



SPECIAL USE REPORT

▶ **FILE #:** 5-B-26-SU

AGENDA ITEM #: 11

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** WEST END CHURCH OF CHRIST

OWNER(S): West End Church of Christ

TAX ID NUMBER: 120 H B 018

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 8301 EAST WALKER SPRINGS LN

▶ **LOCATION:** North side of East Walker Springs Ln, east of N Gallaher View Rd

▶ **APPX. SIZE OF TRACT:** 15.07 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via East Walker Springs Lane, an unstriped local street with 23-26 ft of pavement width within the large I-40 right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Ten Mile Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Public/Quasi Public Land (church)

▶ **PROPOSED USE:** Parking lot expansion for a place of worship

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood)

South: I-40 right-of-way

East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), (C) (Former Planned District), OP (Office Park)

West: Multifamily residential, office - RN-6 (Multi-Family Residential Neighborhood), (C) (Former Planned District)

NEIGHBORHOOD CONTEXT: The subject property is located between single family neighborhoods to the north and east and apartments to the west, so this property transitions between those two intensities. It abuts I-40/I-75 to the south. Commercial and office uses lie 0.25 miles to the west near the N Gallaher View Road and I-40 interchange and to the south of I-40 along Kingston Pike.

STAFF RECOMMENDATION:

► **Approve the request for the expansion of a parking lot for a place of worship for up to 74 additional spaces, subject to 3 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, Article 12 (Landscape).
2. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

COMMENTS:

The subject parcel contains a place of worship with a large parking lot accessed via East Walker Springs Lane. The applicant requests an expansion of the parking lot by 74 additional spaces, for a total of 329 parking spaces for the church.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2) 1)

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

A. The proposed parking lot expansion is not expected to adversely impact any existing neighborhoods and communities, which is consistent with the General Plan's Development Policy 9.3.

B. The proposed use is consistent with the One Year Plan's and Northwest City Sector Plan's CI (Civic/Institutional) land use classification.

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

A. The RN-1 district is intended to accommodate traditional low density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. A place of worship is allowed by special use approval.

B. The site plan notes that 35% of the site will be impervious, which meets the maximum 40% impervious surface coverage requirement of the RN-1 district. The landscape plan shows a 10-ft perimeter landscape yard (Article 12.5) and interior parking lot landscapes (Article 12.6) will be provided on the site. These shall be reviewed by the City's Plans Review & Inspection Department during the permitting phase to ensure compliance with the zoning ordinance.

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

A. The church has operated at this location since the 1960s, predating the multifamily residential and office uses along East Walker Springs Lane. The proposed addition will be consistent with the area's mixed-use character.

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

A. The proposed use is not expected to have any significant adverse impacts on adjacent properties.

B. The parking lot expansion occurs on the southern end of the property away from the single family residential neighborhoods. It connects to the Jean Teague Greenway, and the applicant proposes no modifications to the trailhead located southeast of the proposed addition.

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

A. The subject property has easy access to N Gallaher View Rd, a minor arterial street. The proposed expansion is not expected to draw substantial traffic through residential streets.

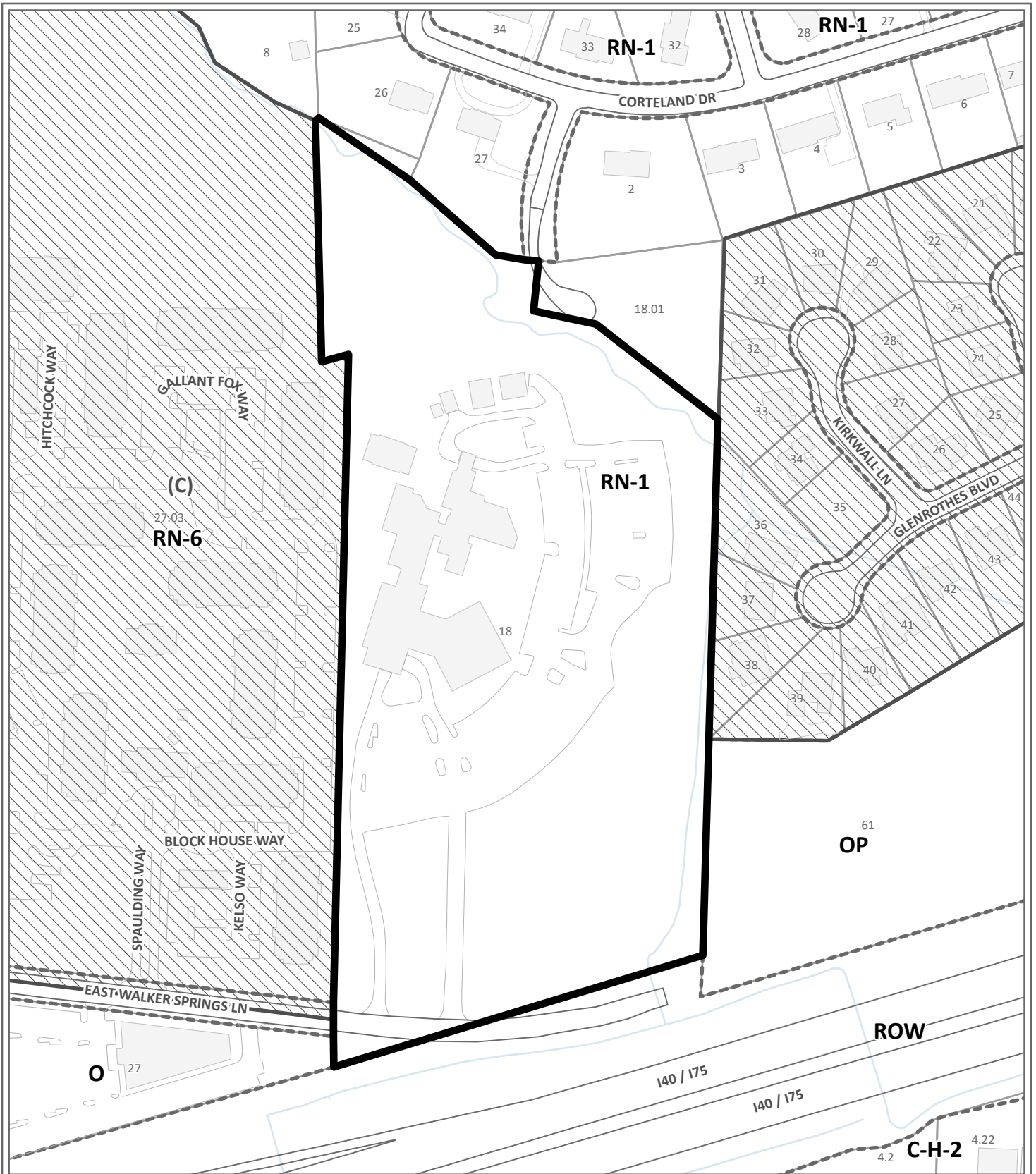
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

5-B-26-SU

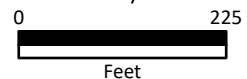
Petitioner: West End Church of Christ



Parking lot expansion for a place of worship in RN-1 (Single-Family Residential Neighborhood)

Map No: 120

Jurisdiction: City



Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

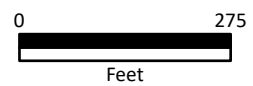
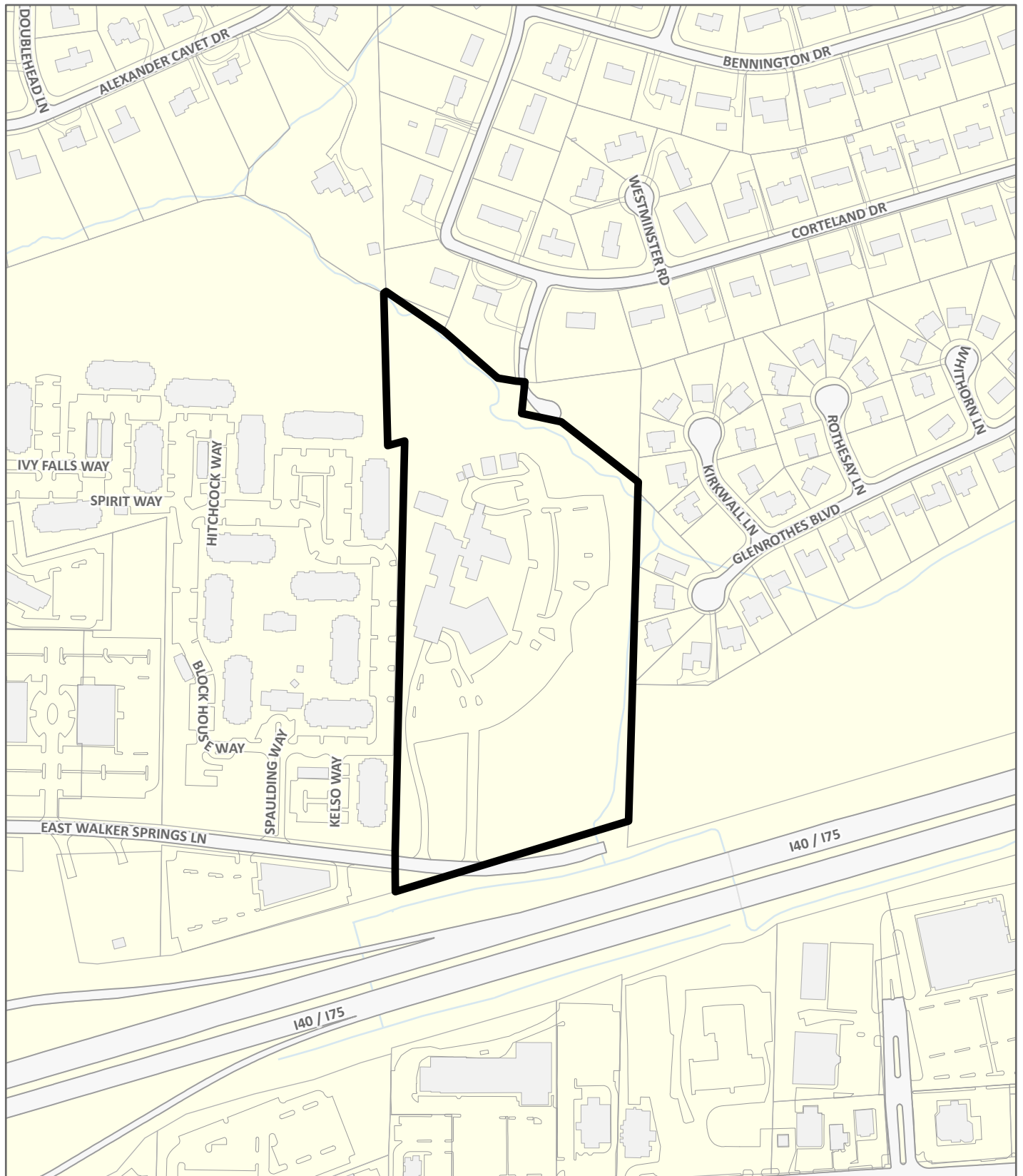


Exhibit A. Contextual Images

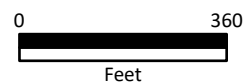


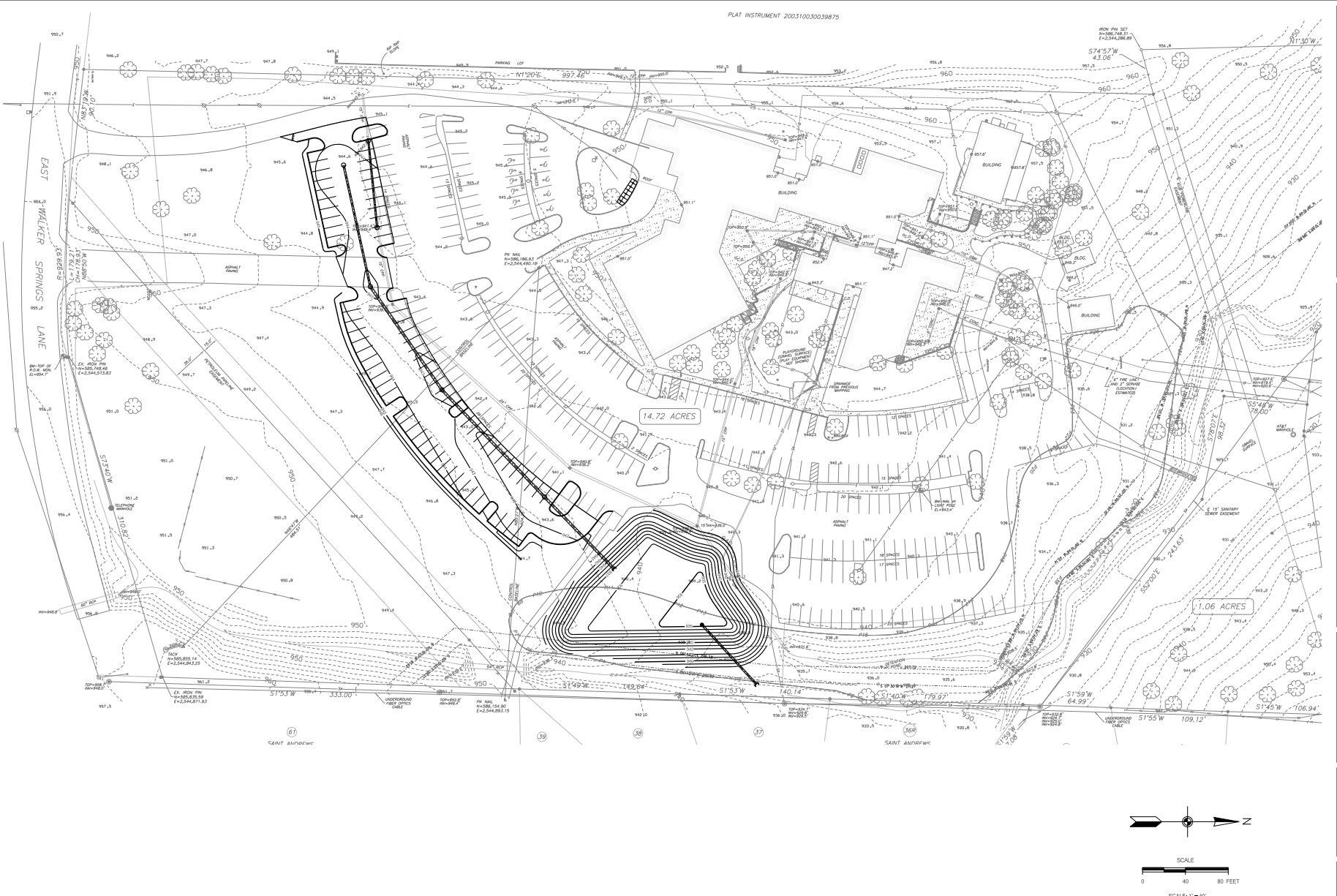
LOCATION MAP

5-B-26-SU



Case boundary

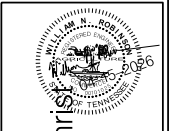




PLAT INSTRUMENT 200310030039875

WCV, PIV, SET
 W=366.342.21
 E=234.226.59
 S74°57'W
 43.06'

**WILL ROBINSON
 & ASSOCIATES**
 1248 N. Shreveport Ln
 Caryville, TN 37714
 (865) 386-4200
 will@wraenvil.com



A Site Plan for:
West End Church of Christ

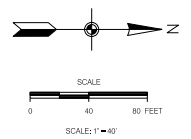
8301 E Walker Springs Rd
 Knoxville, TN

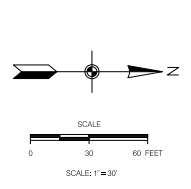
REVISIONS:
 04-15-2026 PLANNING COMMENTS

DRAWN: WNR
 CHECKED: WNR
 DATE: 12-11-2025
 FILE NAME:
 PROJECT NO:

C101
 OVERALL SITE PLAN
 DRAWING

5-B-26-SU
 Rev 4.24.2026





LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURBS
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

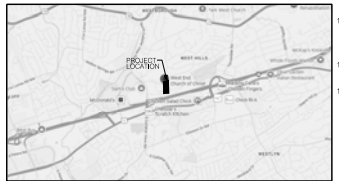
- SITE LAYOUT NOTES**
- USE: CHURCH, ZONING: PW-1, PARCEL: 1204808
 - TOTAL BUILDING AREA: 44,000 NO ADDITIONAL BUILDING AREA PROPOSED
 - TOTAL SITE: 14.88 AC, TOTAL DIST AREA: 1.29 AC, TOTAL EXIST IMP'VE: 4.68 AC, IMPERVIOUS AT COMPLETION: ACRE (0.59 ACRE INCREASE)
 - DEED REFERENCE: CITY BLOCK: 4600, WARD: 46
 - THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 1026P.
 - SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK, NAVD 88
 - SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY URSAN ENGINEERS DATED 03/01/2004. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
 - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
 - PARKING SUMMARY**
 TOTAL EXISTING TO REMAIN: 255 SPACES
 ADDITIONAL SPACES: 74 SPACES
 TOTAL AT COMPLETION: 329 SPACES
 MIN PARKING: 68 SPACES (BASED ON 470 SEATS)
 MAX PARKING: 255 SPACES (BASED ON 1635 SEATS)
 SEAT MIN: 25 SEAT PER SEAT IN MAIN ASSEMBLY
 ADA PARKING REQUIRED TO SPACES: ADA PARKING PROVIDED: 0 SPACES (EXISTING)
 BICYCLE PARKING REQUIRED: 12 SPACES BICYCLE PARKING PROVIDED: 12 SPACES (NEW)
 - STREETS:
 FRONT: 25'
 REAR: 25'
 - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
 - CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION BY CONSTRUCTION ISSUED BY THE AGC OF AMERICA INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
 - VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTICED OF ANY INTERFERENCES OR DISCREPANCIES.
 - TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
 - DIMENSIONS ARE TO FACE OF CURB EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

IMPERVIOUS AREA CALCULATIONS:
 EXISTING IMPERVIOUS AREA: 14.88 ACRES
 PROPOSED IMPERVIOUS AREA: 1.29 ACRES
 IMPERVIOUS AT COMPLETION: 16.17 ACRES
 IMPERVIOUS AREA RATIO: 229.96 / 162.22 = 1.42

OWNER:
 WEST END CHURCH OF CHRIST
 806 WALKER SPRINGS RD
 KNOXVILLE, TN
 PHONE: 865-595-7000
 CONTACT: BLAKE GRAHAM

ENGINEER:
 WILL ROBINSON & ASSOCIATES
 638 N SHOREWOOD LN
 KNOXVILLE, TN 37714
 PHONE: 386-4200
 CONTACT: WILL ROBINSON

CONTRACTOR:
 TO BE DETERMINED



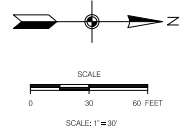
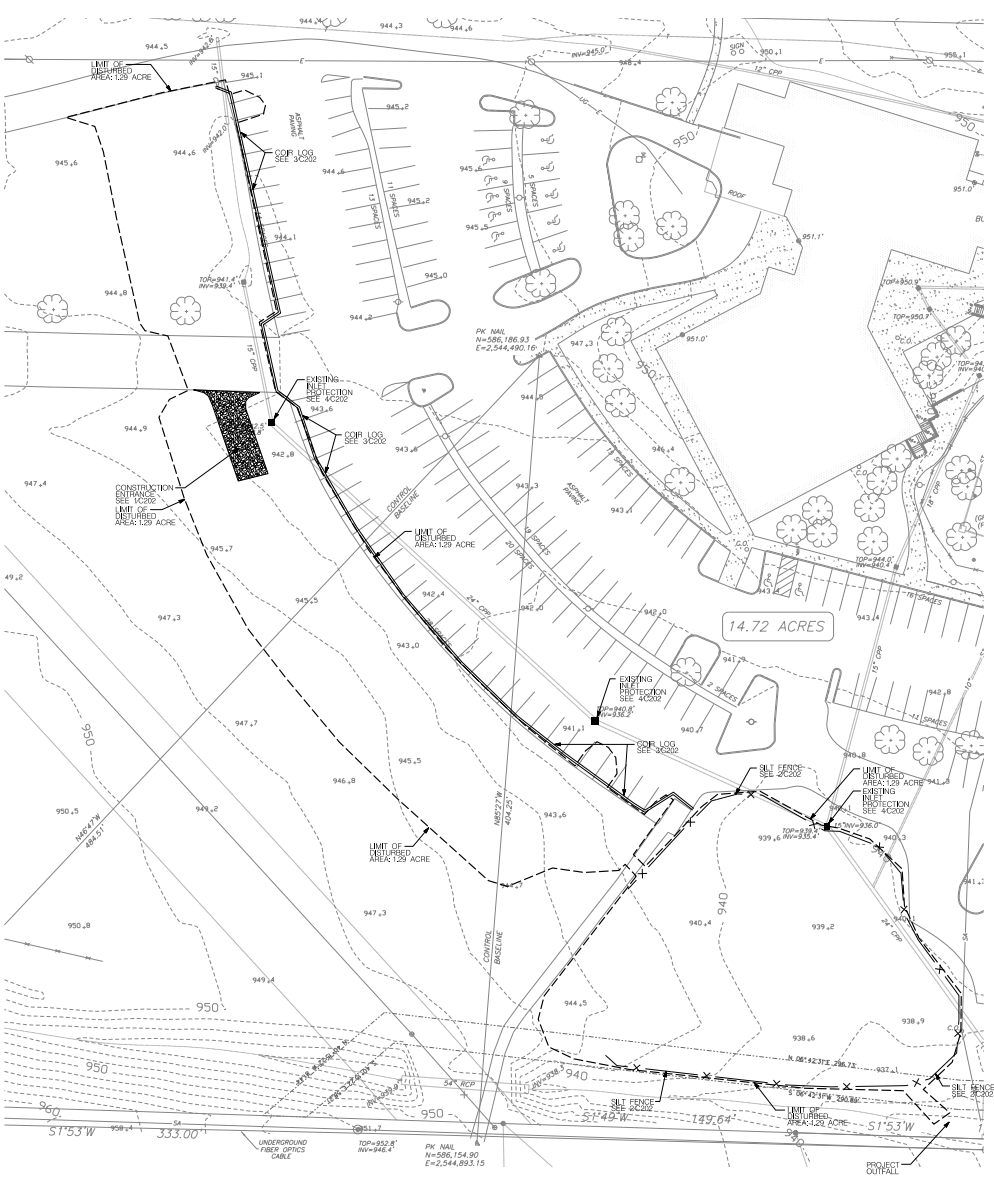
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A Site Plan for:
West End Church of Christ
 8301 E. Walker Springs Rd
 Knoxville, TN

REVISIONS:
 04-15-2020 PLANNING COMMENTS

DRAWN: WNR
 CHECKED: WNR
 DATE: 12-11-2025
 FILE NAME:
 PROJECT NO:

C102
 CONCEPT SITE PLAN
 DRAWING



LEGEND:

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
→	→	SURFACE FLOW
---	---	SILT FENCING
□	□	CURBS
□	□	CATCH BASIN
□	□	CONCRETE PAVEMENT
□	□	ASPHALT PAVEMENT
□	□	RIP RAP

- SITE GRADING NOTES**
- SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASED NGVD88.
 - SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY URSAN ENGINEERS DATED 03/19/2004. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
 - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
 - CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUCCESSFULLY STABILIZED.
 - THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
 - THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPROPRIABILITY OF THIS PLAN TO THE SCALE OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THE GOAL.
 - ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC, INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
 - NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS (7 DAYS FOR 15% OR STEEPER SLOPES) AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
 - SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE VICINITY OF THE MATERIALS AS WELL.
 - PLACEMENT OF PORTLAND CEMENT ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
 - NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
 - CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND WASHINGTON PKE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN A NEAT AND ORDERLY MANNER.
 - CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE.
 - LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

TEMPORARY SEEDING RECOMMENDATION FOR LATER WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
RYE	100
SEEDING DATES: FEB 1 - MAY 1	
SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-20-0 FERTILIZER.	
MULCH-APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT NETTING, OR A MULCH ANCHORING TOOL. A DEK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MAINTENANCE REFERABLE IF GROWTH IS NOT FULLY ADEQUATE, RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	

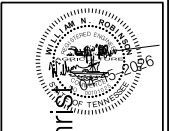
TEMPORARY SEEDING RECOMMENDATION FOR SUMMER

SPECIES	RATE (LB/ACRE)
GRASS	50
SEEDING DATES: MAY 15 - AUG 15	
SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-20-0 FERTILIZER.	
MULCH-APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT NETTING, OR A MULCH ANCHORING TOOL. A DEK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MAINTENANCE REFERABLE IF GROWTH IS NOT FULLY ADEQUATE, RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	

TEMPORARY SEEDING RECOMMENDATION FOR FALL

SPECIES	RATE (LB/ACRE)
GRASS	50
SEEDING DATES: AUG 15 - DEC 15	
SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-20-0 FERTILIZER.	
MULCH-APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT NETTING, OR A MULCH ANCHORING TOOL. A DEK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MAINTENANCE REFERABLE IF GROWTH IS NOT FULLY ADEQUATE, RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TO LATE FEBRUARY OR EARLY MARCH.	

WILL ROBINSON & ASSOCIATES
 1248 N. Shreveport Ln
 Caryville, TN 37714
 (865) 386-4200
 will@wraenvt.com

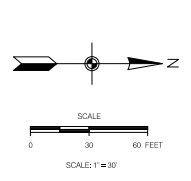
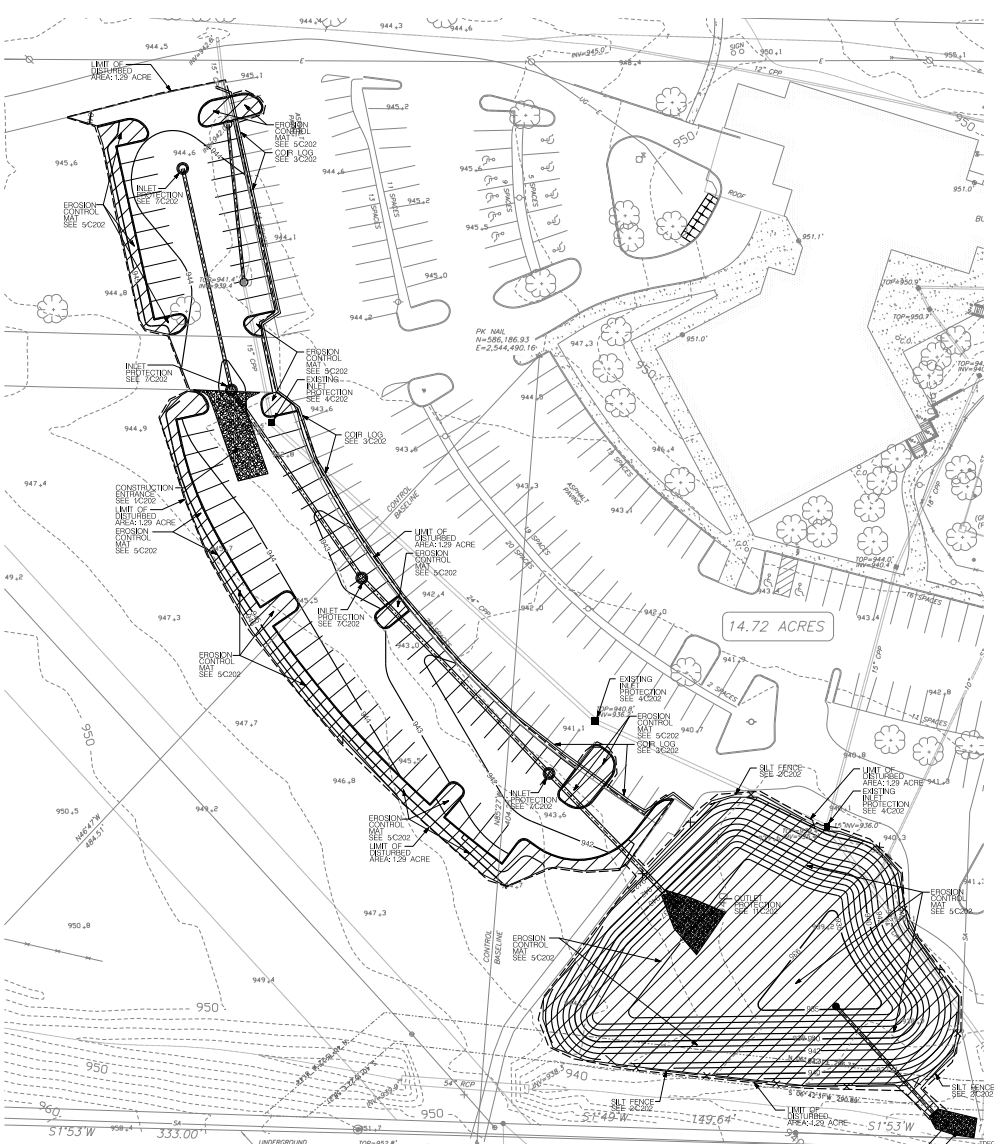


A Site Plan for:
West End Church of Christ
 8301 E. Walker Springs Rd
 Knoxville, TN

REVISIONS:
 04-15-2020 PLANNING COMMENTS

DRAWN: WNR
 CHECKED: WNR
 DATE: 12-11-2025
 FILE NAME:
 PROJECT NO:

C103
 EROSION CONTROL - 1
 DRAWING



LEGEND:

EXISTING	PROPOSED	
--- 535 ---	--- 535.25 ---	GROUND CONTOUR ELEVATION
□	□	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
--- SD ---	--- SD ---	STORM DRAIN
--- SS ---	--- SS ---	SANITARY SEWER
--- PW ---	--- PW ---	POTABLE WATER
--- NG ---	--- NG ---	NATURAL GAS
--- OE ---	--- OE ---	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
→	→	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
□	□	CATCH BASIN
□	□	CONCRETE PAVEMENT
□	□	ASPHALT PAVEMENT
□	□	RIP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASED NGV08R.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY URSYN ENGINEERS DATED 03/10/2004. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
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4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUCCESSFULLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN $\pm 3\%$ OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPROPRIABILITY OF THIS PLAN TO THE SCALE OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THE GOAL.
7. ALL SLOPES GREATER THAN 2:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS (7 DAYS FOR 25% OR STEEPER SLOPES) AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDINGS TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE VICINITY OF THE MATERIALS AS WELL.
15. PLACEMENT OF PORTLAND CEMENTS ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
16. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
17. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA DURING THE BUILDING AND WASHINGTON PHASE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEIPTS WITH A RED MARKER. THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
18. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE.
19. LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

SEEDING MATERIAL TABLE (2) ALLOWABLE SEED MIXTURES USING NATURES OR NATURALIZED

ZONE	BEST	MINIMUM	INTERIM
REGION II	4-2000 FT ELEV. HIGH MAINTENANCE	AUG 15 - SEPT 1 MAR 1 - APR 1	SEPT 1 - SEPT 15 APR 1 - JUNE 15
			15 BROWNTOP MULTI BURGESS CROPS 45 RED TOPSOIL 45 HARD FESCUE 25 CHEWING FESCUE

SEEDING MATERIAL TABLE (2) ALLOWABLE SEED MIXTURES USING NATURES OR NATURALIZED

ZONE	BEST	MINIMUM	INTERIM
REGION II	4-2000 FT ELEV. HIGH MAINTENANCE	AUG 15 - SEPT 1 MAR 1 - APR 1	JULY 25 - AUG 15 SEPT 1 - SEPT 15
			200 KY 34 FESCUE

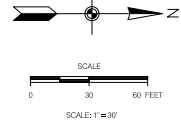
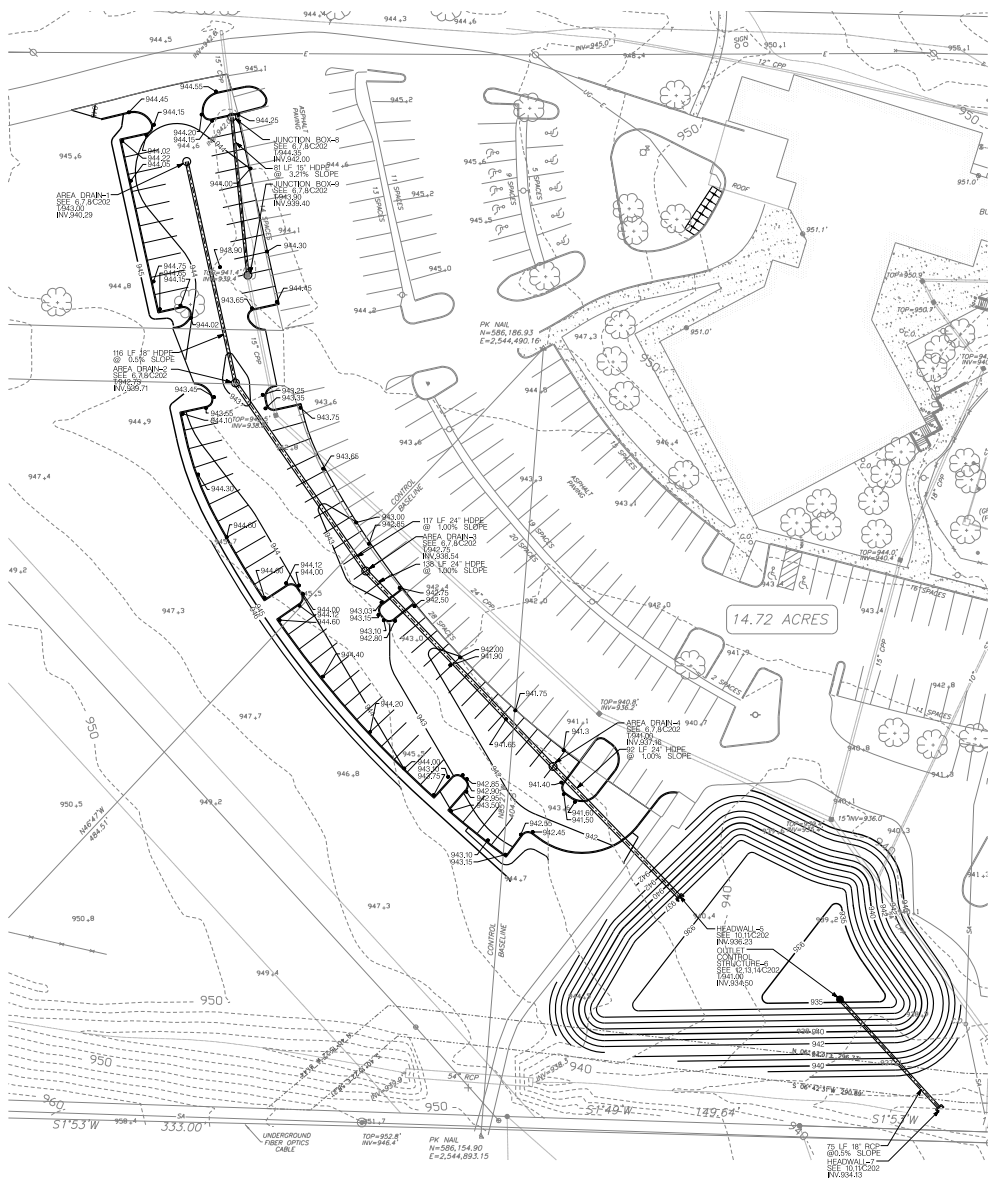
WILL ROBINSON & ASSOCIATES
 1248 N. Shreveport Ln
 Caryville, TN 37714
 (865) 386-4200
 will@wraenvt.com

A Site Plan for:
West End Church of Christ
 8301 E. Walker Springs Rd
 Knoxville, TN

REVISIONS:
 04-15-2008 PLANNING COMMENTS

DRAWN: WNR
 CHECKED: WNR
 DATE: 12-11-2005
 FILE NAME:
 PROJECT NO:

C104
 EROSION CONTROL - 2
 DRAWING



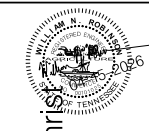
LEGEND:

EXISTING	PROPOSED	
--- 535 ---	--- 535.25 ---	GROUND CONTOUR ELEVATION
□	□	SPOT ELEVATION
□	□	STRUCTURE
○	○	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
→	→	SURFACE FLOW
---	---	SILT FENCING
□	□	CURB
□	□	CATCH BASIN
□	□	CONCRETE PAVEMENT
□	□	ASPHALT PAVEMENT
□	□	RP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASED NGVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY URSYN ENGINEERS DATED 03/15/2004. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUCCESSFULLY STABILIZED.
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WILL ROBINSON & ASSOCIATES

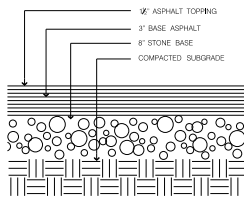


A Site Plan for:
West End Church of Christ
 8301 E. Walker Springs Rd
 Knoxville, TN

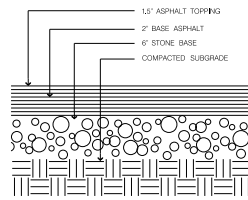
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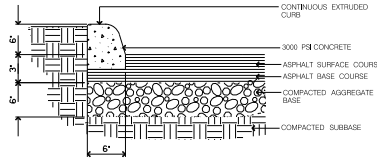
C105
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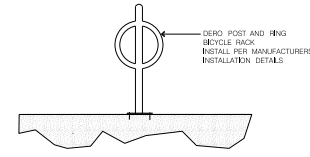
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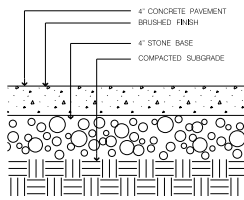
2 LIGHT DUTY PAVING SECTION
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3 TYPICAL CURB
C201 NOT TO SCALE

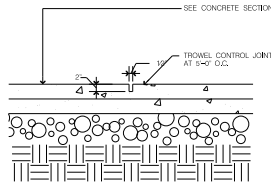


4 BICYCLE RACK
C201 NOT TO SCALE



5 TYPICAL SIDEWALK SECTION
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NOTE: ALL PEDESTRIAN FEATURES, CROSSWALKS, CURB RAMPS, AND SIDEWALKS WITHIN RIGHT OF WAY MUST COMPLY WITH PROWAG



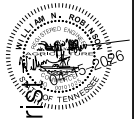
6 CONTROL JOINT DETAIL
C201 NOT TO SCALE

NOTE: PLACE CONTROL JOINTS AT 6' O.C. APPROXIMATE CONTROL JOINT PATTERN IS INDICATED ON THE SITE PLAN

NOTE: ALL PEDESTRIAN FEATURES, CROSSWALKS, CURB RAMPS, AND SIDEWALKS WITHIN RIGHT OF WAY MUST COMPLY WITH PROWAG

WILL ROBINSON & ASSOCIATES

1248 N. Shreveview Ln
Caryville, TN 37714
(865) 386-4200
will@wrnenvi.com



A Site Plan for:
West End Church of Christ

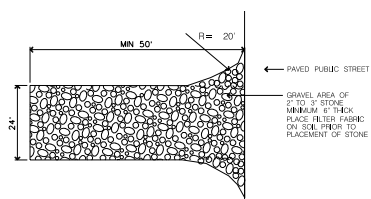
8301 E. Walker Springs Rd
Knoxville, TN

REVISIONS:
04-15-2025 PLANNING COMMENTS

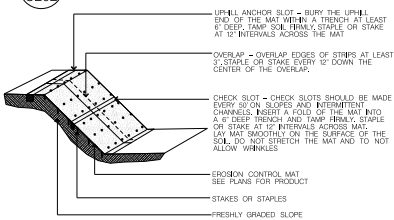
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C201

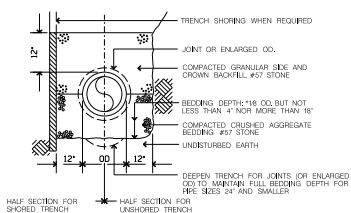
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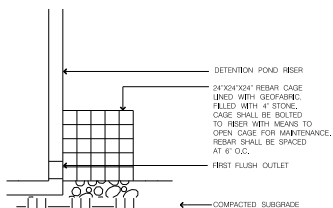
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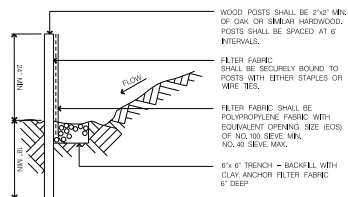
5 EROSION MAT INSTALLATION
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9 TYPICAL PIPE BEDDING
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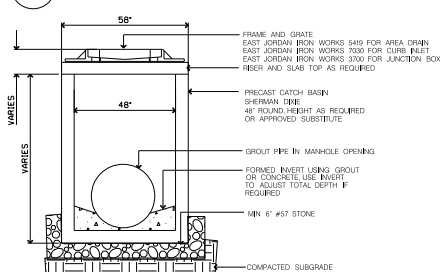


13 WATER QUALITY FILTER
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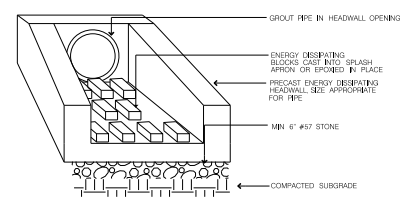


NOTE: FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING

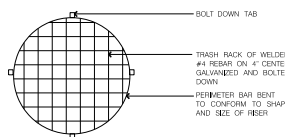
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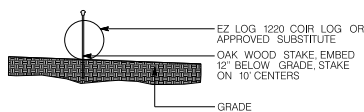
6 48" ROUND CATCH BASIN DETAIL
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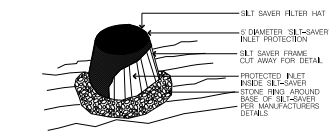
10 ENERGY DISSIPATING HEADWALL DETAIL
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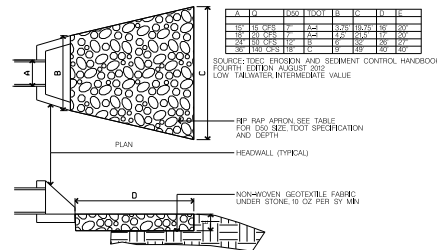
14 TRASH RACK
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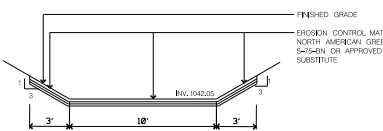
3 COIR LOG DETAIL
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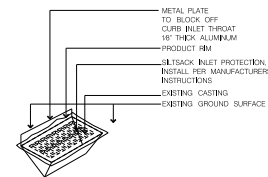
7 INLET PROTECTION DETAIL
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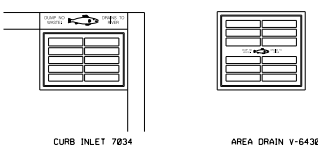
11 LOW TAILWATER OUTLET PROTECTION DETAIL
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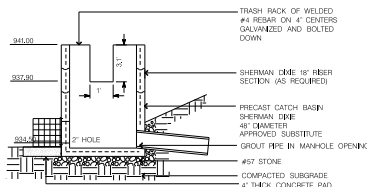
15 EMERGENCY SPILLWAY SECTION
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4 SILT SACK INLET PROTECTION
C202 NOT TO SCALE



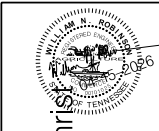
8 ENVIRONMENTAL MESSAGE DETAIL
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12 POND RISER DETAIL
C202 NOT TO SCALE

NOTE: IF AT THE REQUEST OF TDEC THAT THE 2" CRACK ONLY BE INSTALLED AFTER THE SITE HAS BEEN STABILIZED TO PROVIDE WEED STORAGE, THEREFORE THE 2" HOLE AT THE BASE OF THE STRUCTURE SHOULD ONLY BE BORED AFTER FINAL STABILIZATION OF THE SITE.

WILL ROBINSON & ASSOCIATES



A Site Plan for:
West End Church of Christ
8301 E. Walker Springs Rd
Knoxville, TN

REVISIONS:
04-15-2020 PLANNING COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 12-11-2025
FILE NAME:
PROJECT NO:

C202
SITE DETAILS - 2
DRAWING

PLANTING SPECIFICATIONS

SCOPE OF WORK
 PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCE AND STANDARDS
 PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.
 OBTAIN GENERAL LIABILITY AND WORKERS COMPENSATION INSURANCE IN AMOUNTS REQUIRED BY THE STATE.
 QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PRODUCT CONDITIONS
 REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES.
 IF CONDITIONS DETERMINED TO PLANT GROUND AND INSTALLATION ARE ENCOUNTERED, USE ADVERSE DRAINAGE CONDITIONS AND CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
 LAYOUT AND STAKE ALL SITE WORK AND PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTING LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. EACH ADJUSTMENT IN PLACE WILL BE DEEMED CLARIFICATION AND NOT CHANGE ORDERS.

EROSION CONTROL AND SITE CLEANUP
 PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHEDS AND GROUNDCOVERS
PLANT MATERIAL
 NURSERY GROWN SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
 GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE).
 PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
 PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SOIL TESTS
 PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONS PRIOR TO INSTALLATION.

PLANT INSPECTION
 THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE INSTALLATION. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
 FERTILIZERS: COMMERCIAL GRADE, 10-10-10 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURE STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND INSTRUCTIONS.

EXISTING SOIL
 CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT. REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

SOIL USE
 1. FERTILE, FRABLE NATURAL LOAMS TYPICAL FOR LOCALITY.
 2. UNDESIRABLE SOIL, CLAY OR SUBSTRATE VEGGERS PLANT GROWTH.
 3. TAKEN FROM WELL-DRAINED SITE.
 4. FREE OF BIRDS, CLAY, TWIG OR STONES LARGER THAN ONE INCH IN DIAMETER.
 5. PLANTS, WEEDS, AND ROOTS.
 6. HAVING PH VALUE OF 6.0 TO 6.5.
 7. CONTAINS 6 PERCENT PHOSPHORUS ORGANIC MATTER.
 8. TEST TOPSOIL TO DETERMINE PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH ORGANIC MATTER AND PH VALUE.
 9. USE AS DIRECTED BY LANDSCAPE ARCHITECT. ALL PLANTING AREAS TO HAVE 8 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX
 5 PARTS TOPSOIL (LOAM) AND 3 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS).
 NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

MULCHES
 MULCHES SHALL BE FREE FROM MATTERED SEED, NOXIOUS WEEDS, BARK, EGGS, HARMFUL INSECTS, OR ANY SPECIES OF CENTRAL INTEREST TO THE ENVIRONMENT. CONTRACTOR SHALL MAINTAIN CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE FUTURE FOR PERIOD OF ONE YEAR AFTER INSTALLATION. MULCHES SHALL BE FREE FROM MATTERED COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
 PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING
 REMOVE BURIAL AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS.
 PLANT ALL TREES AS PER PLANTING DETAILS.

MAINTENANCE
 MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.

LAWNS AND GRASSES
QUALITY ASSURANCE
 PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION. ANALYZED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA SEED TEST VENDORS CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

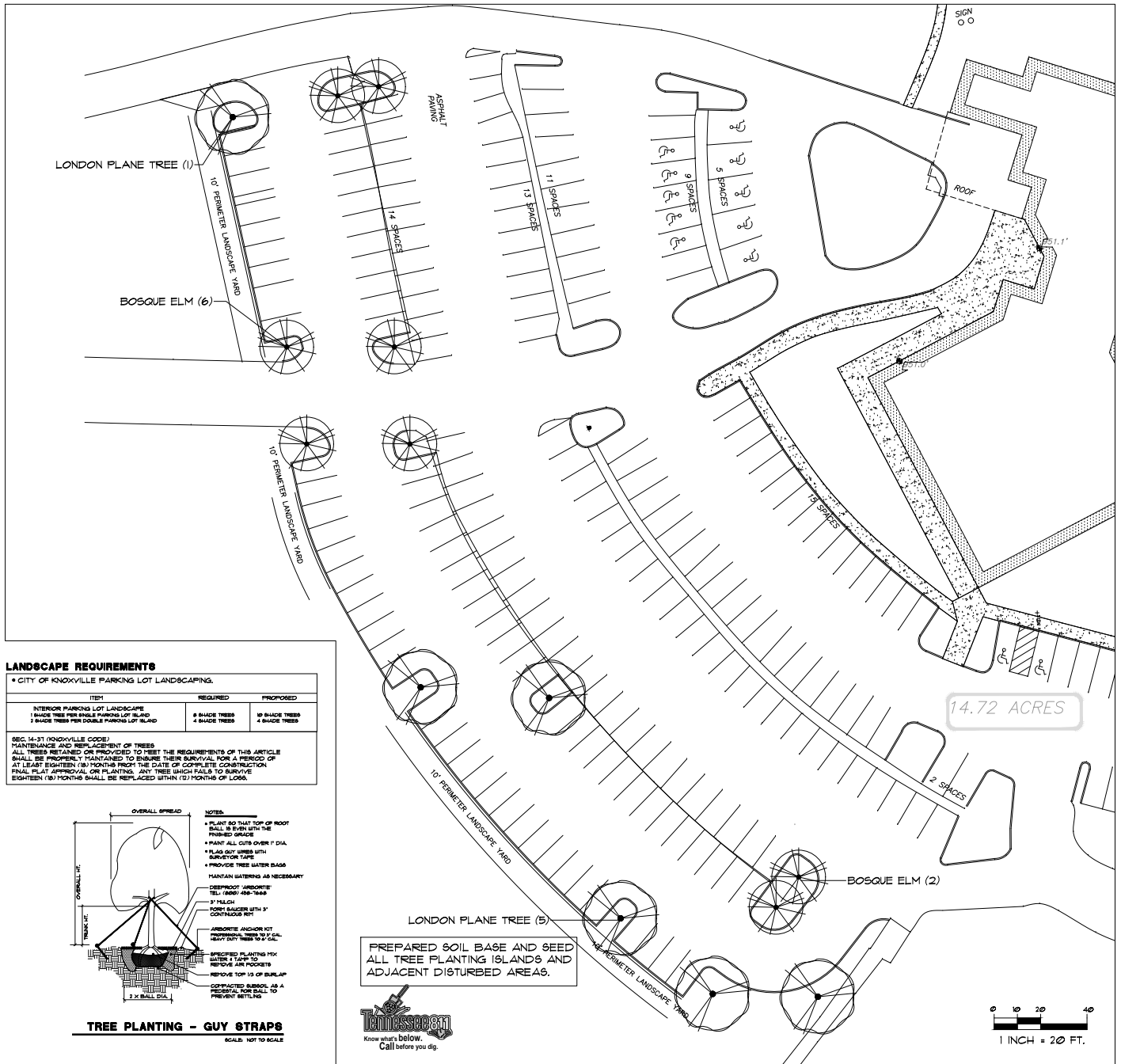
FERTILIZER AND LIMES
 FERTILIZER WITH COMMERCIAL FERTILIZER. PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION.
 LIME TO BE NATURAL, CALCULATED, PESTICIDE CONTAINS NOT LESS THAN 85% CARBONATE, MINIMUM OF 30% FINENESS BY CARBONATE.

SEED PREPARATION
 1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
 2. ELIMINATE UNWEED AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
 3. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF CLUMPS.
 4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEOUS MATERIAL.
 5. APPLY TOPSOIL LAYER IF SPECIFIED.
 6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
 7. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.
 8. ROLL THROUGHOUT IN UPPER TWO INCHES OF TOPSOIL.

EROSION AND STRAPPING
 APPLY SEED AT RATE SPECIFIED OR AS NECESSARY TO MAINTAIN UNIFORM AND FULL STAND OF GRASS EVENLY. BY SOUND EQUAL QUANTITY IN 3 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 GRADE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL, AND ROLL SEED WITH ROLLER NOT EXCEEDING 10 LBS. PREDOMINANTLY ROLLING ROLLING APPLY STRAW UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1/2 INCH THICK. MAINTAIN CLEAR OF TREES AND SHRUBS.
 ON SLOPED SLOPES, GRADE IS 5:1 OR GREATER, COVER WITH EROSION FABRIC.

GUARANTEE AND REPLACEMENT
 GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER. CARELESS OR DAMAGE BY OTHERS, OR HARMFUL PESTS OR INSECTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

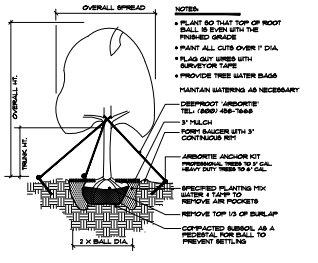
PLANT SCHEDULE			
QTY	COMMON / BOTANICAL NAME	SIZE	GAL.
DECIDUOUS TREES			
5	BOSQUE ELM / <i>Ulmus parvifolia</i> L'HITTE Bosque	10-12H x 6" SP	21gal
6	LONDON PLANE TREE / <i>Platanus x acerifolia</i>	10-12H x 6" SP	21gal
ADDITIONAL ITEMS MATERIAL			
AS PER PLAN	HARDWOOD MULCH - trees		
AS PER PLAN	TOP SOIL - PLANTING AREAS (10' all planting islands / 4" all lawn areas)		
AS PER PLAN	SEED Lebanon 'Wim' Colors' and Transition Blend 50/50 mix or approved equal		



LANDSCAPE REQUIREMENTS
 • CITY OF KNOXVILLE PARKING LOT LANDSCAPING.

ITEM	REQUIRED	PROPOSED
INTERIOR PARKING LOT LANDSCAPE	1 SHADE TREE PER SINGLE PARKING LOT ISLAND	10 SHADE TREES
	2 SHADE TREES PER DOUBLE PARKING LOT ISLAND	4 SHADE TREES

(SEC. 14-31 (KNOXVILLE CODE))
 MAINTENANCE AND REPLACEMENT OF TREES
 ALL TREES RETAINED OR PROVIDED TO MEET THE REQUIREMENTS OF THIS ARTICLE SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE OF COMPLETE CONSTRUCTION. FINAL PLANT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN (2) MONTHS OF LOSS.



TREE PLANTING - GUY STRAPS
 SCALE: NOT TO SCALE





MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 289 N. WEISSHAMBER RD., SUITE 201
 KNOXVILLE, TN 37919
 (615) 596-5351

LANDSCAPE PLAN

WEST END CHURCH OF CHRIST
 City, State

JOB NO. 226-2006
 DRAW: MAV
 DATE: MAR 16, 2026
 REVISION: APR 22, 2026




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.

5/1/26

5/15/26

Date to be Posted

Date to be Removed

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

Yes No

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



Applicant Signature

John R. Cleghorn

Applicant Name

3/26/26

Date