



DEVELOPMENT PLAN REPORT

► **FILE #:** 6-C-24-DP

AGENDA ITEM #: 40

AGENDA DATE: 6/13/2024

► **APPLICANT:** SCOTT SHARP

OWNER(S): Scott Sharp

TAX ID NUMBER: 118 01616

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1304 CENTERPOINT BLVD

► **LOCATION:** Southwest quadrant of the intersection of Centerpoint Blvd and Lovell Rd

► **APPX. SIZE OF TRACT:** 1.41 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Centerpoint Blvd, a local street with a pavement width of 55 ft within a right-of-way of 76 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **ZONING:** PC (Planned Commercial), TO (Technology Overlay)

► **EXISTING LAND USE:** Commercial (though the property is undeveloped)

► **PROPOSED USE:** Vehicle maintenance facility

HISTORY OF ZONING: The Technology Overlay was placed on this property in 1983 (12-FF-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - PC (Planned Commercial), TO (Technology Overlay)

South: Agriculture/forestry/vacant land, single family residential - RA (Low Density Residential, BP (Business and Technology Park), TO (Technology Overlay)

East: Office - PC (Planned Commercial), TO (Technology Overlay)

West: Commercial - PC (Planned Commercial), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This property is a part of the Centerpoint Business Park at the Lovell Rd at Pellissippi Pkwy. The area has a mix of uses, including single family and multifamily subdivisions and a gas station next door.

STAFF RECOMMENDATION:

► **Approve the development plan for an oil change facility that has approximately 2,668 sq ft of floor area, subject to 4 conditions.**

- 1) Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.
- 2) Meeting all applicable requirements of the Knox County Engineering and Public Works.
- 3) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Obtaining TTCDA approval of the development plans (Case 6-B-24-TOB).

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:

The proposal is for a new oil change facility that is 2,668 sq ft and approximately 20 ft tall. The 1.42-acre site is at the intersection of Lovell Rd and Centerpoint Blvd. There is one driveway access on Centerpoint Blvd. The adjacent property to the south is a Weigel's convenience store and gas station. A development plan for Weigel's in 2020 (case# 3-A-20-UR) removed the cross access easement condition to provide vehicular access between the two properties.

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 (Planned Commercial), TO (Technology Overlay):

A. The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. About 1/3 of the property will not be disturbed and a landscape plan is included and will screen the parking area.

B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. This proposal is consistent with the intent of the PC zone. C. Properties in the TO (Technology Overlay) zone require approval of site plans. This request will be heard at the June 10, 2024 TTCDA meeting (Case 6-B-24-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 2: Ensure that development is sensitive to existing community character. - This property is a part of the Centerpoint Park subdivision and the PC zone requires that all buildings within the development have compatible building materials. The existing buildings in the PC zone have been built with brick facades, and the proposed building will also have brick veneer.

3) FUTURE LANDUSE MAP

A. The property is classified as BP (Business Park). Commercial is considered a secondary use in this place type. This place type considers the PC zone to be partially related, which may be appropriate but with qualifications.

4) STATE SCENIC ROADWAYS

A. Pellissippi Pkwy is a designated state scenic highway. Any signage will be limited to 100 sq ft and shall not have moving lights per TCA Tennessee Code Annotated § 54-17-109. A building and a monument sign are being reviewed by TTCDA for compliance.

5) HARDIN VALLEY MOBILITY PLAN

A. This plan recommends coordinating signal timing on Lovell Rd as a short term (1-2 year) goal. A traffic study was not required for this size development.

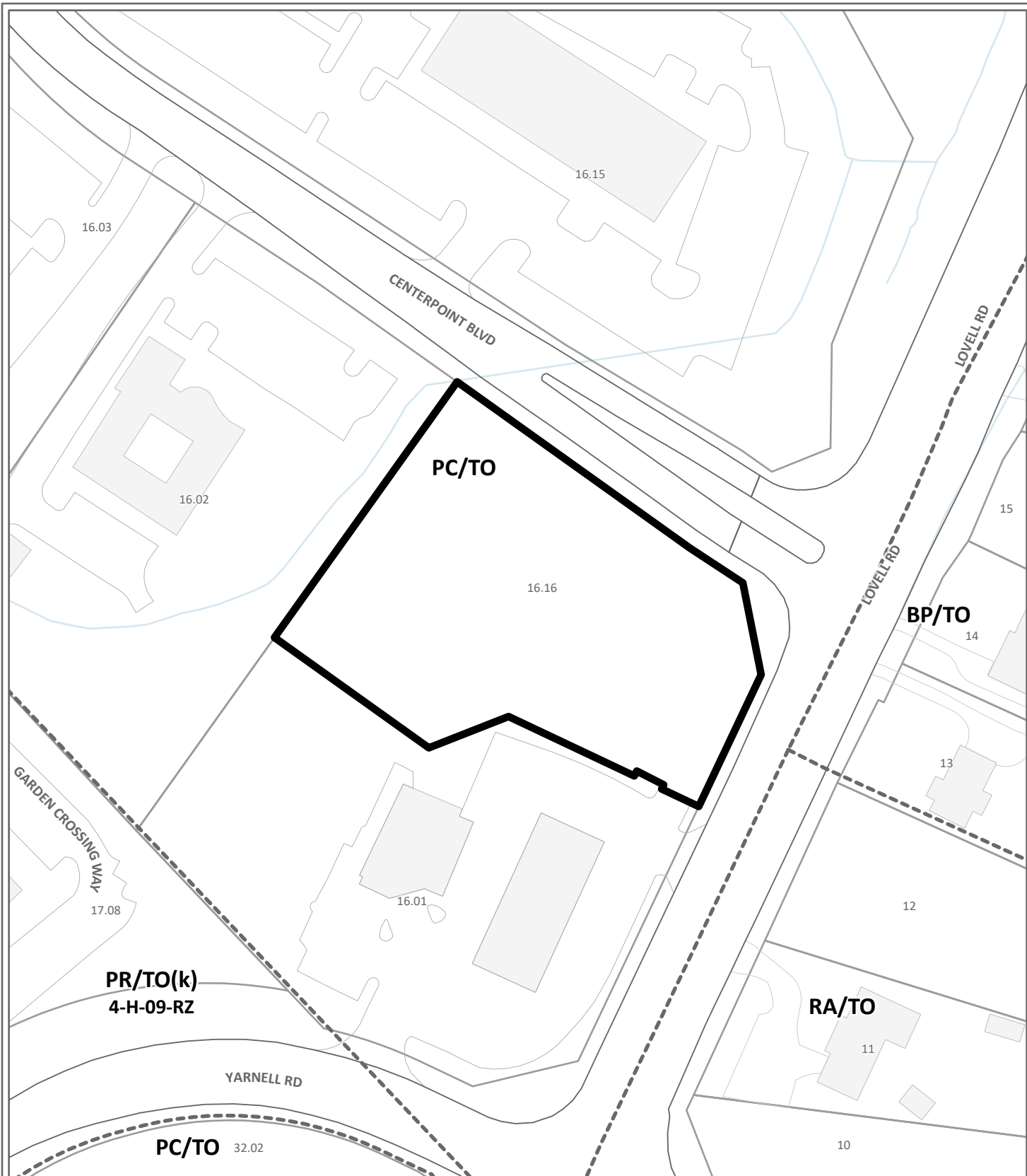
6) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. 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 proposed development is not in opposition to any of these criteria.

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

6-C-24-DP

Petitioner: Scott Sharp



Vehicle maintenance facility in PC (Planned Commercial), TO (Technology Overlay)

Original Print Date: 5/6/2024

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

Map No: 118

Jurisdiction: County

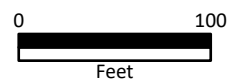
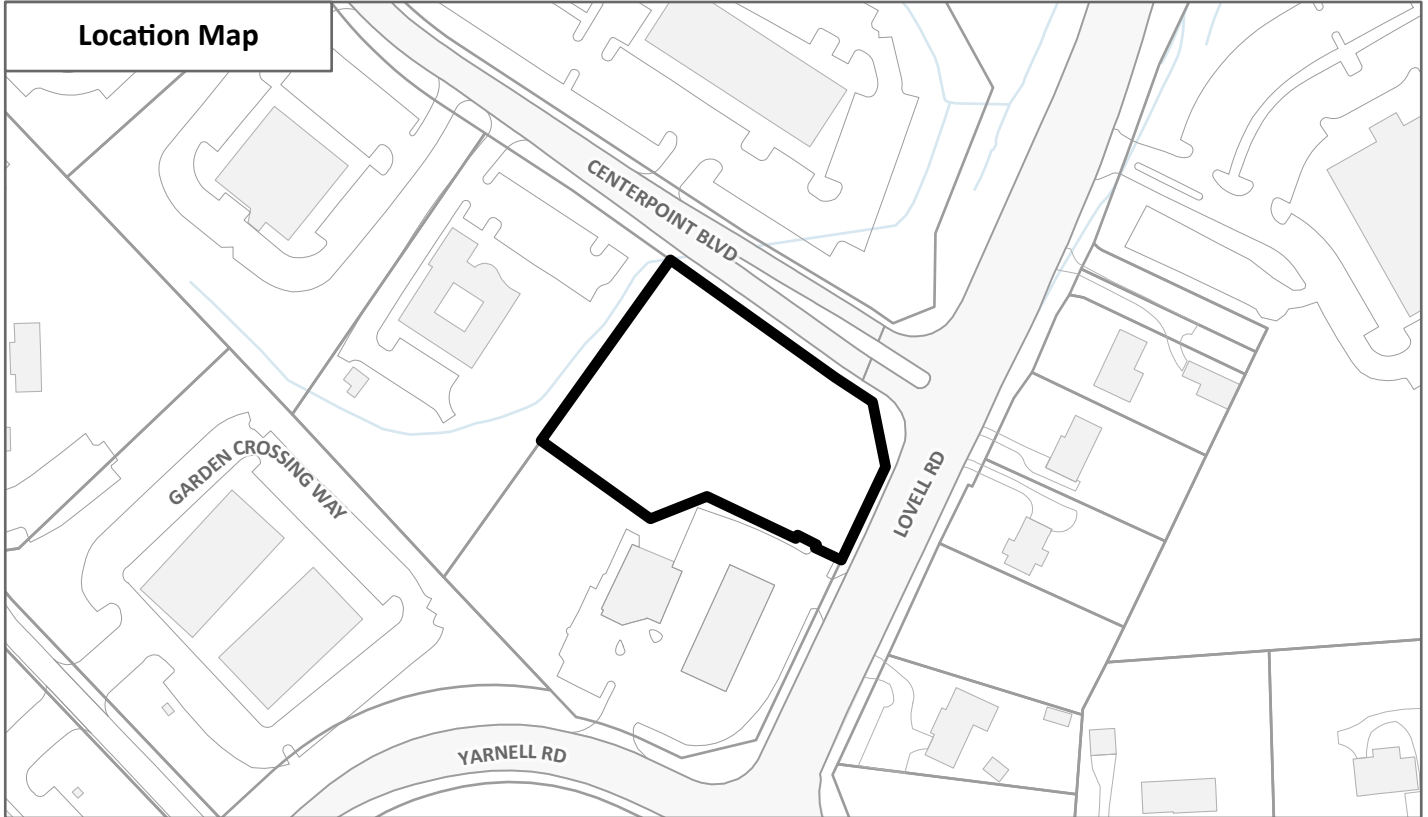


Exhibit A. Contextual Images

Location Map



Aerial Map

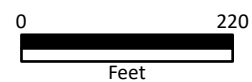


CONTEXTUAL MAPS 1

6-C-24-DP



Case boundary



I:\SERVER\Shared Folder\LandTech\Projects\13132608.dwg 3 Fast Lube Lovell Rd Knox Co\Drawn\Civil\DWG\Plan Sheets\6-G-001 Cover Sheet.dwg 3/22/2024 7:09:34 AM

Sheet List Table	
Sheet Number	Sheet Title
G-001	Cover Sheet
V-101	Preliminary Subdivision Survey
C-101	Demolition Plan
C-102	Erosion Control Plan- Stage 1
C-103	Erosion Control Plan- Stage 2
C-104	Site Layout Plan
C-105	Grading and Drainage Plan
C-106	Water and Sewer Utility Plan
C-201	Profiles
C-301	Stormwater Calculations Summary
C-401	Stabilization Specifications
C-402	Details
C-403	Details
C-404	Details
C-405	Details
C-406	Details

SITE DEVELOPMENT PLANS FOR:
Fast Lube

TTCTDA FILE NUMBER: 6-B-TOB

PLANNING COMMISSION FILE NUMBER: 6-C-24-DP

SITE INFORMATION:

ADDRESS: 1405 LOVELL RD, KNOXVILLE, TN 37932

PARCEL ID: 118-016.01

JURISDICTION: KNOX COUNTY

OWNER / DEVELOPER:

NAME: SHARPS TOTAL PERFORMANCE

ADDRESS: 7500 ASHEVILLE HIGHWAY, KNOXVILLE, TN 37924

CONTACT: SCOTT SHARP

PHONE: (423)871-1333

EMAIL: FASTLUBETN@GMAIL.COM

PREPARED FOR:

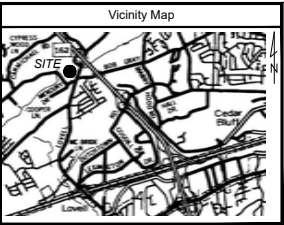
NAME: OYSK3 ARCHITECTS

ADDRESS: 1545 WESTERN AVE, KNOXVILLE, TN 37921

CONTACT: CARA KNAPP

PHONE: (865)523-8200

EMAIL: CARA@OYSK3ARCHITECTS.COM



Project General Notes

1. ANY WORK PROVIDED BY THE CONTRACTOR THAT CONSTITUTES A CHANGE IN CONTRACT PRICE OR SCHEDULE MUST BE AUTHORIZED BY THE OWNER PRIOR TO BEGINNING WORK.
2. IN THE EVENT OF ANY CONFLICT BETWEEN REQUIREMENTS INDICATED IN THESE DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS TO PERFORM CONSTRUCTION OF THE PROJECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL APPLICABLE LOCAL, STATE AND FEDERAL OSHA CONSTRUCTION SITE SAFETY MEASURES.
5. NOTIFY THE OWNER OF DISCREPANCIES BETWEEN SITE CONDITIONS AND DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL DOCUMENT EXISTING SITE CONDITIONS, USING VIDEO, PHOTOGRAPHS, OR OTHER METHODS, AND PROVIDE COPIES OF DOCUMENTATION TO OWNER.
7. CONTRACTOR SHALL CONFIRM SUBMITTAL REQUIREMENTS WITH OWNER PRIOR TO COMMENCEMENT OF WORK, INCLUDING BUT NOT LIMITED TO: SUBMITTAL PROCEDURES; PRODUCT DATA; SHOP DRAWINGS; SAMPLES; PRODUCT SCHEDULES; CONSTRUCTION SCHEDULES; PAYMENT APPLICATIONS; TESTING AND INSPECTION REPORTS; CLOSEOUT SUBMITTALS; AND OPERATION AND MAINTENANCE DATA.
8. FOR OWNERS RECORD, CONTRACTOR SHALL SUBMIT COPIES OF PERMITS, LICENSES, CERTIFICATIONS, INSPECTION REPORTS, RECEIPTS FOR FEE PAYMENTS, AND SIMILAR DOCUMENTS ESTABLISHED FOR COMPLIANCE WITH STANDARDS AND REGULATIONS BEARING ON PERFORMANCE OF THE WORK.
9. CONTRACTOR SHALL ENGAGE A QUALIFIED CONSTRUCTION MATERIALS TESTING FIRM TO PERFORM INSPECTIONS AND QUALITY CONTROL ACTIVITIES TO VERIFY WORK COMPLES WITH REQUIREMENTS IN THESE DRAWINGS, AND OTHER ORDINARY CONSTRUCTION PRACTICES, RETESTING AND REINSPECTIONS ARE REQUIRED FOR CONSTRUCTION REPLACING WORK THAT FAILED TO COMPLY WITH QUALITY CONTROL REQUIREMENTS.
10. CONTRACTOR SHALL CONTACT TENNESSEE 811 (ONE CALL) FOR NOTICE OF INTENT TO EXCAVATE OR DEMOLISH AT LEAST 3 DAYS, BUT NOT MORE THAN 10 DAYS, PRIOR TO EXCAVATION OR DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCATION TICKET REQUIREMENTS. SHOULD A PERIOD OF TIME OF FIFTEEN (15) CALENDAR DAYS FROM THE ACTUAL DATE SPECIFIED TO START EXCAVATION OR DEMOLITION EXPIRE WITHOUT THE EXCAVATION OR DEMOLITION BEING COMPLETED, THEN THE PERSON RESPONSIBLE FOR SUCH EXCAVATION OR DEMOLITION SHALL SERVE AN ADDITIONAL WRITTEN, TELEPHONIC OR EMAIL NOTICE OF INTENT TO EXCAVATE OR DEMOLISH AT LEAST THREE (3) WORKING DAYS PRIOR TO THE EXPIRATION OF TIME ON THE FIFTEENTH CALENDAR DAY.
11. INSTALLATION AND REMOVAL OF, AND USE CHARGES FOR, TEMPORARY FACILITIES AND UTILITY SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ARRANGE WITH UTILITY AUTHORITY, OWNER, AND EXISTING USERS FOR A TIME WHEN SERVICE CAN BE INTERRUPTED, IF NEEDED, TO MAKE CONNECTIONS FOR TEMPORARY UTILITY SERVICES. ALLOW OTHER ENTITIES TO USE TEMPORARY SERVICES AND FACILITIES, INCLUDING BUT NOT LIMITED TO, TESTING AGENCIES AND AUTHORITIES HAVING JURISDICTION.
12. CONTRACTOR SHALL PROVIDE TEMPORARY TOILETS, WASH FACILITIES, AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION FOR TYPE, NUMBER, LOCATION, OPERATION, AND MAINTENANCE OF FACILITIES.
13. THE CONTRACTOR SHALL MAINTAIN SURFACE AND SUBSURFACE DRAINAGE DURING CONSTRUCTION, AND PROVIDE ALL PUMPS, PIPES, AND DEWATERING DEVICES NEEDED.
14. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE DURING CONSTRUCTION.
16. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.
17. CONTRACTOR SHALL USE PRODUCTS, CLEANERS, AND INSTALLATION MATERIALS THAT ARE NOT CONSIDERED HAZARDOUS.
18. CONTRACTOR SHALL CLEAN PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS. PROVIDE SUITABLE LITTER AND DEBRIS CONTAINERS ON-SITE, AND DISPOSE OF MATERIALS LAWFULLY.
19. CONTRACTOR SHALL MAINTAIN ONE PAPER COPY SET OF MARKED-UP RECORD DRAWINGS, INCORPORATING NEW AND REVISED DRAWINGS AS MODIFICATIONS ARE ISSUED. CONTRACTOR SHALL PROVIDE RECORD DRAWINGS TO OWNER AT THE COMPLETION OF WORK. MARK-UP DRAWINGS SHALL SHOW ACTUAL INSTALLATION WHERE INSTALLATION VARIES FROM THAT SHOWN ORIGINALLY. REQUIRE ENTITY WHO OBTAINED RECORD DATA TO PROVIDE INFORMATION FOR PREPARATION OF CORRESPONDING MARKED-UP RECORD DRAWINGS. IDENTIFY AND DATE EACH RECORD DRAWING, INCLUDE THE DESIGNATION "PROJECT RECORD DRAWING" IN A PROMINENT LOCATION.

Fast Lube

1405 LOVELL RD, KNOXVILLE, TN 37932

PARCEL ID: 118-016.01

KNOX COUNTY



Revision		Date	No.	By	Appr.
Submitted for permit review		3/27/24	0	JLS	
SHOJ prepare TTCTDA and PC Submittal		4/18/24	1	JLS	
TTCTDA, PC comments and Knox Co. Comments		5/18/24	2	JLS	
			3	JLS	
			4	JLS	
			5	JLS	

Drawn By:	MSB
Checked By:	JLS
Approved By:	JLS
LT Project No.:	2310268
LT Drawing No.:	D10453-F
Issue Date:	3/27/24

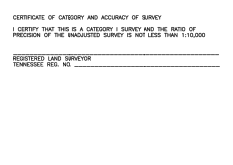
Sheet Title

Cover Sheet

Sheet Number

G-001


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 25°25' E	41.91'	L31	N 14°41' W	65.54'	L61	S 54°29' E	2.33'
L2	S 64°00' W	31.07'	L32	N 38°30' E	60.04'			
L3	N 22°25' E	20.00'	L33	N 41°38' E	54.09'			
L4	S 64°00' W	38.08'	L34	N 27°31' E	14.18'			
L5	S 29°25' W	6.44'	L35	S 54°29' E	15.15'			
L6	S 64°00' W	20.00'	L36	S 27°31' E	15.93'			
L7	S 22°47' W	15.24'	L37	S 41°44' W	63.90'			
L8	S 22°25' W	40.47'	L38	S 38°39' W	74.90'			
L9	S 64°00' W	20.00'	L39	S 14°41' E	60.25'			
L10	N 29°25' E	20.00'	L40	S 09°01' W	44.00'			
L11	S 64°00' E	20.00'	L41	N 54°28' W	17.24'			
L12	S 22°00' E	13.94'	L42	S 44°28' E	18.77'			
L13	S 64°00' E	20.00'	L43	N 26°05' E	64.42'			
L14	S 22°25' W	20.00'	L44	N 4°58' E	31.34'			
L15	N 64°00' W	21.67'	L45	N 24°11' E	361.00'			
L16	N 22°21' E	53.39'	L46	N 43°42' E	19.84'			
L17	N 21°53' W	28.96'	L47	S 11°19' E	601.00'			
L18	N 21°53' W	11.10'	L48	S 43°42' W	6.78'			
L19	S 64°00' E	9.38'	L49	S 24°11' W	305.43'			
L20	N 22°21' E	20.00'	L50	S 14°48' E	32.35'			
L21	S 64°00' E	39.73'	L51	S 26°59' W	44.88'			
L22	S 22°21' W	31.45'	L52	S 26°30' W	19.89'			
L23	S 22°21' W	11.31'	L53	N 76°32' E	55.54'			
L24	S 64°00' E	5.67'	L54	N 32°32' E	4.35'			
L25	S 22°21' W	57.04'	L55	S 54°29' E	198.12'			
L26	N 64°00' W	20.00'	L56	S 49°42' E	50.42'			
L27	S 22°21' W	20.00'	L57	N 38°40' E	4.21'			
L28	S 64°00' E	20.00'	L58	S 54°29' E	15.04'			
L29	S 22°21' W	118.82'	L59	S 39°45' W	20.47'			
L30	N 08°01' E	47.43'	L60	N 49°46' W	192.87'			




CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 65°50' W	13.80'	13.80'	336.56'
C2	N 68°43' W	20.05'	20.05'	336.56'

**FINAL PLAT FOR
RESUBDIVISION OF LOT 1
CENTERPOINT PARK**

CLT MAP 118, PARCEL 16.01
DISTRICT--#6, KNOX COUNTY, TN.
SCALE: 1"=60' DATE: 1/23/24



60 0 60 120
SCALE IN FEET



BATSON, SCHELES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37899
PHONE (865) 588-6472
FAX (865) 588-6473

23040-FP2

NOTE: EXISTING TOPOGRAPHY IS BASED ON TENNESSEE LIDAR DATA.

SOIL TYPE SwB
Swafford Silt
Loam, 2 to 5
Percent Slopes
HSG "C", $k = 0.43$

SOIL TYPE MfD
Minvale-Fullerton
Complex, 12 to 25
Percent Slopes
HSG "B", $k = 0.32$

SOIL TYPE FzD
Fullerton-Udorthents-Urban
Land Complex, 12 to 25
Percent Slopes
HSG "B", $k = 0.15$

Sheet General Notes

1. A MINIMUM ALL EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE TDEC EROSION & SEDIMENT CONTROL HANDBOOK, AND AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.
2. A COPY OF THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES. THIS COPY SHALL BE MADE AVAILABLE TO TDEC & THE LOCAL GOVERNMENT UPON REQUEST.
3. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN ANY AREA NOT ON THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION PREVENTION AND SEDIMENT CONTROL PLAN TO TDEC & THE LOCAL GOVERNMENT FOR REVIEW AND APPROVAL.
4. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY TDEC & THE LOCAL GOVERNMENT.
5. THE LOCAL GOVERNMENT & TDEC MUST BE NOTIFIED PRIOR TO DEWATERING OPERATIONS. WATER MUST BE PUMPED THROUGH AN APPROVED FILTERING DEVICE. THE LOCAL GOVERNMENT & TDEC MAY SUSPEND DEWATERING OPERATIONS IF POLLUTION IS OBSERVED.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES AT LEAST TWICE A WEEK AND AT LEAST ONCE A DAY DURING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL.
7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE TO TDEC & THE LOCAL GOVERNMENT UPON REQUEST.
8. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EROSION.
9. A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNMENT MAY BE REQUIRED PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT.
10. AFTER PROPER INSTALLATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES HAVE BEEN VERIFIED BY THE APPROPRIATE DESIGN PROFESSIONAL, THE SITE DEVELOPMENT PERMIT MAY BE ISSUED BY THE LOCAL GOVERNMENT.
11. REFER TO ADDITIONAL REQUIREMENTS IN THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN, DETAILS, SPECIFICATIONS, AND STORMWATER POLLUTION PREVENTION PLANS (SWPPP) AS APPLICABLE.

Sequence of Construction

1. INITIAL EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES BEFORE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING, FILLING, OR ANY OTHER EARTHWORK OCCURS. EXCEPT AS SUCH WORK MAY BE NECESSARY TO INSTALL EPSC MEASURES.
2. PERFORM CLEARING AND GRUBBING NOT MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING.
3. FLAG AND MARK THE LIMITS OF DISTURBANCE (LOD), CONSTRUCTION BUFFER ZONES, AND CONSTRUCTION STAGING AND STORAGE AREAS.
4. INSTALL STABILIZED CONSTRUCTION EXIT.
5. CLEAR A PATH FOR THE INSTALLATION OF SILT FENCE PERIMETER EPSC MEASURE. INSTALL SILT FENCE, EVALUATE EFFECTIVENESS AND ADJUST AS NEEDED.
6. REMOVE AND STORE TOPSOIL. PROVIDE TEMPORARY SEEDING ON PERIMETER SILT FENCE AT SOIL STOCKPILES.
7. STABILIZE DISTURBED AREAS WITHIN 14 DAYS OF COMPLETING ANY STAGE AND/OR PHASE OF ACTIVITY.
8. REMOVE TEMPORARY EROSION CONTROLS AND ACCUMULATED SEDIMENT FROM AREAS THAT HAVE ESTABLISHED AT LEAST 10 PERCENT UNIFORM PERMANENT VEGETATIVE COVER.
9. TDEC AND THE LOCAL GOVERNMENT MAY CONDUCT ROUTINE INSPECTIONS OF EPSC MEASURES THROUGHOUT THE PERIOD OF CONSTRUCTION, AND INVESTIGATE COMPLAINTS OF EROSION OR SEDIMENTATION.

Sheet Keynotes

Keynote	Detail Sheet	Description
CE	C-404	Construction Exit
OP	C-405	Outlet Protection
SF	C-404	Silt Fence

Legend

- LOD LIMITS OF DISTURBANCE
- SF SILT FENCE
- SOIL LIMITS



Fast Lube
1405 LOVELL RD, KNOXVILLE, TN 37932
PARCEL ID: 118-016.01
KNOX COUNTY



Revision		No.	Date	By	Check	Appr.
Submitted for permit review		0	3/27/24			
SWPPP submitted TDEC and PC Submittal		1	4/8/24	JLS		
TDEC, PC comments and Knox Co. Comments		2	5/8/24	JLS		
Drawing No. 2312926						
Drawing No. D10453-F						
Scale: 1" = 20'						
Date: 3/27/24						

Sheet Title
Erosion Control Plan-Stage 1

Sheet Number
C-102

NOTE: EXISTING TOPOGRAPHY IS BASED ON TENNESSEE LIDAR DATA.

SOIL TYPE SwB
Swofford Silt
Loam, 2 to 5
Percent Slopes
HSG "C", k = 0.43

SOIL TYPE MfD
Minvale-Fullerton
Complex, 12 to 25
Percent Slopes
HSG "B", k = 0.32

SOIL TYPE FzD
Fullerton-Udorthents-Urban
Land Complex, 12 to 25
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6. THE CONTRACTOR SHALL INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL DEVICES AT LEAST TWICE A WEEK AND AT LEAST ONCE A DAY DURING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL.
7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE TO TDEC & THE LOCAL GOVERNMENT UPON REQUEST.
8. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS, AND ON SLOPES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND/OR CONSTRUCTION OPERATIONS WILL NOT BE THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EROSION.
9. A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNMENT MAY BE REQUIRED PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT.
10. AFTER PROPER INSTALLATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES HAVE BEEN VERIFIED BY THE APPROPRIATE DESIGN PROFESSIONAL, THE SITE DEVELOPMENT PERMIT MAY BE ISSUED BY THE LOCAL GOVERNMENT.
11. REFER TO ADDITIONAL REQUIREMENTS IN THE EROSION PREVENTION AND SEDIMENT CONTROL PLANS, DETAILS, SPECIFICATIONS, AND STORMWATER POLLUTION PREVENTION PLANS (SWPPP) AS APPLICABLE.

Sequence of Construction

1. PROCEED WITH SITE GRADING AND CONSTRUCTION WORK. INSTALLING EPSC MEASURES AT THE EARLIEST TIME POSSIBLE DURING GRADING ACTIVITIES. ESTABLISH EITHER TEMPORARY OR PERMANENT VEGETATION ON ALL DISTURBED AREAS WITHIN 14 DAYS OF COMPLETING GRADING WITHIN THE DISTURBED AREA. PROVIDE TEMPORARY SEEDING ON TEMPORARY SOIL STOCKPILES.
2. INSTALL STORM DRAINAGE COLLECTORS AND UTILITIES.
3. INSTALL PIPE INLET AND OUTLET PROTECTION ONCE STRUCTURES ARE IN PLACE AND CAPABLE OF INTERCEPTING FLOW.
4. PERFORM FINAL GRADING AND INSTALL BASE STONE.
5. COMPLETE FINAL STABILIZATION (TOPSOIL, SEEDING, MULCH, EROSION CONTROL, BLANKETS, SOIL, ETC).
6. REMOVE TEMPORARY EROSION CONTROLS AND ACCUMULATED SEDIMENT FROM AREAS THAT HAVE ESTABLISHED AT LEAST 10 PERCENT UNIFORM PERMANENT VEGETATIVE COVER.
7. RE-STABILIZE AREAS DISTURBED BY REMOVAL ACTIVITIES.
8. TDEC AND THE LOCAL GOVERNMENT MAY CONDUCT ROUTINE INSPECTIONS OF EPSC MEASURES THROUGHOUT THE PERIOD OF CONSTRUCTION, AND INVESTIGATE COMPLAINTS OF EROSION OR SEDIMENTATION.
9. A FINAL AS-BUILT INSPECTION AND REVIEW WILL BE PERFORMED AT THE PROJECT SITE PRIOR TO RELEASE OR REDUCTION OF A CONSTRUCTION BOND.

Sheet Keynotes

Keynote	Detail Sheet	Description
RECP-SL	C-404	TDOT Rolled Erosion Control Products - Slope Installation (EC-SITR-34)
RECP-CH	C-406	Rolled Erosion Control Products (RECP) - Channel
CE	C-454	Construction Exit
CWO	C-455	Concrete Washout
FR	C-404	Intel Protection Filler Ring
MU	C-401	Stabilization With Straw Mulch
OP	C-405	Outlet Protection
PV	C-401	Permanent Vegetation
SF	C-404	Silt Fence
TO	C-401	Topsoiling

Legend

- LOD LIMITS OF DISTURBANCE
- SL SOIL LIMITS
- SF SILT FENCE



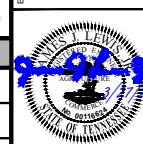
Fast Lube

1405 LOVELL RD, KNOXVILLE, TN 37932

PARCEL ID: 118-016.01

KNOX COUNTY

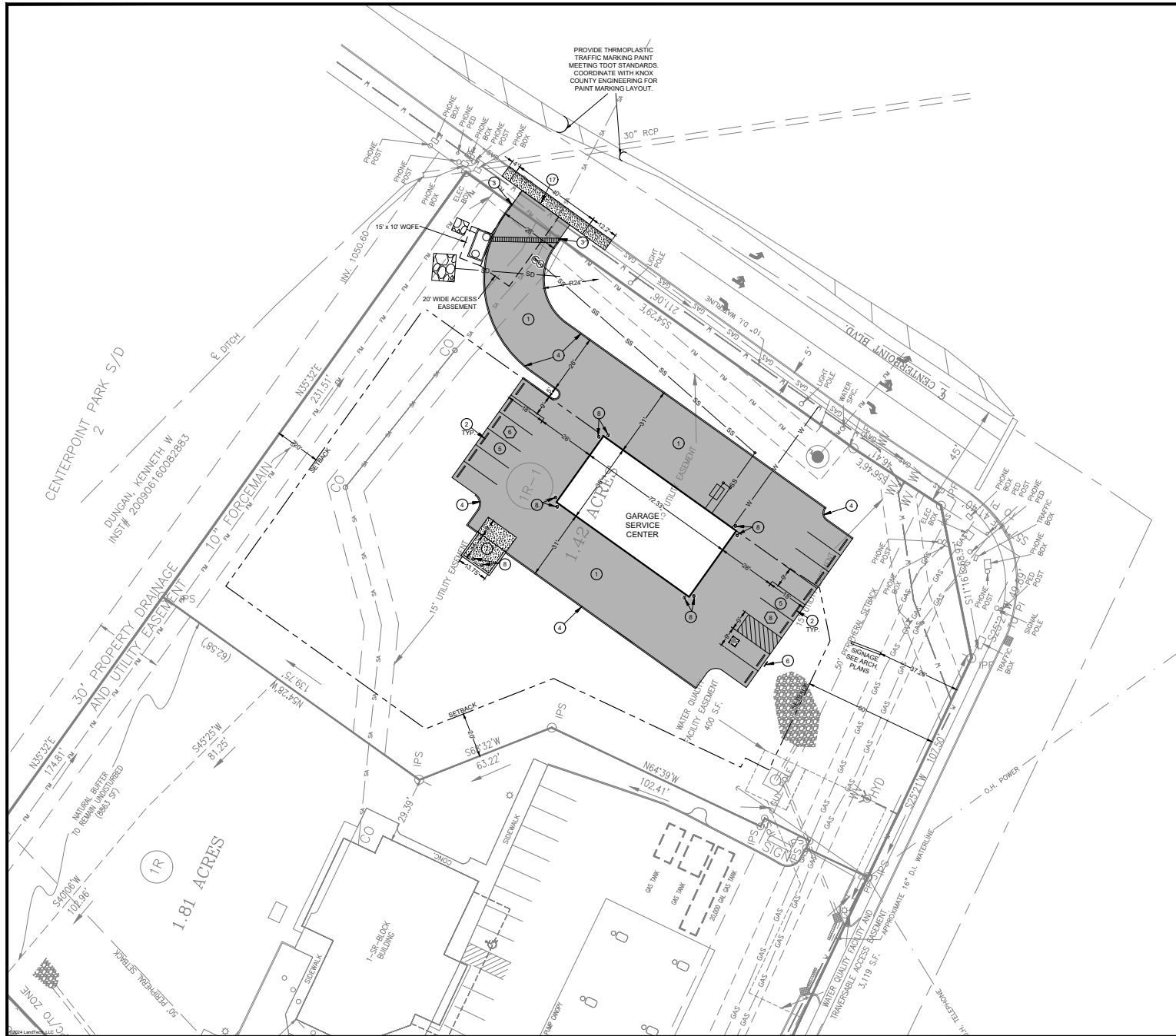
Project



Revision	Date	Description
0	3/27/24	Submitted for permit review
1	4/18/24	SWQ Invasive TDEC and PC Submittal
2	5/18/24	TTCOA, PC comments and Knox Co. Comments
3		
4		
5		
6		
7		
8		
9		

Sheet Title
Erosion Control Plan-Stage 2

Sheet Number
C-103



Sheet General Notes

- ASPHALT PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TDOT'S PART 4 - FLEXIBLE SURFACES
- CURBS AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH TDOT'S 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
- SIDEWALK, DRIVEWAY AND MEDIAN CONSTRUCTION SHALL BE IN ACCORDANCE WITH TDOT'S 701 - CEMENT CONCRETE SIDEWALKS, DRIVEWAYS, AND MEDIAN PAVEMENT
- PAVEMENT MARKINGS CONSTRUCTION SHALL BE IN ACCORDANCE WITH TDOT'S 716 - PAVEMENT MARKINGS
- CONTRACTOR SHALL REFER TO THE LATEST EDITIONS OF TDOT STANDARD SPECIFICATIONS AND LOCAL GOVERNMENT TECHNICAL SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, AS APPLICABLE
- DIMENSIONS ARE TO FACE OF CURB, BUILDING, OR STRUCTURE, UNLESS OTHERWISE INDICATED
- SETBACK LINES SHOWN ON THESE PLANS ARE TAKEN FROM APPLICABLE GOVERNMENT ZONING REGULATIONS AND DO NOT NECESSARILY REFLECT ANY SETBACK REQUIREMENTS THAT MAY BE FOUND UNDER PRIVATE RESTRICTIVE COVENANTS

General Traffic Control Notes

- ALL TEMPORARY CONSTRUCTION AREA TRAFFIC CONTROL WORK SHALL BE IN ACCORDANCE WITH LOCAL REQUIREMENTS. THE TDOT WORK ZONE SAFETY AND MOBILITY MANUAL, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ARE APPLICABLE
- ALL TEMPORARY CONSTRUCTION AREA TRAFFIC CONTROL DEVICE LOCATIONS SHALL BE MARKED BY THE CONTRACTOR AND REVIEWED BY THE LOCALITY AND/OR TDOT PRIOR TO INSTALLATION
- WORK OPERATIONS WHICH REDUCE CURRENT LANE WIDTHS SHALL NOT BE INITIATED UNTIL LOCALITY AND/OR TDOT HAS BEEN NOTIFIED OF THE WORK OPERATION AND LOCATION
- THE TEMPORARY TRAFFIC CONTROL SIGNS SHALL BE ERECTED PRIOR TO BEGINNING WORK WITHIN OR ENCROACHING ON THE ROAD. THE SIGNS ARE TEMPORARY AND MOVABLE AND NOT INTENDED TO BE PERMANENTLY INSTALLED ON THE SITE. AFTER CONSTRUCTION, REMOVE THE SIGNS PROMPTLY AFTER WORK IN THE ROADWAY HAS CEASED
- MEASURES SHALL BE TAKEN TO ENSURE ADEQUATE SIGHT DISTANCES DURING CONSTRUCTION OPERATIONS. TEMPORARY TRAFFIC CONTROL DEVICES, SIGNS, CONSTRUCTION EQUIPMENT, MATERIAL STORAGE OR ANY OTHER OBSTACLE WILL NOT BE ALLOWED TO INTERFERE WITH SIGHT DISTANCES AND ENTRANCES FOR THIS PROJECT
- THE WORK ZONE IS TO BE FREE OF STORED EQUIPMENT AND/OR MATERIALS AS MUCH AS PRACTICAL
- WHEN PROCEEDING FROM ONE STAGE OF CONSTRUCTION TO ANOTHER STAGE OF CONSTRUCTION, ANY EXISTING CONSTRUCTION PAVEMENT IMPROVEMENTS SHALL NOT ALIGN WITH NEW TRAFFIC PATTERNS AND/OR NECESSARY MARKINGS SHALL BE ERASED AND RE-APPLIED
- THE CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE AS REQUIRED TO PREVENT PONDING OF WATER ON THE EXISTING ROADWAY AND ADJACENT PROPERTY. ANY TEMPORARY DRAINAGE STRUCTURES INSTALLED ON THE PROJECT ARE THE CONTRACTOR'S RESPONSIBILITY
- THE TEMPORARY CONSTRUCTION AREA TRAFFIC CONTROL TECHNIQUES ULTIMATELY EMPLOYED BY THE CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE LOCALITY AND/OR TDOT PRIOR TO INSTALLATION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR SAFE TRAVEL ON THE EXISTING ROADWAYS

Sheet Keynotes

Keynote	Detail Sheet	Description
1	C-402	Asphalt Pavement - Standard Duty
2	C-402	Concrete Wheel Stop
3	C-402	Curbs Wipe Down
4	C-402	Extruded Concrete Curb
5	C-402	Typical Parking Space Layout
6	C-402	Handicap Parking Sign
7	C-402	Dumpster Pad
8	C-402	Bollard
17	C-405	TDOT Lowered Standard Concrete Driveway (RP-D-16)

Site & Parking Data

- EXISTING ZONE: PUDO - PLANNED COMMERCIAL / TECHNOLOGY OVERLAY ZONE
 - PERIPHERAL SETBACK = 50'
 - FRONT SETBACK = 20' (OR 60' WITH FRONT YARD PARKING)
 - SIDE SETBACK = 20'
 - REAR SETBACK = 20'
- PROPOSED LAND USE: AUTOMOBILE REPAIR SHOP
- PARKING REQUIREMENT: 2 SPACES / SERVICE STALL, OR 1 SPACE / 250 SQ. FT. OF SERVICE AREA, WHICHEVER IS GREATER, PLUS 2 SPACES / 3 EMPLOYEES
 - 2 + 3 SERVICE STALLS = 6, OR 1750 SQ. FT. / 250 SQ. FT. = 7, PLUS 3 + 5 EMPLOYEES = 3 + 3 + 3 + 7 + 4 = 11 SPACES
- PARKING PROVIDED: 14 SPACES (13 STANDARD + 1 ADA)
- GROUND AREA COVER = 2,668 SQ. FT. / 61,855 SQ. FT. = 0.043 = 4.3%
- FLOOR AREA RATIO = 2,668 SQ. FT. / 61,855 SQ. FT. = 0.043 = 4.3%
- IMPERVIOUS AREA RATIO = 17,128 SQ. FT. / 61,855 SQ. FT. = 0.277 = 27.7%

Legend

RIPRAP

CONCRETE

ASPHALT - STANDARD DUTY

SETBACK LINE

PARKING SPACES

Fast Lube

1405 LOVELL RD, KNOXVILLE, TN 37932

PARCEL ID: 118-016.01

KNOX COUNTY

Project

Engineer/Designer

LAND TECH CIVIL ENGINEERING & LAND SURVEYING 100 McCallie Blvd. Knoxville, TN 37918 865.576.0310 | www.landtechinc.com

Revision	No.	Date	Description
	0	3/27/24	Submitted for permit review
	1	4/18/24	SHD to update TDCOA and PC Submittal
	2	5/18/24	TTCOA, PC comments and Knox Co. Comments

Drawn By: MSB

Checked By: JLS

Approved By: JLS

LT Project No.: 2312926

LT Drawing No.: C104S3-F

Notes Scale: 1" = 20'

Date: 3/27/24

Sheet Title

Site Layout Plan

Sheet Number

C-104

NOTE: EXISTING TOPOGRAPHY IS BASED ON TENNESSEE LIDAR DATA.

Sheet Grading General Notes

1. CONTRACTOR SHALL ENGAGE A QUALIFIED CONSTRUCTION MATERIALS TESTING FIRM TO PERFORM INSPECTIONS AND QUALITY CONTROL ACTIVITIES TO VERIFY WORK COMPLIES WITH REQUIREMENTS IN THESE DRAWINGS. THE PROJECT GEOTECHNICAL REPORT AND OTHER ORDINARY CONSTRUCTION PRACTICES, RETESTING AND REINSPECTIONS ARE REQUIRED FOR CONSTRUCTION REPLACING WORK THAT FAILED TO COMPLY WITH QUALITY CONTROL REQUIREMENTS.
2. THE MINIMUM REQUIRED DENSITY OF COMPACTED FILL MATERIAL IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN $\pm 2\%$ OF THE OPTIMUM, AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D998) UNLESS OTHERWISE SPECIFIED BY THE CONSTRUCTION MATERIALS TESTING FIRM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY AND THE MATERIALS TESTING FIRM SHOULD CERTIFY AT THE TIME OF CONSTRUCTION THAT EACH FILL LAYER MEETS THE MINIMUM DENSITY REQUIREMENT.
3. FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS A SHEEPSFOOT, RUBBER-TIRED OR VIBRATORY ROLLER.
4. EARTHWORK ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, AND TDOTS PART 2 - EARTHWORK, AS APPLICABLE.
5. CLEARING AND GRUBBING SHALL BE IN ACCORDANCE WITH TDOTS SECTION 201 - CLEARING AND GRUBBING.
6. FLOWABLE FILL SHALL BE IN ACCORDANCE WITH TDOTS SECTION 204.06.B - FLOWABLE FILL.
7. ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY AND/OR PERMANENT GROUND COVER STABILIZATION IN ACCORDANCE WITH THESE PLANS.
8. ALL EXISTING VEGETATION OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE PROTECTED.

Sheet Drainage General Notes

1. STORM DRAIN SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TDOTS PART 6 - STRUCTURES, OR LOCAL SPECIFICATIONS, AS APPLICABLE.
2. IN ADDITION TO LOCAL SPECIFICATIONS, CONTRACTOR SHALL REFER TO THE LATEST EDITION OF TDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, AS APPLICABLE.
3. PIPE LENGTHS AND COORDINATE VALUES ARE MEASURED CENTER-TO-CENTER OF STRUCTURES.

Sheet Keynotes

Keynote	Detail Sheet	Description
10	C-403	TDOT Trench Drain (D-TD-1)
13	C-403	Storm Drain Pipe Trench
16	C-405	6' X 12' Perforated Vault

Legend

SD	STORM DRAIN PIPE
---	CHANNEL / DITCH
---	MINOR LIDAR CONTOUR
---	MAJOR LIDAR CONTOUR
BC	BOTTOM OF CURB ELEVATION
TC	TOP OF CURB ELEVATION
1%	SLOPE OF FINISHED GRADE



Fast Lube

1405 LOVELL RD, KNOXVILLE, TN 37932

PARCEL ID: 118-016.01
KNOX COUNTY



No.	Date	Revision
0	3/27/24	Submitted for permit review
1	4/16/24	SWQ updates TTCD and PC submittal
2	5/16/24	TTCD, PC comments and Knox Co. Comments
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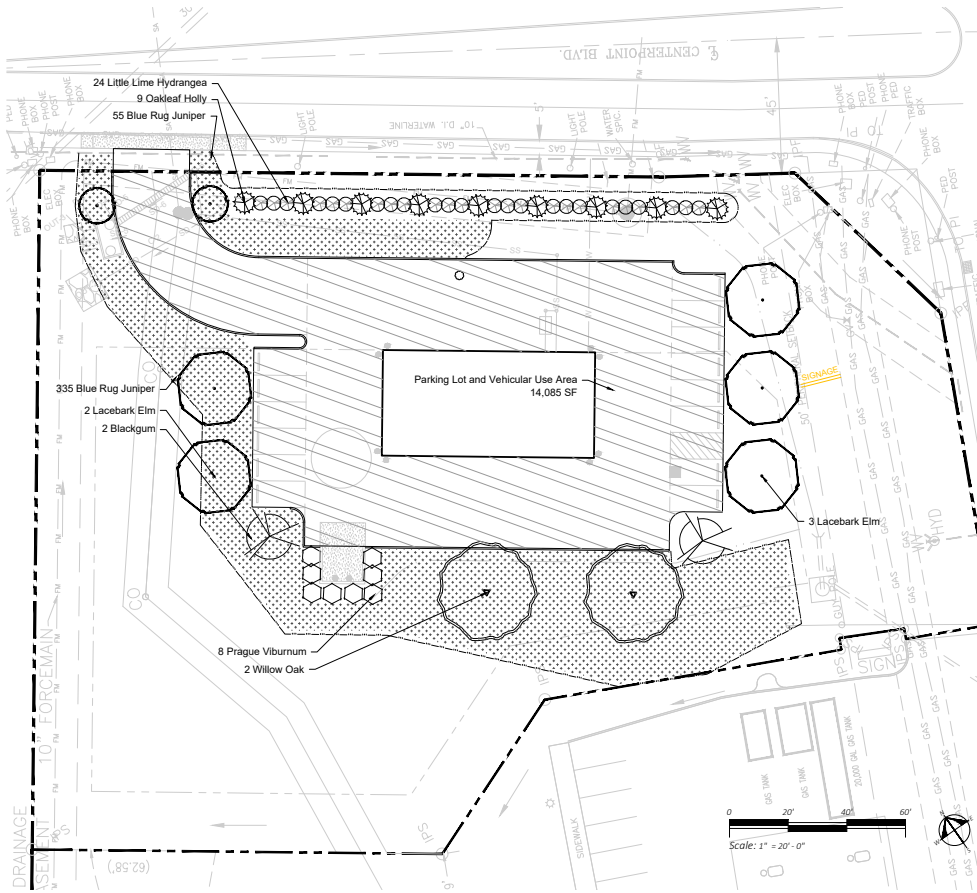
Sheet Title

Grading and Drainage Plan

Sheet Number
C-105

NAME	NORTHING	EASTING	RM EL.	INV IN EL.	INV OUT EL.	STRUCTURE ID
D-2	587330.61	2517087.79	N/A	1068.96	N/A	PIPE INLET
OUT-2	587334.16	2517041.28	N/A	N/A	1055.39	PIPE OUTLET
D-6	587346.52	2517087.08	1060.00	1059.50	N/A	TRENCH DRAIN UP
D-5	587347.16	2517057.92	1060.00	N/A	1057.82	TRENCH DRAIN DN
D-4	587347.34	2517057.12	1060.00	1057.81	N/A	SWIGS INLET
D-3	587350.55	2517048.71	1060.00	N/A	1054.75	SWIGS OUTLET
OUT-3	587351.57	2517048.34	N/A	N/A	1054.70	PIPE OUTLET

NAME	DN STR	UP STR	DN INV EL	UP INV EL	LENGTH (FT)	SLOPE (%)	MATERIAL	DIA (IN)
C-2	OUT-2	D-2	1055.39	1058.96	46.6	7.87	RCP	24
SD-3	OUT-3	D-3	1054.70	1054.75	4.6	1.00	PVC (SDR 26)	12
SD-5	D-4	D-5	1057.81	1057.82	0.5	2.00	PVC (SDR 26)	12
SD-6	D-5	D-6	1057.82	1059.50	29.5	5.70	Trench Drain	12 (WIDTH)



PLANTING NOTES:

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

TTCTDA - LANDSCAPE REQUIREMENT NOTES:

- In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
 - 20 trees proposed
 - 9 evergreen - 45%
- When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.
 - 14 acres * 10 = 14 trees
 - 20 trees proposed
- The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
 - landscape yard provided
- The arrival areas should be landscaped to make an introductory statement about each site.
 - landscape provided at driveway entrance and front of building
- Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade
 - all entry areas landscaped, shade provided where adequate room for tree growth is available
- Entrances into buildings should be accented by plantings.
 - all entry areas landscaped
- Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).
 - No planting areas provided directly around building
- Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
 - trees proposed near south facade
- Landscaping should buffer the building from the microclimate of the parking area.
 - trees proposed around parking and drive aisles
- Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.
 - NA
- Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
 - NA
- If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
 - trees proposed near all parking areas
- Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.
 - 14 parking space proposed, 7 large trees proposed
- In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
 - Total Parking Lot and Vehicular Use Area = 14,085 square feet
 - Total Landscape Bed Area = 11,427 square feet
 - 81%
- Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.
- Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
 - N/A, no trees preserved
- Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
 - trees proposed within 60' of all parking spaces
- Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

PLANTING LEGEND

Qty	Botanical Name	Common Name	Size	Notes	Size
Deciduous Trees					
2	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
2	Nyssa sylvatica	Blackgum	2" cal.	central leader, full and dense	M
2	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L
5	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	M
Evergreen Trees					
9	Ilex x 'Cona'	Oakleaf Holly	6' hgt.	central leader, full and dense	M
Deciduous Shrubs					
24	Hydrangea paniculata	Little Lime Hydrangea	3 gallon	full and dense	
Evergreen Shrubs					
390	Juniperus horizontalis	Blue Rug Juniper	3 gallon	full and dense	
8	Viburnum x pragnense	Prague Viburnum	3 gallon	full and dense	

Note:

- This landscape plan is designed to meet minimum TTCTDA landscape requirements only.
- All HVAC units shall be screened with vegetation as per TTCTDA landscaping ordinance.
- Planting Commission File # ???
- TTCTDA Case # ???



NEW CONSTRUCTION FOR:
FAST LUBE LOVELL ROAD
1405 Lovell Road, Knoxville, Tennessee 37932

Drawn by:	PB
Checked by:	

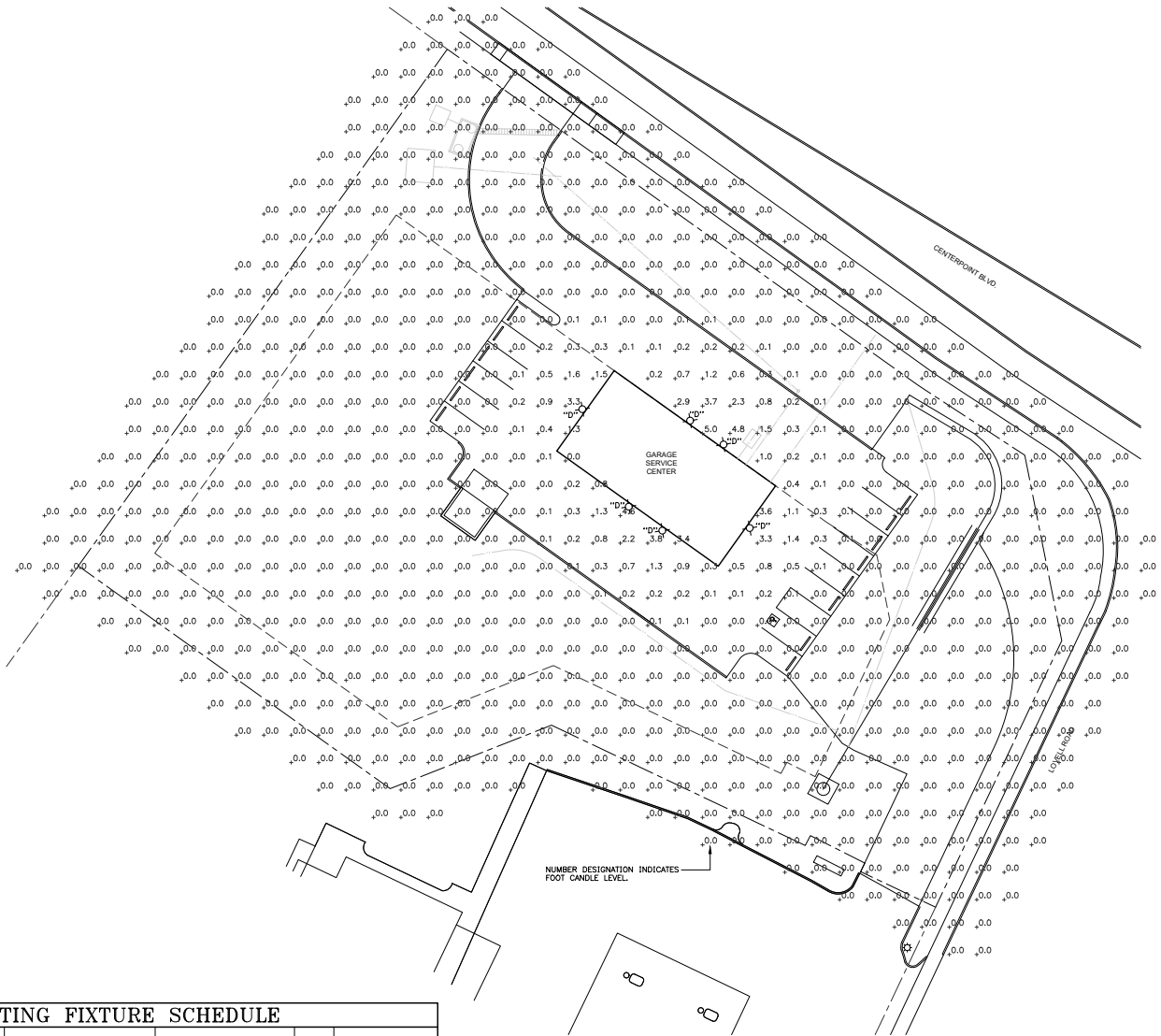
LANDSCAPE
PLAN

L100

DATE : 04/26/2024

PROJECT : 23180

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LIGHTING FIXTURE SCHEDULE												
DESIGNATION	ILLUMINATION				MOUNTING			DESCRIPTION: SHIELDING, TYPE, MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM		# EQUAL PRODUCT PERMITTED	REMARKS
	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE (°K)	MINIMUM CRI	CEILING		WALL					
					PENDANT STEM LENGTH	SURFACE RECESSED						
									HEIGHT ABOVE FINISHED FLOOR OR GRADE			
COMPANY	CATALOG NO.	YES	NO									
D 18	2000	4000	80	•	12 FT.	COMPACT EXTERIOR WALL PACK, DARK BRONZE FINISH, CUTOFF OPTICS	METALUX	XTOR2B-W-BZ	•	VERIFY MOUNTING HEIGHT WITH ARCHITECT		
* UNLESS NOTED, EQUAL PRODUCT TO THAT SPECIFIED WILL BE ACCEPTED. THE DESIGN PROFESSIONAL SHALL HAVE SOLE JUDGEMENT CONCERNING EQUIVALENCY OF SUBSTITUTION.												

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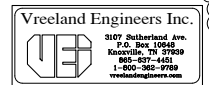
SITE ILLUMINATION PLAN

SCALE: 1"=20'-0"

NOTES:

- VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES; USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.82.
- FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LIGHT SOURCES SHOWN ON THIS DRAWING ONLY. LIGHT LEVELS VARY DUE TO ORIENTATION AND CONTRIBUTIONS FROM NEIGHBORING LIGHTING FIXTURES.

ENTIRE DRAWING ADDED TO SET.



NEW CONSTRUCTION FOR:
FAST LUBE LOVELL ROAD
1405 Lovell Road, Knoxville, Tennessee 37932

REVISION #	DATE	BY	APP'D
1	2-28-24	J-1	J-1
2	3-11-24	J-1	J-1
3	4-19-24	J-1	J-1

Drawn by: VEI
Checked by: HD

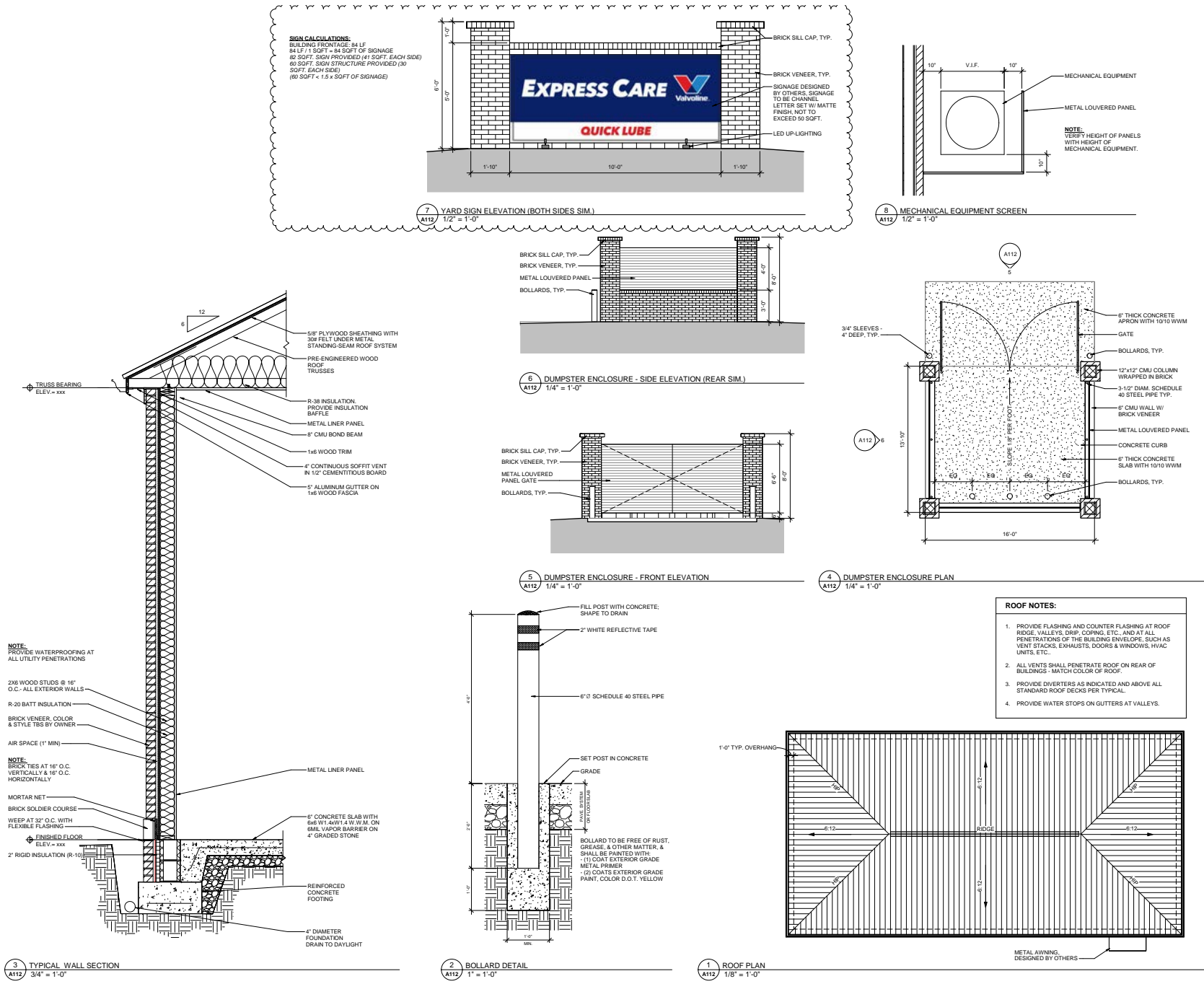
SITE ILLUMINATION PLAN

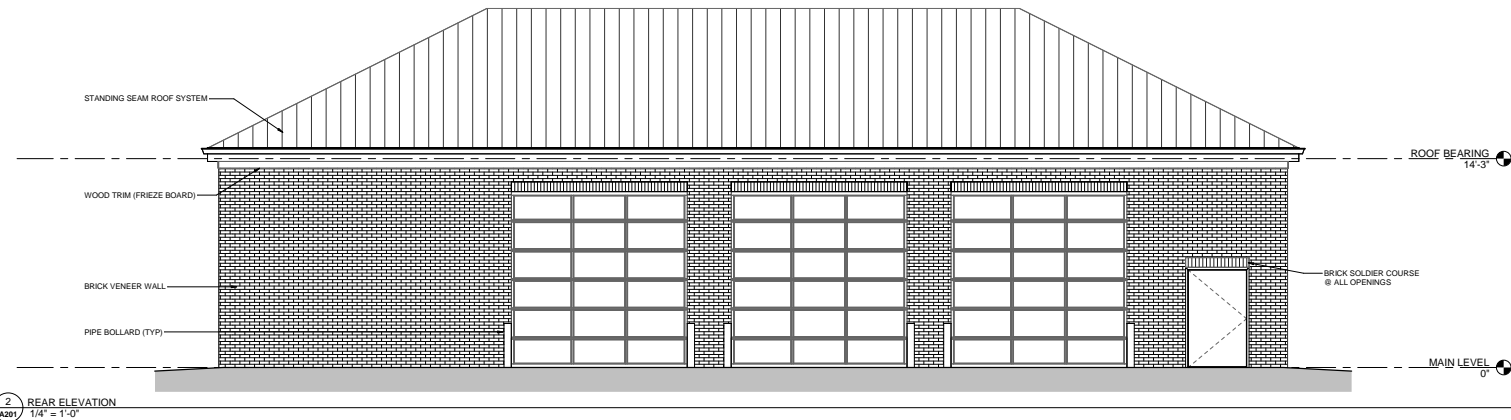
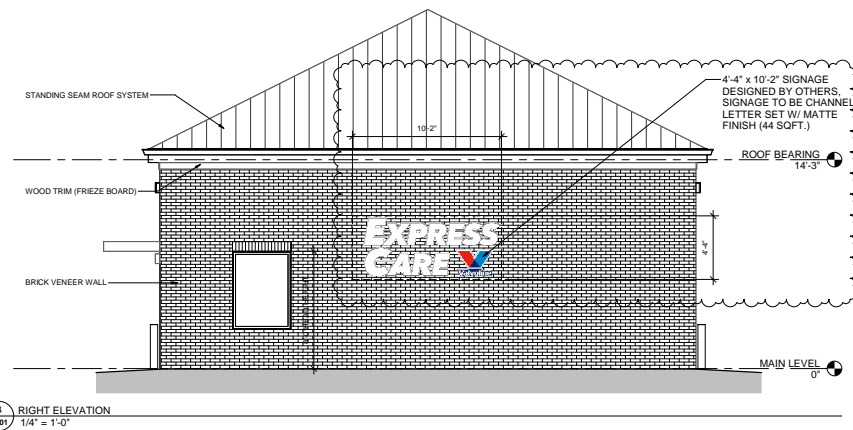
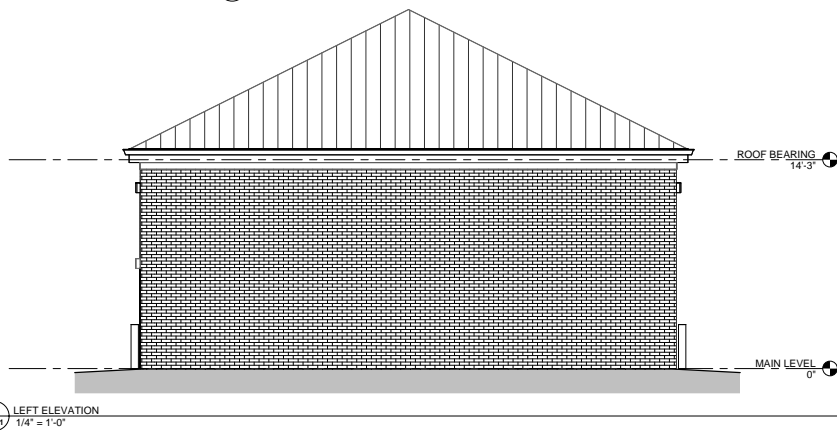
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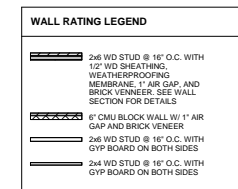
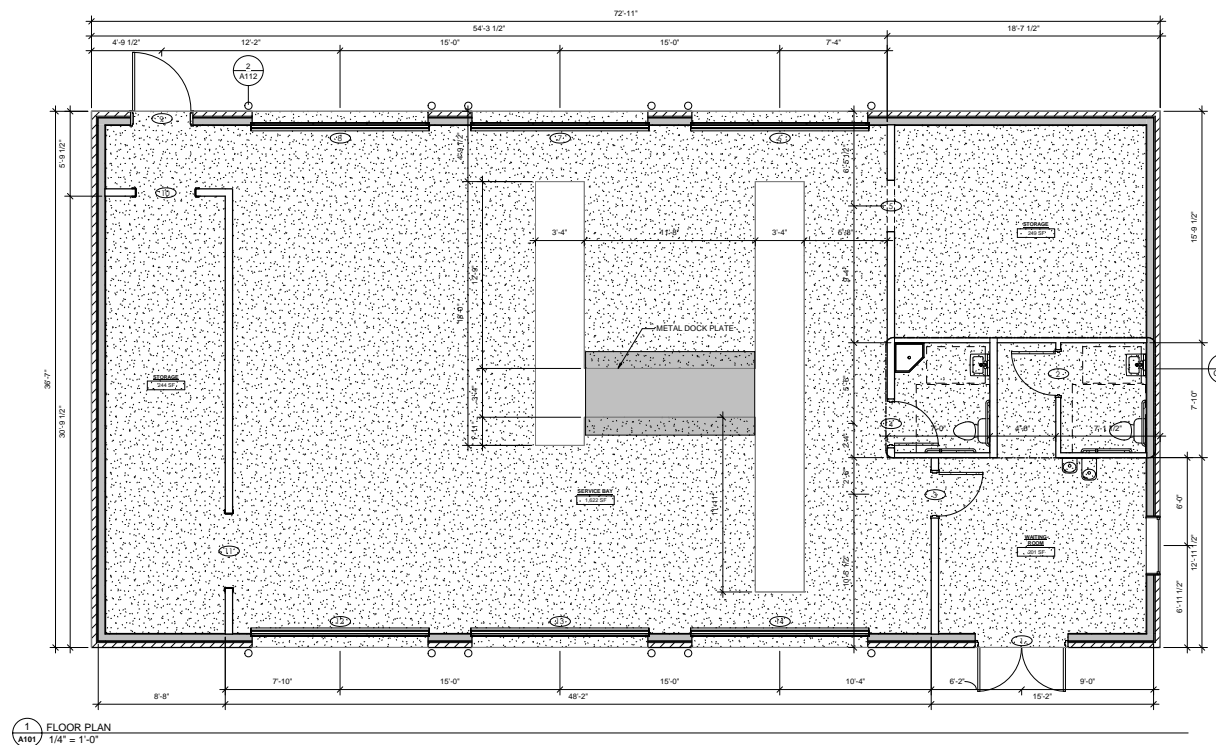
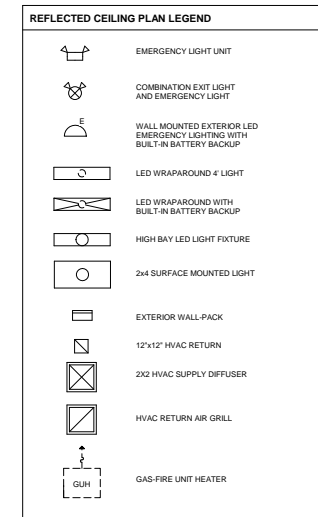
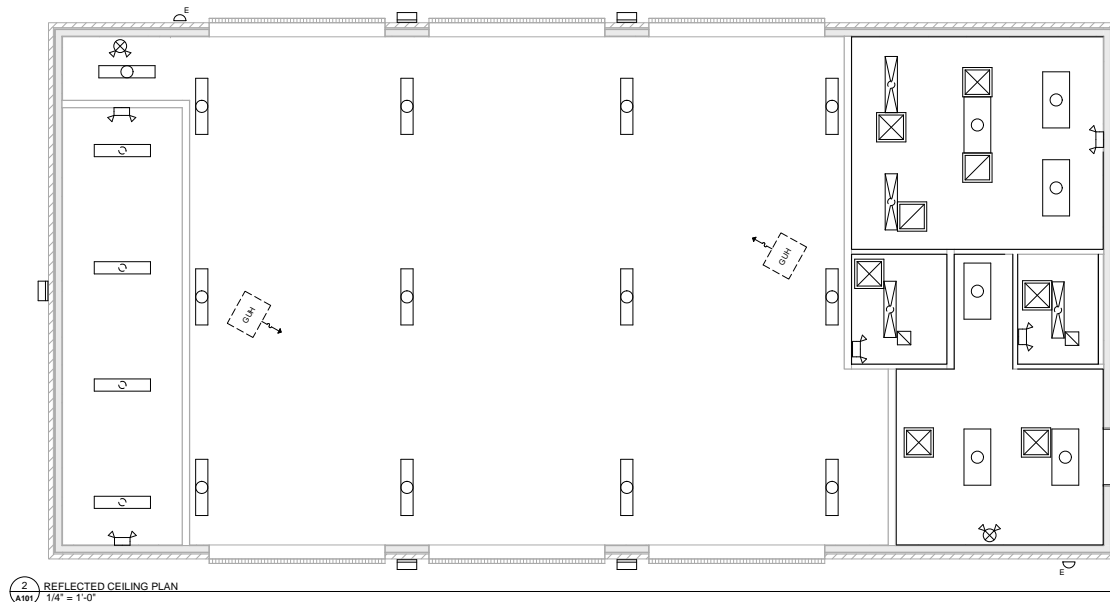
DATE: 1/23/2024
PROJECT: 23180

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- ## CONSTRUCTION NOTES
- C1. 4" CONCRETE SLAB WITH 6X6X10X10 W/OF. OVER 10MIL POLYETHYLENE VAPOR BARRIER. ON 4" GRADED STONE BENCH.
 - NON-LOAD-BEARING; INTERIOR, NON-RATED WALLS SHALL BE CONSTRUCTED OF 2" THICK STUCCO STUDS FRAMED WITH 1 1/2" GYPSUM BOARD ON EACH SIDE. BRACE TO STRUCTURE @ 6'-0" O.C.
 - ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE-TREATED.
 - PROVIDE TERMITRE TREATMENT AT CONCRETE SLAB & FOUNDATION.
 - MISCELLANEOUS STEEL TO BE MINIMUM A36 GRADE.
 - CONTRACTOR SHALL PROVIDE WOOD BLOCKING CONNECTED IN WALL FOR ALL WALLS AND MILLWORK, SINKS, DOOR JAMBS, SHELVES, SINKS, FIXTURES, GRAB BARS, ETC. AS REQUIRED.
 - PROVIDE THE FOLLOWING FOR EACH TOILET ROOM (DIMENSIONS GIVEN ARE FOR ACCESSIBLE TOILET ROOMS):

 - TOILET WITH FIXTURE, CENTERLINE 1'6" FROM WALL, & SEAT HEIGHT AT 1'10" AFF
 - URINAL, IF INDICATED WITH TOP UP 1'6" FROM WALL, & FLUSH FLEVER AT 48" AFF
 - TOILET PAPER DISPENSER, 24" UP 1'3" FROM BACK WALL
 - LAVATORY AT 34" FROM WALL, TO 20" RIM, 26" CLEAN BENCH, 15" MIN. FROM FIXTURE CENTERLINE TO WALL, & SINGLE LEVER-CONTROLLED FAUCET SUPPLY TAP AND DRAIN PROTECT WITH 1/2" PLATE (PRE-FORMED)
 - INSULATION
 - MIRROR, WITH BOTTOM OF GLASS AT 40" AFF
 - PAPER TOWEL & SOAP DISPENSERS, MOUNTED SO THAT ACTUATOR AND DISPENSE LEVELS ARE AT 48" MAX. HEIGHT.
 - IF TOILET ROOM IS DESIGNATED ACCESSIBLE TO THE HANDICAPPED, ADD THE FOLLOWING ELEMENTS TO THOSE SPECIFIED IN NOTE C10:

 - 2'-0" OR 3'-0" GRAB BAR AT 4-2" SIDE GRAB BAR, BOTH AT 34" AFF AND LOCATED AS SHOWN IN THE ENCLOSED TOILET PLANS
 - GRAB BARS REQUIRED TO SUPPORT 250 LBS.

PROVIDE SIGNAGE TO TOILET ROOMS, AS PER THE ADA & THE NORTH CAROLINA ACCESSIBILITY CODE: BUILDINGS THAT HAVE MORE THAN (1) TOILET ROOM FOR PUBLIC USE SHALL DISPLAY THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY. USE THE WORDS "MEN" OR "WOMEN" WITH THEIR RESPECTIVE MALE/FEMALE SYMBOLS. VISIBLE TEXT SHALL BE ACCOMPANIED BY BRASS 2 BRALLE. THE IDENTIFYING PLaque OR SIGN SHALL BE MOUNTED @ 60" AFF.
 - PROVIDE FLASHING AND COUNTERSLASH AT ROOF RIDGE, VALLEYS, DRIP COPING, ETC. AND AT ALL PENETRATIONS OF THE BUILDING ENVELOPE, SUCH AS ROOF STACKS, EXHAUSTS, ETC. PROVIDE 18" GUTTERS.
 - PROVIDE FIRE EXTINGUISHERS (5 LB. 21ABC) AS INDICATED ON PLANS. INSTALL MOUNTS SO AS TO PLACE EXTINGUISHER HANDLE/CONTROL POINTS AT 48" AFF.



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

Scott Sharp

Applicant Name

Affiliation

4/25/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-C-24-DP

File Number(s)

CORRESPONDENCE

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

Jay Lewis LandTech

Name / Company

100 McCamey Rd Knoxville TN 37918

Address

865-978-6510 / jay@landtechco.com

Phone / Email

CURRENT PROPERTY INFO

Scott Sharp

Owner Name (if different)

1304 Centerpoint Blvd Knoxville TN 37932

Owner Address

423-871-1333 / fastlubetn@gm

Owner Phone / Email

1304 CENTERPOINT BLVD

Property Address

118 016 16

Parcel ID

1.41 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Centerpoint Blvd and Lovell Rd

General Location

☐ City

Commission District 3

PC (Planned Commercial), TO (Technology Overlay)

Commercial, Office, Right of Way/Open Space

☒ County District

Zoning District

Existing Land Use

Northwest County

O (Office)

Planned Growth Area

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

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) Vehicle maintenance facility			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
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

☐ 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.

Applicant Signature	Scott Sharp	4/25/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Scott Sharp	4/25/2024
	Please Print	Date



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

Scott Sharp

Owner/Developer

Applicant Name

Affiliation

4/16/2024

6/13/24

File Number(s)

Date Filed

Meeting Date (if applicable)

6-C-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

Jay Lewis

LandTech

Name

Company

100 McCamey Rd

Knoxville

TN

37918

Address

City

State

ZIP

865-978-6510

jay@landtechco.com

Phone

Email

CURRENT PROPERTY INFO

Scott Sharp

7500 Asheville Hwy, Knoxville, TN 37924

423-871-1333

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1304 Centerpoint Blvd, Knoxville, TN 37932

118-01616

Property Address

Parcel ID

WKUD

WKUD

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

May 1, 2023

DEVELOPMENT REQUEST

☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Vehicle Maintenance Facility

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

ATTACHMENTS

☐ Property Owners / Option Holders

☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

0405

\$1,600.00

Total

Fee 2

\$1,600.00

Fee 3

AUTHORIZATION

☒ 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



Scott Sharp

4/16/24

Applicant Signature

Please Print

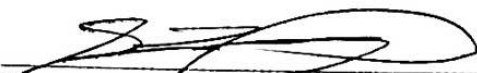
Date

423-871-1333

fastlubetn@gmail.com

Phone Number

Email



Scott Sharp

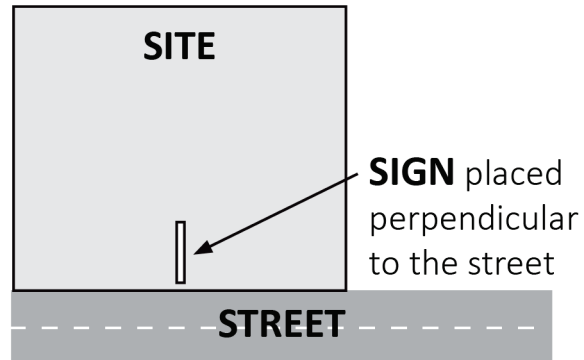
04/25/2024, SG

Property Owner Signature

Please Print

Date Paid

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:

_____ **05/31/2024** _____ and _____ **06/14/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Scott Sharp

Date: 04/25/2024

File Number: 6-C-24-DP



Sign posted by Staff



Sign posted by Applicant