

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

▶ **FILE #:** 5-D-17-UR

AGENDA ITEM #: 53

AGENDA DATE: 5/11/2017

▶ **APPLICANT:** STEVE YOUNG - ODLE & YOUNG ARCHITECTS, INC.

OWNER(S): Justin and Catherine Ellis

TAX ID NUMBER: 47 07517

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 Norman Jack Ln

▶ **LOCATION:** Northwest side of Norman Jack Ln., northwest of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 1.61 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Norman Jack Ln., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial) & A (Agricultural)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Rural Metro Fire Station

HISTORY OF ZONING: Property was rezoned to PC (Planned Commercial) in 1980 (2-K-80-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) and PR (Planned Residential)

South: Retail commercial - PC (Planned Commercial)

East: Auto repair - PC (Planned Commercial)

West: Residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is in an area that is experiencing significant commercial development east of I-75 along the Emory Rd. corridor.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a new Rural Metro Fire Station with four truck bays in a building with approximately 5,872 sq. ft., subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining a variance from Knox County's Access Control and Driveway Design Ordinance for the proposed width of the driveway entrance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

5. Obtaining approval and recording a final plat for any changes to the stormwater easements and maintenance agreements.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC zoning district and the other criteria for approval of a use-on-review

COMMENTS:

The applicant is proposing to build a fire station on this 1.61 acre lot in the Bishop Commercial Park Subdivision which is located on the northwest side of E. Emory Rd. The site is located just east of the I-75 and E. Emory Rd. interchange in an area that has been experiencing significant development over the past few years. The site is located in a transition area between commercial development, including Tennova North Hospital, to the southwest and residential development to the northeast. The proposed building of approximately 5,872 sq. ft. will include four truck bays and living quarters. A total of 14 parking spaces are being provided.

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

1. The proposed fire station will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed fire station is compatible with the scale and intensity with the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use on review.
2. The proposed fire station is consistent with the general standards for uses permitted on review: The proposed development 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 is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since it is located along a major arterial street.

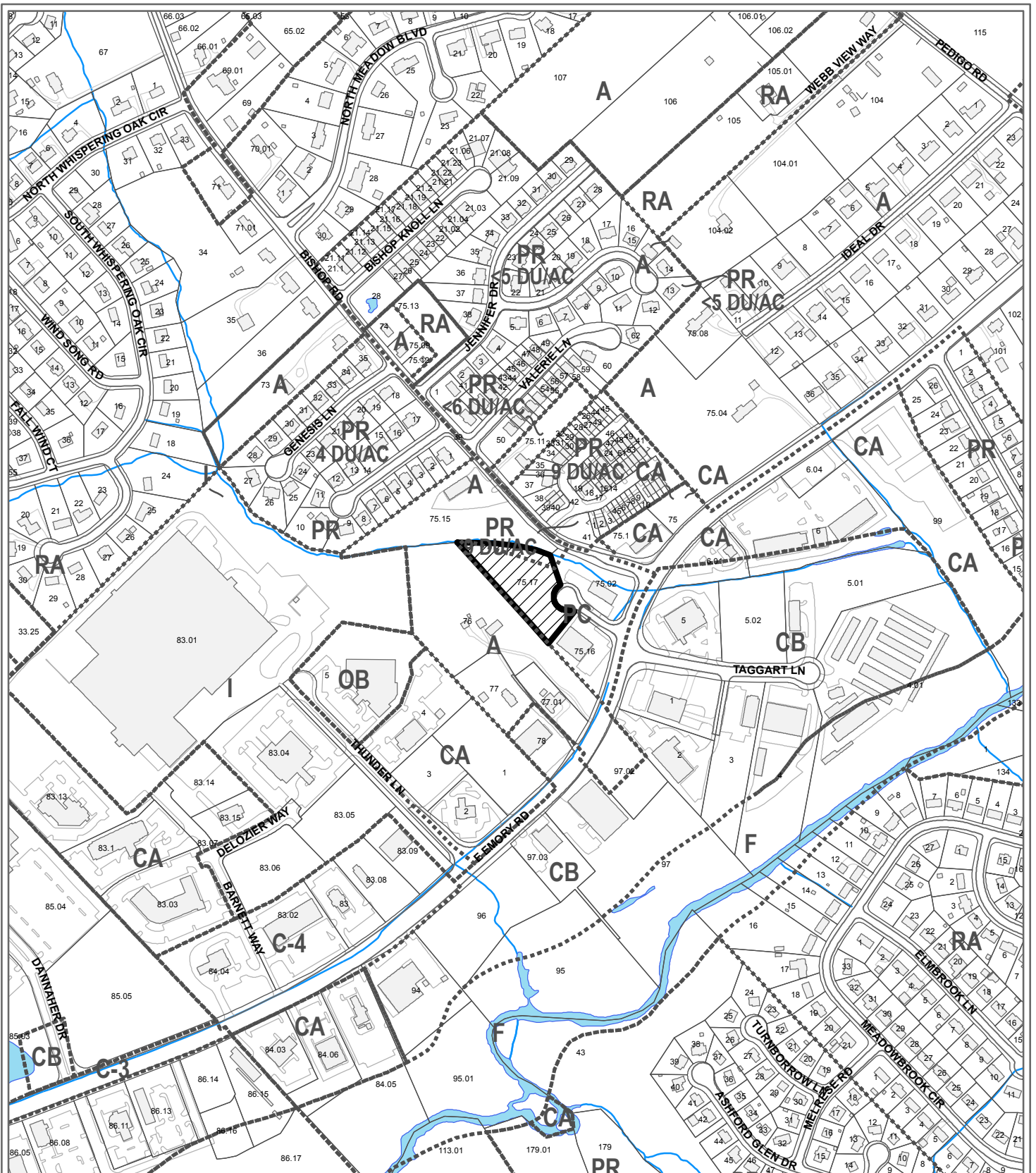
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies the property for commercial use. The proposed development is in compliance with that plan.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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 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.



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



Rural Metro Station in PC (Planned Commercial) & A (Agricultural)

Original Print Date: 4/17/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Steve Young - Odle & Young Architects, Inc.

Map No: 47

Jurisdiction: County



OWNER

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FAX:
CELLULAR:

CONTRACTOR

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FAX:
CELLULAR:

CIVIL ENGINEER

Mill Robinson & Associates
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Oak Ridge, TN 37830
CONTACT: Mill Robinson
PHONE: (865) 884-4200
FAX:
CELLULAR:

ARCHITECT

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STRUCTURAL ENGINEER

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Port Orange, FL 32127-4243
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FAX:
CELLULAR:

ELECTRICAL ENGINEER

Hampton & Associates
2236 Highland Springs Road
Blaine, TN
CONTACT: Harvey Hampton
PHONE: (865) 828-4343
FAX: (423) 828-8616
CELLULAR:

MECHANICAL ENGINEER

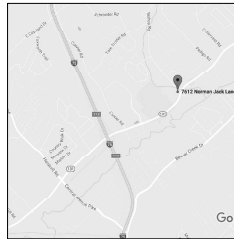
High Standard Engineering
P.O. Box 1407
Morrison, TN
CONTACT: Max Cook
PHONE: (423) 587-4311
FAX:
CELLULAR: (423) 312-4305

ABBREVIATIONS

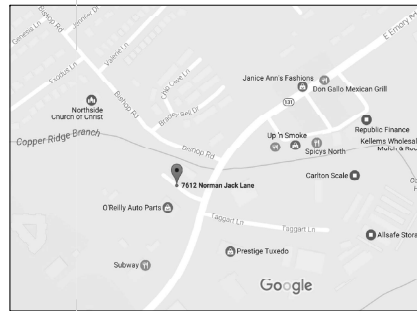
AB	ANCHOR BOLT	INSUL	INSULATION
AC	AIR CONDITIONING	INT	INTERIOR
ACT	ACROUSTICAL CEILING TILE	JST	JOIST
AFP	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
ANGH	ANCHOR	MIN	MINIMUM
BRD	BOARD	MNO	MASONRY OPENING
BM	BEAM	MR6B	MOISTURE RESISTANT GYP BD
C TO C	CENTER TO CENTER	MTL	METAL
CPT	CARPET	OC	ON CENTER
CJ	CONSTRUCTION JOINT	PROV	PROVIDED BY OWNER
CM	CONCRETE MASONRY UNIT	PL	PLATE
COL	COLUMN	PRE-ENG	PRE-ENGINEERED
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CONSTR	CONSTRUCTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	PS	FULL STATION
CONTR	CONTRACTOR	PT	PRESSURE TREATED OR PAINT
CT	CERAMIC TILE	PTD	PAINTED
DETAL	DETAIL	PVC	POLY-VINYL CHLORIDE PIPE
DP	DRINKING FOUNTAIN	RESIL	RESILIENT
DS	DOWN SPOUT	RET	RETAINING
DWG	DRAWING	SHEET	SHEET
EA	EACH	STL	STEEL
EL	ELEVATION	TEMP	TEMPERATURE
EPS	EXPANDED POLYSTYRENE	T & G	TONGUE AND GROOVE
EQUP	EQUIPMENT	TRC	TOP OF CONCRETE
EVH	ELECTRIC WATER HEATER	TOP	TOP OF FOOTING
EXP	EXPANSION OR EXPOSED	TOS	TOP OF STEEL
EXT	EXTERIOR OR EXISTING	TOP	TOP OF WALL
EXIST	EXISTING	TRP	TOILET PAPER HOLDER
FF	FRESH FLOOR/FINISH FACE	TRP	TYPICAL
FE	FIRE EXTINGUISHER	VCT	VINYL COMPOSITE TILE FLOORING
FG	FIRE EXTINGUISHER CABINET	VB	VINYL BASE
FG	FIRE HOSE CABINET	W	WITH
FLASH	FLASHING	WC	WATER CLOSET
FRP	FIBER-REINFORCED PLASTIC	WD	WOOD
GA	GAGES	W/D	WOOD
GB	GRAB BAR	W/D	WOOD
GYP BD	GYP/PSM BOARD	W/D	WOOD
HARDW	HARDWOOD	W/D	WOOD
HT	HIGH OR HEIGHT	W/D	WOOD
HVAC	HEATING, VENTILATION & AIR CONDITIONING	W/D	WOOD

New Facility for Rural Metro Corporation Station 32

76## Norman Jack Lane
Knoxville, TN 37938



① Vicinity Map
SCALE: N.T.S.



② Project Site
SCALE: 1/4"=1'-0"

FACILITY AND CODE COMPLIANCE INFORMATION

PARCEL DESCRIPTION	Parcel ID: 047078T
PROPERTY ZONE	PG - Knox County
PROPERTY SIZE	1.61 Acres
BUILDING SQUARE FOOTAGE	Main Level - 5,886 S.F. Mezzanine - 460 S.F.
FLOOR LEVELS	2-Story, 49' Height - Allowed 1-Story, 10' Heights - Actual
CONSTRUCTION CLASSIFICATION	Type VB, sprinkled, 1bd sprinkled
OCCUPANCY CLASSIFICATION	Residential - Group R-3 Storage - Group S-2
ACCESSORY OCCUPANCY	Business - Offices and Exercise Mezzanine
OCCUPANT LOAD	R-3: 2,250/200 S.F./Person, 1125/occupants B: 236/100 S.F./Person, 236 Occupants S-2: 2,436/200 S.F./Person, 14.68 Occupants S-2 (Retail/Storage): 480,000 S.F./Occupants, 1.6 Occupants Exercise Mezzanine: 480/50 S.F./Person, 4.6 Occupants TOTAL - 3451 Occupants
FIRE PROTECTION	R-3: 1bd Required, Provided S-2: None Required, 1bd Provided
RATED HALLS	Corridor - 1-hour Sleeping Unit - 1/2-hour RUS-2 Separation - 1-hour
TOILETS	PG Lav Shower Serv DF Sink
TEMPERATURE	R-3 Required 1/0+1 1/0+1 1/0+1 1/0+1 S-2 Required 1/0+16 1/0+16 1/0+16 1/0+16 Total Required 116 116 1 1 Total Provided 3 3 3 1 (1 BATHROOM IS HANDICAP ACCESSIBLE)
DETECTION AND ALARM SYSTEMS	Yes, SMOK, FIRE (NOT REQUIRED, BUT PROVIDED)
EMERGENCY ILLUMINATION	Provided
MAXIMUM TRAVEL DISTANCE TO EXITS	200 feet allowed, 75 feet common path Provided 80' Max. Provided - 516 A, 1016 BC
FIRE EXTINGUISHERS	Required: 1/2 Actual Boarders 4/2 = 5 spaces Business 1/250 s.f. 236/250 = 1 space TOTAL REQUIRED 6 spaces with 1 H.C. Van space with signage
PARKING	PROVIDED 1 H.C. VAN SPACE, IS TOTAL

GENERAL NOTES

- 61 SCOPE OF WORK: New Fire Station.
- 62 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AMENDMENTS, AND COVENANTS.
 - City of Knoxville Zoning Ordinance (with amendments)
 - 2001 ICC ANS I/ITC
 - 2012 International Energy Conservation Code
 - 2012 Green Construction Code (pending adoption)
 - 2012 International Building Code
 - 2012 International Existing Building Code
 - 2012 International Residential Code
 - 2012 International Performance Code
 - 2011 edition of the National Electrical Code
 - 2012 edition of the International Fuel Gas Code
 - 2012 edition of the International Mechanical Code
 - 2012 edition of the International Plumbing Code
 - 2012 edition of the International Property Maintenance Code
 - 2012 International Fire Code with Local Amendments
 - Knoxville Code of Ordinances: Chapter 6 Buildings and Building Regulations, Article 1, Section 6-5, Fire District
- 63 READ (OR CALCULATE) DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS, DO NOT "SCALE" FROM DRAWINGS, IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.
- 64 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO ODLE & YOUNG ARCHITECTS, INC. FOR JUSTIFICATION AND/OR CORRECTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.
- 65 CONTRACTOR SHALL FIELD-VERIFY COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS I.E. GRADES, ELEVATIONS, UTILITY LOCATIONS AND INVERTS, OTHER EXISTING CONDITIONS, ETC.
- 66 ALL FOOTINGS MUST REST ON UNDISTURBED OR SUITABLE COMPACTED SUBSOIL.
- 67 MANUFACTURED TRUSSES, BEAMS, AND OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE. STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.

5-D-17-UR
Revised: 4/27/2017

DRAWING INDEX

6001	PROJECT INFORMATION
MPC01	CONCEPT LAYOUT PLAN
MPC02	CONCEPT GRADING PLAN
LS101	LANDSCAPE PLAN & NOTES
A101	FLOOR PLAN
A102	MEZZANINE FLOOR PLAN
A201	ELEVATION
A202	ELEVATIONS



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Rural Metro Corporation
Station 32
Norman Jack Lane
Knoxville, Tennessee

MARK	DATE	ISSUE FOR CLIENT REVIEW	ISSUE FOR CONSTRUCTION
0	0		

PROJECT #	160TT
DRAWN	SDS
CHECKED	
SHEET TITLE	Project Information
SHEET	G100
PROJECT NAME	Rural Metro Station 32

ISSUED FOR:

- PRELIMINARY APPROVAL
- FOR INFORMATION ONLY
- PROGRESS STATUS REVIEW
- CODE REVIEW
- CONSTRUCTION
- AS-BUILT DOCUMENTS

SET NO.:



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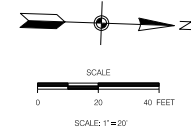
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Rural Metro Corporation
 Station 32
 Norman Jack Lane
 Knoxville, Tennessee

MARK	DATE	ISSUE FOR
0	02/23/17	CLIENT REVIEW

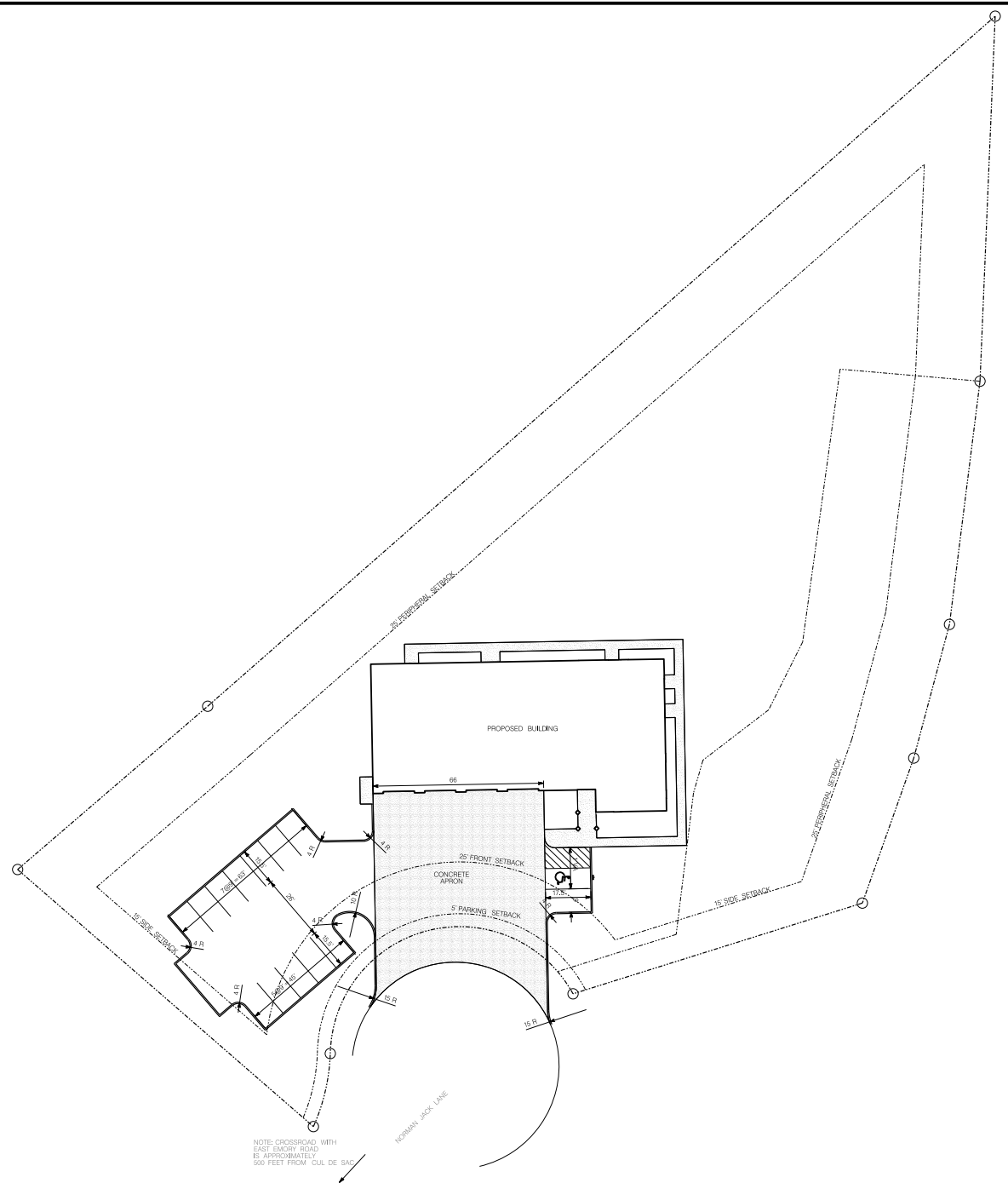
PROJECT #	DATE

SHEET MPC01
 PROJECT NAME Rural Metro Station 32



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
53s	53s	GROUND CONTOUR ELEVATION
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	POTABLE WATER
[Symbol]	[Symbol]	NATURAL GAS
[Symbol]	[Symbol]	FIRE PROTECTION
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	SILT FENCING
[Symbol]	[Symbol]	INLET PROTECTION
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	ASPHALT PAVEMENT



NOTE: CROSSROAD WITH EAST EXORY ROAD IS APPROXIMATELY 500 FEET FROM CUL DE SAC

USE: FIRE HALL
 ZONING: PC
 PARCEL: 047 07917
 PARKING SUMMARY:
 PARKING REQUIRED: NOT DEFINED BY ORDINANCE
 PARKING PROVIDED: 14 SPACES

SETBACKS:
 PERIPHERAL: 20'
 FRONT: 25'
 SIDE: 15'

BUILDING AREA: 5,872 SF
 PARCEL AREA: 1.61
 IMPERVIOUS AREA: 0.37 AC
 FLOOR AREA RATIO: 8.3%
 IMPERVIOUS AREA RATIO: 23%
 BUILDING AREA RATIO: 3.6%

5-D-17-UR
 Revised: 4/27/2017





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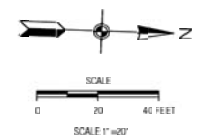
Rural Metro Corporation
 Station 32
 Norman Jack Lane
 Knoxville, Tennessee

DATE:	ISSUE:	BY:
02/27/17	1	ODLE
NO:	DATE:	BY:
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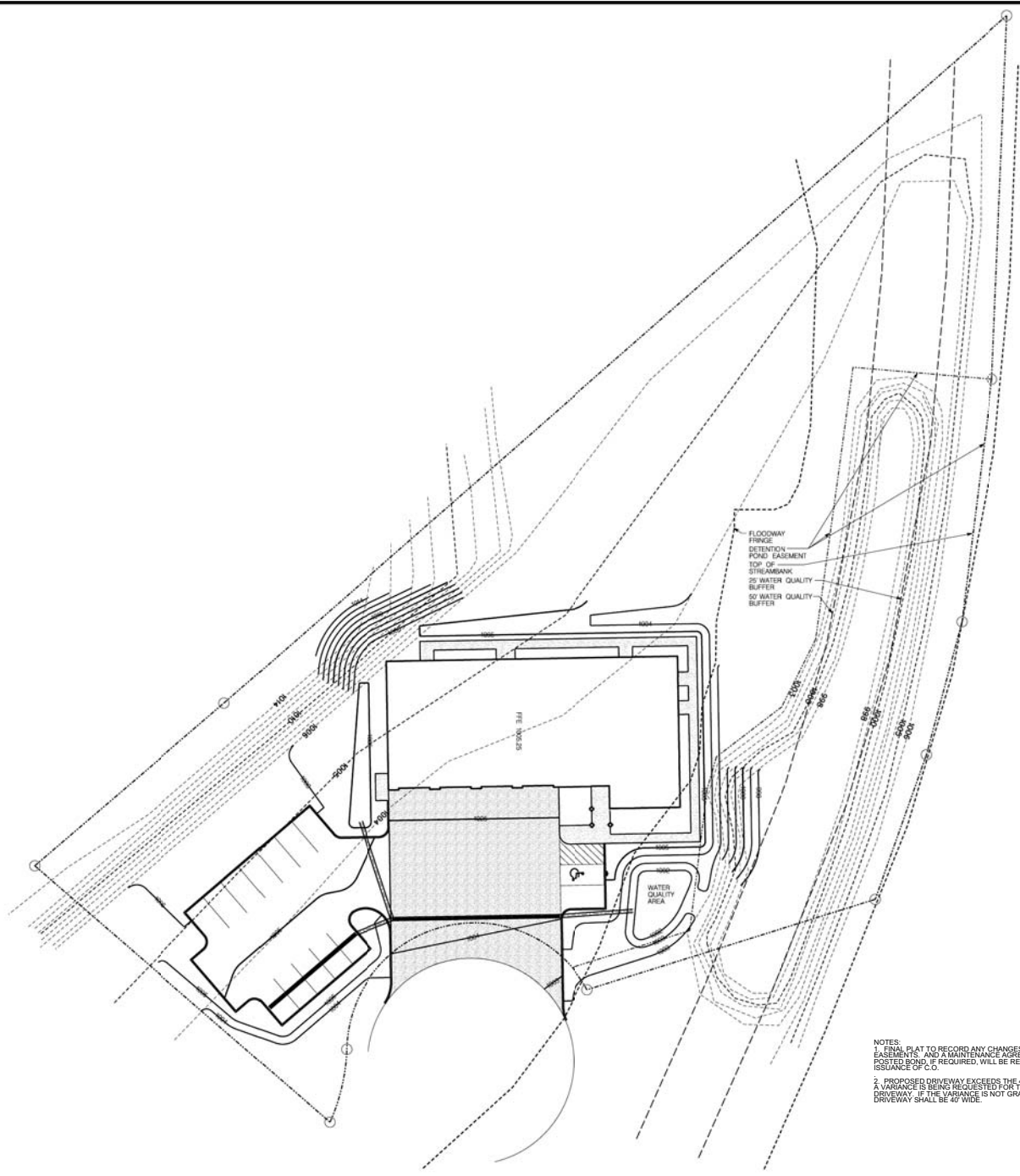
PROJECT #	DATE
DRAWN	CHECKED
PROJECT NAME	SHEET TITLE
Rural Metro Corporation	CONCEPT GRADING PLAN

SHEET MPC02
 PROJECT NAME: Rural Metro Station 32

5-D-17-UR
 Revised: 4/27/2017

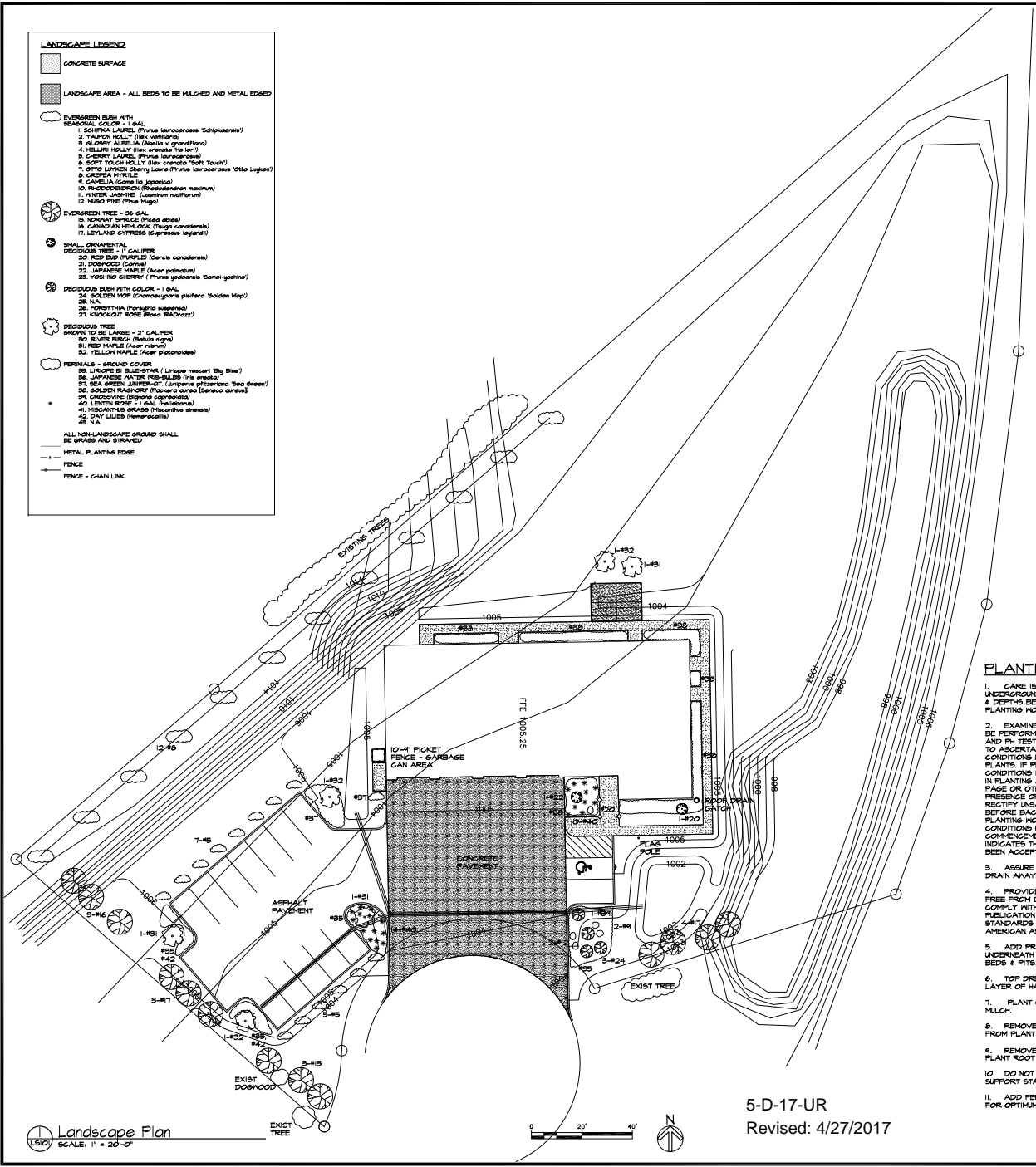


EXISTING	PROPOSED	DESCRIPTION
(dashed line)	(solid line)	GROUND CONTOUR ELEVATION
(dotted line)	(dotted line)	SPOT ELEVATION
(solid line)	(solid line)	STRUCTURE
(dashed line)	(dashed line)	PROPERTY LINE
(dashed line)	(dashed line)	EASEMENT
(solid line)	(solid line)	EDGE OF PAVEMENT
(solid line)	(solid line)	STORM DRAIN
(solid line)	(solid line)	SANITARY SEWER
(solid line)	(solid line)	POTABLE WATER
(solid line)	(solid line)	NATURAL GAS
(solid line)	(solid line)	FIRE PROTECTION
(circle with 'W')	(circle with 'W')	MANHOLE
(circle with 'W')	(circle with 'W')	WATER METER
(circle with 'W')	(circle with 'W')	FIRE HYDRANT
(circle with 'X')	(circle with 'X')	SILT FENCING
(square)	(square)	18 FT PROTECTION
(square)	(square)	CURB
(hatched square)	(hatched square)	CONCRETE PAVEMENT
(dotted square)	(dotted square)	ASPHALT PAVEMENT



NOTES:
 1. FINAL PLAN TO RECORD ANY CHANGES IN STORMWATER EASEMENTS, AND A MAINTENANCE AGREEMENT OR POSTED BOND, IF REQUIRED, WILL BE RECORDED BY ISSUANCE OF C.C.
 2. PROPOSED DRIVEWAY EXCEEDS THE 40' MAXIMUM WIDTH. A VARIANCE IS BEING REQUESTED FOR THE WIDER DRIVEWAY. IF THE VARIANCE IS NOT GRANTED, THE DRIVEWAY SHALL BE 40' WIDE.

LANDSCAPE LEGEND	
	CONCRETE SURFACE
	LANDSCAPE AREA - ALL BEDS TO BE MULCHED AND METAL EDGED
	EVERGREEN BUSH WITH SEASONAL COLOR - 1 GAL
	SMALL ORNAMENTAL DECIDUOUS TREE - 1 GAL
	DECIDUOUS BUSH WITH COLOR - 1 GAL
	DECIDUOUS TREE GROWN TO BE LARGER - 2 1/2 GAL
	PERENNIALS - GROUND COVER
	METAL PLANTING EDGE
	FENCE - CHAIN LINK

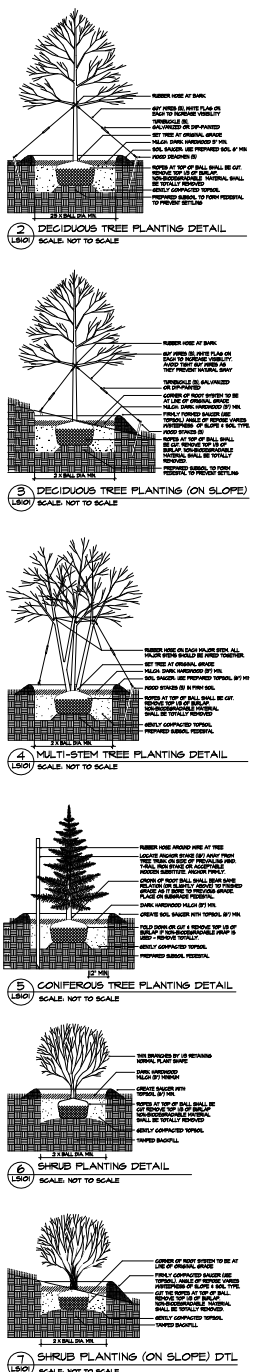


5-D-17-UR
Revised: 4/27/2017

Landscape Plan
SCALE: 1" = 20'-0"

LANDSCAPE NOTES

- LS1** PROVIDE PROTECTION OF EXISTING TREES THAT ARE TO BE PRESERVED. PROVIDE CRITICAL ROOT PROTECTION (CRZ) OF THE TREE DETERMINED BY MEASURING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE AT MAXIMUM 20% OF THE CRZ CAN BE CUT IF FILLED OVER IN ORDER TO PRESERVE THE TREE. CRZ IS DETERMINED BY GOING 1 FOOT RADII FOR EVERY INCH DBH OF A TREE. IF DISTURBING THE CRZ ROOT PROTECTION AND OTHER PROTECTION MEASURES SHOULD BE IN PLACE. PROVIDE TREE PROTECTION ZONE WITH SILT FENCE.
- LS2** AT THE TIME OF PLANTING, ALL REQUIRED TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF AT LEAST 2" & SHALL BE NURSERY GROWN.
- ALL REQUIRED TREES SHALL HAVE A MINIMUM HEIGHT OF 6'-0" WHEN PLANTED.
- ALL REQUIRED SHRUBS USED FOR BUFFERING SHALL HAVE A MINIMUM HEIGHT OF 2'-0" WHEN PLANTED AND SHALL BE CAPABLE OF REACHING A HEIGHT OF 4'-0" WITHIN 5 YEARS OF PLANTING.
- SHRUBBERY USED FOR OTHER LANDSCAPING PURPOSES SHALL BE CAPABLE OF REACHING A MINIMUM HEIGHT OF 3'-0" WITHIN 3 YEARS OF PLANTING. ALL SHRUBBERY SHALL BE NURSERY GROWN.
- LS3** FRONTAL LANDSCAPE STRIP SHALL BE 10'-0" WIDE AND SHALL PROVIDED ONE SHADE TREE AT 4 1/2'-0" O.C. MINIMUM. THEY SHALL BE ALTERNATING RED AND GREEN TREES.
- IT SHALL PROVIDED EVERGREEN BUSHES AT APPROXIMATELY 9'-0" O.C. THAT GROWS TO 3'-0" TALL. THERE SHALL BE (3) DIFFERENT TYPES OF BUSHES.
- LS4** AREA OTHER THAN LANDSCAPE AREAS, PARKING, AND WALKS SHALL BE MOVEABLE GRASS.
- LS5** ALL TREES RETAINED OR PROVIDED TO MEET THE REQUIREMENTS OF THE CITY OF KNOXVILLE SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST (6) MONTHS FROM THE DATE OF COMPLETED CONSTRUCTION. FINAL PLANT APPROVAL OR PLANTING, AS SPECIFIED BY THE CONTRACT.
- ANY TREE WHICH FAILS TO SURVIVE 18 MONTHS SHALL BE REPLACED WITHIN 12 MONTHS OF LOSS.
- LS6** ALL TREES RETAINED OR PROVIDED TO MEET THE REQUIREMENTS OF THE CITY OF KNOXVILLE SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE OF COMPLETED CONSTRUCTION. FINAL PLANT APPROVAL OR PLANTING, AS SPECIFIED BY THE CONTRACT. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.
- PROVIDE EIGHT (8) TREES PER ACRE EXISTING AND/OR NEW 50% OF THE TOTAL MUST CONSIST OF SPECIES THAT ATTAIN A MATURE HEIGHT OF 50 FEET OR MORE. THE REMAINING 50% MAY CONSIST OF SMALLER TREE SPECIES, INCLUDING ORNAMENTALS.
- PLANTING & GRASS SEEDING NOTES**
- CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. VERIFY LOCATIONS & DEPTHS BEFORE COMMENCING WITH PLANTING WORK.
 - EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION AND PH TESTS, & OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TESTS OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEE PAGE OR OTHER EVIDENCE INDICATING PRESENCE OF ANY UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
 - COMMENCEMENT OF PLANTING WORK INDICATES THAT SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR "AS IS" WITHIN ONE YEAR.
 - ASSURE THAT ALL PLANTING BEDS DRAIN AWAY FROM ALL STRUCTURES.
 - PROVIDE & INSTALL PLANTS THAT ARE FREE FROM DISEASE, & PESTS, & THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z601 "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ADD PRE-EMERGENT HERBICIDE UNDERNEATH MULCH IN LANDSCAPE PLANTING BEDS & PITS.
 - TOP DRESS PLANTING BEDS WITH 3" LAYER OF HARDWOOD MULCH.
 - PLANT GROUND COVERS THROUGH MULCH.
 - REMOVE ALL STRINGS & OTHER TIES FROM PLANT MATERIAL.
 - REMOVE UPPER 3" OF BURLAP FROM ALL PLANT ROOT BALLS.
 - DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES.
 - ADD FERTILIZER & LIME AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE.
 - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
 - DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE OWNER.
 - ACTUAL AS-BUILT SITE CONDITIONS MAY VARY FROM THE PLAN. PLANT & MATERIAL QUANTITIES AS SHOWN ON THE PLAN ARE FOR UNIFORM COMPARISON & ESTIMATE PURPOSES ONLY. NOTIFY LANDSCAPE ARCHITECT OF ALL SITE CONDITIONS AFFECTING PLANT QUANTITIES AND/OR LOCATIONS.
 - APPLY TEMPORARY GRASS SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER (14) DAYS & FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR.
 - APPLY PERMANENT GRASS SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED & ALL CONSTRUCTION OPERATIONS NOT BEING CONDUCTED IN THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION. ADD STRAW OVER ALL SEEDBED AREAS.
 - AREAS TO BE SEEDDED INCLUDE ALL EXPOSED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION EXCEPT THOSE TO BE UNDER STRUCTURES, PAVEMENTS, OR AREAS FOR LANDSCAPE PLANTING BEDS.
 - PROTECT SEEDBED AREAS FROM TRAFFIC WITH BARRICADES, SIGNS, OR OTHER APPROPRIATE MEANS. PROTECT SEEDBED SLOPES EXCEEDING 3:1 AGAINST EROSION WITH EROSION CONTROL BLANKETS.
 - INSTALLED PLANT MATERIALS SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF (6) MONTHS FROM THE DATE OF COMPLETE CONSTRUCTION. FINAL APPROVAL OR PLANTING, ANY TREE OR SHRUB WHICH FAILS TO SURVIVE (12) MONTHS SHALL BE REPLACED IN THE NEXT GROWING SEASON.
 - TREES TO HAVE TRUNK FLARE PLANTING AT GRADE FREE OF EXCESS SOIL AND MULCH.



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 Station 32
 Norman Jack Lane
 Knoxville, Tennessee

MARK	DATE	ISSUE FOR
0	03/27/17	CLIENT REVIEW
0	03/27/17	KNOX PER REVIEW

PROJECT # 1607T
DRAWN: SAC
CHECKED:
SHEET TITLE: Landscape Plan & Notes
SHEET: LS101
PROJECT NAME: Rural Metro Station 32



0/00/20xx

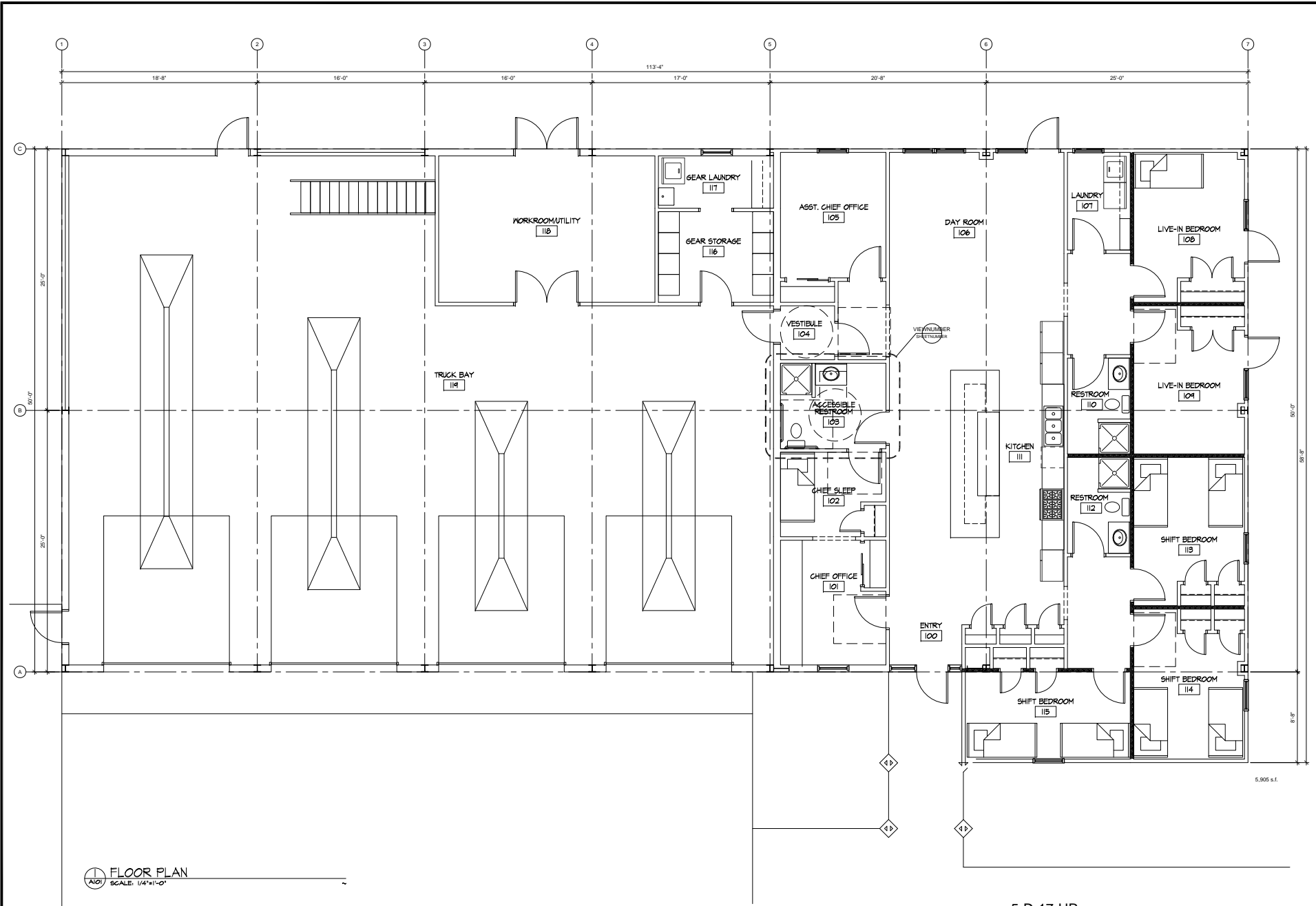
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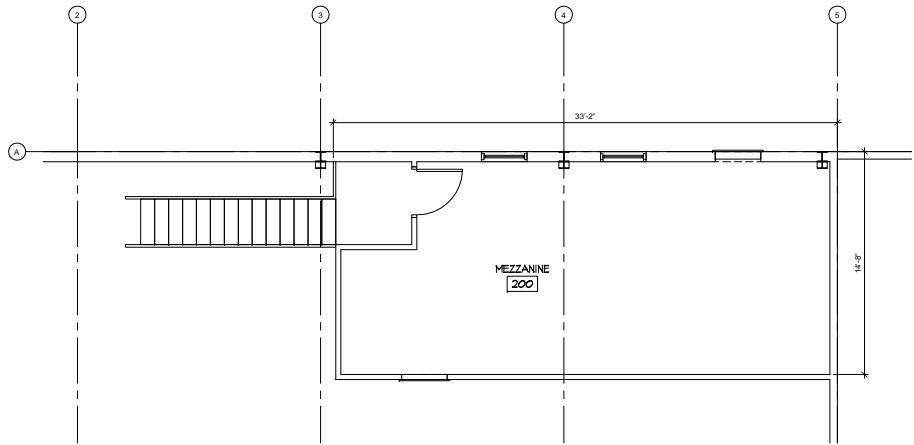
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0	02/20/17	CLIENT REVIEW
0	02/27/17	KNOX MPC LDR

PROJECT #	16071
DRAWN	SPS
CHECKED	
SHEET TITLE	FLOOR PLAN
SHEET	A101
PROJECT NAME	Rural Metro Station 32



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

5-D-17-UR
Revised: 4/27/2017



MEZZANINE FLOOR PLAN
SCALE: 1/4"=1'-0"

5-D-17-UR
Revised: 4/27/2017



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0	04/27/17	CLIENT REVIEW
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PROJECT #	16071
DRAWN	SPC
CHECKED	
SHEET TITLE	MEZZANINE FLOOR PLAN
SHEET	A102
PROJECT NAME	Rural Metro Station 32



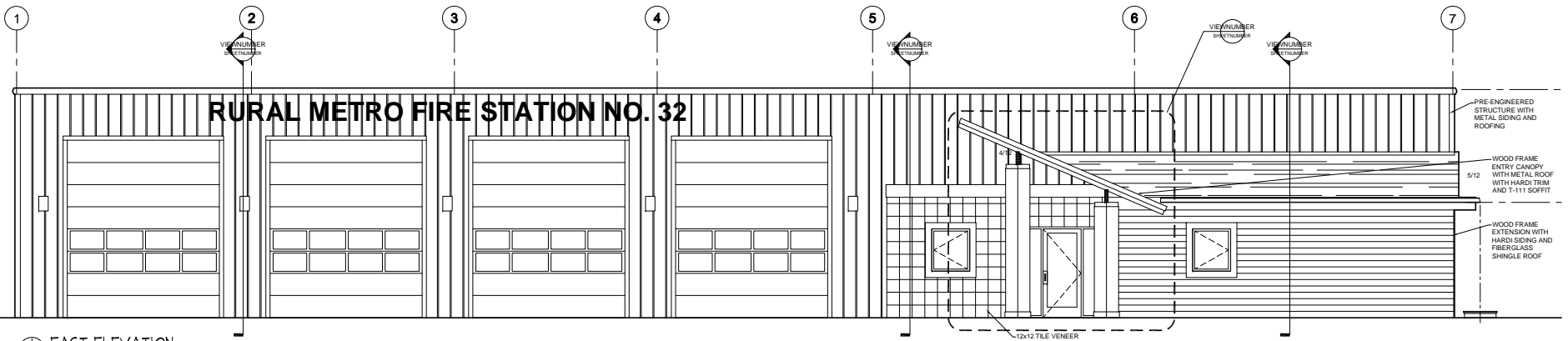
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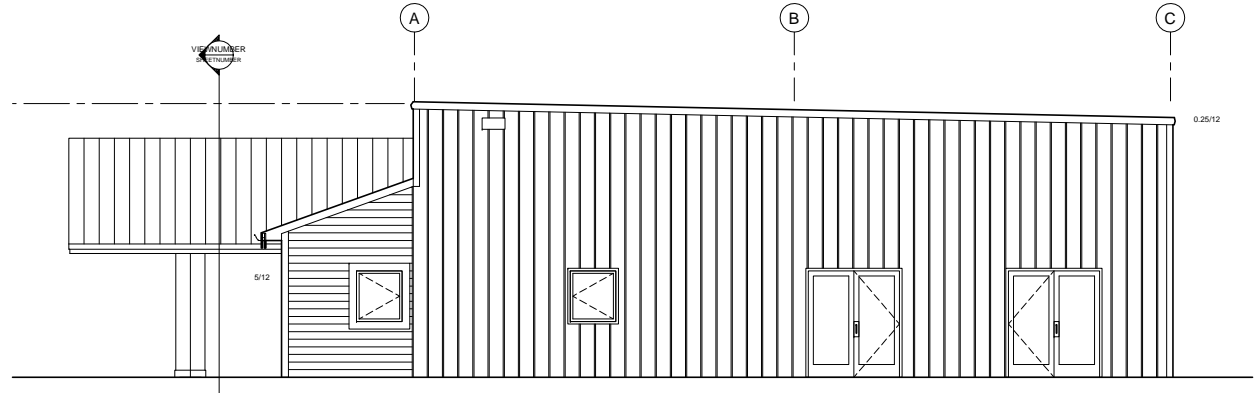
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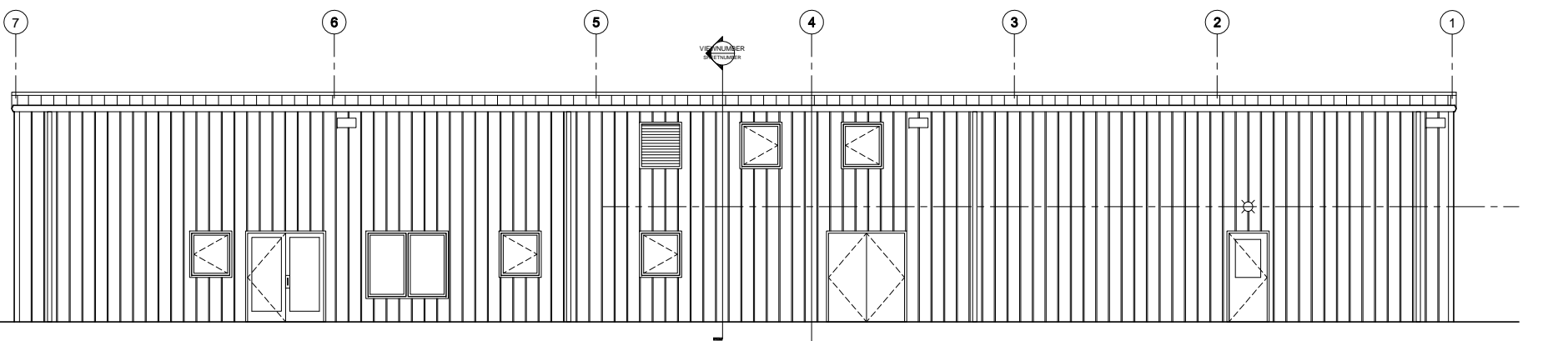
RURAL METRO FIRE STATION NO. 32



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



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

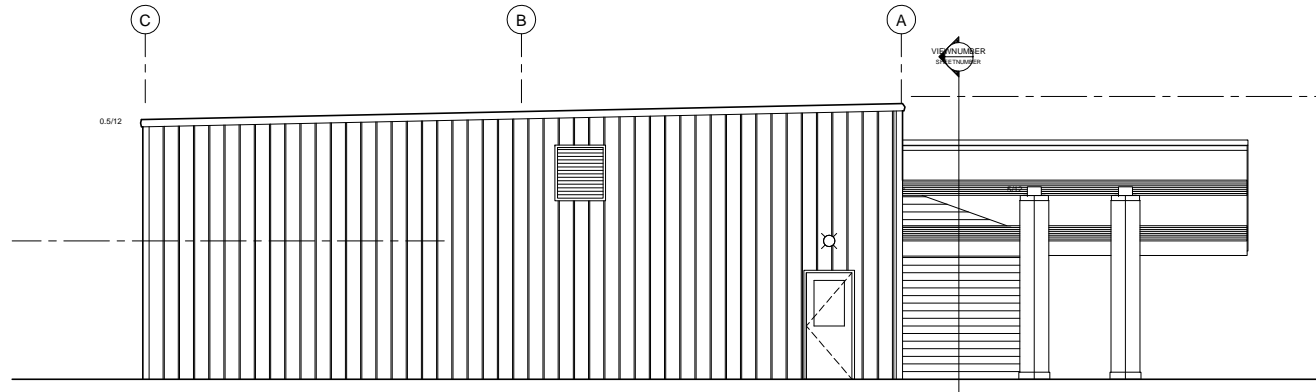


3 WEST ELEVATION
SCALE: 1/4"=1'-0"

5-D-17-UR
Revised: 4/27/2017

MARK	DATE	ISSUE FOR		
		CLIENT REVIEW	REVISION	INSTRUMENT OF SERVICE
0	02/20/17			
0	02/27/17			

PROJECT #	16071
DRAWN	SPC
CHECKED	
SHEET TITLE	ELEVATIONS
SHEET	A201
PROJECT NAME	Rural Metro Station 32



13202 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

5-D-17-UR
Revised: 4/27/2017



0/00/2017
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0	04/27/17	CLIENT REVIEW
0	04/27/17	KNOX MPC LDR

PROJECT #	16011
DRAWN	SPC
CHECKED	
SHEET TITLE	ELEVATION
SHEET	A202
PROJECT NAME	Rural Metro Station 32

Use on Review Development Plan

Name of Applicant: Steve Young - Odle & Young Architects, Inc.

Date Filed: 3/23/17 Meeting Date: May 11, 2017

Application Accepted by: [Signature]

Fee Amount: File Number: Development Plan

Fee Amount: \$1500 File Number: Use on Review 5-D-17-UR



PROPERTY INFORMATION

Address: 0 Norman Jack Ln.

General Location: Emory Road near I-75

NW end Norman Jack Ln, NW of E. Emory Rd

Tract Size: 1.61 acres No. of Units:

Zoning District: PC

Existing Land Use: Greenfield - Vacant

Planning Sector: North County

Sector Plan Proposed Land Use Classification:

GC

Growth Policy Plan Designation: Planned Growth

Census Tract: 62.06

Traffic Zone: 248

Parcel ID Number(s): 04707517

Jurisdiction: City Council District

County Commission 7 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Justin Ellis and Catherine Ellis

Company:

Address: 1711 Jackson Road

City: Knoxville State: TN Zip: 37921

Telephone: 865-577-1964

Fax:

E-mail: blaziertruck@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Seth Schweitzer

Company: Odle & Young, Architects, Inc.

Address: 1545 Western Avenue

City: Knoxville State: TN Zip: 37921

Telephone: 865-679-1404

Fax: 865-523-8266

E-mail: Seth@sk3architects.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

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: [Signature]

PLEASE PRINT

Name: Seth Schweitzer

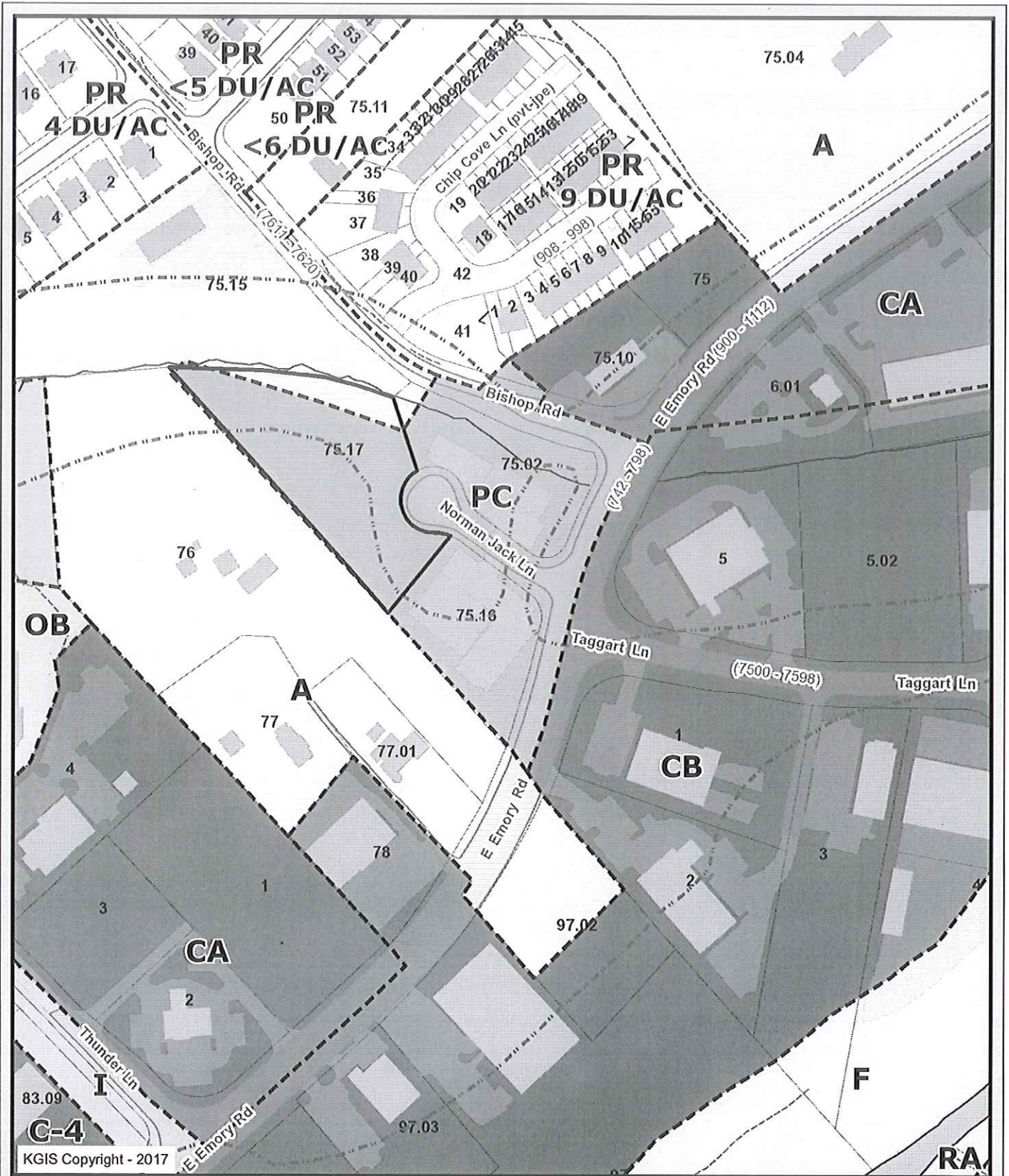
Company: Odle & Young Architects, Inc.

Address: 1545 Western Avenue

City: Knoxville State: TN Zip: 37921

Telephone: 865-523-8200

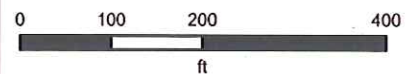
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