

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

▶ **FILE #:** 2-B-18-UR **AGENDA ITEM #:** 60  
 POSTPONEMENT(S): 2/8/2018 - 3/8/2018 **AGENDA DATE:** 4/12/2018  
 ▶ **APPLICANT:** **STUART ANDERSON**  
 OWNER(S): Northshore Market Investors

TAX ID NUMBER: 154 098.12 [View map on KGIS](#)  
 JURISDICTION: City Council District 2  
 STREET ADDRESS: 1830 Thunderhead Rd  
 ▶ **LOCATION:** **North side Boardwalk Blvd, west side Town Center Blvd.**  
 ▶ **APPX. SIZE OF TRACT:** **3 acres**  
 SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via Boardwalk Blvd., a local boulevard street with center median within 85' of right-of-way, or Town Center Blvd., a local boulevard street with center median within 88' of right-of-way  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: Tennessee River

▶ **ZONING:** **PC-1(k) (Retail and Office Park)**  
 ▶ **EXISTING LAND USE:** **Vacant land**  
 ▶ **PROPOSED USE:** **Medical office**  
 HISTORY OF ZONING: Rezoned from TC-1 to PC-1 with conditions related to meeting intent of TC-1 standards (10-G-10-RZ).  
 SURROUNDING LAND USE AND ZONING: North: Vacant land, Target / PC-1(k) (Retail and Office Park)  
 South: Boardwalk Blvd, vacant land / TC-1 (Town Center)  
 East: Town Center Blvd., vacant land / PC-1(k) (Retail and Office Park)  
 West: Vacant land / TC-1 (Town Center) & PC-1(k) (Retail and Office Park)  
 NEIGHBORHOOD CONTEXT: This property is situated with the Northshore Town Center development, which is developed with a mix of office, commercial, a school and various types of residential uses. Northshore Elementary School is located one block to the west.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE the Development Plan for a medical office building of approximately 33,000 square feet and the proposed sign plan, subject to 15 conditions.**
- 1) Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
  - 2) Implementing the improvements that are directly associated with the GI for Kids medical office development

as recommended by the Northshore Town Center/GI for Kids Medical Office and Resubdivision Traffic Impact Study, as prepared by CDM Smith Inc., dated March 2018, and as amended and approved by the City of Knoxville Department of Engineering.

- 3) Approval of the associated concept plat plan, Resubdivision of Lot 8, Northshore Town Center (1-SE-18-C), or subsequent concept plan, that proposes the lot and road system (access easements) that the western driveway will connect into. This road system is to be designed in accordance with the adopted development standards for Northshore Town Center, including sidewalks, planting strip with trees, and lighting, and on-street parking as determined feasible.
- 4) Obtaining final plat approval for the proposed lot and the portion of the road system (access easement) that is necessary for the medical office building.
- 5) All driveway construction to be in conformance with the City of Knoxville Zoning Ordinance and the City's access control policy.
- 6) Installing the turn lane striping and signage on the northern terminus of Town Center Blvd. that was required as part of the approval for the Target store and associated outparcels (3-C-11-UR).
- 7) Installing a sidewalk connection from the sidewalk along the new road (access easement) along on the western lot line, to be reviewed and approved by the City of Knoxville Department of Engineering during design plan review. The preferred location of this sidewalk connection is at the driveway access but can be installed anywhere along the western lot line that allows for ADA compliance.
- 8) Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
- 9) Installing all streetscape landscaping along Boardwalk Blvd. that was deferred until the adjacent property was developed, as approved in file 3-C-11-UR (sheet L1.0, Site Permitting Plan). The applicable frontage is on the north side of Boardwalk Blvd. between Town Center Blvd. and the temporary curb cut at the southwest corner of the proposed medical office lot (approximately half of this block).
- 10) Installing all landscaping as shown on the landscape plan (sheet L1.0), and adjacent streetscape landscaping, within six months of issuance of occupancy permit for the development.
- 11) Revising one of the two proposed monument signs to meet requirements for an incidental sign in Article 8, Section 8.4 of the sign ordinance.
- 12) Revising the bicycle parking location to meet the requirements of the City of Knoxville Zoning Ordinance and the City of Knoxville Department of Engineering.
- 13) Meeting all applicable requirements of the City of Knoxville Urban Forester.
- 14) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 15) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District as well the general criteria for approval of a use on review.

#### **COMMENTS:**

The applicant has submitted a development plan for 3 acres of a 14.8 acre parcel, in the Northshore Town Center Development. The plan proposes the development of a medical office facility that will contain approximately 33,000 square feet of floor space. The area subject to this use on review request and approximately 62 adjoining acres were rezoned to PC-1 (Retail and Office Park) District in 2010 and is conditioned to meet the intent of the TC-1 (Town Center) zoning and approved Northshore Town Center development standards. New development standards for the PC-1 zoned area was adopted in 2011 (3-C-11-UR).

A traffic impact study that incorporated this site was done at the time the development plan for the Target and Publix was being considered, and has been subsequently updated as new developments have been proposed, including this development. All street improvements within the development and to S. Northshore Dr. that have been required to date have been completed. The approval of this project will not necessitate any further road improvements. However, in order to foster the goal of pedestrian connectivity within the larger development, staff is recommending this applicant construct a sidewalk connection to the proposed road system (access drive) and sidewalk along western boundary of this site.

This project is contingent upon the future approval of the concept plan that includes this site as a proposed lot and the road system (access easement) that this project will tie into (1-SE-18-C). This is necessary because this proposal does not have the streetscape improvement information that the concept plan does and cannot be installed as shown. The concept plan will also address other improvements that are necessary around the subject site such as the turn lane striping and signage needed at the northern terminus of Town Center Blvd.

A master sign plan that calls for three development directory signs and a series of way-finding signs was

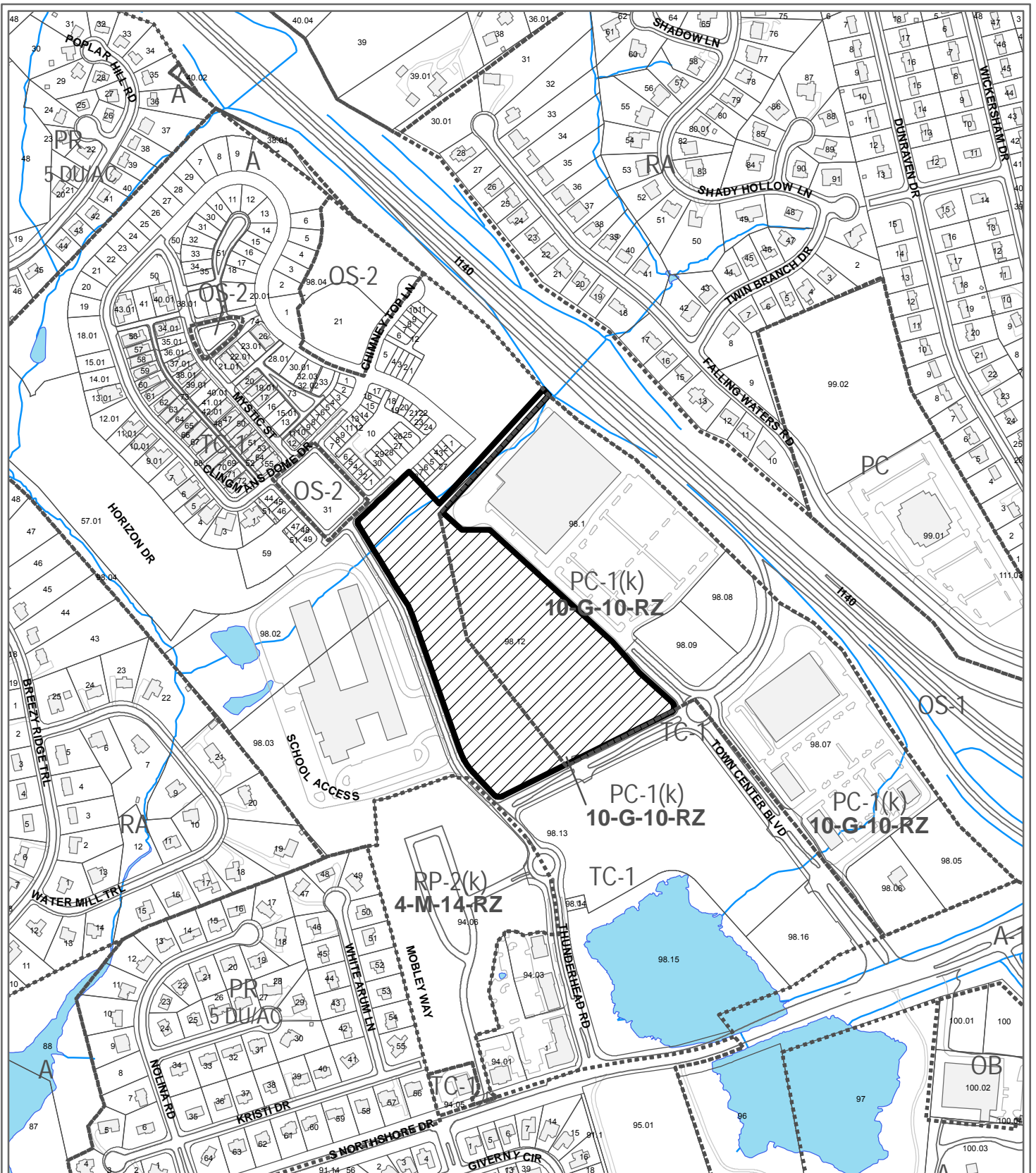
approved in 2011. This sign plan allowed one monument sign per property and provided standards for detached and attached signs. This proposal has two monument signs. Staff is recommending that one of those two monument signs be revised to meet the incidental sign requirements of the City of Knoxville Zoning Ordinance, which allows a monument sign to be 16 square feet and 6 feet tall. However, only 20 percent of this sign can be dedicated to a name or logo of the business.

ESTIMATED TRAFFIC IMPACT: 1227 (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: 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.



**2-B-18-UR  
USE ON REVIEW**

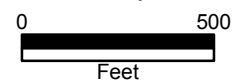


Medical office in PC-1(k) (Retail and Office Park)

Petitioner: Anderson, Stuart

Map No: 154

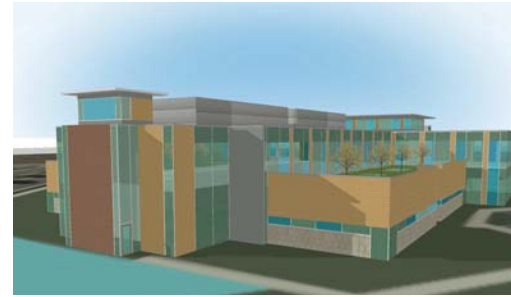
Jurisdiction: City



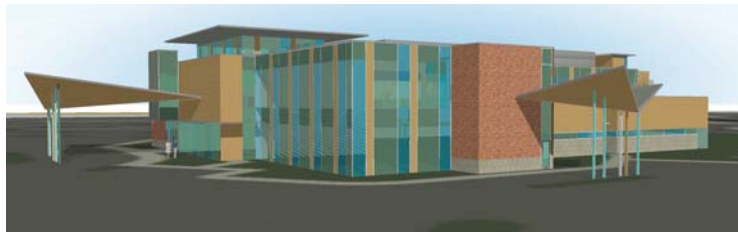
Original Print Date: 1/16/2018  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



1 NORTHWEST PERSPECTIVE  
A4.1 SCALE: 3/32" = 1'-0"



2 NORTHEAST PERSPECTIVE  
A4.1 SCALE: 3/32" = 1'-0"

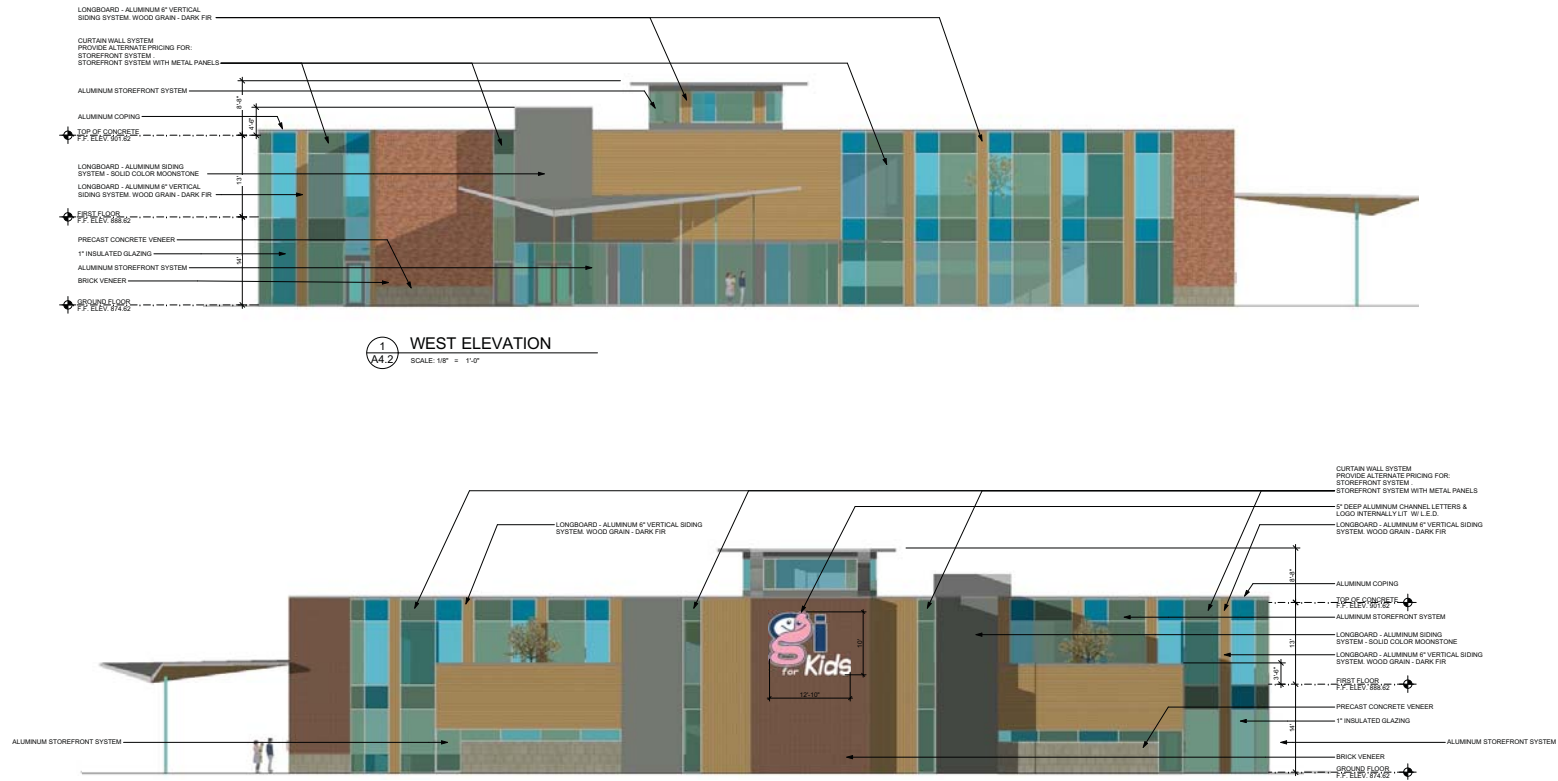


3 SOUTHWEST PERSPECTIVE  
A4.1 SCALE: 3/32" = 1'-0"



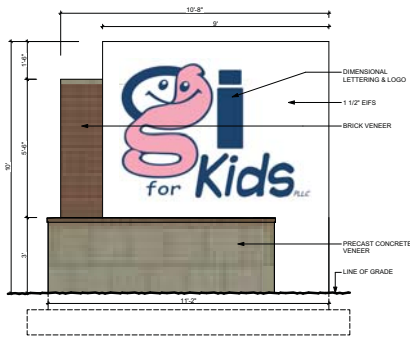
4 SOUTHEAST PERSPECTIVE  
A4.1 SCALE: 3/32" = 1'-0"

3/27/2018 10:45 AM C:\Users\jgarcia\OneDrive\Documents\2018\20180327\201803271045AM\201803271045AM.dwg

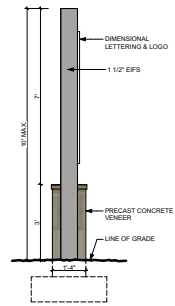


1 WEST ELEVATION  
 A4.2 SCALE: 1/8" = 1'-0"

2 EAST ELEVATION  
 A4.2 SCALE: 1/8" = 1'-0"



3 MONUMENT SIGN FRONT ELEVATION  
 A4.2 SCALE: 1/2" = 1'-0"



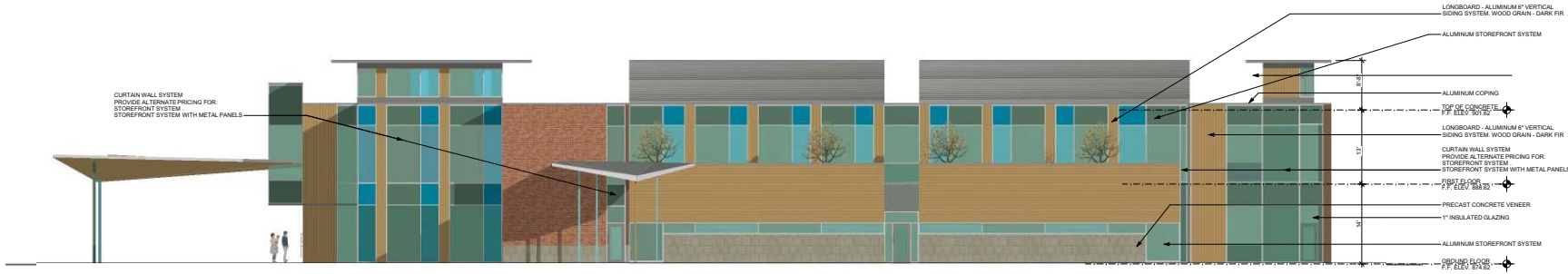
4 MONUMENT SIGN SIDE ELEVATION  
 A4.2 SCALE: 1/2" = 1'-0"

2-B-18-UR  
 Revised: 3/27/2018

EXTERIOR ELEVATIONS

DATE: 21 MAR 2018  
 PROJECT NO.: 17009  
 PROJECT MGR.: SHA

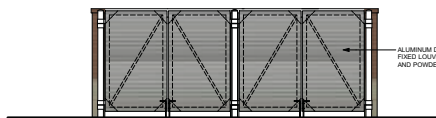
A4.2



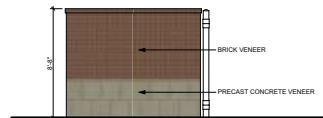
**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**3 DUMPSTER FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 DUMPSTER SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

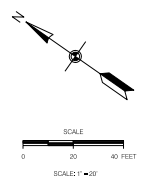
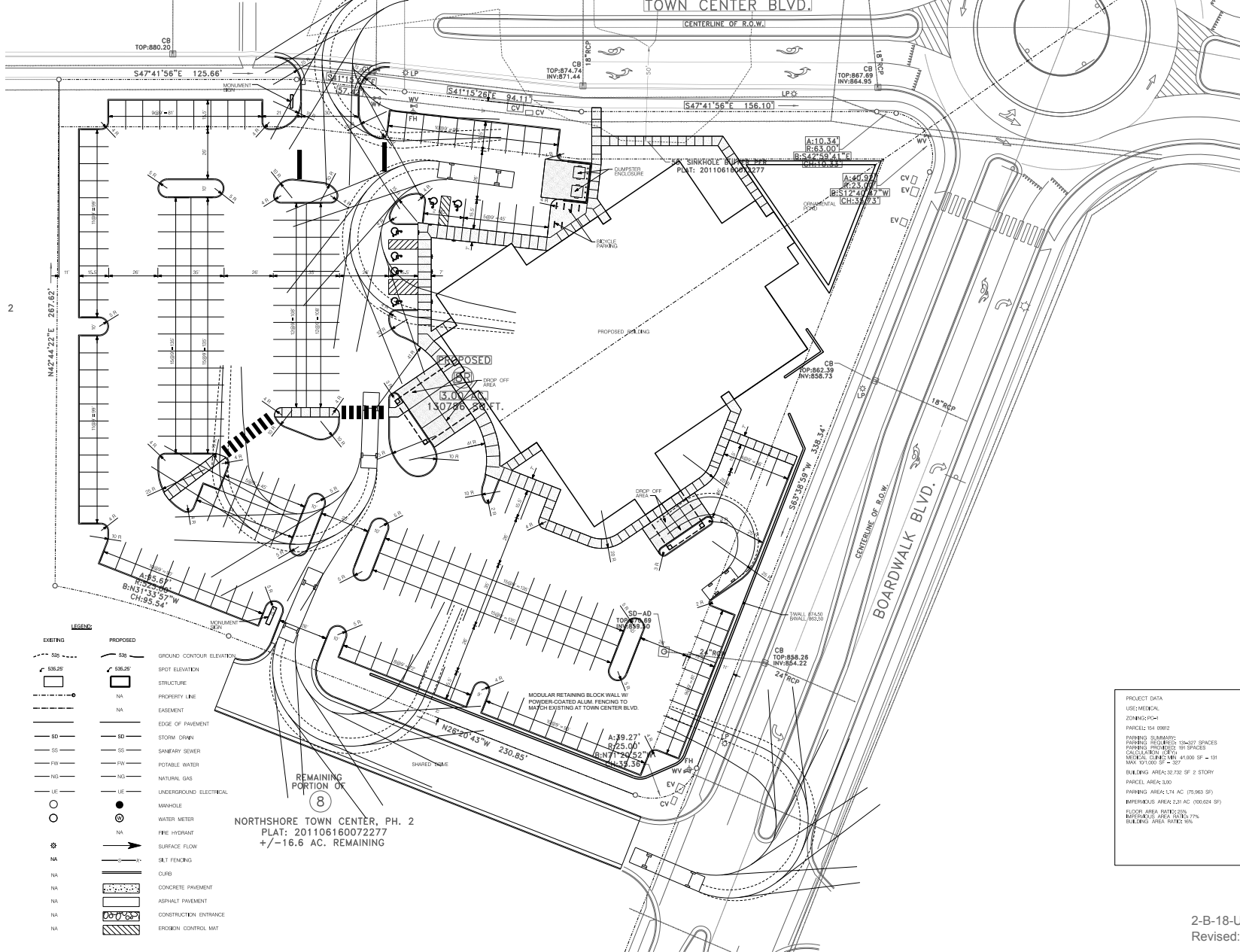


**5 DUMPSTER REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

2-B-18-UR  
 Revised: 3/27/2018

**A4.3**

6  
E TOWN CENTER, PH. 2  
201106160072277



**GEORGE ARMOUR EWART ARCHITECT**  
404 Boardman Park Circle  
Knoxville, TN 37919  
865.802.7771  
Fax 865.802.7742  
www.georgeewart.com

**GI FOR KIDS**  
A MEMORIAL OFFICE BUILDING  
KNOXVILLE, TENNESSEE  
**GI for kids**



**PROJECT DATA**  
USE: OFFICE  
ZONING: RS-1  
PARCELS: 154 0882  
PARKING SUMMARY:  
PARKING REQUIRED: 18-191 SPACES  
PARKING PROVIDED: 91 SPACES  
CALCULATED CURB MEDICAL CLINIC MIN. 41,000 SF - 191 MIN. 10,000 SF - 32  
BUILDING AREA: 20,732 SF 2 STORY  
PARCEL AREA: 630  
PARKING AREA: 114 AC (75,963 SF)  
IMPERVIOUS AREA: 2.1 AC (200,624 SF)  
FLOOR AREA RATIO: 2.0%  
IMPERVIOUS AREA: 16.6%  
BUILDING AREA RATIO: 0%

**LEGEND**

EXISTING	PROPOSED	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
---	---	MANHOLE
---	---	WATER METER
---	---	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SLT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

8  
NORTHSHORE TOWN CENTER, PH. 2  
PLAT: 201106160072277  
+/- 16.6 AC. REMAINING

CONCEPT SITE PLAN

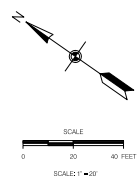
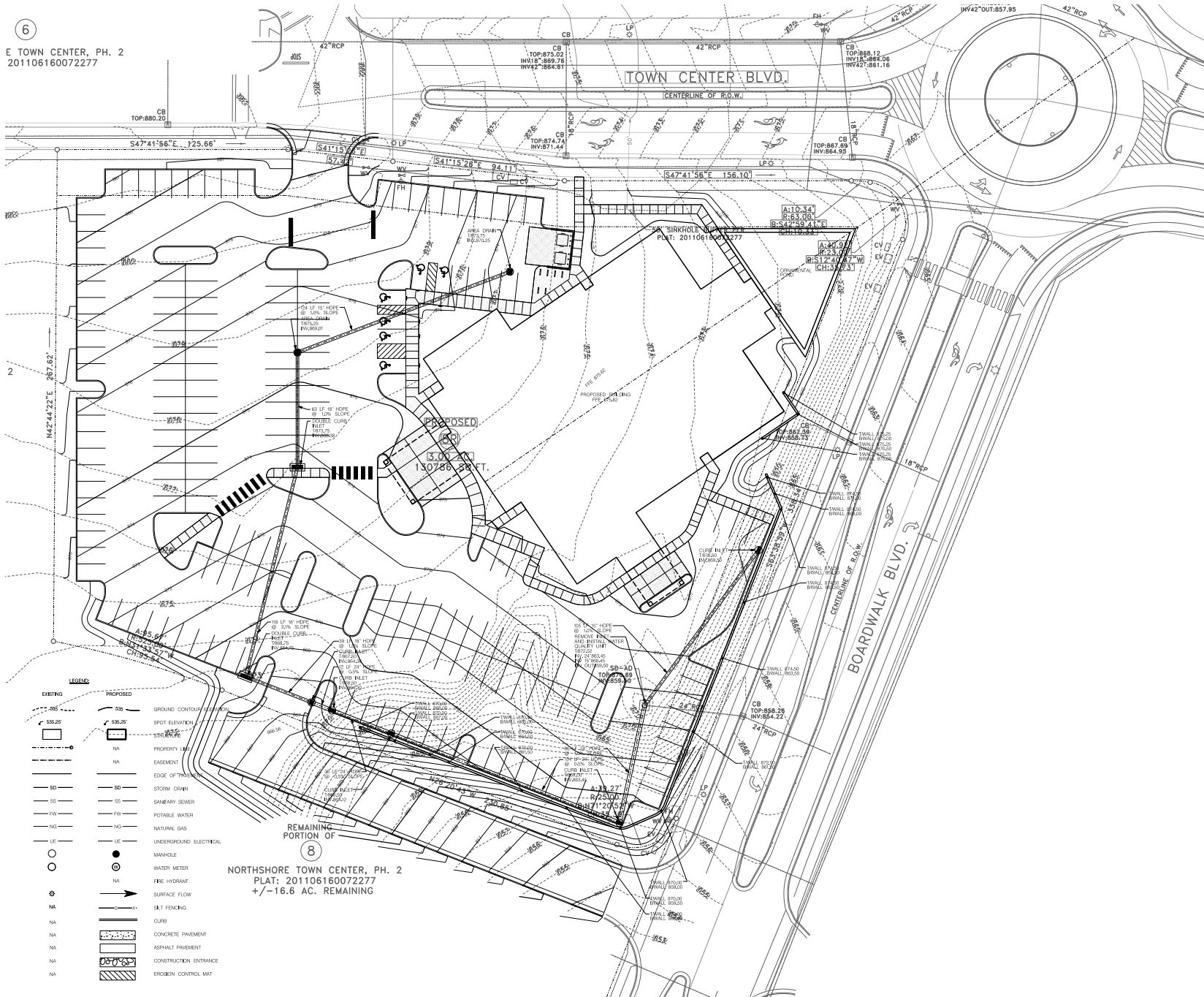
2-B-18-UR  
Revised: 3/29/2018

DATE: 22-MAR-2018  
PROJECT NO.: 17009  
PROJ. MGR.: SHA  
**MPC01**



6

E TOWN CENTER, PH. 2  
201106160072277



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 for kids



CONCEPT SITE PLAN

2-B-18-UR  
Revised: 3/27/2018

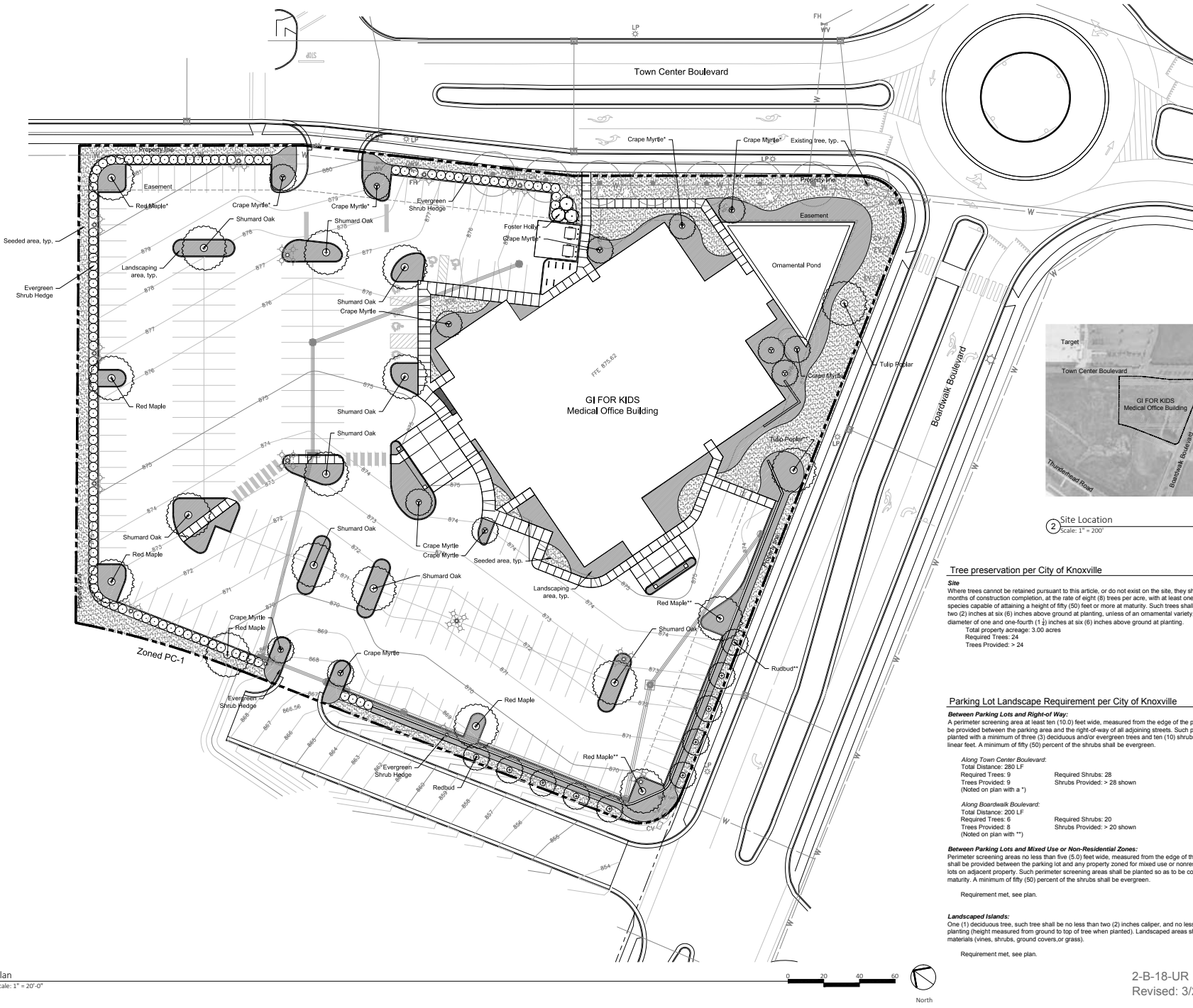
DATE: 22 MAR 2018  
PROJECT NO.: 17009  
PROJ. MGR.: SHA

MPC02

8  
**NORTHSHORE TOWN CENTER, PH. 2**  
 PLAT: 201106160072277  
 +/-16.6 AC. REMAINING

**LEGEND:**

EXISTING	PROPOSED	GROUND CONTOUR
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT	EASEMENT
EDGE OF PAVEMENT	EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAIN	STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER	SANITARY SEWER
POTABLE WATER	POTABLE WATER	POTABLE WATER
NATURAL GAS	NATURAL GAS	NATURAL GAS
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
MANHOLE	MANHOLE	MANHOLE
WATER METER	WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
SURFACE FLOW	SURFACE FLOW	SURFACE FLOW
SILT FENCING	SILT FENCING	SILT FENCING
CURB	CURB	CURB
CONCRETE PAVEMENT	CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT	ASPHALT PAVEMENT
CONSTRUCTION ENTRANCE	CONSTRUCTION ENTRANCE	CONSTRUCTION ENTRANCE
EROSION CONTROL MAT	EROSION CONTROL MAT	EROSION CONTROL MAT



2 Site Location  
 Scale: 1" = 200'

**Tree preservation per City of Knoxville**

**Site**  
 Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre, with at least one-half of the required number being species capable of attaining a height of fifty (50) feet or more at maturity. Such trees shall have a minimum trunk diameter of two (2) inches at six (6) inches above ground at planting, unless of an ornamental variety, which shall have a minimum trunk diameter of one and one-fourth (1 1/4) inches at six (6) inches above ground at planting.  
 Total property acreage: 3.00 acres  
 Required Trees: 24  
 Trees Provided: > 24

**Parking Lot Landscape Requirement per City of Knoxville**

**Between Parking Lots and Right-of-Way:**  
 A perimeter screening area at least ten (10.0) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100.0) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen.

**Along Town Center Boulevard:**  
 Total Distance: 280 LF  
 Required Trees: 9  
 Trees Provided: 9  
 (Noted on plan with \*)  
 Required Shrubs: 28  
 Shrubs Provided: > 28 shown

**Along Boardwalk Boulevard:**  
 Total Distance: 200 LF  
 Required Trees: 6  
 Trees Provided: 8  
 (Noted on plan with \*)  
 Required Shrubs: 20  
 Shrubs Provided: > 20 shown

**Between Parking Lots and Mixed Use or Non-Residential Zones:**  
 Perimeter screening areas no less than five (5.0) feet wide, measured from the edge of the parking lot to the property line, shall be provided between the parking lot and any property zoned for mixed use or nonresidential purposes, including parking lots on adjacent property. Such perimeter screening areas shall be planted so as to be continuous when plants reach maturity. A minimum of fifty (50) percent of the shrubs shall be evergreen.

Requirement met, see plan.

**Landscape Islands:**

One (1) deciduous tree, such tree shall be no less than two (2) inches caliper, and no less than eight (8) feet tall at the time of planting (height measured from ground to top of tree when planted). Landscaped areas shall be planted with natural plant materials (vines, shrubs, ground covers, or grass).

Requirement met, see plan.

1 Plan  
 Scale: 1" = 20'-0"



**Plant Schedule**

Qty	Quantity	Scientific Name	Common Name	Size	Notes
<b>SHADE TREES</b>					
1	1	Quercus macrocarpa	White Oak	12"	Plant in shade area
1	1	Quercus prinus	Prickly Pear	12"	Plant in shade area
1	1	Quercus laevis	Swamp White Oak	12"	Plant in shade area
<b>EVERGREEN TREES</b>					
1	1	Thuja occidentalis	Eastern White Cedar	12"	Plant in shade area
<b>ORNAMENTAL TREES</b>					
1	1	Amelanchier canadensis	Shadbush	12"	Plant in shade area
1	1	Amelanchier alnifolia	Winged Spindle Tree	12"	Plant in shade area
<b>SHRUBS</b>					
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
<b>ORNAMENTAL GRASSES</b>					
<b>SOIL</b>					

1. The species listed herein are for informational purposes only. The contractor shall verify the availability of all species listed herein prior to starting work.

**Planting Notes**

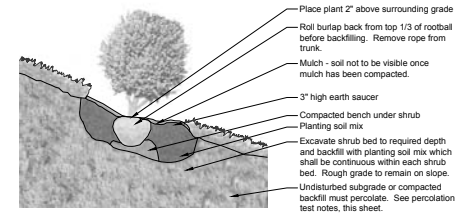
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Landscape Architect or Owner's representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Landscape Architect or Owner's representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flares of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Landscape Architect or Owner's representative.
- Stake location of all proposed trees and planting areas for approval by the Landscape Architect or Owner's representative prior to the commencement of planting.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Landscape Architect or Owner's representative prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as specified.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Landscape Architect or Owner's representative.
- All areas to be seeded shall receive soil preparation as specified prior to seeding, unless otherwise noted on plan.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (weeding, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Landscape Architect prior to use on site.
- See civil drawings for further information regarding:
  - Erosion and sediment control.
  - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
  - Limits of construction.
  - Locations of existing and proposed utilities or easements.
- Plant beds to join walks or walls at an angle between 90° & 60°.
- Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

**Instructions For Existing Soil Sampling:**

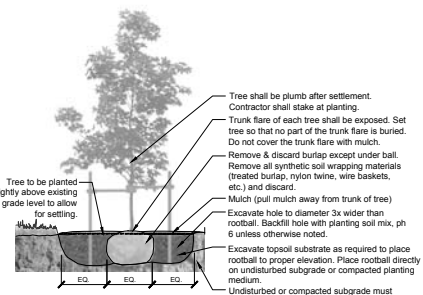
- Using a spade, dig a V-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to A & L Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
- Results to be copied to the Owner.

**Percolation Test Notes**

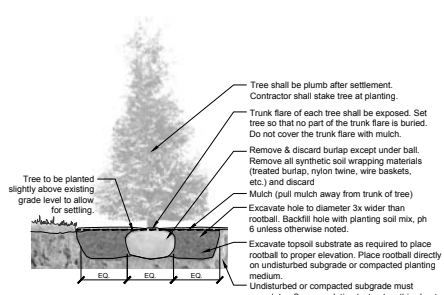
- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet overnight and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole, or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.



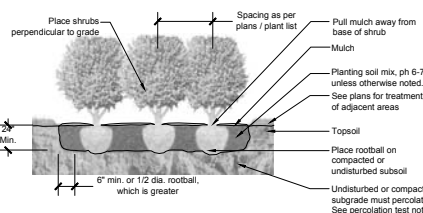
1 Slope Planting Detail  
Scale: NTS



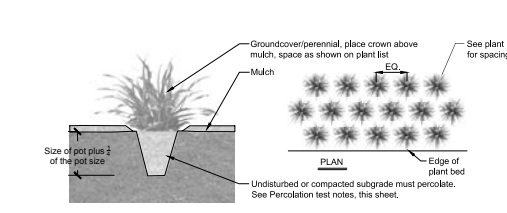
2 Deciduous Tree Planting Detail  
Scale: NTS



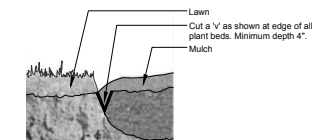
3 Evergreen Tree Planting Detail  
Scale: NTS



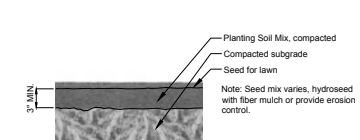
4 Shrub Planting Detail  
Scale: NTS



5 Groundcover/Perennial Planting Detail  
Scale: NTS



6 Bed Edge Detail  
Scale: NTS



7 Seed Detail  
Scale: NTS

2-B-18-UR  
Revised: 3/27/2018

**GEORGE ARMOUR EWART ARCHITECT**  
404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgewart.com

**hedstrom**  
LANDSCAPE ARCHITECTURE  
1000 BOARDWALK BLVD.  
KNOXVILLE, TENNESSEE

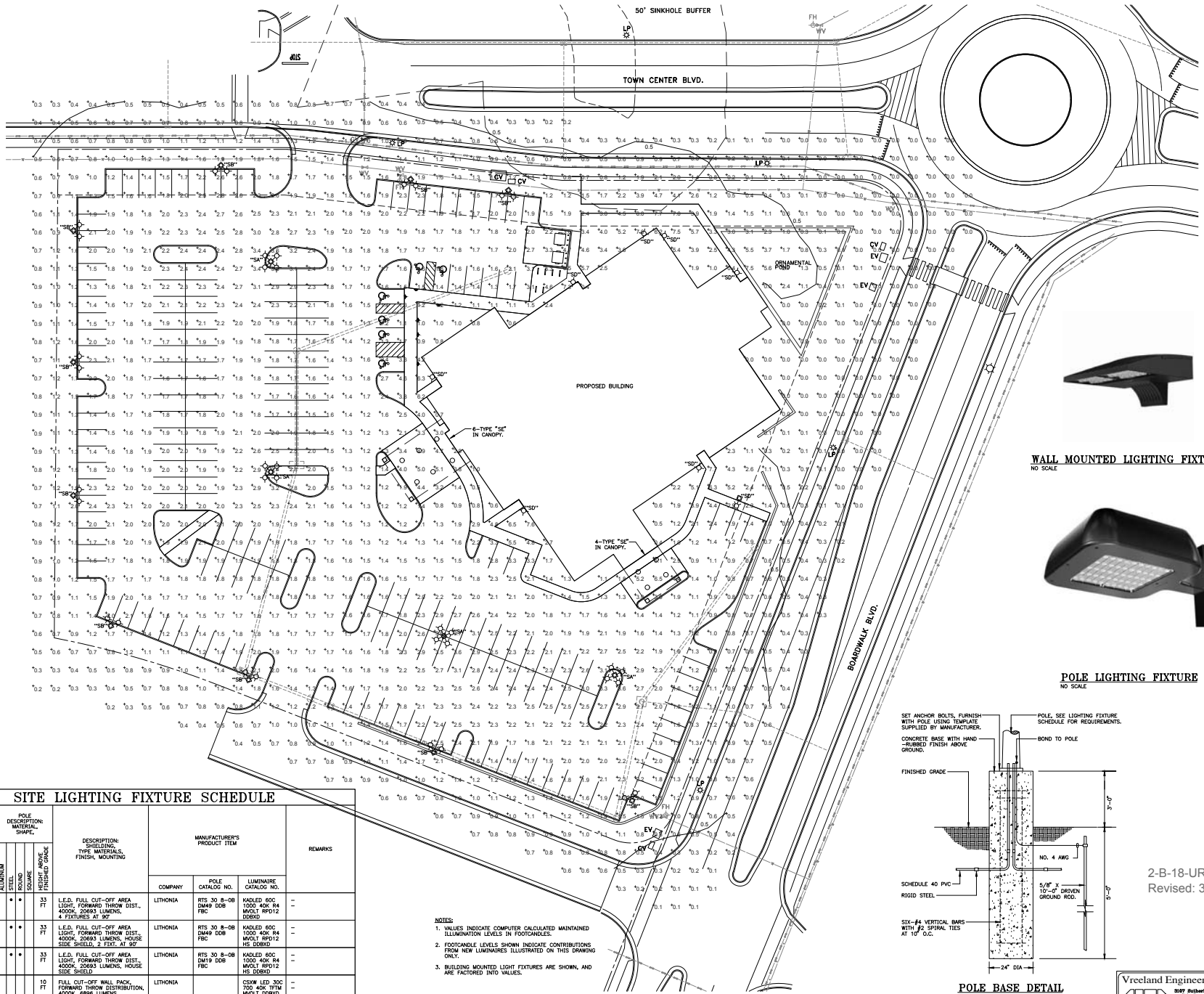
**GI FOR KIDS**  
A MEDICAL OFFICE BLDG.  
1000 BOARDWALK BLVD.  
KNOXVILLE, TENNESSEE  
for kids

PRELIMINARY - NOT FOR CONSTRUCTION

**Plant Schedule & Planting Details**

DATE: 27 MAR 2018  
PROJECT NO.: 17009  
PROJECT MGR.: SHA

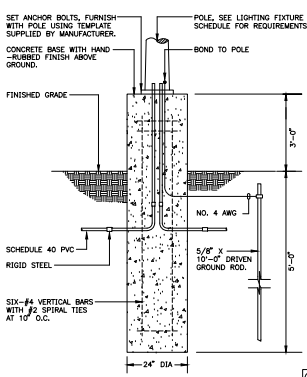
**L2.0**



**WALL MOUNTED LIGHTING FIXTURE**  
NO SCALE



**POLE LIGHTING FIXTURE**  
NO SCALE



**POLE BASE DETAIL**  
NO SCALE

2-B-18-UR  
 Revised: 3/27/2018


**Site Illumination Plan**

DATE: 27 Mar 2018  
 PROJECT NO.: 17009  
 PROJECT MGR.: SHA

**SE1.1**

SITE LIGHTING FIXTURE SCHEDULE										
DESIGNATION	LAMPS			POLE DESCRIPTION: MATERIAL, SHAPE,		DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM		REMARKS	
	METAL HALIDE	HIGH PRESSURE SODIUM	LED	HEIGHT	FINISHED GRADE		COMPANY	POLE CATALOG NO.		LUMINAIRE CATALOG NO.
A	•	•	•	216	33 FT	L.E.D. FULL CUT-OFF AREA LIGHT, FORWARD THROW DIST., 4000K, 2000'S LUMENS, 4 FIXTURES AT 90°	LITHONIA	RTS 30 8-08 DM49 DOB FBC	KADLED 60C 1000 40K R4 MOKLT R9P12 D08D	--
B	•	•	•	216	33 FT	L.E.D. FULL CUT-OFF AREA LIGHT, FORWARD THROW DIST., 4000K, 2000'S LUMENS, HOUSE SIDE SHIELD, 2 FIXT. AT 90°	LITHONIA	RTS 30 8-08 DM49 DOB FBC	KADLED 60C 1000 40K R4 MOKLT R9P12 HS D08D	--
C	•	•	•	216	33 FT	L.E.D. FULL CUT-OFF AREA LIGHT, FORWARD THROW DIST., 4000K, 2000'S LUMENS, HOUSE SIDE SHIELD	LITHONIA	RTS 30 8-08 DM49 DOB FBC	KADLED 60C 1000 40K R4 MOKLT R9P12 HS D08D	--
D	•	•	•	73	10 FT	FULL CUT-OFF WALL PACK, FORWARD THROW DISTRIBUTION, 4000K, 800'S LUMENS	LITHONIA	CSW LED 30C 700 40K 97FM MOKLT D08D	--	
E	•	•	•	34.7	12 FT	1/2" L.E.D. DOWNLIGHT, DAMP LOCATION, 4000K, 3000 LUMENS	LITHONIA		LEND 40/20 LOW AIR LESS MOKLT	--

**NOTES:**  
 1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES.  
 2. FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.  
 3. BUILDING MOUNTED LIGHT FIXTURES ARE SHOWN, AND ARE FACTORED INTO VALUES.

**SITE PLAN - ILLUMINATION**  
 SCALE: 1"=20'-0"  


SET 1 - 2/24/18 - 25%  
 A.L.S. 03/26/18 - 25%  
 2/24/18 0117402(C)

2-B-18-UR-PP-3-8-18  
Knox MPC Mail - wd 2-B-18-UR / GI For Kids site review



Mike Reynolds <mike.reynolds@knoxmpc.org> Mon, Feb 26, 2018 at 10:38 AM  
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Postponement request

----- Forwarded message -----

From: **Stuart Anderson** <sanderson@georgeewart.com>  
Date: Sat, Feb 24, 2018 at 6:38 AM  
Subject: Re: 2-B-18-UR / GI For Kids site review  
To: Mike Reynolds <mike.reynolds@knoxmpc.org>  
Cc: Will Robinson <wrassociates@bellsouth.net>, Oliver Smith <oliversmith@oliversmithrealty.com>, George Ewart <gewart@georgeewart.com>, Carlos Pinilla <cpinilla@georgeewart.com>, John Anderson <janderson@site-incorporated.com>

Dear Mr. Reynolds -

We request to postpone our hearing until the April 12 MPC meeting due to our ongoing work making the required revisions to our site plan review package for the above referenced project in coordination with the surrounding development. Please let us know the deadline by which we must submit the corrections/revisions that we previously discussed.

Thanks for your assistance in this matter,

Stuart H. Anderson, AIA, LEED AP

**GEORGE ARMOUR EWART ARCHITECT**

404 Bearden Park Circle | Knoxville Tn. 37919  
p:865.602.7771 c:865.567.1646 f:865.602.7742  
George Armour Ewart Architect | Facebook

---

**From:** Mike Reynolds <mike.reynolds@knoxmpc.org>  
**Sent:** Friday, February 23, 2018 3:55 PM  
**To:** Stuart Anderson  
**Subject:** Re: 2-B-18-UR / GI For Kids site review

Stuart,

This application will need to be postponed again since revised plans have not been submitted. When you have an opportunity, please send me a postponement request for the April 12th MPC meeting, or a later meeting if you know it will take more than a month to submit revisions.

Thanks and have a great weekend!

Mike



2-B-18-UR\_PP\_2-8-18

Sherry Michienzi <sherry.michienzi@knoxmpc.org>

**Fwd: 2-B-18-UR / GI For Kids site review**

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Wed, Jan 24, 2018 at 8:25 AM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Postponement request for 2-B-18-UR.

Michael Reynolds, AICP  
Senior Planner



----- Forwarded message -----

From: **Stuart Anderson** <sanderson@georgeewart.com>

Date: Wed, Jan 24, 2018 at 8:24 AM

Subject: 2-B-18-UR / GI For Kids site review

To: "mike.reynolds@knoxmpc.org" <mike.reynolds@knoxmpc.org>

Cc: "Oliver A. Smith IV" <oliversmith@oliversmithrealty.com>, William Norris Robinson <wrassociates@bellsouth.net>

Good morning, Mike –

As we discussed at our review meeting last week, it wasn't possible to make all the revisions to our drawings, especially in coordination with the surrounding development design, in time for the Feb.8 agenda meeting. At this time we request to postpone our hearing until the March 8 meeting. Please let us know the deadline by which we must submit the corrections/revisions that we have discussed.

Thanks for your help,

Stuart H. Anderson, AIA, LEED AP

**GEORGE ARMOUR EWART ARCHITECT**

404 Bearden Park Circle, Knoxville TN 37919

p:865.602.7771 c:865.567.1646 f:865.602.7742

George Armour Ewart Architect | Facebook

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Use on Review  Development Plan

Name of Applicant: Stuart Anderson

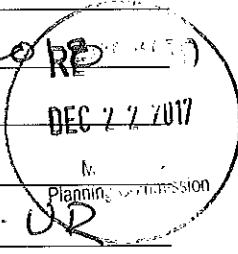
Date Filed: 12.22.17

Meeting Date: Feb. 8, 2018

Application Accepted by: M Payne

Fee Amount: # File Number: Development Plan #

Fee Amount: #1500 File Number: Use on Review 2-B-18-UR



**PROPERTY INFORMATION**

Address: none assigned ; TBD

General Location: NE corner of Boardwalk Blvd. and Town Center Blvd.

Tract Size: 3.00 AC No. of Units: 1

Zoning District: PC-1(K), TC-1

Existing Land Use: undeveloped

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: MU-CC

Growth Policy Plan Designation: Urban

Census Tract: 57.09

Traffic Zone: 233

Parcel ID Number(s): 98.11

Jurisdiction:  City Council 2<sup>nd</sup> District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: James H. Harrison

Company: Northshore Market Investors

Address: 5731 Lyons View Pike #225

City: Knoxville State: TN Zip: 37919

Telephone: 865.692.6733

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

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

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Stuart Anderson

Company: George Ewart Architect

Address: 404 Bearden Park Circle

City: Knoxville State: TN Zip: 37919

Telephone: 865.602.7771

Fax: 865.602.7742

E-mail: sanderson@georgeewart.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: Stuart Anderson

Company: George Ewart Architect

Address: 404 Bearden Park Circle

City: Knoxville State: TN Zip: 37919

Telephone: 865.602.7771

E-mail: sanderson@georgeewart.com

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

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name                                  Address      •      City      •      State      •      Zip                  Owner    Option

Northshore Market Investors

James H. Hamm      5731 Lyons View Pike #225  
 Knoxville TN 37919      ✓  
 James H. Harrison  
 Manager.



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

*Stevenson*

1701 Alcott Manor Ln, Knoxville, TN 37922 ✓

*Schmidt*

1701 Alcott Manor Ln, Knoxville TN 37922 ✓



## REQUIRED SIGN POSTING AGREEMENT FORM


For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 1/26/18, consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature:   
Printed name: GREGORY L. ARMOUR  
MPC/BZA File #: 2-B-18-UR

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org