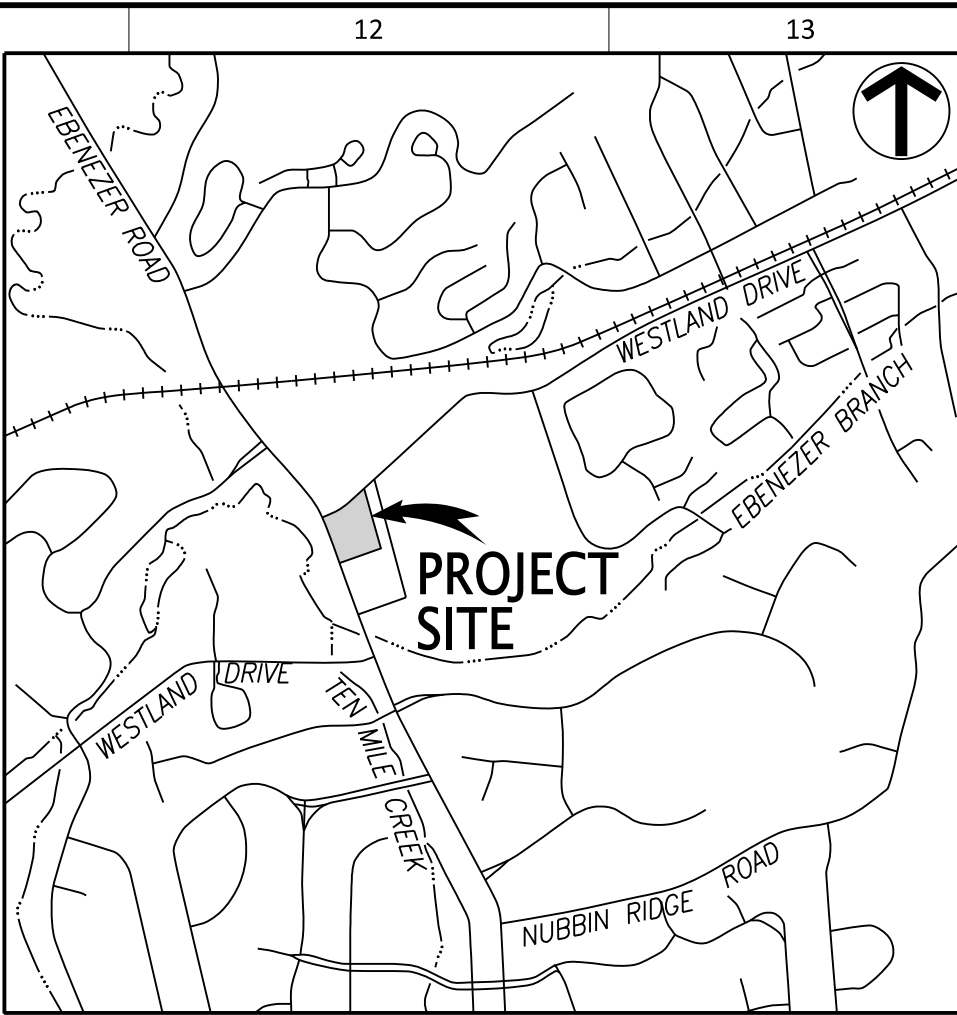
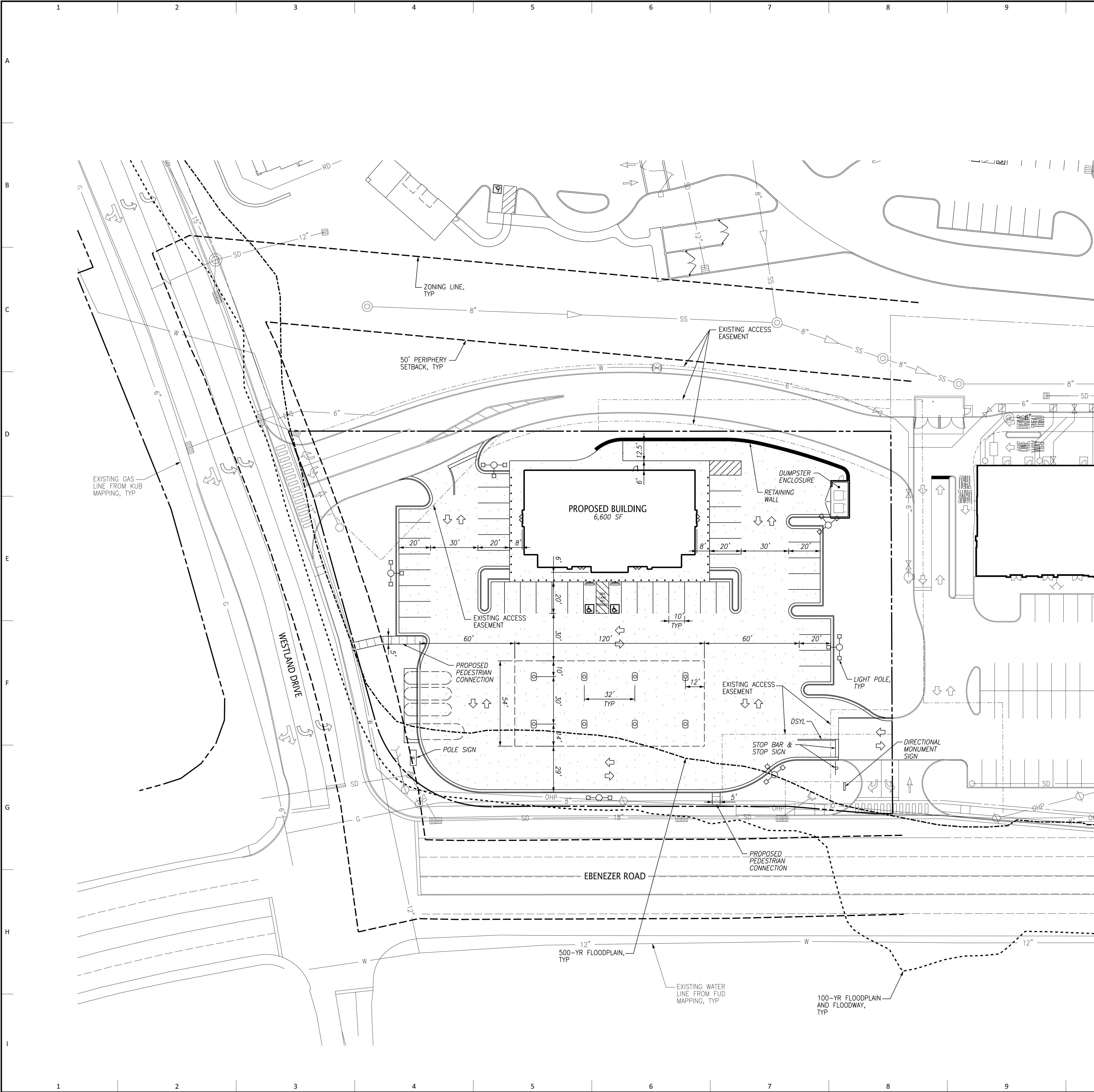


File Name: \\s71\571\068\01-Prod\01-068\01-068.dgn
Plot Date: 5/19/2025



LOCATION MAP
(NOT TO SCALE)

- NOTES:**
1. THE BOUNDARY DATA WAS TAKEN FROM GARY C. CLARK, LLC, DATED JUNE 5, 2019.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 3. PROPERTY CONCERNED REFLECTS PARCEL 132 09904 AS SHOWN IN KNOX COUNTY CLT MAP 132. ZONING FOR THE PROPERTY IS PC, PLANNED COMMERCIAL DISTRICT. TOTAL AREA = ± 1.87 AC.
 4. OWNER: LKM PROPERTIES, L.P.
P.O. BOX 650,
POWELL, TN 37849
 5. PERIPHERAL SETBACK IS 50-FT.
 6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

PARKING SUMMARY:

REQUIRED PARKING FOR GASOLINE SERVICE STATION	
8 EMPLOYEES @ 1 SPACE PER EMPLOYEE =	8 SPACES
16 SERVICE BAYS @ 2 SPACES PER BAY =	32 SPACES
TOTAL	40 SPACES
TOTAL PARKING PROVIDED	
STANDARD SPACES (9'x17.5')	42
HANDICAP (2 VAN ACCESSIBLE)	2
TOTAL	44 SPACES

6-I-25-DP
Revised: 5/19/2025

LEGEND:

	CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED SETBACK
	EASEMENT
	100 YEAR FLOODPLAIN/FLOODWAY
	500 YEAR FLOODPLAIN

ARDURRA
COLLABORATE. INNOVATE. CREATE.
2160 Lakeside Centre Way, Suite 201
Knoxville, TN 37922
Phone: (865) 690-6419
www.Ardurra.com

LKM PROPERTIES, L.P.
P.O. BOX 650
POWELL, TN 37849
MR. BILL WEIGEL
BILL@WEIGELS.COM
(865)-938-2042

NO.	DATE	REVISION	BY
A	05/19/2025	REVISED PER PLANNING & ENGINEERING COMMENTS	NLF

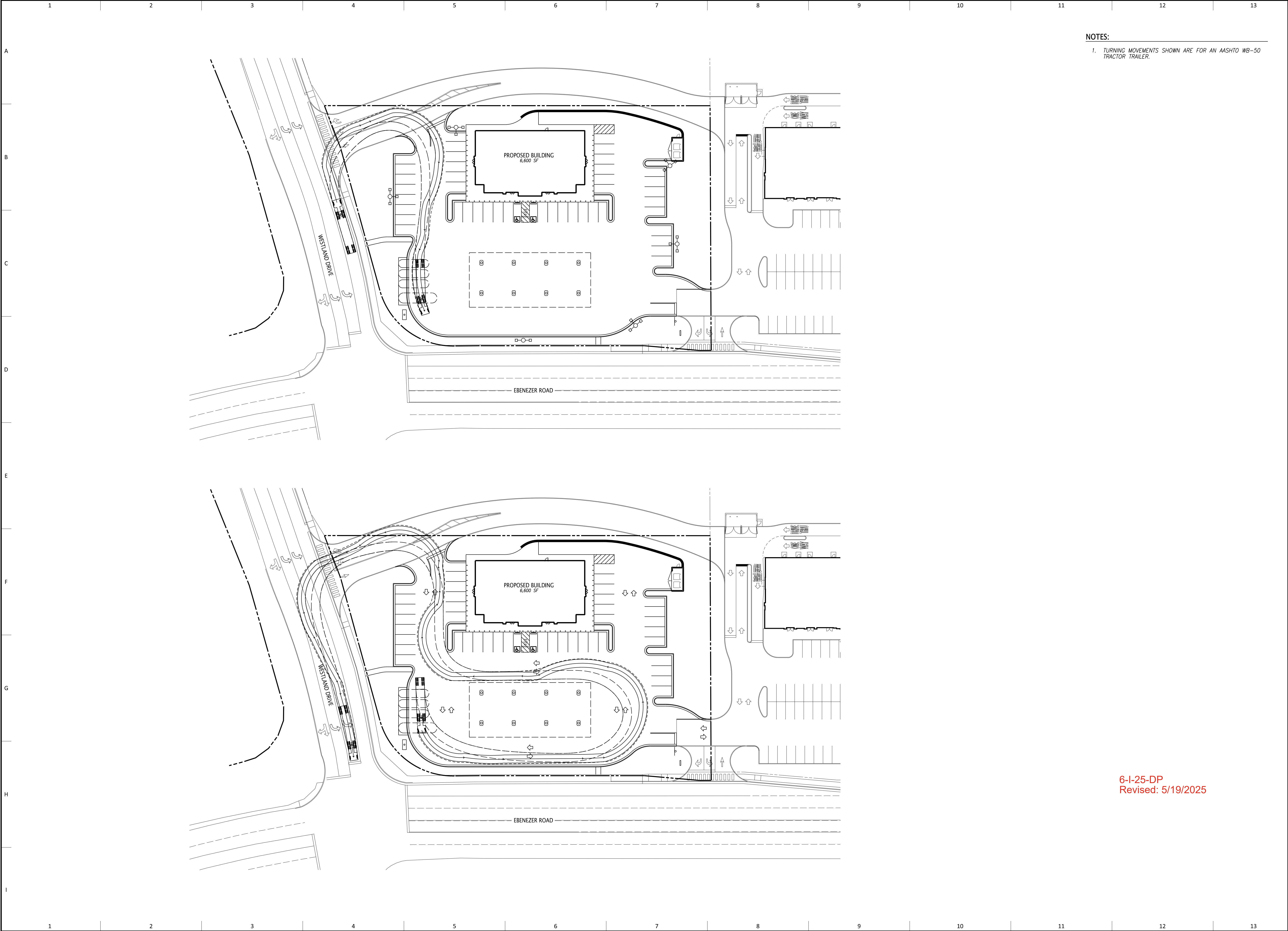
WEIGEL'S STORE # 111
8880 WESTLAND DRIVE,
KNOXVILLE, TN 37923
CONCEPT PLAN
MPC FILE NUMBER: 6-I-25-DP

**PRELIMINARY
NOT FOR
CONSTRUCTION**

JOB NO: 571.068
DATE: 04/10/2025

C0.01

CONCEPT PLAN
04/10/2025



0 40 80
SCALE: FEET

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[illegible]

WEIGEL'S STORE # 111 8880 WESTLAND DRIVE, KNOXVILLE, TN 37923	TURNING MOVEMENTS MPC FILE NUMBER: 6-I-25-DP
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PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO:	571.068
DATE:	04/10/2025

C1.01

File Name: J:\571\571.068\03-Prod\03-Dwgs\571068c002.dgn
Plot Date: 5/19/2025

1 2 3 4 5 6 7 8 9 10 11 12 13

A

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C

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F

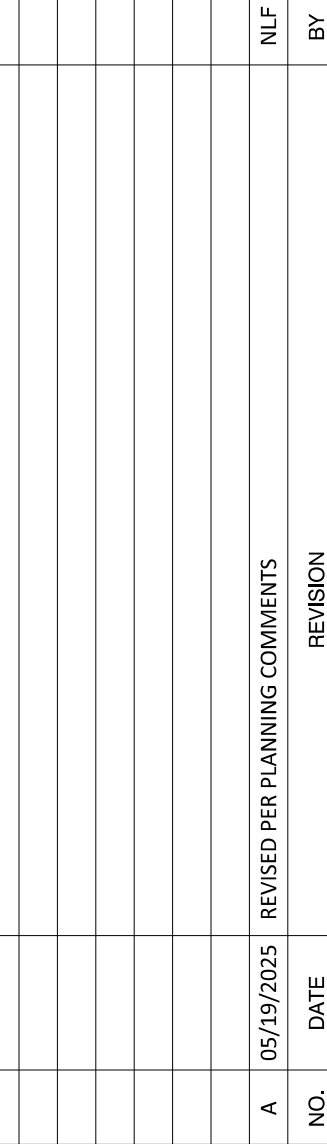
G

H

I

PLANTING SCHEDULE				
SYMBOL	COMMON NAME	SIZE	HEIGHT	QUANTITY
(A)	EMERALD GREEN ARBORVITAE	24"-36" ROUND	10 FT MAX	6
(C)	COLORAMA RED CRAPE MYRTLE	15 GAL	15 FT MAX	21
TOTAL				27

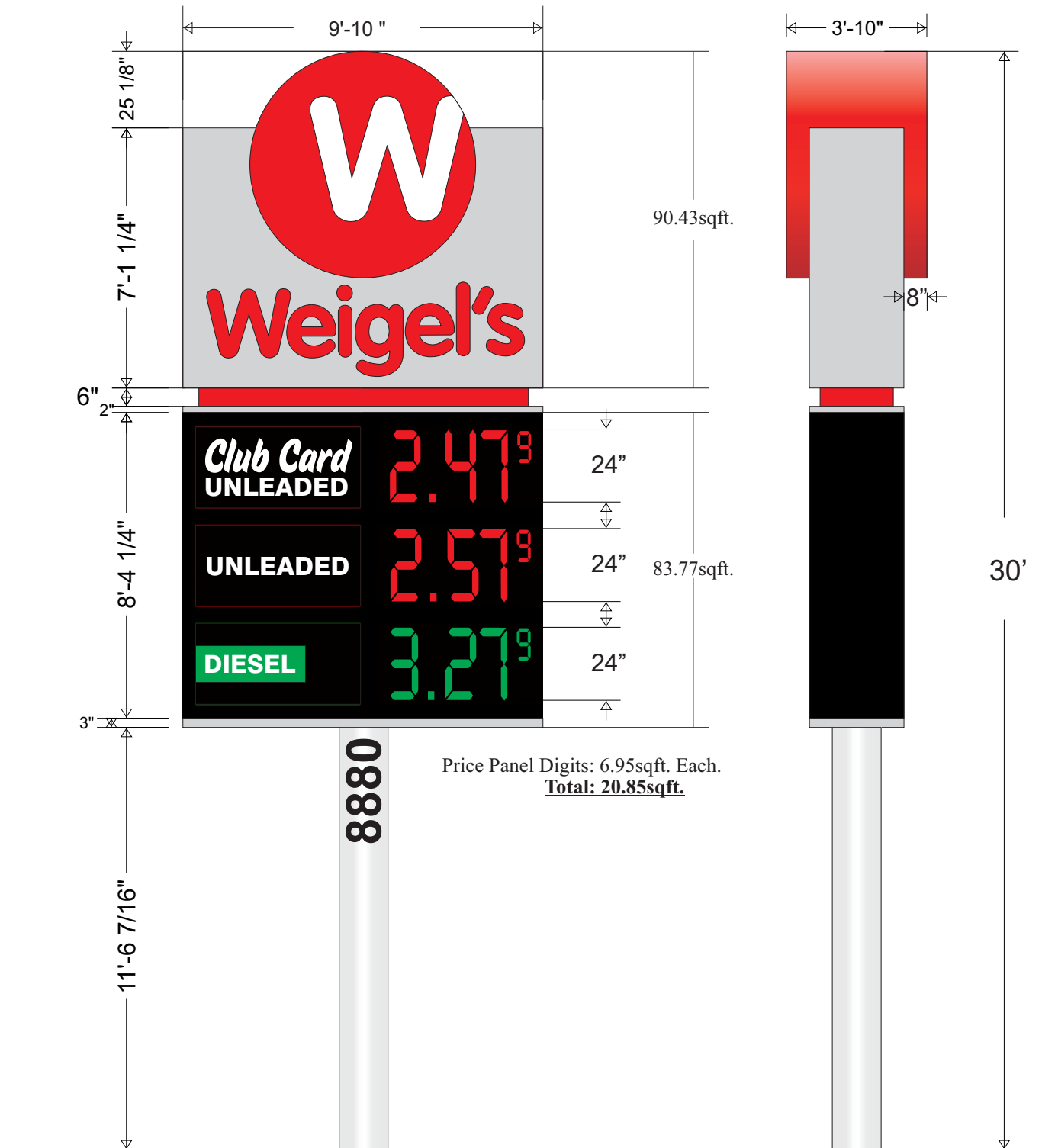
1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE AND LANDSCAPE SCREENING DESIGN GUIDELINES.
2. THIS PLANTING AND LANDSCAPE PLAN IS DEVELOPED TO PROVIDE THE MINIMUM REQUIRED FOR CODE COMPLIANCE. ADDITIONAL PLANTINGS MAY BE ADDED AS DIRECTED BY OWNER TO PROVIDE SPECIFIC NEEDS OF TENANT OR TO PROVIDE ADDITIONAL AESTHETIC VALUE.
3. LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO NOT IMPEDE THE ACCESS FOR MAINTENANCE TO SITE UTILITIES AND DRAINAGE FEATURES.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES ON ANY PLANTING AREAS DISTURBED AS A RESULT OF GENERAL CONSTRUCTION ACTIVITY. SHALL BE IMMEDIATELY REPAIRED/ REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. UNDERGROUND UTILITIES SHALL BE VERIFIED BEFORE ANY DIGGING OR EXCAVATION. PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, THE LANDSCAPE CONTRACTOR SHALL HAVE ACCURATELY LOCATED ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES. THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY CONFLICTS WITH UTILITIES PRIOR TO PROCEEDING WITH INSTALLATION OF PLANT MATERIALS. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. ALL FINISHED LAWN AREAS SHALL HAVE A MINIMUM OF 6" TOPSOIL. SMOOTHLY AND EVENLY DISTRIBUTED. TOPSOIL SHALL BE FREE OF DEBRIS AND NOXIOUS MATERIALS, AND SHALL HAVE POSITIVE DRAINAGE IN ALL LOCATIONS.
7. ANY LAWN SLOPE 3:1 OR STEEPER SHALL BE PROPERLY SECURED SODDING OR SHALL HAVE EROSION CONTROL BLANKET UNTIL GRASS HAS PROPAGATED AND COVERED 95% OF BARE AREAS.
8. A PRE-EMERGENT HERBICIDE (TRIFLURALIN, EPTAN, OR EQUAL) SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE HERBICIDE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL CODES.
9. PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD.
10. LANDSCAPED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION AND CLEAR OF UNDERGROWTH. PLANTINGS SHALL BE FERTILIZED AND IRRIGATED AT INTERVALS AS ARE NECESSARY TO PROMOTE OPTIMUM GROWTH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEMEN.
12. STAKE/GUY ALL TREES IMMEDIATELY AFTER INSTALLATION AND PRIOR TO ACCEPTANCE. WHEN HIGH WINDS OR OTHER ADVERSE CONDITIONS OCCUR, THE LANDSCAPE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THE PLANTS.
13. TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY DUE TO ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, ETC. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE FULL YEAR AND A COMPLETE GROWING SEASON, (MAY THROUGH SEPTEMBER) BEGINNING AFTER WRITTEN ACCEPTANCE FROM THE OWNER'S REPRESENTATIVE FOR THE INSTALLATION OF THE PLANT MATERIAL, AT THE CONCLUSION OF THE GROWING SEASON, OR AS REQUESTED BY THE OWNER, ALL PLANTS THAT ARE NOT VIGOROUS, HEALTHY, AND IN GOOD CONDITION SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. THESE REPLACEMENT PLANTS SHALL MEET ALL SPECIFIED QUALITIES OF THE ORIGINAL PLANT MATERIALS AND CARRY THE SAME GUARANTEE FROM THE TIME OF REPLACEMENT.
14. SEEDING OR SOD SHALL BE APPLIED TO ALL DISTURBED AREAS NOT BUILT UPON, MULCHED, OR OTHERWISE LANDSCAPED. PRIOR TO INSTALLATION OF GRASS SEEDING OR SOD, ALL PROPOSED LAWN AREAS SHALL BE RAKED SMOOTH TO A UNIFORM GRADE AS SHOWN ON THE GRADING PLAN, BE FREE OF WEEDS AND OTHER DEBRIS, AND THE AREA FERTILIZED AS REQUIRED. ALL SOD SHALL BE LAID WITHIN 24 HOURS OF ARRIVING AT THE SITE.
15. LANDSCAPE CONTRACTOR TO COORDINATE PROPOSED PLANTINGS IN THE VICINITY OF EXISTING OVERHEAD LINES WITH UTILITY OWNER PRIOR TO INSTALLATION.
16. CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION SYSTEM FOR ALL NEW LAWN AND LANDSCAPE AREAS, SUBJECT TO APPROVAL BY OWNER.



CONCEPT PLAN
04/10/2025

File Name: J:\571\571.068\03-Prod\03-Dwgs\571068L001.dgn
Plot Date: 5/19/2025

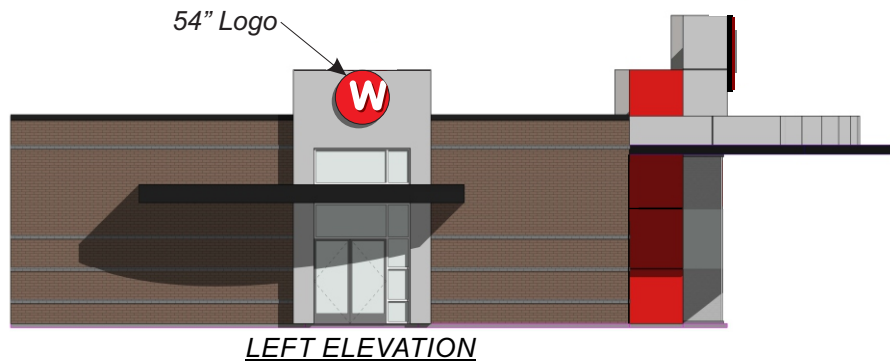
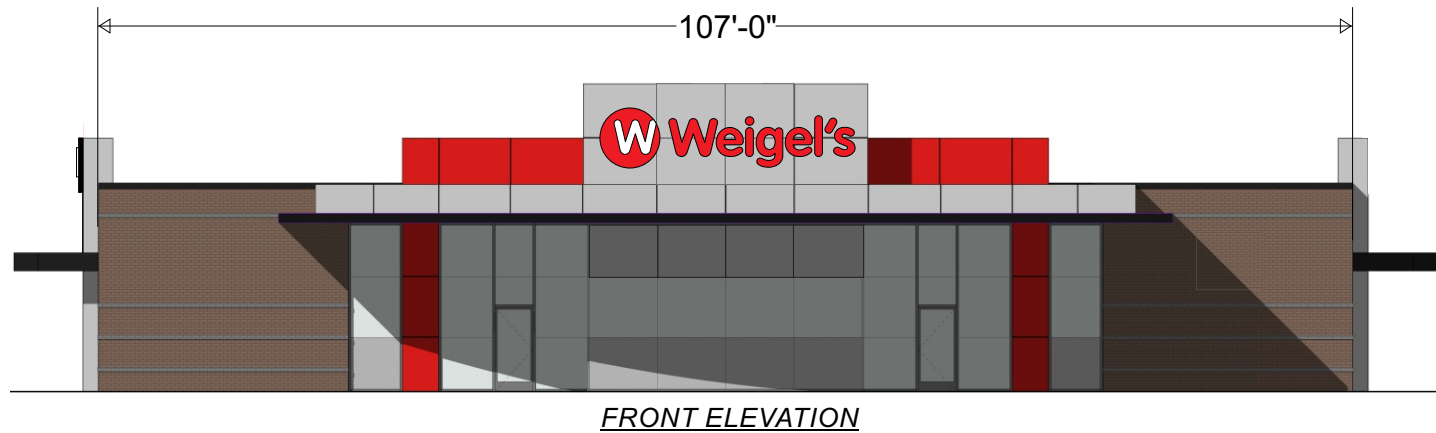
174.20
Total sqft.



6-I-25-DP
Revised: 5/19/2025

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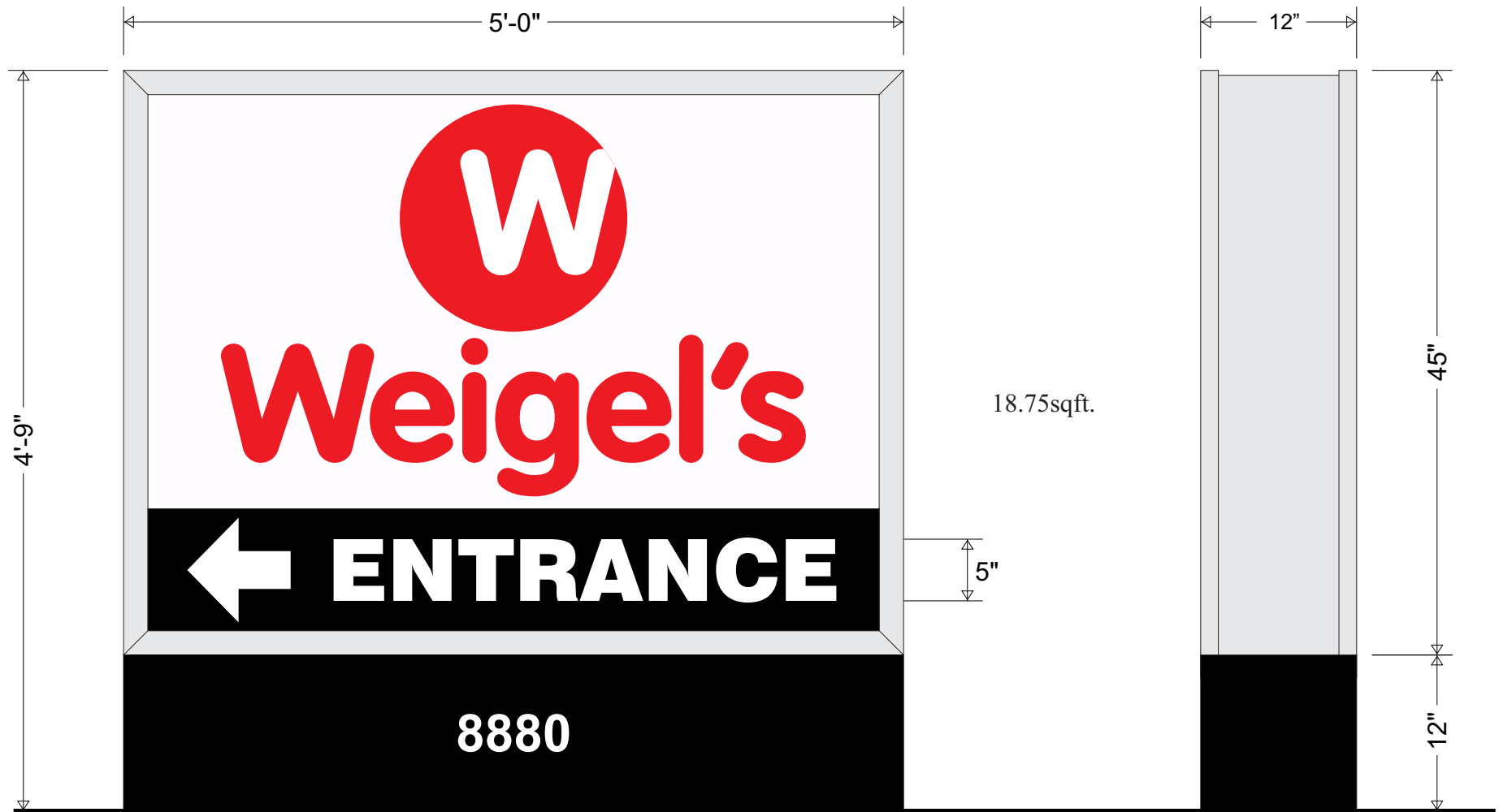
Neon Service Co.		
SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY:
DATE: 4-1-2025		R.H.
NAME: Weigel's #111 8880 Westland Drive, Knoxville TN		
DRAWING NUMBER		4-1-251222-2



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<i>Neon Service Co.</i>		
SCALE: 3/8"=1'	APPROVED BY:	DRAWN BY:
DATE: 4-1-2025		R.H.
NAME: Weigel's #111 8880 Westland Drive, Knoxville TN		
DRAWING NUMBER		4-1-251222-2

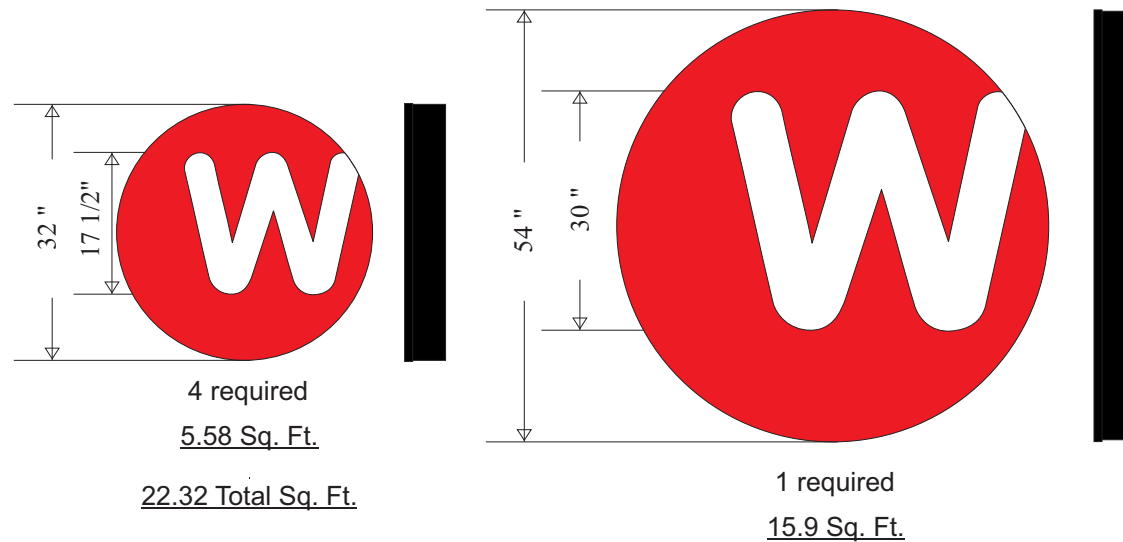


*NOTE: One (1) double face sign with flat
White faces with premium vinyl applied.
Internally illuminated with LEDs.*

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Revised: 5/19/2025

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<i>Neon Service Co.</i>		
SCALE: 1":1'	APPROVED BY:	DRAWN BY:
DATE: 4-1-2025		R.H.
NAME: Weigel's #111 8880 Westland Drive, Knoxville TN		
DRAWING NUMBER		4-1-251222-2



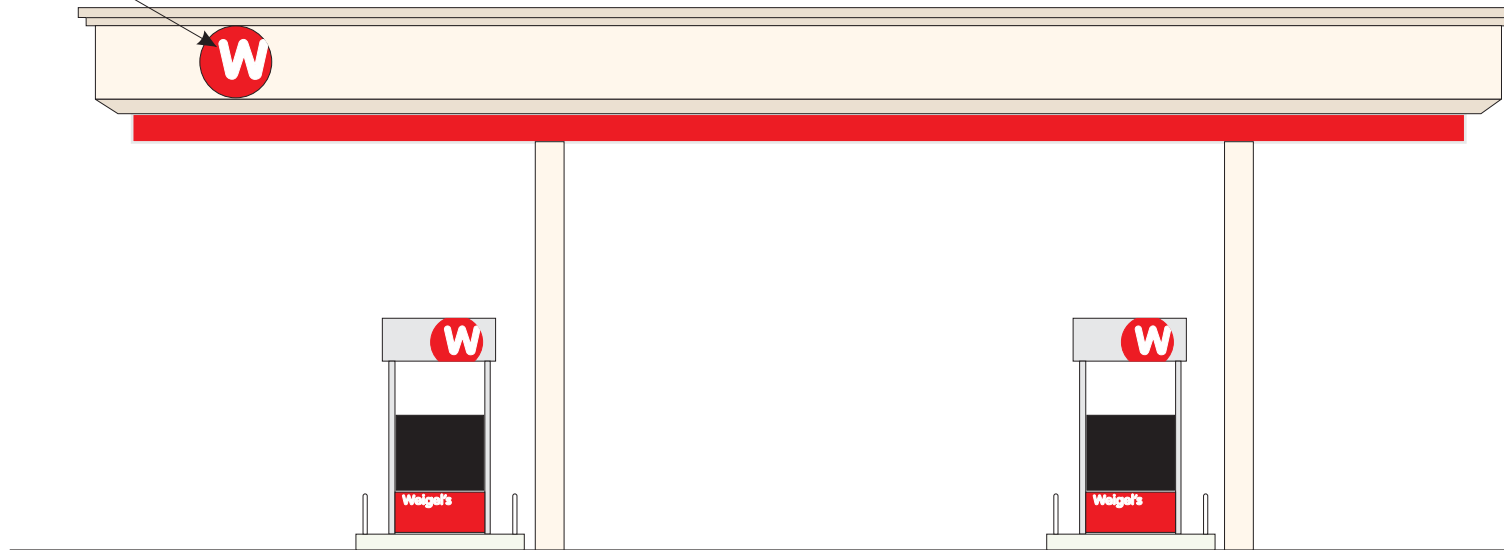
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95.24 Sq. Ft. total

<i>Neon Service Co.</i>		
SCALE: 1/2":1'	APPROVED BY:	DRAWN BY:
DATE: 4-1-2025		R.H.
NAME: Weigel's #111 8880 Westland Drive, Knoxville TN		
DRAWING NUMBER		4-1-251222-2

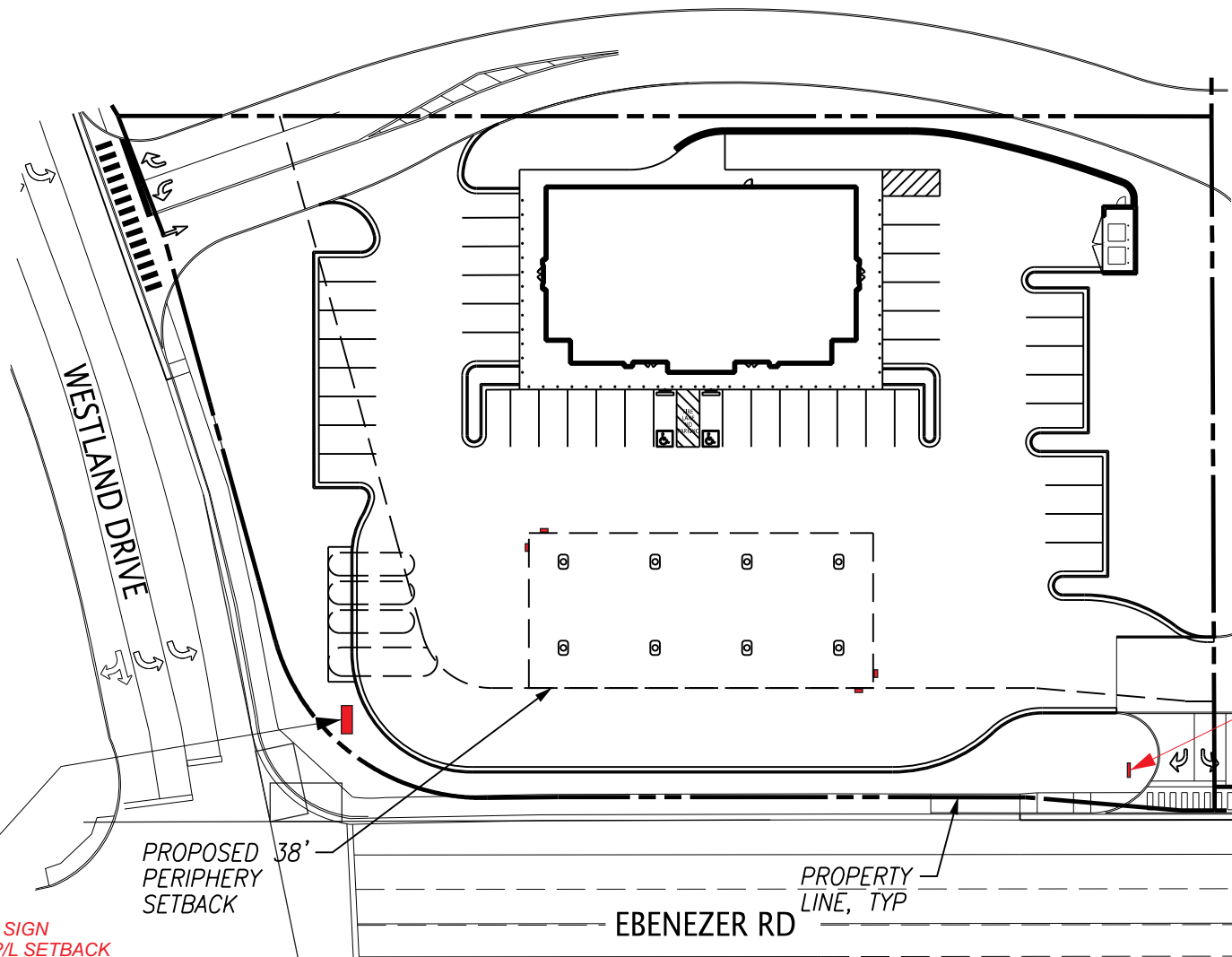
32" Logo
4 REQUIRED



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<i>Neon Service Co.</i>		
SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY:
DATE: 4-1-2025		R.H.
NAME: Weigel's #111 8880 Westland Drive, Knoxville TN		
DRAWING NUMBER		4-1-251222-2



EBENEZER ROAD
DIRECTIONAL MONUMENT
10'-0" P/L SETBACK AND 15'-0"
FROM EBENEZER PAVEMENT



POLE SIGN
5'-0" P/L SETBACK
WITH MINIMUM 10'-0"
GRADE CLEARANCE
AND 15'-0" FROM
EDGE OF PAVEMENT

PROPOSED
PERIPHERY
SETBACK

PROPERTY
LINE, TYP

EBENEZER RD

WEIGEL'S WESTLAND & EBENEZER
8880 WESTLAND DR
KNOXVILLE, TN 37923

6-I-25-DP
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SITE PLAN

SCALE: 1" = 60'

Neon Service Co.

SCALE: 1"=60'	APPROVED BY:	DRAWN BY:
DATE: 4-1-2025		R.H.
NAME: Weigel's #111 8880 Westland Drive, Knoxville TN		
DRAWING NUMBER		4-1-251222-2