

**Applicant:** GREEN RIVER HOLDINGS

**Request:** BUILDING PERMIT

**Meeting Date:** 4/11/2022

**Address:** 0 Corridor Park Blvd.

**Map/Parcel Number:** 118 17322

**Location:** Northern terminus of Corridor Park Boulevard, west of Dutchtown Rd

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

**Proposed Zoning:** N/A

**Existing Land Use:** Vacant Land

**Proposed Land Use:** Metal building shell for warehouse with parking, site lighting and landscaping on property

**Appx. Size of Tract:** 2.347 acres

**Accessibility:** Access is off of Corridor Park Boulevard, a local road with a 26-ft pavement width inside a 78-ft right-of-way.

**Surrounding Zoning and Land Uses:** North: RA (Low Density Residential), PR (Planned Residential) with up to 12 du/ac and TO (Technology Overlay) - Single family residences

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

East: BP (Business and Technology Park) / TO (Technology Overlay) - Vacant land

West: BP (Business and Technology Park) / TO (Technology Overlay) - Office building

**Comments:**

- 1) The applicant is requesting approval of an office-warehouse with an area of approximately 15,000 sq ft.
- 2) The 2.35-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Office warehouses are allowed in the PC zone, but site plans require approval by the Planning Commission, and this item is scheduled for the April 14th Planning Commission meeting (Case 4-K-22-UR).
- 3) Access would be off of Corridor Park Boulevard, a local road one block north of Dutchtown Road, a minor arterial.
- 4) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 5) The applicant is requesting a waiver from the Parking section of the TTCDA Guidelines in order to comply with the County's Zoning Ordinance requirement. TTCDA would require between 15 and 23 spaces, and the County would require a minimum of 16 spaces with no maximum. The applicant is proposing 31 spaces.
- 6) Most of the parking is proposed to the front of the building, though there are four additional spaces to side of the building near the loading dock. The proposal meets the front parking lot setback of 20 feet, which is required when parking is located in front of the building.
- 7) The warehouse facility would require truck deliveries, and there are three loading dock doors on the right side façade, which is angled away from the street so that the doors are not readily visible from the street. Two of the doors are elevated with wells, and these are located towards the back of the building at a lower elevation than the rest of the building. The middle dock door is at the same elevation as the driveway.
- 8) The building facade features split-face masonry block below metal panels in alternating

sections of gray and light gray with dark gray trim separating the alternating sections. Storefront windows on the front façade are capped with black metal awnings, and the roof is dark gray standing seam metal. Exterior loading dock doors would be white.

9) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. The Plan proposes plantings along the front foundation of the building and along the edge of the parking lot between the parking and the detention pond. A landscape island separates the loading dock doors, and additional trees are planted around the perimeter of the building. Trees were initially proposed along the right side of the driveway, but a sewer line is located along that lot line, and the utility company has asked that trees not be placed here because the root system could damage the lines. Additional types of plantings, such as shrubs or groundcover, would need to be dug up should there ever be issues with the sewer line; therefore, no plantings are proposed along this side of the driveway.

10) The proposed lighting includes one light pole at the edge of the parking area and another near the loading dock doors, and building-mounted lights around the perimeter of the front and right side facades for security. The proposed light fixtures are full cut-off and utilize LED lighting, thereby meeting the TTCDA Guidelines. Lighting levels likewise meet the TTCDA Guidelines.

11) No signage is proposed at this time. Should signage be desired in the future, it would need to be submitted in a separate application at a future time.

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<b>Design Guideline Conformity:</b>	With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.
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<b>Waivers and Variances Requested:</b>	1) Waiver to increase the parking allowance to allow the plans to comply with the Knox County Zoning Ordinance.
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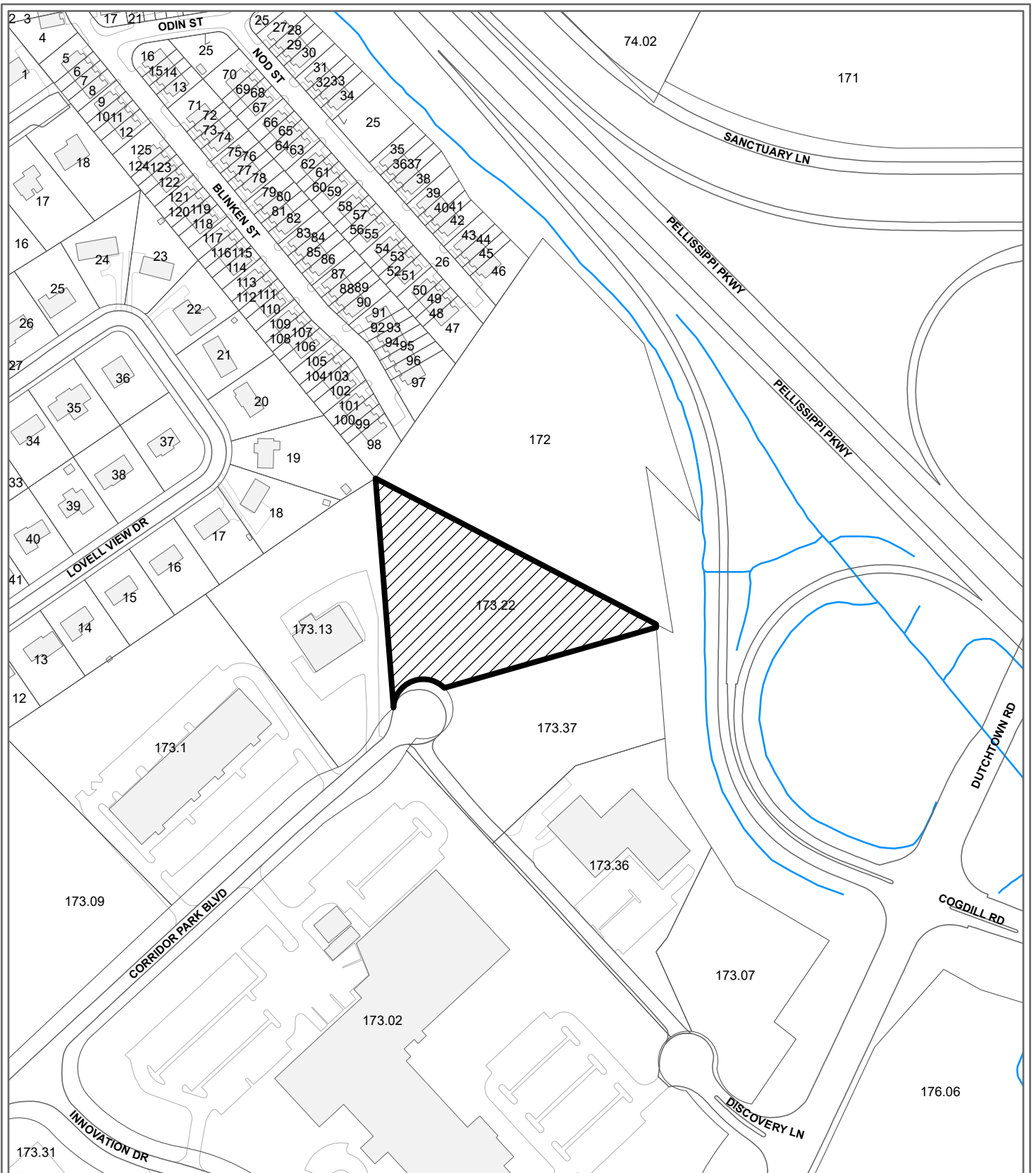
**Staff Recommendation:**

Staff recommends the following actions on the required waivers from the Design Guidelines:

1) Approve the waiver to increase the parking space allotment to 31 spaces.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to six conditions:

- 1) Obtaining Planning Commission approval of the use on review case associated with this request (4-K-22-SU).
- 2) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all criteria of the Knox County Zoning Ordinance, Article 4.93 pertaining to enclosed and outdoor self-storage facilities.
- 5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.



**4-C-22-TOB  
CERTIFICATE OF APPROPRIATENESS**

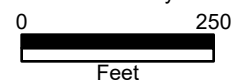


Purpose of Request: Building Permit

Original Print Date: 3/14/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Green River Holdings

Map No: 118  
Jurisdiction: County





# Green River Holdings, LLC

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405 Montbrook Lane  
Knoxville, TN 37919

Phone: 865-539-1112  
Fax: 865-670-0154  
Email: treitz@volrealty.com



March 14, 2022

Knox Planning  
400 Main Street  
Knoxville, TN 37901  
Phone: (865) 215-2500

RE: Planning Commission File # 4-K-22 UR  
TTCDA Case # 4-C-22-TOB  
Office Warehouse Development  
0 Corridor Park Blvd (Parcel ID: 118 173222)

To whom it may concern:

We request a waiver to the TTCDA guidelines maximum parking requirement of 23 spaces so the site can adhere to Knox County zoning parking requirements for a total of 31 parking spaces. Calculations shown on Project Data on Drawing sheet PL01. The prospective tenants, at this time, typically require a number of spaces in line with this number.

Sincerely,

Scott Smith  
Green River Holdings, LLC  
and  
S & E Properties, LLC



23 March 2022

Knox Planning  
400 Main Street  
Knoxville, TN 37901  
Phone: (865) 215-2500

**RE: Office Warehouse Development**

Planning Commission File # 4-K-22-UR  
TTCDA Case # 4-C-22-TOB  
0 Corridor Park Blvd (Parcel ID: 118 173222)  
Knox County TN 37932  
GAEA Project No.: 22037

To whom it may concern:

On behalf of our client, Green River Holdings / S&E Properties, LLC, We hereby request a waiver to the TTCDA guidelines to relocate 4 pine trees along the southern property line in response to Knox Planning forwarded emailed comment from the West Knox Utility District Engineering Department. Apparently there is an existing sewer line that straddles the southern property line. No plantings on top of this sewer line is preferred by West Knox Utility District Engineering Department.

We have relocated the pine trees to the northeast corner of the property, shown in revised Site Plan "C" Landscape Plan L1.0 attached.

Respectfully,

**George Armour Ewart, Architect**

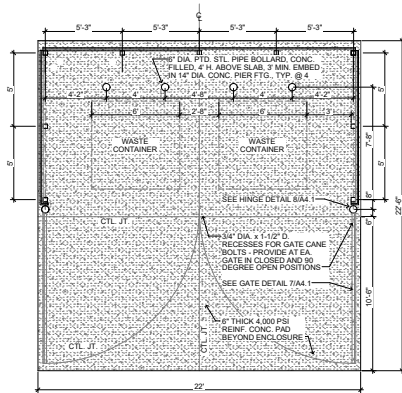
  
Alex Rigopoulos



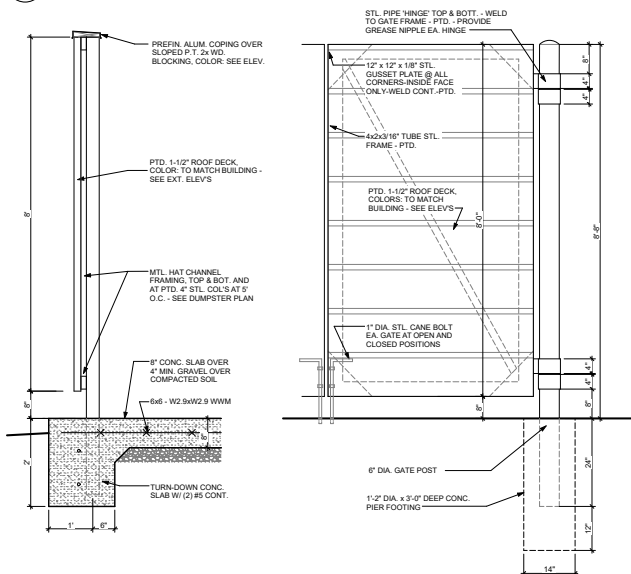






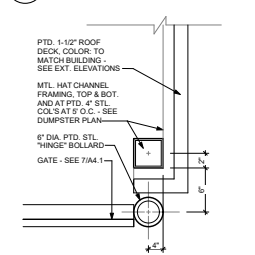


5 PLAN - DUMPSTER ENCLOSURE  
SCALE: 1/4" = 1'-0"

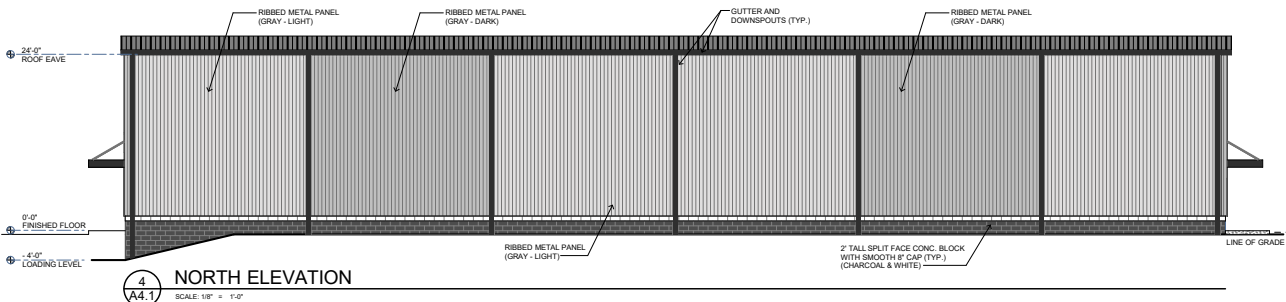
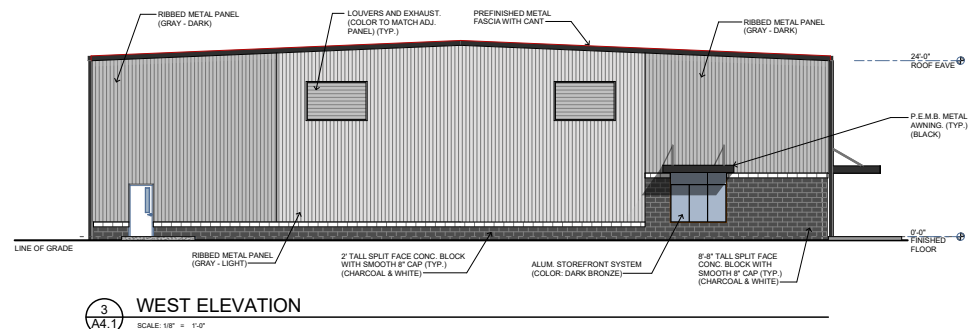
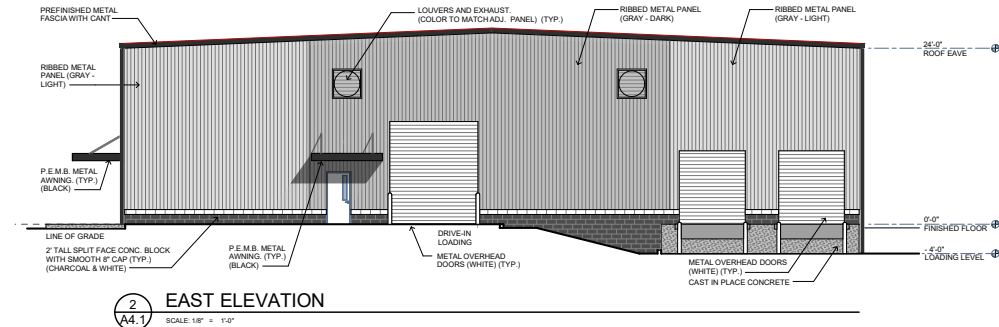
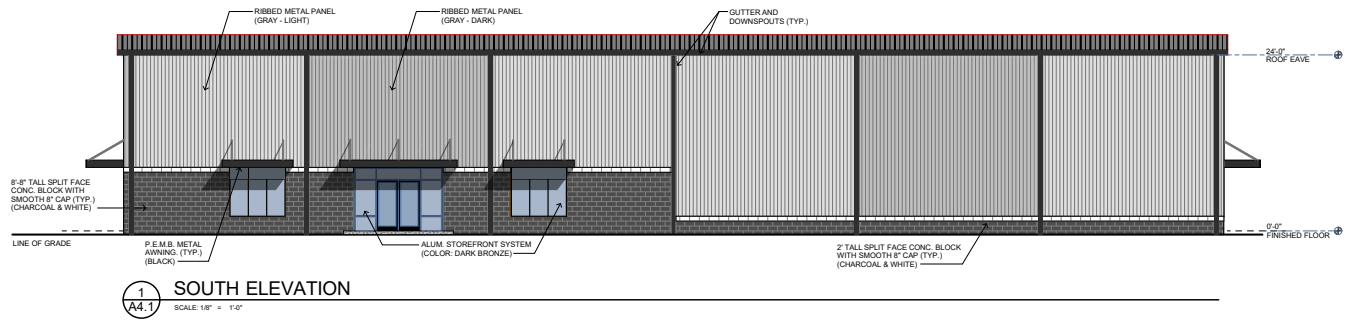


6 DUMPSTER - DETAIL  
SCALE: 3/4" = 1'-0"

7 DUMPSTER - DETAIL  
SCALE: 3/4" = 1'-0"

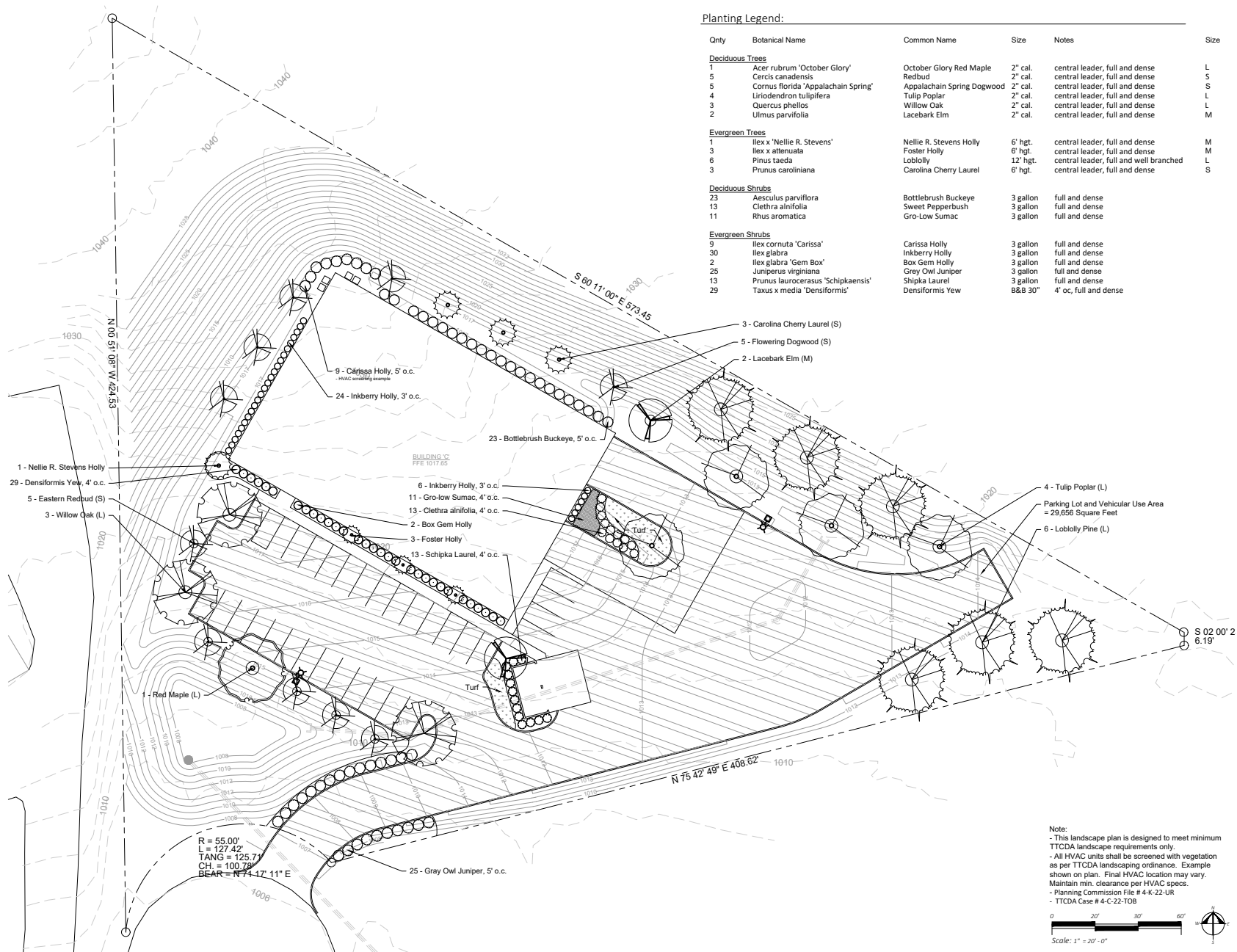


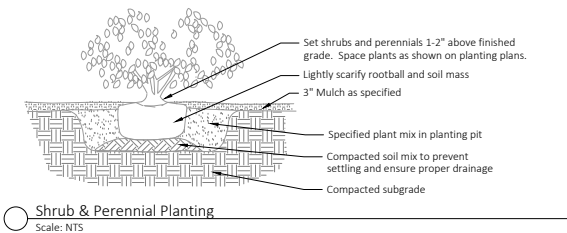
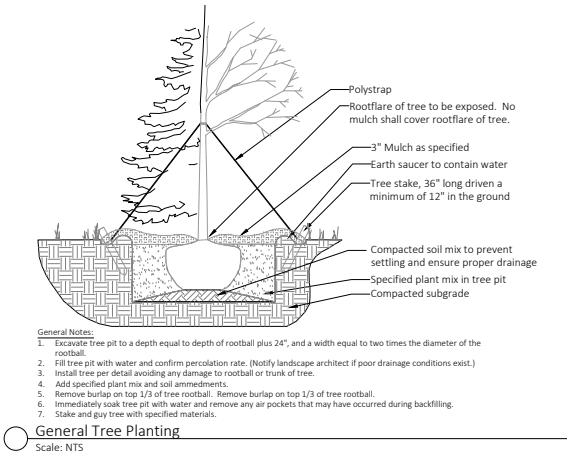
8 DUMPSTER - DETAIL  
SCALE: 3/4" = 1'-0"



# Planting Legend:

Qty	Botanical Name	Common Name	Size	Notes	Size
<b>Deciduous Trees</b>					
1	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense	L
5	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
5	Cornus florida 'Appalachian Spring'	Appalachian Spring Dogwood	2" cal.	central leader, full and dense	S
4	Liriodendron tulipifera	Tulip Poplar	2" cal.	central leader, full and dense	L
3	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	M
<b>Evergreen Trees</b>					
1	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense	M
3	Ilex x attenuata	Foster Holly	6' hgt.	central leader, full and dense	M
6	Pinus taeda	Loblolly	12' hgt.	central leader, full and well branched	M
3	Prunus caroliniana	Carolina Cherry Laurel	6' hgt.	central leader, full and dense	S
<b>Deciduous Shrubs</b>					
23	Aesculus parviflora	Bottlebrush Buckeye	3 gallon	full and dense	
13	Clethra alnifolia	Sweet Pepperbush	3 gallon	full and dense	
11	Rhus aromatica	Gro-Low Sumac	3 gallon	full and dense	
<b>Evergreen Shrubs</b>					
9	Ilex cornuta 'Carissa'	Carissa Holly	3 gallon	full and dense	
30	Ilex glabra	Inkberry Holly	3 gallon	full and dense	
2	Ilex glabra 'Gem Box'	Box Gem Holly	3 gallon	full and dense	
25	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense	
13	Prunus laurocerasus 'Schipkaensis'	Shipka Laurel	3 gallon	full and dense	
29	Taxus x media 'Densiformis'	Densiformis Yew	B&B 30"	4' oc, full and dense	





#### Irrigation Notes:

1. All tree and shrub irrigation to be drip irrigation unless otherwise noted on plans and to be Rainbird, Hunter or Toro product or approved equal. Turf and groundcover to be spray irrigation.
2. Drip tubes to be staked a minimum of 18-24\"/>

Note:  
- This landscape plan is designed to meet minimum TTCDa landscape requirements only.  
- All HVAC units shall be screened with vegetation as per TTCDa landscaping ordinance. Example shown on plan. Final HVAC location may vary. Maintain min. clearance per HVAC specs.  
- Planning Commission File # 4-K-22-UR  
- TTCDa Case # 4-C-22-TOB

#### Planting Notes:

1. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
2. Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
3. Irrigation system to be drip unless otherwise noted and approved.
4. Contractor to complete work within schedule established by owner.
5. Contractor to provide one year warranty for all plant material from date of substantial completion.
6. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
7. The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
8. All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition, quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
9. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
10. No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
11. Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
12. Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
13. Trees shall be installed 3\"/>

#### TTCDa - LANDSCAPE REQUIREMENT NOTES:

- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.**  
- 33 trees proposed  
- 13 evergreen = 39%
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.**  
- 1.3 acres of yard space \* 10 = 13 large trees required  
- 14 large trees proposed  
- 6 medium trees proposed  
- 13 small trees proposed
- 3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.**  
- N/A, no RCW
- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.**  
- landscape provided at driveway entrance and front of building
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade**  
- all entry areas landscaped, shade provided where adequate room for tree growth is available
- 3.2.3 Entrances into buildings should be accented by plantings.**  
- all entry areas landscaped
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).**  
- all areas around building proposed with landscaping

- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.**  
- trees proposed near south facade
- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area.**  
- trees proposed around parking and drive aisles
- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.**  
- N/A
- 3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.**  
- N/A
- 3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.**  
- trees proposed near all parking areas
- 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.**  
- 27 parking space proposed, 3 trees required, 13 large trees proposed
- 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.**  
- Total Parking Lot and Vehicular Use Area = 29,656 square feet, 5% of 29,656 = 1,483 square feet required  
- Total Landscape Bed Area Proposed = 3,749 square feet = 12.6%
- 3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.**
- 3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.**  
- N/A, no trees preserved
- 3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.**  
- trees proposed within 60' of all parking spaces
- 3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.**

#### Planting Legend:

Qty	Botanical Name	Common Name	Size	Notes	Size
<b>Deciduous Trees</b>					
1	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense	L
5	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
5	Cornus florida 'Appalachian Spring'	Appalachian Spring Dogwood	2" cal.	central leader, full and dense	S
4	Liriodendron tulipifera	Tulip Poplar	2" cal.	central leader, full and dense	L
3	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	M
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2	Ilex glabra 'Gem Box'	Gem Box Holly	3 gallon	full and dense	
25	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense	
13	Prunus laurocerasus 'Schipkaensis'	Shipka Laurel	3 gallon	full and dense	
29	Taxus x media 'Densiformis'	Densiformis Yew	B&B 30"	4' oc, full and dense	



28 FEB 2021




- Planning Commission File # 4-K-22-UR  
- TTCDa Case # 4-C-22-TOB

DAT: 28 FEB 2022  
PROJECT NO.: 22037-A  
PROJECT MGR.: STUART

L1.1






**RSX1 LED**  
Area Luminaire

Specifications

Size (BWV): 0.37 W (0.05 sq ft)  
Length: 21.5" (54.4 cm)  
Width: 13.3" (33.8 cm)  
Height: 3.0" (7.6 cm) Max Body  
Depth: 2.2" (5.6 cm) Max  
Weight (SMA mount): 22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DOBBD


Part No.	Accessories	Options	Notes
RSX1-01	1	1	1

Notes

1. RSX1 LED Area Luminaire is a high performance, energy efficient lighting fixture. It is designed for use in a variety of applications, including outdoor lighting, parking lots, and industrial facilities. It is available in a variety of sizes and configurations to meet your specific needs.

2. RSX1 LED Area Luminaire is a high performance, energy efficient lighting fixture. It is designed for use in a variety of applications, including outdoor lighting, parking lots, and industrial facilities. It is available in a variety of sizes and configurations to meet your specific needs.


LIGHTING FIXTURE TYPE SA DETAIL  
NOT TO SCALE



**D-Series Size 1**  
LED Wall Luminaire

Specifications

Size (BWV): 13.3" x 13.3" x 13.3"  
Length: 13.3" (33.8 cm)  
Width: 13.3" (33.8 cm)  
Height: 13.3" (33.8 cm)  
Depth: 13.3" (33.8 cm)  
Weight: 13.3" (33.8 cm)



Ordering Information

EXAMPLE: D01W1 LED 20C 1000 40K T3M MVOLT DOBBD

Part No.	Accessories	Options	Notes
D01W1-01	1	1	1

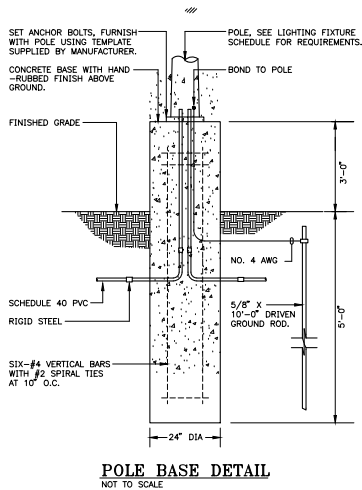
Notes

1. D-Series Size 1 LED Wall Luminaire is a high performance, energy efficient lighting fixture. It is designed for use in a variety of applications, including outdoor lighting, parking lots, and industrial facilities. It is available in a variety of sizes and configurations to meet your specific needs.

2. D-Series Size 1 LED Wall Luminaire is a high performance, energy efficient lighting fixture. It is designed for use in a variety of applications, including outdoor lighting, parking lots, and industrial facilities. It is available in a variety of sizes and configurations to meet your specific needs.

LIGHTING FIXTURE TYPE SB DETAIL  
NOT TO SCALE

SITE LIGHTING FIXTURE SCHEDULE											
DESIGNATION	ILLUMINATION			POLE DESCRIPTION: MATERIAL, SHAPE, FINISHED GRADE			DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			REMARKS
	AMTS	DELIVERED LUMENS	COLOR TEMPERATURE								
				ALUMINUM STEEL RATED SQUARE	HEIGHT ABOVE FINISHED GRADE	COMPANY		POLE CATALOG NO.	LUMINAIRE CATALOG NO.		
S A	133	11,793	4000	*	*	30 FT.	DIE-CAST ALUMINUM, L.E.D., TYPE III DISTRIBUTION, ARM MOUNTED	LITHONIA	SSA-27- 40K-R3- DMVOLT- DOBXD	RSX1LED-P4- 40K-R3- MVOLT-SPA- DOBXD	DARK BRONZE FINISH
S B	45	5,342	4000			20 FT.	DIE-CAST ALUMINUM, L.E.D., TYPE IV DISTRIBUTION, WALL MOUNTED	LITHONIA		DSXWLED- 20C-700- 40K-14M- MVOLT-DOBXD	DARK BRONZE FINISH





**GEORGE ARMOUR EWART ARCHITECT**


404 Beacon Park Circle  
Knoxville, TN 37919  
888.002.7771  
Fax 888.002.7742  
www.georgeewart.com



WAREHOUSE BUILDING 'C' FOR  
**S&E PROPERTIES, LLC**  
CORRIDOR PARK BLVD  
KNOX COUNTY, TN 37932  
PC File # 4-K-22-UR, TTODA # 4-C-22-TOB

**SITE DETAILS**

DATE: 25 MARCH 2022  
PROJECT NO.: 22037-C  
PROJECT MGR.: STUART



**Vreeland Engineers Inc.**  
3107 Rutherford Ave.  
P.O. Box 10648  
Knoxville, TN 37936  
865-537-4431  
1-800-368-2769  
www.vreelandengineers.com

SE2.2





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

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING        | <input checked="" type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION     | <input type="checkbox"/> SIGNAGE         | <input checked="" type="checkbox"/> BOARD REVIEW          |
| <input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN     | <input type="checkbox"/> ZONING VARIANCE |   |

Green River Holdings

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

02-28-22

April 11, 2022

**4-C-22-TOB**

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

## CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

☐ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☐ SURVEYOR ☐ ENGINEER ☒ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

Stuart Anderson

George Armour Ewart Architect

NAME

COMPANY

404 Bearden Park Circle

Knoxville

TN

37919

ADDRESS

CITY

STATE

ZIP

(865) 602-7771

sanderson@georgeewart.com

PHONE

EMAIL

## CURRENT PROPERTY INFO

☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Green River Holdings

405 Montbrook Ln., Knoxville TN ssmith@volrealty.com

**OWNER NAME** - if different -

**OWNER ADDRESS**

**OWNER PHONE/EMAIL**

Corridor Park Blvd, Knoxville TN 37932

**PROPERTY ADDRESS**

CLT Map 118 17322

~~173.22~~ No

2.347 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

## STAFF USE ONLY

☐ CITY ☒ COUNTY

Northern terminus of Corridor Park Boulevard, west of Dutchtown Rd.

3rd

**GENERAL LOCATION**

**DISTRICT**

PC/ TO

TP

**ZONING**

**SECTOR PLAN  
LAND USE CLASSIFICATION**

Northwest County

Vacant land

**PLANNING SECTOR**

**EXISTING LAND USE**

## REQUEST

### BUILDING PERMIT

- ☒ NEW CONSTRUCTION  
☐ EXPANSION OR RENOVATION  
☒ GRADING PLAN

- ☐ REZONING  
☐ SIGNAGE  
☐ ZONING VARIANCE

### PLAN MATERIALS:

- ☒ DEVELOPMENT PLAN  
☒ BUILDING ELEVATIONS  
☒ FLOOR PLAN  
☒ LANDSCAPE PLAN  
☐ SIGNAGE PLAN  
☒ OFF-STREET PARKING

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☒ NO

~~ADMINISTRATIVE REVIEW~~ ☒ LIGHTING ☒ LANDSCAPING PLAN

## RENOVATION OR EXPANSION

### SUMMARY OF WORK TO BE PERFORMED:

Metal Building Shell for Warehouse with Parking,  
Site Lighting and Landscaping on Property

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- ☐ YARD SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_
- ☐ BUILDING SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_
- ☐ OTHER SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
TYPE: \_\_\_\_\_

## STAFF USE ONLY

- ☐ TTCDA Checklist  
☐ Property Owners/Option Holders

CODE

FEE

801 / \$450.00

CODE

FEE

TOTAL

\$450.00

## AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.



Green River Holdings

02-28-22

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

(865) 567-5111

ssmith@volrealty.com

PHONE NUMBER

EMAIL



Scott Smith

02-28-22

3/2/22 swm

STAFF SIGNATURE

PRINT NAME

DATE PAID

Accepted by: MMP