



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 12-F-24-DP

AGENDA ITEM #: 44

AGENDA DATE: 12/12/2024

▶ **APPLICANT:** **BATSON HIMES NORVELL AND POE**

OWNER(S): LKM Properties c/o Melissa Clark

TAX ID NUMBER: 91 25603 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 5981 SCHAAD RD

▶ **LOCATION:** **East side of Bakertown Rd, north side of Schaad Rd**

▶ **APPX. SIZE OF TRACT:** **3.83 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaad Rd, a 4-lane arterial street with a median and a pavement width of 75 ft within a 112 ft right-of-way. Access is also via Bakertown Rd, a major collector street with 54 ft of pavement width within 85-140 ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **ZONING:** **PC(k) (Planned Commercial)**

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

▶ **PROPOSED USE:** **Gas station with convenience store and car wash**

HISTORY OF ZONING: This property was rezoned to PC (Planned Commercial) in 2006 (6-U-06-RZ/6-I-06-SP) as part of a larger rezoning.

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land - PC (k) (Planned Commercial) with conditions
East: Agriculture/forestry/vacant land - PC (k) (Planned Commercial) with conditions
West: Agriculture/forestry/vacant land, single family residential - A (Agricultural), RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: Schaad Rd is a recently constructed minor arterial street. Due to the recent availability of street infrastructure, this section of Schaad Rd remains mostly undeveloped large agricultural tracts. However, the general area is mostly single family subdivisions.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a gas station with a convenience store and car wash, subject to 8**

conditions.

- 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 2) Entering into a Memorandum of Understanding with Knox County Engineering and Public Works to widen Bakertown Rd to 20 ft with a 5 ft sidewalk and 2 ft shoulders.
- 3) Implementing the recommendations of the Weigel's Store #118 on Bakertown Road Traffic Letter (Ardurra, 10/25/2024) as required by Knox County Engineering and Public Works during the design plan phase. If the TIS is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies.
- 4) Provide a Type B landscape screen along the northern boundary (Exhibit B). The detailed landscape plan must be submitted to Planning staff for review and approval during permitting.
- 5) Light sources shall be arranged so that lighting is directed away from any boundary of the lot or tract and does not trespass on adjacent residential uses.
- 6) Adding a note to the final plat that the access easement, as shown on the development plan, must be recorded before building permits are issued.
- 7) Meeting the requirements of the Knox County Zoning Ordinance, including but not limited to the standards of the PC zone (Article 5.33) and Signs, billboards, and other advertising structures (Article 3.90).
- 8) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a new Weigel's gas station, convenience store, and car wash. The project site is 3.83 acres of a 7-acre parcel on the newly built Schaad Road at Bakertown Road.

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

PC (k) (Planned Commercial), subject to one condition: No development plan for commercial development shall be accepted for review by MPC (now Knoxville-Knox County Planning) until the new Ball Camp Pike realignment is completed adjacent to this site. MPC and County Engineering staff will determine when the road project is at a point of sufficient completion.

A. Staff has determined that a development plan can be approved since the road is open but still under construction. The traffic letter states that the 30-mph posted speed limit is temporary until the full section is completed, at which time the speed limit will most likely match the other sections of the completed roadway, which are posted at 45 mph.

B. The PC zone is intended for a unified grouping of commercial buildings that do not require or desire a central business district location. This zone's objective is to achieve the highest quality site design, building arrangement, landscaping, and traffic circulation patterns possible. The plan is for a gas station with a convenience center and car wash on one lot. A landscape plan has been provided to buffer the residential zone to the rear and screen the parking lot. The property will have 2 right-in, right-out driveways on Schaad Road. There will be one driveway on Bakertown Road, which will run along the rear of the property and connect to another commercial lot by an access easement.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2.1: Create buffers or transitions. - A Type B buffer has been provided along the rear of the property adjacent to the residential. This is a 12-ft dense screening buffer that should fully screen the residential lots from the subject development.

B. Implementation Policy 4.2: Require pedestrian and vehicular connectivity with development. - A sidewalk along Bakertown Rd connecting to Schaad Rd sidewalks will be constructed.

C. Implementation Policy 9.6: Align capital improvement projects. - The Schaad Road construction project creates an opportunity for more mixed-use development.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as SMR (Suburban Mixed Residential), where commercial use is considered secondary. SMR is typically located near or adjacent to collector roads within proximity to existing or planned

neighborhood services. The new Schaad Rd is an arterial street, while Bakertown Rd is a collector street. This intersection of classified roads is an appropriate location for commercial use within the SMR place type. This property is adjacent to residential development and is part of the larger PC-zoned parcel, out of which this will likely be subdivided.

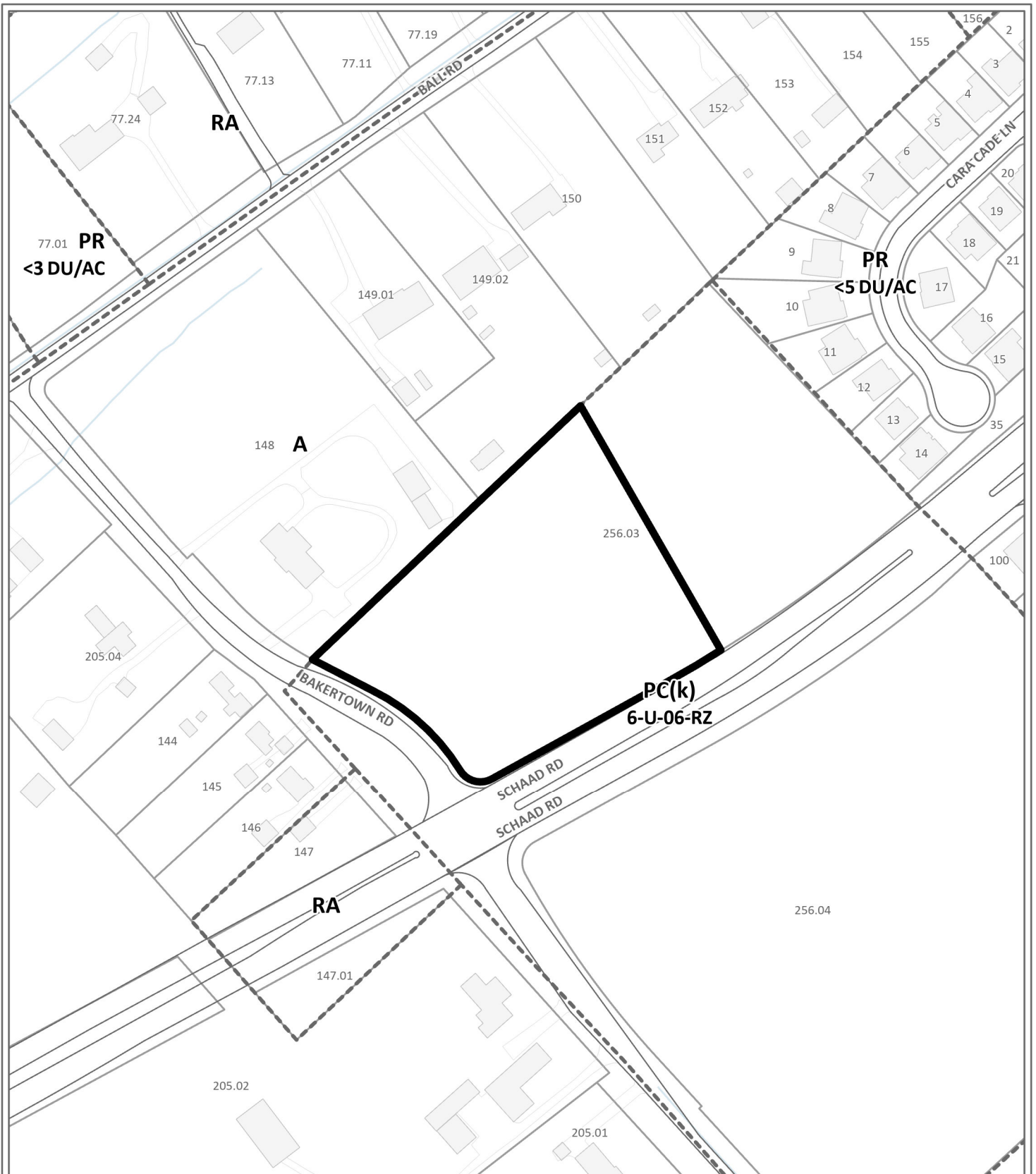
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

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. The proposal complies with the Planned Growth Boundary.

ESTIMATED TRAFFIC IMPACT: Not required.

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).



DEVELOPMENT PLAN

12-F-24-DP

Petitioner: Batson Himes Norvell and Poe



Gas station with convenience store and car wash in PC(k) (Planned Commercial)

Original Print Date: 11/22/2024

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

Map No: 91
Jurisdiction: County

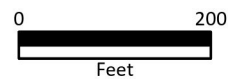
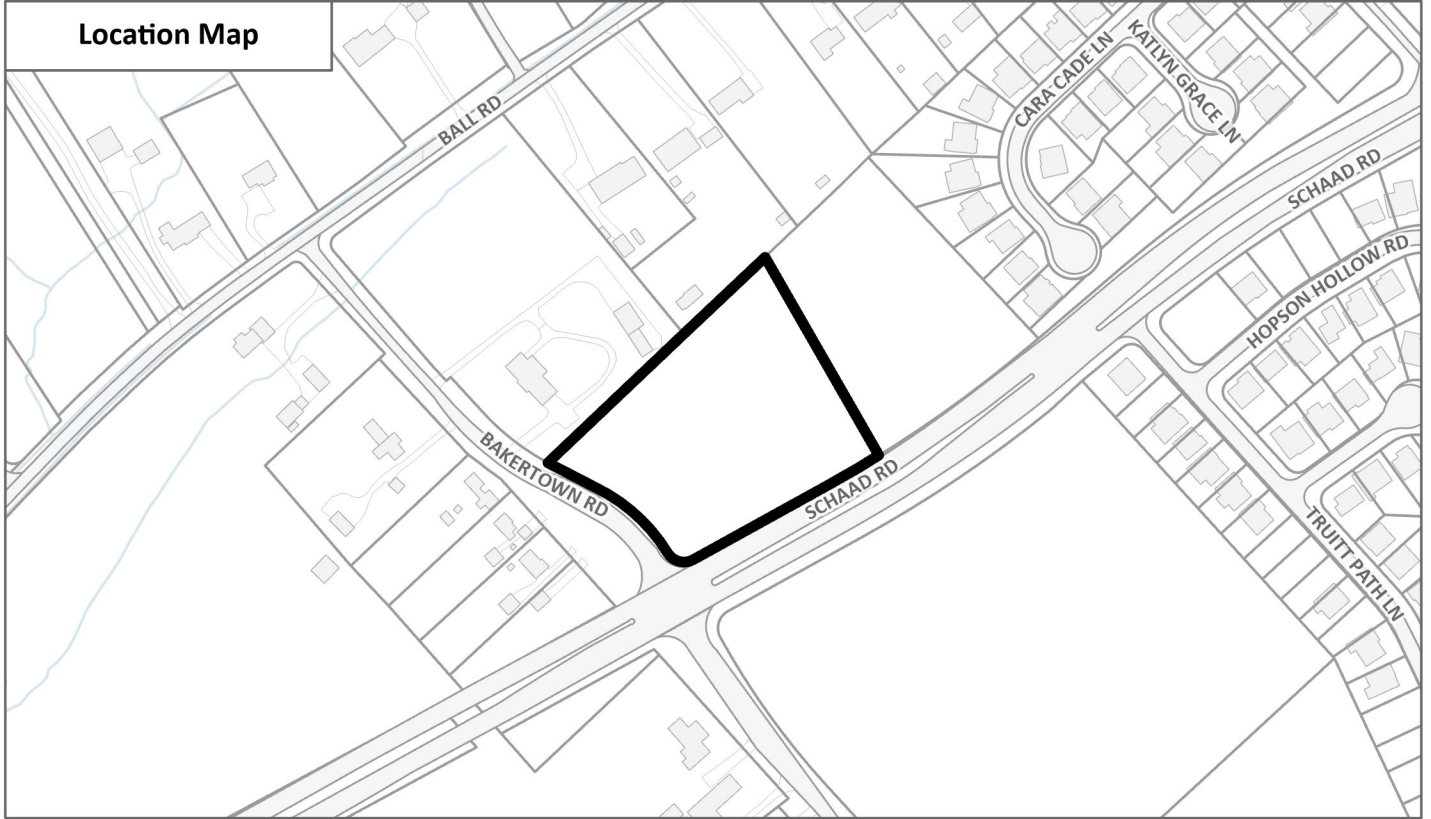


Exhibit A. Contextual Images

Location Map



Aerial Map

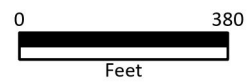


CONTEXTUAL MAPS 1

12-F-24-DP



Case boundary



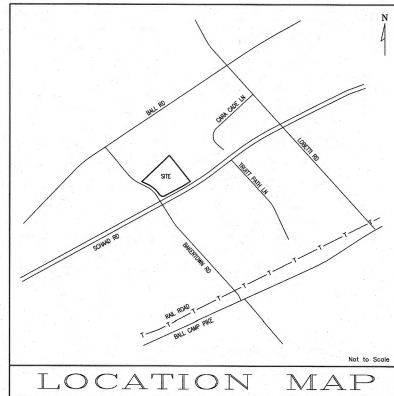
DESIGN PLAN
FOR

LKM PROPERTIES LP

TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING & DRAINAGE
5-7	EROSION & SEDIMENT CONTROL PLAN
8-9	DETAILS
10	LANDSCAPE



OWNER/DEVELOPER

LKM PROPERTIES LP
P.O. BOX 654
POWELL, TN 37849

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4324 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (603) 585-6472
FAX (603) 588-6473



OCTOBER 3, 2024
REVISED: DECEMBER 02, 2024

SHEET 1 OF 10 SHEETS
25520-TS

Q:\25520\25520.DWG

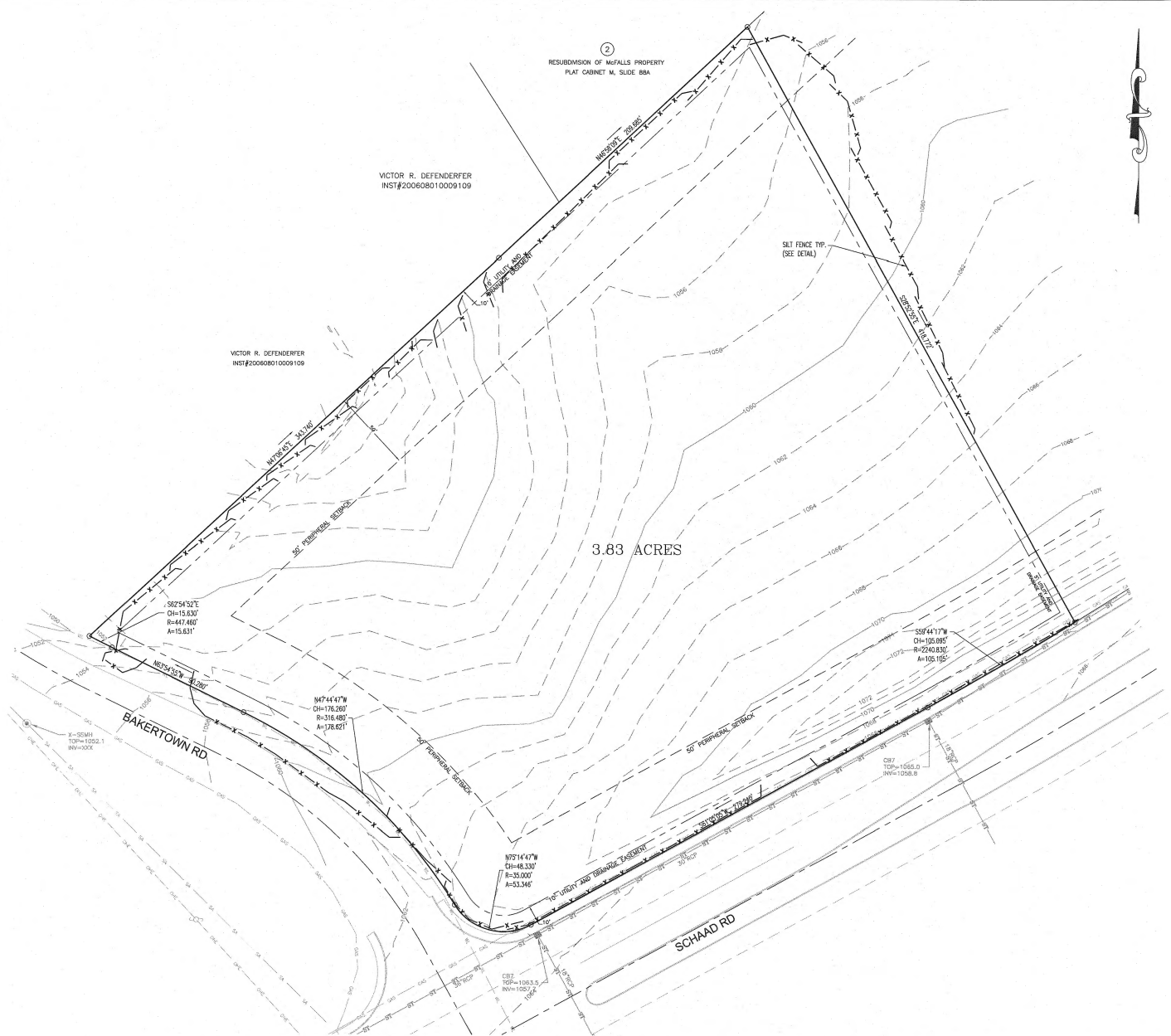
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
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CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
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EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 12' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 3.83 ACRES.
 5. THIS PROPERTY IS ZONED P(OA).
 6. UTILITIES:
WATER: XX
SEWER: XXX
ELECTRIC: XXXX
GAS: XXXX
TELEPHONE: XXXXX
 7. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 8. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 10'
REAR- 10'
SIDE- 10'
 9. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

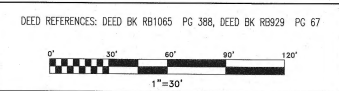


OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 604
POWELL, TN 37849

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email@bhn-p.com

DESIGNED	AJT	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	AJT								
CHECKED	DMP	1	12/02/24	REMOVED ENTRANCE TO BAKERTOWN					

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2" INTERVAL
DATE
10/3/24



EXISTING CONDITIONS FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-EX
SHEET 2 OF 10 SHEET(S)
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"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

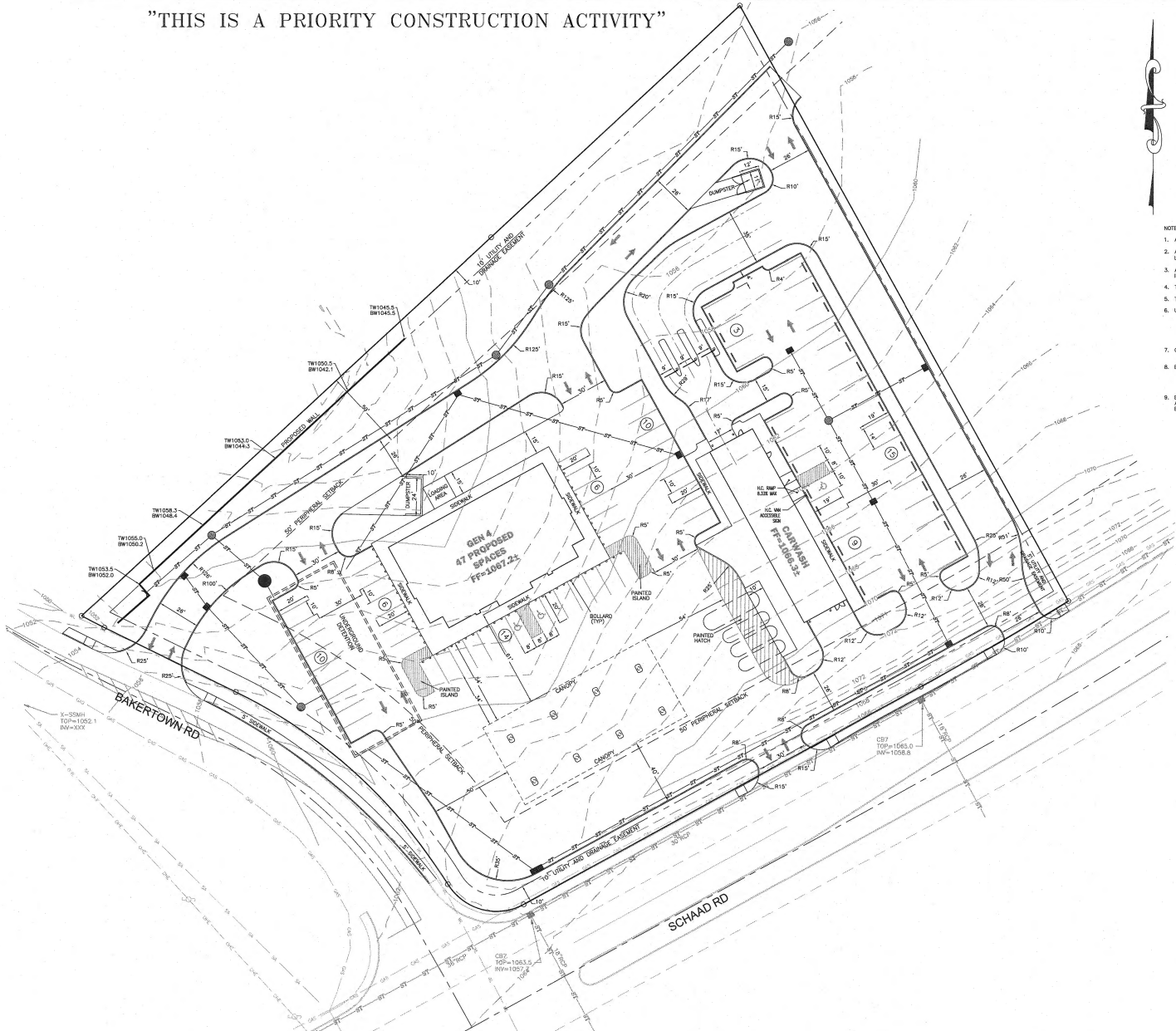
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 - THIS PROPERTY IS ZONED APPROXIMATELY 3.83 ACRES.
 - THIS PROPERTY IS ZONED P(O).
 - UTILITIES:
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PARKING TABLE

PARKING REQUIRED
1 STACK UP SPACE PER 5 FEET OF CONVEYOR TUNNEL
2 SPACES PER EACH 3 EMPLOYEES
1 VAN ACCESSIBLE ADA SPACE

PARKING PROVIDED:
45 TYPICAL PARKING SPACES
3 VAN ACCESSIBLE ADA SPACES
25 TOTAL WORKSTATION/PARKING SPACES

SITE CONDITIONS (DATA)
SITE AREA = 3.83 AC
EXISTING IMPERVIOUS AREA = 0.00 AC
PROPOSED IMPERVIOUS AREA = 2.88 AC
TOTAL DISTURBED AREA = XXX AC



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DEED REFERENCES: DEED BK RB1065 PG 388, DEED BK RB929 PG 67

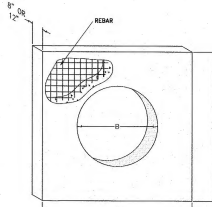
SITE PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-SP
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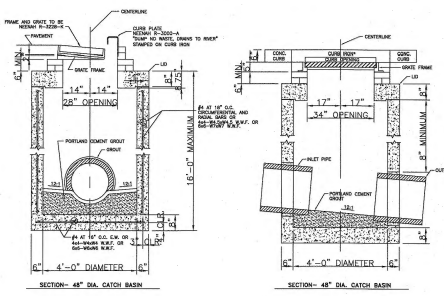
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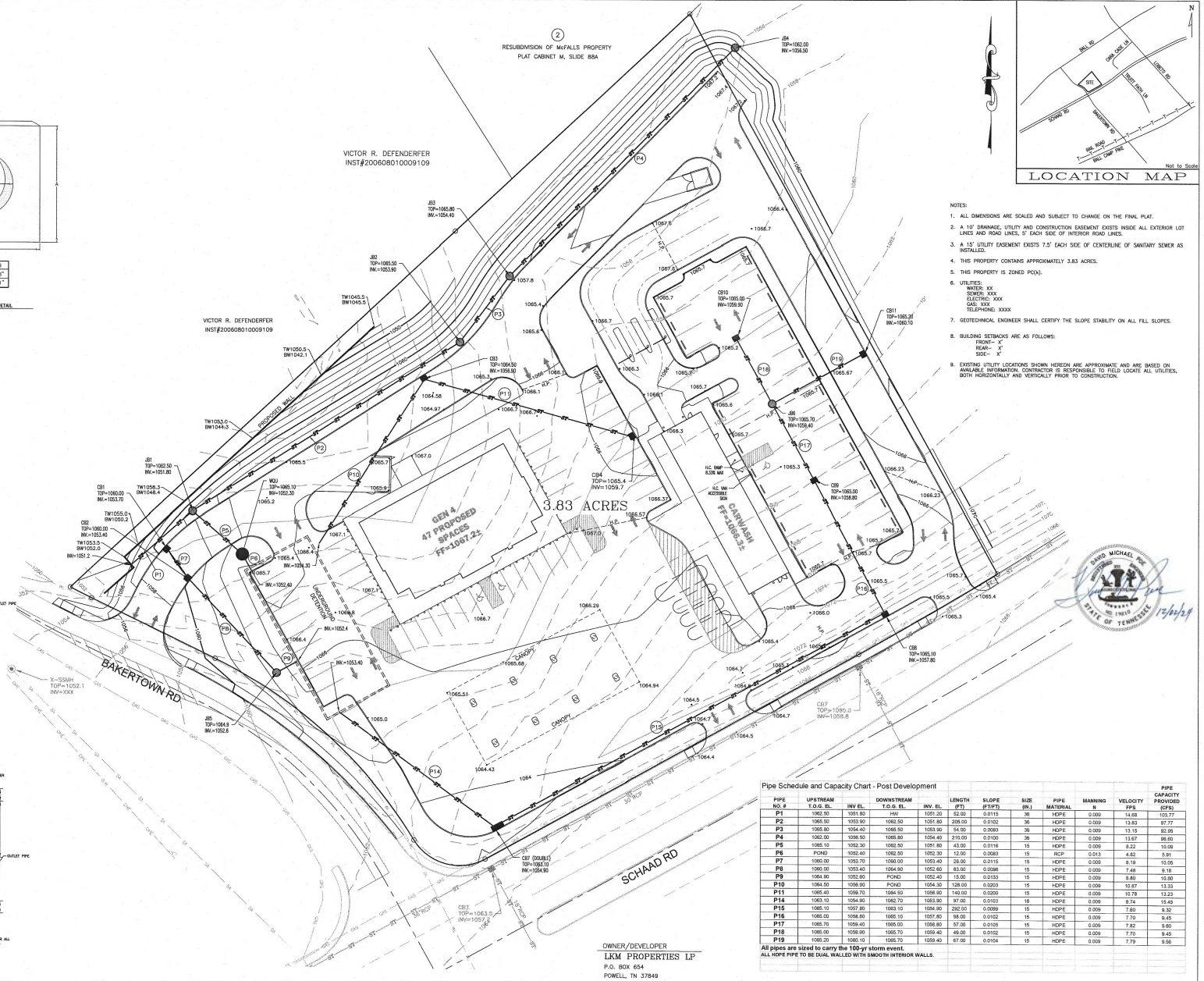
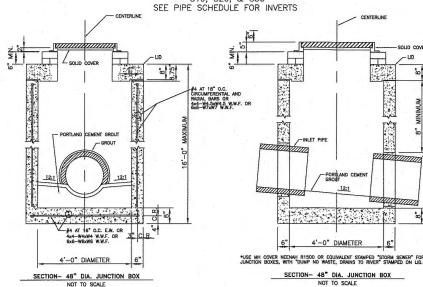
PIPE SIZE	A	B
12" RCP	5'-0"	10"
15" RCP	5'-10"	21"

ANTI-SEEP COLLAR DETAIL

SEE PIPE SCHEDULE FOR INVERTS



S19, S20, & S36
SEE PIPE SCHEDULE FOR INVERTS



- NOTES:
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Pipe Schedule and Capacity Chart - Post Development

PIPE NO. #	UPSTREAM T.O. G. EL.	INV. EL.	DOWNSTREAM T.O. G. EL.	INV. EL.	LENGTH (FT)	SLOPE (FT/FT)	SIZE (IN)	PIPE MATERIAL	MANING N	VELOCITY (FPS)	PIPE CAPACITY (CFS)
P1	1065.50	1051.50	1051.50	1051.50	25.00	0.0115	36	HOPE	0.009	14.63	103.77
P2	1065.50	1055.50	1055.50	1051.50	208.00	0.0102	36	HOPE	0.009	13.43	87.77
P3	1065.50	1054.40	1055.50	1055.50	25.00	0.0090	36	HOPE	0.009	13.10	82.95
P4	1065.50	1055.50	1055.50	1054.40	210.00	0.0100	36	HOPE	0.009	13.07	86.80
P5	1065.15	1052.30	1052.50	1051.80	43.00	0.0116	15	HOPE	0.009	8.22	10.59
P6	PCWD	1052.40	1052.50	1052.50	22.00	0.0083	15	RCP	0.013	4.82	5.91
P7	1065.00	1053.70	1050.00	1053.40	25.00	0.0115	15	HOPE	0.009	8.19	10.05
P8	1065.00	1053.40	1054.50	1052.80	83.00	0.0396	15	HOPE	0.009	7.48	8.18
P9	1064.95	1052.00	PCWD	1052.40	15.00	0.0120	15	HOPE	0.009	8.80	12.80
P10	1064.50	1055.00	PCWD	1054.30	128.00	0.0203	15	HOPE	0.009	10.87	13.30
P11	1065.40	1059.70	1064.50	1058.90	140.00	0.0200	15	HOPE	0.009	10.78	13.23
P12	1065.15	1054.90	1062.70	1058.90	97.00	0.0100	18	HOPE	0.009	9.74	13.45
P13	1065.10	1057.80	1063.10	1054.90	292.00	0.0289	15	HOPE	0.009	7.60	9.32
P14	1065.00	1058.00	1065.10	1057.80	78.00	0.0102	15	HOPE	0.009	7.70	9.45
P15	1065.00	1058.00	1065.10	1057.80	78.00	0.0102	15	HOPE	0.009	7.62	9.40
P16	1065.70	1059.40	1065.00	1058.80	57.00	0.0105	15	HOPE	0.009	7.70	9.45
P17	1065.00	1059.00	1065.70	1059.40	48.00	0.0102	15	HOPE	0.009	7.70	9.45
P18	1065.30	1060.10	1065.70	1059.40	87.00	0.0104	15	HOPE	0.009	7.79	9.58

All pipes are sized to carry the 100-yr storm event.
All HOPE PIPE TO BE DUAL WALLED WITH SMOOTH INTERIOR WALLS.

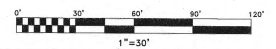
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email:bhn-p.com

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CHECKED	DMP	12/02/24	REMOVED ENTRANCE TO BAKERTOWN					

SCALE
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DATE
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DEED REFERENCES: DEED BK RB1065 PG 388, DEED BK RB929 PG 67



GRADING & DRAINAGE PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-GP
SHEET 4 OF 10 SHEET(S)
0:\25520\25520.DWG

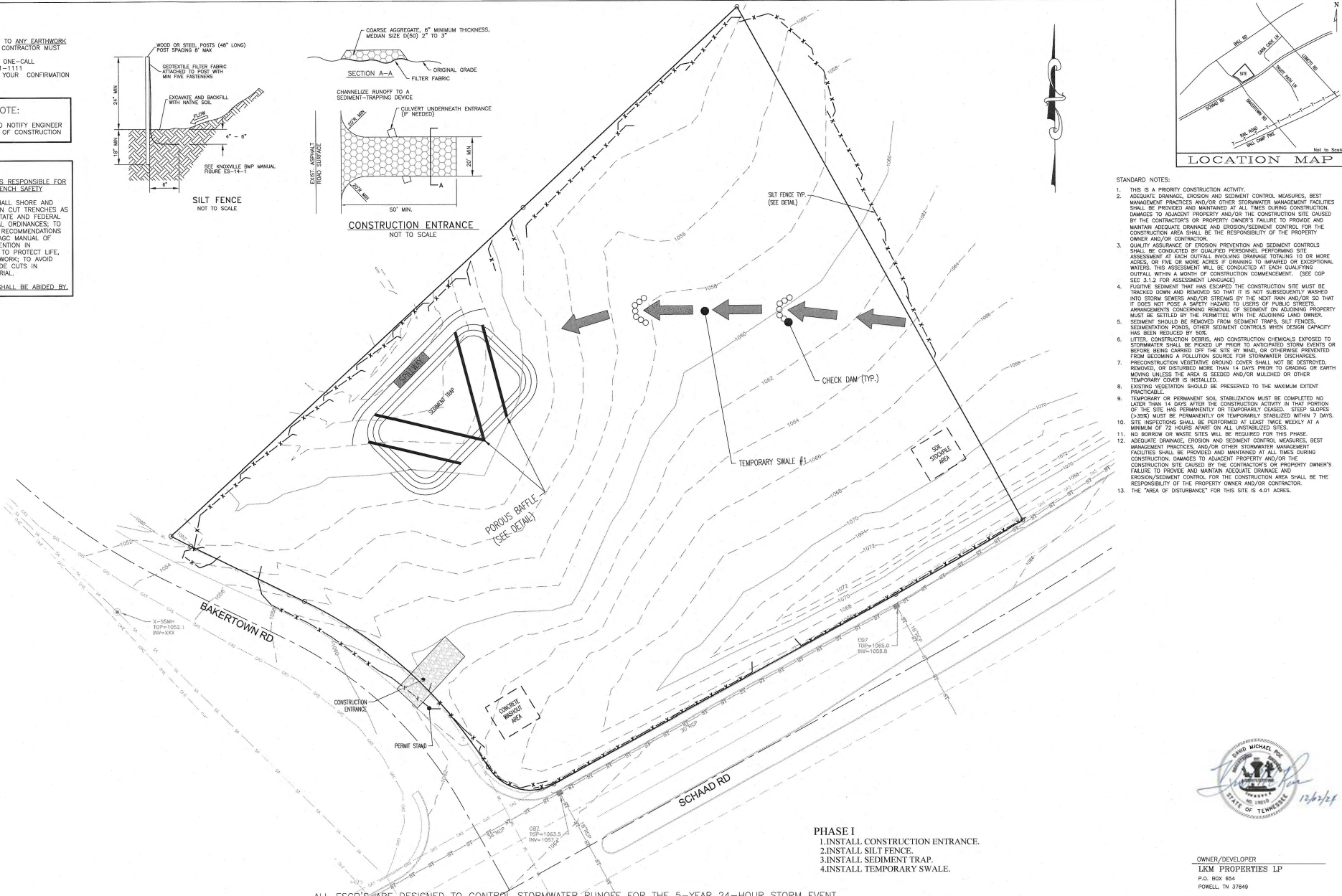
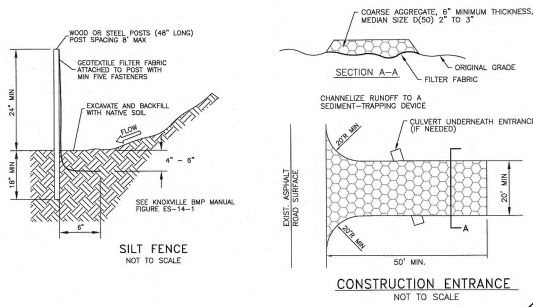
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OSHA RULES SHALL BE ABIDED BY.



- STANDARD NOTES:
1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
 2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CGP SEC. 31.2 FOR ASSESSMENT LANGUAGE)
 4. FLUCTUATING SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRICKLED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY BARRIED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
 5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PANS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
 7. PRECONSTRUCTION VEGETATION GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
 8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
 9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (GRADE) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
 10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 22 HOURS APART ON ALL UNSTABILIZED SITES.
 11. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
 12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 4.01 ACRES.

PHASE I
1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE.
3. INSTALL SEDIMENT TRAP.
4. INSTALL TEMPORARY SWALE.

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.



OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 604
POWELL, TN 37849

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4324 PAPERHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	AJT	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	AJT							
CHECKED	DMP	1/22/24	REMOVED ENTRANCE TO BAKERTOWN					

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2" INTERVAL

DATE
10/3/24

DEED REFERENCES: DEED BK RB1065 PG 388, DEED BK RB929 PG 67

1" = 30'

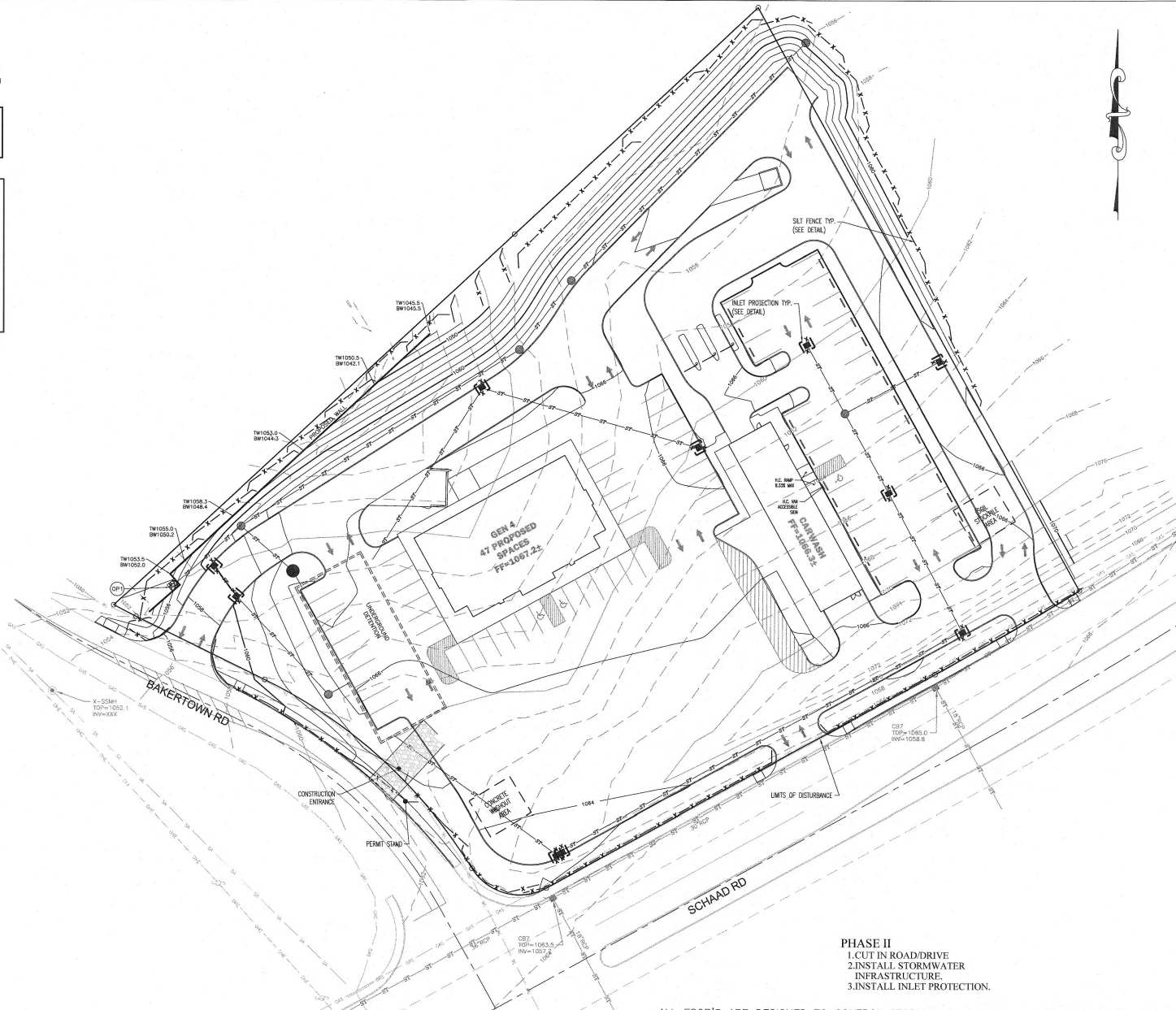
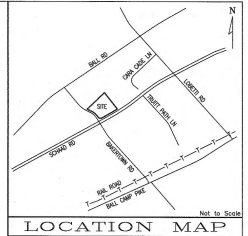
EROSION & SEDIMENT CONTROL PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-E&SC
SHEET 5 OF 10 SHEET(S)
0:25520:25520.DWG

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES, TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION, TO PROTECT LIFE,
PROPERTY, OR WORK, TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.



- STANDARD NOTES:
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 2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROL'S SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE FEEDING TO 500 MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAVED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CGP SEC. 31.2 FOR ASSESSMENT LANGUAGE)
 4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTED WITH THE ADJOINING LAND OWNER.
 5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY SOLE.
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 7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
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 10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
 11. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
 12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 4.01 ACRES.

PHASE II
1. CUT IN ROAD/DRIVE
2. INSTALL STORMWATER
INFRASTRUCTURE.
3. INSTALL INLET PROTECTION.

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.



OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 654
POWELL, TN 37849

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4334 PAPERHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (605) 588-6472
FAX: (605) 588-8473
email@bhn-p.com

DESIGNED	AJT	SCALE	DATE
DRAWN	AJT	HORIZONTAL: 1" = 30' VERTICAL: 2" INTERVAL	10/3/24
CHECKED	DMP		
NO.	DATE	REVISION	APPR.
1	12/02/24	REMOVED ENTRANCE TO BAKERTOWN	

DEED REFERENCES: DEED BK R1065 PG 388, DEED BK R929 PG 67

EROSION & SEDIMENT CONTROL PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-E&SC
SHEET 6 OF 10 SHEET(S)
Q:\25520\25520.DWG

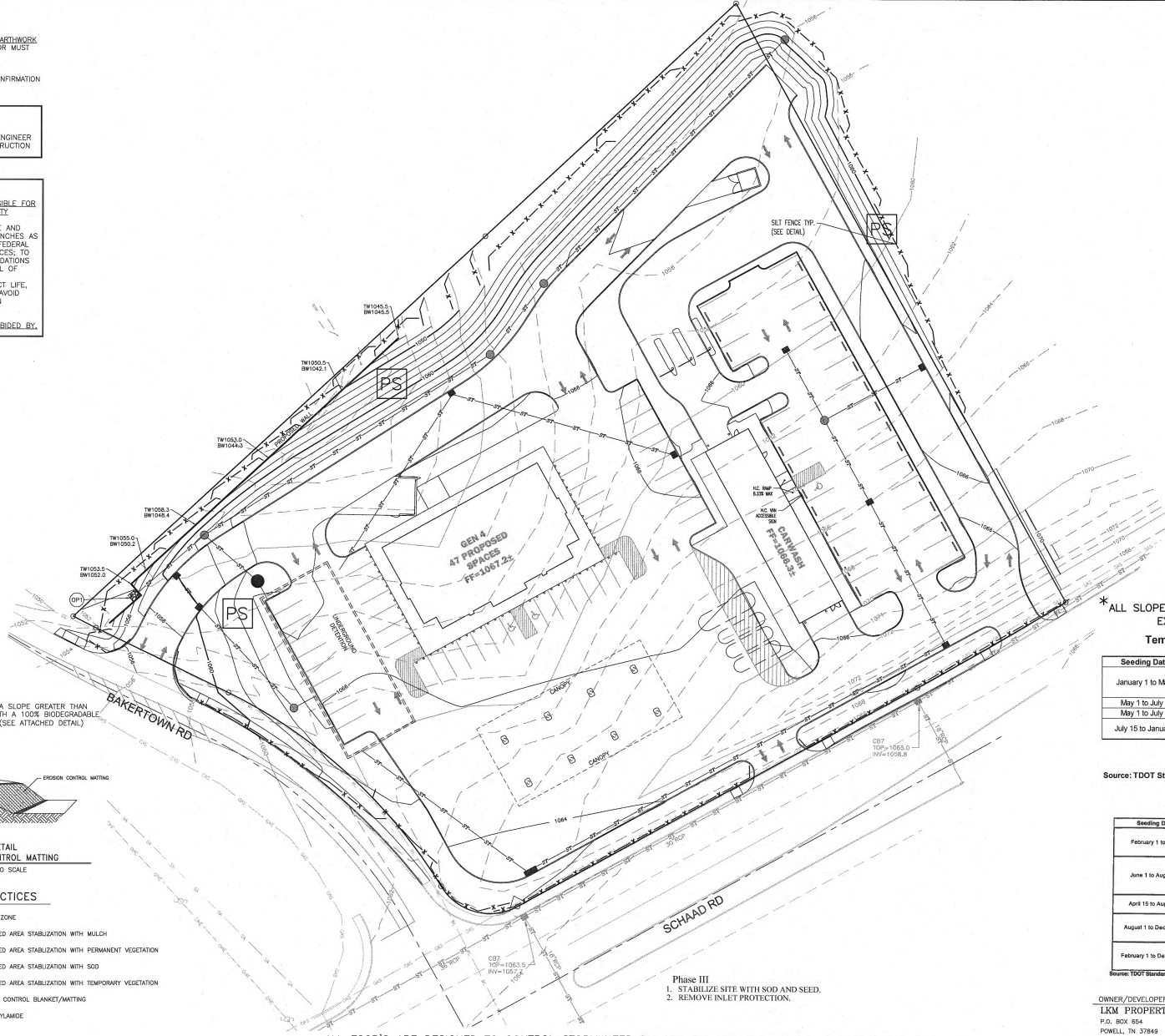
NOTE:
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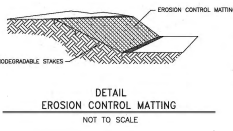
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 4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STRIKES BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
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 13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS XXX ACRES.



NOTE:
1. ALL DISTURBED AREAS WITH A SLOPE GREATER THAN 2.5:1 WILL BE STABILIZED WITH A 100% BIODEGRADABLE EROSION CONTROL MATTING. (SEE ATTACHED DETAILS)



VEGETATIVE PRACTICES

BF	BUFFER ZONE
ML	DISTURBED AREA STABILIZATION WITH MULCH
PS	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
SO	DISTURBED AREA STABILIZATION WITH SOD
TS	DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
MA	EROSION CONTROL BLANKET/MATTING
PAN	POLYACRYLAMIDE

Phase III
1. STABILIZE SITE WITH SOD AND SEED.
2. REMOVE INLET PROTECTION.

* ALL SLOPES GREATER THAN 2.5:1 WILL BE MATTED USING *
EXCEL S-2 ECB OR APPROVED EQUAL.

Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

Table 1
Source: TDOT Standard Specifications

Permanent Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	50%
	English Rye	20%
	Korean Lespedeza	15%
April 15 to August 15	Kentucky 31 Fescue	70%
	German Millet	10%
	Annual Lespedeza	20%
August 1 to December 1	English Rye	25%
	White Clover	10%
	Kentucky 31 Fescue	70%
February 1 to December 1	Crown Vetch	25%
	English Rye	5%

Source: TDOT Standard Specifications

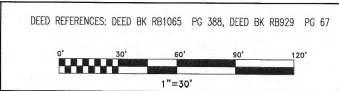
OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 854
POWELL, TN 37849



ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

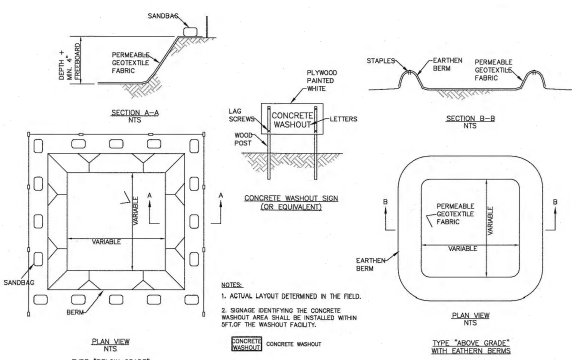
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
14354 PARKMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (605) 388-6472
FAX: (605) 388-6473
enr@bhn-p.com

DESIGNED	AJT	SCALE					
DRAWN <td>AJT <td>HORIZONTAL: 1" = 30' VERTICAL: 2" INTERVAL </td></td>	AJT <td>HORIZONTAL: 1" = 30' VERTICAL: 2" INTERVAL </td>	HORIZONTAL: 1" = 30' VERTICAL: 2" INTERVAL					
CHECKED <td>DMP <td>DATE</td> </td>	DMP <td>DATE</td>	DATE					
		10/3/24					
NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
1	12/02/24	REMOVED ENTRANCE TO BAKERTOWN					

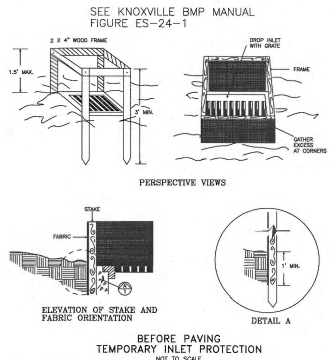


EROSION & SEDIMENT CONTROL PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.0.3
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

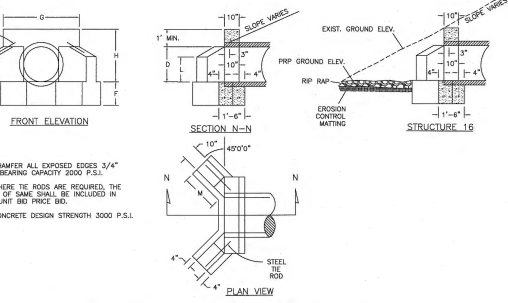
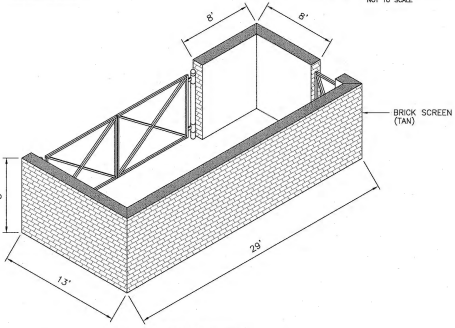
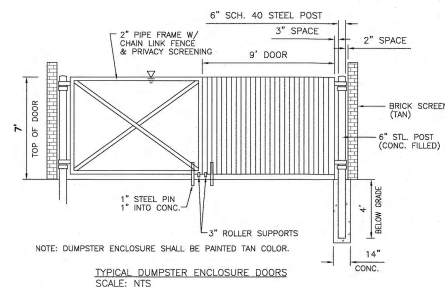
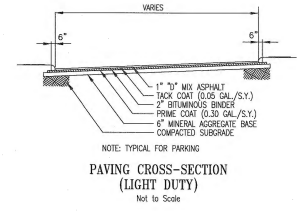
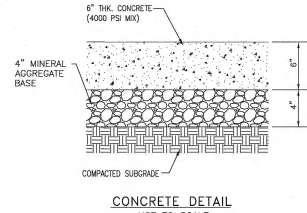
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SHEET 7 OF 10 SHEET(S)
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CONCRETE WASHOUT DETAIL



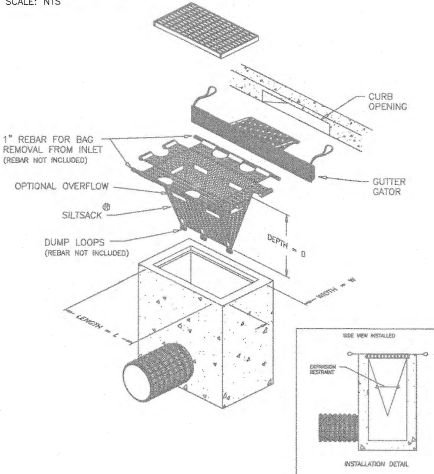
BEFORE PAVING
TEMPORARY INLET PROTECTION
NOT TO SCALE



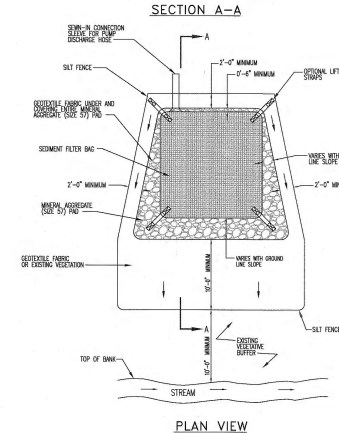
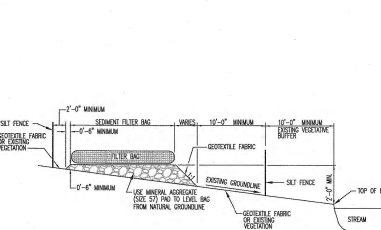
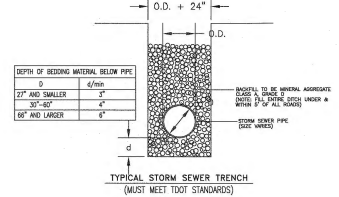
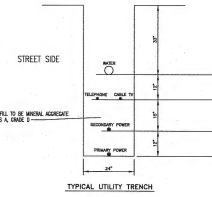
- NOTE:
1. CHAMFER ALL EXPOSED EDGES 3/4" MIN. BEARING CAPACITY 2000 P.S.I.
 2. WHERE TIE RODS ARE REQUIRED, THE TOP OF SAND SHALL BE INCLUDED IN THE UNIT BID PRICE BID.
 3. CONCRETE DESIGN STRENGTH 3000 P.S.I.

DIMENSIONS		FOOTING		CONCRETE 3000 P.S.I.		TOTAL CU. YARDS		STEEL	
OPENING	WALL								
D	AREA SQ.FT.	H	G	L	M	F	CONC.PPFE	CL.PPFE	TIE RODS
12"	1.2	2'-0"	2'-0"	1'-0"	1'-0"	1'-0"	0.58	0.61	NONE
18"	1.8	2'-4"	3'-0"	1'-2"	1'-2"	1'-3"	0.76	0.79	NONE
24"	3.1	3'-0"	4'-4"	1'-5"	2'-1"	1'-4"	1.03	1.08	2-3/4"x42"-0"
30"	4.8	3'-6"	4'-10"	1'-9"	2'-6"	1'-6"	1.34	1.42	1.41 2-3/4"x42"-0"
36"	7.1	4'-0"	5'-4"	2'-0"	2'-11"	1'-8"	1.74	1.85	1.84 2-3/4"x42"-0"
42"	9.6	4'-6"	5'-10"	2'-3"	3'-5"	2'-0"	2.36	2.49	2-3/4"x42"-0"
48"	12.6	5'-0"	6'-4"	2'-6"	4'-0"	2'-0"	2.76	2.92	2-3/4"x42"-0"

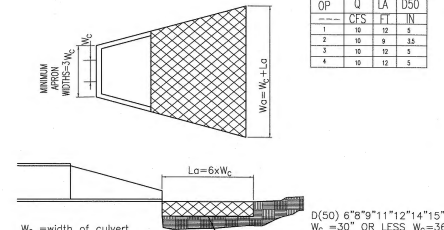
CONCRETE HEADWALL DETAIL
WITH 45° WINGS FOR PIPE CULVERTS



INLET PROTECTION AFTER PAVING
NOT TO SCALE

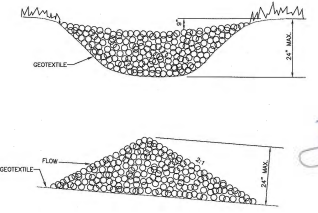


FILTER BAG DETAIL
NOT TO SCALE



REFER TO TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK
RIPRAP INLET/OUTLET PROTECTION
N.T.S.

W_c = width of culvert
L_A = length of riprap apron
W_a = width of culvert
D_m = median riprap size
D_{max} = maximum size of riprap = 1.5 D_m
D_A = depth of riprap apron = 1.5 D_{max}



ROCK CHECK DAMS
NOT TO SCALE



OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 604
POWELL, TN 37849

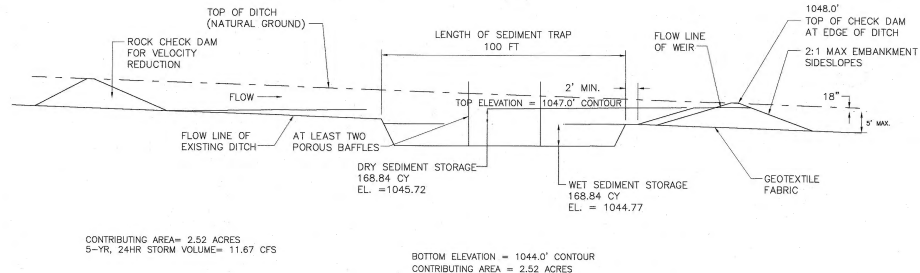
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email@bhn-p.com

DESIGNED	AJT	SCALE
DRAWN	AJT	DATE
CHECKED	DMP	10/4/24
1	12/02/24	REMOVED ENTRANCE TO BAKERTOWN
NO.	DATE	REVISION
APPR.	NO.	DATE
	REVISION	APPR.

DETAILS FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-D
SHEET 8 OF 10 SHEET(S)
0:25520/25520.DWG

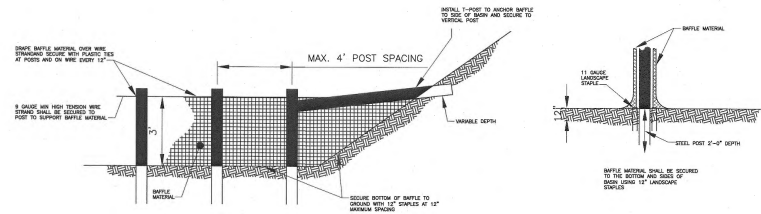
SEDIMENT TRAP #1
(4' AREA BETWEEN 1044' & 1046' CONTOUR)
(H=4.0)



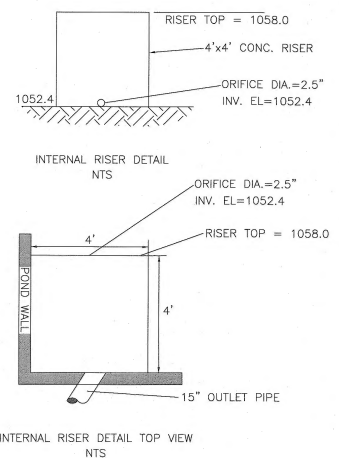
CONTRIBUTING AREA = 2.52 ACRES
5-YR, 24HR STORM VOLUME = 11.67 CFS

BOTTOM ELEVATION = 1044.0' CONTOUR
CONTRIBUTING AREA = 2.52 ACRES

PROFILE VIEW



POROUS BAFFLE DETAIL



THE WATER QUALITY UNIT (WQU) SHOWN ON THESE PLANS HAS BEEN DESIGNED SPECIFICALLY FOR THIS PROJECT. THIS IDENTIFICATION SHALL NOT BE ALLOWED OR USED WITHOUT APPROVAL BY THE ENGINEER OF RECORD PRIOR TO THE BID. EACH WQU HAS BEEN DESIGNED PER THE LATEST CITY OF KNOXVILLE REGULATIONS AND MUST BE INSTALLED IN A PRECAST CONCRETE STRUCTURE.

PLAN VIEW
INTERVALS NOT SHOWN

ELEVATION VIEW

PLAN VIEW FOR PIPE ORIENTATION

COUNT	DESCRIPTION	INSTALLED BY
1	PPF PLASTIC SCK-48 INLET WEIR INSERT	CONTECH
1	PPF PLASTIC SCK-48 OUTLET WEIR INSERT	CONTECH
2	2" SCK-48 UP-DOWN PIPE	CONTRACTOR
1	CONCRETE FLOATABLES WALL	CONTECH
1	SCK-48 HARDWARE KIT	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
2	2"x3" x 4" FRAME AND COVER, EJ #1650683, OR EQUAL	CONTRACTOR

GENERAL NOTES

- FOR FROM TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR FABRICATION DIMENSIONS, WEIGHTS, DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTRACT REPRESENTATIVE: www.contech.com
- SCROLLING WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PRODUCT.
- WATER QUALITY FLOOR FINISH PER CITY OF KNOXVILLE DEVELOPMENT MANUAL:
 - 3.1.1. 1" SPAN = 7.27 CFS
 - 3.1.2. FIBER FLOOR = 4.34 CFS
- STRUCTURE SHALL BE ADDED TO THE LOAD TABLE, ASSUMING A 2" COVER OF 0" 2" AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. NUMBER OF RECORD TO CONFIRM ACTUAL ELEVATION WITH ELEVATION. CONTRACTOR SHALL VERIFY BIDDING AND USE WITH THE CONTRACT LOAD DESIGN METHOD.
- SCROLLING STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-475 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- ANY EXCESSIVE DEPTH, AND/OR ANTI-FLOTTATION PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO VERIFY SUFFICIENT UP-FRIG AND REACH CAPACITY TO LIFT AND SET THE SCROLLING MANHOLE STRUCTURE.
- CONTRACTOR TO ADD ONLY NEARLY BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE OPENINGS TO MATCH PIPE DRIVING CONTROLS.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT APPROXIMATE WEIGHT PICK = 2650 LBS. OF 4 PIECES
MAXIMUM FOOTPRINT = 5'x3'

CONTECH PROPOSAL DRAWING

NO.	DATE	DESCRIPTION
1	12/02/24	REMOVED ENTRANCE TO BAKERTOWN

SCHEMATIC DEVELOPER: CONTECH
 DRAWN: AJT
 CHECKED: DMP

SCALE: DATE 10/4/24

OWNER/DEVELOPER: LKM PROPERTIES LP
 P.O. BOX 654
 POWELL, TN 37849

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PATERSON DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email:batn-p.com

DESIGNED	AJT				
DRAWN	AJT				
CHECKED	DMP	1	12/02/24	REMOVED ENTRANCE TO BAKERTOWN	
		NO.	DATE	REVISION	APPR.

SCALE	DATE
	10/4/24

DETAILS FOR
LKM PROPERTIES LP
 TAX MAP 091 PART OF PARCEL 256.03
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-D
 SHEET 9 OF 10 SHEET(S)
 Q:\25520\25520.DWG










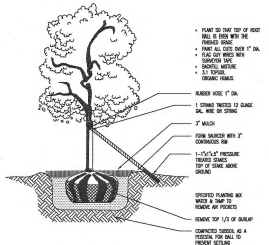
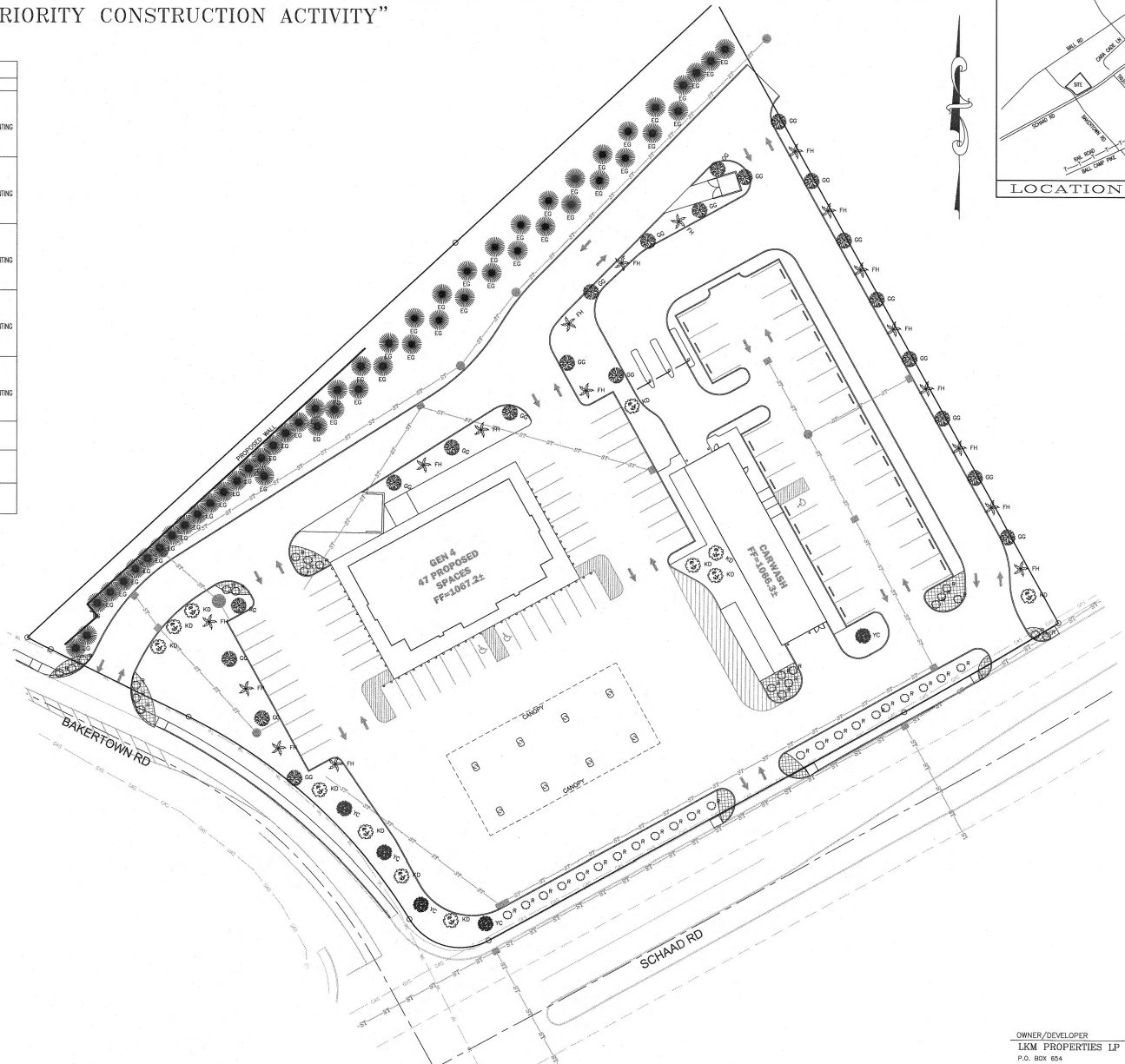
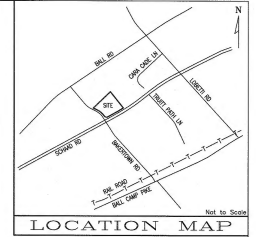
"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

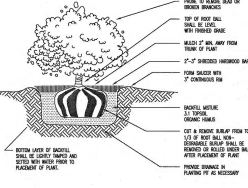
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN ACC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

PLANT MATERIAL SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
	22	THUJA "GREEN GIANT"	GREEN GIANT ARBORVITAE	1-1/4" CAL. 6" HT MIN AT PLANTING
	4	PRUNUS X YEDONENS	YOSHINO CHERRY	2" CAL. 6" HT MIN AT PLANTING
	18	ILEX X ALTERNATE "TOSTERI"	FOSTER HOLLY	1-1/4" CAL. 6" HT MIN AT PLANTING
	12	CORNUS KOUSA	KOUSA DOGWOOD	2" CAL. 6" HT MIN AT PLANTING
	49	JUNPERUS	SPARTAN JUNPER	2" CAL. 6" HT MIN AT PLANTING
LANDSCAPE ISLAND				
	44	ROSA RADRAZZ	ROSA "KNOCK OUT"	1 GALLON MIN
	48	BERBERIDACEAE NANDINA DOMESTICA	OBSESSION NANDINA	1 GALLON MIN



PLANTING DETAILS



- PLANT TO TAP TOP OF ROOT BALL TO 1/4" MIN. FROM THE TRUNK
- TRUNK TO BE 1" DIA. MIN. AT 4' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 6' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 8' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 10' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 12' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 14' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 16' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 18' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 20' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 22' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 24' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 26' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 28' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 30' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 32' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 34' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 36' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 38' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 40' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 42' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 44' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 46' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 48' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 50' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 52' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 54' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 56' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 58' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 60' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 62' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 64' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 66' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 68' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 70' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 72' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 74' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 76' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 78' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 80' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 82' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 84' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 86' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 88' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 90' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 92' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 94' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 96' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 98' HEIGHT
- TRUNK TO BE 1" DIA. MIN. AT 100' HEIGHT

OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 654
POWELL, TN 37849

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PARKHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 585-6472
FAX: (865) 588-6473
enr@batson-p.com

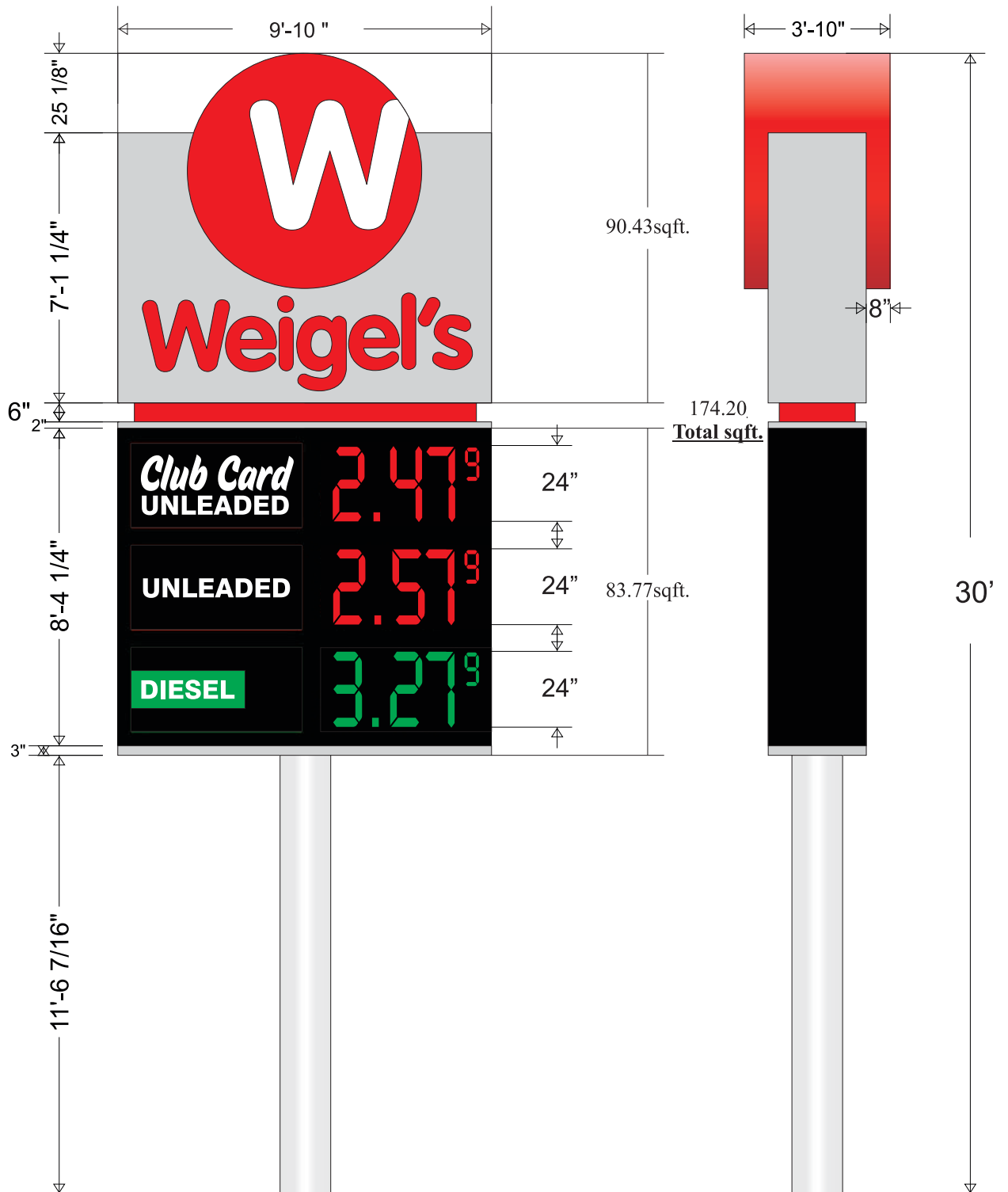
DESIGNED	AJT	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	AJT							
CHECKED	DMP	12/02/24	REMOVED ENTRANCE TO BAKERTOWN					

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2" INTERVAL
DATE
10/3/24

DEED REFERENCES: DEED BK R1065 PG 388, DEED BK R929 PG 67
0' 30' 60' 90' 120'
1" = 30'

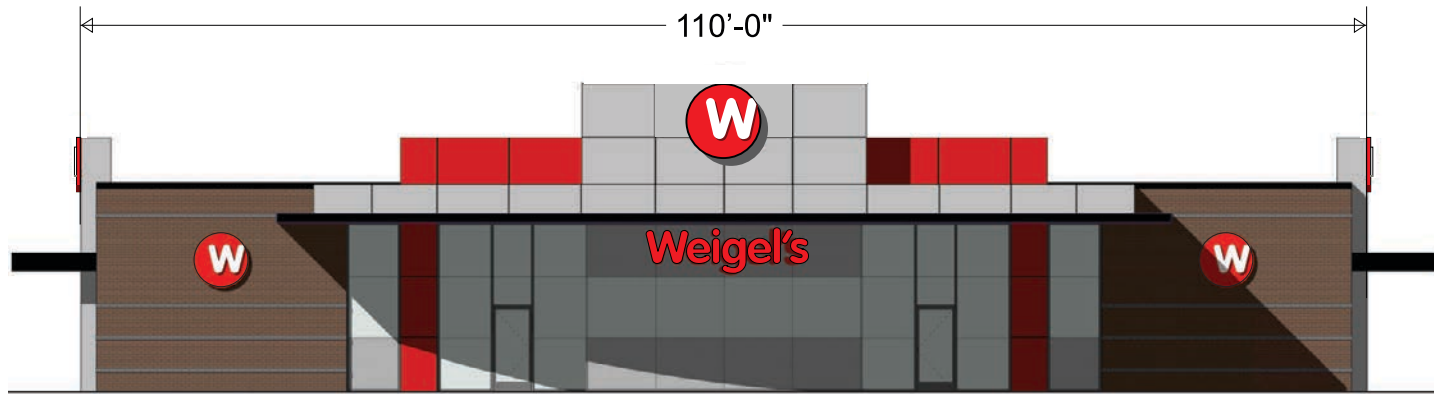
LANDSCAPE PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-LP
SHEET 10 OF 10 SHEET(S)
Q:\25520\25520.DWG



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<i>Neon Service Co.</i>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



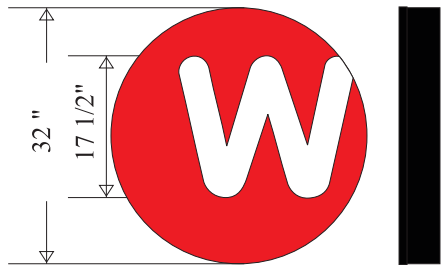
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<i>Neon Service Co.</i>		
SCALE: 3/8" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

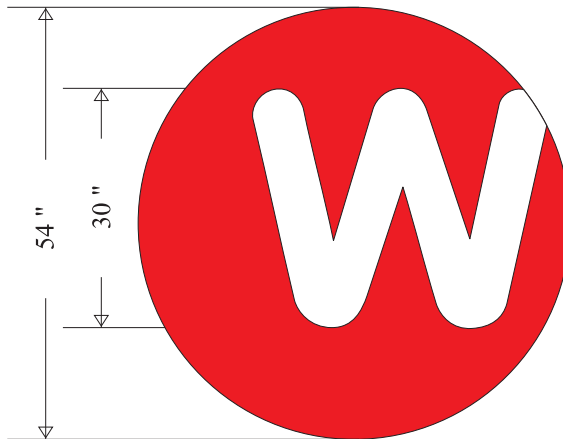


1 required
30.72 Sq. Ft.

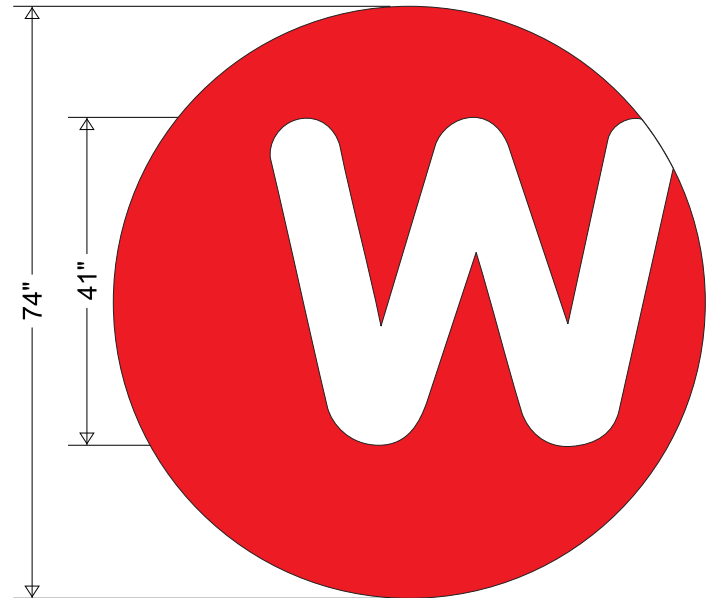
Gloss Black



4 required
5.58 Sq. Ft.
22.32 Total Sq. Ft.



4 required
15.9 Sq. Ft.
63.6 Total Sq. Ft.

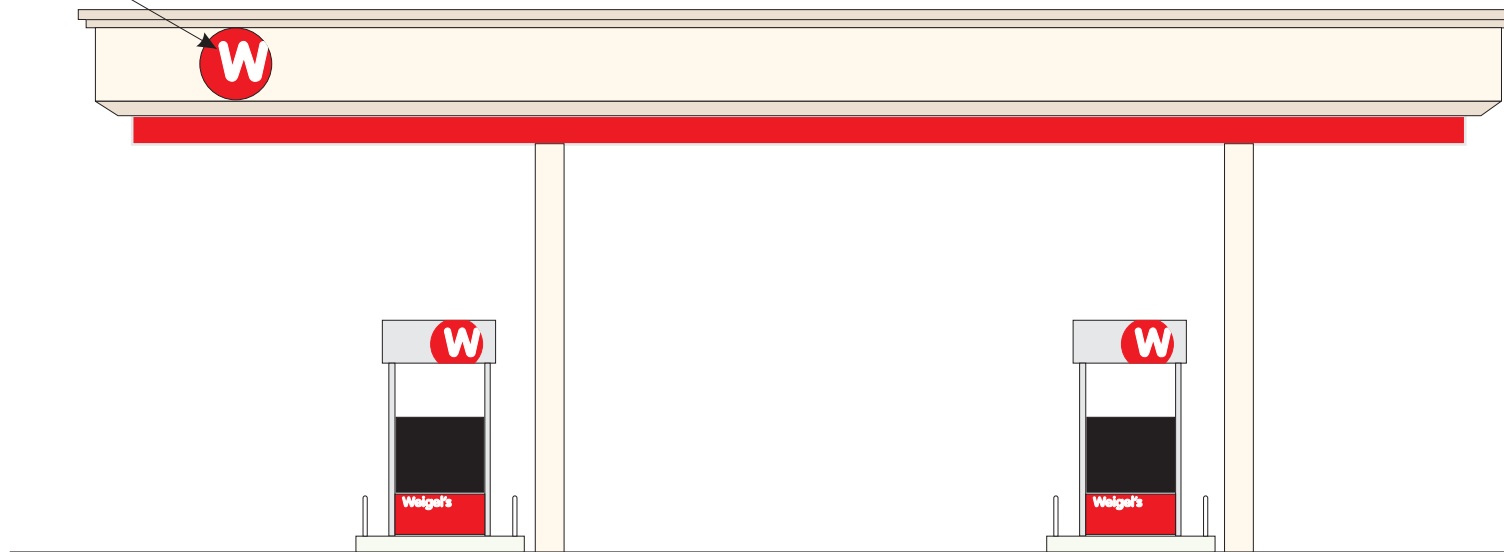


1 required
38.02 Sq. Ft.

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<i>Neon Service Co.</i>		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

32" Logo
4 REQUIRED



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<i>Neon Service Co.</i>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



Top Of Tower
30' - 0"

② Exit Elevation
3/16" = 1'-0"

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<i>Neon Service Co.</i>		
SCALE: 3/16" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

Note: One (1) Non-illuminated letter set on entrance elevation.

Entrance Tower
24' - 0"

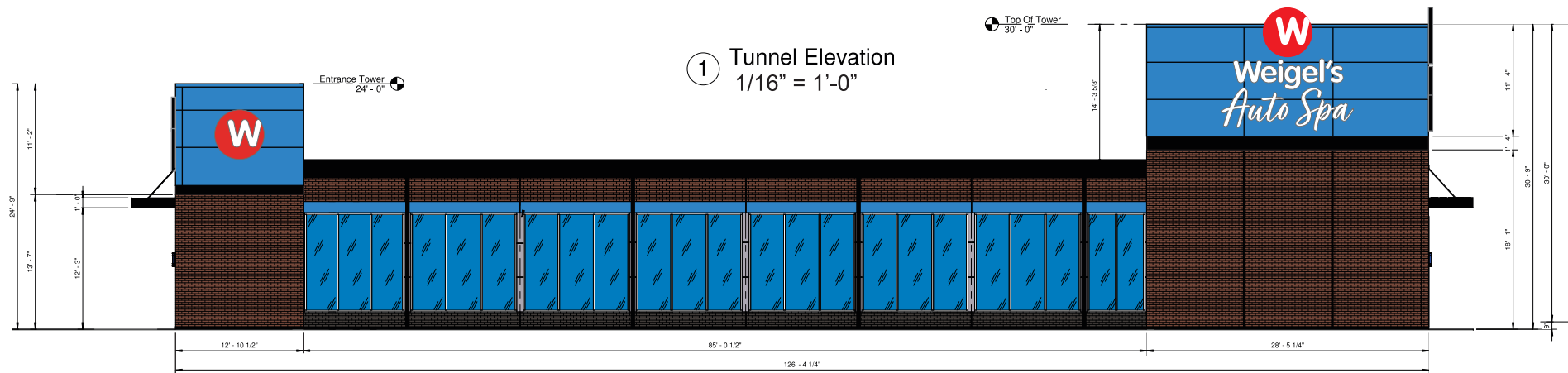


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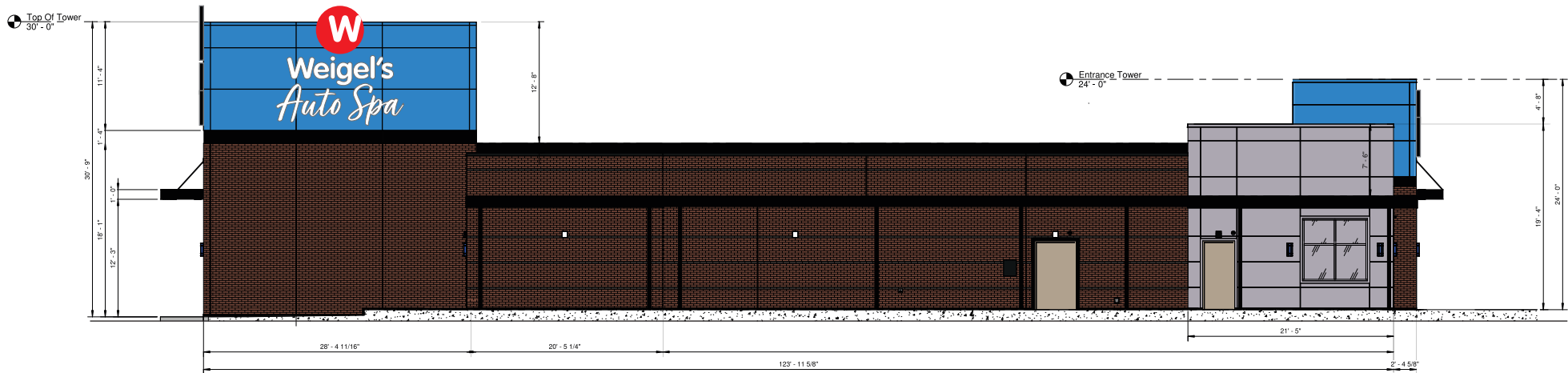
② Entrance Elevation
3/16" = 1'-0"

<i>Neon Service Co.</i>		
SCALE: 3/16" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

① Tunnel Elevation
1/16" = 1'-0"

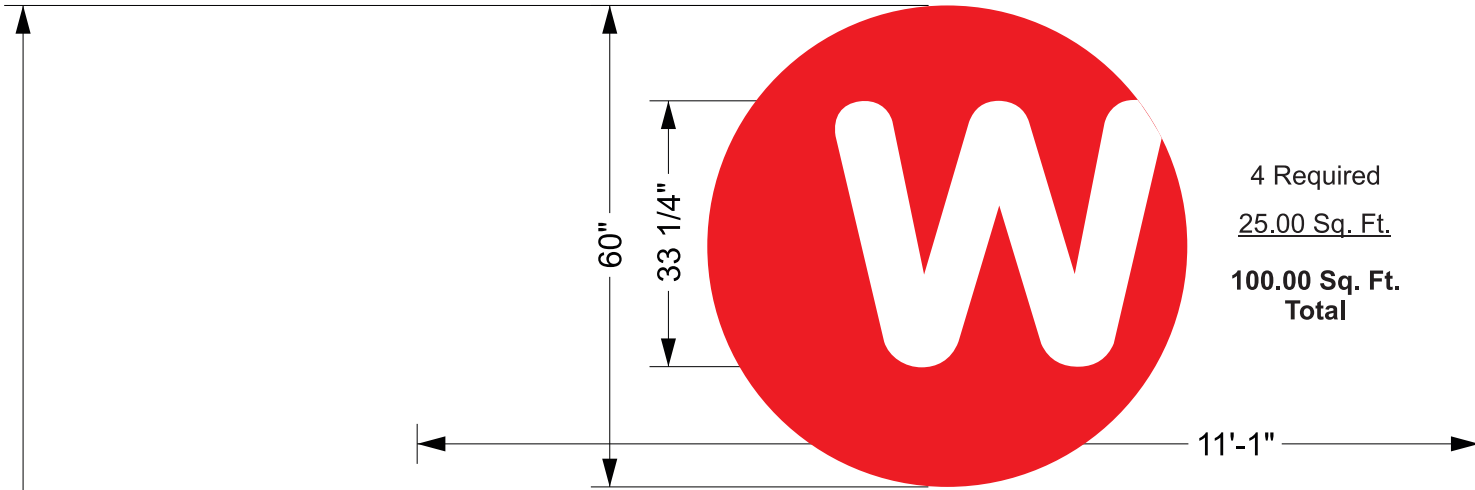


① Equipment Room Elevation
1/16" = 1'-0"



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<i>Neon Service Co.</i>		
SCALE: 1/16" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



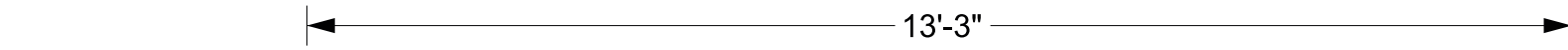
4 Required
25.00 Sq. Ft.
100.00 Sq. Ft. Total



4 Required
24.80 Sq. Ft.
99.2 Sq. Ft. Total



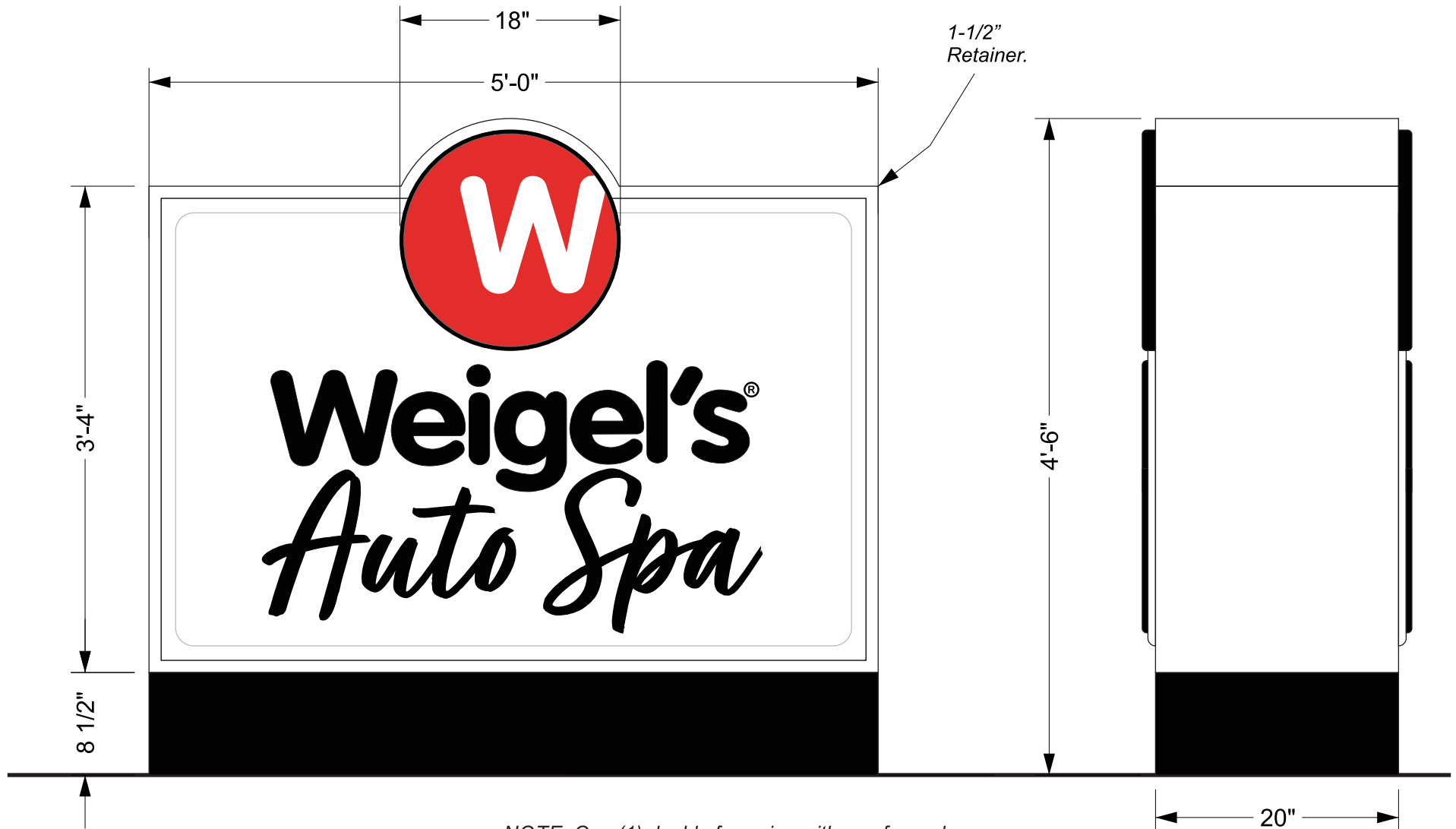
4 Required
55.81 Sq. Ft.
223.24 Sq. Ft. Total



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422.44 Sq. Ft.
Total

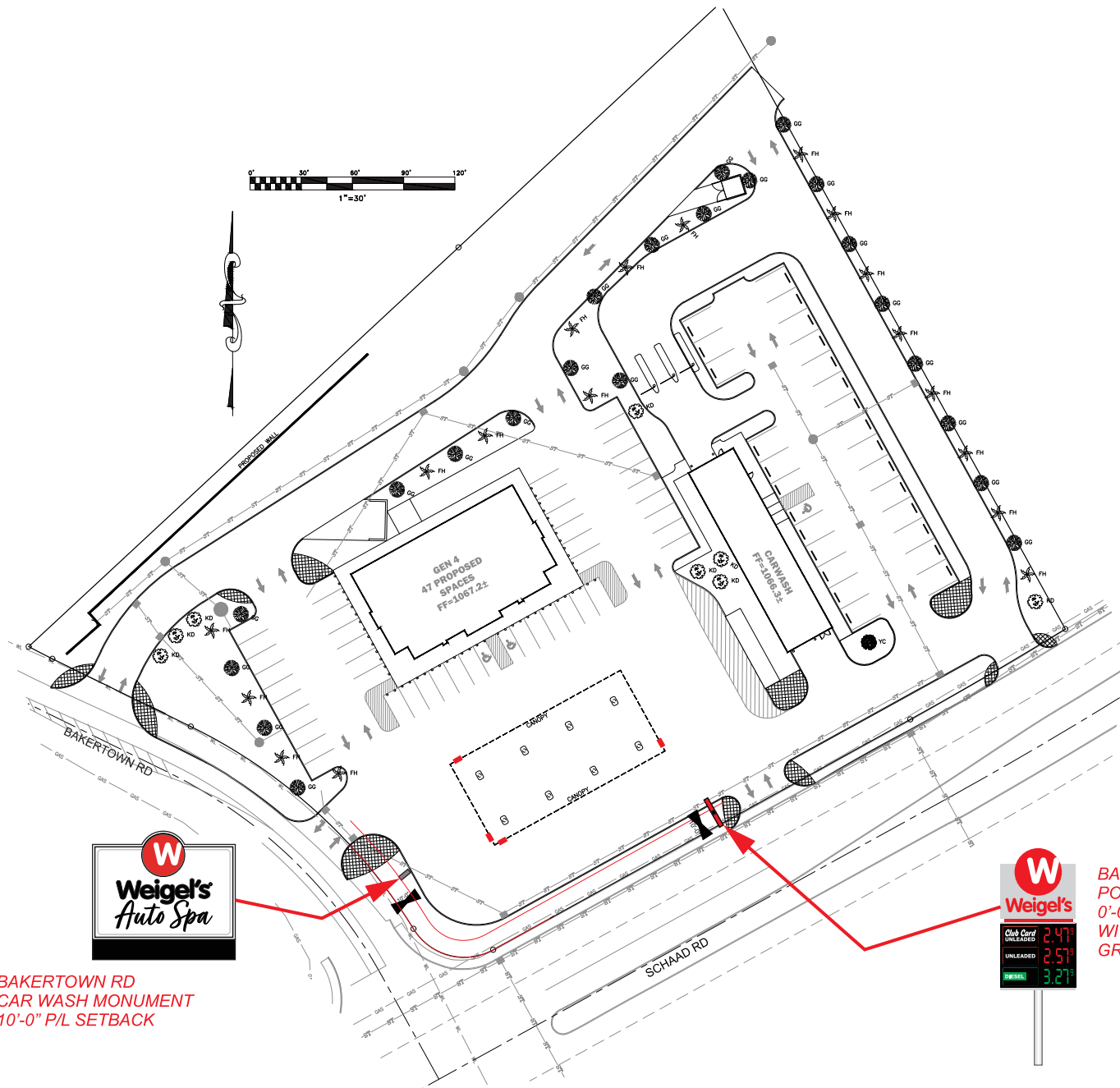
<i>Neon Service Co.</i>		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



NOTE: One (1) double face sign with pan formed embossed acrylic faces painted on inside with acrylic paint. Internally illuminated with LED's.

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<i>Neon Service Co.</i>		
SCALE: 1" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



BAKERTOWN RD
CAR WASH MONUMENT
10'-0" P/L SETBACK



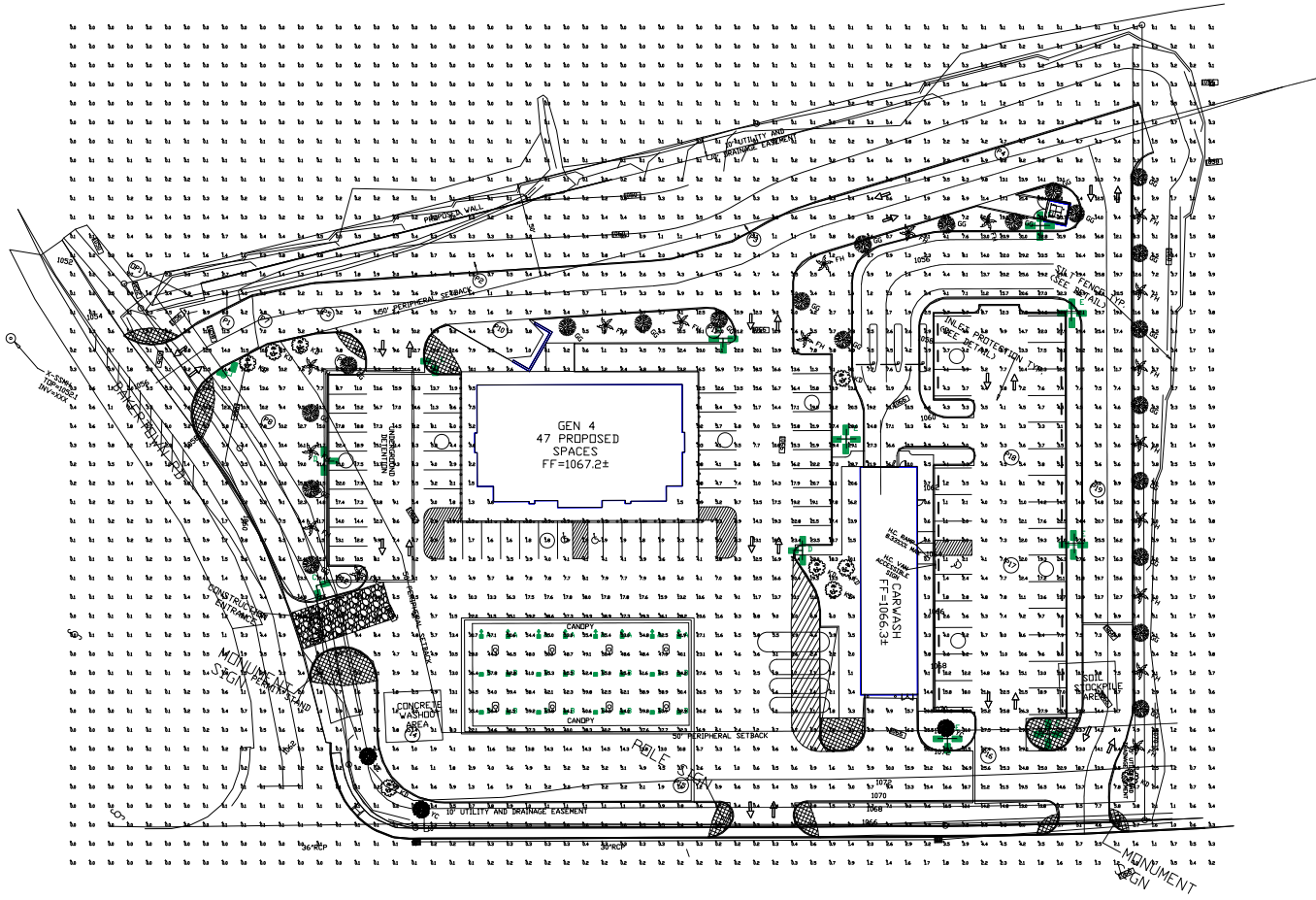
BAKERTOWN RD
POLE SIGN
0'-0" P/L SETBACK
WITH MINIMUM 10'-0"
GRADE CLEARANCE

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<i>Neon Service Co.</i>		
SCALE: N/A	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	ILLuminance	Fc	619	658	0.0	NA	NA
CANDPY	ILLuminance	Fc	51.37	65.8	22.1	2.32	2.98
INSIDE CURB	ILLuminance	Fc	9.56	39.9	0.3	31.87	133.00

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lunens	Arr. Watts	BUG Rating
A	8	A	Single	CRUS-SCFF-LED-VHD-30	15'	1,000	1,000	23192	152	B4-U0-G3
B	16	B	Single	CRUS-SC-VHD-30	15'	1,000	1,000	21289	152	B4-U0-G2
C	3	C	2 @ 90	SLM-LED-30L-SIL-FT-30-70CRI-D90	22' POLE+2' BASE	1,000	1,000	60690	426	B4-U0-G4
D	3	D	3 @ 90	SLM-LED-30L-SIL-FT-30-70CRI-T90	22' POLE+2' BASE	1,000	1,000	91035	639	B4-U0-G4
E	6	E	4 @ 90 Degrees	SLM-LED-30L-SIL-FT-30-70CRI-D90	22' POLE+2' BASE	1,000	1,000	121380	652	B4-U0-G4

**PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION**

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or contractor must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lenses/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 11995

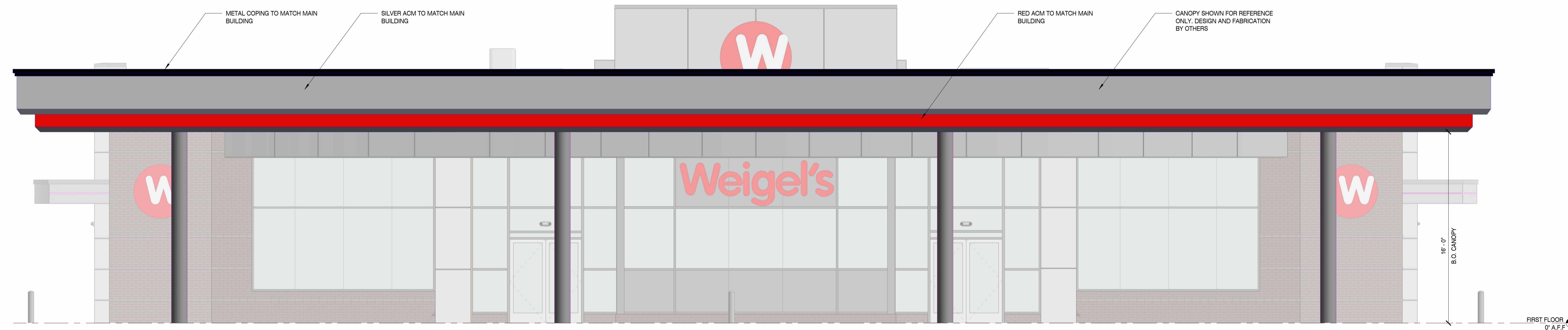
WEIGEL'S LIGHTING PROPOSAL
LD-161227-2

WEIGEL'S 818
SCHWAB ROAD
KNOX COUNTY

DATE: 05/20/24 REV: 05/24 SHEET 1 OF 1

SCALE: 1"=30' 0 30

NO.	DATE	DESCRIPTION
1	12/05/2024	REVISION 1



CANOPY ELEVATION

SCALE: 1/4" = 1'-0"

1



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Batson Himes Norvell and Poe

Applicant Name Affiliation

10/29/2024

12/12/2024

12-F-24-DP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

David Poe Baston Himes Norvell & POE

Name / Company

4334 Papermill Dr. Knoxville TN 37909

Address

865-588-6472 / Poe@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

LKM Properties c/o Melissa Clark

3100 Weigel Ln Powell TN 37849

865-938-2042 / mclark@weigel

Owner Name (if different)

Owner Address

Owner Phone / Email

0 BAKERTOWN RD

Property Address

91 25603

3.83 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Gas station with convenience store and car wash	

SUBDIVISION REQUEST

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

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

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

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

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) the application and all associated materials are being submitted with his/her/its consent. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature	Batson Himes Norvell and Poe Please Print	10/29/2024 Date
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Phone / Email

Property Owner Signature	LKM Properties c/o Melissa Clark Please Print	10/29/2024 Date
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NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
	Knoxville, TN	



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Batson Himes Norvell and Poe

Engineer/Surveyor

Applicant Name

Affiliation

10-28-24

12-12-24

Date Filed

Meeting Date (if applicable)

File Number(s)

12-F-24-DP

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

David Poe

Batson Himes Norvell and Poe

Name

Company

4334 Papermill Dr

Knoxville

TN

37909

Address

City

State

ZIP

865-588-6472

poe@bhn-p.com

Phone

Email

CURRENT PROPERTY INFO

LKM Properties C/O Melissa Clark

3100 Weigel Ln

865-938-2042

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Bakertown Rd

091 25603

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Weigels gasoline fueling/retail and Carwash

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

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

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

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

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Melissa Clark

Digitally signed by Melissa Clark
Date: 2024.10.21 10:46:48 -04'00'

Melissa Clark

10/21/24

Applicant Signature

Print Name / Affiliation

Date

865-617-4052

mclark@weigels.com

Phone Number

Email

William B. Weigel

Digitally signed by William B. Weigel
Date: 2024.10.21 10:47:59 -04'00'

William B. Weigel

10/21/2024

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

12/13/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
- No, but I plan to prior to the Planning Commission meeting

Melissa Clark

Digitally signed by Melissa Clark
Date: 2024.10.28 15:54:20 -04'00'

Melissa Clark

10/28/2024

Applicant Signature

Applicant Name

Date

12-F-24-DP

FILE NUMBER