



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-C-24-DP

AGENDA ITEM #: 26

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** **STUART ANDERSON, AIA**

OWNER(S): Paul Harrison

TAX ID NUMBER: 118 17307

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 830 DISCOVERY LN

▶ **LOCATION:** **North side of Discovery Ln, north west of Dutchtown Rd**

▶ **APPX. SIZE OF TRACT:** **2.5 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Discovery Ln, a local street with a divided median and a pavement width of 17 ft within a right-of-way ranging in width from 58-70 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

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

▶ **EXISTING LAND USE:** **Right-of-way/open space, Agriculture/forestry/vacant land**

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

HISTORY OF ZONING: This was rezoned from BP (Business & Technology Park) to PC (Planned Commercial) (3-O-98-RZ).

SURROUNDING LAND USE AND ZONING: North: Industrial - PC (Planned Commercial), TO (Technology Overlay)

South: Agricultural/forestry/vacant land - C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)

East: Pellissippi Parkway right-of-way - BP (Business and Technology Park), TO (Technology Overlay)

West: Office - PC (Planned Commercial), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This property is at the interchange of Dutchtown Rd and Pellissippi Pkwy and is a part of an office and industrial park within the Technology Overlay zone.

STAFF RECOMMENDATION:

▶ **Approve the development plan for an office/warehouse with approximately 24,309 sq ft of floor area, subject to 5 conditions.**

1) Resolving the location of the KUB utility lines prior to the issuance of a grading permit. Redesigning to the site could require TTCDA and Planning Commission approval.

2) If during design plan approval or construction of the development, it is discovered that unforeseen off-site

improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

- 3) Meeting all applicable requirements of the Knox County Engineering and Public Works and Knoxville Utility Board.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Obtaining TTCDA approval of the development plans (Case 9-C-24-TOB).

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

COMMENTS:

The proposal is for a new office/warehouse that is 24,309 sq ft and approximately 24 ft tall. The 2.49-acre site is at the Dutchtown Rd interchange with Pellissippi Pkwy. There is one driveway access on Discovery Ln.

There is a KUB gas line where the detention pond is located. The relocation issue will be discussed with KUB during permitting. If the site needs to be redesigned, this could require another approval by Tennessee Technology Corridor Development Authority (TTCDA) and Planning Commission.

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

PC (Planned Commercial), TO (Technology Overlay):

A. This zone does not intend to restrict potential development by limiting uses. In general, permitted uses shall include offices, commercial services, and light distribution centers. This office/warehouse proposal is consistent with the intent and standards of the PC zone. B. Properties in the TO (Technology Overlay) zone require approval of site plans by the TTCDA. This request will be heard at the September 9, 2024 TTCDA meeting (Case 9-A-24-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 3: Encourage infill and development of underutilized land. This property is a part of the Technology Center Park subdivision, which was approved in 1985 (7-J-85-UR) and has continued to be built out, though this parcel has remained vacant.

B. Policy 9.3: Focus growth in areas already served by adequate infrastructure. This property is at the Dutchtown Rd interchange with Pellissippi Pkwy and is part of a larger business park served by sewer and water.

3) FUTURE LANDUSE MAP

A. The property is classified as the BP (Business Park) place type. Office is considered a primary use and commercial is considered a secondary use in this place type. This place type considers the PC zone to be partially related.

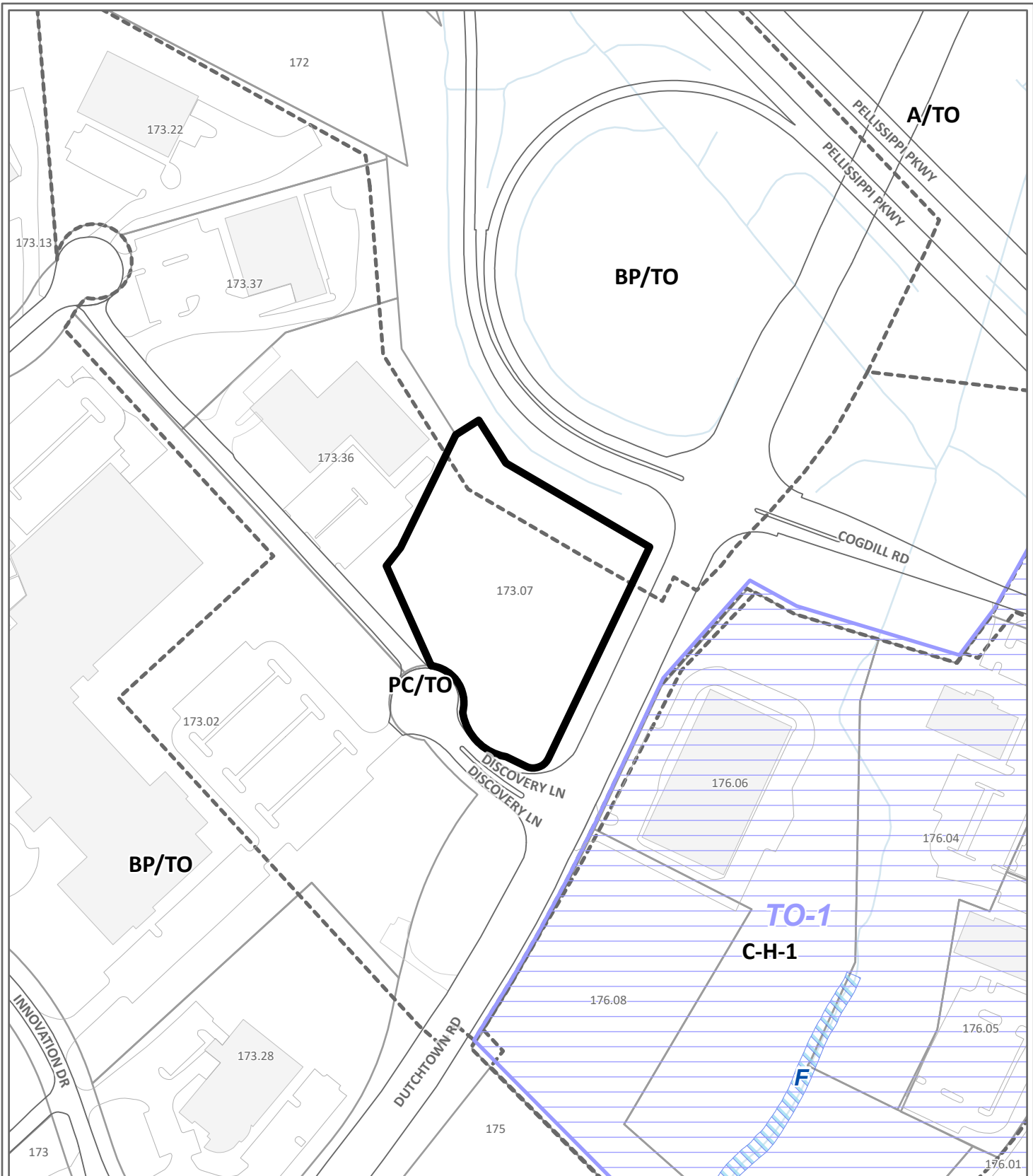
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

ESTIMATED TRAFFIC IMPACT: Not required.

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-C-24-DP

Petitioner: Stuart Anderson, AIA



Warehouse in PC (Planned Commercial), TO (Technology Overlay)

Original Print Date: 8/8/2024

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

Map No: 118
Jurisdiction: County

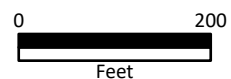
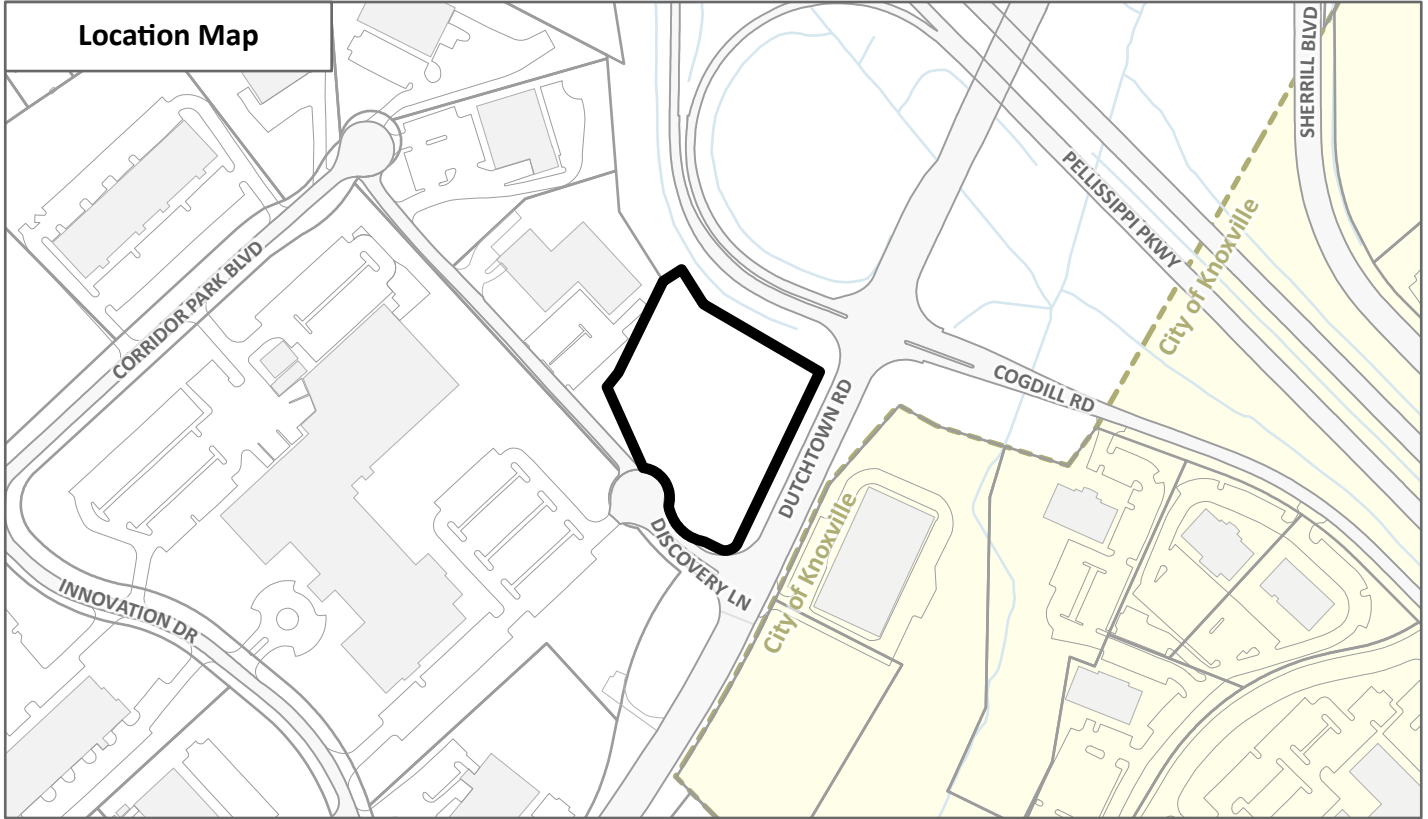
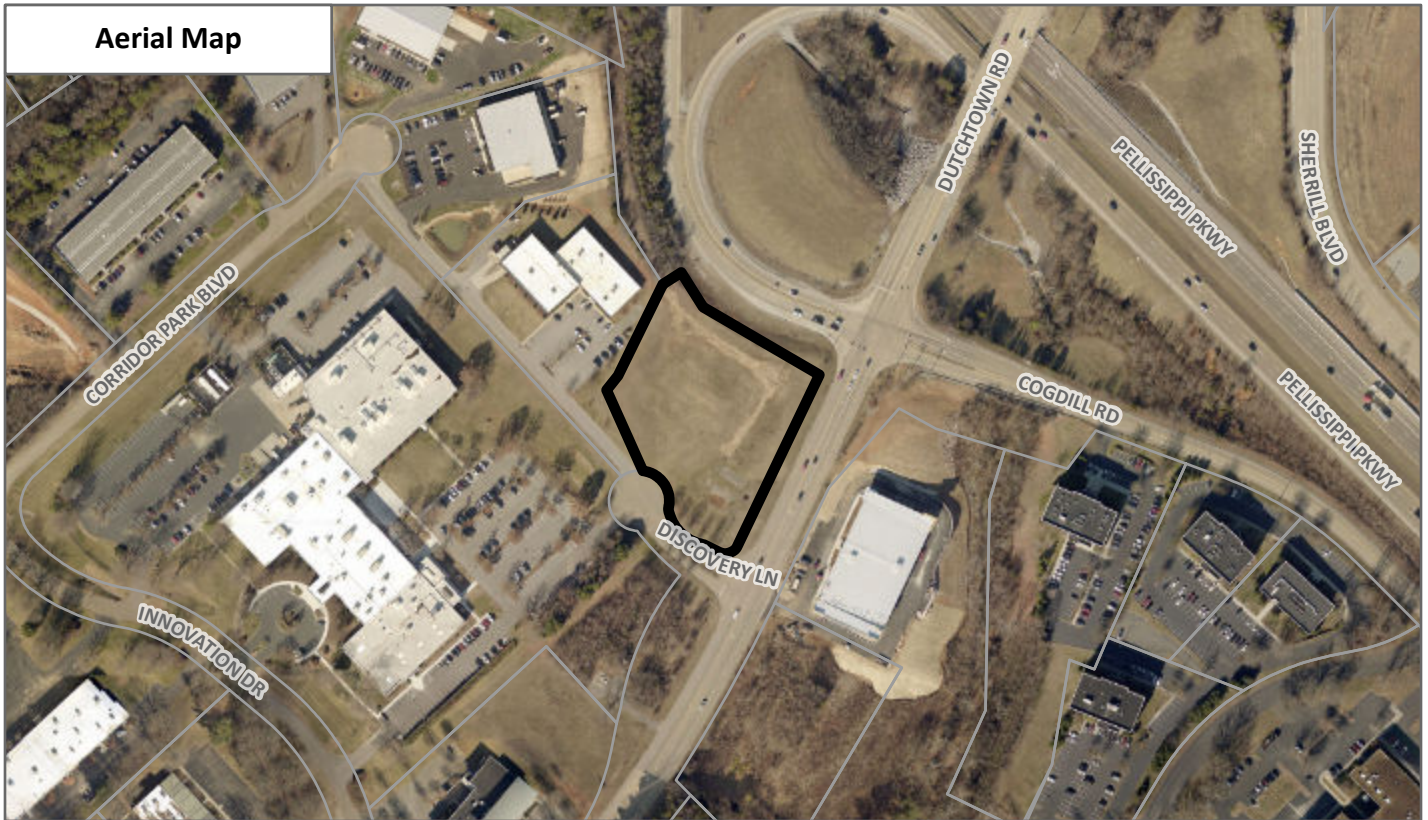


Exhibit A. Contextual Images

Location Map



Aerial Map



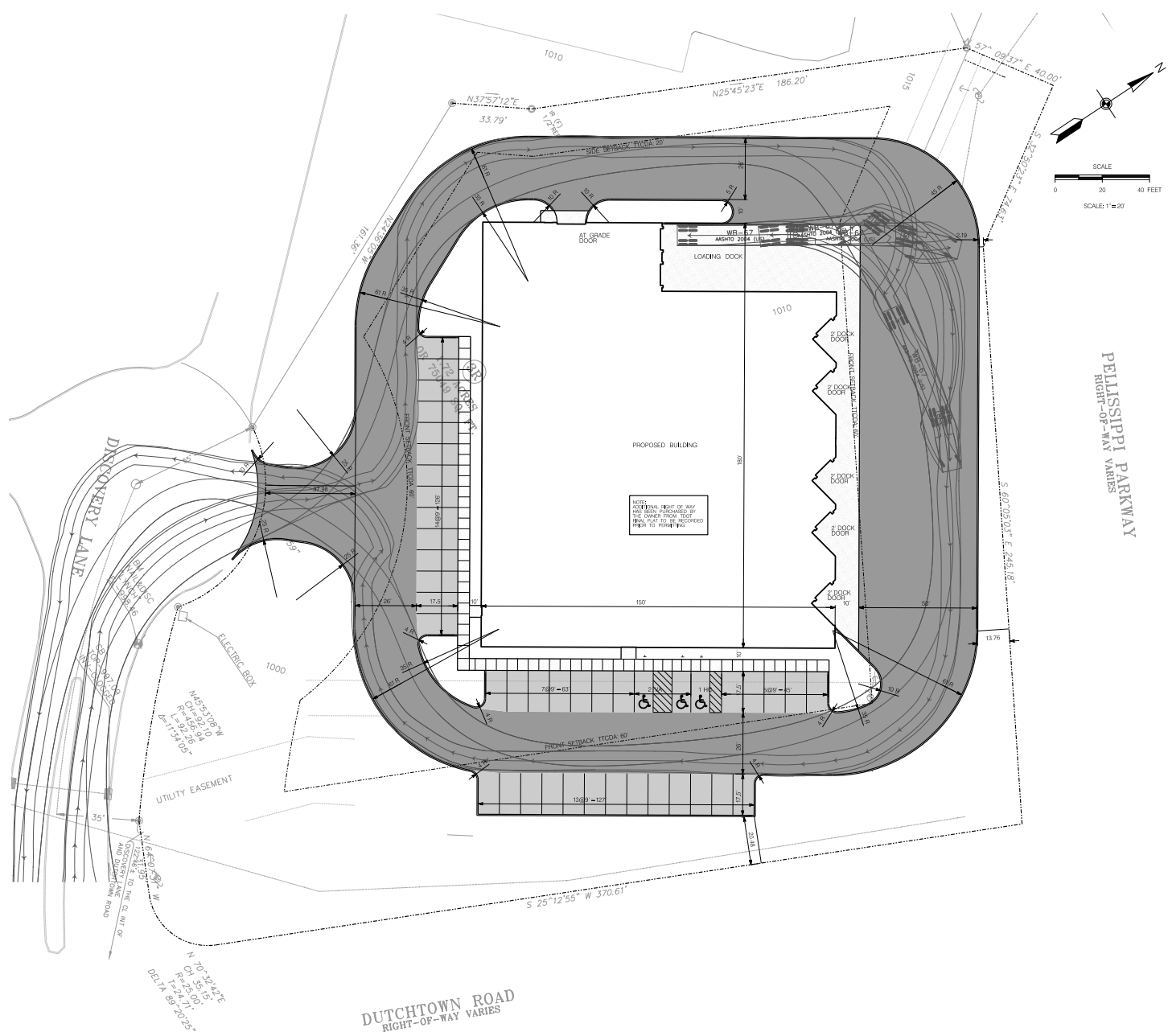
CONTEXTUAL MAPS 1

9-C-24-DP



Case boundary





LEGEND:

EXISTING	PROPOSED	
---	S85	GROUND CONTOUR ELEVATION
○	S85.25'	SPOT ELEVATION
□	□	STRUCTURE
○	NA	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	SD	STORM DRAIN
---	SS	SANITARY SEWER
---	PW	POTABLE WATER
---	NG	NATURAL GAS
---	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	NA	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	—	SILT FENCING
NA	—	CURB
□	◆	CATCH BASIN
NA	[Pattern]	CONCRETE PAVEMENT
NA	[Pattern]	ASPHALT PAVEMENT
NA	[Pattern]	RIP RAP

MISSISSIPPI PARKWAY
RIGHT-OF-WAY VARIES

PROJECT DATA

PROJECT NO: STU07

USE: OFFICE/WAREHOUSE

ZONING: P102D

BUILDING TOTAL: 28,300 OFFICE/2,800 SF WAREHOUSE/2,700 SF

PARCEL: 10.75 AC. S85

PARKING REQUIREMENT: 28 SPACES - COUNTY 8840 - TCDA

OVERHEAD WIRE: 40 SPACES

CALCULATION: COUNTY

MINIMUM CLEARANCE: 5' DRIVEWAYS + CUSTOMER + VEHICLE

MINIMUM CLEARANCE: 2' - 1" - 2" - 36 SPACES

COLLECTION SYSTEM

OVERHEAD ELECTRICAL: SPACES PER 100 SF MAX 42 SPACES PER 1000 SF

MIN: 3750-595 AT - 22 MAX: 3750-595 6 1/2 - 50 SPACES

SETBACKS:

FRONT SETBACK = 30' TCDA = 50'

REAR SETBACK = 20' TCDA = 20'

LEFT SIDE SETBACK = 30'

RIGHT SIDE SETBACK = 30'

SETBACK TO NEIGHBOR = 30'

MINIMUM CLEARANCE: 5' DRIVEWAYS + CUSTOMER + VEHICLE

MINIMUM CLEARANCE: 2' - 1" - 2" - 36 SPACES

FLOOR AREA: 31,000 SF

MINIMUM AREA: 10,000 SF

GROSS AREA: 31,000 SF



PROJECT LOCATION MAP - NOT TO SCALE



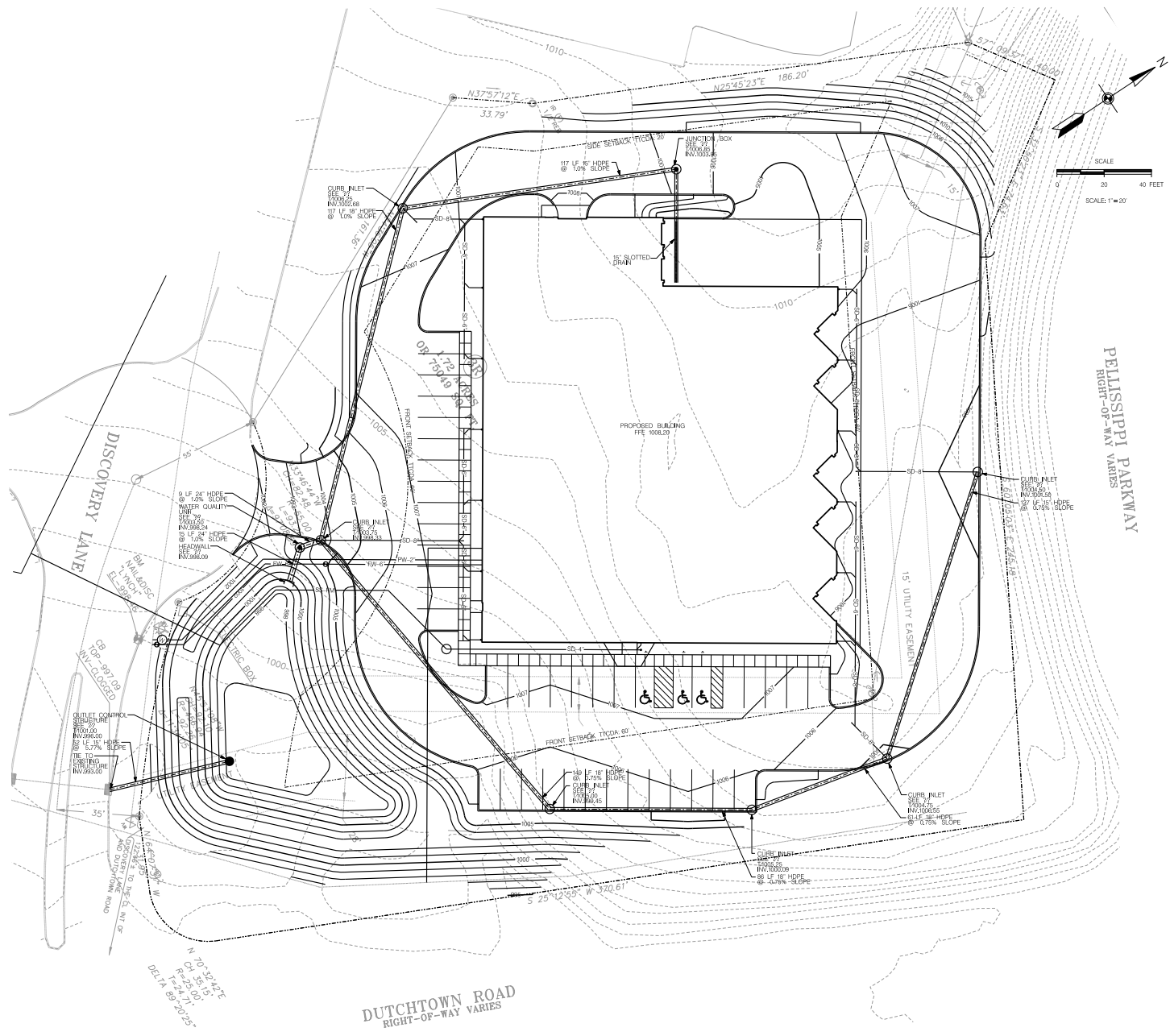
A NEW BUILDING FOR
**HARRISON BEND
PROPERTIES, LLC**
830 DISCOVERY LN
KNOX COUNTY, TN 37932
9-C-24-DP



SITE LAYOUT PLAN

DATE: 07 AUG 2024
PROJECT NO: 24043
PROJ. MGR.: STUART

PL01



LEGEND:

EXISTING	PROPOSED	
---	SSE	GROUND CONTOUR ELEVATION
---	SSE	SPOT ELEVATION
---	---	STRUCTURE
---	NA	PROPERTY LINE
---	NA	EASEMENT
---	---	EDGE OF PAVEMENT
---	SD	STORM DRAIN
---	SS	SANITARY SEWER
---	PW	POTABLE WATER
---	NG	NATURAL GAS
---	OE	OVERHEAD ELECTRICAL
---	---	WATER METER
---	NA	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
---	---	CATCH BASIN
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	RP PAV



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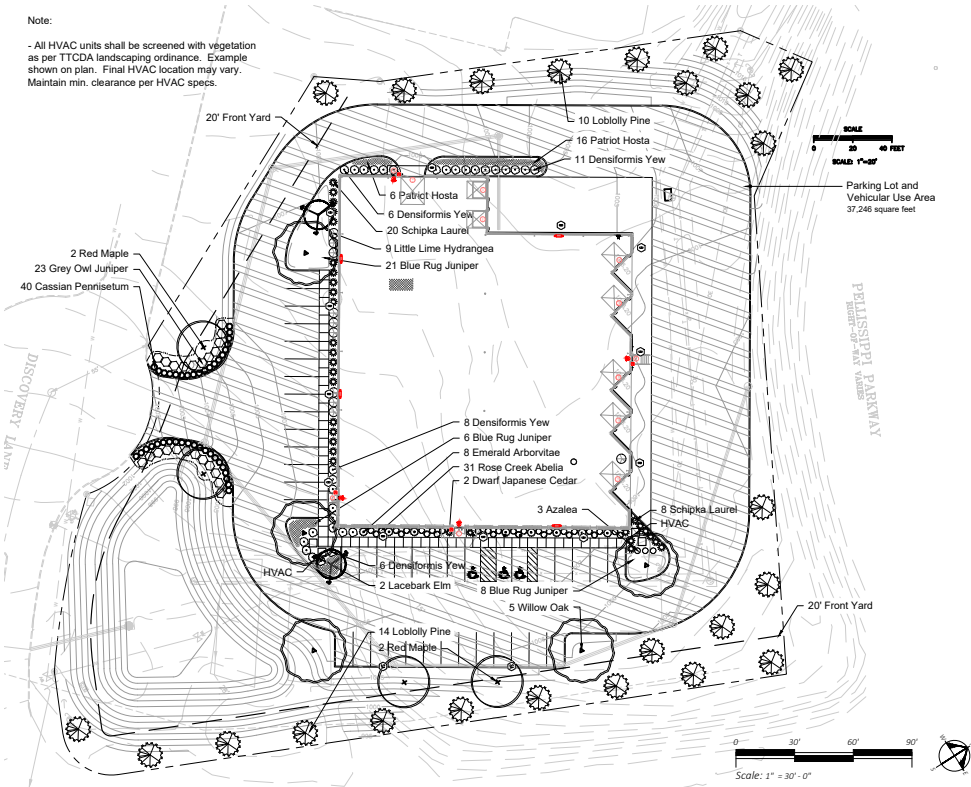
SITE GRADING PLAN

DATE: 07 AUG 2024
 PROJECT NO: 24043
 PROJ. MGR: STUART

PL02

Note:

- All HVAC units shall be screened with vegetation as per TTCCA landscaping ordinance. Example shown on plan. Final HVAC location may vary. Maintain min. clearance per HVAC specs.



TTCCA - LANDSCAPE REQUIREMENT NOTES:

- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
 - 43 trees proposed
 - 32 evergreen = 74%
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.
 - 2.5 acres * 10 = 25 large maturing trees required
 - 43 trees proposed (31 large, 2 medium, 10 small)
- 3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
 - landscape yard provided
- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.
 - landscape provided at driveway entrance and front of building
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade
 - all entry areas landscaped, shade provided where adequate room for tree growth is available
- 3.3.2 Entrances into buildings should be accented by plantings.
 - all entry areas landscaped
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).
 - North Elevation = 4,390 South Elevation = 3,800 West Elevation = 4,880
 - Total Front and Side Elevations = 13,070 Required Square Footage of Landscape = 6,535
 - Total Proposed Entry Area Landscape = 3,250 square feet
 - Total Proposed Landscape (around building foundation) = 3,380
 - Total Landscape = 6,630
- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
 - trees proposed near south facade
- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area.
 - trees proposed around parking and drive aisles
- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.
 - NA
- 3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
 - landscape proposed between building and Dutchtown Road
- 3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
 - trees proposed near all parking areas
- 3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.
 - 42 parking space proposed, (42/10=4.2)
 - 31 large trees and 2 medium trees proposed
- 3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
 - Total Parking Lot and Vehicular Use Area = 37,246 square feet
 - Total Landscape Bed Area = 4,670 square feet
 - 12%
- 3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.
- 3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
 - NA, no trees preserved
- 3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
 - trees proposed within 60' of all parking spaces
- 3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

PLANTING NOTES:

1. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
2. Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
3. Irrigation system to be drip unless otherwise noted and approved.
4. Contractor to complete work within schedule established by owner.
5. Contractor to provide one year warranty for all plant material from date of substantial completion.
6. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
7. The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
8. All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
9. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
10. No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
11. Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
12. Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
13. Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
14. Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
15. Set all plants plumb and turned so that the most attractive side is viewed.
16. Plants shall be measured to their main structure, not tip to tip of branches.
17. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
18. Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
19. Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
20. All tree scars over 1-1/2" shall be rejected and tree to be replaced.
21. All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
22. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
23. If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

PLANTING LEGEND

Qty	Botanical Name	Common Name	Size	Notes	Size
Deciduous Trees					
4	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense	L
2	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
3	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	M
Evergreen Trees					
24	Pinus taeda	Loblolly	12' hgt.	central leader, full and well branched	L
8	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6' hgt.	central leader, full and well branched	S
Deciduous Shrubs					
6	Cornus sericea	Red Twig Dogwood	3 gallon	full and dense	
9	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3 gallon	full and dense	
40	Pennisetum alopecuroides	Cassian Pennisetum	3 gallon	full and dense	
Evergreen Shrubs					
31	Abelia	Rose Creek	3 gallon	full and dense	
2	Cryptomeria japonica 'Globosa Nana'	Dwarf Japanese Cedar	3 gallon	full and dense	
35	Juniperus horizontalis	Blue Rug Juniper	3 gallon	full and dense	
23	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense	
28	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	3 gallon	full and dense	
3	Rhododendron 'Conleap'	Autumn Twist Encore	3 gallon	full and dense	
31	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense	
Perennials					
22	Hosta 'Patriot'	Patriot Hosta	1 gallon	full and dense	



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Fax 605.692.7743
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Patrick Beasley
605.641.4428
patrick@beasleya.com

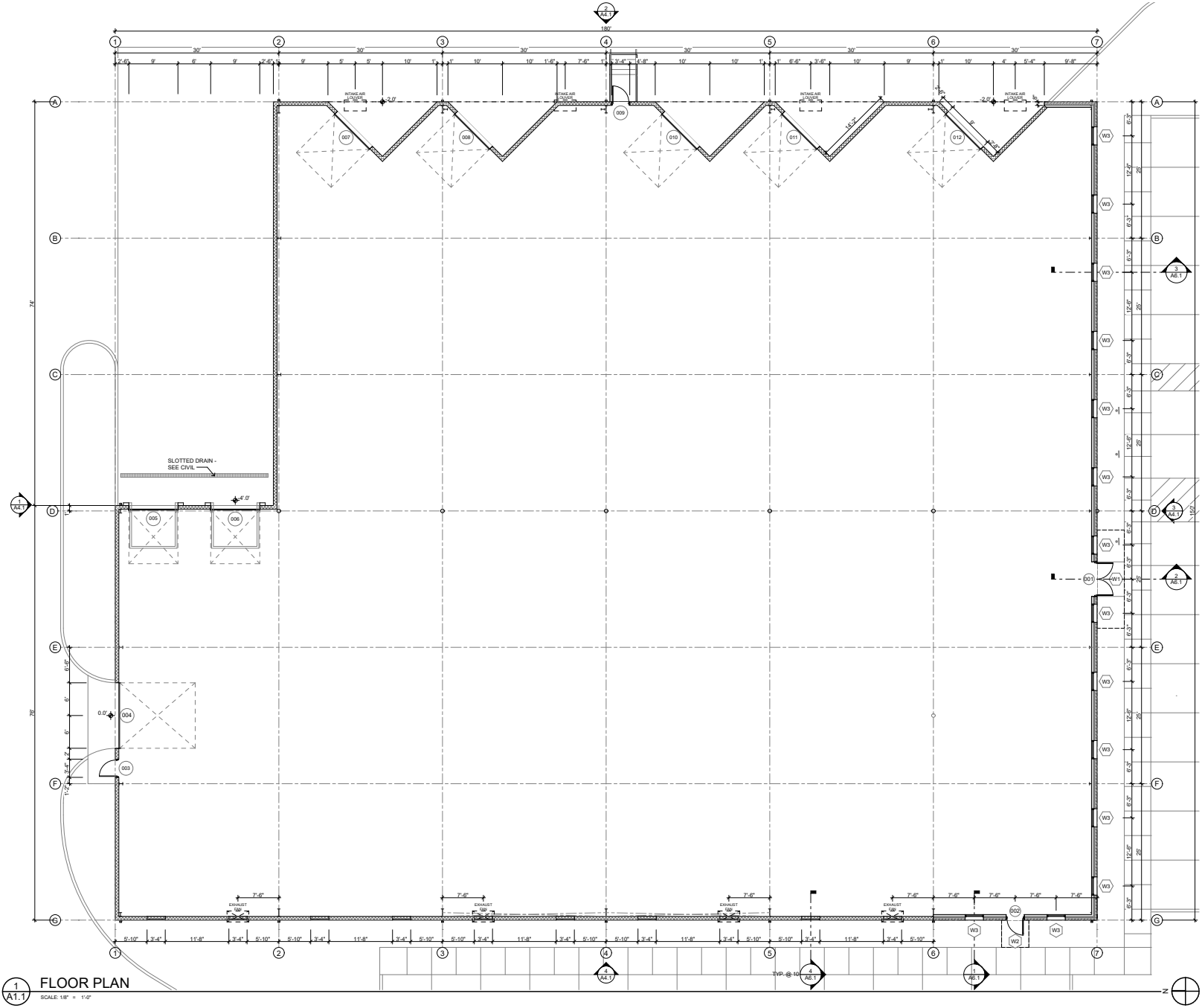
A NEW BUILDING FOR
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0 DISCOVERY LN., KNOX CITY, TN 37932



Landscape Plan

DATE: 26 AUG 2024
PROJECT NO.: 24043
PROJECT MGR.: STUART

L100



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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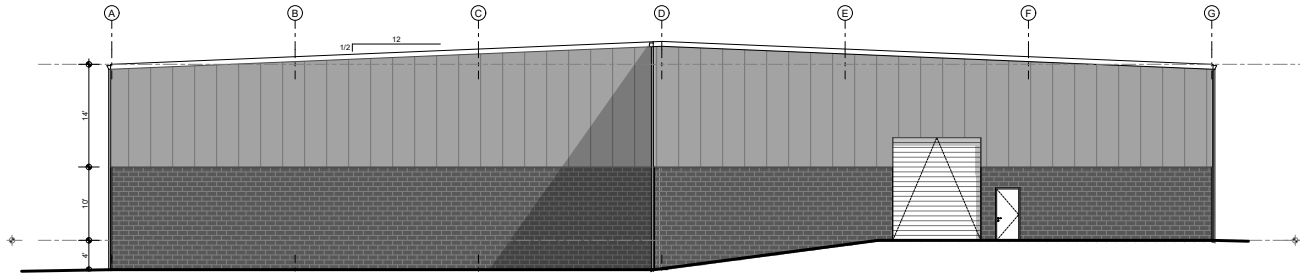


SITE PLAN REVIEW
APPROVAL SET ONLY

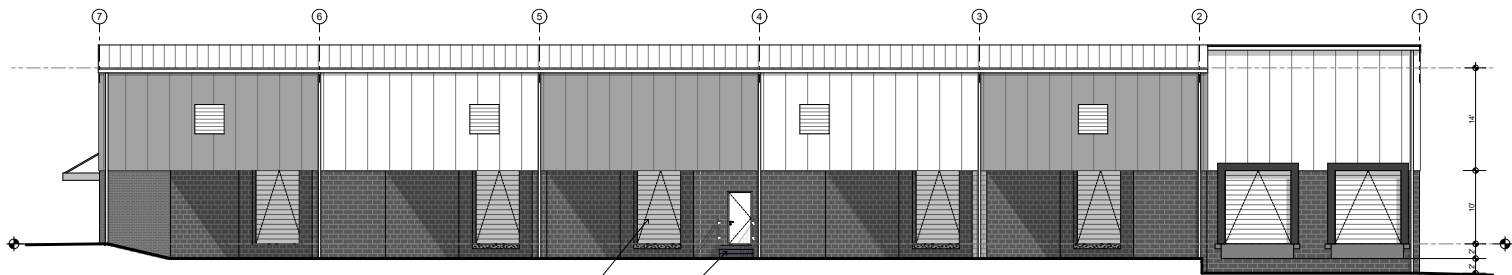
FLOOR PLAN

DATE: 26 AUG 2024
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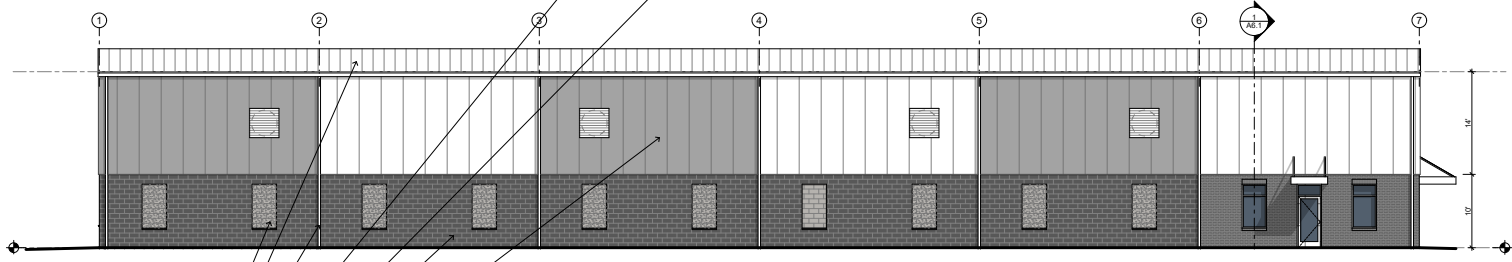
A1.1



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

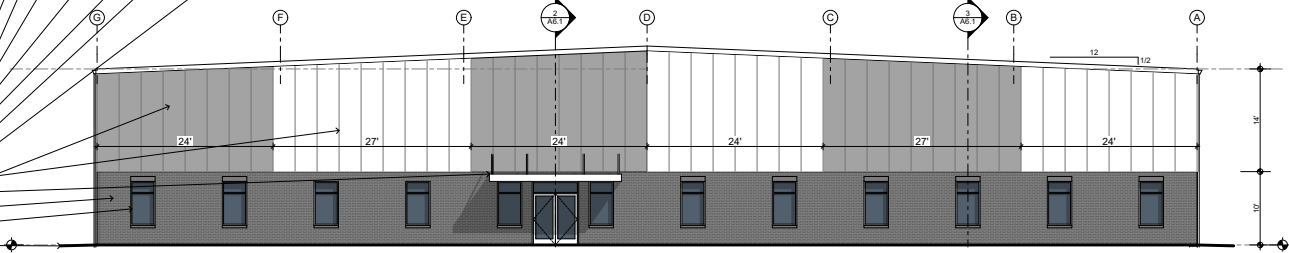


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

- TYPICAL ELEVATION NOTES:**
- PTD, 6" SMOOTH-FACE C.M.U. W/ PLASTER FINISH, INSET 2" W/ PREFIN. ALUM. SILL
 - FLASHING, COLOR: LIGHT GREY W/ MORTAR TO MATCH MAIN COLOR
 - 24 GA. STANDING SEAM "GALVALUME" METAL ROOF, BY PEMB MFR., COLOR: SILVER
 - PREFIN. MTL. GUTTER AND DOWNSPOUT SYSTEM, BY PEMB MFR., COLOR: WHITE
 - STEEL OVERHEAD DOORS, COLOR: WHITE
 - 42" H. PTD. STL. STAIR, COLOR: BLACK
 - PTD, SPLIT-FACE C.M.U. (EXCEPT SMOOTH FACE AT TOP COURSE), COLOR DK. GREY
 - EXHAUST FAN, COLOR: WHITE
 - 26 GA. 42" W. INSUL. METAL PANELING W/ CONCEALED FASTENERS (COLORS FROM PEMB MFR. STD. RANGE), COLORS: WHITE AND GREY
 - PRE-ENG. ALUM. CANOPY SYSTEM, COLOR: WHITE
 - BRICK VENEER, COLOR: DK. GREY
 - ALUM. STOREFRONT SYSTEM, COLOR: WHITE FRAME W/ GREY-TINTED GLAZING
 - APPROX. LINE OF GRADE, SEE CIVIL



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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26 AUG 2024

**SITE PLAN REVIEW
APPROVAL SET ONLY**

EXTERIOR ELEVATIONS

DATE: 26 AUG 2024
PROJECT NO.: 24043
PROJECT MGR.: STUART

A4.1



D-Series Size 1 LED Area Luminaire

Specifications

Height: 10.5" (267mm)
 Length: 18.5" (469mm)
 Width: 18.5" (469mm)
 Weight: 1.5 lbs (0.68 kg)
 Mounting: 1/2" (12.7mm) hole spacing

Example: D01 LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0

Item	Description	Quantity	Unit Price	Total Price
1	D01 LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0	1	100.00	100.00

Example: W02GE LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0

Item	Description	Quantity	Unit Price	Total Price
1	W02GE LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0	1	100.00	100.00



W02GE LED Architectural Wall Sconce

Specifications

Height: 10.5" (267mm)
 Length: 18.5" (469mm)
 Width: 18.5" (469mm)
 Weight: 1.5 lbs (0.68 kg)
 Mounting: 1/2" (12.7mm) hole spacing

Example: W02GE LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0

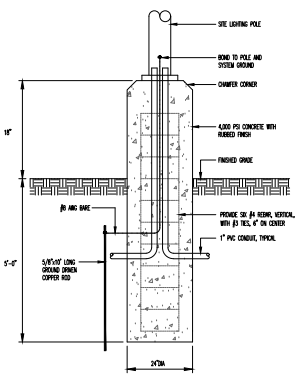
Item	Description	Quantity	Unit Price	Total Price
1	W02GE LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0	1	100.00	100.00

Example: W02GE LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0

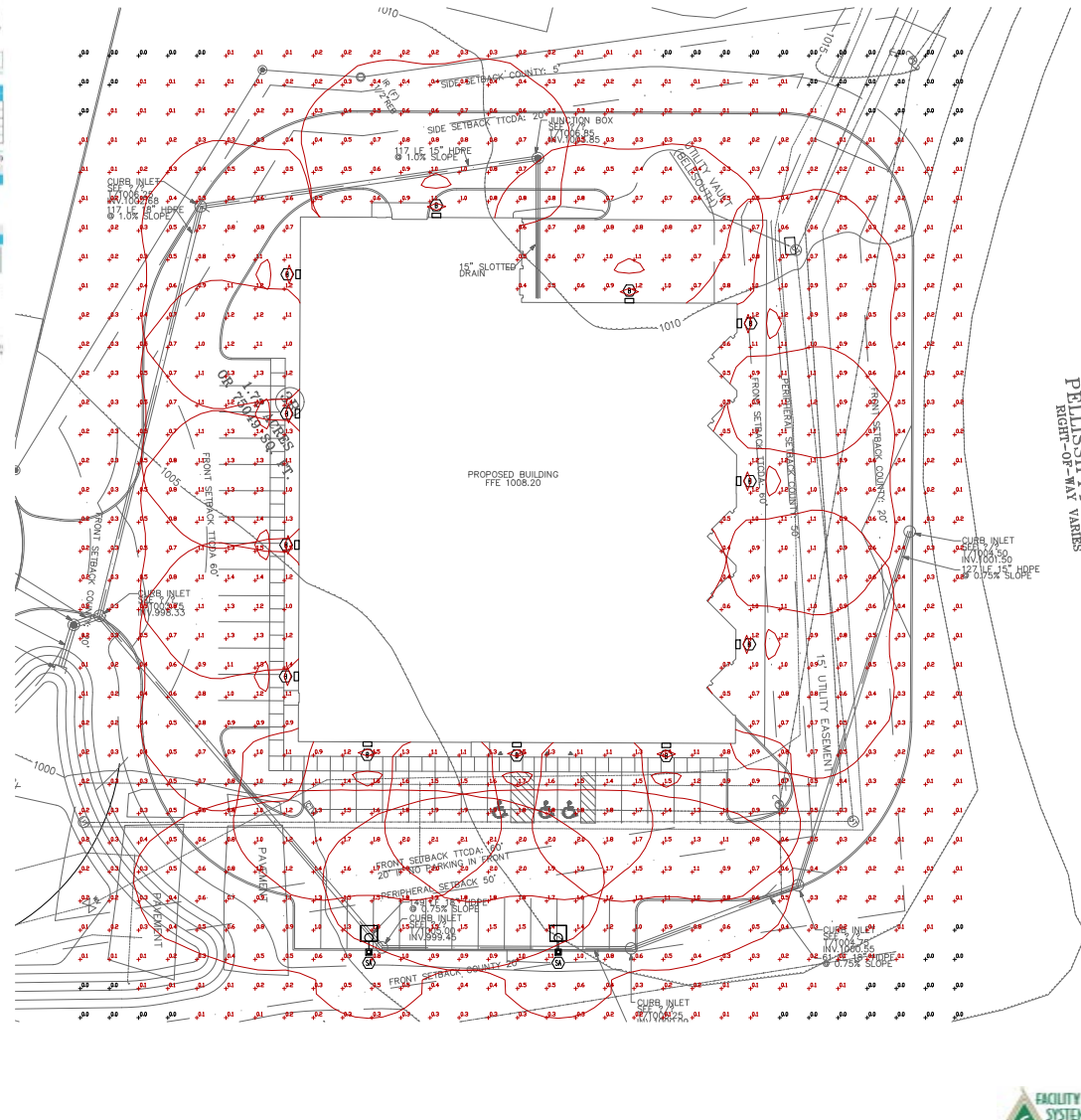
Item	Description	Quantity	Unit Price	Total Price
1	W02GE LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0	1	100.00	100.00

SYM	CATALOG NUMBER	SITE LIGHTING FIXTURE SCHEDULE			MOUNTING	DESCRIPTION
		COMPANY	MODEL NUMBER	PERFORMANCE		
SA	LITHONIA	FIXTURE: D01 LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0 POLE: SS03 SC SC DN03	51 4000	7507	29' POLE	ONE POLE MOUNTED AREA LIGHT, TYPE 2 MEDIUM DISTRIBUTION, FULL CUTOFF
B	LITHONIA	W02GE LED P1 6W 6000K TM MVOLT 8RA NS3400 PHN1 DOB0	47 4000	4202	WALL, 22' AFF	LED OUTDOOR WALLPACK, WEATHER-PROOF

NOTES:
 1. FINISH SHALL BE SELECTED BY ARCHITECT, NOTED BY ?? IN MODEL NO.
 2. PROVIDE CONCRETE BASE PER DETAIL.
 3. ALL FIXTURES HAVE MIN CIRC OF FS.
 4. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRICAL DRIVERS WITH MAXIMUM 10% THD.



POLE BASE FOR SA
 NO SCALE USE FOR SA



PHOTOMETRIC SITE PLAN
 SCALE 1"=20'-0"

GEORGE ARMOUR EWART ARCHITECT

404 Hearden Park Circle
 Knoxville, TN 37919
 865.632.7771
 Fax 865.632.7749
 www.georgeewart.com

A NEW BUILDING FOR
HARRISON BEND PROPERTIES, LLC
 830 DISCOVERY LN., KNOX CTY, TN 37932



PHOTOMETRIC SITE PLAN



DATE: 18 JUL 2024
 PROJECT NO.: 24043
 PROJECT MGR.: STUART

ES0.1



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Stuart Anderson, AIA

Applicant Name

Affiliation

7/25/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-C-24-DP

File Number(s)

CORRESPONDENCE

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

Stuart H. Anderson, AIA George Armour Ewart Architect

Name / Company

404 Bearden Park Cir. Cir. Knoxville TN 37919

Address

865-602-7771 / sanderson@georgeewart.com

Phone / Email

CURRENT PROPERTY INFO

Paul Harrison

Owner Name (if different)

1111 NORTHSHORE DR #P Knoxville TN 37919

Owner Address

/ paul@harrisonbend.com

Owner Phone / Email

830 DISCOVERY LN

Property Address

118 17307

Parcel ID

2.5 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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) _____	
Other (specify) Warehouse	

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

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	Stuart Anderson, AIA Please Print	7/25/2024 Date
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Phone / Email		
Property Owner Signature	Paul Harrison Please Print	7/25/2024 Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Stuart Anderson, AIA

George Ewart Architect

Applicant Name

Affiliation

23 July 2024

September 12, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

9-C-24-DP

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

Stuart Anderson, AIA

George Ewart Architect

Name

Company

404 Bearden Park Circle

Knoxville

TN

37919

Address

City

State

ZIP

865-602-7771

sanderson@georgeewart.com

Phone

Email

CURRENT PROPERTY INFO

Paul Harrison

1111 Northshore Dr., #P-195

paul@harrisonbend.com

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

830 Discovery Lane

118 17307

Property Address

Parcel ID

FUD

FUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

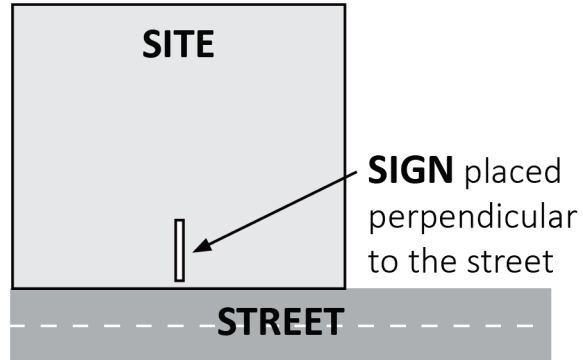
Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

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:

_____ 08/30/2024 _____ and _____ 09/13/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Stuart Anderson, AIA

Date: 07/25/2024

File Number: 9-C-24-DP

- Sign posted by Staff
- Sign posted by Applicant