



USE ON REVIEW REPORT

▶ **FILE #:** 3-I-19-UR

AGENDA ITEM #: 41

AGENDA DATE: 3/14/2019

▶ **APPLICANT:** **SOUTH SENIOR LIVING, LLC**
OWNER(S): Rick Dover / South Senior Living, LLC

TAX ID NUMBER: 109 G B 01505 AND PART OF 01501

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 953 E Moody Ave

▶ **LOCATION:** **West side of E. Moody Ave., north side of Tipton Ave.**

▶ **APPX. SIZE OF TRACT:** **2.55 acres**

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Tipton Ave., a local street with a 40' pavement width within a 70' right-of-way, and Baker Ave., a local street with a 26' pavement width within a 60' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **ZONING:** **R-1A (Low Density Residential) / H-1 (Historic Overlay)**

▶ **EXISTING LAND USE:** **Vacant school building**

▶ **PROPOSED USE:** **Assisted living facility**

HISTORY OF ZONING: The site was rezoned to R-1A /H-1 by City of Knoxville on March 28, 2017. The H-1 Overlay was originally added to the site in 2011.

SURROUNDING LAND USE AND ZONING: North: Residences - R-2 (General Residential)

South: Residences - R-1 (Low Density Residential)

East: Residences - R-1 (Low Density Residential)

West: Educational facilities and recreation center - R-1 (Low Density Residential) and OS-2 (Park and Open Space) /H-1 (Historic Overlay)

NEIGHBORHOOD CONTEXT: The site is an historic high school that is located in an established residential neighborhood just south of Stanley's Greenhouse.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an assisted living/memory care facility with 62 units which include a total of 74 beds as shown on the site development plan, subject to 11 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Meeting all applicable requirements and obtaining all required permits from the State of Tennessee for the

assisted living facility

3. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau.
4. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Installation of the landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project.
6. Meeting all applicable requirements of the Knoxville Urban Forester.
7. Relocating the dumpster enclosure subject to approval by the Knoxville Department of Engineering so that trucks can access the dumpsters within the approved access area.
8. Providing documentation to the Knoxville Building Official and the Knoxville Department of Engineering that the proposed 51 parking spaces falls within the maximum number of parking spaces as required by the Knoxville Zoning Ordinance. If the number of spaces exceeds the maximum number of spaces, pervious parking will be required for the additional spaces.
9. Meeting all applicable requirements of the Knoxville Department of Engineering.
10. Obtaining approval from the Knox County Department of Engineering and Public Works for the revisions to the parking lot and new access driveway off of Tipton Ave.
11. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of an assisted living facility in the R-1A/H-1 districts and a use on review.

COMMENTS:

The applicant is proposing to convert the former South High School into an assisted living/memory care facility. The 2.55 acre site is located on the west side of E. Moody Ave. and the north side of Tipton Ave. The renovated building will include 62 units with a split of 34 units for assisted living and 28 units for memory care. There will be a total of 74 beds within the facility. The main portion of the building is a single story structure. A two story addition will be added to the back of the building.

A drop-off entrance will be provided on the south side of the facility which requires modification to the existing parking lot and the addition of a new access driveway off of Tipton Ave. This property is owned by Knox County and is part of the parking lot for the adjacent school. A total of 51 parking spaces will be provided on the north side of the facility with access off of Baker Ave.

The proposed facility is within an H-1 (Historic Overlay) zoning district. The proposed facility was reviewed and approved by the Knoxville Historic Zoning Commission on February 21, 2019.

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

1. Public water and sewer utilities are available to serve the development.
2. Assisted living facilities do not have a significant traffic impact as compared to other residential use types.
3. The proposal will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed assisted living facility 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will draw minimal traffic through residential areas.
2. The proposal meets all relevant requirements of the R-1A zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

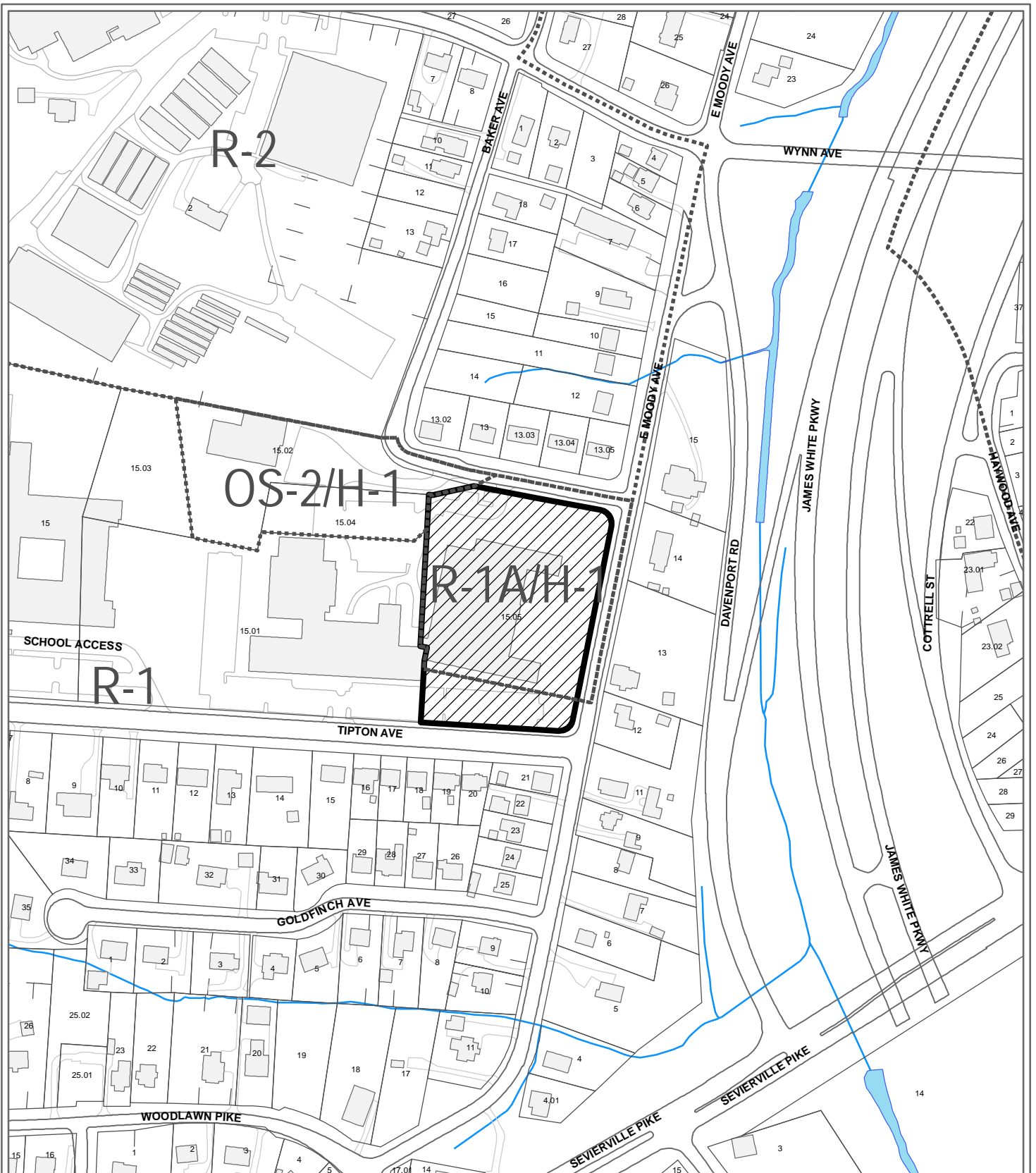
1. The One Year Plan and the South City Sector Plan propose low density residential uses for this site. The proposed development is consistent with the plans since the R-1A (Low Density Residential) zoning district allows consideration of the assisted living facility.
2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 192 (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.

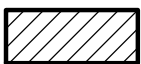
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.



**3-I-19-UR
USE ON REVIEW**

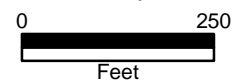
Petitioner: South Senior Living, LLC



Assisted living facility in R-1A (Low Density Residential) / H-1 (Historic Overlay)

Map No: 109

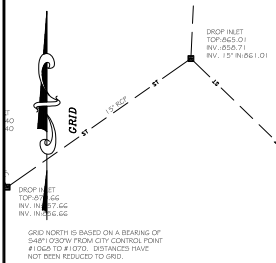
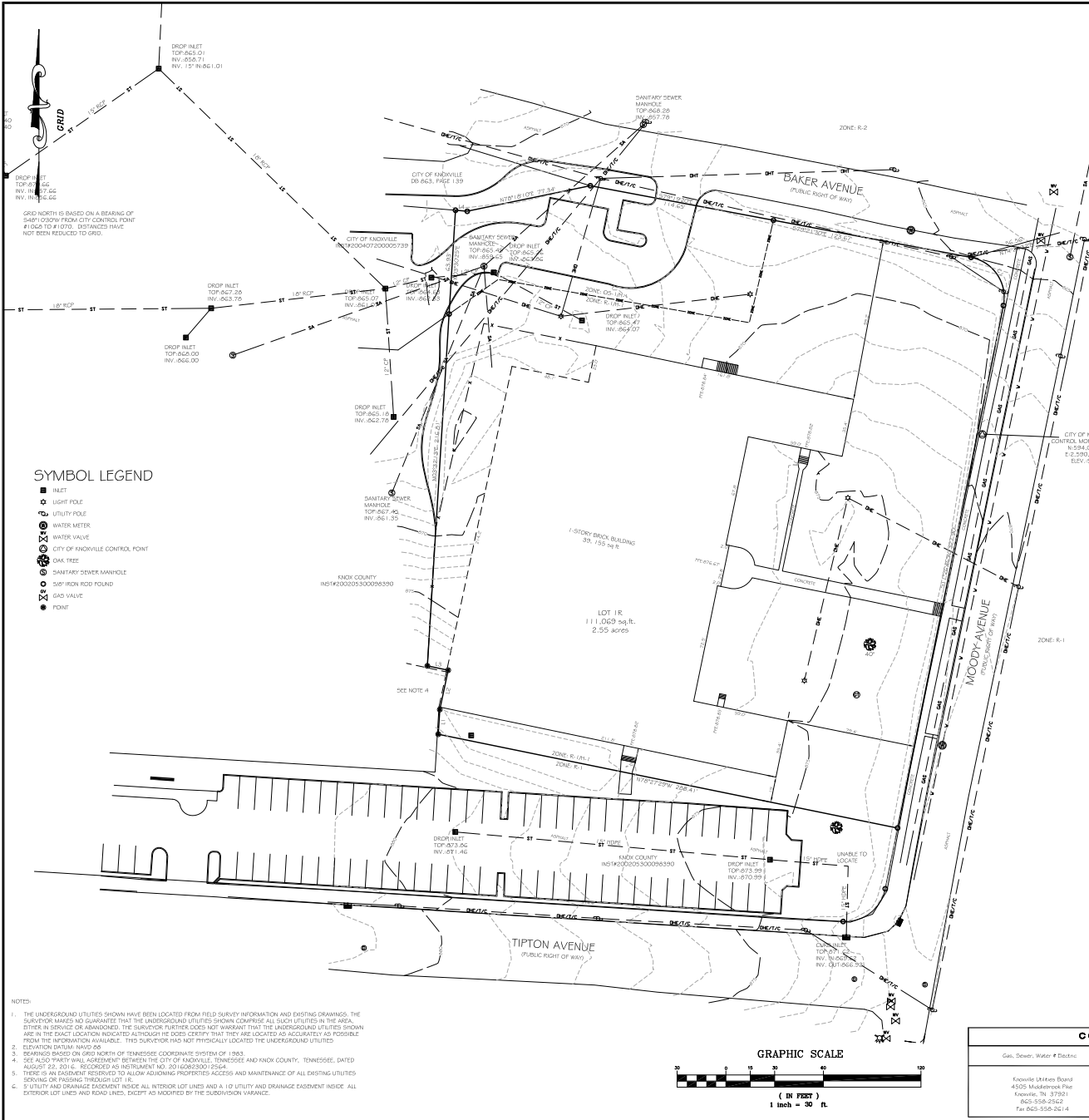
Jurisdiction: City



Original Print Date: 2/20/2019

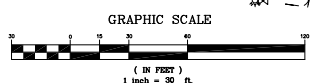
Revised: 2/21/2019

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- SYMBOL LEGEND**
- INLET
 - LIGHT POLE
 - UTILITY POLE
 - WATER METER
 - WATER VALVE
 - CITY OF KNOXVILLE CONTROL POINT
 - OAK TREE
 - SANITARY SEWER MANHOLE
 - 50\"/>

- NOTES:**
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 2. ELEVATION DATUM: NAVD 83
 3. BEARINGS BASED ON GRID NORTH OF TENNESSEE COORDINATE SYSTEM OF 1983.
 4. SEE ALSO PARTY WALL AGREEMENT BETWEEN THE CITY OF KNOXVILLE, TENNESSEE AND KNOX COUNTY, TENNESSEE, DATED AUGUST 29, 2016, RECORDED AS INSTRUMENT NO. 201608290019524.
 5. THERE IS AN EASEMENT RESERVED TO ALLOW ADJOINING PROPERTIES ACCESS AND MAINTENANCE OF ALL EXISTING UTILITIES SERVING OR PASSING THROUGH LOT 18.
 6. UTILITY AND DRAINAGE EASEMENT INSIDE ALL INTERIOR LOT LINES AND A 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE.



CERTIFICATION OF SURVEY

THE BOUNDARY SURVEY SHOWN HERON WAS PERFORMED UNDER MY DIRECTION OF THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE WAS 1/56.321. THE BEARINGS AND DISTANCES SHOWN HERON HAVE NOT BEEN ADJUSTED FOR CLOSURE. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD SURVEY MAP AND FOUND THAT THE PROPERTY DESCRIBED HERON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THIS SURVEY AND PLAN MUST BE EXCEPT THE MINIMUM FRAMING OF A CATEGORY SURVEY. ON THE BASIS OF THE BEARINGS SHOWN HERON IS GRID NORTH. THIS SURVEY IS REFERRED TO THE TENNESSEE COORDINATE SYSTEM OF 1983. A GRID OR SCALE FACTOR WAS NOT APPLIED TO THE CONTROL TRAVERSE FOR THIS SURVEY.

Samuel P. Humphries 3-31-17
DATE

SAMUEL P. HUMPHRIES, P.L.S.
TENNESSEE REG. NO. 20560

- VARIANCES APPROVED BY BSA ON APRIL 21, 2016:**
1. REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 35' TO 10'.
 2. REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK FROM 25' TO 10'.
 3. INCREASE THE MAXIMUM PERMITTED LOT COVERAGE FROM 25% TO 35.8%.
- VARIANCES APPROVED BY MFC ON MAY 18, 2016:**
1. TO ADDRESS THE REQUIRED UTILITY AND DRAINAGE EASEMENT UNDER EXISTING BUILDING FROM 10' TO 0'.

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| 11 | N09°33'20\"/> | |

| CURVE | LENGTH | RADIUS | BEARING | CENTRE |
|-------|--------|--------|---------------|--------|
| 11 | 379.71 | 125.00 | S20°30'43\"/> | |

LINE-TYPE LEGEND

| | |
|--|-----------|
| OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV LINE | --- DE/TE |
| STORM LINE | --- ST |
| WATER LINE | --- W |
| GAS LINE | --- G |
| SANITARY SEWER LINE | --- SA |
| OVERHEAD ELECTRIC LINE | --- OE |
| OVERHEAD TELEPHONE LINE | --- OT |
| FENCE LINE | --- F |
| ZONING LINE | --- ZONE |
| MINOR CONTOUR LINE | --- --- |
| MAJOR CONTOUR LINE | --- --- |
| PARKING SETBACK LINE | --- --- |

| CONTACTS | |
|--|--|
| Cell, Street, Water # District | Telephone |
| Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37924 865-538-2542 Fax: 865-538-9214 | AT&T 9733 Paradise Drive Knoxville, TN 37922 865-538-8574 |

OWNER - CLT MAP 109G, GROUP 'B', PARCEL 01.5.05
CITY OF KNOXVILLE
400 MAIN STREET
KNOXVILLE, TN 37902
DEED REFERENCE: INST#2011050910058946
PLAT REFERENCE: INST# 2016089310014425

BEGINNING POINT
LAND SURVEYING

3-31-17
DATE

PRCA IN CHARGE: 3/31/17
CHECKED BY: DPH FILE: 2017031

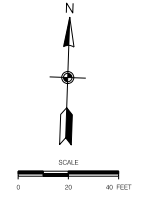
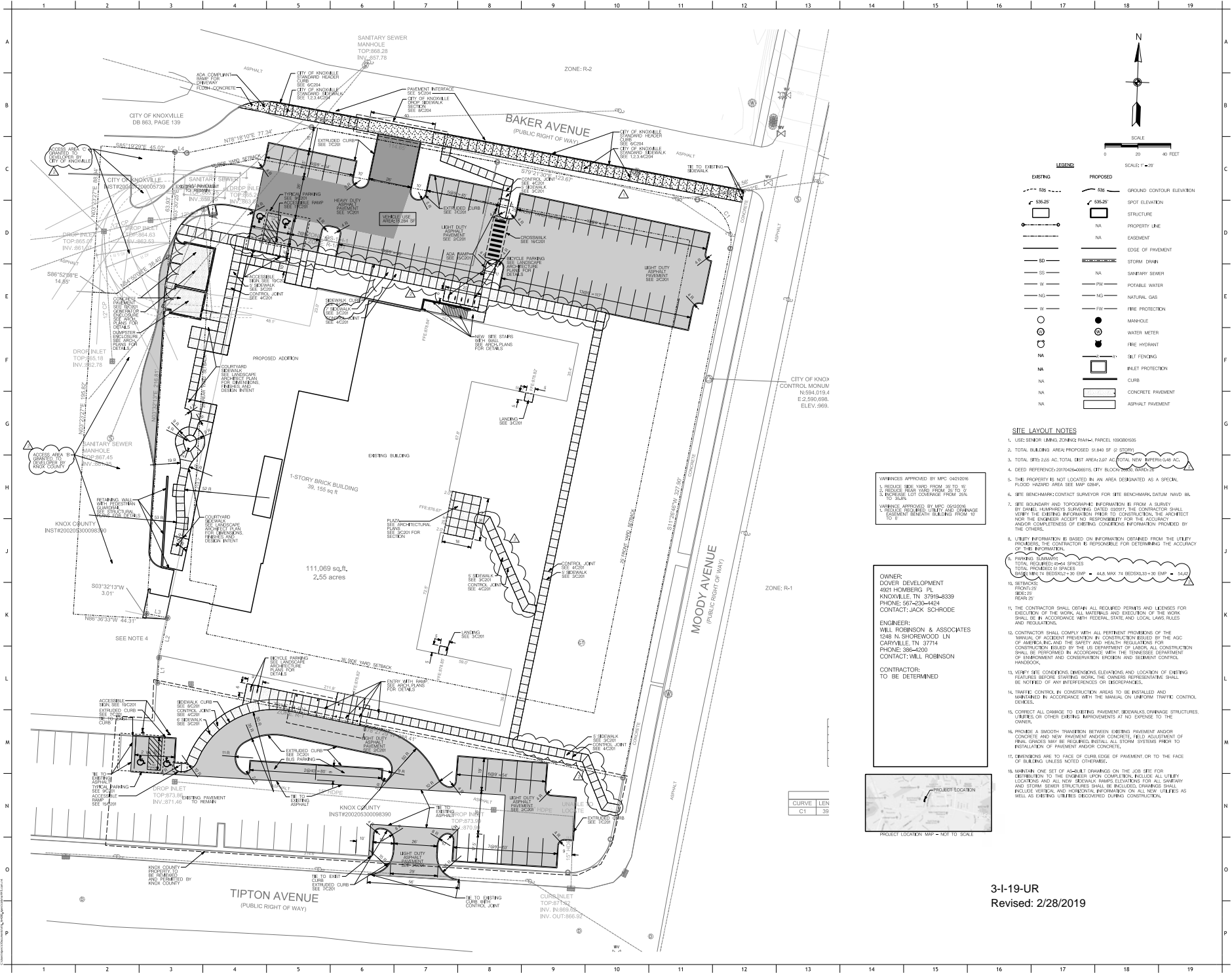
Boundary and Topographical Survey of
South High School
953 E Moody Avenue
9th Civil District, Knox County
City Block 26930, 26th Ward, City of Knoxville, Tennessee

REVISIONS

| NO. | DATE | COMMENTS |
|-----|------|----------|
| | | |
| | | |
| | | |

S1.0

234 LADD RIDGE ROAD
KINGSTON, TN 37687
PH. (865) 896-4619



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| --- | --- | GROUND CONTOUR ELEVATION |
| □ | □ | STRUCTURE |
| --- | --- | PROPERTY LINE |
| --- | --- | EASEMENT |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | STORM DRAIN |
| --- | --- | SANITARY SEWER |
| --- | --- | POTABLE WATER |
| --- | --- | NATURAL GAS |
| --- | --- | FIRE PROTECTION |
| ○ | ○ | MANHOLE |
| ○ | ○ | WATER METER |
| ○ | ○ | FIRE HYDRANT |
| --- | --- | SILT FENCING |
| --- | --- | INLET PROTECTION |
| --- | --- | CURB |
| --- | --- | CONCRETE PAVEMENT |
| --- | --- | ASPHALT PAVEMENT |

SITE LAYOUT NOTES

1. USE SENIOR LIVING ZONING (R1A-4) PARCEL 100069005
2. TOTAL BUILDING AREA PROPOSED 51,640 SF (2 STORY)
3. TOTAL SITE 2.25 AC. TOTAL DIST AREA 2,247 AC. (TOTAL NEW IMPERVIOUS AC.)
4. DEED REFERENCE: 2017-046-000618, CITY BLOCK 2000, WATER 20
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. SEE MAP 581P.
6. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 83.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY RAYNE HARRIS & ASSOCIATES DATED 2007. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPTS RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
9. PARKING SPACES: TOTAL REQUIRED 45-64 SPACES. TOTAL PROVIDED 45 SPACES. (BASED ON 100' X 20' SPACES - 4.5' MAX. TR. BESS/30.33 - 30' EMP - 3' SALUT.)
10. SETBACKS: FRONT: 20' SIDE: 10' REAR: 10'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR REGULATION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INADEQUACIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADIES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW PAVEMENT FINISH ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES. SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE ALL VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

VARIANCES APPROVED BY MPC 04/20/2016
 1. REMOVE SIDE YARD FROM USE TO 10'
 2. REDUCE REAR YARD FROM 20' TO 0'
 3. NO SIDE LOT COVERAGE FROM 20'

VARIANCES APPROVED BY MPC 04/20/2016
 1. RESIDENT REAR YARD FROM 20' TO 0'
 2. NO SIDE LOT COVERAGE FROM 20'

OWNER:
 DOVER DEVELOPMENT
 4921 HOMBURG PL.
 KNOXVILLE, TN 37919-8339
 PHONE: 907-420-4424
 CONTACT: JACK SCHRODE

ENGINEER:
 WILL ROBINSON & ASSOCIATES
 1248 N. SHOREWOOD LN
 CANTYVILLE, TN 37714
 PHONE: 386-4500
 CONTACT: WILL ROBINSON

CONTRACTOR:
 TO BE DETERMINED



PROJECT LOCATION MAP - NOT TO SCALE

| CURVE | LEN |
|-------|-----|
| C1 | 39 |

3-I-19-UR
 Revised: 2/28/2019

bma
 BARBER McMURRY
 architects since 1915

501 Market St. Suite 300 Knoxville, TN 37902
 1.865.934.1919
 bma1915.com



PROJECT NUMBER:

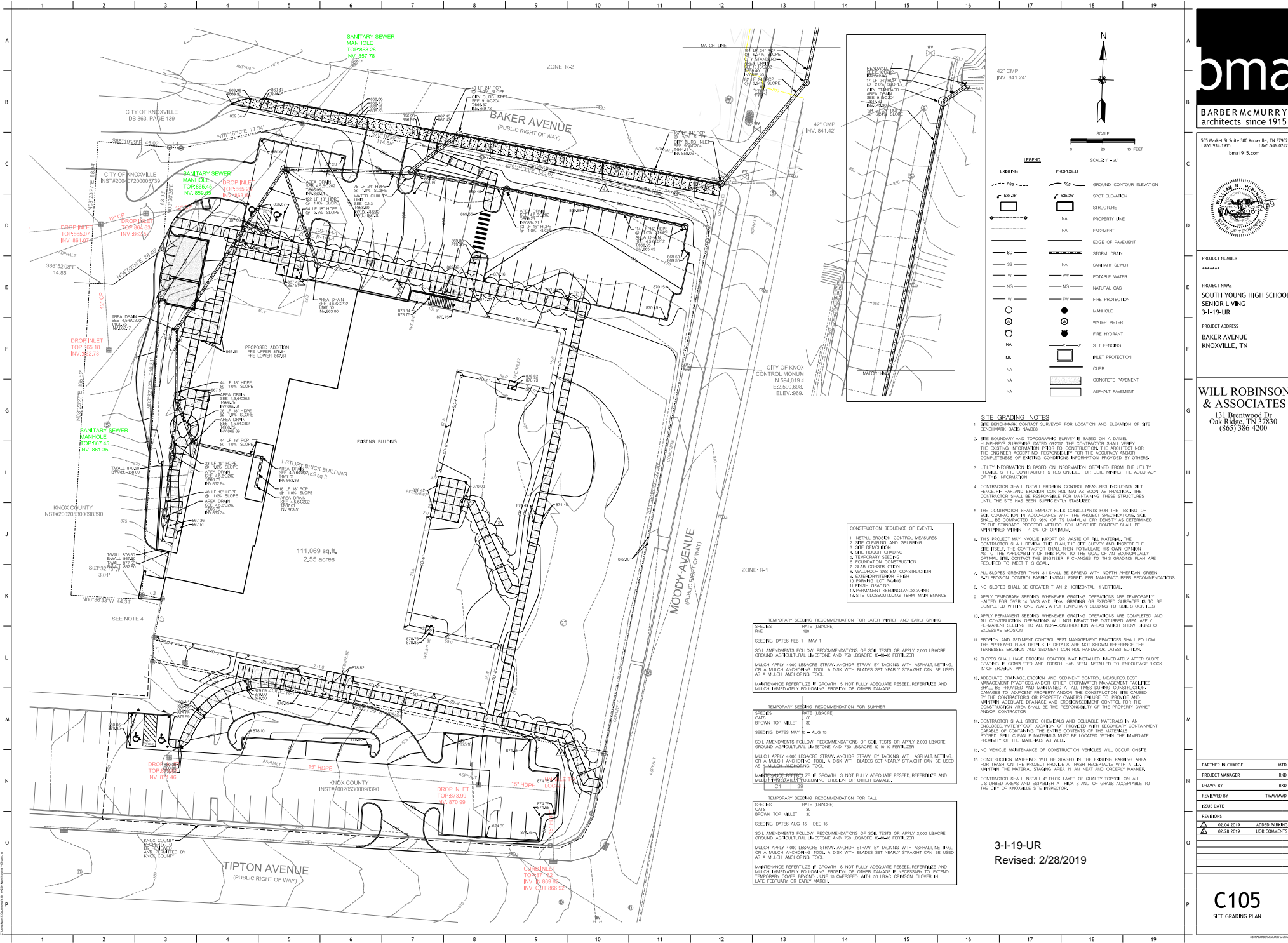
PROJECT NAME:
 SOUTH YOUNG HIGH SCHOOL
 SENIOR LIVING
 3-I-19-UR

PROJECT ADDRESS:
 BAKER AVENUE
 KNOXVILLE, TN

WILL ROBINSON & ASSOCIATES
 131 Brentwood Dr
 Oak Ridge, TN 37830
 (865) 386-1200

| PARTNER-IN-CHARGE | WTD |
|-------------------|---------------|
| PROJECT MANAGER | RKD |
| DRAWN BY | RKD |
| REVIEWED BY | TWM/RWD |
| ISSUE DATE | |
| REVISIONS | |
| ▲ 02.04.2019 | ADDED PARKING |
| ▲ 02.28.2019 | LOD COMMENTS |

C102
 SITE LAYOUT PLAN



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| --- | --- | GROUND CONTOUR ELEVATION |
| ○ | ○ | SPOT ELEVATION |
| □ | □ | STRUCTURE |
| --- | --- | PROPERTY LINE |
| --- | --- | EASEMENT |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | STORM DRAIN |
| --- | --- | SANITARY SEWER |
| --- | --- | POTABLE WATER |
| --- | --- | NATURAL GAS |
| --- | --- | FIRE PROTECTION |
| ○ | ○ | MANHOLE |
| ○ | ○ | WATER METER |
| ○ | ○ | FIRE HYDRANT |
| ○ | ○ | SILT FENCING |
| ○ | ○ | INLET PROTECTION |
| □ | □ | CURB |
| □ | □ | CONCRETE PAVEMENT |
| □ | □ | ASPHALT PAVEMENT |

- SITE GRADING NOTES**
1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BARE MARKING.
 2. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON A DANIEL HAMPHREYS SURVEYING DATED 03/07. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF EXISTING CONSTRUCTION INFORMATION PROVIDED BY OTHERS.
 3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
 4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE OR SAP AND EROSION CONTROL MAT AS SOON AS FEASIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUBSTANTIALLY STABILIZED.
 5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPOSITION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE CONTRACTED TO 30% OF ITS MAXIMUM DRY WEIGHT AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED AT 10% OR GREATER.
 6. THIS PROJECT MAY INVOLVE EXPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THE PLAN THE SITE SURVEY AND PROTECT THE SITE. PRIOR TO THE CONTRACTOR SHALL THEN FORMULATE AND OBTAIN AS TO THE APPROPRIACY OF THE PLAN TO THE SOILS AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THE GRADING PLAN ARE REQUIRED TO MEET THE GOALS.
 7. ALL SLOPES GREATER THAN 3% SHALL BE SEEDED WITH NORTH AMERICAN GREEN S-70 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
 8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
 9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRASSING OR EXPOSED SURFACES BE TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS IF DETAILS ARE NOT SHOWN REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
 12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENDOURAGE LOCK IN OF EROSION MAT.
 13. ADEQUATE DRAINAGE EROSION AND SEDIMENT CONTROL MEASURES BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT PRACTICES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DRAINAGE TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS SHALL BE PROHIBITED AND MAINTAINED ADEQUATE DRAINAGE AND EROSION CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION ON PROPOSED WITH SECONDARY CONTAINMENT CAPABLE OF CONTAINING THE ENTIRE CONTENTS OF THE MATERIALS STORED. SOIL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE MANICURE PROXIMITY OF THE MATERIALS AS WELL.
 15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
 16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE EXISTING PARKING AREA. FOR TRUCKS ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
 17. CONTRACTOR SHALL INSTALL A THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A TRICK STAND OF GRASS ACCORDING TO THE CITY OF KNOXVILLE SITE INSPECTOR.

- CONSTRUCTION SEQUENCE OF EVENTS**
1. INSTALL EROSION CONTROL MEASURES
 2. SITE CLEARING AND GRUBBING
 3. SITE DEMOLITION
 4. SITE PREPARATION
 5. TEMPORARY SEEDING
 6. FOUNDATION CONSTRUCTION
 7. SLAB CONSTRUCTION
 8. WALL/ROOF SYSTEM CONSTRUCTION
 9. EXTERIOR INTERIOR FINISH
 10. FINISH GRADING
 11. PERMANENT SEEDING/LANDSCAPING
 12. SITE CLOSING/OCCUPANCY TERM MAINTENANCE

TEMPORARY SEEDING RECOMMENDATION FOR LATER WINTER AND EARLY SPRING

| SPECIES | RATE (LB/ACR) |
|---------|---------------|
| PER | 100 |

SEEDING DATES FEB 14 - MAY 1

SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 14-0-0 FERTILIZER.

MULCH APPLY 4000 LB/ACRE STRAW ANCHOR STRAIN BY TROWING WITH ASPHALT METAL OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFER TO REFERENCE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFER TO REFERENCE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATION FOR SUMMER

| SPECIES | RATE (LB/ACR) |
|--------------------|---------------|
| PER | 50 |
| SPERM TOP NITELLET | 30 |

SEEDING DATES MAY 15 - AUG 15

SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 14-0-0 FERTILIZER.

MULCH APPLY 4000 LB/ACRE STRAW ANCHOR STRAIN BY TROWING WITH ASPHALT METAL OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFER TO REFERENCE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFER TO REFERENCE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATION FOR FALL

| SPECIES | RATE (LB/ACR) |
|--------------------|---------------|
| PER | 30 |
| SPERM TOP NITELLET | 30 |

SEEDING DATES AUG 15 - DEC 15

SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 14-0-0 FERTILIZER.

MULCH APPLY 4000 LB/ACRE STRAW ANCHOR STRAIN BY TROWING WITH ASPHALT METAL OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFER TO REFERENCE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFER TO REFERENCE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVERED BEYOND JULY, DISPOSED WITH 30 LB/ACR TOPSOIL COVER IN LATE FEBRUARY OR EARLY MARCH.

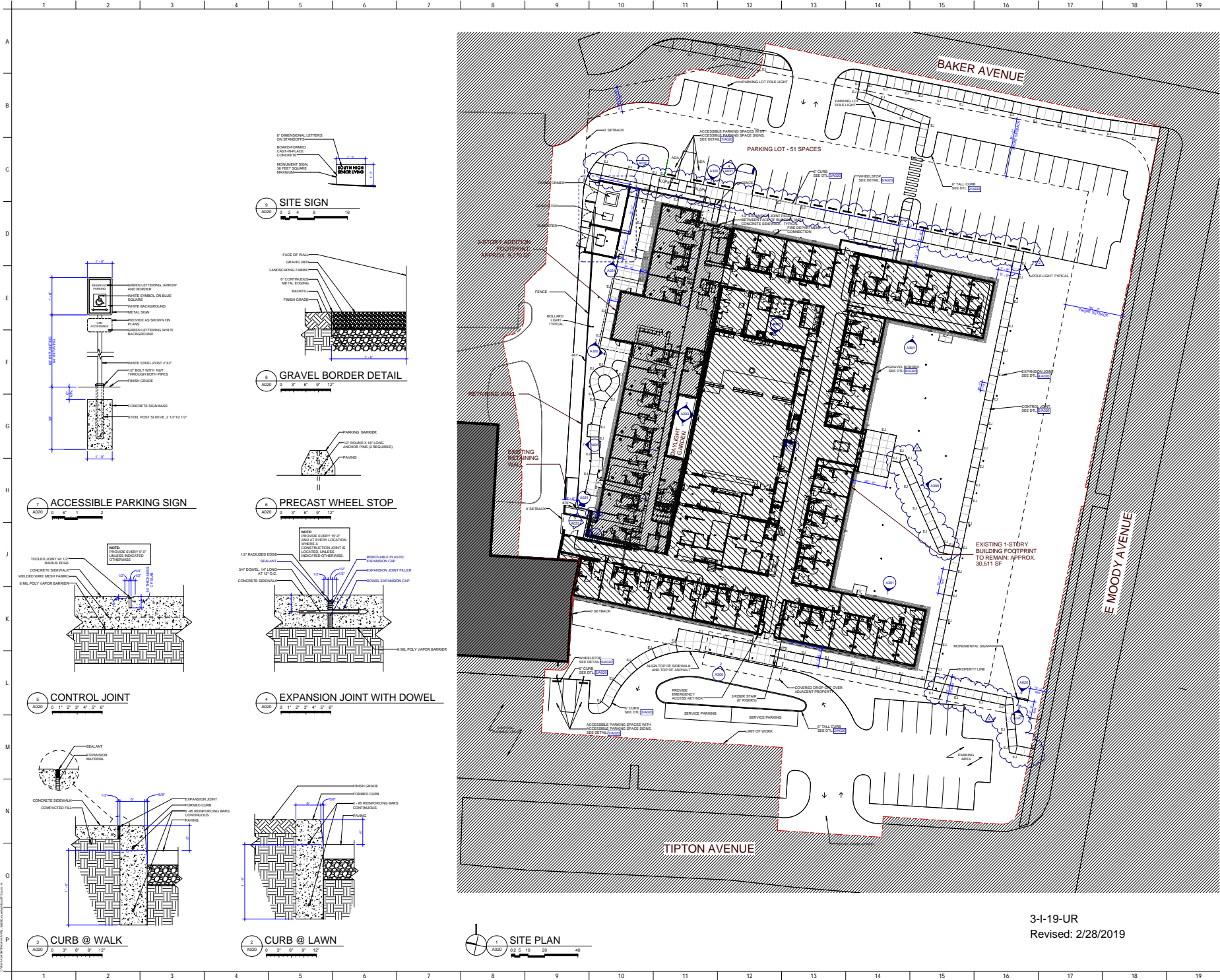
3-19-UR
Revised: 2/28/2019



PROJECT NUMBER: *****
PROJECT NAME: SOUTH YOUNG HIGH SCHOOL SENIOR LIVING 3-1-UR
PROJECT ADDRESS: BAKER AVENUE KNOXVILLE, TN

WILL ROBINSON & ASSOCIATES
131 Brentwood Dr
Oak Ridge, TN 37830
(865) 386-1200

| | |
|-------------------|---------------|
| PARTNER-IN-CHARGE | WTD |
| PROJECT MANAGER | RKD |
| DRAWN BY | RKD |
| REVIEWED BY | TWN/MSD |
| ISSUE DATE | |
| REVISIONS | |
| 02.04.2019 | ADDED PARKING |
| 02.28.2019 | UOR COMMENTS |



BARBER McMURRY
 architects since 1915

500 Market St Suite 300 Knoxville, TN 37902
 1.865.554.1915 f.865.546.0242



PROJECT NUMBER
166800

PROJECT NAME
SOUTH HIGH SENIOR LIVING
 3-1-19-UR

OWNER
DOVER DEVELOPMENT

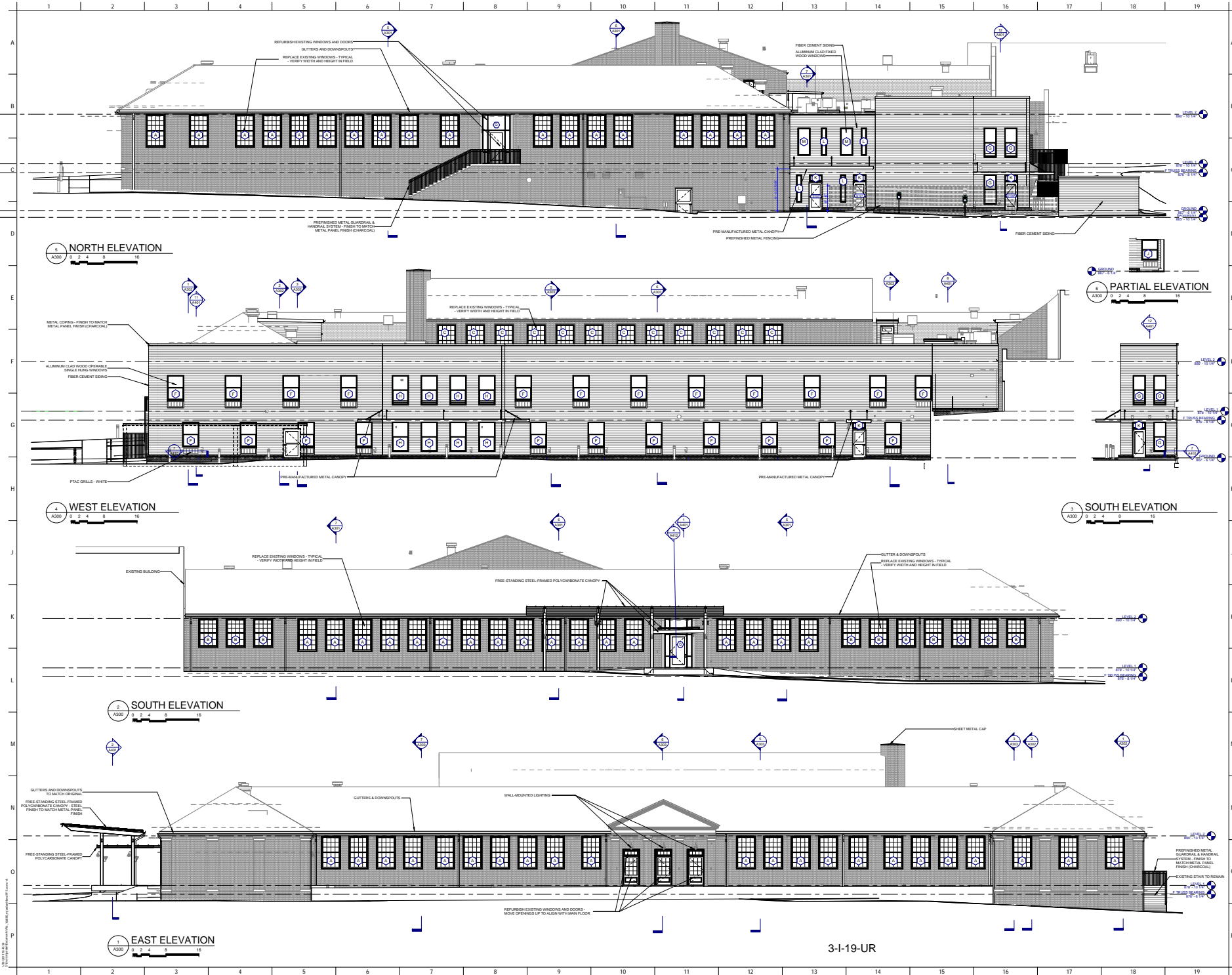
PROJECT ADDRESS
953 E MOODY AVE
KNOXVILLE, TN 37920

| | |
|-------------------|------------|
| PARTNER-IN-CHARGE | CWC |
| PROJECT MANAGER | MLJ |
| DRAWN BY | MLJ/KP/PAH |
| REVIEWED BY | MMC |
| ISSUE DATE | 01.31.2019 |
| REVISIONS | |
| 1 | 02.16.2019 |
| 2 | 02.28.2019 |

A020
 SITE PLAN

3-1-19-UR
 Revised: 2/28/2019





PROJECT NUMBER
166800

PROJECT NAME
SOUTH HIGH SENIOR LIVING
3-I-19-UR

OWNER
DOVER DEVELOPMENT

PROJECT ADDRESS
953 E MOODY AVE
KNOXVILLE, TN 37920

- GENERAL NOTES**
- COORDINATE WITH APPLICABLE DIMENSIONS
 - DETAILS IN OTHER SHEETS
 - NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR TYPES DRAWN ELSEWHERE ON THE SHEET
 - DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 - NOT USED
 - NOT USED
 - SEE ARCH SHEETS FOR EXTERIOR WINDOW TYPES AND DETAIL REFERENCES
 - COORDINATE ALL GUTTERS, GUTTERS, AND DOWNSPOUT LOCATIONS WITH ROOF PLAN AND SEE SHEETS

| | |
|-------------------|------------|
| PARTNER-IN-CHARGE | CMC |
| PROJECT MANAGER | MCJ |
| DRAWN BY | KDP |
| REVIEWED BY | MMC |
| ISSUE DATE | 01.17.2019 |
| REVISIONS | |

Use on Review **Development Plan**

Name of Applicant: SOUTH SENIOR LIVING LLC

Date Filed: 1/31/19

Meeting Date: 3-14-19

Application Accepted by: Sherry Michienzi

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: 2400⁰⁰ File Number: Use on Review 3-I-19-UR

** Double Fee*



PROPERTY INFORMATION

Address: 953 E. MOODY AVE

General Location: HISTORIC SOUTH HIGH EIS E MOODY AVE, NIS TIPLOX AVE

Tract Size: 2.55 acres No. of Units: 62

Zoning District: RIA / H-1

Existing Land Use: OLD SCHOOL multi-family

Planning Sector: South City

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Urban Growth

Census Tract: 23

Traffic Zone: 30

Parcel ID Number(s): 1096B01505

Jurisdiction: City Council 1 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: RICK DOVER

Company: SOUTH SENIOR LIVING LLC

Address: 4921 HOMBERG DR B2

City: KNOXVILLE State: TN Zip: 37911

Telephone: 865-924-0791

Fax: na

E-mail: rickerdoverdevelopment.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: RICK DOVER

Company: SOUTH SENIOR LIVING LLC

Address: 4921 HOMBERG DR, B2

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-924-0791

Fax: na

E-mail: rickerdoverdevelopment.net

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)
USE ON REVIEW FOR SENIOR LIVING IN AN RIA ZONE

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: RICK DOVER

Company: SOUTH SENIOR LIVING LLC

Address: 4921 HOMBERG DR B2

City: Knoxville State: TN Zip: 37919

Telephone: 865-924-0791

E-mail: rickerdoverdevelopment.net

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

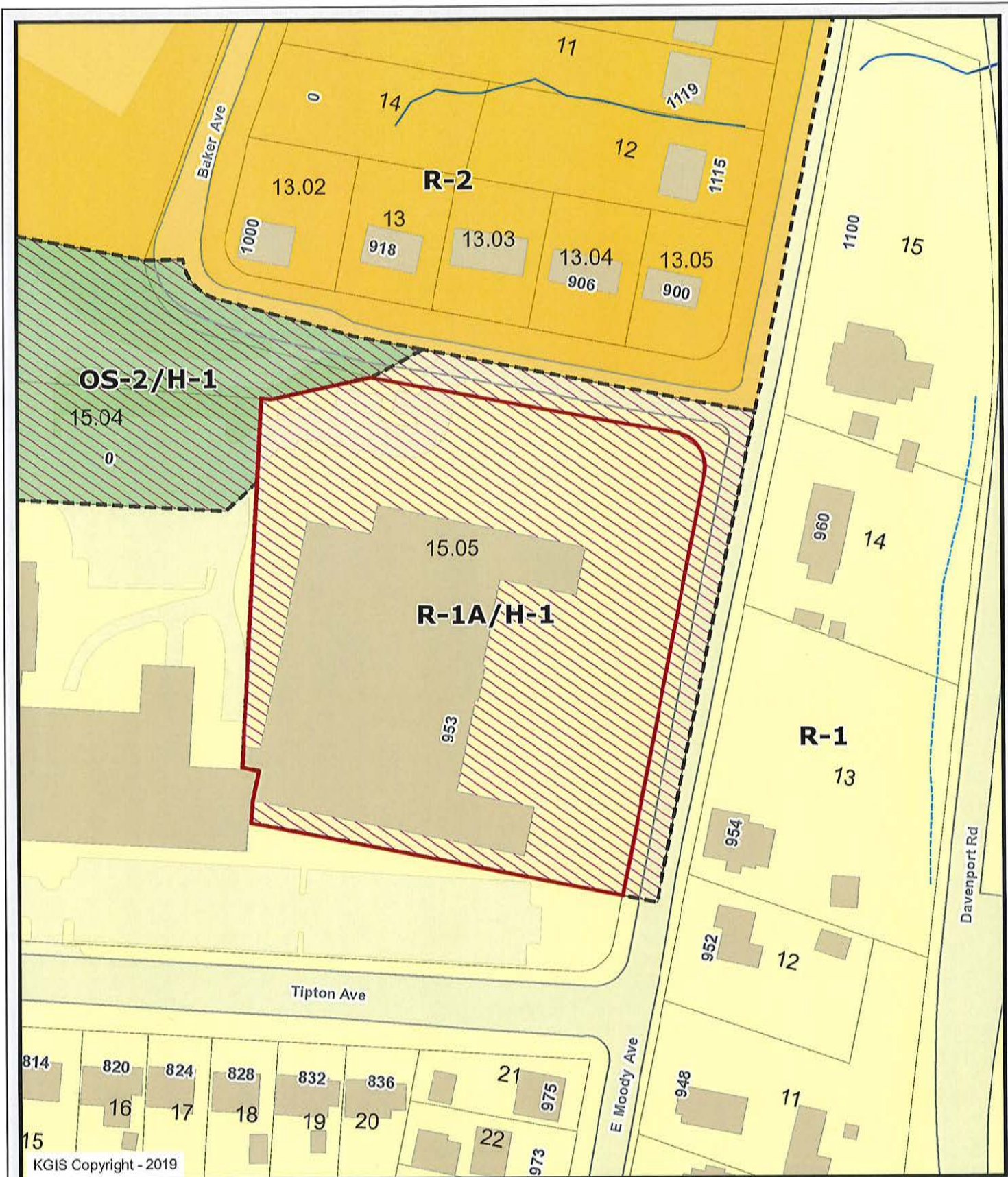
SOUTH SENIOR LANDS LLC 4921 HONBERG DR BZ
KNOXVILLE TN 37919

PAUL DOVER, manager

''

SHEA RAMSEY, MEMBER

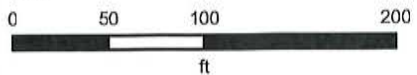
''



KGIS Copyright - 2019

Letter Portrait

Printed: 2/1/2019 at 11:37:45 AM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

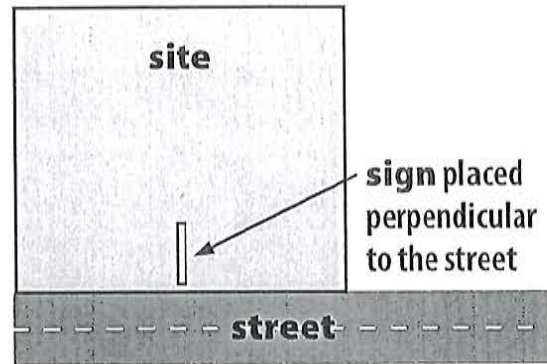
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. 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.

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(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 27th

and

March 15th

(15 days before the MPC meeting)

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: rick@doverdevelopment.net

Date: _____

MPC File Number: _____

3-I-19-UR