

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 8-F-15-UR

AGENDA ITEM #: 62

AGENDA DATE: 8/13/2015

▶ **APPLICANT:** HADEN REID

OWNER(S): Longmire Properties, LLC

TAX ID NUMBER: 21 01001

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7323 Tazewell Pike

▶ **LOCATION:** West side of Tazewell Pike, north of Fairview Rd.

▶ **APPX. SIZE OF TRACT:** 5.68 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tazewell Pike, a minor arterial street with a 22' pavement width within a 75' right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Shopping center

▶ **PROPOSED USE:** Child day care center expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Shopping center / CA (General Business)

South: Creek and residence / F (Floodway) and CA (General Business)

East: Mixed businesses / CA (General Business)

West: Vacant land / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed commercial uses near the intersection of Tazewell Pike and E. Emory Rd.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a child day care center for up to 92 children in the CA zoning district, subject to 7 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
4. Installing all changes to the parking lot prior to obtaining an occupancy permit for the new building.
5. Installing all landscaping as shown on the landscape plan within six months of issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.

With the conditions noted above, this request meets all requirements of the CA zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval for the expansion of an existing child day care center located at an existing shopping center on the west side of Tazewell Pike just north of Fairview Rd. and south of E. Emory Rd. The proposed expansion includes a new building of approximately 1430 square feet that will be located on the south end of the existing building in the area of the existing fenced in outdoor play area. With the new building, the child day care center will serve up to 92 children.

The applicant is proposing to expand the fenced in outdoor play area to the east into the existing parking lot for the shopping. The proposed redesign of the parking lot in that area will result in a net loss of 18 parking spaces. The applicant has provided a parking analysis for the shopping center and the child day care center to document that required parking will still be available.

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

1. All utilities are in place to serve the existing shopping center.
2. The location of the proposed daycare facility within an existing shopping center minimizes the impact of the proposed use on less intense uses in the area.
3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed child day care center is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since it has direct access to a minor arterial street.
2. The proposal meets all requirements of the CA zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

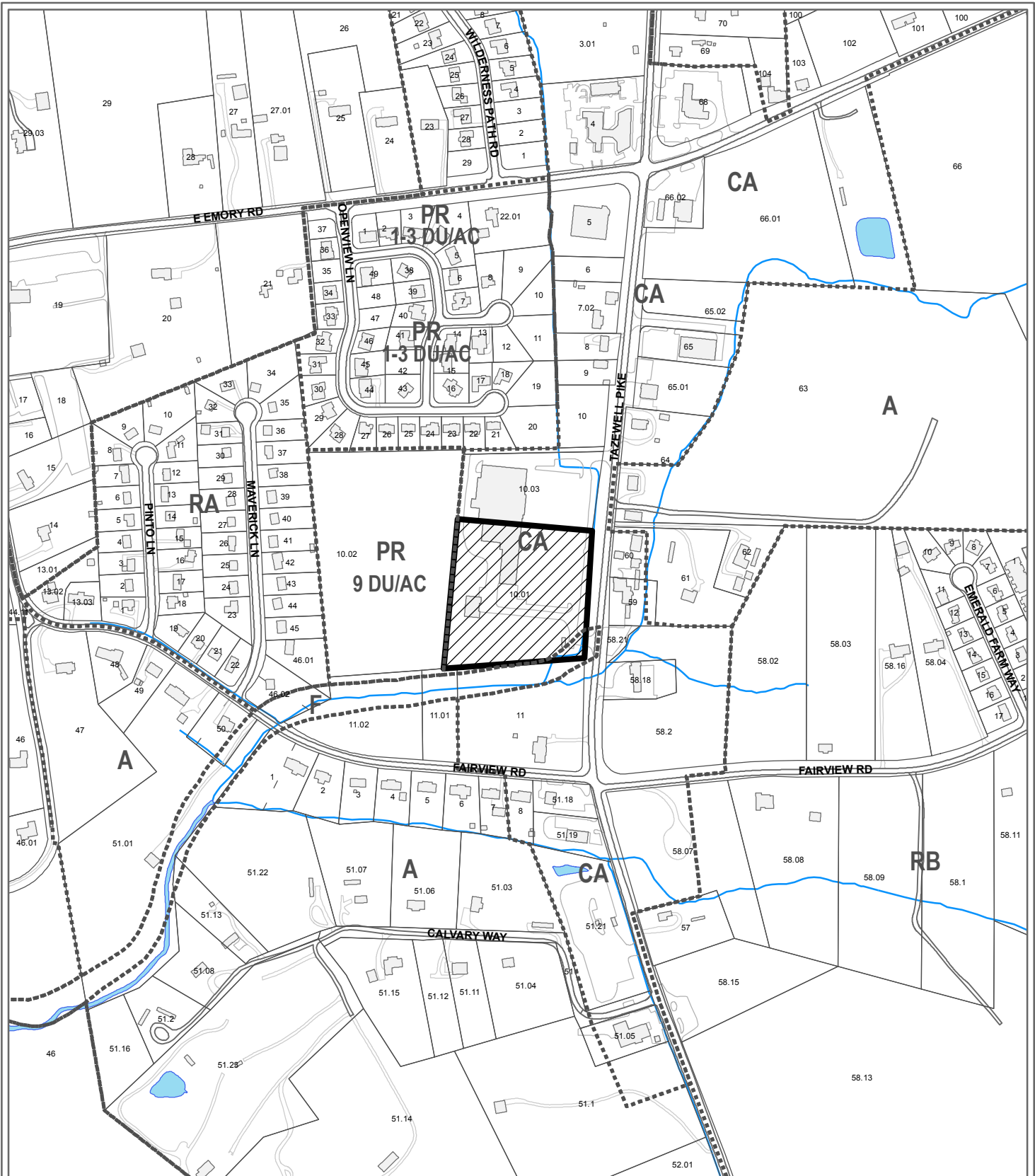
1. The Northeast County Sector Plan designates this site for commercial uses. A child day care center may be permitted in a commercial area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 219 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-F-15-UR
USE ON REVIEW**



Child day care center expansion in CA (General Business)

Petitioner: Reid, Haden

Map No: 21

Jurisdiction: County



Original Print Date: 7/24/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

DAY CARE REVIEW

Case No. 8-F-15-UR
Applicant Haden Reid

ZONING ORDINANCE REQUIREMENTS (Article 4, Section 4.91)

• **Minimum Lot Size**

Required: 10,000 sq. ft.
Request: 5.68 acres

• **Minimum Size for Fenced Outdoor Play Area**

Required: 9700 sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)
Request: 9700 sq. ft.

• **Minimum Building Area**

Required: 2760 sq. ft. 30 square feet per child 92 children
Request: 2760 sq. ft.

• **Minimum Off-Street Parking (Article 3, Section 3.50)**

Required: 6 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)
12 off-street loading spaces (one (1) off-street loading space per eight (8) pupils)
Request: 6 teacher/employee spaces
12 off-street loading spaces

YOUR KID-N-ME DAYCARE

7323 TAZEWELL PIKE, KNOXVILLE TENNESSEE 37918

BUILDING CODE INFORMATION ZONING: CA

THIS IS AN EXISTING MOBILE HOME REPLACEMENT THAT IS BEING RELOCATED FOR USE AT AN EXISTING DAY CARE FACILITY.

THE FOUNDATION IS DESIGNED BY A STRUCTURAL ENGINEER PER CODE (SEE ATTACHED DRAWING)

A. APPLICABLE CODES:

- 2006 IRC
- 2006 IPC
- 2006 IMC
- 2006 NFPA 101 LIFE SAFETY CODE
- 2008 NFPA 70, NATIONAL ELEC. CODE
- 2010 ADA

B. DAYCARE CENTER DESIGN INFORMATION

1. EXISTING DAYCARE FACILITY IS LICENSED FOR 44 CHILDREN PROPOSED NEW STRUCTURE TO BE LICENSED FOR 40 CHILDREN
2. SEE SITE PLAN FOR PLAY YARD SIZE AND CALCULATION
3. PARKING REQUIREMENTS ARE AS FOLLOWS:
 - 306 EXISTING PARKING SPACES
 - 24 PARKING SPACES REMOVED FOR NEW PLAY YARD
 - HOPPING CENTER 49,672 GROSS SF
 - 248 PARKING SPACES REQUIRED (5 SPACES / 1000 SF)
 - DAY CARE: TOTAL 2740 NET U/CABLE SF
 - 12 PARKING SPACES (1/8 CHILDREN)
 - 6 PARKING SPACES (2 SPACES / 3 EMPLOYEE)
 - RURAL METRO FIRE DEPT.
 - 4 EXISTING SPACES
 - TOTAL PARKING SPACES REQUIRED: 270 SPACES

C. OCCUPANCY CLASSIFICATION

- GROUP E, DAY CARE
TYPE VB CONSTRUCTION
FULLY SPRINKLERED TYPE 15R
- NOTE: THIS OCCUPANCY IS NOT REQUIRED TO BE SPRINKLERED PER IBC SECTION 903.2.1.3 BUT IS REQUIRED BY THE KNOX COUNTY FIRE MARSHAL SINCE IT IS PART OF A DAY CARE FACILITY PER APPENDIX 16.11.6 TO THE 2006 AND 2012 NFPA 101 LIFE SAFETY CODE.
- UNLESS OTHERWISE REQUIRED BY THE ADOPTED CODES OF KNOX COUNTY, THERE/THAT ALL DAY CARE FACILITIES (INCLUDING ADULT DAY CARE FACILITIES) WITH TEN OR MORE PERSONS SHALL BE SPRINKLERED WITH AN NFPA 15 OR 15R SYSTEM
- NOTE: THIS OCCUPANCY IS ADMITTED FOR A NFPA 15R SYSTEM. COMPLETE AUTOMATIC SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION
- BUILDING HEIGHT: 12' (40' ALLOWABLE)
SINGLE STORY
TOTAL FLOOR AREA: 1445 GROSS SF. (1200 U/CABLE/NET)

D. SEPARATION REQUIREMENTS

TABLE 601 - NO FIRE RESISTANCE RATING FOR BUILDING ELEMENTS
TABLE 602 REQUIRE NO FIRE RESISTANCE RATING FOR EXTERIOR WALLS WHERE FIRE SEPARATION DISTANCE IS BETWEEN 10 AND 30 FEET

E. MEANS OF EGRESS

OCCUPANT LOAD: 40 PEOPLE BASED ON TABLE 1004.1.2
1. DAYCARE: 1 OCCUPANT PER 50 SF NET

DAY CARE TO BE LICENSED FOR 40 CHILDREN AGE 5 TO 12

REQUIRED WIDTH OF MEANS OF EGRESS (0.2' X 35 OCCUPANT) = 7'
2 EXITS PROVIDED = 72" WIDTH
2 EXITS PROVIDED (2 MINIMUM REQUIRED PER 1019.1)
EXIT ACCESS TRAVEL DISTANCE: 45' (200' MAX ALLOWABLE PER TABLE 1016.1)
NO PANIC HARDWARE REQUIRED FOR EXTERIOR DOORS IN THE MEANS OF EGRESS PER 1008.1.10
DOORS MAY SWING IN FOR LESS THAN 50 OCCUPANTS

F. DETECTION, ALARM AND COMMUNICATION SYSTEMS

FIRE ALARM SYSTEM SHALL BE PROVIDED AND INITIATED BY MANUAL MEANS AND BY OPERATION OF ANY MORE DETECTORS AND SPRINKLER SYSTEM. THE FIRE ALARM SYSTEM SHALL HAVE AN EMERGENCY POWER SOURCE. PROVIDE AUDIBLE AND VISIBLE SIGNAL ALARM NOTIFICATION.
SMOKE DETECTOR ARE REQUIRED
PROVIDE MANUAL PULL STATIONS AT ALL EXTERIOR DOORS
SHOP DRAWINGS SHOWING ALL ABOVE INFORMATION SHALL BE PROVIDED BY SPRINKLER CONTRACTOR AND SUBMITTED TO CODE OFFICIAL FOR REVIEW BY CONTRACTOR

G. GENERAL CODE REQUIREMENTS

EVERY CLOSET DOOR LATCH SHALL BE OPENABLE FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR LOCK SHALL ALLOW OPENING OF THE LOCK FROM THE OUTSIDE IN CASE OF EMERGENCY
PROVIDE SPECIAL PROTECTIVE RECEPTACLE COVER
ALL DOORS SHALL BE 5' X 6'8" MIN WITH HANDICAPPED ACCESSIBLE HARDWARE UNLESS NOTED OTHERWISE
NO INTERIOR DOORS CONTAIN GLAZING AND NO DOORS ARE FIRE-RATED.

H. ELECTRICAL

EXIT SIGNS MUST BE VISIBLE FROM ALL DIRECTIONS OF TRAVEL. TACTILE EXIT SIGNAGE MUST BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN
EXIT SIGNS MUST HAVE AN EMERGENCY POWER SOURCE OR BE A LIGHTED SELF-ILLUMINATING TYPE SIGN
PROVIDE GROUND FAULT INTERRUPTERS FOR EXTERIOR RECEPTACLES. LOCATE PER OWNER REQUIREMENTS

GENERAL NOTES

1. ALL INTERIOR WALLS ARE EXISTING UNLESS OTHERWISE NOTED
2. POCKET WALLS FROM NEW 2 X 4 PARTITION TO BE CONTRACTED
3. INTERIOR BRG WALL TO REMAIN AS SHOWN
4. EXTERIOR DOORS SHALL BE REPLACED WITH 5' WIDE X 6'8" HIGH MIN TYPICAL AND SHALL HAVE H.C. ACCESSIBLE HARDWARE. LOCKS/ET SHALL NOT PREVENT OPERATION OF DOORS FROM THE INSIDE
5. BATHROOM DOORS SHALL BE 5' WIDE X 6'8" HIGH MIN TYPICAL AND SHALL HAVE H.C. ACCESSIBLE HARDWARE. LOCKS/ET SHALL ALLOW OPENING OF LOCK FROM OUTSIDE IN CASE OF EMERGENCY
6. OFFICE DOOR SHALL BE REPLACED WITH 5' WIDE X 6'8" HIGH MIN TYPICAL AND SHALL HAVE H.C. ACCESSIBLE HARDWARE. LOCKS/ET SHALL NOT PREVENT OPERATION OF DOORS FROM THE INSIDE
7. ALL EXTERIOR WINDOWS ARE EXISTING AND DO NOT MEET THE REQUIREMENT OF A HAZARDOUS LOCATION AS DEFINED BY IBC 2406.4.5. ALL WINDOWS ARE INSTALLED # 22" ABOVE FINISHED FLOOR AND ARE 6'4" HIGH UNLESS OTHERWISE NOTED
8. INTERIOR WALL AND CEILING FINISHES TO BE GYP/DM BOARD OR EQUAL AND SHALL MEET THE FOLLOWING CLASSIFICATION: EXIT AND EXIT ACCESS CLASS A OTHER SPACES CLASS B
9. THIS BUILDING DOES NOT CONTAIN AN ATTIC SPACE
10. THERE IS NOT ANY FUEL BURNING EQUIPMENT IN THIS FACILITY
11. (B) RECEPTACLE OUTLETS WITH EMERGENCY LIGHTS AND 90 MIN BATTERY BACKUP
12. (B) RECEPTACLE INTERCONNECTED SMOKE DETECTORS
13. (C) RECEPTACLE 5 LBS UL RATED 2-A100BC FIRE EXTINGUISHER TYPICAL
14. HVAC SYSTEMS LESS THAN 2000 CFM MUST HAVE AUTOMATIC SHUTDOWN PER IMC 406.2
15. SEE SPRINKLER SHOP DRAWINGS FOR LOCATION OF PULL STATIONS, STROBES, AND FIRE ALARM CONTROL PANEL
16. A SYSTEM OF INTERCONNECTED SMOKE DETECTOR IS REQUIRED AT 30' INTERVALS IN CORRIDORS AND RECREATION AREAS
17. PROVIDE FIRE ALARM SYSTEM WITH EMERGENCY POWER SOURCE WITH TRANSMISSION DIRECTLY TO A MUNICIPAL FIRE DEPARTMENT. THE CONTROL PANEL MUST BE PLACED IN AN AREA WHERE TROUBLE SIGNAL CAN BE MONITORED. INITIATION OF THE FIRE ALARM SYSTEM MUST BE BY MANUAL MEANS. OPERATION OF ANY REQUIRED SMOKE DETECTOR AND REQUIRED DETECTION DEVICES OR SYSTEMS, FIRE ALARM NOTIFICATION MUST BE BY AUDIBLE ALARM

8-F-15-UR
Revised: 7/27/2015

EAST GATE ARCHITECTURE

4143 KIRK/TOME LANE, KNOXVILLE, TENNESSEE 37918

HADEAN R. REID, ARCHITECT



EAST GATE
ARCHITECTURE

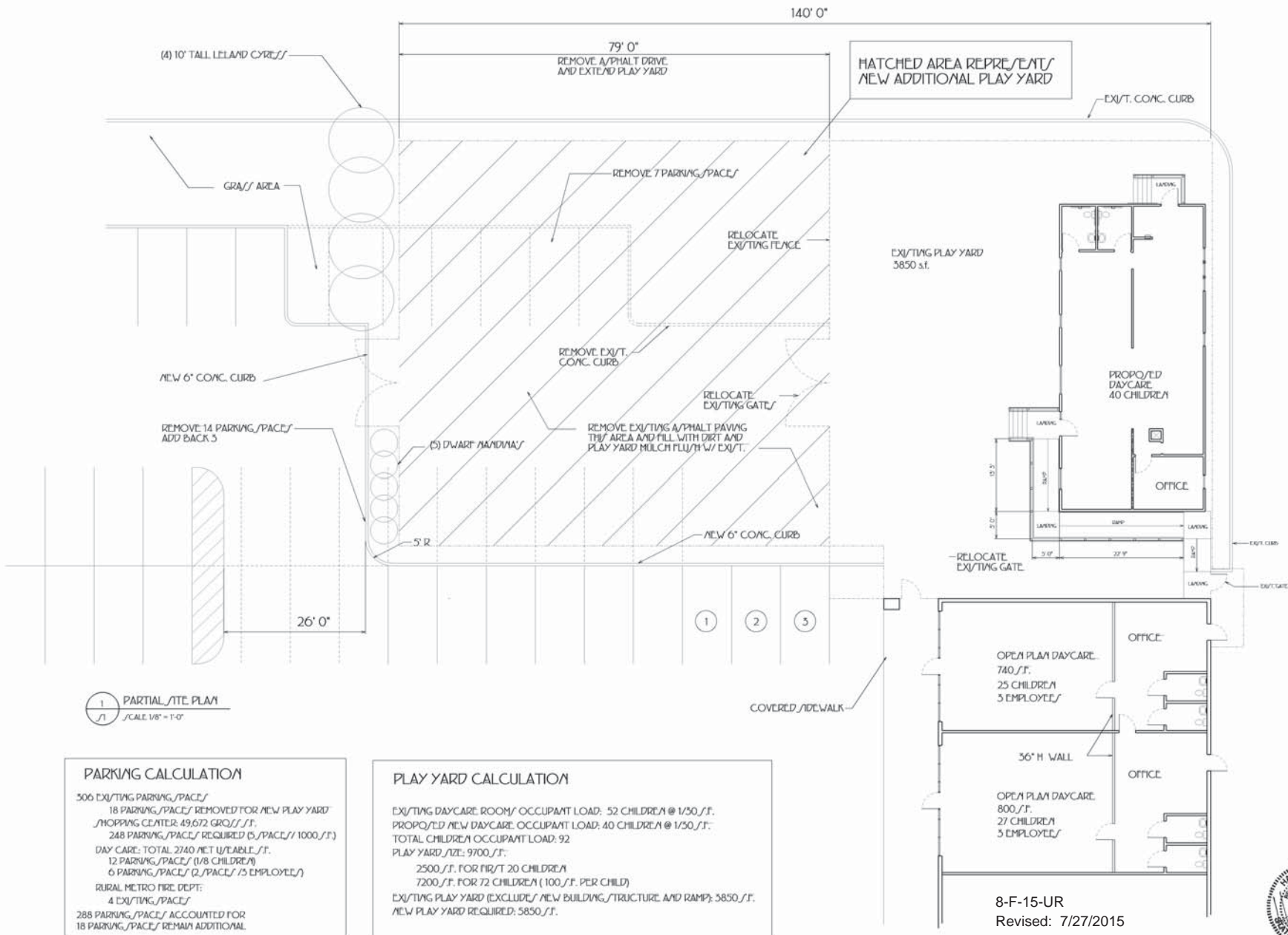
WADSWORTH
ARCHITECT

4145 NORTON LANE
KNOXVILLE, TENNESSEE
37918

PHONE: 865-584-8688

YOUR KID-N-NE
DAYCARE

7525 TAZEWELL PIKE
KNOXVILLE, TN 37918



1 PARTIAL SITE PLAN
SCALE 1/8" = 1'-0"

PARKING CALCULATION

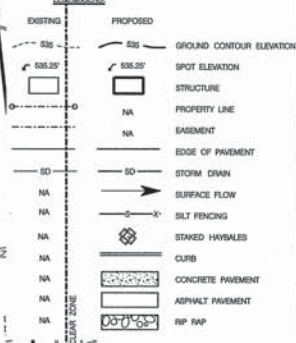
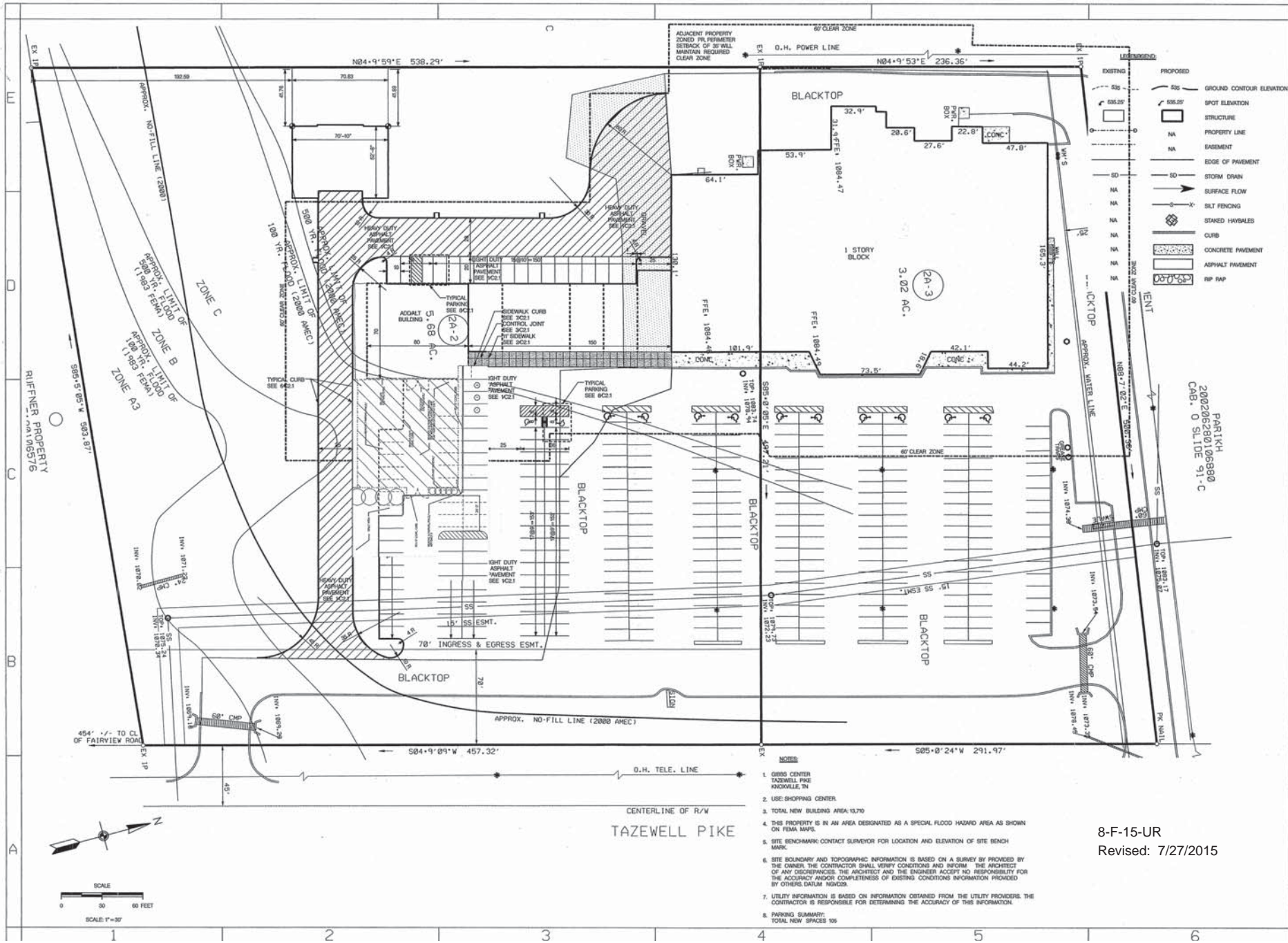
306 EXISTING PARKING SPACES
18 PARKING SPACES REMOVED FOR NEW PLAY YARD SHOPPING CENTER: 49,672 GROSS SQ. FT.
248 PARKING SPACES REQUIRED (5 SPACES / 1000 SQ. FT.)
DAY CARE: TOTAL 2740 NET USABLE SQ. FT.
12 PARKING SPACES (1/8 CHILDREN)
6 PARKING SPACES (2 SPACES / 3 EMPLOYEES)
RURAL METRO FIRE DEPT:
4 EXISTING SPACES
288 PARKING SPACES ACCOUNTED FOR
18 PARKING SPACES REMAIN ADDITIONAL

PLAY YARD CALCULATION

EXISTING DAYCARE ROOMS OCCUPANT LOAD: 52 CHILDREN @ 1/50 SQ. FT.
PROPOSED NEW DAYCARE OCCUPANT LOAD: 40 CHILDREN @ 1/50 SQ. FT.
TOTAL CHILDREN OCCUPANT LOAD: 92
PLAY YARD SIZE: 9700 SQ. FT.
2500 SQ. FT. FOR MIN/T 20 CHILDREN
7200 SQ. FT. FOR 72 CHILDREN (100 SQ. FT. PER CHILD)
EXISTING PLAY YARD (EXCLUDES NEW BUILDING/STRUCTURE AND RAMP): 5850 SQ. FT.
NEW PLAY YARD REQUIRED: 5850 SQ. FT.

DATE	
REVISIONS	
NO.	
SITE PLAN	
FIG. NO.	8-F-15-UR
DATE	7/27/2015
DESIGNED BY	
CHECKED BY	
DATE	





- NOTES**
1. GROSS CENTER TAZEWELL PIKE KNOXVILLE, TN
 2. USE: SHOPPING CENTER
 3. TOTAL NEW BUILDING AREA 13,710
 4. THIS PROPERTY IS IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAPS.
 5. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCH MARK
 6. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS. DATUM: NAVD83
 7. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
 8. PARKING SUMMARY:
TOTAL NEW SPACES 105

8-F-15-UR
Revised: 7/27/2015

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GIBBS CENTER EXPANSION
RURAL/METRO FIREHOUSE
7345 TAZEWELL PIKE
CORYTON, TN 37721
(KNOX COUNTY JURISDICTION)

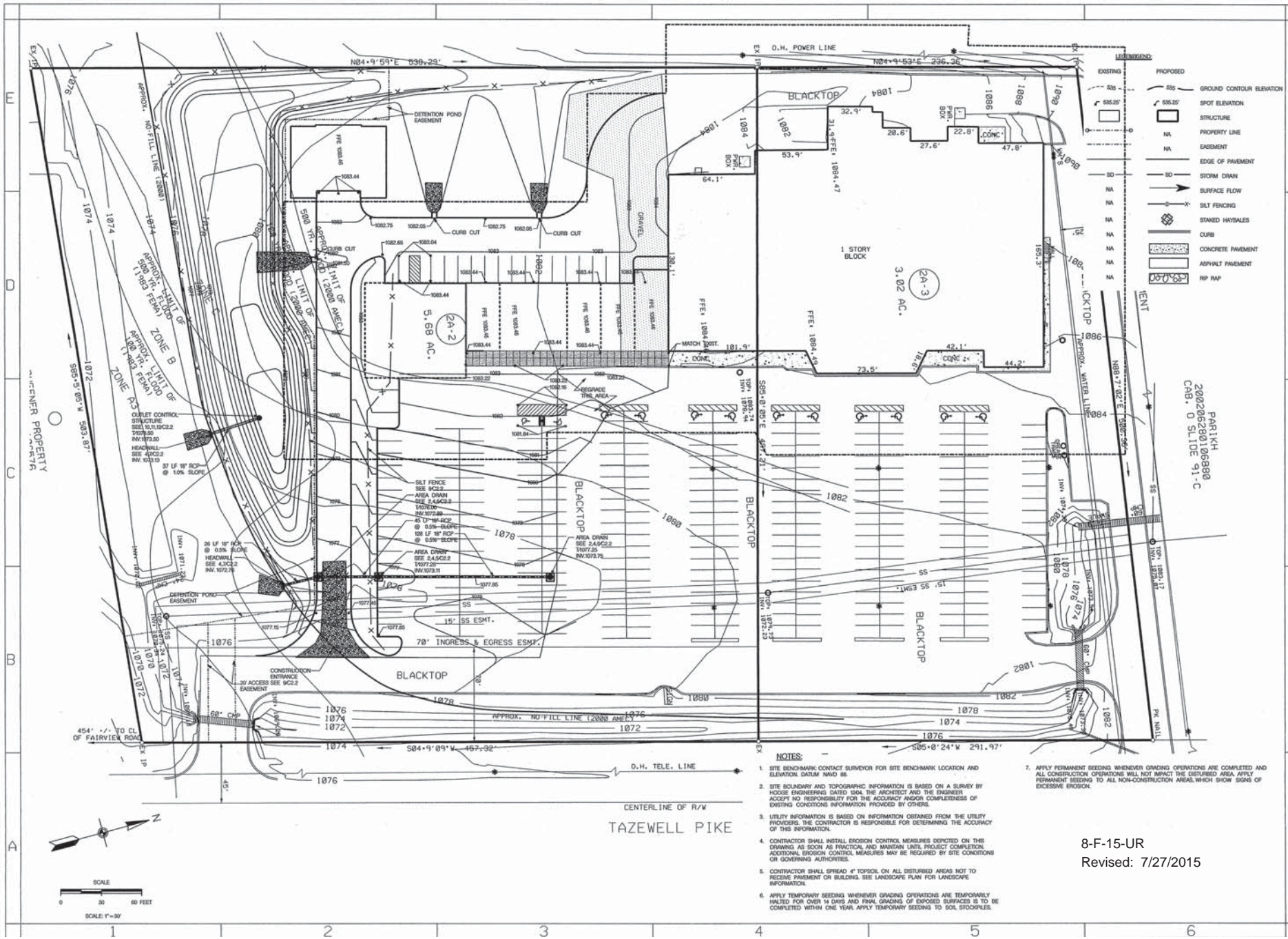
SITE LAYOUT PLAN

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF GIBBS & ASSOCIATES, INC. AND SHALL BE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM GIBBS & ASSOCIATES, INC. IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

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REVISIONS:	
1	5/30/06
2	5/30/06

FILE: C:\FOR\FALCONNIER

C1.1



- PROPOSED
- SS GROUND CONTOUR ELEVATION
 - 535.25 SPOT ELEVATION
 - STRUCTURE
 - NA PROPERTY LINE
 - NA EASEMENT
 - SS EDGE OF PAVEMENT
 - SS STORM DRAIN
 - NA SURFACE FLOW
 - NA SILT FENCING
 - NA STAKED HAYBALES
 - NA CURB
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - RP RAP

- NOTES:
1. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK LOCATION AND ELEVATION DATUM NAVD 88.
 2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY HOUSE ENGINEERS DATED 10/4. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
 3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
 4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IDENTIFIED ON THIS DRAWING AS SOON AS PRACTICAL AND MAINTAIN UNTIL PROJECT COMPLETION. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY SITE CONDITIONS OR GOVERNING AUTHORITIES.
 5. CONTRACTOR SHALL SPREAD 4" TOPSOIL ON ALL DISTURBED AREAS NOT TO RECEIVE PAVEMENT OR BUILDING. SEE LANDSCAPE PLAN FOR LANDSCAPE INFORMATION.
 6. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDINGS TO SOIL STOCKPILES.
 7. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDINGS TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

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GIBBS CENTER EXPANSION
RURAL/METRO FIREHOUSE
 7345 TAZEWELL PIKE
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 (KNOX COUNTY JURISDICTION)

SITE GRADING PLAN

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CHECKED BY:	
ISSUED:	02-22-06
REVISION(S):	
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8-F-15-UR
 Revised: 7/27/2015