

Report of Staff Recommendation

File No.: 4-D-22-TOB

Applicant: KEVIN LAW

Request: BUILDING PERMIT

Meeting Date: 4/11/2022

Address: 10850 Hardin Valley Rd.

Map/Parcel Number: 103 11509

Location: Southeast corner of the intersection of Hardin Valley Road and Gliding Hawk Lane

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

Proposed Zoning: N/A

Existing Land Use: Vacant Land

Proposed Land Use: Construction of a new development containing a dental office for Phase I

Appx. Size of Tract: 1.14 acres

Accessibility: Access will be off of Gliding Hawk Lane, a local road with a 25-ft pavement width inside a 57-ft

right-of-way.

Surrounding Zoning

and Land Uses:

North: PC (Planned Commercial) / TO (Technology Overlay) - Commercial strip center

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

East: PC (Planned Commercial) / TO (Technology Overlay) and OB (Office, Medical, and

Related Services) / TO (Technology Overlay) - Car repair facility

West: PC (Planned Commercial) / TO (Technology Overlay) - Bank

Comments:

- 1) The applicant is requesting approval of a dentist office comprising approximately 6,500 sq ft in area as Phase 1 of this development. Phase 2 would consist of a retail business, and plans for the Phase 2 development would be submitted at a later date.
- 2) The 1.14-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Dentist offices are allowed by right 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-J-22-UR).
- 3) The site is located at the southeast corner of Hardin Valley Road and Gliding Hawk Lane. This is the last parcel to be developed on this block. There is a curb cut located mid-block on Hardin Valley Road that provides access to three properties on the west side of this block. The two adjacent developments contain drive aisles that align with each other at the front of the sites to provide inter-development connectivity. The site plan proposes another front drive aisle that will align with those of the neighboring developments to foster continuity and facilitate access to those sites off of Gliding Hawk Lane. The applicant is requesting a waiver from the front parking lot setback in order to align the front drive aisle and parking with those that are adjacent to add an access point off of Gliding Hawk Lane that could serve multiple properties. Staff supports this waiver to allow for better consistency and connectivity within this block.
- 4) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 5) Parking is proposed throughout the site in front of the dentist office, behind the dentist office, and around the Phase 2 building site. The site plan proposes to include the parking and drive aisles for both phases to complete the vehicular path through the site and provide access to neighboring properties. Therefore, plans for Phase 2 would be for the building only unless

changes to the site are needed to accommodate unanticipated growth of the building size.

6) The TTCDA Guidelines requires between 24 and 35 spaces, and the County Zoning Ordinance requires a minimum of 43 spaces with no maximum. The applicant is requesting a waiver from the TTCDA parking requirements to comply with the parking requirements of the Knox County Zoning Ordinance and is proposing 52 spaces.

- 7) The landscaping plan is in compliance with the TTCDA Design Guidelines. The Plan proposes plantings along three sides of the building and along the edge of the parking lots on the northern and southern ends of the site. Additional landscaping separates this development from Matlock Tire to the east.
- 8) The proposed lighting includes six light poles at the edges of the parking areas and and building-mounted lights around the perimeter of the front and right side facades for security. Full cut-off light fixtures are proposed that utilize LED lighting and thereby meet the TTCDA Guidelines. Lighting levels likewise meet the TTCDA Guidelines.
- 9) Two wall enclosure systems are proposed to the side and rear of the building to hide unsightly elements and trash. These would be an aluminum fencing system with 4-6" W slats with a woodgrain veneer.
- 10) The front facade of the building features light tan stone veneer with dark bronze storefront windows. Side and rear facades contain a mix of light tan stone veneer and dark gray board and batten siding. The building is capped with a dark gray standing seam metal roof. The front façade ends in a two-story enclosure that wraps around the building. It has a separate roof line and contains a set of windows facing the street and the entry door which faces the east side of the site. This two-story edifice contains a wall sign above the windows facing the street that will be submitted as a separate application at a later date.
- 11) No signage is proposed at this time. Any signage desired would need to be submitted in a separate application.

Design Guideline
Conformity:

With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.

Waivers and Variances Requested:

- **Waivers and Variances** 1) Waiver to reduce the front parking lot setback to 6 feet.
 - 2) Waiver to increase the allowed parking spaces to 52 spaces.

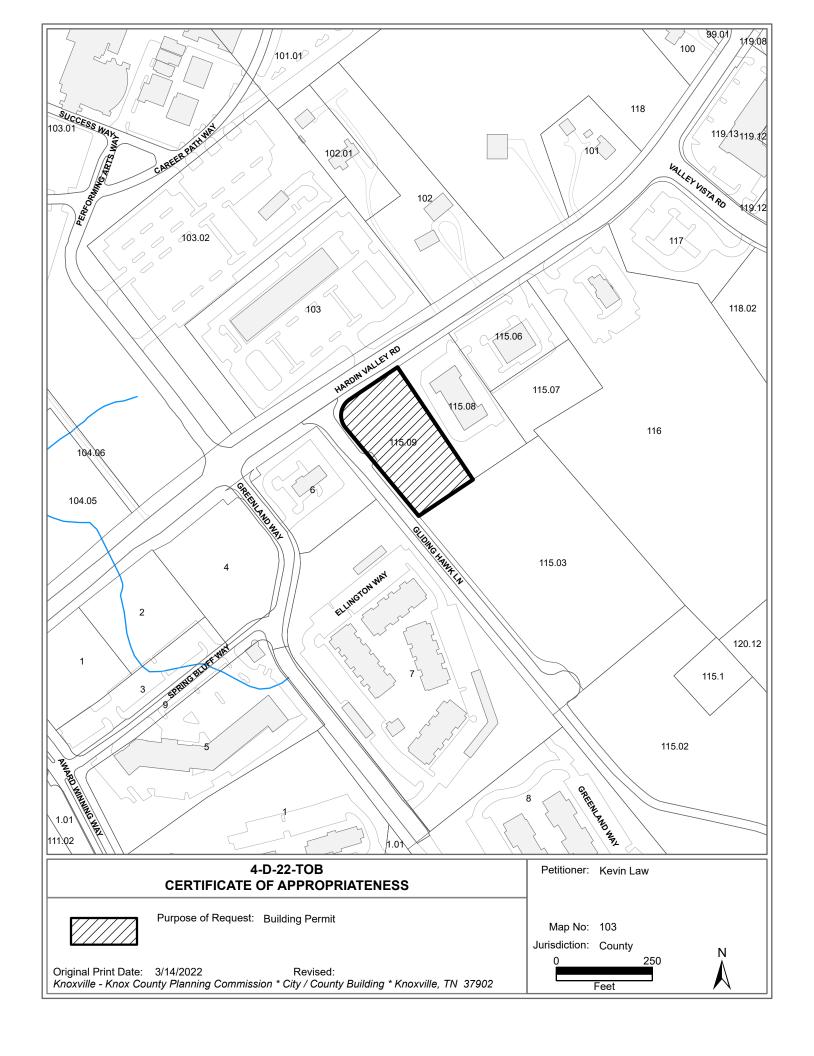
Staff Recommendation:

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

- 1) Approve the waiver to reduce the front parking lot setback to 6 feet so it is consistent with adjacent development and will allow the drive aisles to connect.
- 2) Approve the waiver from the TTCDA parking standards to increase the allowed parking spaces from 35 to 52 to allow the applicant to comply with Knox County zoning regulations.

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-J-22-UR).
- 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 applicable requirements of the Knox County Zoning Ordinance.
- 5) Obtaining TTCDA approval of the Phase 2 building at such time as the building is desired.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.



To: City of Knoxville Planning

Re: Waiver request

Project: Law Family Dentistry – 10850 Hardin Valley Rd

4-D-2-TOB; 4-J-22-UR

We request a waiver to TTCDA guidelines sections 1.7.9 and 3.1.8 for the Law Family Dentistry project at 10850 Hardin Valley Road. The guidelines require that when parking is located between the building and the right of way, a landscaped area with 20 feet of depth is required between the right of way and the parking area. We are requesting a waiver from 20 feet to 6 feet for this requirement. The two adjacent parcels in the same development, (Arby's center, and Matlock Tire), both have parking closer than 20 feet to the front property line. If the Law Family Dentistry site complies with the 20 foot parking setback, it will create an inconsistent and unattractive appearance to the frontage of the entire development. All of Hardin Valley frontage parcels in this development (Law Dentistry, Arby's Center, and Matlock Tire) have significant topographic impacts at the rear of the property that create difficulty in meeting this requirement and effectively developing the property.

Thank you for your consideration of this request on behalf of the owner, Dr. Kevin Law.

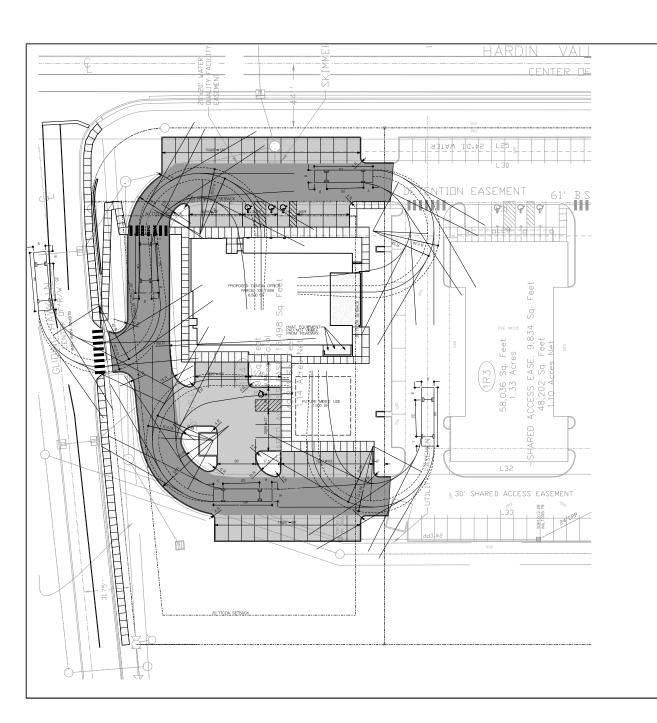
If you have questions, please let us know.

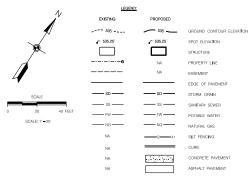
Sincerely,

Will Robinson, P.E.

865.386.4200

wrassociates@bellsouth.net; wendy@wracivil.com





PARCEL 103 11509 SUMMARY USE: DENTAL OFFICERETAIL BUILDING AREA, DENTAL: 6,500 SF BUILDING AREA, RETAIL: 1,500 ZONING: POTO PARAMS PHOULER & SPACES
CALCILLATION (COUNTY):
MEDICAL OFFICE:
MEDICAL OFFICE:
3 PER STAFF DOCTOR + 23 STAFF
+ 1 PER STAFF DOCTOR (4 DOCTORS
(5 STAFF)
(3 X 4) + (66 X 23) + (1 X 4)
(6 + 11 = 27 SPACES) RETAIL: 1,500100 - 15 SPACES CACULATION (TTCDA):
OTHER NON-RESIDENTIAL USE:
MIN: 6.5004,000 X 2 = 13 SPACES
MAX: 6.5004,000 X 3.5 = 22.75 SPACES SHOPPING CENTER: MIN: 1,500/1000 X 3 = 4.5 MAX: 1,500/1000 X 4.5 = 6.75 TOTAL: MN: 13 + 4.5 = 17.5 SPACES MAX: 22.75 + 6.75 = 29.5 SPACES MAX: 22.75 + 6.75 = SETBACKS (TTCDA): FRONT: 60' SIDE: 20' REAR: 20'

SETBACKS PERPHERAL: 50°

PARCEL AREA: 1,49 (65,269 SF) GAC: 8,00065,269 = 12,3% FAR: 8,00065,269 = 12,3% IAR: 38,28965,269 = 58,7%

WILL ROBINSON & ASSOCIATES 1248 N. Shorewdood Ln Caryville, TN 37714 (865) 386-4200 wrassociates@bellsouth.net



Dentistry A New Facility for: Law Family I

Hardin Valley Road Knox County, TN PC File #4-J-22-UR, T

<u>e</u>

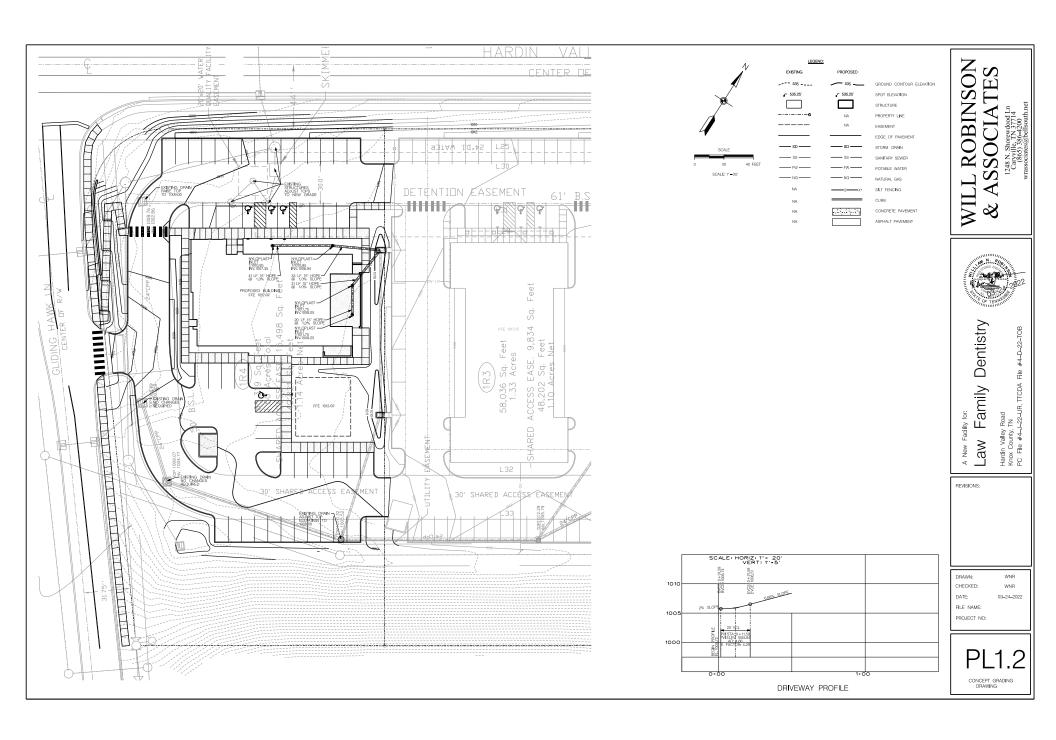
TTCDA

REVISIONS:

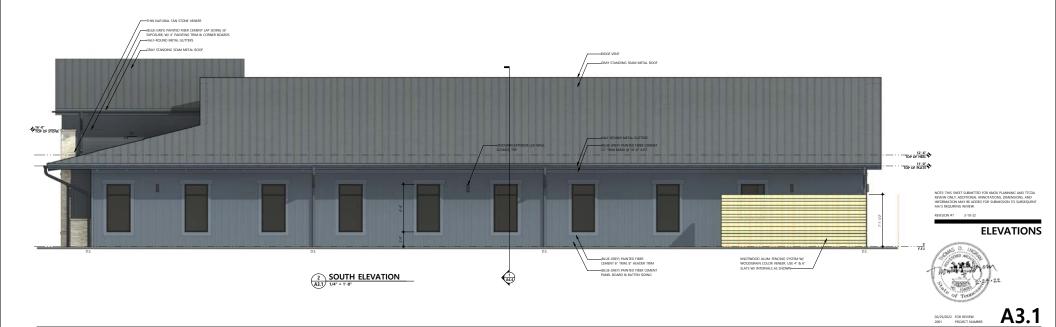


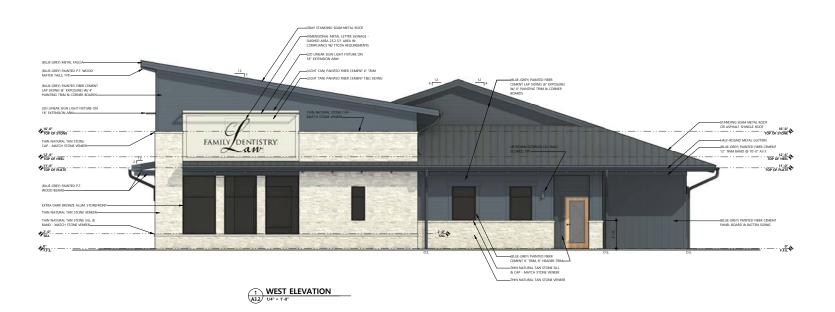
DRAWN: CHECKED: WNR DATE: 03-24-2022 FILE NAME: PROJECT NO:

CONCEPT LAYOUT DRAWING



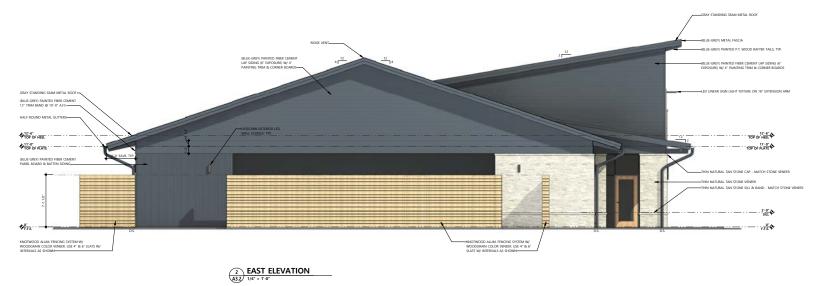








FAMILY DENTISTRY



NOTE: THIS SHEET SUBMITTED FOR KNOX PLANNING AND TICDA REVIEW ONLY, ADDITIONAL ANNOTATIONS, DIMENSIONS, AND INFORMATION MAY BE ADDED FOR SUBMISSION TO SUBSEQUENT AH'S REQUIRING REVIEW.

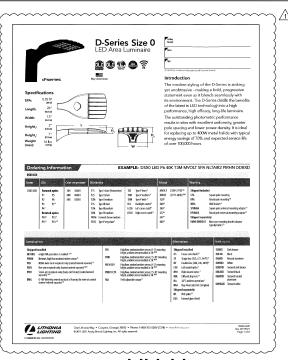
PENSION #1 2 10 22

ELEVATIONS



2/25/2022 FOR REVIEW

A3.2

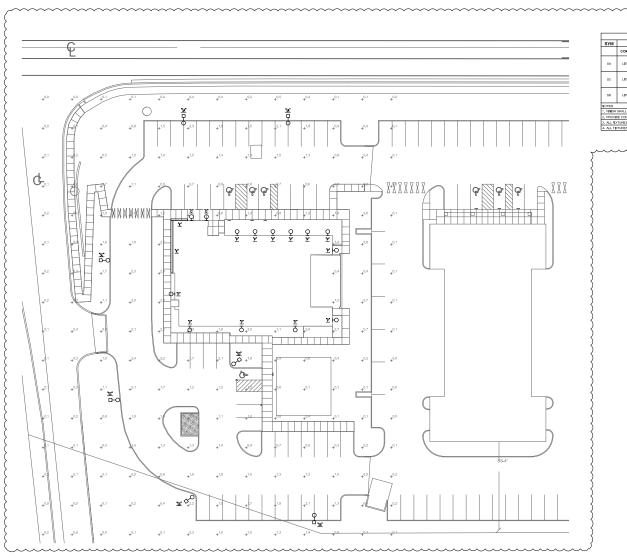


FIXTURE "SA", "SC", & "SD"



FAMILY DENTISTRY



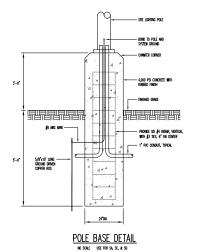


SYM	CATALOG NUMBER		PERFORMANCE		MOUNTING	DESCRIPTION	
	COMPANY	MODEL NUMBER	WATTS	TEMP IN	DELIVERED LUMENS		
SA	LITHONIA	FIXTURE DSXOLED PA 30K TAM MVOLT-S PA HS DOBXO POLE-SSS 25 5C DM28	89	3000	10613	28' POLE WITH BASE	ONE POLE MOUNTED AREA LIGHT, TYPE IN DISTRIBUTION, PULL CUTOFF
sc	LITHONIA	PIXTURE DSXOLED-P5-30K-T3M-MWOLT-S PA-HS-DOBXD POLE-SSS 25-5C DM28	89	3000	10849	28' POLE WITH BASE	ONE POLE MOUNTED AREA LIGHT, TYPE I
SD	LITHONIA	FIXTURE DSXCLED-PS-30K-TSM-MVOLT-S PA-DDBXD POLE-SSS 25-5C DM28	89	3000	10849	28' POLE WITH BASE	ONE POLE MOUNTED AREA LIGHT, TYPE III DISTRIBUTION, FULL CUTOFF



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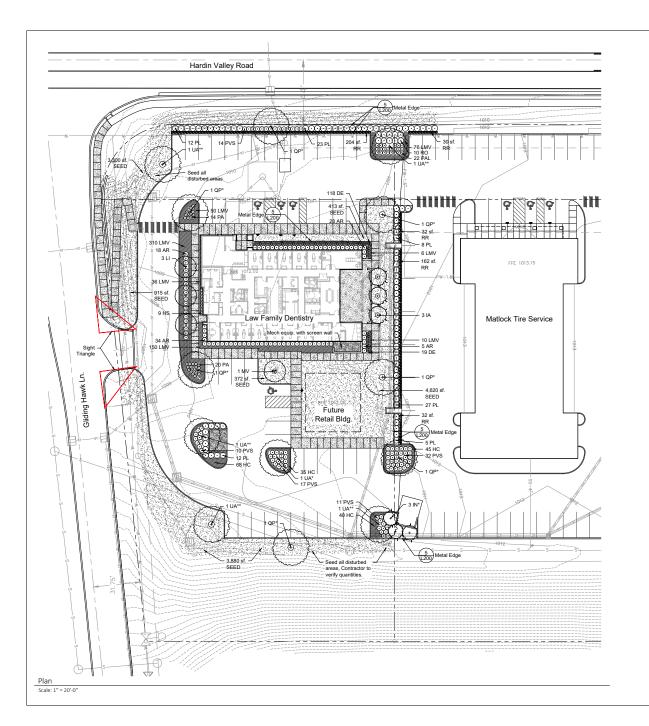
FOR KNOX PLANNING AND TTCDA REVIEW ONLY

PHOTOMETRIC PLAN

PHOTOMETRIC PLAN SOME 1"= 20'-0"

<u>edieral notes:</u>

1. See interior lighting future schedule for futures P, Q, and K.



Plant Key:

Key	Qty.	Botanical Name	Common Name		
	ETRE	ES .	The second second		
02	7	Quercus phalos	Willow Cell		
W.	6	Ultrus americana Princetori	Princeton Brit		
EVER	REEN	TREES			
A.	3.	Sex x attenuata Fosteri Foster's Holly			
N.	3	Ser x Nelle R Stevens'	Natile Stevens Holly		
ORNA	MENTA	AL TREES			
U.	3	Lagershoenis indica x fauriei Natchez'	Natchez Orspe Write		
w	1	Magnote virginiere "Jm Wilson"	Sibongion Sir nethay Magnolis		
SHRU	BS				
AR		Abela s granoffora 'Rose Creek'	Place Creek Abelia		
7.5	75	Phonus leurocerasus 'Otto Luyken'	Otto Lisyken Laurel		
80	15 Rosa Redrigzz'		Knockout Rose		
GROU	NDCO	VERS & PERENNIALS			
Œ	137	Dryopters erythrosora tirillenor	Britisnos Autumn Ferm		
HC.	176 (Hipericum calycinum		Overping St. John's libbit		
-6	9	Hemerocalis 'Stalia de Oro'	Stella de Oro Davilly		
UW.	638	Uriope muscan Vanegatal	Variegated Urope		
PAL	22	Perovsitie amplicifole "Little Spire"	Little Spire Russam Sage		
ORNA	MENTA	NL GRASSES			
PA	34	Pennisetum alopecurodes 'Cassian's Choice'	Cassian's Choice Pennigetum		
PVS.	73	Panicum impatum "Shemandoati"	Shenandosh Six tichgrasis		

Parking Lot Landscape Requirements (TTCDA)

Stipulation: Mature trees that are preserved within eight (8) feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees.

Total trees preserved:

Requirement A: Trees shall be required at a rate of one (1) medium or large canopy tree for every ten parking spaces provided. In order to provide year-round greenery, at least 25% of all newly planted trees should be evergreen.

Total parking spaces:

Trees required:

Trees provided: 7 (noted on plan with *) Evergreen trees required:

Evergreen trees provided:

Requirement B: A roughly equal combination of large, medium and small trees should be planted, with at least 10 large maturing trees per acre of yard space.

> Acres of yard space: 0.19 acres (8,156 sf.)

Trees Required: Trees provided:

Requirement C: 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 area: Plant area required: 26 056 ef 1,303 sf. Requirement met, see plan

Building Landscape Requirements

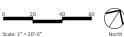
Requirement D: Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery, and bedding plants.

Total building elevation: 7,280 sf Required plantings: 3,640 sf Requirement met, see plans.

Note: See Sheet L200 for Planting Notes and Planting Details

All disturbed areas to be seeded.

Existing landscape to remain and be protected.





Law Family Dentistry 10810 Hardin Valley Road Knox County, TN

Not for Construction

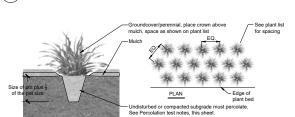
Date: 03.14.2022 Drawn By: WCH Ck'd By:

Landscape Plan

Sheet Name:

L100

Planting Schedule: Key Quantity Botanical Name Common Name Size Quertus phelos Military Call 6' CT -Central leader, full, well branched 6' CT -Central leader, full, well and low branched 6 Umus americana Princebri EVERGREEN TREES 3 lexis afternata 'Fosteri' 3 lexis Nelle R. Stevens' Foster's Holly Netlie Stevens Ho 10° tot, min. 8° tot, min. 3' CT-FTG full well branched FTG open branching ORNAMENTAL TREES Natther Crape Myrte MT, 3 care min, full & well branched, white flowers MT, 3 care min, full well branched, white flowers Lagerstoemia indica x fauriei Natche; 8 hgt min. Magnola virginiana Lim Wilson Moorgiow Sweetbay Magradia SHRUBS Abela i grandifora Rose Cresi Pose Creek Abelia To c, till & dense, pink/white flowers 4" o.c., full 6 dense 4" o.c., full 6 dense, red flowers 75 Prunus leuroceasus Otto Lajkeri 10 Rose Radisczi 3 gali. 3 gali. GROUNDCOVERS & PERENNIALS 137 Dryopteris erythrosora Grilliance 178 Hipericum calyonum Brillance Autumn Fen 1 gai TET out, tall it dense LWV 638 Linope muscari Vianegata 22 Perceskia atriplicibila Little Spire Little Spire Russian Sage 30" o.c., tall 5 dense, blue flowers ORNAMENTAL GRASSES PIX 34 Permisetum skoeruntrides 'Cassian's Dhoice PIXS 73 Panicum virgatum 'Shenandoeti' 24" o.s., tal 6 dense 3" o.s., tal 6 dense Shemandown Switchgrass SEED SEED 13.500 Festuca arundinacea TurFtoe Tall Fescue si. SF is approximate, contractor to verify in field HARDSCAPE 460 RiverRock 34" Depth " Contactor to provide quantity for maids. " Trees with " to reach 40" minimum at maturity Tree shall be plumb after settlement Contractor shall stake at planting. Place shrubs Trunk flare of each tree shall be exposed. Se perpendicular to grade tree so that no part of the trunk flare is buried. Do not cover the trunk flare with mulch Remove & discard burlap except under ball. Remove all synthetic soil wrapping materials (treated burlap, nylon twine, wire baskets, Tree to be plantedetc.) and discard. slightly above existing Mulch (pull mulch away from trunk of tree) grade level to allow Excavate hole to diameter 3x wider than rootball. Backfill hole with planting soil mix, ph



medium.

6 unless otherwise noted

Excavate topsoil substrate as required to place

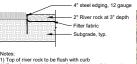
Undisturbed or compacted subgrade must

rootball to proper elevation. Place rootball directly on undisturbed subgrade or compacted planting

percolate. See percolation test notes, this sheet

Groundcover/Perennial Planting 3 Scale: NTS

Tree Planting Scale: NTS



 Top of river rock to be flush with curb
 Top of metal edging to be flush with top of river rock Steel Edge & River Rock 5

Scale: NTS



River Rock -By: Local Source -Size: 2" -Depth: 3" -Color: Browns and Greys -Quantity: 460 SF All river rock shall come from the same local source and be washed

before being brought on site



Seeding

4

Steel Edging
-By: COL-MET or Equal -Size: 4" -Gauge: 12 -Color: Black -Quantity: 774 LF www.colmet.com 800-829-8225

6" min. or 1/2 dia. rootball

Shrub Planting

Scale: NTS

which is greater

Planting Notes:

- 1. Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are
- properly amended based on the results of the soil tests. See this sheet for soil sampling instructions. No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- 5. Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.

 No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover
- any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list. The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the
- Owner's Representative. Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing
- conditions. Coordinate with the Landscape Architect prior to any changes.

 10. All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting loam; prepare groundcover beds with a minimum of 6" planting loam.
 - All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24*. When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
 Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height,
- branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative 15. All areas to be seeded shall receive soil preparation as specified prior to seeding or sodding, unless
- otherwise noted on plan. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- 17. Contractor to complete work within schedule established by Owner.
 18. Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of pronding areas, edging, weeding, mutching, and general landscape clean-up) until substantial completion. police is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by the Owner's Representative prior to use on site. See civil drawings for further information regarding:
- Frosion and sediment control

Pull mulch away from

Planting soil mix, ph 6-7

unless otherwise noted.

See plans for treatment

Place rootball on

this sheet

Planting Soil Mix, compacted

Note: Seed mix varies, hydroseed

with fiber mulch or provide erosion

- Compacted subgrade

Seed for lawn

compacted or undisturbed subsoil

Undisturbed or compacted

subgrade must percolate

See percolation test notes,

base of shrub

Mulch

- Erosion and sequiment control.

 Cocations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.

 Limits of construction.

 Cocations of existing and proposed utilities or easements.

- Plant beds to join walks or walls at an angle between 90° & 60°. Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- 22. Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental and en trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12"
- Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation

Soil Sampling Notes:

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup
- sample.

 Mark the plan to show soil sample locations.

 Send samples to A & L Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.ai-labs.com.
- Results to be copied to the Owner

Percolation Test Notes:

- Dig a hole 18- 24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day
- Refill hole to within a couple inches of the top.

 To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level: mark side of hole: or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour. It is well drained and suitable for all plant species.



Law Family Dentistry 10810 Hardin Valley Road Knox County, TN

Not for Construction

Drawn By: WCH Ck'd By:

Sheet Name:

Planting Schedule Notes & Details

Sheet Number:

L200



TTCDA Review Request

		100 March 100 Ma	
■ BUILDING PERMIT - NEW CONSTRUCTION	REZONING	☐ ADMINISTRATIVE REVIEW	
☐ BUILDING PERMIT - EXPANSION OR RENOVATION ☐ BUILDING PERMIT - GRADING PLAN	☐ SIGNAGE ☐ ZONING VARIANCE	☐ BOARD REVIEW	
Kevin Law			
PUBLISHED APPLICANT NAME - no individuals on beha	If of -		
2/28/2022	April 11, 2022	4-D-22-TOB	
DATE FILED	MEETING DATE (IF APPLICABLE)	FILE NUMBER	
CORRESPONDENCE Correspondence related	to this application will be directed t	to the contact listed below.	
☐ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☐ S	URVEYOR 🔳 ENGINEER 🔲 ARCI	HITECT/LANDSCAPE ARCHITECT ATTORNEY	
Will Robinson	Will Robinson & Associa		
NAME 1248 N Shorewood Ln	COMPANY	TN	
	Caryville I	TN 37714	
ADDRESS 865-386-4200	сітү wendy@wracivil.com	STATE ZIP	
PHONE	EMAIL		
CURRENT PROPERTY INFO	WNERS / OPTION HOLDERS PAR	RT OF PARCEL	
Kevin Law	10788 Hardin Valley Rd	865-300-8617 klawtn@yahoo.com	
owner NAME - if different - 10850 Hardin Valley Rd, Knoxville, TN 37932	OWNER ADDRESS	OWNER PHONE/EMAIL	
PROPERTY ADDRESS			
103 11509	n I	1.14 acres	
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE	
STAFF USE ONLY			
Southeast corner of the intersection of Hardin \	/alley Rd and Gliding Hawk Ln	☐ CITY ☑ COUNTY	
GENERAL LOCATION		<u>l 6th</u> District	
PC/CO	MU-SD, NWCo-5 and HP	*	
CONING	SECTOR PLAN		
Northwest County	LAND USE CLASSIFICATION 1 Vacant land		
PLANNING SECTOR	EXISTING LAND USE		

REQUEST				
BUILDING PERMIT NEW CONSTRUCTION EXPANSION OR RENOVATION GRADING PLAN WAIVERS OR VARIANCES REQUESTED? ADMINISTRATIVE REVIEW: LIGHTIN	10 379:015		PLAN MATERIALS: DEVELOPMENT PLAN BUILDING ELEVATIONS FLOOR PLAN LANDSCAPE PLAN SIGNAGE PLAN OFF-STREET PARKING	OTHER:
RENOVATION OR EXPANSION		ZOŃING VARI	ANCE	
SUMMARY OF WORK TO BE PERFORMED: Construction of a new denta		SUMMARY OF ZON	ING VARIANCE REQUEST:	
REZONING		L		
REZONE FROM:	againe the transfer of the same of the sam			
то:				
SECTOR PLAN AMENDMENT FROM:				
TO				
SIGNAGE				
☐ YARD SIGN ☐ BUILDING	AREA:	N		,
TTCDA Checklist	CODE	CODE		TOTAL
☐ Property Owners/Option Holders	FEE	FEE		\$450.00
	801 / \$450.00	50000000		3430.00
AUTHOR FATION By signing	below You certify that y	ou are the property	owner and/or authorized re	epresentative.
Kevin	LAW Owner	Vi-h	1 2/	18/22
APPLICATION AUTHORIZED BY	AFFILIATION /		DATE	D: 0
865-300-8617	klawtn@y	ahoo.com		
PHONE NUMBER	EMAIL			
MADO	N 4: ala all a	Dortics		
STAFF SIGNATURE	Michelle PRINT NAME	ruiuei		2022 swm
	FRINT MAINE		DATE PAI	.