

▶ **FILE #:** 9-B-17-UR

AGENDA ITEM #: 57

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** **BLUEMONT GROUP, LLC**

OWNER(S): Bluemont Group, LLC

TAX ID NUMBER: 93 F B 00607

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 4466 Western Ave

▶ **LOCATION:** **Southwest side of Western Ave., west of Shoppers Ln.**

▶ **APPX. SIZE OF TRACT:** **3.46 acres**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Western Ave., a major arterial street with a five lane section, which includes a center turn lane, within a right-of-way of over 100' and Shoppers Ln., a local street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** **SC-1 (Neighborhood Shopping Center)**

▶ **EXISTING LAND USE:** **Shopping center**

▶ **PROPOSED USE:** **Dunkin Donuts restaurant**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses - C-3 (General Commercial)

South: Trucking company - I-3 (General Industrial)

East: Mixed businesses - SC-1 (Neighborhood Shopping Center) & C-3 (General Commercial)

West: Shopping center - SC-1 (Neighborhood Shopping Center)

NEIGHBORHOOD CONTEXT: The site is located in the commercial corridor along Western Ave., on the north side of a major industrial area.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a small restaurant with approximately 1,686 square feet including two drive-up stations for the drive-through window, subject to 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All proposed sidewalks and driveway crossings are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy

permit for this project.

5. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and meeting all applicable requirements of the Knoxville Urban Forester.
6. Proposed signage for the development is subject to approval by the Planning Commission staff and the City of Knoxville Plans Review & Inspections Division.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use on Review in the SC-1 zoning district.

COMMENTS:

The applicant is proposing to construct a Dunkin Donuts restaurant in front of this existing shopping center located on the south side of Western Ave., just west of Shoppers Ln. The proposed restaurant will have a building area of approximately 1,686 square feet and will include two drive-up stations for the drive-through window. The site is on the east side of the main entrance off of Western Ave. for the shopping center. The proposed restaurant will use the existing access driveways for the shopping center out to Western Ave. and Shoppers Ln.

The existing ATM that is located on this site will be relocated in the same general area with the new design. There will be a net loss of 26 parking spaces with the proposed design. The applicant submitted a parking analysis for the shopping center and it was determined that the existing parking will still exceed the required parking for the entire center.

The Kroger supermarket that was in this shopping center was recently closed, which included the removal of the gas fueling station that was in front of the store.

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

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

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

1. The proposed restaurant with the recommended conditions meets the standards for development within the SC-1 zoning district and all other requirements of the Zoning Ordinance.
2. The proposed restaurant 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.

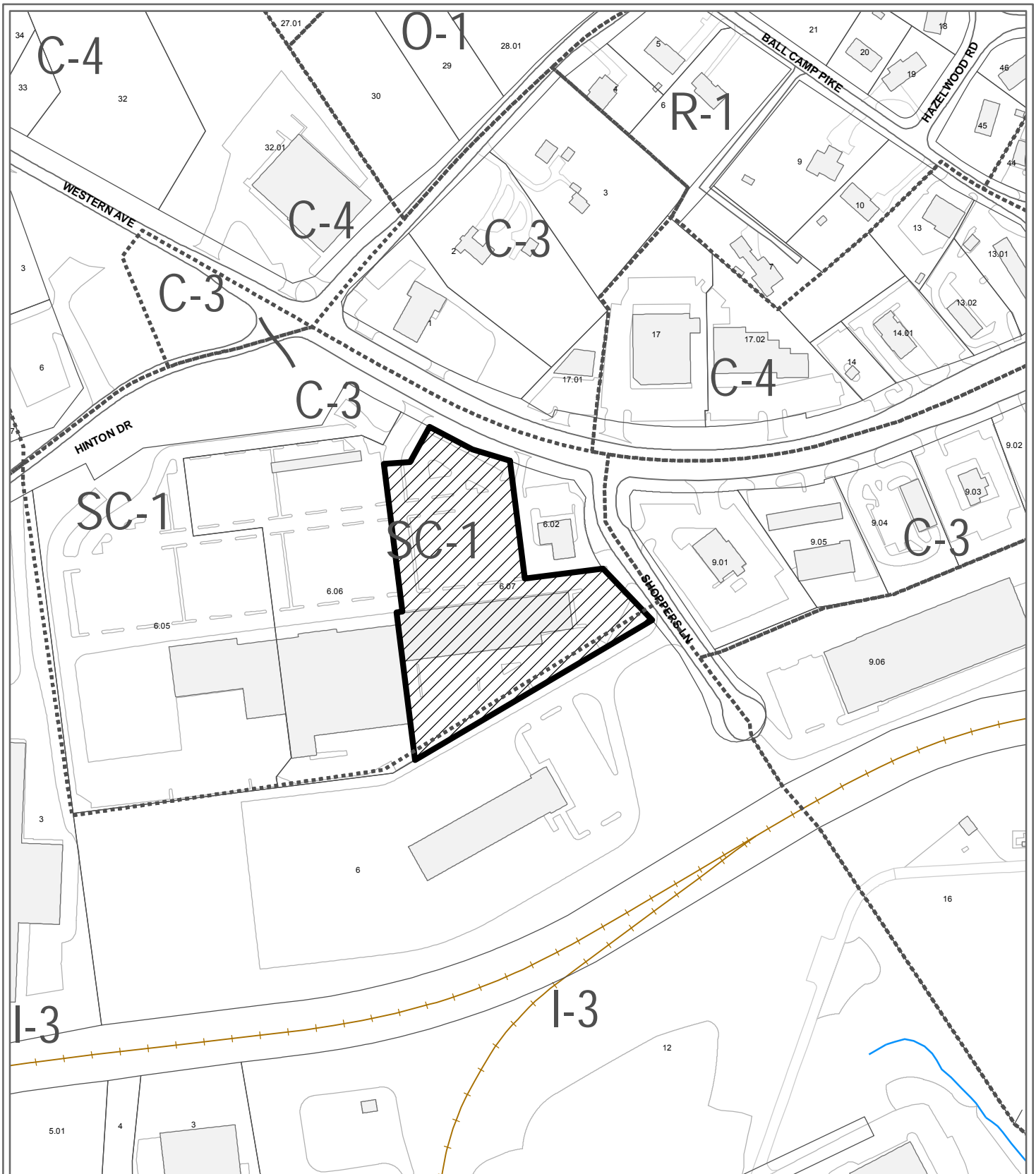
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan and the One Year Plan propose general commercial uses for this site. The proposed restaurant is consistent with both the Sector and One Year plans.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

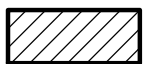
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



**9-B-17-UR
USE ON REVIEW**

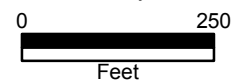


Dunkin Donuts in SC-1 (Neighborhood Shopping Center)

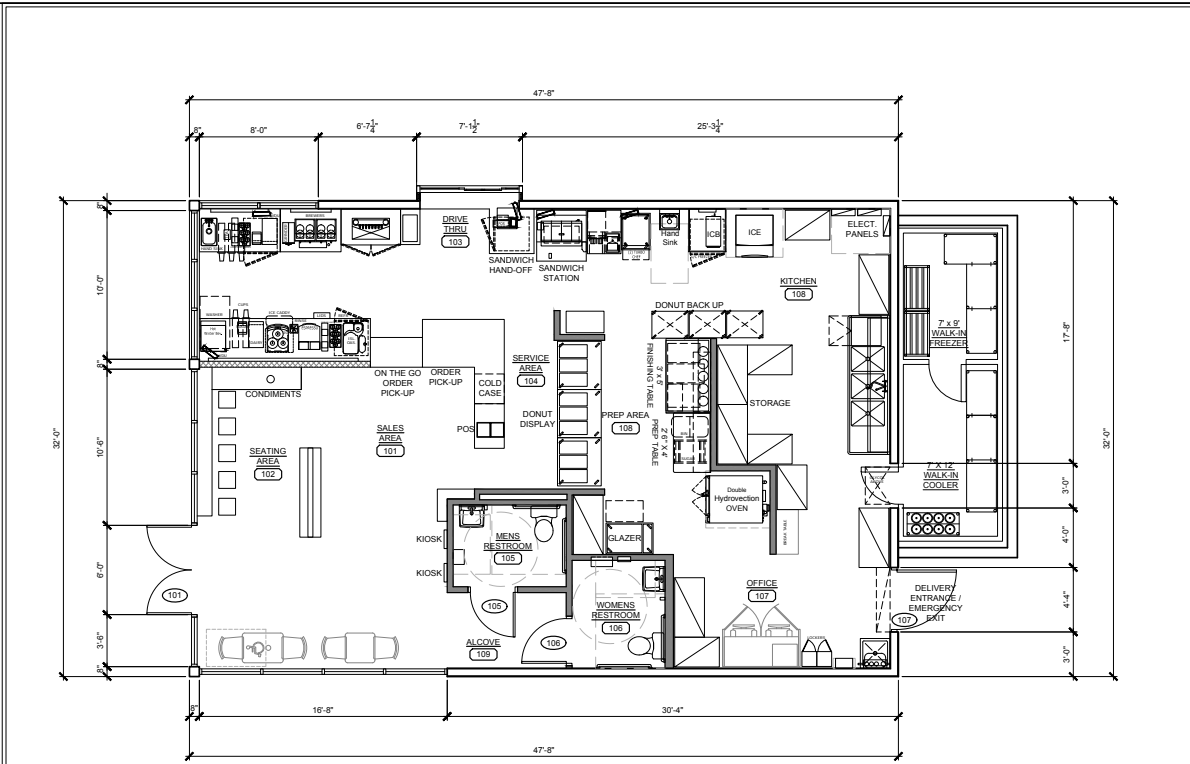
Petitioner: Bluemont Group, LLC

Map No: 93

Jurisdiction: City

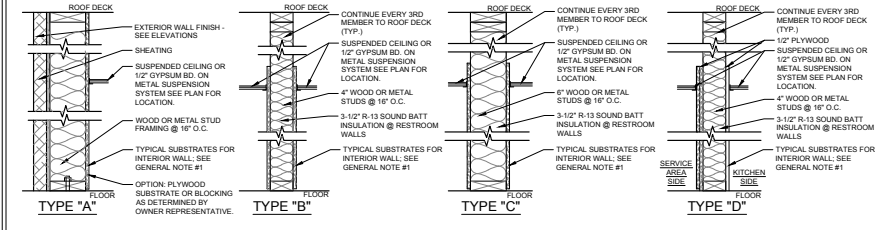


Original Print Date: 8/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



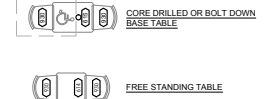
9-B-17-UR

1 FLOOR PLAN
1/4" = 1'-0" NOTE

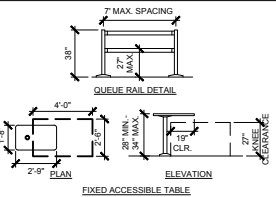


ALL JUNCTIONS BETWEEN THE WALL SURFACES AND THE EDGES OF ATTACHED EQUIPMENT AS WELL AS ALL ANNULAR OPENINGS AROUND PIPES DUCTS OR OTHER CONDUITS WHERE THEY PASS THROUGH WALLS AND FLOOR SHALL BE SEALED WITH A MIXTURE OF STEEL WOOL AND APPROVED CAULK/ SEALING COMPOUND.
ENSURE TOP PLATES AND THE JOINTS BETWEEN WALLS AND CEILINGS ARE SEALED.
DUCT SHAFT & PIPING PENETRATIONS: OPENINGS FROM CRAWL SPACE AND ATTIC ARE SEALED.
ALL SHAFTS: PROPER FLASHING AROUND FLUE AND GAPS SEALED AND CAULKED.
ALL PENETRATIONS AT EXTERIOR WALLS ARE SEALED INCLUDING VENTS, AND ELECTRICAL CONDUIT & BOXES.
PROVIDE CORROSION PROOF ROOF DRAIN SCREENS (E.G., STEEL MESH) FOR ALL BUILDING OPENINGS THAT CANNOT BE FULLY SEALED AND CAULKED (E.G., VENTILATION SYSTEM INTAKE, EXHAUST OUTLETS, AND ATTIC VENT OPENINGS).

2 PARTITION TYPES
1/12" = 1'-0" NOTE



3 TABLE LEGEND
1/4" = 1'-0" NOTE



4 ACCESSIBILITY DETAILS
1/4" = 1'-0" NOTE

GENERAL NOTES:

- TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:
KITCHEN AND STORAGE AREAS: 5/8" TO 3/4" 5/8" DUROCK CEMENT BOARD,
3" 0" AND ABOVE: 1/2" PLYWOOD.
SERVICE AREA: 3/4" MIN. PLYWOOD
SALES AND SEATING AREAS: 1/2" GYPSUM BOARD
GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING IN BATHROOMS FOR GRAB BARS, LAVATORIES, HAND DRYERS, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AS REQUIRED UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.
- REFER TO EQUIPMENT "X" SHEETS FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT.
- SEE SHEET A-1.0 FOR DOOR SCHEDULE AND DOOR & FRAME TYPES.
- THESE PLANS ARE CONSIDERED MINIMUM DUNKIN' BRANDS CORPORATE DESIGN REQUIREMENTS, THE STRUCTURAL DESIGN, FOOTING DESIGN, ADA COMPLIANCE AND GENERAL BUILDING REQUIREMENTS MUST BE EVALUATED AND CERTIFIED BY AN ARCHITECT REGISTERED IN THE STATE WHERE THIS STRUCTURE IS TO BE BUILT.
- SEE SITE PLAN PROVIDED BY OWNER FOR NUMBER AND LOCATION OF THE FOLLOWING SITE FURNISHINGS: TABLE WITH SEATING, ADA TABLE WITH SEATING, TRASH CAN NEXT TO EXTERIOR SEATING AREA, TRASH CAN WITH CHUTE NEXT TO DRIVE-THRU AREA, AND GROUNDSCAPE/SMOKING MANAGEMENT RECEPTACLE. SEE NATIONAL ACCOUNT SOURCE INFORMATION FOR MANUFACTURER / SUPPLIER.
- PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HANG, TOP @ 3'0" A.F.F. (BY G.C.), NUMBER AND LOCATION AS DETERMINED BY LOCAL CODE.
- IF LARGER OFFICE IS REQUIRED, EXPAND TOWARD B.O.H. NOT O.F.H. SEEK D.B.I. APPROVAL PRIOR TO PROCEEDING.
- REFER TO WEBSITE <http://entrant.dunkinbrands.com> FOR ALTERNATE FLOOR PLAN WITH OPTIONAL SECOND DRIVE-THRU WINDOW.
- BEVERAGE REFRIGERATOR TO BE 54" HIGH WHEN NOT PLACED AGAINST WALL.
- INDOOR AIR QUALITY MANAGEMENT REQUIREMENTS:**
 - DURING CONSTRUCTION THE USE OF SMOKING/TOBACCO PRODUCTS INSIDE THE BUILDING IS PROHIBITED.
 - CONTRACTOR AND SUBCONTRACTORS SHOULD MAKE EVERY EFFORT TO MAINTAIN CLEAN WORK AREAS.
 - CONSTRUCTION ACTIVITIES THAT PRODUCE DUST SHOULD TAKE PLACE PRIOR TO HVAC STARTUP/USE, AND EVERY EFFORT SHOULD BE MADE TO DIRECT THESE POLLUTANTS TO THE OUTDOORS WITH FANS.
 - MATERIALS THAT ARE ABSORBENT SHOULD NOT BE BROUGHT ON-SITE UNTIL THE BUILDING IS SUFFICIENTLY DRIED IN, AND SHOULD BE ELEVATED FROM THE GROUND AND COVERED WITH VISQUEEN WHILE STORED ON-SITE.
 - IF THE HVAC SYSTEMS WILL BE USED DURING CONSTRUCTION ACTIVITIES, TEMPORARY FILTRATION (MERV 8) SHOULD BE USED ON ALL RETURN AIR INTAKES, AND THE FILTERS INSIDE THE UNIT SHOULD BE REPLACED PRIOR TO BUILDING TURN OVER.
 - ALL INDOOR AIR QUALITY MANAGEMENT POLICIES OUTLINED ABOVE ARE PHOTOGRAPHED AT 25%, 50%, AND 75% PROJECT COMPLETION TO CONFIRM MEASURES WERE FOLLOWED.
- CONSTRUCTION WASTE RECYCLING REQUIREMENTS:**
 - ALL CONSTRUCTION RELATED RECYCLABLE WASTE SHOULD BE RECYCLED/REUSED OR OTHERWISE DIVERTED FROM LANDFILL WHENEVER POSSIBLE.
 - AT MINIMUM ALL CONCRETE, METAL, AND PLASTIC THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.
 - WHERE LOCAL MUNICIPALITIES OR VENDORS OFFER COMMINGLED RECYCLING OPPORTUNITIES TO HELP ACHIEVE OVER 50% CONSTRUCTION WASTE DIVERSION RATE FROM LANDFILL, FRANCHISEE SHOULD PURSUE.

PLAN NOTES:

- CASEWORK BY OTHERS.
- SLIDING DRIVE-THRU WINDOW BY READY ACCESS OR QUIKSERV CORP. - SEE DUNKIN' BRANDS NATIONAL ACCOUNT SPECIFICATIONS.
- ROOF LADDER - WHERE ALLOWED BY CODE.
- JANITOR'S SINK: PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR - SEE DETAIL 12P-3.0
- RECESS MOUNT HAND DRYER W/ DBI BRANDING AND SUSTAINABILITY MESSAGE BY EXCEL DRYER INC. SEE NATIONAL ACCOUNTS, (413-523-4531)
- P.O.S. OUTLET BOX (48" A.F.F.) WITH 1/2" CONDUIT W/ PULLSTRING TO CEILING
- PROVIDE SHELF AND STRAPPING FOR TANK WATER HEATER (WHEN USED) MOUNTED OVER MOP SINK - SEE DETAIL #4, SHT. A-9.0 (OR PER LOCAL CODE IF MORE STRINGENT)
- BOLLARD - SEE DTL #2, SHT. SP-1.0
- 3 COMPARTMENT SINK W/ 2 INTEGRATED DRAIN BOARDS: PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR - SEE DETAIL 2P-3.0
- FROST PROOF HOSE BIB
- 2" X 2" BRUSHED ALUMINUM CORNER GUARDS, 6'-2" LONG (TYPICAL THROUGHOUT KITCHEN)
- ELECTRICAL PANELS: SEE ELECTRICAL SHEETS
- HAND SINKS ARE REQUIRED WITHIN A 25 FT. RADIUS OF ALL WORK STATIONS IN SERVICE AREAS AND KITCHEN (OR PER LOCAL CODE IF MORE STRINGENT)
- SEE DTL #6, SHT. A-8.1 FOR ENLARGED BATHROOM AREA PLAN
- ELECTRICAL METER - PROVIDE APPROPRIATE CONNECTION TO ELECTRICAL PANELS AS PER FEDERAL, STATE, AND LOCAL CODES
- PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM HWH TO ALL HAND WASHING SINKS
- TANK TYPE HOT WATER HEATER (SEE SPECS.) MAY BE USED IN PLACE OF RRNIA UNIT - COORDINATE EXACT SIZE W/ LOCAL REQUIREMENTS. SEE P.3.0 FOR CONTACT INFO
- G.C. TO PROVIDE ANCHOR BOLTS FOR SLAB MOUNTED SAFE IN OFFICE - REFER TO SPECIFICATIONS TO BE PROVIDED BY FRANCHISEE.
- WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, ICE MACHINES, LOCATE ABOVE WATER METER.
- OPTIONAL SOLAR SHADES AT GLAZING - SEE CONSTRUCTION SPECIFICATIONS AND NATIONAL ACCOUNTS SUPPLIER ON EXTRANET.
- 1/2" BRUSHED ALUMINUM CORNER GUARD
- CORE DRILL - SEE DETAILS #1A-1.0 & #1A-8.0
- PROVIDE SOLID BLOCKING IN WALL AT SWING GATE
- CANOPY OVERHEAD
- OPTION TO UTILIZE BLOCKING AT WALL SHELVING LOCATIONS OR CONTINUOUS PLYWOOD SUBSTRATE - CLARIFY WITH OWNER'S REPRESENTATIVE

LAYOUT NOTES:

- ARCHITECT & G.C. TO ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
- FOR STORES WITH CELLARS, THE FLOOR, WALL AND CEILING FINISHES WILL BE THE SAME AS THE FINISHES FOR THE KITCHEN. REFER TO THE FINISH SCHEDULES ON SHEETS A-2.0, A-3.0 AND A-8.0 FOR THE PROPER FINISHES.
- FOR LOCATIONS WITH INTERIOR WALK-INS, PROVIDE FLOOR DRAIN WITHIN 5' FT. OF WALK-IN FOR CONDENSATE DRAIN CONNECTION FROM INTERIOR OF WALK-IN (TYP).
- FOR LOCATIONS WITH INTERIOR WALK-INS, PROVIDE 2" MIN. AIR SPACE BETWEEN WALK-IN AND ALL ADJACENT WALLS.
- FOR NON DEPRESSIONED SLAB FOR WALK-IN BOX AN INTERIOR RAMP SHALL BE PROVIDED.
- CORE DRILL TABLES SHOWN ON PLAN TO BE LOCATED AT ENDS OF SEATING AREA TO ACT AS "CONTROL" TABLES

ADA NOTES:

- THE GENERAL CONTRACTOR SHALL ACCOUNT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.
- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
 - TOILETS:
 - LAVATORY TO HAVE LEVER HANDLES, SELF METERING FAUCETS OR SPRING FAUCET. FAUCETS SHALL BE SET TO REMAIN OPEN FOR 10 SECONDS MINIMUM.
 - A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ADJACENT TO THE BARRIER FREE STALL DOOR.
 - LOCATE THE WATER CLOSET 16" TO 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 18" ABOVE THE FLOOR TO THE TOP OF SEAT. FLUSH HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET.
 - PROVIDE ONE 42" AND ONE 36" LONG X 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 12" FROM CENTER LINE OF WATER CLOSET ON ONE SIDE. ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR.
 - LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT, 29" CLEAR UNDER FRONT EDGE.
 - INSTALL MIRROR 42" MAX. ABOVE THE FINISHED FLOOR TO BOTTOM EDGE OF REFLECTING SURFACE (MIRROR GLASS BOTTOM) AND 72" TO TOP.
 - DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.
 - TOILET PAPER DISPENSERS MOUNTED 15" MIN. TO CENTER LINE ABOVE THE FLOOR AND 7" MINIMUM AND 9" MAXIMUM FROM FRONT EDGE OF WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER.

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



3 E. Main St.,
Troy, OH 45373
p 937.760.3884
mtwiss@gomistudio.com

REGISTERED ARCHITECT
STATE OF OHIO
311 N. Main St.
Dayton, OH 45422
937.426.4233

MEP Consultant
MSW Consulting LLC
P.O. Box 455 | New Albany, OH 43054
contact@mswinc.com



Ground Up for
Dunkin' Donuts
Western Ave.
Knoxville, TN 37921

MTSTUDIO PROJECT NUMBER: 17006

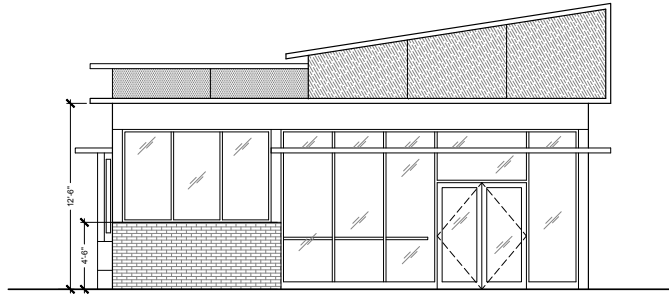
ISSUED / REVISED	DATE
50% REVIEW SET	06/01/17

Exterior Elevations
A-5.0

EXTERIOR FINISH MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	REMARKS
FT-01	PANT				

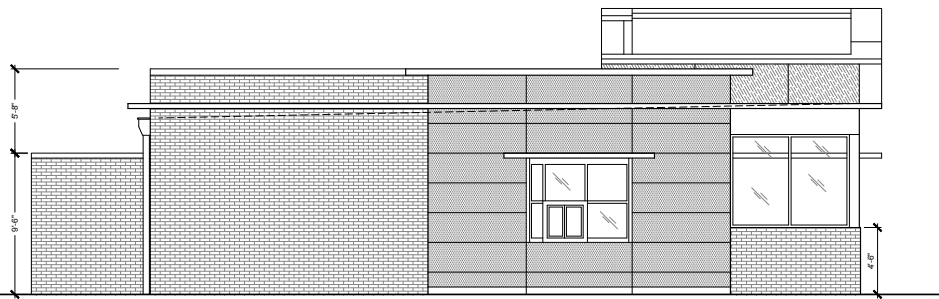
- 19'-2 3/4" A.F.F.
TOP OF ANGLED ROOF PARAPET
- 15'-2" A.F.F.
TOP OF PARAPET
- 12'-10" A.F.F.
TOP OF OVERHANG
- 10'-8" A.F.F.
GLAZING HEIGHT
- 9'-8" A.F.F.
TOP OF DRIVE-THRU OVERHANG
TOP OF ENTRY CANOPY
TOP OF FREEZER/ COOLER
- 4'-8" A.F.F.
STOREFRONT SILL
- 4'-8" A.F.F.
WINDOW SILL @ DRIVE-THRU
(NOTE: DRIVE THRU WINDOW IS 3'-9 1/2")
- 0'-0" A.F.F.
TOP OF SLAB



1 FRONT ELEVATION

1/4" = 1'-0" NOTE

- 19'-2 3/4" A.F.F.
TOP OF ANGLED ROOF PARAPET
- 15'-2" A.F.F.
TOP OF PARAPET
- 12'-10" A.F.F.
TOP OF OVERHANG
- 10'-8" A.F.F.
GLAZING HEIGHT
- 9'-8" A.F.F.
TOP OF DRIVE-THRU OVERHANG
TOP OF ENTRY CANOPY
TOP OF FREEZER/ COOLER
- 4'-8" A.F.F.
STOREFRONT SILL
- 4'-8" A.F.F.
WINDOW SILL @ DRIVE-THRU
(NOTE: DRIVE THRU WINDOW IS 3'-9 1/2")
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TOP OF SLAB

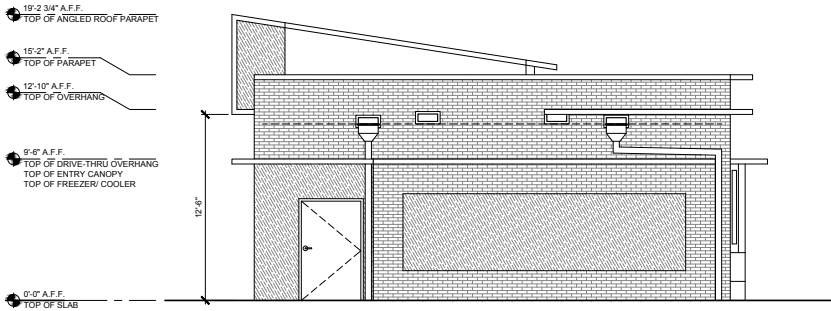


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2 LEFT ELEVATION

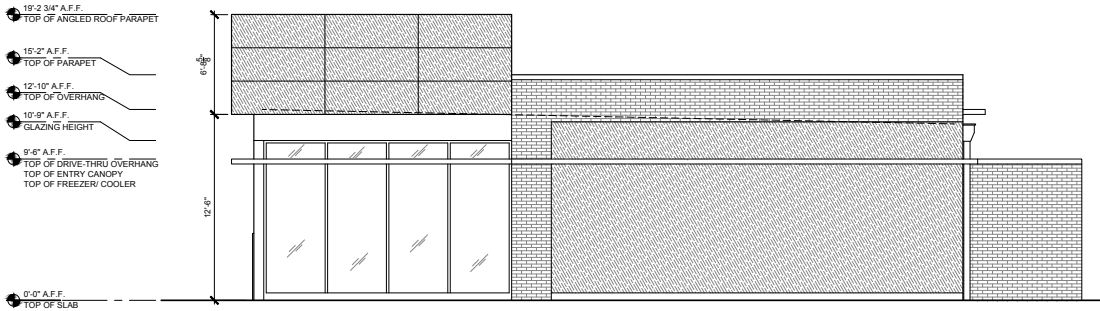
1/4" = 1'-0" NOTE

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



1 REAR ELEVATION

1/4" = 1'-0" NOTE



2 RIGHT ELEVATION

1/4" = 1'-0" NOTE

EXTERIOR FINISH MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	REMARKS
FT-01	PAINT				



3 E. Main St.,
Troy, OH 45373
p 937.760.3884
mtwss@gomistudio.com

REGISTERED ARCHITECT
17 NEWBY AVE
317 NEWBY ST.
DAYTON, OH 45422
937.426.6233

AEFP CONSULTANT
MSW Consulting LLC
P.O. Box 455 | New Albany, OH 43054
contact@mswae.com



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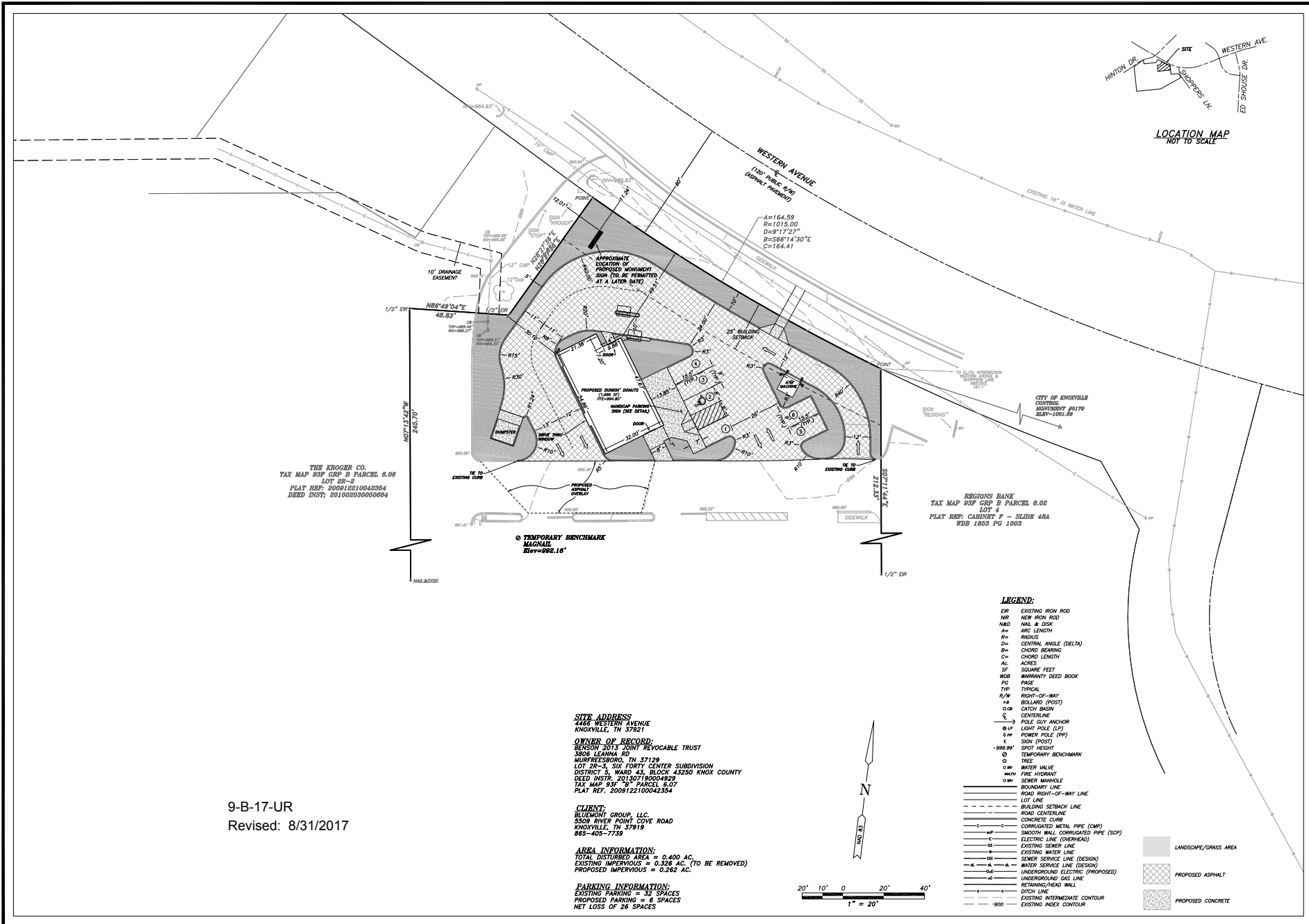
MTSTUDIO PROJECT NUMBER: 17006

ISSUED / REVISED DATE
00X REVIEW SET 06/01/17

Exterior Elevations
A-5.0

9-B-17-UR

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THE KROGER CO.
TAX MAP 93F GRP B PARCEL 6.06
LOT 2E-3
PLAT REF. 200912210042354
DEED INSTR. 201002030009084

REGIONS BANK
TAX MAP 93F GRP B PARCEL 6.02
LOT 4
PLAT REF. CABINET P - SLIDE 48A
WDB 1853 PG 1003

SITE ADDRESS
4466 WESTERN AVENUE
KNOXVILLE, TN 37921

OWNER OF RECORD:
BENSON 2013 JOINT REVOCABLE TRUST
3808 LEANNA RD
MURFREESBORO, TN 37129

CLIENT:
BLUEMONT GROUP, LLC
5508 RIVER POINT COVE ROAD
KNOXVILLE, TN 37919
865-405-7739

ARRA INFORMATION:
TOTAL DISTURBED AREA = 0.400 AC.
EXISTING IMPERVIOUS = 0.322 AC. (TO BE REMOVED)
PROPOSED IMPERVIOUS = 0.282 AC.

PARKING INFORMATION:
EXISTING PARKING = 32 SPACES
PROPOSED PARKING = 8 SPACES
NET LOSS OF 24 SPACES

- LEGEND:**
- ER EXISTING IRON ROD
 - NR NEW IRON ROD
 - N&D NAIL & DISK
 - A= ARC LENGTH
 - R= RADIUS
 - Δ= CENTRAL ANGLE (DELTA)
 - B= CHORD BEARING
 - C= CHORD LENGTH
 - AC ACRES
 - SF SQUARE FEET
 - MBB MANHOLE DEED BOOK
 - PG PAGE
 - TYP TYPICAL
 - R/W RIGHT-OF-WAY
 - +B BOLLARD (POST)
 - O/B CATCH BASIN
 - CL CENTERLINE
 - 3 POLE GOV ANCHOR
 - SP LIGHT POLE (L)
 - PP POWER POLE (PP)
 - S SON (POST)
 - +99.99 SPOT HEIGHT
 - TEMPORARY BENCHMARK
 - TREE
 - W WATER VALVE
 - FW FIRE HYDRANT
 - SM SEWER MANHOLE
 - BL BOUNDARY LINE
 - RD ROAD RIGHT-OF-WAY LINE
 - BLD BUILDING SETBACK LINE
 - CLD CONCRETE CURB
 - CM CORRUGATED METAL PIPE (CMP)
 - CP CONCRETE CURB
 - SM SMOOTH WALL CORRUGATED PIPE (SDP)
 - EL ELECTRIC LINE (OVERHEAD)
 - EL EXISTING SEWER LINE
 - EW EXISTING WATER LINE
 - SS SEWER SERVICE LINE (DESIGN)
 - SW WATER SERVICE LINE (DESIGN)
 - UE UNDERGROUND ELECTRIC (PROPOSED)
 - UG UNDERGROUND GAS LINE
 - WM RETAINING/WED WALL
 - DIT DITCH LINE
 - IC EXISTING INTERMEDIATE CONTOUR
 - 900 EXISTING INDEX CONTOUR

- LANDSCAPE/GRASS AREA
- PROPOSED ASPHALT
- PROPOSED CONCRETE



STERLING ENGINEERING, INC.
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37686-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37686-4878
PHONE: VOL.984.3905
FAX: VOL.981.2815
www.sterling-es.com

LOT 2R-3

KNOXVILLE, TN

SITE PLAN

DUNKIN' DONUTS

SIX-FORTY CENTER

BLUEMONT GROUP, LLC

DATE	BY	REVISIONS
8/29/17	SDJ	Revised per Planning, MPC Review



STERLING JONES
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 35867
Exp. 12/31/2018

SHEET

CP.3

DESIGNED: RDR

DRAWN: RDR

CHECKED: SDJ

DATE: 6/26/17

SCALE: 1" = 20'

DRAWING: 5636A-CP.3

PROJECT NO: SEI5636-A



STERLING
ENGINEERING, INC.
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37683-8481
P.O. BOX 4878
MARYVILLE, TENNESSEE
37683-4878
PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling-inc.com

LOT 2R-3
KNOXVILLE, TN

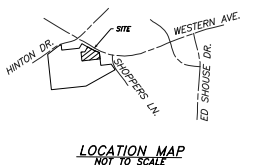
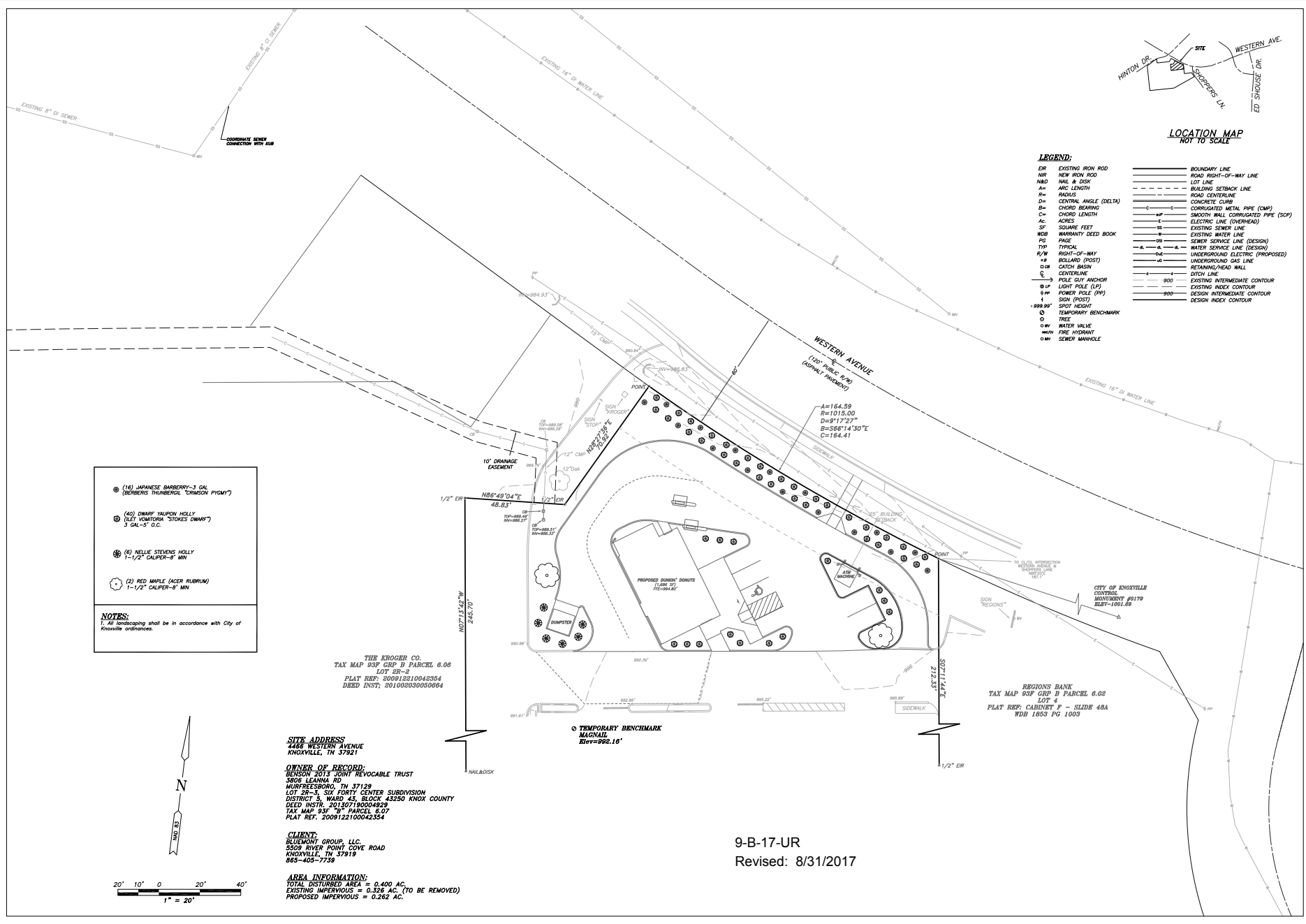
LANDSCAPE PLAN
DUNKIN' DONUTS
SIX-FORTY CENTER
BLUEMONT GROUP, LLC

REVISIONS	DATE	BY	DESCRIPTION



SHEET
CP.7

DESIGNED: RDR
DRAWN: RDR
CHECKED: SDJ
DATE: 6/26/17
SCALE: 1" = 20'
DRAWING: 5636A-CP.7
PROJECT NO: SEI5636-A



LEGEND:

—	EXISTING IRON ROD	—	BOUNDARY LINE
—	NEW IRON ROD	—	ROAD RIGHT-OF-WAY LINE
—	MAIL & DISK	—	LOT LINE
—	BUILDING SETBACK LINE	—	ROAD CENTERLINE
—	ARC LENGTH	—	CONCRETE CURB
—	RADIUS	—	SMOOTH WALL CORRUGATED PIPE (SCP)
—	CENTRAL ANGLE (DELTA)	—	ELECTRIC LINE (OVERHEAD)
—	CHORD BEARING	—	EXISTING WATER LINE
—	CHORD LENGTH	—	SEWER SERVICE LINE (DESIGN)
—	SQUARE FEET	—	WATER SERVICE LINE (DESIGN)
—	WARRANTY DEED BOOK	—	EXISTING WATER LINE
—	MAIL	—	UNDERGROUND GAS LINE (PROPOSED)
—	TYPICAL	—	UNDERGROUND GAS LINE
—	RIGHT-OF-WAY	—	RETAINING/HEAD WALL
—	DELLAND (POST)	—	DITCH LINE
—	CATCH BASIN	—	EXISTING INTERMEDIATE CONTOUR
—	GENERATOR	—	EXISTING INDEX CONTOUR
—	POLE GLY ANCHOR	—	DESIGN INTERMEDIATE CONTOUR
—	LIGHT POLE (LP)	—	
—	POWER POLE (PP)	—	
—	SIGN (POST)	—	
—	SPOT HEIGHT	—	
—	TEMPORARY BENCHMARK	—	
—	TREX	—	
—	WATER VALVE	—	
—	FIRE HYDRANT	—	
—	SEWER MANHOLE	—	

- ⊙ (16) JAPANESE BARBERRY-3 GAL. (DESIGNER'S PREFERENCE, COMMON PYCNM?)
 - ⊙ (42) DWARF YAUPOIN HOLLY (ULTI YAUPOIN STOKES DWARF) 3 GAL-5" G.C.
 - ⊙ (6) NELLE STEVENS HOLLY 1-1/2" CALIPER-8" MN
 - ⊙ (2) RED MAPLE (ACER RUBRUM) 1-1/2" CALIPER-8" MN
- NOTES:**
1. All landscaping shall be in accordance with City of Knoxville ordinances.

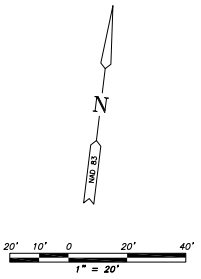
THE KROGER CO.
TAX MAP 93F GRP B PARCEL 6.06
LOT 2R-3
PLAT REF: 200912210042354
DEED INSTR: 201003030050664

SITE ADDRESS
4468 WESTERN AVENUE
KNOXVILLE, TN 37921

OWNER OF RECORD:
SEASON 2015 JOINT REVOCABLE TRUST
3806 LEANNA RD
MURFREESBORO, TN 37129
LOT 2R-3, SIX FORTY CENTER SUBDIVISION
DISTRICT 5, WARD 43, BLOCK 43250 KNOX COUNTY
DEED INSTR: 201307190504229
TAX MAP 93F B PARCEL 6.07
PLAT REF: 200912210042354

CLIENT:
BLUEMONT GROUP, LLC
5509 RIVER POINT COVE ROAD
KNOXVILLE, TN 37919
865-405-7730

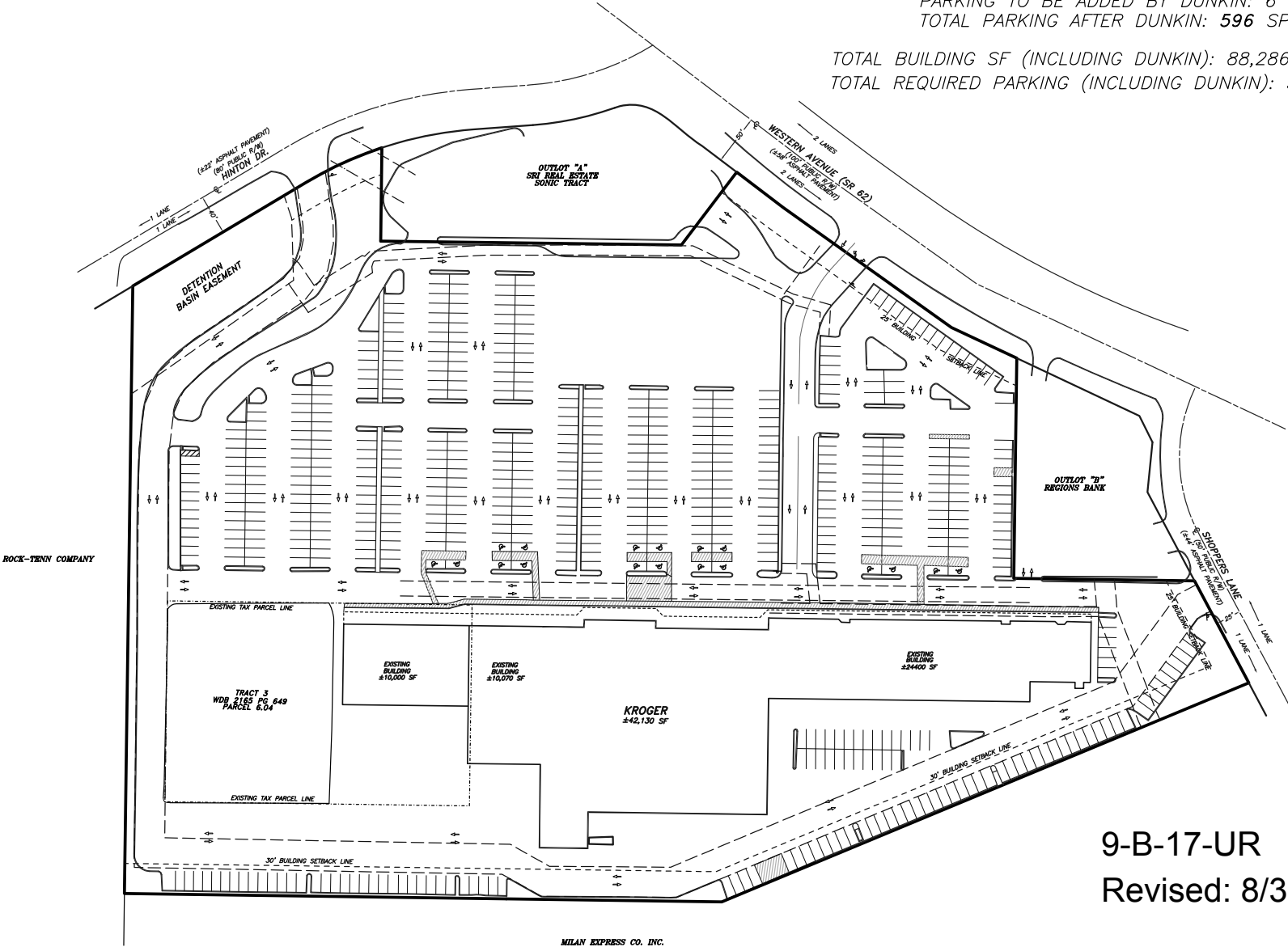
AREA INFORMATION:
TOTAL DISTURBED AREA = 0.400 AC.
EXISTING IMPERVIOUS = 0.326 AC. (TO BE REMOVED)
PROPOSED IMPERVIOUS = 0.262 AC.



9-B-17-UR
Revised: 8/31/2017

TOTAL EXISTING PARKING: 622 SPACES
 PARKING TO BE REMOVED BY DUNKIN: 32 SPACES
 PARKING TO BE ADDED BY DUNKIN: 6 SPACES
 TOTAL PARKING AFTER DUNKIN: 596 SPACES

TOTAL BUILDING SF (INCLUDING DUNKIN): 88,286 SF
 TOTAL REQUIRED PARKING (INCLUDING DUNKIN): 398 SPACES



9-B-17-UR
 Revised: 8/31/2017

H:\5636.dwg\5636ParkingExhibit.dwg, 8/31/2017 8:05:24 AM, s.djones, 1:100

Use on Review Development Plan

Name of Applicant: BLUEMONT GROUP, LLC

Date Filed: JULY 26, 2017 Meeting Date: SEPTEMBER 14, 2017

Application Accepted by: Marc Payne

Fee Amount: Nil File Number: Development Plan _____

Fee Amount: 1,500 File Number: Use on Review 9-B-17-UR



PROPERTY INFORMATION

Address: 4466 WESTERN AVE. (TEMP.)
 General Location: KROGER SHOPPING CENTER ON WESTERN AVE.
 Tract Size: 3.46 AC No. of Units: N/A
 Zoning District: SC-1
 Existing Land Use: SHOPPING CENTER

Planning Sector: NORTHWEST CITY
 Sector Plan Proposed Land Use Classification: GC
 Growth Policy Plan Designation: _____
 Census Tract: 38.02
 Traffic Zone: _____
 Parcel ID Number(s): 093FB00607
 Jurisdiction: City Council 3 District
 County Commission 3 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: LEE MILLWOOD
 Company: BLUE MONT GROUP, LLC
 Address: 5509 RIVER POINT COVE RD
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: 615-260-4642
 Fax: _____
 E-mail: lee@bluemontgroup.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: DERICK JONES
 Company: STERLING ENGINEERING
 Address: 1020 WILLIAM BLUNT DR.
 City: MARYVILLE State: TN Zip: 37801
 Telephone: 865-984-3905
 Fax: 865-981-2815
 E-mail: sdjones@sterling-us.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] (STERLING ENH. FOR BLUEMONT)
 PLEASE PRINT
 Name: LEE MILLWOOD
 Company: BLUE MONT GROUP, LLC
 Address: 5509 RIVER POINT COVE RD
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: 615-260-4642
 E-mail: lee@bluemontgroup.net

