



# USE ON REVIEW REPORT

▶ **FILE #:** 9-C-20-UR

**AGENDA ITEM #:** 24

**AGENDA DATE:** 9/10/2020

▶ **APPLICANT:** DISCOUNT TIRE COMPANY, INC.

OWNER(S): TTC Halls, LLC

TAX ID NUMBER: 38 C G 005 PART OF

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 Norris Frwy.

▶ **LOCATION:** Northeast side of Norris Freeway, northwest side of Sam Walton Way

▶ **APPX. SIZE OF TRACT:** 1.24 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sam Walton Way and Fork Station Way, the Joint Permanent Easements that serve the shopping center and provide access out to Norris Freeway, a minor arterial street.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Retail wheel & tire store including service for installation

HISTORY OF ZONING: Property rezoned to SC (Shopping Center) in 2000. The Planning Commission had recommended denial of the request at that time. The rezoning was approved on appeal to the Knox County Commission on November 20, 2000.

SURROUNDING LAND USE AND ZONING:  
North: Vacant lot and shopping center / SC (Shopping Center)  
South: Residences and commercial business / RA (Low Density Residential) & SC (Shopping Center)  
East: Shopping center / SC (Shopping Center)  
West: Residences / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: Residential development within RAE, RA and PR zoning districts is the predominant development found to the north and west of the site. Institutional and residential uses are located to the east on Andersonville Pike. In addition to the approved shopping center, commercial uses are located south of the site along E. Emory Rd. and Norris Freeway.

## STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for the retail wheel and tire store with approximately 8,000 sqft,

**subject to 8 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
3. Installation of sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act ( ADA).
4. The detached monument sign shall have a maximum height of 6 feet, as shown in the attached signage plan, to be consistent with the approve master sign plan for the commercial development (12-N-06-UR). The proposed business signs shall meet all other applicable sign standards of the Knox County Zoning Ordinance.
5. This approval is for a retail wheel and tire store only and is not to be construed to permit a vehicle repair/service establishment as defined by the Knox County Zoning Ordinance.
6. Providing a cross access easement to the adjoining property to the north, as shown on the development plan or as otherwise approved by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the SC (Shopping Center) zoning district and the criteria for approval of a use on review.

**COMMENTS:**

This is a request for approval of a tire center within the North Fork Station shopping center that is located on the northeast side of Norris Fwy. and northwest side of Sam Walton Way, just north of E. Emory Rd. The 8,000 square foot tire center will be located on a 1.24 acre lot with access of Fork Station Way. There is no direct access from the site to Norris Freeway. It has been determined that the proposed use is permissible in the SC (Shopping Center) zone because it is more closely related to a typical retail establishment than a vehicle repair/service establishment because they do not provide general repair services.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible and consistent with surrounding development and zoning in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed tire center with the recommended conditions meets the standards for development within the SC (Shopping Center) zoning district and all other relevant requirements of the Zoning Ordinance. The Knox County Department of Codes Administration and Enforcement made the determination that this particular use is permissible within this zone because this use is primarily a retail tire store and does not offer general car repair.
2. The proposed development is consistent with the 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 site is located in a commercial shopping center and has access to a minor arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

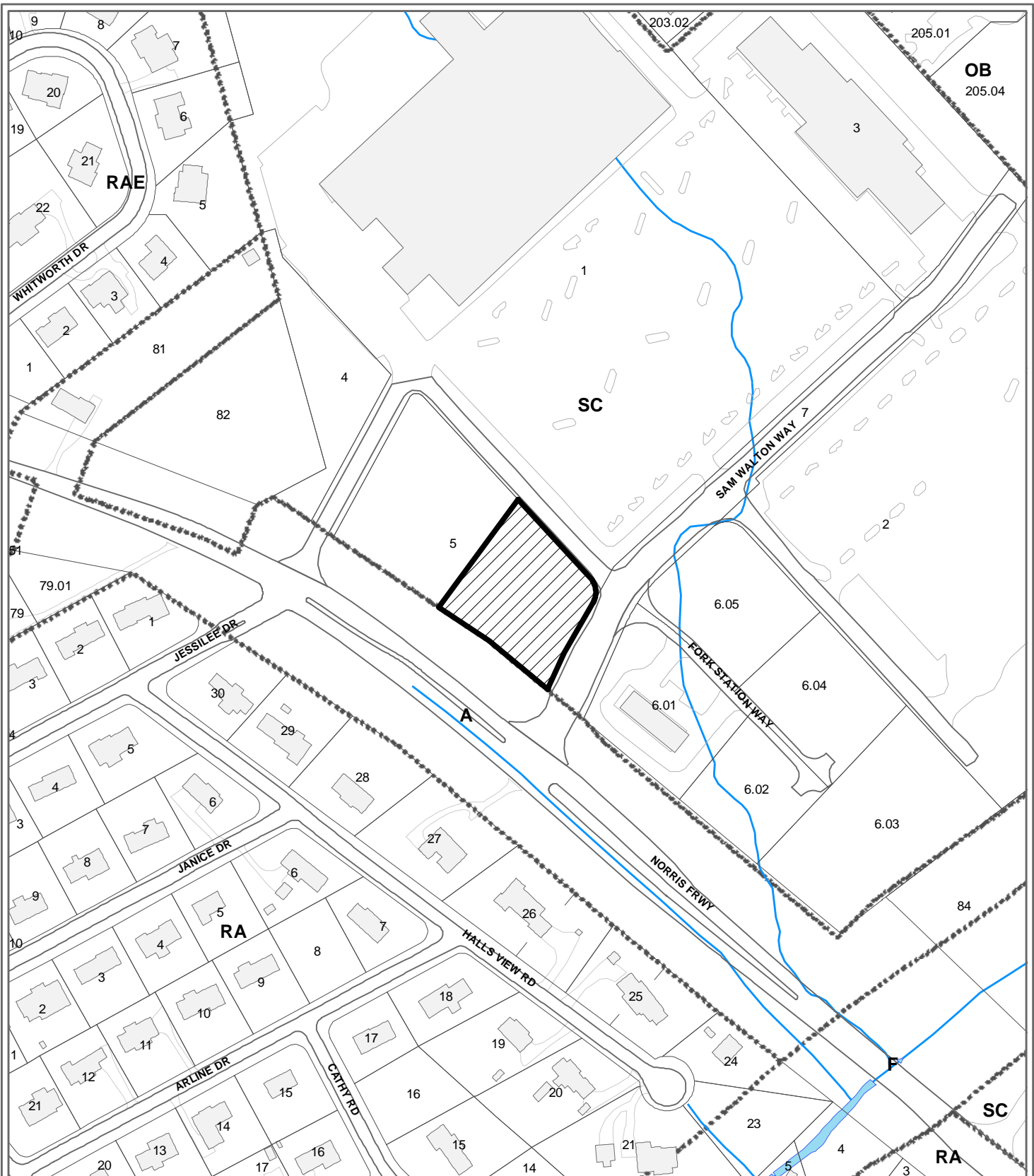
1. The North County Sector Plan proposes community commercial uses for this site and the proposed use has been determined to be a permitted use in the SC zone district. The proposed tire store is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 228 (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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**9-C-20-UR  
USE ON REVIEW**



Retail wheel & tire store including service for installation in SC (Shopping Center)

Original Print Date: 8/13/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Discount Tire Company, Inc.

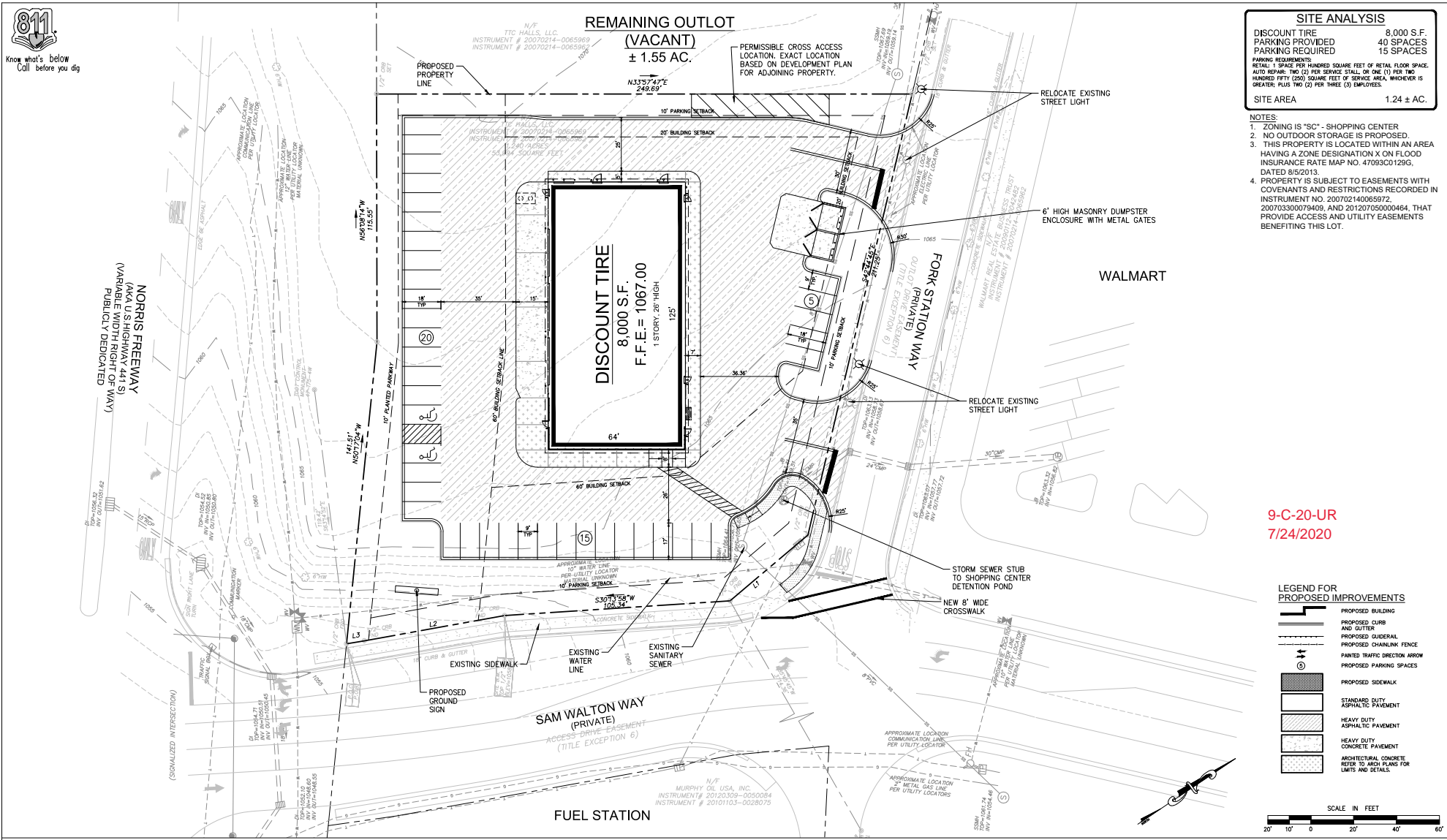
Map No: 38

Jurisdiction: County





Know what's below  
Call before you dig



**SITE ANALYSIS**

DISCOUNT TIRE	8,000 S.F.
PARKING PROVIDED	40 SPACES
PARKING REQUIRED	15 SPACES

**PARKING REQUIREMENTS:**  
RETAIL: 1 SPACE PER HUNDRED SQUARE FEET OF RETAIL FLOOR SPACE.  
AUTO REPAIR: TWO (2) PER SERVICE STALL, OR ONE (1) FOR TWO HUNDRED FIFTY (250) SQUARE FEET OF SERVICE AREA, WHICHEVER IS GREATER; PLUS TWO (2) PER THREE (3) EMPLOYEES.

**SITE AREA** 1.24 ± AC.

- NOTES:**
- ZONING IS "SC" - SHOPPING CENTER
  - NO OUTDOOR STORAGE IS PROPOSED.
  - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 47093C0129G, DATED 8/5/2013.
  - PROPERTY IS SUBJECT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 200702140065972, 200703300079409, AND 201207050000464, THAT PROVIDE ACCESS AND UTILITY EASEMENTS BENEFITING THIS LOT.

9-C-20-UR  
7/24/2020

NO.	REVISION	DATE

**CONSULTANT:**  
**BDG**  
Bridges Design Group, LLC  
3611 DOWVILLE ST  
DUBLIN, GA 30098  
PHONE: 404-697-0701  
FAX: 404-697-0703  
WWW.BDGC.COM



**DEVELOPER:**  
DISCOUNT TIRE COMPANY  
20225 N. SCOTTSDALE RD.  
SCOTTSDALE, AZ 85255  
PH: 480-606-6000



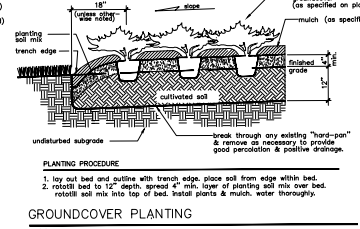
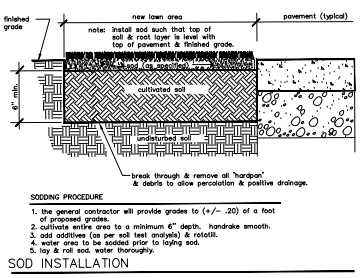
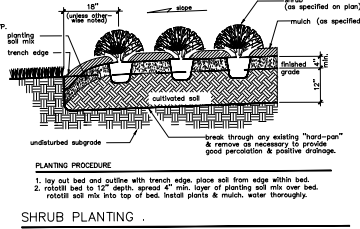
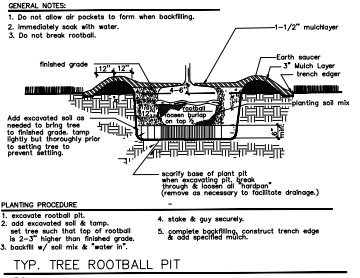
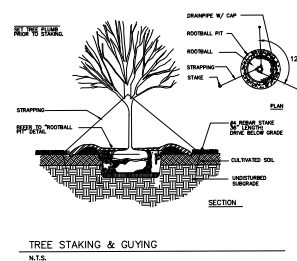
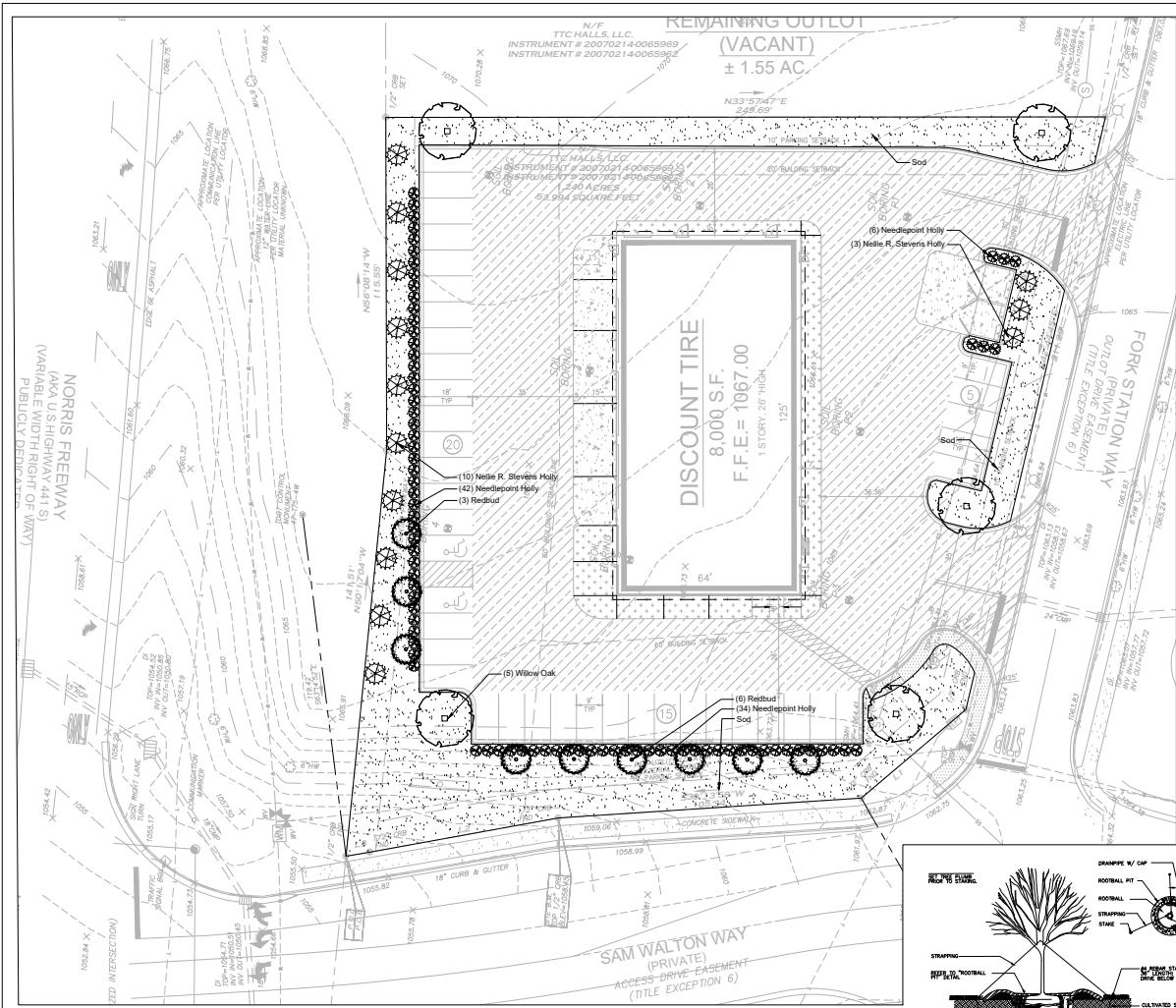
**DISCLAIMER:**  
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**DISCOUNT TIRE STORE**  
NORRIS FREEWAY  
KNOXVILLE, TN 37928  
PARCEL ID: 038CG005

**STORE NUMBER:**  
THK 12466  
BDG # 20-110  
**PROJECT MANAGER:**  
HOLLY KELLMAN  
**PROJECT CIVIL ENGINEER:**  
KELLY WAGONER  
PH: (404) 567-5701  
Ext 103  
**DRAWN BY:**  
GDL

**SHEET TITLE:**  
USE ON REVIEW  
SITE PLAN  
**DATE:** JULY 21, 2020  
**ISSUED FOR:** CONCEPTUAL REVIEW

**SHEET NUMBER:**  
P-2



Parking Lot Perimeter Landscape Yard Calculations:  
 (3) Trees and (10) Shrubs For Every 100 Linear Feet Along Public ROW  
 (9) Trees and (30) Shrubs Required / Provided

Norris Freeway Parking Lot Perimeter Type "C" Buffer: 18'  
 Provide a small row of evergreen trees at 20' on center, installed height to be 6' with a 15' spread at maturity.

(10) Nellie R. Stevens Holly Provided

Site Landscape Calculations:  
 Building Facade = 63'-8"  
 Required Planting 60% of LF of Facade = 125ft  
 (1) Tree per 50' and (1) Shrub per 3'  
 (3) Trees and (42) Shrubs Required / Provided

Trees	QU	Scientific Name	Common Name	Minimum Size	Spacing
5	Quercus phellos	Willow Oak	2"-Cal	As Shown	
9	Cercus canadensis	Redbud	2"-Cal	As Shown	
13	Ilex x Nellie R Stevens	Nellie R. Stevens Holly	6' ht	As Shown	

Shrubs	QU	Scientific Name	Common Name	Minimum Size	Spacing
82	Ilex cornuta 'Needpoint'	Needpoint Holly		3 Gal.	3' o.c.

9-C-20-UR  
7/24/2020

NO.	REVISION	DATE	CONSULTANT:	DEVELOPER:	DISCLAIMER:	STORE NUMBER:	SHEET TITLE:	SHEET NUMBER:
1	COMMENT REVISIONS	7-21-2020	 BAY MYERS LANDSCAPE ARCHITECTS 7-21-2020 LICENSE CERTIFICATION NO. 5408	DISCOUNT TIRE COMPANY 20225 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85255 PH: 480-606-6000	THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.	TIK 12156 BDO # 20-110 PROJECT MANAGER: HOLLY KEILMAN PROJECT CIVIL ENGINEER: KELLY WAGONER P.E. (604) 567-0701 Est 103 DRAWN BY: GDL	LANDSCAPE PLAN	LS-1
			5471 DOWNTOWN BLVD DULUTH, GA 30096 PH: (404) 567-0701 FAX: (404) 567-5703 WWW.BDGARCH.COM				DATE: JANUARY 27, 2020 ISSUED FOR: CONCEPTUAL REVIEW	



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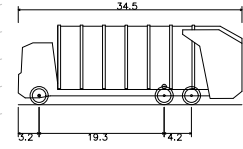
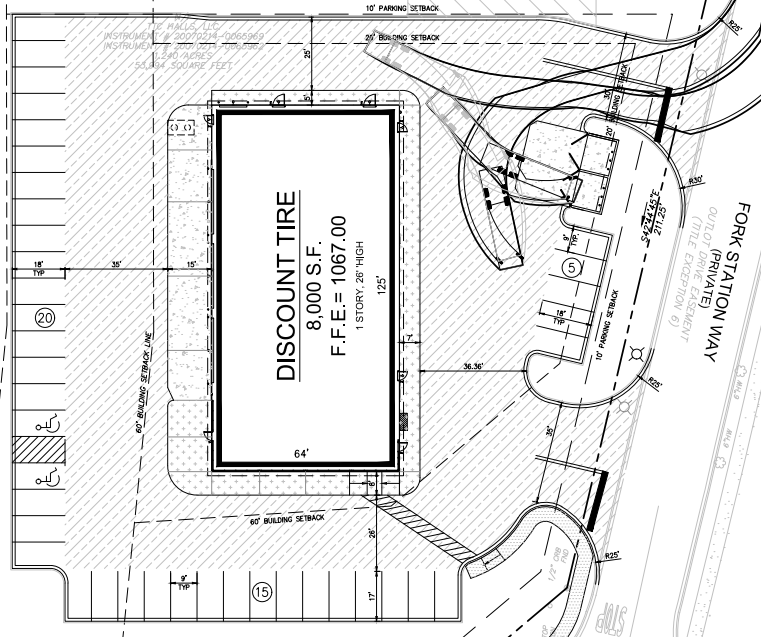
NORRIS FREEWAY  
(AKA U.S. HIGHWAY 441 S)  
(VARIOUS WIDTH RIGHT OF WAY)  
PUBLICLY DEDICATED

N/F  
TTC HALLS, LLC.  
INSTRUMENT # 20070214-0065969  
INSTRUMENT # 20070214-0065962

REMAINING OUTLOT  
(VACANT)  
± 1.55 AC.  
N33°57'47"E  
249.69'

SITE ANALYSIS	
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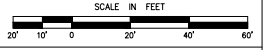


9-C-20-UR  
7/24/2020

Mack Truck Front Loader  
 Overall Length 34.500ft  
 Overall Width 8.000ft  
 Overall Body Height 12.272ft  
 Min. Body Ground Clearance 0.961ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Curb to Curb Turning Radius 38.000ft

LEGEND FOR PROPOSED IMPROVEMENTS

	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED GUIDERAIL
	PROPOSED CHAINLINK FENCE
	PAINTED TRAFFIC DIRECTION ARROW
	PROPOSED PARKING SPACES
	PROPOSED SIDEWALK
	STANDARD DUTY ASPHALTIC PAVEMENT
	HEAVY DUTY ASPHALTIC PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	ARCHITECTURAL CONCRETE REFER TO ARCH PLANS FOR LIMITS AND DETAILS



NOT FOR CONSTRUCTION

NO.	REVISION	DATE

CONSULTANT:  
**BDG**  
 BDG Design Group, LLC  
 3611 DOWVILLE ST  
 DUBLIN, GA 30098  
 PHONE: 404-892-0701  
 FAX: 404-892-0703  
 WWW.BDGBE.COM



DEVELOPER:  
 DISCOUNT TIRE COMPANY  
 20225 N. SCOTTSDALE RD.  
 SCOTTSDALE, AZ 85255  
 PH: 480-606-6000

**DISCOUNT TIRE**

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**DISCOUNT TIRE STORE  
 NORRIS FREEWAY  
 KNOXVILLE, TN 37928  
 PARCEL ID: 038CG005**

STORE NUMBER:  
 TWK 12466  
 BDG # 20-110  
 PROJECT MANAGER:  
 HOLLY KEILMAN  
 PROJECT CIVIL ENGINEER:  
 KELLY WAGGONER  
 PH: (404) 567-5701  
 Ext 103  
 DRAWN BY:  
 GDJ

SHEET TITLE:  
 USE ON REVIEW  
 SITE PLAN  
 DATE: MARCH 18, 2020  
 ISSUED FOR: CONCEPTUAL REVIEW

SHEET NUMBER:  
**P-2**

USER: G:\arch - all 21, 2020 - 8:33am P:\Projects\2020\20-110 Knoxville, TN (DTC: 12466)\Drawing Files\20-110 P-2.dwg - LAYOUT: Austom



**WEST ELEVATION**

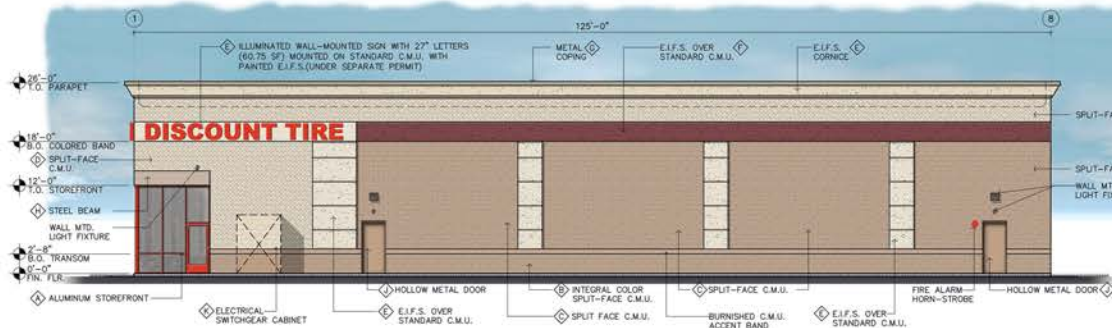
SCALE: 1/8" = 1'-0"



**EAST ELEVATION ( SAM WALTON WAY )**

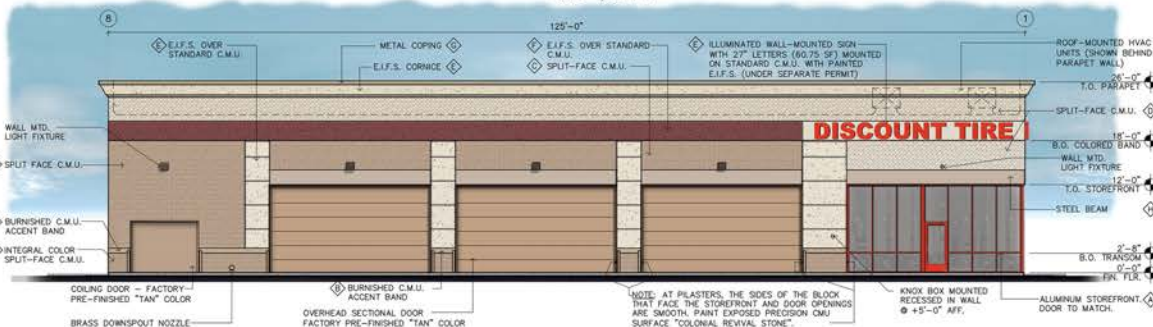
SCALE: 1/8" = 1'-0"

FINISH LEGEND	
◆	MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
◆	INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "COLONIAL REVIVAL STONE"
◆	GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
◆	GRAY SPLIT-FACE CMU - PAINT SHERWIN WILLIAMS SW#6119 "ANTIQUE WHITE"
◆	E.I.F.S. - PAINTED TO MATCH SHERWIN WILLIAMS SW#5119 "ANTIQUE WHITE"
◆	E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNBRED TOMATO"
◆	METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "COLONIAL REVIVAL STONE"
◆	STEEL / E.I.F.S. - PAINTED TO MATCH SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
◆	STEEL BOLLARDS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
◆	HOLLOW METAL DOORS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
◆	ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "COLONIAL REVIVAL STONE"



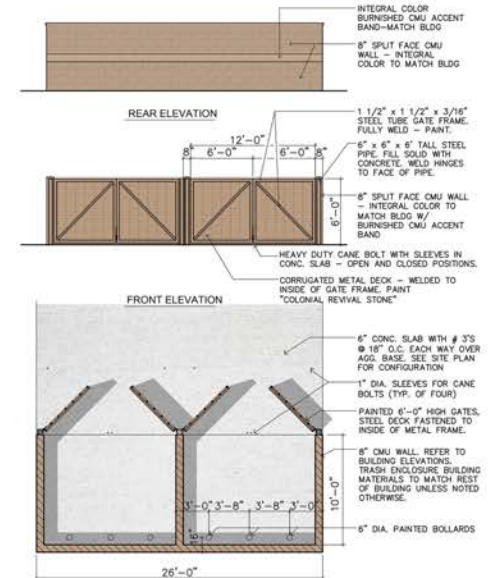
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**TRASH ENCLOSURE PLAN / ELEVATIONS**

SCALE: 3/16" = 1'-0"

9-C-20-UR  
7/24/2020

REV:  
DATE: 01.30.20  
JOB # A.2001103

ALT - 1R



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**CONCEPTUAL COLORED ELEVATIONS**

7550 NORRIS FWY  
KNOXVILLE, TN 37938



PLUMP ENGINEERING INC.  
CONSULTING ENGINEERS  
STRUCTURAL, MECHANICAL, PLUMBING,  
ELECTRICAL, CIVIL, SURVEYING,  
ARCHITECTURAL  
914 E. KATELLA AVENUE, ANAHEIM, CA 92805  
P (714) 385-1535 / F (714) 385-1534  
www.plumpgroup.com

Sheet No.

A.3



# DISCOUNT TIRE

## PROJECT SITE:

STORE TNK 12166  
7550 NORRIS FWY  
KNOXVILLE, TN 37928

=====**SIGN PACKAGE**=====

9-C-20-UR  
7/24/2020



10101 Reunion Place  
Suite 500  
San Antonio, TX 78216

P 210.886.0644  
waltonsignage.com

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Client: **DISCOUNT TIRE TNK 12166**  
Address: **7550 NORRIS FWY**  
City/State: **KNOXVILLE, TN 37928**  
Sales: **HOUSE** Designer: **IP**  
Date: **07.22.20** PM **MS**

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Revision:


Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:

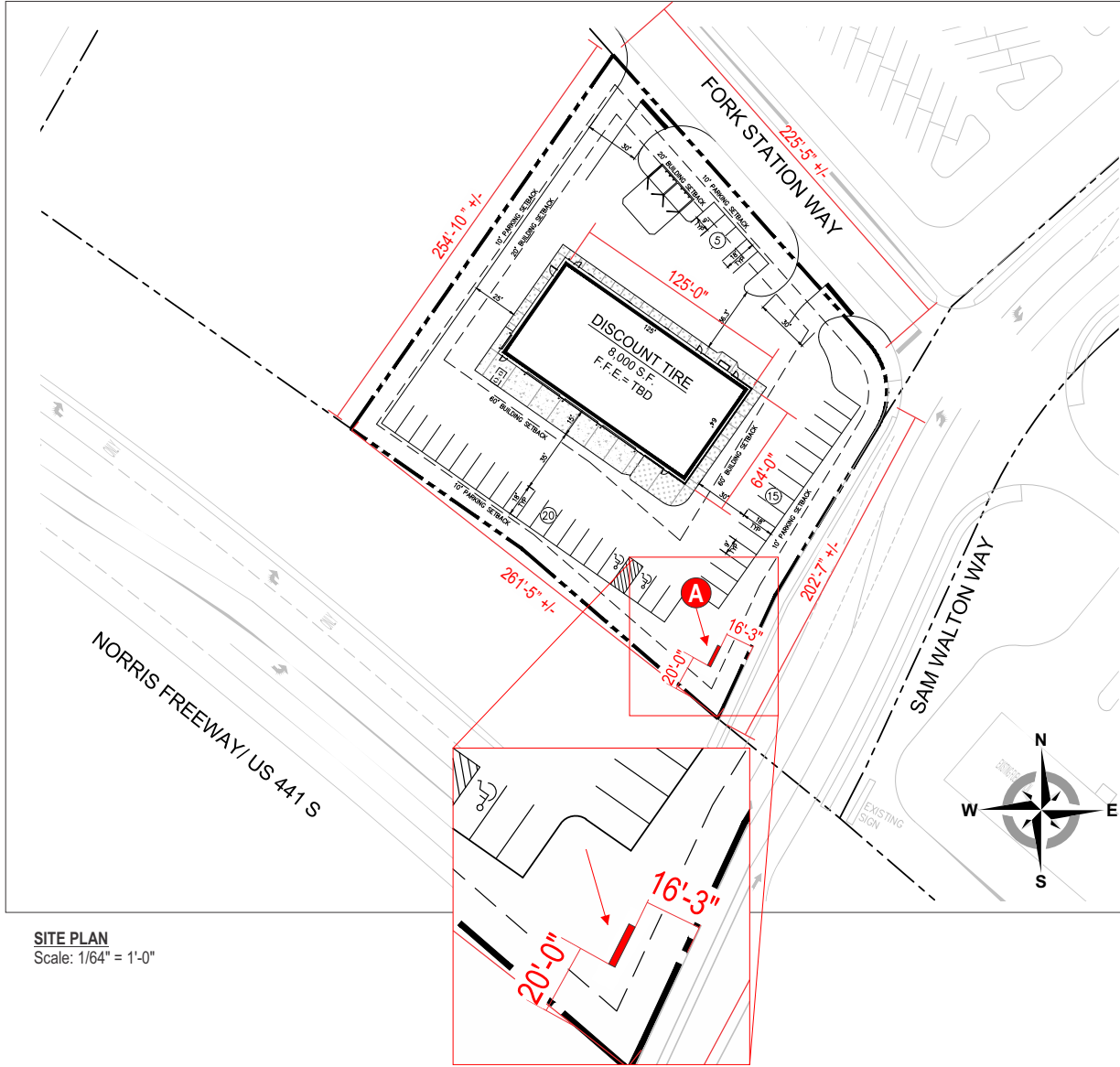
Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

PAGE SIZE: 11" x 17"

**CID313551-GND**

Sheet: 1 of 4

H:\Discount Tire\_Locations\TN\TN Knoxville TNK 12166\360112 Bldg Signage\DESIGNS



**SITE PLAN**  
Scale: 1/64" = 1'-0"



**AERIAL VIEW**  
Scale: Not to Scale

**9-C-20-UR**  
**7/24/2020**

**W**  
WALTON  
10101 Reunion Place  
Suite 500  
San Antonio, TX 78216  
P 210.896.0644  
waltonsignage.com  
© 2017 WALTON ALL RIGHTS RESERVED

Client: **DISCOUNT TIRE TNK 12166**  
Address: **7550 NORRIS FWY**  
City/State: **KNOXVILLE, TN 37928**  
Sales: **HOUSE** Designer: **IP**  
Date: **07.22.20** PM: **MS**

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Revision:

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 900 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:

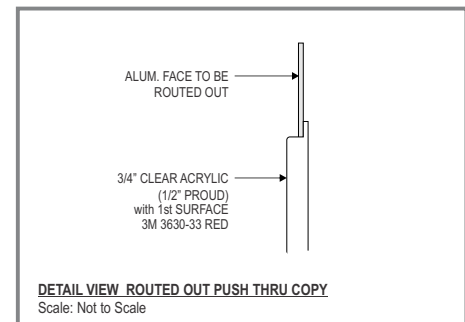
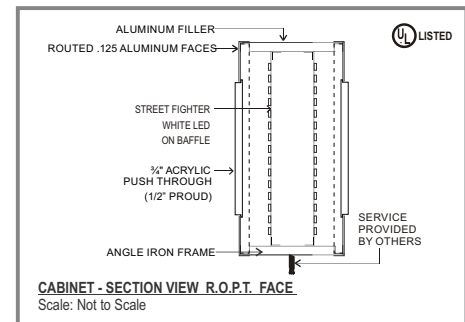
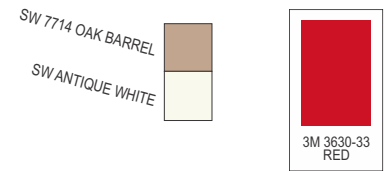
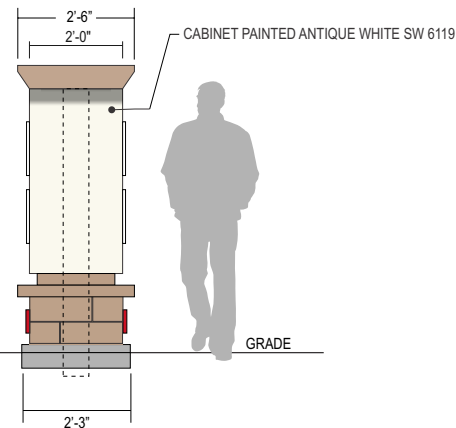
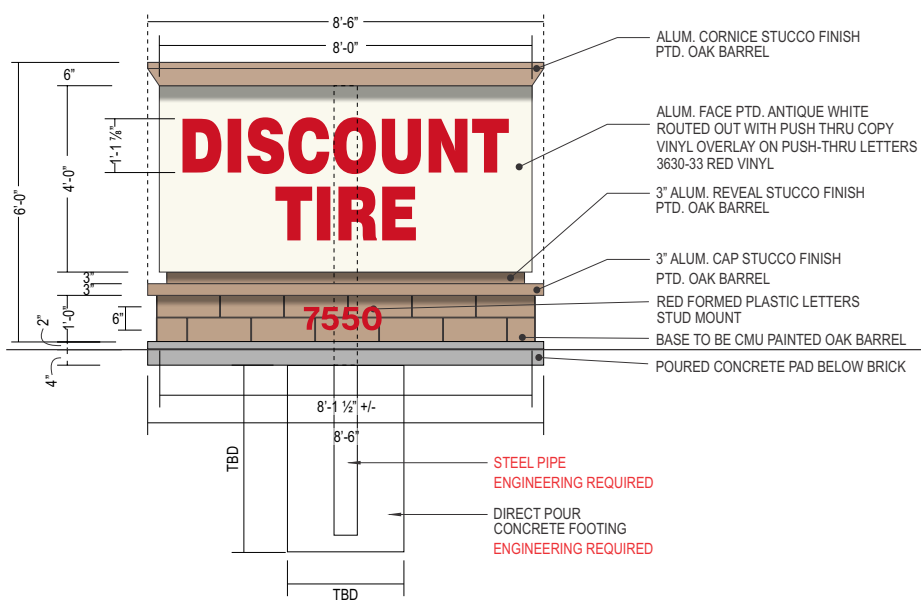
Sales: \_\_\_\_\_ Date: \_\_\_\_\_  
P.M.: \_\_\_\_\_ Date: \_\_\_\_\_  
Design: \_\_\_\_\_ Date: \_\_\_\_\_  
Client: \_\_\_\_\_ Date: \_\_\_\_\_

**CID313551-GND**

PAGE SIZE: 11" x 17"

H:\Discount Tire\_Locations\TN\TN Knoxville TNK 12166\360112 Bldg Signage\DESIGNS

Sheet: 2 of 4



4' X 8' X 6' - RPT - CMU - DT

D/F MONUMENT SIGN - 32 SQ. FT. (Face of Sign)  
Scale: 3/8" = 1'-0"

• MANUFACTURE AND INSTALL ONE (1) NEW D/F ILLUMINATED MONUMENT SIGN

**SURVEY NOTE:**  
VERIFICATION REQUIRED PRIOR TO  
MANUFACTURING.

9-C-20-UR  
7/24/2020



Client: **DISCOUNT TIRE TNK 12166**  
Address: **7550 NORRIS FWY**  
City/State: **KNOXVILLE, TN 37928**  
Sales: **HOUSE** Designer: **IP**  
Date: **07.22.20** PM: **MS**

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Revision:

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 500 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:

Sales: \_\_\_\_\_ Date: \_\_\_\_\_  
P.M.: \_\_\_\_\_ Date: \_\_\_\_\_  
Design: \_\_\_\_\_ Date: \_\_\_\_\_  
Client: \_\_\_\_\_ Date: \_\_\_\_\_

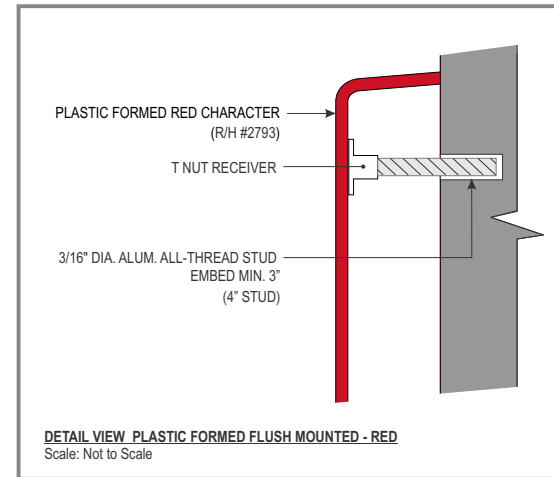
**CID313551-GND**

PAGE SIZE: 11" x 17"

H:\Discount Tire\_Locations\TN\TN Knoxville TNK 12166\360112 Bldg Signage\DESIGNS

Sheet: 3 of 4

6"  
**7550**

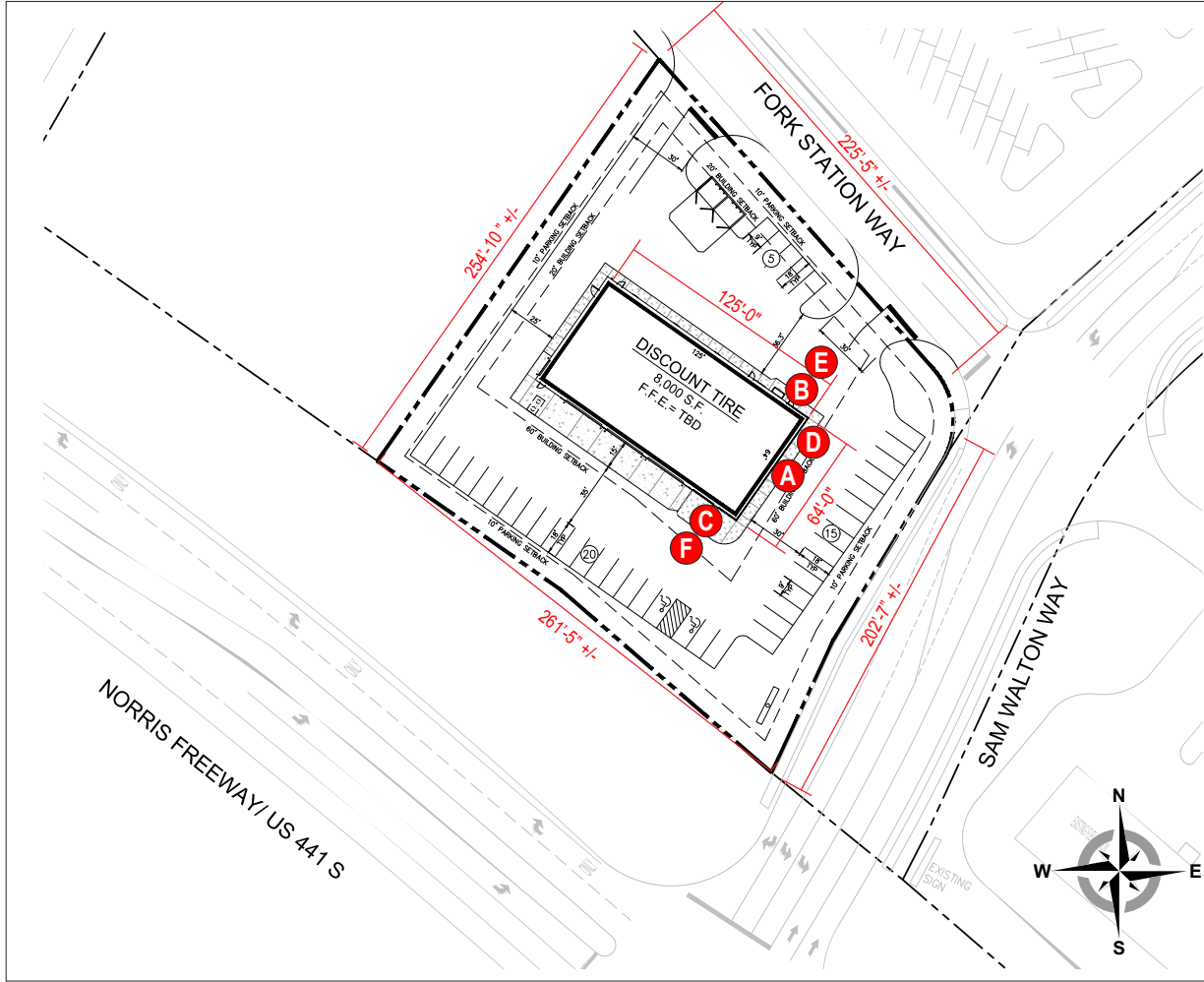


**NON-ILLUMINATED MONUMENT/PYLON BASE NUMBERS - RED**

Scale: 1 1/2" = 1' -0"

- PROVIDE AND INSTALL TWO (2) SETS OF PLASTIC FORMED ADDRESS NUMBERS
- RED R/H #2793
- HELVETICA FONT
- STUD MOUNTED FLUSH ON BASE OF D/F PYLON

9-C-20-UR  
 7/24/2020



**SITE PLAN**  
Scale: 1/64" = 1'-0"



**AERIAL VIEW**  
Scale: Not to Scale

9-C-20-UR  
7/24/2020

**W**  
WALTON  
10101 Reunion Place  
Suite 500  
San Antonio, TX 78216  
P 210.896.0644  
waltonsignage.com  
© 2017 WALTON ALL RIGHTS RESERVED

Client: **DISCOUNT TIRE TNK 12166**  
Address: **7550 NORRIS FWY**  
City/State: **KNOXVILLE, TN 37928**  
Sales: **HOUSE** Designer: **RA**  
Date: **03.04.20** PM: **MS**

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Revision:  
R1) 03/25/20 Revisions as requested - RA

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This sign is intended to be installed in accordance with the requirements of Article 900 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:

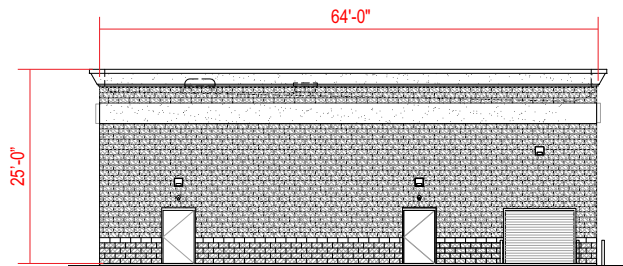
Sales: \_\_\_\_\_ Date: \_\_\_\_\_  
P.M.: \_\_\_\_\_ Date: \_\_\_\_\_  
Design: \_\_\_\_\_ Date: \_\_\_\_\_  
Client: \_\_\_\_\_ Date: \_\_\_\_\_

**CID309311-BDG**

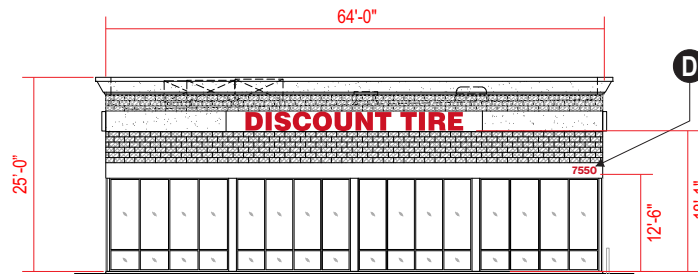
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Sheet: 2 of 7

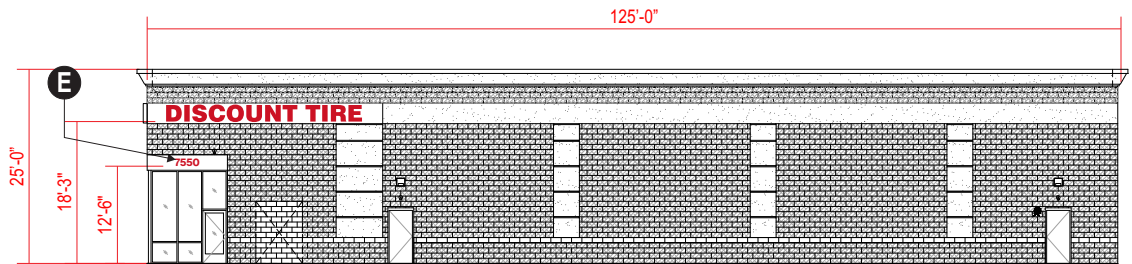
H:\Discount Tire\_Locations\TN\TN Knoxville TNK 12166\360112 Bldg Signage\DESIGNS



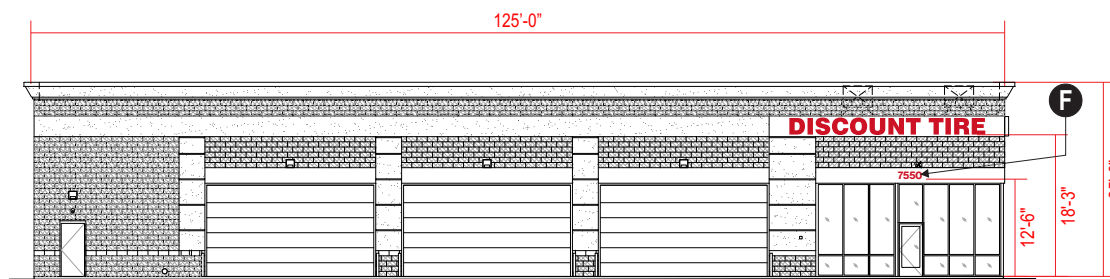
**WEST ELEVATION**  
Scale: 1/16" = 1'-0"



**A 30" EAST ELEVATION**  
Scale: 1/16" = 1'-0"



**B 27" NORTH ELEVATION**  
Scale: 1/16" = 1'-0"



**C 27" SOUTH ELEVATION**  
Scale: 1/16" = 1'-0"

- BANNER RED
- SW 6119 ANTIQUE WHITE
- SW 7585 SUNDRIED TOMATO
- COLONIAL REVIVAL STONE

FINISH LEGEND	
◆	MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
◆	INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "COLONIAL REVIVAL STONE"
◆	GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
◆	GRAY SPLIT-FACE CMU - PAINT SHERWIN WILLIAMS SW#0119 "ANTIQUÉ WHITE"
◆	E.I.F.S. - PAINTED TO MATCH SHERWIN WILLIAMS SW#0119 "ANTIQUÉ WHITE"
◆	E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7505 "SUNDRIED TOMATO"
◆	METAL CORNICE - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "COLONIAL REVIVAL STONE"
◆	STEEL / E.I.F.S. - PAINTED TO MATCH SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
◆	STEEL BOLLARDS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
◆	HOLLOW METAL DOORS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
◆	ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "COLONIAL REVIVAL STONE"

9-C-20-UR  
7/24/2020



Client: **DISCOUNT TIRE TNK 12166**  
Address: **7550 NORRIS FWY**  
City/State: **KNOXVILLE, TN 37928**  
Sales: **HOUSE** Designer: **RA**  
Date: **03.04.20** PM: **MS**

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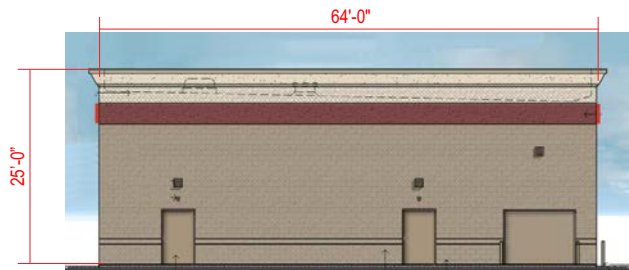
Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

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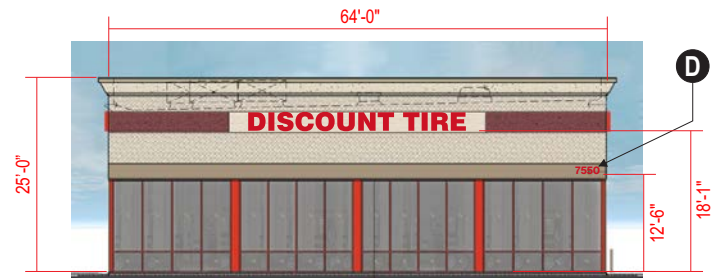
PAGE SIZE: 11" x 17"

Approvals:  
Sales: \_\_\_\_\_ Date: \_\_\_\_\_  
P.M.: \_\_\_\_\_ Date: \_\_\_\_\_  
Design: \_\_\_\_\_ Date: \_\_\_\_\_  
Client: \_\_\_\_\_ Date: \_\_\_\_\_

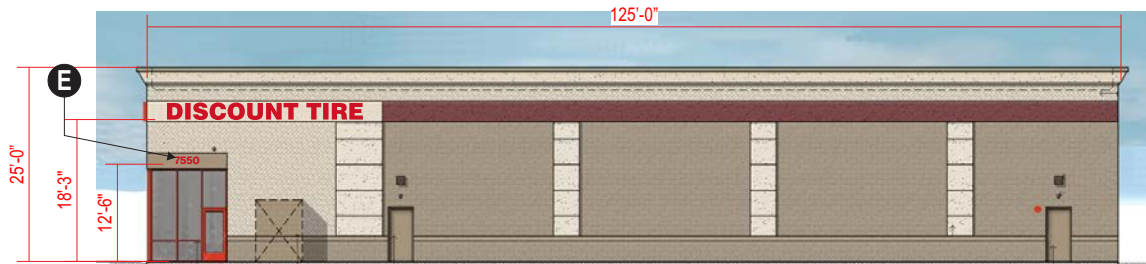
**CID309311-BDG**



**WEST ELEVATION**  
Scale: 1/16" = 1'-0"



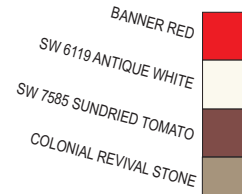
**A 30" EAST ELEVATION**  
Scale: 1/16" = 1'-0"



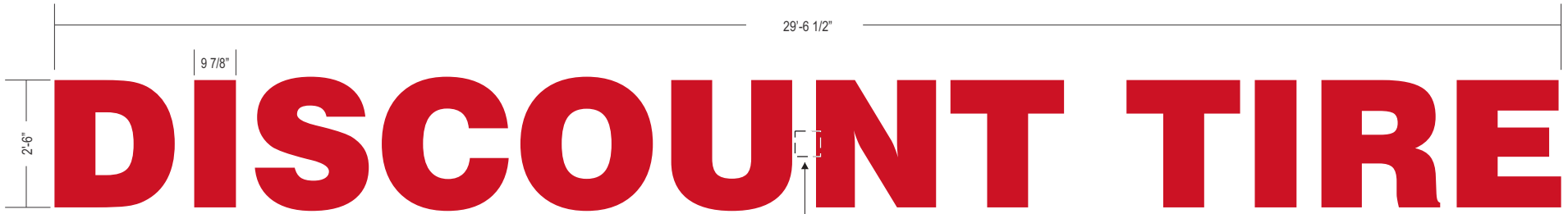
**B 27" NORTH ELEVATION**  
Scale: 1/16" = 1'-0"



**C 27" SOUTH ELEVATION**  
Scale: 1/16" = 1'-0"



FINISH LEGEND	
◆	MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
◆	INTEGRAL COLOR (C.M.U. (SPILT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "COLONIAL REVIVAL STONE"
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◆	E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7505 "SUNDRIED TOMATO"
◆	METAL CORING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "COLONIAL REVIVAL STONE"
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◆	STEEL BOLLARDS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
◆	HOLLOW METAL DOORS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
◆	ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "COLONIAL REVIVAL STONE"



29'-6 1/2"

9 7/8"

2'-6"

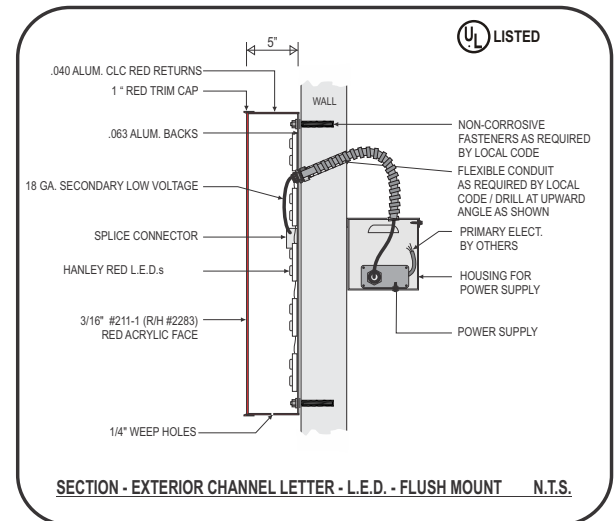
J-BOX PROVIDED BY GC  
CENTER ON LETTERS INSIDE WALL

**A 30"** FRONT VIEW OF ILLUMINATED CHANNEL LETTERS - FLUSH MOUNT - "DISCOUNT TIRE" - 73.85 SQ. FEET  
Scale: 1/2" = 1' -0"

- MANUFACTURE AND INSTALL ONE (1) NEW CHANNEL LETTER SET

**GENERAL SPECIFICATIONS**

- ACRYLIC FACE LIT CHANNEL LETTERS
- .063 ALUM. BACKS W/.040 ALUM. RETURNS (BACKS TO HAVE 3 HOLES FOR ELECTRICAL PENETRATION OPTIONS - BOTTOM, MIDDLE, TOP)
- 1" "JEWELITE" RED TRIM CAP
- 5" PRE-FINISHED CLC RED RETURNS
- 3/16" #211-1 (R/H 2283) RED ACRYLIC FACE
- INTERNAL ILLUMINATION WITH RED HANLEY L.E.D.s
- 12VDC SECONDARY WIRING
- REMOTE 120 VAC TO 12VDC LED POWER SUPPLIES
- 120 VOLT PRIMARY TO SIGN LOCATIONS BY OTHERS



SECTION - EXTERIOR CHANNEL LETTER - L.E.D. - FLUSH MOUNT N.T.S.

**INSTALLATION NOTES:**

WHEN INSTALLING LETTERS, USE CLEAR SILICONE AROUND SECONDARY AND WALL PENETRATIONS. RUN A BEAD OF SILICONE ACROSS THE TOPS OF ALL LETTERS, IN ORDER TO PREVENT LEAKS.

DRILL AT UPWARD ANGLE INTO WALL FOR CONDUIT (AS SHOWN IN SECTION)

9-C-20-UR  
7/24/2020



Client: **DISCOUNT TIRE TNK 12166**  
Address: **7550 NORRIS FWY**  
City/State: **KNOXVILLE, TN 37928**  
Sales: **HOUSE** Designer: **RA**  
Date: **03.04.20** PM **MS**

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Approvals:

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P.M.: \_\_\_\_\_ Date: \_\_\_\_\_  
Design: \_\_\_\_\_ Date: \_\_\_\_\_  
Client: \_\_\_\_\_ Date: \_\_\_\_\_

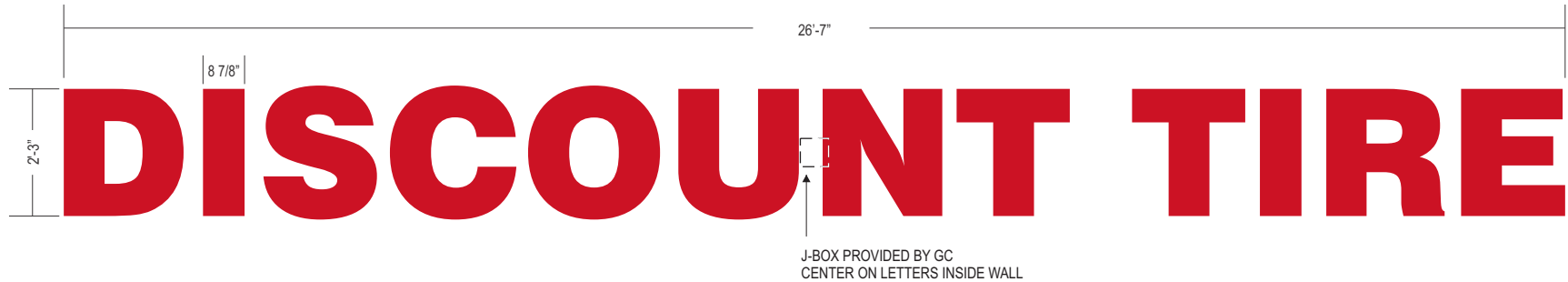
PAGE SIZE: 11" x 17"

**CID309311-BDG**

Sheet: 5 of 7

H:\Discount Tire\_Locations\TN\TN Knoxville TNK 12166\360112 Bldg Signage\DESIGNS



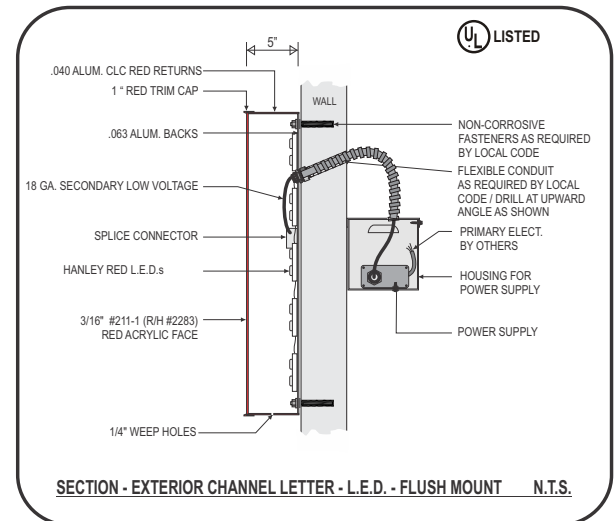


**B C 27"** FRONT VIEW OF ILLUMINATED CHANNEL LETTERS - FLUSH MOUNT - "DISCOUNT TIRE" - 59.81 SQ. FEET  
Scale: 1/2" = 1' -0"

- MANUFACTURE AND INSTALL TWO (2) NEW CHANNEL LETTER SETS

**GENERAL SPECIFICATIONS**

- ACRYLIC FACE LIT CHANNEL LETTERS
- .063 ALUM. BACKS W/.040 ALUM. RETURNS (BACKS TO HAVE 3 HOLES FOR ELECTRICAL PENETRATION OPTIONS - BOTTOM, MIDDLE, TOP)
- 1" "JEWELITE" RED TRIM CAP
- 5" PRE-FINISHED CLC RED RETURNS
- 3/16" #211-1 (R/H 2283) RED ACRYLIC FACE
- INTERNAL ILLUMINATION WITH RED HANLEY L.E.D.s
- 12VDC SECONDARY WIRING
- REMOTE 120 VAC TO 12VDC LED POWER SUPPLIES
- 120 VOLT PRIMARY TO SIGN LOCATIONS BY OTHERS



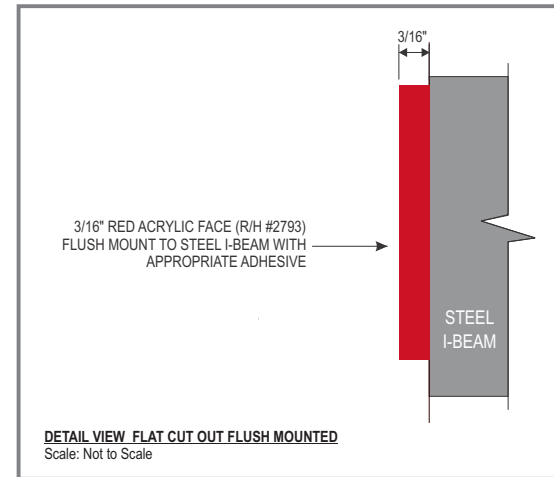
**INSTALLATION NOTES:**

WHEN INSTALLING LETTERS, USE CLEAR SILICONE AROUND SECONDARY AND WALL PENETRATIONS. RUN A BEAD OF SILICONE ACROSS THE TOPS OF ALL LETTERS, IN ORDER TO PREVENT LEAKS.

DRILL AT UPWARD ANGLE INTO WALL FOR CONDUIT (AS SHOWN IN SECTION)

**9-C-20-UR**  
**7/24/2020**

12" **7550**



**DEF** NON-ILLUMINATED BUILDING ADDRESS NUMBERS - RED  
Scale: 1 1/2" = 1' -0"

- FABRICATE AND INSTALL THREE (3) SETS OF FLAT LASER CUT ACRYLIC ADDRESS NUMBERS
- RED R/H #2793
- HELVETICA FONT
- FLUSH MOUNT TO STEEL I-BEAM WITH APPROPRIATE ADHESIVE

**NOTE:**  
FIELD VERIFY THERE  
ARE NO OBSTRUCTIONS  
PRIOR TO INSTALLATION

9-C-20-UR  
7/24/2020

07/23/2020

Mike Reynolds, AICP  
Knoxville-Knox County Planning  
400 Main Street, Suite 403  
Knoxville, TN 37902

RE: Proposed Discount Tire TNK 12166  
Use On Review, Letter of Intent  
Norris Freeway at Sam Walton Way  
BDG Project No. 20-110

Dear Mr. Reynolds,

Discount Tire Company, Inc., is proposing to build a new 8,000 SF commercial building on approximately 1.24 acres located at the northwest intersection of Norris Freeway and Sam Walton Way, as illustrated on the enclosed plans. The site is currently a vacant commercial property and is proposed to be subdivided from the overall tract of ground as shown. This is an outlot of the Walmart anchored North Fork Station shopping center that is currently zoned "SC" – Shopping Center. The purpose of this letter is to provide information about Discount Tire's operations in order to supplement the submitted plans to assist in staff evaluation for a Use On Review determination.

Discount Tire Company is a retail oriented and service business that sales and installs wheels and tires. They operate over 1,000 stores nationwide. Discount Tire takes a specific approach with their business, offering clean stores, well-lit show rooms, and a focus on customer service and employee well-being. Because of their business model, they are often located within commercial retail shopping centers as their operations are retail oriented with a service garage. Different from similar business types, Discount Tire performs no automotive repairs or maintenance services such as oil changes, alignments, brakes or batteries.

Discount Tire on average will have 8 to 10 employees working at a location. They have identified approximately 40 parking spaces as the target number needed in general for operations, based on the information accumulated from all their stores and the number of years they've been in business (since the 1960's). Storage of new inventory and dead tires are all inside the building. Store hours are generally M-F from 8 A.M. to 6 P.M. and Saturdays from 8 A.M. to 5 P.M. Discount Tire does not traditionally add parking lot lighting due to the limited store hours unless by request, local ordinances, or private covenant and when present, parking lot lighting will be per ordinance requirements. Downward facing building security lighting is present at all door locations.

Please find the enclosed plans for review and additional information pertaining to this development proposal. We appreciate your consideration and are happy to answer any questions or provide more information as needed.

Sincerely,  
Buckel Design Group, LLC



Kelly J. Wagoner, P.E.  
Principal/Sr. Project Manager



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Discount Tire Company, Inc	Developer
Applicant Name	Affiliation
7/24/2020	9/10/2020
Date Filed	Meeting Date (if applicable)
	File Numbers(s)
	9-C-20-UR

## 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

Mr. Kelly Wagoner	Bucket Design Group
Name	Company
3471 Donaville Street	Duluth GA 30189
Address	City State Zip
404-567-5701 xt 103	kelly.wagoner@bdgse.com
Phone	Email

## CURRENT PROPERTY INFO

TTC Halls, LLC	P.O. Box 23170 Nashville, TN 37202-3170	865-254-2468
Owner Name (if different)	Owner Address	Owner Phone
0 Norris Freeway	038CG005 (part of)	
Property Address	Parcel ID	
Northeast side of Norris Freeway, Northwest side of Sam Walton Way	1.24 AC (Proposed)	
General Location	Tract Size	
7th District	"SC" - Shopping Center	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
North County	Community Commercial	Planned Growth Area
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant	N	Hallsdale Powell
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

# REQUEST

DEVELOPMENT

- Development Plan     Use on Review / Special Use
- Residential     Non-Residential
- Home Occupation (specify): \_\_\_\_\_
- Other (specify): Proposed Discount Tire Company retail wheel and tire store including service for installation

SUBDIVISION

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

ZONING

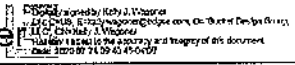
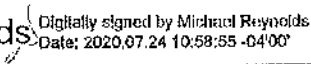
- Zoning Change: \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_
- Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_
- Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_
- Other (specify): \_\_\_\_\_

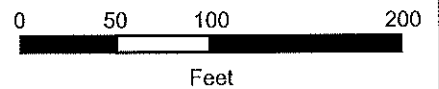
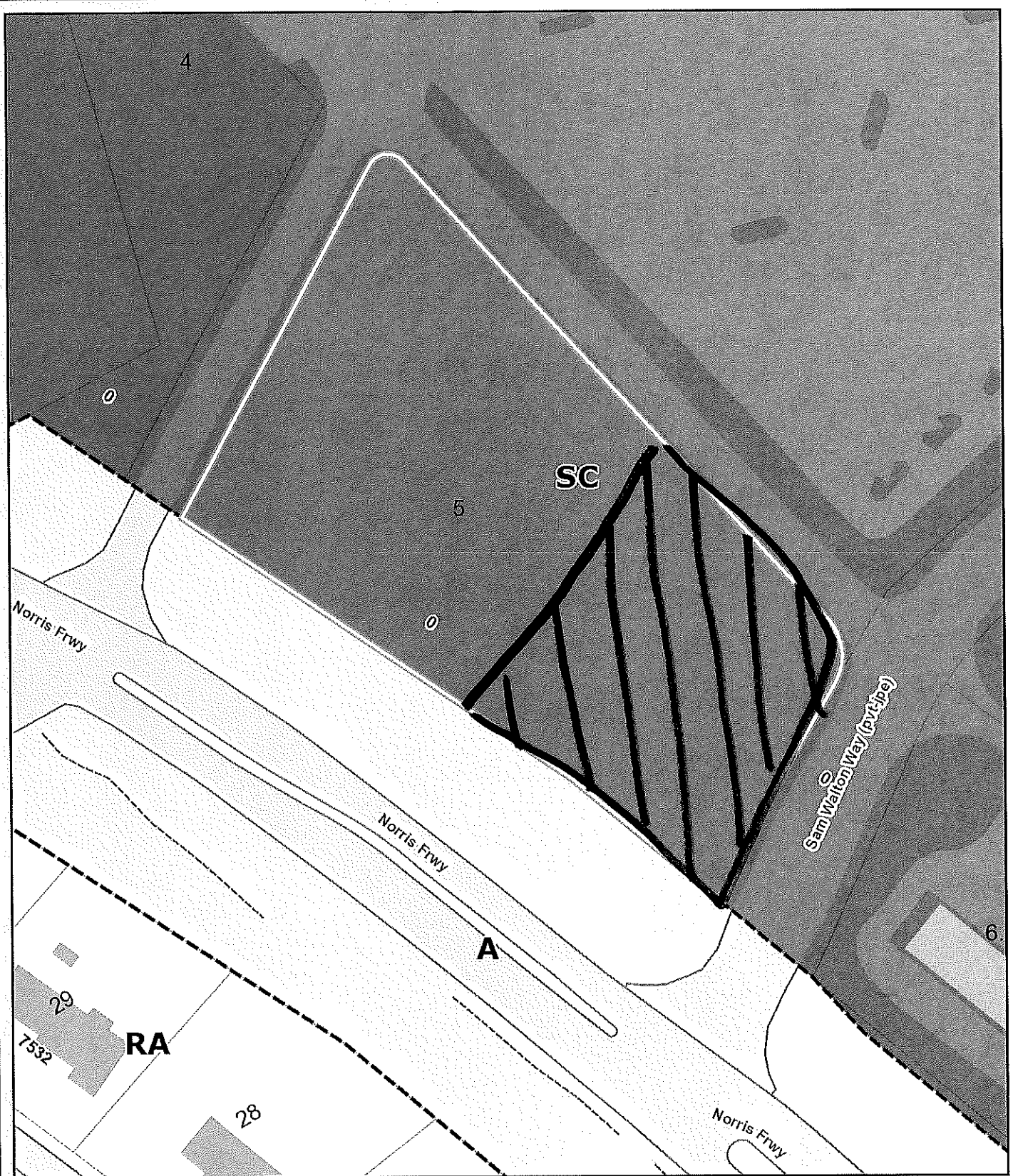
STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	<b>FEE 1:</b>	<b>TOTAL:</b>  \$1,500
	0401	
	<b>FEE 2:</b>	
	<b>FEE 3:</b>	

## AUTHORIZATION

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

	Kelly Wagone	7/24/2020
Applicant Signature	Please Print	Date
404-567-5701 xt 103	kelly.wagone@bdgse.com	
Phone Number	Email	
	Michael Reynolds	7/24/2020
Staff Signature	Please Print	Date



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