



USE ON REVIEW REPORT

▶ **FILE #:** 4-E-20-UR

AGENDA ITEM #: 28

AGENDA DATE: 4/9/2020

▶ **APPLICANT:** **MOMENTUM REALTY GROUP OF KNOXVILLE, LLC**

OWNER(S): Nick Volpe / First Horizon Bank

TAX ID NUMBER: 103 12014

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10710 Virginia Pine Way

▶ **LOCATION:** **Southeast side of Virginia Pine Way, east of Valley Vista Rd., southwest side of Pellissippi Pkwy.**

▶ **APPX. SIZE OF TRACT:** **4.39 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Virginia Pine Way, a private street off of Valley Vista Rd. within the Vista Dei Monte development.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **PC (Planned Commercial) (k) / TO (Technology Overlay)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Office/warehouse**

HISTORY OF ZONING: Property rezoned PC (Planned Commercial) (k) / TO (Technology Overlay) in September, 2006

SURROUNDING LAND USE AND ZONING: North: Commercial businesses - PC (Planned Commercial) (k) / TO (Technology Overlay)

South: Vacant lot - PC (Planned Commercial) (k) / TO (Technology Overlay)

East: Pellissippi Parkway - A (Agricultural) / TO (Technology Overlay)

West: Goddard School - PC (Planned Commercial) (k) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an office/warehouse development with approximately 20,032 square feet located within two buildings, subject to the following 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

2. Installation of all sidewalks as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works. Staff is recommending that a greenway connection be provided to the existing greenway that runs along Pellissippi Parkway. The feasibility of that connection will be evaluated when the plans for Building 2 are presented to the Tennessee Technology Corridor Development Authority (TTCDA) for review.
3. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to TTCDA approval.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Obtaining a Certificate of Appropriateness from the TTCDA for the proposed development (5-A-20-TOB). Building 2 will require a separate TTCDA review and approval when the plans for that building are completed.

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

COMMENTS:

This is a request for approval of an office/warehouse development on this 4.33 acre lot within the Vista Dei Monte Subdivision. The site has access out to Valley Vista Road, a minor collector street via Virginia Pine Way. The proposed development includes two buildings with a total building area of 20,032 square feet. Building 1 which is proposed at 10,000 square feet will be occupied by Clear Defense Pest Control. Building 2 which has a proposed building area of 10,032 square feet is identified as a future building. Staff has reviewed the site layout for Building 2 under this use on review application. The development plan includes a total of 55 parking spaces.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on May 11, 2020. Building 2 will require a separate TTCDA application for review and approval when the plans for that building are completed.

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

1. All public utilities are available to serve the site.
2. The proposed commercial development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposed office/warehouse 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 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 the site has access to a collector street..
2. The proposal meets all requirements for approval of a office/warehouse development in the PC (Planned Commercial) zoning district.

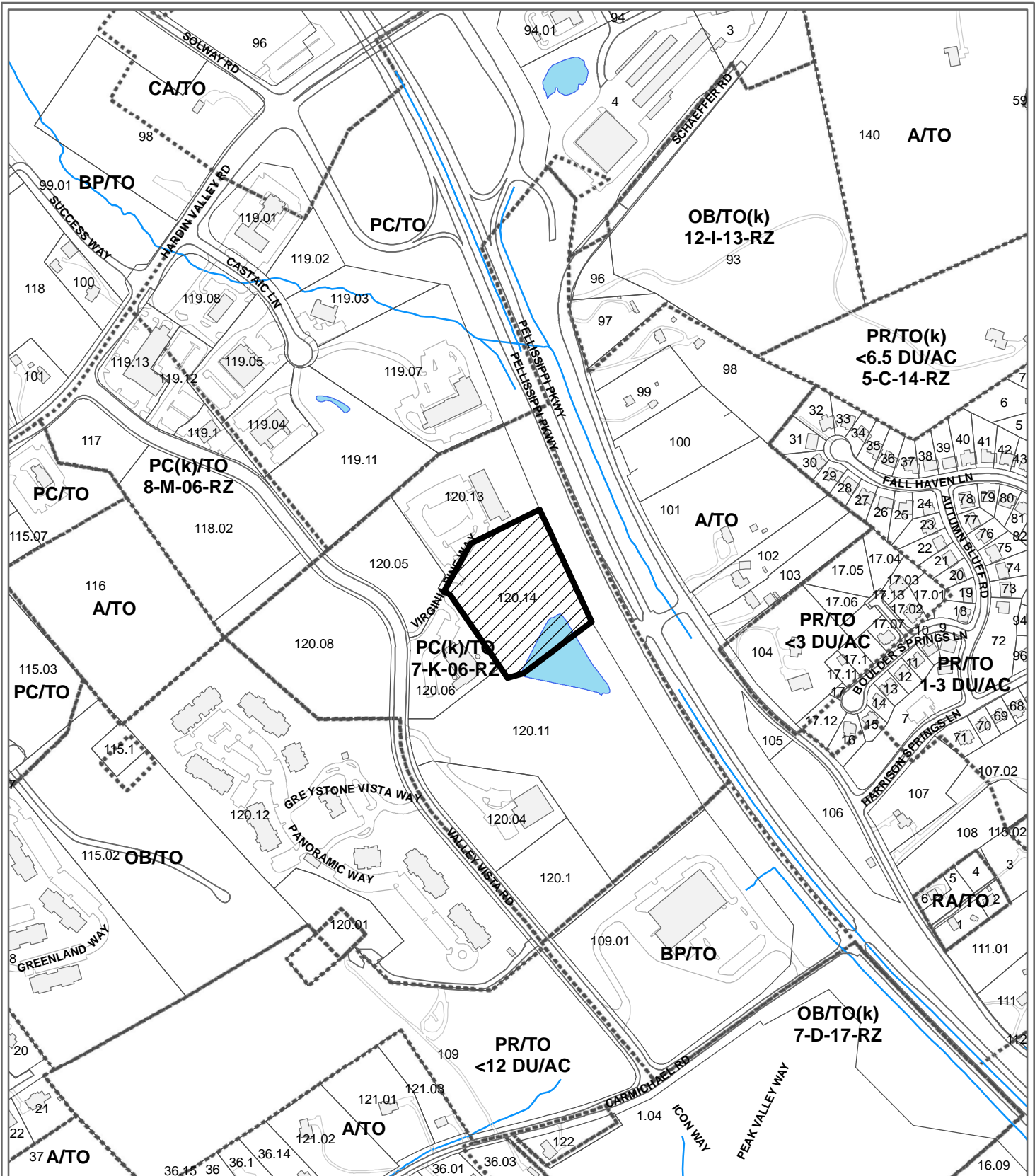
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes mixed use developments for this site. The proposed commercial development in this PC zone is in conformity with the Sector Plan and zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**4-E-20-UR
USE ON REVIEW**

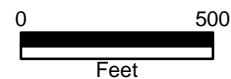


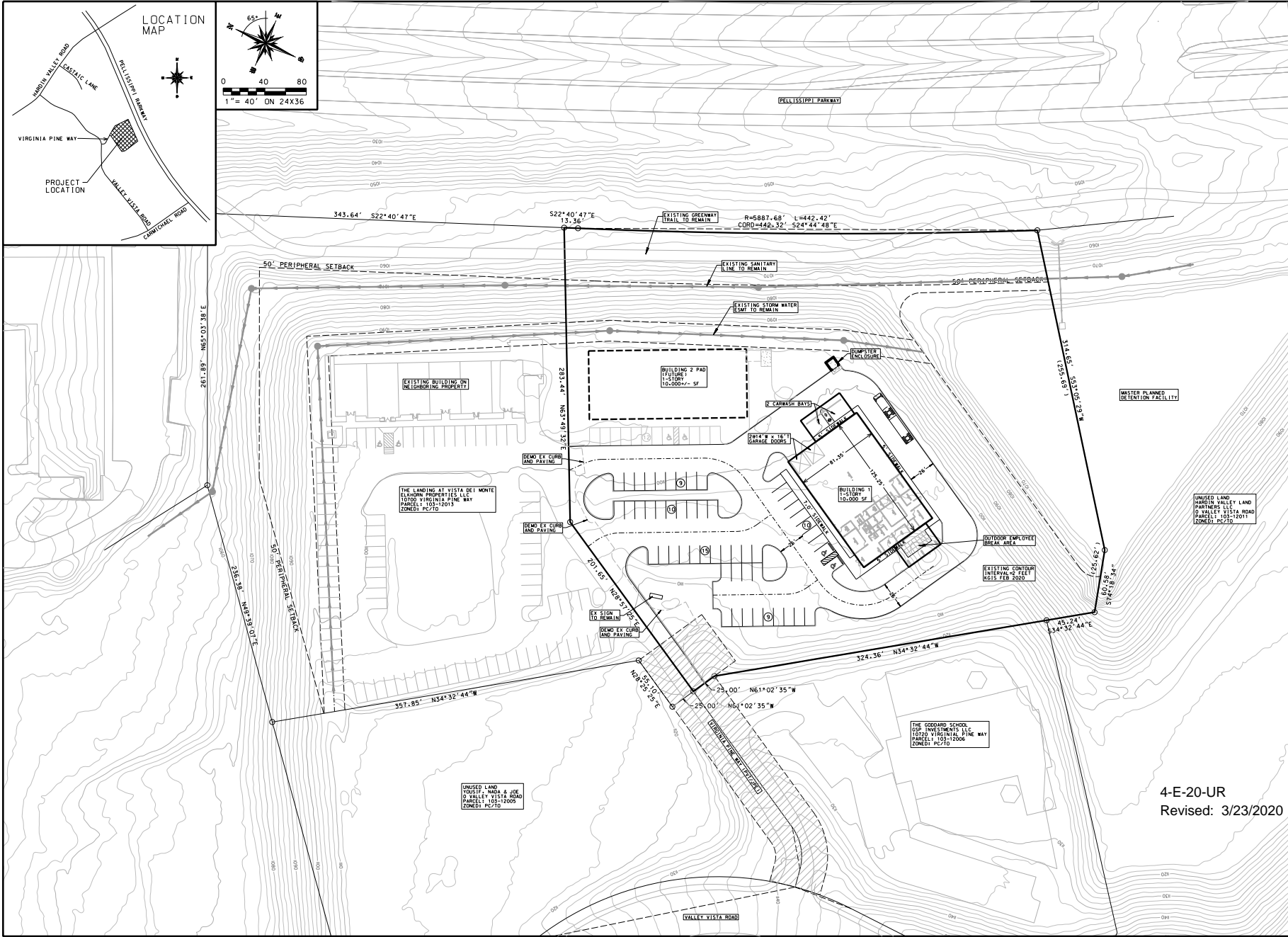
Office/warehouse in PC (Planned Commercial) (k) / TO (Technology Overlay)

Original Print Date: 3/16/2020 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Momentum Realty Group of Knoxville, LLC

Map No: 103
 Jurisdiction: County





4-E-20-UR
Revised: 3/23/2020

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |
| | | | |

PROJECT:
CLEAR DEFENSE PELLISSIPPI

THIS DRAWING IS NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT UNLESS AND UNLESS BE USED IN CONJUNCTION WITH THE APPLICABLE TEXT. COPYRIGHT 2020, STI WAS ENGINEERING CONSULTING

OWNER:
MOMENTUM REALTY GROUP OF KNOXVILLE, LLC

86 STEELING WAY
BOWLING GREEN, KY 42104
865-322-1099

ENGINEER:
STI WAS ENGINEERING CONSULTING

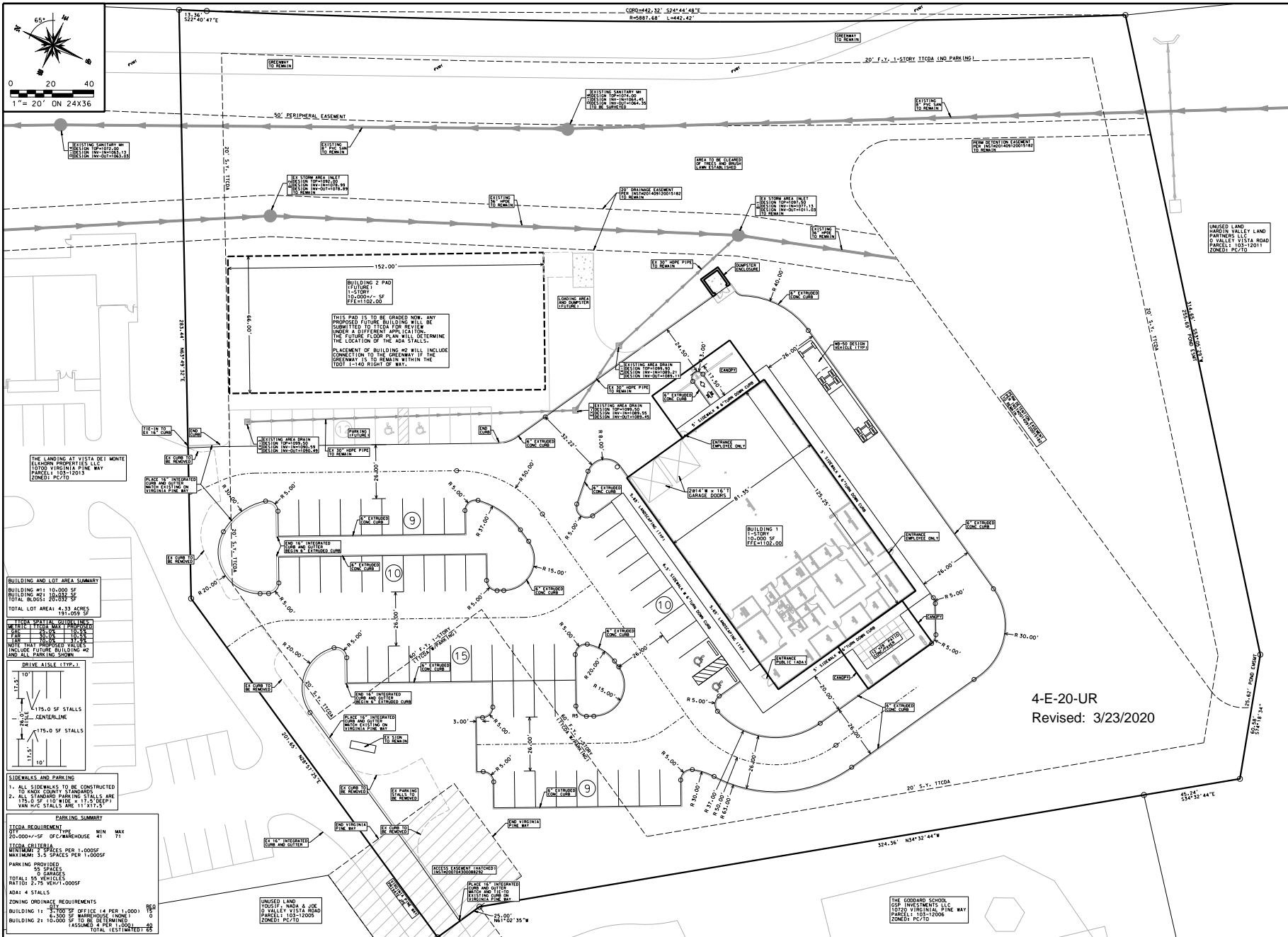
NATHAN SILVER P.E.
100 HAYSTACK ROAD
KNOXVILLE, TN 37922
BLDG/CEN

PLANNING USE ONLY
NOT FOR CONSTRUCTION

MPC FILE: 4-E-20-UR
TTCA FILE: 5-A-20-10B

DATE: 03-23-2020

C1.1
PROJECT OVERVIEW



PROJECT: MOMENTUM REALTY GROUP OF KNOXVILLE, LLC

ENGINEER: SEE ENGINEERING CONSULTING

DATE: 03-23-2020

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

PLANNING USE ONLY

NOT FOR CONSTRUCTION

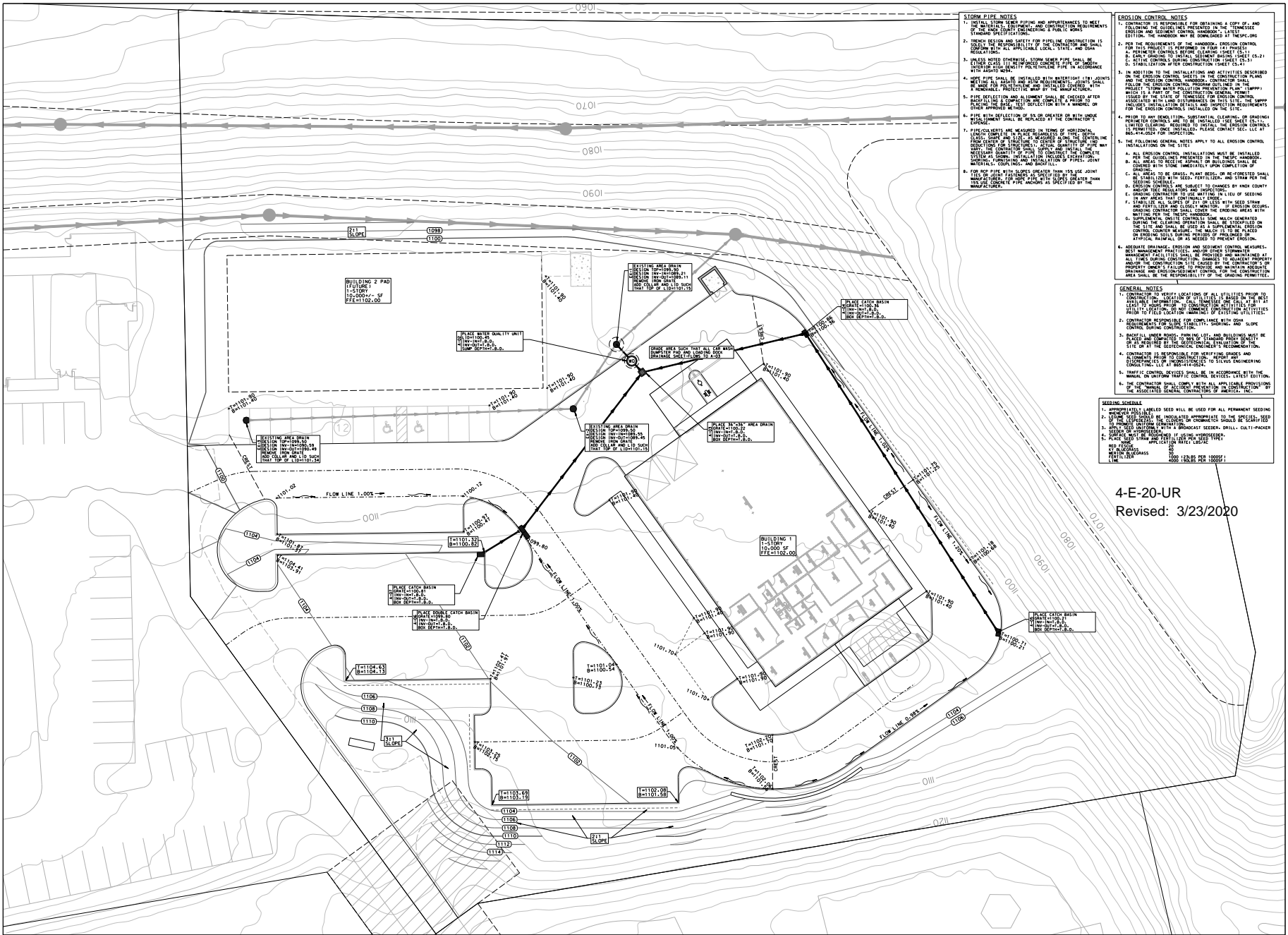
C3.1 LAYOUT

UNAPPROVED AND UNRECORDED

THIS DRAWING IS PART OF A PROFESSIONAL DESIGN AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT

COPYRIGHT 2020, SEE ENGINEERING CONSULTING

105 VALLEY VISTA WAY, KNOXVILLE, TN 37922
BOWEN GREEN, KY 4204
865-322-0999
PARCEL 105-12011-12014 01 DISTRICT 16, AREA 4, 4.38 AC.



STORM PIPE NOTES

- INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET OR EXCEED ALL APPLICABLE AND CURRENT LOCAL GOVERNMENTS STANDARD SPECIFICATIONS.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO AVOID DAMAGE TO EXISTING UTILITIES.
- UNLESS NOTED OTHERWISE, STORM SEWER PIPE SHALL BE 15" DIA. POLYETHYLENE GLASS FIBER REINFORCED PIPE (PFRP) WITH 10% STRENGTH POLYETHYLENE PIPE TO ACCORDANCE WITH ASTM F1232.
- PIPE SHALL BE INSTALLED WITH WATERLOGIC JOINTS TO PREVENT LEAKAGE AND TO MAINTAIN THE INTEGRITY OF THE PIPE. PROTECTIVE WRAP OF THE MANUFACTURER SHALL BE APPLIED TO ALL JOINTS.
- PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" UNLESS OTHERWISE NOTED.
- PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" UNLESS OTHERWISE NOTED.
- FOR PIPE WITH SLOPE GREATER THAN 1% USE JOINT TIGHTENING AND SEALING TO MAINTAIN THE INTEGRITY OF THE PIPE.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF, AND FOLLOWING THE GUIDELINES PRESENTED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, THE HANDBOOK MAY BE DOWNLOADED AT: www.tn.gov
- FOR THE REQUIREMENTS OF THE HANDBOOK, EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR DISTURBANCE OF SOIL.
- IN ADDITION TO THE INSTALLATIONS AND ACTIVITIES DESCRIBED IN THE EROSION CONTROL HANDBOOK, CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES TO BE MAINTAINED SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND DISCREPANCIES OF INDICATED UTILITIES TO SILVUS ENGINEERING CONSULTING, LLC AT 865-322-0999.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM PRACTICE CONTROL, LATEST EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE TENNESSEE CONSTRUCTION CODE, LATEST EDITION.

SEEDING SCHEDULE

- APPROPRIATELY LABELED SEED WILL BE USED FOR ALL PERMANENT SEEDING.
- SEEDING SHALL BE INSTALLED IMMEDIATELY TO THE SPECIFIED DEPTH TO PREVENT EROSION AND TO MAINTAIN THE INTEGRITY OF THE SOIL.
- SEEDING SHALL BE INSTALLED IMMEDIATELY TO THE SPECIFIED DEPTH TO PREVENT EROSION AND TO MAINTAIN THE INTEGRITY OF THE SOIL.
- SEEDING SHALL BE INSTALLED IMMEDIATELY TO THE SPECIFIED DEPTH TO PREVENT EROSION AND TO MAINTAIN THE INTEGRITY OF THE SOIL.

4-E-20-UR
Revised: 3/23/2020

| | |
|--|---|
| PROJECT: | CLEARDEFENSE REALTY GROUP OF KNOXVILLE, LLC |
| OWNER: | MOMENTUM REALTY GROUP OF KNOXVILLE, LLC |
| ENGINEER: | SILVUS ENGINEERING CONSULTING NATHAN SILVUS, P.E. 200 KINGSLEY ROAD KNOXVILLE, TN 37922 615-628-1111 |
| DATE: | 03-23-2020 |
| NO. | |
| BY: | |
| DATE: | |
| REVISIONS: | |
| NO. | |
| BY: | |
| DATE: | |
| <p>THIS DRAWING IS PART OF A PROFESSIONAL SERVICE AND SHOULD BE USED IN CONJUNCTION WITH THE APPLICABLE CONTRACT DOCUMENTS AND SPECIFICATIONS.</p> <p>PROJECT: 4-E-20-UR DATE: 3/23/2020</p> | |



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

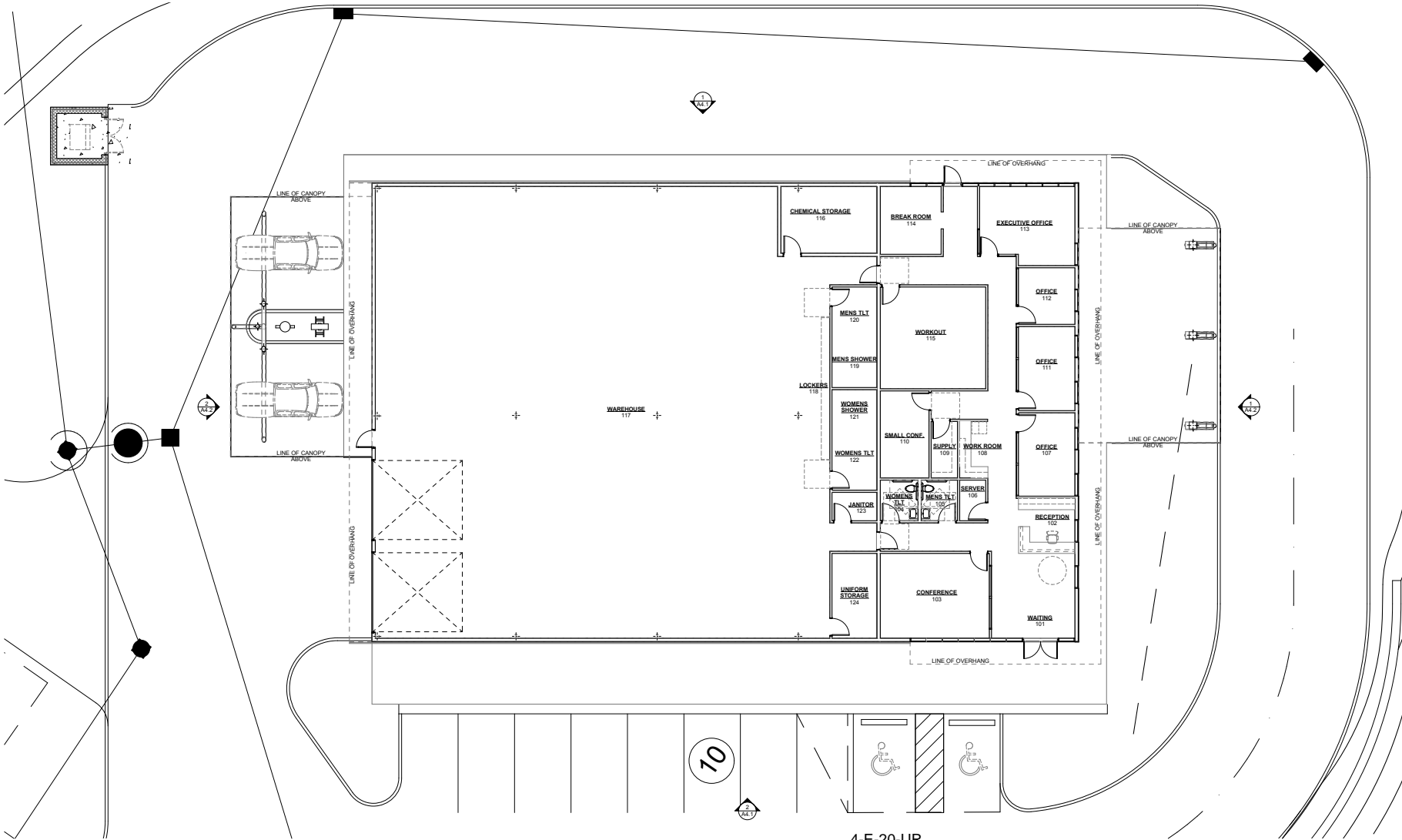
NEW BUILDING FOR
**CLEAR DEFENSE
PEST CONTROL**
KNOXVILLE, TN
REVIEW #4-E-20-JR
REVIEW #5-A-20-TOB



FIRST FLOOR PLAN

DATE: 21 FEB. 2020
PROJECT NO.: 20025
PROJECT MGR.: GAEA

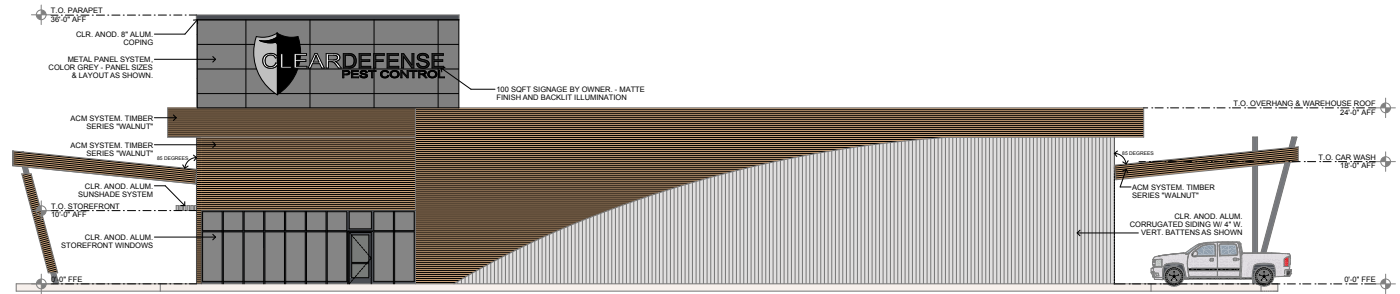
A1.1



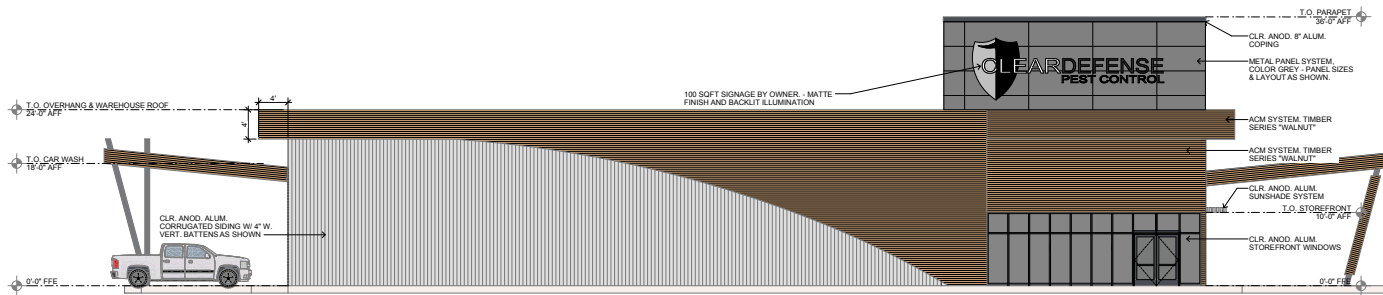
1
A1.1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

4-E-20-UR
Revised: 3/23/2020





1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



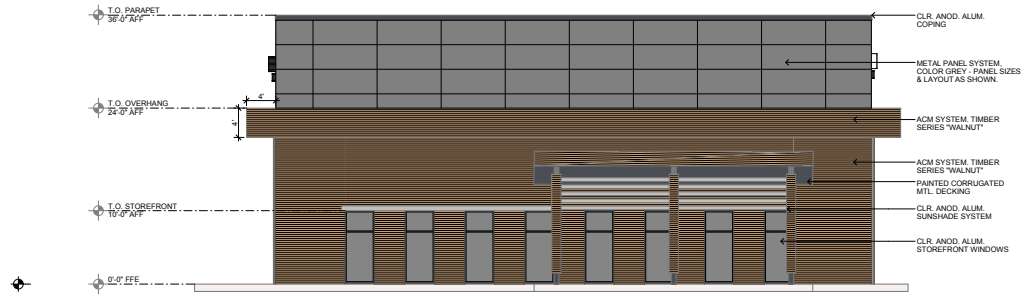
3 BUILDING SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



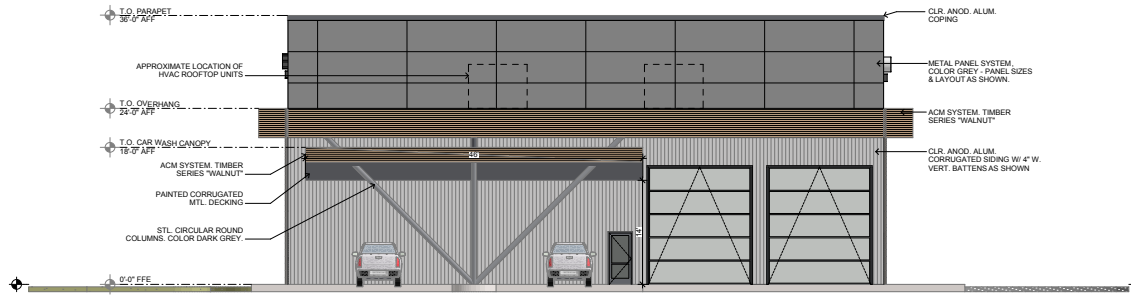


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ARMOUR
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ARCHITECT**

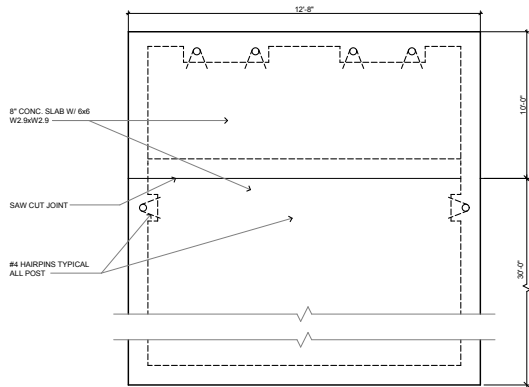
404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com



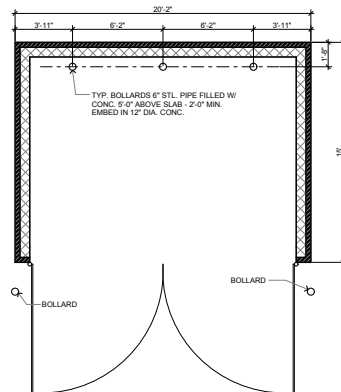
1 SOUTH ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



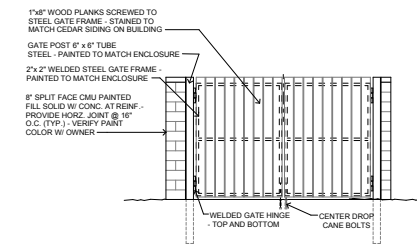
2 NORTH ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



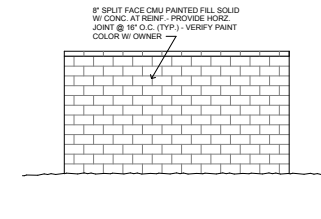
3 DUMPSTER FOUNDATION PLAN
A4.2 SCALE: 1/4" = 1'-0"



4 DUMPSTER PLAN
A4.2 SCALE: 1/4" = 1'-0"



5 DUMPSTER FRONT ELEVATION
A4.2 SCALE: 1/4" = 1'-0"



6 DUMPSTER SIDE ELEVATION REAR ELEVATION SIMILAR
A4.2 SCALE: 1/4" = 1'-0"

NEW BUILDING FOR
**CLEAR DEFENSE
PEST CONTROL**
KNOXVILLE, TN
REVIEW #4-E-20-UR
REVIEW #5-A-20-TOB



ELEVATIONS

DATE: 21 FEB. 2020
PROJECT NO.: 20025
PROJECT MGR.: GAEA

4-E-20-UR
Revised: 3/23/2020

A4.2

Plant Schedule

| Plant Name | Quantity | Notes |
|---|----------|-------|
| 7 Red Maple | 7 | |
| 8 China Girl Holly and 1 China Boy Holly | 9 | |
| 5 Willow Oak | 5 | |
| 12 Cassian Pennisetum Landscape Bed 685 Square Feet | 12 | |
| 8 Emerald Arbovitae | 8 | |
| 24 Little Lime Hydrangea | 24 | |
| 24 Japanese Plum Yew | 24 | |
| 21 Pink Drift Rose (7) groups of 3 each | 21 | |
| 210 Creeping Lilyturf | 210 | |
| 12 Gray Owl Juniper | 12 | |
| 15 Cassian Pennisetum | 15 | |
| 4 Rose Creek Abelia | 4 | |
| 1 Dwarf Japanese Cedar | 1 | |
| 8 Nellie R. Stevens Holly | 8 | |
| 10 London Plane Tree | 10 | |
| 5 Willow Oak | 5 | |

REVISION 03.23.20

- added note: LANDSCAPING FOR BUILDING 2 TO BE SUBMITTED ON SEPARATE TTCD A APPLICATION
- added note: EXISTING SIGNAGE AND LANDSCAPE TO REMAIN TO FULLFILL 3.2.1
- revised: parking lot square footage and required trees per modified layout
- revised: landscape around dumpster pad

NOTE:
LANDSCAPING FOR BUILDING 2 TO BE SUBMITTED ON SEPARATE TTCD A APPLICATION

REVISION 03.23.20

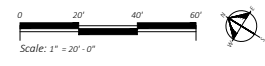
NOTE: EXISTING SIGNAGE AND LANDSCAPE TO REMAIN TO FULLFILL 3.2.1

REVISION 03.23.20

Planting Requirement Notes

- This plan meets and exceeds the requirements as described under the TTCD A, section 3, 'Landscaping' requirements.
 - 3.1.4 requires 25% newly planted trees to be evergreen. This plan provides (35) trees of which (8) are evergreen, achieving 30% evergreen trees.
 - 3.1.5 requires 10 large maturing trees per 1 acre of yard. There is approximately 2.7 acres of yard. $10 \times 2.7 = 27$ required large trees. This plan provides 27 large trees.
 - 3.1.6, no invasive exotic species have been proposed
 - 3.3.6 requires landscaping to screen mechanical units. *Note: mechanical units not shown on plan.*
 - 3.4.1, no parking areas are adjacent to public right of ways
 - 3.4.3 requires (1) tree per (10) parking spaces. There are 53 proposed parking spaces. $53/10 = 5.3$ trees required. This plan provides 35 trees.
 - 3.4.4 requires no less than 5% of the surface area devoted to parking to be landscaped. The proposed parking area is approximately 44,188 square feet. 5% of 44,188 = 2,209 square feet. This plan provides approximately 2,905 square feet of shrubbery and bedding plants adjacent to the parking area and building.
 - 3.4.5, all proposed tree species are included in the recommended tree list (Appendix B)
 - 3.3.7 requires that no parking space be located more than 60 feet from the trunk of a larger canopy tree. See note on plan. All proposed parking spaces are within 60' of a large tree.
- Required Trees:**
- 27 large trees (yard requirement)
 - 5 trees (parking lot requirement)
 - 32 trees required
 - 35 TREES PROPOSED
- This plan proposes 27 large trees (9 London Plane Tree, 11 Willow Oak, 7 Red Maple), and 8 evergreen trees (8 NRS Holly).

4-E-20-UR
Revised: 3/23/2020



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NEW BUILDING FOR CLEAR DEFENSE PEST CONTROL
KNOXVILLE, TN



Landscape and Tree Requirements

DATE: 6 FEB. 2020
PROJECT NO.: 20025
PROJECT MGR.: GAEA

L1.1

| SITE LIGHTING FIXTURE SCHEDULE | | | | | | | | | | | | |
|--------------------------------|----------|------------------|-------------------|---|-------|-------|--------|--|-----------------------------|---------------------|---------------------------|-----------------------|
| DESIGNATION | QUANTITY | DELIVERED LUMENS | COLOR TEMPERATURE | POLE DESCRIPTION: MATERIAL, SHAPE, SIZE | | | | DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING | MANUFACTURER'S PRODUCT ITEM | | REMARKS | |
| | | | | ALUMINUM | STEEL | ROUND | SQUARE | | COMPANY | POLE CATALOG NO. | | LUMINAIRE CATALOG NO. |
| S.P.A. | 134 | 16710 | 4000 | * | * | 28 | FT | POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, FULL CUT-OFF | LITHONIA | RS 25 60 4 DM19 DDB | CSX1 LED 60C 700 40K T1FM | DARK BRONZE FINISH |
| S.B. | 69 | 8083 | 4000 | | | 16 | FT. | BUILDING MOUNTED WALL PACK, FORWARD THROW DISTRIBUTION, FULL CUT-OFF | LITHONIA | | CSXW LED 30C 700 40K T1FM | DARK BRONZE FINISH |

CSX1 LED Area Luminaire

Specifications
 Size: 23 1/2" x 11 1/2"
 Depth: 4 1/2"
 Weight: 19.3 lbs (8.8 kg)

Introduction
 The CSX1 Series luminaires offer traditional square fixtures with softened edges for a versatile look that complements many applications. The CSX1 combines the latest in LED technology with the familiar aesthetics of the CSX1 Series for superb, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information
 EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOUT SRA DDBX2

| CSX1# | Color | Wattage | Beam Spread | Beam Angle | Height | Mounting | Finish | Notes |
|---------|-------|---------|-------------|------------|--------|----------|-------------|----------|
| CSX160C | 60C | 1000 | 40° | 100° | 16 FT. | Yield | Dark Bronze | Standard |
| CSX160C | 60C | 1000 | 40° | 100° | 16 FT. | Yield | Dark Bronze | Standard |

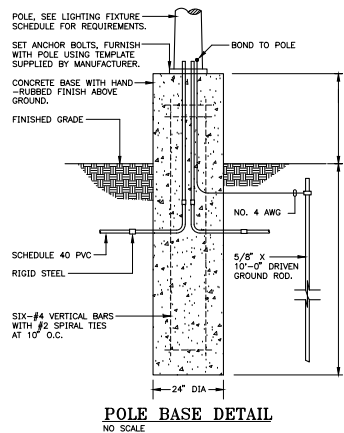
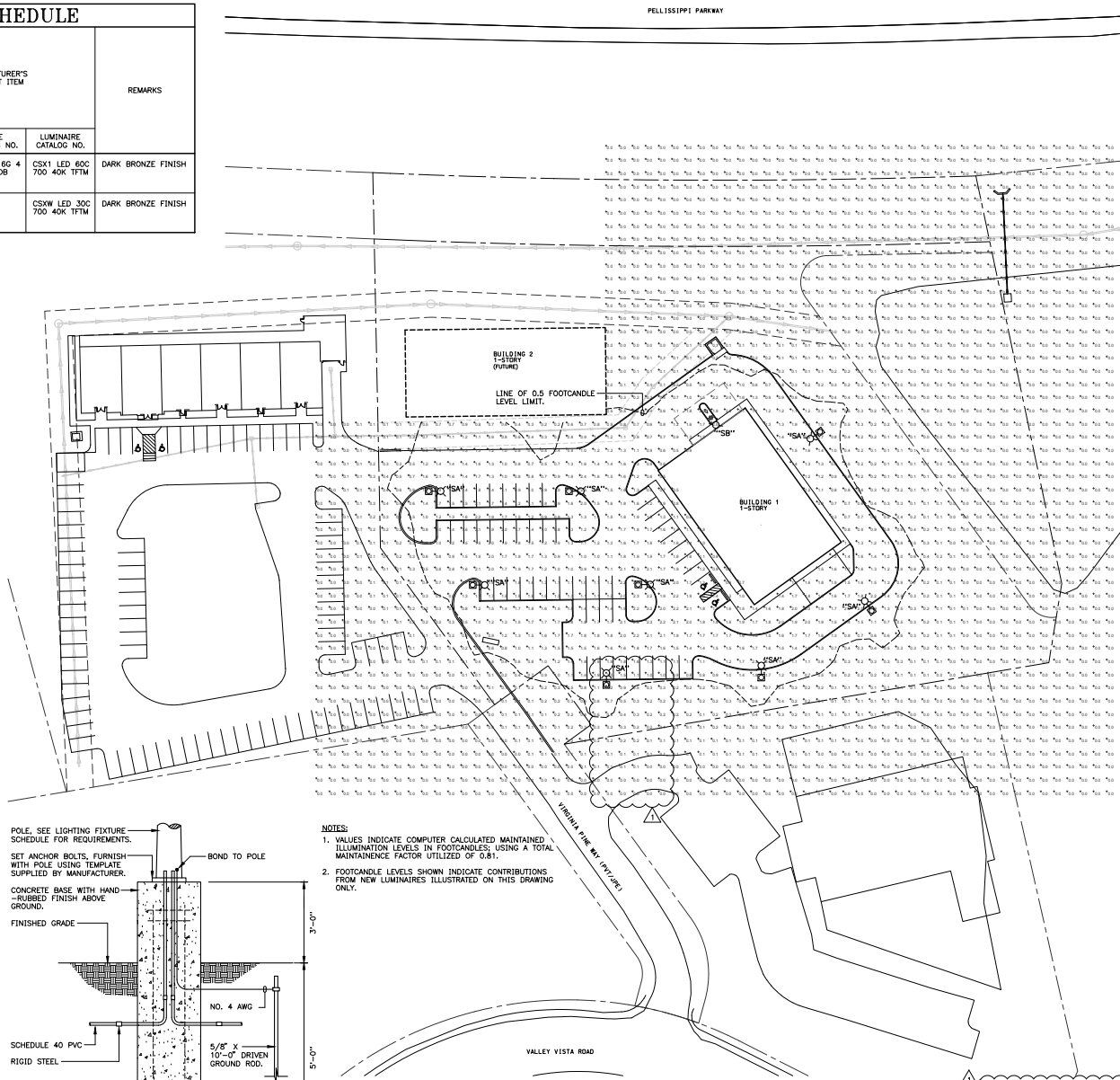
CSXW LED Wall Luminaire

Specifications
 Height: 9 1/2" x 9 1/2"
 Depth: 4 1/2"
 Weight: 5.8 lbs (2.6 kg)

Introduction
 The CSXW Series luminaires offer traditional square fixtures with softened edges for a versatile look that complements many applications. The CSXWLED combines the latest in LED technology with the familiar aesthetics of the CSXW Series for superb, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information
 EXAMPLE: CSXW LED 30C 700 40K T3M MVOUT DDBX2

| CSXW# | Color | Wattage | Beam Spread | Beam Angle | Height | Mounting | Finish | Notes |
|---------|-------|---------|-------------|------------|--------|----------|-------------|----------|
| CSXW30C | 30C | 700 | 40° | 100° | 16 FT. | Yield | Dark Bronze | Standard |
| CSXW30C | 30C | 700 | 40° | 100° | 16 FT. | Yield | Dark Bronze | Standard |



- NOTES:**
- VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES; USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.81.
 - FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.

SIGNAGE NOTE:
 ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TCEQA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

SITE PLAN REVISED TO REFLECT BUILDING 2 AS FUTURE, PARKING AND SIDEWALK AREAS REVISED, REVISED LOCATION OF ONE FIXTURE.

Vreeland Engineers Inc.
 3107 Suberland Ave.
 P.O. Box 10648
 Knoxville, TN 37938
 865-637-4451
 1-800-362-9786
 www.vreeland-engineers.com

GEORGE ARMOUR EWART ARCHITECT
 404 Hamilton Park Circle
 Knoxville, TN 37919
 865.632.7771
 Fax 865.632.7742
 www.georgeewart.com



NEW BUILDING FOR
CLEAR DEFENSE
PEST CONTROL
 KNOXVILLE, TN

4-E-20-UR
 Revised: 3/23/2020

SITE PLAN - ILLUMINATION

DATE: FEB 28 2020
 PROJECT NO.: 20025
 PROJECT MGR.: STUART
 REVISION #1 3-23-20

SE101

SE101 - Copy Release - Site Illumination Plan.dwg
 A.L.S. 03/23/20 12:41 PM 022008(CCL)



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

| | | |
|---|------------------------------|-----------------|
| Momentum Realty Group of Knoxville, LLC | | Member |
| Applicant Name | | Affiliation |
| Mike Denham | April 9, 2020 | 4-E-28-UR |
| Date Filed | Meeting Date (if applicable) | File Numbers(s) |

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

| | | | |
|----------------------|------------------|------------------------------------|-------|
| Nathan W. Silvus, PE | | Silvus Engineering Consulting, LLC | |
| Name | Company | | |
| 1815 Nantasket Road | Knoxville | TN | 37922 |
| Address | City | State | Zip |
| 865.414.0524 | nathan@silvus.us | | |
| Phone | Email | | |

CURRENT PROPERTY INFO

| | | |
|--|--|--------------------------------|
| First Horizon Bank c/o Nick Volpe | 165 Madison Ave, Memphis, TN 38103 | 616.446.7825 |
| Owner Name (if different) | Owner Address | Owner Phone |
| 10710 Virginia Pine Way, 37922 | 103-12014 | |
| Property Address | Parcel ID | |
| <i>E/S</i> Off Valley Vista Road, about 1,600' from Hardin Valley Road | | 4.39 acres |
| General Location | Tract Size | |
| Knox County <i>6</i> | <i>west of Pellissippi Pkwy</i> (K) PC/TO | |
| Jurisdiction (specify district above) | <input type="checkbox"/> City <input checked="" type="checkbox"/> County | Zoning District |
| Northwest County <i>A</i> | Mixed Use Special District <i>NWCO-5</i> | Planned Growth |
| Planning Sector | Sector Plan Land Use Classification | Growth Policy Plan Designation |
| Vacant | <i>N</i> | <i>WKUD</i> |
| Existing Land Use | Septic (Y/N) | Sewer Provider |
| | | Water Provider |

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name _____

Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements _____

ZONING

Zoning Change: _____

Proposed Zoning _____

Plan Amendment Change: _____

Proposed Plan Designation(s) _____

Property Use (specify) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (Final Plat only)

Use on Review / Special Use (Concept Plan only)

Traffic Impact Study

FEE 1:

0451 1500.00

FEE 2:

~

FEE 3:

~

TOTAL:

1500.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Nathan Silvus

Digitally signed by Nathan Silvus
DN: cn=Nathan Silvus, o=2020 LLC, st=Illinois, email=nathan@silvus.us, c=US
Date: 2020.02.19 14:02:00Z

Nathan W. Silvus, PE

2-19-2020

Applicant Signature

Please Print

Date

865.414.0524

nathan@silvus.us

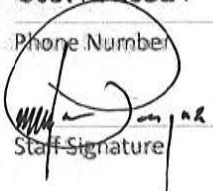
Phone Number

Email

Staff Signature

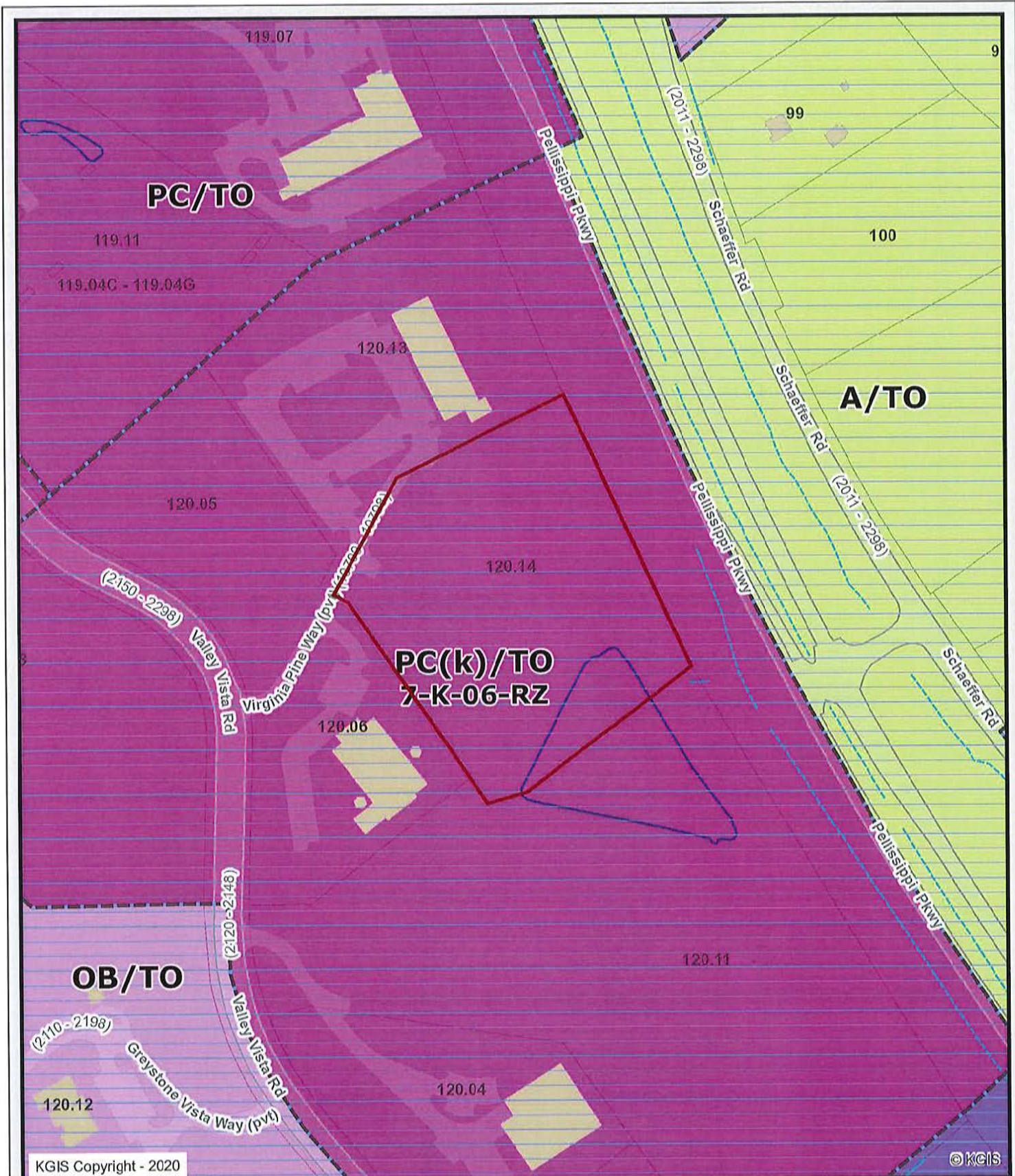
Please Print

Date



Marc Payne
Please Print

2/24/2020
Date



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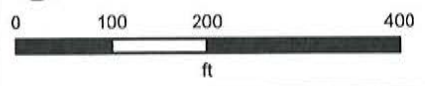
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10710 Virginia Pine Way

Knoxville - Knox County - KUB Geographic Information System



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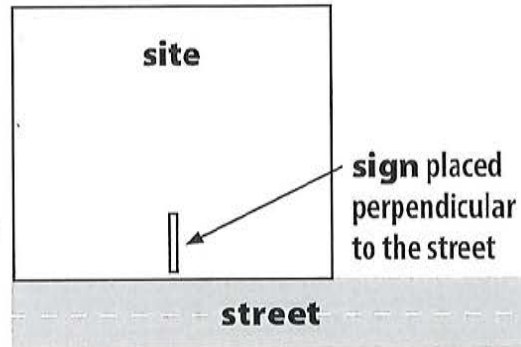
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

March 25th (Wed) and (Fri) April 10th
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: NATHAN SILVIS

Phone: 865-414-0524 Email: Nathan@silvis.us

Date: 2-24-20

File Number: 4-E-20-WR