

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

▶ **FILE #:** 12-J-17-UR

AGENDA ITEM #: 60

AGENDA DATE: 12/14/2017

▶ **APPLICANT:** CAMERON BOLIN

OWNER(S): Aslan Foundation

TAX ID NUMBER: 108 M A 025

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 4100 Candora Rd

▶ **LOCATION:** East side Candora Rd, southeast of Army St.

▶ **APPX. SIZE OF TRACT:** 0.64 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Candora Rd., a local street with 20' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Houses, vacant land

▶ **PROPOSED USE:** Community building and maintenance facility with caretaker apartment.

HISTORY OF ZONING: The property zoned RP-1 in 2004 and 2015.

SURROUNDING LAND USE AND ZONING: North: Vacant land, public park / RP-1 (Planned Residential)

South: Vacant land, houses / RP-1 (Planned Residential) & RA (Low Density Residential)

East: Houses / RP-1 (Planned Residential)

West: Houses / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low to medium density residential uses under RP-1, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 3,900 sqft community building and 1,200 sqft maintenance facility with caretaker dwelling, as shown on the development plan, subject to 4 conditions.**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the sign regulations, Article 8 of the Knoxville Zoning Ordinance.
3. Meeting all requirements of the Off-street Parking, Access, Driveway, & Landscaping Requirements (Article 5, Section 7), including but not limited to the location of bicycle parking in subsection I (Bicycle Parking Provisions).
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a Use on Review.

COMMENTS:

This proposal is for a community building and maintenance facility with caretaker apartment in the Log Haven community, which includes 9 historic log cabins on a property of approximately 100 acres. The community facility (aka "gateway building") will be located near the entrance of the community and serve as an operations center for the community. The building will be approximately 3,900 sqft and include the director's office, kitchen, dining room for residents, and a shared studio space. The maintenance facility is approximately 1,200 sqft and includes a garage/workspace and apartment for the on-site caretaker. The gateway building includes a small employee parking area which will also provide parking for a trailhead along Cherokee Cove and eventually to High Ground Park and Fort Higley.

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

1. The proposed development will have minimal impact on local services since utilities are in place to serve this development.
2. The proposal will have little impact on surrounding properties since the community facility will only serve the residents of Log Haven.
3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed community building and maintenance facility/caretaker apartment meets all of the requirements of the RP-1 (Planned Residential) district of the Knoxville Zoning Ordinance.
2. The proposed development 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 scale of the development 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 substantial additional traffic through residential. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

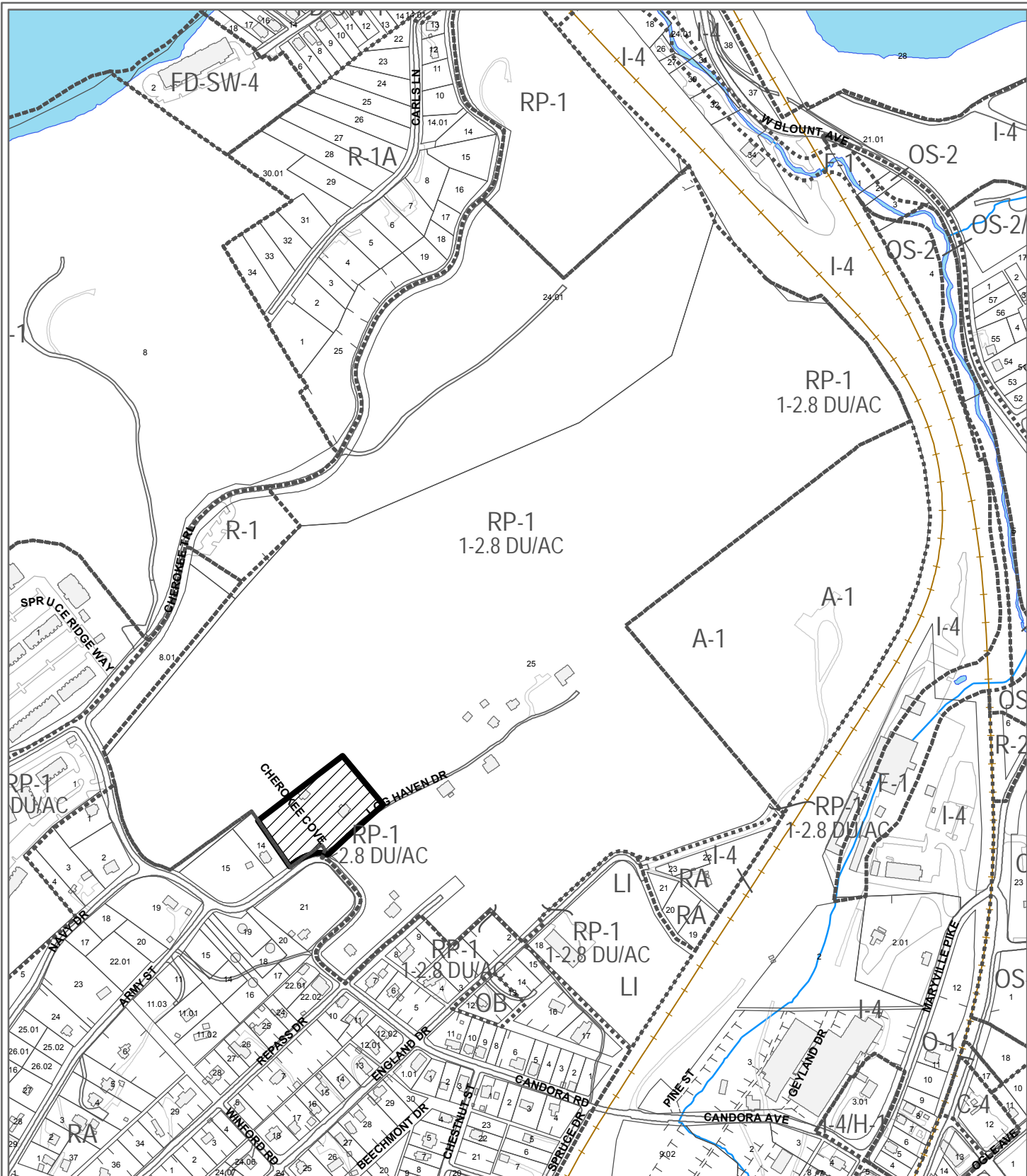
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan and Knoxville One Year Plan identify the property as a Mixed Use Special District (MU-SC3) and recommends low impact uses that preserves the tree canopy. The proposal is consistent with these plan recommendations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-J-17-UR
USE ON REVIEW**

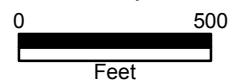


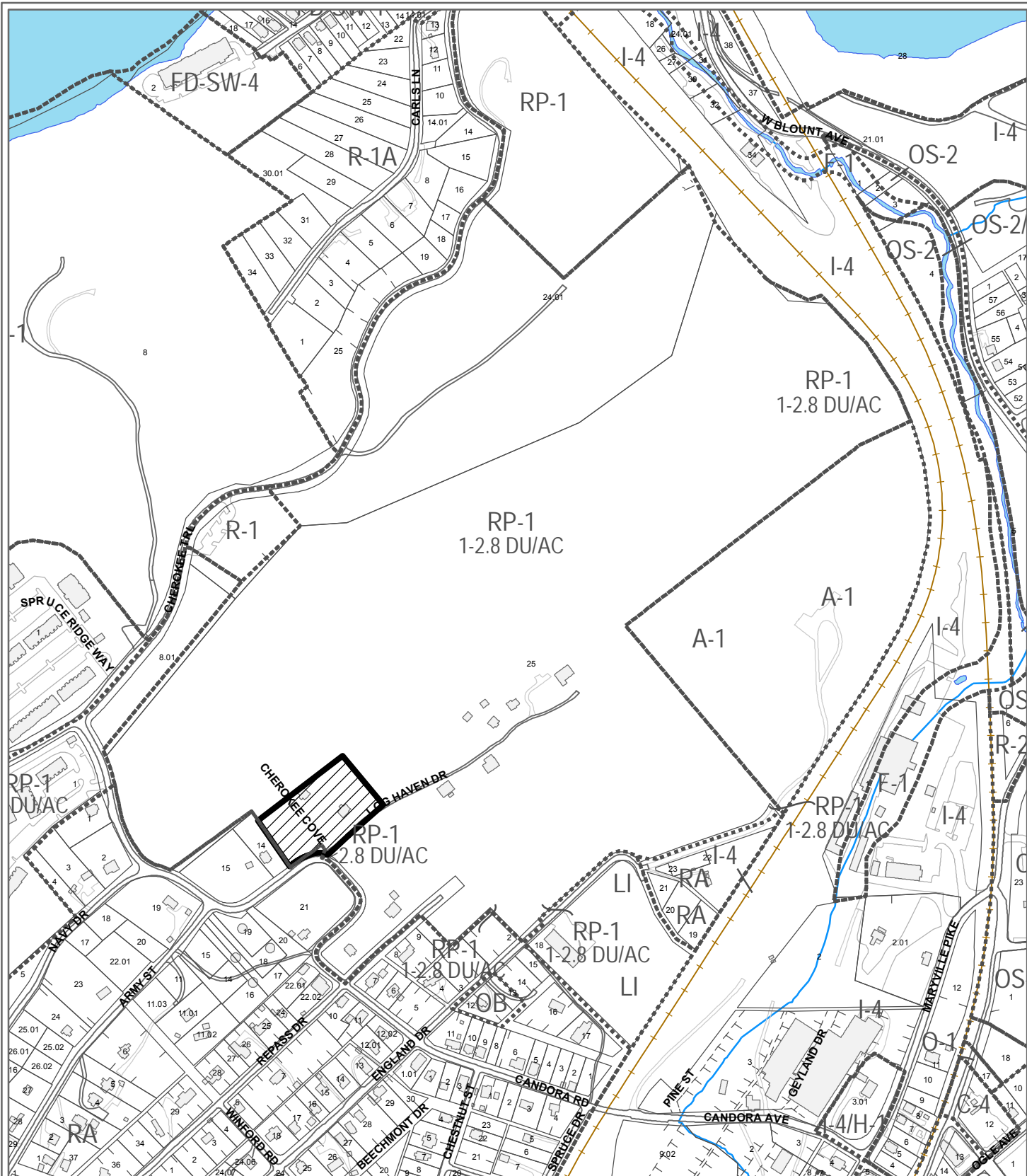
Community building for Log Haven. in RP-1 (Planned Residential)

Original Print Date: 11/13/2017 Revised: 11/14/17
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bolin, Cameron

Map No: 108
Jurisdiction: City





**12-J-17-UR
USE ON REVIEW**

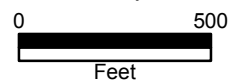


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PARKING REQUIREMENTS (PER DECEMBER 1990 CODE OF ORDINANCES ADOPTED 10.16.17)	
GATEWAY BUILDING USE: ACCESSORY TO RESIDENTIAL UNITS	(D) SPACE FOR EMPLOYEE AT LARGEST DWPT (E) SPACES REQUIRED, (F) SPACES PROVIDED
EXISTING RESIDENTIAL UNITS	(E) SPACES EXISTING
DAYCARE/MONITORANCE BUILDING USE: HOLDING DETACHED	(C) SPACES REQUIRED PER UNIT, (E) SPACES PROVIDED
PROJECT TOTALS	(D) PARKING SPACES EXISTING, (E) NEW PARKING SPACES PROVIDED

LOGHAVEN GATEWAY
4100 CANDORA RD
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #: 1724

NOT FOR CONSTRUCTION

N15	PARKING REQUIREMENTS
1724_PRRREQ	NTS

THIS DEVELOPMENT IS A SPA PROJECT
REQUIRE A SPACED PLAN OF ARCHITECT

OWNER:
THE ISLAM FOUNDATION
4823 OLD KINGSTON PIKE
SUITE 140
KNOXVILLE, TN 37919
T: 865.524.6280

ARCHITECT:
SANDERS PACE ARCHITECTURE
514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T: 865.326.0316
F: 865.546.2348

CIVIL ENGINEER:
FULGHUM, MACINDOE, &
ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932
T: 865.600.8419

DECEMBER 1990 REQUIREMENT:
NO NEW TREES ARE REQUIRED FOR
ORDINANCE CHAPTER 14. SEE ALSO FOR
QUANTITY/CALIPERS AND CLASSIFICATION
OF SPACES OF EXISTING TREES.

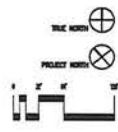
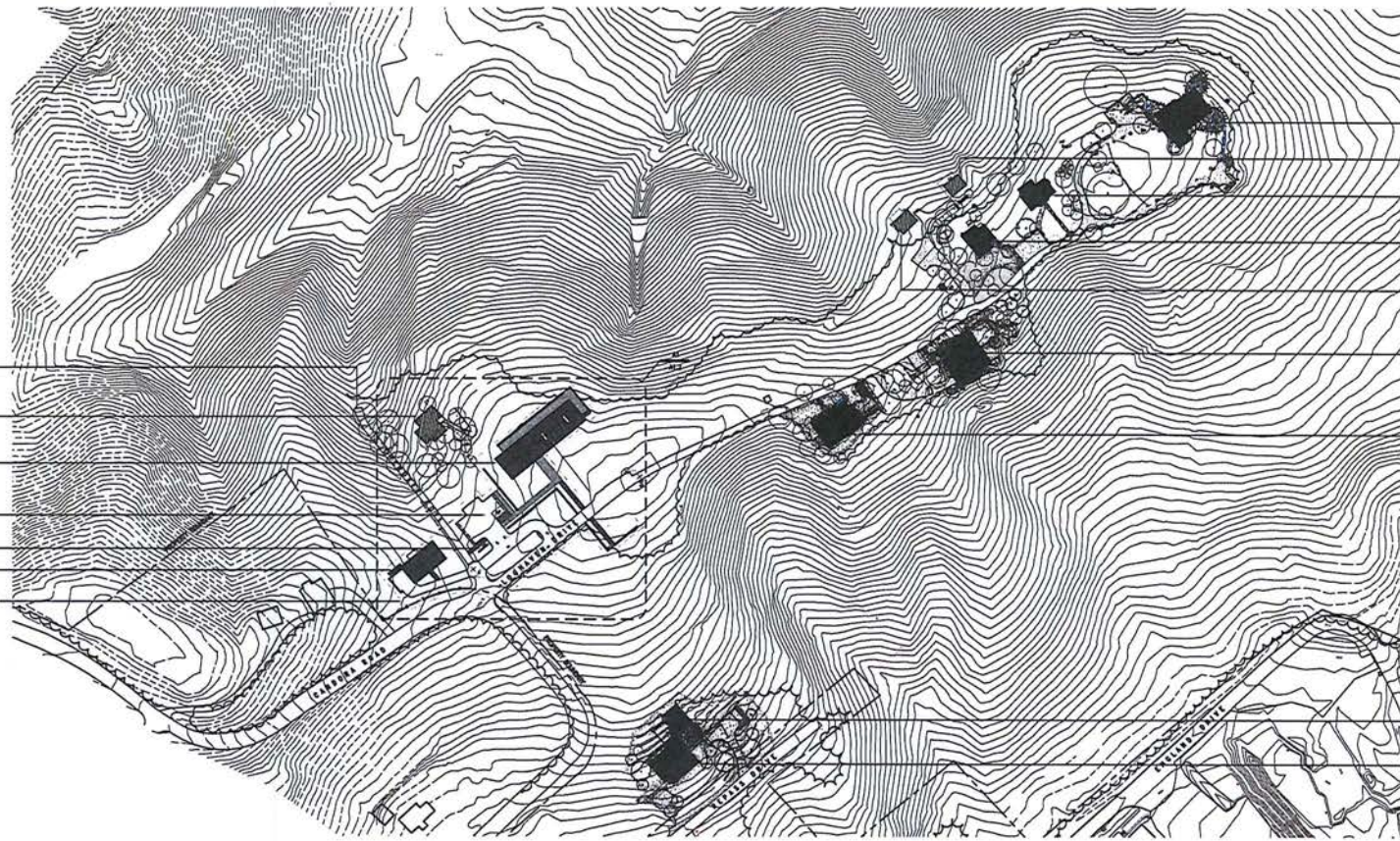
3000 +/- ACRES MAINT. DRILLING
EQUIPMENT
PROJECT SCOPE: 30 ACRES

TOPOGRAPHIC CONTOURS SHOW ARE
EXISTING ONLY. SEE CIVIL ENGINEER FOR
NEW TOPOGRAPHIC CONTOUR PLAN.

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RESIDENTIAL DEVELOPMENT APPROVED
ACCESS TO TRAIL SYSTEM

- PROPOSED ACCESS TO TRAIL SYSTEM
- EXISTING WITH
EXISTING CONC DRIVE
TO BE RECONSTRUCTED
- PROPOSED +/- LOTS IF
SHEWY BUILDING
- PROPOSED DAYCARE BUILDING
PARKING LOT
- SITE SHALL HAVE
INTEGRATED SWC BACK
- PROPOSED LOT OF
EXISTING/MONITORANCE BUILDING
- EXISTING PROPOSED MONITOR APPROXIMATE
LINES OF OCCUPANCE, SEE CIVIL ENGINEER



12-J-17-UR
Revised: 11/29/2017

DATE DEVELOPMENT: 31 OCTOBER 2017
REVISION 01: 29 NOVEMBER 2017

OVERALL DEVELOPMENT SITE PLAN
A1.1
1724_A1.DWG
© 2017 SANDERS PACE ARCHITECTURE

A1	OVERALL LOGHAVEN MULTI-DWELLING DEVELOPMENT SITE PLAN
1724_XPPL	1/8" = 1'-0"

<p>PARKING LOT/AREAS: FOR DISTANCE SECTION 7, ALL PARKING LOT LANDSCAPING IS NOT REQUIRED. THESE STANDARDS SHALL APPLY TO NEWLY CONSTRUCTED PARKING LOT/VEHICULAR USE AREAS OF 10,000 SF OR LARGER. PROPOSED PARKING LOT/ VEHICULAR USE AREA 8,521 SF</p> <p>VEHICULAR USE AREAS: NO NEW VEHICULAR AREAS REQUIRED FOR DISTANCE CHAPTER 14, SEE A1.3 FOR QUANTITY/DENSITY AND CLASSIFICATION OF SPACES OF EXISTING AREAS.</p>		<p>PARKING REQUIREMENTS (PER SHERIFFS LPO CODE OF ORDINANCES ADOPTED 10/15/17)</p> <table border="1"> <tr> <td>DATE/TIME BUILDING USE: ACCESSORY TO RESIDENTIAL UNITS</td> <td>(1) SPACES PER GARAGE AT LARGEST DWPT, (2) SPACES REQUIRED, (3) SPACES PROPOSED</td> </tr> <tr> <td>EXISTING RESIDENTIAL UNITS</td> <td>(1) SPACES EXISTING</td> </tr> <tr> <td>DATE/TIME/MAINTENANCE BUILDING USE: HOUSING DETACHED</td> <td>(1) SPACES REQUIRED PER UNIT, (2) SPACES PROPOSED</td> </tr> <tr> <td>PROJECT TOTALS</td> <td>(1) SPACES REQUIRED TOTAL, (2) NEW PARKING SPACES PROPOSED</td> </tr> </table>		DATE/TIME BUILDING USE: ACCESSORY TO RESIDENTIAL UNITS	(1) SPACES PER GARAGE AT LARGEST DWPT, (2) SPACES REQUIRED, (3) SPACES PROPOSED	EXISTING RESIDENTIAL UNITS	(1) SPACES EXISTING	DATE/TIME/MAINTENANCE BUILDING USE: HOUSING DETACHED	(1) SPACES REQUIRED PER UNIT, (2) SPACES PROPOSED	PROJECT TOTALS	(1) SPACES REQUIRED TOTAL, (2) NEW PARKING SPACES PROPOSED
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PROJECT TOTALS	(1) SPACES REQUIRED TOTAL, (2) NEW PARKING SPACES PROPOSED										
N10	LANDSCAPING REQUIREMENTS	N15	PARKING REQUIREMENTS								
1724_LNDREQ	NTS	1724_PRRREQ	NTS								

NOT FOR CONSTRUCTION

LOGHAVEN GATEWAY
4100 DANFORD RD
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #: 1724

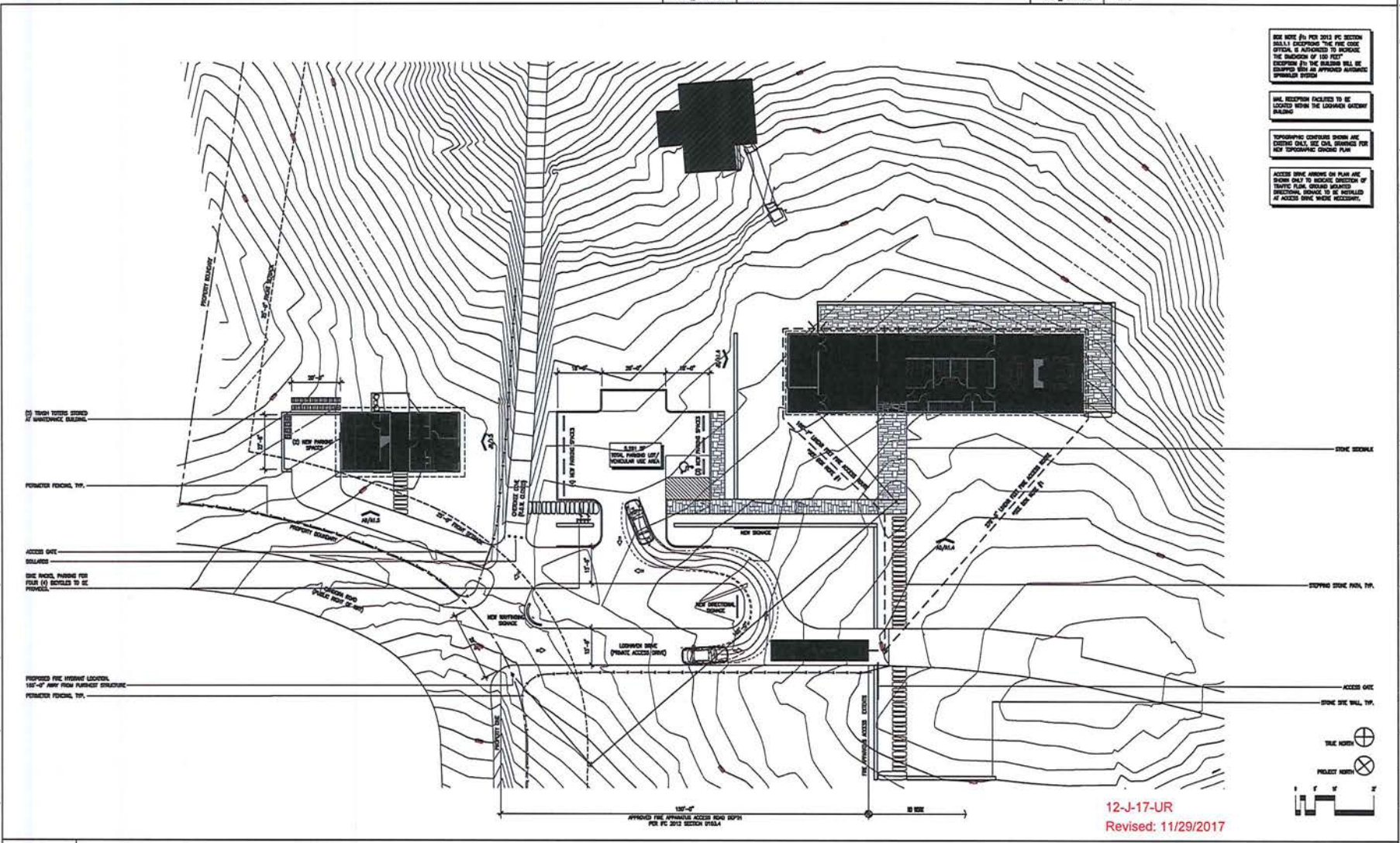
DATE: 11/29/2017 10:48 AM BY: J. SANDERS

OWNER:
THE ASLAN FOUNDATION
4823 OLD KINGSTON PIKE
SUITE 140
KNOXVILLE, TN 37919
T: 865.524.6360

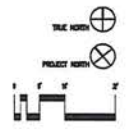
ARCHITECT:
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514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T: 865.529.0316
F: 865.546.2349

CIVIL ENGINEER:
FULGHUM MACINDOE, &
ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37920
T: 865.590.9419

- SEE NOTE #10 PER 2013 FC SECTION 504.1.1 DISCREPANCY TO THE FIRE CODE SECTION IS APPROVED TO INCREASE THE DENSITY OF 100 FEET EXCEPT FOR THE BUILDING SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SMOKEALAR SYSTEM
- ALL RECEPTION FACILITIES TO BE LOCATED WITHIN THE LOGHAVEN GATEWAY BUILDING
- LANDSCAPING CONDITIONS SHOWN ARE EXISTING ONLY, SEE CIVIL DRAWINGS FOR NEW TERRACING/GRADING PLAN
- ACCESS DRIVE ARRIVING ON PLAN ARE TRAFFIC ONLY TO RECEIVE DIRECTION OF TRAFFIC PLAN, DRIVING SCHEDULES, DIRECTIONS, SIGNALS TO BE INSTALLED AT ACCESS DRIVE WHERE NECESSARY.



12-J-17-UR
Revised: 11/29/2017



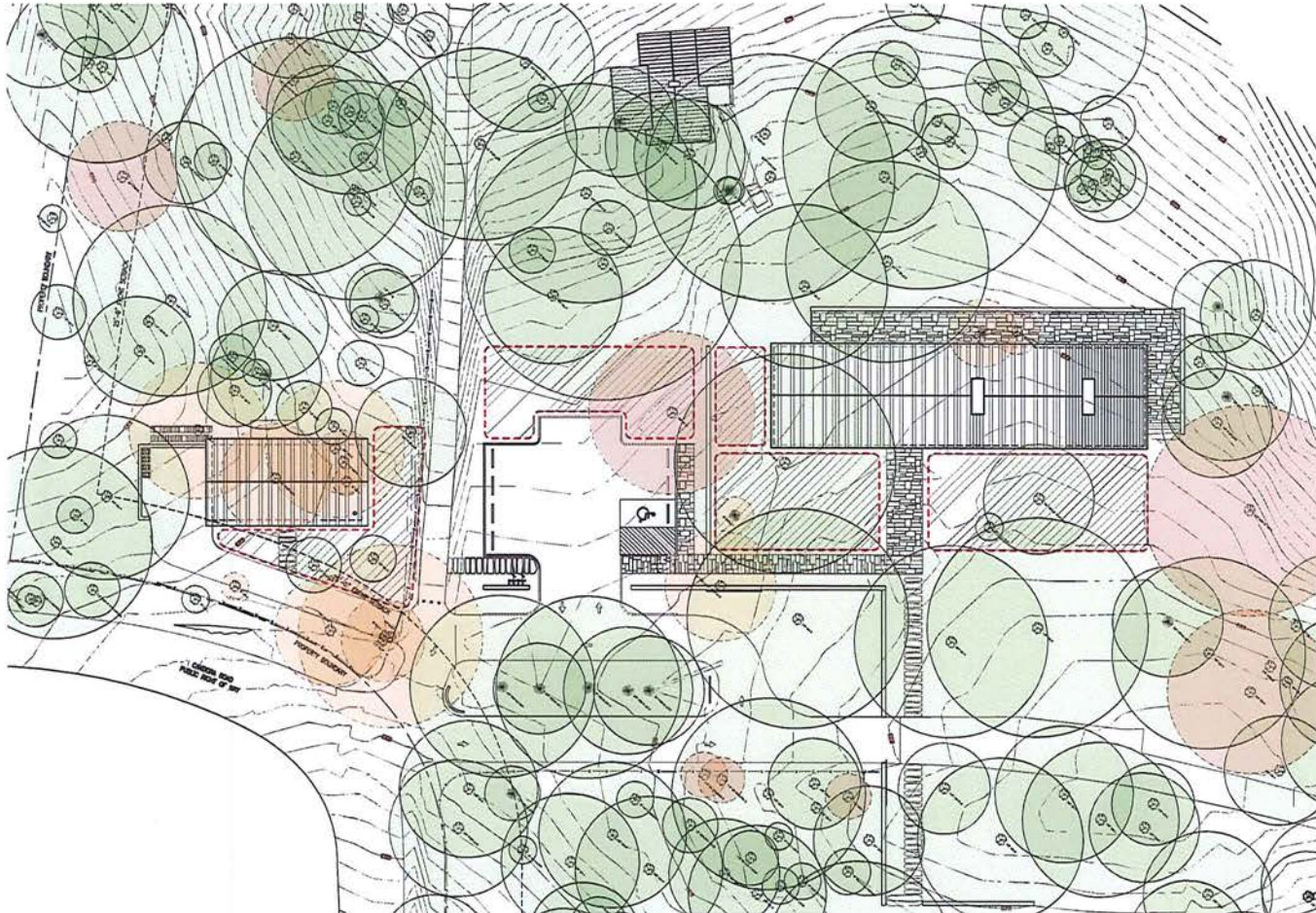
A1 SITE PLAN | FLOOR PLAN - GATEWAY BUILDING, CARETAKER/MAINTENANCE BUILDING, 4009 CHEROKEE COVE
1724_XPFL 1/16" = 1'-0"

DATE DEVELOPMENT: 30 OCTOBER 2017
REVISION 01: 29 NOVEMBER 2017

DATE PLAN | FLOOR PLAN
A1.2
1724_A1.2.DWG
© 2017 SANDERS PACE ARCHITECTURE

<p>EXISTING TREES TO REMAIN (Green circle) NEW LANDSCAPE PLANTINGS (Red hatched circle) NEW EXISTING TREES TO BE REMOVED (Pink circle) EXISTING TREES TO BE REMOVED (Orange circle)</p>		<p>PARKING LOT LANDSCAPING: PER ORDINANCE SECTION 14, IF PARKING LOT LANDSCAPING IS NOT REQUIRED: "THESE STANDARDS SHALL APPLY TO NEWLY CONSTRUCTED PARKING LOTS/VEHICULAR USE AREAS OF 15,000 SQ FT OR LARGER" PROPOSED PARKING LOT/ VEHICULAR USE AREA 8,281 SF</p> <p>REQUIREMENT NOT APPLICABLE: NO NEW TREES ARE REQUIRED PER ORDINANCE CHAPTER 14, SEE A.I.3 FOR QUANTITY/CALIPER AND CLASSIFICATION OF SPECIES OF EXISTING TREES.</p>		<p>PARKING REQUIREMENTS (PER ANNEXURE I/PC CODE OF ORDINANCES ADOPTED 10.16.17)</p> <table border="1"> <tr> <td>GALLERY BUILDING (USE: ACCESSORY TO RESIDENTIAL UNITS)</td> <td>(1) SPACE FOR EMPLOYEE AT LARGEST SHIFT (2) SPACES REQUIRED, (3) SPACES PROPOSED</td> </tr> <tr> <td>EXISTING RESIDENTIAL UNITS</td> <td>(1) SPACES EXISTING</td> </tr> <tr> <td>CHURCH/AMBIANCE BUILDING (USE: HOUSING DETACHED)</td> <td>(1) SPACES REQUIRED PER UNIT (2) SPACES PROPOSED</td> </tr> <tr> <td>PROJECT TOTALS</td> <td>(1) SPACES SPACES EXISTING, (2) NEW PARKING SPACES PROPOSED</td> </tr> </table>		GALLERY BUILDING (USE: ACCESSORY TO RESIDENTIAL UNITS)	(1) SPACE FOR EMPLOYEE AT LARGEST SHIFT (2) SPACES REQUIRED, (3) SPACES PROPOSED	EXISTING RESIDENTIAL UNITS	(1) SPACES EXISTING	CHURCH/AMBIANCE BUILDING (USE: HOUSING DETACHED)	(1) SPACES REQUIRED PER UNIT (2) SPACES PROPOSED	PROJECT TOTALS	(1) SPACES SPACES EXISTING, (2) NEW PARKING SPACES PROPOSED
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CHURCH/AMBIANCE BUILDING (USE: HOUSING DETACHED)	(1) SPACES REQUIRED PER UNIT (2) SPACES PROPOSED												
PROJECT TOTALS	(1) SPACES SPACES EXISTING, (2) NEW PARKING SPACES PROPOSED												
N5	EXISTING LANDSCAPING KEY	N10	LANDSCAPING REQUIREMENTS	N15	PARKING REQUIREMENTS								
1724_LNDKEY	NTS	1724_LNDREQ	NTS	1724_PRRREQ	NTS								

NOT FOR CONSTRUCTION



TOPOGRAPHIC CONTOURS SHOWN ARE EXISTING ONLY. SEE CIVIL DRAWINGS FOR NEW TOPOGRAPHIC CONTOUR PLAN.

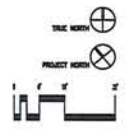
LOUGHAVEN GATEWAY
 4100 GANDORA RD
 KNOXVILLE, TENNESSEE 37920
 BPA PROJECT # 1724

OWNER:
 THE ASLAN FOUNDATION
 4823 OLD KINGSTON PIKE
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 T. 865.524.6300

ARCHITECT:
 BANDERS PACE ARCHITECTURE
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 KNOXVILLE, TENNESSEE 37902
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 FULGHUR MACINDOE, &
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 10330 HARDIN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932
 T. 865.950.6419

SITE DEVELOPMENT: 20 OCTOBER 2017
 REVISION 01: 20 NOVEMBER 2017



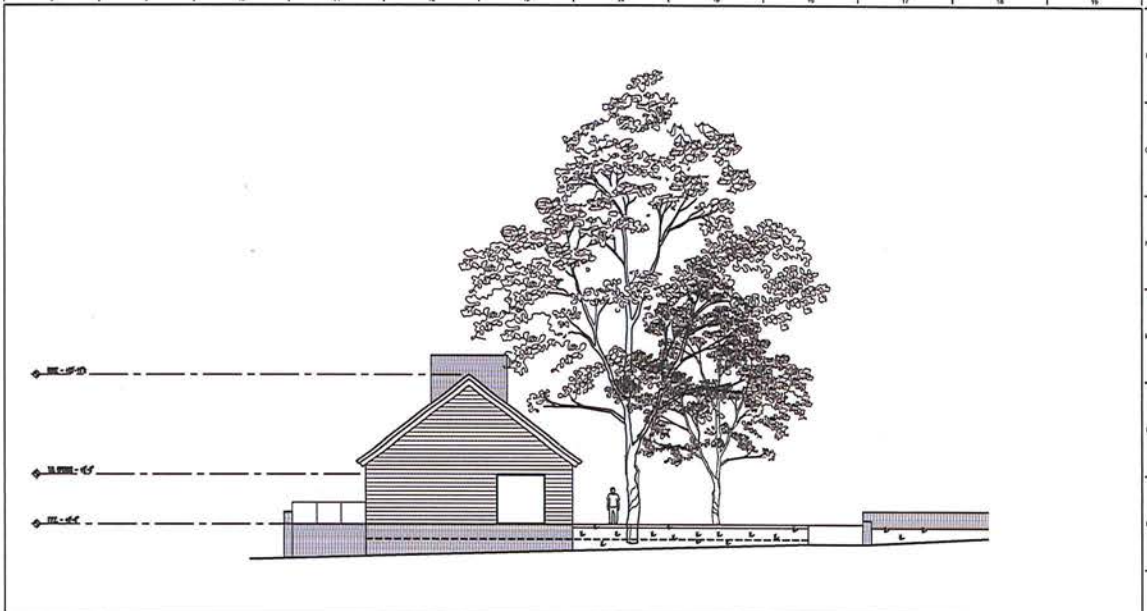
12-J-17-UR
 Revised: 11/29/2017

A1 SITE PLAN | ROOF PLAN - EXISTING LANDSCAPING
 1724_XPRF 1/16" = 1'-0"

SITE PLAN | ROOF PLAN
A1.3
 1724_A13.DWG
 © 2017 BANDERS PACE ARCHITECTURE

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J8	WEST ELEVATION - GATEWAY BUILDING
1724_XELEV	1/8" = 1'-0"



A5	SOUTH ELEVATION - GATEWAY BUILDING
1724_XELEV	1/8" = 1'-0"

LOGHAVEN GATEWAY
4100 DANBORA RD
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #: 1724

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DATE DEVELOPED: 30 OCTOBER 2017
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THE ASLAN FOUNDATION
4823 OLD KINGSTON PIKE
SUITE 140
KNOXVILLE, TN 37919
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ARCHITECT:
SANDERS PACE ARCHITECTURE
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KNOXVILLE, TENNESSEE 37932
T 865.600.8419

ELEVATIONS - GATEWAY BUILDING

A1.4

1724_A1.4.DWG

© 2017 SANDERS PACE ARCHITECTURE

12-J-17-UR
Revised: 11/29/2017

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J8	EAST ELEVATION - CARETAKER/MAINTENANCE BUILDING
1724_XELEV	1/8" = 1'-0"



A8	SOUTH ELEVATION - CARETAKER/MAINTENANCE BUILDING
1724_XELEV	1/8" = 1'-0"

LOGHAVEN GATEWAY
4160 CANDORA RD
KNOXVILLE, TENNESSEE 37902
SPA PROJECT #: 1724

NOT FOR CONSTRUCTION

DATE OF DEVELOPMENT AND DRAWN BY: 20 OCTOBER 2013
REVISION BY: 29 NOVEMBER 2017

OWNER:
THE ASLAN FOUNDATION
4823 OLD KINGSTON PIKE
SUITE 140
KNOXVILLE, TN 37919
T: 865.524.6300

ARCHITECT:
SANDERS PACE ARCHITECTURE
514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T: 865.509.0316
F: 865.546.2348

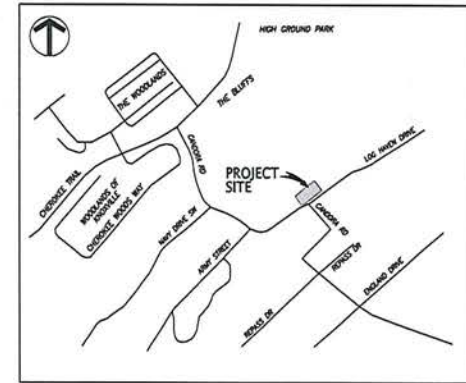
CIVIL ENGINEER:
FULOHUM, MACINDOE, &
ASSOCIATES, INC.
10200 HARDON VALLEY ROAD
KNOXVILLE, TENNESSEE 37932
T: 865.690.6419

SITE DEVELOPMENT: 30 OCTOBER 2013
PRELIMINUM 01: 29 NOVEMBER 2017

ELEVATIONS - CARETAKER BUILDING

A1.5
1724_A1.5.DWG
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12-J-17-UR
Revised: 11/29/2017



LOCATION MAP
(NOT TO SCALE)

NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA HAS BEEN FROM OTHER PROJECTS, DATED 2011.
2. PROPERTY CONCERNED REFLECTS PARCEL 23 AS SHOWN IN KING COUNTY CIVIL MAP 158, GROUP A, GROUP A, DISTRICT 23, WARD 23, CITY BLOCK 2302, JOINING FOR THE PROPERTY OF THE ASLAN FOUNDATION. TOTAL PARCEL AREA = 36.15 AC. TOTAL DISTURBED AREA = 0.94 AC.
- OWNER: THE ASLAN FOUNDATION
4823 OLD KINGSTON PIKE
SUITE 140
KINGDALE, TN 37919
3. AN EFFORT HAS BEEN MADE TO GENERALLY RECORD THE EXISTING UTILITIES FOR THIS PROJECT. CONSTRUCTION METHODS TO BECOME FAMILIAR WITH THE ACTUAL SCOPES OF EXISTING UTILITIES REQUIRED FOR THE PROJECT. THE INFORMATION ON THIS SHEET IS NOT INTENDED TO BE COMPLETE COMPRISE OF ALL UTILITIES THAT ARE NEEDED TO COMPLETE THIS WORK.
4. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS TO VERIFY DEPTH OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITIES. INVESTIGATION SHALL BE CHECK AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
5. LOCATE EXISTING UTILITIES. CALL THE TENNESSEE ONE CALL SYSTEM AT 1-800-301-7171.
6. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE FIELD BY PENETRATION AND BY CONTACTING THE UTILITY COMPANIES BROKERS.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES WHICH ARE TO REMAIN AND FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE DEMOLITION OF EXISTING BUILDINGS AND SITE INFRASTRUCTURE.

LEGEND:

	PAVEMENT TO BE REMOVED
	GRAVEL TO BE REMOVED
	ITEM TO BE REMOVED
	TREE TO BE REMOVED
	TREE PROTECTION
	PROPERTY BOUNDARY
	EXISTING CONTOUR
	LOC
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	EXISTING UNDERGROUND TEL-COM
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING FENCE
	EXISTING POLE
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	TYP.

12-J-17-UR
Revised: 11/29/2017

LOGHAVEN GATEWAY
4105 CANDORA RD
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #: 1724



OWNER:
THE ASLAN FOUNDATION
4823 OLD KINGSTON PIKE
SUITE 140
KNOXVILLE, TN 37919
T 865.524.6360

ARCHITECT:
SANDERS PAGE ARCHITECTURE
514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T 865.228.0310
F 865.548.2348

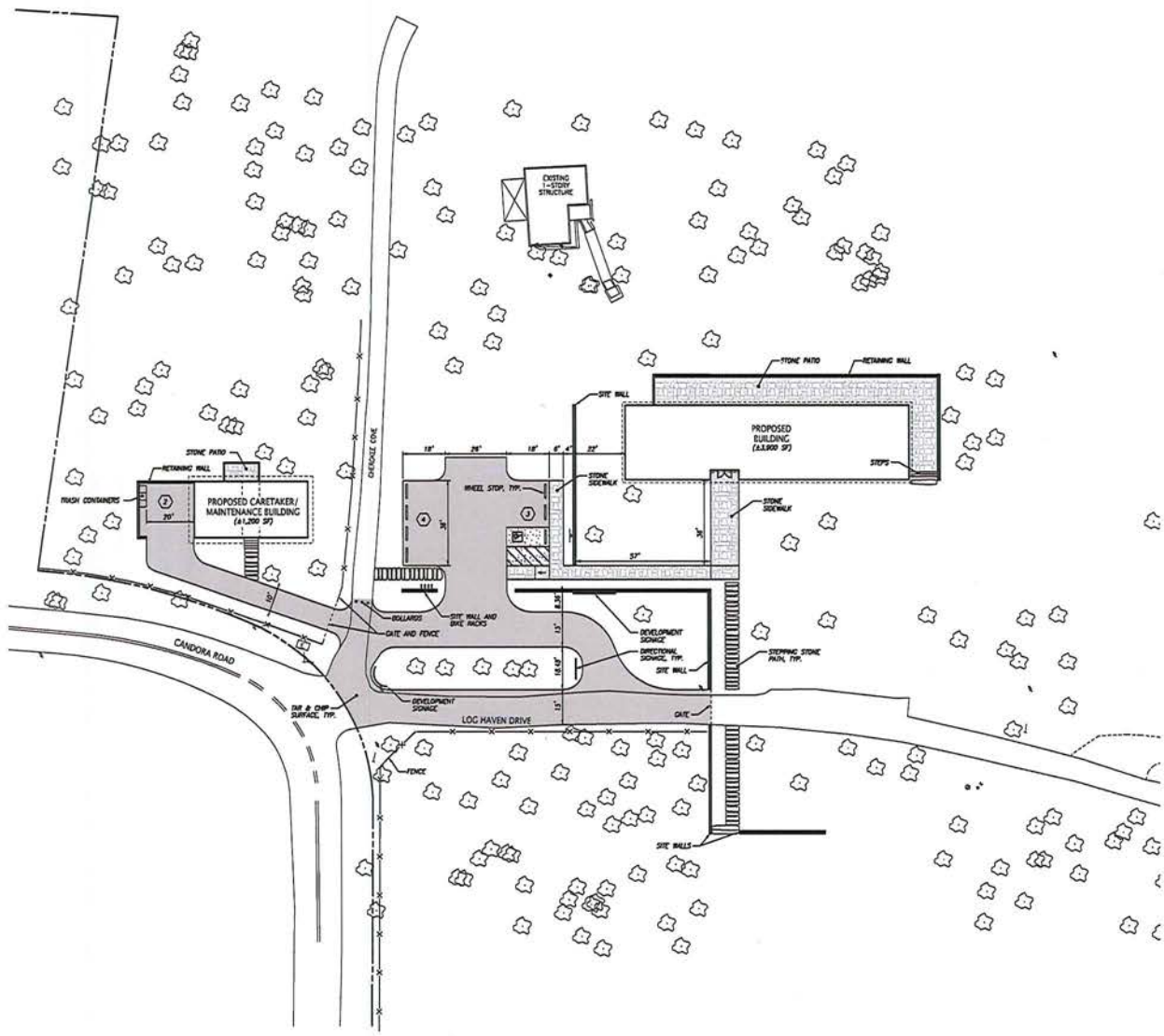
CIVIL ENGINEERING:
FULGHUM, MACHDOE, &
ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932
T 865.690.6419

SITE DEVELOPMENT 30 OCTOBER 2017
REVISION 01 29 NOVEMBER 2017

EXISTING CONDITIONS AND
SITE DEMOLITION PLAN
C1

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- NOTES:**
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FACE LINE PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 - THE UNDERLIEING AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MINIMUMS EQUIPMENT CONSTRUCTION AND TESTING REQUIREMENTS OF THESE SPECIFICATIONS AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MINIMUMS, EQUIPMENT AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - BUILDING SETBACKS ARE 25'-0" IN FRONT, 5'-0" ON SIDE AND 15'-0" IN REAR.
 - RETAINING WALLS TO BE DESIGNED AND SCALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF A PERMIT. REFER TO SUDOP'S PLANS FOR RETAINING WALL AND PILING DETAILS. PILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 FEET.
 - REMOVE OVERLAYMENT OF ASPHALT AND STONE FROM UNDESIRABLE LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED REFER TO THE CURB SCHEDULE IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.
 - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, SITE SOUNDING, SITE WALLS, ETC.
 - IMPROVISED AREAS (EXCLUDING LOGHAVEN PROJECT):
 1997 ADD TOTAL = 2.837 ACRES
 PROPOSED TOTAL = 2.238 ACRES
 NET IMPOSABLE = 0.599 ACRES

PARKING ANALYSIS:

RETAINED PARKING (PER APC APPROVAL)	
CARETAKER/MAINTENANCE BUILDING	= 2 SPACES
HOUSING DETACHED	= 2 SPACES
TOTAL REQUIRED	= 4 SPACES
PROVIDED PARKING	
STANDARD SPACES (8' x 18')	= 8 SPACES
HAZARDOUS SPACES (8' x 18')	= 1 SPACE
TOTAL PROVIDED	= 9 SPACES

- LEGEND:**
- DM AND CMP SURFACE
 - CONCRETE PAVEMENT
 - STONE WALKWAY/PAVEMENT
 - PROPERTY BOUNDARY
 - PROPOSED FENCE
 - NUMBER OF PARKING SPACES
 - EXISTING POLE
 - TYPICAL

LOGHAVEN GATEWAY
 4100 CANDORA RD
 KNOXVILLE, TENNESSEE 37920
 SPA PROJECT #: 1724



THESE DOCUMENTS ARE ISSUED
 UNLESS A MODIFIED DATE IS INDICATED

OWNER:
 THE ASLAN FOUNDATION
 4823 OLD KINGSTON PIKE
 SUITE 140
 KNOXVILLE, TN 37919
 T 865.524.6380

ARCHITECT:
 SANDERS PACE ARCHITECTURE
 514 W. JACKSON AVE, SUITE 102
 KNOXVILLE, TENNESSEE 37902
 T 865.529.0318
 F 865.546.2348

CIVIL ENGINEERING:
 FULGUM, MACINDOE, &
 ASSOCIATES, INC.
 10330 HARDIN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37922
 T 865.690.6419

SITE DEVELOPMENT 30 OCTOBER 2017
 REVISION 01 29 NOVEMBER 2017

SITE LAYOUT AND PARKING PLAN

C2

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12-J-17-UR
 Revised: 11/29/2017

File Name: I:\MPC\12-J-17-UR\12-J-17-UR-01.dwg
 Plot Date: 11/29/2017

NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE ISSUED
UNLESS A CIRCLED X MARK IS PRESENT:

OWNER:
THE ASBLAM FOUNDATION
4822 OLD KINGSTON PIKE
SUITE 140
KNOXVILLE, TN 37919
T 865.524.6260

ARCHITECT:
SANDERS PACE ARCHITECTURE
514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T 865.320.0316
F 865.548.2348

CIVIL ENGINEERING:
FULGHUM, MACINDOE, &
ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37922
T 865.600.6419

SITE DEVELOPMENT: 30 OCTOBER 2017
REVISION 01: 29 NOVEMBER 2017

SITE GRADING AND EARTH PLAN

C3

EROSION CONTROL NOTES:

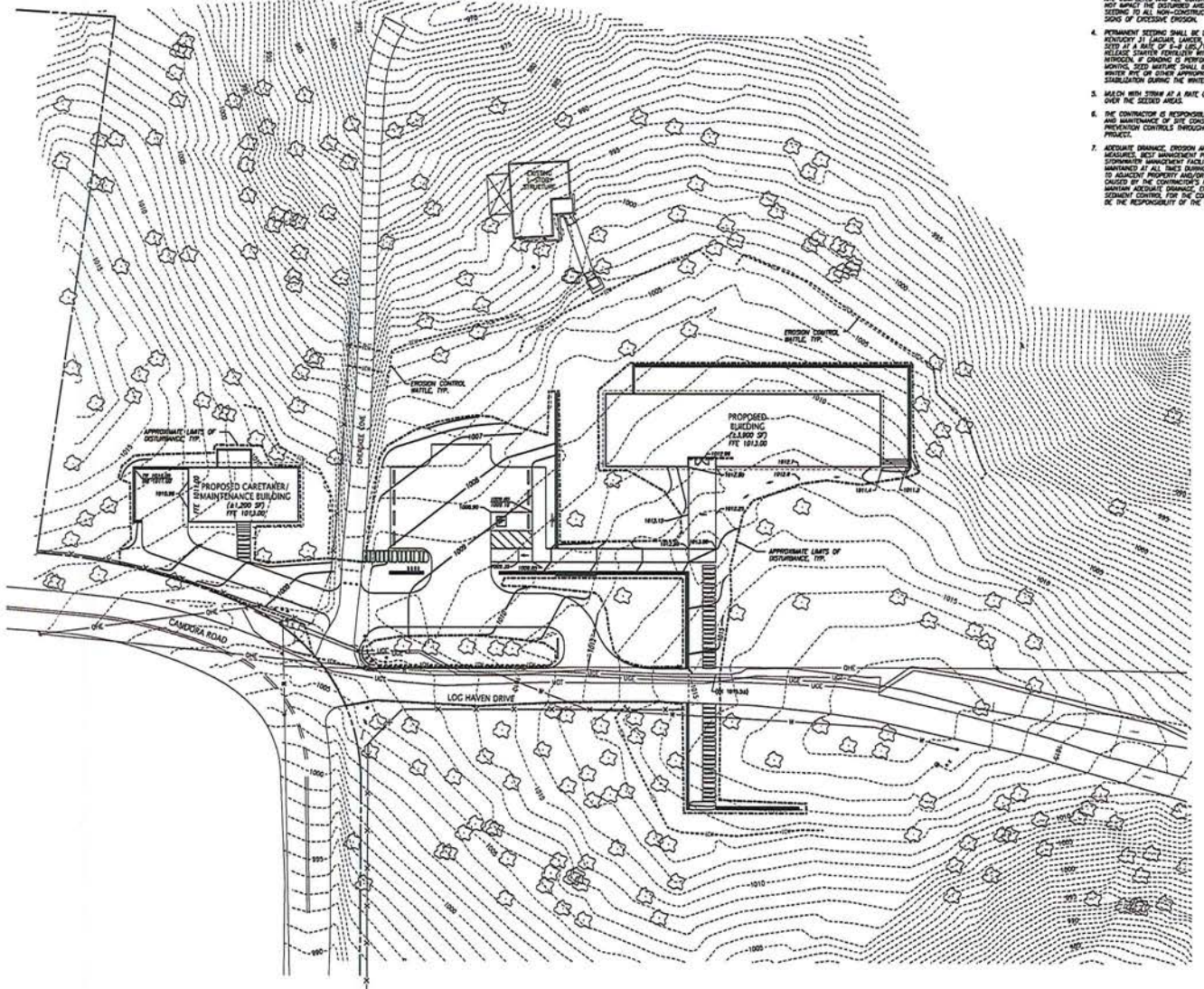
1. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE DISTRICT EROSION AND SEDIMENT CONTROL, LANDSCAPE AND TREE CONSTRUCTION STANDARDS. THE DISTRICT EROSION AND SEDIMENT CONTROL STANDARDS ARE THE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
2. APPLY TEMPORARY SEEDING IMMEDIATELY UPON COMPLETION OF GRADING OF EXPOSED SURFACES TO BE COMPLETED WITHIN ONE YEAR AFTER TEMPORARY SEEDING TO SOIL TOLERABLES.
3. APPLY PERMANENT SEEDING IMMEDIATELY UPON COMPLETION OF ALL CONSTRUCTION OPERATIONS. PERMANENT SEEDING SHALL BE COMPLETED WITHIN ONE YEAR AFTER COMPLETION OF ALL CONSTRUCTION OPERATIONS. SEEDING SHALL BE COMPLETED WITHIN ONE YEAR AFTER COMPLETION OF ALL CONSTRUCTION OPERATIONS.
4. PERMANENT SEEDING SHALL BE BROUGHT TO BEAT, HYBRID PLEISTOCENE (100% BROWN) SEEDS (E.G. FESCUE, BERMUDA, ETC.), SEEDS AT A RATE OF 2-3 LBS./1000 S.F. FOR A SEED RELEASE RATE OF 100% TO 150% PER YEAR.
5. MATCH WITH STREAM AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDING AREA.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND OTHER BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO ADEQUATELY PROTECT AND MAINTAIN THE QUALITY OF THE RECEIVING WATER BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

GRADING NOTES:

1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADING SHOWN ON THESE DRAWINGS IS THE PROPOSED GRADING AND PROPOSED GRADING ARE SHOWN AT 1 FT. INTERVALS.
2. THE ACCURACY OF THE GRADING IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
3. THE SITE SHALL BE GRADED AND DRAINED WITHIN THE LIMITS OF EXISTING PROPERTY LINES AND EXISTING PROPERTY LINES. EXISTING GRADING SHALL NOT BE PERMITTED WITHOUT APPROVAL OF THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
4. ALL TRENCH STAIRS, SLOTTED, AND OTHER OBSTRUCTIONS SHALL BE PROVIDED TO A DEPTH OF 2 FT. BELOW THE FINISHED GRADE. ALL STAIRS SHALL BE SCARIFIED TO DEPTH OF 1 FT. BEFORE GRADING.
5. STOP TRENCH SHALL BE 24 IN. (2 FT.) AND TEMPORARILY STOPPED IMMEDIATELY UPON THE ACTUAL SET POINT OF OTHER APPROVED EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOPPED.
6. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED 18000 LB. AXLE DRUM TRUCK LOADING A CROSS-COUNTRY TIRE ON A PAVED SURFACE. AFTER EACH PASS, THE PROOF ROLLING SHALL BE UNDERPINNED AND BACKFILLED USING AN APPROVED FILL OR SUBSTITUTED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
7. AREAS THAT EXCEED BEAR RATIO OF GROUNDWATER UNDESIRABLE CONDITIONS SHALL BE UNDERPINNED TO A FIRM LEVEL OF SOIL FOLLOWING BY BACKFILLING IN UNDESIRABLE AREAS USING AN ENGINEERED FILL, 100% FILL OR 100% FILL BY SOILS.
8. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE OF STONES OR OTHER FOREIGN MATERIALS, FRESH MATERIAL, AND FRESH FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER FOREIGN MATERIALS. FILL SHALL BE LARGER THAN 4 IN. IN THE TOP 8 IN. OF AN EMBRACEMENT.
9. FILL SOILS SHALL HAVE A PLI LESS THAN 30 & A MAXIMUM SWP EXCEED 20% BY AN ENGINEER.
10. UNDESIRABLE SOILS INCLUDE MATERIALS THAT ARE TOO MOIST OR TOO STONY. EXPOSED SOILS AND SOILS CLASSIFIED AS "POOR" OR "VERY POOR" SHALL BE REMOVED AND REPLACED WITH SATISFACTORY MATERIAL APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
11. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LAYERS NOT EXCEEDING 6 IN. THICKNESS. COMPACT EACH LAYER TO AT LEAST 95% MAXIMUM SWP DENSITY. COMPACT TO AT LEAST 95% MAXIMUM SWP DENSITY. THE UPPER 12 IN. OF BROWN BUILDING SLABS TO 100% MAXIMUM SWP DENSITY. MAXIMUM MOISTURE CONTENT TO WITHIN +/- 1% TO +/- 3% PERCENT OF THE OPTIMUM MOISTURE CONTENT.
12. A 6 IN. (6 IN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDING AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
13. DO NOT ALLOW WATER TO ACCUMULATE IN CIRCULARS OF POOR OR POOR-TO-POOR. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
14. NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
15. PROTECT AND MAINTAIN SURFACES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
16. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE PROPOSED GRADING CONFORMS WITH THE DESIGN PLANS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SETTING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
17. VERIFY GRADING WHEREVER NECESSARY TO BRING THE PROPOSED GRADING ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES: AREAS OF 10' OR GREATER SHALL BE TO WITHIN 0.1 FT. UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, SLOPES SHALL BE TO WITHIN 0.1 FT. UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, SLOPES SHALL BE TO WITHIN 0.1 FT. UNLESS OTHERWISE NOTED.
18. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6 FT. SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
19. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDITIOUS MANNER TO MINIMIZE THE LOSS OF PRODUCTIVE TO BEHEAR.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED EC WHITE
- APPROXIMATE LIMITS OF DISTURBANCE
- EXISTING POLE
- SPOT ELEVATION
- TOP OF CURB / TOP OF PAVEMENT
- SURFACE DRAINAGE DIRECTION
- TYPICAL



12-J-17-UR
Revised: 11/29/2017

12-5-17-OR
11/6/2017

Record#: 1724.09

27 October 2017

RE: **The Loghaven Cabin Community – Gateway Project**
4100 Candora Road
MPC Development Submittal Property Narrative

The Loghaven Community is a collection of historic log cabins located on a wooded hundred-acre ridge off Candora Road in South Knoxville, only two miles from downtown Knoxville. In the 1930's Martha "Missy" Thompson began developing the community, including four log cabins along Loghaven Drive and one on Cherokee Cove. Though not part of Missy Thompson's community, another log cabin and outbuilding were constructed in the 1930's on property adjacent to Loghaven and fronting on Repass Drive.

In 2008 the Aslan Foundation purchased Loghaven, comprising several parcels, with the goal of preserving and enhancing the cabins and surrounding land. In 2015 the parcels were combined into a single lot, and rehabilitation work began. The project is scheduled for completion in the spring of 2018. The cabins will serve as residences for as many as nine visiting artists, for terms ranging from two to eight weeks.

In the fall of 2017, design work began on a new Loghaven gateway building which will serve as operations center for the community. Totaling +/- 3,700 square feet, this building will include a director's office, a kitchen, a dining room for residents, and a shared studio space. Also planned for the site is a maintenance facility consisting of a +/- 500 square foot garage/workspace and a +/- 500 square foot apartment for an on-site caretaker. The gateway design includes a small employee parking area which will also provide parking for a trailhead leading along Cherokee Cove and eventually to High Ground Park and Fort Higley.

Double Fee



Use on Review Development Plan

Name of Applicant: CAMERON BOLIN

Date Filed: 11.6.17

Meeting Date: 12.14.17

Application Accepted by: Marc Payne

Fee Amount: \$900 File Number: Development Plan

Fee Amount: File Number: Use on Review 12-2-17-UR



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

Address: 4100 CANDORA ROAD

General Location: 1/2 Candora Rd due east of Navy Drive

Tract Size: .64 ACRES No. of Units: _____

Zoning District: RP-1

Existing Land Use: Vacant

Planning Sector: South City

Sector Plan Proposed Land Use Classification: LDR, MU-SD sc-3

Growth Policy Plan Designation: Urban

Census Tract: 24

Traffic Zone: 31

Parcel ID Number(s): 108MA025

Jurisdiction: City Council 1 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: ASLAN FOUNDATION

Company: ASLAN FOUNDATION

Address: 4823 OLD KINGSTON PIKE SUITE 140

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-524-6360

Fax: _____

E-mail: Andrea@aslanfoundation.org

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CAMERON BOLIN

Company: SANDERS PACE ARCHITECTURE

Address: 514 WEST JACKSON AVENUE SUITE 102

City: KNOXVILLE State: TN Zip: 37902

Telephone: 865-329-0316

Fax: _____

E-mail: cbolin@sanderspace.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT

Name: CAMERON BOLIN

Company: SANDERS PACE ARCHITECTURE

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SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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<i>Andrea Bailey Cox</i>	<i>4823 Old Kingston Pike</i>	<i>Knoxville</i>	<input checked="" type="checkbox"/>					<i>37919</i>		