



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-F-23-DP

AGENDA ITEM #: 31

AGENDA DATE: 9/14/2023

▶ **APPLICANT:** JARED EISENHOWER
OWNER(S): John O. Wallace John O. Wallace

TAX ID NUMBER: 118 074.02 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 940 SANCTUARY LN

▶ **LOCATION:** East side of Sanctuary Ln, north of Dutchtown Rd

▶ **APPX. SIZE OF TRACT:** 8.08 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sanctuary Lane, a local street with 22-ft pavement width. Sanctuary Lane lies within the Pellissippi Parkway right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Beer brewery

DENSITY PROPOSED: N/A

HISTORY OF ZONING: Rezoned from BP (Business and Technology Park) / TO to PC / TO (Case # 8-K-20-RZ)

SURROUNDING LAND USE AND ZONING: North: Rural residential - BP (Business and Technology Park) / TO (Technology Overlay)

South: Agriculture/forestry/vacant land - BP (Business and Technology Park) / TO (Technology Overlay)

East: Single family residential - PR (Planned Residential) up to 5 du/ac

West: Pellissippi Parkway right-of way

NEIGHBORHOOD CONTEXT: The area includes a church, residential housing as well as a mixture of industrial and office uses along Pellissippi Parkway.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a beer brewery with an area of approximately 2,123 sq ft., subject to 7 conditions.**

1) Installation of all landscaping as shown on the 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.

- 2) No uplighting shall be installed in accordance with TTCDA Guidelines.
- 3) Obtaining staff approval of revised landscaping plans that provide a landscape bed with ornamental trees and plantings at the entry to the site prior to the issuance of a COA, a condition of the TTCDA approval obtained on August 7, 2023.
- 4) Meeting all other applicable requirements of the TN Technology Corridor Development Authority (TTCDA).
- 5) Provision of a sidewalk connecting the facility through the site frontage.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is seeking approval to construct a 2,123 sq. ft. brew pub with 36 seats (including internal and external) on an existing site shared with a church. The combined buildings are 5,148 sq. ft.

Per the Knox County Sidewalk Ordinance, a sidewalk will be required from the site through the frontage of the property line.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The PC zones allows a general mix or retail and commercial uses that also include offices, commercial services and light distribution centers. A beer brewery is consistent with the PC zone's stated intent.

TO (Technology Overlay):

B. The TO zone requires approval by the Tennessee Technology Corridor Development Authority (TTCDA) and plans were approved in August 2023 (Case #7-B-23-TOB). One of the conditions was for a revised landscaping plan adding ornamental trees and plantings at the entry to the site be approved administratively by staff prior to the issuance of a COA. Upon meeting that condition, the proposed plans would be in accordance with TTCDA Guidelines.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 8.3) Focus on design quality and neighborhood compatibility in reviewing development proposals. The proposed structure is compatible with the site and neighborhood. This development abuts a single family detached residential subdivision to the rear. The proposed building has a small footprint and deliveries would be made by smaller trucks or vans. The existing vegetation along the northeast property line shared with a single family residential neighborhood provides a visual buffer to the site. The proposed additional commercial building on an existing commercial site is not expected to have adverse impacts on the surrounding area.

3) NORTHWEST COUNTY SECTOR PLAN

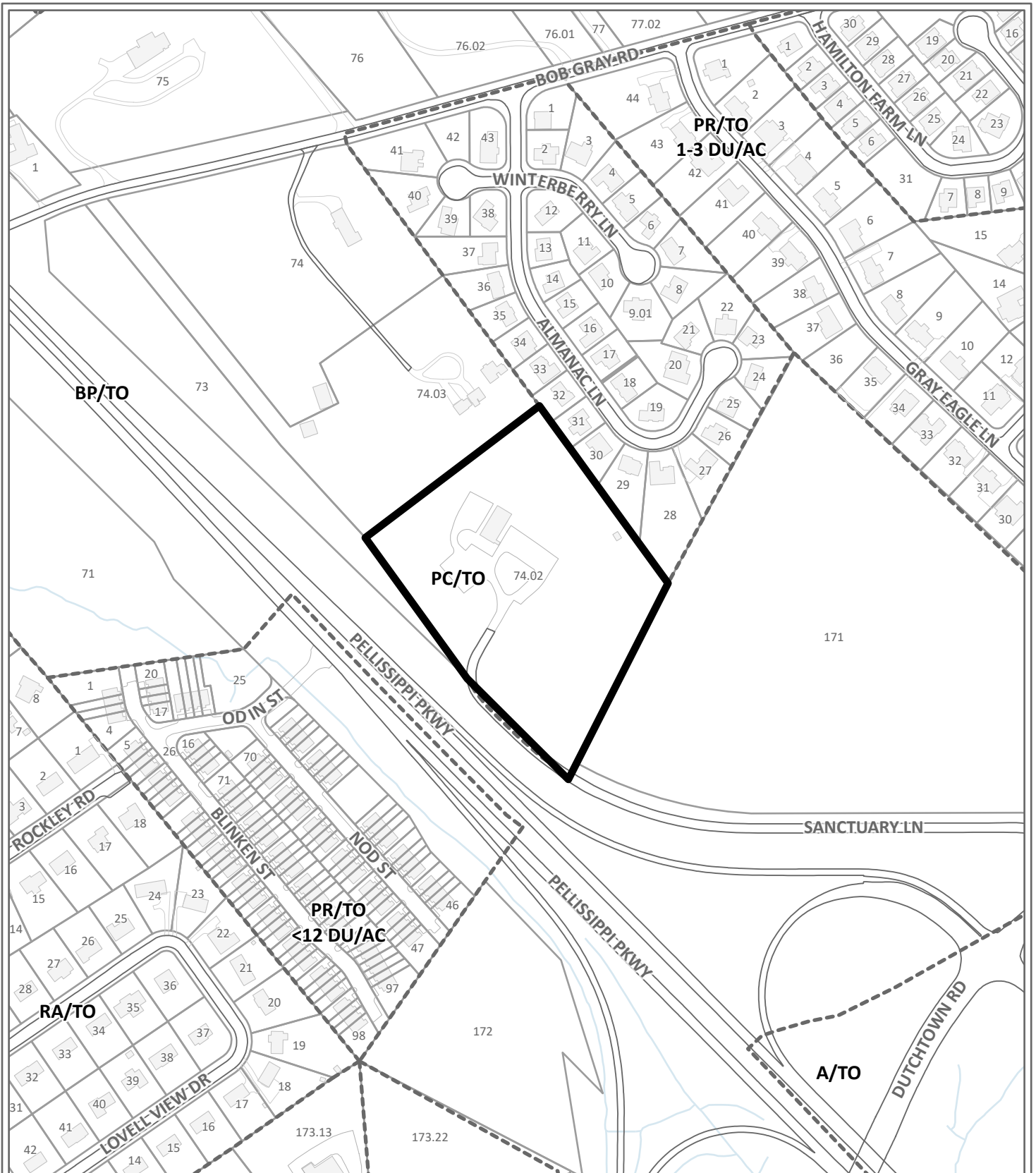
A. The property is classified as MU-SD (Mixed Use-Special District, Dutchtown Road/Lovel Road). The scale of the commercial operation is consistent with other developments in the area.

ESTIMATED TRAFFIC IMPACT: 131 (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 development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

9-F-23-DP

Petitioner: Jared Eisenhower



Beer brewery in the PC zone in PC (Planned Commercial), TO (Technology Overlay)

Map No: 118

Jurisdiction: County

Original Print Date: 8/18/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

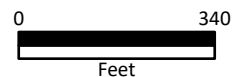
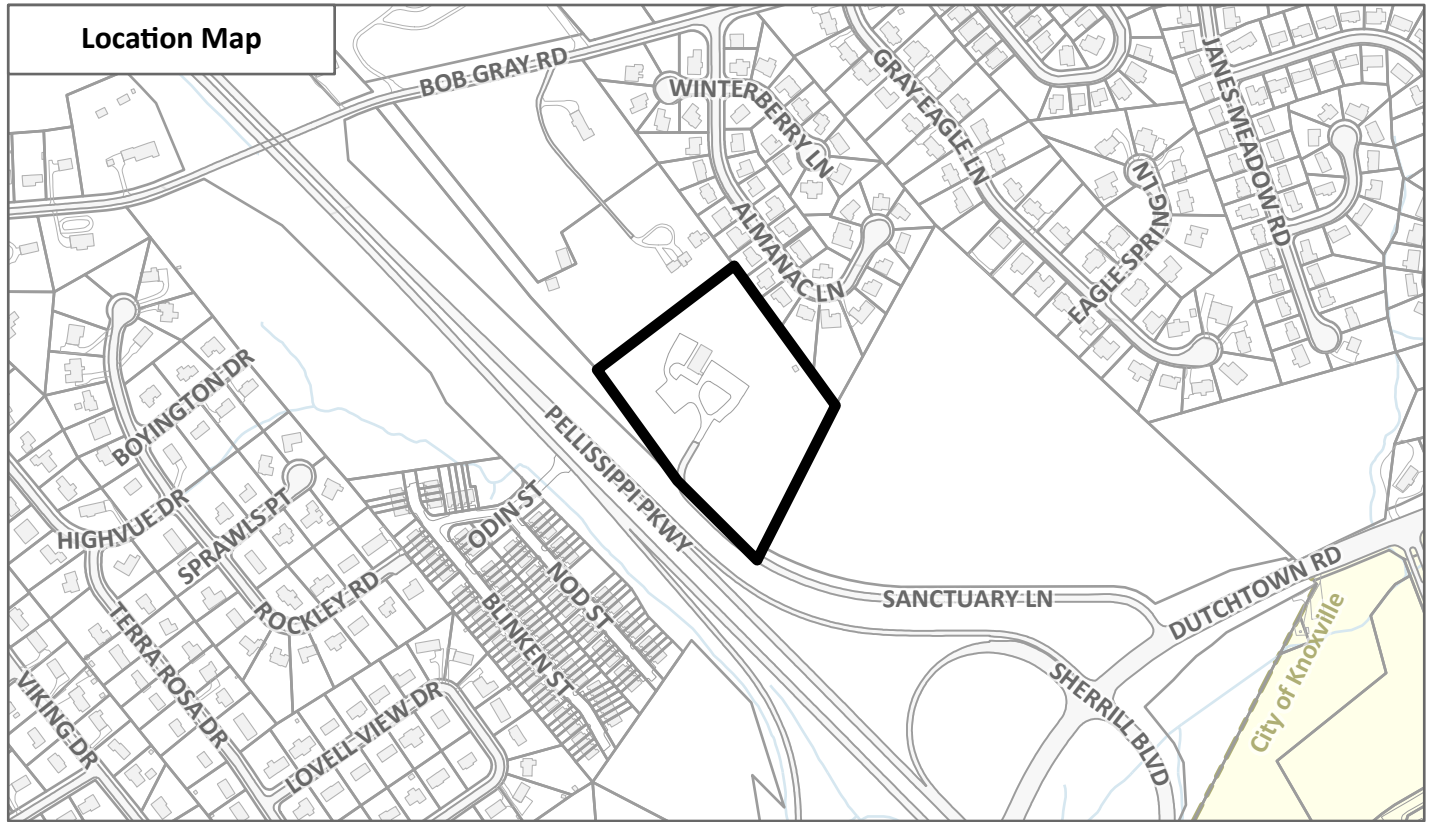


Exhibit A. Contextual Images

Location Map



Aerial Map

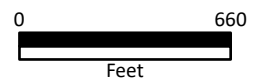


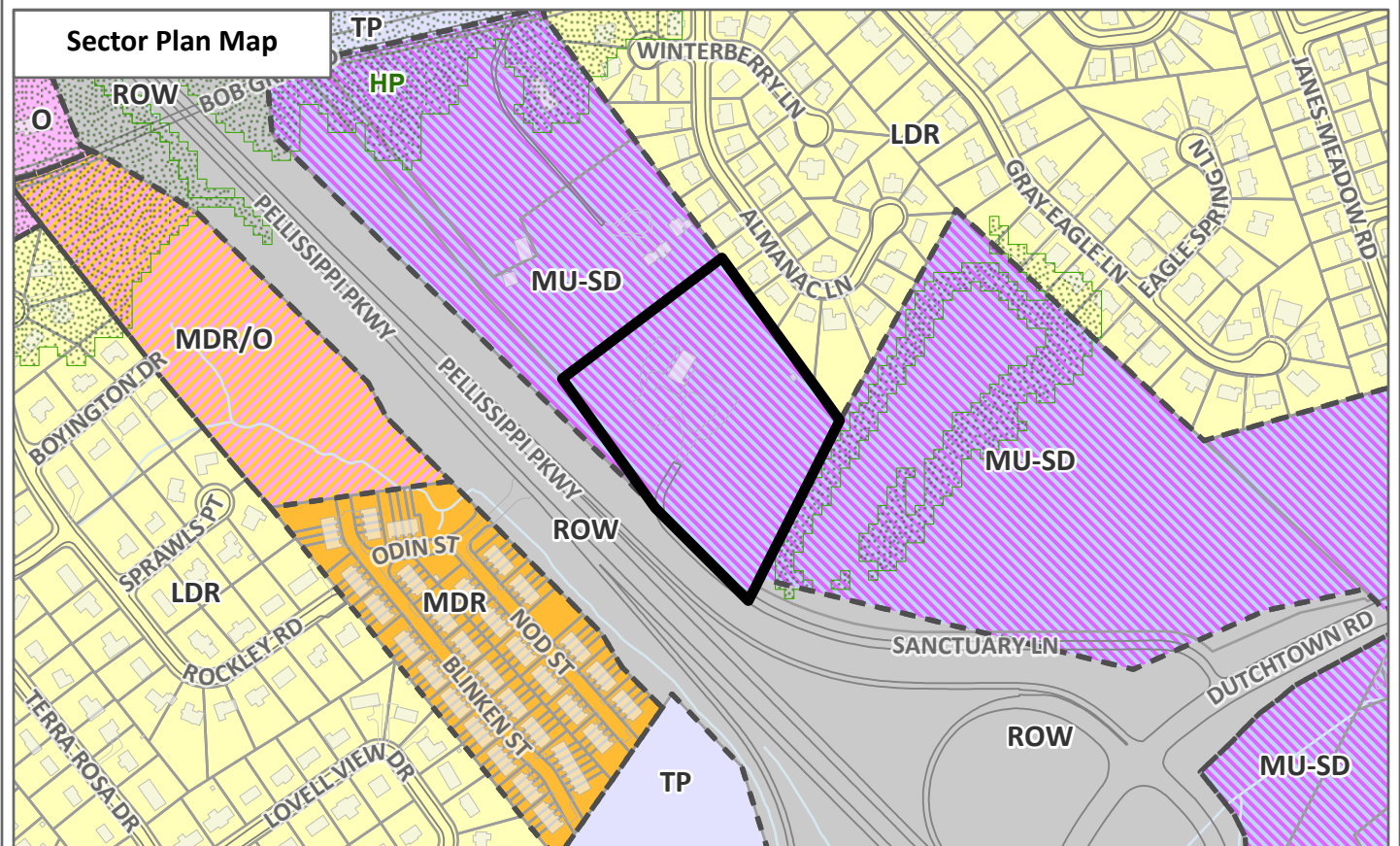
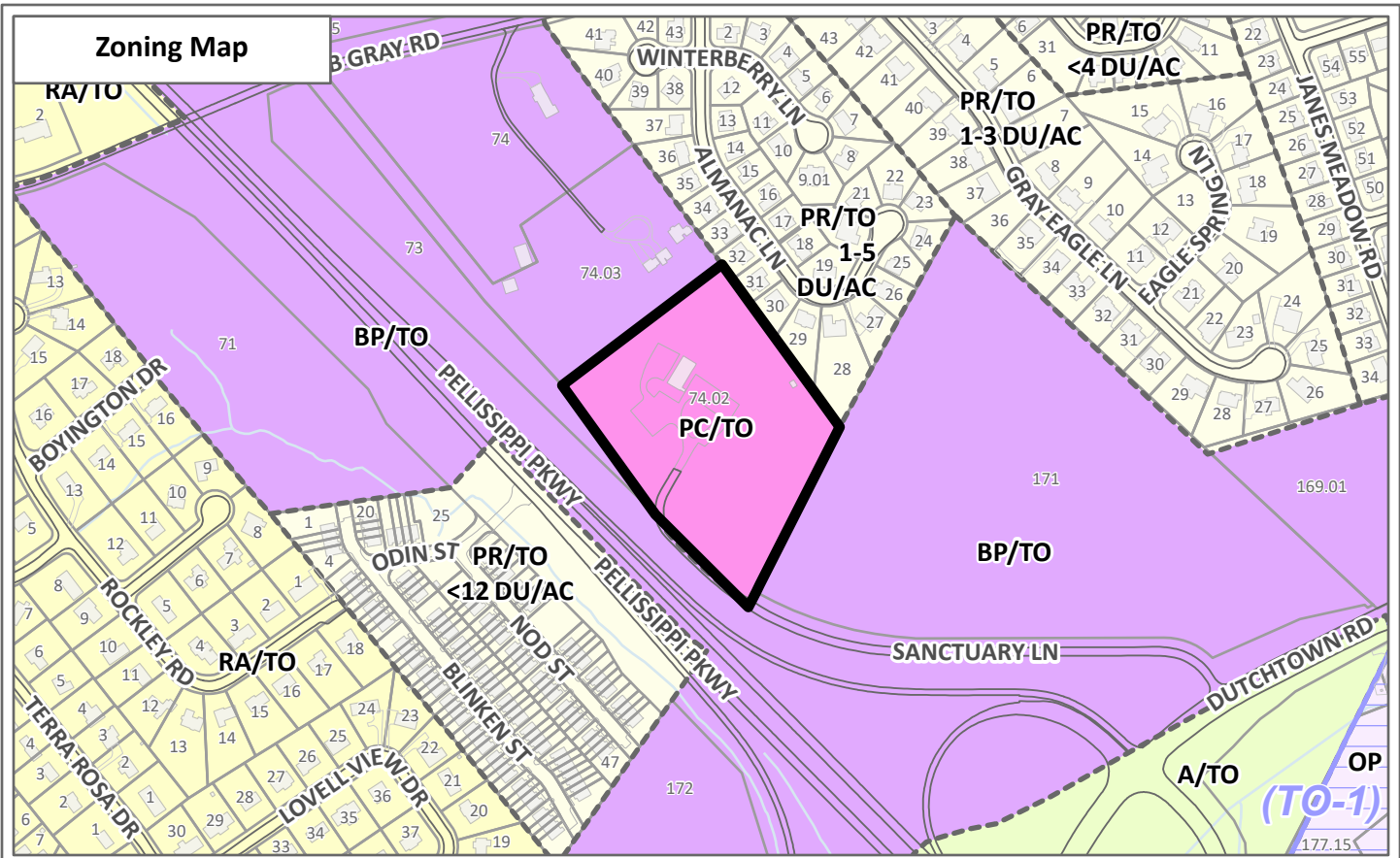
CONTEXTUAL MAPS 1

9-F-23-DP



Case boundary

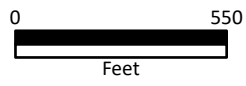




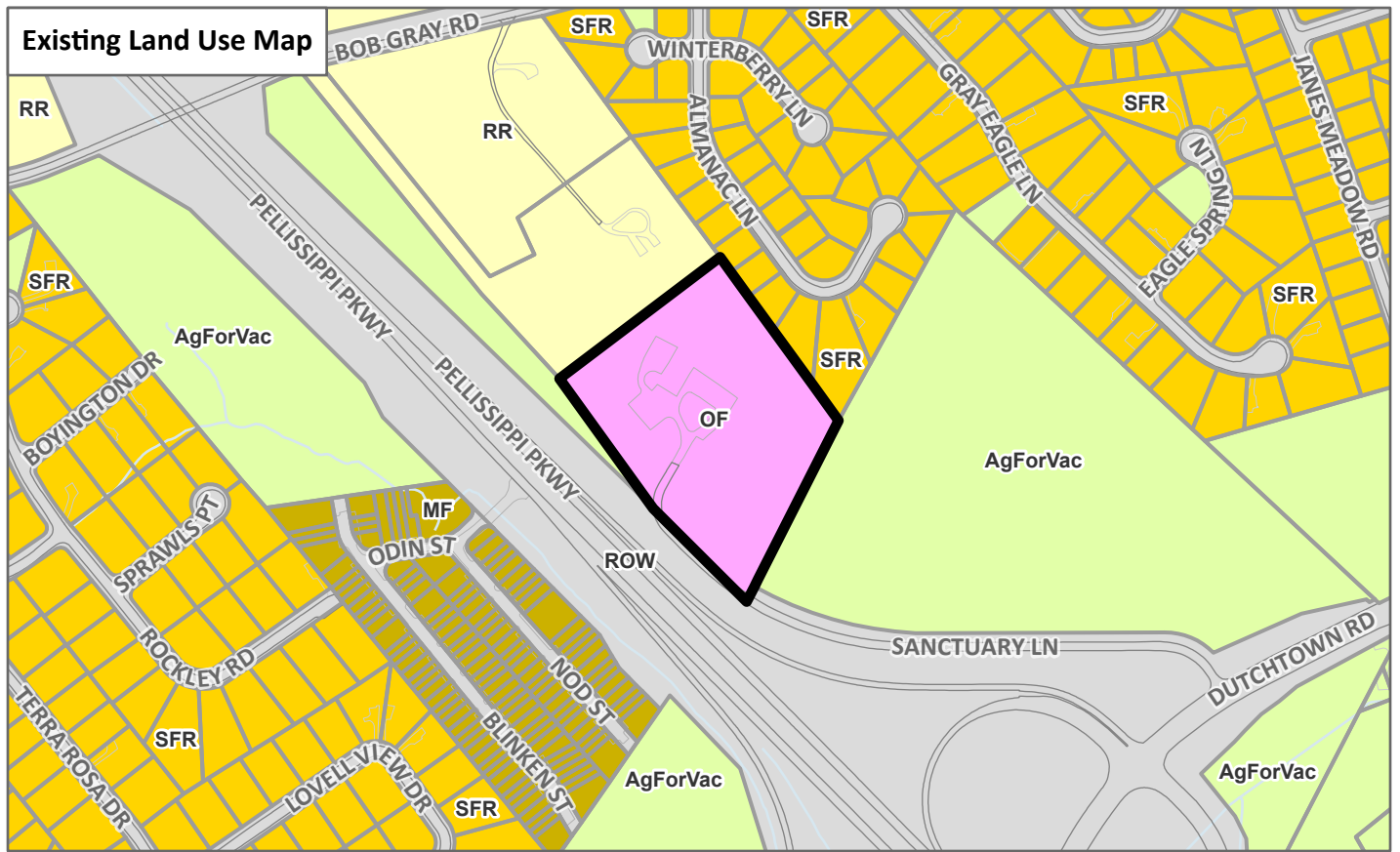
CONTEXTUAL MAPS 2

9-F-23-DP

 Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

9-F-23-DP



Case boundary



9-F-23-DP

PROJECT DATA	
APPLICABLE CODES	
2018 INTERNATIONAL BUILDING CODE (IBC)	
2018 INTERNATIONAL FUEL GAS CODE (IFGC)	
2018 INTERNATIONAL MECHANICAL CODE (IMC)	
2018 INTERNATIONAL PLUMBING CODE (IPC)	
2017 NFPA NATIONAL ELECTRICAL CODE	
2018 INTERNATIONAL FIRE CODE (IFC)	
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2020 INCLUSIVE ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	
JURISDICTION: KNOX COUNTY, TENNESSEE	
ZONING: PC10 (PLANNED COMMERCIAL/TECHNOLOGY OVERLAY)	
PROPOSED OCCUPANCY: B BUSINESS #2 ACCESSORY OCCUPANCY PER 2018 IBC, SECTION 603.2	

SITE PLAN LEGEND	
	NEW IMPERVIOUS AREA
	NEW ASPHALT
	OVERHEAD ELECTRICAL
	UNDERGROUND ELECTRICAL
	SEWER

NEW CONSTRUCTION FOR
WILD SPACES BREWERY AND FARMSTEAD
 940 SANCTUARY LANE
 KNOXVILLE, TN 37932
 SPA PROJECT #: 1921

CHECK SET
NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY PROFESSIONAL

OWNER:
WILD SPACES BREWERY AND FARMSTEAD
 940 SANCTUARY LANE
 KNOXVILLE, TN 37932
 T (865) 207-8675
 E: KNOX@wildspacesbrewing.com
 CONTACT: ROBERT WALLACE

CIVIL ENGINEER:
ARDURRA GROUP, INC.
 10230 HARDIN VALLEY RD
 SUITE 201
 KNOXVILLE, TN 37932
 T (865) 890-8419
 E: ARDURRA@ardurragroup.com
 CONTACT: AARON GRAY, P.E.

LANDSCAPE ARCHITECT:
WMWA LANDSCAPE ARCHITECTS
 1425 WILLIAMS STREET,
 SUITE 12
 CHATTANOOGA, TN 37408
 T (423) 551-3800
 E: WMWA@wmwala.com
 CONTACT: MATT WHITTAKER, ASLA

ARCHITECT:
SANDERS PACE ARCHITECTURE
 514 W. JACKSON AVENUE
 SUITE 102
 KNOXVILLE, TN 37902
 T (865) 329-0316
 E: SP@spandsp.com
 CONTACT: JOHN SANDERS, FAIA

STRUCTURAL ENGINEER:
HAINES STRUCTURAL GROUP
 800 S GAY STREET, SUITE 1750
 KNOXVILLE, TN 37929
 T (865) 329-9920
 E: HAINES@haines-eg.com
 CONTACT: BOBBY HAINES, P.E., S.E.

MECHANICAL ENGINEER:
ENGINEERING SERVICES GROUP, INC.
 800 EAST HILL AVE, SUITE 350
 KNOXVILLE, TN 37915
 T (865) 522-0303
 E: nvalukas@esg1989.com
 CONTACT: NATE VALUKAS, P.E.

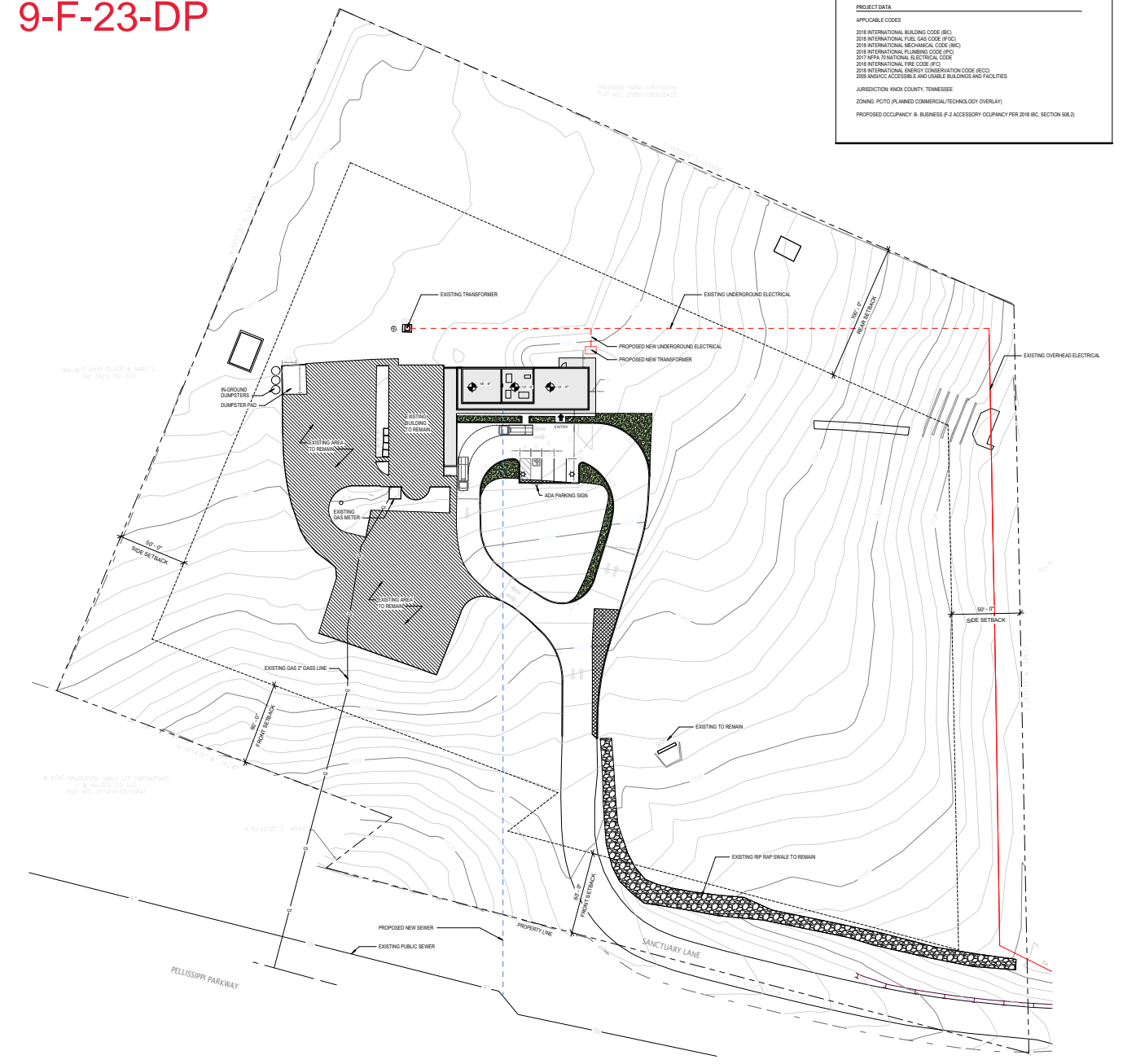
PLUMBING ENGINEER:
ENGINEERING SERVICES GROUP, INC.
 800 EAST HILL AVE, SUITE 350
 KNOXVILLE, TN 37915
 T (865) 522-0303
 E: nvalukas@esg1989.com
 CONTACT: NATE VALUKAS, P.E.

ELECTRICAL ENGINEER:
ENGINEERING SERVICES GROUP, INC.
 800 EAST HILL AVE, SUITE 350
 KNOXVILLE, TN 37915
 T (865) 522-0303
 E: edhenderson@esg1989.com
 CONTACT: ED HENDERSON, P.E.

ISSUE	DATE
PLANNING COMMISSION	31 JULY 2023

SITE PLAN - PLANNING COMMISSION

PC-1



M15	SITE PLAN LEGEND
	N.T.S

GROUND AREA COVERAGE (PER TCOA DESIGN GUIDELINES 1.1.1)	
MAXIMUM GROUND AREA COVERAGE:	20%
EXISTING:	3,025 SF
ADDITIONAL PROPOSED:	2,123 SF
TOTAL:	5,148 SF
GAC = 5,148 SF / 352,787 SF (GROSS LOT AREA) =	1.4% < 20% (COMPLIES)
FLOOR AREA RATIO (PER TCOA DESIGN GUIDELINES 1.1.2)	
MAXIMUM FLOOR AREA RATIO:	30%
EXISTING FLOOR AREA:	5,485 SF
ADDITIONAL PROPOSED FLOOR AREA:	7,588 SF
TOTAL:	13,073 SF
FAR = 7,588 SF / 352,787 SF (GROSS LOT AREA) =	2.2% < 30% (COMPLIES)
IMPERVIOUS AREA RATIO (PER TCOA DESIGN GUIDELINES 1.1.3)	
MAXIMUM IMPERVIOUS AREA RATIO:	70%
PROPOSED IMPERVIOUS AREA:	92,341 SF
EXISTING IMPERVIOUS AREA:	5,134 SF
TOTAL:	97,475 SF
IAR = 97,475 SF / 352,787 SF (GROSS LOT AREA) =	15.7% < 70% (COMPLIES)
MINIMUM REQUIRED SETBACKS (PER TCOA DESIGN GUIDELINES 1.4.1, TABLE 2)	
FRONT YARD (1-STORY BUILDING):	25 FEET / 40 FEET*
SIDE YARD:	5 FEET
REAR YARD:	25 FEET
ADJUTING RESIDENTIAL ZONE:	10 FEET
*WITH PARKING IN FRONT YARD	
SITE CIRCULATION (PER TCOA DESIGN GUIDELINES 1.6)	
INTERNAL ACCESS STREET WIDTH (1.6.3):	20-24 FEET MINIMUM
SIDEWALKS AND PATHWAY WIDTH (1.6.6):	5 FEET MINIMUM
PARKING (PER TCOA DESIGN GUIDELINES 1.7)	
(1.7.1) PARKING MUST MEET THE STANDARDS OF THE KNOXVILLE OR KNOX COUNTY ZONING ORDINANCES FOR THEIR RESPECTIVE ZONES, UNLESS THE REQUIREMENTS OF THESE DESIGN GUIDELINES ARE MORE RESTRICTIVE.	
MINIMUM AND MAXIMUM PARKING SPACES (1.7.1, TABLE 3):	
LAND USE:	ALL OTHER NON-RESIDENTIAL USES
MINIMUM REQUIRED:	2 PER 100 SF OF GROSS FLOOR AREA
MAXIMUM REQUIRED:	33 PER 100 SF OF GROSS FLOOR AREA
1,023 (GROSS FLOOR AREA) / 1000 = 1.023 x 2 = 2.046	4 PARKING SPACES MINIMUM
2,123 (GROSS FLOOR AREA) / 1000 = 2.123 x 33 = 7.006	8 PARKING SPACES MAXIMUM
PARKING SPACES PROVIDED:	4 (COMPLIES)
OFF-STREET PARKING STALL MINIMUM SIZE REQUIREMENTS (1.7.2, TABLE 4)	
PARKING ANGLE:	90 DEGREES
STALL DEPTH TO WALL TO CURB:	13 FEET / 15.5 FEET
STALL WIDTH:	8 FEET
aisle DEPTH:	25 FEET

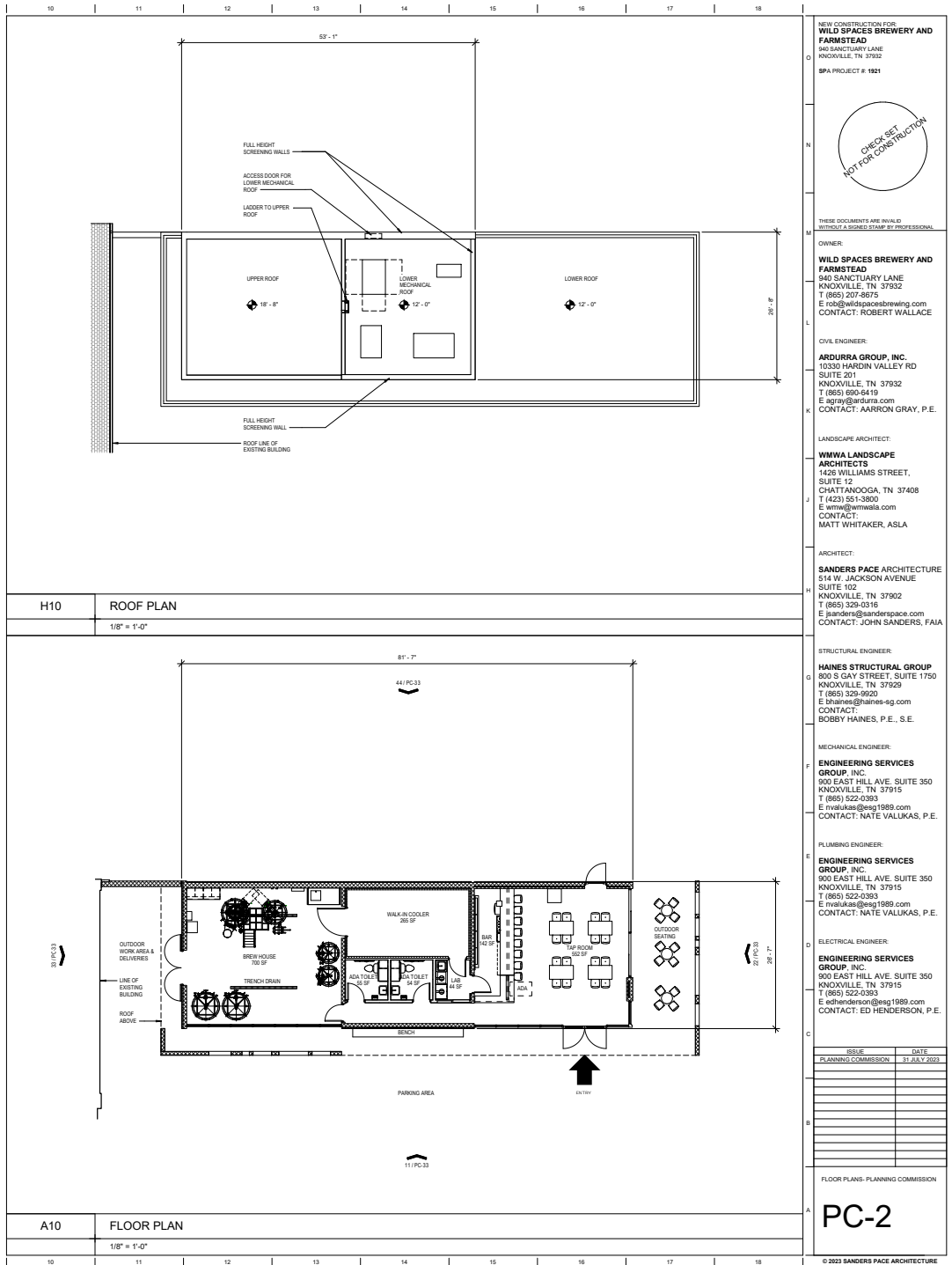
E15	CODE COMPLIANCE
	N.T.S

DRAINAGE NOTES	
-	NO EXISTING SUB-SURFACE STORMWATER SYSTEM SERVING THE FACILITY.
-	EXISTING IMPERVIOUS AREAS SHEET FLOW AND DISCHARGE VIA CURB CUTS TO LAWN AREAS.
-	A RETENTION POND NOT ANTICIPATED FOR THE PROJECT.
-	MAJOR STORM COLLECTION AND CONVEYANCE COMPONENTS ARE ANTICIPATED FOR THE PROJECT, E.G. DOWNPOUT BOARDS, PVC PIPE ROOF DRAIN LEADERS, PERFORATED PVC PIPES FOR UNDERDRAINS, ETC. ALTERNATE METHODS OF RUN-OFF REDUCTION MAY BE UTILIZED, E.G. BIURETENTION/RAIN GARDENS, ETC. FOR RUN-OFF REDUCTION.
LOADING NOTES	
-	GRADING SHALL BE IN GENERAL MATCH EXISTING ELEVATIONS AND ESTABLISHED DRAINES.
-	PRIOR TO COMMENCING GRADING ACTIVITIES, THE AFFECTED AREAS SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION.
-	THERE SHALL BE NO BOLLARDS, STUMPS, OR OTHER OBSTRUCTIONS REMAINING AT PORTIONS OF THE SITE TO RECEIVE PARKING, DRIVEWAYS, BUILDINGS, ETC. THE TREE OR INSTABLE MATERIAL SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW THE SUBGRADE.
-	MATERIAL THAT IS TO BE USED FOR FINAL CONSTRUCTION IS TO BE DISPOSED OF AT A LOCATION APPROVED BY THE OWNER.
-	TORSION ON ANY AFFECTED AREA SHALL BE STAMPED TO FULL DEPTH AND STOCKPILED AT AN APPROVED LOCATION.
-	GRADING FOR THE SITE SHALL BE LIMITED TO THE AMOUNT NECESSARY TO PROVIDE ADEQUATE DRAINAGE WHILE ALLOWING FOR A TRAVERSABLE SITI.
-	ALL AREAS TO RECEIVE FILL SHALL BE PROFILES PRIOR TO PLACEMENT.
-	FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 18 INCHES. WHERE REQUIRED, TORSION SHALL BE SPREAD AND PLACED A MINIMUM OF 6 INCHES IN DEPTH.
-	DURING CONSTRUCTION THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A FREE DRAINING SITE THAT DOES NOT ALLOW WATER TO ACCUMULATE ON THE SITE.

A15	SITE WORK NOTES
	N.T.S

A1	SITE PLAN
	1" = 30'

9-F-23-DP



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 940 SANCTUARY LANE
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CHECK SET FOR CONSTRUCTION

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 KNOXVILLE, TN 37932
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 E KNOX@wildspacesbrewing.com
 CONTACT: ROBERT WALLACE

CIVIL ENGINEER:
ARDURRA GROUP, INC.
 10230 HARDIN VALLEY RD
 SUITE 201
 KNOXVILLE, TN 37932
 T (865) 890-0419
 E ardurra@ardurra.com
 CONTACT: AARRON GRAY, P.E.

LANDSCAPE ARCHITECT:
WMWA LANDSCAPE ARCHITECTS
 1425 WILLIAMS STREET, SUITE 12
 CHATTANOOGA, TN 37408
 T (423) 551-3800
 E wmw@wmwala.com
 CONTACT: MATT WHITAKER, ASLA

ARCHITECT:
SANDERS PACE ARCHITECTURE
 514 W. JACKSON AVENUE
 SUITE 102
 KNOXVILLE, TN 37902
 T (865) 329-0316
 E sanders@sanderspace.com
 CONTACT: JOHN SANDERS, FAIA

STRUCTURAL ENGINEER:
HAINES STRUCTURAL GROUP
 800 S GAY STREET, SUITE 1750
 KNOXVILLE, TN 37929
 T (865) 329-0920
 E bhaines@haines-eg.com
 CONTACT: BOBBY HAINES, P.E., S.E.

MECHANICAL ENGINEER:
ENGINEERING SERVICES GROUP, INC.
 900 EAST HILL AVE, SUITE 350
 KNOXVILLE, TN 37915
 T (865) 522-0303
 E nvalukas@esg1989.com
 CONTACT: NATE VALUKAS, P.E.

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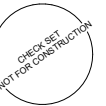
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FLOOR PLANS- PLANNING COMMISSION

PC-2

9-F-23-DP

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 KNOXVILLE, TN 37932
 T (865) 207-8675
 F (865) 890-0419
 E info@wildspacesbrewing.com
 CONTACT: ROBERT WALLACE

CIVIL ENGINEER:
ARDURRA GROUP, INC.
 10230 HARDIN VALLEY RD
 SUITE 001
 KNOXVILLE, TN 37932
 T (865) 990-0419
 E info@ardurra.com
 CONTACT: AARON GRAY, P.E.

LANDSCAPE ARCHITECT:
WMA LANDSCAPE ARCHITECTS
 1425 WILLIAMS STREET,
 SUITE 12
 CHATTANOOGA, TN 37408
 T (423) 551-3800
 E wma@wma.com
 CONTACT:
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HAINES STRUCTURAL GROUP
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 KNOXVILLE, TN 37929
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 E jhaines@haines-eg.com
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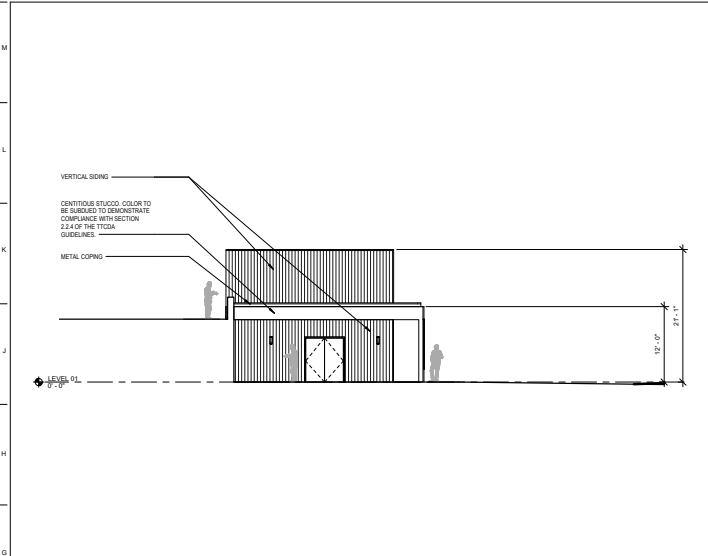
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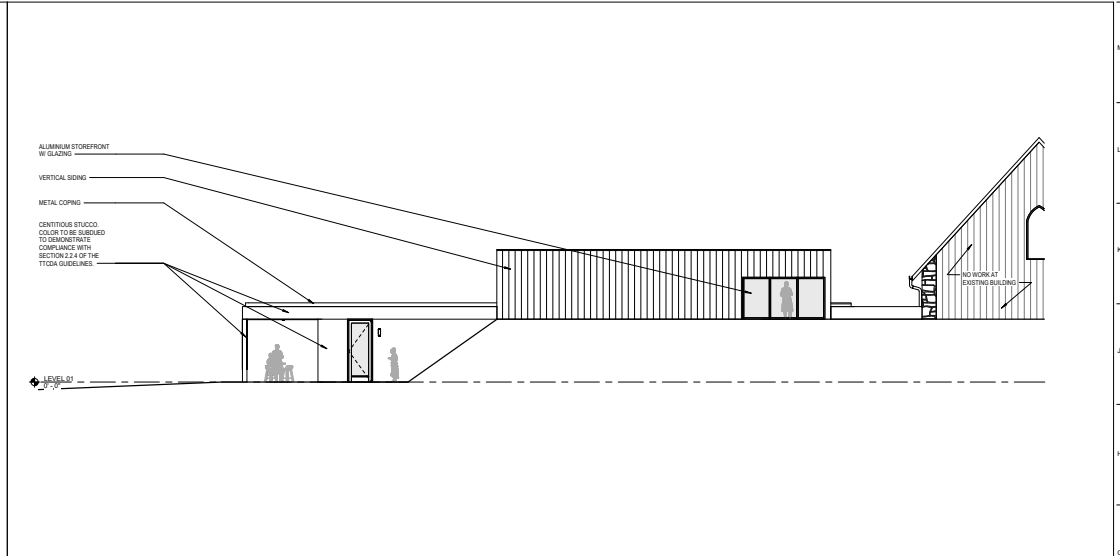
ISSUE	DATE
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BUILDING ELEVATIONS - PLANNING COMMISSION

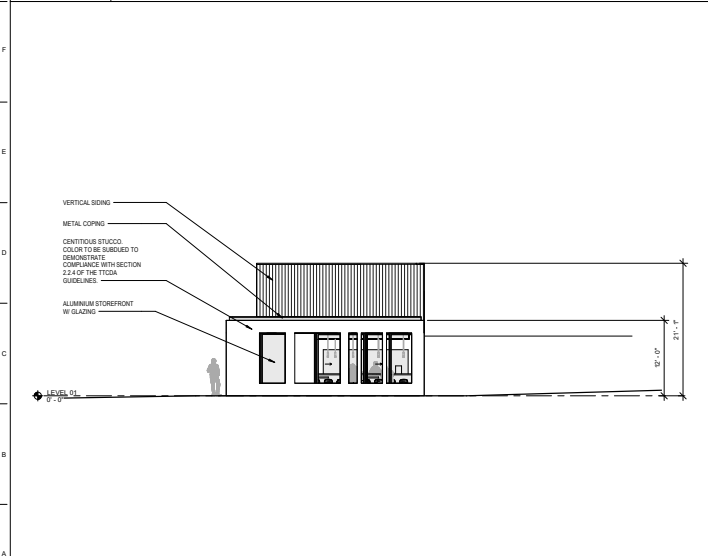
PC-3



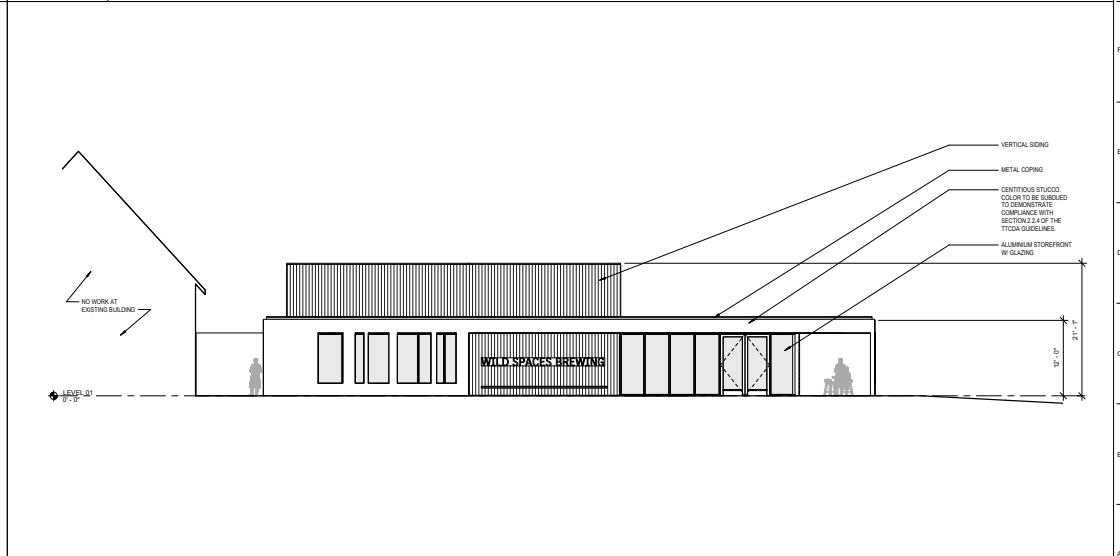
G1 SIDE BUILDING ELEVATION
 1/8" = 1'-0"



G8 REAR BUILDING ELEVATION
 1/8" = 1'-0"



A1 SIDE BUILDING ELEVATION
 1/8" = 1'-0"

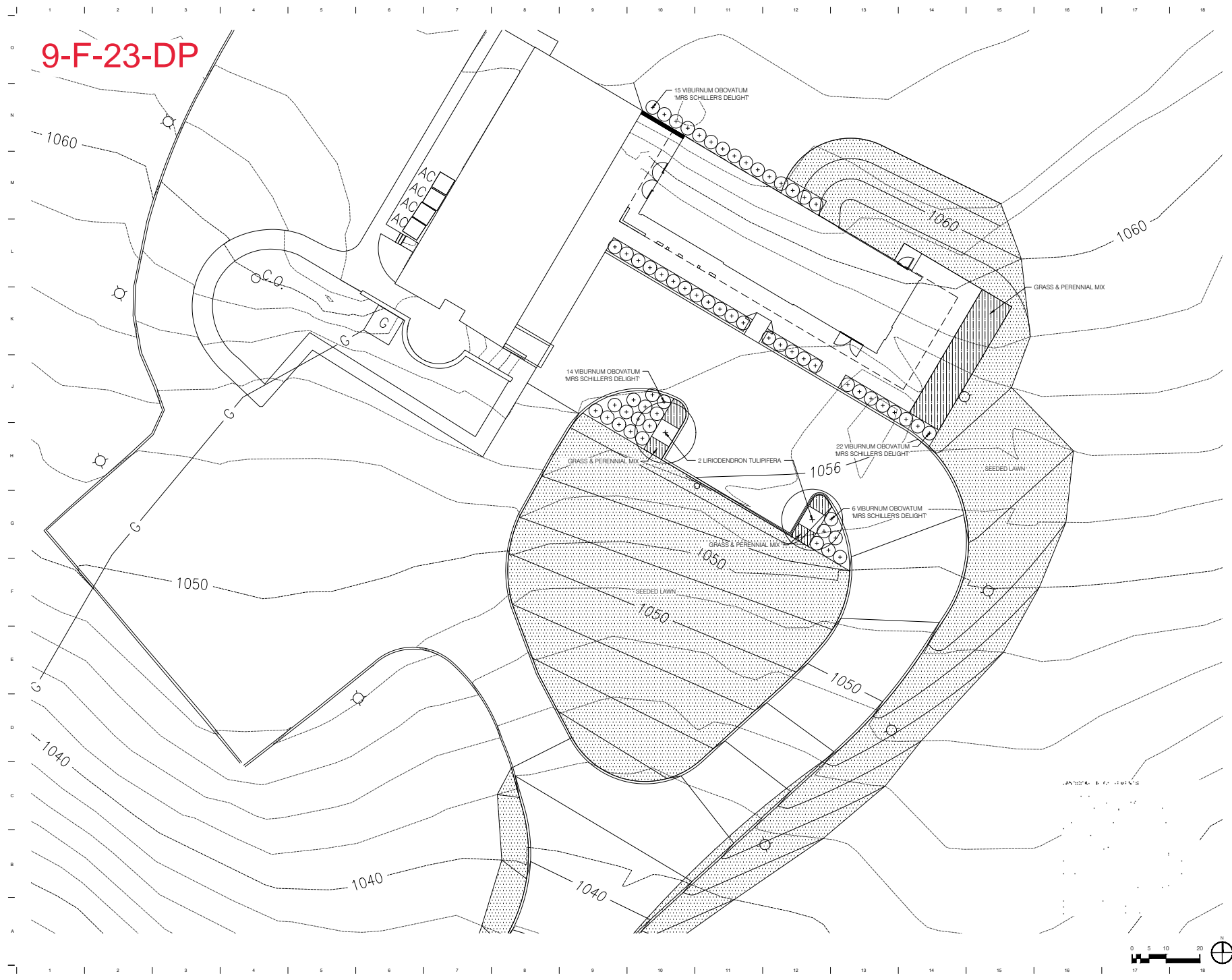


A8 FRONT BUILDING ELEVATION
 1/8" = 1'-0"

9-F-23-DP



7/26/2023 2:23:18 PM
 Addendum Doc 1/23 - Wild Spaces Brewery & Farmstead - MRS Schillers Delight - 20230726.dwg



NEW CONSTRUCTION FOR:
WILD SPACES BREWERY AND FARMSTEAD
 940 SANCTUARY LANE
 KNOXVILLE, TN 37932
 SFA PROJECT # 1921



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OWNER:
WILD SPACES BREWERY AND FARMSTEAD
 940 SANCTUARY LANE
 KNOXVILLE, TN 37932
 T (865) 207-5875
 E rob@wildspacesbrewing.com
 CONTACT: ROBERT WALLACE

CIVIL ENGINEER:
ARDURRA GROUP, INC.
 15330 HARRON VALLEY RD
 SUITE 201
 KNOXVILLE, TN 37932
 T (865) 690-6419
 E agray@ardurra.com
 CONTACT: HARRON GRAY, P.E.

LANDSCAPE ARCHITECT:
WWVA LANDSCAPE ARCHITECTS
 1428 WILLIAMS STREET,
 SUITE 12
 CHATTANOOGA, TN 37408
 T (423) 551-3800
 E wwva@wwvala.com
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STRUCTURAL ENGINEER:
HAINES STRUCTURAL GROUP
 803 S GAY STREET, SUITE 1750
 KNOXVILLE, TN 37929
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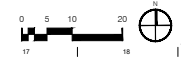
MECHANICAL ENGINEER:
ENGINEERING SERVICES GROUP, INC.
 900 EAST HILL AVE, SUITE 350
 KNOXVILLE, TN 37915
 T (865) 522-0393
 E nvalukas@esg1989.com
 CONTACT: NATE VALUKAS, P.E.

PLUMBING ENGINEER:
ENGINEERING SERVICES GROUP, INC.
 900 EAST HILL AVE, SUITE 350
 KNOXVILLE, TN 37915
 T (865) 522-0393
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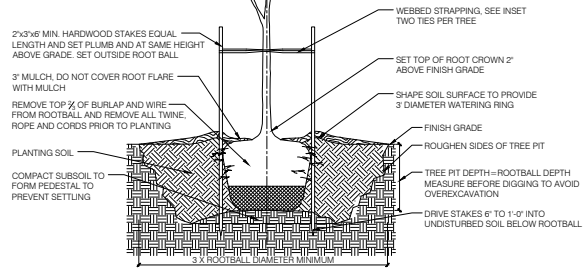
ELECTRICAL ENGINEER:
ENGINEERING SERVICES GROUP, INC.
 900 EAST HILL AVE, SUITE 350
 KNOXVILLE, TN 37915
 T (865) 522-0393
 E edhenderson@esg1989.com
 CONTACT: ED HENDERSON, P.E.

ISSUE	DATE
PLANNING COMMISSION	27 JULY 2023

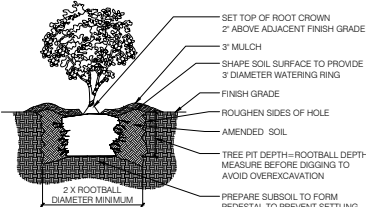
LANDSCAPE PLAN
PC-4
 © 2023 SANDERS PACE ARCHITECTURE



9-F-23-DP

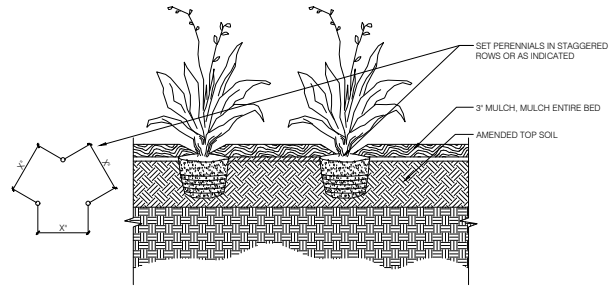


1 TREE PLANTING - SECTION
SCALE: 1/2" = 1'-0"



- NOTES:
1. FOR CONTAINER SHRUBS PULL OR WASH POTTING MIX AND ROOT MAT APART TO DIRECT THE OUTER ROOTS INTO THE ADJACENT SOIL. DO NOT LEAVE CIRCLING ROOTS AGAINST THE ROOT BALL.
 2. FOR BALL AND BURLAP SHRUBS REMOVE TOP 1/4 OR ENTIRE BURLAP FROM ROOTBALL AND REMOVE ALL TWINE, ROPE AND CORDS PRIOR TO PLANTING.

2 SHRUB PLANTING - SECTION
SCALE: 1/2" = 1'-0"



3 PERENNIAL PLANTING - SECTION
SCALE: 1/2" = 1'-0"

NEW CONSTRUCTION FOR
WILD SPACES BREWERY AND FARMSTEAD
940 SANCTUARY LANE
KNOXVILLE, TN 37932
SFA PROJECT #: 1921



THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY PROFESSIONAL.

OWNER:
WILD SPACES BREWERY AND FARMSTEAD
940 SANCTUARY LANE
KNOXVILLE, TN 37932
T (865) 207-5875
E rob@wildspacesbrewing.com
CONTACT: ROBERT WALLACE

CIVIL ENGINEER:
ARDURRA GROUP, INC.
13330 HARDEN VALLEY RD
SUITE 201
KNOXVILLE, TN 37932
T (865) 690-6419
E agray@ardurra.com
CONTACT: AARRON GRAY, P.E.

LANDSCAPE ARCHITECT:
WWW LANDSCAPE ARCHITECTS
1428 WILLIAMS STREET,
SUITE 12
CHATTANOOGA, TN 37408
T (423) 551-3800
E www@wwwla.com
CONTACT: MATT WHITTAKER, ASLA

ARCHITECT:
SANDERS PACE ARCHITECTURE
914 W. JACKSON AVENUE
SUITE 102
KNOXVILLE, TN 37902
T (865) 328-6316
E jsanders@sanderspace.com
CONTACT: JOHN SANDERS, FAIA

STRUCTURAL ENGINEER:
HAINES STRUCTURAL GROUP
803 S. GAY STREET, SUITE 1750
KNOXVILLE, TN 37929
T (865) 328-9920
E shaines@haines-sg.com
CONTACT: BOBBY HAINES, P.E., S.E.

MECHANICAL ENGINEER:
ENGINEERING SERVICES GROUP, INC.
900 EAST HILL AVE. SUITE 350
KNOXVILLE, TN 37915
T (865) 522-0393
E nvalukas@esg1989.com
CONTACT: NATE VALUKAS, P.E.

PLUMBING ENGINEER:
ENGINEERING SERVICES GROUP, INC.
900 EAST HILL AVE. SUITE 350
KNOXVILLE, TN 37915
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E nvalukas@esg1989.com
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KNOXVILLE, TN 37915
T (865) 522-0393
E edhenderson@esg1989.com
CONTACT: ED HENDERSON, P.E.

ISSUE	DATE
PLANNING COMMISSION	31 JULY 2023

LANDSCAPE DETAILS
PC-5

7/26/2023 2:23:19 PM Addendum Doc/1/23/ - Wild Spaces Brewery & Farmstead - 2023 - 2/26/2023.dwg

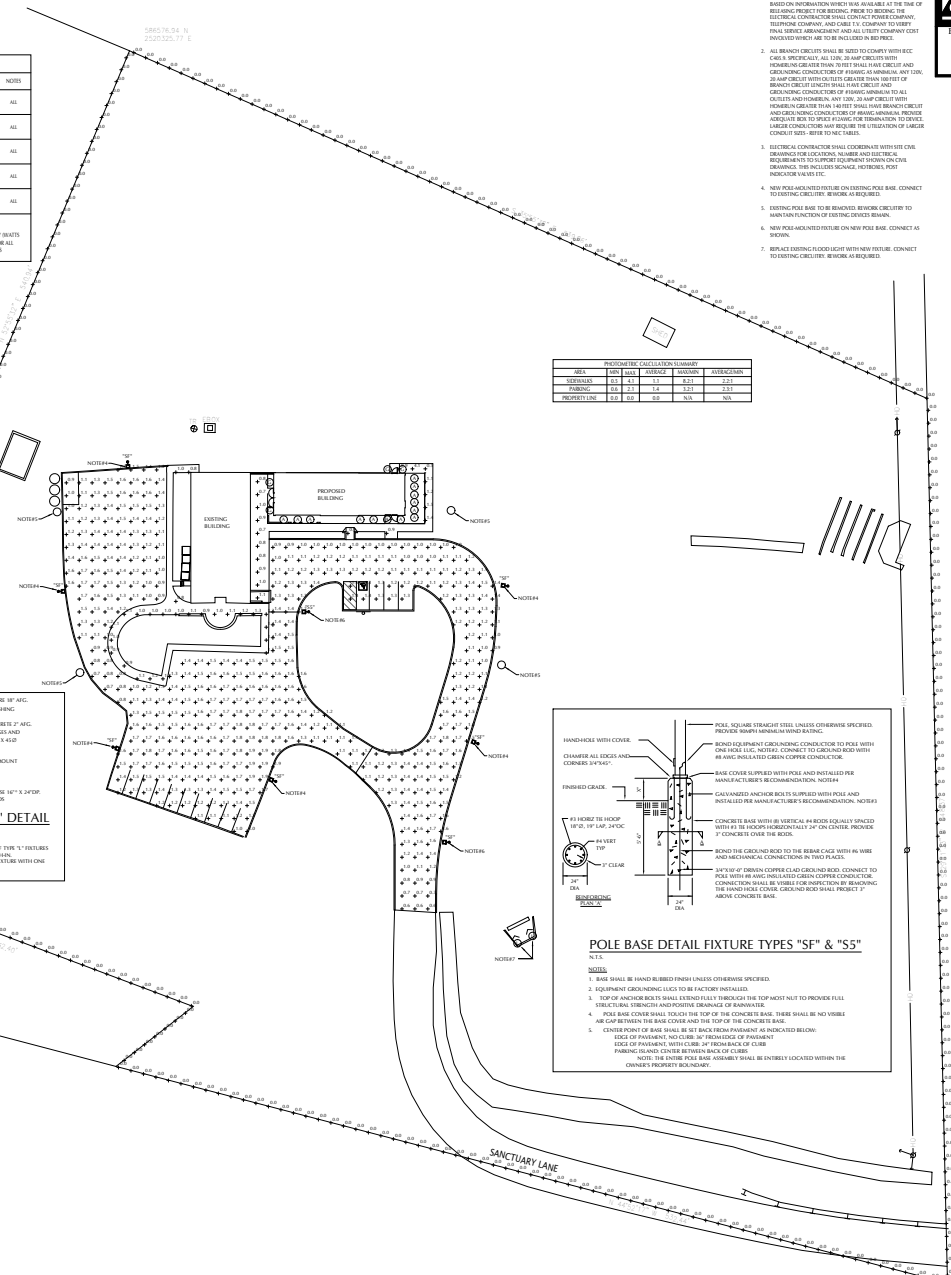
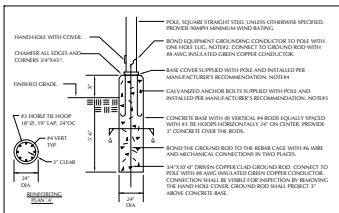
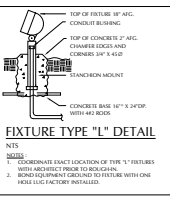
9-F-23-DP

TYPE	SOURCE	MOUNTING	FIXTURE DESCRIPTION	MANUFACTURER NAME AND CATALOG NUMBER	UNIT WEIGHT	NOTES
A	020	080	020	2' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 020K-REVISION 03	17W ALL
B	020	080	020	3' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 030K-REVISION 03	17W ALL
C	020	080	020	4' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 040K-REVISION 03	17W ALL
D	020	080	020	5' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 050K-REVISION 03	17W ALL
E	020	080	020	6' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 060K-REVISION 03	17W ALL
F	020	080	020	8' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 080K-REVISION 03	17W ALL
G	020	080	020	10' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 100K-REVISION 03	17W ALL
H	020	080	020	12' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 120K-REVISION 03	17W ALL
I	020	080	020	14' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 140K-REVISION 03	17W ALL
J	020	080	020	16' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 160K-REVISION 03	17W ALL
K	020	080	020	18' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 180K-REVISION 03	17W ALL
L	020	080	020	20' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 200K-REVISION 03	17W ALL
M	020	080	020	22' SQUARE, SHOP LOCATION UNDER CANOPY FROM ALL SIDES TO PROPERTY	GENSLER 220K-REVISION 03	17W ALL

EXISTING FIXTURE SCHEDULE NOTES:

1. SHEET DRAWING CONTRACTORS: SUBMIT A LIGHTING POWER DENSITY STATISTICS TABLE INDICATING ROOM NAME, NUMBER OF LUMINAIRE, TOTAL WATT PER AREA, AND DENSITY WEIGHTS PER FOOT (F) TO THE AREA AND SUPPLY THE DATA INDICATING THE TOTALS FOR THE ENTIRE BUILDING INTERIOR AND EXTERIOR. PROVIDE PROGRAMIC POWER PROGRAM CALCULATION FOR ALL AREA. SUBMITTALS WILL NOT BE REPRODUCED UNLESS THE ABOVE INFORMATION IS PROVIDED IN WRITING AS PART OF THE LIGHTING SUBMITTAL PACKAGE. FAILURE TO SUBMIT THIS INFORMATION AS PART OF THE SUBMITTAL WILL BE CAUSE FOR REJECTION OF THE LIGHTING SUBMITTAL IN ITS ENTIRETY. NO CORRECTIONS.

TYPE	PER FOOT (F)	PER SQUARE FOOT	PER ROOM	PER ROOM	PER ROOM
REVENUE	0.5	1.1	1.1	2.1	2.1
PARKING	0.5	1.1	1.1	2.1	2.1
PERCENTAGE	0.5	0.9	0.9	N/A	N/A



7. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN BID PRICE ALL MATERIALS AND LABOR TO BE PROVIDED BY THE CONTRACTOR FOR THE ELECTRICAL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE, TN, AND THE STATE OF TENNESSEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE, TN, AND THE STATE OF TENNESSEE.

8. ALL BRANCH CIRCUITS SHALL BE SIZED TO CARRY THE WORST CASE LOAD. ALL CIRCUITS SHALL BE SIZED TO CARRY THE WORST CASE LOAD. ALL CIRCUITS SHALL BE SIZED TO CARRY THE WORST CASE LOAD. ALL CIRCUITS SHALL BE SIZED TO CARRY THE WORST CASE LOAD.

9. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT FOR THE LOCATION, NUMBER AND ELECTRICAL REQUIREMENTS FOR ALL ELECTRICAL EQUIPMENT TO BE PROVIDED BY THE OWNER.

10. NEW POS-INSTALLED FIXTURES ON EXISTING POLE BASE. CONNECT TO EXISTING CIRCUITS. PROVIDE A REDUCED STAKE BY PROFESSIONAL ENGINEER.



NEW CONSTRUCTION FOR
WILD SPACES BREWERY AND FARMSTEAD
940 SANCTUARY LANE
KNOXVILLE, TN 37926

ISSUE DATE: 31 JULY 2023
PLANNING COMMISSION

OWNER:
WILD SPACES BREWERY AND FARMSTEAD
940 SANCTUARY LANE
KNOXVILLE, TN 37926
T (865) 207-5675
E info@wildspacesbrewing.com
CONTACT: ROBERT WALLACE

CIVIL ENGINEER:
ARDURRA GROUP, INC.
12330 HARDEN VALLEY RD
SUITE 201
KNOXVILLE, TN 37932
T (865) 850-5419
E agriv@ardurra.com
CONTACT: AARON GRAY, P.E.

LANDSCAPE ARCHITECT:
WYMA LANDSCAPE ARCHITECTS
1425 WILLIAMS STREET,
SUITE 12
CHATTANOOGA, TN 37408
T (423) 351-8800
E wywa@wyma.com
CONTACT: MATT WHITAKER, ASLA

ARCHITECT:
SANDERS PACE ARCHITECTURE
514 W. JACKSON AVENUE
SUITE 102
KNOXVILLE, TN 37902
T (865) 329-0316
E sparc@sparspace.com
CONTACT: JOHN SANDERS, FAIA

STRUCTURAL ENGINEER:
HAINES STRUCTURAL GROUP
800 S GAY STREET, SUITE 1750
KNOXVILLE, TN 37929
T (865) 329-9920
E shaines@haines-ig.com
CONTACT: BOBBY HAINES, P.E., S.E.

MECHANICAL ENGINEER:
ENGINEERING SERVICES GROUP, INC.
900 EAST HILL AVE, SUITE 350
KNOXVILLE, TN 37915
T (865) 522-0393
E esg1989@esg1989.com
CONTACT: NATE VALLUKAS, P.E.

PLUMBING / FIRE PROTECTION ENGINEER:
ENGINEERING SERVICES GROUP, INC.
900 EAST HILL AVE, SUITE 350
KNOXVILLE, TN 37915
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E esg1989@esg1989.com
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E esg1989@esg1989.com
CONTACT: ED HENDERSON, P.E.

ISSUE	DATE
PLANNING COMMISSION	31 JULY 2023

SITE PLAN - ELECTRICAL
E100

D-Series Size 1 LED Area Luminaire

Specifications

- Height: 10.8" (273 mm)
- Length: 12.1" (307 mm)
- Width: 14.2" (361 mm)
- Weight: 2.22 lbs (1.01 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology, offering a high performance, high efficiency, long life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series controllable photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSK1 LED 70K 40CR T3M MVOLT 5VA N2AR2Z PIRN9N D02B

Code	Color Temperature	Color Rendering	Beam Spread	Mounting	Power	Options
DSK1	3000K	90	30°	1000	100W	
DSK2	3000K	90	30°	1000	100W	PIRN9N
DSK3	3000K	90	30°	1000	100W	PIRN9N D02B

Code	Color Temperature	Color Rendering	Beam Spread	Mounting	Power	Options
DSK4	3000K	90	30°	1000	100W	PIRN9N D02B
DSK5	3000K	90	30°	1000	100W	PIRN9N D02B
DSK6	3000K	90	30°	1000	100W	PIRN9N D02B

LITHONIA LIGHTING
 Commercial Outdoor
 15000 South Loop West, Houston, TX 77047
 Phone: 281.790.2200
 Fax: 281.790.2201
 Email: sales@lithonia.com

FEATURES & SPECIFICATIONS

LED Technology - Long life LEDs, high efficiency, uniformity and low power factor.

Light Output - Uniform light output across the entire beam area for better beam control and uniformity. Uniformity is achieved by using a uniform beam diameter.

Beam Spread - Uniform beam diameter for better beam control and uniformity. Uniformity is achieved by using a uniform beam diameter.

Color Rendering - High color rendering index (CRI) for better color reproduction.

Color Temperature - Available in 3000K, 4000K, and 5000K.

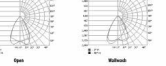
Mounting - Available in 1000, 1500, and 2000.

Options - PIRN9N (PIR sensor), D02B (20' max height), PIRN9N D02B (PIR sensor, 20' max height).

LDN4 STATIC WHITE



DISTRIBUTIONS



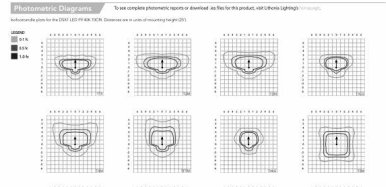
DIMENSIONS



PERFORMANCE DATA

Model	Power	Beam	Height	Beam
LDN4	100W	30°	100'	100'
LDN4	100W	30°	150'	150'
LDN4	100W	30°	200'	200'

LITHONIA LIGHTING
 Commercial Outdoor
 15000 South Loop West, Houston, TX 77047
 Phone: 281.790.2200
 Fax: 281.790.2201
 Email: sales@lithonia.com



LED Stock Configurations

Code	Color Temperature	Color Rendering	Beam Spread	Mounting	Power	Options
DSK1	3000K	90	30°	1000	100W	
DSK2	3000K	90	30°	1000	100W	PIRN9N
DSK3	3000K	90	30°	1000	100W	PIRN9N D02B

LITHONIA LIGHTING
 Commercial Outdoor
 15000 South Loop West, Houston, TX 77047
 Phone: 281.790.2200
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 Email: sales@lithonia.com

LDN4

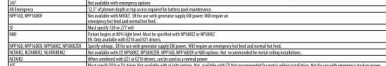
LDN4 STATIC WHITE

Code	Color Temperature	Color Rendering	Beam Spread	Mounting	Power	Options
LDN4	3000K	90	30°	1000	100W	
LDN4	3000K	90	30°	1000	100W	PIRN9N
LDN4	3000K	90	30°	1000	100W	PIRN9N D02B

PERFORMANCE DATA

Model	Power	Beam	Height	Beam
LDN4	100W	30°	100'	100'
LDN4	100W	30°	150'	150'
LDN4	100W	30°	200'	200'

DIMENSIONS



LITHONIA LIGHTING
 Commercial Outdoor
 15000 South Loop West, Houston, TX 77047
 Phone: 281.790.2200
 Fax: 281.790.2201
 Email: sales@lithonia.com

CONTRACTOR SELECT ESFX LED Floodlights

Adjustable + Switchable + Photocell

Features

- 100W, 150W, 200W, 300W, 400W, 500W, 600W, 700W, 800W, 900W, 1000W
- 3000K, 4000K, 5000K
- 30°, 45°, 60°, 75°, 90°
- 1000, 1500, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000, 10000

ESFX Stock Configurations

Code	Color Temperature	Color Rendering	Beam Spread	Mounting	Power	Options
ESFX1	3000K	90	30°	1000	100W	
ESFX2	3000K	90	30°	1000	100W	PIRN9N
ESFX3	3000K	90	30°	1000	100W	PIRN9N D02B

LITHONIA LIGHTING
 Commercial Outdoor
 15000 South Loop West, Houston, TX 77047
 Phone: 281.790.2200
 Fax: 281.790.2201
 Email: sales@lithonia.com

gotham | E V O

Multiple Layers of Light

General Illumination Wall Mount Cylinder

4"

Features Set

- Housing distribution with treatment edges
- 20 standard colors in treatment and glass
- 100W, 150W, 200W, 300W, 400W, 500W, 600W, 700W, 800W, 900W, 1000W
- 3000K, 4000K, 5000K
- 30°, 45°, 60°, 75°, 90°

PERFORMANCE DATA

Model	Power	Beam	Height	Beam
GC4	100W	30°	100'	100'
GC4	100W	30°	150'	150'
GC4	100W	30°	200'	200'

DIMENSIONS



gotham | E V O
 Commercial Outdoor
 15000 South Loop West, Houston, TX 77047
 Phone: 281.790.2200
 Fax: 281.790.2201
 Email: sales@lithonia.com

9-F-23-DP

NEW CONSTRUCTION FOR WILD SPACES BREWERY AND FARMSTEAD

340 SANCTUARY LANE
 KNOXVILLE, TN 37926

SPA PROJECT # 1921

ESG
 Engineering Services Group, Inc.
 900 East Hill Ave., Suite 350
 Knoxville, TN 37915
 (865) 522-0393
 Project No. 1921

OWNER:
 WILD SPACES BREWERY AND FARMSTEAD
 340 SANCTUARY LANE
 KNOXVILLE, TN 37926
 T (865) 267-8675
 E nrb@wildspacesbrewing.com
 CONTACT: ROBERT WALLACE

CIVIL ENGINEER:
 ARDURRA GROUP, INC.
 12330 HARMON VALLEY RD
 SUITE 201
 KNOXVILLE, TN 37927
 T (865) 650-6419
 E agr@ardurra.com
 CONTACT: AARON GRAY, P.E.

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 T (865) 522-0316
 E sander@sanderson.com
 CONTACT: JOHN SANDERS, FAIA

STRUCTURAL ENGINEER:
 HAINES STRUCTURAL GROUP
 800 S GAY STREET, SUITE 1750
 KNOXVILLE, TN 37929
 T (865) 329-9920
 E shaines@haines-eg.com
 CONTACT: BOBBY HAINES, P.E., S.E.

MECHANICAL ENGINEER:
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 900 EAST HILL AVE, SUITE 350
 KNOXVILLE, TN 37915
 T (865) 522-0393
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 CONTACT: NATE VALUKAS, P.E.

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 KNOXVILLE, TN 37915
 T (865) 522-0393
 E riva@esg1989.com
 CONTACT: ED HENDERSON, P.E.

ISSUE DATE
 PLANNING/COMMISSION 31 JULY 2023

SITE LIGHTING

E201

© 2023 SANDERS PACE ARCHITECTURE



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Jared Eisenhower

Applicant Name

Affiliation

8/1/2023

Date Filed

9/14/2023

Meeting Date (if applicable)

9-F-23-DP

File Number(s)

CORRESPONDENCE

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

Jared Eisenhower Sanders Pace Architecture

Name / Company

514 W Jackson Ave Ste 102 Knoxville TN 37902

Address

865-329-0316 / jeisenhower@sanderspace.com

Phone / Email

CURRENT PROPERTY INFO

John O. Wallace John O. Wallace

Owner Name (if different)

10426 Bob Gray Road Knoxville TN 37932

Owner Address

Owner Phone / Email

940 SANCTUARY LN

Property Address

118 074.02

Parcel ID

Part of Parcel (Y/N)?

8.08 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Sanctuary Ln, North of Dutchtown Rd

General Location

City

Commission District 3

PC (Planned Commercial), TO (Technology Overlay)

Office

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MU-SD (Mixed Use Special District)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) N/A	
Other (specify) Beer brewery in the PC / TO zones	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

N/A

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Jared Eisenhower Please Print	8/1/2023 Date
---------------------	---	-------------------------

Property Owner Signature	John O. Wallace John O. Wallace Please Print	8/1/2023 Date
--------------------------	--	-------------------------

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org



Development Request

- DEVELOPMENT**
- Development Plan
 - Planned Development
 - Use on Review / Special Use
 - Hillside Protection COA
- SUBDIVISION**
- Concept Plan
 - Final Plat
- ZONING**
- Plan Amendment
 - SP
 - OYP
 - Rezoning

Jared Eisenhower

Applicant Name Affiliation

07/31/2023 09/14/2023 File Number(s)
9-F-23-DP

Date Filed Meeting Date (if applicable)

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

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

Jared Eisenhower Sanders Pace Architecture

Name Company

514 West Jackson Ave, Suite 102 Knoxville TN 37902

Address City State ZIP

865-329-0316 jeisenhower@sanderspace.com

Phone Email

CURRENT PROPERTY INFO

John Wallace 10426 Bob Gray Road

Property Owner Name (if different) Property Owner Address Property Owner Phone

940 Sanctuary Lane 118 07402

Property Address Parcel ID

WKUD WKUD Y

Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

East side of Sanctuary Ln, North of Dutchtown Rd 8.08 acres

General Location Tract Size

City County 3 PC, with TO Overlay Office

District Zoning District Existing Land Use

Northwest County MU-SD (Mixed Use Special District) Planned Growth Area

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Beer brewery in the PC zone

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

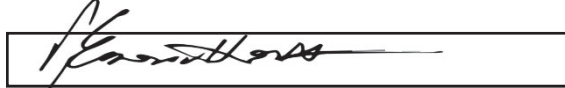
- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0405 \$1,600	\$1,600
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Applicant Signature

Please Print

07/28/2023

Date

865-329-0316

jeisenhower@sanderspace.com

Phone Number

Email



John Wallace

7/27/2023

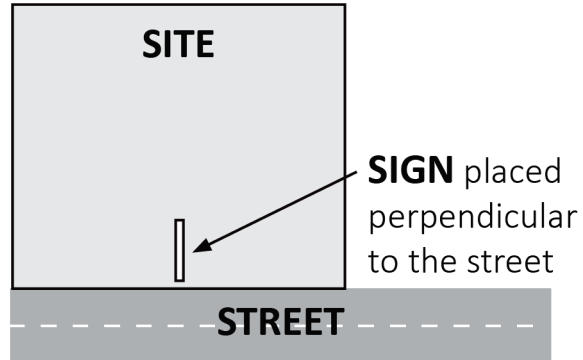
08/01/2023, SH

Property Owner Signature

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 09/01/2023 _____ and _____ 09/15/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Jared Eisenhower

Date: 08/01/2023

File Number: 9-F-23-DP

- Sign posted by Staff
- Sign posted by Applicant