



USE ON REVIEW REPORT

▶ **FILE #:** 4-A-23-UR

AGENDA ITEM #: 43

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** MICHAEL SCOTT
OWNER(S): Dwight Disney, Disney Joint Venture

TAX ID NUMBER: 56 N B 019 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 DRAWBRIDGE CT

▶ **LOCATION:** East of the cul-de-sac of Drawbridge Ct, northwest of W Emory Rd

▶ **APPX. SIZE OF TRACT:** 14854 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Emory Rd, a major collector with a pavement width of 32-ft within a right-of-way width of 54-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) at 3 du/ac

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Parking lot for neighboring parcel 056NA00205

HISTORY OF ZONING: In 1988, this property was rezoned from the Agricultural zone to PR (Planned Residential) at 3 du/ac.

SURROUNDING LAND USE AND ZONING: North: Right-of-way - PR (Planned Residential) at 3 du/ac

South: Commercial - CB (Business and Manufacturing)

East: Transportation/communications/utilities - CA (General Business)

West: Single family residential - PR (Planned Residential) at 3 du/ac

NEIGHBORHOOD CONTEXT: This property is located within a single family subdivision directly adjacent to the Historic Powell Center commercial corridor along W Emory Rd.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a parking lot as depicted on the site plan, subject to 4 conditions.**

1. Meeting all requirements of 3.50. - Off-street parking requirements.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installing all landscaping shown on the landscape plan, and all other landscaping required by the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) district and the other general criteria for approval of a Use on Review.

COMMENTS:

The proposal is to create additional parking for a shopping center on an adjacent vacant lot. The lot is 0.327 acres in the PR zone district of an existing single-family subdivision.

Section 3.51.10. Parking in a more restrictive zone.

The planning commission shall have the authority to approve off-street parking as a use-on-review in any zone which is more restrictive than that required for the major land use it is intended to serve subject to the preceding conditions. The following conditions shall also apply:

- A. The parking lot shall not have access from the more restrictive zone. (The parking lot's only access is from the shopping center's parking lot on 2109 W Emory Rd.)
- B. All sides of the lot, except those openings for ingress and egress, shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five (5) feet nor more than six (6) feet. Such fence, wall or hedge shall be maintained in good condition. Bumper stops shall be provided so as to prevent any vehicle from projecting over the buffer strip. (Landscape buffer is 18-ft wide consisting of evergreen shrubs 6-8-ft tall. Buffer goes around all sides of the parking lot except the ingress and egress. All parking spaces have bumper stops.)

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2).

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The site is within the North County Sector Plan, which proposes LDR (Low Density Residential) for the area. Per 3.51.10. Parking in a more restrictive zone. The planning commission shall have the authority to approve off-street parking as a use-on-review in any zone which is more restrictive than that required for the major land use it is intended to serve.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

- A. The site is within the Planned Residential zone. Per 3.51.10. Parking in a more restrictive zone. The planning commission shall have the authority to approve off-street parking as a use-on-review in any zone which is more restrictive than that required for the major land use it is intended to serve.
- B. There shall be 5 parking spaces provided for each 1,000-sq ft of shopping center building. The proposed building is 5,806 sq ft and the total parking minimum is 30 spaces. 22 spaces are available in the shopping center main lot. The additional parking lot has 20 spaces, which is more than the minimum requirement. (3.50.10. The minimum number of off-street parking spaces)
- C. The parking lot abuts 2 rear yards of the subdivision and is within the 5-ft setback requirement, where the parking lot abuts rear property lines of a residential zone. (3.51.08. Parking lot setbacks.)
- D. 3.50.01. Off-street parking for other than residential use shall be either on the same lot or within two hundred (200) feet of the building. The parking lot is approximately 100-ft from the building.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The lot does not have frontage on any streets within the single-family subdivision. Its only access is through the shopping center parking lot on W Emory Rd.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed parking lot is not expected to cause any adverse impacts or injure property values.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Traffic volume in this neighborhood will not be increased as a result of the proposed parking lot.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

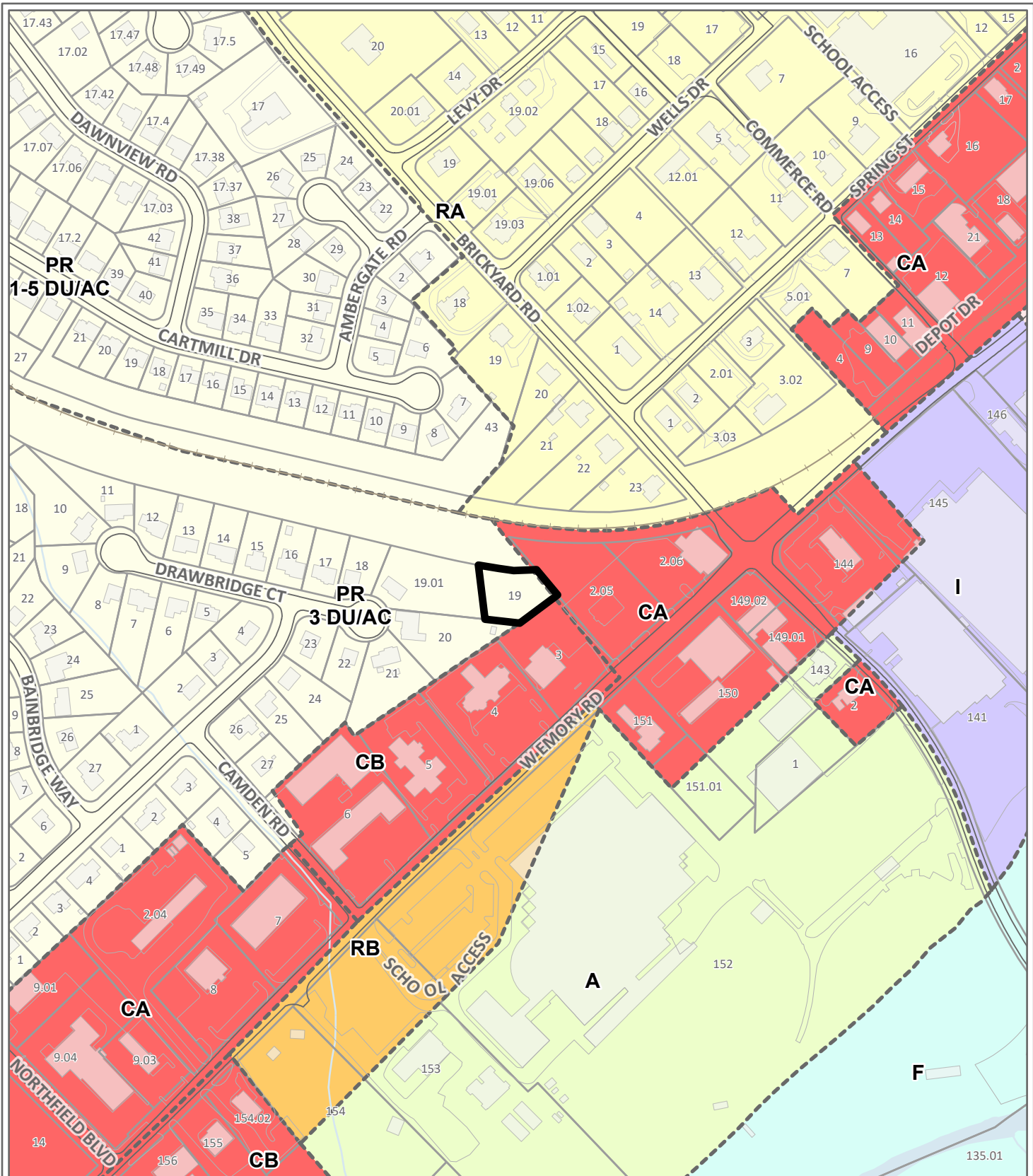
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment

for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



USE ON REVIEW

4-A-23-UR

Petitioner: Michael Scott



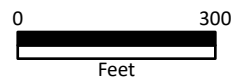
Parking lot for neighboring parcel 056NA00205 in PR (Planned Residential)

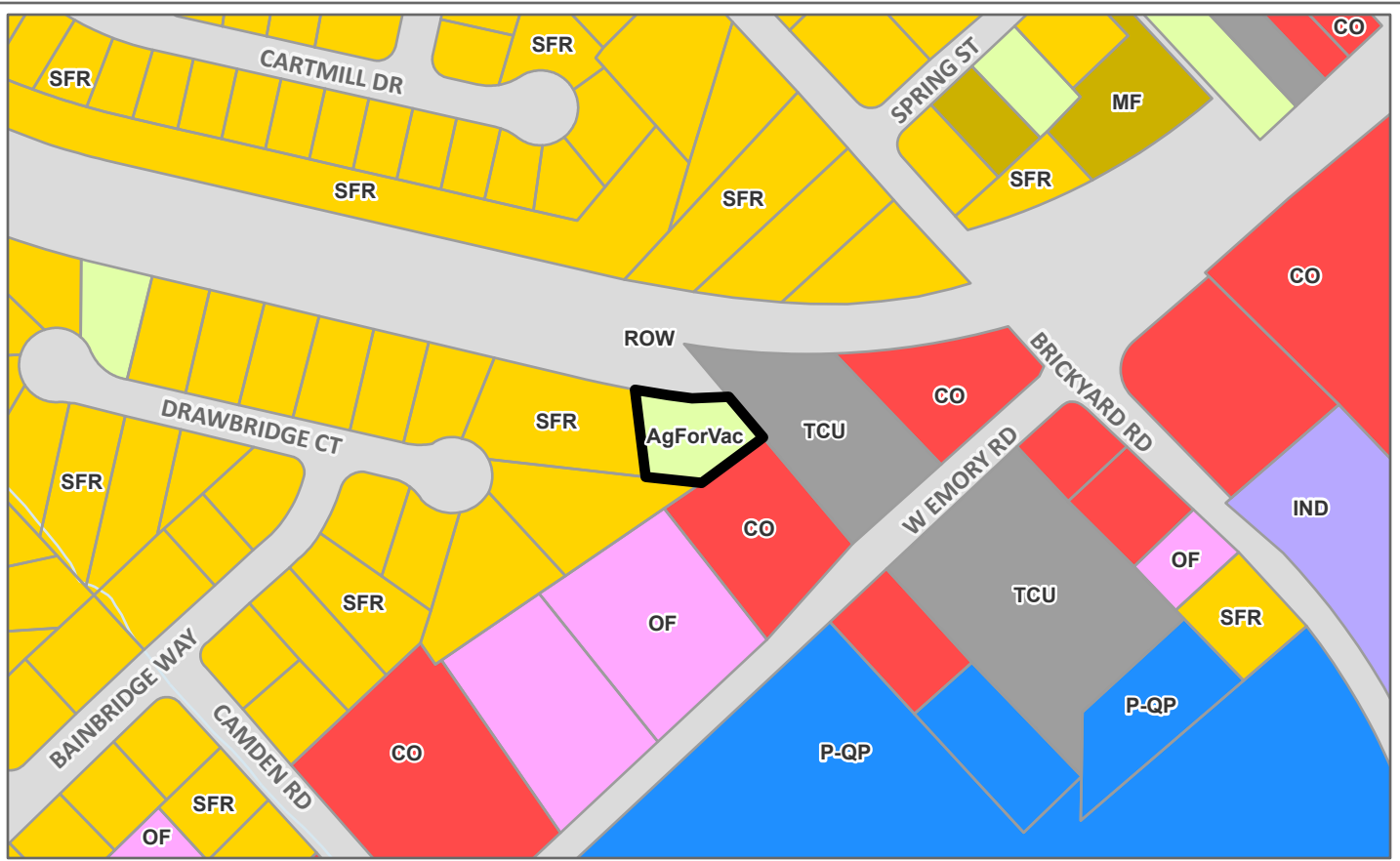
Map No: 56

Jurisdiction: County

Original Print Date: 4/4/2023

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



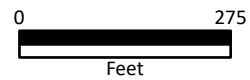


Existing Land Use and Aerial Maps

4-A-23-UR

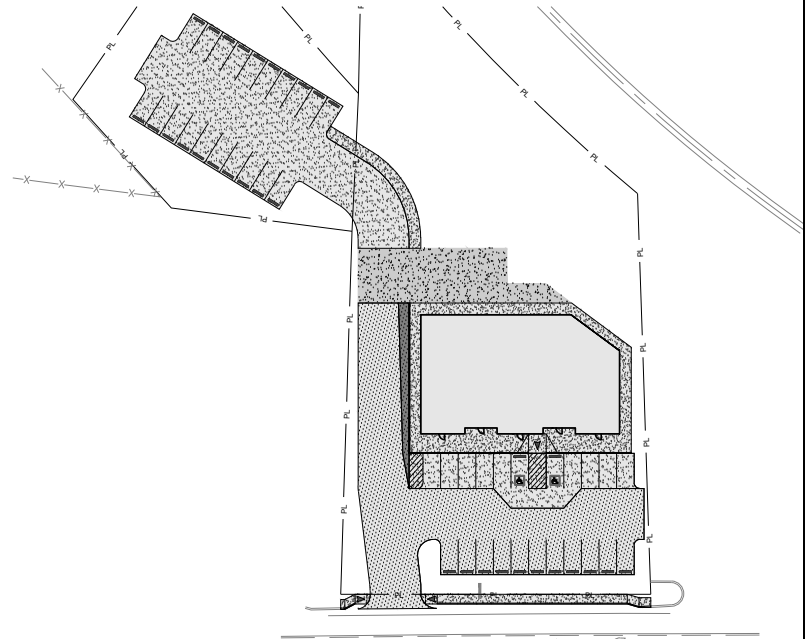


Case boundary



POWELL SHOPPING CENTER

2109 W EMORY RD & 0 DRAWBRIDGE CT
POWELL, TN 37849



PROJECT INFORMATION:

OWNER
NAME: DISNEY JOINT VENTURE
CONTACT: DAWGHT DISNEY
ADDRESS: 2141 WEST EMORY RD
POWELL, TN 37849

PROPERTY DATA
ADDRESS: 2109 W EMORY RD
POWELL, TN 37849
MAP: 056
PARCEL ID: 056N40205
ZONING: CA (GENERAL BUSINESS ZONE)

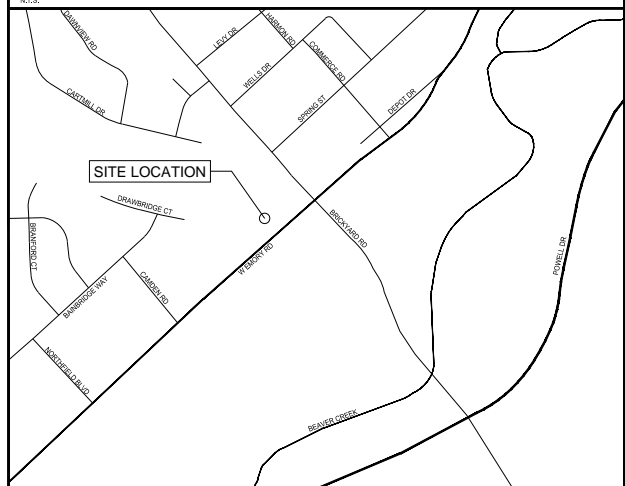
VERTICAL DATUM: NAVD 88
PARKING SETBACKS: 10' FRONT
9' REAR
10' SIDE
BUILDING SETBACKS: 20' FRONT
10' REAR
9' SIDE

ADDRESS: 0 DRAWBRIDGE CT
POWELL, TN 37849
MAP: 056
PARCEL ID: 056N019
ZONING: PR (PLANNED RESIDENTIAL)
VERTICAL DATUM: NAVD 88
PARKING SETBACKS: 9' REAR
10' SIDE

LIST OF DRAWINGS:

GENERAL
G001 COVER SHEET
SURVEY
S011 SITE SURVEY
CIVIL AND SITE ENGINEERING
C001 CIVIL NOTES & LEGENDS
C002 SITE DRAINAGE PLAN
C003 SITE LAYOUT PLAN
C040 EROSION PREVENTION & SEDIMENT CONTROL & SITE GRADING PLAN
C060 SITE UTILITY PLAN
C080 CIVIL DETAILS
C081 CIVIL DETAILS
C082 CIVIL DETAILS
LANDSCAPE ARCHITECTURE
L100 LANDSCAPING PLAN
NUMBER OF SHEETS: 11 TOTAL

VICINITY MAP:



MBI

ENGINEER
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296 W. HARRISBURG ROAD
KNOXVILLE, TN 37919
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CONSULTANT



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PROJECT: POWELL SHOPPING CENTER
PROJECT ADDRESS: 2109 W EMORY RD & 0 DRAWBRIDGE CT
POWELL, TN 37849
PROJECT NO.: 221026

ACTIVE DESIGN PHASE
 DESIGN REVIEW ONLY
 FOR PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DRAWINGS
 CONSTRUCTION DOCUMENTS
 AS-BUILT RECORD SET

REVISION INFORMATION
NO. DATE DESCRIPTION
1 05/03/23 COUNTY ENGINEERING

KEY PLAN

SHEET INFORMATION
SHEET ISSUED: 01/20/23
DESIGNED BY: A.S.C.
DRAWN BY: A.S.C.
REVIEWED BY: C.E.T.
SHEET TITLE:

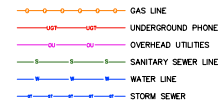
COVER SHEET
SHEET NO.: G000

COVER SHEET
SHEET NO.: G000

COVER SHEET
SHEET NO.: G000

COVER SHEET
SHEET NO.: G000

COVER SHEET
SHEET NO.: G000

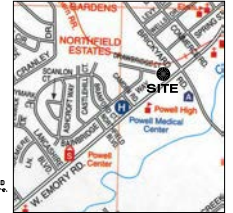


LEGEND

- GUY
- CLEAN OUT
- 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND
- MAGNAIL SET
- GAS VALVE
- GAS METER
- ELECTRIC METER
- MANHOLE
- CATCH BASIN
- UTILITY POLE



TN NAD83(2011)
 Positional accuracy: 0.1
 U.S. Foot procedure: 670002
 State ID Survey: 07/30/2022
 System/Epoch: NAD83(2011)/2002
 National/Year-control user:
 TDT CODE: CHINA
 LAT: 35 56 582756 N
 LONG: 84 02 07928 W
 Scale Name: US CON SURV SIAL BAND
 Portion of survey GPS used entire.
 Relative positional accuracy: ± 0.1"
 GPS Scale Factor:
 966397.903 6259642.8755

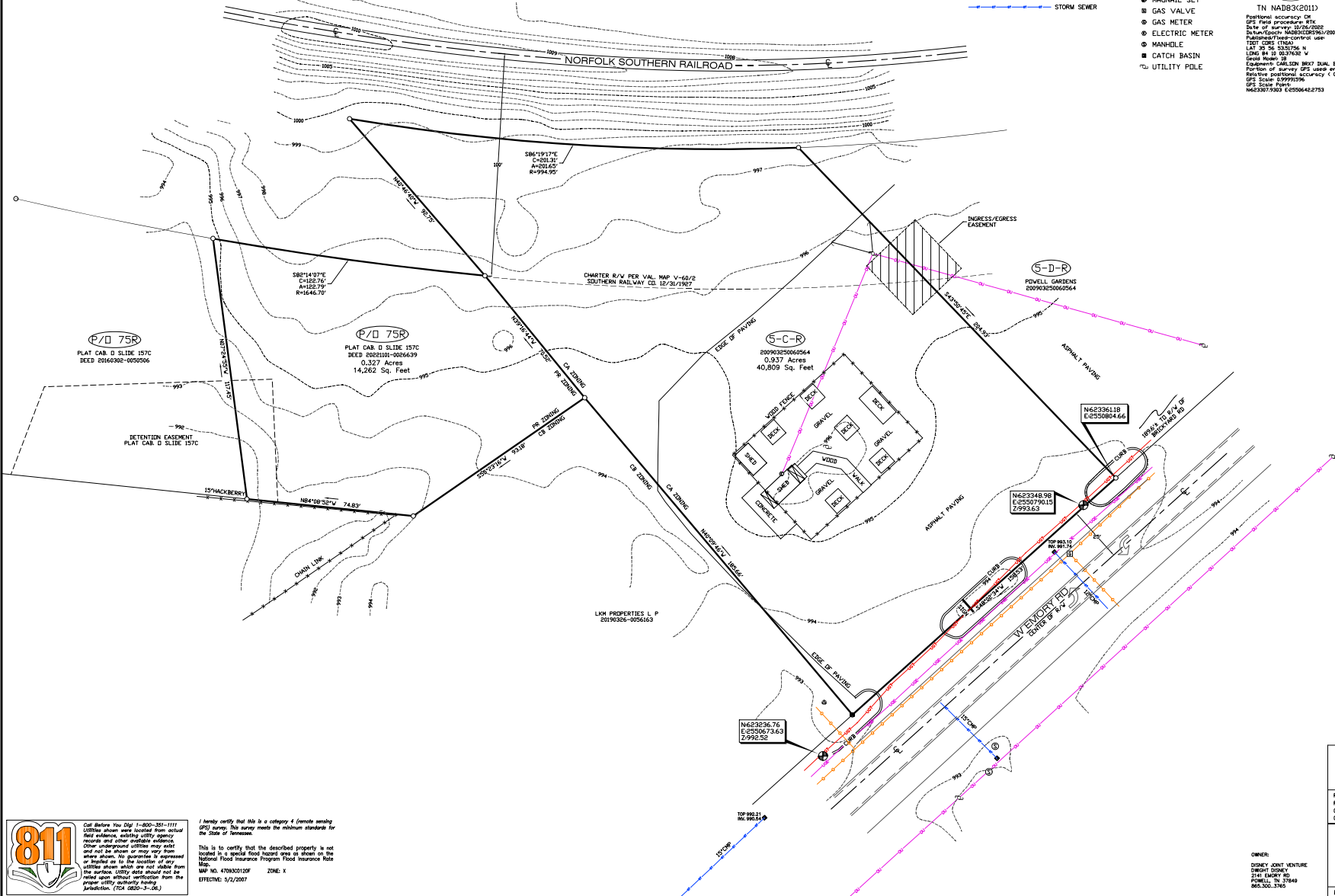


LOCATION MAP-NTS



NOTES

1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
2. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF 5' INSIDE INTERIOR LOT LINES, 10' INSIDE EXTERIOR LOT LINES AND ROADS.
3. DEED: 0202101-005639
4. ELEVATION DATUM IS NAVD 83.
5. A 14-FOOT CONTIGUOUS INTERVAL IS SHOWN. CONTOURS WERE GENERATED USING A LIDAR AREA LEAS SURVEY.
6. WE CANNOT FIND TIES FROM DRAINAGE STRUCTURES SHOWN. WE SUSPECT THERE MAY BE A CONNECTION PIPE UNDER THE PAVING OF W EMORY ROAD.
7. THE SANITARY SEWER MANHOLES WERE INACCESSIBLE DUE TO PAVING.



I hereby certify that this is a category 4 (remote sensing) GPS survey. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

MAP NO. 47000102F ZONE X
 EFFECTIVE: 3/1/2007

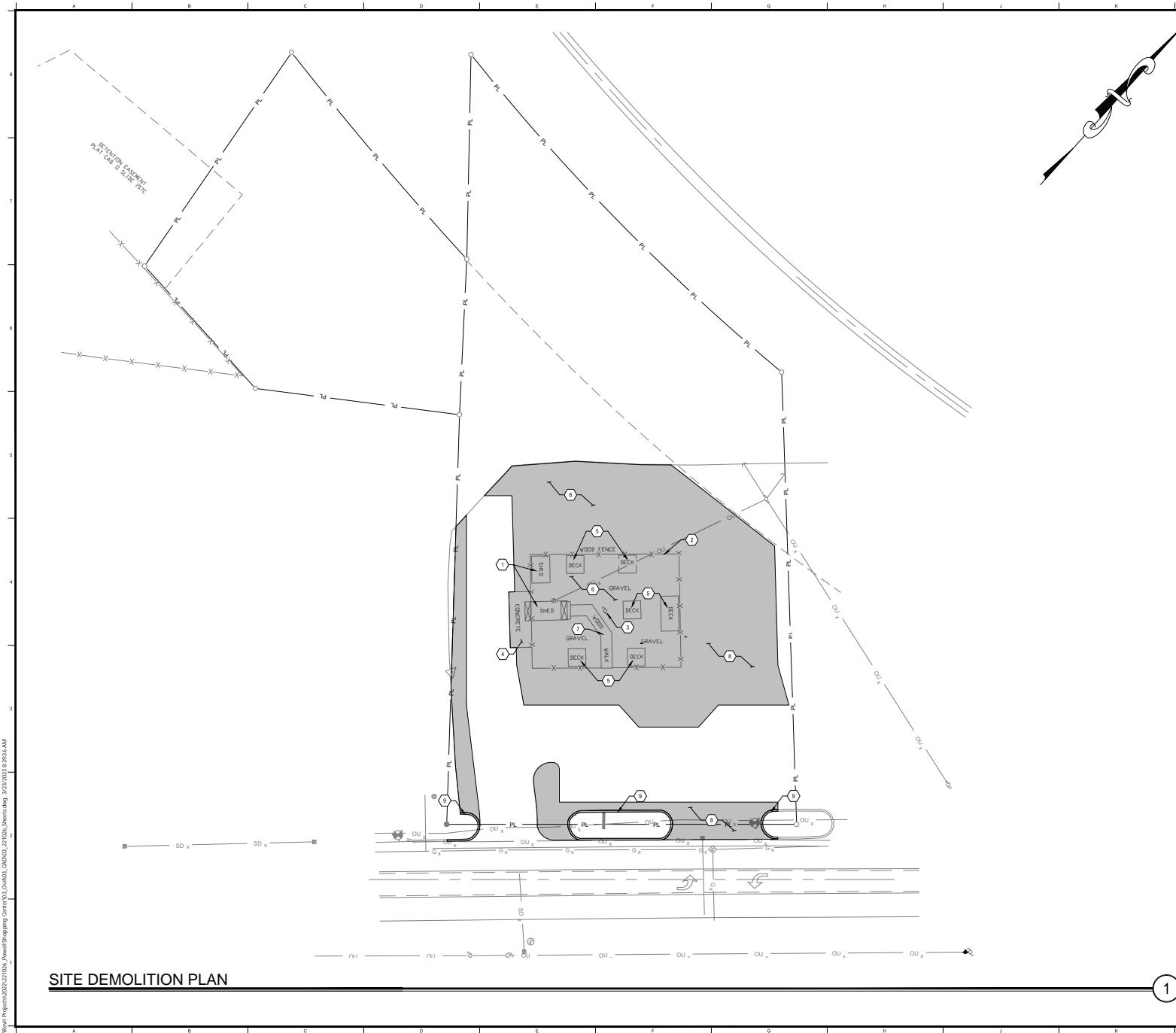


SURVEY FOR DISNEY JOINT VENTURE
 2109 W EMORY RD POWELL TN 37849
 LDT S-C-R POWELL GARDENS 4
 PART OF 75R NORTHFIELD ESTATES UNIT 7
 "2109 MYLES PLACE" PROJECT

PLAT REF: C&D SLIDE 157C 02090205-006054 SCALE: 1"=40'
 PARCEL(S): 050N0019, 050N0025
 COUNTY/DISTRICT: KNOX/6
 CITY/NA: WARD/BLOCK/NA DATE: 11/16/2022

Ned D. Ferguson, R.L.S.
 205 Lamar Avenue
 Clinton, TN 37716
 Phone: (866) 508-5169
 Fax: (866) 232-5718 Toll Free
 Professional Land Systems
 www.PLSurvey.com

OWNER:
 DISNEY JOINT VENTURE
 DOROTHY DISNEY
 2109 W EMORY RD
 37849-3765



GENERAL SHEET NOTES:

1. SEE SHEET C201 FOR CIVIL NOTES AND LEGENDS

DEMOLITION LEGEND



DEMOLITION KEYED NOTES

- 1 REMOVE EXISTING SHED
- 2 REMOVE EXISTING WOOD FENCE
- 3 REMOVE EXISTING UTILITY POLE
- 4 REMOVE EXISTING CONCRETE PAD
- 5 REMOVE EXISTING DECK
- 6 REMOVE EXISTING GRAVEL
- 7 REMOVE EXISTING WOOD WALKWAY
- 8 REMOVE EXISTING ASPHALT PAVING
- 9 REMOVE EXISTING CURB



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 MBI COMPANY INC.
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 WEBSITE: mbiengineers.com
 CONSULTANT

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 CONTRACTOR SHALL BE RESPONSIBLE FOR THE
 PROFESSIONAL'S SIGNATURE AFTER CONTACT TO
 VERIFY THE DESIGN INFORMATION IS CORRECT
 PROJECT INFORMATION



PROJECT INFORMATION
 PROJECT:
 PROJECT ADDRESS:
 296 W EMORY RD S CORNER RD SE CT
 POWELL, TN 37068
 PROJECT NO.: 221026

ACTIVE DESIGN PHASE
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 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION BIDDING
 CONSTRUCTION DOCUMENTS
 AS-BUILT RECORD SET

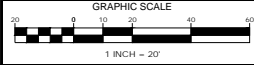
REVISION INFORMATION
 NO. DATE DESCRIPTION
 1 (02/2023) COUNTY ENGINEERING

REV PLAN

SHEET INFORMATION
 SHEET ISSUED: 01/2023
 DESIGNED BY: A.S.C.
 DRAWN BY: A.S.C.
 REVIEWED BY: C.E.T.
 SHEET TITLE:



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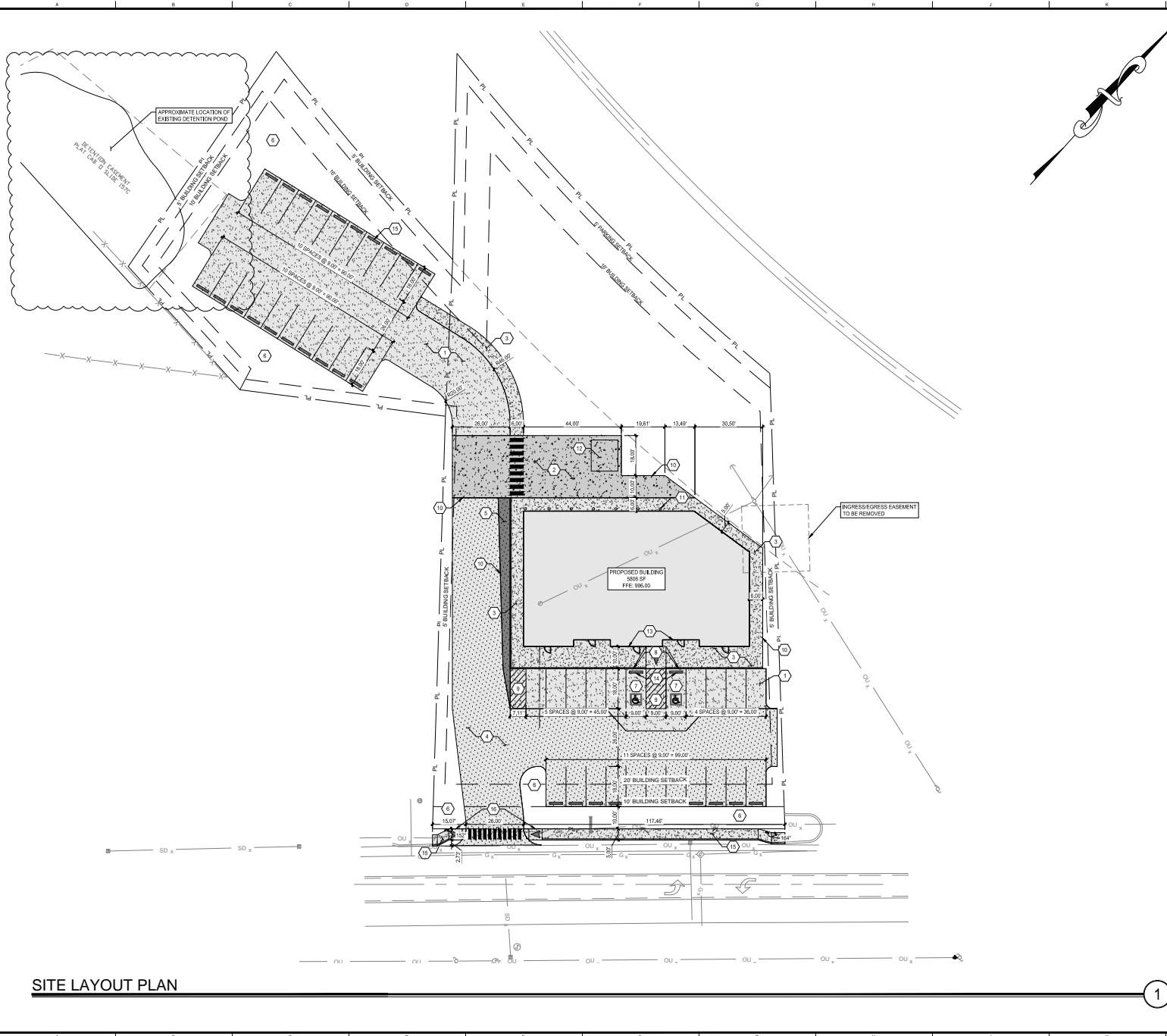


SITE DEMOLITION PLAN

1

SITE DEMOLITION PLAN
 SHEET NO.: C200

R:\Bentl\Projects\2022\221026_Powell Shopping Center\01_CAD\03_CAD\03_211026_Sheets.dwg 1/23/2023 8:39:16 AM



GENERAL SHEET NOTES:

- SEE SHEET C001 FOR CALL NOTES AND LEGENDS
- FOR TYPICAL PARKING SPACE LAYOUT, SEE 8/C000
- ALL RADII NOT LABELED ARE TO BE R3.00'

SITE LEGEND



SITE KEYED NOTES

- 1 LIGHT DUTY ASPHALT PAVING; SEE DETAIL 8/C000
- 2 CONCRETE PAVING; SEE DETAIL 8/C000
- 3 CONCRETE SIDEWALK; SEE DETAIL 2/C000
- 4 SEAL AND STRIPE EXISTING PAVING
- 5 HEAVY DUTY ASPHALT PAVING; SEE DETAIL 6/C000
- 6 AREAS DISTURBED BY CONSTRUCTION OR PAVING TO BE SEED BY SCOTT'S CONTRACTOR'S MIX, OR EQUAL PRODUCT
- 7 ADA COMPLIANT PARKING SPACE; SEE DETAIL 8/C001
- 8 ADA COMPLIANT DOUBLE CONCRETE RAMP; SEE DETAIL 4/C000
- 9 PAINTED NO PARKING AREA; COLOR TO BE WHITE; SEE DETAIL 7/C001
- 10 PROVIDE SMOOTH TRANSITION TO EXISTING SURFACE
- 11 6" BOLLARD; SEE DETAIL 9/C000
- 12 DUMPSTER ENCLOSURE; SEE DETAIL 1/C001
- 13 WALL MOUNTED ADA PARKING SIGN; SEE DETAIL 3/C001
- 14 WHEEL STOP; SEE DETAIL 8/C001
- 15 18"MIN x 1"DOT CONCRETE SIDEWALK; SEE DETAIL 3/002
- 16 ADA COMPLIANT SINGLE CONCRETE RAMP; SEE DETAIL 3/002

VICINITY MAP



AREAS & CALCULATIONS

EXISTING	PROPOSED	TOTAL INCREASE
0.52 Acres	0.70 Acres	0.15 Acres
24,551 sqft	30,404 sqft	6,273 sqft

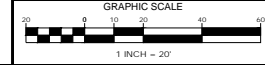
TOTAL SITE AREA	DISTURBED AREA
12.76 Acres	25.062 Acres

PARKING CALCULATION
FOR SHOPPING CENTERS: 5 SPACES PER 1,000 SF GFA

15,866 SF / 1,000 SF x 5 = 30 SPACES REQUIRED

REQUIRED	PROVIDED
REGULAR 28	REGULAR 40
ACCESSIBLE 02	ACCESSIBLE 02
TOTAL 30	TOTAL 42

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 PROJECT: _____
 PROJECT ADDRESS: _____

POWELL SHOPPING CENTER

216 W. ENDRY RD & CORNHORSE CT
 POWELL, TN 37966
 PROJECT NO.: 221026
 ACTIVE DESIGN PHASE
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 FOR PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION PERMITS
 CONSTRUCTION DOCUMENTS
 AS-BUILT RECORD SET
 REVISION INFORMATION
 NO. DATE DESCRIPTION
 01 (000000) COUNTY ENGINEERING
 02 (000000) COUNTY ENGINEERING

KEY PLAN

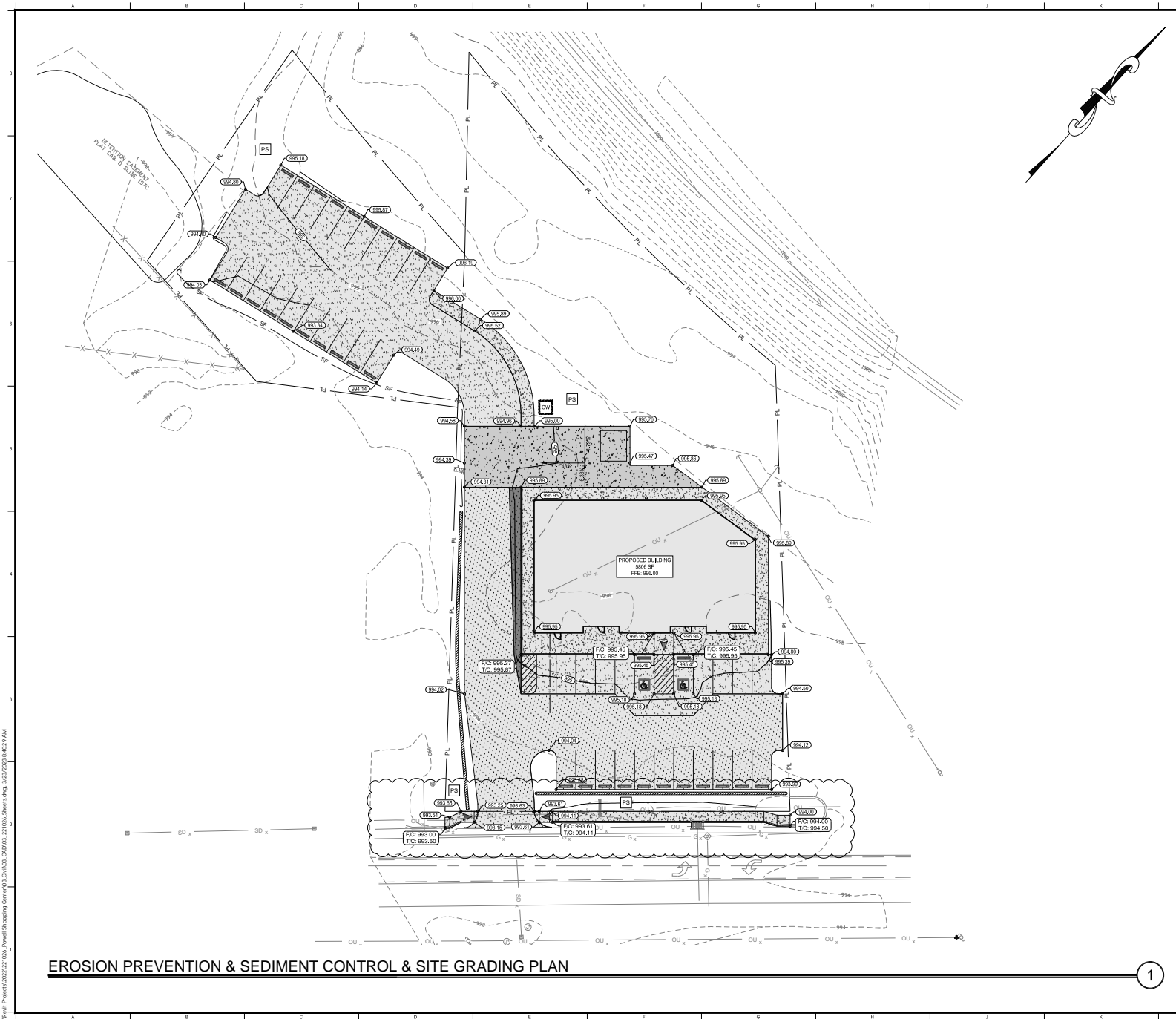
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 SHEET NO.: 01/000001
 DESIGNED BY: A.S.C.
 DRAWN BY: A.S.C.
 REVIEWED BY: C.E.T.
 SHEET TITLE:

SHEET INFORMATION
 SHEET NO.: 01/000001
 DESIGNED BY: A.S.C.
 DRAWN BY: A.S.C.
 REVIEWED BY: C.E.T.
 SHEET TITLE:

SITE LAYOUT PLAN
 SHEET NO.: C300

SITE LAYOUT PLAN

R:\Bovall\Projects\2022\221026_Powell Shopping Center\01_CAD\02_221026_Sheets.dwg 1/23/2023 8:40:01 AM



GENERAL SHEET NOTES

1. SEE SHEET C001 FOR C.M.L. NOTES AND LEGENDS

EROSION CONTROL LEGEND

- SF SILT FENCE: SEE DETAIL 1/0800
- PS PERMANENT STABILIZATION: SCOTT'S CONTRACTORS SEEDING MIX OR OWNER APPROVED EQUIVALENT
- CE CONSTRUCTION EXIT: SEE DETAIL 1/0801
- CW CONCRETE WASHOUT: SEE DETAIL 3/0000
- IP INLET PROTECTION: SEE DETAIL 1/0802

MBI

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POWELL, TN 37099

PHONE: (603) 584-0000

FAX: (603) 584-5212

WEB: www.mbi.com

CONSULTANT

PROJECT INFORMATION

PROJECT: **POWELL SHOPPING CENTER**

PROJECT ADDRESS: 296 W HENRY RD & CORNHORSE CT POWELL, TN 37099

PROJECT NO.: 221026

ACTIVE DESIGN PHASE

<input checked="" type="checkbox"/>	FOR REVIEW ONLY
<input type="checkbox"/>	FOR PERMITTING ONLY
<input type="checkbox"/>	SCHEMATIC DESIGN
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input type="checkbox"/>	CONSTRUCTION DRAWING
<input checked="" type="checkbox"/>	CONSTRUCTION DOCUMENTS
<input type="checkbox"/>	AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION
1	(00/00/00)	COUNTY ENGINEERING
2	(00/00/00)	COUNTY PLANNING

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 01/20/23

DESIGNED BY: A.S.C.

DRAWN BY: A.S.C.

REVIEWED BY: C.S.T.

SHEET TITLE:

EROSION PREVENTION & SEDIMENT CONTROL & SITE GRADING PLAN

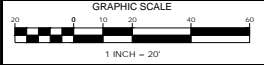
SHEET NO.: **C400**



THE DESIGN PROFESSIONAL FURNISHES THESE SERVICES UNDER THE ASSUMPTION THAT THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND THAT THE CLIENT WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DESIGN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DESIGN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE DESIGN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DESIGN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE DESIGN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE DESIGN.

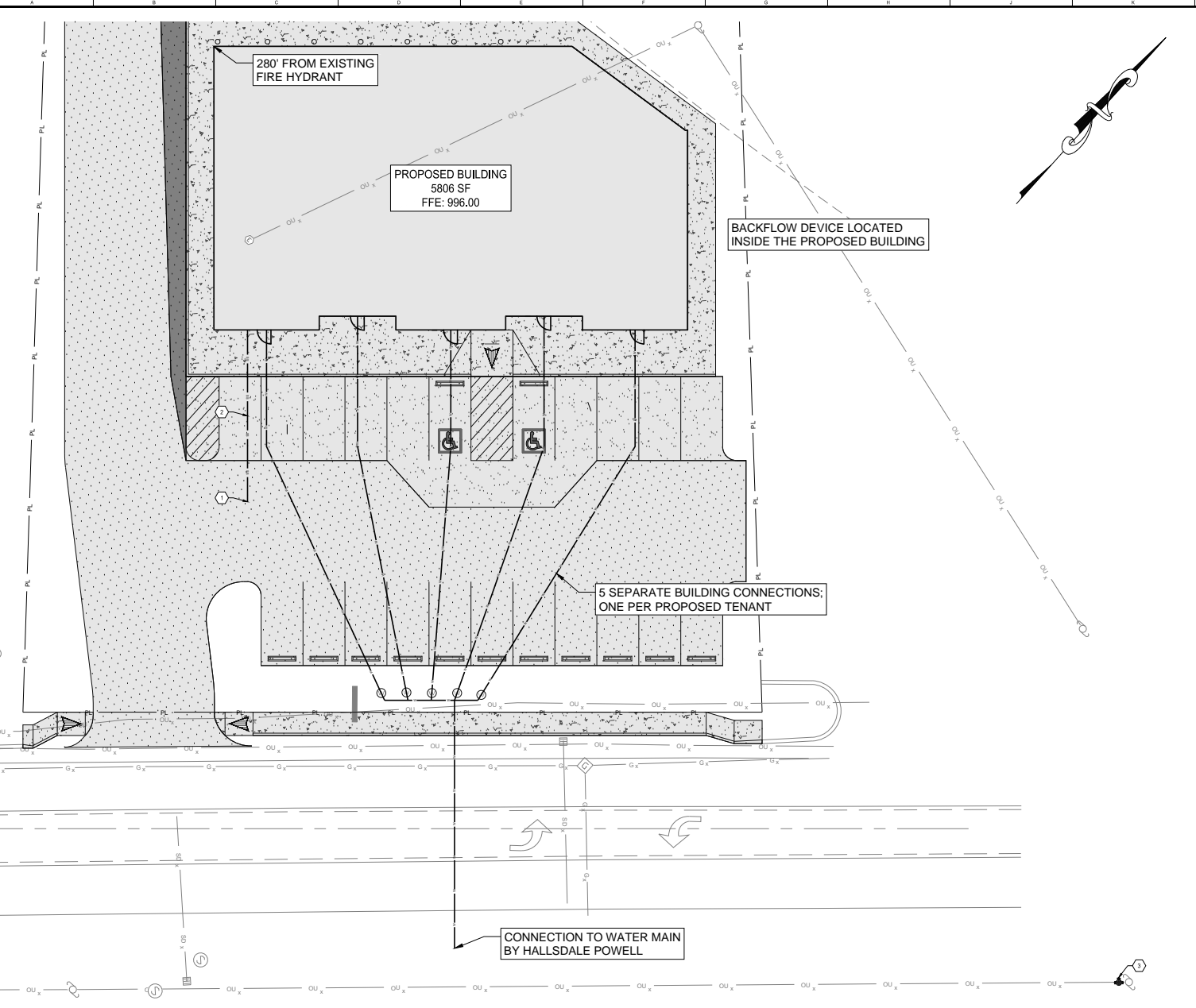
EROSION PREVENTION & SEDIMENT CONTROL & SITE GRADING PLAN

1



R:\Bowl\Projects\2022\21026_Powell Shopping Center\01_Civil\CAD\03_211026_Sheets.dwg 1/23/2023 8:02:19 AM

SITE UTILITY PLAN



GENERAL SHEET NOTES

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGENDS
2. COORDINATE ALL UTILITY CROSSINGS
3. FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. RESERVE LOCATED, SIZE, MATERIAL & INVERTS. PROCEEDING WITH CONSTRUCTION & INSTALLATION.
4. ALL SITE LIGHTING TO BE TURNED OFF WHEN BUSINESS IS CLOSED.

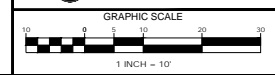
UTILITY LEGEND

- WATER METER BY LOCAL UTILITY

UTILITY KEYED NOTES

- 1 FIELD LOCATE AND CONNECT TO EXISTING PER LOCAL UTILITY REQUIREMENTS.
- 2 4" ASTM D3034 SDR35 PVC BUILDING SANITARY SEWER SERVICE LINE @ 2.2% MN. SLOPE. SEE DETAIL S/C801
- 3 EXISTING FIRE HYDRANT

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MBI COMPANY, INC.
299 N. WOODBURN ROAD
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WEB: www.mbi.com

CONSULTANT

DATE: 05/23/2023

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PROJECT INFORMATION

PROJECT: POWELL SHOPPING CENTER
PROJECT ADDRESS: 2106 W. EMORY RD & CORNHORSE CT, POWELL, TN 37066
PROJECT NO.: 221026

ACTIVE DESIGN PHASE

- FOR REVIEW ONLY
- FOR PERMITTING ONLY
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION PERMITS
- CONSTRUCTION DOCUMENTS
- AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION
01	05/23/23	COUNTY ENGINEERING
02	05/23/23	FINAL SANITARY CONNECTIONS
03	05/23/23	COUNTY ENGINEERING

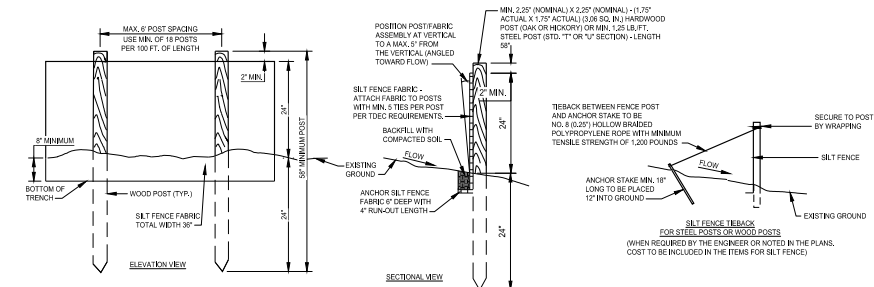
KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 05/23/2023
DESIGNED BY: A.S.C.
DRAWN BY: A.S.C.
REVIEWED BY: C.E.T.
SHEET TITLE: SITE UTILITY PLAN

SHEET NO.: C600

R:\Bowl\Projects\2022\221026_Powell Shopping Center\01_CAD\01_CAD\01_221026_Sheets.dwg, 2/23/2023 8:05:4 AM

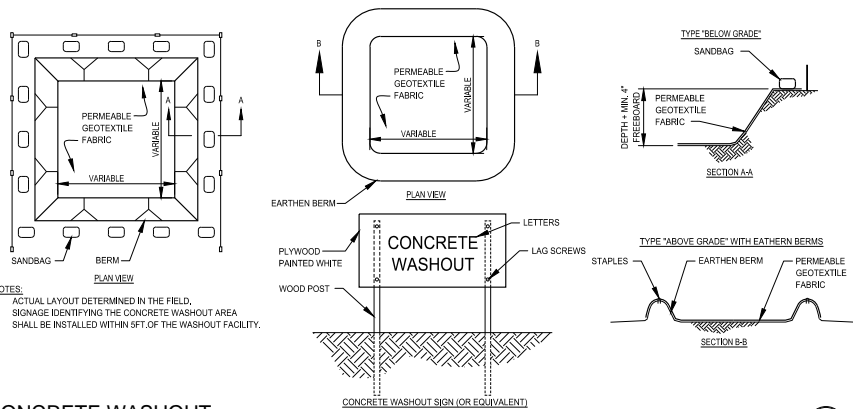


SILT FENCE

1

CONCRETE SIDEWALK

2



CONCRETE WASHOUT

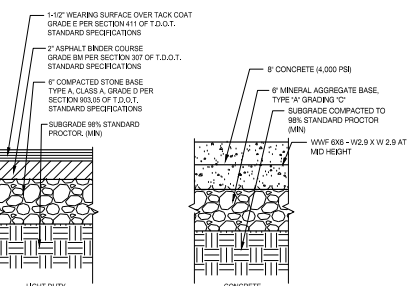
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FLARED HANDICAP RAMP

4

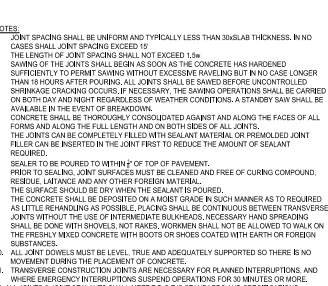
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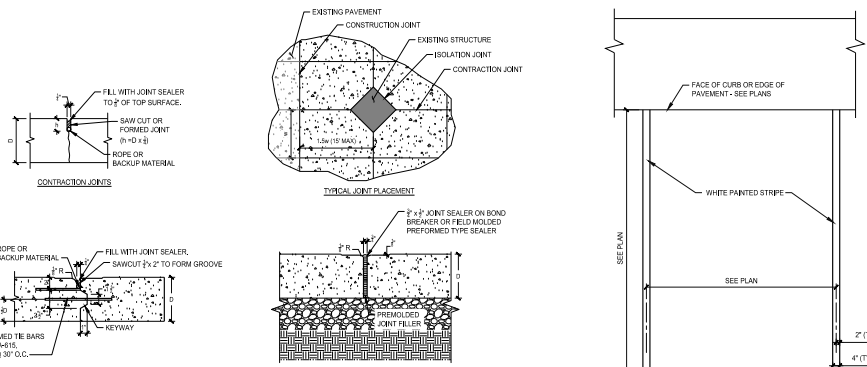
PAVING SECTIONS

6



CONCRETE JOINTS

7



PARKING SPACE

8



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POWELL SHOPPING CENTER

PROJECT ADDRESS:
 216 W. EMORY RD. S. CORNER WEDGE CT.
 POWELL, TN 37068
 PROJECT NO.: 2211026
 ACTIVE DESIGN PHASE:
 DESIGN REVIEW ONLY
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 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS
 AS-BUILT RECORD SET

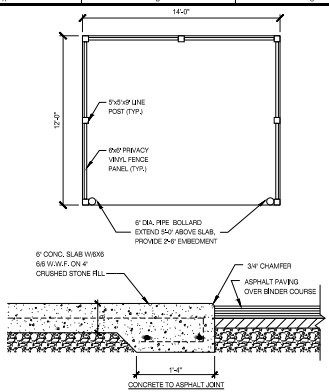
REVISION INFORMATION		
NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION	
SHEET ISSUED:	01/30/2023
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DRAWN BY:	A.J.C.
REVIEWED BY:	C.S.T.
SHEET TITLE:	

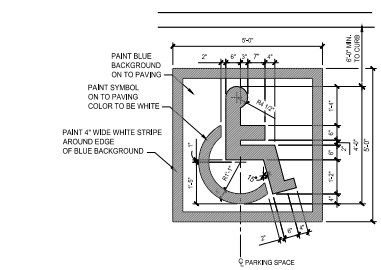
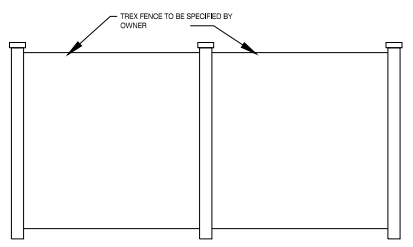
CIVIL DETAILS

SHEET NO.: **C800**



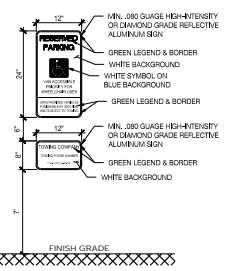
DUMPSTER W/ TREX FENCE

1



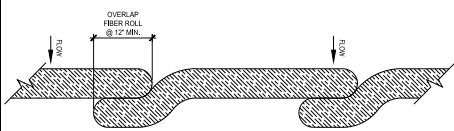
ADA HANDICAP SYMBOL

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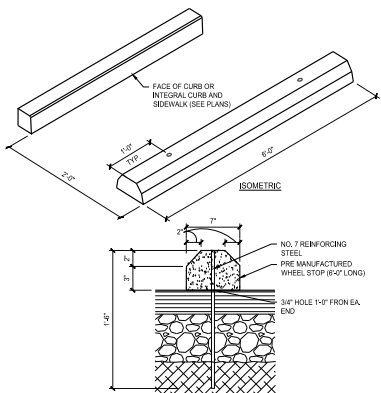
WALL MOUNTED ADA SIGN

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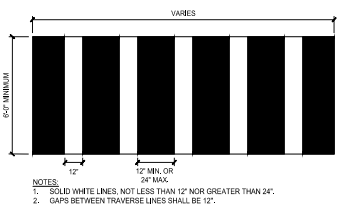
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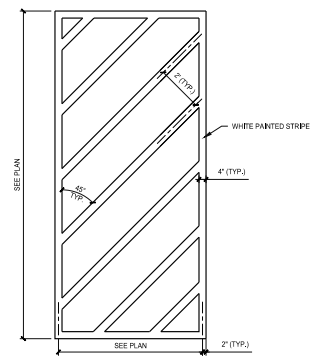
WHEEL STOP

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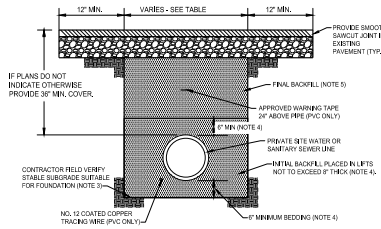
CROSSWALK

6



'NO PARKING' AREA

7



WATER AND SEWER TRENCH

8

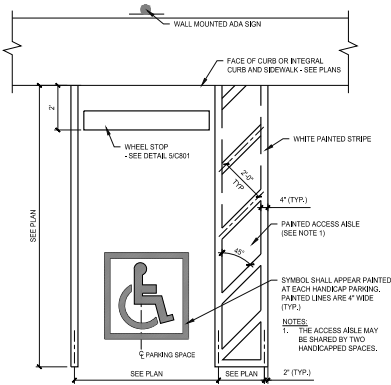
NOTES:

1. ALL PRIVATE SITE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODE, LOCAL UTILITY REQUIREMENTS, AND THE LOCAL AGENCY WARNING JUNCTION (OVER SIDLING) CONSTRUCTION.
2. THIS DETAIL ADDRESSES A TRENCH PIPE INSTALLATION. THE DETAIL DOES NOT ADDRESS OTHER TRENCH SAFETY REQUIREMENTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET ALL HEALTH AND SAFETY ISSUES REGARDING TRENCH SAFETY.
3. WHERE THE TRENCH BOTTOM IS UNDESIRABLE FOR FOUNDATION IN THE OPEN OF THE PROJECT GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL STABILIZE THE TRENCH BOTTOM ACCORDING TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
4. BEDDING AND FINAL BACKFILL TO 12" ABOVE THE CROWN OF THE PIPE SHALL BE #7 CRUSHED STONE. ELIMINATE SIDES BY FINING UNDER AND AROUND PIPE WITH SHOVEL OR OTHER MEANS AT THE DISCRETION OF THE CONTRACTOR.
5. FINAL BACKFILL FOR ALL PIPES LOCATED BENEATH PAVED AREAS SHALL BE COMPACTED #7 CRUSHED STONE MEETING THE REQUIREMENTS OF THE STATE'S DEPARTMENT OF TRANSPORTATION.
6. FOR GRASS OR LANDSCAPED AREAS, PROVIDE #7 CRUSHED STONE IN THE BACKFILL TO 12" ABOVE CROWN OF PIPE AND COVER GRAVEL WITH A NONWOVEN GEOTEXTILE TO PREVENT MIXTURE OF FINES. FINAL BACKFILL TO SURFACE SHALL BE SOIL FREE OF FOREIGN DEBRIS. SOIL BACKFILL SHALL BE PLACED BY 8" COSE BITS AND BE COMPACTED TO 90% STANDARD DENSITY PER AASHTO T99 OR PER PROJECT SPECIFICATIONS. WHEN DEBRIS IS MORE SIGNIFICANT, TOP 8" SHALL BE TOSSED FROM SITE STRIPPING OPERATIONS LOOSELY PLACED.
7. IF PLANS AND SPECIFICATIONS DO NOT INDICATE OTHERWISE, PAVEMENT REPAIR SHALL MATCH EXISTING SECTION AS A MINIMUM REQUIREMENT.

PIPE DIA. (IN.)	MIN. WIDTH (IN.)
< 4	18
4	21
6	23
8	26

ADA PARKING SPACE

9



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POWELL SHOPPING CENTER

PROJECT ADDRESS:
 2106 W. ENDRY RD. S. CORNER WISSE CT
 POWELL, TN 37068

PROJECT NO.: 221026

- ACTIVE DESIGN PHASE
- DESIGN REVIEW ONLY
 - FOR PERMITTING ONLY
 - SCHEMATIC DESIGN
 - DESIGN DEVELOPMENT
 - CONSTRUCTION BIDDING
 - CONSTRUCTION DOCUMENTS
 - AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION
1	02/03/23	COUNTY ENGINEERING

KEY PLAN

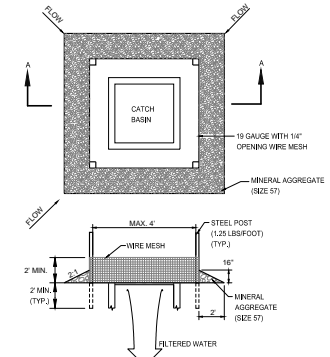
NO. 12 COATED COPPER TRACKING WIRE (SPEC ONLY)

SHEET INFORMATION

SHEET ISSUED: 01/03/2023
 DESIGNED BY: A.S.C.
 DRAWN BY: A.S.C.
 REVIEWED BY: C.A.T.
 SHEET TITLE:

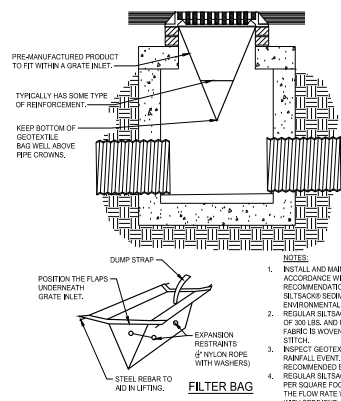
CIVIL DETAILS

SHEET NO.: C801



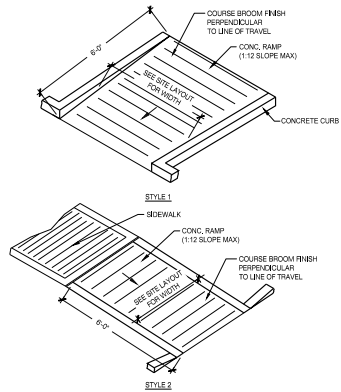
HARDWARE CLOTH AND GRAVEL INLET PROTECTION

INLET PROTECTION

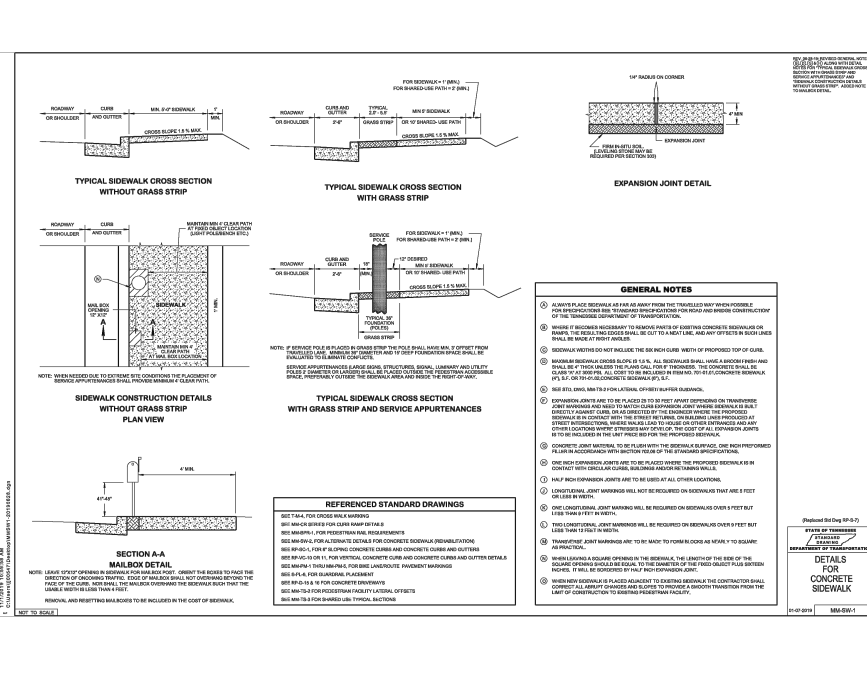


FILTER BAG

- NOTES:**
1. INSTALL AND MAINTAIN GEOTEXTILE FILTER BAG IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PRODUCT SHOWN IS THE SUTURA-SIP SEDIMENT CONTROL DEVICE MADE BY ACF ENVIRONMENTAL.
 2. REGULAR SE TACKS HAS A GRAB TENSILE STRENGTH OF 300 LBS. AND PUNCTURE STRENGTH OF 120 LBS. FABRIC IS WOVEN POLYPROPYLENE WITH DOUBLE STITCH.
 3. INSPECT GEOTEXTILE FILTER BAG AFTER EACH RAINFALL EVENT. REMOVE SEDIMENT AS RECOMMENDED BY MANUFACTURER.
 4. REGULAR SE TACKS HAS A FLOW RATE OF 40 GPM PER SQUARE FOOT OF CLEAN GEOTEXTILE MATERIAL. THE FLOW RATE WILL BE MUCH LOWER WHEN FILLED WITH SEDIMENT.



SINGLE HANDICAP RAMP



MM-SW-1 TDOT CONCRETE SIDEWALK

THIS IS A STANDARD DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ENGINEER. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE USER OF THIS DRAWING.

- GENERAL NOTES**
1. ALWAYS PLACE SIDEWALK AS FAR AWAY FROM THE TRAVELLED WAY AS FEASIBLE FOR CONSTRUCTION AND MAINTENANCE PURPOSES.
 2. SIDEWALKS SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.
 3. WHERE FENCING IS NECESSARY TO PROTECT THE SIDEWALK FROM DAMAGE BY THE TRAFFIC, THE FENCING SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.
 4. SIDEWALKS SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.
 5. SIDEWALKS SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.
 6. SIDEWALKS SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.
 7. SIDEWALKS SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.
 8. SIDEWALKS SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.
 9. SIDEWALKS SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.
 10. SIDEWALKS SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE TRANSPORTATION DEPARTMENT OF TRANSPORTATION.

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CONSULTANT

PROJECT: POWELL SHOPPING CENTER

PROJECT ADDRESS: 296 W. WOODBURN ROAD, POWELL, TN 37966

PROJECT NO.: 221026

ACTIVE DESIGN PHASE

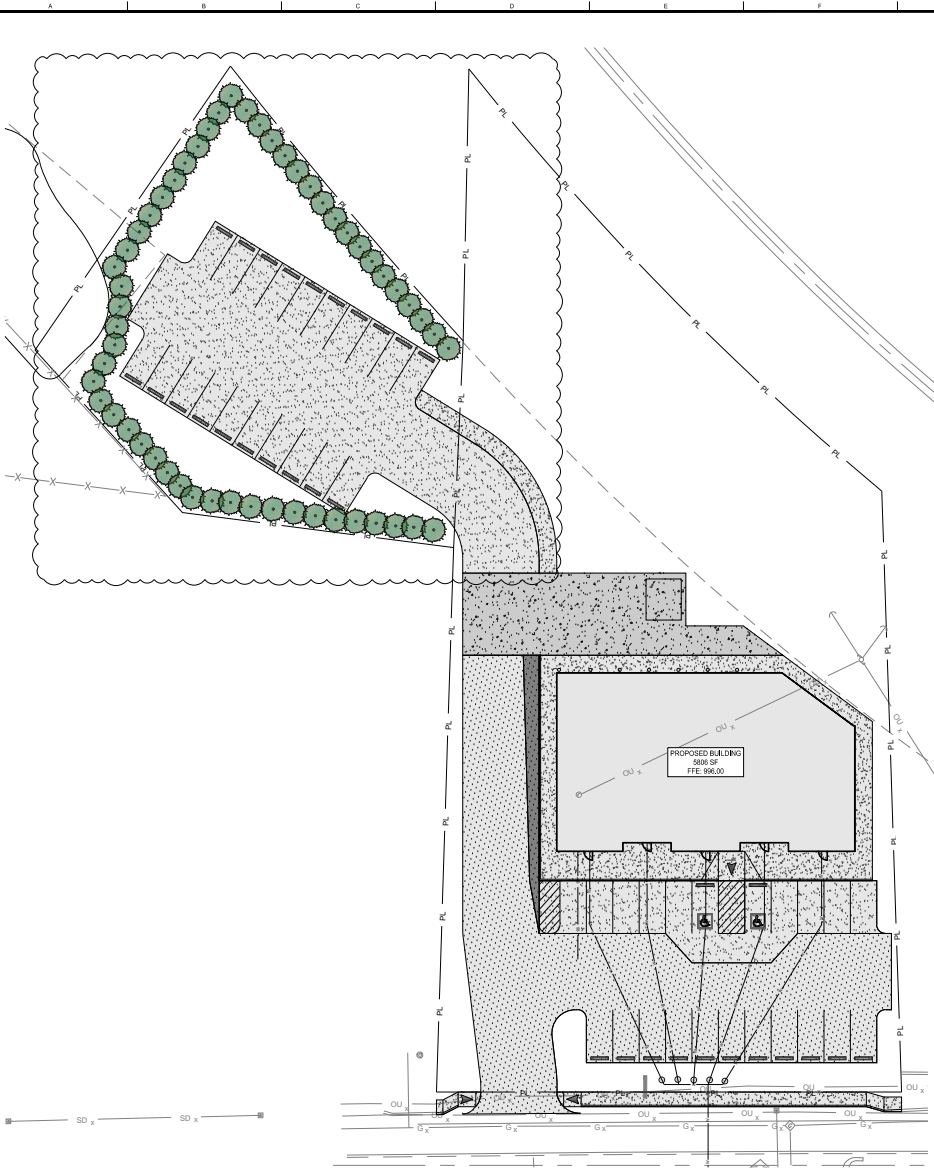
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FOR PERMITTING ONLY
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION BIDDING
CONSTRUCTION DOCUMENTS
AS-BUILT RECORD SET

REVISION INFORMATION

SHEET INFORMATION

SHEET ISSUED: 03/2023
DESIGNED BY: A.S.C.
DRAWN BY: A.S.C.
REVIEWED BY: C.A.T.
SHEET TITLE: CIVIL DETAILS

C802

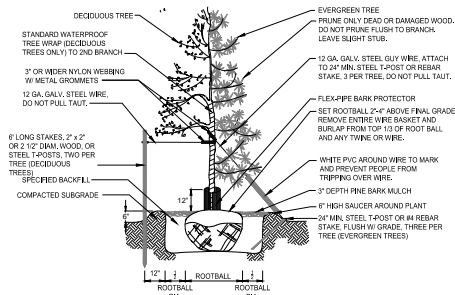
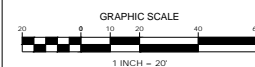


LANDSCAPE PLANTING PLAN

1

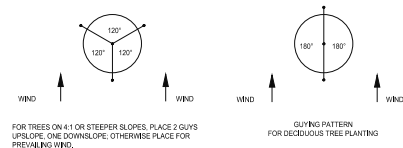
LANDSCAPE REQUIREMENTS

- LANDSCAPE BUFFER TO BE 10' WIDE
- TREES TO BE 12" O.C. MAXIMUM



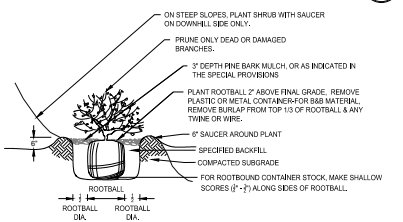
TREE PLANTING & GUYING

2



GUYING PATTERN

3



SHRUB PLANTING DETAIL

4

GENERAL LANDSCAPE NOTES

- CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, SEPTIC TANKS, ETC.)
- SOIL USED IN THE BACKFILL OF PLANTING PITS AND LANDSCAPE BEDS SHALL BE CLEAN AND WEEED FREE, AND SHALL BE MIXED WITH 20% PEAT MOSS/PINE BARK BY VOLUME.
- 12-68 PENNINGTON NURSERY FERTILIZER OR EQUAL SHALL BE USED IN ALL PLANTING PITS.
- HERBICIDE, TRIFLURAN OR EQUAL, TO BE APPLIED TO PLANTING BEDS FOR NOXIOUS WEED CONTROL.
- ALL PLANTING BEDS TO HAVE A MINIMUM 3" OF PINE BARK MULCH.
- PRESSURE TREATED WOODEN STAKES SHALL BE USED FOR TREES OVER 2" CALIPER OR IN AREAS WHERE HEAVY WIND IS A FACTOR.
- ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN A PROFESSIONAL MANNER, AND ACCORDING TO ACCEPTED PLANTING PROCEDURES.
- TOPSOIL FURNISHED BY THE OWNER OR LANDSCAPE CONTRACTOR SHALL BE NATURAL, FERTILE FRABLE SOIL POSSESSING CHARACTERISTICS REPRESENTATIVE OF PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACIDIC, ALKALINE OR SODY; THAT IF ANY IS HARMFUL TO PLANT GROWTH, TOPSOIL SHOULD BE FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS, OR SUBSTANCE 2" OR MORE IN DIAMETER.
- ALL TREES RETAINED OR NEW SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE AFTER 12 MONTHS SHALL BE REPLACED WITHIN 90 DAYS OF LOSS.
- LABOR/SALTY SHALL BE PROVIDED WITH FRESH, CLEAN, NEW-DROP SEED COMPOSTING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE. PROJECT CONDITIONS
- PROPOSED PLANT MATERIAL WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA.
- THE GUYING OF TREES IS OPTIONAL, BUT THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE STABILITY AND FLUME CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIALS. THE GUYING DETAILS ARE AN APPROVED METHOD OF TREE GUYING, OR EQUAL.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL LANDSCAPE ORDINANCES.

PLANT SCHEDULE

EVERGREEN SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CONT
	54	DWARF BURFORD HOLLY / <i>Ilex cornuta</i>	6-8" H	GAL



ENGINEER
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 296 W. EMORY ROAD
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 PHONE: (615) 284-0000
 FAX: (615) 284-2173
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 CONSULTANT

PROJECT ADDRESS:
 216 W. EMORY ROAD, 2ND FLOOR, CT
 POWELL, TN 37068
 PROJECT NO.: 221026

ACTIVE DESIGN PHASE
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 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION PERMITS
 CONSTRUCTION DOCUMENTS
 AS-BUILT RECORD SET

REVISION INFORMATION
 NO. DATE DESCRIPTION
 01 02/20/2023 COUNTY ENGINEERING
 02 02/20/2023 COUNTY PLANNING

REVISION INFORMATION
 NO. DATE DESCRIPTION
 01 02/20/2023
 DESIGNED BY: A.S.C.
 DRAWN BY: A.S.C.
 REVIEWED BY: C.A.T.
 SHEET TITLE:

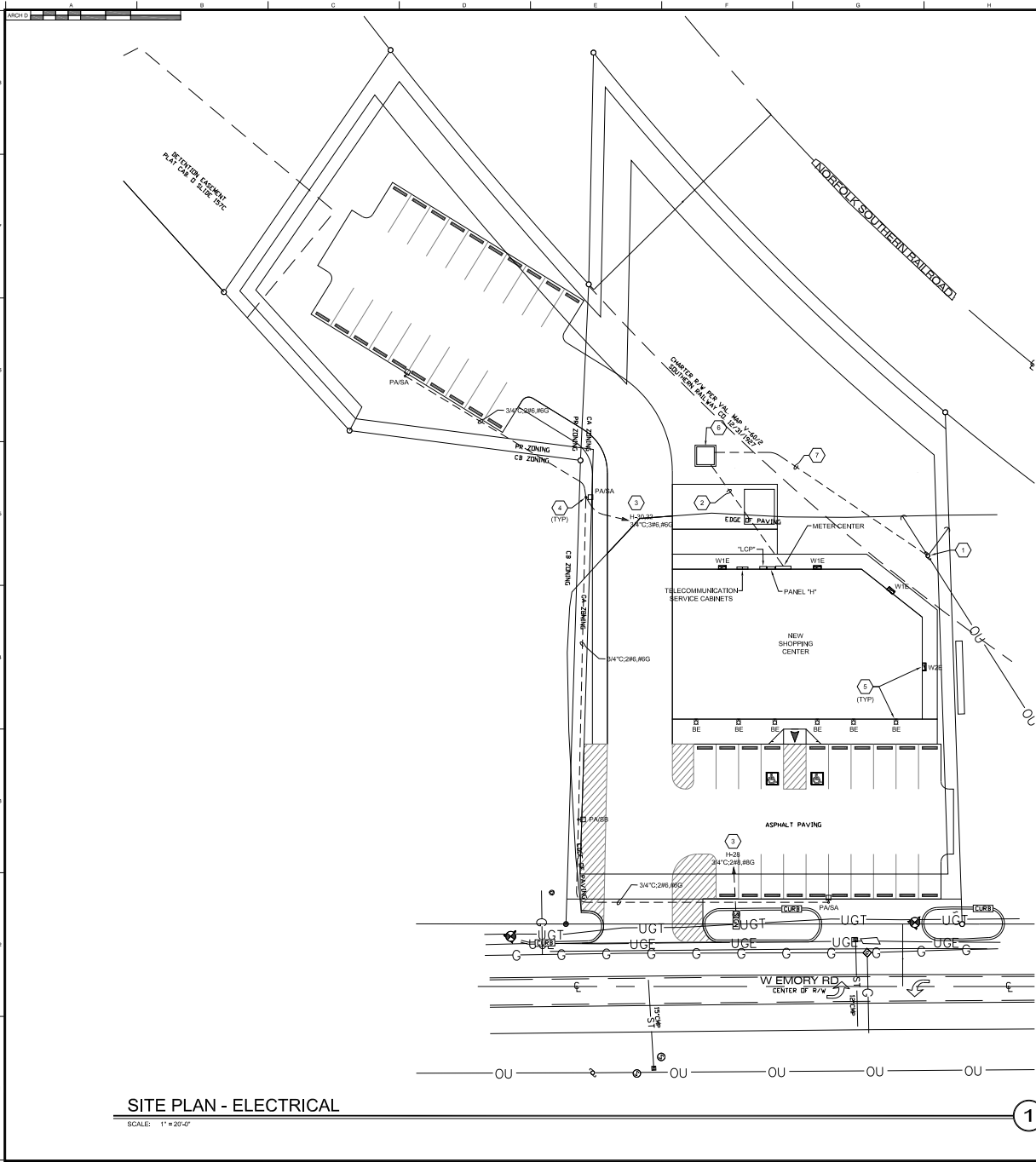
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 NO. DATE DESCRIPTION
 01 02/20/2023
 DESIGNED BY: A.S.C.
 DRAWN BY: A.S.C.
 REVIEWED BY: C.A.T.
 SHEET TITLE:

REVISION INFORMATION
 NO. DATE DESCRIPTION
 01 02/20/2023
 DESIGNED BY: A.S.C.
 DRAWN BY: A.S.C.
 REVIEWED BY: C.A.T.
 SHEET TITLE:

REVISION INFORMATION
 NO. DATE DESCRIPTION
 01 02/20/2023
 DESIGNED BY: A.S.C.
 DRAWN BY: A.S.C.
 REVIEWED BY: C.A.T.
 SHEET TITLE:

SITE LANDSCAPE PLAN
 SHEET NO. L100

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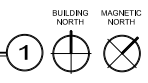
GENERAL SHEET NOTES:

1. SEE SHEET E001 FOR ELECTRICAL LEGEND AND GENERAL NOTES.
2. COORDINATE ALL UNDERGROUND UTILITY WORK WITH CIVIL DRAWINGS BEFORE STARTING ANY WORK TO AVOID INTERFERENCE WITH EXISTING AND NEW UNDERGROUND WATER, GAS, SEWER, AND STORM UTILITY LINES.

KEYED SHEET NOTES:

1. EXISTING UTILITY COMPANY RISER POLE, ASSUMED. SEE RISER DIAGRAM FOR ADDITIONAL INFORMATION.
2. UNDERGROUND SECONDARY FEED FROM UTILITY TRANSFORMER TO BUILDING "METER CENTER". FIELD COORDINATE LOCATION WITH RUP PRIOR TO DOING ANY WORK. SEE RISER DIAGRAM ON SHEET E401 FOR ADDITIONAL INFORMATION.
3. SITE LIGHTING CIRCUIT CONTROLLED VIA THE LIGHTING CONTROL PANEL "LCP". SEE LIGHTING CONTROL PANEL SCHEDULE ON SHEET E201 FOR ADDITIONAL INFORMATION.
4. NEW SITE LIGHTING FIXTURE WITH POLE AND BASE. SEE SITE LIGHTING FIXTURE SCHEDULE AND DETAILS ZIES102 AND ZIES103 FOR ADDITIONAL INFORMATION.
5. SEE LIGHTING PLAN E201 FOR BUILDING MOUNTED FIXTURES AND CIRCUITING.
6. APPROXIMATE TRANSFORMER AND PAD LOCATION. FIELD VERIFY WITH UTILITY COMPANY PRIOR TO INSTALLATION.
7. UNDERGROUND PRIMARY TO UTILITY TRANSFORMER. SEE RISER DIAGRAM FOR ADDITIONAL INFORMATION.

SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"



MBI

MBE COMPANY, INC.
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ANDOVER, TN 37015

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CONSULTANT
ELECTRICAL ENGINEER
**STEPHEN MARK
NEWLIN JR.**

SEAL

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PROJECT INFORMATION

PROJECT: **POWELL SHOPPING CENTER**

PROJECT ADDRESS: **2109 W. EMORY RD., POWELL, TN 37368**

PROJECT NO.: **221026**

ACTIVE DESIGN PHASE

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<input type="checkbox"/>	FOR PERMITTING ONLY
<input checked="" type="checkbox"/>	SCHEMATIC DESIGN
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input type="checkbox"/>	CONSTRUCTION RECORDING
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REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

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<input checked="" type="checkbox"/>	SCHEMATIC DESIGN
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input type="checkbox"/>	CONSTRUCTION RECORDING
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<input type="checkbox"/>	AS-BUILT RECORD SET

SHEET INFORMATION

SHEET ISSUED: 01-26-2023

DESIGNED BY: DAN

DRAWN BY: DM

REVIEWED BY: SKM

SHEET TITLE:

SITE PLAN - ELECTRICAL

SHEET NO.: **ES101**

SITE LIGHTING FIXTURE SCHEDULE										
TYPE	LAMP	WATTS	VOLTS	LUMENS	COLOR TEMP	MOUNTING	HEIGHT	MANUFACTURER	CATALOG NO.	REMARKS
SA	LED	195	208	27,639	4000K	POLE	33'-0"	LITHONIA	RSX4-LED-P1-40K-R4-MVOLT-RPA-A-LTAR2-PRH-N-DDBXD	LED AREA LIGHT - 1 FIXTURE, COLOR: DARK BRONZE (NOTE 2)
SB	LED	195	208	27,379	4000K	POLE	33'-0"	LITHONIA	RSX4-LED-P1-40K-R2-MVOLT-RPA-A-LTAR2-PRH-N-DDBXD	LED AREA LIGHT - 1 FIXTURE, COLOR: DARK BRONZE (NOTE 2)
PA							30'-0"	LITHONIA	RTA-30-SE-DMB8AS-FBC-VD-DDBXD	ROUND TAPERED STEEL POLE, COLOR: DARK BRONZE

NOTES:
 1. PROVIDE ALL NECESSARY EQUIPMENT, ACCESSORIES, AND MOUNTING HARDWARE FOR A COMPLETE INSTALLATION OF ALL SITE LIGHTING FIXTURES.
 2. FIXTURE SHALL HAVE MOTION SENSOR FOR SETBACK CONTROL OF FIXTURES TO 70% OUTPUT WHEN MOTION IS NOT DETECTED, WHEN MOTION IS DETECTED BY ANY SENSOR ALL LIGHTS SHALL COME UP TO FULL BRIGHTNESS.

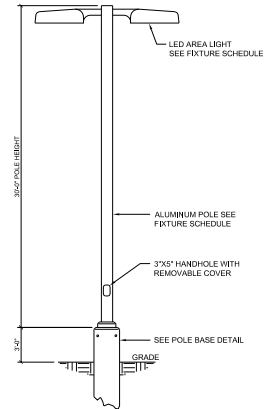
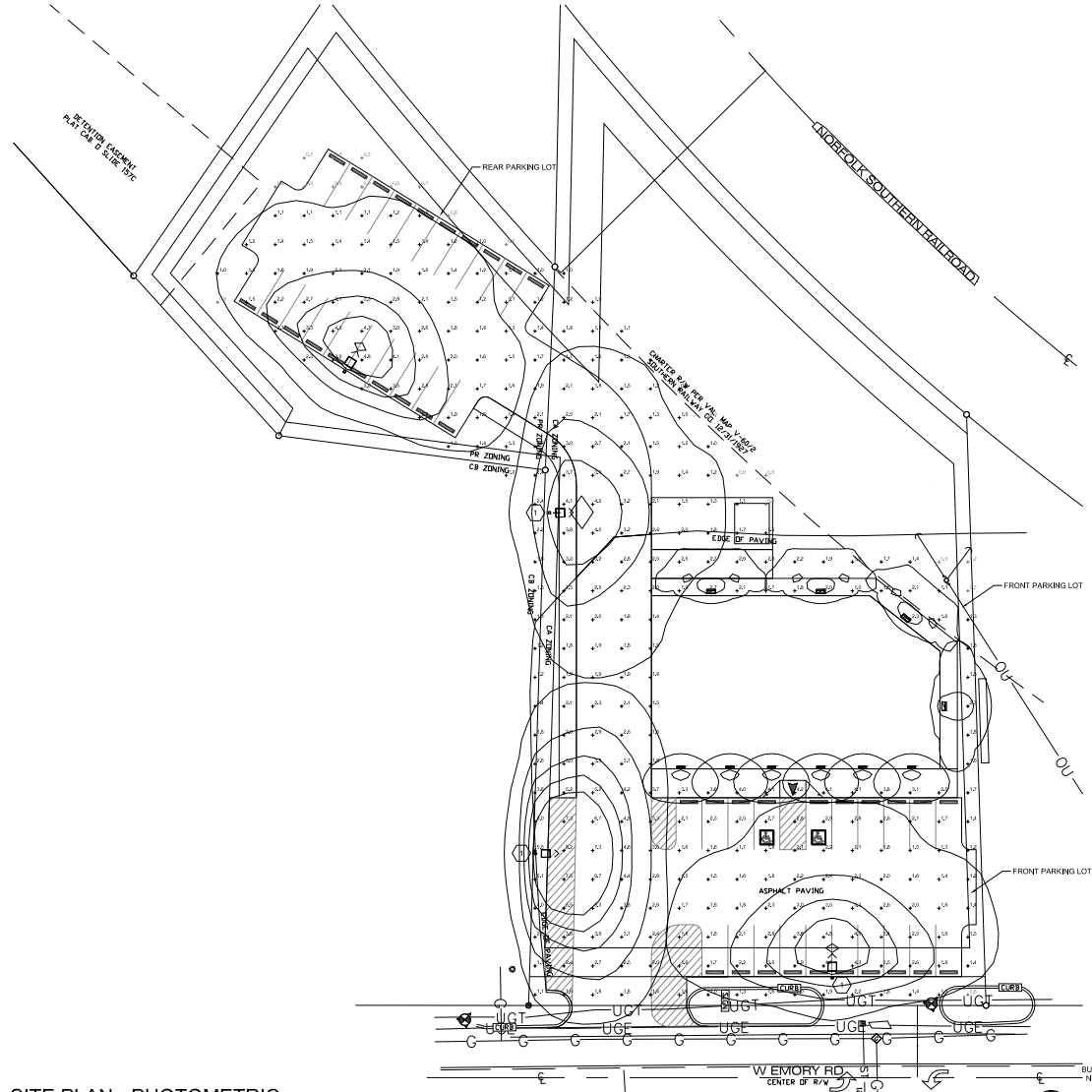
GENERAL SHEET NOTES:

- SEE SHEET E001 FOR ELECTRICAL LEGEND AND GENERAL NOTES.
- ALL EXTERIOR LIGHTING FIXTURES ARE CONTROLLED THROUGH THE LIGHTING CONTROL PANEL "LCP"; SEE SHEET E204 FOR LIGHTING CONTROL SCHEDULES.

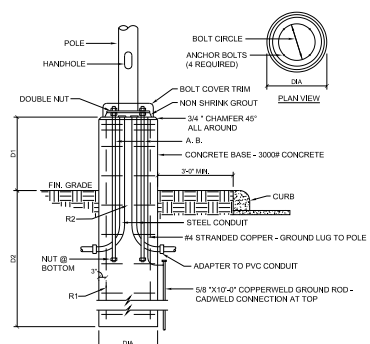
KEYED SHEET NOTES:

- ADD HOUSE-SIDE SHIELD TO FIXTURE INDICATED.

PHOTOMETRIC SUMMARY							
PROJECT: AHM - ALABAMA PPO BUILDING							
LABEL	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	L.L.F.
OVERALL CALC ZONE	+	2.2 FC	8.2 FC	0.2 FC	41.0: 1	11.0: 1	0.95
REAR PARKING LOT	+	2.0 FC	4.8 FC	0.7 FC	6.9: 1	2.9: 1	0.95
FRONT PARKING LOT	+	2.4 FC	4.8 FC	1.3 FC	3.7: 1	1.8: 1	0.95
BUILDING PERIMETER	+	2.4 FC	4.2 FC	0.8 FC	5.3: 1	3.0: 1	0.95



POLE DETAIL
SCALE: N.T.S.



POLE HT.	D1	D2	D3A	R1	R2	A, B's (A307)	M max
30'	3'-0"	6'-0"	24"	(4) # 6 BAR	#3 TIES @ 12" O.C. 3" O.C. @ TOP	(4) 3/4" X 36"	10.25 K-FT

POLE BASE DETAIL
SCALE: N.T.S.

SITE PLAN - PHOTOMETRIC
SCALE: 1" = 20'-0"



MBI COMPANY INC.
 299 N. WILKINSON ROAD
 ANDOVER, TN 37015
 PHONE: (615) 584-0599
 FAX: (615) 584-0213
 WEB: mbi.com

CONSULTANT
 ELECTRICAL ENGINEER
STEPHEN MARK NEWLIN JR.

PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PRICING

PROJECT INFORMATION
 PROJECT: POWELL SHOPPING CENTER
 PROJECT ADDRESS: 2109 W. EMORY RD., POWELL, TN 37368
 PROJECT NO.: 221026

ACTIVE DESIGN PHASE
 FOR PERMIT ONLY
 FOR PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION BEGING
 CONSTRUCTION DOCUMENTS
 AS-BUILT RECORDED SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION
01	04/09/2022	REV B01

KEY PLAN

SHEET INFORMATION
 SHEET ISSUED: 01-26-2023
 DESIGNED BY: DAN
 DRAWN BY: DM
 REVIEWED BY: DAN
 SHEET TITLE:

SITE PLAN - PHOTOMETRIC
 SHEET NO.: ES102



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Michael Scott

Applicant Name

Affiliation

2/14/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-A-23-UR

File Number(s)

CORRESPONDENCE

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

Michael Scott MBI Companies, Inc.

Name / Company

299 N Weisgarber Rd Knoxville TN 37919

Address

865-584-0999 / michaels@mbicompanies.com

Phone / Email

CURRENT PROPERTY INFO

Dwight Disney, Disney Joint Venture

Owner Name (if different)

7509 W Emory Rd Powell TN

Owner Address

/ disney5@frontiernet.net

Owner Phone / Email

0 DRAWBRIDGE CT

Property Address

56 N B 019

Parcel ID

14854 square feet

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

E of the cul-de-sac of Drawbridge Ct, northwest of W Emory Rd

General Location

City

Commission District 7

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Parking lot for neighboring parcel 056NA00205	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Michael Scott** Please Print Date: **2/14/2023**

Phone / Email

Property Owner Signature: **Dwight Disney, Disney Joint Venture** Please Print Date: **2/14/2023**

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Michael Scott / MBI Companies, Inc.

Architect

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

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

Michael Scott

MBI Companies, Inc.

Name

Company

299 N Weisgarber Rd

Knoxville

TN

37919

Address

City

State

ZIP

865-584-0999

michaels@mbicompanies.com

Phone

Email

CURRENT PROPERTY INFO

Disney Joint Venture

2141 Emory Rd Powell TN 37849

865-938-2351

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Drawbridge Ct

056NB019

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Due north of W Emory Road, Due east of Drawbridge Ct (landlocked)

15,000 sq ft +/-

General Location

Tract Size

City County

E6

PR 3 du/ac

vacant

District

Zoning District

Existing Land Use

North County

LDR

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

additional parking for CLT 056NA00205

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: _____ Michael Scott / MBI Companies, Inc. _____
Please Print: _____ Date: _____

*** see previous rezoning application for signatures
Phone Number: _____ Email: _____

Property Owner Signature: _____ Please Print: _____ Date: _____

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Michael Scott/ MBI Companies, Inc.

Applicant Name

Architect

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

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

Michael Scott

MBI Companies, Inc.

Name

Company

299 N Weisgarber Rd

Knoxville

TN

37919

Address

City

State

ZIP

865-584-0999

michaels@mbicompanies.com

Phone

Email

CURRENT PROPERTY INFO

Disney Joint Venture

2141 EMORY RD POWELL, TN 37849

865-938-2351

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Drawbridge Court Knoxville TN 37849

056NB019

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Landlocked property due north of W Emory Rd due east of Drawbridge Ct.

15,286 sq. ft. +/-

General Location

Tract Size

City County

E6

PR 3 du/ac

vacant

District

Zoning District

Existing Land Use

North County

LDR

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

- Development Plan
- Use on Review / Special Use
- Hillside Protection COA
- Residential
- Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

- Combine Parcels
- Divide Parcel

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

CA
Proposed Zoning

Pending Plat File Number

Plan Amendment Change

MU-SD NCO-2
Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

- Staff Review
- Planning Commission

Fee 1

Total

ATTACHMENTS

- Property Owners / Option Holders
- Variance Request

Fee 2

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

Fee 3

AUTHORIZATION

M.P. 2/13/2023

Michael Scott/ MBI Companies, Inc.

2-3-23

Applicant Signature

Please Print

Date

865-584-0999

Phone Number

michaels@mbicompanies.com

Email

M.P. 2/13/2023

Dwight Disney

2-3-2023

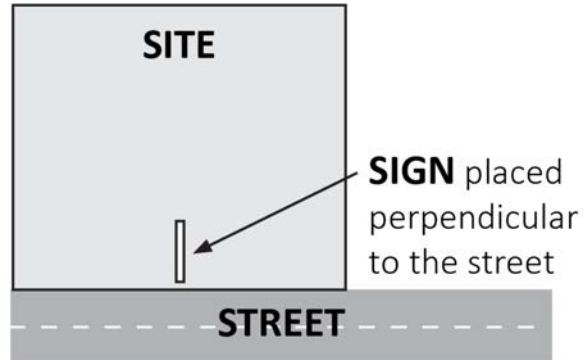
Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Michael Scott

Date: 2/14/23

File Number: 4-A-23-UR

Sign posted by Staff

Sign posted by Applicant