

SPECIAL USE REPORT

► FILE #: 4-D-23-SU AGENDA ITEM #: 22

AGENDA DATE: 4/13/2023

► APPLICANT: TACO BELL OF AMERICA, LLC (ROBERT SULLIVAN)

OWNER(S): Peoples Development Company, Inc. Peoples Development Company, Inc.

TAX ID NUMBER: 121 B B 035 View map on KGIS

JURISDICTION: City Council District 2
STREET ADDRESS: 5613 KINGSTON PIKE

► LOCATION: North side of Kingston Pike, west of Westwood Rd

► APPX. SIZE OF TRACT: 1.02 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Kingston Pike, a major arterial with a pavement width of 55-ft

within a right-of-way width ranging from 62 to 80-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► ZONING: C-G-1 (General Commercial)

EXISTING LAND USE: Commercial

PROPOSED USE: Restaurant with drive-through facility

HISTORY OF ZONING: None noted

SURROUNDING LAND North: Public/quasi-public, Single family residential -- INST (Institutional),

RN-1 (Single-Family Residential Neighborhood)

South: Kingston Pike, Commercial -- C-G-1 (General Commercial)

East: Commercial -- C-G-1 (General Commercial)

West: Public/quasi-public, Commercial -- INST (Institutional), C-G-1

(General Commercial)

NEIGHBORHOOD CONTEXT: This property is adjacent to the Bearden Elementary School campus and the

Bearden Village Greenway runs along the north boundary. The development in the area include a mix of commercial and office along Kingston Pike, and

low-density residential to the north.

STAFF RECOMMENDATION:

USE AND ZONING:

▶ Approve the request for a drive-through facility in the C-G-1 zoning district, subject to 6 conditions.

1. Meeting the requirements of principal use standards for drive-through facilities (Article 9.3.F) of the City of Knoxville Zoning Ordinance.

2. Meeting the requirements of Article 13 (Signs) of the City of Knoxville Zoning Ordinance.

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- 3. Installation of landscaping per the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance, including the Class B buffer yard required by the principal use standards for drive-through facilities (Article 9.3.F.5). The proposed landscape plan requires Alternative Landscape Design (ALD) approval because the required 20 ft width is not provided in all locations were it is required. If the ALD is not approved, the site design must be modified to accommodate the required buffer width and may require a new Special Use approval if the site design changes significantly.
- 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 5. Meeting all applicable requirements of the Tennessee Department of Transportation.
- 6. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements of C-G-1 zoning, the principal use standards for drive-through facilities, and the criteria for approval of a special use.

COMMENTS:

This is a proposal to construct a drive-through facility for a new restaurant at this site. There are two existing structures; a large multi-tenant commercial building and a small single-tenant building. The larger building is proposed to be demolished, and the new parking lot will accommodate parking for the small commercial building as well as the new restaurant. The parking between the small building and Kingston Pike can be removed.

To the rear of the subject site are the Bearden Elementary School campus, Bearden Village Greenway, and the Century Court / Westwood residential neighborhoods. The subject site is approximately 10 ft lower in elevation than the referenced uses to the rear, which will help buffer the drive-through use from those properties. In addition, the principal use standards for drive-through facilities require a Class B buffer yard and a 6 to 8-ft tall opaque wall or fence when abutting a residential district, a public park, or a primary or secondary educational facility. The lower site and the required landscape buffer yard and fencing will help lessen nuisance issues from light and noise to nearby properties.

This section of Kingston Pike is congested and can be challenging to turn left onto when not at a controlled intersection. A transportation impact letter was provided by the applicant to evaluate the access point to Kingston Pike, as requested by staff (see Exhibit B). The study concludes that there are no horizontal or vertical intersection sight distance deficiencies when a driver is looking in both directions on Kingston Pike. No other deficiencies were identified.

An access to Bearden Elementary is along the western lot line of the subject property. The driveway for the proposed use is on the opposite side of the subject property, which will help reduce conflicts.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

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

A. The One Year Plan and Sector Plan designation for this parcel is MU-SD, WC-1 (Bearden Village). This special mixed use district references the Bearden Village Opportunities Plan (2001), which recommends transitioning the Bearden area to a more pedestrian-oriented, mixed-use district. The recommendations for pedestrian-oriented development, however, were centered around the Homberg Place area to the east. The subject property is in the "Kingston Pike Commercial Corridor", which recommends orienting buildings toward the sidewalk with parking to the rear, incorporate a mix of uses, tree plantings along sidewalks and within parking lots, and reduce parking requirements (see Exhibit A). Since 2001, the zoning code has been updated and the tree plantings and reduced parking have been codified. The structure is oriented toward the street, as recommended, but the parking is to the side of the structure and the exit of the drive-through lane passes between the front of the building and Kingston Pike.

- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE. A. The C-G zoning district is intended to provide for a heterogeneous mix of retail, personal service, office and residential uses within and along Knoxville's commercial nodes and corridors. Drive-through facilities may be permitted as a special use approval.
- B. With the recommended conditions, the drive-through facility meets the principal use standards for drive-through facilities (Article 9.3.F).
- 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.

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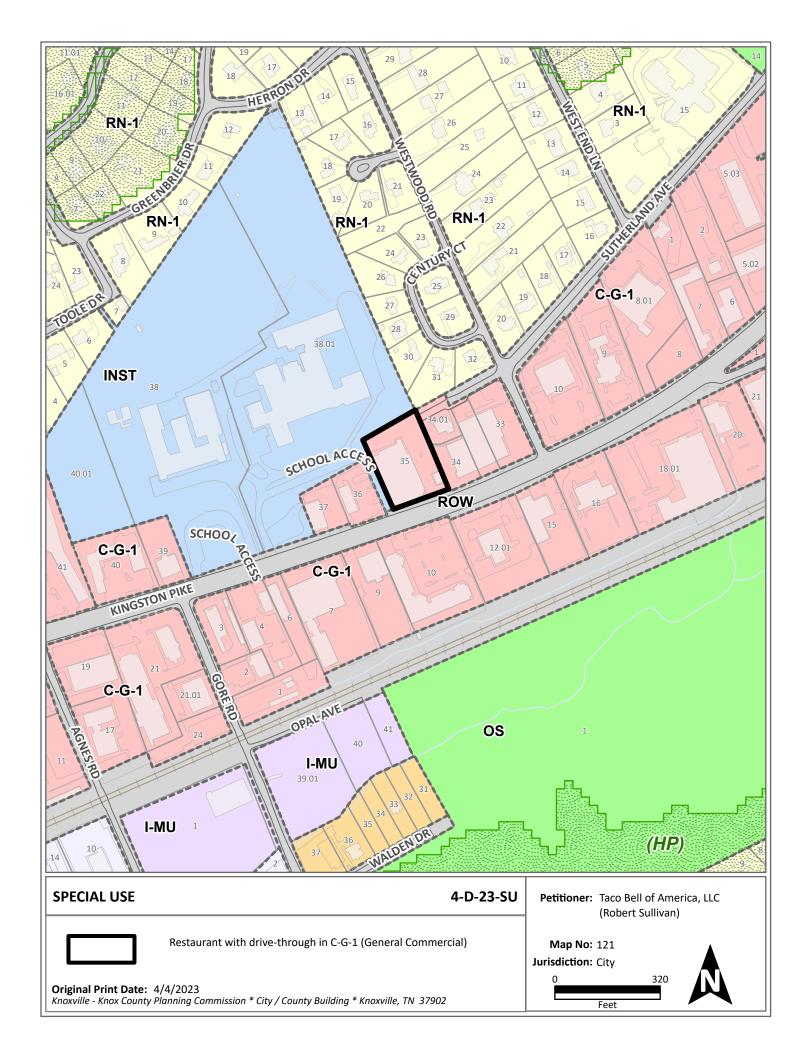
- A. The proposed 1-story structure is consistent with the other 1-story structures on this block of Kingston Pike.
- B. Three other auto-oriented commercial businesses are on the same blockface; two auto-repair facilities and a car wash.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
- A. The proposed use is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.
- C. The subject site is approximately 10 ft lower than the properties to the rear, and a Class B buffer yard and opaque fence or wall are required along the rear lot line and a portion of the west lot line.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
- A. The proposed drive-through facility only has access to Kington Pike. The site does not have direct access to the residential area to the rear.
- 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. No known uses immediately surround the subject site that poses a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.

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PLAN KEYNOTES (*)

PROPOSED P.C.C. CURB AND GUTTER PROPOSED P.C.C. CURB AT DRIVE THRU

PROPOSED P.C.C. CURB AT DRIVE THRU.
PROPOSED P.C.C. CURB.
PROPOSED P.C.C. REVERSE CURB AND GUTTER.
PROPOSED P.C.C. CURBED WALK.
PROPOSED P.C.C. WALK.
PROPOSED P.C.C. WALK.
PROPOSED P.C.C. FLUSH CURB WALK.

PROPOSED CROSSWALK.

PROPOSED 6" P.C.C. PAVEMENT W/W.W.F. 6" x 6" W2.9 x W2.9 (CONTROL JTS. 12"0" O.C.) OVER 6" CRUSHED AGGREGATE BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT

AND ASPHRALI.
PROPOSED DETERRENT BOLLARD IN CURB.
PROPOSED ADA PARKING SIGN IN CRASH RATED BOLLARD.
PROPOSED LANDSCAPING AREA.
PROPOSED PAINTED TRANSVERSE STRIPING.

PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE, BLUE FOR ADA.

PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE.

PHOPOSED DIRECTIONAL PRIVILENT MAKINGS: WHITE OX ASPHALI, YELLOW ON CONCRETE. PROPOSED PRIVILED INTERNATIONAL AS WINDOL, PER ADA SPECIFICATIONAL PRIVILED PRIVILED CONCRETE COLLAR. PROPOSED FOR SUS AND AT DOOR. PROPOSED 9 F.C.C., PAVELINENT WIN W.F. 6" x 6" wild a year 2019 (DONTROL, JTS. 12-4" O.C.) OVER 6" CRUSHED AGRICANTE BASE, APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE BASE. APPLY LIQUID ASPHALT AT ALL JURITS SETWEEN CONCRETE AND CRUSHED AGRICANTE AND C

ASPHALT.
PROPOSED MENU BOARD, CANOPY, SPEAKER POST, AND ORDER CONFIRMATION BOARD PER - PROCSED MENU BOARD, CAMPY, SEPAMER POST, AND DOESE CONFINANTIAN BOARD PER BOAS SUPPLIES PROFICIATIONS, ASSISS MEMORIES OF ROMOGE AT PRIVATE FOR ROC., GG. TO. COCCONDET A MEETING WITH THE CONSTRUCTION PROJECT SHAWAGER AND OFFRANCHIST OF CONFINANTIAN BOARD PROPER TO ANY CONSTRUCTION. SIGN SHAWER SHAW, PROVIDE G. WITH FOLKMATION DEFINES. GC., RESPONSIBLE FOR SHAFF CAMPONTED SHEET SHAW, PROVIDE G. WITH FOLKMATION DEFINES. GC., RESPONSIBLE FOR SHAFF CAMPONTED SHEET SHAW, PROVIDE G. PROCOSED DROCK DUMPSTER RECOGNIES.

SUPPLIER SHALL DESIGN AND INSTALL FOUNDATION.

PROPOSED PATIO

1. PRODOCES PATIO.

REPOZEDE ELECTRICATE PATION TENAS.

REPOZEDE ELECTRICATE PATION TENAS.

AND ROLLADO CONTRACTOR TO NOTAL SIGN IN SOLLADO. CONTRACTOR TO NOTAL SIGN POST

AND ROLLADO PROT THE HANDIGAR SIGN DETAIL. SIGN TO BE PROVIDED BY SIGN VENDOR.

PROPOZEDE DAN THE HANDIGAR SIGN PROT TOT STANDARDS.

PROPOZEDE PATIENTE SIGN PARA PER TROT STANDARDS.

PROPOZEDE PATIENTE SIGN PARA PER TROT STANDARDS.

PROPOSED YIELD SIGN

PROPOSED ROLLED CURB

PROPOSED ROLLED UTIES.

RETAINING WAIL WITH A SOLID 6 FEET HIGH FENCE ON TOP OF THE RETAINING WALL SHALL BE PROVIDED BY THE LANGLOSD LANGER A SEPARATE PERMIT.

PROPOSED SI NON-TOP FISH PER TOD TSTANDARDS.

PROPOSED BOUBLE SOLID YELLOW LINES PER TOOT STANDARDS.





BENCHMARKS:
BASIS OF BEARING:
HORIZONIAL REFERENCE FRAME IS NORTH
AMERICAN DATUM OF 1893/2011) - STATE
PLAME COORDINATE SYSTEM OF
GEORGIA-WEST ZONE. VERTICAL REFERENCE
FRAME IS NORTH AMERICAN VERTICAL
DATUM OF 1988.

BENCHMARK ∦1 — 5/8" CAPPED RBR. N — 589,213.93 E — 2,561,671.35 ELEVATION = 914.89

BENCHMARK ∦2 — NAIL IN ASPHALT N — 588.954.97 E — 2,561,833.38 ELEVATION = 892.02

BUILDING TYPE: END. 80FT PLAN VERSION BRAND DESIGNER: DICKSON SITE NUMBER STORE NUMBER PA/PM: DRAWN BY JOB NO.: TACO BELL

03/23/23

5613 KINGSTON PIKE KNOXVILLE, TN 37919



ENDEAVOR 20

SITE PLAN

PLOT DATE: 3/23/2023 0:06 AM

NOTE: LANDLORD IS RESPONSIBLE FOR EXISTING BUILDING DEMOLITION AND EXISTING RETAINING WALL REPLACEMENT AND/OR REPAIR.

PROPOSED LEGEND

PROPOSED STANDARD DUTY ASPHALT PER ASPHALT PAVEMENT TABLE THIS SHEET. ******* PROPOSED HEAVY DUTY ASPHALT PER ASPHALT PAVEMENT TABLE THIS SHEET

PROPOSED CONCRETE ₫

PROPOSED PARKING SPACE NUMBER

PROPOSED DRIVE THRU STACK CAR AND NUMBER PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS

00

PROPOSED UTILITY STRUCTURES, REFER TO UTILITY PLAN FOR MORE INFORMATION.

• EXISTING LEGEND

STANDARD SYMBOLS STANDARD SYMBOL

M POWER POLE

GUY WHE

LIGHT POLE

WATER VALL

GAS WALVE

GAS WALVE

WATER WELL

WATE ELECTRIC TRANSFORM

WATER VALILT

AS VALVE
CAS METER
WATER VALVE
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE

⊗ REGULAR PARKING SPACE COUNT HANDICAP PARKING SPACE TREE POSITION INDICATOR

ASPHALT PAVEMENT

7.01.111				
MATERIAL	LIGHT	DUTY	HEAVY	DUTY
ESAL VALUES	9,5	500	87,	000
ASPHALT SURFACE COURSE	2"	2*	1-1/2"	1-1/2"
BINDER COURSE		-	2-1/2"	2-1/2"
SOIL CEMENT BASE	6"	-	8"	
CRUSHED STONE BASE		8*	-	10"

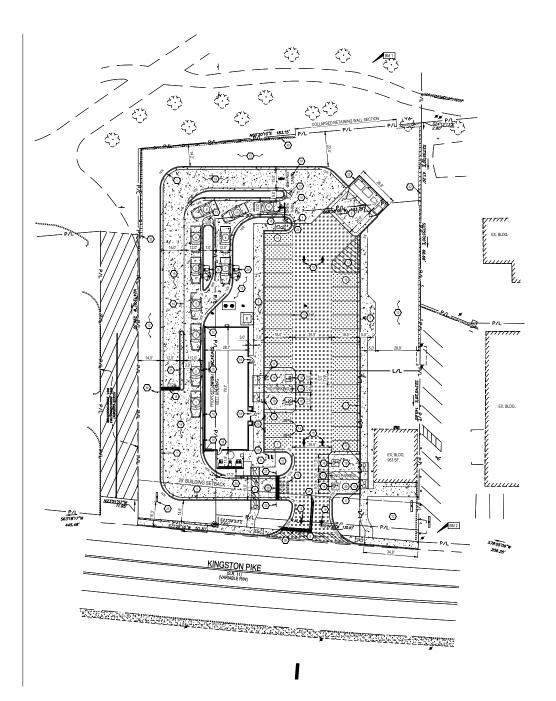
SOILS REPORT GOVERNS IF ANY DISCREPANCIES OCCUR.

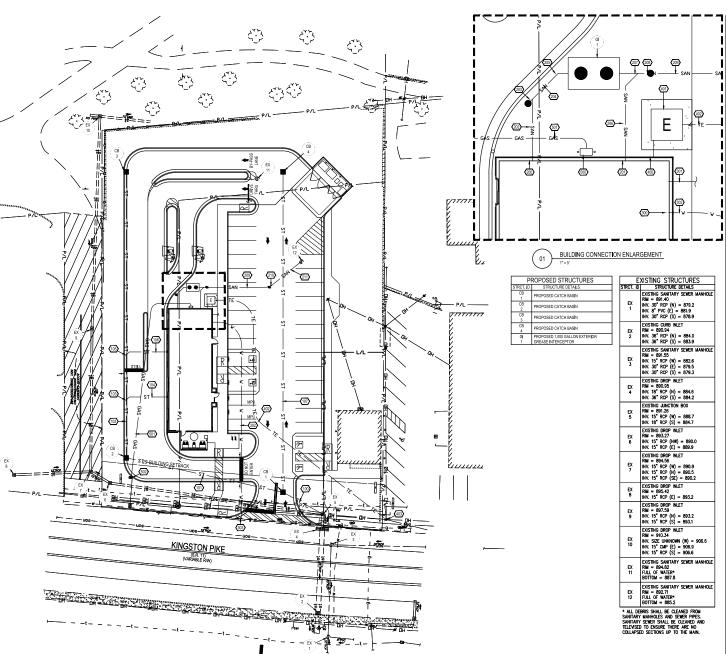
BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT: KINGSTON PIKE	0	48
REAR: NORTH	0	118
SIDE: EAST	0	110
SIDE: WEST	0	42
PARKING SETBACKS		
	REQUIRED	PROVIDED
FRONT: KINGSTON PIKE	10	15
REAR: NORTH	10	14
SIDE: EAST	10	38
SIDE: WEST	10	14
LANDSCAPE SETBACKS		
	REQUIRED	PROVIDED
FRONT: OLD PENDERGRASS ROAD	10	15
REAR: NORTH	10	14
SIDE: EAST	10	38
SIDE: WEST	10	14

PARKING SPACES					
REQUIRED PROVIDED					
NUMBER OF SPACES	14	30			
PARKING REQUIREMENT					
MINIMUM: SIX (6) SPACES	S PER 1,000	SQUARE			
FEET					
MAXIMUM: TWELVE (12) 5	SPACES PE	₹ 1,000			
SQUARE FEET					
TACO BELL BUILDING = 2	287 SE				
EXISTING BUILDING = 95					
TOTAL SQUARE FOOTAG	E = 3.240 SI	F			
MINIMUM PARKING SPACES REQUIRED:					
3,240 SF / (1000 / 6) = 19.44 ~ 20 SPACES					
MAXIMUM PARKING SPACES REQUIRED:					
3,240 SF / (1000 / 12) = 38.88 = 39 SPACES					
		·0L0			
LAND USE DATA					
% OF AREA					
		PROVIDED			
PROPOSED BUILDING	5.77%	0.06 AC.			
EXISTING BUILDING PAVEMENT/IMPERVIOUS	1.92%	0.02 AC.			
LANDSCAPING	37 50%	0.57 AC. 0.39 AC			
TOTAL	100%	1.04 AC			
TOTAL	10000	I.UT AU.			

CURRENT ZONING: C-G-1 COMMERCIAL GENERAL

4-D-23-SU Revised: 3/24/2023





CAUTION: IF THIS SHEET IS NOT 22"x34" IT IS A REDUCED PRINT





Akron, OH 4431 330.572.2100 Fax 330.572 274

PLAN KEYNOTES (#)

STORM

100. PROPOSED 14 LF. OF 15 HDPR STORM SEWER.

102. PROPOSED 14 LF. OF 15 HDPR STORM SEWER.

102. PROPOSED 14 LF. OF 15 HDPR STORM SEWER.

103. PROPOSED 14 LF. OF 15 HDPR STORM SEWER.

104. PROPOSED 22 LF. OF 55 RR SS TORM SEWER.

105. PROPOSED 22 LF. OF 55 RR SS TORM SEWER.

106. PROPOSED 22 LF. OF 55 RR SS TORM SEWER.

107. PROPOSED 26 LF. OF 15 HDPR STORM SEWER.

108. PROPOSED 26 LF. OF 15 HDPR STORM SEWER.

SANITARY

NITARY
PROPOSED SANTARY LINE: GREASE LINE.
PROPOSED SANTARY LINE: WASTE LINE.
PROPOSED SANTARY LINE: WASTE LINE.
PROPOSED SANTARY LINE: WASTE LINE.
PROPOSED SANTARY CLEAPOUT AND WE COMMECTION.
PROPOSED SANTARY CLEAPOUT AND WE COMMECTION.
PROPOSED SANTARY OF EDITOR COMMECTION.
PROPOSED SANTARY CLEAPOUT.
PROPOSED SANTARY SANTARY SEVER.

WATER

PROPOSED WATER CONNECTION.

PROPOSED 1'STUB FOR IRRIGATION.
PROPOSED 139 LF. 1,5" TYPE X' COPPER WATER SERVICE LINE.
PROPOSED 13" WATER SERVICE TAP. CONTRACTOR SHALL SUPPORT THE EXISTING GAS LINE.

ELECTRIC AND COMMUNICATIONS

| 0.0 PROPOSED ELECTRIC METER: PROPOSED ELECTRIC METER: PROPOSED ELECTRICAL TRANSFORMER. | 0.0 PROPOSED ELECTRICAL TRANSFORMER. | 0.0 PROPOSED ELECTRICAL TRANSFORMER. | 0.0 PROPOSED ELECTRICAL DELECTRICAL SERVICE. | 0.0 PROPOSED CONNECTION TO EXISTING ELECTRICAL SERVICE. | 0.0 PROPOSED ELECTRICAL TRANSFORMER. | 0

GAS

00. PROPOSED GAS METER.

101. PROPOSED 15T LF. GAS SERVICE CONNECTION.

102. PROPOSED GAS SERVICE CONNECTION TO EXISTING GAS MAIN.

LEGEND

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(#)

PROPOSED STORM SEWER (12" AND SMALLER) PROPOSED SANITARY SEWER PROPOSED WATER SERVICE PROPOSED GAS SERVICE

PROPOSED UNDERGROUND ELECTRIC, TELEPHONE & CABLE SERVICE APPURTENANCES

UTILITY CONSTRUCTION KEYNOTE

4-D-23-SU Revised: 3/24/2023

BENCHMARKS:
BASIS OF BEARING:
HORIZONTIA REFERENCE FRAME IS NORTH
AMERICAN DATUM OF 1883(2011) - STATE
PLANE COORDINATE SYSTEM OF
CEORGIA-WEST ZONE. VERTICAL REFERENCE
FRAME IS NORTH AMERICAN VERTICAL
DATUM OF 1988.

BENCHMARK #1 - 5/8" CAPPED RBR. N - 589,213.93 E - 2,561,671.35 ELEVATION = 914.89

BENCHMARK #2 - NAIL IN ASPHALT N - 588.954.97 E - 2,561,833.38 ELEVATION = 892.02





(EON HADY

03/23/23

CONTRACT DATE 04.13.22 BUILDING TYPE: END. 80FT PLAN VERSION: MARCH 2021 RPAND DESIGNED STORE NUMBER DA/DM-DRAWN BY JOB NO.: 2022088.36

TACO BELL

5613 KINGSTON PIKE KNOXVILLE, TN 37919



ENDEAVOR 20

UTILITY PLAN

C-131







_		
	DATE	REMARKS
\vdash		
-		
_		
CON	ITRACT DAT	E: 04.13.22
BUIL	DING TYPE:	END. 80FT
PLA	N VERSION:	MARCH 2021
BRA	ND DESIGNI	ER: DICKSON
SITE	NUMBER:	0
STO	RE NUMBER	t: 0
PA/F	PM:	SM
DRA	WN BY.:	NA
JOB	NO.:	2022088.36

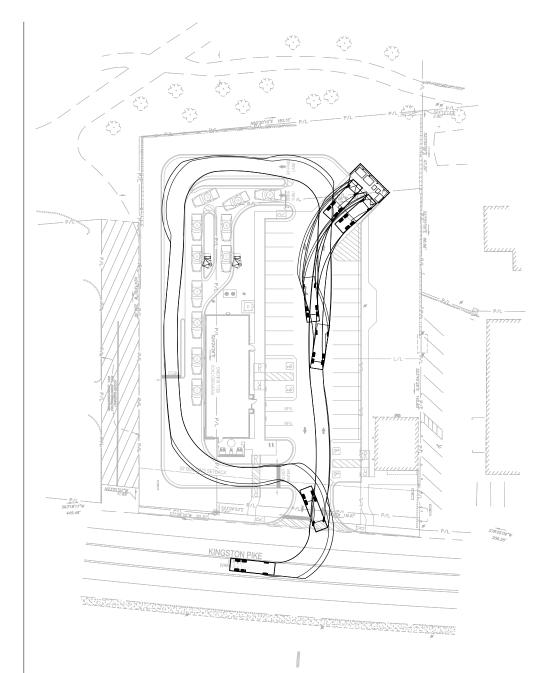
TACO BELL 5613 KINGSTON PIKE KNOXVILLE, TN 37919



ENDEAVOR 20 VEHICLE TRACKING EXHIBIT

VT-111





4-D-23-SU Revised: 3/24/2023

BENCHMARKS:
BASIS OF BEARMS:
HARZONTH, ERFERENCE FRAME IS NORTHHARZONTH, ERFERENCE STANKE OF D. STATE
PLAME COORDINATE SYSTEM OF D. STATE
PLAME COORDINATE SYSTEM OF D. STATE
PLAME COORDINATE SYSTEM OF D.
PLAME OF D. STATE
PROMISE STATE OF D. STATE
PROMISE STATE
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SCOPE OF WORK

- THIS WORK SHALL CONSIST OF PERFORMING CLEARING AND GRUBBING, SOIL PREPARATION. FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS
- QUANTITY TAKEOFF IS SUPPLIED FOR CONTRACTOR'S ASSISTANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL PLANT MATERIALS AS PER PLAN.
- NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR WITHIN EASEMENT OR RIGHT-OF-WAY LIMITS.

PRESERVATION/PROTECTION (IF APPLICABLE)

- CONTRACTOR SHALL MAINTAIN AND PRESERVE TREES AND SHRUBS NOT BEING REMOVED, INCLUDING THEIR ROOTS. TREE PROTECTION FENCING SHALL BE USED AT THE DRIP LINE OF ALL TREES AND SHRUBS WITHIN 50 FEET OF CONSTRUCTION EXCEPT AS SHOWN ON PLAN. FENCING SHALL REMAIN IN PLACE UNTIL FINAL PLANT INSPECTION FOLLOWING CONSTRUCTION. MATERIALS SHALL NOT BE STOCKPILED WITHIN THIS DEFINED AREA AND VEHICLES AND OTHER EQUIPMENT SHALL BE OPERATED TO AVOID SOIL COMPACTION.
- FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA EQUAL TO TIMEE THE TIREE CIRCUMFRENCE MEASURED & ABOVE THE GROUND LINE IN INCHES ID PRESSED IN PERT. (EXAMPLE: A CIRCUMFRENCE OF TO WOOLD LAVAE AN OLO CTZOCE OF SPEET IN ALL DIRECTIONS FROM THE TIREE, THIS SHOULD APPLY TO UTILITY SERVICES, IF EASIBLE. THE ONLY EXCEPTION TO THIS REQUIREMENT WILL BE THOSE SERVICIALLY ALLOWED BY THE LANDSCAPE ARCHITECT,
- 3. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING FOLIPMENT OPERATIONS SHALL RE TREATED IN ACCORDANCE WITH THE ARBOR CULTURAL STANDARDS OF THE CITY.

PLANT MATERIALS

- GENERAL ALL MATERIALS SHALL BE OF ITS KIND AVAILABLE AND SHALL HAVE BEEN GROWN IN A CLIMATE SIMILAR TO THAT ON SITE.
- PLANTS ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS. QUALITY AND SIZE OF PLANT MATERIAL SHALL CONFORM TO ANSI Z80.1 "AMERICAN STANDARDS FOR NURSERY STOCK".
- 3. VARIETIES AND SIZES OF PLANTS SHALL BE AS SHOWN ON DRAWINGS
- 4. PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRANCHE BARK, REDUNDANT LEADERS OR BRANCHES, OR ABERRATIONS OF ANY KIND, PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS
- BALLED AND BURLAPPED (BAB) PLANT'S SHALL BE DUG WITH A FRM ROOT BALL OF NATURAL EARTH, OF A SIZE IN PROPORTION TO THE PLANTS SIZE, AS MEASURED BY CALPER, HEIGHT OR SPREAD, BALLED AND BURLAPPED PLANTS SHALL BE HANDLED ON! IF YET HE ROOT BALL NOT BY THE TRUMK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOT BALL AND DAMAGE THE ROOT SYSTEM. CONTAMEP PLANTS SHALL HAVE BEEN ESTREAKHED FOR A MINIMUM OF ONE FULL GROWING SEASON IN THEIR CONTAINERS REFORE INSTALL ATION CONTAINER PLANTS SHALL BE HANDLED ONLY BY THE CONTAINER, NOT BY THE STEMS OF BRANCHES, AS THIS MAY PULL THE PLANT OUT OF THE CONTAINER AND BREAK OR LOOSEN THE ROOT BALL AND DAMAGE THE ROOT SYSTEM.
- PLANTS SHALL BE PROTECTED FROM DRYING OUT DURING SHIPPING WITH TARPAULINS OR OTHER COVERNOS, PLANTS SHALL BE PROTECTED FROM DRYING OUT AFTER DELIVERY BY PLANTING INMEDIATELY, IF THIS IS NOT POSSIBLE. THE ROOT BALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNIT. PLANTING.
- DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOT BALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY.

- 1. TOPSOIL HAS BEEN (OR WILL BE) STOCKPILED FOR REUSE IN LANDSCAPE WORK, IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK, IMPORTED TOPSOIL SHALL CONSIST OF LOOSE, FRIABLE, LOAMY TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL OR REFUSI ACCEPTABLE TOPSOIL SHALL CONTAIN NOT LESS THAN 3 PERCENT NOR MORE THAN 20 PERCENT ORGANIC MATTER.
- PLANTING BACKFILL FOR PARKING LOT ISLANDS SHALL CONSIST OF A HOMOGENEOUS MIXTURE OF 3 PARTS TOPSOL TO ONE PART SPHAGNUM PEAT INSTALLED OVER A 6" THICKNESS OF NO. 57 AGGREGATE.

- OBTAIN LABORATORY ANALYSIS OF STOCKPILED AND IMPORTED TOPSOIL COMPLETE WITH RECOMMENDATIONS FOR SOIL AMENDMENT.
- BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED BY THE LAB REPORT. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN FEW DAYS.
- FOR PLANTING BEDS AND LAWNS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOL AND MIX THOROUGHLY BEFORE PLANTING. MIX LIME WITH DRY SOIL PRIOR TO MIXING OF FERTILIZER.
- 5 PREVENT LIME FROM CONTACTING ROOTS OF ACID-LOVING PLANTS
- APPLY PHOSPHORIC ACID FERTILIZER (OTHER THAN THAT CONSTITUTING A PORTION OF COMPLETE FERTILIZERS) DIRECTLY TO SUBGRADE BEFORE APPLYING PLANTING SOIL AND

PLANTING SOIL MIX SHALL BE CLEAR OF ALL STONES AND DEBRIS 1" OR LARGER, AND CONSIST OF THE FOLLOWING: 25% ORGANIC COMPOST, 75% ACCEPTABLE TOPSOIL.

OTHER MATERIALS

- BED EDGING LEDGING SHALL BE 4" STEEL EDGING WITH THREE (3) METAL ANCHOR STAKES T SECTION. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AREA AND ANY ADJACENT TURF AREA.
- MULCH: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, OR PLANTS AND CONSISTING OF THE FOLLOWING
- RIVER ROCK MULCH AREA: AGGREGATE MULCH, 3/4" Z' IN SIZE, WASHED AND ROUNDED, SHALL BE INSTALLED WITHIN THE RIVER ROCK MULCH AREA PER THE PLAN, RIVER ROCK MULCH SHALL BE INSTALLED AT 3" INCHES DEPTH.
 - NON-DYED, DOUBLE SHREDDED HARDWOOD SHALL BE INSTALLED IN ALL OTHER LANDSCAPE BEDS OUTSIDE OF THE RIVER ROCK MULCH AREA AT A DEPTH OF 3

GENERAL WORK PROCEDURES

- LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING IN THE TENNESSEE STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA) AND ANY LOCAL LANDSCAPE ORDINANCES.
- CONTRACTOR SHALL OBTAIN A COPY OF LOCAL ORDINANCES REGARDING ACCEPTABLE PLANT AND PLANTING DETAILS AND ABIDE BY THOSE ORDINANCES AND DETAILS.
- ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE EQUIVALENT IN FORM, HABIT, STRUCTURE, BRANCHING AND LEAF TYPE AND MUST BE ISSUED TO THE LANDSCAPE ARCHITECT FOR APPROVAL, IN WRITING, PROT TO INSTALLATION.

BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

- POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE OWNER BEFORE EXCAVATING PITS, MAKING NECESSAR'S
- PLANTING PITS SHALL BE AS PER DETAILS.
- AROUND BALL OF PLANT. COMPLETE BACKFILLING AND WATER THOROUGHLY
- EACH TREE AND SHRUB SHALL RECEIVE THE LANDSCAPER'S BIONUTRITION (3-0-3)
 GRANULAR WITH MYCOREHIZAL TECHNOLOGY FERTILIZER OR APPROVED OTHER. APPLY
 FERTILIZER PER MANUFACTURER'S SPECIFICATIONS.
- YMATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
- INSTALL BED EDGING AND MULCH PER MATERIALS SPECIFICATION AND DETAILS.
- REMOVE ALL SALES TAGS, STRINGS, STRAPS, WIRE, ROPE OR OTHER MATERIALS THAT MAY INHIBIT PLANT GROWTH BOTH ABOVE AND BELOW THE SURFACE OF THE SOIL.
- REMOVE ANY BROKEN, SUCKERING, DISEASED, CRISSCROSSED OR AESTHETICALLY DISPLEASING BRANCHES BACK TO LIVE LEADER OR SIDE LATERAL WITH A FLUSH CUT.

- ALL AREAS WILL BE GRADED BY THE CONTRACTOR TO SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- PARKING LOT ISLAND SHALL BE BACKFILLED AS PART OF THIS CONTRACT.

GROUND COVER

- SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS
- MULCH GROUND COVER WITH 2" THICKNESS OF SPHAGNUM PEAT
- IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION, GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S

CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.

CLEANUP

LONIOTI

UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE. THE
CONTRACTOR SHALL REMOVE ALL MATERIAL EQUIPMENT, AND DEBISIS RESULTING FROM HIS
WORK, AN ACCEPTABLE CONDITION SHALL BE AS DEFINED AND APPROVED BY THE OWNERS
AUTHORIZED REPRESENTATIVE.

IRRIGATION

- CONTRACTOR SHALL PROVIDE & INSTALL AN IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF THE SITE.
- IRRIGATED AREAS WITHIN'S FEET OF BUILDING WALLS SHALL BE IRRIGATED BY DRIP IRRIGATION OR SIMILAR. CONTRACTOR SHALL ENSURE BUILDING WALLS AND WINDOWS WILL NOT BE DAMAGED OR STAINED BY IMPROPER IRRIGATION INSTALLATION OR POOR SELECTION OF FIXTURES.

LANDSCAPE NOTES & PLANTING SPECIFICATIONS.

- SYSTEM SHALL INCLUDE ALL SPRINKLER FIXTURES, DRIP TUBING, PIPING, VALVES, WIRING AND CONTROLS TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT SHALL COMPLY WITH
- IRRIGATION CONTRACTOR SHALL PROVIDE A METHOD FOR WINTERIZATION, WINTERIZATION SHALL BE PERFORMED BY CONTRACTOR UPON COMPLETION IF SYSTEM IS INSTALLED BETWEEN NOVEMBER 1 AND MARCH 31.
- PRIOR TO UPDATING THE IRRIGATION SYSTEM, A CERTIFIED IRRIGATION DESIGNER SHALL PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL.
- UPON APPROVAL OF SHOP DRAWINGS, THE UPDATED IRRIGATION SYSTEM SHALL BE APPROVED BY OWNER FOR FINAL ACCEPTANCE.

(MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.)

- 1. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
- MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
- MAINTAIN LAWNS BY WATERING, MOMING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
- MAINTAIN THE LANDSCAPING BY KEEPING ALL PLANTS DISEASE-FREE AND PLANTING BEDS GROOMED. EXCEPT IN NATURALLY OCCURRING VEGETATION AREAS.
- REPLACE ANY REQUIRED PLANTING(S), WHICH SEVERELY DECLINE OR DIE AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT APPROPRIATE PLANTING SEASON.

SODDING

SOD SHALL BE FIRST GRADE CERTIFIED BLENDS OF THE FOLLOWING SPECIES PER HARDINESS ZONE CONTAINING NOT MORE THAN 30 PERCENT OF OTHER GRASSES AND CLOVERS, AND FREE FROM ALL

ZONES 3, 4 & 5: APPROVED BLUE GRASS BLEND ZONE 6: APPROVED FESCUE BLEND ZONES 7 & 3: APPROVED BERMUNDA BLEND ZONES 9 & 10: APPROVED ST AUGUSTINE FLORATAM BLEND

- SOD SHALL BE RECENTLY MOWED TO A HEIGHT OF NOT LESS THAN 3 INCHES. IT SHALL BE CUT INTO STRIPS OF NOT LESS THAN 3 FEET AND NOT OVER 6 FT. MITH A UNIFORM WIDTH OF NOT OVER 24 INCHES.
- BROUS ROOTS BUT IN NO CASE LESS THAN 1 INCH
- SOD SHALL BE DELIVERED TO THE JOB WITHIN 24 HOURS AFTER BEING CUT AND SHALL BE INSTALLED WITHIN 48 HOURS AFTER BEING CUT
- BEFORE SOD IS PLACED, THE SOD BED WILL HAVE BEEN EXCAVATED TO SUCH A DEPTH THAT WHEN THE SOD IS IN PLACE THE TOP OF THE SOD WILL BE FLUSH WITH THE SURROUNDING GRADE.
- NO SOD SHALL BE PLACED WHEN THE TEMPERATURE IS BELOW 32 DEGREES F. NO FROZEN SOD SHALL BE PLACED NOR SHALL ANY SOD BE PLACED ON FROZEN SOLL. WHEN SOD IS PLACED BETWEEN THE DATES OF JUNE 1ST AND OCTOBER 15TH, IT SHALL BE COVERED IMMEDIATELY WITH A STRAW MULCH 1 INCH THICK (LOOSE
- AFTER LAYING. THE SOD SHALL BE WATERED THOROUGHLY AND TAMPED WITH APPROVED SOD TAMPERS SUFFICIENTLY TO BRING THE SOD INTO CLOSE CONTACT WITH THE SOD BED. AND INSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRIPS.
- THE CONTRACTOR SHALL REPAIR ANY AREAS DAMAGED FOLLOWING INSTALLATION AS DIRECTED BY THE ENGINEER, SOD SHALL BE IN PLACE AT LEAST 30 DAYS BEFORE FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL KEEP ALL SODDED AREAS INCLUDING SUBGRADE, THOROUGHLY MOIST FOR 30 DAYS AFTER SODDING.
- THE CONTRACTOR SHALL REPAIR ANY AREAS DAMAGED FOLLOWING INSTALLATION AS DIRECTED BY THE ENGINEER. SOD SHALL BE IN PLACE AT LEAST 30 DAYS BEFORE FINAL ACCEPTANCE.

GENERAL NOTES:

GENERAL NOTE

ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE WITHIN THE RIGHT-OF-WAY SHALL BE FINE GRADED TO MAINTAIN POSITIVE DRAINAGE, HAVE A 4" LAYER OF TOPSOIL APPLIED AND BE SEEDED ACCORDING TO SPECIFICATIONS ON THIS

- GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH THE ASSOCIATION OF OFFICIAL SEED ANALYSTS "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
- ALL AREAS TO BE SEEDED SHALL RECEIVE NO LESS THAN FIVE POUNDS OF SEED PER ONE THOUSAND SQUARE FEET. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW LAWNS, GRASS SEED MIX SHALL CONSIST OF

THE FOLI	.OWING:			
PROPORTION	NAME	MIN.% GERM.	PURE SEED MIN.%	WEE SEE! MAX
30% 30% 20%	KENTUCKY BLUEGRASS (POA PRATENSIS) CREEPING RED FESCUE (FESTUCA RUBRA) PERENNIAL RYE GRASS (LOLIUM PERENNE)	80 85 90	85 98 98	0.50
20%	ANNUAL RYEGRASS (LOLLOW MULTEL ORUM)	85	90	1.00

PLANTING SCHEDULE

ALL PLANTING IS RECOMMENDED TO BE DONE WITHIN THE FOLLOWING DATES, WHEN PLANTING OUTSIDE THESE DATES, WRITTEN DOCUMENTATION SHALL BE PROVIDED THAT SURVIVAL OR REPLACEMENT WILL BE ENSURED NO PLANTING SHALL BE DONE IN FROZEN SOIL

NORMAL PLANTING SEASONS	2
ALL TREES AND SHRUBS	
EVERGREENS	
GROUNDCOVERS	
SEED AND MULCH	

SPRING MARCH 15-MAY 15 APRIL 1-MAY 15 APRIL 1-JUNE1 APRIL 1-MAY 15

FALL OCTOBER 1-DECEMBER 1 OCTOBER 1-NOVEMBER 15 WHEN SOD IS WORKABLE OCTOBER 1-NOVEMBER 15

TIE STAKE TO TRUNK WITH FLAT WOVEN POLYPROPYLENE TIES; GREEN, OR APPROVED

EQUAL INSTALL PER MANUFACTURERS SPECIFICATIONS.

2"X2"X8' WOOD STAKE

TO EXTEND 12" INTO

ABOVE GRADE

ALL BURLAP, ROPING.

ORGANIC MULCH PER SPECIFICATIONS. MULCH SHALL NOT TOUCH TRUNK.

PLANTING SOIL PER

COMPACTED TOPSOIL

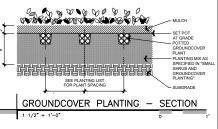
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO

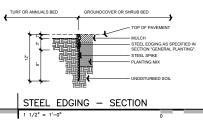
ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.

EVERGREEN TREE PLANTING - SECTION

ALL EVERGREEN TREES SHALL HAVE HEAVY, SEMI-SHEARED WELL SHAPED CROWNS.

TWINE, ETC TO BE REMOVED FROM TOP 1/2 OF ROOTBALL.





SPACING SEE PLAN

SHRUB PLANTING - SECTION

1/2" = 1'-0'

EXCAVATE TREE PIT 2

ROOT BALL, TYPICAL.

EXISTING SOIL

- FXISTING GRADE SHRUB BALL REMOVED FROM CONTAINER

TREE - REF. PLANTING PLAN

CROWN OF ROOT BALL TO BE 1" ABOVE FINISH GRADE, REMOVE ½ TOP OF BURLAP AND CUT ALL WIRE STRAPS, EXPOSE FLARE.

3" THICK MULCH LAYER BY 3' DIA. MULCH. DO NOT COVER ROOT FLARE.

TREE WELL AT EDGE OF FINISH GRADE





5613 KINGSTON PIKE KNOXVILLE, TN 37919



LANDSCAPE **NOTES & DETAILS**

PLOT DATE: 3/23/2023 3:20 PM

4-D-23-SU Revised: 3/24/2023

DECIDUOUS TREE PLANTING - SECTION



PLANT LIST						
Symbol	Botanical Name	Common Name	Qty.	Min. Size	Condition	Remarks
Aa	Amelanchier alnifolia 'Obelisk'	'Standing Ovation' Serviceberry	4	2" Cal.	B&B	Single-Stem
Ar	Acer rubrum 'Armstrong'	'Armstrong' Red Maple	1	2" Cal	B&B	Specimen
Gt	Gleditsia triacanthos f. inermis 'Skyline'	'Skyline' Thornless Honeylocust	14	2" Cal.	B&B	Specimen
Hb	Hemerocallis 'Going Bananas'	Going Bananas Daylily	87	No. 2	Cont.	2' o/c
lg	Ilex glabra 'Chamzin'	'Nordic' Inkberry Holly	97	24" H Min.	Cont.	3° o/c
Iv	Itea virginica	Virginia Sweetspire	26	No. 3	Cont.	3' o/c
Js	Juniperus scopulorum 'Wichita Blue'	'Wichita Blue' Juniper	1	48" H Min.	B&B	Per Plan
Mg	Magnolia grandiflora 'Little Gem'	'Little Gem' Magnolia	2	2" Cal	B&B	Specimen
Sb	Spiraea x bumalda 'Goldflame'	'Goldflame' Spirea	97	24" H Min.	Cont.	3° o/c
Te	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	18	6' H	B&B	4' o/c
Yf	Yucca filamentosa 'Color Guard'	Color Guard Yucca	3	No. 3	Cont.	Per Plan

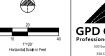
CAUTION: IF THIS SHEET IS NOT 22"x34" IT IS A REDUCED PRINT

LANDSCAPE NOTES

*DUE TO PHYSICAL CONSTRAINTS OF THE SITE, CITY/COUNTY HAS APPROVED D) ALTERNATIVE LANDSCAPE DESIGN REQUIREMENTS, THESE

LANDSCAPE REQUIREMENTS ARE INTENDED TO SET LANDSCAPE REQUIREMENTS ARE INTENDED TO SET MINIMUM STANDARDS FOR QUALITY DEVELOPMENT AND ENVIRONMENTAL PROTECTION. THE PROPOSED ALTERNATIVE WILL NOT

- THE PROPOSED ALTERNATIVE WILL NOT PRESENT A SAFETY HAZARD.
 THE PROPOSED ALTERNATIVE WILL, UPON MATURITY, PROVIDE LANDSCAPING THAT IS EQUAL. TO OR BETTER THAN THE STANDARD PROVIDED HER TO BE THE PROPOSED HER TO BE THE PROP REQUIREMENTS.
- THE PROPOSED ALTERNATIVE IS DESIGNED TO ADDRESS PLANT HEALTH AND VIGOR. THE PROPOSED ALTERNATIVE IS REASONABLY
- COMPATIBLE WITH THE NATURAL AND TOPOGRAPHIC FEATURES OF THE SITE.
- 1. MULCH PER LANDSCAPE SPECIFICATIONS.
 - ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE SODDED PER SPECIFICATIONS.
- ALL DISTURBED AREAS ON ADJACENT PROPERTY OR WITHIN THE R.O.W. NOT TO BE PAVED, SHALL BE SEEDED PER THE SPECIFICATIONS.







EXISTING TREE TO REMAIN

PROPOSED LANDSCAPE RED EDGE PROPOSED TREE

PROPOSED SHRUB / PERENNIAL



PROPOSED PLANT QUANTITY AND SYMBOL



PROPOSED SODDED LAWN AREA





PROPOSED LIMESTONE BOULDER, DESERT SAND, 12" - 36"

LANDSCAPE CALCULATIONS

SEC. 12.5 - PARKING LOT PERIMETER LANDSC B. PERIMETER YARD	APE YARD
CODE REQUIREMENT: THE PERIMETER YARD MUST BE PLANTED WITH A MINIMUM OF 3 SHADE AND/OR EVERGREEN TREES AND 10 SHRUBS FOR EVERY 100 FT. A MINIMUM OF 50% OF THE SHRUBS MUST BE EVERGREEN.	PROVIDED: 4 TREES 37 SHRUBS
PROJECT REQUIREMENT: KINGSTON PIKE: 116 LF FT / 100 = 1.16 1.16 X 3 = 3.48 REQUIRED TREES 1.16 X 10 = 11.6 REQUIRED SHRUBS	

SEC. 12.6 - INTERIOR PARKING LOT LANDSCAP C. TREE ISLAND	E
CODE REQUIREMENT: A MINIMUM OF ONE SHADE TREE MUST BE PROVIDED IN EVERY PARKING LOT ISLAND.	PROVIDED: 1 PARKING LOT ISLAND TREE
PROJECT REQUIREMENT: 1 PARKING LOT ISLAND TREE	

SEC, 12,7 - SITE LANDSCAPE	
B, BUILDING FACADE LANDSCAPE	
CODE REQUIREMENT:	PROVIDED:
WHERE NO PARKING IS LOCATED IN FRONT	PLANTING AREA - 70 LF. (87.5%)
OF STRUCTURE AND FACADE ABUTS ANY	20 SHRUBS
PARKING AREA, PLANTING AREA IS REQUIRED	2 ORNAMENTAL TREES
ALONG 60% OF THE LINEAR FACADE AREA.	
ONE SHRUB IS REQUIRED FOR EVERY 3 FT.	
ONE SHADE TREE IS REQUIRED FOR EVERY 50	1
FT., OR 2 ORNAMENTAL TREES SPACED	
EVERY 25 FT,	
PROJECT REQUIREMENT:	
80 LN, FT, OF FACADE X 60% = 48 LN, FT.	
48 I N. FT. / 3 = 16 REQUIRED SHRUBS	
48 LN FT. / 50 = 1 REQUIRED SHADE TREE	l .

B. BUFFER YARDS (CLASS B WITH 30% REDUC	r '
CODE REQUIREMENT. WINDIAM MEDIT (20 FT. X 30%) = 14 FT. WINDIAM REQUIRED SHRUBS ONE SHRUB ORE EVERY 5 FT. WINDIAM REQUIRED SHRUBS ONE SHRUB ORE EVERY 5 FT. WINDIAM REQUIRED THESE = ONE VEXTREE FOR EVERY 20 FT. OR ONE SHADE THE FOR EVERY 20 FT. OR ONE SHADE THE FOR EVERY 30 FT. OR ONE REQUIRED WIDTH 14 FT. WIDTH REQUIRED WIDTH 14 FT. WIDTH REQUIRED WINDIAM SHRUBS. 225 FT. / 30 FT. = 17.3 TREES PROJECT REQUIREMENT IN , PROPERTY LINE; REQUIRED WINDIAM SHRUBS. 25 FT. / 30 FT. = PROJECT REQUIREMENT IN , PROPERTY LINE; REQUIRED WINDIAM SHRUBS. 21 FT. / 30 FT. = TO THESE PROJECT REQUIREMENT IN , PROPERTY LINE; REQUIRED WINDIAM SHRUBS. 21 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 21 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 22 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 30 FT. = THE SHRUBS WINDIAM SHRUBS. 23 FT. / 3	PROVIDED: W, PROPERTY LINE: WIDTH: 14 FT. SHRUBS: 84 TREES: 8 N, PROPERTY LINE: WIDTH: 14 FT. SHRUBS: 61 TREES: 6
REQUIRED MINIMUM SHRUBS: 175 FT. / 3 FT. = 58.33 SHRUBS	

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H		
H		
CON	TRACT DAT	E: 04.13.22
BUIL	DING TYPE:	END. 80FT
PLAN	VERSION:	MARCH 202
BRAN	ID DESIGNE	ER: DICKSON
SITE	NUMBER:	
STOR	RE NUMBER	: 0
PA/PI	M:	SN
DRAN	NN BY.:	NA.
JOB	NO.:	2022088.36

03/23/23

TACO BELL 5613 KINGSTON PIKE KNOXVILLE, TN 37919



ENDEAVOR 20

LANDSCAPE PLAN

PLOT DATE: 3/23/2023 3:30 PM

4-D-23-SU Revised: 3/24/2023

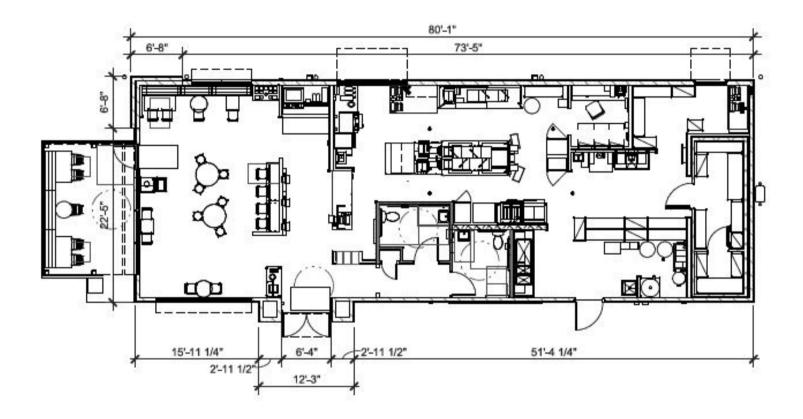




Store #041276 5613 Kingston Pike Knoxville, TN 02/17/2023

FLOOR PLAN

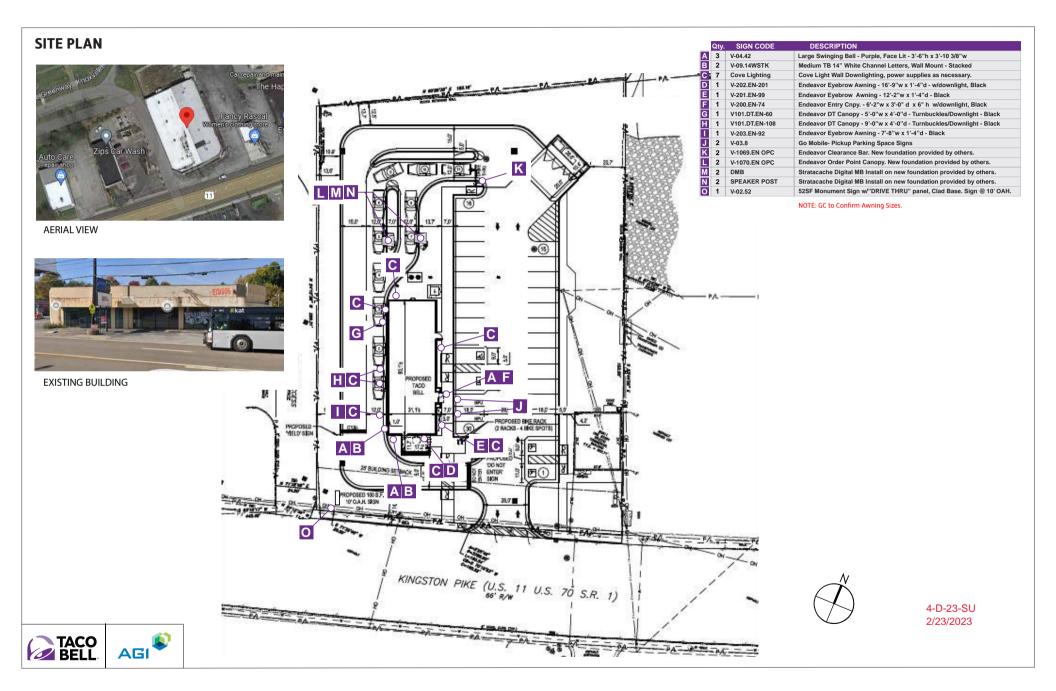
4-D-23-SU 2/23/2023





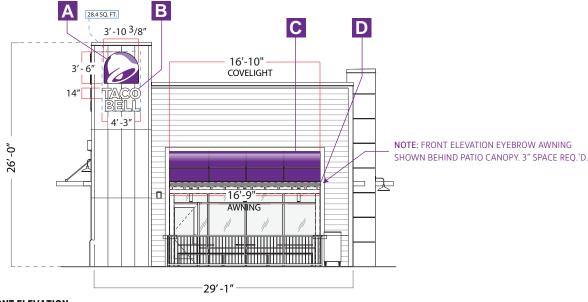


Scale: 1/8"=1'



	Qty.	SIGN CODE	DESCRIPTION
Α	1	V-04.42	Large Swinging Bell - Purple, Face Lit - 3'-6"h x 3'-10 3/8"w
В	1	V-09.14WSTK	Medium TB 14" White Channel Letters, Wall Mount - Stacked
B C	1	Cove Lighting	Cove Light Wall Downlighting, power supplies as necessary.
D	1	V-202.EN.200	Endeavor Eyebrow Awning - 16'-9"w x 1'-4"d - w/downlight - Black

NOTE: GC to Confirm Awning Sizes.



FRONT ELEVATION

NOTE: Refer to "Wall - Downlighting" cutsheets for layouts and specific details.

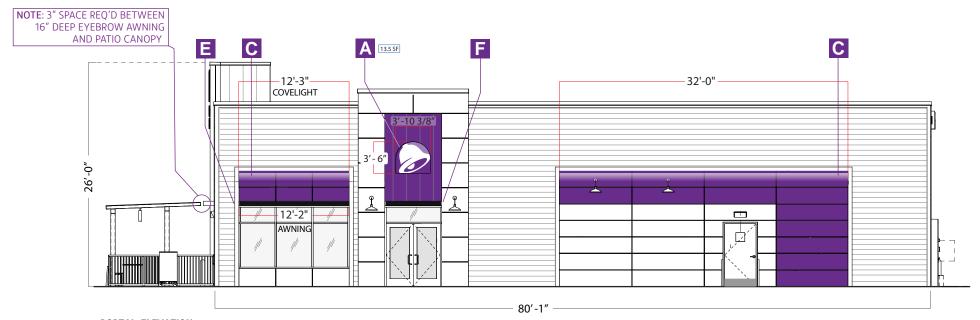
NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.





	Qty.	SIGN CODE	DESCRIPTION
Α	1	V-04.42	Large Swinging Bell - Purple, Face Lit - 3'-6"h x 3'-10 3/8"w
C	2	Cove Lighting	Cove Light Wall Downlighting, power supplies as necessary.
Е	1	V-201.EN-146	Endeavor Eyebrow Awning - 12'-2"w x 1'-4"d - Black
F	1	V-200.EN-74	TAC-CANOPY-200- 6'2" L x 3'-0" D x 6" H Entrance Canopy w/downlight.

NOTE: GC to Confirm Awning Sizes.



PORTAL ELEVATION

NOTE: Refer to "Wall - Downlighting" cutsheets for layouts and specific details.

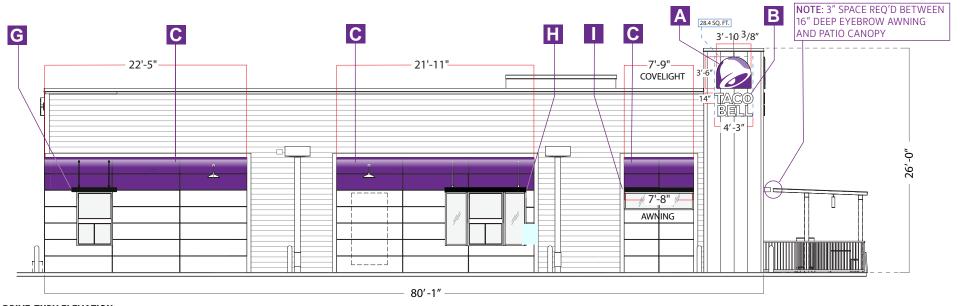
NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.





	Qty.	SIGN CODE	DESCRIPTION
Α	1	V-04.42	Large Swinging Bell - Purple, Face Lit - 3'-6"h x 3'-10 3/8"w
В	1	V-09.14WSTK	Medium TB 14" White Channel Letters, Wall Mount - Stacked
C	3	Cove Lighting	Cove Light Wall Downlighting, power supplies as necessary.
G	1	V-101.DT.EN-60	Endvr. Prepay DT Canopy - 5'-0"w x 4'-0"d - Turnbuckles/Downlight - Black
Н	1	V-101.DT.EN-108	Endeavor DT Canopy - 9'-0"w x 4'-0"d - Turnbuckles/Downlight - Black
	1	V-203.EN-92	Endeavor Eyebrow Awning - 7'-8"w x 1'-4"d - Black

NOTE: GC to Confirm Awning Sizes.



DRIVE-THRU ELEVATION

NOTE: Refer to "Wall - Downlighting" cutsheets for layouts and specific details.

NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.

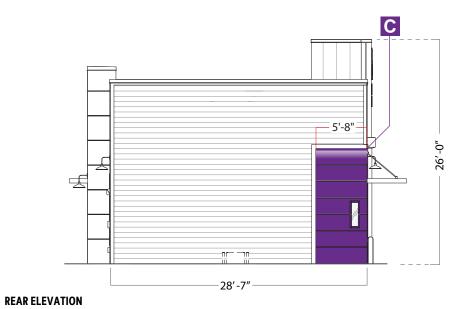




4-D-23-SU 2/23/2023

Scale: 3/32"=1'-0"

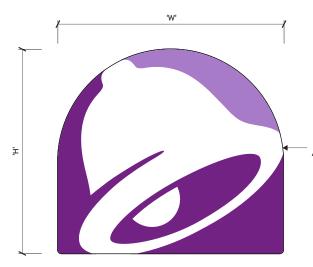
	_	SIGN CODE	DESCRIPTION
C	1	Cove Lighting	Cove Light Wall Downlighting, power supplies as necessary.







△ TAC-BELL-42P-FL



TRANSLUCENT WHITE F ACE W/ APPLIED VINYL

NOTE:

- 1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
- 2.) BELL SIZE VARIES PER LOCATION
- 3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

SIGN SCHEDULE						
QTY	INT/EXT	SIGN TYPE	'H'	w,		
		BELL-EX	2'-01/8"	±2'-25/8"		
		BELL-SM	2'-6"	± 2'- 9 1/8"		
		BELL-MD	3'-0"	±3'-33/8"		
3	EXT.	BELL-LG	3'- 6"	± 3'- 10 3/8"		

MOUNTING HARDWARE

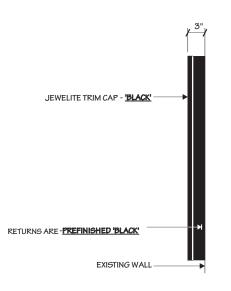
Exterior -	3/8" ZINC PLATED STEEL THREADED ROI THRU WALL W/BLOCKING
nterior -	3/8" SNAP TOGGLE BOLTS

NOTES:

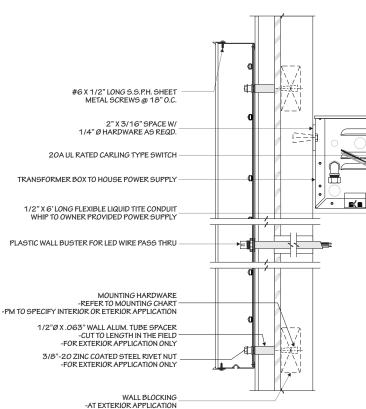
- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING HIGHER ELEVATIONS REQUIRE REVIEW.

SIGN SCHEDULE						
ΩTY	INT/EXT	SIGN TYPE	'H'	w		
1	EXT.	BELL-EX	2'-01/8"	±2'-25/8"		
		BELL-SM	2'-6"	±2'-91/8"		
		BELL-MD	3'-0"	± 3'- 3 3/8"		
3	EXT.	BELL-LG	3'-6"	± 3'- 10 3/8"		

FRONT ELEVATION



SIDE VIEW



NOTES:

- 1.) VERIFY MOUNTING CONDITION.
- OWNER SUPPLIED POWER TO BE WITHIN 5'-O" OF AGI TRANSFORMER BOXES.
- 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.





SECTION NTS

4-D-23-SU 2/23/2023



MOUNTING APPLICATION		
INTERIOR	EXTERIOR	
	X	

NOTE:

SIGN SCHEDULE					
QTY	SIGN TYPE	'H'	'W'	Ά'	
TB-10-W 1		10"	± 6'-1 1/16"	N/A	
TB-12 - W		12"	± 7'-3 11/16"	N/A	
TB-14 - W		14"	± 8'-6 5/16"	N/A	
TB-16 - W 16"		± 9'-9"	N/A		
TB-10-W-ST 10"		± 3'-0 3/8"	± 1'-9 11/16"		
	TB-12-W-ST	12"	± 3'-7 5/8"	± 2'-2"	
2	TB-14-W-ST	14"	± 4'-2 7/8"	± 2'-65/16"	
	TB-16-W-ST	16"	± 4'-10 1/8"	± 2'-10 11/16"	

1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.

2.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

MC	1U(ITII	NG	H/	\RI)W	ΙA	RI

3/8" ZINC PLATED STEEL THREADED ROD Exterior -THRU WALL W/BLOCKING 3/8" SNAP TOGGLE BOLTS

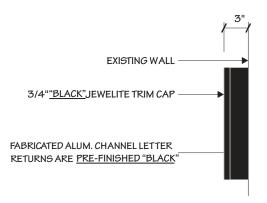
NOTES:

- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.

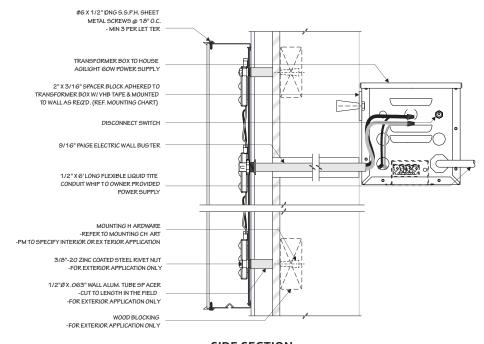
- 1.) VERIFY MOUNTING CONDITION.
- 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-O" OF AGITRANSFORMER BOXES.
- 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

#7328 WHITE ACRYLIC FACES

STACKED FRONT ELEVATION



CHANNEL LETTER SIDE VIEW TYP.

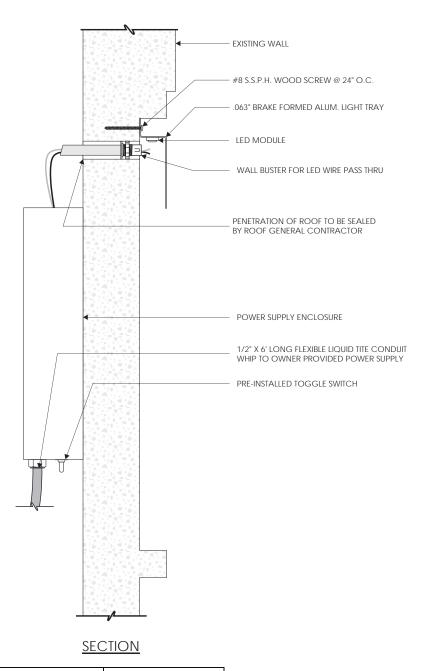


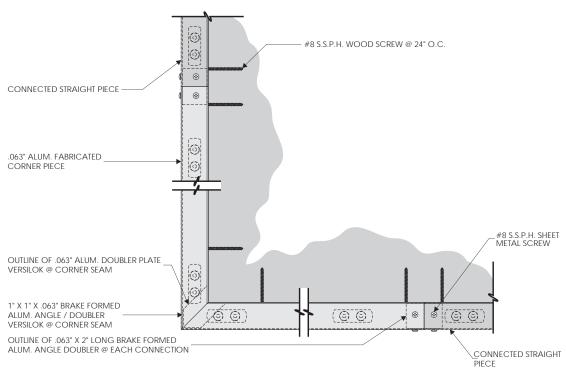
SIDE SECTION
NTS



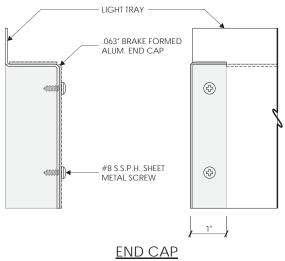


© PURPLE LED WALL DOWNLIGHTING





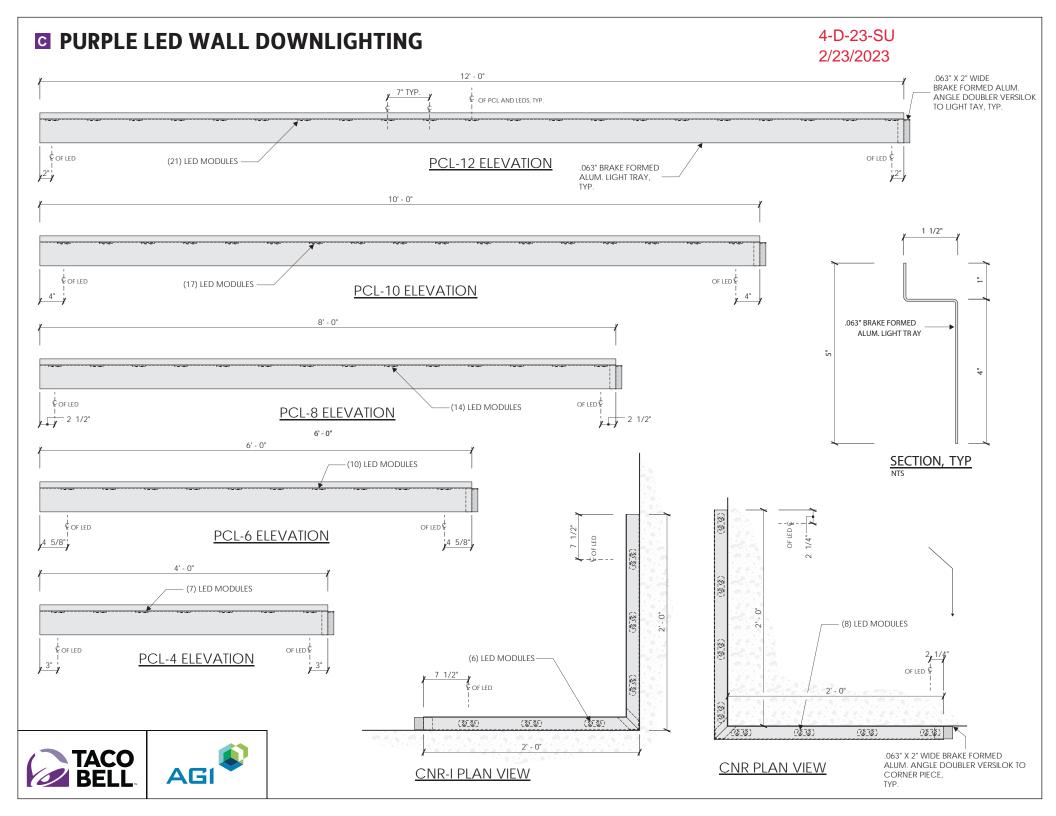
CORNER PIECE STRUCTURAL PLAN VIEW / CONNECTION DETAIL



4-D-23-SU 2/23/2023



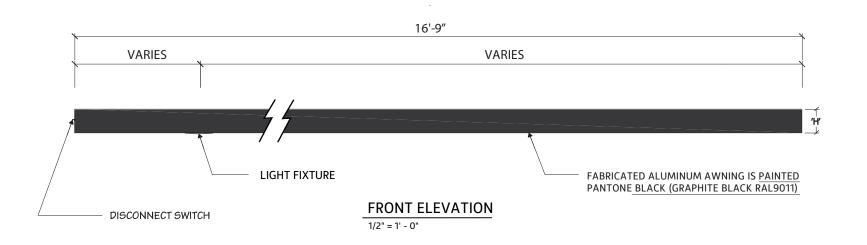


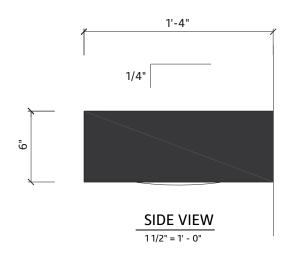


D TAC-C16-EN-201-DL-L

NOTE: Actual Width May Vary Field verify dimension.

- 1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
- 2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.





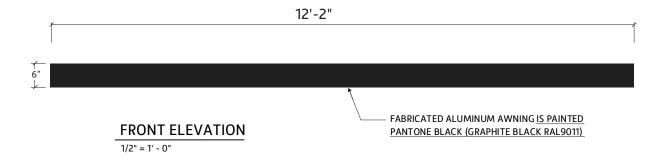


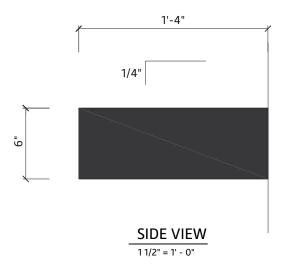




NOTE: Actual Width May Vary Field verify dimension.

- 1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
- 2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.

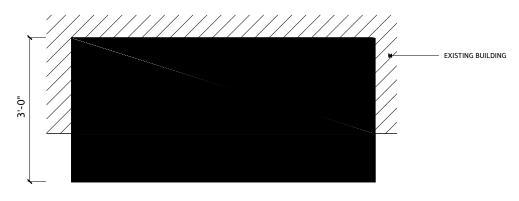




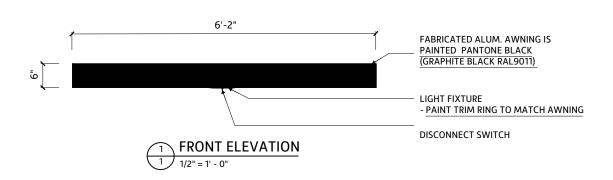


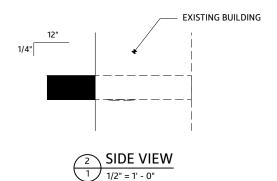


- 1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
- 2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.







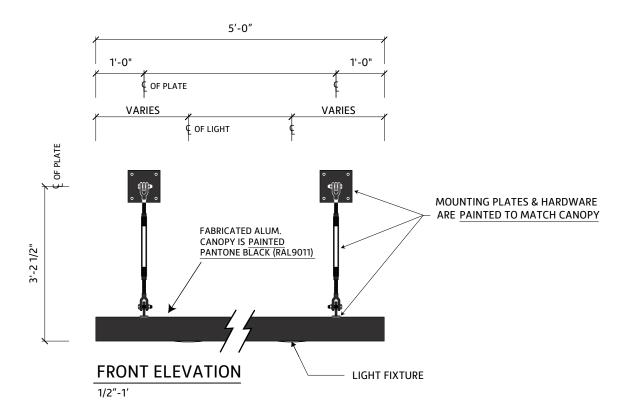


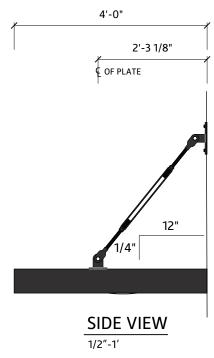




☐ TAC-C48-EN-60-DL-TBK

- 1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
- 2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.





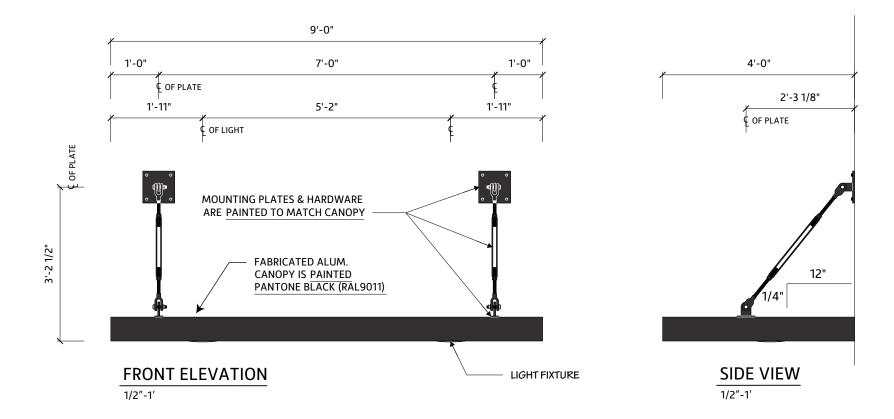




■ TAC-C48-EN-108-DL-TBK

NOTES:

1.) DRAWING IS FOR INSTALLATION PURPOSES ONLY.
2.) SHOP TO PROVIDE TOUCH UP PAINT FOR INSTALLER.
3.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.



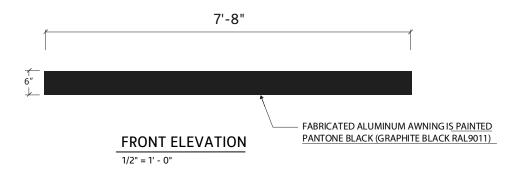


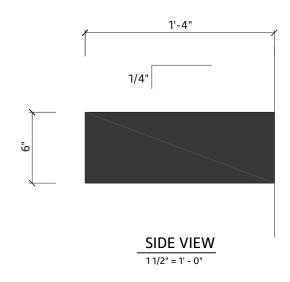


■ TAC-A16-EN-92-NIL

NOTE: Actual Width May Vary Field verify dimension.

- 1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
- 2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.



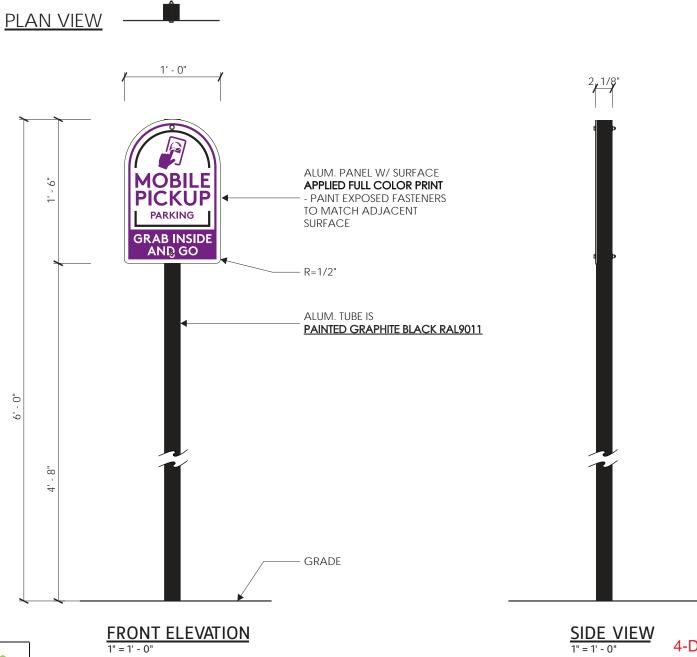






■ TAC-DMP-OP

Qty. - 2



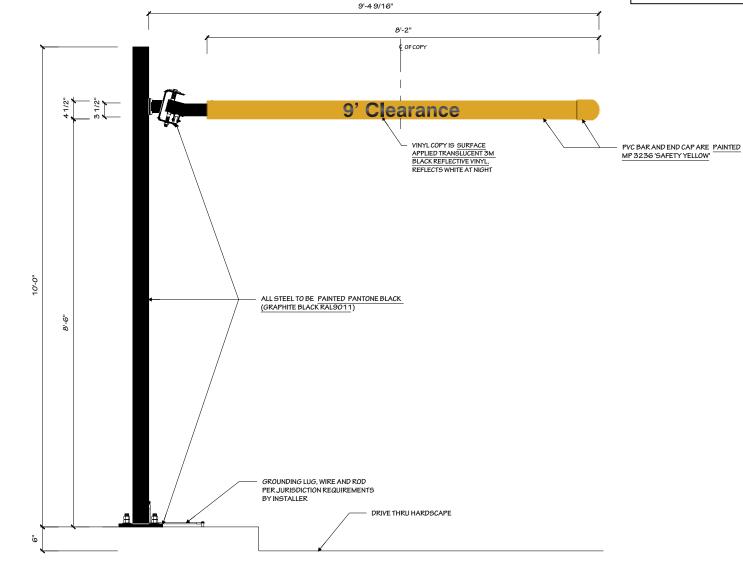




4-D-23-SU 2/23/2023

™ TAC-CLB1

Qty. - 1



NOTES:

- 1.) PM TO SPECIFY COPY ORIENTATION PRIOR TO FABRICATION.
- 2.) SHOP TO PROVIDE INSTALL HARDWARE AND TOUCH UP PAINT TO INSTALLER.

COPY ORIENTATION			
X	POLE ON LEFT		
	POLE ON RIGHT		

FRONT ELEVATION (COPY W/ POLE ON LEFT)

1/2" = 1' - 0"

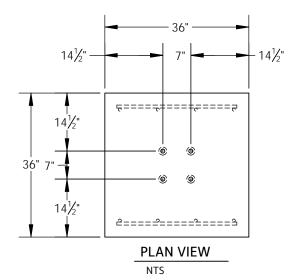


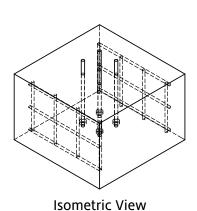


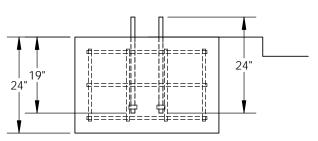
TAC-CLEARANCE-EN - Foundation Types

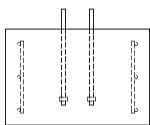
NOTES:

1.) SHOP TO PROVIDE INSTALL HARDWARE AND TOUCH UP PAINT TO INSTALLER.









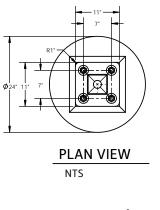
VERTICAL SLAB FOUNDATION

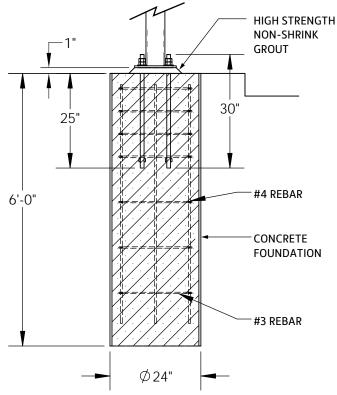
NTS

2,500 PSI CONCRETE FOUNDATION REINFORCED WITH #6AT 12" O.C . MAXIMUM, EACH WAY, EACH FACE.





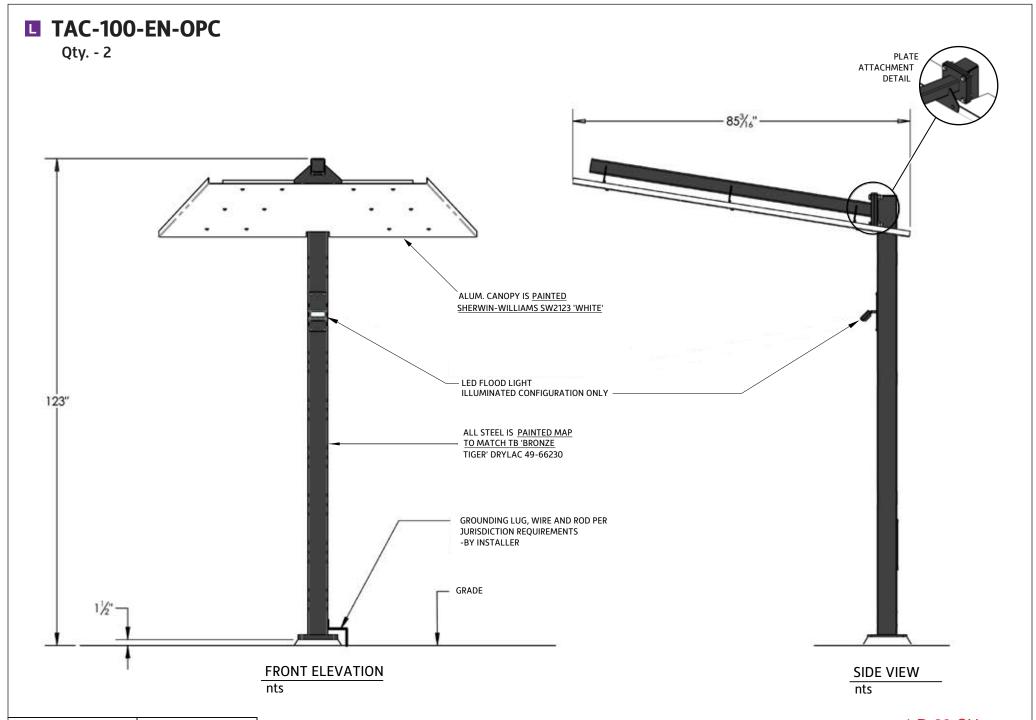




CAISSON FOUNDATION

4-D-23-SU 2/23/2023

NT

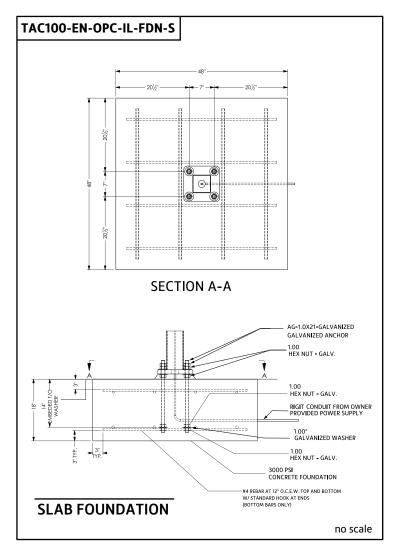


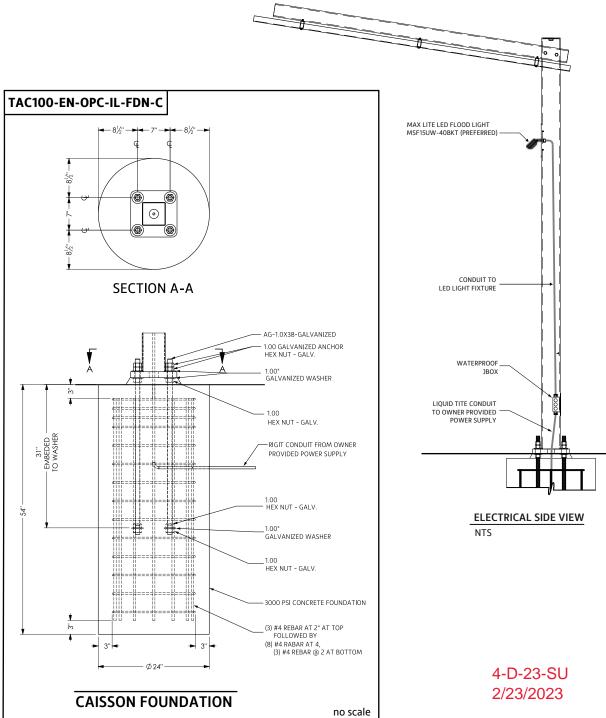




4-D-23-SU 2/23/2023

■ TAC-OPC-EN Foundation Types/Electrical Details

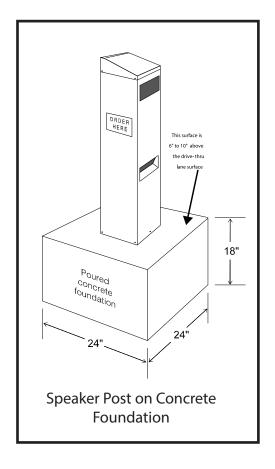


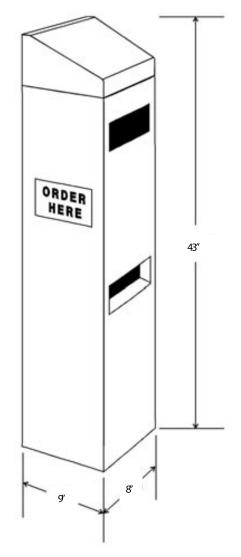




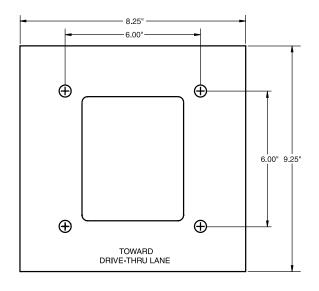


M HME SPP2 Speaker Post Qty. - 2





Speaker Post Dimensions



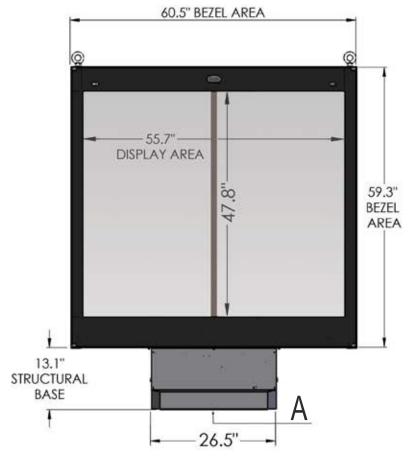
Mounting Template Diagram



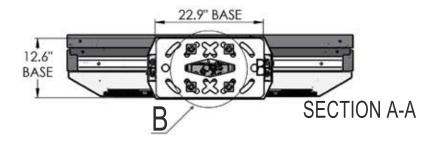


N TAC-DMB-EXT-INSTALL

Qty. - 2



Front View



GENERAL SPECS

Material: Aluminum exterior with tube steel inner frame.
Certified 180 MPH

Surface Treatment:

Pretreatment - zinc primer& polyester powder coating

Surface Area:

- Display: 18.5 sq/ft
- Total surface: 24.9 sq/ft

Weight:

- Gross: 915 lbs / Net: 705 lbs

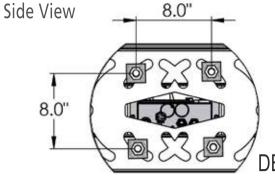
ELECTRICAL SPECS

Power:

- Hardwired AC Power
- 120/240V 50/60Hz
- 1150 W (@ max load)
- UL Rated @ 10 Amp

Backlight:

- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor ambient light levels



4-D-23-SU 2/23/2023

DETAIL B-B





Product Model #: STR-D12-120

Project #:

Date: 2019-12-03

STRATACACHE MARKETING TECHNOLOGY

5.7"

13.1"

13.6"

13.1"

11.9"

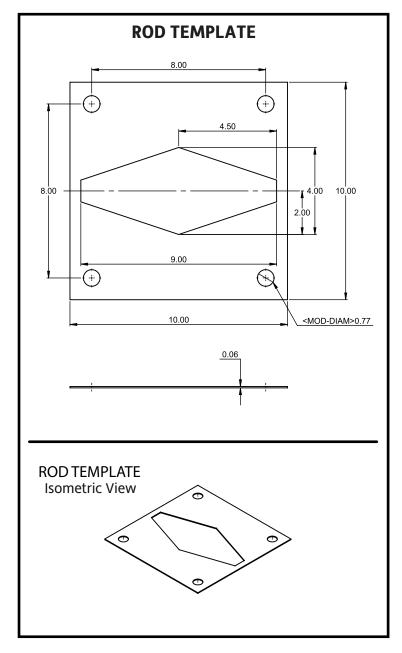
STRATACACHE 40 N. Main Street Dayton, Ohio 45423 1-800-244-8915 Drawing #: STR-D12 v1.1

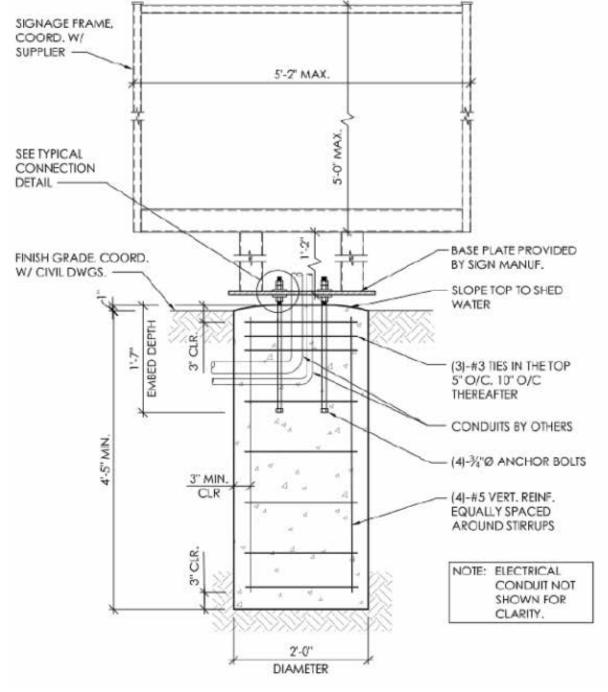
Date: 2019-12-03

Author: B. Pupo

■ TAC-DMB-EXT-INSTALL

Foundation









☑ V-02.52 - Large Monument

NOTE:

1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER



FRONT ELEVATION

1/2" = 1' - 0"

SIDE VIEW

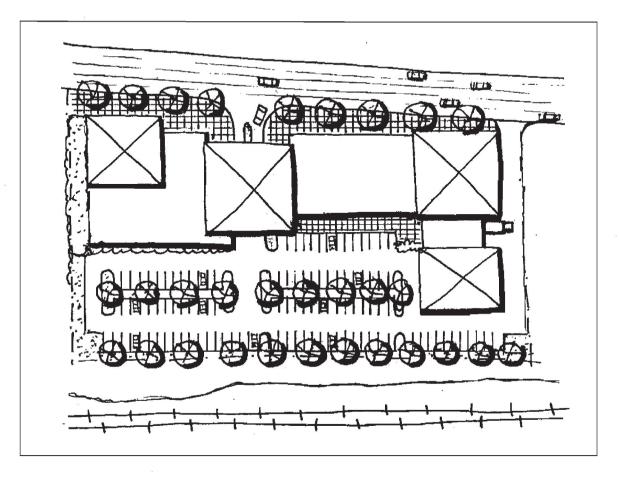
1/2" = 1' - 0"

TACO BELL



4-D-23-SU 2/23/2023

FXHIBIT A



Kingston Pike Commercial Corridor

Development along Kingston Pike east and west of the Homberg Drive corridor consists of offices and larger-scaled commercial centers containing fast food restaurants and strip malls. However, most of these establishments are stable commercial

centers and complete redevelopment does not seem likely within the next 5 years. For these areas to become more pedestrian friendly and fit into the urban village theme, the recommendations (at right) should be considered.

RECOMMENDATIONS

Orient buildings toward sidewalks with parking at back of buildings.

Incorporate mixed use between floors of buildings with commercial/retail on first floors and office/residential on subsequent floors.

Require formal tree plantings along sidewalks and within parking lots.

> Reduce parking requirements.



25

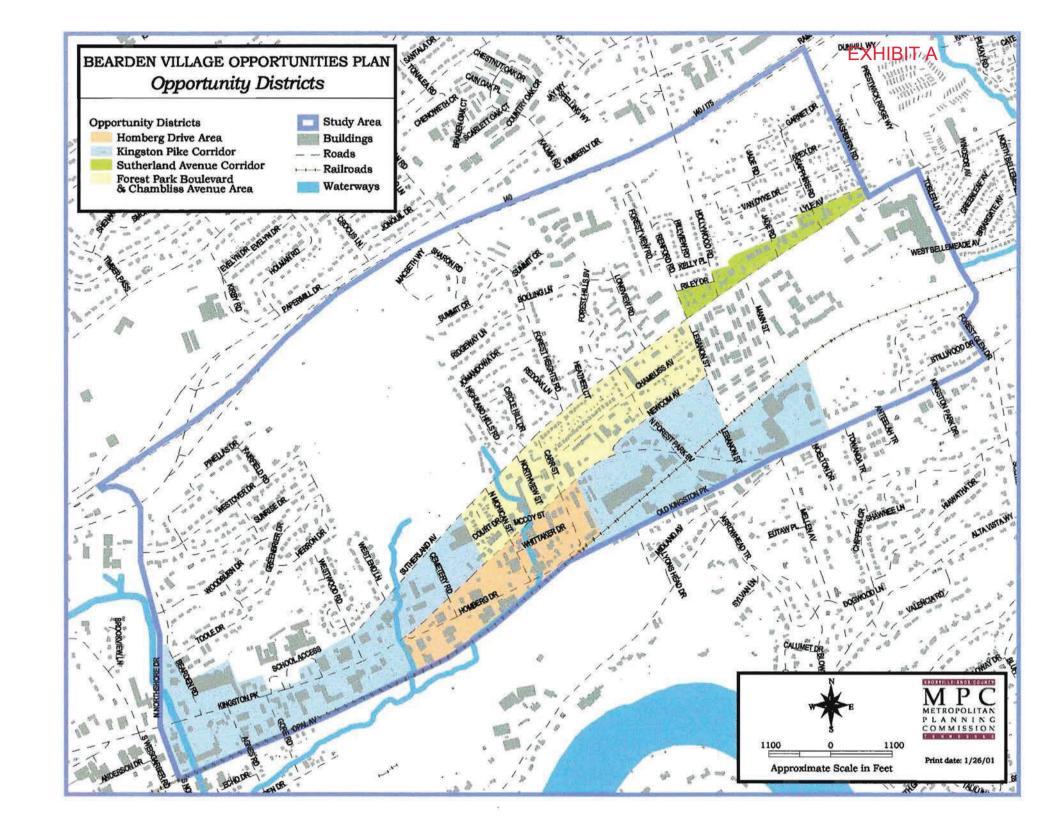


EXHIBIT B



Mr. Mike Conger, P.E. Knoxville – Knox County Planning 400 Main Street, Suite 403 Knoxville, TN 37902

Driveway Evaluation Proposed Taco Bell – 5613 Kingston Pike City of Knoxville, Knox County, Tennessee

Dear Mr. Conger,

The purpose of this letter is to provide a Driveway Evaluation for the proposed Taco Bell Fast Food restaurant to be located along the north side of Kingstone Pike (State Route 1), west of Westwood Road in the City of Knoxville, Tennessee, as shown in **Figure 1**. This evaluation will analyze the sight distance at the proposed driveway location along Kingston Pike to determine if vehicles attempting to enter and exit the site have adequate site distance to safely make the turning movements. Additionally, this analysis will discuss an assessment of the on-site circulation, bike/ped accommodations and driveway throat depth.



Figure 1: Aerial Photograph

The proposed Taco Bell will consist of a 2,287 square foot restaurant with one proposed access drive onto Kingston Pike on the east side of the building. See **Attachment A** for a preliminary site plan.

Sight Distance Evaluation

Intersections generally have a higher potential for vehicular crashes than a continuous section of roadway due to a higher frequency of conflicting traffic movements. By providing adequate vertical and horizontal sight distance at an intersection, the likelihood of these crashes is greatly reduced. GPD Group Professional Corporation personnel performed a site visit on Monday, November 28th, 2022 to take

pictures of the existing property and roadway conditions and these pictures, combined with a site distance evaluation figure, to verify that adequate sight distance will be provided at the proposed site drive location along Kingston Pike in accordance with <u>TDOT's Standard Drawing Series RD11-SD</u>, specifically <u>drawing RD11-SD4</u> 'Intersection Sight Distance 4-Lane and 5-Lane Undivided Roadways'.

Intersection sight distance (ISD) is the distance in which a motorist must have an unobstructed view of the entire intersection for the purpose of anticipating and avoiding potential collisions. Moreover, drivers in a stopped position should be able to observe traffic at a distance that will allow them to safely make the desired movement. Sight distance evaluations are based on the design speed of the roadway, which is typically 5 mph above the posted speed limit. Based on a design speed of 50 mph for Kingston Pike, vehicles exiting the site drive will require an unobstructed view of 625 feet to safely make a right turn and 625 feet to safely make a left turn.

An ISD analysis was performed at the proposed location of the site driveway along Kingston Pike to determine if any horizontal or vertical sight deficiencies exist. The sight distance evaluation determined that there are no horizontal or vertical intersection sight distance deficiencies for the proposed site drive approach when a driver is looking either to the west (right) or to the east (left). See **Pictures 1 and 2** combined with the sight distance evaluation exhibit in **Attachment B**.



Picture 1: Looking west (right) from the proposed site driveway approach towards the eastbound approach of Kingston Pike



Picture 2: Looking east (left) from the proposed site driveway approach towards the westbound approach of Kingston Pike

As can be seen in **Pictures 1** and **Picture 2**, an approaching vehicle driving eastbound or westbound on Kingston Pike can be seen by a vehicle exiting the site at the proposed location of the site driveway as there are no horizontal or vertical roadway curves interfering with the driver's line of sight to an approaching vehicle from either direction.

On-Site Circulation

As shown on the preliminary site plan in **Attachment A**, the proposed site will be served by a single access point with a two-way main driveway with parking on both sides of the main drive. The drive-thru will operate in a counter-clockwise circulation pattern with a bypass lane for traffic to circulate the building or exit the drive-thru, if desired. The current site plan shows enough storage for eleven (11) vehicles before any parking spaces would be blocked and approximately eighteen (18) vehicles before the queue would spill onto Kingston Pike. The circulation for this site appears to provide acceptable circulation for all vehicles (including trash and delivery trucks) and adequate drive-thru storage which should not interfere with the operations along Kingston Pike.

Bicycle / Pedestrian Accommodations

The preliminary site plan shows that no changes are proposed from a pedestrian accommodation perspective. The sidewalk is proposed to be reconstructed along Kingston Pike and the roadway does not include any dedicated bicycle facilities. Bicycle parking is being provided at the proposed Taco Bell, as required, as shown in Callout 29 on the preliminary site plan. The construction of the proposed Taco Bell should not have any adverse impacts on bicycle / pedestrian accommodations as all existing facilities are going to remain the same and bicycle parking is being added at the proposed restaurant.

Throat Depth

The existing site does not provide any throat depth between Kingston Pike and the parking lot. The proposed Taco Bell will provide approximately 20' of throat depth between the parking lot and Kingston Pike, which is a significant improvement over the existing conditions. No issues related to throat depth are anticipated with this proposed driveway.

Summary and Conclusions

The sight distance evaluation determined that there are no horizontal or vertical intersection sight distance deficiencies for the proposed site drive approach when a driver is looking either to the west (right) or to the east (left). Additionally, the on-site circulation, bicycle/pedestrian accommodations and throat depth were evaluated with no issues noted or anticipated.

If you have any questions regarding this Driveway Evaluation, please feel free to contact me at (330) 572-2214 or via email at mhobbs@gpdgroup.com.

Respectfully Submitted, GPD Group Professional Corporation

Michael A. Hobbs, P.E., PTOE

mile A Ablile

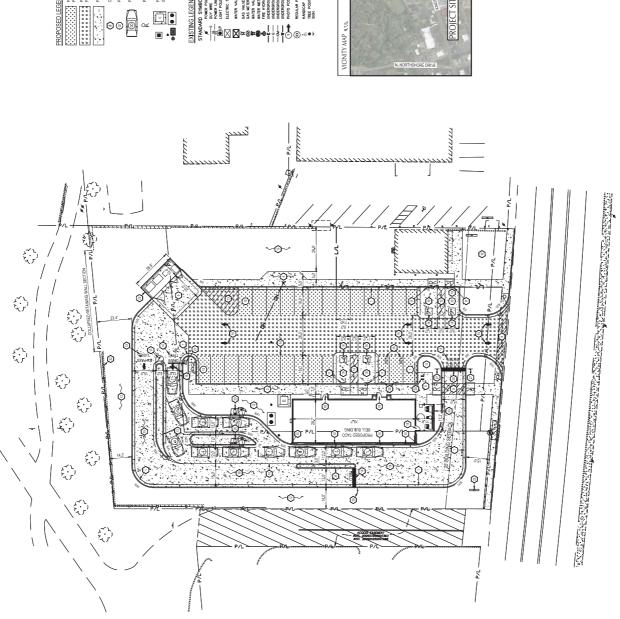
Senior Director TN P.E. #125709

CC: Curtis J. Deibel, P.E., RSP2 (GPD Group Professional Corporation)

Sarah McGowan (GPD Group Professional Corporation)

File











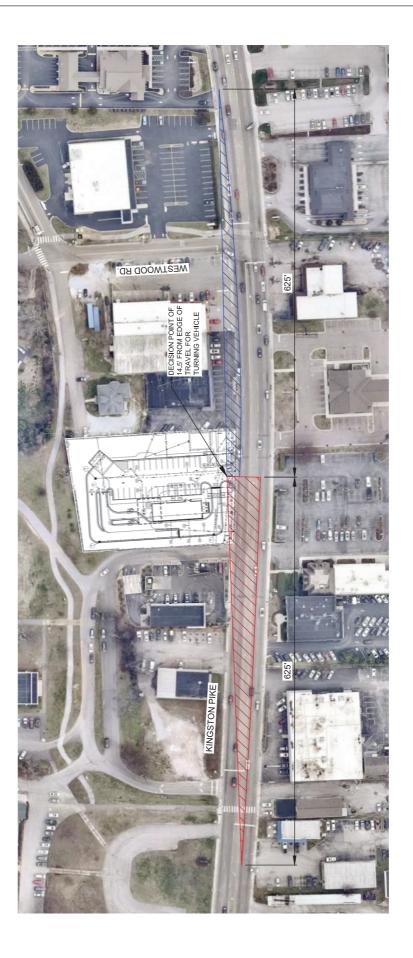


TACO BELL

SITE PLAN ENDEAVOR 20

FROM INVESTION PRICE
FROM INVESTION PRICE
FROM INVESTIGATION
FROM INVE







ATTACHMENT B

SIGHT DISTANCE EVALUATION

LEFT TURN SIGHT DISTANCE TRIANGLE

RIGHT TURN SIGHT DISTANCE TRIANGLE

50 Horizontal Scale in Feet



Development Request

	DEVELOPMENT	SUBDIVISION	ZONING
Plannir	☐ Development Plan	☐ Concept Plan	☐ Plan Amendment
Planni	☐ Planned Development	☐ Final Plat	☐ Sector Plan
KNOXVILLE I KNOX COUNT	✓ Use on Review / Special Use		☐ One Year Plan
	☐ Hillside Protection COA		☐ Rezoning
Taco Bell of America, LLC (F	Robert Sullivan)		
Applicant Name		Affiliatio	n
2/23/2023	4/13/2023	4-D-23-SU	
Date Filed	Meeting Date (if applicable)	File Number(s)	
CORRESPONDENCE	All correspondence related to this application	should be directed to the app	roved contact listed below.
Sarah McGowan GPD Grou	p, Inc.		
Name / Company			
520 S Main St Ste 2531 Akr	on OH 44311		
Address			
678-781-5074 / smcgowan(@gpdgroup.com		
Phone / Email			
CURRENT PROPERTY	INFO		
Peoples Development Com	pany, Inc. Pe 135 S Forest Park Blvd Knoxvill	e TN 37939	
Owner Name (if different)	Owner Address	Ow	ner Phone / Email
5613 KINGSTON PIKE			
Property Address			
121 B B 035		1.0	2 acres
Parcel ID	Part of	f Parcel (Y/N)? Tra	ict Size
Knoxville Utilities Board	Knoxville Utilities	s Board	
Sewer Provider	Water Provider		Septic (Y/N)
STAFF USE ONLY			
N of Kingston Pk, west of N	Northshore Dr		
General Location			
✓ City Council District 2	C-G-1 (General Commercial)	Commerci	al
County District	Zoning District	Existing La	and Use
West City	MU-SD (Mixed Use Special District)	N/A (With	in City Limits)
Planning Sector	Sector Plan Land Use Classification	Growth Pc	licy Plan Designation

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DEVELOPMENT REQUEST					
☐ Development Plan ☐ Planned	l Development	✓ Use on Review	/ Special Use	Related City Permit Number	r(s)
☐ Hillside Protection COA		☐ Residential	✓ Non-residential		
Home Occupation (specify)					
Other (specify) Restaurant with dri	ive-through				
SUBDIVSION REQUEST					
				Related Rezoning File Numb	oer
Proposed Subdivision Name					
Unit / Phase Number		Total	Number of Lots Created		
Additional Information					
Attachments / Additional Require	ments				
ZONING REQUEST					
☐ Zoning Change				Pending Plat File Number	_
Proposed Zoning	3				
☐ Plan					
Amendment Proposed Plan	Designation(s)				
	vious Zoning Re	quests			
Additional Information					
STAFF USE ONLY					
PLAT TYPE			Fee 1	Total	
☐ Staff Review ☐ Planning C	Commission		\$1,600.00		
ATTACHMENTS					
Property Owners / Option Holder		nce Request	Fee 2		
ADDITIONAL REQUIREMENTS COA Checklist (Hillside Protection					
Design Plan Certification (Final Pla			Fee 3		
✓ Site Plan (Development Request)	,		1003		
☐ Traffic Impact Study					
☐ Use on Review / Special Use (Con	cept Plan)				
AUTHORIZATION					
	Taco Bell o	of America, LLC (Robe	ert Sullivan)	2/23/2023	
Applicant Signature	Please Prin	nt		Date	
Phone / Email					
THORE / LINUII	Peoples De	evelopment Compan	y, Inc. Peoples Developmo	ent Company 2/23/2023	
Property Owner Signature	Please Prin		,,	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.

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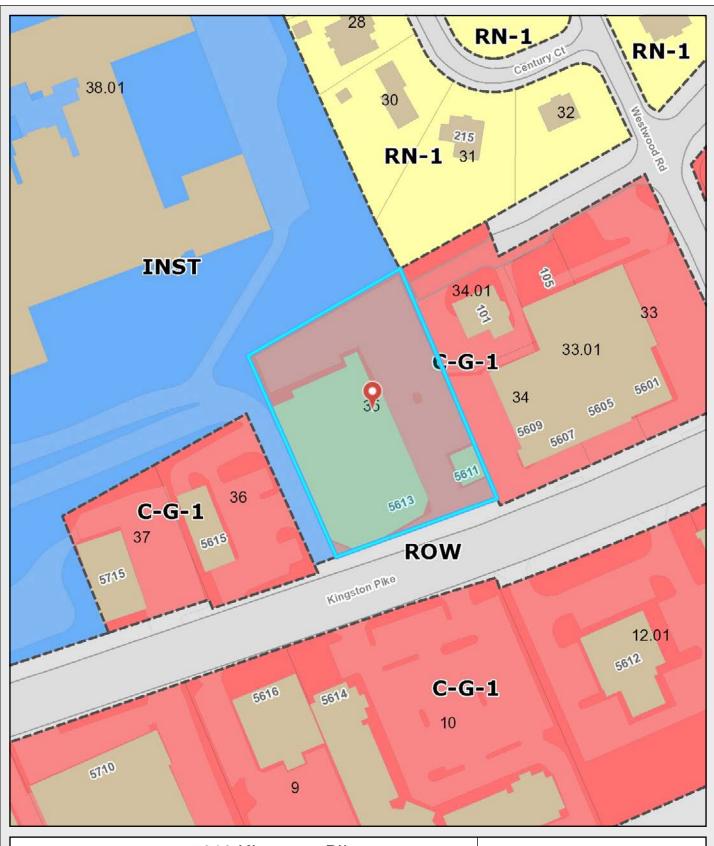


Development Request

Planning KNOXVILLE I KNOX COUNTY	□ Development □ Planned Deve ■ Use on Reviet □ Hillside Prote	t Plan elopment w / Special Use	SUBDIVISION ☐ Concept Plan ☐ Final Plat	ZONING ☐ Plan Amendment ☐ SP ☐ OYP ☐ Rezoning
Taco Bell of America, LLC (Rob	ert Sullivan)		Lea	asee
Applicant Name			Affil	iation
	4/13/2023	3		File Number(s)
Date Filed	Meeting Dat	e (if applicable)	4-D-	23-SU
CORRESPONDENCE All co	rrespondence relate	ed to this application si	hould be directed to the	approved contact listed below.
Applicant Property Owner	☐ Option Holder			chitect/Landscape Architect
Sarah McGowan			Group, Inc.	
520 S. Main Street, Suite 2531		Compar		
Address		Akron		,,,,,,,
678.781.5074	Smcaowa.	City	State	
Phone	Email	i@gpugroup.com	(Please use this for	communication)
	ciridii			
CURRENT PROPERTY INFO		22 2	201 a	
Peoples Development Compan		5 S. Forest Park Blv	d, Knoxville, TN	
Property Owner Name (if different)		perty Owner Address		Property Owner Phone
5613 Kingston Pike, Knoxville,	N 3/919		121BB035	
Property Address			Parcel ID	
Knoxville Utility Board		Knoxville Utilit	ty Board	N
Sewer Provider		Water Provider		Septic (Y/N)
STAFF USE ONLY				
General Location			Tract	Size
City County District	Zoning District	t	Existing Land Use	
Planning Sector	Sector Plan La	and Use Classification	Grow	th Policy Plan Designation

Development Plan Use on Review / Special Use Hillside in Residential Non-Residential Non-Resid	Not submitted yet	
Restaurant with drive thru Other (specify)		
SUBDIVISION REQUEST		
N/A		Related Rezoning File Number
		N/A
Proposed Subdivision Name N/A Combine Parcels Divide Parcel		
	otal Number of Lots Created	
Other (specify)		
Attachments / Additional Requirements		
ZONING REQUEST		
N/A		Pending Plat File Number
Zoning Change Proposed Zoning		N/A
Plan Amendment Change N/A		
Proposed Plan Designation(s)		
N/A N/A		
Proposed Density (units/acre) Previous Rezoning Reque	ests	
Other (specify)		
STAFF USE ONLY		
PLAT TYPE	Fee 1	Total
Staff Review Planning Commission		
TTACHMENTS	52	
Property Owners / Option Holders	Fee 2	
ADDITIONAL REQUIREMENTS		
Design Plan Certification (Final Plat)	Fee 3	
Use on Review / Special Use (Concept Plan)	166.3	
Traffic Impact Study		
COA Checklist (Hillside Protection)		
AUTHORIZATION		
		ivan) 2/2/-2
Taro Rell of A	merica III (Robert Sull	174111
Taco Bell of A Please Print	merica, LLC (Robert Sull	Date
		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.





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