



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-C-23-DP

AGENDA ITEM #: 35

AGENDA DATE: 3/9/2023

▶ **APPLICANT:** GONZALES-STRENGTH & ASSOCIATES, INC.

OWNER(S): TTC Halls, LLC

TAX ID NUMBER: 38 C G 005

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 NORRIS FRWY

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

▶ **APPX. SIZE OF TRACT:** 1.55 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Norris Frwy, a minor arterial street with an 80-ft pavement width within a 112-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** SC (Shopping Center)

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

▶ **PROPOSED USE:** Car wash business; coinciding similar determination for the proposed use in the SC (Shopping Center) Zone District

HISTORY OF ZONING: 10-N-00-RZ: PR to SC; 8-H-96-RZ: A to PR

SURROUNDING LAND USE AND ZONING: North: Commercial - SC (Shopping Center)

South: Right-of-way, single family residential - A (Agricultural), RA (Low Density Residential)

East: Agriculture/forestry/vacant - SC (Shopping Center)

West: Agriculture/forestry/vacant - SC (Shopping Center)

NEIGHBORHOOD CONTEXT: This property is part of a developing shopping center near single family and multifamily residences.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a car wash business in the SC (Shopping Center) zone, subject to 4 conditions.**

1) Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.

2) The detached monument sign shall have a maximum height of 6 feet, as shown in the attached signage

plan, to be consistent with the approved master sign plan for the general shopping center development (12-N-06-UR).

3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

SC (Shopping Center):

A) The SC zone permits gasoline service stations if they are designed as an integral part of the shopping center building group. The applicant's development plan for a car wash business is paired with a similar use determination request to evaluate whether their car wash business is similar enough to a gas station to be a permitted use in the SC zone. Staff determined that the proposed car wash is similar in nature to a gas station, as both provide auto-oriented retail services and gas stations frequently feature car washes as an amenity. The location and orientation of the proposed car wash business is also compatible with the intent of the SC zone. The property is clearly part of a shopping center layout, and the building will face inward towards the anchor stores of the shopping center. The property is also adjacent to another auto-oriented retail establishment in the form of a tire store, which contributes to the unified shopping experience intended by the SC zone.

The administrative procedures for the SC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.34.10).

B) The site plan and architectural elevations comply with the SC zone height and yard requirements. The car wash buildings are well below the 40 ft height maximum, and meet the 20 ft setback requirement from the public right-of-way.

C) There are residential zoned districts across Norris Freeway from the subject property northwest of the SC district. The applicant has provided lighting and landscaping plans that reflect consideration for these residential properties and consistency with the adjacent shopping center landscaping.

D) Signage will be consistent with other businesses in the shopping center district, with a maximum monument height sign of 6 ft.

2) GENERAL PLAN – DEVELOPMENT POLICIES

A) Encourage development in areas with excess utility capacity or in areas where utilities may be easily extended (Policy 5.2) – The development is in a shopping center district that has already built out sewer and water access.

B) Locate community-serving commercial areas where they can be easily shared by several neighborhoods (Policy 9.11) – The proposed car wash would be part of the North Fork Station shopping center, which is accessible to many different neighborhoods through collector and arterial streets.

3) NORTH COUNTY SECTOR PLAN

A) The subject property meets the location criteria for its land use classification of CC (Community Commercial). The site is relatively flat, and it is located along a minor arterial street that is near a major intersection. There is adequate utility infrastructure, and there is an existing sidewalk network to navigate between stores and outparcel developments.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

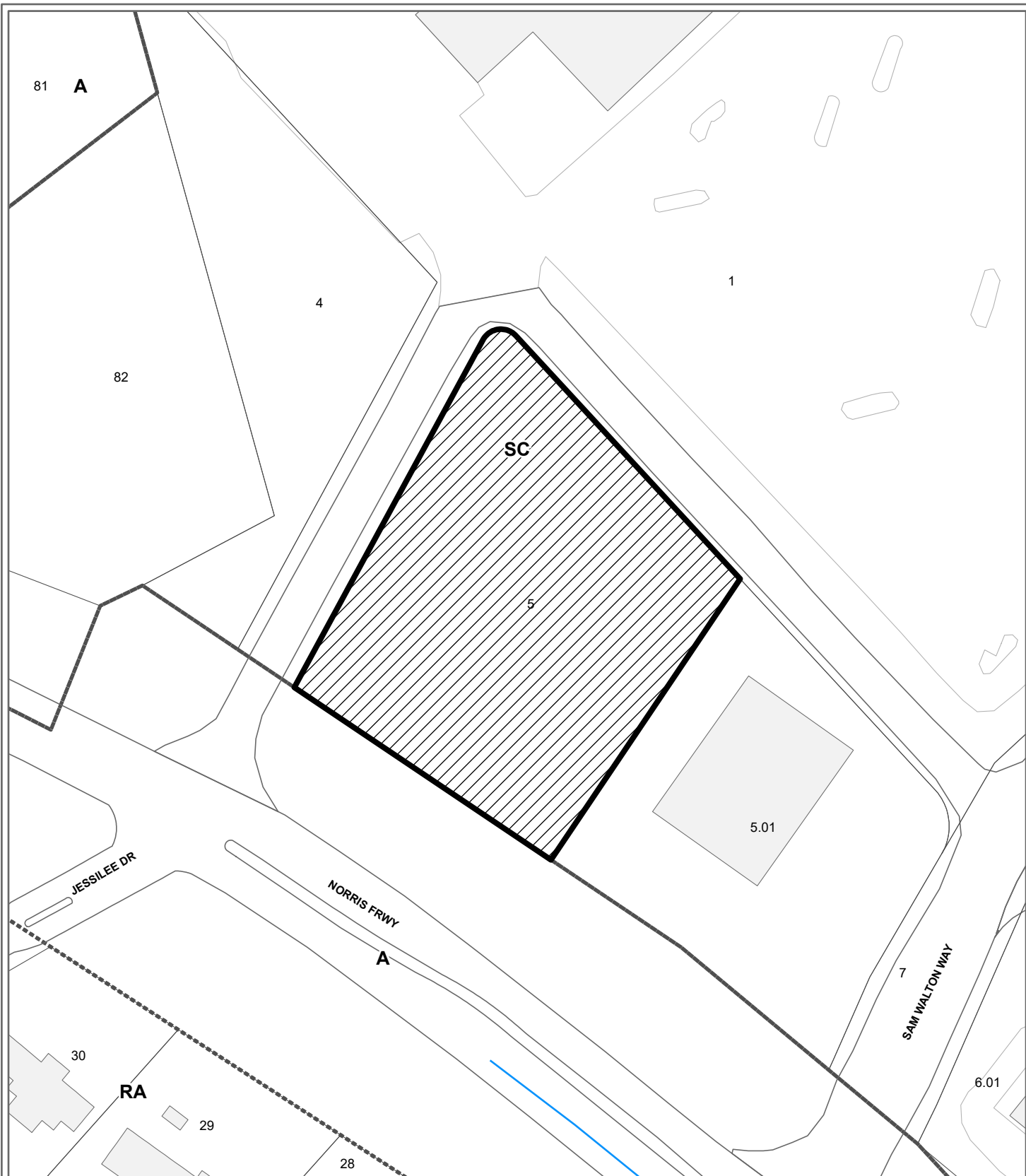
A) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 373 (average daily vehicle trips)

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

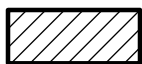
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**3-C-23-DP
DEVELOPMENT PLAN**

Petitioner: Gonzales-Strength & Associates, Inc.

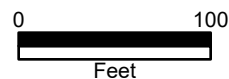


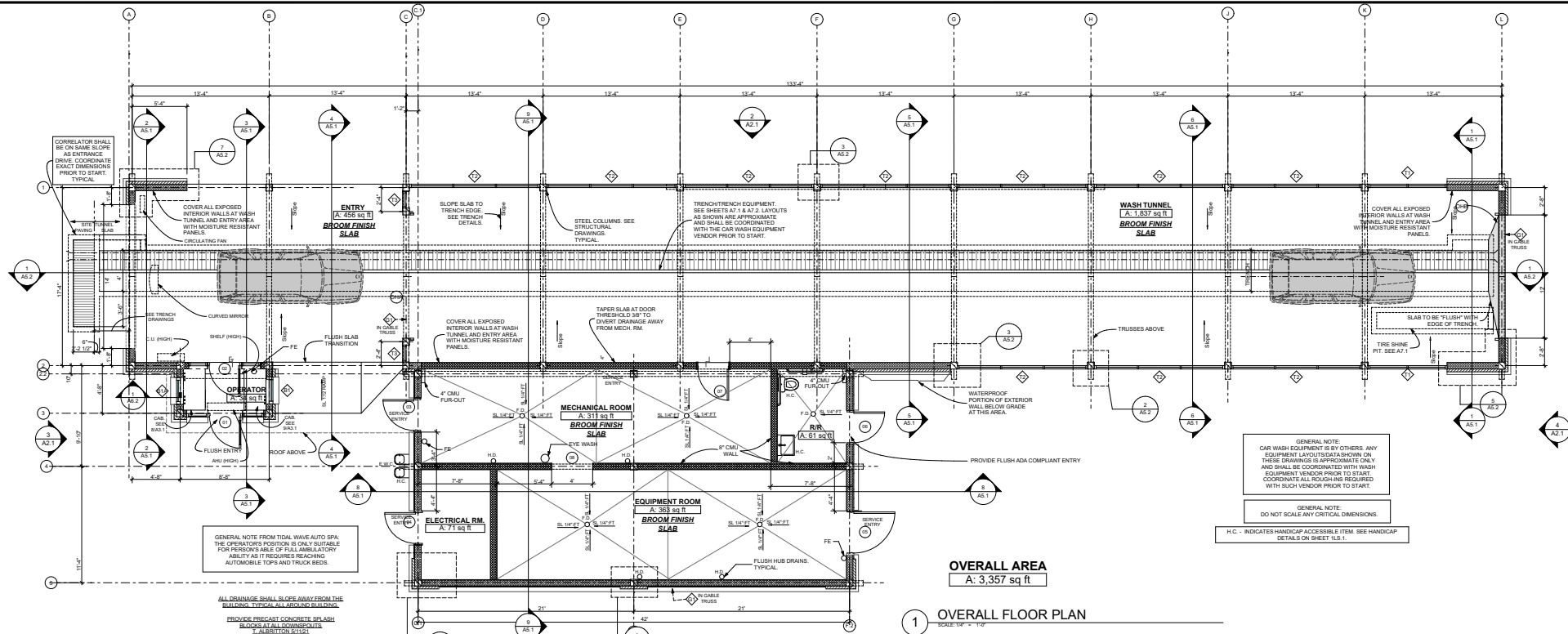
Auto car wash; Coinciding similar use determination for the proposed use in SC (Shopping Center)

Original Print Date: 2/14/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:










Map No: 38
 Jurisdiction: County





ROOM FINISH SCHEDULE					
NAME	FLOOR	BASE	WALL	CEILING	REMARKS
ELECTRICAL RM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	M.R. PANELS OVER FRAMING	
ENTRY	BROOM FINISHED SLAB	NONE	COVER WITH M.R. PANELS	PAINT EXPOSED STRUCTURAL STEEL BLACK	
EQUIPMENT ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	PAINT EXPOSED STRUCTURAL STEEL BLACK	
MECHANICAL ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	PAINT EXPOSED STRUCTURAL STEEL BLACK	
OPERATOR	PLIESTOLEUM 2 PART EPOXY W/ COLOR FLAKES	NONE	PAINTED CMU SW9102	PAINT EXPOSED STRUCTURAL STEEL BLACK	
OVERALL AREA	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	PAINT EXPOSED STRUCTURAL STEEL BLACK	
R/R	CERAMIC TILE DALTILE VOLLUM 1 12X24	CERAMIC SANITARY COVE BASE DALTILE	CER. TILE DALTILE VOLLUM 1 12X24 REVERS ASH	M.R. PANELS OVER FRAMING	CER. TILE TO BE FULL HEIGHT AT WALLS. PROVIDE SEALANT JOINT AT TILE CORNERS.
WASH TUNNEL	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	PAINT EXPOSED STRUCTURAL STEEL BLACK	

NOTE: AUXILIARY BUILDINGS - REFERENCE RELATED PLANS FOR ADDITIONAL INFORMATION.

 STUCCO COLOR: SW 9102 QUINOA	 PREFINISHED METAL ROOF P PANEL. COLOR: REGAL BLUE ROOF FLASHING, FASCIA, GUTTER, AND OVERHANG TRIM TO MATCH ROOF COLOR.	 WATER TABLE: SPLIT FACE "SILL" BLOCK WHITE RANGE, OLD CASTLE.
 CULTURED STONE VENEER KENTUCKY LEDGESTONE	 GLASS: CLEAR	 SPLIT FACE BLOCK BEIGE RANGE, OLD CASTLE.
 EXPOSED STRUCTURAL STEEL (TRUSSES & COLUMNS) PAINT COLOR: "BLACK" DO NOT PAINT UNDERSIDE OF ANY EXPOSED ROOF PANELS	 STOREFRONT FRAMES COLOR - BRONZE	 MUD DOORS AND FRAMES PAINT COLOR: SW 2738 ROCKWEDGE

EXTERIOR FINISH SCHEDULE

M. TODD ALBRITTON
ARCHITECT

202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbr@tmail.com

NEW TIDAL WAVE
AUTO SPA

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON, GEORGIA
30286

TIDAL WAVE

MARK DATE DESCRIPTION

SHEET TITLE
FIRST FLOOR PLAN

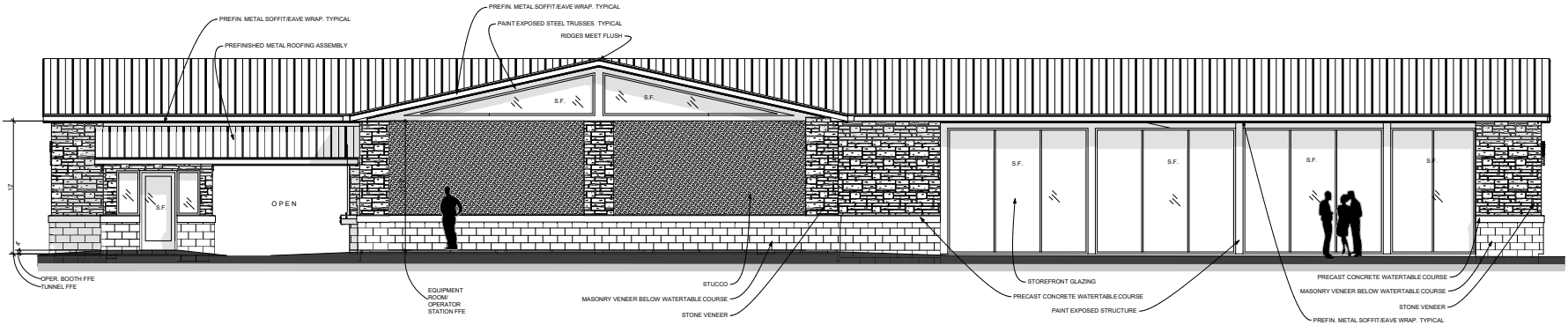
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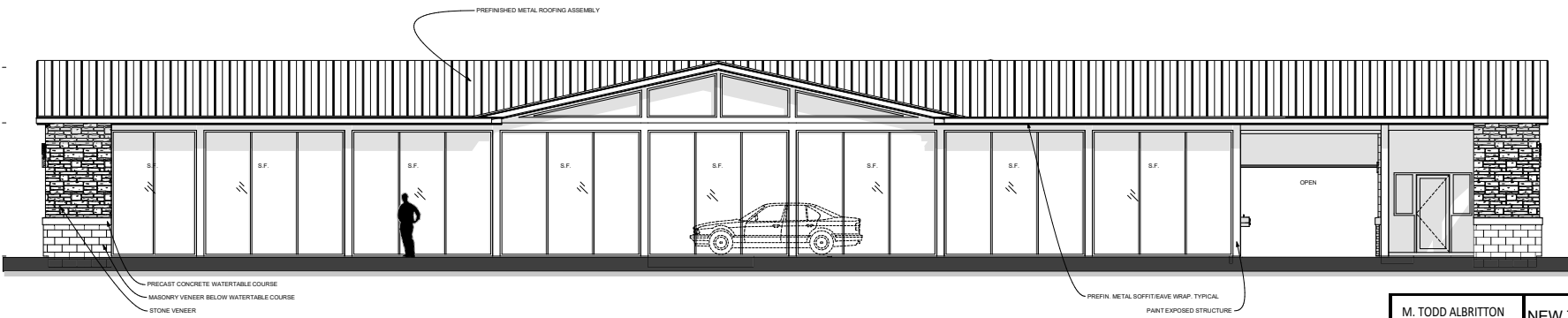
11/11/2021 ARCHITECT

3-C-23-DP
Received 2/21/2023

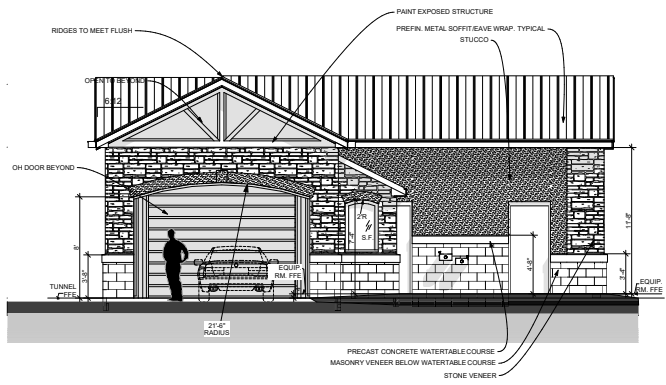
(E,F) WINDOWS WINDOW UNIT SIZES AS SCHEDULED ARE APPROXIMATE WHERE LOCATED BETWEEN STRUCTURAL STEEL FRAMING MEMBERS. FIELD MEASURE AND FILL SPACE AVAILABLE. PROVIDE ADDITIONAL MULLS AND LP SIZE ASSEMBLY AS REQUIRED TO MEET WIND LOADS. MINIMIZE THE AMOUNT OF ADDITIONAL MULLS. TIDAL WAVE CORP TO APPROVE FINAL LAYOUTS PRIOR TO PURCHASE.



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



2 FRONT ELEVATION
SCALE 1/8" = 1'-0"



3 SIDE ELEVATION - ENTRY
SCALE 1/8" = 1'-0"



4 SIDE ELEVATION - EXIT
SCALE 1/8" = 1'-0"

<p>M. TODD ALBRITTON ARCHITECT</p> <p>202 EAST MAIN STREET THOMASTON, GEORGIA 30286 PH 770-550-2275 mtoddalbr1@gmail.com</p>	<p>NEW TIDAL WAVE AUTO SPA</p> <p>1800 RICHMOND ROAD WILLIAMSBURG, VIRGINIA</p>									
	<p>OWNER: TIDAL WAVE AUTO SPA EAST THOMASTON STREET THOMASTON GEORGIA 30286</p>									
<p>TIDAL WAVE AUTO SPA</p>										
<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		MARK	DATE	DESCRIPTION						
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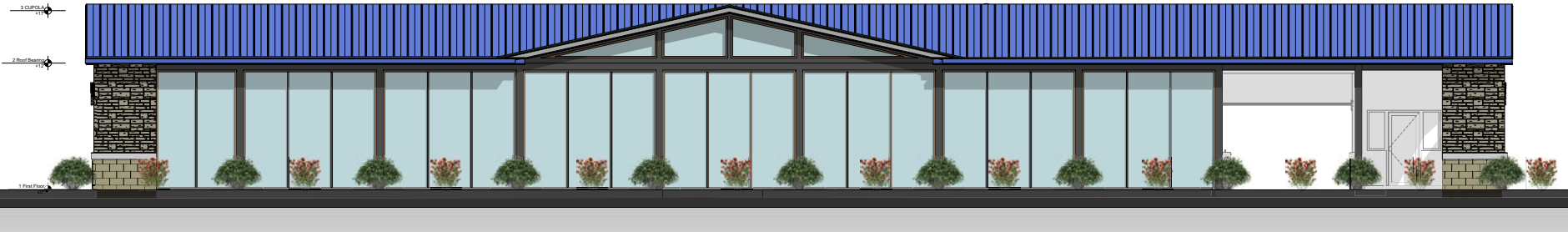
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 mtoddalbrittonarchitect@gmail.com

CONTRACTOR
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**NEW TIDAL WAVE
 AUTO SPA**
 1800 RICHMOND ROAD
 WILLIAMSBURG,
 VIRGINIA
 OWNER:
**TIDAL WAVE AUTO
 SPA**
 EAST THOMPSON STREET
 THOMASTON GEORGIA
 30286



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



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



LEFT EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



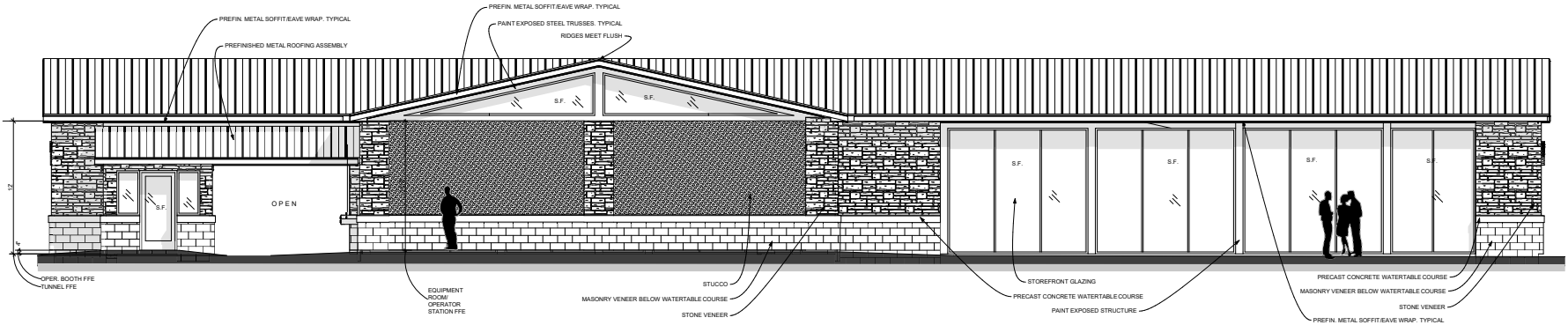
RIGHT EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

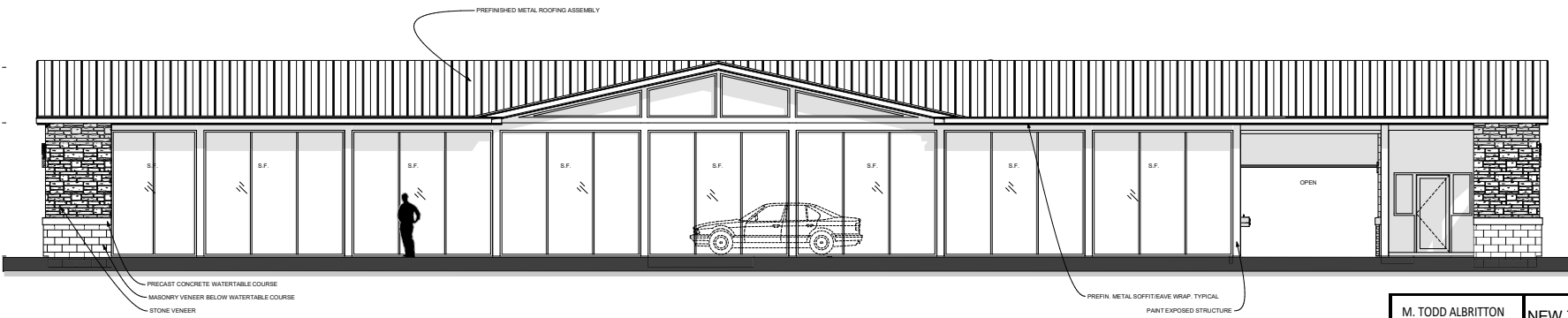
SHEET TITLE
COLOR ELEVATIONS
 PROJECT DATE: xxxxxx
 PROJECT NUMBER: ##
 DRAWN BY: Name

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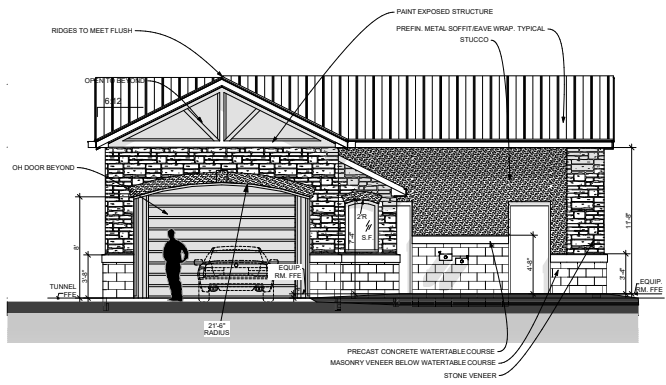
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1 REAR ELEVATION
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE 1/8" = 1'-0"



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TIDAL
WAVE
AUTO SPA



MARK	DATE	DESCRIPTION

SHEET TITLE
EXTERIOR ELEVATION

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PROJECT NUMBER: ##
DRAWN BY: Name

A2.1



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□ □ □
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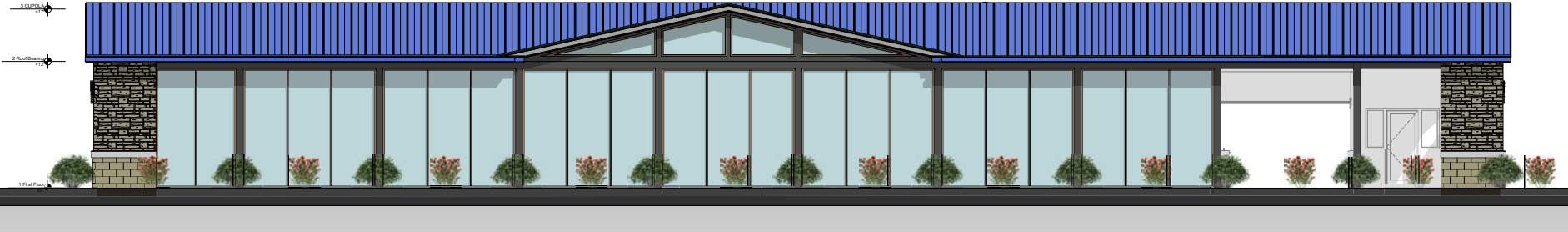
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**NEW TIDAL WAVE
 AUTO SPA**
 1800 RICHMOND ROAD
 WILLIAMSBURG,
 VIRGINIA

OWNER:
TIDAL WAVE AUTO SPA
 EAST THOMPSON STREET
 THOMASTON, GEORGIA
 30286



REAR EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



FRONT EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



LEFT EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



RIGHT EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

SHEET TITLE
COLOR ELEVATIONS

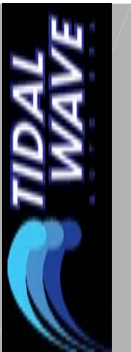
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 PROJECT NUMBER: ##
 DRAWN BY: Name

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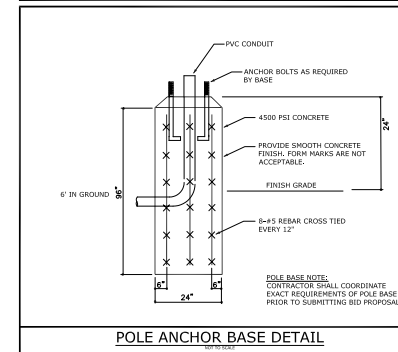
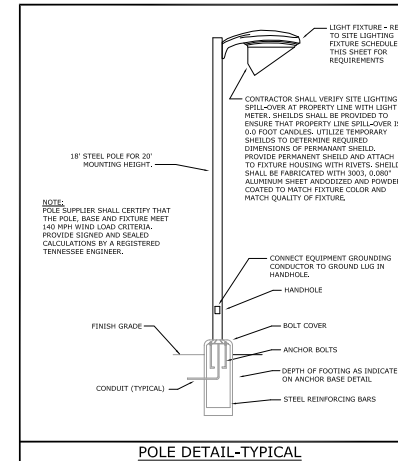
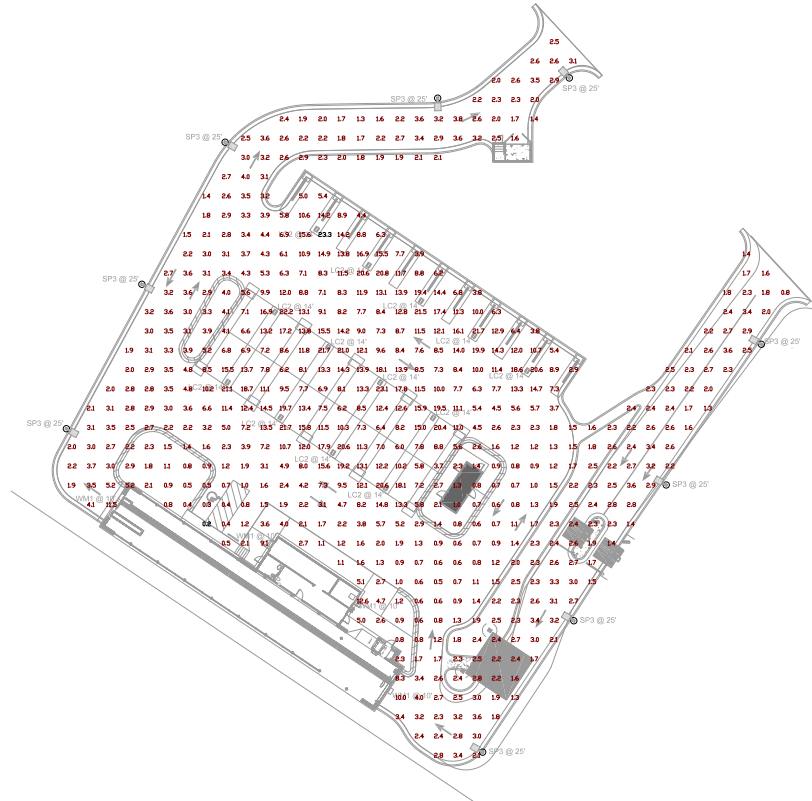
NEW TIDAL
WAVE AUTO SPA
134 LEFT ENTRY
STD
NORRIS FWY &
JESSILEE DR
KNOXVILLE, TN
37938

OWNER:
TIDAL WAVE
AUTO SPA
EAST THOMPSON STREET
THOMASTON, GEORGIA
30286



SITE LIGHTING FIXTURE SCHEDULE								
SYMBOL	LABEL	QTY	CATALOG NUMBER	MANUFACTURER	DESCRIPTION	LUMENS	LIGHT LOSS FACTOR	WATTAGE
SP3	SP3	9	OSQ-300-AM-S-67K-UL-XXXX-W080-BLSMF	CREE INC	CREE OSQ SERIES AREA LUMINAIRE, TYPE III MEDIUM W/ BACKLIGHT SHIELD, B INPUT POWER DESIGNATOR, 5700K	9190	0.25	80
WMT	WMT	4	VMP4-60-740-TFT-XXX-CGL-01H-UNV	WILLIAMS OUTDOOR	VOLTAGE VERTICAL ARCHITECTURAL WALL PACK WITH FORWARD THROW MOLDS REFLECTIVE CLEAR ACrylic LED LENS AND A CLEAR GLASS LENS.	3829	0.9	42
LC2	LC2	13	TFX2 LED 40K 4x4x4	ETHONA LIGHTING	TFX2-SERIES FLOODLIGHT, 4000K, 700R AND TYPE FL DISTRIBUTION	12927	0.9	94

Statistics						
Description	Symbol	Avg.	Max.	Min.	Max/Min	Avg/Min
Boundary	+	0.3%	1.6%	0.2%	N/A	N/A
Parking Lot	+	0.3%	23.3%	0.2%	116.5:1	28.2:1



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

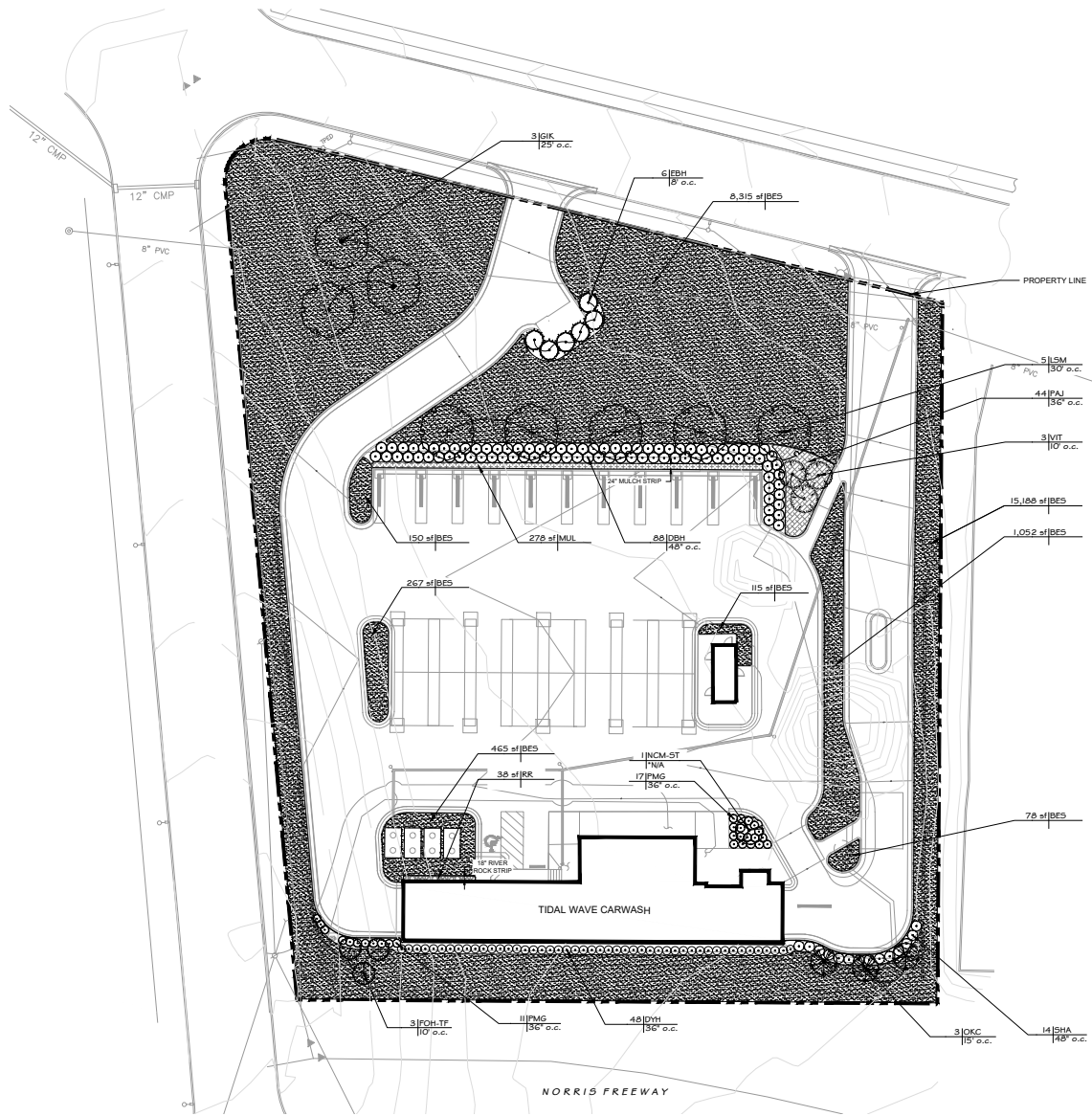
3-C-23-DP
Received 2/21/2023

MARK	DATE	DESCRIPTION

SHEET TITLE
SITE PHOTOMETRIC PLAN

PROJECT DATE: 02.20.2023
PROJECT NUMBER: 2023-0039
DRAWN BY: acs

E1.2



LANDSCAPE NOTES:
 1.) 'N/A' = NOT APPLICABLE
 2.) LANDSCAPE ARCHITECT TO APPROVE TREE STAKING PRIOR TO TREE INSTALLATION.
 3.) ALL MULCH AREAS TO BE BROWN MULCH AT 3\"/>

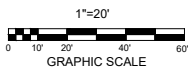
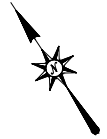
TIDAL WAVE LANDSCAPE NOTES:

- 1) ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED. NO SEEDING SHALL BE USED.
- 2) ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3\"/>

NO.	REVISIONS	DESCRIPTION	DATE

LANDSCAPE PLAN
TIDAL WAVE AUTO SPA
 1550 NORRIS FREEWAY
 HOOPER ALABAMA 36848
SHU CONSTRUCTION
 HOOPER ALABAMA 36848
 TOWNSEND, ALABAMA





GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 1550 NORRIS FREEWAY, SUITE 203
 HOOPER, ALABAMA 36848
 PHONE: (205) 242-2030
 FAX: (205) 242-2030
 www.Gonzalez-Strength.com
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DWG NO.
 L1.0 R.0
 PROJECT
 22-0698

TIDAL WAVE KNOX COUNTY PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
	WT	3	Chaste Tree / Vitex agnus-castus 'Shoal Creek'	10' Ht.	BBB	10' o.c.	Full, Multi-Trunk, 3 Stem Minimum, Matching
	NCM-ST	1	Crape Myrtle / Lagerstroemia x 'Natchez'	8' Ht.	BBB	*'NA	2' Cal., Standard, Full
	EBH	6	Emily Bruner Holly / Ilex x 'Emily Bruner'	8' Ht.	BBB	8' o.c.	Full To Ground, Matching
	LSM	5	Legacy Sugar Maple / Acer saccharum 'Legacy'	2' Cal.	BBB	30' o.c.	12 Ht., Full, Specimen, 5' Clear Trunk Minimum
	GJK	3	Maidenhair Tree / Ginkgo biloba 'Autumn Gold' TM	2' Cal.	BBB	25' o.c.	12 Ht., Full, 5' Clear Trunk Minimum, Fruitless Male Specimen
	FOH-TF	3	Foster's Holly / Ilex x attenuata 'Fosteri'	8' Ht.	BBB	10' o.c.	2' Cal., Tree-Form, 3' Clear Trunk Minimum, Full
	OKC	3	Okame Cherry / Prunus x okame	10' Ht.	BBB	15' o.c.	2' Cal., Matching

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
	DWH	48	Dwarf Yaupon / Ilex vomitoria 'Nana'	3 gal.	Pat	36" o.c.	Full, 18" Ht.
	SHA	14	Shamrock Inkberry Holly / Ilex glabra 'Shamrock'	3 gal.	Pat	48" o.c.	Full, 18" Ht., 18" Spread
	DBH	88	Dwarf Burford Holly / Ilex cornuta 'Burfordi Nana'	3 gal.	Pat	48" o.c.	Full, 18" Ht., 18" Spread
	PMG	28	Pink Muhly / Muhlenbergia capillaris 'Pink Cloud'	3 gal.	Pat	36" o.c.	Full, 18" Spread

GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
	RR	250 sf	Gravel	---	---	---	**Note
	MUL	278 sf	Mulch	---	---	---	Brown Wood Mulch, 3" Depth
	BES	24,951 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'	sod	---	---	---
	PAJ	44	Parson Juniper / Juniperus chinensis 'Parsoni'	3 gal.	Pat	36" o.c.	Full, 18" Spread

NOTES:

- *NA = NOT APPLICABLE
- ** = RIVER ROCK TYPE TO BE APPROVED BY OWNER
- TREES TO BE OF THE HIGHEST GRADE AND PURCHASED FROM THESE SELECTED VENDORS ONLY:

ALABAMA: - HUNTER TREES (866) 348-8371 - PLANTATION TREE CO. (334) 875-6178 - GREEN VALLEY FARMS, INC. (205) 665-1376	GEORGIA: - BOLD SPRINGS NURSERY (678) 733-4975 - SELECT TREES (706) 743-5124 - SOUTHEAST GROWERS, INC. (706) 310-1151 + MID GEORGIA NURSERY, INC. (770) 567-3874	SOUTH CAROLINA: - SHADY GROVE NURSERY (803) 534-6637 - RAY BRACKEN NURSERY (864) 277-1999	TENNESSEE: - HAWKERSMITH NURSERY (615) 455-5436
--	---	--	--
- IF TREES ARE NOT AVAILABLE AT THE INDICATED NURSERIES, CONTRACTOR TO SUBMIT ALTERNATIVE NURSERIES. ALL TREES OBTAINED AT LISTED NURSERIES MUST MEET ALL OF THE SPECIFICATIONS REQUIRED.

LANDSCAPING NOTES:

- Examination of Site: Installer shall visit the site of work to acquaint himself with condition affecting his work. By submission of bid, installer acknowledges he has complied with all requirements and no additional compensation or relief from any obligation of Contract will be considered because of lack of knowledge of the site conditions.
- Notes on Drawings: Installer is responsible for all notes on drawings which call attention to particular requirements or conditions which may or may not be included in the written Specifications.
- Protection of Existing Work: It shall be the contractor's responsibility to perform all work in a manner that protects completed work by others, such as curbs, utilities, storm drainage, fences, driveway aprons, drives, vegetation, etc. The contractor shall be responsible for the cost of satisfactory repair of all damage in kind resulting from his failure to comply.
- Utilities: Prior to construction operations, installer shall verify locations of all utilities and structures which may or may not be indicated on the drawings. He shall conduct work so as to prevent interruption of services. Any damage shall be repaired to its original condition or satisfaction of utility company at no expense to Owner.
- Right-Of-Ways: Any work performed within a state, city or utility company's R.O.W., shall be properly permitted, approved and conform to that governing authority's specifications.
- Substitutions: No substitutions of products, plant types or sizes shall be made without the written approval of the owner and landscape architect. Requests for substitution shall be in writing, and shall state the reasons for the substitution request, the suggested alternative, and the changes in cost. Requests in plant materials shall state the names of nurseries who have been unable to supply the originally specified material.
- Quantities: Quantities of plants as shown by plant symbols on the plan shall govern over the quantities shown in the plant list. The contractor is to verify plant list totals with quantities shown on plan. The landscape architect shall be alerted by the contractor of any discrepancies prior to final bid negotiation.
- Plant Materials: All plant materials shall conform to the applicable standards of the American Association of Nurserymen, Inc. American Standard For Nursery Stock, ANSI Z60.1, latest edition. Plant materials shall have been grown under climatic conditions similar to those in the locality of the project. Botanical Names take precedence over Common Names. Note: plants budding into leaf or having tender growth, shall be sprayed with an anti-desiccant at grower prior to digging. All trees shall have a straight central leader.
- Installation: Install as per written Specifications and Planting Details. After placement of material, construct an earthen saucer around the root ball and fill with water. While watering, insert a rod into soil and rotate to release any air and continue until no more water will penetrate into the soil. Fill holes left by rod and settlement. Remove all bamboo shafts and plastic tape from trunks prior to placing in tree pit. Remove soil from top of root ball in order to expose root flares.
- Tree Pits: Installer shall dig a test tree pit for percolation. Fill hole half way with water. If tree pit will not percolate at a rate sufficient enough to insure proper root growth and survival, raise the root ball to the minimum height above surrounding grade to insure proper root growth and survival.
- Topsoil: Unless otherwise specified, install a minimum of 4 inches of approved topsoil over all areas to be turfed and landscaped.
- Guarantee & Maintenance: All plant materials and workmanship shall be guaranteed for a period of twelve months beginning at time of written acceptance. All sodded and areas shall be guaranteed until a full healthy stand of grass is achieved and acceptable to Owner. Trees, shrubs, and grass shall be maintained (as part of the original bid) in a healthy growing condition until final inspection and approval by Owner. Maintain by watering on a regular basis, applications of fertilizer, insecticides and fungicides when required. Straighten leaning plants and raise plants that have settled. Remove dead or dying plants and replace with a plant material as originally specified and carry same guarantee.

SODDING NOTES:

- Soil Test Report: Installer shall provide and pay for a Soil Test Report to determine type and quantities of fertilizers and other amendments necessary to establish proper pH factor and nutrients to bring existing soil to a satisfactory level for plant growth. Testing shall include existing soil and topsoil. Furnish copies of Soil Test Report to Landscape Architect and/or Engineer. Contact local County Agent for testing.
- Preparation: Install 4 inches of approved topsoil over all areas to be sodded. Rake smooth to finished grades shown. Add fertilizers and other soil amendments in quantities as recommended in the Soil Test Report, unless otherwise specified in the Specifications.
- Sod: Provide fresh well-rooted sod free of weeds, nutgrass, disease, insects, and other grasses. Sod shall be machine cut with clean sharp edges to a uniform thickness with 1 1/2 inches of topsoil and a turf height of 1 to 1 1/2 inches. Mow prior to cutting.
- Installation: Install with tight fitted joints. Lay perpendicular to direction of slope. Stagger strips to offset joints of adjacent courses. Set sod by rolling with a water ballast roller and water thoroughly to saturate sod and subsoil. Secure sod with staples on slopes 2.5:1 and steeper.
- Guarantee & Maintenance: All sodded areas shall be guaranteed and maintained in strict accordance with the Specification. Maintain also by watering, fertilizing, mowing, weeding, applications of herbicides, fungicides, insecticides, until a full healthy stand of grass, free from weeds, disease, and insects is achieved and acceptable to Owner. Replace any dead sod.

IRRIGATION NOTES:

- Landscape Contractor responsible for design build of irrigation. Landscape contractor shall provide for 100% coverage for plant material.

STABILIZATION NOTES:

- Permanent stabilization shall be accomplished in all disturbed areas by covering the soil with vegetation, or other forms of soil stabilization.
- The Contractor is required to initiate permanent soil stabilization measures immediately upon reaching final grade. For those areas not at final grade that will not be disturbed for greater than 13 days, the Contractor should initiate temporary stabilization per the temporary seeding or stabilization detail.
- The Contractor has 7 days from initiation of stabilization to complete soil preparation, seeding, mulching, and any other required activities related to the planting and establishment of vegetation.
- Soils must be prepared before installation of sod.
- Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a uniform density greater than 85 percent over the entire area to be stabilized by vegetative cover.

NO.	REVISIONS DESCRIPTION	DATE

LANDSCAPE SCHEDULE AND NOTES

TIDAL WAVE AUTO SPA
10095 NORBEE FREEMWAY
SHU CONSTRUCTION
TOLSON, GEORGIA

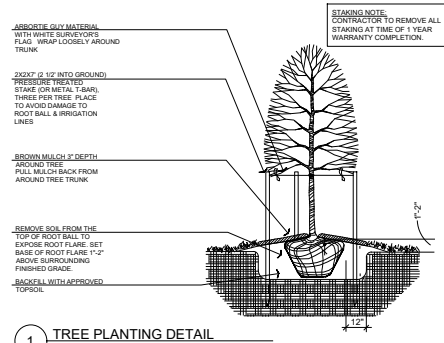
GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE ARCHITECTURE
1050 HOOVER BLVD., SUITE 205
 HOOVER, ALABAMA 35224
 TEL: (205) 968-3989
 FAX: (205) 962-3038
 www.Gonzalez-Strength.com

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DWG. NO.	L2.0 R.0
PROJECT	22-0698

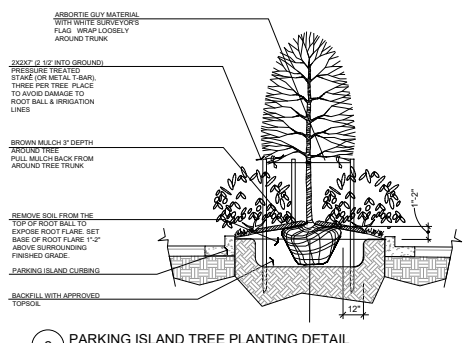
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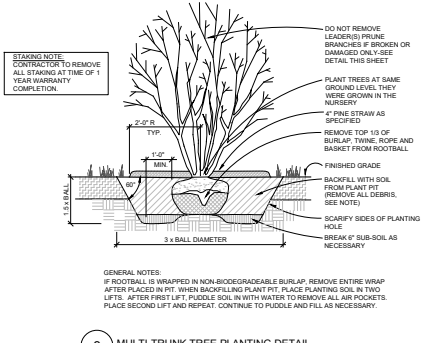
1 TREE PLANTING DETAIL
NTS

NOTE:
SITE CONTRACTOR TO REMOVE EXISTING SOIL IN PARKING LOT ISLAND TO A DEPTH OF 2' THROUGHOUT ENTIRE ISLAND. IF NOT POSSIBLE COMPACTED SUBSOIL SHOULD BE TILLED.

STAKING NOTE:
CONTRACTOR TO REMOVE ALL STAKING AT TIME OF 1 YEAR WARRANTY COMPLETION.

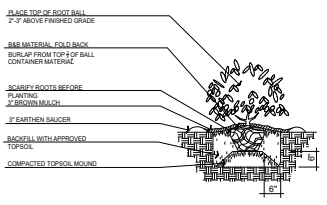


2 PARKING ISLAND TREE PLANTING DETAIL
NTS

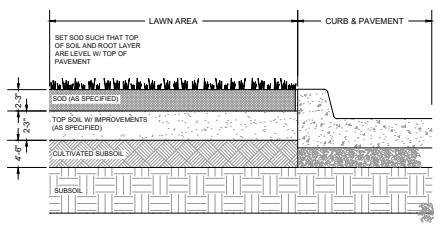


3 MULTI-TRUNK TREE PLANTING DETAIL
NTS

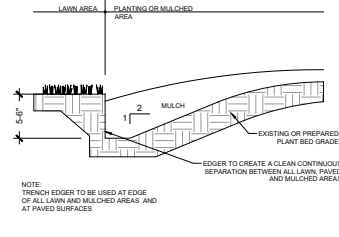
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-Biodegradable BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.



4 SHRUB PLANTING DETAIL
NTS



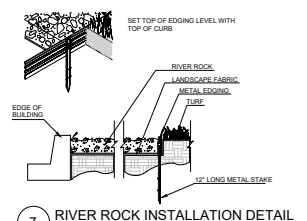
5 TURF AT CURB DETAIL
NTS



6 BED EDGING DETAIL
NTS

NOTE:
TRENCH EDGER TO BE USED AT EDGE OF ALL LAWN AND MULCHED AREAS AND AT PAVED SURFACES

METAL EDGING SHALL BE AS MANUFACTURED BY COLUMBIA OR AS APPROVED BY OWNER. COLOR OF METAL EDGING TO BE EITHER BLACK OR GREEN.



7 RIVER ROCK INSTALLATION DETAIL
NTS

NO.	REVISIONS	DESCRIPTION	DATE

LANDSCAPE DETAILS

TIDAL WAVE AUTO SPA
NORRIS FREEWAY
SHU CONSTRUCTION
TULANTON, ALABAMA

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE ARCHITECTURE
1555 HOOVER BLVD., SUITE 303
HOOPER, ALABAMA 36848
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FAX: (205) 342-2038
www.Gonzalez-Strength.com

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03.02.23

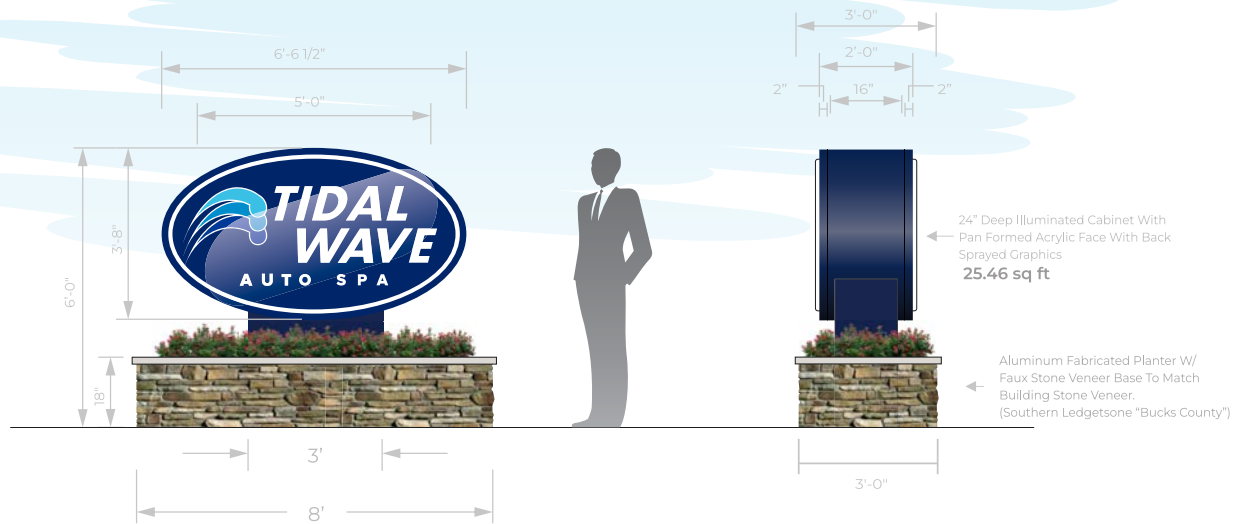
DWG NO.
L3.0 R.0

PROJECT
22-0698

Monument Sign-6' Tidal Wave

Double Faced Illuminated Monument Sign

6'



3-C-23-DP
Received 2/21/2023

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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

Gonzales-Strength & Associates, Inc.

Applicant Name

Affiliation

1/23/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-C-23-DP

File Number(s)

CORRESPONDENCE

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

Carey Daniel Gonzales-Strength & Associates, Inc.

Name / Company

1550 Woods Of Riverchase Dr Hoover AL 35244

Address

205-942-2486 / cdaniel@gonzalez-strength.com

Phone / Email

CURRENT PROPERTY INFO

TTC Halls, LLC TTC Halls, LLC

Owner Name (if different)

P.O. Box 23170 Nashville TN 37202

Owner Address

615-440-6337

Owner Phone / Email

0 NORRIS FRWY

Property Address

38 C G 005

Parcel ID

1.55 acres

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

East side of Norris Freeway, north of Sam Walton Way

General Location

City

Commission District 7

SC (Shopping Center)

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

North County

Planning Sector

CC (Community Commercial), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **Auto spa; there is also a similar use determination for this use and property f**

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change

Proposed Zoning

Pending Plat File Number

- Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

Fee 1

\$1,850.00

Total

ATTACHMENTS

- Property Owners / Option Holders Variance Request

Fee 2

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 3

AUTHORIZATION

Applicant Signature _____
Gonzales-Strength & Associates, Inc.
Please Print

1/23/2023

Date

Phone / Email

Property Owner Signature _____
TTC Halls, LLC TTC Halls, LLC
Please Print

1/23/2023

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

Gonzalez-Strength & Associates, Inc.

Engineer

Applicant Name

Affiliation

01/19/2023

03/09/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Carey Daniel

Gonzalez-Strength & Associates, Inc.

Name

Company

1550 Woods of Riverchase Drive

Hoover

AL

35244

Address

City

State

ZIP

205-9422486

cdaniel@gonzalez-strength.com

Phone

Email

CURRENT PROPERTY INFO

TTC Halls, LLC

PO Box 23170 Nashville, TN 37202

615-440-6337

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Norris Freeway Knoxville, TN 37938

038CG005

Property Address

Parcel ID

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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)

Auto Spa

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

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

Carey Daniel, PE

Applicant Signature

205-942-2486

Phone Number

Property Owner Signature

Gonzalez-Strength & Associates, Inc.

Please Print

1-19-23

Date

Email

MARK TAEVER (TTC Halls, LLC)

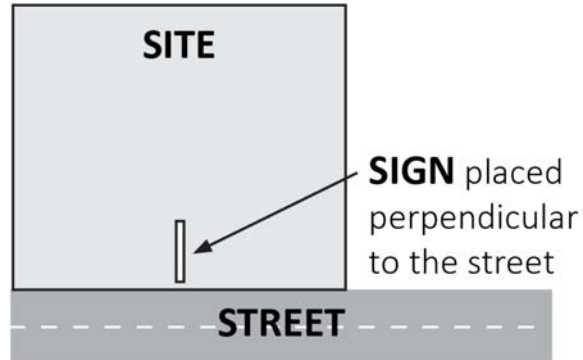
Please Print

Date

1-20-23

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:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Gonzalez Strength & Associates Inc.

Date: 1/23/2023

File Number: 3-C-23-DP

- Sign posted by Staff
- Sign posted by Applicant