

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

October 17, 2013
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mark.shipley@townoffarragut.org or Gary Palmer at gpalmer@townoffarragut.org or you may call them at 865-966-7057.

- 1. Citizen Forum**
- 2. Approval of minutes – September 19, 2013**
- 3. Discussion and public hearing on a resubdivision plat for the Chapel Grove Subdivision off Grigsby Chapel Road, Parcel 100, Tax Map 142, to change the platted lot lines and building envelopes, Zoned R-4 (Goodworks Unlimited, LLC., Applicant)**
- 4. Discussion and public hearing on a request for a site plan amendment and access variance for a right in only access off of N. Campbell Station Road for the Holiday Inn Express at 816 N. Campbell Station Road, Zoned C-2 (Shashi Patel, Applicant).**
- 5. Discussion and public hearing on a site plan for an addition to the Dixie Lee Liquor Store at 13044 Kingston Pike, 1.022 Acres, Zoned C-1 (Mark Bialik/GBS Engineering, Applicant)**
- 6. Discussion of an amendment to the text of the Farragut Zoning Ordinance, Chapter 3, to allow accessory structure apartments within single-family residentially zoned neighborhoods**
- 7. Public hearing on proposed locations for new utilities**

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

September 19, 2013

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Honken, Alderman
Ed Whiting, Secretary
Annette Brun
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT

Ralph McGill, Mayor

Staff Representatives: Mark Shipley, Interim Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7 p.m.

CITIZEN FORUM

Chairman Holladay reminded the commissioners about an upcoming training opportunity on Tuesday, October 1, 2013 from 6 – 8 p.m. The training will take place at the TDEC Training Center, 761 Emory Valley Road in Oak Ridge.

Chairman Holladay asked staff (Shipley) to provide an overview of the training requirements that govern planning commissioners per the *Tennessee Code Annotated*. The staff indicated that each commissioner is required to have at least four (4) hours of training per calendar year and that the topics that would qualify are outlined in the state law governing this requirement. Chairman Holladay requests that all planning commission members acquire a Certificate of Training for the required four (4) hours of training.

APPROVAL OF MINUTES

*Commissioner Myers moved to approve the August 15, 2013, minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 7-0-1 with Alderman Honken abstaining because he was absent.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR ACCESS TO EVANS ROAD FOR PARCEL 003, TAX MAP 152 (Gary Forrester, Applicant)

Staff recommended approval of the proposed access that would line up with the most well defined access on the north side of Evans Road.

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Commissioner Myers moved to approve the access as recommended by staff. Commissioner St. Clair seconded the motion and the motion passed 8-0.

Staff recommended approval of the variance needed from the 200 foot distance requirement between driveways on a collector street per the Driveways and Other Accessways Ordinance.

Commissioner Honken moved to approve the variance as recommended by staff. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A PLAT OF CORRECTION FOR THE COTTAGES AT PRYSE FARM, LOTS 81R, 82R1, 83 & 84, TO CHANGE THE PLATTED BUILDING ENVELOPE, ZONED R-1 AND OSMR (Robert G. Campbell and Associates, Applicant)

Staff recommended approval subject to obtaining the appropriate signatures.

Commissioner Honken moved to approve the plat subject to staff's recommendation. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE N. CAMPBELL STATION ROAD RIGHT OF WAY RESULTING FROM THE TDOT RELATED IMPROVEMENTS TO N. CAMPBELL STATION ROAD (Town of Farragut, Applicant)

Staff recommended approval subject to obtaining the appropriate signatures.

Commissioner Whiting moved to approve the plat subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON THE ANNUAL REVIEW AND APPROVAL OF THE CONCEPT PLAN FOR THE VILLAS AT ANCHOR PARK SUBDIVISION LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, 30.2 ACRES, 92 UNITS, ZONED R-4 AND R-1

Staff recommended approval subject to the following items:

- 1) Changing the pedestrian connection to Finch Road from a sidewalk to a walking trail; and
- 2) Omitting Note #'s 23 and 26 on Sheet C-3.

Commissioner St. Clair moved to approve the concept plan subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR AN ENTERPRISE RENT-A-CAR FACILITY, 12025 KINGSTON PIKE, 1.19 ACRES, ZONED C-1 (Enterprise Rent-A-Car of Tennessee, LLC, Applicant)

Staff recommended approval subject to the following:

- 1) A plat will be required prior to the issuance of a Certificate of Occupancy for the permanent access easement and the walking trail easement;
- 2) Prior to the issuance of a Certificate of Occupancy, please submit a pdf of the finalized stamped approved site plans;
- 3) Prior to the issuance of a Certificate of Occupancy, please submit a two-year landscape maintenance and walking trail maintenance irrevocable letter of credit based on a dollar amount to be provided by Town staff;
- 4) The “U-Type” end wall near the entrance is a needed improvement. However, it may fit the ditch better if installed parallel to Kingston Pike, with pipe exiting the end wall on a minor angle;
- 5) A verification from a qualified professional will be required that the retaining wall has been constructed per the approved design;
- 6) It is likely TDOT will request a 2 foot paved shoulder adjacent to the deceleration lane. Regardless, the full depth of asphalt should be extended to the full width of the deceleration lane (up to 12 feet in width). The Typical appears to show this width being somewhat less than 12 feet;
- 7) Please submit an irrevocable letter of credit for erosion control for \$7800. This is required prior to the issuance of a grading permit;
- 8) Please submit a drainage permit fee of \$645;
- 9) Please submit access permit and permit to work on State ROW from TDOT; and
- 10) Please submit NOC.

Commissioner Whiting moved to approve the site plan subject to staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 7-0-1 with Commissioner Myers abstaining due to his involvement with the project.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION IV. MEASUREMENT OF SETBACKS, OPEN SPACE, VISIBILITY TRIANGLE, USE OF LOTS AND ACCESS POINTS, TO CLARIFY METHOD OF MEASURING SETBACKS

Staff recommended approval of Resolution PC-13-8 which recommends approval of Ordinance 13-22 to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-13-8. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, TO ALLOW ACCESSORY STRUCTURE APARTMENTS WITHIN SINGLE-FAMILY RESIDENTIALLY ZONED NEIGHBORHOODS

Gary Palmer introduced this item and reviewed a draft Accessory Dwelling Unit (ADU) ordinance. Bob Markli and Matt Varney were present and discussed their desire for the Town to consider providing for ADU's in the zoning ordinance. A general discussion ensued and it was agreed that this matter would be discussed further at subsequent planning commission meetings. Planning commissioners were asked to submit any comments that may have or receive to the Town staff. No action was taken on the draft ordinance.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: October 17, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Interim Community Development Director *ms*

SUBJECT: Discussion and public hearing on a re-subdivision plat for the Chapel Grove Subdivision off Grigsby Chapel Road, Parcel 100, Tax Map 142, to change the platted lot lines and building envelopes, Zoned R-4 (Goodworks Unlimited, LLC., Applicant)

INTRODUCTION: The Chapel Grove Subdivision off Grigsby Chapel Road was originally platted in November 2007. At that time, the development included 35 buildable lots and 1 open space lot. Two buildings, one with 5 units and the other with 3 units, were constructed. The required 25 foot buffer strip was planted and the two required stormwater detention basins were constructed.

Since that time there has been little activity in this subdivision. In an effort to rejuvenate this development, the owner is requesting to re-plat the lots and building envelopes on the undeveloped portion of the property to provide for mostly two-unit buildings.

DISCUSSION: This requested re-subdivision plat includes revisions to 21 buildable lots. That would mean that, at completion, this development will have 29 units instead of 35. The open space lot, Lot 36R, encompasses roughly 28% of the development. The North Fork of Turkey Creek consumes a fair amount of this open space on the eastern portion of the development. Related to this, the re-subdivision plat takes into account the latest flood study and incorporates the Town's newly adopted 4 rather than 3 foot freeboard requirement. This means that any new building's in this subdivision will have to be elevated 4 rather than 3 feet above the Base Flood Elevation (BFE). This offers future residents an extra degree of protection from possible flood damage.

Attached please find a reduced copy of the proposed re-subdivision plat and a copy of the original plat that was recorded in 2007. Also included is an aerial image of the general area.

RECOMMENDATION BY: The staff will recommend approval of this re-subdivision plat subject to obtaining the appropriate signatures and at least 75% of the existing homeowners acknowledging, in writing, that they are okay with the proposed lot line and building envelope modifications.

Chapel Grove Resubdivision



Legend

 Parcels

 CHAPEL GROVE

 N

1 inch = 250 feet

MEETING DATE: October 17, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Interim Community Development Director *MSJ*

SUBJECT: Discussion and public hearing on a request for a site plan amendment and access variance for a right in only access off N. Campbell Station Road for the Holiday Inn Express at 816 N. Campbell Station Road, Zoned C-2 (Shashi Patel, Applicant).

INTRODUCTION: As background for this item, in 1996 a plat was recorded under the title Ganga Partnership Subdivision. This plat established right of way for a portion of the Snyder Road extension. The plat also created a joint permanent access easement in favor of the property where the Fairfield Inn has recently been constructed, the property east of the Fairfield Inn property, and the property north of the Fairfield Inn where the Holiday Inn Express was constructed. Access for all of these parcels was required to be off this joint permanent access easement once the accessway within this easement was constructed.

Since the Holiday Inn Express was constructed prior to the accessway being constructed on the above noted joint permanent access easement, the only access available for Holiday Inn Express was off of N. Campbell Station Road. Their site plan was approved with a full access onto N. Campbell Station Road with the understanding that, once the accessway on the joint permanent access easement was constructed, the Holiday Inn Express access onto N. Campbell Station Road would have to be removed so that it would be in compliance with the plat requirement that the only access be onto the joint permanent access easement.

DISCUSSION: A key purpose of the plat that was recorded in 1996 was to ensure that access to both N. Campbell Station Road and Snyder Road extension would meet the 400 foot distance required between access points on roads classified as "arterial" on the Major Road Plan. When the Holiday Inn Express was constructed, there was full access onto N. Campbell Station Road with a deceleration lane and the ground mounted sign identifying the entrance to the Holiday Inn Express was situated near the N. Campbell Station Road access point. This project was finalized in May of 2009.

When a request to construct the Fairfield Inn and Suites was approved by the planning commission on May 17, 2012 there was also an approval for a site plan to remove, once the accessway along the joint permanent access easement was built, the Holiday Inn Express access onto N. Campbell Station Road in order to be consistent with the plat recorded in 1996.

The removal of the Holiday Inn Express access onto N. Campbell Station Road and the connection from their parking lot to the accessway constructed on the joint permanent access easement was completed in early-August 2013 so that a Certificate of Occupancy could be issued for the Fairfield Inn and Suites in mid-August.

Since that time, the owner of the Holiday Inn Express has apparently received a number of complaints from patrons that see the ground mounted sign and the deceleration lane and try to turn into the Holiday Inn Express property off of N. Campbell Station Road. This access is now sealed off with curbing and a sidewalk per the plans approved through the planning commission.

The owner is requesting to re-open an access off of N. Campbell Station Road. Rather than a full access, the owner is requesting a right turn in only access. Patrons exiting the Holiday Inn Express will be directed to the joint permanent access easement and Snyder Road and ultimately to the traffic signal at N. Campbell Station Road and Snyder Road. This proposed access will be roughly 189 feet from the northeastern portion of Snyder Road/N. Campbell Station Road and roughly 392 feet from the nearest access to the north along N. Campbell Station Road. Approving this access will require a variance from the 400 foot distance requirement provided for in the Driveways and Other Accessways Ordinance.

Attached please find a copy of the site plan showing the proposed right turn in only access and a plan which shows the distances to the nearest accesses on both sides of N. Campbell Station Road. Also attached is an aerial image of the general area.

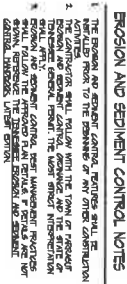
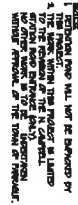
RECOMMENDATION BY: As with any request involving a variance, the applicant must show the necessary justification(s). The right in only access is certainly preferable to a full access. The current configuration with the deceleration lane and placement of the ground mounted sign imply to someone unfamiliar with the area (which would likely be many of the hotel patrons) that they could access Holiday Inn Express off N. Campbell Station Road. A right in only access would not impact traffic flow along N. Campbell Station Road and would provide some obvious practical and functional benefits. The staff does support the amendment to the site plan and the variance request for the right in only access. The staff's support, however, is conditioned on a plat of correction being submitted to amend the 1996 plat and the note which requires the Holiday Inn Express tract to only access the joint permanent access easement.

The staff does note that if the right in only access request is denied, the deceleration lane should be removed. And, it would be recommended that Holiday Inn Express work with Fairfield Inn to go through the process of requesting a sign panel on the Fairfield Inn ground mounted sign which is positioned along the access easement. This two tenant ground mounted sign would be similar to what Country Inn and Suites and Comfort Suites have done on the opposite side of N. Campbell Station Road.

[illegible]

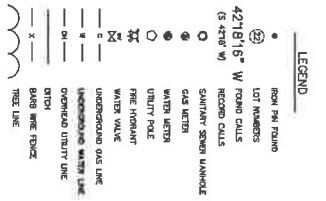
CAROL - 474-4141 - 1001 S. 10TH ST.
 LAR. 474-4141 PART 1
 EAST & ROME STREET
 HERRIN, TN
 PHONE: 405-600-4400

PROPERTY:
 814 N. CARROLL STATION ROAD
 HERRIN, TENNESSEE
 MAP - PG. PRUCH - 17300
 ACRES: 4.81



100

Best & Associates Architects



RECEIVED
JUL 04 2013
TOWN OF FARRAGUT

	TITLE _____	HOLIDAY INN EXPRESS ENTRANCE REVISION		<i>Best & Associates Architects</i> 1726 W LAMAR ALEX PKY, NASHVILLE, TN 37208 PHONE 615-977-8100 FAX 615-968-4178	
	DATE _____	816 N. CAMPBELL STA. RD.			
	DRAWN BY _____	FARRAGUT TENNESSEE			
	CHECKED BY _____				
	APPROVED BY _____				

Holiday Inn Express



Legend



Parcels



Holiday Inn Express



1 inch = 250 feet

MEETING DATE: October 17, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Interim Community Development Director *MS*

SUBJECT: Discussion and public hearing on a site plan for an addition to the Dixie Lee Liquor Store at 13044 Kingston Pike, 1.022 Acres, Zoned C-1 (Mark Bialik/GBS Engineering, Applicant)

INTRODUCTION: The Dixie Lee Liquor Store at the east intersection of S. Watt Road and Kingston Pike is requesting approval for a roughly 1,500 square foot expansion to the east side of the existing facility. This expansion will accommodate a wine tasting area, beer cave, and office area and is being proposed in anticipation of changes that could occur to the state's wine and liquor laws.

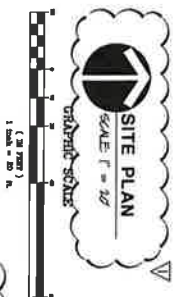
DISCUSSION: Since the existing Dixie Lee Liquor Store does not comply with front yard setbacks from S. Watt Road and Kingston Pike, the owner's recently requested an approval from the board of zoning appeals for an expansion to a nonconforming building. This request was approved because the expansion itself did not compound the building's nonconformity (the expansion is to the east and meets setbacks from the eastern side property line) and the site has plenty of room for the expansion. The lot coverage is increased slightly from 52% to 53%, well below the 70% maximum permitted. The proposed expansion also does not create a parking space shortage. Based on the size of the building (including the proposed addition), 21 parking spaces are required. The site has 32 parking spaces and no existing spaces are being removed as part of this expansion.

At the same board of zoning appeals meeting, the owner requested a variance to not construct a sidewalk, as part of this relatively minor site plan, along their Kingston Pike frontage. This variance was approved due to the small scale of the proposed expansion and extreme space limitations and utility conflicts along the frontage which would have required a complete re-construction of this area to incorporate a sidewalk and grass strip separation.

Attached please find a reduced copy of the site plan and an aerial image of the general area.

RECOMMENDATION BY: Staff will make a recommendation at the meeting.

RECEIVED
OCT 04 2013
TOWN OF FARRAGUT

[illegible]

1313 Kalmia Road
Knoxville, TN 37901
Phn: 865 566 0181
Fax: 888 485 7001

ASG
architectural services group, inc.

ARCHITECTURAL SERVICES GROUP, INC.
"A Tennessee Architectural Corporation"

■■■
Franklin Square
9724 Kingston Pike, Suite 703
Knoxville, TN 37922
Phone: 865.470.9669
Fax: 865.470.9628

ADDITIONS AND RENOVATIONS TO:
DIXIE LEE WINES & LIQUORS
13044 KINGSTON PIKE
KNOXVILLE, TENNESSEE
SAM TAYLOR, OWNER

**SITE
PLAN
AND NOTES**

AS-1

RECEIVED
OCT 04 2013
TOWN OF FARRAGUT

CAULKING SCHEDULE									
APPLICATION	SECTION	W/C	W/O	W/O	W/O	W/O	W/O	W/O	W/O
INTERIOR	ONE PART ADO	PCCOA	PCO	PCO	PCO	PCO	PCO	PCO	PCO
EXTERIOR	ONE PART ADO	PCCOA	PCO	PCO	PCO	PCO	PCO	PCO	PCO
DOOR AND WINDOW FRAME	ONE PART ADO	PCCOA	PCO	PCO	PCO	PCO	PCO	PCO	PCO
DOOR AND WINDOW FRAME	ONE PART ADO	PCCOA	PCO	PCO	PCO	PCO	PCO	PCO	PCO
DOOR AND WINDOW FRAME	ONE PART ADO	PCCOA	PCO	PCO	PCO	PCO	PCO	PCO	PCO
DOOR AND WINDOW FRAME	ONE PART ADO	PCCOA	PCO	PCO	PCO	PCO	PCO	PCO	PCO
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DOOR AND WINDOW FRAME	ONE PART ADO	PCCOA	PCO	PCO	PCO	PCO	PCO	PCO	PCO

DOOR SCHEDULE

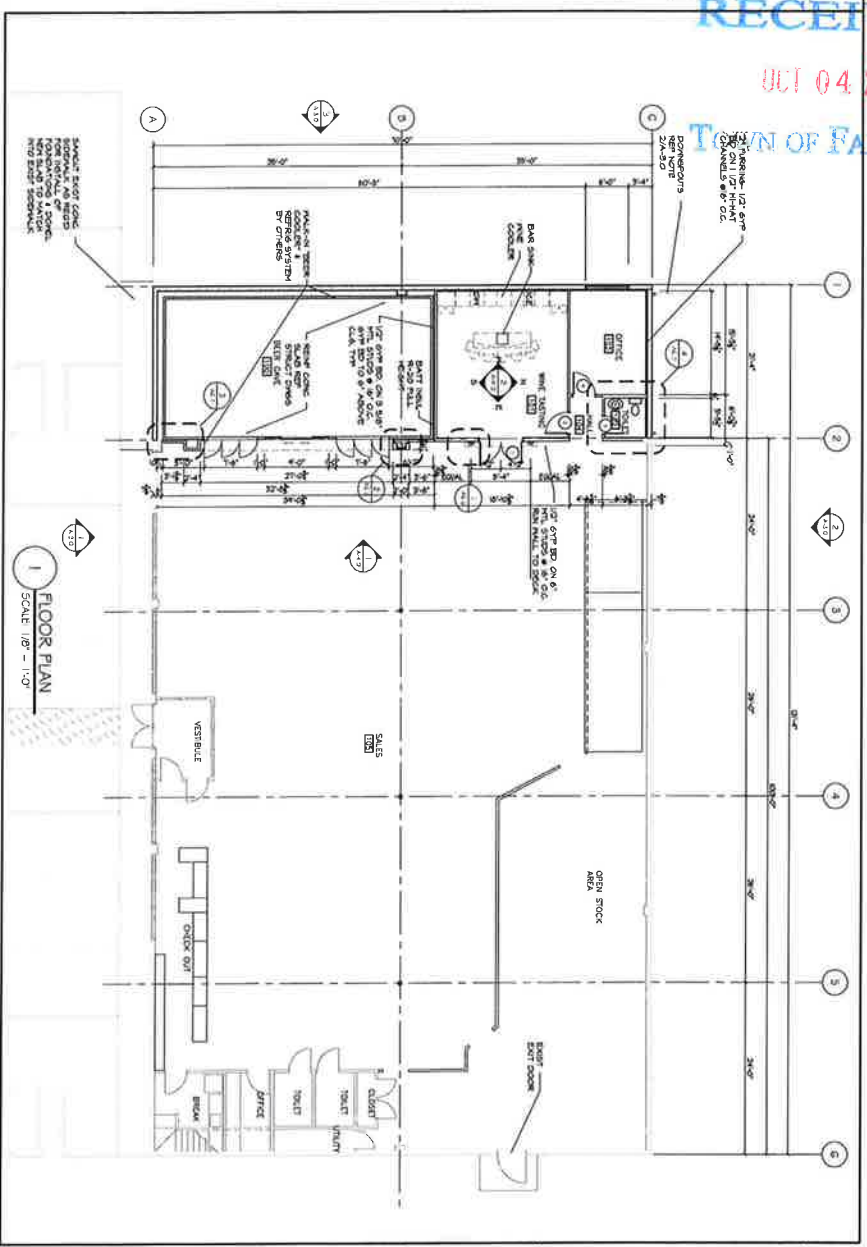
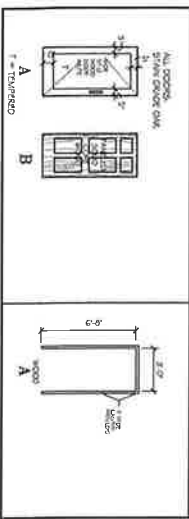
DOOR	SIZE	TYPE	W/C	W/O	W/O	W/O	W/O	W/O	W/O
1	6'0" x 8'0"	SW	PCO	PCO	PCO	PCO	PCO	PCO	PCO
2	6'0" x 8'0"	SW	PCO	PCO	PCO	PCO	PCO	PCO	PCO
3	6'0" x 8'0"	SW	PCO	PCO	PCO	PCO	PCO	PCO	PCO
4	6'0" x 8'0"	SW	PCO	PCO	PCO	PCO	PCO	PCO	PCO

NOTES:
1. ALL DOORS SHALL BE 1 1/2" MIN. THICK AND BE SET IN 1 1/2" MIN. RECESSED FRAME.
2. ALL DOORS SHALL BE 1 1/2" MIN. THICK AND BE SET IN 1 1/2" MIN. RECESSED FRAME.
3. ALL DOORS SHALL BE 1 1/2" MIN. THICK AND BE SET IN 1 1/2" MIN. RECESSED FRAME.
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10. ALL DOORS SHALL BE 1 1/2" MIN. THICK AND BE SET IN 1 1/2" MIN. RECESSED FRAME.

DOOR HARDWARE SCHEDULE

DOOR	SIZE	TYPE	W/C	W/O	W/O	W/O	W/O	W/O	W/O
1	6'0" x 8'0"	SW	PCO	PCO	PCO	PCO	PCO	PCO	PCO
2	6'0" x 8'0"	SW	PCO	PCO	PCO	PCO	PCO	PCO	PCO
3	6'0" x 8'0"	SW	PCO	PCO	PCO	PCO	PCO	PCO	PCO

DOOR & FRAME TYPES



FLOOR PLAN NOTES
GENERAL FORMAT
1. ALL FINISHES SHALL BE TO MATCH EXISTING FINISHES.
2. ALL FINISHES SHALL BE TO MATCH EXISTING FINISHES.
3. ALL FINISHES SHALL BE TO MATCH EXISTING FINISHES.
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10. ALL FINISHES SHALL BE TO MATCH EXISTING FINISHES.

INTERIOR FINISH MATERIAL LEGEND		
ITEM	DESCRIPTION	COLOR
1	PAINT	WHITE
2	PAINT	WHITE
3	PAINT	WHITE
4	PAINT	WHITE
5	PAINT	WHITE
6	PAINT	WHITE
7	PAINT	WHITE
8	PAINT	WHITE
9	PAINT	WHITE
10	PAINT	WHITE

ROOM FINISH SCHEDULE		
ROOM	FLOOR	WALLS
1	PAINT	PAINT
2	PAINT	PAINT
3	PAINT	PAINT
4	PAINT	PAINT
5	PAINT	PAINT
6	PAINT	PAINT
7	PAINT	PAINT
8	PAINT	PAINT
9	PAINT	PAINT
10	PAINT	PAINT

10 SHEET 3 OF 4

ADDITIONS AND RENOVATIONS TO:
DIXIE LEE WINES & LIQUORS
13044 KINGSTON PIKE
KNOXVILLE, TENNESSEE
SAM TAYLOR, OWNER

ARCHITECTURAL SERVICES GROUP, INC.
"A Tennessee Architectural Corporation"
Franklin Square
9724 Kingston Pike, Suite 703
Knoxville, TN 37922
Phone: 865.470.9669
Fax: 865.470.9628

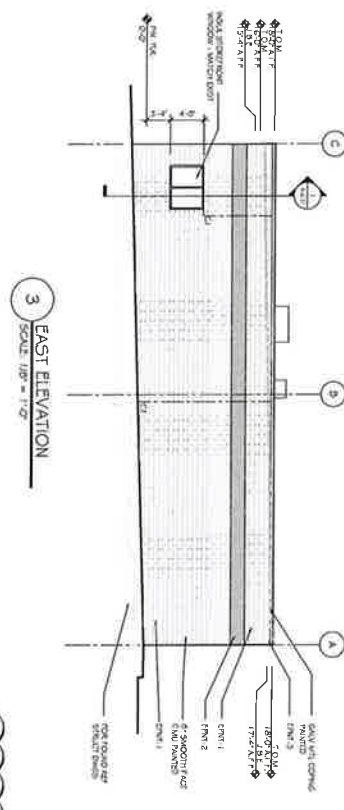
ALL LEGAL'S APPLICABLE
10/10/2013

ASG
ARCHITECTURAL SERVICES GROUP, INC.
KNOXVILLE, TENNESSEE

2. All sheet metal to conform with SMACNA standards.

1

1. PRIMER NOT NORMALLY REQUIRED
2. IDEAL DEPTH OF JOINT SHOULD BE 1/2" THE WIDTH AND EXCEEDING MINIMUM LIMITS
3. MAY BE SUBSTITUTED FOR GENERAL PURPOSE SEALANT FOR LOW MOVEMENT JOINTS
4. SUBMIT COLOR CHART:
5. COLOR TO MATCH EXIST.



Dixie Lee Liquor



Legend



Parcels



Dixie Lee Liquor



1 inch = 146 feet