

Applicant: CHRIS SHARP URBAN ENGINEERING

Request: BUILDING PERMIT

Meeting Date: 12/9/2024

Address: 10625 Checkerboard Ln.

Map/Parcel Number: 131 06805

Location: North side of Checkerboard Ln, west side of Simmons Rd

Existing Zoning: CB (Business and Manufacturing), TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Commercial

Proposed Land Use: N/A

Appx. Size of Tract: 4.41 acres

Accessibility: Access is via Checkerboard Lane, a local street with a 25-ft pavement width within a 50-ft right-of-way.

Surrounding Zoning and Land Uses: North: CB (Business and Manufacturing), TO (Technology Overlay) - Commercial

South: CB (Business and Manufacturing), TO (Technology Overlay) - Office, commercial, agriculture/forestry/vacant land

East: BP (Business and Technology Park), PC (Planned Commercial), TO (Technology Overlay) - Office

West: CB (Business and Manufacturing), TO (Technology Overlay) - Industrial

Comments: The applicant is requesting approval for two office warehouse buildings on a shared lot with an existing office warehouse building. Building A would be 11,700 sq ft, and Building B would be 11,600 sq ft, totaling 23,300 of new building area on this property. The total building square footage for all three buildings would be 35,420 sq ft.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1) The property has driveway access from Checkerboard Lane. Building A is positioned at an angle relative to the right-of-way near the property's western side, and Building B is oriented parallel to Checkerboard Lane.

2) There are two loading docks. The loading dock at Building A is oriented toward the driveway entrance, while the loading dock at Building B faces Building A and runs parallel to the right-of-way. Four evergreen trees will be planted in the front yard of Building A to help screen the loading dock from the street. The retaining wall and office building will shield the loading dock at Building B.

3) With the addition of the two proposed buildings, the subject property is still in compliance with the Ground Area Coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) standards per Section 1.3. The subject property is allowed a GAC of 25%, FAR of 30%, and IAR of

70%. The proposed development has an 18.4% GAC, 18.4% FAR, and 45.6% IAR.

4) The TTCDA Guidelines require a minimum of 12 parking spaces and a maximum of 18 spaces per building. The applicant is proposing 12 spaces for Building A and 13 spaces for Building B, which meet the minimum parking requirements.

5) Both buildings feature long, unbroken facades clad in metal panels. While long, unbroken facades and use of metal panels and masonry blocks are allowed, they are generally discouraged. Foundation planting can soften the facade and reduce the visual impact of the materials used. The landscape plans include Spartan Junipers and Dwarf Crepe Myrtles in the landscape bedding along the building foundation, which is recommended for exposed walls to help soften the long, unbroken façade. Other materials include a brick veneer on the exterior walls with a stone veneer trim along the foundation at the entrance to the office building, complemented by an aluminum canopy.

6) The applicant is requesting a waiver from Guideline 1.4.1 to reduce the 60-ft front building setback that is required when parking is in the front of the yard to 56.3 ft for Building A. The waiver was requested due to the positioning of the building to avoid encroaching into the drainage easement. Furthermore, moving the building back from the right-of-way would require waivers from the side and rear setback requirements. Planning supports the requested waiver as the minimal reduction would limit disturbance near the drainage easement.

7) The applicant is requesting a waiver from Guidelines 1.7.9 and 3.1.8 to reduce the parking lot setback from 20 ft to 16.4 ft for Building A and a reduction from 20 ft to 9 ft for Building B. The waiver was requested due to the existing swale, storm drain system, and drainage easement behind the proposed development, which precludes repositioning the buildings farther back on the site. Planning supports the waiver to reduce the parking lot setbacks for Buildings A and B to prevent encroaching on the existing swale and storm drain system and because sufficient space remains for trees and shrubbery between the parking lot and the street. All other landscape guidelines have been met, including planting around 50% of the building and landscaping at the entrances and parking lots.

8) No lighting is proposed for this development.

9) No signage is proposed at this time. Should signage be desired in the future, it would need to be submitted in a separate application at a future time.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1) The 4.4-acre site is zoned CB (Business and Manufacturing) and TO (Technology Overlay). Office warehouses are a permitted use (by right) in the CB zone.

2) The applicant is not subdividing, and the zone allows more than one primary use of a lot.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1) The subject property is surrounded by similar warehouse and office uses. The existing vegetation on the north side of the subject property is dense and is to be preserved, providing a visual buffer.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1) Access would be off of Checkerboard Lane and meets the Knox County Department of Engineering and Public Works standards.

2) Knox County Engineering's stormwater division had no comments on the plans. A stormwater detention area on the lot to the northwest is deemed sufficient to serve the proposed development.

**Design Guideline
Conformity:**

With the recommended conditions and approval of the waivers, the proposed development conform to the TTCDA Design Guidelines.

- Waivers and Variances Requested:**
- 1) Reduce the front setback when parking is in the front yard from 60 ft to 56.3 ft for Building A (1.4.1).
 - 2) Reduce the parking lot setback from 20 ft to 16.4 ft for Building A (Guidelines 1.7.9 and 3.1.8).
 - 3) Reduce the parking lot setback from 20 ft to 9 ft for Building B (Guidelines 1.7.9 and 3.1.8).
-

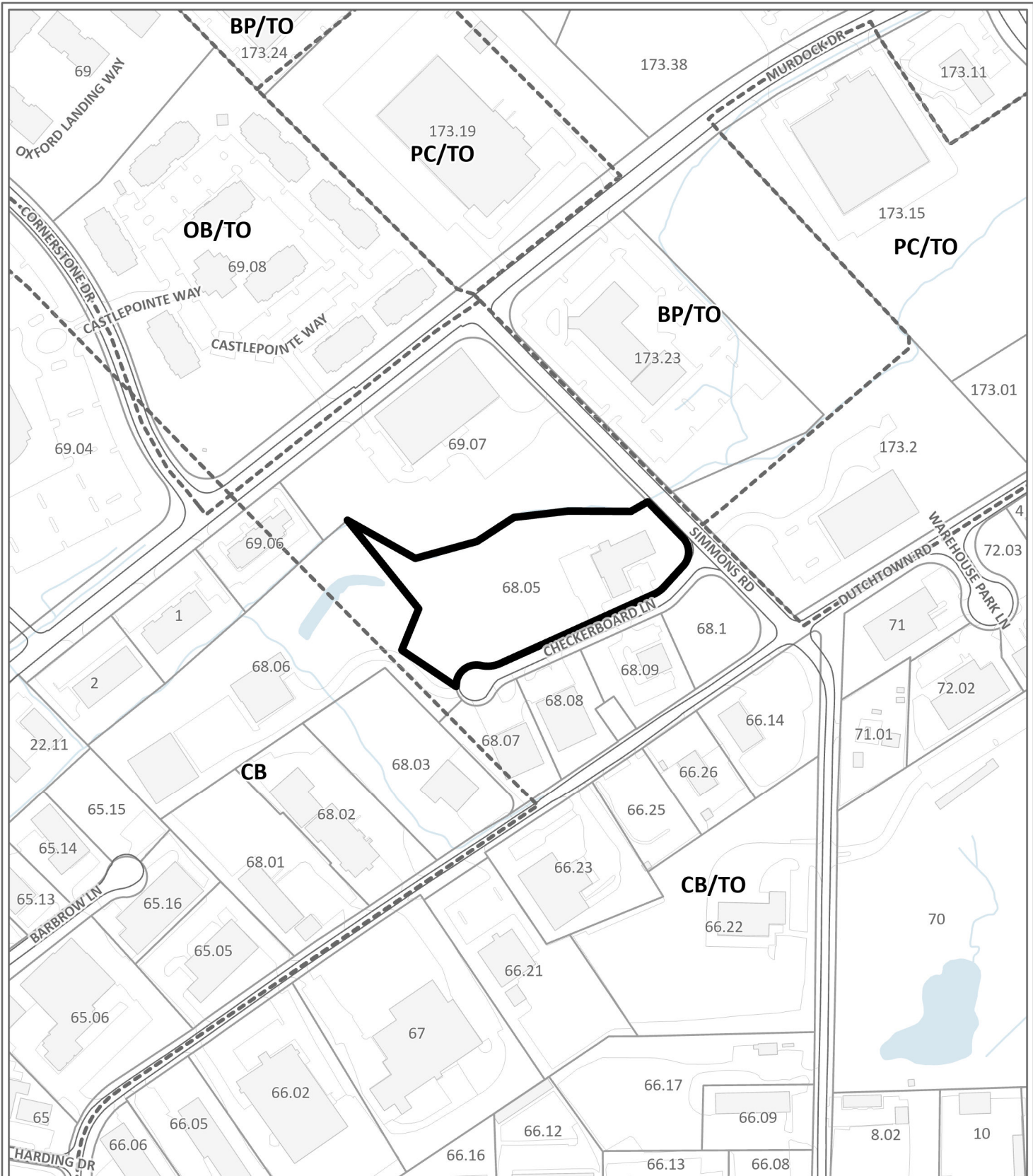
Staff Recommendation:

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

- 1) Approve the waiver to reduce the front setback when parking in the front yard from 60 ft to 56.3 ft to avoid encroaching on the drainage easement and because sufficient space remains for trees and shrubbery between the parking lot and the street. Furthermore, the request does not significantly deviate from the design standards.
- 2) Approve the waiver to reduce the parking lot setback for Building A from 20 ft to 16.4 ft to avoid encroaching on the drainage easement.
- 3) Approve the waiver to reduce the parking lot setback from 20 ft to 9 ft for Building B to avoid encroaching on the drainage easement.

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

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.



CERTIFICATE OF APPROPRIATENESS

12-B-24-TOB

Petitioner: Chris Sharp Urban Engineering



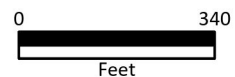
Purpose of Request: Building Permit - New Construction, Building Permit - Grading Plan

Map No: 131

Jurisdiction: County

Original Print Date: 11/1/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

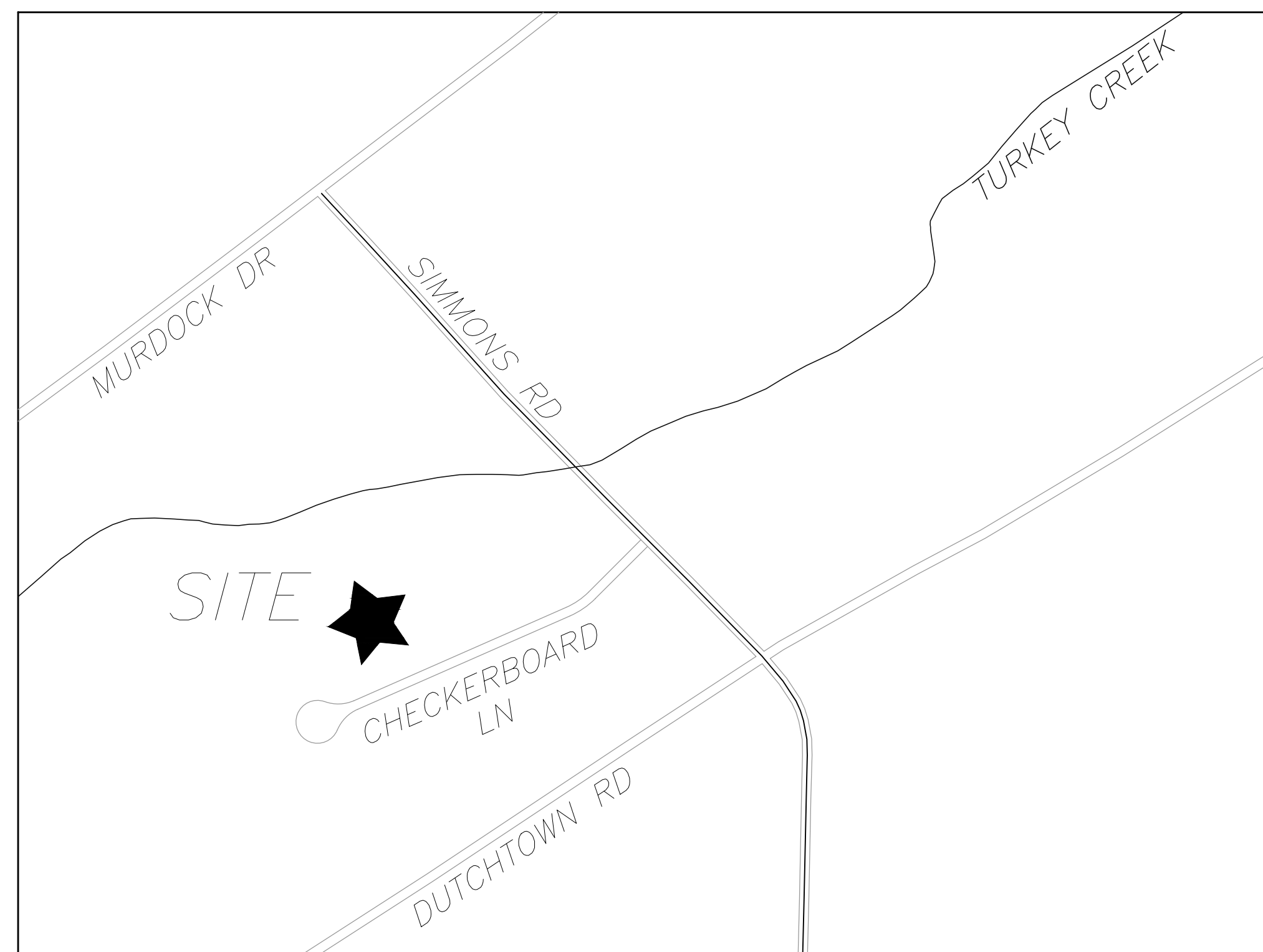


SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2408029

CHECKERBOARD LANE

SITE ADDRESS: 10625 CHECKERBOARD LANE, KNOXVILLE, TENNESSEE 37932
CLT MAP 131, PARCEL 68.05



LOCATION MAP

OWNER / DEVELOPER:
DANMAR DEVELOPMENT LLC
P.O. BOX 12346
KNOXVILLE, TN 37912
(865) 567-3361

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
FARRAGUT, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

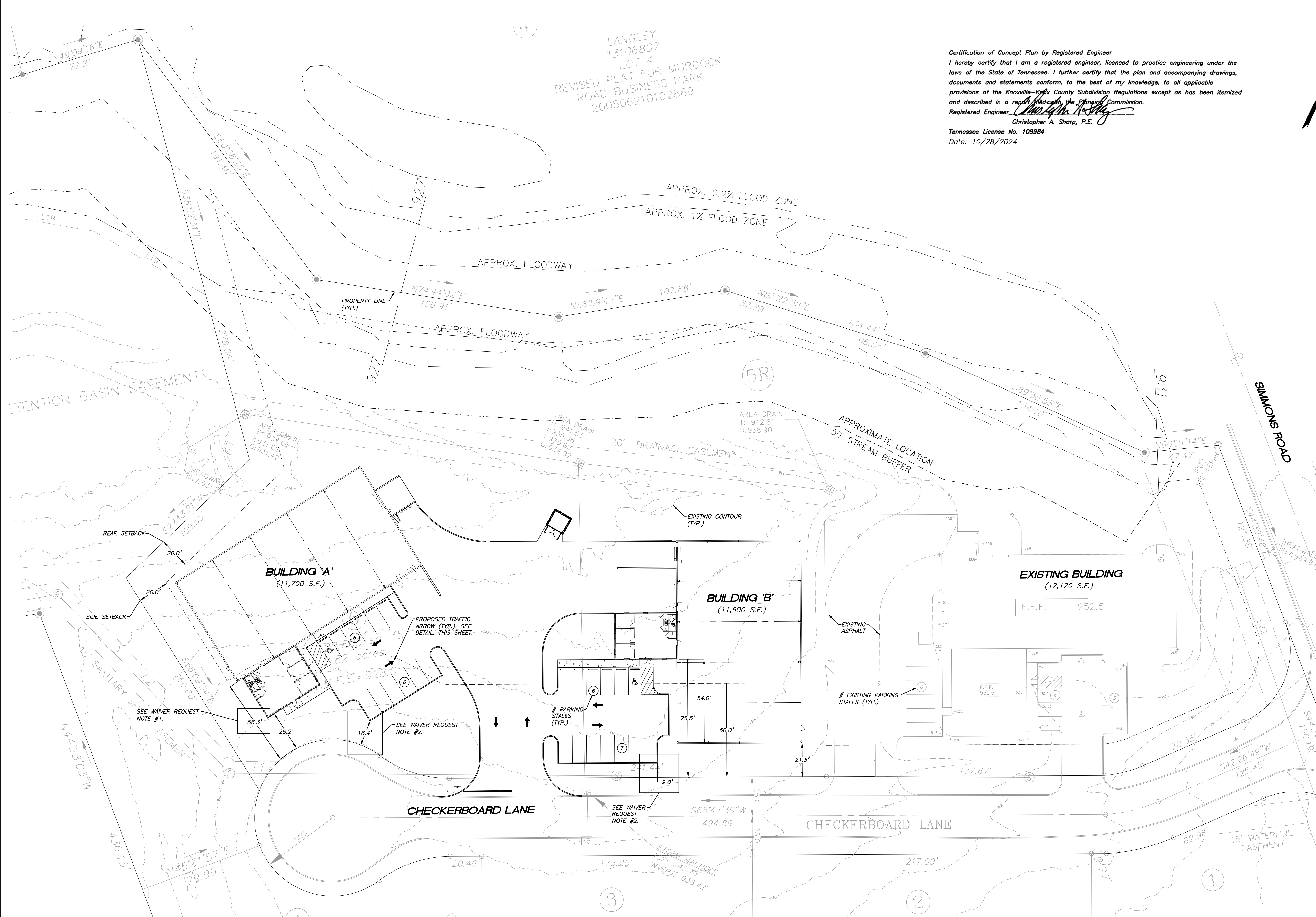
- ELECTRICAL - AS DIRECTED BY LCUB
- GAS - AS DIRECTED BY KUB
- WATER & SEWER - AS DIRECTED BY FIRST UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

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ELEVATIONS BUILDING A	A-1.1
FLOOR PLAN BUILDING B	A-2.0
ELEVATIONS BUILDING B	A-2.1
SITE LANDSCAPE PLAN	L-1

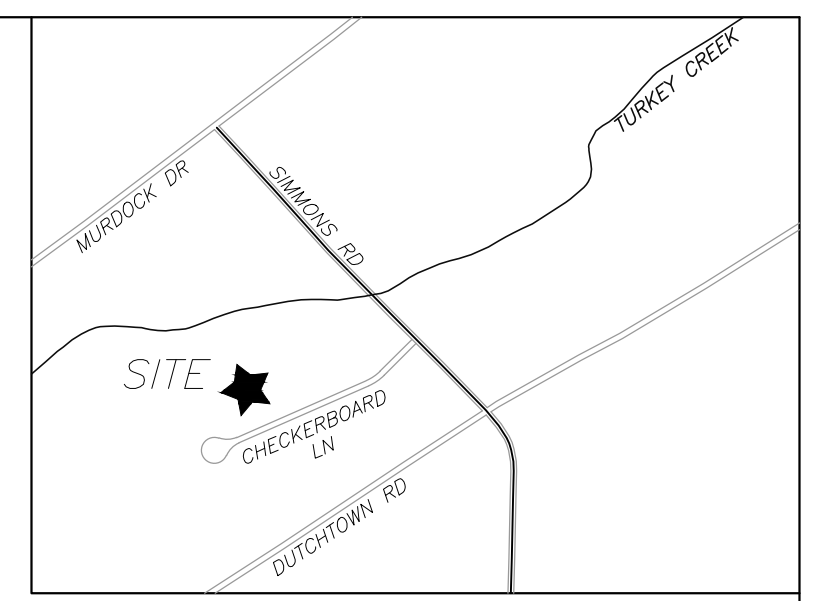
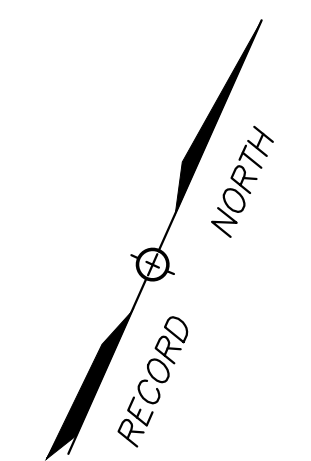
TTCDA FILE# 12-B-24-TOB

ISSUE NO.	DATE	DESCRIPTION
3	12/5/24	TTCDA SUBMITTAL 3
2	11/26/24	TTCDA SUBMITTAL 2
1	10/28/24	TTCDA SUBMITTAL 1



LANGLEY
13106807
LOT 4
REVISED PLAT FOR MURDOCK
ROAD BUSINESS PARK
200506210102889

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a separate report to the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 10/28/2024



- SITE PLAN NOTES:**
- PROPERTY CORNERS MARKED AS NOTED.
 - THIS PROPERTY IS ZONED CB/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:

CB ZONE	TECHNOLOGY OVERLAY
FRONT: 20 FEET	FRONT: 20 FEET / 60 FEET*
SIDE: 5 FEET	SIDE: 20 FEET
REAR: 16 FEET	REAR: 16 FEET
	*WITH PARKING IN FRONT YARD
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
 - THE HORIZONTAL COORDINATES ARE NAD83. THE VERTICAL DATUM IS NAVD88.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - GROUND AREA COVERAGE (GAC) SHALL NOT EXCEED 25%. SEE LOT COVERAGE SUMMARY.
 - FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 30%. SEE LOT COVERAGE SUMMARY.
 - IMPERVIOUS AREA SHALL NOT EXCEED 70% SEE LOT COVERAGE SUMMARY.

- PARKING NOTES:**
- THIRTY PERCENT (30%) OF THE PARKING SPACES MAY BE DESIGNATED FOR COMPACT CARS. THE MINIMUM SIZE OF A COMPACT CAR SPACE SHALL BE 8 FT. x 16 FT.
 - PARKING AREAS SHALL BE LANDSCAPED ACCORDING TO SECTION 3.4 REQUIREMENTS.
 - SURFACE PARKING AREAS SHOULD BE LOCATED TO THE SIDE OR TO THE REAR OF BUILDINGS. IF PARKING IS REQUESTED TO BE LOCATED IN FRONT OF A BUILDING, THE PARKING SHALL BE SEPARATED FROM THE FRONT PROPERTY LINE BY A 20 FT. LANDSCAPE BUFFER (SEE VARIANCE REQUEST #2).

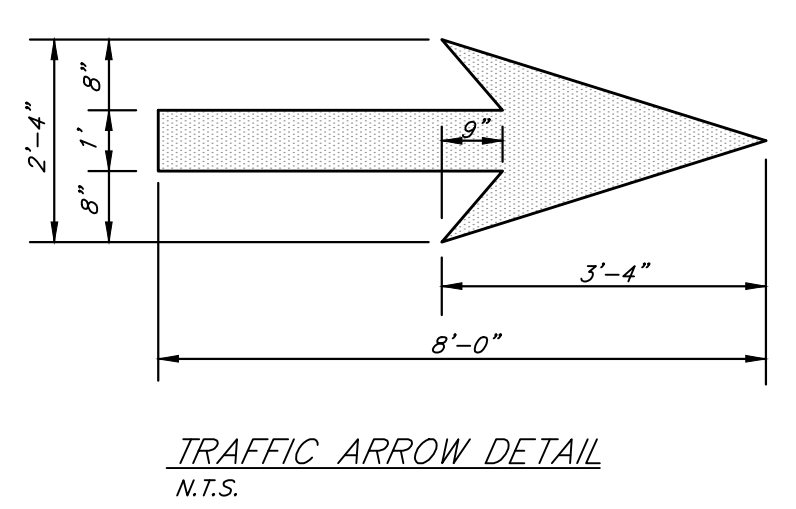
LOT COVERAGE SUMMARY	
CURRENT USE	VACANT
PROPOSED USE	MANUFACTURING
ZONING	CB/TO
TOTAL AREA	4.4± ACRES (192,284 S.F.)
EXISTING BUILDING AREA	12,120 S.F.
BUILDING 'B' AREA	11,600 S.F.
BUILDING 'A' AREA	11,700 S.F.
TOTAL BUILDING AREA	35,420 S.F.
GROUND AREA COVERAGE (GAC)	18.4%
FLOOR AREA RATIO (FAR)	18.4%
EXISTING FLATWORK	27,833 S.F.
PROPOSED FLATWORK	24,395 S.F.
TOTAL IMPERVIOUS AREA	87,648 S.F.
IMPERVIOUS AREA RATIO (IAR)	45.6%

- REQUESTED WAIVERS:**
- REDUCE THE FRONT SETBACK WHEN PARKING IS IN THE FRONT YARD FROM 60' TO 56'-3" FOR BUILDING 'A'.
 - REDUCE THE REQUIRED FRONT PROPERTY LINE LANDSCAPE BUFFER FROM 20' TO 9'-0" FOR BUILDING 'B'.
 - REDUCE THE REQUIRED FRONT PROPERTY LINE LANDSCAPE BUFFER FROM 20'-0" TO 16'-4" FOR BUILDING 'A'.

PARKING SUMMARY
TTCA PARKING REQUIREMENTS FOR WAREHOUSE:
MINIMUM 1 PER 1,000 S.F.
MAXIMUM 1.5 PER 1,000 S.F.

BUILDING AREA (S.F.)	TTCA MINIMUM PARKING SPACES	TTCA MAXIMUM PARKING SPACES	# PARKING SPACES PROVIDED
EXISTING BUILDING	13	19	15**
BUILDING 'A'	12	18	12**
BUILDING 'B'	12	18	13**

** INCLUDING 1 HANDICAPPED PARKING SPACE



GRAPHIC SCALE
30 0 30 60
TTCA FILE# 12-B-24-TOB

REVISION	DATE	DESCRIPTION	BY
2	12/5/24	GENERAL REVISIONS	BS
1	11/26/24	GENERAL REVISIONS	BS

SHEET C-1

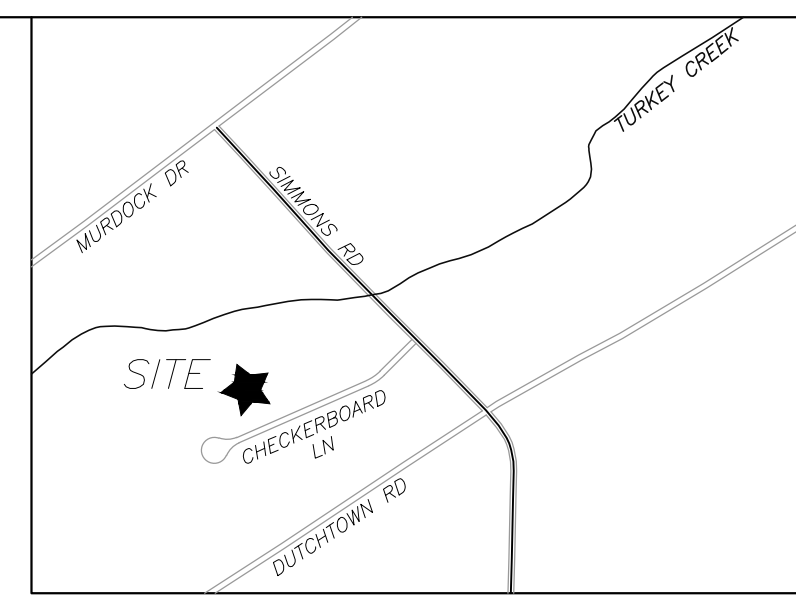
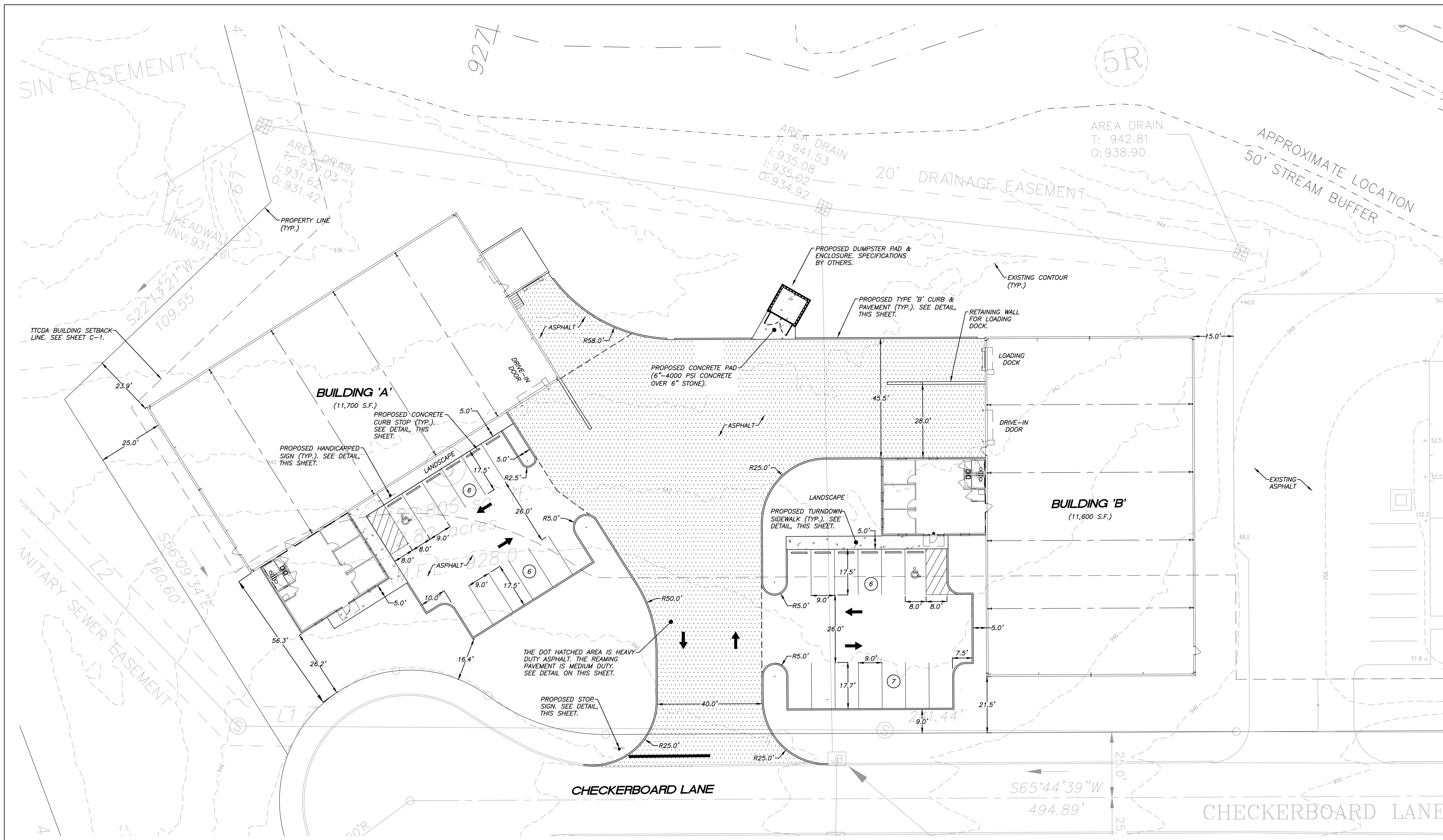
SITE PLAN - OVERALL
CHECKERBOARD LANE
SITE ADDRESS: 10625 CHECKERBOARD LN., KNOXVILLE (37932)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 131 PARCEL 68.05
SCALE: 1"=30' OCTOBER 28, 2024

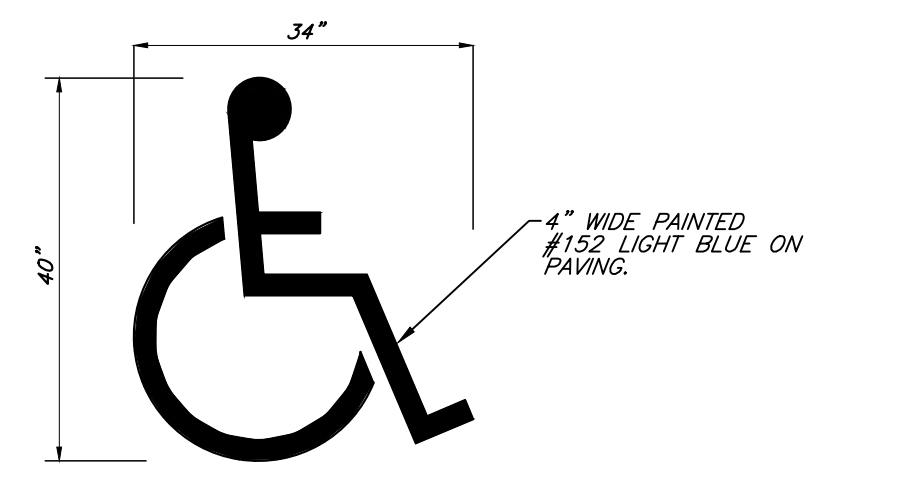
OWNER / DEVELOPER: DANMAR DEVELOPMENT LLC
P.O. BOX 12346
KNOXVILLE, TN 37912
(865) 567-3361

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

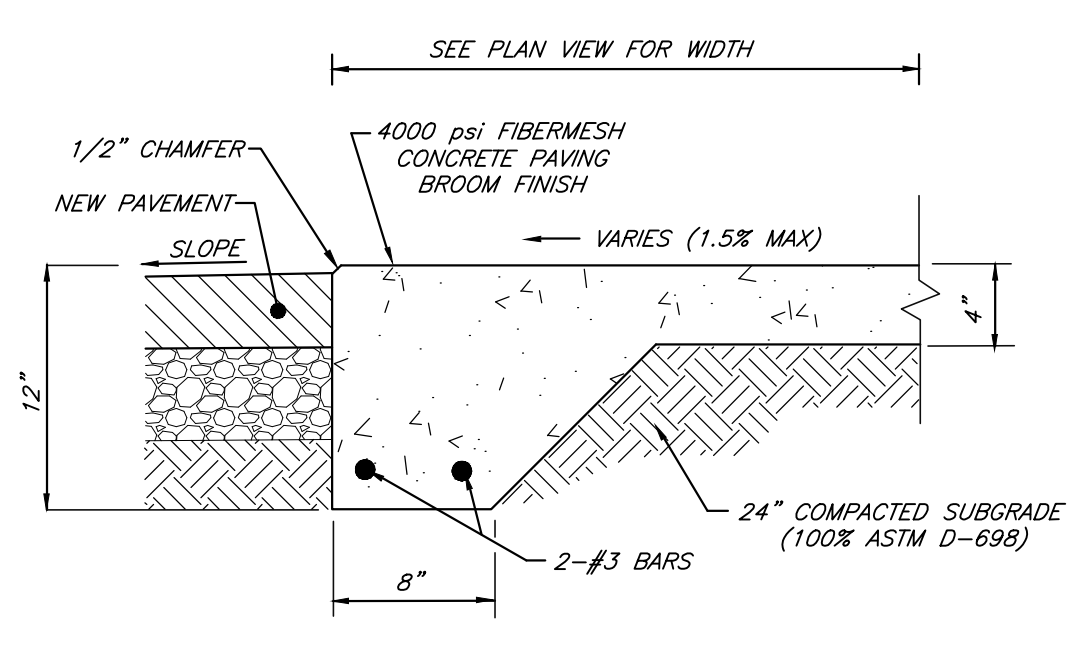
DWN: BS CHK: CAS DWG. NO. 2408029



GENERAL NOTE:
1. SEE SHEET C-1 FOR SITE PLAN NOTES, LOT COVERAGE SUMMARY, AND PARKING SUMMARY.

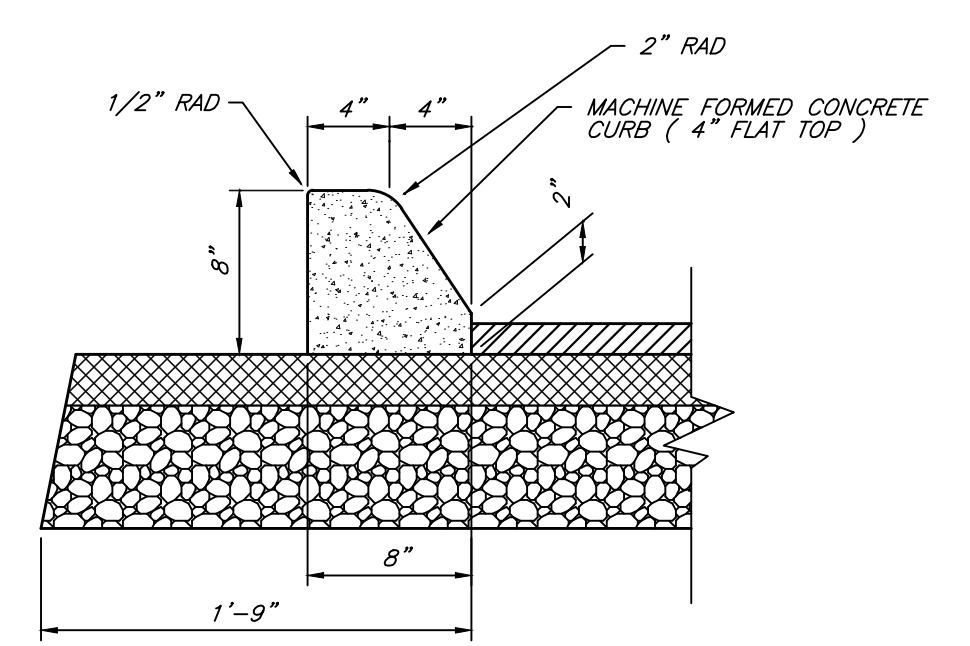


PAINTED HANDICAPPED SYMBOL
N.T.S.

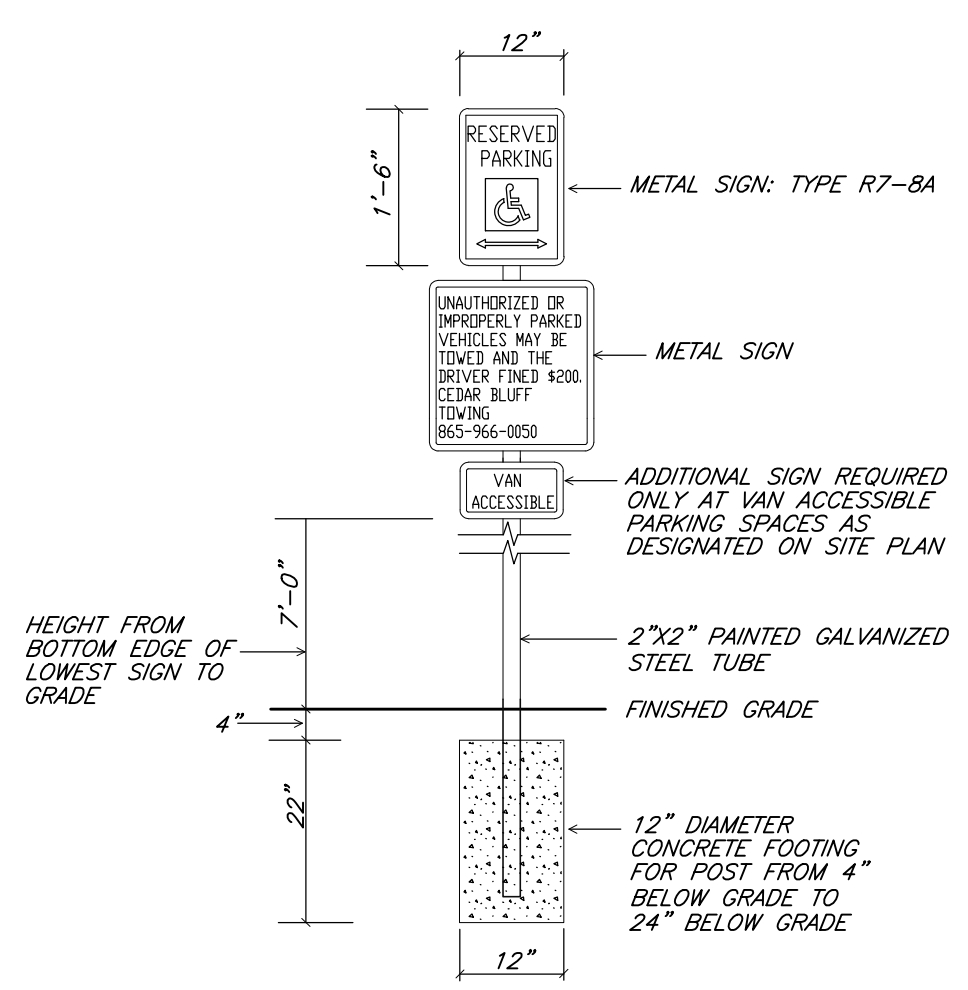


NOTE: WHERE MONOLITHIC WALK ABUTS BUILDING OR OTHER CONCRETE PAVING, INSTALL 1/2" PREMOLDED EXPANSION JOINT.

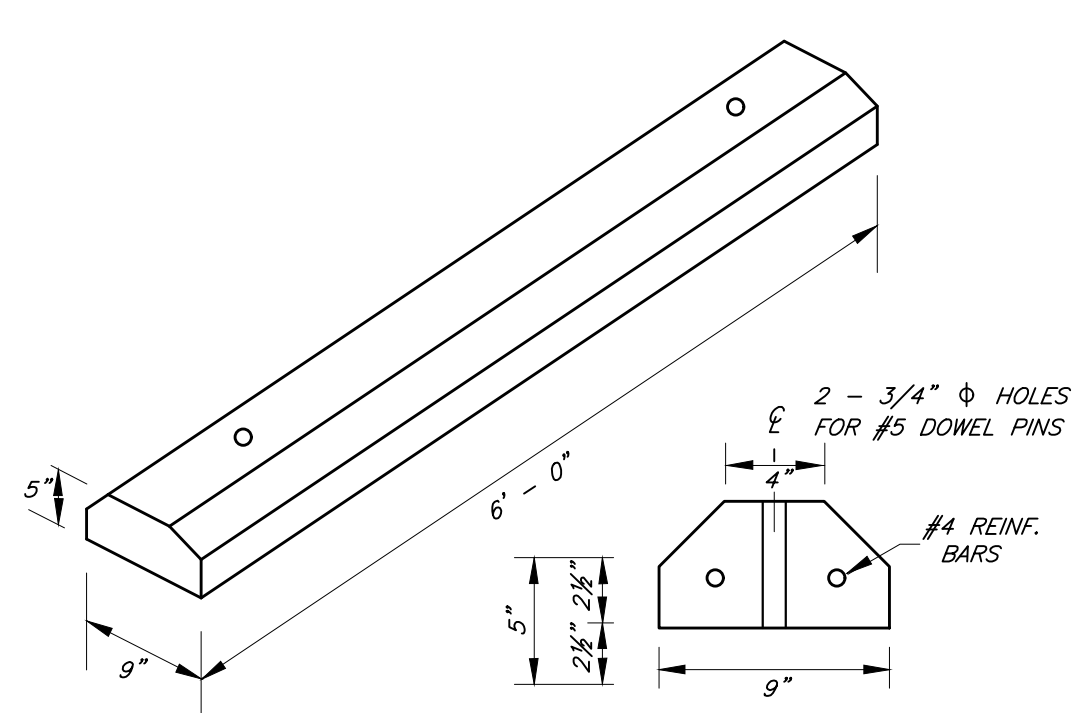
TURNDOWN SIDEWALK DETAIL
N.T.S.



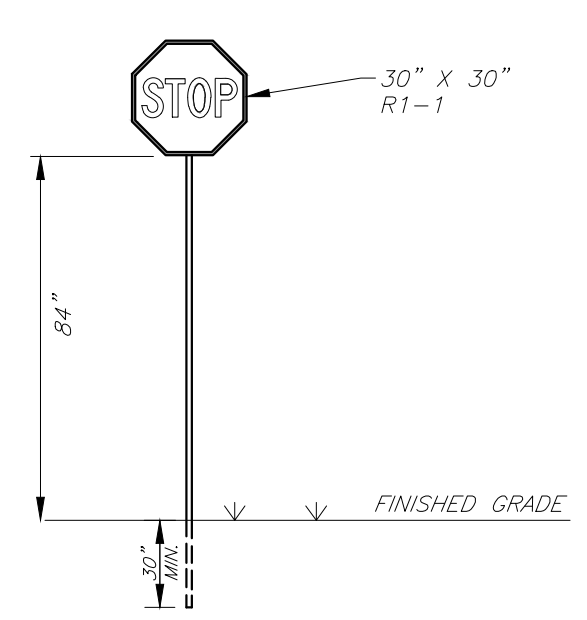
TYPE 'B' CURB
N.T.S.



HANDICAPPED SIGN DETAIL
N.T.S.

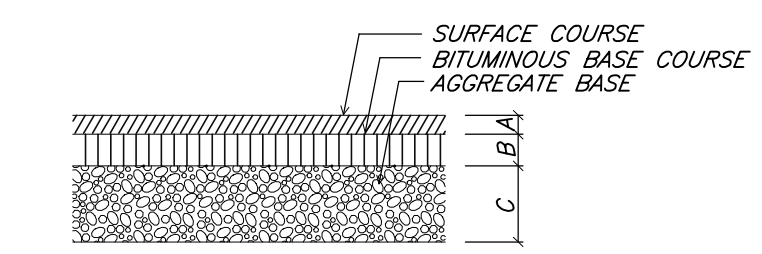


CONCRETE TIRE STOP
N.T.S.



STOP SIGN DETAIL
N.T.S.

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 10/28/2024



DIMENSION	MEDIUM DUTY	HEAVY DUTY
A	1 1/2"	2"
B	2"	3"
C	6"	8"

PAVING SCHEDULE (PRIVATE PROPERTY)
N.T.S.



TTCDA FILE# 12-B-24-TOB

REVISION	DATE	DESCRIPTION	BY
1	11/26/24	GENERAL REVISIONS	BS

SHEET C-2

**SITE PLAN
CHECKERBOARD LANE**

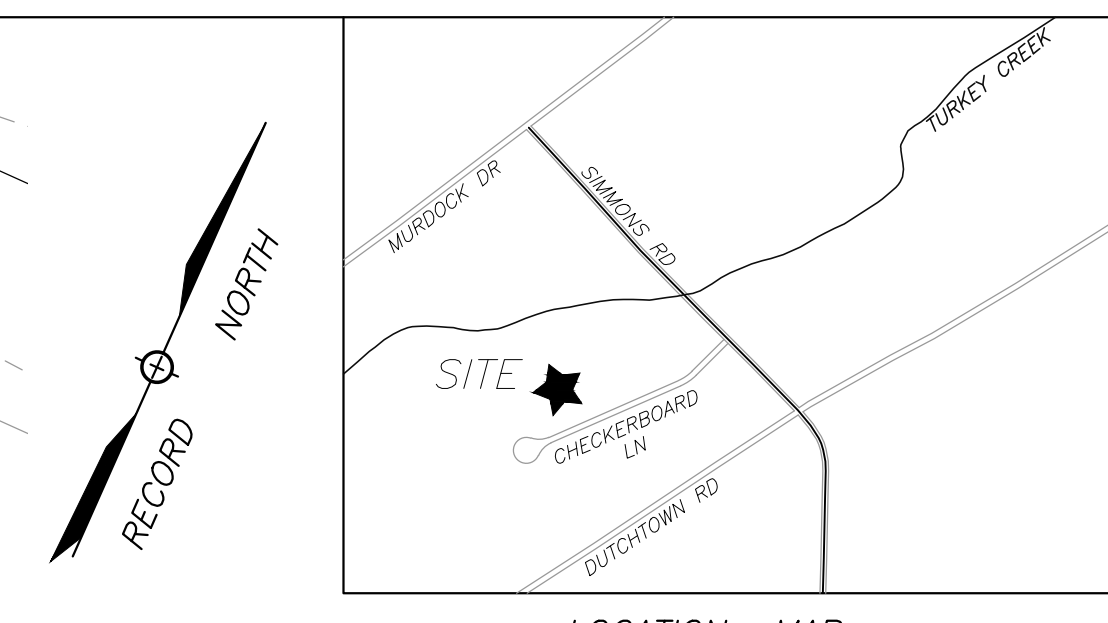
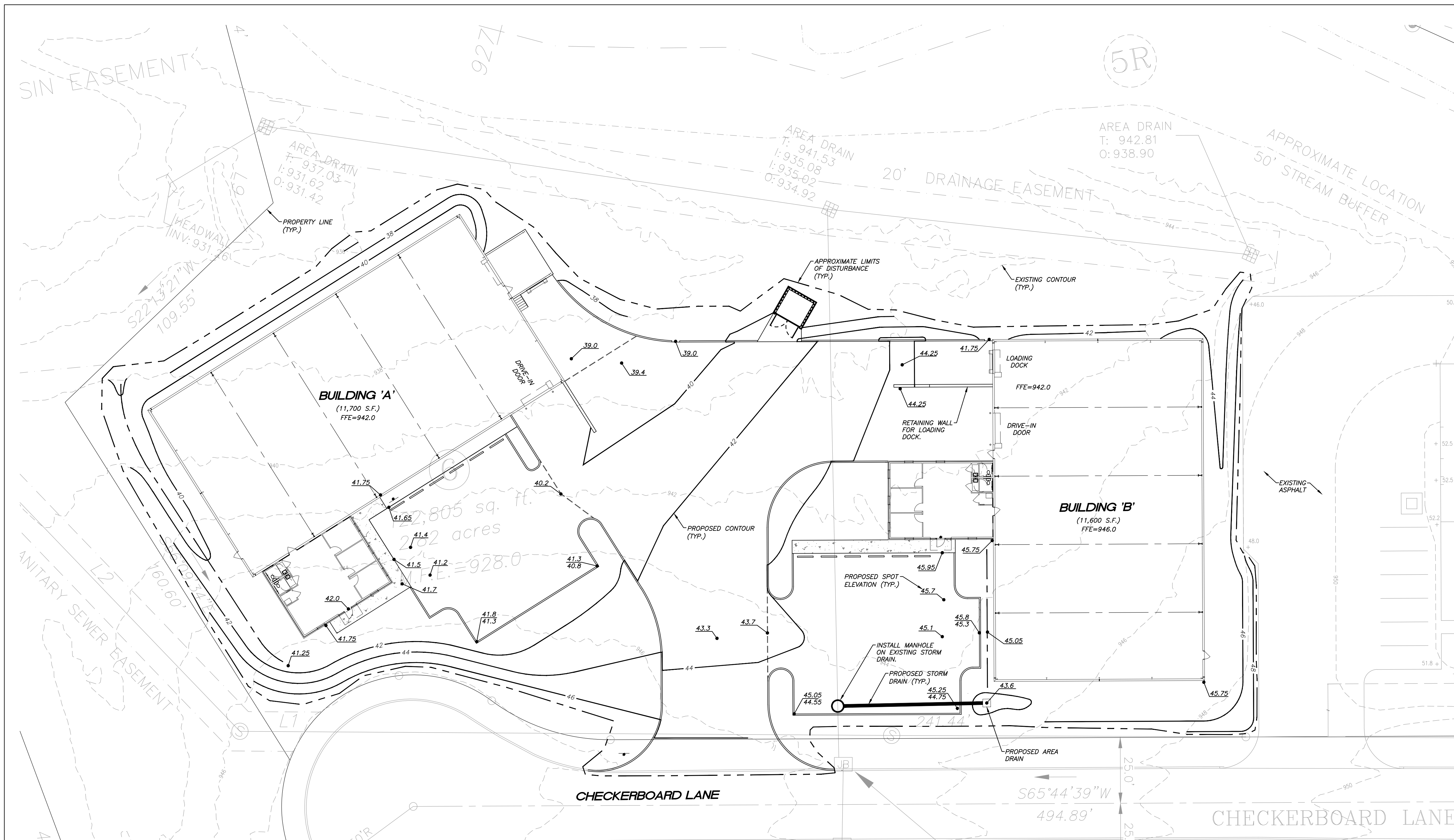
SITE ADDRESS: 10625 CHECKERBOARD LN., KNOXVILLE (37932)
DIST. NO. W6 KNOX CO., TN.
CLT MAP 131 PARCEL 68.05
SCALE: 1"=20' OCTOBER 28, 2024

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DWN: BS CHK: CAS DWG. NO. 2408029



- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
 4. CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
 5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESREADING AND SEEDING. SURROUND TOPSOIL PILE WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
 6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
 7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL, FROM ONSITE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
 8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
 9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
 10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 1.6± ACRES.
 11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND FLATWORK.
 12. IT IS THE RESPONSIBILITY OF THE OWNER TO ATTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
 13. THE HORIZONTAL COORDINATES ARE NAD83. THE VERTICAL DATUM IS NAVD83.
 14. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
 15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE 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.

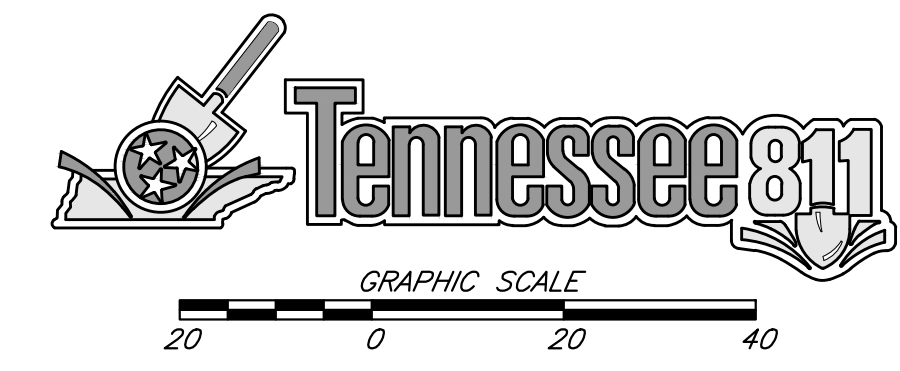
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SHEET C-3

PRELIMINARY GRADING PLAN
CHECKERBOARD LANE
 SITE ADDRESS: 10625 CHECKERBOARD LN., KNOXVILLE (37932)
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 CLT MAP 131 PARCEL 68.05
 SCALE: 1"=20' OCTOBER 28, 2024

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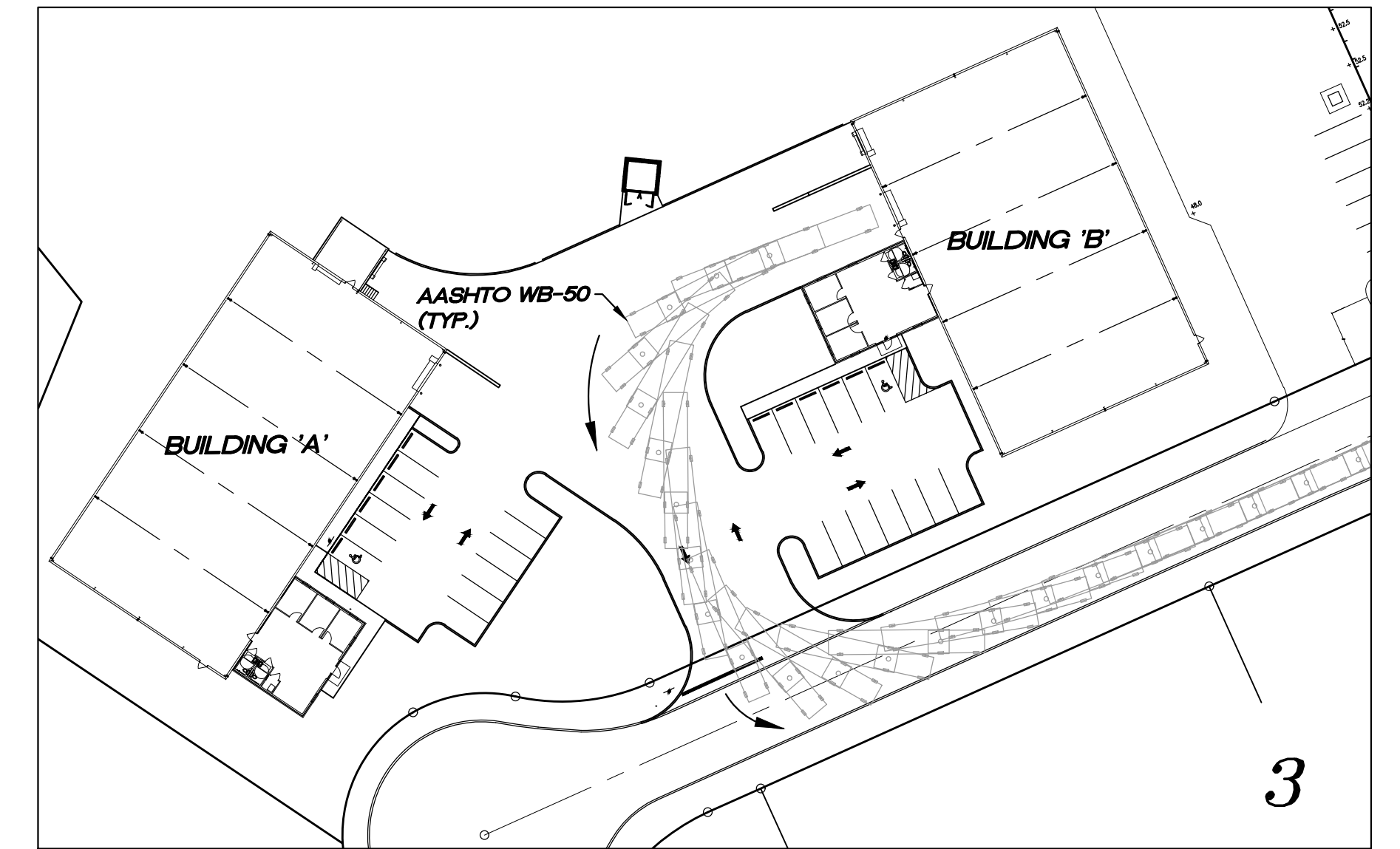
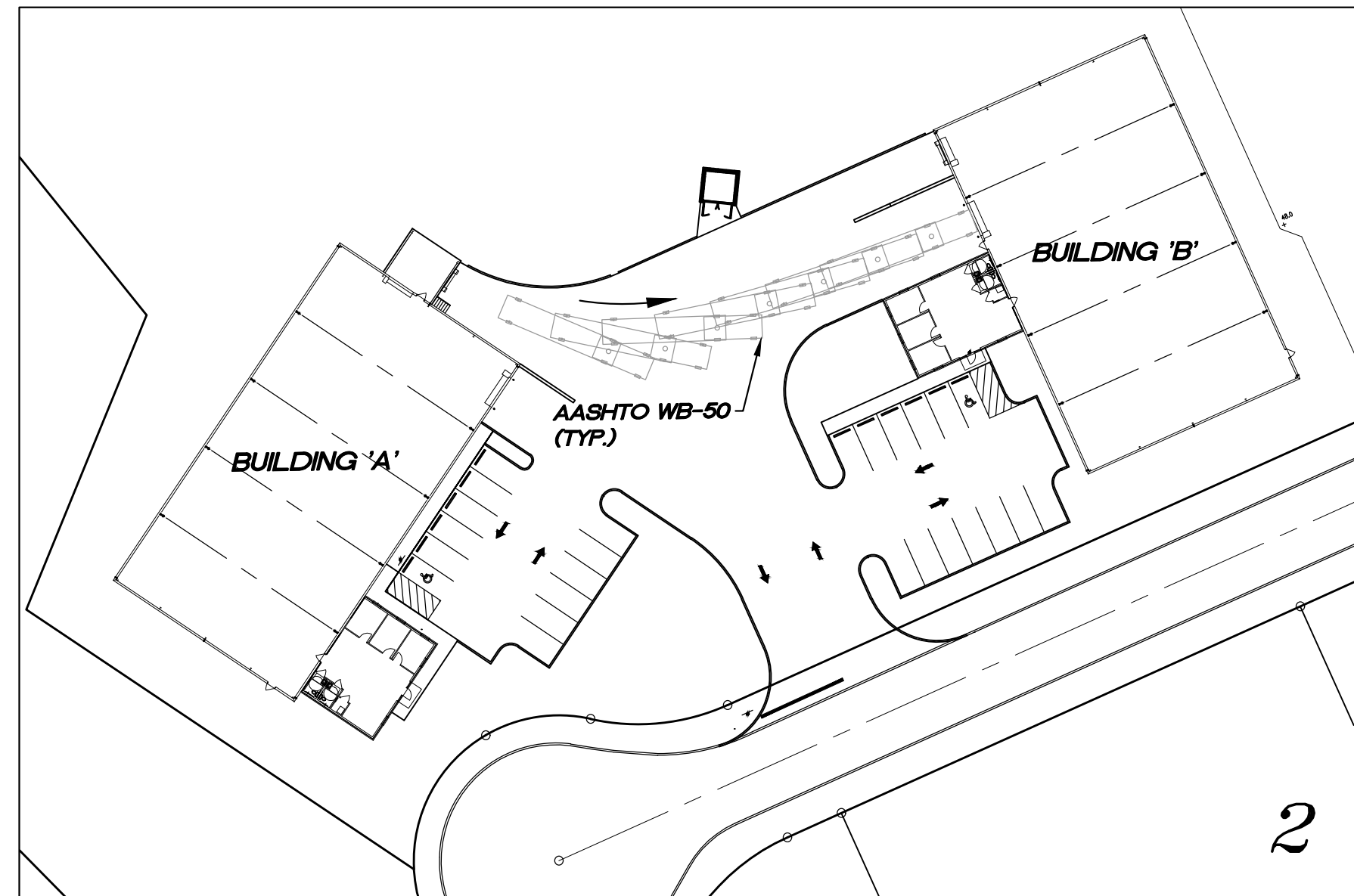
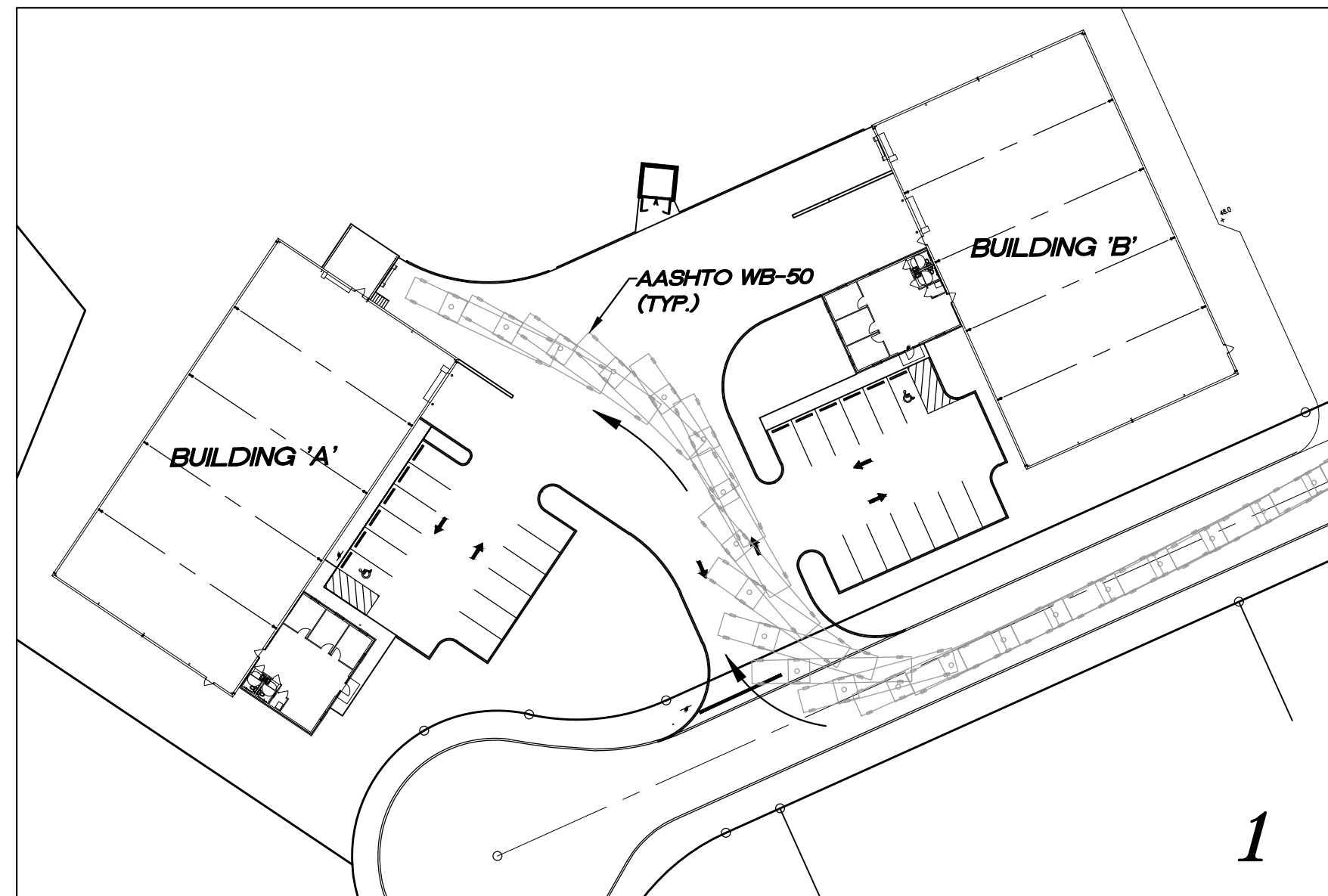
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924



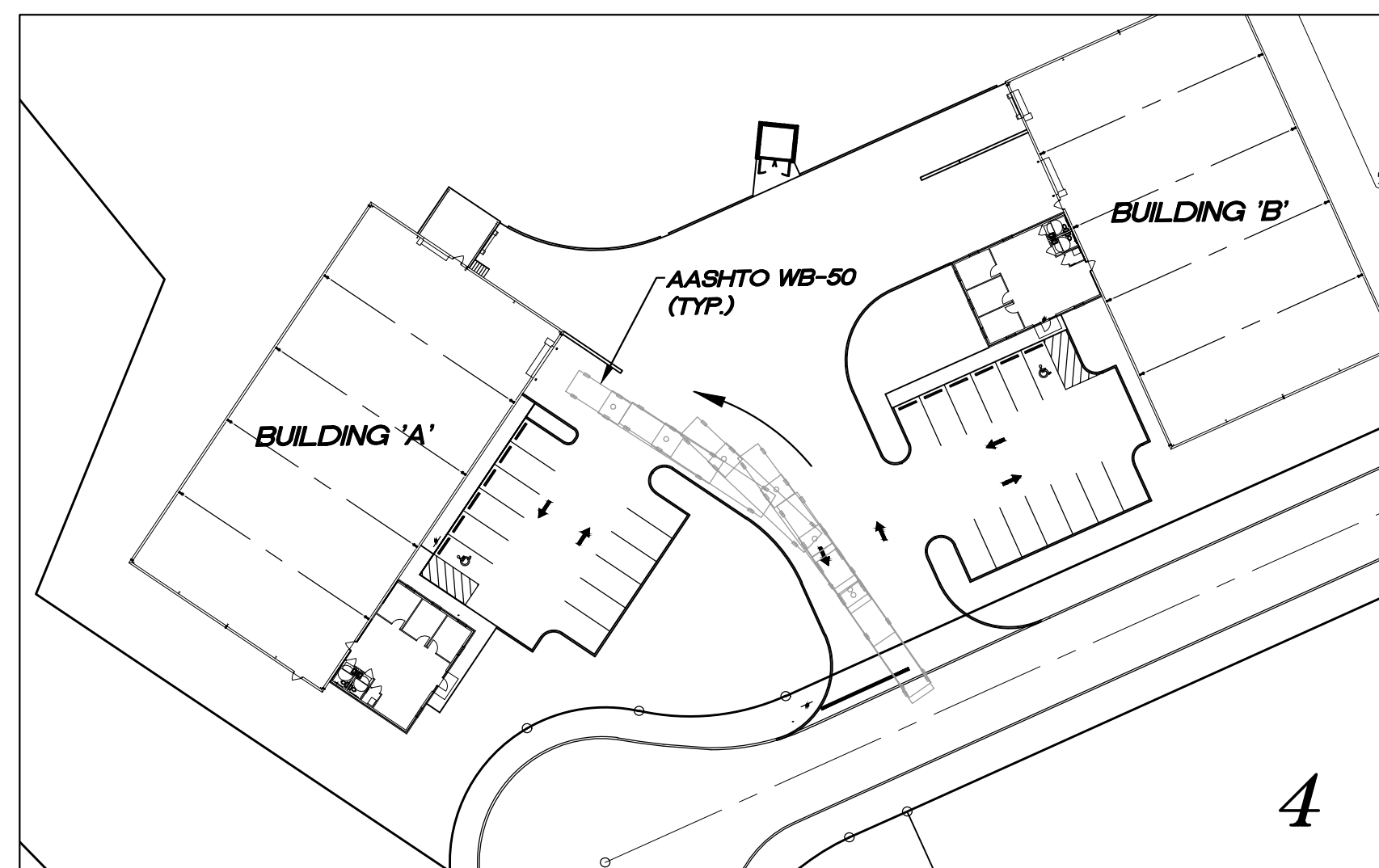
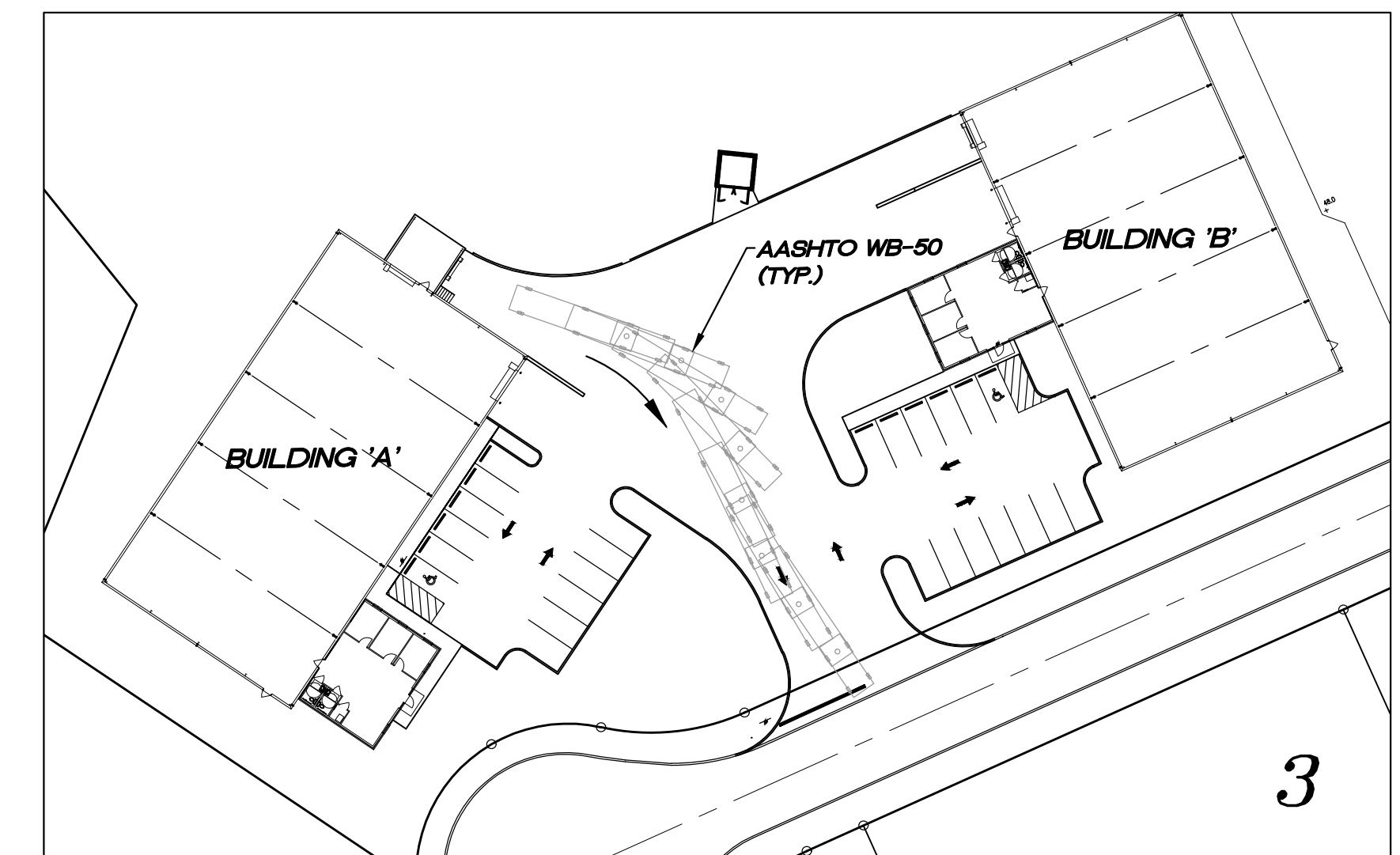
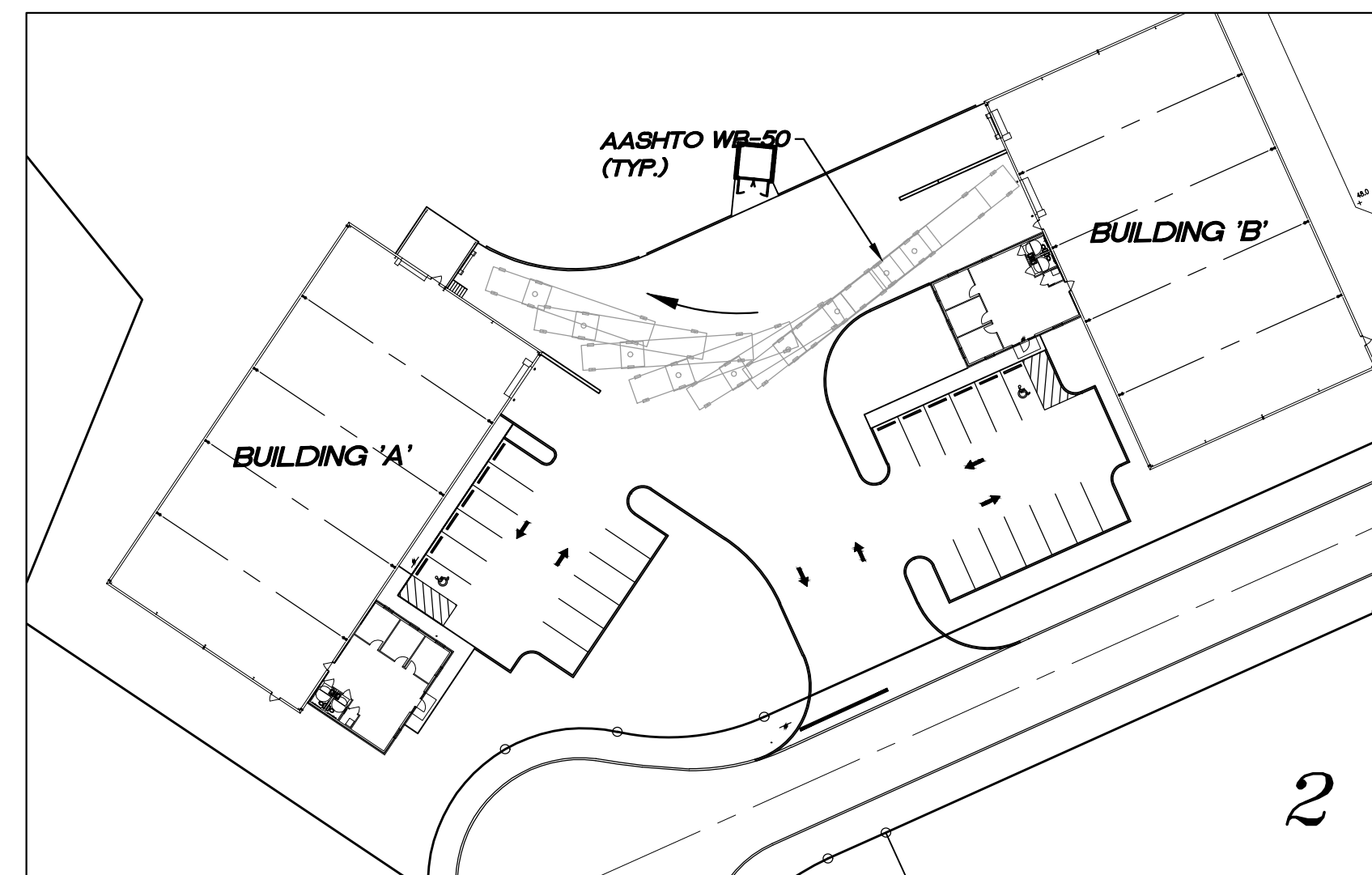
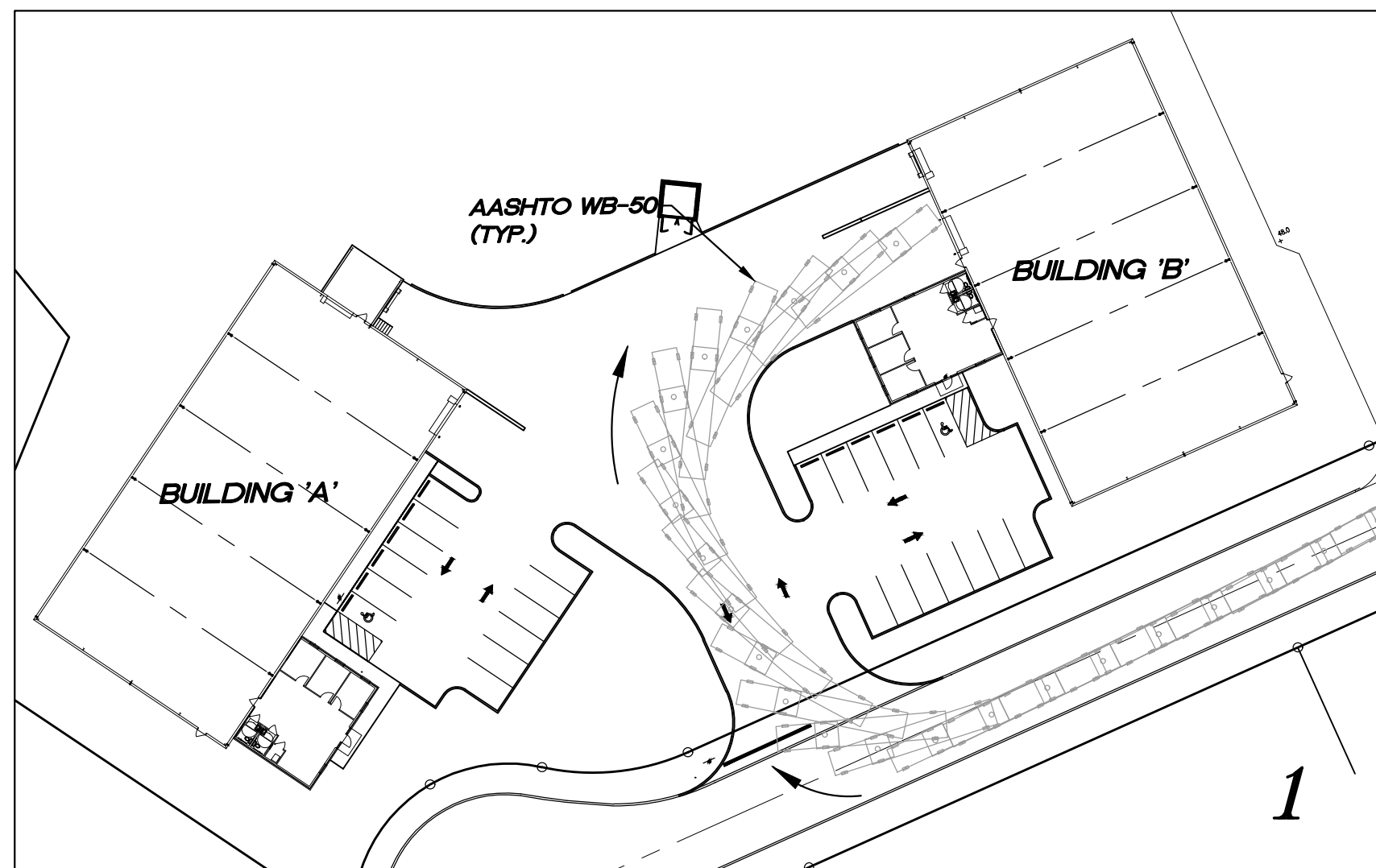
TTCDA FILE# 12-B-24-TOB

REVISION	DATE	DESCRIPTION	BY
1	11/26/24	GENERAL REVISIONS	BS

DWN: BS CHK: CAS DWG. NO. 2408029



WB-50 SITE INGRESS/EGRESS: BUILDING 'B'
SCALE: 1"=50'



WB-50 SITE INGRESS/EGRESS: BUILDING 'A'
SCALE: 1"=50'

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 10/28/2024

TTEDA FILE# 12-B-24-TOB



REVISION	DATE	DESCRIPTION	BY
1	11/26/24	GENERAL REVISIONS	BS

SHEET C-4

AASHTO WB-50 SITE INGRESS/EGRESS
CHECKERBOARD LANE

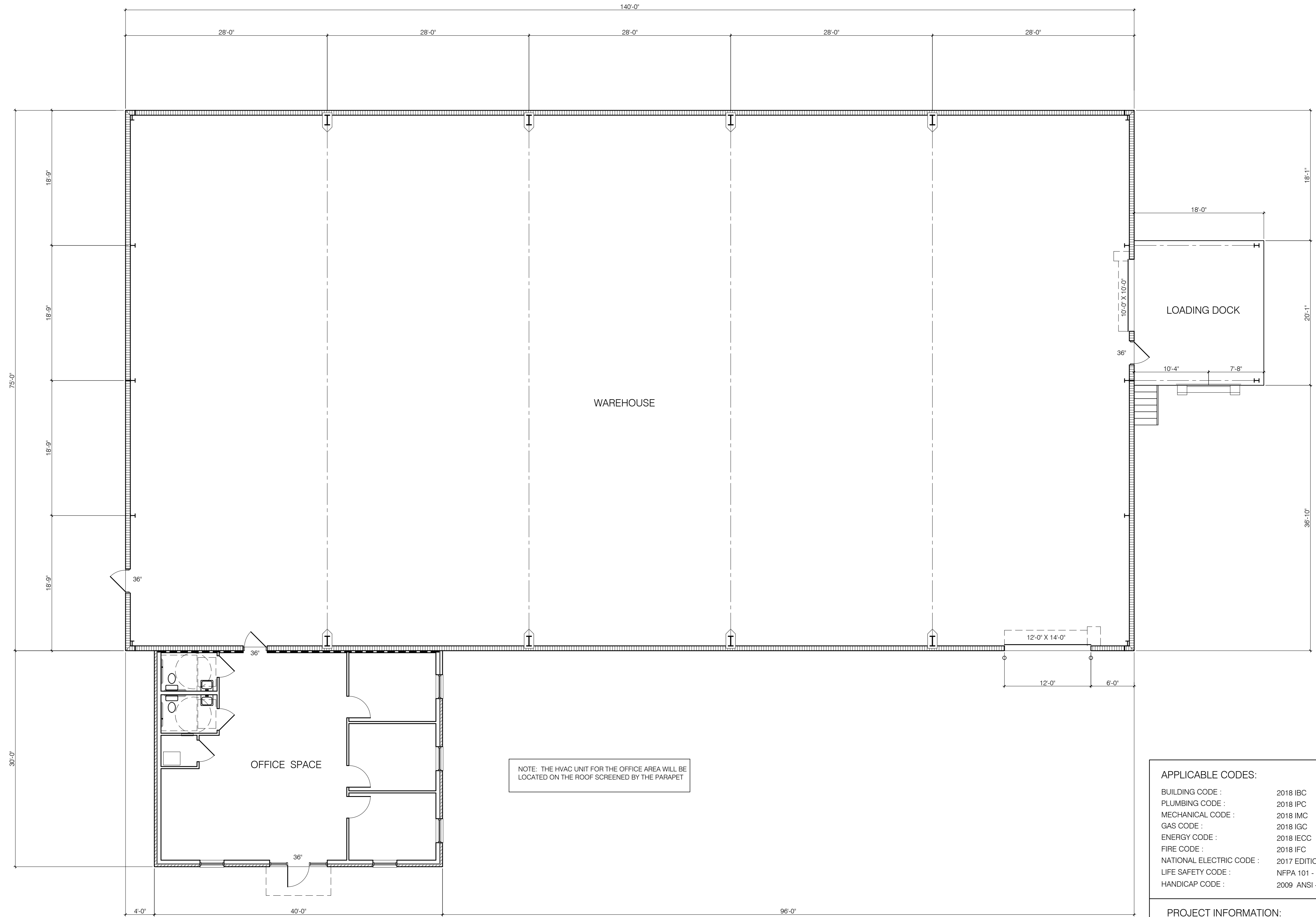
SITE ADDRESS: 10625 CHECKERBOARD LN., KNOXVILLE (37932)

DIST. NO. W6	KNOX CO., TN.
CLT MAP 131	PARCEL 68.05
SCALE: AS NOTED	OCTOBER 28, 2024

OWNER / DEVELOPER: **DANMAR DEVELOPMENT LLC**
P.O. BOX 12346
KNOXVILLE, TN 37912
(865) 567-3361

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS	CHK: CAS	DWG. NO. 2408029
---------	----------	------------------



NOTE: THE HVAC UNIT FOR THE OFFICE AREA WILL BE LOCATED ON THE ROOF SCREENED BY THE PARAPET

BUILDING FLOOR PLAN - A

1/8" = 1'-0"

SHOP AREA = 10,500 S.F.

OFFICE AREA = 1,200 S.F.

TOTAL AREA = 11,700 S.F.

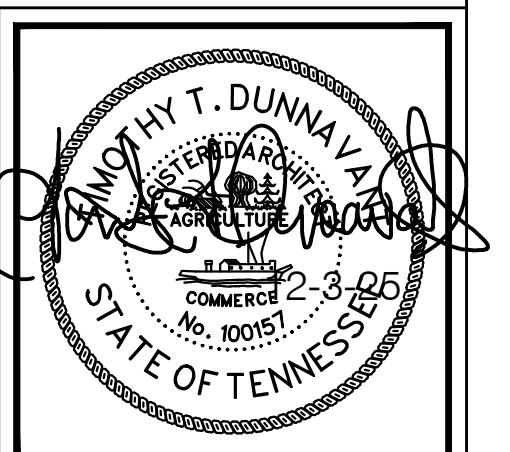
METAL BUILDING DESIGN DATA	
18'-0" EAVE HEIGHT (LOW SIDE)	
5 PSF COLLATERAL LOAD	
20 PSF LIVE LOAD - ROOF	
10 PSF SNOW LOAD - ROOF	
RISK FACTOR II - NORMAL	
115 MPH WIND	
SEISMIC DESIGN CATEGORY - C	
NO LOAD REDUCTIONS ALLOWED	

APPLICABLE CODES:	
BUILDING CODE :	2018 IBC
PLUMBING CODE :	2018 IPC
MECHANICAL CODE :	2018 IMC
GAS CODE :	2018 IGC
ENERGY CODE :	2018 IECC
FIRE CODE :	2018 IFC
NATIONAL ELECTRIC CODE :	2017 EDITION
LIFE SAFETY CODE :	NFPA 101 - 2018 ED. (CH. 38)
HANDICAP CODE :	2009 ANSI - 117

PROJECT INFORMATION:	
TYPE OF CONSTRUCTION:	II B / VB
FULLY SPRINKLED:	NO
OCCUPANCY TYPE:	S-1
BUILDING AREA:	11,600 S.F.

TTEDA FILE NUMBER

12 - B - 24 - TOB



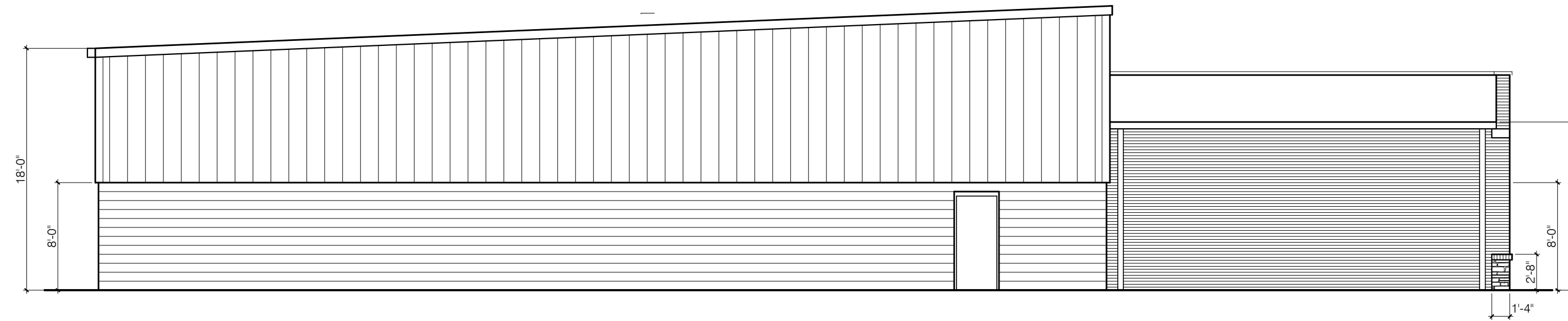
TD architect
 TIMOTHY TODD DUNNAVANT
 3200 Whittle Springs Rd.
 Knoxville, TN 37917
 ttdarch@comcast.net
 (865) 556-6778

FLOOR PLAN
 BUILDING - A
 A NEW OFFICE / WAREHOUSE PROJECT (PHASE 2) FOR:
DANMAR DEVELOPMENT, LLC
 CHECKERBOARD LANE
 KNOXVILLE, TENNESSEE

SHEET TITLE:	PROJECT TITLE:

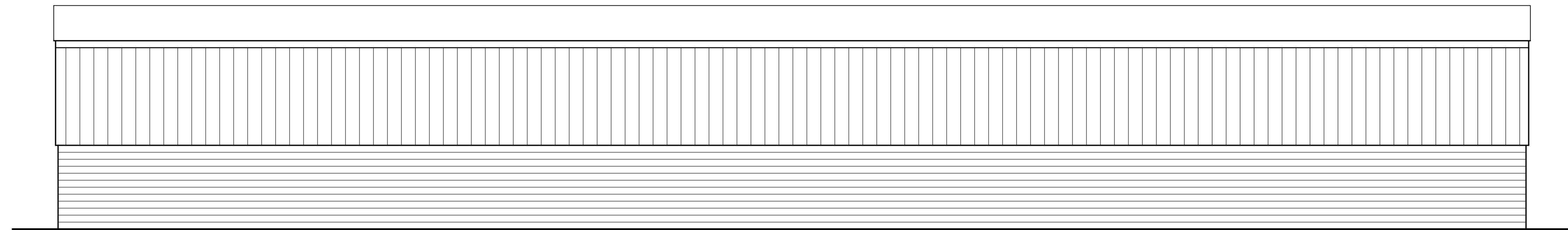
DATE:	10-26-24
REVISION:	11-25-24
	12-3-24

DRAWING NUMBER
A-1.0



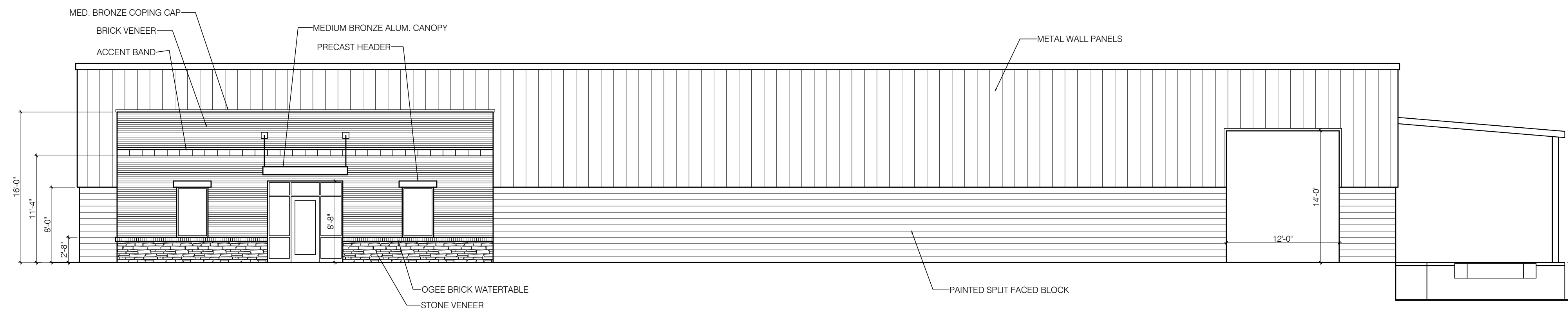
LEFT SIDE ELEVATION

1/8" = 1'-0"



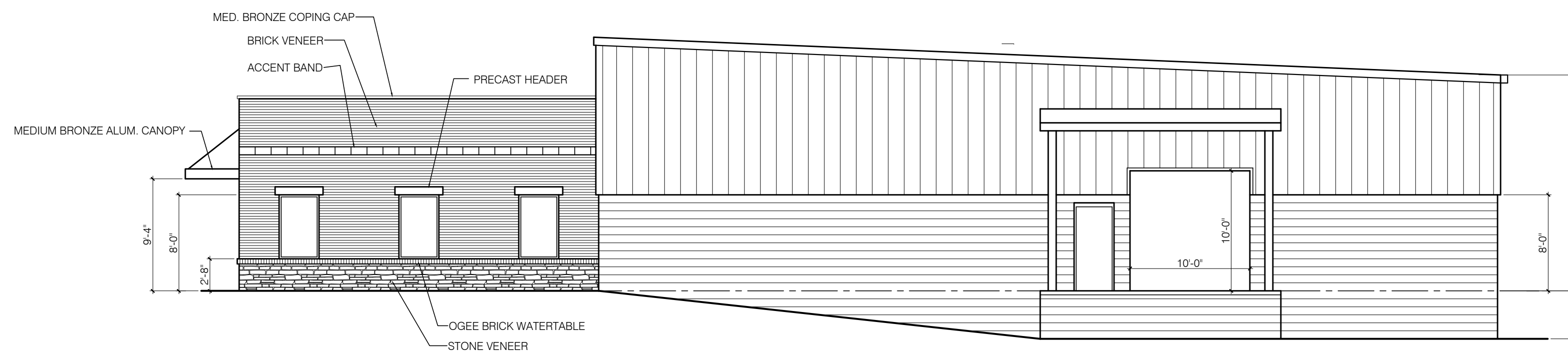
REAR ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

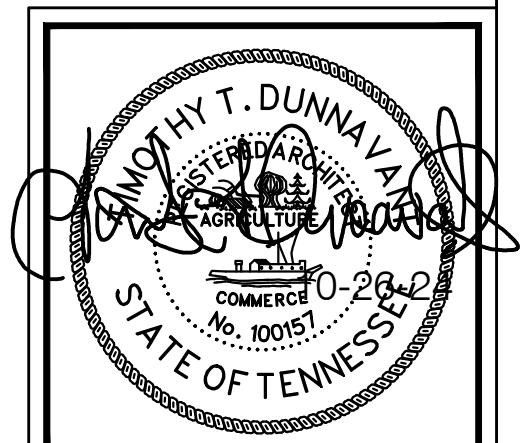


RIGHT SIDE ELEVATION

1/8" = 1'-0"

EXTERIOR BUILDING COLORS	
26ga METAL WALL PANELS & TRIM	CHARCOAL GRAY
24ga STANDING SEAM ROOF	GALVALUME
BRICK VENEER	Q/S WOODLYN ANTIQUE
OEGEE WATERTABLE BRICK	Q/S WOODLYN ANTIQUE
SPLIT FACED BLOCK	BUFF
MORTAR	GS BUFF
WINDOW HEADER	WHITE ROCKED CAMBRIDGE
WINDOW SILLS	WHITE ROCKED CAMBRIDGE
ACCENT BAND	ARRISCRAFT LIMESTONE RENAISSANCE 7 5/8"
STONE VENEER	ARRISCRAFT CITADEL IRON MOUNTAIN

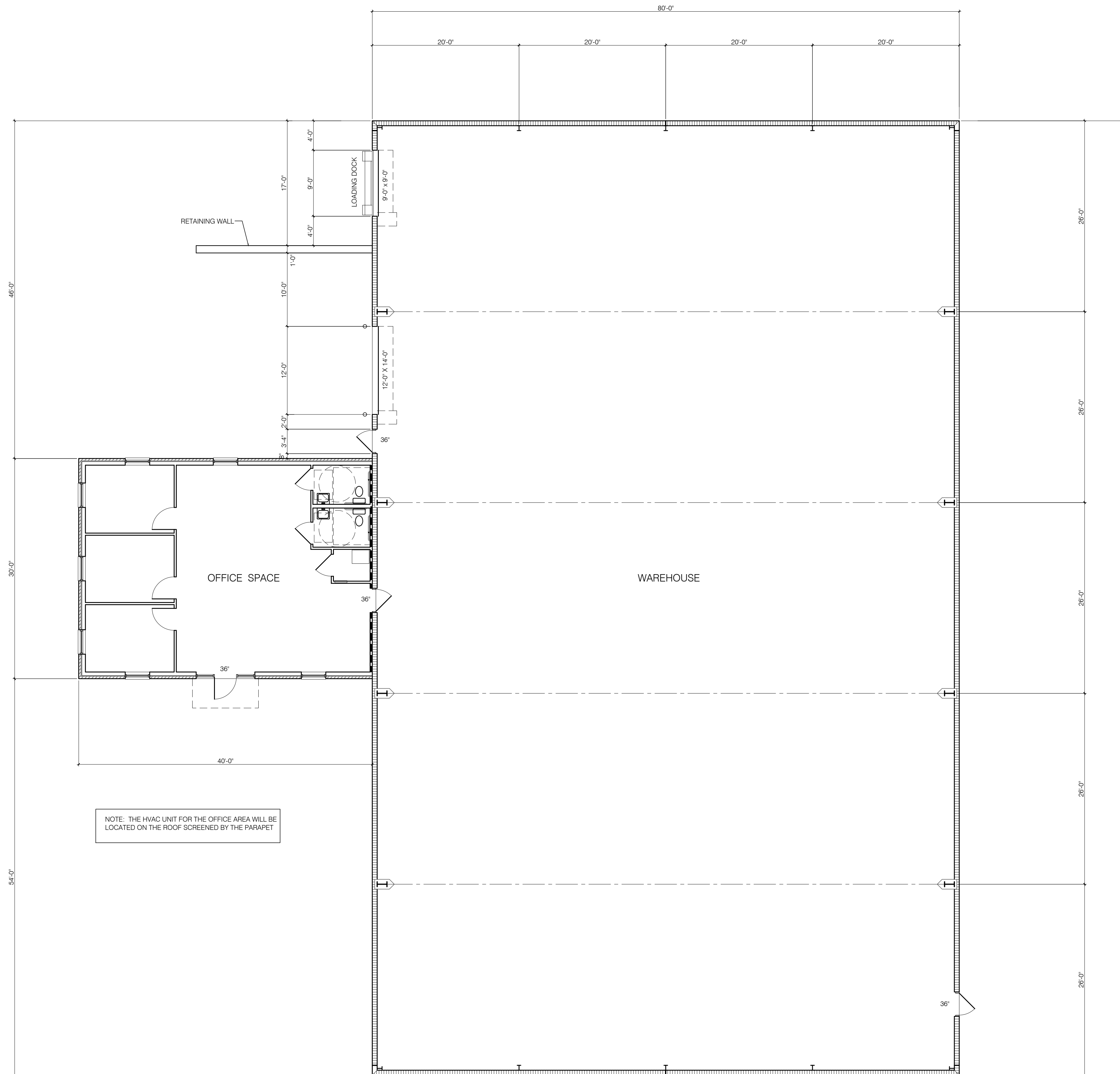
ALUMINUM WINDOWS SHALL BE 2' x 4 1/2" CENTER SET, THERMALLY BROKEN FLUSH GLAZE SYSTEM IN MEDIUM BRONZE FINISH WITH 1" CLEAR INSULATING LOW-E GLASS. FIELD MEASURE OPENINGS PRIOR TO FABRICATION. ROPE & CAULK ALL AROUND



TD architect
 TIMOTHY TODD DUNNAVANT
 3200 Whittle Springs Rd.
 Knoxville, TN 37917
 ttdarch@comcast.net
 (865) 556-6778

ELEVATIONS
 BUILDING - A
 A NEW OFFICE / WAREHOUSE PROJECT (PHASE 2) FOR:
DANMAR DEVELOPMENT, LLC
 CHECKERBOARD LANE
 KNOXVILLE, TENNESSEE

SHEET TITLE: PROJECT TITLE:
 DATE: 10-26-24
 REVISION:
 DRAWING NUMBER
A-1.1



BUILDING FLOOR PLAN - B

1/8" = 1'-0"

WAREHOUSE = 10,400 S.F.

OFFICE AREA = 1,200 S.F.

TOTAL AREA = 11,600 S.F.

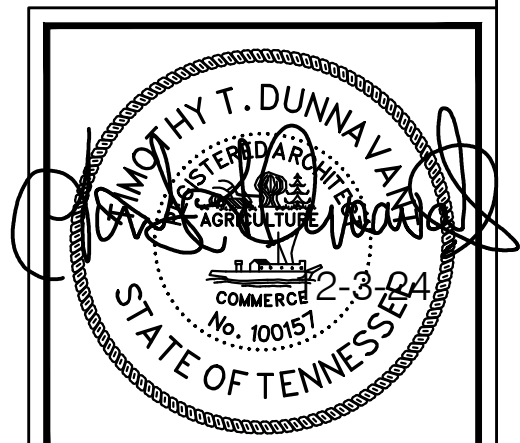
METAL BUILDING DESIGN DATA	
18'-0" EAVE HEIGHT (LOW SIDE)	
5 PSF COLLATERAL LOAD	
20 PSF LIVE LOAD - ROOF	
10 PSF SNOW LOAD - ROOF	
RISK FACTOR II - NORMAL	
115 MPH WIND	
SEISMIC DESIGN CATEGORY - C	
NO LOAD REDUCTIONS ALLOWED	

APPLICABLE CODES:	
BUILDING CODE :	2018 IBC
PLUMBING CODE :	2018 IPC
MECHANICAL CODE :	2018 IMC
GAS CODE :	2018 IGC
ENERGY CODE :	2018 IECC
FIRE CODE :	2018 IFC
NATIONAL ELECTRIC CODE :	2017 EDITION
LIFE SAFETY CODE :	NFPA 101 - 2018 ED. (CH. 38)
HANDICAP CODE :	2009 ANSI - 117

PROJECT INFORMATION:	
TYPE OF CONSTRUCTION:	II B / VB
FULLY SPRINKLED:	NO
OCCUPANCY TYPE:	S-1
BUILDING AREA:	11,600 S.F.

TTODA FILE NUMBER

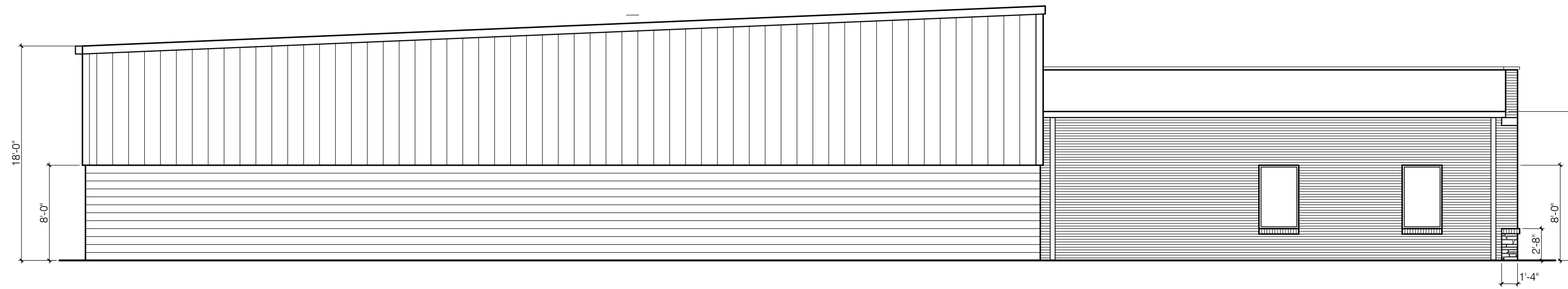
12 - B - 24 - TOB



TD architect
 TIMOTHY TODD DUNNAVANT
 3200 Whittle Springs Rd.
 Knoxville, TN 37917
 ttdarch@comcast.net
 (865) 556-6778

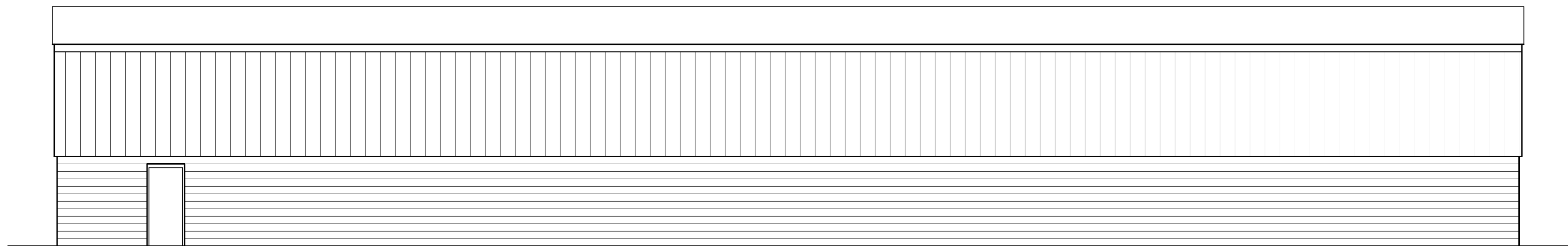
FLOOR PLAN
 BUILDING - B
 A NEW OFFICE / WAREHOUSE PROJECT (PHASE 2) FOR:
DANMAR DEVELOPMENT, LLC
 CHECKERBOARD LANE
 KNOXVILLE, TENNESSEE

SHEET TITLE:	PROJECT TITLE:
DATE:	10-26-24
REVISION:	11-25-24
	12-3-24
DRAWING NUMBER	
A-2.0	



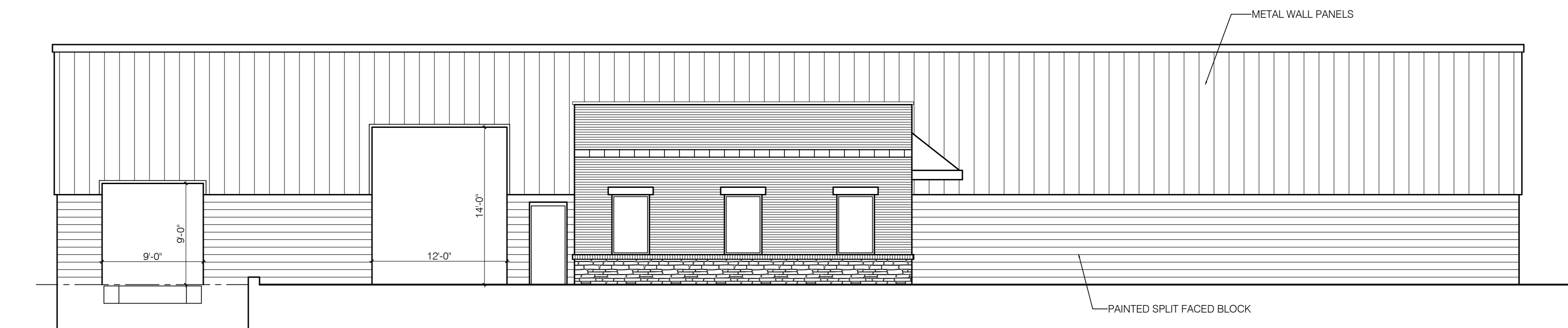
REAR ELEVATION

1/8" = 1'-0"



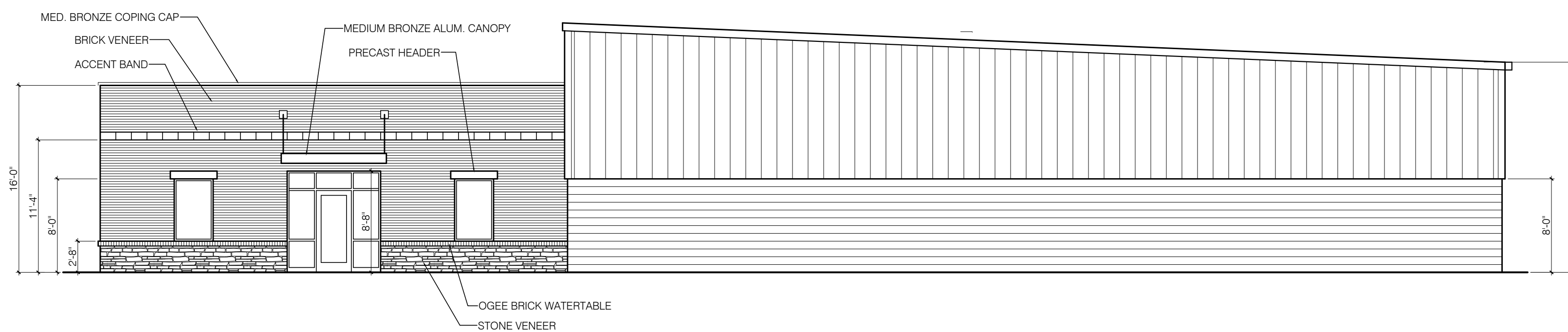
RIGHT SIDE ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

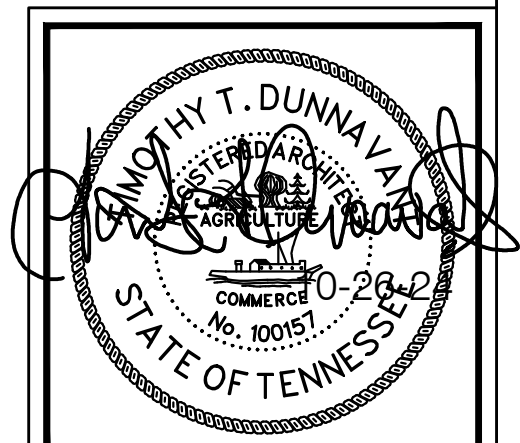


FRONT ELEVATION

1/8" = 1'-0"

EXTERIOR BUILDING COLORS	
26ga METAL WALL PANELS & TRIM	CHARCOAL GRAY
24ga STANDING SEAM ROOF	GALVALUME
BRICK VENEER	Q/S WOODLYN ANTIQUE
OGEE WATERTABLE BRICK	Q/S WOODLYN ANTIQUE
SPLIT FACED BLOCK	BUFF
MORTAR	GS BUFF
WINDOW HEADER	WHITE ROCKED CAMBRIDGE
WINDOW SILLS	WHITE ROCKED CAMBRIDGE
ACCENT BAND	ARRISCRAFT LIMESTONE RENAISSANCE 7 5/8"
STONE VENEER	ARRISCRAFT CITADEL IRON MOUNTAIN

ALUMINUM WINDOWS SHALL BE 2' x 4 1/2" CENTER SET, THERMALLY BROKEN FLUSH GLAZE SYSTEM IN MEDIUM BRONZE FINISH WITH 1" CLEAR INSULATING LOW-E GLASS. FIELD MEASURE OPENINGS PRIOR TO FABRICATION. ROPE & CAULK ALL AROUND



TD
architect

TIMOTHY TODD DUNNAVANT
3200 Whittle Springs Rd.
Knoxville, TN 37917
ttdarch@comcast.net
(865) 556-6778

ELEVATIONS
BUILDING - B

A NEW OFFICE / WAREHOUSE PROJECT (PHASE 2) FOR:
DANMAR DEVELOPMENT, LLC
CHECKERBOARD LANE
KNOXVILLE, TENNESSEE

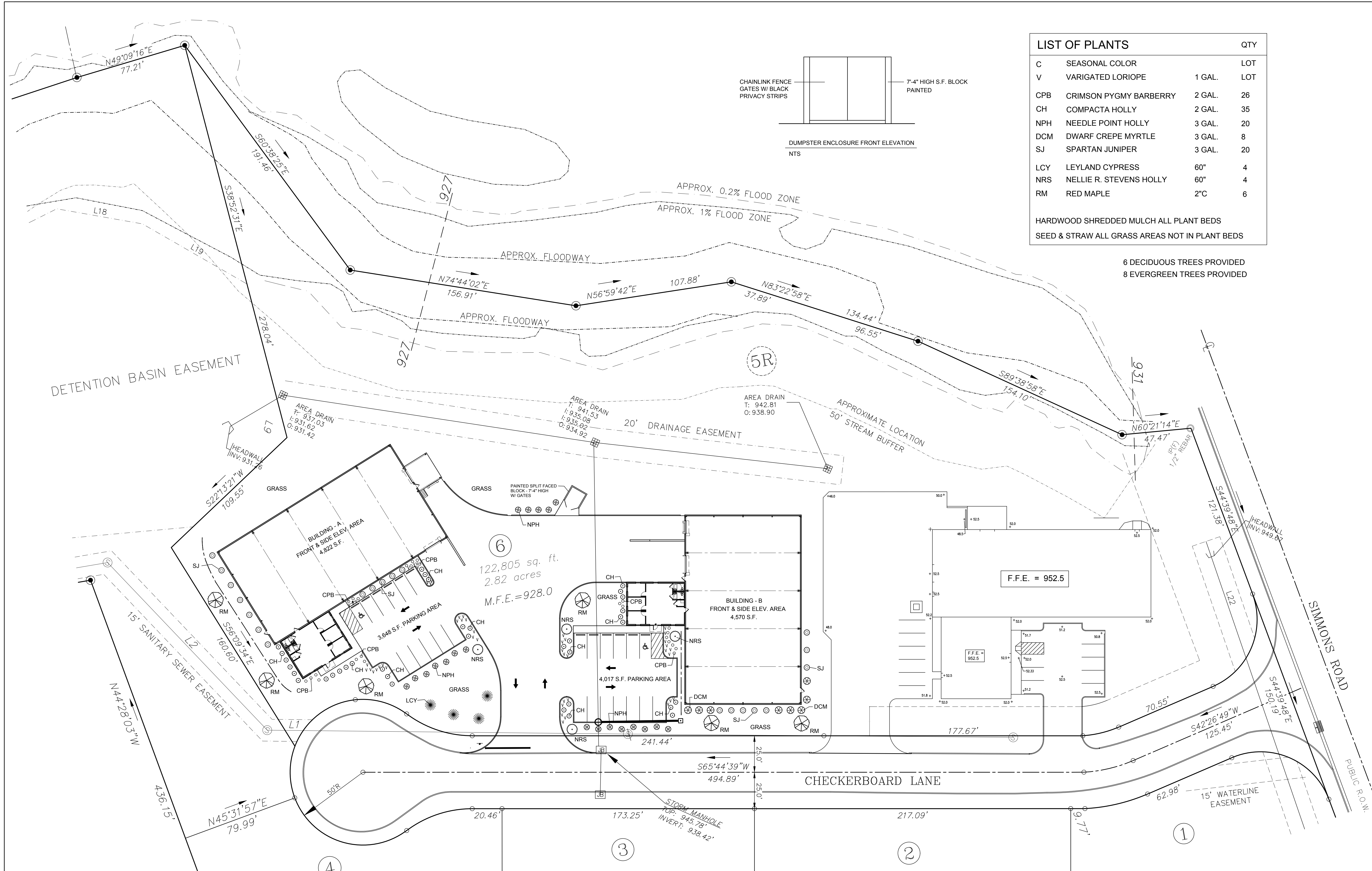
SHEET TITLE: PROJECT TITLE:

DATE: 10-26-24

REVISION:

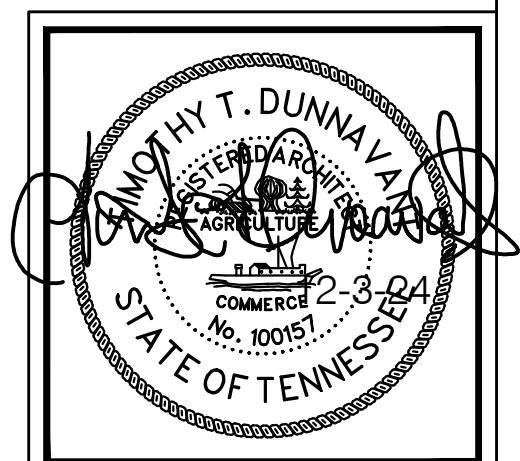
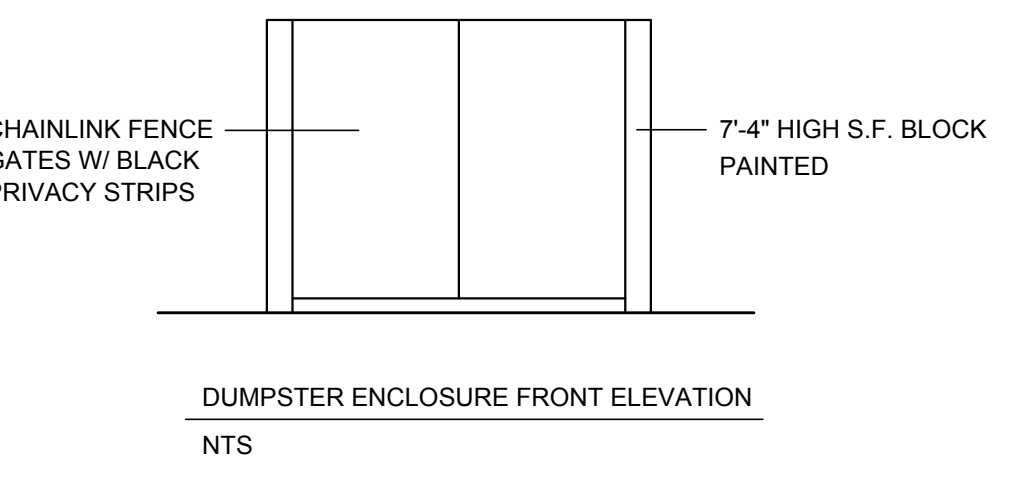
DRAWING NUMBER

A-2.1



LIST OF PLANTS		QTY
C	SEASONAL COLOR	LOT
V	VARIGATED LORIOPE	1 GAL. LOT
CPB	CRIMSON PYGMY BARBERRY	2 GAL. 26
CH	COMPACTA HOLLY	2 GAL. 35
NPH	NEEDLE POINT HOLLY	3 GAL. 20
DCM	DWARF CREPE MYRTLE	3 GAL. 8
SJ	SPARTAN JUNIPER	3 GAL. 20
LCY	LEYLAND CYPRESS	60" 4
NRS	NELLIE R. STEVENS HOLLY	60" 4
RM	RED MAPLE	2"C 6
HARDWOOD SHREDDED MULCH ALL PLANT BEDS		
SEED & STRAW ALL GRASS AREAS NOT IN PLANT BEDS		

6 DECIDUOUS TREES PROVIDED
8 EVERGREEN TREES PROVIDED

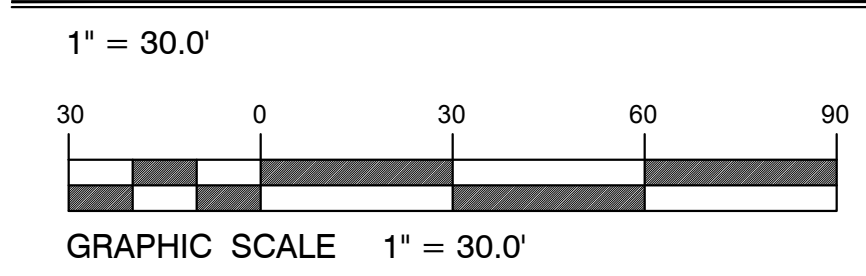


TTD architect
TIMOTHY TODD DUNNAVANT
3200 Whittle Springs Rd.
Knoxville, TN 37917
tttdarch@comcast.net
(865) 556-6778

SITE LANDSCAPE PLAN
A NEW OFFICE / WAREHOUSE PROJECT (PHASE 2) FOR:
DANMAR DEVELOPMENT, LLC
CHECKERBOARD LANE
KNOXVILLE, TENNESSEE

SHEET TITLE:	PROJECT TITLE:
DATE:	10-26-24
REVISION:	11-25-25
	12-3-24
DRAWING NUMBER	
L-1	

SITE PLAN - LANDSCAPE



TOTAL BUILDING ELEVATION AREAS = 9,392 S.F.
9,392 S.F. X 50% = 4,696 S.F. LANDSCAPE REQUIRED
TOTAL PARKING LOT AREAS = 7,665 S.F.
7,665 S.F. X 5% = 383 S.F. LANDSCAPE REQUIRED
TOTAL LANDSCAPE AREA REQUIRED = 5,079 S.F.
LANDSCAPE AREA PROVIDED = 6,438 S.F.

TTCDA FILE NUMBER
12 - B - 24 - TOB



Outlook

12-B-24-TOB Waiver Request Hardship

From Brad Sharp <bsharp.uei@gmail.com>

Date Thu 12/5/2024 12:20 PM

To Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>

You don't often get email from bsharp.uei@gmail.com. [Learn why this is important](#)

On Sheet C-1 of the '10625 Checkerboard Lane' project (12-B-24-TOB), a waiver is requested to "Reduce the required front property line landscape buffer from 20' to 9'-0" ." The reason for the requested (hardship) is because of the existing swale and storm drain system and drainage easement that runs behind the proposed development. The aforementioned existing features force our project closer to Checkerboard Lane.

Thank you for your time!

Brad Sharp
Urban Engineering, Inc.
865-966-1924



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

URBAN ENGINEERING
PUBLISHED APPLICANT NAME - no individuals on behalf of -

10/28/24 12/9/24 12-B-24-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

CHRIS SHARP **URBAN ENGINEERING, INC**
NAME COMPANY

10330 HARDIN VALLEY RD. KNOXVILLE TN 37932
ADDRESS STE # 201 CITY STATE ZIP

865-966-1924 CHRIS@URBAN-ENG.COM
PHONE EMAIL

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

DANMAR DEVELOPMENT LLC P.O. BOX 12346
OWNER NAME - if different - OWNER ADDRESS OWNER PHONE/EMAIL
KNOXVILLE, 37912 865-567-3361

10625 CHECKERBOARD LANE, KNOXVILLE (37932)
PROPERTY ADDRESS

131 068 05 YES 4.41-AC
PARCEL ID(S) PART OF PARCEL? (Y/N) TRACT SIZE

STAFF USE ONLY

Checkerboard CITY COUNTY
North side of Checkerboard Ln, west side of Simmons Rd 3rd
GENERAL LOCATION DISTRICT

CB/TO BP
ZONING LAND USE / PLACE TYPE

N/A CO
PLANNING SECTOR EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
- EXPANSION OR RENOVATION
- GRADING PLAN

- REZONING
- SIGNAGE
- ZONING VARIANCE

WAIVERS OR VARIANCES REQUESTED? (Y/N) **Y**

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

PLAN MATERIALS:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN
- SIGNAGE PLAN
- OFF-STREET PARKING

OTHER:

RENOVATION OR EXPANSION

PLEASE PROVIDE A SUMMARY OF THE WORK TO BE PERFORMED:

REZONING

REZONE FROM:

TO:

SECTOR PLAN AMENDMENT FROM:

TO:

SIGNAGE

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

STAFF USE ONLY

- TTCDA Checklist
- Property Owners/Option Holders

CODE	CODE	TOTAL
FEE 1102	FEE	\$450.00

ADMINISTRATION

By signing below

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

[Signature]
APPLICATION AUTHORIZED BY

PRIMAR DEVELOPMENT LLC
AFFILIATION

OCT 24, 2024
DATE

(865) 567-3361
PHONE NUMBER

dcourt938@aol.com
EMAIL

[Signature]
STAFF SIGNATURE

Shelley Gray
PRINT NAME

10/28/2024, SG
DATE PAID