



# Cannon & Cannon, Inc.

Consulting Engineers • Field Surveyors

April 2, 2008

Mr. Ewing Johnson  
TTCDA  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902

**RE: Response to review comments for Building V,  
Century Park COA request (file #08.008.0)**

Dear Mr. Johnson:

Please find attached our revised drawings on Century Park, Building V for your review and approval. The drawings are revised to address each of the items listed in your letter dated March 12, 2008. Please find below our responses to your comments:

- OK 1) It appears that you will need a variance and a waiver from the requirements for parking stall size. This has been a fairly routine approval, since spaces smaller than 200 sq. ft. are more the norm now, rather than the exception. Although you show the dimensions on the site plan, please include the requested sizes for the spaces under Plan Notes.

*Response. A request of variance for parking space dimensions is located in Note #12, Sheet C1.01, site layout, paving and striping plan.*

- OK 2) Please prepare an exterior site lighting showing light intensity and type of lighting to be provided.

*Response: Please see the Site Lighting Plan depicting the type of lighting designed for the parking lot and the lighting levels associated with the design.*

- 3) Will any signage be required at this time? If so, please provide the necessary elevations, sizes, colors, and locations

*Response: Please see the Architectural Sheet (4.1) for the proposed building signage on the site. The building signage is to be located in the large landscaped island directly in front of the building. The materials and finishes on the signage are to match the building's materials and finishes.*

- OK 4) As with previous submissions of building plans for Century Park, I would encourage going with the smaller number of required parking spaces, rather than the larger. Related to the number of spaces shown is the fact that, based on the project setbacks that were approved on appeal in 2005, you will need to remove the 22 space row of parking along Mabry Hood Rd., as well as three spaces from the thirteen space row near the intersection of Hall Dr. In both cases, the result of the appeal approval by County Commission was that the 25 ft. C-6 front setback would be the setback maintained in these areas. The C-6 zone does not allow parking within the required 25 ft. front setback. I am not inclined to recommend approval of the lesser setbacks as shown. You would have to demonstrate a severe hardship to warrant their approval. Since the plan shows more than the minimum required by the zoning ordinance, several spaces could be removed.

*Response: Parking spaces that encroach within the 25' front yard setback have been eliminated. Plans have been revised accordingly.*

- 5) Will any pedestrian connections be provided with other buildings in the park?

OK

*Response: There are no pedestrian connections to be provided or designed for at this time for this particular site. However, the Master Plan for the entire development will depict and provide pedestrian connections around the entire site. This area of the design for the Master Plan has not been detailed or designed as of this time.*

- 6) I will be sending a set of plans to City Engineering for their review. Are you aware of any issues related to the fact that you are paving over a sinkhole? As I get comments for City Engineering, I will pass them along.

OK

*Response: TDEC permitting for sinkhole remediation has been submitted and approved. Attached is the TDEC approval letter.*

- 7) Please explain how any ground or roof top mechanical units will be screened from public view.

OK

*Response: Please see the Architectural Sheet (4.1) for the Site Line Building Sections Drawings. The drawings depict two of the typical site sections showing the overall site and building sections, and the location and size of the mechanical units on the roof. With the height of the building, and the height of the parapets around the perimeter of the building, these design elements conceal the mechanical units from view of the public.*

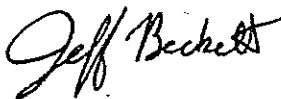
- 8) Please confirm whether or not the exterior colors will be the same as those of the other buildings in the park.

OK

*Response: The exterior colors and materials on the building are designed to compliment and match those elements of the rest of the development.*

Thank you for your review of this submittal. If you have any questions please do not hesitate to contact me at (865) 670-8555.

Thank you,



Jeff Beckett, P.E.  
Project Manager