



USE ON REVIEW REPORT

▶ **FILE #:** 4-A-26-UR

AGENDA ITEM #: 53

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** ECG ACQUISITIONS, LLC
OWNER(S): Taylor Baron TA Operating LLC

TAX ID NUMBER: 131 06504 (PARTIAL) [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 608 LOVELL RD

▶ **LOCATION:** Northeast side of Lovell Rd, south side of Harding Dr, north of Lexington Dr

▶ **APPX. SIZE OF TRACT:** 13.75 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a state-owned minor arterial with four lanes and a center turn lane within a right-of-way that varies from 66-98 ft.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **ZONING:** OB (Office, Medical, and Related Services)

PLACE TYPE: CC (Corridor Commercial), SP (Stream Protection)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Multi-dwelling development

HISTORY OF ZONING: This property was rezoned in 2026 from CB (Business and Manufacturing) to OB (Office, Medical, and Related Services) (2-H-26-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, office, commercial - CB (Business and Manufacturing)

South: Commercial - CB (Business and Manufacturing)

East: Office, agriculture/forestry/vacant land - CB (Business and Manufacturing)

West: Commercial, agriculture/forestry/vacant land - CB (Business and Manufacturing), F (floodway)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of commercial and office uses, including service, retail, warehousing, and lodging.

STAFF RECOMMENDATION:

▶ **Approve the request for a 324-unit multifamily development, as shown in the development plan, subject to 7 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 as caused by the development, 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. Provide a sidewalk to Lovell Rd from the parking lot of the development per the requirements of Knox County Engineering and Public Works during the permitting.
3. Implementing the recommendations of the Transportation Impact Study (TIS) – 608 Lovell Rd (Kimley Horn, 3/20/2026) 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.[MR1.1]
4. Installing all landscaping as shown on the landscape plan.
5. Working with the Knox County Department of Parks and Recreation on the possibility of establishing a greenway easement along Turkey Creek.
6. Meeting all applicable requirements of the Knox County zoning ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the OB (Office, Medical, and Related Services) district and the other general criteria for approval of a Use on Review.

COMMENTS:

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

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

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The property is designated as the CC (Corridor Commercial) place type in the Knox County Comprehensive Plan. These areas have an auto-oriented design but should be well connected with pedestrian accommodation. Knox County Engineering is requiring an internal sidewalk connection to the stoplight at the main entrance.

B. The proposed new development is consistent with the Comprehensive Plan's Implementation Policy 6.3, which supports multifamily housing where there is adequate infrastructure. Both entrances are on Lovell Road, a classified street next to the I-40 ramp, and water and sewer are available..

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

A. The proposed development consists of 8 apartment buildings totaling 324 units. The density of the development is 23.6 du/ac. In the OB zone, multifamily developments with densities between 12-24 du/ac are permitted through the use on review process.

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

A. The surrounding uses are commercial and office. The 3-story multifamily buildings are compatible with the 2-story large building across the street and commercial corridor uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The 3/4 story multifamily buildings are appropriate because the area is served by arterial streets and sidewalks, and a potential connector route for the Knox to Oak Ridge Greenway Master Plan 2015 runs along the northside of the property following Turkey Creek.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The development has entrances on classified streets with access to I-40.

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

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

ESTIMATED TRAFFIC IMPACT: 1457 (average daily vehicle trips)

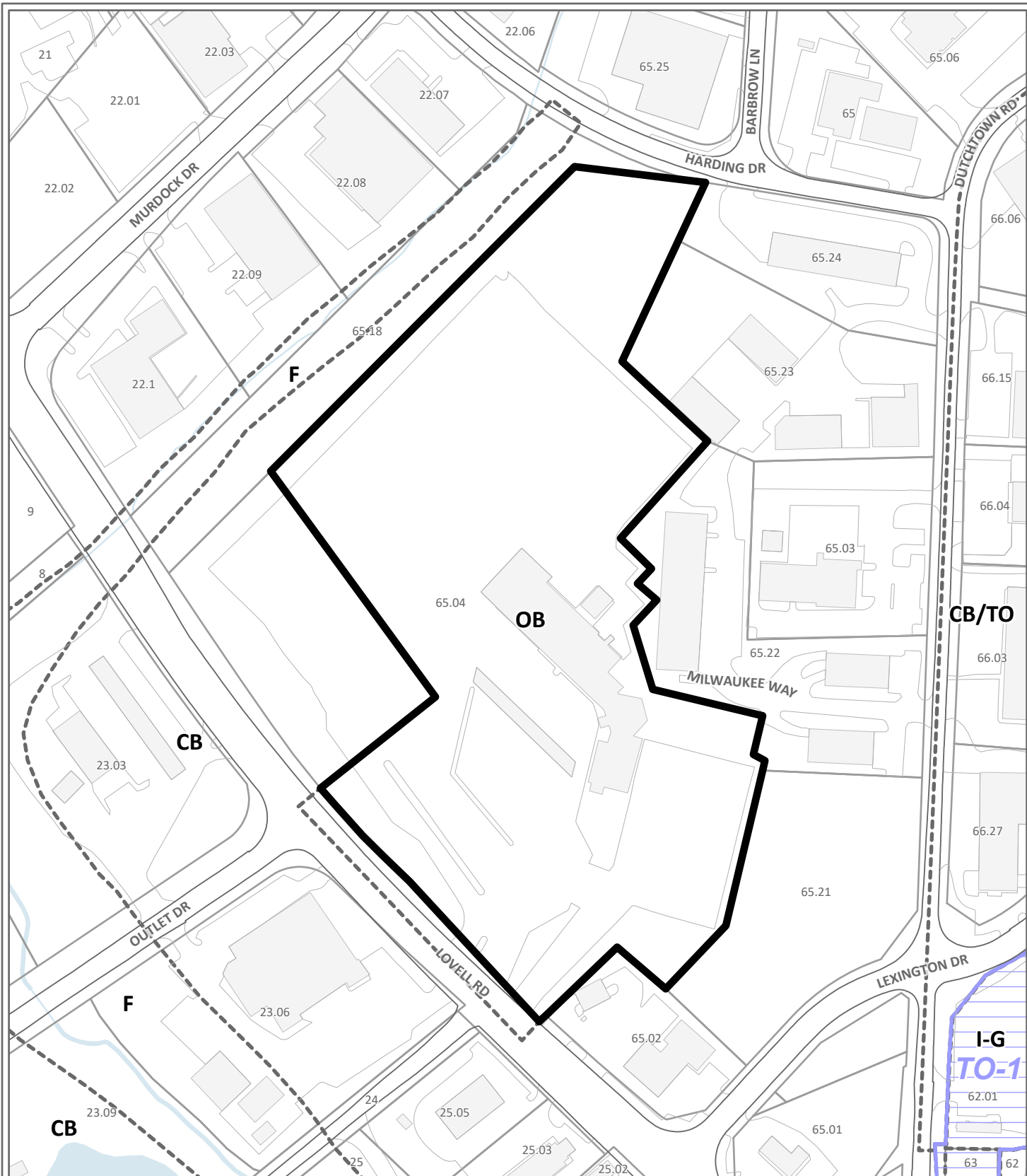
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

ESTIMATED STUDENT YIELD: 118 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



USE ON REVIEW

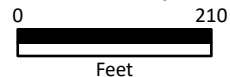
4-A-26-UR

Petitioner: ECG Acquisitions, LLC



Multi-dwelling development in OB (Office, Medical, and Related Services)

Map No: 131
Jurisdiction: County



Original Print Date: 3/25/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

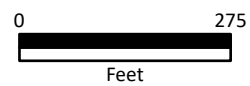
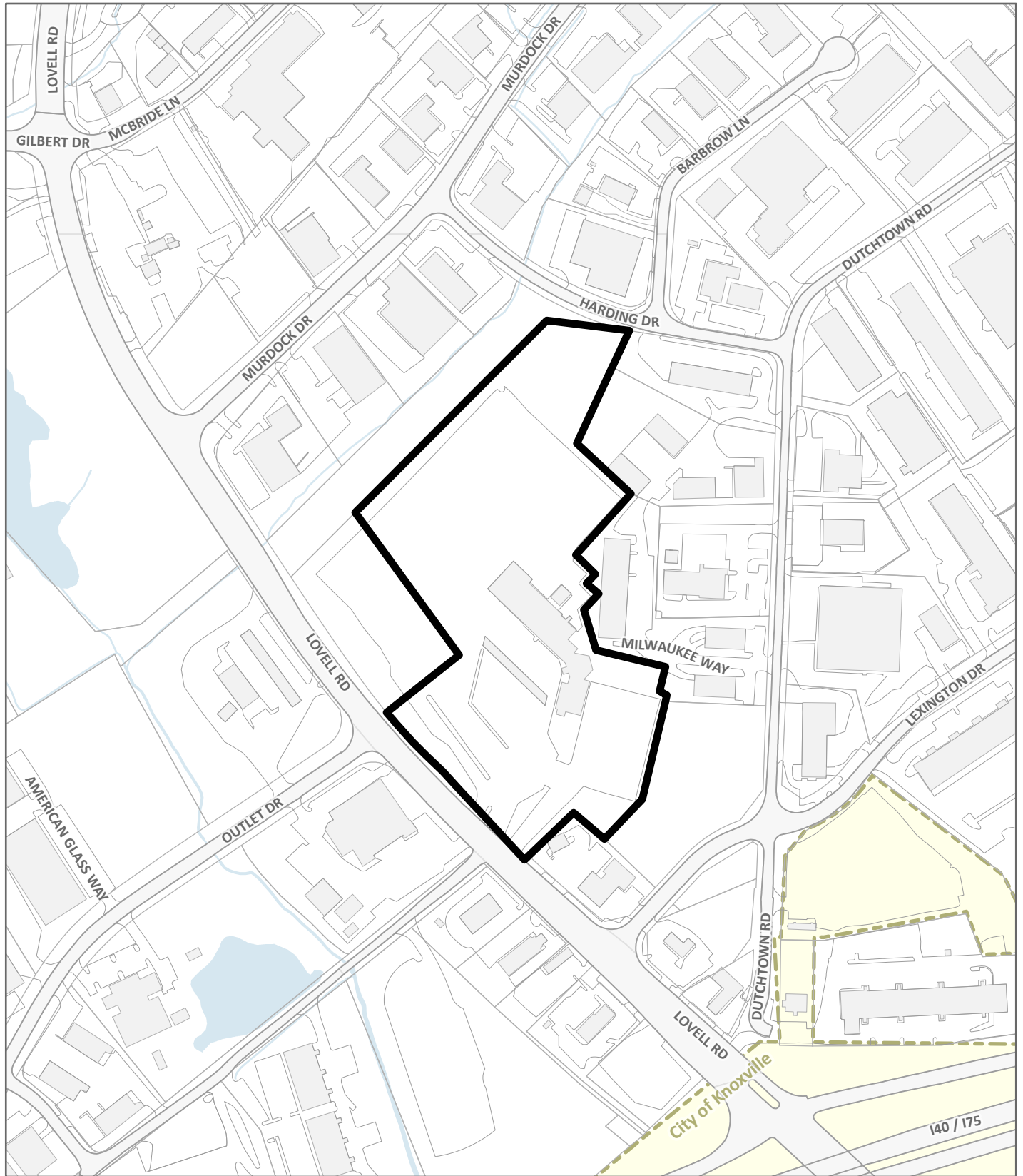


Exhibit A. Contextual Images

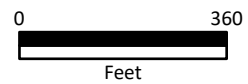


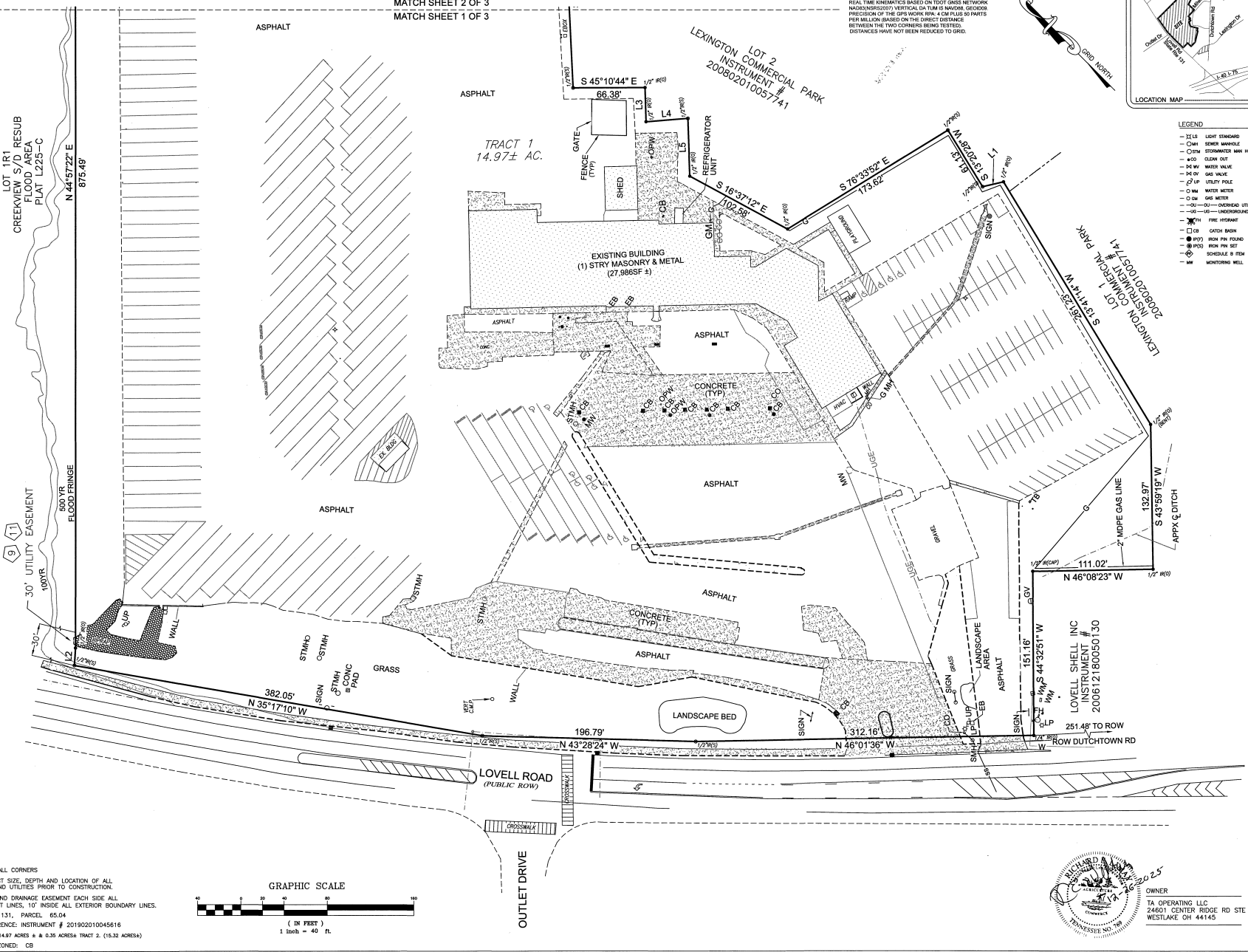
LOCATION MAP

4-A-26-UR

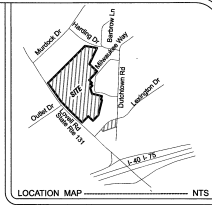


Case boundary

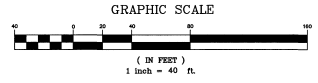




GPS SURVEY NOTE
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL
 WAS PERFORMED USING GPS RECEIVER, CARLSON
 800+ DUAL FREQUENCY WAS USED. ALL LLS
 GPS SURVEY PERFORMED WAS NETWORK ADJUSTED
 REAL TIME (NAD83) BASED ON TOST GPS NETWORK
 NAD83(2011) VERTICAL DATUM IS NAVD83. GEODESIC
 PROJECTION OF THE GPS WORK ROW. 4 CM PLUS 50 PARTS
 PER MILLION BASED ON THE DIRECT DISTANCE
 BETWEEN THE TWO CORNERS BEING TESTED.
 DISTANCES HAVE NOT BEEN REDUCED TO GRID.



- LEGEND
- XLS LIGHT STANDARD
 - CMH SINK MARKER
 - OSTM STORMWATER MAN HOLE
 - WOD CLEAN OUT
 - 24 IN. WATER VALVE
 - 12 IN. GAS VALVE
 - 2 1/2 IN. UTILITY POLE
 - O MW WATER METER
 - O GM GAS METER
 - 12 IN. OVERHEAD UTILITIES
 - 12 IN. UNDERGROUND UTILITIES
 - FTH FIRE HYDRANT
 - CB CATCH BASIN
 - BPPS IRON PIN FOUND
 - BPPS IRON PIN SET
 - SCHEDULE B PEM
 - MONTROUSE WELL



- IRON PINS ALL CORNERS
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES, 10' INSIDE ALL EXTERIOR BOUNDARY LINES.
- CLT MAP 131, PARCEL 65.04
- DEED REFERENCE: INSTRUMENT # 201902010045616
- TOTAL AREA: 14.97 ACRES ± & 0.35 ACRES± TRACT 2, (14.39 ACRES±)
- PROPERTY ZONED: CB

REVISIONS	BY

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
 PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

TA OPERATING LLC
 KNOXVILLE, TN 37922
 608 LOVELL RD
 DISTRICT 6 • KNOX COUNTY • TENNESSEE

ALTA SURVEY FOR:

DRAWN	RELZ
CHECKED	REL
DATE	12-28-2025
SCALE	1" = 40'
JOB NUMBER	6648
SHEET	1
OF	2 SHEETS



OWNER
 TA OPERATING LLC
 24501 CENTER RIDGE RD SITE 20
 WESTLAKE OH 44145

Schedule B Exceptions

1. Intentionally Deleted.
2. Intentionally Deleted.
3. Intentionally Deleted.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete last survey of the Land and not shown by the public records. NOT SURVEY ITEM.
5. Intentionally Deleted.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, substance and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B. NOT SURVEY ITEM.
7. Intentionally Deleted.
8. All taxes for 2018, a lien due and payable but not delinquent until 3/1/2019, and for subsequent years, not yet due and payable. NOT SURVEY ITEM.
9. Easement(s) and/or right(s) of way to the Industrial Development Board of Knox County as set forth in deed recorded in Deed Book 154, Page 413, Knox County Registry. SHOWN ON SURVEY.
10. Easement by and between The Industrial Development Board of the County of Knox, Truckstops of America, Third National Bank in Nashville, Trustee, and The First Utility District of Knox County, recorded in Deed Book 1736, Page 1009, Knox County Registry. DOES NOT EFFECT SURVEYED PROPERTY.
11. Easements, setback lines and any other matters shown or noted on plat recorded in Cabinet E, Slide 808 and 809, Knox County Registry. SHOWN ON SURVEY.
12. Easement(s) and/or right(s) of way set forth in deed to Knox County, Tennessee recorded in Deed Book 2213, Page 331, Knox County Registry. SHOWN ON SURVEY. (TRACT 2)
13. Sanitary sewer easement granted to the First Utility District of Knox County by instrument recorded in Trust Book 1947, Page 644, Knox County Registry. SHOWN ON SURVEY.
14. Easement(s) and/or right(s) of way set forth in deed to the State of Tennessee recorded September 20, 2001 in Instrument No. 20010920022215, Knox County Registry. NOT SHOWN ON SURVEY. (EXPIRED)
15. Rights of others, including riparian rights, in and to the flow of the waters of any river, creek or stream crossing or bounding the property, without distinction.
16. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of any river, creek or stream forming any portion of the boundary. NONE EXISTING.
17. Rights of tenants under unrecorded leases, as tenants only, with no options to purchase or rights of first refusal. NOT SURVEY ITEM.
18. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records constructed for by the Insured or any subcontract thereof. NOT SURVEY ITEM.

There was no observed evidence of recent street or sidewalk construction or repairs; and
There was no observable evidence of earth moving work, building construction, or building additions.

Per Table A Item 20:
Except as set forth below, there are no (i) visible encroachments upon the surveyed property by improvements on adjacent property; (ii) visible encroachments on any easement or on adjacent property, streets, or alleys by any improvements on the surveyed property; (iii) party walls; (iv) conflicts or protrusions. The exceptions to the above statements are as follows: Fence Encroachment as shown on survey.
The surveyed property is the same property as described in description shown on survey.
Commitment Number 2770487 with an effective date of November 13, 2025 and that all easements, covenants and restrictions referenced in said title commitment or visible from a physical inspection of the surveyed property or otherwise known have been plotted hereon or otherwise noted as to their effect on the surveyed property.

UTILITY PROVIDERS

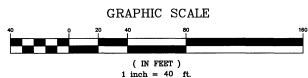
SANITARY SEWER - FIRST UTILITY DISTRICT
WATER - FIRST UTILITY DISTRICT
ELECTRIC - LENOIR CITY UTILITY BOARD
GAS - KNOXVILLE UTILITY BOARD

NOTE:
ALL UTILITIES ARE PROVIDED ON SITE.
EXACT LOCATION TO BE DETERMINED BY CONTACTING TENNESSEE 811 OR THE UTILITY PROVIDER.

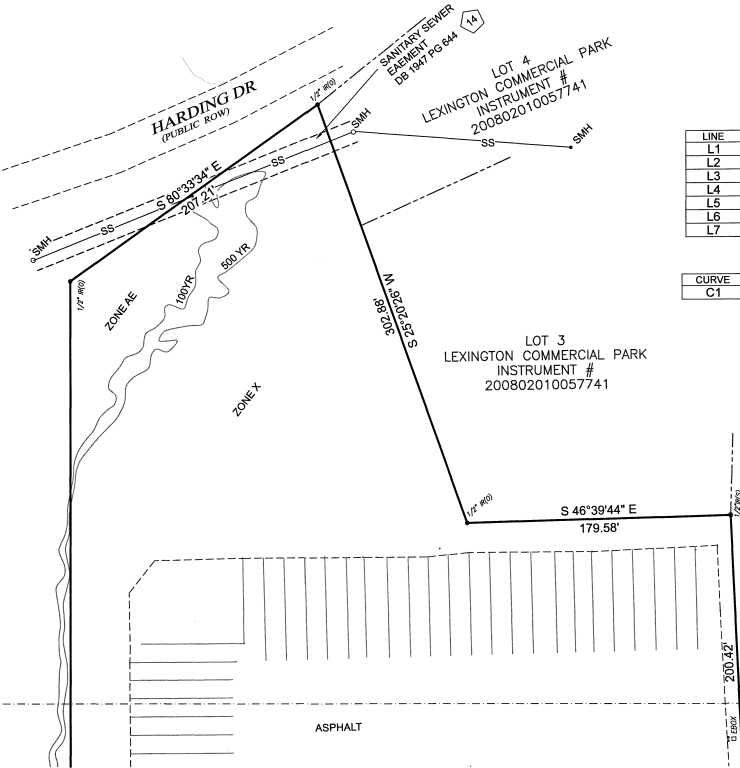
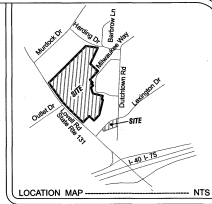
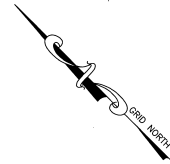
FLOOD NOTE:
This property is found to be in ZONE "X" & ZONE "AE" of the FEMA Flood Insurance Rate Map No. 47093C0243X which bears an effective date of 8/5/2013 and is partially in a Special Flood Hazard Area.

SETBACKS:
BUILDING SETBACKS TO BE DETERMINED BY PROPOSED USE IN THE CB ZONE.

- NOTE:
- IRON PINS ALL CORNERS
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES, 1/2" INSIDE ALL EXTERIOR BOUNDARY LINES.
 - CLT MAP 131, PARCEL, 65-04
 - DEED REFERENCE INSTRUMENT # 201902010056516
 - TOTAL AREA: 15.33 ACRES (TRACT 1-14.97 ACRES & TRACT 2- 0.35 ACRES)
 - PROPERTY ZONED: CB



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS RE-ESTABLISHED USING GPS RECEIVER CARLSON BRK+ DUAL FREQUENCY WAS USED (L L2).
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TROT GNS NETWORK. NAD83 HORIZONTAL DATUM IS NAD83. GROUND PRECISION OF THE GPS WORK RINEX 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.



LINE	BEARING	DISTANCE
L1	S 58°09'42" E	19.31'
L2	N 48°24'40" E	16.20'
L3	S 43°22'13" W	31.41'
L4	S 49°37'07" E	38.74'
L5	S 43°00'47" W	53.14'
L6	N 46°04'10" W	21.38'
L7	S 54°15'29" E	30.33'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	271.55'	N 58°03'40" E	141.90'	143.57'

- LEGEND**
- L1 L5 LIGHT STANDARD
 - C1M1 CENTER MARK
 - C1M2 STORMWATER MAN HOLE
 - 400 CLEAR CUT
 - 24 IN WOOD VALVE
 - 24 IN GAS VALVE
 - 24 IN UTILITY POLE
 - 24 IN WATER METER
 - 0 04 GAS METER
 - 0 04 WATER METER
 - 0 04 OVERHEAD UTILITIES
 - 0 04 UNDERGROUND UTILITIES
 - X FIRE HYDRANT
 - CB CATCH BASIN
 - 8 1/2 IN IRON PIN FOUND
 - 8 1/2 IN IRON PIN SET
 - SCHEDULE B ITEM
 - MW MONITORING WELL

MATCH SHEET 1 OF 3
MATCH SHEET 2 OF 3

SURVEYORS CERTIFICATION

Policy No.: 0-9301-004493176
File No.: 18000150908L

With respect to the survey shown hereon, prepared by the undersigned, the undersigned does hereby certify and represent to TA Operating LLC, a Delaware limited liability company, Stewart Title Guaranty Company, its successors and/or assigns as their interest may appear, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2021, and includes items 1 thru 11, and 13 thru 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Tennessee, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 12-26-2025
Surveyor: [Signature] 769
Registration Number:



OWNER
TA OPERATING LLC
24601 CENTER RIDGE RD STE 20
WESTLAKE OH 44145

REVISIONS	BY

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

TA OPERATING LLC
KNOXVILLE, TN 37932
DISTRICT 6 • KNOX COUNTY • TENNESSEE

DATE	BY
12-26-2025	

SHEET
2
OF 3 SHEETS

Property Description
Tract 1

Beginning at a 1/2 inch iron rod in the Northeastern Right of Way of Lovell Road, said iron pin being located 251.48 feet from the intersection of the Right of Way of Lovell Road and Dutchtown Road; thence from said beginning point the following calls and distances:

North 44 deg. 01 min. 36 sec. West 312.16 feet to a 1/2 inch iron rod;
thence North 43 deg. 28 min. 24 sec. West 196.79 feet to a 1/2 inch iron rod;
thence North 35 deg. 17 min. 10 sec. West 382.05 feet to a 1/2 inch iron rod;
thence North 48 deg. 24 min. 40 sec. East 14.20 feet to a 1/2 inch iron rod;
thence North 44 deg. 57 min. 22 sec. East 872.49 feet to a 1/2 inch iron rod;
thence South 80 deg. 33 min. 34 sec. East 207.21 feet to a 1/2 inch iron rod;
thence South 25 deg. 20 min. 26 sec. West 302.38 feet to a 1/2 inch iron rod;
thence South 46 deg. 39 min. 44 sec. East 179.98 feet to a 1/2 inch iron rod;
thence South 42 deg. 16 min. 16 sec. West 200.42 feet to a 1/2 inch iron rod;
thence South 45 deg. 10 min. 44 sec. East 66.38 feet to a 1/2 inch iron rod;
thence South 43 deg. 22 min. 13 sec. West 31.41 feet to a 1/2 inch iron rod;
thence South 49 deg. 37 min. 07 sec. East 38.74 feet to a 1/2 inch iron rod;
thence South 43 deg. 00 min. 47 sec. West 53.14 feet to a 1/2 inch iron rod;
thence South 16 deg. 37 min. 12 sec. East 102.98 feet to a 1/2 inch iron rod;
thence South 76 deg. 33 min. 52 sec. East 173.62 feet to a 1/2 inch iron rod;
thence South 13 deg. 20 min. 28 sec. West 61.13 feet to a 1/2 inch iron rod;
thence South 58 deg. 09 min. 42 sec. East 193.81 feet to a 1/2 inch iron rod;
thence South 13 deg. 41 min. 14 sec. West 261.23 feet to a 1/2 inch bent iron rod;
thence South 43 deg. 59 min. 19 sec. West 132.97 feet to a 1/2 inch iron rod;
thence North 46 deg. 08 min. 23 sec. West 111.02 feet to a 1/2 inch iron rod;
thence South 44 deg. 32 min. 51 sec. West 151.16 feet to a 1/2 inch iron rod;
marking the point of beginning, and containing 14.97 acres more or less.

Property Description
Tract 2

Beginning at an iron rod in the Southern Right of Way of Lexington Drive at the intersection of the Right of Ways of Lexington Drive, and Dutchtown Road, thence from said beginning point the following calls and distances:

South 54 deg. 15 min. 29 sec. East 30.33 feet to a 1/2 inch iron rod;
thence South 01 deg. 38 min. 24 sec. West 65.36 feet to a 1/2 inch bent iron rod;
thence South 67 deg. 41 min. 28 sec. West 212.39 feet to a 1/2 inch iron rod;
thence North 46 deg. 04 min. 10 sec. West 21.38 feet to a 1/2 inch iron rod;
thence North 42 deg. 58 min. 11 sec. East 100.83 feet to a 1/2 inch iron rod;
thence with a curve to the right with an arc length of 433.57 feet, having a radius of 271.55 feet, a chord bearing of North 58 deg. 03 min. 40 sec. East, and a chord length of 141.90 feet, to a 1/2 inch iron rod marking the point of beginning, and containing 0.35 acres more or less.

BUILDING SETBACKS: ZONE CB:

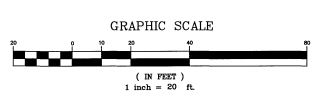
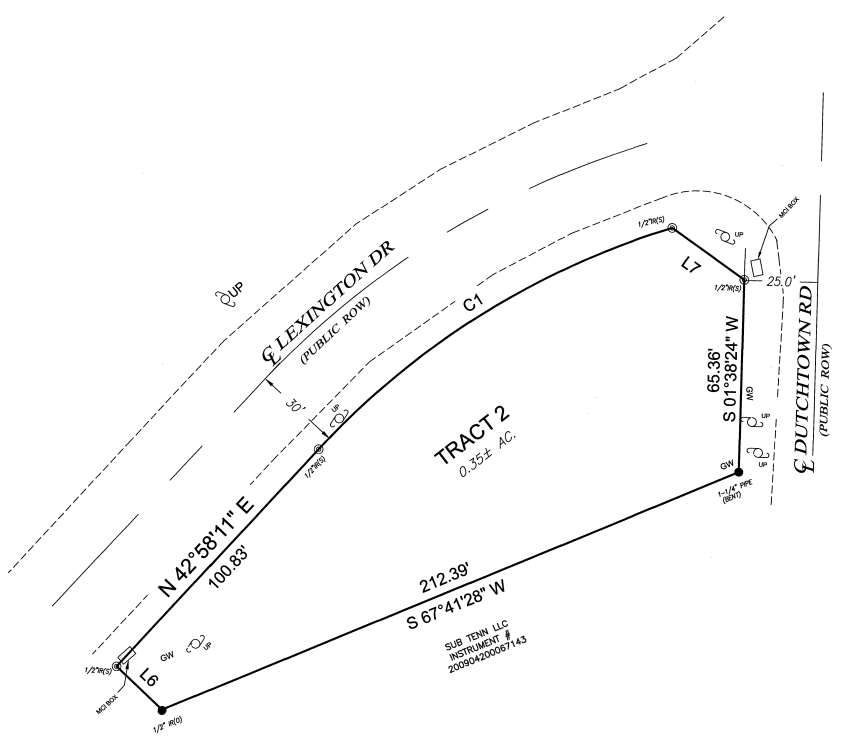
For nonresidential structures, no building shall be located closer than twenty (20) feet to the road line, no building or portion of a building used as a dwelling shall be located closer than twenty-five (25) feet to the road line, and no hotel or tourist court shall be located closer than fifty (50) feet to the road line. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

Side yards. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

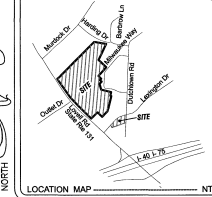
Rear yard. For nonresidential structures, there shall be a rear yard on every lot, which rear yard shall have a minimum depth of fifteen (15) feet for a one-story building, twenty (20) feet for a two-story building, and twenty-four (24) feet for a three-story building. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

Height. No building may be built to a height exceeding twice the width of the road upon which the building abuts; buildings may exceed this height limit providing the portion of the building higher than twice the width of the road is set back from every road and the lot line (1) for each three (3) feet of height in excess of twice the road width. For multifamily structures or developments, no building shall exceed forty-five (45) feet or four (4) stories in height as measured from the road.

- NOTE:
- IRON PINS AT ALL CORNERS
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 6" UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES, 10' INSIDE ALL EXTERIOR BOUNDARY LINES.
 - C1 = 1/4" 151, PAVEMENT, 60:04
 - DEED REFERENCE INSTRUMENT # 201902010045616
 - TOTAL AREA: 15.32 ACRES (TRACT 1-14.97 ACRES & TRACT 2- 0.35 ACRES)
 - PROPERTY ZONE: CB



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER GARMIN BRX-DUAL FREQUENCY WAS USED (L1/L2).
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDD GPS NETWORK NAD83/SP93/0301 VERTICAL ON TLM 4 NETWORK. GEODESIC PRECISION OF THE GPS WORK PPK 4 CM PLUS 50 PARTS PER MILLION BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED. DISTANCES HAVE NOT BEEN REDUCED TO GRID.



- LEGEND
- TLIS LIGHT STANDARD
 - OHI SINKER MARKER
 - STM STORMWATER MAN HOLE
 - GSD GLENN DIRT
 - MW WATER VALVE
 - GW GAS VALVE
 - ULP UTILITY POLE
 - WM WATER METER
 - OM GAS METER
 - OU - UNDERGROUND UTILITIES
 - UG - UNDERGROUND UTILITIES
 - FIRE HYDRANT
 - CB CATCH BASIN
 - IPIV IRON PIN FOUND
 - PISV IRON PIN SET
 - SHTD SCHEDULE 80 W
 - MW WORKING WELL

SURVEYORS CERTIFICATION

Policy No.: 0-9301-004493176
File No.: 18000150205026

With respect to the survey shown hereon, prepared by the undersigned, the undersigned does hereby certify and represent to: TA Operating LLC, a Delaware limited liability company, Stewart Title Guaranty Company, its successors and/or assigns as their interest may appear, that:

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2021, and includes items 1 thru 11 and 13 thru 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Tennessee, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 12-26-2025
Surveyor: [Signature] 769
Tn. Registration Number:



OWNER
TA OPERATING LLC
24601 CENTER RIDGE RD STE 20
WESTLAKE OH 44145

REVISIONS	BY

LeMay AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

ALTA SURVEY FOR: TRACT 2

TA OPERATING LLC
KNOXVILLE, TN 37922
DISTRICT 6 • KNOX COUNTY • TENNESSEE

DRAWN	REL:
CHECKED	REL
DATE	12-29-2025
SCALE	1" = 20'
JOB NUMBER	8648
SHEET	3
OF	3 SHEETS

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- 1.01 SCOPE OF WORKS
A. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
B. WORK SHALL INCLUDE MAINTENANCE AND WATERING ON ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.
D. THE CITY MAY ADVISE ALL WORK HOURS AND LANE CLOSURE REQUIREMENTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY WORK WHICH ON A LOCATION BY LOCATION BASIS. THE INDIVIDUALS INSTALLING THE MAINTENANCE OF TRAFFIC BARRIER SHALL HAVE COMPLETED A TPO APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.
E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL, SIGAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.
1.02 PROTECTION OF EXISTING STRUCTURES
A. ALL EXISTING BUILDINGS, WALLS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND RESULTING FROM NEGLIGENCE OR ESTABLISHMENTS SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM COMPLETION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TPO, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR RE-VERIFYING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES UNDER CONSTRUCTION. FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK, THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE CONSTRUCTION OF DRIVE OR PARKING, SIDE OF THE DRIVE AND SPILLING OF OIL, GASOLINE, OR OTHER DELICIOUS MATERIALS WITHIN THE CR. PLANT MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES LILLED OR DAMAGED SO THAT THEY ARE MISBURNED AND/OR UNHEALTHY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CAL PER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT FOR EACH OVER FOUR (4) INCHES CAL PER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
1.04 MATERIALS
A. GENERAL
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
MATERIAL SAMPLE SIZE
MULCH ONE (1) CUBIC FOOT
TOPSOIL/MX ONE (1) CUBIC FOOT
PLANTING ONE (1) EACH VARIETY (OR TAGGED IN NURSERY)
B. PLANT MATERIALS
1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z601-1.2014 AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY. UPON APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THE NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT BE MADE IN THE ROY OF INSPECTION AND INSPECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE OF REJECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
1.05 SOIL MIXTURE (PLANTING MEDIUM)
A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 1/2 LOOSE COMPOST (NO GREATER THAN 1" SIV), 1/4 PEAT AND 1/4 SAND, AS DESCRIBED BELOW.
B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILL: NO PLANT PITS SHALL BE FERTILE, FRAMBLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPERS, BRIBRY WEEDS AND OTHER HARMFUL STONES LARGER THAN 1/2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5 AND 7.0. SUBMIT SAMPLE AND PH TEST TO RESULTS FOR APPROVAL.
C. SAND SHALL BE COARSE, CLEAN, WELLS-DRAINED, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.
D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE. AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNERS REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
1.06 WATER
A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEET NO ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY THE TANKS, HOSES, IRRIGATION, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT AN ADDITIONAL COST TO THE OWNER.
*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
1.07 FERTILIZER
A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITES PROPOSED. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.
*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
1.08 MULCH
A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPERSED, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHROUDED HARDWOOD.
1.09 DIGGING AND HANDLING
A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING, WIND, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PRICED TO PREVENT DAMAGE DURING TRANSIT.
B. BALLED AND BURLAPPED PLANTS (BABS) SHALL BE DUG WITH FIRM NATURAL BALLS OF SOIL OF SUFFICIENT DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
C. EXCAVATION OF TREE PITS SHALL BE PERFORMED IN SUCH EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PROVED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORD NATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.
1.10 CONTAINER GROWN STOCK
A. ALL TREES SPECIFIED SHALL BE Balled AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.
C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
1.11 MATERIALS LIST
A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BEING ORDERED FOR INSTALLATION. ALL DIMENSIONS AND/OR SPECIES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
1.12 FINE GRADING
A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOIL AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE DRAINAGE/STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEERS PLANS FOR FINAL GRADINGS, IF APPLICABLE.

- 1.13 PLANTING PROCEDURES
A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MATERIALS, DEBRIS, AND TOXIC MATERIALS SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR NO SUCH SOIL CONDITIONS BENEATH THE SOIL, WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111. THE REPRESENTATIVE OF THE PROPERTY OWNER SHALL MAKE THE CORRECTIVE MEASURES. THE RESPONSIBILITY OF THE CONTRACTOR.
B. PREPARATION OF PLANTING AREAS: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND MESSOCK SUBBASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 3" AT TREES AND 1" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH TOP GRADE WITH CLEAN TOPSOIL OR AN INERT SOURCE OR AN INERT SOURCE OR AN INERT SOURCE OR AN INERT SOURCE. OTHER ADVERSE CONDITIONS OCCUR. N PLANTED AREAS AFTER 3" AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE AVOIDED. THE CONTRACTOR SHALL UTILIZE PLANTING NO DETAIL THAT ADDRESSES POOR DRAINAGE.
C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS, LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.
D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
E. GENERAL: COMPANY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON SITE SHALL NOT BE UNPLANTED OR APPROPRIATELY WEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMAN, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH TRAVEL WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z601-1.2014 AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOFT PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANT MIXTURE HAS BEEN FLOUSED INTO PLACE WITH A SOIL PULL-HOPE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING NO PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.
J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMING).
K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL BE PLANTED IN THE SAME SPACING OR QUANTITY AS SHOWN ON PLANS. WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 1". REMOVE AND DISPOSE ALL DEBRIS, COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER PLANTING AREAS.
L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
M. WEEDS OR WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. DIRECTED BY THE OWNER, "ROUNDUP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS PRIOR TO FINAL INSPECTION. TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
1.14 LAWN SOODING
A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SOODING ON COMPLETE, STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SOODING SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER REQUIRING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WEIGHT DURING THE ROLLING. ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH PREPARED SOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN SURFACE TO THE ROLLER.
C. SO PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
D. SOODING
1. THE CONTRACTOR SHALL SOOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SOOD PASSES SHALL BE LAID TOGETHER SO AS TO MAKE A SOLID SOODDED LAWN AREA. SOOD SHALL BE LAID IN FORM AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS IMMEDIATELY FOLLOWING SOOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOOD, CLEAN SAND, AS APPROVED BY THE OWNERS REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOOD AND THOROUGHLY WATERED IN. FERTILIZER INSTALLED SOOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
3. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
E. LAWN MAINTENANCE
1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SEEDING OF ALL ERODED, BURNED OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNERS REPRESENTATIVE. REPAIRED SOODING SHALL BE ACCOMPLISHED AS THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOODLAWN UNTIL ACCEPTANCE BY THE OWNERS REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
1.15 CLEANUP
A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNERS REPRESENTATIVE.
1.16 PLANT MATERIAL MAINTENANCE
A. ALL PLANTS AND PLANTING NO INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING NO GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNERS REPRESENTATIVE.
1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER NECESSARY WORK PERTAINING TO THIS CONTRACT. ANY RE-REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINS WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME. INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
1.18 WARRANTY
A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING NO SOOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNERS REPRESENTATIVE.
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTENNARIO AND NINE (9) MONTHS. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
C. IN THE EVENT THE OWNER DOES NOT CONTACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE REQUIREMENTS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE WEEKLY DURING THE ONE (1) YEAR WARRANTY PERIOD FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED AT A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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608 LOVELL ROAD APARTMENTS APARTMENTS KNOXVILLE, TENNESSEE

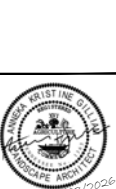
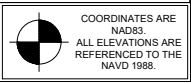


Table with columns: DATE, BY, REVISIONS, and a grid for revision tracking.

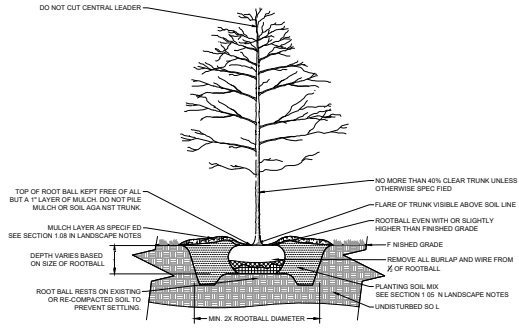


COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

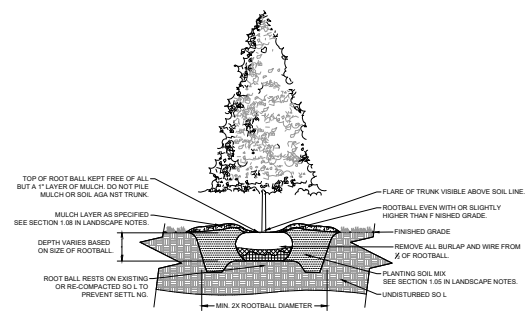
Table with columns: DESIGNED BY, CHECKED BY, DATE, and PROJECT INFORMATION.

LANDSCAPE NOTES SHEET NUMBER L1-50

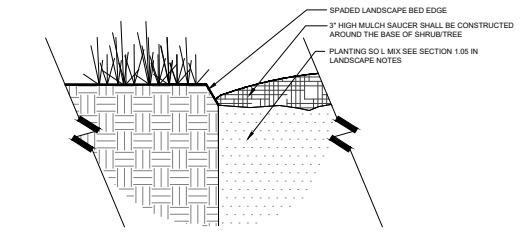
This document, together with the drawings and design information herein, is intended solely for the specific purpose and site for which it was prepared. Release of this information to other parties without the written consent of Kimley-Horn and Associates, Inc. shall be void. Liability for any errors or omissions in this document shall be the responsibility of Kimley-Horn and Associates, Inc.



1 B&B TREE PLANTING
NOT TO SCALE



2 EVERGREEN TREE PLANTING
NOT TO SCALE



3 SPADED EDGE
1 1/2" = 1'-0"

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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608 LOVELL ROAD APARTMENTS
 KNOXVILLE, TENNESSEE



NO.	DATE	BY	REVISIONS

DESIGNED BY: RGS
 DRAWN BY: KOG
 CHECKED BY: JRP
 DATE: 1/26/2026
 KIMLEY-HORN PROJECT NO.: 11810941

LANDSCAPE DETAILS

SHEET NUMBER
L1-51

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

03/28/2026

Date to be Posted

04/10/2026

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



Applicant Signature

Brandon Plunkett

Applicant Name

2-17-26

Date