Report of Staff Recommendation

File No.: 2-A-22-TOB

Applicant:	**R2R STUDIO, LLC**
Request:	**BUILDING PERMIT**
Meeting Date:	**2/7/2022**

Address:	10625 Hardin Valley Dr.
Map/Parcel Number:	104 00106
Location:	Northeast corner of the intersection of Hardin Valley Rd and Charlevoix
Existing Zoning:	CA (General Business) / TO (Technology Overlay)
Proposed Zoning:	N/A
Existing Land Use:	Weigle's Convenience store at front of lot; vacant land at rear of lot
Proposed Land Use:	New restaurant proposed for rear of site behind Weigel's Convenience Store
Appx. Size of Tract:	20,205 square feet (of the 2.05-acre tract)
Accessibility:	Access is via Charlevoix Road, a local road with 36 ft of pavement width including a separated left turn lane inside a 50-ft right-of-way.
Surrounding Zoning and Land Uses:	North: BP (Business and Technology Park) / TO (Technology Park) - Medical offices South: PC (Planned Commercial) / TO (Technology Park) - Bank East: OB (Office, Medical and Related Services) / TO (Technology Park) - Vacant land West: CA (General Business) / TO (Technology Park) - Strip commercial center

Comments:

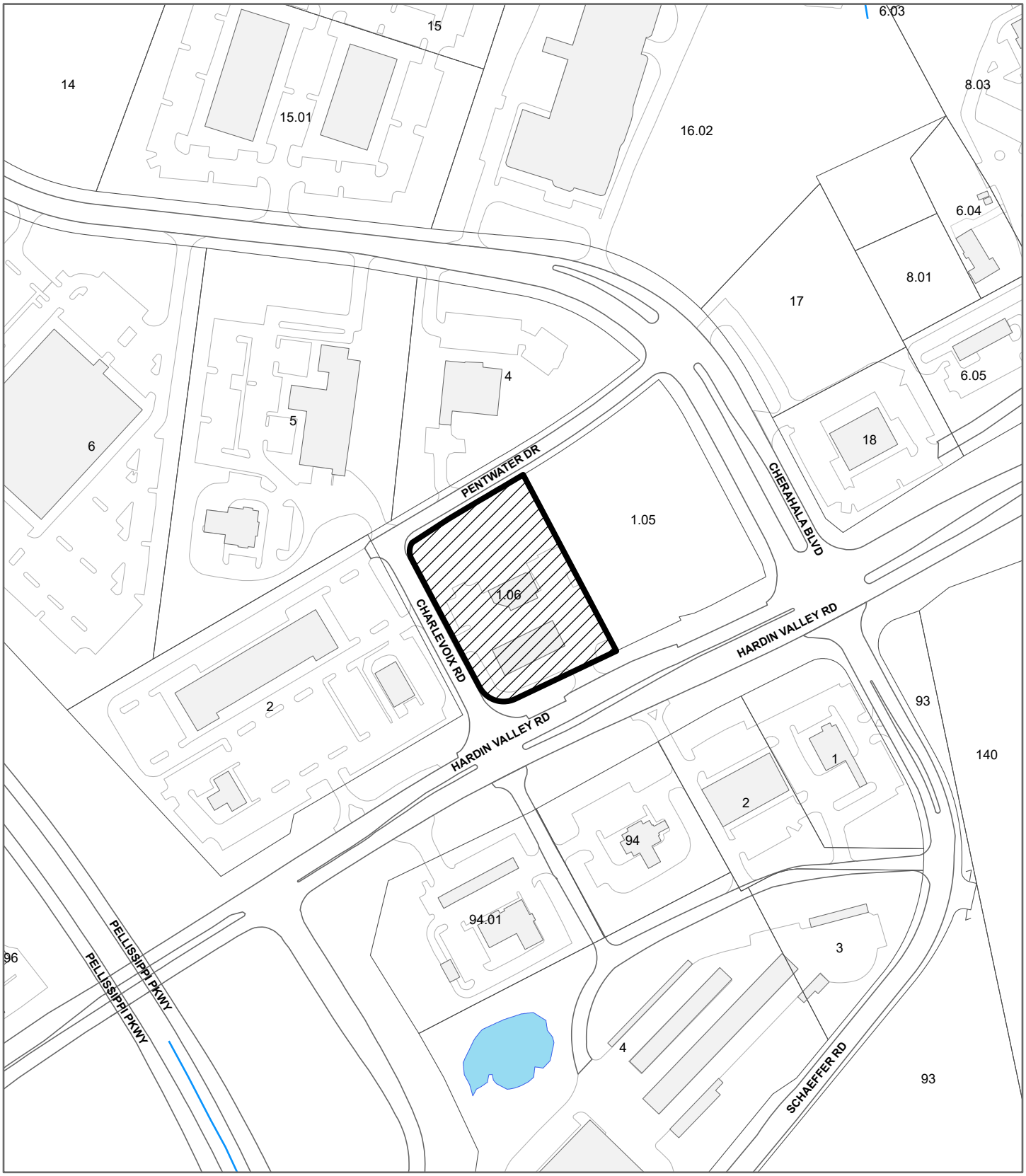
1) The applicant is requesting approval of new restaurant in the CA (General Business) / TO (Technology Overlay) zones.
2) The proposal would be an infill development with the restaurant located in the landscaped area behind the Weigel's fronting on Hardin Valley Road. The parcel would be subdivided so the new restaurant would be located on a new, smaller parcel.
3) The plat shows the new parcel would consist of 20,205 square feet. The CA zone does not have a minimum lot size for commercial uses, so the lot size is in compliance with the zoning ordinance.
4) Access would be off of Charlevoix Road, a side road off of Hardin Valley Drive.
5) The building is to be one-story with a proposed area of 3,312 square feet.
6) The ground area coverage (GAC) and Floor Area Ratio (FAR) are in compliance with the Design Guidelines.
7) The site has proposed permeable pavers to lessen the Impervious Area Ratio (IAR). The County's Department of Engineering and Public Works has County has approved the use of permeable pavers at this location and determined that permeable pavers could count as 100% permeable. Therefore, the area paved with these pavers did not count towards the IAR.
8) Parking is located on the southern and western sides of the site. On the western side, it is located between the building and the street, so it requires a 60-ft setback with 20 feet of landscaped area between parking areas and the right-of-way. The proposed building location meets all setback requirements and a landscaped area exceeding 20 feet is proposed between the parking area and the right-of-way.
9) Proposed parking is in compliance with the TTCDA Guidelines, which require a minimum of 25 spaces and allow a maximum of 49 spaces. 28 spaces are proposed.
10) The building features a mix of brick veneer, Exterior Insulation and Finish System (EIFS),

	wood cladding, and architectural metal panels on the facades with a standing seam metal roof. Metal canopies extend over the pass-through window and building entries. Another canopy extends over the bay of windows on the north-facing and west-facing façades. The bay of windows on the south façade do not have a canopy overhead. 11) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. 12) The proposed lighting includes 5 light poles along the edges of parking lots and building-mounted lights on the building for safety and security. The proposed light fixture design meets the TTCDA Guidelines. Lighting levels are in compliance with the TTCDA Guidelines with the exception of lighting along sidewalks, which slightly exceeds the maximum footcandles (fc) allowed. The proposed plan requires a waiver of the Section 1.8.5(C) requirement to increase the footcandles (fc) allowed along sidewalks from 1.0 fc to 1.9 fc to provide additional safety along sidewalks. 13) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.
Design Guideline Conformity:	With approval of the requested waivers and conditions, and based on the plans as submitted, the proposal is in compliance with TTCDA Design Guidelines.
Waivers and Variances Requested:	1) Waiver to increase the allowable footcandles to 1.9 fc along sidewalks.

Staff Recommendation:

Based on the application and plans as submitted and revised, staff recommends approval of the required waivers from the Design Guidelines:
1) Waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.9 fc to increase safety and minimize trip hazards.

Based on the application and plans as submitted and revised, staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to the following 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.
4) Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
5) No signage is requested at this time. If signage is desired in the future, a signage package would need to be submitted and would be required to meet all applicable requirements of the TTCDA.



2-A-22-TOB
CERTIFICATE OF APPROPRIATENESS

Petitioner: R2R Studio, LLC

Purpose of Request: Building Permit

Map No: 104
Jurisdiction: County

0 250
Feet

N

Original Print Date: 1/10/2022 Revised:

*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

DESIGN PLAN
FOR

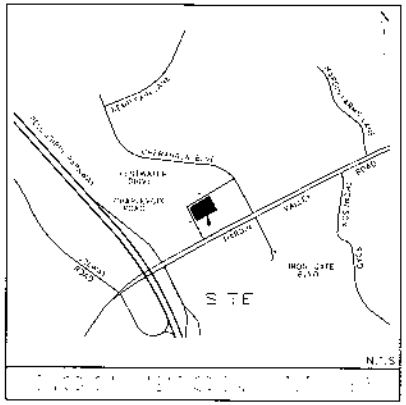
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

TAX MAP 104, PARCEL 001.06
DISTRICT 6, KNOX COUNTY, TN.

TTCDA #3-A-22-TOB

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	GRADING PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6,7	DETAIL SHEETS
8	UTILITY PLAN



LAM PROPERTIES, INC
P. O. BOX 650
POWELL, TENNESSEE 37849
PHONE: (865) 938-2042
FAX: (865) 938 2444

10625 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

BATSON, HIMES, NIXELL & POE

1/27/22

DECEMBER 22, 2021
REVISED JANUARY 24, 2022

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

SHEET 1 OF 8 SHEETS
23226 TS

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

℄ PENTWATER DRIVE

N 58°18'15" E 164.00'

N 58°22'41" E 76.83'

(2R-1)
0.4638 Acres
20,205 S.F.

S 32°51'32" E 122.00'

S 58°08'42" E 132.65'

LEASE AREA
0.157 Acres
6,853 S.F.

UNDERGROUND UTILITIES TO BE FIELD VERIFIED. ANY CONFLICTS TO BE REPORTED TO THE ENGINEER OF RECORD.

℄ CHARLEVOIX ROAD

LEASE LINE

N 57°08'17" E 163.00'

(2R-2)
.582 Acres

TTCDA #2-V-22 TOB

LOCATION MAP

S.T.F.

1/24/22

EATSON, HINES, NORVELL & POE					EXISTING CONDITIONS PLAN FOR PROPOSED RESTAURANT CHARLEVIOX RD AND PENTWATER DR	24-26 EX

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

℄ PENTWATER DRIVE

LOCATION MAP

SITE

R-12

0.4638 Acres
20,205 S.F.

TRASH AREA
0.187 Acres
8,155 S.F.

EAST LINE

R-12

1.582 Acres

TTCDA #2-A-23 TOB

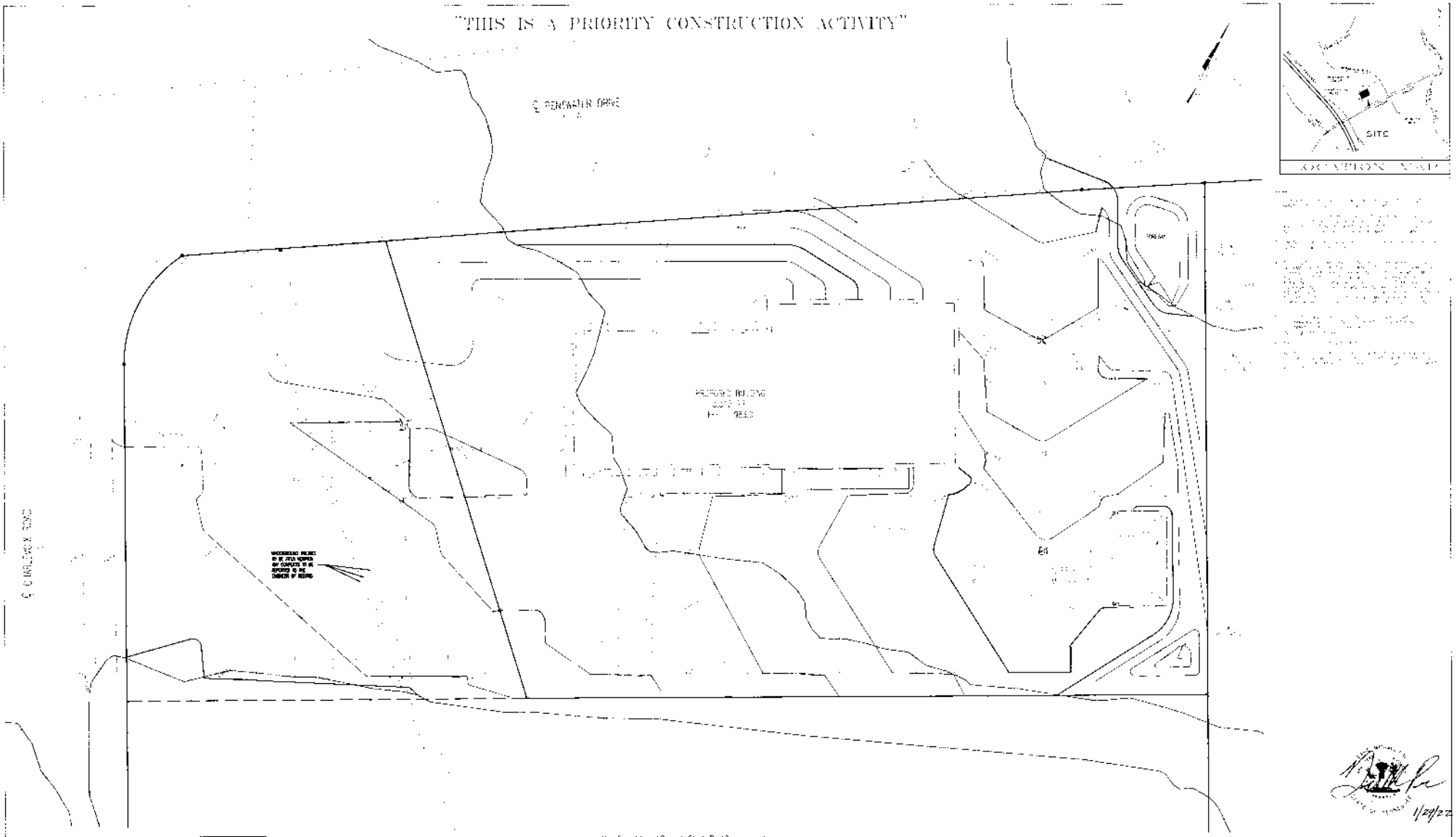
1/24/22

DAWSON, EMEN, SORETTI & DOT

SITE PLAN FOR
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

2.3226 SP

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"



Pipe Schedule and Capacity Chart - Pond Development

PIPE NO. #	UPSTREAM TOG EL	INVEL	DOWNSTREAM TOG EL	INV EL	LENGTH (FT)	SLOPE (FT/FT)	SIZE (IN)	PIPE MATERIAL	MANNING N	VELOCITY (FPS)	PIPE CAPACITY PROVIDED (CFS)
P1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
P2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
P3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
P4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
P5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

ALL PIPE PER "SB Dual Wall HDPE" Gasket Bell and Spigot Joints

TTCDA #2-A 22-TOB

1/24/22

BAUGHN, HIMES, NORVELL & POE

GRADING AND DRAINAGE PLAN FOR
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

25126 GP

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

℄ PENTWATER DRIVE

S CHARLEVOIX ROAD

CONSTRUCTION ENTRANCE

PS

VEGETATIVE PRACTICES

SITE

LOCATION MAP

TEMPORARY SILT PROTECTION - PERVIOUS PAVING

TYPICAL SILT FENCE

CONSTRUCTION ENTRANCE

1/24/22

Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	35%
	Korean Lespedeza	35%
	Sudan Grass	30%
May 1 to July 15	Sudan Sorghum	100%
May 1 to July 15	Millet	100%
July 15 to January 1	Bulbous Rye	67%
	Italian Rye	33%

Table 1

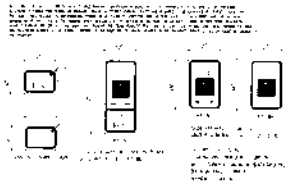
Source: TDOT Standard Specifications

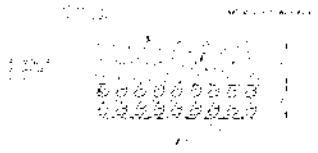
TTCDA #2-A-22-20H

HAYNES, HIMES, NORVELL & FIFE
ENGINEERS, INC.

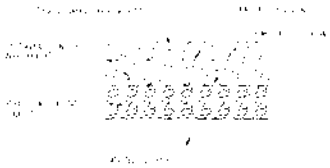
EROSION AND SEDIMENT CONTROL PLAN FOR
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

25220 EROS 1



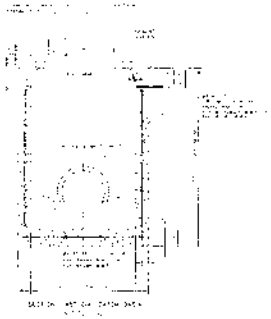


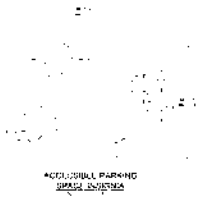
CONCRETE DUMPSTER PAD



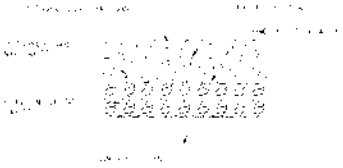
LIGHT DUTY PAVEMENT SECTION

CONCRETE HEADWALL DETAIL



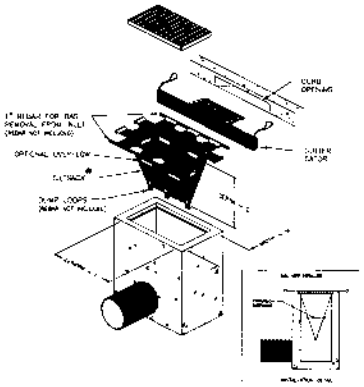


ACCESSIBLE PARKING
SIGNAGE DETAIL

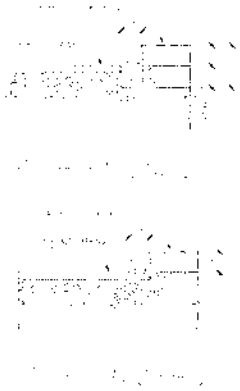


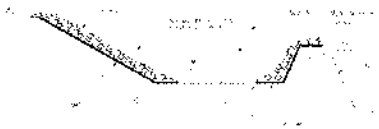
HEAVY DUTY PAVEMENT SECTION

TYPICAL STORM SEWER TRENCH



INLET PROTECTION AFTER PAVING





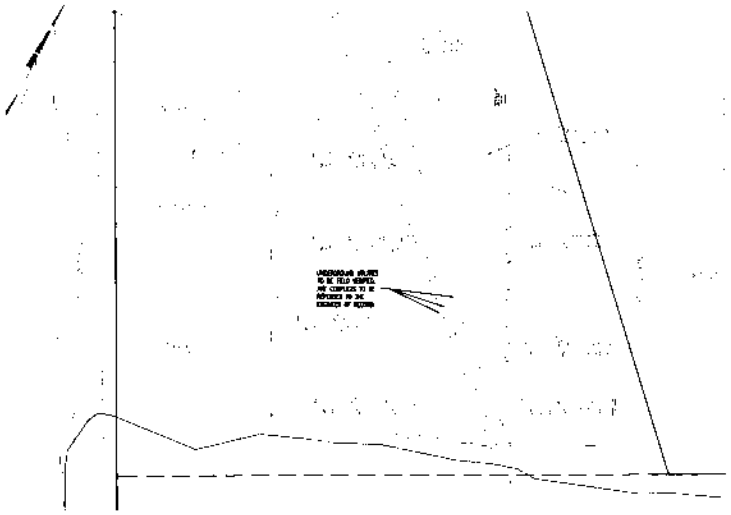
FOREBAY SECTION

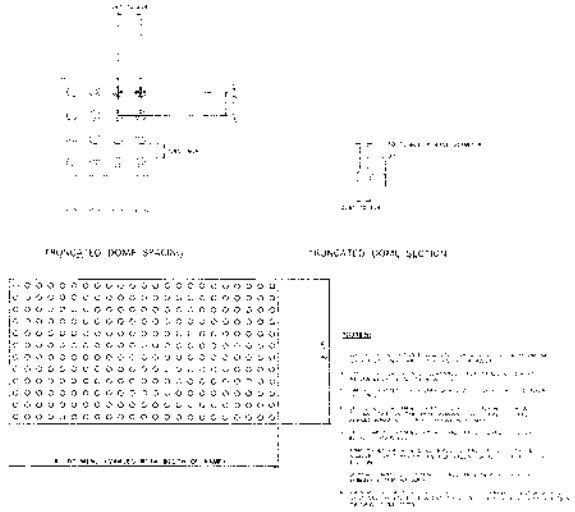
"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

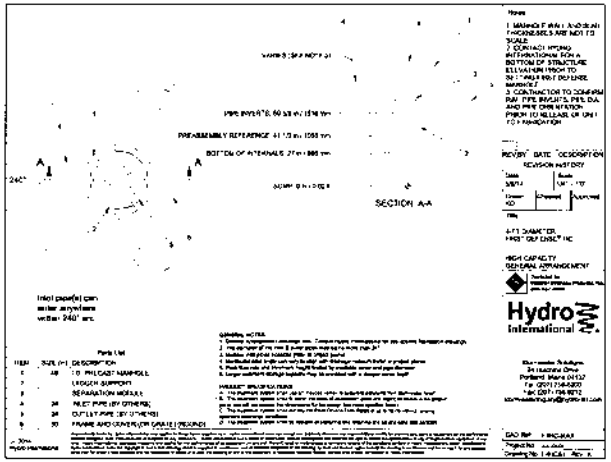
TTCDA #2 A 22-T03

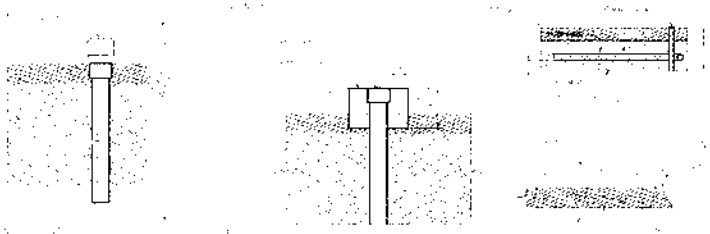
11/4/22

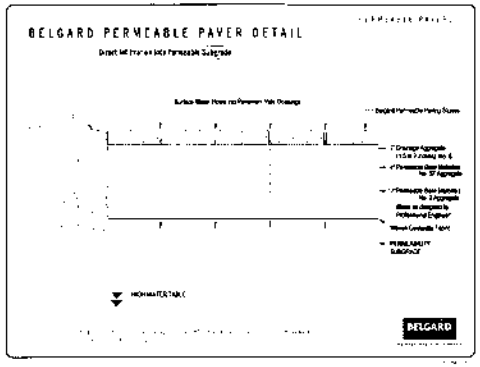
BATSON, HIMES, NORVELL & POE					TYPICAL DETAILS FOR PROPOSED RESTAURANT CHARLEVIOX RD AND PENTWATER DR	2326 DTL





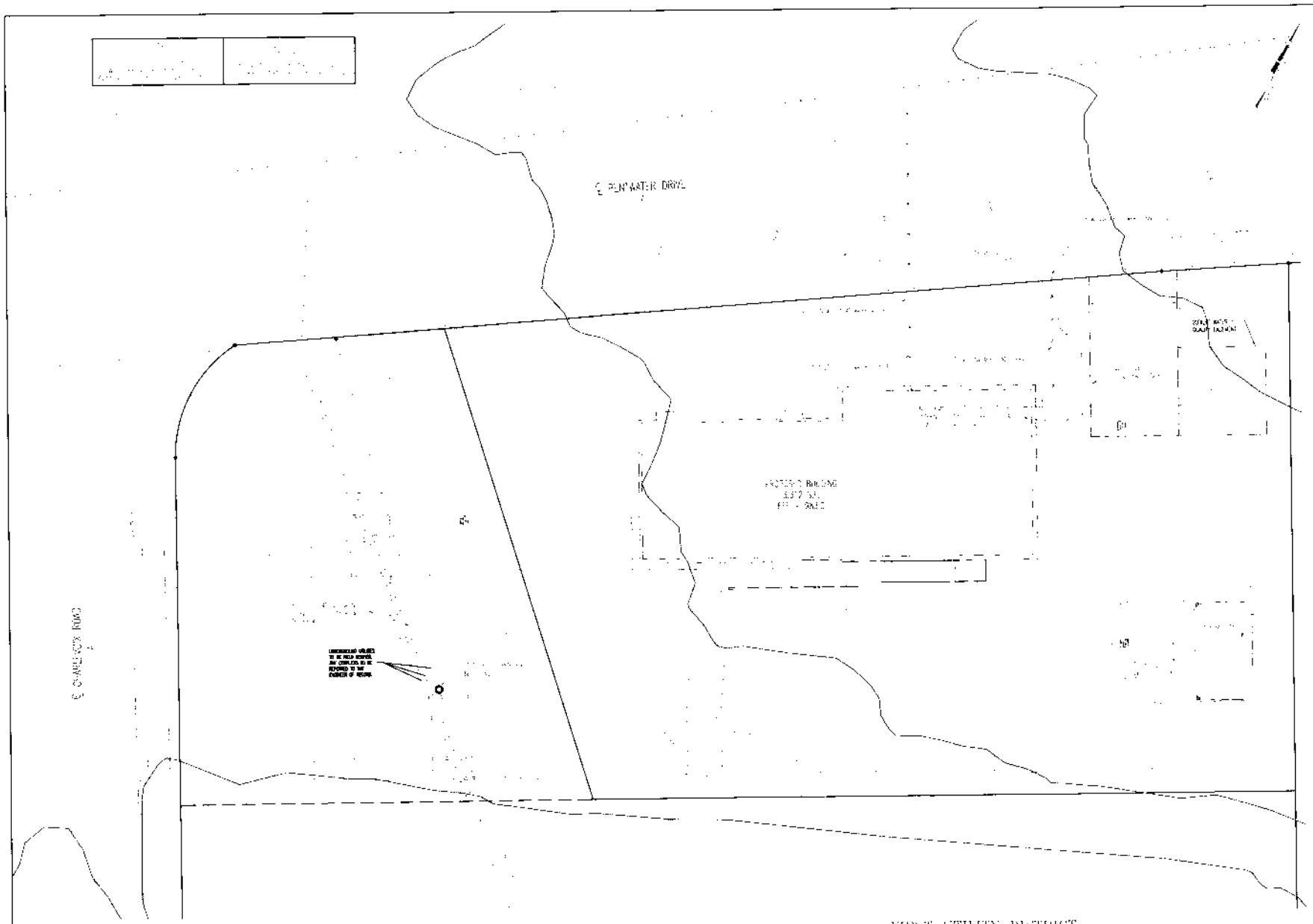


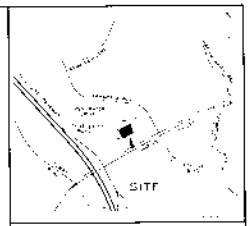




"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

BAYSIDE, HIMES, NORVELL & PIPE				TTCDA #2-A-22 TOB	TYPICAL DETAILS FOR PROPOSED RESTAURANT CHARLEVIOX RD AND PENTWATER DR





LOCATION MAP

LEGEND

1/24/22

TTCDA #2 A 22-TOB

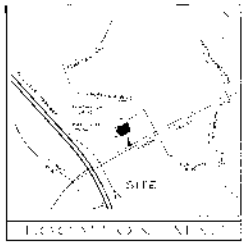
FIRST UTILITY DISTRICT
WEST KNOXVILLE UTILITY DISTRICT

HALSON, HIMES, NORVELL & POPE

UTILITY PLAN FOR
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

22-226 UTL

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"



TCDA #2 A-22-T03

FIRE TRUCK TURN PLAN FOR
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

Project Architect

R2R studio, llc
2575 Willow Point Way
Suite 105
Knoxville, TN 37931
865.769.8075 v.
865.769.8076 f.

Project Site

Consultants

Electrical:	Facility Systems Consultants LLC 713 S Central St # 101 Knoxville, TN 37902 865-246-0164 v. 865-246-1084 f.
Landscape:	Land Design Group 1813 Northshore Hills Blvd. Knoxville, TN 37922 865-599-3059 v.

Project Summary & Applicable Codes

Project:	Proposed Restaurant
Project Location:	Charlevoix Rd. & Pentwater Dr. Knoxville, TN
Owner:	--
Owner Contact:	--
Architect:	Scott Osborn, AIA, 865.769.8075
Property Zoning:	See Civil Drawings
Property Area:	See Civil Drawings
Property Parking:	See Civil Drawings

Applicable Codes:

2018 International Building Code	2018 International Fire Code
2018 International Plumbing Code	2017 National Electric Code
2018 International Mechanical Code	2018 International Fuel Gas Code
2018 International Energy Conservation Code	2009 ICC/ANSI A117.1

Revisions

1	January 20, 2022 - TTCDA Planning Comments

New Facility For:

Proposed Restaurant

Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

drawing index:

landscape:
LA-1 Landscape Plan
architectural:
△ a2.1 Floor Plan
△ a2.2 Dumpster Enclosure Details
△ a3.1 Exterior Renderings
△ a3.2 Exterior Elevations
△ a3.3 Exterior Elevations
electrical:
△ ep1.0 Site Photometric Plan

△1
2-A-22-TOB

Set No. ____

Project Number: 2021-86
Project Issue Date: December 22, 2021
Project Set: TTCDA Submittal

Proposed Restaurant
Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

New Facility For:

PLANT SCHEDULE

SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE		REQUIRED AREA
		TREES					
RM	4	ACER RUBRUM	'OCTOBER GLORY' MAPLE	3" CALIPER	LARGE TREE	DECIDUOUS	SITE
DR	1	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	3" CALIPER	LARGE TREE	DECIDUOUS	SITE
WO	3	QUERCUS PHELLOS	WILLOW OAK	3" CALIPER	LARGE TREE	DECIDUOUS	PARKING
MG	1	MAGNOLIA GRANDIFLORA	'DD BLANCHARD' MAGNOLIA	6' HEIGHT	MEDIUM TREE	FLOWER.EVERG.	PARKING
FH	3	ILEX X ATTENUATTA	FOSTER HOLLY	6' HEIGHT	SMALL TREE	EVERGREEN	BULDING
EA	6	THUJA OCCIDENTALIS	'EMERALD GR' ARBORVITAE	6' HEIGHT	SMALL TREE	EVERGREEN	BULDING
PR	2	PRUNUS X YODENSIS	YOSHINO CHERRY	2.5" CALIPER	SMALL TREE	DECIDUOUS	BULDING
		SHRUBS					
HY	7	HYDRANGEA QUERCFOLIA	OAKLEAF HYDRANGEA	5 GALLON	FLOWERING SHRUB		BULDING
LO	32	LOROPETALUM CHINENSE	'RUBRUM' LOROPETALUM	24" HEIGHT	EVERGREEN/FLOWERING SHRUB		PARKING/BULDING
SC	9	PRUNUS LAUROCERASUS 'SCHIP'	'SCHIPKAENENSIS' LAUREL	30" HEIGHT	EVERGREEN/FLOWERING SHRUB		BULDING
SW	22	ITEA VIRGINICA 'HENRYS GARNET'	SWEETSPIRE	3 GALLON	FLOWERING SHRUB		BULDING
VB	6	VIBURNUM X BURKWOODI	BURKWOOD VIBURNUM	36" HEIGHT	EVERGREEN/FLOWERING SHRUB		BULDING
AB	35	ABELIA X CHINENSE	'ROSE CREEK' ABELIA	3 GALLON	EVERGREEN/FLOWERING SHRUB		BULDING
JU	16	JUNIPERUS VIRGINIANA	'GREY OWL' JUNIPER	3 GALLON	EVERGREEN SHRUB		BULDING
BX	15	BUXUS MICROPHYLLA	'WINTER GEM' BOXWOOD	30" HEIGHT	EVERGREEN SHRUB		PARKING/BULDING
DY	13	TAXUS X MEDIA	DENSE YEW	24" HEIGHT	EVERGREEN SHRUB		BULDING
RT	9	CORNUS ALBA 'SIBIRICA'	RED TWIG DOGWOOD	24" HEIGHT	FLOWERING SHRUB		BULDING
		PERENNIALS, HERBS, ORNAMENTAL GRASSES					
BZ	29	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GALLON	ORNAMENTAL GRASS		PARKING/BULDING
LR	27	LIRIOPE MUSCARI	'BIG BLUE' LILYTURF	1 GALLON	ORNAMENTAL GRASS		BULDING
	2	PLANTED URNS-SEE DETAIL "A"					BULDING

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY (TTCDA) 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: 16 TOTAL PLANTED TREES-10 DECIDUOUS, 6 EVERGREEN (38%)

3.1.5. WHEN PLANTING TREES ON A DEVELOPENT 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.
20,205 S.F. (.46 ACRES) X 10 = 5 LARGE MATURING TREES REQ'D.
5 LARGE MATURING TREES PROVIDED

PROVIDED: 16 TOTALTREES- 8 LARGE,
1 MEDIUM AND 7 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: 2,638 S.F. REQ'D. (5,276 x .5)
FRONT (WEST) 922.25 S.F. X .5 = 461 S.F. REQ'D.
SIDE (NORTH) 2,199 S.F. X .5 = 1,100 S.F. REQ'D.
SIDE (SOUTH) 2,155 S.F. X .5 = 1,078 S.F. REQ'D.

PROVIDED: 2,928 S.F. TOTAL
S.F. PROVIDED (2,834 S.F. NORTH AND WEST, 94 S.F. SOUTH).

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.

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.

28 NEW PARKING SPACES PROPOSED (3 TREES REQUIRED)

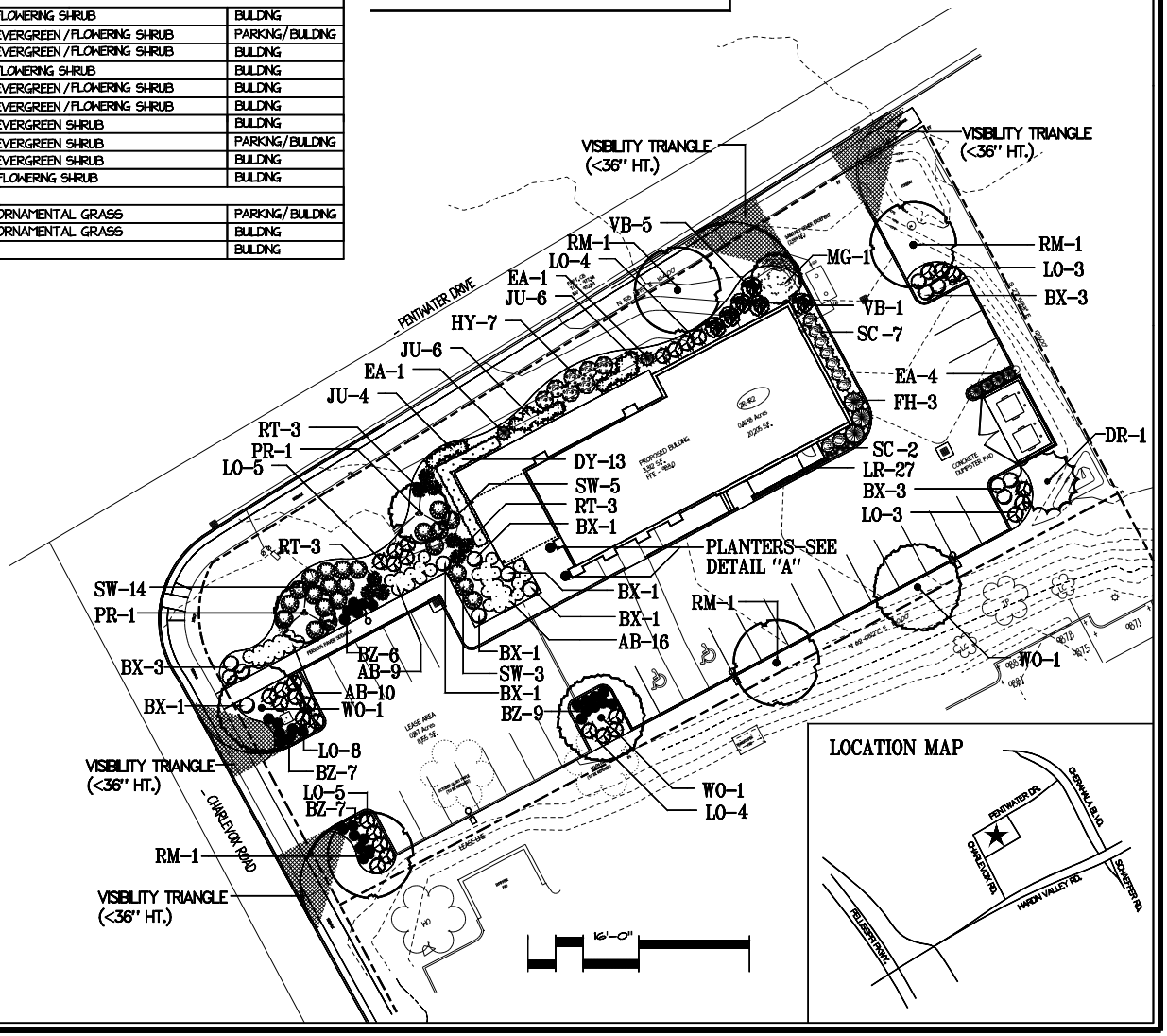
PROVIDED: 4 TREES

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.
10,634 S.F. OF NEW PARKING AREA PROPOSED
532 S.F. ORN. TREE, SHRUB AND BEDDING PLANT AREA REQ'D. (10,634 X 5%)
PROVIDED: 653 S.F. ORN. TREE, SHRUB AND BEDDING PLANT AREA. (6%)

2-A-22-TOB

(A) PLANTER DETAILS
SCALE: 1"=4'

30" W., 36" HT. URN PLANTER WITH SEASONAL FLOWERS, HERBS AND ORNAMENTAL GRASSES.



LAND DESIGN GROUP
MASTER PLANNING
PROJECT MANAGEMENT

WWW.LAND-DESIGNGROUP.COM
ADU@LAND-DESIGNGROUP.COM
1913 NORTHSHORE HILLS BLVD
KNOXVILLE, TN 37922
865.588.3059

PROPOSED RESTAURANT

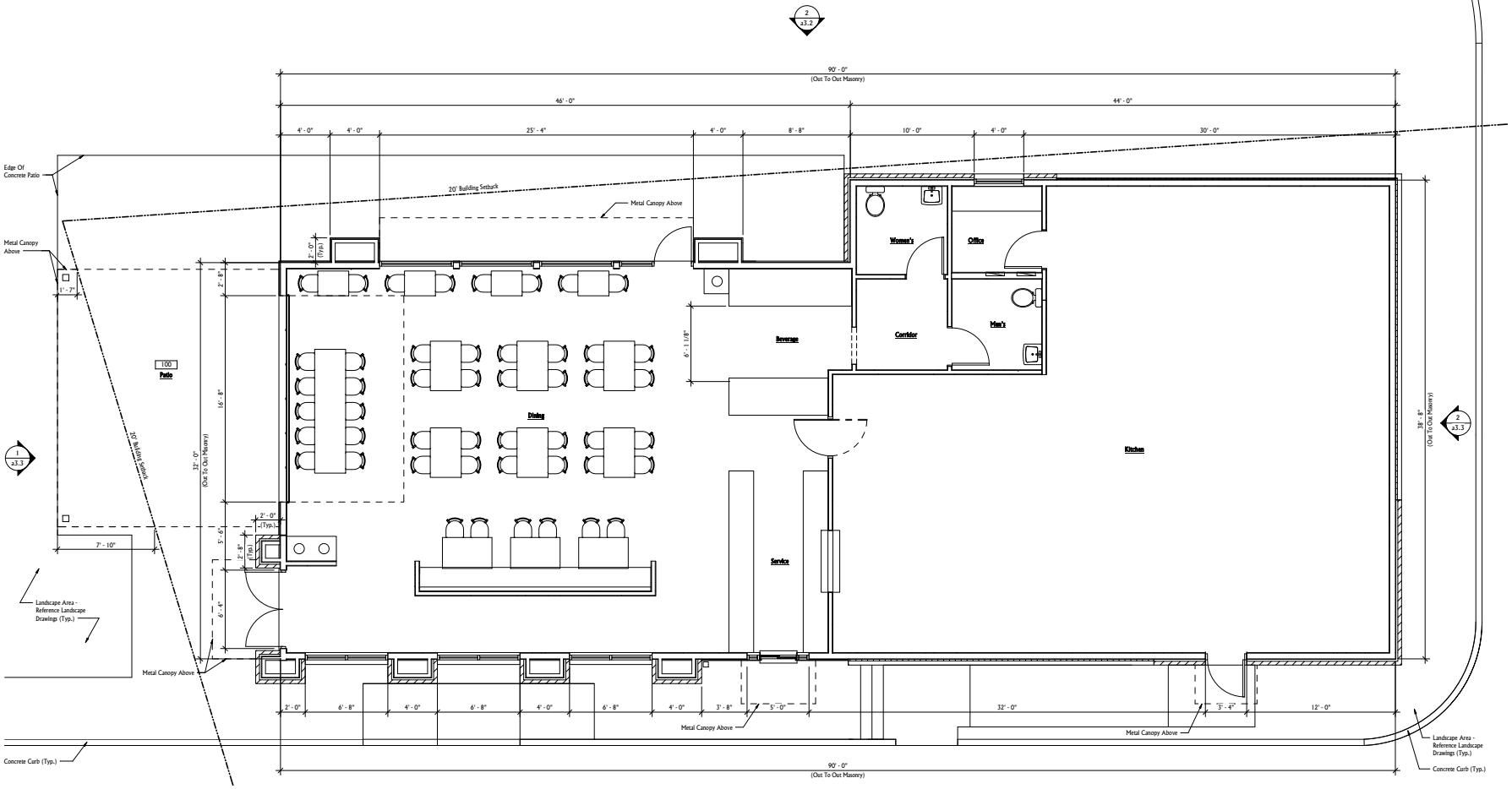
CHARLEVOIX RD.
AND
PENTWATER DR.

CLT MAP 103 EA PARCEL 1
DISTRICT 6
KNOX CO. TENNESSEE

REVISION DATE					
12-20-2021	12-22-2021	01-14-2022	01-18-2022	03-30-2022	

SCALE: 1"=16'-0"
DATE: DECEMBER 17, 2021
DRAWN BY: W. ALLEN DUKE

LANDSCAPE PLAN
LA-1



1 a2.1 **FLOOR PLAN**

Scale: 1/4" = 1'-0"

Note:
All Building Mounted Light Fixture & Light Pole Finishes Will Be Black.
Reference Electrical Dwgs. For More Information.

2-A-22-TOB

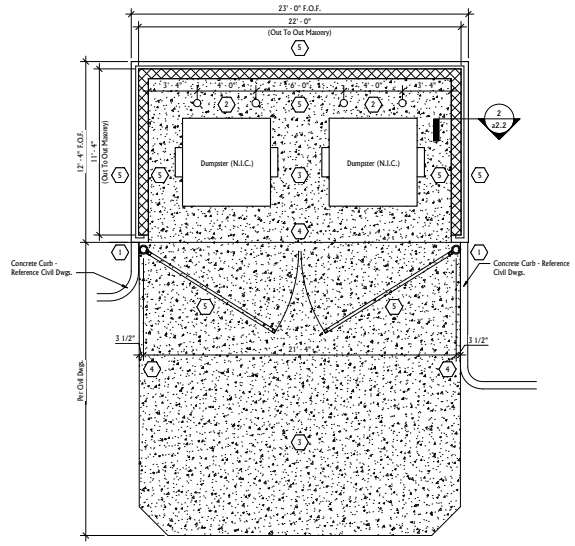
R2R studio, llc
865.769.8075 v.
865.769.8076 f.

Date: December 22, 2021
File Name: Restaurant a2.1
Project No: 2021-86
Drawing Title: Floor Plan

Revisions
1 January 20, 2022

New Facility For:
Proposed Restaurant
Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

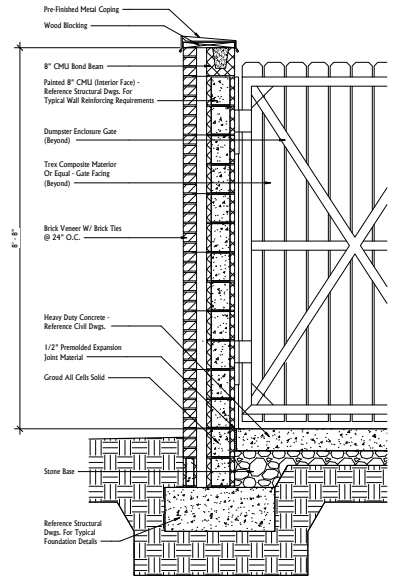
Sheet No.
a2.1



Note: Dumpster Located Remotely. Reference Civil Drawings For Exact Location, Configuration And Dimensions. Dumpster Plan Shown For Reference Only.

1. Extend Curb Face To CMU.
2. 6" Concrete Filled Bollards. Paint OSHA Yllow (Typ.)
3. Heavy Duty Concrete - Reference Civil Dwgs.
4. 3/4" Diameter x 1-1/2" Deep Recess For Gate Cane Bolts. Provide 1 Each At Gate. (Closed And Opened Positions) Field Verify Exact Locations.
5. Brick To Match Principle Building. CMU To Be Painted Where Exposed. Gate Facing To Be Trex Composite Fencing Material Or Equal. All Steel To Be Painted Black. Submit Trex Sample For Approval.

1 / a2.2 **DUMPSTER ENCLOSURE PLAN**
Scale: 1/4" = 1'-0"



2 / a2.2 **DUMPSTER ENCLOSURE SECTION**
Scale: 3/4" = 1'-0"

R2R studio, llc
865.769.8075 v.
865.769.8076 f.

Date: December 22, 2021
File Name: Restaurant a2.2
Project No: 2021-86
Drawing Title: Dumpster Enclosure Details

Revisions
1 January 20, 2022

New Facility For:
Proposed Restaurant
Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

Sheet No.
a2.2

2-A-22-TOB

1 a3.1 **SOUTHWEST PERSPECTIVE**

Scale: 1/8" = 1'-0"

2 a3.1 **NORTHWEST PERSPECTIVE**

Scale: 1/8" = 1'-0"

2-A-22-TOB

R2R studio, llc
865.769.8075 v.
865.769.8076 f.

Date: December 22, 2021
File Name: Restaurant a3.1
Project No: 2021-86

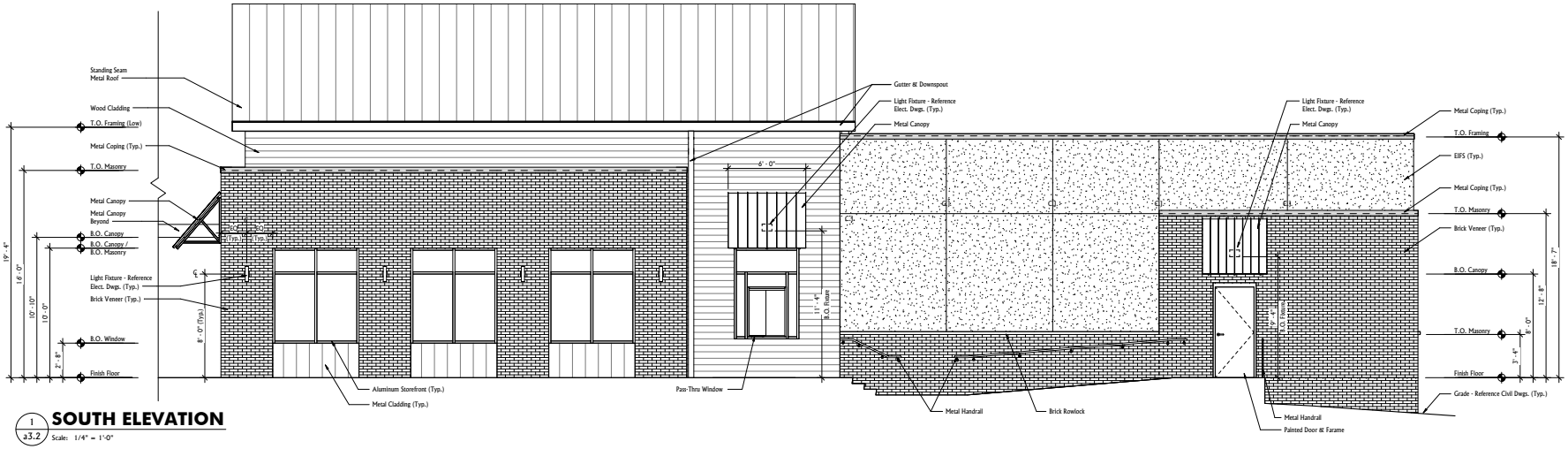
Drawing Title: Exterior Renderings

Revisions

1	January 20, 2022

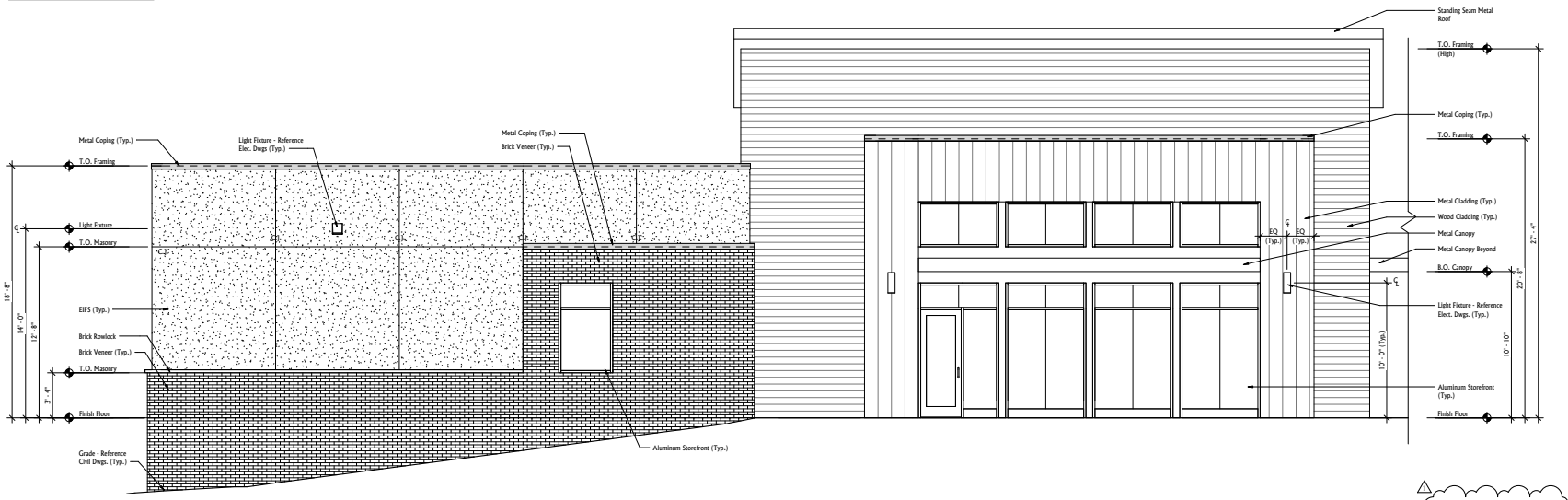
New Facility For:
Proposed Restaurant
Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

Sheet No.
a3.1



1 a3.2 **SOUTH ELEVATION**
Scale: 1/4" = 1'-0"

Note:
Reference Sheet a3.1 For Proposed Material Colors.



2 a3.2 **NORTH ELEVATION**
Scale: 1/4" = 1'-0"

2-A-22-TOB

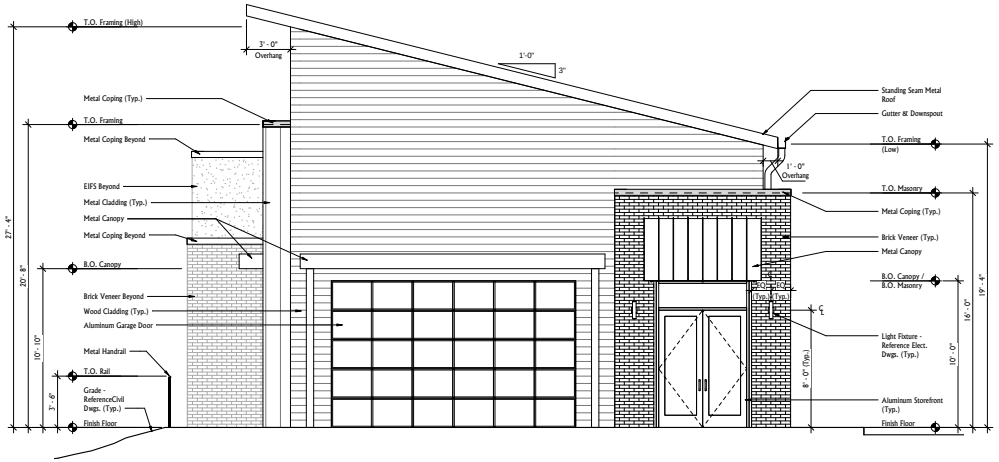
R2R studio, llc
865.769.8075 v.
865.769.8076 f.

Date: December 22, 2021
File Name: Restaurant a3.2
Project No: 2021-86
Drawing Title: Exterior Elevations

Revisions
1 January 20, 2022

New Facility For:
Proposed Restaurant
Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

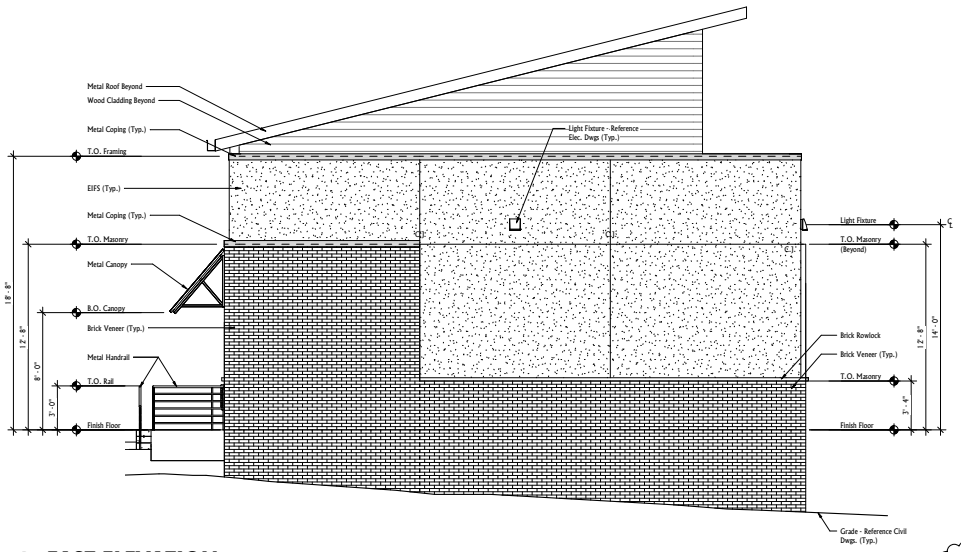
Sheet No.
a3.2



1 a3.3 WEST ELEVATION

Scale: 1/4" = 1'-0"

Note:
Reference Sheet a3.1 For Proposed Material Colors.



2 a3.3 EAST ELEVATION

Scale: 1/4" = 1'-0"

2-A-22-TOB

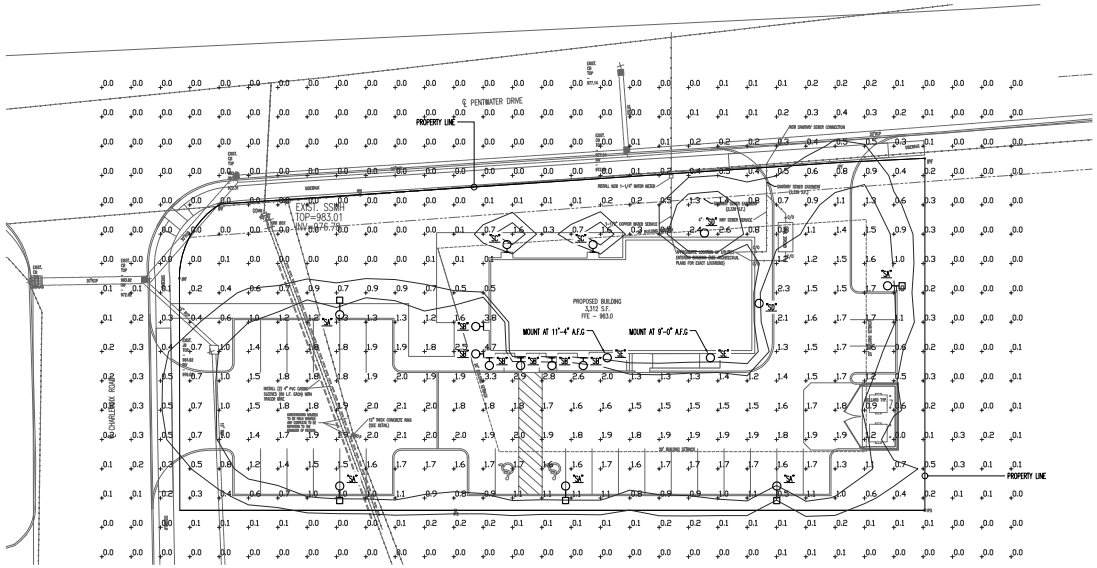
R2R studio, llc
865.769.8075 v.
865.769.8076 f.

Date: December 22, 2021
File Name: Restaurant a3.3
Project No: 2021-86
Drawing Title: Exterior Elevations

Revisions
1 January 20, 2022

New Facility For:
Proposed Restaurant
Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

Sheet No.
a3.3

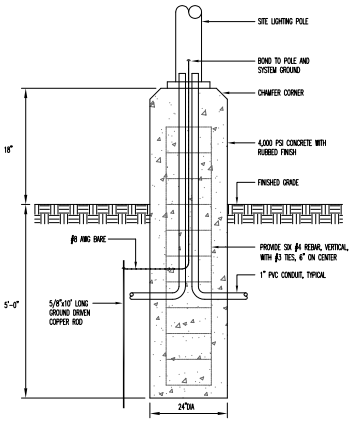


SITE PLAN

SCALE: 1" = 20'-0"

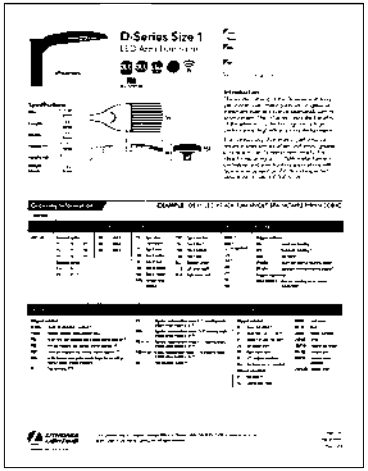
SITE LIGHTING FIXTURE SCHEDULE							
SYM	CATALOG NUMBER		PERFORMANCE			MOUNTING	DESCRIPTION
	COMPANY	MODEL NUMBER	WATTS	TEMP IN K	DELIVERED LUMENS		
SA	LITHONIA	FIXTURE - DSX1-LED-P1-30K-BLC-MVOLT-SPA-HS-DDBXD POLE: SSS-25-SC-DM28	54	3,000K	6,984	25' POLE WITH BASE	ONE POLE MOUNTED AREA LIGHT, BACK LIGHT CONTROL DISTRIBUTION, FULL CUTOFF
SB	WAC LIGHTING	WS-W6614	21	3,000K	1,500	WALL, 8' A.F.G.	WALL SCONCE
SC	WAC LIGHTING	DS-WE06-F-30A	35	3,000K	3,500	WALL, 10' A.F.G.	WALL SCONCE
SD	HUBBELL LIGHTING	SG1-10-3K7-FT-UNV-???	11	3,000K	1,400	WALL, 14' A.F.G	WALL SCONCE
SE	HUBBELL LIGHTING	CUSO-BK	5	3,000K	1,400	SEE PLAN	WALL SCONCE

NOTES:
1. FINISH SHALL BE SELECTED BY ARCHITECT, NOTED BY ?? IN MODEL NO.
2. PROVIDE CONCRETE BASE PER DETAIL.
3. ALL FIXTURES HAVE MIN CRI OF 70.
4. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRICAL DRIVERS WITH MAXIMUM 10% THD.

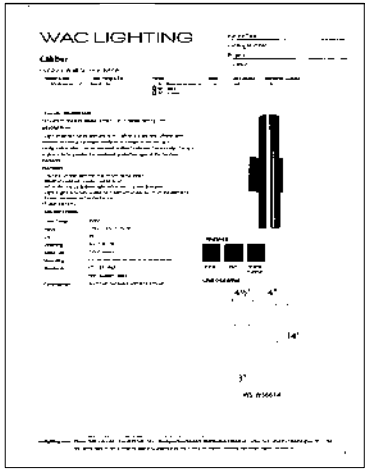


POLE BASE FOR SA

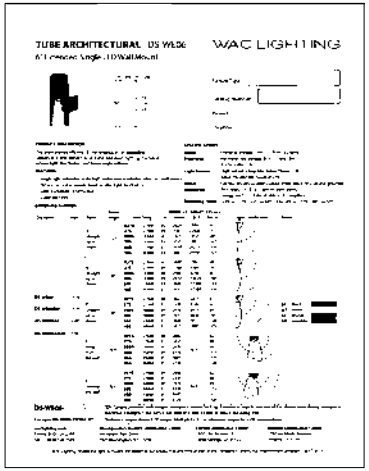
NO SCALE USE FOR SA



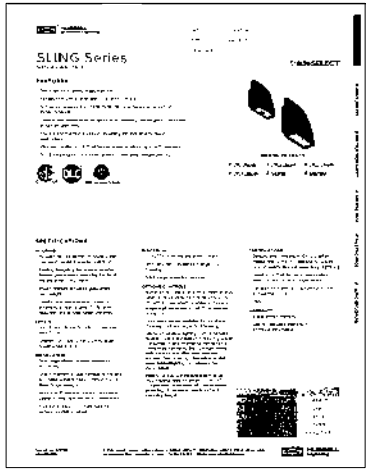
FIXTURE "SA"



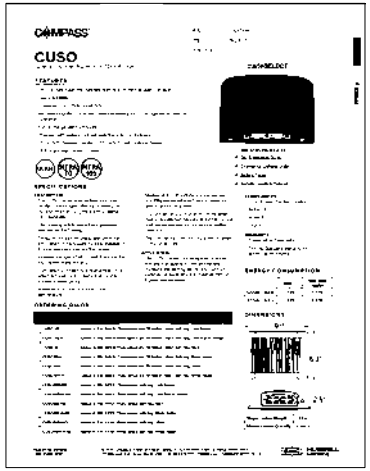
FIXTURE "SB"



FIXTURE "SC"



FIXTURE "SD"



FIXTURE "SE"

1 2-A-22-TOB

FACILITY SYSTEMS CONSULTANTS, LLC

R2R studio, llc
865.769.8075 w
865.769.8076 f

Date: 12/22/2021
File Name:
Project No: 2021-86

Drawing Title: SITE PHOTOMETRIC PLAN

Revisions:
1 REVISION 1 - 1/20/22

New Facility For:
Proposed Restaurant
Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

Sheet No.
ep1.0

TECHNOLOGY CORRIDOR DEVELOPMENT

TTCDA Review Request

- [x] BUILDING PERMIT - NEW CONSTRUCTION
- [ ] BUILDING PERMIT - EXPANSION OR RENOVATION
- [ ] BUILDING PERMIT - GRADING PLAN
- [ ] REZONING
- [ ] SIGNAGE
- [ ] ZONING VARIANCE
- [ ] ADMINISTRATIVE REVIEW
- [ ] BOARD REVIEW

~~PROPOSED RESTAURANT~~ R2R Studio, LLC

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

DATE FILED	MEETING DATE (IF APPLICABLE)	FILE NUMBER
DECEMBER 22, 2021	FEBRUARY 7, 2022	2-A-22-TOB

CORRESPONDENCE

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

- [ ] APPLICANT
- [ ] OWNER
- [ ] OPTION HOLDER
- [ ] SURVEYOR
- [ ] ENGINEER
- [x] ARCHITECT/LANDSCAPE ARCHITECT
- [ ] ATTORNEY

NAME	COMPANY		
Anna Katherine Kittrell	R2R studio, llc		
ADDRESS	**CITY**	**STATE**	**ZIP**
2575 Willow Point Wa	KNOXVILLE	TN	37931
PHONE	**EMAIL**		
(865) 769-8075	akkittrell@r2rstudio.com		

CURRENT PROPERTY INFO

- [ ] MULTIPLE OWNERS / OPTION HOLDERS
- [x] PART OF PARCEL

OWNER NAME *- if different -*	OWNER ADDRESS	OWNER PHONE/EMAIL
LKM PROPERTIES	P.O. BOX 650, POWELL TN 37849	865-938-2444
PROPERTY ADDRESS		
10625 HARDIN VALLEY ROAD, KNOXVILLE TN 37932		SFOUST@WEIGELS.COM
PARCEL ID(S)	**PART OF PARCEL? (Y/N)**	**TRACT SIZE**
PART OF PARCEL ~~001.06~~ 104 00106	Y	20,205 S.F.

STAFF USE ONLY

- [ ] CITY
- [x] COUNTY

GENERAL LOCATION	DISTRICT
Northeast corner of the intersection of Hardin Valley Rd & Charlevoix Rd	6th

ZONING	SECTOR PLAN LAND USE CLASSIFICATION
CA/TO	GC

PLANNING SECTOR	EXISTING LAND USE
Northwest County	Weigle's convenience store

REQUEST

BUILDING PERMIT

- [x] NEW CONSTRUCTION
- [ ] EXPANSION OR RENOVATION
- [ ] GRADING PLAN

- [ ] REZONING
- [ ] SIGNAGE
- [ ] ZONING VARIANCE

PLAN MATERIALS:

- [x] DEVELOPMENT PLAN
- [x] BUILDING ELEVATIONS
- [x] FLOOR PLAN
- [x] 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:

CURRENT PARCEL IS BEING SUBDIVIDED AN A NEW 3,312 S.F. BUILDING WITH PARKING AND DRAINAGE WILL BE ERECTED ON NEWLY CREATED LOT.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

NONE

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

	CODE	CODE	TOTAL
[ ] TTCDA Checklist			
[x] Property Owners/Option Holders	FEE	FEE 801 | $450.00	$450.00

By signing below *You certify that you are the property owner and/or authorized representative.*

APPLICATION AUTHORIZED BY	AFFILIATION: Property Owner	DATE: 12/21/21
PHONE NUMBER: 865-938-2042	EMAIL: sfoust@weigels.com	
STAFF SIGNATURE: Michelle Portier	PRINT NAME: Michelle Portier	DATE PAID: 12/23/2021 msp