



Certificate of Appropriateness For a Building Permit Administrative Review

On June 28, 2023, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Buddy Cruze / John H. Coleman Co., hereinafter referred to as the Applicant, on its application filed on May 19, 2023 with Application No. 7-A-23-TOA, this Certificate of Appropriateness for the following described property, 805 Corridor Park Blvd. / Parcel ID 118 17337. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire three years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that three year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

APPLICATION APPROVED June 28, 2023, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a building permit, subject to the following condition:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.**

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair

N/A (administrative approval)

Attested to by

Michelle Portier

Approval date: 6/28/2023

COA expiration date (3 years): 6/27/2026

Report of Staff Recommendation

Administrative Review

File No.: 7-A-23-TOA

Applicant: BUDDY CRUZE / JOHN H. COLEMAN CO.

Request: BUILDING PERMIT

Meeting Date: 7/5/2023

Address: 805 Corridor Park Blvd.

Map/Parcel Number: 118 17337

Location: Eastern terminus of Corridor Park Blvd, northwest of Dutchtown Rd

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

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: Office warehouse

Appx. Size of Tract: 2.314 acres

Accessibility: Access is off of Corridor Park Boulevard, a local road with a 26-ft pavement width inside a 78-ft right-of-way.

Surrounding Zoning and Land Uses: North: PC (Planned Commercial) / TO (Technology Overlay) - Agriculture/forestry/vacant land (approved for office warehouse)

South: PC (Planned Commercial) / TO (Technology Overlay) - Industrial

East: Pellissippi Parkway right-of-way

West: BP (Business and Technology Park) / TO (Technology Overlay) - Industrial

Comments: PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE TTCDA STAFF MAY REVIEW AND APPROVE MINOR CHANGES TO PREVIOUSLY APPROVED APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS FOR BUILDING, GRADING, AND SIGNS PERMITS, CONSISTENT WITH THE FOLLOWING REQUIREMENTS:

A. The proposed change complies with all relevant requirements of the Design Guidelines, Knoxville Zoning Ordinance and Knox County Zoning Ordinance, as appropriate. As such, waivers to the Design Guidelines and zoning variances would not be needed.

1) The applicant is requesting approval of minor revisions to the previously approved site plans. This is for an office warehouse that was approved by the TTCDA at the May 9, 2022 meeting (Case 5-A-22-TOB).

2) Site plan modifications include:

a. The addition of a parking area for service trucks in the rear of the building and a drive lane connecting it to the drive aisles in the public parking lot at the front of the site. The service trucks will be off site during the day doing service calls, so it is anticipated that they would only be parked on site during non-business hours. Because the service parking is not open to the public, it does not alter the number of parking spaces provided to the general public and the site plans remain in compliance with the maximum number of parking spaces allowed.

B. The addition of landscaping to screen the service vehicle parking from the Pellissippi Parkway right-of-way, as the interchange ramp abuts this property to the rear.

3) The impervious area ratio (IAR) was updated to include the new service vehicle area, and the new IAR is within the maximum amount allowed by the Guidelines. Because no changes were proposed to the building, the ground area coverage (GAC) and floor area ratio (FAR) remain

unchanged.

4) All plans remain in accordance with the TTCDA Design Guidelines.

B. The proposed change does not result in an increase of more than 5% of the square footage, and any other changes resulting from such an increase will comply with all applicable requirements.

1) The building square footage did not change.

C. The proposed change complies with the requirements of the Knox County Zoning Ordinance for approval of minor changes in the TO zone. Article 5.90.11 of the Knox County Zoning Ordinance states that minor revisions to development plans may be approved by the TTCDA executive director, or designee, provided such changes: a) do not alter the basic relationship of the proposed development to adjacent property or streets and roads; b) do not alter the uses permitted; c) do not increase the area of development by more than 5% of the previously approved square footage; and d) do not require the approval of a waiver to the Tennessee Technology Corridor Design Guidelines, or a variance to the zoning ordinance for Knox County.

1) The proposed revision does not alter any of the above standards, does not require a waiver from the TTCDA or a variance from the Knox County Zoning Ordinance, and is therefore in compliance with the TO zone requirements for minor changes to previously approved plans.

**Design Guideline
Conformity:**

This request is in compliance with the TTCDA Design Guidelines.

**Waivers and Variances
Requested:**

N/A

Staff Recommendation:

APPLICATION APPROVED June 28, 2023, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following condition:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.



Johnson Architecture

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865.471.1600
jha.com



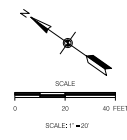
A NEW CORPORATE HEADQUARTERS FACILITY FOR:
JOHN H. COLEMAN CO., LLC
TTODA (7-A-23-TOA) PC (4-B-22-UR)
805 Corridor Park Blvd
Knoxville, Tennessee 37932

SITE LAYOUT PLAN

REVISIONS:

DATE: 06/26/2023
FILE NAME:
PROJECT NO: 213142

C1.1



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
---	---	SILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

FLOOR AREA RATIO: 14.7% 30% ALLOWABLE
GROSS AREA COVERAGE: 14.7% 25% ALLOWABLE
IMPERVIOUS AREA RATIO: 50% 70% ALLOWABLE

SITE LAYOUT NOTES

1. USE OFFICE/WAREHOUSE ZONING: POTO, PARCEL 1B T237
2. TOTAL BUILDING AREA: EXISTING 14,763 SF (3 STORY)
3. TOTAL SITE: 2.21 AC. TOTAL DIST. AREA: 1.72 AC. IMPERVIOUS AREA: 42,038 SF
4. DEED REFERENCE: 201810-000032
5. THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. SEE MAP 0204.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATA. NAVD 83.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LINDY SURVEY DATED 05/20/20. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPTS RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OWNER.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
TTODA WAREHOUSE 1 - 15,000 SF OFFICE 34-5,000 SF
KNOX COUNTY PER 2 EMPLOYEES ON THE TWO LARGEST CONSECUTIVE SPACES
TOTAL CALCULATED = 8,225 SF WH X 15,000 MAX = 8,225 WH X 15,000 (P-2)
MAX = 8,225 SF WH X 15,000 = 8,225 SF WH X 15,000 (P-2)
TOTAL SPACES TTODA WH 88 SPACES MAX 42 SPACES
KNOX COLLEGE 45 EMPLOYEES / 2 = 22.5 SPACES
TOTAL PROVIDED: 42 SPACES
10. SETBACKS:
FRONT TTODA = 40' PC = NONE
SIDE TTODA = 20' PC = NONE
REAR TTODA = 20' PC = NONE
PERIPHERAL TTODA = 50' PC = 50'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR SECTION OF THE WORK, ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ASBESTOS REMEDIATION AS CONSTRUCTION BEGINS BY THE AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION BEGINS BY THE DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE CONTRACTOR RESPONSIBILITY SHALL BE NOTICED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED BY ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, CURBS, STRUCTURES, CURBS, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL SPACES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW BENCHMARK POINTS/ELEVATIONS FOR ALL SURVEY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

APPROVED BY:
**TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY**
Marilyn Cole, Executive Director
(electronic approval)

OWNER:
JOHN H. COLEMAN CO.
700 E. JOHNSON AVE.
KNOXVILLE, TN 37919
PHONE: 865-471-1600
CONTRACT NUMBER: 213142

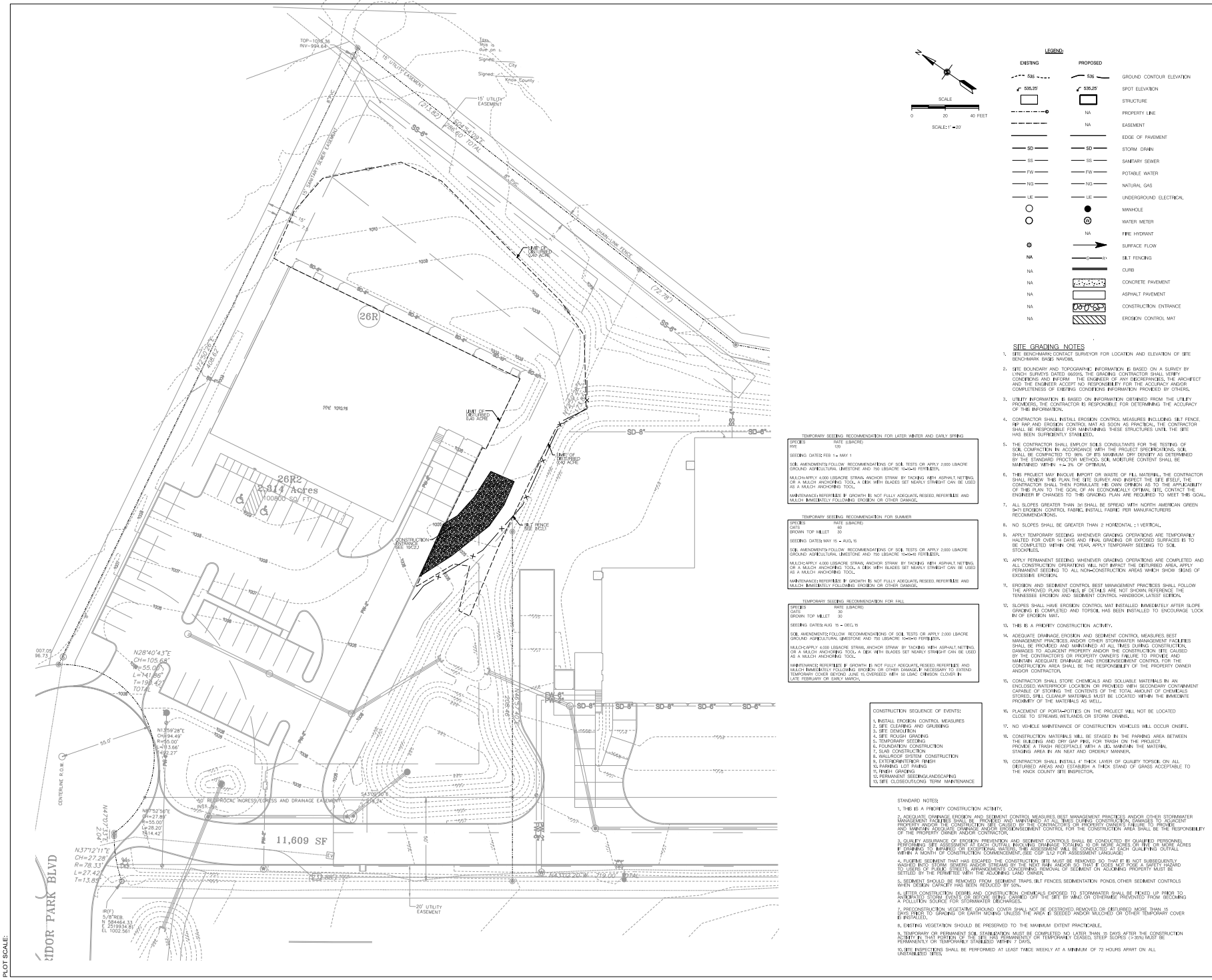
ENGINEER:
WILL FERSON & ASSOCIATES
140 N. SHERWOOD LN.
KNOXVILLE, TN 37919
PHONE: 865-592-1111
CONTRACT NUMBER: 213142

CONTRACTOR:



PROJECT LOCATION MAP - NOT TO SCALE

PLOT SCALE:



A NEW CORPORATE HEADQUARTERS FACILITY FOR:
JOHN H. COLEMAN CO., LLC
 TTICDA (7-A-23-TOA) PC (4-B-22-UR)
 805 Conductor Park Blvd
 Knoxville, Tennessee 37932

EROSION CONTROL - 1

REVISIONS:

DATE: 06/26/2023
 FILE NAME:
 PROJECT NO: 21342

C1.2



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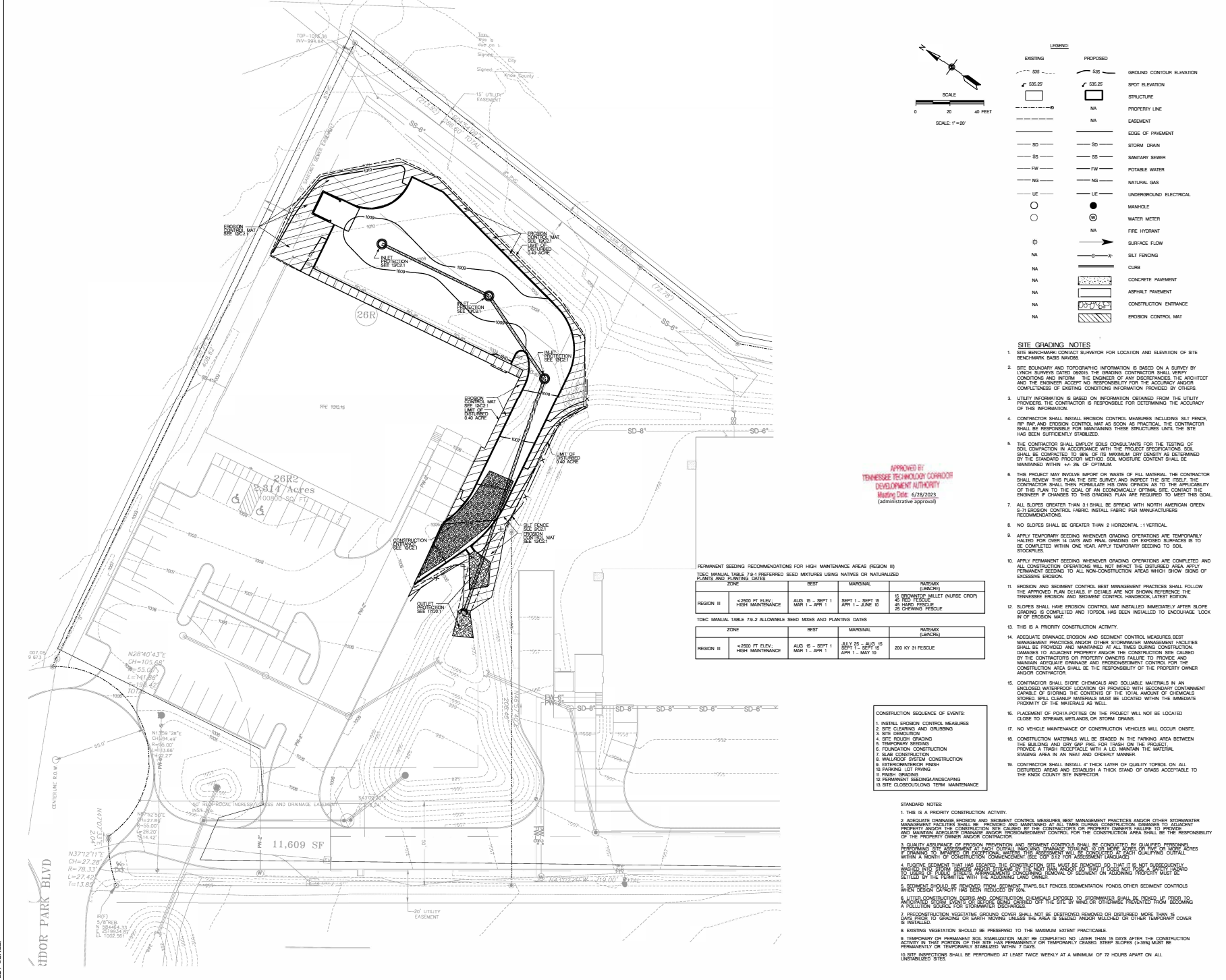
A NEW CORPORATE HEADQUARTERS FACILITY FOR:
JOHN H. COLEMAN CO., LLC
 T/CDA (7-A-23-TOA) PC (4-B-22-UR)
 805 Corridor Park Blvd
 Knoxville, Tennessee 37932

EROSION CONTROL - 2

REVISONS:

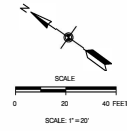
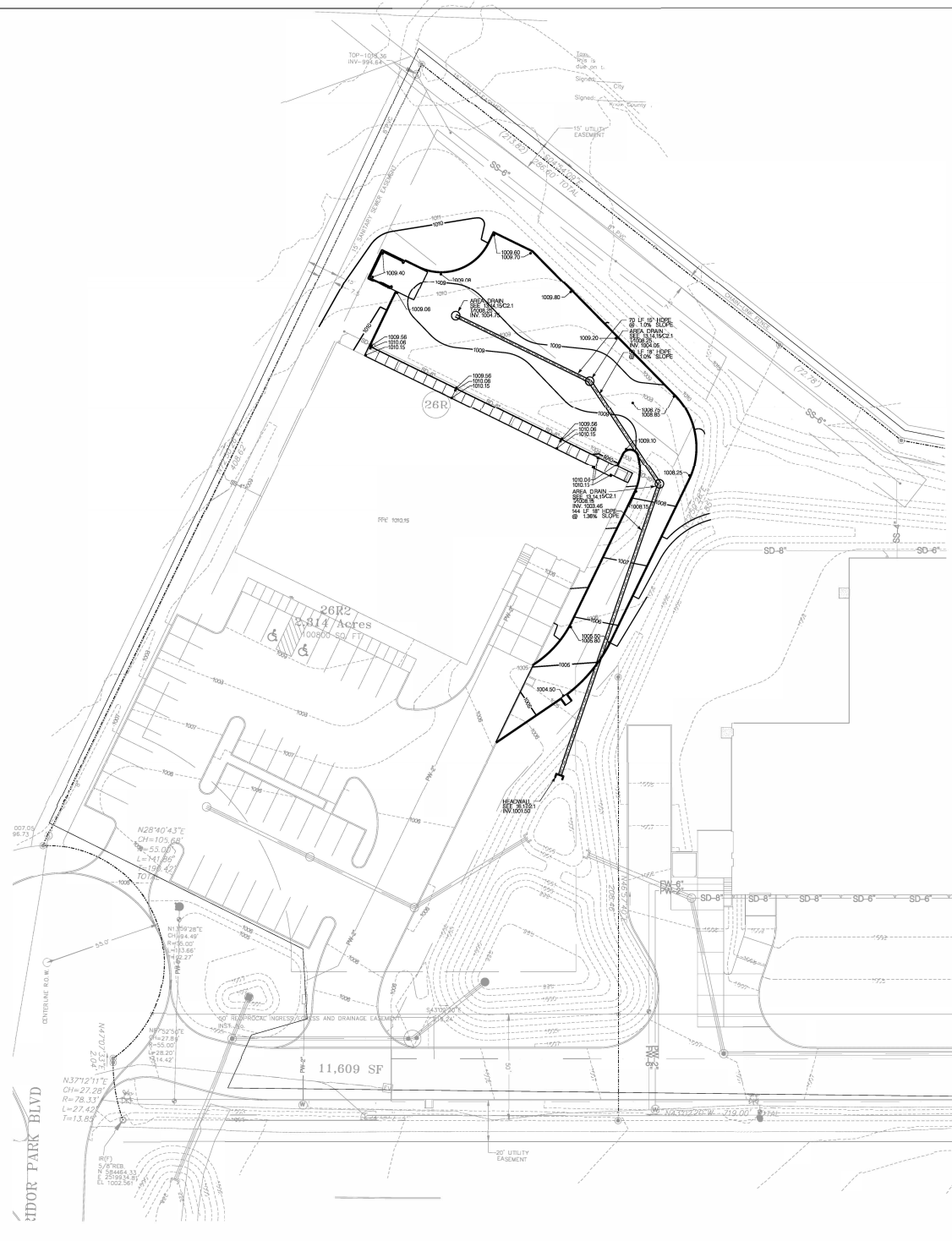
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 PROJECT NO: 213142

C1.3



PILOT SCALE

PLOT SCALE



EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

- SITE GRADING NOTES**
1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BENCH MARKS.
 2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY UTILITY DATA BUREAU. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS. PROVIDERS THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
 3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
 4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, SILT BARRIERS AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUCCESFULLY STABILIZED.
 5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
 6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE PRIOR TO THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTRACTOR THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THE GOAL.
 7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-1 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
 8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
 9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 10. 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.
 11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
 12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE GROWTH OF EROSION MAT.
 13. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
 14. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT MEASURES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURES TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 15. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STOPPING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
 16. PLACEMENT OF POTHOLES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS OR STORM DRAINS.
 17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
 18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND DRY GAP PINE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID TO MAINTAIN THE MATERIAL STAGING AREA IN A NEAT AND ORDERLY MANNER.
 19. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCORDABLE TO THE KNOX COUNTY SITE INSPECTOR.

APPROVED BY:

 TENNESSEE TECHNOLOGY CORP
 DEVELOPMENT AUTHORITY
 Meeting Date: 4/28/2023
 (Administrative Approval)

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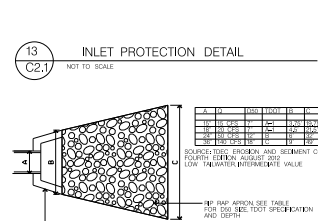
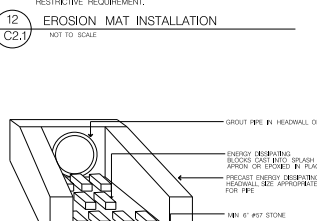
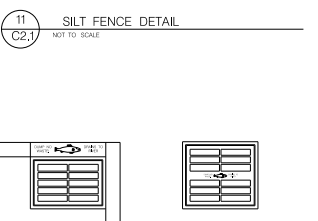
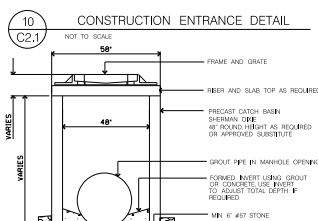
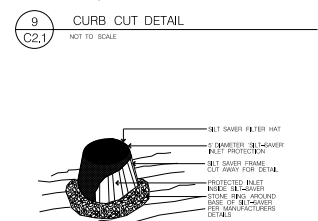
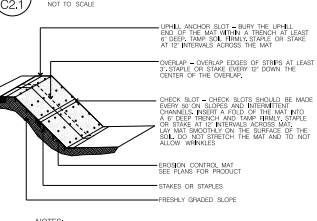
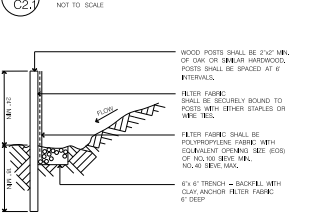
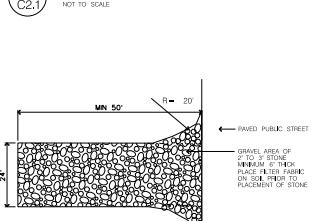
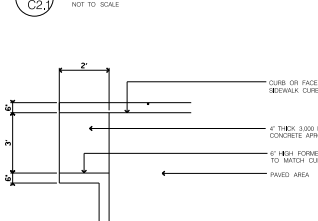
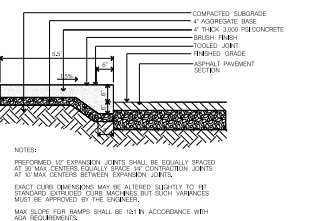
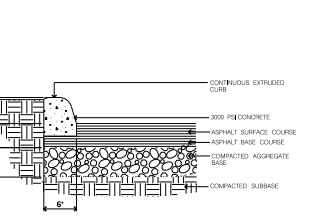
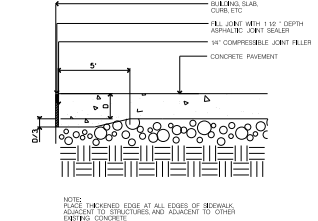
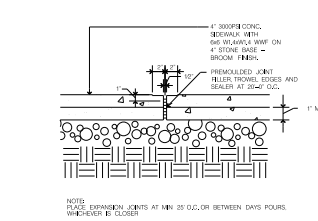
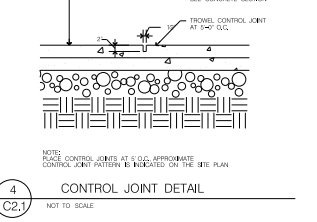
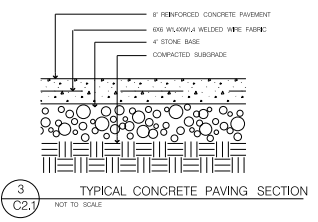
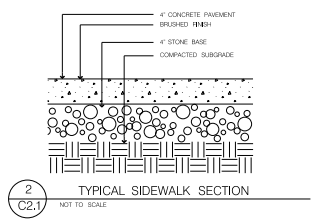
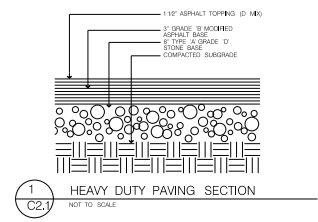
A NEW CORPORATE HEADQUARTERS FACILITY FOR:
JOHN H. COLEMAN CO., LLC
 TTCOA (7-A-23-TOA) PC (4-B-22-UR)
 805 Corridor Park Blvd
 Knoxville, Tennessee 37932

SITE GRADING PLAN

REVISIONS:

DATE:	05/26/2023
FILE NAME:	
PROJECT NO:	213142

C1.4



Flow Rate (cfs)	Outlet Length (ft)	Outlet Width (ft)	Outlet Depth (ft)
10	10	10	10
20	20	20	20
30	30	30	30
40	40	40	40
50	50	50	50
60	60	60	60
70	70	70	70
80	80	80	80
90	90	90	90
100	100	100	100

APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Meeting Date: 6/28/2023
 (Administrative approval)

WR

Will Robinson & Associates

May 17, 2023

-Civil Engineering-

Martin Pleasant
Knox County Engineering
Baxter Ave
Knoxville, TN



Martin

I am currently working on a site plan for a additional company vehicle loading area behind the recently permitted facility for the John H. Coleman Company at 805 Corridor Park Blvd. As you are aware I also prepared a site plan for the Cross Company at 850 Discovery Lane in 2014-2015. When I designed the Cross Company project we designed the water quantity and water quality management facilities (detention pond and water quality unit) to accommodate future development on the 805 Corridor Park Blvd Property. The pond and water quality unit were constructed per plan and asbuilt calculations and survey were submitted and accepted in October of 2016.

Previously I emailed you about the John H Coleman building project (March 23, 2022) and reported that pond and water quality unit were designed for a total of 2.78 acres of impervious area on these two lots. I have researched further and found that the calculations similar to but not completely consistent with the text of the swppp. The calculations indicate that in the proposed construction a drainage area of 4.3 acres is used with a curve number of 90. I have included a figure (Figure 1) indicating the contributing drainage area with the impervious area (including the currently proposed construction). The contributing drainage area measures 187,308 square feet and the impervious area shown in green measures 124779 sf. I have also included a spreadsheet to calculate the composite runoff curve number which indicates that the composite curve number for the contributing drainage area is 85.6.

Therefore with the impervious area existing on the site added to the proposed impervious area the runoff curve number of 85.6 will be less than the pond design runoff curve number of 90.

Let me know if you have any additional comments or if further revisions are required.

Sincerely,

William N. Robinson, P.E.

TOTAL AREA
DRAINING TO
POND: 4.3 ACRE

IMPERVIOUS
AREA DRAINING
TO POND: 124,779 SF

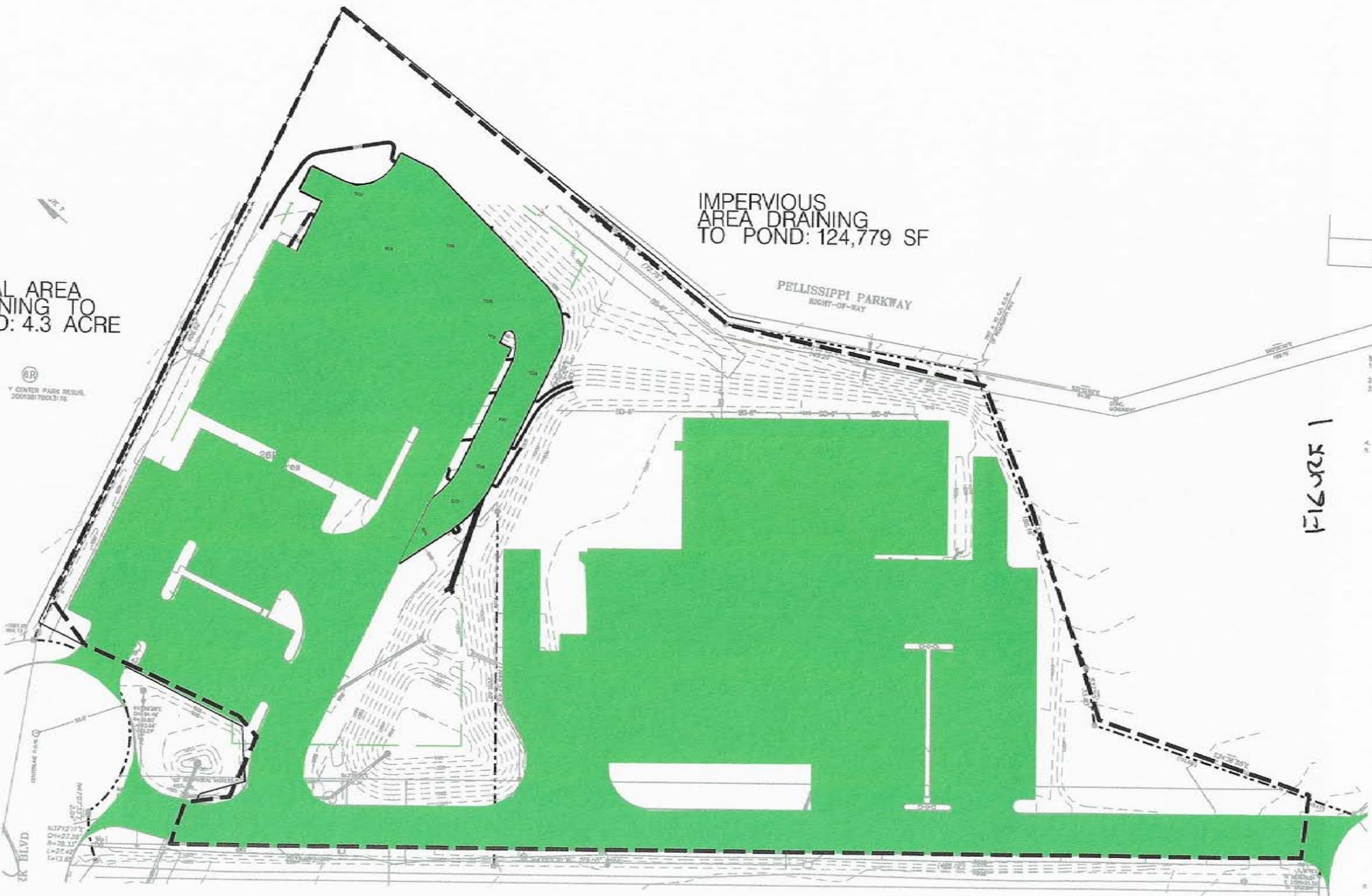


FIGURE 1

Weighted curve number for Innovative Controls/J H Coleman						
Project	IC/JH Coleman	By	wnr	Date	b	
Location	Knoxville, TN	Checked		Date		
Existing Conditions						
1. Runoff Curve Number (CN)						
Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN			Area ft ²	Product of CN x Area
		Tab. 2-2	Fig. 2-3	Fig. 2-4		
HSC'B'	Open Space, Good Condition	61			187308	11425788
HSC'B'						
						0
					187308	11425788
CN (weighted) = total product/total area						61.0

Weighted curve number for Innovative Controls/ J H Coleman						
Project	IC/JH Coleman	By	wnr	Date	b	
Location	Knoxville, TN	Checked		Date		
Proposed Condition						
1. Runoff Curve Number (CN)						
Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN			Area ft ²	Product of CN x Area
		Tab. 2-2	Fig. 2-3	Fig. 2-4		
HSC'B'	Open Space, Good Condition	61			62529	3814269
HSC'B'	Impervious Area	98			124779	12228342
						0
						0
					187308	16042611
CN (weighted) = total product/total area						85.6

FIGURE 2