

Applicant: AO HARDIN STATION LLC
Request: BUILDING PERMIT
Meeting Date: 2/10/2025

Address: 10629 Hardin Valley Rd.
Map/Parcel Number: 103 A E 002
Location: Northwest side of Hardin Valley Rd, east of Pellissippi Pkwy
Existing Zoning: CA (General Business), TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Commercial
Proposed Land Use: Expansion of parking area.
Appx. Size of Tract: 5.2 acres
Accessibility: Access is via Hardin Valley Road, a four lane, median-divided street within 200 ft of right-of-way; and via Charlevoix Road, a local street with 36 ft of pavement width within 50 ft of right-of-way.
Surrounding Zoning and Land Uses:
 North: BP (Business and Technology Park), TO (Technology Overlay) - Office
 South: PC (Planned Commercial, TO (Technology Overlay) - Commercial
 East: CA (General Business), TO (Technology Overlay) - Commercial
 West: Pellissippi Parkway Right-of-Way

Comments: This is a request for a 2,821 sq ft parking expansion at the Shops at Hardin Valley Station shopping center. The applicant is proposing two parking expansion areas on the site. Expansion Area A includes 9 new parallel parking spaces on the north side of the property, behind the main tenant building. Expansion Area B includes 7 new 90-degree parking stalls facing Charlevoix Road. The proposal adds 16 new parking spaces overall.

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) In 2023, a waiver from Guideline 1.3.3 was granted to increase the maximum allowable Impervious Area Ratio (IAR) to 76% to meet the site's parking demand (9-A-23-TOB). The applicant requests a new waiver to increase the IAR to 78%. Planning supports this waiver to increase the IAR as this shopping center has a high number of restaurants, which typically require more parking and waste receptacles than retail, commercial, or office uses. The new restaurants in the shopping center have required additional garbage dumpsters to be placed in parking spots behind the main building, which has further increased the demand for parking.
- 2) The TTCDA Guidelines require a minimum of 58 parking spaces and a maximum of 102 for this shopping center. In 2017, the shopping center was granted a waiver from Guideline 1.7.5 to increase the maximum number of spaces allowed from 102 to 281 (5-A-17-TOB), but only 271 were constructed. The applicant requests a waiver to increase the maximum number of allowable spaces to 287. The shopping center was originally designed to primarily host retail and

office uses, which do not require the same amount of parking as restaurants. Based on the individual uses within the shopping center, a minimum of 154 spaces would be required, and a maximum of 301 spaces would be allowed. The four restaurants alone require a minimum of 106 and a maximum of 210 spaces. Planning supports this waiver to increase the number of spaces allowed as it would be a minimal increase from the previous approval and would accommodate the parking demand for restaurant tenants.

3) In 2013, a waiver from Guidelines 1.7.9 and 3.1.8 was obtained to reduce the minimum parking lot landscape buffer from 20 ft to 14.75 ft along Charlevoix Road (10-B-13-TOB). The applicant is requesting a waiver to further reduce the parking lot landscape buffer from 14.75 ft to 2 ft along the northernmost row of parking along Charlevoix Road.

4) The existing four large trees within Expansion Area B would be retained, and the existing fencing would be replaced to screen the additional parking from the right-of-way. Planning supports this waiver to accommodate the growing demand for parking at this site.

5) All other landscape guidelines, including entryway landscaping requirements and tree canopy placement within parking areas, have been met.

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

1) The 5.2-acre site is zoned CA (General Business) and TO (Technology Overlay). The CA zone provides for general retail business and services but not for manufacturing or processing materials other than farm products. The proposal is consistent with the intent of the CA zone.

2) The applicant is not proposing a new use or to replat the property, so the Subdivision Regulations are not applicable.

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

1) The proposed parking expansion is not anticipated to negatively impact surrounding properties and the community as a whole.

2) The proposed landscape plan would provide adequate screening and buffering of the proposed parking, and Charlevoix Road is a short street with limited traffic. No adverse effects are anticipated by the requested waivers or proposed parking expansion.

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

1) Access to the site is not changing, and the increase in Impervious Area Ratio is minimal.

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

Waivers and Variances Requested:

- 1) Increase the maximum allowable Impervious Area Ratio (IAR) from 76% to 78% (Guideline 1.3.3).
- 2) Increase the maximum number of allowable parking spaces from 281 to 287 (Guideline 1.7.5).
- 3) Reduce the parking lot landscape buffer along Charlevoix Road from 14.75 ft to 2 ft (Guidelines 1.7.9 and 3.1.8).

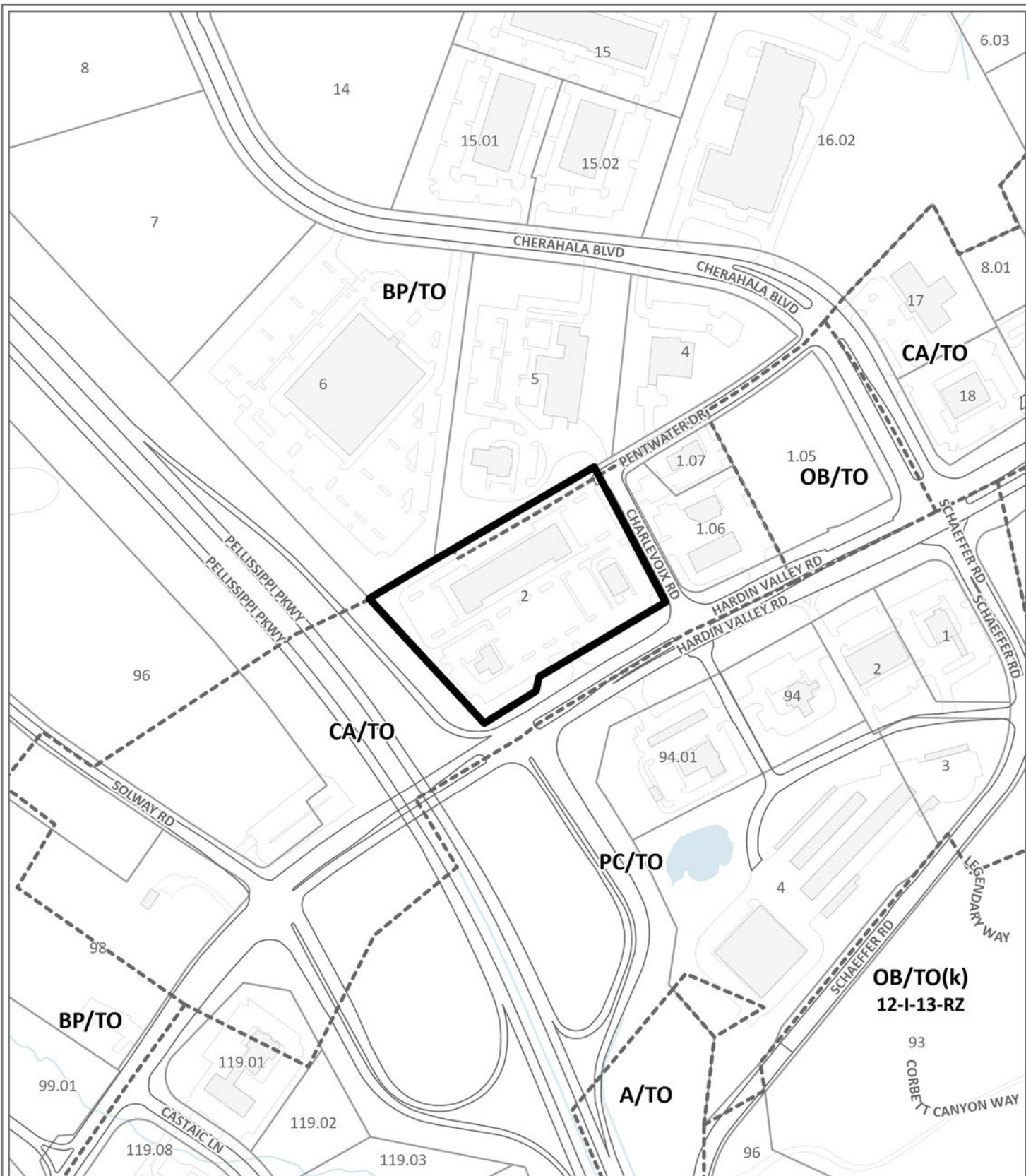
Staff Recommendation:

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

- 1) Approve the waiver to increase the allowable Impervious Area Ratio (IAR) from 76% to 78% to meet the parking demand of the site because it is a minimal increase.
- 2) Approve the waiver to increase the maximum number of allowable parking spaces from 281 to 287, as it would be a minimal increase.
- 3) Approve the waiver to reduce the parking lot landscape buffer along Charlevoix Road from 14.75 ft to 2 ft to meet the site's parking demand because Charlevoix Road is a short street with limited traffic and will provide a screen consistent with that used around the other parking areas.

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

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.



CERTIFICATE OF APPROPRIATENESS

2-A-25-TOB

Petitioner: AO Hardin Station LLC



Purpose of Request: Building Permit - Expansion or Renovation

Map No: 103
Jurisdiction: County

Original Print Date: 1/10/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





<p>DATE: 11-10-2024</p> <p>C1.1 DIGITIZED SITE PLAN</p>	
<p>PROJECT: AO HARDIN STATION LLC 4000 PLEASANT RIDGE RD #200 KNOXVILLE, TN 37912 TEL: 615-584-3048 WWW.SEGENR.COM</p>	
<p>ENGINEER:  NATHAN NEVEN, P.E. 240 KANTASSET ROAD KNOXVILLE, TN 37922 615-628-2824</p>	
<p>OWNER: HARDIN STATION LLC 10075 HARDIN VALLEY BLVD, HARTSELLE, TN 37132 P.O. BOX 101, HARTSELLE, TN 37132</p>	
<p>PROJECT: HARDIN STATION PARKING EXPANSION</p>	
NO.:	REVISIONS:
BY:	DATE:



EXISTING SITE STATISTICS
 TOTAL AREA: 226,329 SF
 TOTAL PERV AREA: 52,856 SF
 TOTAL IMPERV AREA: 173,473 SF
 EX IAR: 76.64%
 TOTAL PARKING: 271
 USABLE PARKING: 264

ID	AREA(SF)
01	33340
02	348
03	172
04	266
05	170
06	335
07	164
08	227
09	810
10	490
11	407
12	304
13	407
14	335
15	335
16	335
17	1466
18	454
19	6277
20	273
21	249
22	107
23	494
24	119
25	1319
26	274
27	164
28	335
29	171
30	348
31	2361
TOTAL	52856



NO.	REVISIONS	BY	DATE

PROJECT:
**HARDIN STATION
 PARKING EXPANSION**
 10075 HARDIN VALLEY BLVD, HARTSVILLE, TN 37052
 PARCEL NO: 1208000 AREA: 3.20 AC

CLIENT:
**AO HARDIN
 STATION LLC**
 4000 PLEASANT RIDGE RD #200
 KNOXVILLE, TN 37912
 615.584.3088
 615.584.3088

ENGINEER:

 S&B ENGINEERING GROUP, INC.
 NATHAN NEVENS, P.E.
 240 KANTAREY ROAD
 KNOXVILLE, TN 37922
 615.628.8284

DATE: 11-10-2024

C1.2
 EXISTING SITE
 STATISTICS



EXISTING SITE STATISTICS
 TOTAL AREA: 226,329 SF
 TOTAL PERV AREA: 52,856 SF
 TOTAL IMPERV AREA: 173,473 SF
 EX. IAR: 76.64%
 TOTAL PARKING: 271
 USABLE PARKING: 264

PROP SITE STAT - EXPANSION A&B
 TOTAL AREA: 226,329 SF
 TOTAL PERV AREA: 50,035 SF
 TOTAL IMPERV AREA: 176,294 SF
 EXPANSION A AND B IAR: 77.9%
 TOTAL PARKING: 287
 USABLE PARKING: 280



NOTES

- CARE SHALL BE TAKEN TO PROTECT THE 4 LARGE TREES IN THE VICINITY OF EXPANSION AREA 'B'. IF THESE TREES ARE DAMAGED OR DESTROYED, CONTRACTOR SHALL REPLACE THEM WITH SIMILAR SPECIES AND WARRANTY FOR 2 YEARS.
- THE EXISTING FENCE IN THE VICINITY OF PARKING EXPANSION AREA 'B' IS TO BE REMOVED AND REPLACED WITH A SIMILAR 4-RAIL HORSE FENCE, PAINT FENCE THE SAME COLOR AS THE OTHER FENCES LOCATED ELSEWHERE ON THE PROPERTY. LOCATED THE NEW FENCE 1-FOOT OUTSIDE OF THE CHARLEVOIX RD RIGHT OF WAY LINE.

REQUESTED VARIANCES - PARKING BUFFER

EXPANSION AREAS A AND B
 - MIN REQUIRED: 20'
 - PREVIOUS VARIANCE: 14.75' (CLARLEVOIX RD, 2013)
 - CURRENT REQUEST: 2' FOR REAR 120' OF CHARLEVOIX RD

CHARLEVOIX ROAD TERMINATES INTO PENTWATER ROAD AT THE REAR OF THE SITE. THE REQUESTED VARIANCE ONLY APPLIES TO THE LAST 120' OF CHARLEVOIX ROAD (I.E. ENCOMPASSING THE REACH OF PROPOSED PARKING EXPANSION AREA 'B').

REQUESTED VARIANCES - TOTAL PARKING

EXPANSION AREAS A AND B
 - MAX ALLOWED: 102
 - PREVIOUS VARIANCE: UP TO 281 (MAY 2017)
 - CURRENT REQUEST: UP TO 287

THIS REQUEST IS MADE SO THAT ADDITIONAL PARKING AND/OR DUMPSTER STORAGE AREAS CAN BE ADDED TO THE SITE. THE SHORTFALL IN PARKING IS DUE TO THE HIGH NUMBER OF FOOD SERVICE ESTABLISHMENTS IN THE CENTER. THE NEW PARKING WILL BE ADDED TO THE SIDE AND REAR OF THE EXISTING BLDG. THE NEW PARKING WILL GENERALLY BE FOR EMPLOYEE USE.

REQUESTED VARIANCES - IAR

EXPANSION AREAS A AND B
 - MAX ALLOWED: 70%
 - PREVIOUS VARIANCE: UP TO 76% (SEPT 2023)
 - CURRENT REQUEST: UP TO 78%

THIS REQUEST IS MADE SO THAT ADDITIONAL PARKING AND/OR DUMPSTER STORAGE AREAS CAN BE ADDED TO THE SITE. THE SHORTFALL IN PARKING IS DUE TO THE HIGH NUMBER OF FOOD SERVICE ESTABLISHMENTS IN THE CENTER. THE NEW PARKING WILL BE ADDED TO THE SIDE AND REAR OF THE EXISTING BLDG. THE NEW PARKING WILL GENERALLY BE FOR EMPLOYEE USE.

NO.	REVISIONS	DATE

**HARDIN STATION LLC
 PARKING EXPANSION**

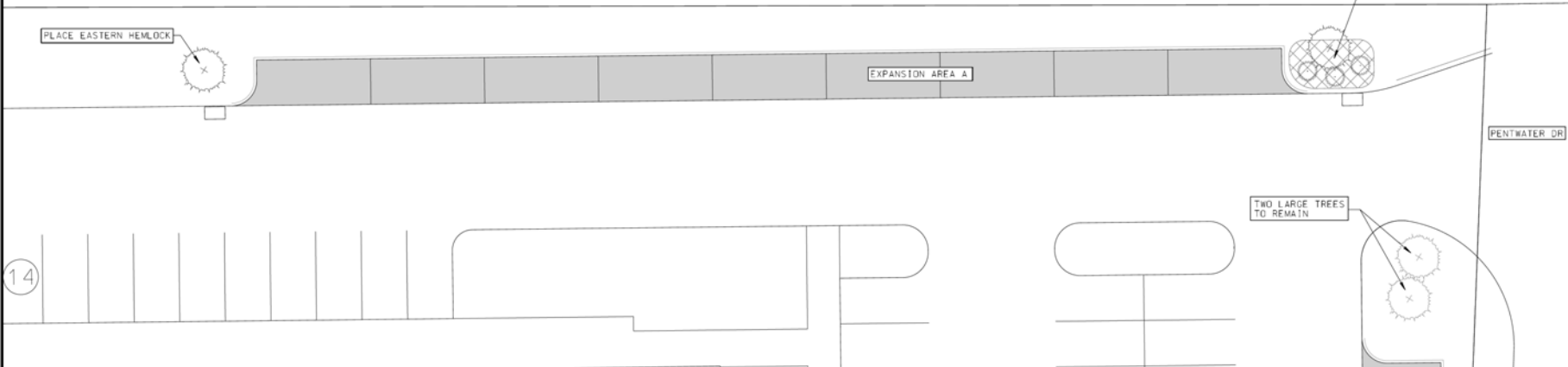
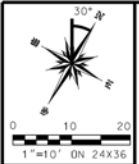
PROJECT: 10497
 CLIENT: AO HARDIN STATION LLC
 4000 PLEASANT RIDGE RD #200
 KNOXVILLE, TN 37912
 423.584.3048
 423.584.3048

SEG
 AN ISO 9001 REGISTERED COMPANY
 NATHAN SILVER P.E.
 160 NANTUCKET ROAD
 KNOXVILLE, TN 37922
 615.628.4141

DATE: 01-24-2025

C1.3
 PROPOSED SITE STATISTICS

THIS DRAWING IS PART OF A PROFESSIONAL DESIGN AND SHALL BE USED IN CONJUNCTION WITH THE WRITTEN TEXT COPYRIGHT 2024 BY SEG ENGINEERING CONSULTING, LLC



LANDSCAPING NOTES

SCOPE OF WORK
 PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
 PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES. PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK. CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

PLANT MATERIAL
 NURSERY GROWN, SOUND, HEALTHY, AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM, GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN 200-MILE RADIUS OF PROJECT SITE). PLANTS MUST BE EQUAL TO OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. PRUNE ONLY AS DIRECTED. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS. QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PROJECT CONDITIONS
 REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY R.O.W. / PROPERTY LINE WITH OWNER. IF CONDITIONS DIFFERENTIAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (E.G., ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE GENERAL CONTRACTOR.

LAYOUT
 LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS. RECEIVE APPROVAL PRIOR TO START OF WORK. ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL. THE RIGHT IS RESERVED TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE RECORDED, CLARIFIED, AND NOT CHANGE ORDER, EROSION CONTROL AND SITE CLEANUP PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES, SHRUBS AND GROUNDCOVERS

PLANT MATERIAL
 NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM, GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE). PLANTS MUST BE EQUAL TO OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. PRUNE ONLY AS DIRECTED. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SUBMITTALS
 PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

PLANT INSPECTION
 PLANT MATERIALS MAY BE INSPECTED AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL IMPROVEMENTS
 FERTILIZER COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

TOPSOIL
 1. FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.
 2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
 3. TAKEN FROM WELL-DRAINED SITE.
 4. FREE OF SUBSILTY, CLAY LUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER, PLANTS, WEEDS, AND ROOTS.
 5. HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM.
 6. CONTAINING 3 PERCENT MINIMUM ORGANIC MATTER.
 7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE.

MULCHES
 MULCHES SHALL BE FREE FROM MATURED SEED, NOxious WEEDS, COG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOxious WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF A YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL BE OF UNIFORM TEXTURE, COLOR, AND PARTICLE SIZE. SECURE APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
 PROTECT WORK FROM EROSION, FLOODING, WINDS, AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING SOIL MIX
 3 PARTS TOPSOIL (LOAM) AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)
 NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.
 FERTILIZE AS PER MANUFACTURER'S SPECIFICATIONS.

PREPARED PLANTING BED AREAS (ANNUALS AND GROUNDCOVERS):
 1. TILL SOIL TO A DEPTH OF 12".
 2. ADD MINIMUM OF 4" TOPSOIL AND 1" PEAT.
 3. EVENLY TILL TO DEPTH OF 6".
 4. RAKE TO LEVEL, GRASS, THEN ADD 2" PINE BARK MULCH PRIOR TO PLANTING.

PLANTING
 REMOVE BURLAP AND TILES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS. PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS. ROOTS OF GROUNDCOVERS TO BE PLANTED IN SOIL NOT MULCH TOP DRESSING.

MAINTENANCE
 MAINTENANCE (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.

SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS.

INSPECTION AND COMPLETION
 UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION PUNCH LIST ITEMS (EXCLUSIVELY OF SEASON REPLACEMENT PLANTING) HAVE BEEN CORRECTED TO SATISFACTION.

GUARANTEE AND REPLACEMENT
 GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

SOIL
 CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT. REPORT ANY PROBLEMS TO GENERAL CONTRACTOR PRIOR TO BEGINNING PLANT INSTALLATION.

LAWNS AND GRASSES

QUALITY ASSURANCE
 PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

PROJECT CONDITIONS
 PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITHIN SEASONAL LIMITATIONS.

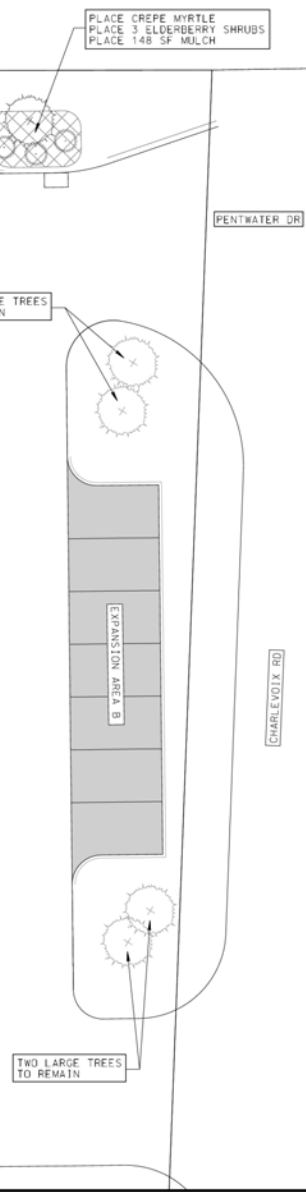
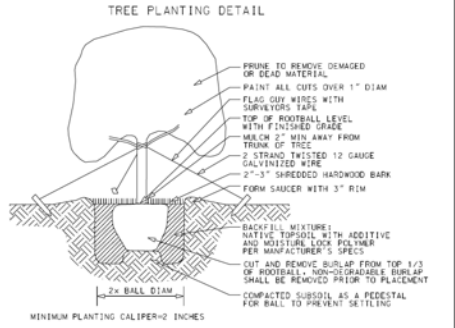
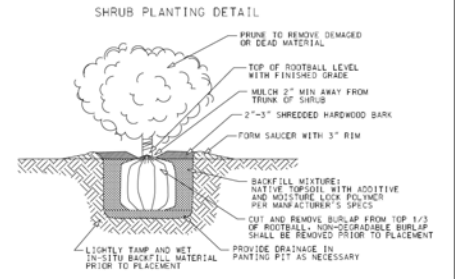
FERTILIZER AND LIME
 FERTILIZE WITH COMMERCIAL FERTILIZER, PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION. LIME TO BE NATURAL, CRYSTALLINE LIMESTONE CONTAINING NOT LESS THAN 85% CARBONATES, MINIMUM OF 30% MAGNESIUM CARBONATES.

SEED
 SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED SOIL PREPARATION
 1. TILL TO A DEPTH OF NOT LESS THAN 6".
 2. ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
 3. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.
 4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEALOUS MATERIAL.
 5. APPLY TOPSOIL LAYER IF SPECIFIED.
 6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
 7. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.
 8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL.

SEEDING AND MACHING
 APPLY SEED AT RATE AS SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS. EVENLY, BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. RAKE SEED LIGHTLY INTO AND UNDER SOIL AND ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 175 LBS. IMMEDIATELY FOLLOWING ROLLING, APPLY MULCH SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1/2" THICK. MEASURE, MAINTAIN CLEAR OF TREES AND SHRUBS, ON SEEDED SLOPES, WHERE GRADE IS 2:1 OR GREATER, COVER WITH EROSION FABRIC.

LAWN MAINTENANCE
 MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION. IF SEEDING IN FALL, AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADEING, REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERRORED OR BARE AREAS.



DATE

BY

REVISIONS:

NO.

PROJECT:

DATE:

01-24-2025

NO.

C1.4

LANDSCAPING

HARDIN STATION PARKING EXPANSION

10629 HARDIN VALLEY ROAD, HARDEWILLE, TN, 37132
 PAVEMENT, UTIL, IRRIGATION, AREA 3, 20, AC

AO HARDIN STATION LLC

4000 FLEASANT RIDGE RD #200
 KNOXVILLE, TN 37912
 423.454.3068

ENGINEER:

SEC

SEC ENGINEERING CONSULTING

NATHAN NEVEN P.E.
 JIM KANTASKEY ROAD
 KNOXVILLE, TN 37922
 863.628.4

- | | | |
|---|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input checked="" 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 | |

AO HARDIN STATION LLC

PUBLISHED APPLICANT NAME - no individuals on behalf of -	February 10, 2025	TOB
11-20-2024	Admin Review	2-A-25-TOA
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

NATHAN SILVUS	SILVUS ENGINEERING CONSULTING, LLC		
NAME	COMPANY		
2030 WILLOW LOOP WAY #101	KNOXVILLE	TN	37922
ADDRESS	CITY	STATE	ZIP
865.414.0524	[REDACTED]		
PHONE	EMAIL		

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

AO HARDIN STATION LLC	4000 PLEASANT RIDGE ROAD #20	423.494.9068
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10629 HARDIN VALLEY ROAD, KNOXVILLE, TN 37932		
PROPERTY ADDRESS		
103AE002 103EA002	Y	5.2 AC
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

Hardin Valley Rd/Pellissippi Pkwy	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
GENERAL LOCATION	6
CA/TO	TCMU
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)

PLAN MATERIALS:

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

OTHER:

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

PLEASE PROVIDE A SUMMARY OF THE WORK TO BE PERFORMED:

THE OWNER OF THE PROPERTY WOULD LIKE TO ADD ADDITIONAL PARKING.

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

- TTCDA Checklist
 Property Owners/Option Holders

CODE

~~110C~~

CODE

1102

FEE

\$250

FEE

\$200.00

TOTAL

\$450.00

~~\$250~~

AUTHORIZATION

By signing below

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

NATHAN W. SILVUS, PE

CONSULTING ENGINEER

11-20-2024

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865.414.0524

EMAIL

PHONE NUMBER

NATHAN SILVUS

Shelley Gray

02/03/2025, SG-\$200.00

12/20/2024, SG -\$250.00

STAFF SIGNATURE

PRINT NAME

DATE PAID

Shelley Gray