

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

▶ **FILE #:** 8-E-18-UR

AGENDA ITEM #: 42

AGENDA DATE: 8/9/2018

▶ **APPLICANT:** FLOURNOY DEVELOPMENT COMPANY

OWNER(S): Flourney Development Company

TAX ID NUMBER: 28 100, 205 AND 20504

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7447 Andersonville Pike

▶ **LOCATION:** Southwest side of Andersonville Pike across from Halls Elementary School.

▶ **APPX. SIZE OF TRACT:** 7.57 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andersonville Pike, a major collector street with a three lane street section with a pavement width of 33' within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Hospice facility and vacant land

▶ **PROPOSED USE:** Independent Living, Assisted Living and Memory Care Facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Assisted living facility - OB (Office, Medical, and Related Services)

South: Residences - A (Agricultural)

East: Halls Elementary School - A (Agricultural)

West: Shopping center - SC (Shopping Center)

NEIGHBORHOOD CONTEXT: This site is located near the intersection of Andersonville Pike and E. Emory Rd. in an area with a mix of commercial, office, institutional and residential development.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a senior living facility for up to 120 independent living units, 46 assisted living beds and 26 memory care beds, subject to the following 8 conditions:

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Working with the property owners of the shopping center to the west to provide a pedestrian connection from the senior living facility to the shopping center.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to

guarantee installation.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
6. Obtaining approval of and recording a final plat for the combination of the three parcels into a single lot.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to approval by Knox County and Planning Commission staff.

With the conditions noted above, this request meets the requirements for approval in the OB (Office, Medical, and Related Services) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 7.57 acre site that is located on the southwest side of Andersonville Pike, north of E. Emory Rd. as a senior living facility that will include an independent living building, an assisted living building and a memory care building. The independent living facility will be a four story building with 78 one bedroom units and 42 two bedroom units. While the independent units will have their own kitchen area, a kitchen and main dining room is provided for this facility. The assisted living facility will be a two story building with a total of 46 beds. The independent living facility and assisted living facility buildings are connected. The former one story Tennova Residential Hospice facility will be converted to a memory care facility with a total of 26 beds.

The proposed development will include two driveway connections to Andersonville Pike to serve the three buildings. A third driveway provides access to a parking lot on the south side of the property. The applicant is providing a total of 141 parking spaces which meets the requirements of the Knox County Zoning Ordinance.

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

1. All public utilities are available to serve the site.
2. The proposed senior living facility is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. Senior living facilities do not have a significant traffic impact as compared to other residential and nonresidential uses.

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 OB zoning as well as the general criteria for approval of a use on review.
2. The proposed facility with the recommended conditions 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 is compatible with the character of the neighborhood 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 the development is located off of a major collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

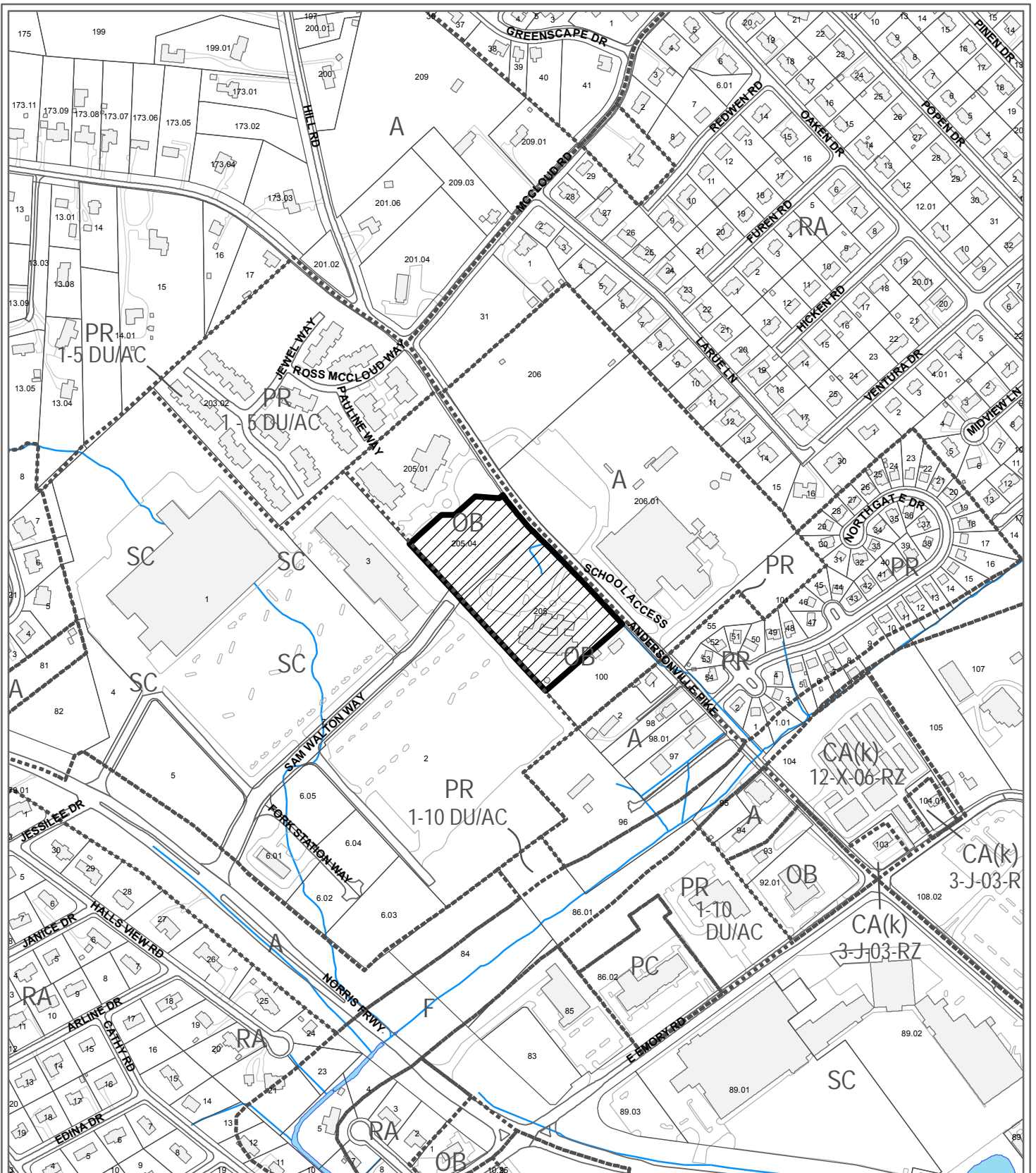
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes medium density residential and office type uses for this site. The proposed senior living facility is in conformity with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**8-E-18-UR
USE ON REVIEW**



Independent Living, Assisted Living and Memory Care Facility in OB
(Office, Medical, and Related Services)

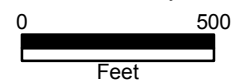
Original Print Date: 7/19/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Flourney Development Company

Map No: 28

Jurisdiction: County



HALLS SENIOR LIVING

USE ON REVIEW SUBMITTAL

7447 ANDERSONVILLE PIKE

KNOX COUNTY, TENNESSEE

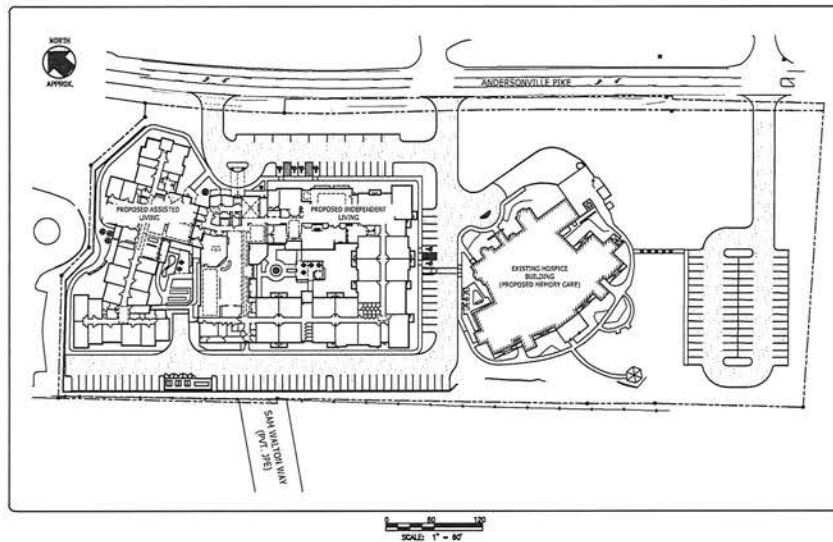


DRAWING INDEX

- C0.00 COVER SHEET
- C0.01 EXISTING CONDITIONS
- C1.01 SITE LAYOUT PLAN
- C1.02 TURNING STUDY
- C2.01 SITE GRADING AND DRAINAGE PLAN
- C3.01 DRIVEWAY PROFILES

- L1 MASTER SIGN PLAN
- L3 LANDSCAPE

- SK1 OVERALL FIRST FLOOR PLAN
- SK2 OVERALL SECOND FLOOR PLAN
- SK3 OVERALL THIRD FLOOR PLAN
- SK4 OVERALL FOURTH FLOOR PLAN
- SK5 AL UNIT PLANS
- SK6 IL UNIT PLANS
- SK7 BUILDING ELEVATIONS



PROPERTY DATA	
PROPERTY OWNER	PARCEL 100 KATHIE D. EDWARDS 7427 ANDERSONVILLE PIKE KNOXVILLE, TN 37938 PARCEL 205.00 KNOXVILLE HOME CARE SERVICES, LLC 5855 MEADOWS ROAD, SUITE 500 CORNEAL, OR 97035 PARCEL 205.04 ELMCROFT OF LOUISVILLE, LLC 6720 ELMCROFT CIRCLE LOUISVILLE, KY 40241
DEVELOPER	FLOURNOY DEVELOPMENT COMPANY 900 BROOKSTONE CENTRE PARKWAY COLUMBUS, GEORGIA 31904
KNOXVILLE CLT. MAP NO.	28 AND 38
PARCEL ID NUMBER	038100, 028205, AND 02820504
JURISDICTION	KNOX COUNTY
ZONING	08 "OFFICE, MEDICAL, AND RELATED SERVICES"
AREA	7.57 AC. (AFTER ROW DEDICATION) / 6.1 AC. DISTURBED

8-E-18-UR
Revised: 7/24/2018

REVISED PER HPC COMMENTS	7/24/2018
ISSUES	0
FLOURNOY DEVELOPMENT COMPANY 900 BROOKSTONE CENTRE PARKWAY COLUMBUS, GA 31904	
PROJECT: HALLS SENIOR LIVING 7447 ANDERSONVILLE PIKE KNOXVILLE, TENNESSEE	
EXISTING CONDITIONS	
CD PROJECT NO.	2018-0104
DRAWING DATE	July 24, 2018
PREP	JH
DESIGN	FE
ISSUED FOR	0
ISSUED BY	0
USE ON REVIEW SUBMITTAL	
C0.01	

DEVELOPMENT INTENSITY CALCULATIONS:

TOTAL LOT AREA (AFTER R.O.K. DEDUCTION) = 7.57 ACRES
 LEASABLE OPEN SPACE AND RECREATION USE = 1.61 MILLS SF = 2.88 AC
 PERCENT OF LEASABLE OPEN SPACE AND RECREATION USE = GROSS OPEN SPACE / GROSS LOT AREA = 2.88 AC / 7.57 AC = 0.38

BUILDING COVERAGE
 EXISTING HOUSING = 40,726 SF = 0.47 AC
 PROPOSED INDEPENDENT LIVING = 40,841 SF = 0.47 AC
 PROPOSED ASSISTED LIVING = 48,877 SF = 0.58 AC
 TOTAL = 130,444 SF = 1.52 AC

PERCENT OF BUILDING COVERAGE = GROSS BUILDING COVERAGE / GROSS LOT AREA = 1.52 AC / 7.57 AC = 0.20

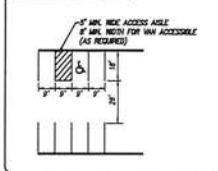
PARKING CALCULATIONS:

RESIDUAL:
 ASSIGNED LIVING FACILITIES
 1 SPACE/PER 1 BED
 1 SPACE/PER EMPLOYEE
 ASSIGNED LIVING AND MEMORY CARE UNITS = 72 BEDS
 INDEPENDENT LIVING 1 BEDROOM UNITS = 78 BEDS
 INDEPENDENT LIVING 2 BEDROOM UNITS = 44 BEDS
 TOTAL BEDS = 194 BEDS = 58 PARKING SPACES
 EMPLOYEES PER PEAK SHIFT (AS) = 40 PARKING SPACES
 TOTAL SPACES = 98 PARKING SPACES

PROPOSED:
 TOTAL STANDARD SPACES PROVIDED = 138 SPACES
 TOTAL ACCESSIBLE SPACES PROVIDED = 4 SPACES
 INDEPENDENT LIVING 1 BEDROOM UNITS = 78 BEDS
 INDEPENDENT LIVING 2 BEDROOM UNITS = 44 BEDS
 TOTAL BEDS = 122 BEDS = 36 PARKING SPACES
 EMPLOYEES PER PEAK SHIFT (AS) = 40 PARKING SPACES
 TOTAL SPACES = 76 PARKING SPACES

TOTAL PARKING SPACES = 174 SPACES

TYPICAL PARKING DETAIL

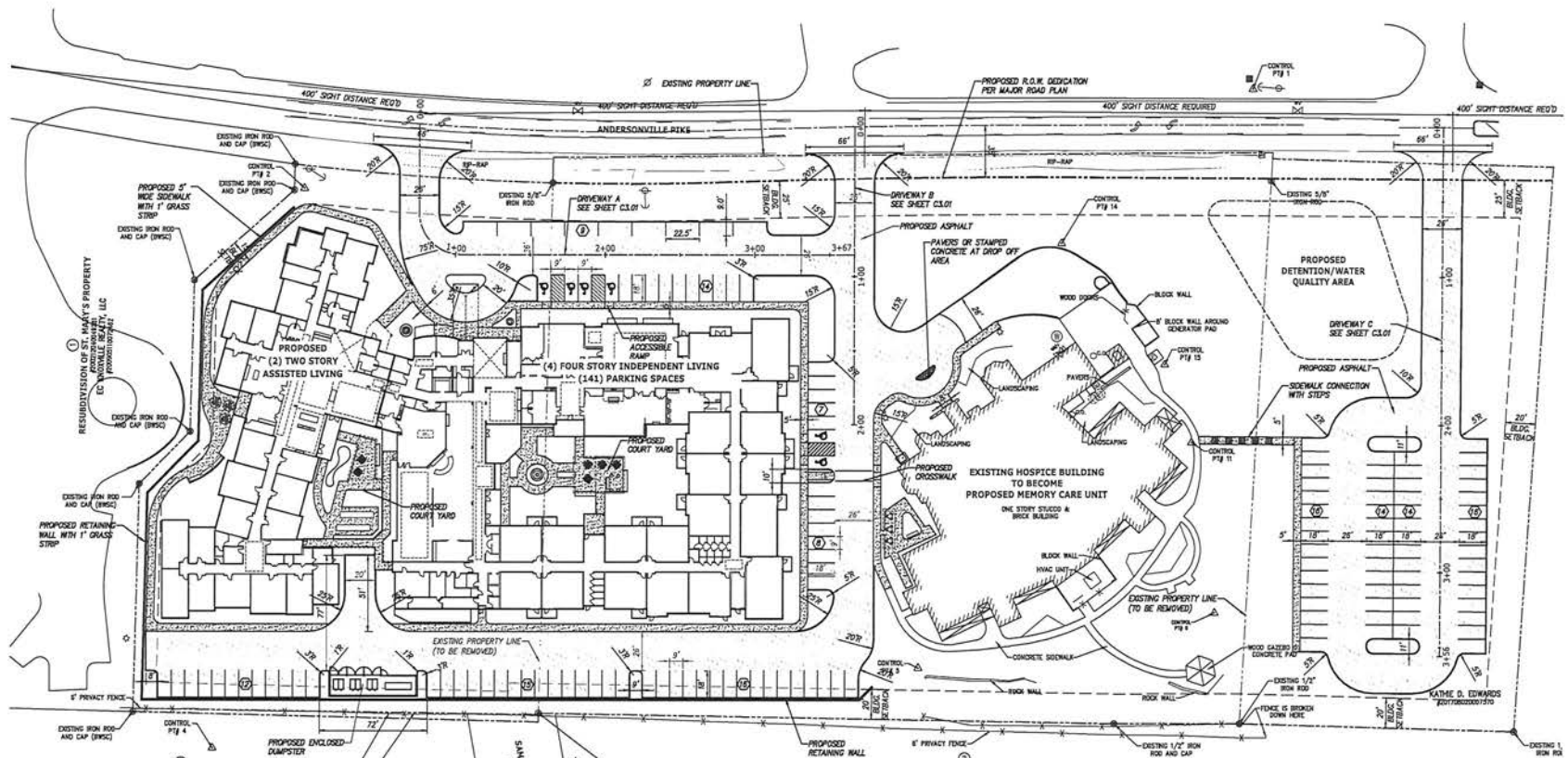
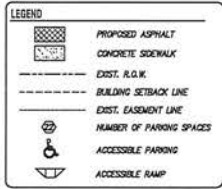


SPECIAL NOTE:

BUILDING HEIGHT FOR INDEPENDENT LIVING FACILITY EXCEEDS 45 FEET (4 STORIES). SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING HEIGHT. BUILDING IS SET BACK FROM PROPERTY LINE A MINIMUM OF 60' TO PROVIDE ADDITIONAL SEPARATION FOR INCREASE IN OVERALL HEIGHT.



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN HAS BEEN PROVIDED BY CANNON AND CANNON, INC. DATED JUNE 14, 2018 AND SUPERSEDES ALL PREVIOUS DATA.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 - THE AREAS, ACCESSIBLE BASES AND ASPHALTIC SURFACE COURSED SHALL MEET THE MATERIALS EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THESE SPECIFICATIONS AND KING COUNTY STANDARD SPECIFICATIONS.
 - PROPERTY CONCERNING REFLECTED ANGLES, SIGNS, AND SIGALS AS SHOWN ON KING COUNTY CLT TAX MAPS AND AS SHOWN ON THE ZONING FOR THE PROPERTY IS OF "OFFICE, MEDICAL AND RELATED SERVICES". TOTAL AREA IS 2.57 ACRES (AREA IS BEING DESIGNATED THE TOTAL ACTUATED AREA IS APPROXIMATELY 2.18 ACRES. TRAFFIC CONTROL DEVICES AND PAYMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH KING COUNTY ZONING ORDINANCE.
 - FRONT YARD SETBACK = 25'
 - SIDE YARD SETBACK = 15'
 - (20' ADJACENT TO RESIDENTIAL)
 - REAR YARD SETBACK = 20'
 - FRONT PARKING SETBACK = 10'
 - OWNER: FLOURNOY DEVELOPMENT COMPANY
 PARTNER: HALLS SENIOR LIVING
 7347 ANDERSONVILLE PIKE
 NOKVILLE, TN 37138
 ARCHITECT: HALLS SENIOR CARE SERVICES, LLC
 8000 MADISON ROAD, STE 200
 GERMANTOWN, TN 37032
 CIVIL ENGINEER: SHERMAN
 1400 SHERMAN DRIVE
 LEADVILLE, KY 40041
 - DEVELOPER: FLOURNOY DEVELOPMENT COMPANY
 300 BROOKSTONE CENTRE PARKWAY
 COLUMBUS, GA 31904
 - PERMETER SURFACES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 24" IN ANY DIRECTION UNLESS OTHERWISE PROVIDED BY A GEOTECHNICAL ENGINEER.
 - PROPOSED LANDSCAPING SHALL COMPLY WITH THE KING COUNTY REGULATIONS.
 - PROPOSED PARKING SHALL MEET KING COUNTY REGULATIONS.
 - PROPOSED SITE LAYOUT PLAN SHALL MEET M.P.C. AND KING COUNTY REGULATIONS.



REVISED PER MPC COMMENTS	7/24/2018
REVISIONS	DATE
CANNON & CANNON INC. CIVIL & LANDSCAPE ARCHITECTS PH: 615.876.8555 4150 Kipling Place www.cannon-cannon.com Germantown, TN 37032	
CLIENT:	FLOURNOY DEVELOPMENT COMPANY 300 BROOKSTONE CENTRE PARKWAY COLUMBUS, GA 31904
PROJECT:	HALLS SENIOR LIVING 7347 ANDERSONVILLE PIKE NOKVILLE, TENNESSEE
SITE LAYOUT PLAN	
CD PROJECT NO.	19018-0004
DRAWN DATE	JULY 24, 2018
PK	304
FE	-
DRAWN BY	LED
DESIGNED BY	DIEDER
USE ON REVIEW SUBMITTAL	
C1.01	

8-E-18-UR
 Revised: 7/24/2018



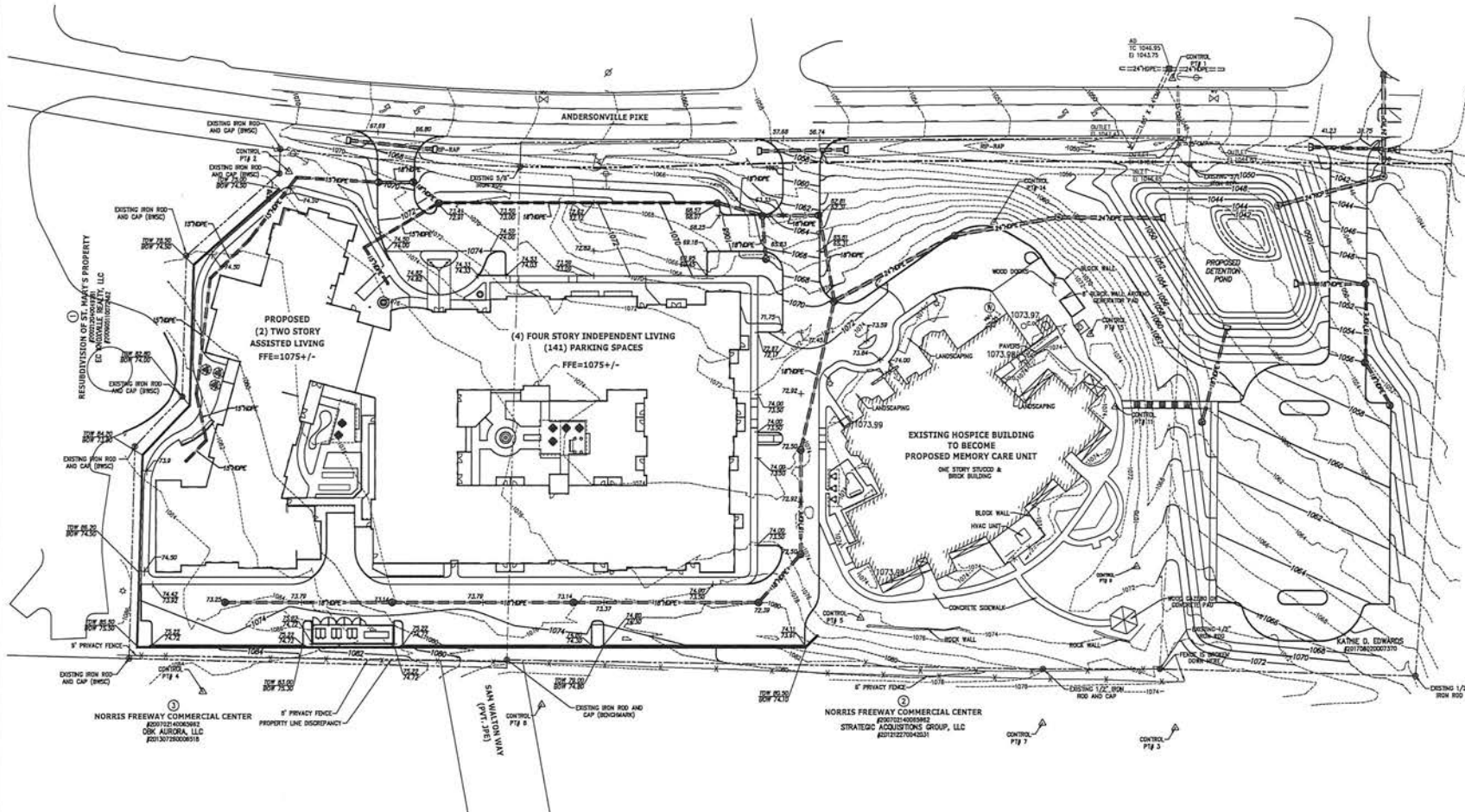
IN STATE PLANE
(NAD 83)
SCALE: 1" = 30'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001

NOTES:
1. REFERENCE SHEET CLAY FOR NOTES

SPECIAL NOTE:
SECTION AND WATER QUALITY SCOD TO BE INCLUDED AS
PART OF FULL SITE PLAN SUBMITTAL. FUTURE PLANS TO
INCLUDE A WETLAND EXTENDED DETENTION POND WITH
SEMIWET FORESTS AND CHANNEL PROTECTION VOLUME.

LEGEND

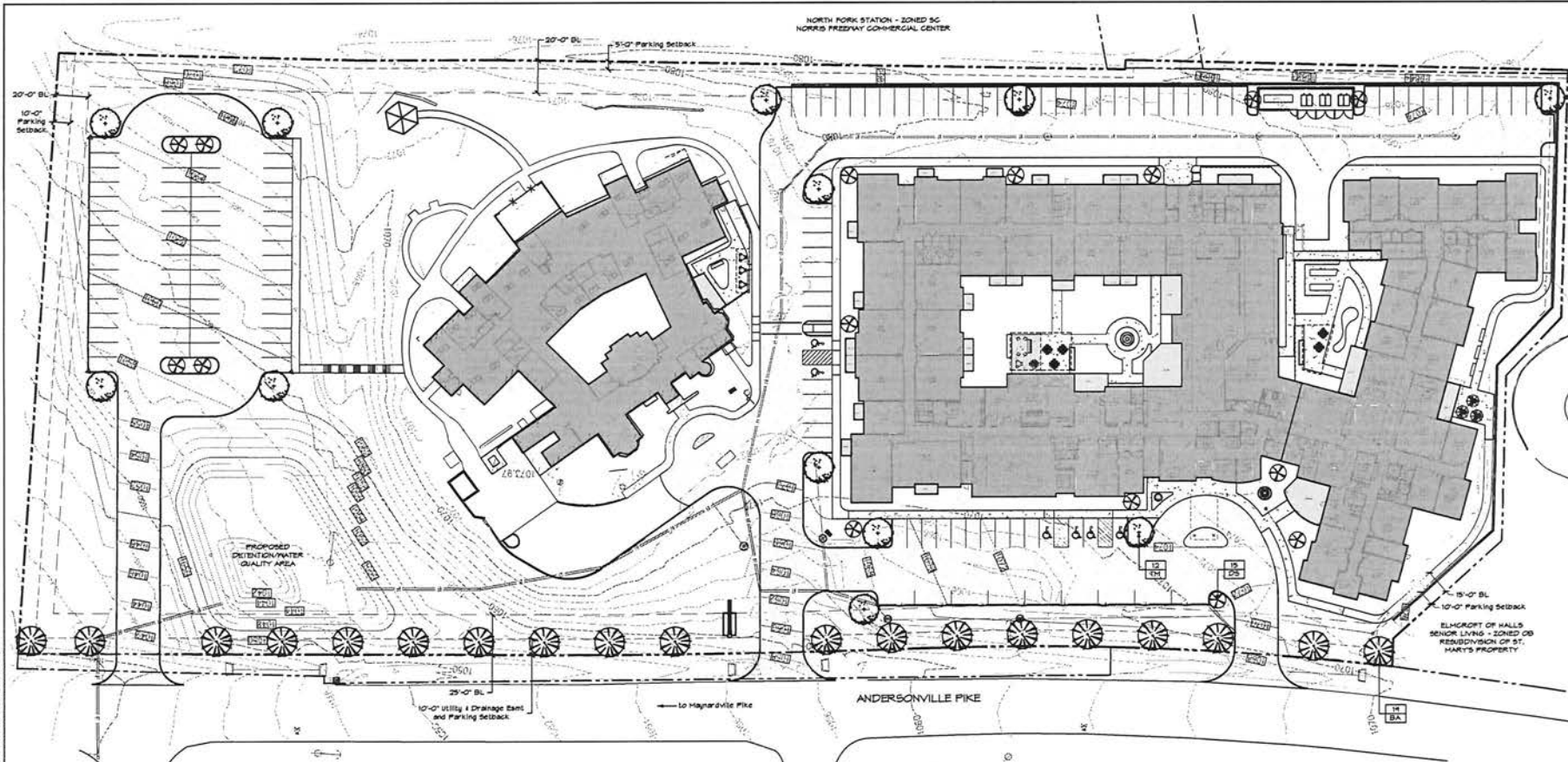
- BOUNDARY LINE
- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- PROPOSED STORM SEWER
- 897.50 PROPOSED SPOT ELEVATION
- 818.00/816.00 TOP AND BOTTOM OF WALL ELEVATIONS



REVISED PER HPC COMMENTS	7/24/2018
ISSUES	SITE
CANNON & CANNON INC GENERIC ENGINEERS & SURVEYORS PH: 865.676.8555 6110 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919	
CLIENT:	FLOURNOY DEVELOPMENT COMPANY 560 BROOKSTONE CENTRE PARKWAY COLUMBUS, GA 31904
PROJECT:	HALLS SENIOR LIVING 7447 ANDERSONVILLE PIKE KNOXVILLE, TENNESSEE
SITE GRADING AND DRAINAGE PLAN	
DATE PREPARED:	05/03/18
DATE REVISION:	07/24/2018
PREPARED BY:	PK
CHECKED BY:	LED
DESIGNED BY:	LED
USE ON REVIEW SUBMITTAL	
C2.01	

8-E-18-UR
Revised: 7/24/2018





1 LANDSCAPE PLAN
Scale 1" = 30'-0"

8-E-18-UR
Revised: 7/24/2018

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITIES AND OBSTRUCTIONS SHALL BE IDENTIFIED AND DELETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL DATA	
BASIC INFORMATION	
Existing Zoning: OS (Office, Medical and Related Services)	
Site Area: ~5.99 Acres	
Proposed Use: Senior Living	
JURISDICTION	
Knox County, Tennessee	
Assisted Living use is subject to "Use On Review" per County Code Appendix A Article V Section 41.02(5). "Use On Review" applications are made to the Knoxville-Knox County Metropolitan Planning Commission	
PROPOSED BUILDING	
1) 3Story Memory Care Renovation	
2) 3Story Assisted Living	
3) 3Story Independent Living	

LANDSCAPE DATA	
GENERAL INFORMATION	
Open Space: 35,381 (1.86ac) = 37%	
Building Coverage: 81,587 (1.88ac) = 33%	
UTILITIES / SCREENING	
MPC Type C Screening Provided at Andersonville Pike ROW (N.18.11.01)	
A row of evergreen conifers @ 10ft on center	
A 2ft berm (provided by grade difference between parking and ROW)	
Remaining landscape open space is combination of deciduous and evergreen trees, ornamental trees, evergreen, deciduous, and perennial shrubs, groundcover, limited seasonal color beds, and turf.	

PLANT LIST					
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	REMARKS
BA	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	19	3" cal.	10-12 ft. full to ground, matching
TM	Tribute Maple	Acer buergerianum	12	3" cal.	12-15 ft. spread min, matching
DS	Downy Serviceberry	Amelanchier arborea	13	2" cal.	6-8 ft. spread min, matching

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums, all plant material shall meet or exceed remarks. Plant material size and grade to conform to "American Standards for Nursery Stock" American Association of Nurserymen, latest approved revision, ANSI Z 60-1

pi architects
4833 Balcones Dr., Ste 200
Austin, TX 78731
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F: (512) 231-1956
www.piarch.com

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interior + landscape architecture

NOT FOR BIDDING, PERMIT,
OR CONSTRUCTION
PURPOSES

**FLOURNOY
SENIOR LIVING**
7447 Andersonville Pike
Knox County, TN

ISSUE:
**USE ON REVIEW
SUBMITTAL**

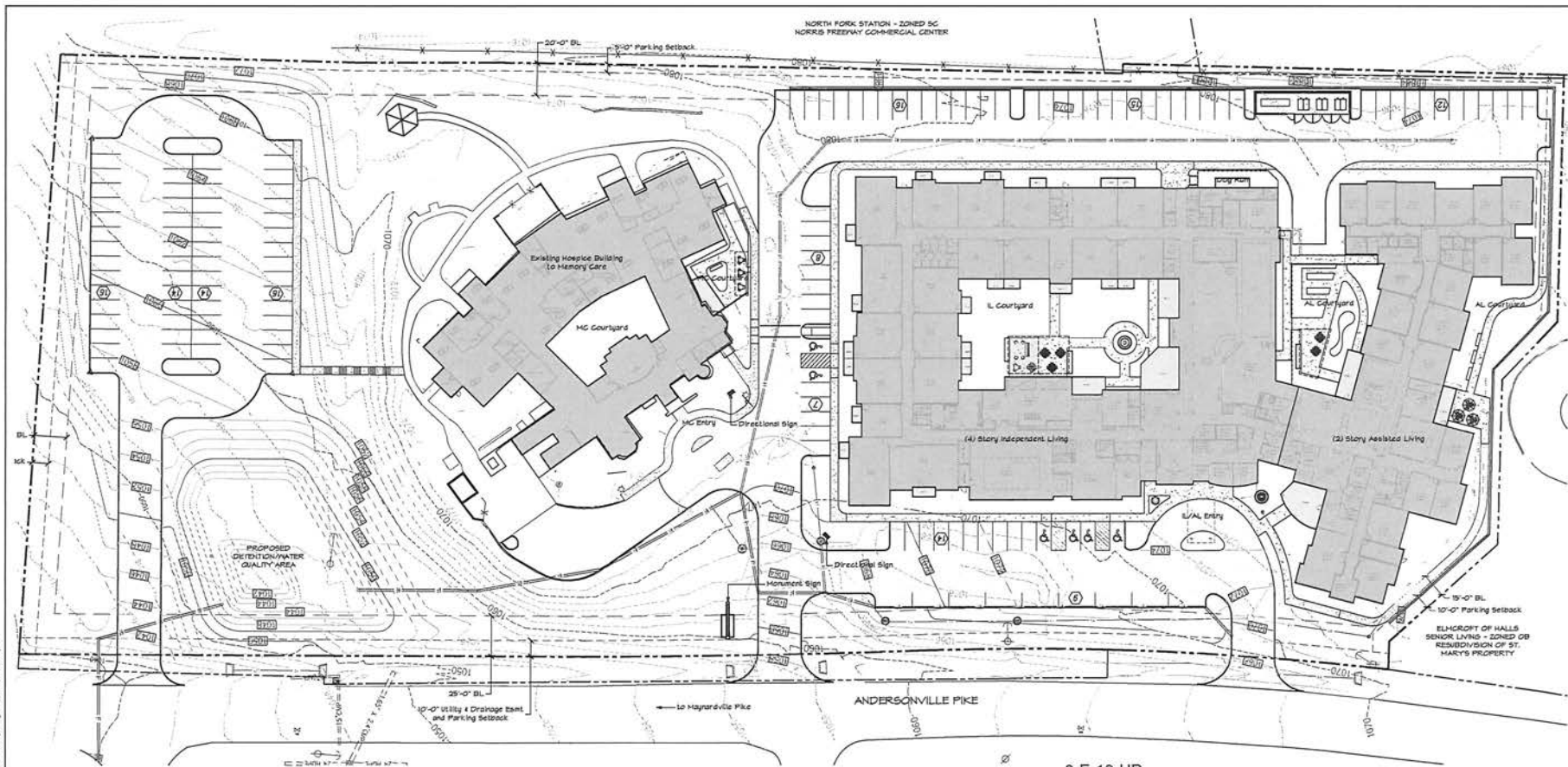
© 2018 PI ARCHITECTS, INC.
REVISIONS:
REV. 1/24/18 MPC Contract

DATE:
June 29, 2018
PROJECT NUMBER:
18004
SHEET TITLE:

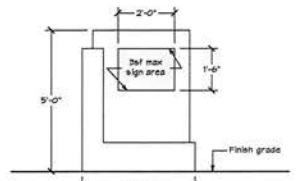
LANDSCAPE

SHEET:
L3

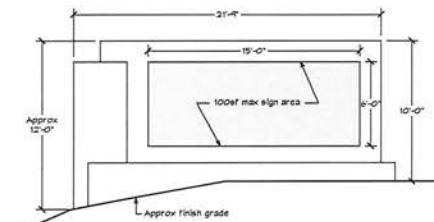
NO. 1 OF 1



1 SIGN LAYOUT PLAN
Scale 1" = 20'-0"



2 DIRECTIONAL SIGN CONCEPT
Scale 1/2" = 1'-0"



3 MONUMENT SIGN CONCEPT
Scale 1/4" = 1'-0"

8-E-18-UR
Revised: 7/24/2018

GENERAL DATA	
BASIC INFORMATION	
Existing Zoning	SC (Office, Medical and Related Services)
Site Area	~7.5ac
Proposed Use	Senior Living
JURISDICTION	
Knox County, Tennessee	
Assisted Living use is subject to "Use On Review" per County Code Appendix A Article V Section 41.02(b). "Use On Review" applications are made to the Knoxville-Knox County Metropolitan Planning Commission.	
PROPOSED BUILDING	
(1)	3-Story Memory Care Renovation
(2)	2-Story Assisted Living
(3)	2-Story Independent Living

NOTES	
SETBACKS	
Front	15' (3.00.04(C))
Edge of Pavement	15' (3.00.04(A))
Side/Rear Property Line	10' (3.00.04(C))
From Other Signs	100' (3.00.04(B))
DIMENSIONS	
Height: 15' PROPOSED	
Area	1681 of footprint, near 1000sf (3.00.04(C))
Quantity	1" (3.00.02(C))
* On site traffic, directional signs three (3) square feet or less in size located on the property shall not be considered a ground sign under the terms of this resolution.	

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF PI ARCHITECTS AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF PI ARCHITECTS

NOTE: BEWARE UNDERGROUND UTILITIES IN PLACE, INCLUDING ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, AND OTHERS. CONSULT PROJECT ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE FLAGGED AND IDENTIFIED. LANDSCAPE CONTRACTOR RESPONSIBILITY.

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Austin, TX 78731
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NOT FOR BIDDING, PERMIT,
OR CONSTRUCTION
PURPOSES

**FLOURNOY
SENIOR LIVING**
7447 Andersonville Pike
Knox County, TN

ISSUE:
USE ON REVIEW
SUBMITTAL

©2018 PI ARCHITECTS, INC.

REVISIONS
Jul 24, 2018
Revised for MPC Comments

DATE:
June 29, 2018
PROJECT NUMBER:
2804
SHEET TITLE:

MASTER
SIGN PLAN

SHEET:

L1

NO: 1 OF: 1



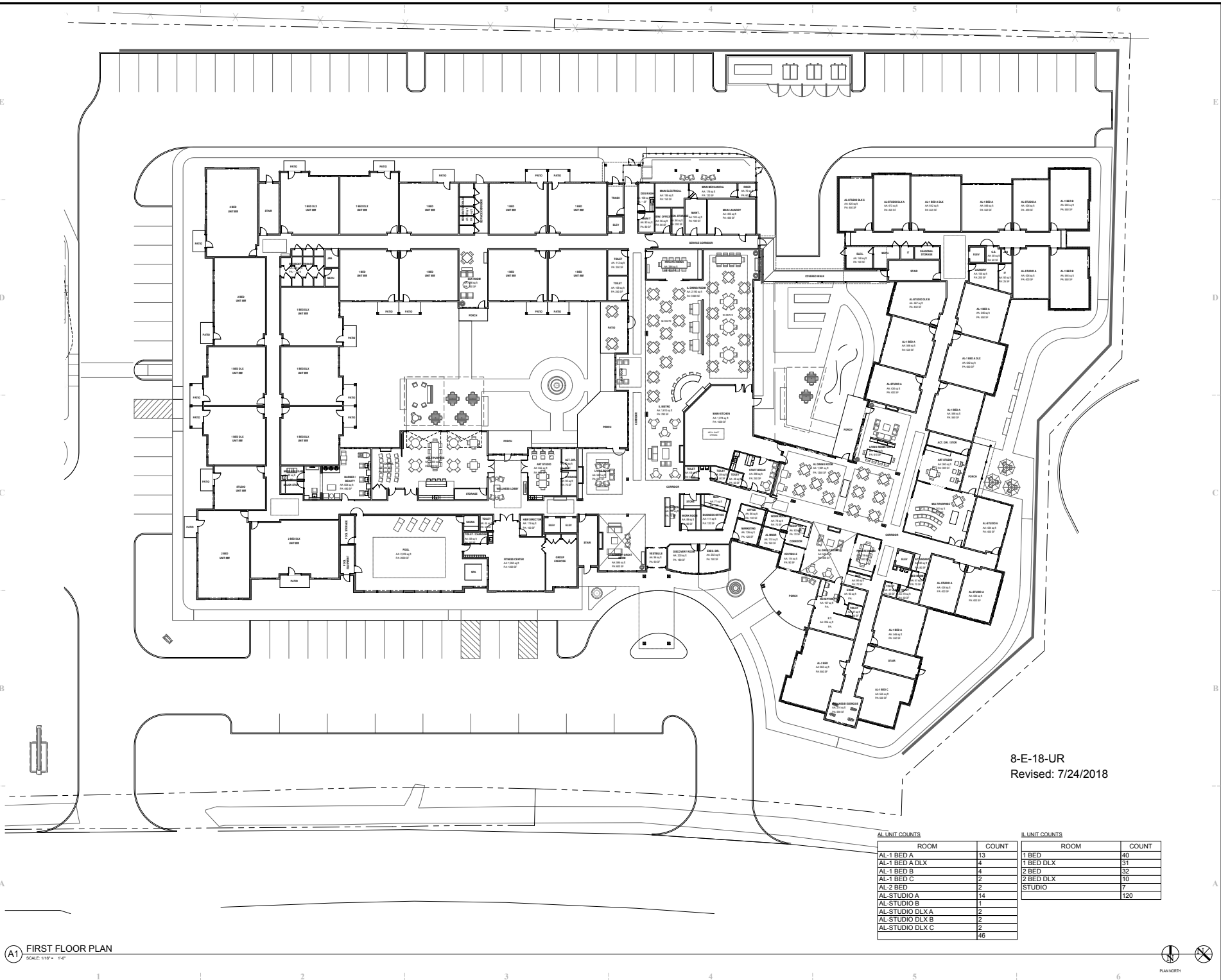
**FLOURNOY DEVELOPMENT
 FLOURNOY AL & IL KNOXVILLE, TN**
 7447 ANDERSONVILLE PIKE
 KNOX COUNTY, TN 37938

DATE:
 USE ON REVIEW

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DATE:
 07/24/2018
 PROJECT NUMBER:
 18004
 SHEET TITLE:
 OVERALL FIRST
 FLOOR PLAN

SHEET:
SK1



8-E-18-UR
 Revised: 7/24/2018

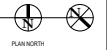
AL UNIT COUNTS

ROOM	COUNT
AL-1 BED A	13
AL-1 BED A DLX	4
AL-1 BED B	4
AL-1 BED C	2
AL-2 BED	2
AL-STUDIO A	14
AL-STUDIO B	1
AL-STUDIO DLX A	2
AL-STUDIO DLX B	2
AL-STUDIO DLX C	2
	46

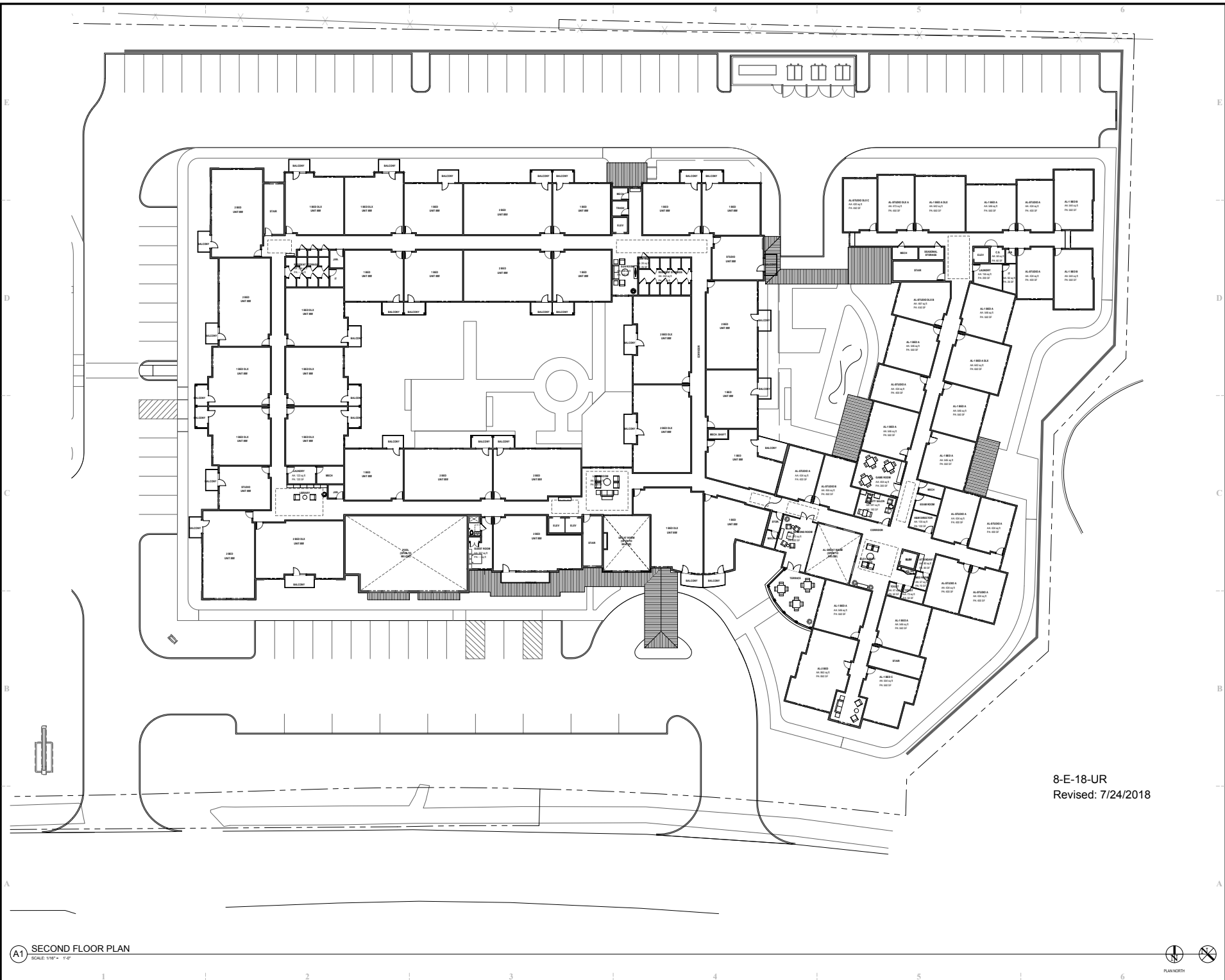
IL UNIT COUNTS

ROOM	COUNT
1 BED	40
1 BED DLX	31
2 BED	32
2 BED DLX	10
STUDIO	7
	120

A1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

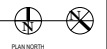


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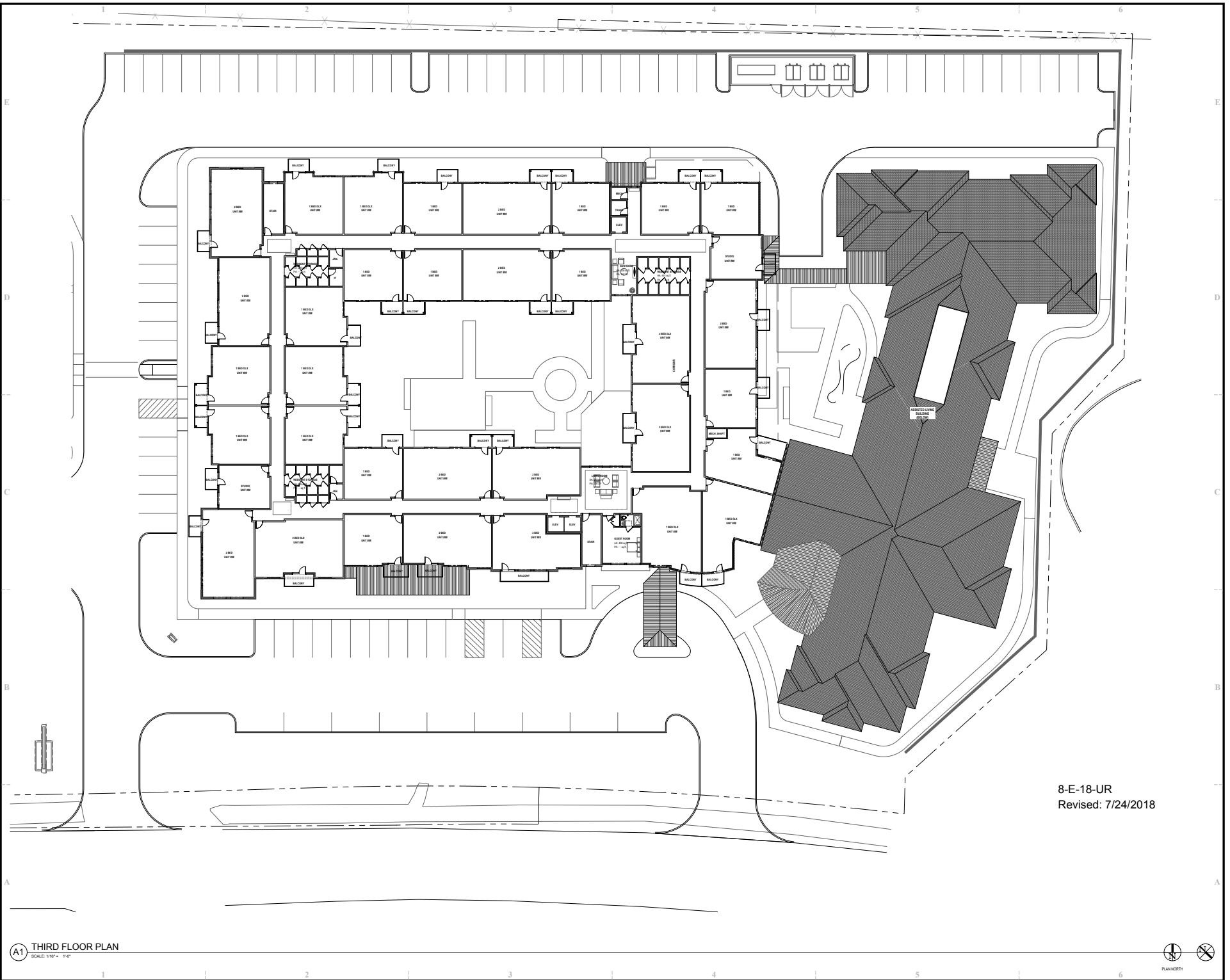


A1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

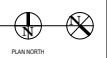
8-E-18-UR
Revised: 7/24/2018



BIM Server: SERVICES016 - BIMserver Suite by ARCHICAD 20 (R2004) Flournoy Knoxville TN (1) (v. 20.088) | Tuesday, July 24, 2018 10:54 AM

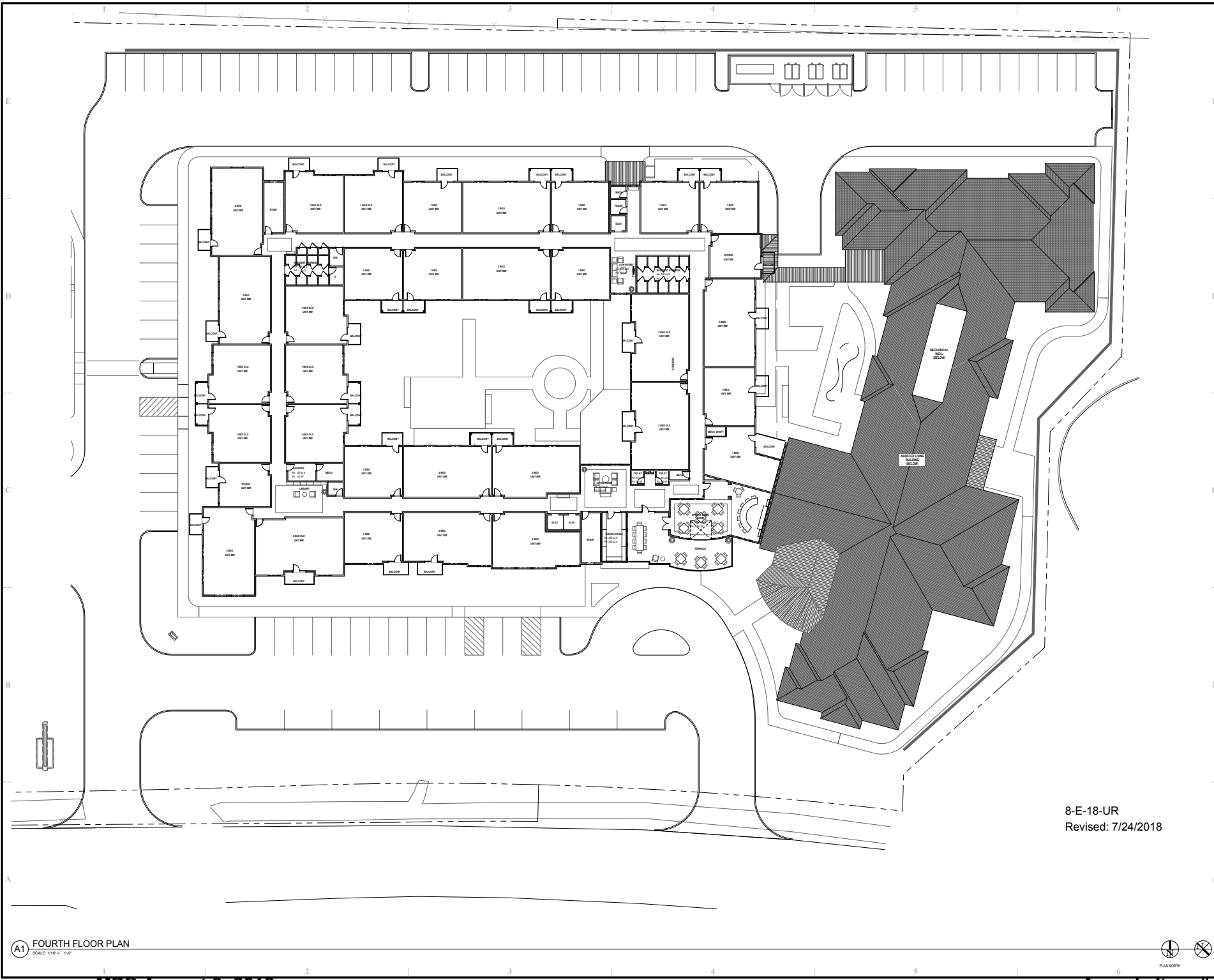


A1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



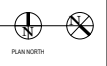
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A1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

8-E-18-UR
Revised: 7/24/2018



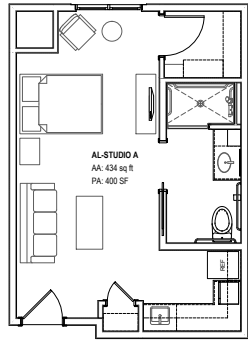
pi architects
 8010 Balcones Dr. Suite 200
 Austin, TX 78731
 P: (512) 231-1910
 www.piarch.com

architecture + master planning
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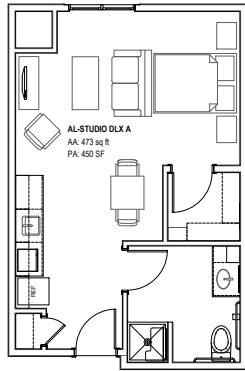
**FLOURNOY DEVELOPMENT
 FLOURNOY AL & IL KNOXVILLE, TN**
 7447 ANDERSONVILLE PIKE
 KNOX COUNTY, TN 37938

DATE: 07/24/2018
 PROJECT NUMBER: 18004
 SHEET TITLE: OVERALL FOURTH FLOOR PLAN
 SHEET: SK4

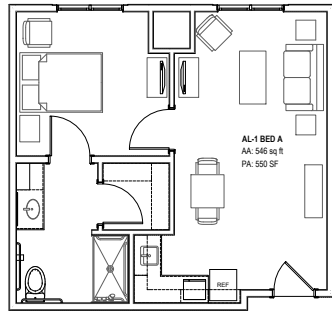
USE ON REVIEW
 ©2018 PI ARCHITECTS, INC.



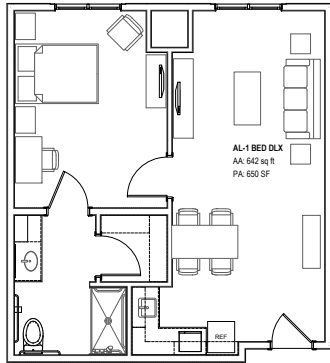
D1 AL STUDIO
SCALE: 1/4" = 1'-0"



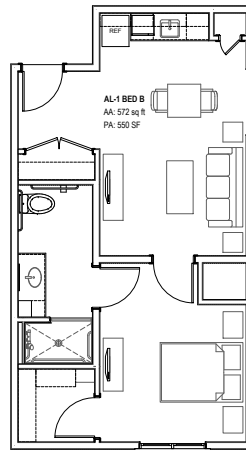
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SCALE: 1/4" = 1'-0"



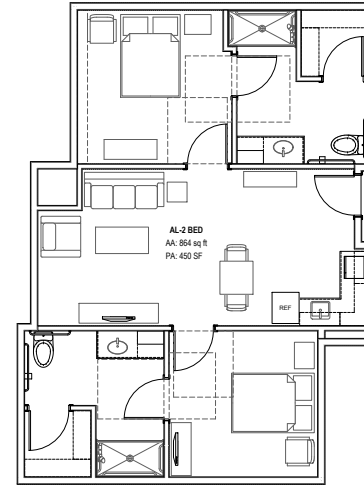
B1 AL 1 BED
SCALE: 1/4" = 1'-0"



B2 AL 1 BED DLX
SCALE: 1/4" = 1'-0"



B3 AL 1 BED B
SCALE: 1/4" = 1'-0"

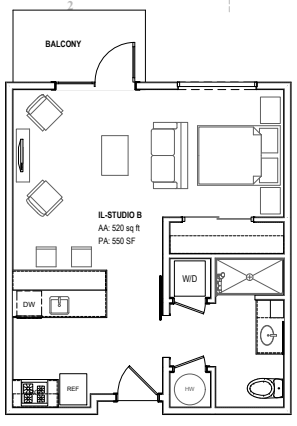
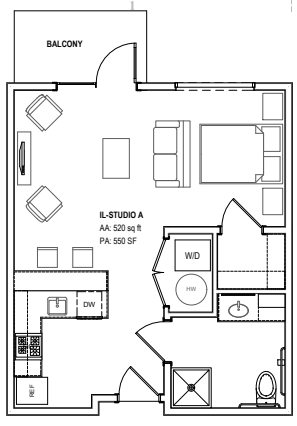


B4 AL 2 BED
SCALE: 1/4" = 1'-0"

8-E-18-UR
Revised: 7/24/2018

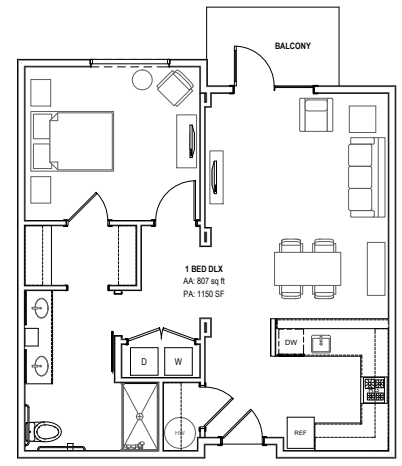
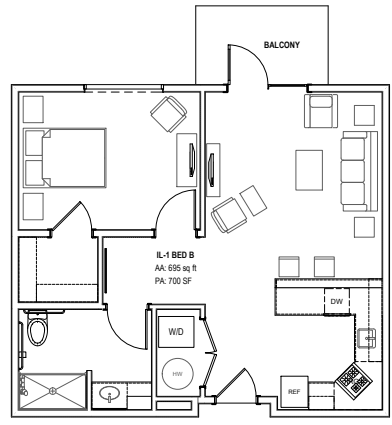
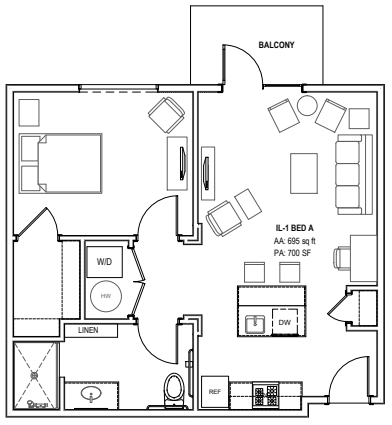
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D1 IL STUDIO A
SCALE: 1/16" = 1'-0"

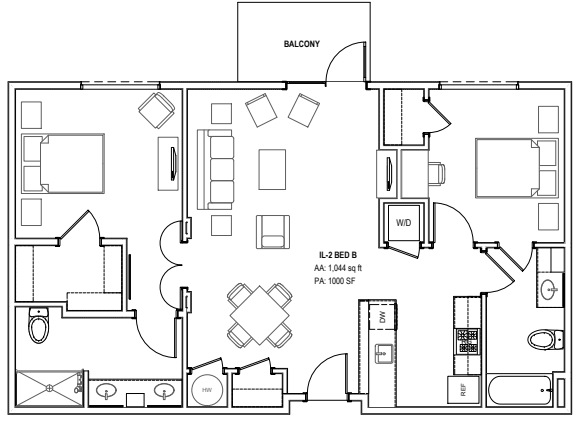
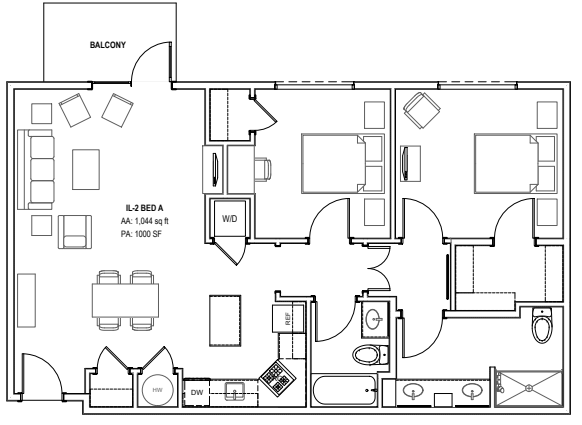
D2 IL STUDIO B
SCALE: 1/16" = 1'-0"



B1 IL 1 BED A
SCALE: 1/16" = 1'-0"

B2 IL 1 BED B
SCALE: 1/16" = 1'-0"

B3 IL 1 BED B
SCALE: 1/16" = 1'-0"



A1 IL 1 BED A
SCALE: 1/16" = 1'-0"

A3 IL 1 BED B
SCALE: 1/16" = 1'-0"

8-E-18-UR
Revised: 7/24/2018



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07/24/2018

**FLOURNOY DEVELOPMENT
FLOURNOY AL & IL KNOXVILLE, TN**
7447 ANDERSONVILLE PIKE
KNOX COUNTY, TN 37938

DATE:
USE ON REVIEW

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DATE:
PROJECT NUMBER:
SHEET TITLE:
IL UNIT PLANS

SHEET:
SK6



06/29/2018

FLOURNOY DEVELOPMENT
FLOURNOY AL & IL KNOXVILLE, TN
 7447 ANDERSONVILLE PIKE
 KNOX COUNTY, TN 37938

SCALE:
 USE ON REVIEW

©2018 PI ARCHITECTS, INC.

DATE:
 06/29/2018
PROJECT NUMBER:
 18004
SHEET TITLE:
 BUILDING ELEVATIONS

SHEET:
SK7



(D1) OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



(C1) OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



(B1) OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



(A1) OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"

8-E-18-UR
 Revised: 7/24/2018

BIM Server: SERVICES016 - BIM Server - 20180624 Flournoy Knoxville, TN (Rev: 20180618) Monday, July 02, 2018 1:54:41 AM

REVISED

KNOXVILLE-KNOX COUNTY

M P C

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P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37802
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Flournoy Development Company

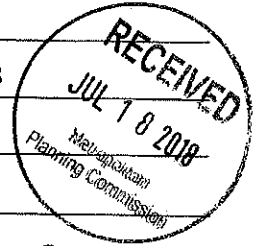
Date Filed: July 2, 2018

Meeting Date: August 9, 2018

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan

Fee Amount: \$3000 File Number: Use on Review 8-E-18-UR



PROPERTY INFORMATION

Address: 7447 Andersonville Pike

General Location: Andersonville Pike across from
Halls Elementary and located behind Walmart

Tract Size: 6.57 ac. 7.6 ac. No. of Units: 166

Zoning District: OB

Existing Land Use: MF and AG AND SFR

Existing hospice facility and vacant lots

Planning Sector: North County

Sector Plan Proposed Land Use Classification:
MDR/O

Growth Policy Plan Designation: Planned Growth

Census Tract: 62.05

Traffic Zone: 193

Parcel ID Number(s): 028205 & 02820504 & 030100

Jurisdiction: City Council _____ District
 County Commission 7th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Justin Osborne

Company: Flournoy Development Company

Address: 900 Brookstone Centre Parkway

City: Columbus State: GA Zip: 31904

Telephone: 706-324-4000

Fax: 706-324-4150

E-mail: justin.osborne@flournoydev.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Justin Osborne

Company: Flournoy Development Company

Address: 900 Brookstone Centre Parkway

City: Columbus State: GA Zip: 31904

Telephone: 706-580-9580

Fax: 706-324-4150

E-mail: justin.osborne@flournoydev.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Use on Review for Independent, Assisted Living,
and Memory Care Facility

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: Justin Osborne

Company: Flournoy Development Company

Address: 900 Brookstone Centre Parkway

City: Columbus State: GA Zip: 31904

Telephone: 706-324-4150

E-mail: _____

Use on Review Development Plan

Name of Applicant: Flournoy Development Company

Date Filed: July 2, 2018

Meeting Date: August 9, 2018

Application Accepted by: Sherry Michienzi

Fee Amount: _____ File Number: Development Plan

Fee Amount: \$3000 File Number: Use on Review 8-E-18-UR



PROPERTY INFORMATION

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Existing hospice facility and vacant lot

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Sector Plan Proposed Land Use Classification: MDR/O

Growth Policy Plan Designation: Planned Growth

Census Tract: 62.05

Traffic Zone: 193

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 County Commission 7th District

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APPROVAL REQUESTED

Development Plan: Residential Non-Residential

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Other (Be Specific)

Use on Review for Independent, Assisted Living, and Memory Care Facility

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: Justin Osborne

Company: Flournoy Development Company

Address: 900 Brookstone Centre Parkway

City: Columbus State: GA Zip: 31904

Telephone: 706-324-4150

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.)

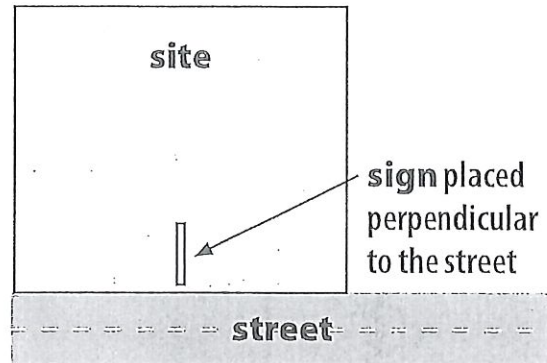
Name	Address	City	State	Zip	Owner	Option

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. MPC staff will provide a sign to post on the property at the time of application.

LOCATION AND VISIBILITY

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



TIMING

The sign must be posted no later than *two weeks prior* to the scheduled MPC or 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 or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

July 25th 2018

consistent with the guidelines provided above; and to *remove the sign within one week after* the MPC or BZA decision.

Signature: _____

[Handwritten Signature]

Printed Name: _____

Flournoy Development Company

Date: _____

7-2-18

MPC or BZA File Number: _____

8-E-18-UR