

File #

1-A-20-YA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Thomas Caldwell, Architect	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 6500 Papermill Drive, Suite 211	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number (865) 588-0860	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email thomas@tcarchitect.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 4204 Bruhin Road

City, State, Zip Knoxville, TN 37912

Parcel # (see KGIS.org) 069JA018

Zoning District (see KGIS.org) OS-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.

The purpose of this project is to bring the City of Knoxville's Inskip Pool and Park into compliance with the Americans with Disabilities Act (ADA). Part of that work is to install new asphalt paving in place of an existing gravel parking area and driveway to make the parking accessible per ADA. The new driveway we are proposing will follow the path of the existing gravel drive except that it will connect to the existing parking lot instead of directly to the road in order to eliminate this dangerous driveway connection that has limited visibility.

We are requesting a variance to reduce the 25 foot parking setback for lots with common frontage in the same block with residential properties to 16 feet, with a further reduction to 3.5 feet at the south end of the driveway where it connects to the existing lot, as shown on the attached site plan.

We also request a variance to reduce the width of the parking lot perimeter screening area from 10 feet to 3.5 feet at the same location, without reduction of the required number of plants.

Describe hardship conditions that apply to this variance.

The locations of the parking lot and driveway have been established by the existing gravel lot and drive. Relocating them would require extensive regrading which could impact other park amenities such as the walking trail located down the slope.

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 12.06.19



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 setback of a parking lot in an OS-2 zone with common frontage in the same block with residentially zoned property from 25' to 16' for 35' along the western parking area. (Article V, Section 7.C.3)

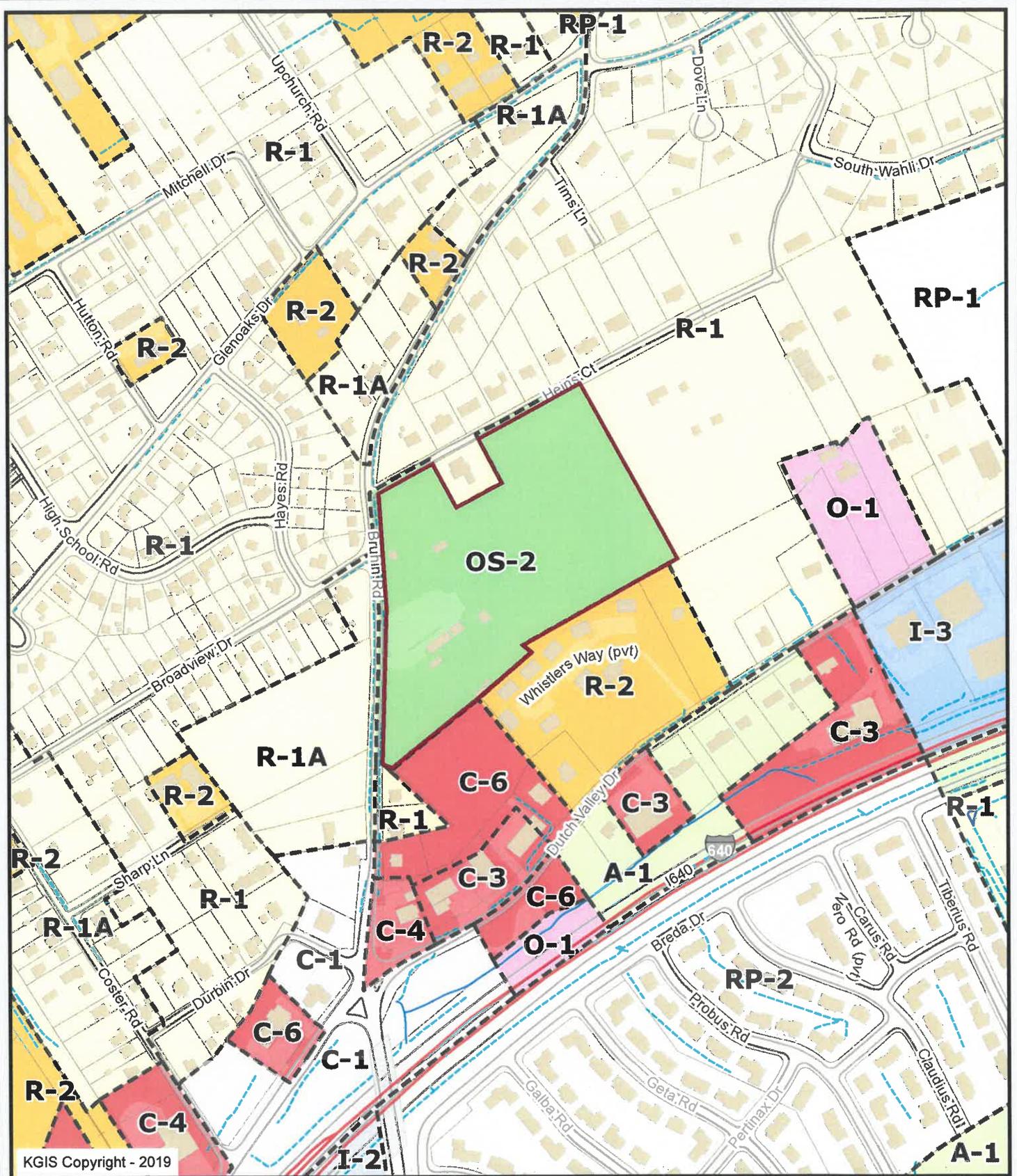
- 2) Reduce the minimum required setback of a parking lot in an OS-2 zone with common frontage in the same block with residentially zoned property from 25' to 3.5' for 50' along the western drive aisle area. (Article V, Section 7.C.3)

- 4) Reduce the minimum required landscaped perimeter screening for a parking lot that abuts the right of way in an OS-2 zone from 10' to 3.5' for 30' along the western drive aisle area. (Article V, Section 7.J.2.c.2)

REVISED

PROJECT INFORMATION

Date Filed	Fee Amount \$250
Council District 5	BZA Meeting Date 1/16/20
PLANS REVIEWER J Van Horn	DATE 12/20/19



4204 Bruhin Rd.

1-A-20-VA

Thomas Caldwell, Architect

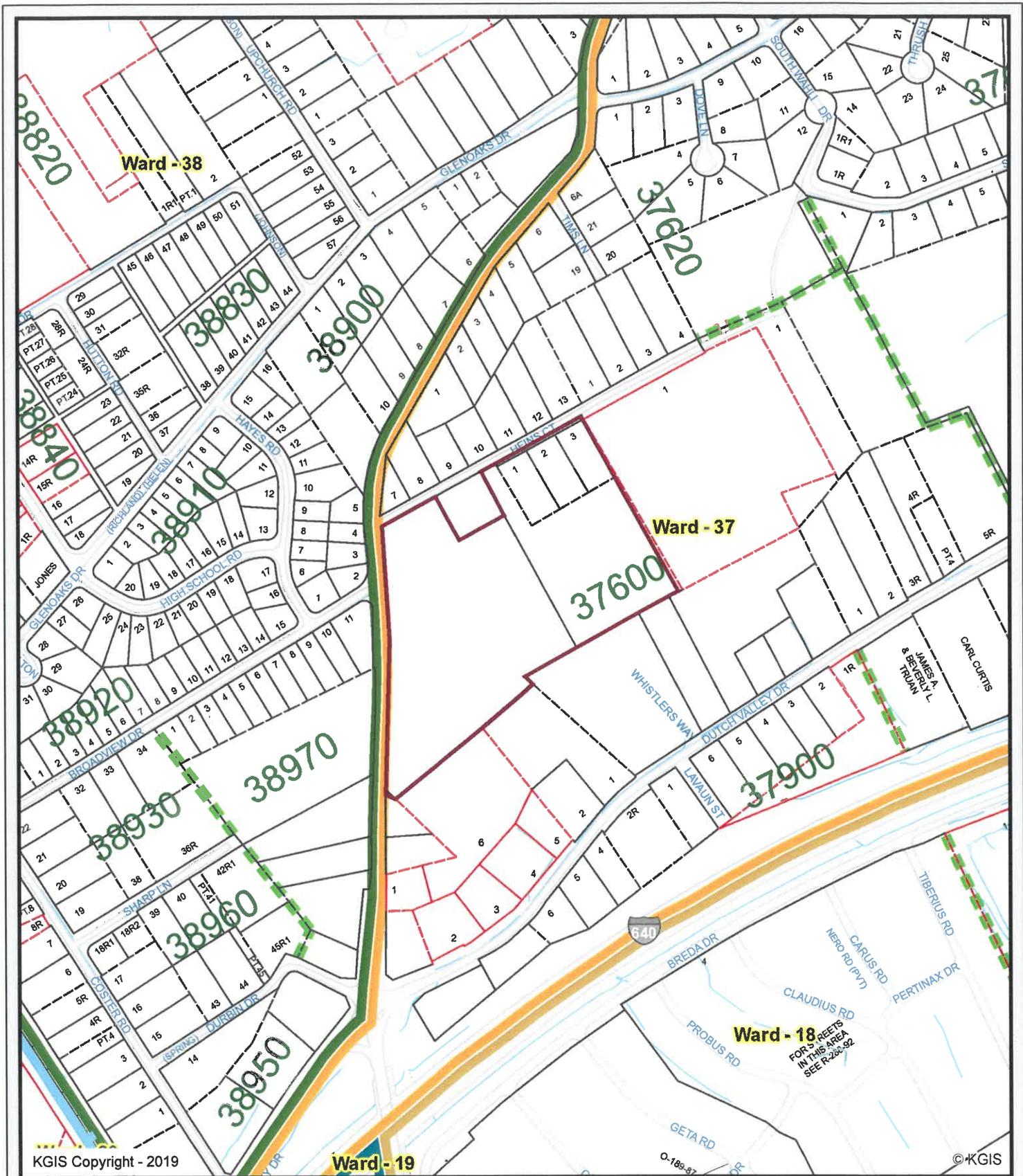
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Thomas Caldwell, Architect

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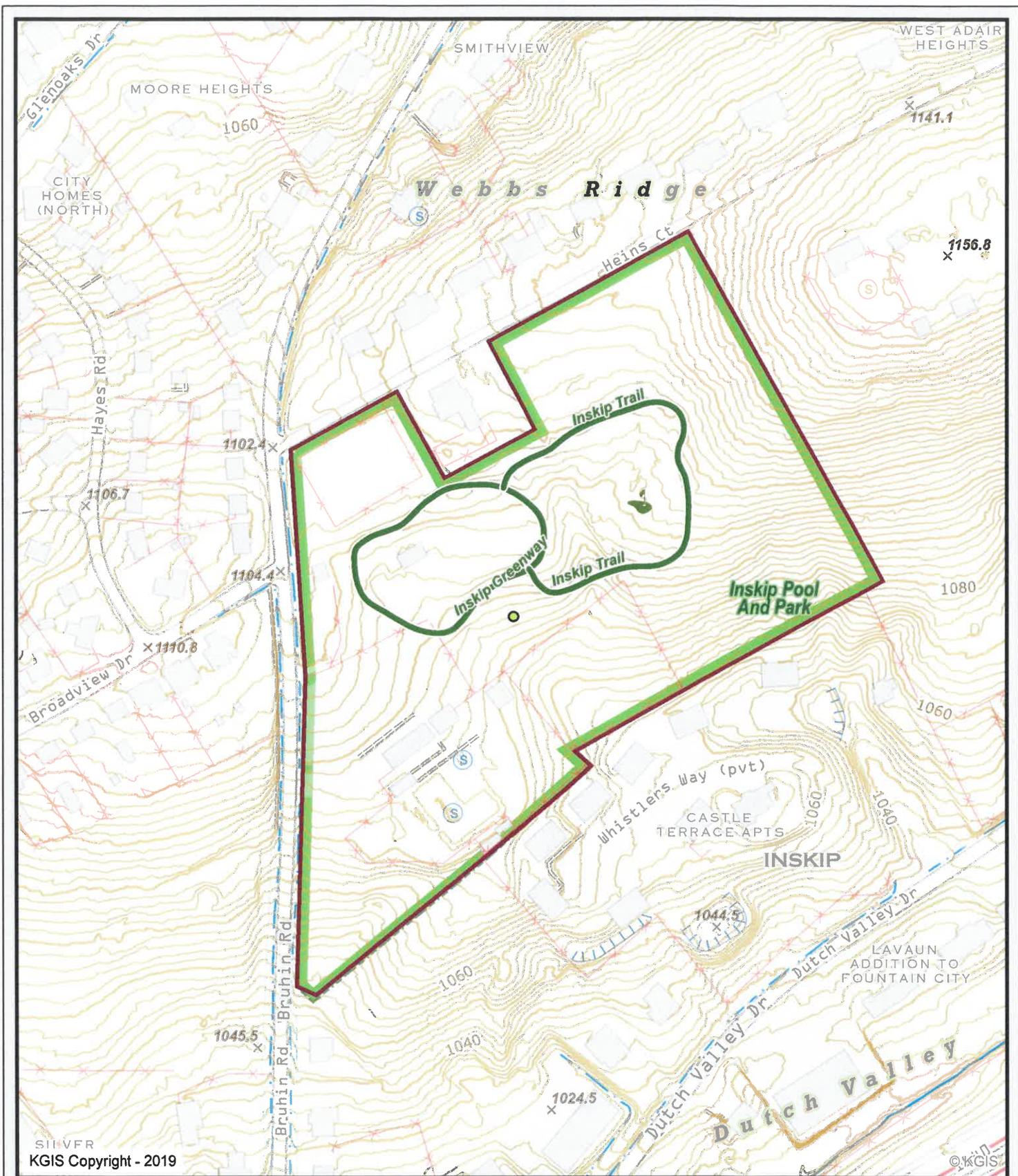
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4204 Bruhin Rd.

1-A-20-VA

Thomas Caldwell, Architect

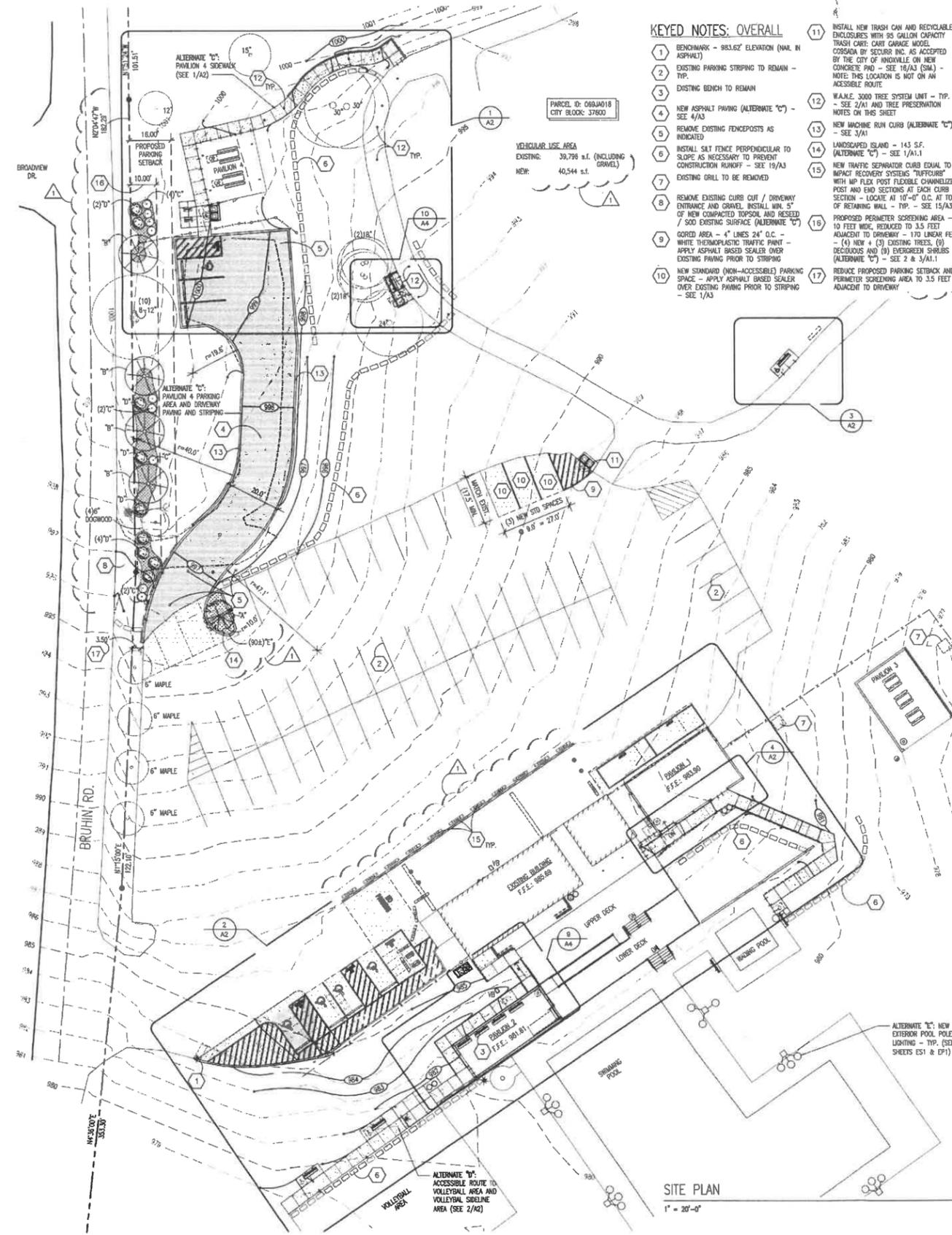
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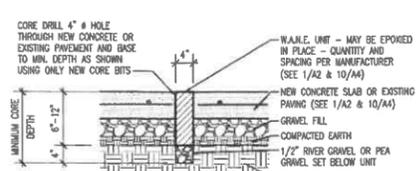


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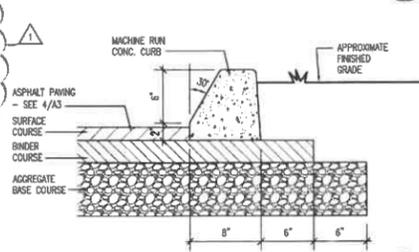


KEYED NOTES: OVERALL

- 1 BENCHMARK - 881.62' ELEVATION (NAIL IN ASPHALT)
- 2 EXISTING PARKING STRIPING TO REMAIN - TYP.
- 3 EXISTING BENCH TO REMAIN
- 4 NEW ASPHALT PAVING (ALTERNATE T-1) - SEE 4/A3
- 5 REMOVE EXISTING FENCEPOSTS AS INDICATED
- 6 INSTALL SILT FENCE PERPENDICULAR TO SLOPE AS NECESSARY TO PREVENT CONSTRUCTION RUNOFF - SEE 18/A3
- 7 EXISTING GRILL TO BE REMOVED
- 8 REMOVE EXISTING CURB CUT / DRIVEWAY ENTRANCE AND GRAVEL. INSTALL MIN. 5" OF NEW COMPACTED TOPSOIL AND RESEED / SOO EXISTING SURFACE (ALTERNATE T-1)
- 9 GORGED AREA - 4" LINES 24" O.C. - WHITE THERMOPLASTIC TRAFFIC PAINT - APPLY ASPHALT BASED SEALER OVER EXISTING PAVING PRIOR TO STRIPING
- 10 NEW STANDARD (NON-ACCESSIBLE) PARKING SPACE - APPLY ASPHALT BASED SEALER OVER EXISTING PAVING PRIOR TO STRIPING - SEE 1/A3
- 11 INSTALL NEW TRASH CAN AND RECYCLABLES ENCLOSURES WITH 95 GALLON CAPACITY TRASH CAN: CAB GARAGE MODEL. COORDINATE BY SECOR INC. AS ACCEPTED BY THE CITY OF KNOXVILLE ON NEW CONCRETE PAD - SEE 16/A3 (SM) - NOTE: THIS LOCATION IS NOT ON AN ACCESSIBLE ROUTE
- 12 W.A.N.E. 3000 TREE SYSTEM UNIT - TYP. - SEE 2/A1 AND TREE PRESERVATION NOTES ON THIS SHEET
- 13 NEW MACHINE RUN CURB (ALTERNATE T-1) - SEE 3/A1
- 14 LANDSCAPED ISLAND - 143 S.F. (ALTERNATE T-1) - SEE 2 & 3/A1.1
- 15 NEW TRAFFIC SEPARATOR CURB EQUAL TO IMPACT RECOVERY SYSTEMS "TUFOUR" WITH HIP FLEX POST FLEXIBLE CHANNELIZER POST AND END SECTIONS AT EACH CURB SECTION - LOCATE AT 10'-0" O.C. AT TOP OF RETAINING WALL - TYP. - SEE 15/A3
- 16 PROPOSED PERIMETER SCREENING AREA - 10 FEET WIDE, REDUCED TO 3.5 FEET ADJACENT TO DRIVEWAY - 170 LINEAR FEET - (4) NEW + (3) EXISTING TREES, (9) DECIDUOUS AND (8) EVERGREEN SHRUBS (ALTERNATE T-1) - SEE 2 & 3/A1.1
- 17 REDUCE PROPOSED PARKING SETBACK AND PERIMETER SCREENING AREA TO 3.5 FEET ADJACENT TO DRIVEWAY



W.A.N.E. 3000 TREE SYSTEM DETAIL
3/4"=1'-0"



MACHINE RUN CONCRETE CURB
1 1/2"=1'-0"

OVERALL SITE PLAN LEGEND

- BOUNDARY LINE
- PARKING SETBACK
- NEW 4" 4000 PSI AIR ENRICHED CONCRETE SIDEWALK OR PAD W/ 6" 4000 PSI OR FIBERESH ON 4" MIN. GRAVEL FILL W/ CONTROL JOINTS AT 5'-0" MAX. AND EXPANSION JOINTS AT 25'-0" O.C. MAX. - SEE 9-11/A3 - RUNNING SLOPE IN DIRECTION OF TRAVEL FOR SIDEWALKS SHALL BE 1:20 MAX. - CROSS SLOPE SHALL BE 1:48 MAX.
- REINFORCED CONCRETE CURB AND 4" 4000 PSI AIR ENRICHED CONCRETE SIDEWALK OR PAD W/ 6" 4000 PSI OR FIBERESH ON 4" MIN. GRAVEL FILL W/ CONTROL JOINTS AT 5'-0" MAX. AND EXPANSION JOINTS AT 25'-0" O.C. MAX. - SEE 20/A3 AND 9-11/A3 (SM) - RUNNING SLOPE IN DIRECTION OF TRAVEL FOR SIDEWALKS SHALL BE 1:20 MAX. - CROSS SLOPE SHALL BE 1:48 MAX.
- EXISTING BUILDING TO REMAIN
- NEW STANDARD DUTY ASPHALT PAVING - SEE 4/A3
- APPLY ASPHALT BASED SEALER OVER EXISTING PAVING PRIOR TO STRIPING
- REVISED CONTOUR LINE
- REVISED SPOT ELEVATION
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- SILT FENCE - SEE 15/A3 - CONFIRM FINAL PLACEMENT WITH ARCHITECT - SEE GRADING AND EROSION NOTES ON THIS SHEET
- NEW TREE OR SHRUB - SEE PLANT LIST, NOTES, AND DETAILS ON SHEET A1.1
- GROUNDCOVER BED - SEE 5/A1.1 AND PLANT LIST TYPE "T"
- MULCH BED AROUND TREE - SEE 2/A1.1
- MULCH BED WITH METAL LANDSCAPING EDGE
- EXISTING TREE TO REMAIN - SEE TREE PRESERVATION NOTES ON THIS SHEET
- EXISTING CHLUPPER
- ALTERNATE T-1: NEW POLE LIGHT FIXTURE - SEE SHEET E51
- EXISTING LIGHT POLE TO REMAIN
- EXISTING OR EXISTING RELATED WATER VALVE IN NEW VALVE BOX - SEE 2/A2 FOR ADDITIONAL INFORMATION
- EXISTING WATER VALVE OR METER TO REMAIN
- NEW CHAIN LINK FENCE - SEE 5/A4
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED

GENERAL SITE NOTES

1. STABILITY OF SITE SOIL FOR CONSTRUCTION SHALL BE DETERMINED BY OTHERS. MECHANICALLY COMPACTED SOIL SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNDER STANDARD PAVING AREAS IN ACCORDANCE WITH ASTM D-698. ARCHITECT ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.
 2. ALL SITE, BOUNDARY, AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY BY W/ SCOTT WILLIAMS AND ASSOCIATES DATED AUGUST 21, 2019. 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 TO TEST ALL AREAS. IF NECESSARY THE OWNER 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.
- NOTE: THE CONTRACTOR SHALL STAKE OUT AND MARK ALL NEW SIDEWALKS, PADS, AND RAMPS FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT PRIOR TO INSTALLATION OF FORM WORK.
- NOTE: THE CONTRACTOR SHALL INCLUDE IN THEIR BID THE SERVICES OF A LICENSED SURVEYOR TO PROVIDE THE ELEVATIONS AND SLOPES OF ALL NEW RAMPS, LANDINGS AND SIDEWALKS FOR THIS PROJECT, AND TO PROVIDE CERTIFICATION OF THEIR COMPLIANCE WITH ALL APPLICABLE DOCUMENTS PRIOR TO POURING CONCRETE.

GRADING AND EROSION NOTES

1. PRIOR TO GRADING, THE GRADING CONTRACTOR SHALL STAKE OUT ALL VEGETATION AND TIPS IN AREAS OF GRADING OPERATION. AREAS OF SOFT OR UNSUITABLE MATERIALS SHALL BE REMOVED AT THE DIRECTION OF THE SOILS ENGINEER.
2. THE GRADING 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 SUCH 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 GRADING 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 GRADING 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. SOO 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 STOCKPILES. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. THE GRADING CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF ALL EROSION CONTROL MEASURES. INSPECTION OF EROSION CONTROL MEASURES SHALL BE PERFORMED ON A 16-HOUR 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 GRADING CONTRACTOR. ALL INSPECTORS MUST HAVE A CURRENT TENNESSEE EPSC LEVEL 1 CERTIFICATION OR EQUIVALENT.
12. THE CONTRACTOR 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. CHANGES TO ADJUSTMENT PROPERTY AND TO CONSTRUCTION SITE CAUSED BY THE GRADING CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION PREVENTION CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
14. INSTALL SAND BAG BARRIER (S3-16) WHERE INDICATED IF NECESSARY, AS DIRECTED BY THE CITY OF KNOXVILLE.

TREE PRESERVATION NOTES

1. LOCATE CONSTRUCTION TRAILER, MATERIAL STORAGE, PARKING, SOIL STOCKPILE, DEBRIS DISPOSAL, AND BURNING AWAY FROM TREES OR OTHER LANDSCAPING TO BE PRESERVED.
2. PROVIDE A 4'-0" HIGH ORANGE POLYETHYLENE LINENR SAFETY FENCE AROUND THE ENTIRE PERIMETER OF THE CRITICAL ROOT ZONE (CRZ) OR TREE PROTECTION ZONE OF ANY TREE, SHRUB, OR LANDSCAPING ELEMENT WITHIN CONSTRUCTION ZONES.
3. ANY ACCIDENTAL DAMAGE TO THE LIMBS OR TRUNK SHALL BE REPAIRED PROMPTLY BY A QUALIFIED TREE SURGEON AT THE CONTRACTOR'S EXPENSE.
4. WHERE NEW IMPERVIOUS PAVING OR SIDEWALKS ARE INSTALLED WITHIN THE DROPLINE OF EXISTING TREES, INSTALL W.A.N.E. 3000 TREE SYSTEM UNITS AS MANUFACTURED BY W.A.N.E. TREE SYSTEMS, WEST PALM BEACH, FL. (813) 981-1080. WWW.WANETREE.COM - SEE 2/A1. QUANTITY AND SPACING SHALL BE AS DIRECTED BY MANUFACTURER - SEE 1/A2 & 10/A4 FOR APPROPRIATE LOCATIONS. INSTALL IN NEW AND EXISTING IMPERVIOUS AREAS BUT NOT IN LANDSCAPE OR GRASS AREAS.
5. THE CRITICAL ROOT ZONE OF A PUBLIC TREE (INCLUDING ALL TREES ON CITY PROPERTY) SHALL NOT BE DISTURBED WITHOUT OBTAINING A WRITTEN PERMIT FROM THE CITY OF KNOXVILLE'S URBAN FORESTER. THE WRITTEN PERMIT SHALL STATE WHAT BEST MANAGEMENT PRACTICES MUST BE IN PLACE BEFORE WORK WITHIN, NEAR, OR ADJACENT TO THE CRITICAL ROOT ZONE COMMENCES, AND WHAT BEST MANAGEMENT PRACTICES MUST BE IN PLACE THROUGHOUT THE DURATION OF THE PROJECT. DISRUPTION OF ROOTS INCLUDES THE GRADING, REMOVAL, OR GRUBBING OF SOIL, ANY EXCAVATING OR TRENCHING OF SOIL, THE USE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE, AND ANY DEPOSITING OF MATERIAL SUCH AS STONE, BRICK, SAND, OR CONCRETE WITHIN THE CRITICAL ROOT ZONE. UPON GOOD CAUSE SHOWN, THE URBAN FORESTER MAY ALTER OR WAIVE THE FOREGOING REQUIREMENTS AT HIS/HER DISCRETION. CONSTRUCTION, OPERATIONS AND MAINTENANCE IN COMPLIANCE WITH ALL ORDINANCES AND CITY STANDARDS, UNLESS NO PROTECTION ALTERNATIVE EXISTS, MAY BE APPROVED UNDER AN ANNUAL GENERAL PERMIT ISSUED BY THE URBAN FORESTER.
6. PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURES, THE CONTRACTOR SHALL CONTACT THE URBAN FORESTER TO BE ON SITE AT THE START OF DEMOLITION.
7. ALL EQUIPMENT TRACKS SHALL REMAIN OUTSIDE OF THE CRZ OR DROPLINE AND AVOID CONTACT WITH ANY PART OF ANY PROTECTED TREE.
8. ALL PROTECTED TREES SHALL BE IRRIGATED DURING CONSTRUCTION PER THE RECOMMENDATION OF THE URBAN FORESTER.
9. NO STOCKPILING, TRENCHING FOR UTILITIES OR DRAINAGE, GRADING, OR SOIL COMPACTING SHALL BE ALLOWED WITHIN THE TREE PROTECTION ZONE.
10. ALL SOLVENTS, FUELS AND CONSTRUCTION DEBRIS SHALL BE KEPT OUTSIDE OF THE TREE PROTECTION ZONE.
11. ALL FOOT TRAFFIC SHALL BE KEPT OUTSIDE OF THE TREE PROTECTION ZONE. IF IT BECOMES NECESSARY TO ACCESS THE TREE PROTECTION ZONE AREA FOR WORK, ACCESS SUCH AS SCAFFOLD WORK, ETC., THE URBAN FORESTER SHALL BE NOTIFIED.
12. THE URBAN FORESTER SHALL BE CALLED TO THE SITE PRIOR TO ANY EXCAVATION WITH THE DROPLINE OR CRZ OF ANY PROTECTED TREE.
13. ALL EXCAVATION, TRENCHING AND/OR POST DIGGING WITHIN THE DROPLINE OR CRZ OF PROTECTED TREES SHALL BE DONE WITH HAND-POWERED TOOLS.
14. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE ROOT SYSTEMS OF THE EXISTING TREES. BULKY MATERIAL, EQUIPMENT, SCAFFOLD FOOTINGS, OR VEHICLES SHALL NOT BE STOCKPILED OR PARKED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE, OR WITHIN TEN (10) FT. OF THE TRUNK (WHICHEVER IS GREATER). THIS IS DONE TO MINIMIZE SURFACE AND SUBSURFACE ROOT AND SOIL COMPACTION. THIS APPLIES TO ALL CRZ'S WITHIN OR OUTSIDE THE PROJECT LIMIT LINE. EVERY INCH OF DBH (DIAMETER BREAST HEIGHT) OF THE TREE REPRESENTS ONE REQUIRED RADIAL FOOT OF TREE PROTECTION.
15. TO BEST PROTECT TREE ROOTS THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN REMOVING CONCRETE OR ASPHALT WITHIN THE CRZ OF EXISTING TREES. PAVEMENT SHOULD BE LIFTED RATHER THAN DRAINED. ANY EXCAVATION WITHIN THE CRZ OR IN LOCATIONS INDICATED ON THE TREE PROTECTION PLAN SHALL BE DONE BY HAND OR PNEUMATIC EXCAVATION AND IN THE PRESENCE OF THE URBAN FORESTER. CONTRACTOR IS TO SCHEDULE APPOINTMENT WITH THE URBAN FORESTER ACCORDINGLY.
16. THE EXCAVATION AREA WITHIN THE CRZ SHALL BE BACKFILLED IMMEDIATELY AND/OR ROOTS SHALL BE KEPT CONSTANTLY MOIST WITH SUBPAR COVERED WITH WHITE PLASTIC AND CHECKED A MINIMUM OF TWO (2) TIMES A DAY, ONCE IN THE MORNING AND ONCE IN THE AFTERNOON, FOR A MAXIMUM OF FORTY-EIGHT (48) HOURS, UNTIL BACKFILL IS COMPLETE. AS DIRECTED BY THE URBAN FORESTER. IF DIRECTED, SOWER HOSES SHALL BE INSTALLED TO FACILITATE PROPERLY MOIST CONDITIONS. POOLING OF WATER OR CONTINUOUS RUNNING WATER SHALL OCCUR WITHIN THE DRP LINE OF EXISTING TREES OR WITHIN THE TREE PROTECTION ZONES OTHER THAN THAT DURING THE IRRIGATION PROCESS.
17. IF ROOTS ARE TO BE EXPOSED FOR A PERIOD GREATER THAN FORTY-EIGHT (48) HOURS, THE EXPOSED AREA SHALL BE COVERED WITH AT LEAST SIX (6) INCHES OF MULCH AND MAINTAINED MOIST DURING THE COURSE OF CONSTRUCTION UNTIL THE AREA CAN BE PROPERLY BACKFILLED. PHOTOS TO BE TAKEN PERIODICALLY AND REPORTED TO THE URBAN FORESTER BY LANDSCAPE CONTRACTOR.
18. ALL EXISTING TREES BEING PROTECTED ON PROPOSED JOBSITE ARE TO BE WATERED 20 GALLONS ONCE WEEKLY BETWEEN MARCH 1 AND OCTOBER 30 ACCORDINGLY TO BEST PRACTICES EXISTING TREES DURING DEMOLITION AND CONSTRUCTION PROCESSES. WATERING SHALL BE DONE IN A MANNER THAT THERE SHOULD NOT BE STANDING WATER AROUND THE TREE.

SITE PLAN
1" = 20'-0"



ADA ACCESSIBILITY UPDATES TO:
INSKIP POOL AND PARK

THOMAS CALDWELL, ARCHITECT
6500 PAPERMILL DRIVE, SUITE 211
KNOXVILLE, TENNESSEE 37919-4819
(865) 598-0860 (865) 598-9844/FAX
HTTP://WWW.TCARCHITECT.COM

THOMAS J. CALDWELL
REGISTERED ARCHITECT
NO. 02826
STATE OF TENNESSEE

DRAWING NAME:
OVERALL SITE PLAN,
NOTES, AND DETAILS

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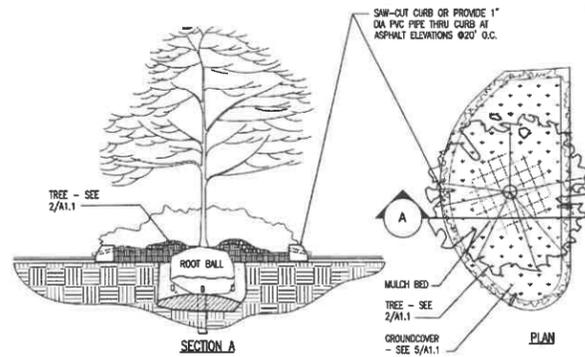
REVISION DATE:
12/08/19

DATE: 09/17/19

DRAWN BY: VAD

COMM. NO.: 1807E

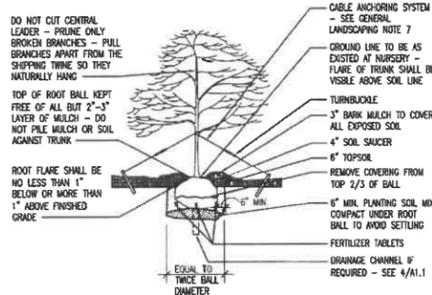
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3 OF 28 A1



ISLAND PLANTING DETAIL

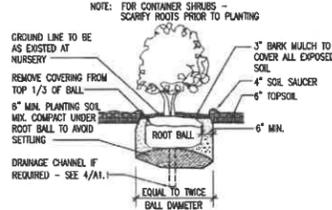
N.T.S.

PLANT LIST		NOTES:			
		1. FIELD VERIFY FINAL LAYOUT AND COLORS WITH OWNER & ARCHITECT.			
		2. PARKING PERIMETER SCREEN AREA OUTSIDE OF MULCH BEDS WILL BE SEEDED W/ KENTUCKY 31 FESCUE W.A.O. - SEE SEEDING NOTES.			
		3. ALL SLOPES GREATER THAN 4% PER FOOT SHALL BE SLOOED; SOO TO BE SECURED WITH WOOD PESS TO PREVENT SLIPPAGE - SEE LANDSCAPING NOTE 25.			
SYMBOL	SIZE	QUANTITY	COMMON NAME	BOTANICAL NAME	SPACING
A	2" CALIPER	1	WHITE DOGWOOD	CORNUS FLORIDA	12'-0" O.C.
B	2" CALIPER	4	WHITE PINE	PINUS STROBUS	15'-0" O.C.
C	3 GALLON	9	CHARISSA HOLLY	ILEX CORNUTA 'CHARISSA'	3'-0" O.C.
D	2 GALLON	9	WINGED EUONYMUS	EVONYMUS ALTA	5'-0" O.C.
E	2 1/2" POTS	90A	LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	12"-18" O.C.



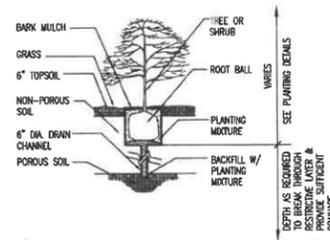
TREE PLANTING DETAIL

N.T.S. SEE LANDSCAPING NOTES



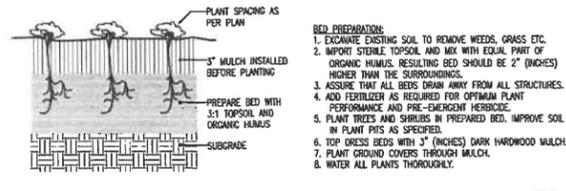
SHRUB PLANTING DETAIL

N.T.S. SEE LANDSCAPING NOTES



DRAIN CHANNEL DETAIL

N.T.S. SEE LANDSCAPING NOTES



GROUNDCOVER PLANTING DETAIL

3" = 1'-0"

GENERAL LANDSCAPING NOTES

- MULCH - ALL PLANT BEDS TO BE MULCHED USING 3-4" OF HARDWOOD BARK.
- PLANT MATERIAL - ALL PLANT MATERIAL TO MEET OR EXCEED AN STANDARD. ALL PLANTING TO BE DONE FOLLOWING ACCEPTED HORTICULTURAL PRACTICES INCLUDING SOIL AMENDMENT WITH FERTILIZER AND LIME. ONLY ACCEPTED HORTICULTURAL PRACTICES WILL BE PERMITTED IN DIGGING, STORING, AND INSTALLING PLANT MATERIAL. ALL PLANT BEDS TO BE FERTILIZED AND LIMED UTILIZING ACCEPTABLE HORTICULTURAL METHODS AT TIME OF SOIL PREPARATION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE THE WORK.
- FINAL CLEANUP OF THE SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. PLANT REPLACEMENT TO OCCUR ONLY ONCE.
- PAYMENT DUE ON SATISFACTORY COMPLETION OF THE WORK.
- FOR TREES (6") SIX FEET IN HEIGHT OR GREATER, PROVIDE (3) 3/16" CABLE GUY WIRES @ 120" SPACING WITH 6 1/2" GALVANIZED TURNBUCKLE WIRE IN A RUBBER HOSE AROUND THE TREE. ATTACH TO THE TREE @ 1/2 - 3/4 OF THE HEIGHT OF THE TREE ABOVE GRADE. ANCHOR WITH 2"x2"x30" HARDWOOD STAKE BURIED BELOW GRADE CLEAR OF THE ROOTBALL - SEE DETAIL 2/A1.1.
- PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:
 - DIG DRAIN PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
 - FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE INCHES WITHIN FOUR (4) HOURS THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF, HOWEVER, THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED. SEE DETAIL 4/A1.1.
 - WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON-POROUS SOIL AND INTO POROUS SOIL - SEE DETAIL 4/A1.1.
 - ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
 - WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.
- IN ORDER TO KEEP ALL BIDS STANDARD, ESTIMATED UNIT PRICES MUST BE GIVEN ON PLANT TYPE AND SIZE AS LISTED IN THE PLANT LIST ON THIS SHEET. THESE ESTIMATED UNIT PRICES SHOULD BE WITHIN NORMAL NURSERY INDUSTRY PRICING RANGES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF ALL PLANT MATERIAL BY THE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL WILL BE INSPECTED. PLANTS NOT CONFORMING PRECOSELY TO THE PLANT LIST OR APPROVED ALTERNATES WILL NOT BE ACCEPTED AND SHALL BE REPLACED.
- 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.
- LANDSCAPED AREAS SHALL BE BACKFILLED WITH CLEAN SUBSOIL, FREE OF BUILDING DEBRIS, CRUSHED ROCK, VORTAR MIX, ETC.
- LANDSCAPED AREAS SHALL BE FILLED WITH NOT LESS THAN 4" OF TOPSOIL WHICH SHALL BE BROUGHT TO A HEIGHT OF 2" BELOW CURBSHIMS. SUCH TOPSOIL SHALL BE FREE OF WEEDS AND FIELD GRASSES AND MEET THE APPROVAL OF THE CONSTRUCTION SUPERVISOR. WHERE POSSIBLE TOPSOIL SHALL BE PLUVERIZED.
- IN AREAS WHERE PRIOR BUILDINGS OR DRIVES HAVE EXISTED, ALL LANDSCAPED AREAS FORMED BY CURBSHIMS LAID 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.
- IN AREAS ADJACENT TO "LANDSCAPED" AREAS, UNDER-RUN FROM CONC. FORMS SHALL BE BROKEN AWAY WHEN FORMS ARE REMOVED.
- BACKFILLING WITH WET SOIL SHALL BE AVOIDED IN ALL LANDSCAPED AREAS.
- WASTE CLEANING FLUIDS SUCH AS ACIDS, OILS, ETC. SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE DUMPED IN LANDSCAPED AREAS.
- 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.
- ALL TREES RETAINED OR PROVIDED 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 PLANT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION AND GRADING WORK AS NECESSARY TO RETAIN AS MANY EXISTING TREES AS POSSIBLE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER PRIOR TO GRADING WORK TO ESTABLISH WHICH EXISTING TREES ARE TO REMAIN.
- LOCATE CONSTRUCTION TRAILER, MATERIAL STORAGE, PARKING, SOIL STOCKPIILING, DEBRIS AND BURNING AWAY FROM TREES TO BE PRESERVED.
- PROVIDE A 4' HIGH ORANGE POLYETHYLENE LAMINAR SAFETY FENCE OR APPROVED BARRIER ONE FOOT OUTSIDE DRUPLINE OF ISOLATED TREES TO BE SAVED AND CONTINUOUS ROPE WITH BURNING AROUND GROUPS OF TREES TO BE SAVED - SEE TREE PRESERVATION NOTES ON SHEET A1.
- SOO: PROVIDE STRONGLY ROOTED CLUMPED GRASS SOO, NOT LESS THAN 1-YEAR OLD, FREE OF WEEDS AND UNDERGRASS WITHIN GRASSES. PROVIDE SOO COMPOSED PRINCIPALLY OF 80 PERCENT REBEL FESCUE (FESTUCA 'REBEL') AND 20 PERCENT FALCON, WITH NOT MORE THAN 10 PERCENT OTHER GRASSES AND LEGUMES. BROKEN PADS OR PADS WITH UNWEED EDGES WILL NOT BE ACCEPTABLE. SOO PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER TWO CORNERS OF PAD WILL BE REJECTED.

SEEDING NOTES

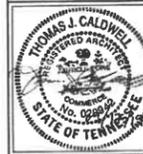
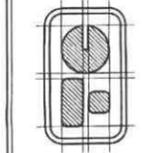
- FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO SEED ALL EXISTING GRASS AREAS DISTURBED BY CONSTRUCTION.
- SEED MIX SHALL BE 100% KENTUCKY 31 FESCUE (95% PURE).
- REMOVE STONES, CLODS, DEBRIS, AND OTHER REFUSE FROM SURFACE OF AREA TO BE SEEDED AND DO ALL ADDITIONAL GRADING AND TRIMMING REQUIRED TO REMOVE SURFACE IRREGULARITIES. THEN RAKE AND HARROW TO LOOSEN SOIL TO A DEPTH OF NOT LESS THAN 3".
- APPLY A MIXTURE OF ONE PART COMMERCIAL FERTILIZER AND TWO PARTS GROUND LIMESTONE AT A RATE OF 50 POUNDS PER 1,000 SQUARE FEET AND MIX INTO TOPSOIL. SPREAD GRASS SEED UNIFORMLY AT A RATE OF 4 POUNDS PER 1,000 SQUARE FEET. LIGHTLY COVER THE SEED BY RAKING AND COMPACT THE SURFACE BY ROLLING. COVER SEEDING AREAS WITH A LIGHT LAYER OF STRAW AND SPRINKLE WITH WATER. KEEP AREAS WATERED AND MOIST UNTIL GRASS IS ESTABLISHED.
- MAINTAIN SEEDING AREAS FOR NOT LESS THAN 60 DAYS AFTER SOWING AND THEN UNTIL FINAL COMPLETION OF THE CONTRACT IF THE CONTRACT IS NOT COMPLETED WITHIN THE 60-DAY PERIOD.
- TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER (14) DAYS, AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
- SOO ALL SLOPES GREATER THAN 2/1.

ADA ACCESSIBILITY UPGRADES TO:
INSKIP POOL AND PARK

CITY OF KNOXVILLE
KNOXVILLE, TENNESSEE

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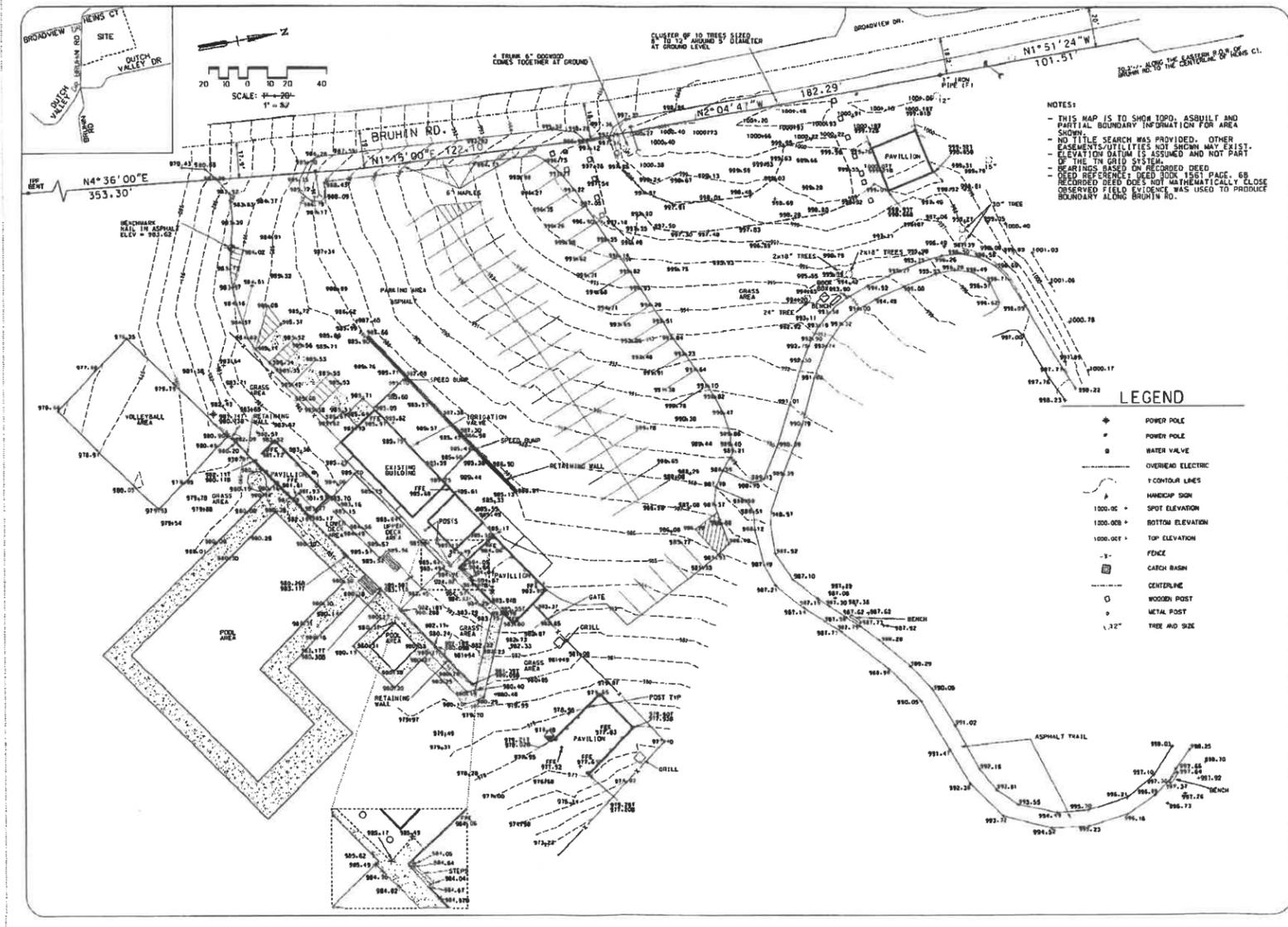
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CONTRACT NO.: 1807E

SHEET: 3.1 OF 28

DRAWING NO.: A1.1

1-A 20-V A



NOTES:
 - THIS MAP IS TO SHOW TOP, ASBURY AND PARTIAL BOUNDARY INFORMATION FOR AREA SHOWN.
 - NO TITLE SEARCH WAS PROVIDED. OTHER EASEMENTS/UTILITIES NOT SHOWN MAY EXIST.
 - ELEVATION DATUM IS ASSUMED AND NOT PART OF THE TN GRID SYSTEM.
 - BEARINGS BASED ON RECORDED DEED DEED REFERENCE: DEED BOOK 1581 PAGE 68 RECORDED DEED DOES NOT MATHEMATICALLY CLOSE OBSERVED FIELD EVIDENCE WAS USED TO PRODUCE BOUNDARY ALONG BRUHN RD.

- LEGEND
- ⊕ POWER POLE
 - POWER POLE
 - WATER VALVE
 - OVERHEAD ELECTRIC
 - CONTOUR LINES
 - HANDICAP SIGN
 - 1000.00 + SPOT ELEVATION
 - 1200.00 + BOTTOM ELEVATION
 - 1000.00 + TOP ELEVATION
 - - - FENCE
 - CATCH BASIN
 - CENTERLINE
 - WOODEN POST
 - METAL POST
 - ∅ 32" TREE AND SIZE

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/18	ISSUE FOR PERMIT
2	08/15/18	ISSUE FOR PERMIT
3	08/15/18	ISSUE FOR PERMIT

TOP, ASBURY & PARTIAL BOUNDARY SURVEY
 INSKIP PARK AND POOL



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SV1

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COMM. NO: 1807E	
SHEET: 2 OF 28	DRAWING NO: SS1

1-A 20-VA