

Report of Staff Recommendation

File No.: 12-A-22-TOB

Applicant: LINCOLN MEMORIAL UNIVERSITY

Request: BUILDING PERMIT

Meeting Date: 12/5/2022

Address: 10330 Technology Dr.

Map/Parcel Number: 118 20601, 20610, AND PART OF PARCEL 17601

Location: Southwest side of Cogdill Road, south of Dutchtown Road

Existing Zoning: OP (Office Park), CB (Business and Manufacturing) & TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Lincoln Memorial University building

Proposed Land Use: Surface parking lot and new access through-drive

Appx. Size of Tract: 4.82 acres

Accessibility: Access is via Cogdill Road, a minor collector with a 22.5-ft pavement width inside the Pellissippi Parkway right-of-way.

Surrounding Zoning and Land Uses:

North: OP (Office Park) and TO-1 (Technology Park) in the City - Lincoln Memorial University

South: OP (Office Park) / TO-1 (Technology Park) in the City and CB (Business and Manufacturing) and TO (Technology Overlay) in the County - Office building

East: Pellissippi Parkway right-of-way

West: CB (Business and Manufacturing) and TO (Technology Overlay) in the County - Vacant land

Comments:

1. The applicant is requesting to construct additional parking for the Lincoln Memorial University Campus as well as a recreation field and an access drive.
2. The subject parcel is zoned CB (Business and Manufacturing), which allows schools as a permitted use.
3. The impervious area ratio (IAR) was calculated solely on the 4.82 acre lot area that the parking lot, access road and recreation field are proposed. The IAR is 23%, which is well below the 70% IAR threshold.
3. The proposed plan demonstrates parking and landscaping in compliance with the TTCDA design guidelines.

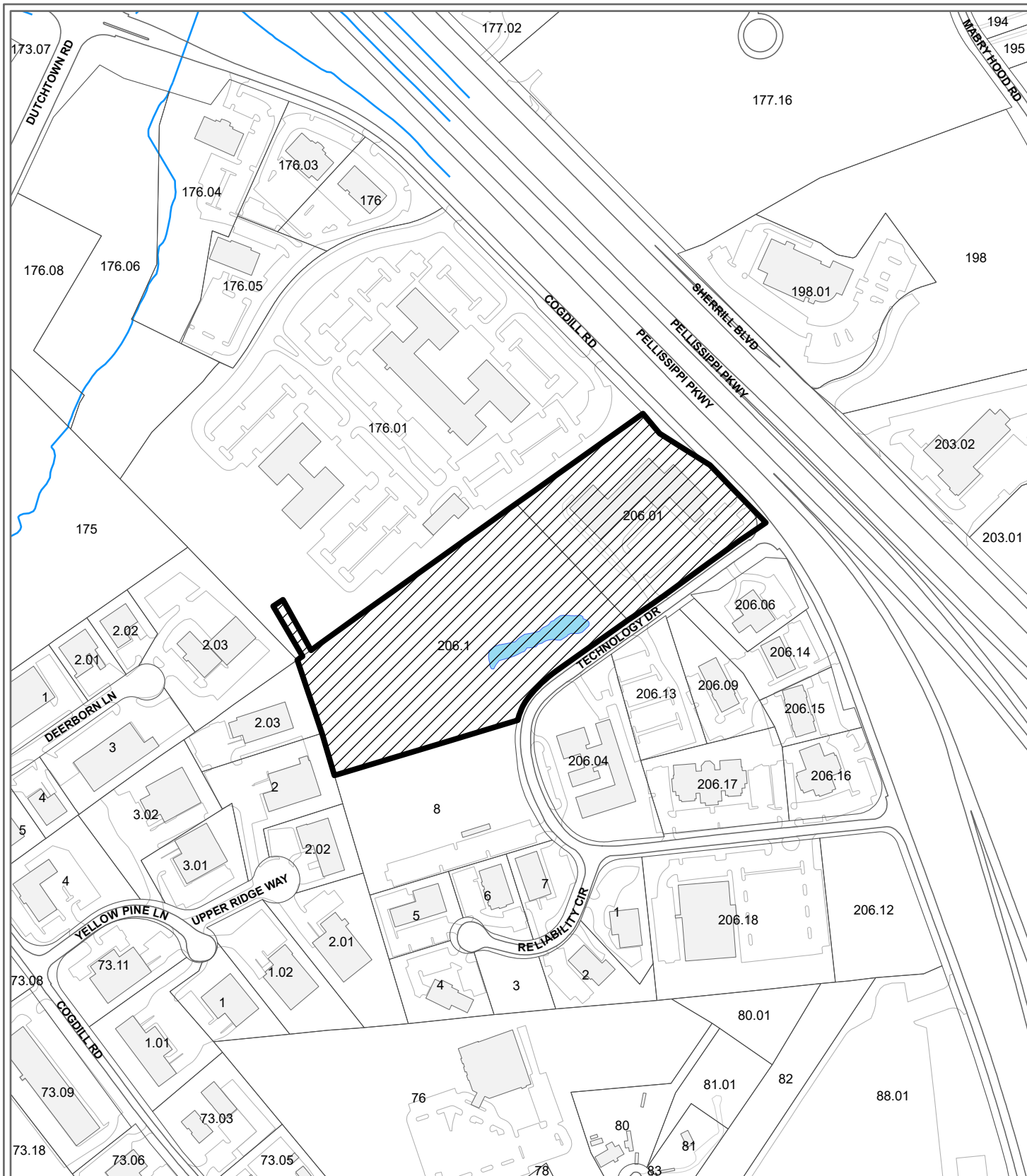
Design Guideline Conformity: This request is in compliance with the TTCDA guidelines.

Waivers and Variances Requested: N/A

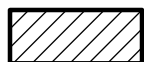
Staff Recommendation:

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

- 1) 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.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.



**12-A-22-TOB
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit

Original Print Date: 11/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Lincoln Memorial University

Map No: 118
Jurisdiction: City and County
0 370
Feet



PLANS FOR
DeBusk College of Osteopathic Medicine
Campus Access Road

PREPARED FOR
LINCOLN MEMORIAL UNIVERSITY
KNOXVILLE, TENNESSEE

SHEET INDEX	
NUMBER	DESCRIPTION
1	TYPICAL SECTIONS
2	PLAN LAYOUT
3	PROFILE SHEET
4	GRADING
5	DRAINAGE PLAN
6	EROSION CONTROL PLAN
7	SITE DISTANCE TRIANGLES
8	LANDSCAPING PLAN



Property Owner Information
LMU
10330 Technology Dr.
Knoxville, TN 37902
(423)-869-6418
david.laws@lmu.net
Parcel Number: 118 20610
City Block/ Lot Number: 46/46368

COORDINATE SYSTEM

Coordinates are based on State Plane Coordinate System Tennessee State Plane Zone and in U.S. Survey Feet. (Vertical datum reference: NAVD83)



Know what's below.
Call before you dig.
BEFORE YOU DIG

The contractor is instructed to call 1-800-351-111 to reach TN 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the TN 811 one-call Before-Dig (811) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to TN 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

PREPARED BY



Consulting Engineers, Inc.

109 SOUTH 24th STREET
MIDDLESBORO, KENTUCKY 40965
Phone: (606) 248-6600

KENTUCKY - TENNESSEE - NORTH CAROLINA - SOUTH CAROLINA - GEORGIA

PROJECT ENGINEER

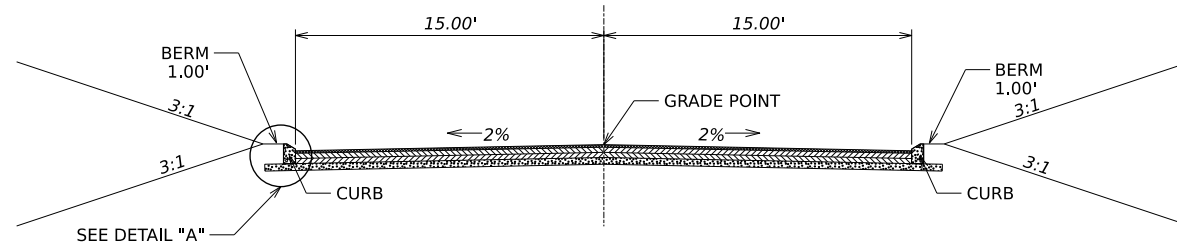
DATE

REV. NO.

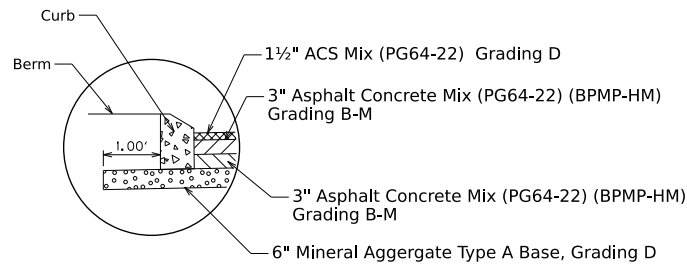
DESCRIPTION

DATE

TYPICAL SECTIONS LMU CAMPUS ACCESS ROADWAY



NORMAL SECTION
Access Road Sta. 5+00.00 to Sta. 13+21.38



DETAIL "A"

NEW CONSTRUCTION

USING-
ROADWAY

1 1/2" ACS MIX (PG64-22) GRADING D

3" ASPHALT CONCRETE MIX (PG64-22)(BPMP-HM)
GRADING B-M

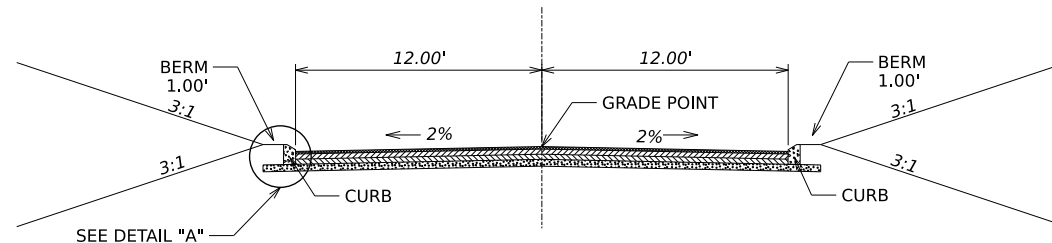
3" ASPHALT CONCRETE MIX (PG64-22)(BPMP-HM)
GRADING B-M

6" MINERAL AGGREGATE TYPE A BASE, GRADING D
PARKING AREA

1 1/2" ACS MIX (PG64-22) GRADING D

3" ASPHALT CONCRETE MIX (PG64-22)(BPMP-HM)
GRADING B-M

6" MINERAL AGGREGATE TYPE A BASE, GRADING D



NORMAL SECTION
Access Road Sta. 13+19.81 to Sta. 18+16.81

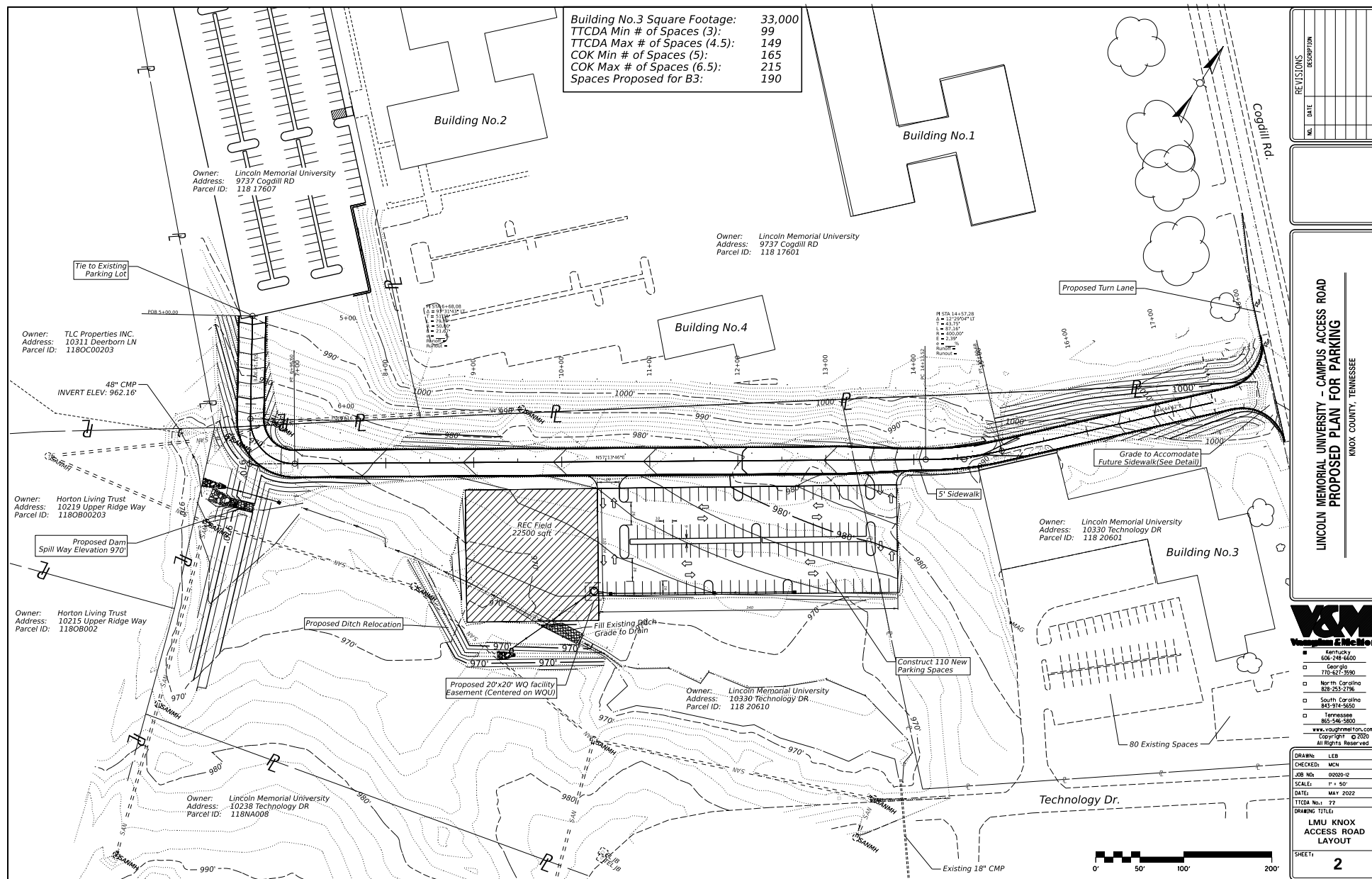
REVISIONS
NO. DATE DESCRIPTION

LINCOLN MEMORIAL UNIVERSITY - COLLEGE OF VETERINARY MEDICINE
PROPOSED ACCESS ROADS TYPICAL SECTION
LEE COUNTY, VIRGINIA



■ Kentucky
606-248-4600
□ Georgia
770-427-5990
□ North Carolina
808-253-2796
□ South Carolina
843-914-5650
□ Tennessee
865-546-5800
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DRAWN: TJB
CHECKED: MCN
JOB NO: 00000-12
SCALE: N/A
DATE: JUNE 2022
TTCOA NO.1
DRAWING TITLE:
TYPICAL SECTION
SHEET:
1



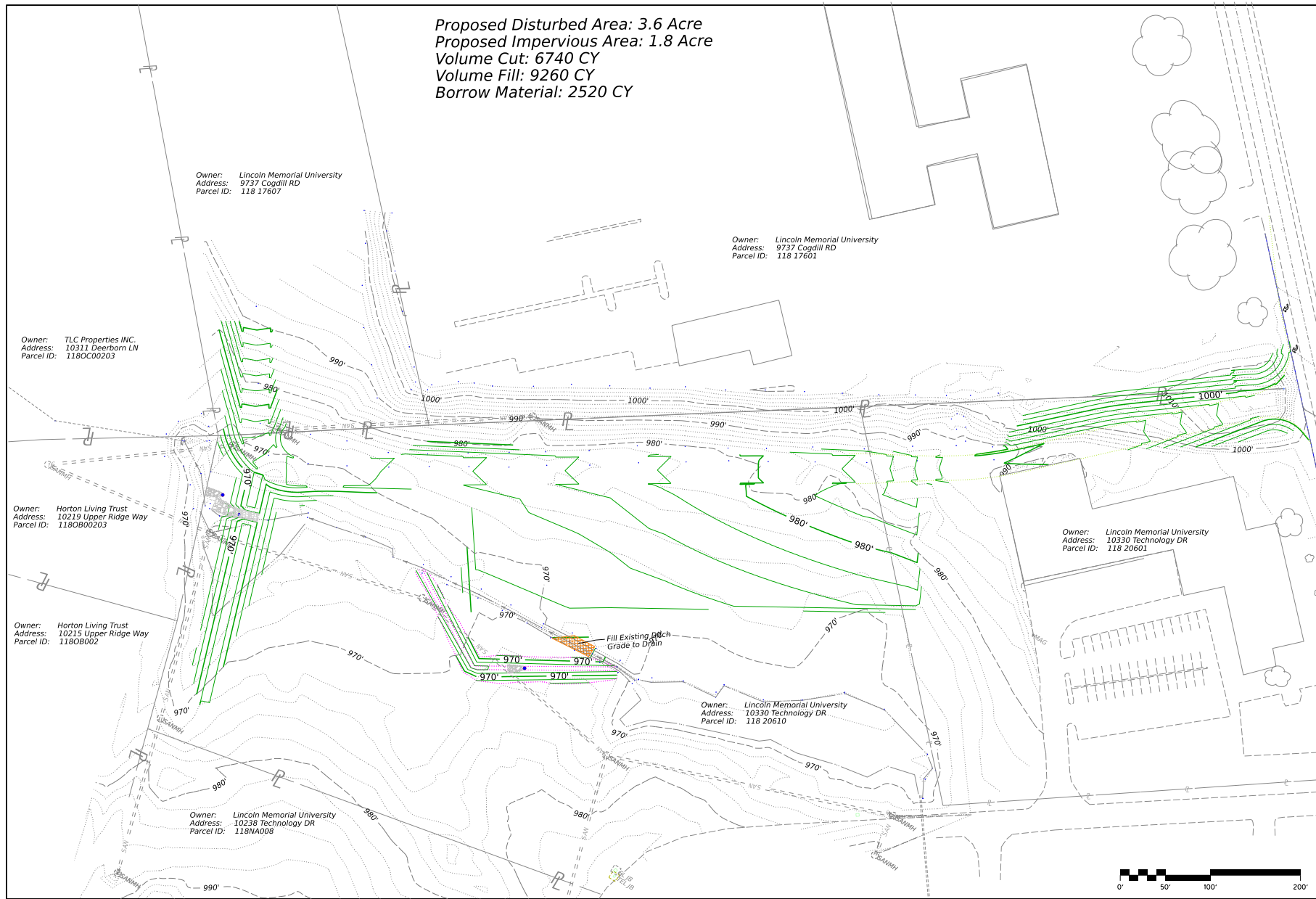
REVISIONS	
NO.	DATE

LINCOLN MEMORIAL UNIVERSITY - CAMPUS ACCESS ROAD
PROPOSED PLAN FOR PARKING
KNOX COUNTY, TENNESSEE

V&M
Vaughan & McNamee
Kentucky 606-748-4600
Georgia 770-427-5590
North Carolina 818-253-2796
South Carolina 843-914-5650
Tennessee 865-546-5800
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DRAWN: LEB
CHECKED: MCN
JOB NO: 00000-12
SCALE: 1" = 50'
DATE: MAY 2022
TTCDA No: 77
DRAWING TITLE: LMU KNOX ACCESS ROAD LAYOUT
SHEET: 2

Proposed Disturbed Area: 3.6 Acre
 Proposed Impervious Area: 1.8 Acre
 Volume Cut: 6740 CY
 Volume Fill: 9260 CY
 Borrow Material: 2520 CY



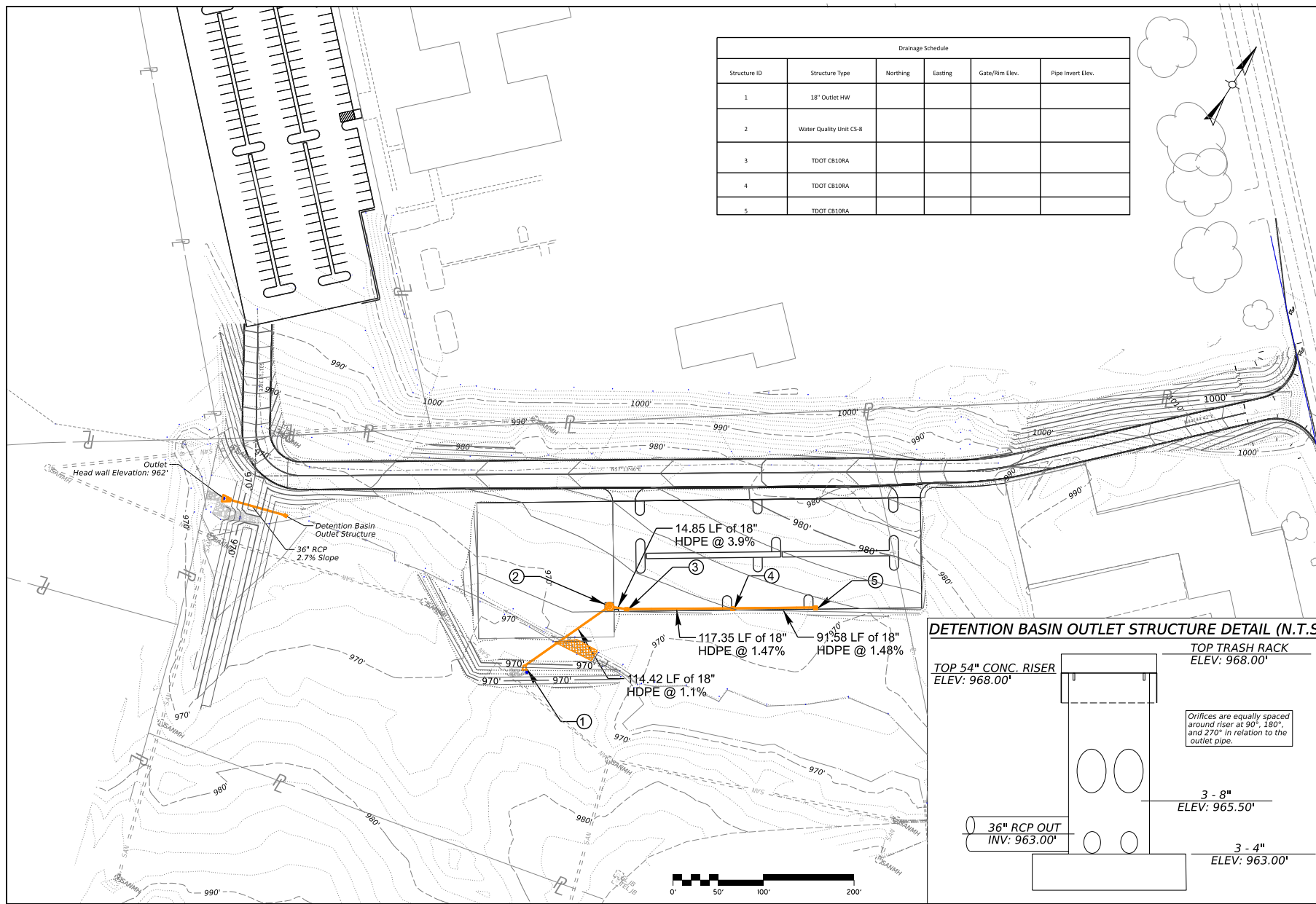
REV.	DATE	DESCRIPTION



LINCOLN MEMORIAL UNIVERSITY - CAMPUS ACCESS ROAD
PROPOSED PLAN FOR PARKING
 KNOX COUNTY, TENNESSEE

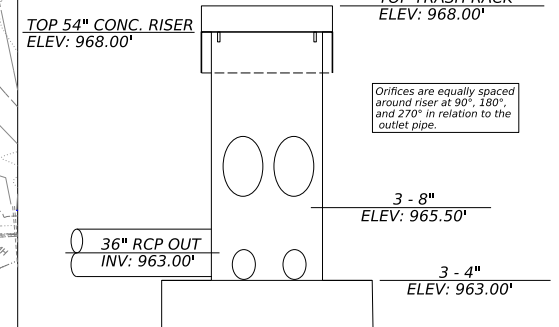
- VKM**
 Vaughan & McKeon
- Kentucky 606-248-4600
 - Georgia 770-427-5990
 - North Carolina 808-253-2796
 - South Carolina 843-914-5650
 - Tennessee 865-546-5800
- www.vaughanmckeon.com
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DRAWN:	TJB
CHECKED:	MCN
JOB NO:	00000-12
SCALE:	1" = 50'
DATE:	JUNE 2022
TTCA No.:	77
DRAWING TITLE:	Grading Plan
SHEET:	4



Drainage Schedule					
Structure ID	Structure Type	Northing	Easting	Gate/Rim Elev.	Pipe Invert Elev.
1	18" Outlet HW				
2	Water Quality Unit CS-8				
3	TDOT CB10RA				
4	TDOT CB10RA				
5	TDOT CB10RA				

DETENTION BASIN OUTLET STRUCTURE DETAIL (N.T.S.)



REVISIONS	
NO.	DATE



LINCOLN MEMORIAL UNIVERSITY - CAMPUS ACCESS ROAD
PROPOSED PLAN FOR PARKING
KNOX COUNTY, TENNESSEE

VMM
Vaughn & McMan
Kentucky 606-748-4600
Georgia 770-627-5990
North Carolina 808-253-2796
South Carolina 843-914-5650
Tennessee 865-546-5800
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DRAWN: LEB
CHECKED: MCN
JOB NO: 00000-12
SCALE: 1" = 50'
DATE: MAY 2022
TTCD No. 1 77
DRAWING TITLE: Drainage Plan
SHEET: 5

[illegible]

Temporary Seeding: When grading operations are temporarily halted for over 14 days and on soil stockpiles.

Permanent Seeding: When grading operations are completed/operations will not impact disturbed area.

Owner: Horton Living Trust
Address: 10219 Upper Ridge Way
Parcel ID: 1180B00203

Owner: Horton Living Trust
Address: 10215 Upper Ridge Way
Parcel ID: 1180B002

Owner: Lincoln Memorial University
Address: 9737 Cogdill RD
Parcel ID: 118 17607

1. As a minimum, all erosion and sediment control practices will be constructed and maintained according to the standards located in the City of Knoxville BMP Manual, the City of Knoxville Stormwater and Street Ordinance, and as required by state and federal laws.
2. A copy of the approved erosion and sediment control plan shall be maintained at the project site at all times. This copy shall be made available to the City of Knoxville Engineering Department upon request.
3. Prior to commencing land-disturbing activities in any area not on the approved erosion and sediment control plan, the contractor shall submit a supplementary erosion control plan to the City of Knoxville Engineering Department for review and approval.
4. All erosion and sediment control measures are to be placed prior to or as the first step in clearing and grading. The contractor is responsible for any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the City of Knoxville Engineering Department.
5. The City of Knoxville Engineering Department must be notified prior to dewatering operations. Water must be pumped through an approved filtering device. The City of Knoxville Engineering Department may suspend dewatering operations if pollution is observed.
6. The contractor shall inspect all erosion and sediment control devices at least once a week and at least once a day during rainfall events. The contractor shall perform any repairs or maintenance immediately in order to ensure effective erosion and sediment control.
7. The contractor shall maintain a record of all inspections and maintenance activities at the project site. This record shall be made available to the City of Knoxville Engineering Department upon request.

EROSION CONTROL LEGEND

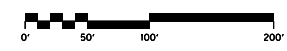
- ROCK CHECK DAM
- STORM DRAIN INLET PROTECTION
- SILT FENCE
- OUTLET PROTECTION
- CONSTRUCTION ENTRANCE (6")

Proposed Disturbed Area: 3.6 Acres
Proposed Impervious Area: 1.8 Acres
Volume Cut: 6740 CY
Volume Fill: 9260 CY
Borrow Material: 2520 CY
Gross Lot Area: 346302 sf
Gross Impervious Area: 78408 sf
Impervious Area Ratio (IAR) = 0.23

Owner: Lincoln Memorial University
Address: 10330 Technology DR
Parcel ID: 118 20601

Owner: Lincoln Memorial University
Address: 10330 Technology DR
Parcel ID: 118 20610

Owner: Lincoln Memorial University
Address: 10238 Technology DR
Parcel ID: 118NA008

[illegible]

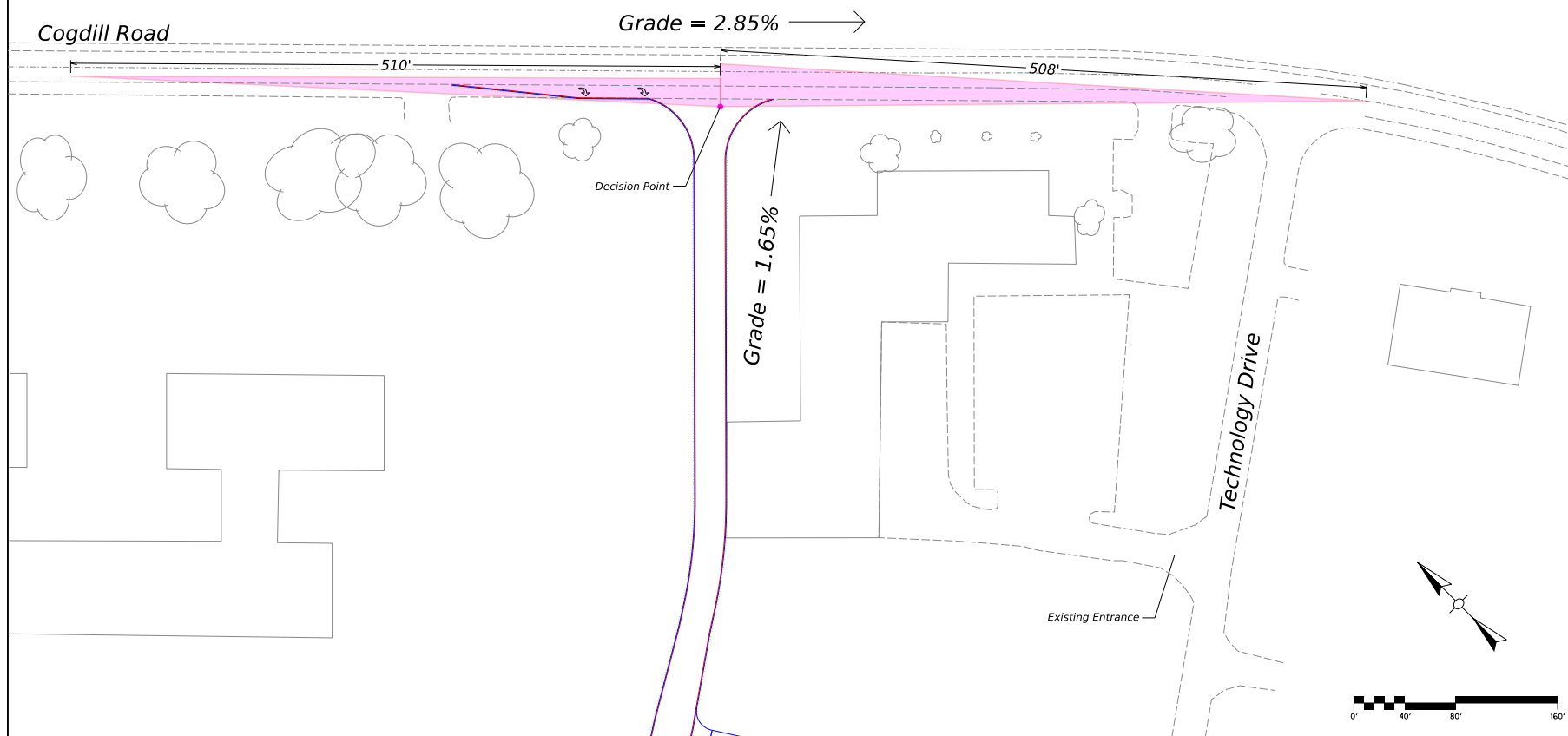
**LINCOLN MEMORIAL UNIVERSITY – CAMPUS ACCESS ROAD
PROPOSED PLAN FOR PARKING**



- ☒ Kentucky
606-248-6600
 - ☐ Georgia
770-627-3590
 - ☐ North Carolina
828-253-2796
 - ☐ South Carolina
843-974-5650
 - ☐ Tennessee
865-546-5800
- www.voughnsmilton.com

DRAWN:	LEB
CHECKED:	MCN
JOB NO:	00200-12
SCALE:	1" = 50'
DATE:	MAY 2022
TTCA No.:	77
DRAWING TITLE:	
EROSION CONTROL	
SHEET:	
6	

Cogdill Road Speed Limit	45MPH
Cogdill Road Grade	2.85%
Approach Road Grade at Stop Bar	-2.24%
AASHTO Required Right Turn Sight Distance	430'
Designed Right Turn Sight Distance	510'
AASHTO Required Left Turn Sight Distance	500'
Designed Left Turn Sight Distance	508'



REVISIONS

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LINCOLN MEMORIAL UNIVERSITY - LEARNING CENTER
PROPOSED PLAN FOR ENTRANCES AND PARKING
 KNOX COUNTY, TENNESSEE

VCM
 Vaughan & McMon

- Kentucky 606-248-4600
- Georgia 770-627-5590
- North Carolina 808-253-2796
- South Carolina 843-914-5650
- Tennessee 865-546-5800

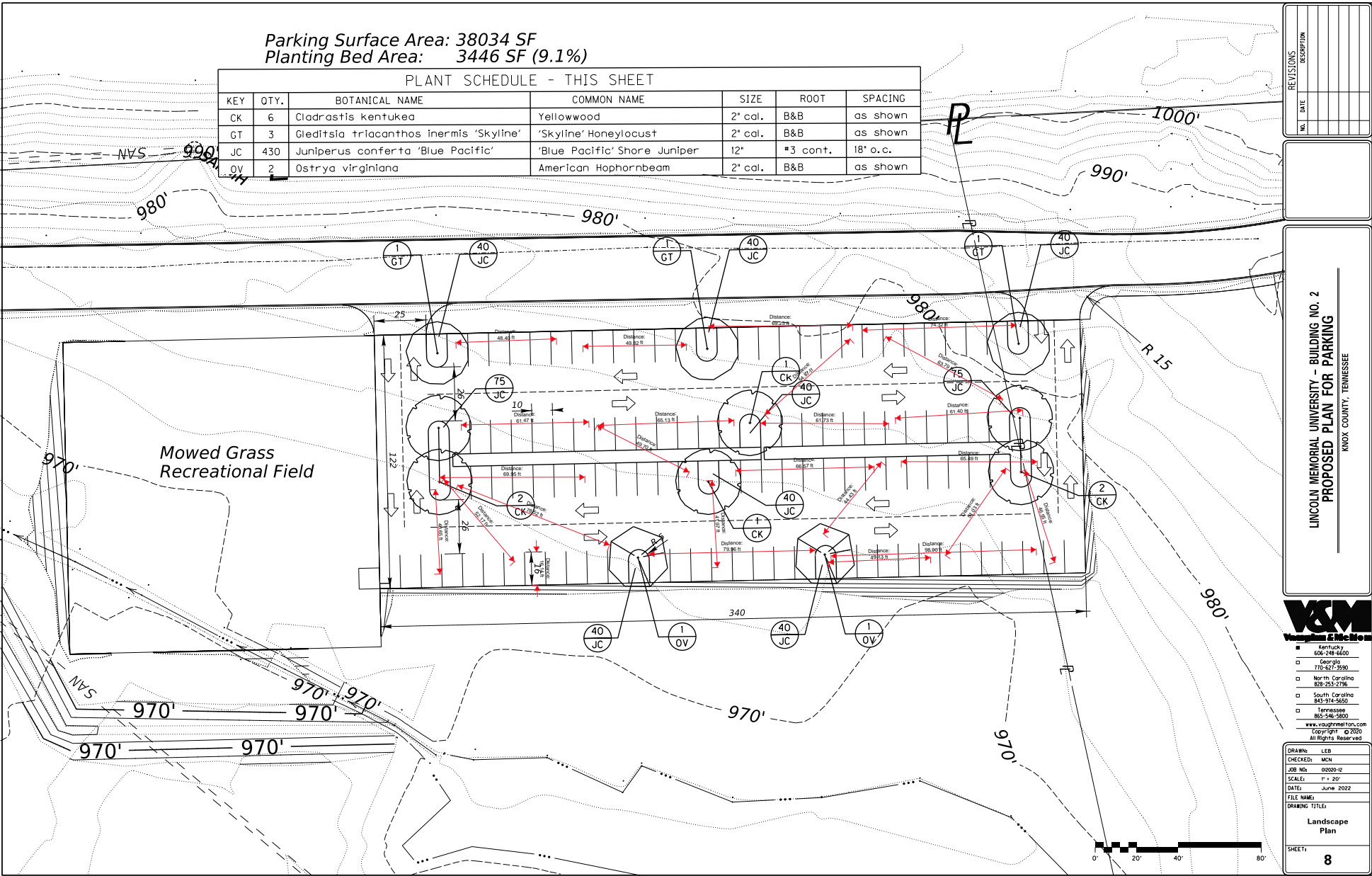
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DRAWN: LEB
CHECKED: MCN
JOB NO: 00000-12
SCALE: 1" = 40'
DATE: June 2022
TTCD# No.1
DRAWING TITLE:
Sight Distance Triangles
SHEET: 7

Parking Surface Area: 38034 SF
Planting Bed Area: 3446 SF (9.1%)

PLANT SCHEDULE - THIS SHEET

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
CK	6	Cladostis kentukea	Yellowwood	2" cal.	B&B	as shown
GT	3	Gleditsia triacanthos inermis 'Skyline'	'Skyline' Honeylocust	2" cal.	B&B	as shown
JC	430	Juniperus conferta 'Blue Pacific'	'Blue Pacific' Shore Juniper	12"	#3 cont.	18" o.c.
OV	2	Ostrya virginiana	American Hophornbeam	2" cal.	B&B	as shown

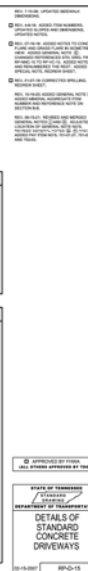


REVISIONS	DESCRIPTION
NO.	DATE

LINCOLN MEMORIAL UNIVERSITY - BUILDING NO. 2
PROPOSED PLAN FOR PARKING
KNOX COUNTY, TENNESSEE

V&M
Vaughan & McNamee
Kentucky 606-748-4600
Georgia 770-627-5590
North Carolina 818-253-2796
South Carolina 843-914-5650
Tennessee 865-546-5800
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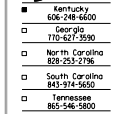
DRAWN: LEB
CHECKED: MCN
JOB NO: 00009-12
SCALE: 1" = 20'
DATE: June 2022
FILE NAME:
DRAWING TITLE:
Landscape Plan
SHEET: 8

[illegible]

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING	SHEET NO. DATE REVISION DESIGNED BY APPROVED BY
STANDARD DETAIL FOR TYPE "B" CAST IRON FRAME, GRATE AND INLET FOR COW-B AND FOR FOOT CATCH BASINS.	CONTRACT NO.

LINCOLN MEMORIAL UNIVERSITY – BUILDING NO. 2
PROPOSED PLAN FOR PARKING

KNOX COUNTY, TENNESSEE



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DRAWN:	LEB
CHECKED:	MCN
JOB NO:	012020-12
SCALE:	n/a
DATE:	January 2022

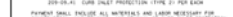
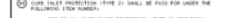
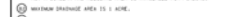
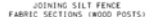
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DRAWING TITLE:

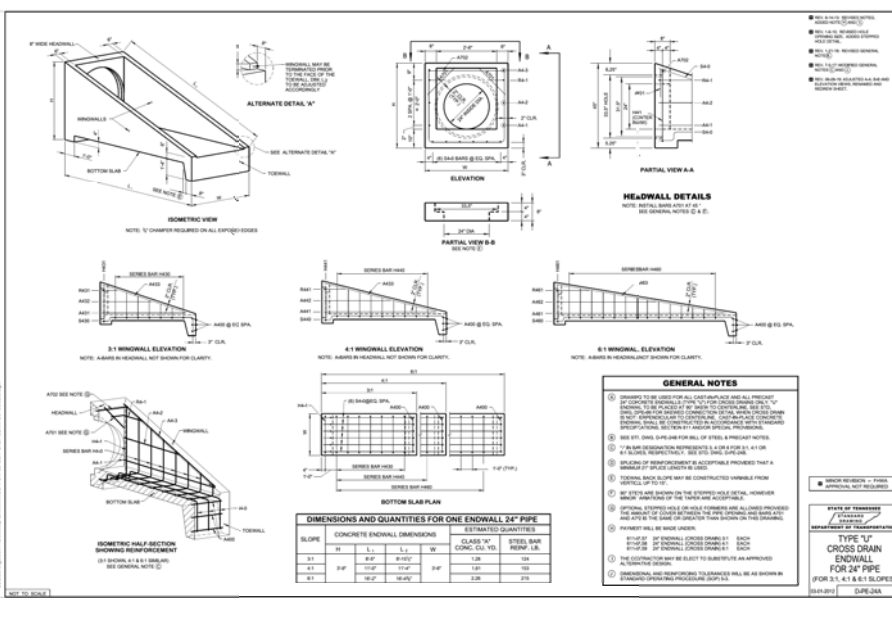
DETAILS

SHEET: **9**



L







TTCDA Review Request

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

Lincoln Memorial University

PUBLISHED APPLICANT NAME - no individuals on behalf of -

12-A-22-TOB

9/9/2022

12/5/2022

~~4-C-22-TOA~~

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

Luke Boyd

Vaughn & Melton Consulting Engineers

NAME

COMPANY

109 S 24th St.

Middlesboro

KY

40965

ADDRESS

CITY

STATE

ZIP

(606)-248-6600

leboyd@vaughnmelton.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Lincoln Memorial University

6965 Cumberland Gap Pwky.

david.laws@lmu.net

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10330 Technology Dr & 0 Technology Dr

PROPERTY ADDRESS

108 20601, 20610, & 17601

16.62 acres (all 3 lots in total)

~~11820610 & 11820601~~

Y

~~12.77~~

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- ☒ CITY ☐ COUNTY

Southwest side of Cogdill Rd south of Dutchtown Rd

2nd

GENERAL LOCATION

DISTRICT

OP/TO & CB/TO

TP

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

Lincoln Memorial University and 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:

This project would serve as a campus access road while providing additional parking for the campus.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM:

TO:

SECTOR PLAN AMENDMENT FROM:

TO:

SIGNAGE

- | | | |
|------------------------------------|----------------------------------------|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- ☐ TTCDA Checklist
☐ Property Owners/Option Holders

CODE

FEE

808 / \$250

CODE

FEE

1102 / \$200

TOTAL

\$450.00

Item changed from administrative review to a meeting review; applicant paid the \$200 difference.

AUTHORIZATION

By signing below

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



APPLICATION AUTHORIZED BY

Engineer

AFFILIATION

9/9/2022

DATE

(606)-248-6600

PHONE NUMBER

leboyd@vaughnmelton.com

EMAIL



STAFF SIGNATURE

Michelle Portier

PRINT NAME

10/24/22 pd \$200.00 mgj
2/24/2022 swm - admin

DATE PAID