

File #

01-A-19-VA



# BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name Nick Barron  
 Street Address 437 HIGHLAND HILLS RD  
 City, State, Zip KNOXVILLE, TN 37919  
 Phone Number 865-604-9898  
 Email nbarronconsulting@gmail.com

## APPLICANT IS:

Owner ☐  
 Contractor ☐  
 Tenant ☒  
 Other ☐

## THIS PROPOSAL PERTAINS TO:

New Structure ☐  
 Modification of Existing Structure ☒  
 Off Street Parking ☐  
 Signage ☐  
 Other ☐

## THIS IS A REQUEST FOR:

☒ Zoning Variance (Building Permit Denied) ☐ Extension of Non-Conforming Use/or Structure  
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

## PROPERTY INFORMATION

Street Address 2924 SUTHERLAND AVE  
 City, State, Zip KNOXVILLE, TN 37919  
 Parcel # (see KGIS.org) 108AK002  
 Zoning District (see KGIS.org) I-2

## VARIANCE REQUIREMENTS

### City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

## DESCRIPTION OF APPEAL

Describe your project and why you need variances.

OPENING A MICROBREWERY ON SUTHERLAND AVE. THE TASTING ROOM WILL BE ON THE FIRST FLOOR OF 2924 SUTHERLAND AVE, AND THE BREWERY WILL BE IN THE STAND ALONE REAR BUILDING. OUR SITE PLAN INCLUDES 14 PARKING SPACES, INCLUDING 1 ADA COMPLIANT PARKING SPACE.

WITH THE TASTING ROOM LOCATED IN A LARGER BUILDING THAN THE BREWERY, ZONING REQUIRES PARKING BASED ON ASSEMBLY OCCUPANCY OF THE TASTING ROOM BUILDING, WHICH IS GROSS 3000SF. THERE IS NOT ENOUGH SPACE ON THE LOT TO ACCOMMODATE THE REQUIRED 25 PARKING SPACES.

Describe hardship conditions that apply to this variance.

WE ARE SEEKING PARKING VARIANCE THAT THE CURRENT SITE PLAN SHOWS 13 SPACES + 1 ADA PARKING BE SUFFICIENT.

## APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE

DATE

12/17/18

File #

01-A-19-VA

**BOARD OF ZONING APPEALS APPLICATION****\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\***Is a plat required? Yes ☒ No ☐Small Lot of record? ☐**VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):**

1. Reduce the minimum required number of parking spaces from 26 spaces to 14 spaces per Article 5, Section 7.D.1.Table 1.

**PROJECT INFORMATION**

Date Filed 12-17-18

Fee Amount 250.00

Council District 6th

BZA Meeting Date 1-17-19

PLANS REVIEWER Scott Elder / Josh Jenkins

DATE 12-19-18 (Revised)











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**Nick Barron**

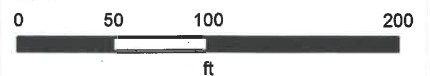
2924 Sutherland Ave.

1-A-19-VA

**Knoxville - Knox County - KUB Geographic Information System**

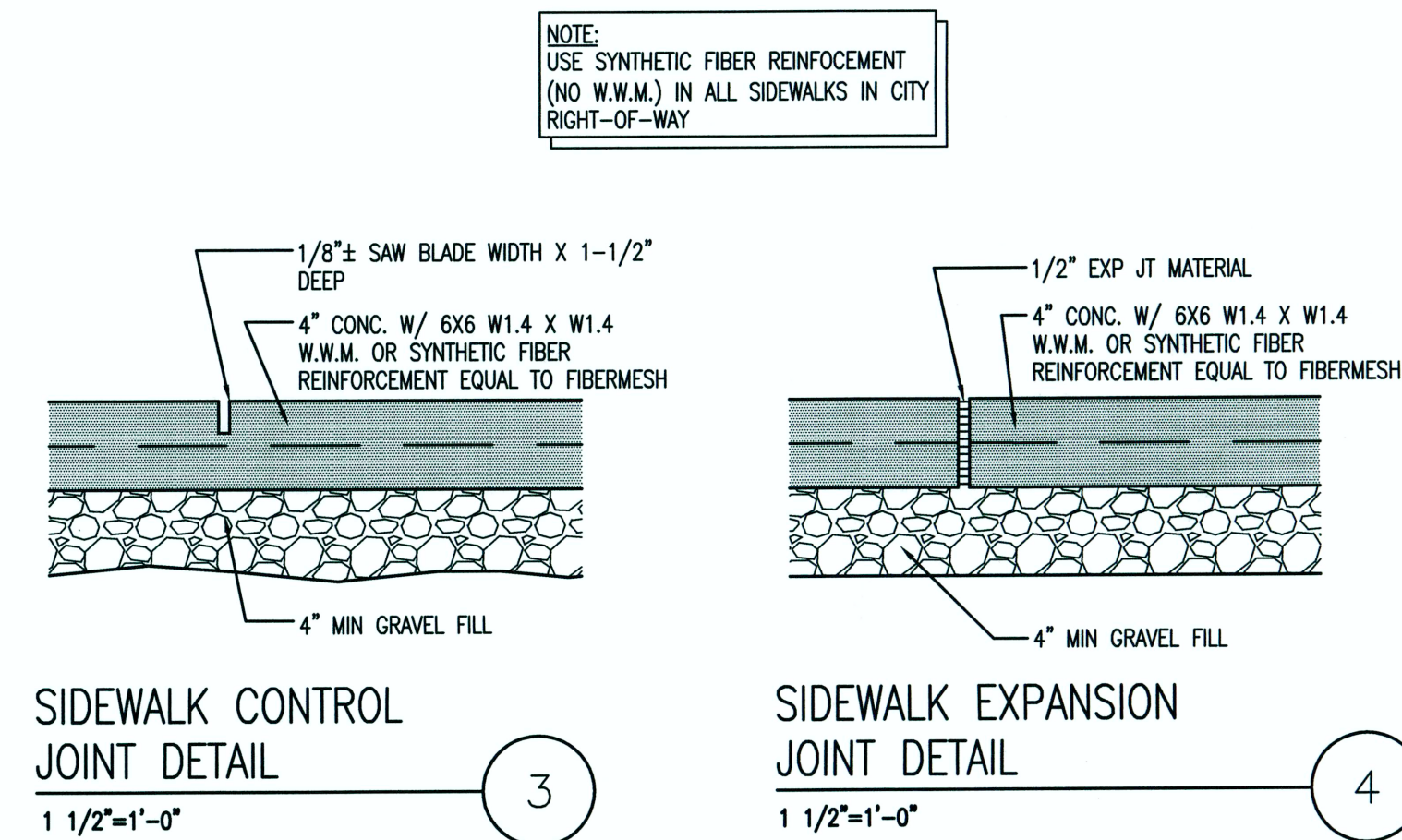
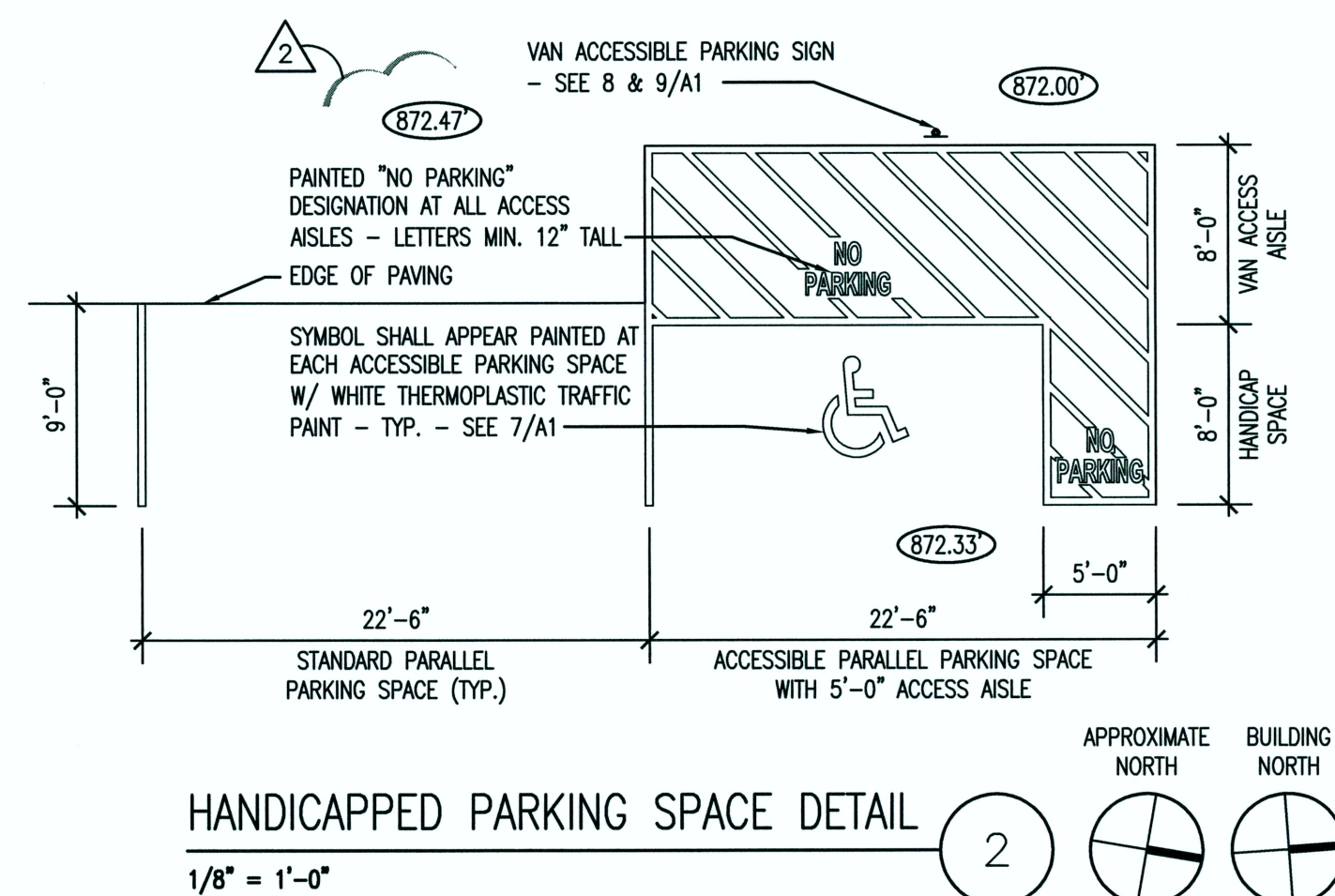
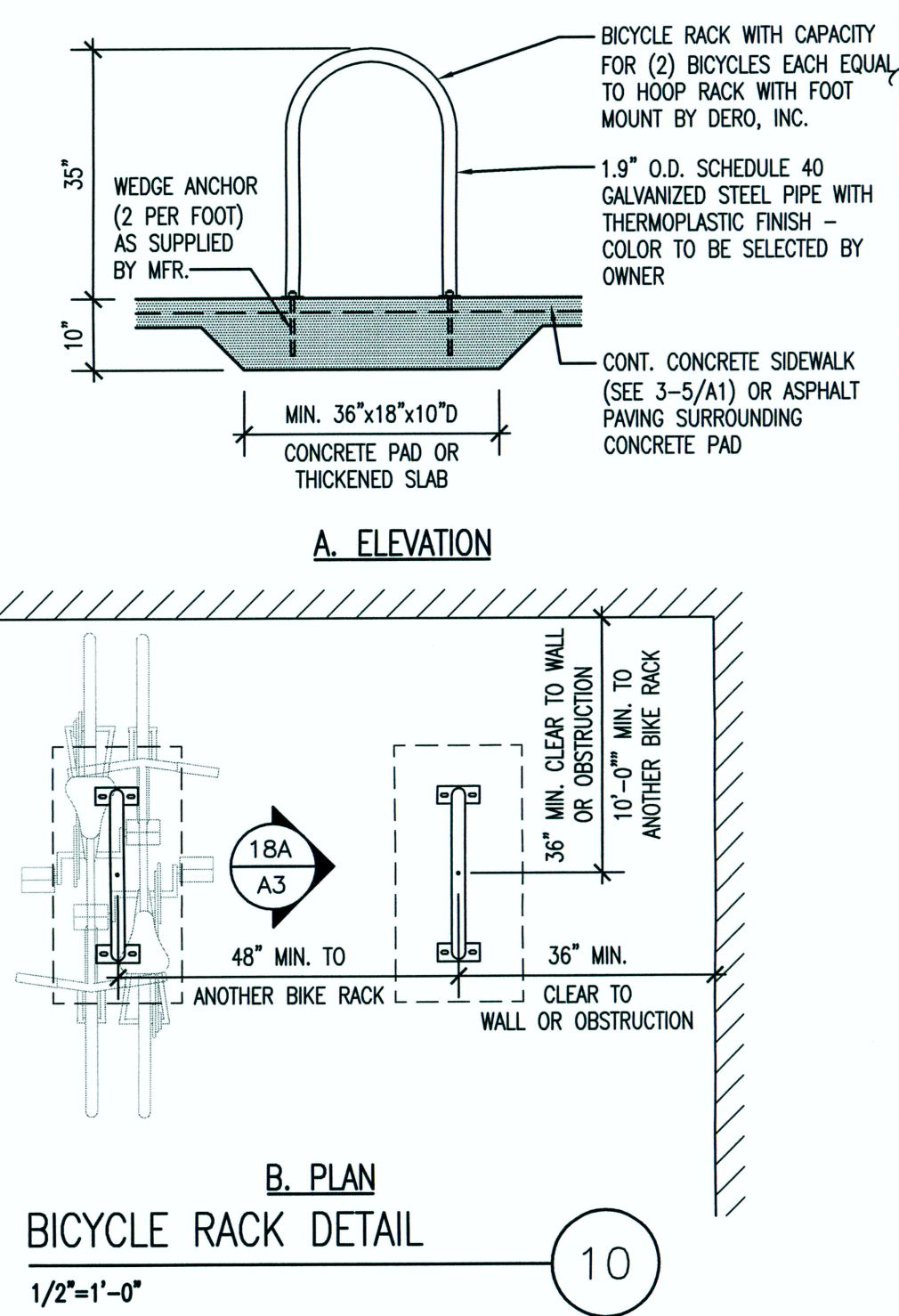
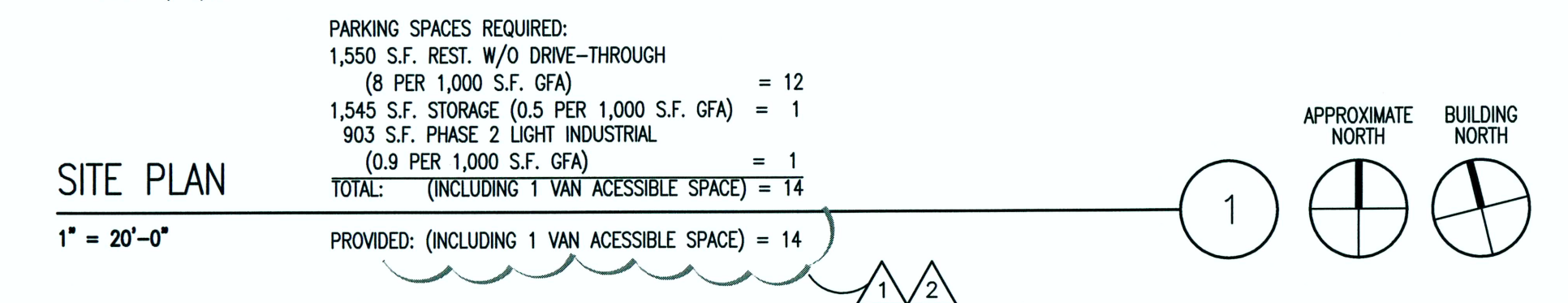


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











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1. SUITABILITY OF SITE SOIL FOR CONSTRUCTION SHALL BE DETERMINED BY OTHERS. MECHANICALLY COMPACTED SOIL SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNDER SIDEWALK AND PAVING AREAS IN ACCORDANCE WITH ASTM D-698. ARCHITECT ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.
2. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ACRE BY ACRE SURVEYING DATED OCTOBER 23, 2018, AND A FINAL PLAN OF RESUBDIVISION BY ACRES BY ACRE SURVEYING DATED APRIL 16, 2018. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING SITE INFORMATION.
3. ALL RADII ARE FIVE FEET UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL UNDERGROUND UTILITIES AND VERIFY PROPERTY CORNERS AND TOPOGRAPHY BEFORE ANY CONSTRUCTION IS STARTED.
5. EARTHWORK SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING. PROOF-ROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD, NOT JUST AREAS IF NECESSARY. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A TESTING COMPANY TO TEST ALL AREAS REQUIRING COMPACTION. ALL EARTHWORK AND DRAINAGE SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF KNOXVILLE.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.

- 1 REMOVE EXISTING SIDEWALK ON NORTH ENTRY SIDE OF BUILDING AND CONSTRUCT NEW CONCRETE SIDEWALK FLUSH WITH FINISHED FLOOR ELEVATION OF BUILDING - SLOPE SIDEWALK AWAY FROM BUILDING AT 1:48 MAX. - SEE 3-5/1A
- 2 INSTALL NEW BICYCLE RACKS W/ MIN. (4) BICYCLE SPACES - SEE 10/1A
- 3 NEW CROSSWALK - 2'-0" x 6'-0" (MIN) STRIPES @ 4'-0" O.C. - WHITE TRAFFIC PAINT - ORIENT STRIPES PARALLEL TO DIRECTION OF VEHICULAR TRAVEL - RUNNING SLOPE IN DIRECTION OF TRAVEL SHALL BE 1:20 MAX. AND CROSS SLOPE SHALL BE 1:48 MAX. - SEE 13/1A
- 4 ACCESSIBLE PARKING SPACE - SEE 2/A/1 - SLOPE OF ACCESSIBLE SPACE SHALL BE 1:48 MAX. IN ALL DIRECTIONS
- 5 APPROXIMATE EDGE OF EXISTING PAVEMENT TO BE REMOVED PRIOR TO INSTALLATION OF NEW PAVEMENT
- 6 REMOVE EXISTING SIDEWALK IN R.O.W. AND REPLACE WITH NEW CONCRETE SIDEWALK AND DRIVEWAY CURB CUT TO COMPLY WITH CITY OF KNOXVILLE STANDARDS - SEE 5 & 6/A1a
- 7 4" PAINTED LINES (TYP) WHITE TRAFFIC PAINT
- 8 APPROXIMATE LOCATION OF EXISTING GRAVEL DRIVEWAY TO BE REMOVED
- 9 NEW EXTERIOR STAIR - SEE 2 & 3/A9
- 10 NEW ELECTRICAL METER CENTER AND SERVICE ENTRANCE - SEE ELECTRICAL DRAWINGS BY OTHERS
- 11 EXIST. WAREHOUSE TO BE REMOVED
- 12 2'-0" CURB CUT W/ RIP-RAP - SEE 8/A1a
- 13 INSTALL SILT FENCE AS NECESSARY TO PREVENT CONSTRUCTION RUNOFF - SEE 11/A1a
- 14 CONDENSING UNIT ON CONCRETE PAD - SEE MECHANICAL DESIGN BY OTHERS
- 15 NEW AREA DRAIN W/ UNDERGROUND PVC LEADER TO DAYLIGHT - SEE 9/A1a
- 16 EXISTING CATCH BASIN - INSTALL INLET PROTECTION DURING CONSTRUCTION - SEE 12/A1a
- 17 NEW OR EXISTING GRASS TO REMAIN - RESEED ALL AREAS DISTURBED BY CONSTRUCTION
- 18 EXISTING GAS METER AND PIPING TO BE REMOVED - FILL ALL OPENINGS IN EXISTING WALL WITH CMU TO MATCH EXISTING
- 19 ALTERNATE "A" - CONCRETE DUMPSTER PAD - SEE 7/A1a
- 20 ALTERNATE "A" - MACHINE RUN CONCRETE CURB - SEE 2/A1a
- 21 PAINTED DIRECTIONAL ARROW - SEE 1/A1a
- 22 CONSTRUCTION ENTRANCE - SEE 10/A1a
- 23 NEW POWER SERVICE POLE AND UNDERGROUND SERVICE LINE - SEE UTILITY AND ELECTRICAL DRAWINGS BY OTHERS
- 24 "ONE WAY / DO NOT ENTER" SIGN ON POST (MUTCD COMPLIANT)
- 25 "ONE WAY / DO NOT ENTER" PAVEMENT MARKING WITH 12" TALL LETTERS AND 25'-0" x12" SOLID WHITE BAR IN WHITE TRAFFIC PAINT
- 26 EXISTING WALKWAY TO BE REMOVED
- 27 NOTE: CURB CUT SHALL NOT ENCROACH ON ADJACENT PROPERTY

 BOUNDARY LINE  
 ADJOINER LINE  
 BUILDING SETBACK  
 NEW 4" CONCRETE SIDEWALK OR SLAB ON 4" MIN. GRAVEL FILL W/ CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 20'-0" O.C. MAX. — SEE 3-5/A1 —  
 RUNNING SLOPE IN DIRECTION OF TRAVEL SHALL BE 1:20 MAX. — CROSS SLOPE SHALL BE 1:48 MAX.  
 NEW ASPHALT PAVING — SEE 6/A1  
 NEW 4" FIRE LINE — EXTEND APPROXIMATELY 50' & TAP EXISTING WATER LINE AT STREET — SEE FIRE PROTECTION DRAWINGS BY OTHERS  
 UGP  
 APPROXIMATE LOCATION OF EXISTING OVERHEAD POWER LINE TO BE REMOVED — SEE ELECTRICAL DRAWINGS BY OTHERS  
 NEW TREE OR LANDSCAPING — SEE PLANT LIST ON SHEET A1a  
 APPROX. LOCATION OF EXIST. STRUCTURE TO BE REMOVED  
 LINE OF EXISTING GRAVEL OR PAVING TO BE REMOVED  
 SILT FENCE — INSTALL PERPENDICULAR TO SLOPE AS NECESSARY TO PREVENT CONSTRUCTION RUNOFF — SEE 11/A1a  
 REVISED CONTOURS  
 EXISTING CONTOURS  
 NEW SPOT ELEVATION  
 EXISTING SPOT ELEVATION

THE DESIGN PROFESSIONAL WAVES ANY AND ALL LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

**DRAWING NAME:**  
SITE PLAN, NOTES,  
AND DETAILS

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REVISION DATE:	
1	08/21/18
2	11/30/18 CITY COMMENT
3	12/17/18 FOR BZA

DATE: 04/03/18

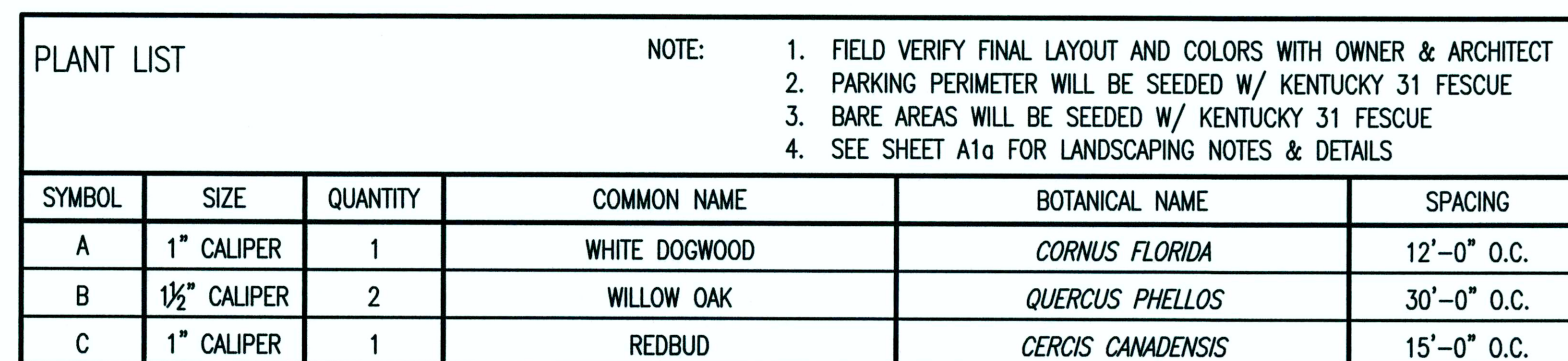
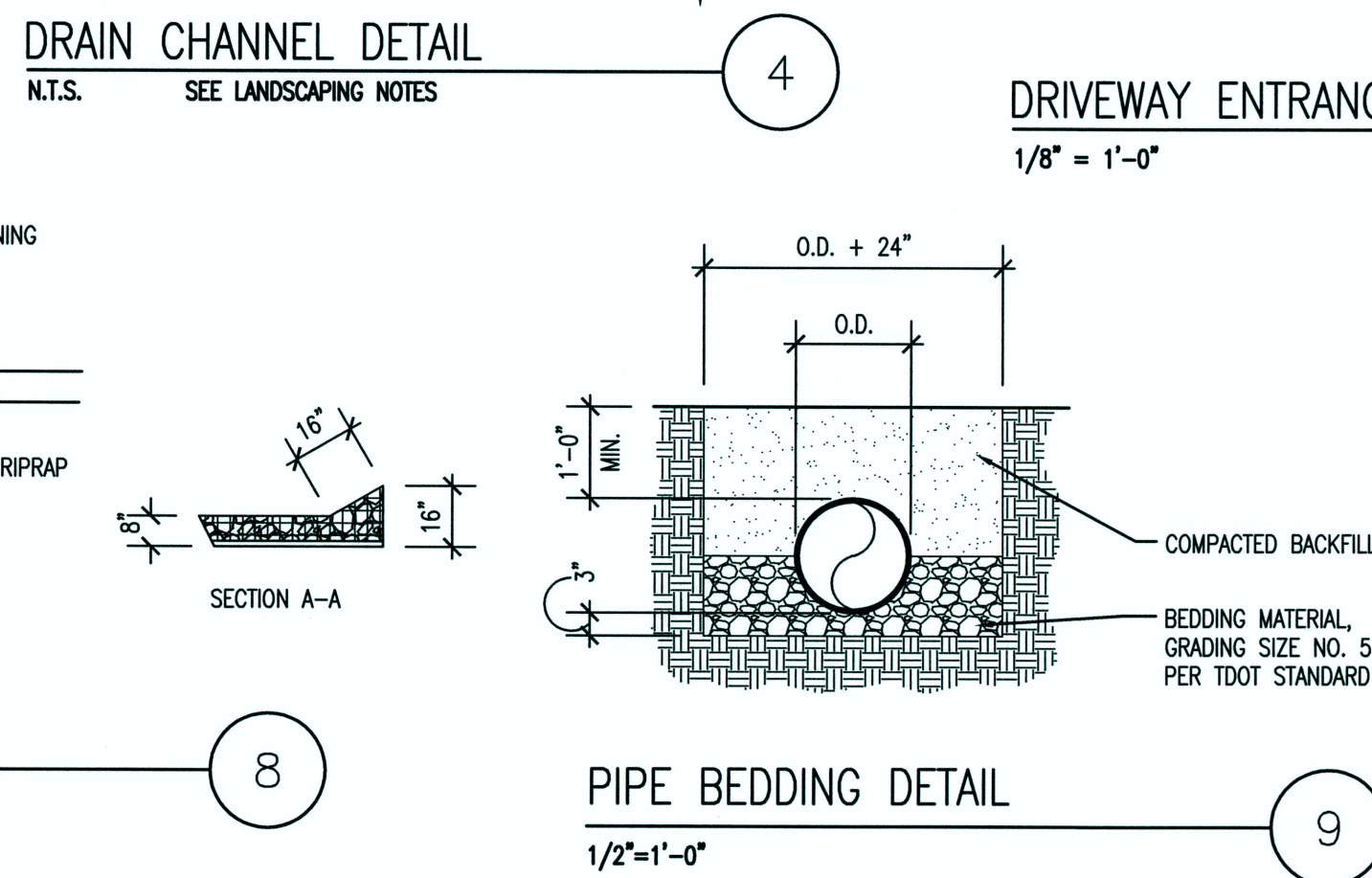
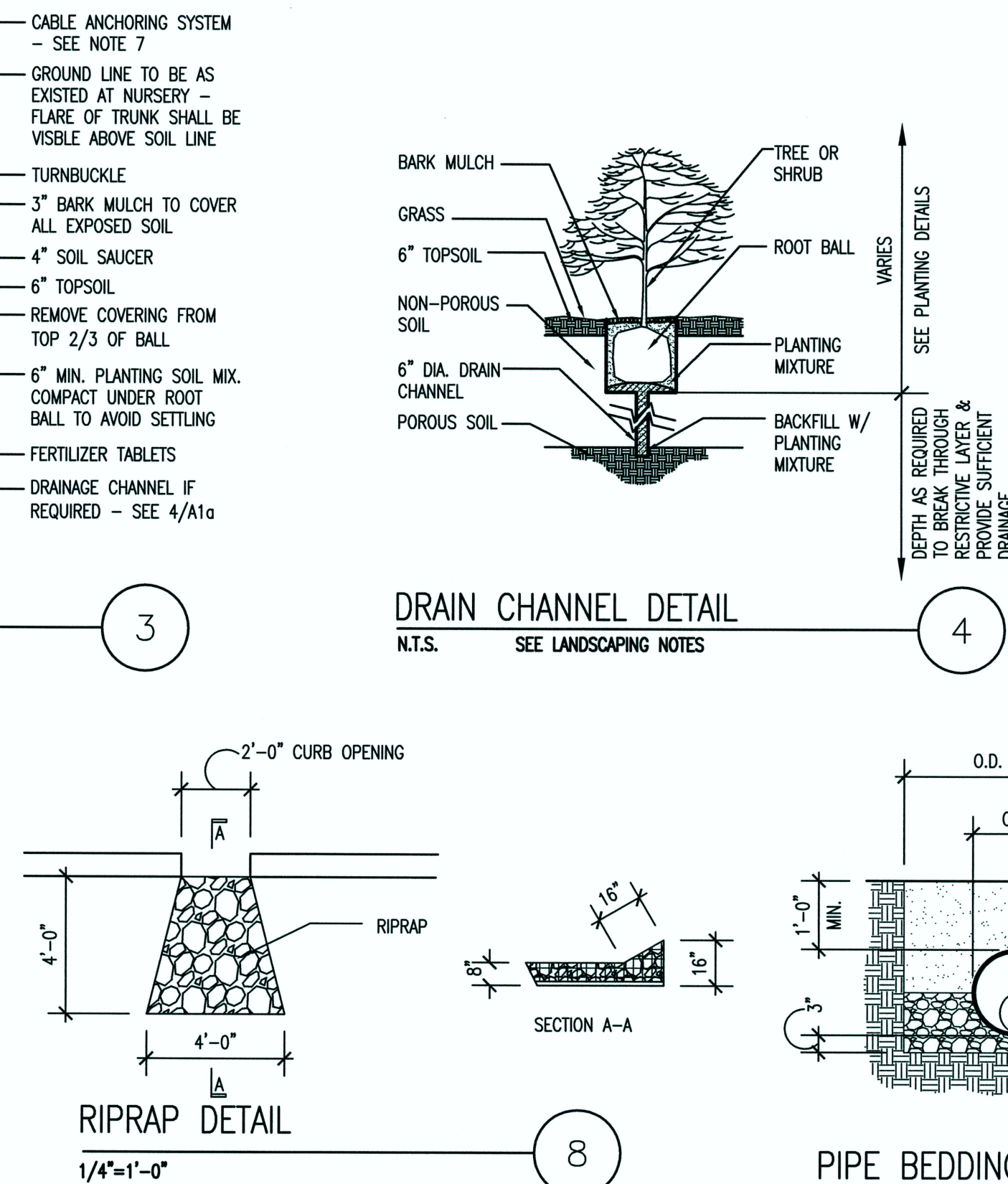
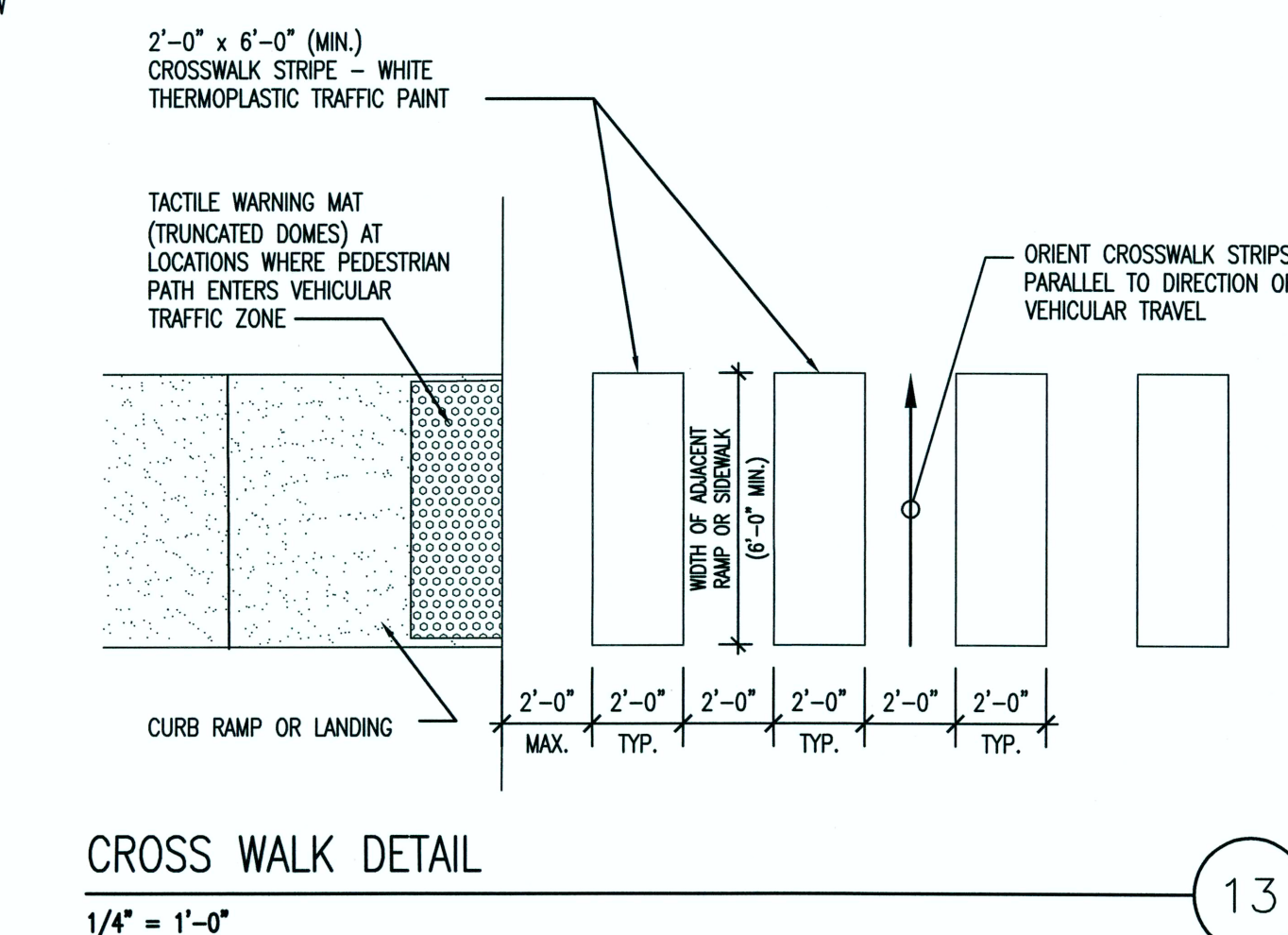
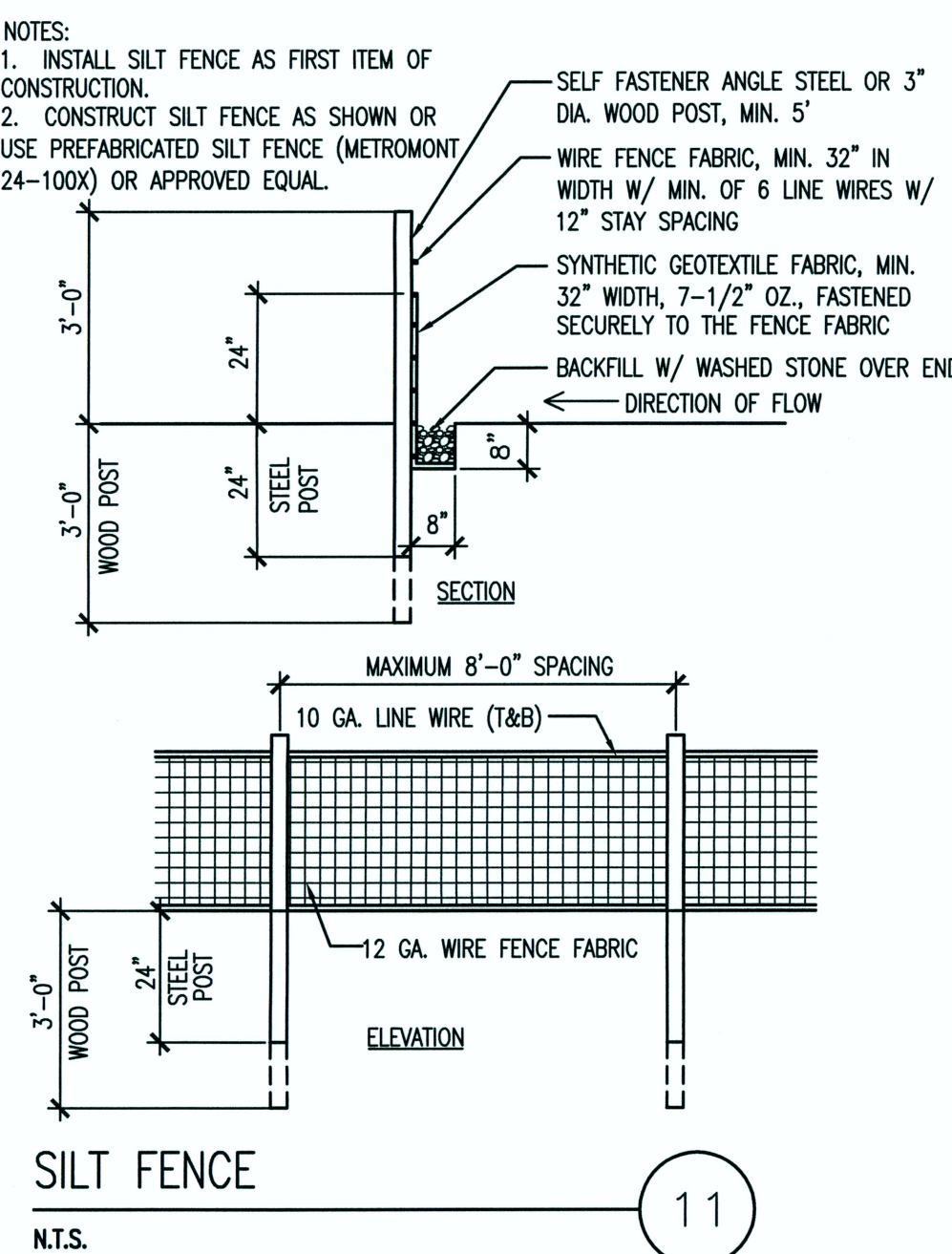
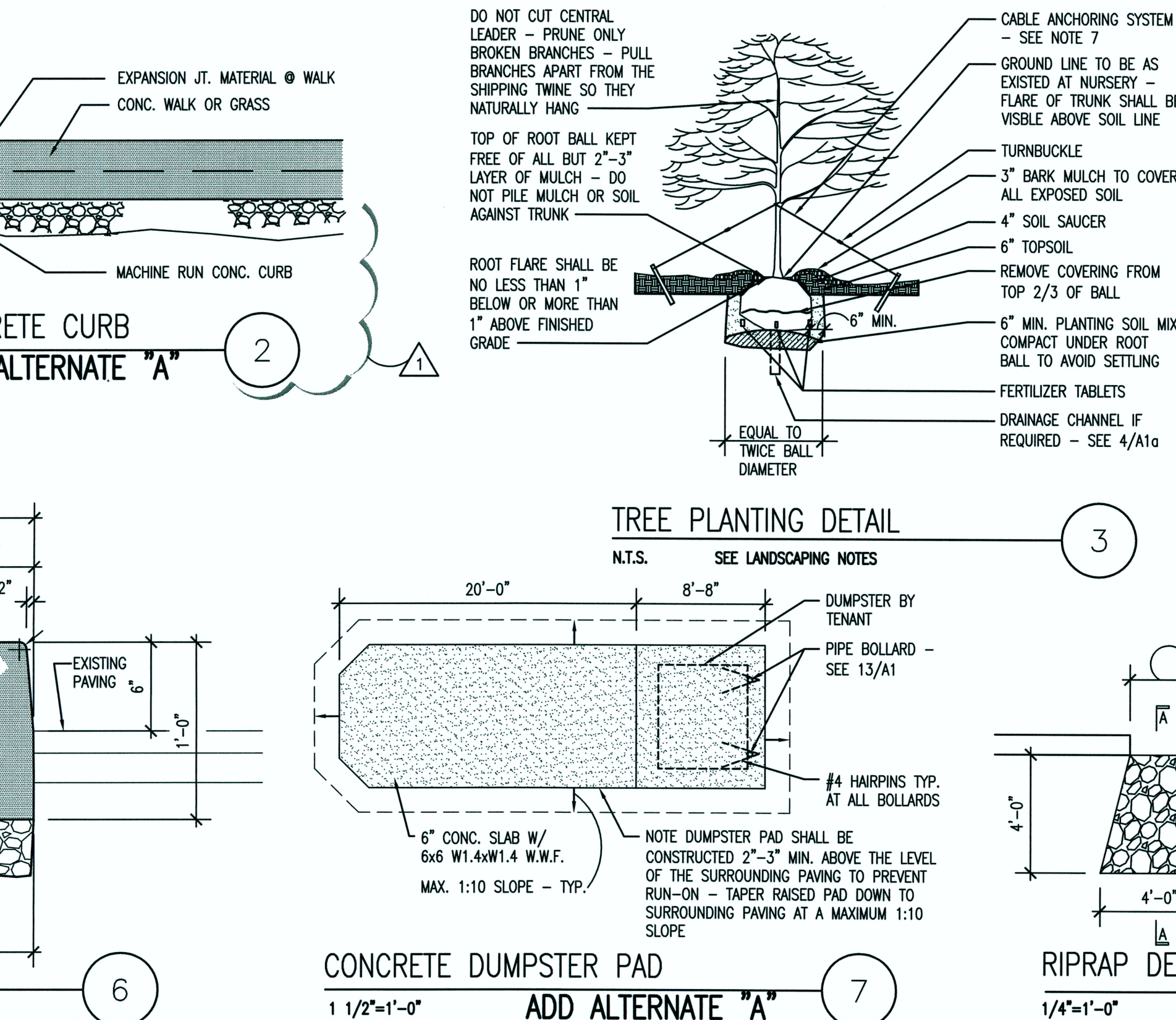
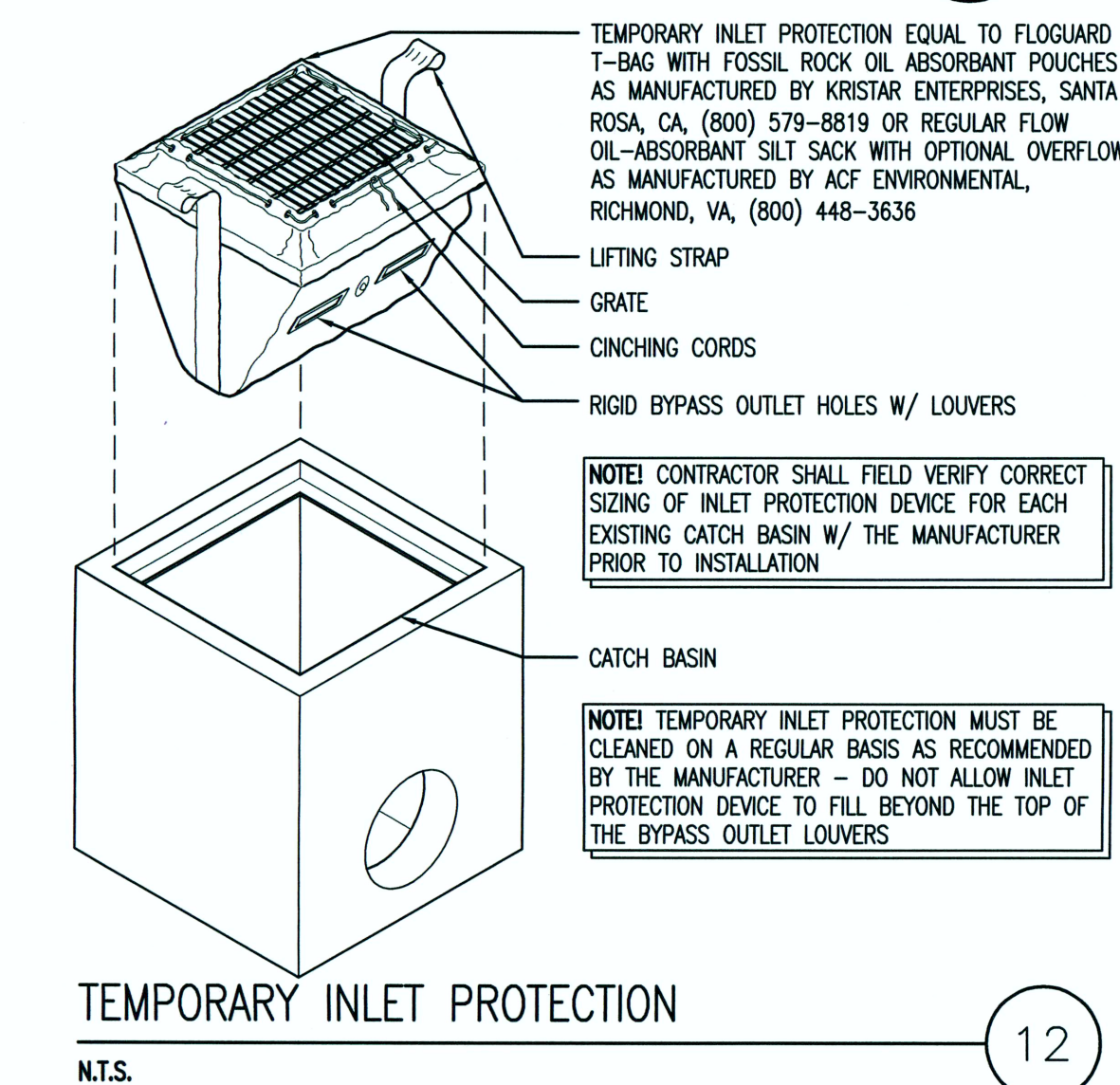
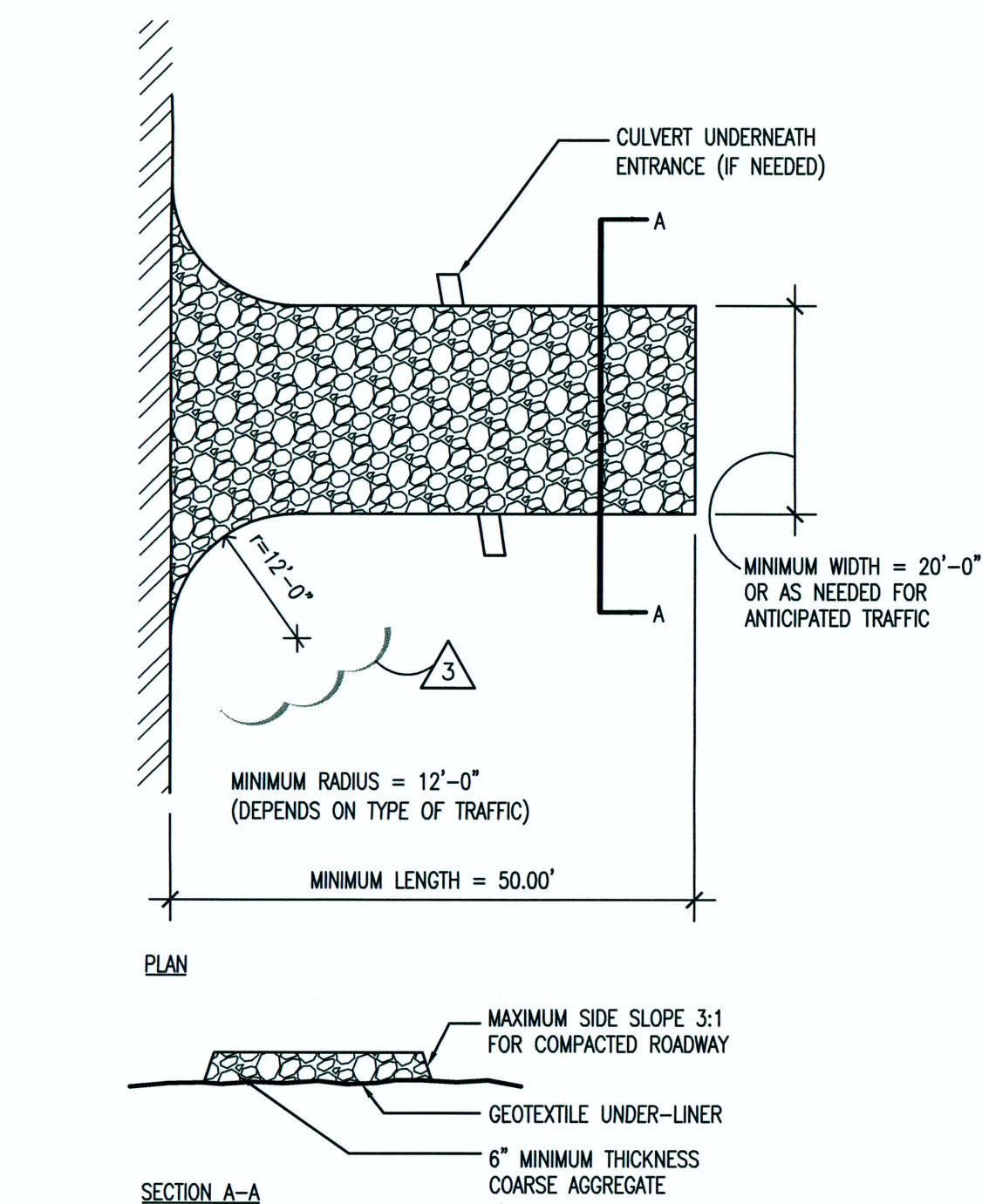
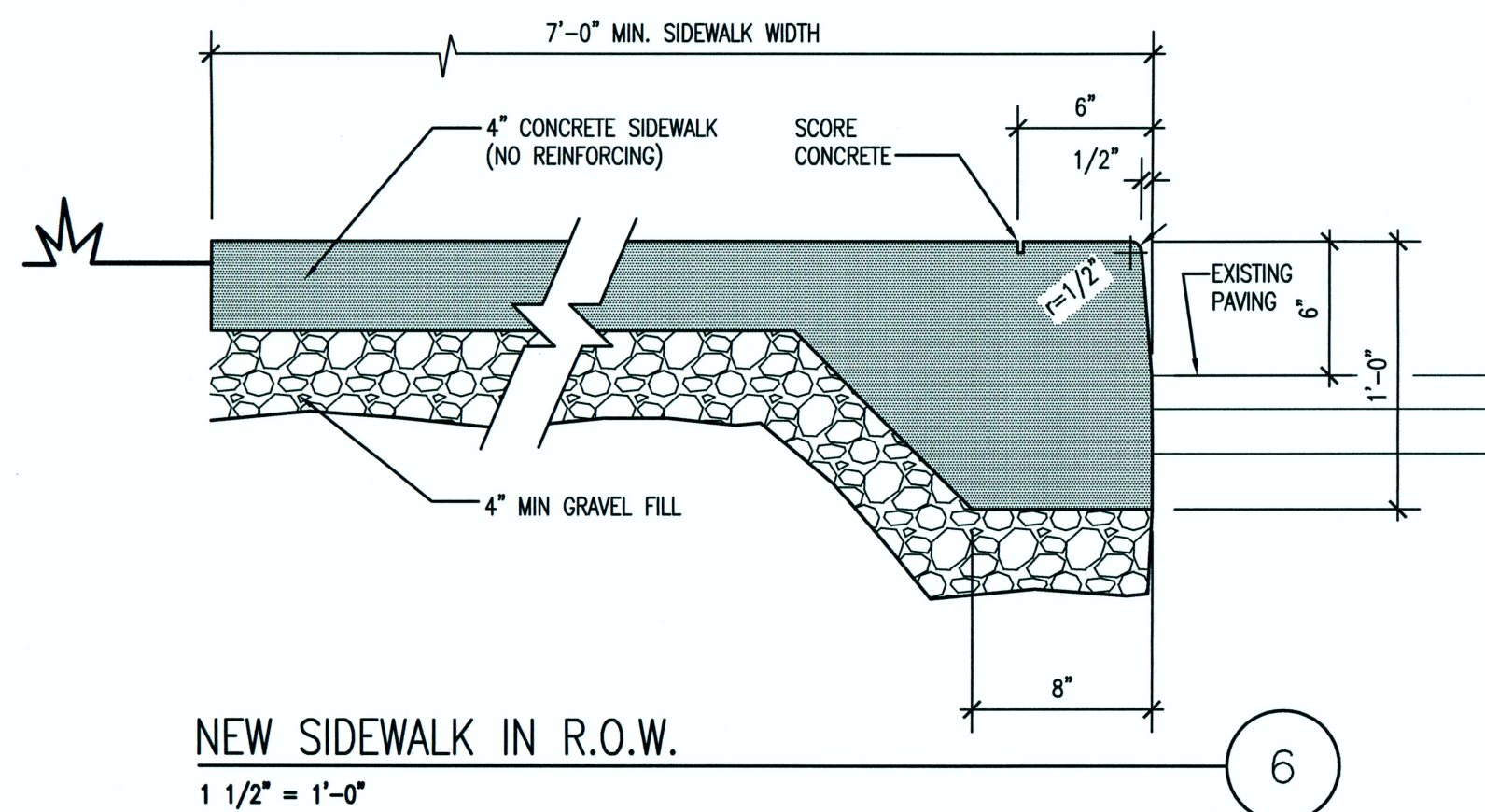
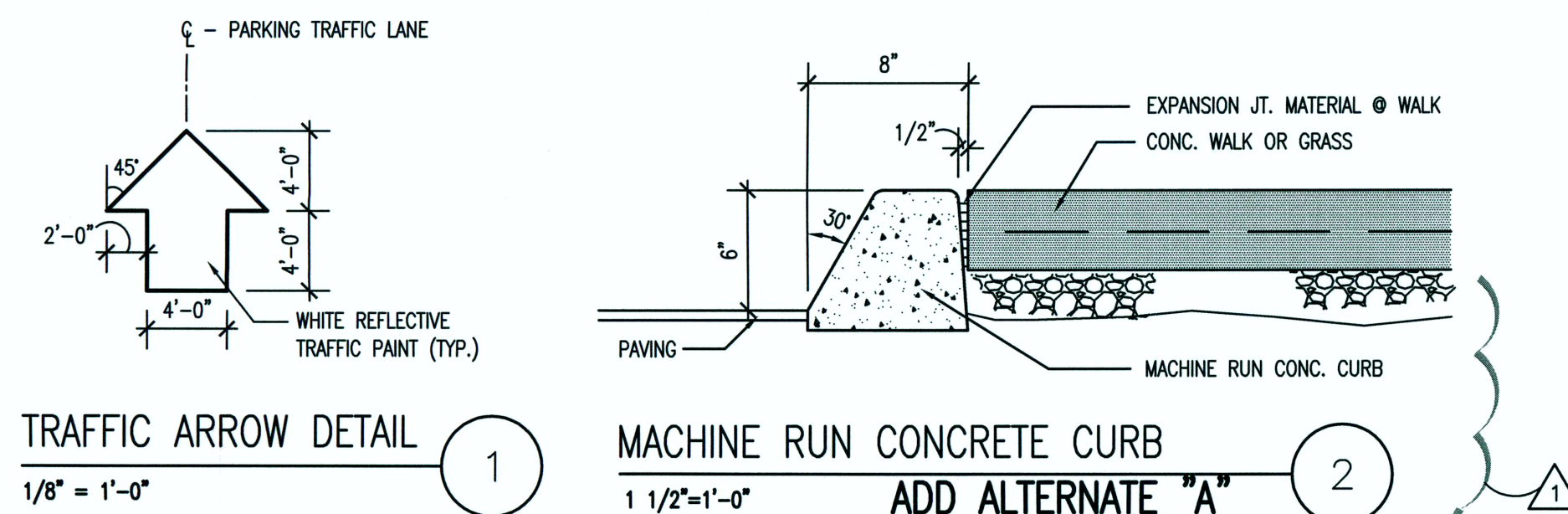
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SHEET:	DRAWING NO:
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3 OF 25 A1

01-A-19-VA





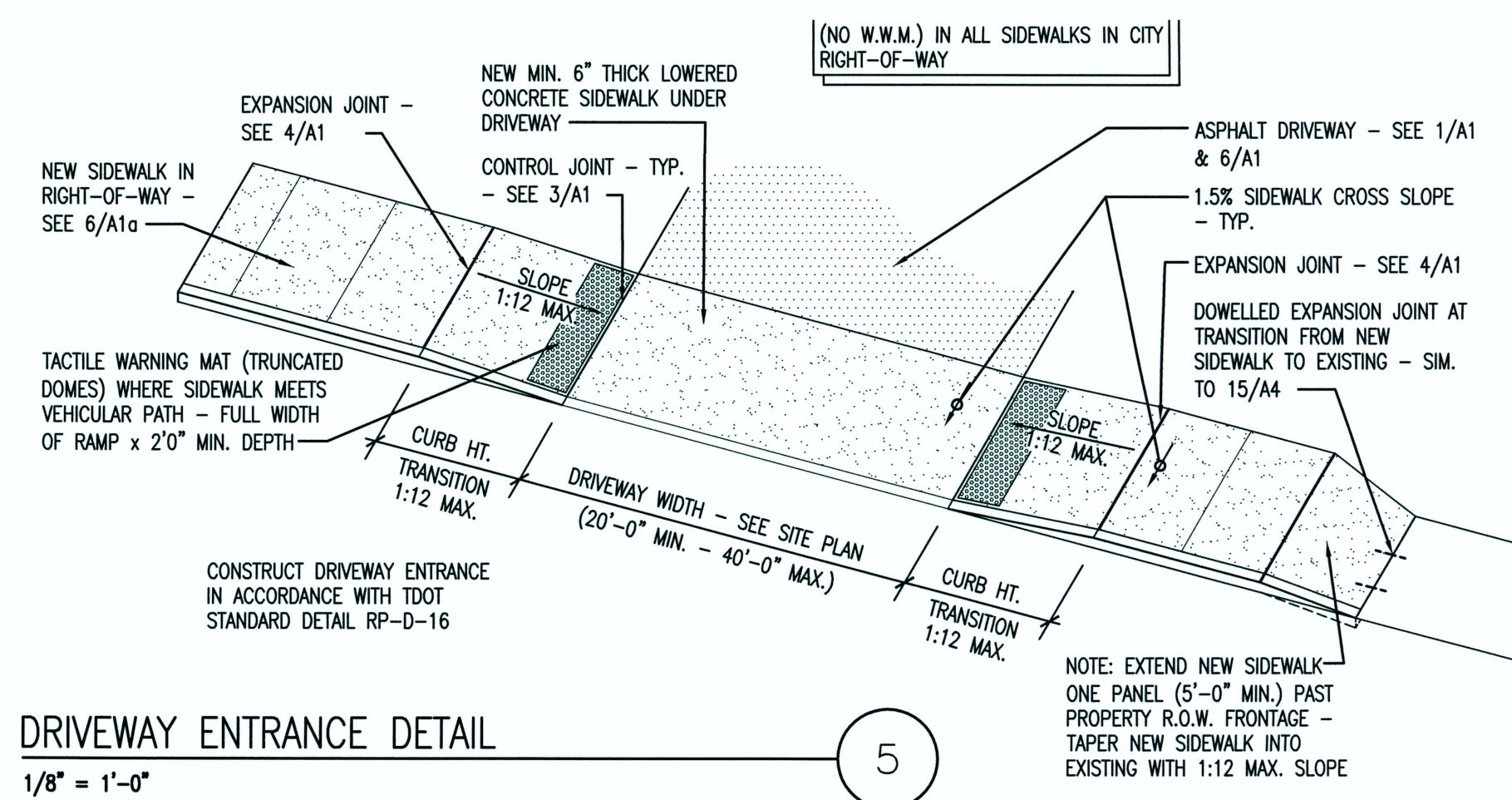
KNOXVILLE TREE PROTECTION ORDINANCE:

TREES REQUIRED (8 PER ACRE  
INCLUDING 50% SPECIES CAPABLE OF  
ATTAINING HEIGHT OF 50' AT MATURITY): .44 ACRES / 8 = (4) TREES INCLUDING (2) 50 FT  
TREES PROVIDED: (5) TREES INCLUDING (3) 50 FT

NOTE: PLANT LIST AND PLANT LOCATIONS, TREE PLANTING DETAILS, AND LANDSCAPING NOTES ON  
SHEETS A1 AND A1-1 REPRESENT THE MINIMUM REQUIREMENTS - SEE LANDSCAPING DESIGN BY  
OTHERS FOR ADDITIONAL LANDSCAPING INFORMATION.

- GRADING AND EROSION NOTES

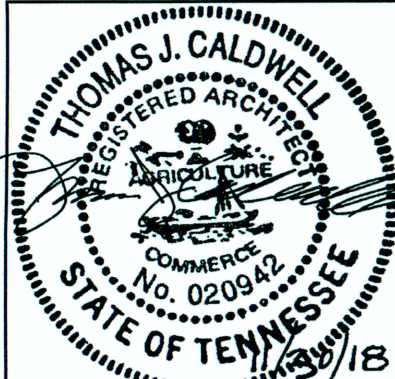
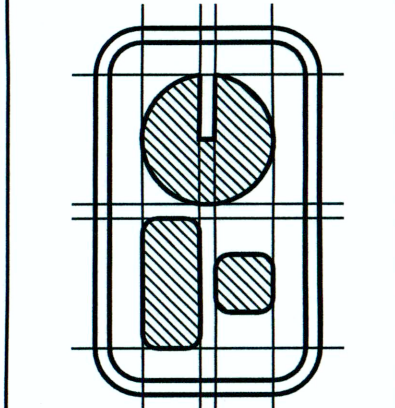
1. PRIOR TO GRADING CONTRACTOR SHALL STRIP SITE OF ALL VEGETATION AND TOPSOIL IN AREAS OF GRADING OPERATION. AREAS OF SOFT OR UNSUITABLE MATERIALS SHALL BE REMOVED AT THE DIRECTION OF THE SOILS ENGINEER.
2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AND USE ALL MEANS NECESSARY TO PREVENT SEDIMENT FROM EXITING THE SITE.
3. SILT FENCES SHALL BE PLACED PRECEDING ALL CULVERT INLETS OR OTHER DRAINAGE DITCHES BEFORE RUNOFF EXITS THE PROJECT OR ENTERS A SWALE AND AT OTHER LOCATIONS DESIGNATED BY THE ARCHITECT AND ALL APPLICABLE AUTHORITIES.
4. SILT FENCES SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SOIL SEDIMENT.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENTS AS DESIGNATED BY THE ARCHITECT AND ALL APPLICABLE AUTHORITIES.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CHANGES IN EXISTING TOPOGRAPHIC FEATURES, SPOT ELEVATIONS, OR UTILITIES SHOWN ON THE SURVEY AND/OR SITE PLAN.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO THE INSTALLATION OF ALL CULVERTS TO VERIFY INVERTS.
8. ALL GRADED AREAS INCLUDING SLOPES ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED. SOD ALL SLOPES GREATER THAN 2:1.
9. ALL GRADING AND DRAINAGE ORDINANCES OF THE CITY OF KNOXVILLE SHALL BE FOLLOWED.
10. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOPS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES. INSPECTION CERTIFICATIONS WILL BE KEPT ON RECORD BY THE CONTRACTOR. AS OF JUNE 17, 2007, ALL INSPECTORS MUST HAVE COMPLETED THE WATER RESOURCES RESEARCH CENTER COURSE IN FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL, OR EQUIVALENT COURSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF ALL EROSION CONTROL MEASURES. INSPECTION OF EROSION CONTROL MEASURES WILL BE PERFORMED ON A BI-WEEKLY BASIS, BEFORE ANTICIPATED STORM EVENTS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES. INSPECTION CERTIFICATIONS WILL BE KEPT ON RECORD BY THE CONTRACTOR. AS OF JUNE 17, 2007, ALL INSPECTORS MUST HAVE COMPLETED THE WATER RESOURCES RESEARCH CENTER COURSE IN FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL, OR EQUIVALENT COURSE.
12. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
14. INSTALL SAND BAG BARRIER (ES-16) WHERE INDICATED IF NECESSARY, AS DIRECTED BY THE CITY OF KNOXVILLE.
15. THE PLANT LIST ON THIS SHEET GIVES THE PLANT SIZE MOST DESIRED FOR THIS PROJECT. ALTERNATE PLANTS AND/OR SIZES WILL BE NEGOTIATED AFTER THE SUCCESSFUL BID IS TAKEN.
13. LANDSCAPED AREAS SHALL BE BACKFILLED WITH CLEAN SUBSOIL, FREE OF BUILDING DEBRIS, CRUSHED ROCK, MORTAR MIX, ETC.
14. LANDSCAPED AREAS SHALL BE FILLED WITH NOT LESS THAN 4" OF TOPSOIL WHICH SHALL BE BROUGHT TO A HEIGHT OF 2" BELOW CURBINGS. SUCH TOPSOIL SHALL BE FREE OF WEEDS AND FIELD GRASSES AND MEET THE APPROVAL OF THE CONSTRUCTION SUPERVISOR. WHERE POSSIBLE TOPSOIL SHALL BE PULVERIZED.
15. IN AREAS WHERE PRIOR BUILDINGS OR DRIVES HAVE EXISTED, ALL LANDSCAPED AREAS FORMED BY CURBINGS LAW OVER BLACKTOP OR COMPACTED STONE FROM PREVIOUS STRUCTURES, SHALL BE FULLY EXCAVATED OF ALL SUCH BASE MATERIALS TO NATURAL SUBSOIL LEVEL. FILL AND TOPSOIL SHALL NOT BE PLACED OVER CONCRETE, ASPHALT, OR COMPACTED ROCK.
16. IN AREAS ADJACENT TO "LANDSCAPED" AREAS, UNDER-RUN FROM CONC. FORMS SHALL BE BROKEN AWAY WHEN FORMS ARE REMOVED.
17. BACKFILLING WITH WET SOIL SHALL BE AVOIDED IN ALL LANDSCAPED AREAS.
18. WASTE CLEANING FLUIDS SUCH AS ACIDS, OILS, ETC. SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE DUMPED IN LANDSCAPED AREAS.
19. ALL UNDERGROUND WATER LINES, VALVE BOXES, ACCESS PLATES, ETC. SHALL BE CLEARLY MARKED BY A STAKE AND RED RIBBON BY GENERAL CONTRACTOR PRIOR TO THE STARTING OF FINISH GRADING BY THE LANDSCAPE CONTRACTOR. THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT: TENNESSEE ONE-CALL, 1-800-351-1111. RECORD AND SAVE YOUR CONFIRMATION NUMBER.
20. ALL TREES RETAINED OR PRUNED FOR THIS PROJECT SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM DATE OF COMPLETE CONSTRUCTION FINAL PLOT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.
21. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION AND GRADING WORK AS NECESSARY TO RETAIN AS MANY EXISTING TREES AS POSSIBLE.
22. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER PRIOR TO GRADING WORK TO ESTABLISH WHICH EXISTING TREES ARE TO REMAIN.
23. LOCATE CONSTRUCTION TRAILER, MATERIAL STORAGE, PARKING, SOIL STOCKPILING, DEBRIS AND BURNING AWAY FROM TREES TO BE PRESERVED.
24. PROVIDE A 4' HIGH ORANGE POLYETHYLENE LAMINAR SAFETY FENCE OR APPROVED BARRIER ONE FOOT OUTSIDE DRIPLINE OF ISOLATED TREES TO BE SAVED AND CONTINUOUS ROPE WITH WARNING AROUND GROUPS OF TREES TO BE SAVED.
25. SOD: PROVIDE STRONGLY ROOTED CULTIGATED GRASS SOD, NOT LESS THAN 1-YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE SOD COMPOSED PRINCIPALLY OF 50 PERCENT REBEL RESCUE (FESTUCA "REBEL") AND 50 PERCENT FALCON, WITH NOT MORE THAN 10 PERCENT OTHER GRASSES AND LEGUMES. BROKEN PADS OR PADS WITH UNWEEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER TWO CORNERS OF PAD WILL BE REJECTED.



ADDITIONS AND RENOVATIONS TO:  
**2924 SUTHERLAND AVENUE**  
PHASE 1 – ALBRIGHT GROVE BREWING TASTING ROOM  
KNOXVILLE, TENNESSEE

THE DESIGN PROFESSIONAL WAVES ANY AND ALL LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR OTHERS WHICH ARISE FROM PROBLEM'S FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

**THOMAS CALDWELL, ARCHITECT**  
6500 PAPERMILL DRIVE, SUITE 211  
KNOXVILLE, TENNESSEE 37919-4819  
(865) 588-0860 (865) 558-9844/FAX  
[HTTP://WWW.TCARCHITECT.COM](http://www.tcarchitect.com)



**DRAWING NAME:**  
SITE DETAILS  
AND NOTES

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REVISION DATE:  
3 12/17/18

DATE: 11/30/18

DRAWN BY: WAD

COMM. NO: 1718A

SHEET:	DRAWING
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01-A-79-VA