. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown after 180 days of start of construction are shown in red with 'R-180+' and green with 'P-180+'.
25. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown are shown in red with 'R' and green with 'P'.
26. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown within 180 days of start of construction are shown in red with 'R-180' and green with 'P-180'.
27. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown after 180 days of start of construction are shown in red with 'R-180+' and green with 'P-180+'.
28. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown are shown in red with 'R' and green with 'P'.
29. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown within 180 days of start of construction are shown in red with 'R-180' and green with 'P-180'.
30. All trees to be removed and replaced with same or better species and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown and are to be planted in the same location as shown after 180 days of start of construction are shown in red with 'R-180+' and green with 'P-180+'.

PAVING LEGEND:

	Asphalt Concrete Paving
	Concrete Paving
	Gravel Paving
	Sand Paving
	Other Paving

NOTE:
ALL PAVING SHALL BE INSTALLED TO THE FINISHED GRADE SHOWN UNLESS OTHERWISE NOTED.

from what's below, call before you dig.
GRAPHIC SCALE - 1 INCH = 20 FEET
IN STATE PLANE AND IN MAND 589

SITE PLAN

C-2.1



**KROGER STORE U-698
FUEL CENTER**
14321 BROADWAY
MEMPHIS, TN 38143

GMC PROJECT #CNAS190111

ISSUE	DATE

DRAWN BY: **LDODDS**
CHECKED BY: **BTOKM**

3310 West End Avenue, Suite 400
Memphis, TN 38203
T 901.333.7200
outcreations.com

