

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: Weigel'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.
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Waivers and Variances Requested:	1) Waiver to increase the allowable footcandles to 1.9 fc along sidewalks.
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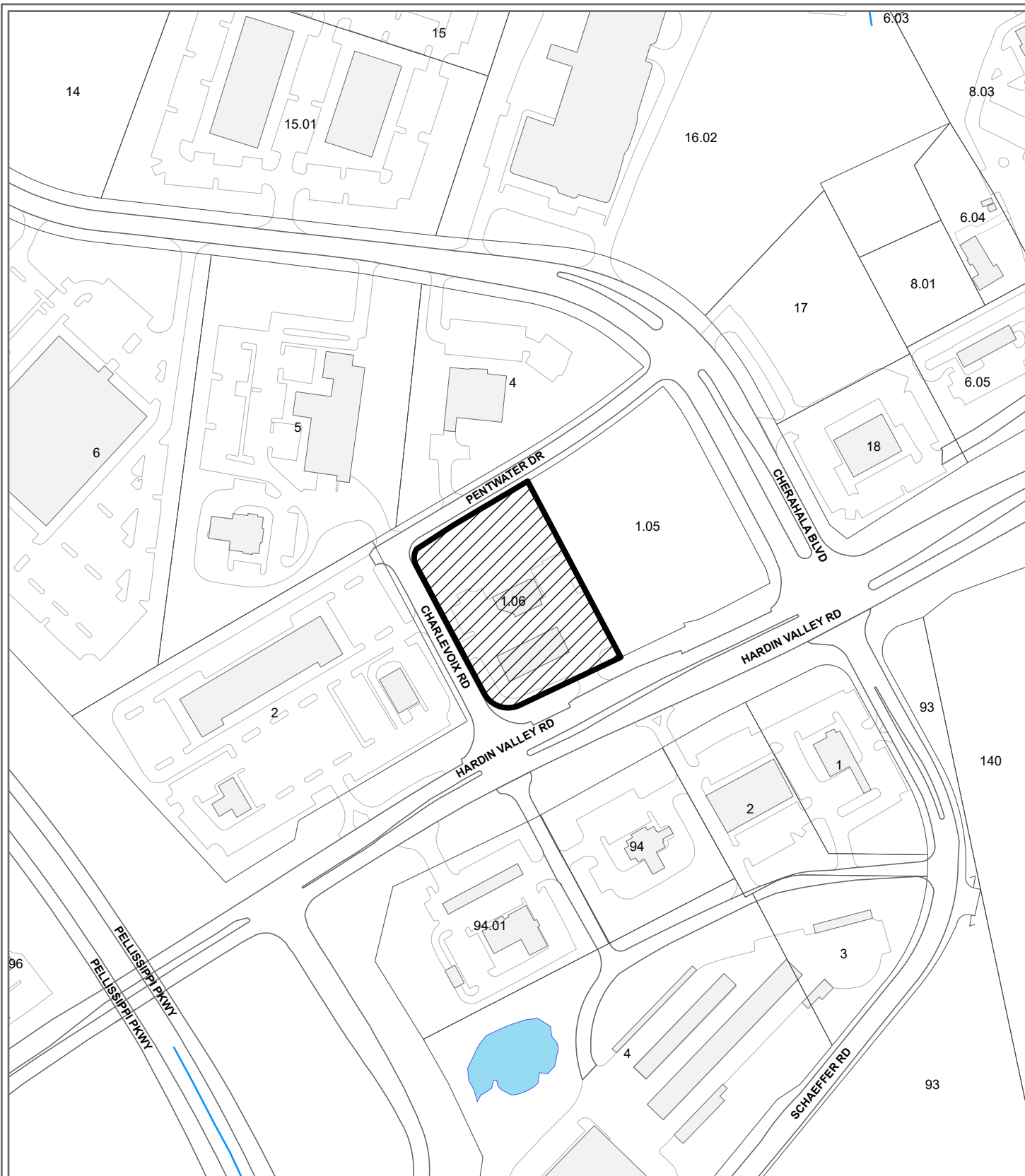
Staff Recommendation:

Based on the application and plans as submitted and revised, staff recommends approval of the required waivers from the Design Guidelines:

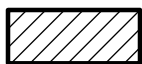
1) Waiver to increase the allowed lighting levels along sidewalks from 1.0 fc to 1.9 fc to increase safety and minimize trip hazards.

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



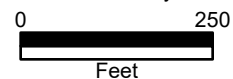
Purpose of Request: Building Permit

Original Print Date: 1/10/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: R2R Studio, LLC

Map No: 104
Jurisdiction: County



DESIGN PLAN
FOR

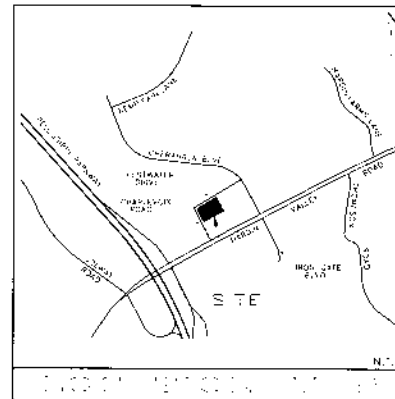
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

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

TTODA #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



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

18625 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

BATSON, HINES, SHAW & FOR
P.C. 1980, KNOXVILLE, TENNESSEE

DECEMBER 22, 2021
REVISED JANUARY 24, 2022

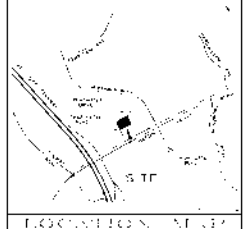
"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

1/27/22
STATE OF TENNESSEE

SHEET 1 OF 8 SHEETS
23226 TS

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

PENTWATER DRIVE



N 66°18'15" E 164.00'

N 69°22'41" E 70.82'

2R-152

0.4638 Acres
20,900 S.F.

S 45°00'00" E 110.00'

LESS AREA
0.187 Acres
8,750 S.F.

NOTHING SHOWN
ON THIS MAP
SHOULD BE
CONSIDERED
AS A PART OF
THE PROJECT

LEASE LINE

N 67°08'27" E 162.80'

S 45°00'00" E 122.00'

2R-152

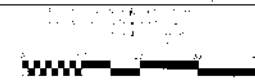
1.582 Acres

TTODA #2-A-22 TOB

Signature
1/27/22

E CHARLEVIOX ROAD

FATON, HINES, NOVELL & BOE
ARCHITECTS, PLLC
1000 N. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.1100
WWW.FHNB.COM



EXISTING CONDITIONS PLAN FOR
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

1/27/22 EX

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

PENTWATER DRIVE

LOCATION MAP

THE TOWN OF CHARLEVIOX, MINNESOTA, HAS REVIEWED THE SITE PLAN FOR THE PROPOSED RESTAURANT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE. THE TOWN ENGINEER HAS REVIEWED THE SITE PLAN AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE MINNESOTA ENGINEERING BOARD ACTS. THE TOWN ENGINEER HAS REVIEWED THE SITE PLAN AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE MINNESOTA ENGINEERING BOARD ACTS.

PERMITTED LOT AREA

PERMITTED LOT AREA

PERMITTED LOT AREA

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PERMITTED LOT AREA

PERMITTED LOT AREA

PERMITTED LOT AREA

PERMITTED LOT AREA

17,551 AREA
3.187 Acres
8,555 S.F.

CONCRETE DRIVE
TO BE CONSTRUCTED
AS SHOWN ON THE
PLAN OF RECORD

SPRUE 6R/110
1377 S.F.
0.031 Acres

R-1-12
0.4635 Acres
20,205 S.F.

20'20' MIN.
DRAIN DRAIN

BASE LINE

2W-10
1.582 Acres

TTCOA #2-A-22 TOB

SITE PLAN FOR
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

2,3226 S.F.

DAVIS, EMMETT & SONS, INC.
REGISTERED PROFESSIONAL ENGINEERS
MINNESOTA



[Signature]
1/24/22

A map of the study area showing the location of the site. The map includes a coastline, a road, and a river. A black square marks the 'SITE' location. The map is titled 'LOCATION MAP'.

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2008年 10月 25日
 星期日
 10:00

WORKING ON THE
IN THE FIELD WORK
ON COMPLETS TO BE
REPORTED TO THE
DIRECTOR OF RECORDS

Pipe Schedule and Capacity Chart - Post Development

[illegible]

^aAll rope rope "D&B D&B, Ammonite rope - 1000 ft x 1/4 inch diameter.

TTODA #2-A 22 TOR

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

2336 311

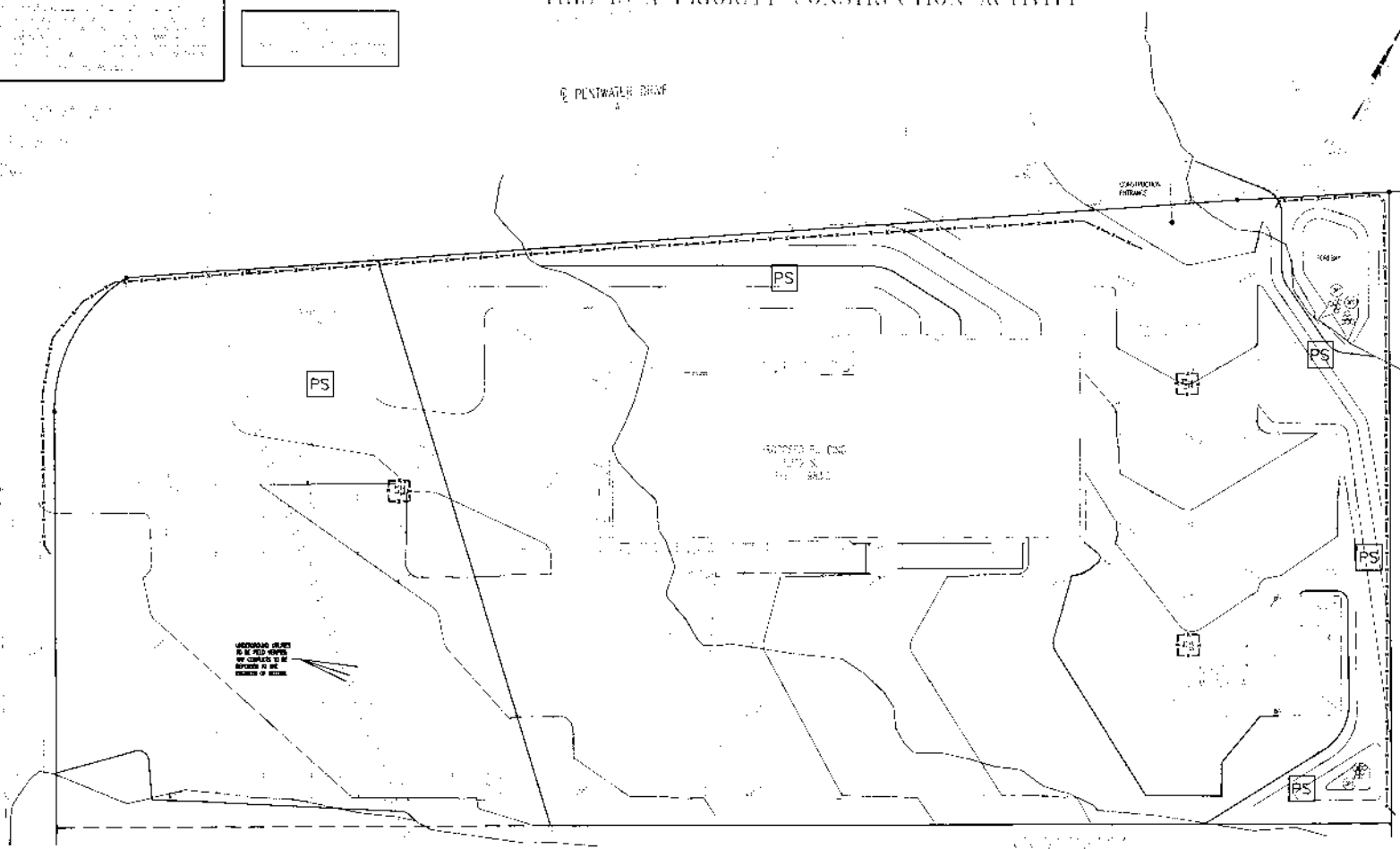
"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

6 PENTWATER DRIVE

2000 KILLBOY ROAD



LOCATION MAP



VEGETATIVE PRACTICES

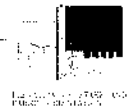
- 1. Mow and blow down vegetation.
- 2. Apply herbicide to kill vegetation.
- 3. Mow and blow down vegetation.
- 4. Apply herbicide to kill vegetation.
- 5. Mow and blow down vegetation.
- 6. Apply herbicide to kill vegetation.
- 7. Mow and blow down vegetation.
- 8. Apply herbicide to kill vegetation.
- 9. Mow and blow down vegetation.
- 10. Apply herbicide to kill vegetation.

Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Kentucky Bluegrass	33%
	Kentucky Bluegrass	33%
	Smooth Stalked	33%
May 1 to July 15	Smooth Stalked	100%
May 1 to July 15	Smooth Stalked	100%
July 15 to January 1	Smooth Stalked	67%
	Kentucky Bluegrass	33%

Table 1

Source: TDOT Standard Specifications



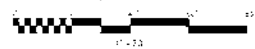
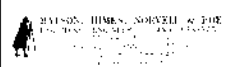
TEMPORARY BOLL PROTECTION - BEFORE PAVING

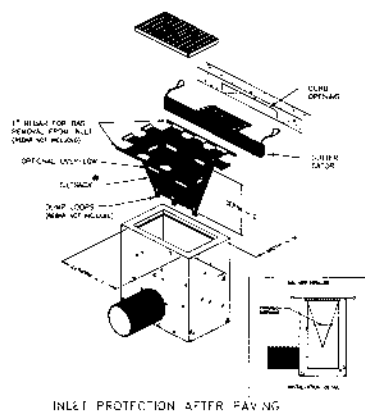
TYPICAL S. FENCE

CONSTRUCTION ENTRANCE

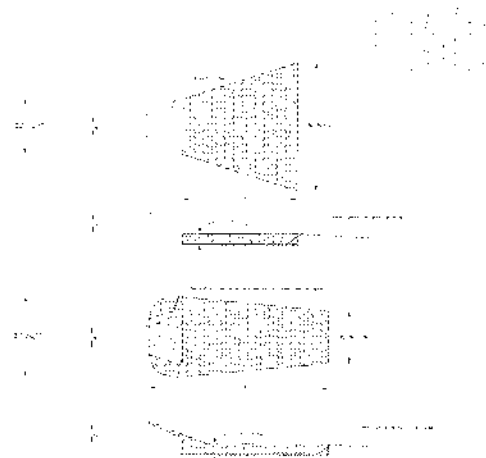
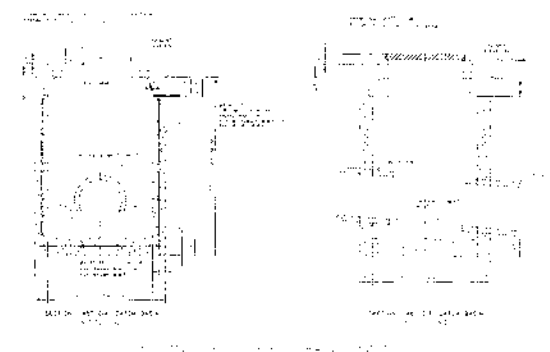
TRCBA #2 A-22 FOR

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





FOREBAY SECTION

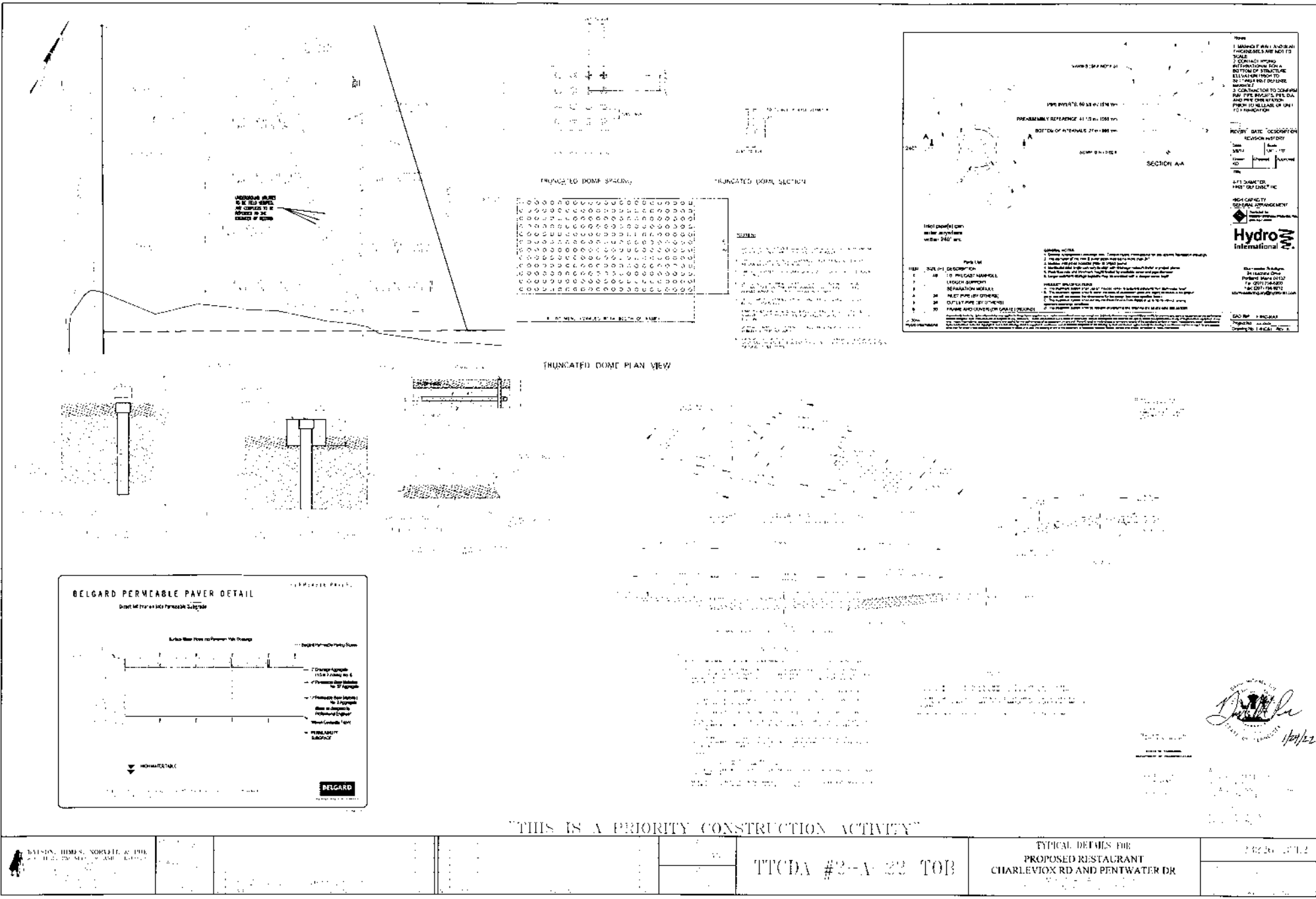


TTODA #2 - A 22-TOB

TYPICAL DETAILS FOR:
PROPOSED RESTAURANT
CHARLEVIOX RD AND PENTWATER DR

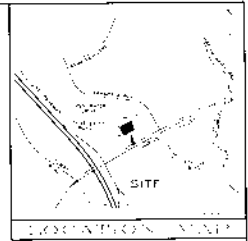
232 26 111.

1/24/22



"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

BAYSON, HINES, NORRIS & PHELPS 2000 HILLTOP DRIVE, SUITE 100 CHARLOTTE, NC 28211 (704) 366-1111			TTODA #2-A-22 TOB	TYPICAL DETAILS FOR PROPOSED RESTAURANT CHARLEVIOX RD AND PENTWATER DR	2-22-20 1/1/2
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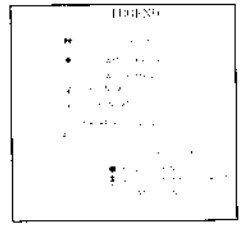


NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. THE PROPOSED RESTAURANT BUILDING IS SHOWN WITH A FOOTPRINT OF 13,770 SQ. FT. (SEE PLAN).
3. THE PROPOSED RESTAURANT BUILDING IS TO BE CONSTRUCTED ON A 1.00 AC. LOT.
4. THE PROPOSED RESTAURANT BUILDING IS TO BE CONSTRUCTED ON A 1.00 AC. LOT.
5. THE PROPOSED RESTAURANT BUILDING IS TO BE CONSTRUCTED ON A 1.00 AC. LOT.
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10. THE PROPOSED RESTAURANT BUILDING IS TO BE CONSTRUCTED ON A 1.00 AC. LOT.

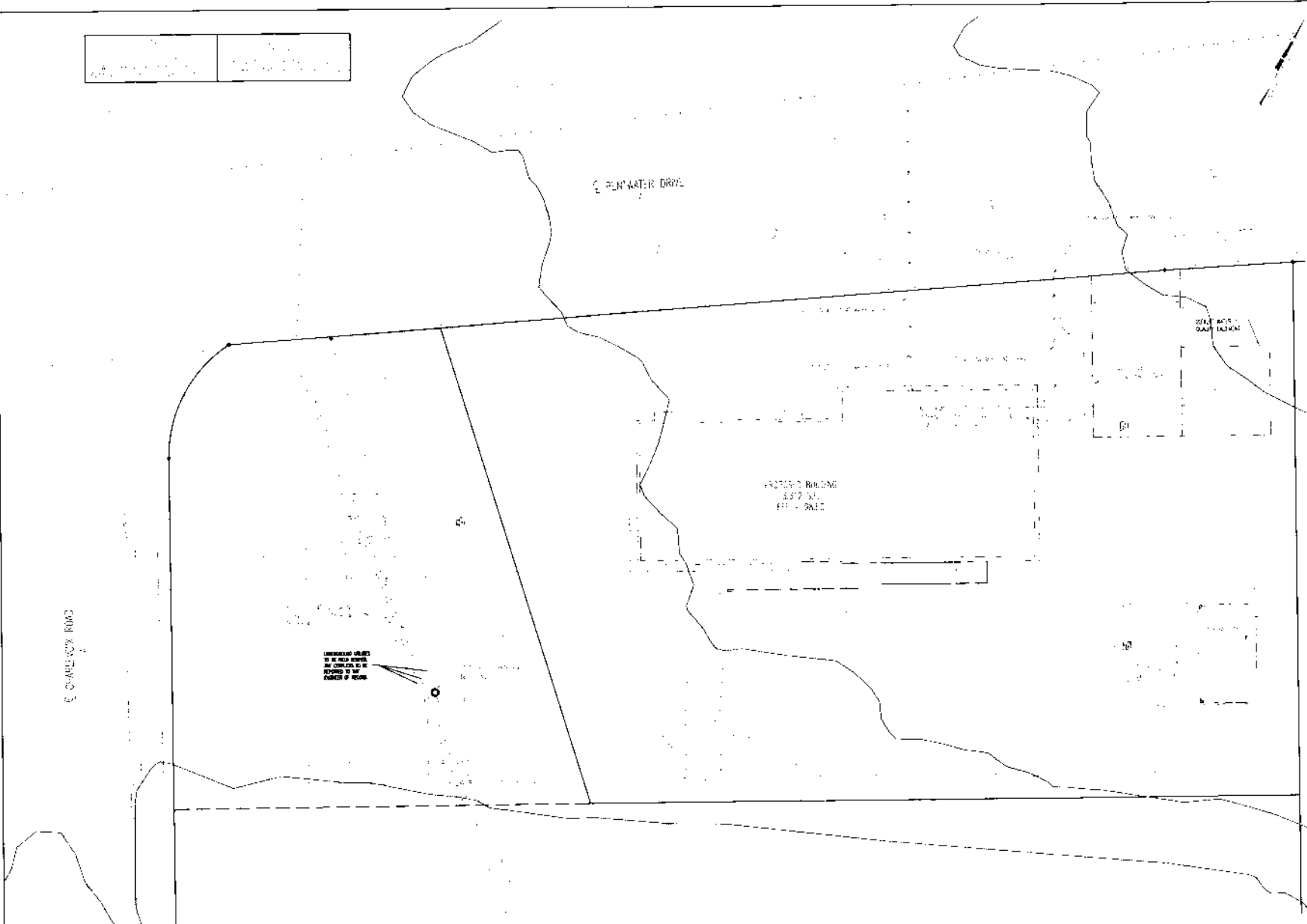
LEGEND:

- EXISTING UTILITIES
- PROPOSED UTILITIES
- PROPOSED RESTAURANT BUILDING
- PROPOSED DRIVEWAY
- PROPOSED PARKING LOT
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHTING
- PROPOSED LANDSCAPE
- PROPOSED WALKWAY
- PROPOSED BIKEWAY
- PROPOSED TRAIL
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHTING
- PROPOSED LANDSCAPE
- PROPOSED WALKWAY
- PROPOSED BIKEWAY
- PROPOSED TRAIL



[Signature]
1/24/22

1.00 AC. LOT	1.00 AC. LOT
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TTODA #3 A 22-T0B

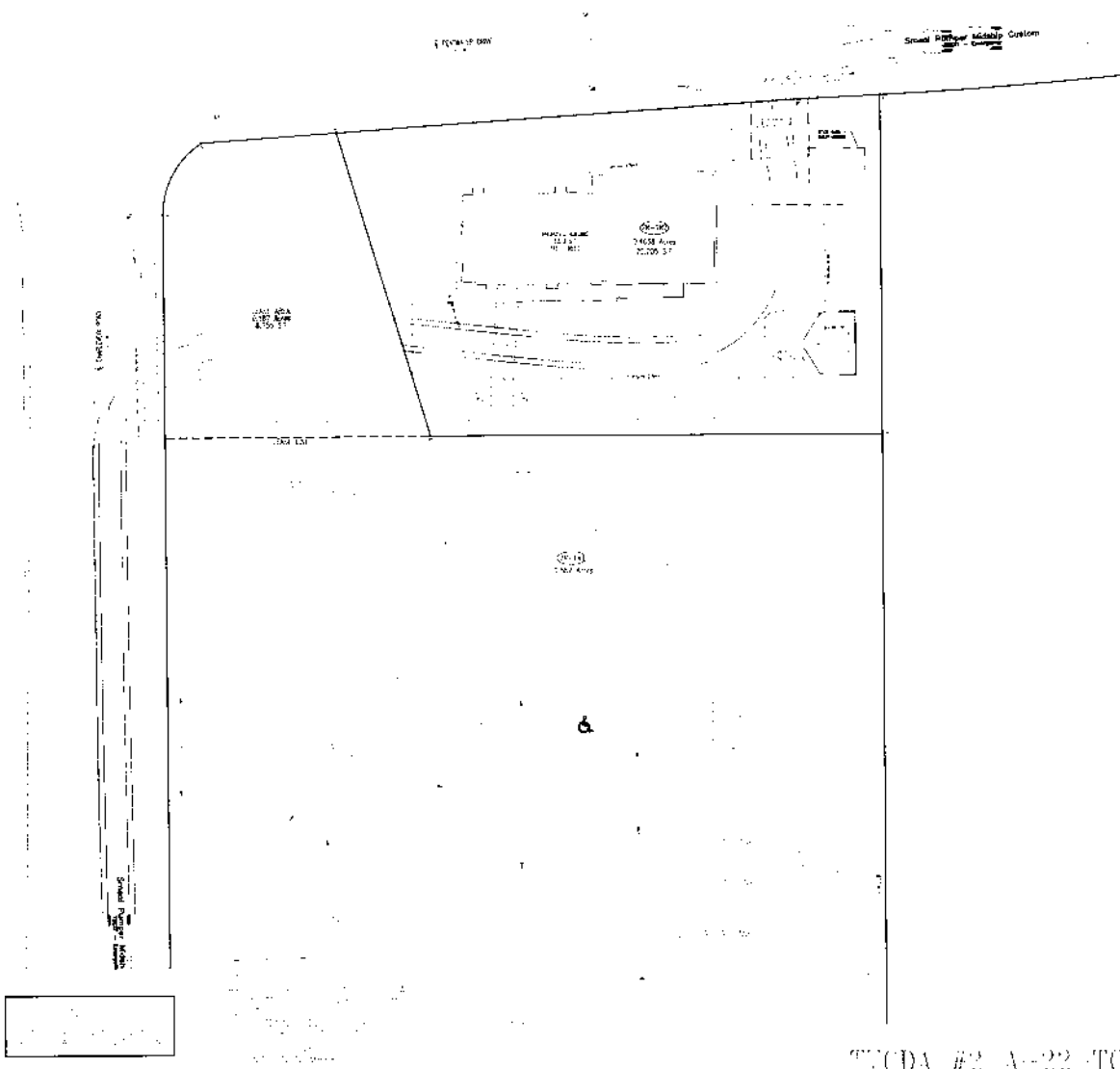
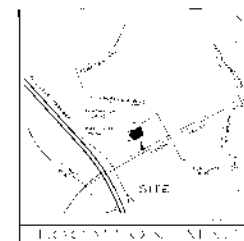
FIRST UTILITY DISTRICT
WEST KNOXVILLE UTILITY DISTRICT

HATSON, JAMES ADRIAN, AIA, P.E.
1000 N. KNOXVILLE AVENUE, SUITE 100
KNOXVILLE, TN 37902
615.522.1234
www.hatson.com



UTILITY PLAN FOR
PROPOSED RESTAURANT
CHARGEVOIX RD AND PENTWATER DR
1/24/22

24226 UT.

[illegible]

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

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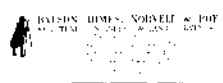
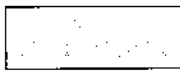
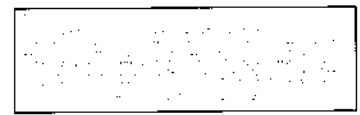
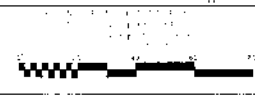
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1. $\frac{1}{2}$ 2. $\frac{1}{3}$ 3. $\frac{1}{4}$
 4. $\frac{1}{5}$ 5. $\frac{1}{6}$ 6. $\frac{1}{7}$
 7. $\frac{1}{8}$ 8. $\frac{1}{9}$ 9. $\frac{1}{10}$

$\frac{1}{2}$

1. *Chlorophyll a* (Chl *a*)

TTODA #2 A-22 TOB

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**FIVE TRUCK TURN PLAN FOR
PROPOSED RESTAURANT
CHARLEVON RD AND PENTWATER DR**

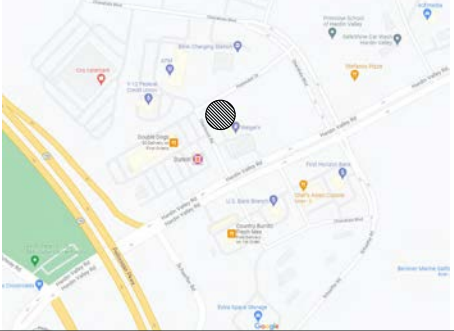
[illegible]

Project Architect



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

Projects: 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 Plumbing Code
2018 International Mechanical Code
2018 International Energy Conservation Code
2018 International Fire Code
2017 National Electric Code
2018 International Fuel Gas 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

Project Number: 2021-86
Project Issue Date: December 22, 2021
Project Set: TTCDA Submittal
Set No. _____

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

New Facility For:

2-A-22-TOB

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 GLYPTOSTROBODES	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 ATTENUATA	FOSTER HOLLY	6' HEIGHT	SMALL TREE	EVERGREEN	BUILDING
EA	6	THUJA OCCIDENTALIS	'EMERALD GR' ARBORVITAE	6' HEIGHT	SMALL TREE	EVERGREEN	BUILDING
PR	2	PRUNUS X YODENSES	YOSHINO CHERRY	25" CALIPER	SMALL TREE	DECIDUOUS	BUILDING
SHRUBS							
HY	7	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GALLON	FLOWERING SHRUB		BUILDING
LO	32	LOROPETALUM CHINENSE	'RUBRUM' LOROPETALUM	24" HEIGHT	EVERGREEN / FLOWERING SHRUB		PARKING / BUILDING
SC	9	PRUNUS LAUROCERASUS 'SCHIP'	'SCHIPKABENENSIS' LAUREL	30" HEIGHT	EVERGREEN / FLOWERING SHRUB		BUILDING
SW	22	ITEA VIRGINICA 'HENRY'S GARNET'	SWEETSPICE	3 GALLON	FLOWERING SHRUB		BUILDING
VB	6	VEBURNUM X BURKWOODI	BURKWOOD VEBURNUM	36" HEIGHT	EVERGREEN / FLOWERING SHRUB		BUILDING
AB	35	ABELIA X CHINENSE	'ROSE CREEK' ABELIA	3 GALLON	EVERGREEN / FLOWERING SHRUB		BUILDING
JU	16	JUNIPERUS VIRGINIANA	'GREY OWL' JUNIPER	3 GALLON	EVERGREEN SHRUB		BUILDING
BX	15	BUXUS MICROPHYLLA	WINTER GEM BOXWOOD	30" HEIGHT	EVERGREEN SHRUB		PARKING / BUILDING
DY	13	TAXUS X MEDIA	DENSE YEW	24" HEIGHT	EVERGREEN SHRUB		BUILDING
RT	9	CORNUS ALBA 'SERICA'	RED TWIG DOGWOOD	24" HEIGHT	FLOWERING SHRUB		BUILDING
PERENNIALS, HERBS, ORNAMENTAL GRASSES							
BZ	29	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GALLON	ORNAMENTAL GRASS		PARKING / BUILDING
LR	27	LIRIOPE MUSCARI	'BIG BLUE' LILYTURF	1 GALLON	ORNAMENTAL GRASS		BUILDING
	2	PLANTED URNS-SEE DETAIL "A"					BUILDING

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY (TTODA) 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 (58%)

3.1.5. WHEN PLANTING TREES ON A DEVELOPMENT SITE, A ROUGHLY EQUAL COMBINATION OF LARGE, MEDIUM AND SMALL TREES (APPENDIX D) SHOULD BE PLANTED, WITH AT LEAST 10 LARGE MATURING TREES PER ACRE OF YARD SPACE.
20,205 SF. (.46 ACRES) X 10 = 5 LARGE MATURING TREES REQ'D.
5 LARGE MATURING TREES PROVIDED

PROVIDED: 16 TOTAL TREES- 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 SF. REQ'D. (5,276 X .5)

FRONT (WEST) 922.25 SF. X .5 = 461 SF. REQ'D.
SIDE (NORTH) 2,189 SF. X .5 = 1,095 SF. REQ'D.
SIDE (SOUTH) 2,155 SF. X .5 = 1,078 SF. REQ'D.

PROVIDED: 2,928 SF. TOTAL

SF. PROVIDED (2,834 SF. NORTH AND WEST, 94 SF. 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 SF. OF NEW PARKING AREA PROPOSED

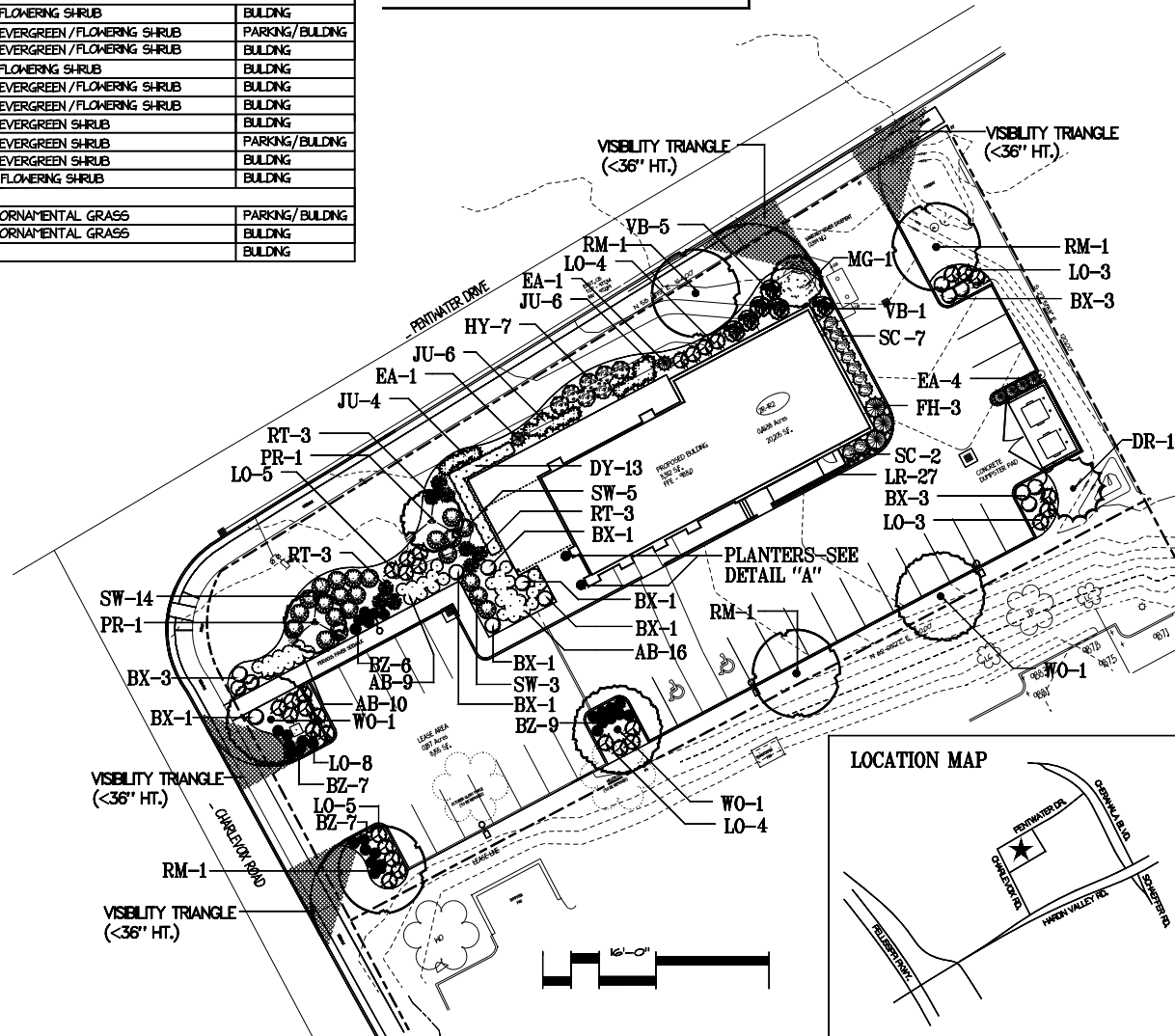
532 SF. ORN. TREE, SHRUB AND BEDDING PLANT AREA REQ'D. (10,634 X 5%)

PROVIDED: 653 SF. ORN. TREE, SHRUB AND BEDDING PLANT AREA. (6%)

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-DESIGN.GROUP.COM
ALBUQUERQUE, NEW MEXICO
805 NORTHSHORE HILLS BLVD
NORTHSHORE, TN 37622
865.589.3059

**PROPOSED
RESTAURANT**

CHARLEVILLE RD.
AND
PENTWATER DR.
CLT MAP 105 EA PARCEL 1
DISTRICT 6
KNOX CO. TENNESSEE

12-20-2021
12-22-2021
04-14-2022
04-18-2022
04-20-2022

REVISION DATE

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SCALE: 1"=16'-0"

DATE: DECEMBER 17, 2021

DRAWN BY: W. ALLEN DUKE

LANDSCAPE PLAN

LA-1



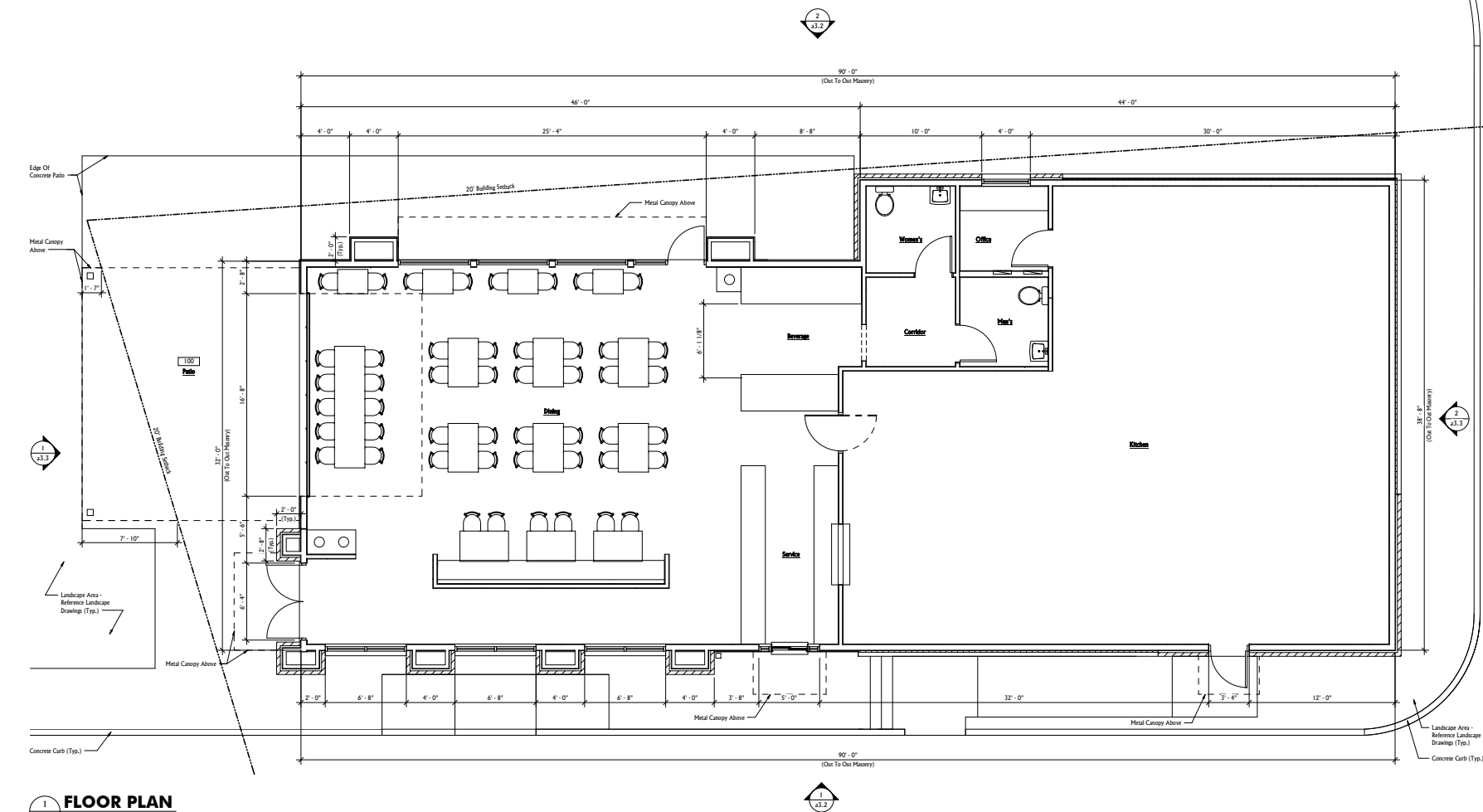
Drawing Title: _____

Floor Plan

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

Sheet No.

a2.1

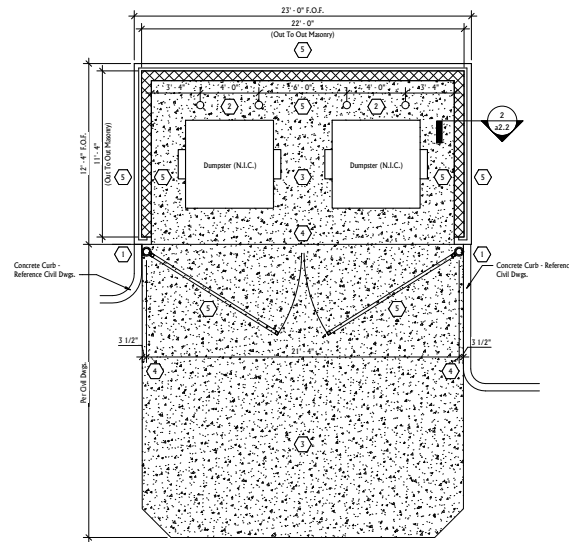


2-A-22-TOB

FLOOR PLAN

a2.1 Scale: 1/4" = 1'-0"

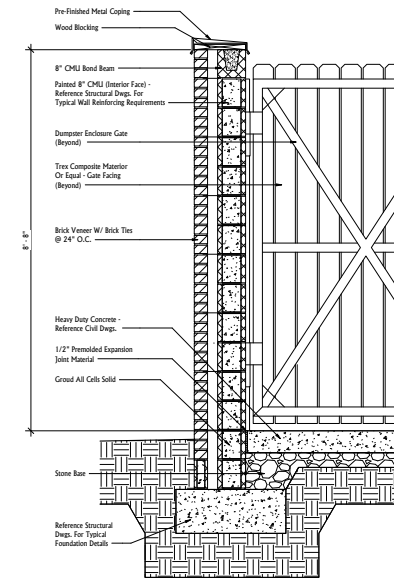
Note:
All Building Mounted Light Fixture & Light Pole Finishes Will Be Black.
Reference Electrical Dwg. For More Information.



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

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

Revisions	
1	January 20, 2022



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

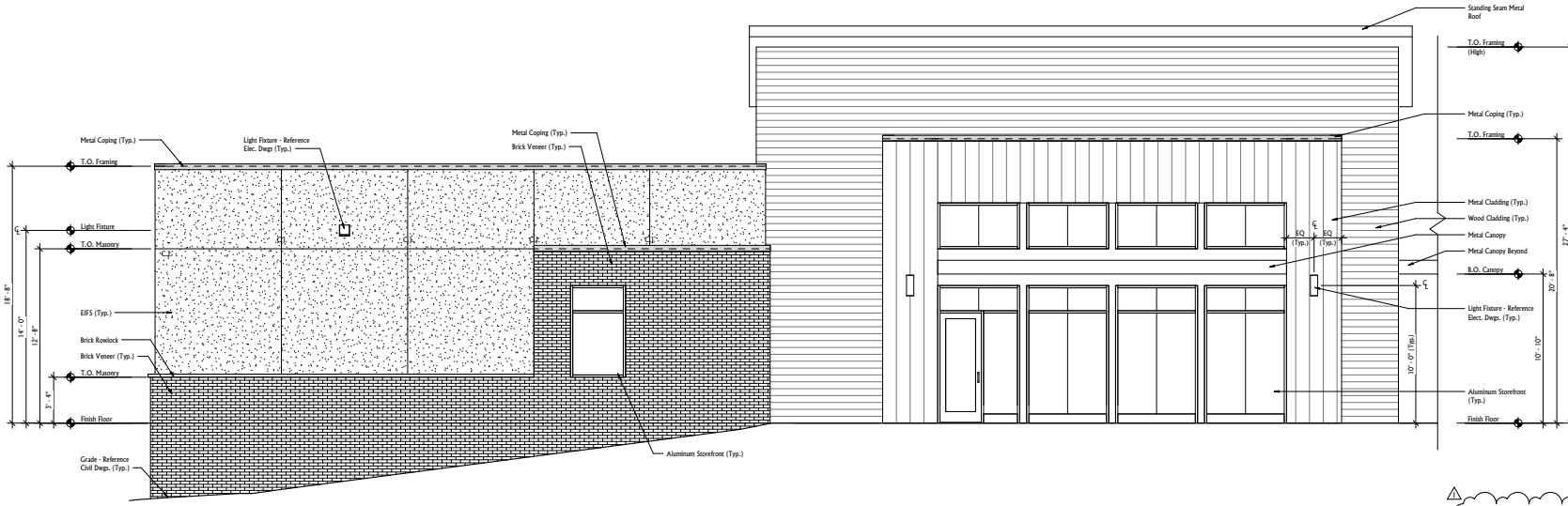
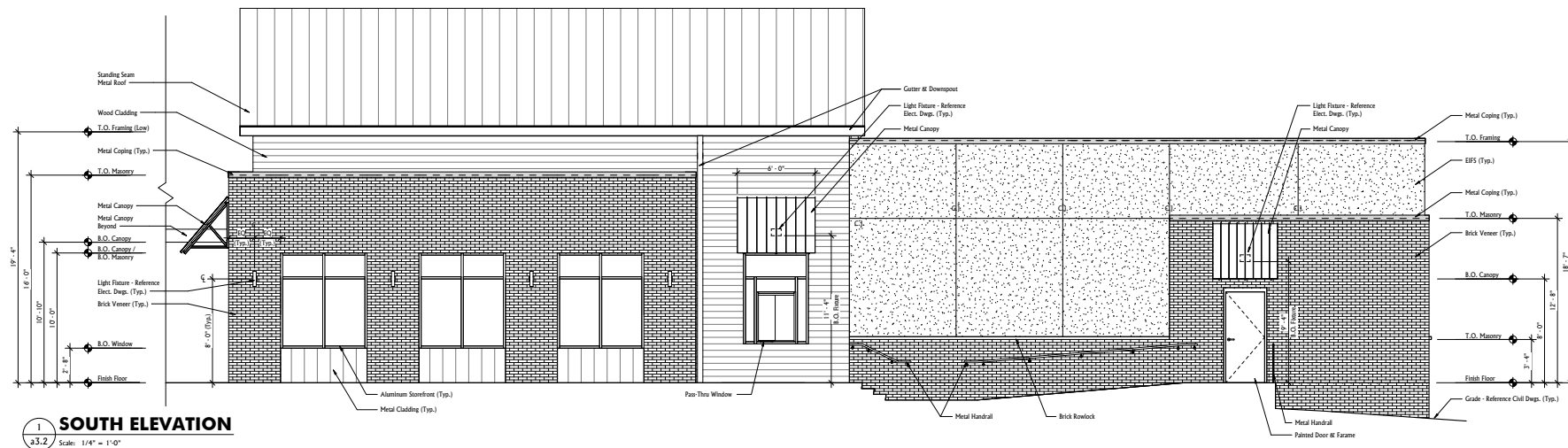


Drawing Title: Exterior Elevations

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

Sheet No.

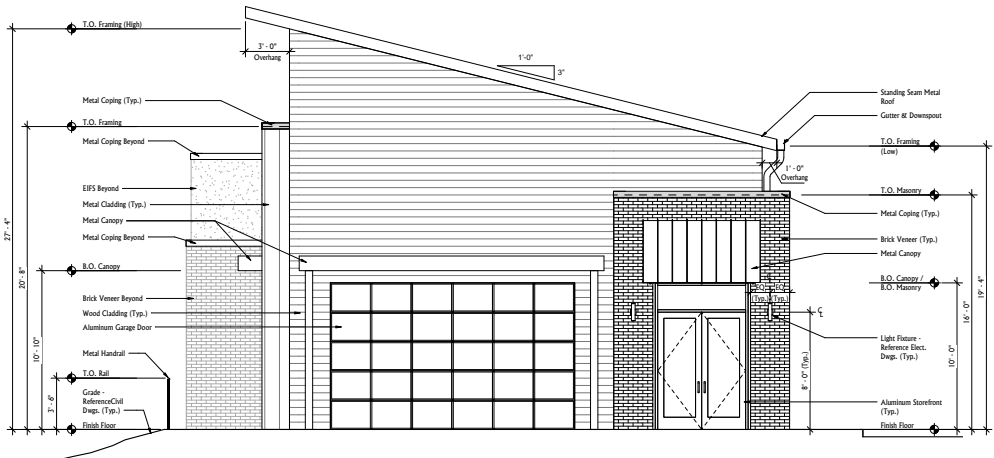
a3.2



2-A-22-TOB

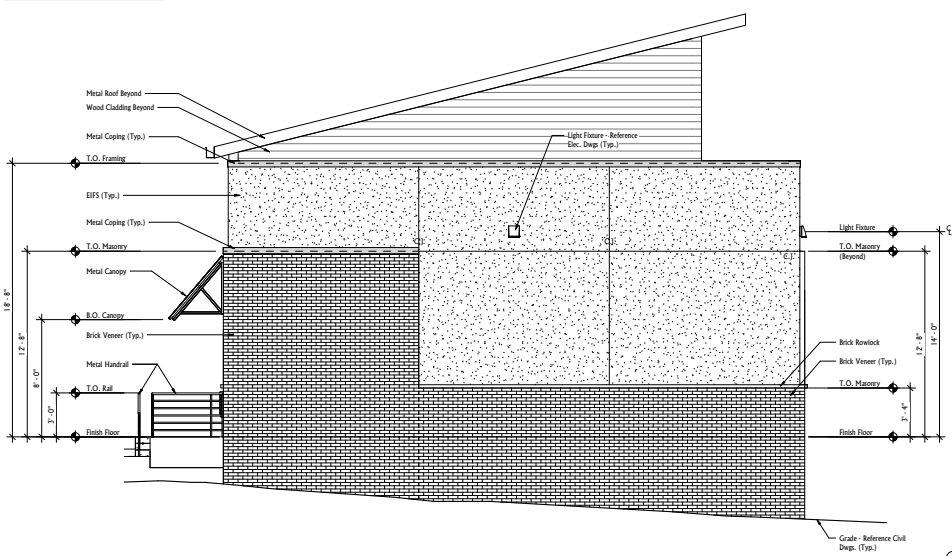
2 NORTH ELEVATION
a3.2 Scale: 1/4" = 1'-0"

Revisions
1 January 20, 2022



1 WEST ELEVATION
a3.3 Scale: 1/4" = 1'-0"

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



2 EAST ELEVATION
a3.3 Scale: 1/4" = 1'-0"

Date: 12/22/2021

File Name:

Project No: 2021-8A

Drawing Title:
SITE PHOTOMETRIC
PLAN

Revisions:
1 REVISION 1 - 1/20/22

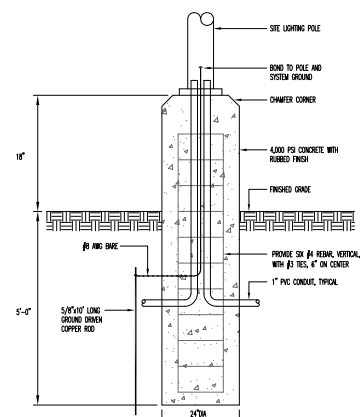
New Facility For
Proposed Restaurant
Charlevoix Rd. & Pentwater Dr.
Knoxville, TN

Sheet No.

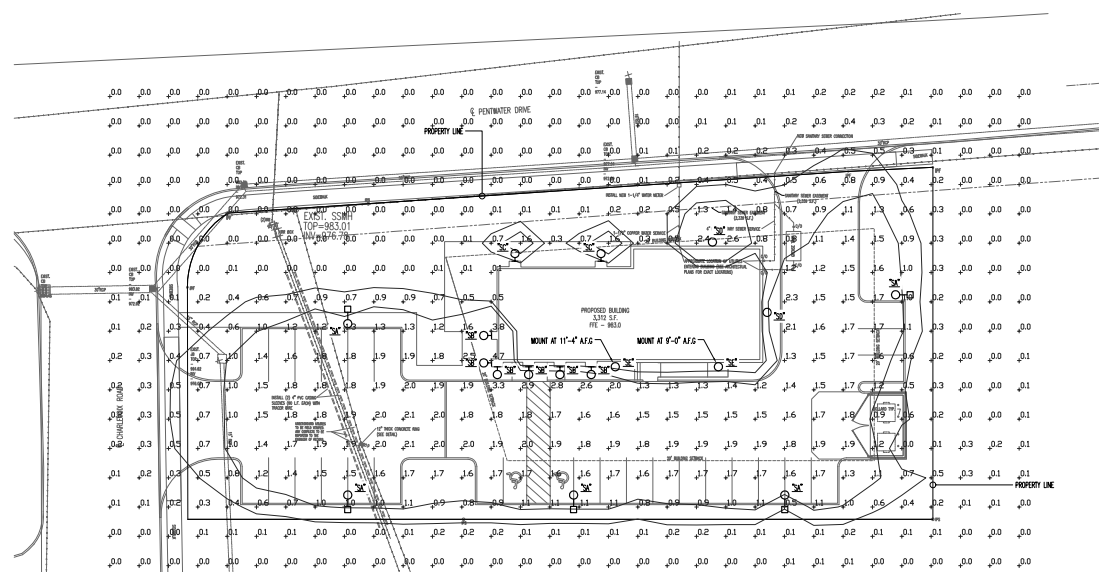
ep1.0

SITE LIGHTING FIXTURE SCHEDULE					
SYM	CATALOG NUMBER	PERFORMANCE	MOUNTING	DESCRIPTION	
COMPANY	MODEL NUMBER	WATTS	TEMP DELIVERED B.K.	LUMENS	
SA	LITONIA BLU-WHITE SPAN-LED POLE: SSS-25-SC-0M28	54	3,000K	6,984	ONE POLE MOUNTED AREA LIGHT, BACK LIGHT CONTROL, DISTRIBUTION, FULL CUTOFF
SB	WAC LIGHTING WS-WR614	21	3,000K	1,500	25 POLE WITH BASE
SC	WAC LIGHTING DS-WR616-F-30A	35	3,000K	3,500	WALL, 10" A.F.G.
SD	HUBBELL LIGHTING SD1-10-307 FT-UNV-777	11	3,000K	1,400	WALL, 14" A.F.G.
SE	HUBBELL LIGHTING CUSO-8K	5	3,000K	1,400	SEE PLAN WALL SCONCE

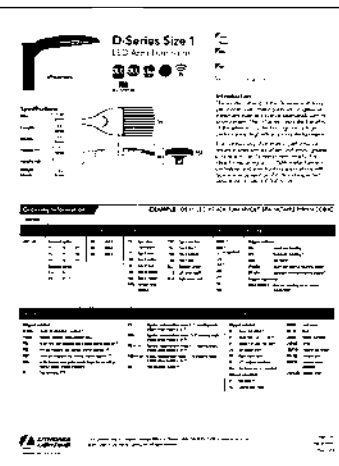
NOTES:
1. FINISH SHALL BE SELECTED BY ARCHITECT, NOTED BY ?? IN MODEL NO.
2. PROVIDE CONCRETE BASE PER DETAIL.
3. ALL FIXTURES HAVE MIN CM OF 70.
4. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRICAL DRIVERS WITH MAXIMUM 10% THD.



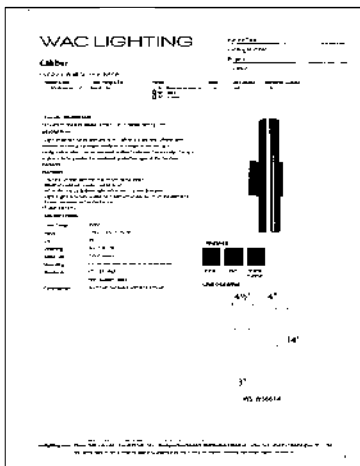
POLE BASE FOR SA
NO SOLE
USE FOR SA



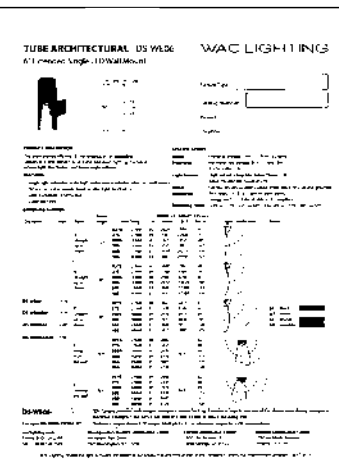
SITE PLAN
SCALE: 1" = 30'-0"



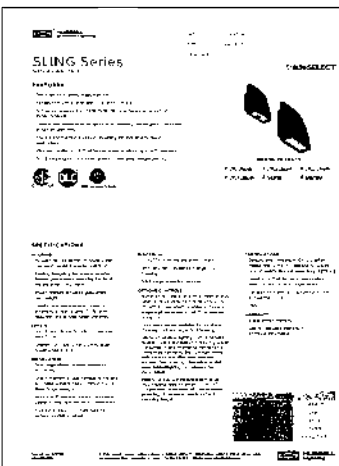
FIXTURE "SA"



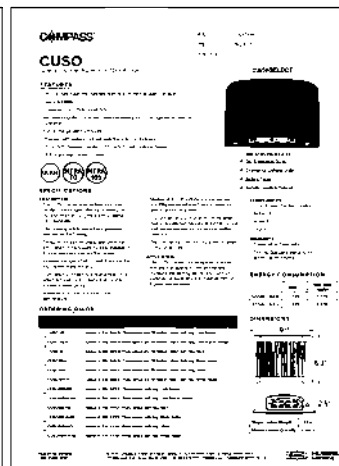
FIXTURE "SB"



FIXTURE "SC"



FIXTURE "SD"



FIXTURE "SE"



TECHNOLOGY
CORRIDOR DEVELOPMENT

TTCCA Review Request

- ☒ 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 -

DECEMBER 22, 2021

FEBRUARY 7, 2022

2-A-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

Anna Katherine Kittrell

R2R studio, llc

NAME

COMPANY

2575 Willow Point Wa

KNOXVILLE

TN

37931

ADDRESS

CITY

STATE

ZIP

(865) 769-8075

akkittrell@r2rstudio.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☒ PART OF PARCEL

LKM PROPERTIES

P.O. BOX 650, POWELL TN 37849 865-938-2444

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10625 HARDIN VALLEY ROAD, KNOXVILLE TN 37932

SFOUST@WEIGELS.COM

PROPERTY ADDRESS

PART OF PARCEL 001-06-104 00106

Y

20,205 S.F.

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

Northeast corner of the intersection of Hardin Valley Rd & Charlevoix Rd

- ☐ CITY ☒ COUNTY

GENERAL LOCATION

6th

DISTRICT

CA/TO

GC

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

Weigle's convenience store

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 ☐ NOADMINISTRATIVE 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

- ☐ TTCDA Checklist
☒ Property Owners/Option Holders

CODE
FEE

CODE
FEE

801 | \$450.00

TOTAL

\$450.00

By signing below

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

APPLICATION AUTHORIZED BY

PHONE NUMBER

STAFF SIGNATURE

AFFILIATION

EMAIL

Michelle Portier

PRINT NAME

DATE

12/23/2021_{msh}
DATE PAID