

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

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

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.

**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.

**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.

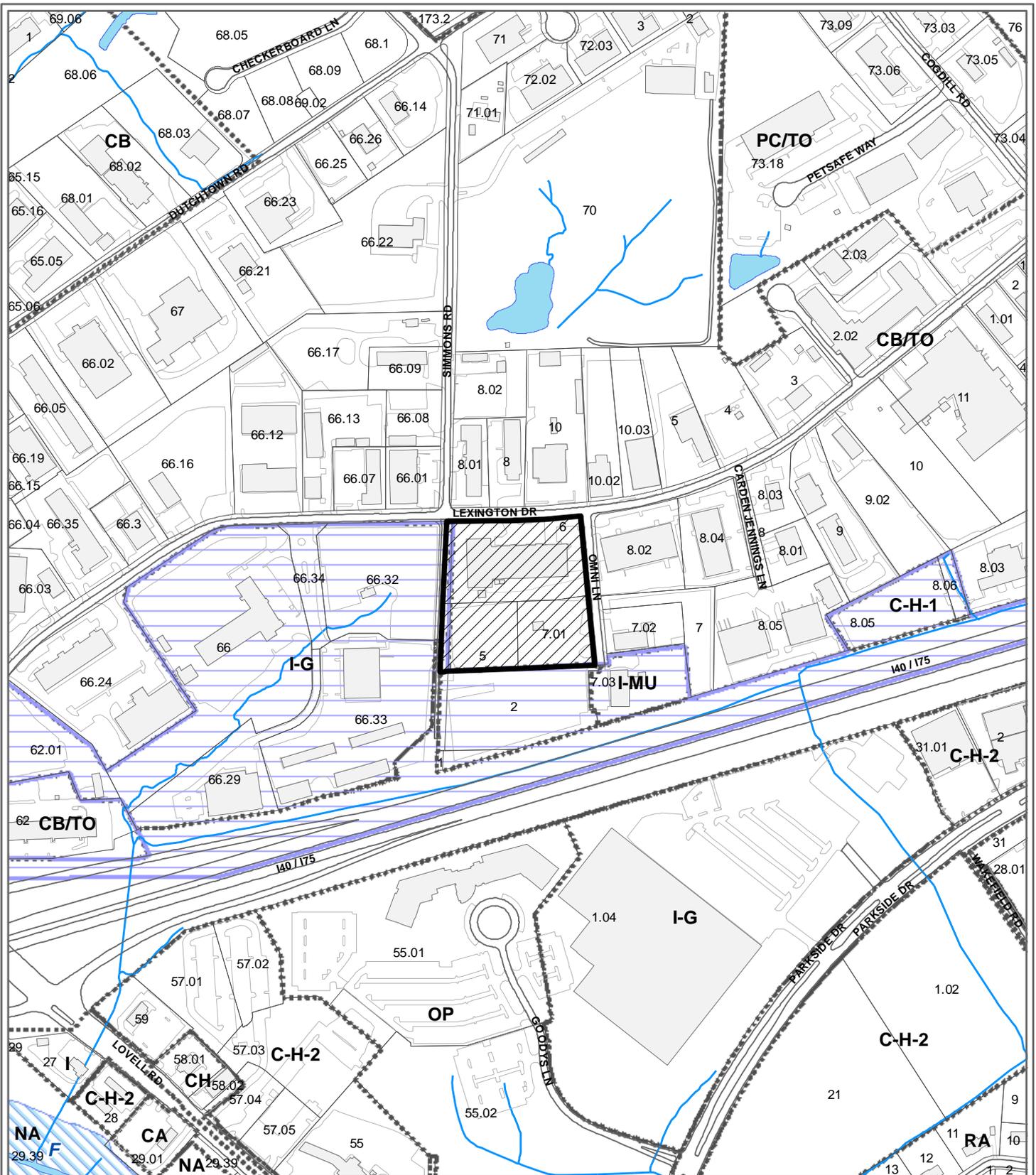
Landscaping:

- 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.

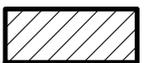
Staff Recommendation:

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**

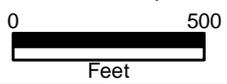


Purpose of Request: Building Permit - Expansion or Renovation, Building Permit - Grading Plan, Zoning Variance

Petitioner: Sharp / Urban Engineering, Inc.,
Chris

Map No: 131
Jurisdiction: County

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





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.



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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.





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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.



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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



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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.

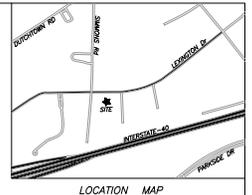
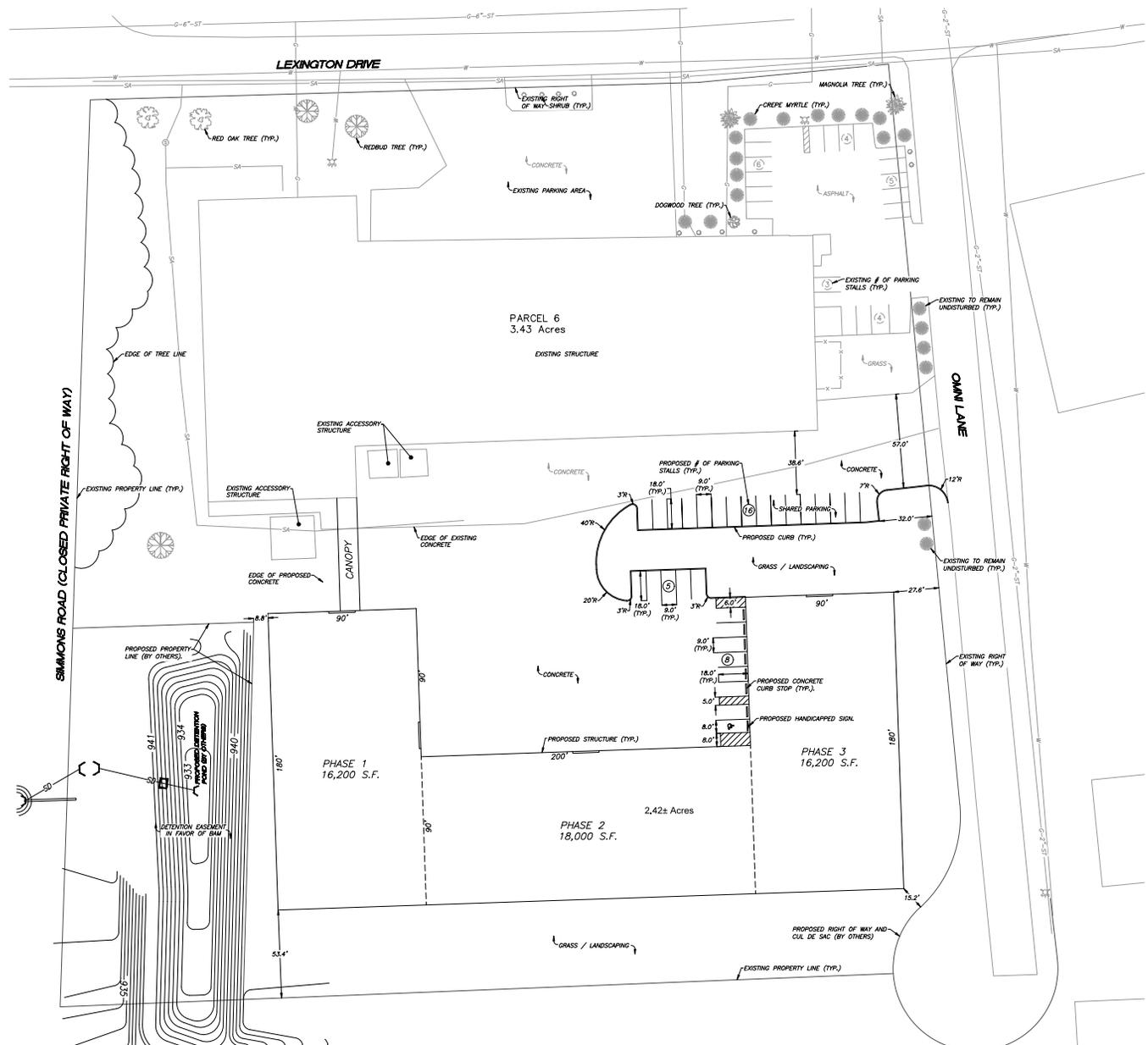
Justification: We are proposing plantings in the areas that will be visible from public rights of way. Plantings internal to the parking / delivery areas will impede with the operation of the facility (i.e. truck deliveries).

- 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.



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

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

PARCEL 5 REFERENCE:
 DEED INSTR. #20160623074991
 PLAT BOOK 21, PAGE 90

PARCEL 6 REFERENCE:
 DEED INSTR. #201703120069917
 PLAT BOOK 60L, PAGE 82

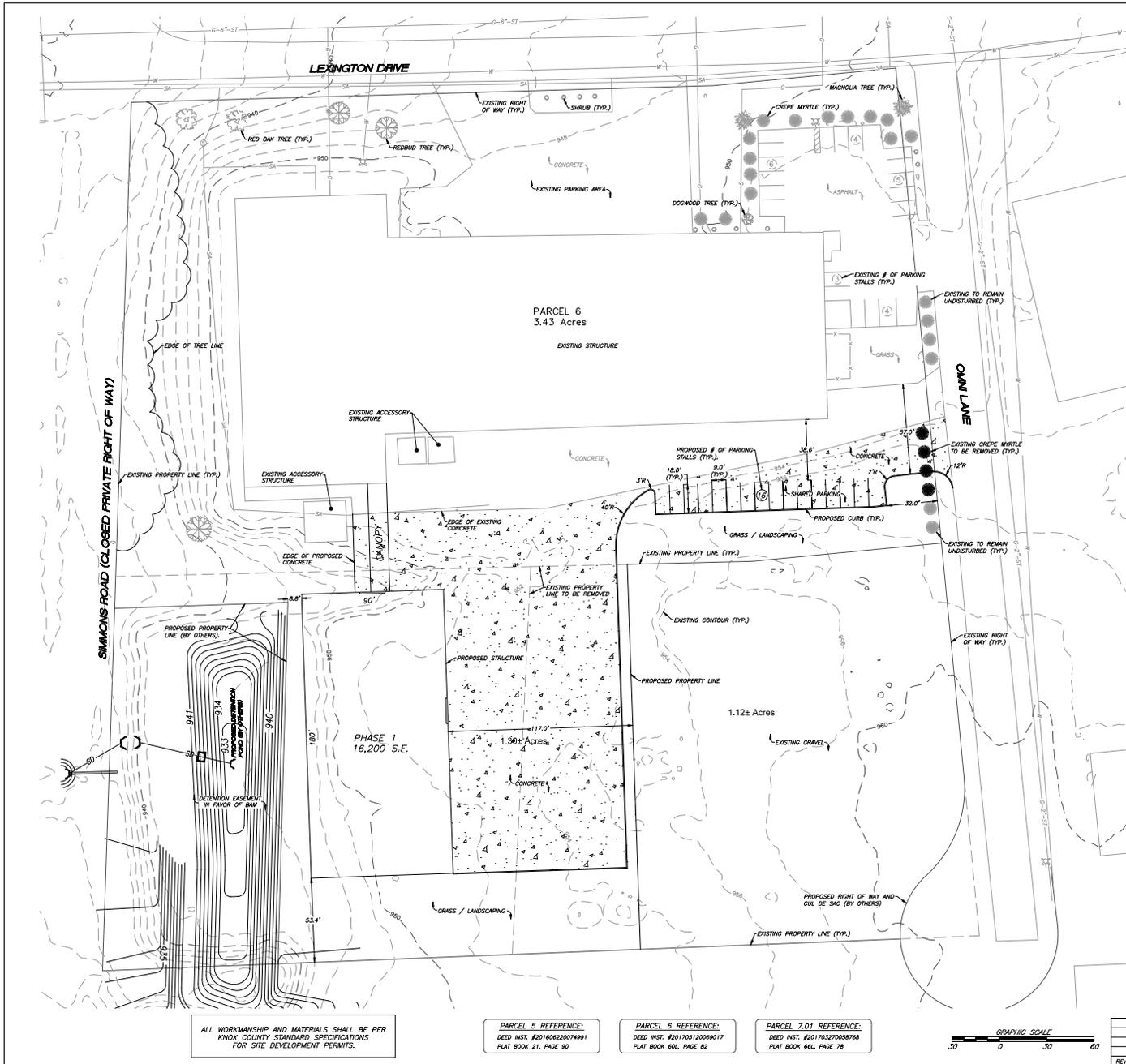
PARCEL 7.01 REFERENCE:
 DEED INSTR. #201703120069917
 PLAT BOOK 66L, PAGE 78



REVISION	DATE	DESCRIPTION	BY
2	11/05/20	RESUBMITTAL	CLM
1	10/29/20	GENERAL REVISIONS	CLM

DWG: CLM CHK: CAS DWG. NO. 2004008





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 HEREIN 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 UTILITIES 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

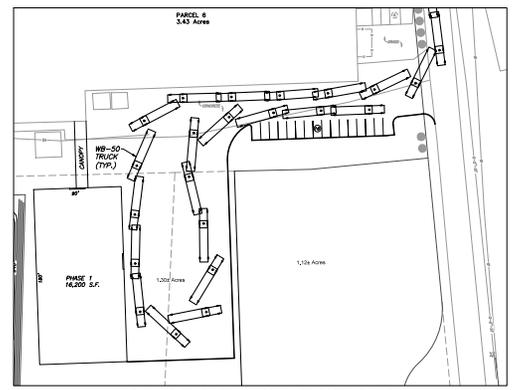
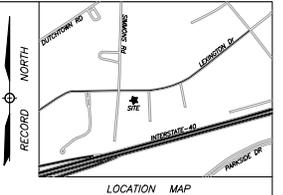
COUNTY: 1 PER 2 EMPLOYEES ON 2 LARGEST SHIFTS AND VISITORS.
 EXISTING EMPLOYEES ON 2 LARGEST SHIFTS = 40
 3 MORE EMPLOYEES PER SHIFT AFTER PHASE 1
 43 / 2 = 22
 22 + 1 (VISITOR) = 23 TOTAL
 TOTAL REVISED PARKING (EXISTING AND PROPOSED) = 38

REQUESTED VARIANCES

1. REDUCE THE REQUIRED SIDE SETBACK FROM 20' TO 8'.
2. INCREASE THE MAXIMUM GROUND AREA COVERAGE (GAC) FROM 23% 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	34,947 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%



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 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
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

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



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

PARCEL 5 REFERENCE:
 DEED INST. #201146220074491
 PLAT BOOK 21, PAGE 90

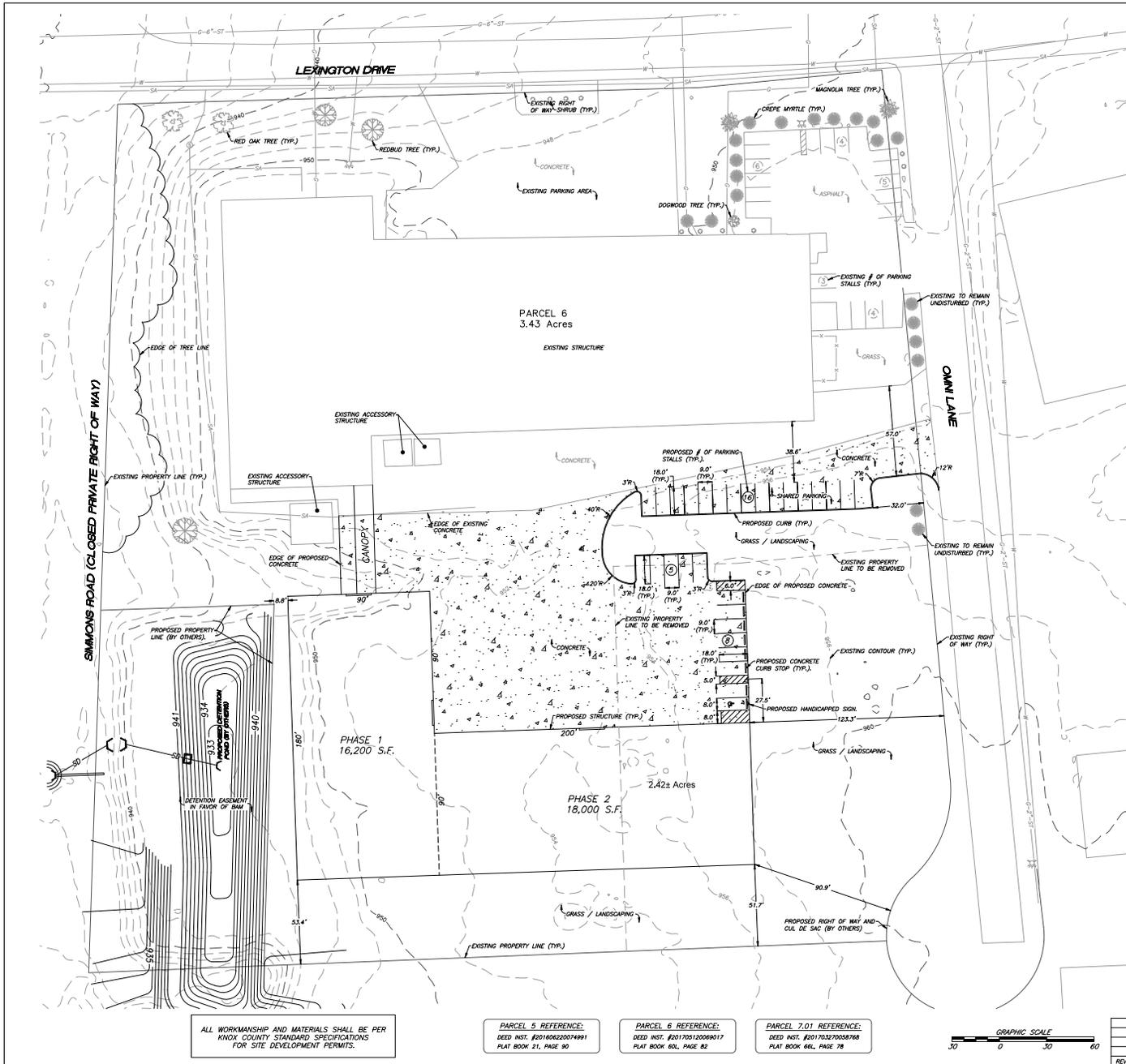
PARCEL 6 REFERENCE:
 DEED INST. #201170512009017
 PLAT BOOK 60L, PAGE 82

PARCEL 7.01 REFERENCE:
 DEED INST. #20119237058748
 PLAT BOOK 68L, PAGE 78



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

DWG. NO. 2004008



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED CB/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:
TECHNOLOGY OVERLAY
 FRONT: 25 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 TEN TEN 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.

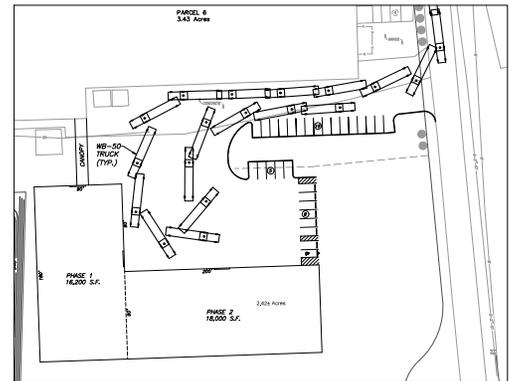
PARKING NOTES:

- PARKING SUMMARY:**
 EXISTING BUILDING AREA = 50,800± S.F.
 PHASE 2 BUILDING AREA = 34,200 S.F.
 TTCDA: 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 TREES FROM 60' TO 110'.

LOT COVERAGE SUMMARY - PHASE 2	
CURRENT USE	VACANT
PROPOSED USE	MANUFACTURING
ZONING	CB/TO
TOTAL AREA	5.85± 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	42,813 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%



TTCDA FILE# 11-A-20-TOB

SHEET C-3
 SITE PLAN PHASE 2
BAM INC.
 SITE ADDRESS: 10536 LEXINGTON DRIVE, KNOXVILLE (37932)
 DIST. NO. W6 KNOX CO., TN.
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 SCALE: 1"=30'
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OWNER / DEVELOPER: BAM, INCORPORATED
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 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

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

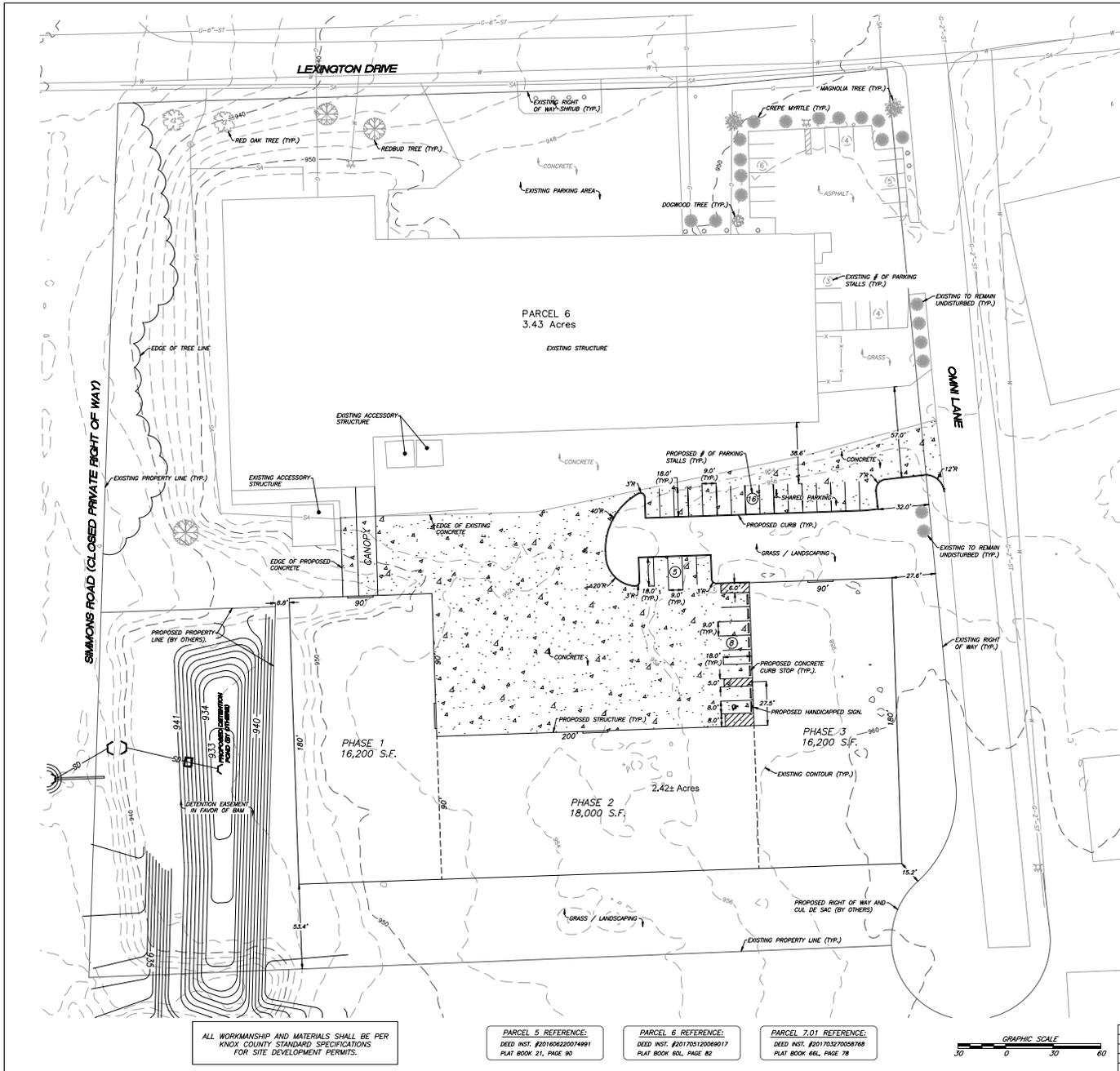


ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

PARCEL 5 REFERENCE:
 DEED INST. #201140620074491
 PLAT BOOK 21, PAGE 90

PARCEL 6 REFERENCE:
 DEED INST. #2011705120058717
 PLAT BOOK 60L, PAGE 82

PARCEL 7.01 REFERENCE:
 DEED INST. #20119237058748
 PLAT BOOK 68L, PAGE 78



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED CB/70. 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 GATE 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 TREN 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:

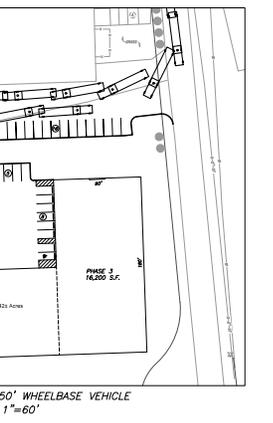
PARKING SUMMARY:

EXISTING BUILDING AREA = 50,800± S.F.
 PHASE 3 BUILDING AREA = 50,400 S.F.
 TTCDA: 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 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 8'.
2. INCREASE THE MAXIMUM GROUND AREA COVERAGE (GAC) 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/70
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.
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%



TTCDA FILE# 11-A-20-TOB

SHEET C-4

**SITE PLAN PHASE 3
 BAM INC.**

SITE ADDRESS: 10536 LEXINGTON DRIVE, KNOXVILLE (37932)
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 131 INSERT C 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

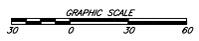
URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

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

PARCEL 5 REFERENCE:
 DEED INST. #20146620074491
 PLAT BOOK 21, PAGE 90

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

PARCEL 7.01 REFERENCE:
 DEED INST. #2017027058748
 PLAT BOOK 68L, PAGE 78



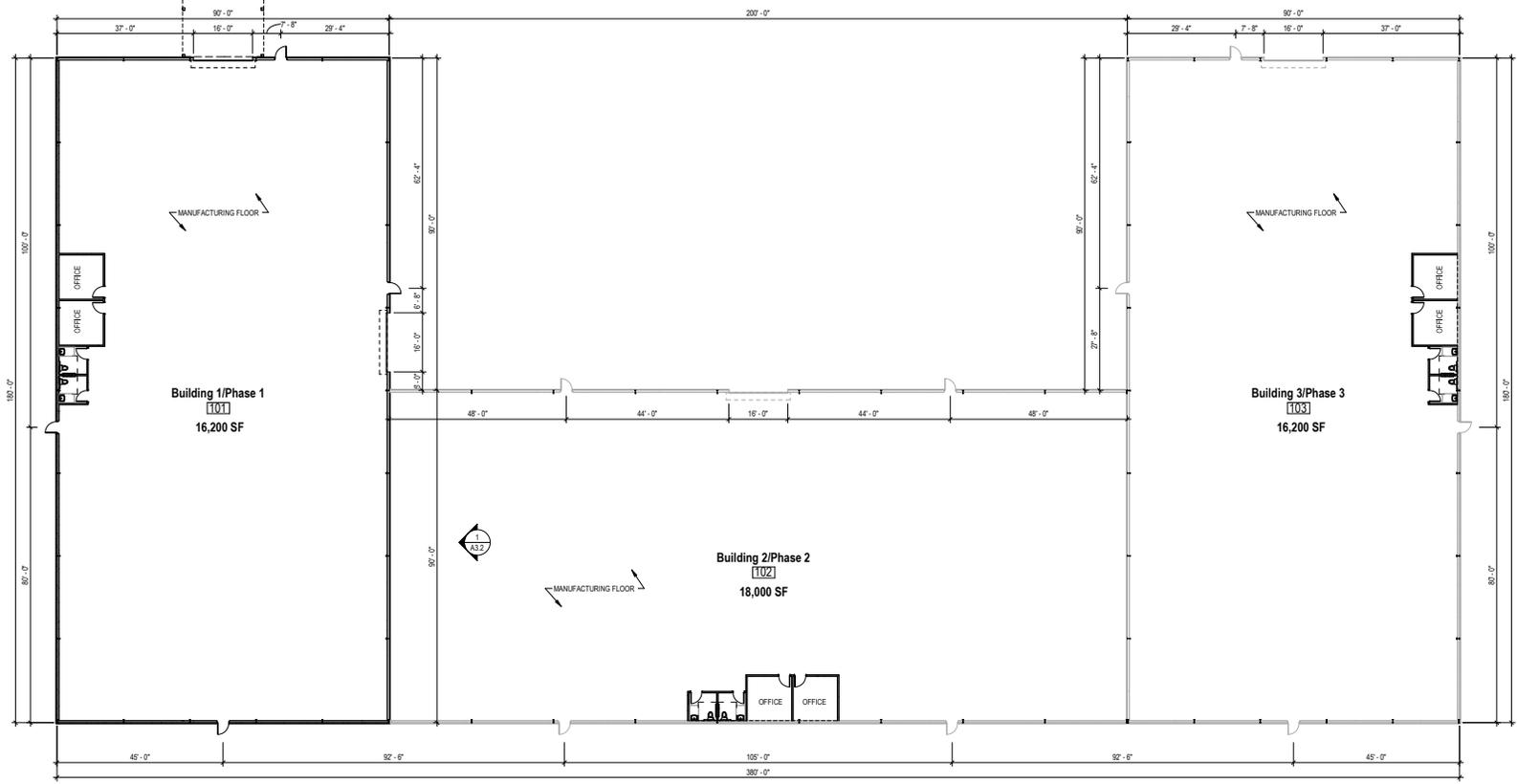
REVISION	DATE	DESCRIPTION	BY
2	11/5/20	RESUBMITTAL	CLM
1	10/29/20	GENERAL REVISIONS	CLM

DWG. NO.	CHK.	DATE	DWG. NO.
2040008	CAS		2040008



Date: 10/26/2020 10:28:23 AM Checked By: Chase
 Drawn By: Aubrey
 File: Y:\2020_P\1021001_1021001_16_BAM_Expansion\1021001_16_BAM_Expansion_TTCDA.rvt
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EXISTING BUILDING



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

TTCDA FILE# 11-A-20-TOB

A1.1

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





Project Phase: Schematic Design

Issue Date: 10.29.2020

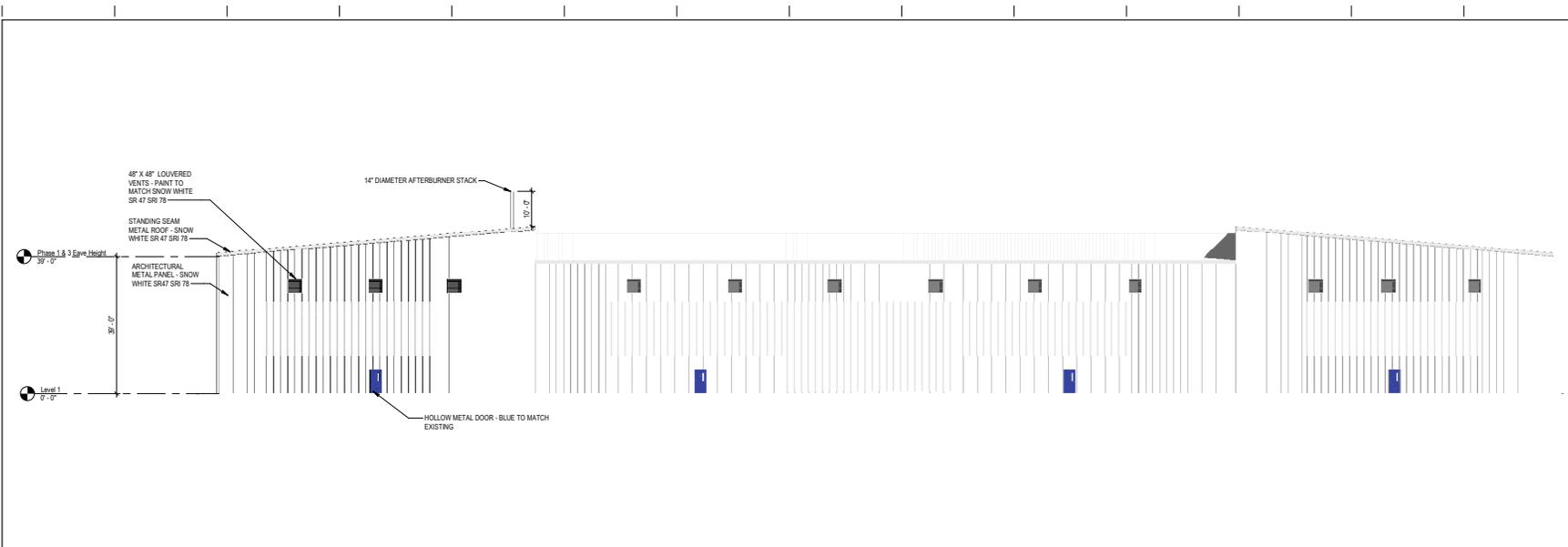
Revisions

No.	Description	Date

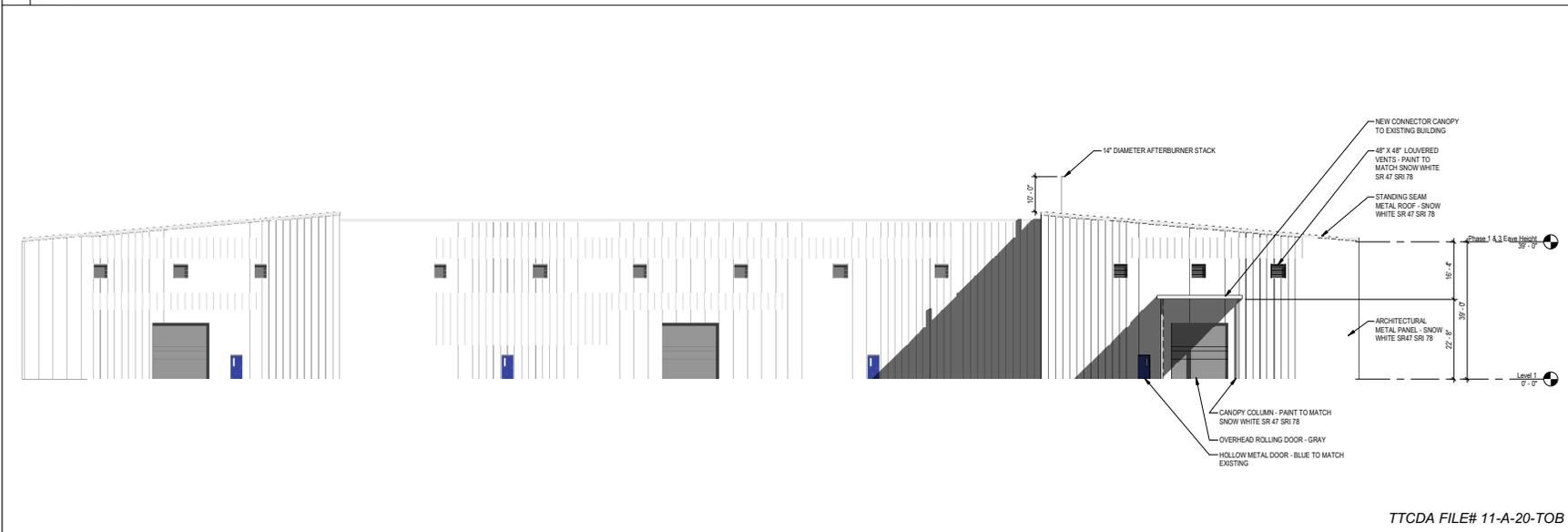
Job Number: 20116.00

Elevations

A3.1



1 Rear (South) Elevation
1/16" = 1'-0"



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

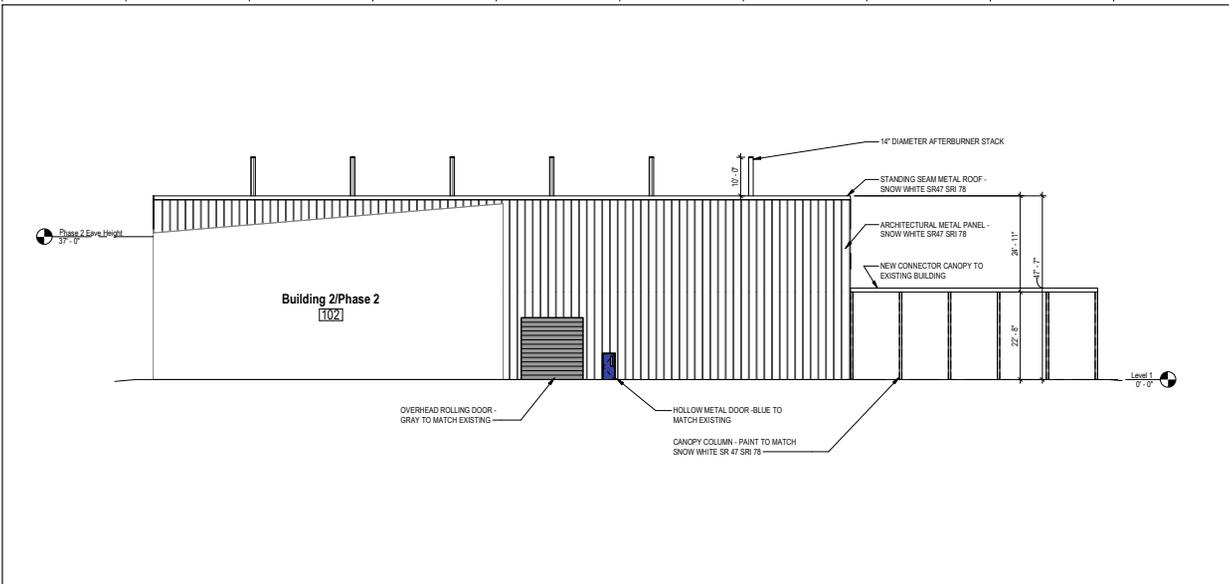
TTCCA FILE# 11-A-20-TOB

Date: 10/29/2020 9:28:27 AM
Checked By: Chason
Drawn By: Author
File: Y:\2020\Project\20116_BAM Expansion\20116_BAM Expansion_TTCCA.dwg

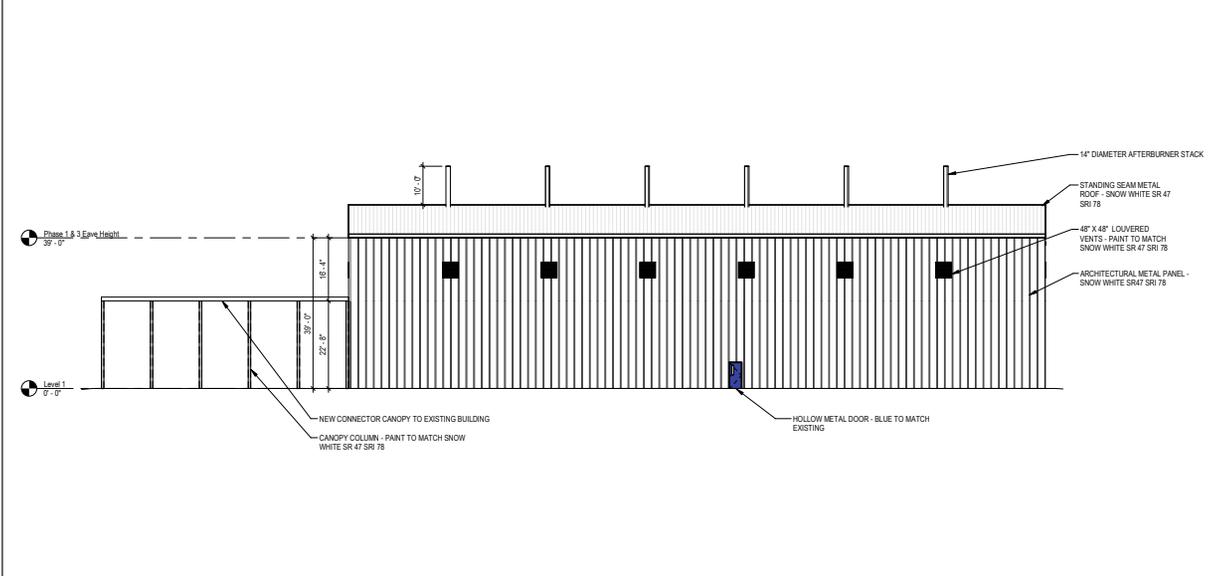
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Date: 10/26/2020 10:28:52 AM
 Drawn By: Author
 Checked By: Designer
 File: W:\20207_Project\2017_16_BAM Expansion\2017_16_BAM Expansion_TTCDA.dwg

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1 Side (East) Elevation
 1/16" = 1'-0"



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

ARCHITECTURAL COLOR CHART

ARCHITECTURAL
 Final color selection should be made from actual color chips.
 For the most current information available, visit our website at www.studiofour.com.
 All products are available in smooth or weathered finish.
 Prices are available on request.
 Review the sample necessary for complete performance analysis and terms and conditions.

SIGNATURE 300 STANDARD COLORS

DESIGNER SERIES
 The Designer™ Series panels provide the toughness of metal while creating an attractive, flexible and functional wall or fascia panel. The Designer™ Series is offered in Flat and Flat panels, which are equally effective for new construction or retrofitting existing buildings.
 If your design calls for a smooth or flat wall or fascia, look to the Designer™ Series 12.6 Flat Panel, which offers a 3/16-inch deep-egg providing the perfect canvas for the right board association.

Product Specifications
 Application: Wall
 Coverage: Minimum 12" (flat), 48" (ribbed)
 Panel Attachment: Concealed Fastening System

• Gauge: 24 (Standard), 30 (optional)
 • Finish: Smooth (standard), Embossed (optional)
 • Coatings: Galvalume Plus™, Signature™ 300, Signature™ 300, Signature™ 300 Metallic

1 Exterior Materials Legend
 NTS

TTCDA 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
 Elevations

A3.2

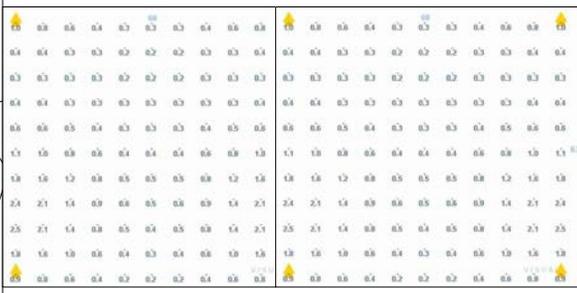


LITHONIA LIGHTING
ARC2 LED P3 30K
ARC2 LED WITH P3 - PERFORMANCE
PACKAGE, 3000K

LAMP:
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS:
3200.5
INPUT WATTAGE: 23.7345
DISTRIBUTION: TYPE III, VERY SHORT, BUG
RATING: B0 - U0 - G1
EFFICIENCY: 100%

52% LH
39% RH
26%
13% UL
13% FL
0° H
90° H

Spacing	68 x 63 ft
Area Between Poles	4,284 ft ²
Wattage / Area	0.02 W/ft ²
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.

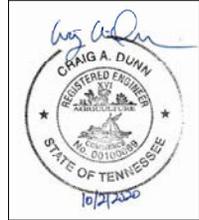
TTCA FILE# 11-A-20-TOB

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
PROFESSIONAL NATIONAL TECHNOLOGIES

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

DRAWN BY:	CAD	SHEET SIZE:	
CHECK BY:			D
APPRV. BY:			
ENGINEER:			

DATE	REV	CHANGE SUMMARY	DR	ECN
0/28/2020	A	INITIAL ISSUE		cad

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

DRAWING NO.: E01
REV NO.: A



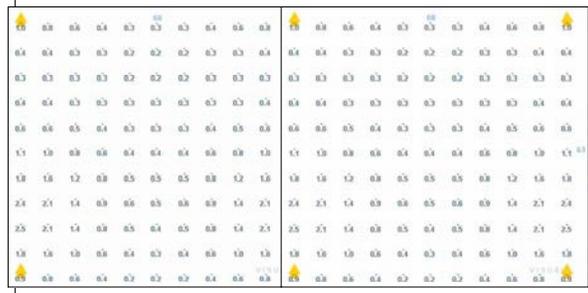
LITHONIA LIGHTING
 ARC2 LED P3 30K
 ARC2 LED WITH P3 - PERFORMANCE
 PACKAGE, 3000K

LAMP:
 LAMP OUTPUT: TOTAL LUMINAIRE LUMENS:
 32055
 INPUT WATTAGE: 23.7345
 DISTRIBUTION: TYPE III, VERY SHORT, BUG
 RATING: B0 - U0 - G1
 EFFICIENCY: 100%

52% LH
 39% UH
 26% FH
 13% BL

Back Forward - 0° H - 90° H

Spacing	68 x 63 ft
Area Between Poles	4,284 ft ²
Wattage / Area	0.02 W/ft ²
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.

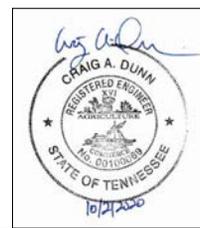
TTCA FILE# 11-A-20-TOB

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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CHECK BY:	--		
APPRV. BY:	--		
ENGINEER:	--		

10/28/2020	A	INITIAL ISSUE	CAD
DATE	REV	CHANGE SUMMARY	DR
TITLE: BAM Outdoor Lighting Plan Phase 2 Expansion			
DRAWING NO.:			REV NO.:
E02			A

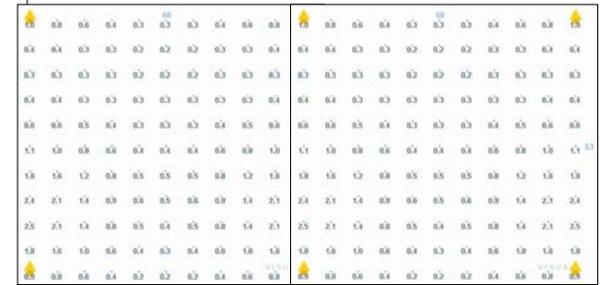


LITHONIA LIGHTING
ARC2 LED P3 30K
ARC2 LED WITH P3 - PERFORMANCE
PACKAGE, 3000K

LAMP:
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS:
3200.5
INPUT WATTAGE: 23.7345
DISTRIBUTION: TYPE III, VERY SHORT, BUG
RATING: B0 - U0 - G1
EFFICIENCY: 100%

Back Forward - 0° H - 90° H

Spacing	68 x 63 ft
Area Between Poles	4,284 ft ²
Wattage / Area	0.02 W/ft ²
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

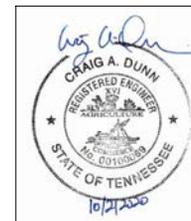
Note: All 10 fixtures to be wall mount and the same Lithonia ARC2-LED-P3 30K specification.

TTCA 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



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DATE	REV	CHANGE SUMMARY	DR	ECN
10/28/2020	A	INITIAL ISSUE		cod

TITLE: **BAM Outdoor Lighting Plan Phase 3 Expansion**

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

SHEET SIZE: **D**

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

PLANT SCHEDULE

SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	AREA REQ'D.	TYPE
TREES						
RM	3	ACER RUBRUM	OCTOBER GLORY MAPLE	3" CALIPER	SITE	LARGE TREE DECIDUOUS
MO	3	QUERCUS PHELLOS	WILLOW OAK	3" CALIPER	SITE	LARGE TREE DECIDUOUS
MO	1	QUERCUS PHELLOS	WILLOW OAK	3" CALIPER	PARKING	LARGE TREE DECIDUOUS
HL	1	TSUGA CANADENSIS	EASTERN HEMLOCK	17/8" HEIGHT	SITE	LARGE TREE EVERGREEN
HL	2	TSUGA CANADENSIS	EASTERN HEMLOCK	17/8" HEIGHT	SITE	LARGE TREE EVERGREEN
RD	5	DIPTLODA NIGRA	RIVER BIRCH	3" CALIPER	PARKING	MEDIUM TREE DECIDUOUS
CR	9	CRYPTOMERIA JAPONICA	CRYPTOMERIA	6" HEIGHT	BUILDING	MEDIUM TREE EVERGREEN
DO	8	CORNUS KOUSA	KOUSA DOGWOOD	25" CALIPER	BUILDING	SMALL TREE DECIDUOUS
FH	11	LEX Y ATTENUATA	FOSTER HOLLY	6" HEIGHT	BUILDING	SMALL TREE EVERGREEN
SHRUBS						
CH	36	LEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GALLON	BUILDING	EVERGREEN SHRUB
CH	15	LEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GALLON	PARKING	EVERGREEN SHRUB
HY	12	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GALLON	BUILDING	FLOWERING SHRUB
LO	18	LOROPETALUM SP	RUBRUM LOROPETALUM	3 GALLON	BUILDING	EVERGREEN / FLOWERING SHRUB
OL	15	FRAXINUS LAUROCERASUS 'OL'	'OTTO LUYKEN LAUREL	24" HEIGHT	BUILDING	EVERGREEN / FLOWERING SHRUB
RO	18	ROSA SP.	'NOCKOUT' ROSE	3 GALLON	BUILDING	FLOWERING SHRUB
SH	9	ITEA VIRGINICA 'HENRY'S GARNET'	SWEETSPIRE	3 GALLON	BUILDING	FLOWERING SHRUB
VB	3	YUCCA FILI-FORMIS	LEATHERLEAF YUCCA	3 GALLON	BUILDING	EVERGREEN / FLOWERING SHRUB

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY (TTCA) LANDSCAPE DESIGN GUIDELINES

LANDSCAPING

3.1.4. 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)

3.1.5. 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.

3.1.6. 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) **VARIANCE REQUESTED**

PROVIDED: 5,281 S.F. TOTAL (PHASES 1, 2 AND 3)

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 S.F. OF NEW PARKING AREA PROPOSED

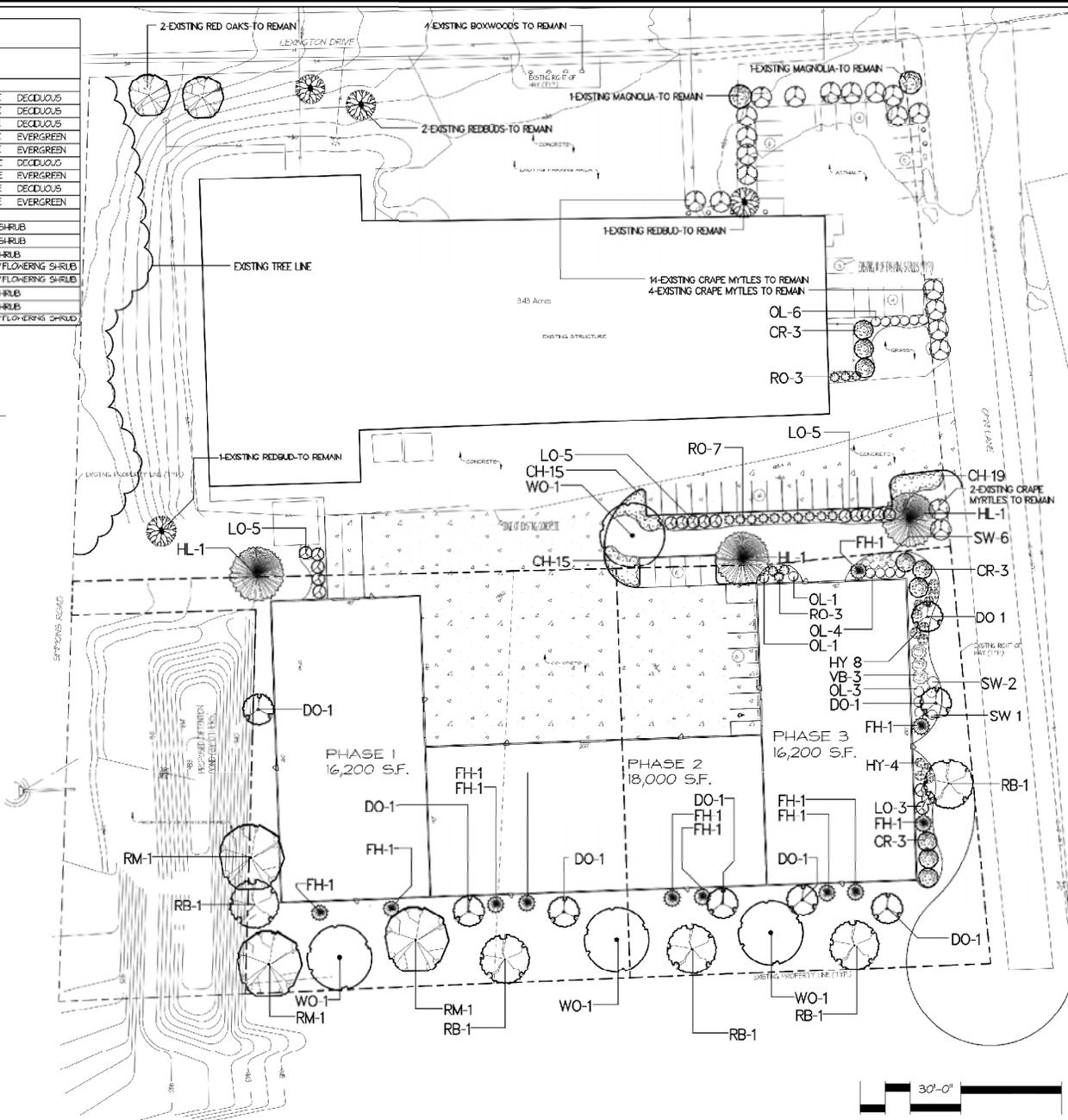
172 S.F. ORN. TREE, SHRUB AND BEDDING PLANT AREA REQ'D. (3,432 X 5%)

PROVIDED: 326 S.F. ORN. TREE, SHRUB AND BEDDING PLANT AREA. (6%)

3.3.7. REQUIRED CANOPY TREES SHALL BE LOCATED IN A MANNER SUCH THAT NO PARKING SPACE IS 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.

TTCA FILE# 11-A-20-TOB



LAND DESIGN GROUP
 WWW.LAND-DESIGNGROUP.COM
 183 NORTHSHORE HILLS BLVD
 KNOXVILLE, TN 37932
 865.599.3059

BAM, INCORPORATED
 10536 LEXINGTON DR.
 KNOXVILLE, TN 37932

PROJECT: KNOX CO., TN
 CLT MAP 031 DIST NO. W6
 GROUP A
 INSERT G
 PARCELS: 5, 6, 7, 01

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

REVISION DATE

10-07-2020	10-08-2020	01-12-2020	02-26-2020
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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
 (double-fee)
 Map Number: 171 Zoning District: UB/TO
 Jurisdiction: City Councilmanic District County 6 Commission District

PROPERTY INFORMATION

ADDRESS: 10536 LEXINGTON DR / OMNI LANE
southwest quadrant of intersection STREET NUMBER AND NAME
 GENERAL LOCATION: LEXINGTON DRIVE @ OMNI LANE
 PARCEL NUMBER(S): 1316A006, 1316A005, 1316A00701
 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: *Christopher A. Sharp*
 PLEASE PRINT
 Name: CHRIS SHARP Phone: 966-1924 Fax: _____
 Mailing Address: 11852 KINGSTON PIKE (37934)

APPLICATION ACCEPTANCE — Staff Member who accepted this application:

[Signature]

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

BAM Inc. 10536 Lexington Drive ✓
By: Alan Silverstein Knoxville, TN 37932
By: Alan Silverstein, President