

Applicant: KARNS FIRE DEPT.
Request: BUILDING PERMIT
Meeting Date: 9/6/2022

Address: 0 Schaeffer Rd. & 0 Waterville Ln.
Map/Parcel Number: 104 115 & 11502
Location: Northern terminus of Waterville Ln, north of Lovell Rd, east of Pellissippi Pkwy
Existing Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Vacant land
Proposed Land Use: Building permit for fire department headquarters
Appx. Size of Tract: 13.69 acres
Accessibility: Access is via Waterville Lane, a local road with a 24-ft pavement width inside a 50-ft right-of-way.
Surrounding Zoning and Land Uses:
 North: PR (Planned Residential) with up to 3 du/ac & TO (Technology Overlay) - Single family residences
 South: OB (Office, Medical, and Related Services), BP (Business and Technology Park), & TO (Technology Overlay) - Single family residences
 East: OB (Office, Medical, and Related Services), A (Agricultural), & TO (Technology Overlay) - Multifamily dwellings and undeveloped land
 West: A (Agricultural), CA (General Business), BP (Business and Technology Park), & TO (Technology Overlay) - Single family residences and undeveloped land

Comments:

- 1) The applicant is requesting approval of a new fire station with an area of approximately 19,600 sq ft. An additional 1,925 square feet future expansion is identified on the plans in three separate areas ranging from 625-650 square feet. Upon completion, the building would contain approximately 21,525 square feet.
- 2) The 13.7-acre site is just off Schaeffer Road north of Lovell Road and near the Lovell Road exit of Pellissippi Parkway. It is zoned OB (Office, Medical and Related Services) / TO (Technology Overlay). The OB zone allows the same uses as the RB (General Residential) zone, so a fire station would be permitted by right. The site plans do not require Planning Commission approval.
- 3) Access is proposed off of Waterville Lane, a local road just off of Schaeffer Road, a major collector.
- 4) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 5) Parking is proposed in the front and rear of the building. A 20-ft landscaped buffer consisting of a row of shrubs behind a row of trees is provided between the parking areas and the street.
- 6) Parking was calculated using the initial building square footage of 19,600 square feet, which in the TTCDA, would allow a maximum of 69 spaces. The plans propose 69 spaces and are therefore in compliance with the Guidelines. An additional 6 spaces could be accommodated adjacent to the existing spaces, and this would be below the maximum number of spaces allowed for the project's planned expansion to 21,525 square feet (75 spaces).
- 7) There are three large garage doors facing Waterville Lane to provide an easy exit for fire trucks. These are angled away from Schaeffer Road and situated farther back than the main

building, thereby minimizing the visibility of the doors from the main thoroughfare. Landscaping and a berm at the southern edge of the front parking area will also lessen the visibility of the doors.

8) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. The notes on Sheet L100 provide a detailed description of compliance with the applicable standards.

9) The front façade of the building features a two-story entry canopy held aloft by brick columns and accented with a heavy timber canopy structure capped with a low-sloping, dark gray, standing seam metal roof matching that of the main structure behind it. The building has only one floor, so the exaggerated height provides a dramatic effect but is only for aesthetic purposes. The windows on the upper level of the front and back walls provide extra light for the interior much like an atrium. The walls are clad in brown brick on the top of the structure, interspersed with windows, then tan brick below the windows behind where foundation plantings will be planted. As mentioned previously, there are 3 large garage bays housing fire trucks. These are windowed, folding garage doors with dark gray accents. These are angled away from the main thoroughfare so they are not a prominent part of the front façade.

10) Accessory structures include a climbing tower and an exterior storage room, both of which have tan walls capped with a sloped, metal roof. The climbing tower is clad in split-face CMU; the storage building features metal panels.

11) A dumpster will be provided on-site, and the dumpster enclosure is made of split-face CMU painted to match the tan brick used elsewhere on the site. The enclosure has an aluminum, manually-operated gate to provide access.

12) The proposed lighting includes twelve light poles spread around the parking areas. The proposed light fixtures are full cut-off, utilize LED lighting, and meet the TTCDA Guidelines. Lighting levels likewise meet the TTCDA Guidelines.

13) Signage is proposed for the site and building and is a separate item on this agenda.

**Design Guideline
Conformity:**

This request is in compliance with the TTCDA Design Guidelines.

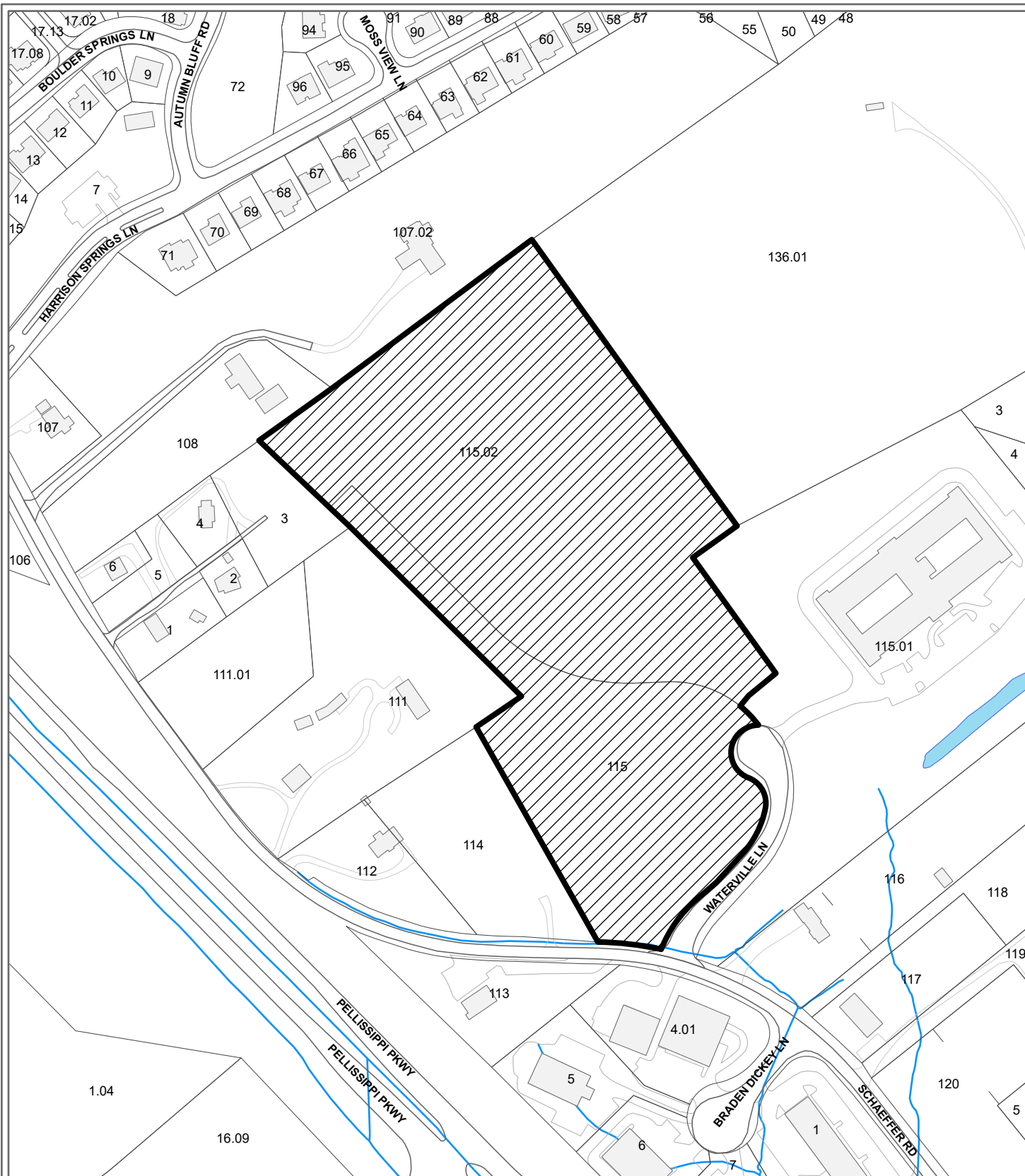
**Waivers and Variances
Requested:**

N/A

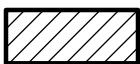
Staff Recommendation:

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 the development plan within six months of the issuance of an occupancy permit, or posting a bond with the City of Knoxville Engineering Department to guarantee such installation.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.



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



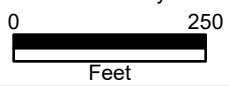
Purpose of Request: Building Permit

Original Print Date: 8/10/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

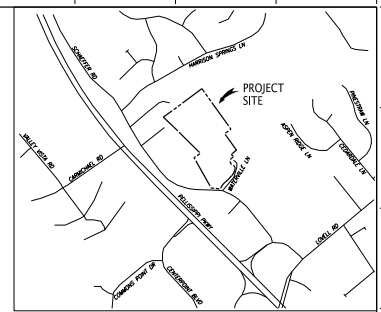
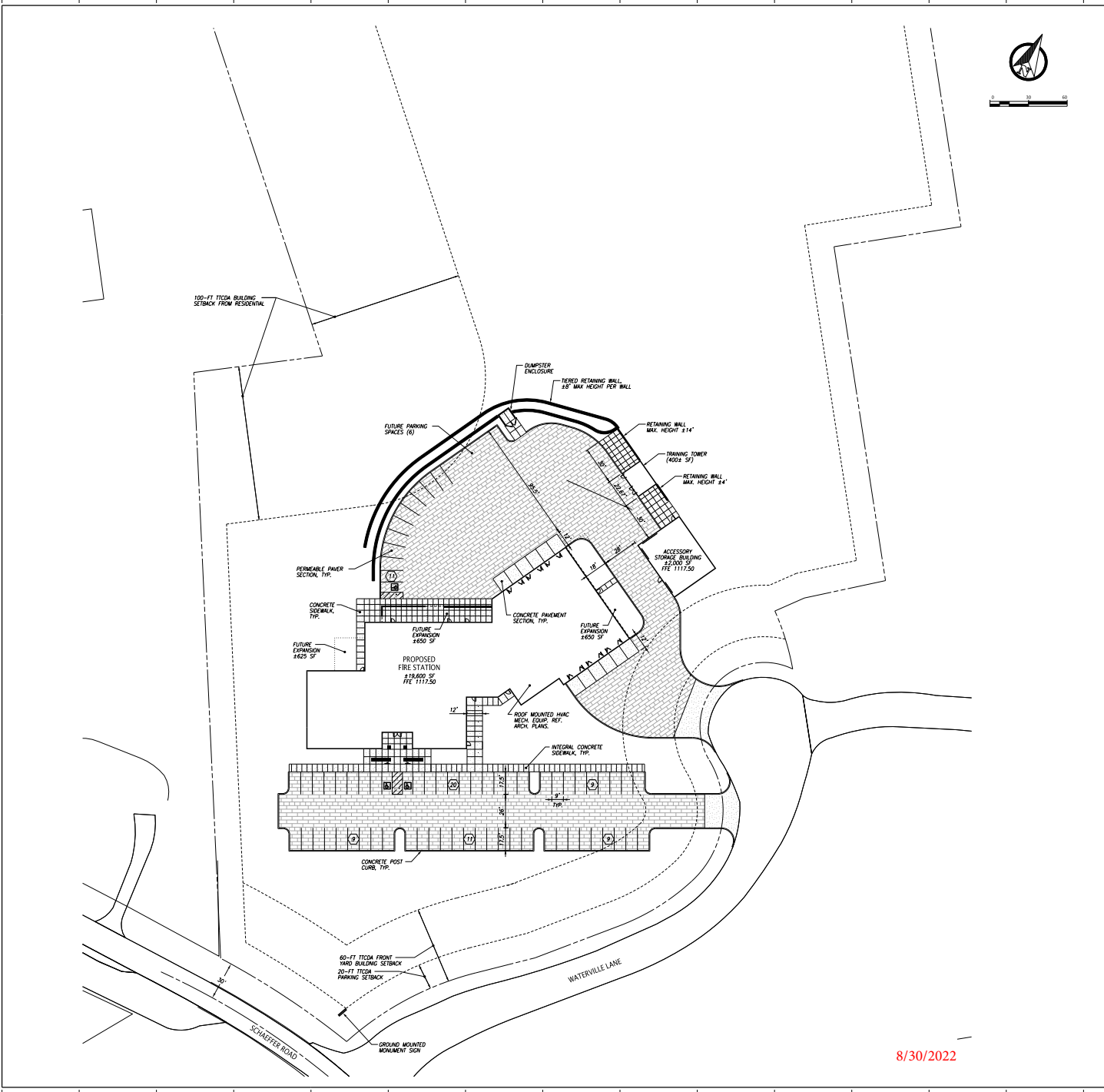
Petitioner: Karns Fire Dept.

Map No: 104

Jurisdiction: County



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VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KNOXVILLE, KNOX COUNTY, KNOXVILLE UTILITIES BOARD GEOGRAPHIC INFORMATION SYSTEM (GIS).
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE SPECIFICATIONS SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THESE DRAWINGS AND KNOX COUNTY DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. PROPERTY CONCERNED REFLECTS PARCEL 104 115 & 104 115.10 AS SHOWN IN KNOX COUNTY CLT MAP 104. TOTAL AREA = 11.08 AC. TOTAL DISTURBED AREA = 3.75 AC.
7. OWNER: KARNIS VOLUNTEER FIRE DEPT. 3224 MEADOWBROOK LANE KNOXVILLE, TN 37831
8. TTCDA BUILDING SETBACKS FOR 1 STORY BUILDINGS ARE 60'-FT WITH FRONT YARD PARKING 20'-FT ON SIDE AND REAR. FOR PROPERTY LINES ABUTTING AN ADJACENT RESERVATION ZONE, THE BUILDING SETBACKS ARE INCREASED TO 100'-FT.
9. RETAINING WALLS TO BE DESIGNED AND SCALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO OBTAINANCE OF A PERMIT. REFER TO KNOXCO'S PLANS FOR RETAINING WALL AND PILING DETAILS. FINISH SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 INCHES.
10. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERBOTH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.
11. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

TTCDA NOTES:

- THE SITE HAS BEEN PREVIOUSLY GRADED; THEREFORE, THIS PROJECT IS EXEMPT FROM SECTION 1.12 HILLSIDE AND RIDGTOP DEVELOPMENT REQUIREMENTS.
- 1.1.1 GROUND AREA COVERAGE (GAC) SHALL NOT EXCEED 25%.
PROPOSED GAC = ± 4.0%
 - 1.1.2 FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 30% EXCEPT WHERE A PROPOSED BUILDING INCLUDES AN UNDER-BUILDING PARKING STRUCTURE, IN WHICH CASE THE FLOOR AREA RATIO MAY NOT EXCEED 40%.
PROPOSED FAR = ± 4.2%
 - 1.1.3 IMPERVIOUS AREA RATIO (IAR) SHALL NOT EXCEED 70%.
PROPOSED IAR = ± 13.0%
 - 1.1.4 EXCEPT IN HILLSIDE AND RIDGTOP PROTECTION AREAS, THE MAXIMUM ALLOWABLE HEIGHT OF A STRUCTURE IS SET AT NINETY (90) FEET, MEASURED FROM THE FINISHED GRADE.
PROPOSED FIRE STATION, H = 429'-FT
PROPOSED TRAINING TOWER, H = 241'-FT
PROPOSED ACCESSORY BUILDING, H = 422'-FT

PARKING ANALYSIS:

NOTE: PER TTCDA GUIDELINE 1.7.10, PARKING ABOVE THE MAXIMUM SPACES ALLOWED MAY BE PERMITTED IF THE PARKING SURFACE IS PERVIOUS.

PARKING REQUIREMENTS PER TTCDA, ALL OTHER NON-RESIDENTIAL USES:

PROPOSED GROSS FLOOR AREA (GFA)	18,600 SF
PROPOSED FUTURE GFA	1,920 SF
PROPOSED TOTAL GFA	21,520 SF
MIN. 2 PER 1,000 SF OF GFA	39 SPACES
MAX. 1.5 PER 1,000 SF OF GFA	69 SPACES

PROVIDED PARKING:

STANDARD SPACES (9'x18')	66 SPACES
HANDICAP SPACES	3 SPACES
TOTAL PROVIDED PARKING:	69 SPACES

STUDIO FOUR DESIGN
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www.ardurra.com
Arduora PROJECT 223.048

Karnis Volunteer Fire Department
Hardin Valley Headquarters Fire Station
 3224 Meadowbrook Lane
 Knoxville TN 37831



Project Phase: TTCDA		
Issue Date:	8/20/22	
Revisions:		
No.	Description	Date

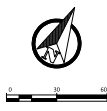
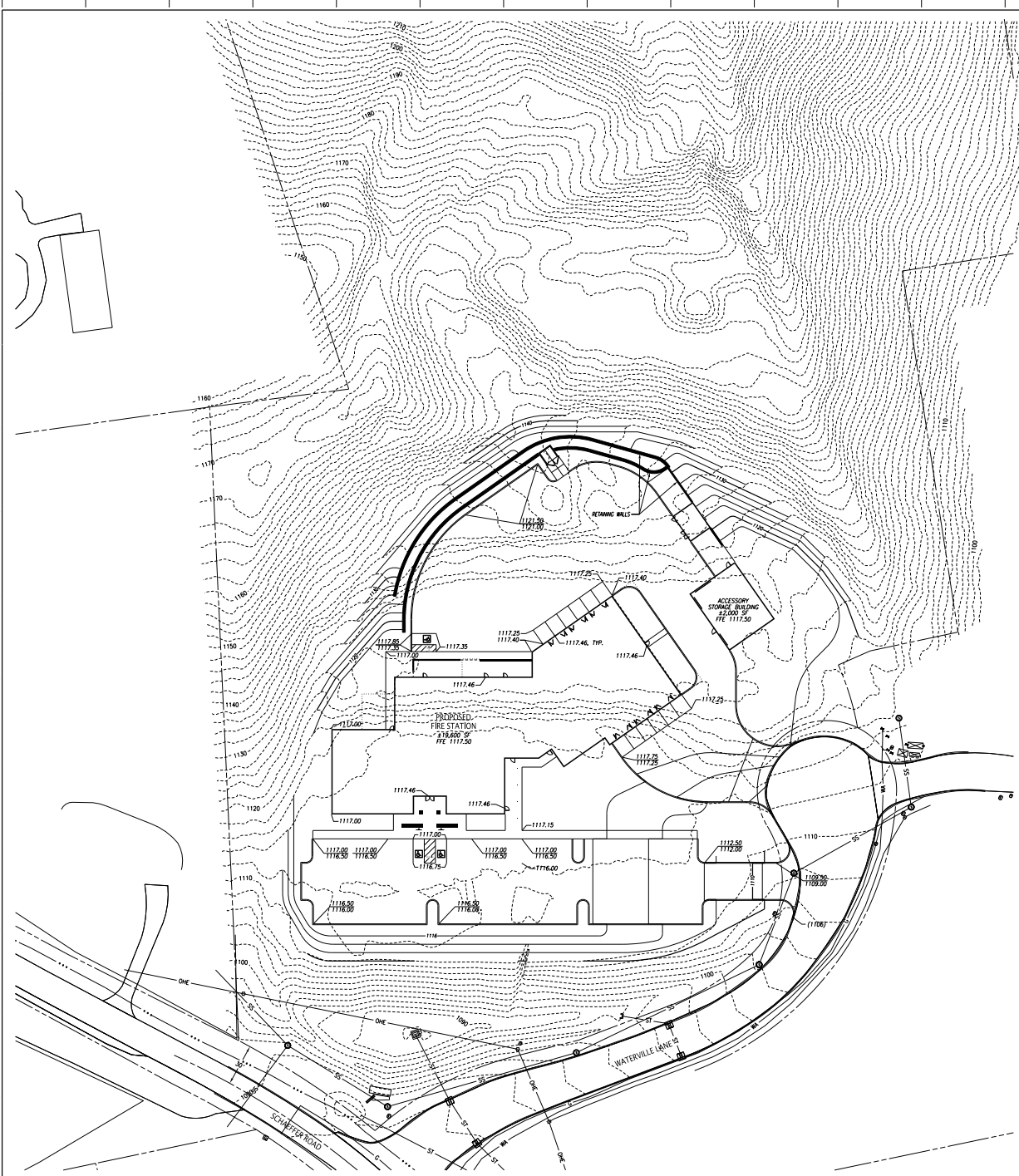
Job Number: 21104
Site Layout and Paving Plan

8/30/2022

TTCDA FILE #: 9-A-22-TOB

C2.0

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LEGEND:

— 1020 —	PROPOSED CONTOUR
- - - 1022 - - -	EXISTING CONTOUR
(1/1/2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TPP	TYPICAL
22.18	TOP CURB/TOP PMT.

TCDA FILE #: 9-A-22-TOB

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 Ardurra PROJECT 225,048

Karns Volunteer Fire Department
Hardin Valley Headquarters Fire Station
 3324 Meadow Lane
 Knoxville, TN 37931



Project Phase: TCDA

Issue Date: 08/20/22

Revisions

No.	Description	Date

Job Number: 21104
 SITE GRADING PLAN

C3.0



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 architecture | interiors
 414 clinch avenue | knoxville, tn 37902
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SESCO Lighting provides the product's name for purposes of identification with the IESNA lighting product name. The manufacturer provides the manufacturer's name and product name. The manufacturer's name and product name are not intended to be a recommendation or endorsement of the manufacturer's product. The manufacturer's name and product name are not intended to be a recommendation or endorsement of the manufacturer's product. The manufacturer's name and product name are not intended to be a recommendation or endorsement of the manufacturer's product.

Sales Rep: Morgan Garrett
 Office: Knoxville, TN
 Specifier: Studio Four Design
 Photos: EK Chambers

**KFD Hardin Valley HQ
 Fire Station**

Date: 8/26/2022

Page 1 of 1

Kerns Fire Department
 Fire Station and Headquarters

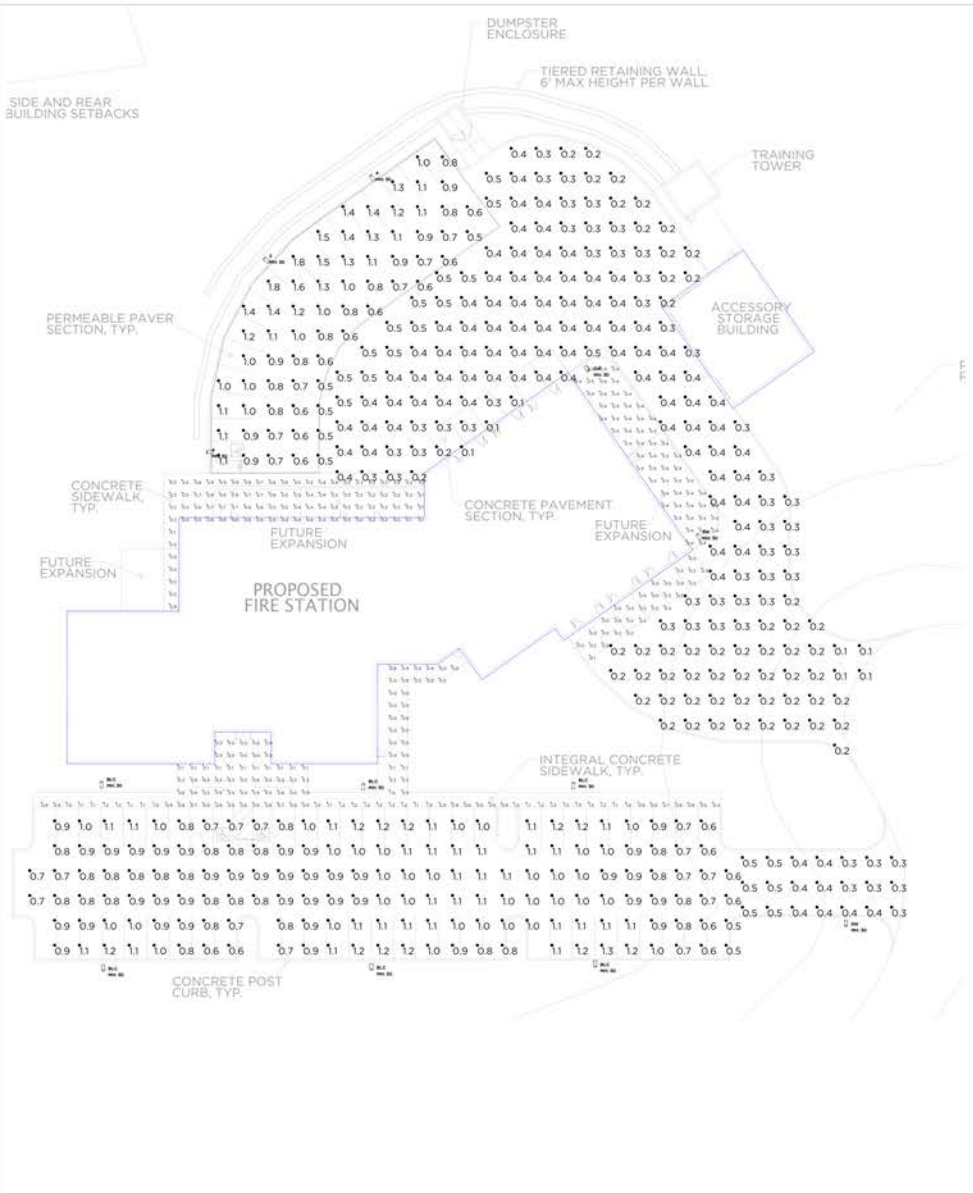
3224 Meadowrun Lane
 Knoxville, TN 37931

Project Phase: Design Documentation

Issue No.	Description	Date
001	Initial Issue	8/26/2022

Job Number: 21104
 Lighting

L0.1



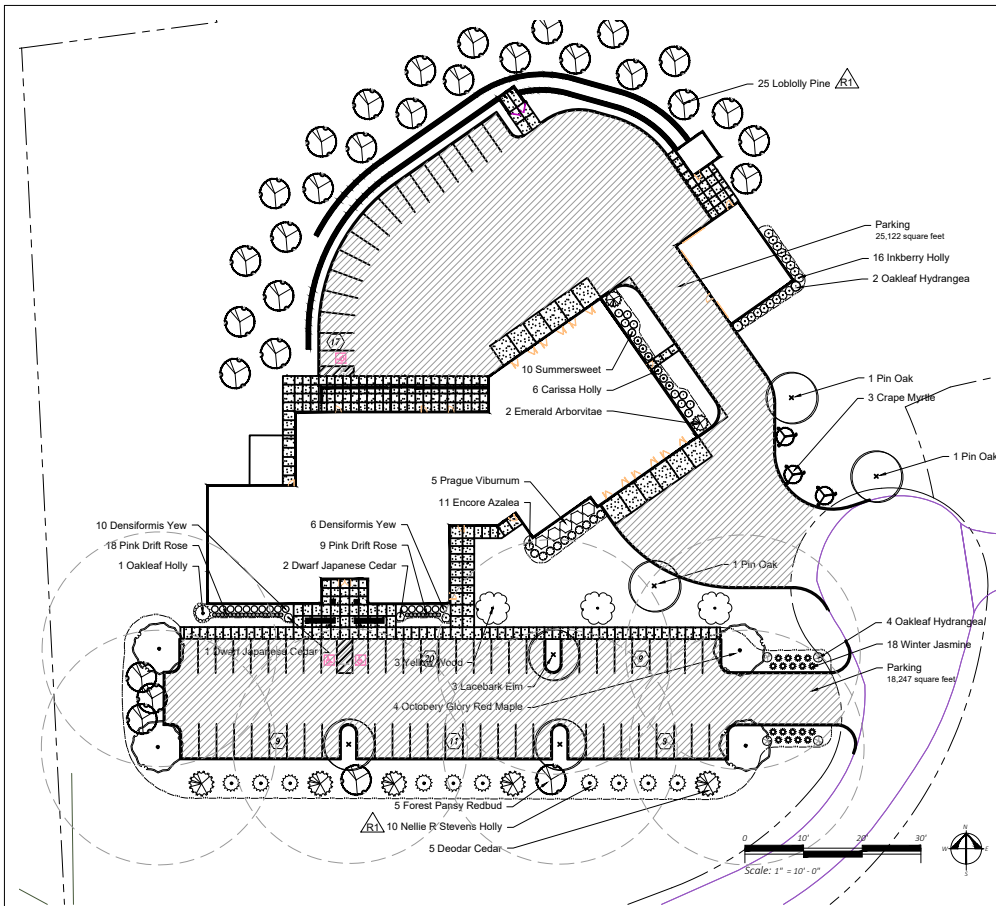
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L2	L2	1	SIEMENS	Single	EDP-6.0L-180-140-02-4	6700	40	0.300
L3	L3	3	SIEMENS	Single	EDP-6.0L-180-140-02-9W	6700	40	0.300
L4	L4	9	PHILIPS	Single	SDP-6.0L-180-140-02-6L/C	1390	74.6574	0.300

Label	CalcType	Units	Avg	Max	Min	Avg/Fsq	Max/Fsq	Grid #
SIDEWALKING	Summance	Ft	0.97	1.8	0.8	1.94	1.80	B
CRACKS/SLA	Summance	Ft	0.40	0.8	0.4	1.00	1.25	B
FRONT DRIVE	Summance	Ft	0.40	0.8	0.3	1.51	1.87	B
FRONT PARKING	Summance	Ft	0.48	1.2	0.5	1.86	2.80	B
MAIN DRIVE	Summance	Ft	0.32	0.8	0.1	3.20	3.00	B
SEEWALK 1	Summance	Ft	0.50	1.0	0.0	N/A	N/A	B
SEEWALK 2	Summance	Ft	0.40	0.8	0.0	N/A	N/A	B
SEEWALK 3	Summance	Ft	0.5	0.8	0.0	N/A	N/A	B

NOTES:
 - MOUNTING HEIGHT IS A.F.F. OR A.F.O. UNLESS NOTED OTHERWISE
 - CALCULATIONS ARE MAINTAINED HORIZONTAL AND/OR VERTICAL FOOT CANDLES
 STANDARD REFLECTANCES (0.2 FLOOR, 0.3 WALL, 0.8 CEILING) UNO
 STANDARD LIGHT LOSS FACTOR (LLF) = 0.8 UNO
 STANDARD MOUNTING HEIGHT = 7 FT A.F.F. UNO
 STANDARD CCT = 3500K UNO
 STANDARD CR = 40 UNO

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 Date: 8/26/2022 11:40:17 AM
 Drawn By: J. Garret
 File: C:\Users\jgarret\Documents\21104\KFD\Hardin Valley HQ Fire Station\Lighting.dwg

TTCOA FILE # 8-23-2022 (BTJ)
 8-23-2022 (SGR)



PLANTING NOTES:

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

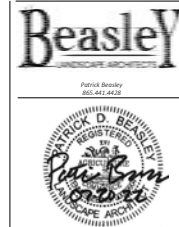
TTCCA - LANDSCAPE REQUIREMENT NOTES:

- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
 - 64 trees proposed
 - 45 evergreen = 70%
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.
 - 3.7 acres * 10 = 37 trees
 - 37 large trees proposed
 - 4 Red Maple, 3 Pin Oak, 5 Deodar Cedar, 25 Pine
- 3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
 - landscape yard provided
- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.
 - landscape provided at driveway entrance and front of building
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade
 - all entry areas landscaped, shade provided where adequate room for tree growth is available
- 3.3.2 Entrances into buildings should be accented by plantings.
 - all entry areas landscaped
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).
 - Front Elevation = 4,656 Side Elevation = 3,105 Side Elevation = 2,941
 - Total Front and Side Elevations = 10,702 Required Square Footage of Landscape = 5,351
 - Total Proposed Landscape = 12,197 square feet
- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
 - trees proposed near south facade
- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area.
 - trees proposed around parking and drive aisles
- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.
 - NA
- 3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
 - landscape proposed between building and Dutchtown Road
- 3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
 - trees proposed near all parking areas
- 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.
 - 75 parking space proposed, 8 medium or large trees required, 8 medium trees proposed
 - 3 Yellow Wood, 3 Lacebark Elm, 10 NRS Holly
- 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.
 - Total Parking Lot and Vehicular Use Area = 43,369 square feet
 - Total Landscape Bed Area = 12,197 square feet
 - 28%
- 3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.
- 3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
 - NA, no trees preserved
- 3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
 - trees purposed within 60' of all parking spaces
- 3.3.8 Interior Islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

PLANTING LEGEND

Qty	Botanical Name	Common Name	Size	Notes	Size
Deciduous Trees					
4	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense	L
5	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
3	Cladrastis kentukea	Yellow Wood	2" cal.	central leader, full and dense	M
3	Lagerstroemia	Crape Myrtle	#15	central leader, full and dense	S
3	Quercus palustris	Pin Oak	2" cal.	central leader, full and dense	L
3	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	M
Evergreen Trees					
5	Cedrus deodara	Deodar Cedar	6' hgt.	central leader, full and well branched	L
1	Ilex cornifolia	Oakleaf s Holly	6' hgt.	central leader, full and dense	S
10	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense	M
25	Pinus taeda	Loblolly	6' hgt.	central leader, full and well branched	L
2	Thuja occidentalis	Emerald Arborvitae	6' hgt.	central leader, full and dense	S
Deciduous Shrubs					
10	Clethra alnifolia	Sweet Pepperbush	3 gallon	full and dense	
10	Hydrangea quercifolia	Oakleaf Hydrangea	3 gallon	full and dense	
Evergreen Shrubs					
11	Azalea	Encore Azalea	3 gallon	full and dense	
3	Cryptomeria japonica 'Globosa Nana'	Dwarf Jap. Cedar	3 gallon	full and dense	
6	Ilex cornuta 'Carissa'	Carissa Holly	3 gallon	full and dense	
16	Ilex glabra	Inkberry Holly	3 gallon	full and dense	
18	Jasminum nudiflorum	Winter Jasmine	3 gallon	full and dense	
27	Rosa	Pink Drift Rose	3 gallon	full and dense	
16	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense	
5	Viburnum pragnense	Prague Viburnum	3 gallon	full and dense	

TTCCA FILE #: 9A-22-TOB (SITE)
9-B-22-TOB (SIGN)



KFD
Hardin
Valley
HQ
Fire Station

Knoxville
Tennessee 37932

Submission Record
R1, 8.22.22

Preliminary Plans
Not for Construction

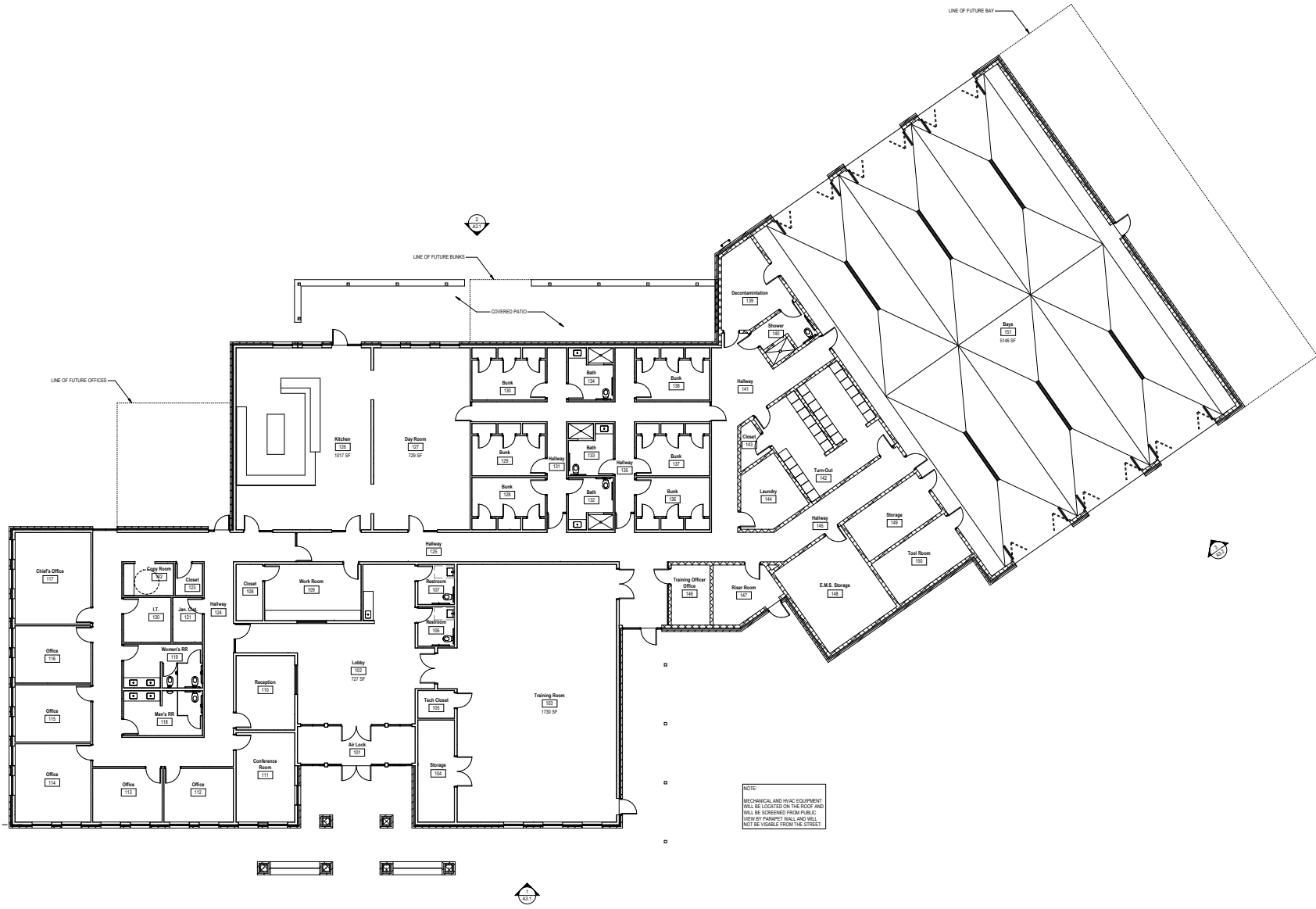
July 20, 2022

Landscape
Plan

L100

Date: 10/20/22 10:16 AM
 Drawn By: AJAY
 Checked By: CHESTER
 File: C:\Users\akumar\OneDrive\Documents\21101 Fire Station\Main\142 Fire Station\Interior\Main.rvt

1 Floor Plan
 1/8" = 1'-0"



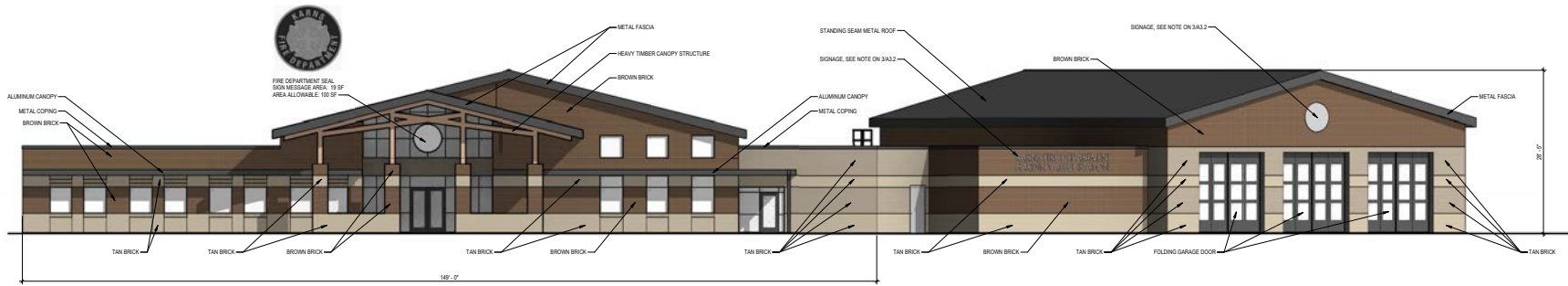
Project Phase: TCDA Package

Issue Date: 09/04/21

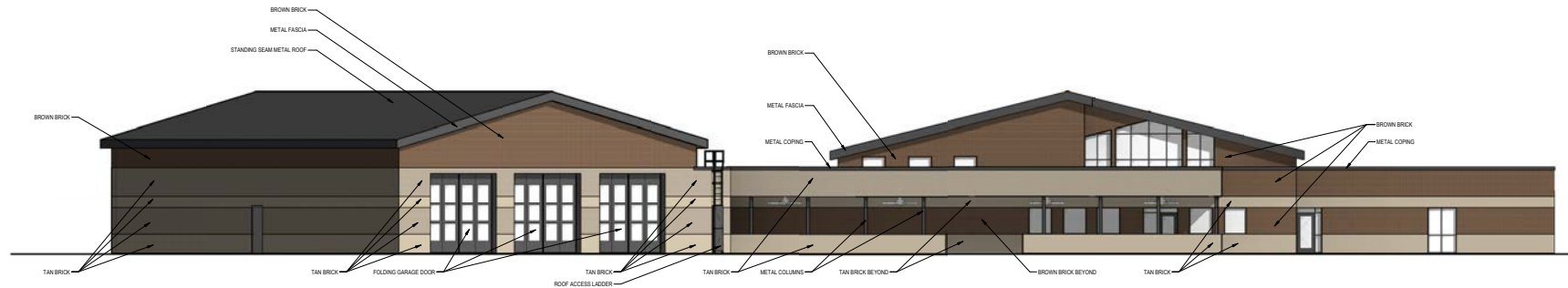
Revisions	No.	Description	Date

Job Number: 21101

Floor Plan



1 Front (South) Elevation
1/8" = 1'-0"



2 Back (North) Elevation
1/8" = 1'-0"

Kearns Fire Department
Fire Station and Headquarters
3224 Meadowrun Lane
Knoxville, TN 37931



Project Phase: TCDA Package

Issue Date: 09/04/21

Revisions		
No.	Description	Date

Job Number: 21104
Elevations

TCDA FILE #: 8-22-708 (SITE)
8-22-708 (SIGN)

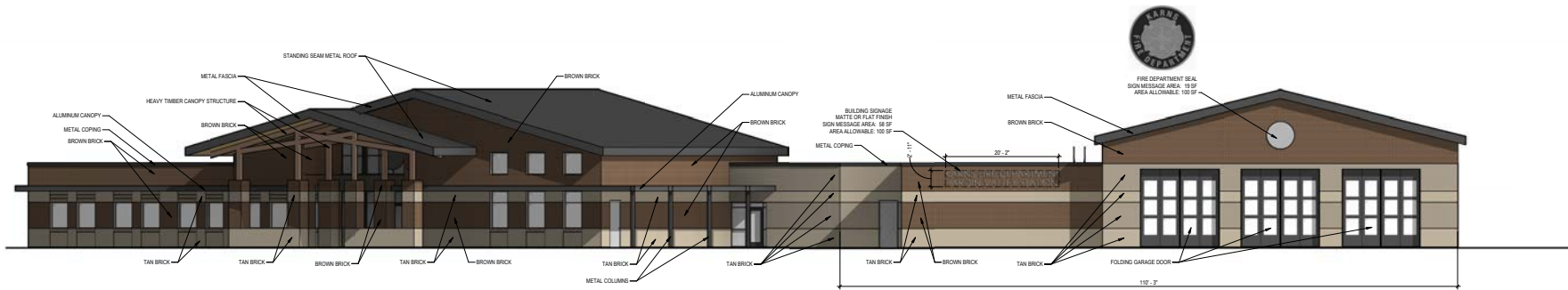


Project Phase: TCDA Package

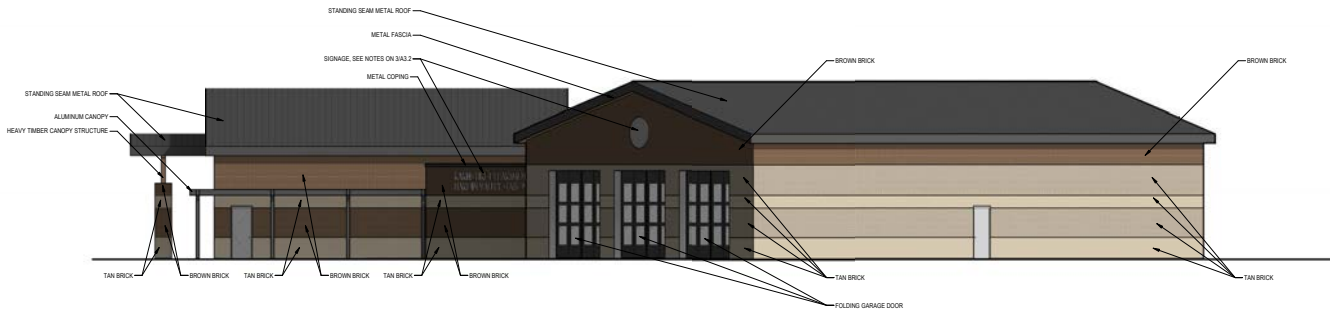
Issue Date: 09/04/21		
Revisions		
No.	Description	Date

Job Number: **21104**
Elevations

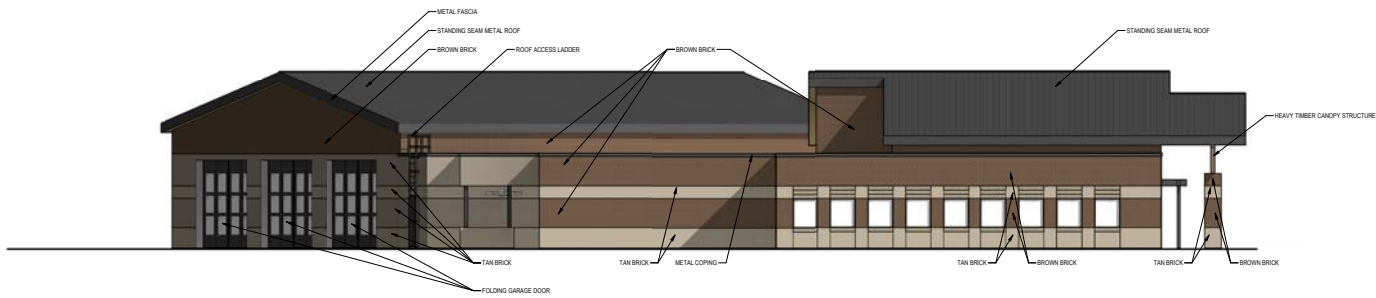
TCDA FILE #: 9-8-21-108 (SITE)
9-8-21-108 (SIGN)



3 Elevation 1 - a
1/8" = 1'-0"



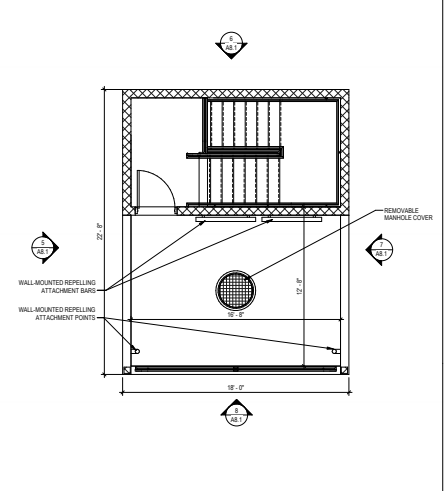
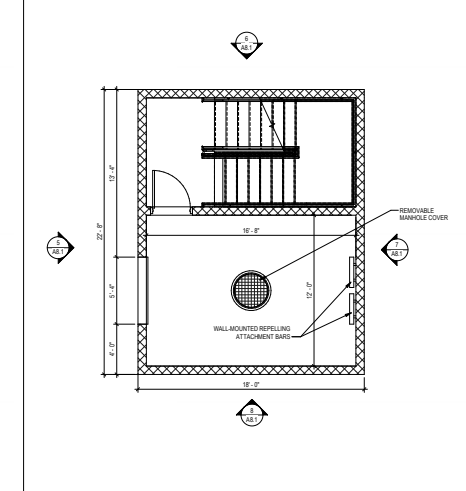
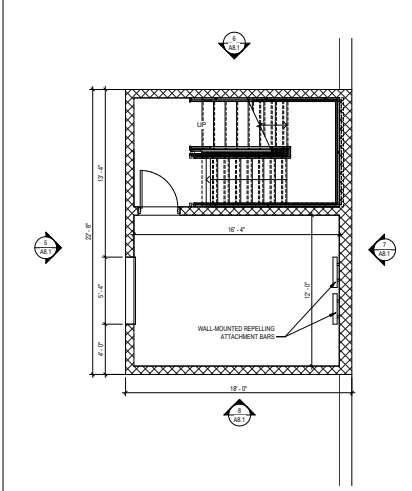
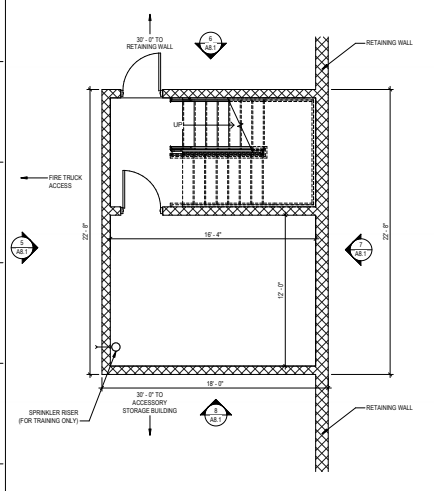
2 Side (East) Elevation
1/8" = 1'-0"



1 Side (West) Elevation
1/8" = 1'-0"

Date: 09/02/21 10:58 AM
 Drawn By: JAZZ
 Checked By: Cheyenne
 File: C:\Users\jazz\Documents\1104104\Station\Main\142 Fire Station\Main\142 Fire Station.dwg
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Date: 06/08/2022 10:51 AM
 Drawn By: JAV
 Checked By: JAV
 File: C:\Users\jacob@studiofour.com\OneDrive\OneDrive\Projects\Kerns Fire Station and Headquarters\1107101\Station\Tower\1107101 Tower\Tower\1107101 Tower\1107101 Tower.dwg

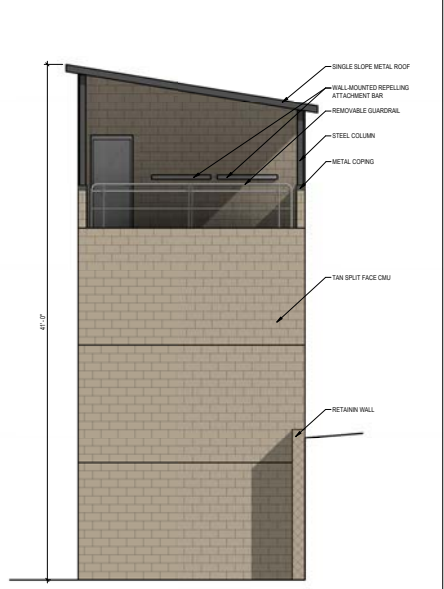
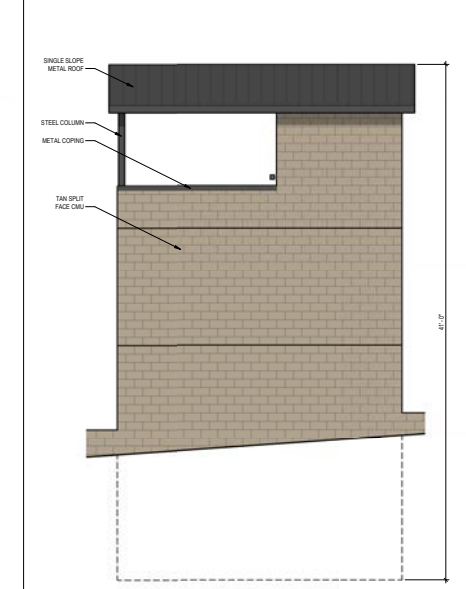
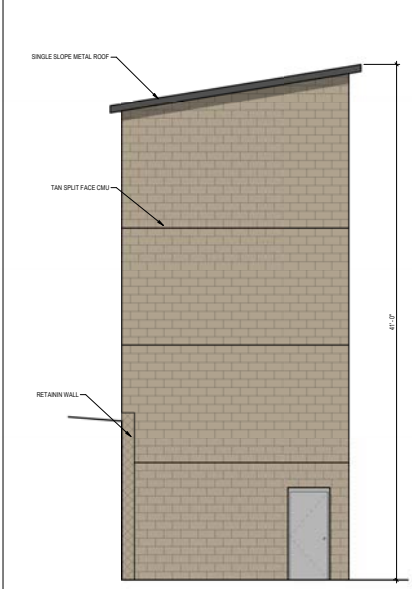
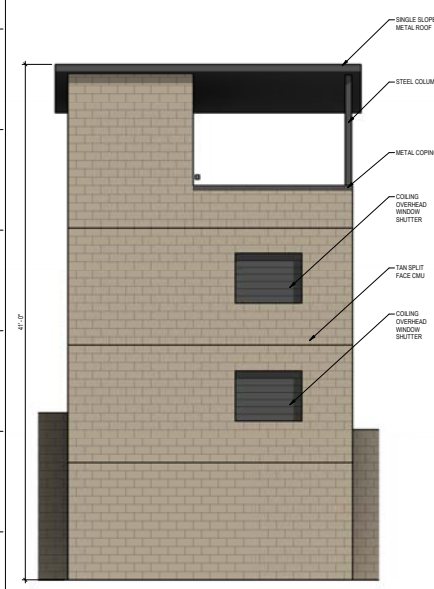


1 Tower Level 1
 12' x 12'

2 Tower Level 2
 12' x 12'

3 Tower Level 3
 12' x 12'

4 Tower Level 4
 12' x 12'



5 Tower Elevation - West
 12' x 12'

6 Tower Elevation - North
 12' x 12'

7 Tower Elevation - East
 12' x 12'

8 Tower Elevation - South
 12' x 12'



Project Phase: TCDA Package

Issue Date: 06/16/22

No.	Description	Date

Job Number: 21104
 Training Tower Plan and Elevations

TCDA File # 9-42-108 (SIT) 9-42-108 (SIG)



Project Phase: TCDA Package

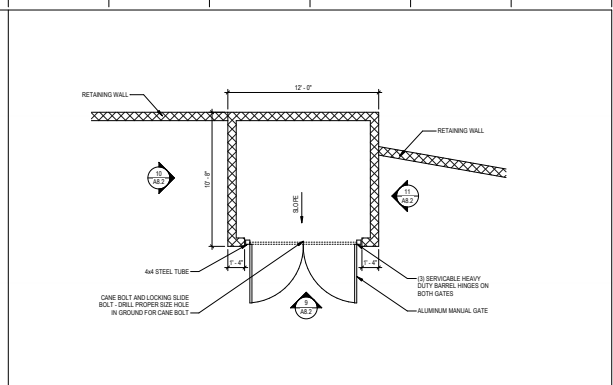
Issue Date: 06/2022

No.	Description	Date

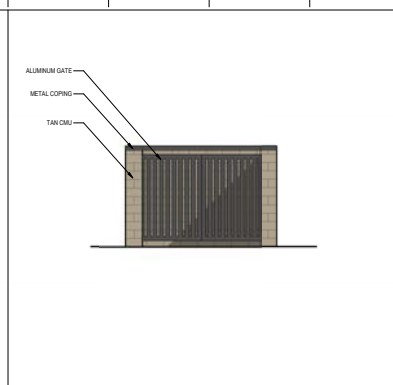
Job Number: 21104

Accessory Storage Building, Dumpster Enclosure, & Signage

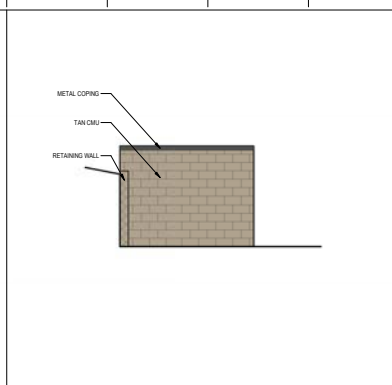
A8.2



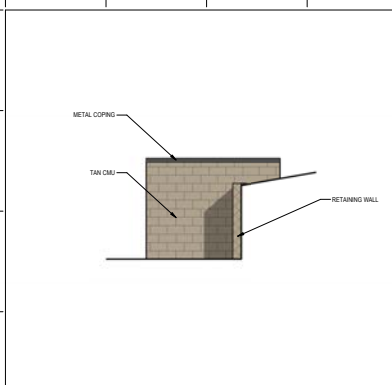
8 Dumpster Enclosure - Floor Plan
1/8" = 1'-0"



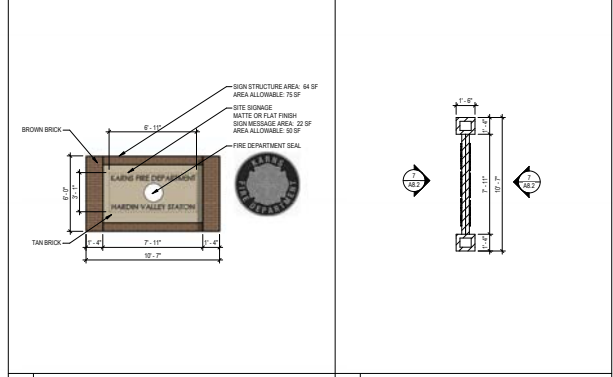
9 Dumpster Enclosure - South Elevation
1/8" = 1'-0"



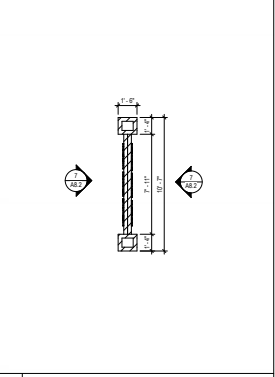
10 Dumpster Enclosure - West Elevation
1/8" = 1'-0"



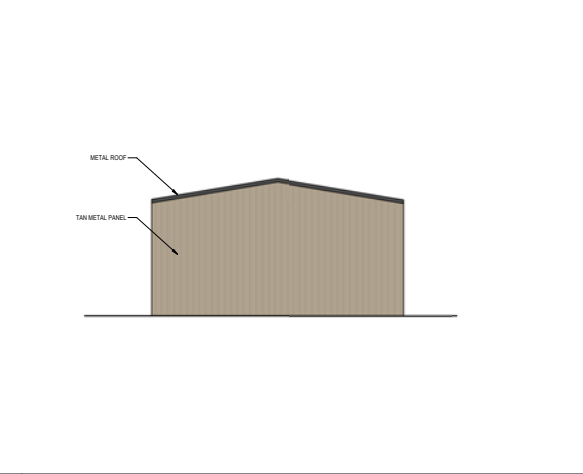
11 Dumpster Enclosure - East Elevation
1/8" = 1'-0"



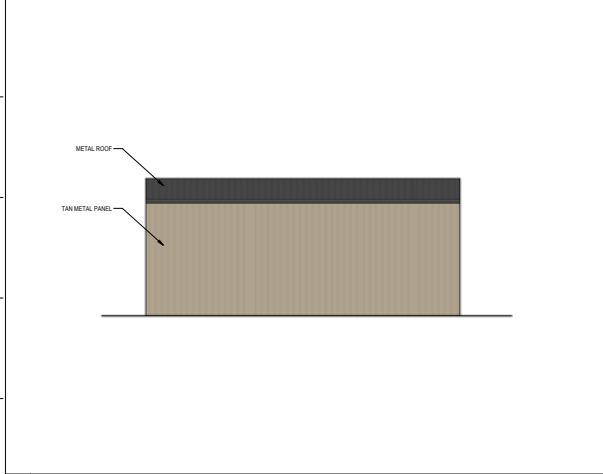
7 Monumental Sign - Side Elevation
1/8" = 1'-0"



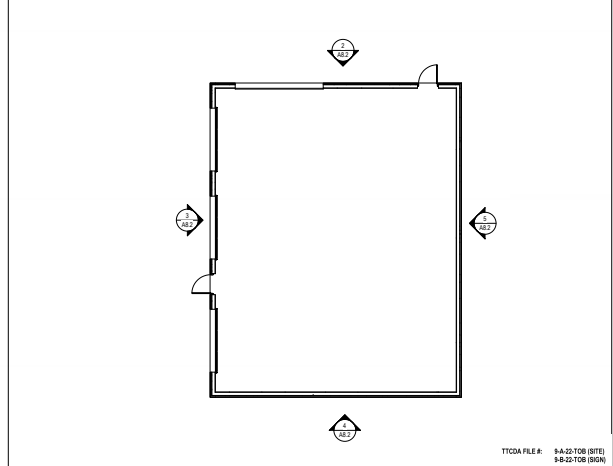
6 Monumental Sign - Floor Plan
1/8" = 1'-0"



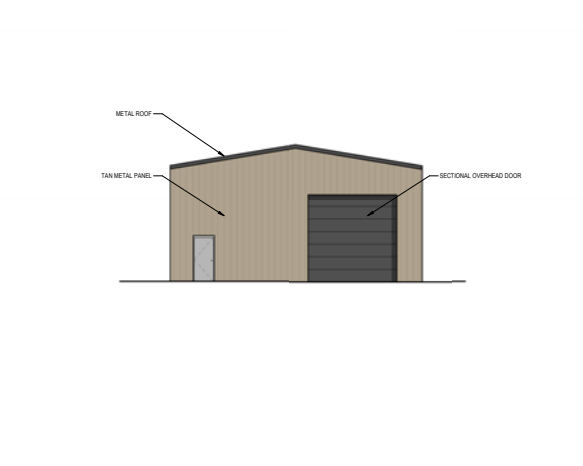
4 Accessory Storage Building - South Elevation
1/8" = 1'-0"



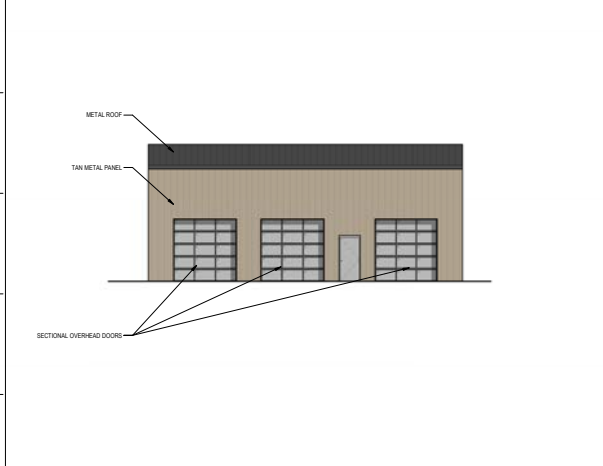
5 Accessory Storage Building - East Elevation
1/8" = 1'-0"



1 Accessory Storage Building - Floor Plan
1/8" = 1'-0"



2 Accessory Storage Building - North Elevation
1/8" = 1'-0"



3 Accessory Storage Building - West Elevation
1/8" = 1'-0"

Date: 6/20/22 10:14 AM
 Checked By: J. J. J. J.
 Drawn By: J. J. J. J.
 File: C:\Users\jbjohnson\OneDrive\1101\1101\Kearns Fire Station\A8.2.dwg

TCDA FILE #: 9-22-108 (SITE)
9-22-108 (SIGN)



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

Karns Fire Department

PUBLISHED APPLICANT NAME - no individuals on behalf of -

July 22, 2022

9/6/2022

9-A-22-TOB
9-B-22-TOS

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

Brian Nicholson

Studio Four Design Inc.

NAME

COMPANY

414 Clinch Ave

Knoxville

TN

37902

ADDRESS

CITY

STATE

ZIP

865.523.5001

bnicholson@s4dinc.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Karns Fire Department

3224 Meadowrun Lane

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

0 Schaefer Rd & 0 Waterville Ln

PROPERTY ADDRESS

104 115 & 11502

No

13.69 ac. total

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

Northern terminus of Waterville Ln, north of Lovell Rd, east of Pellissippi Pkwy

- CITY COUNTY

3rd

GENERAL LOCATION

DISTRICT

OB/TO

MDR/O and HP

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:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED: Construct a new headquarters for the Karns Fire Department, composed of 3 buildings: 1) Fire station with apparatus bay, fireman living quarters, offices and training space that can also be used as a public meeting room; 2) an equipment storage building; 3) a training tower. Site development includes new parking, drives, sidewalks and retaining walls.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

Height Variance for training tower. 35' Allowable, Training Tower is 41' tall to be able to perform the required training drills.

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN
 AREA: 64 SF
 HEIGHT: 6' - 0"
 FINISH: _____
- BUILDING SIGN
 AREA: 96 SF
 HEIGHT: 5' - 0"
 FINISH: _____
- OTHER SIGN
 AREA: _____
 HEIGHT: _____
 TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE	801	CODE	802	TOTAL
FEE	1102	FEE	1103	
	\$450.00		\$175.00	\$625.00

AUTHORIZATION

By signing below

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

Brian G. Nicholson  Studo Four Design Inc. 7-22-22
 APPLICATION AUTHORIZED BY AFFILIATION DATE
 865 523-5001 BNicholson@s4dinc.com
 PHONE NUMBER EMAIL
 Michelle Portier 7/25/2022 ak
 STAFF SIGNATURE PRINT NAME DATE PAID