

# USE ON REVIEW REPORT

▶ **FILE #:** 10-E-20-UR

**AGENDA ITEM #:** 34

**AGENDA DATE:** 10/8/2020

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Danny Edsell / Fortress Corporation

TAX ID NUMBER: 131 L A 00101

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 270 Fort Sanders West Blvd.

▶ **LOCATION:** South end of Fort Sanders West Blvd., west side of I - 140

▶ **APPX. SIZE OF TRACT:** 48 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access to the site is via Ft. Sanders West Blvd., a private drive leading from Kingston Pike with 26' of pavement.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Office & Medical Services

▶ **PROPOSED USE:** Corporate offices

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Medical facility / PC (Planned Commercial)

South: Vacant land / AG (General Agricultural)

East: Day care center / PC (Planned Commercial)

West: Rural residential / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located on the south side of Kingston Pk., west of S. Pellissippi Parkway (I-140). It is part of the larger site that contains the Fort Sanders West professional offices and health club.

## STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 1-story corporate office building with approximately 14,650 square feet of floor area, subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installation of landscaping as shown on the development plan within one year of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.
3. Installation of the sidewalks shown on the development plan and meeting the requirements of Knox County

Engineering and Public Works.

4. The existing stands of trees on the west and south sides of the development are to be protected except for those identified on sheet C100 "to be removed". Other trees that can be removed as those that are dead or dying, an invasive species, or must be removed for safety reasons, such as it presents a falling hazard. Any other trees that need to be removed in these areas must be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works staff.

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With conditions noted above, this request meets the requirements of the PC zone and the other criteria for approval of a use on review.

**COMMENTS:**

This proposal is for a new, 1-story corporate office building that is approximately 14,650 square-foot. The tenant of the existing corporate office building near the entrance of the Fort Sanders West development will be relocating to this new building.

This site has previously been disturbed because it was used as a borrow pit for other projects in the area. There is hillside protection (HP) area on the south side of this site but it is not anticipated to be disturbed. Some trees on the west side of the building removed but there will be approximately 100 feet of undisturbed trees to buffer the medical office park to the adjacent residential uses to the west. A transportation impact letter (TIL) was submitted by the applicant to update the projected traffic counts in the most recent traffic impact study in the Fort Sanders West development in 2009 by Wilbur Smith Associates. The new office building is projected to generate 16 vehicle trips more per day than the existing corporate office building (116 trips per day total).

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

1. The proposed corporate office building will have little impact on traffic operations in the vicinity of this site.
2. The proposal will have minimal impact on local services since all utilities are in place to serve this development.
3. The proposed office building is consistent with other professional office development approved within the Fort Sanders West development.

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

1. The proposed corporate office meets the standards for development within a PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed corporate office 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.

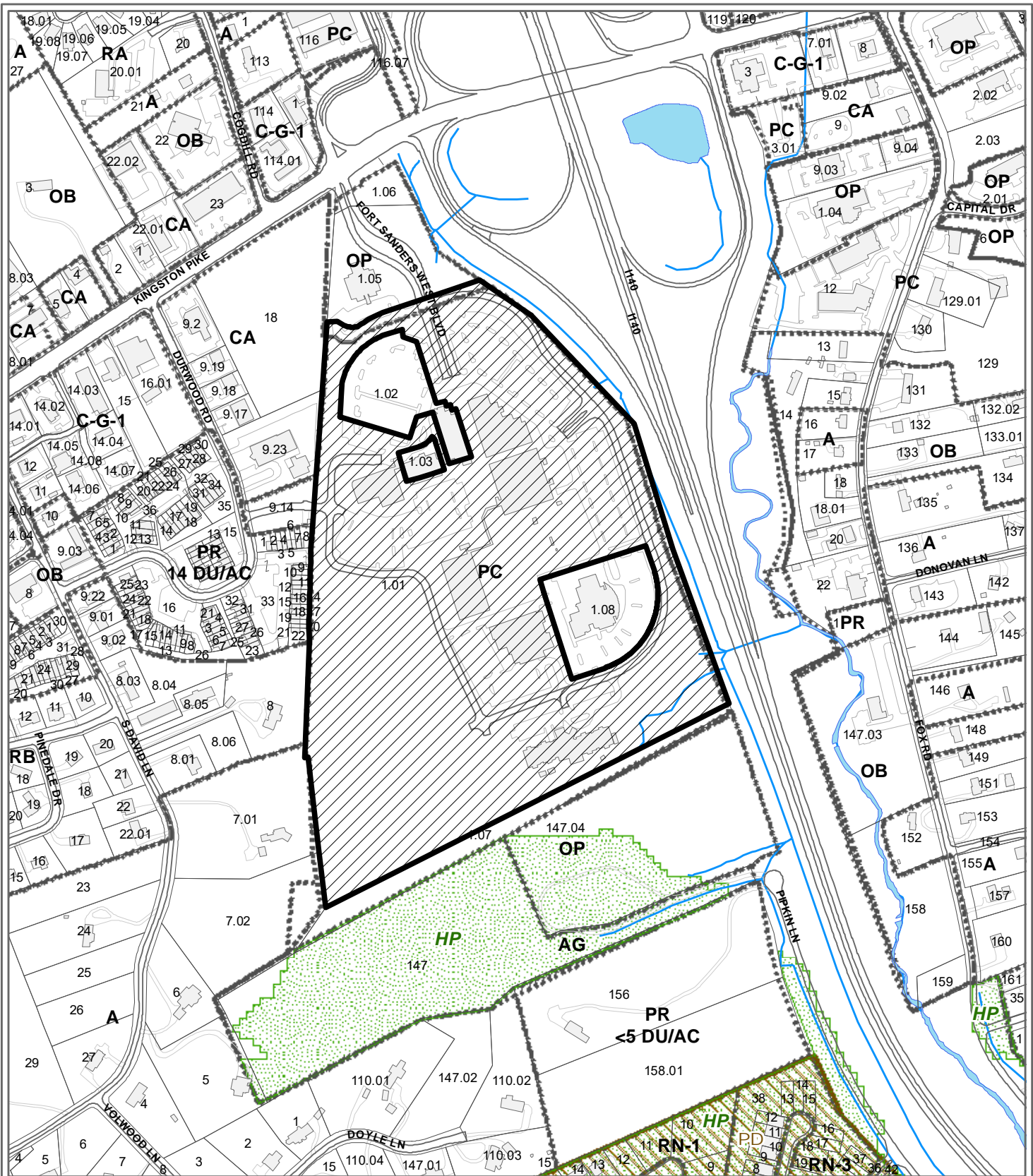
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property for office use. The proposed development is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**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.



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

Petitioner: Land Development Solutions



Corporate Offices in PC (Planned Commercial)

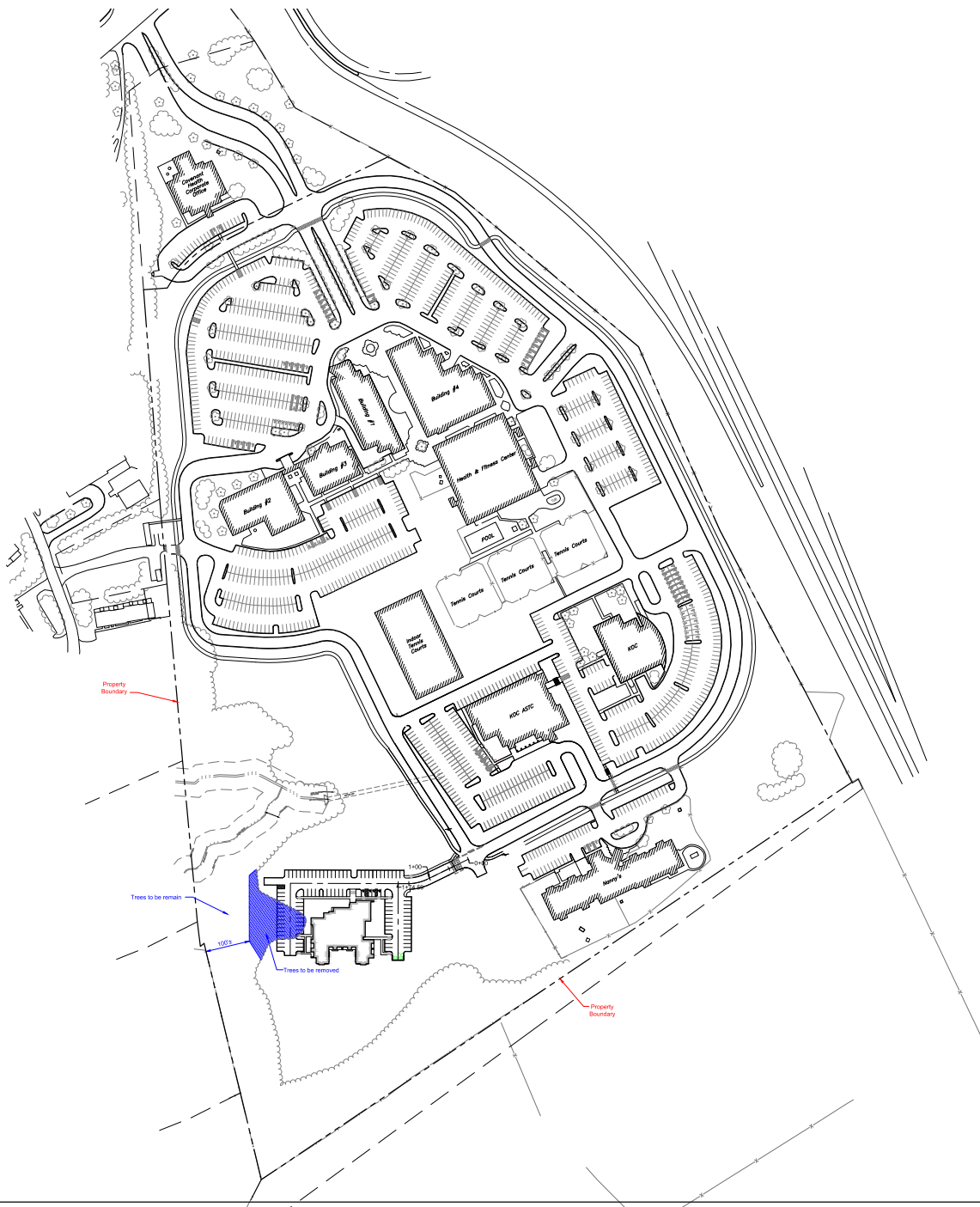
Map No: 131

Jurisdiction: County

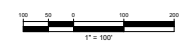
Original Print Date: 9/1/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



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10-E-20-UR  
 Revised: 9/21/2020



Project: **Corporate Office Building**  
 For Sanders West Boulevard  
**Covenant Health**  
 Krook County, Tennessee

LAND DEVELOPMENT SOLUTIONS  
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
 PH. 865-671-2281

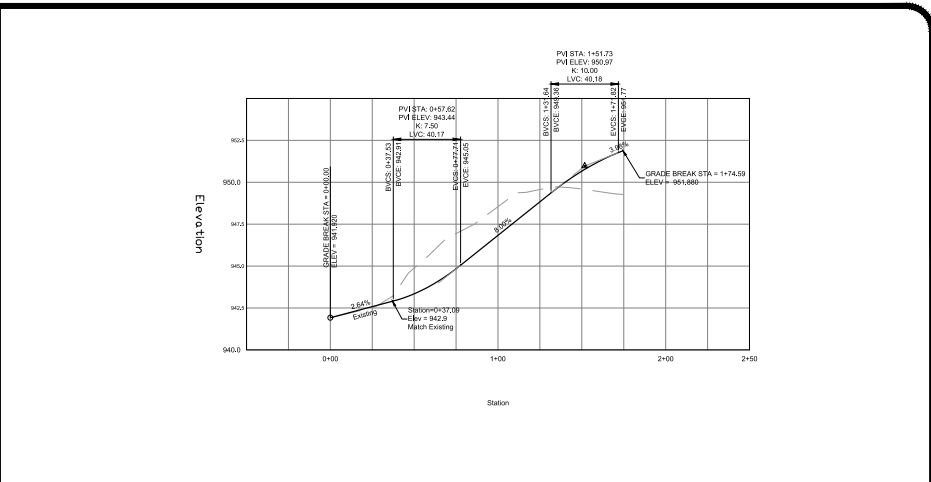
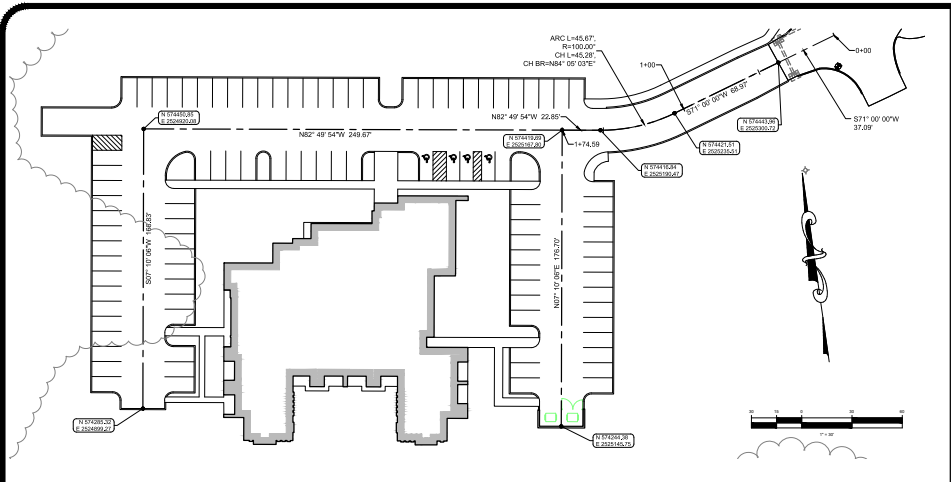
Drawing Description: **Overall Campus Plan**

No.	Date	Revision

**Not For Construction**

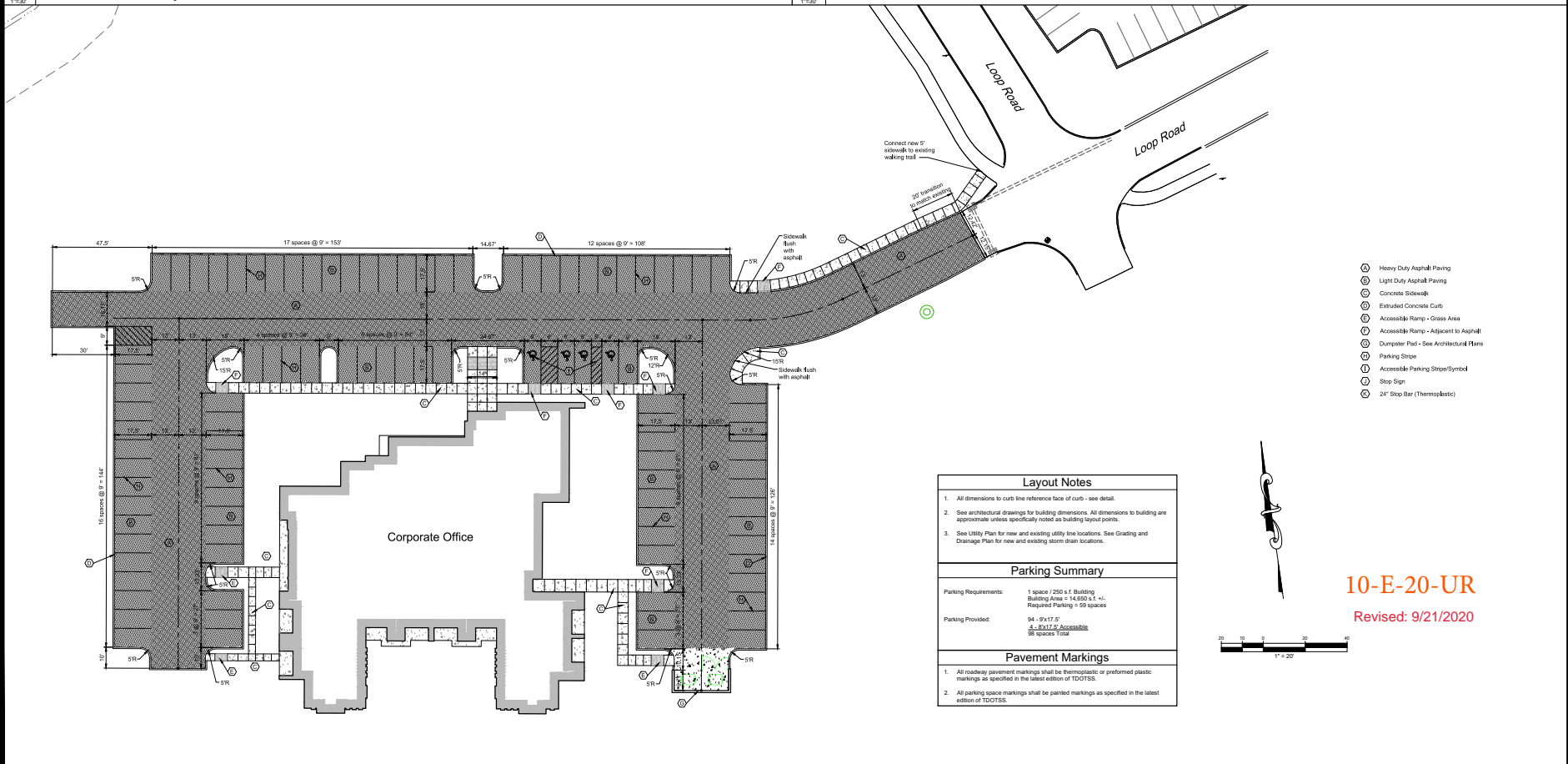
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Checked	
Approved	
Job No.	220039
1"=100' Scale	9-21-2020 Date

**C100**  
 Sheet No.



1 Drive Centerline Layout 1"=30'

2 Drive Centerline Profile 1"=30'



3 Site Layout Plan 1"=20'

Project: Corporate Office Building  
 For Sanders West Boulevard  
 Covenant Health  
 Knox County, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
 PH. 865-671-2281

Site Layout Plan

Drawing Description:

Revision	
Date	
No.	

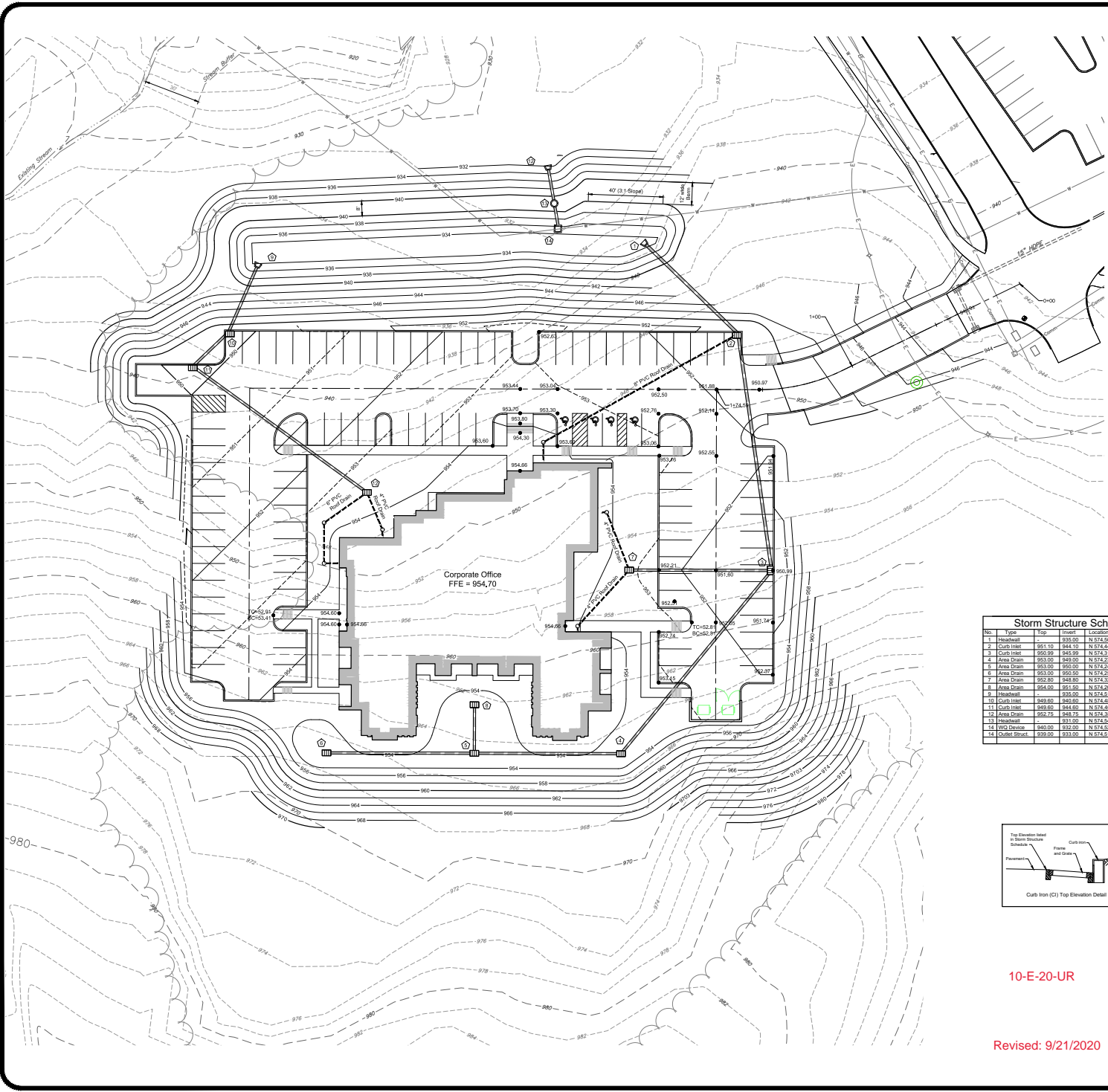
Not For Construction

Drawn By	
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Approved	
Job No.	220039
As Noted	9-21-2020
Scale	Date

C101  
Sheet No.

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- ### Grading Notes
- All disturbed areas not scheduled to be paved shall have a minimum of 3 inches of topsoil placed on them and shall be seeded as specified.
  - All grading construction practices shall conform to the Tennessee Erosion and Sediment Control Handbook.
  - Maximum topsoil thickness for slopes steeper than 3:1 shall be 3".
  - See Sheet C301 for Erosion Control Plan prior to beginning any grading activities.
  - Contractor shall follow Storm Water Pollution Prevention Plan at all times.
  - Total disturbed area = \_\_\_ acres ±.
  - The grades shown are finished grades. Contractor shall determine subgrade elevations by examining typical pavement sections and the building drawings.
- ### Drainage Notes
- All storm lines in paved areas shall be backfilled to pavement subgrade with #57 stone.
  - All trenching and shoring shall comply with OSHA standards.
  - Storm lines and structures shall be constructed as soon as possible. Inlet Protection shall be used around structures to minimize the silt entering into drainage system. All silt shall be removed from structures and lines.
  - Pipe lengths and slopes are measured from center of structure to center of structure.
  - All HDPE storm lines shall be smooth interior.
  - Contractor shall provide as-built survey of storm system PWD prior to paving. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).
  - After construction is complete, contractor shall provide as-built survey as noted above. Survey shall be updated to reflect any changes or modifications to the storm system since the first as-built survey. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).

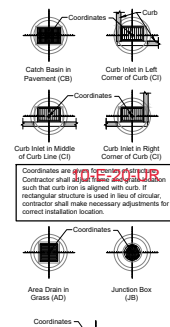
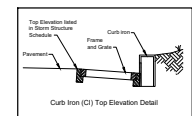


#### Storm Structure Schedule

No.	Type	Top	Invert	Location
1	Headwall	959.00	N 574 920.43 E 2 525 139.60	
2	Curb Inlet	951.10	944.10	N 574 447.85 E 2 525 182.92
3	Curb Inlet	950.99	945.99	N 574 379.93 E 2 525 189.99
4	Area Drain	953.00	949.00	N 574 232.52 E 2 525 093.35
5	Area Drain	953.00	950.00	N 574 244.31 E 2 525 019.32
6	Area Drain	953.00	950.00	N 574 252.18 E 2 525 037.05
7	Area Drain	952.80	948.80	N 574 329.53 E 2 525 109.66
8	Area Drain	954.00	951.00	N 574 298.07 E 2 525 019.75
9	Headwall	935.00	N 574 514.94 E 2 524 931.89	
10	Curb Inlet	949.00	944.00	N 574 481.87 E 2 524 911.41
11	Curb Inlet	949.00	944.00	N 574 486.15 E 2 524 891.27
12	Area Drain	950.75	948.75	N 574 387.79 E 2 524 979.30
13	Headwall	931.00	N 574 541.75 E 2 525 059.30	
14	WV Device	940.00	932.00	N 574 529.07 E 2 525 093.81
15	Curb Inlet	939.00	933.00	N 574 515.45 E 2 525 094.95

#### Storm Pipe Schedule

From	To	Size/Material	Length	Slope
7	8	15" HDPE	29.0	0.17%
7	3	15" HDPE	79.2	3.66%
6	5	15" HDPE	79.1	6.83%
5	4	15" HDPE	79.4	1.36%
4	3	15" HDPE	126.9	2.37%
3	2	15" HDPE	107.8	1.46%
2	1	24" HDPE	68.9	13.21%
12	11	15" HDPE	115.0	3.61%
11	10	15" HDPE	25.3	15.21%
10	9	15" HDPE	38.4	14.56%
14	13	18" RCP	13.7	7.30%
13	12	18" RCP	13.7	5.33%



10-E-20-UR

Revised: 9/21/2020

Corporate Office Building  
For Sanders West Boulevard  
Covenant Health  
Knox County, Tennessee

Project

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
PH: 865-671-2281

Drawing Description:

Revision

Date

No.

Not For Construction

Drawn By

Checked

Approved

Job No.

220039

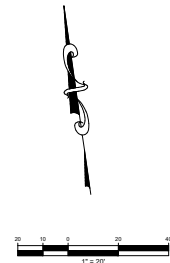
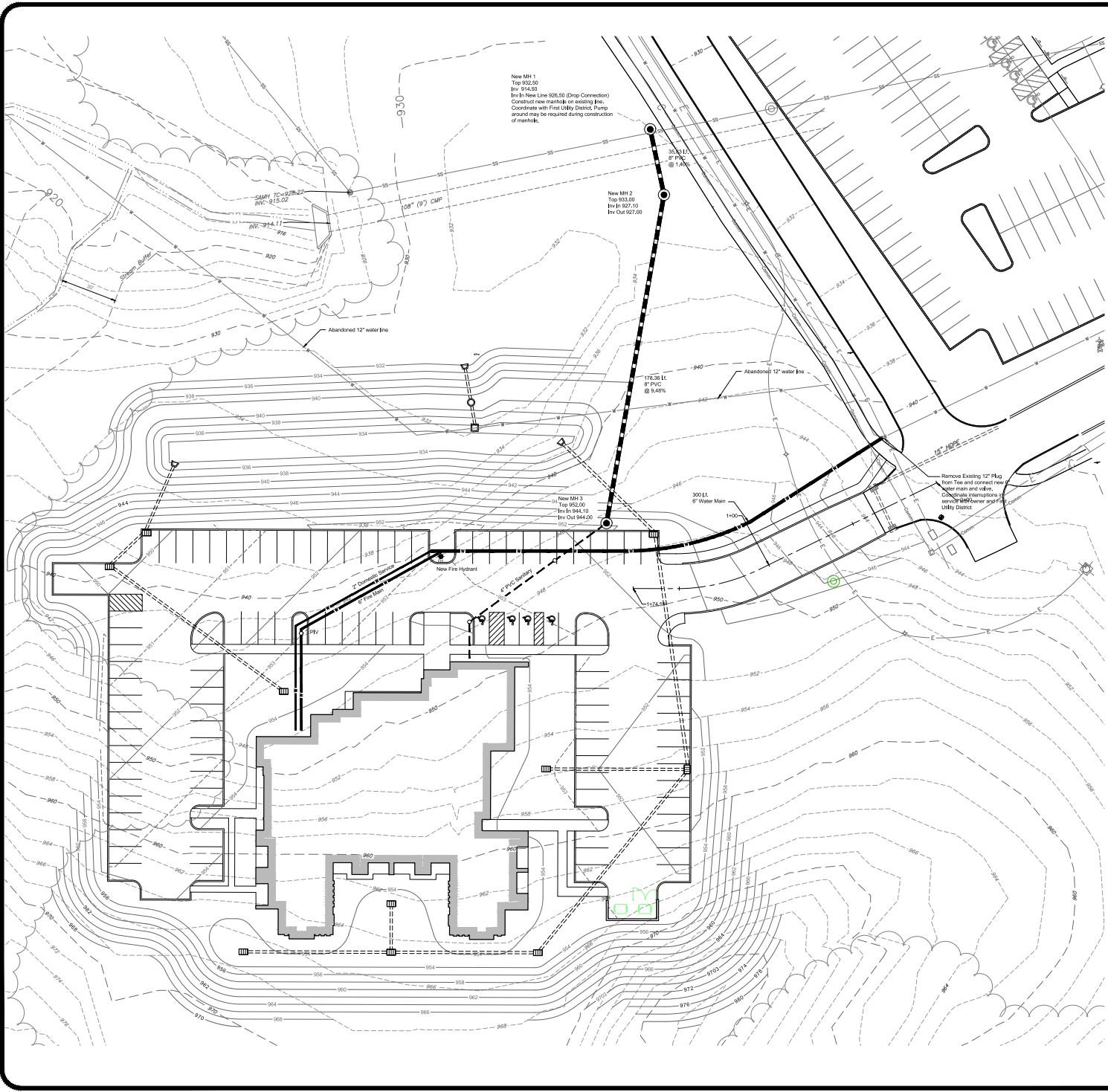
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7-30-2020  
Date

# C201

Sheet No.

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10-E-20-UR

Revised: 9/21/2020

Project: **Corporate Office Building**  
 Fort Sanders West Boulevard  
**Covenant Health**  
 Knox County, Tennessee

LAND DEVELOPMENT SOLUTIONS  
  
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
 PH. 865-671-2281

Drawing Description: **Site Utility Plan**

No.	Date	Revision

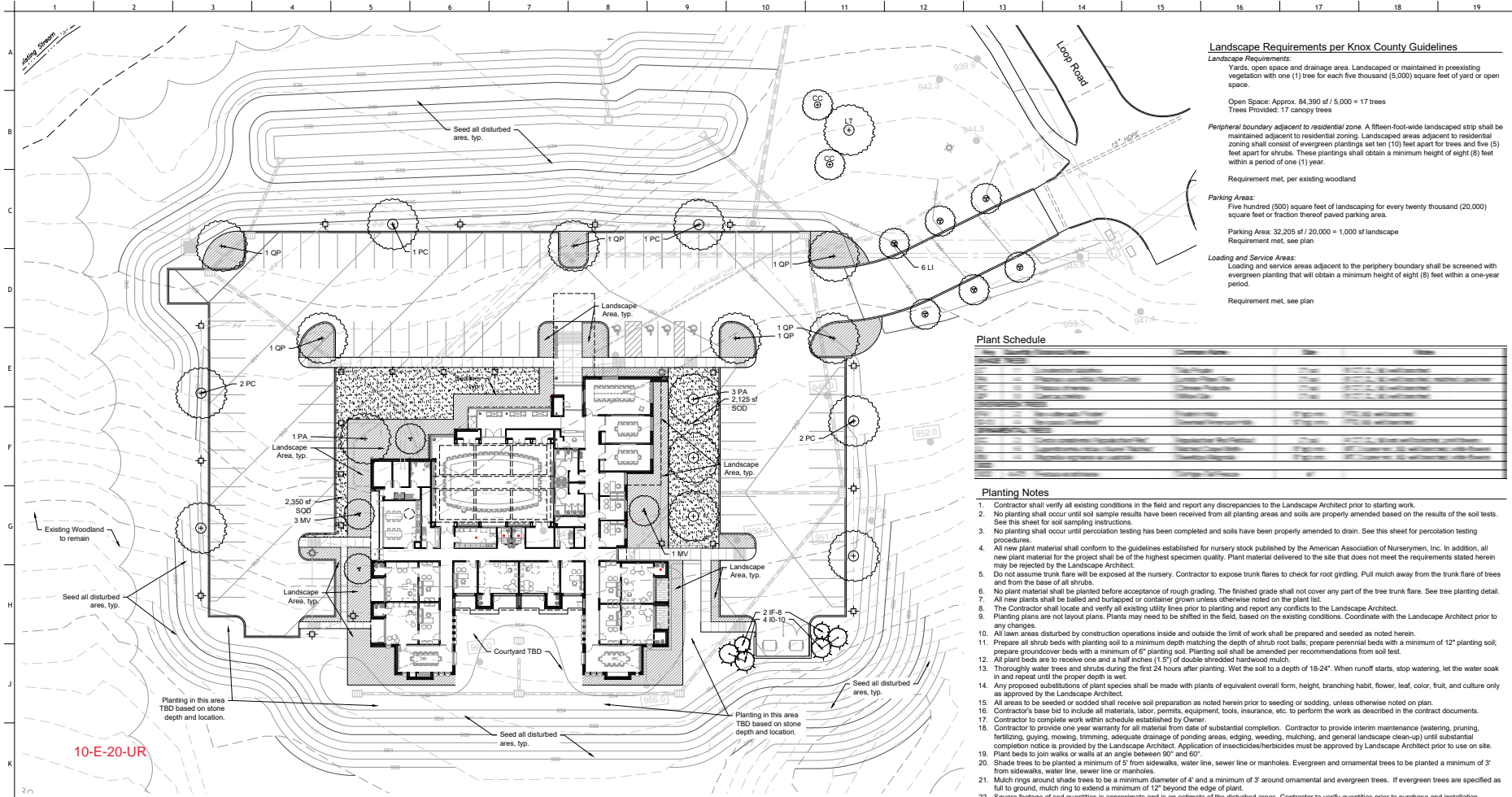
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Checked	
Approved	
Job No.	220039
Scale	1"=20'
Date	9-21-2020

**C401**  
 Sheet No.







**Landscape Requirements per Knox County Guidelines**

**Landscape Requirements:**  
Yards, open space and drainage area. Landscaped or maintained in preexisting vegetation with one (1) tree for each five thousand (5,000) square feet of yard or open space.

Open Space: Approx. 84,390 sf / 5,000 = 17 trees  
Trees Provided: 17 canopy trees

**Peripheral boundary adjacent to residential zone.** A fifteen-foot-wide landscaped strip shall be maintained adjacent to residential zoning. Landscaped areas adjacent to residential zoning shall consist of evergreen plantings set ten (10) feet apart for trees and five (5) feet apart for shrubs. These plantings shall obtain a minimum height of eight (8) feet within a period of one (1) year.

Requirement met, per existing woodland

**Parking Areas:**  
Five hundred (500) square feet of landscaping for every twenty thousand (20,000) square feet or fraction thereof paved parking area.

Parking Area: 32,205 sf / 20,000 = 1,000 sf of landscape  
Requirement met, see plan

**Loading and Service Areas:**  
Loading and service areas adjacent to the periphery boundary shall be screened with evergreen planting that will obtain a minimum height of eight (8) feet within a one-year period.  
Requirement met, see plan

**Plant Schedule**

Plant Code	Plant Name	Quantity	Notes
1 OP	Open Space Plant	17	Canopy trees
2 PC	Planting Code		
3 PA	Planting Code		
1 PA	Planting Code		
2 IF-8	Planting Code		
2 IF-6	Planting Code		

**Planting Notes**

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Landscape Architect prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Landscape Architect.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Landscape Architect.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Landscape Architect prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as noted herein.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil, prepare groundcover beds with a minimum of 6" planting soil. Planting soil shall be amended per recommendations from soil test.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Landscape Architect.
- All areas to be seeded or sodded shall receive soil preparation as noted herein prior to seeding or sodding, unless otherwise noted on plan.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, weeding, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Landscape Architect. Application of insecticides/herbicides must be approved by Landscape Architect prior to use on site. Plant beds to join walks or walks at an angle between 90° and 60°.
- Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3" around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- Square footage of soil quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.
- See civil drawings for further information regarding:
  - Erosion and sediment control.
  - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
  - Limits of construction.
  - Locations of existing and proposed utilities or easements.

**Percolation Test Notes**

- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole, or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

**Instructions For Existing Soil Sampling:**

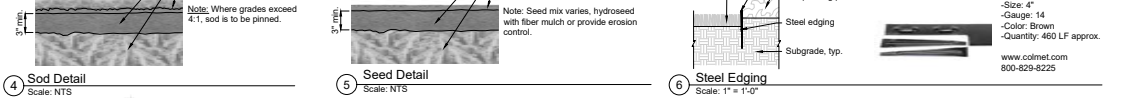
- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to Wyoport Analytical Labs, Inc., 2700 Whitten Road, Memphis, Tennessee 38133, (901) 213-2400, wyoportanalytical.com.
- Results to be copied to the Owner.

**Planting Soil Composition Notes**

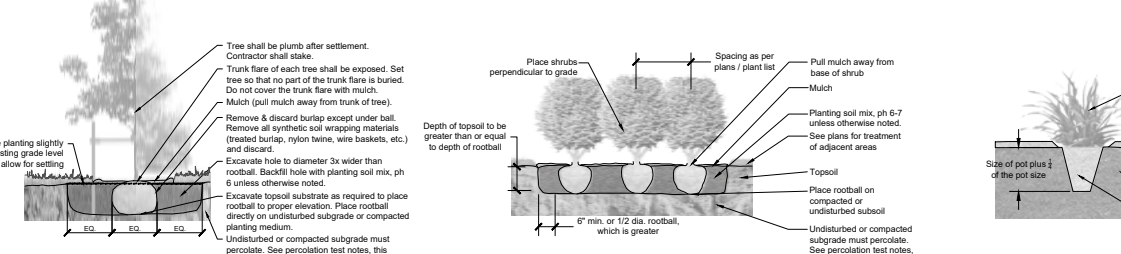
- The Landscape Subcontractor shall provide sufficient planting soil to fulfill all planting operations required of the Contract Documents. Planting soil shall comply with the following notes:
  - Planting soil shall be topsoil stripped and stockpiled and meeting, or modified to meet, these recommendations per soil testing.
  - Textural Analysis of soil to be between sandy clay loam and clay loam, with a clay content between 15 and 25% and an organic content of 4% by dry weight.
  - Planting soil shall be free of plants and their roots, debris and other extraneous matter. It shall be uncontaminated by salt water, foreign matter and substances harmful to plant growth. All soil to be free of all rocks, limestone, gravel, & foreign construction debris.
  - Soil additives shall be used to counteract soil deficiencies as recommended by the soils analysis conducted by Wyoport Analytical. See Soil Sampling notes, this sheet.
  - Soil pH target to be 6.0.
  - Soil to be installed in maximum 6" lifts. Soil compaction rating to be 85%.
  - Soil particle size shall have 90% passing rate on #2 screen and 100% of material shall pass #1 screen.

**10-E-20-UR**

**8/24/2020**



**4 Sod Detail** Scale: NTS  
**5 Seed Detail** Scale: NTS  
**6 Steel Edging** Scale: 1" = 1'0"



**1 Tree Planting Detail** Scale: NTS  
**2 Shrub Planting Detail** Scale: NTS  
**3 Groundcover/Perennial Detail** Scale: NTS

**oma**  
**BARBER McMURRY**  
 architects since 1915

505 Market St Suite 300 Knoxville, TN 37902  
 1.865.914.1915  
 bma1915.com

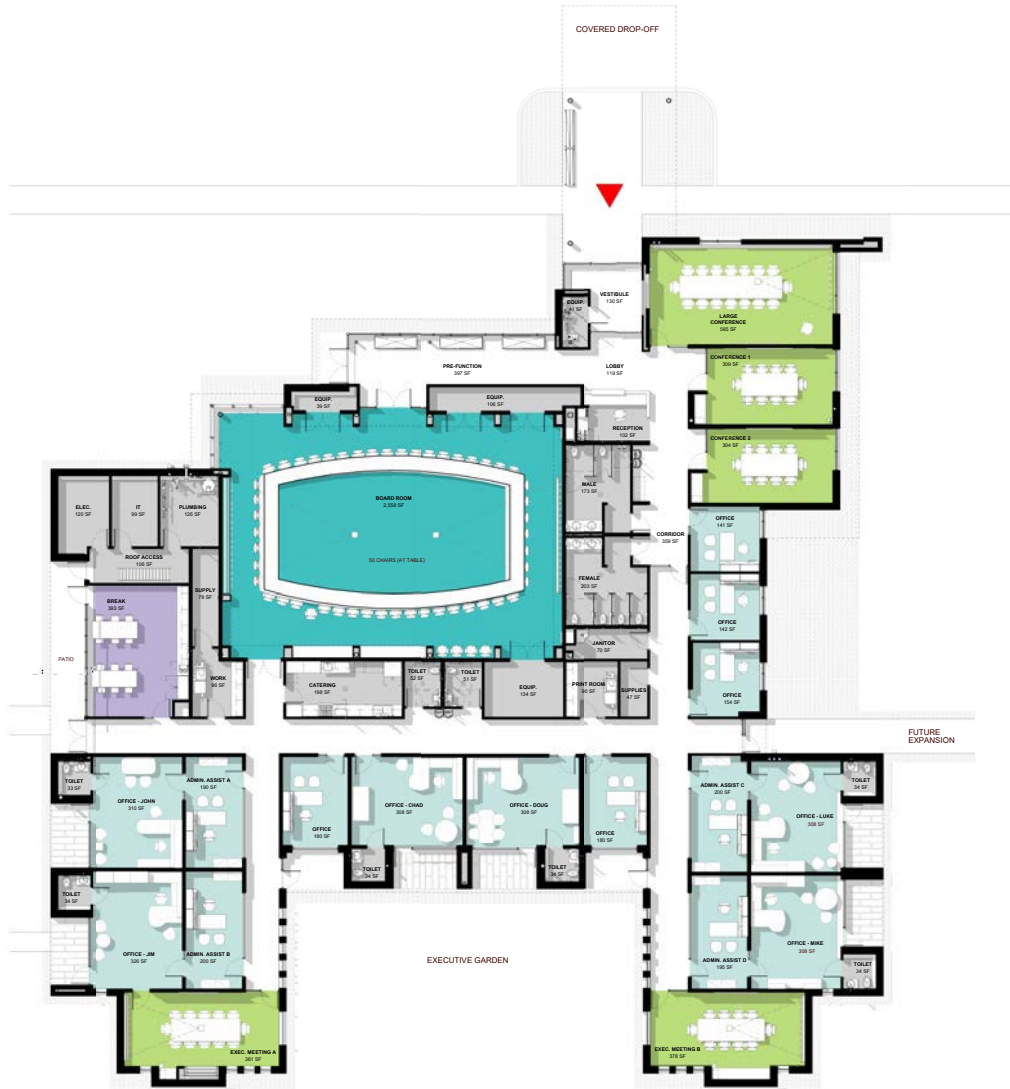
**NOT FOR CONSTRUCTION**

PROJECT NUMBER: 202900  
 PROJECT NAME: CORPORATE OFFICE BUILDING  
 OWNER: COVENANT HEALTH  
 PROJECT ADDRESS: KNOXVILLE, TN 37934

PARTNER IN CHARGE: SHP  
 PROJECT MANAGER: ABS  
 DRAWN BY: LGG  
 REVIEWED BY: SHP  
 ISSUE DATE: 07.30.20

REVISIONS:

**L100**  
 Planting Plan



10-E-20-UR

8/24/2020



# DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

### Land Development Solutions

Applicant Name

8/24/20

Date Filed

October 8, 2020

Meeting Date (if applicable)

Affiliation

1D-E-20-UR

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

E J Baksa

Name

310-K Simmons Rd

Address

865-671-2281

Phone

Land Development Solutions

Company

Knoxville

City

TN

State

37922

Zip

rbaksa@ldstn.com

Email

## CURRENT PROPERTY INFO

Fortress Corporation - Danny Edsell

Owner Name (if different)

1420 CENTERPOINT BLVD BLDG C KNOXVILLE, TN 37932-1960

Owner Address

865-531-5797

Owner Phone

270 Fort Sanders West Blvd

Property Address

131LA00101

Parcel ID

West Knoxville at Kingston Pike and Fort Sanders Blvd

General Location

48 acres

Tract Size

Knox County <sup>5th</sup>

Jurisdiction (specify district above)

PC

Zoning District

- City
- County

~~Southwest County~~  
~~West County~~

O

Planning Sector

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

Office & Medical Office

N

FUD

FUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

DEVELOPMENT  
SUBDIVISION  
ZONING

Development Plan     Use on Review / Special Use

Residential     Non-Residential

Home Occupation (specify):

Other (specify): *Corporate Office*

Proposed Subdivision Name

Unit / Phase Number

Parcel Change

Combine Parcels     Divide Parcel    Total Number of Lots Created:

Other (specify):

Attachments / Additional Requirements

Zoning Change:

Proposed Zoning

Plan Amendment Change:

Proposed Plan Designation(s)

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:

TOTAL:

*0401 \$1,500.00*

*\$1,500.00*

FEE 2:

FEE 3:

## AUTHORIZATION

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

*E J Baksa Jr*

E J Baksa Jr

8/24/20

Applicant Signature

Please Print

Date

865-671-2281

rbaksa@ldstn.com

Email

Phone Number

*Tarren N. Barrett*

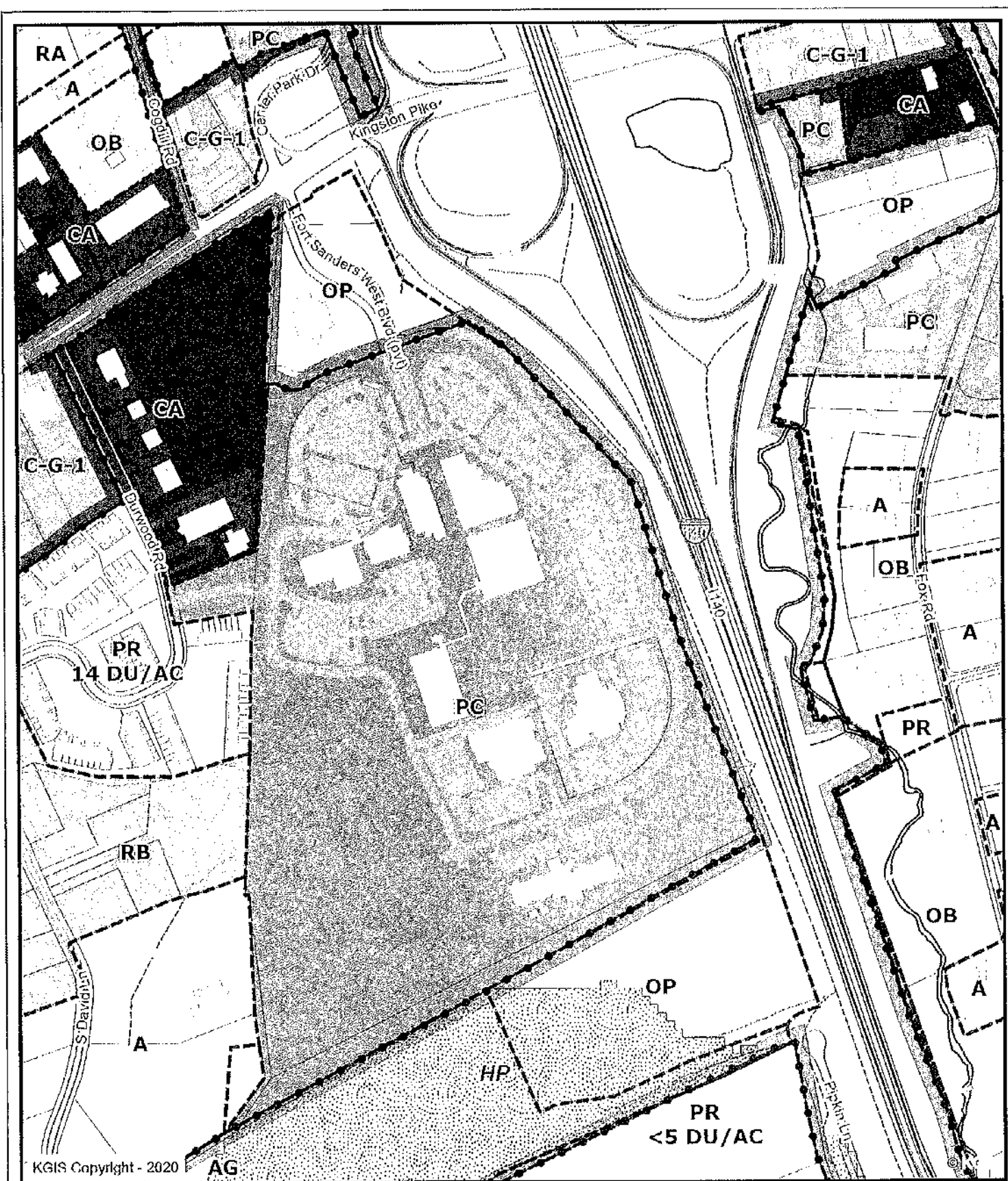
TARREN N. BARRETT

8/24/2020

Staff Signature

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