

Applicant: STUART ANDERSON GEORGE ARMOUR EQART ARCHITECT

Request: BUILDING PERMIT

Meeting Date: 9/9/2024

Address: 830 Discovery Ln

Map/Parcel Number: 118 17307

Location: North side of Discovery Lane, north west side of Dutchtown Road

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

Proposed Zoning: N/A

Existing Land Use: Agriculture/forestry/vacant land

Proposed Land Use: Construction of a one-story 25,000 sq ft speculative warehouse shell building and associated site work.

Appx. Size of Tract: 2.48 acres

Accessibility: Access is via Discovery Ln, a local street with a divided median and a pavement width of 17 ft within a right-of-way width ranging from 58-70 ft.

Surrounding Zoning and Land Uses:

North: Industrial - PC (Planned Commercial), TO (Technology Overlay)

South: Agricultural/forestry/vacant land - C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)

East: Pellissippi Parkway right-of-way - BP (Business and Technology Park), TO (Technology Overlay)

West: Office - PC (Planned Commercial), TO (Technology Overlay)

Comments: The proposal is for a new office warehouse that is 24,309 sq ft and approximately 24 ft tall. The 2.49-acre site is at the Dutchtown Rd interchange with Pellissippi Pkwy. There is one driveway access on Discovery Ln.

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 lot has frontage along 3 sides and has driveway access off of Discovery Lane. The building is oriented so that the front entrance faces Dutchtown Road and the rear of the building where the loading docks are located faces the Pellissippi Parkway ramp.
2. The office/warehouse building will be one story and is approximately 24 ft tall. The proposed materials consist of dark grey brick veneer and white and grey alternating insulated metal paneling, which is compatible with the other brick buildings in the business park. The roof is a silver standing seam metal roof. The Dutchtown Road elevation has the main entrance centered just off to the west and has an aluminum storefront window system with white frame and grey tinted windows. The Discovery Lane elevation has an entrance on the far east end and the faux recessed windows with smooth plaster finish inset light grey aluminum windowsill to emulate look on Dutchtown. Both entrances will have white aluminum canopies.

3. This minimum parking required is 22 spaces and the maximum is 33 spaces. The applicant is requesting a waiver for 42 parking spaces citing the large size of the building and that any future tenant would need more parking. Guideline 1.7.10 parking above the minimum number of spaces allowed may be permitted if the parking surface is pervious, or structured parking is used. The applicant does not wish to provide pervious spaces.
4. The applicant is requesting a waiver to Section 3.1.8, the required 20 ft landscaped yard on Pellissippi Parkway side. – There is an existing tree line with a berm in the Pellissippi Parkway right-of-way and the other 2 front yards meet the landscape guidelines. All other landscape guidelines have been met including planting around 50% of the building and landscaping at the site entrance and building entrances.
5. All lights are fully cut-off wall packs with a dark finish. The lighting plan meets all TTCDA guidelines for lighting intensity. For example, lighting levels are less than 0.5 foot-candles at the property lines and light poles are 18 ft in parking lots.
6. No signage has been provided at this time. Any future signage will be reviewed by this board for compliance with the guidelines.

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. This property is in Knox County and is zoned PC (Planned Commercial), TO (Technology Overlay). In general, uses permitted in the PC zone include office, commercial services and light distribution centers. This office/warehouse proposal is consistent with the intent of the PC zone. The landscaping plan shall include but not be limited to approaches to building entrances, appropriate visual screens and any parking areas. The parking areas have been screened from the rights-of-way by new landscaping or existing vegetation in the right-of-way. The PC zone requires Planning Commission approval of plans, and this request is scheduled to be heard at the September 12, 2024 Planning Commission meeting (9-C-24-DP).

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

1. This property is a part of the Technology Center Park subdivision, which has developed with a range of office and commercial uses. The office/warehouse is consistent with intensive uses of the area and has direct interstate access.

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

1. Knox County has no comments on this proposal.
2. There is a KUB gas line where the detention pond is located. The relocation issue will be discussed with KUB during permitting. If the site needs to be redesigned, this could require another approval by Tennessee Technology Corridor Development Authority (TTCDA) and Planning Commission.

Design Guideline Conformity: With the recommended conditions and approval of the waivers, the proposed development conforms to the TTCDA Design Guidelines.

Waivers and Variances Requested:

- 1) To exceed the maximum number of parking spaces by 9 spaces (1.7.5)
- 2) To waive the 20 ft landscaped yard on the east side fronting Pellissippi Parkway (3.1.8)

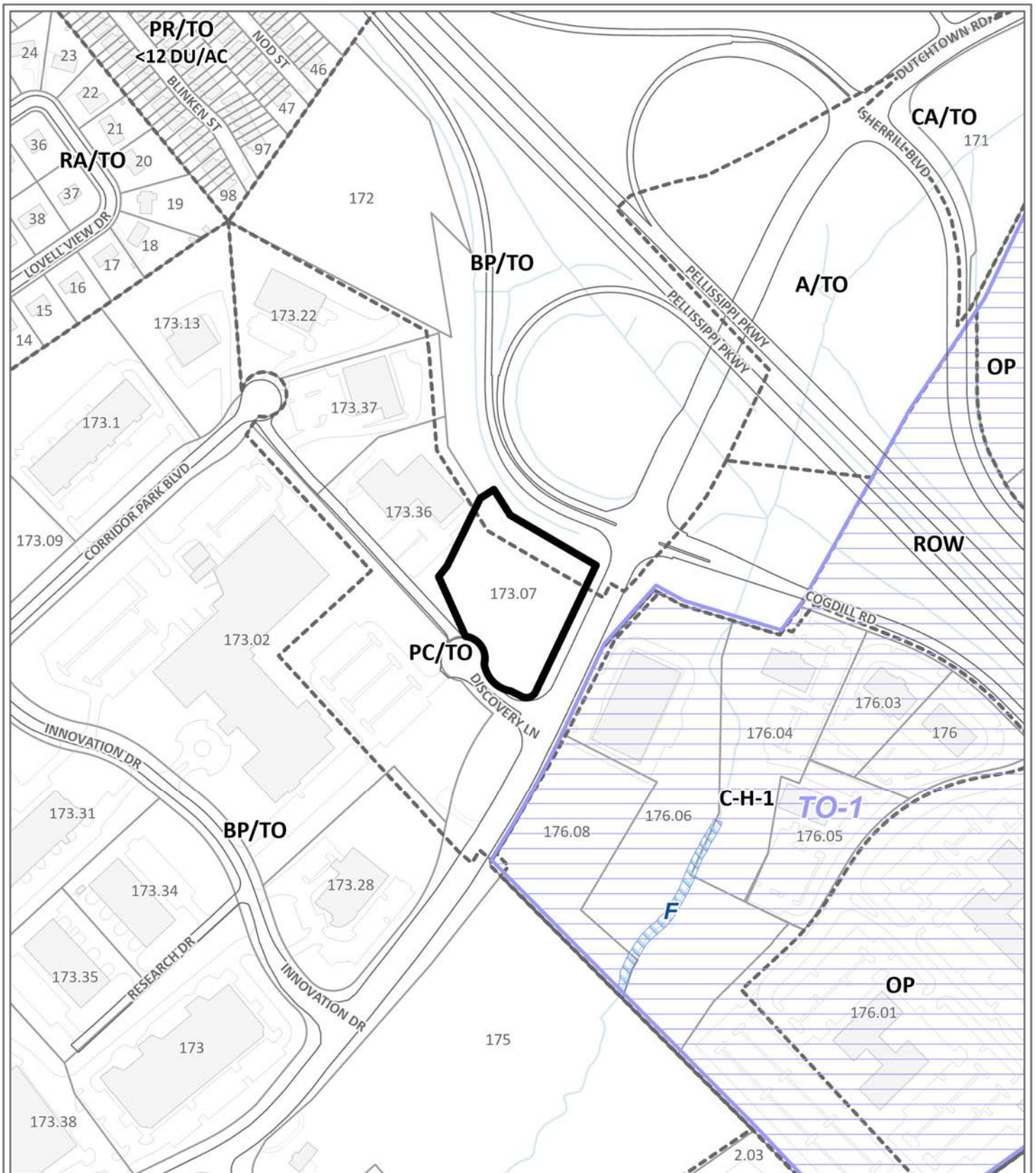
Staff Recommendation:

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

- 1) To waive the 20 ft landscaped yard on the east side fronting Pellissippi Parkway because of the existing berm and tree line along the Pellissippi Parkway right-of-way.
- 2) To exceed the maximum number of parking spaces by 9 spaces, if pervious pavement is used.

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

- 1) Resolving the location of the KUB utility lines prior to the issuance of a grading permit. Redesigning the site could require TTCDA and Planning Commission approval.
- 2) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 3) Meeting all applicable requirements of the Knox County Engineering and Public Works and Knoxville Utility Board.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Obtaining Planning Commission approval of the development plans (Case# 9-C-24-DP).



CERTIFICATE OF APPROPRIATENESS

9-A-24-TOB

Petitioner: Stuart Anderson George
Armour Eqart Architect



Purpose of Request: Building Permit - New Construction

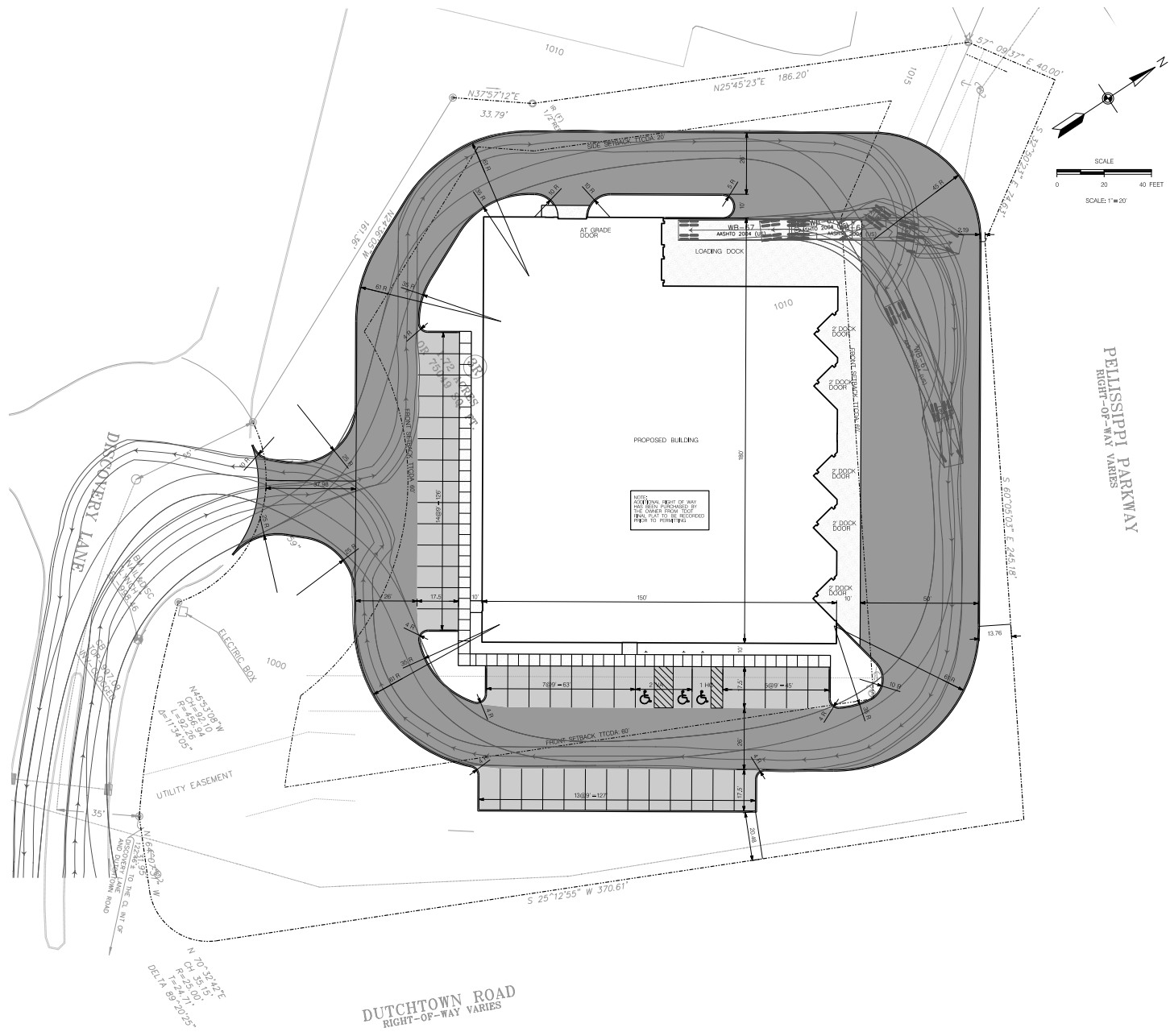
Map No: 118

Jurisdiction: County

Original Print Date: 8/1/2024

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





LEGEND:

EXISTING	PROPOSED	
---	S85	GROUND CONTOUR ELEVATION
○	S85.25'	SPOT ELEVATION
□	□	STRUCTURE
○-○	NA	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊕	NA	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	— —	SILT FENCING
□	◆	CATCH BASIN
NA	▨	CONCRETE PAVEMENT
NA	▩	ASPHALT PAVEMENT
NA	▧	RP PAV

PROJECT DATA

PROJECT NO: 24043

USE: OFFICE/WAREHOUSE

ZONING: PUDO

BUILDING TOTAL: 20,000 SF OFFICE/20,000 SF WAREHOUSE/2,000 SF

PARCEL: 0.25 AC

PARKING REQUIREMENTS: 25 SPACES - COUNTY 80-40 - TCDA

PROPOSED: 40 SPACES

CALCULATION: 20,000 SF OFFICE + 20,000 SF WAREHOUSE + 2,000 SF

PROPOSED: 40 SPACES

COLLECTION SYSTEM: 1" SPACES PER 1,000 SF MAX 12 SPACES PER 1,000 SF

RETN: 0.75 PER 1,000 SF AT 22 MAX 0.75 PER 1,000 SF @ 20 SPACES

SETBACKS:

- FRONT: 20' - TCDA = 20'
- REAR: 20' - TCDA = 20'
- SIDE: 10' - TCDA = 10'
- SETBACK TO NEIGHBOR: 10' - TCDA = 10'

FINISH: MEASURE ACROSS OF INTERFERENCE AREAS ONLY OF 1/4 AC

FLOOR AREA: 20,000 SF

MINIMUM AREA: 20,000 SF

GROSS AREA COVERAGE: 25%



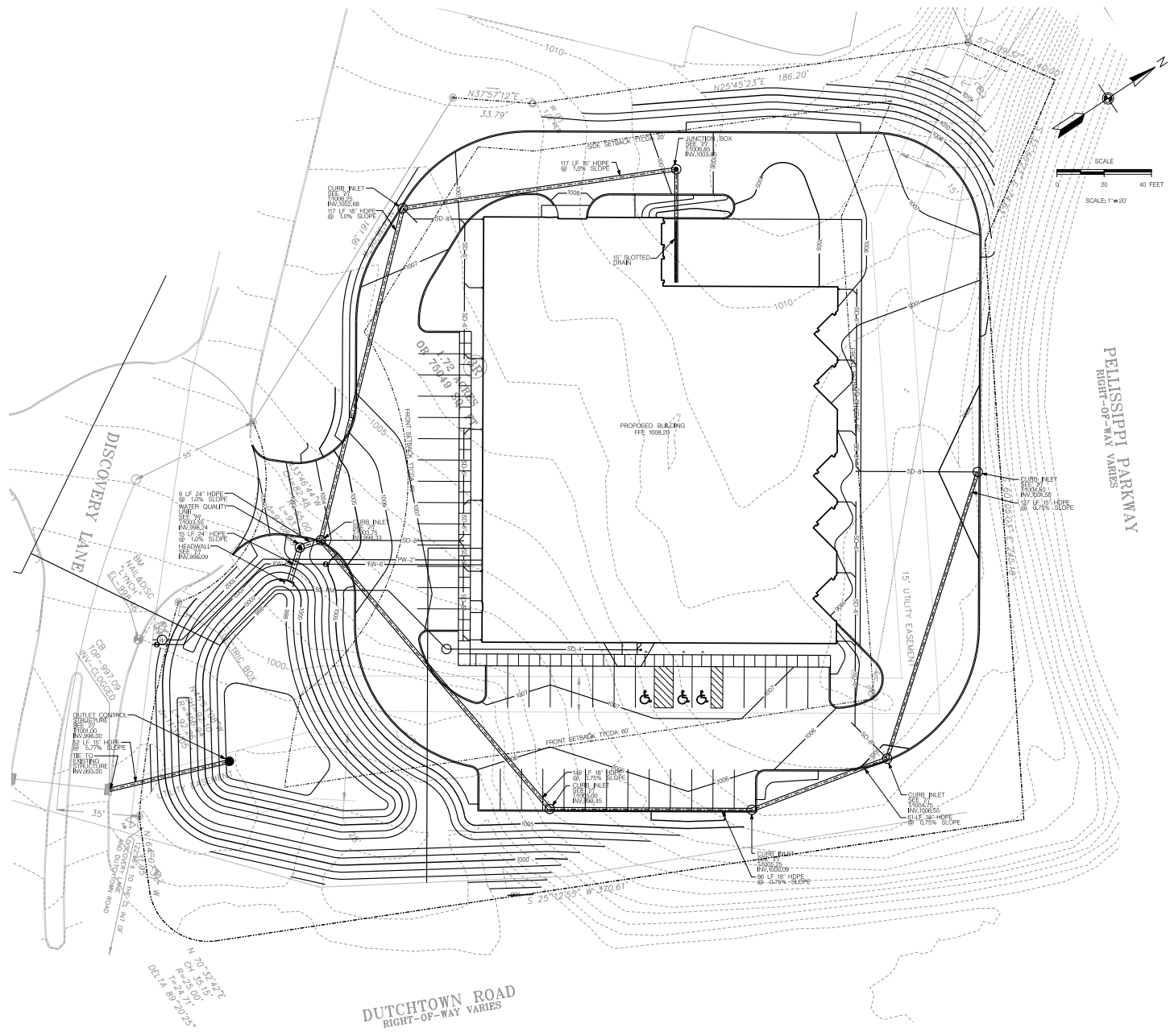
A NEW BUILDING FOR
HARRISON BEND PROPERTIES, LLC
830 DISCOVERY LN
KNOX COUNTY, TN 37932
9-C-24-DP



SITE LAYOUT PLAN

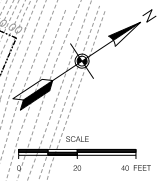
DATE: 07 AUG 2024
PROJECT NO: 24043
PROJ. MGR.: STUART

PL01



LEGEND:

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
□	□	CATCH BASIN
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	RP PAV



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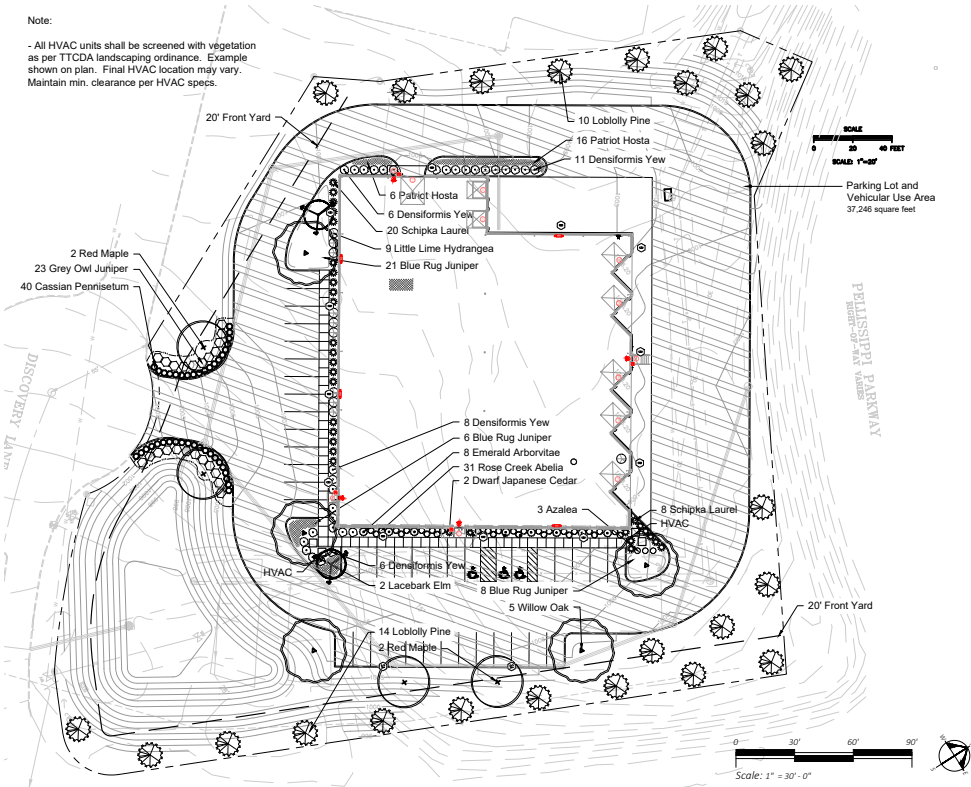
SITE GRADING PLAN

DATE: 07 AUG 2024
 PROJECT NO: 24043
 PROJ. MGR: STUART

PL02

Note:

- All HVAC units shall be screened with vegetation as per TTCCA landscaping ordinance. Example shown on plan. Final HVAC location may vary. Maintain min. clearance per HVAC specs.



TTCCA - LANDSCAPE REQUIREMENT NOTES:

- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
 - 43 trees proposed
 - 32 evergreen = 74%
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.
 - 2.5 acres * 10 = 25 large maturing trees required
 - 43 trees proposed (31 large, 2 medium, 10 small)
- 3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
 - landscape yard provided
- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.
 - landscape provided at driveway entrance and front of building
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade
 - all entry areas landscaped, shade provided where adequate room for tree growth is available
- 3.3.2 Entrances into buildings should be accented by plantings.
 - all entry areas landscaped
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).
 - North Elevation = 4,390 South Elevation = 3,800 West Elevation = 4,880
 - Total Front and Side Elevations = 13,070 Required Square Footage of Landscape = 6,535
 - Total Proposed Entry Area Landscape = 3,250 square feet
 - Total Proposed Landscape (around building foundation) = 3,380
 - Total Landscape = 6,630
- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
 - trees proposed near south facade
- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area.
 - trees proposed around parking and drive aisles
- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.
 - NA
- 3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
 - landscape proposed between building and Dutchtown Road
- 3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
 - trees proposed near all parking areas
- 3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.
 - 42 parking space proposed, (42/10=4.2)
 - 31 large trees and 2 medium trees proposed
- 3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
 - Total Parking Lot and Vehicular Use Area = 37,246 square feet
 - Total Landscape Bed Area = 4,670 square feet
 - 12%
- 3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.
- 3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
 - NA, no trees preserved
- 3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
 - trees proposed within 60' of all parking spaces
- 3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

PLANTING NOTES:

1. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
2. Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
3. Irrigation system to be drip unless otherwise noted and approved.
4. Contractor to complete work within schedule established by owner.
5. Contractor to provide one year warranty for all plant material from date of substantial completion.
6. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
7. The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
8. All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. Quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
9. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
10. No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
11. Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
12. Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
13. Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
14. Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
15. Set all plants plumb and turned so that the most attractive side is viewed.
16. Plants shall be measured to their main structure, not tip to tip of branches.
17. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
18. Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
19. Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
20. All tree scars over 1-1/2" shall be rejected and tree to be replaced.
21. All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
22. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
23. If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

PLANTING LEGEND

Qty	Botanical Name	Common Name	Size	Notes	Size
Deciduous Trees					
4	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense	L
2	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
3	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	M
Evergreen Trees					
24	Pinus taeda	Loblolly	12' hgt.	central leader, full and well branched	L
8	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6' hgt.	central leader, full and well branched	S
Deciduous Shrubs					
6	Cornus sericea	Red Twig Dogwood	3 gallon	full and dense	
9	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3 gallon	full and dense	
40	Pennisetum alopecuroides	Cassian Pennisetum	3 gallon	full and dense	
Evergreen Shrubs					
31	Abelia	Rose Creek	3 gallon	full and dense	
2	Cryptomeria japonica 'Globosa Nana'	Dwarf Japanese Cedar	3 gallon	full and dense	
35	Juniperus horizontalis	Blue Rug Juniper	3 gallon	full and dense	
23	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense	
28	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	3 gallon	full and dense	
3	Rhododendron 'Conleap'	Autumn Twist Encore	3 gallon	full and dense	
31	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense	
Perennials					
22	Hosta 'Patriot'	Patriot Hosta	1 gallon	full and dense	



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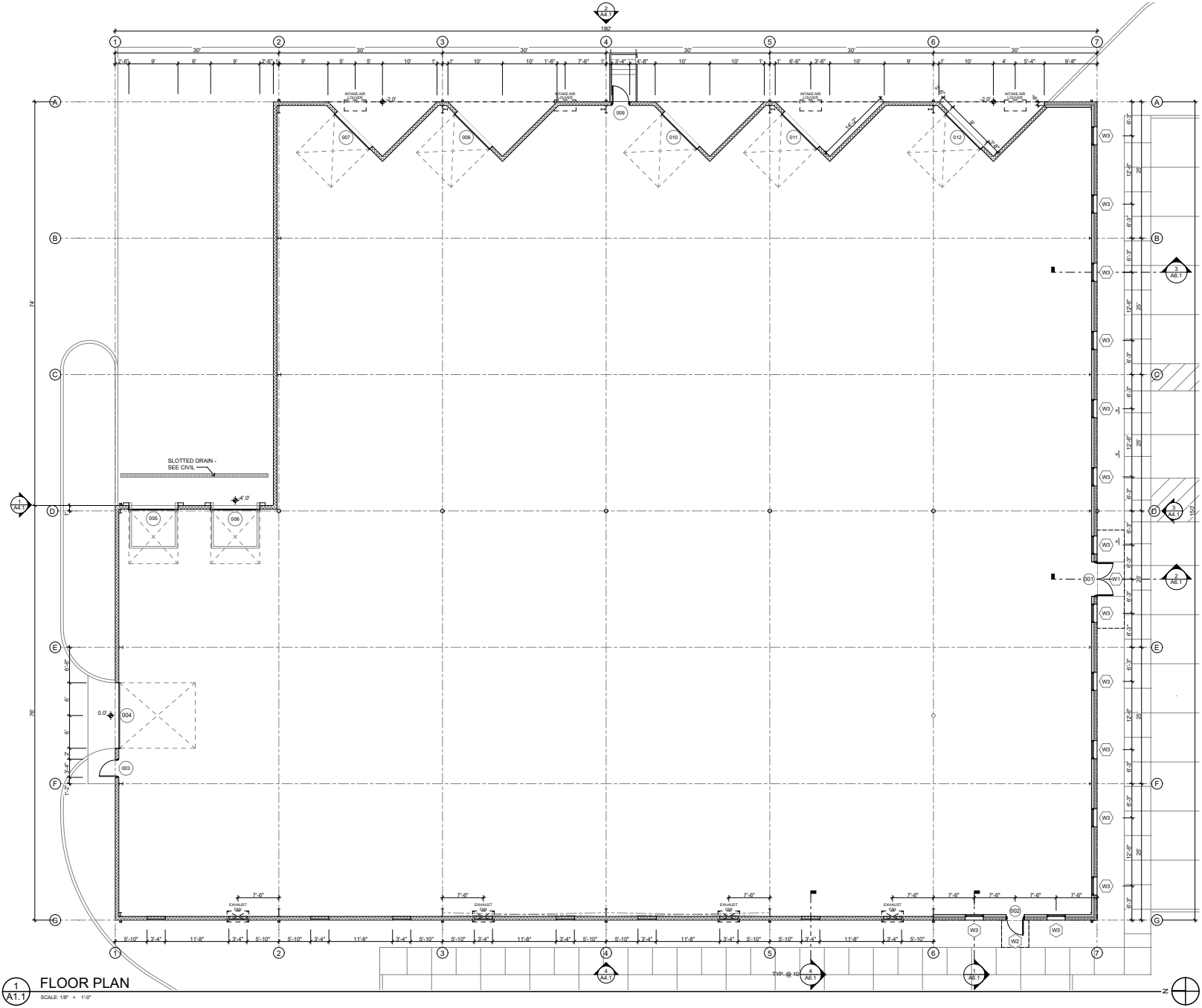
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0 DISCOVERY LN., KNOX CITY, TN 37932



Landscape Plan

DATE: 26 AUG 2024
PROJECT NO.: 24043
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L100



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



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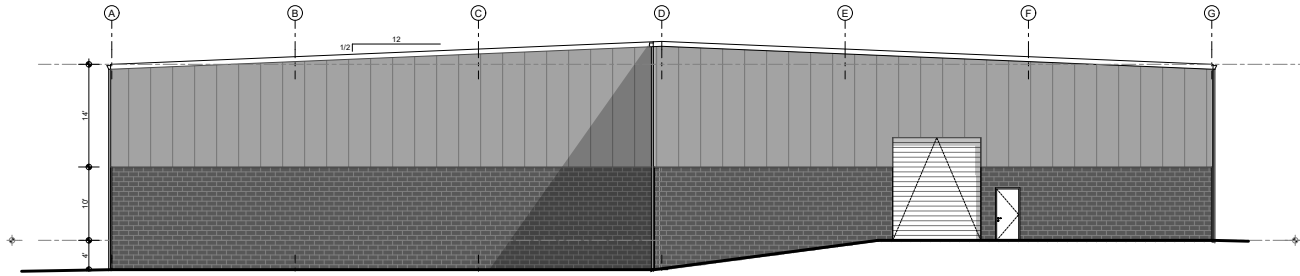


SITE PLAN REVIEW
APPROVAL SET ONLY

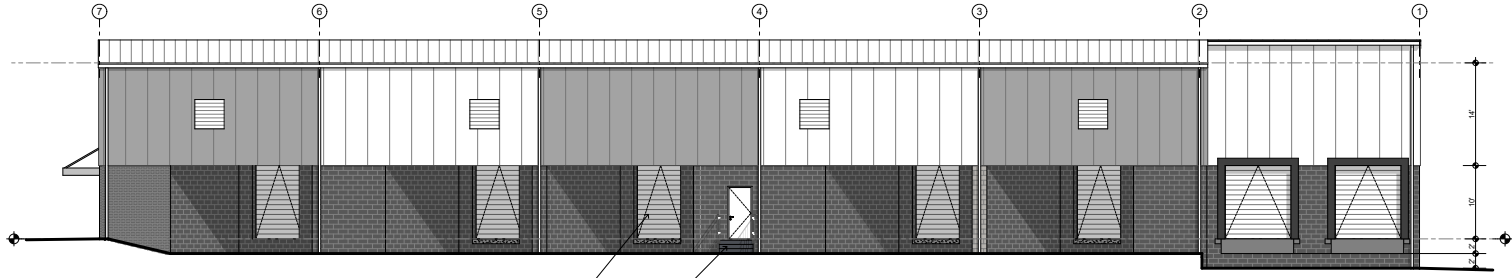
FLOOR PLAN

DATE: 26 AUG 2024
PROJECT NO.: 24043
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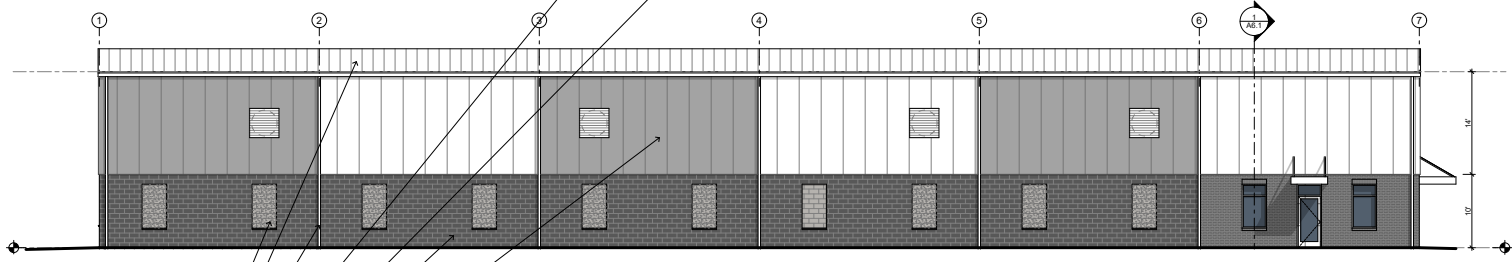
A1.1



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

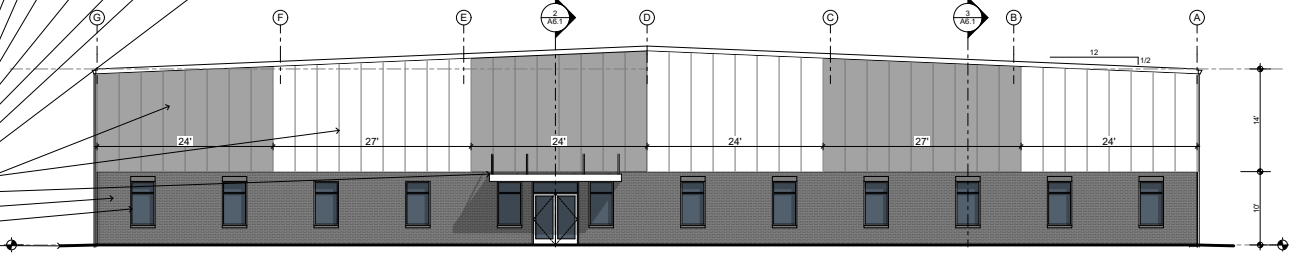


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

- TYPICAL ELEVATION NOTES:**
- PTD, 6" SMOOTH-FACE C.M.U. W/ PLASTER FINISH, INSET 2" W/ PREFIN. ALUM. SILL
 - FLASHING, COLOR: LIGHT GREY W/ MORTAR TO MATCH MAIN COLOR
 - 24 GA. STANDING SEAM "GALVALUME" METAL ROOF, BY PEMB MFR., COLOR: SILVER
 - PREFIN. MTL. GUTTER AND DOWNSPOUT SYSTEM, BY PEMB MFR., COLOR: WHITE
 - STEEL OVERHEAD DOORS, COLOR: WHITE
 - 42" H. PTD. STL. STAIR, COLOR: BLACK
 - PTD, SPLIT-FACE C.M.U. (EXCEPT SMOOTH FACE AT TOP COURSE), COLOR DK. GREY
 - EXHAUST FAN, COLOR: WHITE
 - 26 GA. 42" W. INSUL. METAL PANELING W/ CONCEALED FASTENERS (COLORS FROM PEMB MFR. STD. RANGE), COLORS: WHITE AND GREY
 - PRE-ENG. ALUM. CANOPY SYSTEM, COLOR: WHITE
 - BRICK VENEER, COLOR: DK. GREY
 - ALUM. STOREFRONT SYSTEM, COLOR: WHITE FRAME W/ GREY-TINTED GLAZING
 - APPROX. LINE OF GRADE, SEE CIVIL



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

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EXTERIOR ELEVATIONS

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A4.1



D-Series Size 1 LED Area Luminaire

Specifications

Height: 10.5 ft
 Length: 18.5 in
 Width: 18.5 in
 Weight: 12.5 lb
 Beam Angle: 120°

Example: D01 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D

Item	Description	Quantity	Unit	Material	Notes
1	D01 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D	1	EA	ALUMINUM	
2	18" x 18" x 10.5" LED AREA LUMINAIRE	1	EA	ALUMINUM	
3	18" x 18" x 10.5" LED AREA LUMINAIRE	1	EA	ALUMINUM	

Example: W02E2 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D

Item	Description	Quantity	Unit	Material	Notes
1	W02E2 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D	1	EA	ALUMINUM	
2	18" x 18" x 10.5" LED AREA LUMINAIRE	1	EA	ALUMINUM	
3	18" x 18" x 10.5" LED AREA LUMINAIRE	1	EA	ALUMINUM	

Example: W02E2 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D

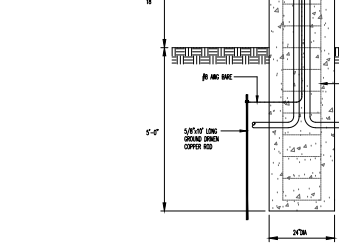
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Example: W02E2 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D

Item	Description	Quantity	Unit	Material	Notes
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Example: W02E2 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D

Item	Description	Quantity	Unit	Material	Notes
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2	18" x 18" x 10.5" LED AREA LUMINAIRE	1	EA	ALUMINUM	
3	18" x 18" x 10.5" LED AREA LUMINAIRE	1	EA	ALUMINUM	



POLE BASE FOR SA
NO SCALE USE FOR SA

Example: W02E2 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D

Item	Description	Quantity	Unit	Material	Notes
1	W02E2 LED P1 6W 6000K TM MVOLT 8W 16000K PHN D02D	1	EA	ALUMINUM	
2	18" x 18" x 10.5" LED AREA LUMINAIRE	1	EA	ALUMINUM	
3	18" x 18" x 10.5" LED AREA LUMINAIRE	1	EA	ALUMINUM	

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W02E2 LED Architectural Wall Source Precision Reflective Optic

Specifications

Height: 10.5 ft
 Length: 18.5 in
 Width: 18.5 in
 Weight: 12.5 lb
 Beam Angle: 120°

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PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

GEORGE ARMOUR EWART ARCHITECT

404 Hearden Park Circle
 Knoxville, TN 37919
 865.632.7771
 Fax 865.632.7749
 www.georgeewart.com

A NEW BUILDING FOR HARRISON BEND PROPERTIES, LLC

830 DISCOVERY LN., KNOX CITY, TN 37932



PHOTOMETRIC SITE PLAN



DATE: 18 JUL 2024
 PROJECT NO.: 24043
 PROJECT MGR.: STUART

ES0.1



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

Stuart Anderson, AIA

PUBLISHED APPLICANT NAME - no individuals on behalf of -

23 July 2024

09 September 2024

9-A-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

Stuart Anderson, AIA

George Armour Ewart Architect

NAME

COMPANY

404 Bearden Park Circle

Knoxville

TN

37919

ADDRESS

CITY

STATE

ZIP

865-602-7771

sanderson@georgeewart.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Paul C Harrison

1111 NORTHSHORE DR #P 195

paul@harrisonbend.com

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

830 DISCOVERY LN

PROPERTY ADDRESS

118 17307

N

2.48 ac

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- CITY COUNTY

North side of Discovery Ln, west of Dutchtown Rd

3

GENERAL LOCATION

DISTRICT

PC/TO

Business Park

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:
site lighting

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

General construction of a 1-sty 25,000 s.f. speculative warehouse shell building and associated site work.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

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

STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist	CODE \$450	CODE	TOTAL
<input type="checkbox"/> Property Owners/Option Holders	FEE 1102	FEE	
			\$450

AUTHORIZATION

By signing below

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

Stuart Anderson, AIA

George Armour Ewart Architect

23 July 2024

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-602-7771

sanderson@georgeewart.com

PHONE NUMBER

EMAIL

Shelley Gray

Shelley Gray (WW)

07/25/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID