

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 5-I-16-UR

AGENDA ITEM #: 47

AGENDA DATE: 5/12/2016

▶ **APPLICANT:** HR ACQUISITIONS, L.L.C. G. MARSHALL HART, JR.

OWNER(S): HR Acquisitions, LLC

TAX ID NUMBER: 106 P A 037

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 962 N Gallaher View Rd

▶ **LOCATION:** East side of Gallaher View Rd., South side of Middlebrook Pike, and North side of Mars Hill Rd.

▶ **APPX. SIZE OF TRACT:** 3.95 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via N. Gallaher View Rd., a minor arterial street with 4 lanes and a center turn lane within a large right-of-way of varied width. The property does not have frontage on Middlebrook Pike.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** RP-1 (Planned Residential) up to 1 du/ac

▶ **EXISTING LAND USE:** Rural residential, vacant house

▶ **PROPOSED USE:** 38,000 square-foot Memory Care of Knoxville Assisted Living Facility (64 beds)

HISTORY OF ZONING: Rezoned to RP-1 up to 1 du/ac from R-1E in February 2016.

SURROUNDING LAND USE AND ZONING: North: Middlebrook Pike., Detached residences / R-1 (Low Density Residential) and F-1 (Floodway)

South: Vacant land / R-1E (Low Density Exclusive Residential)

East: Detached residences / R-1E (Low Density Exclusive Residential)

West: Ten Mile Creek, N. Gallaher View Rd. / R-1E (Low Density Exclusive Residential)

NEIGHBORHOOD CONTEXT: The southeast quadrant of the intersection of Middlebrook Pike and N. Gallaher View Rd. is developed with residential uses under R-1E zoning. The broader area is developed with a mix of small and large commercial/office development, detached and attached houses, and apartments.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for an approximate 38,000 sq ft memory care facility with up to 64 beds, subject to the following 9 conditions:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Connecting to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Human Services.
5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
6. Proposed signage shall meet all the applicable requirements of Article 8 (Signs, billboards, and other advertising structure) of the Knoxville Zoning Ordinance.
7. Completion of a "no rise" analysis by the applicant regarding the impact of raising the elevation of the driveway on the floodplain of Ten Mile Creek, and approval of the findings by the Knoxville Department of Engineering during permitting.
8. Obtaining a variance to the utility and drainage easement on the north property line, when the property is platted, due to a retaining wall being too close to the property line.
9. Install all required landscaping within six months of the issuance of occupancy permit for this project.

With the conditions noted above, this request meets the requirements for approval of a memory care facility in the RP-1 zoning district, and the other criteria for approval of a use on review.

COMMENTS:

The proposed memory care facility is located near the intersection of N. Gallaher View Rd. and Middlebrook Pike. The current access to the site is from N. Gallaher View Rd., near the intersection with Mars Hill Rd. The subject property does not have direct frontage along Mars Hill Rd. but because of previous realignments of Gallaher View Rd. and Middlebrook Pike, the right-of-way along Gallaher View Rd. is very wide and the driveway could connect to Mars Hill Rd. Staff feels that this connection could be a better alternative to than the Gallaher View Rd. access because of the close proximity to Mars Hills Rd. and potential turning conflicts. Mars Hill Rd. is a short deadend street that currently serves 6 houses. If the memory care facility decides to provide access to Mars Hill Rd. rather than Gallaher View Rd., this should be allowed with the approval from the Knoxville Department of Engineering.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed memory care facility will have minimal impact on local services since water and sewer utilities are available to serve this site, and there will not be an impact on public schools.
2. The proposed facility has 64 beds and is approximately 38,000 sq ft. Facilities such as this do not have a density calculated because the individual beds do not constitute a dwelling unit. The size of the facility is compatible with the surrounding residential development and the traffic generated should not have a negative effect on the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed memory care facility meets the standards for development within a RP-1 zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed memory care facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial traffic through residential areas.

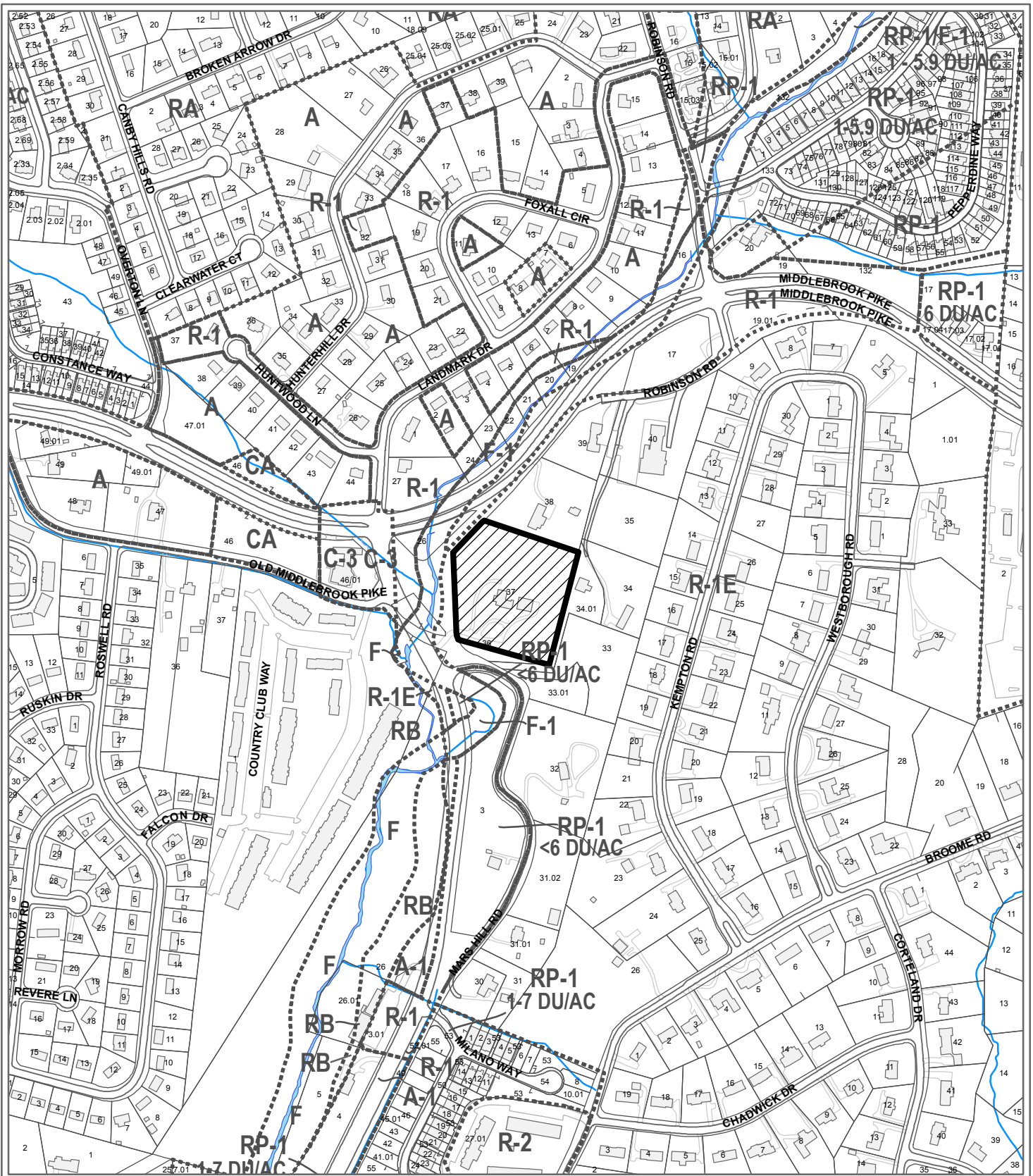
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan designates this property for low density residential use. The proposed memory care facility is consistent with the adopted plans and zoning designation.
2. The site is located within the Urban Growth Boundary (Inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-I-16-UR
USE ON REVIEW**



38,000 square-foot Memory Care of Knoxville Assisted Living Facility in RP-1 (Planned Residential) up to 1 du/ac

Original Print Date: 4/19/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: HR Acquisitions, L.L.C., G. Marshall Hart, Jr.

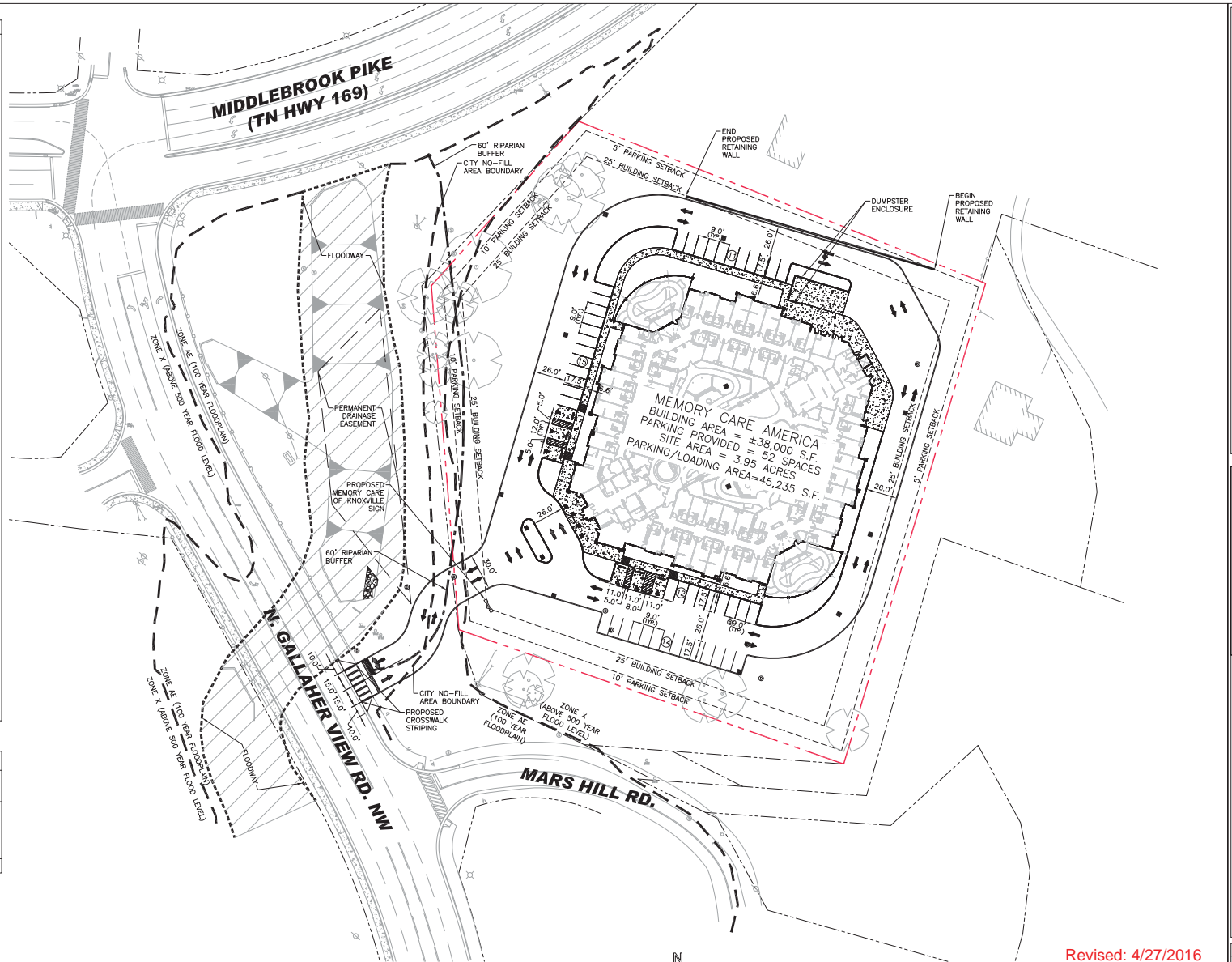
Map No: 106

Jurisdiction: City



LEGEND	
EXISTING FEATURES	
⊕ OR ⊞	EXIST. DROP INLET
—	EXIST. GUY WIRE
— W(SIZE)	EXIST. WATERLINE
— G(SIZE)	EXIST. GAS LINE
— E	EXIST. UNDERGROUND ELECTRIC LINE
— S	EXIST. SEWER LINE
— T	EXIST. TELEPHONE LINE
— (SIZE)	EXIST. DRAIN LINE
T.B.M.	TEMPORARY BENCHMARK
CS	THE POINT OF CHANGE FROM CIRCULAR CURVE TO SPIRAL TOP OF CASTING CURVE ELEVATION
T.C.	ELEVATION
EL.	HANDICAP
HC	SEWER MANHOLE
SMH	EXIST. SEWER MANHOLE
⊕	EXIST. DRAIN MANHOLE
⊕	EXIST. FIRE HYDRANT
⊕	EXIST. WATER VALVE
⊕	EXIST. WATER METER
⊕	GAS METER
⊕	GAS VALVE
⊕	EXIST. SEWER CLEANOUT
⊕	EXIST. SIGN
⊕	EXIST. BOLLARD
⊕	EXIST. FUEL FILLER LIDS
⊕	EXIST. LIGHT POLE
⊕	EXIST. TRAFFIC LIGHT
⊕	HOSE BIB
⊕	EXIST. TRAFFIC SIGNAL BOX
⊕	EXIST. RIGHT-OF-WAY MARKER
⊕	EXIST. POWER OR TELEPHONE POLE
⊕	EXIST. CATCH BASIN
⊕	CROSS CUT IN CONC.
⊕	EXIST. ACCESS SERVITUDE LINE
⊕	EXIST. BOUNDARY LINE
⊕	REINFORCED CONCRETE PIPE
⊕	CORRUGATED METAL PIPE
⊕	INVERT ELEVATION
⊕	CONCRETE SIDEWALK
⊕	EXIST. SPOT ELEVATION
⊕	FOUND
⊕	OVERHEAD ELECTRIC
⊕	EXIST. TREE OR SHRUB
⊕	EXIST. DITCH
⊕	EXIST. CHAINLINK FENCE
⊕	EXIST. WOODEN FENCE
⊕	FOUND IRON PIPE
⊕	FOUND RAILROAD SPIKE
⊕	EXIST. MAILBOX
⊕	EXIST. TELEPHONE PEDESTAL
⊕	EXIST. ELECTRICAL TRANSFORMER
⊕	EXIST. AC UNIT
⊕	EXIST. STEEL POLE

PARKING CALCULATION TABLE	
PARKING REQUIRED (ASSISTED LIVING USE)	ONE (1) SPACE FOR EVERY FOUR (4) BEDS PLUS ONE (1) PARKING SPACE FOR EACH EMPLOYEE OF THE LARGEST SHIFT
PARKING REQUIRED CALCULATION	64 BEDS 1 SPACE PER 4 BEDS = 16 PARKING SPACES TOTAL EMPLOYEES ON LARGEST SHIFT = 23 EMPLOYEES = 23 PARKING SPACES TOTAL PARKING SPACES REQUIRED = 39 SPACES
PARKING PROPOSED	52 PARKING SPACES



PRELIMINARY SITE PLAN
24" x 36" SCALE: 1" = 40'



Revised: 4/27/2016
5-I-16-UR

4-26-16 - USE ON REVIEW COMMENTS

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PROFESSIONAL ENGINEERS, ARCHITECTS,
LANDSCAPE ARCHITECTS AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002

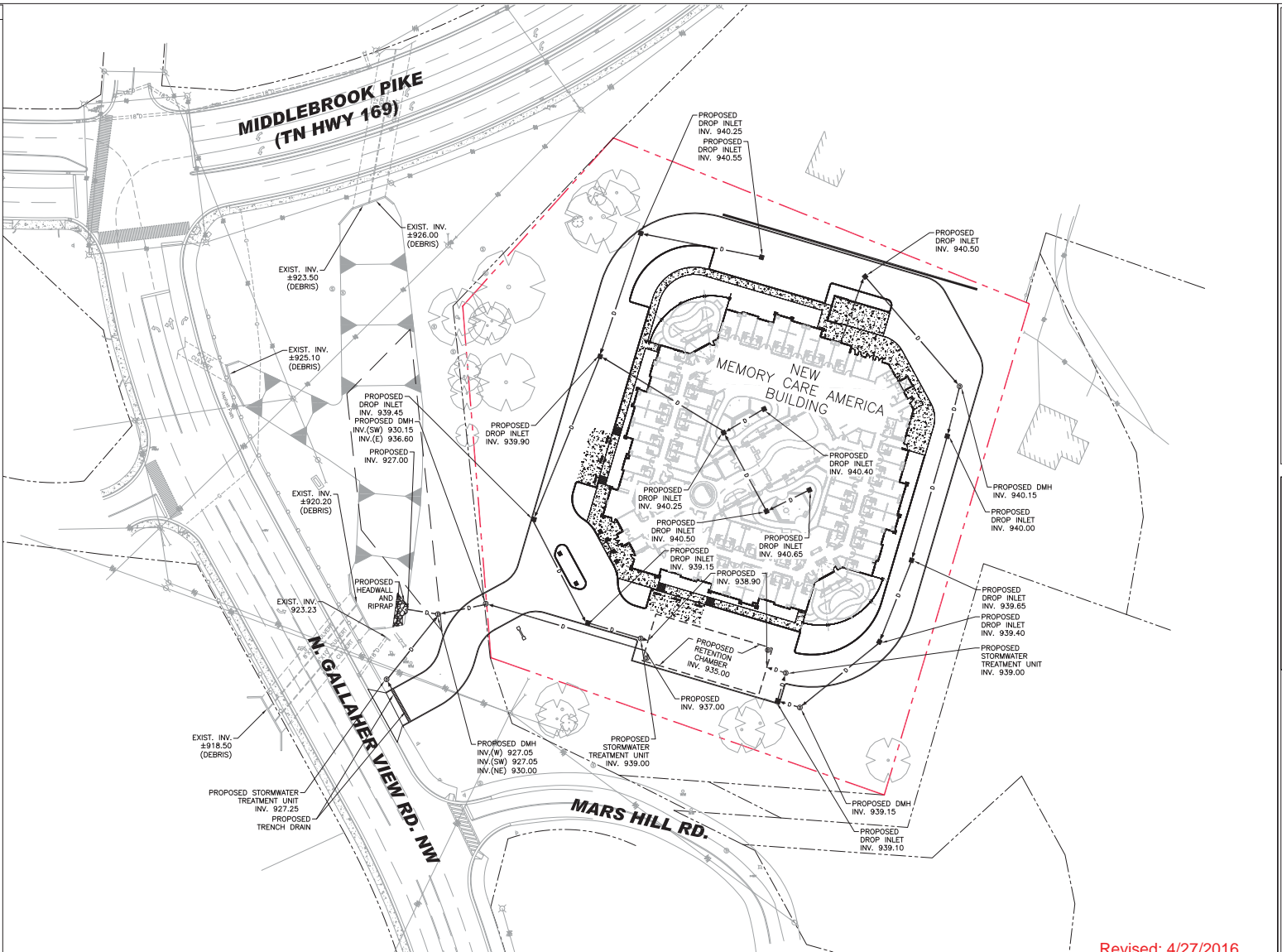
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MEMORY CARE AMERICA
NORTH GALLAHER VIEW ROAD NORTHWEST
KNOXVILLE, TN
PRELIMINARY SITE PLAN
DRAWN BY: LHJ
CHECKED BY: LHJ
APPROVED BY: LHJ

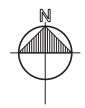
PROJ. NO. 15-167
DATE 03-29-16

SHEET NO.
C1

LEGEND	
EXISTING FEATURES	
⊕ OR ⊞	EXIST. DROP INLET
—C—	EXIST. GUY WIRE
---W(SIZE)---	EXIST. WATERLINE
---G(SIZE)---	EXIST. GAS LINE
---UE---UE---	EXIST. UNDERGROUND ELECTRIC LINE
---S---S---	EXIST. SEWER LINE
---UT---UT---	EXIST. UNDERGROUND TELEPHONE LINE
---D(SIZE)---	EXIST. DRAIN LINE
T.B.M.	TEMPORARY BENCHMARK
CS	THE POINT OF CHANGE FROM CIRCULAR CURVE TO SPIRAL
T.C.	TOP OF CASTING/CURB ELEVATION
EL	HANDICAP
HC	SEWER MANHOLE
SMH	EXIST. SEWER MANHOLE
⊕	EXIST. DRAIN MANHOLE
⊕	EXIST. FIRE HYDRANT
⊕	EXIST. WATER VALVE
⊕	EXIST. WATER METER
⊕	GAS METER
⊕	GAS VALVE
⊕	EXIST. SEWER CLEANOUT
⊕	EXIST. SIGN
⊕	EXIST. BOLLARD
⊕	EXIST. FUEL FILLER LIDS
⊕	EXIST. LIGHT POLE
⊕	EXIST. TRAFFIC LIGHT
⊕	HOSE BIB
⊕	EXIST. TRAFFIC SIGNALBOX
⊕	EXIST. RIGHT-OF-WAY MARKER
⊕	EXIST. POWER OR TELEPHONE POLE
⊕	EXIST. CATCH BASIN
XUT	CROSS CUT IN CONC.
---	EXIST. ACCESS SERVITUDE LINE
---	EXIST. BOUNDARY LINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
INV.	INVERT ELEVATION
CONC.	CONCRETE
SW	SIDEWALK
⊕	EXIST. SPOT ELEVATION
FND	FOUND
---	OVERHEAD ELECTRIC
⊕	EXIST. TREE OR SHRUB
---	EXIST. DITCH
---	EXIST. CHAINLINK FENCE
---	EXIST. WOODEN FENCE
⊕	FOUND IRON PIPE
⊕	FOUND RAILROAD SPIKE
⊕	EXIST. MAILBOX
⊕	EXIST. TELEPHONE PEDESTAL
⊕	EXIST. ELECTRICAL TRANSFORMER
⊕	EXIST. AC UNIT
⊕	EXIST. STEEL POLE
NEW FEATURES	
⊕	REQ'D DROP INLET
---	REQ'D CLEANOUT
X"G	REQ'D GAS LINE
X"D	REQ'D DRAIN LINE
X"S	REQ'D SEWER LINE
E	REQ'D ELECTRICAL CONDUIT
T	REQ'D TELEPHONE CONDUIT
X"W	REQ'D WATERLINE
---	REQ'D OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
⊕	REQ'D SEWER MANHOLE
⊕	REQ'D DRAIN MANHOLE
⊕	REQ'D CONFLICT BOX
⊕	REQ'D POWER POLE
⊕	PAD-MOUNTED TRANSFORMER



PRELIMINARY DRAINAGE PLAN
24" x 36" SCALE: 1" = 40'



Revised: 4/27/2016
5-I-16-UR

4-26-16 - USE ON REVIEW COMMENTS

PRELIMINARY DRAINAGE PLAN
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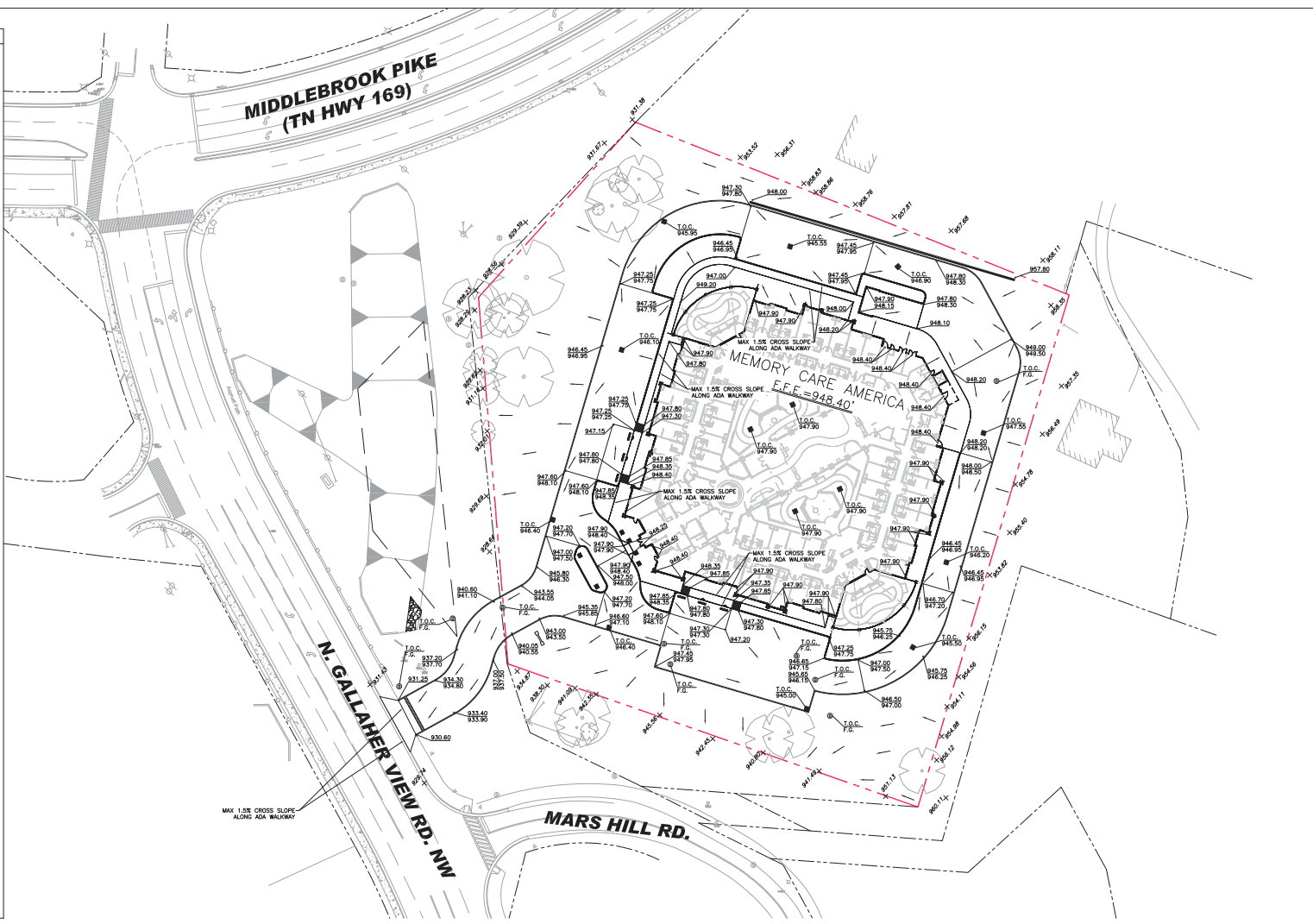
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NORTH GALLAHER VIEW ROAD NORTHWEST
KNOXVILLE, TN
PRELIMINARY DRAINAGE PLAN
THIS SHEET

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SHEET NO.

C2

LEGEND	
EXISTING FEATURES	
⊙ OR □	EXIST. DROP INLET
—C—	EXIST. GUY WIRE
---W(SIZE)---	EXIST. WATERLINE
---G(SIZE)---	EXIST. GAS LINE
—E—E—	EXIST. UNDERGROUND ELECTRIC LINE
—S—S—	EXIST. SEWER LINE
—T—T—	EXIST. TELEPHONE LINE
== (SIZE) ==	EXIST. DRAIN LINE
T.B.M.	TEMPORARY BENCHMARK
CS	THE POINT OF CHANGE FROM CIRCULAR CURVE TO SPIRAL
T.O.C.	TOP OF CASTING/CURB ELEVATION
EL.	ELEVATION
HC	HANDICAP
SMH	SEWER MANHOLE
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⊙	EXIST. WATER VALVE
⊙	EXIST. WATER METER
⊙	GAS METER
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⊙	EXIST. SIGN
⊙	EXIST. BOLLARD
⊙	EXIST. FUEL FILLER LIDS
⊙	EXIST. LIGHT POLE
⊙	EXIST. TRAFFIC LIGHT
⊙	HOSE BIB
⊙	EXIST. TRAFFIC SIGNALBOX
⊙	EXIST. RIGHT-OF-WAY MARKER
⊙	EXIST. POWER OR TELEPHONE POLE
⊙	EXIST. CATCH BASIN
⊙	CROSS CUT IN CONC.
⊙	EXIST. ACCESS SERVITUDE LINE
⊙	EXIST. BOUNDARY LINE
⊙	REINFORCED CONCRETE PIPE
⊙	CORRUGATED METAL PIPE
⊙	INVERT ELEVATION
⊙	CONCRETE SIDEWALK
⊙	EXIST. SPOT ELEVATION
⊙	FOUND
⊙	OVERHEAD ELECTRIC
⊙	EXIST. TREE OR SHRUB
⊙	EXIST. DITCH
⊙	EXIST. CHAINLINK FENCE
⊙	EXIST. WOODEN FENCE
⊙	FOUND IRON PIPE
⊙	FOUND RAILROAD SPIKE
⊙	EXIST. MAILBOX
⊙	EXIST. TELEPHONE PEDESTAL
⊙	EXIST. ELECTRICAL TRANSFORMER
⊙	EXIST. AC UNIT
⊙	EXIST. STEEL POLE
NEW FEATURES	
→	DRAINAGE ARROW
⊙	GUTTER ELEVATION
⊙	TOP OF CURB ELEVATION
⊙	TOP OF CASTING ELEVATION
G.L.	GRADE LINE
T.O.C.	TOP OF CASTING
F.G.	FINISHED GRADE
X	EXISTING GRADE



PRELIMINARY GRADING PLAN
24" x 36" SCALE: 1" = 40'

- NOTES:**
- ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
 - THE GRADE IN THE GRASS AND LANDSCAPED AREAS SHALL COME TO THE TOP OF CURB UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
 - CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED. SLOPE METERS GREATER THAN 2" WILL NOT BE ACCEPTED.
 - CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10' IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (8%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED A MINIMUM OF 4 WEEKS BEFORE TURNOVER.
 - AT ADJOINING MATERIALS THERE IS TO BE A SMOOTH AND LEVEL TRANSITION OF NO MORE THAN 1/4" VERTICAL CHANGE.
 - PROPOSED SIDEWALKS ALONG ADA ROUTE SHALL BE BUILT WITH A 1.5% MAXIMUM CROSS-SLOPE AWAY FROM THE BUILDING.
 - CONTRACTOR TO CHECK EXISTING SPOT GRADES AT AREAS OF NEW AND ADJACENT EXISTING SIDEWALK AND/OR PAVING PRIOR TO BEGINNING OF CONSTRUCTION TO VERIFY THAT COMPLIANCE WITH SLOPE LIMITS CAN BE MET.

PRELIMINARY GRADING PLAN

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DATE 03-29-16
SHEET NO.

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NORTH GALLAHER VIEW ROAD NORTHWEST
KNOXVILLE, TN

PRELIMINARY GRADING PLAN

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APPROVED BY: LHJ

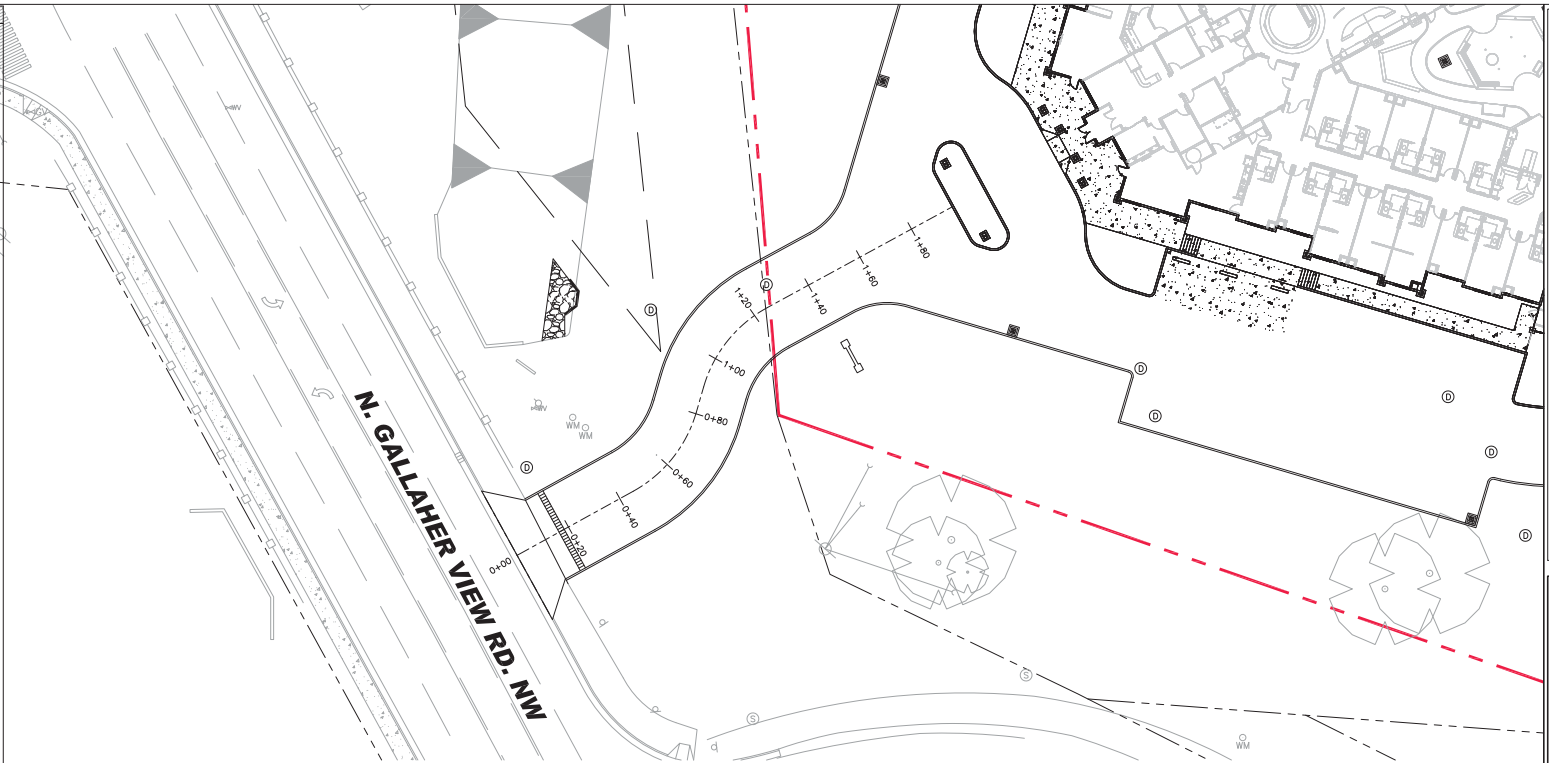
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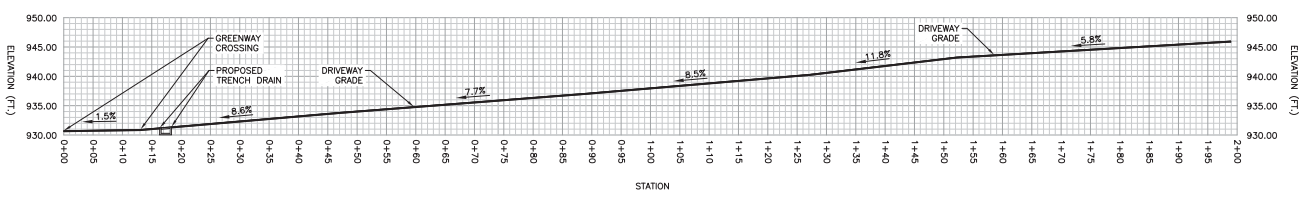
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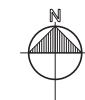
LEGEND	
EXISTING FEATURES	
⊕ OR ⊞	EXIST. DROP INLET
— —	EXIST. GUY WIRE
---(SIZE)---	EXIST. WATERLINE
---(SIZE)---	EXIST. GAS LINE
---UE---(SIZE)---	EXIST. UNDERGROUND ELECTRIC LINE
---S---(SIZE)---	EXIST. SEWER LINE
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HC	HANDICAP
SMH	SEWER MANHOLE
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⊞	EXIST. WATER VALVE
⊕	EXIST. WATER METER
⊞	GAS METER
⊕	GAS VALVE
⊞	EXIST. SEWER CLEANOUT
⊕	EXIST. SIGN
⊞	EXIST. BOLLARD
⊕	EXIST. FUEL FILLER LIDS
⊞	EXIST. LIGHT POLE
⊕	EXIST. TRAFFIC LIGHT
⊞	HOSE BIB
⊕	EXIST. TRAFFIC SIGNALBOX
⊞	EXIST. RIGHT-OF-WAY MARKER
⊕	EXIST. POWER OR TELEPHONE POLE
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---	EXIST. BOUNDARY LINE
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CMP	CORRUGATED METAL PIPE
INV.	INVERT ELEVATION
CONC.	CONCRETE
SAW	SIDEWALK
⊕	EXIST. SPOT ELEVATION
FND	FOUND
---	OVERHEAD ELECTRIC
⊕	EXIST. TREE OR SHRUB
---	EXIST. DITCH
---	EXIST. CHAINLINK FENCE
---	EXIST. WOODEN FENCE
---	EXIST. IRON PIPE
---	FOUND RAILROAD SPIKE
---	EXIST. MAILBOX
---	EXIST. TELEPHONE PEDESTAL
---	EXIST. ELECTRICAL TRANSFORMER
---	EXIST. AC UNIT
---	EXIST. STEEL POLE
NEW FEATURES	
⊕	REQ'D DROP INLET
---	REQ'D CLEANOUT
X'G	REQ'D GAS LINE
X'D	REQ'D DRAIN LINE
X'S	REQ'D SEWER LINE
E	REQ'D ELECTRICAL CONDUIT
T	REQ'D TELEPHONE CONDUIT
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⊕	REQ'D SEWER MANHOLE
⊞	REQ'D DRAIN MANHOLE
⊕	REQ'D CONFLICT BOX
⊞	REQ'D POWER POLE
---	PAD-MOUNTED TRANSFORMER



DRIVEWAY PLAN VIEW
24" x 36" SCALE: 1" = 20'



DRIVEWAY PROFILE VIEW
24" x 36" SCALE: 1" = 10'



Revised: 4/27/2016
5-I-16-UR

4-26-16 - USE ON REVIEW COMMENTS

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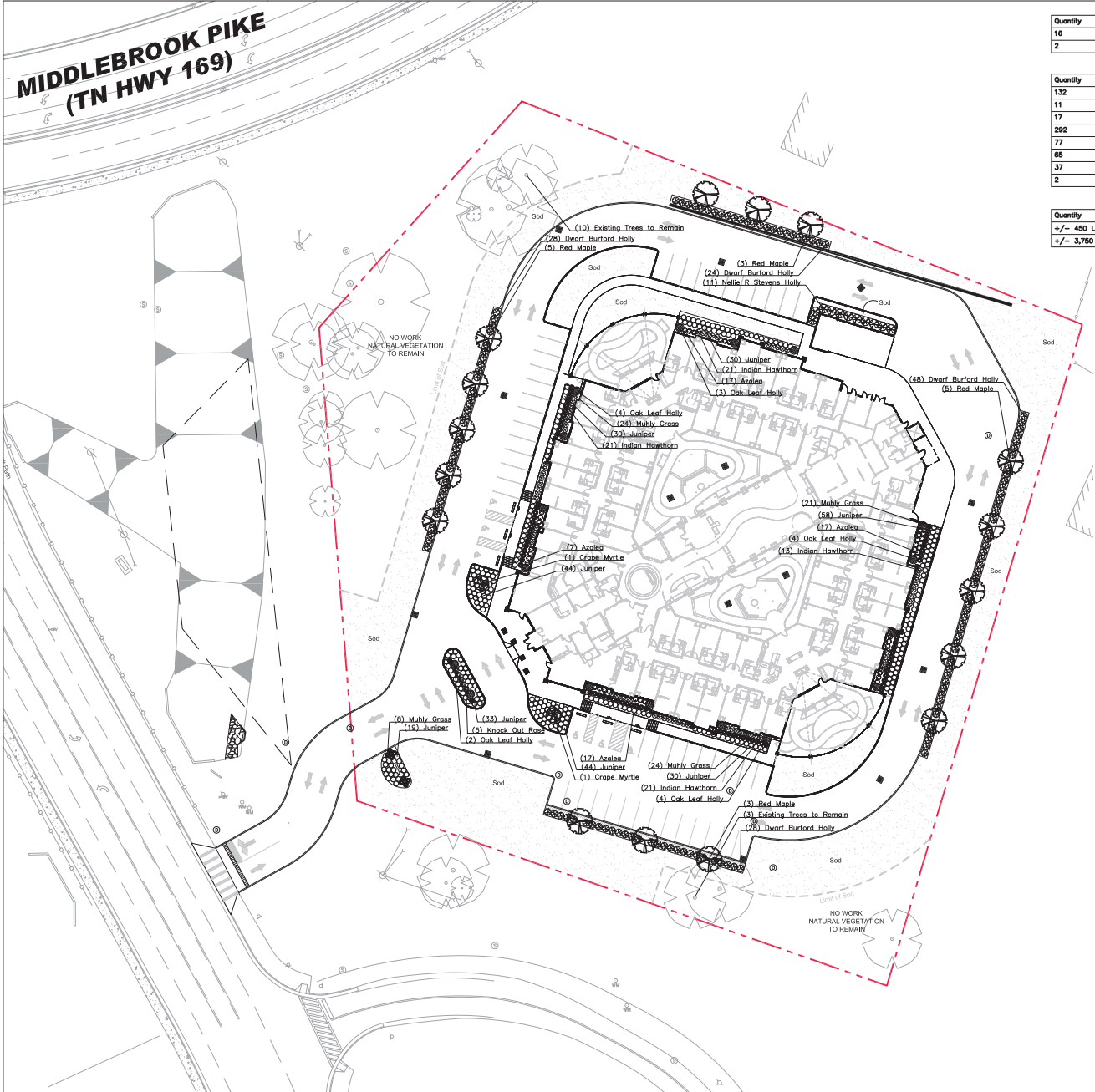
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KNOXVILLE, TN

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CHECKED BY: []
APPROVED BY: []

PROJ. NO. 15-167
DATE 03-29-16
SHEET NO. **C4**

**MIDDLEBROOK PIKE
(TN HWY 169)**

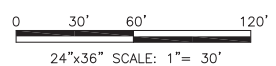


Trees		PLANT SCHEDULE		
Quantity	Symbol	Scientific Name	Common Name	Specifications
16	⊕	<i>Acer rubrum</i>	Red Maple	30-Gal., 2.5" Min. Cal., 10' Min. Ht.
2	⊕	<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	30-Gal., 2" Min. Cal., 8' Min. Ht., Single Trunk

Shrubs		PLANT SCHEDULE		
Quantity	Symbol	Scientific Name	Common Name	Specifications
132	⊕	<i>Ilex cornuta</i> 'Dwarf Burford'	Dwarf Burford Holly	3-Gal., 24" Min Ht.
11	⊕	<i>Ilex x Nellie R. Stevens</i>	Nellie R. Stevens Holly	15-Gal., 4' Min Ht., Full to Ground
17	⊕	<i>Ilex x 'Conard' P.P.# 9487</i>	Oak Leaf Holly	15-Gal., 4' Min Ht., Full to Ground
292	⊕	<i>Juniperus chinensis</i> 'Parsonii'	Parsonii Juniper	3-Gal., 18" Min Ht.
77	⊕	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	3-Gal., 24" Min Ht.
65	⊕	<i>Raphiolepis indica</i>	Indian Hawthorn	3-Gal., 24" Min Ht.
37	⊕	<i>Rhododendron indicum</i> 'Mrs G.G. Gerbing'	Azalea 'Mrs. G.G. Gerbing'	3-Gal., 24" Min Ht.
2	⊕	<i>Rosa x 'Rodyod' P.P.# 14700</i>	Blushing Knock Out® Rose	3-Gal., 24" Min Ht.

Turf		PLANT SCHEDULE		
Quantity	Symbol	Scientific Name	Common Name	Specifications
+/- 450 LF	⊕	Steel Edging	Color: Bronze	LF
+/- 3,750 SY	⊕	<i>Cynodon dactylon</i> 'Tifway 419'	Class 'A' Tifway 419 Bermuda Sod	Squares

Revised: 4/27/2016
5-I-16-UR



LINFIELD, HUNTER & JUNIUS, INC.
PROFESSIONAL ENGINEERS, ARCHITECTS,
LANDSCAPE ARCHITECTS AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBJECT TO
REVISION, ALTERATION & DELETION

MEMORY CARE AMERICA
N. GALLAHER VIEW RD. NW
KNOXVILLE, TN
PRELIMINARY LANDSCAPE PLAN
OWNED BY
DESIGNED BY
APPROVED BY

PROJ. NO. 15-167
DATE 03-30-16
SHEET NO.

LS1

△ 4-26-16 - Use on Review Comments



Horizontal and Vertical Datum Notes

The City of Knoxville has established a 3D network of survey control points throughout the city. The Department of Engineering maintains the network and publishes information for public use. This information is available via an interactive KGIS website. The City's network is based on the Tennessee Coordinate System of 1983. Horizontal coordinates for all points in the network (effective and destroyed) were adjusted to conform to the National Spatial Reference System of 2007.

Control Points

Station ID: 1170 Station ID: 1185
 Northing: 590,687.084 Northing: 589,637.618
 Easting: 2,542,833.774 Easting: 2,542,798.723
 Elevation (NAVD 83): 328.58 Elevation (NAVD 83): 331.88

**Schedule B - Section II
 Exceptions**

Any policy we issue will have the following exceptions unless they are taken care of by our satisfaction:

1. Ejectments, liens, encroachments, adverse claims or other matters, if any, created, first appearing in the public records of attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for the estate or interest or mortgage thereon covered by this Commitment. (NOT SURVEY RELATED)
2. The downer, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. (NOT SURVEY RELATED)
3. Rights or claims of parties in possession not shown by the public records. (NOT SURVEY RELATED)
4. Easements or claims of easements, not shown by the public records. (NOT SURVEY RELATED)

Requested Zoning: RP-1

Current Zoning: R-1E
 (per KGIS Zoning Maps)
 Knox County Metropolitan Planning Commission (MPC)
 865-215-2500

Article IV - SPECIFIC DISTRICT REGULATIONS, Section 3.1

1. All buildings shall be set back a minimum side-of-way line and from the periphery of the project to comply with the following requirements:
 - a. Front yard
 - b. The front yard setback for all structures shall be determined by the planning commission.
2. Periphery boundary. All buildings shall have a minimum setback requirement from the periphery boundary of not less than twenty-five (25) feet, with two (2) feet additional for each floor above two (2), except the rear lot setback. The setback area as established by the Historic and Pedestrian Protection Plan for the project shall not apply to any periphery boundary which is also a front and setback.
3. Detail minimum setbacks. For situations where there are no building setbacks specified on approved development plan and when not controlled by a periphery boundary setback, the minimum setbacks for main structures will be as follows:
 - Front: Not less than twenty-five (25) feet.
 - Side: Not less than five (5) feet.
 - Rear: Not less than fifteen (15) feet.

Miscellaneous Notes

- 1. This property is designated as Tax Map Parcel: 106P-A-037
- 2. At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction. The street and highway right-of-ways shown are based on TDDOT Right-of-Way Plans Project Number 47208-2522-04 Sheet 10A (R.O.W. dated 1998 and Construction dated 1999).
- 3. At the time of the ALTA Survey, no evidence of site use as a solid waste dump, dump, or other use was observed by the surveyor.
- 4. No file research or utility sensitive research was performed by the surveyor.
- 5. Current zoning classification is R-1E-C-2 (KGIS Zoning Map).
- 6. At the time of the ALTA Survey, no evidence of current earth moving work, building construction or building additions.
- 7. Any locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided the surveyor and may vary from locations shown hereon. Additional buried utilities/structures may be encountered; no excavations were made during the progress of this survey to locate buried utilities/structures. For information regarding these utilities, contact the appropriate agencies.

Property Description

SITUATED IN District No. Six (6) of Knox County, Tennessee, within the 4th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

(RECORD)
 LYING on and to the south, southeast of Middlebrook Pike and Mars Hill Road, and BEGINNING at an iron pin in the southern margin of Middlebrook Pike at the intersection of said Pike with Mars Hill Road; thence with the southern margin of Middlebrook Pike, North 41 deg. 01 min. 20 sec. East, 165.92 feet to an iron pin, corner to J. D. Walker; thence with the property of Walker, South 88 deg. 30 min. East, 368.50 feet to an iron pin, corner to the property of William B. Campbell; thence with the property of Campbell, South 16 deg. 20 min. West, 422.16 feet to an iron pin, corner of (north) of Pierce; thence with the property of Pierce, North 70 deg. 52 min. West, 343.24 feet to an iron pin in the southeast margin of Mars Hill Road; thence with said margin of Mars Hill Road, North 04 deg. 52 min. West, 291.02 feet to an iron pin, the point of BEGINNING, containing 3.95 acres, more or less.

(ACTUAL)
 LYING on and to the south, southeast of Middlebrook Pike and Mars Hill Road, and BEGINNING at an iron pin in the southern margin of Middlebrook Pike at the intersection of said Pike with Mars Hill Road; thence with the southern margin of Middlebrook Pike, North 41 deg. 01 min. 20 sec. East, 165.92 feet to an iron pin, corner to Robert and Brenda Lytle; thence with the property of Lytle, South 88 deg. 30 min. East, 368.50 feet to an iron pin, corner to the property of Lytle and Luyken Zayets; thence with the property of Zayets, South 16 deg. 27 min. 00 sec. West, 421.96 feet to an iron pin, corner of Jack and Eva Buckner; thence with the property of Buckner, North 70 deg. 45 min. 27 sec. West, 343.23 feet to an iron pin in the southeast margin of Mars Hill Road; thence with said margin of Mars Hill Road, North 04 deg. 35 min. 28 sec. West, 290.53 feet to an iron pin, the point of BEGINNING, containing 3.95 acres, more or less.

Being a part of the same property conveying a one-half undivided interest each to Nathan A. Rothchild and Susan A. Rothchild by Warranty Deed from Nathan A. Rothchild and Susan A. Rothchild, dated November 15, 2008, recorded as Instrument No. 2008-1200305577, in the Register's Office of Knox County, Tennessee.

Note: the above property description describes the same property as mentioned in Schedule A of Commitment No. 151988 of the First American Title Insurance Company bearing an Effective Date of December 20, 2015 at 6:00 A.M.

LEGEND

□ Gas Meter	○ Sewer Manhole	— Property Line
□ Gas Valve	○ Clean Out	— Sewer Line (Storm)
TV Waterline Protection	○ Concrete	— Sewer Line (Storm)
○ Water Valve	○ Catchment	— Overhead Power/Fiberline
○ Fire Hydrant	○ 120° Right-of-Way Monument	— Water Line
○ Ring Location	○ R/C/D	— Gas Line
○ Structural Member	○ R/C/P	— Fire Alarm
○ Light Pipe	○ R/C/P	— Fire Alarm
○ Power Pole	○ R/C/P	— Fire Alarm
○ New Utility	○ R/C/P	— Fire Alarm
○ Telephone Manhole	○ R/C/P	— Fire Alarm
○ Signal Pole	○ R/C/P	— Fire Alarm

Notes: Utility Service Lines Shown at Approximate Locations Only.

ASA
 ENGINEERING & CONSULTING, INC.
 P.O. Box 168
 CHATTANOOGA, TN 37401
 www.AsaEngineeringinc.com
 423.865.3700

Surveyor's Certification
 To: HR Acquisitions, LLC; First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8(a), 8(b), 7(a), 8, 9, 11(a), 11(b), 13, 16, 19, 20(a) and 21 of Table A thereof. The field work was completed on March 30, 2016.

Robert & Brenda Lytle
 2015081901187
 Tax Parcel: 106P-A-038
 Map Book: 29 Page 33

Robert & Stephanie
 2015081901187
 Tax Parcel: 116S-B-033

William A. Paulsen
 1975623008198
 Tax Parcel: 106P-A-036

Jack & Eva Buckner
 1975623008198
 Tax Parcel: 106P-A-036

William B. Campbell
 1975623008198
 Tax Parcel: 106P-A-036

Robert & Stephanie
 2015081901187
 Tax Parcel: 116S-B-033

William A. Paulsen
 1975623008198
 Tax Parcel: 106P-A-036

Jack & Eva Buckner
 1975623008198
 Tax Parcel: 106P-A-036

William B. Campbell
 1975623008198
 Tax Parcel: 106P-A-036

ALTA/ACSM Land Title Survey
Memory Care Clinic
 962 N. Gallaher View Road
 Knoxville, Tennessee 37923

3/27/2016

1 Update Note

1 Note

UTILITY CONTACTS

Knoxville Utilities Board (KUB)
 445 S. Gay Street
 Knoxville, TN 37902
 865-524-2911

City of Knoxville (Knox)
 Engineering Director
 James R. Hageman, P.E.
 jhageman@knoxville.gov
 865-215-2148
 400 Main St., Suite 480
 P.O. Box 1631
 Knoxville, TN 37901

Electricity - KUB
 Gas - KUB
 Water - KUB
 Wastewater - KUB
 Stormwater - Knox

811
 Know what's below.
 Call before you dig.

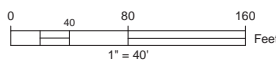
(c) 2016 Asa Engineering & Consulting, Inc. Drawings, written notes and design concepts shall not be used or reproduced in whole or part in any form or format without prior written consent of Asa Engineering & Consulting, Inc.

This Survey is NOT transferable to any other owner or lender, and may not be copied or used in any way without express written consent of the surveyor.

PROJECT NO. 16-0022
 DATE 3/30/2016
 SCALE AS SHOWN
 DRAWN BY RBR
 CHECKED BY RBR
 SHEET NO.

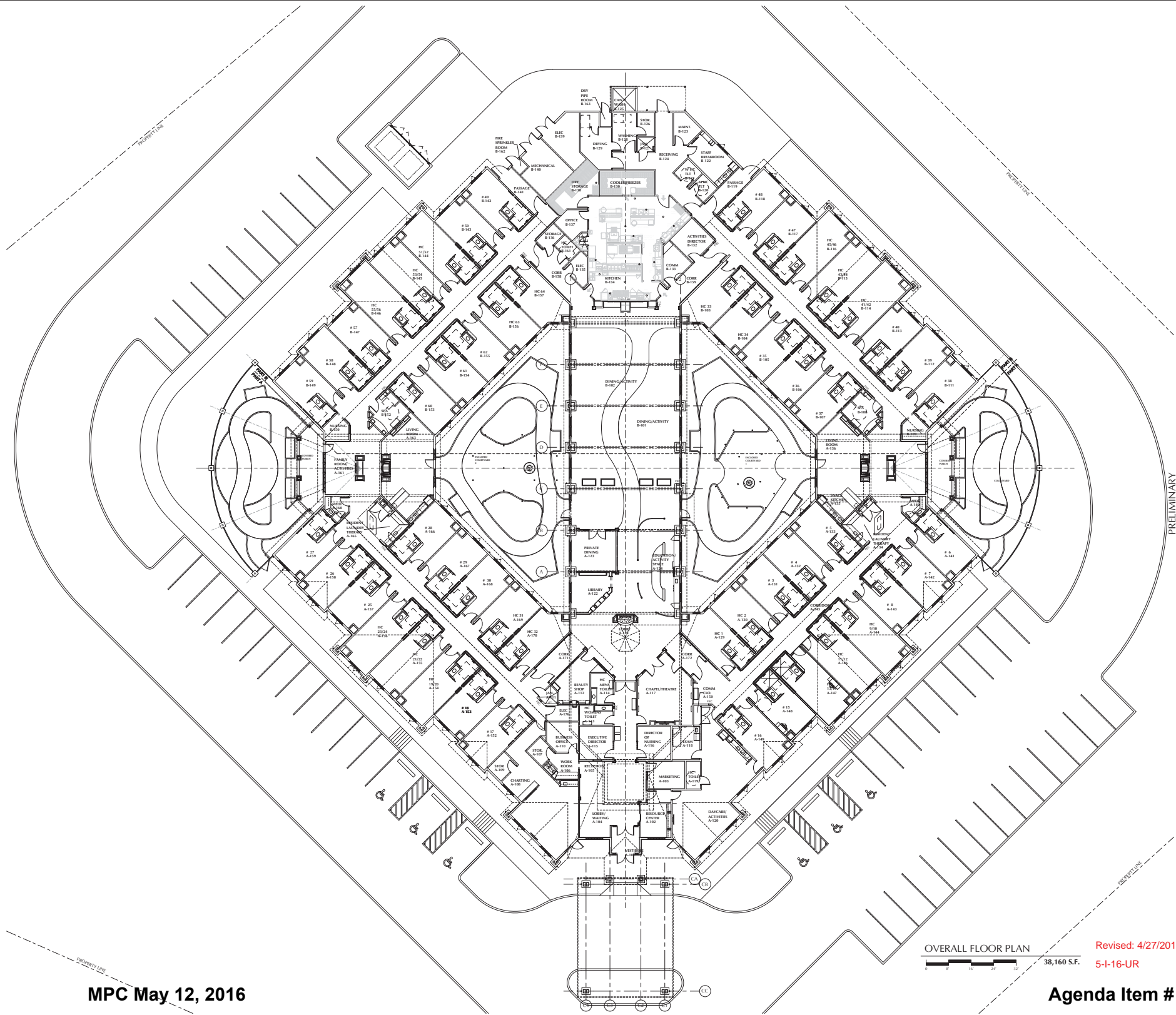
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Revised: 4/27/2016
 5-1-16-UR



ADA Design Guide (2010)	
Total Number of Parking Spaces	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 250	7
251 to 300	8
301 to 400	9
401 to 500	9
501 to 1000	2 percent of total
1001 and over	30 plus 1 for each 100 or fraction thereof, over 1000

I hereby certify, after examination of the current F.E.M.A. Flood Insurance Rate Map Community-Flooded No. 47030C026F, that the subject property lies in zoned 'X' and 'AE' therein and DDES is within the 100 year flood hazard area. The reference map bears an effective date of May 2, 2007.



OVERALL FLOOR PLAN
38,160 S.F.

Revised: 4/27/2016
5-1-16-UR

MPC May 12, 2016

Agenda Item # 47
A0.01

PRELIMINARY

REVISIONS:

DATE:

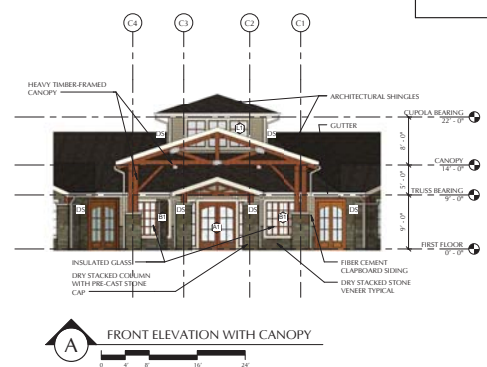
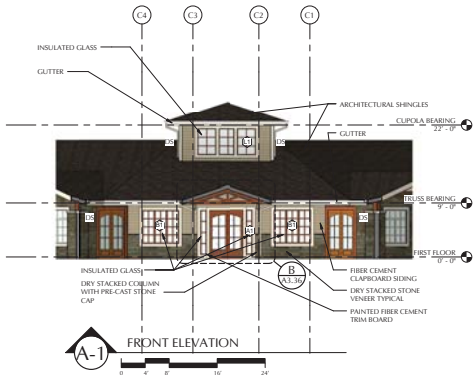
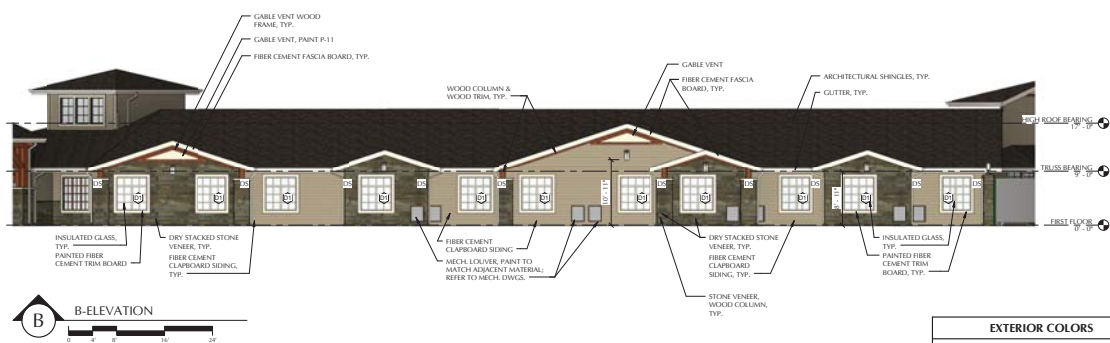
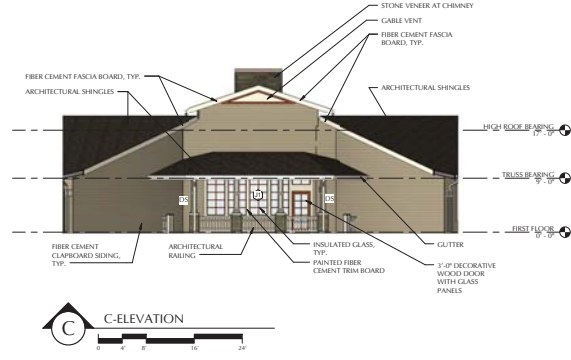
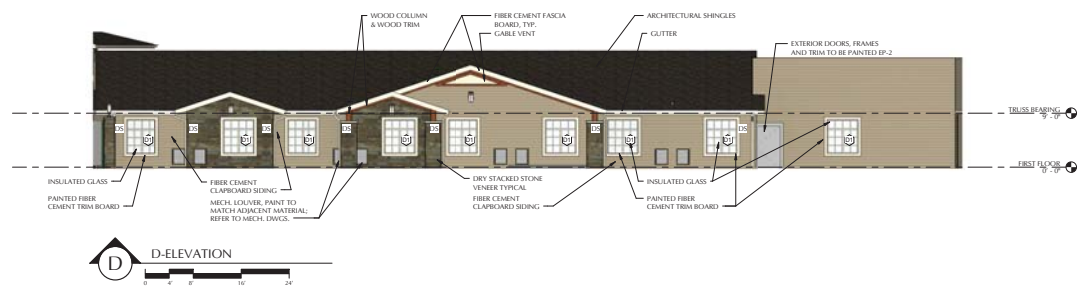
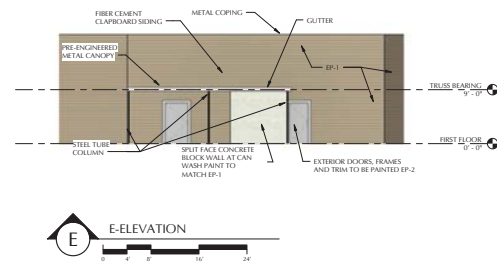
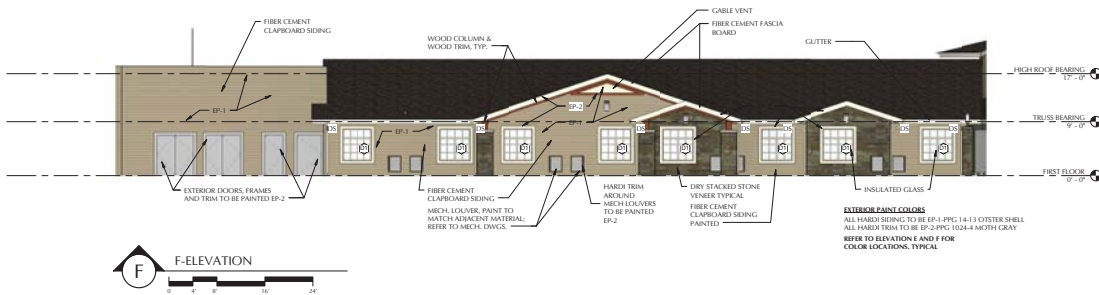
GOULD TURNER GROUP, P.C.
ARCHITECTURE
4400 HARDING ROAD, SUITE 1000
NASHVILLE, TENNESSEE 37205

Architects • Planners • Interiors

MEMORY CARE of KNOXVILLE
KNOXVILLE, TENNESSEE
CTOP 16018

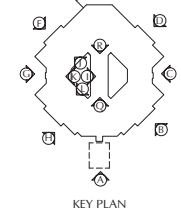
CTOP 16018

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EXTERIOR COLORS	
EP-1	EXTERIOR HARDY SIDING TO BE PAINTED: PPG 14-13 OYSTER SHELL.
EP-2	EXTERIOR TRIM AND FASCIA BOARD TO BE PAINTED: PPG 1024-4 MOUTH GRAY.

Revised: 4/27/2016
5-I-16-UR



PRELIMINARY
 GOULD TURNER GROUP, P.C.
 ARCHITECTURE
 4400 HARDING ROAD, SUITE 1000
 NASHVILLE, TENNESSEE 37205
 TURNER GROUP
 ARCHITECTS • INTERIORS • DESIGNERS
 MEMORY CARE of KNOXVILLE
 KNOXVILLE, TENNESSEE
 CTUP 16018
 REVISIONS:
 DATE:
 5/12/2016

REVISIONS:

DATE:
10/20/16

GOULD TURNER GROUP, P.C.
ARCHITECTURE
4400 HARDING ROAD, SUITE 1000
NASHVILLE, TENNESSEE 37205

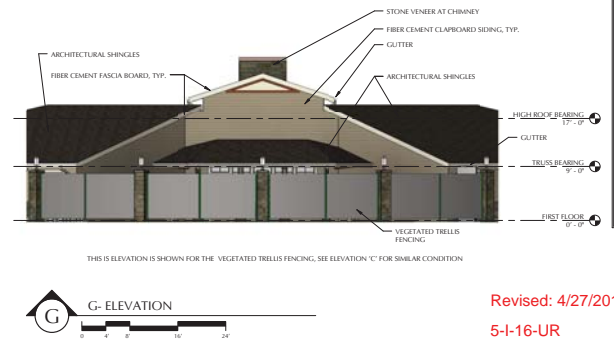
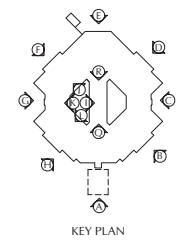
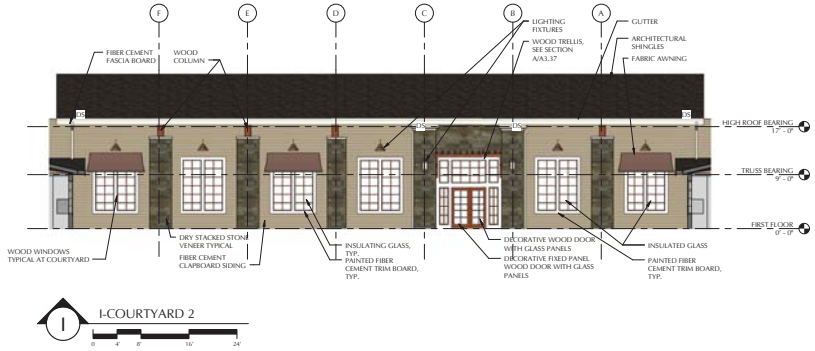
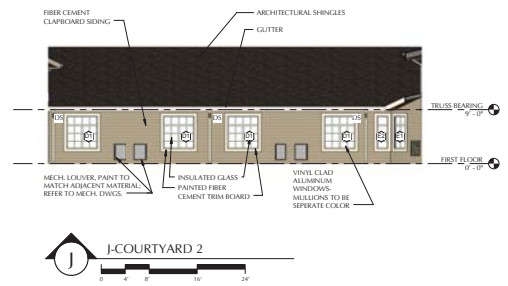
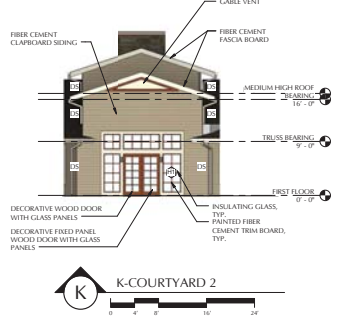
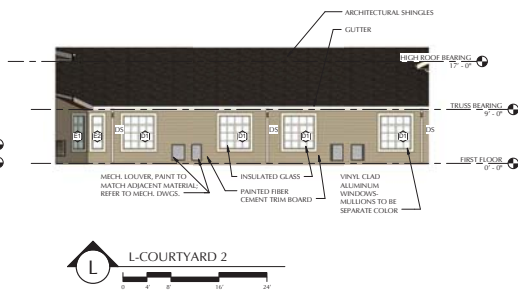
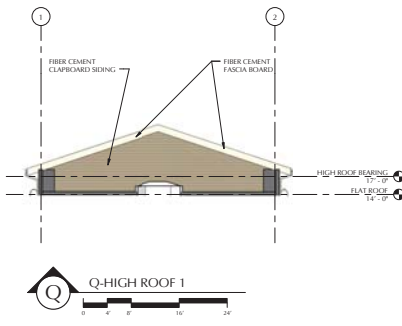
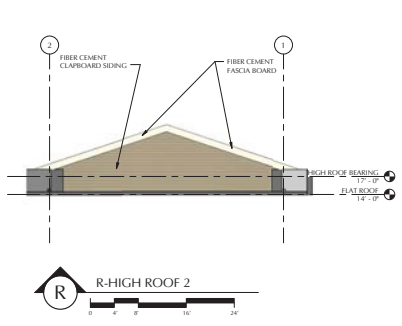
PRELIMINARY



MEMORY CARE of KNOXVILLE
KNOXVILLE, TENNESSEE
CTGP 16018

EXTERIOR ELEVATIONS

EXTERIOR COLORS
ALL HARDY TRIM TO BE EP-3-PPG 1024-4 MOTH GRAY
ALL HARDY SIDING TO BE EP-1-PPG 14-13 OYSTER SHELL
REFER TO ELEVATIONS E AND F FOR COLOR LOCATIONS TYPICAL

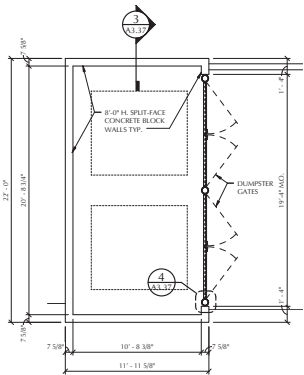


Revised: 4/27/2016
5-I-16-UR

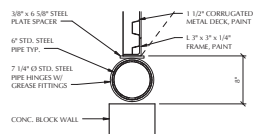
MPC May 12, 2016

Agenda Item # 47
A2.02

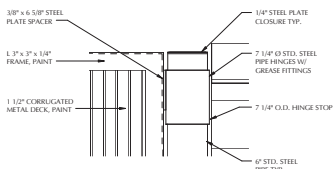
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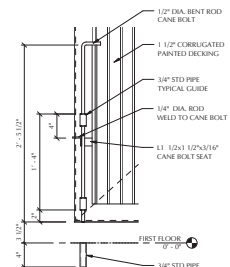
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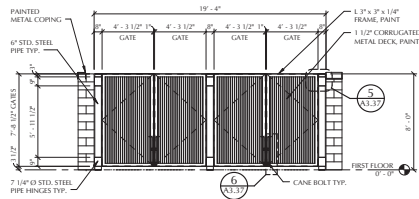
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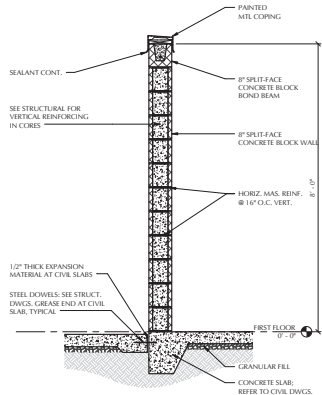
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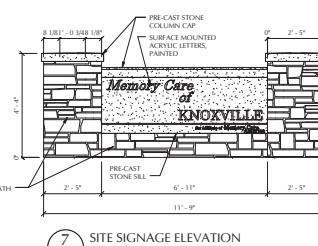
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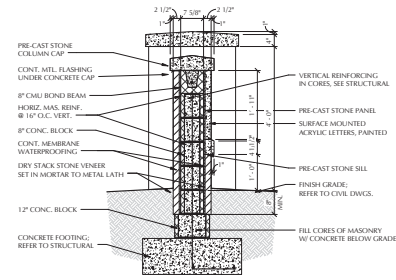
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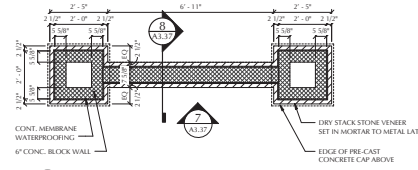
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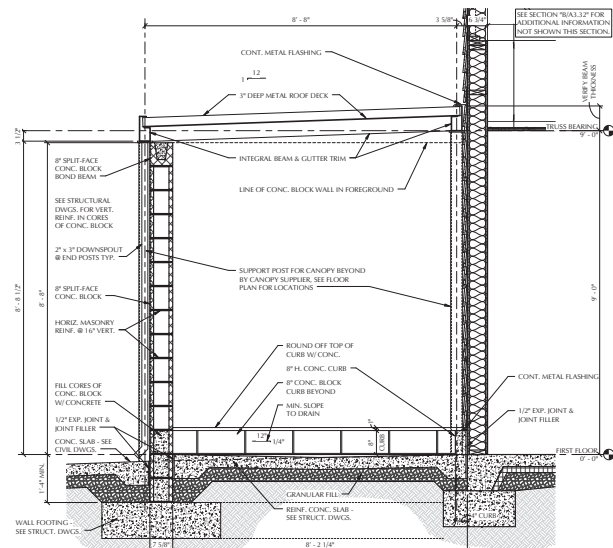
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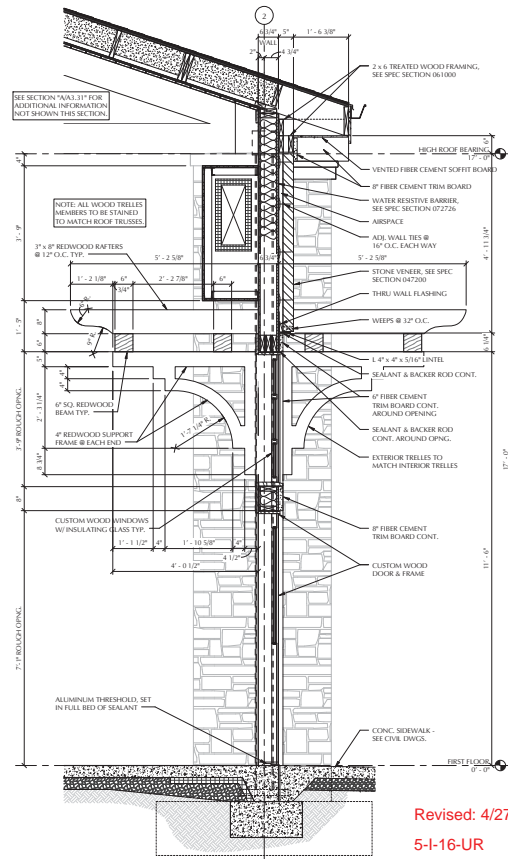
8 SITE SIGN SECTION
A3.37



9 SITE SIGN PLAN VIEW
A3.37



B SECTION @ CAN WASH
A1.0219



A SECTION @ DOORS TO COUNTRYSIDE
A1.0219

MPC May 12, 2016

Revised: 4/27/2016
5-I-16-UR

Agenda Item # 47
A3.37

PRELIMINARY

REVISIONS:

GOULD TURNER GROUP, P.C.

ARCHITECTURE

4400 HARDING ROAD, SUITE 1000

NASHVILLE, TENNESSEE 37205

GOULD TURNER GROUP

DATE:

TITLE:

MEMORY CARE OF KNOXVILLE

KNOXVILLE, TENNESSEE

CTGP 16018

SECTIONS & SITE DETAILS