

# USE ON REVIEW REPORT

► **FILE #:** 5-M-20-UR

**AGENDA ITEM #:** 34

**AGENDA DATE:** 5/14/2020

► **APPLICANT:** HARDIN VALLEY HOLDINGS, LLC

OWNER(S): Hardin Valley Holdings, LLC

TAX ID NUMBER: 103 E A 017

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2326 Cherahala Blvd.

► **LOCATION:** East side of Cherahal Blvd., north of Hardin Valley Road

► **APPX. SIZE OF TRACT:** 1.9 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cherahala Blvd., a local street serving the Pellissippi Corporate Center with a boulevard design entrance within a 144' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **ZONING:** CA (General Business) / TO (Technology Overlay)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Child Day Care Center

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Research facility - BP (Business and Technology) / TO (Technology Overlay)

South: Restaurants - CA (General Business) / TO (Technology Overlay)

East: Vacant lots - CA (General Business) / TO (Technology Overlay & BP (Business and Technology) / TO (Technology Overlay)

West: Vacant lot - CA (General Business) / 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 a child day care center with a one-story building with approximately 12,068 square feet and a maximum enrollment of up to 190 children, subject to the following 9 conditions

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed facility (5-B-20-TOB).

2. Meeting all applicable requirements and obtaining approval from the Development Corporation of Knox County of the proposed facility since the property is located in the Pellissippi Corporate Center.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Restricting the eight parking spaces located between the front property line and the internal shared access driveway for employees only.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Fire Prevention Bureau including any site design changes that may be needed to meet access requirements of the International Fire Code for access around the building.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 proposing to develop a child day care facility ("Primrose School") on a 1.9 acre tract located on the west side of Cherahala Boulevard, north of Hardin Valley Road. Access will be off of Cherahala Blvd. The facility will be a one-story building with approximately 12,068 square feet. The facility is designed for a total enrollment of 190 children. The applicant is proposing a total of 42 parking spaces, which meets the requirements of the Knox County Zoning Ordinance. Staff has recommended a condition that the eight parking spaces located between the front property line and the internal shared access driveway be restricted for employee parking only.

The facility will include four outdoor playground areas in addition to interior classroom space. With the placement of the outdoor play areas around the sides and back of the building, the proposed site layout does not meet the Fire Apparatus Access Roads requirement of Section 503.1.1 of the International Fire Code for access around the building. Some minor access changes will be required.

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 (5-B-20-TOB). Since the property is located in the Pellissippi Corporate Center, review and approval is also required from The Development Corporation of Knox County.

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

1. The proposed child day care center will have minimal impact on local services since utilities are available to serve this site.
2. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.
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.
2. The proposal meets all requirements for approval of a child day care center in the CA zoning district.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes general commercial uses for this site which supports the child day care center use.

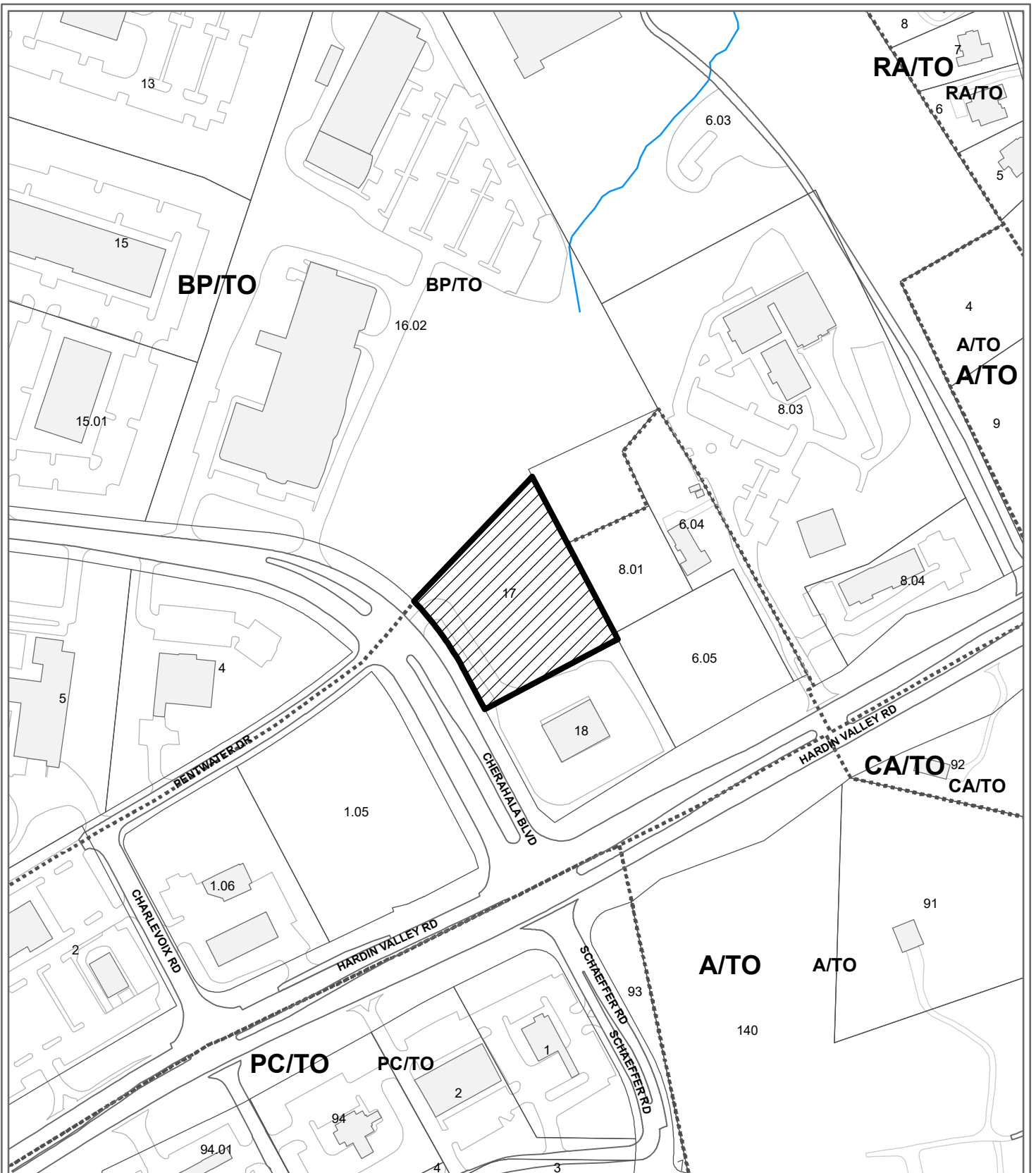
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 575 (average daily vehicle trips)

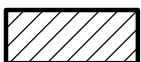
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

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.



**5-M-20-UR  
USE ON REVIEW**



Child Day Care Center in CA (General Business) / TO (Technology Overlay)

Original Print Date: 4/7/2020  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

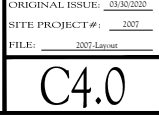
Petitioner: Hardin Valley Holdings, LLC

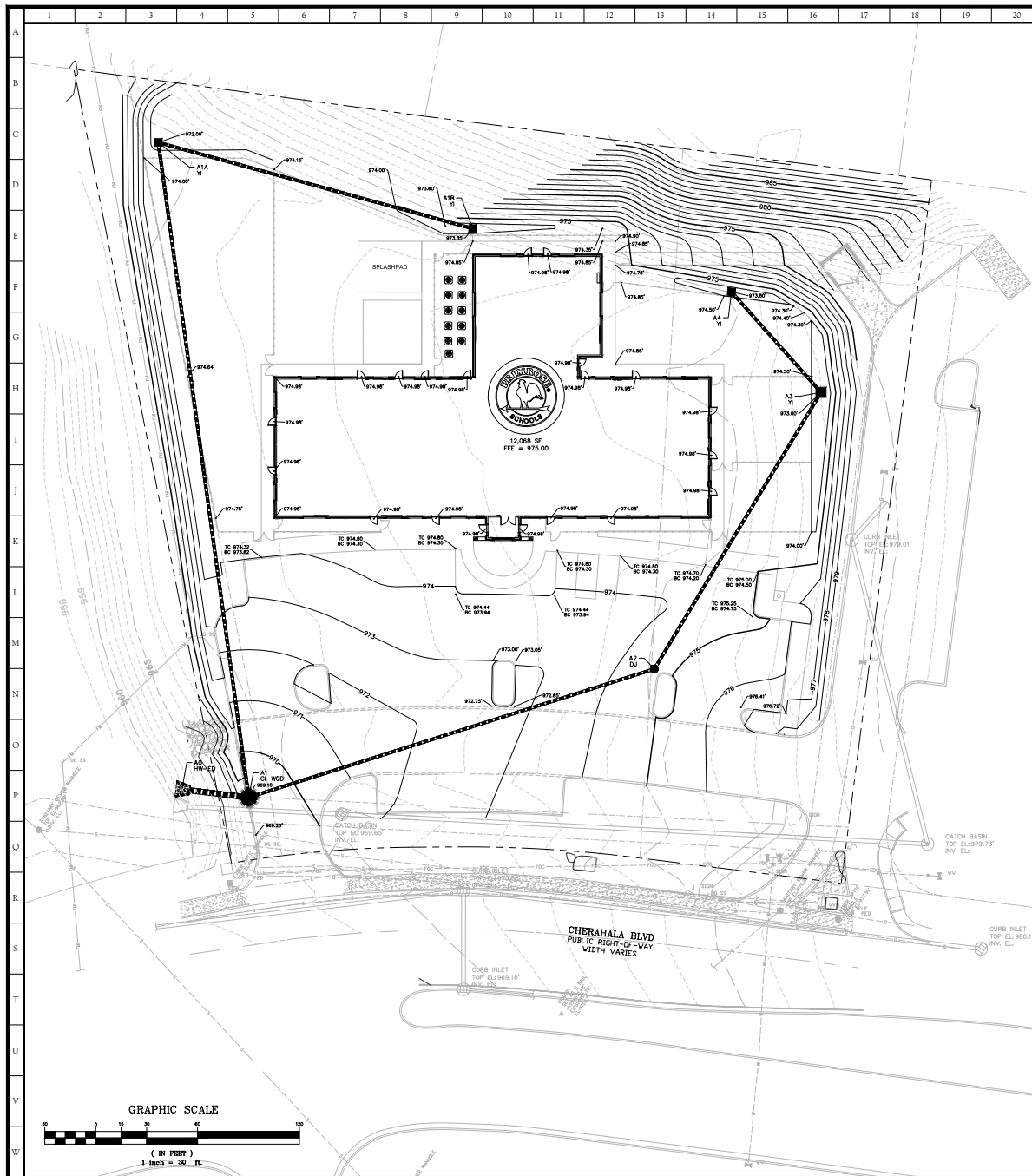
Map No: 103

Jurisdiction: City

0 250  
Feet







**STRIPPING AND COMPACTION SCHEDULE:**  
TOPSOIL STRIPPING DEPTH 6" AVERAGE. DEEPER IF REQUIRED LOCALLY.  
REQUIRED COMPACTION PERCENTAGES (% MAX DRY DENSITY)  
BUILDING AREA 98%  
PARKING AREA 98%  
UPPER 8 INCHES OF BUILDING AREA TO BE COMPACTED TO 98%  
UPPER 8 INCHES OF PARKING AREA TO BE COMPACTED TO 98%  
**TESTING:**  
ALLOW 1 COMPACTION TEST PER EA. 2500 S.F. (MAX 50' X 50' AREA) PER LIFT AT BUILDING AREA.  
ALLOW 1 COMPACTION TEST PER EACH 10,000 S.F. OF CUT OR NATURAL GRADE AT BUILDING AREA.  
ALLOW 1 COMPACTION TEST PER EA. 5500 S.F. (MAX 75' X 75' AREA) PER LIFT AT PARKING AREA.  
ALLOW 1 COMPACTION TEST PER EACH 40,000 S.F. OF CUT OR NATURAL GRADE AT PARKING AREA.  
MAXIMUM LIFT THICKNESS SHALL BE 6", UNLESS NOTED OTHERWISE.  
**LEGEND:**  
— 830 — EXISTING CONTOUR LINE  
— 830 — PROPOSED CONTOUR LINE  
833.50 PROPOSED SPOT ELEVATION  
— EX 24" RCP — EXISTING STORM SEWER PIPE  
— EX Q/EX EXISTING CURB INLET/CATCH BASIN  
— EX ST EXISTING STORM MANHOLE  
— C PROPOSED CURB INLET  
— J PROPOSED JUNCTION BOX  
— DRAINAGE SLOPE ARROW



- SITE GRADING NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY AND PAY ALL FEES.
  2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES PAY ALL FEES.
  3. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING AND AS A RESULT OF CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURES TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
  4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
  5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
  6. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
  7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V. CONTRACTOR SHALL GRASS DISTURBED AREAS PER GRASSING SCHEDULE UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
  9. CONTRACTOR SHALL ADJUST AND/OR SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  10. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SITE, INCORPORATED, DATED 07/08/2017. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN RISK, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
  11. CONTRACTOR SHALL INSPECT, REPAIR, AND CLEAN ALL EXISTING DRAINAGE STRUCTURES AND PIPING. ALL SEWAGE AND DEBRIS SHALL BE REMOVED.
  12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED.
  13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL BE 6 INCHES ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
  14. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
  15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
  16. MINIMUM COVER FROM TOP OF STORM PIPE TO FINISH GRADE SHALL BE 2 FEET.
  17. HEADWALLS SHALL BE CONSTRUCTED AND/OR INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF PIPE TO MINIMIZE POSSIBLE PIPE DAMAGE AND FACILITATE FINAL GRADING.
  18. RIP-RAP STONE FOR EROSION PROTECTION SHALL BE PROVIDED AT ALL STORMWATER DISCHARGE LOCATIONS.
  19. WATER, SEWER, AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS NOTED OTHERWISE.
  20. WHEN CROSSING, WATER LINES SHALL BE CONSTRUCTED ABOVE SEWER LINES AND STORM LINES, UNLESS A LACK OF DEPTH ABOVE THE SEWER OR STORM LINE NECESSITATES CONSTRUCTION OF WATER LINES BENEATH SEWER LINES OR STORM LINES. IN THE EVENT OF A VERTICAL CONFLICT, THE FOLLOWING MODIFICATIONS MUST OCCUR:  
-SEWER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.  
-STORM LINES SHALL HAVE "O-RING" GASKETS WITH HUGGER BAND COUPLING AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.  
-WATER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND APPROPRIATE THRUST BLOOMING MEETING THE REQUIREMENTS OF AND 21.10 OR 21.11 (AWWA C-151)(CLASS 50).
  21. WATER QUALITY UNITS ARE TO BE OFFLINE AND PIPES TO/FROM ARE TO BE FLUSHED UNTIL FINAL STABILIZATION IS COMPLETE.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK REQUIRED TO PREPARE THE UNCLASSIFIED SITE TO THE LINES AND GRADES AS SHOWN ON PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY QUANTITY OF IMPORT OR EXPORT OF STRUCTURAL FILL AND/OR DISPOSAL OF UNSUITABLE MATERIAL, AS REQUIRED. ALL COSTS SHALL BE INCLUDED IN OVERALL BASE BID. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED.

REFER TO SHEETS C8.0, C8.1 FOR GRADING AND DRAINAGE DETAILS.  
REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR GRASSING/SEEDING SCHEDULES

STORM WATER PIPES AND STRUCTURES									
STORM STRUCTURE TABLE:					STORM PIPE TABLE:				
ID	Type	Top Elev. (ft)	Pipe Size (in)	Length (ft)	Slope	Inv. Down	Inv. Up	Material	
A1	G-WD	969.10	A2-A1	24	18	969.00	965.40	HDPE-WT	
A2	DJ	974.60	A1-A2	167	12	2.4	965.10	HDPE-WT	
A3	YI	973.00	A2-A3	127	12	5.5	969.20	HDPE-WT	
A4	YI	973.80	A3-A4	53	12	1.5	970.00	HDPE-WT	
A1A	YI	972.00	A1-A1A	280	12	1.5	965.10	HDPE-WT	
A1B	YI	973.55	A1A-A1B	128	12	1.2	969.00	HDPE-WT	
** SEE DETAIL SHEET FOR CLARIFICATION OF "TOP" FOR EACH STRUCTURE TYPE									
STORM DRAIN STRUCTURE LEGEND:									
TYPE		MODEL							
O-WD	WATER QUALITY DEVICE WITH CURB INLET	SEE DETAIL SHEET							
DJ	DRAIN JUNCTION	SEE DETAIL SHEET							
YI	YARD INLET	SEE DETAIL SHEET							
HW-ED	ENERGY DISSIPATING HEADWALL	SEE DETAIL SHEET							
STORM PIPE MATERIAL:									
ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP. ALL OTHER STORM PIPE SHALL BE HDPE-WT OR RCP, UNLESS OTHERWISE NOTED ON THE PLAN. APPROVED STORM PIPE IS AS FOLLOWS:									
A. REINFORCED CONCRETE PIPE (RCP): ASTM C76, CLASS II UNLESS NOTED OTHERWISE ON DRAWINGS, INSTALLED WITH FLEXIBLE PLASTIC (BUTYL) GASKETS AT JOINTS.									
1. GASKETS: AASHTO M198, TYPE B OR ASTM C443, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.									
B. HIGH DENSITY POLYETHYLENE PIPE - WATER TIGHT (HDPE-WT): AASHTO M 252 TYPE S, M 234 TYPE S, OR ASTM F 2306 SMOOTH INTERIOR/ANNUAL EXTERIOR.									
1. RUBBER GASKET: ASTM F477 2. RUBBER GASKET JOINTS: ASTM 3212 3. CORRUGATED COUPLING BANDS: AS RECOMMENDED BY MANUFACTURER									



10215 Technology Drive, Suite 304  
Knoxville, TN 37932  
(865) 777-4160  
www.site-incorporated.com

USE ON REVIEW

Site Grading Plan

**Primrose Schools**  
2326 Cherahala Blvd, Knoxville, Tennessee 37932  
5-M-20-UR & 5-B-20-TOB  
Parcel 103 E A 017

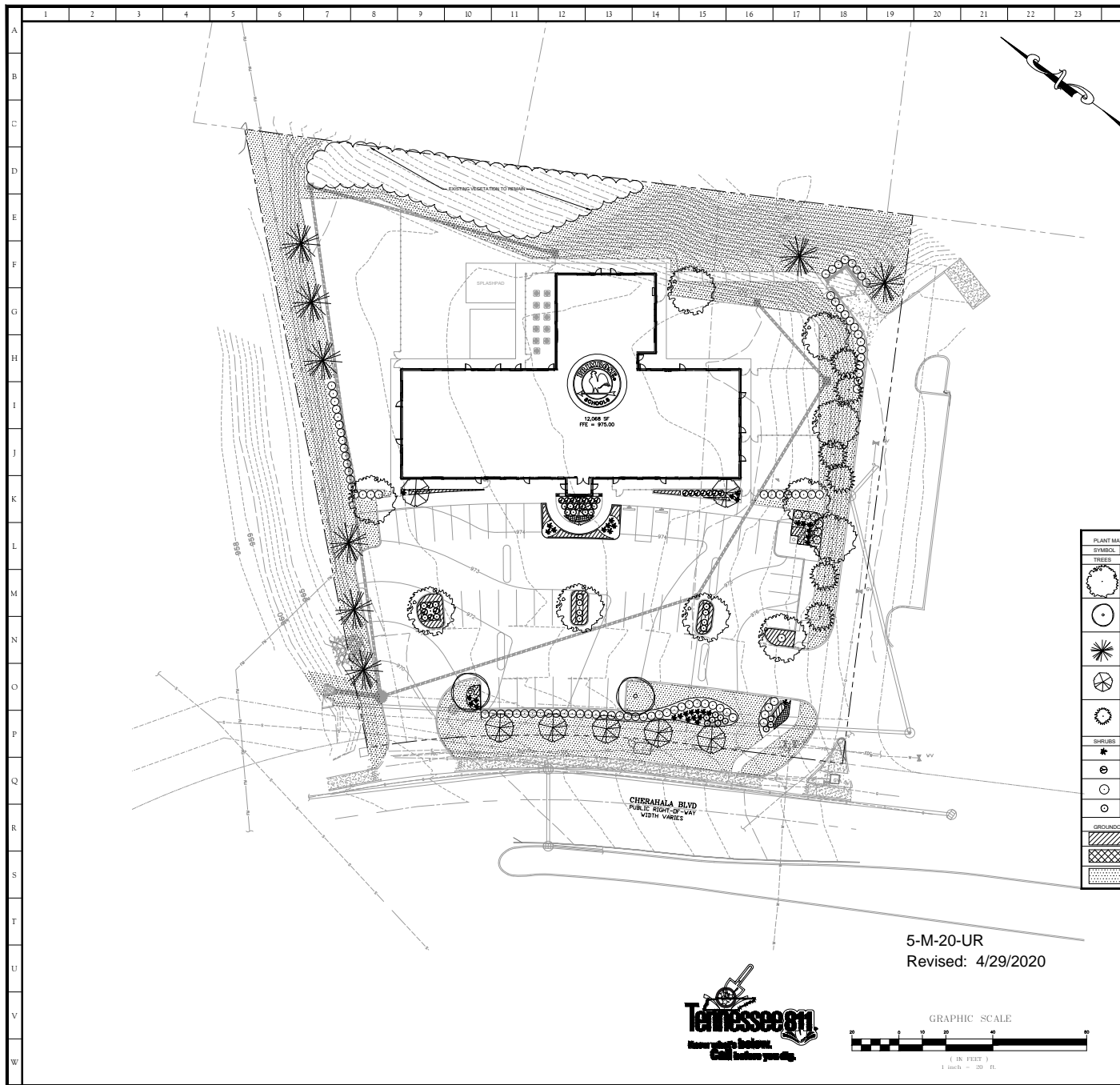
REVISIONS

ORIGINAL ISSUE: 03/30/2020  
SITE PROJECT #: 2007  
FILE: 2007 GRADING

C3.0

5-M-20-UR  
Revised: 4/29/2020





- LANDSCAPE NOTES:
1. ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
  2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
  3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
  4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
  5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
  6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
  7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
  8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
  10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
  12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
  13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
  14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
  15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
  16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD BARK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
  17. REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
  18. WEED MAT IS REQUIRED IN MULCHED LANDSCAPED BEDS AS SPECIFIED.
  19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPRINKING SHOWN.
  20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
  21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOODING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
  22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
  23. THE CONTRACTOR SHALL MEET ALL OF THE REQUIREMENTS OF KNOX COUNTY AND TCDRA REGARDING THIS PROJECT.
  24. THIS LANDSCAPE PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
  25. BASED ON AVAILABLE INFORMATION, PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING OR PROPOSED UTILITIES.
  26. THE SUBJECT PROPERTY IS ZONED CA-10.
  27. THERE ARE NO SLOPES STEEPER THAN 2:1 ON THIS SITE.

PLANT MATERIAL SCHEDULE					
TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING TYPE
CALIPER SHALL BE MEASURED AT A POINT 6" ABOVE THE GROUND					
10		<i>Acer rubrum "Autumn Flame"</i>	Autumn Flame Red Maple	2" caliper, 12' height, 6' spread	As shown LARGE TREE
6		<i>Ilex x alternata "Foster"</i>	Foster Holly	8' height	As shown SMALL TREE
3		<i>Lagerstroemia indica x fauriei "Muskegeter"</i>	Muskegeter Crape Myrtle	8' height, 3 canes, 4' apr.	As shown SMALL TREE
3		<i>Thuja "Green Giant"</i>	Green Giant Arborvitae	8' height	As shown MEDIUM TREE
2		<i>Ulmus parvifolia "Emerit"</i>	Emerit Elm	2" caliper, 12' height, 6' spread	As shown MEDIUM TREE
SHRUBS					
14		<i>Abelia "Rose Creek"</i>	Rose Creek Abelia	3 gal, 18" height	3'-6" O.C.
20		<i>Buxus "Green Mound"</i>	Green Mound Boxwood	3 gal, 18" height	3'-6" O.C.
11		<i>Primus laurocerasus "Olio Luyken"</i>	Olio Luyken Laurel	24" height, 24" spread	4'-0" O.C.
30		<i>Rosa "Medford"</i>	Medford Rose	3 gal, 12" height	3'-0" O.C.
GROUNDCOVERS					
		<i>Liriodaphne muscari "Big Blue"</i>	Big Blue Liriodaphne	1 gal	1'-0" O.C.
		<i>Anemone</i>	Anemone		
		<i>Turf Type Tall Fescue</i>	Turf Type Tall Fescue		

LANDSCAPE DATA:

AT LEAST 10 LARGE TREES PER ACRE OF YARD AREA:  
YARD AREA = 1.0 ACRES  
LARGE TREES PROVIDED = 5 LARGE TREES

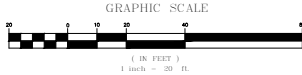
50% OF AREA OF EACH FRONT AND SIDE ELEVATION PLANTED:  
FRONT = 50%  
LEFT SIDE = 50%  
RIGHT SIDE = 50%

1 MEDIUM OR LARGE TREE FOR EVERY 10 PARKING SPACES PROVIDED:  
PARKING SPACES = 42  
TREES PROVIDED = 5

9% PARKING AREA PLANTED WITH GRN. TREES, SHRUBS, GROUNDCOVERS:  
PARKING AREA = 23,143 SF  
LANDSCAPE AREA REQUIRED = 1167 SF  
LANDSCAPE AREA PROVIDED = 1274 SF

ROUGHLY EQUAL NUMBER OF LARGE, MEDIUM & SMALL TREES SHOULD BE PLANTED:  
LARGE TREES = 10  
MEDIUM TREES = 10  
SMALL TREES = 14

AT LEAST 35% OF NEWLY PLANTED OR CONSERVED TREES TO BE EVERGREEN:  
TOTAL TREES = 30  
EVERGREEN TREES REQUIRED = 8  
EVERGREEN TREES PROVIDED = 12



10215 Technology Drive, Suite 304  
Knoxville, TN 37932  
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Landscaping Plan

**Primrose Schools**  
2326 Cherahala Blvd., Knoxville, Tennessee 37932  
5-M-20-UR & 5-B-20-TOB  
Parcel 103 EA 017

REVISIONS

NO.	DATE	REVISION
1	04/29/2020	REVISED FOR WORK COMMENTS

ORIGINAL ISSUE: 03/30/2020

SITE PROJECT # : 2007

FILE: 2007 Landscape

**C7.0**



FIXTURE "C"



FIXTURE "D"



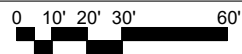
FIXTURE "N"  
FLAG LIGHT



FIXTURE "T"

5-M-20-UR  
Revised: 4/29/2020

# PHOTOMETRIC SITE PLAN



NORTH

PRESCHOOL  
PLAYGROUND

AFTER SCHOOL  
PLAYGROUND

EARLY  
PRESCHOOL  
PLAYGROUND

CHERAHALA BLVD

## LIGHT FIXTURE LEGEND

MARK	MANUFACTURER	CATALOG NO.	VOLT	LAMP	# LAMPS	DESCRIPTION	REMARKS
C	LUMARK	XTOR3B	120	26W LED 2781 LUMENS	1	LED Wall Pack	
D	HALO/TCP	HT/CT + LED14DR6630K	120	14WATT LED TRIM	1	RECESSED EXTERIOR	6" HOUSING
N	RAB	PFL6039	120	39W LED	1	FLOOD FLAG LIGHT	SEE 1 & A-7.1
T	LUMARK	PFPVR-1-C25-T4-20-0	120	87W LED 13,140 LUMENS	1	PARKING LOT LIGHT	20' POLE/HEAD COMBO - MEDIUM-BRONZE

MAXIMUM POLE HEIGHT SHALL BE 20'

A New Building For:

**Primrose School Franchising Company**

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Children's Design Group  
Mark D. Patten, AIA, LEED AP, Architect

GULF SHORES, AL 36547  
(334) 566-3624  
(205) 360-0933 Fax  
child.design@primroseschools.com



Site:  
Primrose School of Hardin Valley  
2326 Cherahala Blvd.  
Hardin Valley, TN

Building Type:  
2020 TN-L

Drawing Title:  
PHOTOMETRIC  
SITE PLAN

Date: 4/28/2020 Dwn: CHWS  
Cnd: MDP

Drawing Number:

PH-1

Issue Date:





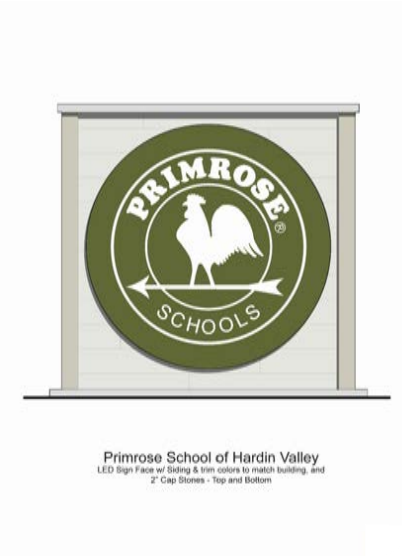


Front Elevation

Monument Sign

Primrose School of Hardin Valley  
Meridian Concrete Modular Brick w/ Artic White Hardie Board & Siding and Cobble Stone Trim

5-M-20-UR  
Revised: 4/29/2020



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A New Building For:  
**Primrose School Franchising Company**  
3200 Windy Hill Road SE - Suite 1200 E  
Marietta, GA 30066  
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Primrose School Franchising Company

Children's Design Group  
Mark D. Pavey, A.I.A. - Architect  
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Site:  
Primrose School of Hardin Valley  
2326 Cherahala Blvd.  
Hardin Valley, TN

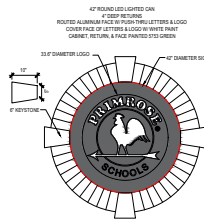
Building Type:  
2020 TN-L

Drawing Title:  
EXTERIOR  
ELEVATIONS

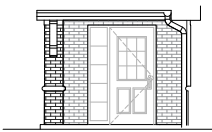
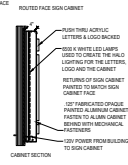
Date: 3/17/2020  
Drawing Number:  
**A-4c**

Issue Date:

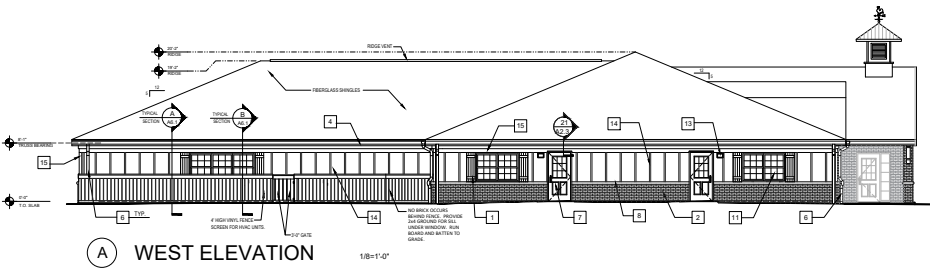
EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & RINGS)	COBBLE STONE JH45-10 (BM HC-176 OR BW177) INDUSTRIAL FRAMES (EXTERIOR APPLICATION)
EXTERIOR W.D. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, BUTTERFLIES AND DOWNPOUTS, SOFFITS	TO MATCH HARDIE TRIM COBBLE STONE JH45-10 (BM HC-176 OR BW177)
EXTERIOR WINDOW TRIM, FASCIA, FREEZE	COBBLE STONE JH45-10 (BM HC-176 OR BW177)
WINDOWS	BEIGE OR ALMOND ALUMINUM VINYL
BRICK	MERIDIAN CONCORD MODULAR GROUT: BUFF COLORED MORTAR
FIBERGLASS SHINGLES:	WARRIOR - OAF STYLE: TAPERLINE HD or CERTAINTED LANDMARK - LESTER WARRANTY COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
STANDING SEAM ROOF:	AER-SPAN SNAPSEAM - 12" COLOR: DARK BRONZE
BOARD AND BATON SIDING:	HARDIE - JACETIC WHITE
CONSTRUCTION NOTES:	
1	VINYL SHUTTERS - SEE WINDOW SCHEDULE FOR SIZES.
2	BRICK - SEE EXTERIOR COLOR ABOVE FOR MANUF.
3	CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPoxy ROOFER)
4	EXTRUDED ALUMINUM 6" WIDE BUTTERS WITH SPIKE & FERRULE AT 36" O.C. JOIST PROFILE. CONNECT C/OA DOWNPOUTS TO UNDERGROUND STORM SYSTEM.
5	BRICK SOLDIER COURSE
6	EXTRUDED ALUMINUM 3" WIDE DOWNPOUTS TO UNDERGROUND STORM SYSTEM
7	H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
8	ROUNDED PRECAST SILL - NATURAL WHITE COLOR
9	STANDING SEAM ROOF ON METAL FRAME
10	22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
11	ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE ELEV. SHEET A2.1)
12	FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.1)
13	WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOTTOM OF SOFFIT OR 80" MIN. HGT.
14	HARDIE BOARD AND BATON SIDING
15	HARDIE 1X TRIM
16	6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK



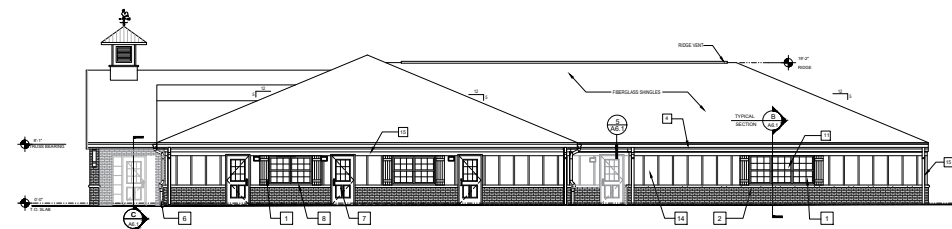
1 WALL MOUNTED LOGO SIGN N.T.S.



2 ENLARGED ENTRY. ELEV. N.T.S.

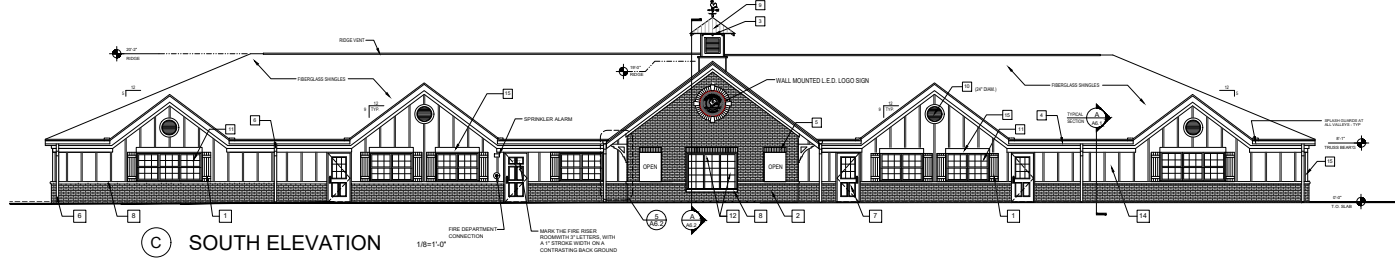


A WEST ELEVATION 1/8"=1'-0"

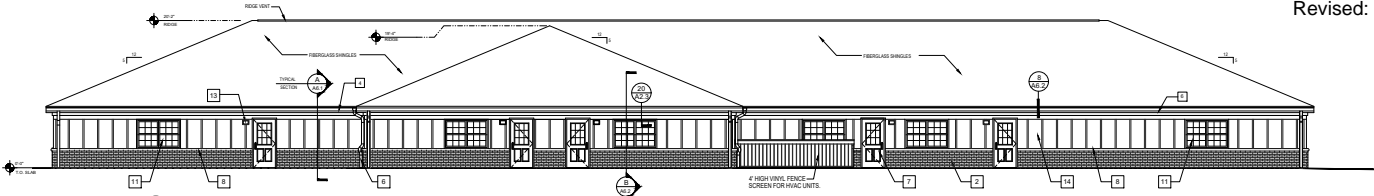


B EAST ELEVATION 1/8"=1'-0"

- NOTES:
1. ALL EXTERNAL SERVICES (I.E. ELECTRICAL CONDUITS, GAS LINES METERS, ETC.) ARE TO BE PAINTED TO MATCH BUILDING. ALSO, CONDUIT RINGS AND SERVICE LINES SHOULD BE GROUPED TOGETHER IN A NEAT AND ORDERLY MANNER. SERVICE LINES SHOULD PENETRATE THE WALL AT THE LOWEST POINT, AND ARE NOT TO BE RUN OVER THE TOP OF THE PARAPET.
  2. THE PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ENSURING THAT ALL CONDUITS AND JUNCTION BOXES FOR SECURITY CAMERAS AND ANY OTHER EXTERNAL EQUIPMENT ARE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
  3. ALL STACK VENTS, EXHAUST FANS AND ROOF TOP EQUIPMENT TO BE AT THE INTERIOR SIDE OF THE ROOF AND SHOULD BE SCREENED FROM NEAR BY STREETS AND NEIGHBORING SITE VISIBILITY.
  4. NOTE: ALL GROUND MOUNTED CONDENSER UNITS MUST BE FULLY ENCLOSED SCREEN FOR SCREENING AND SUPPLEMENTED WITH LANDSCAPE PLANTINGS.



C SOUTH ELEVATION 1/8"=1'-0"



D NORTH ELEVATION 1/8"=1'-0"

5-M-20-UR  
Revised: 4/29/2020

A New Building For:

**Primrose School Franchising Company**

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Atlanta, Ga. 30339-9660  
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Site:  
Primrose School of Hardin Valley  
2328 Cherokee Blvd.  
Hardin Valley, TN


Building Type:  
2020 TN-L

Drawing Title:  
EXTERIOR ELEVATIONS

Date: 3/17/2020 Dm: DWS  
Ckd: MDP

Drawing Number:  
A-4

Issue Date:

	
Site: Promrose School of Hardin Valley 2320 Cherahala Blvd. Hardin Valley, TN	
Building Type: 2020 TN-L	
Drawing Title: SITE DETAILS	
Date: 4/28/2020	Drawn By: DWS Cred: MDP
Drawing Number: A7.1	
Issue Date:	



## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning

Hardin Valley Holdings, LLC

Owner

Applicant Name

Affiliation

03/30/2020

05/14/2020

5-M-20-UR

Date Filed

Meeting Date (if applicable)

File Number(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

John R. Anderson, P.E.

SITE, Inc.

Name

Company

10215 Technology Drive, Suite 304

Knoxville

TN

37932

Address

City

State

Zip

(865) 777-4165

janderson@site-incorporated.com

Phone

Email

## CURRENT PROPERTY INFO

Hardin Valley Holdings, LLC

10518 Coward Mill Rd Knoxville, TN 37931 865-454-0257

Owner Name (if different)

Owner Address

Owner Phone

2326 Cherahala Blvd Knoxville, TN 37931

~~103-17~~

103EA017

Property Address

Parcel ID

East side of Cherahala Blvd, 250' north of Hardin Valley Rd

1.90 Acres

General Location

Tract Size

Knox County

Commission District 6

CA/TO

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

Northwest County

GC - General Commercial

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

West Knox Utility

West Knox Utility

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): Child day care center

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:

\$ 0401,500.00

TOTAL:

\$ 1,500.00

FEE 2:

FEE 3:

## AUTHORIZATION

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



Applicant Signature

Kevin Byrd

Please Print

03/30/2020

Date

865-454-0257

Phone Number

kevin@collectiblesofthegame.com

Email



Staff Signature

Thomas Brechko

Please Print

3/30/20

Date



