

# Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

11-A-20-TOB

**Applicant:** CHRIS SHARP / URBAN ENGINEERING, INC.

**Request:** BUILDING PERMIT

**Meeting Date:** 11/9/2020

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**Address:** 10536 and 0 Lexington Drive and 510 Omni Ln.

**Map/Parcel Number:** 131 A G 005, 006, AND 007.01

**Location:** Three properties at southwest corner of intersection of Lexington Drive and Omni Lane

**Existing Zoning:** CB (Business and Manufacturing) / TO (Technology Overlay) Districts

**Proposed Zoning:** N/A

**Existing Land Use:** Warehouse/Office use for BAM, Inc.

**Proposed Land Use:** Expansion of current use

**Appx. Size of Tract:** 5.9 acres

**Accessibility:** The property is accessed from Lexington Drive and from Omni Lane. Lexington Drive is a local road with a 27-ft pavement width within a 50-ft right-of-way. Omni Lane is a local road with a 26-ft pavement width inside a 50-ft right-of-way. Simmons Road runs adjacent to the property on the west side, but has been closed.

**Surrounding Zoning and Land Uses:** North: Commercial and office - CB (Business and Manufacturing) / TO (Technology Overlay) Districts

South: Vacant land - CB (Business and Manufacturing) / TO (Technology Overlay) Districts

East: Warehousing - CB (Business and Manufacturing) / TO (Technology Overlay) Districts

West: Warehousing and outdoor storage - I-G (General Industrial) / TO (Technology Overlay) Districts

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**Comments:**

- 1) This is a request for approval of a three-phased addition to the BAM facility at the intersection of Lexington Drive and Omni Lane. The existing structure was built in 1972, so it predates the TTCDA Guidelines. It consists of 50,836 square feet and is a one-story warehouse/office. The applicant is requesting approval to add three new buildings on the two parcels to the rear of the existing building. A new parking lot is proposed on the same parcel as the existing building and is located to the southeast between the existing building and the Phase III building. Additional parking will be located in a large alcove between the new buildings and will be constructed as part of Phase II.
- 2) The three new buildings proposed would add 50,400 square feet to the campus, for a total area of 101,200 square feet upon completion.
- 3) The two lots located behind the existing building will be replatted, moving the lot line to the west to contain a detention pond and provide a larger lot comprising 2.183 acres (approximately 95,091 square feet) on the east of the site to accommodate the new buildings. A plat has been submitted and is included as Exhibit A.
- 4) The detention pond meets the County's stormwater requirements, and a 20' access easement to the detention pond is shown on the plat. The applicant is seeking a waiver from the interior side setback for the Phase I building from the detention pond lot line, which will enable them to align the roll-up door of the existing building with the Phase I building. As there is not a structure on the detention pond lot that potentially could be located too close considering the amended setback allowance, and since this is on a side of the site not readily visible, staff

recommends approval of the setback waiver request.

5) Access for the site will be from the existing driveway off of Lexington Drive to the existing building, which will remain unchanged. A second access point would be off of Omni Road and would provide access to all three new buildings included in the expansion.

6) Knox County's parking requirement is based on the maximum number of employees on the two largest shifts and visitors. There are currently 40 employees on the two largest shifts, and the required parking would be 23 spaces. Upon completion, the expansion will add 14 employees to the facility for a total of 54 employees, which brings the required parking up to 28 spaces. The facility has provided 51 spaces. This is well below TTCDA's requirement, which calls for 101 spaces. Staff recommends approval of the requested waiver to reduce to the parking in this case as it is not needed and will prevent unnecessary and unutilized parking on the site.

7) The proposed development would require waivers for development intensity standards in phases I-III from the ground area coverage and from the floor area ratio requirements. The applicant is requesting a waiver from the maximum allowed FAR (30%) and GAC (25%) as described below. The development as proposed would result in a GAC and FAR of 39.7% upon completion. The site includes a detention pond that is owned by another party and is therefore not included in these calculations. However, it does function as part of the site. When the parcel encompassing the detention pond is taken into consideration, the resulting FAR and GAC upon completion would be 36.7%. Taking that lot into consideration would yield a GAC and FAR of 24% for Phase I which would not require a waiver, a GAC and FAR of 30.77% for Phase II. Staff's recommends approval of these waivers.

8) Proposed landscaping is located along the Omni Lane right-of-way and in portions of the site visible from Omni Lane. The applicant is seeking waivers from two landscaping requirements. With the approval of these waivers from the landscaping requirements, the landscape plan would be consistent with the Design Guidelines.

a) The applicant is requesting to waive the requirement for ornamental trees to be planted around the buildings in an area equivalent to 50% of the front and side elevations. The perimeter of the buildings is planted with ornamental trees and plantings along the eastern façade facing Omni Lane and the southern façade visible from Omni Lane. Additionally, because of the inward-focused nature of the site plan and the limited visibility of the majority of the building facades, the northern and western facades are not readily visible to passersby. Taking these factors into consideration and based on the landscaping plan as submitted, staff recommends approval of this waiver.

b) The second request is to waive the requirement for a large tree to be located within 60 ft of a parking space in the interior corner of the courtyard where the phase II and phase III buildings meet. This area is not visible from the street and would be the only planting in this area, so staff recommends approval of this waiver.

9) Regarding building design, the exterior materials and colors of the new buildings will match the existing colors and materials of the existing BAM office building. The blue doors shown on the floor plans are emergency exits and are not subject to the requirement to be a prominent feature since they are not entrances to the building.

10) 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.

11) There is no signage proposed with this submittal.

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**Design Guideline  
Conformity:**

With the approval of the requested waivers, and based on the application and plans as submitted, the proposal is in compliance with TTCDA Design Guidelines.

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**Waivers and Variances  
Requested:**

The applicant is seeking waivers from the following requirements:

Phase I:

- 1) Reduce the interior side setback from 20' to 8'.
- 2) Increase the maximum Ground Area Coverage requirement from 25% to 32.5%.
- 3) Increase the maximum Floor Area Ratio requirement from 30% to 32.5%.
- 4) Reduce the required number of parking stalls from 67 to 38.

Phase II:

- 1) Increase the maximum Ground Area Coverage requirement from 25% to 33.4%.
- 2) Increase the maximum Floor Area Ratio requirement from 30% to 33.4%.
- 3) Reduce the required number of parking stalls from 85 to 51.

Phase III:

- 1) Increase the maximum Ground Area Coverage requirement from 25% to 39.7%.
- 2) Increase the maximum Floor Area Ratio requirement from 30% to 39.7%.
- 3) Reduce the required number of parking stalls from 101 to 51.

Landscaping:

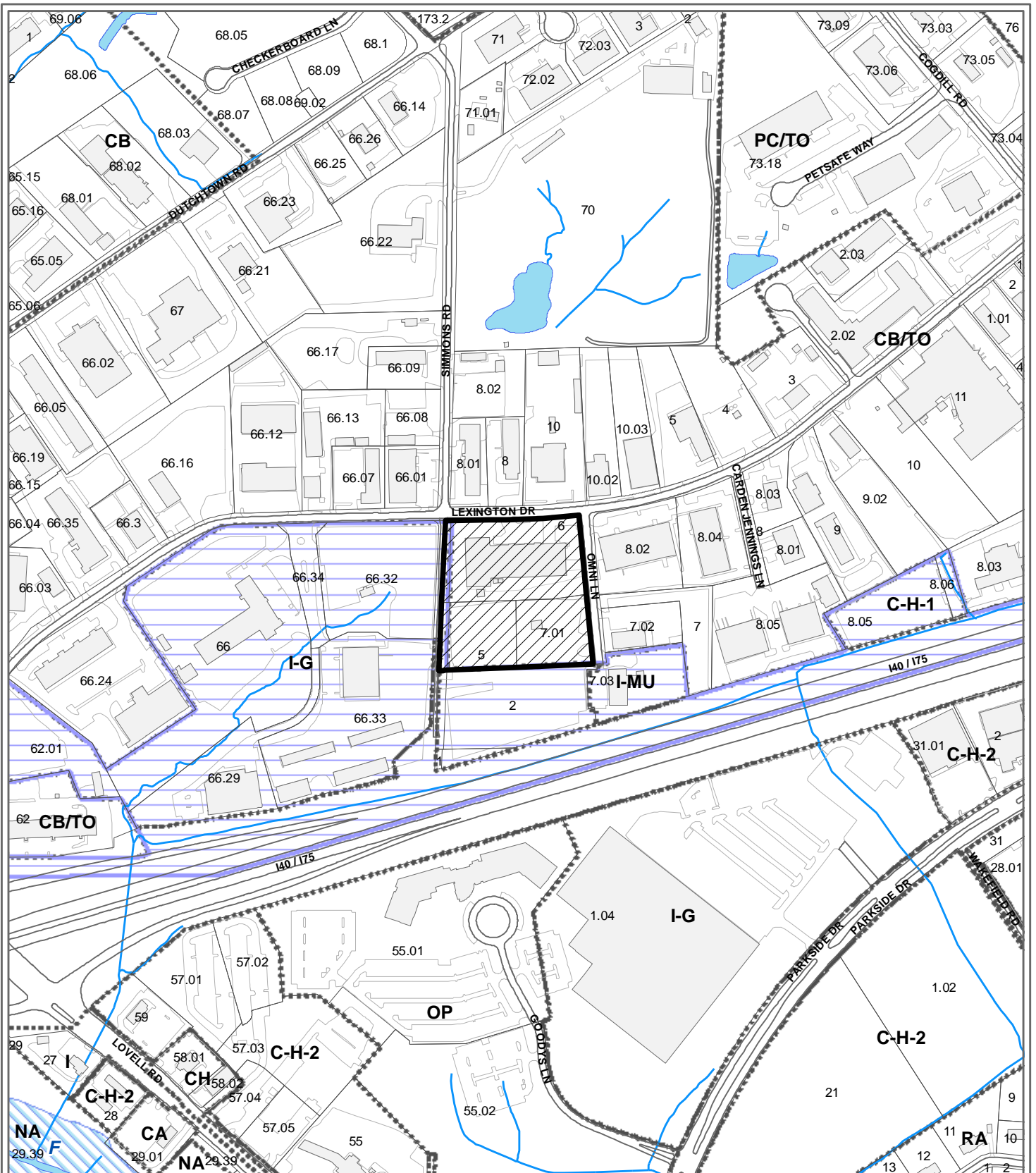
- 1) Reduce the requirement for 50% of the area of each front and side elevation (15,895 s.f.) to be planted with ornamental trees, shrubbery and bedding plants to 16.6% (5,281 s.f.).
- 2) Waive the requirement for all spaces to be within 60 feet of a large, ornamental tree for the southwest corner of the Phase III building.

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**Staff Recommendation:**

With the approval of the requested waivers, and based on the application and plans as submitted, the proposal is in compliance with TTCDA Design Guidelines and 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) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Providing a maintenance covenant on the plat establishing responsibility of the detention pond.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) 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.
- 6) If any of the waivers are denied, the applicant shall submit revised plans demonstrating compliance with the TTCDA Guideline from which the waiver was denied for administrative review by staff prior to issuing the COA. Significant changes of design would require TTCDA approval.



# **11-A-20-TOB** **CERTIFICATE OF APPROPRIATENESS**



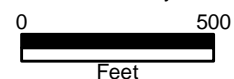
Purpose of Request: Building Permit - Expansion or Renovation, Building Permit - Grading Plan, Zoning Variance

Original Print Date: 10/26/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Sharp / Urban Engineering, Inc.,  
Chris

Map No: 131

Jurisdiction: County





# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

October 12, 2020

Tennessee Technology Corridor Development Authority  
Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

**Re: BAM Inc.**

Dear Michelle and TTCDA Commissioners:

Attached to this letter you will find our application for a Certificate of Appropriateness and associated drawings. BAM Inc. is located at the intersection of Lexington Drive and Omni Lane. It is at the extreme southwest corner of the Technology Overlay.

Below is a description of BAM's operation:

"BAM Inc. (BAM) is a materials science company utilizing its proprietary, high-temperature technology to provide services for processing a wide variety of advanced materials, such as carbon and graphite, carbon/carbon and graphite composites, carbon/carbon and graphite structures, ceramic powders and ceramic composites. Processed materials are used in aerospace applications for commercial and military aircraft brakes; in rocketry; in semi-conductor applications; and for powders, ceramics, and other specialty and high-altitude applications requiring high-temperature processing in controlled environments. BAM also provides high temperature services used for the production of specialty ceramic powders, and pre-forming services for 3D carbon-carbon composites. BAM is dedicated to providing the highest quality for its customers which led the company to be certified to AS 9100 and ISO 9001 in 2008.

BAM meets all environmental rules and regulations, including air quality and water discharge permit requirements. We host Rural Metro Fire Department yearly to review our layout, evacuation plan and fire prevention equipment. BAM's Safety, Health and Environmental program includes training all employees on fire prevention and environmental protection on a recurring basis. The expanded facility will be built, equipped and manned using the same principles. We do not foresee any factors that would be detrimental to health, safety or the welfare of the area. "

BAM is proposing a three-phased expansion of their operation. Phase 1 is a new 16,200 square foot building and concrete access for material deliveries. Upon completion of the three phases, there will be a total of 50,400 square feet of manufacturing space. Currently, BAM, Inc. has approximately 60-employees. The three-phased expansion will create approximately 42 new jobs.



# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

We are proposing several variances that are listed on the drawings. We are of the opinion that the variance requests will have no negative impact on the surrounding properties and are consistent with the character of the area.

Below are photographs of the existing BAM facility and the neighboring facilities.







# URBAN ENGINEERING, INC.

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# URBAN ENGINEERING, INC.

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Thank you for considering our application. Please do not hesitate to contact me if you need additional information.

Sincerely,

Urban Engineering, Inc.

Chris Sharp, P.E.





# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

## Variance / Waiver Requests:

- 1) Request: Increase the maximum allowable Ground Area Coverage from 25% to 40%.

Justification: Manufacturing space is critical to BAM's operation. The need for floor area exceeds the need for parking. At the completion of Phase 3, the parking total will fall short of the TTCDA requirements but will well exceed the requirements per the Knox County Zoning Ordinance. There are no variances associated with the Impervious Area Ratio.

- 2) Request: Increase the maximum allowable Floor Area Ratio from 30% to 40%.

Justification: Manufacturing space is critical to BAM's operation. The need for floor area exceeds the need for parking. At the completion of Phase 3, the parking total will fall short of the TTCDA requirements but will well exceed the requirements per the Knox County Zoning Ordinance. There are no variances associated with the Impervious Area Ratio.

- 3) Request: Reduce the required parking from 67 spaces to 38 spaces in Phase 1.

Justification: Manufacturing space is critical to BAM's operation. The need for floor area exceeds the need for parking. At the completion of Phase 3, the parking total will fall short of the TTCDA requirements but will well exceed the requirements per the Knox County Zoning Ordinance. There are no variances associated with the Impervious Area Ratio.

- 4) Request: Reduce the required parking from 85 spaces to 51 spaces in Phase 2.

Justification: Manufacturing space is critical to BAM's operation. The need for floor area exceeds the need for parking. At the completion of Phase 3, the parking total will fall short of the TTCDA requirements but will well exceed the requirements per the Knox County Zoning Ordinance. There are no variances associated with the Impervious Area Ratio.

- 5) Request: Reduce the required parking from 101 spaces to 51 spaces in Phase 3.

Justification: Manufacturing space is critical to BAM's operation. The need for floor area exceeds the need for parking. At the completion of Phase 3, the parking total will fall short of the TTCDA requirements but will well exceed the



# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

requirements per the Knox County Zoning Ordinance. There are no variances associated with the Impervious Area Ratio.

- 6) Request: Reduce the required landscaping from 15,895 square feet to 5,281 square feet.

Justification: We are proposing plantings in the areas that will be visible from public rights of way. Plantings internal to the parking / delivery areas will impede with the operation of the facility (i.e. truck deliveries).

- 7) Request: Increase the distance from 60 feet to 110 feet between a large canopy tree and the most remote parking area.

Justification: We are proposing plantings in the areas that will be visible from public rights of way. Plantings internal to the parking / delivery areas will impede with the operation of the facility (i.e. truck deliveries).

- 8) Request: Reduce the required side setback from 20 feet to 8 feet.

Justification: A detention pond is going to be constructed to meet the requirements of Knox County and will be on a lot owned by another party. The side lot will not be visible from public right of way. The 12-foot reduction will afford BAM the opportunity to align the roll up door on the existing facility with the Phase 1 expansion.

11-A-20-TOB  
Exhibit A. Plat

**(Waiver of Ownership and General Dedication)**

I,           , the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public as forever and heretofore grantly that I am, we are the owner(s) in fee simple of the property, and as plans of subdivision have been filed, my, our ownership of the property and its appurtenances have an unrestricted right to dedicate right-of-way and/or general easement as shown on this plot:

Owner(s) Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

Owner(s) Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

This \_\_\_\_\_ County of \_\_\_\_\_  
State of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_, known to me to be the person described in \_\_\_\_\_,  
and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this 1st day and year above.

Written: \_\_\_\_\_

My Commission expires \_\_\_\_\_

Zoning \_\_\_\_\_

Zoning Shown on Official Map \_\_\_\_\_

Dated: \_\_\_\_\_

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

**Taxes and Assessments**

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

K. U. B.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility Date \_\_\_\_\_

**Certification of Approval of Public Water System – Minor Subdivisions**

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

K. U. B.

Utility Provider	
Authorized Representative (Print Name)	Date

The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County – Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Know County Department of Engineering and Public Works

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Water: (K.U.B.)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Sewer: (K.U.B.)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Electric: (K.U.B.)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Gas: (K.U.B.)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: (A T & T)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Cable Television: (COMCAST)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and exhibits are true and correct, to the best of my knowledge, in all applicable provisions of the Knoxville-Knox County Surveying Regulations except as has been amended, described and justified in a report filed with the Planning Commission, or for any variance and waivers which have been approved or identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_ 2115

Date: \_\_\_\_\_

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice. I hereby certify that this 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 \_\_\_\_\_  
Tennessee License No. 2115 \_\_\_\_\_

Date: \_\_\_\_\_

Owner Certification for Public Sewer and Water Service – Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: \_\_\_\_\_

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

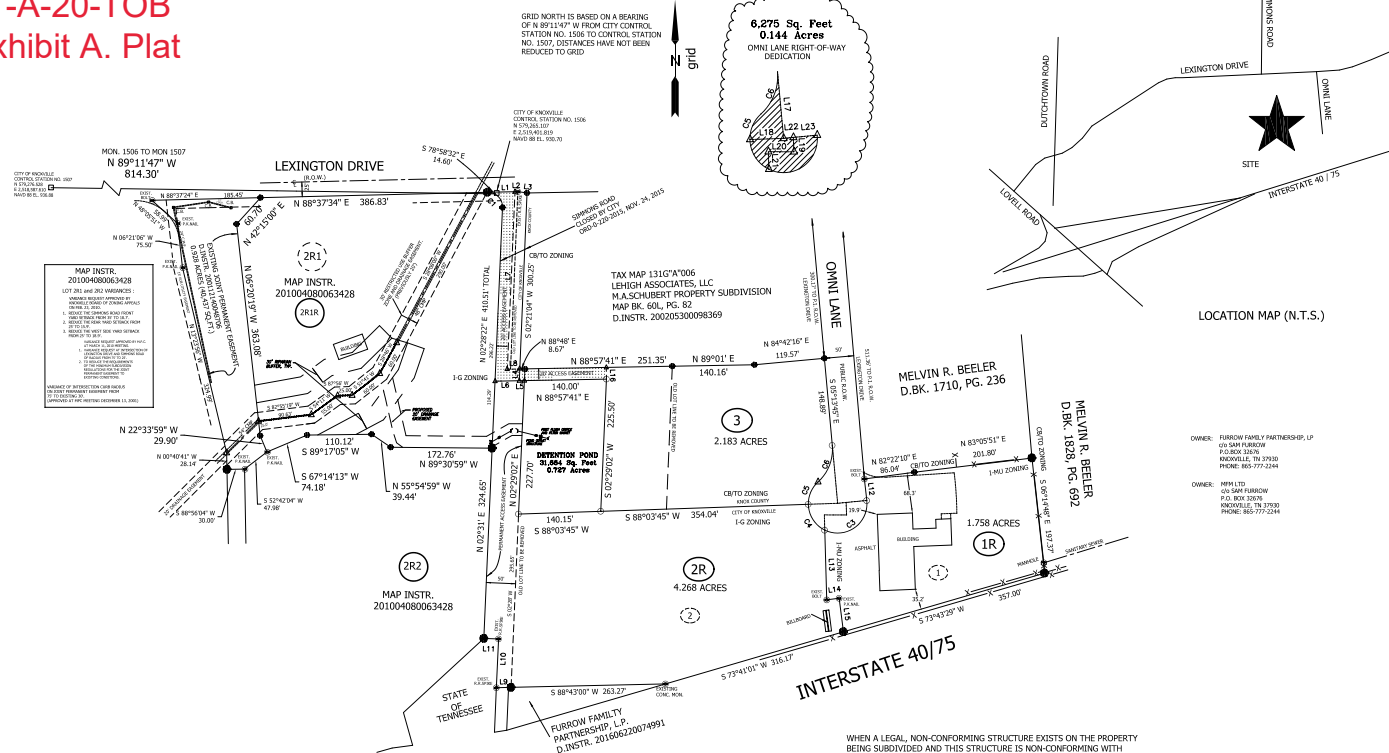
Date: \_\_\_\_\_

Owner Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify the location and parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

[illegible]

WHEN A LEGAL, NON-CONFORMING STRUCTURE EXISTS ON THE PROPERTY BEING SUBDIVIDED AND THIS STRUCTURE IS NON-CONFORMING WITH REQUIREMENTS FOR MINIMUM YARDS, SETBACKS OR HEIGHT, A FINAL PLAN MAY BE APPROVED WHICH RESULTS IN NO NEW NON-CONFORMITY AND NO INCREASE IN THE EXTENT OF ANY EXISTING NON-CONFORMITY.

**Planning Staff Certification of Approval for Recording – Final Plat**

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of new street or other ground upon the plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Kern County Property Assessor	Date
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FINAL PLAT  
REPLAT OF LOT 2R1 OF THE RESUBD. OF LOT 2  
FURROW MAP BOOK P, SLIDE 61A and  
RESUBD. OF LOTS 1 and 2 OF THE  
RESUBD. OF PROPERTY OF A.C.KELLER and ADJACENT TRACT and  
TRACT SHOWN ON PROPERTY OF A.C.KELLER  
DISTRICT 6, KNOX COUNTY  
WARD 47, CITY OF KNOXVILLE, TN  
TAX MAPS 131, PARCEL 066.32 and 131G "A" 002, 005, 007.01 & 007.03  
DATE: SEPTEMBER 10, 2020



LINE	BEARING	DISTANCE
[1] 1	S 89°48' E	44.66
[2] 2	N 89°48' W	44.66
[3] 3	S 81°20' E	15.84
[4] 4	S 02°21' W	20.01
[5] 5	N 88°58' E	8.62
[6] 6	S 88°58' W	41.35
[7] 7	S 02°28' W	302.98
[8] 8	N 88°48' E	21.27
[9] 9	S 88°43' E	25.06
[10] 10	S 02°34' W	85.28
[11] 11	N 88°58' E	8.62
[12] 12	N 02°23' W	36.97
[13] 13	N 01°37' E	118.93
[14] 14	N 82°38' E	21.34
[15] 15	S 07°23' E	57.66
[16] 16	N 01°02' W	20.00
[17] 17	S 05°14' E	99.24
[18] 18	S 89°04' W	49.97
[19] 19	S 02°19' E	21.32
[20] 20	N 88°58' W	57.37
[21] 21	N 01°39' E	5.35
[22] 22	N 84°24' E	14.48
[23] 23	N 84°33' E	35.48

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00	41.03	36.58	N 44°33'07" W
C2	25.00	40.81	36.43	N 44°16'39" W
C3	50.00	106.82	87.64	S 54°48'28" W
C4	50.00	54.91	52.19	N 32°30'37" W
C5	50.00	42.73	41.44	N 23°25'55" E
C6	75.00	69.56	67.10	N 21°20'33" E

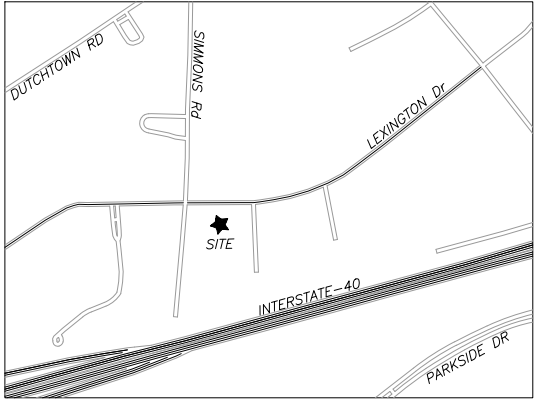
- LEGEND**
- |   |                        |
|---|------------------------|
|  | UTILITY POLE           |
|  | MANHOLE                |
|  | WATER VALVE            |
|  | FIRE HYDRANT           |
|  | WATER METER            |
|  | GAS VALVE              |
|  | 1/2" SET IRON PIN      |
|  | 1/2" EXISTING IRON PIN |
|  | 5/8" EXISTING IRON PIN |
|  | NON MONUMENTED POINT   |

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2004008

BAM INC.

SITE ADDRESS: 10536 LEXINGTON DRIVE, KNOXVILLE, TENNESSEE 37932  
CLT MAP 131, PARCEL 5, 6, 7.01



LOCATION MAP

OWNER / DEVELOPER:  
BAM, INCORPORATED  
10536 LEXINGTON DRIVE  
KNOXVILLE, TN 37932  
(865) 671-4010



SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP  
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS  
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS  
AND STANDARDS.

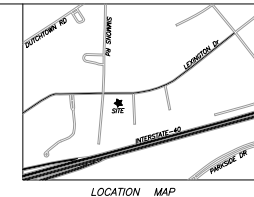
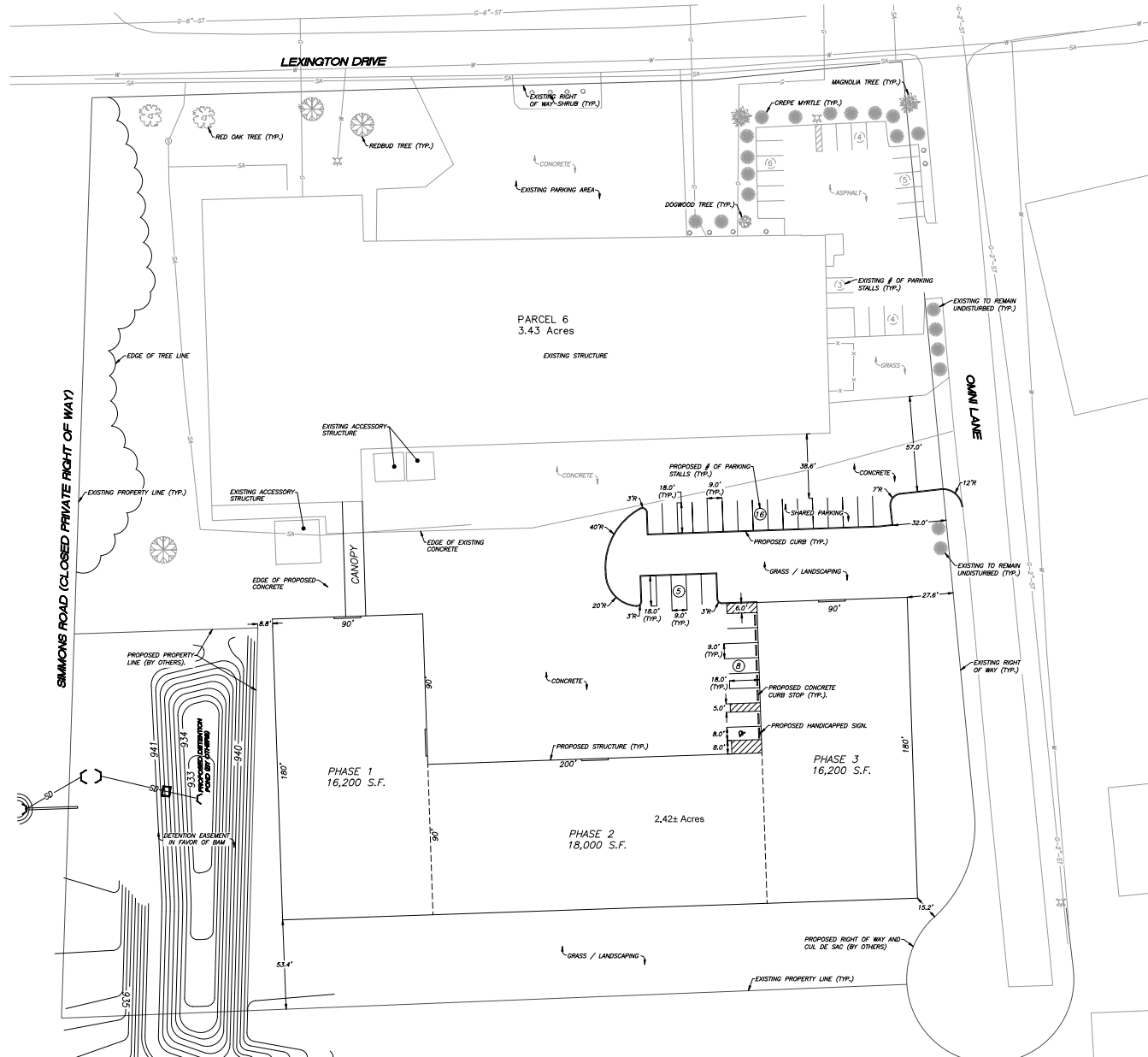
ELECTRICAL - AS DIRECTED BY LCUB  
GAS - AS DIRECTED BY KUB  
WATER & SEWER - AS DIRECTED BY FUD  
TELEPHONE - AS DIRECTED BY AT&T  
CABLE - AS DIRECTED BY COMCAST  
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN OVERALL	C-1
SITE PLAN PHASE 1	C-2
SITE PLAN PHASE 2	C-3
SITE PLAN PHASE 3	C-4
FLOOR PLAN	A1.1
ARCHITECTURAL ELEVATIONS	A3.1
ARCHITECTURAL ELEVATIONS	A3.2
OUTDOOR LIGHTING PLAN PHASE 1	E01
OUTDOOR LIGHTING PLAN PHASE 2	E02
OUTDOOR LIGHTING PLAN PHASE 3	E03
LANDSCAPE PLAN	LA-1

TTEDA FILE# 11-A-20-TOB

2	11/5/20	RESUBMITTAL
REV. NO.	DATE	DESCRIPTION



TTCA FILE# 11-A-20-TOB

SHEET C-1

SITE PLAN OVERALL

**BAM INC.**

SITE ADDRESS: 10536 LEXINGTON DRIVE, KNOXVILLE (37932)

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 131 INSERT G GROUP A PARCELS 5, 6, 7.01  
SCALE: 1"=30' OCTOBER 2, 2020

OWNER / DEVELOPER: BAM, INCORPORATED  
10536 LEXINGTON DRIVE  
KNOXVILLE, TN 37932  
(865) 671-4010



URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 956-1924

DWG. NO. 2004008

ALL WORKMANSHIP AND MATERIALS SHALL BE PER  
KNOX COUNTY STANDARD SPECIFICATIONS  
FOR SITE DEVELOPMENT PERMITS.

PARCEL 5 REFERENCE:  
DEED INSTR. #201606230074491  
PLAT BOOK 21, PAGE 90

PARCEL 6 REFERENCE:  
DEED INSTR. #201705120069017  
PLAT BOOK 60L, PAGE 82

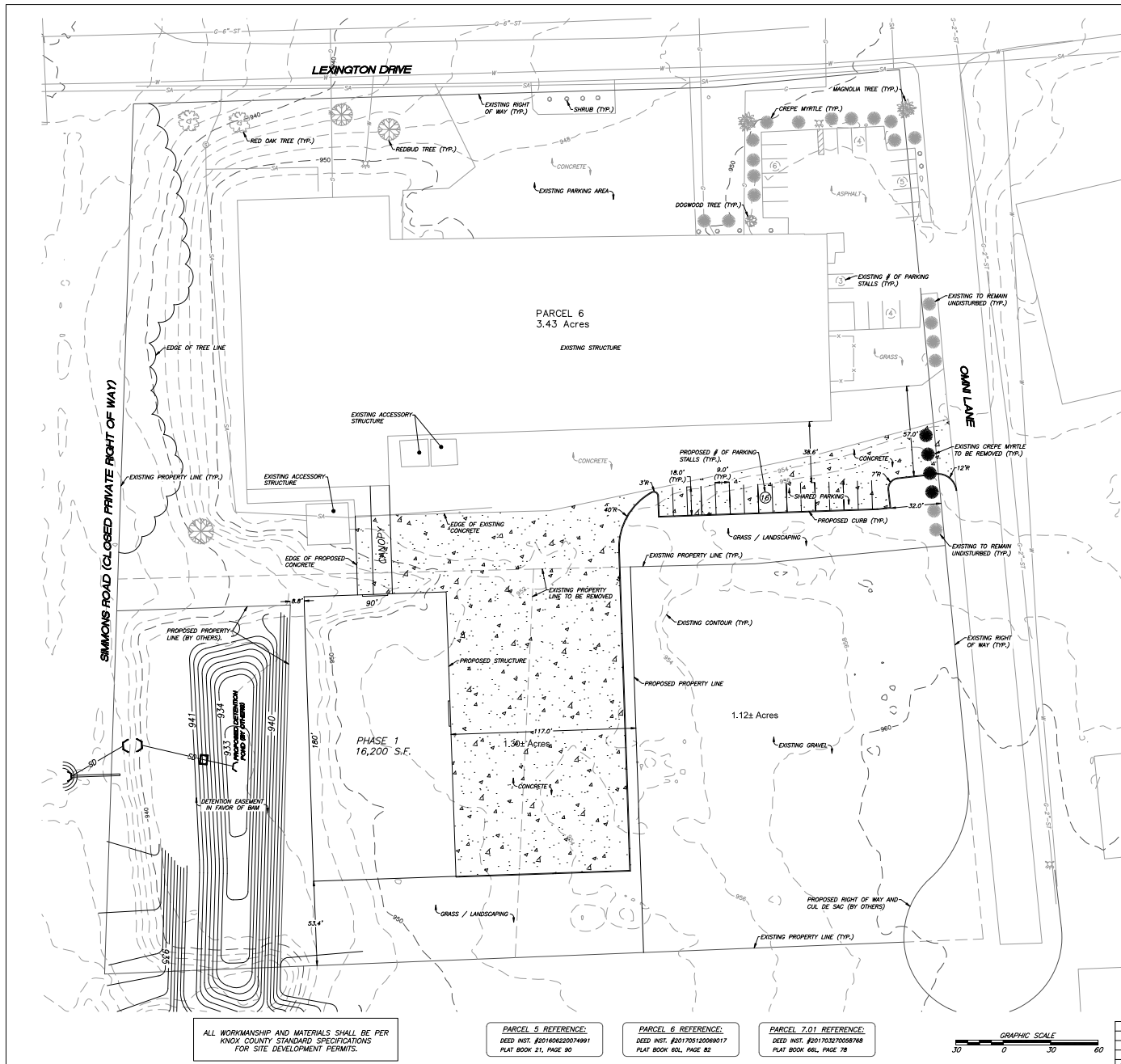
PARCEL 7.01 REFERENCE:  
DEED INSTR. #201705120069017  
PLAT BOOK 60L, PAGE 78



REVISION	DATE	DESCRIPTION	BY
2	11/5/20	RESUBMITTAL	CLM
1	10/29/20	GENERAL REVISIONS	CLM







**SITE PLAN NOTES:**  
1. THIS PROPERTY IS ZONED CB/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:

**TECHNOLOGY OVERLAY:**  
FRONT: 20 FEET / 60 FEET\*  
SIDE: 20 FEET  
REAR: 20 FEET  
\*WITH PARKING IN FRONT YARD

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

3. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

**PARKING NOTES:**

**PARKING SUMMARY:**

EXISTING BUILDING AREA = 50,800± S.F.

PHASE 1 BUILDING AREA = 16,200 S.F.

TTEDA: MINIMUM 1 PER 1,000 S.F. = 67

MAXIMUM 1.5 PER 1,000 S.F. = 101

COUNTY: 1 PER 2 EMPLOYEES ON 2 LARGEST SHIFTS = 40

EXISTING EMPLOYEES ON 2 LARGEST SHIFTS = 40

3 MORE EMPLOYEES PER SHIFT AFTER PHASE 1

43 / 2 = 22

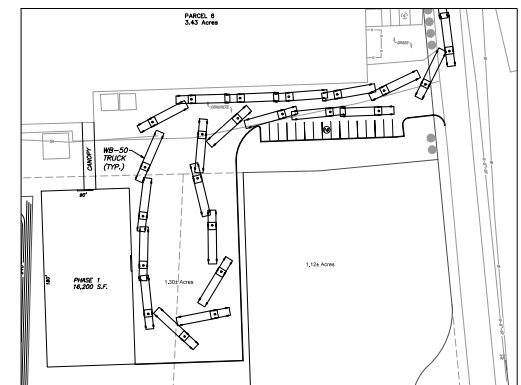
22 + 1 (VISITOR) = 23 TOTAL

TOTAL REVISED PARKING (EXISTING AND PROPOSED) = 38

**REQUESTED VARIANCES**

1. REDUCE THE REQUIRED SIDE SETBACK FROM 20' TO 8'.
2. INCREASE THE MAXIMUM GROUND AREA COVERAGE (GAC) FROM 25% TO 33%.
3. INCREASE THE MAXIMUM FLOOR AREA RATIO (FAR) FROM 30% TO 33%.
4. REDUCE THE REQUIRED NUMBER OF PARKING STALLS FROM 67 TO 38.

LOT COVERAGE SUMMARY - PHASE 1	
CURRENT USE	VACANT
PROPOSED USE	MANUFACTURING
ZONING	CB/TO
TOTAL AREA	4.73± ACRES (206,039 S.F.)
EXISTING BUILDING AREA	50,800 S.F.
PROPOSED BUILDING AREA PHASE 1	16,200 S.F.
TOTAL BUILDING AREA	67,000 S.F.
EXISTING WALKS AND ASPHALT	42,813 S.F.
PROPOSED WALKS AND ASPHALT	34,497 S.F.
TOTAL IMPERVIOUS AREA	144,546 S.F.
IMPERVIOUS AREA RATIO (IAR)	70.0%
GROUND AREA COVERAGE (GAC)	32.5%
FLOOR AREA RATIO (FAR)	32.5%



TURNING TEMPLATE - 50' WHEELBASE VEHICLE  
SCALE: 1"=60'

TTEDA FILE# 11-A-20-TOB

SHEET C-2

SITE PLAN PHASE 1

**BAM INC.**

SITE ADDRESS: 10536 LEXINGTON DRIVE, KNOXVILLE (37932)

DIST. NO. W6  
CLT MAP 131 INSERT G GROUP A PARCELS 5, 6, 7.01  
SCALE: 1"=30'  
OCTOBER 2, 2020

OWNER / DEVELOPER: BAM, INCORPORATED  
10536 LEXINGTON DRIVE  
KNOXVILLE, TN 37932  
(865) 671-4010

URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

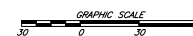
DWG. NO. 2004008

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

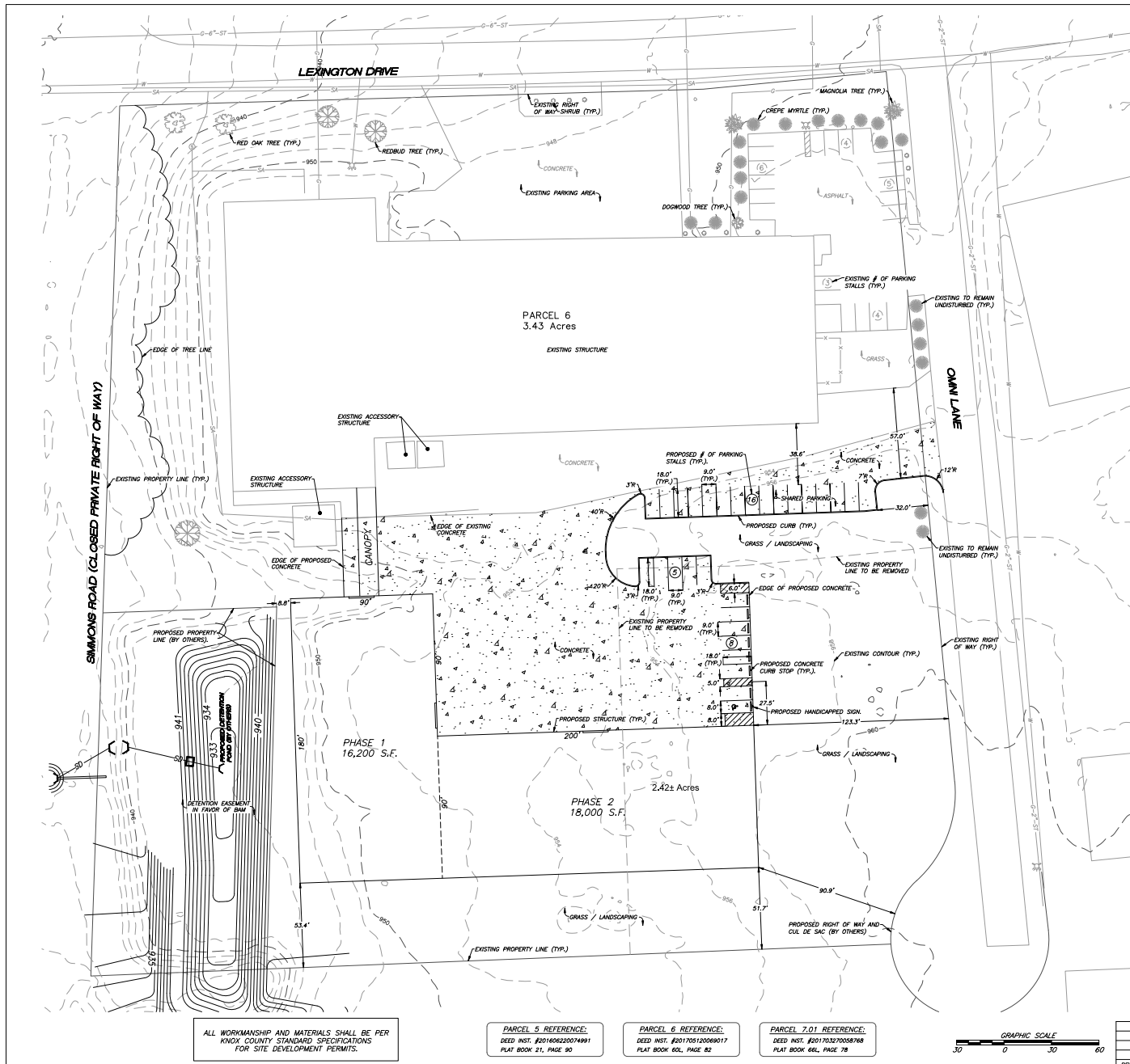
PARCEL 5 REFERENCE:  
DEED INST. #2011406220074491  
PLAT BOOK 21, PAGE 90

PARCEL 6 REFERENCE:  
DEED INST. #201705120069017  
PLAT BOOK 60L, PAGE 82

PARCEL 7.01 REFERENCE:  
DEED INST. #201703270056748  
PLAT BOOK 68L, PAGE 78



REVISION	DATE	DESCRIPTION	BY
2	11/5/20	RESUBMITTAL	CLM
1	10/29/20	GENERAL REVISIONS	CLM



#### SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED CB/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:

TECHNOLOGY OVERLAY  
FRONT: 20 FEET / 60 FEET\*  
SIDE: 20 FEET  
REAR: 20 FEET  
\*WITH PARKING IN FRONT YARD

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

3. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

#### PARKING NOTES:

##### PARKING SUMMARY:

EXISTING BUILDING AREA = 50,800± S.F.

PHASE 2 BUILDING AREA = 34,200 S.F.

TTEDA: MINIMUM 1 PER 1,000 S.F. = 85

MAXIMUM 1.5 PER 1,000 S.F. = 128

COUNTY: 1 PER 2 EMPLOYEES ON 2 LARGEST SHIFTS AND VISITORS.

EXISTING EMPLOYEES ON 2 LARGEST SHIFTS = 40

3 MORE EMPLOYEES PER SHIFT AFTER PHASE 1

11 MORE EMPLOYEES PER SHIFT AFTER PHASE 2

40 + 3 + 11 = 54

54 / 2 = 27

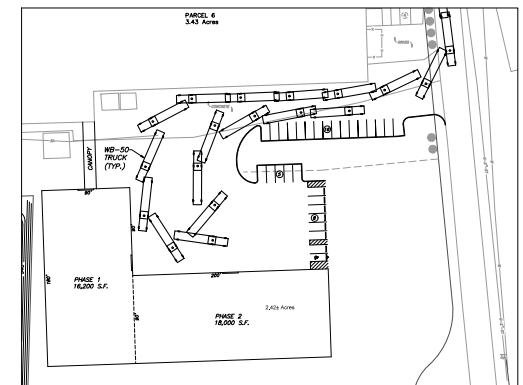
27 + 1 (VISITOR) = 28 TOTAL

TOTAL REVISED PARKING (EXISTING AND PROPOSED) = 51

#### REQUESTED VARIANCES

1. REDUCE THE REQUIRED SIDE SETBACK FROM 20' TO 6'.
2. INCREASE THE MAXIMUM GROUND AREA COVERAGE (GAC) FROM 25% TO 34%.
3. INCREASE THE MAXIMUM FLOOR AREA RATIO (FAR) FROM 30% TO 34%.
4. REDUCE THE REQUIRED NUMBER OF PARKING STALLS FROM 85 TO 51.
5. INCREASE THE MAXIMUM DISTANCE BETWEEN A PARKING STALL AND SHADE TREE FROM 60' TO 110'.

LOT COVERAGE SUMMARY - PHASE 2	
CURRENT USE	VACANT
PROPOSED USE	MANUFACTURING
ZONING	CB/TO
TOTAL AREA	5,854± ACRES (254,826 S.F.)
EXISTING BUILDING AREA	50,800 S.F.
PROPOSED BUILDING AREA PHASE 1	16,200 S.F.
PROPOSED BUILDING AREA PHASE 2	18,000 S.F.
TOTAL BUILDING AREA	85,000 S.F.
EXISTING WALKS AND ASPHALT	42,817 S.F.
PROPOSED WALKS AND ASPHALT	33,509 S.F.
TOTAL IMPERVIOUS AREA	161,358 S.F.
IMPERVIOUS AREA RATIO (IAR)	63.3%
GROUND AREA COVERAGE (GAC)	33.4%
FLOOR AREA RATIO (FAR)	33.4%



TURNING TEMPLATE - 50' WHEELBASE VEHICLE  
SCALE: 1"=60'

TTEDA FILE# 11-A-20-TOB

SHEET C-3

SITE PLAN PHASE 2

**BAM INC.**

SITE ADDRESS: 10536 LEXINGTON DRIVE, KNOXVILLE (37932)

DIST. NO. W6

CLT MAP 131 INSERT G GROUP A PARCELS 5, 6, 7.01

SCALE: 1"=30'

OCTOBER 2, 2020

OWNER / DEVELOPER: BAM, INCORPORATED  
10536 LEXINGTON DRIVE  
KNOXVILLE, TN 37932  
(865) 671-4010

URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

DWG. NO. 2004008

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

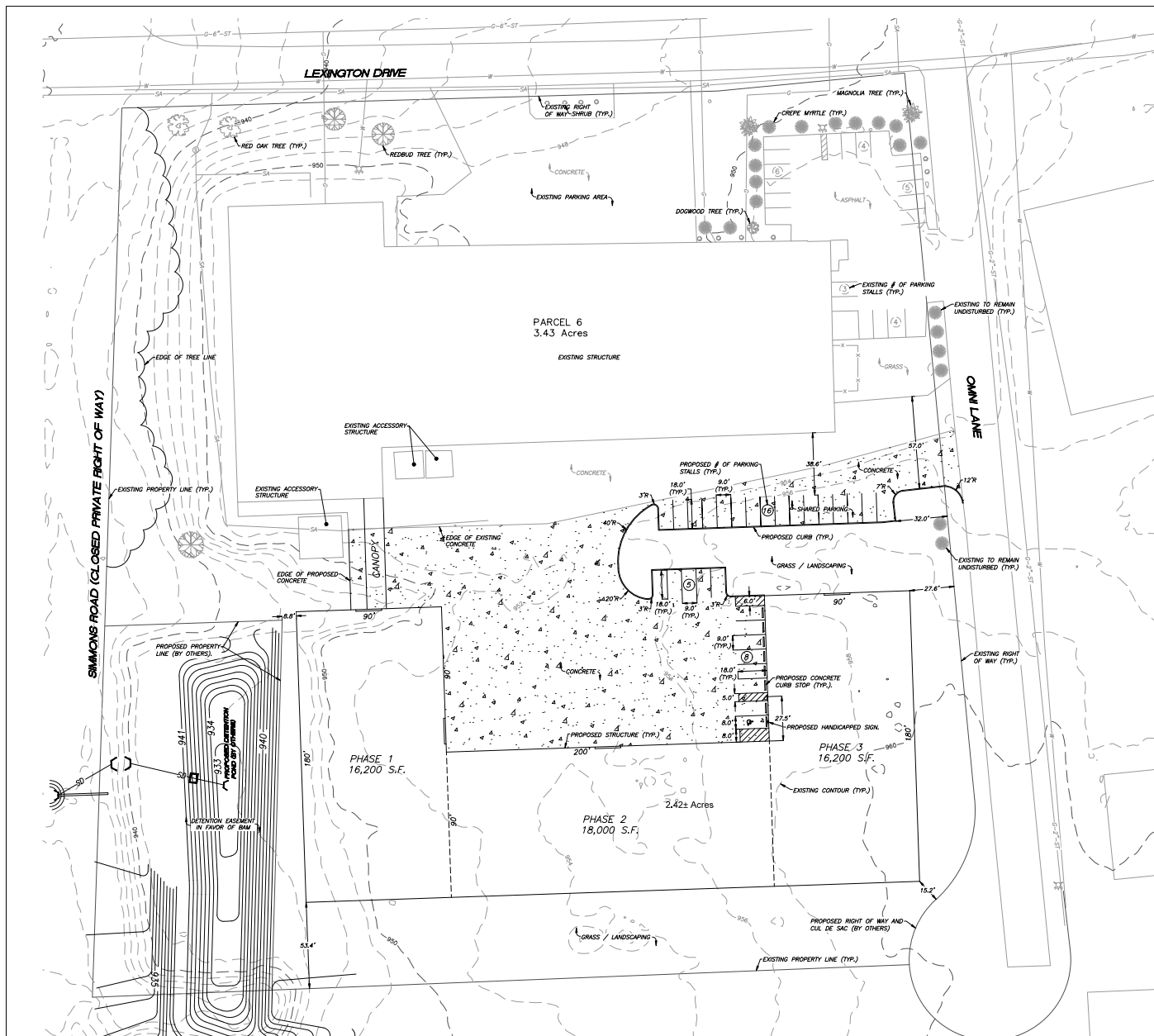
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PLAT BOOK 21, PAGE 90

PARCEL 6 REFERENCE:  
DEED INST. #2011705120090117  
PLAT BOOK 60L, PAGE 82

PARCEL 7.01 REFERENCE:  
DEED INST. #201103270056786  
PLAT BOOK 68L, PAGE 78



REVISION	DATE	DESCRIPTION	BY
2	11/5/20	RESUBMITTAL	CLM
1	10/29/20	GENERAL REVISIONS	CLM



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

PARCEL 5 REFERENCE:  
DEED INST. #201406220074491  
PLAT BOOK 21, PAGE 90

PARCEL 6 REFERENCE:  
DEED INST. #20170512009017  
PLAT BOOK 60L, PAGE 82

PARCEL 7.01 REFERENCE:  
DEED INST. #201703270056746  
PLAT BOOK 68L, PAGE 78



#### SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED CB/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:

TECHNOLOGY OVERLAY  
FRONT: 20 FEET / 60 FEET  
SIDE: 20 FEET  
REAR: 20 FEET  
WITH PARKING IN FRONT YARD

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.

3. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

#### PARKING NOTES:

PARKING SUMMARY:  
EXISTING BUILDING AREA = 50,800± S.F.

PHASE 3 BUILDING AREA = 50,400 S.F.

TTODA: MINIMUM 1 PER 1,000 S.F. = 101

MAXIMUM 1.5 PER 1,000 S.F. = 151

COUNTY: 1 PER 2 EMPLOYEES ON 2 LARGEST SHIFTS = 40

3 MORE EMPLOYEES PER SHIFT AFTER PHASE 1

11 MORE EMPLOYEES PER SHIFT AFTER PHASE 2

40 + 3 + 11 = 54

54 / 2 = 27

27 + 1 (VISITOR) = 28 TOTAL

TOTAL REVISED PARKING (EXISTING AND PROPOSED) = 51

#### REQUESTED VARIANCES

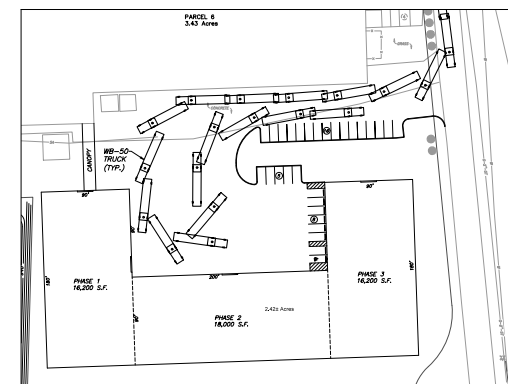
1. REDUCE THE REQUIRED SIDE SETBACK FROM 20' TO 8'.

2. INCREASE THE MAXIMUM FLOOR AREA COVERAGE (FAC) FROM 25% TO 40%.

3. INCREASE THE MAXIMUM FLOOR AREA RATIO (FAR) FROM 30% TO 40%.

4. REDUCE THE REQUIRED NUMBER OF PARKING STALLS FROM 101 TO 51.

LOT COVERAGE SUMMARY - PHASE 3	
CURRENT USE	VACANT
PROPOSED USE	MANUFACTURING
ZONING	CB/TO
TOTAL AREA	5,858± ACRES (254,826 S.F.)
EXISTING BUILDING AREA	50,800 S.F.
PROPOSED BUILDING AREA PHASE 1	16,200 S.F.
PROPOSED BUILDING AREA PHASE 2	18,000 S.F.
PROPOSED BUILDING AREA PHASE 3	16,200 S.F.
TOTAL BUILDING AREA	101,200 S.F.
EXISTING WALKS AND ASPHALT	42,813 S.F.
PROPOSED WALKS AND ASPHALT	33,509 S.F.
TOTAL IMPERVIOUS AREA	177,558 S.F.
IMPERVIOUS AREA RATIO (IAR)	69.7%
GROUND AREA COVERAGE (GAC)	39.7%
FLOOR AREA RATIO (FAR)	39.7%



TURNING TEMPLATE - 50' WHEELBASE VEHICLE  
SCALE: 1"=60'

TTEDA FILE# 11-A-20-TOB

SHEET C-4

SITE PLAN PHASE 3

BAM INC.

SITE ADDRESS: 10536 LEXINGTON DRIVE, KNOXVILLE (37932)

DIST. NO. W6

CLT MAP 131 INSERT G GROUP A PARCELS 5, 6, 7.01

SCALE: 1"=30'

OCTOBER 2, 2020

OWNER / DEVELOPER: BAM, INCORPORATED

11852 KINGSTON PIKE

KNOXVILLE, TN 37932

(865) 671-4010

URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARMACUT, TENNESSEE 37934  
(865) 966-1924

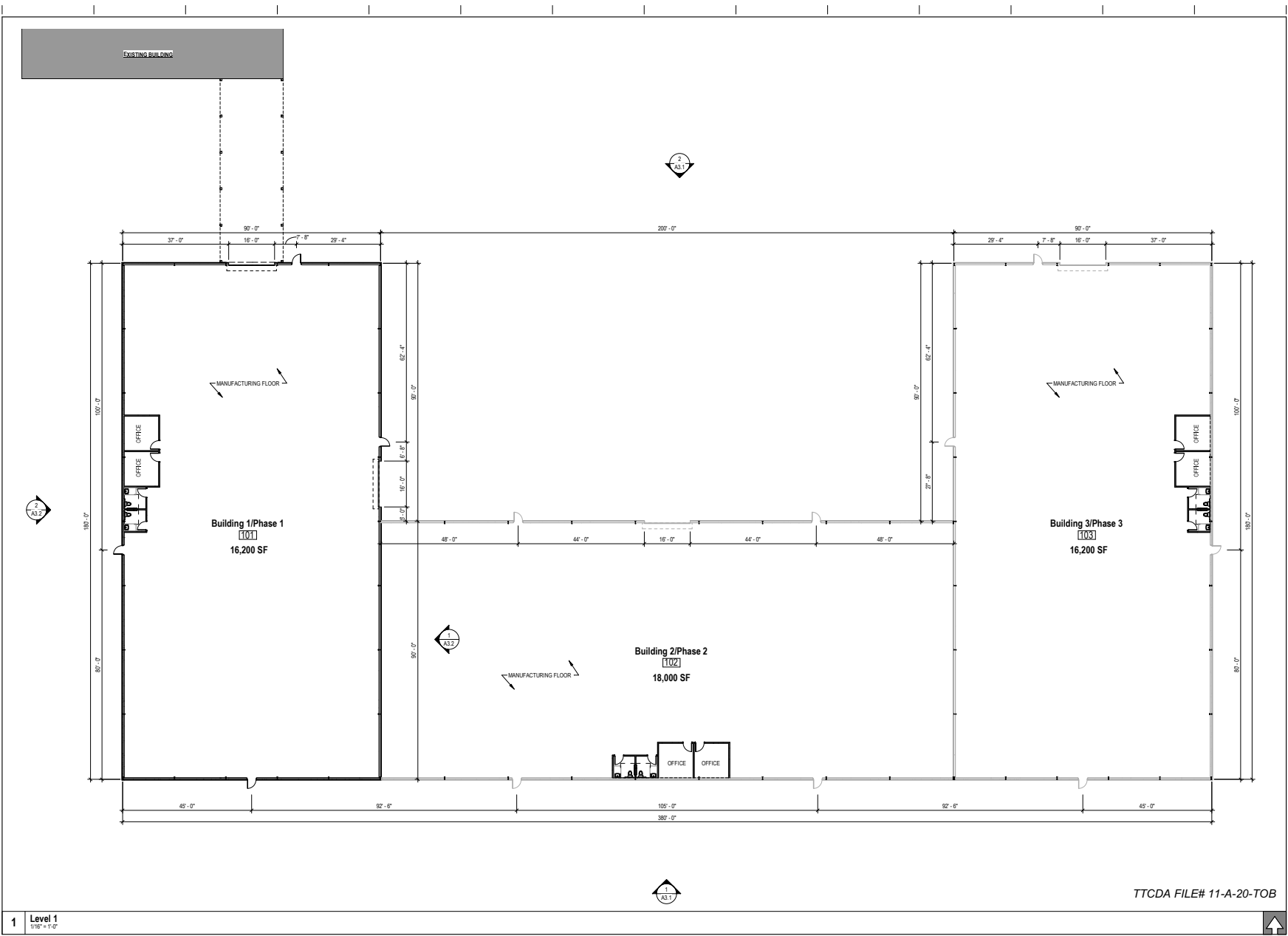
DWG. NO. 2004008



REVISION	DATE	DESCRIPTION	BY
2	11/5/20	RESUBMITTAL	CLM
1	10/29/20	GENERAL REVISIONS	CLM

Date: 10/26/2020 2:23 AM  
Drawn By: Author  
Checked By: Chaser  
File: W:\2020\_P\Project 10116\_BAM Expansion\10116\_BAM Expansion\_TTCD\A1.dwg

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1 Level 1  
1/16" = 1'-0"

TTCD FILE# 11-A-20-TOB

**STUDIO  
FOUR  
DESIGN**  
ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902  
p 865 523-5001 f 865 523-5003  
studiofourdesign.com

BAM Expansion

10536 Lexington Dr.  
Knoxville, TN 37932



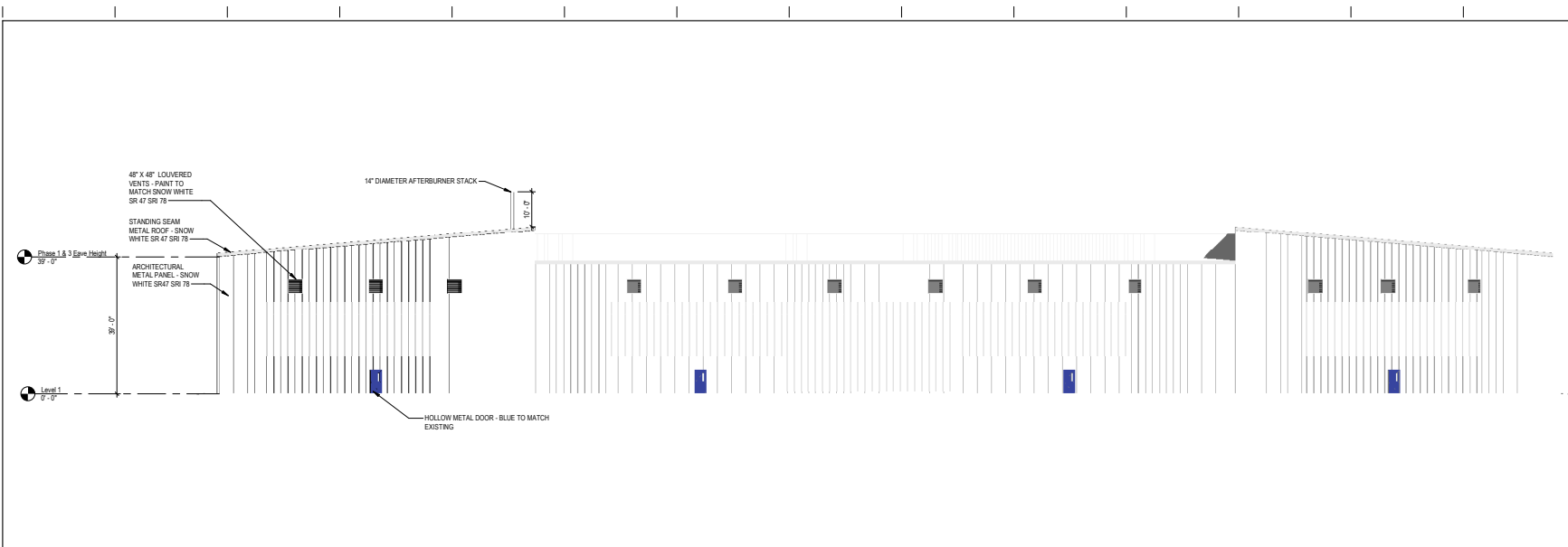
Project Phase: Schematic Design

Issue Date: 10.29.2020		
Revisions		
No.	Description	Date

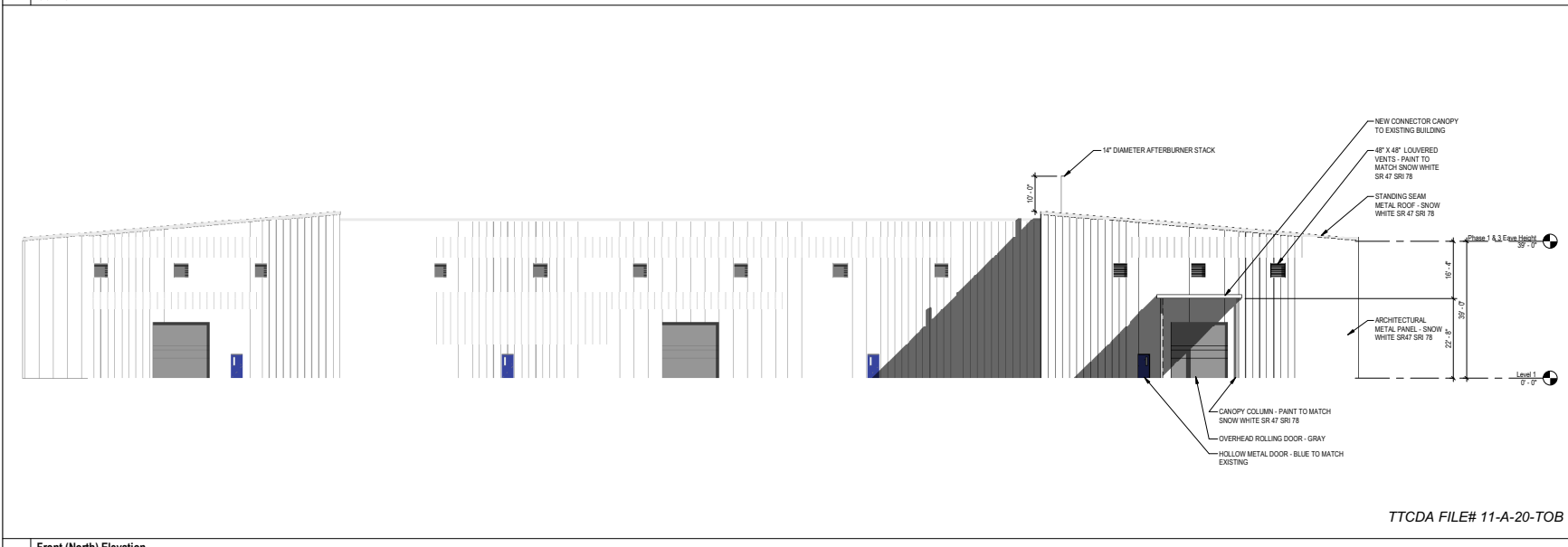
Job Number: 20116.00  
Floor Plan

A1.1

Date: 10/26/2020 2:27 AM  
Drawn By: Author  
Checked By: Designer  
Project: 11-A-20-TOB  
TTCA File# 11-A-20-TOB  
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1 Rear (South) Elevation  
1/16" = 1'-0"



2 Front (North) Elevation  
1/16" = 1'-0"

TTCA FILE# 11-A-20-TOB

**STUDIO  
FOUR  
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ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902  
p 865 523-5001 f 865 523-5003  
studiofourdesign.com

BAM Expansion

10536 Lexington Dr.  
Knoxville, TN 37932

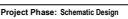


Project Phase: Schematic Design		
Issue Date: 10.29.2020		
Revisions		
No.	Description	Date

Job Number: 20116.00  
Elevations

A3.1





Job Number: 20116.00

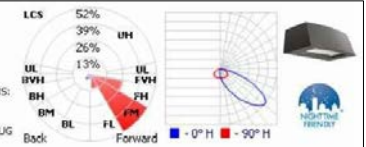
TTCDA FILE# 11-A-20-TOB

2	Side (West) Elevation 1/16" = 1'-0"
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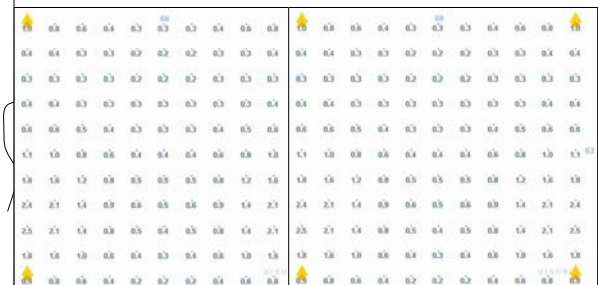
Scale 1" = 20'

LITHONIA LIGHTING  
ARC2 LED P3 30K  
ARC2 LED WITH P3 - PERFORMANCE  
PACKAGE, 3000K  
LAMP:  
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS:  
3205.5  
INPUT WATTAGE: 23.7345  
DISTRIBUTION: TYPE III, VERY SHORT, BUG  
RATING: B0 - U0 - G1  
EFFICIENCY: 100%



Spacing **68 x 63 ft**  
Area Between Poles **4,284 ft²**  
Wattage / Area **0.02 W/ft²**  
Optional Spacing  
40 x 73 ft  
60 x 69 ft  
73 x 22 ft

Calculation Results [ D ]  
Minimum **0.2 fc**  
Average **0.7 fc**  
Maximum **2.5 fc**  
Max/ Min **12.0**  
Ave/ Min **3.5**  
Point Spacing **6.8 x 6.3 ft**  
Iterations **28**  
Points Calculated **12,409**



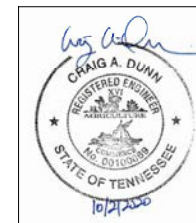
Typical Building Edge Photometric Data in Foot Candles

Note: All 4 fixtures to be wall mount and the same Lithonia ARC2-LED-P3 30K specification.

TTTCA FILE# 11-A-20-TOB

**Lithonia Lighting**  
[ D ] - ARC2 LED P3 30K

Configuration	Single	Light Loss Factor	1	Lamp Quantity	1
Mounting Height	20	Orientation	0	Lumens Per Lamp	3206
Support Length	1	Tilt	0	Wattage	23.7



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**B&M**  
ADVANCED MATERIAL TECHNOLOGIES

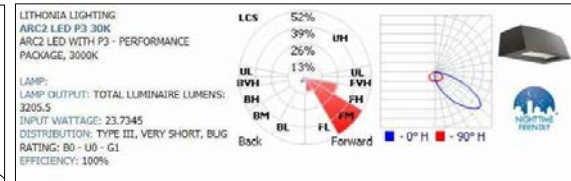
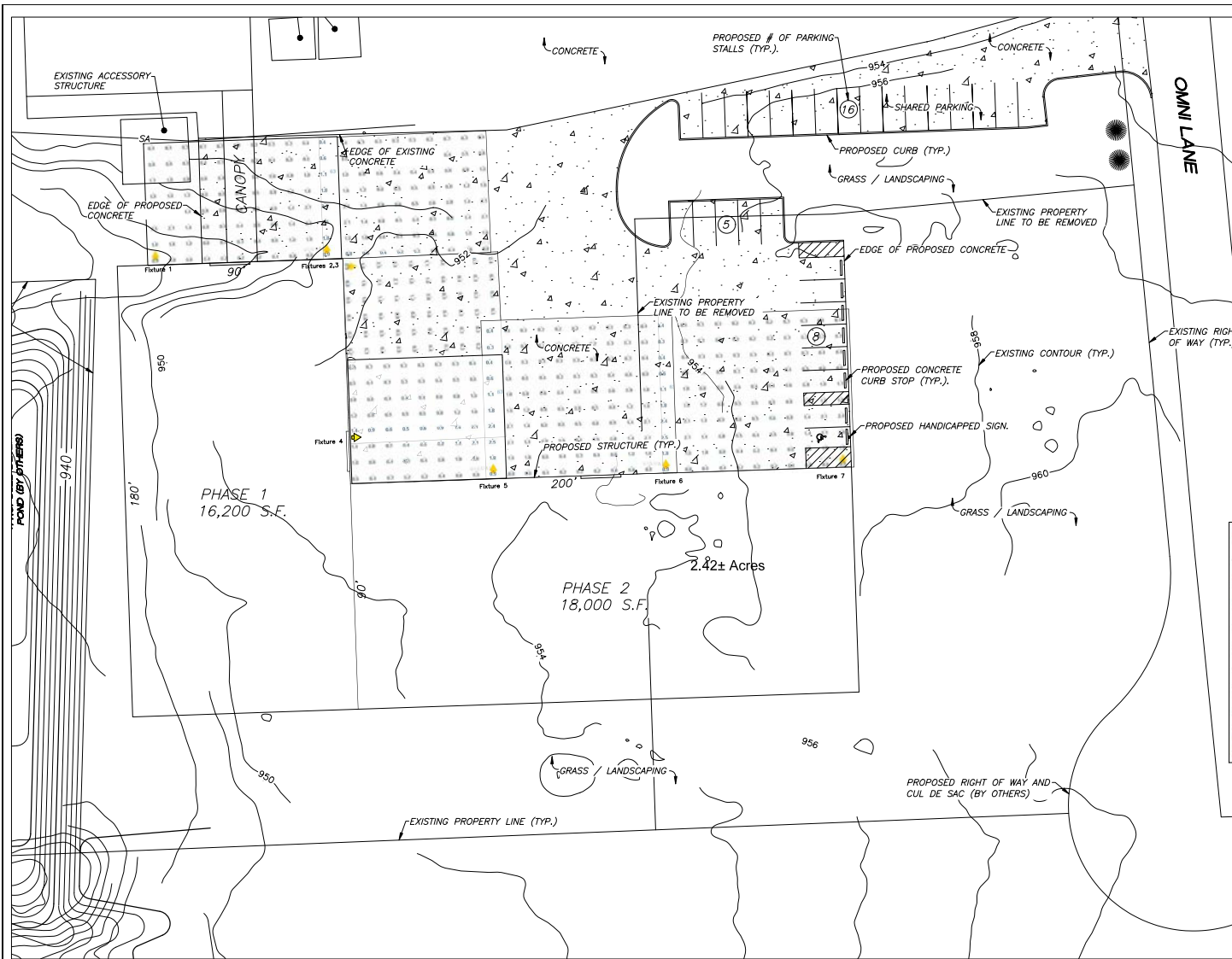
10536 Lexington Drive  
Knoxville, TN 37932  
Phone (865) 671-4010

DRAWN BY:	CAD	SHEET SIZE:	D
CHECK BY:	—		
APPROV. BY:	—		
ENGINEER:	—		

DATE	REV	CHANGE SUMMARY	DR	ECN
07/28/2020	A	INITIAL ISSUE	cad	

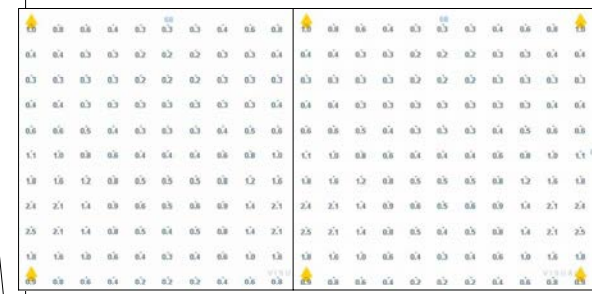
TITLE: **BAM Outdoor Lighting Plan**  
**Phase 1 Expansion**

DRAWING NO.: **E01** REV NO.: **A**



Spacing	68 x 63 ft
Area Between Poles	4,284 ft <sup>2</sup>
Wattage / Area	0.02 W/ft <sup>2</sup>
Optional Spacing	60 x 69 ft 73 x 22 ft

Calculation Results [ D ]	
Minimum	0.2 fc
Average	0.7 fc
Maximum	2.5 fc
Max/ Min	12.0
Ave/ Min	3.5
Point Spacing	6.8 x 6.3 ft
Iterations	28
Points Calculated	12,409



Typical Building Edge Photometric Data in Foot Candles

Note: All 7 fixtures to be wall mount and the same Lithonia ARC2-LED-P3 30K specification.

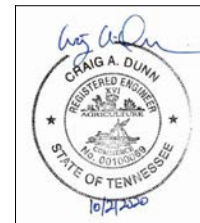
TTTCA FILE# 11-A-20-TOB

Scale 1" = 20'

**Lithonia Lighting**  
[ D ] - ARC2 LED P3 30K

Configuration	Single	Light Loss Factor	1	Lamp Quantity	1
Mounting Height	20	Orientation	0	Lumens Per Lamp	3206
Support Length	1	Tilt	0	Wattage	23.7

0° H 90° H



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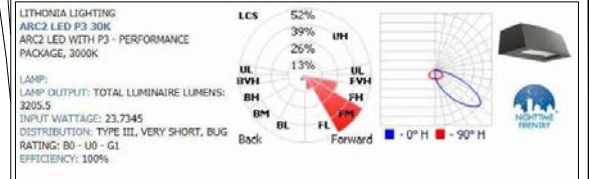
**BAM**  
ADVANCED MATERIAL TECHNOLOGY  
10536 Lexington Drive  
Knoxville, TN 37932  
Phone (865) 671-4010

DRAWN BY:	CAD	SHEET SIZE:	D
CHECK BY:	---		
APPROV. BY:	---		
ENGINEER:	---		

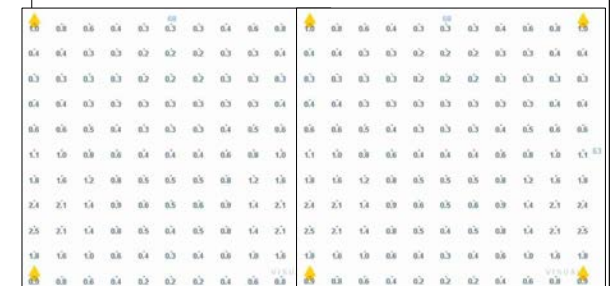
10/28/2020	A	INITIAL ISSUE	CAD
DATE	REV	CHANGE SUMMARY	DR EON

TITLE: **BAM Outdoor Lighting Plan Phase 2 Expansion**

DRAWING NO.: **E02** REV NO.: **A**



Spacing	68 x 63 ft
Area Between Poles	4,284 ft <sup>2</sup>
Wattage / Area	0.02 W/ft <sup>2</sup>
Optional Spacing	40 x 73 ft 60 x 69 ft 73 x 22 ft
<b>Calculation Results [ D ]</b>	
Minimum	0.2 fc
Average	0.7 fc
Maximum	2.5 fc
Max/ Min	12.0
Ave/ Min	3.5
Point Spacing	6.8 x 6.3 ft
Iterations	28
Points Calculated	12,409



Typical Building Edge Photometric Data in Foot Candles

Note: All 10 fixtures to be wall mount and the same Lithonia ARC2-LED-P3 30K specification.

TTTCA FILE# 11-A-20-TOB

Scale 1" = 20'

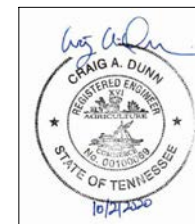
**Lithonia Lighting**  
[ D ] - ARC2 LED P3 30K

Configuration:  Light Loss Factor:  Lamp Quantity:

Mounting Height:  Orientation:  Lumens Per Lamp:

Support Length:  Tilt:  Wattage:

0° H 90° H



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**BAM** 10536 Lexington Drive  
Knoxville, TN 37932  
Phone (865) 671-4010

DRAWN BY: CAD  
CHECK BY: -  
APPRV. BY: -  
ENGINEER: -

SHEET SIZE: **D**

DATE: 10/28/2020  
REV: A  
TITLE: **BAM Outdoor Lighting Plan Phase 3 Expansion**

DRAWING NO.: **E03**  
REV NO.: **A**



SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	AREA REQD.	TYPE	
TREES							
RM	3	ACER RUBRUM	OCTOBER GLORY MAPLE	3' CALIPER	SITE	LARGE TREE	DECIDUOUS
MD	3	QUERCUS PHIELLOS	HILLTOP OAK	3' CALIPER	SITE	LARGE TREE	DECIDUOUS
MD	1	QUERCUS PHIELLOS	HILLTOP OAK	3' CALIPER	PARKING	LARGE TREE	DECIDUOUS
HL	1	TSUGA CANADENSIS	EASTERN HEPTLOK	7/8" HEIGHT	SITE	LARGE TREE	EVERGREEN
HL	2	TSUGA CANADENSIS	EASTERN HEPTLOK	7/8" HEIGHT	PARKING	LARGE TREE	EVERGREEN
CR	5	DIPTLOMA NIGRA	RIVER DRCH	3' CALIPER	BUILDING	MEDIUM TREE	DECIDUOUS
CR	4	CRYPTOMERIA JAPONICA	CRYPTOMERIA	6" HEIGHT	PLA DING	MEDIUM TREE	EVERGREEN
DO	8	CORNUS KOUSA	KOUSA DOGWOOD	25" CALIPER	BUILDING	SMALL TREE	DECIDUOUS
FD	11	LILX X ATTENUATA	FOSTER HOLLY	6" HEIGHT	BUILDING	SMALL TREE	EVERGREEN
SHRUBS							
GH	35	LILX CORNUTA CARESEA	CARESSA HOLLY	3 GALLON	BUILDING	EVERGREEN SHRUB	
GH	15	LILX CORNUTA CARESEA	CARESSA HOLLY	3 GALLON	PARKING	EVERGREEN SHRUB	
HY	12	HYDRANGEA CARESEA	OAKLEAF HYDRANGEA	3 GALLON	BUILDING	FLOERING SHRUB	
LO	16	LOREPETAUM QP	RUBRUM LOREPETAUM	3 GALLON	BUILDING	EVERGREEN / FLOERING SHRUB	
OL	15	PRUNUS LAUROCEPRAUS 'OL'	'OTTO LUMMEN LAUREL	2 1/2" HEIGHT	BUILDING	EVERGREEN / FLOERING SHRUB	
RO	15	ROSA SP.	'YODOKUTO ROSE	3 GALLON	BUILDING	FLOERING SHRUB	
SW	4	ITEA VIRGINICA HENRY'S GARNET	'SHEEPSFIRE	3 GALLON	BUILDING	FLOERING SHRUB	
VD	3	VIORNIU RHITODONTIFLOEDUS	'KATHLEEN' VIORNIU	3 GALLON	BUILDING	EVERGREEN / FLOERING SHRUB	

**LANDSCAPING**  
3.14. IN ORDER TO PROVIDE YEAR-ROUND GREENERY, AT LEAST 25% OF NEWLY PLANTED OR CONSERVED TREES SHOULD BE EVERGREEN.  
 PROVIDED: 41 TOTAL PLANTED TREES 20 DECIDUOUS, 21 EVERGREEN (51 PERCENT)  
3.15. WHEN PLANTING TREES ON A DEVELOPMENT SITE, A ROUGHLY EQUAL COMBINATION OF LARGE, MEDIUM AND SMALL TREES (APPENDIX D) SHOULD BE PLANTED, WITH AT LEAST 10 LARGE MATURING TREES PER ACRE OF YARD SPACE.  
 PROVIDED: 41 TOTAL TREES-10 LARGE, (REQUIRED-1 ACRE OF NEW YARD SPACE)  
 11 MEDIUM AND 20 SMALL TREES.

3.16 INDIGENOUS PLANT MATERIALS SHOULD BE USED TO PRESERVE THE NATURAL QUALITY OF THE AREA. INVASIVE EXOTIC SPECIES ARE PROHIBITED. (APPENDIX B).  
PROVIDED: ALL PLANT MATERIALS PROPOSED IN THIS DESIGN ARE ON THE APPROVED TREE AND SHRUB RECOMMENDED LANDSCAPE GUIDANCE LIST (APPENDIX B).

**BUILDINGS**  
3.3.3. AREAS AROUND BUILDINGS EQUAL TO 50 PERCENT OF THE AREA OF EACH FRONT AND SIDE ELEVATION SHALL BE PLANTED WITH ORNAMENTAL TREES, SHRUBBERY AND BEDDING PLANTS.  
REQUIRED: 15,895 S.F. TOTAL (PHASES 1, 2 AND 3)  
PROVIDED: 5,281 S.F. TOTAL (PHASES 1, 2 AND 3) — 

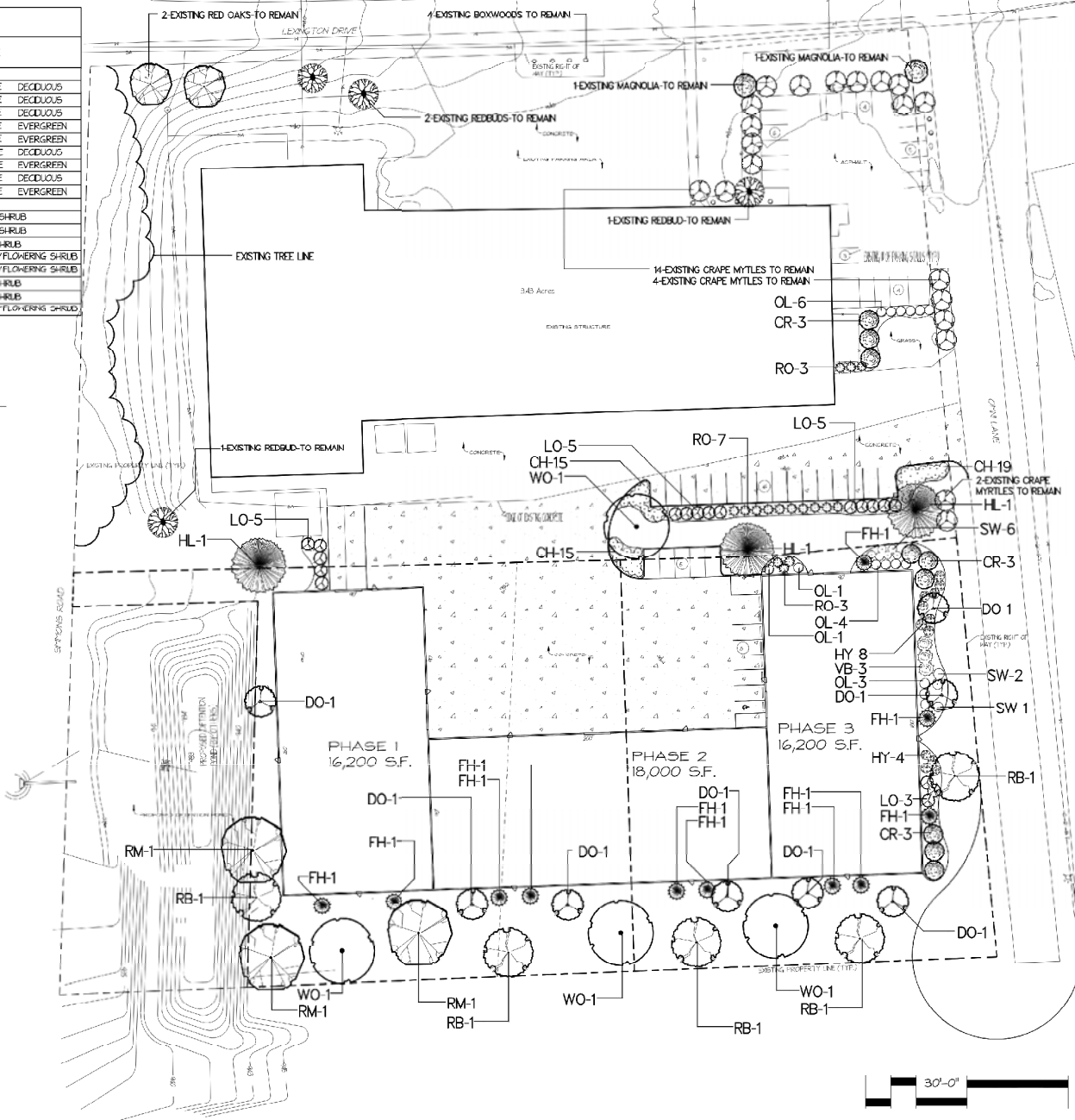
VARIANCE REQUESTED
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**PARKING**

3.4.3. TREES SHALL BE REQUIRED AT THE RATE OF ONE (1) MEDIUM OR LARGE MATURING CANOPY TREE FOR EVERY TEN PARKING SPACES PROVIDED.

29 NEW PARKING SPACES PROPOSED (3 TREES REQUIRED)  
**PROVIDED:** 3 LARGE MATURING CANOPY TREES  
 3.4.4. IN ADDITION TO THE PLANTING OF REQUIRED CANOPY TREES, PLANTING AREAS FOR ORNAMENTAL TREES, SHRUBBERY AND BEDDING PLANTS SHALL BE NO LESS THAN FIVE (5) PERCENT OF THE SURFACE AREA DEVOTED TO PARKING.  
 3.4.32 SF. OF NEW PARKING AREA PROPOSED  
 172 SF. ORN. TREE, SHRUB AND BEDDING PLANT AREA REQ'D. (3,432 X 5%)  
**PROVIDED:** 326 SF. ORN. TREE, SHRUB AND BEDDING PLANT AREA. (5%)  
 3.3.7. REQUIRED CANOPY TREES SHALL BE LOCATED... IN A MANNER SUCH THAT NO 5' LOCATED MORE THAN SIXTY (60) FEET FROM THE TRUNK OF A LARGE CANOPY TREE.  
**PROVIDED:** ALL NEW PARKING SPACES ARE LESS THAN 60' FROM A NEWLY PLANTED LARGE CANOPY TREE.

TTCDA FILE# 11-A-20-TOB



**LAND-DESIGN GROUP**  
MASTER PLANNING  
PROJECT MANAGEMENT

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KNOXVILLE, TN 37922  
865.599.3059

**BAM, INCORPORATED**  
10536 LEXINGTON DR.  
KNOXVILLE, TN 37932

PROJECT KNOX CO., TN.  
CLT MAP 131 DIST NO. W8  
INSERT G  
PARCELS: 5, 6, 7.01

**OWNER/  
DEVELOPER**

**BAM, INCORPORATED**  
10536 LEXINGTON DR.  
KNOXVILLE, TN 37932  
(865) 671-4010

10-07-2020	10-06-2020	10-11-2020	10-28-2020			
REVISION DATE						

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SCALE: 1"=30'-0"  
DATE: OCT. 02, 2020  
DRAWN BY: ALLEN DUKE



LANDSCAPE PLAN  
PHASE 1,2,3  
LA-1





# CERTIFICATE OF APPROPRIATENESS

Name of Applicant: URBAN ENGINEERING, INC.  
Date Filed: 10/12/2026 Fee Paid: \$800 File Number: 11-A-20-TOB  
Map Number: 171 Zoning District: CB/TO  
Jurisdiction: ☐ City ☐ Councilmanic District ☒ County 6 Commission District

## PROPERTY INFORMATION

ADDRESS: 10536 LEXINGTON DR / OMNI LANE  
southeast quadrant of intersection STREET NUMBER AND NAME  
GENERAL LOCATION: LEXINGTON DRIVE @ OMNI LANE  
PARCEL NUMBER(S): 131GA006, 131GA005, 131GA00701  
SIZE OF TRACT: 5.9 ± ☒ 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 N/A  
☒ OFF-STREET PARKING PLAN  
☐ OTHER:

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

PLEASE PRINT

Name: URBAN ENGINEERING Phone: 966-1924 Fax: \_\_\_\_\_  
Mailing Address: 11852 KINGSTON PIKE (37934)

## 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: CHRIS SHARP Phone: 966-1924 Fax: \_\_\_\_\_  
Mailing Address: 11852 KINGSTON PIKE (37934)

## APPLICATION ACCEPTANCE — Staff Member who accepted this application:

