USE ON REVIEW REPORT

▶ **FILE #:**	**11-B-26-UR**	**AGENDA ITEM #:** **50**
		AGENDA DATE: **11/12/2026**
▶ **APPLICANT:**	**MICHAEL SCOTT, MBI COMPANIES**	
OWNER(S):	Cornerstone Development, LLC	
TAX ID NUMBER:	104 01511	**View map on KGIS**
JURISDICTION:	County Commission District 6	
STREET ADDRESS:	2424 BERTELKAMP LN	
▶ **LOCATION:**	**East of Bertelkamp Ln, north of Hardin Valley Rd**	
▶ **APPX. SIZE OF TRACT:**	**2.71 acres**	
GROWTH POLICY PLAN:	Planned Growth Area	
ACCESSIBILITY:	Access is via Bertelkamp Lane, a local street with 42-57 ft of pavement width within a right-of-way width that varies from 79-88 ft.	
UTILITIES:	Water Source: West Knox Utility District	
	Sewer Source: West Knox Utility District	
FIRE DISTRICT:	Karns Fire Department	
WATERSHED:	Beaver Creek	
▶ **ZONING:**	**LI(k) (Light Industrial), F (Floodway)**	
PLACE TYPE:	BP (Business Park), SP (Stream Protection)	
▶ **EXISTING LAND USE:**	**Agriculture/Forestry/Vacant Land**	
▶ **PROPOSED USE:**	**Child day care center**	
HISTORY OF ZONING:	In 1992, a request to add the TO (Technology Overlay) zone was withdrawn prior to Planning Commission (10-V-92-RZ). In 2001, the property was part of a larger rezoning from the A (Agricultural), I (Industrial), and F (Floodway) to LI(k) (Light Industrial with conditions) and F (8-J-01-RZ).	
SURROUNDING LAND USE AND ZONING:	North: Commercial, industrial - LI(k) (Light Industrial with conditions), F (Floodway)	
	South: Agriculture/forestry/vacant land - LI(k) (Light Industrial with conditions)	
	East: Commercial - LI (Light Industrial)	
	West: Agriculture/forestry/vacant land - LI(k) (Light Industrial with conditions)	
NEIGHBORHOOD CONTEXT:	The subject property lies along the Hardin Valley Road corridor, which is comprised of light industrial, office, and commercial uses. Karns High School is 0.8 miles to the northeast.	

STAFF RECOMMENDATION:

Approve the request for a child day care center, subject to 3 conditions.

1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3) Obtaining Federal Emergency Management Agency (FEMA) approval of the revised floodplain boundary Letter of Mapping Revision-F (Exhibit B).

COMMENTS:

This proposal is for a child day care center off of Bertelkamp Lane, a local street. The facility footprint would be approximately 19,400 sq ft with three playground areas. The site plan shows that 31 parking spaces have been provided, meeting the minimum number of spaces required by the Knox County Zoning Ordinance (Article 3.50.10). The maximum number of children the day care would be licensed for is 170 students with 13 staff.

The site plan shows the proposed facility will be placed on the edge of a 30-ft non-disturbance stream buffer, and ample landscaping is proposed around the building façade, playgrounds, and parking areas, which provides a buffer and visual screen from surrounding commercial activities.

The proposed building is currently within the 100-yr and 500-yr FEMA floodplains. However, the flood map is being revised to adjust the floodplain boundaries, and the Letter of Map Revision is pending final FEMA approval (Exhibit B). A condition of approval contingent upon the mapping change is recommended.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2):
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
1. The subject property is designated as the BP (Business Park) place type in the Comprehensive Plan, which is intended for employment-intensive uses with large sites and building footprints. The proposed day care center aligns with the recommended land use mix of the BP place type, which includes office, civic, and commercial uses.
2. The proposed use is consistent with the Comprehensive Plan's Implementation Policy 3: Encourage infill development of underutilized commercial land. The subject property is currently an undeveloped site within the Hardin Business Park and in an area that has experienced rapid residential and nonresidential development over the last ten years.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THESE ZONING REGULATIONS.
1. The LI (Light Industrial) zone is intended to provide areas in which the principal use of land is for various light industrial uses, with primary operations of all uses to be conducted within a completely enclosed building. With the noted conditions, the proposed daycare center meets the supplementary regulations for child care agencies (Article 4.91.01) and the requirements of the LI zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
1. The surrounding area features a mix of light industrial, commercial, and institutional uses with 1-2 story buildings on large 2+ acre sites. The proposed use and site layout are compatible with the character of the area.
2. A self-storage facility abuts the subject property on the east side, which is generally considered a low-impact use.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.
1. The proposed use is not anticipated to injure the value of adjacent property. The daycare building is buffered from the property to the north due to the non-disturbance area along the blueline stream, and ample landscaping is proposed around the facility and playground areas.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

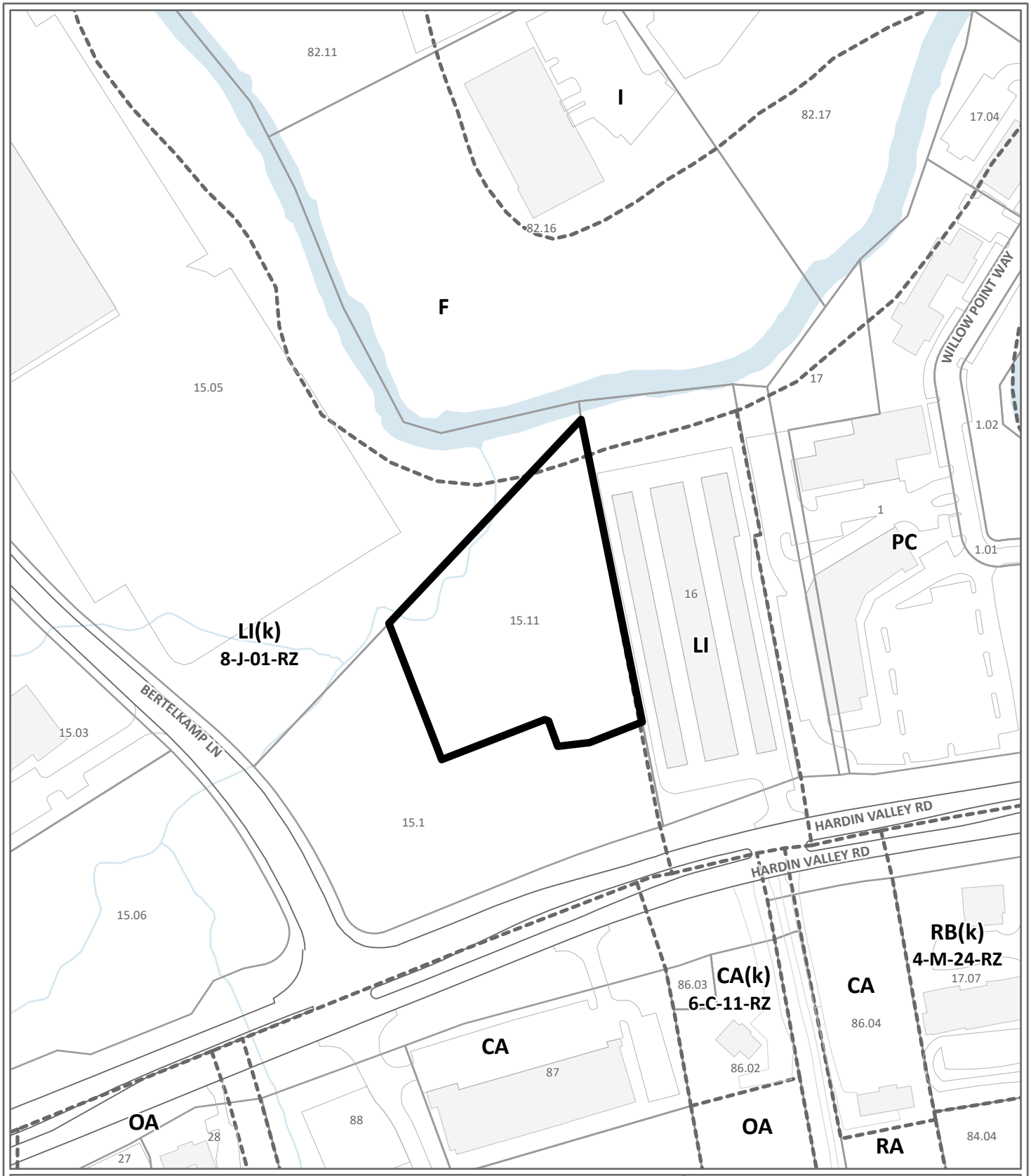
1. The proposed child daycare center utilizes an access easement off of Bertelkamp Lane, a local street serving the Hardin Business Park.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
1. The nature of the surrounding development is not anticipated to pose a potential hazard or create an undesirable environment for the proposed child care center, as it largely consists of indoor light industrial operations, institutional, and commercial uses near residential developments.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



USE ON REVIEW **11-B-26-UR**

Petitioner: Michael Scott, MBI Companies

in LI(k) (Light Industrial), F (Floodway)

Map No: 104
Jurisdiction: County

0 210
Feet

N

Original Print Date: 10/1/2026
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images



AERIAL MAP

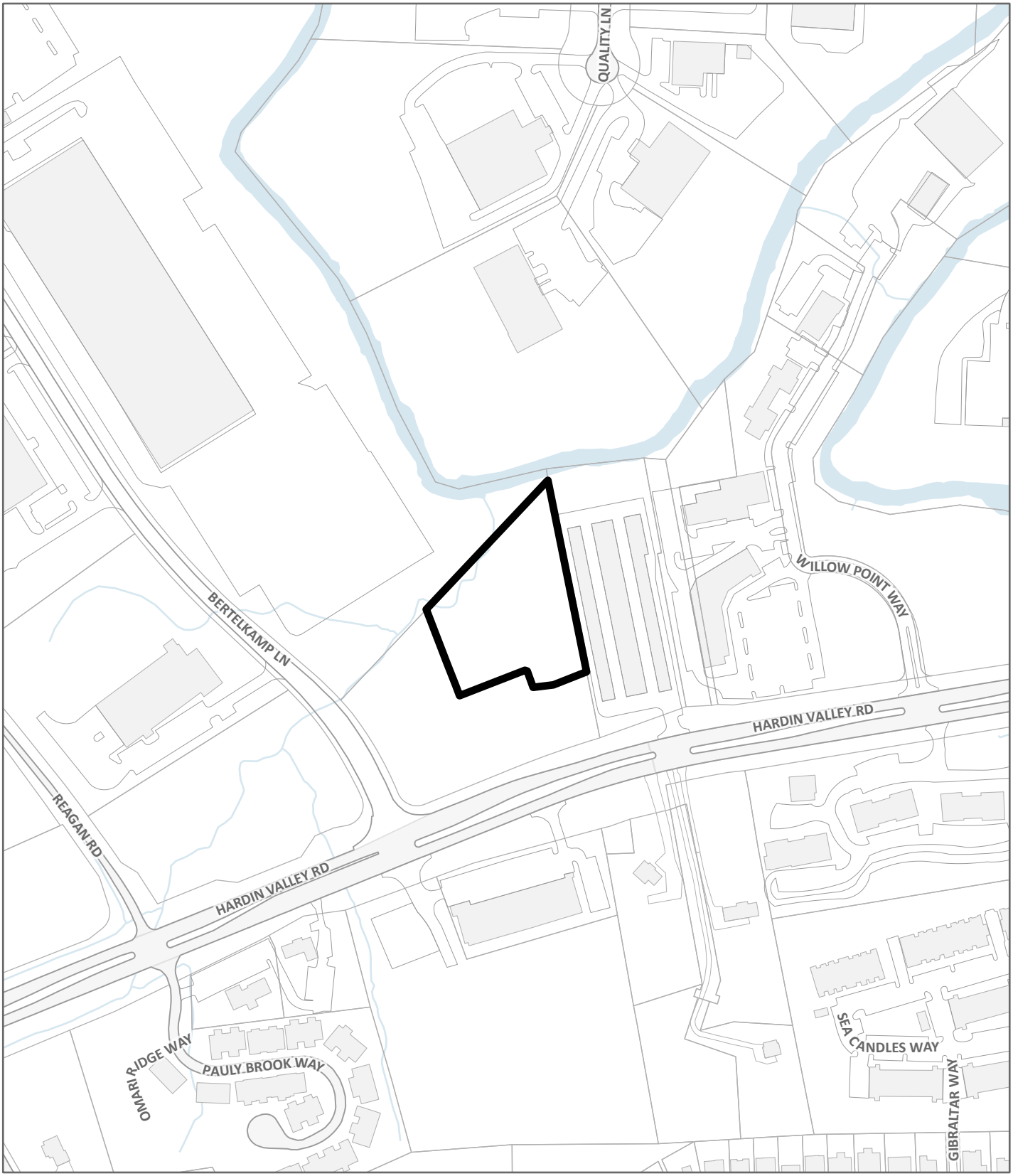
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-B-26-UR**

Case boundary

0 360

Feet

N

THE ACADEMY AT HARDIN VALLEY
DAY CARE CENTER

ADDRESS: 2424 BERTELKAMP LN,
KNOXVILLE, TN 37932

OWNER:
CORNERSTONE DEVELOPMENT
216 NOAH DRIVE, SUITE 100
FRANKLIN, TENNESSEE 37064

DATE: 20 JUNE, 2026

PROJECT DESCRIPTION

PROJECT CONSISTS OF A NEW CHILD DAYCARE FACILITY. CONSTRUCTION TYPE IS " VB " AND THE BUILDING IS SPRINKLERED. STRUCTURE CONSISTS OF WOOD FRAMED WALLS WITH MASONRY AND WOOD SIDING FINISHES AND DRIVE THRU CANOPY.

CONTACTS

ARCHITECTURAL	STRUCTURAL
KLINE SWINNEY ASSOCIATES 22 MIDDLETON STREET NASHVILLE, TENNESSEE 37210 615.255.1854 PROJECT ARCHITECT: TIM PIANSAY PROJECT MANAGER: FADY GRANT	TRC WORLDWIDE ENGINEERING, INC 217 WARD CIRCLE BRENTWOOD, TENNESSEE 37027. 615.661.7979 PROJECT ENGINEER: STEWART CONNER, P.E.
CIVIL	**MECHANICAL & PLUMBING**
SEC 850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129 615.890.7901 PROJECT ENGINEER: MATT TAYLOR	SCHELTON ENGINEERING 1587 MALLORY LANE, SUITE 150 BRENTWOOD, TN 37027 615.730.9111 PROJECT ENGINEER: GARY SCHELTON
LANDSCAPING	**ELECTRICAL**
SEC 850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129 615.890.7901 PROJECT ENGINEER: ROBERT S. MOLCHAN	PARSONS ENGINEERING 4751 TROUSDALE DRIVE, SUITE 202 NASHVILLE, TENNESSEE 37220-1440 615.386.9396. PROJECT ENGINEER: ROBERT B. DURAN
FIRE PROTECTION	
I/S ENGINEERING & UTILITIES, INC. 119 PARK SOUTH COURT NASHVILLE, TENNESSEE 37210 615.515.4680 PROJECT ENGINEER: ALLEN TROUTT	

STATE FIRE MARSHAL

- INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION
- INTERNATIONAL FUEL GAS CODE (IFGC), 2021 EDITION
- INTERNATIONAL MECHANICAL CODE (IMC), 2021 EDITION
- INTERNATIONAL PLUMBING CODE (IPC), 2021 EDITION
- INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), 2021 EDITION
- INTERNATIONAL FIRE CODE (IFC), 2021 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2021 EDITION
- NATIONAL ELECTRICAL CODE (NEC), 2017 EDITION

KNOX COUNTY APPLICABLE CODES

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 NFPA 101 LIFE SAFETY CODE (LSC)

CITY APPLICABLE CODES

- 2024 INTERNATIONAL BUILDING CODE
- 2024 INTERNATIONAL RESIDENTIAL CODE
- 2024 INTERNATIONAL EXISTING BUILDING CODE
- 2024 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2024 INTERNATIONAL PLUMBING CODE
- 2024 INTERNATIONAL MECHANICAL CODE
- 2024 INTERNATIONAL FUEL GAS CODE
- 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH LOCAL AMENDMENTS
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2023 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS
- 2024 INTERNATIONAL GREEN CONSTRUCTION CODE
- 2017 ICC ANSI A117.1 ACCESSIBILITY CODE

VICINITY MAP



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C101	PHASE 2 EROSION PREVENTION & SEDIMENT CONTROL			
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C400	SITE GRADING PLAN			
C500	SITE DRAINAGE PLAN			
C600	SITE UTILITY PLAN	1	07/15/2026	Revision 1
C800	CIVIL DETAILS			
C801	CIVIL DETAILS			
C802	CIVIL DETAILS			
C803	CIVIL DETAILS			
C804	CIVIL DETAILS			
C805	CIVIL DETAILS			
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M201	Mechanical Details and Schedules	1	07/15/2026	Revision #1
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E1.02	ELECTRICAL POWER PLAN	1	7-15-2026	Revision # 1
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E2.00	ELECTRICAL NOTES	1	7-15-2026	Revision # 1
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E2.02	ELECTRICAL COMCHECK	1	7-15-2026	Revision # 1
E3.00	ELECTRICAL SPECIFICATIONS	1	7-15-2026	Revision # 1

CODE ANALYSIS

I. OCCUPANCY GROUP - INSTITUTIONAL, I-4 (IBC 308.5 AND 1015.2)

II. ACTUAL HEIGHT AND AREAS:
- A. NET FLOOR AREA PER CODE - 19,210 SF (INCLUDING CANOPY AND OVERHANGS) 13,850 SF (HEATED SPACE ONLY)
- B. HEIGHT - 26'-9"

III. CONSTRUCTION TYPE - TYPE VB, SPRINKLERED (IBC TABLE 506.2 AND IBC 903.1.3)
- A. SPRINKLER STANDARD TYPE 13 LOCATED IN ALL CONDITIONED SPACES, ALL ATTIC SPACES AND ALL EXTERIOR OVERHANGS.
  THE DRIVE THRU CANOPY IS SPRINKLERED.
- B. HAZARD CLASSIFICATION - LIGHT HAZARD

IV. STRUCTURAL FIRE RATINGS (IBC TABLES 601, 602, AND 705.8) - TYPE VB STRUCTURAL FRAME INCLUDING: COLUMNS, GIRDERS, TRUSSES ..... 0 HOUR
EXTERIOR BEARING WALLS
0 FEET TO 3 FEET ..... 0 HOUR
PROTECTED OPENINGS 0%
UNPROTECTED OPENINGS 0%
OVER 3 FEET TO 5 FEET ..... 0 HOUR
PROTECTED OPENINGS 15%
UNPROTECTED OPENINGS 0%
OVER 5 FEET TO 10 FEET ..... 0 HOUR
PROTECTED OPENINGS 25%
UNPROTECTED OPENINGS 10%
OVER 10 FEET TO 15 FEET ..... 0 HOUR
PROTECTED OPENINGS 45%
UNPROTECTED OPENINGS 15%
OVER 15 FEET TO 20 FEET ..... 0 HOUR
PROTECTED OPENINGS 75%
UNPROTECTED OPENINGS 25%
OVER 20 FEET TO 25 FEET ..... 0 HOUR
PROTECTED OPENINGS UNLIMITED
UNPROTECTED OPENINGS 45%
OVER 25 FEET TO 30 FEET ..... 0 HOUR
PROTECTED OPENINGS UNLIMITED
UNPROTECTED OPENINGS 70%
OVER 30 FEET ..... 0 HOUR
PROTECTED OPENINGS UNLIMITED
UNPROTECTED OPENINGS UNLIMITED
EXTERIOR NON-BEARING WALLS
LESS THAN 30 FEET ..... 0 HOUR
30 FEET AND ABOVE ..... NO REQUIREMENT
INTERIOR BEARING WALLS ..... 0 HOUR
FLOOR CONSTRUCTION ..... 0 HOUR
ROOF CONSTRUCTION ..... 0 HOUR

V. FIRE SAFETY CONCEPT, ALLOWABLE BUILDING AREA AND HEIGHT:
THIS WILL BE A NEW ONE (1) STORY EDUCATIONAL OCCUPANCY BUILDING, SPRINKLERED. THE BASE ALLOWABLE BUILDING AREA IS 36,000 SQUARE FEET (IBC TABLE 503) THE BASE ALLOWABLE HEIGHT OF THE BUILDING IS TWO (2) STORY AND 80'
(IBC TABLE 503).

VI. OTHER LIFE SAFETY CONSIDERATIONS
- A1. DESIGN OCCUPANT TOTALS (PER TNL CHART 1)
  - INFANTS (6 WKS. TO 15 MOS. MAX. OF 8/RM.) ..... 3 ROOMS x 8/ROOM = 24 STUDENTS
  - TODDLERS (12 MOS. TO 30 MOS. MAX. OF 12/RM.) ..... 3 ROOMS x 12/ROOM = 36 STUDENTS
  - 2 YEAR OLDS (24 MOS. TO 35 MOS. MAX. OF 14/RM.) ..... 2 ROOM x 14/ROOM = 28 STUDENTS
  - 2 1/2-3 YEAR OLDS (30 MOS. TO 47 MOS. MAX OF 18/RM.) ..... 2 ROOM x 18/ROOM = 36 CHILDREN
  - 3-4 YEAR OLDS (MAX. OF 22/RM.) ..... 1 ROOM x 22/ROOM = 22 STUDENTS
  - 4-5 YEAR OLDS (MAX. OF 24/RM.) ..... 1 ROOMS x 24/ROOM = 24 STUDENTS
  - TOTAL NUMBER OF CHILDREN (CLIENTS) FACILITY WILL BE LICENSED FOR ..... = 170 STUDENTS
  - PLANNED STAFF FOR DAY CARE ..... = 12 OCCUPANTS
  - ADMINISTRATIVE STAFF ..... =1 OCCUPANT
  - TOTAL STAFF AND STUDENTS = 183 OCCUPANTS
- A2. OCCUPANT LOAD (PER TABLE 1004.5) - 361 OCCUPANTS (SEE SHEET LS1.01)
- A3. CLIENT REQUIRED ASSISTANCE FROM THE STAFF IN CASE OF AN EMERGENCY.
- A4. THERE IS NO INFORMATION AVAILABLE IF THERE WILL BE CLIENT OR STAFF WITH MOBILITY IMPAIRMENTS.
- B. EXIT CAPACITY PROVIDED (IBC TABLE 1005.1)
  - CLASSROOMS (NOTE: EXIT LOCATED AT EVERY CLASSROOM AND AT KITCHEN)
  - 36"/0.2 PER OCCUPANT = 2,340 OCCUPANTS
  - CORRIDORS, COMMON ROOMS, LOBBY
  - 72"/0.2 PER OCCUPANT = 360 OCCUPANTS
  - 36"/0.2 PER OCCUPANT = 360 OCCUPANTS
- C. CORRIDOR WIDTH (IBC 1020.2)
  - 1. LESS THAN 100 OCCUPANTS ..... 44" MINIMUM
  - 2. 100 OR MORE OCCUPANTS ..... 72" MINIMUM
- D. MAXIMUM TRAVEL DISTANCES
  - 1. COMMON PATH OF TRAVEL (IBC 1014.3) ..... 75' MAXIMUM
  - 2. DEAD END CORRIDORS (IBC1020.4) ..... 20' MAXIMUM
  - 3. PATH IN ANY ROOM TO AN EXIT (IBC TABLE 1020.1) ..... 250' MAXIMUM
- E. MINIMUM CLEAR DOOR OPENING WIDTH (IBC 1008.2.1) ..... 32" MINIMUM
- F. INTERIOR FINISHES (IBC TABLE 803.13 AND SECTIONS 804.2 - 804.4.2, IBC 804.1)
  - 1. EXITS
    - a. WALL AND CEILING FINISHES ..... CLASS B
    - b. FLOOR FINISHES ..... ASTM F1700
  - 2. ACCESS TO EXITS
    - a. WALL AND CEILING FINISHES ..... CLASS B
    - b. FLOOR FINISHES ..... NO REQUIREMENT
  - 3. OTHER SPACES
    - a. WALL AND CEILING FINISHES ..... CLASS B
    - b. FLOOR FINISHES ..... NO REQUIREMENT
    - INTERIOR FINISHES TO SHOW INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859
- G. CORRIDOR CONSTRUCTION (IBC TABLE 1017.1) ..... NO REQUIREMENT
- H. CORRIDOR DOORS ..... NO REQUIREMENT
- I. MINIMUM REQUIRED PLUMBING FACILITIES (IBC TABLE 2902.1)
  - 1. WATER CLOSETS
    - a. 13 STAFF MEMBERS AT 1 FIXTURE/50 STAFF ..... 1 TOILET
    - b. 170 STUDENTS AT 1 FIXTURE/50 STUDENTS ..... 4 TOILETS
  - 2. LAVATORIES
    - a. 13 STAFF MEMBERS AT 1 FIXTURE/50 STAFF ..... 1 LAVATORY
    - b. 170 STUDENTS AT 1 FIXTURE/50 STUDENTS ..... 4 LAVATORIES
  - 3. DRINKING FOUNTAINS
    - 183 OCCUPANTS AT 1 FIXTURE/100 OCCUPANTS ..... 2 DRINKING FOUNTAINS
  - 4. SERVICE SINKS ..... 1 SERVICE SINK
- J. THIS PROJECT WAS DESIGNED WITH THE INTENTION OF MEETING STATE ADOPTED ACCESSIBILITY CODES
- K. BUILDING ENVELOPE REQUIREMENTS
  - 1. CEILING R-VALUE (CATHEDRAL): R-49
  - 2. ROOF INSULATION (UNDER SIDE OF DECK): R38 SPRAY FOAM INSULATION
  - 3. ATTIC ROOF INSULATION: R49 BLOWN-IN INSULATION
  - 4. WALL R-VALUE (WOOD FRAMED): R-21 (MINIMUM)
  - 5. FENESTRATION U-FACTOR: U-0.35
  - 6. EXTERIOR CEILING AND SOFFIT: R38 SPRAY FOAM INSULATION
  - 7. UNHEATED SLAB: R10
- L. RESPONDING FIRE DEPARTMENT CONTACTS
  Karns Fire Department
  PO Box 7184
  Knoxville, TN, 37921
  865-691-1333
  http://www.karnsfire.org
- M. STATE LICENSING AGENCY
  NAME: TDHS
  LICENSE #: 6th Judicial District (Knox County)
  ADDRESS: 551 W. Main St. Knoxville, TN 37902-2504
  PHONE: (865) 862-0366
  EMAIL: Judicialdistrict06.DHS@tn.gov
- N. LOCAL BUILDING INSPECTION AGENCY FOR WHICH ASSISTANCE IS REQUIRED FOR PERMITTING PURPOSES
- O. ROOF COVERING ASSEMBLY'S CLASSIFICATION IN ACCORDANCE WITH IBC 1505.1 (TYPE C)
- P. FOAM PLASTIC INSULATION MUST BE PART OF THE ROOF COVERING'S LISTED CLASSIFICATION. IBC 2603.6

KSA



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INDEX OF DRAWINGS

ACADEMY AT HARDIN VALLEY
DAYCARE - CENTER
2424 BERTELKAMP LN
KNOXVILLE, TN 37932

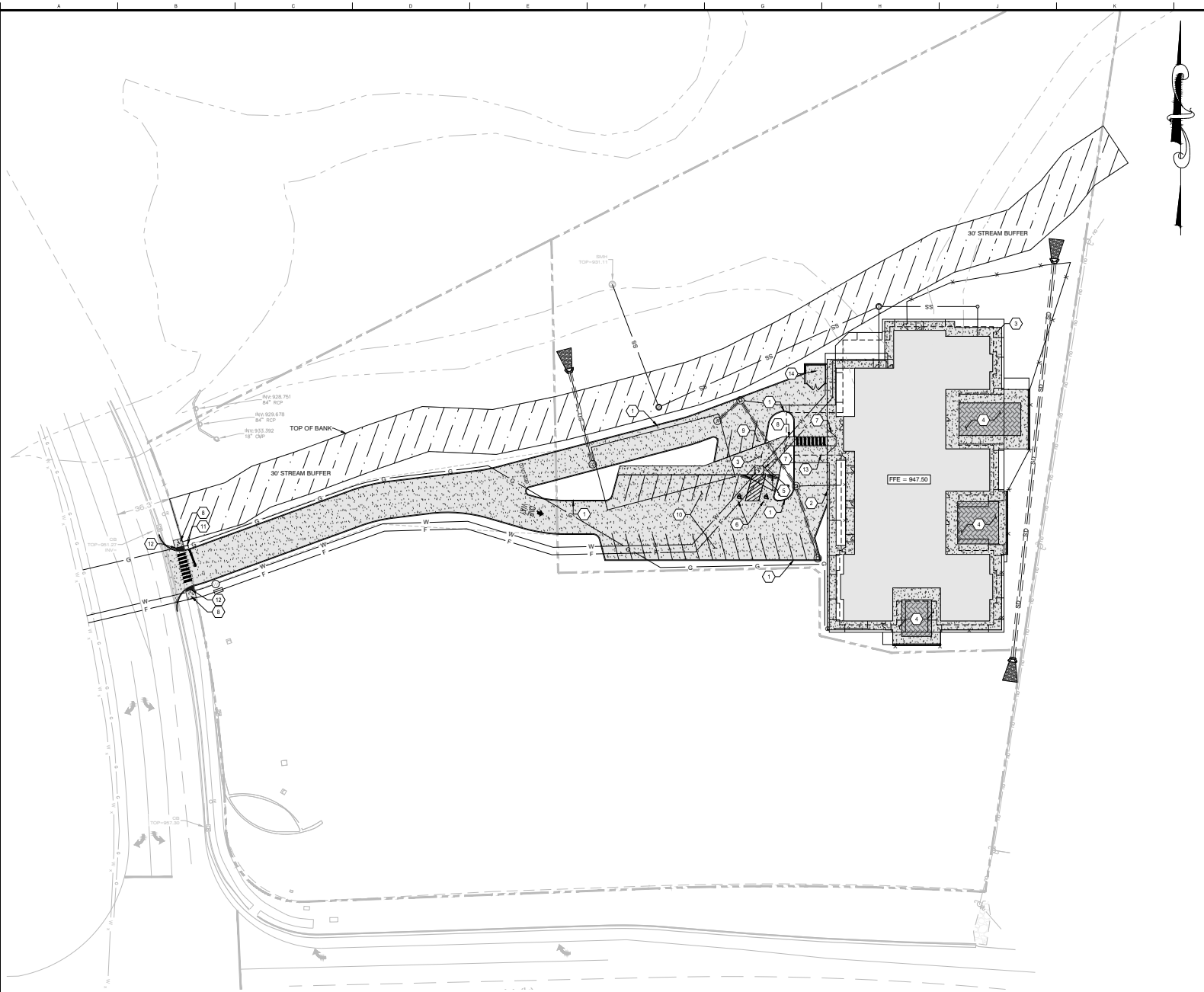
REVISIONS	
1	07/15/2026

PROJECT NO.
2520

DATE
06/20/2026

SHEET NO.
G1.00

8/3/2026 11:07:51 AM



SITE LAYOUT PLAN

SCALE: 1" = 30'

1

SHEET NOTES

1. SEE SHEET C001 FOR CIVIL NOTES
2. FOR TYPICAL PARKING SPACE LAYOUT SEE 1/C802 & 2/C802

SHEET LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- PAINTED DOUBLE STRIP, COLOR TO BE YELLOW
- PAINTED 'ONE WAY' LETTERS, COLOR TO BE WHITE; SEE DETAIL 8/C802
- PAINTED DIRECTIONAL ARROWS; COLOR TO BE WHITE; SEE DETAIL 8/C802
- PAINTED STOP BAR, COLOR TO BE WHITE; SEE DETAIL 8/C802
- PAINTED 'DO NOT ENTER' LETTERS, COLOR TO BE WHITE; SEE DETAIL 8/C802
- PAINTED PEDESTRIAN CROSSWALK, COLOR TO BE WHITE; SEE DETAIL 8/C802
- LIGHT DUTY ASPHALT PAVING; SEE DETAIL 2/C801
- CONCRETE PAVING; SEE DETAIL 2/C801
- CONCRETE SIDEWALK; SEE DETAIL 2/C801
- WHEEL STOP; SEE DETAIL 5/C802

SHEET KEYED NOTES

1. CONCRETE CURB; SEE DETAIL 3/C801
2. TURNDOWN SIDEWALK; SEE DETAIL 11/C802
3. CONCRETE SIDEWALK; SEE DETAIL 1/C801
4. PLAYGROUND (DESIGN BY OTHERS)
5. ACCESSIBLE PARKING SIGN; SEE DETAIL 6/C802
6. ACCESSIBLE PARKING SPACE; SEE DETAIL 3/C802
7. FLARED ACCESSIBLE RAMP; SEE DETAIL 6/C801
8. SINGLE ACCESSIBLE RAMP SEE DETAIL 5/C801
9. 60° PARKING STALL; SEE DETAIL 1/C802
10. 75° PARKING STALL; SEE DETAIL 2/C802
11. "STOP" SIGN; SEE DETAIL 7/C802
12. TACTILE WARNING PAD; SEE DETAIL 10/C802
13. CANOPY (DESIGN BY OTHERS)
14. DUMPSTER ENCLOSURE

PARKING CALCULATION

TWO OFF STREET PARKING SPACES PER THREE EMPLOYEES, PLUS ONE OFF STREET LOADING SPACE FOR EVERY EIGHT CHILDREN

REQUIRED		PROVIDED	
REGULAR	29	REGULAR	29
ACCESSIBLE	2	ACCESSIBLE	2
TOTAL	31	TOTAL	31

TOTAL VEHICULAR USE AREA:

811 Know what's below. Call before you dig. In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE

30 0 15 30 60 90

1 INCH = 30'

MBI

ENGINEER:

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

CONSULTANT

SEAL

CHRISTOPHER B. TUCKER REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE

07/16/2026

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PROJECT INFORMATION

PROJECT:

ACADEMY DAYCARE

PROJECT ADDRESS:

0 BERTELKAMP LN
KNOXVILLE, TN 37932

PROJECT NO.: 251475

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ☑ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

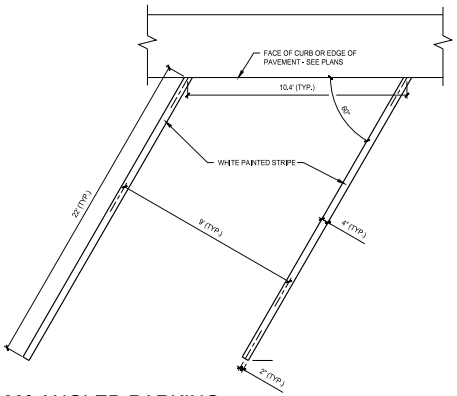
SHEET INFORMATION

SHEET ISSUED:	07/16/2026
DESIGNED BY:	N.A.K.
DRAWN BY:	N.A.K.
REVIEWED BY:	C.B.T.

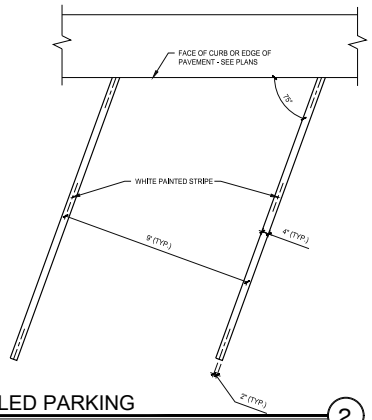
SHEET TITLE: SITE LAYOUT PLAN

SHEET NO.: C300

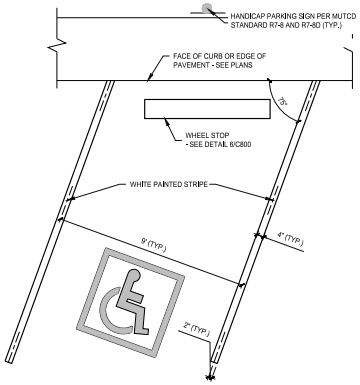
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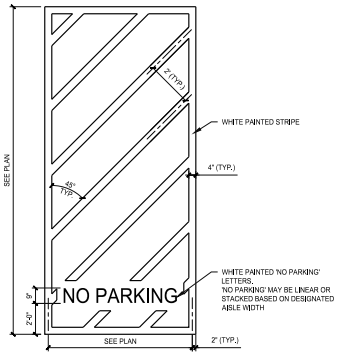
60° ANGLED PARKING (1)



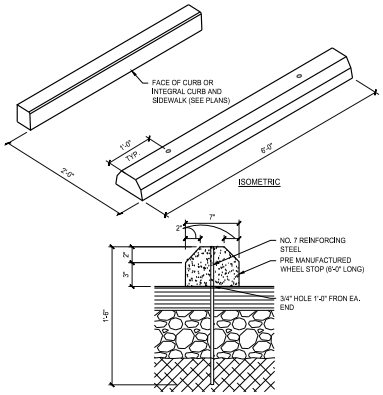
75° ANGLED PARKING (2)



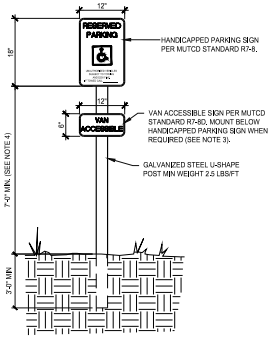
ANGLED ACCESSIBLE PARKING SPACE (3)



'NO PARKING' AREA (4)

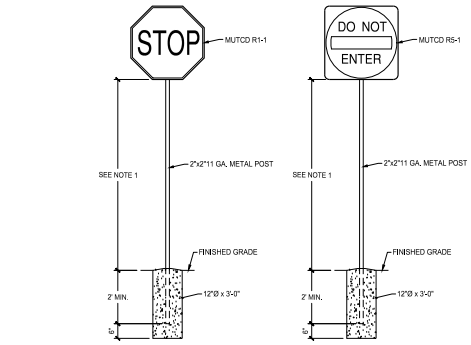


WHEEL STOP (5)



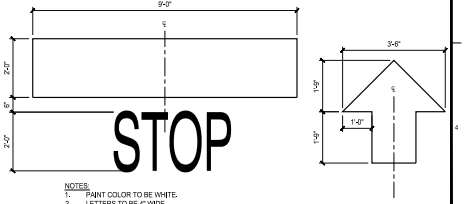
NOTES:
1. CONTRACTOR TO PROVIDE NEW SIGN AT ALL HANDICAP PARKING STALLS.
2. CONTRACTOR TO VERIFY NAME AND NUMBER OF CONTACT PERSON OR COMPANY PRIOR TO FABRICATION OF SIGNAGE.
3. ONE OF EVERY 6 HANDICAPPED SPACES AND NO LESS THAN ONE SHALL BE VAN ACCESSIBLE.
4. MOUNTING HEIGHT FOR SIGN MAY BE REDUCED TO 5'-0" ABOVE GROUND LEVEL IF IT IS LOCATED IN A NON-PEDESTRIAN AREA, SUCH AS ON A BUILDING OR IN A LANDSCAPED AREA.

STANDARD ACCESSIBLE PARKING SIGN (6)



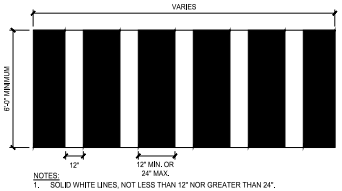
NOTE:
1. MOUNTING HEIGHT SHALL BE AT LEAST 7 FEET FOR NEW INSTALLATIONS IN AREA WITH PEDESTRIAN MOVEMENTS OR PARKING.

TRAFFIC SIGNAGE (7)



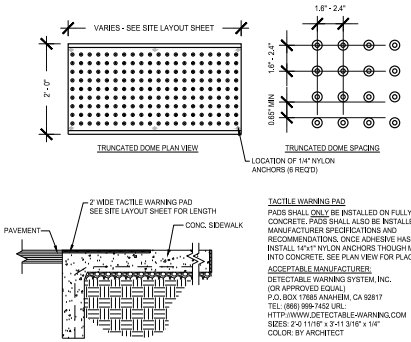
NOTES:
1. PAINT COLOR TO BE WHITE.
2. LETTERS TO BE 4" WIDE.

PAINTED MARKINGS (8)
N.T.S.



NOTES:
1. SOLID WHITE LINES, NOT LESS THAN 12" NOR GREATER THAN 24".
2. GAPS BETWEEN TRAVERSE LINES SHALL BE 12".

CROSSWALK (9)

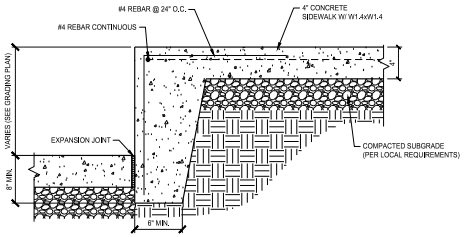


TACTILE WARNING PAD

PADS SHALL ONLY BE INSTALLED ON FULLY CURED CONCRETE. PADS SHALL ALSO BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS. ONCE ADHESIVE HAS SET, INSTALL 1/4"x1" NYLON ANCHORS THOUGH MAT AND INTO CONCRETE. SEE PLAN VIEW FOR PLACEMENT.

ACCEPTABLE MANUFACTURER:
DETECTABLE WARNING SYSTEM, INC.
(OR APPROVED EQUAL)
P.O. BOX 17685 ANAHEIM, CA 92817
TEL: (866) 999-7452 URL:
HTTP://WWW.DETECTABLE-WARNING.COM
SIZES: 2'-0 11/16" x 3'-11 3/16" x 1/4"
COLOR: BY ARCHITECT

TACTILE WARNING PAD (10)



SIDEWALK TURNDOWN (11)

MBI
ENGINEER:
MBI COMPANIES INC.
209 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com
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PROJECT INFORMATION

PROJECT:
ACADEMY DAYCARE
PROJECT ADDRESS:
0 BERTELKAMP LN
KNOXVILLE, TN 37932
PROJECT NO.:
251475

ACTIVE DESIGN PHASE
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REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

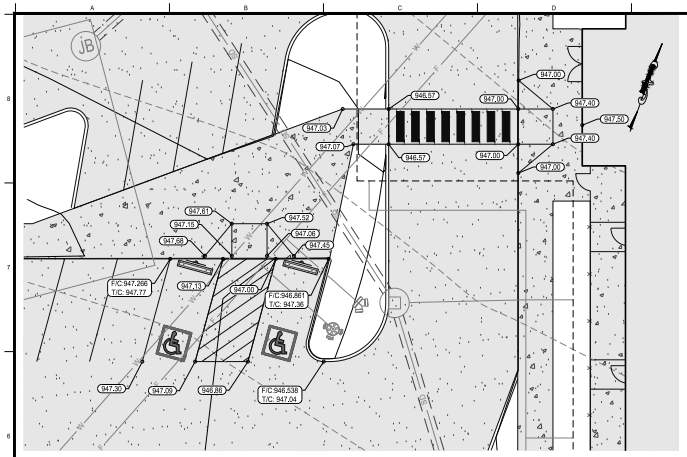
SHEET INFORMATION

SHEET ISSUED:	07/16/2026
DESIGNED BY:	N.A.K.
DRAWN BY:	N.A.K.
REVIEWED BY:	C.S.T.

SHEET TITLE:
CIVIL DETAILS

SHEET NO.:
C802

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DETAILED ADA GRADING PLAN

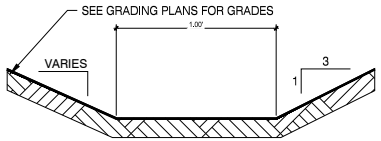
SCALE: 1" = 10'

2

SITE GRADING PLAN

SCALE: 1" = 30'

1



DRAINAGE SWALE

2

SHEET NOTES

1. SEE SHEET C001 FOR CIVIL NOTES

CALCULATED AREAS

IMPERVIOUS AREA

EXISTING		PROPOSED		TOTAL INCREASE	
0.00	Acres	1.05	Acres	1.05	Acres
0.00	sqft	45,937	sqft	45,937	sqft

DISTURBED AREA

TOTAL SITE AREA		DISTURBED AREA	
2.70	Acres	1.75	Acres
117,535	sqft	76,230	sqft

811 Know what's below. Call before you dig. In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE

10 0 5 10 20 30

1 INCH = 10'

GRAPHIC SCALE

30 0 15 30 60 90

1 INCH = 30'

MBI

ENGINEER:
MBI COMPANIES INC.
209 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com
CONSULTANT

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CHRISTOPHER B. TURLEY REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE

07/16/2026

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PROJECT:

ACADEMY DAYCARE

PROJECT ADDRESS:

0 BERTELKAMP LN
KNOXVILLE, TN 37932

PROJECT NO.:

251475

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NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	07/16/2026
DESIGNED BY:	N.A.K.
DRAWN BY:	N.A.K.
REVIEWED BY:	C.B.T.

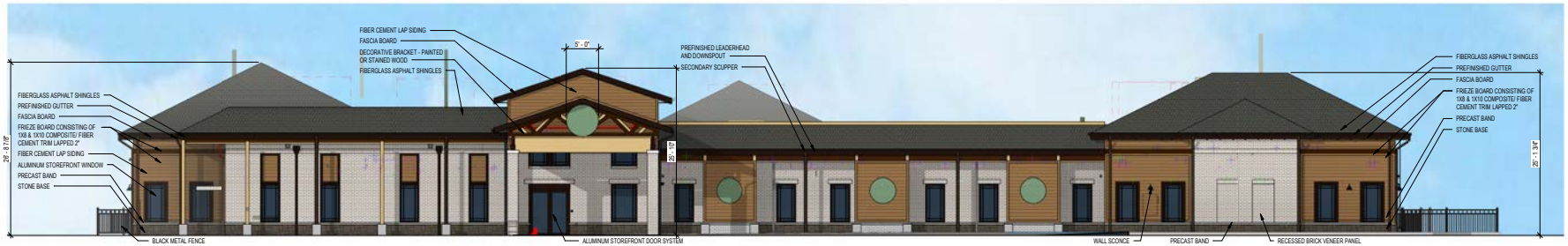
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SITE GRADING PLAN

SHEET NO.:

C400

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



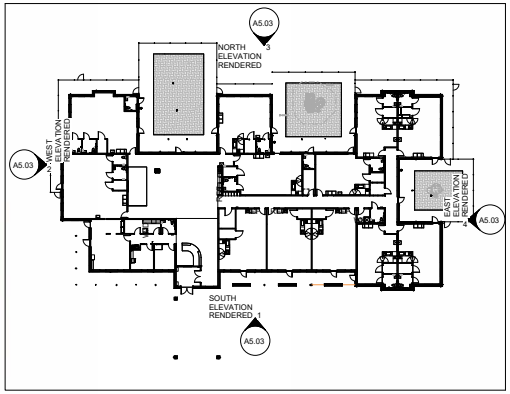
3 NORTH ELEVATION RENDERED
1/8" = 1'-0"



2 WEST ELEVATION RENDERED
1/8" = 1'-0"



4 EAST ELEVATION RENDERED
1/8" = 1'-0"



5 RENDERED ELEVATION KEY PLAN
1" = 30'-0"

ACTUAL NORTH
PROJECT NORTH

KSA



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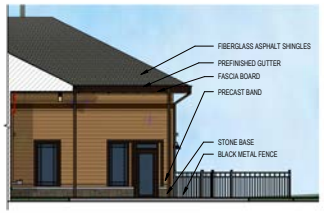
EXTERIOR ELEVATIONS COLOR

ACADEMY AT HARDIN VALLEY
DAYCARE - CENTER
2424 BERTELKAMP LN
KNOXVILLE, TN 37932

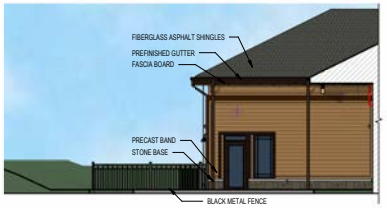
REVISIONS

PROJECT NO. 2520
DATE 06/20/2026
SHEET NO. A5.03

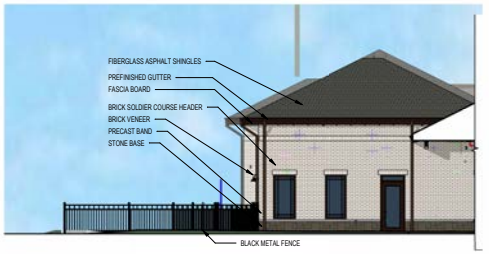
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1 WEST ELEVATION 'W2'
1/8" = 1'-0" 0 4' 8' 16'



2 EAST ELEVATION 'E2'
1/8" = 1'-0" 0 4' 8' 16'



3 SOUTH ELEVATION 'S2'
1/8" = 1'-0" 0 4' 8' 16'



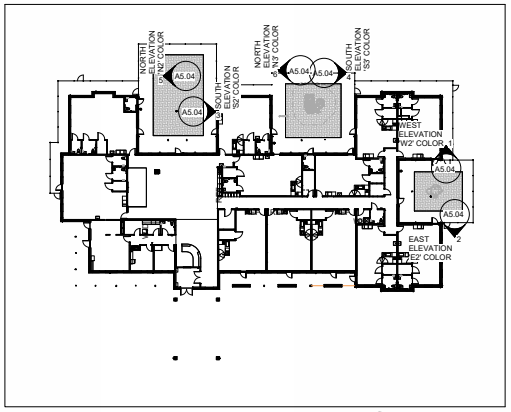
4 SOUTH ELEVATION 'S3'
1/8" = 1'-0" 0 4' 8' 16'



5 NORTH ELEVATION 'N2'
1/8" = 1'-0" 0 4' 8' 16'



6 NORTH ELEVATION 'N3'
1/8" = 1'-0" 0 4' 8' 16'



7 KEY PLAN
1" = 30'-0"

ACTUAL NORTH
PROJECT NORTH

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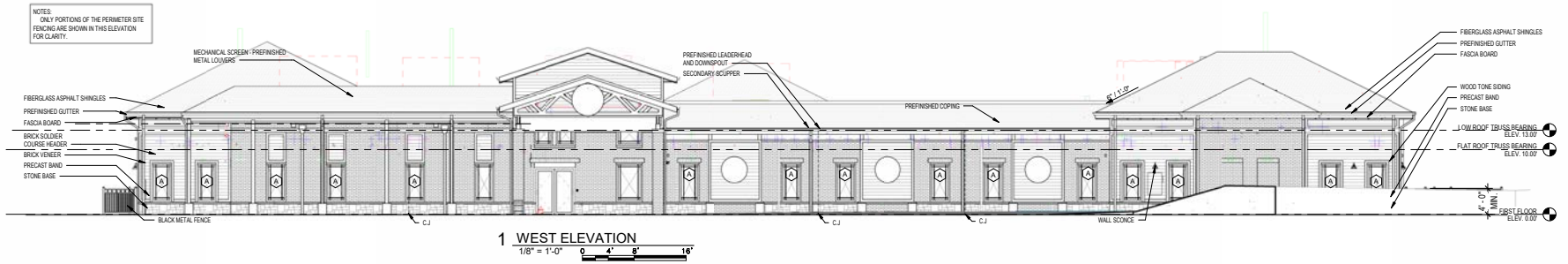
EXTERIOR ELEVATIONS COLOR

ACADEMY AT HARDIN VALLEY
DAYCARE - CENTER
2424 BERTELKAMP LN
KNOXVILLE, TN 37932

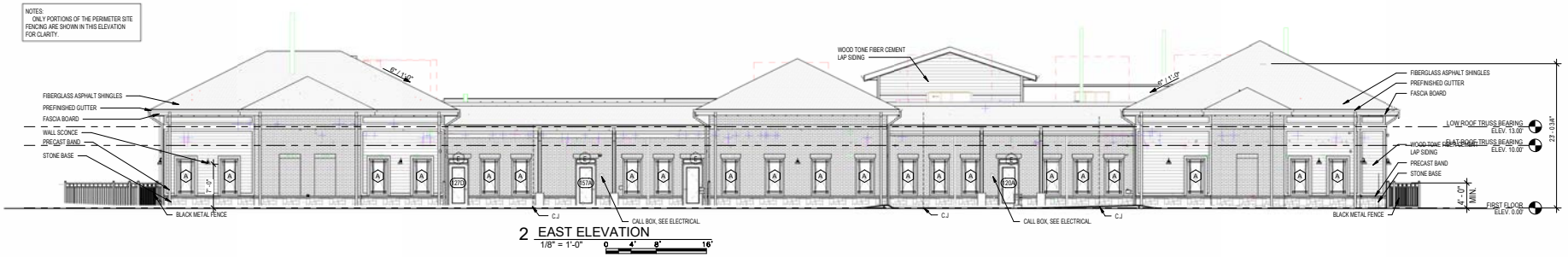
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DATE 06/20/2026
SHEET NO. A5.04

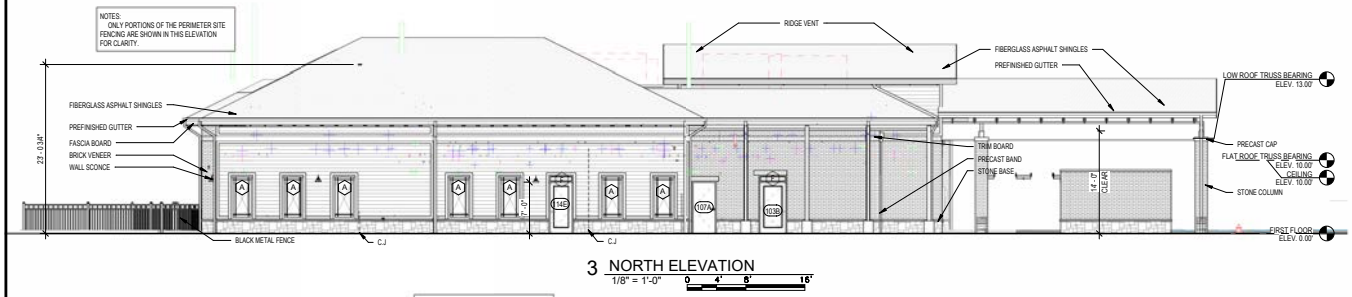
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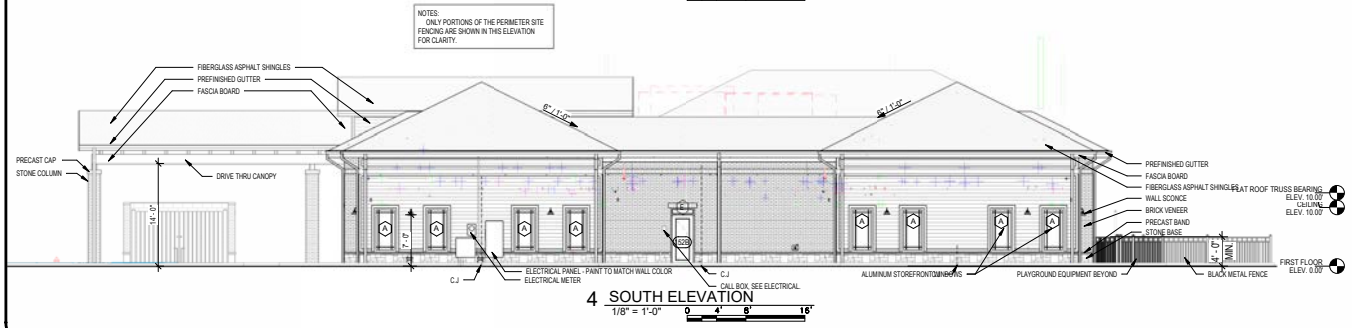
1 WEST ELEVATION
1/8" = 1'-0"



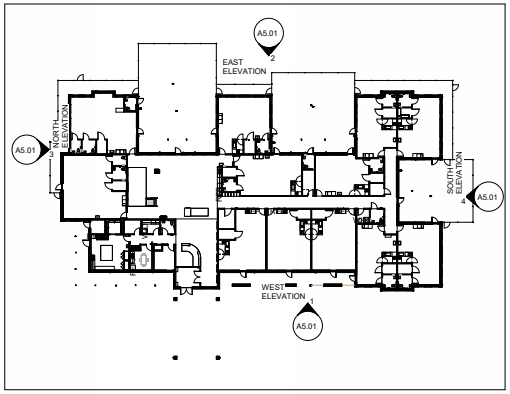
2 EAST ELEVATION
1/8" = 1'-0"



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



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



5 KEY PLAN
1" = 30'-0"

ACTUAL NORTH
PROJECT NORTH

KSA

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EXTERIOR ELEVATIONS

ACADEMY AT HARDIN VALLEY
DAYCARE - CENTER
2424 BERTELKAMP LN
KNOXVILLE, TN 37932

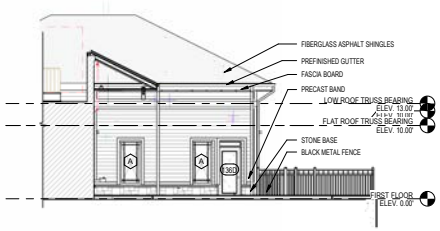
REVISIONS

PROJECT NO.
2520

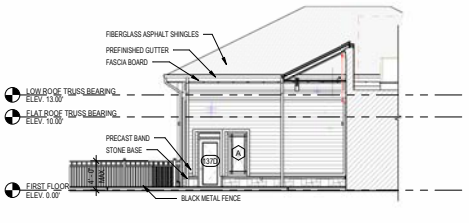
DATE
06/20/2026

SHEET NO.
A5.01

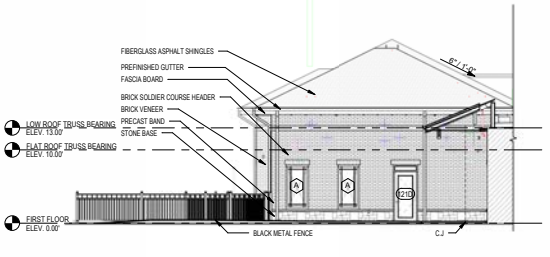
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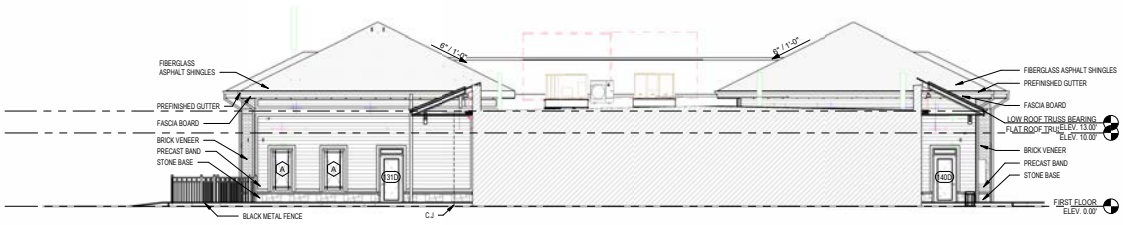
1 WEST ELEVATION 'W2'
1/8" = 1'-0" 0 4' 8' 16'



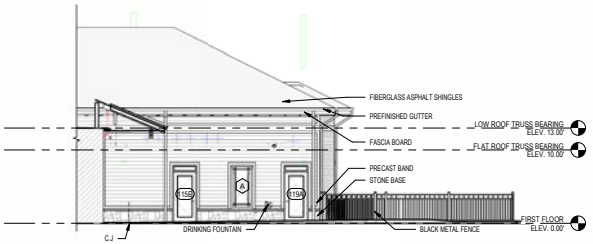
2 EAST ELEVATION 'E2'
1/8" = 1'-0" 0 4' 8' 16'



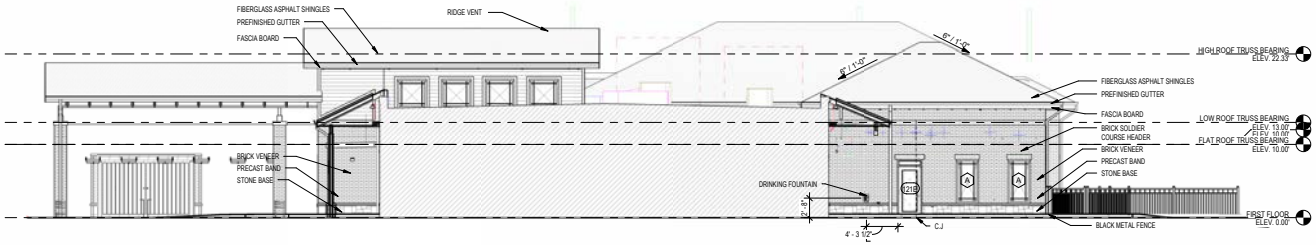
3 NORTH ELEVATION 'N2'
1/8" = 1'-0" 0 4' 8' 16'



4 NORTH ELEVATION 'N3'
1/8" = 1'-0" 0 4' 8' 16'



5 SOUTH ELEVATION 'S2'
1/8" = 1'-0" 0 4' 8' 16'



6 SOUTH ELEVATION 'S3'
1/8" = 1'-0" 0 4' 8' 16'

GENERAL NOTES:

1) ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MURFREESBORO ARCHITECTURAL DESIGN STANDARDS. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

2) HVAC UNITS, COOLING AND OR MECHANICAL UNITS ARE LOCATED ON THE.

- ☒ ROOFTOP
- ☐ GROUND AND ATTIC
- ☐ NONE PROVIDED

MATERIAL ELEVATION CALCULATIONS

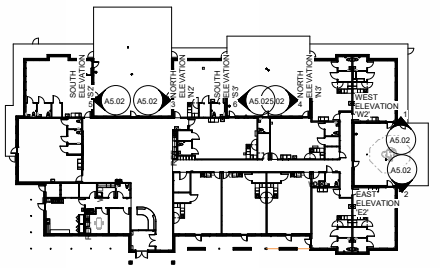
NORTH ELEVATION		
	AREA IN S.F.	% OF WALL SURFACE
FIBER CEMENT BOARD	305	12%
BRICK & STONE	1,919	73%
DOORS, GLASS, STOREFRONT	401	15%
TOTALS	2,625	100%

EAST ELEVATION		
	AREA IN S.F.	% OF WALL SURFACE
FIBER CEMENT BOARD	725	20%
BRICK & STONE	2,190	62%
DOORS, GLASS, STOREFRONT	636	18%
TOTALS	3,551	100%

OVERALL BUILDING MAT. CALCULATIONS WITHOUT GLASS ,DOORS, STOREFRONT		
	AREA IN S.F.	% OF WALL SURFACE
FIBER CEMENT BOARD	2,319	22%
BRICK & STONE	8,281	78%
TOTALS	10,600	100%

SOUTH ELEVATION		
	AREA IN S.F.	% OF WALL SURFACE
FIBER CEMENT BOARD	441	16%
BRICK & STONE	1,996	70%
DOORS, GLASS, STOREFRONT	397	14%
TOTALS	2,834	100%

WEST ELEVATION		
	AREA IN S.F.	% OF WALL SURFACE
FIBER CEMENT BOARD	848	23%
BRICK & STONE	2,176	60%
DOORS, GLASS, STOREFRONT	603	17%
TOTALS	3,627	100%



7 KEY PLAN
1" = 30'-0"

ACTUAL NORTH | PROJECT NORTH

KSA

STATE OF TENNESSEE
JAMES R. SURRETT
REGISTERED ARCHITECT
104071
07/15/2026

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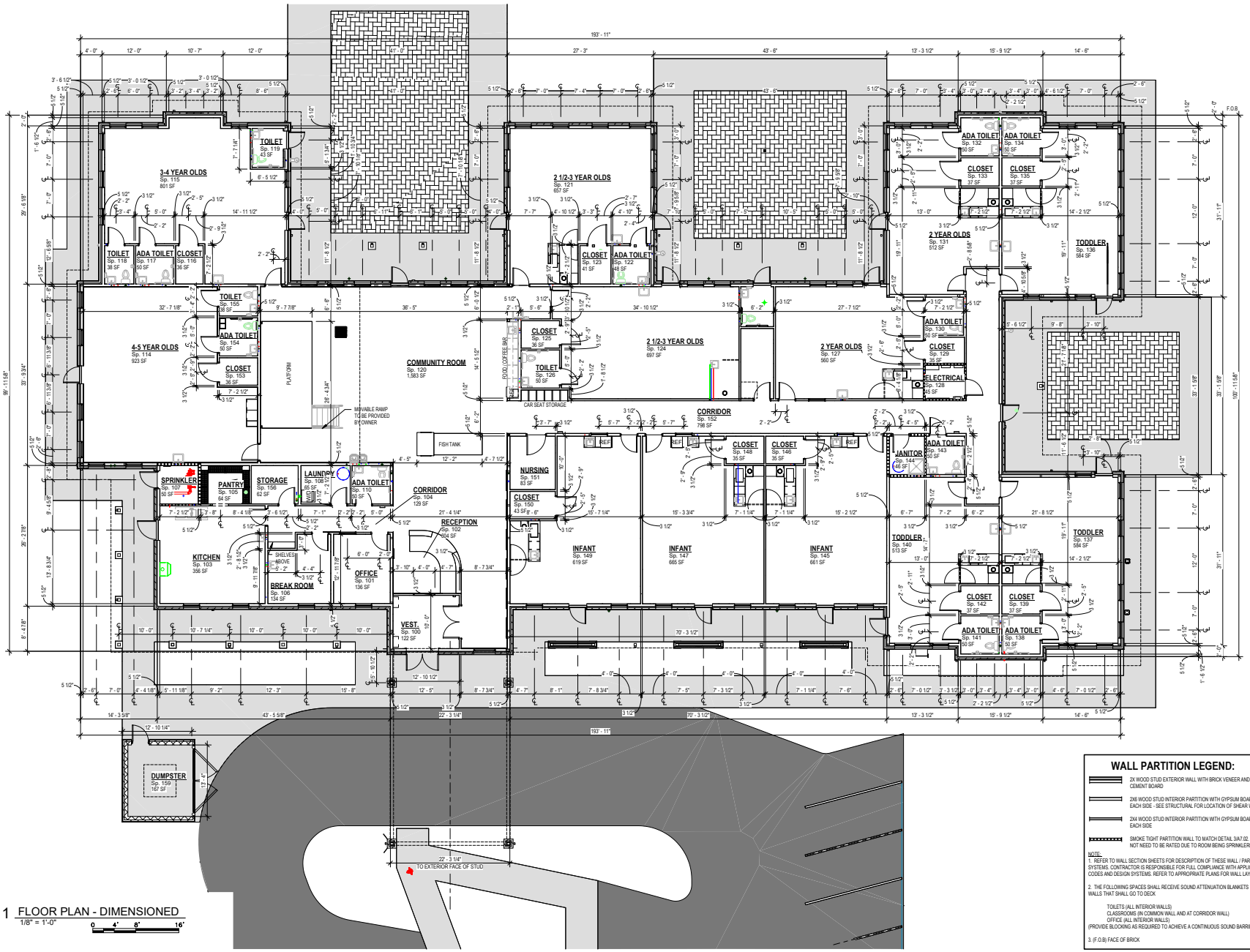
EXTERIOR ELEVATIONS

ACADEMY AT HARDIN VALLEY
DAYCARE - CENTER
2424 BERTELKAMP LN
KNOXVILLE, TN 37932

REVISIONS

PROJECT NO. 2520
DATE 06/20/2026
SHEET NO. A5.02

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1 FLOOR PLAN - DIMENSIONED
1/8" = 1'-0"
0 4' 8' 16'

ACTUAL NORTH
PROJECT NORTH

WALL PARTITION LEGEND:

- 2X WOOD STUD EXTERIOR WALL WITH BRICK VENEER AND FIBER CEMENT BOARD
- 2X6 WOOD STUD INTERIOR PARTITION WITH GYPSUM BOARD ON EACH SIDE - SEE STRUCTURAL FOR LOCATION OF SHEAR WALLS
- 2X4 WOOD STUD INTERIOR PARTITION WITH GYPSUM BOARD ON EACH SIDE
- SMOKE TIGHT PARTITION WALL TO MATCH DETAIL 3/A7.02. DOES NOT NEED TO BE RATED DUE TO ROOM BEING SPRINKLERED

NOTE:
1. REFER TO WALL SECTION SHEETS FOR DESCRIPTION OF THESE WALL / PARTITION SYSTEMS. CONTRACTOR IS RESPONSIBLE FOR FULL COMPLIANCE WITH APPLICABLE CODES AND DESIGN SYSTEMS. REFER TO APPROPRIATE PLANS FOR WALL LAYOUTS.

2. THE FOLLOWING SPACES SHALL RECEIVE SOUND ATTENUATION BLANKETS IN THE WALLS THAT SHALL GO TO DECK

TOILETS (ALL INTERIOR WALLS)
CLASSROOMS (IN COMMON WALL AND AT CORRIDOR WALL)
OFFICE (ALL INTERIOR WALLS)
(PROVIDE BLOCKING AS REQUIRED TO ACHIEVE A CONTINUOUS SOUND BARRIER)

3. (F.O.B) FACE OF BRICK

KSA

STATE OF TENNESSEE
07/15/2026

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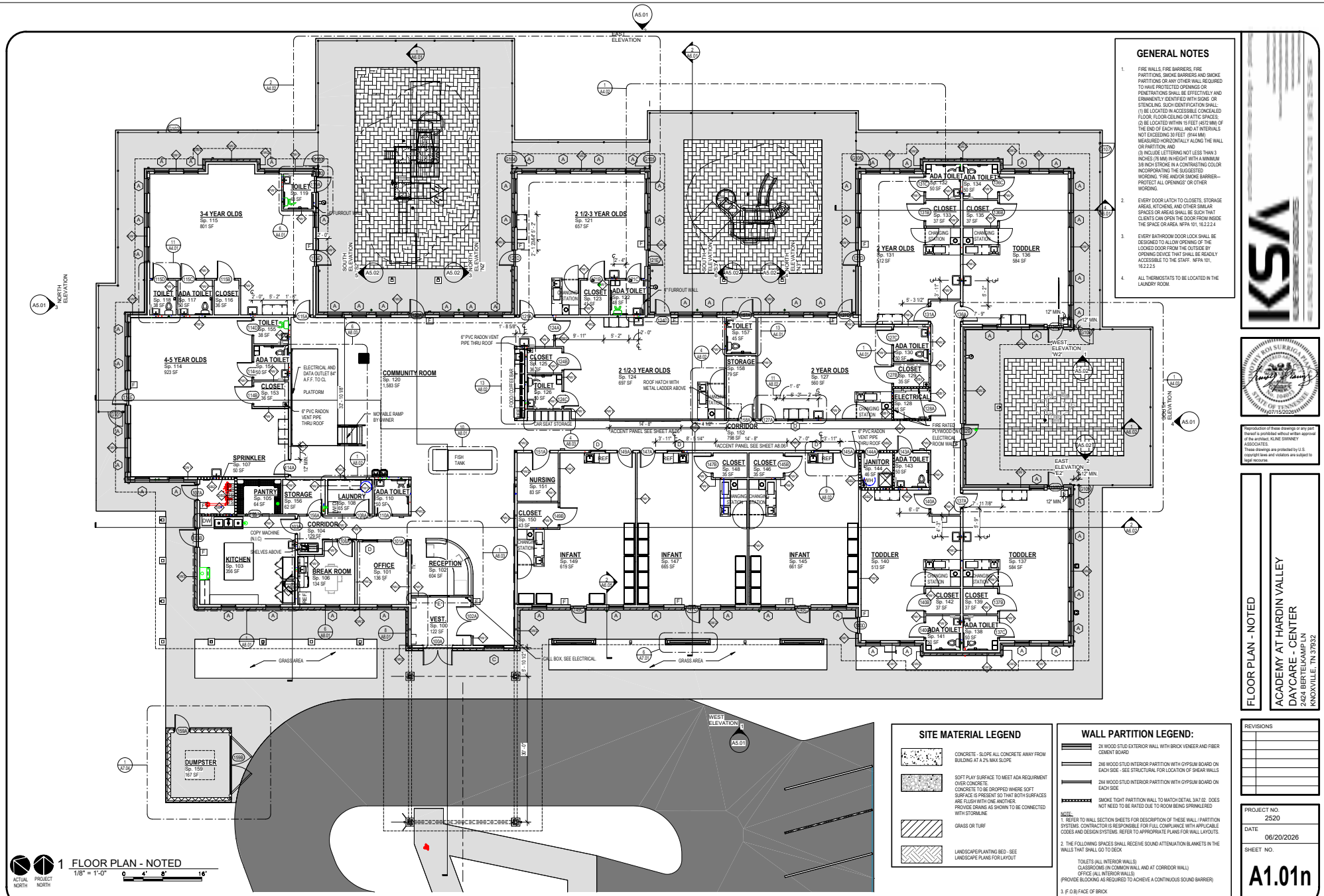
FLOOR PLAN - DIMENSIONED

ACADEMY AT HARDIN VALLEY
DAYCARE - CENTER
2424 BERTELKAMP LN
KNOXVILLE, TN 37932

REVISIONS

PROJECT NO. 2520
DATE 06/20/2026
SHEET NO. A1.01d

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GENERAL NOTES

1. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND ERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL: (1) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES; (2) BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND (3) INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS" OR OTHER WORDING.
2. EVERY DOOR LATCH TO CLOSETS, STORAGE AREAS, KITCHENS, AND OTHER SIMILAR SPACES OR AREAS SHALL BE SUCH THAT CLIENTS CAN OPEN THE DOOR FROM INSIDE THE SPACE OR AREA. NFPA 101, 16.2.2.2.4
3. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW OPENING OF THE LOCKED DOOR FROM THE OUTSIDE BY OPENING DEVICE THAT SHALL BE READILY ACCESSIBLE TO THE STAFF. NFPA 101, 16.2.2.2.5
4. ALL THERMOSTATS TO BE LOCATED IN THE LAUNDRY ROOM.

SITE MATERIAL LEGEND

- CONCRETE - SLOPE ALL CONCRETE AWAY FROM BUILDING AT A 2% MAX SLOPE
- SOFT PLAY SURFACE TO MEET ADA REQUIRMENT OVER CONCRETE. CONCRETE TO BE DROPPED WHERE SOFT SURFACE IS PRESENT SO THAT BOTH SURFACES ARE FLUSH WITH ONE ANOTHER. PROVIDE DRAINS AS SHOWN TO BE CONNECTED WITH STORMLINE
- GRASS OR TURF
- LANDSCAPE/PLANTING BED - SEE LANDSCAPE PLANS FOR LAYOUT

WALL PARTITION LEGEND:

- 2X WOOD STUD EXTERIOR WALL WITH BRICK VENEER AND FIBER CEMENT BOARD
- 2W6 WOOD STUD INTERIOR PARTITION WITH GYPSUM BOARD ON EACH SIDE - SEE STRUCTURAL FOR LOCATION OF SHEAR WALLS
- 2X4 WOOD STUD INTERIOR PARTITION WITH GYPSUM BOARD ON EACH SIDE
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NOTE:
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   TOILETS (ALL INTERIOR WALLS)
   CLASSROOMS (IN COMMON WALL AND AT CORRIDOR WALL)
   OFFICE (ALL INTERIOR WALLS)
   (PROVIDE BLOCKING AS REQUIRED TO ACHIEVE A CONTINUOUS SOUND BARRIER)
3. (F.O.B) FACE OF BRICK

1 FLOOR PLAN - NOTED
1/8" = 1'-0"
0 4' 8' 16'

ACTUAL NORTH / PROJECT NORTH

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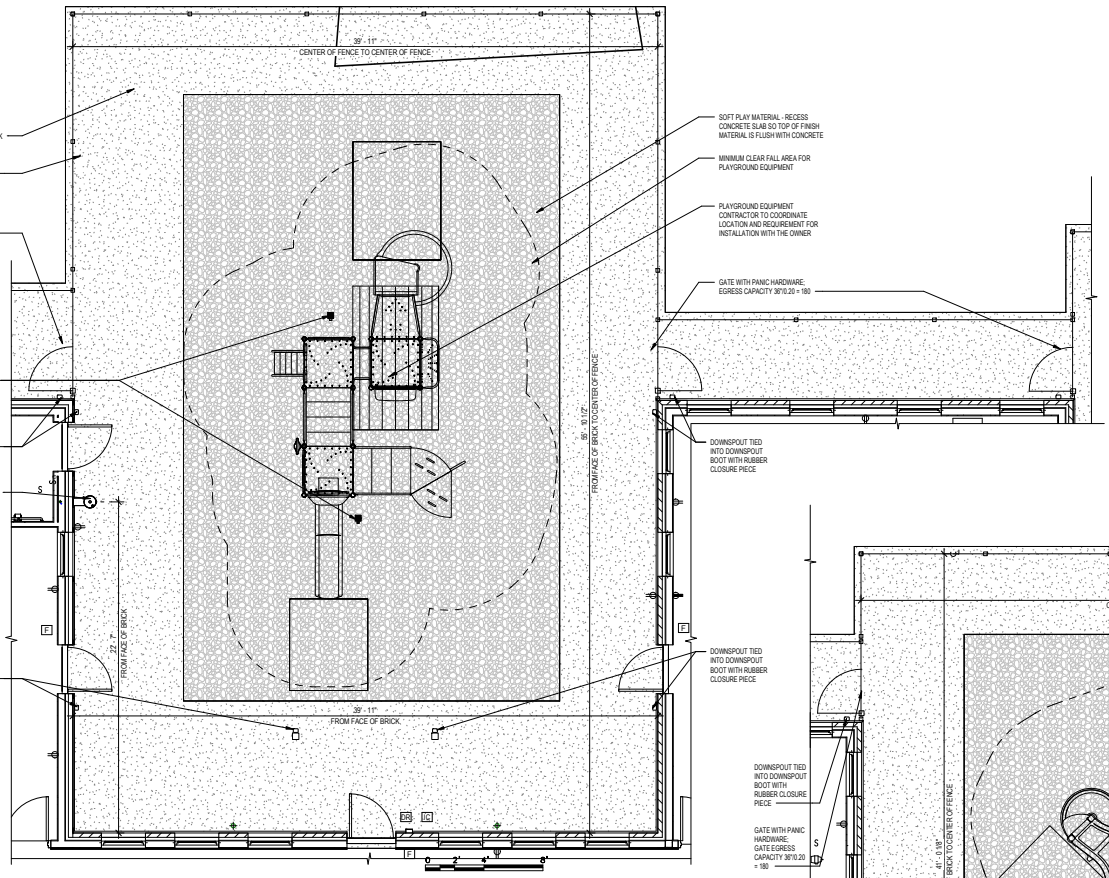
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FLOOR PLAN - NOTED

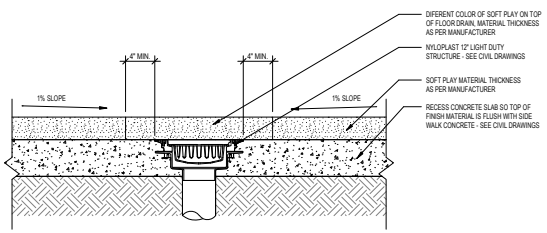
ACADEMY AT HARDIN VALLEY
DAYCARE - CENTER
2424 BERTELKAMP LN
KNOXVILLE, TN 37932

REVISIONS

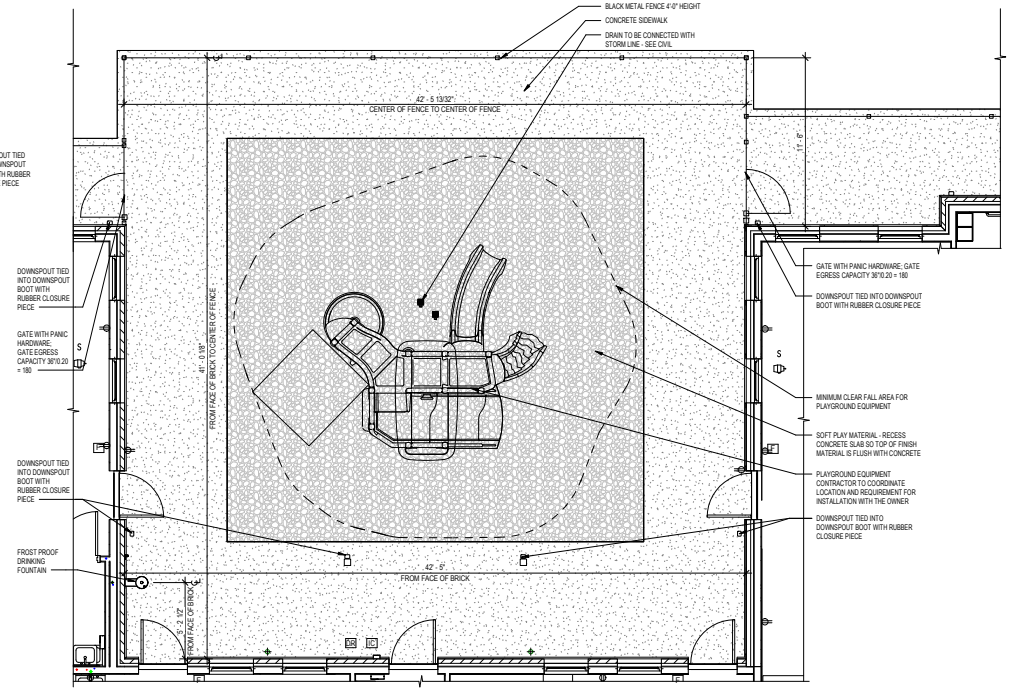
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DATE 06/20/2026
SHEET NO. A1.01n



2 ENLARGED 2-5 YEARS OLD PLAYGROUND PLAN
1/4" = 1'-0"



3 PLAYGROUND DRAIN DETAIL
1 1/2" = 1'-0"



1 ENLARGED TODDLER PLAYGROUND PLAN
1/4" = 1'-0"

PLAYGROUND FINISH LEGEND

CONCRETE

SOFT PLAY SURFACE OVER CONCRETE. CONCRETE FINISH ELEVATION TO BE LOWER WHERE SOFT SURFACE IS PRESENT SO THAT BOTH SURFACES ARE FLUSH WITH ONE ANOTHER

NOTES:

1. DIMENSIONS OF PLAYGROUND ARE BASED ON EQUIPMENT PROVIDE BY OWNER. CONTRACTOR TO VERIFY AND COORDINATE WITH DESIGNER THAT FALL ZONES FIT WITHIN THE DESIGNATED SOFT SURFACE AREA.
2. CONTRACTOR TO COORDINATE PLAYGROUND DRAIN LOCATIONS WITH EQUIPMENT.
3. SEE PLAYGROUND DRAIN DETAIL 3 / A4.02

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ENLARGED PLAYGROUND PLANS

ACADEMY AT HARDIN VALLEY
DAYCARE - CENTER
2424 BERTELKAMP LN
KNOXVILLE, TN 37932

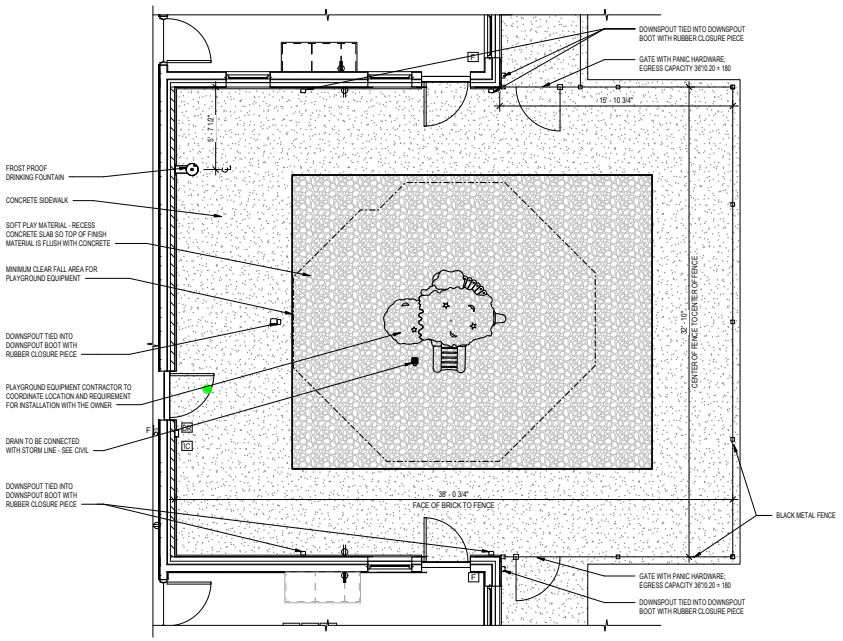
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SHEET NO. A4.02

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1 ENLARGED INFANT PLAYGROUND PLAN
1/4" = 1'-0"
0 2' 4' 6'

PLAYGROUND FINISH LEGEND

CONCRETE

SOFT PLAY SURFACE OVER CONCRETE. CONCRETE FINISH ELEVATION TO BE LOWER WHERE SOFT SURFACE IS PRESENT SO THAT BOTH SURFACES ARE FLUSH WITH ONE ANOTHER

NOTES:

1. DIMENSIONS OF PLAYGROUND ARE BASED ON EQUIPMENT PROVIDE BY OWNER. CONTRACTOR TO VERIFY AND COORDINATE WITH DESIGNER THAT FALL ZONES FIT WITHIN THE DESIGNATED SOFT SURFACE AREA.
2. CONTRACTOR TO COORDINATE PLAYGROUND DRAIN LOCATIONS WITH EQUIPMENT.
3. SEE PLAYGROUND DRAIN DETAIL 3 / A4.02

KSA

KEITH ROY SURRICK
REGISTERED ARCHITECT
STATE OF TENNESSEE
07/15/2026

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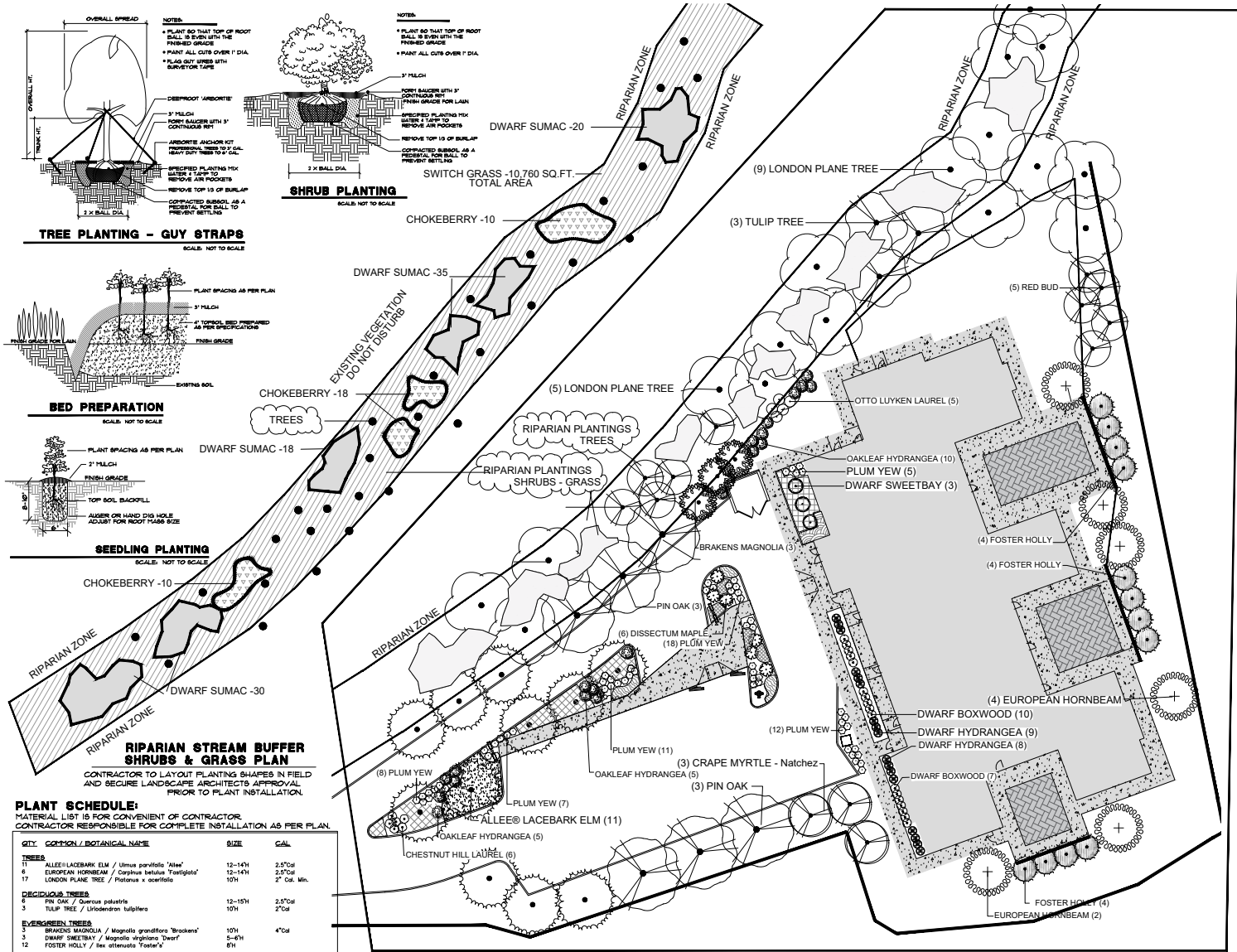
ENLARGED PLAYGROUND PLANS

ACADEMY AT HARDIN VALLEY
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PARKING - BUILDING - RIPARIAN LANDSCAPE

0 10 20 40

1 INCH = 20 FT.

TREE PLANTING - GUY STRAPS

SCALE: NOT TO SCALE

NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- PAINT ALL CUTS OVER 1" DIA.
- FLAG GUY WIRES WITH SURVEYOR TAPE

OVERALL SPREAD
OVERALL HT.
TRUNK HT.
DEEPROOT "ARBORTIE"
3" MULCH
PONY SAUCER WITH 3" CONTINUOUS RIM
ARBORTIE ANCHOR KIT PROFESSIONAL TREES TO 2" CAL. HEAVY DUTY TREES TO 6" CAL.
SPECIFIED PLANTING MIX WATER 4 TAMP TO REMOVE AIR POCKETS
REMOVE TOP 1/3 OF BURLAP
COMPACTED SUBSOIL AS A PEDESTAL FOR BALL TO PREVENT SETTLING
2 X BALL DIA

SHRUB PLANTING

SCALE: NOT TO SCALE

NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- PAINT ALL CUTS OVER 1" DIA.

3" MULCH
PONY SAUCER WITH 3" CONTINUOUS RIM FINISH GRADE FOR LAWN
SPECIFIED PLANTING MIX WATER 4 TAMP TO REMOVE AIR POCKETS
REMOVE TOP 1/3 OF BURLAP
COMPACTED SUBSOIL AS A PEDESTAL FOR BALL TO PREVENT SETTLING
2 X BALL DIA

BED PREPARATION

SCALE: NOT TO SCALE

PLANT SPACING AS PER PLAN
3" MULCH
4" TOPSOIL BED PREPARED AS PER SPECIFICATIONS
FINISH GRADE FOR LAWN
FINISH GRADE
EXISTING SOIL

SEEDLING PLANTING

SCALE: NOT TO SCALE

PLANT SPACING AS PER PLAN
2" MULCH
FINISH GRADE
TOP SOIL BACKFILL
AUGER OR HAND DIG HOLE ADJUST FOR ROOT MASS SIZE
8-10"
6"

RIPARIAN STREAM BUFFER SHRUBS & GRASS PLAN

CONTRACTOR TO LAYOUT PLANTING SHAPES IN FIELD AND SECURE LANDSCAPE ARCHITECTS APPROVAL PRIOR TO PLANT INSTALLATION.

PLANT SCHEDULE:

MATERIAL LIST IS FOR CONVENIENT OF CONTRACTOR. CONTRACTOR RESPONSIBLE FOR COMPLETE INSTALLATION AS PER PLAN.

QTY	COMMON / BOTANICAL NAME	SIZE	CAL
TREES			
11	ALLEE® LACEBARK ELM / Ulmus parvifolia 'Allee'	12-14'H	2.5"Cal
6	EUROPEAN HORNBEAM / Carpinus betulus 'Fastigiata'	12-14'H	2.5"Cal
17	LONDON PLANE TREE / Platanus x acerifolia	10'H	2" Cal. Min.
DECIDUOUS TREES			
6	PIN OAK / Quercus palustris	12-15'H	2.5"Cal
3	TULIP TREE / Liriodendron tulipifera	10'H	2"Cal
EVERGREEN TREES			
3	BRAKENS MAGNOLIA / Magnolia grandiflora 'Brackens'	10'H	4"Cal
3	DWARF SWEETBAY / Magnolia virginiana 'Dwarf'	5-6'H	
12	FOSTER HOLLY / Ilex attenuata 'Foster's'	8'H	
FLOWERING TREES			
3	CRAPE MYRTLE - Natchez / Lagerstroemia indica	12-14'H	2.5" cal. (3 canes)
10	RED BUD / Cercis canadensis	6-7'H'.X3'SP.	2"Cal
QTY	COMMON / BOTANICAL NAME	SIZE	CONT
DECIDUOUS SHRUBS			
6	DISSECTUM MAPLE / Acer palmatum 'Dissectum'	36"HX36"W	B&B
17	DWARF HYDRANGEA / Hydrangea paniculata 'Little Lime'	15-18" H	3 gal
20	OAKLEAF HYDRANGEA / Hydrangea quercifolia	24-30"H	B&B
EVERGREEN SHRUBS			
6	CHESTNUT HILL LAUREL / Prunus laurocerasus 'Chestnut Hill'	18"H	B&B
17	DWARF BOXWOOD / Buxus sempervirens 'Suffruticosa'	20"HX18"W	B&B
5	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	30-36" HT.	B&B
61	PLUM YEW / Cephalotaxus harringtonia 'Prostrata'	12-15"H	3 gal
QTY	COMMON / BOTANICAL NAME	CONT	SPACING
GROUND COVERS			
35	AUTUMN FERN / Dryopteris erythrosora	1 gal	18" O.C.
58	IRIS / Iris bearded	1 gal@	18" O.C.
668	LIRIOPE / Liriope muscari 'Big Blue'	4"pot@	12" O.C.
256	MONDO GRASS / Ophiopogon japonicus	1 gal	12" O.C.

	183	DWARF SUMAC / Rhus copallinum 'Latifolia'	18" ht. min. seedling	5' x 5' grid
	38	CHOKEBERRY / Aronia melanocarpa	12-18" ht. min. seedling	5' x 5' grid
	9,960 SQFT.	SWITCH GRASS / Panicum virgatum 'Blackwell' INSTALL AS PER SUPPLIERS SPECIFICATIONS	seed	10 LBS. PLS PER ACRE. 10 LBS. PLS PER ACRE.

LANDSCAPE REQUIREMENTS:

PARKING, BUILDING & DEVELOPABLE SITE 1.35 ACRES.
REQUIRED TREES -11 PROPOSED TREES -38

RIPARIAN ZONE
REQUIRED TREES- NOT DEFINED PROPOSED TREES - 21

EXISTING WOODLAND TREES TO BE PRESERVED.

Tennessee811 Know what's below. Call before you dig.

PLANTING SPECIFICATIONS

SCOPE OF WORK
PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.
CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PROJECT CONDITIONS
REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ROAD / PROPERTY LINE WITH OWNER.
IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.
CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK.
ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.

EROSION CONTROL AND SITE CLEANUP
PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHRUBS AND GROUNDCOVERS

PLANT MATERIAL
NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM.
GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE)
PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SUBMITTALS
PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

PLANT INSPECTION
THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
FERTILIZERS: COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

EXISTING SOIL
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

TOP SOIL
1. FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.
2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
3. TAKEN FROM WELL-DRAINED SITE.
4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER, PLANTS, WEEDS, AND ROOTS.
5. HAVING PH VALUE OF 6.6 MINIMUM AND 7.6 MAXIMUM.
6. CONTAINING 4 PERCENT MINIMUM ORGANIC MATTER.
7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE

UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 12 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX
5 PARTS TOPSOIL (LOAM) AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)

NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS)
1. TILL SOIL TO A DEPTH OF 12 INCHES.
2. ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
3. THOROUGHLY TILL TO DEPTH OF 6 INCHES.
4. RAKE TO LEVEL GRADE THEN ADD 2 INCHES FINE BARK MULCH PRIOR TO PLANTING.

LANDSCAPE BEDS
ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL "V" TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL)

MULCHES
MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSURE FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ON YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING
REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS.
PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS.
ROOTS OF GROUNDCOVER TO BE PLANTED IN SOIL NOT MULCH FOR DRESSING.

MAINTENANCE
MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.
SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

INSPECTION AND ACCEPTANCE
UPON COMPLETION OF WORK, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL FINAL INSPECTION. PUNCH LISTED ITEMS INCLUDING OF SEASON REPLACEMENT PLANTING HAVE BEEN CORRECTED TO THE SATISFACTORY OF THE LANDSCAPE ARCHITECT.

GUARANTEE AND REPLACEMENT
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD

LAWNS AND GRASSES

QUALITY ASSURANCE
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS MIXTURE.

PROJECT CONDITIONS
PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE.
WORK WITHIN SEASONAL LIMITATIONS. PROJECT MANAGER TO INFORM CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO PERFORM WORK.

FERTILIZER AND LIME
FERTILIZER WITH COMMERCIAL FERTILIZER, PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION.
LIME TO BE RED NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% CARBONATES. MINIMUM OF 30 % MAGNESIUM CARBONATES.

SEED
SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED AND SOD SOIL PREPARATION
1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
2. ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
3. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.
4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEOUS MATERIAL.
5. APPLY TOPSOIL, LAYER IF SPECIFIED.
6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
7. APPLY FERTILIZED AT RATE REQUIRED BY ANALYSIS.
8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL.

SEEDING AND STRAWING
APPLY SEED AT RATE SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS, EVENLY, BY MAKING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL, AND ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 LBS. PER FOOT WIDTH. FOLLOWING ROLLING, APPLY STRAW UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCH LOOSE MEASURE. MAINTAIN CLEAR OF TREES AND SHRUBS.
ON SLOPES STEEPER THAN 3:1 OR GREATER, COVER WITH EROSION FABRIC.

SODDING
LAY SOD TIGHT WITH NO OPEN JOINTS AND NOT OVERLAPPING. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE.
ON SLOPES GREATER THAN 3:1, INSTALL SOD STAPLES.

LAWN MAINTENANCE
MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.
IF SEEDED IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
MAINTAIN LAWNS BY: WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

NATIVE GRASSES

QUALITY ASSURANCE
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR NATIVE SEED. SUPPLIER INFORMATION: STOCK SEED FARMS, HURDOCK, NE. CONTACT: MIKE FRITZ.

SEED SOIL PREPARATION
1. SCALP EXISTING GRASS COVER IN PROPOSED PLANTING AREAS PRIOR TO PLANT / SEEDLING INSTALLATION.
2. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.

SEEDING - HYDROMULCH
APPLY SEED WITH DRILL SEEDER AT RATE OF 10 LBS. PLS PER ACRE, AT A DEPTH OF 0.25 - 0.50 INCHES DEEP.
SEEDING DATE: SPRING MAY-JUNE. VERIFY APPLICATION WITH SUPPLIER.

STAKE AREAS TO RECEIVE NATIVE GRASS SEEDING. MOW AREAS AT A DEPTH OF 4-6 INCHES FOR A PERIOD OF ONE YEAR TO ALLOW NATIVE SEED TO ESTABLISH.

MAINTENANCE
MAINTAIN SEEDING UNTIL SWITCHGRASS SEED IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE - LAND PLANNING
295 N. UNIVERSITY RD. SUITE 201 KNOXVILLE, TN. 37919
(865) 588-1331

ACADEMY DAYCARE

0 Bertel Kamp Ln. Knoxville, TN 37919

Landscape Plan

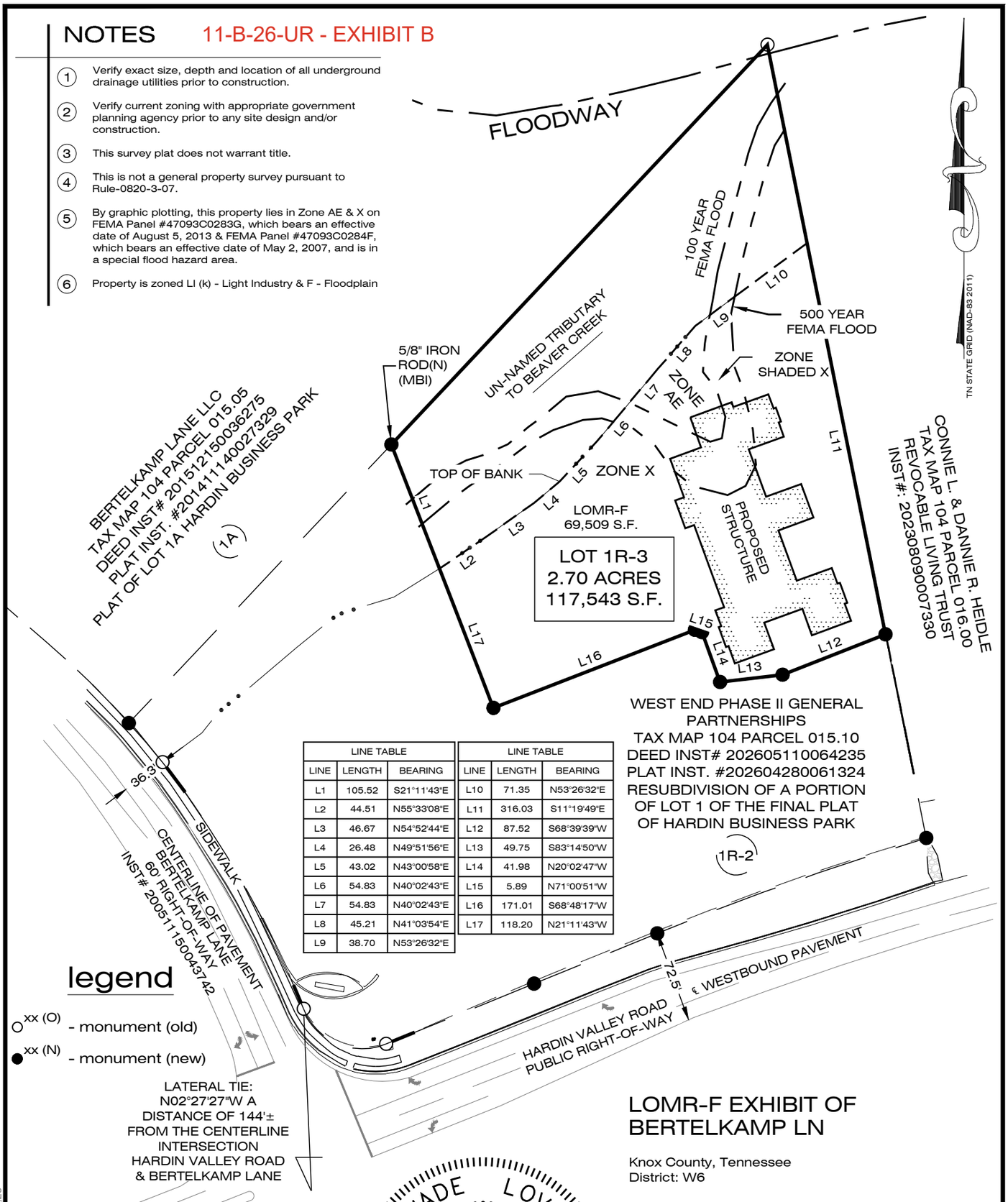
JOB NO. 226032
DRAWN: MAV
REVISION: OCT. 19, 2026
COUNTY REVIEW COMMENTS:

L-1

NOTES

11-B-26-UR - EXHIBIT B

1. Verify exact size, depth and location of all underground drainage utilities prior to construction.
2. Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
3. This survey plat does not warrant title.
4. This is not a general property survey pursuant to Rule-0820-3-07.
5. By graphic plotting, this property lies in Zone AE & X on FEMA Panel #47093C0283G, which bears an effective date of August 5, 2013 & FEMA Panel #47093C0284F, which bears an effective date of May 2, 2007, and is in a special flood hazard area.
6. Property is zoned LI (k) - Light Industry & F - Floodplain



LINE TABLE		
LINE	LENGTH	BEARING
L1	105.52	S21°11'43"E
L2	44.51	N55°33'08"E
L3	46.67	N54°52'44"E
L4	26.48	N49°51'56"E
L5	43.02	N43°00'58"E
L6	54.83	N40°02'43"E
L7	54.83	N40°02'43"E
L8	45.21	N41°03'54"E
L9	38.70	N53°26'32"E

LINE TABLE		
LINE	LENGTH	BEARING
L10	71.35	N53°26'32"E
L11	316.03	S11°19'49"E
L12	87.52	S68°39'39"W
L13	49.75	S83°14'50"W
L14	41.98	N20°02'47"W
L15	5.89	N71°00'51"W
L16	171.01	S68°48'17"W
L17	118.20	N21°11'43"W

legend

- xx (O) - monument (old)
- xx (N) - monument (new)

LATERAL TIE:
N02°27'27"W A
DISTANCE OF 144'±
FROM THE CENTERLINE
INTERSECTION
HARDIN VALLEY ROAD
& BERTELKAMP LANE

LOMR-F EXHIBIT OF BERTELKAMP LN

Knox County, Tennessee
District: W6

Street Address: 2424 Bertelkamp Ln
Tax Map 104 Parcel 015.11

Owner Name: Cornerstone Development LLC
Owner Address: 216 Noah Dr #100, Franklin, TN 37064

Deed Ref(s): Inst. #202606100071227

Plat Ref(s): Inst. #202604280061324

Field Date:
Drawing Date: 9-15-26
Last Rev. Date:
Job No. 231460

Crew Chief:
Draftsman: B. Myhre
Approved By: W. Lovin

H. WADE LOVIN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2151

MBI

100 0 50 100

GRAPHIC SCALE
1 inch = 100 ft

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

SURVEYOR'S CERTIFICATION

Certification of Category and Accuracy of Survey

For boundary aspects of this survey, RTK GPS positional data was observed on 4-15-25 utilizing a Carlson BRx 7 GNSS Receiver. The grid coordinated of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011)(Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 Combined Grid Factor: 0.99991010 centered on TN15 as shown hereon.

I hereby certify that 90% of the contours / spot elevations shown hereon are within 1/2 (one-half) of the contour interval as shown hereon.

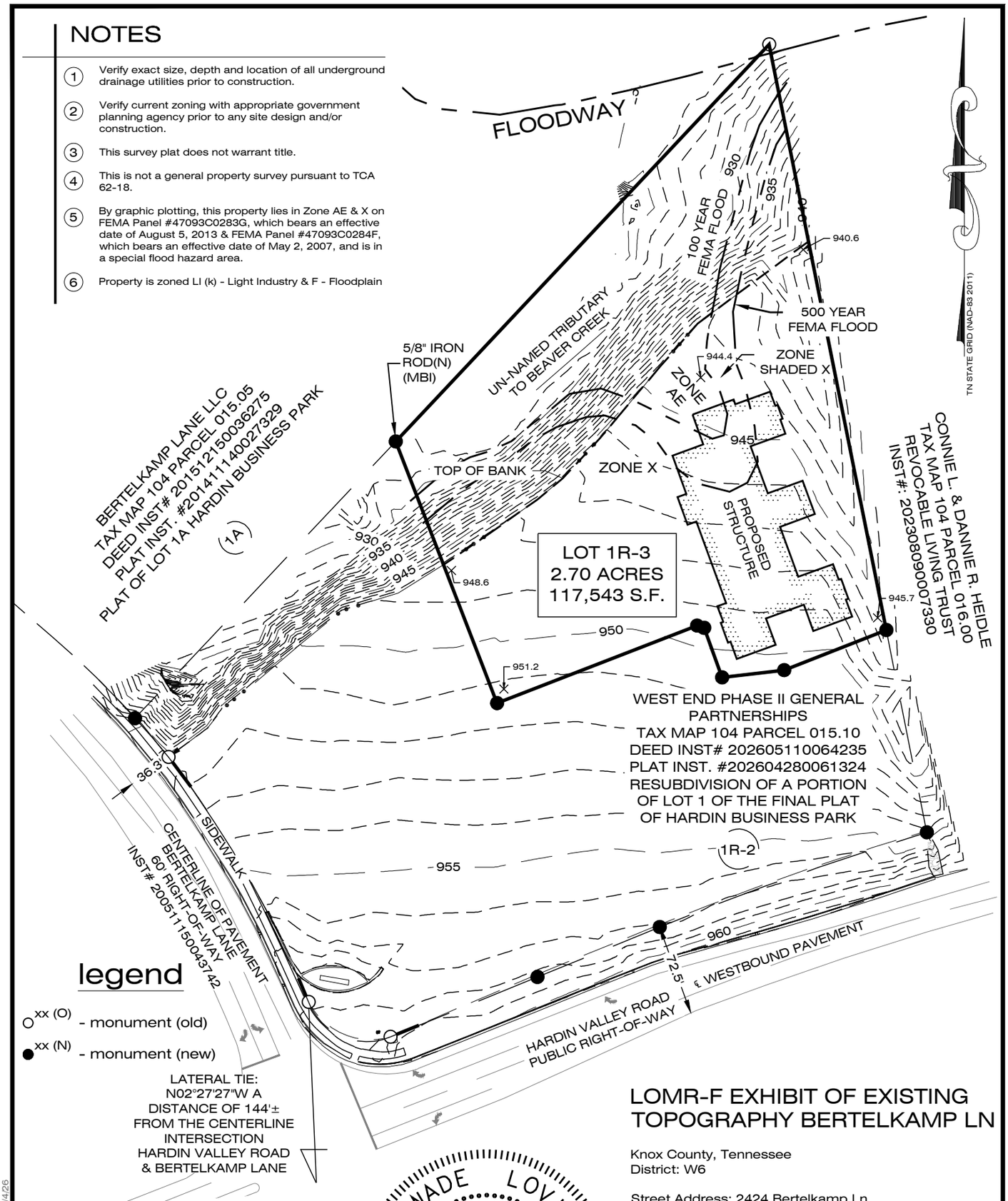
I hereby certify that this us a Category IV survey and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor H. Wade Lovin
Tennessee License No. 2151
Date:

R:\Survey\2023 Projects\Knox County\231460 - Bertelkamp Ln\231460 - Bertelkamp Ln - LOMR-F.dwg 11/4/26

NOTES

1. Verify exact size, depth and location of all underground drainage utilities prior to construction.
2. Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
3. This survey plat does not warrant title.
4. This is not a general property survey pursuant to TCA 62-18.
5. By graphic plotting, this property lies in Zone AE & X on FEMA Panel #47093C0283G, which bears an effective date of August 5, 2013 & FEMA Panel #47093C0284F, which bears an effective date of May 2, 2007, and is in a special flood hazard area.
6. Property is zoned LI (k) - Light Industry & F - Floodplain



legend

- xx (O) - monument (old)
- xx (N) - monument (new)

LOMR-F EXHIBIT OF EXISTING TOPOGRAPHY BERTELKAMP LN

Knox County, Tennessee
District: W6

Street Address: 2424 Bertelkamp Ln
Tax Map 104 Parcel 015.11

Owner Name: Cornerstone Development LLC
Owner Address: 216 Noah Dr #100, Franklin, TN 37064

Deed Ref(s): Inst. #202606100071227

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Field Date:
Drawing Date: 9-15-26
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Crew Chief:
Draftsman: B. Myhre
Approved By: W. Lovin

H. WADE LOVIN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2151

MBI

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GRAPHIC SCALE
1 inch = 100 ft

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I hereby certify that 90% of the contours / spot elevations shown hereon are within 1/2 (one-half) of the contour interval as shown hereon.

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Registered Land Surveyor H. Wade Lovin
Tennessee License No. 2151
Date:

R:\Survey\2023 Projects\Knox County\231460 - Bertelkamp Ln\231460 - Bertelkamp Ln - LOMR-F.dwg 11/4/26

Public Notice and Community Engagement

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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

***By signing below**, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

~~10/29/2026~~ 10/31/26 — Date to be Posted

11/13/2026 — Date to be Removed

Michael Scott — Applicant Signature

Michael Scott — Applicant Name

9/22/2026 — Date

Have you engaged the surrounding property owners to discuss your request?

- ☐ Yes
- ☒ No
- ☐ No, but I plan to prior to the Planning Commission meeting