

Report of Staff Recommendation

File No.: 5-B-24-TOB

Applicant: OKR GP
Request: BUILDING PERMIT
Meeting Date: 5/6/2024

Address: 0 Spring Bluff Way
Map/Parcel Number: 103 M A 001, 002
Location: South side of Hardin Valley Road, east side of Award Winning Way
Existing Zoning: PC (Planned Commercial), TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Agriculture/forestry/vacant land
Proposed Land Use: Mixed use commercial development
Appx. Size of Tract: 3.55 acres
Accessibility: Access is via Spring Bluff Way, a private joint permanent access easement with a 25-ft pavement width within a 40-ft right-of-way.
Surrounding Zoning and Land Uses:
North: BP (Business and Technology Park), TO (Technology Overlay) - Rural residential, public/quasi-public land (Pellissippi State Community College)
South: PC (Planned Commercial), TO (Technology Overlay) - Agriculture/forestry/vacant land
East: PC (Planned Commercial), TO (Technology Overlay) - Agriculture/forestry/vacant land
West: OB (Office, Medical, and Related Services), TO (Technology Overlay) - Agriculture/forestry/vacant land

Comments: This is a request for a commercial strip center at the intersection of Hardin Valley Rd and Award Winning Way.

**Design Guideline
Conformity:**

**Waivers and Variances
Requested:** N/A

Staff Recommendation:

Postpone this request 30 days to the June 10, 2024 TTCD meeting per the request of the applicant.



Whitney Warner <whitney.warner@knoxplanning.org>

Request to Postpone OKR, GP (5-B-24-TOB)

1 message

Chris Sharp <chris@urban-eng.com>

Thu, Apr 11, 2024 at 5:15 PM

To: "whitney.warner@knoxplanning.org" <whitney.warner@knoxplanning.org>

Cc: Stacy Cox <scox@s4dinc.com>

Whitney:

Please accept this email as our request to postpone the above referenced item until the June meeting. Please let me know if you need additional documentation.

Thanks and have a great evening.

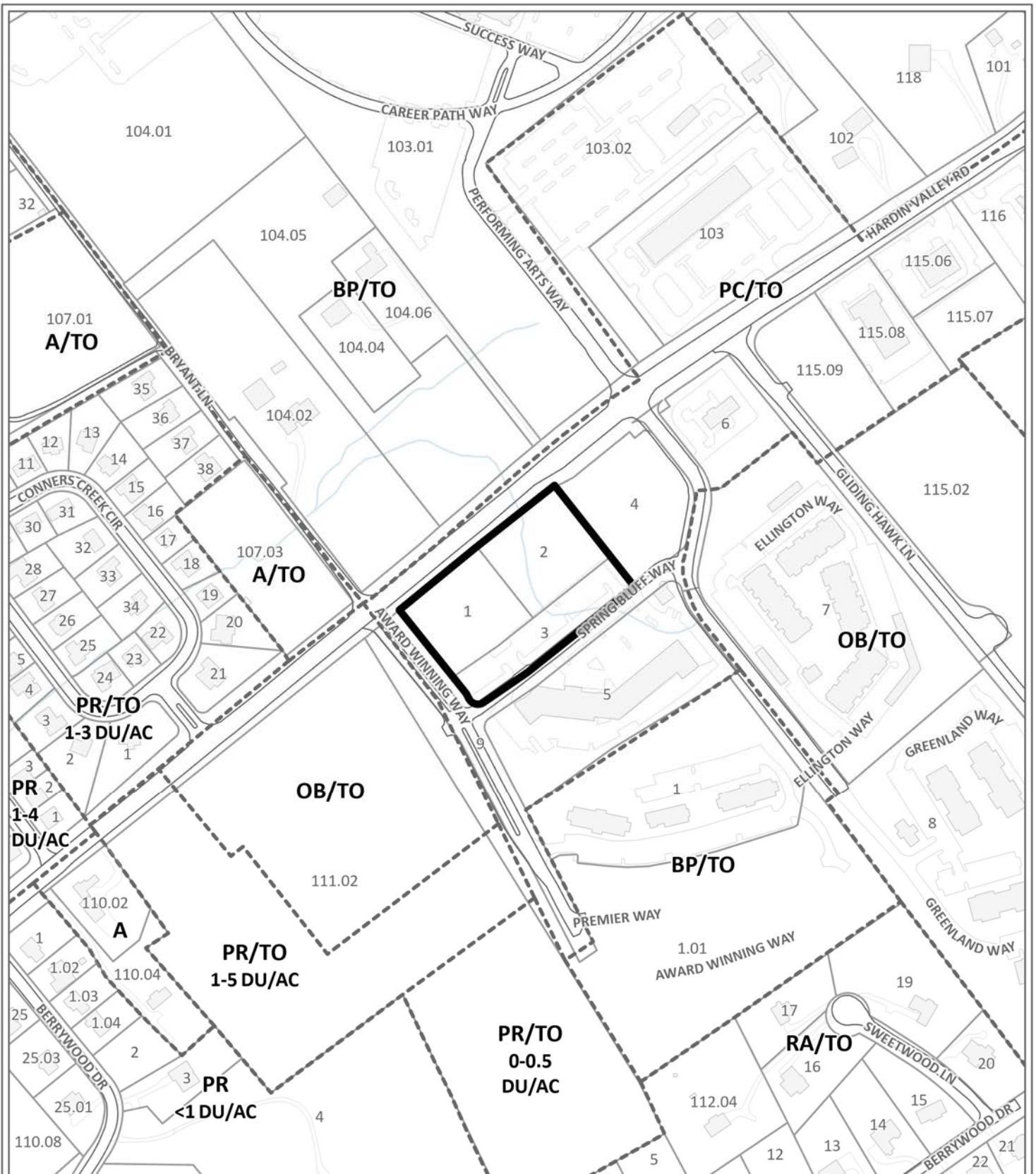
Chris Sharp, P.E.

Urban Engineering, Inc.

10330 Hardin Valley Road, Suite 201

Knoxville, TN 37932

(865) 966-1924



CERTIFICATE OF APPROPRIATENESS

5-B-24-TOB

Petitioner: OKR GP



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

Original Print Date: 4/2/2024

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

Map No: 103
Jurisdiction: County



TBD
Knoxville, TN 37932



7 Rendering NTS		5 Zoning Review NTS		4 Area Calculations NTS	
1.	DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, CONTRACTOR SHALL OBTAIN CLARIFICATION, IN WRITING, FROM THE ARCHITECT.	2.	GENERAL CONTRACTOR TO VERIFY CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ARE DIFFERENT THAN SHOWN IN DRAWINGS, CONTACT ARCHITECT IMMEDIATELY.		GROSS AREA (SLAB LINE): 17,301 SF
2.	INTERIOR AND EXTERIOR WALL AND PARTITION DIMENSIONS ARE FROM FACE OF STUDY FLOOR OR STUDY UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS SHALL BE TO EXTERIOR FACE TO OUTSIDE EDGE UNLESS NOTED OTHERWISE.	3.	JURISDICTION: KNOX COUNTY ZONING DISTRICT: PC PLANNED DEVELOPMENT OVERLAY DISTRICT: TO 1 TECHNOLOGY OVERLAY PARCEL ID: 100MA01, 100MA02, & 100MA04 DEVELOPMENT TYPE: COMMERCIAL (RETAIL RESTAURANT) USE PERMITTED: YES		LEASABLE AREA (BAY 1): 1,513 SF LEASABLE AREA (BAYS 2 & 3): 1,452 SF LEASABLE AREA (BAY 10): 2,502 SF LEASABLE AREA (JULY BAYS): 5,487 SF
3.	CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES, REGULATIONS AND ORDINANCES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION.	4.	CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SURROUNDING PROPERTY, STREETS, WALKS, ETC. DURING CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED AS A RESULT.		
4.	FIRE EXTINGUISHERS ARE REQUIRED IN THE SPACE PER NFPA 10. MOUNT EXTINGUISHERS AT COORDINATES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE FIREBRULING INSPECTOR.	5.	CONTRACTOR TO COORDINATE LOCATION OF TEMPORARY CONSTRUCTION BARRIERS WITH OWNER. MEANS OF EXPRESS EXIT ACCESS ROUTES MUST REMAIN OPEN AND ACCESSIBLE TO ALL OCCUPANTS.		*DOES NOT INCLUDE THICKNESS OF EXTERIOR OR DEMISING WALLS.
5.	CONSTRUCTION MATERIALS SPECIFIED AND NOTED ON THE DRAWINGS ARE REPRESENTATIVE OF THE GENERAL DESIGN INTENT.				
6 General Notes NTS		5 Zoning Review NTS		4 Area Calculations NTS	
Owner: OKR GP 11807 Couch Mill Road Knoxville, TN 37932 Contact: David Hobbs T: 865.964.9264 E: david.hobbs.191@gmail.com		Architect: Stuado Four Design, Inc. 414 Clinch Avenue Knoxville, TN 37902 Contact: Stacy Cox, AIA T: 865.523.0001 E: stacy@stuado.com		Civil Engineer: Urban Engineering 10330 Harlan Valley Rd Knoxville, TN 37922 Contact: Chris Speth, PE T: 865.525.1001 E: cspeth@urban-eng.com	
		Landscape Architect: The Penland Studio 10310 Harlan Valley Rd Knoxville, TN 37922 Contact: Beth J. Penh, ASLA T: 865.325.3884 E: bpenh@penlandstudio.com		Structural Engineer: Elam Structural Engineering, LLC O. Box 20759 Knoxville, Tennessee 37930 Contact: Josh Elam, PE T: 865.607.2517 E: elam@elamse.com	
				ME/P Engineer: Profectus Engineering 4110 Sutherland Knoxville, TN 37919 Contact: Tommy Westmann, PE T: 865.499.5750 E: twestmann@profectusengineering.com	
3 Project Contacts NTS					

[illegible]

Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

A New Mixed-Use Commercial Development named:
Village at Hardin Valley

TBD
Knoxville, TN 37932



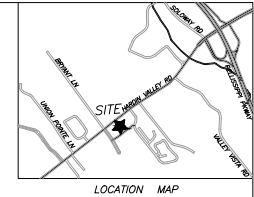
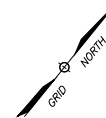
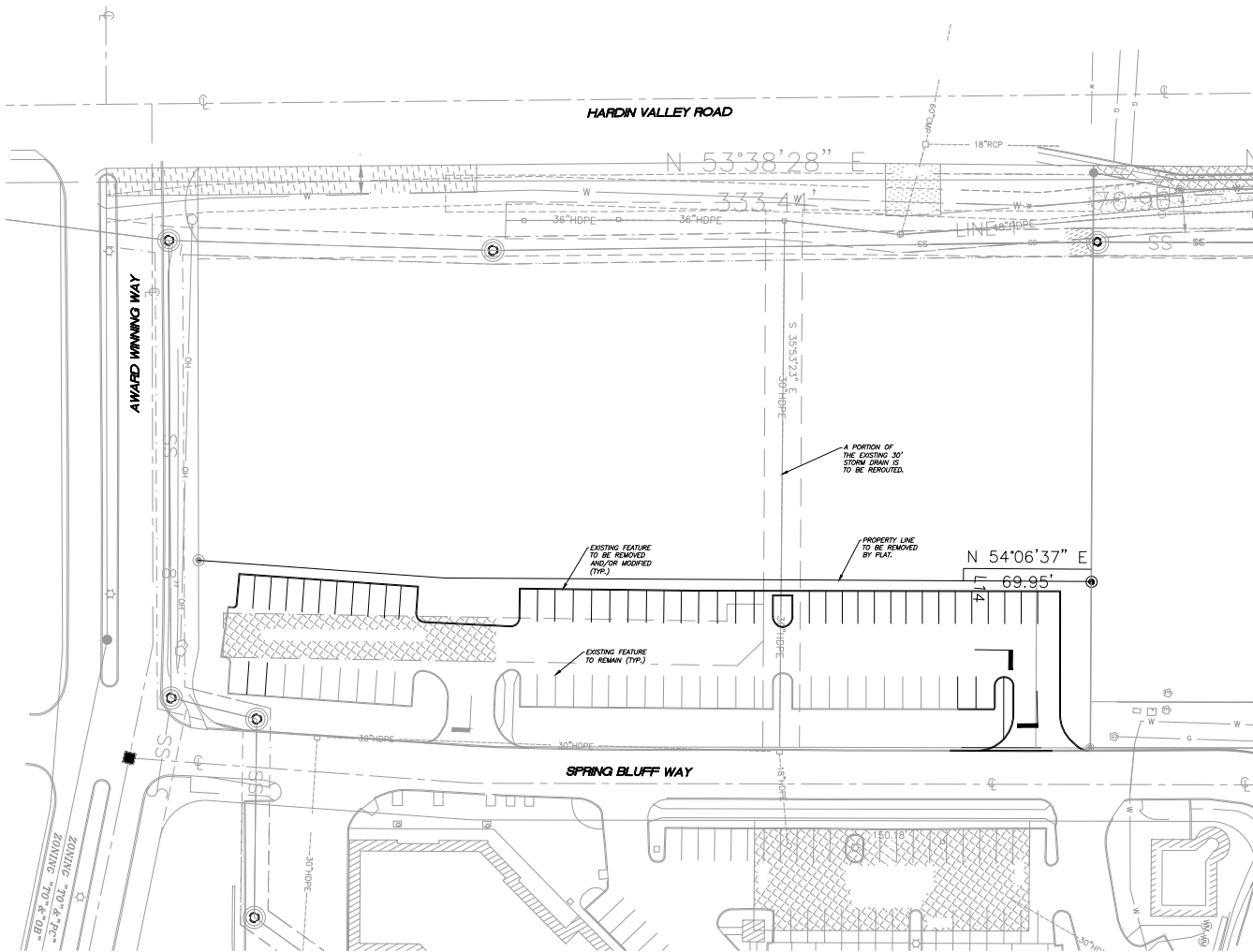
Project Phase: Schematic Design

Issue Date: 03/25/2024

[illegible]

Job Number: 23091
Cover Sheet

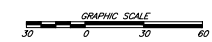
T0.0



ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.



REFERENCE:
PARCEL 1
DEED INST. #201606060070861
PLAT INST. #201008160009832
PARCELS 2 & 3
DEED INST. #2016052600068749
PLAT INST. #201008160009832




REVISION	DATE	DESCRIPTION	BY

SHEET C-1

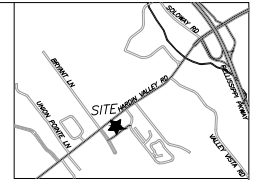
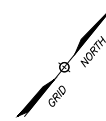
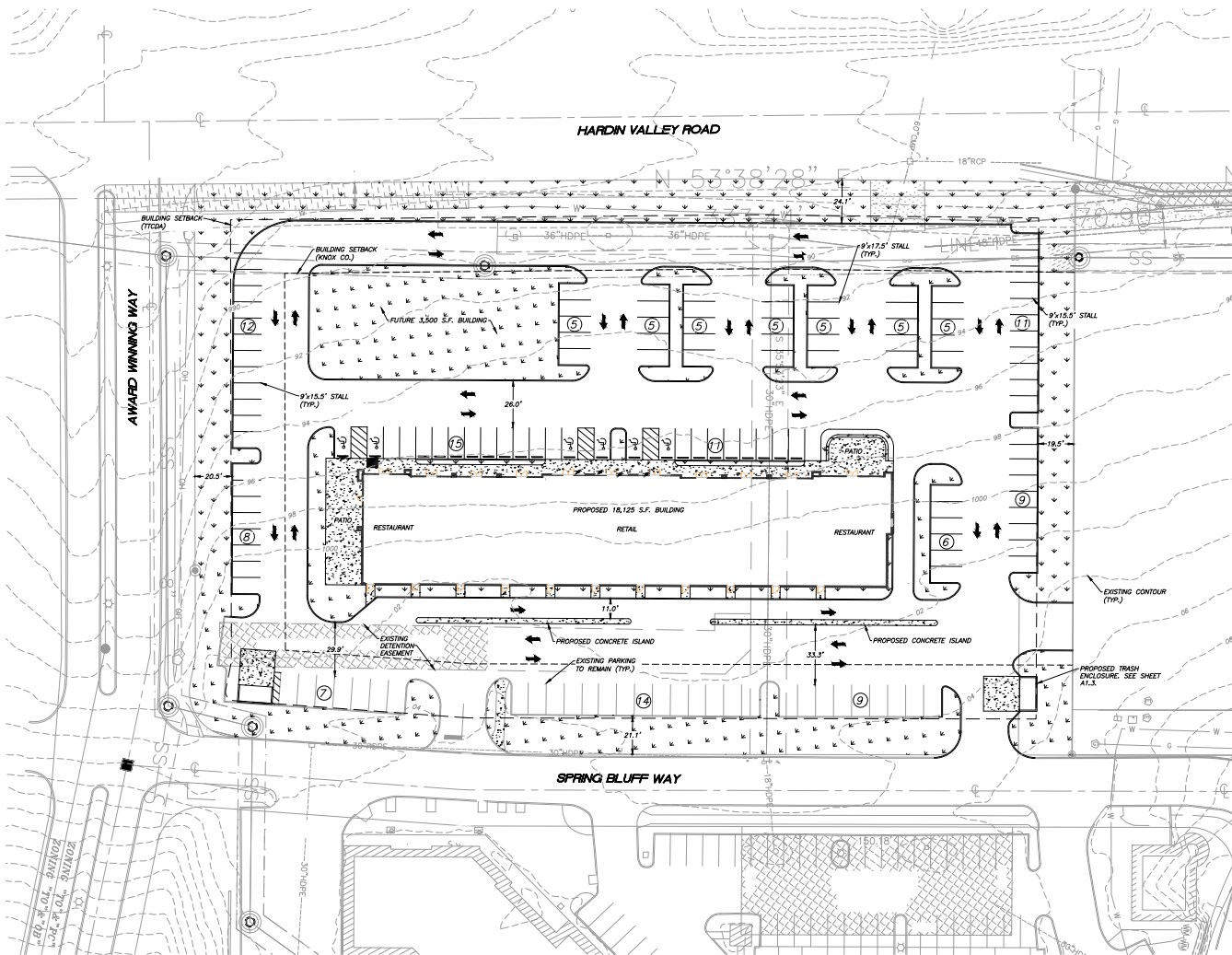
SITE DEMOLITION PLAN
THE VILLAGE AT HARDIN VALLEY
SITE ADDRESS: 0 SPRING BLUFF WAY (379.32)

OWNER: OKR GP
11707 COUCH MILL ROAD
KNOXVILLE, TN 37932

DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=30' MARCH 25, 2024
TAX MAP: 103 INSERT: M GROUP: A PARCELS: 1, 2, 3

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

DWN: CLM CHK: GAS DWG. NO. 2403010



SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED PC/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:
EC 2206
PERIPHERY BOUNDARY: ALL BUILDINGS SHALL BE SET BACK AT LEAST FIFTY (50) FEET FROM ANY PERIPHERAL BOUNDARY OF THE PROJECT, OR ANY PUBLIC STREET OR ROAD EXISTING PRIOR TO THE PC PLANNED COMMERCIAL ZONE.
3. 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 COMPILED 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 TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITIES SHOWN AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
4. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
5. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
6. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
7. GROUND AREA COVERAGE (GAC) SHALL NOT EXCEED 25%. SEE LOT COVERAGE SUMMARY.
8. FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 30%. SEE LOT COVERAGE SUMMARY.
9. IMPERVIOUS AREA SHALL NOT EXCEED 70% SEE LOT COVERAGE SUMMARY.
10. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR MONUMENT SIGN LOCATION AND DETAIL.

PARKING NOTES:

1. THIRTY PERCENT (30%) OF THE PARKING SPACES MAY BE DESIGNATED FOR COMPACT CARS. THE MINIMUM SIZE OF A COMPACT CAR SPACE SHALL BE 8' x 16'.
2. PARKING AREAS SHALL BE LANDSCAPED ACCORDING TO SECTION 3.4 REQUIREMENTS.
3. SURFACE PARKING AREAS SHOULD BE LOCATED TO THE SIDE OR TO THE REAR OF BUILDINGS. IF PARKING IS REQUESTED BE LOCATED IN FRONT OF A BUILDING, THE PARKING SHALL BE SEPARATED FROM THE FRONT PROPERTY LINE BY A 20 FT. LANDSCAPE BUFFER.
4. REQUIRED PARKING (RESTAURANT/RETAIL)
TTCA:
RESTAURANT:
MINIMUM - 7.5 PER 1000 SQ. FT. OF GROSS FLOOR AREA
9000/1000 = 9 9 * 7.5 = 68
MINIMUM SPACES REQUIRED = 68
MAXIMUM - 15 PER 1000 SQ. FT. OF GROSS FLOOR AREA
9000/1000 = 9 9 * 15 = 135
MAXIMUM SPACES REQUIRED = 135
RETAIL:
MINIMUM - 3 PER 1000 SQ. FT. OF GROSS FLOOR AREA
12625/1000 = 12.625 12.625 * 3 = 38
MINIMUM SPACES REQUIRED = 38
MAXIMUM - 4.5 PER 1000 SQ. FT. OF GROSS FLOOR AREA
12625/1000 = 12.625 12.625 * 4.5 = 57
MAXIMUM SPACES REQUIRED = 57
TOTAL MINIMUM SPACES REQUIRED = 106
TOTAL MAXIMUM SPACES REQUIRED = 192
KNOX COUNTY:
RESTAURANT:
ONE (1) PER THREE (3) EMPLOYEES, PLUS ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF USABLE FLOOR SPACE; OR ONE (1) PER THREE (3) FIXED SEATS, WHICHEVER IS THE GREATER.
27 (EMPLOYEES) / 3 = 9
9000 / 100 = 90
REQUIRED PARKING = 99
RETAIL:
ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF RETAIL FLOOR SPACE.
12625 / 100 = 126
REQUIRED PARKING = 126
TOTAL REQUIRED PARKING = 225
PROPOSED PARKING: 136 (INCLUDING 6 HANDICAP)

LOT COVERAGE SUMMARY	
CURRENT USE	VACANT / PARKING AREA
PROPOSED USE	RESTAURANT / RETAIL
ZONING	
TOTAL AREA	3.5478-ACRES (154,521± S.F.)
EXISTING WALKS AND ASPHALT	28,548 S.F.
PROPOSED BUILDING AREA RESTAURANT	5,500 S.F.
PROPOSED BUILDING AREA RETAIL	12,625 S.F.
TOTAL BUILDING AREAS	18,125 S.F.
PROPOSED WALKS AND ASPHALT	60,823 S.F.
TOTAL IMPERVIOUS AREA	107,496 S.F.
IMPERVIOUS AREA RATIO (IAR)	69.6%
GROUND AREA COVERAGE (GAC)	11.7%
FLOOR AREA RATIO (FAR)	11.7%

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



REFERENCE:
PARCEL 1
DEED INST. #201606060070861
PLAT INST. #201008160009832
PARCELS 2 & 3
DEED INST. #201605260068749
PLAT INST. #201008160009832



REVISION	DATE	DESCRIPTION	BY

SHEET C-2

SITE PLAN

THE VILLAGE AT HARDIN VALLEY

SITE ADDRESS: 0 SPRING BLUFF WAY (379.32)

OWNER:

OKR GP
11707 COUCH MILL ROAD
KNOXVILLE, TN 37932

DIST. NO. W6

KNOX CO., TN.

SCALE: 1"=30'

MARCH 25, 2024

TAX MAP: 103

INSERT: M

GROUP: A

PARCELS: 1, 2, 3

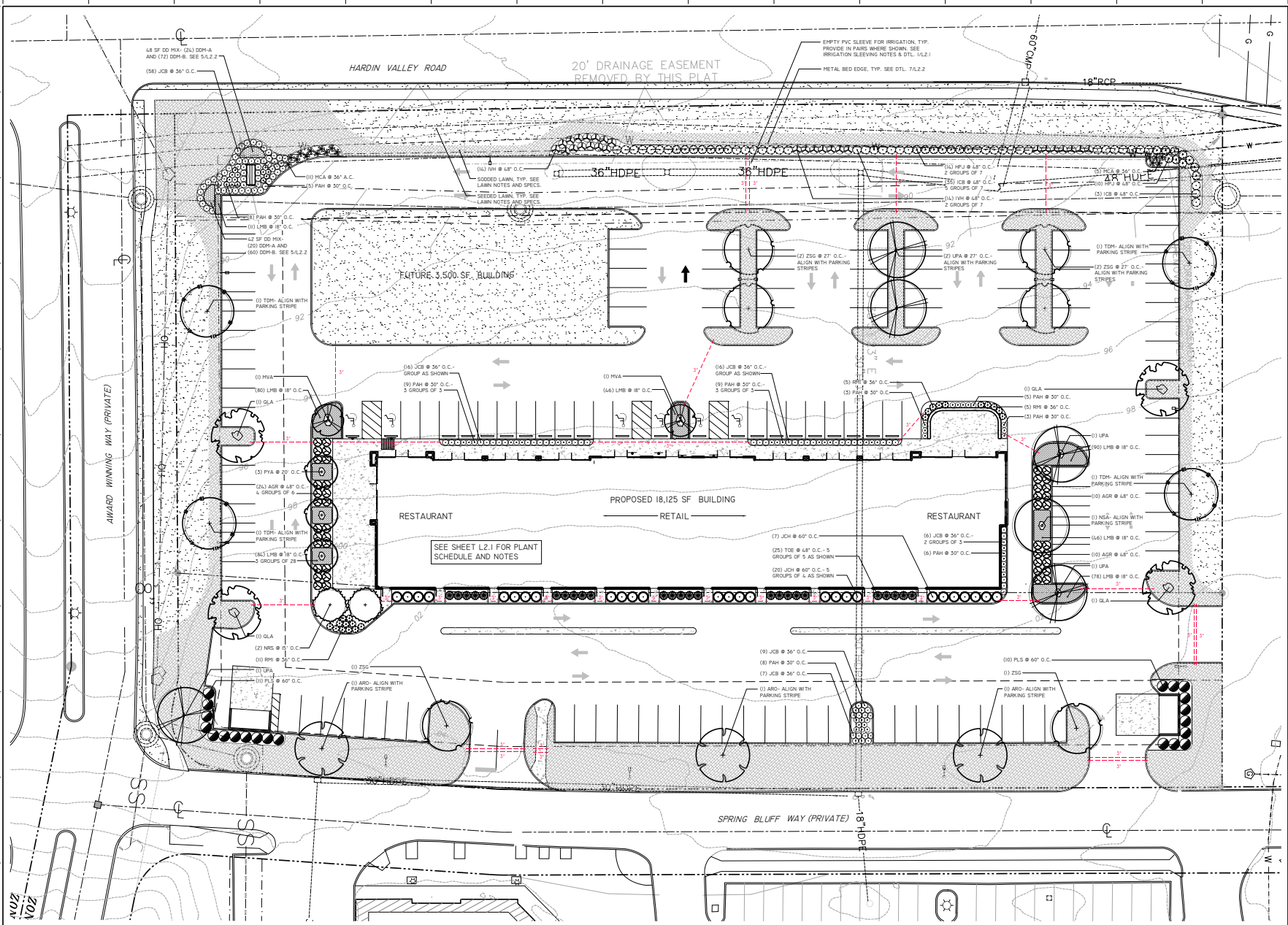
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM

CHK: GAS

DWG. NO. 2403010

© 2024 Studio Four Design, Inc.
This drawing is the property of Studio Four Design, Inc. and shall not be reproduced or used for any other project in whole or in part without written consent. This drawing is intended for the use of the client and shall be returned to the architect upon request.



1 Landscape Plan
1-2024



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

THE PENLAND STUDIO
LANDSCAPE | ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37902
HPENLANDSTUDIO.COM
865.335.3584
WWW.PENLANDSTUDIO.COM

A New Mixed-Use Commercial Development named:
Village at Hardin Valley
TBD
Knoxville, TN 37932



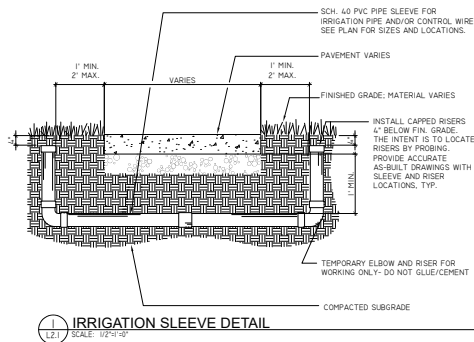
Project Phase: Schematic Design	
Issue Date: 03.25.2024	
Revisions	
#	Description

Job Number: 23091
Landscape Plan

L1.1

VILLAGE AT HARDIN VALLEY- PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
DECIDUOUS TREES						
3	ARO	October Glory Red Maple	<i>Acer rubrum</i> 'October Glory'	3/8B	2" Cal.	Specimen
3	AVY	Sweetbark Magnolia	<i>Magnolia virginica</i>	3/8B	2" Cal.	Matched Specimens, 3 Canes, Branches @ 7 ft.
1	NSA	Wildfire Blackgum	<i>Nyssa sylvatica</i> 'Wildfire'	3/8B	2" Cal.	
3	PIA	Alebanco Cypress	<i>Prunus pennsylvanica</i> 'Alebanco'	3/8B	2" Cal.	Specimen, Single Leader
4	TMA	Amelanchier	<i>Amelanchier</i> sp.	3/8B	2" Cal.	
4	DM	Black Cypress	<i>Taxodium distichum</i>	3/8B	2" Cal.	Full Crowns
1	IPA	White Lacebark Elm	<i>Ulmus parviflorus</i> 'Inner of Albino'	3/8B	2" Cal.	
6	ZSG	Green Vase Zelkova	<i>Zelkova serrata</i> 'Green Vase'	3/8B	2" Cal.	Specimen
28	18	17		TOTAL DECIDUOUS, PARKING SHADE, YARD SHADE, ORNAMENTAL		
EVERGREEN TREES						
2	NRS	Nellie R. Stevens Holly*	<i>Ilex x Nellie R. Stevens*</i>	SP	1/8" Hb.	Yard to Ground @ 53' O.C.
1	HER	Herz Juncy	<i>Juniperus communis</i> 'Herz Columnaris'	SP	1/8" Hb.	Yard to Ground @ 53' O.C.
29	36	34	50.5%	TOTAL EVERGREEN, TOTAL LARGE YARD (I.e. Evergreen & Shade), EVERGREEN PERCENTAGE		
SHRUBS						
44	AGL	Rose Creek Abelia	<i>Abelia grandiflora</i> 'Rose Creek'	1	6 Gal.	Full Plants @ 48" O.C.
24	H9J	Little Lime Hydrangea	<i>Hydrangea paniculata</i> 'Little Lime'	1	6 Gal.	Full Plants @ 48" O.C.
18	LCB	Downy Broom Holly*	<i>Ilex cornuta</i> 'Burgundy King'	1	6 Gal.	Full Plants @ 48" O.C.
28	VHS	Henry's Garnet Sweetpea	<i>lino virginica</i> 'Henry's Garnet'	1	6 Gal.	Full Plants @ 48" O.C.
21	PLS	Schp Laurel*	<i>Prunus laurocerasus</i> 'Scholopiers'	1	6 Gal., 30" Ht. (Min.)	Full Plants @ 60" O.C.
21	PRB	Peace Drift Rose	<i>Rosa x 'Maggio'</i>	1	6 Gal.	Full Plants @ 30" O.C.
25	TOE	Emerald Green Arborvitae*	<i>Thuja occidentalis</i> 'Emerald Green'	1	6 Gal.	Yard to Ground @ 48" O.C.
GROUND COVERS & PERENNIALS						
44	DDMA	Stella D'Oro Daylily (Daylily/Dayliff/Mo)	<i>Nemorencella</i> 'Stella D'Oro'	1	6 Gal.	Full Plants @ 28" O.C. - See Detail 5/L2,2
128	LCB	Blue Pacific Juniper	<i>Juniperus conferta</i> 'Blue Pacific'	1	6 Gal.	Full Plants @ 30" O.C.
435	MLB	Big Blue Linum	<i>Linum catharticum</i> 'Big Blue Linum'	1	6 Gal.	Full Plants @ 18" O.C.
16	MLB	Prim Perennials	<i>Primula</i> spp.	1	6 Gal.	Full Plants @ 18" O.C.
132	DDMB	Dutch Master Daylily (Daylily/Dayliff/Mo)	<i>Nemorencella</i> 'Dutch Master'	1	6 Gal.	Full Plants @ 28" O.C. - See Detail 5/L2,2
56	PAH	Hamel Penstemonum	<i>Penstemon alpinocarpus</i> 'Hamel'	1	6 Gal.	Full Plants @ 30" O.C.
SAWNS						
25,000		Seedbed Lamin - Fescue Blend		Seed	SP	See Notes and Specifications
12,800		Soilbed Lamin - Fescue Blend		Seed	SP	See Notes and Specifications



IRRIGATION SLEEVE DETAIL

TTCDA NOTES:

2. **TTCA GUIDELINES 3.1.4:** AT 52% OF PROPOSED/EXISTING TREES SHALL BE EVERGREEN. 51% OF THE PROPOSED TREES ARE EVERGREEN.
3. **TTCA GUIDELINES 3.1.5:** FOR DEVELOPMENT SITES, AT LEAST 10 LARGE MATURING TREES ARE REQUIRED PER ACRE OF YARD SPACE. 0.7 ACRES OF YARD SPACE X 10 = 0.7 (MIN.) LARGE TREES REQUIRED. 7 LARGE MATURING TREES ARE PROPOSED IN YARD SPACE OPEN AREAS.
4. **TTCA GUIDELINES 3.1.7:** EVERGREEN PLANT MATERIAL SHOULD BE USED TO SCREEN PARKING AND TO PROVIDE TRANSITION BETWEEN ADJACENT AREAS.
5. **TTCA GUIDELINES 3.3.3:** AREAS AROUND THE BUILDINGS EQUIP TO AT LEAST 5% OF EACH FRONT AND SIDE ELEVATIONS SHALL BE LANDSCAPED WITH ORNAMENTAL TREES, SHRUBS AND BEDDING PLANTS.
6. **TTCA GUIDELINES 3.3.4:** TREES AND SHRUBS SHOULD BE USED TO SCREEN MECHANICAL EQUIPMENT AND OTHER UNDESIRABLE BUILDING ELEMENTS. EVERGREEN SHRUBS ARE PROPOSED TO SCREEN THE DUMPSTER ENCLOSURES AND MECHANICAL EQUIPMENT.
7. **TTCA GUIDELINES 3.3.5:** AREAS AROUND THE BUILDINGS SHOULD BE SCREENED FROM PUBLIC RIGHTS-OF-WAY. SHRUBS ARE PROPOSED TO SCREEN PARKING FROM THE STREETS.
8. **TTCA GUIDELINES 3.4.3:** TREES SHALL BE REQUIRED AT THE RATE OF ONE (1) MEDIUM OR LARGE MATURING CANOPY TREE FOR EVERY 1000 SQUARE FEET OF PARKING SPACE. 57 PARKING SPACES = 14 SHADE TREES REQUIRED. 14 SHADE TREES ARE PROPOSED AT THE PARKING AREAS.
9. **TTCA GUIDELINES 3.4.4:** IN ADDITION TO THE PLANTING OF REQUIRED CANOPY TREES, PLANTING AREAS FOR ORNAMENTAL TREES, SHRUBS AND BEDDING PLANTS ARE REQUIRED TO BE PROVIDED. 57 PARKING SPACES = 14 SHADE TREES AND 57,000 SF X .05 = 2850 SF MINIMUM REQUIRED. AT LEAST 2850 SF OF PLANTING ADJACENT TO PARKING IS PROPOSED.

LANDSCAPE NOTES:

- [illegible]

LAWN NOTES:

- [illegible]

IRRIGATION SLEEVING NOTES:

1. CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT, THE ARCHITECT, AND THE OWNER WITH AS-BUILT DRAWINGS OF THE SLEEVE LOCATIONS AND STUB-UPS.
2. IRRIGATION SYSTEMS SHALL BE INDEPENDENTLY METERED UNLESS OTHERWISE DIRECTED BY THE OWNER.
3. SLOVES UNDER PAVEMENT SHALL BE SCHEDULE 40 PIP, SIZED AS NOTED - SEE SLEEVE DETAIL FOR ADDITIONAL REQUIREMENTS.
4. THE INTENT OF THE IRRIGATION SLEEVE PLAN IS TO PROVIDE ACCESS TO PLANTING BEDS WITHOUT PAVEMENT CUTTING AND MINIMAL DISTURBANCE TO LANDSCAPING FOR LANDSCAPE IRRIGATION THAT MAY BE INSTALLED IN THE FUTURE.



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
BPETHEL@PENLANDSTUDIO.COM
865.335.3584
WWW.PENLANDSTUDIO.COM

A New Mixed-Use Commercial Development named:

Village at Hardin Valley

Knoxville, TN 37932

NOT FOR
SD
CONSTRUCTION

Project Phase: Schematic Design

Issue Date: 03.25.2024

#	Description
---	-------------

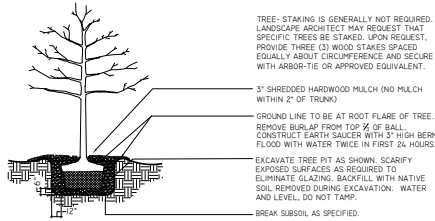
[illegible]

Job Number: 23091

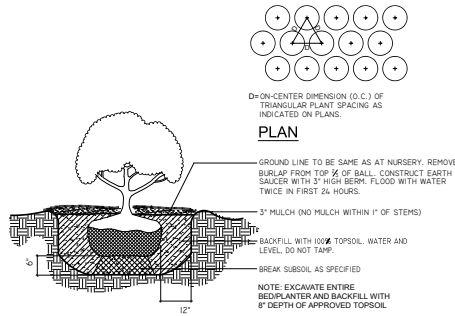
Landscape
Plant Schedule
Notes & Details

L2.1

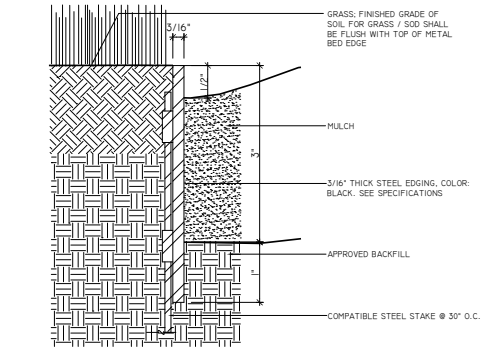
© 2024 Studio Four Design, Inc.
This drawing is the property of Studio Four Design, Inc. and shall not be reproduced or used for any other project in whole or in part without written consent. This drawing is a schematic of proposed work and shall be returned to the architect upon request.



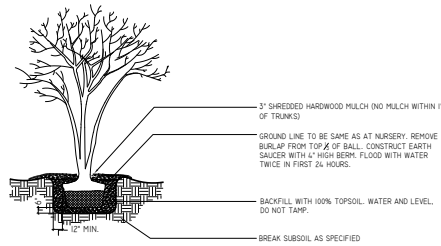
1 TREE PLANTING & GUYING TO 3" CAL.
SCALE: NOT TO SCALE



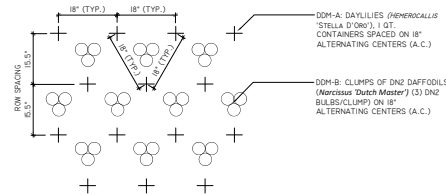
4 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



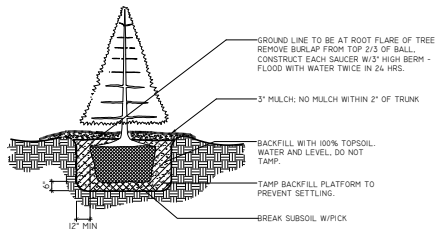
7 METAL BED EDGE
SCALE: FULL SCALE



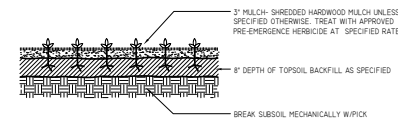
2 TREE PLANTING - MULTI-STEM TREE
SCALE: NOT TO SCALE



5 COLOR BED SPACING
SCALE: N.T.S.



3 EVERGREEN TREE - TO 8' HT.
SCALE: NOT TO SCALE



6 GROUND COVER/PERENNIAL PLANTING
SCALE: NOT TO SCALE



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

THE PENLAND STUDIO
LANDSCAPE | ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
HPENLAND@PENLANDSTUDIO.COM
865.335.3584
WWW.PENLANDSTUDIO.COM

A New Mixed-Use Commercial Development named:
Village at Hardin Valley
TBD
Knoxville, TN 37932



Project Phase: Schematic Design

Issue Date: 03.25.2024

Revisions		
#	Description	Date

Job Number: 23091

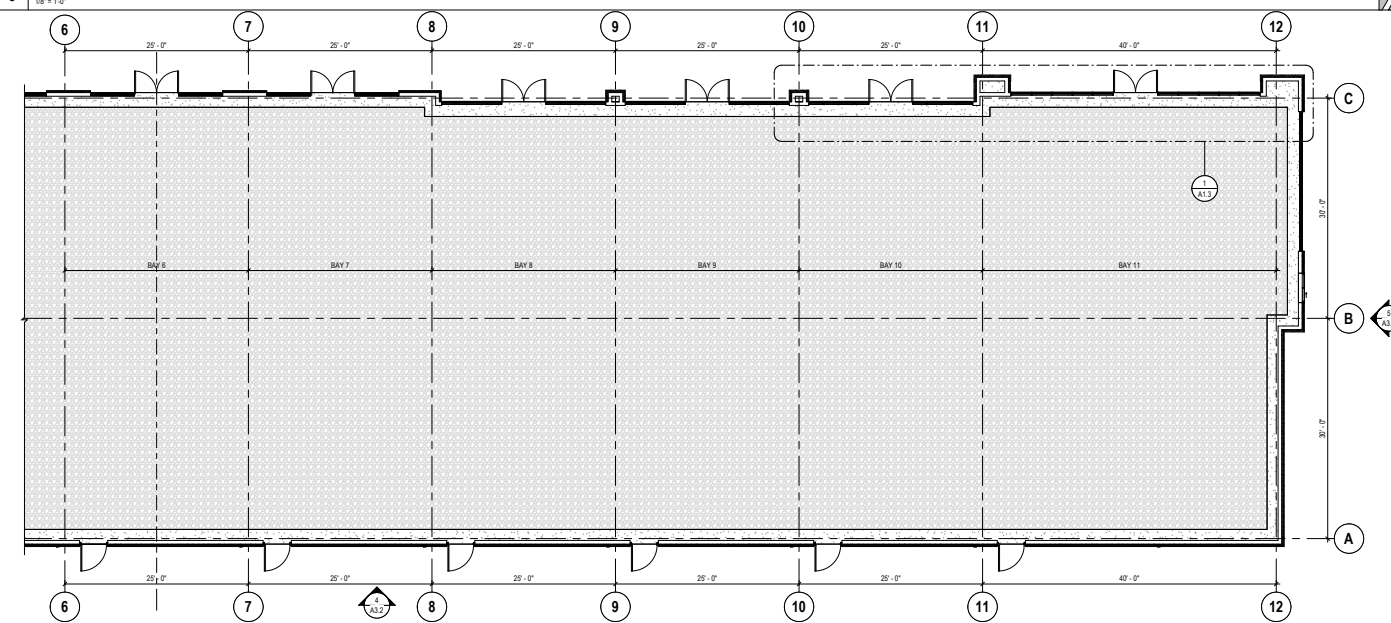
Landscape
Details

L2.2

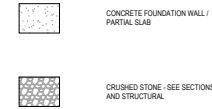
© 2024 Studio Four Design, Inc. This drawing is the property of Studio Four Design, Inc. and shall not be reproduced or used for any other project in whole or in part without written consent. This drawing is an instrument of service and shall be returned to the Architect upon request.

Drawn By: Author
Checked By: JRM
Date: 03/28/2024
File: C:\Users\jrm\Documents\23091_Village at Hardin Valley.dwg

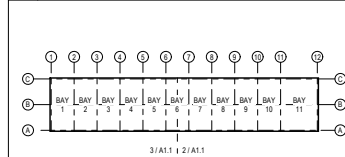
3 Floor Plan - West Side
1/8" = 1'-0"



2 Floor Plan - East Side
1/8" = 1'-0"



2 Floor Plan Legend
NTS



1 Key Plan
NTS



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

A New Mixed-Use Commercial Development named:
Village at Hardin Valley

TBD
Knoxville, TN 37932



Project Phase: Schematic Design

Issue Date: 03/28/2024

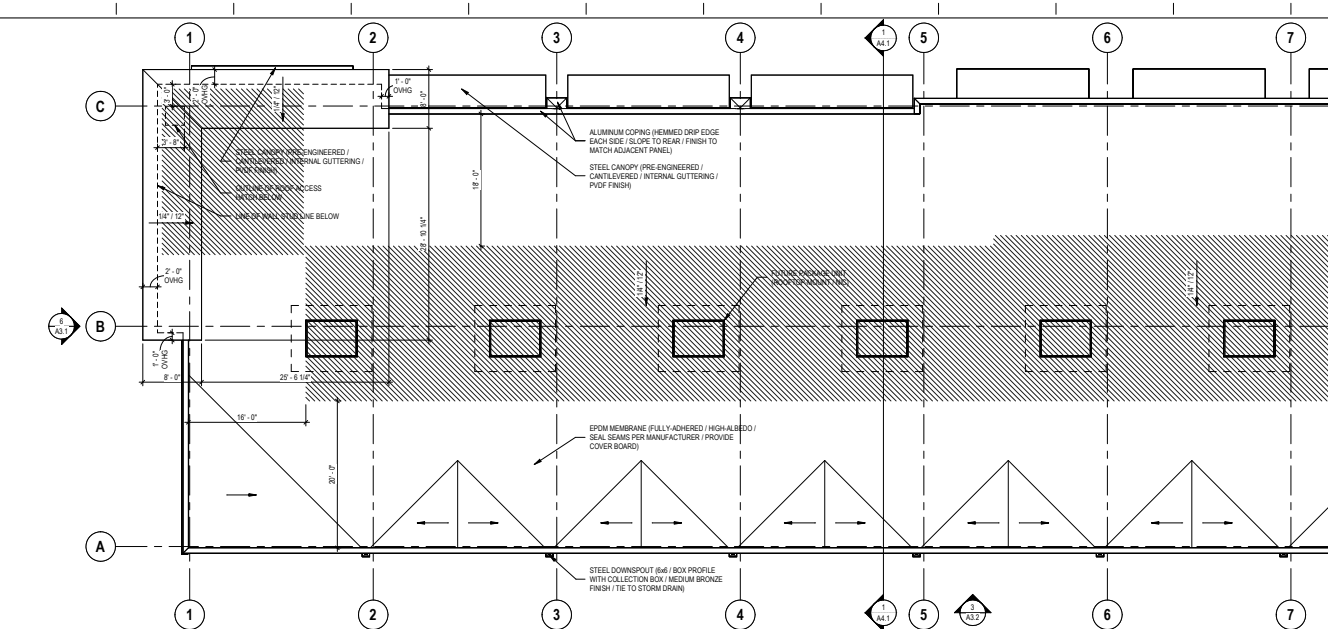
#	Description	Date

Job Number: 23091
Floor Plan

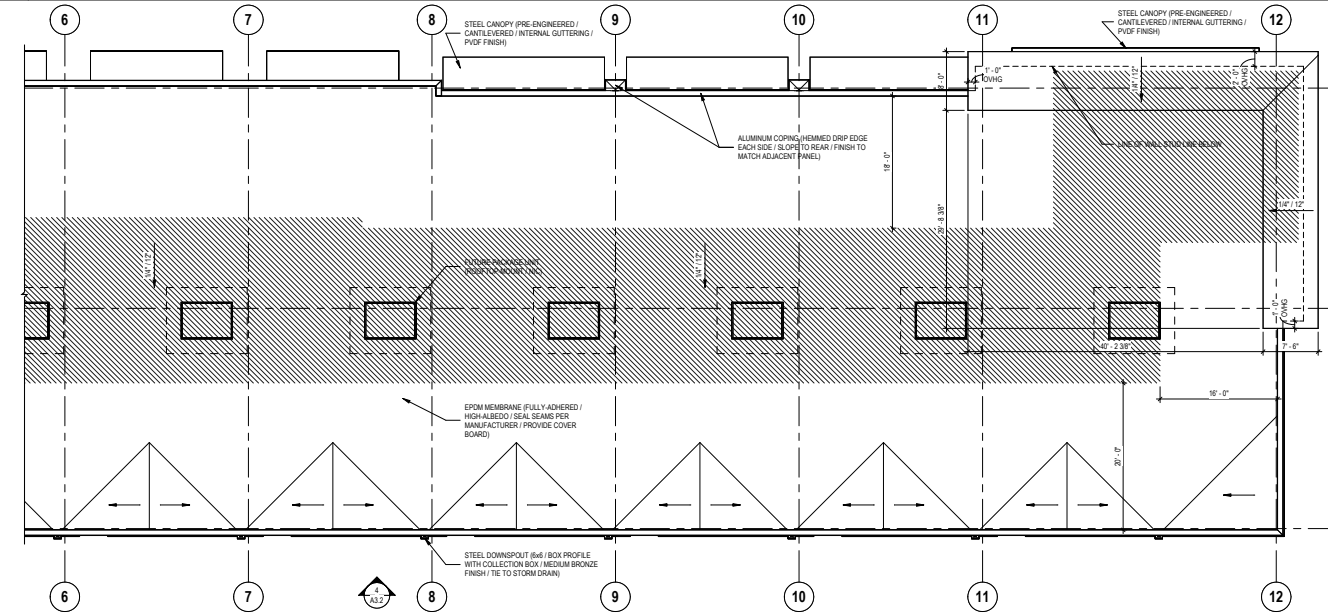
A1.1

Drawn By: Author
File: C:\Users\jfourdesign\Documents\2301_Village at Hardin\Sheet\WSP.rvt

© 2024 Studio Four Design, Inc.
This drawing, its design and all construction information is the property of Studio Four Design, Inc. and shall not be reproduced or used for any other project in whole or in part without written consent. This drawing is an instrument of service and shall be returned to the Architect upon request.



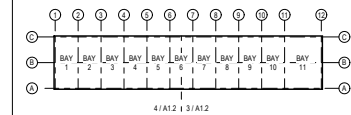
4 Roof Plan - West Side
1/8" = 1'-0"



3 Roof Plan - East Side
1/8" = 1'-0"

- ZONE FOR FUTURE MECHANICAL EQUIPMENT
- ROOF ACCESS HATCH (SHOWN BELOW OVERHANG)
- FUTURE ROOFTOP PACKAGE UNIT, NIC

2 Roof Plan Legend
NTS



1 Key Plan
NTS



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

A New Mixed-Use Commercial Development named:
Village at Hardin Valley

TBD
Knoxville, TN 37932



Project Phase: Schematic Design

Issue Date: 03.25.2024

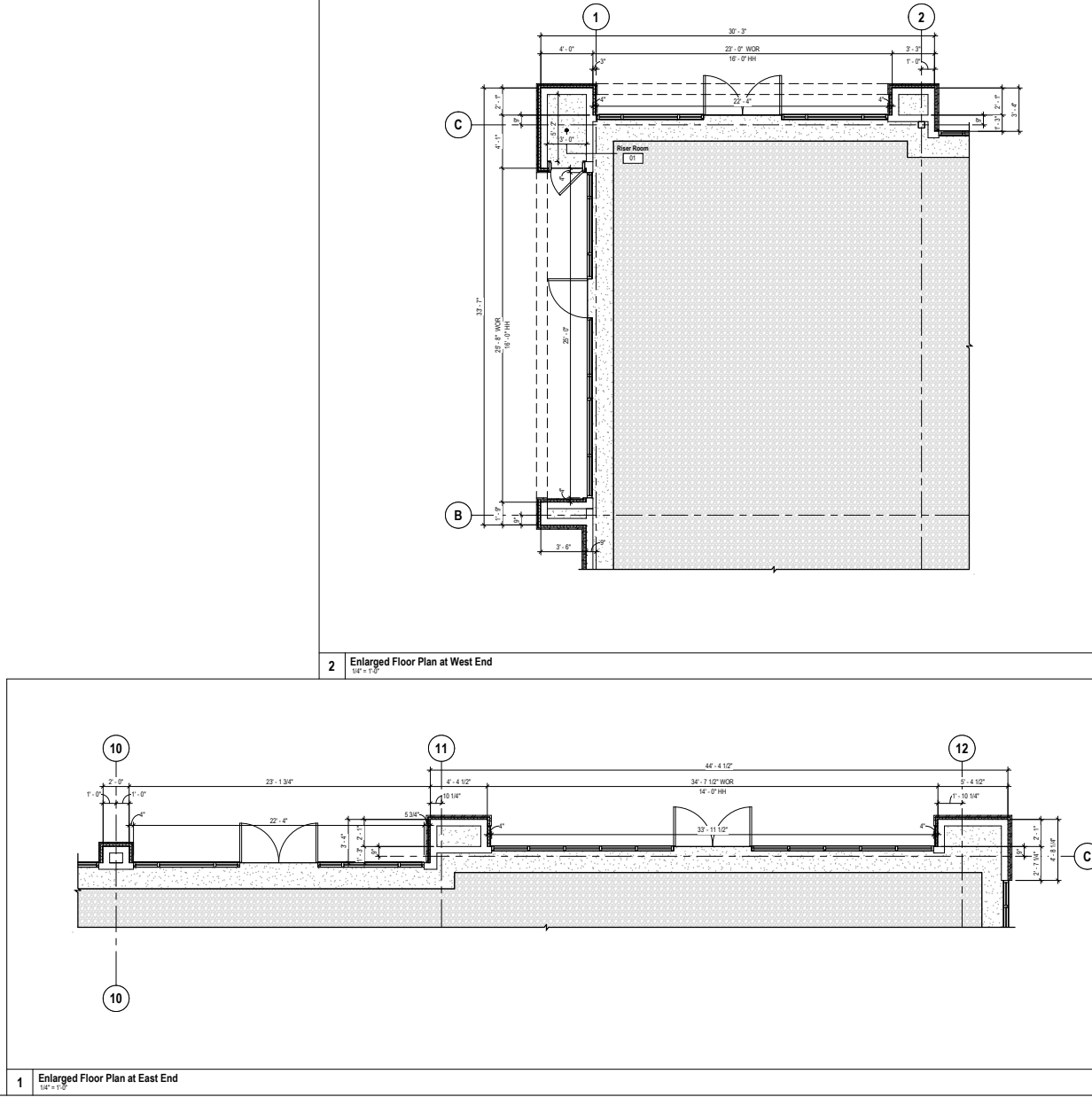
Revisions

#	Description	Date

Job Number: 23091

Roof Plan

A1.2



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

A New Mixed-Use Commercial Development named:
Village at Hardin Valley

TBD
Knoxville, TN 37932



Project Phase: Schematic Design

Issue Date: 03/13/24

Revisions	
#	Description

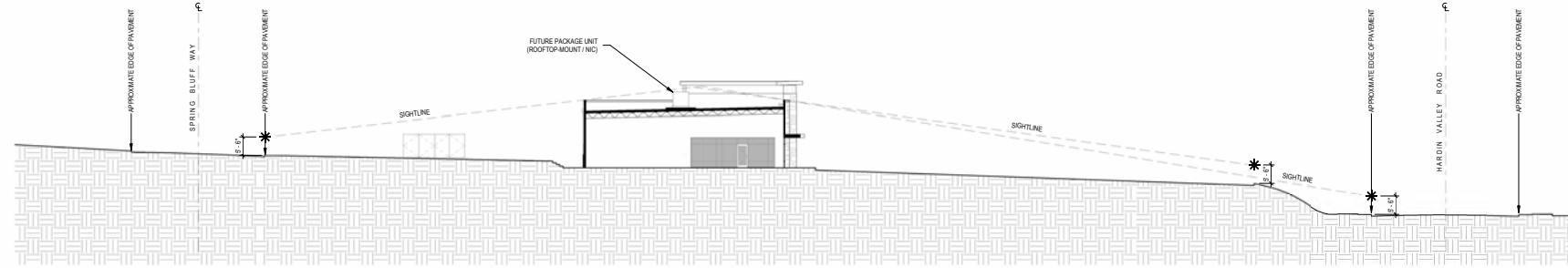
Job Number: 23091
Floor Plan Enlargements

A1.3

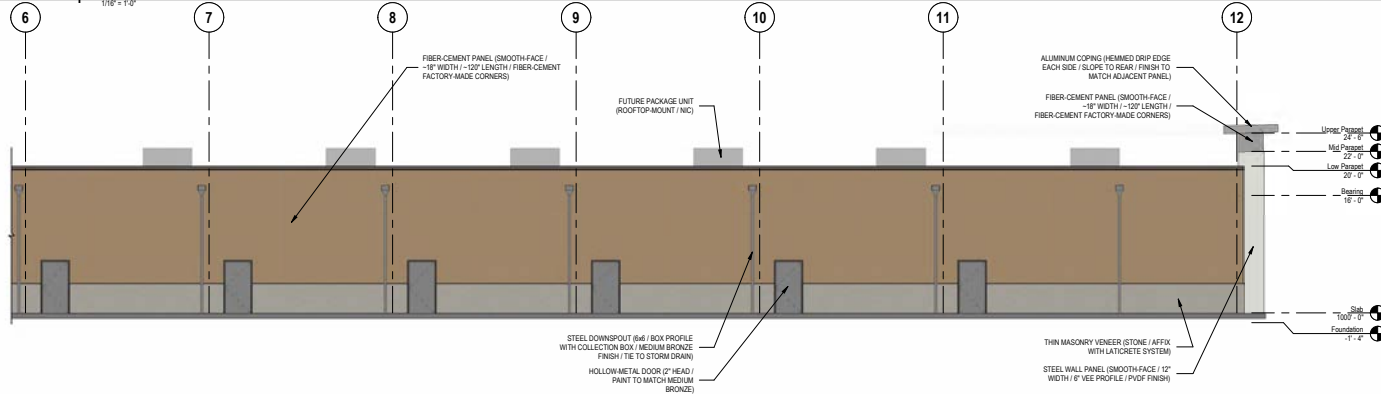
Date: 12/20/24 12:30 PM
Drawn By: Author
Checked By: TBD
File: C:\Users\j4d4\Documents\23091_Village at Hardin\23091.dwg

© 2024 Studio Four Design, Inc.
This drawing, its design and all materials are the property of Studio Four Design, Inc. and shall not be reproduced or used for any other project in whole or in part without written consent. This drawing is an instrument of service and shall be returned to the architect upon request.

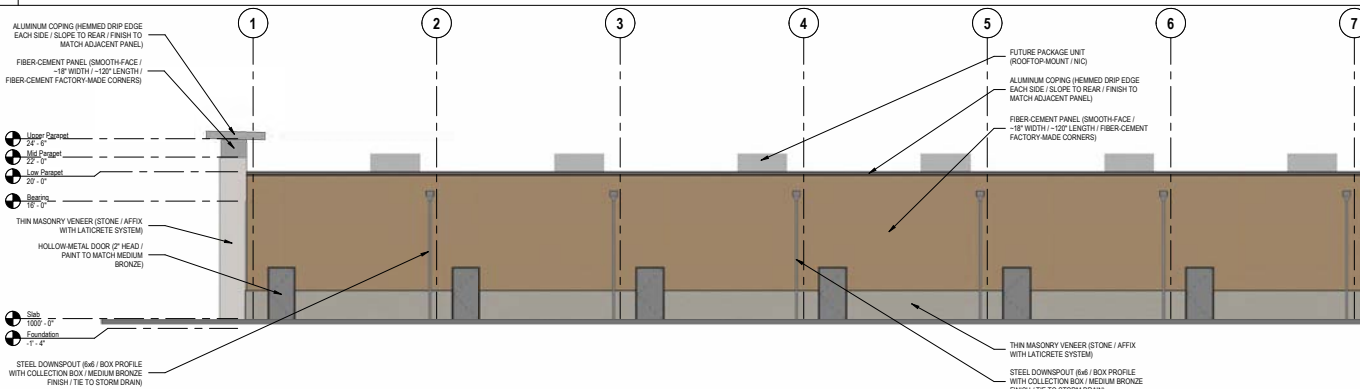
© 2024 Studio Four Design, Inc.



1 Site Section - Transverse
1/8" = 1'-0"



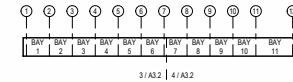
4 Building Elevation - Rear (South) - East Side
1/8" = 1'-0"



3 Building Elevation - Rear (South) - West Side
1/8" = 1'-0"

	THIN STONE MANUFACTURER: GENERAL SHALE TYPE: BLUE STONE LINEAR ATTACHMENT: ADHESIVE MATERIAL: QUARRIED STONE THICKNESS: ~1-1/2"
	SMOOTH FIBER-CEMENT PANEL MANUFACTURER: NICHHA TYPE: AWP 3030 - ILLUMINATION ATTACHMENT: PANEL & CLIP SYSTEM MATERIAL: FIBER-CEMENT THICKNESS: 5/8" FINISH: FACTORY PAINTED COLOR: GRAPHITE
	WOOD-LOOK FIBER-CEMENT PANEL MANUFACTURER: NICHHA TYPE: AWP 3030 - VINTAGE WOOD ATTACHMENT: PANEL & CLIP SYSTEM MATERIAL: FIBER-CEMENT THICKNESS: 5/8" FINISH: FACTORY PAINTED COLOR: CEDAR
	METAL PANEL MANUFACTURER: MORIN TYPE: 2-1/2 CONCEALED FASTENER ATTACHMENT: STEEL MATERIAL: 24 GAUGE THICKNESS: 5/8" FINISH: DRIFTWOOD
	TRIM / ACCENT METAL MANUFACTURER: VARIOUS TYPE: STEEL MATERIAL: 24 GAUGE THICKNESS: 5/8" FINISH: MEDIUM BRONZE

2 Material Legend
NTS



1 Key Elevation (Rear)
NTS



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

A New Mixed-Use Commercial Development named:
Village at Hardin Valley

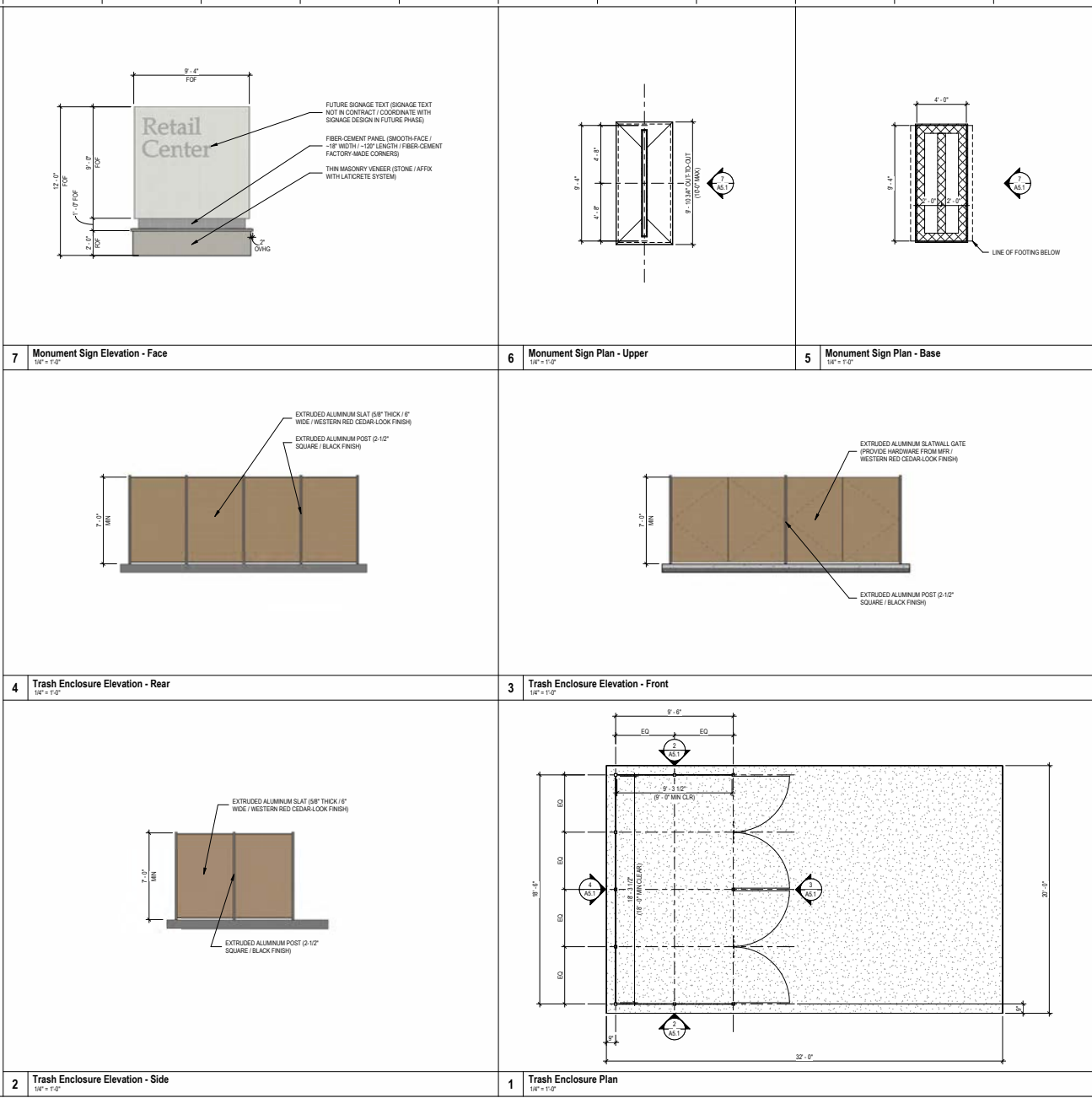
TBD
Knoxville, TN 37932



Project Phase: Schematic Design		
Issue Date: 03.25.2024		
Revisions		
#	Description	Date

Job Number: 23091
Building Elevations

A3.2



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

A New Mixed-Use Commercial Development named:
Village at Hardin Valley

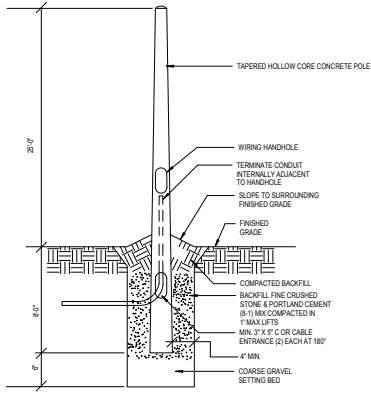
TBD
Knoxville, TN 37932



Project Phase: Schematic Design	
Issue Date: 03/25/24	
Revisions	
#	Description

Job Number: 23091
Signage & Enclosure
Drawings

A5.1



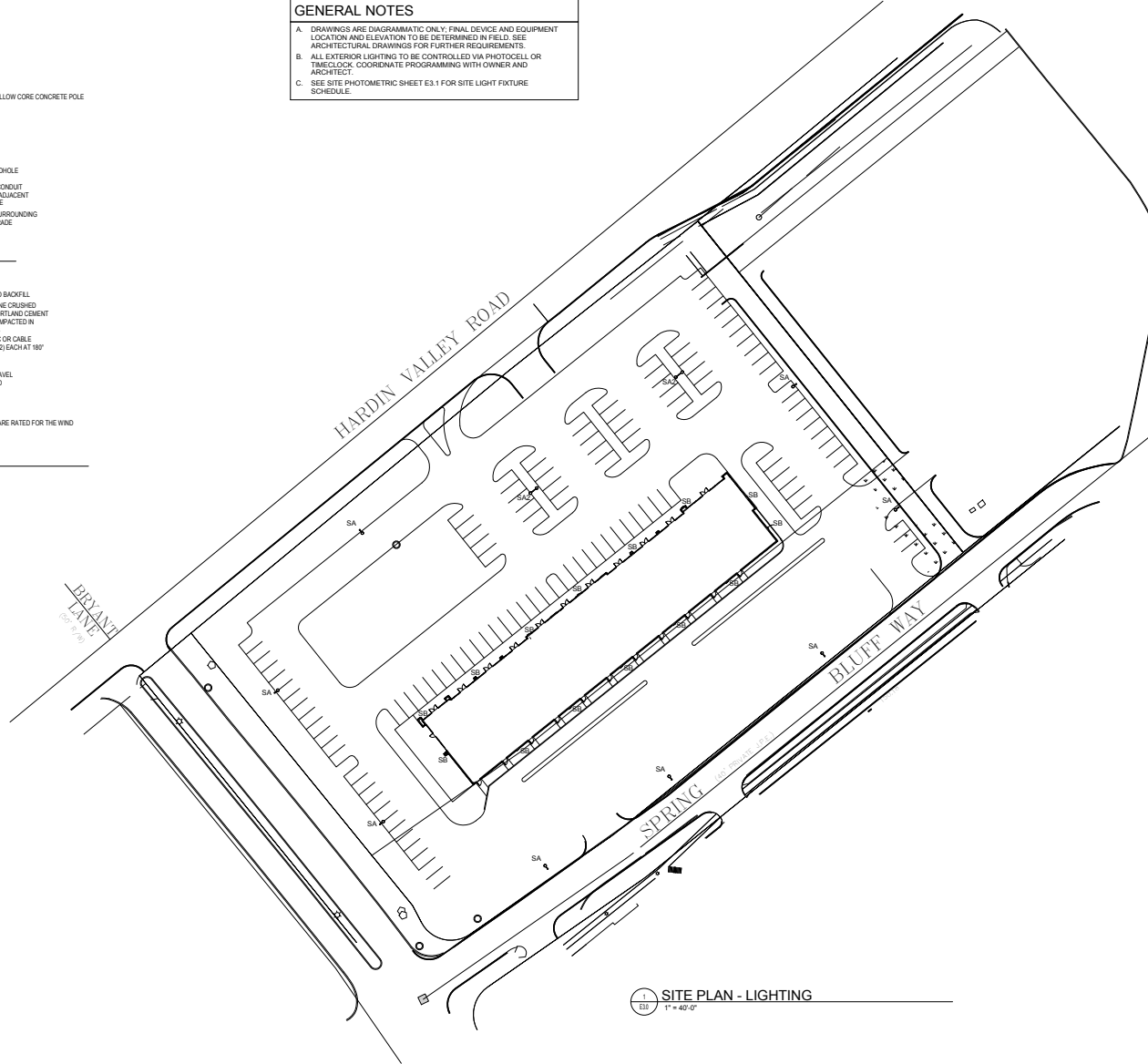
NOTE:
SUBMIT MANUFACTURER'S VERIFICATION THAT SITE LIGHTING POLES AND FIXTURES ARE RATED FOR THE WIND LOADS IN THE AREA THEY WILL BE INSTALLED.

POLE FOUNDATION DETAIL

ES1
N.T.S.

GENERAL NOTES

- DRAWINGS ARE DIAGRAMMATIC ONLY. FINAL DEVICE AND EQUIPMENT LOCATION AND ELEVATION TO BE DETERMINED IN FIELD. SEE ARCHITECTURAL DRAWINGS FOR FURTHER REQUIREMENTS.
- ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA PHOTOCELL OR TIMECLOCK. COORDINATE PROGRAMMING WITH OWNER AND ARCHITECT.
- SEE SITE PHOTOMETRIC SHEET E3.1 FOR SITE LIGHT FIXTURE SCHEDULE.



SITE PLAN - LIGHTING

ES1
1" = 40'-0"



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com

A New Mixed-Use Commercial Development named:
Village at Hardin Valley

TBD
Knoxville, TN 37932



Project Phase: Schematic Design

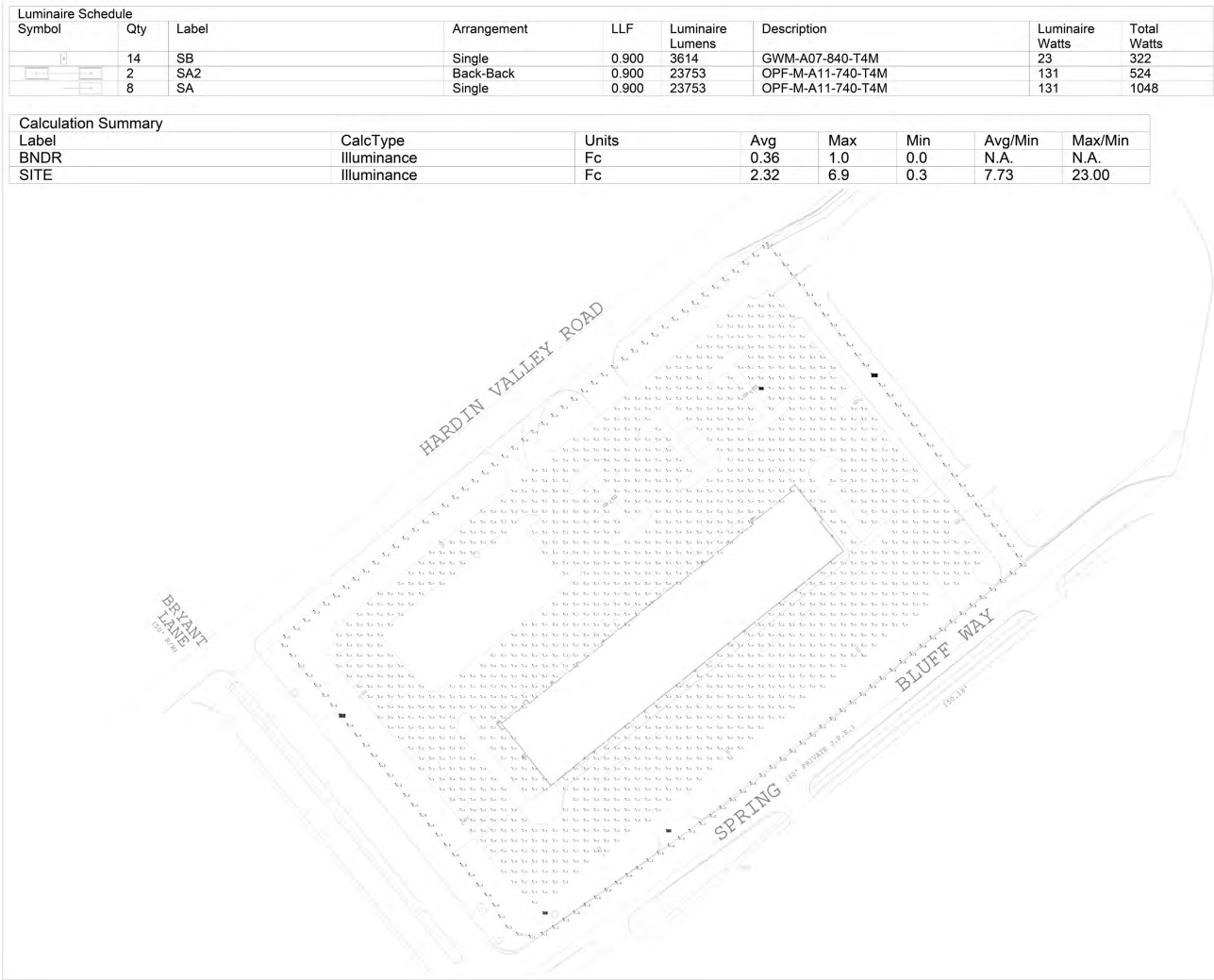
Issue Date: 03/19/24

Revisions		
#	Description	Date

Job Number: 23091

SITE PLAN - LIGHTING

E3.0



Studio Four Design, Inc.
Architecture | Interiors
414 Clinch Avenue | Knoxville, TN 37902
865.523.5001 | studiofourdesign.com



SESCO LIGHTING
SESCO Lighting is a leading manufacturer of commercial lighting products. We are committed to providing high-quality, energy-efficient lighting solutions for commercial applications. Our products are designed to meet the needs of a wide range of commercial environments, from retail stores to industrial facilities. We offer a variety of lighting fixtures, including recessed, surface, and pendant lights, as well as outdoor lighting. Our products are backed by a strong warranty and excellent customer service. For more information, please contact us at 865-609-3350.

Sales Rep:
Office: KNOXVILLE, TENNESSEE
Contact: (865) 633-9288
Processed By: BRADY ISBILL
Filename: 03-04-2024 - VILLAGE AT HARDIN VALLEY SITE CALC.rvt

VILLAGE AT HARDIN VALLEY SITE CALC

Date: 3/15/2024
Page M of 1

A New Mixed-Use Commercial Development named:
Village at Hardin Valley

TBD
Knoxville, TN 37932



Project Phase: Schematic Design

Issue Date: 03/15/24

Revisions		
#	Description	Date

Job Number: 23091
SITE PLAN -
PHOTOMETRICS

E3.1



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

OKR GP

PUBLISHED APPLICANT NAME - no individuals on behalf of -

03.25.2024

05.06.2024

5-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

Stacy Cox

Studio Four Design, A Michael Graves Company

NAME

COMPANY

414 Clinch Ave

Knoxville

TN

37917

ADDRESS

CITY

STATE

ZIP

8655235001

scox@s4dinc.com

PHONE

EMAIL

CURRENT PROPERTY INFO

☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

OKR GP

11707 Couch Mill Road, 37932

david.hobbs.petra@gmail.com

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

0 SPRING BLUFF WAY

PROPERTY ADDRESS

103MA001, 103MA002

N

3.55

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

☐ CITY ☒ COUNTY

South of Hardin Valley Rd, east of Award Winning Way

6

GENERAL LOCATION

DISTRICT

PC/TO

General Commercial

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Agriculture/forestry/vacant

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- ☒ NEW CONSTRUCTION
☐ EXPANSION OR RENOVATION
☒ GRADING PLAN

- ☐ REZONING
☒ SIGNAGE
☐ ZONING VARIANCE

PLAN MATERIALS:

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

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☒ NO

ADMINISTRATIVE REVIEW: ☒ LIGHTING ☒ LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

☐ YARD SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☐ BUILDING SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☒ OTHER SIGN

AREA: 84 SF each side

HEIGHT: 12'

TYPE: "Planned Development Sign" / Monument-Style Sign

STAFF USE ONLY

- ☒ TTCDA Checklist
☐ Property Owners/Option Holders

CODE

FEE

CODE 1102

FEE

\$450.00

TOTAL

AUTHORIZATION

By signing below

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

Stacy L. Cox

Architect

03.25.2024

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865.523.5001

scox@s4dinc.com

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

DATE PAID

Shelley Gray

03/25/2024, SG