

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

▶ **FILE #:** 3-D-17-UR

**AGENDA ITEM #:** 52

**AGENDA DATE:** 3/9/2017

▶ **APPLICANT:** WHITE OAK CROSSINGS LTD. PARTNERSHIP

OWNER(S): White Oak Crossing Limited Partnership

TAX ID NUMBER: 137 177

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 W Dick Ford Ln

▶ **LOCATION:** On the east side of W Dick Ford Ln..

▶ **APPX. SIZE OF TRACT:** 22.59 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Chapman Hwy., a major arterial street with a five lane street section with a required right-of-way of 100'

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Stock Creek

▶ **ZONING:** PR (Planned Residential) & A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartment complex

2.66 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence and mixed businesses / A (Agricultural) and CA (General Business)

South: Residences / A (Agricultural)

East: Vacant land and business / A (Agricultural) and CA (General Business)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in a transition zone between commercial development along Chapman Hwy., and low density residential subdivisions that have developed primarily under A (Agricultural) zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for up to 60 apartment units, subject to 7 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connecting the apartments to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System Ordinance (Ord. 91-1-102).
4. Installation of sidewalks for the apartment complex as identified on the development plan. Sidewalks shall

meet all applicable requirements of the Americans with Disabilities Act ( ADA).

5. Installing all landscaping for the apartment complex, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

6. The area on the site grading plan located to the west and south side of the line identified as the "approximate limits of construction" (this line is subject to minor adjustment following final approval of design plans by the Knox County Department of Engineering and Public Works), shall remain undisturbed. The limits of construction line shall be clearly marked in the field prior to any site grading in order to identify the limits of construction and protect those areas of mature vegetation.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

#### **COMMENTS:**

The applicant is proposing to develop a 60 unit apartment complex on this 22.59 acre tract at a density of 2.66 du/ac. The site is located on the southwest side of Chapman Hwy. and on the east side of W. Dick Ford Ln., The proposed access to the site is off of Chapman Hwy. There will be no access out to Dick Ford Ln.

An application (7-G-15-UR) that was submitted to the Planning Commission for review back in July, 2015 for 100 apartment units was withdrawn from consideration.

The apartment complex will include 4 three story buildings with three 12 unit buildings and one 24 unit building. The proposed parking will be located in surface parking areas with 126 spaces serving the apartments and 10 additional spaces located adjacent to the clubhouse and mail kiosk. Sidewalks will be provided throughout the complex providing connections between the buildings and the clubhouse area. Staff had requested that the applicant look at providing a sidewalk connection out to Chapman Hwy., however, existing site conditions along the driveway would make that connection difficult.

Staff had requested that the applicant identify a "limits of construction" line on the developemnt plan and to clearly mark that line in the field prior to any site grading. This will help in protecting those areas of mature vegetation between the development and Dick Ford Ln. This would help to maintain a natural buffer of between 110' to 200'.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. With the recommended natural buffer, the proposed residential development is compatible with the scale and intensity of development that has occurred in this area.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major arterial street.
2. The proposed residential development at a density of 2.66 du/ac, is consistent in use and density with the PR zoning of the property.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The South County Sector Plan proposes medium density residential (MDR) and office uses for this site. The proposed development at a density of 2.66 du/ac is consistent with the sector plan.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 603 (average daily vehicle trips)

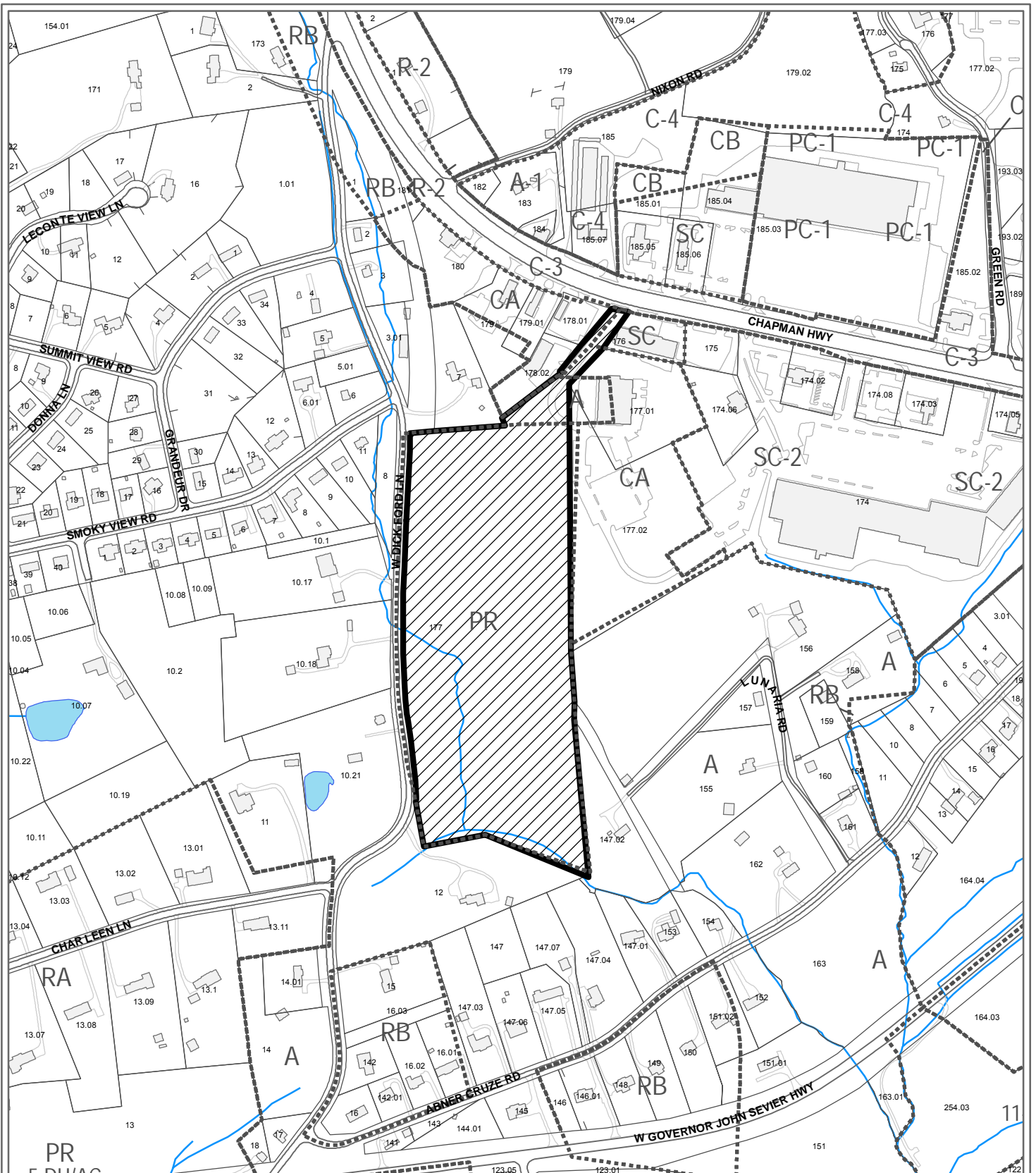
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 22 (public and private school children, ages 5-18 years)

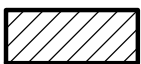
Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**3-D-17-UR  
USE ON REVIEW**



Apartment complex in PR (Planned Residential) & A (Agricultural)

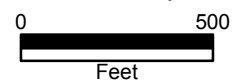
Original Print Date: 2/15/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

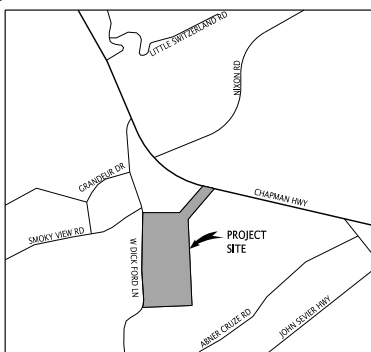
Revised:

Petitioner: White Oak Crossings Ltd.  
Partnership

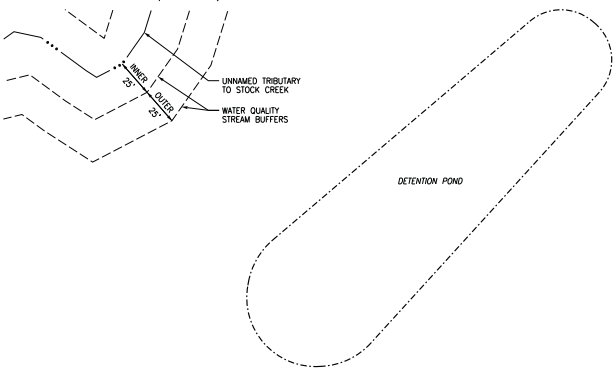
Map No: 137

Jurisdiction: County

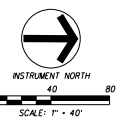
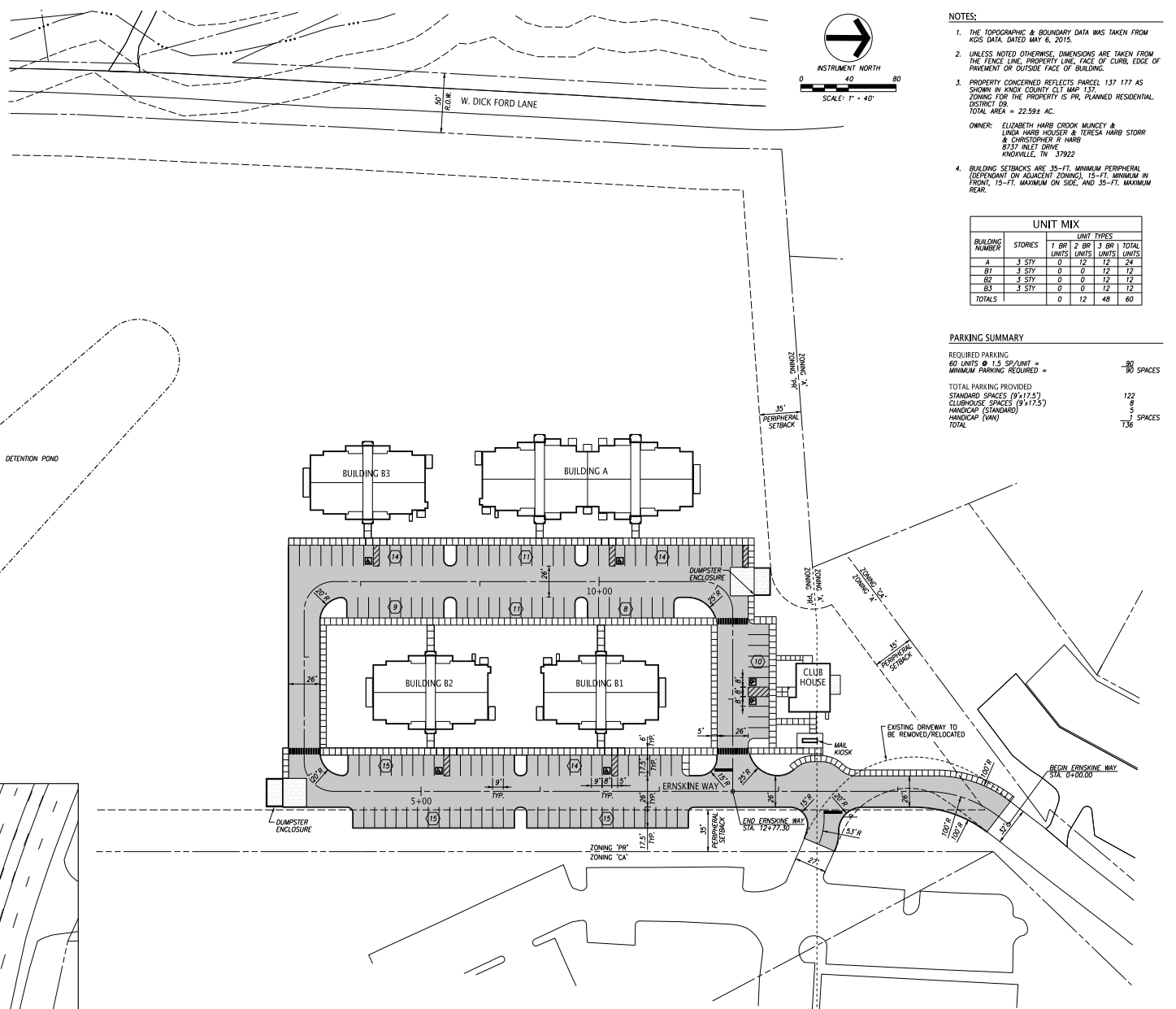




VICINITY MAP  
(NOT TO SCALE)



INSET  
ERNSKINNE WAY AT CHAPMAN HIGHWAY  
1"=40'



- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS DATA, DATED MAY 6, 2015.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
  3. PROPERTY CONCERNED REFLECTS PARCEL 137.177 AS SHOWN IN KNOX COUNTY CEM MAP 137. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 22.59± AC.  
OWNER: ELIZABETH HARB CROOK MUNCEY & LINDA HARB HOUSER & TERESA HARB STORR & CHRISTOPHER R HARB  
8757 INLET DRIVE  
KNOXVILLE, TN 37923
  4. BUILDING SETBACKS ARE 35-FT. MINIMUM PERIPHERAL (DEPENDENT ON ADJACENT ZONING), 15-FT. MINIMUM IN FRONT, 15-FT. MAXIMUM ON SIDE, AND 35-FT. MAXIMUM REAR.

BUILDING NUMBER	STORIES	UNIT TYPES			TOTAL UNITS
		1 BR 12' DR	2 BR 12' DR	3 BR	
A	3 STY	0	12	12	24
B1	3 STY	0	0	12	12
B2	3 STY	0	0	12	12
B3	3 STY	0	0	12	12
TOTALS		0	12	48	60

**PARKING SUMMARY**

REQUIRED PARKING 60 UNITS @ 1.5 SP/UNIT =	90 SPACES
MINIMUM PARKING REQUIRED =	90 SPACES
TOTAL PARKING PROVIDED	
STANDARD SPACES (9'x17.5')	122
CLUBHOUSE SPACES (9'x17.5')	8
HANDICAP (STANDARD)	5
HANDICAP (VAN)	5
TOTAL	135 SPACES

3-D-17-UR  
Revised: 2/22/2017

SEE INSET ON THIS SHEET FOR  
INTERSECTION OF ERNSKINNE WAY  
AND CHAPMAN HIGHWAY

**FULGHUM**  
**MACINDOE**  
A ASSOCIATES, INC.

10330 HARDEN VALLEY ROAD SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6448  
www.fulghummacindoe.com

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

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**WHITE OAK CROSSING**  
W. DICK FORD LANE  
KNOXVILLE, TENNESSEE 37920

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**WHITE OAK CROSSING  
LIMITED PARTNERSHIP**  
230 HUBER VILLAGE BLVD  
WESTERVILLE, OH 43081  
CONTACT: MR. TOM SIMONS  
TELEPHONE NO.: 614.336.3200

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**USE ON REVIEW  
SITE LAYOUT PLAN**

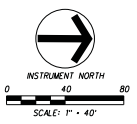
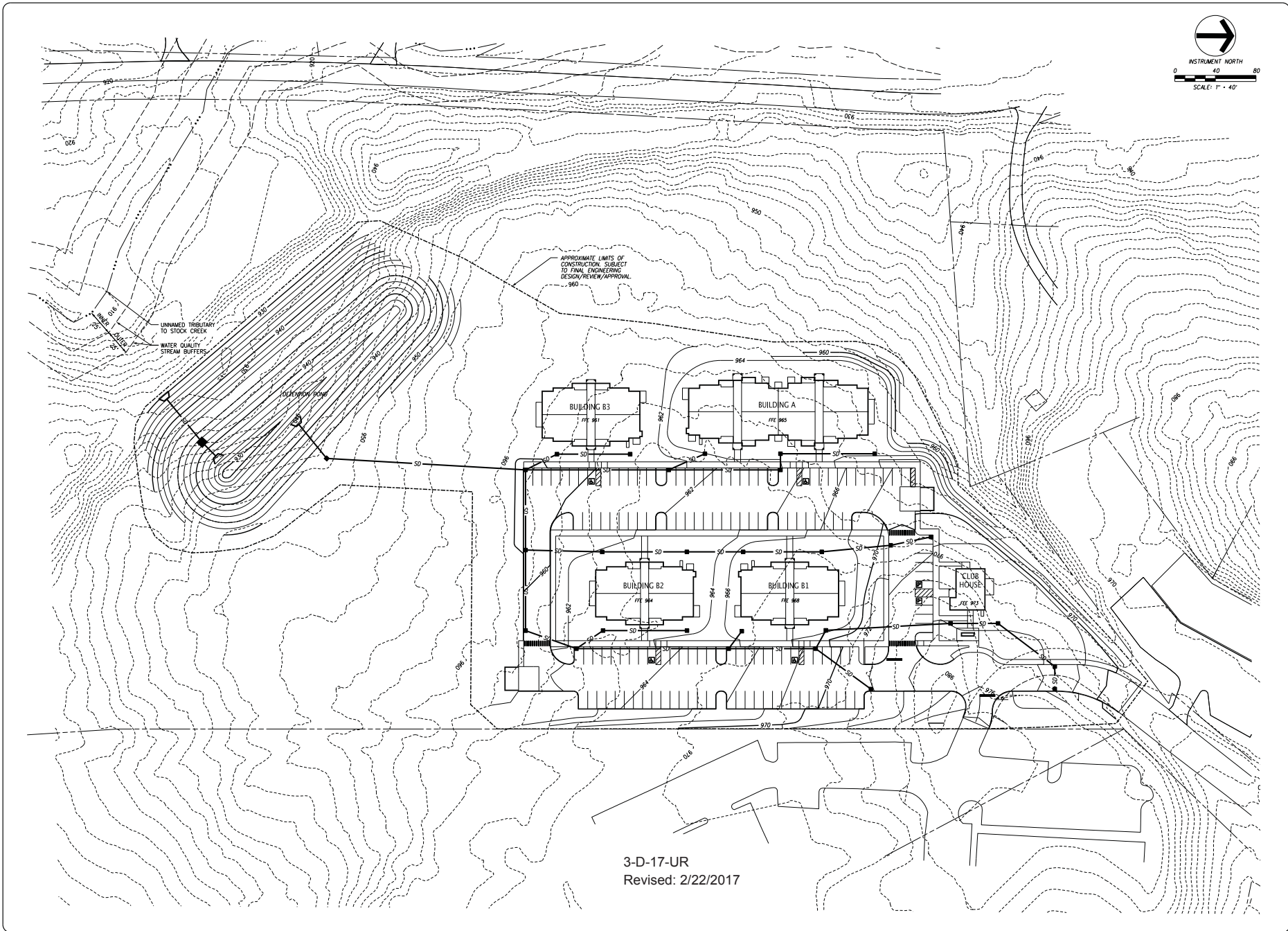
PROJ. NO.	DESIGNED BY	CHECKED BY	DATE
	AMC	AMC	02/22/17
	JDS	JDS	01/23/17

NO.	REVISION/ISSUE	DATE
1	REVISED PER AMC COMMENTS	02/22/17
2	SUBMITTED FOR USE ON-REVIEW	01/23/17

Project Sheet: 532.001  
Date: 01/23/17  
Scale: 1"=40'

C1

File Name: I:\15161\22101\15161001\000002.dwg  
 Plot Date: 2/22/2017



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**MACINDOE**  
 & ASSOCIATES, INC.

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 SUITE 200  
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PRELIMINARY  
 NOT FOR  
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WHITE OAK CROSSING  
 W. DICK FORD LANE  
 KNOXVILLE, TENNESSEE 37920

WHITE OAK CROSSING  
 LIMITED PARTNERSHIP  
 233 HUBER VILLAGE BLVD  
 WESTERVILLE, OH 43081  
 CONTACT: MR. TOM SIMONS  
 TELEPHONE NO.: 614.396.3200

USE ON REVIEW  
 SITE GRADING  
 AND DRAINAGE PLAN

PROJ. NO.	DESIGNED BY	CHECKED BY	DRAWN BY	DATE
532.001	AMC	AMC	JJS	02/22/17
				01/23/17
				01/23/17

Project	Sheet	Date	Scale
532.001	C2	01/23/17	1"=40'



**Heibert+Ball**  
**LAND DESIGN**  
 1894 Gen. Geo. Patton Dr.  
 Suite 400  
 Franklin, TN 37067  
 Tel: 615.376.2421  
 www.hblanddesign.com

PROPOSED SITE FOR:  
**WHITE OAKS APARTMENTS**  
 KNOX COUNTY, TENNESSEE

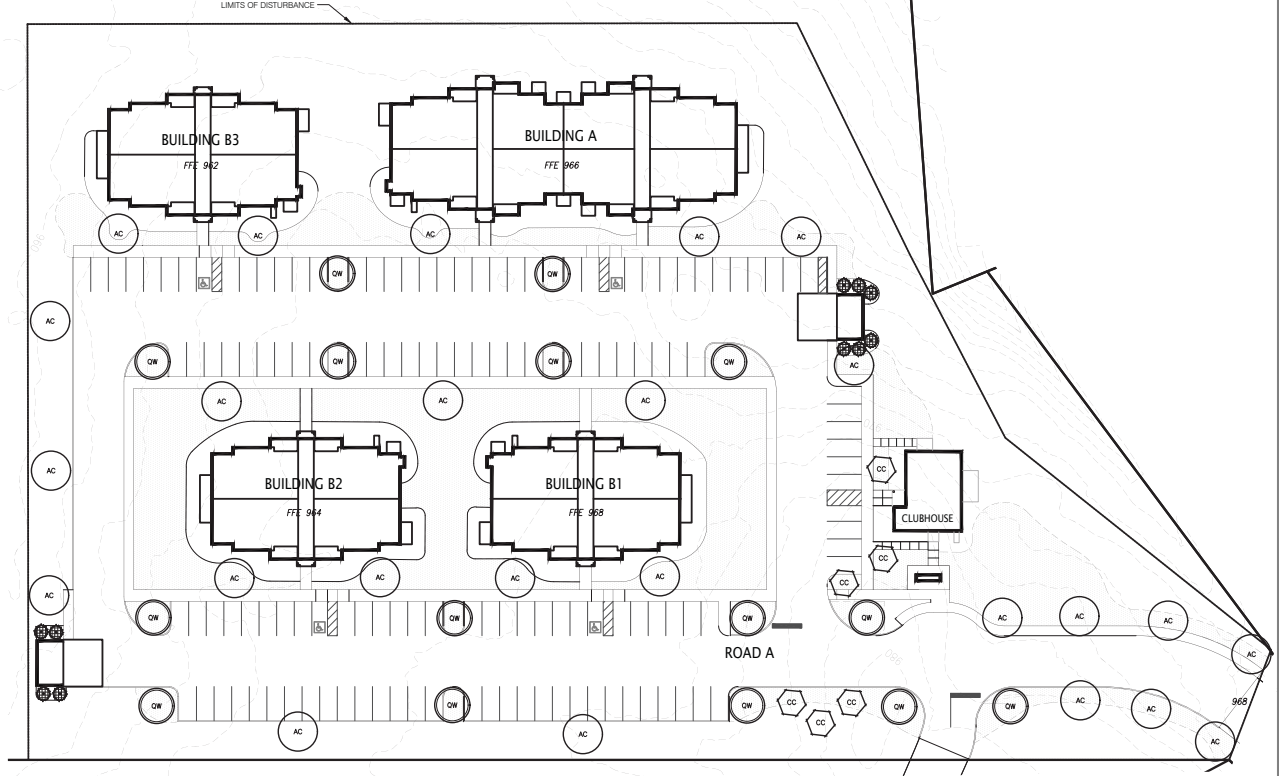
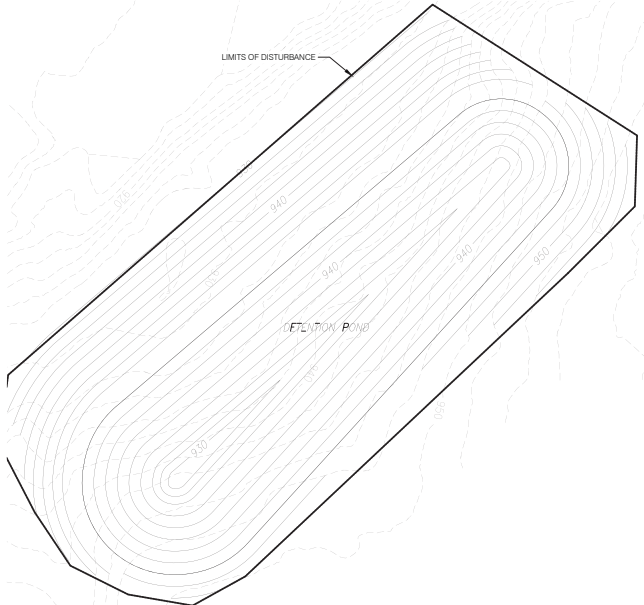


BY: CLB

RELEASE DATE: 00/00/00  
 REV 1:

L1.0

LANDSCAPE PLAN



**SITE DATA**  
 ZONING: RESIDENTIAL  
 SITE AREA: 5.9 ACRES  
 GENERAL TREE PLANTING REQUIREMENTS: 8 TREES/ACRE x 5.9 ACRES

REQUIRED	PROVIDED
45 TREES	45 TREES

**PLANT SCHEDULE**

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	25	Commemoration Sugar Maple / <i>Acer saccharum</i> 'Commemoration' 5' Clear Trunk, Single, Straight Central Leader, Full Upright Branching, Even Branching. See Tree Specifications.	B & B	2' Cal	12'-14' HT
	6	Eastern Redbud / <i>Cercis canadensis</i> 4' Clear Single Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications	B & B	2' Cal	10'-12' HT
	10	Nellie Stevens Holly / <i>Ilex x 'Nellie R Stevens'</i> Full to Base, Full Dense Form. See Tree Specifications	B & B		6' HT
	15	Willow Oak / <i>Quercus phellos</i> 5' Clear Trunk, Single, Straight Central Leader, Evenly Branched, Full Symmetrical Crown. Street Tree Quality. See Tree Specifications.	B & B	2' Cal	12'-14' HT
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	32,368 sf	Drought Tolerant Fescue Blend / Turf Sod	sod		

- PLAN NOTES:**
- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 4" MINIMUM DEPTH OF SHREDDED HARDWOOD MULCH.
  - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
  - ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
  - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS NOT SPECIFIED AS SOD SHALL BE SEEDED WITH REBEL III TALL FESCUE.

- PLANTING SCHEDULE NOTES:**
- SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
  - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
  - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
  - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER.
  - ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

SEE L1.1 FOR LANDSCAPE NOTES AND DETAILS

3-D-17-UR  
 Revised: 2/22/2017



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PROPOSED SITE FOR:  
**WHITE OAKS APARTMENTS**  
 KNOX COUNTY, TENNESSEE

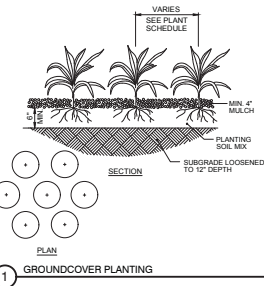
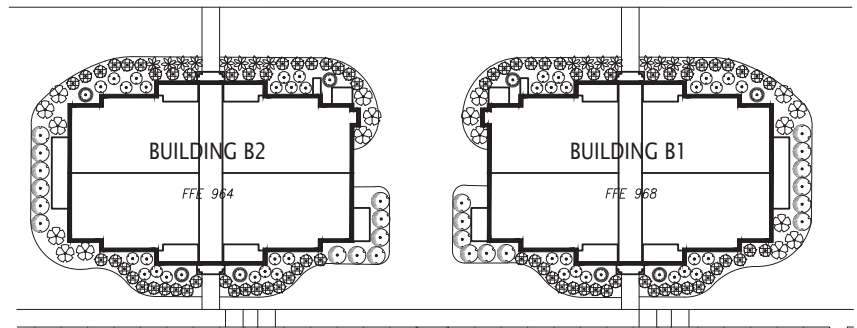
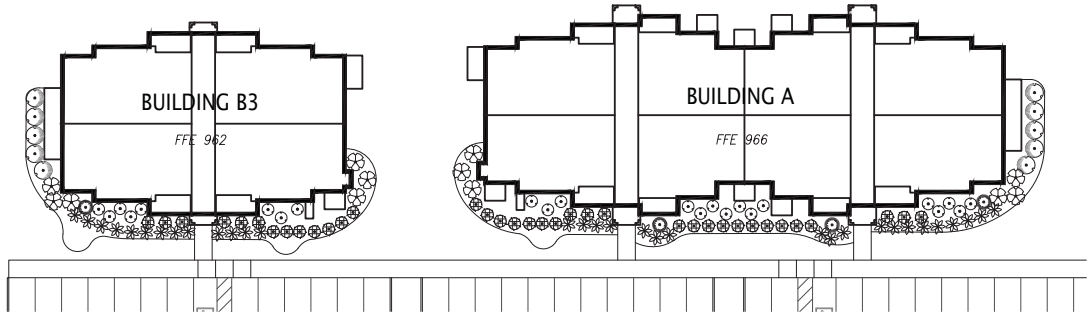


BY: CD

RELEASE DATE: 00/00/00  
 REV: 1

L1.1

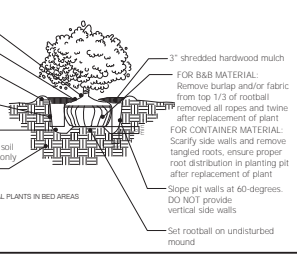
LANDSCAPE PLAN



**1 GROUNDCOVER PLANTING**

Do not place mulch against shrub trunk.  
 Rootball crown 2'-3" above finish grade.  
 Raised earth ring 4" saucer min. 3" diameter.  
 Depth of rootball minus 2'-3".  
 Backfill w/ existing top soil.  
 Planting soil mixture friable native soil tamp in 6" lifts. Soil amendments only as per soil test results.

NOTES:  
 1. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS



**2 SHRUB PLANTING**

3" shredded hardwood mulch.  
 FOR B&B MATERIAL: Remove burlap and/or fabric from top 1/3 of rootball. Removed all ropes and twine after replacement of plant.  
 FOR CONTAINER MATERIAL: Scarify side walls and remove tangled roots, ensure proper root distribution in planting pit after replacement of plant.  
 Slope pit walls at 40-degrees. DO NOT provide vertical side walls.  
 Set rootball on undisturbed mound.

NOTES:  
 1. REMOVE ALL STRINGS OR WIRE REMAIND AROUND TRUNK.  
 2. REMOVE ALL STRIPS, ROPES, WIRES. A-OK STRINGS USED TO LIFT THE ROOTBALL.  
 3. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS



**3 TREE PLANTING**

All trees shall be set such that the root flare is visible at the top of the rootball.  
 Do not place mulch against tree trunk.  
 Rootball crown 2'-3" above finish grade.  
 Raised earth ring 4" saucer min. 3" diameter.  
 Depth of rootball minus 2'-3".  
 Scarify soil mixture friable native soil tamp in 6" lifts. Soil amendments only as per soil test results.

NOTES:  
 1. REMOVE ALL STRINGS OR WIRE REMAIND AROUND TRUNK.  
 2. REMOVE ALL STRIPS, ROPES, WIRES. A-OK STRINGS USED TO LIFT THE ROOTBALL.  
 3. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS

**SUBSTITUTION NOTE:**  
 1. Requirements shown are as per City Zoning Ordinance.  
 Substitutions are not allowed unless approved by Heibert + Ball Land Design.  
 2. After installation, the landscape will be maintained by the owner.  
 3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

**TO AVOID OVERHEAD UTILITY CONFLICTS:**  
 In the event proposed canopy trees are in conflict (within 20') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert + Ball Land Design immediately for coordination and field adjustment.

**TO AVOID OVERHEAD LIGHT POLE CONFLICTS:**  
 In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert + Ball Land Design immediately for coordination and field adjustment.

**UTILITY SCREEN:**  
 All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert + Ball Land Design for screening recommendations.

**PLANT STANDARDS:**  
 The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

**TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:**

1. Deciduous trees shall have one dominant single straight trunk with the top of the leader on the main trunk left intact and the terminal bud on the central leader is the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
  - a. The fork occurs in the upper 1/3 of the tree.
  - b. One fork is less than 2/3 the diameter of the dominant fork.
  - c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch.
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury.
10. Root ball meets all AND standards and is appropriately sized.

**DEPENDENCIES NOT ACCEPTED:**

1. To depend on 5% of branches	LANDSCAPE SHALL NOT OBSTRUCT
2. Crown inversely foliated	VISIBILITY OR ACCESS TO FIRE
3. Indented bark	PROTECTION EQUIPMENT INCLUDING
4. Major branches touching	BUT NOT LIMITED TO: FIRE HYDRANTS
5. Asymmetrical branching	AND FIRE DEPARTMENT CONNECTIONS

**LANDSCAPE NOTES**

1. The landscape contractor shall verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities shown on the plan will take precedence over the material schedule.
2. The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
3. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for any damage to utilities.
4. Topsoil shall be removed from stockpiles and spread in the areas shown on the plans. The depth of topsoil shall be a minimum of 4 inches in lawn areas and a minimum of 12 inches in landscape planting areas.
5. After the topsoil is in place it shall be fine graded removing all roots, sticks, stones and debris greater than 2 inches in any dimension. The topsoil shall be fine graded to the lines and grades shown on the plans. The landscape contractor shall be responsible for the fine grading of all planting areas.
6. The topsoil shall have a pH of 5.5 to 7.6 and an organic content of 3 to 20%. The gradation of the topsoil shall be 100% passing 2 inch sieve, 85 to 100% passing the 1 inch sieve, 65 to 100% passing the 3/4 inch sieve and 20 to 80% passing the No. 20 sieve.
7. Line of type recommended for soil conditioning shall be used to treat acidic soils.
8. Lawn fertilizer shall be 50% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from ureaform sources. A) When placing by hydroseeding application fertilizer shall be placed at 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. All over spray areas shall be properly cleaned and restored to no expense to the contract. B) If placing by mechanical means, fertilizer shall be placed at 25 pounds per 1,000 square feet, seed at 5 pounds per 1,000 square feet, and straw mulch at 2 tons per acre. Place fertilizer and seed, then lightly rake and the roll with 200 pound roller. Mulch the area and then water. Straw may need to be secured to prevent it blowing away.
9. Water lawn areas as needed to promote growth. The contractor will be responsible to water, reseed or work when necessary to insure the growth of the lawn until a complete and uniform stand of grass has grown and been cut at least twice.
10. Unless otherwise noted on the drawings, all areas not receiving structures, pavement, rip rap, landscaping or other improvements or future improvements shall be considered lawn areas and receive topsoil and seeding per drawings and above stated requirements.
11. The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
12. Planting beds shall be prepared by loosening the top 1 foot of topsoil. Plants shall be located per the plans. The holes shall be excavated (per the details on the drawings) with the center slightly higher to promote drainage. Use a topsoil backfill mix of 4 parts topsoil, 1 part peat moss, 1/2 part well rotted manure, and 10 pounds 5-10-5 planting fertilizer and properly mixed per cubic yard. Firm around plants to form a bowl shape.
13. All landscaping shall be guaranteed for one year after final acceptance. Any plantings in need of replacement will be guaranteed from the time of replacement if after final acceptance.

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
11		Rose Creek Abelia / <i>Abelia x grandiflora</i> 'Rose Creek' Full, Dense Form	15' HT
14		Green Velvet Boxwood / <i>Buxus x 'Green Velvet'</i> Full, Dense Form. Unlabeled	18' HT
17		LimeLight Hydrangeas / <i>Hydrangea paniculata</i> 'LimeLight' Full, Dense Form	20' HT
34		Blue Princess Holly / <i>Ilex x meserveae</i> 'Blue Princess' TM Full, Dense Form. Upright Growth. 1 Male	20' HT
83		Virginia Sweetshrub / <i>Ilex virginica</i> 'Little Henry' TM Full, Dense Form	18' HT
51		Grey Owl Juniper / <i>Juniperus virginiana</i> 'Grey Owl' Full, Heavy, Well Branched.	15' HT
30		Hetzi Columnaris Juniper / <i>Juniperus x media</i> 'Hetzi Columnaris' Full, Dense Form	6' HT
2		Adagio Eulalia Grass / <i>Miscanthus sinensis</i> 'Adagio' Full, Heavy, Well Rooted	#1 Container
116		Otto Luyken Laurel / <i>Prunus laurocerasus</i> 'Otto Luyken' Full Form. Well Matched	18' HT

**PLAN NOTES:**

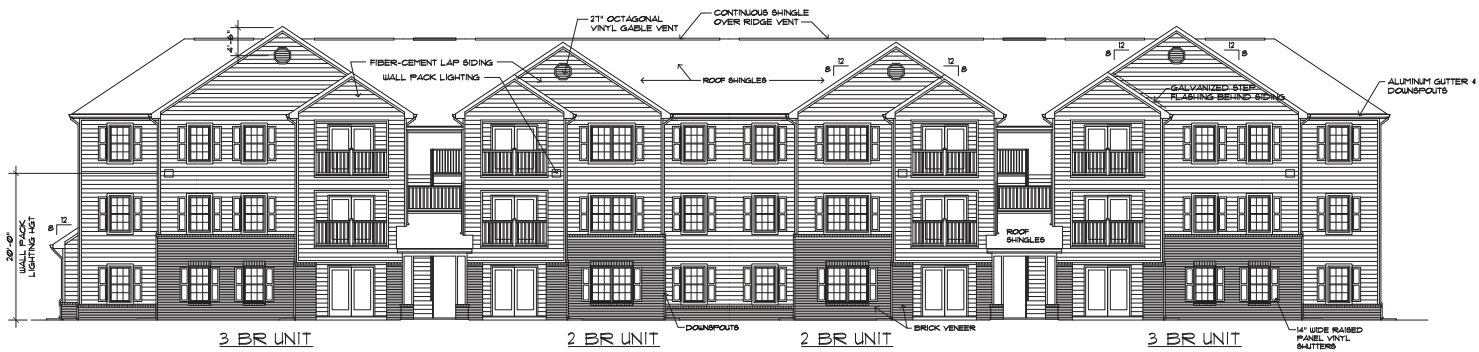
1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 4" MINIMUM DEPTH OF SHREDDED HARDWOOD MULCH.
2. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
3. ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
4. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS NOT SPECIFIED AS SOD SHALL BE SEEDED WITH REBEL III TALL FESCUE.

**PLANTING SCHEDULE NOTES**

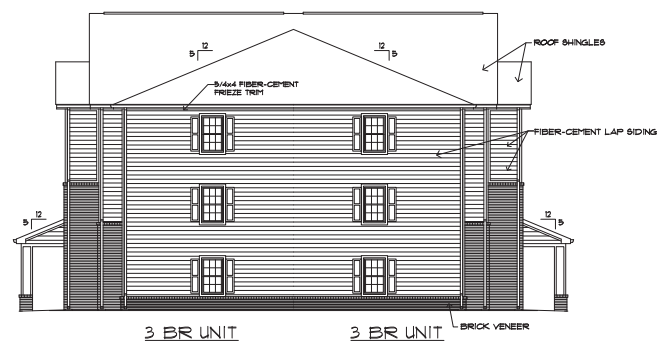
1. SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

3-D-17-UR  
 Revised: 2/22/2017

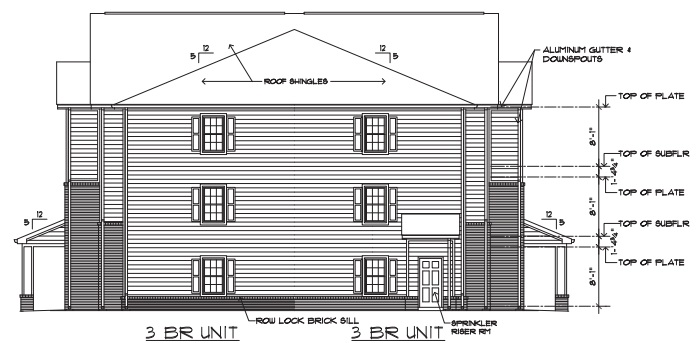




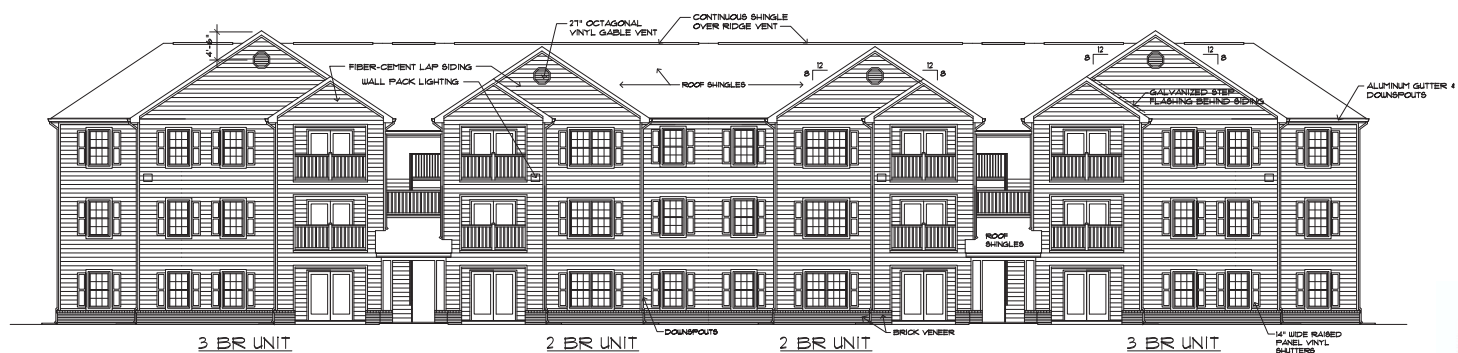
BUILDING A - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING A & B - RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING A & B - LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING A - REAR ELEVATION  
SCALE: 1/8" = 1'-0"

3-D-17-UR  
Revised: 2/22/2017

BERNARD L. WEINSTEIN  
& ASSOCIATES - ARCHITECTS  
NASHVILLE, TENNESSEE

PROJ. NO.  
DATE 01/23/17  
REVISED

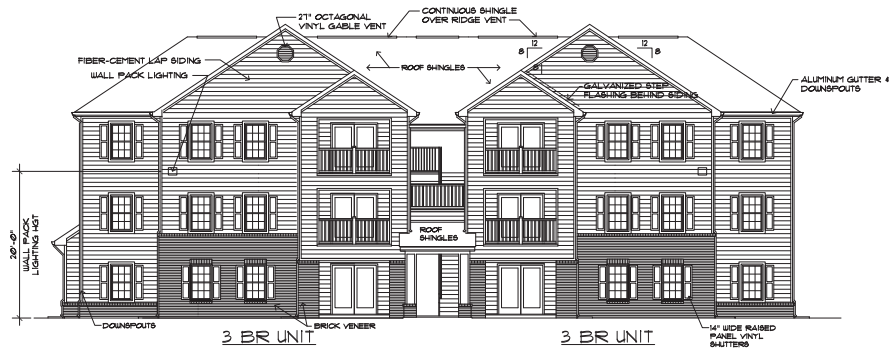
WHITE OAK CROSSING  
W. DICK FORD LANE  
KNOXVILLE, TENNESSEE

BUILDING ELEVATIONS -  
BUILDING A

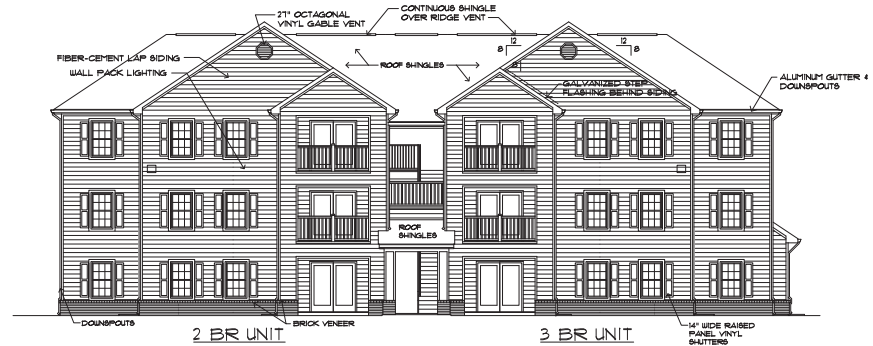
A9  
BLW



Feb 02, 2017 - 4:03pm C:\DRAWINGS\White Oak Crossing\WOC\_A9-A10\_BLDG ELEVATIONS.dwg



**BUILDING B - FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0" BLDGS. B1 & B2 REAR ELEV. SH.



**BUILDING B3 - REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"

3-D-17-UR  
 Revised: 2/22/2017

**BERNARD L. WEINSTEIN  
 & ASSOCIATES - ARCHITECTS**  
 NASHVILLE, TENNESSEE

PROJ. NO.  
 DATE 01/23/17  
 REVISED

**WHITE OAK CROSSING**  
 W. DICK FORD LANE  
 KNOXVILLE, TENNESSEE

BUILDING ELEVATIONS -  
 BUILDING B

**A10**



Feb 02, 2017 - 4:50pm C:\DRAWINGS\White Oak Crossing\WOC\_A9-A10\BLDG ELEVATIONS.dwg

**Use on Review**     **Development Plan**

Name of Applicant: White Oak Crossings Ltd. Partnership

Date Filed: 1/23/2017

Meeting Date: 03/09/2017

Application Accepted by: Mike Reynolds



Fee Amount: \_\_\_\_\_ File Number: Development Plan

Fee Amount: \$1,200 File Number: Use on Review 3-D-17-UR

**PROPERTY INFORMATION**

Address: 0 West Dick Ford Lane

General Location: West of Chapman Plaza, near the intersection of Chapman Hwy and Gov. John Sevier Hwy

Tract Size: 22.59 AC. No. of Units: 100

Zoning District: PR

Existing Land Use: Undeveloped

Planning Sector: South County

Sector Plan Proposed Land Use Classification: MDR/O

Growth Policy Plan Designation: Urban

Census Tract: 56.03

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 137 177

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 9 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Tom Simons

Company: White Oak Crossings Ltd Partnership

Address: 229 Huber Village Blvd

City: Westerville State: OH Zip: 43081

Telephone: 614.396.3200

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Aarron Gray

Company: Fulghum, MacIndoe and Assoc.

Address: 10330 Hardin Valley Rd. Ste. 201

City: Knoxville State: TN Zip: 37932

Telephone: 865.690.6419

Fax: 865.690.6448

E-mail: gray@fulghummacindoe.com

**APPROVAL REQUESTED**

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation)  
\_\_\_\_\_

Other (Be Specific)  
Apartment complex - 60 units

**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: \_\_\_\_\_

PLEASE PRINT

Name: AARRON M. GRAY

Company: Fulghum, MacIndoe, and Assoc.

Address: 10330 Hardin Valley Rd. Ste 201

City: Knoxville State: TN Zip: 37932

Telephone: 865.690.6419

E-mail: \_\_\_\_\_

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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WHITE OAK CROSSING

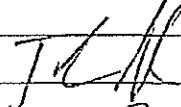
LIMITED PARTNERSHIP

229 Huber Village Blvd.

Westerville OH 43081

X

BY:



THOMAS SIMONS

v.p.