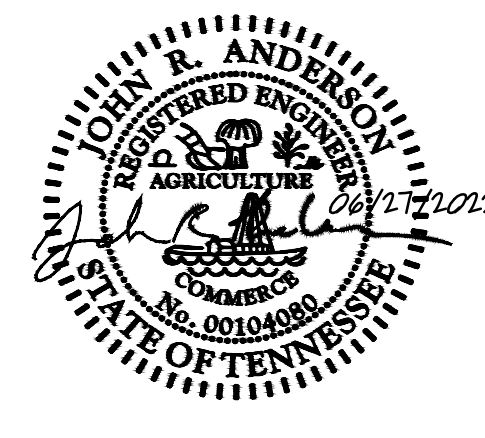
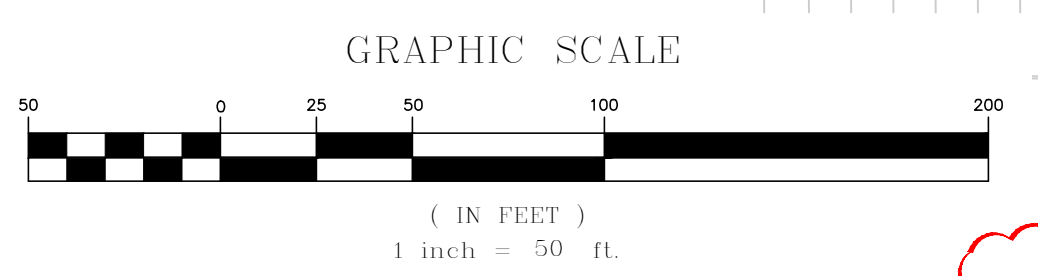


<b>PROPERTY DATA:</b>	
WARD:	47
CLT MAP:	131
CITY BLOCK:	46368
PARCEL:	88.01
LOT AREA:	26.75 ACRES
ZONING:	I-G/O (CITY OF KNOXVILLE)
<b>BUILDING SETBACKS (PER TTCDA):</b>	
FRONT (ALONG COGDILL RD)	60'
REAR	20'
SIDE	20'
ABUTTING RESIDENTIAL	100'
DISTRICT:	W6
CLT MAP:	131
PARCEL:	82
LOT AREA:	2.00 ACRES
ZONING:	PC/TO (KNOX COUNTY)
DISTRICT:	W6
CLT MAP:	131
PARCEL:	80.01
LOT AREA:	0.97 ACRES
ZONING:	PC/TO (KNOX COUNTY)
DISTRICT:	W6
CLT MAP:	131
PARCEL:	81.01
LOT AREA:	1.00 ACRES
ZONING:	PC/TO (KNOX COUNTY)
DISTRICT:	W6
CLT MAP:	131
PARCEL:	81
LOT AREA:	0.62 ACRES
ZONING:	PC/TO (KNOX COUNTY)
<b>BUILDING SETBACKS:</b>	
PERIPHERY	50'
<b>KNOX COUNTY LOT AREA:</b> 4.59 ACRES	
<b>KNOX COUNTY BUILDING AREA:</b> 2.25 ACRES	
<b>KNOX COUNTY IMPERVIOUS AREA:</b> 2.25 ACRES	
<b>GROUND AREA COVERAGE:</b> 0%	
<b>FLOOR AREA RATIO:</b> 0%	
<b>IMPERVIOUS AREA RATIO:</b> 49.0%	
<b>TOTAL LOT AREA:</b> 31.34 ACRES	
<b>TOTAL BUILDING AREA:</b> 1.97 ACRES	
<b>TOTAL IMPERVIOUS AREA:</b> 23.87 ACRES	
<b>GROUND AREA COVERAGE:</b> 6.3%	
<b>FLOOR AREA RATIO:</b> 6.3%	
<b>IMPERVIOUS AREA RATIO:</b> 78.2%	



**7-F-22-UR**  
**7-B-22-TOB**  
**6/29/22**

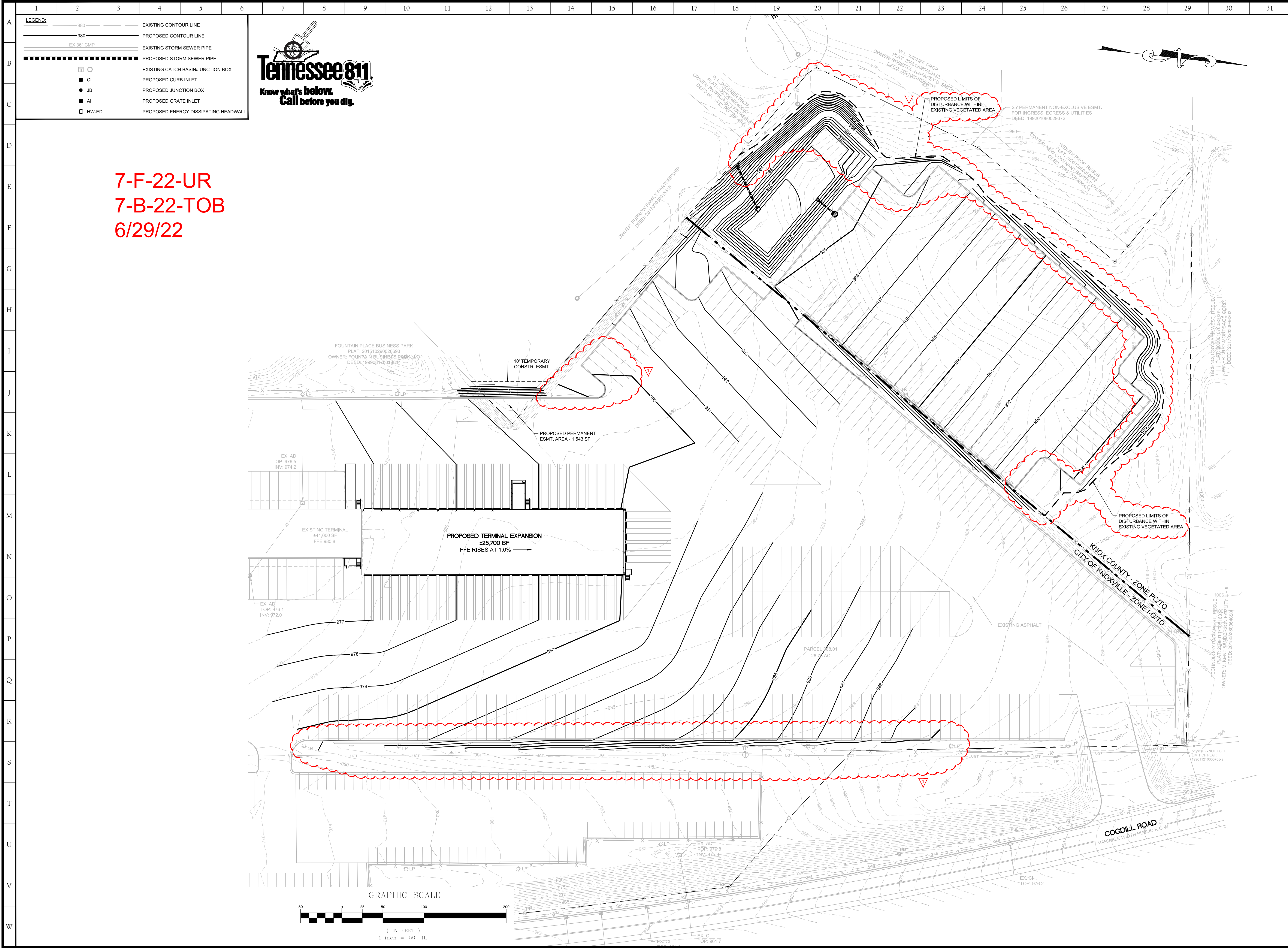


Use on Review / TTCDA (7-B-22-TOB) - Site Layout Plan

# Averitt Express Expansion

10207 Cogdill Road  
Knoxville, Tennessee 37932  
Averitt Properties, Inc.

REVISIONS	
NO.	DATE
1	06/27/2022
COMMENTS: Planning Dept. Comments	
ORIGINAL ISSUE: 05/31/2022	
SITE PROJECT #: 2054	
FILE: LAYOUT	
<b>C4.0</b>	



**SITE, INCORPORATED**  
CIVIL ENGINEERS & SURVEYORS  
EST. 1997  
10215 Technology Drive, Suite 304  
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www.site-incorporated.com

**JOHN R. ANDERSON**  
REGISTERED ENGINEER  
AGRICULTURE  
No. 0010488  
State of Tennessee  
Exp. 12/31/2024

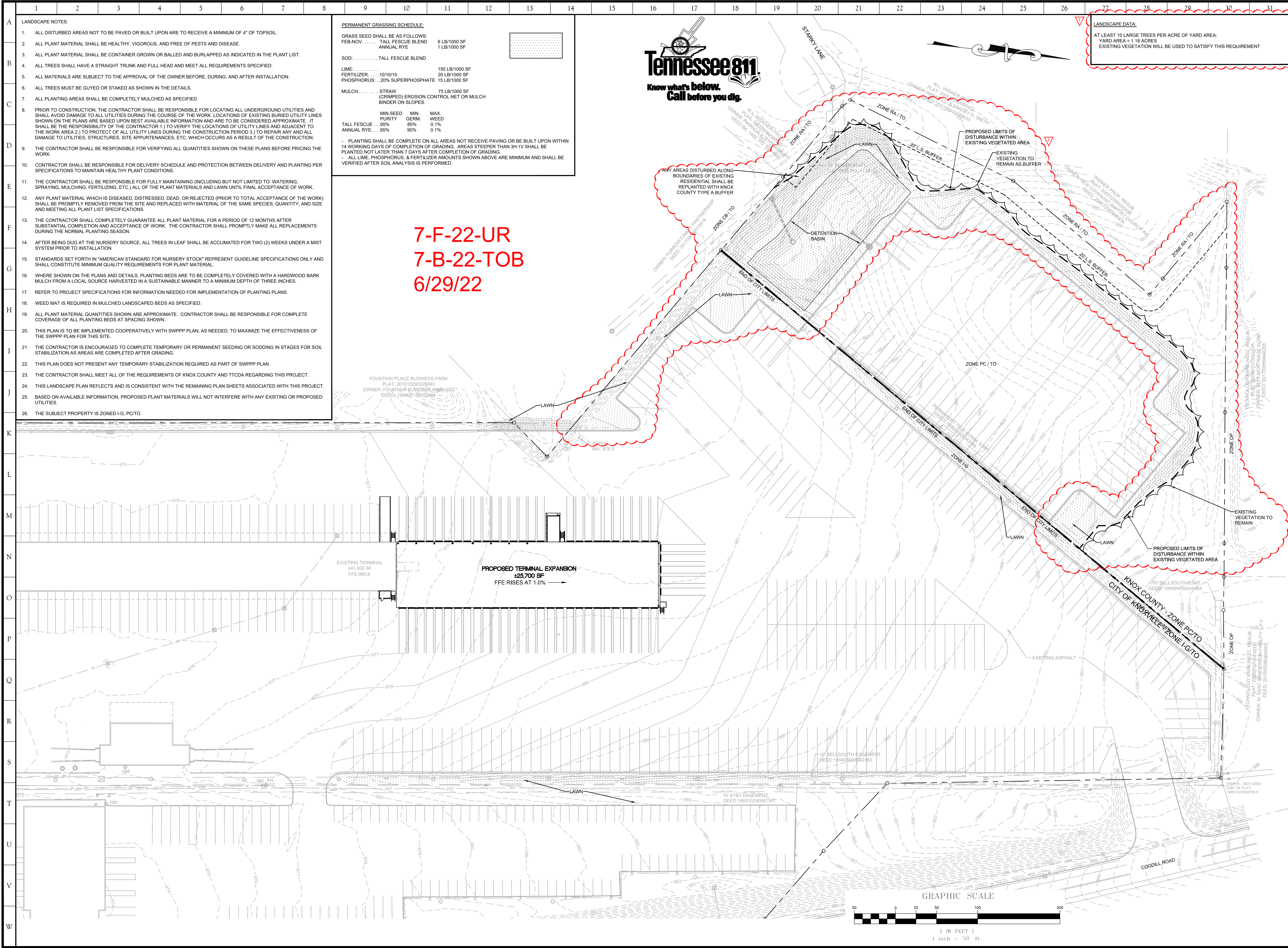
Use on Review/TTCDA (7-B-22-TOB) - Site Grading Plan

**Averitt Express Expansion**  
10207 Cogdill Road  
Knoxville, Tennessee 37932  
Averitt Properties, Inc.

REVISIONS	
NO.	DATE / COMMENTS
1	06/27/2022 Planning Dept. Comments

ORIGINAL ISSUE: 05/31/2022  
SITE PROJECT #: 2054  
FILE: GRADING

**C3.0**



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**LANDSCAPE NOTES:**

1. ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD BARK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
17. REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN MULCHED LANDSCAPED BEDS AS SPECIFIED.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
23. THE CONTRACTOR SHALL MEET ALL OF THE REQUIREMENTS OF KNOX COUNTY AND TTCDA REGARDING THIS PROJECT.
24. THIS LANDSCAPE PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
25. BASED ON AVAILABLE INFORMATION, PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING OR PROPOSED UTILITIES.
26. THE SUBJECT PROPERTY IS ZONED I-G, PC10.

**PERMANENT GRASSING SCHEDULE:**

GRASS SEED SHALL BE AS FOLLOWS:

FEB-NOV	TALL FESCUE BLEND	6 LB/1000 SF
ANNUAL RYE		1 LB/1000 SF

SOD: TALL FESCUE BLEND

LIME	150 LB/1000 SF
FERTILIZER	10/10/10 20 LB/1000 SF
PHOSPHORUS	20% SUPERPHOSPHATE 15 LB/1000 SF

MULCH: STRAW (CRIMPED) EROSION CONTROL NET OR MULCH BINDER ON SLOPES

MIN SEED PURITY	MIN GERM.	MAX WEED
TALL FESCUE . . . 95%	85%	0.1%
ANNUAL RYE . . . 95%	90%	0.1%

\* PLANTING SHALL BE COMPLETE ON ALL AREAS NOT RECEIVE PAVING OR BE BUILT UPON WITHIN 14 WORKING DAYS OF COMPLETION OF GRADING. AREAS STEEPER THAN 3H:1V SHALL BE PLANTED NOT LATER THAN 7 DAYS AFTER COMPLETION OF GRADING.

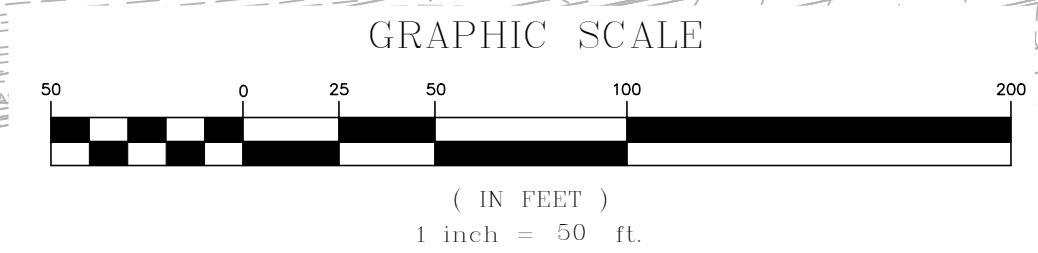
- ALL LIME, PHOSPHORUS, & FERTILIZER AMOUNTS SHOWN ABOVE ARE MINIMUM AND SHALL BE VERIFIED AFTER SOIL ANALYSIS IS PERFORMED.

7-F-22-UR  
7-B-22-TOB  
6/29/22



**LANDSCAPE DATA:**

AT LEAST 10 LARGE TREES PER ACRE OF YARD AREA:  
YARD AREA = 1.18 ACRES  
EXISTING VEGETATION WILL BE USED TO SATISFY THIS REQUIREMENT



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REGISTERED PROFESSIONAL ENGINEER  
AGRICULTURE  
WALTER AVERTT  
STATE OF TENNESSEE  
0010071  
04/17/2022

Use on Review/TTCDA (7-B-22-TOB) - Site Landscape Plan

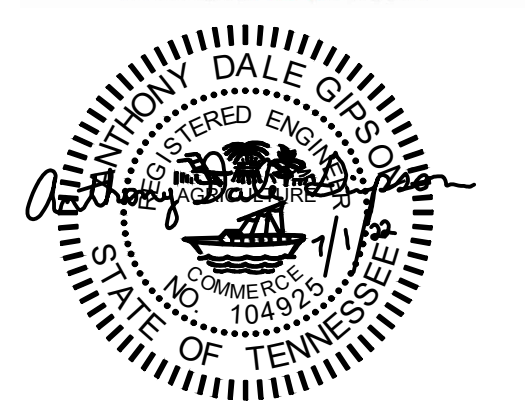
Averitt Express Expansion

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Averitt Properties, Inc.

NO.	DATE	COMMENTS
1	06/27/2022	Planning Dept. Comments

ORIGINAL ISSUE: 05/31/2022  
SITE PROJECT #: 2054  
FILE: Landscape

C7.0



Contractor:  
**DF CHASE**  
 3001 Armory Dr #200  
 Nashville, TN 37204



A New Dock Addition for:  
**AVERITT EXPRESS**  
**KNOXVILLE, TN**  
 10207 COGDILL RD.  
 KNOXVILLE, TN 37932

PERMIT SET 07.01.22

Project No. 22016.00

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Sheet Name:  
 SITE PHOTOMETRICS

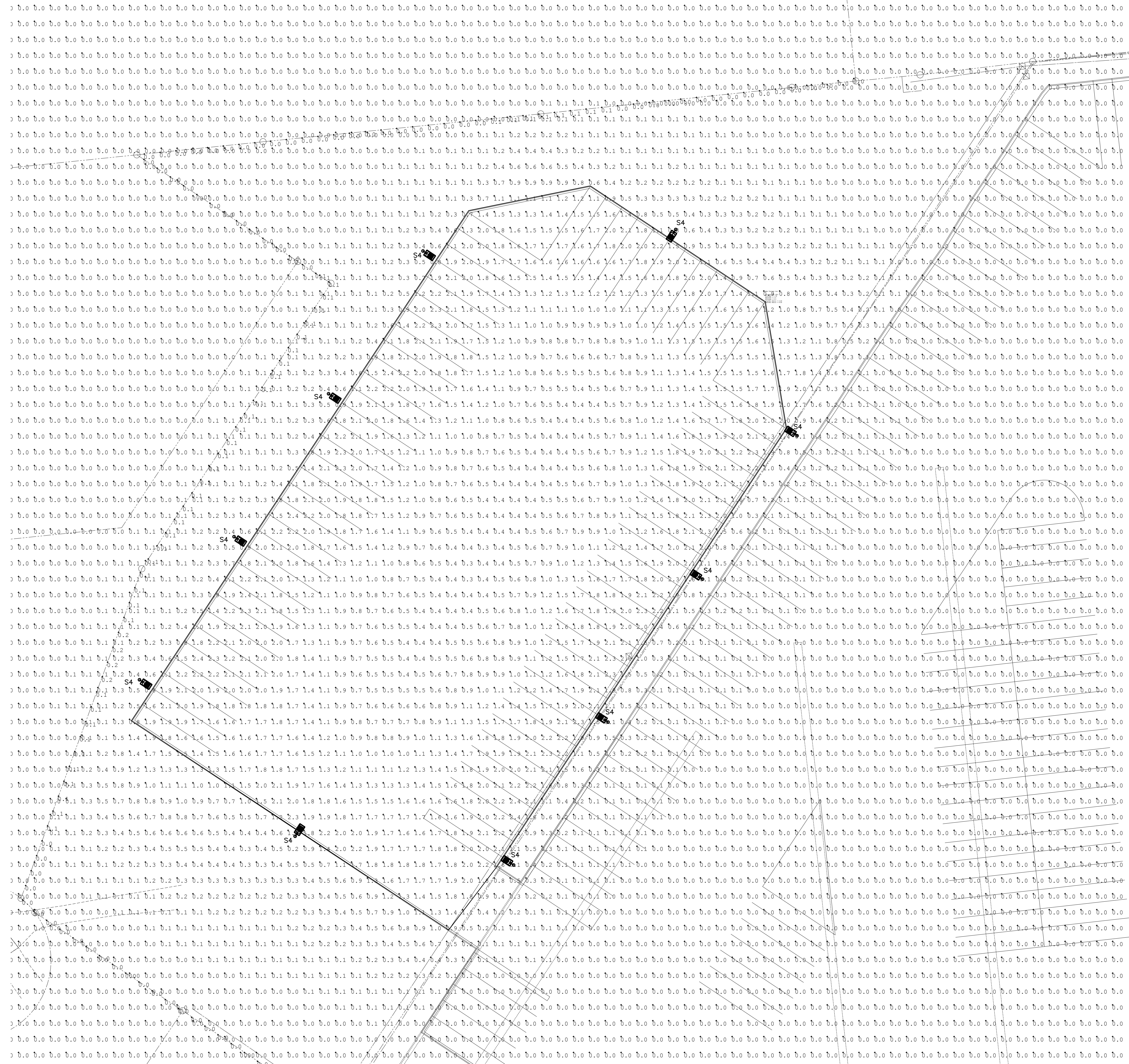
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**ES2.1A**

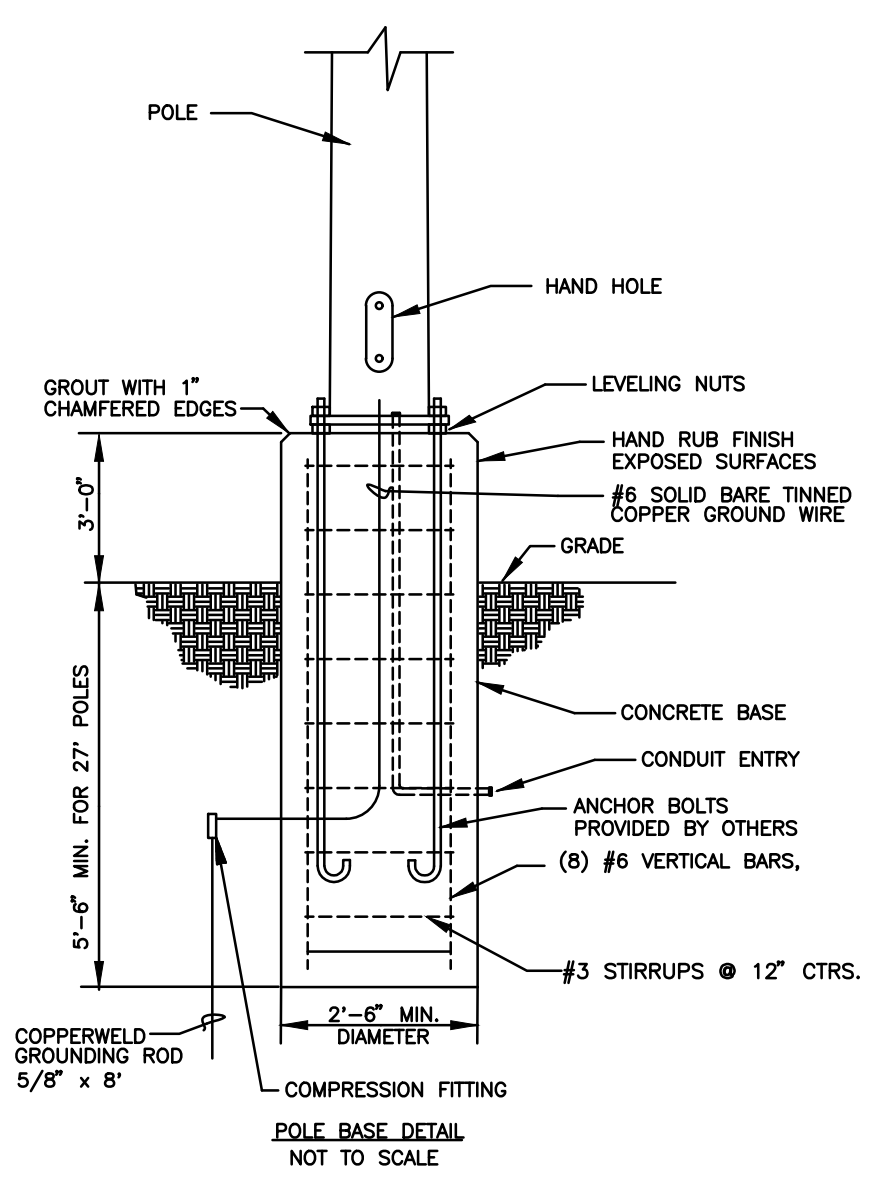
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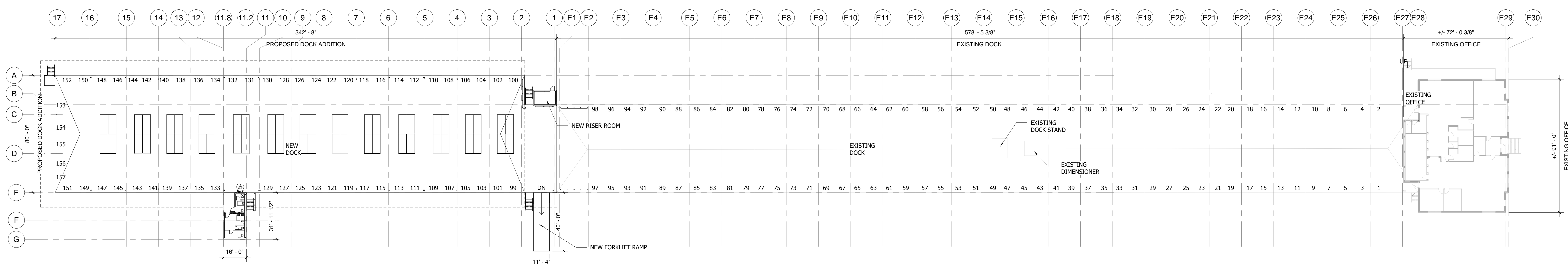
FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG #	LAMPS	VOLTAGE	MOUNTING	TYPE/REMARKS
S4	BEACON	VP-2-72L-180-5K7-4W-UNV-DBT	180W LED	277	27" POLE, 3' BASE	SINGLE HEAD, MOUNTED 30" AFG.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
Overall @ Grade	Illuminance	Fc	0.26	2.4	0.0	N.A. N.A.
Property Line	Illuminance	Fc	0.04	0.2	0.0	N.A. N.A.
New Trailer Lot	Illuminance	Fc	1.38	2.4	0.3	4.60 8.00



TYPE 'S4'





98 EXISTING DOORS  
 59 NEW DOOR ADDITION  
 155 TOTAL DOORS

**1 OVERALL FLOOR PLAN**  
 1" = 30'-0"  
 (IN FEET)  
 1 Inch = 30ft

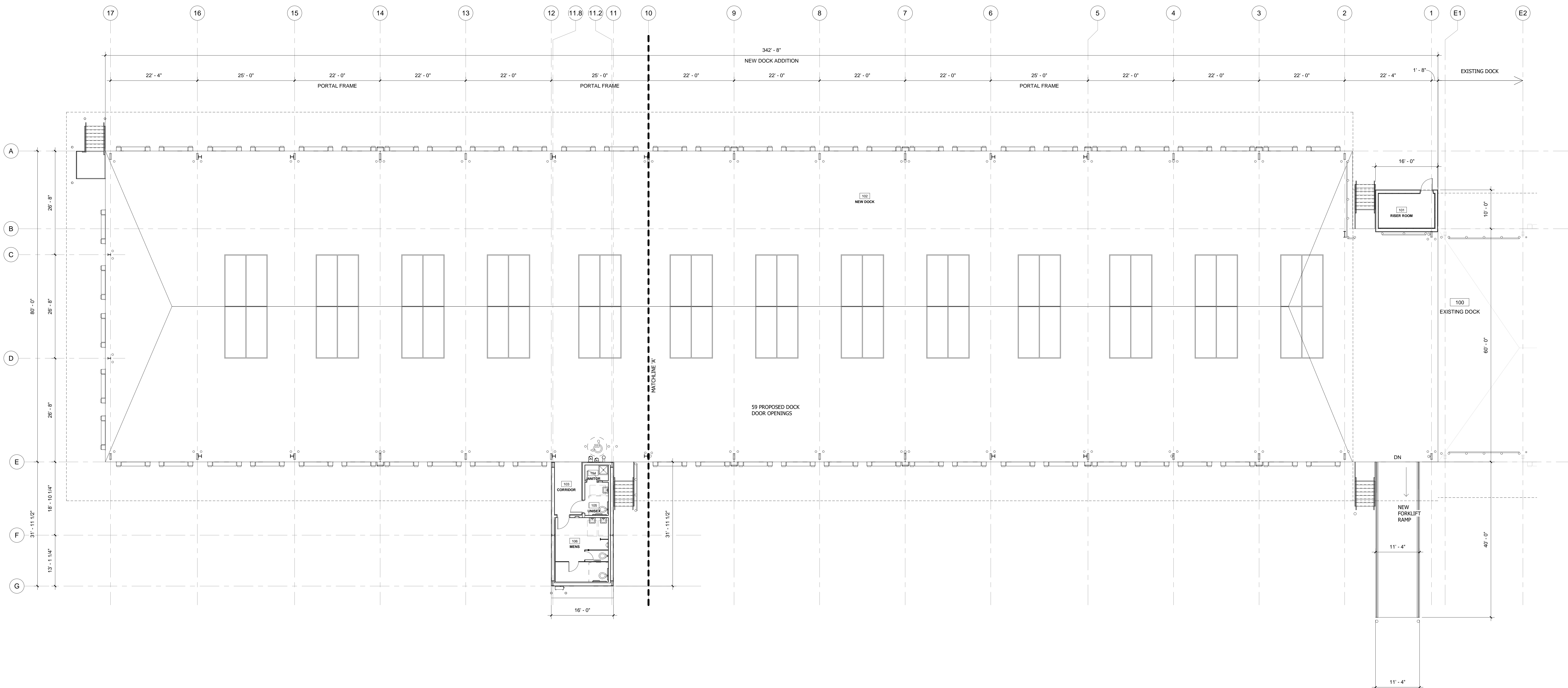
CASE NUMBER: 7-B-22-TOB & 7-F-22-UR **Revised 7.5.22**



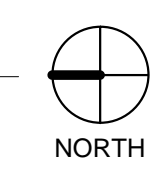
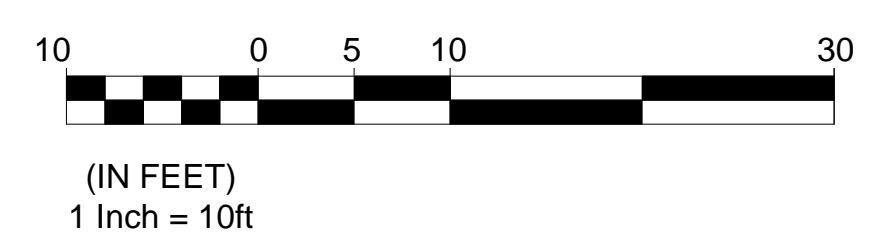
KNOXVILLE, TN  
 OVERALL FLOOR PLAN  
 30 x 42 = 1" = 30'-0"  
 11 x 17 = NO SCALE  
 06/22/2022



MOLLENKOPF DESIGN GROUP, LLC  
 49 Music Square W-Suite 600  
 Nashville, Tennessee 37203  
 615.296.9146  
 www.theMDGllc.com



1 PROPOSED DOCK ADDITION FLOOR PLAN  
1" = 10'-0"



CASE NUMBER: 7-B-22-TOB & 7-F-22-UR **Revised 7.5.22**



KNOXVILLE, TN  
PROPOSED DOCK ADDITION FLOOR PLAN  
30 x 42 = 1" = 10'-0"  
11 x 17 = NO SCALE  
06/22/2022



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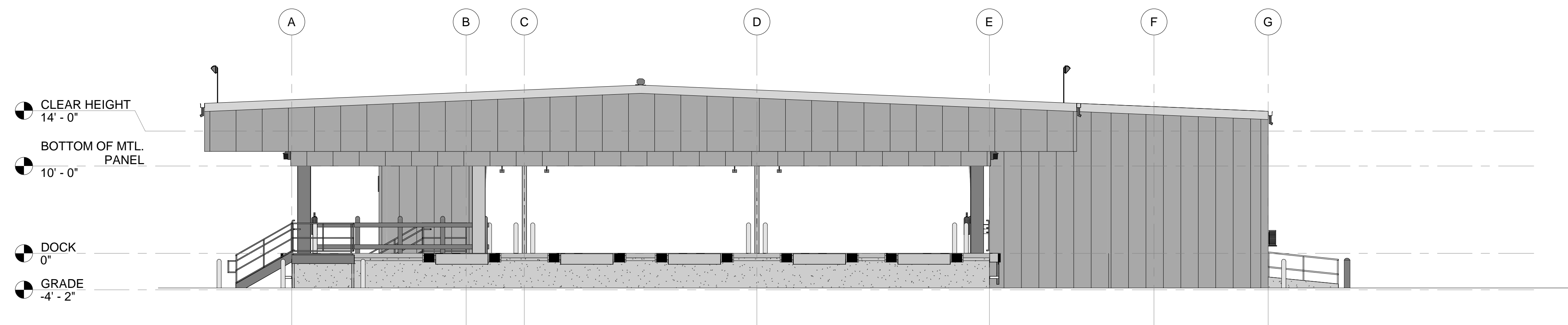
Revised 7.5.22



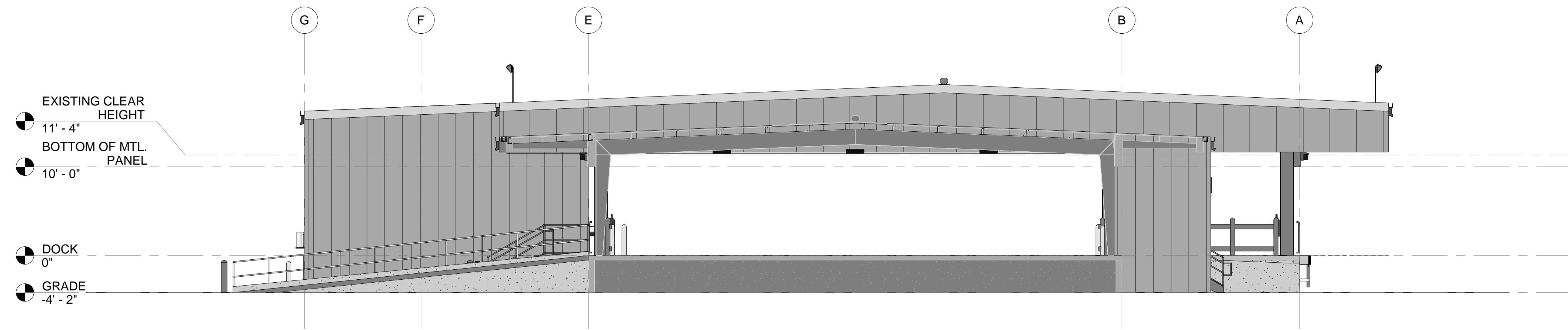
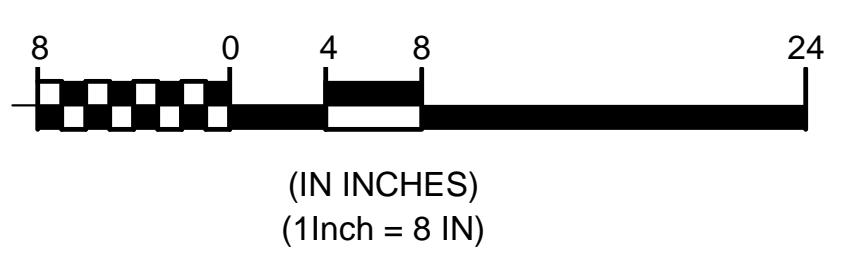
KNOXVILLE, TN  
 PROPOSED BUILDING ELEVATIONS  
 30 x 42 = 1/8" = 1'-0"  
 11 x 17 = NO SCALE  
 06/22/2022



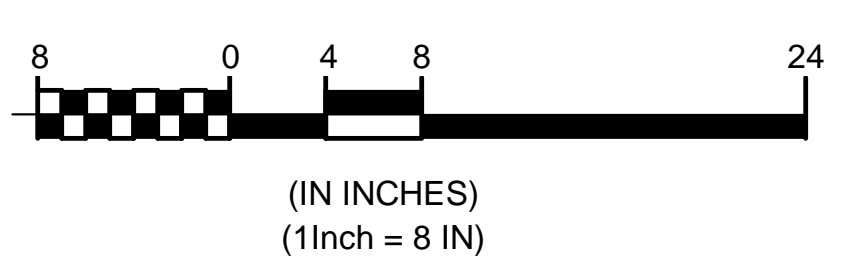
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 Nashville, Tennessee 37203  
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2 NORTH ELEVATION - PROPOSED DOCK  
1/8" = 1'-0"



1 SOUTH ELEVATION - PROPOSED DOCK  
1/8" = 1'-0"



CASE NUMBER: 7-B-22-TOB & 7-F-22-UR

Revised 7.5.22



KNOXVILLE, TN  
PROPOSED BUILDING ELEVATIONS

30 x 42 = 1/8" = 1'-0"  
11 x 17 = NO SCALE  
06/22/2022



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