

Applicant: ERIC MOSELEY, GREEN RIVER HOLDINGS

Request: BUILDING PERMIT

Meeting Date: 4/10/2023

Address: 0 Corridor Park Blvd.

Map/Parcel Number: 118 17312 & 17309

Location: Northwest side of Corridor Park Blvd across from the intersection with Innovation Dr

Existing Zoning: BP (Business and Technology) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: N/A

Appx. Size of Tract: 10.42 acres

Accessibility: Access is via Corridor Park Boulevard, a local road with a 25-ft pavement width inside a right-of-way that varies from 67 ft wide to 78 ft wide.

Surrounding Zoning and Land Uses: North: RA (Low Density Residential) / TO (Technology Overlay) - Single family residential

South: BP (Business and Technology Park) / TO (Technology Overlay) - O (Office)

East: BP (Business and Technology Park) / TO (Technology Overlay) - O (Office)

West: BP (Business and Technology Park) / TO (Technology Overlay) - O (Office) and Agricultural/forestry/vacant

Comments:

1. This is a request for a grading plan for a future project on Corridor Park Boulevard. The project will consist of two parcels directly across from the northern terminus of Innovation Drive. These are the last 2 lots directly fronting Corridor Park to have a development plan in place, as the other empty lots at the eastern terminus of Corridor Park Blvd have plans that were approved last year.
2. The site plans indicate that existing vegetation will remain along the rear shared property line with single family houses.
3. The majority of the site consists of topography with less than 15% slope, though there are some slopes with 15-25% grade and a small ridge with 25-40% in the middle of the site. The grading plan proposes to smooth the center of the site and will create a steeper slope at the rear of the site. The subject property sits at a lower elevation than the residential properties behind it (1050 FFE vs 1010 FFE), so the tree buffer along the property line should go a long way towards screening the view of the future development.
4. The Knox County Department of Engineering and Public Works has reviewed the plans and had no issues with the proposal. They would work with the applicant on any necessary stormwater improvements that may be required at such time as site plans for a development were submitted.
5. Site plans would require a separate review and approval by the TTCDA prior to future site development that may occur in addition to the proposed grading.

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

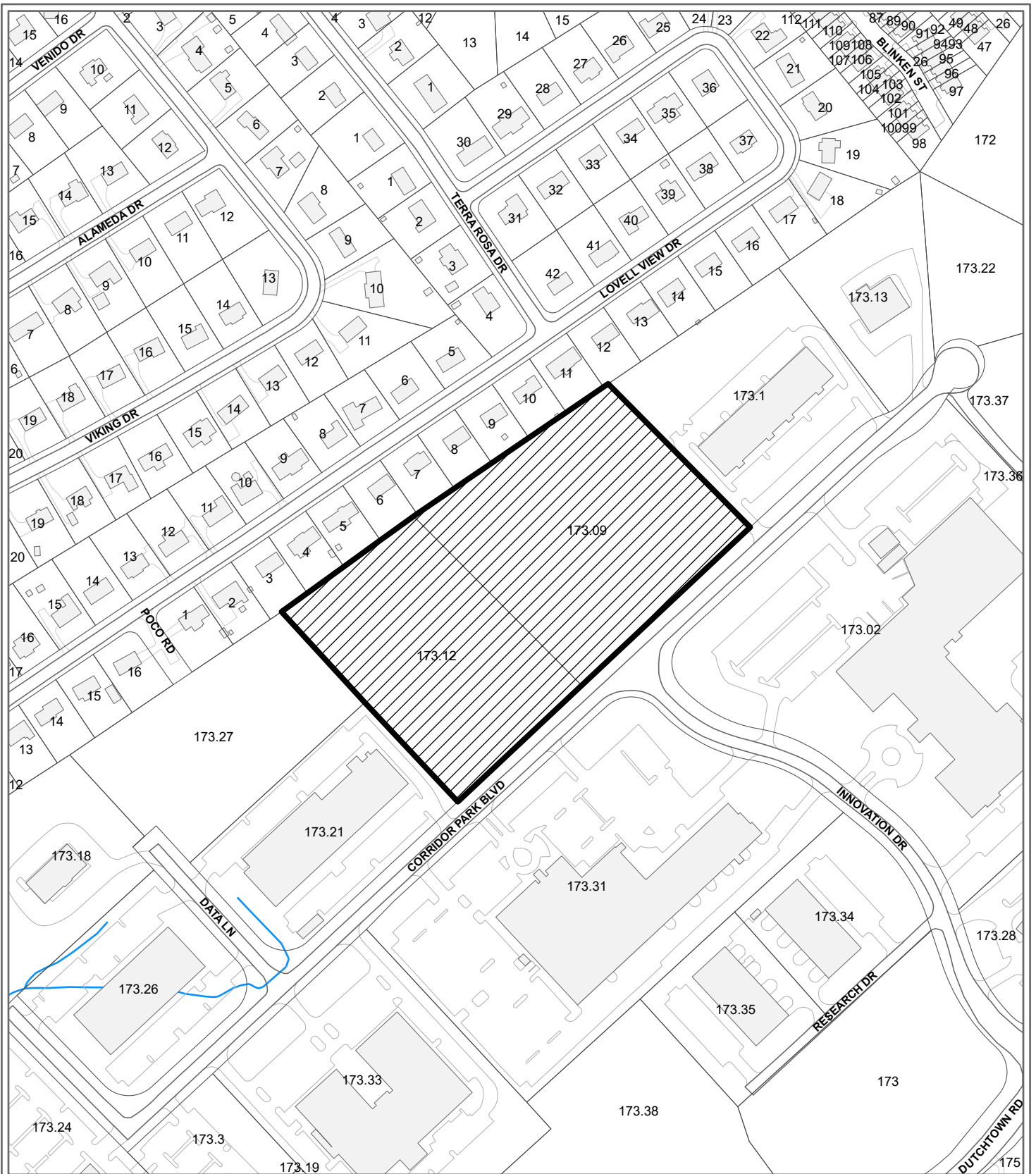
Waivers and Variances N/A

Requested:

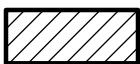
Staff Recommendation:

Approve the request for a Certificate of Appropriateness for a grading plan on Corridor Park Boulevard, subject to the following conditions:

1. Any further development of this site will require review and approval from the TTCDA Board.
2. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
3. Meeting any applicable requirements of the Knox County Department of Engineering and Public Works.



**4-A-23-TOG
CERTIFICATE OF APPROPRIATENESS**

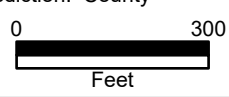


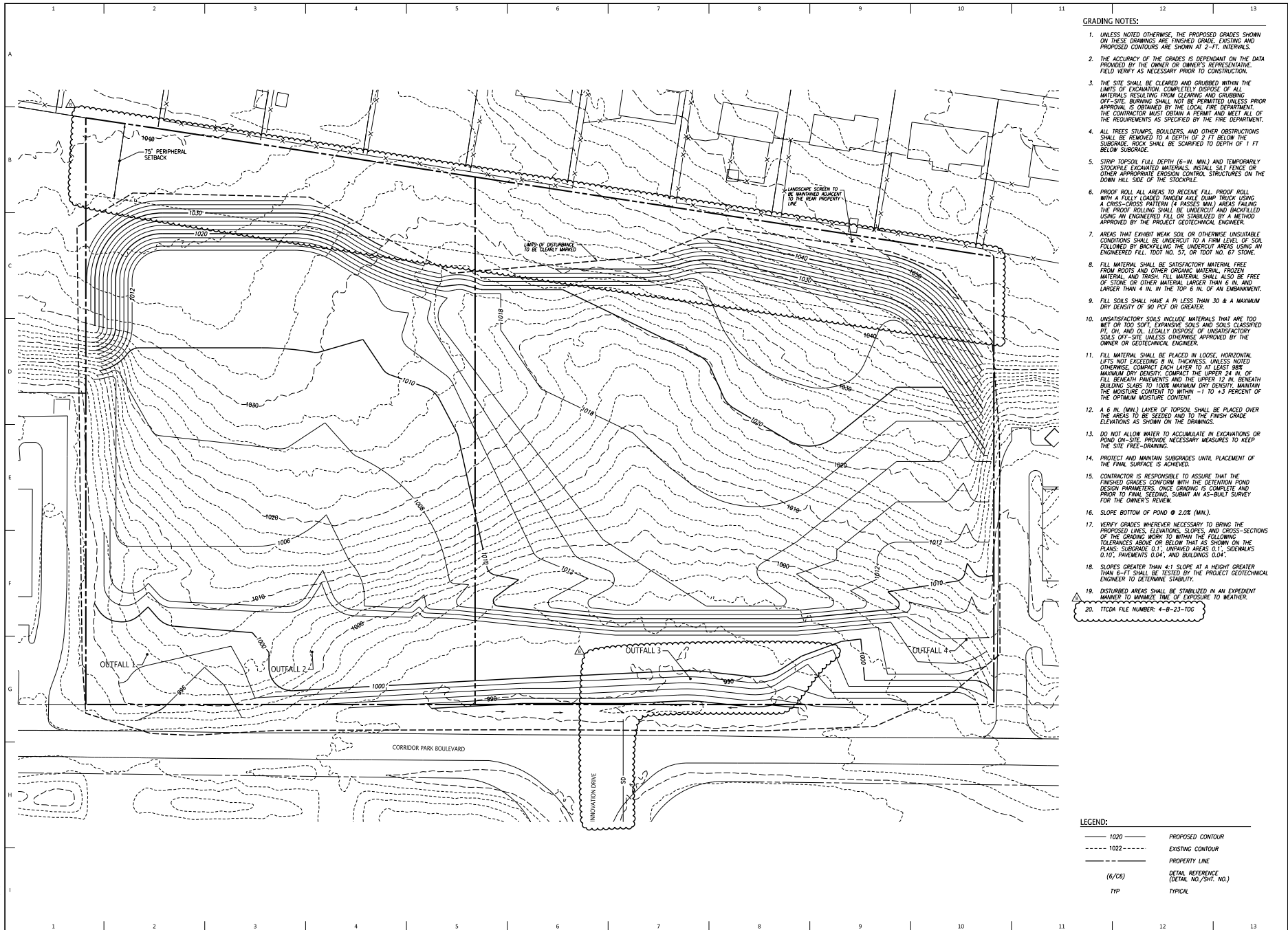
Purpose of Request: Building Permit

Original Print Date: 3/15/2023 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Eric Moseley, Green River Holdings

Map No: 118
 Jurisdiction: County





- GRADING NOTES:**
- UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2'-FT. INTERVALS.
 - THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
 - THE SITE SHALL BE CLEARED AND GROUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GROUBBING. OFF-SITE BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
 - ALL TREES STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
 - STOP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
 - PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DAMP TRUCK USING A CROSS-CROSS PATTERN (4 PHASES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEO-TECHNICAL ENGINEER.
 - AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, TDOT NO. 57, OR TDOT NO. 67 STONE.
 - FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL AND TRASH FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
 - FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
 - UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT. EXPANSE SOILS AND SOILS CLASSIFIED PT. OH, AND OL LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEO-TECHNICAL ENGINEER.
 - FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. UNLESS NOTED OTHERWISE, COMPACT EACH LAYER TO AT LEAST 95% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN +/- 1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
 - A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 - DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
 - PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
 - CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
 - SLOPE BOTTOM OF POND @ 2.0% (MIN.).
 - VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1'; UNPAVED AREAS 0.1'; SIDEWALKS 0.10'; PAVEMENTS 0.04'; AND BUILDINGS 0.04'.
 - SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEO-TECHNICAL ENGINEER TO DETERMINE STABILITY.
 - DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDITIOUS MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

LEGEND:

— 1020	PROPOSED CONTOUR
- - - 1022	EXISTING CONTOUR
- - - - -	PROPERTY LINE
(6/06)	DETAIL REFERENCE (DETAIL NO./SHT. NO.)
TYP	TYPICAL

COLLABORATE. INNOVATE. CREATE.
2160 Lakeside Centre Way, Suite 201
Knoxville, TN 37932
Phone: (865) 890-6419
www.ardurra.com

S&E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSSLEY
EMAIL: emossley@montbrook.net
TELEPHONE NO: 865-539-1112

NO.	DATE	REVISION
1	02/28/2023	ISSUE FOR PERMITTING
2	02/28/2023	REVISED CONTOURS, ELEVATIONS, AND DETAIL COMMENTS
3	02/28/2023	REVISED CONTOURS, ELEVATIONS, AND DETAIL COMMENTS
4	02/28/2023	REVISED CONTOURS, ELEVATIONS, AND DETAIL COMMENTS

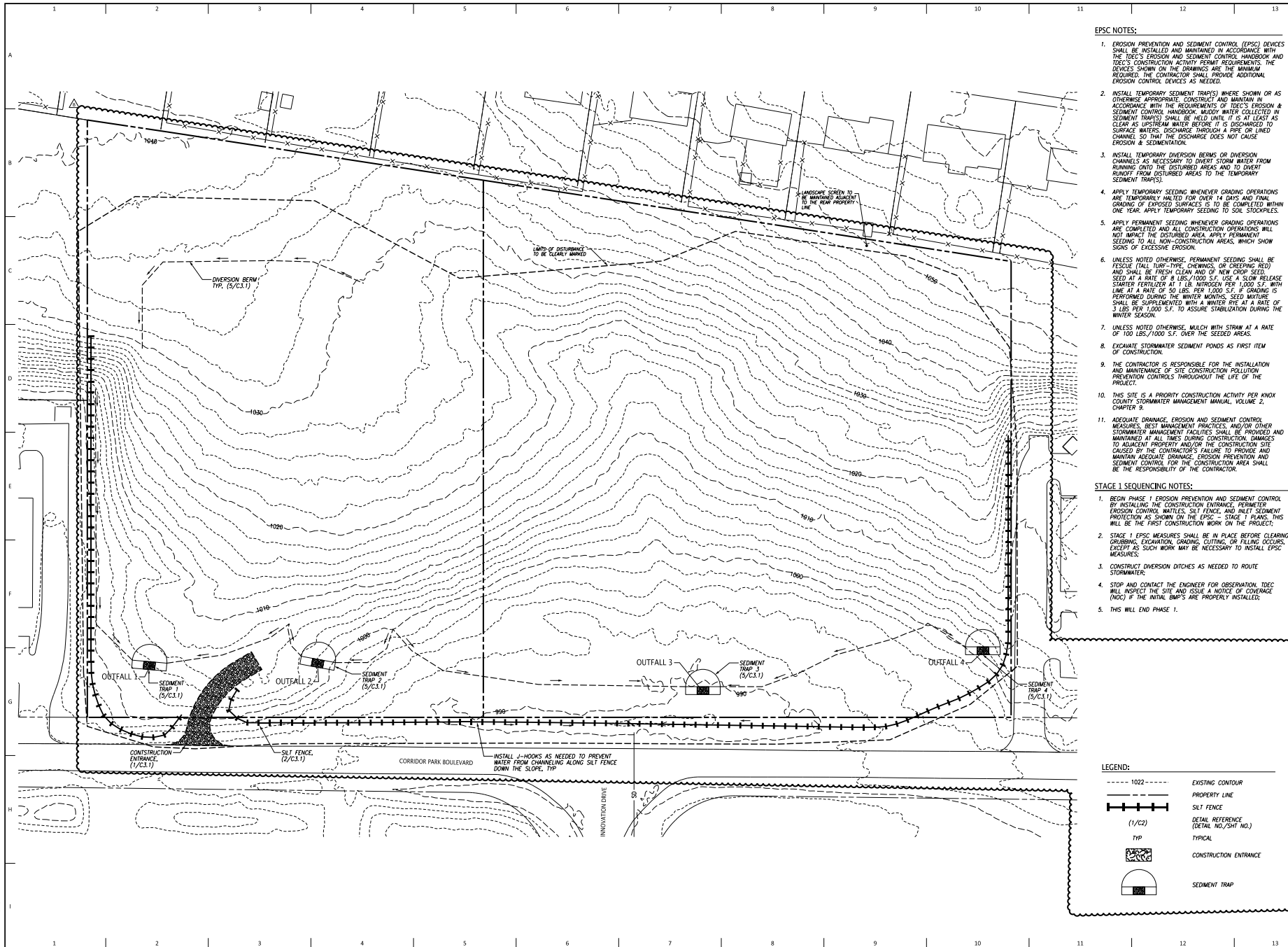
INNOVATION DRIVE INDUSTRIAL BUILDING
CORRIDOR PARK BOULEVARD
KNOXVILLE, TENNESSEE 37932

ROUGH GRADING PLAN

JOB NO: 330-021
DATE: 02/28/2023

C1.1

File Name: A:\1111_10207\11111\DWG\11111_01.dwg
 Plot Date: 2/28/2023



EPSC NOTES:


1. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TDEC'S CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
2. INSTALL TEMPORARY SEDIMENT TRAP(S) WHERE SHOWN OR AS OTHERWISE APPROPRIATE. CONSTRUCT AND MAINTAIN IN ACCORDANCE WITH THE REQUIREMENTS OF TDEC'S EROSION & SEDIMENT CONTROL HANDBOOK. MUDDY WATER COLLECTED IN SEDIMENT TRAP(S) SHALL BE HELD UNTIL IT IS AT LEAST AS CLEAR AS UPSTREAM WATER BEFORE IT IS DISCHARGED TO SURFACE WATERS. DISCHARGE THROUGH A PIPE OR LINED CHANNEL, SO THAT THE DISCHARGE DOES NOT CAUSE EROSION & SEDIMENTATION.
3. INSTALL TEMPORARY DIVERSION BERMS OR DIVERSION CHANNELS AS NECESSARY TO DIVERT STORM WATER FROM RUNNING ONTO THE DISTURBED AREAS AND TO DIVERT RUNOFF FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT TRAP(S).
4. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
5. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.
6. UNLESS NOTED OTHERWISE, PERMANENT SEEDING SHALL BE FESCUE (TALL TURF-TYPE, CHEWINGS, OR CREEPING REED) AND SHALL BE FRESH CLEAN AND OF NEW CROP SEED. SEED AT A RATE OF 8 LBS./1000 S.F. USE A SLOW RELEASE STARTER FERTILIZER AT 1 LB. NITROGEN PER 1000 S.F. WITH LIME AT A RATE OF 50 LBS. PER 1000 S.F. IF GRADING IS PERFORMED DURING THE WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE AT A RATE OF 3 LBS. PER 1000 S.F. TO ASSURE STABILIZATION DURING THE WINTER SEASON.
7. UNLESS NOTED OTHERWISE, MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
8. EXCAVATE STORMWATER SEDIMENT PONDS AS FIRST ITEM OF CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SITE CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
10. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY PER KNOX COUNTY STORMWATER MANAGEMENT MANUAL, VOLUME 2, CHAPTER 5.
11. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE, EROSION PREVENTION AND SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.


STAGE 1 SEQUENCING NOTES:

1. BEGIN PHASE 1 EROSION PREVENTION AND SEDIMENT CONTROL BY INSTALLING THE CONSTRUCTION ENTRANCE, PERIMETER EROSION CONTROL WHITTLES, SLIT FENCE, AND INLET SEDIMENT PROTECTION AS SHOWN ON THE EPSC - STAGE 1 PLANS. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
2. STAGE 1 EPSC MEASURES SHALL BE IN PLACE BEFORE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING, OR FILLING OCCURS, EXCEPT AS SUCH WORK MAY BE NECESSARY TO INSTALL EPSC MEASURES.
3. CONSTRUCT DIVERSION DITCHES AS NEEDED TO ROUTE STORMWATER.
4. STOP AND CONTACT THE ENGINEER FOR OBSERVATION. TDEC WILL INSPECT THE SITE AND ISSUE A NOTICE OF COVERAGE (NOC) IF THE INITIAL EPSC'S ARE PROPERLY INSTALLED.
5. THIS WILL END PHASE 1.

LEGEND:

- 1022 --- EXISTING CONTOUR
- PROPERTY LINE
- ===== SLIT FENCE
- (1/C2) DETAIL REFERENCE (DETAIL NO./SHT NO.)
- TYP TYPICAL
- CONSTRUCTION ENTRANCE
- SEDIMENT TRAP





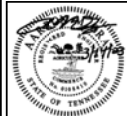
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Knoxville, TN 37922
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CONTACT: MR. ERIC MOSSLEY
EMAIL: emossley@sandproperties.com
TELEPHONE NO.: 865.539.1112

NO.	DATE	REVISION
1	02/28/2023	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

INNOVATION DRIVE INDUSTRIAL BUILDING
CORRIDOR PARK BOULEVARD
KNOXVILLE, TENNESSEE 37932

EPSC PLAN - STAGE 1



JOB NO: 330-021
DATE: 02/28/2023

C2.1

File Name: A:\1111_10201\11001\10001\1001.dwg
 Plot Date: 1/4/2023



TTCDA Review Request

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

Green River Holdings

PUBLISHED APPLICANT NAME - no individuals on behalf of -

2/27/2023	4/10/ 2023	4-A-23-TOG
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

Eric Moseley	Green River Holdings		
NAME	COMPANY		
405 Montross	Knoxville	TN	37919
ADDRESS	CITY	STATE	ZIP
865-454-3727	eric.moseley@icloud.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

2018 Restatement of Lane S Hayes 2003 Revocable Trust | 7741 S Northshore Dr, Knoxville, TN 37919

OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
0 Corridor Park Blvd		
PROPERTY ADDRESS		
118 17312 & 118 17309	N	10.42
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY CITY COUNTY

North side of Corridor Park Blvd across from the intersection with Innovation Dr	3rd
GENERAL LOCATION	DISTRICT
BP/TO	TP
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:

Rough grading and erosion control

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
- AREA: _____ AREA: _____ AREA: _____
HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
FINISH: _____ FINISH: _____ TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	
1102 \$450.00		\$450.00

AUTHORIZATION

By signing below

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



APPLICATION AUTHORIZED BY

AFFILIATION

2/27/2023

DATE

PHONE NUMBER

EMAIL



Michelle Portier

2/27/2023 mj

STAFF SIGNATURE

PRINT NAME

DATE PAID