



Visual Resources Review Board Meeting
Tuesday, August 26, 2025 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

- I) Call to Order
- II) Approval of Minutes
 - A) Approval of July 22, 2025 Minutes.
- III) Staff Report
 - A) Wall Signs Approved.
- IV) Business Items
 - A) Review of an individual tenant panel sign for Kitchen Tune-Up, located at 11113 Kingston Pike.
 - B) Review of a primary ground sign for Bruster's Real Ice Cream, located at 11692 Parkside Drive.
 - C) Review of a landscape plan for Horizon Plaza, Phase II, located at 11011 Kingston Pike.
 - D) Review of a landscape plan for 7 Brew Coffee, located at 11495 Parkside Drive.
 - E) Review of a landscape plan for Kingston Pike Village - Phase II located at 13140 Kingston Pike.
 - F) Adopt-a-Stream Clean Up and Invasive Plant Removal - Discuss Interest and Possible Dates.
- V) Citizen Forum

The Visual Resources Review Board welcomes and invites Farragut

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG**

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

residents to participate in public meetings.

Public Participation Guidelines for Visual Resources Review Board meetings

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the staff member. This time is set aside specifically for comments on items that are not on the Visual Resources Review Board regular agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Board also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Town Recorder or a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) minutes per individual. Time for public comment may be amended at the discretion of the Chairman; provided that when additional time is allowed, speakers with differing points of view are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The three (3) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

1. A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
2. A violation of this section is a Class A misdemeanor.



Town of Farragut, Tennessee
Visual Resources Review Board Meeting

Farragut Town Hall
11408 Municipal Center Drive
Tuesday, July 22, 2025 at 6:00 PM

MINUTES

1) Election of Officers

The Farragut Visual Resources Review Board met on Tuesday, July 22, 2025. Chairman Marty Layman presided. Members in attendance were Marty Layman, Joe LaCroix, Scott Russ, Stephen Marlowe, Jonathan Francis, and Alderman David White. Ms. Brittany Moore was absent.

Chairman Layman called the meeting to order at 6:00 pm.

Officer elections for the 2025-2026 Fiscal Year were held. The results of the elections were as follows:

Mr. Russ made a motion to elect Mr. Layman as Chariman. The motion was seconded by Mr. Marlowe and was approved unanimously.

Mr. LaCroix made a motion to elect Ms. Moore as Vice-Chairman. The motion was seconded by Mr. Russ and was approved unanimously.

Mr. Russ made a motion to elect Mr. Marlowe as Secretary. The motion was seconded by Mr. LaCroix and was approved unanimously.

2) Approval of Minutes

A) May 27, 2025 Minutes

A motion was made by Mr. Marlowe to approve the May 27, 2025, minutes as submitted. The motion was seconded by Mr. Russ, and it passed with Mr. LaCroix abstaining.

3) Staff Report

A) Wall Signs Approved

The staff reported that the following wall sign applications had been approved since the last meeting:

- Drybar – 11681 Parkside Drive.
- HI-FI & FLY – 11422 Kingston Pike.
- Snooty Patootie – 11134 Kingston Pike
- Elle Boutique (East Elevation) – 137 Biddle Farms Blvd.
- Elle Boutique (North Elevation) – 137 Biddle Farms Blvd.
- Herbal Nail Spa (Logo Only) – 10941 Kingston Pike
- Lentz Veterinary Clinic – 11418 Kingston Pike

- Stellar Medical – 11126 Kingston Pike

4) Business Items

- A) Selection and appointment of a Youth Representative for the upcoming 2025-2026 Fiscal Year.

Mr. Russ made a motion to appoint Mr. Hisato Kurosaki as the Board's Youth Representative for the fiscal year. Mr. Francis seconded the motion, which passed unanimously.

- B) Review of an individual tenant panel sign for Drybar, located at 11681 Parkside Drive.

Drybar requested approval for an individual tenant panel sign on an existing sign structure located at 11681 Parkside Drive. Staff explained that the panel had been designed with a white background to be consistent with the other panels on the larger sign structure. Staff then noted that the applicant had also provided additional information regarding legibility, and that the Board would need to determine if the proposed sign adequately meets the Town's legibility requirements. If not, the staff noted that the Board could approve the sign subject to some modifications and/or field verification after installation, or deny approval of the application.

The Board discussed the legibility issue at some length and determined that, in the case of this sign's location, it should be viewed and applied from the entrance roadway as opposed to Parkside Drive.

Mr. Russ made a motion to approve the tenant panel as presented. Mr. LaCroix seconded the motion, which passed unanimously.

- C) Review of a primary ground sign for Snooty Patootie, located at 11134 Kingston Pike.

Snooty Patootie requested approval for a permanent ground-mounted sign at their new facility located at 11134 Kingston Pike. The staff explained that the applicant was proposing to replace an older ground sign on the property with a rebuilt sign cabinet and new sign face. Staff then noted that the existing sign base would remain, and the existing landscaping would be upgraded.

The staff also noted that the applicant may want to consider locating the proposed shrubs closer to the ends of the sign and using a species other than Boxwoods unless a compact variety that does well in heat and full sun is used. The staff then recommended approval, noting that the sign met the Town's size, height, and other requirements.

Mr. Marlowe made a motion to approve the sign. Mr. LaCroix seconded the motion, which passed unanimously.

- D) Review of a proposed sign ordinance amendment to clarify when signs may be removed by property owners, including on Town-owned properties and rights-of-way.

The staff explained that the proposed ordinance was intended to address the removal of signs by property owners, including the Town, on its properties and rights-of-way. This issue was initially discussed at the February meeting and referred to the Town Attorney for input and assistance. The staff then noted that the Board would need to review the proposed amendments and forward their recommendation regarding adoption to the Board of Mayor and Aldermen.

The Board discussed the proposed amendments. Mr. LaCroix made a motion to recommend the

proposed amendments and ordinance to the Board of Mayor and Aldermen for adoption. Mr. Marlowe seconded the motion, which passed unanimously.

5) Citizen Forum

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Mark Shipley, Community Development Director

Subject: Wall Signs Approved.

Introduction & Background: The following wall sign applications have been approved since the last meeting:

1. Fertility Center - 11126 Kingston Pike, Suite 102
2. Farragut Medical Suites - 11126 Kingston Pike
3. One Nation Spin and Sculpt - 11416 Kingston Pike, Suite 400
4. Bruster's Ice Cream (sign facing N. Campbell Station Road) - 11692 Parkside Drive
5. Bruster's Ice Cream (sign facing Parkside Drive) - 11692 Parkside Drive
6. Paleteria Azteca - 11615 Parkside Drive

Discussion & Recommendations: Board comments or questions on approved wall signs.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: Not applicable. For information purposes only.



34 sqft allowed
14 sqft of sign



1/4" black acrylic letters to be stud mounted to building



34 ft

22 ft

14.87 in | 299.39 in | 12.68 in
FARRAGUT MEDICAL SUITES

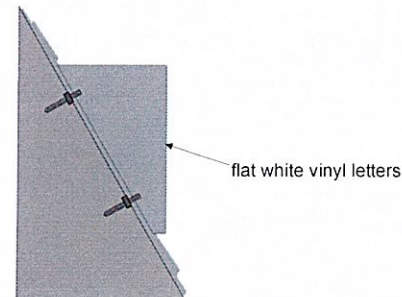
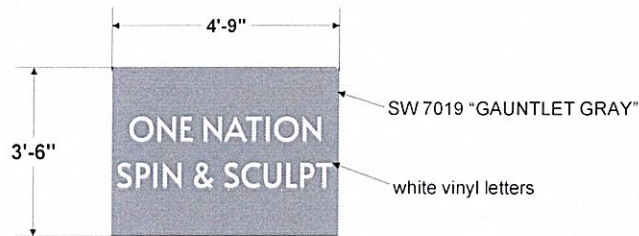
34 sqft allowed
 30 sqft of sign



1/4" black acrylic letters to be stud mounted to building



Town of Farragut
 Sign Permit
 BP-2025-592-SP
 Approved, 8/5/25



SIGNCO inc.
 PLASTIC. NEON. ELECTRONIC

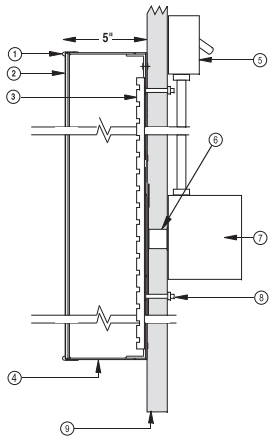
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| <p>FILE LOCATION: Keith/F/Farragut Center</p> | <p>SALES REPRESENTATIVE: Keith Pankey</p> | <p>DATE: 07-25-025</p> | <p>SCALE: 1/4" = 1'</p> |
| <p>LOCATION: Knoxville, TN</p> | <p>FILE: Farragut Center One Nation</p> | <p>DRAWN BY: Tiffany Poling</p> | |

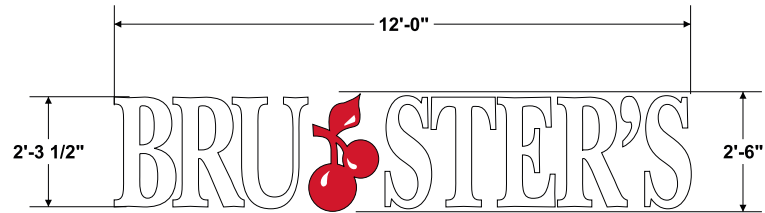
Town of Farragut
Sign Permit
BP-2025-632-SP
Approved, 8/8/25



INDIVIDUALLY-MOUNTED CHANNEL LETTERS



1. TRIM CAP WITH RETAINING SCREW
2. PLEX FACE
3. WHITE LED
4. ALUMINUM .063" BACKS / .040" RETURN
5. DISCONNECT SWITCH
6. SEAL TIGHT PASS-THROUGH WIRING KIT
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NIGHT VIEW



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APPROVAL SIGNATURE

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| SALES REPRESENTATIVE: Baker Jones | DATE: 03-07-2025 | SCALE: 1/4" = 1' |
| FILE: Baker/B/Brusters | DRAWN BY: Tiffany Poling | |
| LOCATION: Farragut, TN | | |

FILE LOCATION:
Baker/B/Brusters

LOCATION:
Farragut, TN

Brusters Bldg Farragut

APPROVED W/CHANGES

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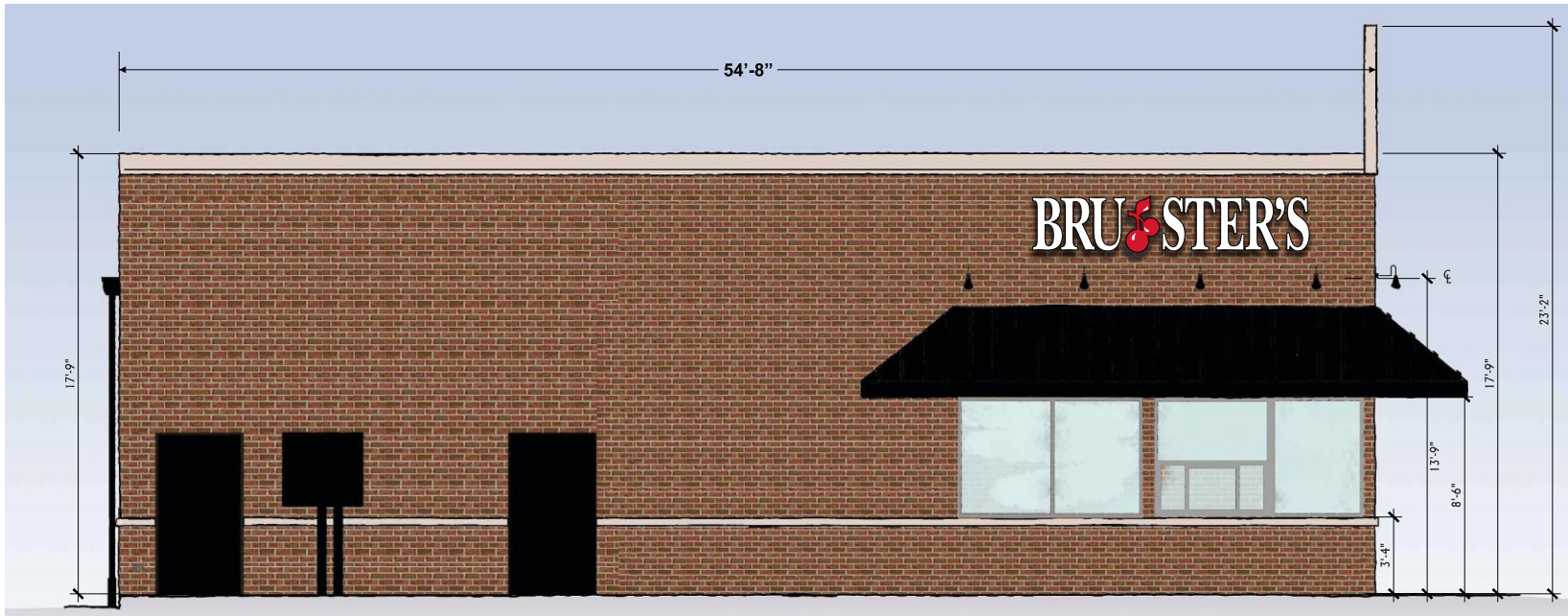
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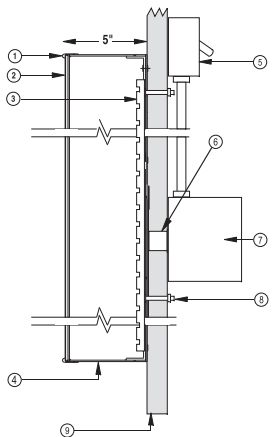
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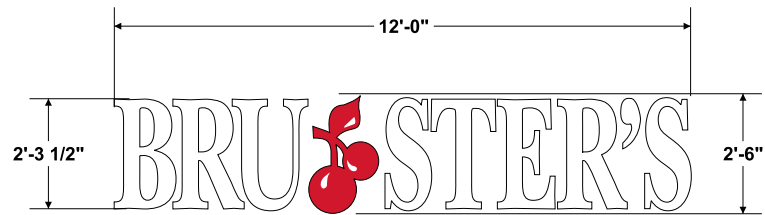


Town of Farragut
Sign Permit
BP-2025-633-SP
Approved, 8/8/25

INDIVIDUALLY-MOUNTED CHANNEL LETTERS



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3. WHITE LED
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9. WALL FASCIA



NIGHT VIEW



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 REVISE & RESUBMIT

SALES REPRESENTATIVE:
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FILE LOCATION:
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LOCATION:
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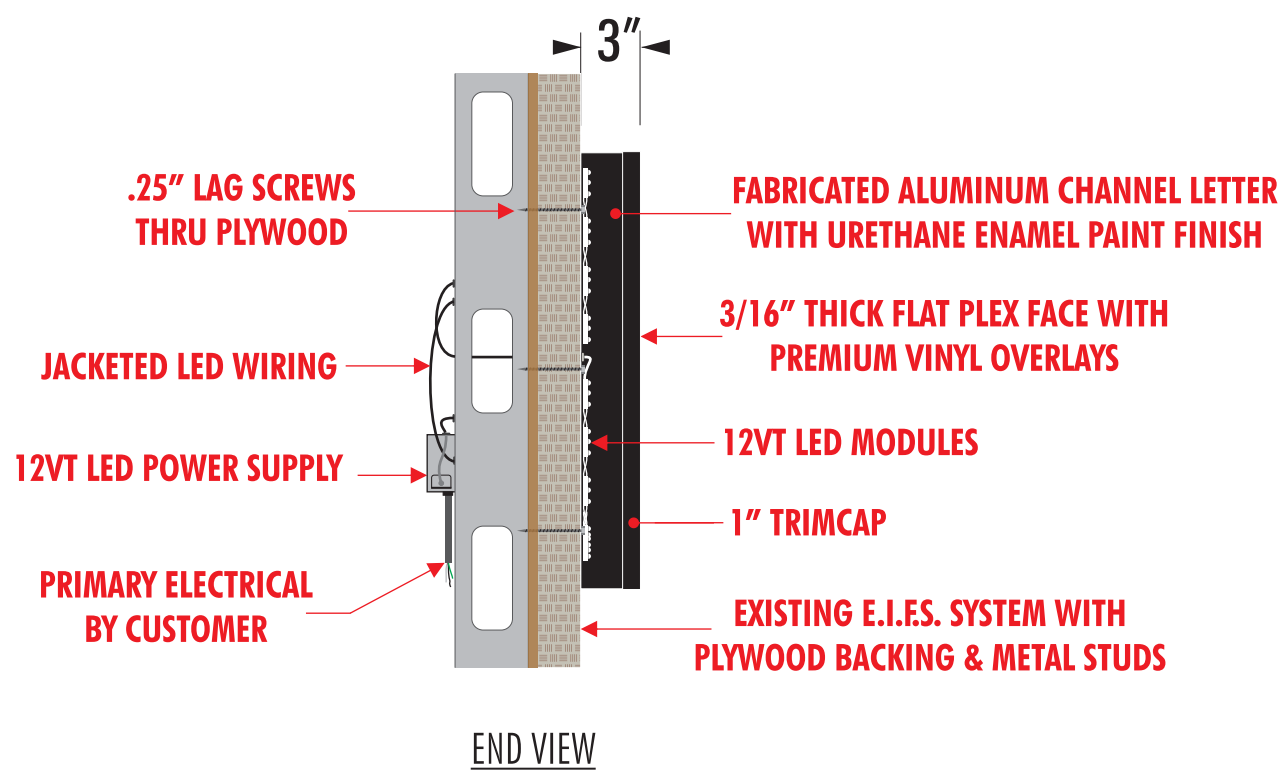
SIGNCO inc.
PLASTIC NEON ELECTRONIC



Southern Signs Inc.
 9916 THORN GROVE PIKE - STRAWBERRY PLAINS, TN.
 865-933-4877 or 865-933-4878
 SouthernSignsInc.com



FRONT ELEVATION



END VIEW



"PHOTO IMAGE MAY NOT BE TO EXACT SCALE"



SIMULATED ILLUMINATION VIEW

COLOR SCHEDULE

| | |
|--|------------|
| | BLACK |
| | WHITE PLEX |

ILLUMINATION

| | | |
|--|------------------|--------------------|
| | LED COLOR- WHITE | POWER- 120VT/20AMP |
| PRIMARY ELECTRICAL TO SIGN & DISCONNECT "NOT INCLUDED" | | |

Job Number: 250811-P
 Client: PALETENA AZTECA
 ICE CREAM SHOP
 Address: 11615 PARKSIDE DRIVE
 FARRAGUT, TN
 Salesperson: JESSICA WILLIS
 Designer: J.K.B.
 Date: 8-11-2025
 Permit Required: YES
 Engineering Required: NO

Drawing Scale: 1" = 1'
 Vector Artwork: YES - ON FILE
 Revision 1:
 Revision 2:
 Revision 3:
 Revision 4:
 Revision 5:

Customer Approved:
 Date:
 Landlord Approved:
 Date:



REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Mark Shipley, Community Development Director

Subject: Review of an individual tenant panel sign for Kitchen Tune-Up, located at 11113 Kingston Pike.

Introduction & Background: This item involves a request for approval of a tenant panel for the Kitchen Tune-Up in the Premier Eyecare building.

Discussion & Recommendations: As shown on the sign rendering included in the packet, the lettering is black with a white background. The only staff comment is that the lettering should be centered within the tenant panel instead of it being at the top. This would enhance the legibility and effectiveness of the lettering. As shown, there is wasted space on the tenant panel.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the tenant panel with the condition that the lettering be centered within the tenant panel to enhance its legibility and effectiveness.



49 in

7.42 in

kitchen tune·up

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Mark Shipley, Community Development Director

Subject: Review of a primary ground sign for Bruster's Real Ice Cream, located at 11692 Parkside Drive.

Introduction & Background: This agenda item involves a request for approval of a new ground mounted sign for the Bruster's Ice Cream business that is currently under construction just south of the Home Federal Bank off Parkside Drive.

Discussion & Recommendations: Included in the packet is a copy of the sign rendering and site plan. The staff recommends approval of the sign subject to the following conditions:

1. As proposed, the sign is at the edge of a platted utility easement, a foundation survey will be required to ensure that the sign is not within the platted easement and complies with what is shown on the approved plans. The sign will also need to be shown on the as-built survey that will be required prior to the building obtaining a Certificate of Occupancy.
2. The landscaping will need to be coordinated with the Town staff. The plan included in the packet is generic and specific species will need to be provided with Town staff approval. Some possible choices would be Little Henry Dwarf Virginia Sweetspire, Hummingbird Summersweet, and Rose Creek Abelia, These are hardy options that should be commercially available.
3. Please make sure the overall height does not exceed six feet as measured from the highest point of the sign to the average grade around the base of the sign.

Recommended By: Mark Shipley, Community Development Director

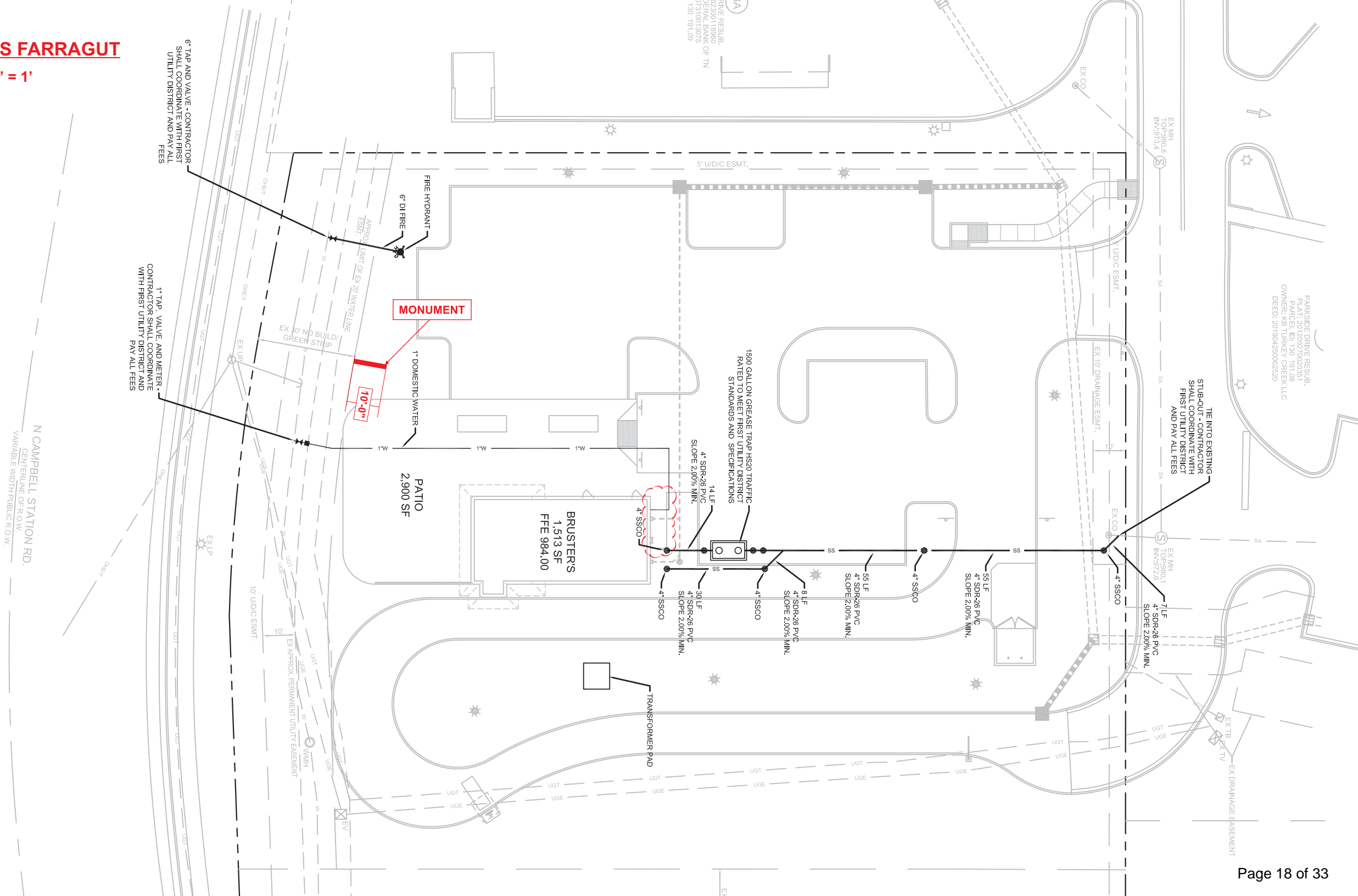
Proposed Motion:

To approve the ground mounted sign subject to the following conditions:

1. As proposed, the sign is at the edge of a platted utility easement, a foundation survey will be required to ensure that the sign is not within the platted easement and complies with what is shown on the approved plans. The sign will also need to be shown on the as-built survey that will be required prior to the building obtaining a Certificate of Occupancy.
2. The landscaping will need to be coordinated with the Town staff. The plan included in the packet is generic and specific species will need to be provided with Town staff approval. Some possible choices would be Little Henry Dwarf Virginia Sweetspire, Hummingbird Summersweet, and Rose Creek Abelia, These are hardy options that should be commercially available.
3. Please make sure the overall height does not exceed six feet as measured from the highest point of the sign to the average grade around the base of the sign.

BRUSTER'S FARRAGUT

SCALE: 1/32" = 1'



6" TAP AND VALVE - CONTRACTOR SHALL COORDINATE WITH FIRST UTILITY DISTRICT AND PAY ALL FEES

1" TAP, VALVE, AND METER - CONTRACTOR SHALL COORDINATE WITH FIRST UTILITY DISTRICT AND PAY ALL FEES

MONUMENT

10'-0"

PATIO
2,900 SF

BRUSTER'S
1,513 SF
FFE 984.00

1500 GALLON GREASE TRAP HS20 TRAFFIC RATED TO MEET FIRST UTILITY DISTRICT STANDARDS AND SPECIFICATIONS

4" SDR-26 PVC
SLOPE 2.00% MIN.

14 LF

30 LF
4" SDR-26 PVC
SLOPE 2.00% MIN.

4" SSCO

8" LF
4" SDR-26 PVC
SLOPE 2.00% MIN.

4" SSCO

55 LF
4" SDR-26 PVC
SLOPE 2.00% MIN.

4" SSCO

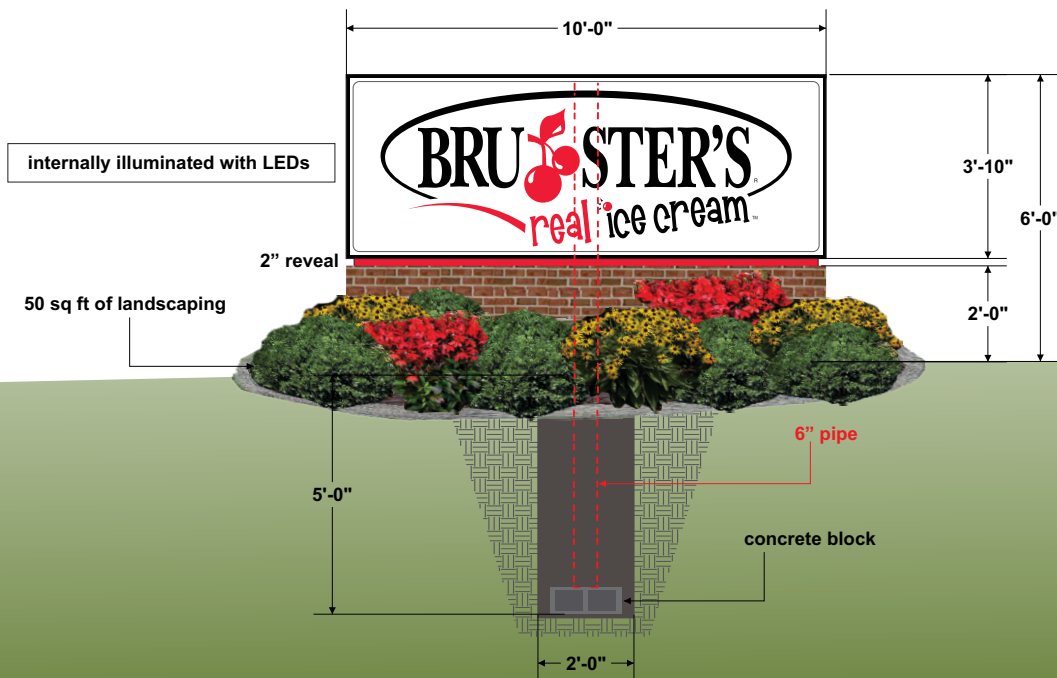
55 LF
4" SDR-26 PVC
SLOPE 2.00% MIN.

4" SSCO

7 LF
4" SDR-26 PVC
SLOPE 2.00% MIN.

4" SSCO

TIE INTO EXISTING STUB-OUT - CONTRACTOR SHALL COORDINATE WITH FIRST UTILITY DISTRICT AND PAY ALL FEES



SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.
 FAX: 865.947.2089 info@signco-inc.com

APPROVED
 APPROVED W/CHANGES
 REVISE & RESUBMIT

SALES REPRESENTATIVE:
 Baker Jones

FILE:
 Brusters Monument Farragut

DATE:
 08-12-2025

DRAWN BY:
 Tiffany Poling

SCALE:
 1/4" = 1'

APPROVAL SIGNATURE

SIGNCO inc.
 PLASTIC, NEON, ELECTRONIC

This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in legal action.
VALUE OF THIS DRAWING: \$500.00

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Mark Shipley, Community Development Director

Subject: Review of a landscape plan for Horizon Plaza, Phase II, located at 11011 Kingston Pike.

Introduction & Background: This item involves a request for approval of a landscape plan for the Phase 2 portion of the Horizon Plaza development at the northeast intersection of Admiral Road and Kingston Pike.

Discussion & Recommendations: This phase of Horizon Plaza is situated on the eastern third of the property and includes a roughly 5,400-square-foot building with associated parking. There is also a vehicular connection to the Stonecrest Shopping Center to the east that is part of this phase. The landscape plan included in the packet addresses the initial staff comments. One item to note for the VRRB's consideration is that the plans show river stone or mulch, along with shrubs, in the landscaped area being counted for the requirements between the building and the parking lot. Where river stone is used it will need to be limited to no more than 25% of this area per the landscape ordinance. With this clarification, the staff recommends approval of the landscape plan.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the landscape plan subject to the river stone not exceeding 25% of the landscaped area between the building and parking lot.

treeREMOVAL TABLE

| KEY | SPECIES | SIZE | REQ. REPLACEMENTS |
|-----|--------------------------|------|-------------------|
| T1 | SILVER MAPLE | 12" | 2 |
| T2 | SWEET GUM (DOUBLE TRUNK) | 16" | 3 |
| T3 | DOGWOOD | 10" | 1 |
| T4 | CHERRY | 12" | 2 |
| T5 | CEDAR (MULTI-TRUNK) | 20" | 2 |
| T6 | WALNUT | 10" | 2 |
| T7 | RED MAPLE | 17" | 3 |
| T8 | SILVER MAPLE | 12" | 2 |
| T9 | CHERRY | 18" | 3 |
| T10 | CHERRY | 11" | 2 |
| T11 | CHERRY | 14" | 2 |
| T12 | CHERRY | 13" | 2 |
| T13 | ELM | 10" | 2 |
| T14 | CEDAR | 18" | 1.5 |
| T15 | SILVER MAPLE | 15" | 2 |
| T16 | CHERRY | 14" | 2 |
| T17 | SILVER MAPLE | 15" | 2 |
| T18 | CHERRY | 14" | 2 |

TREES REMOVED 38

CREDITS (SAVED) 12

TOTAL TREE REPLACEMENTS REQUIRED 26

TREE SPECIES CODES

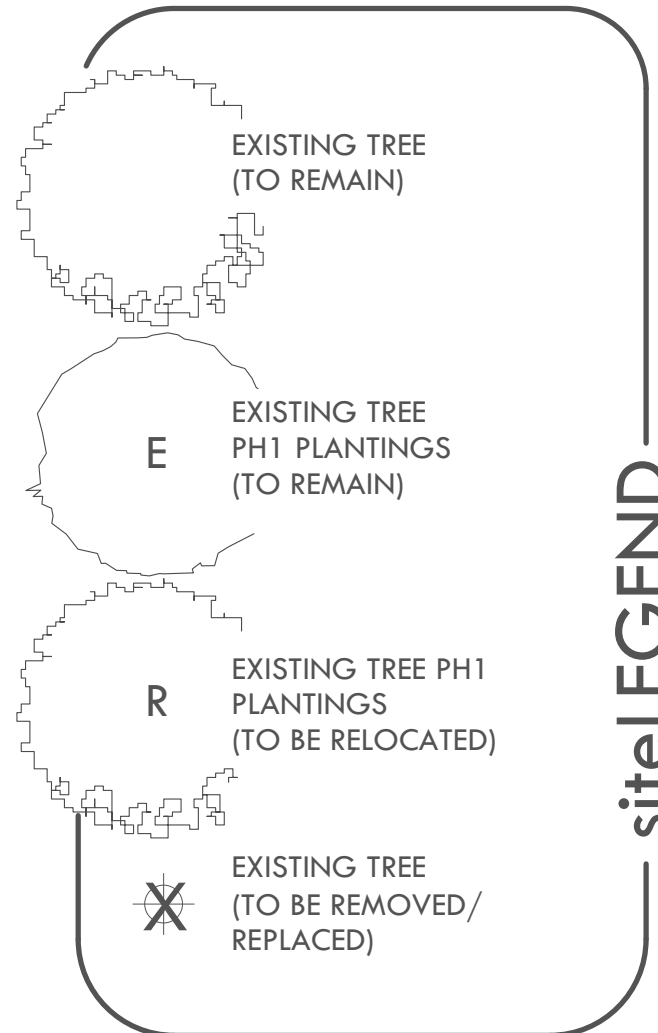
- AS-ASH
- BE-BOX ELDER
- CE-CEDAR
- CH-CHERRY
- DG-DOGWOOD
- EL-ELM
- HB-HACKBERRY
- HK-HICKORY
- NS-NORWAY SPRUCE
- PC-PECAN
- PP-POPLAR
- PN-PINE
- PS-PERSIMMON
- RM-RED MAPLE
- SA-SASSAFRAS
- SG-SWEETGUM
- SM-SILVER MAPLE
- SY-SYCAMORE
- TH-TREE OF HEAVEN
- WL-WALNUT

"D" DENOTES DOUBLE TRUNK
"M" DENOTES MULTI-TRUNK

TREE REMOVAL CREDIT SUMMARY

22 - REPLACEMENT TREES REQUIRED
22 - REPLACEMENTS PROVIDED

*PLANTING PLANS / TABLES / SCHEDULES ON SHEETS L.10/L.31



FARRAGUT CHRISTIAN CHURCH
DEEDS 1233-285, 1800-200

1-R
FARRAGUT VIEW HOME SITES
PLAT CAB. K-50A
264,935 Sq. Feet
6.08 Acres

TREE PRESERVATION NOTES:

- CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
- PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY LANDSCAPE ARCHITECT OR OWNER DESIGNEE SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/ PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED.
- THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/ PROTECTION FENCING AND CONSTRUCTION FENCING IDENTIFYING THE ENCLOSED AREA AS TREE PRESERVATION/ PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT: NO DISTURBANCE / TREE PRESERVATION / PROTECTION AREA
- "NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THIS 'TREE PRESERVATION/PROTECTION' FENCE. THIS FENCE MAY NOT BE REMOVED WITHOUT THE WRITTEN APPROVAL OF A CITY/TOWNCOUNTY STAFF MEMBER. FAILURE TO COMPLY MAY RESULT IN FINES AND LABOR FOR TREE MITIGATION.
- THE TREE PRESERVATION/ PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET ALONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MINIMUM SIZE OF 8" X 10" AND MADE OF DURABLE WEATHER RESISTANT MATERIALS (METAL/WOOD/HDPB). IF THE SIGNS ARE DAMAGED OR FADE THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
- DURING ALL CONSTRUCTION ACTIVITY (INCLUDES CLEARING, GRADING, BUILDING CONSTRUCTION, AND LANDSCAPING) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON-SITE.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT OF WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN, OR REPORTED AS A PUBLIC HAZARD.
- TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TPAS PRIOR TO SITE DISTURBANCE APPROVAL (CLEARING & GRADING PERMIT). TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS, THE FENCING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. WHEN A TREE MASS IS INCLUDED AS A TREE PROTECTION AREA, FENCING SHALL ONLY BE REQUIRED AT THE OUTER MOST PERIMETER OF THAT TREE MASS. THE FINAL BOUNDARY FOR EACH TPA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES PROTECTED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TPAS BEYOND THAT ALLOWED FOR PRELIMINARY SITE INVESTIGATION WORK.
- CLEARING, NECESSARY TO PROVIDE ACCESS FOR SURVEY WORK, ROCK SOUNDINGS OR OTHER USUAL AND CUSTOMARY SITE INVESTIGATIONS SHALL BE PERMITTED PRIOR TO SITE DISTURBANCE APPROVAL. PRELIMINARY SITE INVESTIGATIONS SHALL BE CAREFULLY PLANNED TO MINIMIZE THE AMOUNT OF CLEARING REQUIRED.

TREE CANOPY PROTECTION AREA (TCPA) :

- TREE CANOPY PROTECTION AREAS (TCPAS) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE CITY/TOWNCOUNTY TREE CANOPY PROTECTION REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL.
- IF TREES WITHIN THE TCPAS ARE LOST THROUGH ADVERSE CONSTRUCTION ACTIVITIES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE CANOPY AS SPECIFIED ON THE APPROVED DEVELOPMENT OR PRELIMINARY SUBDIVISION PLAT.
- IF DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCPAS AND REPRESENT MINIMUM DISTANCES, THE FINAL BOUNDARY FOR EACH TCPA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
- TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAS.

PROPERTY INFORMATION:

ADDRESS: 11011 KINGSTON PIKE
KNOXVILLE TN, 37934
PARCEL: 143AB001 FARRAGUT VW HOME SITES
ZONING: FAR (C-1)
ACRES: 6.08
OWNER: FOX RD LLC
827 BELLE GROVE RD
KNOXVILLE TN, 37934
COUNTY: KNOX

UTILITY PROVIDERS:

ELECTRIC: LCUB (LENOIR CITY UTILITY BOARD)
865-687-5282
WATER: FUD (FIRST UTILITY DISTRICT)
865-956-9711
SEWER: FUD (FIRST UTILITY DISTRICT)
865-956-9711
GAS: KUB (KNOXVILLE UTILITY BOARD)
865-524-2911
CABLE: TDS TELECOM
865-571-6662
INTERNET: CHARTER COMMUNICATIONS
865-406-7063



CANOPY LAND DESIGN, LLC
1522 BRANSON AVE KNOXVILLE TN 37917
252.939.7403 CANOPYLANDDESIGN@GMAIL.COM
OWNER: FOX ROAD LLC
827 BELLE GROVE RD
KNOXVILLE, TN 37934
PROJECT#: 2512-1

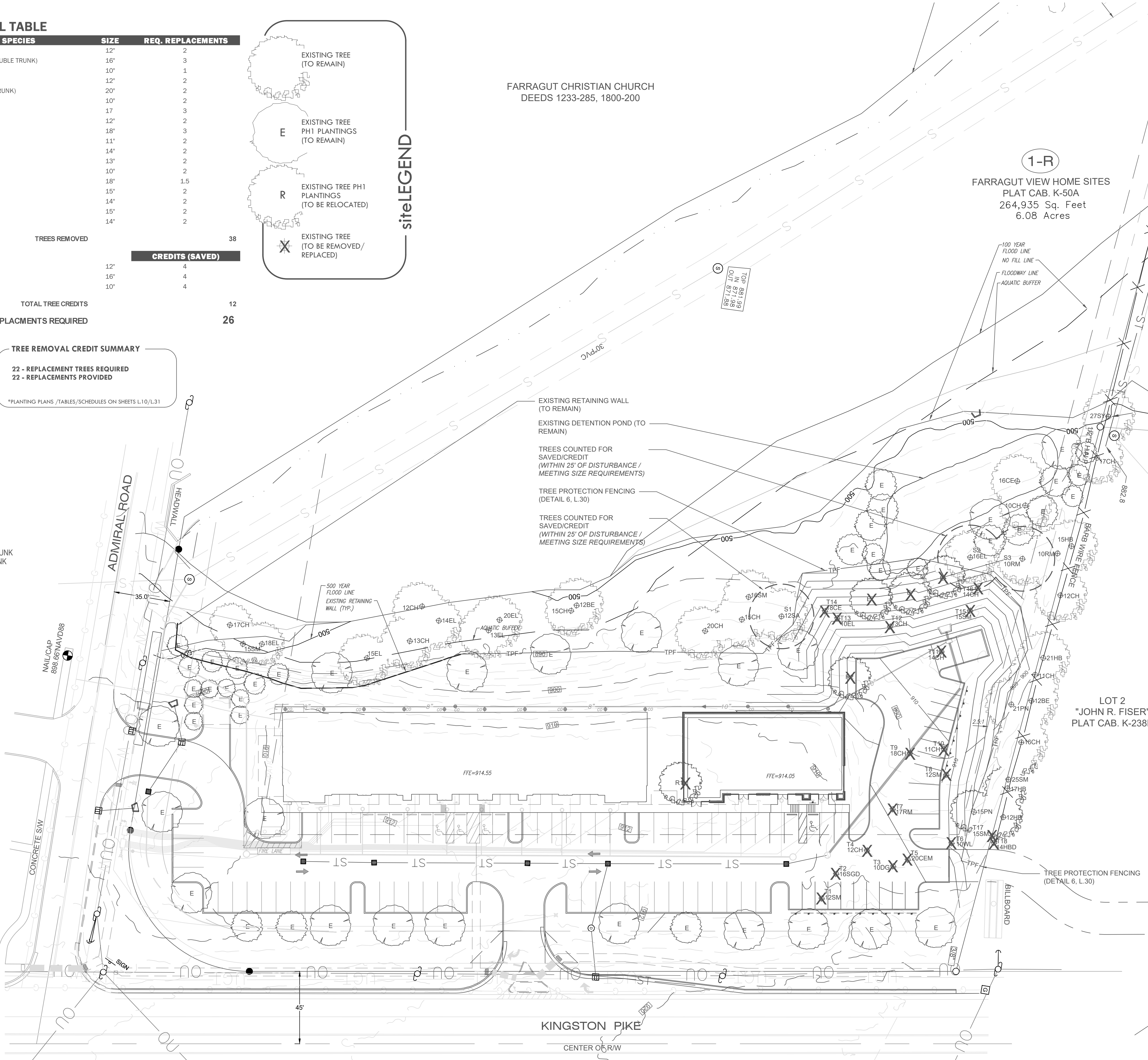
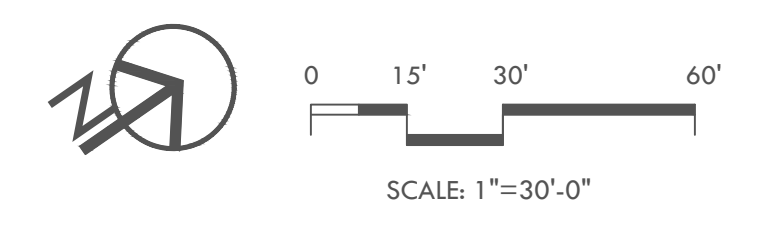
Horizon PLAZA - phase2 11011 Kingston Pike 37934
KNOXVILLE, TN

treePRESERVATION

| | |
|--------------------------|----------------|
| DATE | 7/21/2025 |
| 8/20/2025 - STAFF REVIEW | |
| DRAWN BY: DB | CHECKED BY: DB |

tree PRESERVATION PLAN

L.00

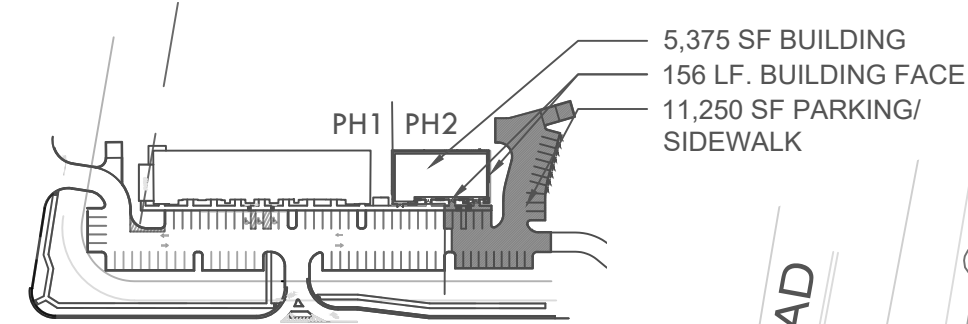
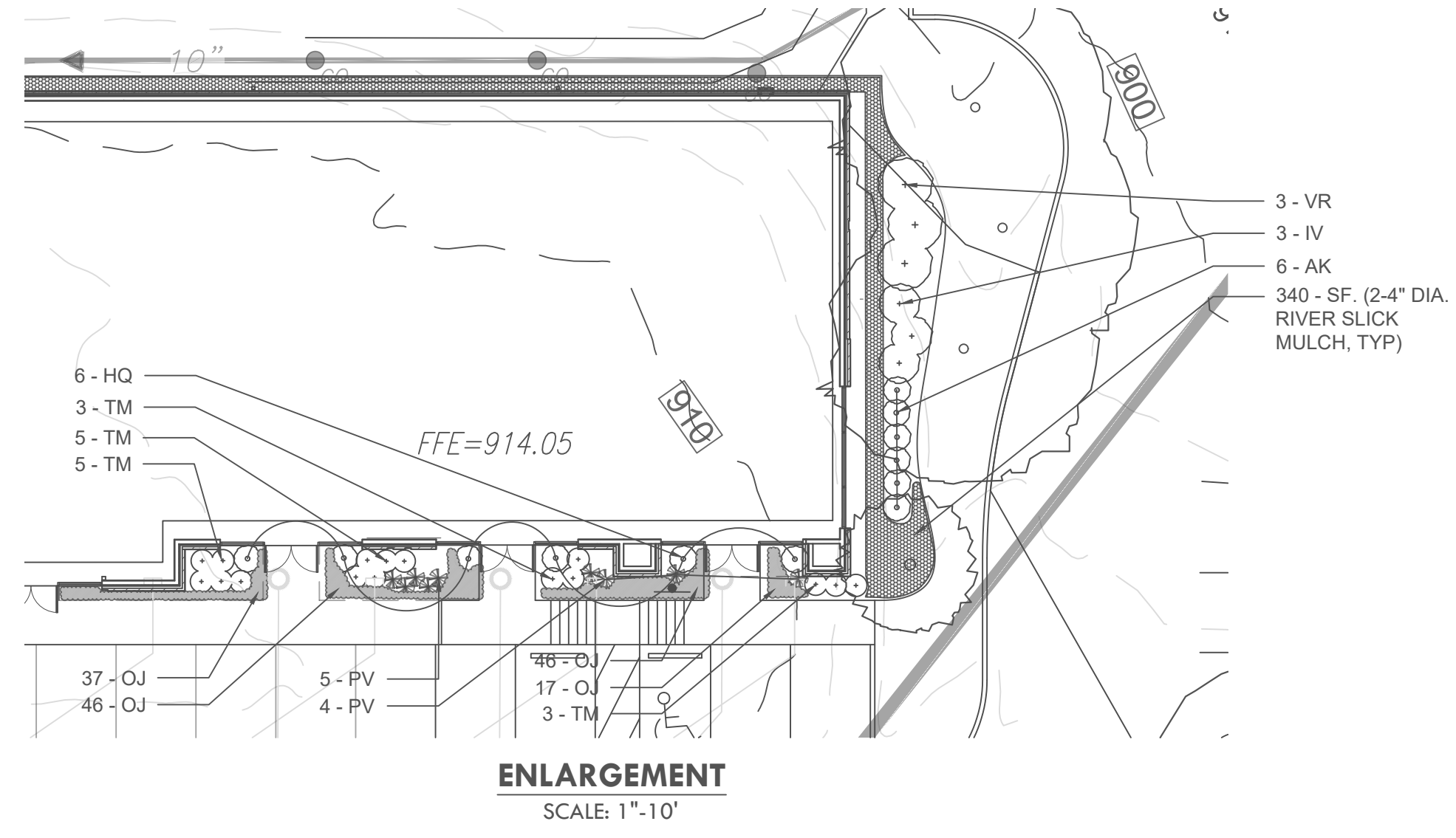


LANDSCAPE / PLANTING SUMMARY

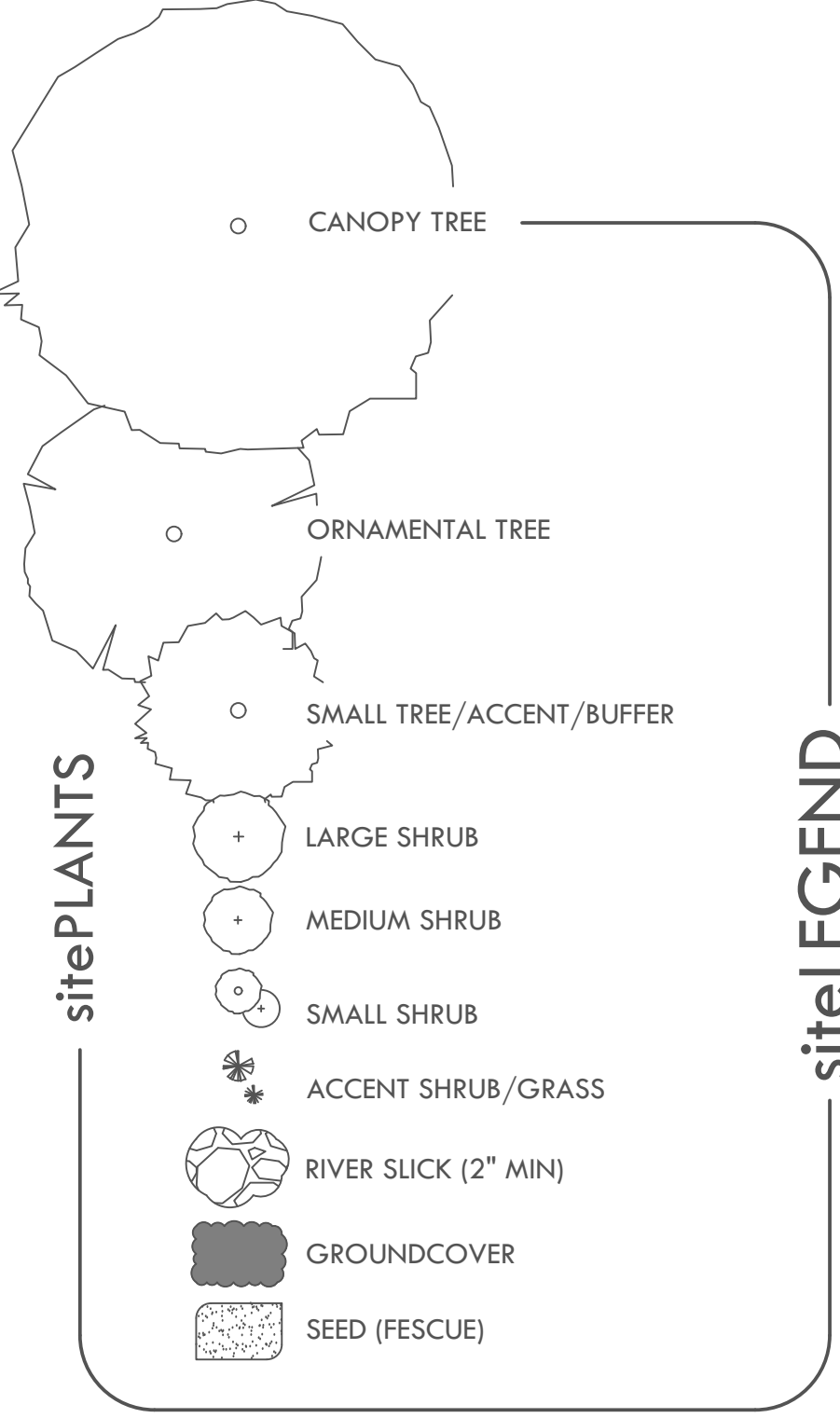
- A TREE REPLACEMENTS / PRESERVATION**
 REQUIREMENTS:
 10'-15" - (2 - HARDWOOD ONLY)
 16"-20" - (3 - HARDWOOD / 1.5 - EVERGREEN)
 >20" - (4 - HARDWOOD / 2 - EVERGREEN)
 REDBUD / DOGWOOD (1 / 10" DIA. CUMULATIVE)
 26 - REPLACEMENT TREES REQUIRED
 26 - REPLACEMENTS PROVIDED
- B1 SHADE TREE REQUIREMENTS**
 REQUIREMENTS: 1 / 2,500 SF.
 SPACING: ALL NEW PARKING SPACES SHALL BE WITHIN 125' OF TWO SHADE TREES
 11,250 SF - PARKING / 2,500 SF. = 4.5
 5,375 SF - BUILDING / 2,500 SF. = 2.15
 TOTAL REQUIRED = 7
 TOTAL PROVIDED = 7
- B2 BUILDINGS / PARKING LOTS**
 REQUIREMENTS: 2.5' x BUILDINGS LENGTH (ABUTTING PARKING/ACCESS)
 2.5' x 156 TOTAL LF. ABUTTING PARKING/ACCESS = 390 SF.
 TOTAL REQUIRED = 390 SF.
 TOTAL PROVIDED = 390 SF.
- B3 PARKING LOTS**
 REQUIREMENTS: PERIMETER PARKWAYS, INTERIOR PARKWAYS, TERMINAL ISLANDS, AND INTERIOR ISLANDS SHALL BE PLANTED WITH GRASS AND/OR TREES, SHRUBS OR GROUNDCOVER IN COMBINATION WITH MULCH. PROVIDED
- B4 STORMWATER BASINS**
 REQUIREMENTS: 1 TREE / 20 LF. PROVIDED IN PHASE 1
- B5 BUFFERS**
 NONE REQUIRED OR PROVIDED
- B6 SIGNAGE**
 NON PROVIDED (NOT REQUIRED)

PRESERVATION SUMMARY

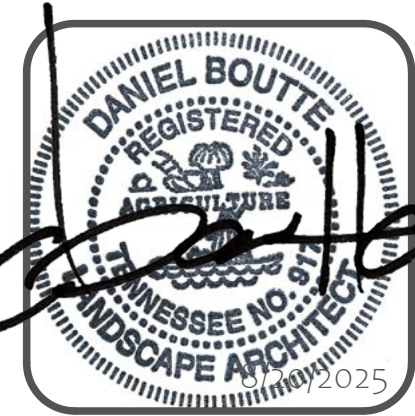
LANDSCAPE SUMMARY



LOT COVERAGE DIAGRAM



siteLEGEND



CANOPY LAND DESIGN, LLC
 1322 BRANSON AVE KNOXVILLE, TN 37917
 252.939.7403 CANOPYLANDDESIGN@GMAIL.COM
 OWNER: FOX ROAD LLC
 827 BELLE GROVE RD
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 PROJECT#: 2512-1

1-R
 FARRAGUT VIEW HOME SITES
 PLAT CAB. K-50A
 264,935 Sq. Feet
 6.08 Acres

Horizon PLAZA - phase2 11011 Kingston Pike 37934

landscape PLAN

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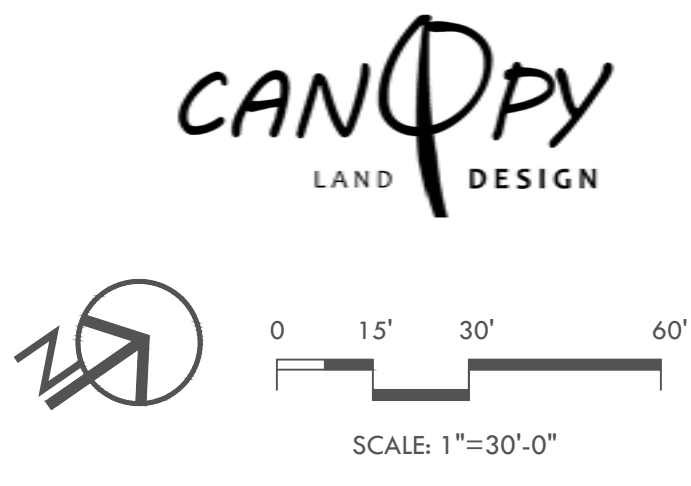
UTILITY PROVIDERS:

ELECTRIC: LCUB (LENOIR CITY UTILITY BOARD)
 WATER: FUD (FIRST UTILITY DISTRICT)
 SEWER: FUD (FIRST UTILITY DISTRICT)
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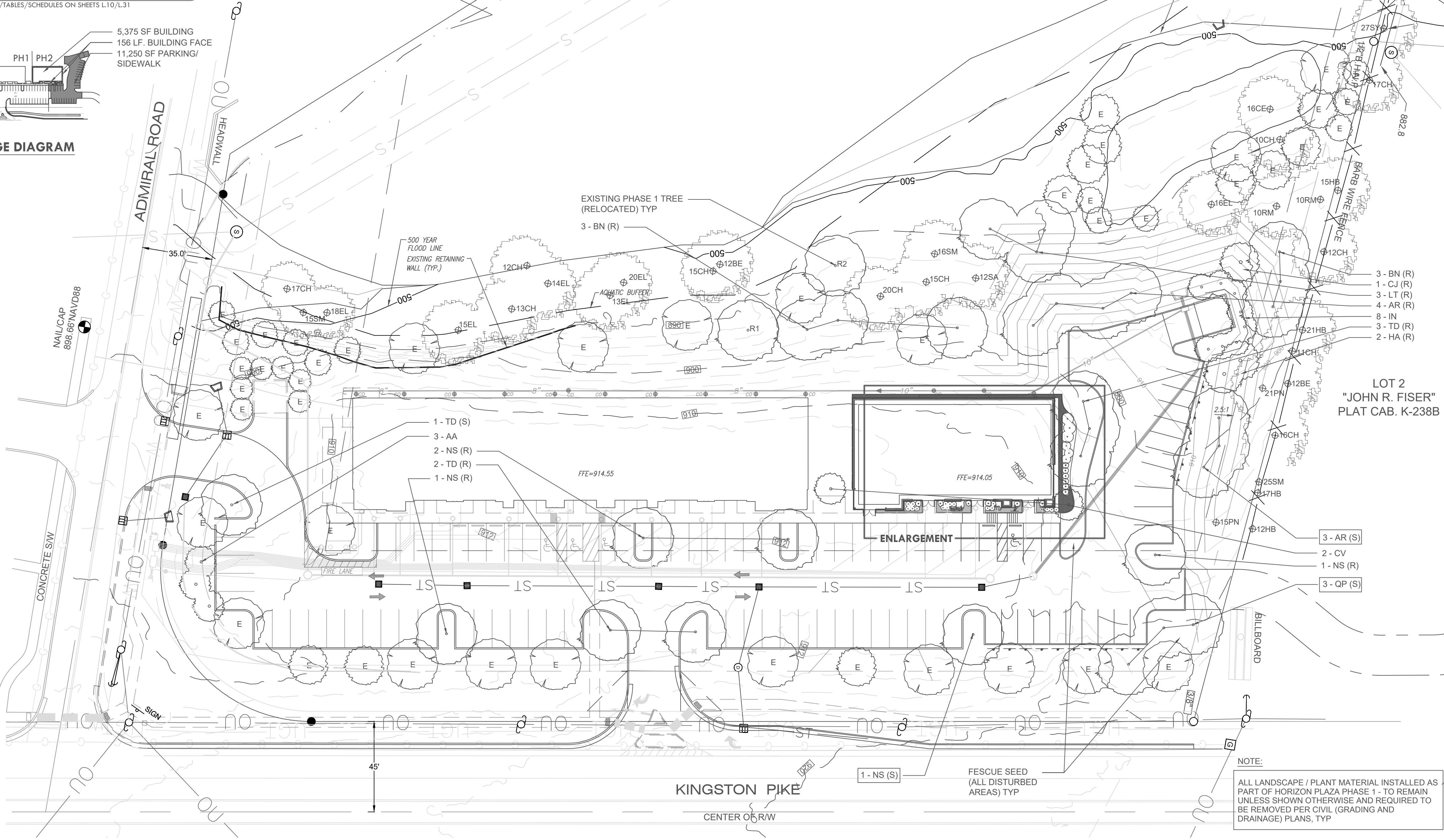
| | |
|-------------|--------------------------|
| DATE: | 7/21/2025 |
| DATE: | 8/20/2025 - STAFF REVIEW |
| DRAWN BY: | DB |
| CHECKED BY: | DB |

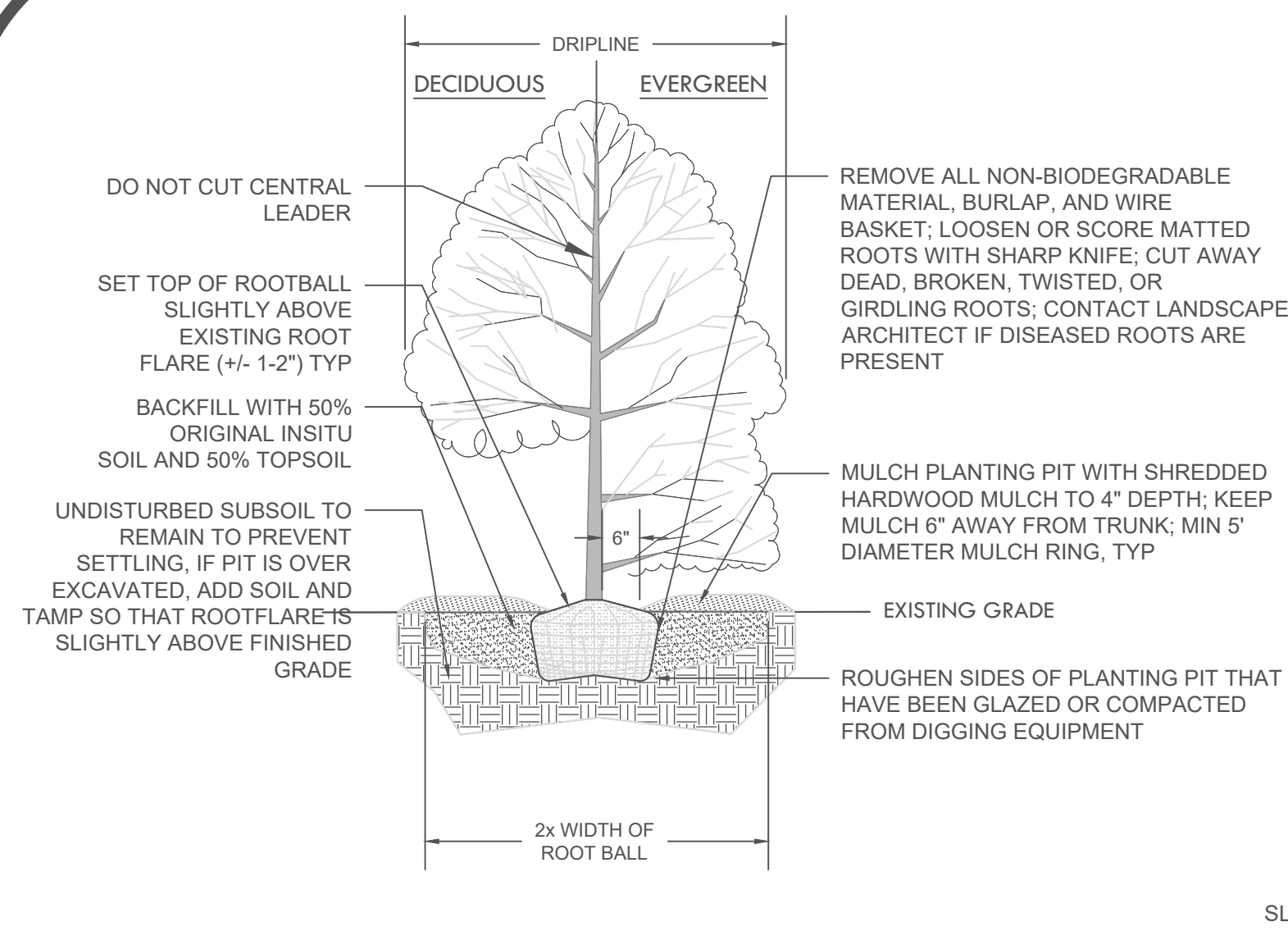
landscape PLAN

L.10



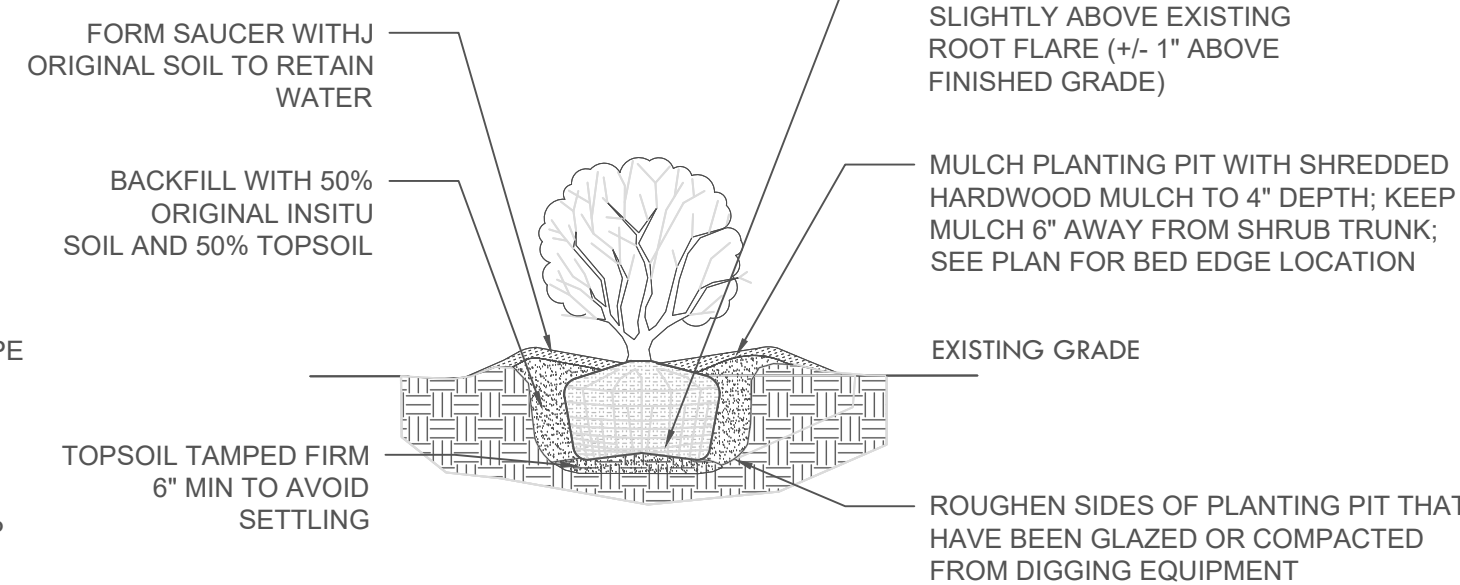
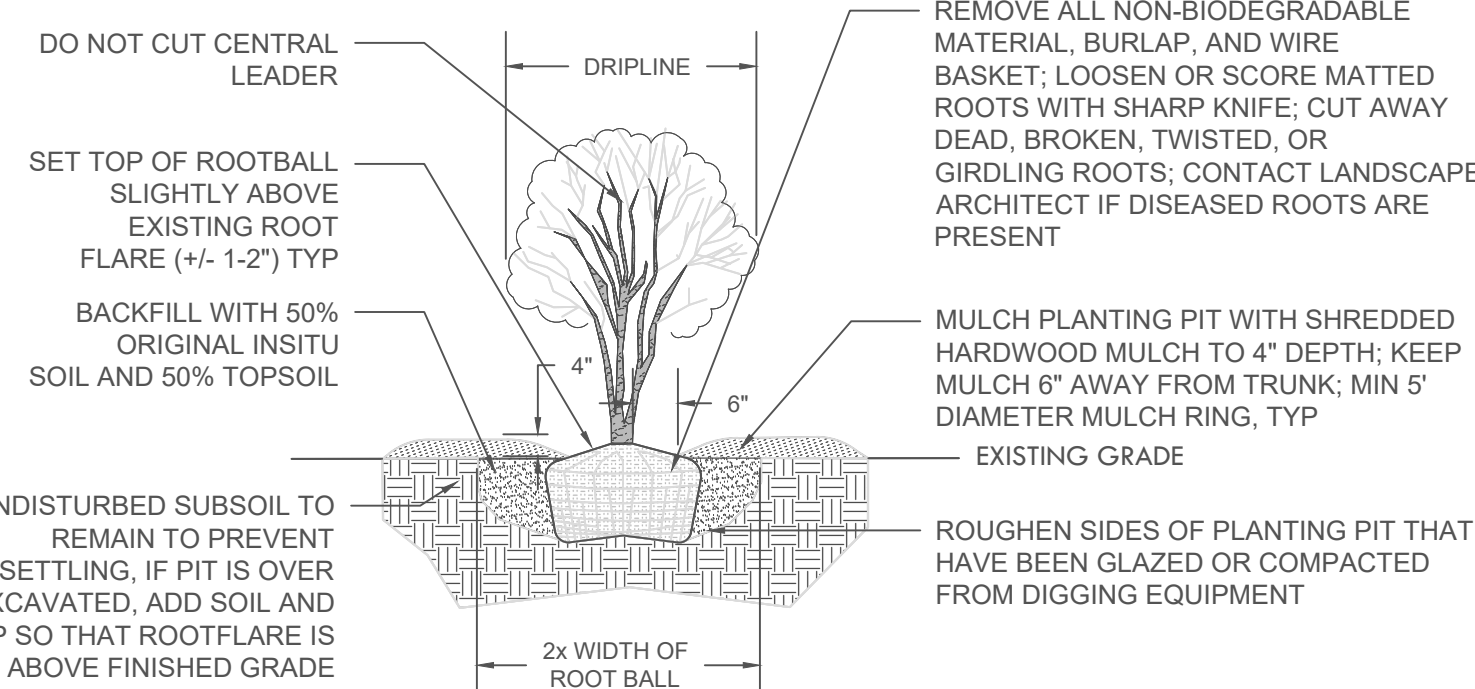
NOTE:
 ALL LANDSCAPE / PLANT MATERIAL INSTALLED AS PART OF HORIZON PLAZA PHASE 1 TO REMAIN UNLESS SHOWN OTHERWISE AND REQUIRED TO BE REMOVED PER CIVIL (GRADING AND DRAINAGE) PLANS, TYP





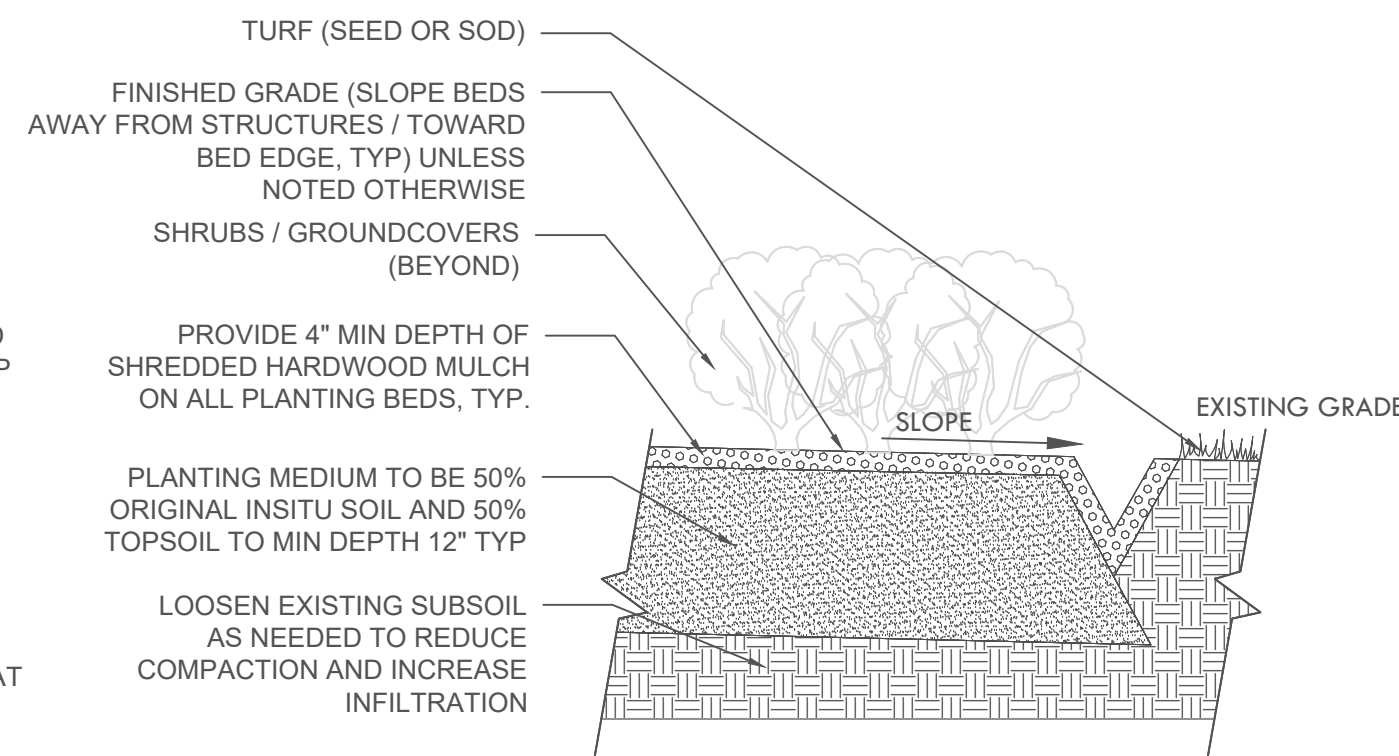
NOTES:

1. WATER TREES UNTIL SATURATION AT 12" DEPTH IMMEDIATELY AFTER PLANTINGS.
2. TREES OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH HABITS, TYP.
3. TREES MUST MEET (CURRENT) AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
4. DECIDUOUS AND EVERGREEN TREES TO BOTH BE INSTALLED PER THIS DETAIL UNLESS NOTED OTHERWISE.
5. CANOPY TREES (DECIDUOUS) TO BE PRUNED UP TO 7" WITH 12 MIN. HEIGHT. EVERGREEN TREES SHALL NOT BE PRUNED (LIMBS TO REMAIN AT GROUND).
6. UNDERSTORY TREES TO BE PRUNED UP TO 4" WITH 8 MIN. HEIGHT.
7. MULCH RINGS SHALL BE 4" MIN. SHREDDED HARDWOOD WITH MIN. 5" DIAMETER UNLESS NOTED OTHERWISE.



NOTES:

1. WATER SHRUBS UNTIL SATURATION AT 12" DEPTH IMMEDIATELY AFTER PLANTINGS.
2. SHRUBS OF SAME SPECIES TO BE MATCHED IN UNIFORMITY AND GROWTH HABITS, TYP.
3. SHRUBS MUST MEET (CURRENT) AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
4. SHRUBS TO BE 3 GAL. MIN SIZE UNLESS NOTED OTHERWISE.
5. SEE PLAN FOR BED EDGE TYPE AND LOCATION.



NOTES:

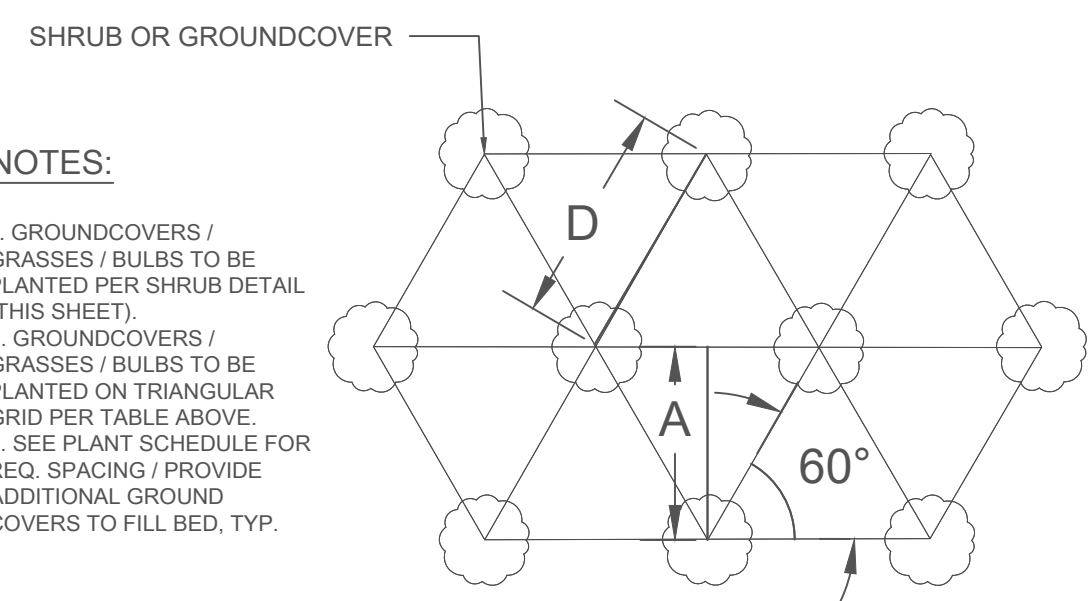
1. DIG TRENCH EDGE WITH SHARP SPADE CONTINUOUS BETWEEN BED EDGE AND TURF.
2. MULCH TRENCH AS SHOWN.
3. PLACE BED EDGE AS SHOWN ON PLAN AND MIN. 1" FROM GROUNDCOVER / SHRUBS ROOTBALL.

1 TREE PLANTING
SCALE: NTS

2 MULTI-TRUNK TREE PLANTING
SCALE: NTS

3 SHRUB PLANTING
SCALE: NTS

4 EDGING (V-TRENCH)
SCALE: NTS



NOTES:

1. GROUNDCOVERS / GRASSES / BULBS TO BE PLANTED PER SHRUB DETAIL (THIS SHEET).
2. GROUNDCOVERS / GRASSES / BULBS TO BE PLANTED ON TRIANGULAR GRID PER TABLE ABOVE.
3. SEE PLANT SCHEDULE FOR REQ. SPACING / PROVIDE ADDITIONAL GROUND COVERS TO FILL BED, TYP.

| SPACING (D) | ROW WIDTH (A) | PLANTING (SF) |
|-------------|---------------|---------------|
| 6" O.C. | 5.2" | 4.61 |
| 8" O.C. | 6.9" | 2.60 |
| 10" O.C. | 8.7" | 1.66 |
| 12" O.C. | 10.4" | 1.15 |
| 15" O.C. | 13.0" | 0.74 |
| 18" O.C. | 15.6" | 0.51 |
| 24" O.C. | 20.8" | 0.33 |

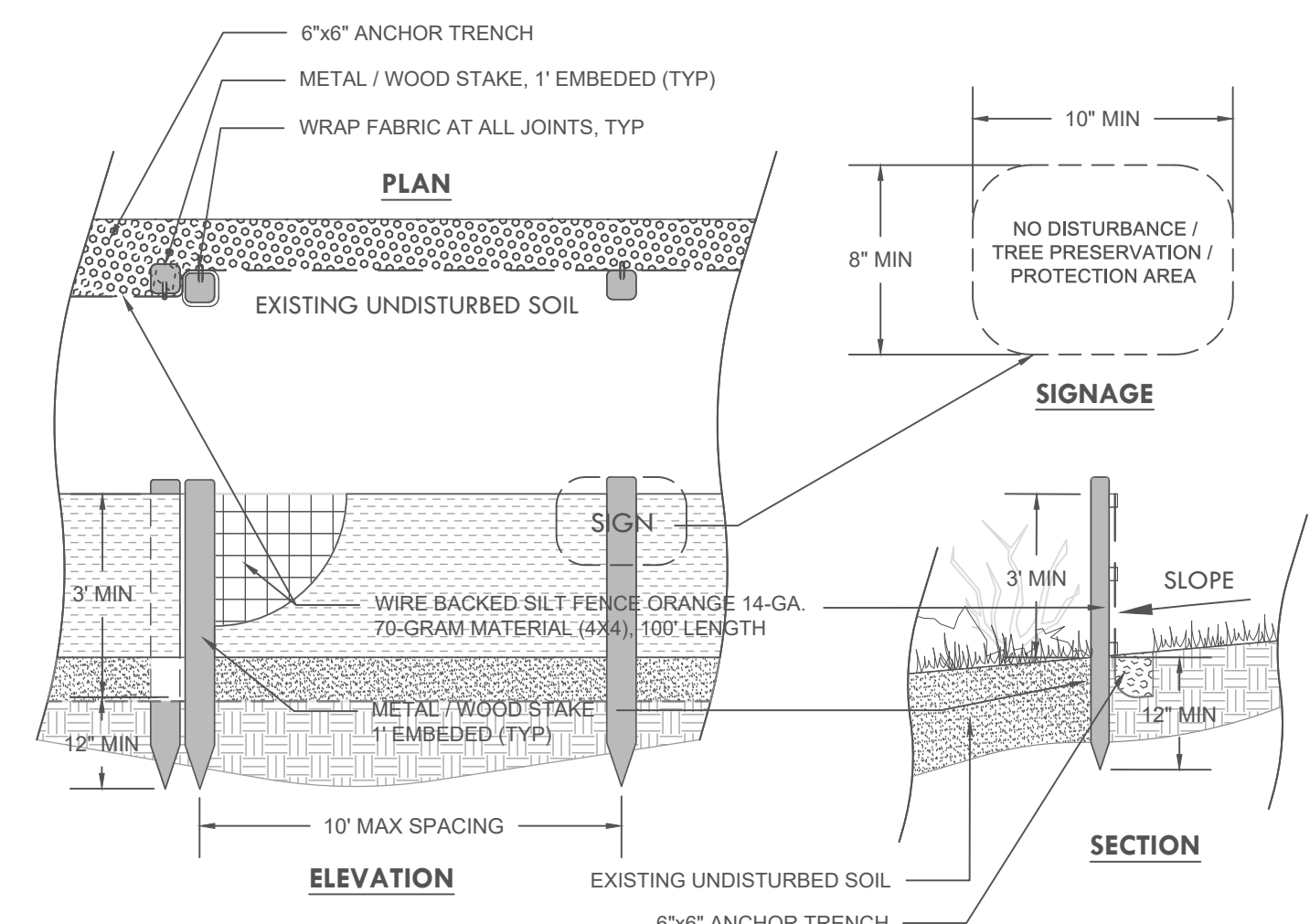
5 GROUNDCOVER SPACING
SCALE: NTS

GENERAL LANDSCAPE NOTES:

1. GRASS, MULCH OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL (SEE LANDSCAPE PLANS).
2. IF EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS, ANY TREES OR SCREENING VEGETATION THAT DIE OR ARE REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
3. THE PROPERTY OWNER WILL BE REQUIRED TO PERPETUALLY MAINTAIN ALL REQUIRED BUFFER/LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS (IF APPLICABLE).
4. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
5. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT REQUIREMENTS.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT VISIBILITY TRIANGLE DISTANCES.
7. IRRIGATION SHALL BE PROVIDED AS REQUIRED AND SHOWN ON LANDSCAPE PLANS. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE).
8. AN AUTHORIZED CITY/TOWN/COUNTY INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS: LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
9. UNDERGROUND UTILITIES:
 - 9.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL (TENNESSEE) ONE CALL SYSTEM (811).
 - 9.2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
10. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREAS INVOLVING DIFFERENCES, SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THE PLANS AND DRAWINGS. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND WRITTEN NOTES RELATING TO THE AREA.

PLANT STOCK NOTES:

1. ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12' UNLESS SPECIFIED OTHERWISE OR REQUIRED BY LOCAL CODE OR ORDINANCE. (ALL PEDESTRIAN ACCESS WAYS MUST HAVE AT LEAST 7' OF CLEARANCE).
2. ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 8'.
3. ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK. (NO MULTI-TRUNK UNLESS SPECIFIED).
4. ALL TREES AND SHRUBS SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING HABIT. EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER. ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING AND HAVE A MINIMUM #3 CONTAINER AT TIME OF PLANTING.
5. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE, NOT CONTAINER SIZE.
6. ALL SHRUBS, EXCEPT AS NOTED, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. DO NOT PRUNE TO FORM ANY SHAPE UNLESS SPECIFIED.
7. INSTALL MULCH IN SHAPE AND SIZE AS SHOWN ON LANDSCAPE DETAILS. (MULCH "VOLCANOES" WILL NOT BE ACCEPTED).
8. ALL PLANTS MUST BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE LANDSCAPE DETAILS AND SPECIFICATIONS.
9. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR REQUIREMENTS. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY WHERE DISCREPANCIES OCCUR FOR FIELD ADJUSTMENT.
10. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW AND APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE (LANDSCAPE ARCHITECT) PRIOR TO INSTALLATION OF THE PLANTS.
11. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING MANUAL SCRAPING OR CHEMICAL PRODUCT (SUCH AS ROUND-UP,) TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
12. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING MAY BE REQUIRED IF DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE TO ADEQUATELY (90% COVER) ALL DISTURBED AREAS THAT REQUIRE STABILIZATION. SEE EROSION CONTROL PLANS FOR TEMPORARY SEEDING IF APPLICABLE.
13. PLANTING BEDS SHALL HAVE A MINIMUM OF THREE (3) INCHES OF SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
14. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
15. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGINAL SOIL AND ONE (1) PART TOPSOIL, THOROUGHLY MIXED (UNLESS OTHERWISE NOTED ON THE DETAILS OR LOCAL LANDSCAPE CODE AND REQUIREMENTS. THE CONTRACTORS SHALL PROVIDE A SAMPLE OF MIXTURE TO THE OWNER/OWNER'S REPRESENTATIVE (LANDSCAPE ARCHITECT) PRIOR TO INSTALLATION.
16. PLANT GROUNDCOVER AND ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. THE LANDSCAPE CONTRACTOR SHALL WATER ALL LANDSCAPE AREAS TO POINT OF SATURATION IMMEDIATELY AFTER PLANTING & MULCHING. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE (LANDSCAPE ARCHITECT) FOR WRITTEN APPROVAL PRIOR TO APPLICATION.
17. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND COMPLY WITH CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE REQUIRED STANDARDS.
18. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
19. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
20. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
21. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. PLANT MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR ON-SITE. ALL PLANT MATERIALS INSPECTED ON-SITE FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE WITHIN 5 DAYS (ONE WORKING WEEK) OF INSPECTION.
22. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE (LA) OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED PRIOR TO COORDINATING AN ON-SITE INSPECTION.
23. ALL FIELD LANDSCAPE CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE (LA) PRIOR TO INSTALLATION.
24. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE.
25. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY WORK.
26. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES (IF SPECIFIED ON PLANS OR SPECIFICATIONS) TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
27. THE LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. (QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE.)
28. EVERGREEN TREES TO BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING / DECIDUOUS TREES TO BE 2" DBH MIN AT TIME OF PLANTING UNLESS NOTED OTHERWISE. (SEE PLANT SCHEDULE/LIST FOR POTENTIAL LARGER PLANT MATERIAL SPECIFIED OR REQUIRED).
29. MULTI-TRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. (NO CLUMP MULTI-PLANT STOCK WILL BE ACCEPTED).
30. IF NOTED BY THE LANDSCAPE ARCHITECT, CITY/TOWN/COUNTY STAFF INSPECTORS, THAT THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
31. THE DECISION OF THE HEALTH, SIZE, LOCATION OR TYPE OF PLANT MATERIAL BY LANDSCAPE ARCHITECT WILL BE FINAL.



NOTES:

1. TREE PROTECTION SIGNAGE TO BE CONSTRUCTED OF DURABLE MATERIALS (METAL, WOOD, HDPE) AND INSTALLED AT NO MORE THAN 50' OC. (COLOR TO BE 'FOREST GREEN' WITH 'WHITE' FONT).
2. CONTRACTOR TO COORDINATE WITH CIVIL PLANS FOR FINAL LOCATION. CITY/COUNTY/TOWN TO VERIFY FINAL LOCATION MEETS CODE AND CONSTRUCTION GUIDELINES.
3. TREE PROTECTION FENCINGS TO REMAIN INTACT FOR ENTIRE DURATION OF CONSTRUCTION ACTIVITIES. NO EQUIPMENT OR MATERIALS CAN BE STORED IN AREAS OF TREE PROTECTION / PRESERVATION. REPLACE FENCING IMMEDIATELY IF REQUIRED FOR ACCESS OR IF DAMAGED BY NATURAL OR CONSTRUCTION ACTIVITIES.

6 TREE PROTECTION / SILT FENCE
SCALE: NTS



CANOPY LAND DESIGN, LLC
1322 BRANSON AVE KNOXVILLE, TN 37917
252.939.7403 CANOPYLANDDESIGN@GMAIL.COM
OWNER:
FOX ROAD LLC
1000 FOX RD
KNOXVILLE, TN 37934
PROJECT#: 2512-1

Horizon PLAZA - phase2 11011 Kingston Pike 37934

landscape DETAILS

| DATE | REVISION |
|-----------|--------------------------|
| 7/21/2025 | 8/20/2025 - STAFF REVIEW |

DRAWN BY: DB CHECKED BY: DB

landscape DETAILS



L.30

plantSCHEDULE

| KEY | NAME | SIZE | SPACING | NOTES | QUANTITY |
|--------------------|---|----------|---------|-------|-----------|
| canopyTREES | | | | | |
| AR (R) | Acer Rubrum 'October Glory' RED MAPLE | 2" CAL | | | 4 |
| AR (S) | Acer Rubrum 'October Glory' RED MAPLE | 2" CAL | | | 3 |
| BN (R) | Betula Nigra RIVER BIRCH | 2" CAL | | | 6 |
| CJ (R) | Cryptomeria Japonica JAPANESE CEDAR | 2" CAL | | | 1 |
| HA (R) | Hesperocayparis Arizonica ARIZONA CYPRESS | 2" CAL | | | 2 |
| LT (R) | Liriodendron Tulipefera TULIP POPLAR | 2" CAL | | | 3 |
| NS (R) | Nyssa Sylvatica BLACK GUM/ TUPELO | 2" CAL | | | 4 |
| NS (S) | Nyssa Sylvatica BLACK GUM/ TUPELO | 2" CAL | | | 1 |
| QP (S) | Quercus Phellos WILLOW OAK | 2" CAL | | | 3 |
| TD (R) | Taxodium Distichum BALD CYPRESS | 2.5" CAL | | | 6 |
| | | | | | 33 |

understory/bufferTREES

| | | | | | |
|----|---|--------|----------|--------------|-----------|
| AA | Amelanchier Arborea. 'Autumn Brilliance' SERVICEBERRY | 2" CAL | | | 3 |
| CV | Crataegus Viridis 'Winter King' HAWTHORNE | 2" CAL | AS SHOWN | 3' CLEAR TYP | 2 |
| IN | Ilex 'Nellie R. Stevens' NELLIE STEVENS Holly | 8'HT | AS SHOWN | 3' CLEAR TYP | 8 |
| | | | | | 13 |

SHRUBS

| | | | | | |
|----|---|--------|--------------|------------|-----------|
| AK | Abelia x 'Kalidescope' DWARF ABELIA | 36" HT | | FULL/MATCH | 6 |
| HQ | Hydrangea Quercifolia 'Pee Wee' DWARF HYDRANGEA | 36" HT | AS SHOWN | FULL/MATCH | 6 |
| IV | Itea Virginiana 'Henry's Garnet' SWEETSPIRE | 36" HT | AS SHOWN | FULL/MATCH | 3 |
| TM | Taxus x Media 'Densiformis' DWARF YEW | #5 | 36" OC./PLAN | | 18 |
| VD | Viburnum Dentatum ARROWWOOD VIBURNUM | 36" HT | AS SHOWN | FULL/MATCH | 3 |
| PV | Panicum Varigatum 'Heavy Metal' SWITCH GRASS | #3 | | | 9 |
| | | | | | 45 |

groundCOVERS

| | | | | | |
|--------|--|-----------|---------|-----------------------------|-----------|
| F-SEED | Fescue 'Kentucky 31' (SEED) | | | ALL DISTURBED AREAS | |
| MULCH | Shredded Hardwood Mulch | | | ALL PLANTING AREAS AS SHOWN | |
| OJ | Ophiopogon Japonicus DWARF MONDO GRASS | 3.25" POT | 12" OC. | | 146 |
| | | | | TREE TOTALS | 33 |
| | | | | REQ PROVIDED | 33 |

1 PLANT SCHEDULE

SCALE: NTS

SEEDING NOTES:

- UNLESS OTHERWISE NOTED, SEEDING SHALL BE INSTALLED ON ALL CUT AND FILL SLOPES, ROADWAY SHOULDERS, AND DISTURBED AREAS GENERATED BY CONSTRUCTION (REGARDLESS OF PLAN AREAS).
- SEEDING SHALL BE INSTALLED AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. LANDSCAPE CONTRACTOR SHALL REFER TO SEEDING TABLES FOR APPLICATION RATES).
- SHAPE AND SMOOTH GRADE WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION FOR SEEDING AND MAINTENANCE PURPOSES.
- SPREAD LIME AND FERTILIZER IN DRY FORM UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. SCARIFY SEEDBED TO A DEPTH OF 1" TO 4" AS DETERMINED ON-SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED PRIOR TO SEED INSTALLATION.
- DISTRIBUTE SEED UNIFORMLY OVER FRESHLY PREPARED SEEDBED WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25% OF THE GROUND SURFACE EXPOSED. MULCH SHALL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AS IT IS SPREAD. A DISK HARRROW WITH THE DISK SET OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.
- WITHIN 24 HOURS AFTER SEEDING AN PLACEMENT OF MULCH, WATER AREA TO A SATURATION DEPTH OF 12".

MAINTENANCE:

- WHEN SEED/PLANTS ARE 2" TO 4" TALL, TOP-DRESS AREA WITH SEED AND APPLY FERTILIZER (5-10-15) AT A RATE OF 300 LBS. / ACRE.
- AT THE BEGINNING OF THE SECOND GROWING SEASON, APPLY FERTILIZER (5-10-15) AT A RATE OF 800 LBS. / ACRE.

| SOIL AMENDMENTS | |
|------------------------|------------------|
| ITEM | APPLICATION RATE |
| AGRICULTURAL LIMESTONE | 4000 LBS/ACRE |
| FERTILIZER (5-10-15) | 1500 LBS/ACRE |
| STRAW | 4000 LBS/ACRE |
| HAY | 5000 LBS/ACRE |

| SEEDING SCHEDULE | | |
|------------------|---------------------------|------------------|
| DATE | SPECIES | APPLICATION RATE |
| FEB 1 - APR 15 | KENTUCKY 31 (FESCUE) | 50 LBS/ACRE |
| APR 15 - AUG 1 | HULL COMMON (BERMUDA) | 10 LBS/ACRE |
| AUG 1 - DEC 1 | KY 31 (FESCUE)/ANNUAL RYE | 25 LBS/ACRE |

GENERAL LANDSCAPE NOTES:

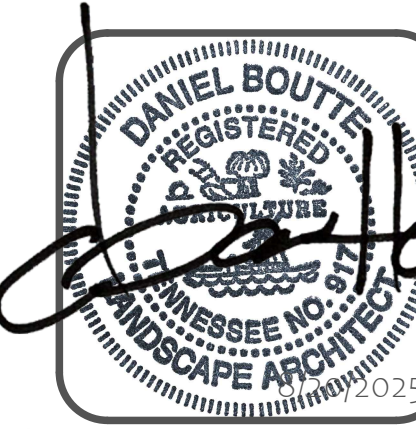
- GRASS, MULCH OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL (SEE LANDSCAPE PLANS).
- IF EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS, ANY TREES OR SCREENING VEGETATION THAT DIE OR ARE REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
- THE PROPERTY OWNER WILL BE REQUIRED TO PERPETUALLY MAINTAIN ALL REQUIRED BUFFER/LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS (IF APPLICABLE).
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT VISIBILITY TRIANGLE DISTANCES.
- IRRIGATION WILL BE PROVIDED AS REQUIRED AND SHOWN ON LANDSCAPE PLANS. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE)
- AN AUTHORIZED CITY/TOWN/COUNTY INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
- UNDERGROUND UTILITIES:
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL (TENNESSEE) ONE CALL SYSTEM (811).
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- ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 8'.
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CANOPY LAND DESIGN, LLC
 1322 BRANSON AVE KNOXVILLE, TN 37917
 252.939.7403 CANOPYLANDDESIGN@GMAIL.COM
 OWNER:
 FOX ROAD LLC
 1000 FOX ROAD
 KNOXVILLE, TN 37934
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Horizon PLAZA - phase2 11011 Kingston Pike 37934

landscape NOTES/SCHEDULE

| DATE | STAFF REVIEW |
|-----------|--------------|
| 7/21/2025 | |
| 8/20/2025 | |

landscape NOTES / SCHEDULE

L.31

CANOPY LAND DESIGN

2 GRASS / SEEDING NOTES AND RATES

SCALE: NTS

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Mark Shipley, Community Development Director

Subject: Review of a landscape plan for 7 Brew Coffee, located at 11495 Parkside Drive.

Introduction & Background: This item involves a request for approval of a landscape plan for a new 7Brew Coffee business to be constructed in a portion of the existing parking lot just west of the PGA Superstore off Parkside Drive. The site plan for this project will be reviewed at the August 21 Planning Commission meeting. The layout includes three drive thru lanes with the outer lane being mostly a pass thru lane. The building is roughly 600 square feet and will be largely brick.

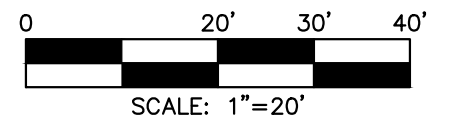
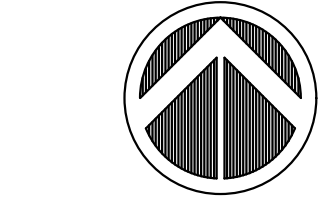
Discussion & Recommendations: In terms of landscaping, this project will create more landscaped area on the site than is in place currently. The project will involve the removal of eight existing trees within the affected area. Those trees will be replaced with the same number of new trees. The applicant has made the requested changes to the landscape plan and the updated version is included in the packet. One item to note for the VRRB's consideration is that the plans show riverstone along with shrubs in the landscaped area being counted for the requirements between the building and the parking lot. This will need to be limited to no more than 25% of this area per the landscape ordinance. With this clarification, the staff recommends approval of the landscape plan.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the landscape plan with the adjustment noted regarding the river stone.

REVISIONS

8/19/2025 RELEASE FOR REVIEW



7BREW COFFEE STAND
 11495 PARKSIDE DR, FARRAGUT, TN 37934
 SITE #7B1355

SOUTHERN BREW CORP
 9700 CORPORATE WOODS DRIVE
 VESTAVIA HILLS, AL 35242
 205.443.9600



JOB NO: 25007
 DWG NAME: 25007 PROJ

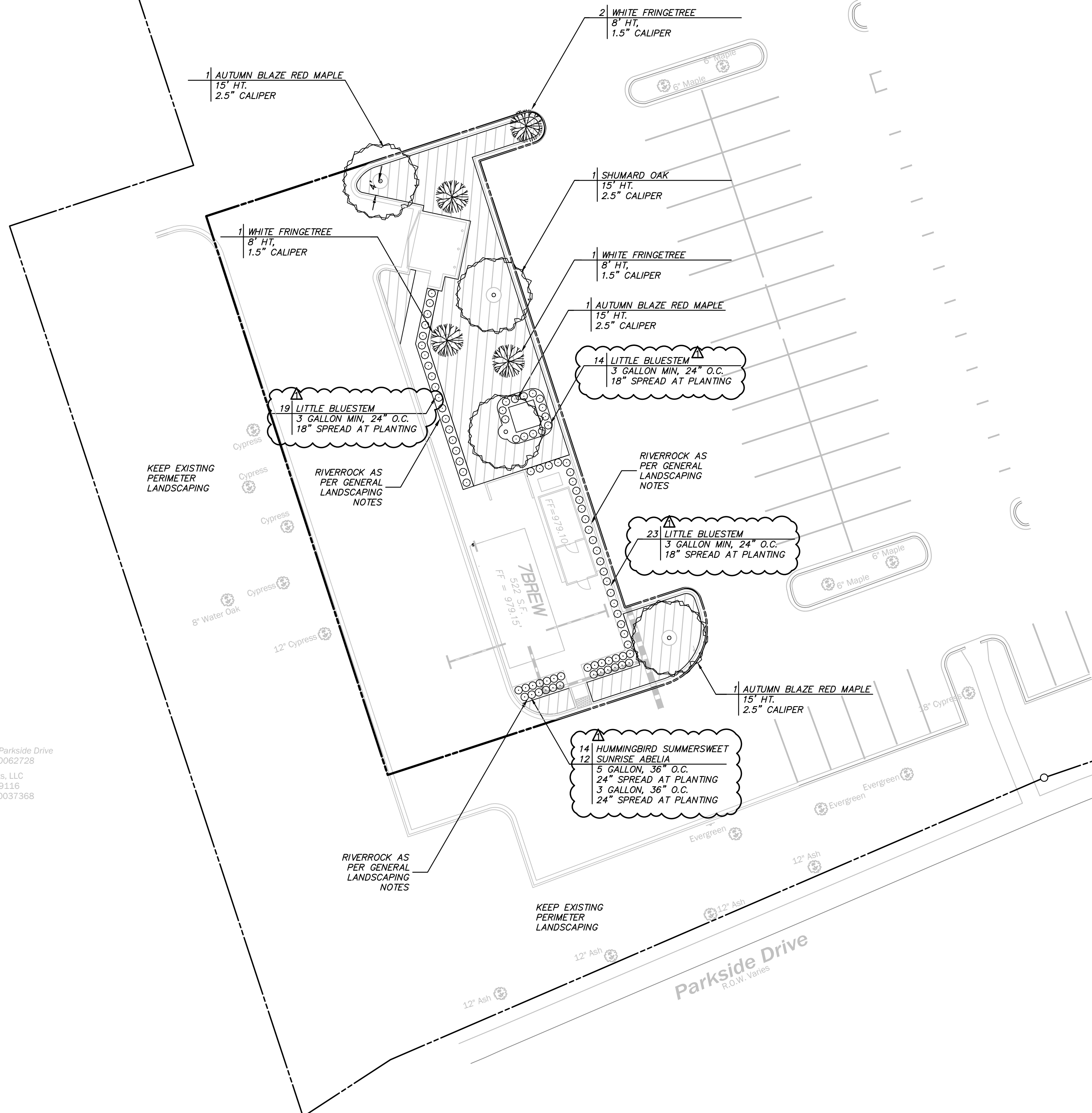
LANDSCAPING PLAN

SHEET:
C6

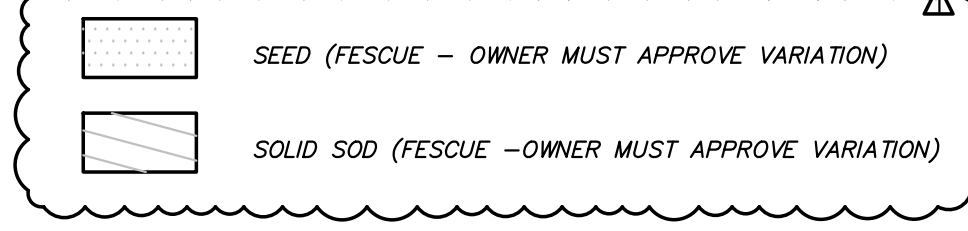
DATE: 8/19/2025

Lot 2C-R
 Re-Plat of Lots 2B and 2C Parkside Drive
 Inst. No.: 20070202-0062728
 Jensen Investments, LLC
 Parcel No.: 130 19116
 Inst. No.: 20151221-0037368

Lot 2C-R
 Re-Plat of Lots 2B and 2C Parkside Drive
 Inst. No.: 20070202-0062728
 Jensen Investments, LLC
 Parcel No.: 130 19116
 Inst. No.: 20151221-0037368



LANDSCAPING DETAILS



GENERAL LANDSCAPING NOTES

1. LANDSCAPING/IRRIGATION CONTRACTOR SHALL COORDINATE ALL MATERIALS AND/OR ANY DEVIATIONS FROM THIS PLAN WITH OWNER BEFORE INSTALLATION.
2. CONTRACTOR SHALL USE DETAILS AS PROVIDED IN THIS PLAN SET UNLESS ADDITIONAL DETAILS ARE PROVIDED BY A LANDSCAPE ARCHITECT IF USED ON THE PROJECT.
3. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND LANDSCAPING REQUIREMENTS.
4. CONTRACTOR SHALL PLANT SOD WITHIN 8"-10" OF ALL OUTSIDE CURBS AND ALL INTERIOR SPACES, OR AS NOTED ON THIS PLAN. SEED AND MULCH TO BE USED FOR ALL OTHER DISTURBED AREAS.
5. CONTRACTOR SHALL ENSURE ALL PLANTINGS WILL BE ADEQUATELY IRRIGATED.
6. ALL PLANTS HAVE TO BE APPROVED BY THE OWNER/GOVERNING AUTHORITY.
7. SEE GENERAL NOTES ON LANDSCAPING DETAIL SHEET.
8. ALL AREAS TO BE SEED OR SODDED, SHALL RECEIVE 4" OF TOPSOIL AFTER COMPACTION. SOD AND SEED SHALL BE BERMUDA UNLESS LOCAL CONDITIONS REQUIRE OTHER. VARIATIONS FROM BERMUDA MUST BE APPROVED BY OWNER.
9. CONTRACTOR SHALL HAVE LANDSCAPING CONTRACTOR GROUP SHRUBS LISTED AS CHOICES ABOVE IN A MANNER TO PROVIDE AESTHETICALLY PLEASING RESULTS.
10. ALL RIVERROCK MUST BE FULLY WASHED PRIOR TO PLACEMENT IN BEDS.
11. ALL LANDSCAPING BEDS SHALL HAVE BROWN METAL EDGING AROUND THE ENTIRE BED EXCEPT FOR AGAINST CONCRETE CURB OR SIDEWALK. GREEN METAL EDGING WILL NOT BE ACCEPTED. EDGING SHALL EXTEND 1" ABOVE GRASS AND ALL STAKES SHALL BE TOWARDS RIVER ROCK. RIVER ROCK SHALL BE AT LEAST 1" BELOW HEIGHT OF EDGING. ABSOLUTELY NO ORGANIC MULCH OF ANY KIND IS ALLOWED. ALL BEDS TO HAVE A MINIMUM OF 3" SETTLED RIVER ROCK PLACED OVER A MINIMUM 4 OZ NEED FABRIC. FABRIC SHALL BE SECURED WITH 6" LANDSCAPING PINS. FABRIC SHALL BE PLACED OVER SHRUBS AND CUT TO FIT. FABRIC SHALL BE INSPECTED BY PHOTOGRAPH SUBMITTAL PRIOR TO RIVER ROCK PLACEMENT. CANDY TREES SHALL HAVE A 6" LANDSCAPE DIAMETER RING AND CRAPE MYRTLES TO HAVE A 4" DIAMETER RING. RIVERROCK SHALL ALWAYS BE FULLY ENCOMPASSED IN METAL EDGING WHERE SURROUNDED BY SOD.
12. AS-BUILT IRRIGATION PLANS TO BE SUBMITTED TO OWNER AT TURNOVER OF PROJECT.

INTERIOR PLANTING LIST

| SYMBOL | QUANTITY | SPECIES | BOTANICAL NAME | SIZE |
|--------|----------|-------------------------|-------------------------|--------------------|
| | 4 | WHITE FRINGETREE | CHIONANTHUS VIRGINICUS | 8' HT 1.5" CAL |
| | 56 | LITTLE BLUESTEM | SCHIZACHYRIUM SCOPARIUM | 3GAL 18" SPREAD |
| | 14 | HUMMINGBIRD SUMMERSWEET | CLETHRA ALNIFOLIA | 5GAL 24" SPREAD |
| | 12 | SUNRISE ABELIA | ABELIA GRANDIFLORA | 3GAL 24" SPREAD |
| | 3 | AUTUMN BLAZE RED MAPLE | ACER FREEMANII | 15' HT 2.5" CAL |
| | 1 | SHUMARD OAK | QUERCUS SHUMARDII | 15' HT 2.5" CAL |

LANDSCAPE SUMMARY

| | |
|-------------------------|--------|
| INTERIOR REQUIREMENTS | |
| PARKING SPACES | 19 |
| REQUIRED LANDSCAPE AREA | 2505F |
| LANDSCAPE AREA PROVIDED | 3260SF |
| REQUIRED PLANTED AREA | 635F |
| PLANTED AREA PROVIDED | 5255F |

THE PROPOSED LOCATION OF ALL PLANTS ASSURES NO INTERFERENCE WITH UTILITIES, LIGHTS, AND STORM WATER FACILITIES

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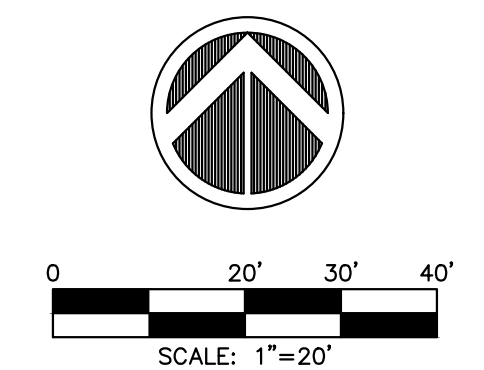


JOB NO: 25007
DWG NAME: 25007 PROJ

IRRIGATION PLAN

SHEET:
C6.1

DATE: 8/19/2025



| Point ID | Northing | Easting | Elevation | Description |
|----------|-----------|------------|-----------|-------------|
| 300 | 575163.90 | 2511314.44 | 978.69 | PK NAIL |
| 301 | 575233.67 | 2511524.61 | 980.81 | PK NAIL |
| 302 | 574998.81 | 2511598.83 | 980.97 | PK NAIL |
| 303 | 574919.87 | 2511407.01 | 977.55 | PK NAIL |

Lot 2C-R
Re-Plat of Lots 2B and 2C Parkside Drive
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Jensen Investments, LLC
Parcel No.: 130 19116
Inst. No.: 20151221-0037368

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Re-Plat of Lots 2B and 2C Parkside Drive
Inst. No.: 20070202-0062728
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Parcel No.: 130 19116
Inst. No.: 20151221-0037368

*Power Note
This property is provided power from the North side of the parcel, behind the shopping center.

Subject Property
Lot 2D-R
Final Plat of Lot 2D-R
Parkside Drive Resub
Inst. No.: 20090113-0048120
Knox County, TN
19.78± Acres

IRRIGATION DETAILS

- IRRIGATION VALVE
- ● ● ● SPRAY HEAD (RADIUS AND DIRECTION PER IRRIGATION CONTRACTOR)
- ☒ RAINBIRD ESP-Me CONTROLLER (INSTALLED IN MANAGER'S OFFICE)
- W — IRRIGATION MAIN — SCH 40 PVC
- L — IRRIGATION LATERAL — CL 200 PVC
- IRW — IRRIGATION CONTROL WIRE
- — — — IRRIGATION SLEEVE — 4" PER DETAIL

GENERAL IRRIGATION NOTES

1. IF IRRIGATION CONTRACTOR DESIRES TO DEVELOP HIS OWN IRRIGATION PLAN, INCLUDING LOCATION OF HEADS, VALVES, CONTROLLER, ZONES, PIPE SIZES, ACTUAL SLEEVE LOCATIONS, BACKFLOW PREVENTER, AND WIRING SCHEMATIC, THIS PLAN MUST BE SUBMITTED TO THE ENGINEER AND OWNER FOR APPROVAL.
2. POWER TO CONTROLLER BY ELECTRICAL CONTRACTOR.
3. IRRIGATION CONTROLLER SHALL BE PLACED WITHIN THE BUILDING WITH EXACT PLACEMENT AS PER ARCH. DRAWINGS.
4. COORDINATE CONDUIT INTO BUILDING BEFORE SLAB IS POURED FOR CONTROLLER WIRING.
5. DRAWING IS DIAGRAMMATIC IF SHOWN. ALL LINES TO BE PLACED BACK OF CURB.
6. ALL HEADS PLACED IN SHRUB BEDS WILL HAVE 12" POP-UPS UNLESS OTHERWISE NOTED.
7. USE VARIABLE ARC SPRAY HEADS WHEN NECESSARY.
8. THERE ARE TO BE (2) 4" PVC SLEEVES EACH TIME MAINLINE CROSSES HARDSCAPE.
9. THERE IS TO BE (1) 4" PVC SLEEVE WHEN THE LATERAL LINE CROSSES HARDSCAPE.
10. ALL SLEEVES TO BE INSTALLED AS PART OF GENERAL CONTRACTOR'S CONTRACT. VERIFY LOCATION WITH LANDSCAPE CONTRACTOR. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.
11. VERIFY TAP: IRRIGATION CONTRACTOR TO TEST WATER CONDITIONS AS THEY EXIST IMMEDIATELY DOWN STREAM FROM TAP. IF THEY DO NOT MEET DESIGN DEMANDS, NOTIFY LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY OF EXISTING CONDITIONS.
12. MATCH PRECIPITATION RATES ON ALL CIRCUITS.
13. ALL WORK MUST COMPLY WITH LOCAL CODES.
14. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
15. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
16. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES. DIRECT BURIAL. SOLID COPPER CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
17. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING. I.E. VERIFY ROOT BALL SIZE FOR PLANTING. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
18. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS. 24 VOLT WIRE SHALL BE COLOR CODED: COMMON - WHITE, CONTROL - RED.
19. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
20. ELECTRIC VALVE CONTROL WIRE TO BE 14 GAUGE MINIMUM. IRRIGATION CONTRACTOR MUST PLACE ONE EXTRA "HOT" WIRE AND ONE EXTRA "COMMON" AT FURTHEST VALVE IN EACH DIRECTION FROM GLOCK.
21. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2" FROM THE BACK OF CURBS WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
22. ACTUAL HEAD PLACEMENT IN PARKING LOT ISLANDS IS TO BE 18" FROM BACK OF CURB FOR SHRUB PLANTINGS AND 6" FROM BACK OF CURB FOR LAWNS.
23. THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE "OVERSHADOW" AND TO ELIMINATE "DRY SPOTS".
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ADDITIONAL HEADS NEEDED TO COVER "DRY SPOTS" OR SLIGHT VARIATIONS FROM THE PLAN TO THE SITE UP TO FIVE % OF SPECIFIED HEAD TYPE.
25. THE LOCATION AND ARRANGEMENT OF THESE HEADS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER.
26. DO NOT MAKE SUBSTITUTIONS: IF CONTRACTOR DESIRES TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE. IN ADDITION, THE CONTRACTOR MUST STATE HIS REASONS FOR DESIRING SUBSTITUTE MATERIALS. SUBMIT THIS REQUEST AND INFORMATION TO LANDSCAPE ARCHITECT OR ENGINEER.

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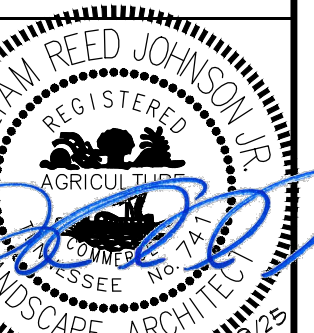
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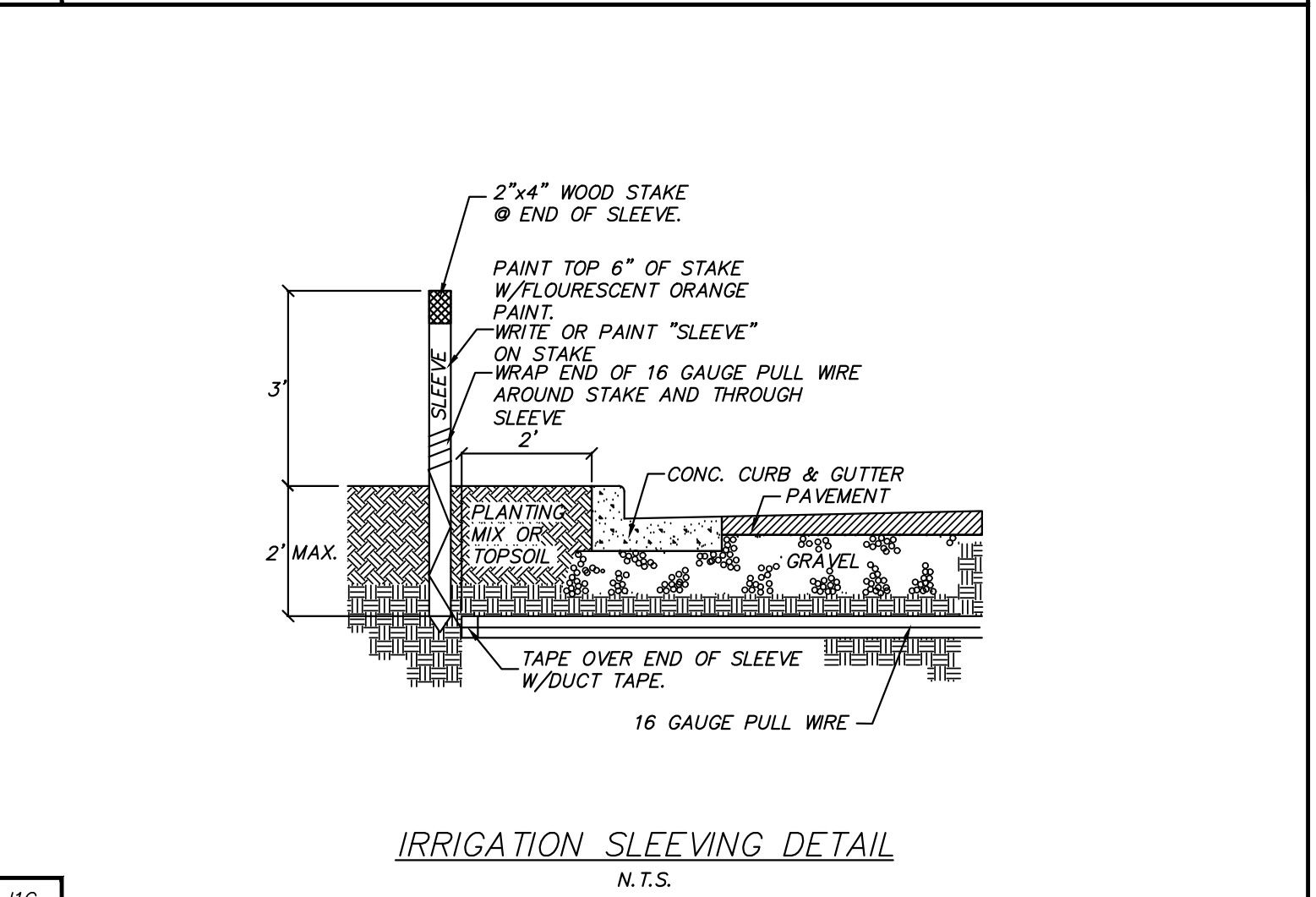
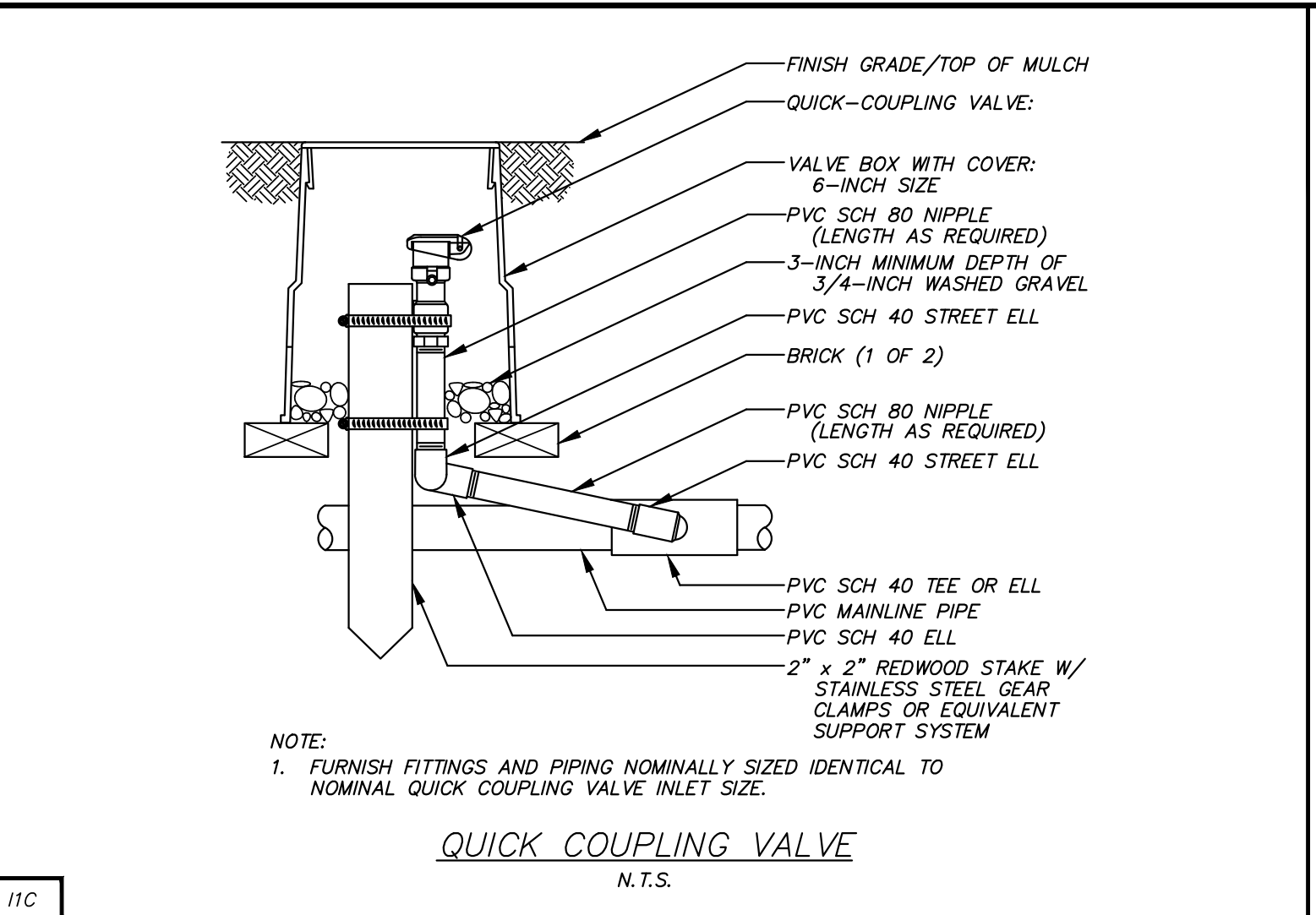
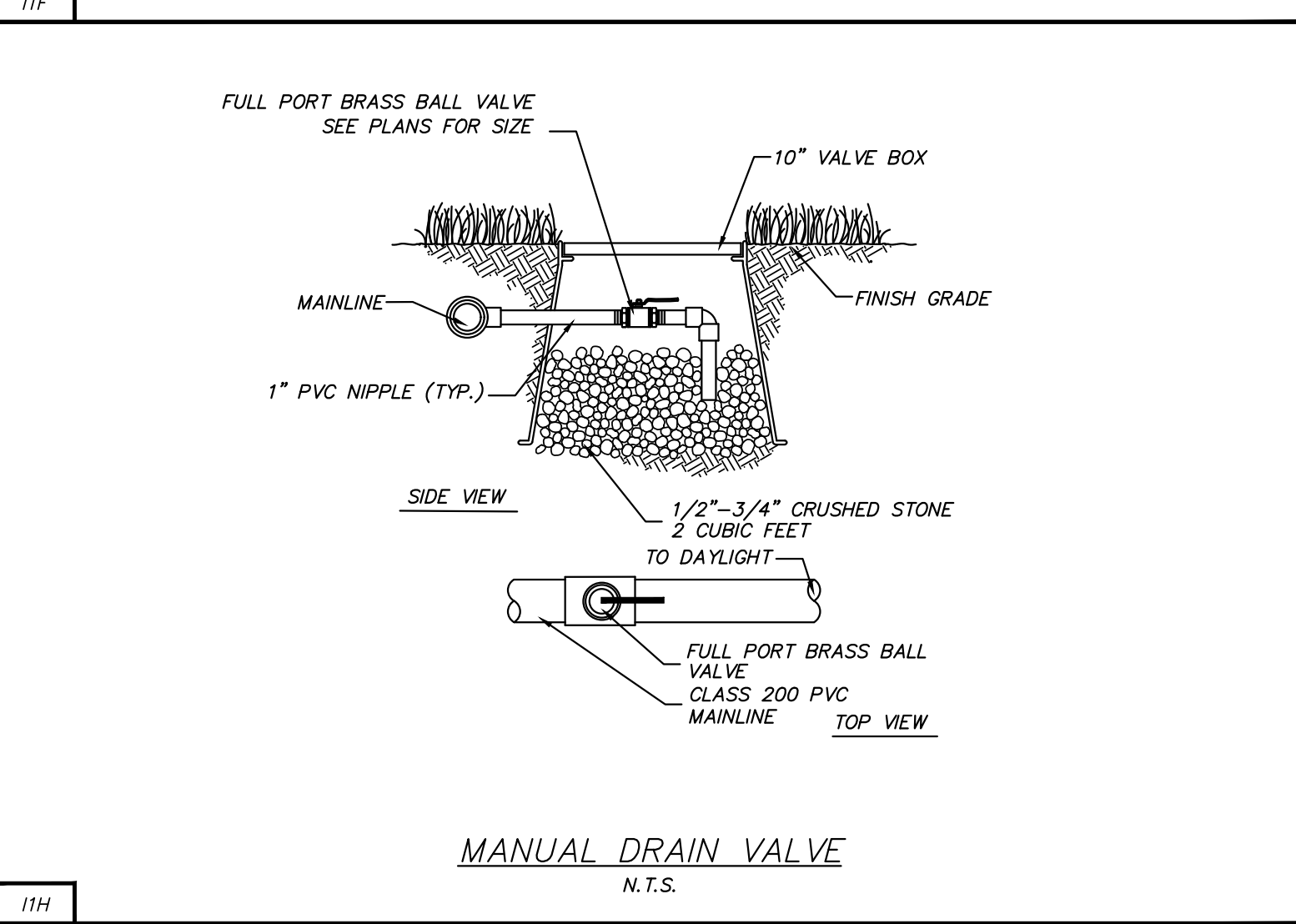
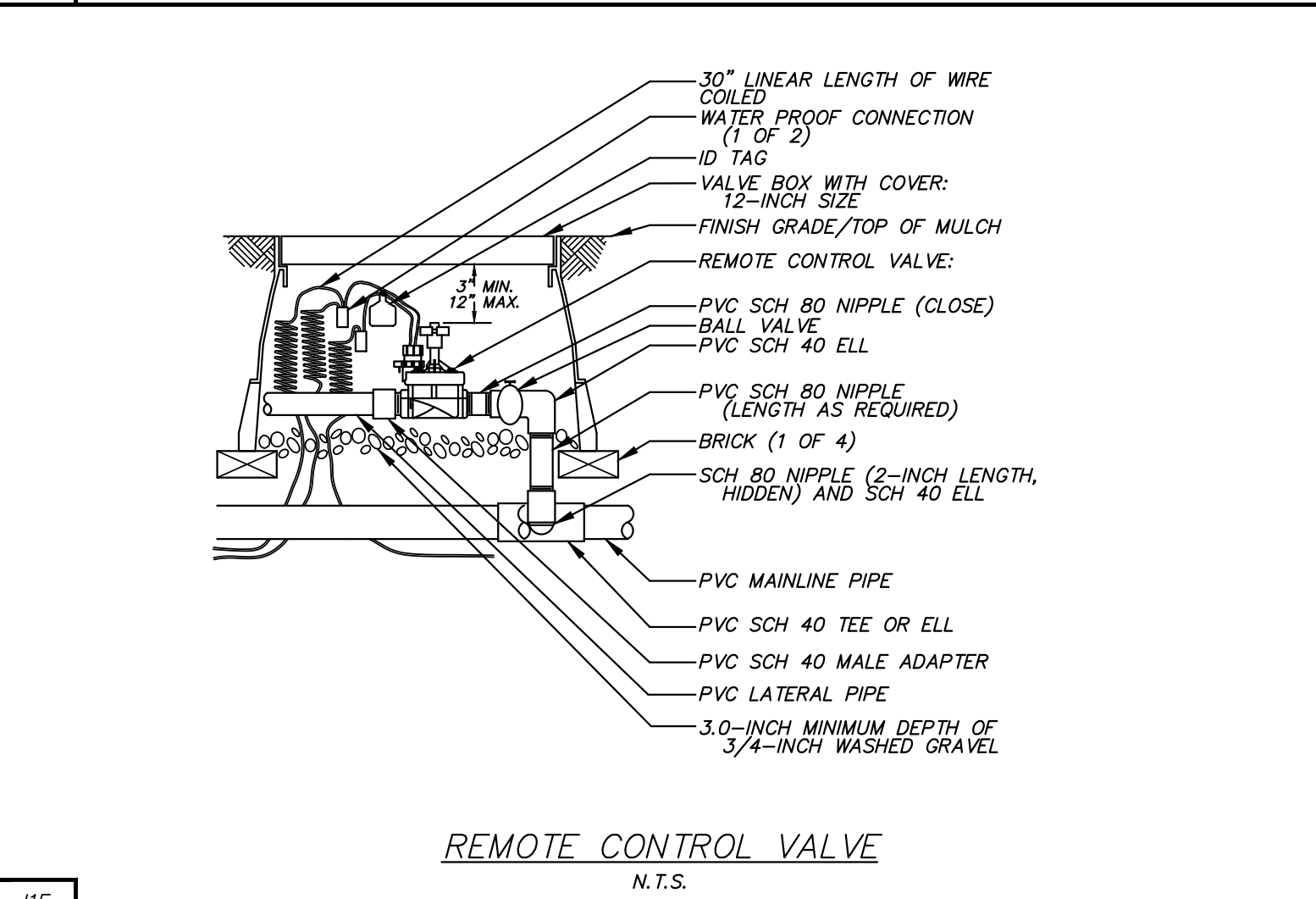
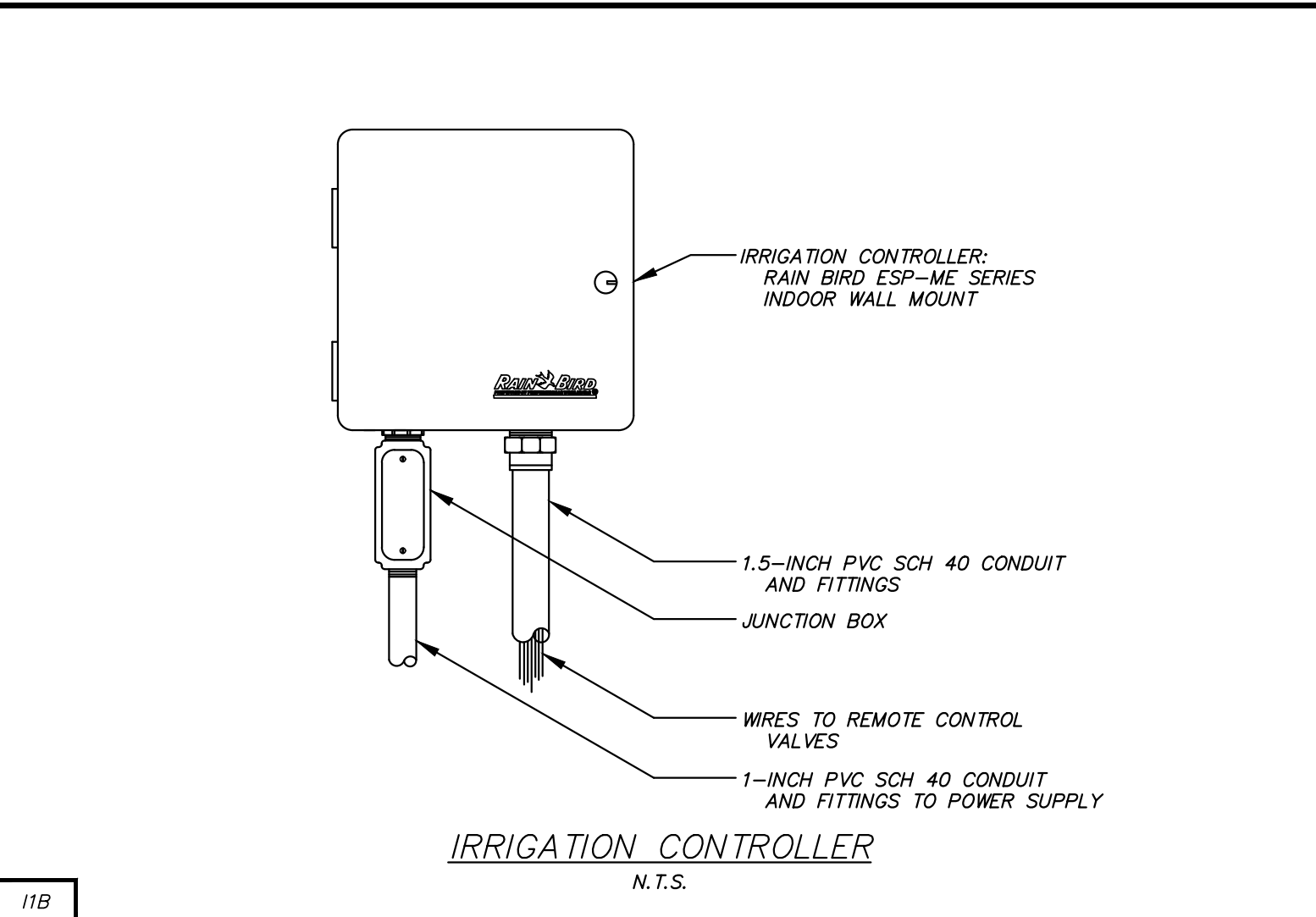
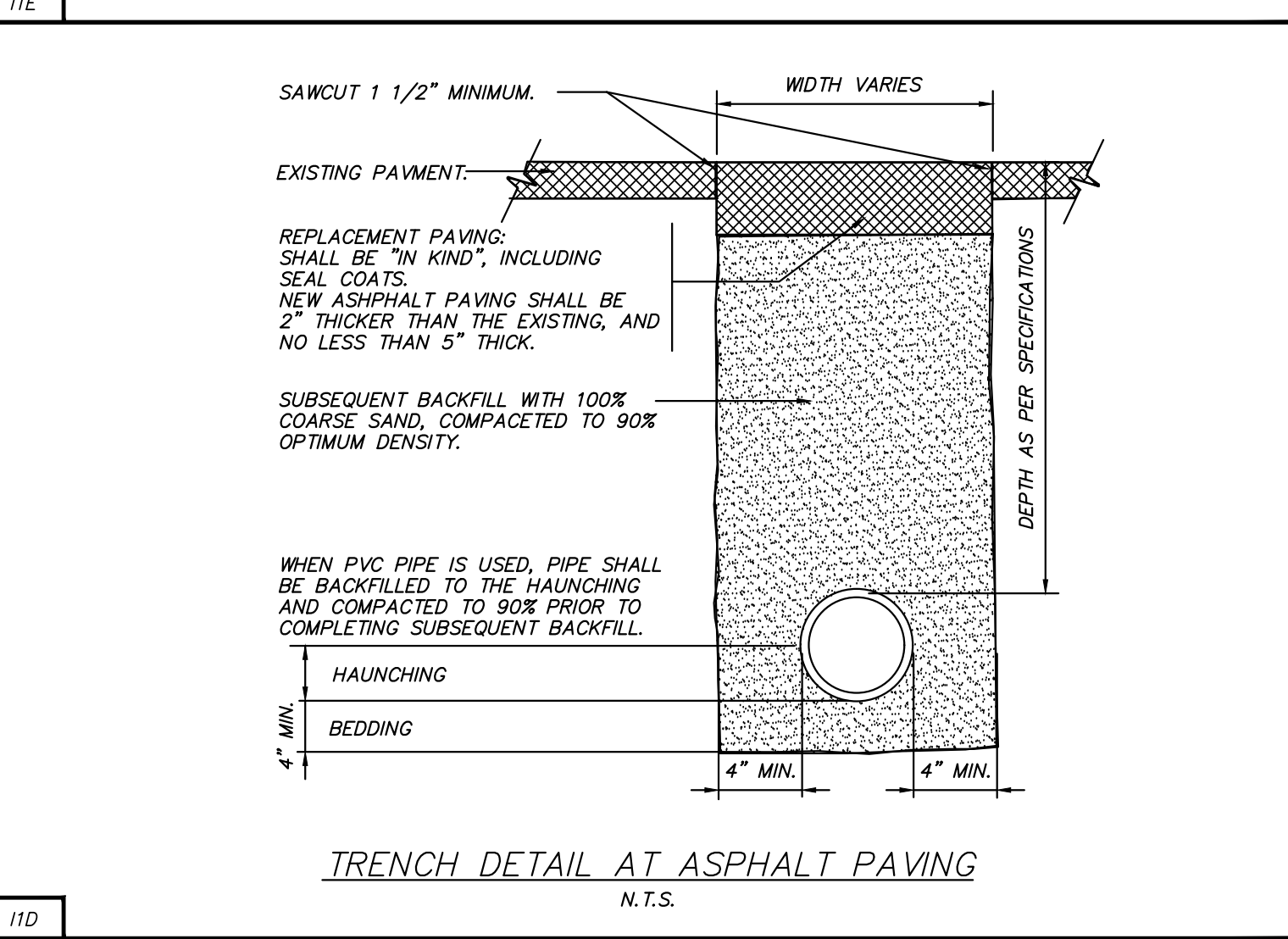
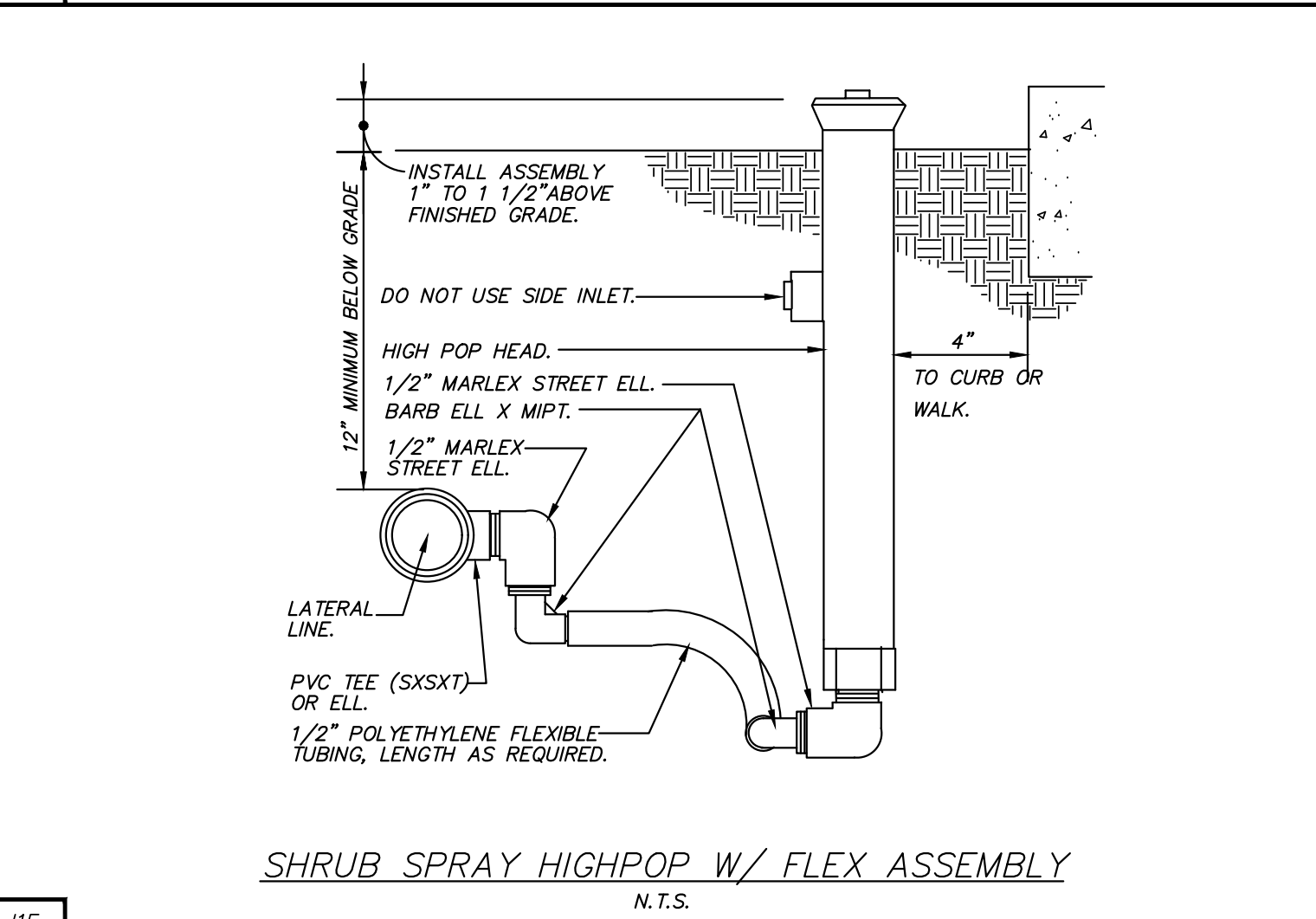
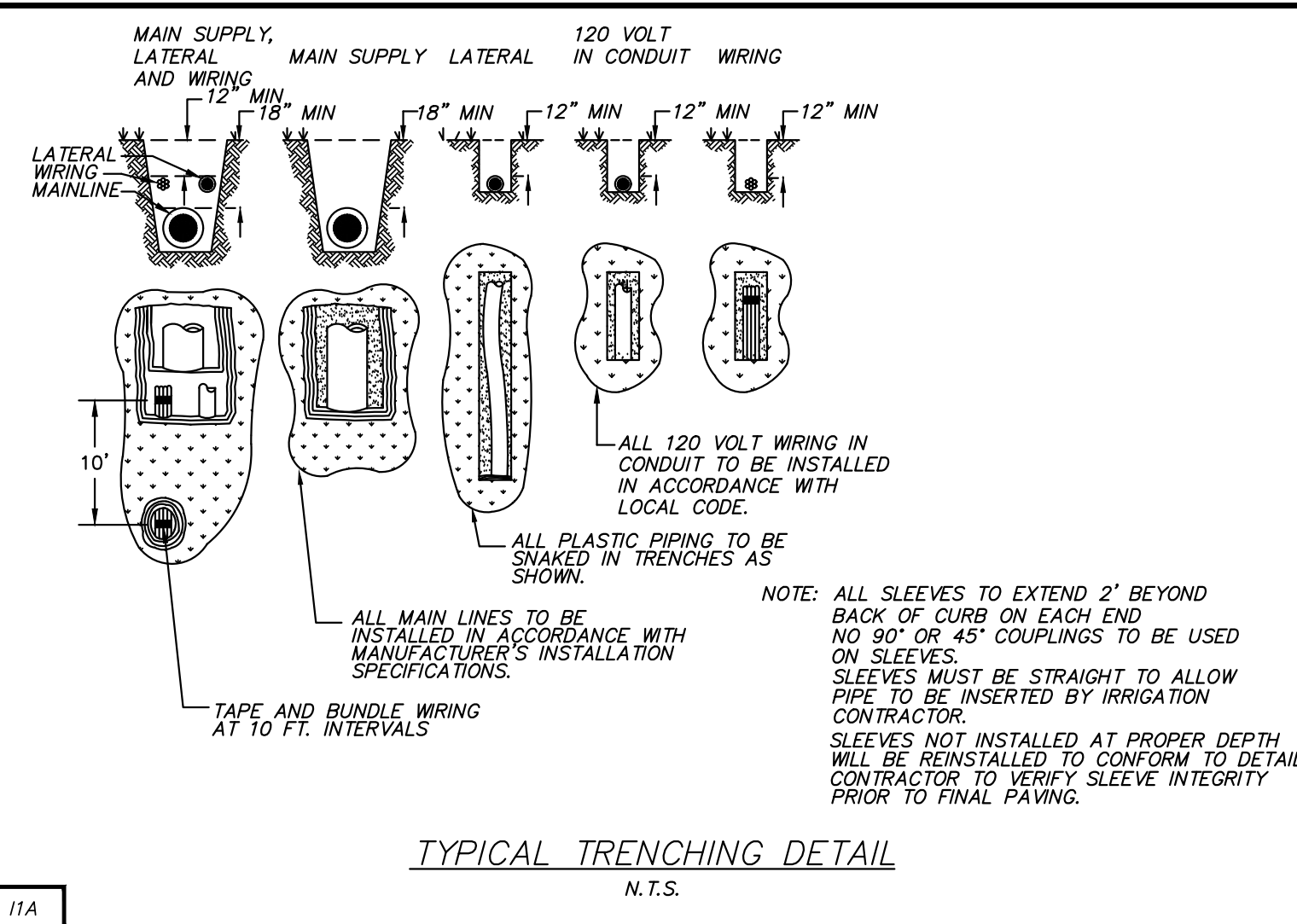
IRRIGATION
 DETAILS

SHEET:
C15

DATE: 8/19/2025

GENERAL IRRIGATION NOTES

- EXCEPT FOR OBVIOUS CROSSINGS, PIPE IS IN PAVING OR OUTSIDE OF PROPERTY LINE FOR GRAPHIC CLARITY ONLY.
- ALL WORK SHALL BE DONE WITHIN PROPERTY LINES.
- CONTRACTOR SHALL INSTALL AUTOMATIC DRAIN VALVES AT ALL LOW POINTS IN SYSTEM.
- ALL HEADS IN SHRUB BEDS SHALL BE INSTALLED ON 12" RISERS.
- SEE ADDITIONAL IRRIGATION NOTES SHEET C6.1.
- THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE ARE OTHER ACTIVE UTILITIES AND SERVICES IN AND AROUND THE SITE. CONTRACTOR IS RESPONSIBLE FOR LOCATING THESE TO AVOID DAMAGE TO THEM.
- THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IN THE PROPOSED IRRIGATION SYSTEM TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING AND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
- ALL WORK, ADJUSTMENTS, AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, ENGINEER, AND/OR OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, THE TOTAL LANDSCAPING/IRRIGATION WORK IN THE PLANS, AND ALSO PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT, ENGINEER AND/OR OWNER.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ASSURE ADEQUATE INSTALLATION OF THE SYSTEM.
- THE LOCATION OF THE AUTOMATIC CONTROL CLOCK IS GENERALLY INSIDE THE MANAGER'S OFFICE OF THE BUILDING AND WILL BE SPECIFICALLY LOCATED BY THE ARCHITECT.
- IF LINE LOCATIONS ARE INDICATED ON THE PLAN, THEY ARE SCHEMATIC. THE CONTRACTOR SHALL LOCATE ALL LINES IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE LOCATION OF PROPOSED PLANT MATERIALS (AS SHOWN ON THE LANDSCAPE PLANTING PLAN) AND OTHER SITE AMENITIES.
- ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURBS WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
- ALL MAINLINES SHALL BE INSTALLED AT A MINIMUM OF 18" DEEP AND ALL LATERAL LINES SHALL BE INSTALLED AT A MINIMUM OF 12" DEEP.
- ACTUAL HEAD PLACEMENT IN PARKING LOT ISLANDS IS TO BE 18" FROM BACK OF CURB FOR SHRUB PLANTINGS AND 6" FROM BACK OF CURB FOR LAWNS.
- THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE 'OVERTHROW' AND TO ELIMINATE 'DRY SPOTS'.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ADDITIONAL HEADS NEEDED TO COVER 'DRY SPOTS' OR SLIGHT VARIATIONS FROM THE PLAN TO THE SITE. THE LOCATION AND ARRANGEMENT OF THESE HEADS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, ENGINEER, AND/OR OWNER.
- THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.
- THE LOCATIONS OF SLEEVES, IF SHOWN ON THIS PLAN, ARE SCHEMATIC. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENT NECESSARY TO ACCOMMODATE EXISTING VEGETATION, UTILITIES, NATURAL BARRIERS OR OTHER MAJOR CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR OTHER CONSTRUCTION RESULTING FROM INSTALLATION OF SLEEVES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE A JOINT BETWEEN PIPE SECTIONS IS NECESSARY, THE INSIDE DIAMETER OF THE PIPE SHALL NOT BE SIGNIFICANTLY REDUCED.
- P.V.C. SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 18" BELOW PAVEMENT SURFACE, AND NO DEEPER THAN 24". END OF SLEEVE SHALL EXTEND 12" BEYOND CURB OR PAVEMENT EDGE.
- BACKFILL MATERIAL PLACED AROUND THE SLEEVES SHALL BE FREE OF ROCKS OR OTHER FOREIGN MATTER THAT MAY CAUSE DAMAGE TO THE PIPE.
- THE CONTRACTOR SHALL INSTALL A P.V.C. STUB THAT IS AT LEAST 18" ABOVE GRADE AT EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION. IRRIGATION SLEEVES SHALL BE INDICATED WITH BLUE RIBBON. ELECTRICAL SLEEVES SHALL BE INDICATED WITH ORANGE RIBBON. SEE SLEEVING DETAIL.
- ONCE THE SLEEVE IS INSTALLED, THE CONTRACTOR SHALL INSTALL A TEMPORARY CAP ON EACH END OF THE PIPE ACCORDING TO THE DETAIL TO PREVENT SOIL OR OTHER DEBRIS FROM ENTERING THE PIPE.
- ALL MODIFICATIONS OF THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, ENGINEER AND/OR OWNER.
- THE CONTRACTOR SHALL SUPPLY THE OWNER WITH AN 'AS-BUILT' PLAN OF THE LOCATION OF ALL SLEEVES PRIOR TO ACCEPTANCE OF WORK.
- ALL SLEEVES SHALL BE CLASS 200 P.V.C. PIPE.
- SLEEVES ARE 4" UNLESS OTHERWISE NOTED ON THE PLAN.



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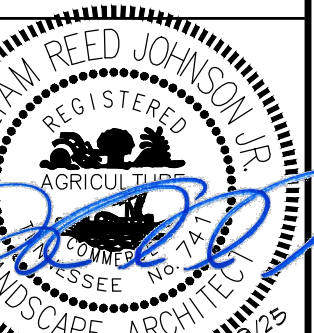
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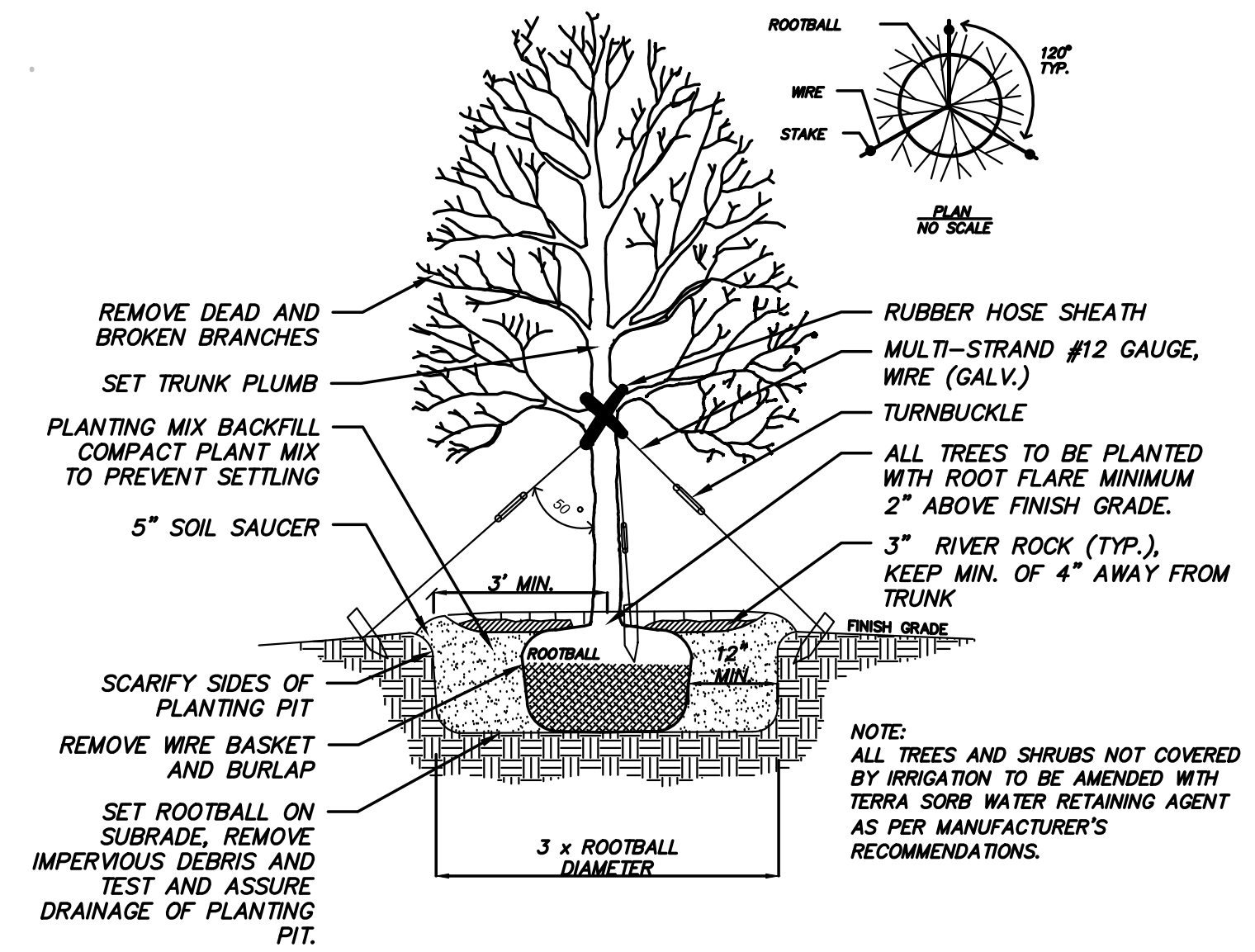
LANDSCAPING
 DETAILS

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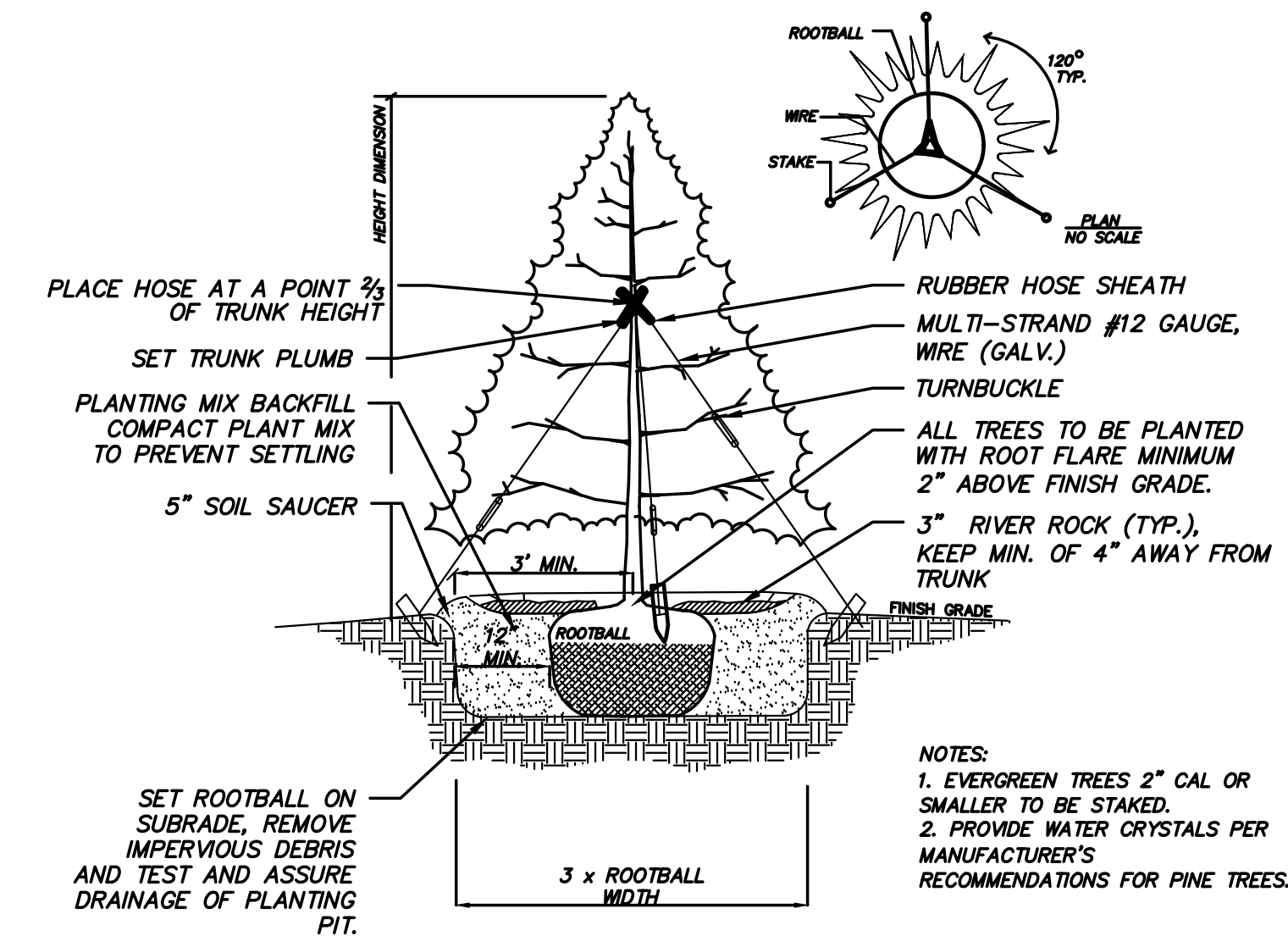
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GENERAL LANDSCAPING NOTES

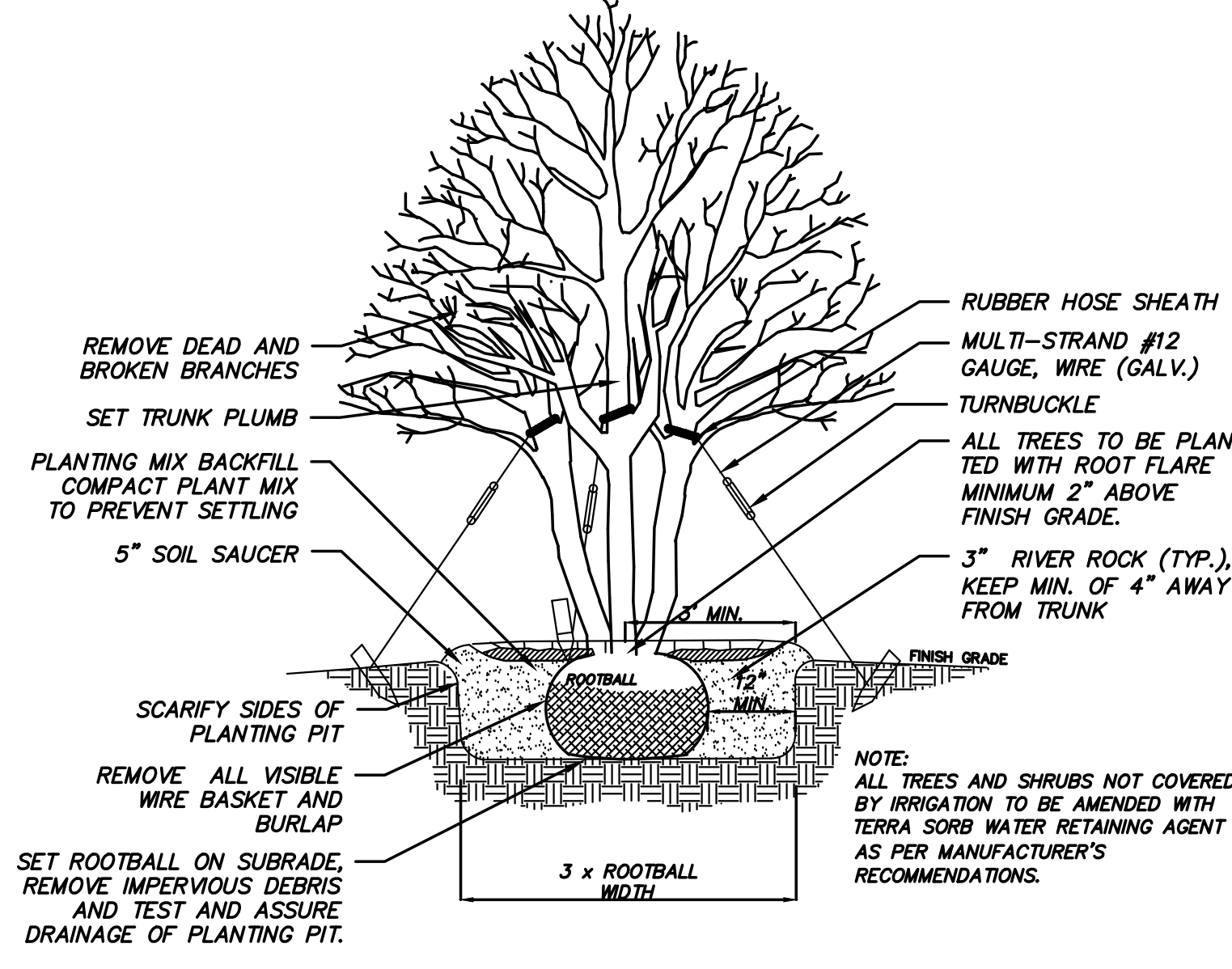
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT, ENGINEER AND/OR OWNER AT THE JOB SITE.
- CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR REVIEW BY LANDSCAPE ARCHITECT, ENGINEER AND/OR OWNER PRIOR TO PLANTING. A MINIMUM 24 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
- CONTRACTOR SHALL SUPPLY AND SPREAD 4" TOPSOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDED OR SODDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS. 4" THICKNESS IS AFTER COMPACTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AT LEAST 2% POSITIVE DRAINAGE IN ALL PLANT AREAS.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND 50% ORGANIC MATERIAL AND PER SPECIFICATIONS.
- FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED LINE AT LAWNS OR WALKS AND MINIMUM 36" BEHIND BACK OF CURB AT PARKING SPACES.
- BACK ROW OF SHRUBS SHALL BE PLANTED 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.
- EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- ALL PLANTING BEDS AND TREE PITS SHALL BE COVERED WITH A 3" SETTLED LAYER OF RIVERROCK OVER A 4 OZ. WEED FABRIC.
- GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OR LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1000 SQ. FT. ADD TURF GREEN OR EQUAL (12-5-8 SLOW RATE) AT A RATE OF 50 POUNDS PER 1000 SQ. FT. SEEDING AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.
- GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT, ENGINEER AND/OR OWNER BEFORE SODDING.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR ONE FULL YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- REMOVE ALL GUY WIRES AND STAKES AT THE END OF THE GUARANTEE PERIOD.
- WHEN TREES ARE PLANTED DURING THE MONTHS OF MARCH THROUGH OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT SUCH AS "TERRA-SORB" OR EQUAL FOR EACH TREE INSTALLATION.
- SEE ADDITIONAL LANDSCAPING NOTES ON SHEET C6.



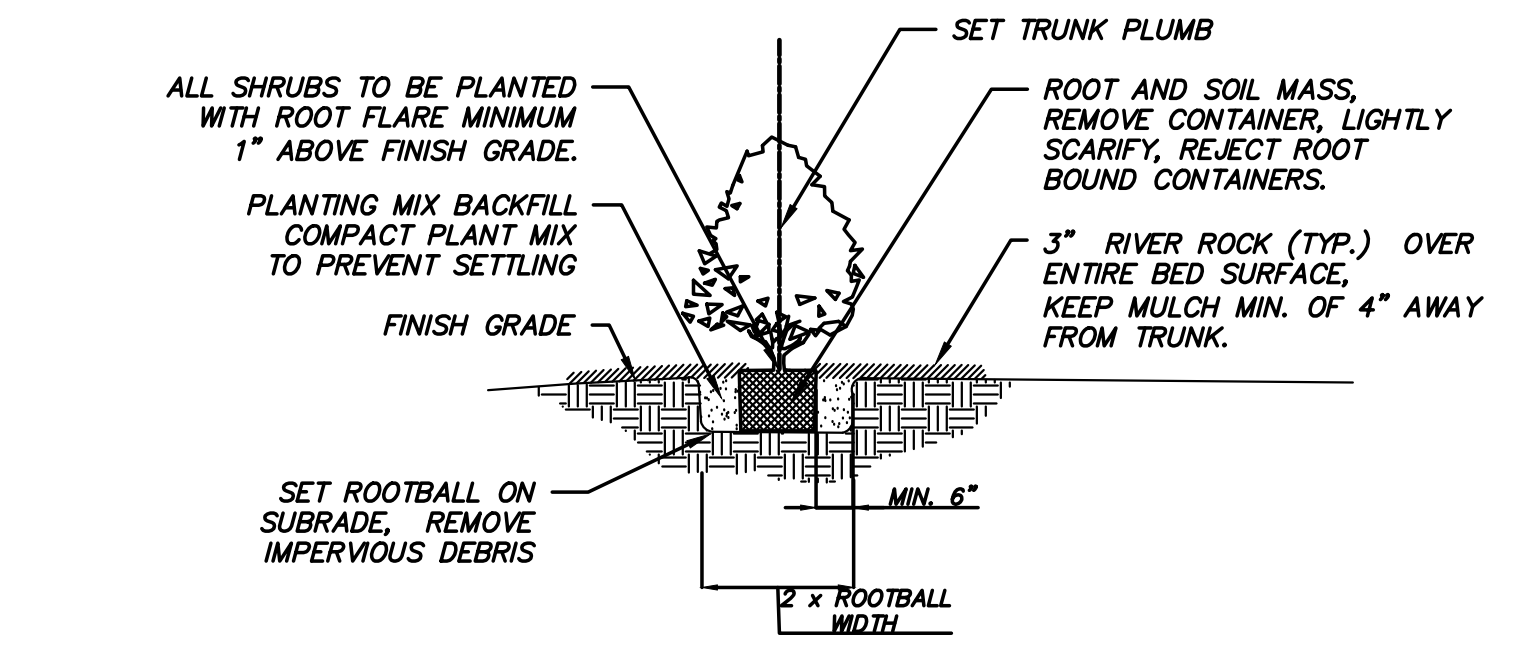
TREE PLANTING AND GUYING
 N.T.S.



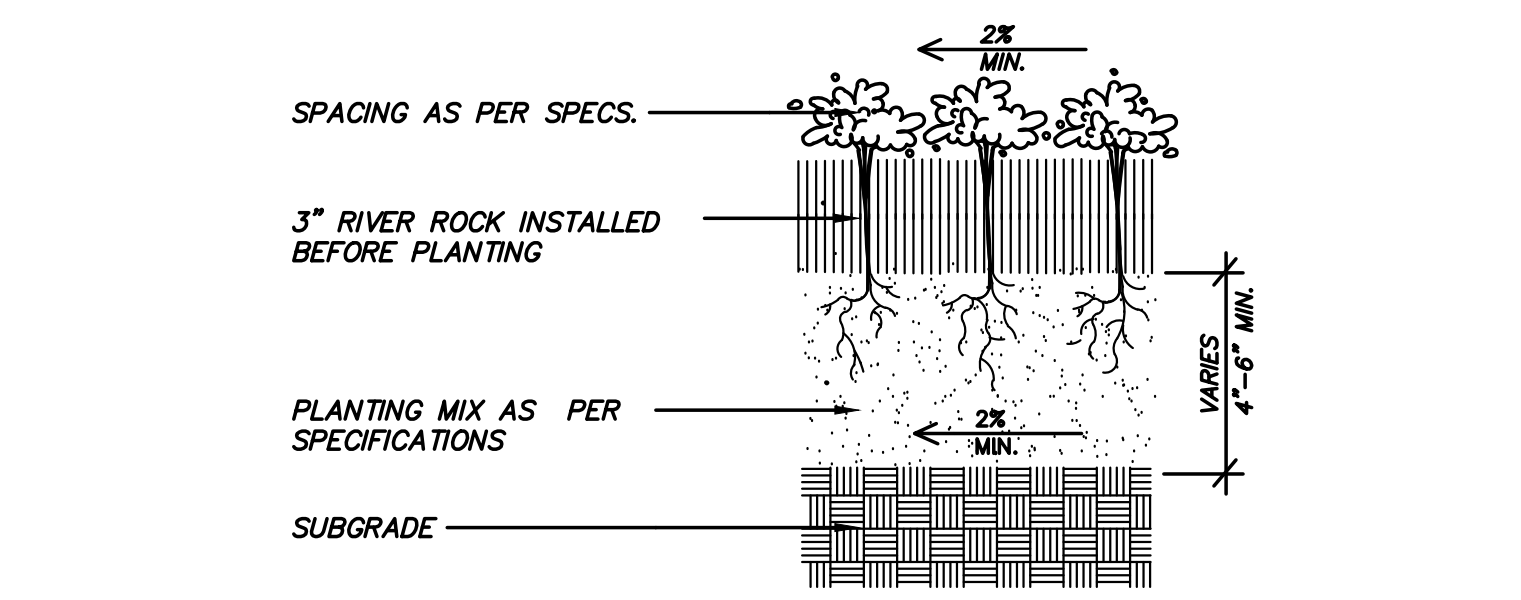
EVERGREEN TREE PLANTING
 N.T.S.



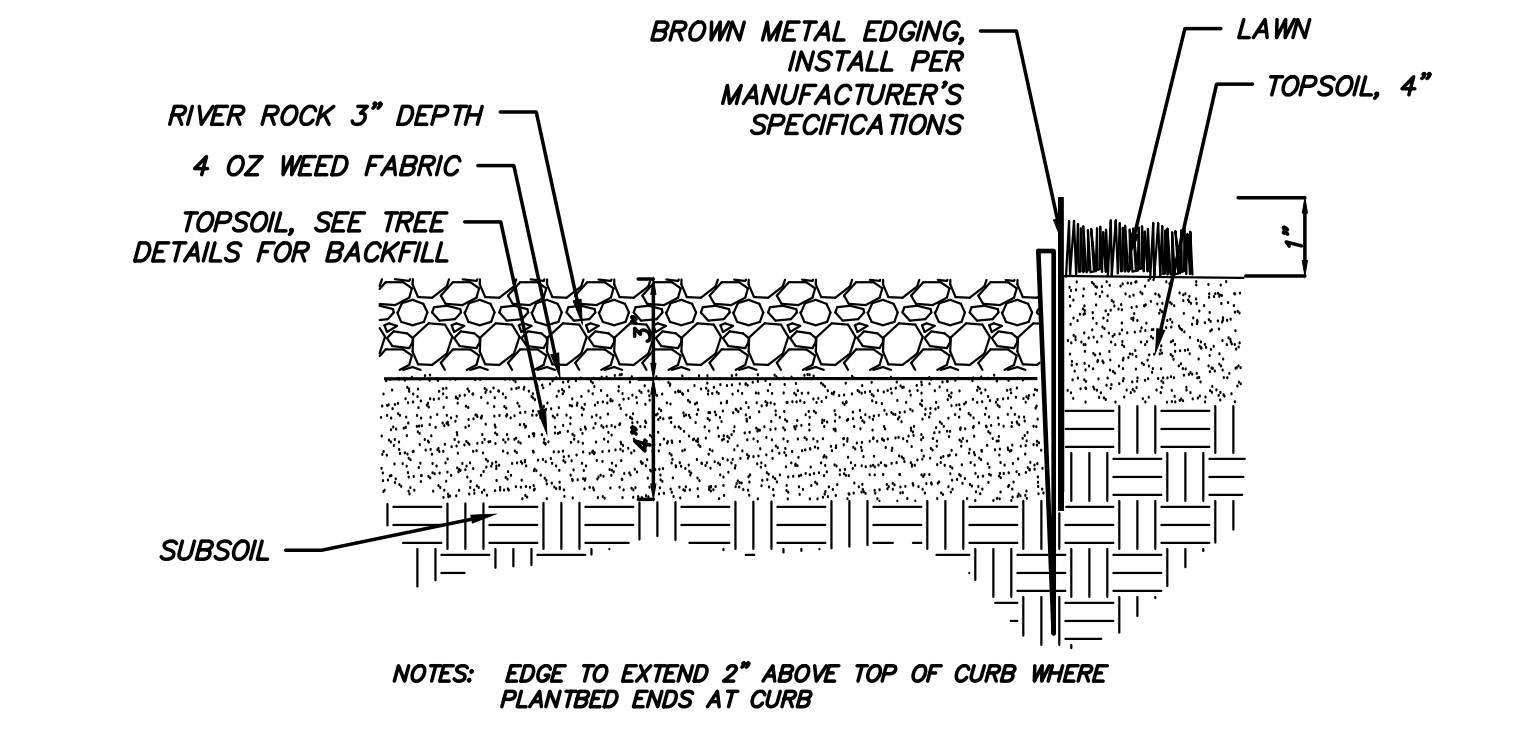
MULTI-TRUNKED TREE PLANTING
 N.T.S.



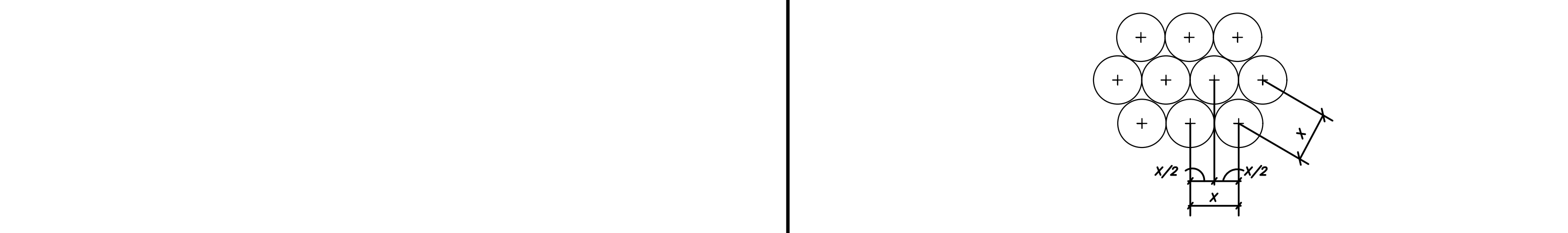
CONTAINERIZED SHRUB PLANTING
 N.T.S.



GROUND COVER
 N.T.S.

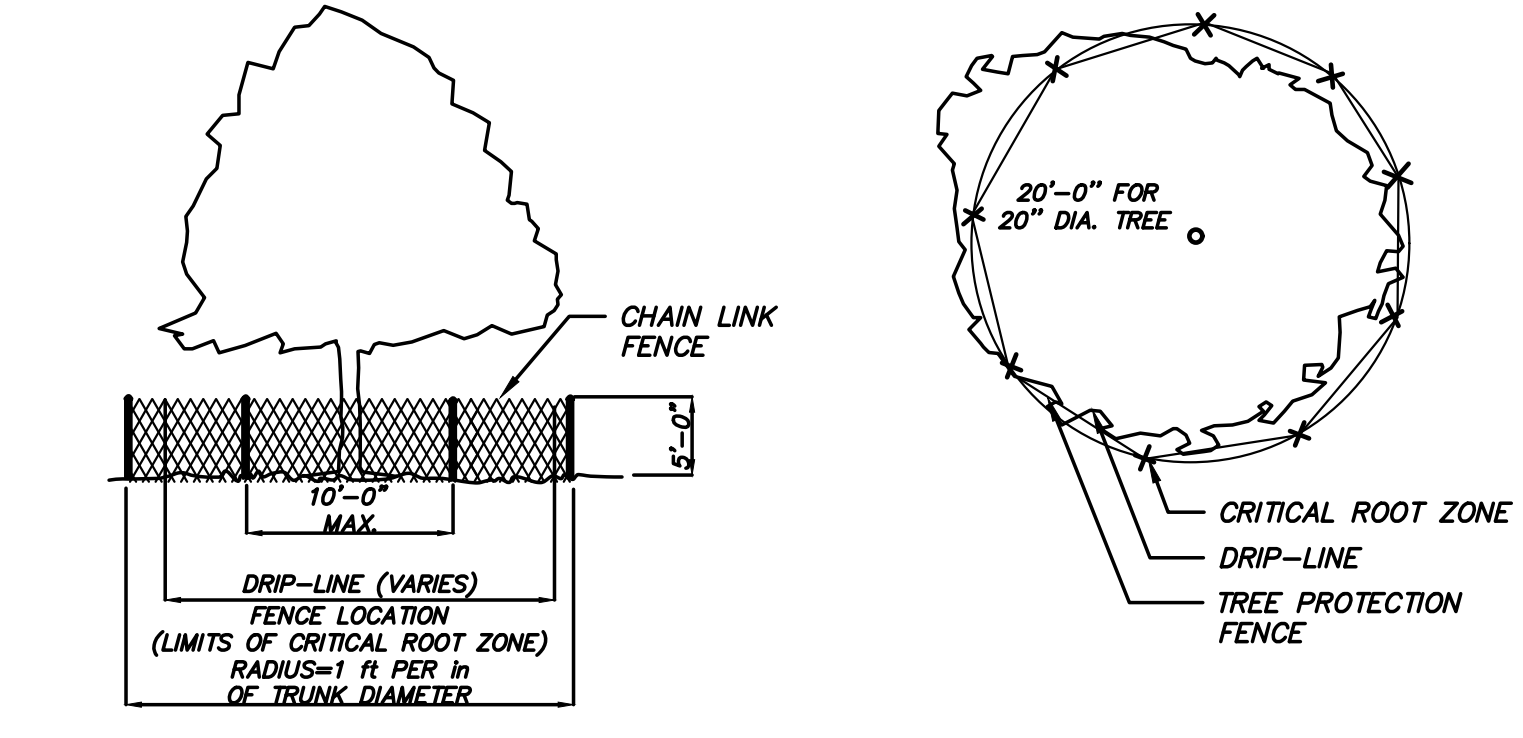


METAL EDGE FOR ALL PLANT BEDS AND TREE PITS
 N.T.S.



- NOTES:
 1. SEE PLANTING PLANS FOR SHRUB & GROUNDCOVER BED AREAS.
 2. ROWS SHALL BE STRAIGHT & PARALLEL.
 3. SPACING SHOWN ON PLANT SCHEDULE (X).

STAGGERED ROW SPACING
 N.T.S.



TREE PROTECTION - EXISTING TREES
 N.T.S.

G:\USERS\TLEBROWN\TACALA, LLC\IN OFFICE CAD SYNC - DOCUMENTS\JOB FILES - 7BREW\2025\25007 FARRAGUT, TN - TURKEY CREEK\DWG\25007 PROJ.DWG

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Mark Shipley, Community Development Director

Subject: Review of a landscape plan for Kingston Pike Village - Phase II located at 13140 Kingston Pike.

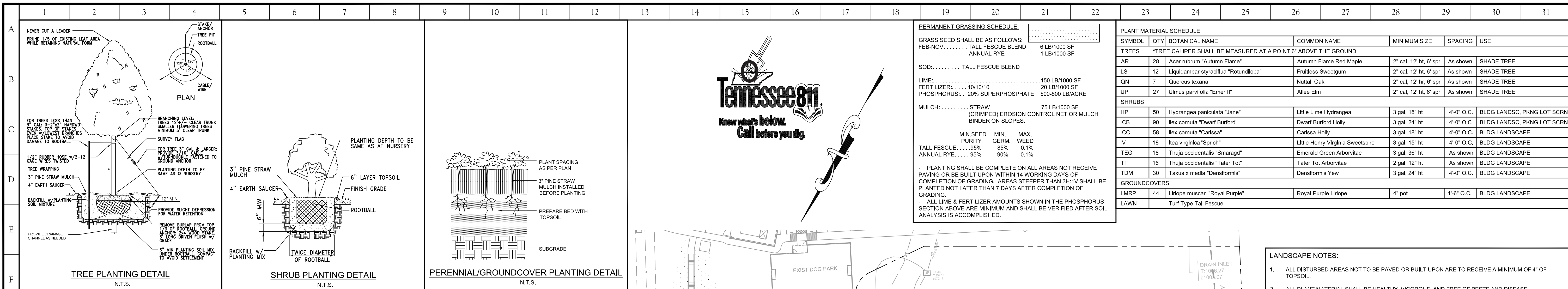
Introduction & Background: This item involves a request for approval of a landscape plan for Phase II of the Kingston Pike Village Planned Commercial Development project at the southwest intersection of S. Watt Road and Kingston Pike.

Discussion & Recommendations: This project involves the commercial portion of the Planned Commercial Development that also included the Farragut Junction Apartments that were completed several months ago to the south of the commercial area. Originally, the commercial portion of this project featured a grocery store with a fuel center and two retail/office buildings along Kingston Pike. The concept was amended with the layout that is included in the packet. This phase now includes four smaller-footprint commercial buildings and some modifications to the Little Joe's Pizza site to tie it into this larger project.

The landscape plan for this phase is included in the packet. The only remaining staff comments were suggestions to substitute some of the plants for native species that may provide more overall benefit, particularly in terms of seasonal flowers and pollination. This can be reviewed in more detail at the meeting.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the landscape plan with the staff working with the designer on substituting some of the plants with native species.



PERMANENT GRASSING SCHEDULE:

GRASS SEED SHALL BE AS FOLLOWS:

FEB-NOV..... TALL FESCUE BLEND ANNUAL RYE 6 LB/1000 SF
1 LB/1000 SF

SOD:..... TALL FESCUE BLEND

LIME:..... 150 LB/1000 SF

FERTILIZER:..... 10/10/10 20 LB/1000 SF

PHOSPHORUS:..... 20% SUPERPHOSPHATE 500-800 LB/ACRE

MULCH:..... STRAW 75 LB/1000 SF
(CRIMPED) EROSION CONTROL NET OR MULCH BINDER ON SLOPES.

MIN. SEED PURITY 95%
MIN. GERM. 85%
MAX. WEED 0.1%

TALL FESCUE:..... 95% 85% 0.1%
ANNUAL RYE:..... 95% 85% 0.1%

- PLANTING SHALL BE COMPLETE ON ALL AREAS NOT RECEIVE PAVING OR BE BUILT UPON WITHIN 14 WORKING DAYS OF COMPLETION OF GRADING. AREAS STEEPER THAN 3:1V SHALL BE PLANTED NOT LATER THAN 7 DAYS AFTER COMPLETION OF GRADING.

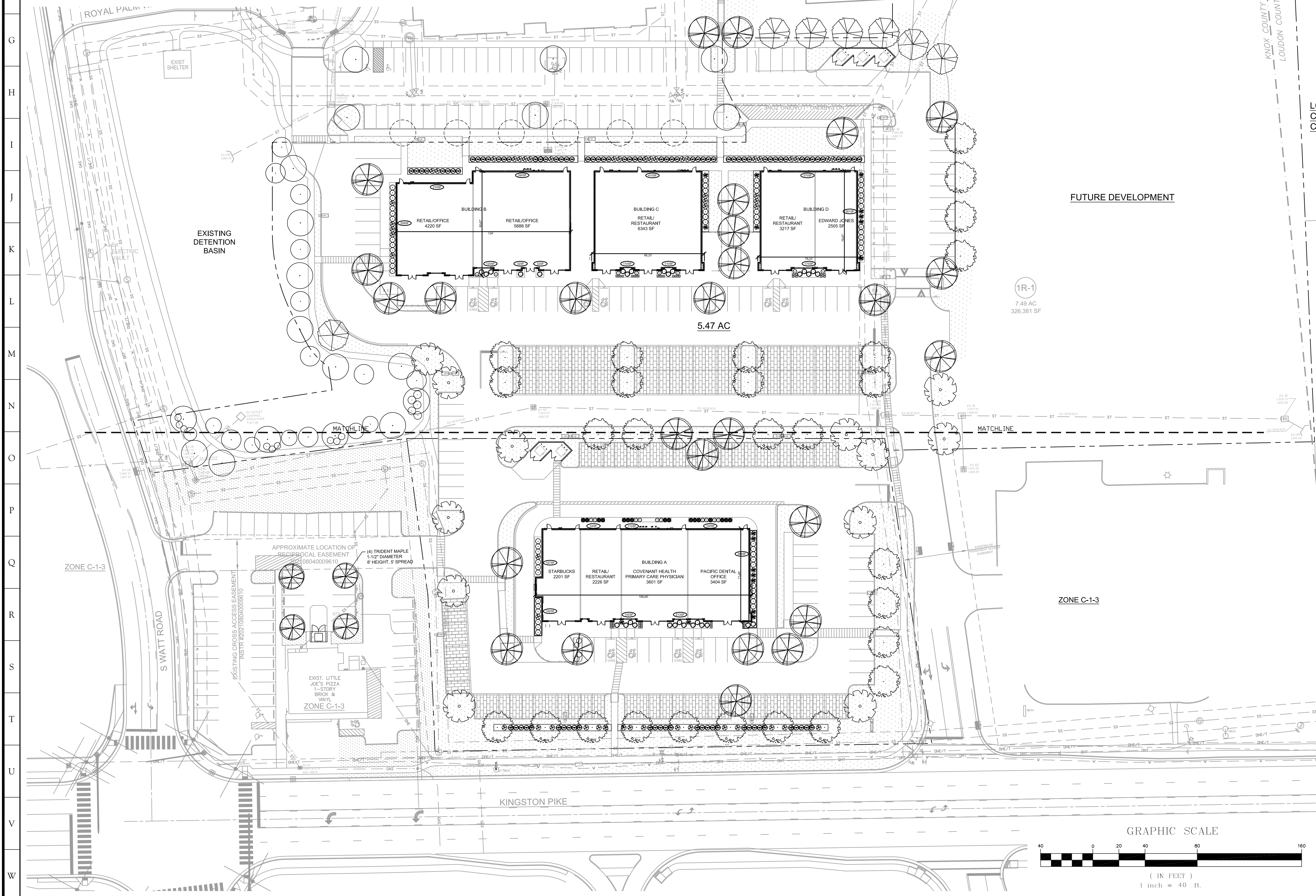
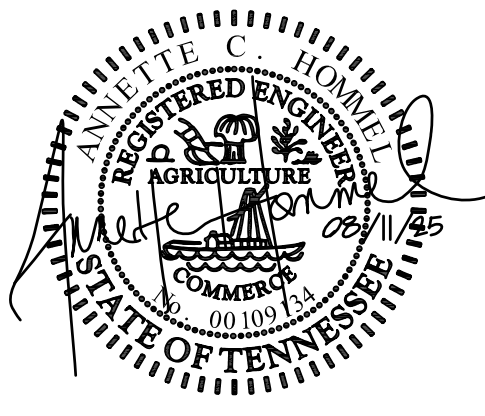
- ALL LIME & FERTILIZER AMOUNTS SHOWN IN THE PHOSPHORUS SECTION ABOVE ARE MINIMUM AND SHALL BE VERIFIED AFTER SOIL ANALYSIS IS ACCOMPLISHED.

PLANT MATERIAL SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | MINIMUM SIZE | SPACING | USE |
|--|-----|--|---------------------------------|------------------------|------------|---------------------------|
| TREES | | | | | | |
| *TREE CALIPER SHALL BE MEASURED AT A POINT 6" ABOVE THE GROUND | | | | | | |
| AR | 28 | Acer rubrum "Autumn Flame" | Autumn Flame Red Maple | 2" cal, 12' ht, 6' spr | As shown | SHADE TREE |
| LS | 12 | Liquidambar styraciflua "Rotundifolia" | Fruitless Sweetgum | 2" cal, 12' ht, 6' spr | As shown | SHADE TREE |
| QN | 7 | Quercus texana | Nuttall Oak | 2" cal, 12' ht, 6' spr | As shown | SHADE TREE |
| UP | 27 | Ulmus parvifolia "Emer It" | Allee Elm | 2" cal, 12' ht, 6' spr | As shown | SHADE TREE |
| SHRUBS | | | | | | |
| HP | 50 | Hydrangea paniculata "Jane" | Little Lime Hydrangea | 3 gal, 18" ht | 4'-0" O.C. | BLDG LANDSC, PKNG LOT SCR |
| ICB | 90 | Ilex comuta "Dwarf Burford" | Dwarf Burford Holly | 3 gal, 24" ht | 4'-0" O.C. | BLDG LANDSC, PKNG LOT SCR |
| ICC | 58 | Ilex comuta "Carissa" | Carissa Holly | 3 gal, 18" ht | 4'-0" O.C. | BLDG LANDSCAPE |
| IV | 18 | Itea virginica "Sprich" | Little Henry Virginia Sweetpire | 3 gal, 15" ht | 4'-0" O.C. | BLDG LANDSCAPE |
| TEG | 18 | Thuja occidentalis "Smaragd" | Emerald Green Arborvitae | 3 gal, 36" ht | As shown | BLDG LANDSCAPE |
| TT | 16 | Thuja occidentalis "Tater Tot" | Tater Tot Arborvitae | 2 gal, 12" ht | As shown | BLDG LANDSCAPE |
| TDM | 30 | Taxus x media "Densiformis" | Densiformis Yew | 3 gal, 24" ht | 4'-0" O.C. | BLDG LANDSCAPE |
| GROUNDCOVERS | | | | | | |
| LMRP | 44 | Liriope muscari "Royal Purple" | Royal Purple Liriope | 4" pot | 1'-6" O.C. | BLDG LANDSCAPE |
| LAWN | | Turf Type Tall Fescue | | | | |

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EST. 1997

10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
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- LANDSCAPE NOTES:**
- ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1.) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2.) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3.) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
 - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A PINE STRAW MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
 - REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
 - WEED MAT IS REQUIRED IN MULCHED LANDSCAPED BEDS AS SPECIFIED.
 - ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
 - THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
 - THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
 - THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
 - THE CONTRACTOR SHALL MEET ALL OF THE REQUIREMENTS OF THE TOWN OF FARRAGUT LANDSCAPING ORDINANCE REGARDING THIS PROJECT.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ANY AND ALL REQUIRED SUBMITTALS TO THE TOWN OF FARRAGUT.
 - THIS LANDSCAPE PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
 - HVAC UNITS WILL BE LOCATED ON TOP OF BUILDING AND WILL BE SCREENED PER TOWN OF FARRAGUT REQUIREMENTS.
 - BASED ON AVAILABLE INFORMATION, PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING OR PROPOSED UTILITIES.
 - THE SUBJECT PROPERTY IS ZONED C-1.
 - THERE ARE NO SLOPES STEEPER THAN 3:1 ON THIS SITE.

SITE AND LANDSCAPE DATA

| | |
|--------------------------|-------------------------|
| TOTAL SITE AREA - RETAIL | 326,124 SF (7.49 ACRES) |
| TOTAL IMPERVIOUS AREA | 165,756 SF |
| TOTAL LOT COVERAGE | 50.83% |

| LANDSCAPING REQUIREMENTS | REQUIRED | PROVIDED |
|--|----------|----------|
| SHADE TREE PLANTING REQUIREMENTS | | |
| 1 SHADE TREE/2500 SF IMPERVIOUS AREA (164,285 SF) | 66 | 74 |
| 25% SHADE TREES PLANTED IN FRONT YARD | 17 | 17 |
| LANDSCAPING BETWEEN BUILDING AND PARKING LOT | | |
| 2.5 X LINEAR FEET OF BUILDING | SEE PLAN | SEE PLAN |
| 25% OF AREA TO CONTAIN LIVE MATERIAL OTHER THAN GRASS | SEE PLAN | SEE PLAN |
| LANDSCAPING FOR STORMWATER DETENTION BASINS | | |
| LANDSCAPING AROUND BASIN WAS PART OF MULTIFAMILY PHASE | 0 | 0 |
| LANDSCAPING FOR BUFFER STRIP | | |
| NO BUFFER STRIPS REQUIRED | | |
| TREE PRESERVATION | | |
| TREE PRESERVATION WAS PART OF MULTIFAMILY PHASE | | |

NO TREE PRESERVATION PLANS ARE REQUIRED FOR THIS PHASE. GRADING OF ENTIRE SITE AND TREE PRESERVATION WAS ADDRESSED IN PHASE ONE (MULTIFAMILY PHASE) AND REQUIRED TREE CREDITS WERE PLANTED IN PHASE ONE DEVELOPMENT.

Landscape - Overall

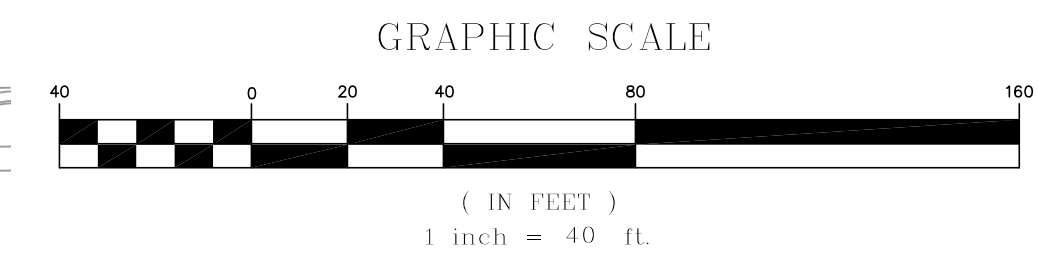
Kingston Pike Village - Phase II
13140 Kingston Pike
Farragut, Tennessee
Owner: Kingston Pike Properties 2, LLC

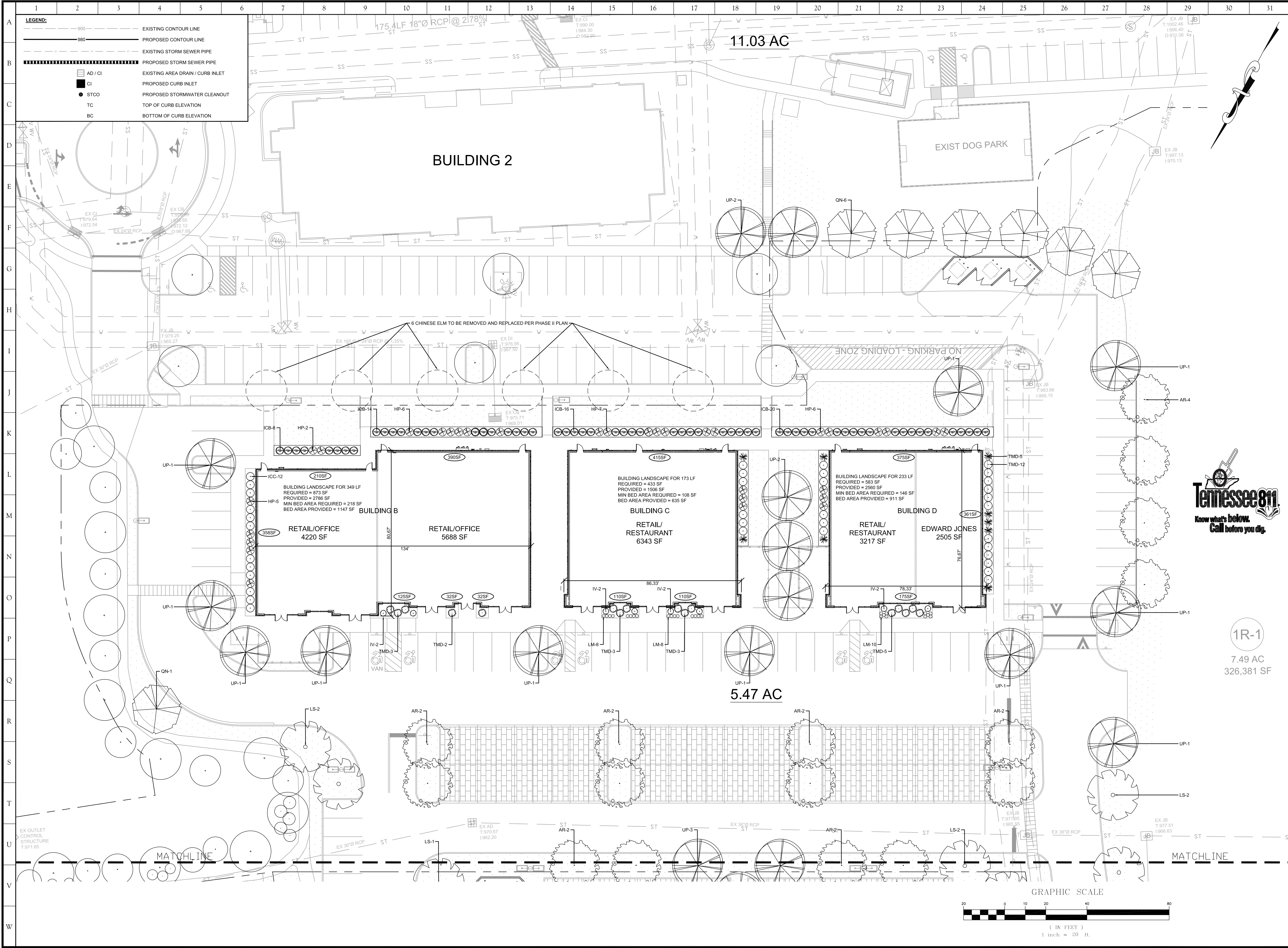
REVISIONS

| NO. | DATE | COMMENTS |
|-----|------|----------|
| | | |
| | | |

ORIGINAL ISSUE: 08/11/2025
SITE PROJECT #: 2040
FILE: Landscape
SHEET: OF

L1.1





LEGEND:

| | |
|---------|----------------------------------|
| 900 | EXISTING CONTOUR LINE |
| 980 | PROPOSED CONTOUR LINE |
| --- | EXISTING STORM SEWER PIPE |
| --- | PROPOSED STORM SEWER PIPE |
| AD / CI | EXISTING AREA DRAIN / CURB INLET |
| CI | PROPOSED CURB INLET |
| STCO | PROPOSED STORMWATER CLEANOUT |
| TC | TOP OF CURB ELEVATION |
| BC | BOTTOM OF CURB ELEVATION |

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 EST. 1997
 10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 (865) 777-4160
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 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF TENNESSEE
 No. 00101

Landscape Plan - South
Kingston Pike Village - Phase II
 13140 Kingston Pike
 Farragut, Tennessee
 Owner: Kingston Pike Properties 2, LLC



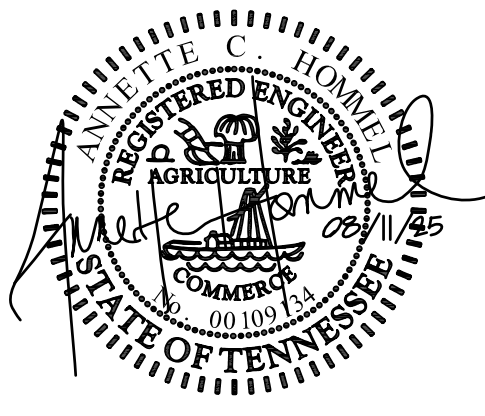
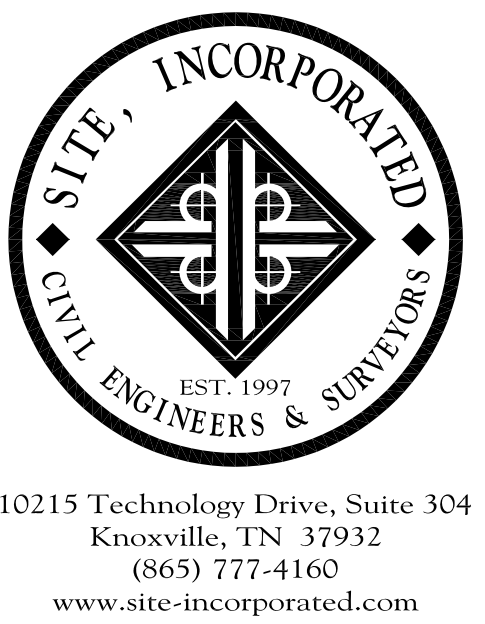
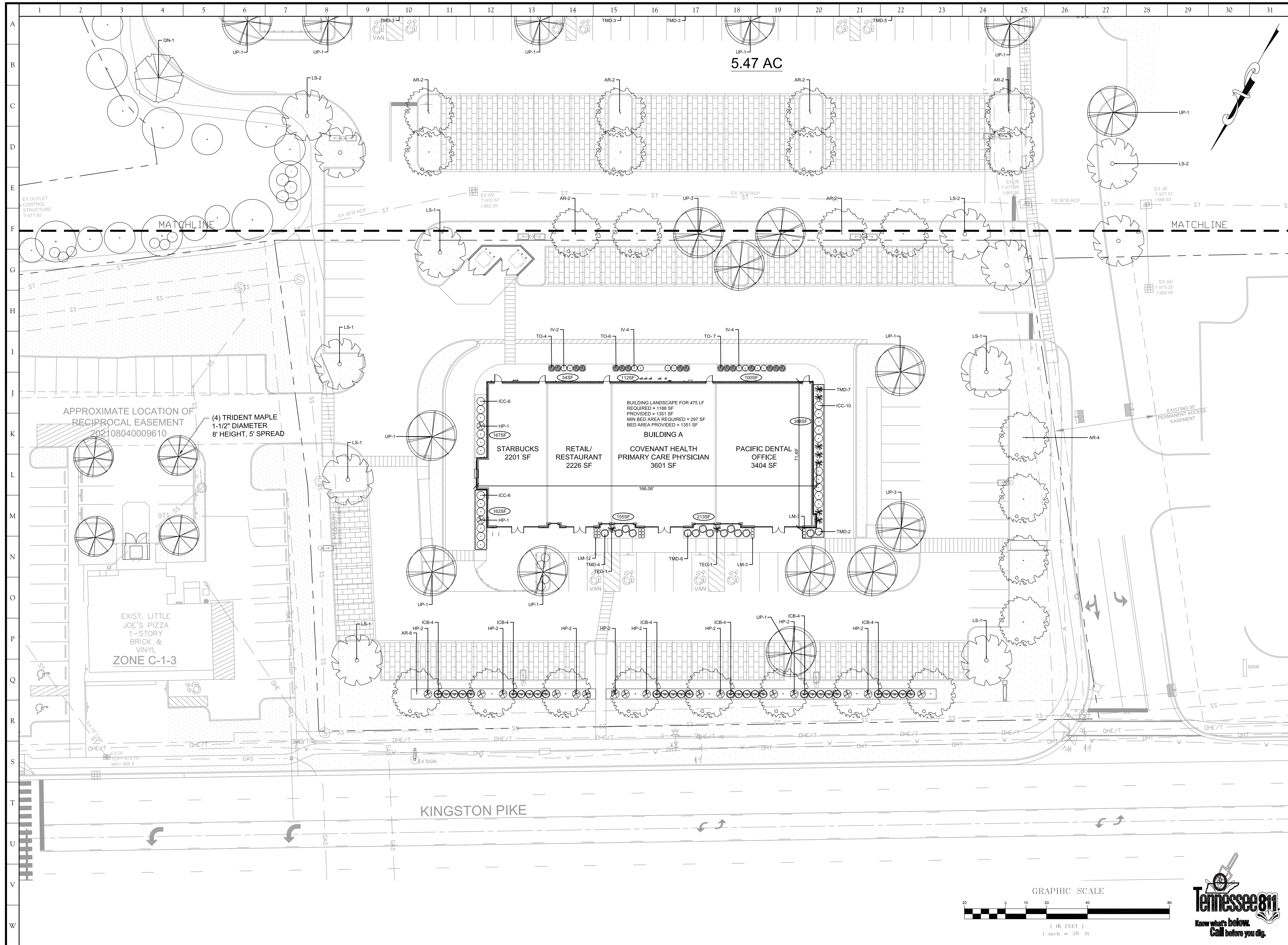
1R-1
 7.49 AC
 326,381 SF

REVISIONS

| NO. | DATE | COMMENTS |
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ORIGINAL ISSUE: 08/11/2025
 SITE PROJECT #: 2040
 FILE: Landscape
 SHEET: OF

L1.2



Landscape Plan - North

Kingston Pike Village - Phase II

13140 Kingston Pike
Farragut, Tennessee
Owner: Kingston Pike Properties 2, LLC

| REVISIONS | |
|-----------|-----------------|
| NO. | DATE COMMENTS |
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ORIGINAL ISSUE: 08/11/2025
 SITE PROJECT #: 2040
 FILE: Landscape
 SHEET: OF:

L1.3

