

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

6-A-20-TOB

Applicant: BARRY BYRD / BARRY BYRD ARCHITECTURE

Request: BUILDING PERMIT

Meeting Date: 6/8/2020

Address: 10550 Murdock Dr.

Map/Parcel Number: 118 17320

Location: Southeast side of Murdock Drive, northeast of Simmons Road.

Existing Zoning: BP (Business and Technology), PC (Planned Commercial), and TO (Technology Overlay)

Proposed Zoning: No change

Existing Land Use: Vacant on this portion of the parcel; office building on the southern portion of the parcel that juts out and fronts on Simmons Rd.

Proposed Land Use: New office building

Appx. Size of Tract: 11.37 acres

Accessibility: Murdock Drive is a minor arterial with a pavement width of 37.3 ft and a right-of way width of 88 ft.

Surrounding Zoning and Land Uses: North: Office/warehouse and vacant land - PC (Planned Commercial), BP (Business and Technology), and TO (Technology Overlay)

South: Office/warehouse - CB (Business and Manufacturing) and TO (Technology Overlay)

East: Agricultural - PC (Planned Commercial), BP (Business and Technology), and TO (Technology Overlay)

West: Office - BP (Business and Technology), CB (Business and Manufacturing) and TO (Technology Overlay)

Comments:

- 1) This is a request for approval of a building permit for a 43,900 square foot two story office building for Mesa Associates, Inc. Access for the site will be through the existing Mesa office building site that adjoins this property on the west that has access out to both Murdock Drive and Simmons Road. There is no direct access from this property out to Murdock Drive.
- 2) This project was originally approved in October 2019 (#9-B-19-TOB) for a 35,200 square foot two-story building. The applicant is adding a basement level, which amends the total square footage. The change is visible on the south elevation, which shows the basement level (not there in previous plans). Additional site grading will need to occur to reveal this new entry point.
- 3) Other changes include elimination of a third driveway connection between this and the neighboring Mesa property and a slight change to the west elevation. There are still two connections between the Mesa office building properties, so staff has no issues with elimination of that third connection point. The west elevation eliminates the exterior access door and replaces it with a window.
- 4) The development plan includes 210 parking spaces which meets off-street parking requirements of the Knox County Zoning Ordinance and TTCDA Design Guidelines. The previous plan required a waiver to allow this many spaces. The added square footage of the basement level brought the number of parking spaces closer to compliance with the TTCDA's requirements, but the maximum allowed by TTCDA's Guidelines is 198, so the project still requires the waiver to allow additional spaces.
- 5) The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio

and Impervious Area Ratio.

6) The landscape plan is consistent with the Design Guidelines.

7) The proposed lighting for the parking lot and building includes full cut-off LED fixtures. The proposed site lighting falls within the maximum intensity limits.

8) The exterior materials for the building will match the existing design and materials on the main Mesa office building located just west of this site. The mechanical equipment will be located on the roof of the building and will be screened from view from the street.

9) There is no signage proposed with this submittal.

10) The use on review application (6-E-20-UR) for the proposed office development will be before the Planning Commission on June 11, 2020.

**Design Guideline
Conformity:**

This request complies with the TTCDA Design Guidelines with the previous approval of the requested waiver.

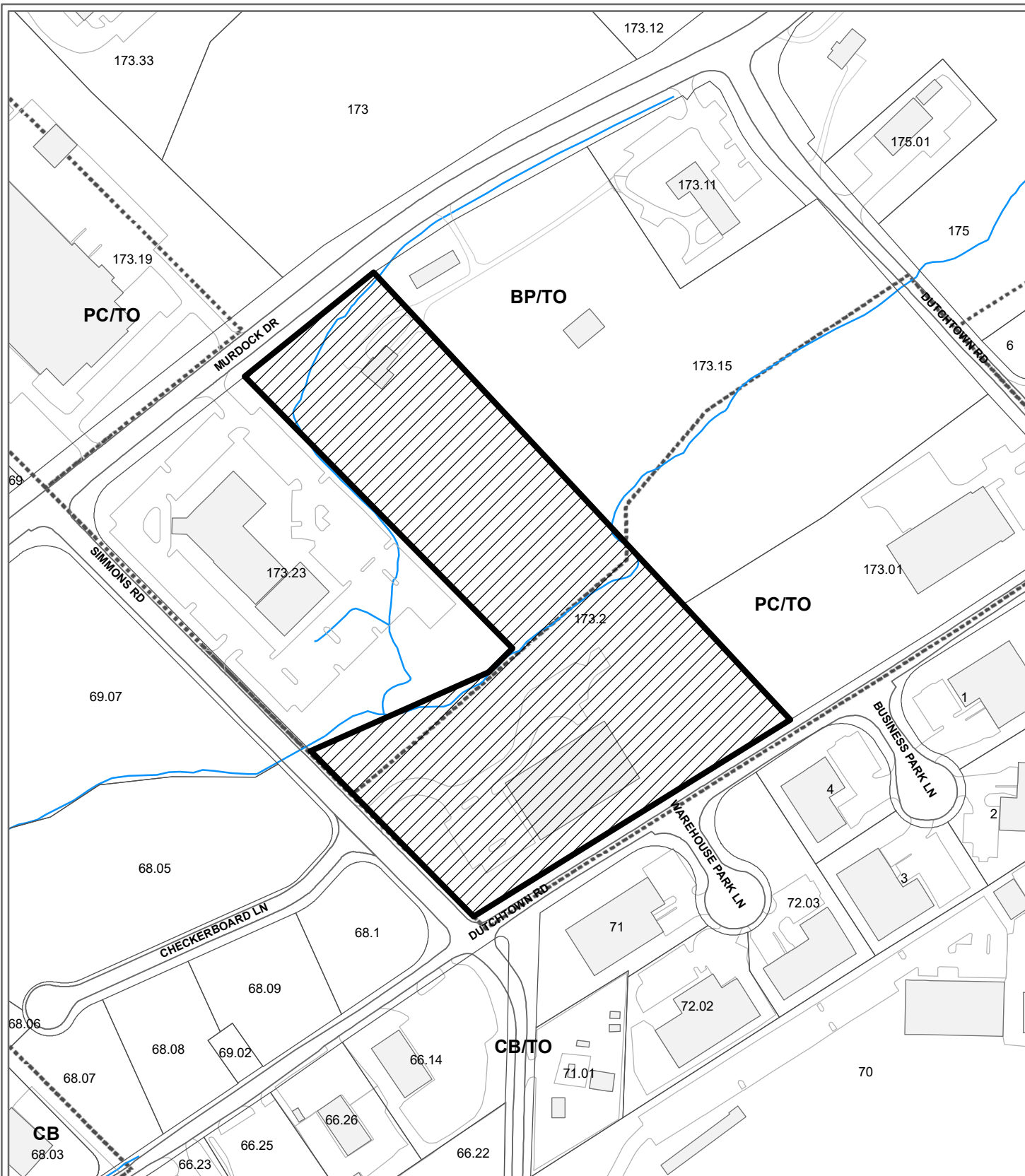
**Waivers and Variances
Requested:**

Waiver to exceed the maximum number of parking spaces allowed for the proposed office building under the Design Guidelines (Design Guidelines Section 1.7.5) by allowing an increase from 198 spaces to 210 spaces as identified on the development plan, approved by the board in September 2019.

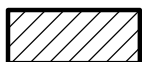
Staff Recommendation:

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks and walking trails as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
- 3) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Any proposed signage will require a separate TTCDA application and approval.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining a use on review approval from the Planning Commission for the proposed office development (6-E-20-UR) that will be before the Planning Commission on June 11, 2020.



**6-A-20-TOB
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit - New Construction

Original Print Date: 5/29/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

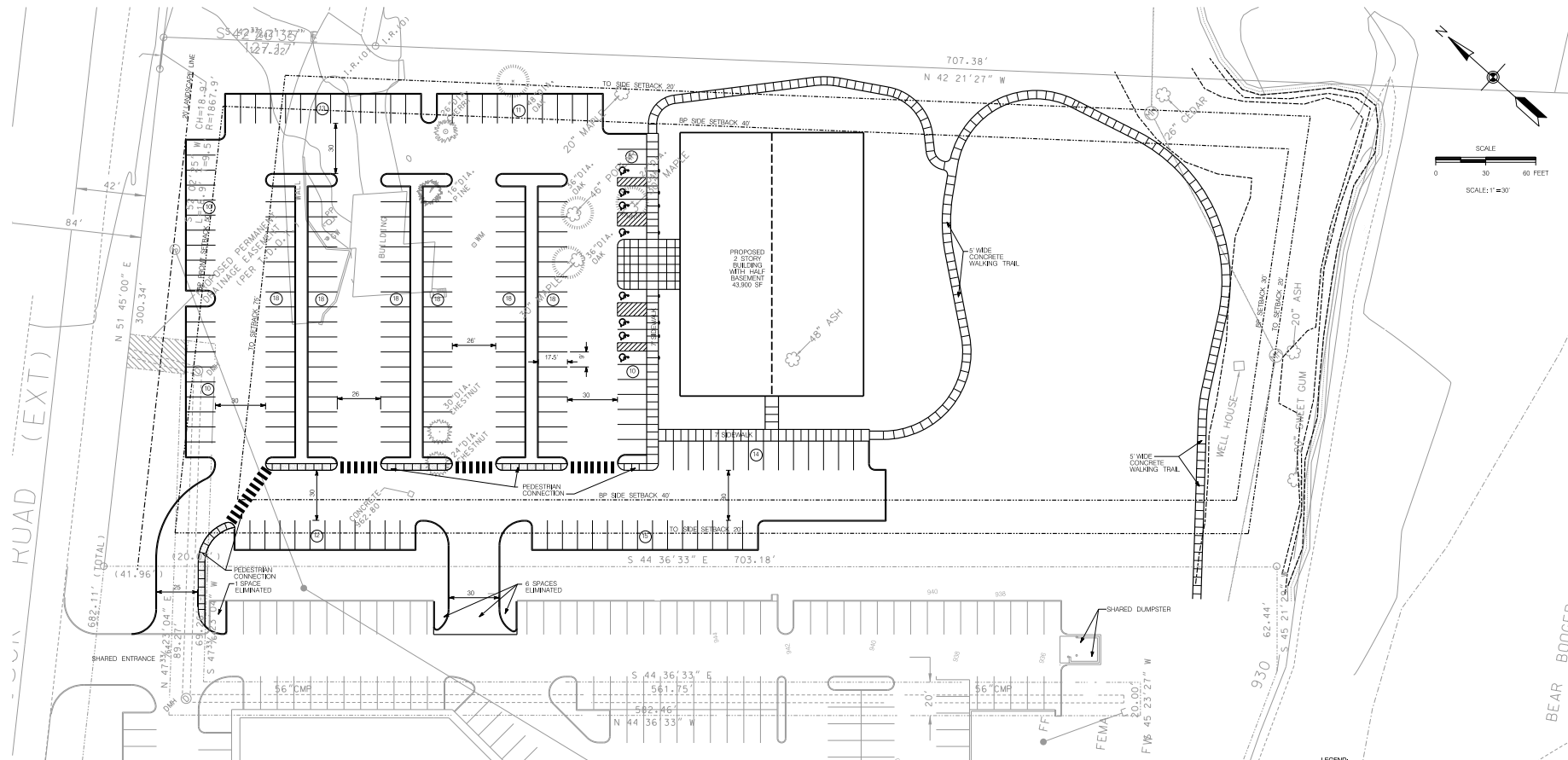
Petitioner: Byrd / Barry Byrd Architecture,
 Barry

Map No: 118

Jurisdiction: County

0 250
 Feet





**BARRY BYRD
ARCHITECTURE**

P.O. Box 5482
Knoxville, TN 37928
(865) 687-6500

Seal:



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Project Name:

Drawn By:

Revisions:

No. DATE DESCRIPTION

Project Title:

A NEW FACILITY FOR:

MESA:

**PROPOSED NEW
OFFICE BUILDING
(EAST PROPERTY)
6-E-20-UR/
6-A-20-TOB**

Location:

Sheet Contents:

Revised: 6/1/2020

Date:

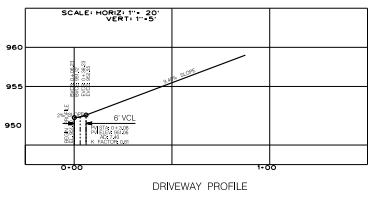
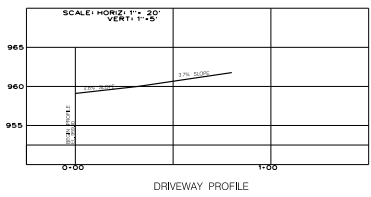
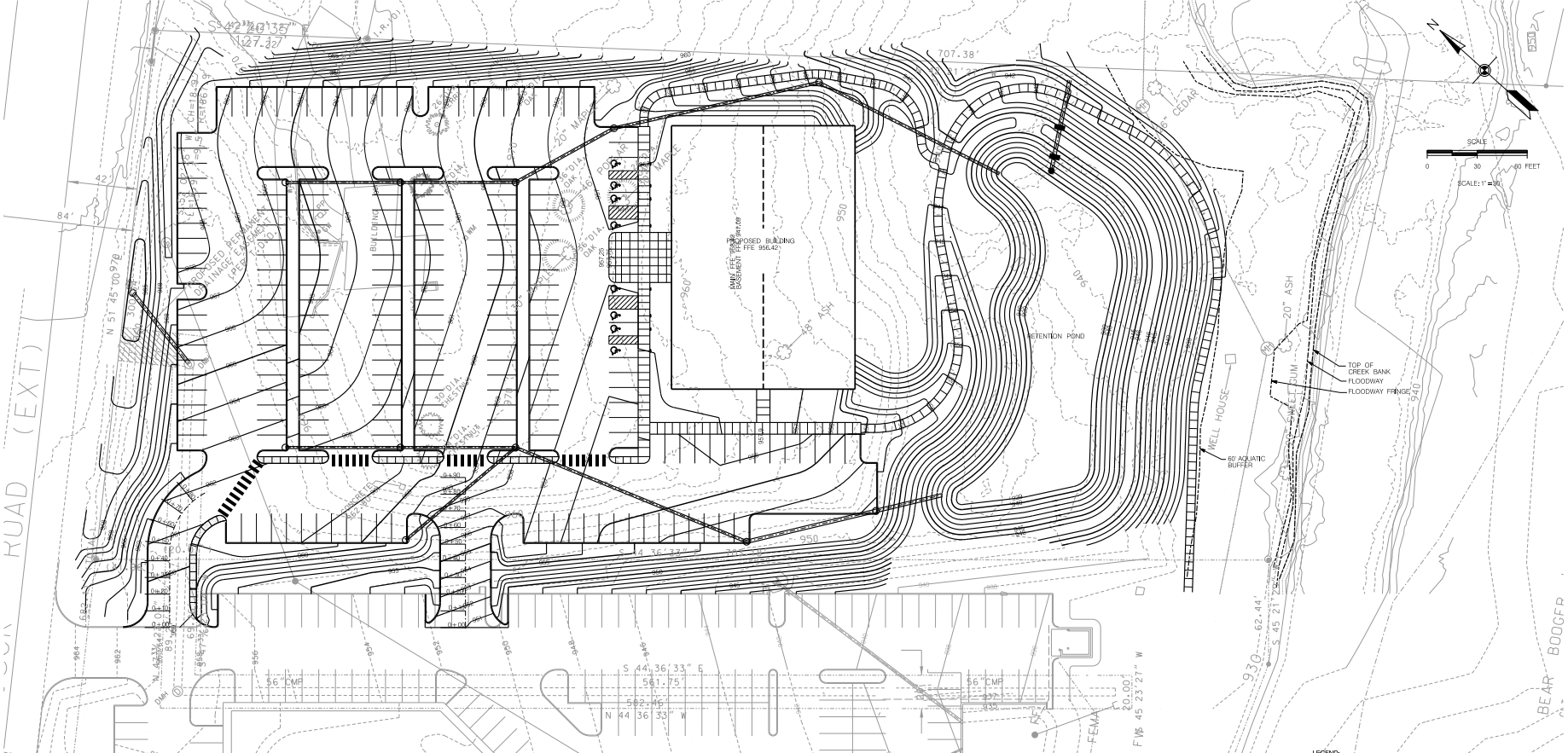
Sheet Number:

PL01

PROJECT DATA
USE: OFFICE
ZONING: BP10
PARCEL: 118 117320
PARKING SUMMARY:
PARKING REQUIRED: 220 - 261 SPACES
PARKING PROVIDED: 208 SPACES
ELIMINATED FOR CONNECTIONS: 9 SPACES
ADA SPACES REQUIRED: 30-300 1 VAN ACCESSIBLE 6
HANDICAP
ADA SPACES PROVIDED: 2 VAN ACCESSIBLE 6 HANDICAP
CALCULATION (COUNTY):
OFFICE: 4-2 PER 1,000 SF
43.9 X 3 = 131.7 SPACES, 43.9 X 8 = 351.2 SPACES
CALCULATION (ITCDAG):
OFFICE: 4-2 PER 1,000 SF
43.9 X 3 = 131.7 SPACES, 43.9 X 4.5 = 197.6 SPACES
WATER REQUESTED FOR MAXIMUM
SETBACKS:
FRONT: (BP) 20' (TO) 75'
SIDE: (BP) 20' (TO) 40'
REAR: (BP) 20' (TO) 30'
BUILDING AREA: 43,000 SF 2 STORY 2 WITH HALF BASEMENT
PARCEL AREA: 11.37 AC. INCLUDING OFFICE WAREHOUSE
PROPERTY ACROSS GREEN 4.87 ACRES CONSIDERED IN
SITE CALCULATIONS FOR THIS DEVELOPMENT
INTERMEDIATE AREA: 2.39 AC
FLOOR AREA RATIO: 20.3 %
INTERMEDIATE AREA RATIO: 48 %
GROUND AREA COVERAGE: 81 %



EXISTING	PROPOSED	
536	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
SD		EDGE OF PAVEMENT
SS		STORM DRAIN
W	NA	SANITARY SEWER
NG	NG	POTABLE WATER
W	FW	NATURAL GAS
	FW	FIRE PROTECTION
		MANHOLE
		WATER METER
		FIRE HYDRANT
NA		SILT FENCING
NA		INLET PROTECTION
NA		CURB
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT



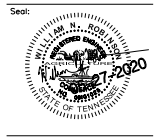
LEGEND:

EXISTING	PROPOSED	
536	536	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	NA	PROPERTY LINE
[Symbol]	NA	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	NA	SANITARY SEWER
[Symbol]	[Symbol]	POTABLE WATER
[Symbol]	[Symbol]	NATURAL GAS
[Symbol]	[Symbol]	FIRE PROTECTION
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	SILT FENCING
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PL02

GENERAL NOTES & SPECIFICATIONS

LAWN INSTALLATION: Lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydromulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 1'-0" square due to uneven seed distribution, drought or erosion.

SOD INSTALLATION: Sodded lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick and placed so that joints are butt tight. Staple as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replaced by the Landscape Contractor.

UTILITY LOCATION: The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.

QUANTITIES: Plant quantities are shown for the contractor's convenience only. PLANTS SHALL BE INSTALLED AS SHOWN. Contractor is responsible for confirming all quantities prior to bidding and installation.

BIDS: In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.

PLANT QUALITY: All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen). Please contact the Landscape Architect if there is difficulty in locating a particular plant. If necessary, a substitute plant will be recommended by the Landscape Architect.

PLANTING HOLES: Trees and shrubs. Remove rock and construction debris from planting area. Dig holes two to three times as wide as the rootball and only as deep as the height of the root ball. Soil at the bottom of the hole is left undisturbed. See planting detail additional information.

SETTING OF PLANTS: The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that the top of the root ball will be even with or slightly above the adjacent soil line. **SINGLE PLANTING HOLE:** - backfill bottom half of space around the rootball with loosened original soil (use amended soil only when necessary for good soil tilt). (See ORGANIC AMENDMENTS). Tamp lightly. Finish filling the hole with loose soil and gently tamp again. **SHRUB BEDS:** - Backfill bottom half of bed surrounding shrubs with amended backfill (see ORGANIC AMENDMENTS). Tamp lightly and water to settle soil. Finish filling hole with loose amended backfill and gently tamp again. Water shrub bed to settle soil. **PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.**

ORGANIC AMENDMENTS: Organic amendments should be added to backfill for all shrub beds and when deemed necessary to improve soil tilt of single planting holes. Organic matter should comprise approximately 10 to 20 percent of this total soil volume.

PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS: The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 50% screened shredded topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch, or equal.

PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

FERTILIZING: Upon completion of plantings, all shrubs shall receive 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

STAKING OF TREES: Trees should only be staked if necessary, such as when planted in areas of high winds or steep slopes. Under certain circumstances, others may be staked at the discretion of the Landscape Contractor or Landscape Architect. The Landscape Contractor is responsible for all wind damage to trees, (provided winds are less than 60 mph) during the guarantee period, and may make other trees (for his own protection) at his option. Landscape Contractor will be responsible for removal of all staking material one year after installation.

TRANSPLANTS: All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

MULCHING: As specified on planting list. Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pinestraw: All beds to receive a 4" layer (prior to compaction) of pinestraw. After natural compaction, pinestraw should have a depth of 2". All trees located in lawn areas shall receive a 3' diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines.

GRADING: All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

BACKFILL: Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

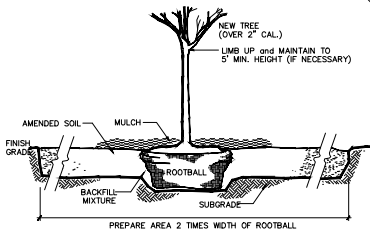
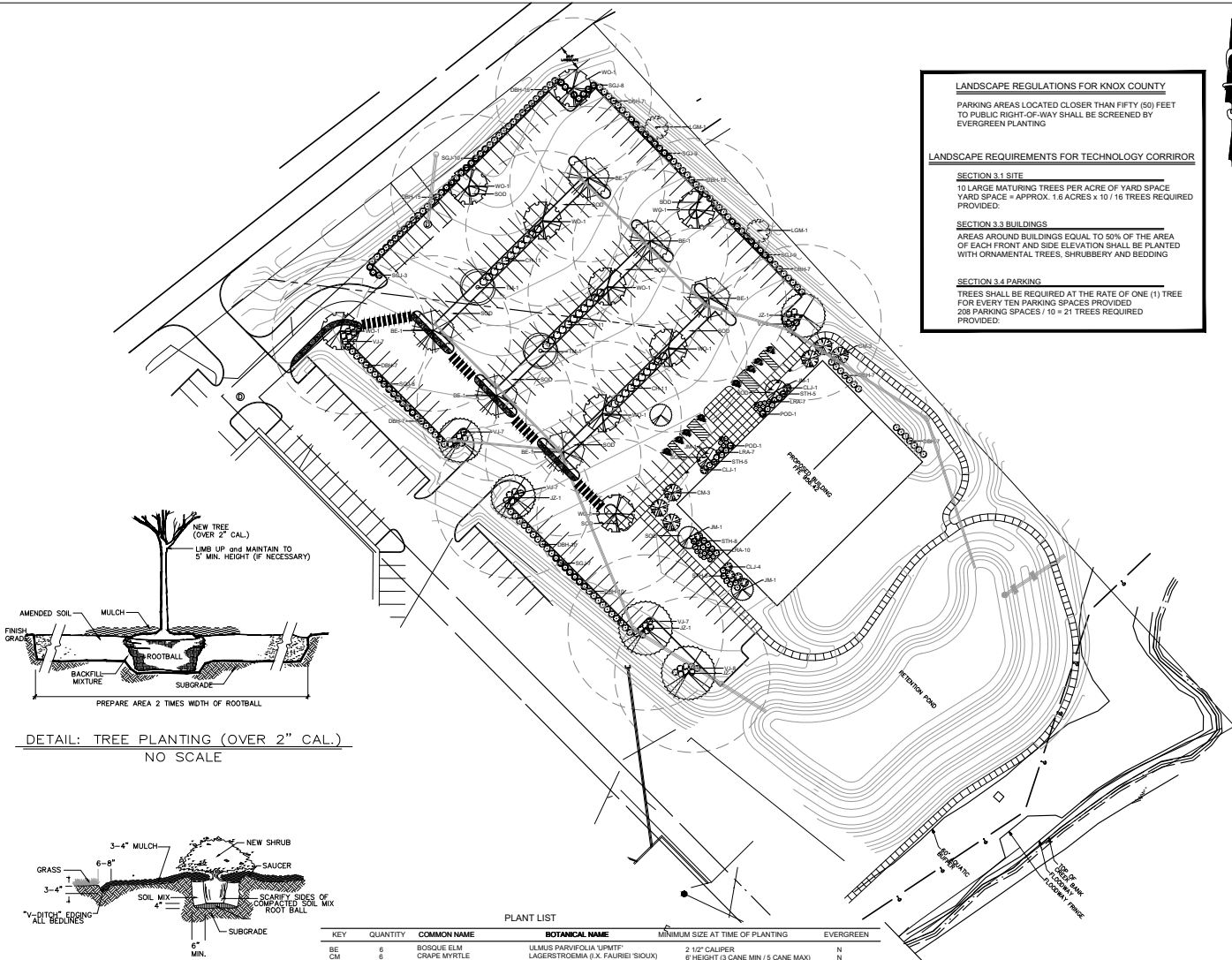
CLEAN UP: Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

INSPECTION: It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

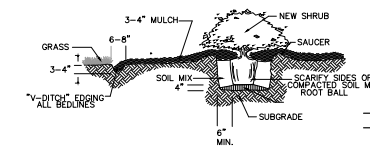
LICENSES: The contractor will be responsible for obtaining all licenses necessary to complete the work.

INSURANCE: With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

GUARANTEE: All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractors control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.



DETAIL: TREE PLANTING (OVER 2" CAL.)
NO SCALE



DETAIL: SHRUB PLANTING & BED EDGING
NO SCALE

PLANT LIST					
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE AT TIME OF PLANTING	EVERGREEN
BE	6	BOSQUE ELM	ULMUS PARVIFOLIA 'UMPT'	2 1/2" CALIPER	N
CM	6	CRAPE MYRTLE	LAGERSTROEMIA (LX FAURIE) 'SILOU'	6" HEIGHT (3 CANE MIN / 5 CANE MAX)	N
CZ	5	JAPANESE ZELKOVA	ZELKOVA SEROTINA	2 1/2" CALIPER	N
LGM	2	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2 1/2" CALIPER	Y
TM	2	TRENT MAPLE	ACER RUBRUM 'TRUGERANUM'	2 1/2" CALIPER	N
WO	8	WILLOW OAK	QUERCUS PHELLOS	2 1/2" CALIPER	N
CH	33	COMPACTA HOLLY	ILEX CRENATA 'COMPACTA'	3 GALLON	Y
CLJ	6	CLYVERA	CLEYERA JAPONICA	3 GALLON	Y
DBH	105	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDI NANA'	3 GALLON	Y
LRA	24	LITTLE RICHARD ABELIA	ABELIA 'LITTLE RICHARD'	3 GALLON	Y
POD	29	PODOCARPUS	PODOCARPUS MACROPHYLLUS VAR. MAKI	3 GALLON	Y
SJ	55	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GALLON	Y
STH	24	STITCH TOUCH HOLLY	ACER PALMATUM 'GLOWING EMBERS'	3 GALLON	Y
JM	4	JAPANESE MAPLE	ACER PALMATUM 'GLOWING EMBERS'	15 GALLON	Y
SOD		MULCH	HARDWOOD 4" DEPTH		

NOTES:

1. PLANT MATERIAL / SOD / MULCH SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR PRIOR TO BIDDING. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR QUANTITY DISCREPANCIES.
2. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED, WHEN PROPOSAL IS SUBMITTED.
3. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE CONSTRUCTION OPERATION, TO REJECT ANY AND ALL WORK WHICH, IN HIS OPINION, DO NOT MEET THE REQUIREMENTS OF THESE PLANS OR SPECIFICATIONS.

LANDSCAPE REGULATIONS FOR KNOX COUNTY

PARKING AREAS LOCATED CLOSER THAN FIFTY (50) FEET TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED BY EVERGREEN PLANTING

LANDSCAPE REQUIREMENTS FOR TECHNOLOGY CORRIDOR

SECTION 3.1 SITE

10 LARGE MATURING TREES PER ACRE OF YARD SPACE

YARD SPACE = APPROX. 1.6 ACRES x 10 / 16 TREES REQUIRED PROVIDED:

SECTION 3.3 BUILDINGS

AREAS AROUND BUILDINGS EQUAL TO 50% OF THE AREA OF EACH FRONT AND SIDE ELEVATION SHALL BE PLANTED WITH ORNAMENTAL TREES, SHRUBBERY AND BEDDING

SECTION 3.4 PARKING

TREES SHALL BE REQUIRED AT THE RATE OF ONE (1) TREE FOR EVERY TEN PARKING SPACES PROVIDED

206 PARKING SPACES / 10 = 21 TREES REQUIRED PROVIDED:

McLeod

Landscape Architects, LLC

100 West Washington St.

Suite 400

Greenville, SC 29601

(864) 370-3635



REVISED PER COMMENTS
GMA 06/02/2019
REVISED PER COMMENTS
GMA 06/20/2019
SUBMITTED FOR APPROVAL
GMA 07/16/2019
REVISIONS

MESA ASSOCIATES OFFICE BUILDING
KNOXVILLE, TENNESSEE
LANDSCAPE COMPLIANCE PLAN

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DRAWN
GMA
CHECKED
JPM
DATE
JULY, 2019
SCALE
1"=40'
JOB NO.
19027
SHEET

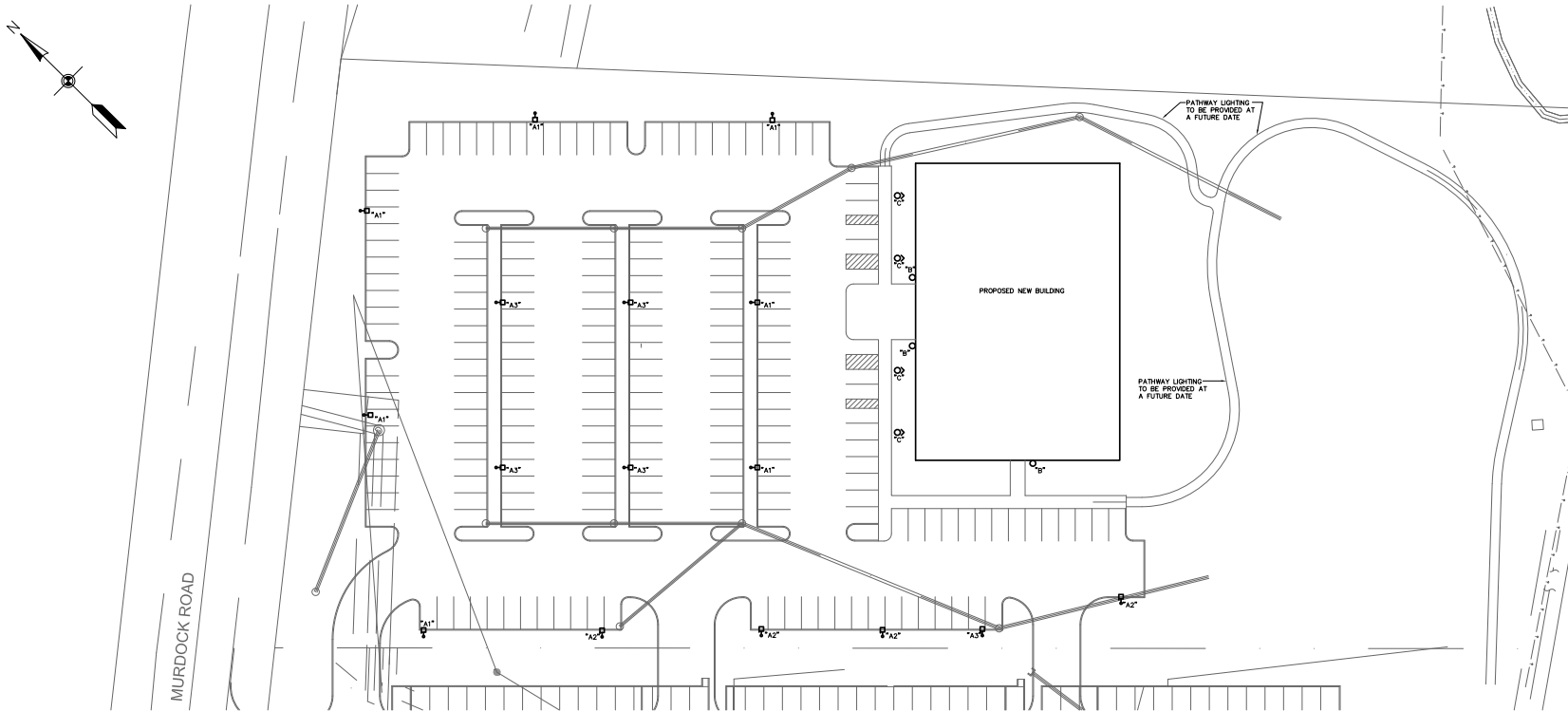
L-1

MESA - EAST PROPERTY 10550 MURDOCK ROAD
TTODA (6-A-20-TOB)
PLANNING COMMISSION (6-E-20-UR)

Revised: 6/2/2020

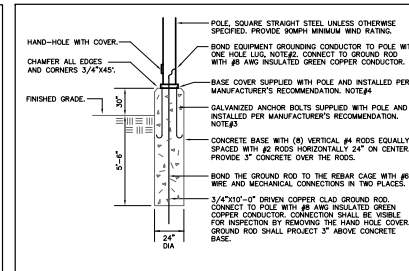
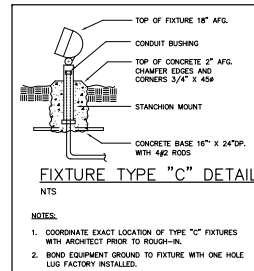
90% OF ALL PROPOSED PLANT MATERIAL IS EVERGREEN
THIS INCLUDES ALL TREES AND SHRUBS.

NOT ALL PLANT MATERIAL SHOWN IS 'NATIVE' TO THE AREA.
PROPOSED PLANT MATERIAL HAS ADAPTED TO PHYSICAL CONDITIONS
AND CO-EVOLVES WITH OTHER SPECIES IN THE SYSTEM



SITE PLAN - NEW PARKING LOT LIGHT POLE LOCATIONS
 SCALE: 1" = 30'

LIGHTING FIXTURE SCHEDULE					
TYPE	LAMPS	MOUNTING	FIXTURE DESCRIPTION	MANUFACTURER'S NAME AND CATALOG NUMBER	WATTAGE
A1	LED 10133 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE IV OPTICS, VERIFY COLOR WITH ARCHITECT	SPAUOLDING CL1-A-40L-U-4K-4	135 WATT
A2	LED 7715 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE IV OPTICS, VERIFY COLOR WITH ARCHITECT	SPAUOLDING CL1-A-30L-U-4K-4	70 WATT
A3	LED 14888 LUMEN 4000 K	25' POLE	POLE LIGHT FIXTURE WITH TYPE IV OPTICS, VERIFY COLOR WITH ARCHITECT	SPAUOLDING CL1-A-40L-U-4K-3	135 WATT
B	LED 2624 LUMEN 4000 K	10' AFF	WALL PACK, FULL CUT-OFF, VERIFY COLOR WITH ARCHITECT	SPAUOLDING LMC-30L1-4K-2-035	135 WATT
C	LED 5186 LUMEN 4000 K	STANCHION	WIDE FLOOD LIGHT, VERIFY COLOR WITH ARCHITECT	KW AFLD-24L-4K7-W-UNV	44 WATT



POLE BASE DETAIL, FIXTURE TYPE "A1, A2 & A3"
 N.T.S.

- NOTES:**
1. BASE SHALL BE HAND RUBBED FINISH UNLESS OTHERWISE SPECIFIED.
 2. EQUIPMENT GROUNDING LUGS TO BE FACTORY INSTALLED.
 3. TOP OF ANCHOR BOLTS SHALL EXTEND FULLY THROUGH THE TOP MOST NUT TO PROVIDE FULL STRUCTURAL STRENGTH AND POSITIVE DRAINAGE OF RAINWATER.
 4. POLE BASE COVER SHALL TOUCH THE TOP OF THE CONCRETE BASE. THERE SHALL BE NO VISIBLE AIR GAP BETWEEN THE BASE COVER AND THE TOP OF THE CONCRETE BASE.
 5. CENTER POINT OF BASE SHALL BE SET BACK FROM PAVEMENT AS INDICATED BELOW:
 EDGE OF PAVEMENT, NO CURB: 36" FROM EDGE OF PAVEMENT
 EDGE OF PAVEMENT, WITH CURB: 36" FROM BACK OF CURB
 PARKING ISLAND, CENTER BETWEEN BACK OF CURBS
 NOTE: THE ENTIRE POLE BASE ASSEMBLY SHALL BE ENTIRELY LOCATED WITHIN THE OWNER'S PROPERTY BOUNDARY.



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Project Name:
MESA EAST BLDG

Drawn By:
MWE

Revisions:

No.	DATE	DESCRIPTION

Project Title:

A NEW FACILITY FOR:

Revised: 6/1/2020

MESA:

**PROPOSED NEW
 OFFICE BUILDING
 (EAST PROPERTY)**

TTCD4 (6-A-20-TOB)
 PC (6-E-20-UR)

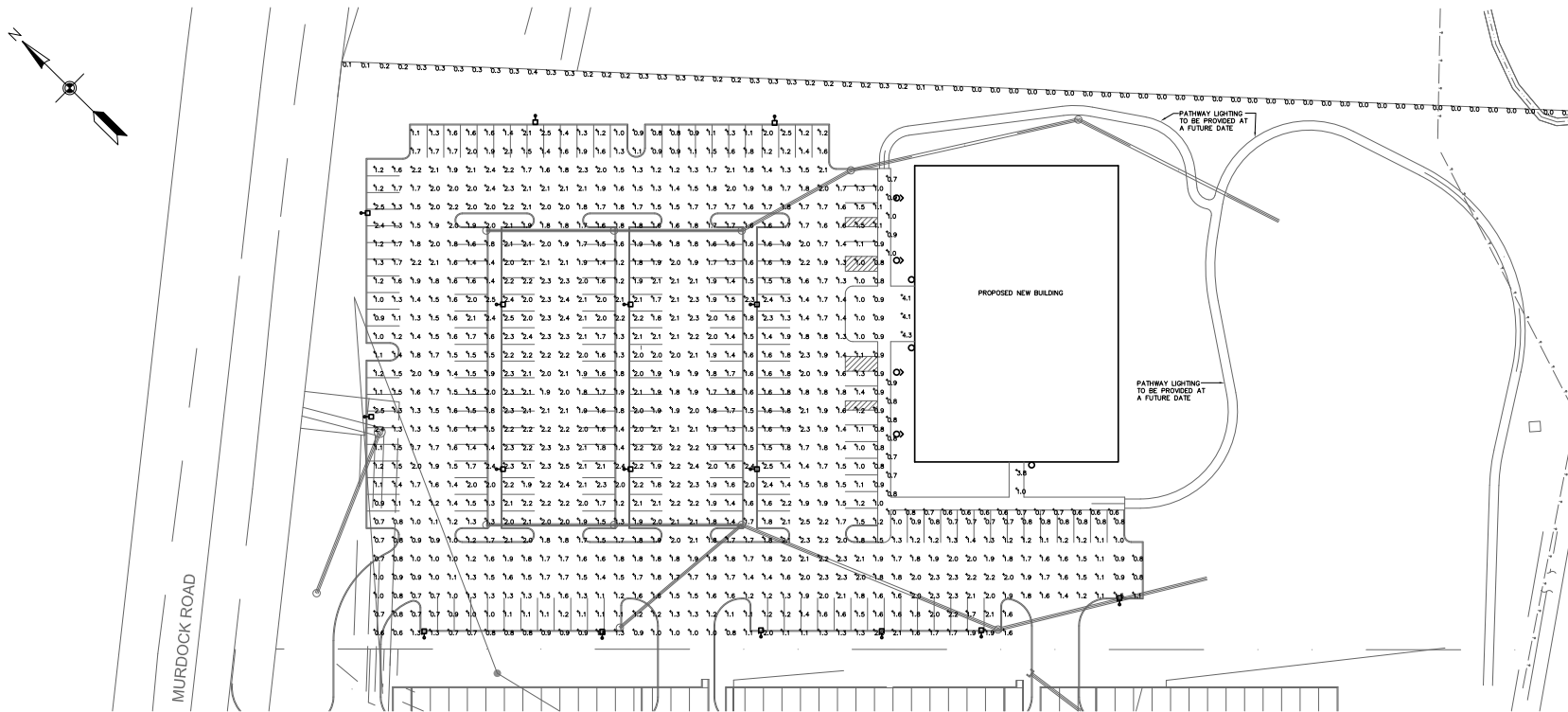
Location:
 Knox County, TN

Sheet Contents:

**Site Plan
 Parking Lot Light
 Pole Locations**

Date:
 July 19, 2019

Sheet Number:
ES1.1



F SITE PLAN - NEW PARKING LOT LIGHT PHOTOMETRICS
SCALE: 1" = 30'

Station	Segment	Start	End	Dist	Width	Length
2004	ENTRANCE	22.0	22.5	0.5	12.0	1.25
2005	PARKING	22.5	23.0	0.5	12.0	1.25
2006	PROPERTY LINE	23.0	23.5	0.5	N/A	N/A
2007	ENTRANCE	23.5	24.0	0.5	12.0	1.25
2008	ENTRANCE	24.0	24.5	0.5	12.0	1.25

Revised: 6/1/2020



**BARRY BYRD
ARCHITECTURE**

P.O. Box 5482
Knoxville, TN 37928
(865) 687-6500

Seal:



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Project Name:
MESA EAST BLDG

Drawn By:
MWE

Revisions:

No.	DATE	DESCRIPTION

Project Title:

A NEW FACILITY FOR:

MESA:

**PROPOSED NEW
OFFICE BUILDING
(EAST PROPERTY)**

TTODA (6-A-20-TOB)
PC (6-E-20-UR)

Location:

Knox County, TN

Sheet Contents:

**Site Plan
Parking Lot Light
Photometrics**

Date:

July 19, 2019

Sheet Number:

ES1.2



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Project Name:
MESA EAST

Drawn By:
TMW

Revisions:

No. DATE DESCRIPTION

Project Title:

A NEW OFFICE
BUILDING FOR:

Revised: 6/1/2020



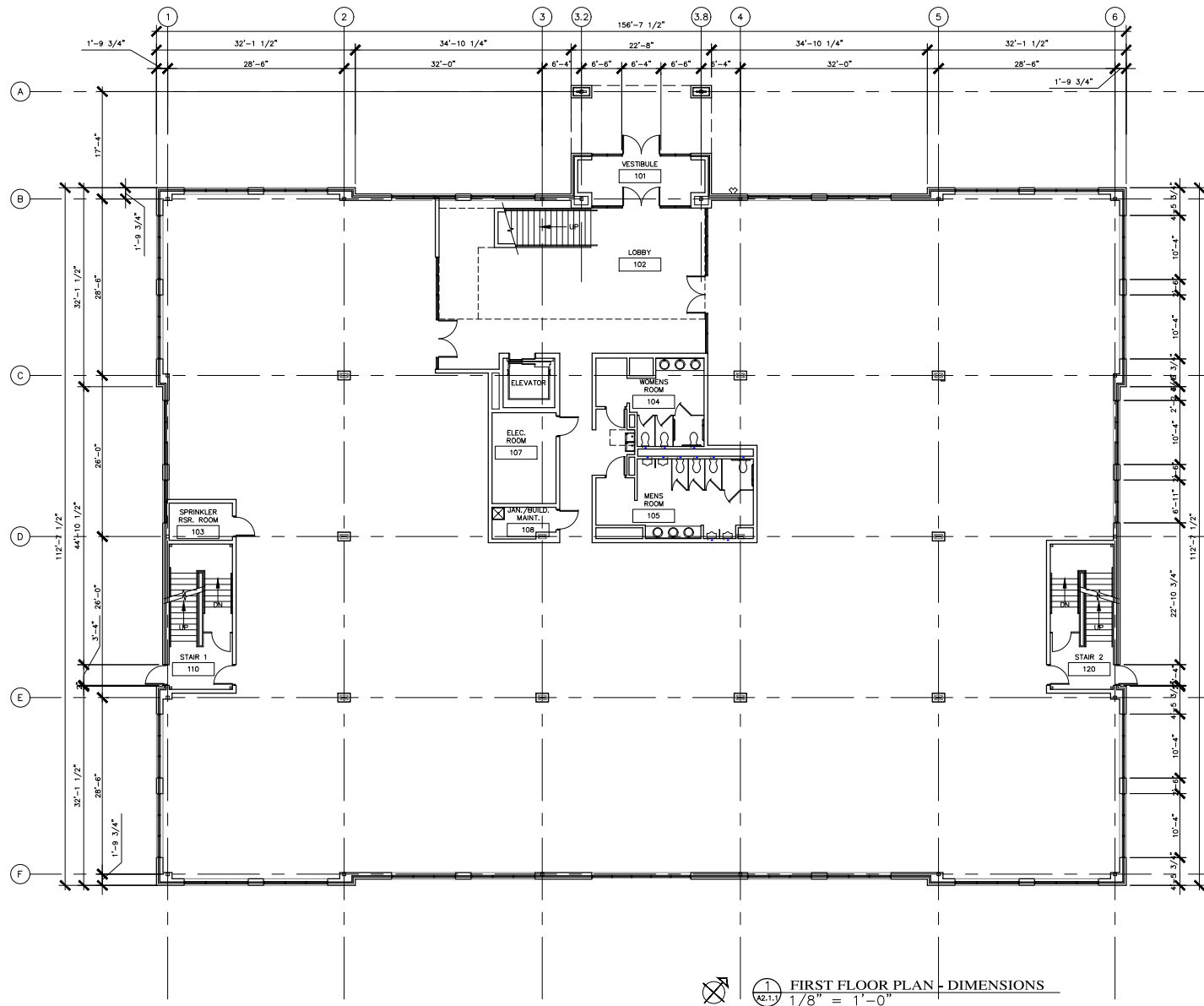
JUNE 1, 2020
TTCDA (6-A-20-TOB)
PC (6-E-20-UR)

Location:
Knox County, TN

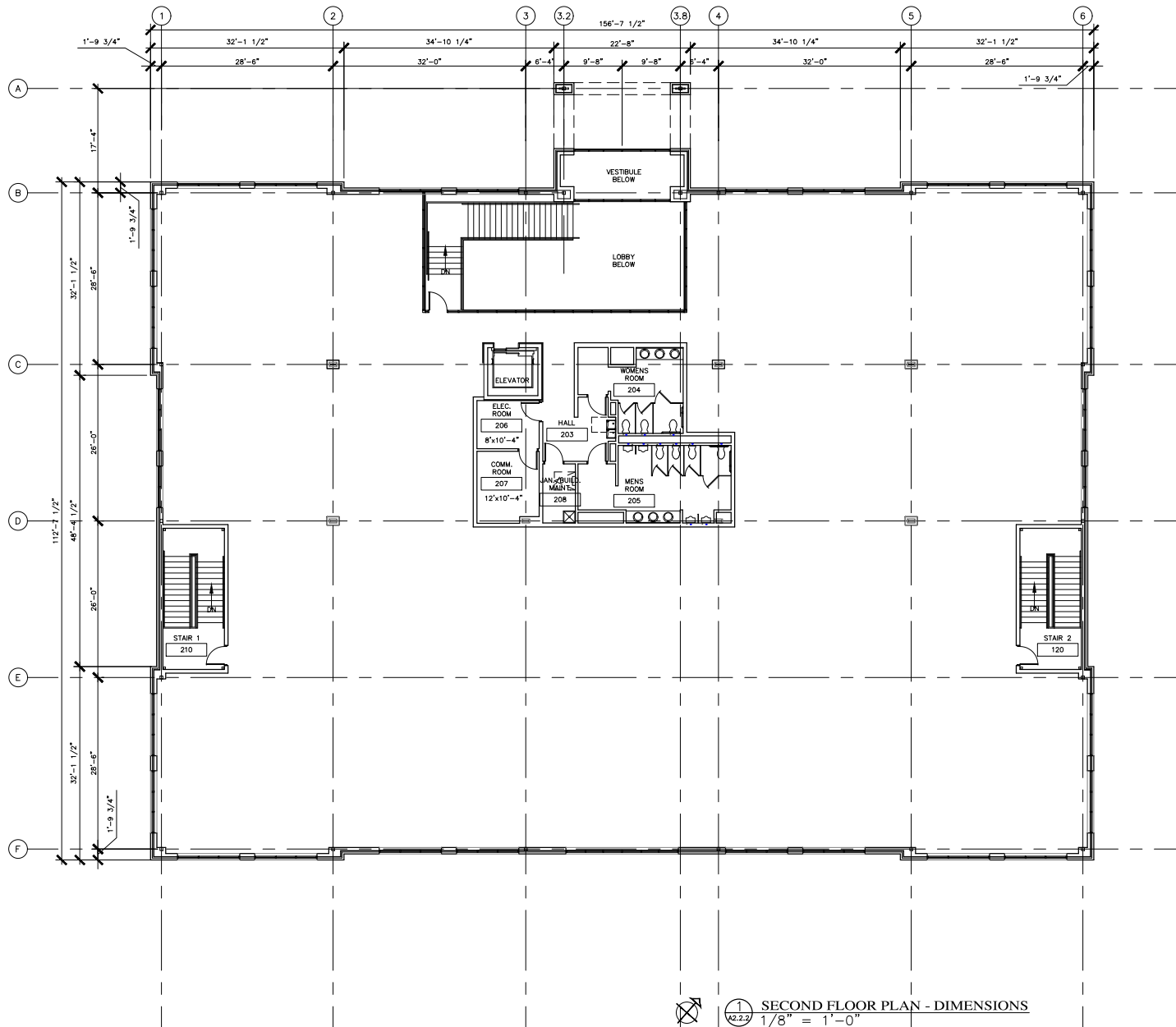
Sheet Contents:
**First Floor
Floor Plan
Dimensions**

Date:
June 25, 2020

Sheet Number:
A2.1.2



1 FIRST FLOOR PLAN - DIMENSIONS
A2.1.1
1/8" = 1'-0"



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Project Name:

MESA EAST

Drawn By:

TMW

Revisions:

No. DATE DESCRIPTION

Project Title:

A NEW OFFICE

BUILDING FOR:

Revised: 6/1/2020



JUNE 1, 2020

TTCA (6-A-20-TOB)

PC (6-E-20-UR)

Location:

Knox County, TN

Sheet Contents:

Second Floor

Floor Plan

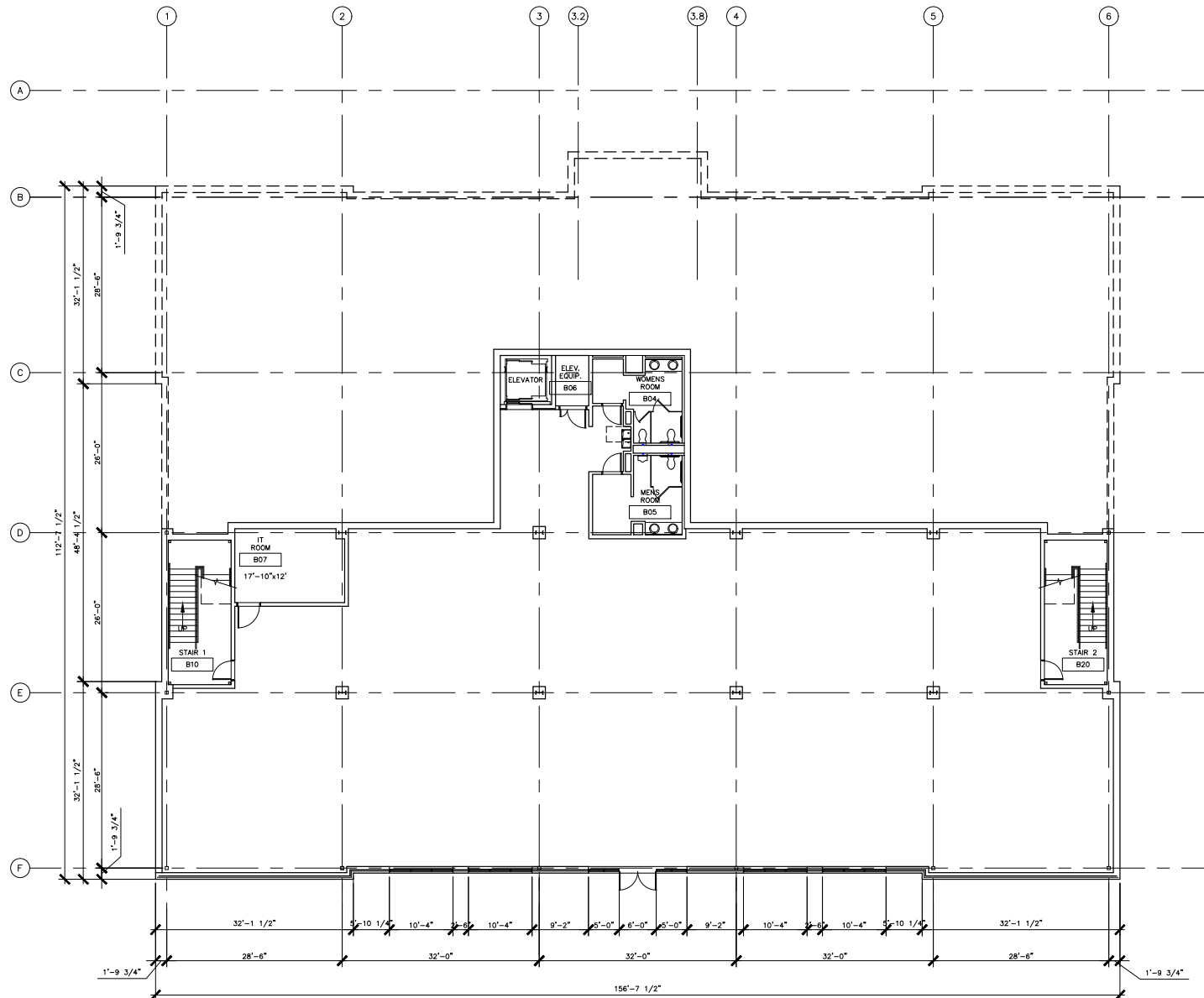
Dimensions

Date:

June 25, 2020

Sheet Number:

A2.2.2



1 BASEMENT FLOOR PLAN - DIMENSIONS
A2.0.2 1/8" = 1'-0"



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Project Name:
MESA EAST

Drawn By:
TMW

Revisions:

No. DATE DESCRIPTION

Project Title:

A NEW OFFICE
BUILDING FOR:

Revised: 6/1/2020



JUNE 1, 2020
TTCA (6-A-20-TOB)
PC (6-E-20-UR)

Location:
Knox County, TN

Sheet Contents:
**Basement
Floor Plan
Dimensions**

Date:
June 25, 2020

Sheet Number:
A2.0.2



① NORTH (MURDOCK DR.) ELEVATION
 $\frac{1}{8}" = 1'-0"$



② WEST ELEVATION (FACING MESA CAMPUS)
 $\frac{1}{8}" = 1'-0"$



PROPOSED OFFICE BUILDING
 MESA ASSOCIATES
 MURDOCK DR., KNOXVILLE, TN

JUNE 1, 2020
 TTCDA (6-A-20-TOB)
 PC (6-E-20-UR)



③ SOUTH (TURKEY CREEK) ELEVATION
 $\frac{1}{8"} = 1'-0"$



④ EAST ELEVATION
 $\frac{1}{8"} = 1'-0"$



**PROPOSED OFFICE BUILDING
 MESA ASSOCIATES
 MURDOCK DR., KNOXVILLE, TN**

JUNE 1, 2020
 TTCDA (6-A-20-TOB)
 PC (6-E-20-UR)



CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Barry Byrd

Date Filed: 5/1/2020 Fee Paid: \$400.00 File Number: 6-A-20-TOB

Map Number: 118 Zoning District: BP/TO-PC/TO

Jurisdiction: ☐ City _____ Councilmanic District ☒ County 6th Commission District

PROPERTY INFORMATION

ADDRESS: 10550 Murdock Dr

STREET NUMBER AND NAME

GENERAL LOCATION: Near Corner of Simmons and Murdock rd, East of SE corner lot.

PARCEL NUMBER(S): 118 17320

SIZE OF TRACT: 11.37 ☒ ACRES ☐ SQUARE FEET

PURPOSE OF REQUEST

- ☒ BUILDING PERMIT — New Construction
☐ BUILDING PERMIT — Expansion or Renovation
☐ BUILDING PERMIT — Grading Plan
☐ REZONING

From: _____

To: _____

- ☐ SIGNAGE
☐ ZONING VARIANCE — (Describe and give reason)

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- ☒ DEVELOPMENT PLAN
☒ BUILDING ELEVATIONS
☒ FLOOR PLAN
☒ LANDSCAPE PLAN WITH SCHEDULE
☐ SIGNAGE PLAN
☒ OFF-STREET PARKING PLAN
☐ OTHER:

APPLICATION CORRESPONDENCE — All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Barry Byrd Phone: 865-687-6500 Fax: 865-688-8037

Mailing Address: P.O. Box 5482, Knoxville, TN 37928

APPLICATION AUTHORIZATION — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT

Name: Barry Byrd Phone: 865-687-6500 Fax: _____

Mailing Address: P.O. Box 5482, Knoxville, TN 37928

APPLICATION ACCEPTANCE — Staff Member who accepted this application:

Michelle Porter

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

(Please sign in black or blue ink)

[illegible]