



Studio Four Design, Inc. Architecture | Interiors 414 Clinch Avenue | Knoxville, TN 37902 865.523.5001 | studiofourdesign.com

A New Mixed-Use Commercial Development named: Village at Hardin Valley

TBD Knoxville, TN 37932



Project Phase: Schematic Design

Table with 3 columns: #, Description, Date. Includes Issue Date: 03.25.2024 and Revisions section.

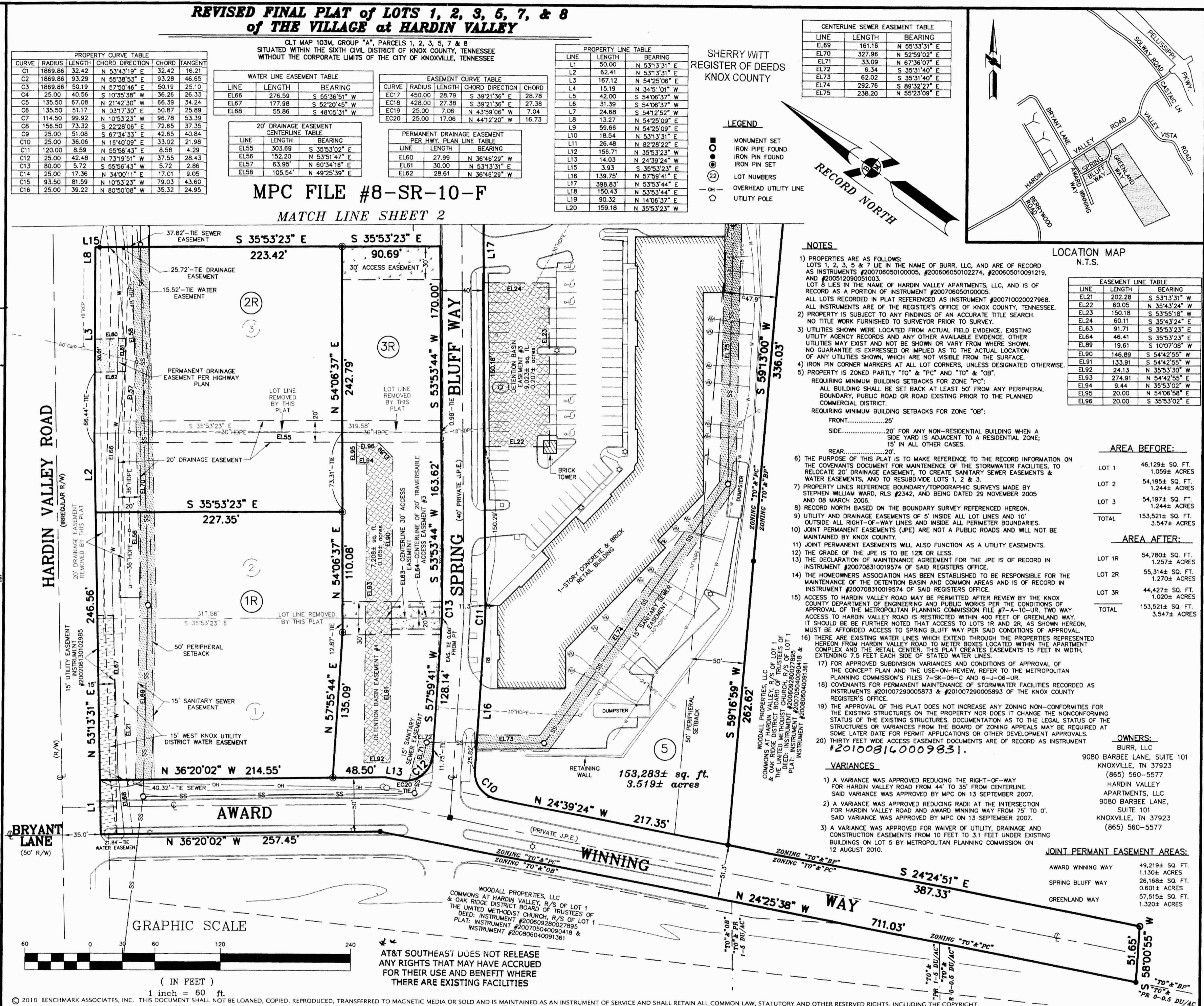
Job Number: 23091 Plat

V1.1

Date: 2/25/2024 2:39:00 PM Drawn By: Auditor File: C:\Users\ajm\Documents\23091_Village at Hardin Valley.dwg

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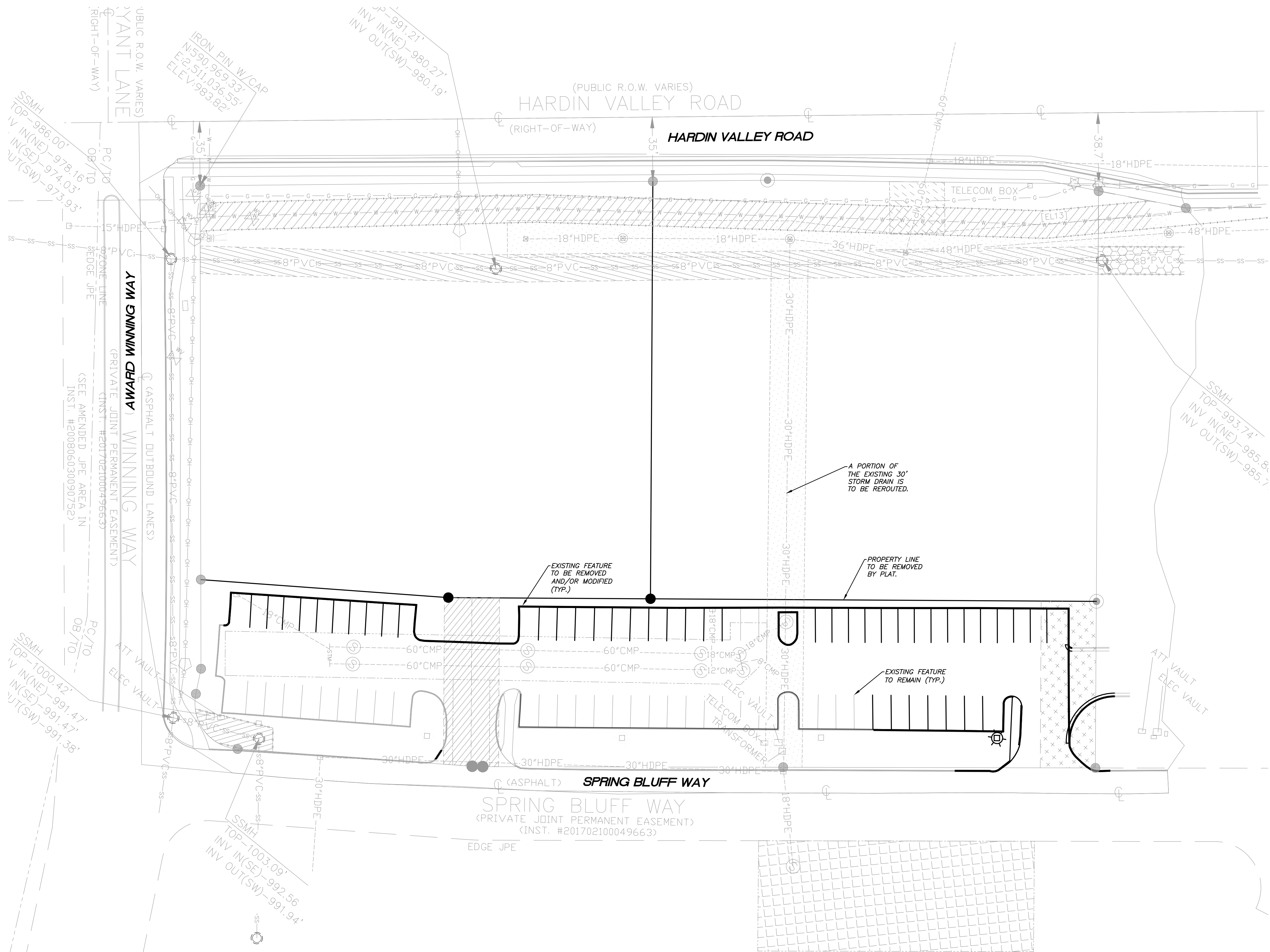
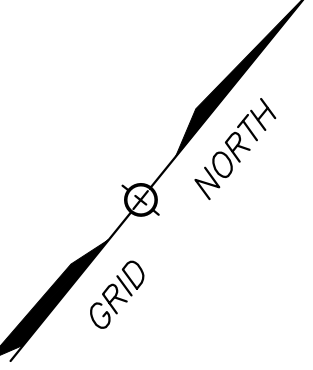
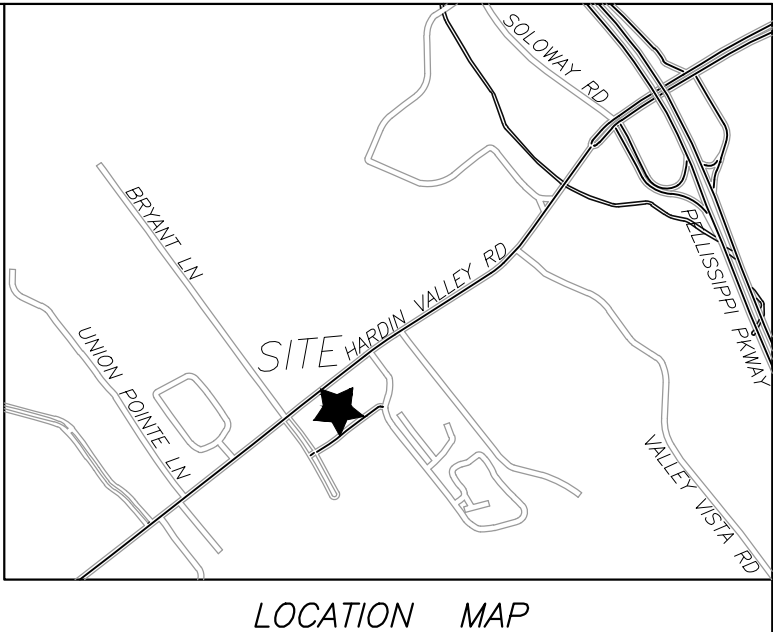
CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION (I, We) Burr, LLC HARDIN VALLEY APARTMENTS, LLC... CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE... CERTIFICATION OF CLASS AND ACCURACY OF SURVEY... ZONING... TAXES... SANITARY SEWERS... SUBDIVISION NAME AND STREET NAME... GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS... COUNTY - RELEASE OF EASEMENTS... GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS... CERTIFICATE OF APPROVAL FOR RECORDING



BENCHMARK ASSOCIATES, INC. Land Planners Land Surveyors 10308 Hardin Valley Road Knoxville, Tennessee 37932

REVISED FINAL PLAT of LOTS 1, 2, 3, 5, 7 & 8 of THE VILLAGE at HARDIN VALLEY. HARDIN VALLEY ROAD KNOXVILLE, KNOX COUNTY TENNESSEE 37932

REVISED FINAL PLAT SHEET 1 of 3. DATE: 21 JULY 2010 SCALE: 1" = 60' FILE NAME: 10093-SD 10093



Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 5/28/2024

SHEET C-1

SITE DEMOLITION PLAN
THE VILLAGE AT HARDIN VALLEY

SITE ADDRESS: 0 SPRING BLUFF WAY (37932)

OWNER:
OKR GP
 11707 COUCH MILL ROAD
 KNOXVILLE, TN 37932

DIST. NO. W6 KNOX CO., TN.
 SCALE: 1"=30' MAY 28, 2024
 TAX MAP: 103 INSERT: M GROUP: A PARCELS: 1, 2, 3

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWN: CLM CHR: CAS DWG. NO. 2403010

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

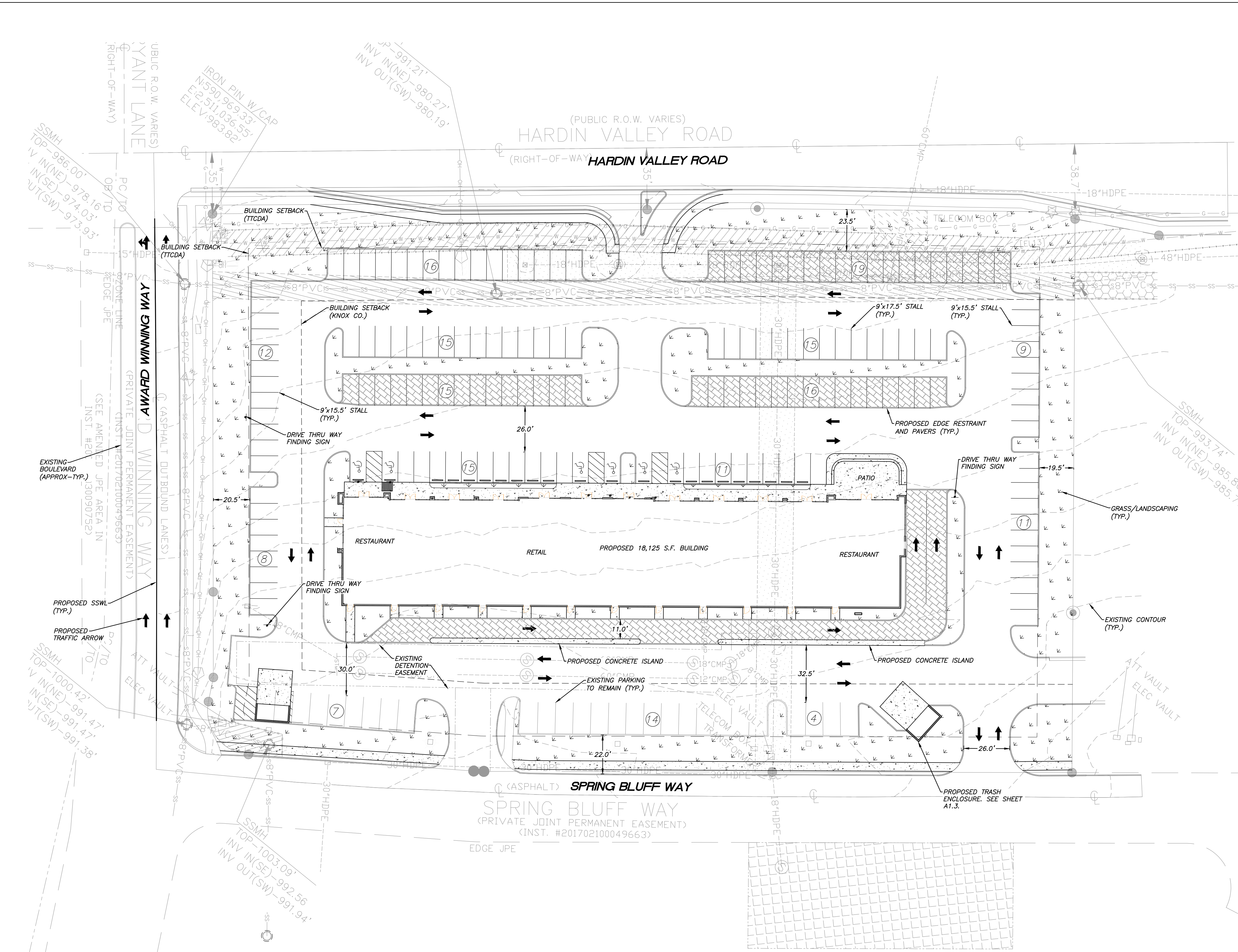
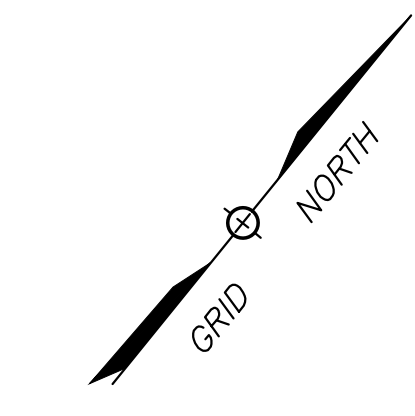
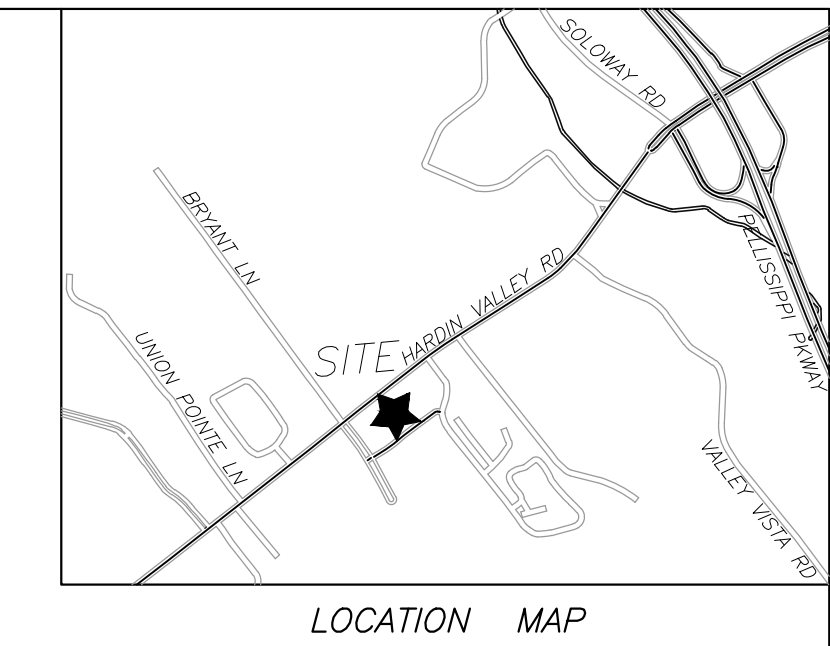


REFERENCE:

PARCEL 1	DEED INST. #201606060070861
	PLAT INST. #201008160009832
PARCELS 2 & 3	DEED INST. #201605260068749
	PLAT INST. #201008160009832



REVISION	DATE	DESCRIPTION	CAS
1	6/21/24	REVISED PER PLANNING & EPW COMMENTS	CAS



SITE PLAN NOTES:

- PROPERTY CORNERS MARKED AS NOTED.
- THIS PROPERTY IS ZONED PC/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:
PC ZONE
PERIPHERY BOUNDARY: ALL BUILDINGS SHALL BE SET BACK AT LEAST FIFTY (50) FEET FROM ANY PERIPHERAL BOUNDARY OF THE PROJECT, OR ANY PUBLIC STREET OR ROAD EXISTING PRIOR TO THE PC, PLANNED COMMERCIAL ZONE.
- TECHNOLOGY OVERLAY
FRONT: 20 FEET / 60 FEET*
SIDE: 20 FEET
REAR: 20 FEET
*WITH PARKING IN FRONT YARD
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- GROUND AREA COVERAGE (GAC) SHALL NOT EXCEED 25%. SEE LOT COVERAGE SUMMARY.
- FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 30%. SEE LOT COVERAGE SUMMARY.
- IMPERVIOUS AREA SHALL NOT EXCEED 70% SEE LOT COVERAGE SUMMARY.
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR MONUMENT SIGN LOCATION AND DETAIL.

PARKING NOTES:

- THIRTY PERCENT (30%) OF THE PARKING SPACES MAY BE DESIGNATED FOR COMPACT CARS. THE MINIMUM SIZE OF A COMPACT CAR SPACE SHALL BE 8 FT. x 16 FT.
- PARKING AREAS SHALL BE LANDSCAPED ACCORDING TO SECTION 3.4 REQUIREMENTS.
- SURFACE PARKING AREAS SHOULD BE LOCATED TO THE SIDE OR TO THE REAR OF BUILDINGS. IF PARKING IS REQUESTED TO BE LOCATED IN FRONT OF A BUILDING, THE PARKING SHALL BE SEPARATED FROM THE FRONT PROPERTY LINE BY A 20 FT. LANDSCAPE BUFFER.
- REQUIRED PARKING (RESTAURANT/RETAIL)
TTCTDA:
RESTAURANT:
MINIMUM - 7.5 PER 1000 SQ. FT. OF GROSS FLOOR AREA
5000/1000 = 5 5 * 7.5 = 37.5
MINIMUM SPACES REQUIRED = 68
MAXIMUM - 15 PER 1000 SQ. FT. OF GROSS FLOOR AREA
5000/1000 = 5 5 * 15 = 75
MAXIMUM SPACES REQUIRED = 112
RETAIL:
MINIMUM - 3 PER 1000 SQ. FT. OF GROSS FLOOR AREA
12625/1000 = 12.625 12.625 * 3 = 38
MINIMUM SPACES REQUIRED = 38
MAXIMUM - 4.5 PER 1000 SQ. FT. OF GROSS FLOOR AREA
12625/1000 = 12.625 12.625 * 4.5 = 57
MAXIMUM SPACES REQUIRED = 57
TOTAL MINIMUM SPACES REQUIRED = 80
TOTAL MAXIMUM SPACES REQUIRED = 169
KNOX COUNTY:
RESTAURANT:
ONE (1) PER THREE (3) EMPLOYEES, PLUS ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF USABLE FLOOR SPACE; OR ONE (1) PER THREE (3) FIXED SEATS, WHICHEVER IS THE GREATER.
27 (EMPLOYEES) / 3 = 9
5000 / 100 = 50
REQUIRED PARKING = 59
RETAIL:
ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF RETAIL FLOOR SPACE.
12625 / 100 = 126
REQUIRED PARKING = 126
TOTAL REQUIRED PARKING = 169
PROPOSED PARKING: 187 (INCLUDING 6 HANDICAP)

LOT COVERAGE SUMMARY	
CURRENT USE	VACANT / PARKING AREA
PROPOSED USE	RESTAURANT / RETAIL
ZONING	PC/TO
TOTAL AREA	3.55-ACRES (154,492± S.F.)
EXISTING WALKS AND ASPHALT	28,548 S.F.
PROPOSED BUILDING AREA RESTAURANT	5,500 S.F.
PROPOSED BUILDING AREA RETAIL	12,625 S.F.
TOTAL BUILDING AREA	18,125 S.F.
PROPOSED WALKS AND ASPHALT	67,211 S.F.
PERMEABLE PAVER AREA	15,035 S.F.
TOTAL IMPERVIOUS AREA	98,849 S.F.
IMPERVIOUS AREA RATIO (IAR)	64.0%
GROUND AREA COVERAGE (GAC)	11.7%
FLOOR AREA RATIO (FAR)	11.7%

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 5/28/2024

REFERENCE:
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PLAT INST. #201008160009832
PARCELS 2 & 3
DEED INST. #20160526008749
PLAT INST. #201008160009832



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



SHEET C-2

SITE PLAN
THE VILLAGE AT HARDIN VALLEY
SITE ADDRESS: 0 SPRING BLUFF WAY (37932)

OWNER:
OKR GP
11707 COUCH MILL ROAD
KNOXVILLE, TN 37932

DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=30' MARCH 25, 2024
TAX MAP: 103 INSERT: M GROUP: A PARCELS: 1, 2, 3

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION	CAS	BY
1	6/21/24	REVISED PER PLANNING & EPW COMMENTS	CAS	

DWN: CLM CHR: CAS DWG. NO. 2403010



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THE PENLAND STUDIO
 LANDSCAPE ARCHITECTURE
 2110 HOLDERWOOD LANE
 KNOXVILLE, TENNESSEE 37922
 BPETH@PENLANDSTUDIO.COM
 865.335.3584
 WWW.PENLANDSTUDIO.COM

A New Mixed-Use Commercial Development named:

Village at Hardin Valley

TBD
 Knoxville, TN 37932



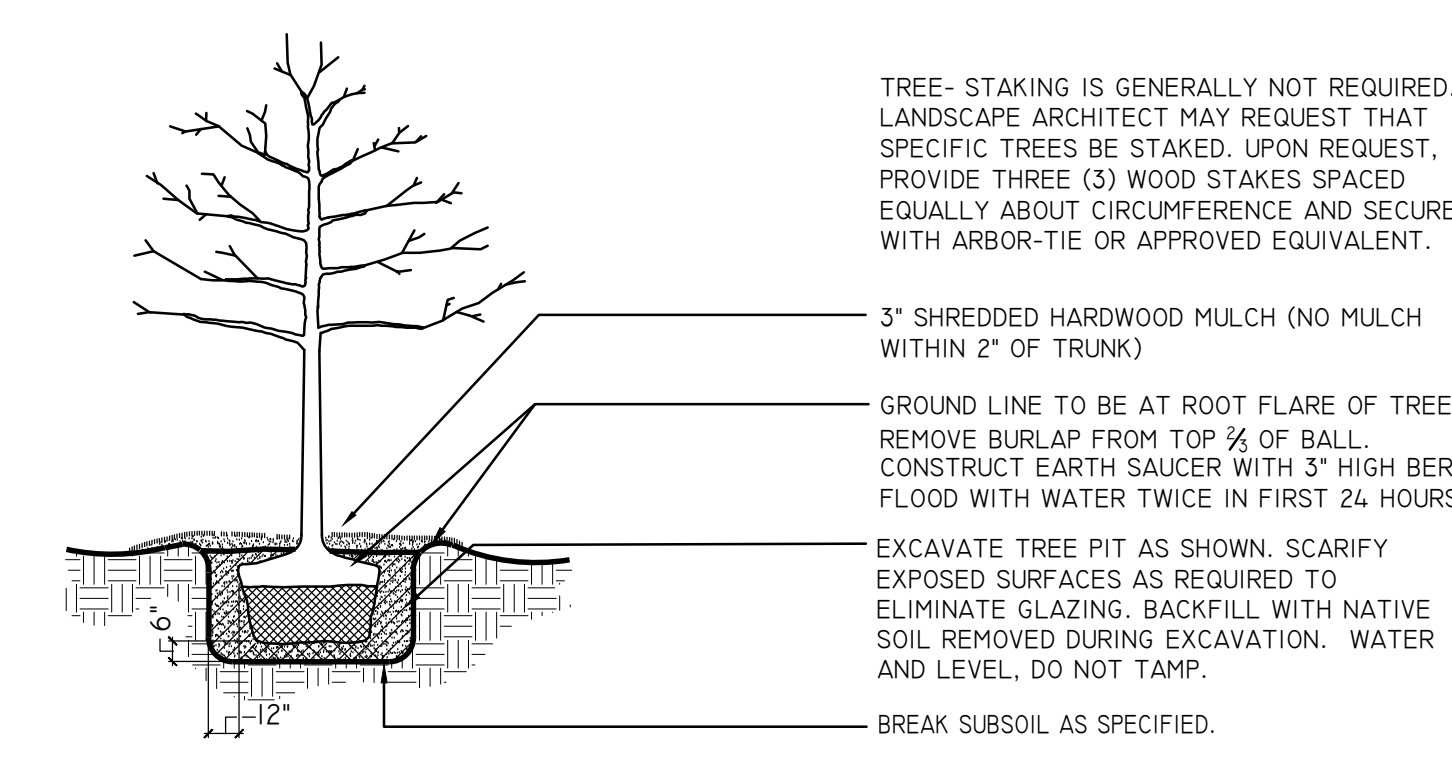
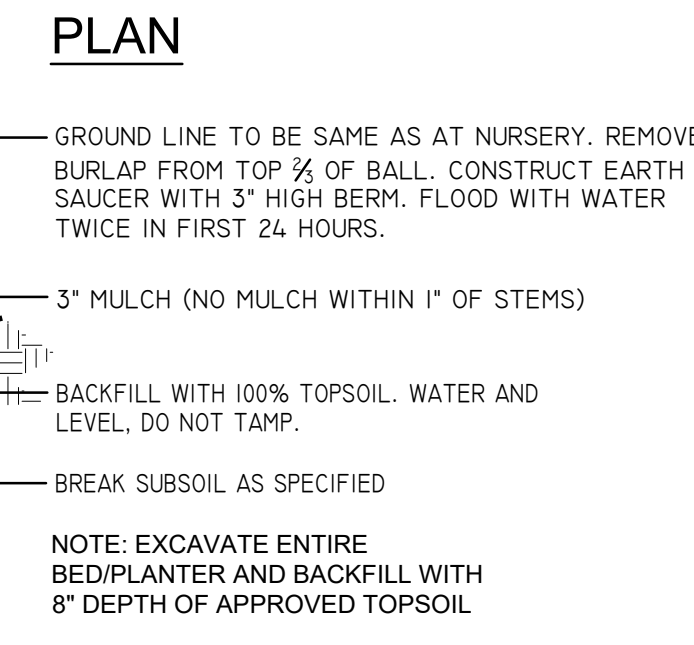
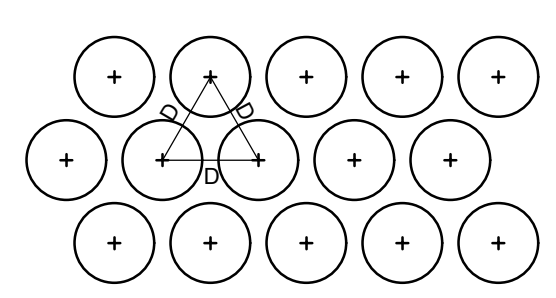
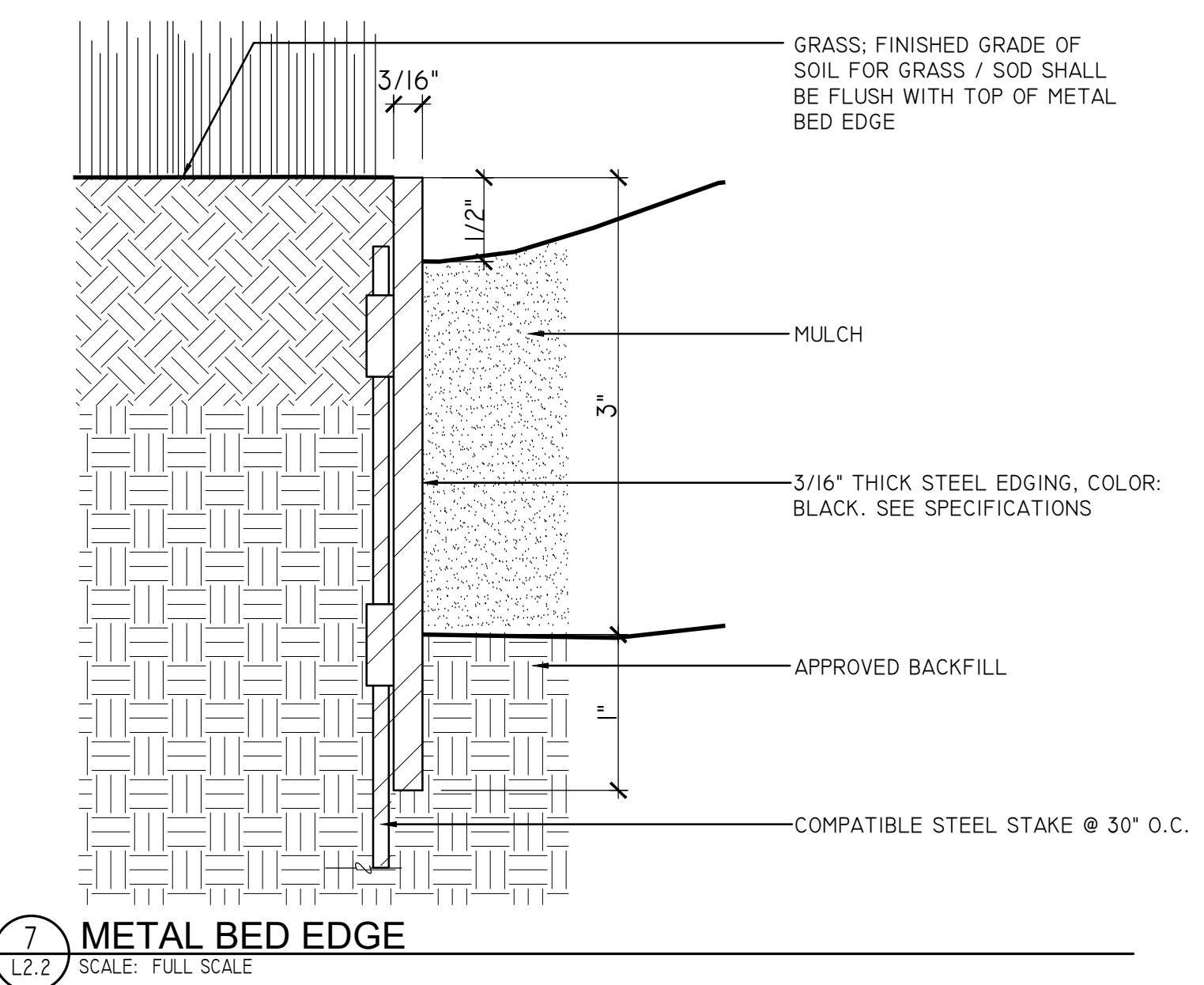
Project Phase: Schematic Design

Issue Date: 05.28.2024		
Revisions		
#	Description	Date
	Staff Comments	6/24/24

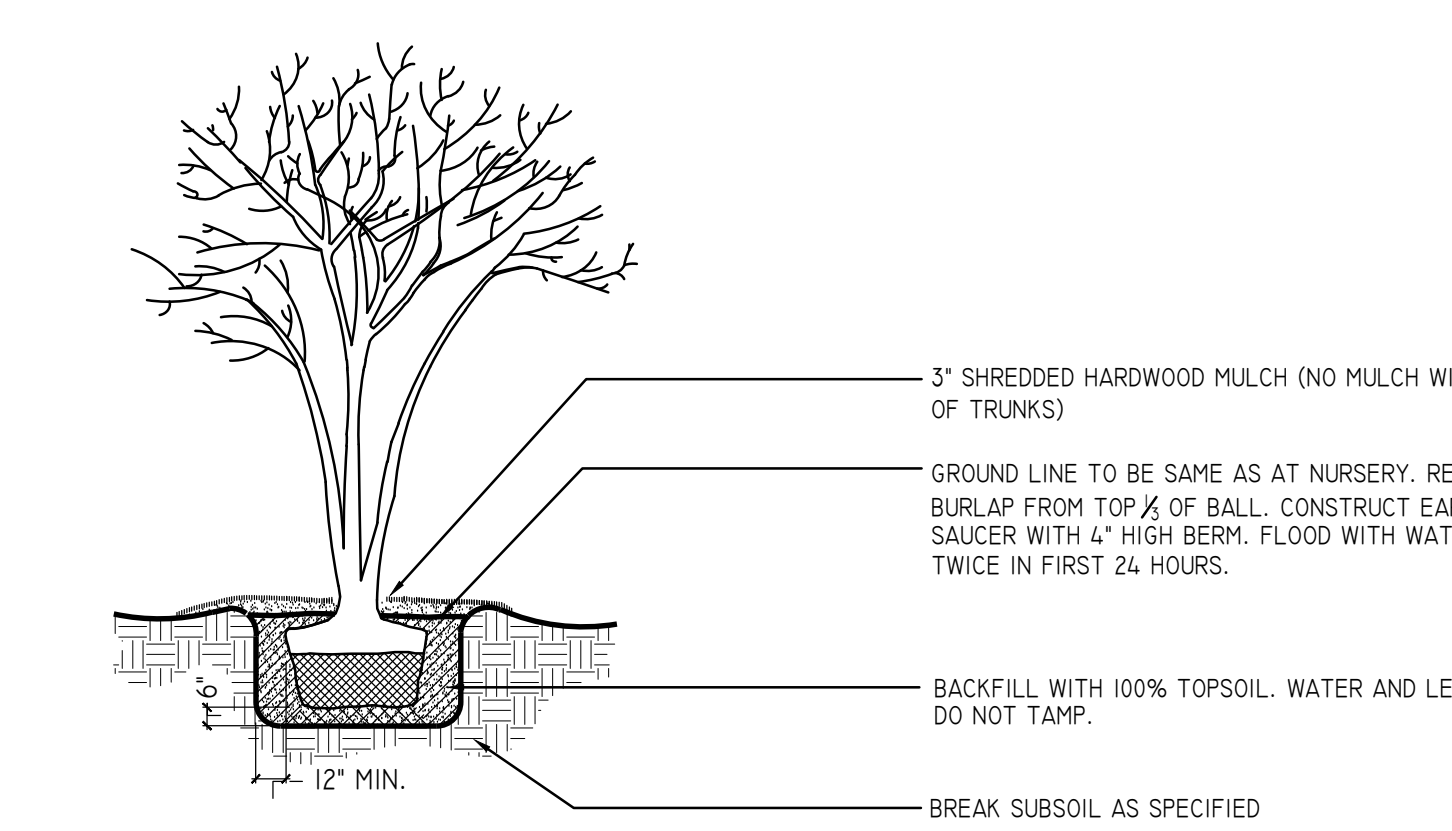
Job Number: 23091

Landscape Details

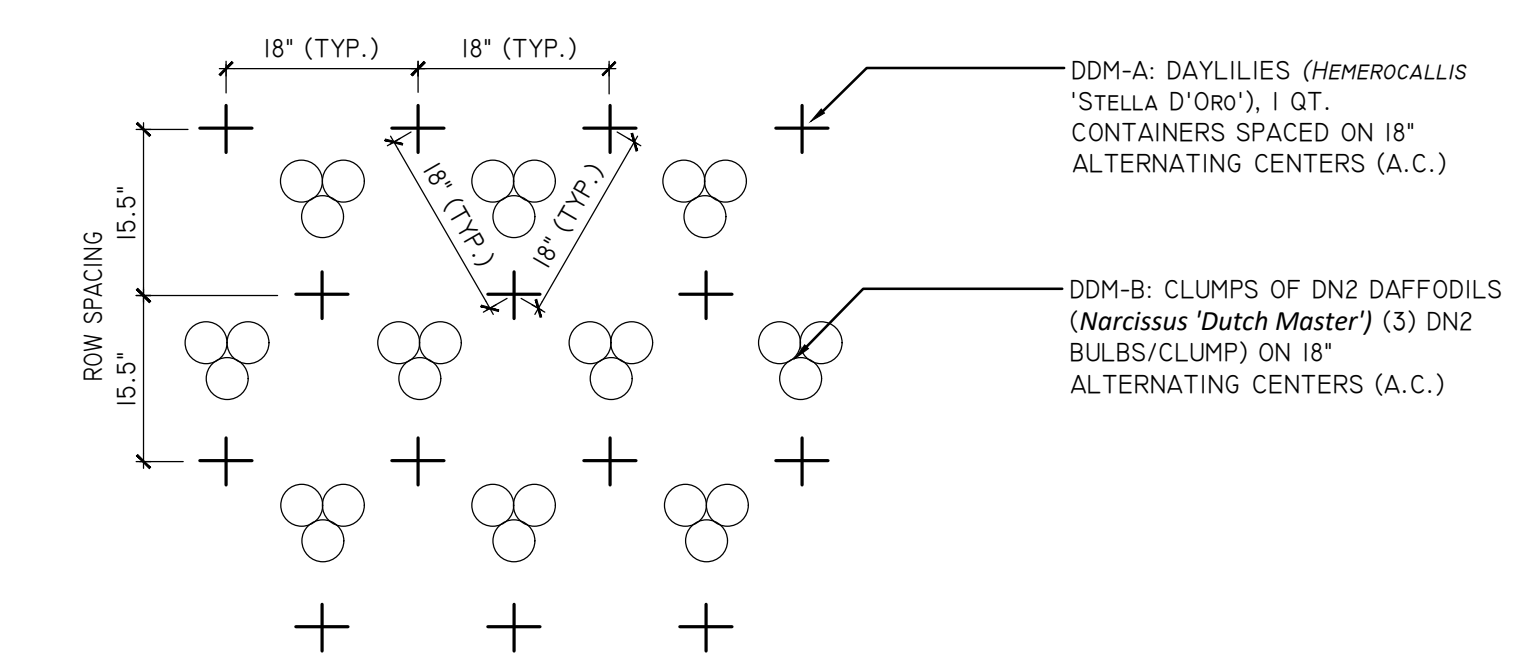
L2.2



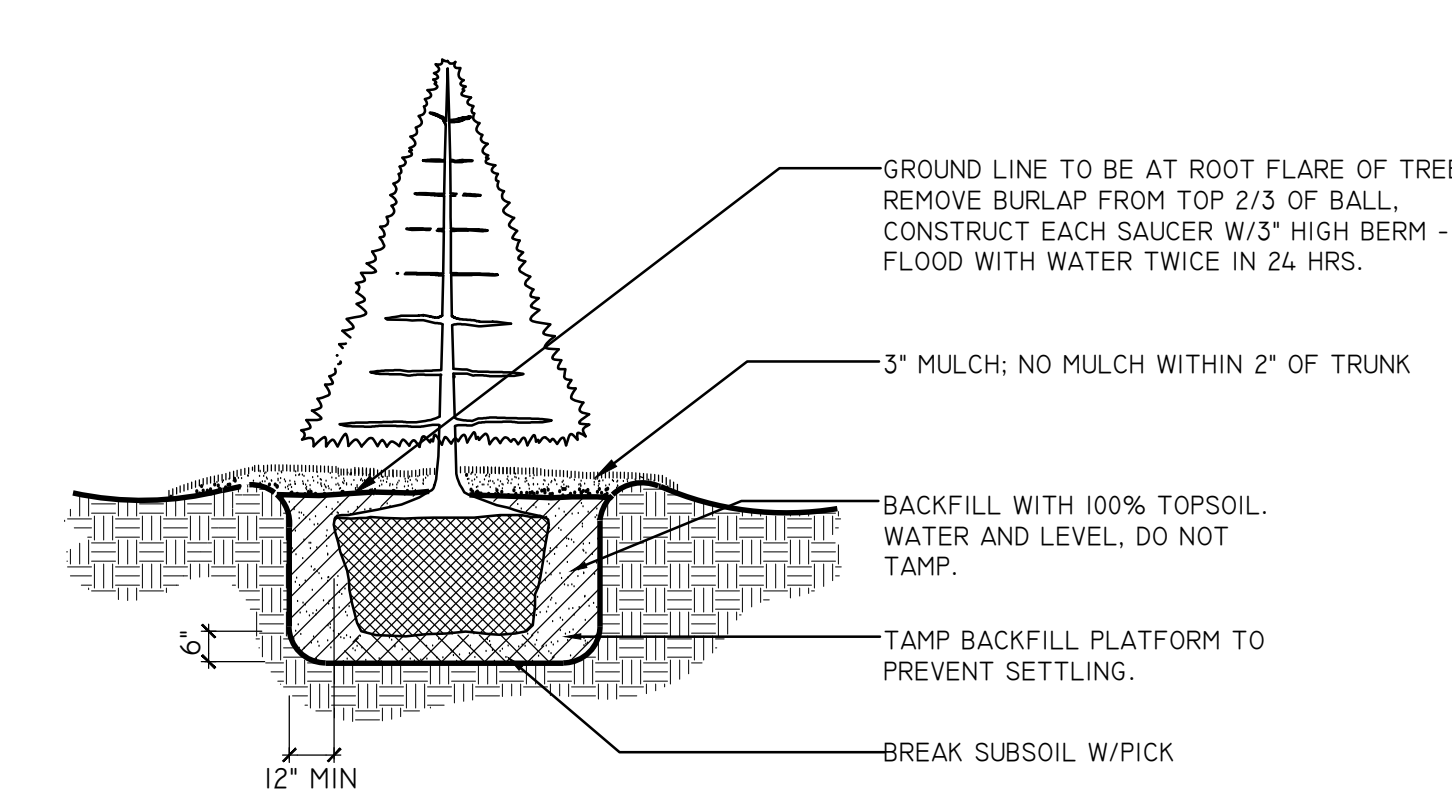
1 TREE PLANTING & GUYING TO 3" CAL. L2.2 SCALE: NOT TO SCALE



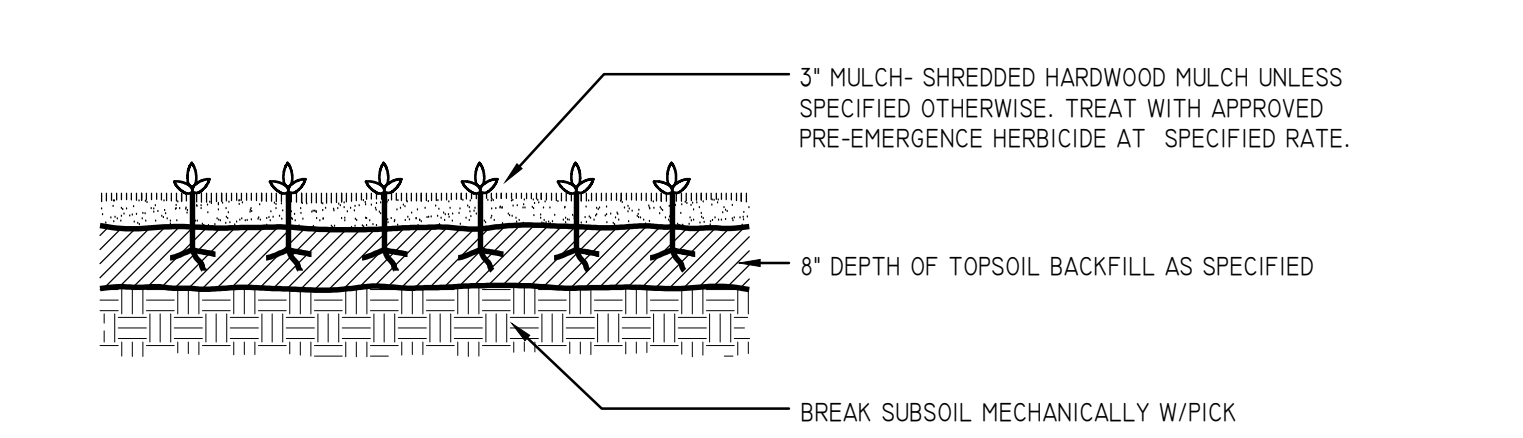
2 TREE PLANTING - MULTI-STEM TREE L2.2 SCALE: NOT TO SCALE



5 COLOR BED SPACING L2.2 SCALE: N.T.S.



3 EVERGREEN TREE - TO 8' HT. L2.2 SCALE: NOT TO SCALE



6 GROUND COVER/PERENNIAL PLANTING L2.2 SCALE: NOT TO SCALE

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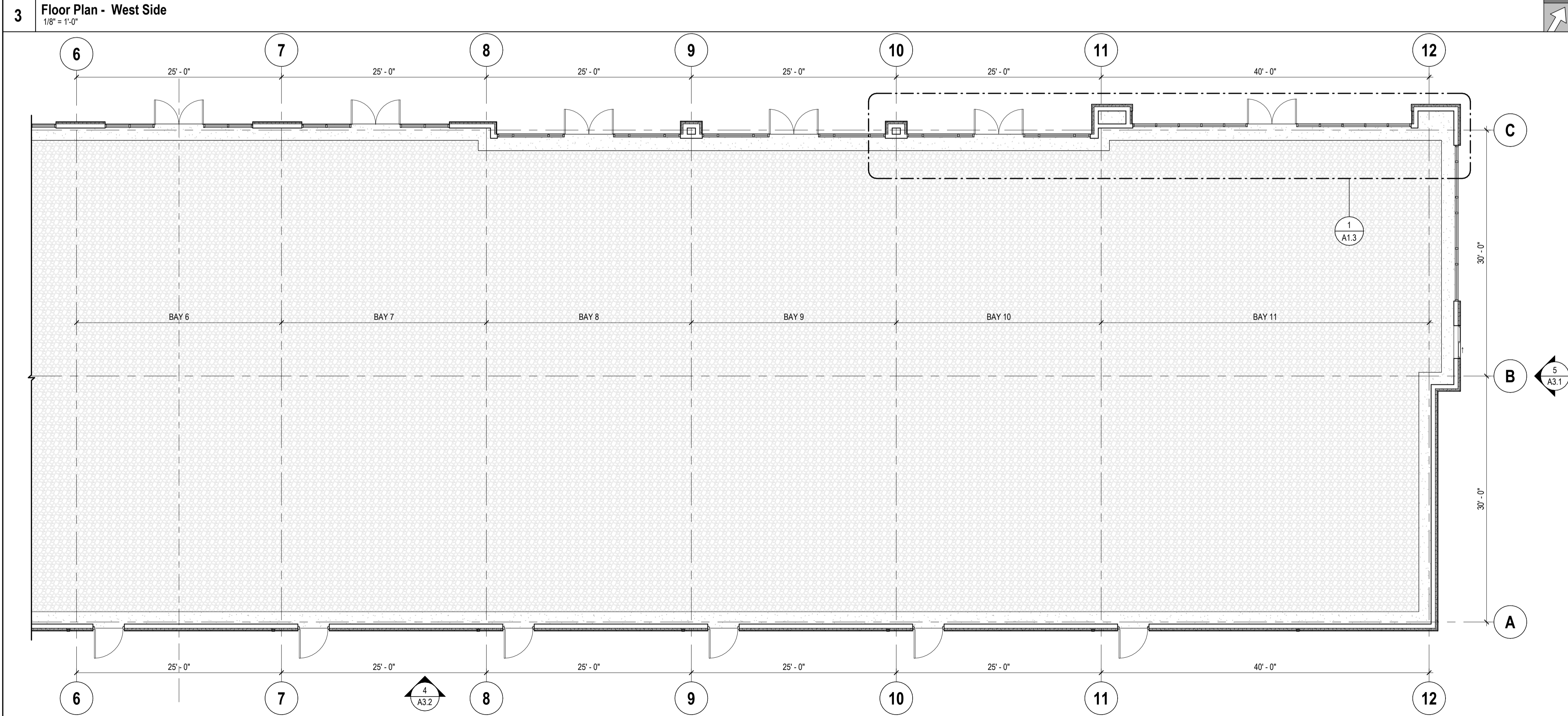
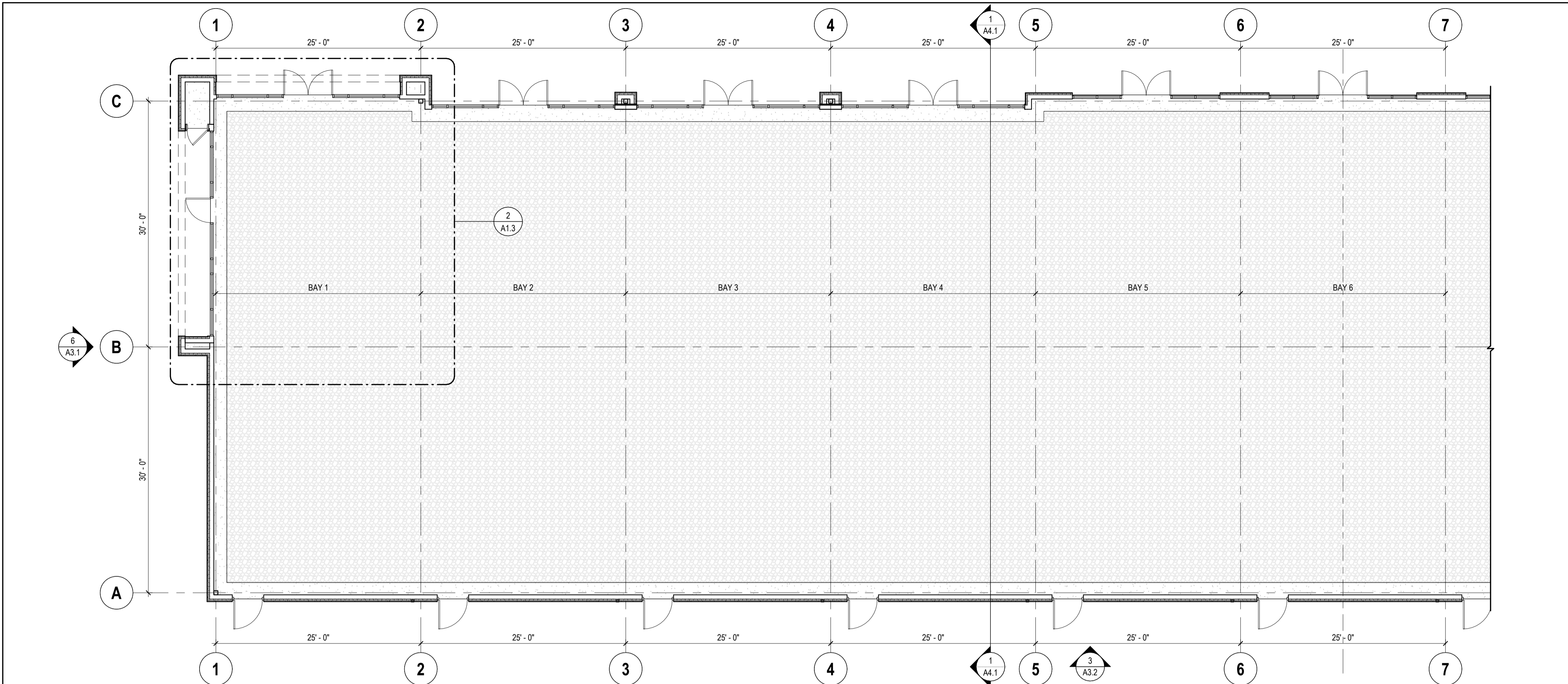


Project Phase: Schematic Design

Issue Date: 03.25.2024	
Revisions	
#	Description

Job Number: 23091
 Floor Plan

- CONCRETE FOUNDATION WALL / PARTIAL SLAB
- CRUSHED STONE - SEE SECTIONS AND STRUCTURAL



1 Key Plan
 NTS

2 Floor Plan Legend
 NTS

The key plan shows a grid of 12 bays (BAY 1 to BAY 11) and grid lines 1-12 and A-C. The legend shows a grid of 12 bays (BAY 1 to BAY 11) and grid lines A-C. The legend also includes the text '3 / A1.1 | 2 / A1.1'.

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 Drawn By: Auditor
 Checked By: JMM
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A1.1



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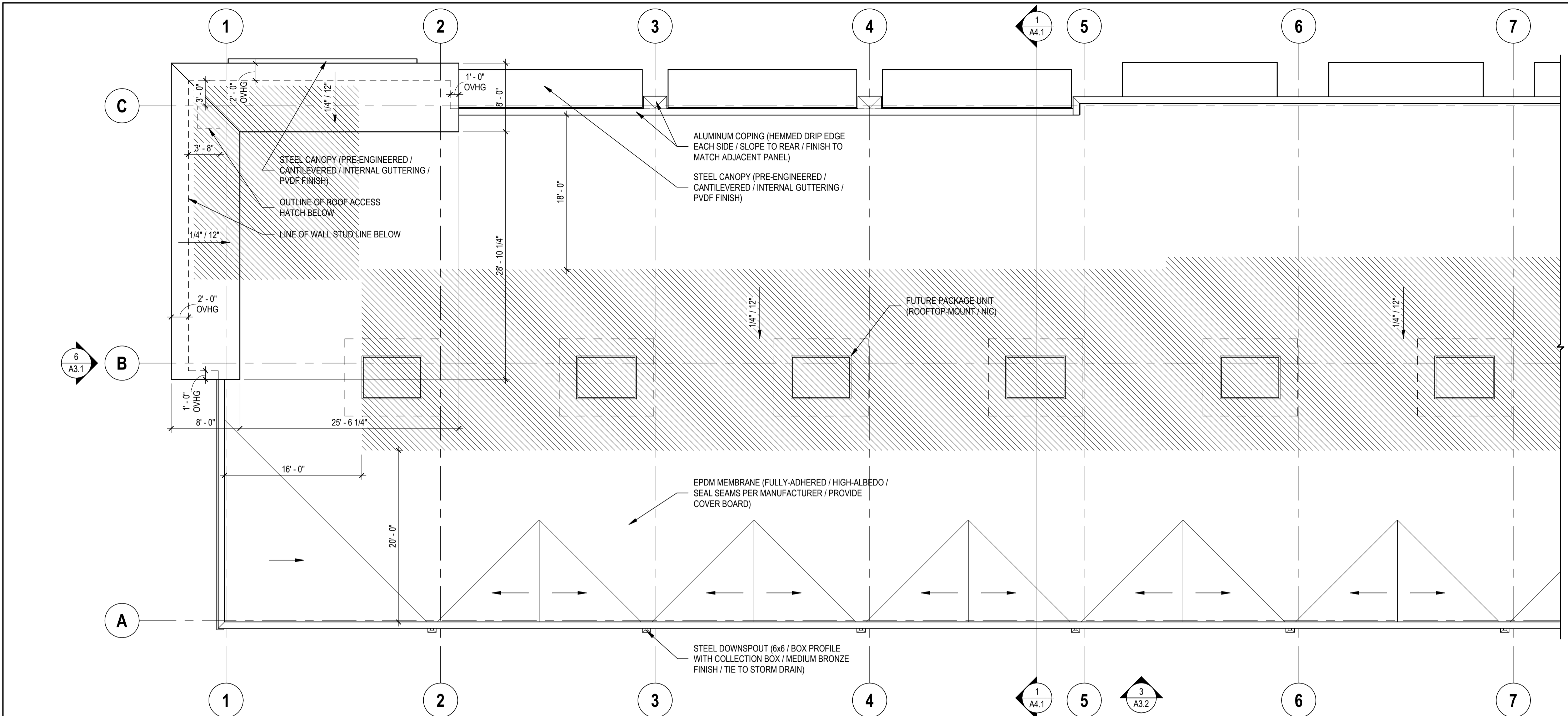
Project Phase: Schematic Design

Revisions		
#	Description	Date

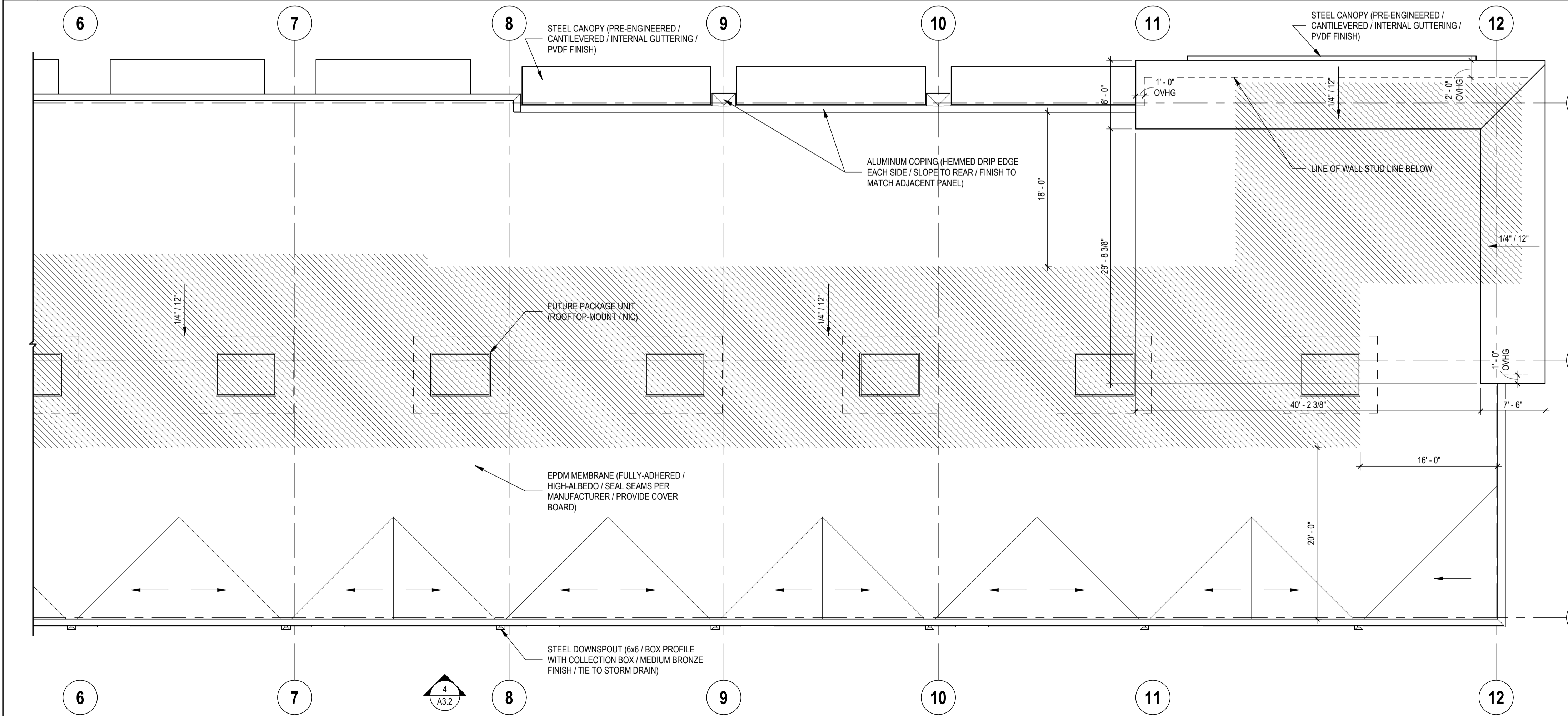
Job Number: 23091
 Roof Plan

A1.2

- ZONE FOR FUTURE MECHANICAL EQUIPMENT
- ROOF ACCESS HATCH (SHOWN BELOW OVERHANG)
- FUTURE ROOFTOP PACKAGE UNIT, NIC

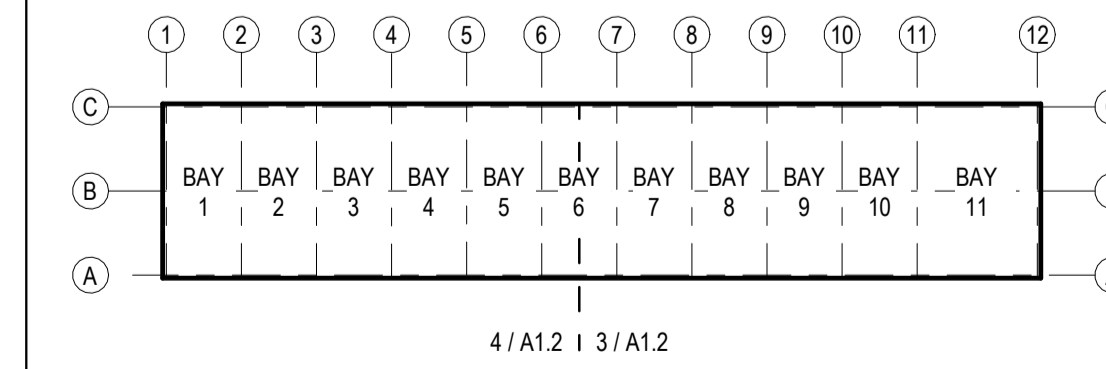


4 Roof Plan - West Side
 1/8" = 1'-0"



3 Roof Plan - East Side
 1/8" = 1'-0"

2 Roof Plan Legend
 NTS



1 Key Plan
 NTS

Date: 3/25/2024 2:39:09 PM
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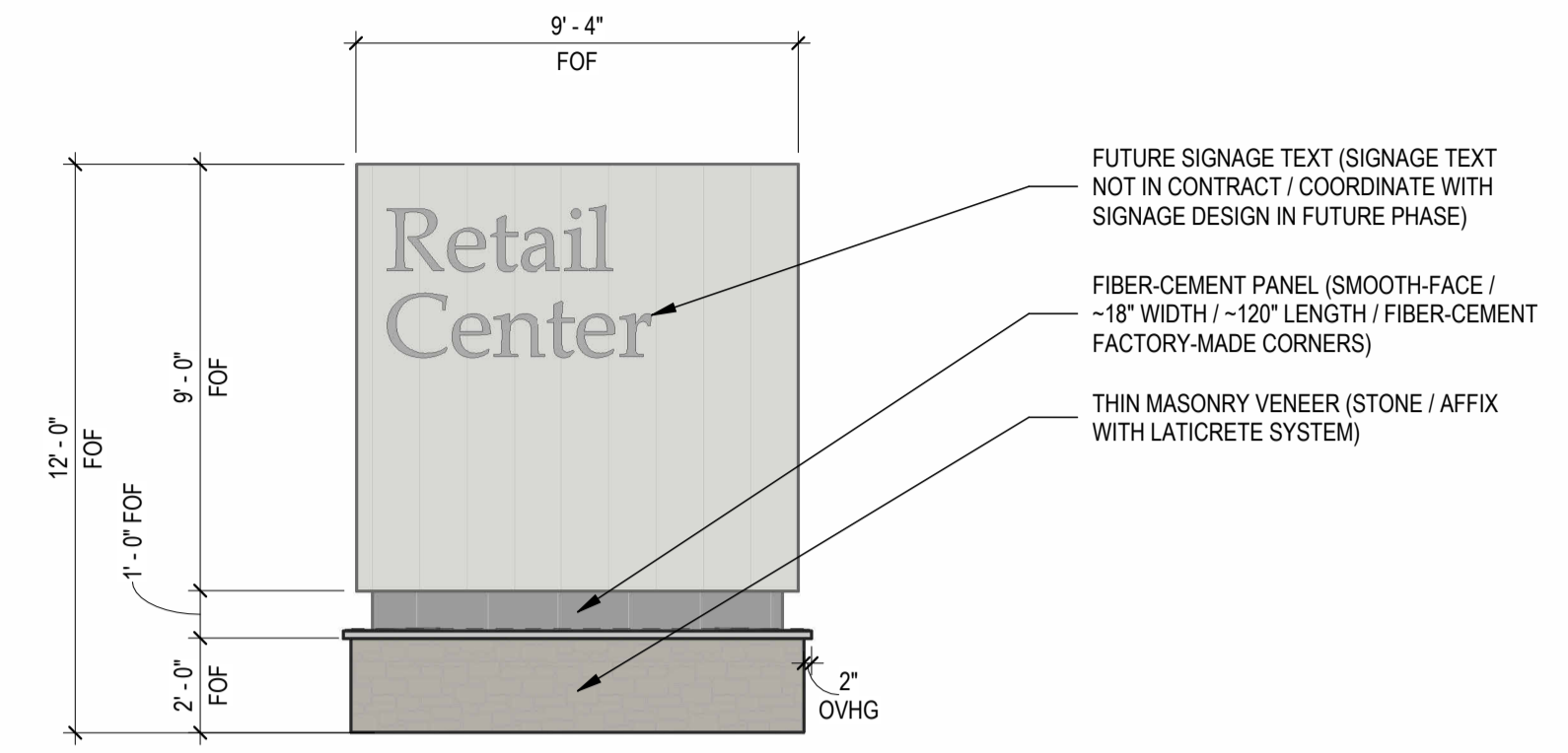


Project Phase: Schematic Design

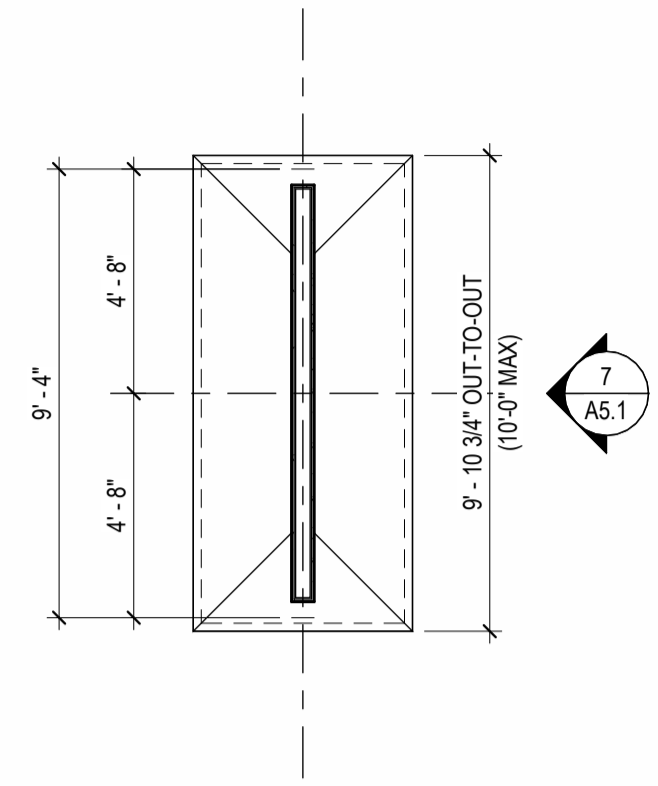
Issue Date: 03/25/24		
Revisions		
#	Description	Date

Job Number: 23091
 Signage & Enclosure
 Drawings

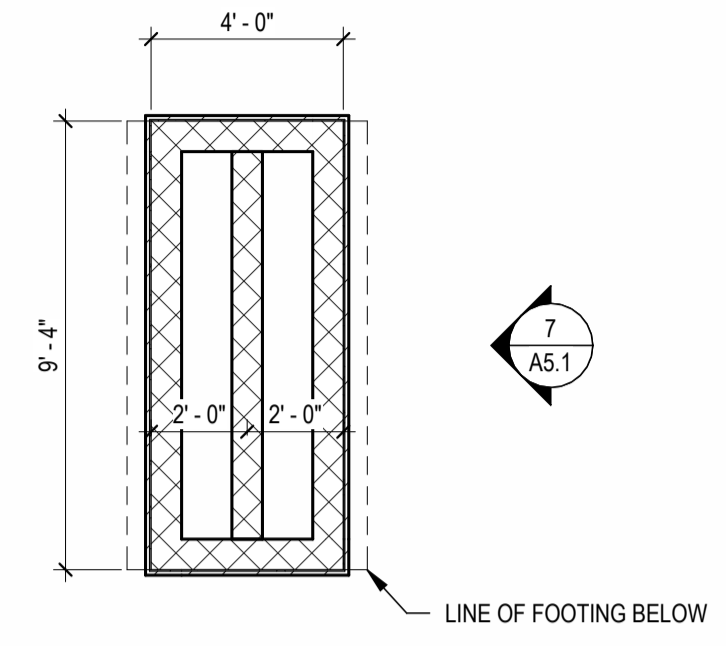
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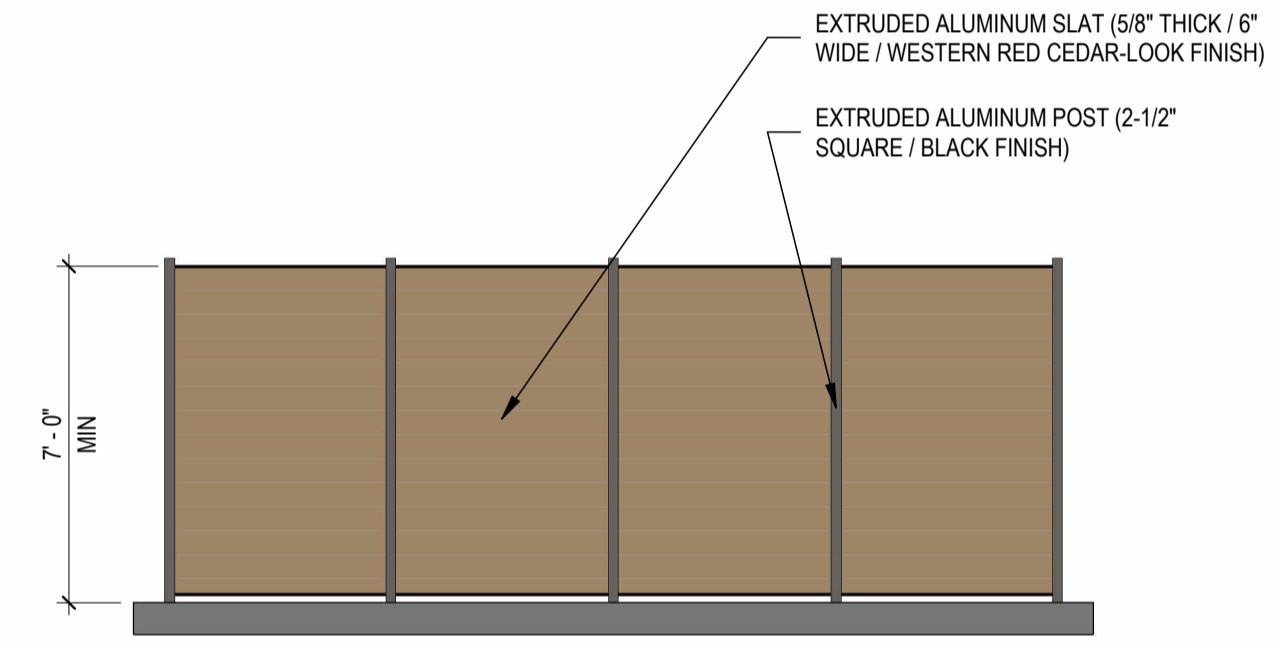
7 Monument Sign Elevation - Face
 1/4" = 1'-0"



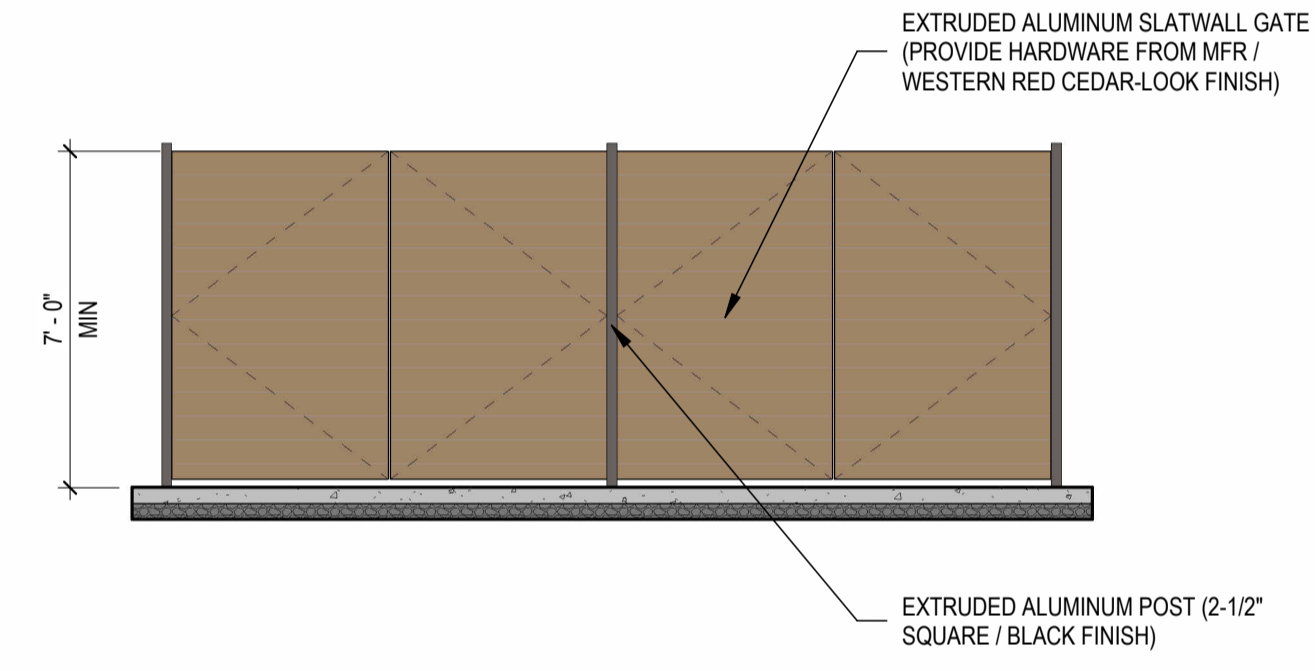
6 Monument Sign Plan - Upper
 1/4" = 1'-0"



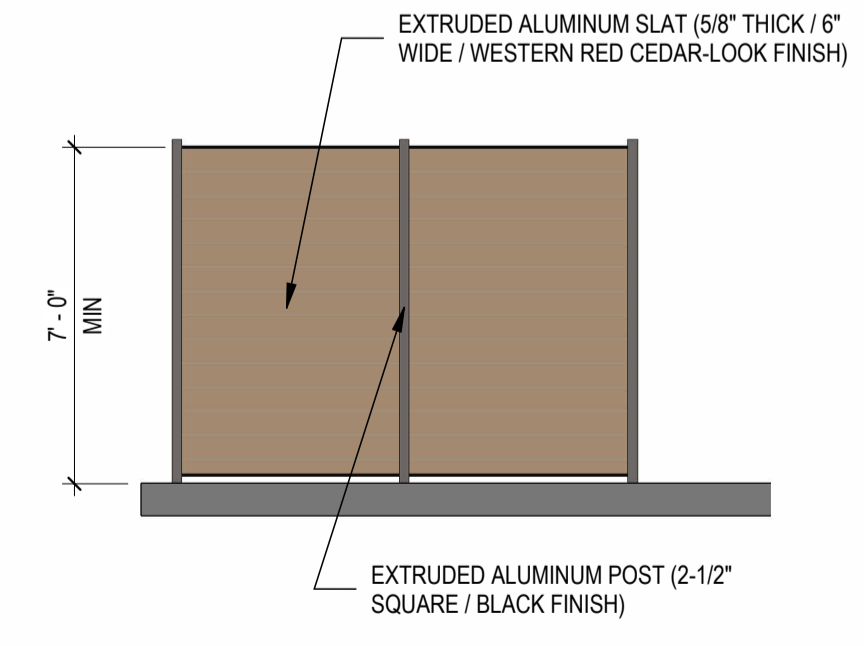
5 Monument Sign Plan - Base
 1/4" = 1'-0"



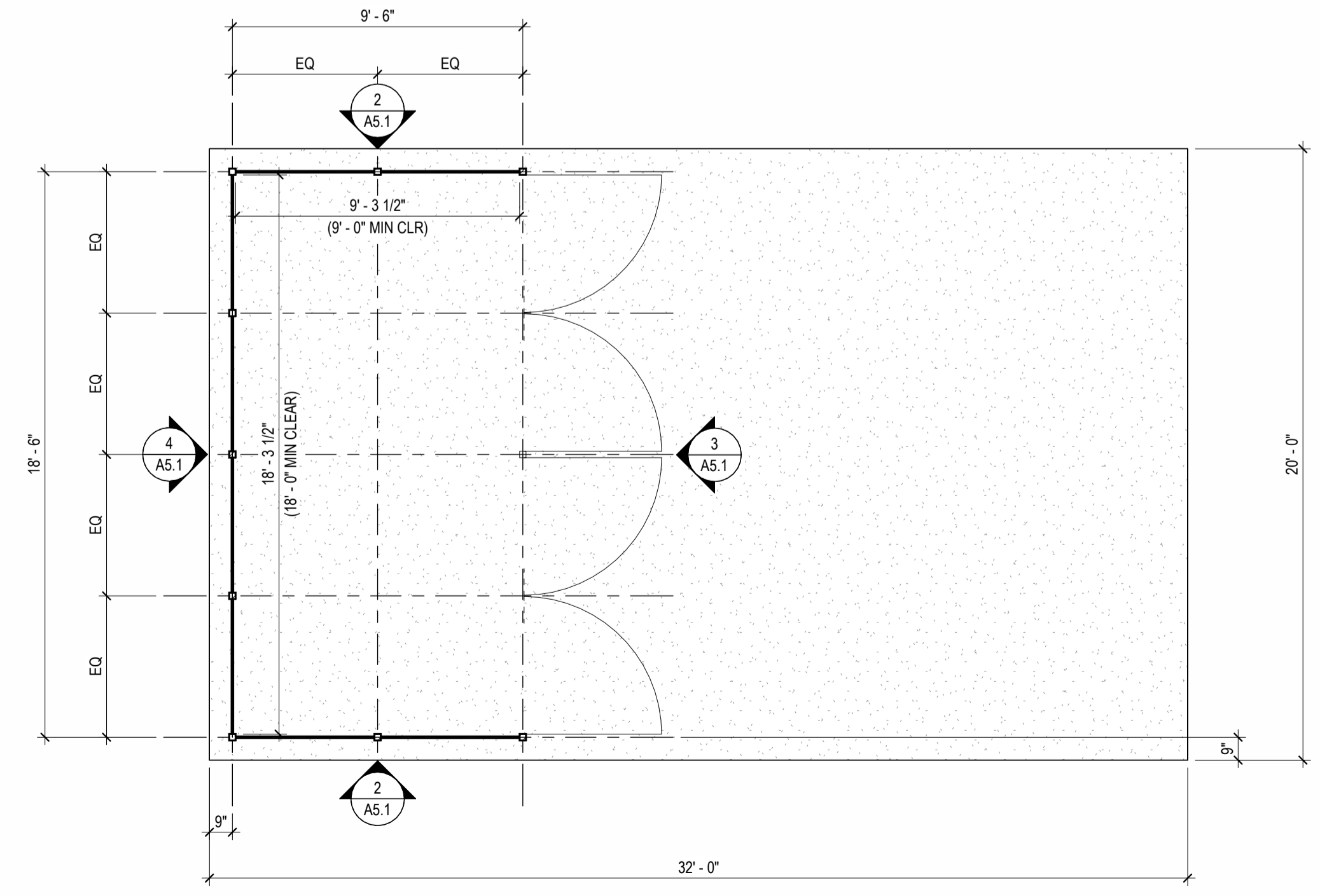
4 Trash Enclosure Elevation - Rear
 1/4" = 1'-0"



3 Trash Enclosure Elevation - Front
 1/4" = 1'-0"



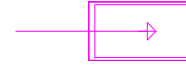
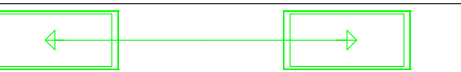

2 Trash Enclosure Elevation - Side
 1/4" = 1'-0"



1 Trash Enclosure Plan
 1/4" = 1'-0"

Date: 3/25/2024 2:39:47 PM
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 Checked By: JAH
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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Description	Luminaire Watts	Total Watts	[MANUFAC]
	9	SB	Single	0.900	5468	SIGNIFY OPF-S-A01-730-T4M-AR1-UNV-HIS	41.88	376.92	SIGNIFY CANADA LTD
	6	SB2	Back-Back	0.900	2665	SIGNIFY OPF-S-P01-730-T4M-AR1-UNV	14.8	177.6	SIGNIFY CANADA LTD
	15	SC	Single	0.900	2864	SIGNIFY GWS-A02-740-T4M-UNV	16.89	253.35	GARDCO

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK SIDEWALK	Illuminance	Fc	1.16	1.6	0.4	2.90	4.00
BNDR	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.
FRONT SIDEWALK	Illuminance	Fc	0.98	2.4	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.85	2.5	0.1	8.50	25.00



Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison only. The information provided is based on standardized industry procedures. The laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)
In general, SESCO Lighting considers numerical studies to be predictive in nature. The information provided is for informational purposes only and is not intended to be used as a basis for design or construction. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep:
Office: KNOXVILLE, TENNESSEE
Contact: (865) 633-9288
Processed By: BRADY ISBILL
Filename: 2024-6-25- VILLAGE AT HARDIN VALLEY SITE CALC.AGI

VILLAGE AT
HARDIN VALLEY
SITE CALC

Date:6/25/2024

Page 1 of 2



SESCO
LIGHTING

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Contact: (865) 633-9288

Processed By: BRADY ISBILL

Filename: 2024-6-25- VILLAGE AT HARDIN VALLEY SITE CALC.GI

VILLAGE AT
HARDIN VALLEY
SITE CALC

Date:6/25/2024

Page 2 of 2

N:590,969.33'
E:2,511,036.55'
ELEV:983'

E/TO
OB/TO

E/TO
OB/TO

