

File #

12-K-20-VA



# BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Seth D. Schweitzer	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1545 Western Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37921	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-679-1404	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email Seth@oysk3architects.com		Other <input type="checkbox"/>

## THIS IS A REQUEST FOR:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision        | <input type="checkbox"/> Map Interpretation                           |

## PROPERTY INFORMATION

Street Address 2600/2620 Middlebrook Pike	City, State, Zip Knoxville, TN 37921
See KGIS.org for Parcel # 094IF020001	and Zoning District I-H

## 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.

The existing property has been a Vehicle Repair/Service for many years (+/- 25 years.) The work performed at this facility is the repair and improvement to tankers and trailers. There is no engine work performed at this facility. The Owners are looking to expand their operations by adding a 12,000 square foot building.

This project requires the project to add landscaping buffer and improve the water quality of storm run-off into the creek and the general overall appearance of the property.

Describe hardship conditions that apply to this variance.

The land is not being used in a productive manner and the owners are interested in utilizing the property to the maximum capacity. This expansion will also increase the work force of the business.

## 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

Seth D. Schweitzer

Digitally signed by Seth D. Schweitzer  
Date: 2020.11.20 09:12:15 -05'00'

DATE November 20, 2020

File # 12-K-20-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):**

Permit the erection of an additional building for an existing, non-conforming use of Vehicle Repair/Service in the I-H district (Article 17.1.A).

REVISED

**PROJECT INFORMATION**

Date Filed 11-20-2020

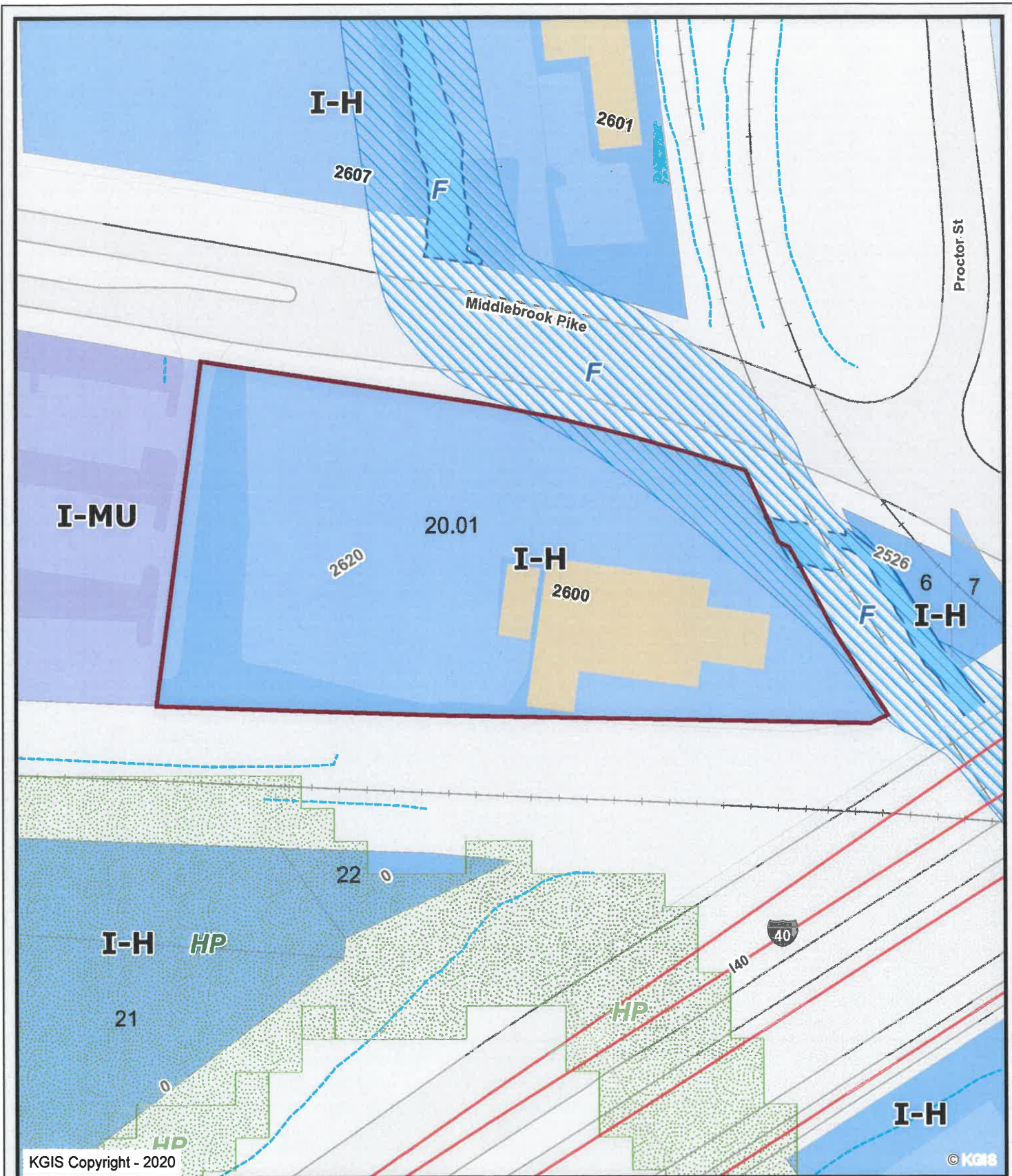
Fee Amount \$500

Council District 3

BZA Meeting Date 12-17-2020

**PLANS REVIEWER**   Bryan Berry

**DATE**   11-24-2020



## 2600/2620 Middlebrook Pike

12-K-20-VA  
Seth D. Schweitzer

Knoxville - Knox County - KUB Geographic Information System

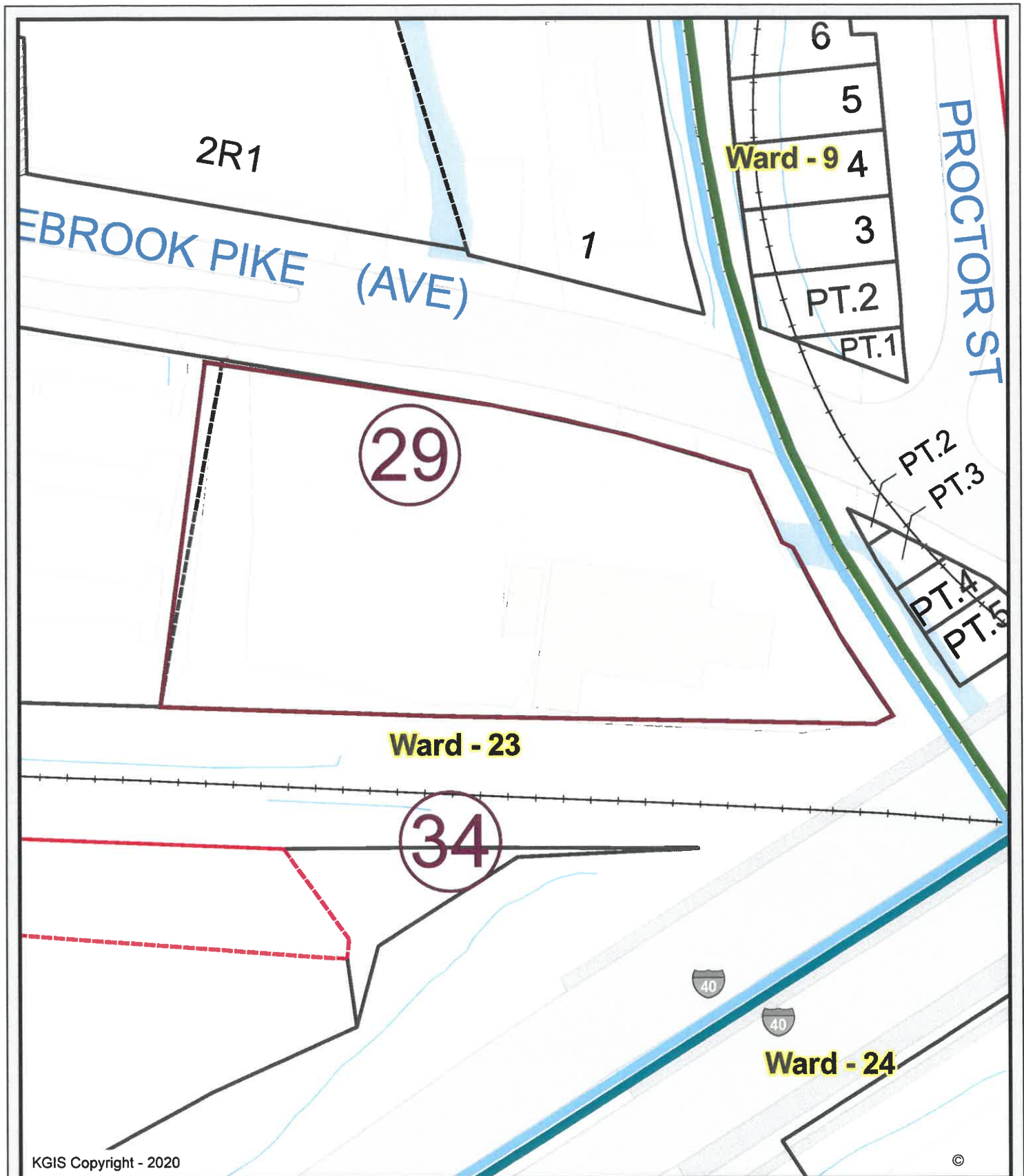


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2600/2620 Middlebrook Pike

12-K-20-VA  
Seth D. Schweitzer

Knoxville - Knox County - KUB Geographic Information System



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2600/2620 Middlebrook Pike

12-K-20-VA

Seth D. Schweitzer

Knoxville - Knox County - KUB Geographic Information System

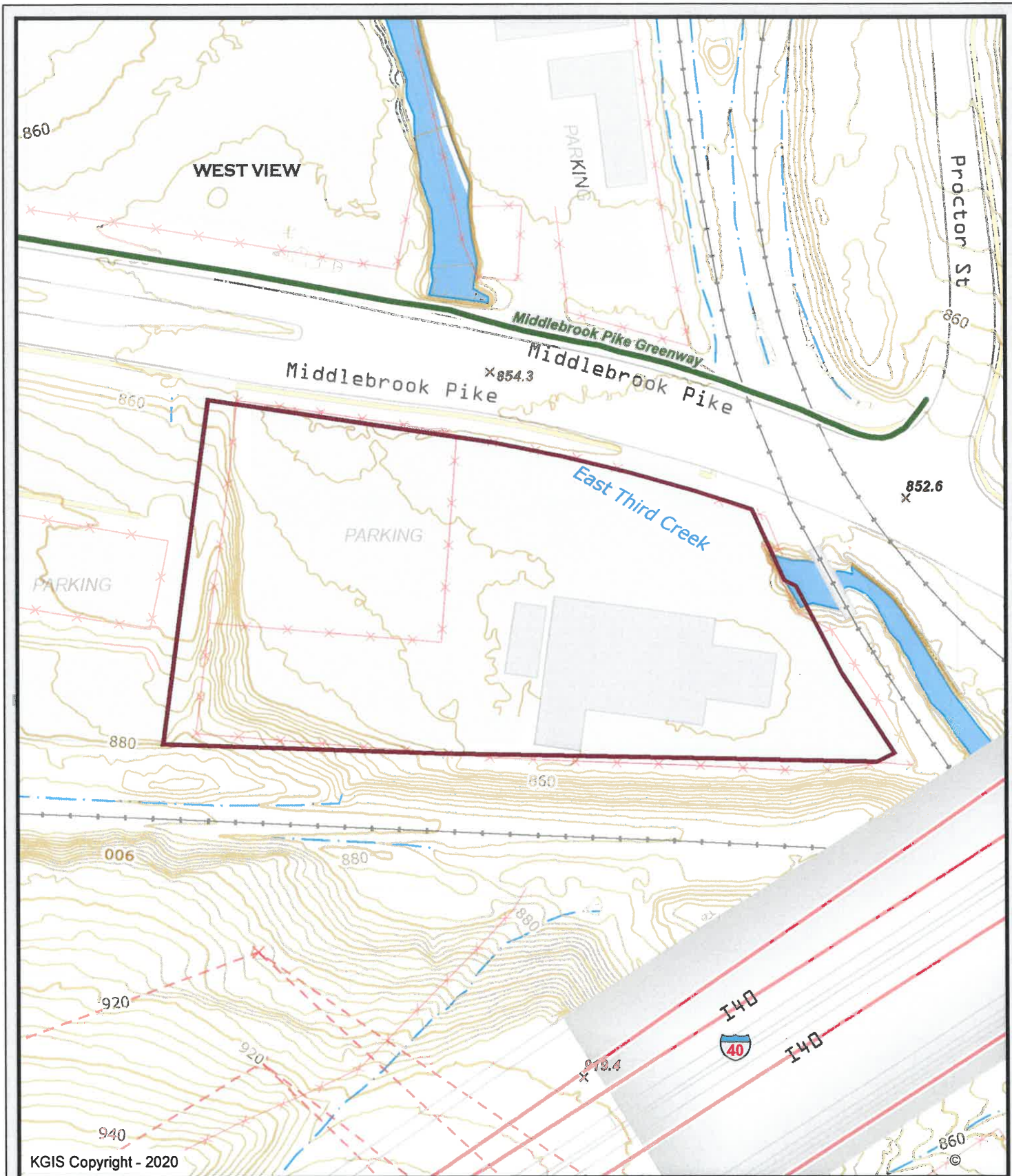


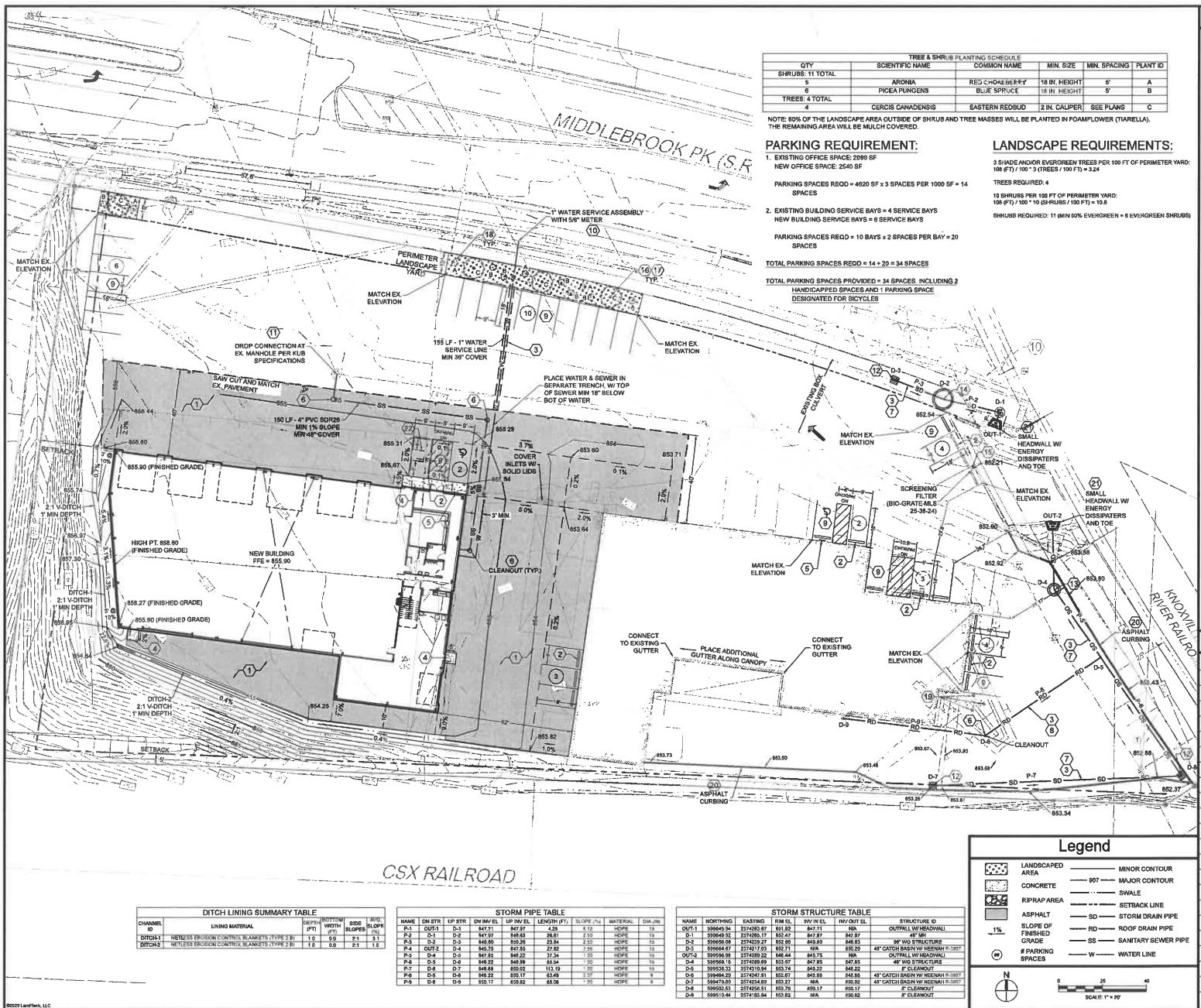
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TREE & SHRUB PLANTING SCHEDULE					
QTY	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	MIN. SPACING	PLANT ID
SHRUBS: 11 TOTAL	ARJUNA	RED CHICKENSTICK	18 IN. HEIGHT	5'	A
6	PRICKLE PINEAPPLE	BLUE SPRUCE	18 IN. HEIGHT	5'	B
TREES: 4 TOTAL	CERES CANADENSIS	EASTERN REDBUD	2 IN. CALIPER	SEE PLANS	C

NOTE: 80% OF THE LANDSCAPE AREA OUTSIDE OF SHRUB AND TREE MASSSES WILL BE PLANTED IN FOAMFLOWER (TARIELLA). THE REMAINING AREA WILL BE MULCH COVERED.

**PARKING REQUIREMENT:**

- 1. EXISTING OFFICE SPACE: 2000 SF  
NEW OFFICE SPACE: 2540 SF  
PARKING SPACES REQ'D = 4620 SF ÷ 3 SPACES PER 1000 SF = 14 SPACES
- 2. EXISTING BUILDING SERVICE BAYS = 4 SERVICE BAYS  
NEW BUILDING SERVICE BAYS = 6 SERVICE BAYS  
PARKING SPACES REQ'D = 10 BAYS ÷ 2 SPACES PER BAY = 20 SPACES

**LANDSCAPE REQUIREMENTS:**

- 3 SHADE AND/OR EVERGREEN TREES PER 100 FT OF PERIMETER YARD:  
100 (FT) ÷ 100' ÷ 1 (TREES / 100 FT) = 1 TREES
- TREES REQUIRED: 4
- 12 SHRUBS PER 100 FT OF PERIMETER YARD:  
100 (FT) ÷ 100' ÷ 10 (SHRUBS / 100 FT) = 10.8
- SHRUBS REQUIRED: 11 (MIN 50% EVERGREEN & 5 EVERGREEN SHRUBS)

TOTAL PARKING SPACES REQ'D = 14 + 20 = 34 SPACES

TOTAL PARKING SPACES PROVIDED = 34 SPACES, INCLUDING 2 HANDICAPPED SPACES AND 1 PARKING SPACE DESIGNATED FOR BICYCLES

**Sheet General Notes**

1. ASPHALT PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS, AS APPLICABLE:
  - A. SECTION 5.8 - MINERAL ADHESION BASE
  - B. SECTION 5.9 - TRUCK COAT
  - C. SECTION 7.0 - TACK COAT
  - D. SECTION 10.0 - BITUMINOUS PLANT MIX BASE
  - E. SECTION 10.1 - ASPHALT CONCRETE SURFACE
2. SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS SECTION 13.0 - CONCRETE SIDEWALKS, DRIVEWAYS, AND MEDIAN STRIP.
3. SIGNAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS SECTION 63.0 - SIGNAGE AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. CONTRACTOR SHALL REFER TO THE LATEST EDITIONS OF TYPICAL STANDARD SPECIFICATIONS AND THE CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, AS APPLICABLE.
5. DIMENSIONS ARE TO FACE OF CURB, BUILDING, OR STRUCTURE, UNLESS OTHERWISE INDICATED.
6. SETBACK LINES SHOWN ON THESE PLANS ARE TAKEN FROM APPLICABLE GOVERNMENT ZONING REGULATIONS AND DO NOT NECESSARILY REFLECT ANY SETBACK REQUIREMENTS THAT MAY BE FOUND UNDER PRIVATE RESTRICTIVE COVENANTS.
7. CONTRACTOR SHALL ENGAGE A QUALIFIED CONSTRUCTION MATERIALS TESTING FIRM TO PERFORM INSPECTIONS AND QUALITY CONTROL ACTIVITIES TO VERIFY WORK COMPLIES WITH REQUIREMENTS IN THESE DRAWINGS, AND OTHER ORDINARY CONSTRUCTION PRACTICES. RETESTING AND REINSPECTIONS ARE REQUIRED FOR CONSTRUCTION REPLACING WORK THAT FAILED TO COMPLY WITH QUALITY CONTROL REQUIREMENTS.
8. THE MINIMUM REQUIRED DENSITY OF COMPACTED FILL MATERIAL IS 90% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ± 2% OF THE OPTIMUM, AS DETERMINED BY THE STANDARD PROCTOR TEST WITH ONE UNLESS OTHERWISE SPECIFIED BY THE CONTRACTOR. MATERIALS TESTING FIRM SHALL VERIFY THE FILL IS ADOPTED COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY AND THE MATERIALS TESTING FIRM SHALL CERTIFY AT THE TIME OF CONSTRUCTION THAT EACH FILL LAYER MEETS THE MINIMUM DENSITY REQUIREMENT.
9. FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS A SHEEPSFOOT, RUBBER TIRE, OR VIBRATORY ROLLER.
10. EARTHWORK ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF KNOXVILLE SPECIFICATION SECTION 4.0 - GRADES.
11. CLEARING AND GRUBBING SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE SPECIFICATION SECTION 2.0 - CLEARING AND GRUBBING.
12. FLOWABLE FILL SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE SPECIFICATION SECTION 14.0 - FLOWABLE FILL MATERIAL (FLOWABLE MIXTURE).
13. ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY AND/OR PERMANENT SEEDING UNLESS OTHERWISE NOTED.
14. LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS:
  - A. SECTION 28.0 - TOPSOIL
  - B. SECTION 27.0 - SEEDING
  - C. SECTION 28.0 - SOODING
  - D. SECTION 28.0 - LANDSCAPE DEVELOPMENT, GENERAL
  - E. SECTION 30.0 - TREES
15. ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY AND/OR PERMANENT SEEDING UNLESS OTHERWISE NOTED.
16. ALL EXISTING VEGETATION OUTSIDE OF LIMITS OF DISTURBANCE SHALL BE PROTECTED.

**Sheet Keynotes**

KEYNOTE NO.	DETAIL SHEET NO.	DESCRIPTION
1	C-303	ASPHALT PAVEMENT - HEAVY DUTY
2	C-303	CONCRETE WHEEL STOPS
3	C-303	ASPHALT TRENCH PATCH
4	C-303	CONCRETE SIDEWALKS
5	C-303	HANDICAP PARKING SIGN
6	C-303	CLEANOUT
7	C-304	STORM PIPE TRENCH
8	C-304	ROOF DRAIN W/ CLEANOUT
9	C-304	TYPICAL PARKING SPACE LAYOUT
10	C-304	WATER SERVICE ASSEMBLY
11	C-304	DROP MANHOLE CONNECTION
12	C-305	STORM CATCH BASIN W/ NEENAH R-8807 GRATE
13	C-305	CS-8 CASCADE SEPARATOR
14	C-305	CS-8 CASCADE SEPARATOR
15	C-306	BIOCLEAN SCREENING FILTER
16	C-303	TREE PLANTING DETAIL
17	C-303	TREE STAKING DETAIL
18	C-306	CONCRETE PIPE BOLLARD
19	C-305	ASPHALT CURBING
20	C-302	SMALL HEADWALL
21	C-302	BIKE RACK
22	C-302	BIKE RACK

**Legend**

- LANDSCAPED AREA
- CONCRETE
- RIPRAP AREA
- ASPHALT
- 1% SLOPE OF FINISHED GRADE
- PARKING SPACES
- MINOR CONTOUR
- MAJOR CONTOUR
- SWALE
- RETRACT LINE
- STORM DRAIN PIPE
- ROOF DRAIN PIPE
- SS - SANITARY SEWER PIPE
- W - WATER LINE

Scale: 1" = 20'

**DITCH LINING SUMMARY TABLE**

CHANNEL ID	LINEING MATERIAL	DEPTH (FT)	WIDTH (FT)	SLOPE	NO. OF SLOPE
DITCH1	NETLESS ERGON CONTROL BLANKET TYPE 2.5	1.0	5.0	2:1	1
DITCH2	NETLESS ERGON CONTROL BLANKET TYPE 2.5	1.0	5.0	2:1	1

**STORM PIPE TABLE**

NAME	DN STR	UP STR	DN INV. EL.	UP INV. EL.	LENGTH (FT)	SLOPE (%)	MATERIAL	DIA. (IN)
P-1	D-1	D-2	857.21	857.57	4.25	4.12	HOPE	18
P-2	D-1	D-2	857.50	858.00	50.00	2.30	HOPE	18
P-3	D-3	D-3	858.00	858.20	20.00	2.30	HOPE	18
P-4	D-2	D-4	858.20	857.80	40.00	2.30	HOPE	18
P-5	D-4	D-3	857.80	858.20	40.00	2.30	HOPE	18
P-6	D-3	D-3	858.20	858.00	20.00	2.30	HOPE	18
P-7	D-4	D-7	858.00	858.00	113.19	1.00	HOPE	18
P-8	D-8	D-8	858.00	858.00	65.00	1.00	HOPE	18
P-9	D-8	D-9	858.00	858.00	65.00	1.00	HOPE	18

**STORM STRUCTURE TABLE**

NAME	NORTHING	EASTING	INVERT ELEV.	STRUCTURE ID
OUT-1	200449.54	207420.87	857.82	857.82
D-1	200449.52	207420.17	857.87	857.87
D-2	200449.09	207420.27	857.80	857.80
D-3	200449.47	207420.10	857.71	857.71
OUT-2	200449.32	207420.22	857.84	857.84
D-4	200449.12	207420.89	857.87	857.87
D-5	200449.32	207420.94	857.74	857.74
D-6	200449.32	207420.94	857.74	857.74
D-7	200449.32	207420.94	857.74	857.74
D-8	200449.32	207420.94	857.74	857.74
D-9	200449.32	207420.94	857.74	857.74

**KNOX TRAILERS PROJECT**  
2800 MIDDLEBROOK PKE  
PARCEL ID: MAP 94-1 GROUP F PARCEL 20.01  
WARD 23, BLOCK 23800, CITY OF KNOXVILLE  
5th CIVIL DISTRICT  
KNOX COUNTY, TENNESSEE

**oysh architects**  
1000 Highway 58, Knoxville, TN 37918  
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**LAND TECH**  
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1000 Highway 58, Knoxville, TN 37918  
(865) 523-8200  
info@landtech.com

**Site Layout, Grading & Drainage Plan**

**C-101**  
Sheet No. 3

12-K-20-VA



# Sheet General Notes

- ASPHALT PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS, AS APPLICABLE:
  - SECTION 5.0 - MINERAL AGGREGATE BASE
  - SECTION 6.0 - PRIME COAT
  - SECTION 7.0 - TACK COAT
  - SECTION 8.0 - BITUMINOUS PLANT MIX BASE
  - SECTION 10.0 - ASPHALTIC CONCRETE SURFACE
- SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS SECTION 13.0 - CONCRETE SIDEWALKS, DRIVEWAYS, AND MEDIAN STRIP.
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- CONTRACTOR SHALL REFER TO THE LATEST EDITIONS OF TDOT STANDARD SPECIFICATIONS AND THE CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, AS APPLICABLE.
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- SETBACK LINES SHOWN ON THESE PLANS ARE TAKEN FROM APPLICABLE GOVERNMENT ZONING REGULATIONS AND DO NOT NECESSARILY REFLECT ANY SETBACK REQUIREMENTS THAT MAY BE FOUND UNDER PRIVATE RESTRICTIVE COVENANTS.
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- THE MINIMUM REQUIRED DENSITY OF COMPACTED FILL MATERIAL IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ± 2% OF THE OPTIMUM, AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D698) UNLESS OTHERWISE SPECIFIED BY THE CONSTRUCTION MATERIALS TESTING FIRM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY AND THE MATERIALS TESTING FIRM SHOULD CERTIFY AT THE TIME OF CONSTRUCTION THAT EACH FILL LAYER MEETS THE MINIMUM DENSITY REQUIREMENT.
- FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS A SHEEPSFOOT, RUBBER-TIRED OR VIBRATORY ROLLER.
- EARTHWORK ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF KNOXVILLE SPECIFICATION SECTION 4.0 - GRADING.
- CLEARING AND GRUBBING SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE SPECIFICATION SECTION 2.0 - CLEARING AND GRUBBING.
- FLOWABLE FILL SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE TECHNICAL SPECIFICATION SECTION 14.0 - FLOWABLE FILL MATERIAL (FLOWABLE MORTAR).
- ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY AND/OR PERMANENT GROUND COVER STABILIZATION UNLESS OTHERWISE NOTED.
- LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CITY OF KNOXVILLE TECHNICAL SPECIFICATIONS:
  - SECTION 28.0 - TOPSOIL
  - SECTION 27.0 - SEEDING
  - SECTION 28.0 - SODDING
  - SECTION 28.0 - LANDSCAPE DEVELOPMENT, GENERAL
  - SECTION 30.0 - TREES
- ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY AND/OR PERMANENT SEEDING UNLESS OTHERWISE NOTED.
- ALL EXISTING VEGETATION OUTSIDE OF LIMITS OF DISTURBANCE SHALL BE PROTECTED.

**KNOX TRAILERS PROJECT**  
2600 MIDDLEBROOK PIKE  
PARCEL ID: MAP 94-1 GROUP F PARCEL 20.01  
WARD 23, BLOCK 23800, CITY OF KNOXVILLE  
5th CIVIL DISTRICT  
KNOX COUNTY, TENNESSEE

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Revision	Date	No.	By	Check

Drawn By: **LT**  
Checked By: **MBB**  
Approved By: **JUL**  
LT Project No.: 2004028  
LT Drawing No.: D/O273-F  
Date: 11/02/20  
Sheet Title: **Site Layout, Grading & Drainage Plan**

Sheet ID: **C-101**  
Sheet No. 3

## Sheet Keynotes

KEYNOTE No.	DETAIL SHEET No.	DESCRIPTION
1	C-303	ASPHALT PAVEMENT - HEAVY DUTY
2	C-303	CONCRETE WHEEL STOPS
3	C-303	ASPHALT TRENCH PATCH
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10	C-304	WATER SERVICE ASSEMBLY
11	C-304	DROP MANHOLE CONNECTION
12	C-305	STORM CATCH BASIN W/ NEENAH R-3807 GRATE
13	C-305	CS-4 CASCADE SEPARATOR
14	C-305	CS-8 CASCADE SEPARATOR
15	C-308	BIOCLEAN SCREENING FILTER
16	C-303	TREE PLANTING DETAIL
17	C-303	TREE STAKING DETAIL
18	C-306	SHRUB PLANTING DETAIL
19	C-305	CONCRETE PIPE BOLLARD
20	C-305	ASPHALT CURBING
21	C-302	SMALL HEADWALL
22	C-302	BIKE RACK

## Legend

	LANDSCAPED AREA		MINOR CONTOUR
	CONCRETE		MAJOR CONTOUR
	RIPRAP AREA		SWALE
	ASPHALT		SETBACK LINE
	SLOPE OF FINISHED GRADE		STORM DRAIN PIPE
	# PARKING SPACES		ROOF DRAIN PIPE
	N		SANITARY SEWER PIPE
	0 20 40 SCALE: 1" = 20'		WATER LINE

TREE & SHRUB PLANTING SCHEDULE					
QTY	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	MIN. SPACING	PLANT ID
SHRUBS: 11 TOTAL					
5	ARONIA	RED CHOKEBERRY	18 IN. HEIGHT	5'	A
6	PICEA PUNGENS	BLUE SPRUCE	18 IN. HEIGHT	5'	B
TREES: 4 TOTAL					
4	CERCIS CANADENSIS	EASTERN REDBUD	2 IN. CALIPER	SEE PLANS	C

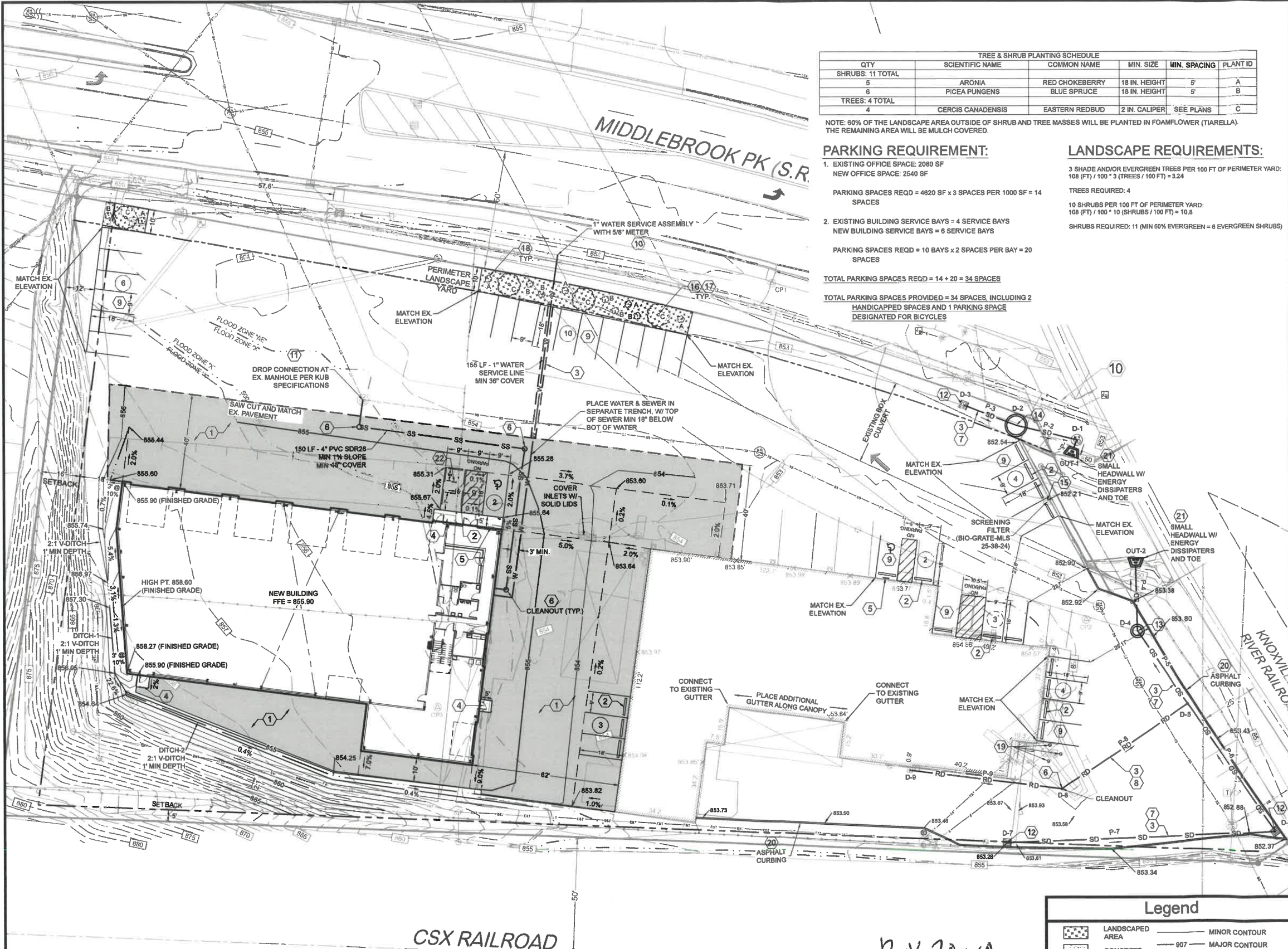
NOTE: 60% OF THE LANDSCAPE AREA OUTSIDE OF SHRUB AND TREE MASSES WILL BE PLANTED IN FOAMFLOWER (TIARELLA). THE REMAINING AREA WILL BE MULCH COVERED.

## PARKING REQUIREMENT:

- EXISTING OFFICE SPACE: 2080 SF  
NEW OFFICE SPACE: 2540 SF  
  
PARKING SPACES REQD = 4820 SF x 3 SPACES PER 1000 SF = 14 SPACES
  - EXISTING BUILDING SERVICE BAYS = 4 SERVICE BAYS  
NEW BUILDING SERVICE BAYS = 6 SERVICE BAYS  
  
PARKING SPACES REQD = 10 BAYS x 2 SPACES PER BAY = 20 SPACES
- TOTAL PARKING SPACES REQD = 14 + 20 = 34 SPACES
- TOTAL PARKING SPACES PROVIDED = 34 SPACES, INCLUDING 2 HANDICAPPED SPACES AND 1 PARKING SPACE DESIGNATED FOR BICYCLES

## LANDSCAPE REQUIREMENTS:

- 3 SHADE AND/OR EVERGREEN TREES PER 100 FT OF PERIMETER YARD:  
108 (FT) / 100 \* 3 (TREES / 100 FT) = 3.24
- TREES REQUIRED: 4
- 10 SHRUBS PER 100 FT OF PERIMETER YARD:  
108 (FT) / 100 \* 10 (SHRUBS / 100 FT) = 10.8
- SHRUBS REQUIRED: 11 (MIN 50% EVERGREEN = 6 EVERGREEN SHRUBS)

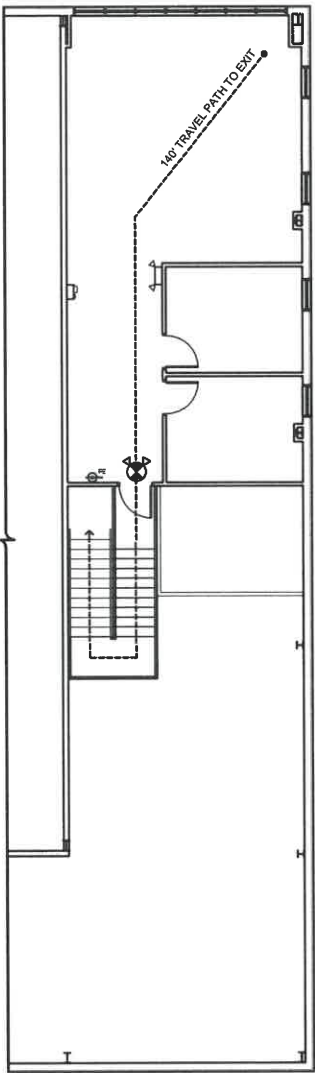


DITCH LINING SUMMARY TABLE					
CHANNEL ID	LINING MATERIAL	DEPTH (FT)	BOTTOM WIDTH (FT)	SIDE SLOPES	AVG. SLOPE (%)
DITCH-1	NETLESS EROSION CONTROL BLANKETS (TYPE 2.B)	1.0	0.0	2:1	3.1
DITCH-2	NETLESS EROSION CONTROL BLANKETS (TYPE 2.B)	1.0	0.0	2:1	1.5

STORM PIPE TABLE									
NAME	DN STR	UP STR	DN INV EL	UP INV EL	LENGTH (FT)	SLOPE (%)	MATERIAL	DIA (IN)	
P-1	OUT-1	D-1	847.71	847.97	4.25	6.12	HDPE	15	
P-2	D-1	D-2	847.97	848.63	28.81	2.50	HDPE	15	
P-3	D-2	D-3	849.60	850.20	23.84	2.50	HDPE	15	
P-4	OUT-2	D-4	848.75	847.85	27.82	7.55	HDPE	15	
P-5	D-4	D-5	847.85	848.22	37.34	1.00	HDPE	15	
P-6	D-5	D-6	848.22	848.89	65.54	1.00	HDPE	15	
P-7	D-6	D-7	848.89	850.02	113.19	1.00	HDPE	15	
P-8	D-7	D-8	848.22	850.17	13.49	3.97	HDPE	8	
P-9	D-8	D-9	850.17	850.82	65.09	1.00	HDPE	8	

STORM STRUCTURE TABLE						
NAME	NORTHING	EASTING	RM EL	INV IN EL	INV OUT EL	STRUCTURE ID
OUT-1	599645.94	2574263.67	851.82	847.71	N/A	OUTFALL W/ HEADWALL
D-1	599649.92	2574285.17	852.47	847.97	847.97	48" MH
D-2	599658.08	2574299.27	852.80	849.60	849.60	96" WQ STRUCTURE
D-3	599664.97	2574217.05	852.71	N/A	850.20	48" CATCH BASIN W/ NEENAH R-3807
OUT-2	599668.98	2574289.22	848.44	848.75	N/A	OUTFALL W/ HEADWALL
D-4	599669.18	2574289.89	853.67	847.85	847.85	48" WQ STRUCTURE
D-5	599658.35	2574319.94	853.74	848.22	848.22	8" CLEANOUT
D-6	599484.20	2574347.81	852.87	848.89	848.89	48" CATCH BASIN W/ NEENAH R-3807
D-7	599479.80	2574234.80	853.27	N/A	850.02	48" CATCH BASIN W/ NEENAH R-3807
D-8	599502.53	2574288.51	853.70	850.17	850.17	8" CLEANOUT
D-9	599510.44	2574193.94	853.82	N/A	850.82	8" CLEANOUT

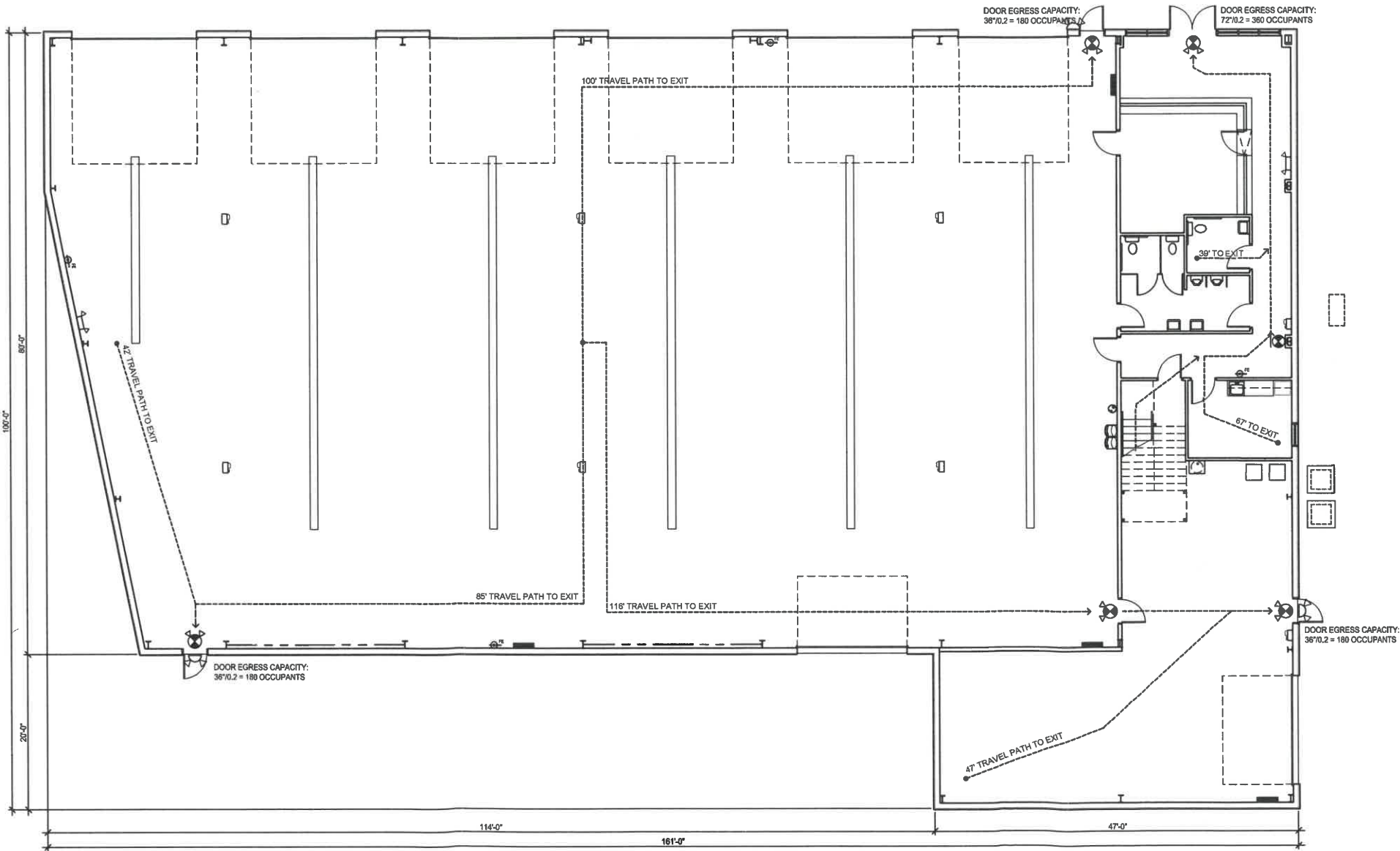




LIFE SAFETY MEZZANINE PLAN

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

2  
A100



LIFE SAFETY FLOOR PLAN

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

1  
A100

LIFE SAFETY LEGEND

EGRESS PATH	---
FIRE EXTINGUISHER	⊗
EMERGENCY EXIT LIGHT WITH EMERGENCY BATTERY PACK	⊗
EMERGENCY EXIT SIGN	⊗
LIGHT EMERGENCY BATTERY PACK	⊗
WALL MOUNTED FIRE ALARM COMBINATION HORN/STROBE	⊗
WALL MOUNTED EXTERIOR LED EMERGENCY LIGHTING WITH BUILT-IN BATTERY FOR EMERGENCY OPERATION	⊗

KNOX TRAILER  
ADDITION

2600 MIDDLEBROOK PIKE, KNOXVILLE, TENNESSEE 37921

MARK	DATE	ISSUE FOR:
	05/18/20	Client
	07/13/20	Client Meeting
	07/24/20	Client Review
	08/14/20	Checklist
	11/02/20	Permit

DRAWN: GA/SS  
LIFE SAFETY PLANS

A100  
PROJECT: 20089  
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(865) 325-5550  
office@ysk3architects.com

SETH D. SCHWEITZER  
REGISTERED ARCHITECT  
No. 20213  
11/02/20  
STATE OF TENNESSEE



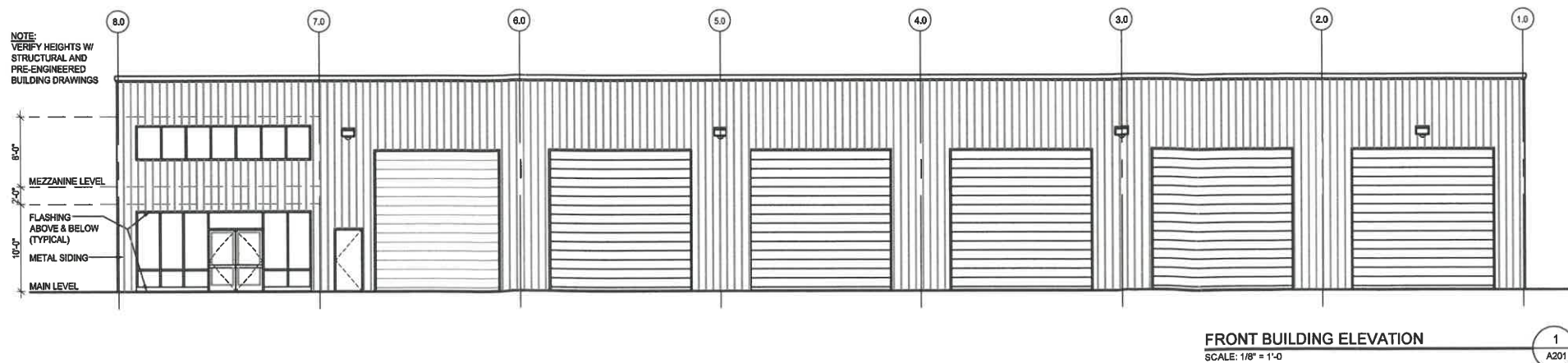
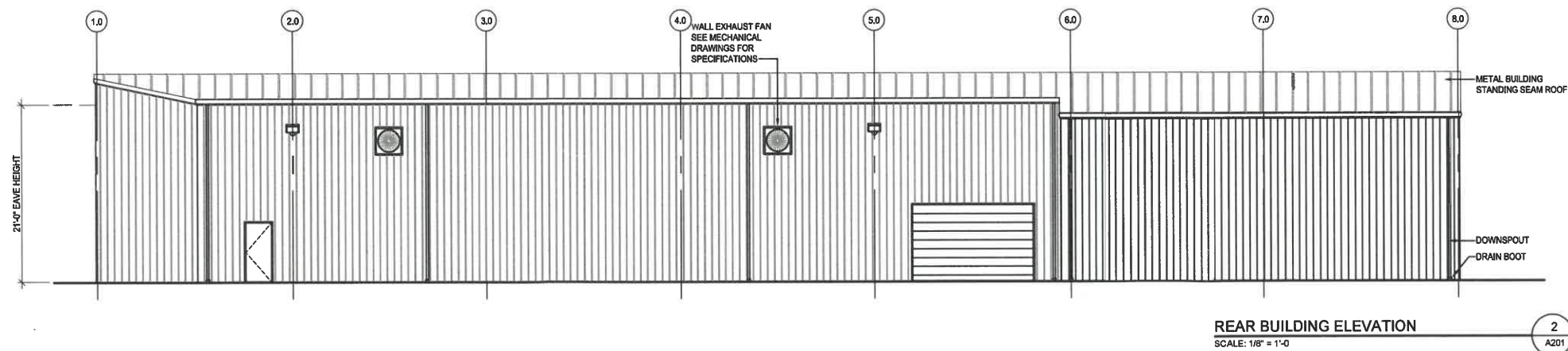
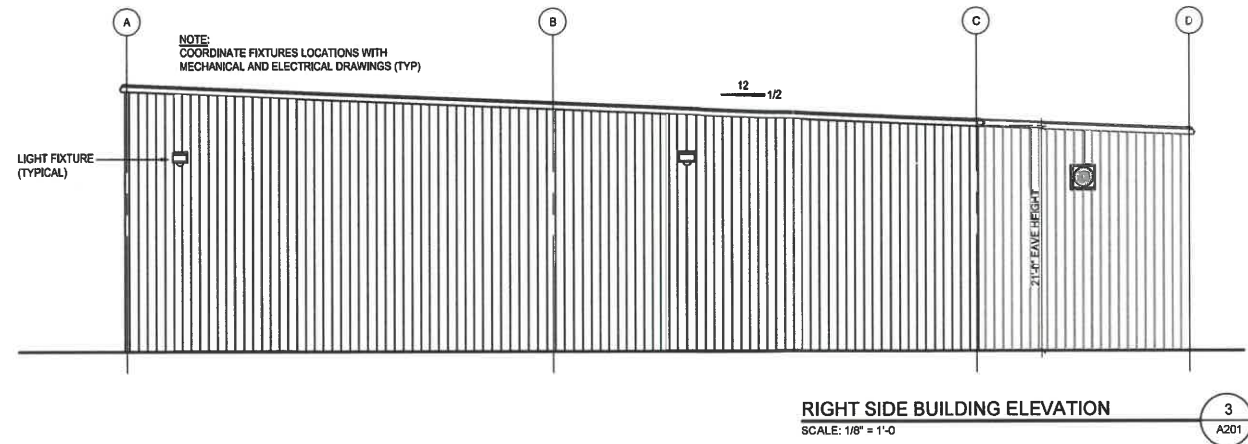
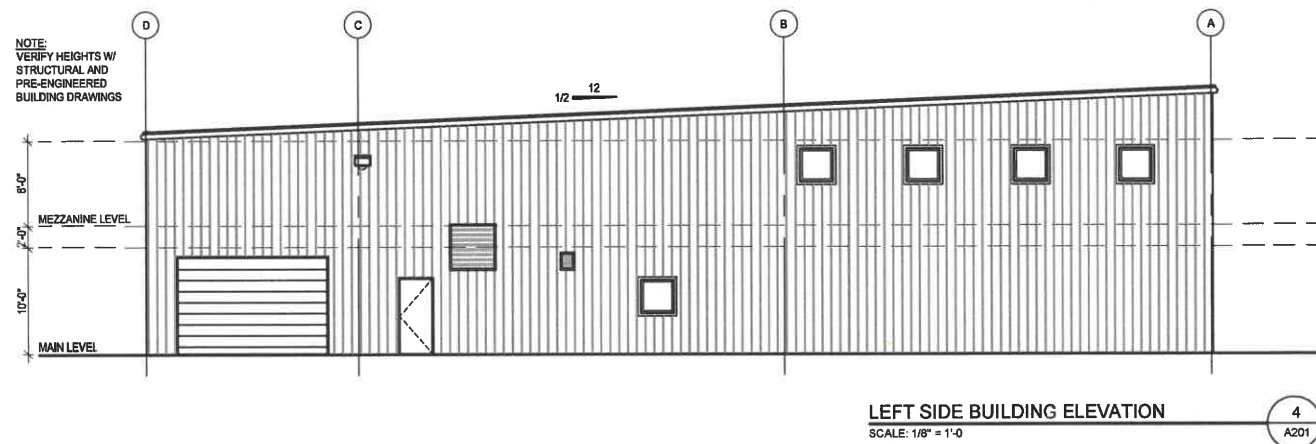
# KNOX TRAILER ADDITION

2600 MIDDLEBROOK PIKE, KNOXVILLE, TENNESSEE 37921

ISSUE FOR:	
Client	Client Meeting
Client	Client Review
Client	Checklist
Client	Permit
MARK	DATE
05/19/20	07/13/20
07/24/20	09/14/20
11/02/20	

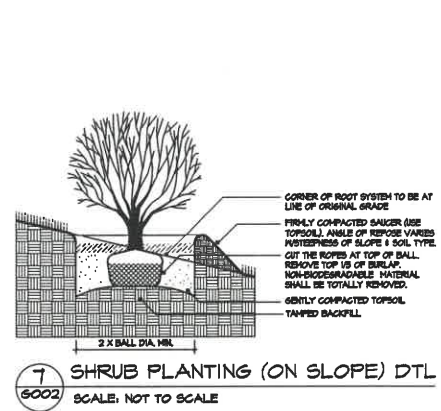
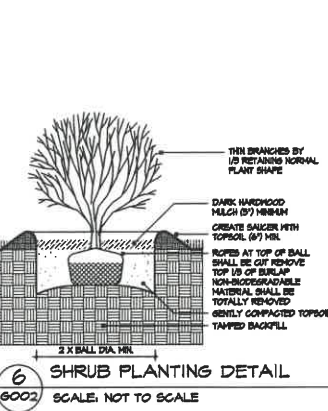
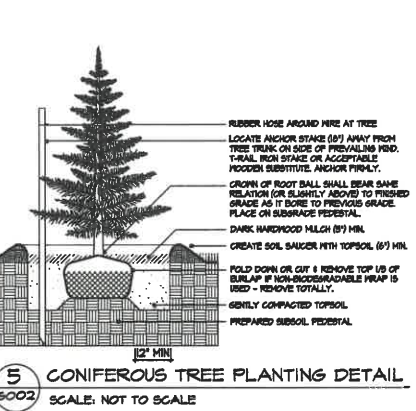
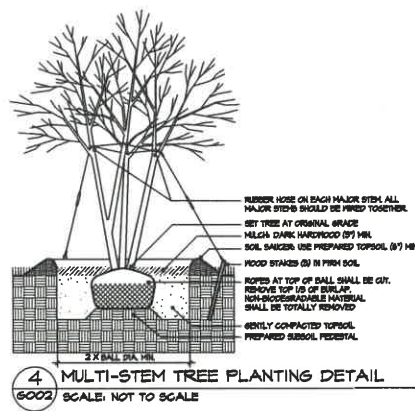
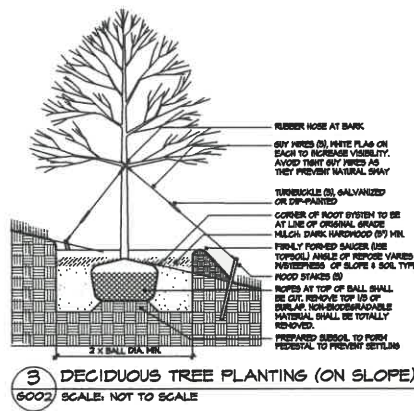
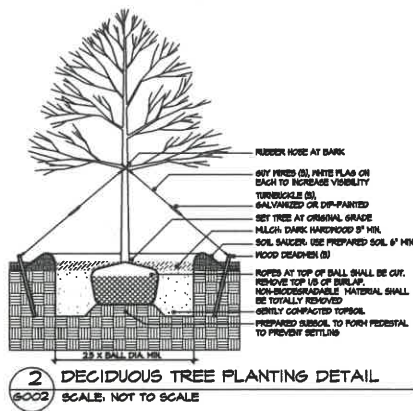
DRAWN:  
BUILDING ELEVATIONS

**A201**  
 PROJECT: 20089  
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12-K-20-VA





**LANDSCAPE LEGEND**

	SHADE / EVERGREEN TREE
	EVERGREEN BUSH
	BUSH
	SMALL BUSH
	LANDSCAPE AREA (60% must be live groundcover, perennials, or ornamental grasses. Remaining area can be stone, mulch, or other permeable landscape materials)
	LANDSCAPE KEY

**LANDSCAPE NOTES**

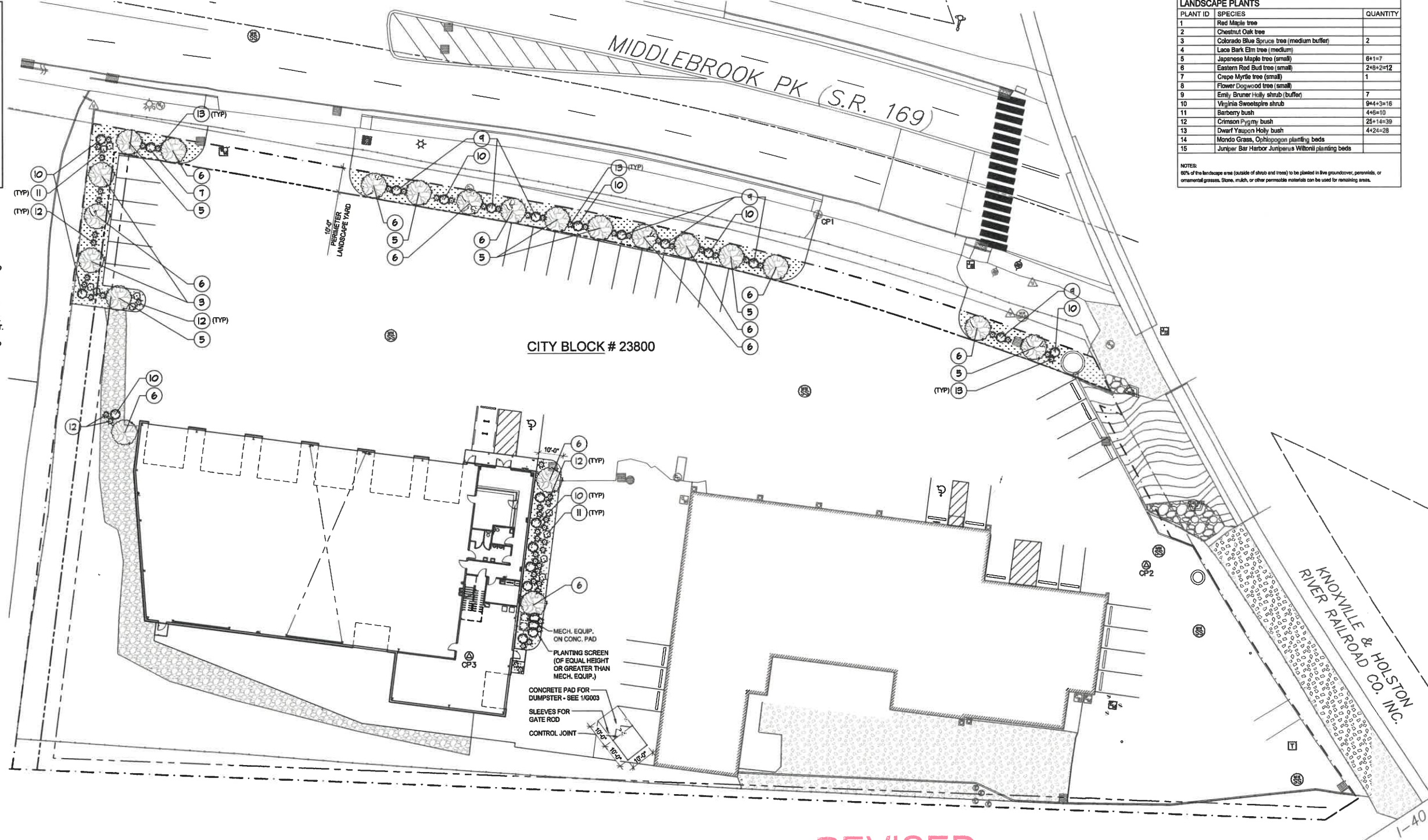
LS1 PRESERVE EXISTING TREES WHERE FEASIBLE. PROVIDE PROTECTIVE BARRIER FOR PRESERVED TREES.

LS2 ALL TREES RETAINED OR PROVIDED TO MEET THE REQUIREMENTS OF THE CITY OF KNOXVILLE SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE OF COMPLETED CONSTRUCTION. FINAL PLANT APPROVAL, OR PLANTING, AS SPECIFIED BY THE CONTRACT. ANY TREES WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.

**LANDSCAPE PLANTS**

PLANT ID	SPECIES	QUANTITY
1	Red Maple tree	
2	Chestnut Oak tree	
3	Colorado Blue Spruce tree (medium buffer)	2
4	Lace Bark Elm tree (medium)	
5	Japanese Maple tree (small)	8+1=7
6	Eastern Red Bud tree (small)	2+6+2=12
7	Crape Myrtle tree (small)	1
8	Flower Dogwood tree (small)	
9	Emily Bruner Holly shrub (buffer)	7
10	Virginia Sweetspire shrub	9+4+3=16
11	Barberry bush	4+6+10
12	Crimson Pygmy bush	25+1+4=30
13	Dwarf Yaupon Holly bush	4+2+4=28
14	Mondo Grass, Ophiopogon planting beds	
15	Juniper Bar Harbor Juniperus Willoni planting beds	

NOTES:  
80% of the landscape area (outside of shrub and trees) to be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable materials can be used for remaining areas.



REVISED

LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

1  
G002

# KNOX TRAILER ADDITION

2600 MIDDLEBROOK PIKE, KNOXVILLE, TENNESSEE 37921

ISSUE FOR:

MARK	DATE	DESCRIPTION
1	05/19/20	Client
2	07/13/20	Client Meeting
3	07/24/20	Client Review
4	09/14/20	Checklist
5	11/02/20	Permit
6	11/02/20	Revisions

LANDSCAPE PLAN,  
DETAILS, AND NOTES

G002

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12-K-20-VA