

Applicant: SCOTT SHARP
Request: BUILDING PERMIT
Meeting Date: 6/10/2024

Address: 1304 Centerpoint Blvd
Map/Parcel Number: 118 01616
Location: West side of Centerpoint Blvd, north of Lovell Rd and east of Pellissippi Pkwy
Existing Zoning: PC (Planned Commercial), TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Commercial
Proposed Land Use: Vehicle maintenance facility
Appx. Size of Tract: 1.42 acres
Accessibility: Access is via Centerpoint Blvd, a local street with a pavement width of 55 ft within a right-of-way of 76 ft.
Surrounding Zoning and Land Uses:
 North: PC (Planned Commercial), TO (Technology Overlay) - Office
 South: RA (Low Density Residential), BP (Business and Technology Park), TO (Technology Overlay) - Single family residential, agriculture/forestry/vacant land
 East: PC (Planned Commercial), TO (Technology Overlay) - Office
 West: PC (Planned Commercial), TO (Technology Overlay) - Commercial

Comments: The proposal is for a new 2,668 sq ft oil change facility on a 1.42-acre site at the intersection of Lovell Rd and Centerpoint Blvd.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The building faces Centerpoint Blvd and has one driveway access on Centerpoint Blvd. The parking lot fronts Lovell Rd and the west side of the property. The floor plan and elevations show 3 garage bays.

2. The building will be one story and is approximately 20 ft tall. The proposed materials consist of brick veneer, which is compatible with the other brick buildings in the business park. The roof is a standing seam metal roof.

3. The parking lot has 14 parking spaces. This meets the minimum requirement of 11 spaces, per the Knox County zoning ordinance. This also meets the TTCDA guidelines for a 10-space minimum and 17- space maximum.

4. The applicant is requesting a waiver to Section 3.3.3, which requires Areas around buildings to be planted with ornamental trees, shrubbery and bedding plants in a square footage equivalent

to 50% of the area comprised by the front and side elevations. - There are no plantings around the building elevations. The applicant has stated that the front and rear elevations consist primarily of overhead garage doors and the primary building entry. Because of the circulation on the site, foundation plantings next to the building would be impractical. Staff supports the justification provided by the applicant. Additionally, the applicant will preserve approximately 1/3 of the site.

5. All lights are full cut off wall packs with a dark bronze finish. The lighting plan meets all TTCDA guidelines for lighting intensity. For example, lighting levels are 0 foot-candles at the property lines.

6. The sign plan proposes one monument sign and two building signs. The monument sign is comprised of channel lettering with a matte finish. It reads "Express Care Valvoline Quick Lube" and will be placed on the side of the building facing Lovell Rd. The sign is red, blue and white and will be lit by LED ground-mounted lighting. The sign size will be 41 sq ft on each side, totaling 84 sq ft for both sides. The maximum size allowed is based on the business frontage of the building (1 sq ft allowed per linear ft of frontage, and a maximum of 100 sq ft). In this case, the business frontage is 72.33 ft on Centerpoint Blvd and 36 ft on Lovell Rd, so the 84 sq ft proposed is under the 100 sq ft maximum allowed. The building signs are white channel letters directly mounted to the brick with a matte finish. The two building signs are identical and read, "Express Care Valvoline." Their colors are the same as the monument sign. The building signs are 44 sq ft each, which in total is under the 100 sq ft maximum.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1. This property is in Knox County and is zoned PC (Planned Commercial), TO (Technology Overlay). The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. The PC zone requires Planning Commission approval of plans, and this request is scheduled to be heard at the June 13, 2024 Planning Commission meeting (6-C-24-DP). About 1/3 of the property will not be disturbed and a landscape plan is included and will screen the parking area.

2. Development plans for properties in the TO zone must comply with the TTCDA Guidelines. With approval of the requested waiver, submitted plans are in compliance with the Guidelines as previously described.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1. This area has developed with a range of office and commercial uses. Next door is a gas station and convenience store with access to Lovell Rd. The oil change facility is consistent with auto-oriented development along Lovell Rd.

2. Based on the scale of this development, a traffic study was not required.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. Knox County has no comments on this proposal.

**Design Guideline
Conformity:**

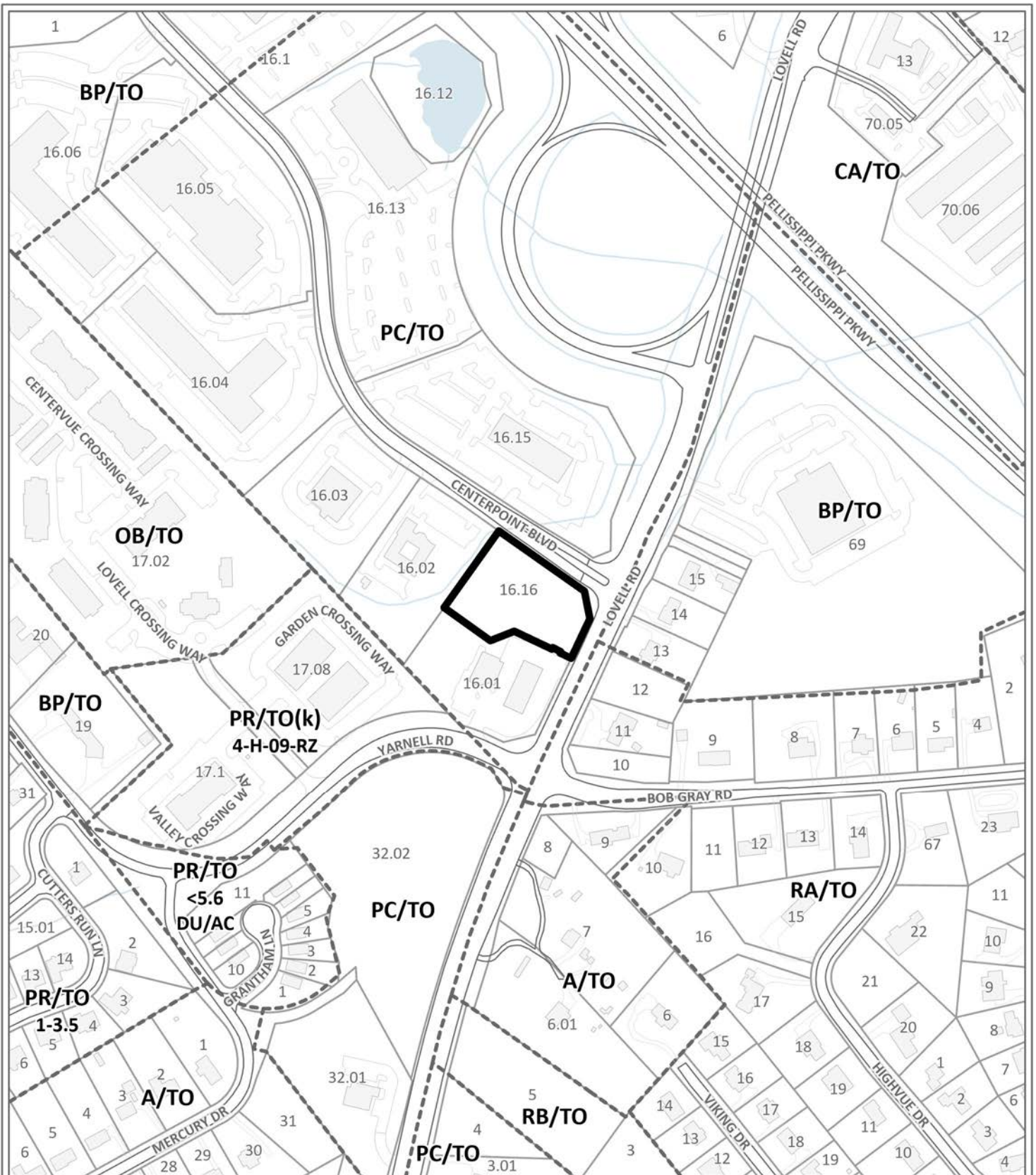
With the recommended conditions and approval of the waiver, the proposed development conforms to the TTCDA Design Guidelines.

Waivers and Variances Requested: 1) Waive the requirement for areas around buildings equal to 50% of the area of each front and side elevation to be planted with ornamental trees, shrubbery and bedding plants.

Staff Recommendation:

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

- 1) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Obtaining Planning Commission approval of the development plans (Case# 6-C-24-DP).



CERTIFICATE OF APPROPRIATENESS

6-B-24-TOB

Petitioner: Scott Sharp

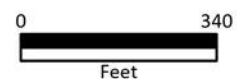


Purpose of Request: Building Permit - New Construction, Building Permit - Grading Plan, Signage

Map No: 118
Jurisdiction: County

Original Print Date: 5/7/2024

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



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

SITE DEVELOPMENT PLANS FOR: *Fast Lube*

TTCCA FILE NUMBER: 6-B-TOB
PLANNING COMMISSION FILE NUMBER: 6-C-24-DP

SITE INFORMATION:

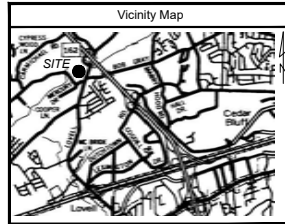
ADDRESS: 1405 LOVELL RD, KNOXVILLE, TN 37932
PARCEL ID: 118-016.01
JURISDICTION: KNOX COUNTY

OWNER / DEVELOPER:

NAME: SHARPS TOTAL PERFORMANCE
ADDRESS: 7500 ASHEVILLE HIGHWAY, KNOXVILLE, TN 37924
CONTACT: SCOTT SHARP
PHONE: (423)871-1333
EMAIL: FASTLUBETN@GMAIL.COM

PREPARED FOR:

NAME: OYSK3 ARCHITECTS
ADDRESS: 1545 WESTERN AVE, KNOXVILLE, TN 37921
CONTACT: CARA KNAPP
PHONE: (865)523-8200
EMAIL: CARA@OYSK3ARCHITECTS.COM



Project General Notes

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

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



No.	Date	Revision
0	3/27/24	Submitted for permit review
1	4/18/24	SHOJ submitted TTCCA and PC submittal
2	5/18/24	TTCCA, PC comments and Knox Co. Comments

Drawn By:	MSE
Checked By:	JLL
Approved By:	JLL
LT Project No.:	231298
LT Drawing No.:	DD453-F
Issue Date:	3/27/24

Sheet Title
Cover Sheet

Sheet Number
G-001

I:\SERVER\Shared_Folders\LandTech\Projects\312068_oysk3 Fast Lube Lovell Rd Knox Co\Draws\Civil\CAD Plan Sheets\G-001 Cover Sheet.dwg 3/22/2024 7:09:34 AM

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 I, the undersigned owners of the property shown hereon, hereby adopt this as the final plan of subdivision and dedicate to the public use the streets, easements and other interests shown on this plan, and the interests in the streets of this plan to dedicate right-of-way and/or grant easement as shown on this plan.

OWNER'S:
 PRINTED NAME: LHM PROPERTIES LP
 SIGNATURES:
 DATE:

TAXES AND ASSESSMENTS
 THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SOINED: CITY TAX CLERK DATE
 SOINED: KNOX COUNTY TRUSTEE DATE

RECORDING DEPARTMENT CERTIFICATION
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the administrative county street naming and dedicating ordinance, the administrative county street naming ordinance, the administrative rules of the planning commission, and these regulations.

SOINED:
 DATE:

CERTIFICATION OF APPROVAL BY PUBLIC WATER SYSTEM - MAJOR SUBDIVISION
 I, the undersigned, hereby certify that the subdivision shown herein is approved subject to the installation of a public water system and that said installation shall be in accordance with state and local regulations.

UTILITY PROVIDER:
 AUTHORIZED SIGNATURE FOR UTILITY DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MAJOR SUBDIVISION
 I, the undersigned owners of the property shown herein, understand that the subdivision shown herein is approved subject to the installation of a public sewer system and that said installation shall be in accordance with state and local regulations.

OWNER'S:
 PRINTED NAME: LHM PROPERTIES LP
 SIGNATURES:
 DATE:

ZONING
 ZONING SHOWN ON OFFICIAL MAP:
 BY: DATE:

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
 THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THE DAY OF _____, 2020.

ENGINEERING DIRECTOR

CERTIFICATION OF APPROVAL BY PUBLIC WATER SYSTEM - MAJOR SUBDIVISION
 I, the undersigned, hereby certify that the subdivision shown herein is approved subject to the installation of a public water system and that said installation shall be in accordance with state and local regulations.

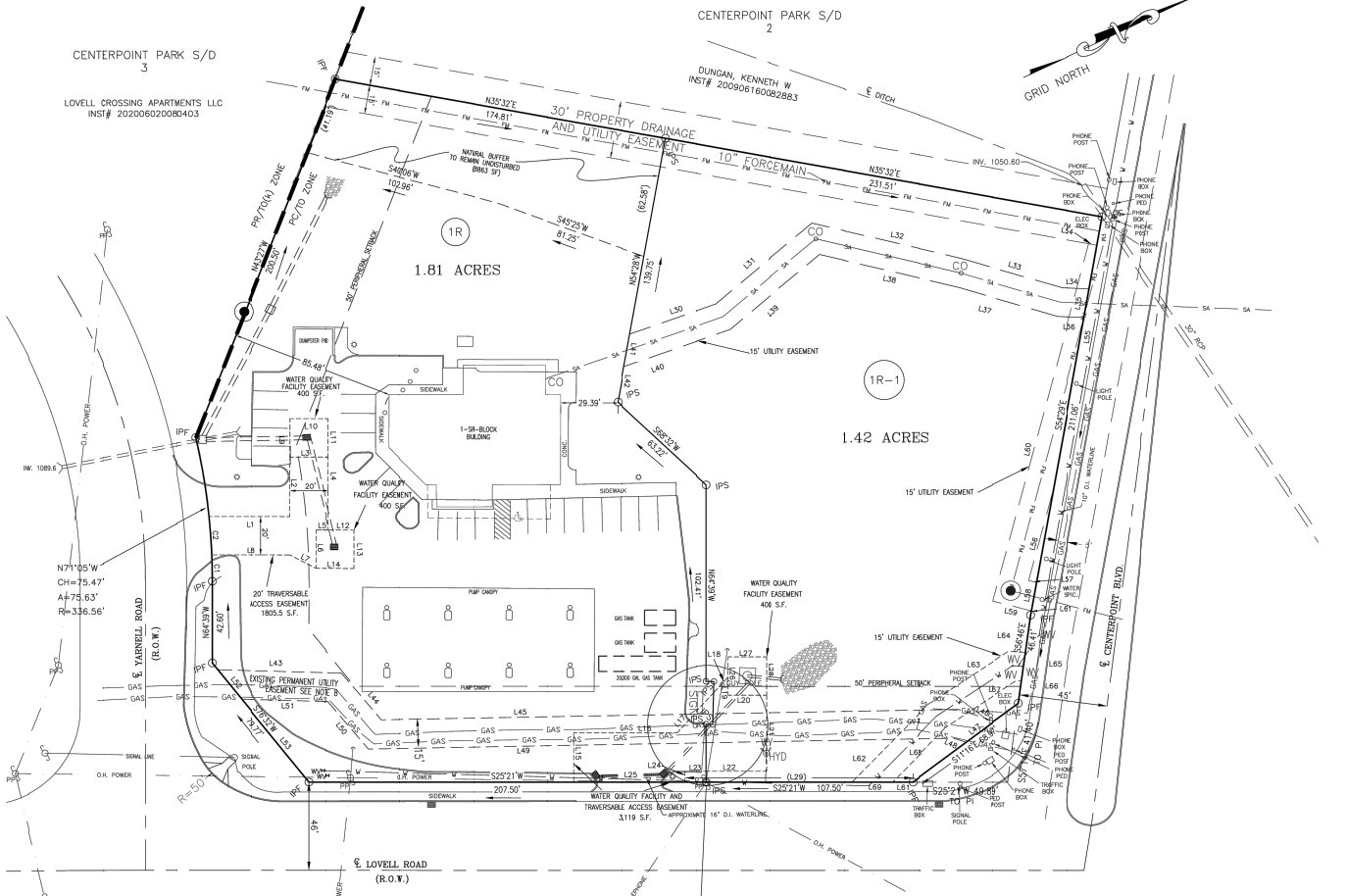
UTILITY PROVIDER:
 AUTHORIZED SIGNATURE FOR UTILITY DATE

CERTIFICATION OF FINAL PLAN - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET AND CONSTRUCTION TO COMPLY WITH THIS PLAN.
 I, the undersigned, hereby certify that I am a registered land surveyor licensed to practice in the state of Tennessee and that I am duly sworn and qualified in accordance with the laws and regulations of the state of Tennessee and the rules of the board of land surveyors.

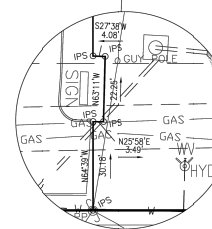
REGISTERED LAND SURVEYOR
 REGISTERED LICENSE NO. _____ DATE: _____

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAN
 I, the undersigned, hereby certify that the subdivision shown herein is approved subject to the installation of a public water system and that said installation shall be in accordance with state and local regulations.

SOINED:
 DATE:



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 29°25' E	41.91'	L31	N 14°41' W	85.54'	L61	S 59°29' E	2.50'
L2	N 64°50' W	31.07'	L32	N 38°58' E	80.64'			
L3	N 29°25' E	20.00'	L33	N 41°58' E	54.39'			
L4	S 64°50' E	38.08'	L34	N 2°31' E	14.18'			
L5	S 29°25' W	6.48'	L35	S 54°29' E	15.15'			
L6	S 64°50' E	20.00'	L36	S 2°31' W	13.93'			
L7	S 52°47' W	15.24'	L37	S 41°46' W	53.29'			
L8	S 29°25' W	40.47'	L38	S 38°58' W	74.88'			
L9	N 64°50' W	20.00'	L39	S 14°41' E	60.79'			
L10	N 29°25' E	20.00'	L40	S 06°01' W	58.68'			
L11	S 64°50' E	20.00'	L41	N 54°28' W	17.24'			
L12	N 29°25' E	13.54'	L42	S 54°28' E	18.77'			
L13	S 64°50' E	20.00'	L43	N 20°52' E	64.40'			
L14	S 29°25' W	20.00'	L44	N 74°58' W	31.94'			
L15	N 64°50' W	25.67'	L45	N 24°19' E	301.92'			
L16	N 29°25' W	53.30'	L46	S 38°58' W	19.84'			
L17	N 21°53' W	28.58'	L47	S 11°18' E	18.32'			
L18	N 21°53' W	11.10'	L48	S 42°44' W	8.78'			
L19	S 64°50' E	9.38'	L49	S 24°19' W	305.43'			
L20	S 29°21' E	20.00'	L50	S 74°58' W	32.20'			
L21	S 64°50' E	39.73'	L51	S 26°55' W	44.48'			
L22	S 29°21' W	31.45'	L52	S 76°32' W	19.89'			
L23	S 29°21' W	11.31'	L53	N 76°32' E	55.54'			
L24	S 64°50' E	5.67'	L54	N 64°50' E	4.36'			
L25	S 29°21' W	57.56'	L55	S 54°29' E	128.12'			
L26	N 64°50' W	20.00'	L56	S 43°42' E	150.42'			
L27	N 29°21' E	20.00'	L57	N 39°45' E	4.21'			
L28	S 64°50' E	20.00'	L58	S 54°29' E	15.04'			
L29	S 29°21' W	118.82'	L59	S 39°45' W	20.87'			
L30	N 06°01' E	47.43'	L60	N 49°42' W	192.87'			



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

REFERENCE DEED:
 INSTR# 201103180055496

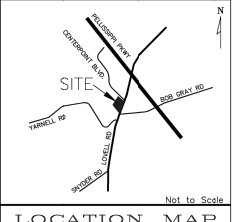
REFERENCE PLAN:
 MAP CABINET N, SUDE 329D

DEVELOPER/OWNER:
 LHM PROPERTIES LP
 PO BOX 550
 POWELL TN 37849
 PHONE (615) 588-6472
 FAX (615) 588-6473

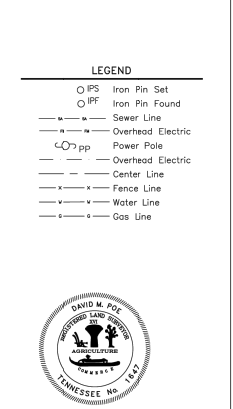
FINAL PLAT FOR
 RESUBDIVISION OF LOT 1
 CENTERPOINT PARK
 CLT MAP 118, PARCEL 16.01
 DISTRICT-#6, KNOX COUNTY, TN.
 SCALE: 1"=60' DATE: 1/3/24



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERHILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (615) 588-6472
 FAX (615) 588-6473



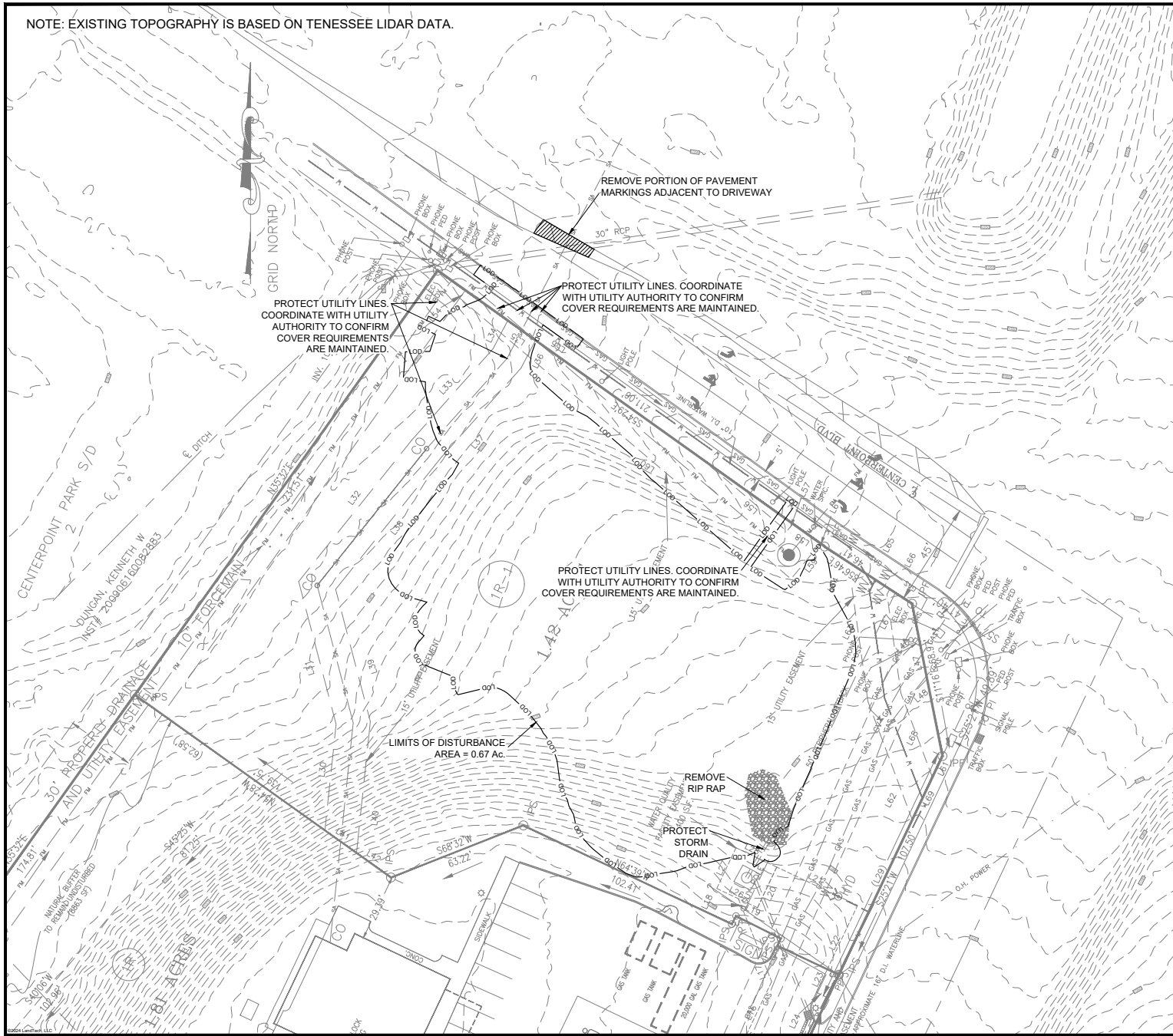
- LEGEND
- IPS Iron Pin Set
 - IPF Iron Pin Found
 - Sewer Line
 - Overhead Electric
 - Power Pole
 - Overhead Electric
 - Center Line
 - Fence Line
 - Water Line
 - Gas Line



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RANGE OF PRECISION OF THE INDICATED SURVEY IS NOT LESS THAN 1:10,000

REGISTERED LAND SURVEYOR
 TENNESSEE REG. NO. _____

NOTE: EXISTING TOPOGRAPHY IS BASED ON TENNESSEE LIDAR DATA.



General Demolition Notes

1. PRIOR TO STARTING DEMOLITION ACTIVITIES, CONTRACTOR SHALL ACQUIRE DEMOLITION PERMIT(S) FROM THE LOCAL, STATE, OR FEDERAL JURISDICTIONS, AS APPLICABLE.
2. DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL REQUIREMENTS, TDDTS SECTION 202 - REMOVAL OF STRUCTURES AND OBSTRUCTIONS, AS APPLICABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROPERTY OWNER TO VERIFY THAT AN ASBESTOS SURVEY HAS BEEN COMPLETED PRIOR TO THE REMOVAL OF ANY BUILDINGS OR ASBESTOS-CONTAINING MATERIALS (ACM).
4. ACM ABATEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE COMPLETED PRIOR TO ANY DEMOLITION ACTIVITIES. ABATEMENT SHOULD BE ACCOMPLISHED IN ACCORDANCE WITH TDOT SP202ACM SPECIAL PROVISIONS REGARDING REMOVAL OF ACM. STATE OF TENNESSEE ASBESTOS ACCREDITATION REQUIREMENTS (TCA 1200-01-20) MANDATE THAT ACM ABATEMENT WORK BE PERFORMED BY ACCREDITED ABATEMENT WORKERS AND SUPERVISORS.
5. THE CONTRACTOR SHALL COORDINATE WITH LOCAL, STATE, OR FEDERAL JURISDICTIONS PRIOR TO ANY ACM ABATEMENT OR DEMOLITION.
6. CONTRACTOR SHALL CONTACT TENNESSEE 811 (ONE CALL) FOR NOTICE OF INTENT TO EXCAVATE OR DEMOLISH AT LEAST 3 DAYS, BUT NOT MORE THAN 10 DAYS, PRIOR TO EXCAVATION OR DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCATION TICKET REQUIREMENTS. SHOULD A PERIOD OF TIME OF FIFTEEN (15) CALENDAR DAYS FROM THE ACTUAL DATE SPECIFIED TO START EXCAVATION OR DEMOLITION EXPIRE WITHOUT THE EXCAVATION OR DEMOLITION BEING COMPLETED, THEN THE PERSON RESPONSIBLE FOR SUCH EXCAVATION OR DEMOLITION SHALL SERVE AN ADDITIONAL WRITTEN, TELEPHONIC OR EMAIL NOTICE OF INTENT TO EXCAVATE OR DEMOLISH AT LEAST THREE (3) WORKING DAYS PRIOR TO THE EXPIRATION OF TIME ON THE FIFTEENTH CALENDAR DAY.
7. PROTECT SITE FEATURES FROM DAMAGE DURING DEMOLITION ACTIVITIES THAT ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY FEATURE DAMAGED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO LIKE OR BETTER CONDITION WHETHER THEY ARE GRASSED, LANDSCAPED, GRAVELED, ASPHALT, CONCRETE OR OTHER REPAIRS SHALL BE MADE USING MATCHING MATERIALS.
8. CONTRACTOR SHALL MARK OR FLAG TREES DESIGNATED FOR REMOVAL PRIOR TO CONSTRUCTION. MARKED TREES SHALL BE SUBJECT TO REVIEW AND APPROVAL BY PROPERTY OWNER.
9. CONTRACTOR SHALL PROTECT EXISTING PAVED SURFACES THAT ARE TO REMAIN IN PLACE. ANY DAMAGED CONCRETE OR ASPHALT PAVEMENT SHALL BE SAW CUT TO CREATE A STRAIGHT EDGE AND REPAIRED TO MATCH EXISTING. TRACKED EQUIPMENT WILL NOT BE ALLOWED ON PAVED SURFACES. IF IT BECOMES NECESSARY TO WORK ON EXISTING PAVED SURFACES, THEY SHALL BE PROTECTED FROM DAMAGE USING TIMBERS, PLATES, ETC.
10. PERFORM SITE DEMOLITION WITHIN LIMITS OF DISTURBANCE (LOD) WITH PERIMETER EROSION CONTROL MEASURES IN PLACE, AS SHOWN ON THE PLANS, PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE ACTIVITIES.
11. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK AND LOCAL REQUIREMENTS.
12. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES THE PROPERTY OF THE CONTRACTOR. CLEAN UP AND REMOVE DEBRIS RESULTING FROM DEMOLITION ACTIVITIES CONTINUOUSLY WITH THE PROGRESS OF THE WORK. DEBRIS SHALL BE REMOVED FROM THE SITE TO AN AUTHORIZED LOCATION IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. BURNING DEBRIS ON SITE WILL NOT BE PERMITTED.
13. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED, OR UTILITIES IN CONFLICT WITH CONSTRUCTION. COORDINATE ALL UTILITY DEMOLITION WITH THE APPLICABLE UTILITY AUTHORITY AND PROPERTY OWNER NOT LESS THAN TWO (2) DAYS PRIOR TO UTILITY DEMOLITION AND INTERRUPTIONS.
14. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE DEMOLITION OPERATION BEGAN.
15. DO NOT CLOSE OR OBSTRUCT STREETS, DRIVEWAYS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE OWNER AND AUTHORITIES HAVING JURISDICTION.
16. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
17. BELOW-GRADE AREAS IMPACTED BY DEMOLITION ACTIVITIES SHALL BE FILLED AND COMPACTED WITH SATISFACTORY SOIL MATERIALS.
18. UNFORMALLY ROUGH GRADE AREAS OF DEMOLISHED CONSTRUCTION TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. PROVIDE SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADIES.
19. PROTECT PROPERTY CORNERS, BENCHMARKS, AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION. ANY DISTURBED POINTS SHALL BE REPLACED BY A LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TENNESSEE AT CONTRACTORS EXPENSE.

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



No.	Date	Revision
0	3/27/24	Submitted for permit review
1	4/18/24	SHO updates TDCDA and PC submitted
2	5/18/24	TTCDA, PC comments and Knox Co. Comments

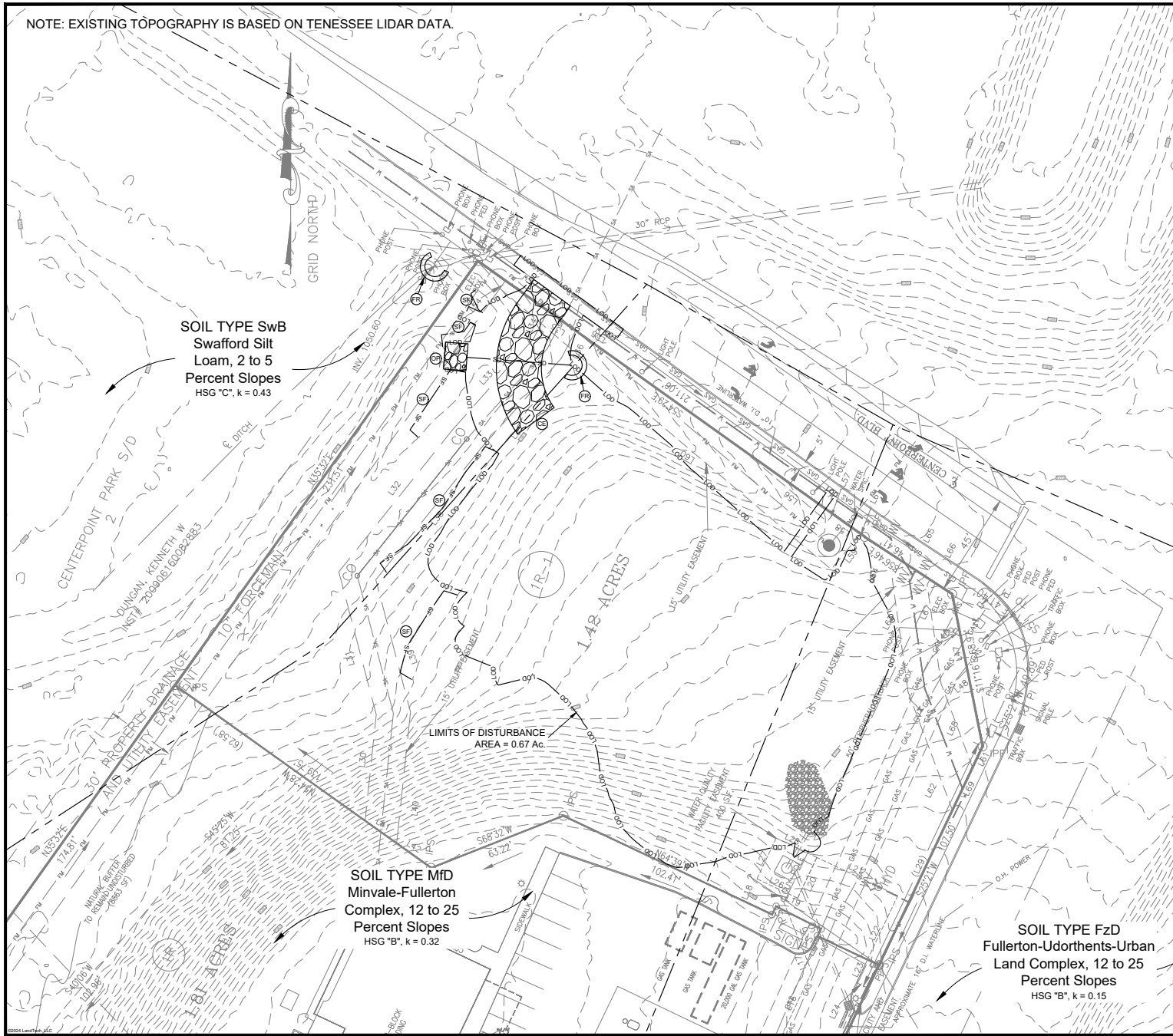
Drawn By:	MSB
Checked By:	JLB
Approved By:	JLB
LT Project No.:	2312928
LT Drawing No.:	D10453-F
Sheet Title:	Demolition Plan
Scale:	1" = 20'
Date:	3/27/24
Sheet No.:	C-101



Sheet No. **C-101**

I:\SERVER\Shared_Folder\LandTech\Projects\313208.dwg 3 Fast Lube Lovell Rd Knox Co\Data\Civil\PC\SheetC-101 Demolition Plan.dwg, 4/22/2024 7:11:06AM

NOTE: EXISTING TOPOGRAPHY IS BASED ON TENNESSEE LIDAR DATA.



Sheet General Notes

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

Sequence of Construction

1. INSTALL INITIAL EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES BEFORE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING, FILLING OR ANY OTHER EARTHWORK OCCURS, EXCEPT AS SUCH WORK MAY BE NECESSARY TO INSTALL EPSC MEASURES.
2. PERFORM CLEARING AND GRUBBING NOT MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING.
3. FLAG AND MARK THE LIMITS OF DISTURBANCE (LOD), CONSTRUCTION BUFFER ZONES, AND CONSTRUCTION STAGING AND STORAGE AREAS.
4. INSTALL STABILIZED CONSTRUCTION EXIT.
5. CLEAR A PATH FOR THE INSTALLATION OF SILT FENCE PERIMETER EPSC MEASURE. INSTALL SILT FENCE, EVALUATE EFFECTIVENESS AND ADJUST AS NEEDED.
6. REMOVE AND STORE TOPSOIL. PROVIDE TEMPORARY SEEDING ON PERIMETER SILT FENCE AT SOIL STOCKPILES.
7. STABILIZE DISTURBED AREAS WITHIN 14 DAYS OF COMPLETING ANY STAGE AND/OR PHASE OF ACTIVITY.
8. REMOVE TEMPORARY EROSION CONTROLS AND ACCUMULATED SEDIMENT FROM AREAS THAT HAVE ESTABLISHED AT LEAST 70 PERCENT UNIFORM PERMANENT VEGETATIVE COVER.
9. TDEC AND THE LOCAL GOVERNMENT MAY CONDUCT ROUTINE INSPECTIONS OF EPSC MEASURES THROUGHOUT THE PERIOD OF CONSTRUCTION, AND INVESTIGATE COMPLAINTS OF EROSION OR SEDIMENTATION.

Sheet Keynotes

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

Legend

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



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 1405 LOVELL RD, KNOXVILLE, TN 37932
 PARCEL ID: 116-016.01
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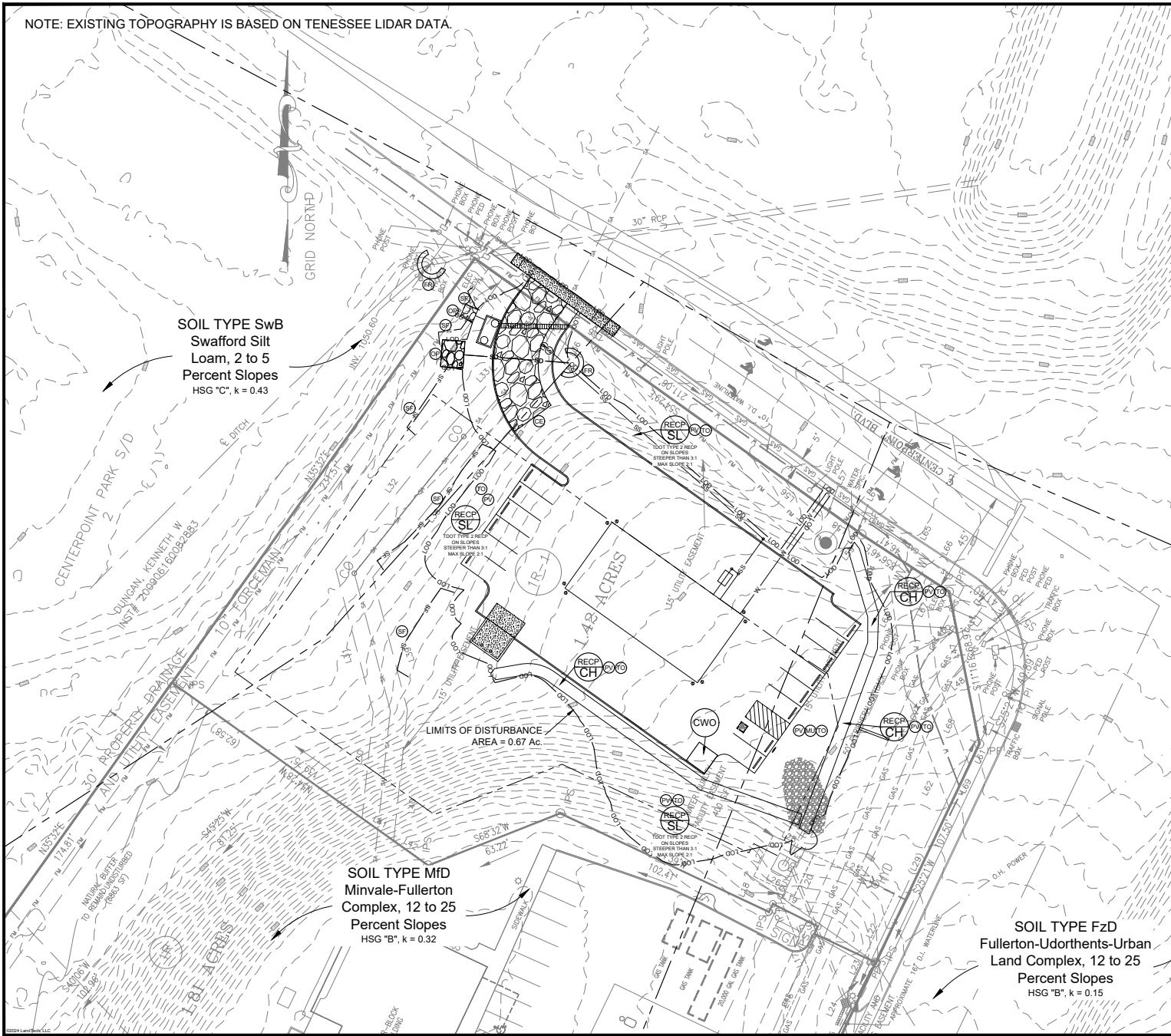


No.	Date	Revision
0	3/27/24	Submitted for permit review
1	4/18/24	SWG updates TDEC and PC submittal
2	5/18/24	TTCDA, PC comments and Knox Co. Comments

Drawn By: MSB
 Checked By: JJC
 Approved By: JJC
 LP Project No.: 2312968
 LT Drawing No.: D1453-F
 Hours: Scale: Date: 3/27/24

Sheet Title
Erosion Control Plan-Stage 1
 Sheet Number
C-102

NOTE: EXISTING TOPOGRAPHY IS BASED ON TENNESSEE LIDAR DATA.



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

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

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

Sheet General Notes

1. AS A MINIMUM, ALL EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE TDEC EROSION & SEDIMENT CONTROL HANDBOOK, AND AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.
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5. THE LOCAL GOVERNMENT & TDEC MUST BE NOTIFIED PRIOR TO OPERATING OPERATIONS. WATER MUST BE PUMPED THROUGH AN APPROVED FILTERING DEVICE. THE LOCAL GOVERNMENT & TDEC MAY SUSPEND DEWATERING OPERATIONS IF POLLUTION IS OBSERVED.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL DEVICES AT LEAST TWICE A WEEK AND AT LEAST ONCE A DAY DURING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL.
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8. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SPILL SIDES OF EROSION.
9. A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNMENT MAY BE REQUIRED PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT.
10. AFTER PROPER INSTALLATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES HAVE BEEN VERIFIED BY THE APPROPRIATE DESIGN PROFESSIONAL, THE SITE DEVELOPMENT PERMIT MAY BE ISSUED BY THE LOCAL GOVERNMENT.
11. REFER TO ADDITIONAL REQUIREMENTS IN THE EROSION PREVENTION AND SEDIMENT CONTROL PLANS, DETAILS, SPECIFICATIONS, AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS APPLICABLE.

Sequence of Construction

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

Sheet Keynotes

Keynote	Detail Sheet	Description
RECP-SL	C-404	TDOT Rolled Erosion Control Products - Slope Installation (EC-S1R-34)
RECP-CH	C-406	Rolled Erosion Control Products (RECP) - Channel
CE	C-404	Construction Exit
CWO	C-405	Concrete Washout
FR	C-404	Inlet Protection Filler Ring
MU	C-401	Stabilization With Straw Mulch
OP	C-405	Outlet Protection
PV	C-401	Permanent Vegetation
SF	C-404	Silt Fence
TO	C-401	Toppingsoil

Legend

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



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

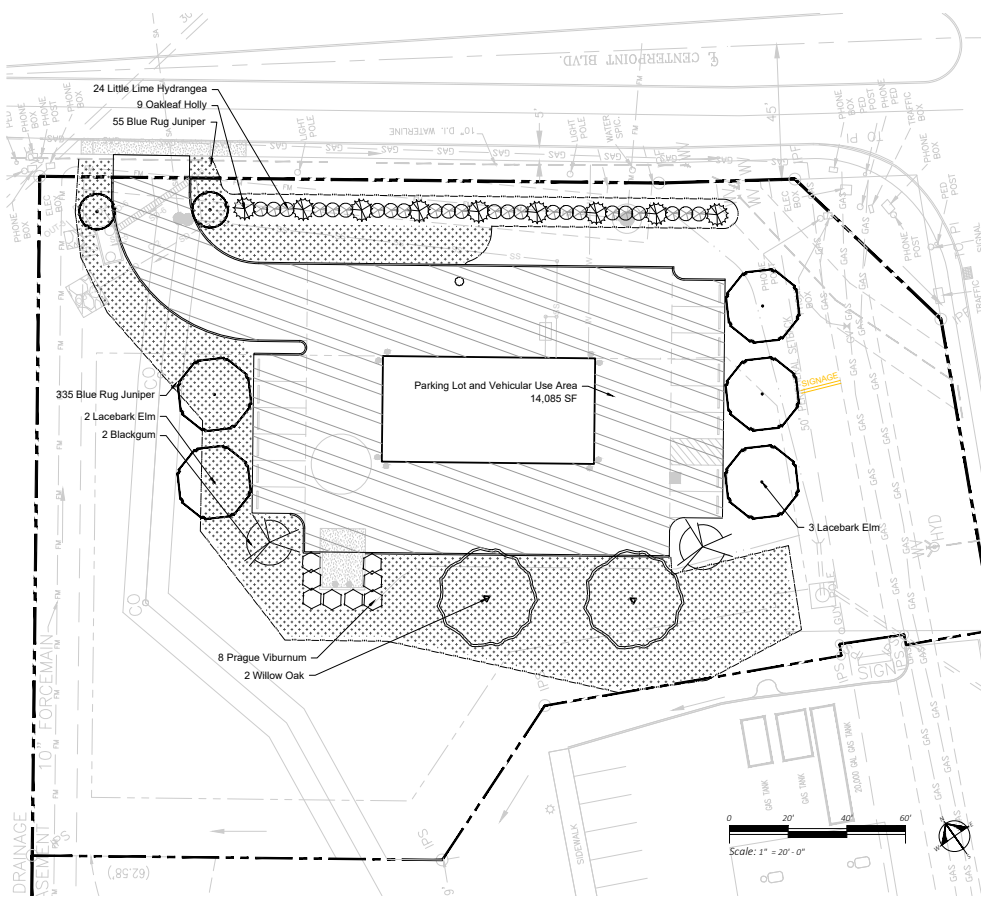


No.	Date	Revision
0	3/27/24	Submitted for permit review
1	4/18/24	SWP updates TDEC and PC submittal
2	5/18/24	TDEC, PC comments and Knox Co. Comments

Drawn By: MSB
Checked By: JLS
Approved By: JLS
LT Project No.: 231298
LT Drawing No.: D1453-F
Hours: 50
Date: 3/27/24

Erosion Control Plan-Stage 2

Sheet Number
C-103



PLANTING NOTES:

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

TTCTDA - LANDSCAPE REQUIREMENT NOTES:

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

PLANTING LEGEND

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

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



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

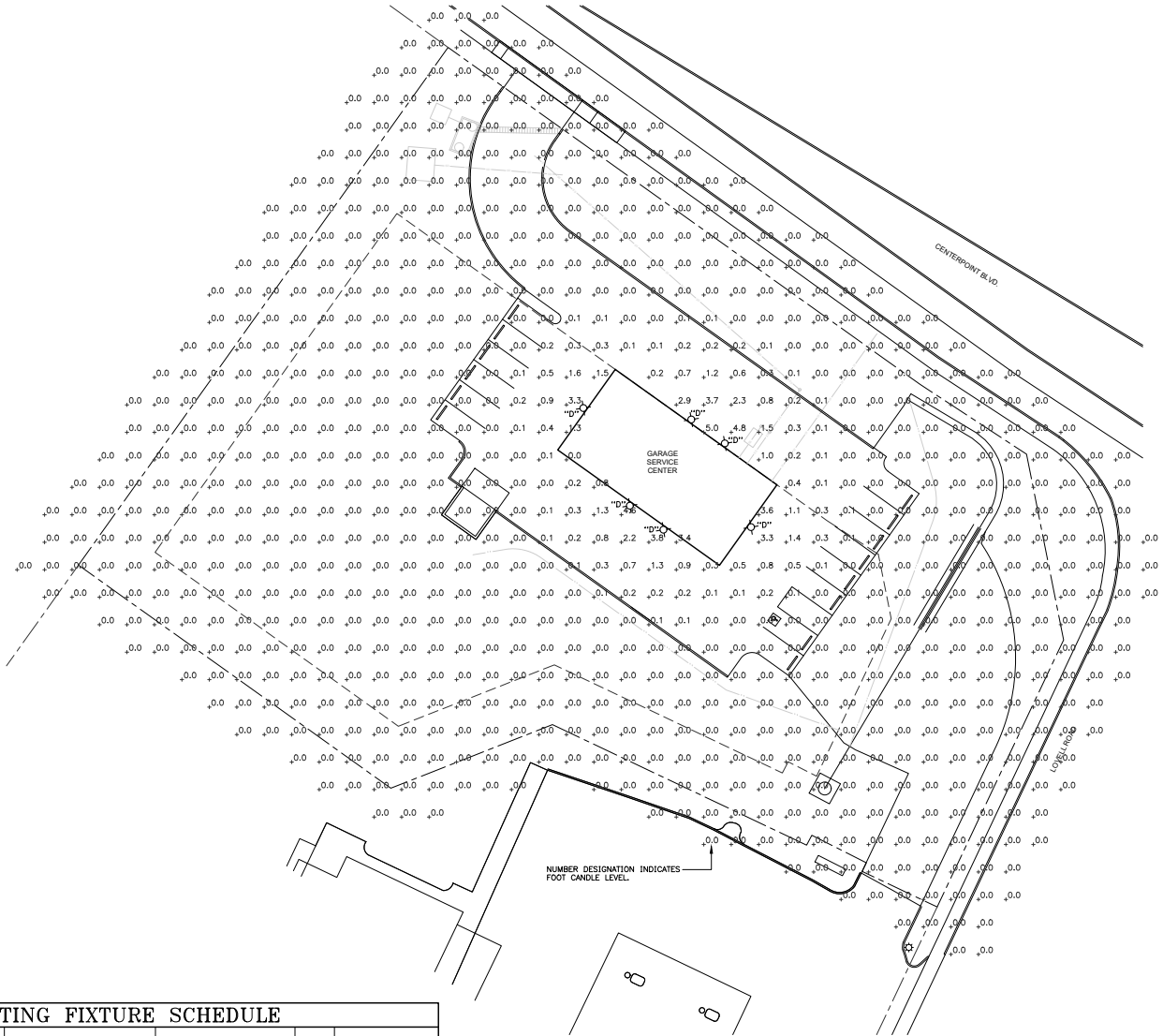
Drawn by:	PB
Checked by:	

LANDSCAPE PLAN

L100

DATE : 04/26/2024
 PROJECT : 23180

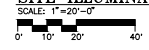
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LIGHTING FIXTURE SCHEDULE														
DESIGNATION	ILLUMINATION				MOUNTING			DESCRIPTION: SHIELDING, TYPE, MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM		# EQUAL PRODUCT PERMITTED	REMARKS		
	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE (°K)	MINIMUM CRI	BENEFIT STEM LENGTH	SURFACE RECESSED	HEIGHT ABOVE FINISHED FLOOR OR GRADE		CEILING	WALL			COMPANY	CATALOG NO.
D 18	2000	4000	80		*	12 FT.	COMPACT EXTERIOR WALL PACK, DARK BRONZE FINISH, CUTOFF OPTICS			METALUX	XTOR2B-W-BZ	*	VERIFY MOUNTING HEIGHT WITH ARCHITECT	

* UNLESS NOTED, EQUAL PRODUCT TO THAT SPECIFIED WILL BE ACCEPTED. THE DESIGN PROFESSIONAL SHALL HAVE SOLE JUDGEMENT CONCERNING EQUIVALENCY OF SUBSTITUTION.

SITE ILLUMINATION PLAN



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

ENTIRE DRAWING ADDED TO SET. SITE ILLUMINATION PLAN

Vreeland Engineers Inc.
 3107 Sutherland Ave.
 P.O. Box 1004
 Knoxville, TN 37939
 865-587-6401
 1-800-362-9769
 vreelandengineers.com

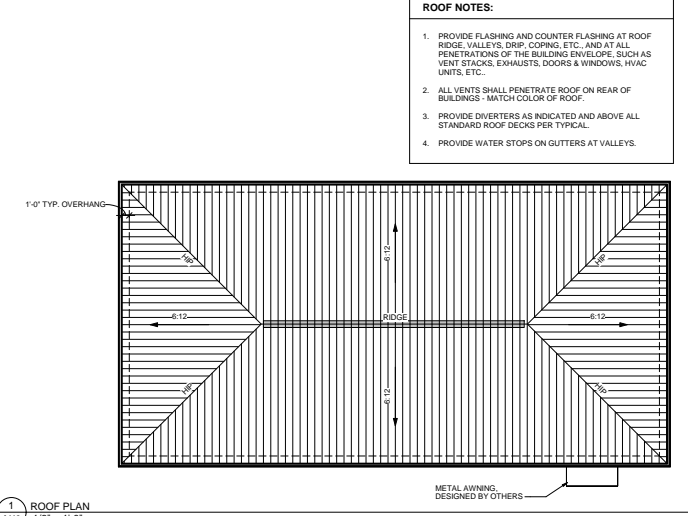
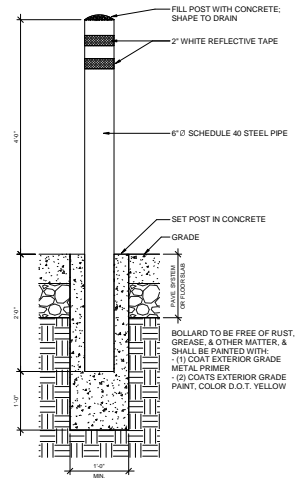
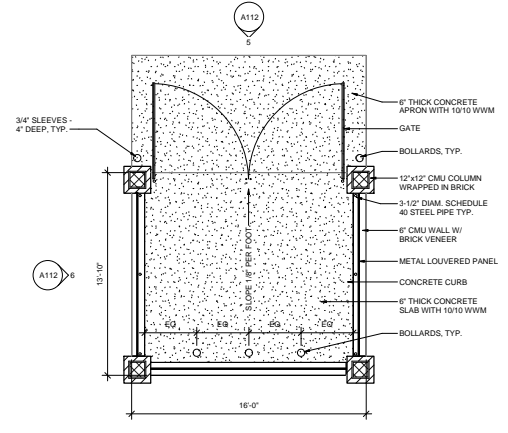
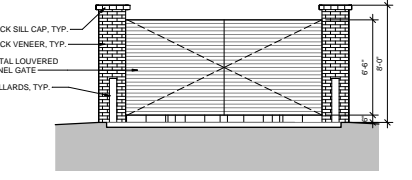
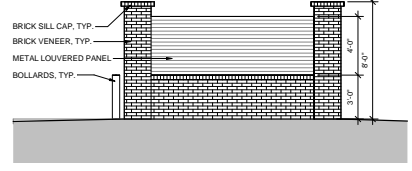
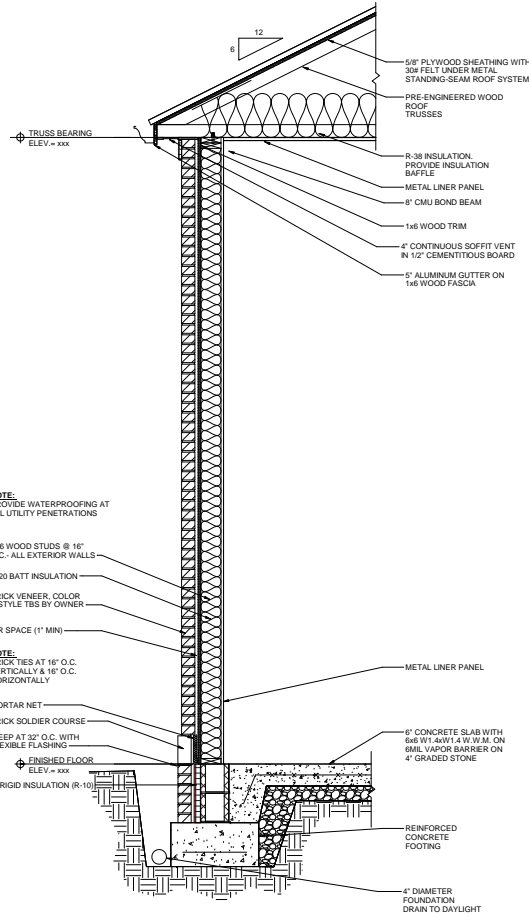
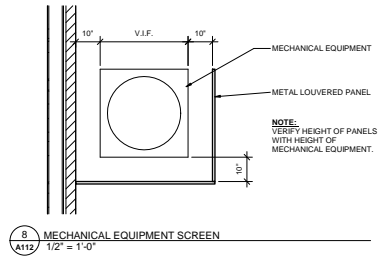
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 DATE: 1/23/2024
 PROJECT: 23180

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

PERMIT	2-5-24
REVISION #1	3-1-24
REVISION #2	4-19-24
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1	2

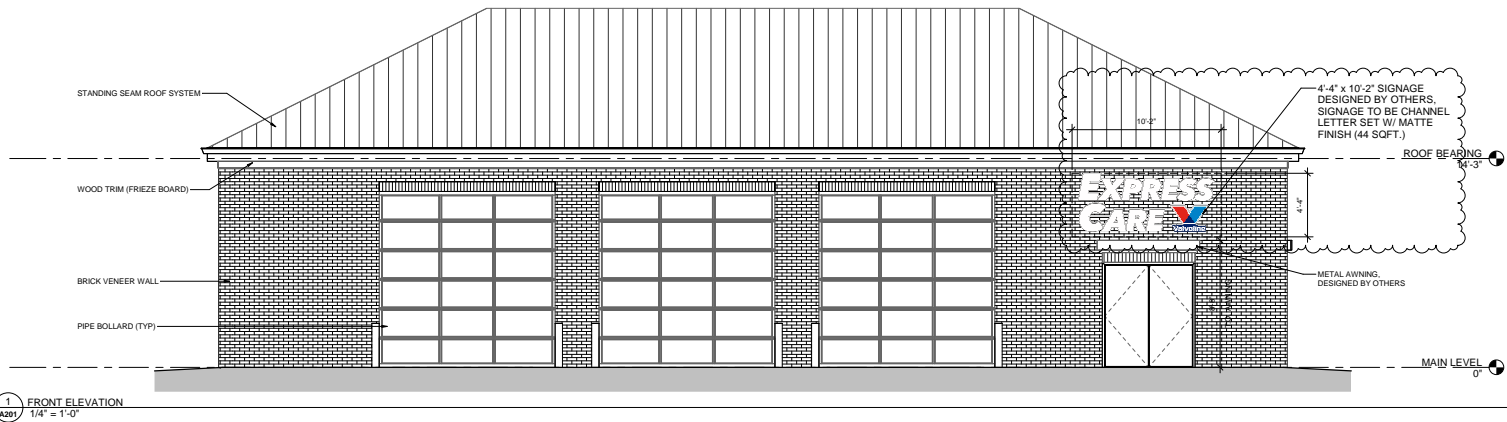
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 Checked by: HD



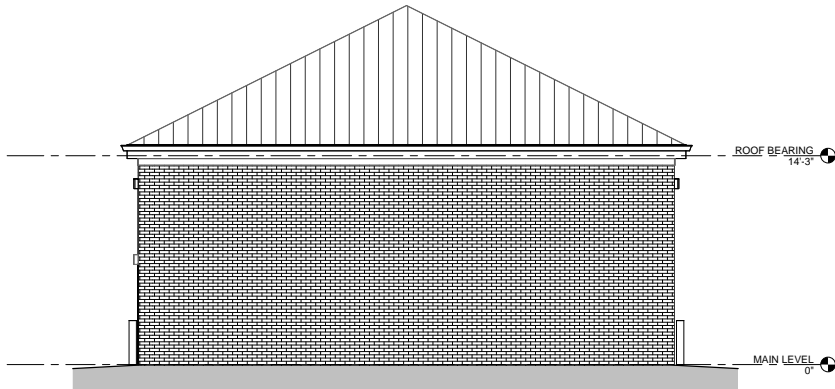


ROOF NOTES:

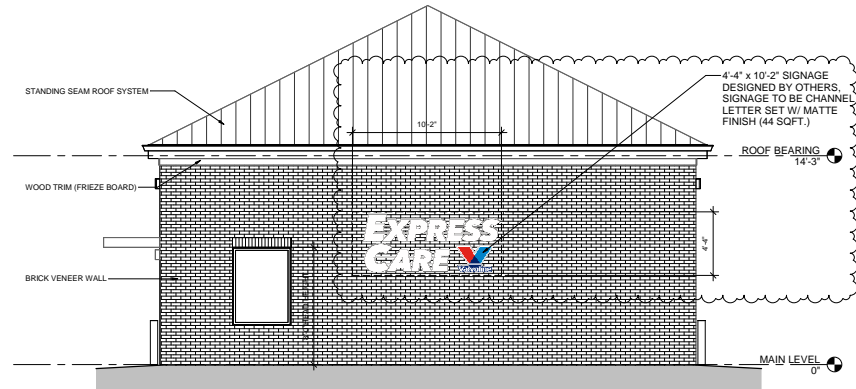
1. PROVIDE FLASHING AND COUNTER FLASHING AT ROOF RIDGE, VALLEYS, DRIP, COPING, ETC., AND AT ALL PENETRATIONS OF THE BUILDING ENVELOPE, SUCH AS VENT STACKS, EXHAUSTS, DOORS & WINDOWS, HVAC UNITS, ETC.
2. ALL VENTS SHALL PENETRATE ROOF ON REAR OF BUILDING - MATCH COLOR OF ROOF.
3. PROVIDE DIVERTERS AS INDICATED AND ABOVE ALL STANDARD ROOF DECKS PER TYPICAL.
4. PROVIDE WATER STOPS ON GUTTERS AT VALLEYS.



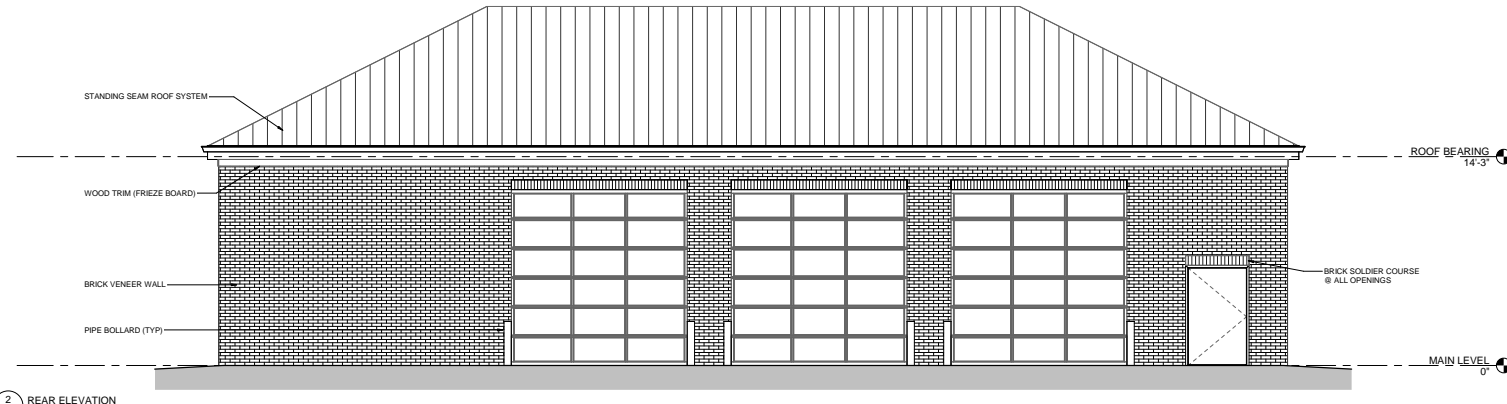
1 FRONT ELEVATION
A201
1/4" = 1'-0"



4 LEFT ELEVATION
A201
1/4" = 1'-0"



3 RIGHT ELEVATION
A201
1/4" = 1'-0"



2 REAR ELEVATION
A201
1/4" = 1'-0"

DATE	04/03/2024
DRAWN BY	MB
CHECKED BY	SBS
PROJECT	23180

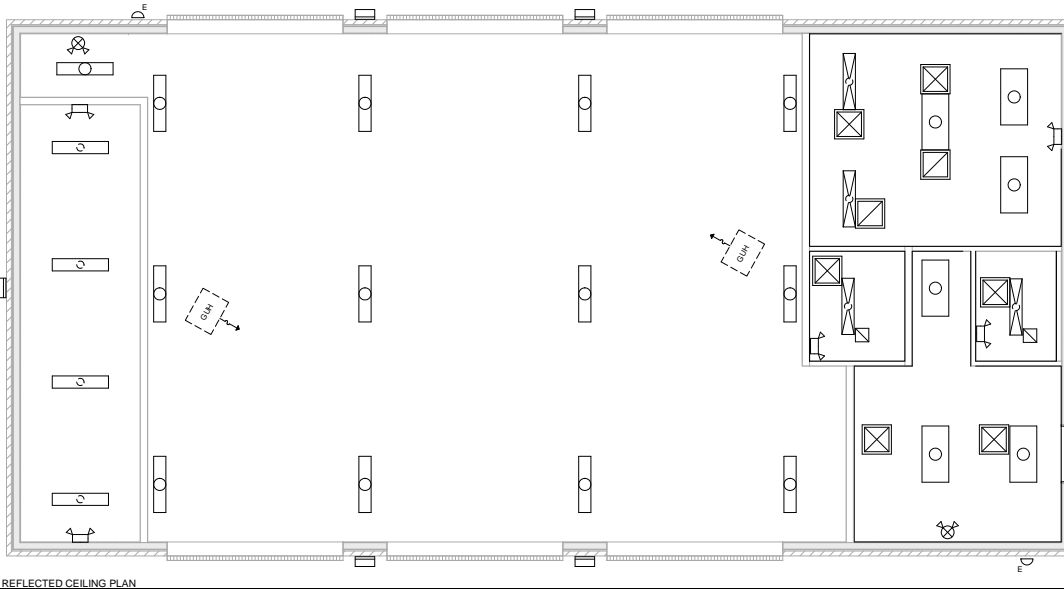
Drawn by: MB
Checked by: SBS

EXTERIOR ELEVATIONS

A201

DATE : 04/03/2024

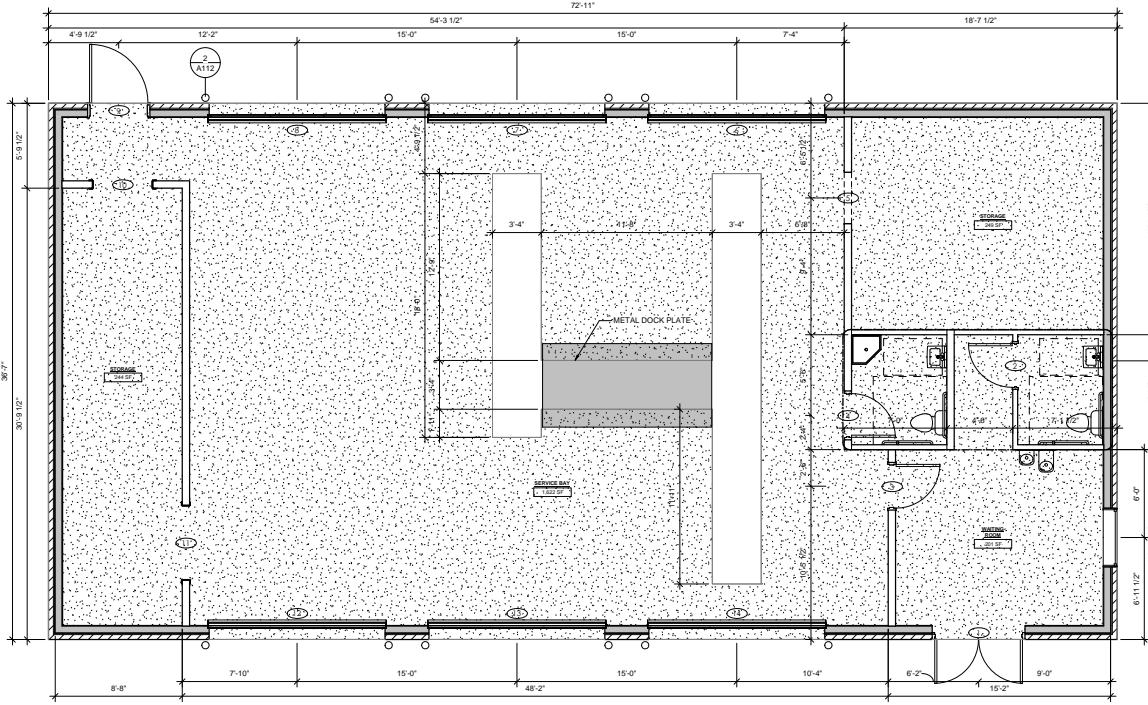
PROJECT : 23180



2 REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- EMERGENCY LIGHT UNIT
- COMBINATION EXIT LIGHT AND EMERGENCY LIGHT
- WALL MOUNTED EXTERIOR LED EMERGENCY LIGHTING WITH BUILT-IN BATTERY BACKUP
- LED WRAPAROUND 4 LIGHT
- LED WRAPAROUND WITH BUILT-IN BATTERY BACKUP
- HIGH BAY LED LIGHT FIXTURE
- 2x4 SURFACE MOUNTED LIGHT
- EXTERIOR WALL-PACK
- 12"x12" HVAC RETURN
- 2X2 HVAC SUPPLY DIFFUSER
- HVAC RETURN AIR GRILL
- GAS-FIRE UNIT HEATER



1 FLOOR PLAN
1/4" = 1'-0"

WALL RATING LEGEND

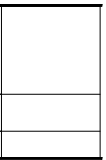
- 2x6 WID STUD @ 16" O.C. WITH 1/2" WID SHEATHING WEATHERPROOFING MEMBRANE, 1" AIR GAP, AND BRICK VENEER. SEE WALL SECTION FOR DETAILS
- 6" CMU BLOCK WALL W/ 1" AIR GAP AND BRICK VENEER
- 2x6 WID STUD @ 16" O.C. WITH GYP BOARD ON BOTH SIDES
- 2x4 WID STUD @ 16" O.C. WITH GYP BOARD ON BOTH SIDES

CONSTRUCTION NOTES

- C1 4" CONCRETE SLAB WITH 6X6X1010 W/F. OVER 10MIL POLYETHYLENE VAPOR BARRIER, ON 4" GRADED STONE BASE.
- C4 NON-LOAD-BEARING, INTERIOR NON-RATED WALLS SHALL BE CONSTRUCTED OF 2X4 WOOD STUDS FROM FLOOR TO CEILING @16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE, BRACE TO STRUCTURE @8" O.C.
- C6 ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED.
- C7 PROVIDE TERMITE TREATMENT AT CONCRETE SLAB & FOUNDATION.
- C8 MISCELLANEOUS STEEL TO BE MINIMUM A36 GRADE.
- C9 CONTRACTOR SHALL PROVIDE WOOD BLOCKING CONCEALED IN WALL FOR ALL WALL-HUNG MELLWORK UNITS, DOOR JAMBS, SHELVES, SIGNS, FIXTURES, GRAB BARS, ETC. AS REQUIRED.
- C10 PROVIDE THE FOLLOWING FOR EACH TOILET ROOM (DIMENSIONS GIVEN ARE FOR ACCESSIBLE TOILET ROOMS):
 - TOILET WITH FIXTURE CENTERLINE 16" FROM WALL, & SEAT HEIGHT AT 17-1/8" AFF
 - URINAL (IF INDICATED) WITH LIP AT 17" MAX. AFF, & FLUSH LEVER AT 48" AFF
 - TOILET PAPER DISPENSER, 24" AFF & 36" FROM BACK WALL
 - LAVATORY AT 34" MAX. TO RIM, 20" MIN. CLEAR BENEATH, 12" MIN. FROM FIXTURE CENTERLINE TO WALL, & SINGLE LEVER-CONTROLLED FAUCET SUPPLY AND DRAIN PROTECTION BELOW SINK (PRE-FORMED)
 - INSULATION
 - MIRROR, WITH BOTTOM OF GLASS AT 40" AFF
 - PAPER TOWEL & SOAP DISPENSERS, MOUNTED SO THAT ACTUATOR AND DISPENSE LEVELS ARE AT 48" MAX. HEIGHT.
- C11 IF TOILET ROOM IS DESIGNATED ACCESSIBLE TO THE HANDICAPPED, ADD THE FOLLOWING ELEMENTS TO THOSE SPECIFIED IN NOTE C10:
 - 24" OR 36" BACK GRAB BAR, & 42" SIDE GRAB BAR, BOTH AT 34" AFF AND LOCATED AS SHOWN IN THE ENLARGED TOILET PLANS; PROVIDE BLOCKING IN WALL AS REQUIRED TO SUPPORT 250 LBS.
 - PROVIDE SIGNAGE TO IDENTIFY TOILET ROOMS. AS PER THE ADA & THE NORTH CAROLINA ACCESSIBILITY CODE, BUILDINGS THAT HAVE MORE THAN (1) TOILET ROOM PER FLOOR SHALL DISPLAY THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY. USE THE WORDS 'MEN' OR 'WOMEN' WITH THEIR RESPECTIVE MALE/FEMALE SYMBOLS; VISIBLE TEXT SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE; THE IDENTIFYING PLAQUE OR SIGN SHALL BE MOUNTED 60" AFF.
- C12 PROVIDE FLASHING AND COUNTERFLASHING AT ROOF RIDGE, VALLEYS, DRIP, COPING, ETC. AND AT ALL PENETRATIONS OF THE BUILDING ENVELOPE, SUCH AS VENT STACKS, EXHAUSTS, DOORS & WINDOWS, HVAC UNITS, ETC.
- C13 PROVIDE FIRE EXTINGUISHERS (5 LB. 2A10BC) AS INDICATED ON PLANS, INSTALL MOUNTS SO AS TO PLACE EXTINGUISHER HANDLE/CONTROL POINTS AT 48" A.F.F.

04/03/2024

(6-B-24-TOB)
(6-C-24-DP)



Drawn by: MB
Checked by: SBS

FLOOR PLAN & RCP

A101

DATE : 04/03/2024
PROJECT : 23180



May 20, 2024

Knox Planning
400 Main Street, Suite 403
Knoxville, Tennessee 37902

RE: File Number: 6-C-24-DP
1304 Centerpoint Blvd
Fast Lube Lovell Road
Waiver for Planning Review Letter dated May 5, 2024

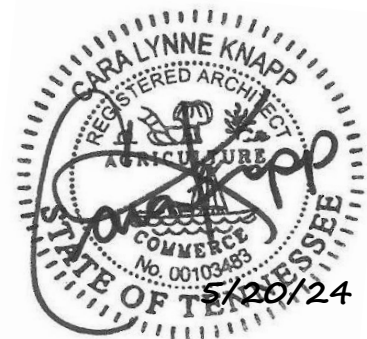
Planning Commission,

We are requesting a waiver for the TTCDA Requirement 3.3.3 or Comment #3 on the Planning Review Letter, based on the use of the building (automotive service garage) and for not disturbing the entire site. The front and rear elevations consist primarily of overhead doors and a man door, because of the circulation paths that this use requires, therefore the landscaping requirements would be hard to achieve.

Thank you,

A handwritten signature in black ink that reads "Cara Knapp". The signature is fluid and cursive, with the first name "Cara" and last name "Knapp" clearly legible.

Cara L. Knapp, RA





<input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input type="checkbox"/> REZONING	<input type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> BOARD REVIEW
<input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

Scott Sharp

PUBLISHED APPLICANT NAME - no individuals on behalf of -

4/16/24

6/10/24

6-B-24-TOB

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT
 OWNER
 OPTION HOLDER
 SURVEYOR
 ENGINEER
 ARCHITECT/LANDSCAPE ARCHITECT
 ATTORNEY

Jay Lewis

LandTech

NAME

COMPANY

100 McCamey Rd

Knoxville

TN

37918

ADDRESS

CITY

STATE

ZIP

865-978-6510

jay@landtechco.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS
 PART OF PARCEL

Scott Sharp

7500 Asheville Hwy, Knoxville, TN 423-871-1333

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

1304 Centerpoint Blvd, Knoxville, TN 37932

PROPERTY ADDRESS

118-01616

N

1.42

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- CITY
 COUNTY

West side of Centerpoint Blvd north of Lovell Rd and west of Pellissippi Pkwy

3

GENERAL LOCATION

DISTRICT

PC/TO

Office

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Commercial

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
- EXPANSION OR RENOVATION
- GRADING PLAN

- REZONING
- SIGNAGE
- ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN
- SIGNAGE PLAN
- OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

ZONING VARIANCE

SUMMARY OF WORK TO BE PERFORMED:

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: n/a

TO: n/a

SECTOR PLAN AMENDMENT FROM: n/a

TO: n/a

SIGNAGE

- | | | |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- TTCDA Checklist
- Property Owners/Option Holders

CODE 1102	CODE	TOTAL
FEE \$450	FEE	
		\$450

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

Scott Sharp

Owner

4/16/24

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

423-871-1333

fastlubetn@gmail.com

PHONE NUMBER

EMAIL


STAFF SIGNATURE *Whitney Warner*

Scott Sharp

4/25/2024, SG

PRINT NAME Whitney Warner

DATE PAID