

Applicant: KARNS FIRE DEPT.

Request: SIGN 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: New fire station

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) This is a request for approval of a yard sign and a pair of building signs for a new fire station on Waterville Lane.
- 2) The proposed building signs consist of the name and seal of the Karns Fire Department. One will be located above the main pedestrian entry on the front façade and the other will be located above the middle garage door on the front facade. The signs will have a dark gray background with the seal logo and letters in a lighter gray. Each building sign is 19 square feet, for 38 square feet total. This is within the 100 square foot maximum allowed.
- 3) The new yard sign consists of a brown brick base with a tan brick inset. The name of the Fire Department and Station are individually mounted using dark gray letters with a matte finish with the seal of the Fire Department will be mounted in the middle of the inset area and will consist of the same dark and light gray as the building signs.
- 4) The yard sign comprises an area of 63.5 square feet, which is below the 100 square foot maximum allowed sign area allowed when the building frontage exceeds 100 linear feet.

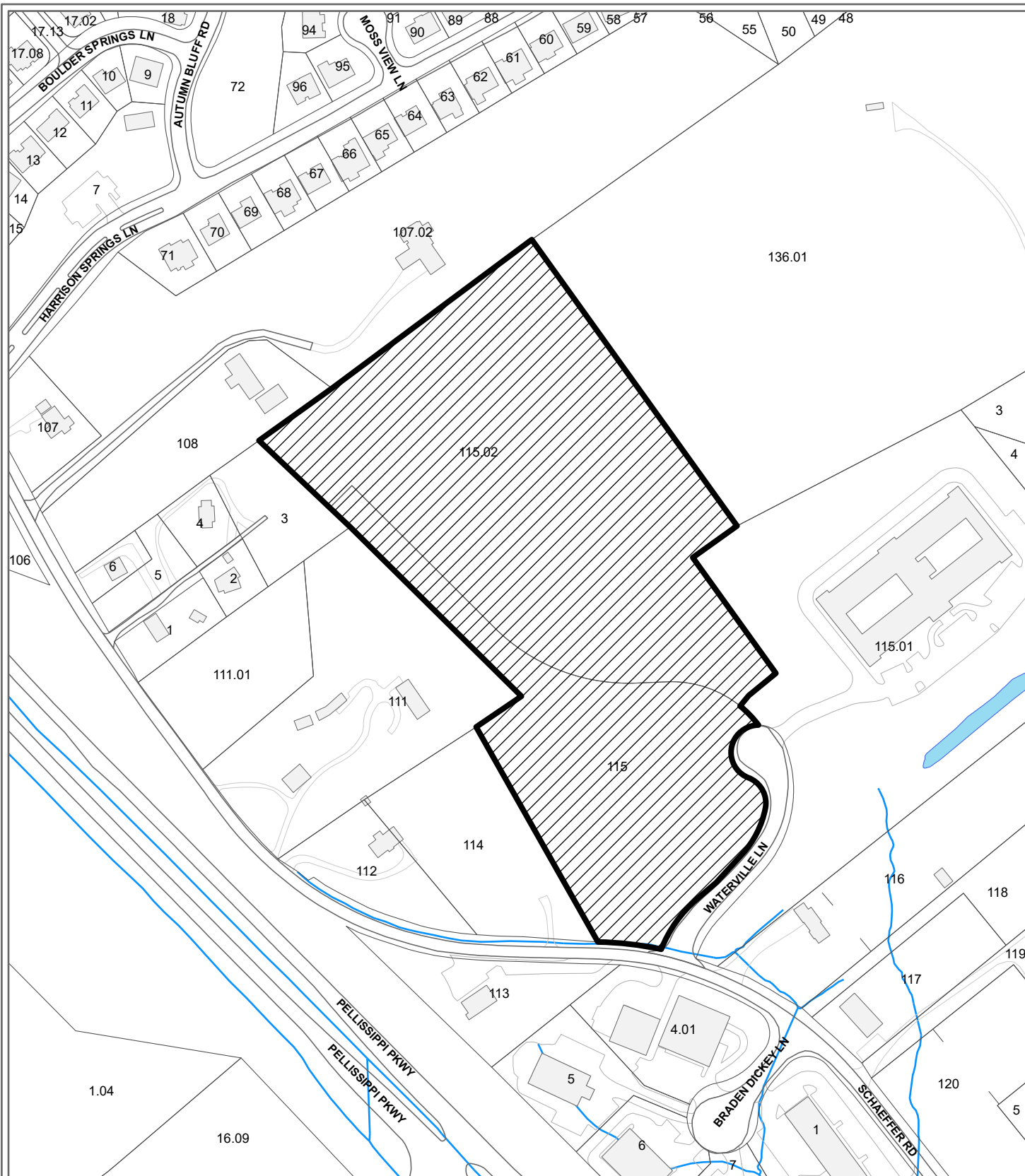
Design Guideline Conformity: This request is in compliance with TTCDA Guidelines.

Waivers and Variances Requested: N/A

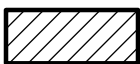
Staff Recommendation:

Approve the requested sign permit with the following condition:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.



**9-B-22-TOS
CERTIFICATE OF APPROPRIATENESS**



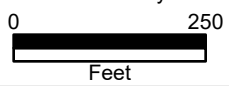
Purpose of Request: Sign Permit

Original Print Date: 8/15/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

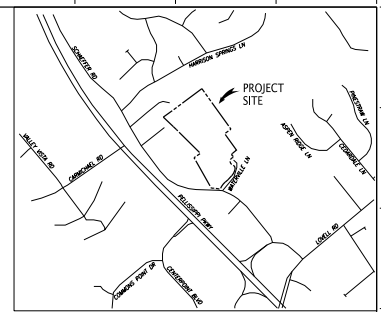
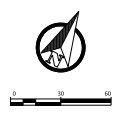
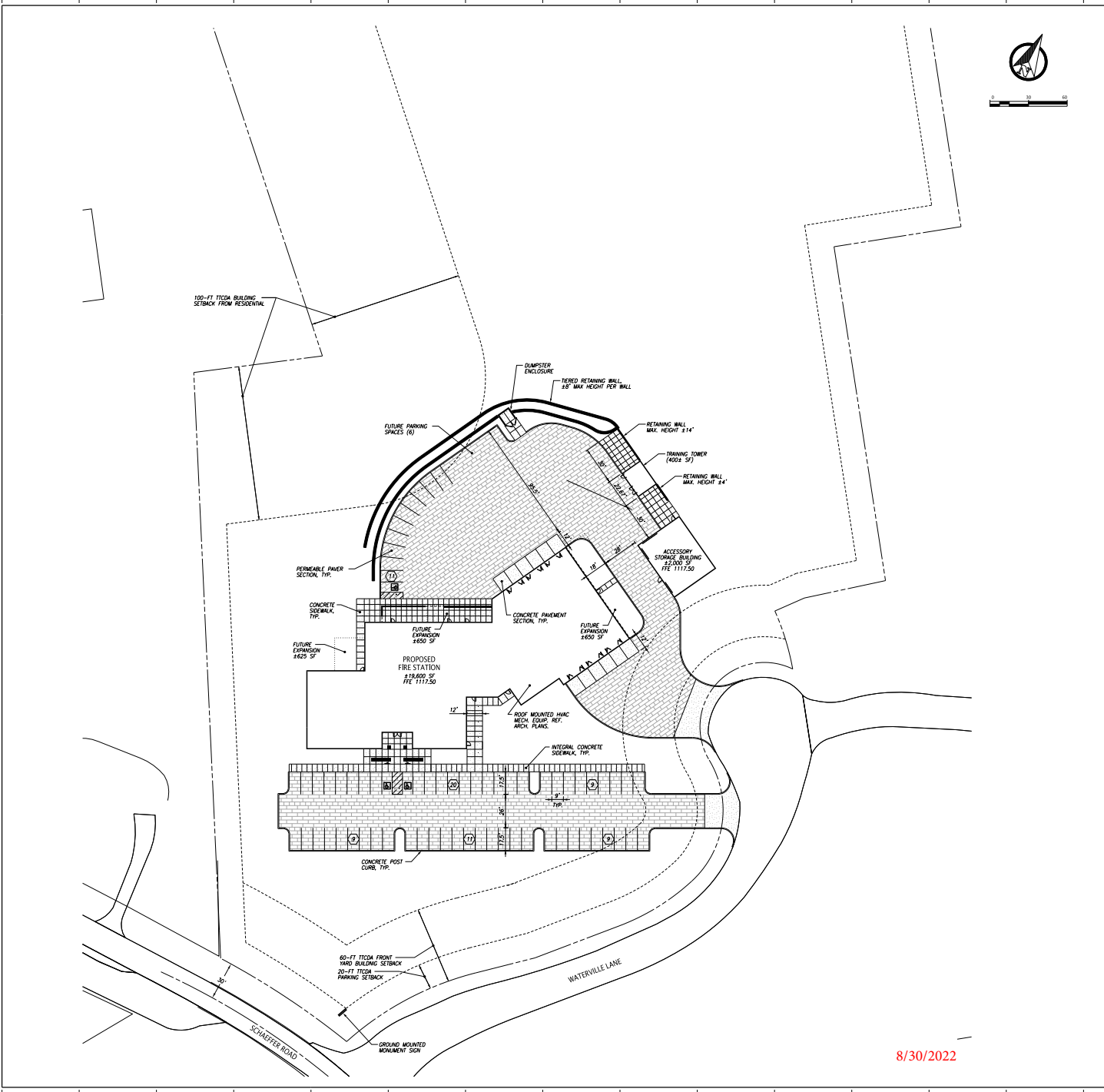
Petitioner: Karns Fire Dept.

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 37931
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 WALLING DETAILS. WALLING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 INCHES.
10. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERLIEY LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAILS) 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'-11"
PROPOSED TRAINING TOWER, H = 241'-11"
PROPOSED ACCESSORY BUILDING, H = 422'-11"

PARKING ANALYSIS:

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

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

PROPOSED GROSS FLOOR AREA (GFA)	18,600 SF
PROPOSED FUTURE GFA	1,900 SF
PROPOSED TOTAL GFA	21,525 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

8/30/2022

TTCDA FILE #: 9-A-22-TOB

STUDIO FOUR DESIGN
ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902
p 865 623-0061 f 865 623-0063
studiofourdesign.com

CIVIL ENGINEER:

ARDURRA
2100 SHILOH CIRCLE WEST
SUITE 201
KNOXVILLE, TN 37921
OFFICE: 865.690.6419
FAX: 865.690.6418
www.ardurra.com
Ardurra PROJECT 223.048

Karnis Volunteer Fire Department
Hardin Valley Headquarters Fire Station
 3224 Meadowbrook Lane
 Knoxville, TN 37931



Project Phase: TTCDA		
Issue Date:	8/30/22	
Revisions:		
No.	Description	Date

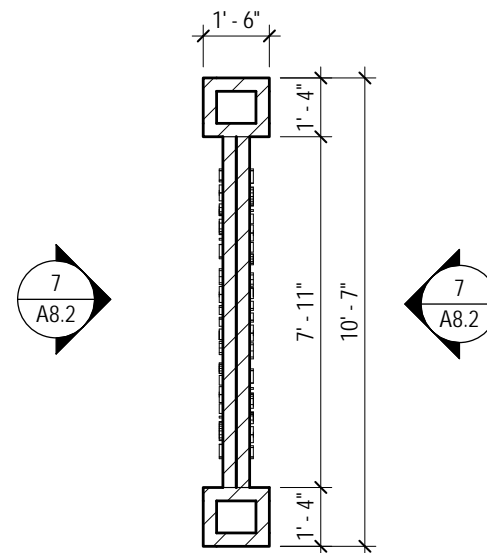
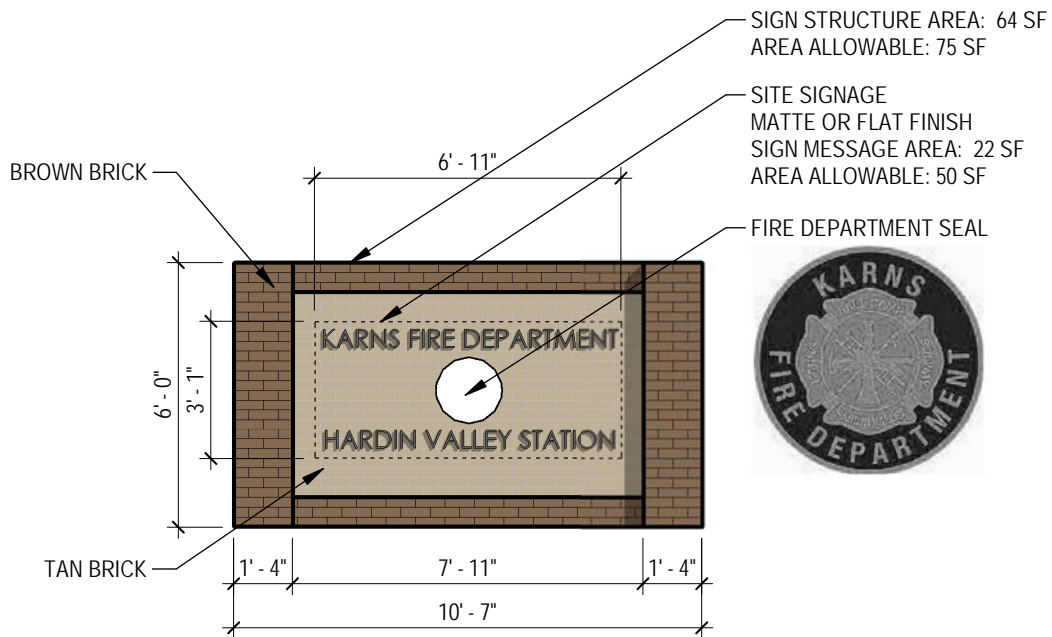
Job Number: 21104
Site Layout and Paving Plan

C2.0

8

Dumpster Enclosure - Floor Plan

1/4" = 1'-0"



7

Monumental Sign - Side Elevation

1/4" = 1'-0"

6

Monumental Sign - Floor Plan

1/4" = 1'-0"



- | | | |
|--|---|--|
| <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	CODE	TOTAL
801	802	
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