TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

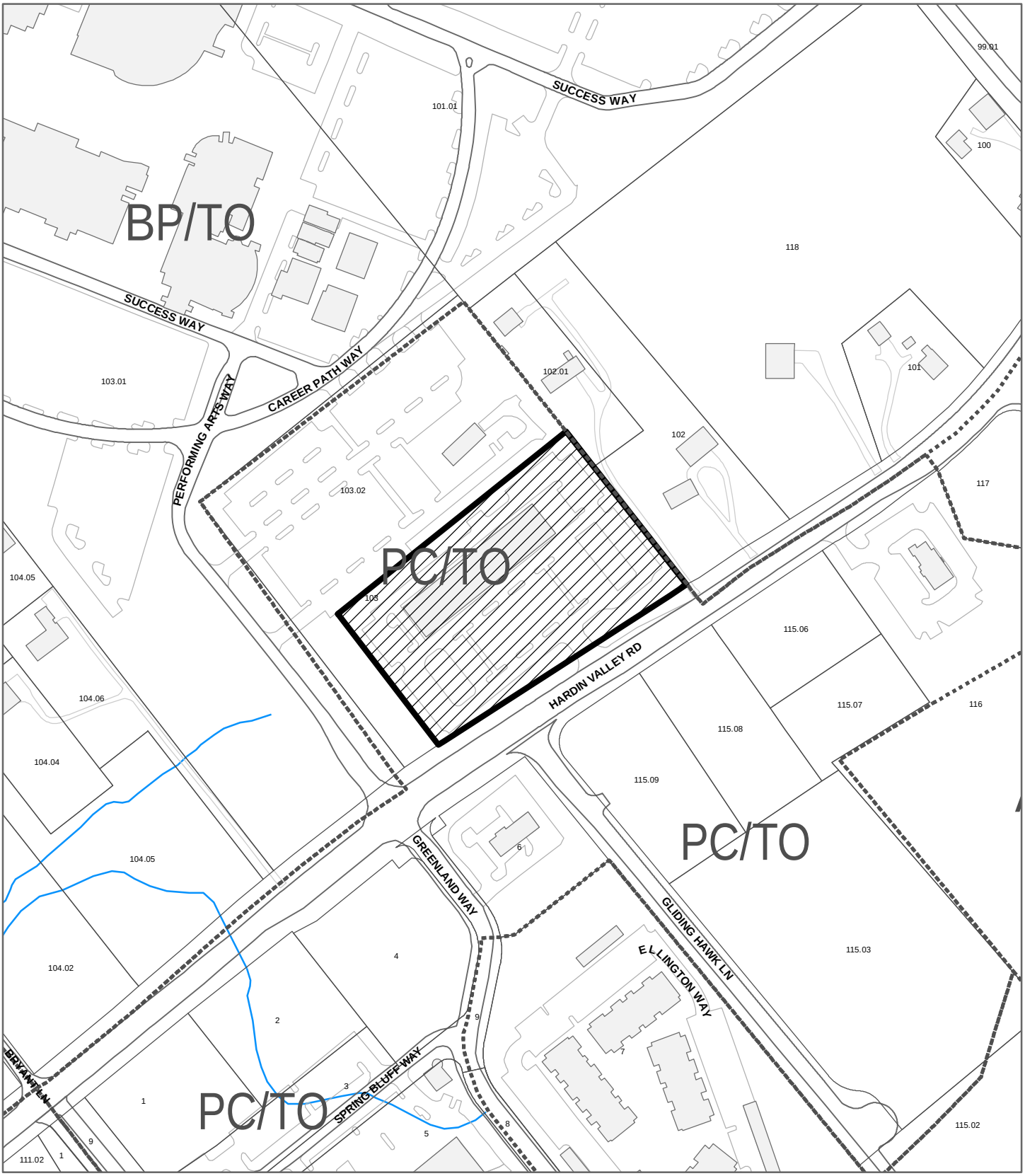
Meeting Date:	**12/9/2019**
File Number:	**12-A-19-TOB**
Applicant:	**AARON JERNIGAN**
Request:	**BUILDING PERMIT**

Address:	10865 Hardin Valley Rd.
Map/Parcel Number:	103 103
Location:	Northwest side of Hardin Valley Road, northeast of Performing Arts Way.
Existing Zoning:	PC (Planned Commercial) / TO (Technology Overlay)
Proposed Zoning:	NA
Existing Land Use:	Commercial Center
Proposed Land Use:	Commercial Center expansion (paint store)
Appx. Size of Tract:	4.1 acres
Accessibility:	Access is via Hardin Valley Road, a minor arterial street with a 3 lane section with a 44' pavement width within an 80' right-of-way.
Surrounding Zoning and Land Uses:	North: PC (Planned Commercial) / TO (Technology Overlay) - Pellissippi State Campus South: PC (Planned Commercial) / TO (Technology Overlay) - Vacant land and bank East: BP (Business and Technology) / TO (Technology Overlay) - Residences West: PC (Planned Commercial) / TO (Technology Overlay) - Pellissippi State Campus
Comments:	1) The TTCDA Board had approved the application for this shopping center (5-B-16-TOB) on June 20, 2016. The shopping center design included three buildings with the main building being parallel to Hardin Valley Rd., and two small buildings being perpendicular to the road. The approval granted at that time had included all site design requirements for the shopping center. The approval did not address the design details for the two smaller buildings. This application is for the smaller building on the western side of the site. 2) The proposed building's exterior siding will include a mix of brick veneer, EIFS siding and metal panels. The building is designed to match the existing buildings on site with materials and color. 3) the proposed building includes an overhead door on the west side of the building. However, the door access is located on the rear portion of the building and is set back so that it is not as visible from the street. The mechanical equipment will be located on the roof of the building and will be screened from view from the street. 4) Proposed signage will require a separate application and approval.
Design Guideline Conformity:	This request complies with the TTCDA Guidelines
Waivers and Variances Requested:	Not applicable at this time.

Staff Recommendation:

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
2) Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
3) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4) Proposed signage will require a separate TTCDA application and approval.



12-A-19-TOB
CERTIFICATE OF APPROPRIATENESS

Petitioner: Jernigan, Aaron

Purpose of Request: Building Permit - New Construction

Map No: 103
Jurisdiction: County

0 250
Feet

N

Original Print Date: 11/27/2019 Revised:

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

Sherwin-Williams Store

10865 & 10867 Hardin Valley Road
Knoxville, Tennessee 37932

12.03.2019

Schematic Design
12.03.2019

		SD Package 12.03.2019					
TITLE							
T0.0	Cover Sheet	●					1
CIVIL		●					
C1.0	Site Plan - Overall Development						2
LANDSCAPE							
L1.0	Landscape Plan - Overall Development	●					3
SITE LIGHTING							
X1.1	Site Photometric Plan	●					4
ARCHITECTURAL							
A1.0	Site Plan	●					5
A1.1	Floor Plan	●					6
A2.1	Elevations	●					7

12-A-19-TOB
Revised: 12/3/2019

Owner:
Burr LLC, Jimmie Doss, President
1201 Coile Ln. Knoxville, TN 37922
T 865.742.4320
Contact: Jimmie Doss

Architect
Studio Four Design
414 Clinch Ave. Knoxville, TN 37902
T 865.523.5001 F 865.523.5003
Contact: Aaron Jernigan

1 Contact Information
NTS

STUDIO FOUR DESIGN INC.
ARCHITECTURE & INTERIORS

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p 865 523-5001 f 865 523-5003
studiofourdesign.com

Sherwin-Williams Store
Hardin Valley Retail Center
10865 & 10867 Hardin Valley Road
Knoxville, Tennessee 37932

NOT FOR CONSTRUCTION
SD
Schematic Design
12.03.2019

Project Phase: Schematic Design

Issue Date: 12.03.2019		
Revisions		
No.	Descripton	Date

Job Number: 19087.00

Cover Sheet

T0.0

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Date: 12/3/2019 9:50:55 AM
Drawn By: Author Checked By: Checker
File: C:\Users\ajernigan\Documents\19087_Hardin Valley Sherwin Williams_TTCDA_ajernigan.rvt

MANHOLE (EXISTING)
MANHOLE (PROPOSED)
UTILITY POLE
OH — OVERHEAD UTILITY LINE
SA — SANITARY SEWER (EXISTING)
SA — SANITARY SEWER (PROPOSED)
SL — SEWER LATERAL (BLACK WATER)
GR — GREASE LINE (GRAY WATER)
W — WATER LINE (EXISTING)
W — WATER LINE (PROPOSED)
FL — WATER LINE (PROPOSED)
WATER METER
HYDRANT ASSEMBLY
WATER VALVE
THRUST BLOCK
X — FENCE LINE
G — GUARD RAIL
ST — STORM DRAIN AND HEAD WALL
SF — SILT FENCE

NOTES:

1. THE EXISTING FENCE MAY NEED TO BE RELOCATED OR REPLACED IN SOME AREAS TO ACCOMMODATE THE PROPOSED GUARD RAIL (FIELD VERIFY).
2. THE EXISTING RETAINING WALL MAY REQUIRE ONE OR TWO ADDITIONAL COURSES IN SOME AREAS TO ACCOMMODATE PARKING GRADE (FIELD VERIFY). VERIFY STRUCTURAL INTEGRITY WITH ORIGINAL DESIGNER.
3. IF REVISIONS TO THE EXISTING REANING WALL NEED TO BE MADE, RETAINING WALL PLANS WILL NEED TO BE SUBMITTED THE THE BUIDING CODES.

② STATE OF TENNESSEE
DEED-INST. #200710160031857
MAP-INST. #200704270087760

STATE PLANE

30 0 30 60 90
GRAPHIC SCALE (FEET)

BILLY H. & DEBBIE PALMER
DEED BOOK 2109, PAGE 443
MAP CABINET N, SLIDE 4A

C. H. JR & NELLIE GILL PALMER
DEED BOOK 2167, PAGE 478

EXISTING RETAINING WALL AND FENCE
PROPOSED GUARD RAIL
PERMEABLE PAVERS (TYP. OF PARKING SURFACE)
DUMPSTER ENCLOSURE PER 7 / C3.0
50' PERIPHERAL SETBACK
HANDICAP PARKING PER 2 / C4.0 (TYP.)
TACTILE WARNING SYSTEM PER 1 / C4.0 (TYP.)
1-STORY BUILDING
17,884± SQ.FT.
FFE 1006.5
NOTE: MECHANICAL EQUIPMENT TO BE LOCATED ON BUILDING'S ROOF
PATIO
DRIVE-THRU
HANDICAP RAMP PER 6A / C4.0
SIDEWALK TURNDOWN PER 5 / C3.0 (TYP.)
HANDICAP PARKING SIGN PER 2 / C4.0 (TYP.)
CONCRETE HEADER PER 1 / C3.0
AREA OF SCOPE OF WORK
FUTURE BUILDING 3,600 SQ.FT.
FUTURE BUILDING 4,320 SQ.FT.
FUTURE PARKING
42" RCP (EXISTING)
PROPOSED GUARD RAIL
SIDEWALK TURNDOWN PER 5 / C3.0 (TYP.)
HANDICAP RAMP PER 6B / C4.0
EXTRUDED CURB PER 2 / C3.0 (TYP.)
PERMEABLE PAVERS (TYP. OF PARKING SURFACE)
STOP SIGN
ENTRANCE TO R.O.W. PER 4 / C4.0
BENCHMARK IRON PIN IN CONCRETE ELEV. 1000.19'
PROPOSED SIDEWALK
CONCRETE HEADER PER 1 / C3.0
GROUND MOUNTED SIGN
CONTACT LCUB TO RELOCATE UTILITY POLE
18" HDPE (EXISTING)
EXISTING SIDEWALK
RELOCATE OR REPLACE CURB INLET TO MATCH PROPOSED CURB
HANDICAP RAMP PER 6B / C4.0
DECEL LANE TO R.O.W. PER 3 / C4.0
HARDIN VALLEY ROAD
10" RCP (EXISTING)
15" RCP (EXISTING)
SOUTHEAST BANK
PID: 103MA006
PROPOSED JPE (BY OTHERS)
PALMER, NELLIE BILL
PID: 103 115

12-A-19-TOB
Revised: 12/3/2019

PROJECT INFORMATION

PROJECT NAME: HARDIN VALLEY RETAIL CENTER

SITE LOCATION:
10813 HARDIN VALLEY RD
KNOX COUNTY, TENNESSEE 37932

PROJECT OWNER:
BURR, LLC
9080 BARBEE LANE, SUITE 101
KNOXVILLE, TN 37923

PROJECT DESCRIPTION:
RETAIL SHELL BUILDING &
SURROUNDING PARKING

JURISDICTION:
KNOX COUNTY, TENNESSEE
400 MAIN STREET
KNOXVILLE, TN 37917
(865) 215-2325

PROJECT CONTACT PERSON:
HAYDEN H. HORTON, P.E.
9080 BARBEE LANE, SUITE 101
KNOXVILLE, TN 37923
TEL: (865) 539-6800 EXT 102
FAX: (865) 539-6813

SITE AREA: 4.10 ACRES
SITE ZONING: PLANNED COMMERCIAL - PC
CLT MAP NO.: 103, PARCEL 103

SURVEY INFORMATION BY BENCHMARK & ASSOCIATES

PARKING CALCULATIONS

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY PARKING REGULATIONS FOR SHOPPING CENTERS:

MIN. 2 SPACES FOR EVERY 1,000 GROSS SQ.FT.
MAX. 3.5 SPACES FOR EVERY 1,000 GROSS SQ.FT.

KNOX COUNTY PARKING REQUIREMENTS FOR SHOPPING CENTERS:

1 SPACE FOR EVERY 200 GROSS SQ.FT.

TOTAL POTENTIAL RETAIL SQ.FT.: 25,804 SQ.FT.

TOTAL MINIMUM REQUIRED PARKING PER TTCDA: 2/1,000 SQ.FT. = 52 SPACES MIN.
3.5/1,000 SQ.FT. = 91 SPACES MAX.

TOTAL MINIMUM REQUIRED PARKING PER KNOX COUNTY: /200 SQ.FT. = 129 SPACES

TOTAL PARKING SPACES PROPOSED: 148 PLUS 16 FUTURE
TOTAL OF 164

DENSITY CALCULATIONS

FINAL GROUND AREA COVERAGE (GAC):

$$\frac{25{,}804 \text{ SQ.FT. BUILDING LOT COVERAGE}}{178{,}795 \text{ SQ.FT. LOT AREA}} = 14\%$$

FINAL FLOOR AREA RATIO (FAR):

$$\frac{25{,}804 \text{ SQ.FT. BUILDING FLOOR AREA}}{178{,}795 \text{ SQ.FT. LOT AREA}} = 14\%$$

FINAL IMPERVIOUS AREA RATIO (IAR):
(NOTE, PAVERS ARE NOT INCLUDED IN IMPERVIOUS AREAS)

$$\frac{43{,}663 \text{ SQ.FT. IMPERVIOUS AREA}}{178{,}795 \text{ SQ.FT. LOT AREA}} = 24.4\%$$

DEVELOPMENT SITE PLAN FOR REFERENCE: NOT TO SCALE

HAYDEN H. HORTON
REGISTERED ENGINEER
AGRICULTURE
09-04-19
No. 107463
STATE OF TENNESSEE

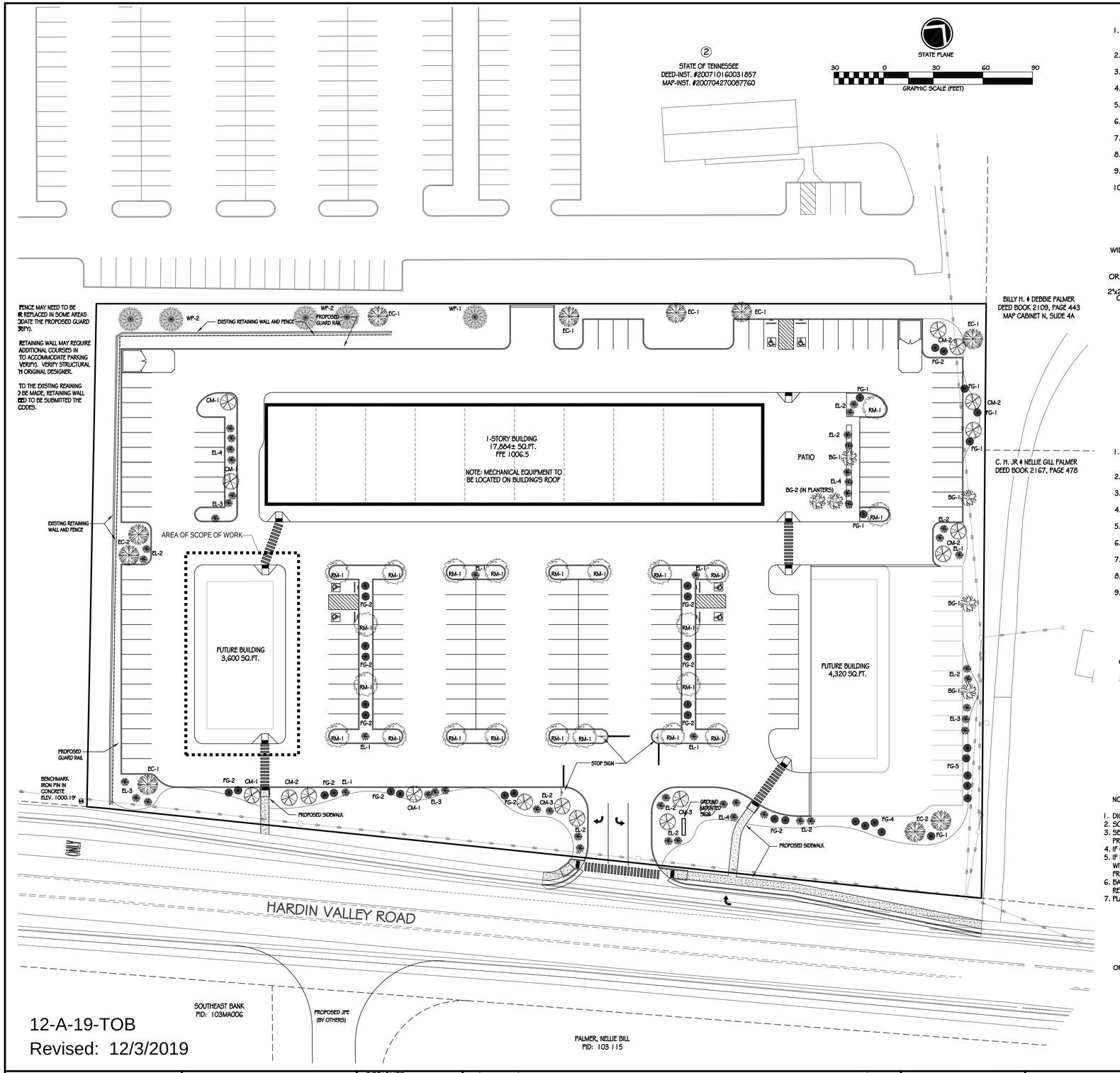
ENGINEER	DEVELOPER	DESIGNED	NO.	DATE	REVISION	APPR.
HAYDEN H. HORTON 9080 BARBEE LANE, SUITE 101 KNOXVILLE, TN 37923 OFFICE: (865) 539-6800 EXT 102 FAX: (865) 539-6813	BURR LLC 9080 BARBEE LANE, SUITE 101 KNOXVILLE, TN 37923 PHONE: (865) 539-6800	HHH DRAWN HHH CHECKED	3			
			2			
			1	09/02/16	VARIOUS REVISIONS PER COUNTY'S INITIAL COMMENTS	
			0	07/18/16	INITIAL SUBMITTAL	

DRAWING SCALE
1" = 30'
DATE
07/18/16

SITE PLAN
FOR
HARDIN VALLEY RETAIL CENTER
CLT MAP 103, PARCEL 103
DISTRICT W6, KNOX COUNTY, TENNESSEE

C1.0
SHEET

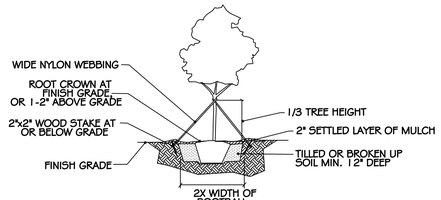
HVR Design Plan 09-02-16



12-A-19-TOB
Revised: 12/3/2019

NOTES: TREE PLANTING

1. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
2. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
3. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
4. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
5. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
6. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
7. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
8. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
9. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
10. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



① TREE PLANTING
NOT TO SCALE

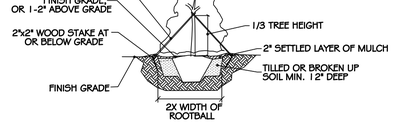
LANDSCAPE NOTES

1. CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY, AND HAVE ALL EXISTING UTILITIES LOCATED (WATER, SEWER, GAS ELECTRIC, SEPTIC TANKS, ETC.).
2. SOIL USED IN BACKFILL OF PLANTING PITS AND LANDSCAPE BEDS SHALL BE CLEAN AND WEED FREE, AND SHALL BE MIXED WITH 25% PEAT MOSS/PINE BARK BY VOLUME.
3. ALL PLANTING BEDS TO HAVE A MINIMUM OF 3" PINE STRAW MULCH.
4. PRESSURE TREATED WOODEN STAKES SHALL BE USED FOR TREES OVER 2" CALIPER OR IN AREAS WHERE HEAVY WIND IS A FACTOR.
5. ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN A PROFESSIONAL MANNER, AND ACCORDING TO ACCEPTED PLANTING PROCEDURES.
6. TOPSOIL FURNISHED BY THE OWNER OR LANDSCAPE CONTRACTOR SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE OF PRODUCTIVE SOILS IN THE AREAS.
7. ALL TREES RETAINED OR NEW SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FINAL TO SURVIVE AFTER 12 MONTHS SHALL BE REPLACE WITHIN 9 MONTHS OF LOSS.
8. PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE
9. PROPOSED PLAN MATERIAL WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES.
10. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES ARE TO BE COMPLETED WITHIN STOCKPILES
11. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT T THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREA, WHICH SHOW SIGNS OF EXCESSIVE EROSION.

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	SPACING
TREES					
CM	18	CRAPE MYRTLE	LAGERSTROEMIA INDICA	6' HEIGHT	AS SHOWN
EC	10	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	2" CALIPER	AS SHOWN
RM	22	'RED SUNSET' RED MAPLE	ACER REBRUM	2" CALIPER	AS SHOWN
BG	6	BLOODGOOD JAPANESE MAPLE	ACER PALMATUM	1.5" CALIPER	AS SHOWN
WP	5	WHITE PINE	PINUS STROBUS	6' HEIGHT	AS SHOWN
SHRUBS					
EL	50	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS	18" HEIGHT	4' O.C.
GROUND COVERS, PERENNIALS AND ANNUALS					
FG	37	FOUNTAIN GRASS	PENNISETUM SETACEUM	1 GALLON	24" O.C.

NOTES: EVERGREEN TREE PLANTING

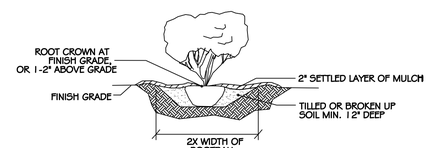
1. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
2. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
3. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
4. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
5. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
6. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
7. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
8. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
9. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.



② EVERGREEN TREE PLANTING
NOT TO SCALE

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



③ TYPICAL SHRUB PLANTING
NOT TO SCALE

- MANHOLE (EXISTING)
- MANHOLE (PROPOSED)
- UTILITY POLE
- OH — OVERHEAD UTILITY LINE
- SA — SANITARY SEWER (EXISTING)
- SA — SANITARY SEWER (PROPOSED)
- SL — SEWER LATERAL (BLACK WATER)
- GR — GREASE LINE (GRAY WATER)
- W — WATER LINE (EXISTING)
- W — WATER LINE (PROPOSED)
- FL — WATER LINE (PROPOSED)
- WATER METER
- HYDRANT ASSEMBLY
- WATER VALVE
- THRUST BLOCK
- X — FENCE LINE
- GUARD RAIL
- ST — STORM DRAIN AND HEAD WALL
- SF — SILT FENCE

DEVELOPMENT LANDSCAPE PLAN FOR REFERENCE: NOT TO SCALE

HAYDEN H. HORTON — REGISTERED ENGINEER — AGRICULTURAL — COMMERCE — No. 107463 — 07/18/16 — STATE OF TENNESSEE

ENGINEER
HAYDEN H. HORTON
9080 BARBEE LANE, SUITE 101
KNOXVILLE, TN 37923
OFFICE: (865) 539-6800 EXT 102
FAX: (865) 539-6813

DEVELOPER
BURR LLC
9080 BARBEE LANE, SUITE 101
KNOXVILLE, TN 37923
PHONE: (865) 539-6800

DESIGNED HHH
DRAWN HHH
CHECKED

NO.	DATE	REVISION	APPR.
3			
2			
1			
0	07/18/16	INITIAL SUBMITTAL	

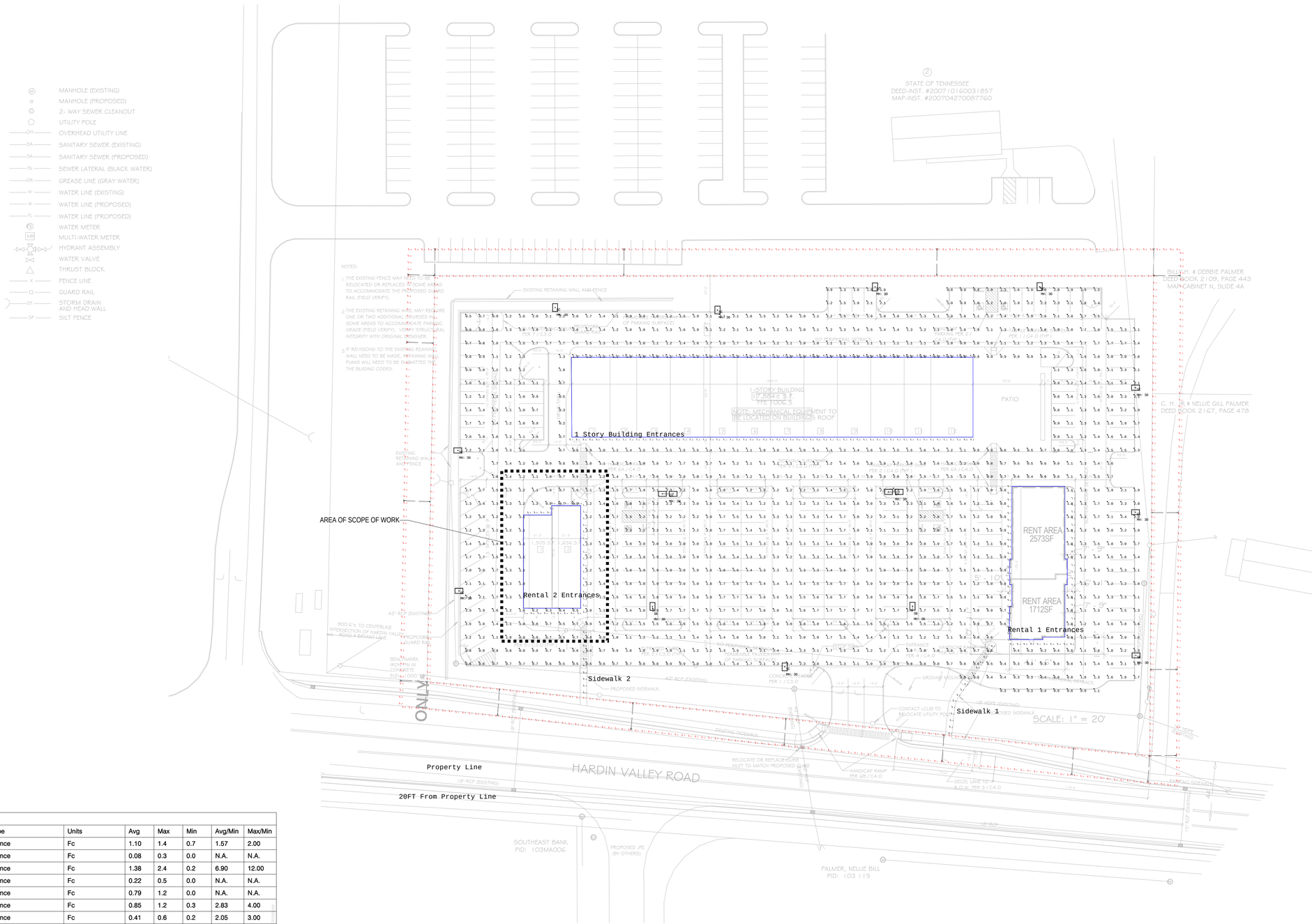
DRAWING SCALE
1" = 30'

DATE
07/18/16

LANDSCAPE PLAN
FOR
HARDIN VALLEY RETAIL CENTER
CLT MAP 103, PARCEL 103
DISTRICT W6, KNOX COUNTY, TENNESSEE

L1.0
SHEET

HVR Design Plan 07-18-16.dwg



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1 Story Building Entrances	Illuminance	Fc	1.10	1.4	0.7	1.57	2.00
20FT From Property Line	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.
Parking	Illuminance	Fc	1.38	2.4	0.2	6.90	12.00
Property Line	Illuminance	Fc	0.22	0.5	0.0	N.A.	N.A.
Rental 1 Entrances	Illuminance	Fc	0.79	1.2	0.0	N.A.	N.A.
Rental 2 Entrances	Illuminance	Fc	0.85	1.2	0.3	2.83	4.00
Sidewalk 1	Illuminance	Fc	0.41	0.6	0.2	2.05	3.00
Sidewalk 2	Illuminance	Fc	0.55	0.8	0.4	1.38	2.00

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	SA	BACK-BACK	N.A.	0.880	ECF-S-48L-1A-NW-G2-5W
	10	SC	SINGLE	N.A.	0.880	ECF-S-48L-900-NW-G2-3-HIS
	2	SB	SINGLE	N.A.	0.880	ECF-S-48L-1A-NW-G2-5W

12-A-19-TOB
Revised: 12/3/2019

2 **Site Photometric**
1" = 40' - 0"

Date: 1/7/2019 8:15:42 AM
Drawn By: Author
Checked By: Checker
File: C:\Revit Local Files\18104_HV East Outparcel_TTCDA_ajernigan.rvt

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STUDIO FOUR DESIGN INC.
ARCHITECTURE & INTERIORS
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p 865 523-5001 f 865 523-5003
studiofourdesign.com

Hardin Valley Retail Center
East Outparcel
10813 Hardin Valley Road
Knoxville, Tn 37932

01.07.19
SD
Schematic Design
NOT FOR CONSTRUCTION

Project Phase: Schematic Design

Issue Date: 01/07/19		
Revisions		
No.	Descripton	Date

Job Number: 18104.00

Site Photometric Plan

X1.1

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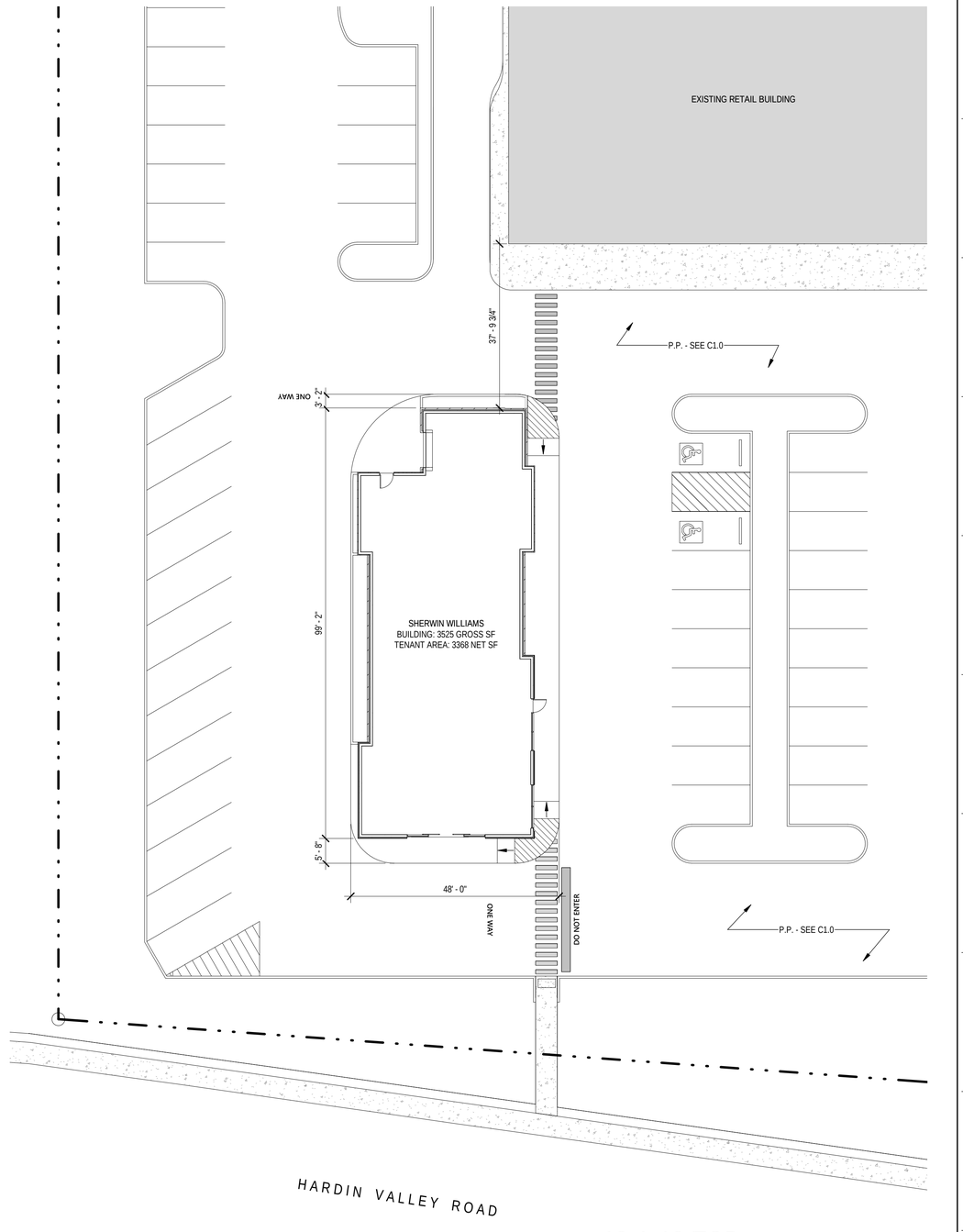

12-A-19-TOB
Revised: 12/3/2019

EXISTING PAVEMENT OUTLINE
EXISTING PARKING LOT STRIPING
EXISTING HDPE LINE - SIZE PER CIVIL PLAN
EXISTING PARKING LOT STRIPING
EXISTING TACTILE PAVER
EXISTING CONCRETE SIDEWALK WITH BROOM FINISH
EXISTING PERMEABLE PAVERS
EXISTING BUILDING FOOTPRINT
EXISTING LIGHT POLE
EXISTING CROSSWALK STRIPING
EXISTING ACCESSIBLE PARKING SPACE SYMBOL
EXISTING PARKING STOP
PROPERTY BOUNDARY
SETBACK

2 Site Plan Legend
NTS

1 Site Plan
1/16" = 1'-0"

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Sherwin-Williams Store
Hardin Valley Retail Center

10865 & 10867 Hardin Valley Road
Knoxville, Tennessee 37932

NOT FOR CONSTRUCTION
SD
Schematic Design
12.03.2019

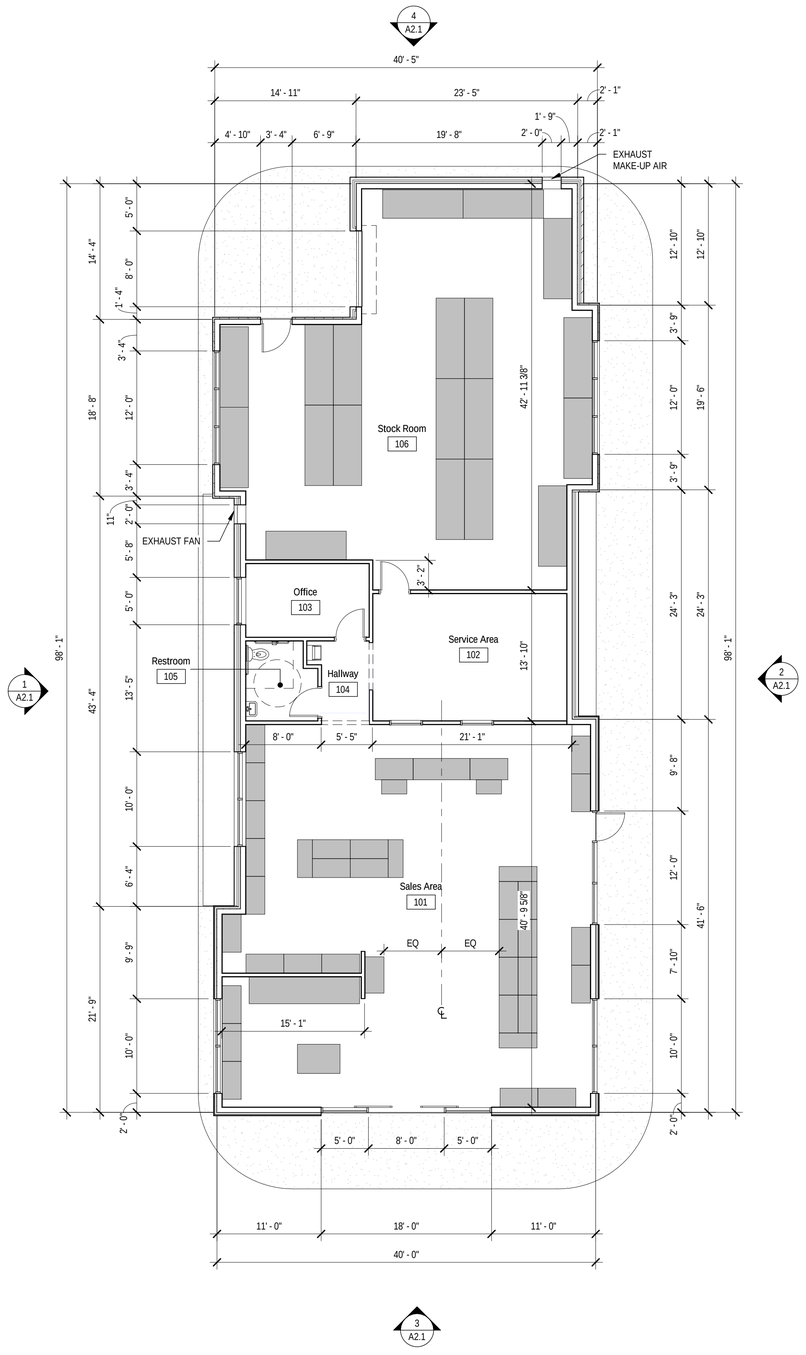
Project Phase: Schematic Design

Issue Date: 12.03.2019		
Revisions		
No.	Descripton	Date

Job Number: 19087.00

Site Plan

A1.0



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1 Floor Plan
1/8" = 1'-0"

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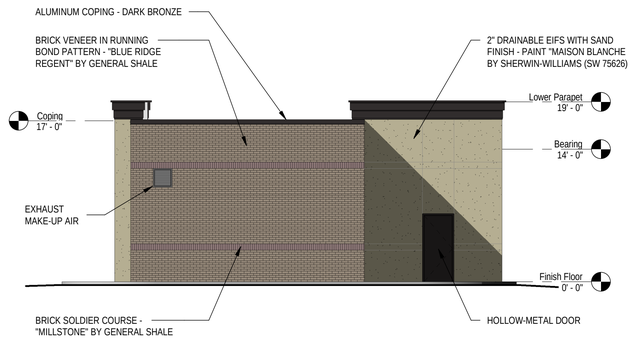
Revisions		
No.	Descripton	Date

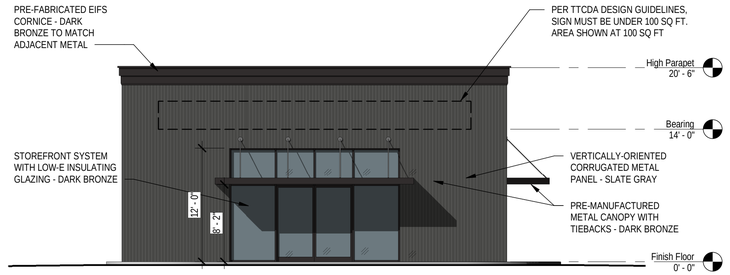
Job Number: 19087.00

Floor Plan

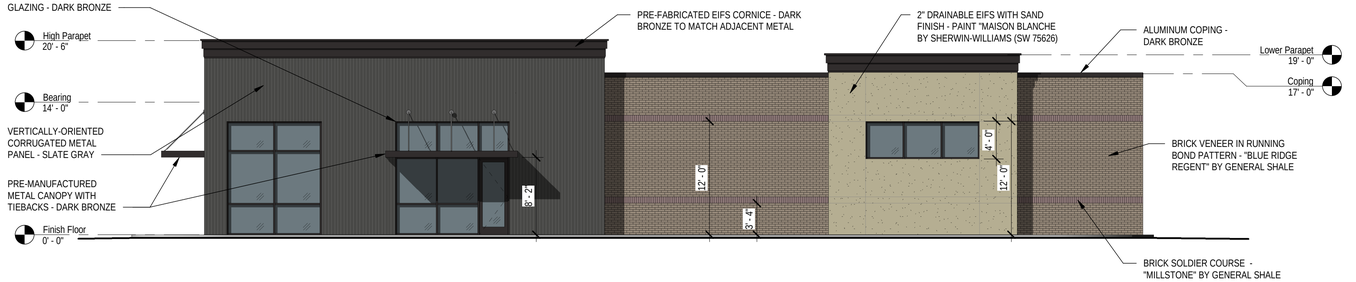
A1.1



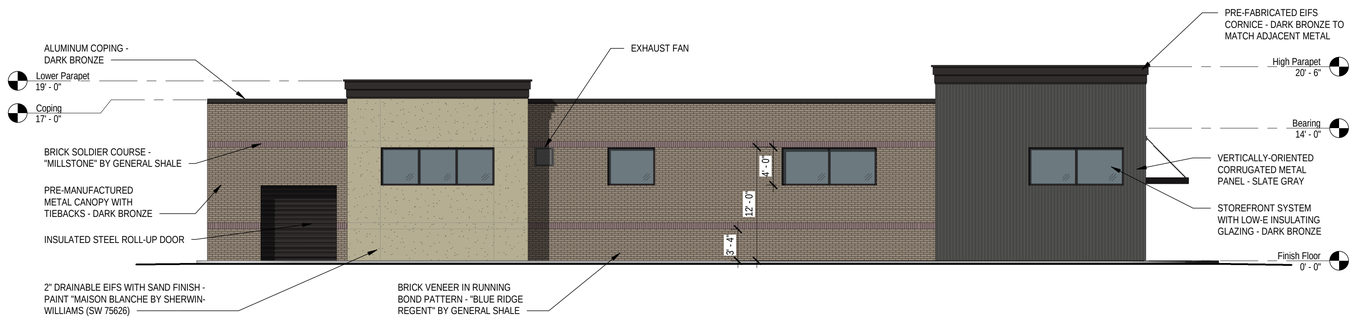
4 Northwest (Rear) Elevation
1/8" = 1'-0"



3 Southeast (Front) Elevation
1/8" = 1'-0"



2 Northeast (Side) Elevation
1/8" = 1'-0"



1 Southwest (Side) Elevation
1/8" = 1'-0"

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Elevations

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