

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

5-A-20-TOB

Applicant: MOMENTUM REALTY GROUP OF KNOXVILLE, LLC

Request: BUILDING PERMIT

Meeting Date: 5/11/2020

Address: 10710 Virginia Pine Way

Map/Parcel Number: 103 12014

Location: Southeast side of Virginia Pine Way, east of Valley Vista Road, southwest side of Pellissippi Parkway.

Existing Zoning: PC (Planned Commercial) (k) / TO (Technology Overlay)

Proposed Zoning: No change

Existing Land Use: Vacant lot

Proposed Land Use: Office/warehouse

Appx. Size of Tract: 4.39 acres

Accessibility: Access is via Virginia Pine Way, a private street off of Valley Vista Rd. within the Vista Dei Monte development.

Surrounding Zoning and Land Uses: North: PC (Planned Commercial) (k) / TO (Technology Overlay) - Commercial businesses

South: PC (Planned Commercial) (k) / TO (Technology Overlay) - Vacant lot

East: A (Agricultural) / TO (Technology Overlay) - Pellissippi Parkway

West: PC (Planned Commercial) (k) / TO (Technology Overlay) - Goddard School

Comments:

1. This is a request for approval of a building permit for an office/warehouse development on this 4.33 acre lot within the Vista Dei Monte Subdivision. The site has access out to Valley Vista Road, a minor collector street via Virginia Pine Way.
2. The proposed development includes two buildings with a total building area of 20,032 square feet. Building 1 which is proposed at 10,000 square feet will be occupied by Clear Defense Pest Control. Building 2 which has a proposed building area of 10,032 square feet is identified as a future building. Staff has reviewed the general site layout for Building 2 under this application.
3. The development plan includes a total of 53 parking spaces with a future layout of a total of 65 spaces which may be modified when final plans are submitted for Building 2. The proposed parking meets off-street parking requirements for the Knox County Zoning Ordinance, and is within the minimum and maximum range of the TTCDA Design Guidelines.
4. The proposed development is within the limits for Ground Area Coverage, Floor Area Ratio and Impervious Area Ratio.
5. The proposed landscape plan is consistent with the Design Guidelines for Building 1, but will require modification when the detailed plans are submitted for Building 2.
6. The proposed overhead doors are oriented to the interior portions of the site so they will not be visible from the public street.
7. The exterior siding for the buildings will include a mix of ACM composite panels, aluminum corrugated siding and a metal panel system with the use of vertical and horizontal orientation. The entrance areas, canopies and windows are aluminum storefront systems. Proposed colors include two tones of grey and walnut. A flat roof systems will be used. The mechanical equipment areas will be located on the roof and will be screened from view from the public streets by a parapet wall.

8. The dumpster enclosure will be constructed of spilt face CMU with a wood gate and will be stained and painted to match colors used for the proposed building. Landscape screening will also be used.
9. The proposed site lighting will be full cut-off LED fixtures and is within the maximum intensity limits in the Design Guidelines.
10. The proposed signage for Clear Defense Pest Control includes two building signs, one for each of the two street frontages (Virginia Pine Way and Pellissippi Parkway) for this site. Each sign is approximately 96 square feet which is within the maximum of 100 square feet that is allowed based on the building frontage. The sign's logo will be a raised metal sign cabinet with channel letters for the name. The colors include white, grey and Carolina blue. There is no lighting proposed at this time. The proposed building signs meet the requirements of the Design Guidelines.
11. Building 2 will require a separate TTCDA application(s) for review and approval when the plans for that building and proposed signage are completed.
12. The use on review application (4-E-20-UR) for the proposed office/warehouse development was approved by the Planning Commission on April 9, 2020.

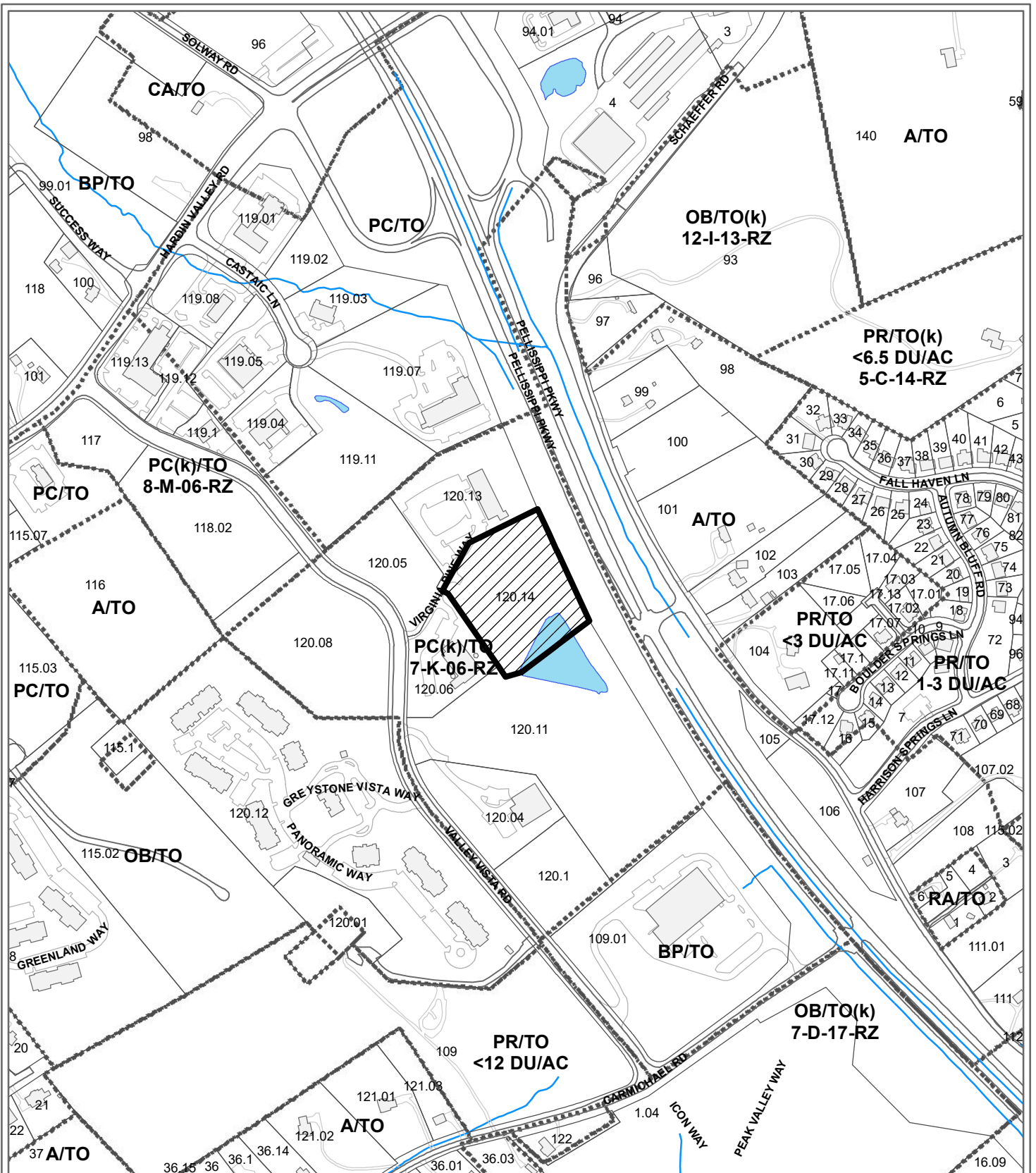
Design Guideline Conformity: This request complies with the TTCDA Design Guidelines.

Waivers and Variances Requested: Not applicable at this time.

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 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. Staff is recommending that a greenway connection be provided to the existing greenway that runs along Pellissippi Parkway. The feasibility of that connection will be evaluated when the plans for Building 2 are presented to the Tennessee Technology Corridor Development Authority (TTCDA) for review.
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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and the TTCDA approval.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Building 2 will require a separate TTCDA application(s) for review and approval when the plans for that building and proposed signage are completed.



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



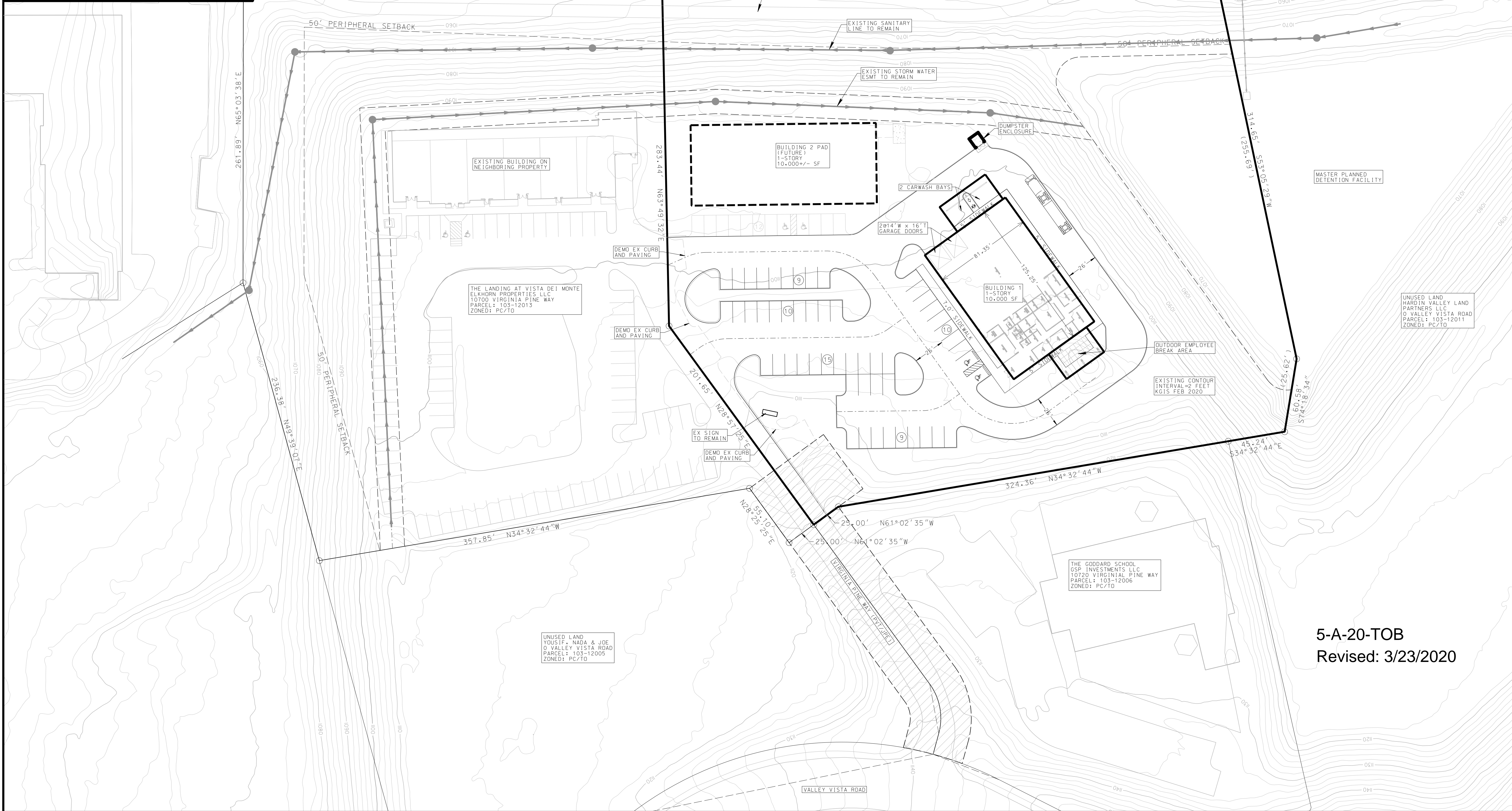
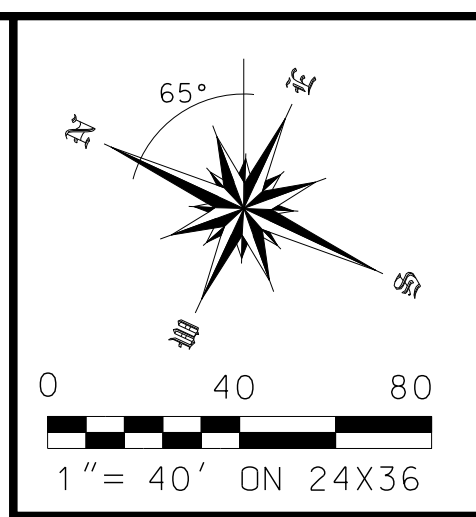
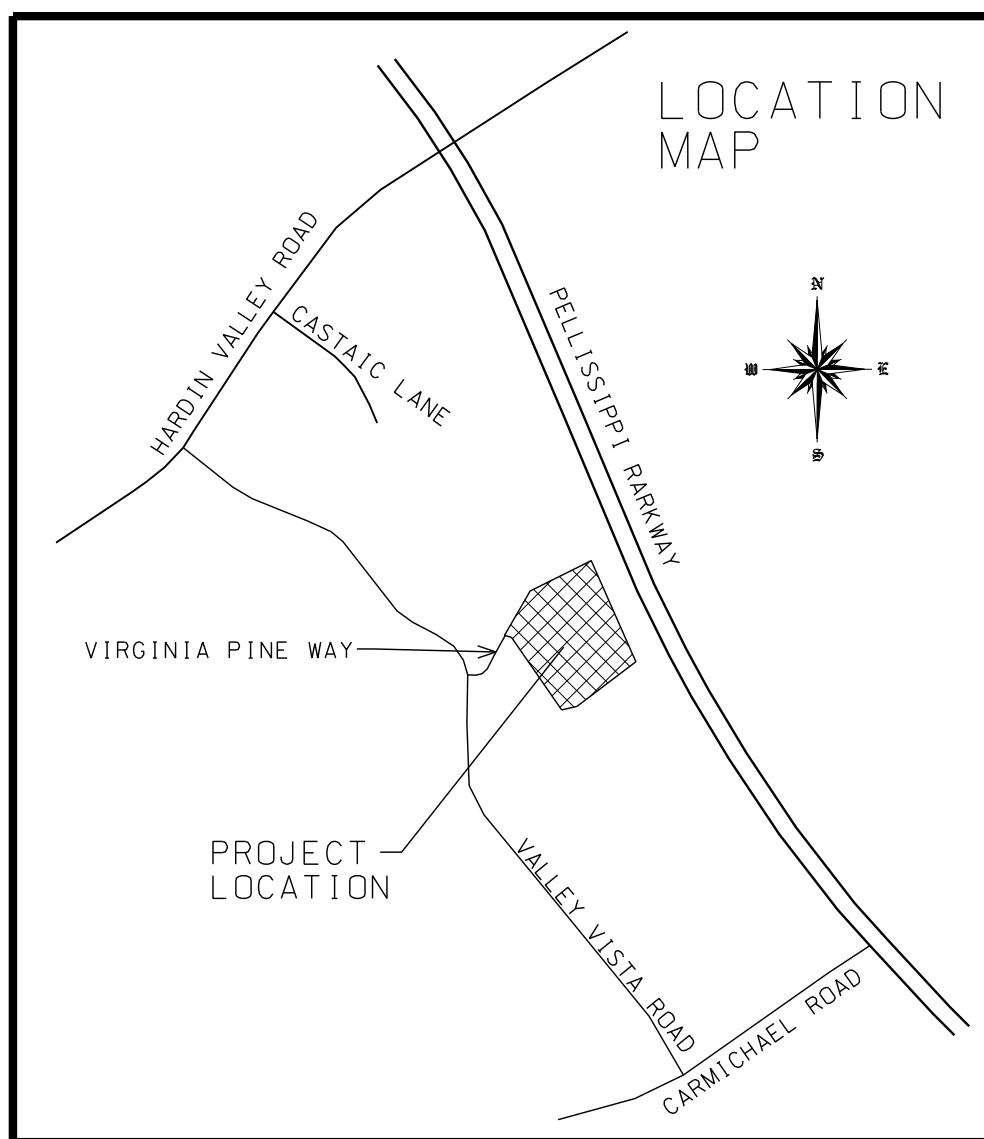
Purpose of Request: Building Permit - New Construction

Original Print Date: 4/23/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Momentum Realty Group of Knoxville, LLC

Map No: 103
 Jurisdiction: County





5-A-20-TOB
Revised: 3/23/2020

NO.	REVISIONS:	BY	DATE

PROJECT:
CLEARDEFENSE PELLISSIPPI
0 VIRGINIA PINE WAY, KNOXVILLE, TN 37922
PARCEL ID: 130-12014 DISTRICT: W6 AREA: 4.59 AC

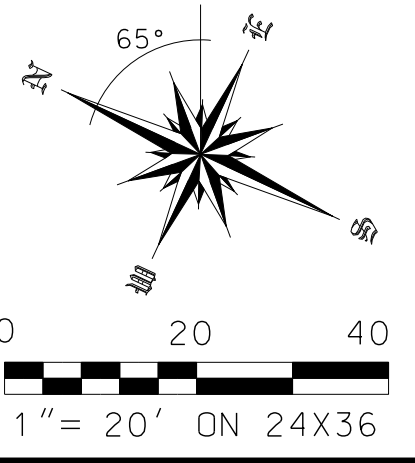
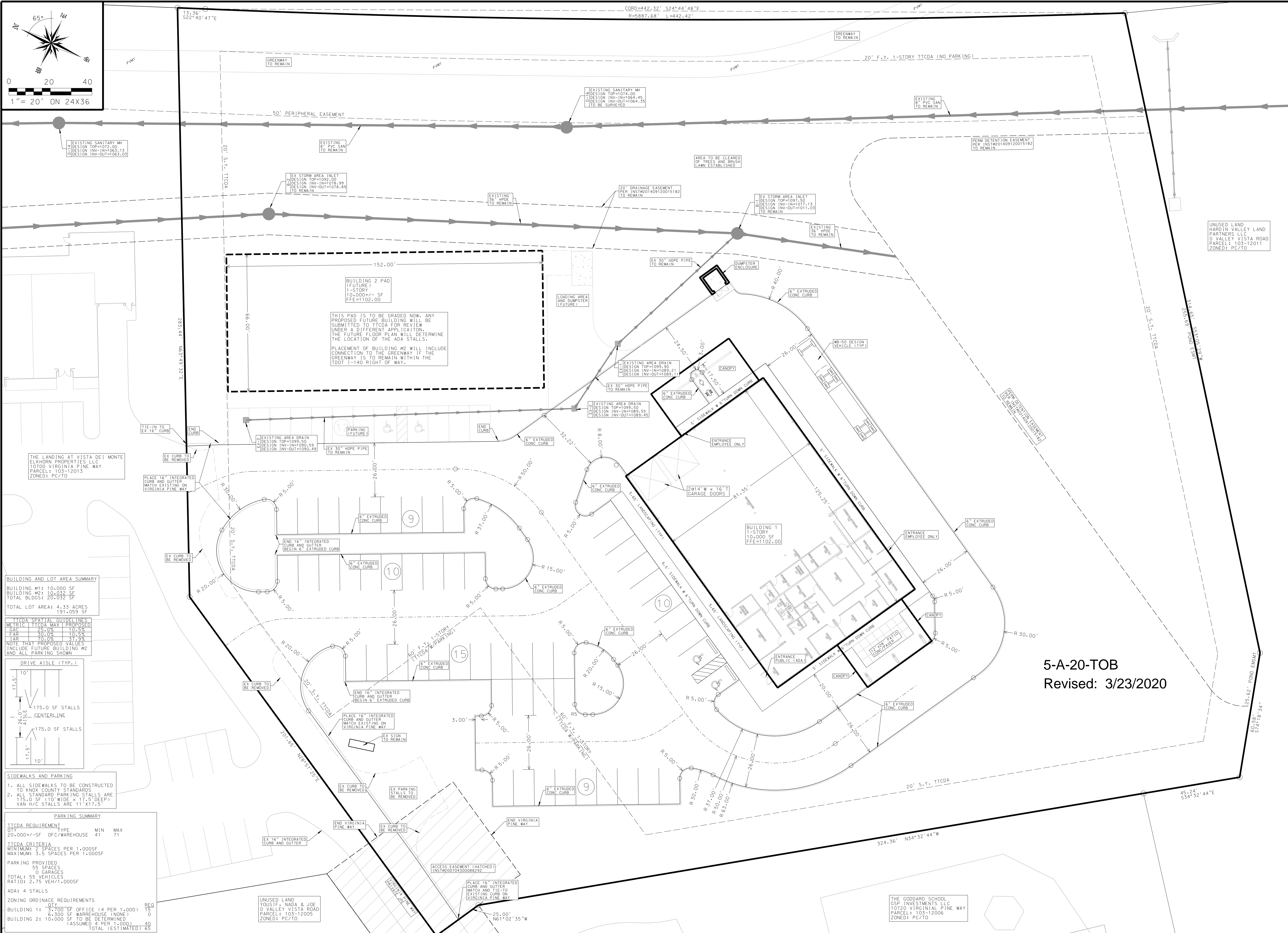
OWNER:
MOMENTUM REALTY GROUP OF KNOXVILLE, LLC
86 STERLING WAY
BOWLING GREEN, KY 42104
865-322-0999

ENGINEER:
SEC
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865-414-0524

PLANNING USE ONLY
NOT FOR CONSTRUCTION
MPC FILE: 4-E-20-UR
TTODA FILE: 5-A-20-TOB

DATE:
03-23-2020

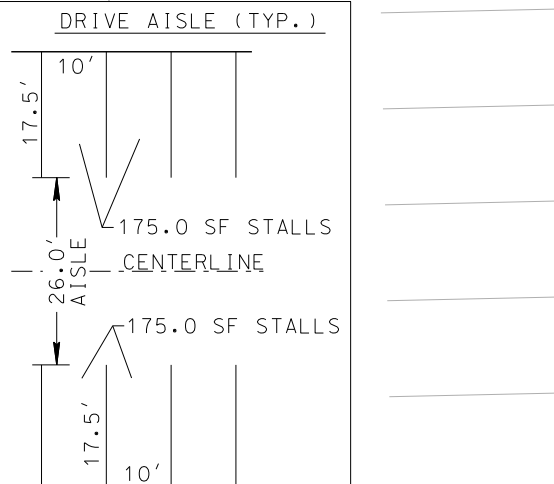
SHEET:
C1.1
PROJECT OVERVIEW



THE LANDING AT VISTA DEI MONTE
ELKHORN PROPERTIES LLC
10700 VIRGINIA PINE WAY
PARCEL: 103-12013
ZONED: PC/TO

BUILDING AND LOT AREA SUMMARY
 BUILDING #1: 10,000 SF
 BUILDING #2: 10,000 SF
 TOTAL BLDGS: 20,000 SF
 TOTAL LOT AREA: 4.33 ACRES
 191,059 SF

TTCOA SPATIAL GUIDELINES
 METRIC TTCOA MAX PROPOSED
 GAC 25.0% 10.5%
 FAR 30.0% 10.5%
 LOR 20.0% 27.3%
 NOTE THAT PROPOSED VALUES INCLUDE FUTURE BUILDING #2 AND ALL PARKING SHOWN



SIDEWALKS AND PARKING
 1. ALL SIDEWALKS TO BE CONSTRUCTED TO KNOX COUNTY STANDARDS
 2. ALL STANDARD PARKING STALLS ARE 175.0 SF (10' WIDE x 17.5' DEEP) VAN 1/2 STALLS ARE 11'x17.5'

PARKING SUMMARY

TTCOA REQUIREMENT	TYPE	MIN	MAX
20,000 +/- SF OFC/WAREHOUSE		41	71

TTCOA CRITERIA
 MINIMUM: 3 SPACES PER 1,000SF
 MAXIMUM: 3.5 SPACES PER 1,000SF

PARKING PROVIDED
 55 SPACES
 0 GARAGES
 TOTAL: 55 VEHICLES
 RATIO: 2.75 VEH/1,000SF

ADA: 4 STALLS

ZONING ORDINANCE REQUIREMENTS

BUILDING	REQ
BUILDING 1: 3,700 SF OFFICE (4 PER 1,000)	15
BUILDING 2: 10,000 SF WAREHOUSE (NONE)	0
BUILDING 2: 10,000 SF TO BE DETERMINED (ASSUMED 4 PER 1,000)	40
TOTAL (ESTIMATED)	65

5-A-20-TOB
 Revised: 3/23/2020

REVISIONS:

NO.	BY	DATE

PROJECT:
CLEARDEFENSE PELLISSIPPI
 0 VIRGINIA PINE WAY, KNOXVILLE, TN 37922
 PARCEL: 103-12011
 ZONED: PC/TO

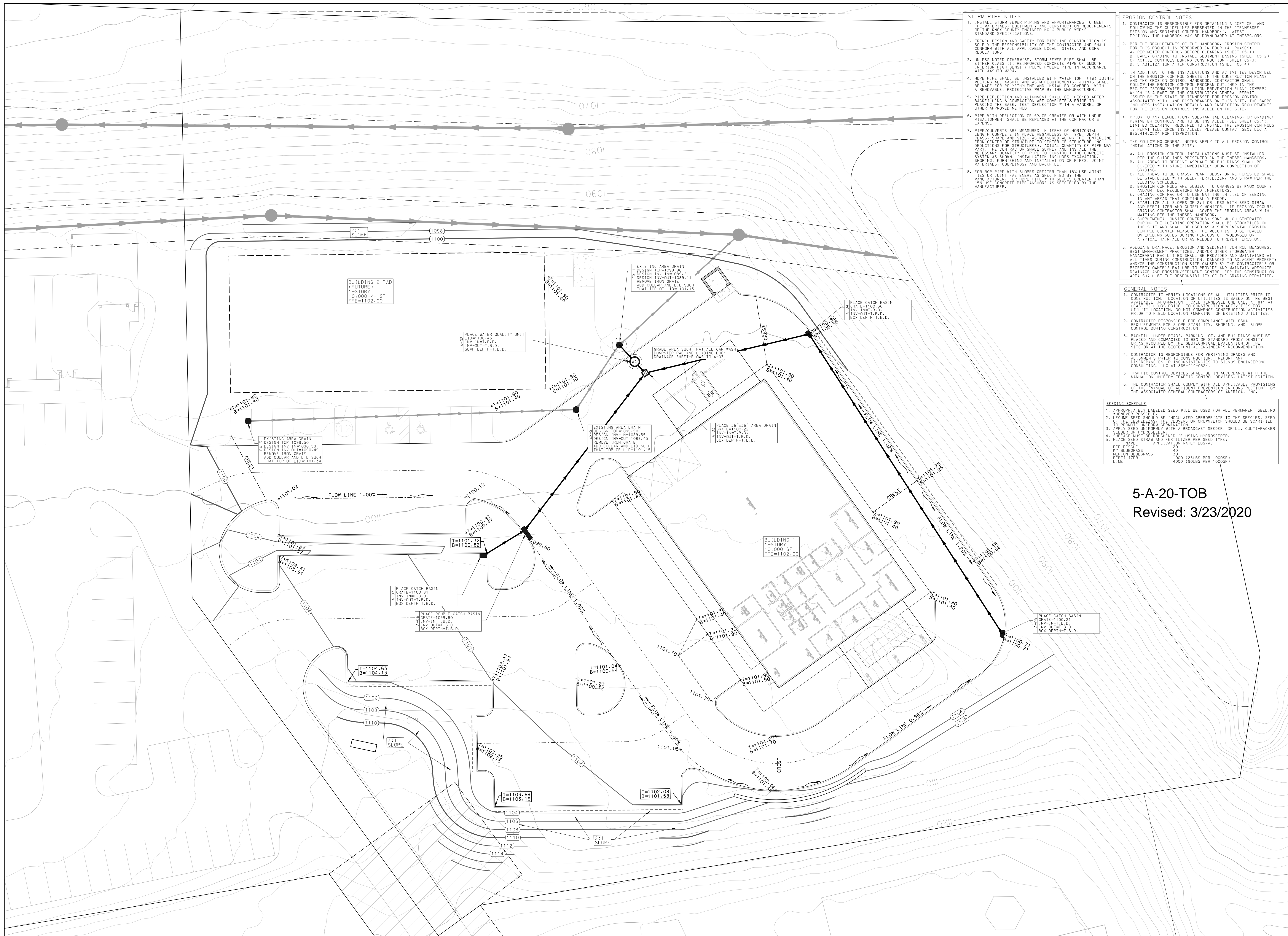
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OWNER:
MOMENTUM REALTY GROUP OF KNOXVILLE, LLC
 86 STERLING WAY
 BOWLING GREEN, KY 42104
 865.322.0999

ENGINEER:
SEC
 SILVUS ENGINEERING CONSULTING
 NATHAN SILVUS, P.E.
 1815 NANTASKET ROAD
 KNOXVILLE, TN 37922
 865.414.0524

PLANNING USE ONLY
 NOT FOR CONSTRUCTION
 MPC FILE: 4-E-20-UR
 TTCOA FILE: 5-A-20-TOB

DATE: 03-23-2020
SHEET:
C3.1
 LAYOUT



STORM PIPE NOTES

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.
2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
3. UNLESS NOTED OTHERWISE, STORM SEWER PIPE SHALL BE EITHER 36" OR 48" REINFORCED CONCRETE PIPE OF SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM 1248.
4. HOPE PIPE SHALL BE INSTALLED WITH WATER TIGHT (TW) JOINTS MEETING ALL ASHTO AND ASTM REQUIREMENTS. JOINTS SHALL BE MADE FOR POLYETHYLENE AND INSTALLED COVERED WITH A REMOVABLE PROTECTIVE WRAP BY THE MANUFACTURER.
5. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
6. PIPE WITH DEFLECTION OF 5% OR GREATER OR WITH UNDEVELOPED ALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. PIPE/CULVERTS ARE MEASURED IN TERMS OF HORIZONTAL LENGTH COMPLETE IN PLACE REGARDLESS OF TYPE, DEPTH, CLASS, SHAPE AND SIZE, AS MEASURED ALONG THE CENTERLINE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND DEDUCTIONS FOR STRUCTURES. ACTUAL QUANTITY OF PIPE MAY VARY. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE NECESSARY QUANTITY OF PIPE TO CONSTRUCT THE COMPLETE SYSTEM AS SHOWN. INSTALLATION INCLUDES EXCAVATION, GRADING, FURNISHING AND INSTALLATION OF PIPES, JOINT MATERIALS, COUPLINGS, AND BACKFILL.
8. FOR RCP PIPE WITH SLOPES GREATER THAN 1% USE JOINT TIES OR JOINT FASTENERS AS SPECIFIED BY THE MANUFACTURER. FOR HOPE PIPE WITH SLOPES GREATER THAN 1% USE CONCRETE PIPE ANCHORS AS SPECIFIED BY THE MANUFACTURER.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF, AND FOLLOWING THE GUIDELINES PRESENTED IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK", LATEST EDITION. THE HANDBOOK MAY BE DOWNLOADED AT TNSPE.ORG
2. PER THE REQUIREMENTS OF THE HANDBOOK, EROSION CONTROL FOR THIS PROJECT IS PERFORMED IN FOUR (4) PHASES:
 - A. PERIMETER CONTROLS BEFORE CLEARING (SHEET CS-1)
 - B. EARLY GRADING TO INSTALL SEDIMENT BASINS (SHEET CS-2)
 - C. ACTIVE CONTROLS DURING CONSTRUCTION (SHEET CS-3)
 - D. STABILIZATION AFTER CONSTRUCTION (SHEET CS-4)
3. IN ADDITION TO THE INSTALLATIONS AND ACTIVITIES DESCRIBED ON THE EROSION CONTROL SHEETS IN THE CONSTRUCTION PLANS AND THE EROSION CONTROL HANDBOOK, CONTRACTOR SHALL FOLLOW THE EROSION CONTROL PROGRAM OUTLINED IN THE PROJECT "STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" WHICH IS A PART OF THE CONSTRUCTION GENERAL PERMIT ISSUED BY THE STATE OF TENNESSEE FOR EROSION CONTROL ASSOCIATED WITH LAND DISTURBANCES ON THIS SITE. THE SWPPP INCLUDES INSTALLATION DETAILS AND INSPECTION REQUIREMENTS FOR THE EROSION CONTROLS INSTALLED ON THE SITE.
4. PRIOR TO ANY DEMOLITION, SUBSTANTIAL CLEARING, OR GRADING PERIMETER CONTROLS ARE TO BE INSTALLED (SEE SHEET CS-1). LIMITED CLEARING REQUIRED TO INSTALL THE EROSION CONTROLS IS PERMITTED. ONCE INSTALLED, PLEASE CONTACT SEC, LLC AT 865-414-0524 FOR INSPECTION.
5. THE FOLLOWING GENERAL NOTES APPLY TO ALL EROSION CONTROL INSTALLATIONS ON THE SITE:
 - A. ALL EROSION CONTROL INSTALLATIONS MUST BE INSTALLED PER THE GUIDELINES PRESENTED IN THE TNSPE HANDBOOK.
 - B. ALL AREAS TO RECEIVE ASPHALT OR BUILDINGS SHALL BE COVERED WITH STONE IMMEDIATELY UPON COMPLETION OF GRADING.
 - C. ALL AREAS TO BE GRASS, PLANT BEDS, OR RE-FORRESTED SHALL BE STABILIZED WITH SEED, FERTILIZER, AND STRAW PER THE SEEDING SCHEDULE.
 - D. EROSION CONTROLS ARE SUBJECT TO CHANGES BY KNOX COUNTY AND/OR TDEC REGULATORS AND INSPECTORS.
 - E. GRADING CONTRACTOR TO USE MATTING IN LIEU OF SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
 - F. STABILIZE ALL SLOPES OF 2:1 OR LESS WITH SEED STRAW AND FERTILIZER AND CLOSELY MONITOR IF EROSION OCCURS. GRADING CONTRACTOR SHALL COVER THE ERODING AREAS WITH MATTING PER THE TNSPE HANDBOOK.
 - G. SUPPLEMENTAL ON-SITE CONTROL: SOME MULCH GENERATED DURING THE CLEARING OPERATION SHALL BE STOCKPILED ON THE SITE AND SHALL BE USED AS A SUPPLEMENTAL EROSION CONTROL MEASURE. THE MULCH IS TO BE PLACED ON ERODING SOILS DURING PERIODS OF PROLONGED OR ATYPICAL RAINFALL OR AS NEEDED TO PREVENT EROSION.
6. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DAMAGED TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE CALL AT 811 AT LEAST 24 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITY LOCATION. DO NOT COMMENCE CONSTRUCTION ACTIVITIES PRIOR TO FIELD LOCATION (MARKING) OF EXISTING UTILITIES.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACKFILL UNDER ROADS, PARKING LOT, AND BUILDINGS MUST BE PLACED AND COMPACTED TO 98% OF STANDARD PROXY DENSITY OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. SUPPLEMENTAL ON-SITE CONTROL: SOME MULCH GENERATED DURING THE CLEARING OPERATION SHALL BE STOCKPILED ON THE SITE AND SHALL BE USED AS A SUPPLEMENTAL EROSION CONTROL MEASURE. THE MULCH IS TO BE PLACED ON ERODING SOILS DURING PERIODS OF PROLONGED OR ATYPICAL RAINFALL OR AS NEEDED TO PREVENT EROSION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SILVUS ENGINEERING CONSULTING, LLC AT 865-414-0524.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

SEEDING SCHEDULE

1. APPROPRIATELY LABELED SEED WILL BE USED FOR ALL PERMANENT SEEDING WHENEVER POSSIBLE.
2. LEGUME SEED SHOULD BE INOCULATED APPROPRIATE TO THE SPECIES, SEED OF THE SPECIES, THE CLOVERS OR CROMWELL SHOULD BE SCARIFIED PROMOTE UNIFORM GERMINATION.
3. APPLY SEED UNIFORMITY WITH A BROADCAST SEEDER, DRILL, CULTI-PACKER OR SURFACE SEEDER. SURFACE MUST BE FIRMENED IF USING HYDROSEEDER.
4. SURFACE MUST BE FIRMENED IF USING HYDROSEEDER.
5. PLACE SEED STRAW AND FERTILIZER PER SEED TYPE:

NAME	APPLICATION RATE: LBS/AC
KY BLUEGRASS	30
MERTON BLUEGRASS	40
FERTILIZER	1000 (23LBS PER 1000SF)
LIME	4000 (190LBS PER 1000SF)

5-A-20-TOB
Revised: 3/23/2020

NO.	REVISIONS:	BY	DATE

PROJECT: **MOMENTUM REALTY GROUP OF KNOXVILLE, LLC**
OWNER: **MOMENTUM REALTY GROUP OF KNOXVILLE, LLC**
86 STERLING WAY
BOWLING GREEN, KY 42104
865-322-0999

ENGINEER: **SEC**
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865-414-0524

PLANNING USE ONLY
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DATE: 03-23-2020

SHEET: **C4.1**
GRADING PLAN

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0 VIRGINIA PINE WAY, KNOXVILLE, TN 37922
PARCEL ID: 130-12014 DISTRICT: W6 AREA: 4.39 AC

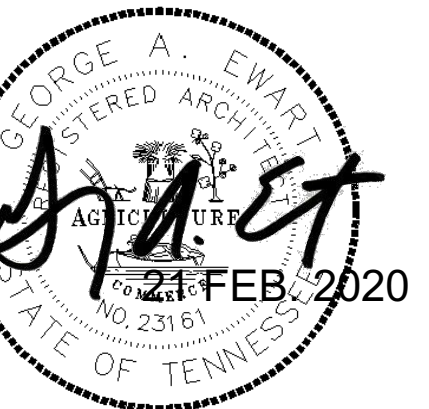


**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

5-A-20-TOB
Revised: 3/23/2020

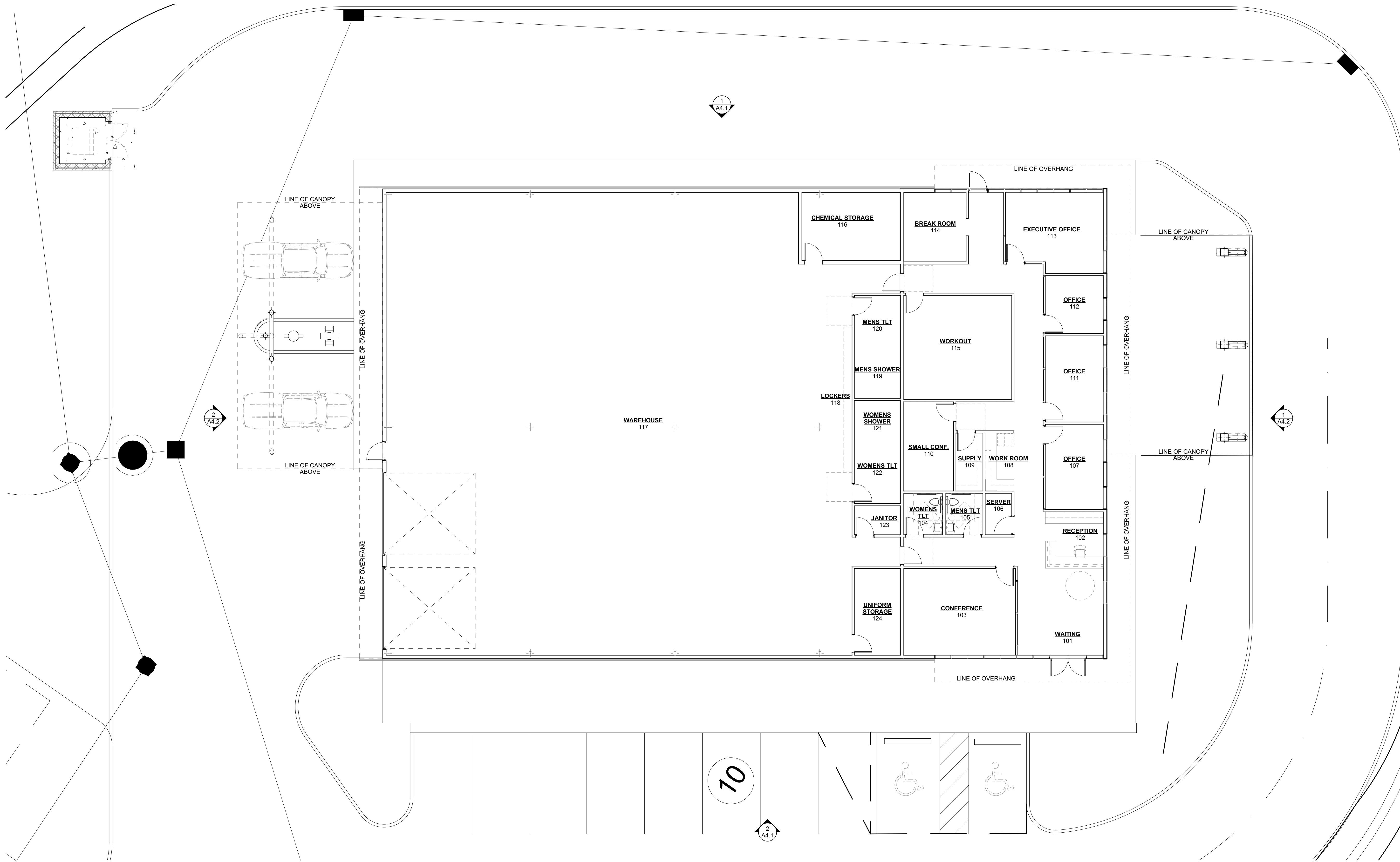
NEW BUILDING FOR
**CLEAR DEFENSE
PEST CONTROL**
KNOXVILLE, TN
REVIEW #4-E-20-UR
REVIEW #5-A-20-TOB



FIRST FLOOR PLAN

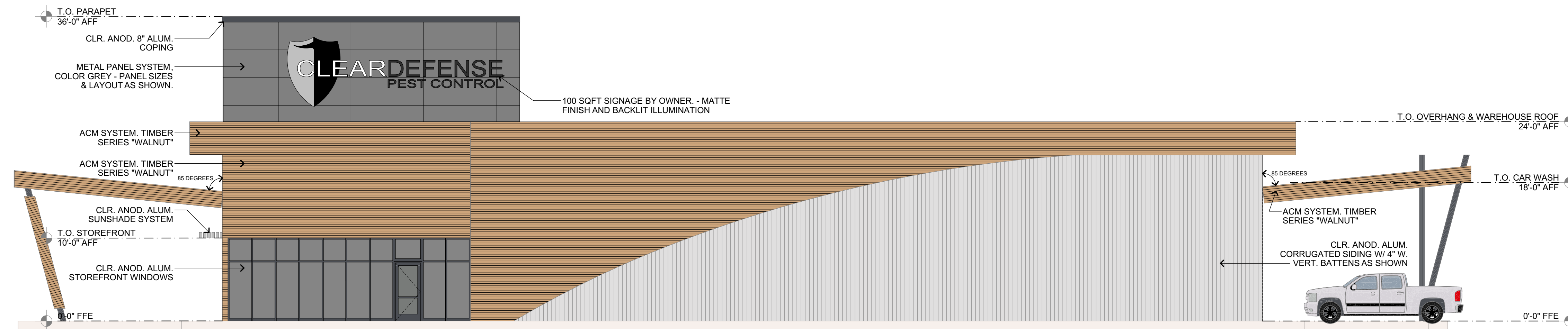
DATE: 21 FEB. 2020
PROJECT NO.: 20025
PROJECT MGR.: GAEA

A1.1

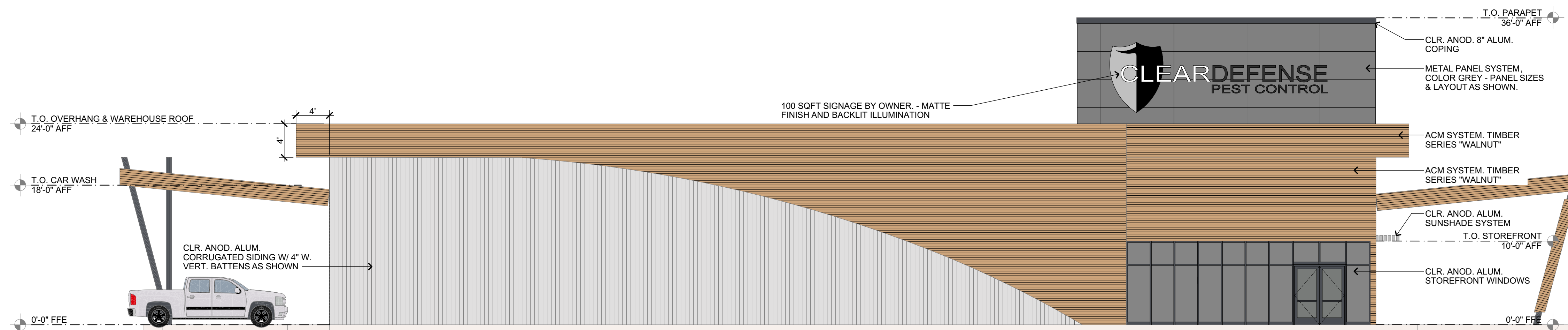


1
A1.1 FIRST FLOOR
SCALE: 1/8" = 1'-0"





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



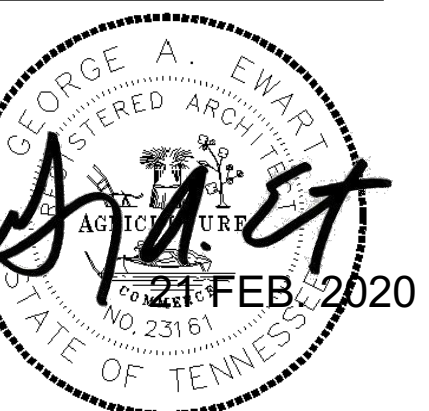
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"

5-A-20-TOB
Revised: 3/23/2020

NEW BUILDING FOR
CLEAR DEFENSE PEST CONTROL
KNOXVILLE, TN
REVIEW #4-E-20-UR
REVIEW #5-A-20-TOB

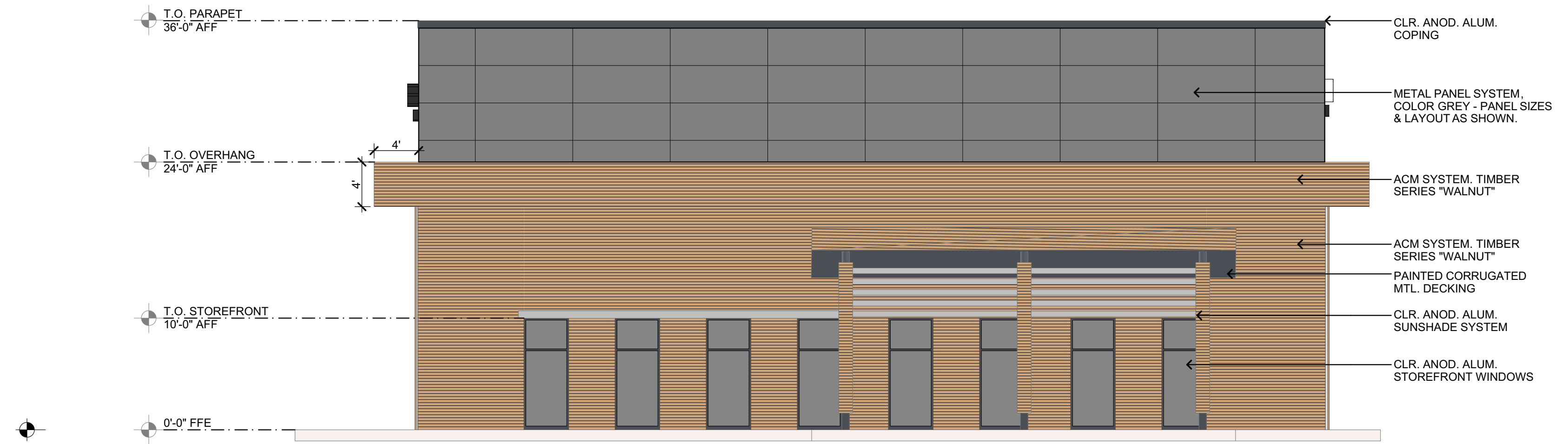


ELEVATIONS

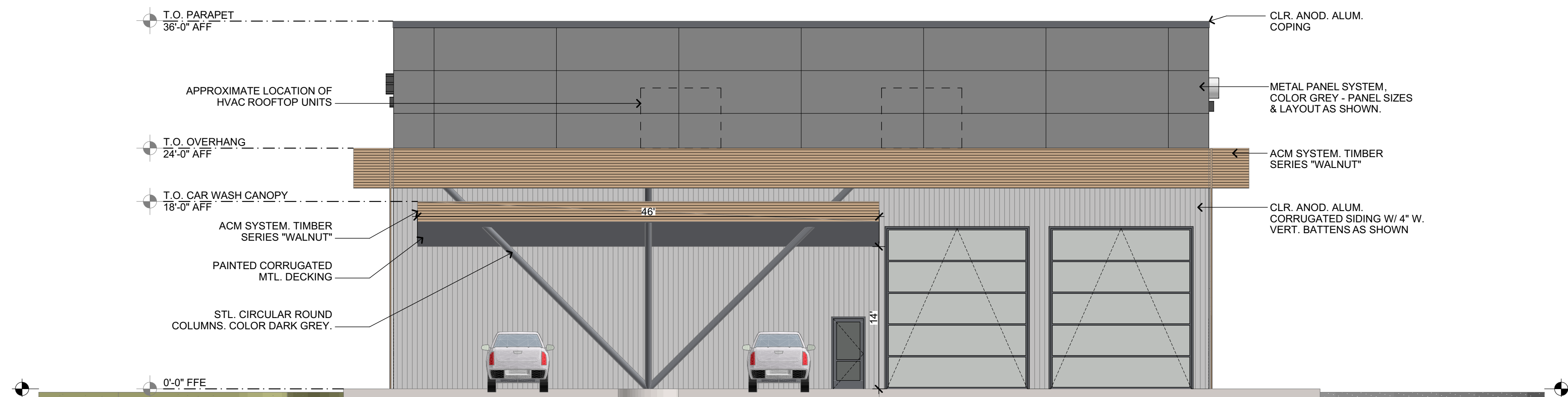


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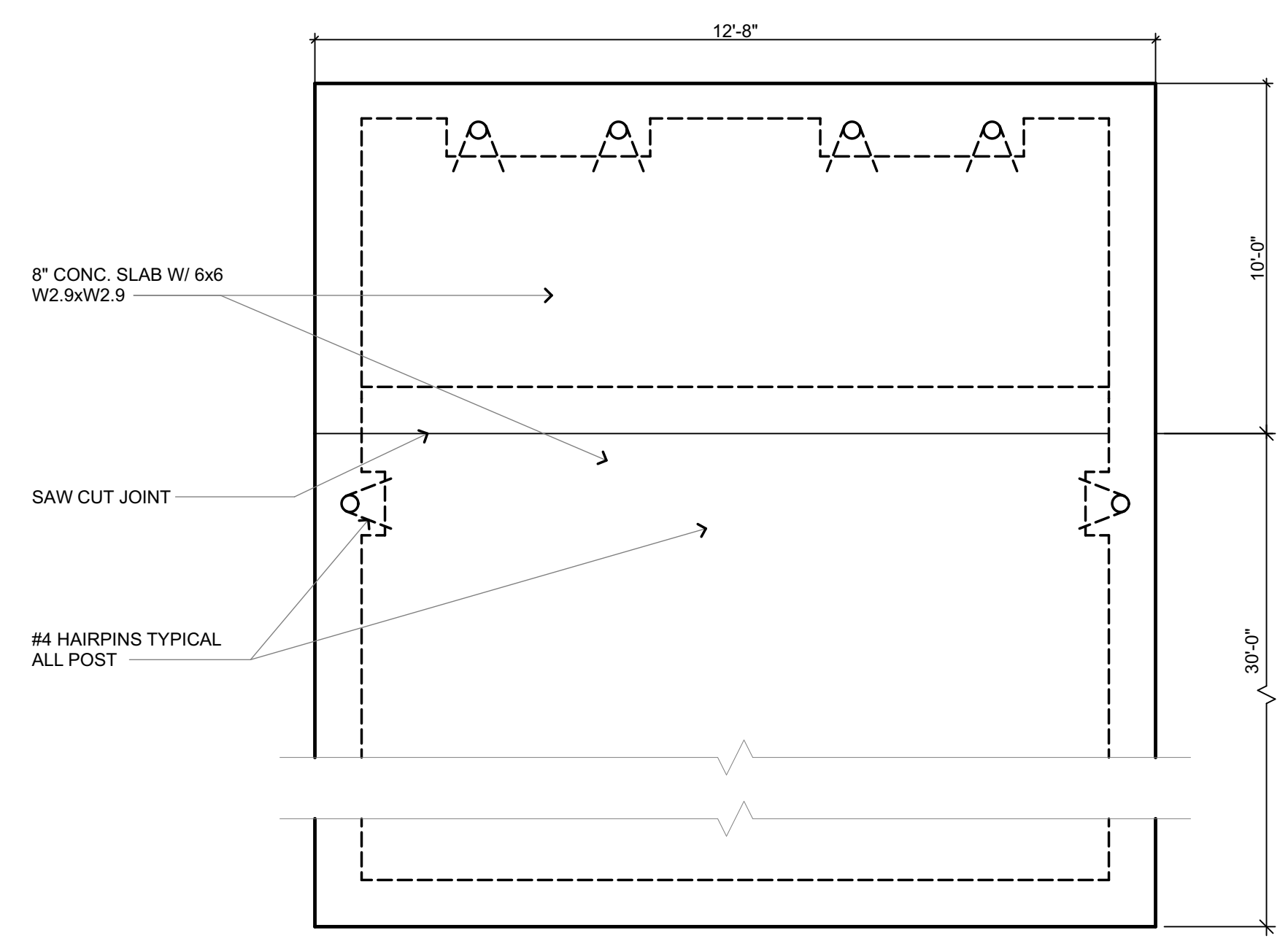
404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com



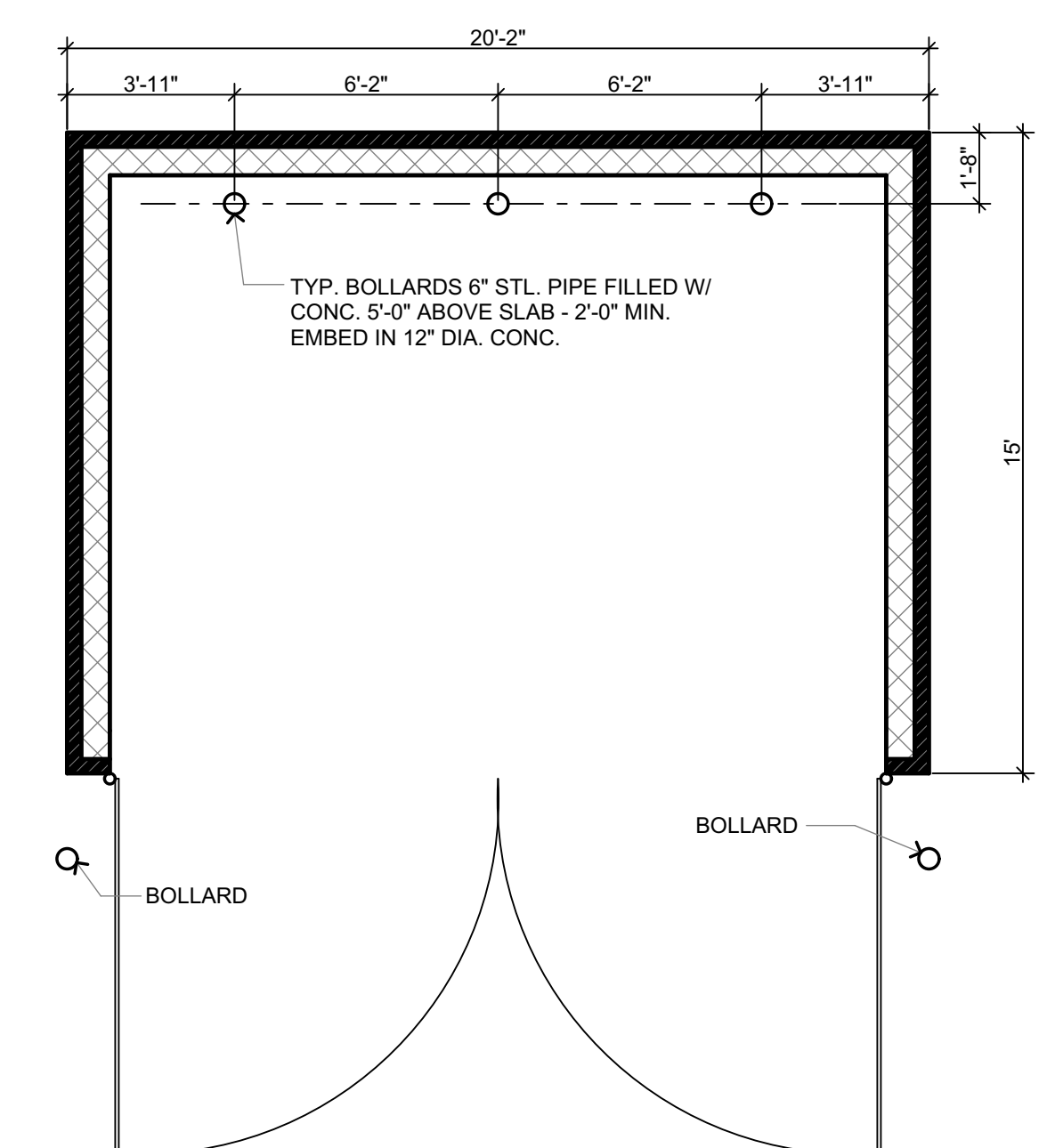
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



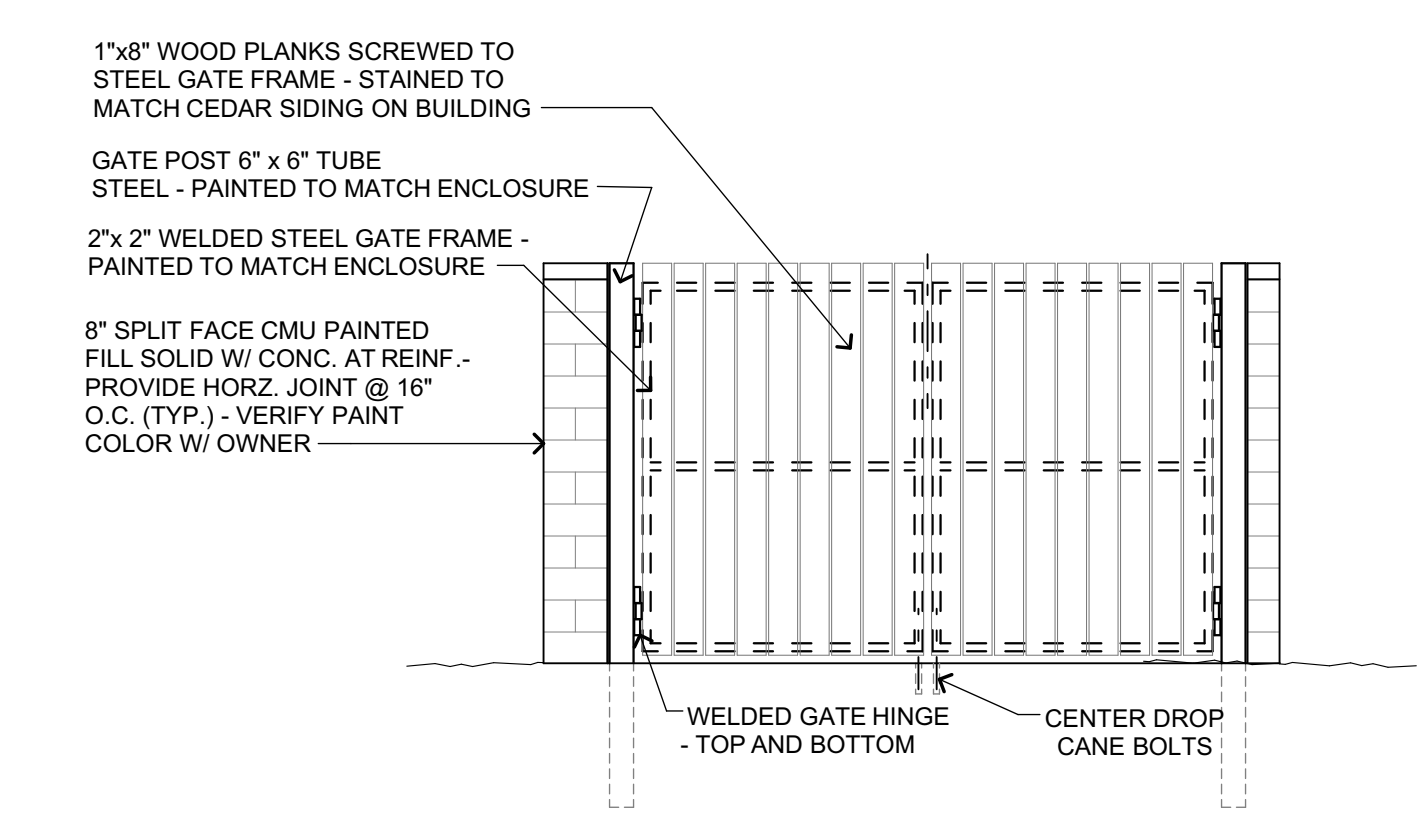
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



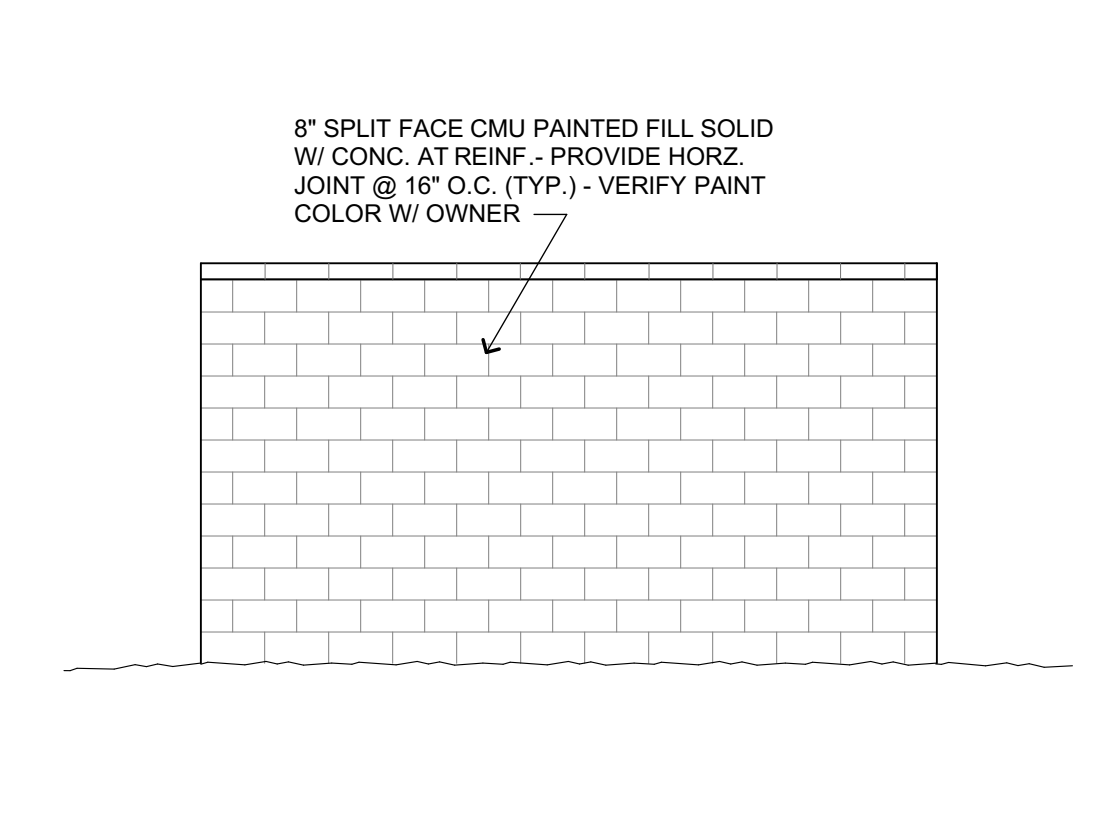
3 DUMPSTER FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



4 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"

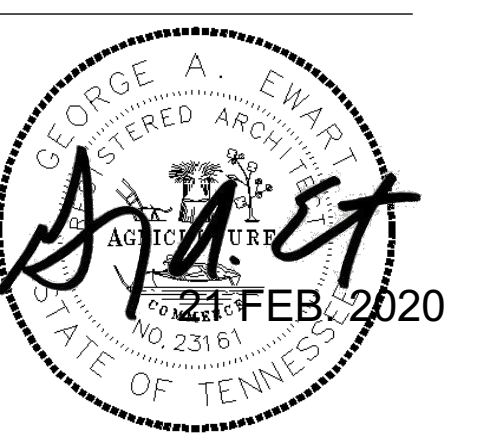


5 DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 DUMPSTER SIDE ELEVATION REAR ELEVATION SIMILAR
SCALE: 1/4" = 1'-0"

NEW BUILDING FOR
**CLEAR DEFENSE
PEST CONTROL**
KNOXVILLE, TN
REVIEW #4-E-20-UR
REVIEW #5-A-20-TOB



ELEVATIONS

DATE: 21 FEB. 2020
PROJECT NO.: 20025
PROJECT MGR.: GAEA

5-A-20-TOB
Revised: 3/23/2020

A4.2

Plant Schedule

Qty	Botanical Name	Common Name	Size	Notes
Trees				
8	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6' hgt.	FTG, central leader, well branched, full and dense
8	Ilex x 'Nellie R. Stevens'	NRS Holly	6' hgt.	FTG, central leader, well branched, full and dense
7	Acer rubrum	Red Maple	2" caliper	6' CT, central leader, well branched, full and dense
11	Quercus phellos	Willow Oak	2" caliper	6' CT, central leader, well branched, full and dense
9	Platanus x acerfolia	London Plane Tree	2" caliper	6' CT, central leader, well branched, full and dense
Shrubs				
24	Cephalotaxus harringtonia 'Prostrata'	Plum Yew	3 gallon	2.5' oc, full and dense
4	Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	3 gallon	3' oc, full and dense
1	Cryptomeria japonica 'Globosa Nana'	Dwarf Japanese Cedar	3 gallon	full and dense
24	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3 gallon	3' oc, full and dense
8	Ilex x meserveae	China Girl Holly	15 gallon	6' oc, full and dense
1	Ilex mesdob	China Boy Holly	15 gallon	6' oc, full and dense
21	Rosa 'meijocosa'	Pink Drift Rose	3 gallon	2' oc, full and dense
12	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gallon	5' oc, full and dense, bloom color to be selected by owner
Perennials, Grasses & Groundcover				
210	Liriope spicata	Creeping Lilyturf	4" pot	12" oc, full and dense
27	Pennisetum alopecuroides 'Cassians Choice'	Cassian Pennisetum	3 gallon	2.5' oc, full and dense



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com



1 REVISION 03.23.20
- added note
LANDSCAPING FOR BUILDING 2 TO BE SUBMITTED ON SEPARATE TTCDA APPLICATION
- added note
EXISTING SIGNAGE AND LANDSCAPE TO REMAIN TO FULLFILL 3.2.1
- revised parking lot square footage and required trees per modified layout
- revised landscape around dumpster pad

Planting Requirement Notes

This plan meets and exceeds the requirements as described under the TTCDA, section 3, 'Landscaping' requirements.

3.1.4 requires 25% newly planted trees to be evergreen. This plan provides (35) trees of which (8) are evergreen, achieving 30% evergreen trees.

3.1.5 requires 10 large maturing trees per 1 acre of yard. There is approximately 2.7 acres of yard. $10 \times 2.7 = 27$ required large trees. This plan provides 27 large trees.

3.1.6, no invasive exotic species have been proposed

3.3.6 requires landscaping to screen mechanical units. *Note: mechanical units not shown on plan.*

3.4.1, no parking areas are adjacent to public right of ways

3.4.3 requires (1) tree per (10) parking spaces. There are 53 proposed parking spaces. $53 \div 10 = 5.3$ trees required. This plan provides 35 trees.

3.4.4 requires no less than 5% of the surface area devoted to parking to be landscaped. The proposed parking area is approximately 44,188 square feet. $5\% \text{ of } 44,188 = 2,209$ square feet. This plan provides approximately 2,905 square feet of shrubbery and bedding plants adjacent to the parking area and building.

3.4.5, all proposed tree species are included in the recommended tree list (Appendix B)

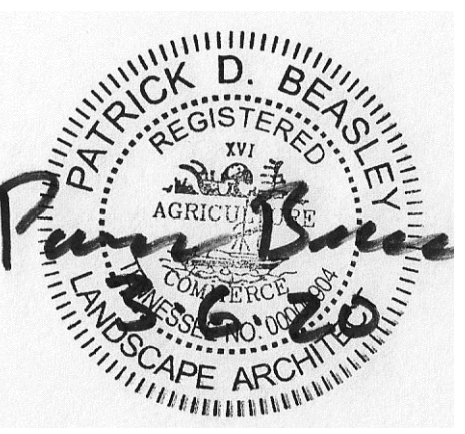
3.3.7 requires that no parking space be located more than 60 feet from the trunk of a larger canopy tree. See note on plan. All proposed parking spaces are within 60' of a large tree.

Required Trees:

- 27 large trees (yard requirement)
- 5 trees (parking lot requirement)
- 32 trees required
- 35 TREES PROPOSED

This plan proposes 27 large trees (9 London Plane Tree, 11 Willow Oak, 7 Red Maple), and 8 evergreen trees (8 NRS Holly).

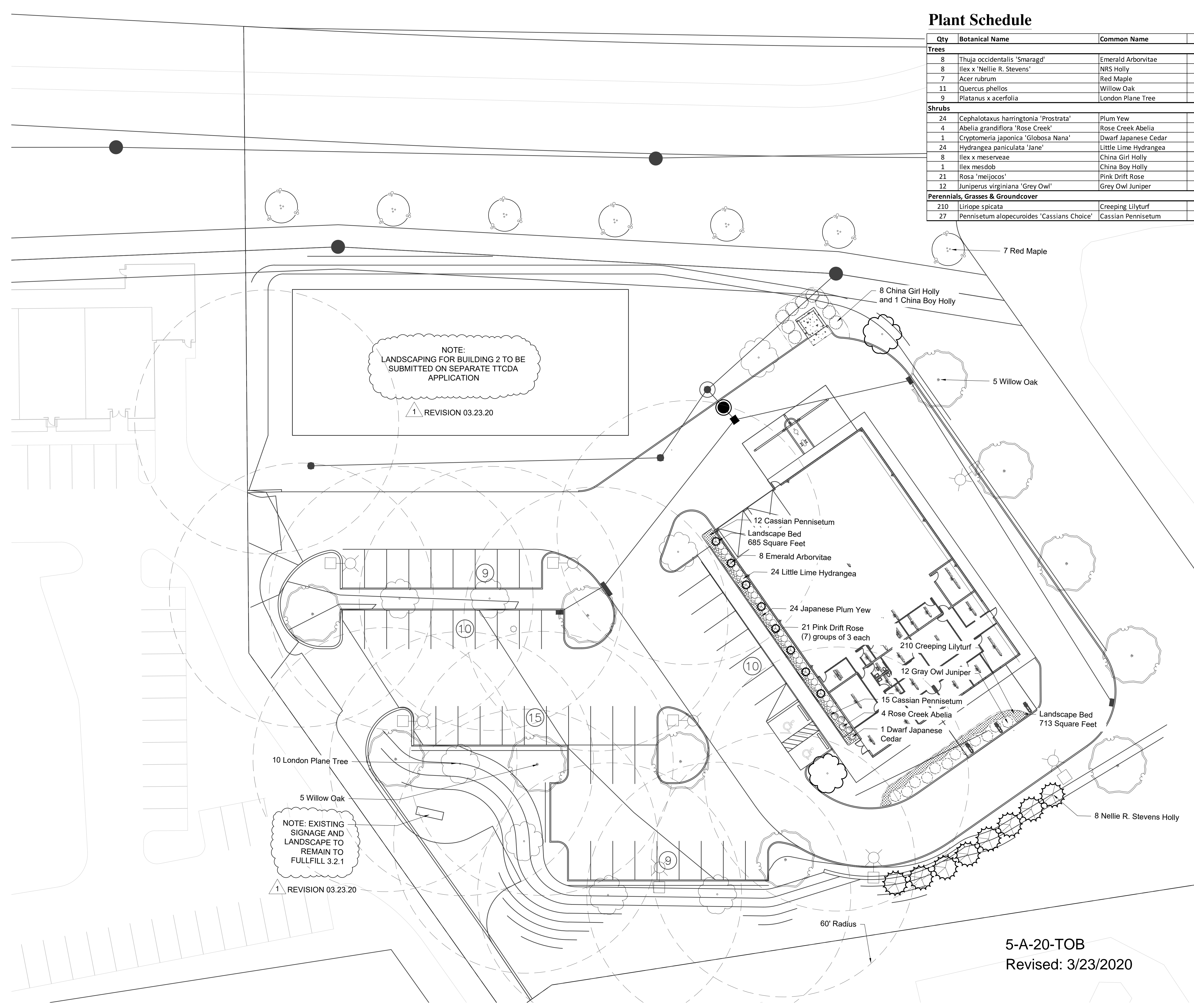
NEW BUILDING FOR
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PEST CONTROL
KNOXVILLE, TN



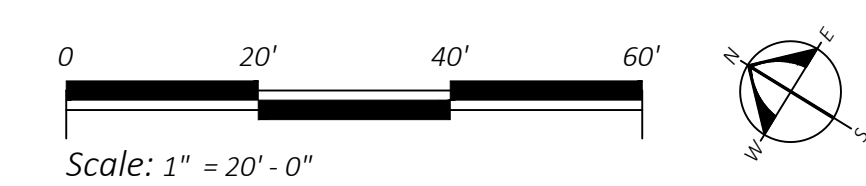
Landscaping and Tree Requirements

DATE: 6 FEB. 2020
PROJECT NO.: 20025
PROJECT MGR.: GAEA

L1.1




5-A-20-TOB
Revised: 3/23/2020



SITE LIGHTING FIXTURE SCHEDULE

DESIGNATION	ILLUMINATION			POLE DESCRIPTION: MATERIAL, SHAPE,			DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			REMARKS	
	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE	ALUMINUM	STEEL	SQUARE		HEIGHT ABOVE FINISHED GRADE	COMPANY	POLE CATALOG NO.		LUMINAIRE CATALOG NO.
S A	134	16710	4000	•	•	•	28 FT	POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, FULL CUT-OFF	LITHONIA	RSA 25 6G 4 DM19 DDB	CSX1 LED 60C 700 40K TFTM	DARK BRONZE FINISH
S B	69	8083	4000				16 FT	BUILDING MOUNTED WALL PACK, FORWARD THROW DISTRIBUTION, FULL CUT-OFF	LITHONIA		CSXW LED 30C 700 40K TFTM	DARK BRONZE FINISH




CSX1 LED LED Area Luminaire

Introduction
The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The CSX1 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications
EPA: 0.7 ft²
23-1/2" L
18-1/2" W
5-7/8" H
57 lbs (max)

Ordering Information EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish
CSX1 LED	40C 40 LEDs	700 100mA	40K 5000K	T3M Typical	120V	SPA	PER	Dark bronze



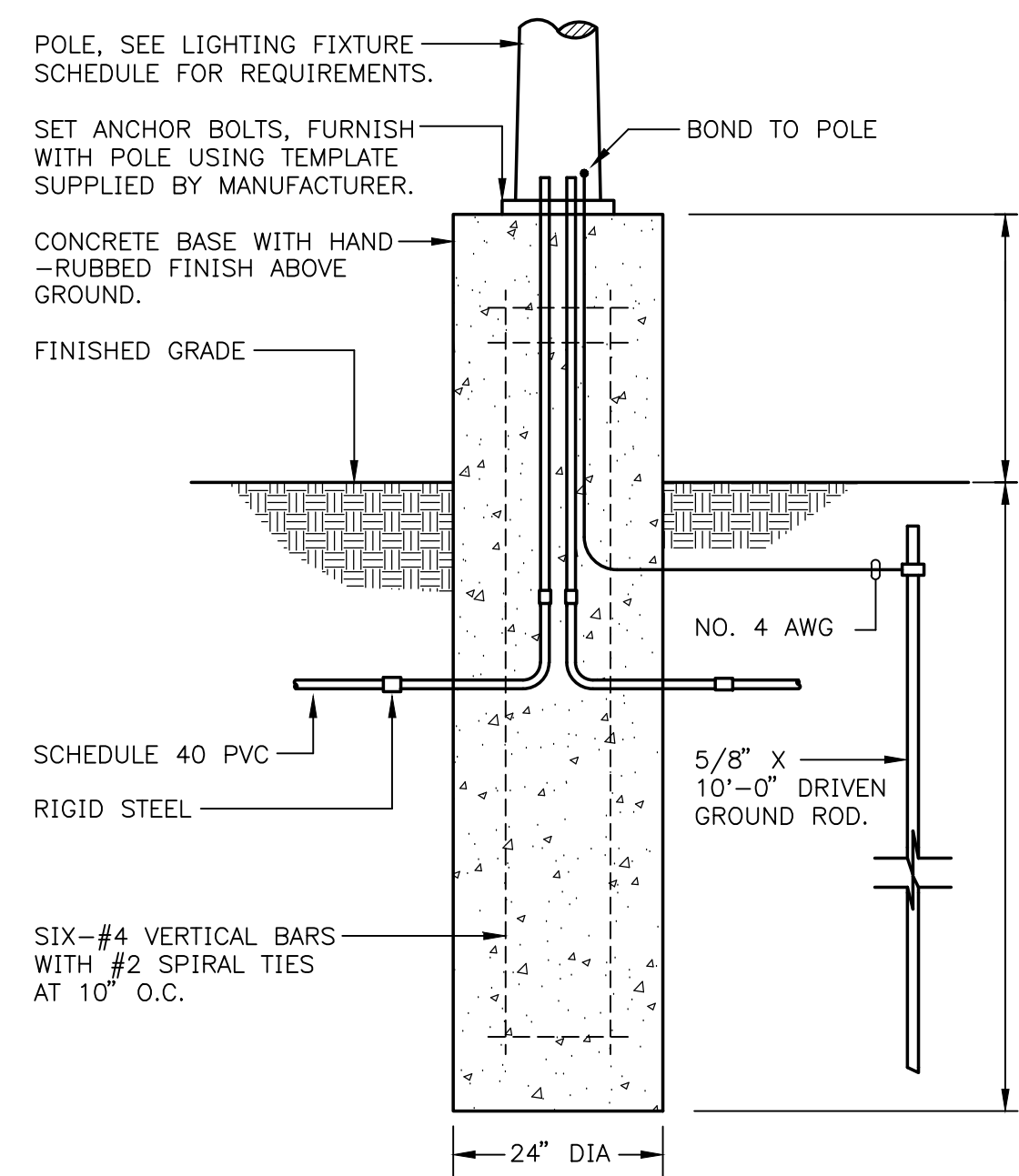
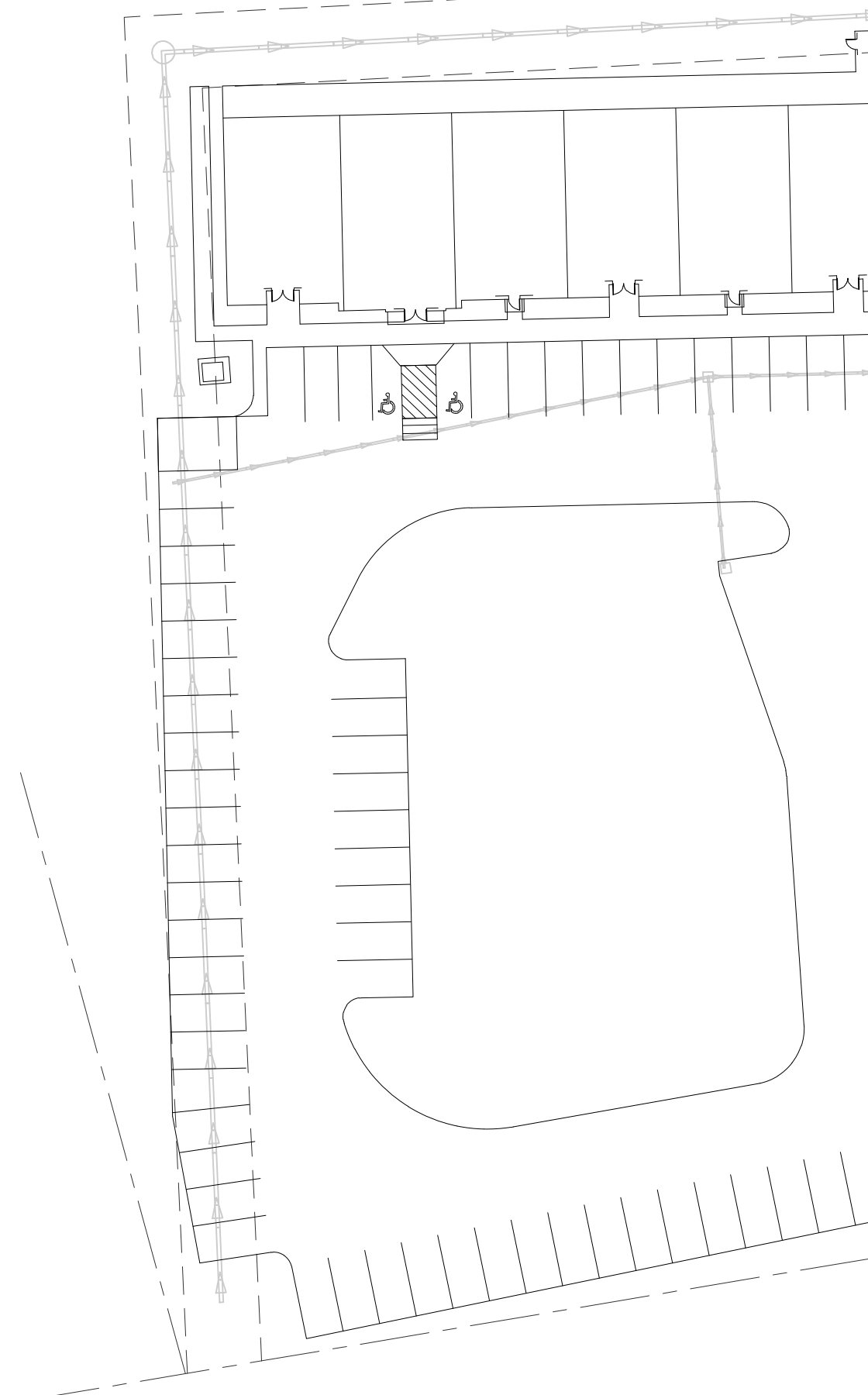
CSXW LED LED Wall Luminaire

Introduction
The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

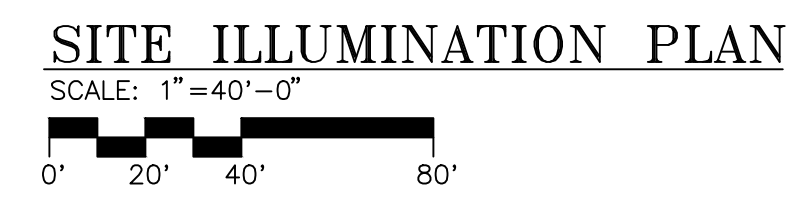
Specifications
Height: 7-1/8" (18.2cm)
Width: 16-3/8" (41.5cm)
Depth: 9-5/16" (23.8cm)
Weight (max): 30 lbs (13.6kg)

Ordering Information EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish
CSXW LED	30C 30 LEDs	700 100mA	40K 5000K	T3M Typical	120V	W	PER	Dark bronze



- NOTES:**
- VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES; USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.81.
 - FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.

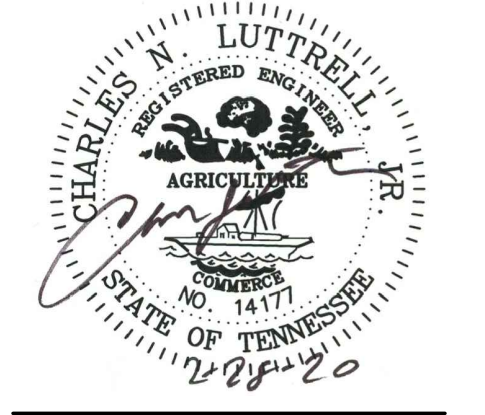


SIGNAGE NOTE:
ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TTCDA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

1 SITE PLAN REVISED TO REFLECT BUILDING 2 AS FUTURE, PARKING AND SIDEWALK AREAS REVISED, REVISED LOCATION OF ONE FIXTURE.



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NEW BUILDING FOR
CLEAR DEFENSE PEST CONTROL
KNOXVILLE, TN

5-A-20-TOB
Revised: 3/23/2020

SITE PLAN - ILLUMINATION

DATE: FEB 28 2020
PROJECT NO.: 20025
PROJECT MGR.: STUART
REVISION #1 3-23-20

Vreeland Engineers Inc.
3107 Sutherland Ave.
P.O. Box 10645
Knoxville, TN 37939
865-637-4451
1-800-362-3789
vreelandengineers.com

SE101



CERTIFICATE OF APPROPRIATENESS

Name of Applicant: MOMENTUM REALTY GROUP OF KNOXVILLE, LLC
 Date Filed: 3-10-2020 Fee Paid: \$400.00 File Number: ~~ISA 1234~~ 5-A-20-TOB
 Map Number: _____ Zoning District: PC/TO
 Jurisdiction: City _____ Councilmanic District County W6 Commission District

PROPERTY INFORMATION

ADDRESS: 0 VIRGINIA PINE WAY
STREET NUMBER AND NAME
 GENERAL LOCATION: OFF VALLEY VISTA ROAD, SOUTH OF HARIN VALLEY, WEST OF I-140
 PARCEL NUMBER(S): 103 ~~0~~-12014
 SIZE OF TRACT: 4.39 AC 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: NATHAN W. SILVUS Phone: 865.414.0524 Fax: _____
 Mailing Address: 1815 NANTASKET ROAD

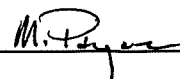
APPLICATION AUTHORIZATION — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

PLEASE PRINT

Signature: 


Name: MIKE DENHAM Phone: 865.919.6400 Fax: _____
 Mailing Address: 86 STERLING WAY, BOWLING GREEN, KY 42104

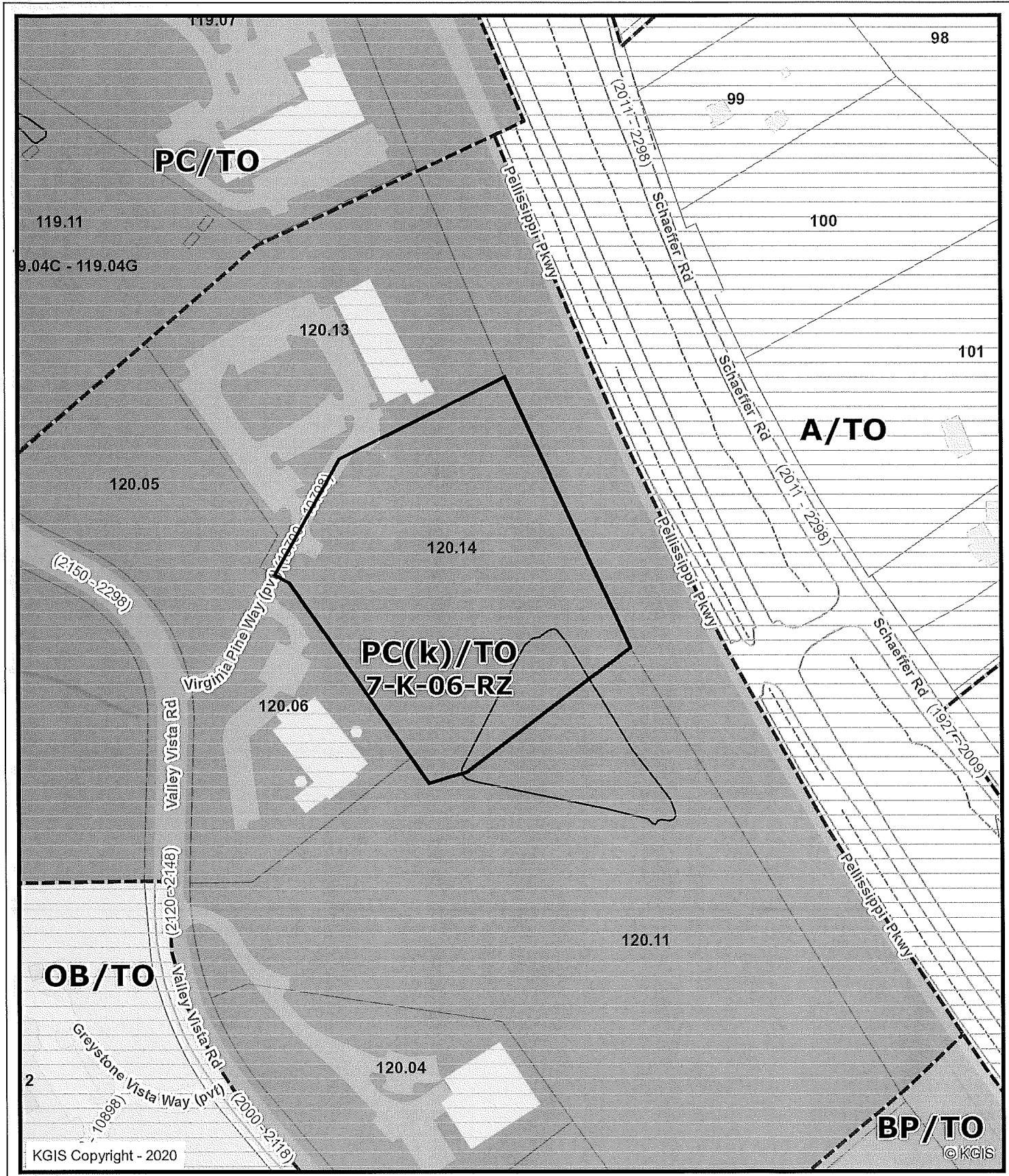
APPLICATION ACCEPTANCE — Staff Member who accepted this application:



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

(Please sign in black or blue ink)

NAME	Complete Mailing Address	Owner	Option
MOMENTUM REALTY GROUP OF KNOXVILLE, LLC	86 STERLINE WAY, BOWLING GREEN, KY 42104		X
	12173 Woodhollow Ln, Knoxville TN 37932	X	X



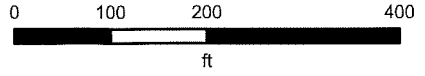
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