

PROPOSED MASTER  
DETENTION POND

FUTURE DEVELOPMENT

PHASE 3  
2.95 AC

TEMPORARY EASEMENT UNTIL PHASE 2

ROAD  
1.55 AC

PHASE 1  
PROPOSED MOB  
2 STORY PER FLOOR  
150,000 SF TOTAL  
120 SPACES REQUIRED  
154 SPACES PROVIDED  
FFE 992.10

PHASE 1  
2.43 AC

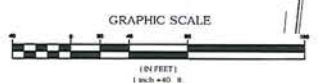
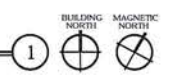
PHASE 2  
PROPOSED MOB  
3 STORY BUILDING  
70,000 SF TOTAL  
280 SPACES REQUIRED  
344 SPACES PROVIDED  
FFE 1003.15

PHASE 2  
5.39 AC

SHERRILL BLVD  
(100 FEET W/ RIGHT OF WAY)

11-B-17-UR  
Revised: 12/8/2017

PARKING REQUIREMENTS	
PHASE 1 1.55 AC PER 250 SF	120 - SPACES REQUIRED 154 - SPACES PROVIDED
PHASE 2 1.5 AC PER 250 SF	280 - SPACES REQUIRED 344 - SPACES PROVIDED



SITE LAYOUT PLAN  
SCALE: 1" = 40'-0"

**MBI**  
michael brady llc  
200 N. WEDGEWOOD RD.  
KNOXVILLE, TN 37919  
PHONE: 865.554.6099  
FAX: 865.554.6099  
WWW.MBIKNOXVILLE.COM

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MICHAEL BRADY LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL BRADY LLC.

NOT FOR CONSTRUCTION

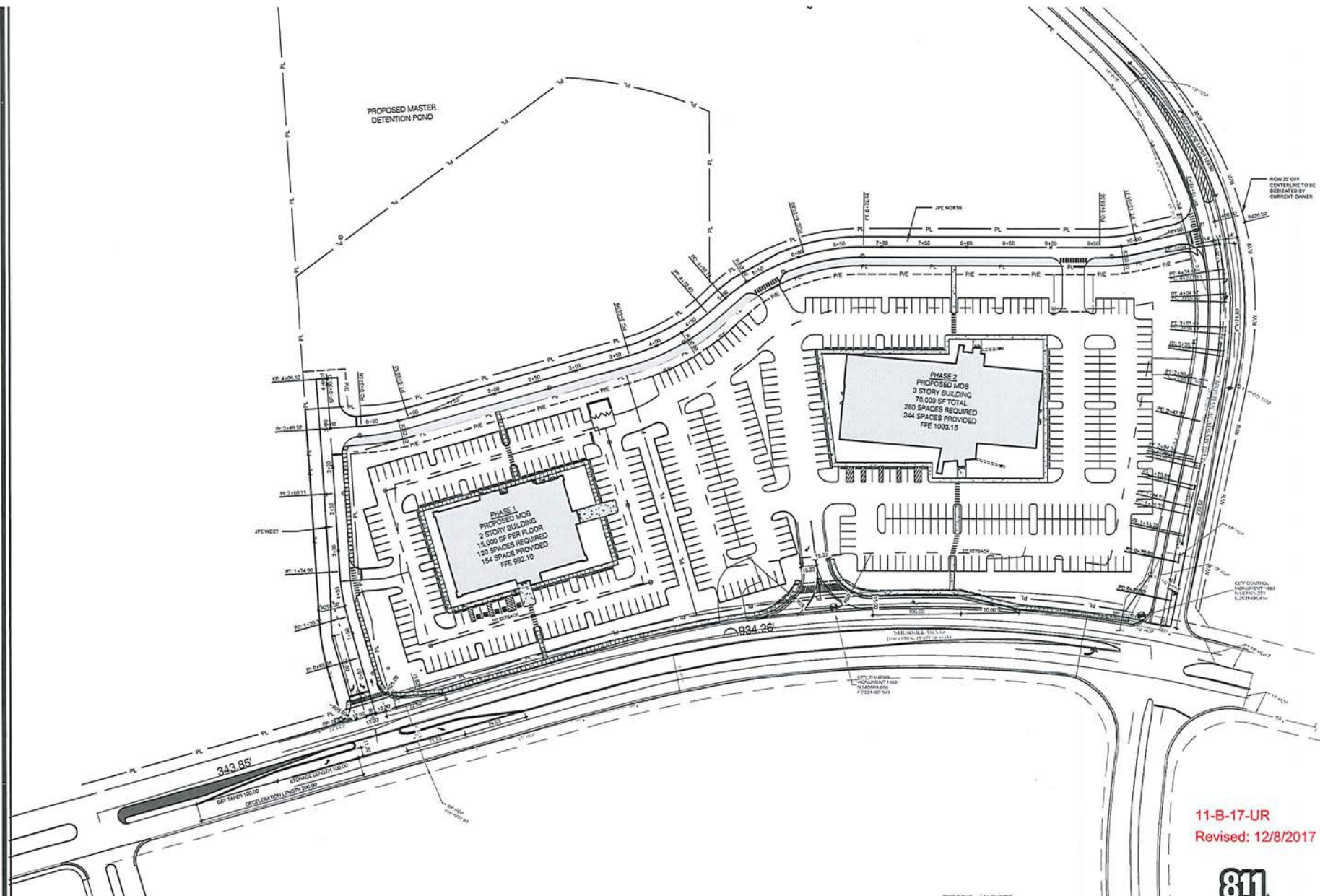
NEW DEVELOPMENT FOR:  
**SHERRILL BLVD. MEDICAL OFFICE COMPLEX**  
SHERRILL BLVD  
KNOXVILLE, TN 37923

THIS DRAWING HAS BEEN ISSUED FOR REVIEW ONLY. FOR PERMITTING ONLY. FOR PRELIMINARY DESIGN. DESIGN DEVELOPMENT. CONSULT WITH US FOR DOCUMENTS.

Date: 09/22/2017  
Designed By: J.M.P.  
Drawn By: J.S.S.  
Reviewed By: D.J.M.  
Comm. No. 170525.01  
Revisions:  
REV #1 10/25/2017  
REV #2 11/02/2017  
REV #3 11/02/2017  
REV #4 11/02/2017  
REV #5 12/02/2017

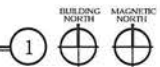
**811**  
Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

Sheet No. **C3.0**



**PROXIMITY SITE PLAN**

SCALE: 1" = 50'-0"



**11-B-17-UR**  
**Revised: 12/8/2017**



Know what's below.  
**Call before you dig.**  
 In Tennessee call 811 or 1-800-351-1111

**MBI**  
 MICHAEL BRADY INC.  
 200 S. WASHINGTON ST.  
 KNOXVILLE, TENNESSEE 37919  
 PHONE: 800.548.0099  
 WWW: www.michaelbrady.com

ALL RIGHTS RESERVED BY MBI. THIS DRAWING IS THE PROPERTY OF MBI AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MBI. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. MBI ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOT FOR CONSTRUCTION

A NEW DEVELOPMENT FOR:  
**SHERRILL BLVD. MEDICAL OFFICE COMPLEX**  
 SHERRILL BLVD  
 KNOXVILLE, TN 37923

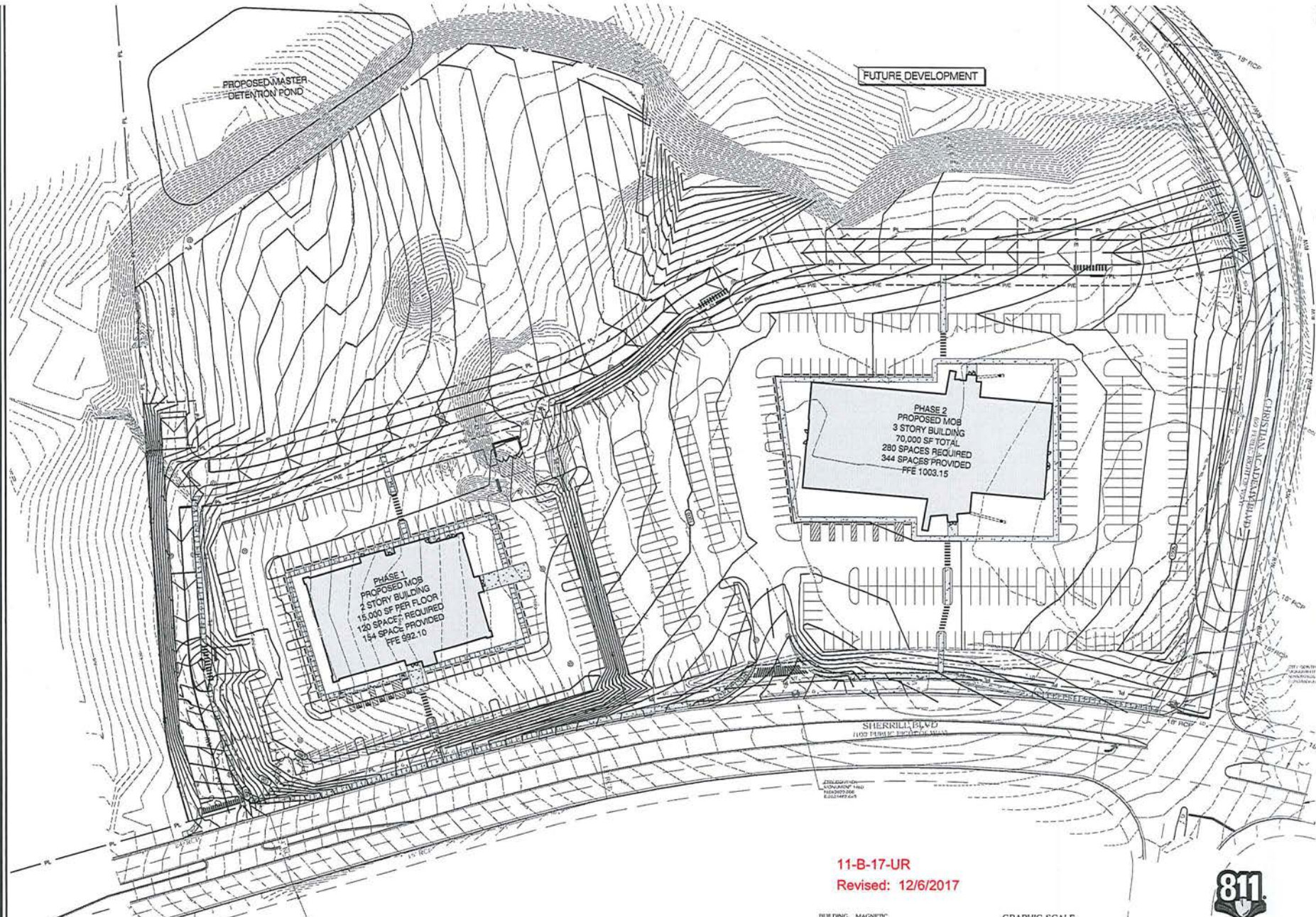
THIS DRAWING HAS BEEN REVIEWED FOR:  
 ■ PERMITS REVIEW ONLY  
 ■ PERMITS REVIEW ONLY  
 ■ SCHEMATIC DESIGN  
 ■ DESIGN DEVELOPMENT  
 ■ CONSTRUCTION DOCUMENTS

Drawing Title:  
 PROXIMITY SITE PLAN

Date: 09/22/2017  
 Designed By: J.M.P.  
 Drawn By: J.S.B.  
 Reviewed By: D.J.M.  
 Comm. No. 170525.01  
 Revisions:  
 REV #1 10/5/2017  
 REV #2 11/06/2017  
 REV #4 11/09/2017  
 REV #5 12/06/2017

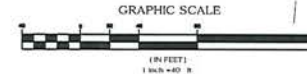
Sheet:  
 of **C3.1**





**SITE GRADING PLAN**

SCALE: 1" = 40'-0"



**11-B-17-UR**  
**Revised: 12/6/2017**

**MBI**  
 michael brady inc.  
 225 W. UNIVERSITY BLVD.  
 KNOXVILLE, TENNESSEE  
 37919  
 PHONE: 605-588-0099  
 WWW: mbi.com/brady-inc. tenn

PROJECT: 11-B-17-UR  
 SHEET: 11-B-17-UR-01  
 DATE: 09/22/2017

NOT FOR CONSTRUCTION

DEVELOPMENT FOR:  
**SHERRILL BLVD. MEDICAL  
 OFFICE COMPLEX**  
 SHERRILL BLVD  
 KNOXVILLE, TN 37923

THIS DRAWING HAS BEEN ISSUED FOR REVIEW ONLY. FOR PERMITTING ONLY. PRELIMINARY DESIGN. FOR INFORMATION ONLY. NOT FOR CONSTRUCTION OR CONTRACTS.

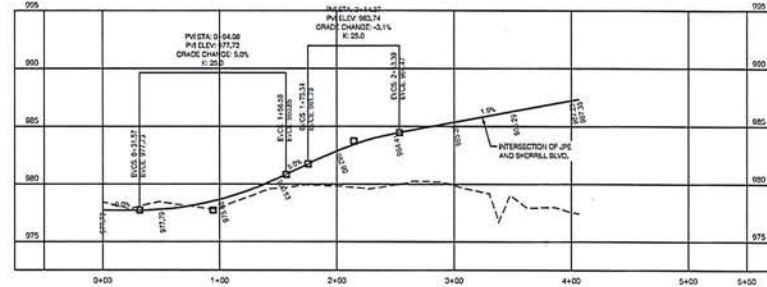
Drawing Title:  
 SITE GRADING PLAN

Date: 09/22/2017  
 Designed By: J.M.P.  
 Drawn By: J.S.B.  
 Reviewed By: D.J.M.  
 Comm. No. 170525.01  
 Revisions:  
 REV #1 10/5/2017  
 REV #2 11/6/2017  
 REV #3 12/6/2017

Sheet No. of **C4.0**

**811**  
 Know what's below.  
 Call before you dig.  
 In Tennessee call 811 or 1-800-251-1111

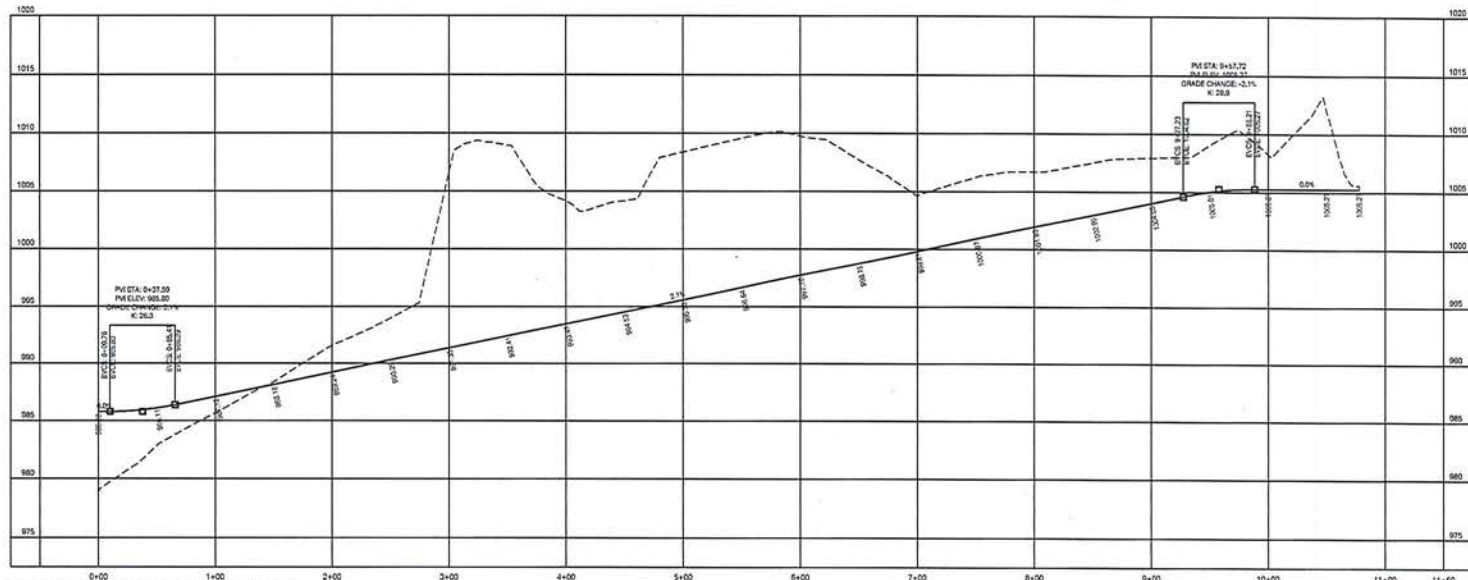




**JPE WEST ROAD PROFILE**

SCALE: H: 1" = 50'-0" V: 1" = 5'-0"

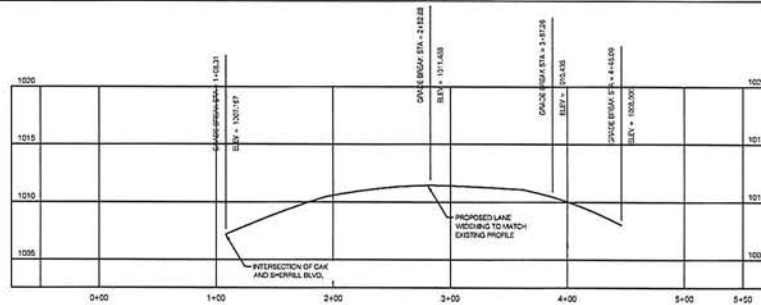
1



**JPE NORTH ROAD PROFILE**

SCALE: H: 1" = 50'-0" V: 1" = 5'-0"

2



**CHRISTIAN ACADEMY BLVD ROAD PROFILE**

SCALE: H: 1" = 50'-0" V: 1" = 5'-0"

3

11-B-17-UR  
Revised: 12/7/2017



Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

**MBI**  
michael brady inc.

299 N. WESGARDER RD.  
KNOXVILLE, TENNESSEE  
37912  
PHONE: 605.584.6609  
FAX: 605.584.3213  
www.michaelbradyinc.com

THIS DRAWING IS THE PROPERTY OF MICHAEL BRADY INC. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MICHAEL BRADY INC. IS STRICTLY PROHIBITED. MICHAEL BRADY INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA. MICHAEL BRADY INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

NOT FOR CONSTRUCTION

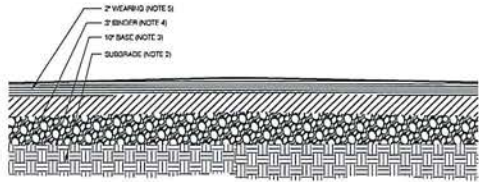
A NEW DEVELOPMENT FOR:  
**SHERRILL BLVD. MEDICAL OFFICE COMPLEX**  
SHERRILL BLVD  
KNOXVILLE, TN 37923

THIS DRAWING HAS BEEN REVISIONED FOR REVIEW ONLY FOR PERMITTING ONLY SCHEMATIC DESIGN DESIGN DEVELOPMENT CONSTRUCTION DOCUMENTS  
Drawing Title:  
ROADWAY PROFILES

Date: 09/22/2017  
Designed By: J.M.P.  
Drawn By: J.S.B.  
Reviewed By: D.J.M.  
Comm. No.: 70525.01

Revisions:  
REV #1 10/25/2017  
REV #2 11/06/2017  
REV #4 11/20/2017  
REV #5 12/06/2017

Sheet:  
No. of C7.0

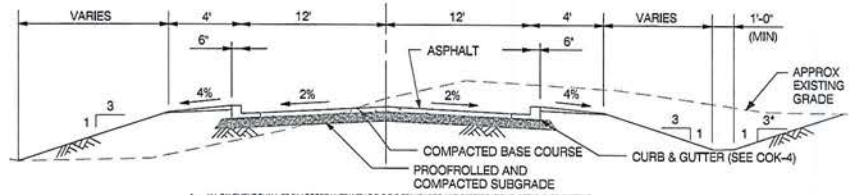


1. ALL PAVEMENT SHALL BE IN ACCORDANCE WITH T.D.O.T.'S STANDARDS AND SPECIFICATIONS, CITY OF KNOXVILLE STANDARDS, OR EXISTING CONDITIONS, WHICHEVER IS GREATER.
2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR. THE TOP FOOT OF FILL SHALL BE COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY.
3. MINERAL AGGREGATE BASE STONE SHALL BE TYPE A, CLASS A AND GRADING D IN ACCORDANCE WITH SUBSECTION 903.05.
4. BASE COURSE SHALL BE GRADING B PER SECTION 207.
5. SURFACE COURSE SHALL BE GRADING D PER SECTION 411.
6. PROVIDE 2" EXPANSION JOINTS @ 60'-0" O.C. AND SAWCUT JOINTS @ 20'-0" O.C.

**PAVEMENT SECTION**

SCALE: N.T.S.

1

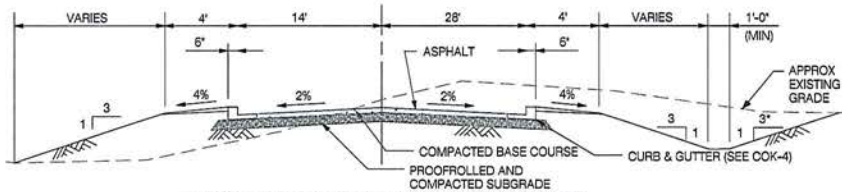


1. ALL PAVEMENT SHALL BE IN ACCORDANCE WITH T.D.O.T.'S STANDARDS AND SPECIFICATIONS, DETAIL 3, OR EXISTING CONDITIONS, WHICHEVER IS GREATER.
2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR. THE TOP FOOT OF FILL SHALL BE COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY.
3. MINERAL AGGREGATE BASE STONE SHALL BE TYPE A, CLASS A AND GRADING D IN ACCORDANCE WITH SUBSECTION 903.05.
4. BASE COURSE SHALL BE GRADING B PER SECTION 207.
5. SURFACE COURSE SHALL BE GRADING D PER SECTION 411.
6. PROVIDE 2" EXPANSION JOINTS @ 60'-0" O.C. AND SAWCUT JOINTS @ 20'-0" O.C.

**JPE CROSS SECTION**

SCALE: N.T.S.

2

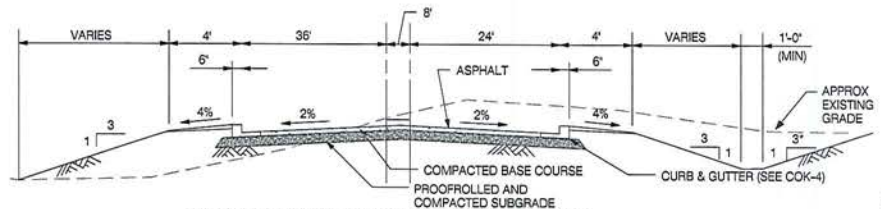


1. ALL PAVEMENT SHALL BE IN ACCORDANCE WITH T.D.O.T.'S STANDARDS AND SPECIFICATIONS, DETAIL 3, OR EXISTING CONDITIONS, WHICHEVER IS GREATER.
2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR. THE TOP FOOT OF FILL SHALL BE COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY.
3. MINERAL AGGREGATE BASE STONE SHALL BE TYPE A, CLASS A AND GRADING D IN ACCORDANCE WITH SUBSECTION 903.05.
4. BASE COURSE SHALL BE GRADING B PER SECTION 207.
5. SURFACE COURSE SHALL BE GRADING D PER SECTION 411.
6. PROVIDE 2" EXPANSION JOINTS @ 60'-0" O.C. AND SAWCUT JOINTS @ 20'-0" O.C.

**CHRISTIAN ACADEMY CROSS SECTION**

SCALE: N.T.S.

3



1. ALL PAVEMENT SHALL BE IN ACCORDANCE WITH T.D.O.T.'S STANDARDS AND SPECIFICATIONS, DETAIL 3, OR EXISTING CONDITIONS, WHICHEVER IS GREATER.
2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR. THE TOP FOOT OF FILL SHALL BE COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY.
3. MINERAL AGGREGATE BASE STONE SHALL BE TYPE A, CLASS A AND GRADING D IN ACCORDANCE WITH SUBSECTION 903.05.
4. BASE COURSE SHALL BE GRADING B PER SECTION 207.
5. SURFACE COURSE SHALL BE GRADING D PER SECTION 411.
6. PROVIDE 2" EXPANSION JOINTS @ 60'-0" O.C. AND SAWCUT JOINTS @ 20'-0" O.C.

**SHERRILL BLVD CROSS SECTION**

SCALE: N.T.S.

4

**MBI**  
MICHAEL BRADY INC.  
200 N. WESGARDER RD.  
KNOXVILLE, TENNESSEE  
PHONE: 603.548.0099  
FAX: 603.548.2433  
www.michaelbradyinc.com

THIS DRAWING HAS BEEN ISSUED FOR THE FOLLOWING PROJECT:  
SHERRILL BLVD. MEDICAL OFFICE COMPLEX  
KNOXVILLE, TN 37923  
DATE: 09/22/2017  
DESIGNED BY: J.M.P.  
DRAWN BY: J.S.B.  
REVIEWED BY: D.J.M.  
COMM. NO. 170525.01  
REVISIONS:  
REV # 12/02/2017

NOT FOR CONSTRUCTION

A NEW DEVELOPMENT FOR:  
**SHERRILL BLVD. MEDICAL OFFICE COMPLEX**  
SHERRILL BLVD  
KNOXVILLE, TN 37923

THIS DRAWING HAS BEEN ISSUED FOR THE FOLLOWING PROJECT:  
SHERRILL BLVD. MEDICAL OFFICE COMPLEX  
KNOXVILLE, TN 37923  
DATE: 09/22/2017  
DESIGNED BY: J.M.P.  
DRAWN BY: J.S.B.  
REVIEWED BY: D.J.M.  
COMM. NO. 170525.01  
REVISIONS:  
REV # 12/02/2017




Date: 09/22/2017  
Designed By: J.M.P.  
Drawn By: J.S.B.  
Reviewed By: D.J.M.  
Comm. No. 170525.01

Revisions:  
REV # 12/02/2017

Sheet No. 1 of 1  
Sheet No. C7.1

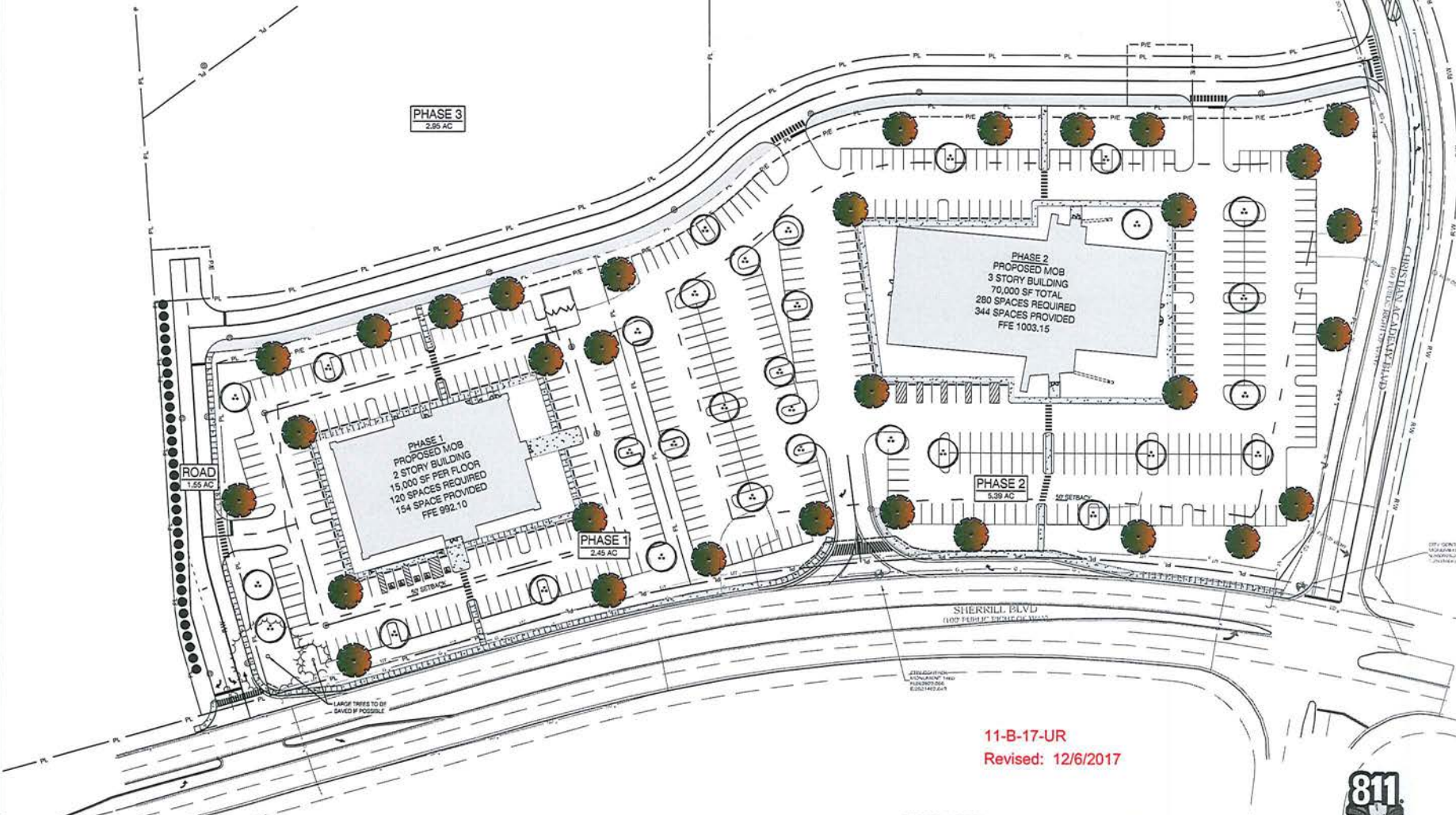
11-B-17-UR  
Revised: 12/6/2017

**811**  
Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	32	RED MAPLE / <i>Acer rubrum</i> 'October Glory'™	30-60'H	3"	85B
	31	RIVER BIRCH / <i>Betula nigra</i>	40-70'H	3"	85B
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	26	LEYLAND CYPRESS / <i>Cupressocyparis leylandii</i>	8-10'H	2"	85B

LANDSCAPE REQUIREMENTS	
<b>POA REQUIREMENTS</b> 1 TREE PER 1,000 SF OF POA SPACE OR PARKING	61 - TREES REQUIRED 63 - TREES PROVIDED
<b>10' PERIMETER BUFFER FROM RESIDENTIAL</b>	33 - TREES PROVIDED
<b>LANDSCAPE BUFFER LOT REQUIREMENT</b> 1 TREE FOR 1,000 SF OF PARKING SPACE	42 - TREES REQUIRED 62 - TREES PROVIDED
<b>TREE ORDINANCE REQUIREMENT</b> 8 TREES PER ACRE	62 - TREES REQUIRED 63 - TREES PROVIDED

FUTURE DEVELOPMENT



**MBI**  
michael brady inc.  
299 N. WEISGARDER RD.  
KNOXVILLE, TENNESSEE  
PHONE: 865.584.0999  
FAX: 865.584.3173  
www.michaelbradyinc.com

THIS DRAWING IS THE PROPERTY OF MBI AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF MBI. ALL RIGHTS RESERVED. © 2017 MBI. ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

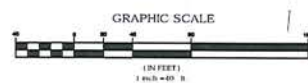
NEW DEVELOPMENT FOR  
**SHERILL BLVD. MEDICAL OFFICE COMPLEX**  
SHERILL BLVD  
KNOXVILLE, TN 37923

THIS DRAWING HAS BEEN REVIEWED FOR:  
 FULL REVIEW ONLY  
 PERMITS ONLY  
 PRELIMINARY DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTS  
 Drawing Title:  
 LANDSCAPE PLAN

Date: 09/22/2017  
 Designed By: J.M.P.  
 Drawn By: J.S.B.  
 Reviewed By: D.J.M.  
 Comm. No. 170525.01  
 Revisors:  
 REV #1 10/25/2017  
 REV #2 11/06/2017  
 REV #3 12/06/2017

Sheet of 1  
 Sheet No. L1.0

LANDSCAPE PLAN  
 SCALE: 1" = 40'-0"



**811**  
 Know what's below.  
 Call before you dig.  
 In Tennessee call 811 or 1-800-351-1111

11-B-17-UR  
 Revised: 12/6/2017