

Applicant: GISELE BAAKLINI GEORGE ARMOUR EWART ARCHITECT

Request: BUILDING PERMIT

Meeting Date: 2/6/2023

Address: 10710 Virginia Pine Way

Map/Parcel Number: 103 12014

Location: Southeast side of Virginia Pine Way, east of Valley Vista Rd and west of Pellissippi Pkwy

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

Proposed Zoning: N/A

Existing Land Use: Agricultural, forestry, vacant

Proposed Land Use: New office-warehouse building in existing office development

Appx. Size of Tract: 4.29 acres

Accessibility: Access is via Valley Vista Road, a local road with a 43.8-ft pavement width within a 50-ft right-of-way.

Surrounding Zoning and Land Uses: North: PC (k) (Planned Commercial with conditions) / TO (Technology Overlay) - Office

South: PC (k) (Planned Commercial with conditions) / TO (Technology Overlay) - Agricultural/forestry/vacant (small church complex pending)

East: Pellissippi Parkway right-of-way

West: PC (k) (Planned Commercial with conditions) / TO (Technology Overlay) - Public-quasi public land

- Comments:**
- 1) The applicant is requesting approval of an office-warehouse development in the PC (k) (Planned Commercial with conditions) / TO (Technology Overlay) zones. The applicant received approval for this development in 2020 (5-A-20-TOB). A use on review was approved by the Planning Commission a month prior (Case 4-E-20-UR).
 - 2) At that time, TTCDA certificates of approval expired after 2 years, so the plans are expired and the applicant needs another COA. The proposed site plan has not changed from the previously approved plans, which includes two buildings on the site and building plans for Building 1.
 - 3) This property was rezoned from BP (Business and Technology Park) to the PC zone in 2006 (Case 7-K-06-RZ), at which time several conditions (k) were placed on the property, all of which were met with the concept plan and use on review cases (10-SH-C-06 / 10-W-06-UR) that followed. This concept plan/use on review created Valley Vista Rd and the subdivision of the abutting property along both sides of Valley Vista. The only remaining condition was to limit the allowed uses to offices and those allowed in the BP zoning district, keeping the uses allowed at the time of the rezoning.
 - 4) The plans propose 2 new office-warehouse buildings comprise 19,987 square feet on a 4.39 acre site along Valley Vista Rd.
 - 5) Access is proposed off of Virginia Pine Way, a named access easement that connects the otherwise landlocked properties along Pellissippi Parkway to Valley Vista Rd.
 - 6) KGIS shows the site to be in the Hillside and Ridgetop Protection (HP) Area. However, in 2007, the site was disturbed in its entirety, so staff considers the property exempt from the HP regulations.
 - 7) The proposed development intensity metrics (Ground Area Coverage, Impervious Area Ratio,

and Floor Area Ratio) all comply with the Design Guidelines.

8) Utilizing the office park land use, the TTCDA Guidelines require between 40 and 70 parking spaces. The plan proposes 70 spaces.

9) The site does not have road frontage; therefore the 20-ft parking lot buffer (between the building and the street) does not apply.

10) Each building is to have 2 loading docks for a total of 4 loading areas. Because the site does not have road frontage, it is set behind another building. The site ranges from 30-40 feet below the street elevation, so the buildings are not readily visible from the street.

11) The western side of the site is lined with retaining walls. The tallest of these is 8 ft, but the walls lead down into the site and are therefore would not be visible from the street.

12) Both buildings feature a combination of architectural metal panels on the walls of the main level. Panels resembling wood are applied in a decorative manner as an outer shell with a sculpted curve reaching from the ground to the far upper corner of the buildings, and this feature is on the longest, front-facing facades. Both buildings also feature a covered portico features slanted columns capped with a flat roof. Building 1 has a raised area emulating a second floor on the south side of the building where the building entry is located.

13) The proposed landscape plan features plantings around the subject building and site and within parking areas. The proposal meets the TTCDA Design Guidelines. A landscape plan for the phase 2 building will be submitted with building plans at a future time.

14) The proposed lighting consists of light poles in the parking islands and building-mounted lights for security. Lighting plans are in conformance with the TTCDA Design Guidelines.

15) No signage is proposed at this time. Should signage be desired, it should be submitted in a separate application at a future time.

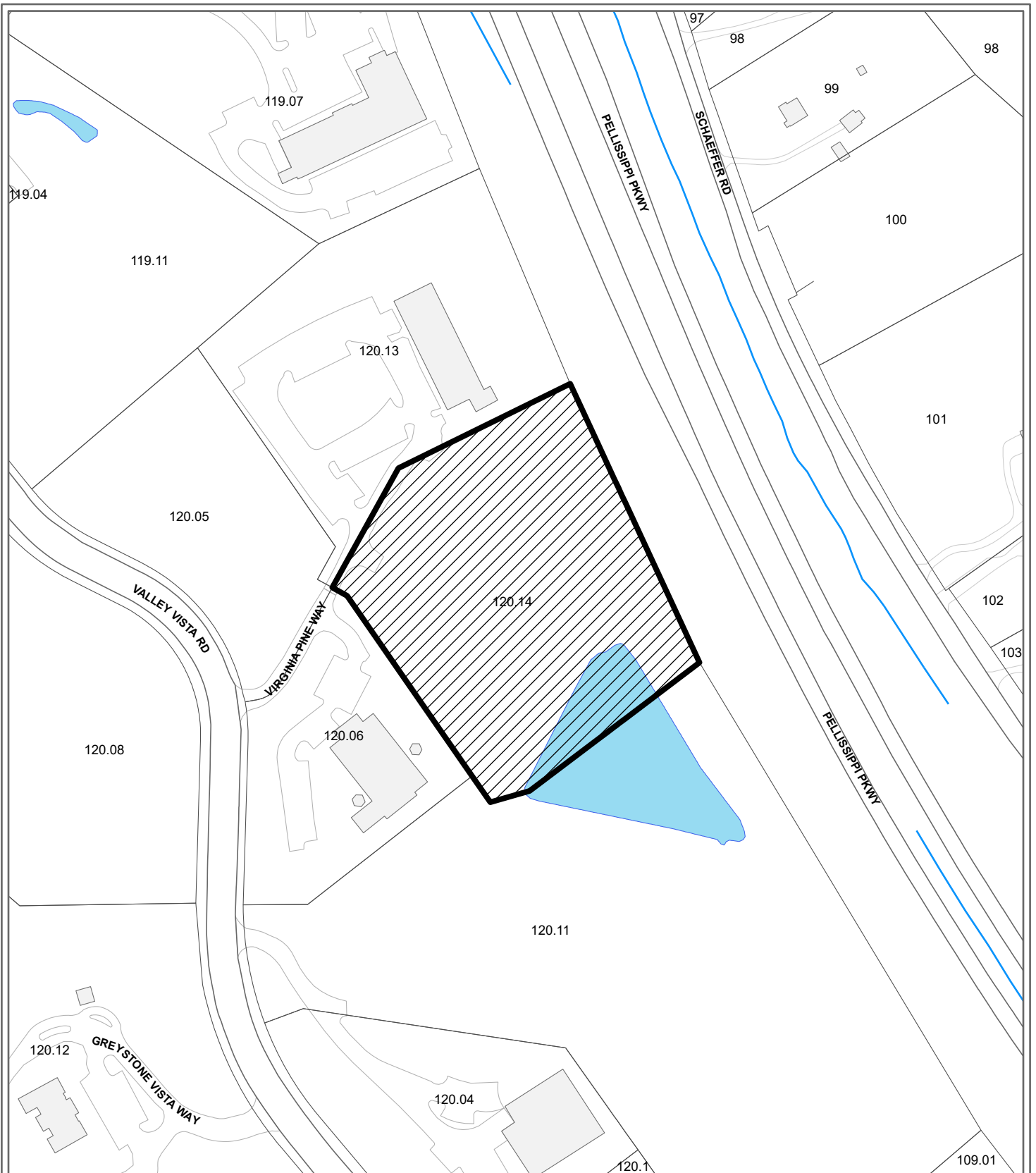
Design Guideline Conformity: This request is in compliance with the Design Guidelines.

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 the following conditions:

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) 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.
- 3) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 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-23-TOB
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Gisele Baaklini George Armour
Ewart Architect



Purpose of Request: Building Permit

Map No: 103
Jurisdiction: County

Original Print Date: 1/17/2023 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





**GEORGE
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Fax 865.602.7742
www.georgeewart.com

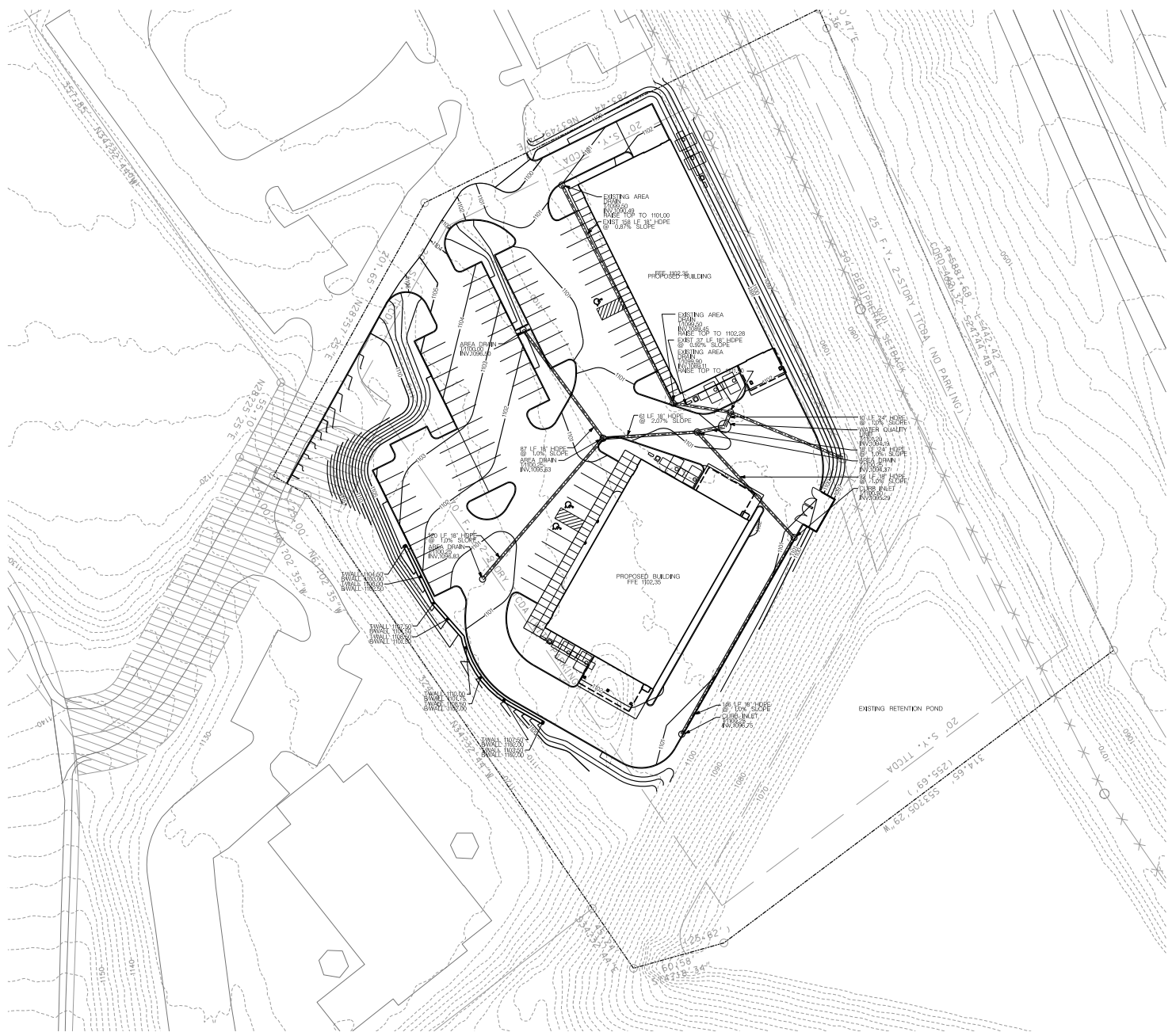
TTODA 2-A-23-TOB
A NEW BUILDING FOR
CLEAR DEFENSE
PEST CONTROL
0 VIRGINIA PINE WAY, KNOXVILLE
TN 37922, PARCEL ID: 13012014
DISTRICT W6, AREA 4.39 ACRES

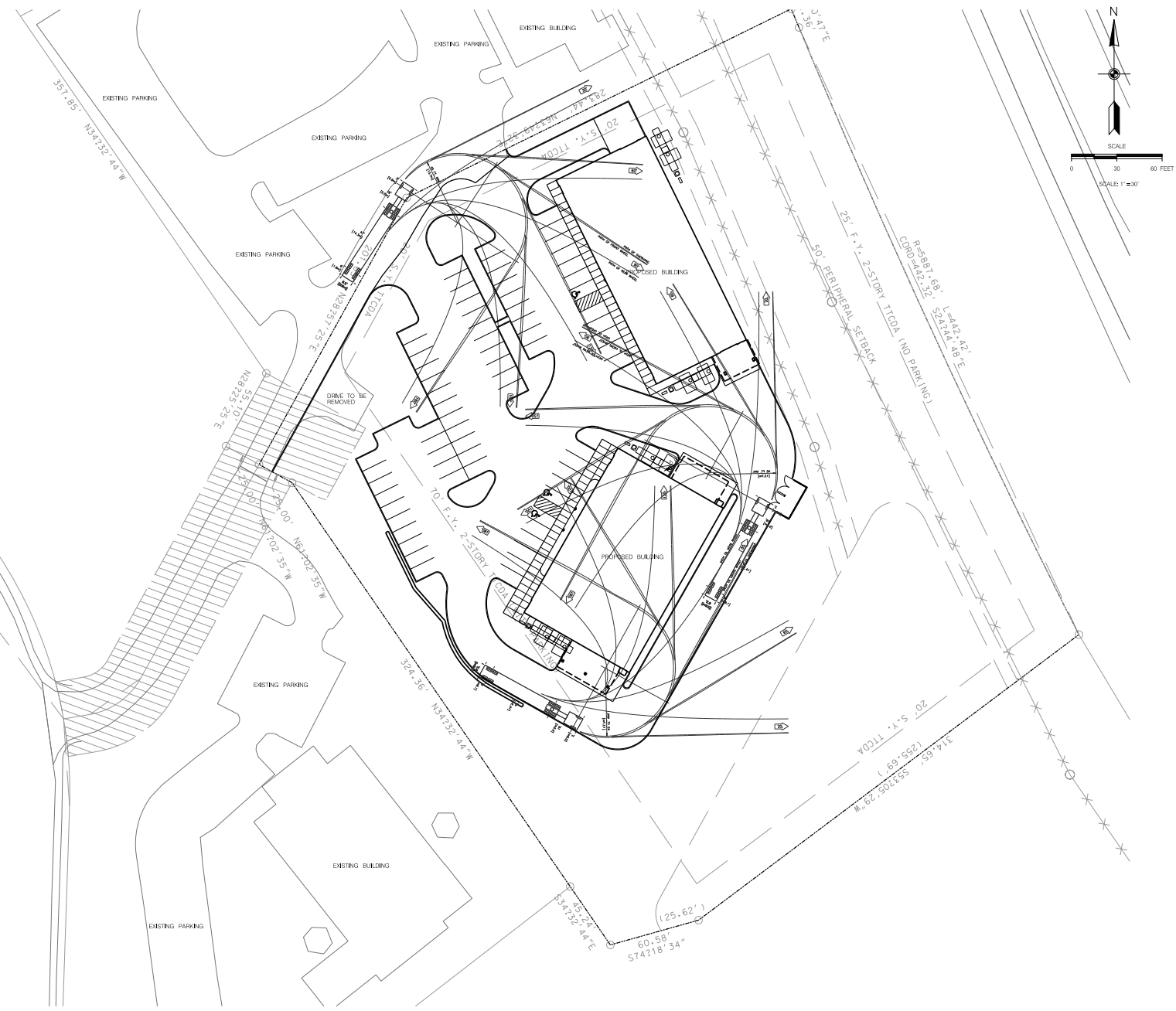


CONCEPT GRADING PLAN

DATE: 23 JAN 2023
PROJECT NO.: 20025
PROJ. MGR.: G.B.

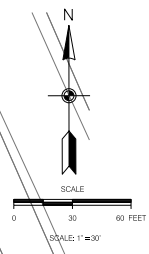
PL02



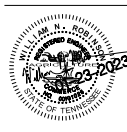


LEGEND:

EXISTING	PROPOSED	
--- 536 ---	--- 536 ---	GROUND CONTOUR ELEVATION
536.25	536.25	SPOT ELEVATION
[Square]	[Square]	STRUCTURE
--- 0 ---	--- 0 ---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊕	⊕	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	--- X ---	SILT FENCING
□	---	CURB
NA	•	CATCH BASIN
NA	[Stippled]	CONCRETE PAVEMENT
NA	[Hatched]	ASPHALT PAVEMENT
NA	[Cross-hatched]	PIP RAMP



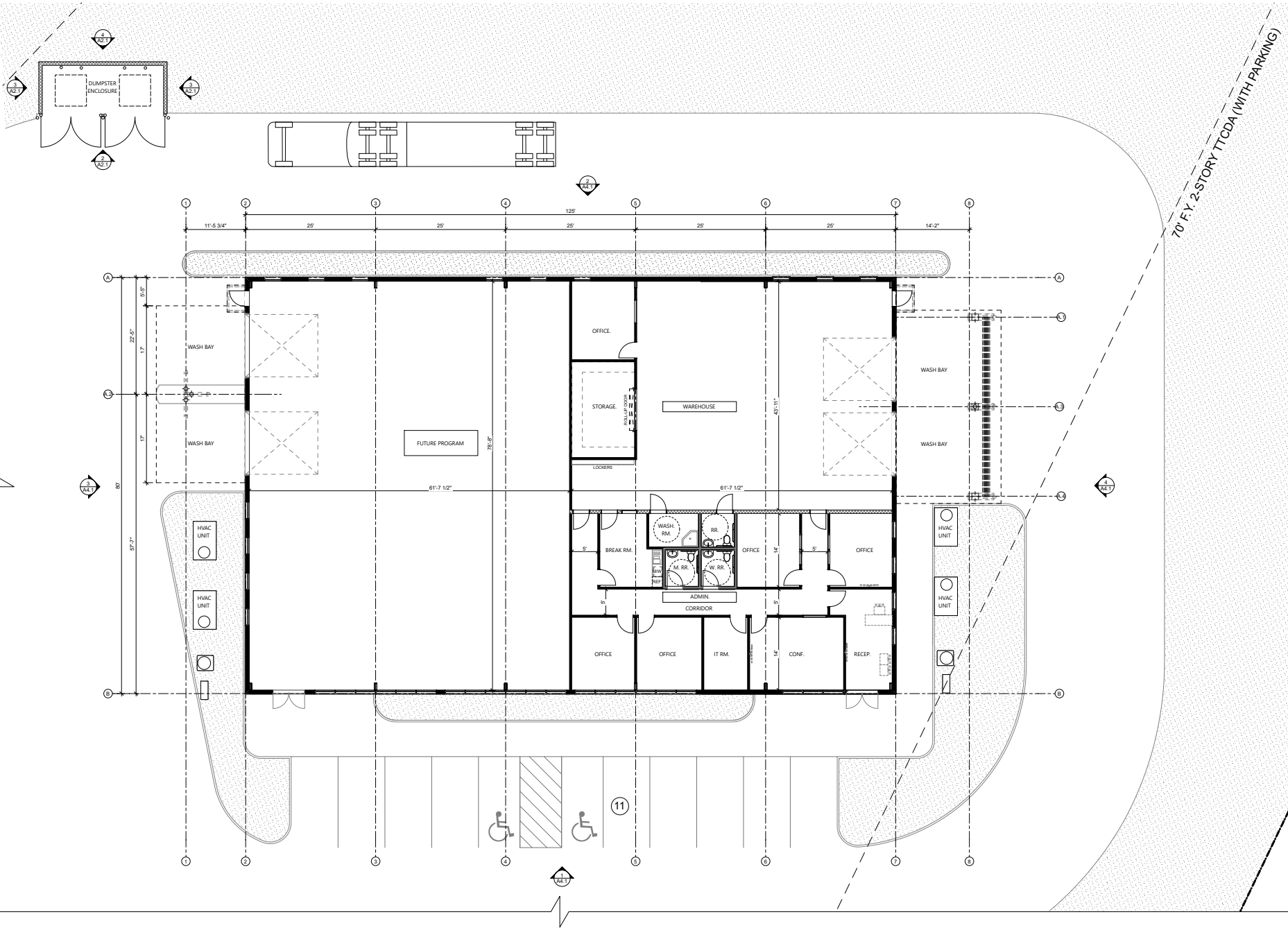
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 TN 37922, PARCEL ID: 13012014
 DISTRICT W6, AREA 4.39 ACRES



TRUCK ACCESS PLAN

DATE: 23 JAN 2023
 PROJECT NO.: 20025
 PROJ. MGR.: G.B.

PL03



1 BLDG.1 - FLOOR PLAN
 A1.1 SCALE: 1/8" = 1'-0"

GEORGE ARMOUR EWART ARCHITECT
 404 Bearden Park Circle
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 855-602-7771
 Fax 955-602-7742
 www.georgewart.com

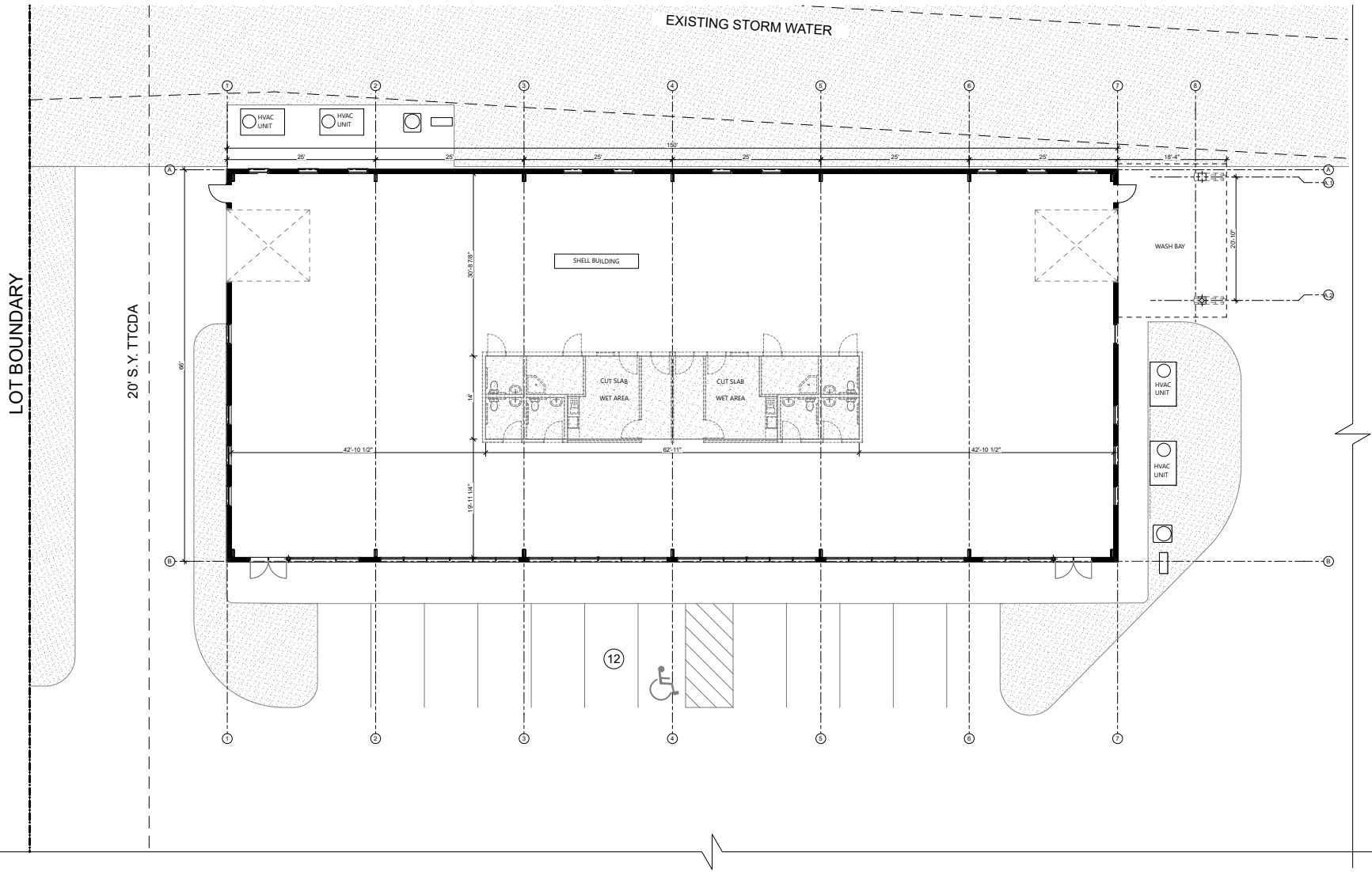
TT CDA 2-A-23-TOB
 NEW BUILDINGS FOR
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PEST CONTROL
 10710 VIRGINIA PINE
 WAY, KNOXVILLE, TN 37922.
 PARCEL ID: 130-12014 DISTRICT W6.
 AREA 4.39 ACRES

PRELIMINARY -
 NOT FOR
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BLDG.1 - FLOOR PLAN

DATE: 23 JAN 2023
 PROJECT NO.: 20025
 PROJECT MGR.: G.B.

A1.1



1
A1.2 BLDG.2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

SHELL BLDG - FUTURE PROGRAM
 POTENTIAL WET AREA
 CUT SLAB

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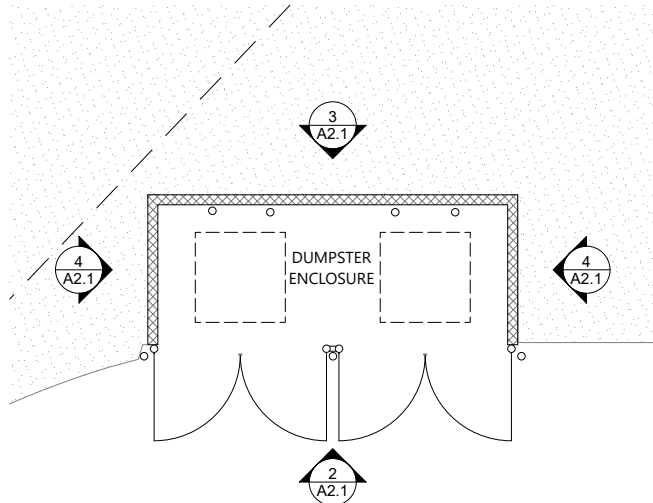
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PRELIMINARY -
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BLDG.2 - FLOOR PLAN

DATE: 23 JAN 2023
 PROJECT NO.: 20026
 PROJECT MGR.: G.B.

A1.2



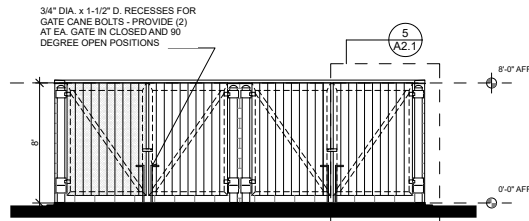
1 DUMPSTER ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"



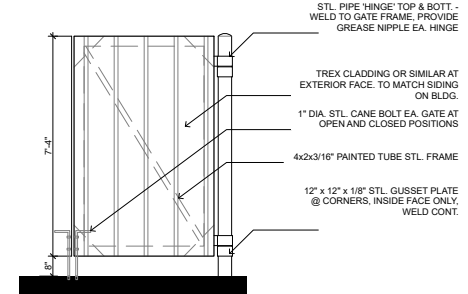
DUMPSTER ENCLOSURE - 247 SQFT

CMU COLOR: SHERWIN WILLIAMS AGREEABLE GRAY 7029

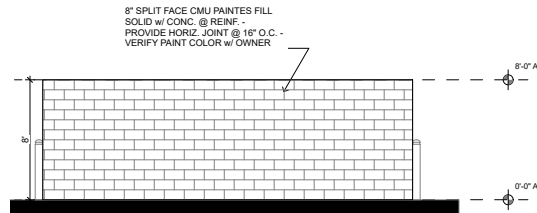
GATE: TREX CLADDING OR SIMILAR TO MATCH SIDING ON BLDGS.



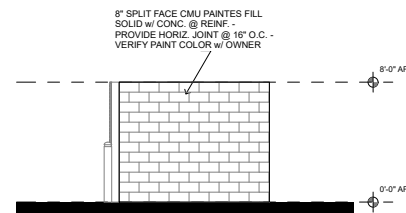
2 DUMPSTER ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



5 GATE DETAIL
SCALE: 1/2" = 1'-0"



3 DUMPSTER ENCLOSURE - REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 DUMPSTER ENCLOSURE - SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



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PRELIMINARY -
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UTILITIES - DUMPSTER
ENCLOSURE

DATE: 23 JAN 2023
PROJECT NO.: 20026
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A2.1



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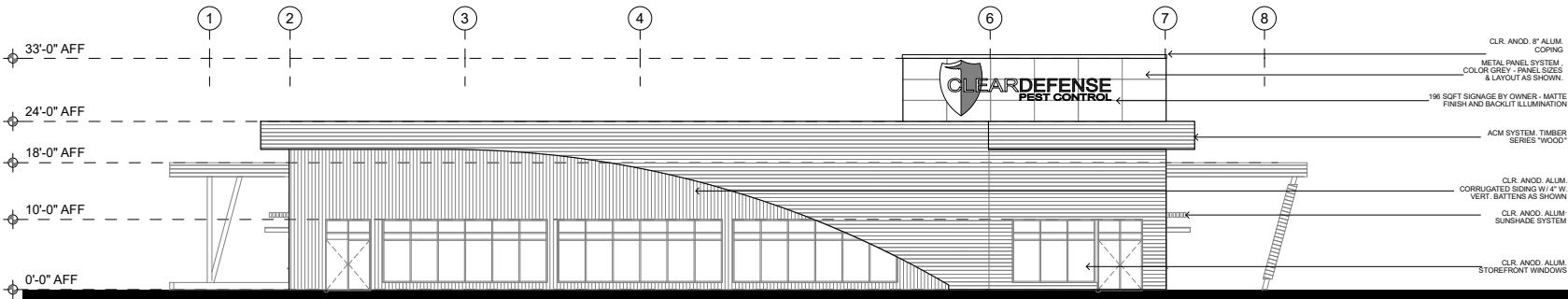
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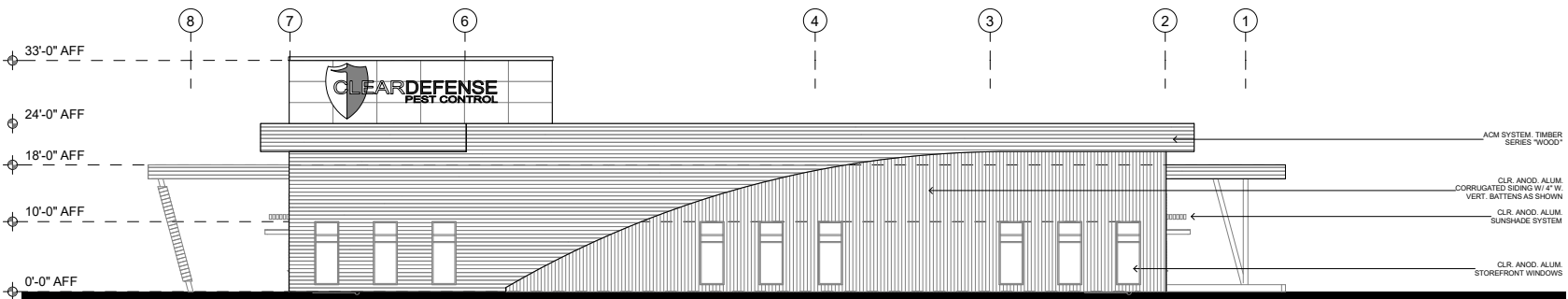
**BLDG.1 - ELEVATIONS +
SIGNAGE**

DATE: 23 JAN 2023
PROJECT NO.: 20026
PROJECT MGR.: G.B.

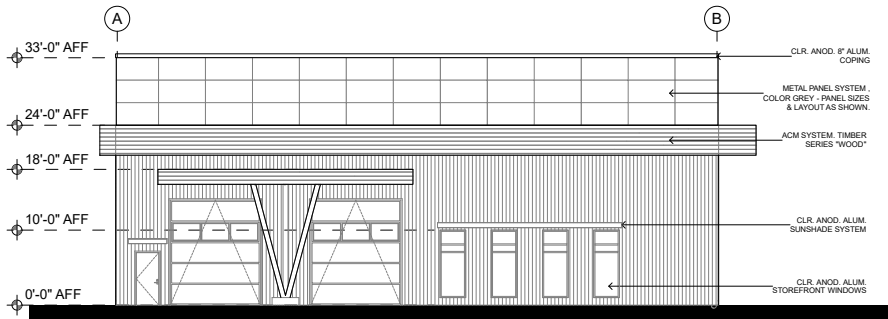
A4.1



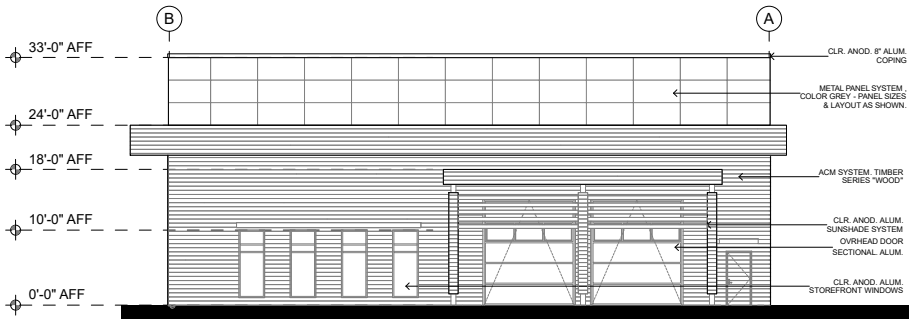
1 BLDG.1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



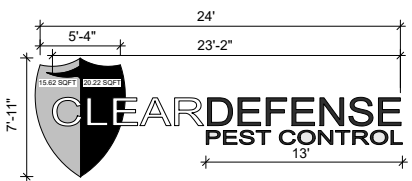
2 BLDG.1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



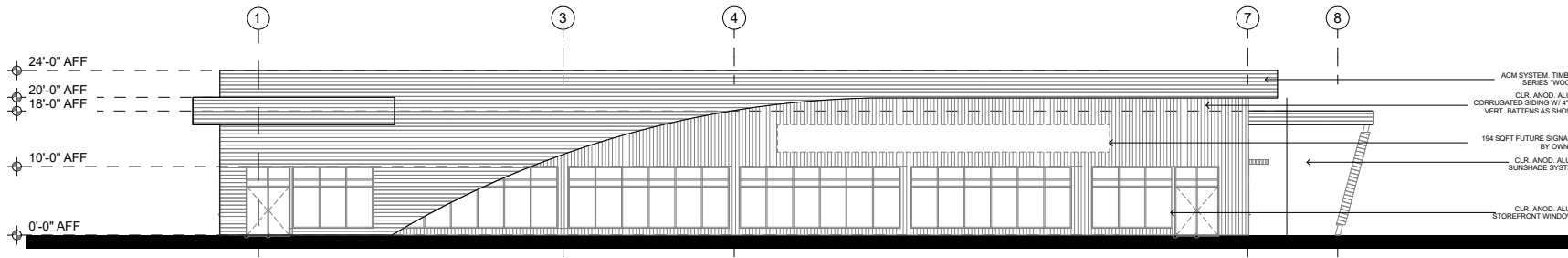
3 BLDG.1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



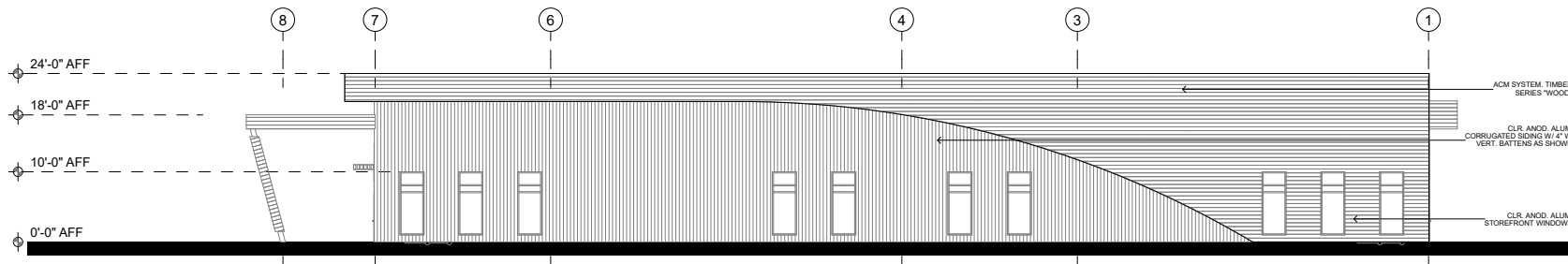
4 BLDG.1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



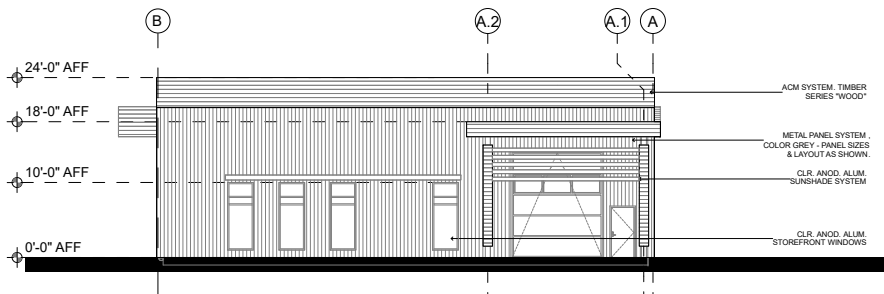
5 BLDG.1 - SIGNAGE DETAIL - 196 SF
SCALE: 1/8" = 1'-0"



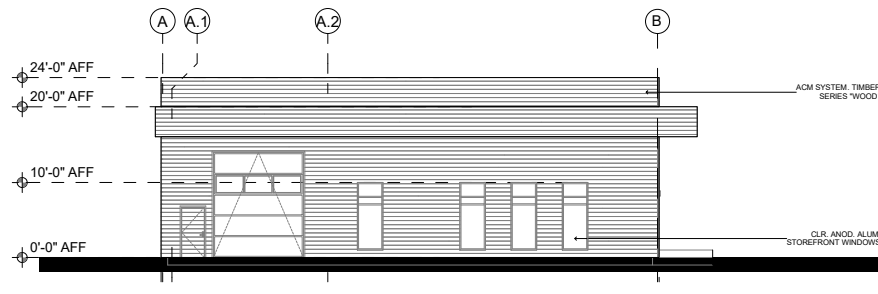
1
A4.2 BLDG.2 - SOUTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
A4.2 BLDG.2 - NORTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



3
A4.2 BLDG.2 - SOUTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



4
A4.2 BLDG.2 - NORTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



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BLDG.2 - ELEVATIONS

DATE: 23 JAN 2023
PROJECT NO.: 20025
PROJECT MGR.: G.B.

A4.2



BLDG.2 - WEST VIEW

BLDG.1 - SOUTH WEST VIEW

BLDG.1 - 10,000 SQFT

BLDG.2 - 10,000 SQFT

- 1. METAL PANEL SYSTEM: ASH GRAY
- 2. METAL SIDING: ASH GRAY
- 3. ACM SYSTEM. TIMBER SERIES "WALNUT"
- 4. SUNSHADE SYSTEM: CLEAR ANODIZED ALUMINUM



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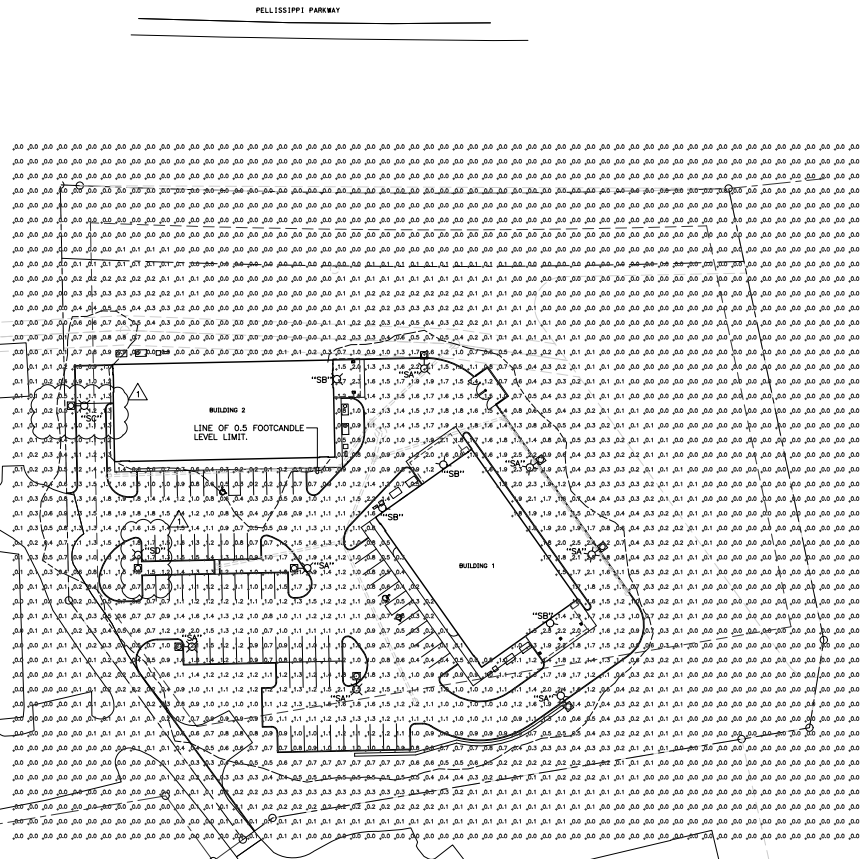
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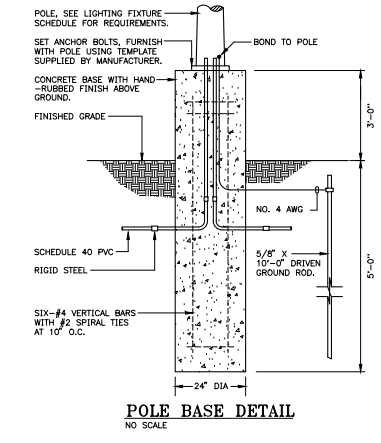
BLDG.1+ BLDG.2 - ELEVATIONS

DATE: 23 JAN 2023
 PROJECT NO.: 20026
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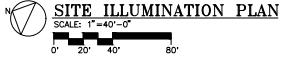
A4.3



REVISION NOTE:
 SITE PLAN UPDATED WITH REVISED LIGHT FIXTURES AND FOOT CANDLE LEVELS.



DESIGNATION	ILLUMINATION		POLE DESCRIPTION: MATERIAL, SHAPE,		DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM	REMARKS		
	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE						
			STEEL	ROUND					
S A	134	16710	4000	• •	30 FT	POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, FULL CUT-OFF	LITHONIA RSA 27 6G 4 DM19 DDB CSX1 LED 60C 700 40K T4M	DARK BRONZE FINISH	
S B	4	1500	4000	• •	16 FT	BUILDING MOUNTED WALL PACK, FULL CUT-OFF	LITHONIA ARC1 LED P1 40K MVOLT	DARK BRONZE FINISH	
S C	134	16710	4000	• •	30 FT	POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, SHIELD	LITHONIA RSA 27 6G 4 DM19 DDB	CSX1 LED 60C 700 40K T4M HSS	DARK BRONZE FINISH
S D	134	16710	4000	• •	30 FT	POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, FULL CUT-OFF	LITHONIA RSA 27 6G 4 DM19 DDB	CSX1 LED 60C 700 40K T4M	DARK BRONZE FINISH



SIGNAGE NOTE:
 ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TFCOM SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

Vreeland Engineers Inc.
 9107 Suberland Ave.
 P.O. Box 10648
 Knoxville, TN 37926
 605-527-4454
 1-800-568-9786
 www.vreeland-engineers.com

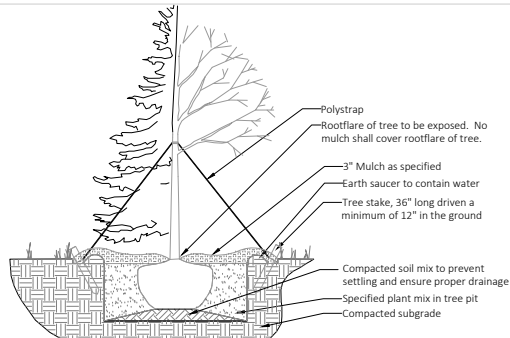
CSX1 LED Area Luminaire
 Capable Luminaire
 TYPE "SA", "SC" CUT SHEET
 The term for an adjustable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
 All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
 This luminaire is An-Certified when ordered with DTL* controls (review by [www.acuitybrands.com/DTL](#)) for DTL equipped luminaires meet the An-Certification for luminaires to be used in emergency applications.
 This luminaire is part of an An-Certified solution for RGSAM or RGSAM Wireless control solutions, providing out-of-the-box control compatibility with inside-commissioning, when ordered with direct-wired control options (marked by a [www.acuitybrands.com/direct](#)).
 To learn more about An-Cert, visit [www.acuitybrands.com/AnCert](#).
 See ordering tree for details.
 An-Certified Solution for RGSAM requires the order of one RGSAM node per luminaire. Sold Separately. See [www.acuitybrands.com/DTL](#).

Order No.	Part No.	Part Name	Qty	Unit Price	Total Price
02102	66	CSX1 LED 1000 40K TMM MVOLT SPA DDBX	1	1000.00	1000.00

ARC1 LED Architectural Wall Luminaire
 TYPE "SB" CUT SHEET
 Introduction
 The Lithonia Lighting ARC1 LED wall mounted luminaire provides both architectural appeal and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.
 ARC1 features up to 120 lumens per watt, non-polluted light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Order No.	Part No.	Part Name	Qty	Unit Price	Total Price
ARC102	49	ARC1 LED P2 40K MVOLT PE DDBX	1	1000.00	1000.00

Sheet: 01/23/23 10:05 AM 423068201 Plan: Revolving

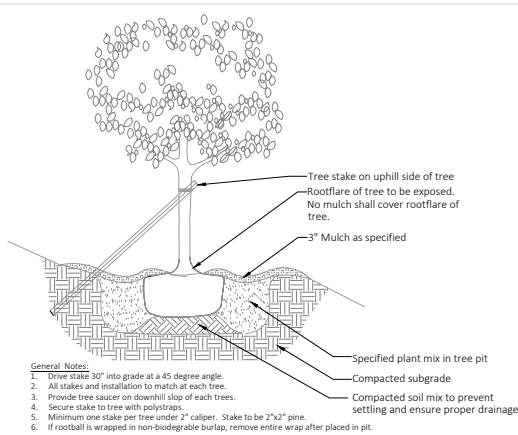


General Notes:

1. Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
2. Fill tree pit with water and confirm percolation rate. (Notify landscape architect if poor drainage conditions exist.)
3. Install tree per detail avoiding any damage to rootball or trunk of tree.
4. Add specified plant mix and soil amendments.
5. Remove burlap on top 1/3 of tree rootball. Remove burlap on top 1/3 of tree rootball.
6. Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
7. Stake and guy tree with specified materials.

1 General Tree Planting

Scale: NTS

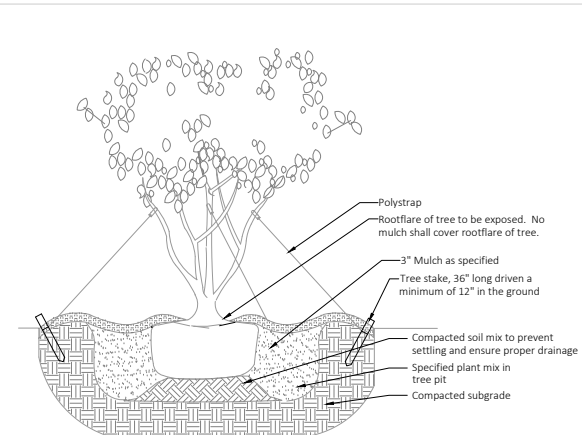


General Notes:

1. Drive stake 30" into grade at a 45 degree angle.
2. All stakes and installation to match at each tree.
3. Provide tree saucer on downhill slope of each tree.
4. Secure stake to tree with polystraps.
5. Minimum one stake per tree under 2" caliper. Stake to be 2"x2" pine.
6. If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

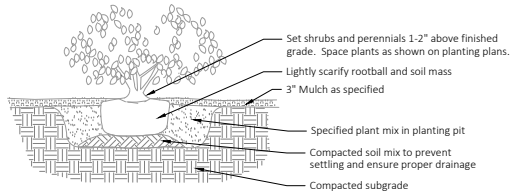
2 Tree Planting on a Slope

Scale: NTS



3 Multi-trunk Tree Planting

Scale: NTS



4 Shrub & Perennial Planting

Scale: NTS

Planting Notes:

1. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
2. Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
3. Irrigation system to be drip unless otherwise noted and approved.
4. Contractor to complete work within schedule established by owner.
5. Contractor to provide one year warranty for all plant material from date of substantial completion.
6. 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.
7. 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.
8. 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.
9. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
10. No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
11. 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.
12. 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.
13. Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
14. 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.
15. Set all plants plumb and turned so that the most attractive side is viewed.
16. Plants shall be measured to their main structure, not tip to tip of branches.
17. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
18. 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.
19. Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
20. All tree scars over 1-1/2" shall be rejected and tree to be replaced.
21. 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.
22. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
23. If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

PLANTING LEGEND

Qty	Botanical Name	Common Name	Size	Notes	Size
Deciduous Trees					
8	<i>Cercis canadensis</i>	Redbud	2" cal.	central leader, full and dense	S
10	<i>Platanus x acerifolia</i>	London Plane Tree	2" cal.	central leader, full and dense	L
11	<i>Quercus phellos</i>	Willow Oak	2" cal.	central leader, full and dense	L
Evergreen Trees					
8	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense	M
24	<i>Pinus taeda</i>	Loblolly	6' hgt.	central leader, full and well branched	L
3	<i>Thuja occidentalis 'Emerald Green'</i>	Emerald Arborvitae	6' hgt.	central leader, full and dense	S
Deciduous Shrubs					
12	<i>Hydrangea paniculata 'Jame'</i>	Little Lime Hydrangea	3 gallon	3' oc, full and dense	
1	<i>Ilex x meserveae 'Mesdob'</i>	China Boy Holly	3 gallon	6' oc, full and dense	
1	<i>Ilex x meserveae 'Mesog'</i>	China Girl Holly	3 gallon	6' oc, full and dense	
Evergreen Shrubs					
8	<i>Abelia 'Rose Creek'</i>	Rose Creek Abelia	3 gallon	3' oc, full and dense	
2	<i>Cryptomeria japonica 'Nana Glubosa'</i>	Dwarf Japanese Cedar	3 gallon	full and dense	
24	<i>Juniperus virginiana</i>	Grey Owl Juniper	3 gallon	5' oc, full and dense	
70	<i>Viburnum davidii</i>	Davidii Viburnum	3 gallon	3' oc, full and dense	
Perennials & Groundcover					
790	<i>Liriope spicata</i>	Creeping Lilyturf	4" pot	18" oc, full and dense	

Irrigation Notes:

1. All irrigation to be drip irrigation unless otherwise noted on plans and to be Rainbird, Hunter or Toro product or approved equal.
2. Drip tubes to be staked a minimum of 18-24" on center to prevent exposure under mulch.
3. Irrigation around trees to be zone separately from shrubs and groundcover so the tree zones can eventually be phased out as they mature and become established.
4. Irrigation lids in mulch areas to be black and green in lawn areas unless otherwise noted.
5. Irrigation system to include a rain sensor.
6. Contractor to record as-built conditions of irrigation and provide owner with operation manual, location of zones and control box location.



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com



Patrick Beasley
865.441.4428
patrick@beasleyla.com

TTODA 2-A-23-TOB

A NEW BUILDING FOR
DISTRICT 6 AREA 4.89ACRES
CLEAR DEFENSE
0VIRGINIA PINE W AY, KNOXVILLE
PEST CONTROL
TN 37922, PARCELID: 130-12014



Landscaping Details and Notes

DATE: 23 JAN 2023
PROJECT NO.: 20025
PROJECT MGR.: GAEA

L1.2



- | | | |
|--|--|---|
| <input checked="" 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 checked="" type="checkbox"/> BOARD REVIEW |
| <input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

GEORGE ARMOUR EWART ARCHITECTS

PUBLISHED APPLICANT NAME - no individuals on behalf of -

12/22/2022

2/6/2023

2-A-23-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

GISELE BAAKLINI

GEORGE ARMOUR EWART ARCHITECTS

NAME

COMPANY

404 BEARDEN PARK CIR

KNOXVILLE

TN

37919

ADDRESS

CITY

STATE

ZIP

(865) 602-7771

gbaaklini@georgeewart.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

CLEAR DEFENSE PEST CONTROL

375 Trane Dr. Knoxville, TN 37919 (865) 919-6400

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

0 VIRGINIA PINE WAY, KNOXVILLE, TN 37922.

PROPERTY ADDRESS

~~130-12014~~ 103 12014

N

4.29 ACRES

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- CITY COUNTY

E of intersection of Virginia Pine Way & Valley Vista Rd, west of Pellissippi Pkwy

6

GENERAL LOCATION

DISTRICT

PC(k)/TO

MU-SD, NWCO-5 & 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:
 - Traffic Circulation Plan + Site Photometrics

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Two new metal buildings with parking, site lighting, and landscape. Building 1 comprises offices and a warehouse. Building 2 is a shell building.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- BUILDING SIGN
AREA: 196x2
HEIGHT: 32'-8"
FINISH: Matt
- OTHER SIGN
AREA: 194 SF
HEIGHT: 16'
TYPE: Future

STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist <input type="checkbox"/> Property Owners/Option Holders	CODE	CODE	TOTAL
	FEE	FEE	
	1102 / \$450.00		\$450.00 Paid 12/27/22 MJ

AUTHORIZATION

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

 **Managing Member** **12/22**

APPLICATION AUTHORIZED BY AFFILIATION DATE

PHONE NUMBER

EMAIL

 **Missy Jones** **12/27/22**

STAFF SIGNATURE PRINT NAME DATE PAID