

Applicant: NICK PATEL KESHAV CORP. BUILDING
Request: PERMIT
Meeting Date: 1/24/2023 (rescheduled from 1/9/2023)

Address: 10320 Dutchtown Rd.
Map/Parcel Number: 118 17608
Location: East side of Dutchtown Rd south of its intersection with Cogdill Rd
Existing Zoning: C-H-1 (Highway Commercial) / F (Floodplain Overlay) / TO-1 (Technology Park Overlay)
Proposed Zoning: N/A
Existing Land Use: Vacant land
Proposed Land Use: Commercial development consisting of a gas station, convenience store, and strip center
Appx. Size of Tract: 2.75 acres
Accessibility: Access will be off of Dutchtown Road, a minor arterial with a 60-ft pavement width inside a right-of-way that varies in width.
Surrounding Zoning and Land Uses:
 North: C-H-1 (Highway Commercial) / TO-1 (Technology Park Overlay) in the City - vacant land (though an indoor/outdoor self-storage facility was recently approved (TTCDA Cases 4-B-22-TOB & 10-A-22-TOA))
 South: BP (Business and Technology Park) / TO (Technology Overlay) in Knox County - Single family detached residence
 East: C-H-1 (Highway Commercial) / TO-1 (Technology Park Overlay) in the City - vacant land (though it is part of the same indoor/outdoor self-storage facility noted above)
 West: PC (Planned Commercial) / TO (Technology Overlay) in Knox County - An large office-warehouse facility and a small office building

Comments:

- 1) The applicant is requesting approval of a commercial development on a 2.75-acre lot. The development will consist of a gas station, convenience store, and strip center on Dutchtown Road near the Pellissippi Parkway interchange.
- 2) The site is somewhat constrained with a stream running along the rear edge of the short stem protruding from the main body of the property. A small amount of property is located in the Stream Protection (SP) area. No building or grading is proposed in this area.
- 3) The property is zoned C-H-1 (Highway Commercial) and TO-1 (Technology Park Overlay). Land use is governed by the base zone, and C-H-1 allows gas stations, convenience stores, and commercial strip centers as a permitted use.
- 4) Access to the site is via a single driveway off of Dutchtown Road. The driveway will serve the proposed development as well as the abutting self-storage facility (approved by the TTCDA, cases 4-B-22-TOB and 10-A-22-TOA) to limit the number of curb cuts on this section of Dutchtown Road.
- 5) Cannon & Cannon, Inc. prepared a Traffic Generation Summary for the proposed development, dated November 8, 2022. Traffic Generation Summaries are to inform the Engineering Department about the expected traffic that would be generated by a proposed development as an informational tool and are not meant to provide recommendations for mitigation. Engineering determines if a full study (with recommendations) is needed after assessing the summaries. In this case, Engineering did not call for a more in-depth study or

recommendations.

6) The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the TTCDA Design Guidelines. Based on the square footage of the buildings, the convenience store would require between 11 and 16 spaces, and 15 spaces are proposed. The retail strip center would require between 31 and 47 spaces, and 33 spaces are proposed. The total development calls for a range of 42 to 63 spaces total, and 42 spaces are proposed.

7) Ground Area Coverage (25% maximum allowed; 12% proposed), Floor Area Ratio (30% maximum allowed; 12% proposed), and Impervious Area Ratio (70% maximum allowed; 46% proposed) metrics are in compliance with the Design Guidelines.

8) Dumpsters are located behind the strip center and are adequately screened from the street.

9) Sidewalks are proposed along Dutchtown Road and connect to the internal sidewalks along building frontages via painted crosswalks in the parking areas and drive aisles.

10) The convenience store will be a combination of stone veneer at the base of the building with brick veneer or storefront windows above. The walls are accented with brick pilasters located intermittently to provide visual relief and the windows are capped with green metal awnings. The shorter building facades feature alternating brick patterns with rectangular areas in the same size as the windows and are similarly capped with green metal awnings.

11) The strip center will feature the same brick as the convenience store, providing some consistency for the site. The strip center building will alternate storefront windows that extend to the ground with brick pilasters to delineate the separation between each business. The pilasters will have the same stone veneer as the convenience store walls applied to a similar height (applied on the bottom 3'-0" on the convenience store and the bottom 2'-8" on the strip center). The strip center will feature a similar awning to the convenience store, though the awnings proposed for the strip center are dark brown. Both buildings feature flat roofs.

12) The proposed landscape plan is in compliance with the Design Guidelines.

13) A parking lot setback of 20 feet is required when there is parking between the right-of-way and a proposed building. The applicant has requested a waiver to reduce the parking lot setback to 10 feet. If this board wishes to approve the plans as drawn, a waiver would be needed to reduce the parking lot setback to 8 feet in front of the convenience store and 15 feet in front of the retail strip center.

a. Staff does not find the criteria for a waiver as defined in the TTCDA Guidelines has been met, so staff cannot support approval of this waiver. The Guidelines state that a waiver can be issued when strict application of the Guidelines is not feasible and when public health, safety, and welfare would not be adversely affected.

c. The stated justifications for the waiver are that:

i. A 20-ft parking lot setback would reduce parking and maneuvering space for the fuel truck while delivering fuel to tanks. Ideally, site plans are designed around building and parking lot setbacks from the onset, so parking and space to maneuver should be applied to the design within those parameters.

ii. It may cause traffic backup for vehicles visiting the retail center since the area in question is near the only entrance. However, the drive aisles and entry are required to be 26 ft, which is what is proposed. Therefore, these areas could not be reduced in size, thereby reducing maneuverability. If the parking lot setback were made wider, the whole plan would have to shift, and maneuverability would not be affected.

iii. Moving the site plan components toward the rear of the site would make the slope behind the building steeper, which may violate city regulations. This property is not in the HP (Hillside Protection Overlay) zone, so the City's HP zone regulations do not apply. The City does not have other regulations limiting the degree of slope in yard space where no structures or drive aisles are present. However, staff sees the value in preserving the natural slopes as much as possible, and for that reason could support a waiver to reduce the parking lot setback to 15 ft. The site plans could eliminate the 4 parking spaces in the northeast corner of the site (bottom left of the drawing) and provide a 15-ft parking lot setback with the landscaped buffer, and still be in compliance with minimum parking requirements without needing to shift the site plan back on the site.

14) Proposed lighting includes a combination of building-mounted fixtures and light poles located around the perimeter of the parking areas. Light poles do not exceed the maximum allowance of 15 ft and are full cutoff fixtures.

15) Signage is not proposed as part of this application though some signage information has been provided. TTCDA approval will be required in a separate application. This could be submitted as one package for the entire site or as separate packages for the gas station/convenience store and the strip center.

Design Guideline Conformity: With approval of a waiver to reduce the parking lot setback, and the 6 conditions recommended, the plans would be in compliance with TTCDA Guidelines. Without the waiver, plans would not be in compliance.

Waivers and Variances Requested: 1) Decrease the minimum parking setback area required when parking is in front of the building from 20 feet to 10 feet.

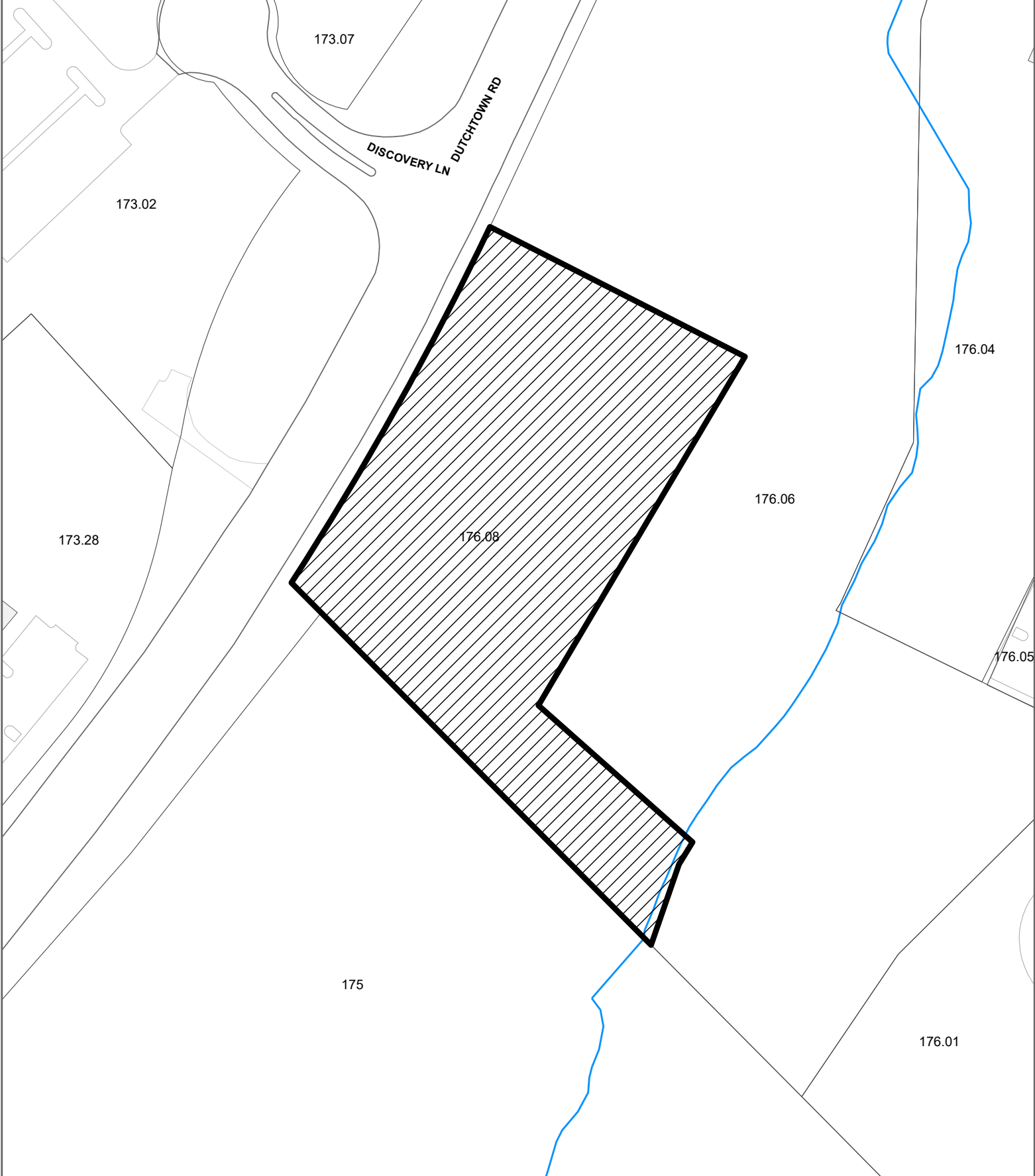
Staff Recommendation:

Staff recommends the following action on the required waivers from the Design Guidelines:

1) Deny the waiver request to decrease the parking setback from 20 feet to 10 feet because Planning does not find the cited reasons meet the criteria for waiver approval as stated in the TTCDA Guidelines. Staff could support a waiver of 15 feet in front of the convenience store/gas station if this board decides to approve a lesser waiver.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to 6 conditions:

- 1) Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering. A bond shall be provided to the City of Knoxville Department of Engineering by the developer in an amount sufficient to guarantee the installation of the sidewalks.
- 2) Installation of all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the City of Knoxville Department of Engineering, to guarantee such installation.
- 3) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 4) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 5) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 6) Revision of the site plan to eliminate the 4 spaces in the northeast corner of the site to accommodate a 15-ft parking setback area in front of the convenience store/gas station unless this board decides otherwise.



**1-A-23-TOB
CERTIFICATE OF APPROPRIATENESS**

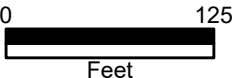
Petitioner: Nick Patel Keshav Corp.



Purpose of Request: Building Permit

Map No: 118

Jurisdiction: City





Michelle Portier <michelle.portier@knoxplanning.org>

Waiver Request

1 message

Girish Thakkar <schematicdesign@gmail.com>

Thu, Jan 5, 2023 at 12:36 PM

To: Michelle Portier <michelle.portier@knoxplanning.org>, Nick's Yahoo <nickpatel1959@yahoo.com>

Michelle,

TO: Michelle Porter

Tennessee Technology Corridor Development Authority (TTCDA)

RE: Waiver request to allow reduced setback from 20 feet to 10 feet (min) per TTCDA design guideline section 1.7.9 and 3.1.8 within convenience store area.

I request a waiver from the design guidelines requiring a 20 feet buffer and setback from the right of way within the convenience store area only. a 20 feet setback would reduce parking and maneuvering space for the fuel truck while delivering the fuel to tanks. It may also cause the traffic back up for vehicles visiting the retail center, since this is the only entrance.

Current condition as shown per site plan is to deliver the fuel without blocking the driveway, and would be the best approach for the traffic safety and easy maneuvering.

Moving the entire concept toward the rear, will make the slope steeper and may violate the city regulations.

I have intended to keep 10 feet minimum from the beginning, 15 feet at the end of the convenience store, and will make sure it measures correctly.

Hear by I request you all, to consider and to grant the waiver and to help us keep safe traffic operation.

--

Girish Thakkar, P.E.

Schematic Design, Inc.

9047 Executive Park Drive

Suite 226

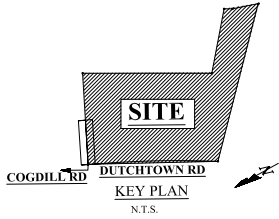
Knoxville TN 37923

865-531-7101, 865-588-6996

www.schematicdesigninc.com

384-7100 cell

NOTE:
 PARCEL NO 118 17608 - 2.75 ACRES)
 ADDRESS:10320 DUTCHTOWN ROAD
 KNOXVILLE TN 37932



GENERAL SITE NOTES

1. ALL TOPOGRAPHIC INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A COMPILATION OF EXISTING TOPOGRAPHY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. FINISHED FLOOR ELEVATION AS NOTED.
3. SUITABILITY OF SITE SOIL FOR CONSTRUCTION SHALL BE DETERMINED BY OTHERS. MECHANICALLY COMPACTED SOIL SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNDER SIDEWALK AND PARKING AREAS IN ACCORDANCE WITH ASTM D-698. ARCHITECT ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.
4. ALL RADI ARE NOTED ON DRAWING.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL UNDERGROUND UTILITIES AND VERIFY PROPERTY CORNERS AND TOPOGRAPHY BEFORE ANY CONSTRUCTION IS STARTED.
6. EXISTING SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING. PROOF-ROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST ALL AREAS THE CONTRACTOR SHALL RETAIN THE SERVICES OF A TESTING COMPANY TO TEST ALL AREAS REQUIRING COMPACTION. RECORDS SHALL BE AVAILABLE FOR 95% COMPACTION SOIL BEARING PRESSURE FOR BUILDING SITE. ALL EARTHWORK AND DRAINAGE SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY KNOX COUNTY, TN
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.

TTCDA FILE NO: 1-A-23-TOB

DUTCHTOWN RETAIL CENTER

OWNER'S NAME &
 ADDRESS: KESHAV CORP. (NICK PATEL)
 1002 REESE DR. FRANKLIN, TN 37069
 CONTACT: 865-805-2790

ENGINEER: SCHEMATIC DESIGN INC/CIVIL ENGINEERS
 9047 EXECUTIVE PARK DRIVE
 KNOXVILLE, TN 37923
 (865)-531-7101 (865) 531-7109 (FAX)
 EMAIL: SCHEMATICDESIGN@GMAIL.COM

ARCHITECT: JAMES STEVENS
 STEVENS DESIGN CONSULTING
 6413 FISCHER CT, BRENTWOOD, TN 37027
 jes6413@gmail.com
 615-337-0809

L.S. ARCHITECT: PATRICK BEASLEY - LANDSCAPE ARCHITECTS
 patrick@beasleyla.com
 865-441-4428

APPLICABLE CODES: TO-1 TTCDA OVERLAY ZONING REGULATION
 MP. PLANNING SUBDIVISION REGULATIONS
 2018 INT. ENERGY CONSERVATION CODE
 2018 IBC AND EXISTING BUILDING CODE
 NFPA 101 SAFETY CODE
 2009 ICC A117.1 EDITION OF

ZONING: TO-1 TECHNOLOGY PARK OVERLAY
 AND C-H-1 HIGHWAY COMMERCIAL

TYPE: GROUP M MERCANTILE

PERMITTED USES: CONVENIENCE STORE AND
 RETAIL SHOPPING CENTER

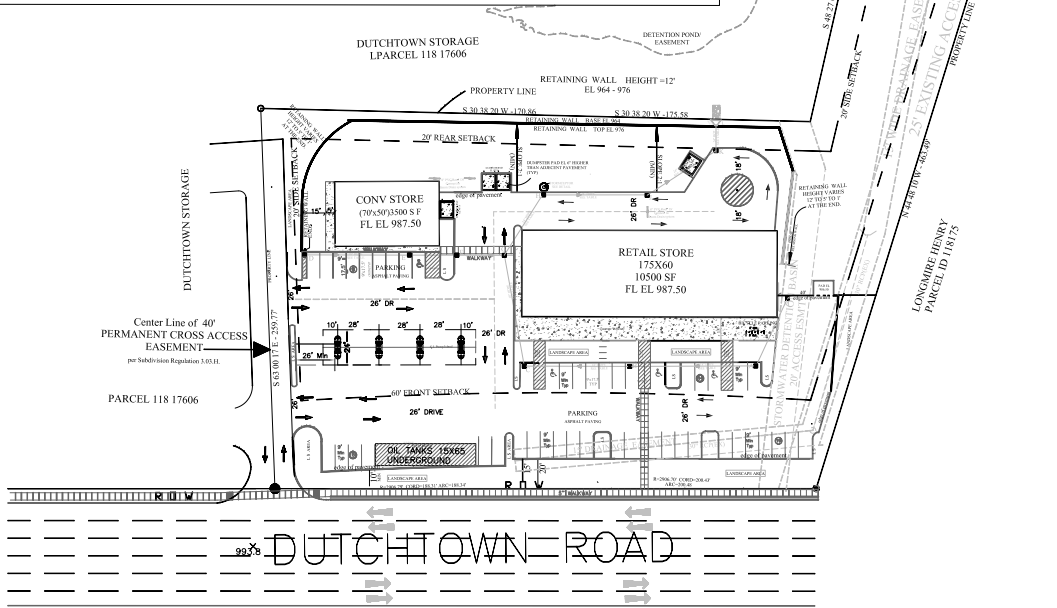
CONSTRUCTION TYPE: TYPE V, UNPROTECTED,
 SITE AREA: 2.75 ACRE
 DISTURBED AREA 2 AC

| REVISIONS | | |
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| NO. | DATE | DESCRIPTION |
| 0 | 04/01/21 | INITIAL ISSUE |
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SCHEMATIC DESIGN INC.
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Schematic Design, Inc.
 CONSULTING ENGINEERS
 CIVIL - SITE DEVELOPMENT - STRUCTURAL
 9047 EXECUTIVE PARK DRIVE, SUITE 212 • KNOXVILLE, TN 37923
 (865) 531-7101 • sdengineering.com • Fax: (865) 851-7109



SITE PLAN
1" = 40'

TTCDA PARKING REQUIREMENT

3 MINIMUM / 4 MAXIMUM PER 1000 SQUARE FEET OF BLDG.
 BASED ON OCCUPANCY = 10,500 S.F. / 3 PER 1000 = S.F.=32
 33 PROVIDED INCLUDING 3 H.C. VAN ACCESSIBLE (31-47)
FOR CONVENIENCE STORE: (Spaces Required)
 PARKING SPACES = 3 PER 1000 S.F. x3.5 = 12 (11 -16)
 15 PROVIDED. (Spaces Required)
 INCLUDING 1 VAN ACCESSIBLE.

TTCDA REQUIREMENT

GAC: 25% = 48138 S.F. GAC = 14000/119790=0.12 or 12 %
 FAR: 30% = 57766 FAR=14000/119790=0.12 OR 12 %
 IAC : 70% = 134788 S.F. IAC=55500/119790=0.46 OR 46%
 SETBACK: FRONT 60' SIDE 20' REAR 20'

TOTAL AREA = 2.75 AC 119790 S.F.
 DISTURBED AREA = 87120 S.F.,
 IMPERVIOUS AREA = 55,500 S.F.,
 TOTAL PARKING AREA = 41,500 S.F.
 RDDF AREA=14000 S.F.
 LANDSCAPE (GREEN)AREA=31620 S.F.
 UNDISTURBED AREA=32670 S.F.

SITE PLAN
 DUTCHTOWN RETAIL CENTER
 PARCEL 118 17608
 10320 DUTCHTOWN ROAD
 KNOXVILLE, TN 37932

PROJECT NO:
 DRAWN BY: NSG
 SCALE: AS NOTED
 DATE: 04/01/22

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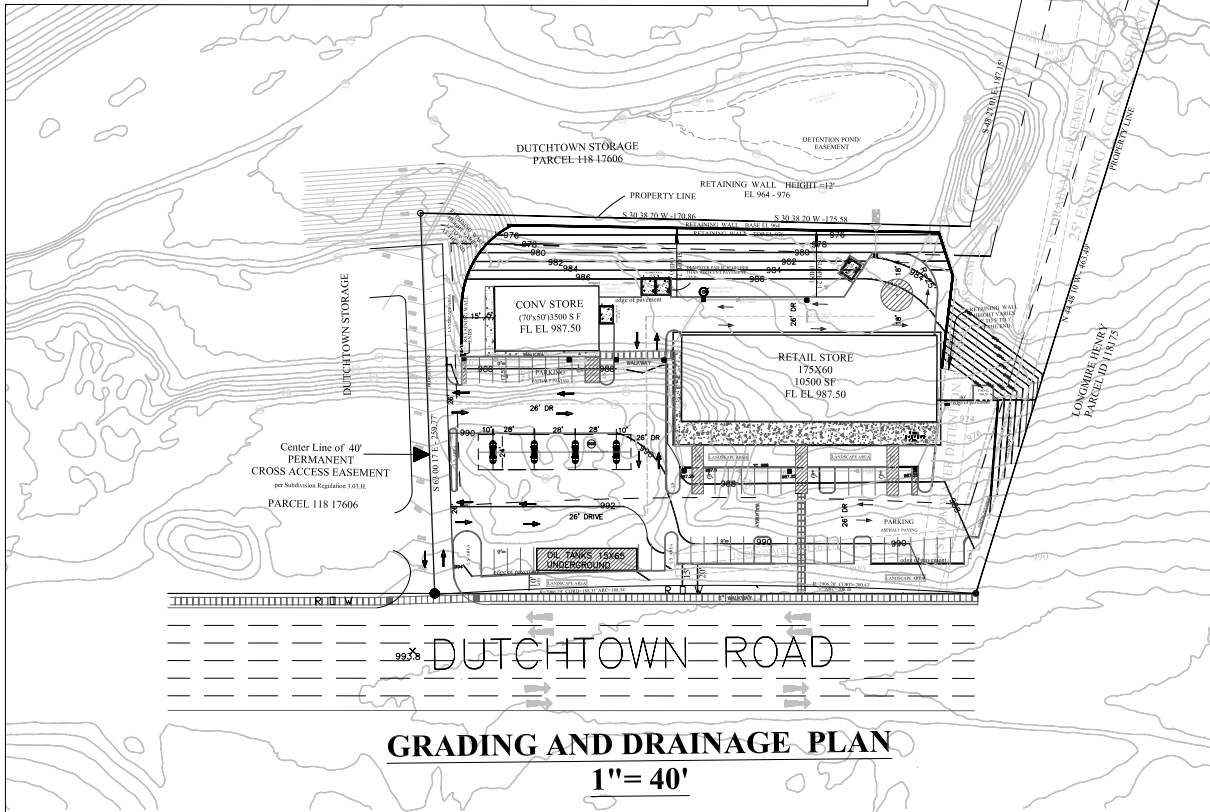
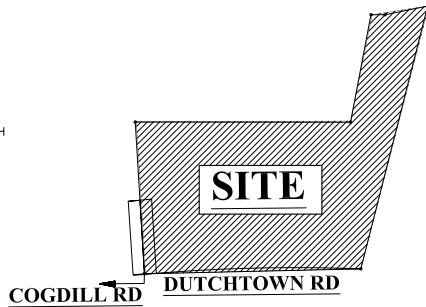
NOTES
 AREA GRADED IN ADJOINING PARCEL
 IF ANY WILL BE SEEDED IMMEDIATELY TO
 LIMIT EROSION AND SEDIMENTATION

Temporary seeding is required when
 grading operation are temporarily
 halted for over 14 days and on soil
 stockpiles. Permanent seeding is
 required when grading operations are
 completed and when construction
 operations will not impact the
 disturbed area. Seed areas that shows
 signs of excessive erosion.

All catch basins, area drain gates, and MH
 covers require permanently cast message

"No dumping, drains to river" message

TTCDA FILE NO: 1-A-23-TOB



GRADING AND DRAINAGE PLAN

1" = 40'

GRADING AND EROSION CONTROL NOTES

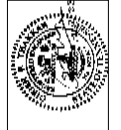
1. PRIOR TO GRADING CONTRACTOR SHALL STRIP SITE OF ALL VEGETATION AND TOPSOIL IN AREAS OF GRADING OPERATION. AREAS OF SOFT OR UNSUITABLE MATERIALS SHALL BE REMOVED AT THE DIRECTION OF THE SOILS ENGINEER.
2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AND USE ALL MEANS NECESSARY TO PREVENT SEDIMENT FROM EXITING THE SITE.
3. STAKED HAY BALES OR SILT FENCES SHALL BE PLACED PRECEDING ALL CULVERT INLETS OR OTHER DRAINAGE DITCHES BEFORE RUNOFF EXITS THE PROJECT OR ENTERS A SWALE AND AT OTHER LOCATIONS DESIGNATED BY THE ARCHITECT.
4. STAKED HAY BALES OR SILT FENCES SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENTS AS DESIGNATED BY THE ARCHITECT.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CHANGES IN EXISTING TOPOGRAPHIC FEATURES, SPOT ELEVATIONS, OR UTILITIES SHOWN ON THE SURVEY.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO THE INSTALLATION OF ALL CULVERTS TO VERIFY INVERTS.
8. ALL GRADED AREAS INCLUDING SLOPES ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
9. ALL GRADING AND DRAINAGE ORDINANCES OF KNOX COUNTY SHALL BE FOLLOWED.

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SCHEMATIC DESIGN INC.
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Schematic Design, Inc.
 CONSULTING ENGINEERS
 TRANSPORTATION • STORMWATER MANAGEMENT
 9147 Executive Park Dr., Ste. 218 • Knoxville, TN 37931
 (865) 591-7101 • Fax: (865) 591-7100
 www.schematicdesign.com

GRADING / DRAINAGE PLAN
 PROPOSED RETAIL CENTER
 PARCEL 118 17606
 10320 DUTCHTOWN ROAD
 KNOXVILLE, TN 37932

PROJECT NO.:
 DRAWN BY: NSG
 SCALE: AS NOTED
 DATE: 04/01/22

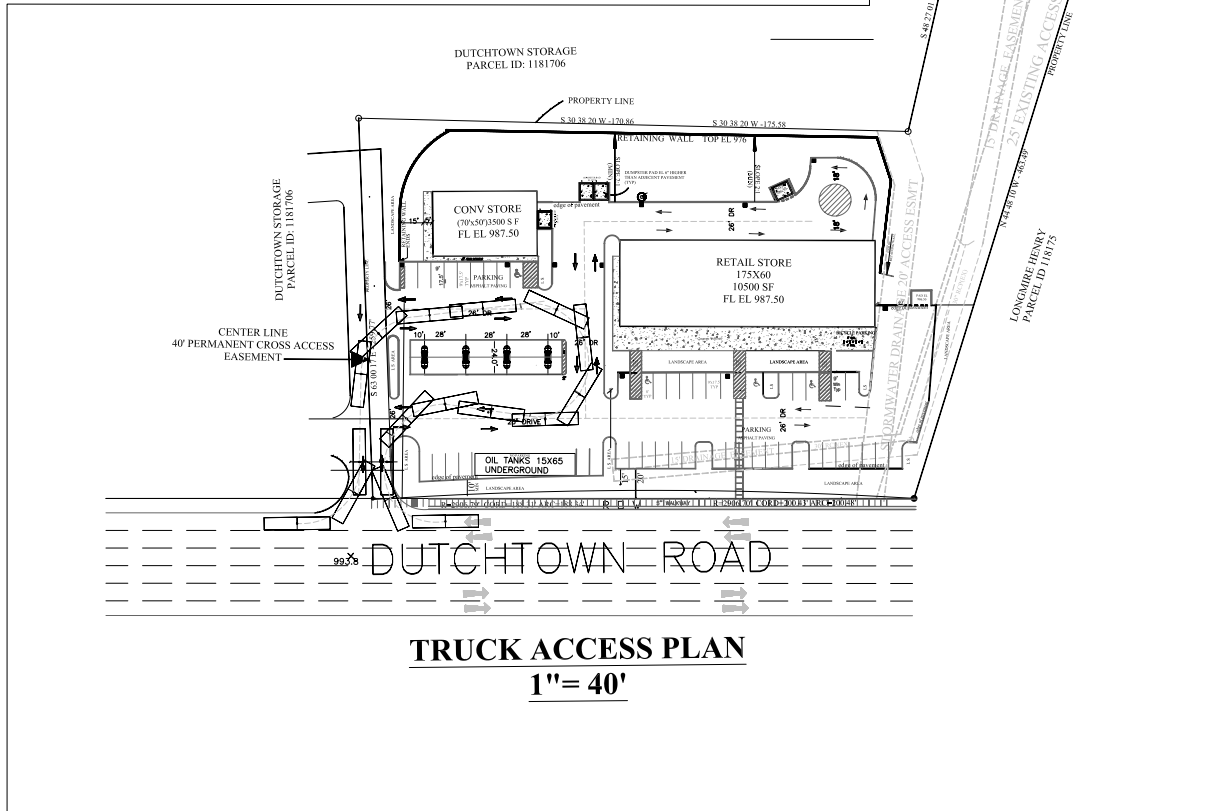
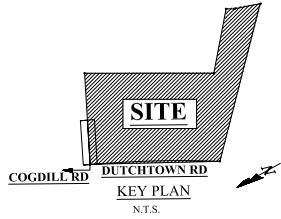
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NOTE:
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 KNOXVILLE TN 37932

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 CONTACT: 865-805-2790

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 SCHEMATIC DESIGN INC/CIVIL ENGINEERS
 9047 EXECUTIVE PARK DRIVE
 KNOXVILLE, TN 37923
 (865)-531-7101 (865) 531-7109 (FAX)
 EMAIL: SCHEMATICDESIGN@GMAIL.COM

ARCHITECT:
 JAMES STEVENS
 STEVENS DESIGN CONSULTING
 6413 FISCHER CT, BRENTWOOD, TN 37027
 jes6413@gmail.com
 615-337-0809

L.S. ARCHITECT:
 PATRICK BEASLEY - LANDSCAPE ARCHITECTS
 patrick@beasleyla.com
 865-441-4428

APPLICABLE CODES:
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 City/County PLANNING SUBDIVISION REGULATION
 2018 INT. ENERGY CONSERVATION CODE
 2018 IBC AND EXISTING BUILDING CODE
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ZONING:
 TO-1 TECHNOLOGY PARK OVERLAY
 AND C-H-1 HIGHWAY COMMERCIAL

OCCUPANCY TYPE:
 GROUP M MERCANTILE

PERMITTED USES:
 CONVENIENCE STORE AND
 RETAIL SHOPPING CENTER

CONSTRUCTION TYPE:
 TYPE V, UNPROTECTED,

SITE AREA:
 2.75 ACRES
DISTURBED AREA
 2 AC

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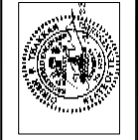
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SETBACK: FRONT 60' SIDE 20' REAR 20'

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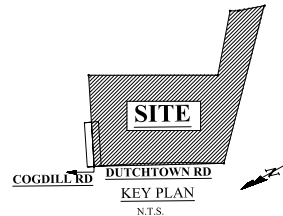
Schematic Design, Inc.
 CONSULTING ENGINEERS
 CIVIL, ELECTRICAL, MECHANICAL, PLUMBING, PIPING, AND HVAC
 TRUCK ACCESS PLAN
 7047 Executive Park Dr., Ste. 226 • Knoxville, TN 37931
 (865) 881-7101 • Fax: (865) 881-7109

TRUCK ACCESS PLAN
 DUTCHTOWN RETAIL CENTER
 PARCEL 118 17608
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 DRAWN BY: NSG
 SCALE: AS NOTED
 DATE: 04/01/22

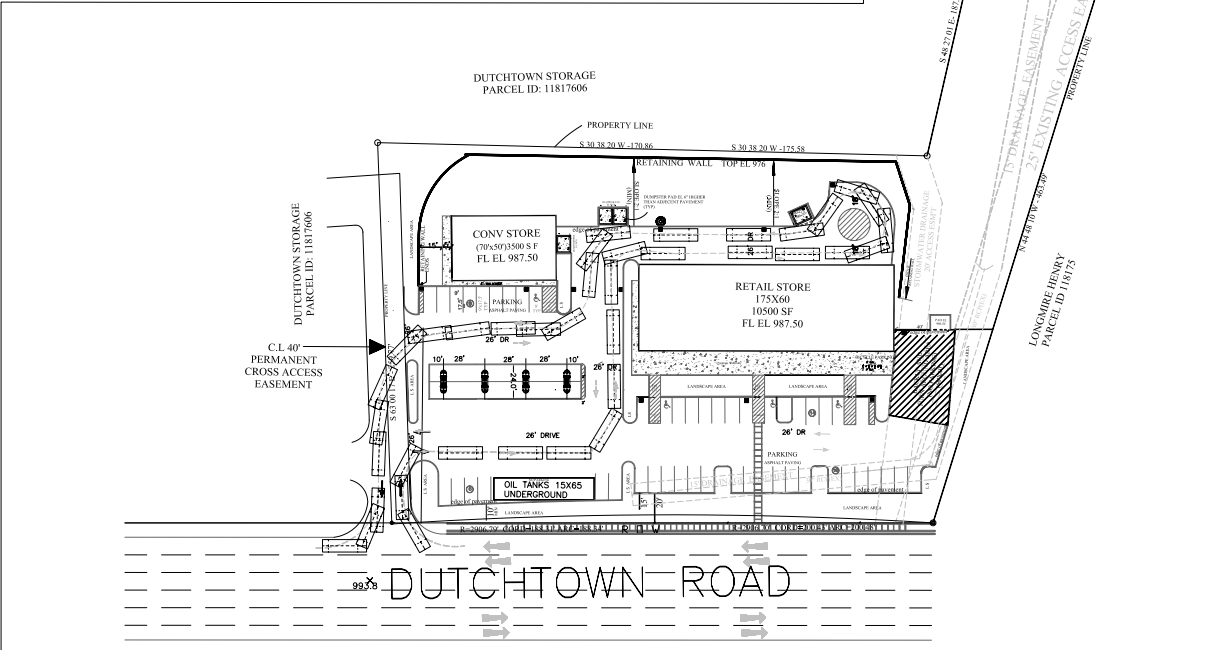
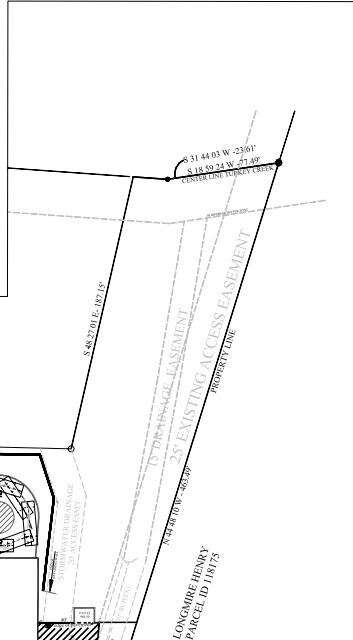
C-500

NOTE:
 PARCEL NO 118 17608 - 2.75 ACRES)
 ADDRESS:10320 DUTCHTOWN ROAD
 KNOXVILLE TN 37932



- GENERAL SITE NOTES**
1. ALL TOPOGRAPHIC INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A COMPILED OF EXISTING TOPOGRAPHY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
 2. FINISHED FLOOR ELEVATION AS NOTED.
 3. SUITABILITY OF SITE SOIL FOR CONSTRUCTION SHALL BE DETERMINED BY OTHERS. MECHANICALLY COMPACTED SOIL SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNDER SEBERMAK AND PAVING AREAS IN ACCORDANCE WITH ASTM D-698. ARCHITECT ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.
 4. ALL RADI ARE NOTED ON DRAWING.
 5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL UNDERGROUND UTILITIES AND VERIFY PROPERTY CONGRES AND TOPOGRAPHY BEFORE ANY CONSTRUCTION IS STARTED.
 6. EARTHWORK SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING. PROOF-ROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST ALL AREAS THE CONTRACTOR SHALL RETAIN THE SERVICES OF A TESTING COMPANY TO TEST ALL AREAS REQUIRING COMPACTION. RECORDS SHALL BE AVAILABLE FOR 98% COMPACTCY SOIL BEARING PRESSURE FOR BUILDING SITE. ALL EARTHWORK AND DRAINAGE SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY KNOX COUNTY, TN
 7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.

TTCDA FILE NO: 1-A-23-TOB



TRUCK (SU) ACCESS PLAN
 1" = 40'

DUTCHTOWN RETAIL CENTER

OWNER'S NAME & ADDRESS:
 KESHAV CORP. (NICK PATEL)
 1002 REESE DR. FRANKLIN, TN 37069
 865-805-2790

ENGINEER:
 SCHEMATIC DESIGN INC/CIVIL ENGINEERS
 9047 EXECUTIVE PARK DRIVE
 KNOXVILLE, TN 37923
 (865)-531-7101 (865) 531-7109 (FAX)
 EMAIL: SCHEMATICDESIGN@GMAIL.COM

ARCHITECT:
 JAMES STEVENS
 STEVENS DESIGN CONSULTING
 6413 FISCHER CT, BRENTWOOD, TN 37027
 jes6413@gmail.com
 615-337-0809

L.S. ARCHITECT:
 PATRICK BEASLEY - LANDSCAPE ARCHITECTS
 patrick@beasleya.com
 865-441-4428

APPLICABLE CODES:
 TO-1 TTCDA OVERLAY ZONING REGULATION
 MP. PLANNING SUBDIVISION REGULATIONS
 2018 INT. ENERGY CONSERVATION CODE
 2018 IBC AND EXISTING BUILDING CODE
 NFPA 101 SAFETY CODE
 2009 ICC A117.1 EDITION OF

ZONING:
 TO-1 TECHNOLOGY PARK OVERLAY
 AND C-H-1 HIGHWAY COMMERCIAL

TYPE: GROUP M MERCANTILE

PERMITTED USES:
 CONVENIENCE STORE AND
 RETAIL SHOPPING CENTER

CONSTRUCTION TYPE: TYPE V, UNPROTECTED.

SITE AREA: 2.75 ACRE
 DISTURBED AREA 2 AC

TTCDA PARKING REQUIREMENT
 3 MINIMUM / 4 MAXIMUM PER 1000 SQUARE FEET OF BLDG.
 BASED ON OCCUPANCY = 10,500 S.F. / 3 PER 1000 = S.F.=32
 33 PROVIDED INCLUDING 3 H.C. VAN ACCESSIBLE (31-47)
 FOR CONVENIENCE STORE: (Spaces Required)

PARKING SPACES = 3 PER 1000 S.F. x 3.5 = 12 (11 -16)
 15 PROVIDED.. (Spaces Required)
 INCLUDING 1 VAN ACCESSIBLE.

TTCDA REQUIREMENT

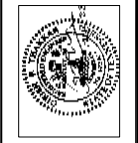
GAC: 25% =48138 S.F. GAC = 14000/119790=0.12 or 12 %
 FAR: 30% =57766 FAR=14000/119790=0.12 OR 12 %
 IAC : 70% =134788 S.F IAC=55500/119790=0.46 OR 46%

SETBACK: FRONT 60' SIDE 20' REAR 20'

TOTAL AREA = 2.75 AC 119790 S.F.
 DISTURBED AREA = 87120 S.F.
 IMPERVIOUS AREA = 55,500 S.F.,
 TOTAL PARKING AREA =41,500 S.F.
 RDOF AREA=14000 S.F.
 LANDSCAPE (GREEN)AREA=31620 S.F.
 UNDISTURBED AREA=32670 S.F

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|---------------|
| 0 | 04/01/22 | INITIAL ISSUE |
| | | |

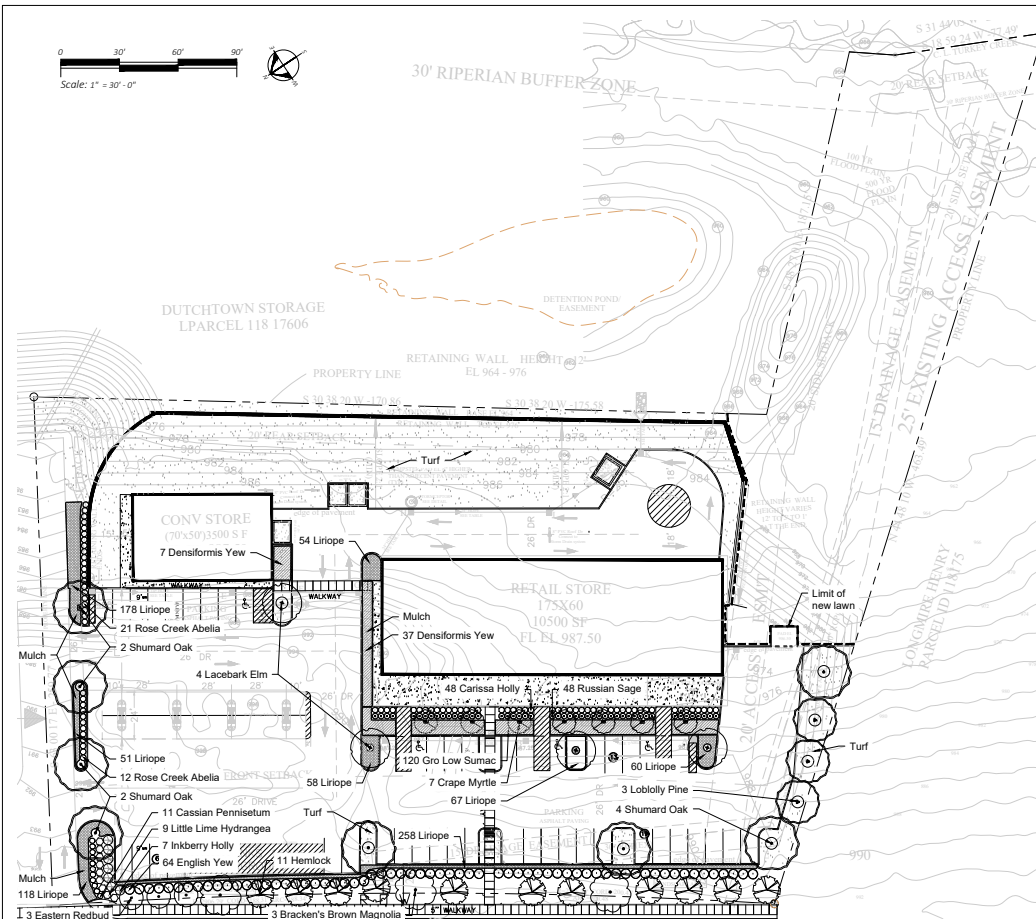


Schematic Design, Inc.
 CONSULTING ENGINEERS
 9047 EXECUTIVE PARK DRIVE
 KNOXVILLE, TN 37923
 (865) 531-7101 • Fax: (865) 881-7109

TRUCK (SU) ACCESS PLAN
 DUTCHTOWN RETAIL CENTER
 PARCEL 118 17608
 10320 DUTCHTOWN ROAD
 KNOXVILLE, TN 37932

PROJECT NO:
 DRAWN BY: NSG
 SCALE: AS NOTED
 DATE: 04/01/22

C-501



TCDA - 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.
 - 39 trees proposed
 - 17 evergreen = 43%
- 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.
 - 17 large trees proposed
- 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.
 - front yard includes parking, landscape included
- 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).
 - Retail
 - West Elevation = 3,9995 SF North Elevation = 1,290 SF South Elevation = 1,290 SF
 - Total Front and Side Elevations = 6,575 Required Square Footage of Landscape = 3,288
 - Total Proposed Landscape (immediately around building) = 2,995 square feet
 - Total Proposed Landscape (around building parking area) = 5,865
 - Total Proposed Landscape (Retail Building) = 8,760 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.
 - 47 parking spaces proposed, 5 medium or large trees required, 10 large trees proposed
- 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 = 45,502 square feet
 - Total Landscape Bed Area = 11,116 square feet
 - 24%
- 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 preserved 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 proposed 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 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.

LEGEND:



Lawn

PLANTING LEGEND:

| Qty | Botanical Name | Common Name | Size | Notes | Size |
|-------------------------------------|--|--------------------------|-------------|---|------|
| Deciduous Trees | | | | | |
| 3 | Cercis canadensis | Redbud | 2" cal. | central leader, full and dense | S |
| 7 | Lagerstroemia indica | Crape Myrtle | 2" cal. | central leader, full and dense | S |
| 8 | Quercus shumardii | Shumard Oak | 2" cal. | 6' CT, central leader, full and well branched | L |
| 4 | Ulmus parvifolia | Lacebark Elm | 2" cal. | central leader, full and dense | M |
| Evergreen Trees | | | | | |
| 3 | Magnolia grandiflora 'Brackens Brown Beauty' | Brackens' Brown Magnolia | 6' hgt. | central leader, full and well branched | L |
| 3 | Pinus taeda | Loblolly | 6' hgt. | central leader, full and well branched | L |
| 11 | Tsuga canadensis | Eastern Hemlock | 6' hgt.FTG. | central leader, full and dense | M |
| Deciduous Shrubs | | | | | |
| 9 | Hydrangea paniculata 'Jame' | Little Lime Hydrangea | 3 gallon | 4" oc, full and dense | S |
| 120 | Rhus aromatica | Gro-Low Sumac | 3 gallon | 3" oc, full and dense | S |
| 48 | Salvia yangii | Russian Sage | 3 gallon | 3" oc, full and dense | S |
| Evergreen Shrubs | | | | | |
| 33 | Abelia 'Rose Creek' | Rose Creek Abelia | 3 gallon | 3" oc, full and dense | S |
| 48 | Ilex cornuta 'Carissa' | Carissa Holly | 3 gallon | 3" oc, full and dense | S |
| 7 | Ilex glabra | Inkberry Holly | 3 gallon | 5" oc, full and dense | S |
| 64 | Taxus baccata | English Yew | 3 gallon | 5" oc, full and dense | S |
| 44 | Taxus x media 'Densiformis' | Dense Yew | 3 gallon | 3" oc, full and dense | S |
| Perennials & Groundcover | | | | | |
| 844 | Liriope spicata | Creeping Liriyurt | 4" pot | 18" oc, full and dense | L |
| 11 | Pennisetum alopecuroides 'Cassian's Choice' | Cassian Pennisetum | 3 gallon | 2" oc, full and dense | S |



| NO. | DATE | DESCRIPTION |
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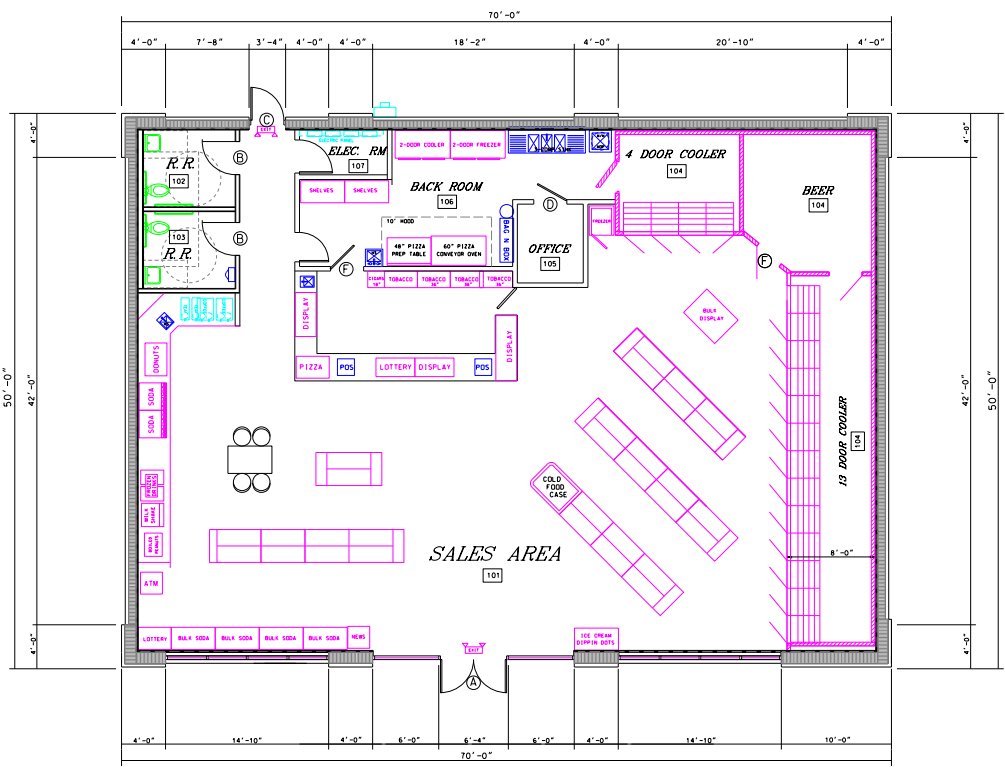
6413 Fischer Court
Brentwood, Tennessee 37027
jes6413@gmail.com
615-337-0809

DUTCHTOWN CENTER

PARCEL NO. 118 17606 3R3RR3-2-75 ACRES
10320 DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE 37932

| | |
|-------------|---------|
| Map: | |
| Zoning: | |
| Checked By: | |
| Per App. # | |
| DATE: | 8-28-21 |

A-1.0



FLOOR PLAN

SCALE 3/16" = 1'-0"



| | |
|-------------------|-----------------------|
| OCCUPANCY GROUP | BUSINESS GROUP "B" |
| CONSTRUCTION TYPE | TYPE VB (UNPROTECTED) |
| BUILDING HEIGHT | 20'-0" |
| OCCUPANCY LOAD | 1/100 35 OCCUPANTS |

ROOM FINISH SCHEDULE

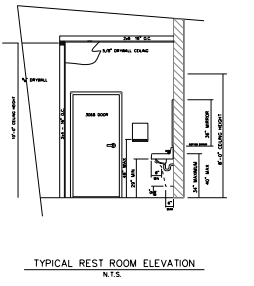
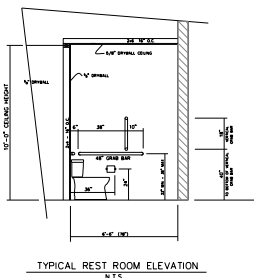
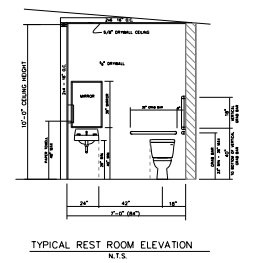
| ROOM | DESCRIPTION | FLOOR | BASE | WALLS | CEILING | CEILING HT. | NOTES |
|------|-------------|-----------------|------------|----------------|----------------|-------------|---------------------|
| 101 | SALES AREA | SEALED CONCRETE | 4" VINYL | DRYWALL-PAINT | 2x4 VINYL ROCK | 10'-0" | CERAMIC TILE |
| 102 | REST ROOM | SEALED CONCRETE | 6" CERAMIC | CERAMIC TILE | DRYWALL | 8'-0" | ALLOW \$ 15.00/SF |
| 103 | REST ROOM | SEALED CONCRETE | 6" CERAMIC | CERAMIC TILE | DRYWALL | 8'-0" | |
| 104 | COOLER | SEALED CONCRETE | NONE | COOLER PANEL | COOLER PANEL | 7'-8" | WHITE ALUMINUM GRID |
| 105 | OFFICE | SEALED CONCRETE | 4" VINYL | DRYWALL-PAINT | 2x4 VINYL ROCK | 10'-0" | ALL CEILINGS |
| 106 | BACK ROOM | SEALED CONCRETE | 4" VINYL | "FRP" PANELING | 2x4 VINYL ROCK | 10'-0" | |
| 107 | ELEC. ROOM | SEALED CONCRETE | 4" VINYL | DRYWALL-PAINT | 2x4 VINYL ROCK | 10'-0" | |

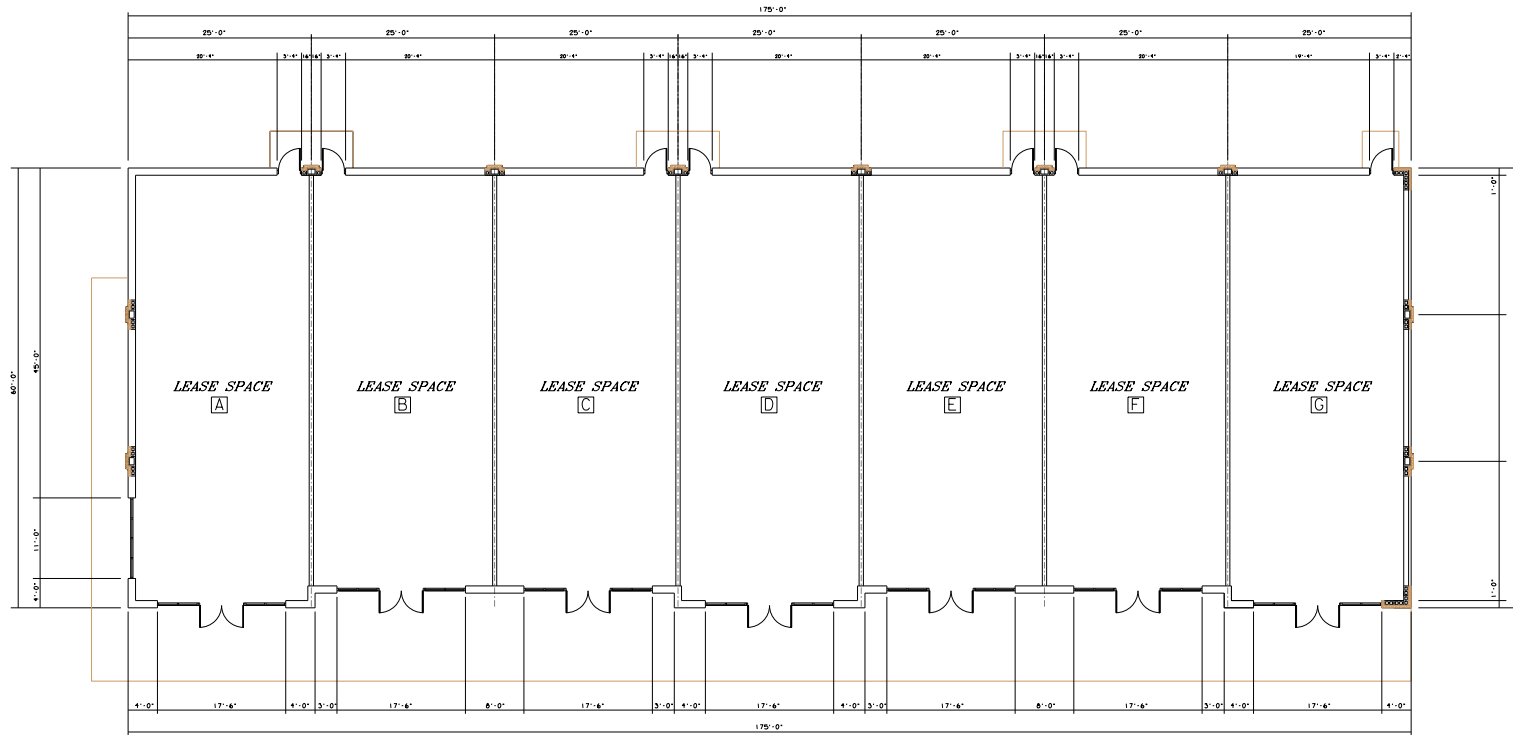
DOOR SCHEDULE

| MARK | DESCRIPTION/HARDWARE |
|------|--|
| (A) | STOREFRONT DOORS - PAIR 3070 BRONZE ANODIZED ALUMINUM FRAMES W/ 1" INSULATED GLASS STANDARD STOREFRONT HARDWARE |
| (B) | 3070 HOLLOW METAL DOOR AND FRAME - PAINT SCHLAGE OR EQUAL LEVER ACTION PASSAGE SET KEYS (EXTERIOR) EXTERIOR THUMB LATCH (INTERIOR) DOOR CLOSER AND COAT HOOK |
| (C) | 3070 EXTERIOR HOLLOW METAL DOOR & FRAME EXIT-PANIC/ALARM PUSH BAR DOOR CLOSER AND PEEP HOLE 12" STAINLESS STEEL KICK PLATE |
| (D) | 3070 HOLLOW METAL DOOR & FRAME SCHLAGE OR EQUAL LEVER ACTION LOCK SET |
| (E) | 2868 HOLLOW METAL FRAME W/ SOLID WOOD DOOR (STAIN) SCHLAGE OR EQUAL LEVER ACTION LOCK SET |
| (F) | 3068 DOUBLE ACTING ALUMINUM SWING DOOR FULL GLASS BY COOLER MANUFACTURER |

WALL SCHEDULE

| MARK | DESCRIPTION |
|------|--|
| (A) | 8" C.M.U. WITH BRICK VENEER, 2X4 FURRING WITH 1.5" RIGID INSULATION, 5/8" DRYWALL - PAINTED |
| (B) | 3.5" STUDS 16" o.c. W/ 5/8" DRYWALL PAINT, "FRP" PANELING, STAINLESS STEEL OVER DURAROCK @ HOOD INSTALL 24" HIGH DURAROCK AT FLOOR ON ALL KITCHEN & R.R. WALLS |
| (C) | WHITE BAKED ON FINISH METAL INSULATED COOLER PANELS FURNISHED AND INSTALLED BY COOLER MANUFACTURER |
| (D) | 3.5" STUDS 16" o.c. WITH 1/2" PLYWOOD AND FORMICA TO MATCH COUNTERS, 1X6 FORMICA COVERED CAP |





FLOOR PLAN

SCALE 1/8" = 1'-0"



OCCUPANCY GROUP
CONSTRUCTION TYPE
BUILDING HEIGHT

MERCHANTILE GROUP "M"
TYPE VB (UNPROTECTED)
24'-0"

DUTCHTOWN CENTER

PARCEL NO. 118 17606 3535R3-2.75 ACRES
0020 DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE 37932

Map:
Zoning:
Checked By:
DATE:

A1.1

615-337-0809

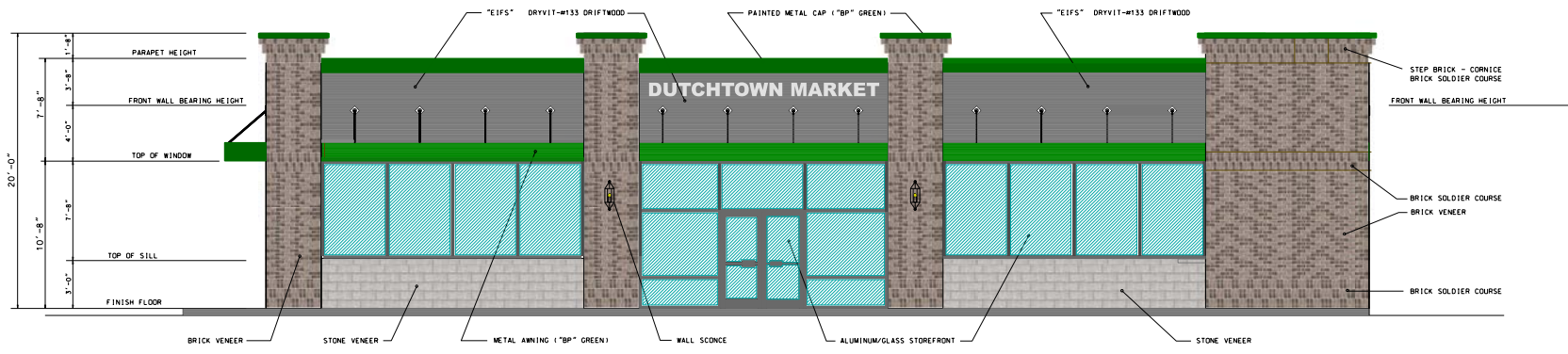
6413 Fischer Court
Brentwood, Tennessee 37027

jes6413@gmail.com

REVISION

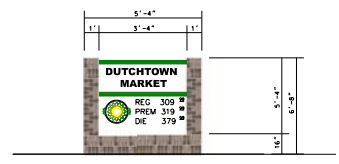
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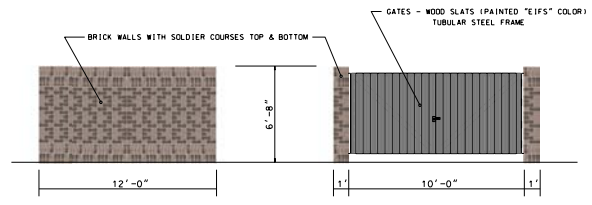


WEST ELEVATION

SCALE 1/4" = 1'-0"



MONUMENT SIGN DETAIL
SCALE 1/4" = 1'-0"



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

| EXTERIOR FINISHES: | | |
|----------------------|--|-------|
| STONE VENEER | CORNADO STONE - SONORA SANDSTONE (SILVER ASH) | 9.2% |
| BRICK VENEER | MERIDIAN BRICK - SALISBURY COLLECTION "LA CAVA" | 30.9% |
| METAL AWNING & CAP | METAL PAINTED "BP" GREEN | 9.4% |
| STOREFRONT | CLEAR ANODIZED ALUMINUM/1" INSULATED GLASS | 30.5% |
| "EIFS" ABOVE WINDOWS | "EIFS" - DRYVIT M133 DRIFTWOOD PERCENTAGE "EIFS" FRONT FACADE - 20% | 20.0% |

REVISION

| NO. | DATE |
|-----|------|
| 1 | |



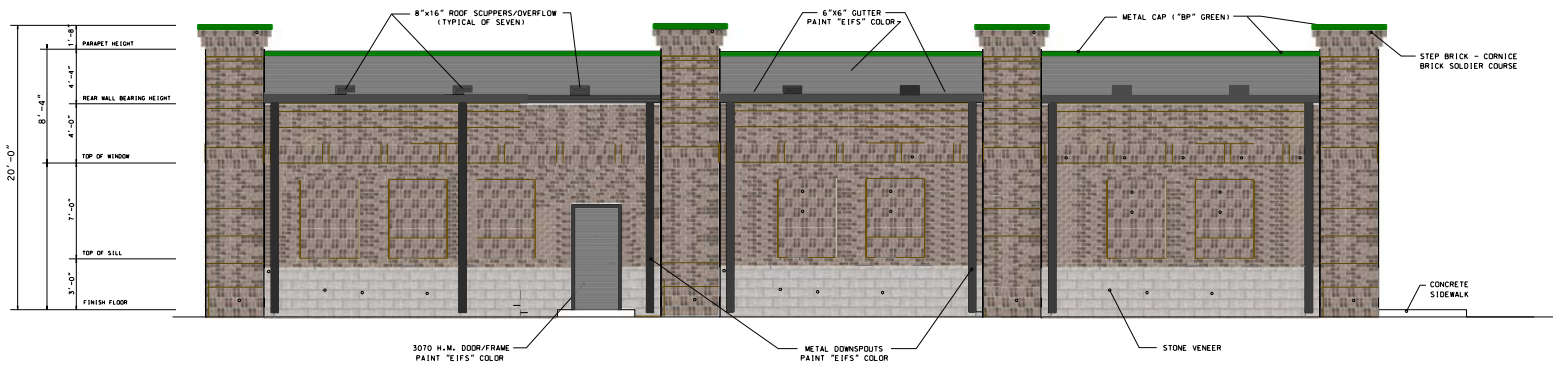
6413 Fisher Court
Brentwood, Tennessee 37027
615-337-0809
jes6413@gmail.com

DUTCHTOWN MARKET

PARCEL NO. 118 17606 363993-2.75 ACRES
10320 DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE 37932

| | |
|-------------|----------------|
| Map: | Parcel: |
| Zoning: | Per App # |
| Checked By: | DATE: 10-20-22 |

A2.0



E A S T E L E V A T I O N
SCALE 1/4" = 1'-0"

| EXTERIOR FINISHES: | |
|--------------------|--|
| STONE VENEER | CORONADO STONE - SONORA SANDSTONE (SILVER ASH) |
| BRICK VENEER | MERIDIAN BRICK - SALISBURY COLLECTION "LA CAVA" |
| METAL AWNING & CAP | METAL PAINTED "BP" GREEN |
| STOREFRONT | CLEAR ANODIZED ALUMINUM/1" INSULATED GLASS |
| PARAPET | "EIFS" DRYVIT #133 DRIFTWOOD "EIFS" PERCENTAGE ON REAR WALL - 11% |

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| | | |
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| | | |

STEVENS
DESIGN-CONSULTING

6413 Fischer Court
Brentwood, Tennessee 37027

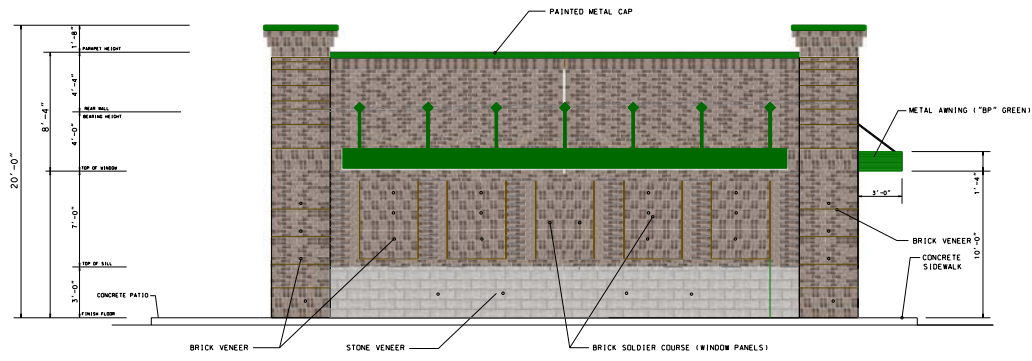
615-337-0809 jss6413@gmail.com

DUTCHTOWN MARKET

PARCEL NO. 118.17608.38383-2.75 ACRES
10320 DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE 37932

Map: _____
Parcel: _____
Zoning: _____
Checked By: _____
DATE: 10-20-22

A2.2



NORTH & SOUTH ELEVATION

SCALE 1/4" = 1'-0"



CANOPY ELEVATION

SCALE 1/4" = 1'-0"

| EXTERIOR FINISHES: | | |
|--------------------|---|-------|
| STONE VENEER | CORONADO STONE - SONORA SANDSTONE (SILVER ASH) | 14.7% |
| BRICK VENEER | MERIDIAN BRICK - SALISBURY COLLECTION "LA CAVA" | 83.4% |
| METAL AWNING & CAP | METAL PAINTED "BP" GREEN | 1.9% |
| STOREFRONT | CLEAR ANODIZED ALUMINUM/1" INSULATED GLASS | 0% |
| PARAPET | "EIFS" DRYVIT #133 DRIFTWOOD | 0% |



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |



6413 Fischer Court
Brentwood, Tennessee 37027
jes6413@gmail.com
615-337-0809

DUTCHTOWN MARKET

PARCEL NO. 118.17608. 38.383-2.75 ACRES
10320 DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE 37932

| | |
|-------------|-----------|
| Map: | Parcel: |
| Zoning: | Per App # |
| Checked By: | DATE: |

A2.3

10-20-22



| NO. | DATE | DESCRIPTION |
|-----|----------|----------------|
| 1 | 12-12-22 | PARAPET DETAIL |

STEVENS
DESIGN-CONSULTING
6413 Fisher Court
Brentwood, Tennessee 37027
jes6413@gmail.com

615-337-0809

DUTCHTOWN MARKET

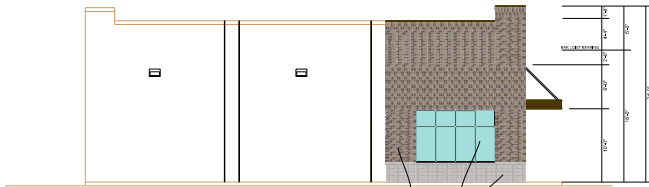
PARCEL NO. 118 17606 353ER3-2,75 ACRES
0020 DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE 37932

Map:
Parcel:
Zone:
Checked By:
DATE:

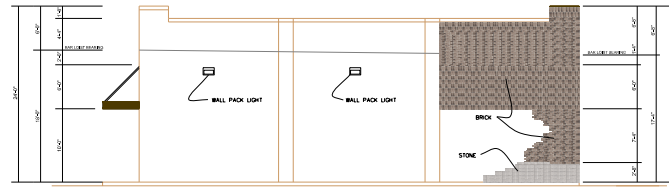
A2.4



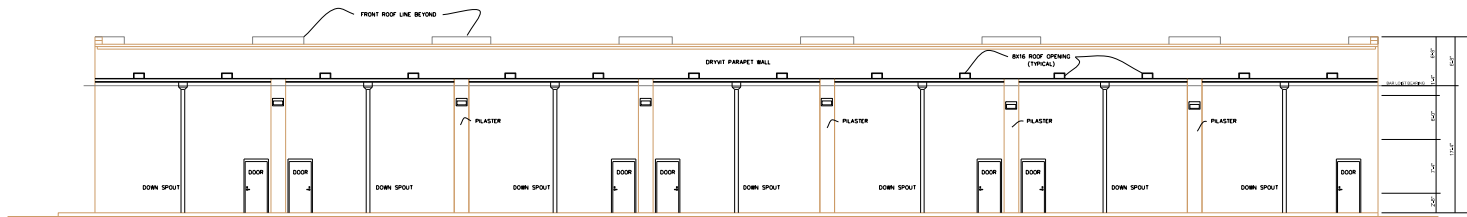
WEST ELEVATION
SCALE 1/8" = 1'-0"



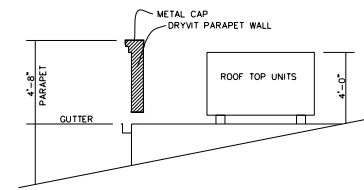
NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



REAR WALL PARAPET DETAIL
N.T.S.

| EXTERIOR FINISHES: WEST ELEVATION | | |
|-----------------------------------|---|-------|
| STONE VENEER | CORNBED STONE - SANDY SANDSTONE (SILVER GRAY) | 11.85 |
| BRICK VENEER | MERIDIAN BRICK - SALUBRITY COLLECTION "LA CHAT" | 88.36 |
| METAL FINISH & CAP | METAL PAINTED "T" GREEN | 2.16 |
| STOREFRONT | CLEAR ANODIZED ALUMINUM / INSULATED GLASS | 5.95 |
| FINISHES | "T"SP" DRYWIT GIBB OFFSHORE | 0.00 |

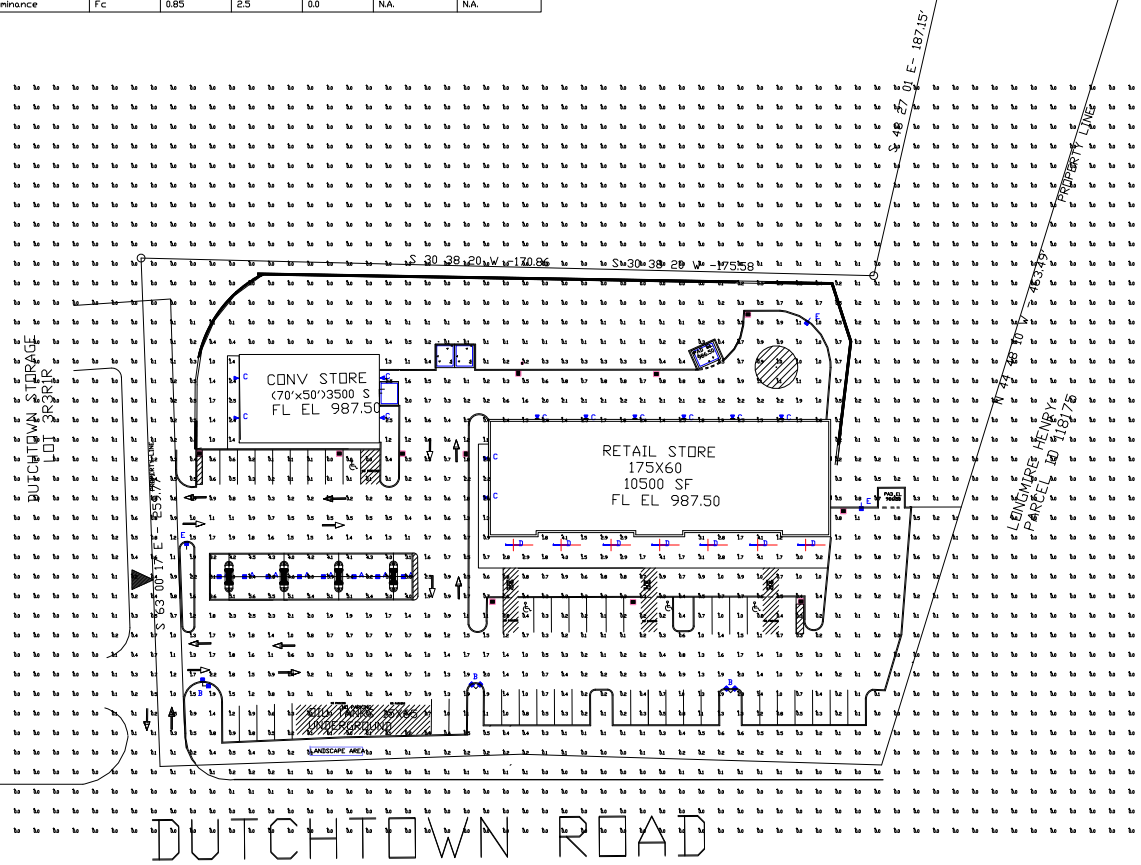
| EXTERIOR FINISHES: NORTH ELEVATION | | |
|------------------------------------|---|-------|
| STONE VENEER | CORNBED STONE - SANDY SANDSTONE (SILVER GRAY) | 11.85 |
| BRICK VENEER | MERIDIAN BRICK - SALUBRITY COLLECTION "LA CHAT" | 88.36 |
| METAL FINISH & CAP | METAL PAINTED "T" GREEN | 2.16 |
| STOREFRONT | CLEAR ANODIZED ALUMINUM / INSULATED GLASS | 5.95 |
| FINISHES | "T"SP" DRYWIT GIBB OFFSHORE | 0.00 |

| EXTERIOR FINISHES: SOUTH ELEVATION | | |
|------------------------------------|---|-------|
| STONE VENEER | CORNBED STONE - SANDY SANDSTONE (SILVER GRAY) | 11.85 |
| BRICK VENEER | MERIDIAN BRICK - SALUBRITY COLLECTION "LA CHAT" | 88.36 |
| METAL FINISH & CAP | METAL PAINTED "T" GREEN | 2.16 |
| STOREFRONT | CLEAR ANODIZED ALUMINUM / INSULATED GLASS | 5.95 |
| FINISHES | "T"SP" DRYWIT GIBB OFFSHORE | 0.00 |

| EXTERIOR FINISHES: EAST ELEVATION | | |
|-----------------------------------|---|-------|
| STONE VENEER | CORNBED STONE - SANDY SANDSTONE (SILVER GRAY) | 0.00 |
| BRICK VENEER | MERIDIAN BRICK - SALUBRITY COLLECTION "LA CHAT" | 88.36 |
| METAL FINISH & CAP | METAL PAINTED "T" GREEN | 10.26 |
| STOREFRONT | CLEAR ANODIZED ALUMINUM / INSULATED GLASS | 0.00 |
| FINISHES | "T"SP" DRYWIT GIBB OFFSHORE | 0.00 |

| Luminaire Schedule | | | | | | | | | |
|--------------------|-----|-------|----------------|---|-------|-------|-------|------------------|------------|
| Symbol | Qty | Label | Arrangement | Description | LLD | LDD | LLF | Arr. Lum. Lumens | Arr. Watts |
| | 8 | A | SINGLE | SCV-LED-10L-SC-50 MTD @ 15' DIMMED 70% | 1.000 | 1.000 | 0.300 | 10317 | 67 |
| | 3 | B | 2 @ 90 DEGREES | MRS-LED-06L-SIL-FT-50-70CRI-D90-18"POLE+2'BASE DIMMED 50% | 1.000 | 1.000 | 0.500 | 12304 | 82 |
| | 12 | C | SINGLE | XWM-FT-LED-03L-50 MTD @ 10' DIMMED 50% | 1.000 | 1.000 | 0.500 | 3294 | 23 |
| | 7 | D | SINGLE | SDLB-LED-70L-FL-50 MTD @ 10' DIMMED 70% | 1.000 | 1.000 | 0.300 | 7531 | 52.6 |
| | 3 | E | SINGLE | MRS-LED-06L-SIL-FT-50-70CRI-D90-18"POLE+2'BASE DIMMED 50% | 1.000 | 1.000 | 0.500 | 6152 | 41 |

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| ALL CALC POINTS | Illuminance | Fc | 0.35 | 8.4 | 0.0 | N.A. | N.A. |
| CANDPY | Illuminance | Fc | 4.95 | 8.4 | 0.0 | N.A. | N.A. |
| INSIDE CURB | Illuminance | Fc | 0.85 | 2.5 | 0.0 | N.A. | N.A. |



**PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION**

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamp/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature notes does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 15492

LIGHTING PROPOSAL LD-156961-1

DATE: 08/20/2024 10:58 AM

| | | | |
|------------|------------|------------|------------|
| DATE | DATE | DATE | DATE |
| 08/20/2024 | 08/20/2024 | 08/20/2024 | 08/20/2024 |

SHEET 1 OF 1

SCALE: 1"=30'

November 8, 2022

Girish Thakkar, PE
Schematic Design, Inc.
9047 Executive Park Drive, Suite 226
Knoxville, Tennessee 37923

RE: Dutchtown Retail Center – Trip Generation Summary

Dear Mr. Thakkar,

Thanks for the opportunity to review your proposed commercial development along Dutchtown Road in Knoxville, Tennessee. The purpose of this letter is to provide a summary of the trip generation information associated with your proposed development. Upon reviewing the site plan for this project, trip generation analysis was performed for a mixed-use development consisting of a 10,500 square-foot retail store and a 3,500 square-foot convenience store with 8 fueling positions (4 pumps).

In order to estimate the expected traffic volumes to be generated by the proposed development, the procedures of *Trip Generation, 11th Edition* (Institute of Transportation Engineers-ITE) were utilized. The generated trips were determined based on the weekday AM and PM peak hour of adjacent street traffic trip generation rates for Strip Retail Plaza (<40k SF) (ITE Land Use Code 822) and Convenience Store / Gas Station (ITE Land Use Code 945). The generated trips for this project will consist of two specific types; pass-by trips and non-pass-by trips.

Pass-by trips are those that involve vehicles that are already going past the project site, who will now turn into the site, do business, and then exit the site continuing their primary trip in the same direction. The ITE Trip Generation Handbook, 3rd Edition, provides pass-by trip rates for the specific land uses proposed in this development. For Convenience Store / Gas Station (ITE Land Use Code 945) the pass-by trip rate is 60% for the AM peak hour and 56% for the PM peak hour. Pass-by trips are not newly generated trips but rather redistributed trips from the existing roadway network to the proposed development.

The non-pass-by trips are new trips that are made for the specific purpose of doing business at the proposed development. The non-pass-by trips are represented by the remaining percentages of the pass-by trip rates presented above.

See TABLE 1 for a summary of the traffic generated for this project.

| TABLE 1: TRIP GENERATION SUMMARY | | | | | | | | | |
|--|----------|-----------|-------------------------|---------------------------|-------------|-------------|---------------------------|-------------|-------------|
| LAND USE | ITE CODE | SIZE | WEEKDAY (TRIPS/DAY) | AM PEAK HOUR (TRIPS/HOUR) | | | PM PEAK HOUR (TRIPS/HOUR) | | |
| | | | | IN | OUT | TOTAL | IN | OUT | TOTAL |
| Strip Retail Plaza (<40k) | 822 | 10,500 SF | 673 | 15 | 10 | 25 | 35 | 35 | 69 |
| | | | Pass-by* Non-Pass-by | (-0) 15 | (-0) 10 | (-0) 25 | (-0) 35 | (-0) 34 | (-0) 69 |
| Convenience Store/ Gas Station | 945 | 3,500 SF | 2,121 | 64 | 64 | 128 | 74 | 73 | 147 |
| | | | Pass-by* Non-Pass-by | (-38) 26 | (-39) 25 | (-77) 51 | (-41) 33 | (-41) 32 | (-82) 65 |
| TOTAL REDISTRIBUTED PASS-BY TRIPS | | | | 38 | 39 | 77 | 41 | 41 | 82 |
| TOTAL NEW PROJECT TRIPS (NON-PASS-BY) | | | | 41 | 35 | 76 | 68 | 66 | 134 |
| TOTAL PROJECT TRIPS AT SITE DRIVEWAYS | | | | 79 | 74 | 153 | 109 | 107 | 216 |
| A.M. Peak Hour trip generation is based on Peak Hour of Adjacent Street Traffic, One Hour Between 7 & 9 a.m. P.M. Peak Hour trip generation is based on Peak Hour of Adjacent Street Traffic, One Hour Between 4 & 6 p.m. *Pass-by trip Redistribution: <ul style="list-style-type: none"> • LUC 822 – AM Peak=0%, PM Peak=0% • LUC 945 – AM Peak=60%, PM Peak=56% | | | | | | | | | |

As can be seen in TABLE 1 above, the anticipated daily traffic is projected to be 2,794 trips per day when combining the projected weekday traffic from each land use. Furthermore, new project trips are anticipated to be 76 AM peak hour trips and 134 PM peak hour trips.

Please advise if you have any question regarding the trip generation information related to this proposed development.

Regards,

Wesley Stokes

Wesley Stokes, PE
 Project Manager



TECHNOLOGY
CORRIDOR DEVELOPMENT

TTCDA Review Request

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

KESHAV CORP.

PUBLISHED APPLICANT NAME - *no individuals on behalf of -*

11/28/22

DATE FILED

01/09/23

MEETING DATE (IF APPLICABLE)

1-A-23-TOB

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

Nick Patel

NAME

KESHAV CORP.

COMPANY

1002 Reese Drive

ADDRESS

Franklin

CITY

TN

STATE

37069

ZIP

865-805-2790

PHONE

nickpatel1959@yahoo.com

EMAIL

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Keshav Corp.

OWNER NAME - *if different -*

1002 Reese Drive

OWNER ADDRESS

865-805-2790

OWNER PHONE/EMAIL

10320 Dutchtown Road, Knoxville TN 37932

PROPERTY ADDRESS

nickpatel1959@yahoo.com

118 17606(3R3R3)

PARCEL ID(S)

N

PART OF PARCEL? (Y/N)

2.75 Ac

TRACT SIZE

STAFF USE ONLY

Southeast side of Dutchtown Rd, southwest of Cogdill Rd

GENERAL LOCATION

CITY COUNTY

2nd District

DISTRICT

C-H-1, F, & TO-1

ZONING

TP & SP

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

PLANNING SECTOR

Vacant land

EXISTING LAND USE

REQUEST

BUILDING PERMIT REZONING
 NEW CONSTRUCTION SIGNAGE
 EXPANSION OR RENOVATION ZONING VARIANCE
 GRADING PLAN

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

PLAN MATERIALS:
 DEVELOPMENT PLAN OTHER:
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:
 Site Grading, and new construction of building and parking for retail strip center.

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

| | | | |
|---|------|------|---|
| <input type="checkbox"/> TTCDA Checklist | CODE | CODE | TOTAL 450.00 Pd 11/21/22 M Jones |
| <input type="checkbox"/> Property Owners/Option Holders | FEE | FEE | |

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

 N.B. Patel owner Keshav Corp. 11/28/22
 APPLICATION AUTHORIZED BY AFFILIATION DATE

865-805-2790 nickpatel1959@yahoo.com,
 PHONE NUMBER EMAIL

 M Jones 11-21-22
 STAFF SIGNATURE PRINT NAME DATE PAID