

Applicant: MATTHEW BAUMGARTNER OYSK3 ARCHITECTS

Request: BUILDING PERMIT

Meeting Date: 4/7/2025

Address: 10308 Cogdill Rd.

Map/Parcel Number: 131 C A 008

Location: West side of Cogdill Rd, north of I-40/75

Existing Zoning: CB (Business and Manufacturing), TO (Technology Overlay), C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)

Proposed Zoning: N/A

Existing Land Use: Commercial

Proposed Land Use: Warehouse for building materials

Appx. Size of Tract: 5.89 acres

Accessibility: Access is via Cogdill Road, a minor collector street with 30 ft of pavement width within a 56 ft right-of-way.

Surrounding Zoning and Land Uses:

North: CB (Business and Manufacturing), TO (Technology Overlay) in the County - Agriculture/forestry/vacant land, commercial

South: C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay) in the City, CB (Business and Manufacturing), TO (Technology Overlay) in the County - Agriculture/forestry/vacant land, I-40/I-75

East: PC (Planned Commercial), TO (Technology Overlay) in the County - Office

West: CB (Business and Manufacturing), TO (Technology Overlay) in the County - Agriculture/forestry/vacant land, Industrial

Comments: 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 proposal is for a new warehouse building that is 6,500 sq ft and 1-story tall at Cogdill Rd north of I-40. The new building is the third building on this storage yard property, which is accessed off of Cogdill Rd.
2. The proposed materials are board and batten metal siding with a metal roof and will both be a muted color. The proposed building would be 16 ft tall to the roof line. It does feature a long, unbroken facades, which is discouraged. However, in this instance, the building is not visible from the street. It would be mostly screened from the street by buffer yard landscaping of holly and arborvitae trees along Cogdill Rd and the interstate. Schipka Laurel evergreen shrubs will be planted around the front and entrance to the building. The landscaping plan meets the Design Guidelines.
3. The warehouse does not have office space, so new the building does not require any additional parking spaces beyond what is already on the site.
4. The site plan complies with the maximum ground area coverage, floor area ratio, and

impervious area ratio would remain in compliance with the Design Guidelines with the addition of the new building. All three metrics are well below the maximum as the 3 buildings on the 5-acre property are relatively small.

5. The lighting plan meets all TTCDA guidelines for lighting intensity. Eight light poles with a dark color are being added to the property. The footcandles are 0-0.1 at the property lines.

6. No new signage has been provided at this time. This board will review any future signage to ensure 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 the City of Knoxville. The portion in Knox County is zoned CB (Business and Manufacturing), TO (Technology Overlay) and is zoned C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay) in the City. The CB and C-H-1 zones provide for a wide range of higher-intensity businesses with large automobile and truck traffic volumes, including storage yards.

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

1. The proposed warehouse building is not expected to adversely impact the surrounding area because the adjacent area consists of industrial, commercial and office uses.

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

1. Knox County and the City of Knoxville have no comments on this proposal.

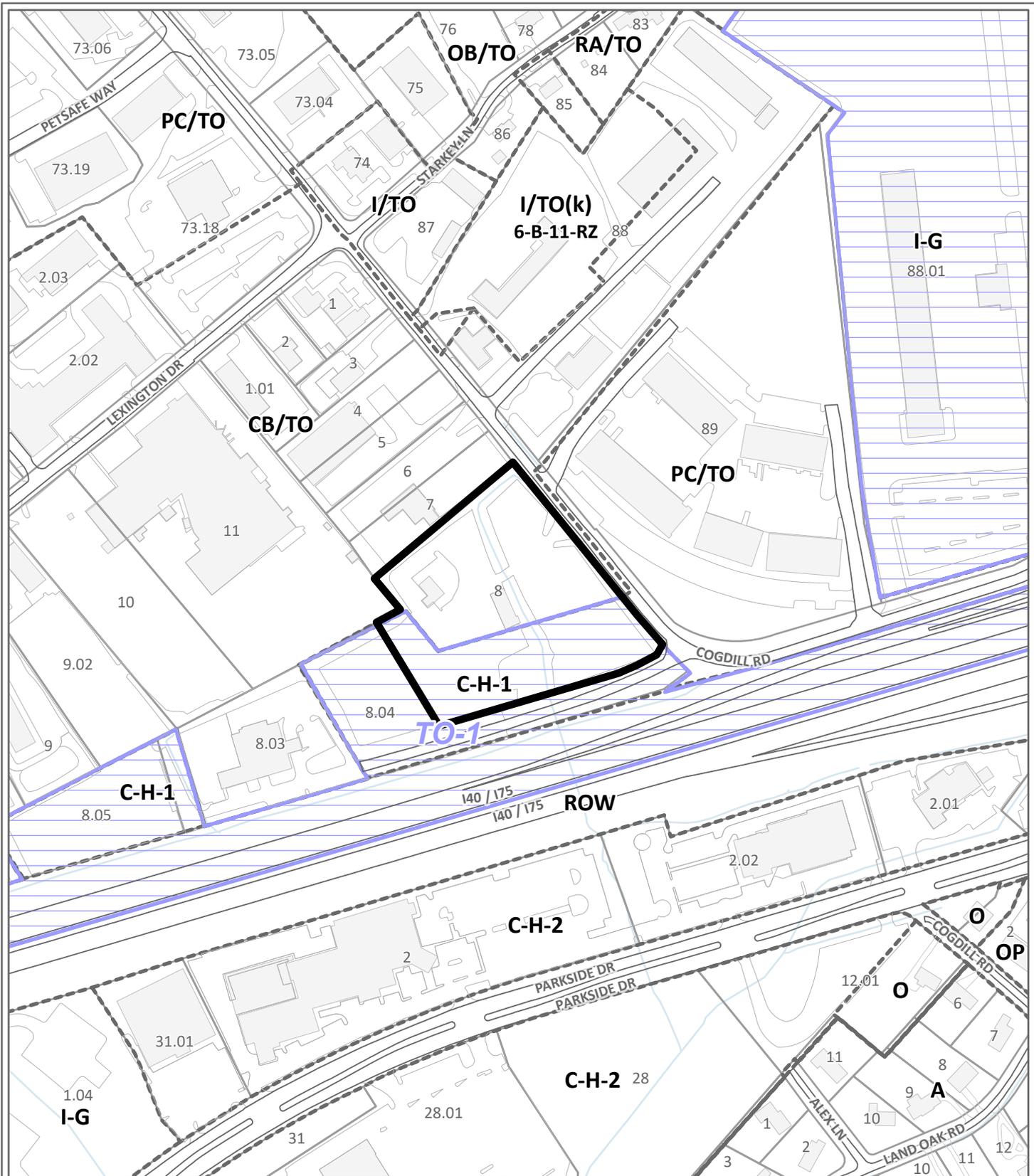
Design Guideline Conformity:	With the recommended conditions, the proposed development conform to the TTCDA Design Guidelines.
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Waivers and Variances Requested:	N/A
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Staff Recommendation:

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

- 1) Meeting all applicable City of Knoxville and Knox County Engineering and Public Works requirements.
- 2) Meeting all other applicable requirements of the City of Knoxville and Knox County Zoning Ordinances.



CERTIFICATE OF APPROPRIATENESS

4-A-25-TOB

Petitioner: Matthew Baumgartner oysk3 architects



Purpose of Request: New warehouse building

Map No: 131

Jurisdiction: City and County

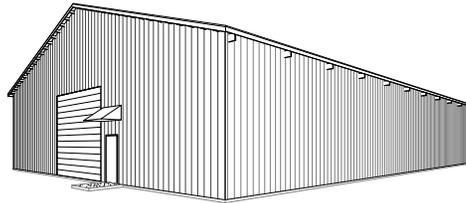
Original Print Date: 2/27/2025

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



DECK STORE WAREHOUSE NEW COMMERCIAL CONSTRUCTION

10308 Cogdill Road, Knoxville, Tennessee 37923



2
3D View 1
G000



1
VICINITY MAP
G000 N.T.S.

SHEET INDEX				
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION DESCRIPTION	CURRENT REVISION DATE
01 - GENERAL				
G000	PROJECT INFORMATION	11/26/2024	TTCDAR1	3/14/2025
G001	GENERAL INFORMATION	11/26/2024	TTCDAR1	3/14/2025
02 - LANDSCAPE				
L100	LANDSCAPE PLAN	2/13/2025	TTCDAR1	3/14/2025
03 - ARCHITECTURAL				
A100	SLAB & FOUNDATION PLAN & DETAILS	11/26/2024	TTCDAR1	3/14/2025
A110	FLOOR PLAN - FIRST FLOOR	11/26/2024	TTCDAR1	3/14/2025
A201	EXTERIOR ELEVATIONS	11/26/2024	TTCDAR1	3/14/2025
04 - ELECTRICAL				
E200	SITE PLAN - LIGHTING	2/13/2025	TTCDAR1	3/14/2025
E201	SITE PLAN - PHOTOMETRICS	2/13/2025	TTCDAR1	3/14/2025

CONTRACTOR

Anchored Construction and Restoration
1219 Maryville
Knoxville, TN 37920
CONTACT: Travis Bullington
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EMAIL: travis@anchoredconstructiontn.com

ARCHITECT

oysk³ architects
1545 Western Avenue, Suite 100
Knoxville, TN 37921
CONTACT: Jim Odle
OFFICE PHONE: (865) 523-8200
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GENERAL NOTES

- G1. SCOPE OF WORK: NEW CONSTRUCTION OF 65 X 100 FEET PRE-ENGINEERED BUILDING, BASED ON THE BUILDING PACKAGE PURCHASED BY THE OWNER. ELECTRICAL TO BE PROVIDED. NO PLUMBING OR MECHANICAL.
- G2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AMENDMENTS, & COVENANTS.
 - CITY OF KNOXVILLE ZONING ORDINANCE (WITH AMENDMENTS)
 - 2009 IBC / ANSI A117.1
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2018 INTERNATIONAL BUILDING CODE
 - 2017 EDITION OF THE NATIONAL ELECTRICAL CODE
 - KNOXVILLE CODE OF ORDINANCES: CHAPTER 6 BUILDINGS AND BUILDING REGULATIONS, ARTICLE I, SECTION 6-5, FIRE DISTRICT
 - 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
- G3. READ (OR CALCULATE) DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS DO NOT SCALE FROM DRAWINGS, IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.
- G4. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO OYSK3 ARCHITECTS FOR JUSTIFICATION AND/OR CORRECTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.
- G5. CONTRACTOR SHALL FIELD VERIFY COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS, I.E., GRADES, ELEVATIONS, UTILITY LOCATIONS & INVERTS, OTHER EXISTING CONDITIONS, ETC.
- G6. ALL FOOTINGS MUST REST ON UNDISTURBED OR SUITABLE, COMPACTED SUBSOIL.
- G7. MANUFACTURED TRUSSES, BEAMS, & OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE, STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON SITE BEFORE ERECTION BEGINS.

CODE COMPLIANCE

- IECC CLIMATE ZONE:
Zone 4A IECG Table C301.1
- BUILDING RISK CATEGORY:
Risk Category I IBC T1604.5
- OCCUPANCY (IBC Chapter 3):
Occupancy Group Storage - Group S-1, Building Materials IBC 310.4
- CONSTRUCTION TYPE: Type V-B, Not Sprinklered IBC Chapter 6
- FIRE SEPARATION DISTANCE: (Site Location)
K-50 Type V-B 0 hour IBC T602
- FIRE RESISTANCE RATING:
Primary Structural Frame 0 hours IBC T601
Bearing Walls Interior 0 hours
Non-bearing Exterior (IBC 1602) 0 hours IBC T602
Interior 0 hours
Floor and Secondary Members 0 hours
Roof and Secondary Members 0 hours
- ALLOWABLE AREA:
Allowable Building Height above Grade Plane 40' IBC T504.3
Allowable Number of Stories above Grade Plane 1-Story IBC T504.4
Allowable Building Area per floor 9,000 s.f. IBC T506.2
Actual: 6,500 s.f., 1-story, 26' maximum height
- INTERIOR FINISHES:
Exits Class C; Corridors Class C; Rooms Class C IBC T803.13
- AUTOMATIC SPRINKLER SYSTEM:
Sprinkler Not Required IBC 903.2.7
- PORTABLE FIRE EXTINGUISHERS:
Slab 2A-10B-C minimum, 11,250 s.f., 75' travel distance IBC T906.3(1)
- OCCUPANT LOAD:
Residential 500 G.S.F./Occ. 6,200 s.f. actual 13 occupants IBC T1004.5
Total Occupants 13 occupants
- NUMBER OF EXITS:
1 exits minimum required - 1 provided IBC T1006.2.2
- TRAVEL DISTANCE:
Dead End Corridor 20 feet, Not Sprinklered IBC 1020.4
Exit Access Travel Distance 200 feet, Not Sprinklered IBC T1017.2
Common Path of Travel 75 feet IBC T1006.2.1



11/26/2024

TTCDAR: 4-A-25-TOB

DECK STORE WAREHOUSE
NEW COMMERCIAL CONSTRUCTION
10308 Cogdill Road, Knoxville, Tennessee 37923

DATE	DESCRIPTION	BY

DRAWN BY: MB

PROJECT INFORMATION

G000

PROJECT : 24178

APPROVED FOR THE CITY OF KNOXVILLE BY THE CITY ENGINEER, DEPARTMENT OF PUBLIC WORKS, 11/16/2024
 APPROVED FOR THE CITY OF KNOXVILLE BY THE CITY ENGINEER, DEPARTMENT OF PUBLIC WORKS, 11/16/2024

DETAIL CALLOUT

Drawing Number
 Sheet Number

ELEVATION KEY

Direction of View

SECTION KEY

Extent/ Direction of Section

INTERIOR ELEVATION KEY

Direction of View
 Elevation Number

NORTH INDICATOR



SYMBOLS
 1/2" = 1'-0"

ELEVATION MARKER

XX'XX".A.F.F.

SPOT ELEVATION

X'

IDENTIFIER
 GRID LINE NUMBER

F.F.E. = FINISH FLOOR ELEVATION

IDENTIFIER
 WINDOW TYPE

ROOM TAG
 IDENTIFIER

ROOM NUMBER
 ROOM AREA

DOOR NUMBER

IDENTIFIER
 PARTITION TYPE

IDENTIFIER
 REVISION NUMBER

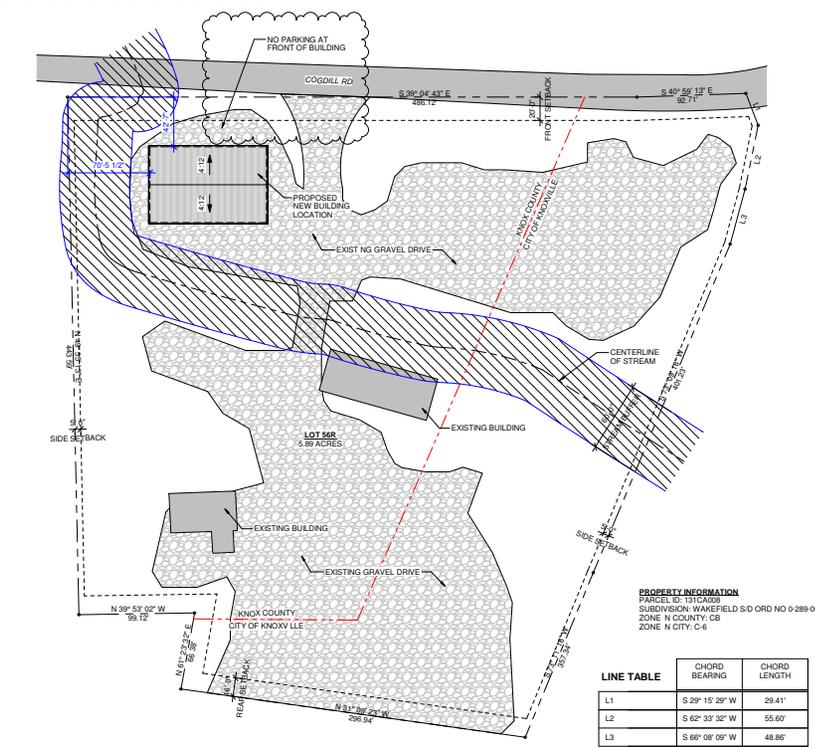
ABBREVIATIONS

AB ANCHOR BOLT	AN INSUL	INSULATION
A/C AIR CONDITIONING	INT INTERIOR	
ACT ACoustical CEILING TILE	JST JOIST	
AF F FINISHED FLOOR	MAN MANUFACTURER	
ALUM ALUMINUM	MAX MAXIMUM	
ANCH ANCHOR	MCH MECHANICAL	
AUTH AUTHORITY HAVING JURISDICTION	MFR MECHANICAL	
BD BOARD	MO MASONRY OPEN NG	
BM BENCHMARK	MRB MOISTURE RESISTANT GYP BD	
BT TO C CENTER	MTL METAL	
CPT CONSTRUCTION JOINT	OC ON CENTER	
CL CONCRETE MASONRY UNIT	PRO PROVIDED BY OWNER	
COL COLUMN	PRE ENGINEERED	
CONC CONCRETE	PL PLASTIC LAMINATE	
CONSTR CONSTRUCTION	PLY PLYWOOD	
CONT CONTINUOUS	PULL STATION	
CONTR CONTRACTOR	PT PRESSURE TREATED OR PAINT	
CT CERAMIC TILE	PTD TOP OF CONCRETE	
DET DETAIL	RES RESILIENT	
DF DRINKING FOUNTAIN	RET RETAINING	
DS DOWN SPOUT	SHT SHEET	
DWS DRAWING	STL STEEL	
EA EACH	TEMP TEMPERATURE	
EL ELEVATION	T&G TONGUE AND GROOVE	
EPS EXPANDED POLYSTYRENE	TOP TOP OF CONCRETE	
EQUI EQUIPMENT	TOP OF FOOTING	
EWH ELECTRIC WATER HEATER	TOW TOP OF WALL	
EXP EXPANSION OR EXPOSED	TOG TOILET PAPER HOLDER	
EXT EXTERIOR	TYP TYPICAL	
EXIST EXISTING	VCT VINYL COMPOSITE TILE FLOORING	
FINISHED FLOOR/FINISH FACE	VB VINYL BASE	
FE FIRE EXTINGUISHER	WG WATER CLOSET	
FEC FIRE EXTINGUISHER CABINET	WI WITH	
FG FIBERGLASS	WC WATER CLOSET	
FH FIRE HOSE CABINET	WD WOOD	
FLASH FLASH NG	WDP 2" DISCRETES, 4 MINUTES, 8 SECONDS	
FRP FIBER REINFORCED PLASTIC	Ø DIAMETER	
GAU GAUGE	@ AT	
GB GRAB BAR	& AND	
OPB OPS/BM BOARD		
HWHD HARDWOOD		
HSH HIGH OR HEIGHT		
HT HEAT NG, VENTILATION & AIR CONDITION NG		

ABBREVIATIONS

1/2" = 1'-0"

SITE CALCULATIONS
 GROUND AREA COVERAGE: 12,265.64 SQFT / 256,568.4 SQFT = 5%
 FLOOR AREA RATIO: 12,265.64 SQFT / 256,568.4 SQFT = 5%
 INFEROUS AREA RATIO: 72,778.14 SQFT / 256,568.4 SQFT = 28%



PROPERTY INFORMATION

PARCEL ID: 1310089
 SUBDIVISION: WAKEFIELD S/D ORD NO 0-289-00
 ZONE: N COUNTRY: CB
 CITY: CITY C-4

LINE TABLE	CHORD BEARING	CHORD LENGTH
L1	S 29° 15' 29" W	29.41
L2	S 62° 33' 32" W	55.67
L3	S 68° 08' 09" W	48.86

EROSION AND SEDIMENT CONTROL NOTES

- AS A MINIMUM, ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE STANDARDS LOCATED IN THE CITY OF KNOXVILLE RAIN MANUAL, THE CITY OF KNOXVILLE STORMWATER AND STREET ORDINANCE, AND AS REQUIRED BY STATE AND FEDERAL LAW.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES. THIS COPY SHALL BE MADE AVAILABLE TO THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT UPON REQUEST.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES IN ANY AREA NOT ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT FOR APPROVAL.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT.
- THE CITY OF KNOXVILLE DEPARTMENT MUST BE NOTIFIED PRIOR TO DEWATER NG OPERATIONS. WATER MUST BE PUMPED THROUGH AN APPROVED FILTERING DEVICE. THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT MAY SUSPEND DEWATER NG OPERATIONS IF POLLUTION IS OBSERVED.
- THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AT LEAST ONCE A WEEK AND AT ONCE A DAY DURING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE TO THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT UPON REQUEST.

SITE NOTES

- GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC LEVELS, LOCATIONS OF EXISTING TREES, & THE PROPOSED BUILDING LOCATIONS. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER ANY UNRECOMMENDED CHANGES BEFORE THE START OF ANY WORK.
- GENERAL CONTRACTOR TO HAVE A LICENSED ENGINEER OR LICENSED SURVEYOR STAKE OUT OR VERIFY THE BUILDING LOCATION TO ENSURE THAT THE BUILDING DOES NOT ENCHANCE ON ANY SETBACKS OR EASEMENTS, UNLESS THE BUILDING IS ADJACENT TO AN EXISTING BUILDING OR IS A CRUISER RUN GRAVEL WITH 4" ASPHALT BASE WITH 1" NISH ASPHALT.
- NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING.
- ALL BACKFILL AT STRUCTURES, SLABS, STEPS, & PAVEMENTS SHALL BE CLEAN FILL, COMPACT TO 95% MAX. DRY DENSITY DETERMINED IN ACCORDANCE WITH A.S.T.M. D-1557. BUILDING SITE SHALL BE DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATION.
- BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF THE WALL.
- BACKFILL ADJACENT TO BASEMENT RETAINING WALL SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH & HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- GENERAL CONTRACTOR TO COORDINATE FINISH TOPOGRAPHIC GRAD NG & PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC., AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- DRIVEWAY SHALL BE ON UNDISTURBED OR COMPACTED, NON ORGANIC SUBSOIL WITH EITHER MINIMUM 4" CRUISER RUN GRAVEL WITH 4" FIBER MESH REINFORCED CONCRETE, OR 1" ASPHALT BASE WITH 1" NISH ASPHALT.
- GENERAL CONTRACTOR TO COORDINATE ALL LANDSCAPING WITH THE OWNER, & DETERMINE WHETHER THE LANDSCAPING PACKAGE IS TO BE PROVIDED BY THE GENERAL CONTRACTOR OR BY OTHER (EXCEPT WHERE THE AHU REQUIRES SUBMISSION OF A COMPLETE LANDSCAPING PLAN AND PLANTING SCHEDULE.
- BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION, & OTHER SITE INFORMATION IS TAKEN FROM G.L.S. MAPS, TOPOGRAPHIC SURVEY & OTHER DOCUMENTS PROVIDED BY THE OWNER.
- ALL GROUND DISTURBED BY CONSTRUCTION SHALL BE REPAIRED REPLACED WITH TOPSOIL; THIS SHALL BE GRADED, RAKED, SEEDED, MULCHED, & WATERED PER SPECIFICATIONS, UNLESS OTHER LANDSCAPING IS INDICATED.
- BUILDING SHALL CONNECT TO SEWER AT MANHOLE OR TAP. CONNECTION TO BE COORDINATED WITH LOCAL UTILITY.
- SIDEWALK CONCRETE SHALL HAVE:
 - 3500 P.S.I. MINIMUM AT 28 DAYS
 - 5% AIR ENTRAINED
 - JOINTS IN SIDEWALK AT 5 FEET INTERVALS
 - WOOD FLOAT AND LIGHT BROOM FINISH FOR SLP RESISTANCE

CONSTRUCTION NOTES

- 6" CONCRETE SLAB (3,500 PSI @ 28 DAYS) WITH #4 REBAR 12" EA. WAY, OVER 10MIL POLYETHYLENE VAPOR BARRIER, ON 4" GRADED STONE BASE.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- PROVIDE TERMITES TREATMENT AT CONCRETE SLAB & FOUNDATION.
- MISCELLANEOUS STEEL TO BE M/MUM A36 GRADE.
- CONTRACTOR SHALL PROVIDE WOOD BLOCKING CONCEALED IN WALL FOR ALL WALL HUNG MILLWORK UNITS, DOOR JAMBS, SHELVES, SIGNS, FIXTURES, GRAB BARS, ETC. AS REQUIRED.
- PROVIDE FLASHING AND COUNTER FLASHING AT ROOF RIDGE, VALLEYS, DRIP COINGS, ETC. AND AT ALL PENETRATIONS OF THE BUILDING ENVELOPE, SUCH AS VENT STACKS, EXHAUSTS, DOORS & WINDOWS, HVAC UNITS, ETC.
- PROVIDE FIRE EXTINGUISHERS (5 LB. 2A110BC) AS INDICATED ON PLANS; INSTALL MOUNTS SO AS TO PLACE EXTINGUISHER HANDLE/CONTROL POINTS AT 48" A.F.F.

UTILITY NOTES

- ALL ELECTRIC SYSTEMS, CONSTRUCTION, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LOCAL CODE, AND UTILITY REQUIREMENTS.
- PROVIDE GROUNDING FOR THE ELECTRICAL SYSTEM IN ACCORDANCE WITH CODE.
- ELECTRIC MAIN SERVICE: FIELD VERIFY THE EXISTING SERVICE SUPPLY, CONFIGURATIONS, TRANSFORMER LOCATIONS, ETC. BEFORE BEGINNING WORK.
- ELECTRIC DISTRIBUTION: PROVIDE METERED SERVICES FOR SPACE. PROVIDE WITH 100 AMP, 120/240 MAIN PANEL, SINGLE PHASE.
- LIGHTING FIXTURE TYPES SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE APPROPRIATE BULBS AND LAMPS FOR ALL FIXTURES.
- PROVIDE THREE EMPTY, 3 INCH CONDUITS FOR TELEPHONE, COMPUTER, AND OTHER COMMUNICATIONS WIRING FROM POLE OR SERVICE LOCATION AT STREET.
- ALL WIRING SHALL BE IN CONDUIT WITH PULL AND DEVICE BOXES WHERE NECESSARY OR REQUIRED. PROVIDE AS INDICATED ON THE DRAWINGS. PROVIDE EMPTY CONDUIT TO AN ACCESSIBLE SPACE WITH PULL WIRES FOR COMMUNICATIONS OR CONTROL WIRING WHERE INDICATED.
- CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE.
- VERIFY VOLTAGE, CAPACITY AND PHASE OF EQUIPMENT REQUIRING CONNECTION AND NOTIFY ARCHITECT IN THE EVENT OF DIFFERENCES.
- EXIT SIGNS WITH BU LT-N BATTERY PACKS AND EMERGENCY ILLUMINATION SHALL BE INSTALLED AT EXIT DOORS.

FOUNDATION AND MASONRY NOTES

- FIELD VERIFY SOIL BEARING CAPACITY AT ALL FOUNDATION EXCAVATIONS. MINIMUM M TO BE 2800 P.S.F.
 - WHERE SOIL DOES NOT MEET MINIMUM BEARING CAPACITY, EXCAVATE UNSUITABLE MATERIALS AND REPLACE WITH SUITABLE SOIL OR FLOWABLE FILL AS NECESSARY TO ACHIEVE OR EXCEED THE MINIMUM BEARING CAPACITY OF 2800 P.S.F. CONTACT ALL FILLER TO BE PLACED SURFACES BEFORE PLACEMENT OF REINFORCEMENT AND CONCRETE.
 - ANCHOR BEARING PLATES INTO CONCRETE WITH 1/2" Ø EXPANSION ANCHORS OR PRE-SET ANCHOR BOLTS @ 24" O.C.
- WOOD FRAMING NOTES**
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
 - ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CURRENT INTERNATIONAL BUILDING CODE.
 - ALL LUMBER TO BE SPB, TP, OR RRA CERTIFIED, GRADE STAMPED, KD OR KD-18 (K/D DRIED, MOISTURE CONTENT 19% MAX.), EXCEPT AS SPECIFIED BELOW. ALL PLYWOOD AND OSB MATERIALS TO BE APA CERTIFIED.
 - LUMBER GRADES TO BE USED AS FOLLOWS:
 - ROUGH CARPENTRY:
 - FORMING: UTILITY GRADE OR BETTER. ~~NO NOT REQUIRED.~~
 - BLOCKING & NAILERS: UTILITY GRADE OR BETTER.
 - STRUCTURAL FRAMING: NO. 2 COMMON OR BETTER, EXCEPT FOR STUD WALLS, WHICH MAY BE NO. 1.
 - LUMBER OR SHEATHING IN CONTACT WITH MASONRY OR CONCRETE AND LESS THAN 4" FROM SOIL, OR CONCEALED LUMBER IN ROOFING APPLICATIONS, TO BE PRESURE-TREATED, AWPA Standard UC-4.
 - BOARD ROOF SHEATHINGS SHALL BE 3/4" MIN., CD-18 OR S4" M/N. EXTERIOR GRADE PLYWOOD OR OSB, RATED FOR SPAN.
 - PLYWOOD FOR EXPOSED INTERIOR USE SHALL BE RATED D-F FACE FINISH, GROUP 1, EXTERIOR GRADE, 3/4" THICKNESS, SUITABLE FOR PAINTING.
 - FINISH CARPENTRY:
 - PROVIDE WOOD (KD15 OR LESS) OR COMPOSITE TRIM, SILLS, BASES, AND OTHER FINISH CARPENTRY MATERIALS AS INDICATED ON THE DRAW NGS, OR AS REQUIRED FOR INSTALLATION OF OTHER ASSEMBLIES.
 - CONTRACTOR SHALL USE SIMPSON "STRONG-TIE" WOOD FRAMING ANCHORS, HANGERS, HOLD-DOWNS, ETC. FOR ALL WOOD-TO-WOOD CONNECTIONS. ALL ANCHORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. BEAMS AND FURLING SHALL BE CONNECTED WITH METAL CONNECTIONS.
 - CUTS, NOTCHES, AND BORED HOLES IN STUDS, BATTERS, JOISTS, ETC., SHALL BE DONE IN ACCORDANCE WITH THE CURRENT INT'L BUILDING CODE OR PROJECT.
 - WHERE WOOD BEAMS BEAM ON STUD WALLS, PROVIDE DOUBLED M/N OR TRIPLED STUDS, DETERMINED BY BEAM WEIGHT, FROM BEAM TO FOUNDATION, UNLESS OTHERWISE SPECIFIED.
 - TRUSSES SHALL BE PREFABRICATED, I.E., MASS-PRODUCED FROM UNIFORM PARTS, AND CONNECTED WITH METAL PLATES. TRUSSES SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE, AND CONFORMING TO THE SPACING, PITCH, AND SPANS INDICATED IN THESE DRAWINGS, WITH PERMANENT LATERAL AND DIAGONAL BRAC NG, ETC., AS RECOMMENDED BY SAID ENGINEER. SHOP DRAWINGS STAMPED & SIGNED BY THE ENGINEER SHALL BE SUBMITTED FOR APPROVAL, AND SHALL BE ON SITE AT TIME OF ERECTION.
 - HEADERS IN BEARING WALLS SHALL BE MULTIPLE 2x4 WITH MATCHED SIZE 1/2" PLYWOOD SPACERS, TO MATCH WALL THICKNESS; HEADER SIZE PER TABLE BELOW, UNLESS OTHERWISE SPECIFIED ON DRAWINGS:

SPAN	SIZE	BEARING
3'-0"	2 x 4	5"
6'-0"	2 x 8	5"
8'-0"	2 x 10	5"

DOOR AND HARDWARE NOTES

- ALL DOOR HARDWARE TO BE MEDIUM GRADE COMMERCIAL LEVEL, LEVER HANDLE.
- OWNER TO SELECT FINISH FROM STOCK COLORS.
- ALL EXTERIOR DOORS TO HAVE WEATHER STRIPING.
- DOORS FACTORY PRIMED, SITE PAINTED OR STAINED.
- UTILIZE FLEXIBLE MEMBRANE DOOR/WINDOW FLASHING WITH METAL FLASHING AT HEAD AND SILL AT ALL EXTERIOR DOORS AND WINDOWS.
- ALL EXTERIOR DOORS AND WINDOWS SHALL MEET 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

ROOF NOTES:

- THIS DRAWING GRAPHICALLY REPRESENTS THE EQUIPMENT, PIPE NG AND ELECTRICAL CONDUIT. THE CONTRACTOR IS TO VERIFY SIZE, LOCATION & QUANTITY OF ALL PENETRATIONS AND EQUIPMENT.
- PRECAUTIONS SHALL BE TAKEN WITH CONSTRUCTION MATERIALS AND EQUIPMENT TO PREVENT OVERLOADING OF ROOF STRUCTURE. ALL STORED MATERIALS SHALL BE COVERED AND PROTECTED FROM THE WEATHER UNTIL INSTALLATION. MATERIALS NOT STORED ON ROOF SHALL BE STORED IN ENCLOSURES OR FENCED AREAS.
- THE CONTRACTOR SHALL MAINTAIN THE ROOF AND SITE CLEAN OF ALL MATERIALS AND DEBRIS ON A DAILY BASIS. WASTE SHALL BE DEPOSITED DAILY INTO THE CONTAINER FOR DISPOSAL AT AN APPROVED AND LEGAL DUMP SITE. FULL WASTE CONTAINERS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.
- GUTTERS SHALL REMAIN FREE OF DEBRIS AND BE CLEANED TO THE NEAREST CLEAN-OUT OR DISCHARGED TO GRADE BEFORE COMPLETION OF PROJECT.
- ALL ROOFING ASSOCIATED TO BE SUPPLIED OR APPROVED BY SAME ROOFING SYSTEM MANUFACTURER.
- ALL WOOD BLOCKING SHALL BE PRESSURE TREATED TO MINIMUM RETENTION AS DESCRIBED IN THE SPECIFICATIONS OF CHEMICAL PER CUBIC FOOT OF LUMBER. ALL BOLTS, SCREWS, NAILS AND OTHER FASTENING DEVICES WHICH WILL PENETRATE OR BE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
- CONTRACTOR MAY REQUEST PERMISSION TO VARY FROM DETAILS SHOWN ON THE CONTRACT DOCUMENTS BUT ONLY IF THEM SUBMITTED TO THE ARCHITECT IN WRITING WITH SUPPORTING GRAPHICAL DETAILS OR PHYSICAL SAMPLES. ANY VARIANCES FROM THE DETAILS OTHERWISE SHALL BE SUBJECT TO RESEARCH AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE FOR LABOR AND MATERIALS.
- SHEET METAL TRIM SHALL BE SNAP-LOCKED IN PLACE ON CONCEALED CLPS WITH CONCEALED FASTENERS. JOINTS SHALL BE BUTTED WITH ALLOWANCE FOR EXPANSION/CONTRACTION AND JOINTS SHALL RECEIVE COVERS OF SIMILAR SHAPE AND FINISH FORMED TO PREVENT INTRUSION OF WIND-BORNE RAIN WITHOUT THE USE OF SEALANTS. JOINT COVERS SHALL BE 4" WIDE AND SHALL NOT OCCUR LESS THAN 4" FROM CORNERS OR LESS THAN 1/2" FROM OTHER JOINT COVERS.
- ALL SHEET METAL WORK SHALL COMPLY WITH STANDARDS FOR ARCHITECTURAL SHEET METAL CONTAINED IN THE SMACNA MANUAL.

SITE PLAN
 1" = 50'-0"



11/16/2024

TCCDA: 4-A-25-T0B

DECK STORE WAREHOUSE
 NEW COMMERCIAL CONSTRUCTION
 10308 Cogbill Road, Knoxville, Tennessee 37923

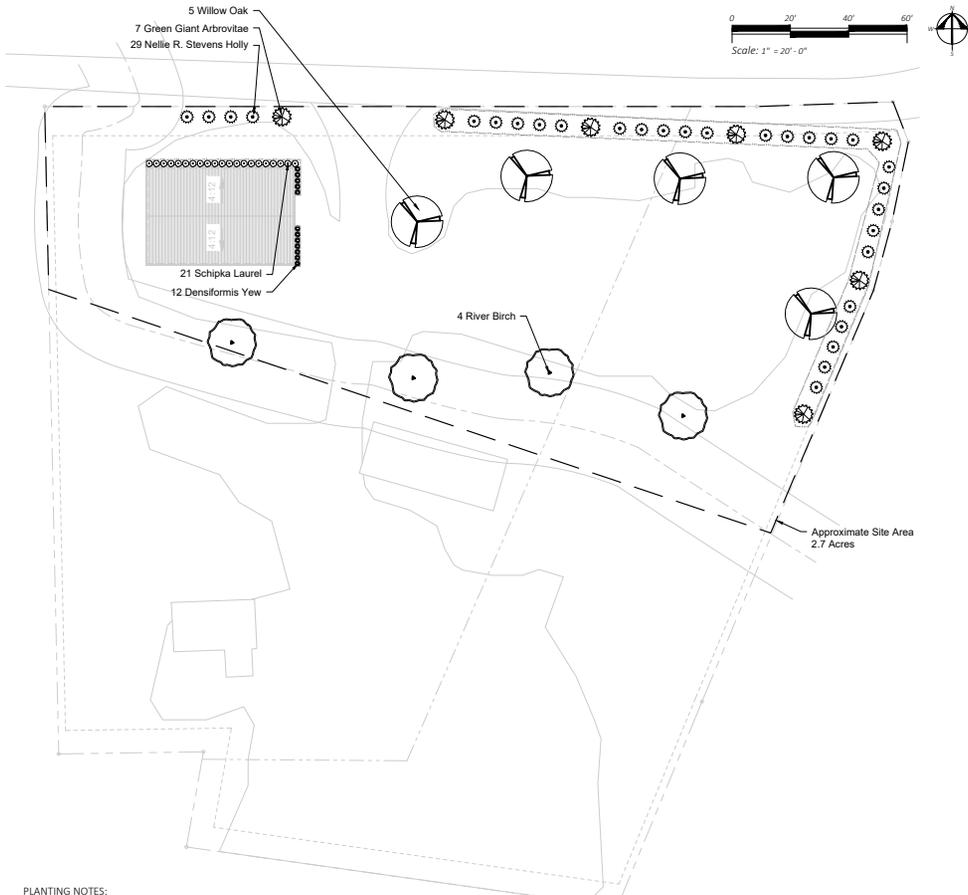


DRAWN BY: MB
 GENERAL INFORMATION

G001

PROJECT : 24178

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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.

TTCTA - LANDSCAPE REQUIREMENT NOTES:

- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
 - 39 trees proposed
 - 36 evergreen = 92%
- 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.
 - 2.7 acres * 10 = 27 trees
 - 39 trees proposed
- 3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
 - 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).
 - Front Elevation = 1,488 Side Elevations = 1,658 each
 - Total Front and Side Elevations = 4,804
 - Proposed Building Landscape = 1,700 square feet Required Square Footage of Landscape = 2,402
 - Proposed Landscape Bed @ Perimeter = 7,400
 - Total Proposed Landscape = 9,100+
- 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 Cogdill 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.
 - 20 parking space proposed, 8 large trees proposed
- 3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
 - Total Parking Lot and Vehicular Use Area = ±37,000 square feet
 - Total Landscape Bed Area = 9,100 square feet
 - 25%
- 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 purposed 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 LEGEND

Qty	Botanical Name	Common Name	Size	Notes	Size
Deciduous Trees					
4	Betula nigra	River Birch	2" cal.	central leader, full and dense	L
5	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L
Evergreen Trees					
29	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense	M
7	Thuja (standishii x plicata) 'Green Giant'	Green Giant Arborvitae	6' hgt.	central leader, full and dense	L
Evergreen Shrubs					
21	Prunus laurocerasus 'Schipkaensis'	Shipka Laurel	3 gallon	full and dense	
12	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense	



02/13/2025
 10308 Cogdill Road, Knoxville, Tennessee 37923
 TTCTA: 4-A-25-TOB

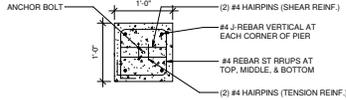
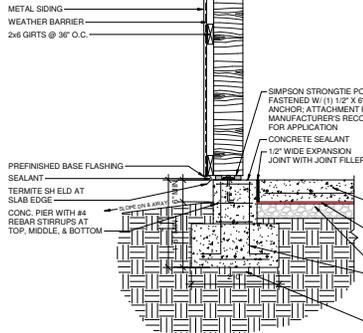
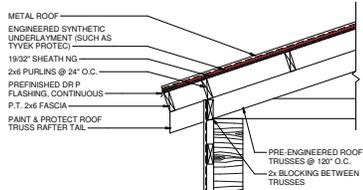
DECK STORE WAREHOUSE
NEW COMMERCIAL CONSTRUCTION
 10308 Cogdill Road, Knoxville, Tennessee 37923
 TTCTA: 4-A-25-TOB



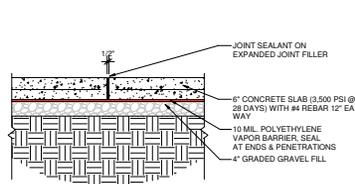
DRAWN BY: PB
 LANDSCAPE PLAN

L100

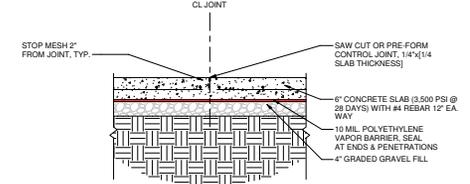
PROJECT : 24178
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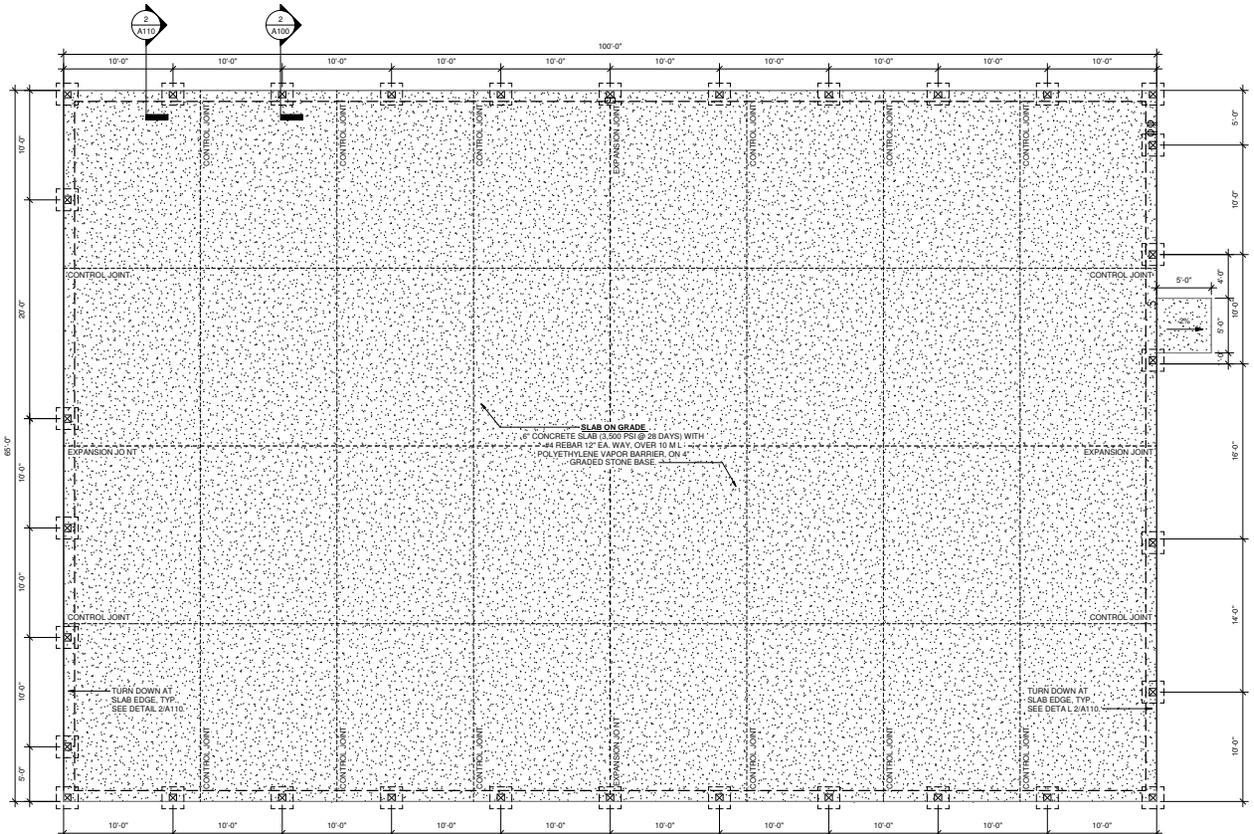
3 PIER PLAN
 1" = 1'-0"



4 SLAB EXPANSION JOINT DETAIL
 3/4" = 1'-0"



5 SLAB CONTROL JOINT DETAIL
 3/4" = 1'-0"



1 SLAB & FOUNDATION PLAN
 3/16" = 1'-0"

2 TYPICAL WALL SECTION 1
 1/8" = 1'-0"



Choose from multiple color options.

SEAMLESS FINISH

Steel Board and Batten siding offers the beautiful look of realistic wood siding without the hassle of preventative maintenance. With industry leading WeatherXL® Crinkle textured paint finish from Sherwin-Williams on a concealed fastened panel, Board & Batten offers a seamless finish and breathtaking aesthetic. Unlike wood siding, these steel panels aren't susceptible to termite damage, won't chip, crack, or need repainted, and are extremely energy efficient.

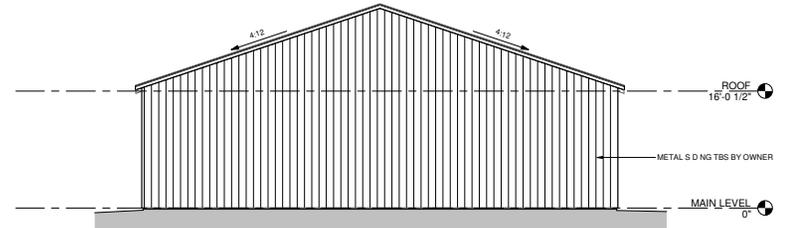
THE SPECS

- 26ga Standard
- 10" net coverage
- 3/4" rib height
- WeatherXL® Crinkle Coating AZ55 Galvalume® mill finish available
- AZ50 Galvalume® substrate for painted material

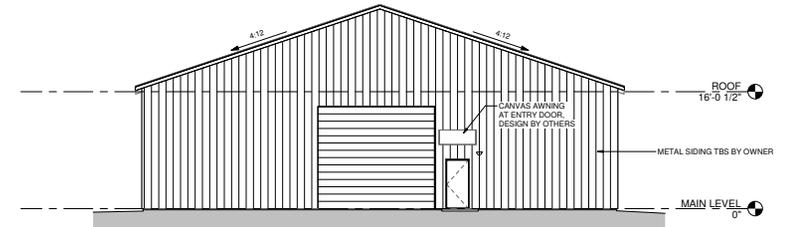
THE RATINGS

- Structural Performance: ASTM E 530 ULSBO Class 90 Wind Uplift Compliant
- FBC Non-HVHZ Approval: FL45933

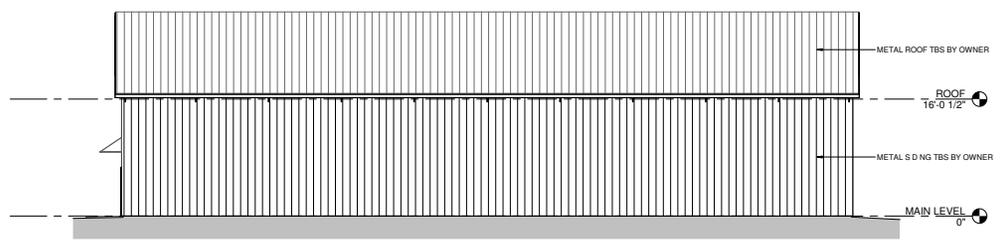
LIFETIME WARRANTY
on painted coatings.



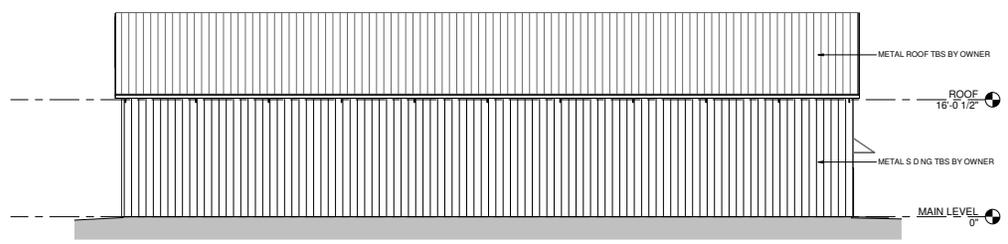
2 LEFT ELEVATION
A201
1/8" = 1'-0"



4 RIGHT ELEVATION
A201
1/8" = 1'-0"



3 REAR ELEVATION
A201
1/8" = 1'-0"



1 FRONT ELEVATION
A201
1/8" = 1'-0"



11/26/2024

TTCCDA: 4-A-25-TOB

**DECK STORE WAREHOUSE
NEW COMMERCIAL CONSTRUCTION**
10308 Cogdill Road, Knoxville, Tennessee 37923



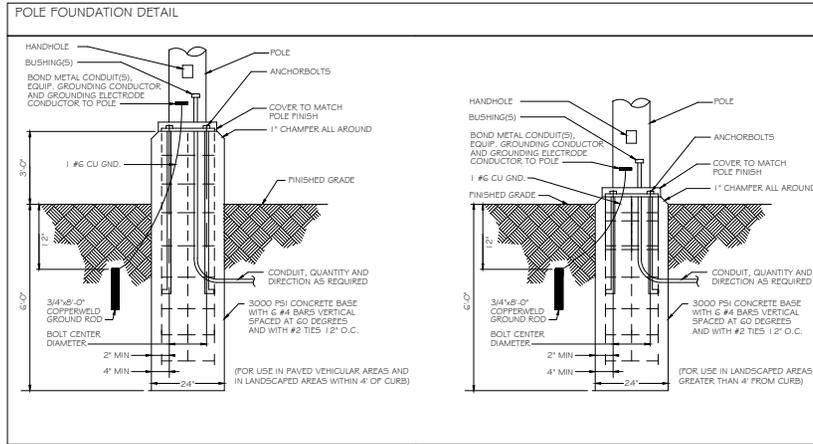
DRAWN BY: MB
EXTERIOR ELEVATIONS

A201



02/13/2025

DECK STORE WAREHOUSE
 NEW COMMERCIAL CONSTRUCTION
 10308 Cogdill Road, Knoxville, Tennessee 37923
 TTCA: 4-A-25-TOB

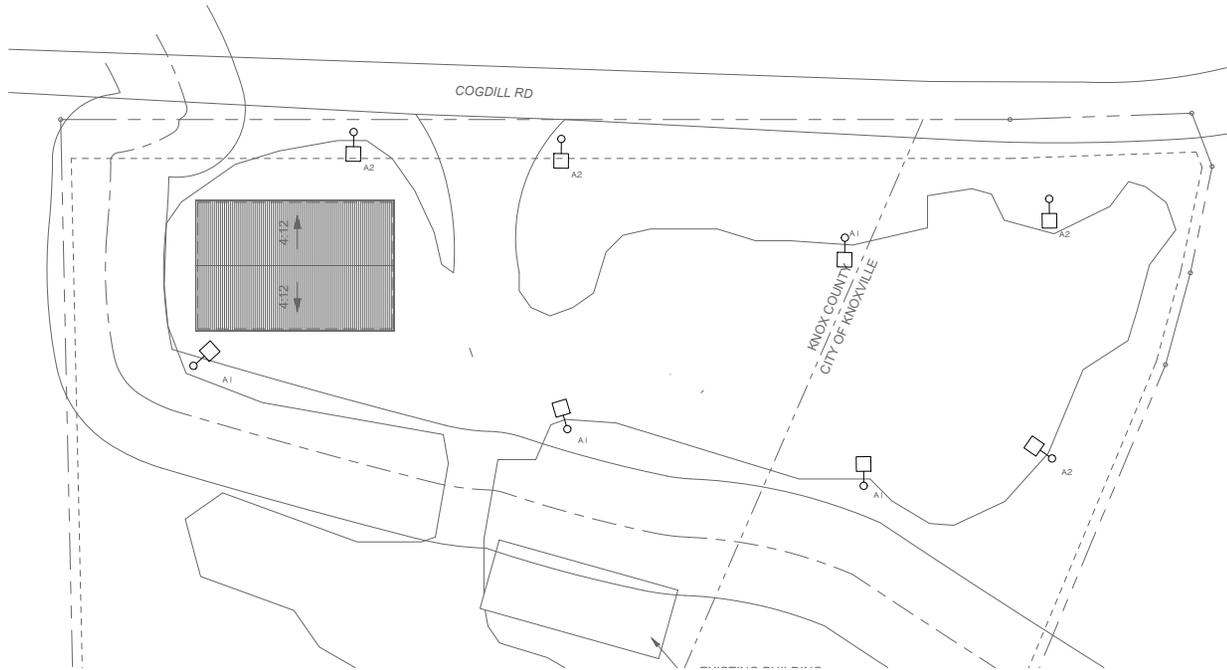


GENERAL NOTES

DRAWING IS 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 E201 FOR SITE LIGHT FIXTURE SCHEDULE.




1 SITE PLAN - LIGHTING
 E200 1" = 30'-0"

DATE	DESCRIPTION

DRAWN BY: JE

SITE PLAN - LIGHTING

E200

PROJECT :24178
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02/13/2025

**DECK STORE WAREHOUSE
NEW COMMERCIAL CONSTRUCTION**
10308 Cogdill Road, Knoxville, Tennessee 37923
TTCA: 4-A-25-TOB

DRAWN BY: JE

SITE PLAN -
PHOTOMETRICS

E201

PROJECT :24178
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Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description	[MANUFAC]
□	4	A1	Single	13754	1.000	104.3	417.2	OPF-S-A05-830-T4W	SIGNIFY CANADA LTD
□	4	A2	Single	8931	1.000	90.68	362.72	OPF-S-A04-830-BLC	SIGNIFY CANADA LTD

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Point Spacing	Calc Plane Height
GRAVEL DRIVE	Illuminance	Fc	1.03	2.5	0.2	5.15	12.50	10	0
GROUND	Illuminance	Fc	0.12	2.4	0.0	N.A.	N.A.	10	0
PROPERTY LINE	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.	N.A.	N.A.

- NOTES:**
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
 - MOUNTING HEIGHT MEASURED TO TOP OF LUMINAIRE PER DESIGN GUIDELINES
 - LUMINAIRES PLACED IN PROPOSED LOCATIONS WITH PROPOSED OUTPUTS AT SPECIFIED HEIGHT
 - BUILDING ASSUMED AT 20'
 - LUMINAIRE SYMBOLS MAGNIFIED FOR CLARITY

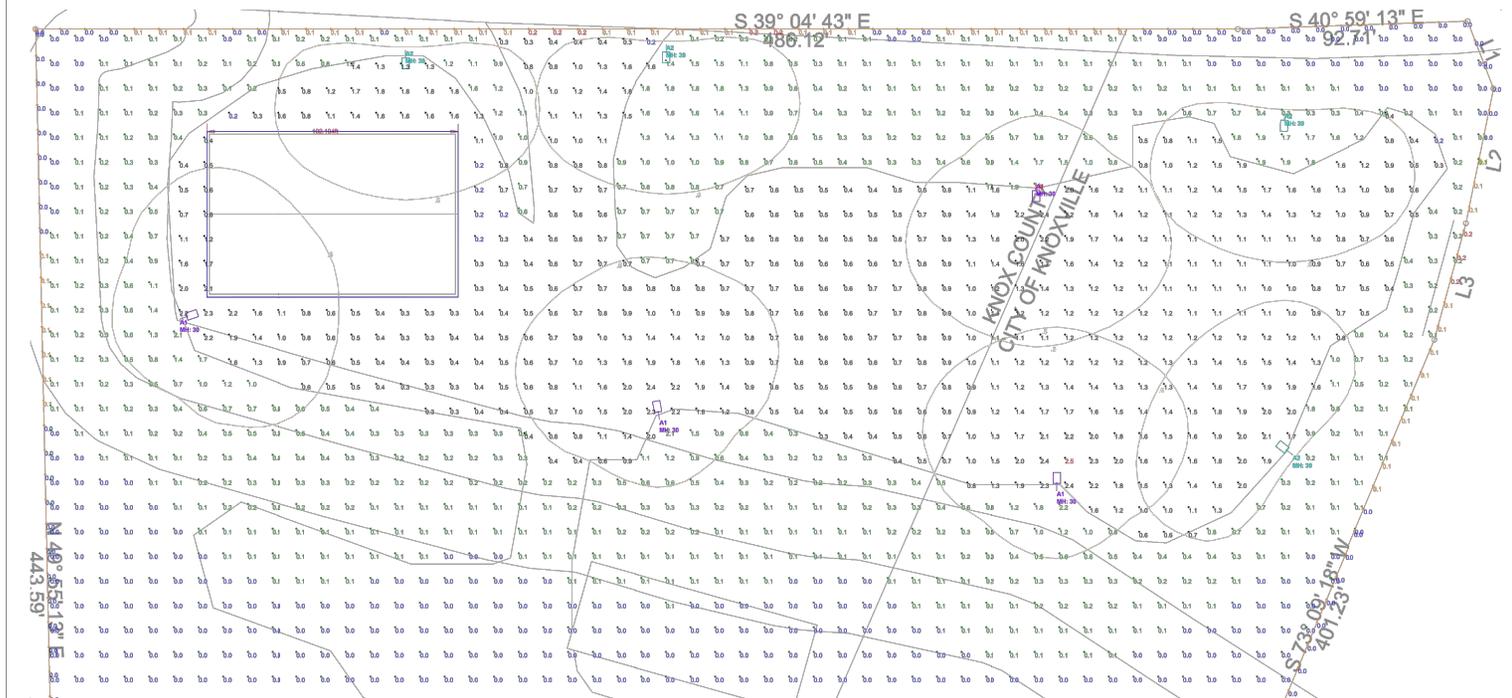
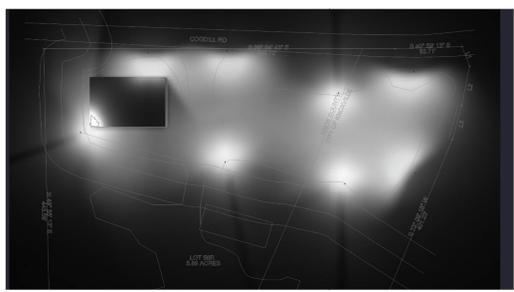
TARGETING:

TTCA REQUIREMENTS:

BUILDING ENTRANCE: 5 FC MAX
 PARKING LOT 2.5 FC MAX
 WITHIN 20' ADJACENT TO RESIDENTIAL ZONES: 0.2 FC MAX
 WITHIN 20' ADJACENT TO OTHER: 0.5 FC MAX

IESNA RECOMMENDATIONS:

PARKING: 0.2 FC MIN
 20:1 MAX/MIN



PHOTOMETRY: SITE
Scale: 1 inch= 20 Ft.



SESCO LIGHTING

SESCO Lighting provides the photometric report for purposes of comparison. SESCO Lighting does not warrant the accuracy of the data presented in this report. The user is responsible for verifying the accuracy of the data presented in this report. The user is responsible for verifying the accuracy of the data presented in this report. The user is responsible for verifying the accuracy of the data presented in this report.

Sales Rep: OLIVIA ESSARY
 Office: KNOXVILLE
 Contact No: (865) 633-9288
 Processed By: A. CORNELIUS
 Filename: 2025-01-30 DECK WAREHOUSE SITE.AGI

DECK WAREHOUSE

Date: 1/30/2025
 Page 1 of 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 | |

Matthew Baumgartner

PUBLISHED APPLICANT NAME - no individuals on behalf of -

02/21//2025

March 10, 2025

4-A-25-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

Matthew Baumgartner

oysk3 architects

NAME

COMPANY

1545 Western Ave Ste 100

Knoxville

TN

37919

ADDRESS

CITY

STATE

ZIP

865-523-8200

matt@oysk3architects.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

D & D Parent Inc.

1281 Court Street

N/A

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10308 Cogdill Rd

PROPERTY ADDRESS

131CA008

Y

5.89 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

West side of Cogdill Rd, north of I-40/75

- CITY COUNTY

GENERAL LOCATION

DISTRICT

C-H-1/TO/CB

LI (City), BP (County)

3rd

ZONING

LAND USE / PLACE TYPE

Northwest County

Commercial

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)

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:

NEW CONSTRUCTION OF 65 X 100 FEET PRE-ENGINEERED BUILDING, BASED ON THE BUILDING PACKAGE PURCHASED BY THE OWNER. ELECTRICAL TO BE PROVIDED. NO PLUMBING OR MECHANICAL. BUILDING WILL BE A WAREHOUSE FOR BUILDING MATERIALS.

REZONING

REZONE FROM: N/A

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- | | | |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- TTCDA Checklist
- Property Owners/Option Holders

CODE

CODE

TOTAL

FEE

1102

FEE

\$450.00

AUTHORIZATION

By signing below

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

Michael Wells

Michael Wells (Jan 27, 2025 16:34 EST)

Jan 27, 2025

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

8653143034

m.wells@deckstore.com

PHONE NUMBER

EMAIL

Shelley Gray

Shelley Gray for Whitney Warner

02/25/2025, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID