

▶ **FILE #:** 10-A-16-UR

AGENDA ITEM #: 55

AGENDA DATE: 10/13/2016

▶ **APPLICANT:** AUTUMN LEAVES OF KNOXVILLE

OWNER(S): MWW Development Company, LLC

TAX ID NUMBER: 121 A C 013

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6505 Deane Hill Dr

▶ **LOCATION:** Northwest side of Deane Hill Dr., east of Royal Crown Dr.

▶ **APPX. SIZE OF TRACT:** 3 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with a 22' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Assisted living facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Parking lot and vacant land / O-1 (Office, Medical, and Related Services)

South: Mixed businesses / C-3 (General Commercial) & I-2 (Restricted Manufacturing and Warehousing)

East: Mixed businesses / O-1 (Office, Medical, and Related Services)

West: Residence / O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: The site is located in an area along Deane Hill Dr. that is close to Kingston Pike and includes a mix of businesses that have developed under O-1, C-3, C-4 and I-2 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for an assisted living/memory care facility with up to 48 bedrooms in a building with approximately 32,289 square feet, subject to the following 10 conditions:

1. Connecting to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Obtaining an access easement from the owner of Tax Parcel 121AC01201 (property to the east) for the use of their existing driveway for access to the assisted living facility.
3. Providing certification that 400' of sight distance will be available in both directions along Deane Hill Dr. at

the shared access driveway. This will at a minimum require the removal of existing vegetation on both Tax Parcels 121AC013 and 121AC01201.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Human Services.
6. Meeting all applicable requirements of the Knoxville Fire Marshal's Office.
7. Proposed signage shall meet all the applicable requirements of Article 8 (Signs, billboards, and other advertising structure) of the Knoxville Zoning Ordinance.
8. Obtaining approval and recording a plat for the combination of the two platted lots identified on the City of Knoxville Ward Map.
9. Installation of all landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval of an assisted living facility in the O-1 zoning district, and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop an assisted living/memory care facility on a 3 acre tract located on the northwest side of Deane Hill Dr., east of Royal Crown Dr. In order to reduce traffic congestion in this area of Deane Hill Dr., the facility will be using the existing access driveway for the existing development located directly to the east. This existing driveway lines up with the driveway on the south side of Deane Hill Dr. The proposed facility will have a total of 48 bedrooms and will be in a one story building with approximately 32,289 square feet. A total of 40 parking spaces are being provided for the facility.

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

1. The proposed assisted living 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 size of the facility is compatible with the surrounding nonresidential 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 assisted living facility meets the standards for development within a O-1 zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed 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 since it is located on a major collector street.

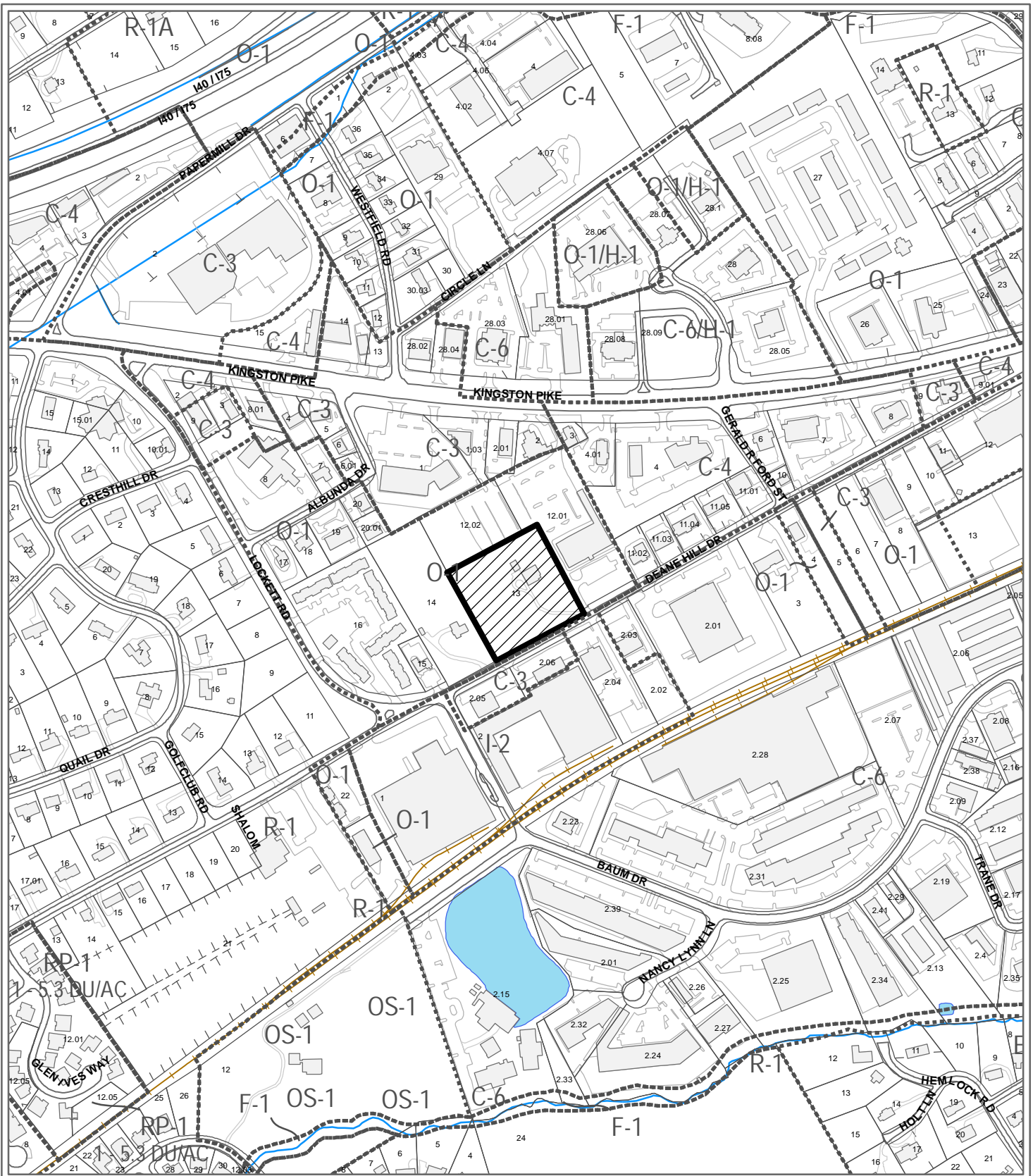
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and Knoxville One Year Plan designate this property for office and related uses. The proposed assisted living facility is consistent with the adopted plans.
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.



**10-A-16-UR
USE ON REVIEW**

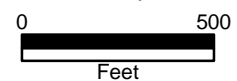


Assisted living facility in O-1 (Office, Medical, and Related Services)

Petitioner: Autumn Leaves of Knoxville

Map No: 121

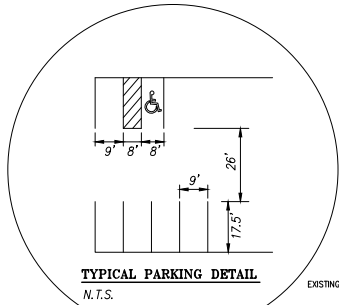
Jurisdiction: City



Original Print Date: 9/22/2016

Revised:

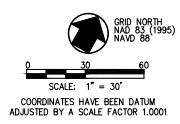
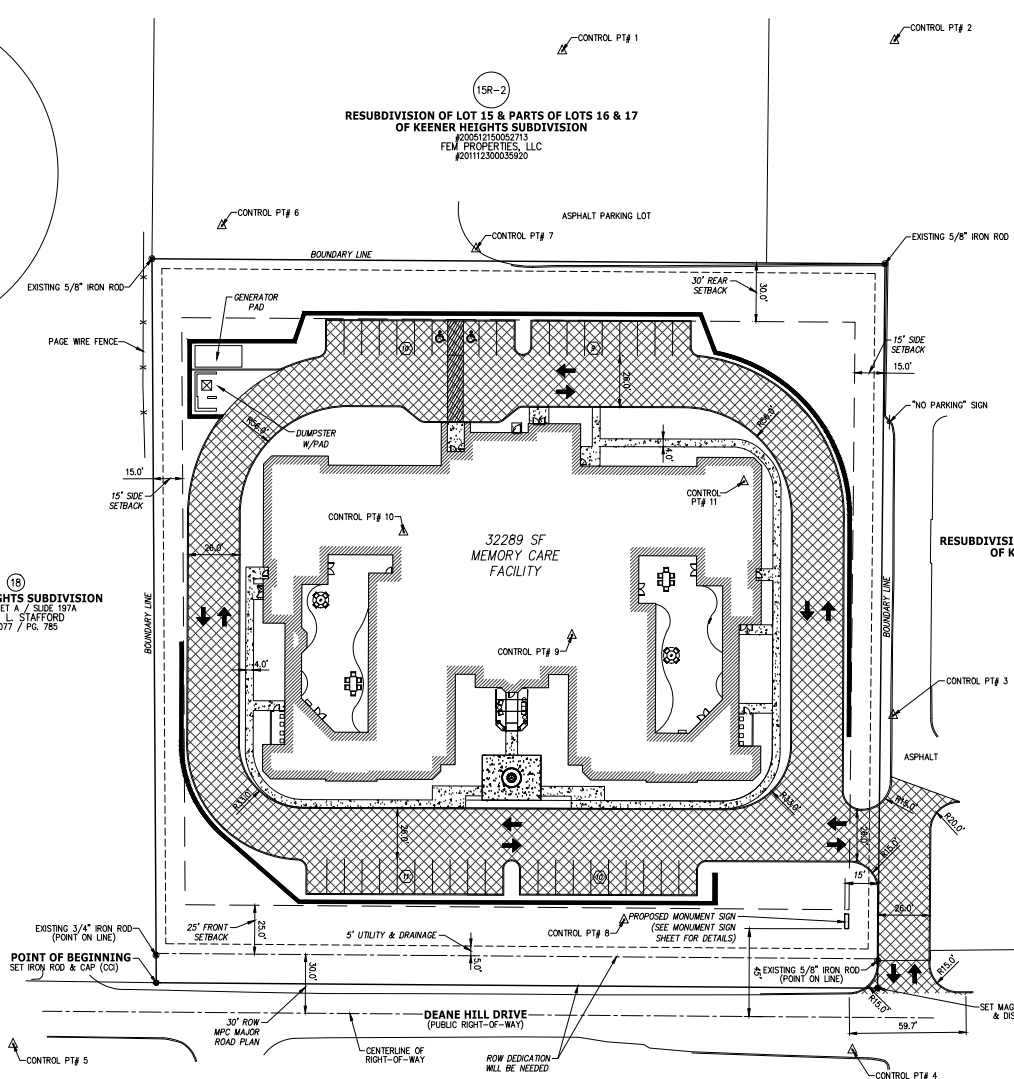
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



16
KEENER HEIGHTS SUBDIVISION
 PLAT CANNON A / SUBD. 197A
 EVELYN L. STAFFORD
 D.B. 2077 / Pg. 785

15R-2
**RESUBDIVISION OF LOT 15 & PARTS OF LOTS 16 & 17
 OF KEENER HEIGHTS SUBDIVISION**
 FEM PROPERTIES, LLC
 #201112300302715

15R-1
**RESUBDIVISION OF LOT 15 & PARTS OF LOTS 16 & 17
 OF KEENER HEIGHTS SUBDIVISION**
 #201303040057613
 McWHORTER PROPERTIES, LLC
 #201303040057613



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED JULY 17, 2016.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 - PROPERTY CONCERNED REFLECTS PARCEL 13 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 121. ZONING FOR THE PROPERTY IS G-1 (OFFICE, MEDICAL AND RELATED SERVICES DISTRICT). TOTAL AREA IS 3.00± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 2.5± ACRES. CITY BLOCK NUMBER IS 4750.
 - PROPOSED CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
 FRONT: 25 FEET
 REAR: 30 FEET
 SIDE: 15 FEET
 - OWNER: OTIS MELTON AND MOLLE FAY HESTER
 949 KEWEN ROAD
 KNOXVILLE, TN 37923
 DEVELOPER: MHW DEVELOPMENT COMPANY, LLC
 5525 KATY FREEWAY, SUITE 445
 HOUSTON, TEXAS 77024
 - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 - PROPOSED LANDSCAPE SHALL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
 - PROPOSED PARKING SHALL MEET THE CITY OF KNOXVILLE REGULATIONS.
 - PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND CITY OF KNOXVILLE REGULATIONS.

LEGEND

	NUMBER OF PARKING SPACES
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND GAS LINE
	CATCH BASIN
	STORM MANHOLE
	REINFORCED CONCRETE PIPE
	LIGHT POLE
	POWER EQUIPMENT
	TELEPHONE LINE RISER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	SANITARY MANHOLE
	SANITARY CLEAN OUT
	SIGN
	EXISTING SHRUB
	EXISTING TREE

10-A-16-UR
 Revised: 9/28/2016

SIGHT DISTANCE FROM EXISTING DRIVEWAY
 (40 MPH POSTED SPEED LIMIT)

WESTBOUND OUT OF DRIVEWAY
 -CURRENTLY 380' OF SIGHT DISTANCE IS AVAILABLE
 AND WITH MINOR SITE TRIMMING 400+ SIGHT DISTANCE
 CAN BE ACHIEVED.

EASTBOUND OUT OF DRIVEWAY
 -CURRENTLY 304' OF SIGHT DISTANCE IS AVAILABLE
 AND WITH TRIMMING OF ONSITE LANDSCAPING (SHRUBS)
 ADEQUATE SIGHT DISTANCE CAN BE ACHIEVED.

SITE WILL BE PLATTED IN DESIGN PHASE AND
 BE COMBINED TO ONE LOT ON ALL MAPS.

PARKING REQUIREMENTS:

PROPOSED NO. OF BEDS	= 48
PROPOSED NO. OF EMPLOYEES ON LARGEST SHIFT	= 18
REQUIRED PARKING SPACES:	
1 SPACE PER FOUR BEDS (48/4)	= 12
AND 1 SPACE PER EACH EMPLOYEE OF THE LARGEST SHIFT.	= 18
TOTAL REQUIRED PARKING SPACES	= 30
PROPOSED PARKING SPACES:	
TOTAL STANDARD SPACES PROVIDED	= 38
TOTAL ACCESSIBLE SPACES PROVIDED (26 TO 50 SPACES REQUIRE 2 ACCESSIBLE SPACES)	= 02
TOTAL PROPOSED PARKING SPACES	= 40

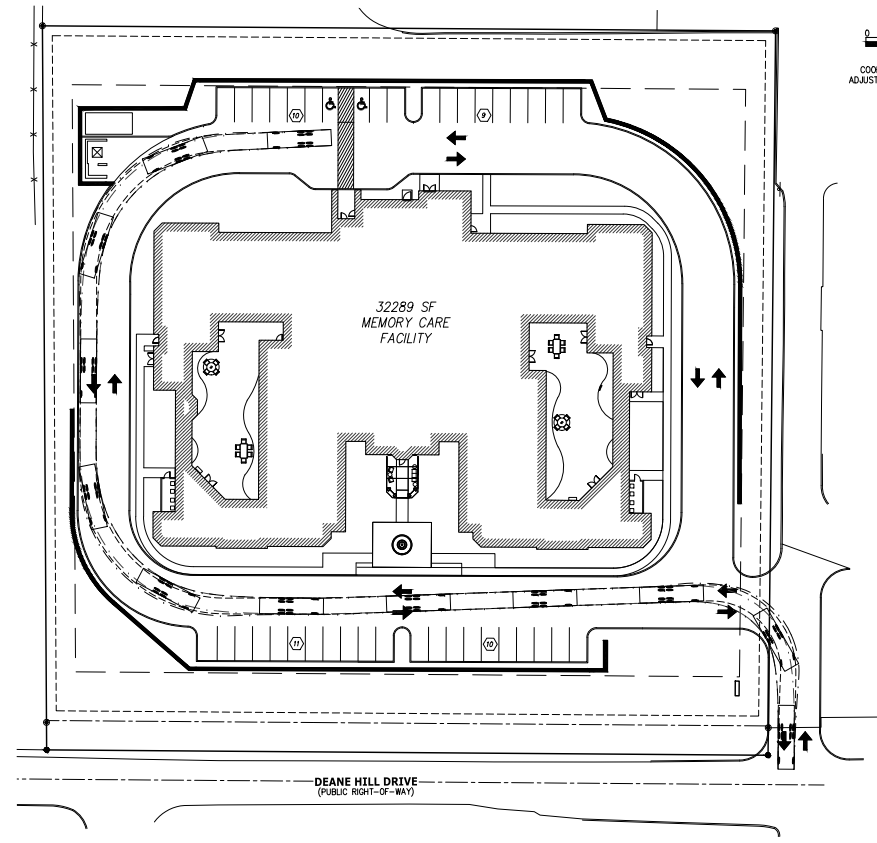
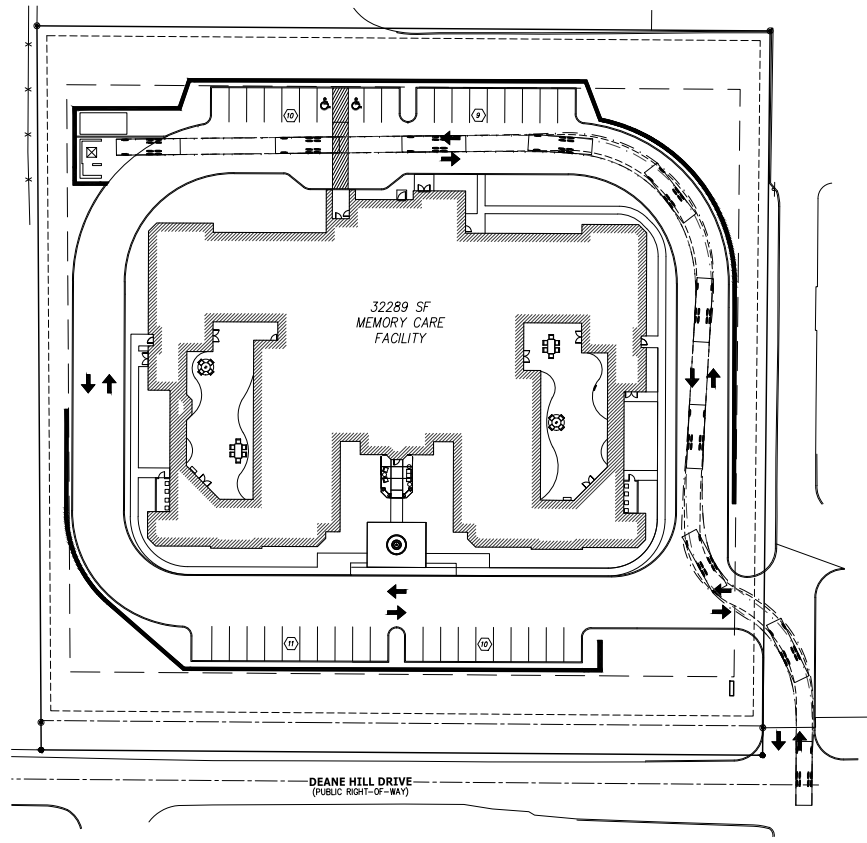
MPC COMMENTS	09-27-2016		
REVISIONS	DATE		
 865 WILBRESS 4500 Kingston Pike Knoxville, TN 37919			
CLIENT:	MHW DEVELOPMENT, LLC 9525 KATY FREEWAY, SUITE 445 HOUSTON, TEXAS 77024		
PROJECT:	AUTUMN LEAVES OF KNOXVILLE 6505 DEANE HILL DRIVE KNOXVILLE, TN 37919		
USE ON REVIEW SITE LAYOUT PLAN			
CD PROJECT NO.	01236-0000		
DRAWING DATE	AUGUST 26, 2016		
PN	AG	RC	-
DRAWN	LED	CHECKED	-
NOT FOR CONSTRUCTION			
UOR1.01			



FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION



SCALE: 1" = 30'
 COORDINATES HAVE BEEN DATUM
 ADJUSTED BY A SCALE FACTOR 1.0001

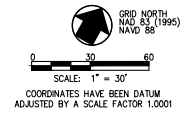


10-A-16-UR
 Revised: 9/28/2016

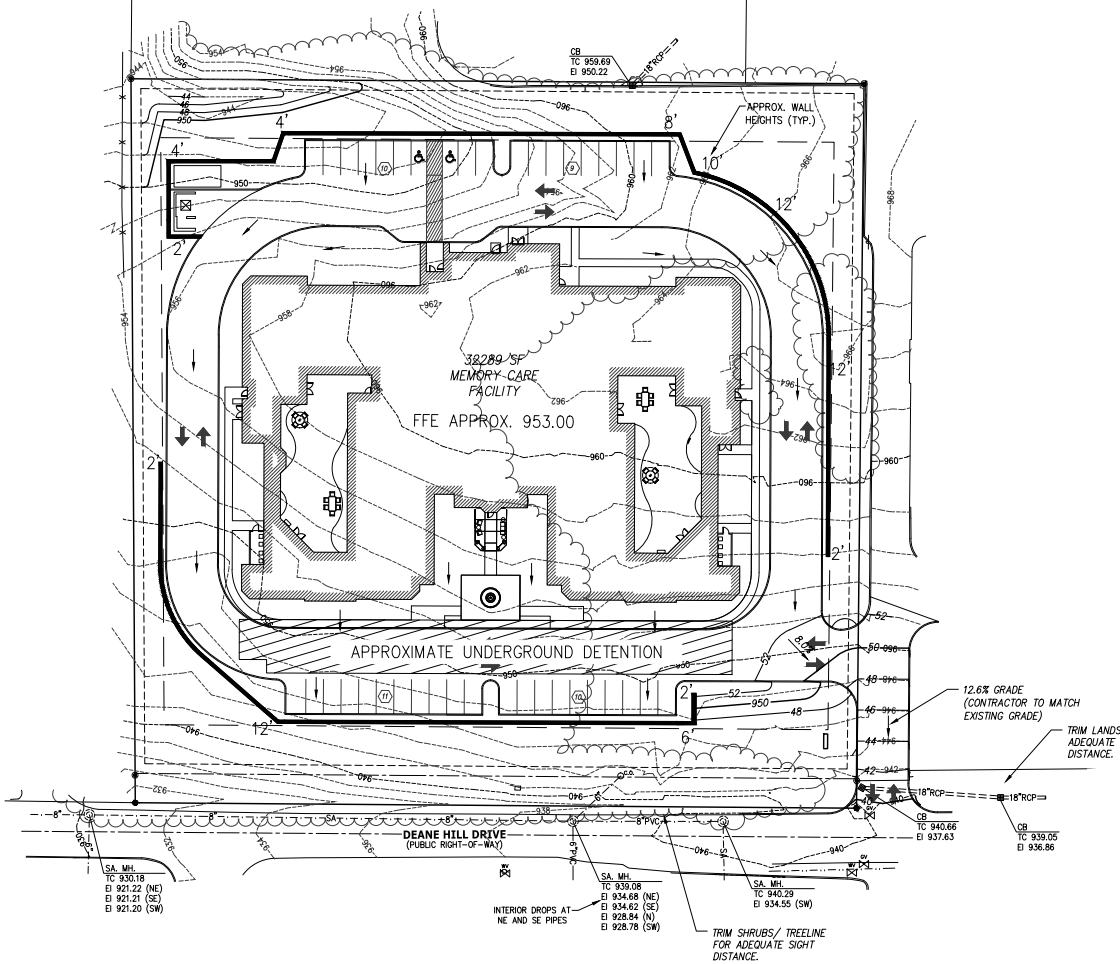
MPC COMMENTS		09-27-2016
REVISIONS		DATE
 CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS 865-870-8555 8500 Engineer Plaza Knoxville, TN 37919		
CLIENT:	MWW DEVELOPMENT, LLC 9525 NATH RICEWAY, SUITE 445 HOUSTON, TEXAS 77024	
PROJECT:	AUTUMN LEAVES OF KNOXVILLE 6505 DEANE HILL DRIVE KNOXVILLE, TN 37919	
USE ON REVIEW		
TRUCK TURNS TO/FROM DUMPSTER		
NOT FOR CONSTRUCTION	CD PROJECT NO.	01236-0000
	DRAWING DATE	AUGUST 26, 2016
	PN	AG PC
	DRAWN	LED CHECKED
UOR1.02		



FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION



- NOTES:**
1. STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
 2. DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT.



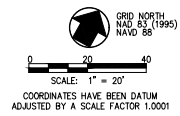
LEGEND

—1040—	PROPOSED CONTOUR LINE
- - -1040-	EXISTING CONTOUR LINE
- - -ST-	STORM SEWER LINE
→	DRAINAGE ARROW
- - -SA-	SANITARY SEWER LINE
- - -W-	WATER LINE
- - -G-	UNDERGROUND GAS LINE
■	CATCH BASIN
⊙	STORM MANHOLE
RCP	REINFORCED CONCRETE PIPE
⊕	LIGHT POLE
⊕	POWER EQUIPMENT
⊕	TELEPHONE LINE RISER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	GAS VALVE
⊕	SANITARY MANHOLE
⊕	SANITARY CLEAN OUT
⊕	SIGN
⊕	EXISTING SHRUB
⊕	EXISTING TREE

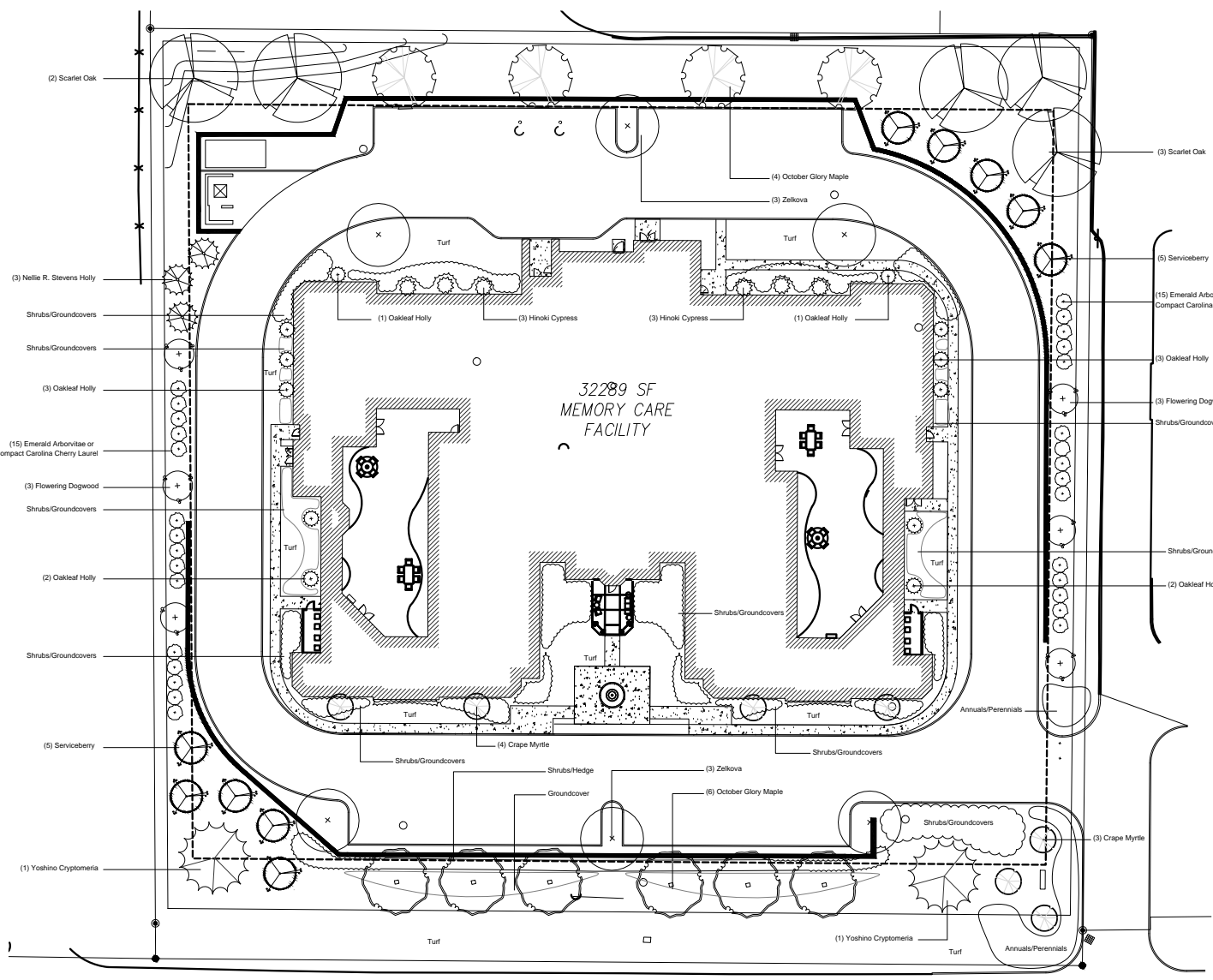
10-A-16-UR
Revised: 9/28/2016

FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

MPC COMMENTS	09-27-2016										
REVISIONS	DATE										
 CONSULTING ENGINEERS - FIELD SURVEYORS 865.470.8555 4500 Kingsway Plaza Houston, TX 77025											
CLIENT:	MWW DEVELOPMENT, LLC 9525 KATHI FREEMAN, SUITE 445 HOUSTON, TEXAS 77024										
PROJECT:	AUTUMN LEAVES OF KNOXVILLE 6505 DEANE HILL DRIVE KNOXVILLE, TN 37919										
USE ON REVIEW SITE GRADING AND DRAINAGE PLAN											
NOT FOR CONSTRUCTION	<table border="1"> <tr> <td>CD PROJECT NO.</td> <td>01236-0000</td> </tr> <tr> <td>DRAWING DATE</td> <td>AUGUST 26, 2016</td> </tr> <tr> <td>PN</td> <td>AG</td> </tr> <tr> <td>DRWN</td> <td>LED</td> </tr> <tr> <td>CHKD</td> <td>-</td> </tr> </table>	CD PROJECT NO.	01236-0000	DRAWING DATE	AUGUST 26, 2016	PN	AG	DRWN	LED	CHKD	-
CD PROJECT NO.	01236-0000										
DRAWING DATE	AUGUST 26, 2016										
PN	AG										
DRWN	LED										
CHKD	-										
UOR2.01											



- NOTES**
- LANDSCAPE NOTES:**
1. EXAMINE SITE (FOR WHICH WORK IS TO BE PERFORMED) PROVIDE PENETRATION TESTS IN TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE SOILS CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PENETRATION TEST OR RESULTS CONDITIONS INDICATE REDUCTION OF WATER IN PLANTING AREAS AS SHOWN BY UNDERGROUND WATER, NOTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMPLETION OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR AND IS.
 2. UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK. THERE ARE NO KNOWN UTILITY/TREE CONFLICTS.
 3. ENHANCE SOIL (W/ DEPTH) AND REMOVE ALL PLANT MATERIAL IN DESIGNATED PLANTING AREAS. IMPORT 14\"/>
 - 4. PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION AND EACH "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - 5. ADD PRE-EMERGENT HERBICIDE (BROADLEAF HELD) IN LANDSCAPE BEDS.
 - 6. TOP DRESS BEDS WITH 1\"/>
 - 7. PLANT BRUSH COVERS THROUGH HEDGES.
 - 8. REMOVE UPPER 1/2 OF BURLAP FROM ALL PLANT ROOT BALLS.
 - 9. DO NOT PRUNE TREE ROOT BALLS WITH SUPPORT STAKES.
 - 10. ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
 - 11. NO EXISTING OR PROPOSED SLOPES ON SITE SHALL EXCEED 3:1.
 - 12. THERE ARE NO KNOWN CONFLICTS BETWEEN EXISTING OR PROPOSED UTILITIES AND THE PROPOSED PLANTINGS.
 - 13. THE LANDSCAPE PLAN IS CORRELATED WITH ALL SITE PLAN SHEETS.
 - 14. WARRANTY ALL MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK.

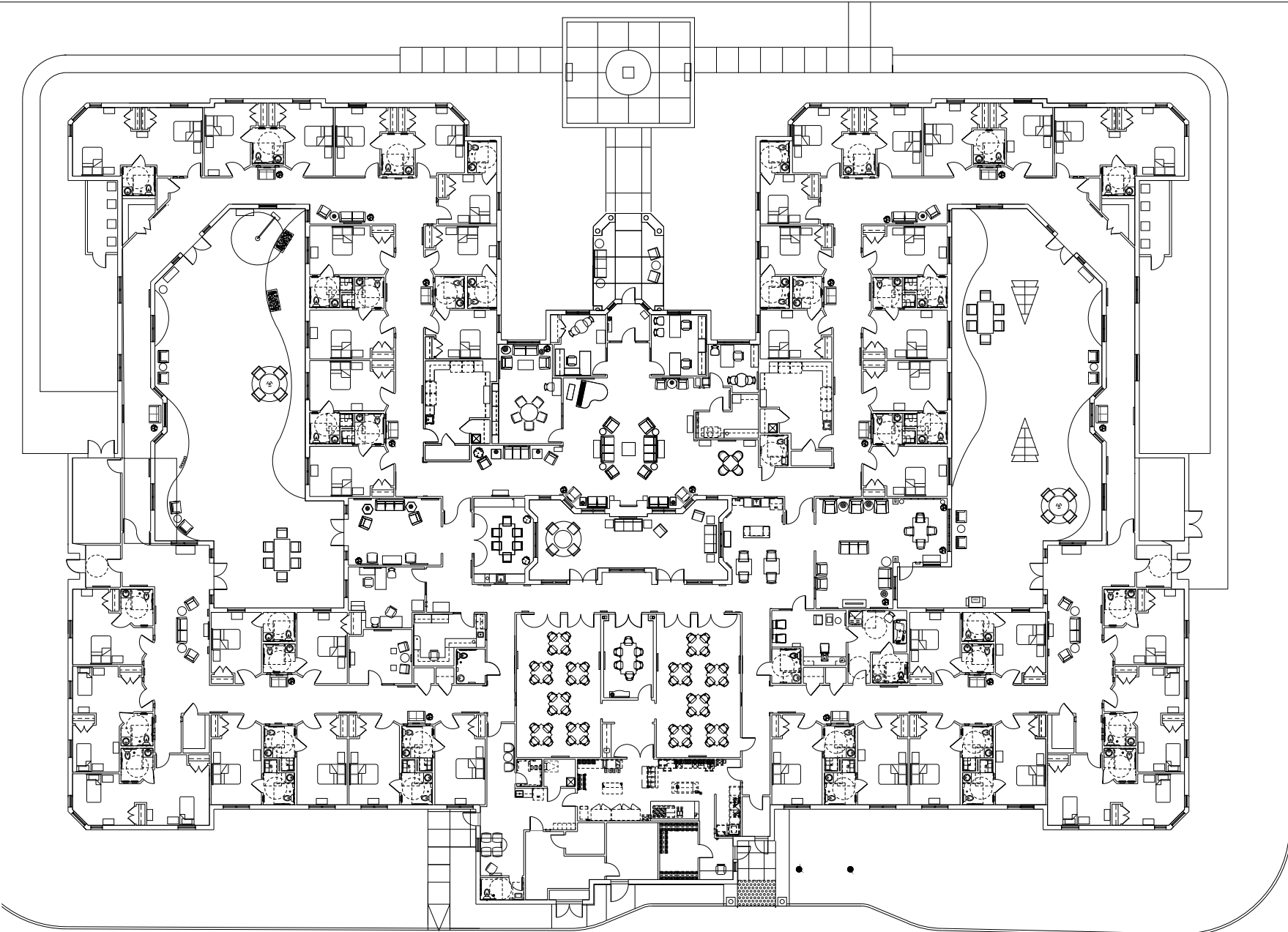


10-A-16-UR
Revised: 9/28/2016

- Planting Notes:**
- Parking Lot Requirements:**
- 1 canopy tree required per 3000 square feet of parking lot
 - 35,543 square feet of parking lot proposed
 - 35,543 / 3000 = (12) canopy trees required
 - (21) canopy trees proposed
- Canopy Trees Proposed:**
- (10) Acer rubrum, October Glory Red Maple
 - (6) Zelkova serrata, Zelkova
 - (5) Quercus coccinea, Scarlet Oak
- Flowering Trees Proposed:**
- (10) Ilex x 'Conaf', Oakleaf Holly
 - (6) Chamaecyparis grandiflora, Serviceberry
 - (2) Cornus florida, Flowering Dogwood
 - (7) Lagerstroemia, Crape Myrtle
- Evergreen Trees Proposed:**
- (30) Thuja occidentalis 'Smaragd', Emerald Arborvitae or Prunus caroliniana, Carolina Cherry Laurel
 - (12) Ilex x 'Conaf', Oakleaf Holly
 - (6) Chamaecyparis obtusa, Hinoki Cypress
 - (2) Cryptomeria japonica 'Yoshino', Yoshino Cryptomeria
 - (3) Ilex 'Nellie R. Stevens', Nellie R. Stevens Holly

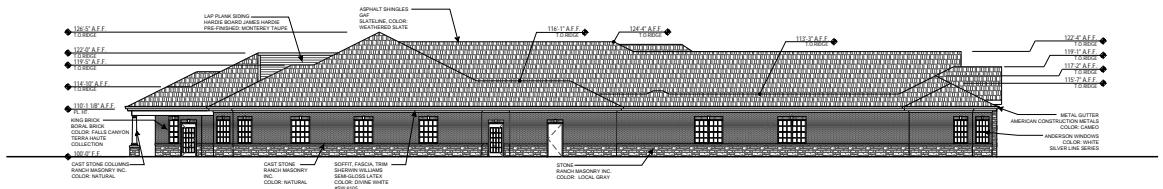
MPC COMMENTS	09-09-2016
REVISIONS	DATE
140 BUS 870 B555 5000 Klondike Park HOUSTON, TEXAS 77064	
CLIENT:	MWW DEVELOPMENT, LLC 9525 KATY FREEWAY, SUITE 445 HOUSTON, TEXAS 77064
PROJECT:	AUTUMN LEAVES OF KNOXVILLE 6500 DEAN HILL DRIVE KNOXVILLE, TN 37919
USE ON REVIEW SUBMITTAL NOT FOR CONSTRUCTION LANDSCAPE PLAN	
CD PROJECT NO.	01256-0000
DRAWING DATE	September 24, 2016
PM	PK
DRAWN	CHECKED
LS1.01	

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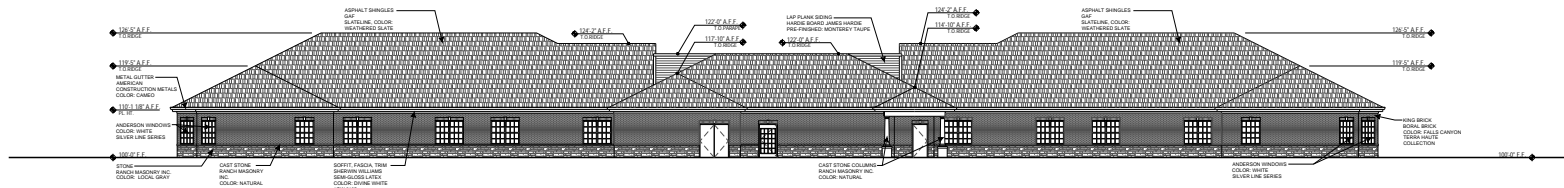


1 FURNITURE PLAN

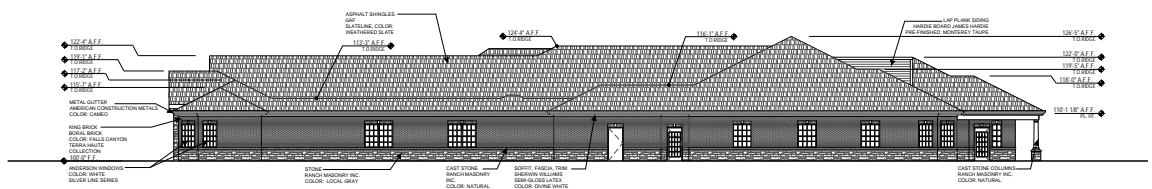
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Revised: 9/28/2016



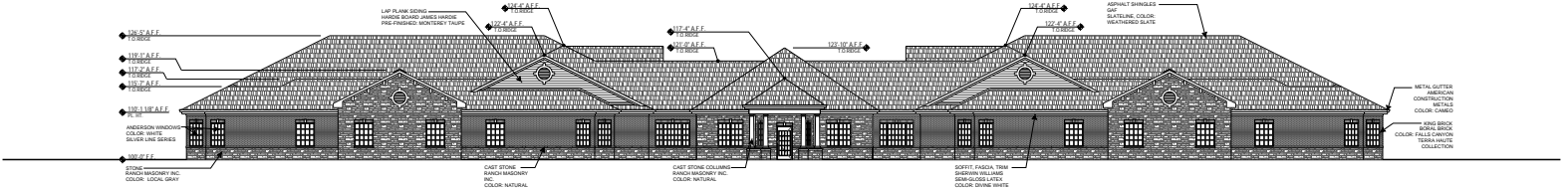
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

10-A-16-UR
Revised: 9/28/2016

Autumn Leaves

Knoxville, TN

The LaSalle Group

ELEVATIONS

Date: 08.15.2016 Scale 3/32" = 1'-0"



5310 HARVEST HILL ROAD SUITE 136
DALLAS, TEXAS 75230
972-788-1010 FAX 972-788-1024

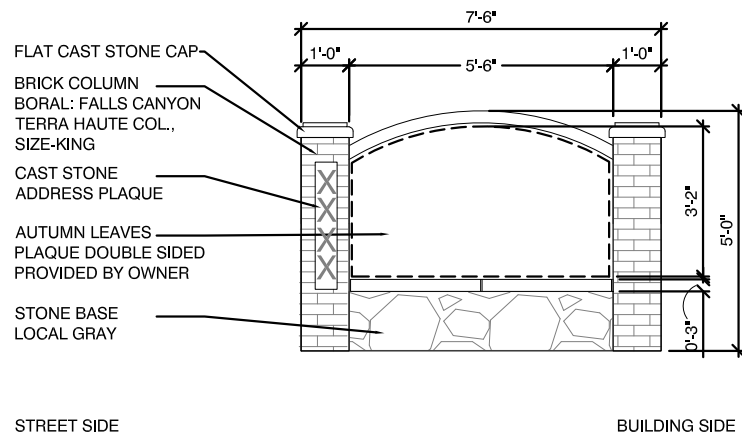
MONUMENT
SIGN

AUTUMN LEAVES OF
KNOXVILLE

THESE DOCUMENTS ARE NOT
INTENDED FOR
CONSTRUCTION PURPOSES
PRIOR TO APPROVAL.

ISSUE DATE: 06.23.16

SHEET: 1 of 1

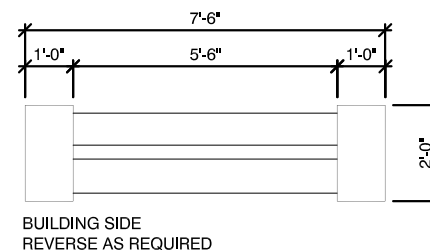


STREET SIDE

BUILDING SIDE

1 MONUMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"



BUILDING SIDE
REVERSE AS REQUIRED

2 MONUMENT SIGN PLAN VIEW

SCALE: 1/4" = 1'-0"



10-A-16-UR
Revised: 9/28/2016

- NOTES:
- REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATION
 - SELECTION OF MATERIALS TO MATCH BUILDING
 - FINAL SIZE PENDING JURISDICTION.

[X] Use on Review [] Development Plan

Name of Applicant: Autumn Leaves of Knoxville

Date Filed: August 26, 2016 Meeting Date: October 13, 2016

Application Accepted by: [Signature]

Fee Amount: File Number: Development Plan

Fee Amount: \$1,500 File Number: Use on Review 10-A-16-UR

PROPERTY INFORMATION

Address: 6505 Deane Hill Drive Knoxville, Tn 37919

General Location: 1.5 miles southwest from Kingston Pike @ Deane Hill Drive [Handwritten: NW side Deane Hill Dr NE of Lockett Rd]

Tract Size: 3.00 +/- No. of Units: 48 Beds 38 Units

Zoning District: O-1

Existing Land Use: Residential House

Planning Sector: West City

Sector Plan Proposed Land Use Classification: O & SLPA

Growth Policy Plan Designation: N/A

Census Tract: 44.04

Traffic Zone: 117

Parcel ID Number(s): 121AC013

Jurisdiction: [X] City Council 2 District [X] County Commission 4 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: MWW Development Company, LLC

Company: MWW Development Company, LLC

Address: 9525 Katy Freeway, Suite 445

City: Houston State: Tx Zip: 77024

Telephone: 713-429-1480

Fax: 214-845-4500

E-mail: jglover@lasallegroup.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Alan Grissom

Company: Cannon & Cannon, Inc.

Address: 8550 Kingston Pike

City: Knoxville State: Tn Zip: 37919

Telephone: 865-670-8555

Fax: 865-670-8866

E-mail: agrissom@cannon-cannon.com

APPROVAL REQUESTED

[X] Development Plan: Residential [X] Non-Residential

[] Home Occupation (Specify Occupation)

[X] Other (Be Specific)

UOR

Memory care Facility

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Alan Grissom

PLEASE PRINT

Name: Alan Grissom

Company: Cannon & Cannon, Inc.

Address: 8550 Kingston Pike

City: Knoxville State: Tn Zip: 37919

Telephone: 865-670-8555


E-mail: agrissom@cannon-cannon.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign In Black Ink:

(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

The LaSalle Group, Inc. 
 Jason Glover 9525 Katy Freeway, Suite 445, Houston, TX 77024 ✓

H. Asher Heenan, Sr. 8/19/14 123 Ardmore Hwy, Fayetteville TN 37334 ✓

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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<i>The LaSalle Group, Inc.</i> <i>Jason Coliver</i>	<i>9525 Katy Freeway, Suite 445</i>	<i>Houston</i>	<i>TX</i>	<i>77024</i>		<input checked="" type="checkbox"/>
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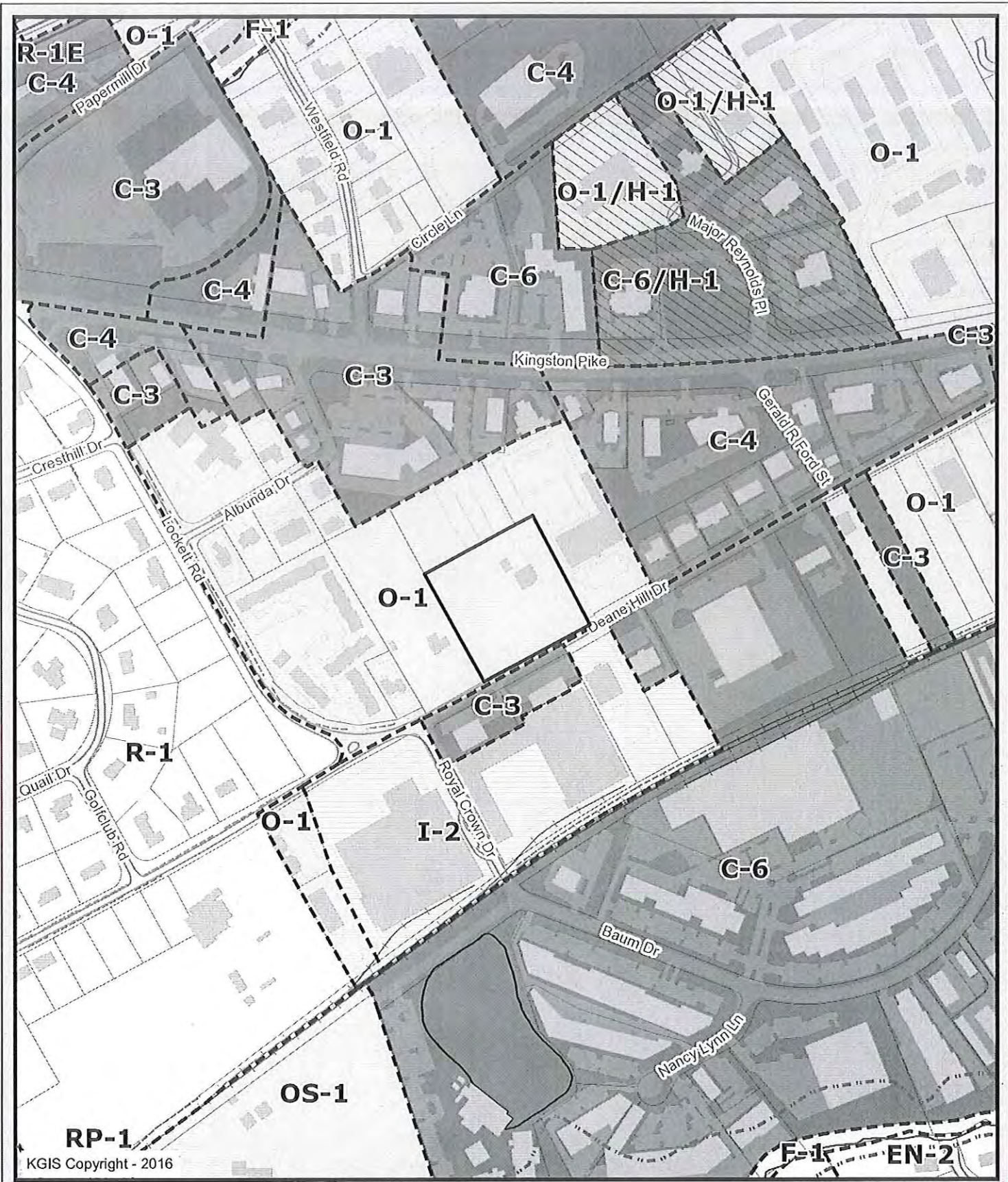
<i>Margie Helton Carico</i>					<input checked="" type="checkbox"/>	
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<i>Christina Helton Vekey</i>					<input checked="" type="checkbox"/>	
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<i>Mary Lou Helton Hinkle</i>					<input checked="" type="checkbox"/>	
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<i>Doris Helton Brady</i>					<input checked="" type="checkbox"/>	
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<i>Resta Helton Lay</i>					<input checked="" type="checkbox"/>	
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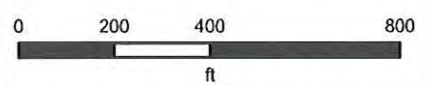


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