



Certificate of Appropriateness For a Building Permit Administrative Review

On December 16, 2021, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Knoxville Utilities Board, hereinafter referred to as the Applicant, on its application filed on December 3, 2021 with Application No. 1-A-22-TOA, this Certificate of Appropriateness for the following described property, 1315 Lovell Rd. / Parcel ID 118 H A 03202. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire three years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that three year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

APPLICATION APPROVED December 16, 2022, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair

N/A - Administrative Review by Staff

Attested to by

A handwritten signature in blue ink, appearing to read "Michelle Portier", is written over a horizontal line.

Approval date: 12/17/2021

COA expiration date (3 years): 12/15/2024

Report of Staff Recommendation

Administrative Review

File No.: 1-A-22-TOA

Applicant: KNOXVILLE UTILITIES BOARD

Request: BUILDING PERMIT

Meeting Date: 1/10/2022

Address: 1315 Lovell Rd.

Map/Parcel Number: 118 H A 03202

Location: Southwest quadrant of intersection of Lovell Rd, Yarnell Rd, and Bob Gray Rd

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

Proposed Zoning:

Existing Land Use: Vacant land

Proposed Land Use: Vacant property; permit is to allow grading of the drainage swale.

Appx. Size of Tract: 5.09 acres

Accessibility: Access is currently provided off of Yarnell Road, a major collector with a 45-ft pavement width near the access point and a right-of-way that varies in width from 95 ft to 104 ft at this property.

Surrounding Zoning and Land Uses: North: PR (Planned Residential) with up to 4 du/ac, PC (Planned Commercial), and TO (Technology Overlay) - Gas station and convenience store

South: PC (Planned Commercial) / TO (Technology Overlay) - Office building

East: A (Agricultural) / TO (Technology Overlay) - Single family residences

West: PR (Planned Residential) with up to 5.6 du/ac, PR with up to 4 du/ac, and TO (Technology Overlay) - Single family and multifamily dwellings

Comments:

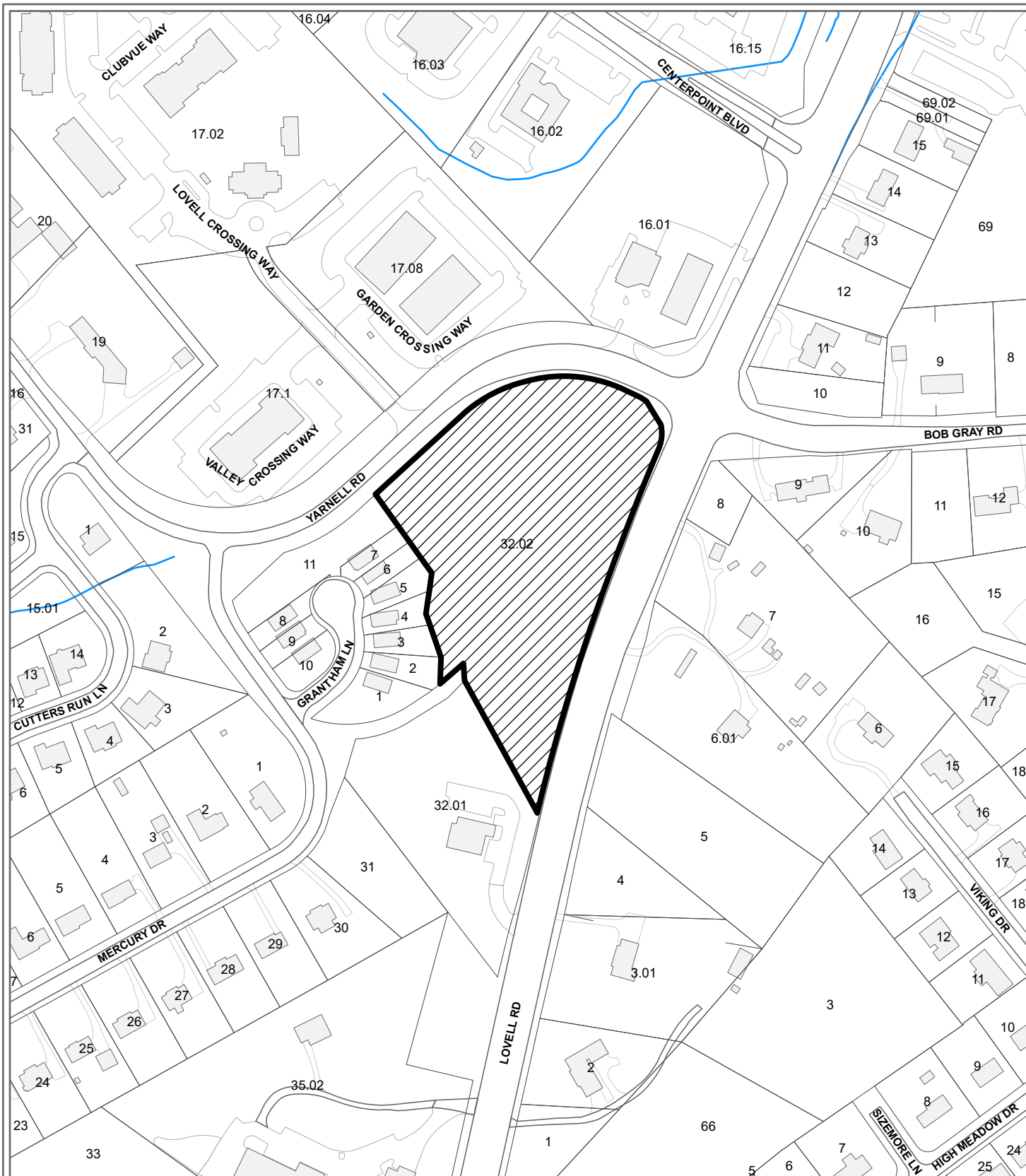
1. This is a request to grade a portion of the property at 1315 Lovell Road.
2. The intent is to remediate stormwater ponding around the existing KUG gas regulator.
3. The proposed grade is compliant with the Knox County's regulations, and the Knox County Department of Engineering and Public Works did not identify any concerns when reviewing the plans.
4. The request is compliant with TTCDA Design Guidelines, which call for any grading to complement natural land forms and for open space areas to conserve the natural systems in place.
5. Since the proposal is to mitigate stormwater ponding and the grading is kept to a minimum, it is in keeping with these guidelines.

Design Guideline Conformity: This request is in compliance with TTCDA Design Guidelines

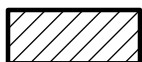
Waivers and Variances Requested: N/A

Staff Recommendation:

APPLICATION APPROVED December 17, 2022, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.



1-A-22-TOA
CERTIFICATE OF APPROPRIATENESS



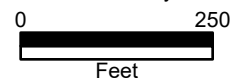
Purpose of Request: Grading Permit

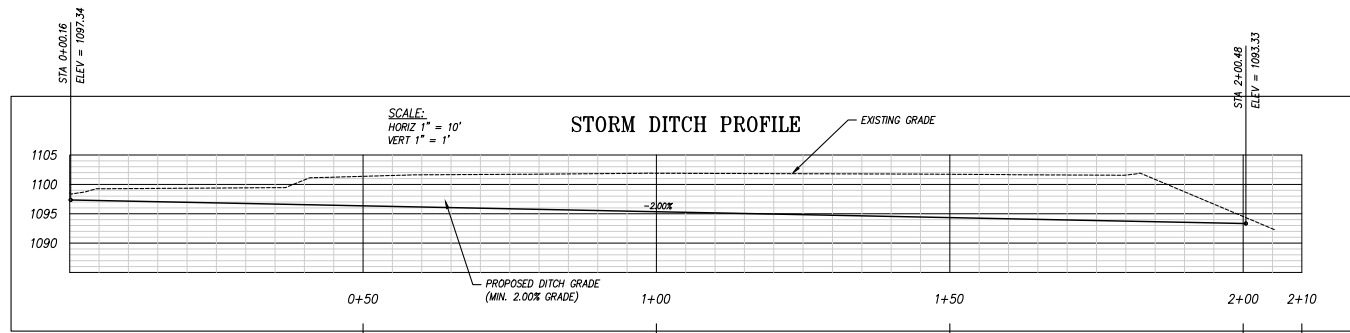
Original Print Date: 12/16/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Littlejohn, Will
Cannon & Cannon, Inc.

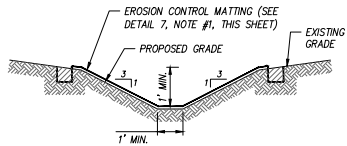
Map No: 118

Jurisdiction: County

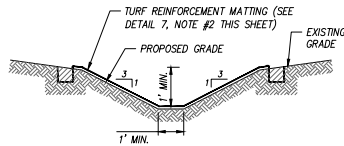




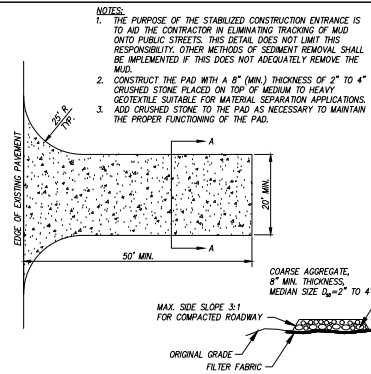
1 DITCH PROFILE
CT.01 N.T.S.



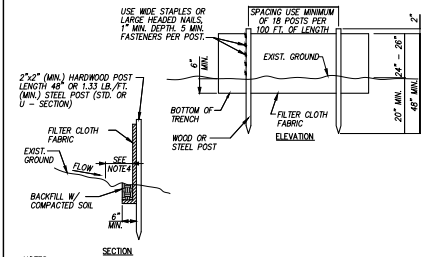
2 TYPICAL DITCH SECTION
CT.01 N.T.S.



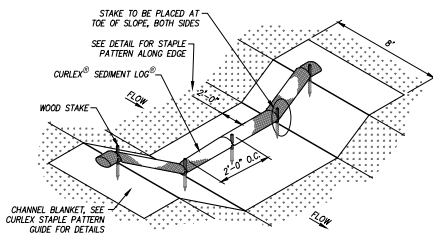
3 TYPICAL SLOPE PROTECTION
CT.01 N.T.S.



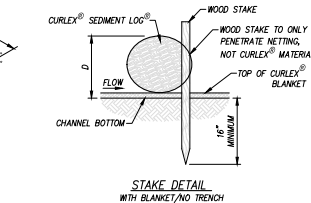
4 TEMPORARY CONSTRUCTION ENTRANCE
CT.01 N.T.S.



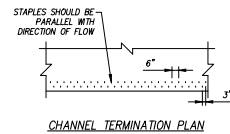
5 SILT FENCE
CT.01 N.T.S.



6 SEDIMENT TUBE CHECK DAM
CT.01 N.T.S.



ANCHOR DETAIL
OVERLAPPING JOINT



CHANNEL TERMINATION PLAN

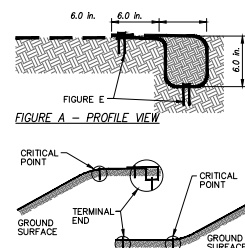


FIGURE A - PROFILE VIEW

- NOTES:
1. EROSION CONTROL BLANKET FOR TYPICAL DITCH SECTION SHALL BE TYPE I IN ACCORDANCE WITH TDDT STANDARDS AS SHOWN ON THE QUALIFIED PRODUCTS LIST REPORT. BLANKET SHALL HAVE A FUNCTIONAL LONGEVITY OF UP TO 12 MONTHS (MINIMUM) AND BE SUITABLE FOR SIDE SLOPES UP TO 2:1. BLANKETS SHALL BE SUITABLE FOR FLOWS UP TO 3.40 CFS AND VELOCITIES UP TO 3 FPS.
 2. TURF REINFORCEMENT MATING FOR TYPICAL SLOPE PROTECTION SHALL BE CLASS I IN ACCORDANCE WITH TDDT STANDARDS AS SHOWN ON THE QUALIFIED PRODUCTS LIST REPORT. TRM SHALL HAVE A FUNCTIONAL LONGEVITY OF UP TO 12 MONTHS (MINIMUM) AND BE SUITABLE FOR SIDE SLOPES UP TO 2:1. BLANKETS SHALL BE SUITABLE FOR FLOWS UP TO 3.40 CFS AND VELOCITIES UP TO 10 FPS.
 3. INSTALL BLANKET IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND TDDT STANDARD DRAWING EC-STP-34.

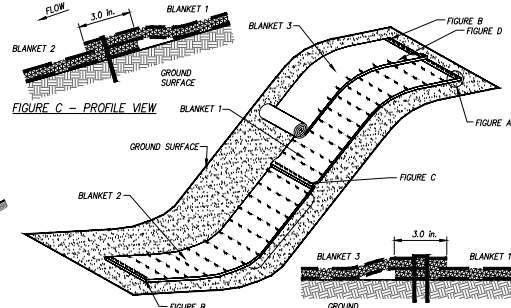


FIGURE B - CRITICAL POINT SECURING



FIGURE C - PROFILE VIEW

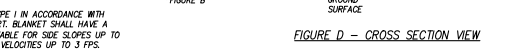


FIGURE D - CROSS SECTION VIEW

7 EROSION CONTROL MATTING
CT.01 N.T.S.

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 12/17/2023
(Administrative Review)

CLIENT:	KNOXVILLE UTILITIES BOARD 4555 MIDLEBROOK PIKE KNOXVILLE, TN 37921-5530
PROJECT:	LOVELL ROAD GAS REGULATOR STATION DRAINAGE IMPROVEMENTS 1315 LOVELL ROAD KNOXVILLE, TN
SITE DETAILS	
CSJ PROJECT NO.	00309-0427
DRAWING DATE	DECEMBER 01, 2021
PN	VLL
PC	WL
DRAWN	JTP
CHECKED	-

C2.01



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

Knoxville Utilities Board

PUBLISHED APPLICANT NAME - no individuals on behalf of -

12-02-2021

1/10/2022

1-A-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

Will Littlejohn

Cannon & Cannon, Inc.

NAME

COMPANY

8550 Kingston Pike

Knoxville

TN

37919

ADDRESS

CITY

STATE

ZIP

865-770-4043

wlittlejohn@cannon-cannon.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Partners V, LLC

8907 Linksvue Dr, 37922

865-719-9490

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

1315 Lovell Road, Knoxville, TN

PROPERTY ADDRESS

118HA03202

N

5.09 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

Southwest quadrant of the intersection of Lovell Rd, Yarnell Rd, & Bob Gray Rd

- ☐ CITY ☒ COUNTY

GENERAL LOCATION

6th

DISTRICT

PC/TO

MU-SD, NWCO-4 (Saddlebrook)

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Vacant land

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- ☐ NEW CONSTRUCTION
☐ EXPANSION OR RENOVATION
☒ GRADING PLAN

- ☐ REZONING
☐ SIGNAGE
☐ ZONING VARIANCE

PLAN MATERIALS:

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

OTHER:

Grading Plan
with details

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☒ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Grading of drainage swale to remediate stormwater ponding around existing KUB gas regulator.

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

CODE

FEE

\$250.00

TOTAL

\$250.00

AUTHORIZATION

By signing below

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



Will Littlejohn, P.E.

Engineer, Cannon & Cannon, Inc.

12/3/2021

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

(865) 770-4043

wlittlejohn@cannon-cannon.com\

PHONE NUMBER

EMAIL



Michelle Portier

12/3/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID 12/6/2021 swm



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

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.