



USE ON REVIEW REPORT

▶ **FILE #:** 11-E-19-UR

AGENDA ITEM #: 29

AGENDA DATE: 11/14/2019

▶ **APPLICANT:** CRUNK ENGINEERING, LLC

OWNER(S): Dowell Springs, LLC

TAX ID NUMBER: 106 D A 00915 & 00807

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 Old Weisgarber Rd.

▶ **LOCATION:** Northeast side of Old Weisgarber Rd., southeast of Dowell Springs Blvd.

▶ **APPX. SIZE OF TRACT:** 9.98 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Old Weisgarber Road, a minor collector with 24' of pavement width within 64' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Behavioral Health Hospital

HISTORY OF ZONING: Property was rezoned from O-3 to O-1 in September 2019 (8-L-19-RZ).

SURROUNDING LAND USE AND ZONING: North: Business park, vacant land / C-6 (General Commercial Park), O-3 (Office Park)

South: Medical office, vacant land / O-3 (Office Park)

East: Medical office / O-3 (Office Park)

West: Government facility, vacant land / O-3 (Office Park)

NEIGHBORHOOD CONTEXT: The property is in the Dowell Springs Business Park which includes medical, professional, and governmental offices developed in the O-1, O-3 and PC-1 zones. The Spring Farm Business Park is to the east with warehouses and commercial business uses developed in the C-6 zone.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a behavioral health hospital that is approximately 93,284 sqft of floor area with up to 138 beds and approximately 50'-6" tall, subject to 8 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures).
4. 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.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of the occupancy permit for the project.
7. All existing street trees planted along the Old Weisgarber Road must be maintained and protected from damage during construction, or replaced per the requirements of the City of Knoxville Urban Forester. Trees located where the proposed driveways are being installed are not required to be replaced unless otherwise required by the Urban Forester.
8. Obtaining approval of the parking study by the Knoxville Department of Engineering to reduce the required parking for a hospital use.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

COMMENTS:

This proposal is for a behavior health hospital that will serve patients with various psychiatric needs. The hospital will be 3 stories tall and approximately 93,284 sqft. The request includes a total of 138 beds, however, the intent is to construct only 90 beds as part of the first phase. The additional 48 beds are proposed within the unfinished third floor of the building. The development plan shows where the phase 1 and phase 2 parking will be located. The applicant submitted a parking study to the Knoxville Department of Engineering to reduce the required parking because the proposed use functions differently than a regular hospital and requires less parking. If City Engineering does not approve the request, the applicant will either need to seek a variance from the Board of Zoning Appeals or submit a new Use on Review application that shows how the required parking will be accommodated. This will only be necessary once additional parking is needed that is more than what is shown on the plan for the phase 1 & 2.

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. A traffic impact study was submitted when the Dowell Springs development was approved in 1998 (6-SE-98-C) and a traffic letter was submitted with this application to update the land uses and trip generation in the original study to ensure proposed development, along with the other uses in the office park, are in conformance with the original assumptions. Based on the provided traffic letter, Planning and City Engineering staff determined that a full revision of the Traffic Impact Study is not necessary.
3. The proposed use is compatible with the scale and intensity of the surrounding medical and industrial development found in the area.
4. The use is not immediately adjacent to residential uses.

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

1. With the recommended conditions, the proposal meets all requirements of the O-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed rehabilitation hospital 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

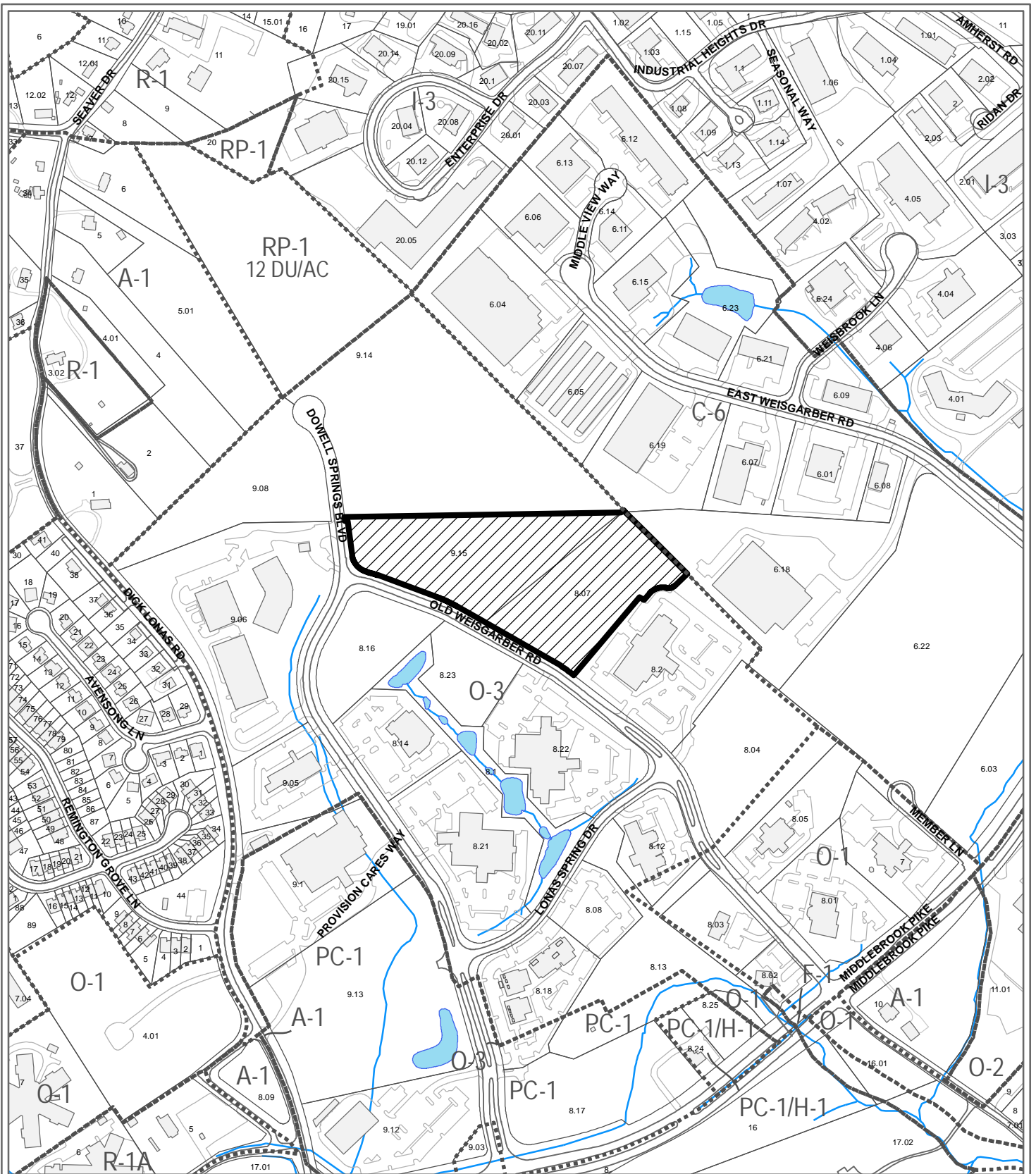
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan the Northwest City Sector Plan propose Office (O) uses for this site. This proposal is consistent with these plans.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**11-E-19-UR
USE ON REVIEW**

Petitioner: Crunk Engineering, LLC



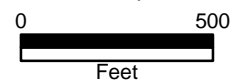
Behavioral Health Hospital in O-1 (Office, Medical, and Related Services)

Map No: 106

Jurisdiction: City

Original Print Date: 10/11/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



METADATA TABLE

PARCEL 100A000115
AREA: 5.47 ACRES

PARCEL 100A000807
AREA: 4.31 ACRES

TOTAL PROPOSED CONSOLIDATED SITE = 9.78 ACRES

ZONING: O-1

PROPOSED USE

20000 BEHAVIORAL HEALTH HOSPITAL - 90 BEDS
FUTURE 3RD STORY ADDITION = 48 BEDS
TOTAL FUTURE 3-STOREY HOSPITAL = 138 BEDS

PARKING REQUIREMENTS

INDOOR REQUIREMENTS

MIN = 3.25 SPACES PER BED (138 BEDS) = 449 SPACES
MAX = 5.25 SPACES PER BED (138 BEDS) = 714 SPACES

PARKING STUDY RECOMMENDATIONS FROM SIMILAR 191 BED BEHAVIORAL HEALTH HOSPITAL PROJECT:

1.33 SPACES PER BED (138 BEDS) = 170 SPACES

PROVIDED PARKING

1.2 SPACES PER BED (138 BEDS) = 307 SPACES
REGULAR 123 SPACES
FUTURE 46 SPACES
ADA 48 SPACES (2 VAN, 6 REGULAR)
TOTAL 297 SPACES

BICYCLE PARKING

REQUIRED FOR 101-500 VEHICLE PARKING SPACES = 12 SPACES
PROVIDED = 12 SPACES (8 BIKES)

BUILDING SETBACKS (D-1)

FRONT = 25FT
SIDE = 15FT
REAR = 30FT

MAX. HEIGHT ALLOWED (D-1) = 45FT

IF USE 5FT ADDITIONAL HEIGHT PER 1 FT OF ADDITIONAL SIDE YARD, EACH ADDITIONAL 5FT OF HEIGHT RESULTS IN A REDUCED PERMITTED LOT COVERAGE OF 1%.

MAX HEIGHT PROPOSED = 50' 0"

ADDITIONAL DISTANCE FROM SETBACK = 82.5'

MAX. LOT COVERAGE (D-1) = 35%
PROPOSED LOT COVERAGE = 17%

TYP. GENERATION

PARKING STUDY RECOMMENDATIONS FROM SIMILAR 120 BED BEHAVIORAL HEALTH HOSPITAL PROJECT:

3.06 TRIP/RES (138 BEDS) = 423 AVERAGE DAILY TRIPS

APPLICANT

Crunk Engineering LLC
7112 Crossroads Blvd, SUITE 201
Brentwood, TN 37027
Contact: Adam Crunk, PE
Phone: 615.873.1795
Email: adam@crunkeng.com

OWNER (106DA00915)

Dowell Springs LLC
PO Box 10028 Knoxville, TN 37939

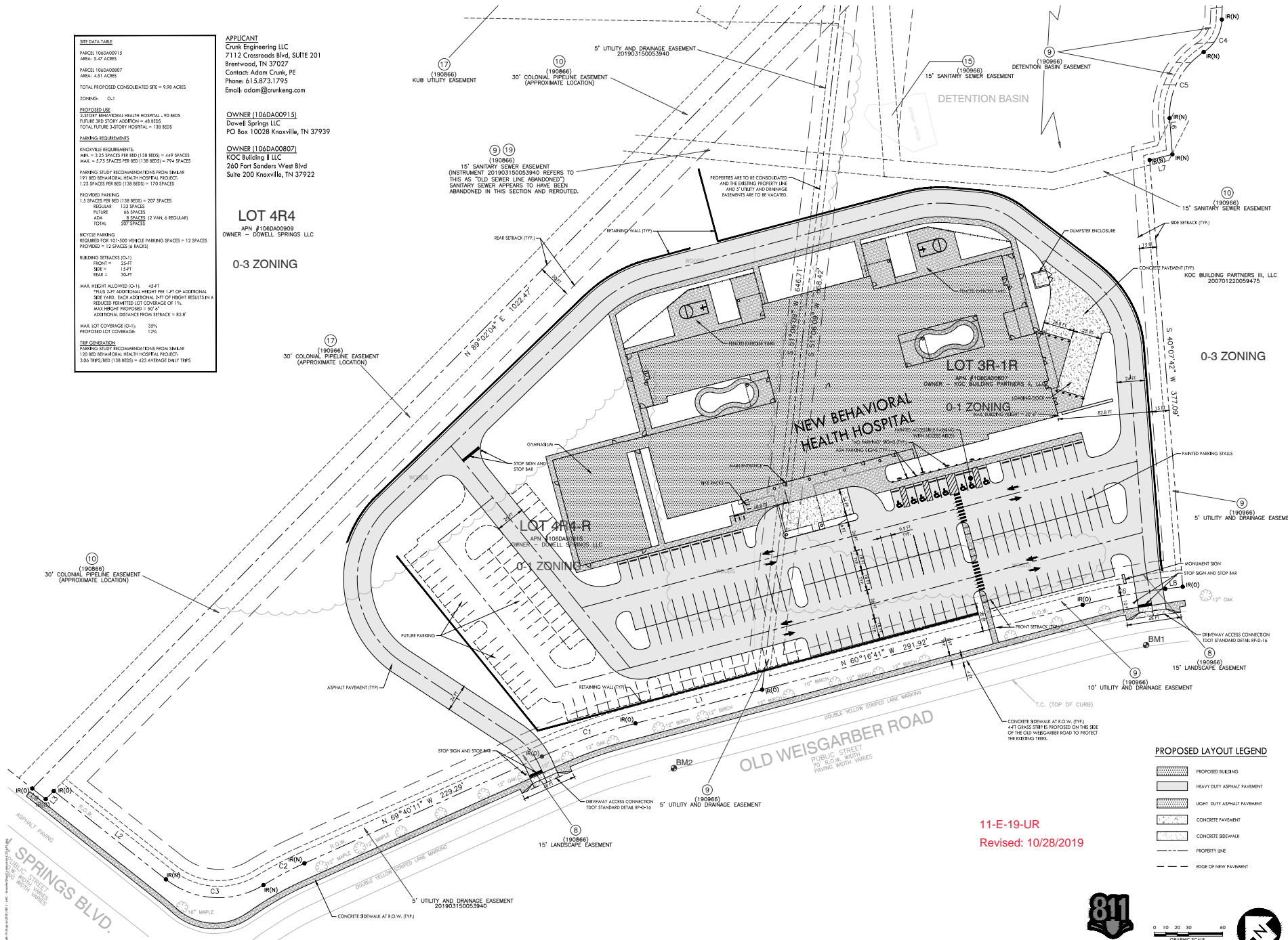
OWNER (106DA00807)

KOC Building II LLC
260 Fort Sanders West Blvd
Suite 200 Knoxville, TN 37922

LOT 4R4

APN: F106DA0099
OWNER: DOWELL SPRINGS LLC

0-3 ZONING



11-E-19-UR
Revised: 10/28/2019



418 West Hills Blvd
Knoxville, Tennessee 37922
602.893.1876
602.899.1676 fax

- Civil Engineering
- Structural Engineering
- KYHOOK
- Mechanical/Electrical Engineering

- CMTA
- Foodservices Design
- Imman Foodservices Group, LLC



SITE LAYOUT PLAN

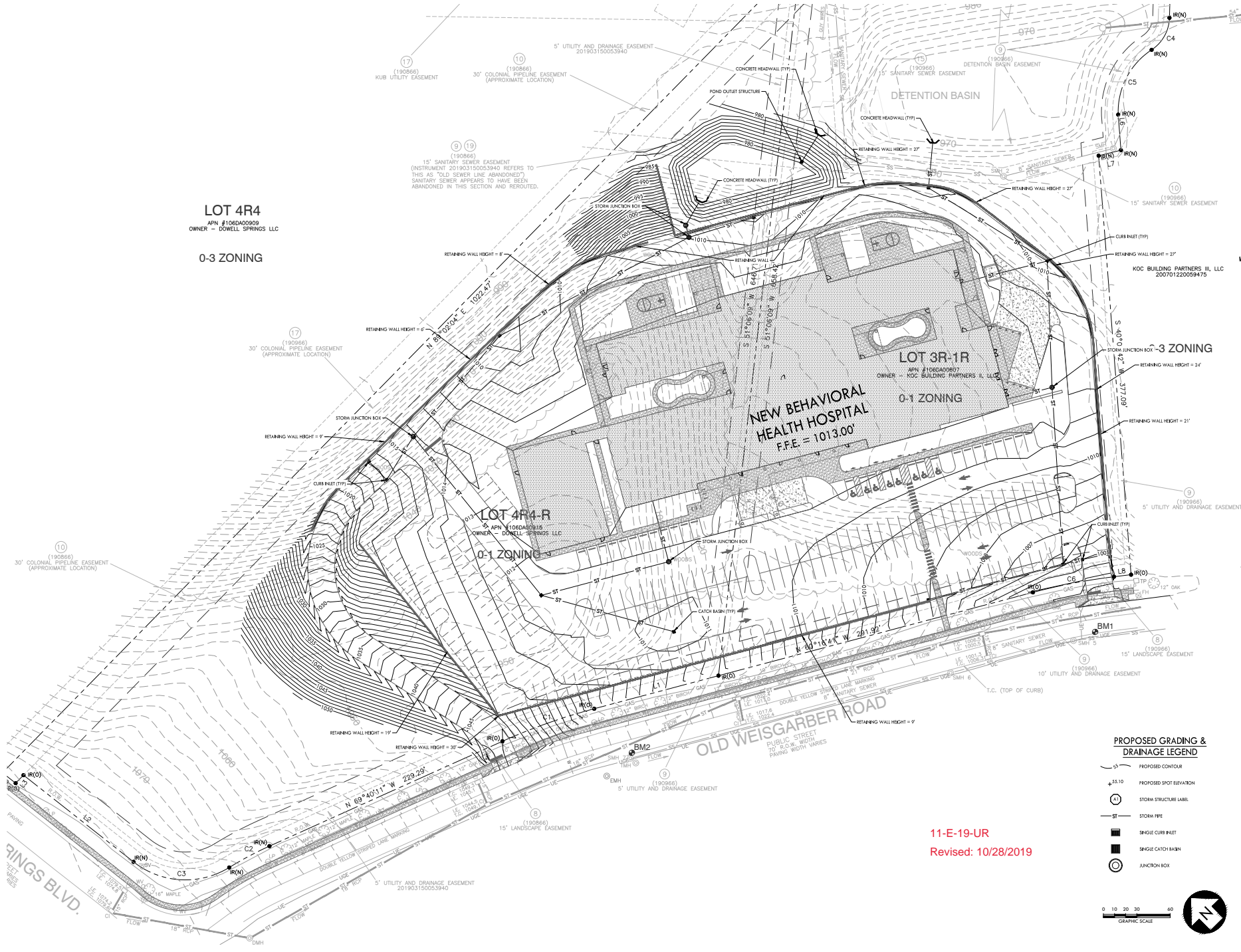
NEW BEHAVIORAL HEALTH HOSPITAL
DOWELL SPRINGS BEHAVIORAL HEALTH
KNOXVILLE, TENNESSEE

28 OCTOBER 2019
ARCH/BS

C2.0

USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR

LOT 4R4
 APN #106040069
 OWNER - DONELL SPRINGS LLC
0-3 ZONING



PROPOSED GRADING & DRAINAGE LEGEND

- - - PROPOSED CONTOUR
- ±5.10 PROPOSED SPOT ELEVATION
- (A) STORM STRUCTURE LABEL
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX



11-E-19-UR
 Revised: 10/28/2019



STENGENL-HILL ARCHITECTURE

418 West Main Street
 Louisville, Kentucky 40202
 502.581.1275
 HILL@STENGENL-HILL.COM

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering



Foodservices Design



Imran Foodservices Group, LLC

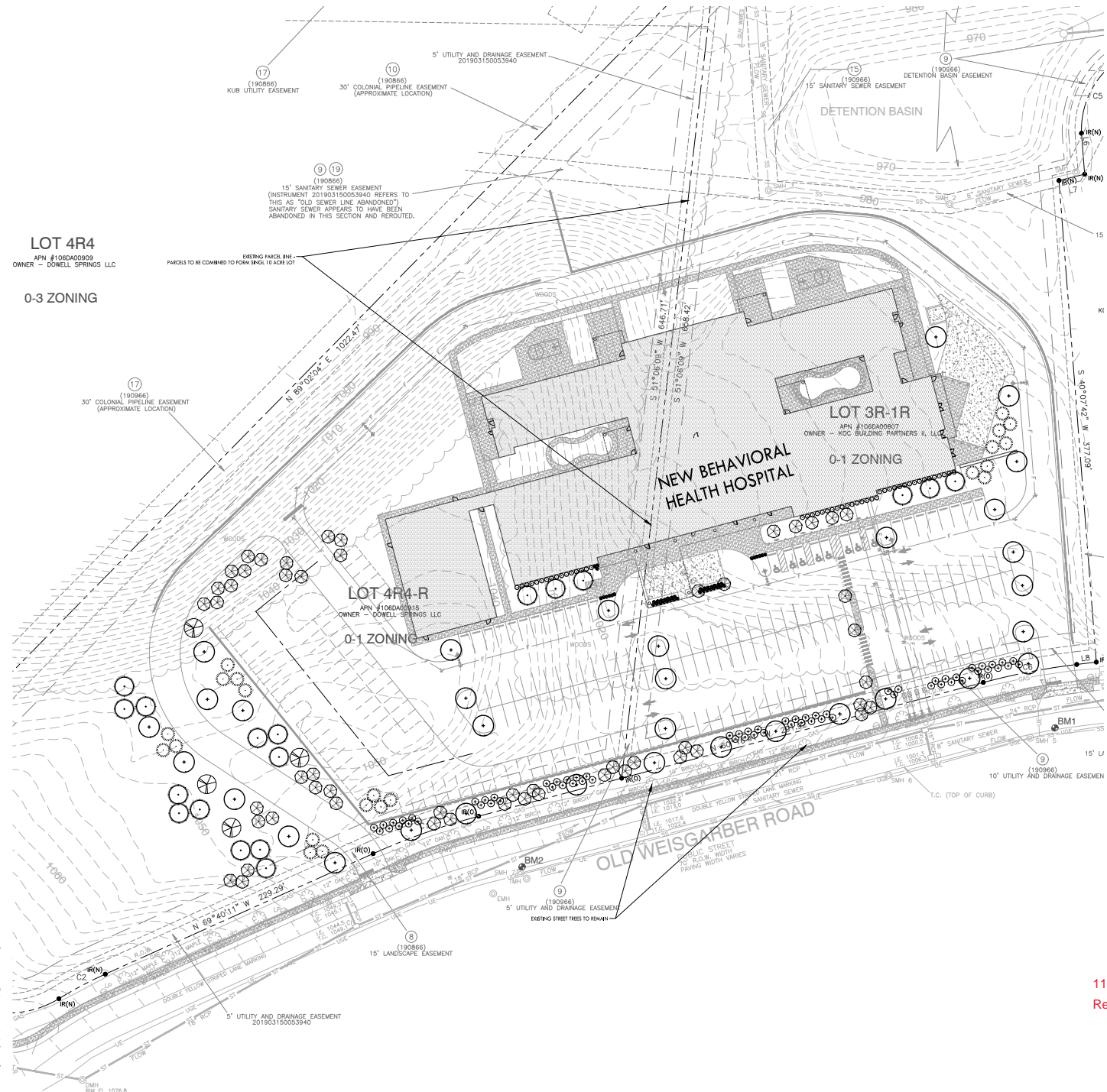


GRADING & DRAINAGE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
DONELL SPRINGS BEHAVIORAL HEALTH
KNOWLEDGE, TENNESSEE

25 OCTOBER 2019
 A/C/T/MS

C3.0

USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR



LOT 4R4
 APN #106DA0099
 OWNER - DOWELL SPRINGS LLC

0-3 ZONING

LOT 4R4-R
 APN #106DA0015
 OWNER - DOWELL SPRINGS LLC

0-1 ZONING

LOT 3R-1R
 APN #106DA0907
 OWNER - KOC BUILDING PARTNERS II, LLC

0-1 ZONING

PROTECTED TREE/TREE REPLACEMENT:

1. THE DEVELOPMENT WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
2. TREE REPLACEMENT AT A RATE OF 8 TREES PER ACRE WILL BE INSTALLED WITHIN 12 MONTHS OF COMPLETION OF CONSTRUCTION.
3. EACH TREE WILL BE A MINIMUM 2" CALIPER AT PLANTING
4. A MINIMUM OF 50% OF THE REPLACEMENT TREES WILL BE TREES CAPABLE OF REACHING A 50' HEIGHT AT MATURITY FROM THE "LARGE TREE GROUP" IN THE CITY OF KNOXVILLE RECOMMENDED TREE LIST

SITE CALCULATION -

10 ACRES x 8 TREES = 80 REPLACEMENT TREES REQUIRED, 40 OF WHICH SHALL HAVE A MATURE HEIGHT EXCEEDING 50'

A MINIMUM OF 10 ACER SACCHARUM, 10 PLATANUS, 10 PINUS AND 10 QUERCUS WITH A MATURE HEIGHT EXCEEDING 50' WILL BE PLANTED

LANDSCAPE REGULATIONS:

1. THE DEVELOPMENT WILL COMPLY WITH CITY OF KNOXVILLE ZONING CODE ARTICLE 5 SECTION 7 LANDSCAPING REQUIREMENTS FOR PERIMETER AND INTERIOR PLANTINGS.
2. PARKING AREAS ADJOINING ROW WILL BE PLANTED WITH 1 TREE AND 10 SHRUBS PER 100 LINEAR FEET.
3. INTERIOR PARKING LOT ISLANDS WILL BE PLANTED WITH A MINIMUM ONE 2" CALIPER TREE PER ISLAND

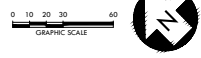
DOWELL SPRINGS LANDSCAPE REGULATIONS:

1. THE DEVELOPMENT WILL COMPLY WITH DOWELL SPRINGS BUSINESS PARK LANDSCAPING REQUIREMENTS FOR PERIMETER AND INTERIOR PLANTINGS.
2. REPLACEMENT TREES TOTALING 60 ACI (ACQUIRED CALIPER INCHES) FOR EACH ACRE DISTURBED (APPROXIMATELY 7.5 ACRES).
3. INTERIOR PARKING LOT ISLANDS WILL BE PLANTED WITH A MINIMUM ONE 3" CALIPER TREE PER ISLAND.
4. ALL LAWN AND LANDSCAPE AREAS ARE TO BE IRRIGATED.

PLANT LIST:

- LARGE TREE VARIETIES (SS TOTAL):**
- ACER VARIETIES - OCTOBER GLORY MAPLE, LEGACY SUGAR MAPLE - 40-70' MATURE HEIGHT
 - PINUS VARIETIES - WHITE PINE, LOBLOLLY PINE - 50-90' MATURE HEIGHT
 - PLATANUS VARIETIES - LONDON PLANETREE - 70-100' MATURE HEIGHT
 - QUERCUS VARIETIES - RED OAK, SWAMP WHITE OAK, NUTALL OAK - 60-100' MATURE HEIGHT
- MEDIUM AND SMALL TREE VARIETIES:**
- ACER VARIETIES - TRIDENT MAPLE, AMUR MAPLE
 - AMELANCHIER VARIETIES - SHADBLow SERVICEBERRY, AUTUMN BRILLIANCE
 - PRUNUS VARIETIES - KWANZAN CHERRY
 - ULMUS VARIETIES - LACEBARK ELM
 - ZELKOVA VARIETIES - VILLAGE GREEN ZELKOVA, CITY SPRITE ZELKOVA
- EVERGREEN SHRUB VARIETIES:**
- ILEX VARIETIES - CHINA GIRL HOLLY, AMERICAN HOLLY
 - PRUNUS VARIETIES - SCHIP LAUREL
 - TAXUS VARIETIES - DENSE YEW
 - VIBURNUM VARIETIES - PRAGENISE VIBURNUM, WILLOWOOD VIBURNUM

11-E-19-UR
 Revised: 10/28/2019



STENGEN-HILL ARCHITECTURE

418 West Main Street
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 603.929.1275

Civil Engineering



KYHOOK
 STRUCTURAL ENGINEERING, P.C.

Mechanical/Electrical Engineering



CMTA
 Foodservices Design

Imran Foodservices Group, LLC



LANDSCAPE PLAN
 NEW BEHAVIORAL HEALTH HOSPITAL
 DOWELL SPRINGS BEHAVIORAL HEALTH
 KNOXVILLE, TENNESSEE

25 OCTOBER 2019
 A/C/196

L1.0

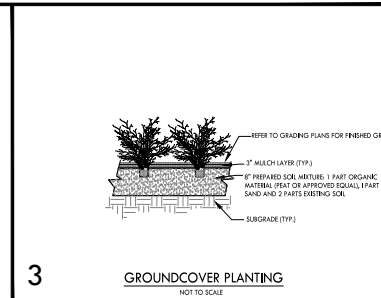
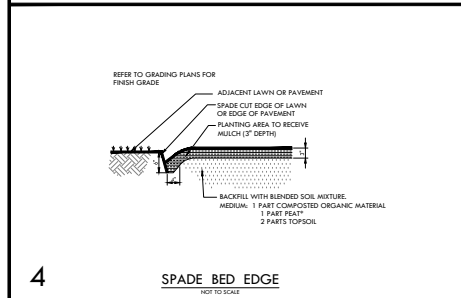
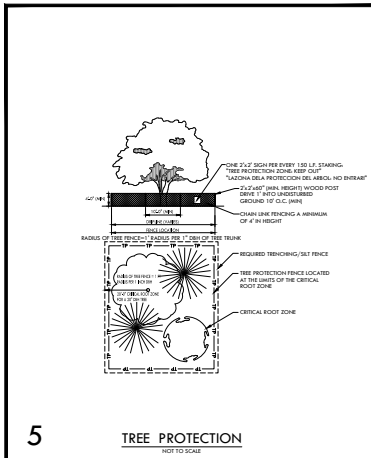
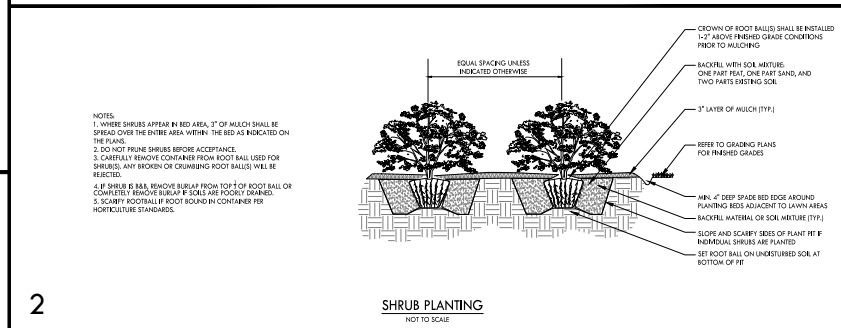
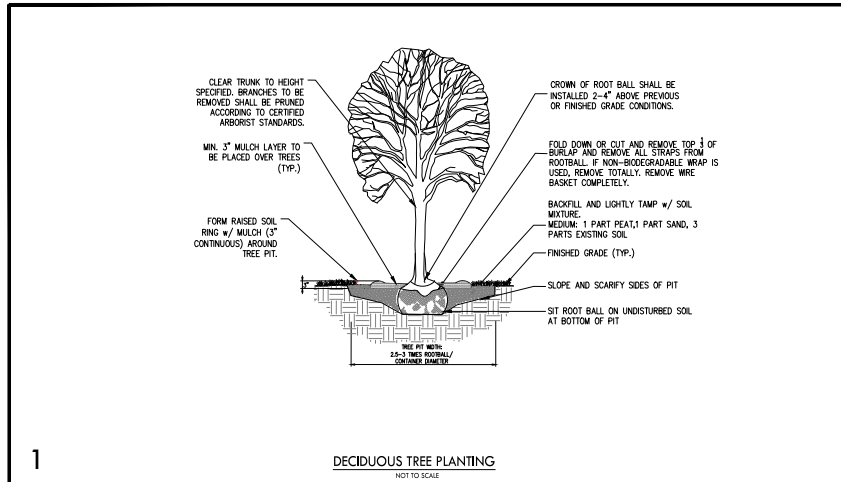
USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR

PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL CONFIRM ALL MATERIAL QUANTITIES IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. NO SUBSTITUTIONS OF SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE.
3. THE CONTRACTOR IS TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING, COORDINATE WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL PLANTING BEDS TO RECEIVE FINELY SHREDDED HARDWOOD MULCH.
5. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
6. ALL LAWN AREAS WITHIN THE PROJECT AREA ARE TO BE SOODED WITH FINE BLADED FESUOL IN ACCORDANCE WITH THE DRAWINGS.
7. THE LANDSCAPE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, AND CODES.
8. ALL PLANT MATERIALS SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
11. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS HE SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
12. PROTECTIVE FENCE SHALL BE INSTALLED AROUND EXISTING TREES BEFORE CONSTRUCTION.

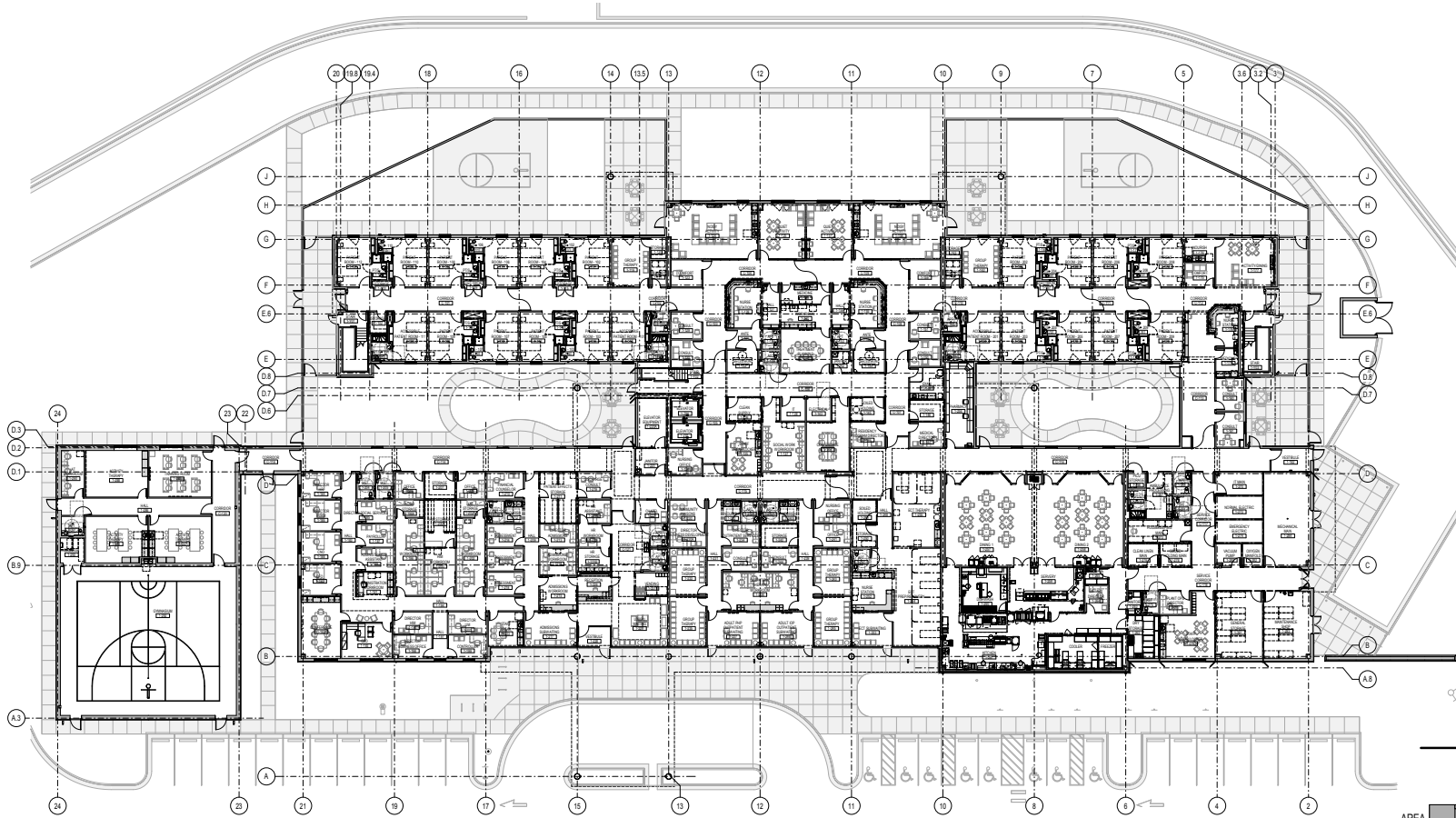
IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXITS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VIBRON/HOOVER OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURER'S SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL S1-03/P1-07 SNAP-FIT CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN A MAX 10-INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED RIGGING WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

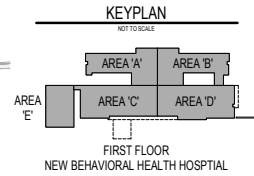


USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR

11-E-19-UR
Revised: 10/28/2019



01 COMPOSITE FIRST FLOOR PLAN
1/8" = 1'-0"



11-E-19-UR
 Revised: 10/28/2019

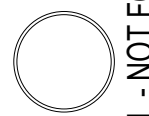


STENGEL HILL
 ARCHITECTURE

613 WEST MAIN STREET
 LOUISVILLE, KENTUCKY 40202
 502.893.1875
 502.893.1876 fax



Iman Foodservices Group, LLC

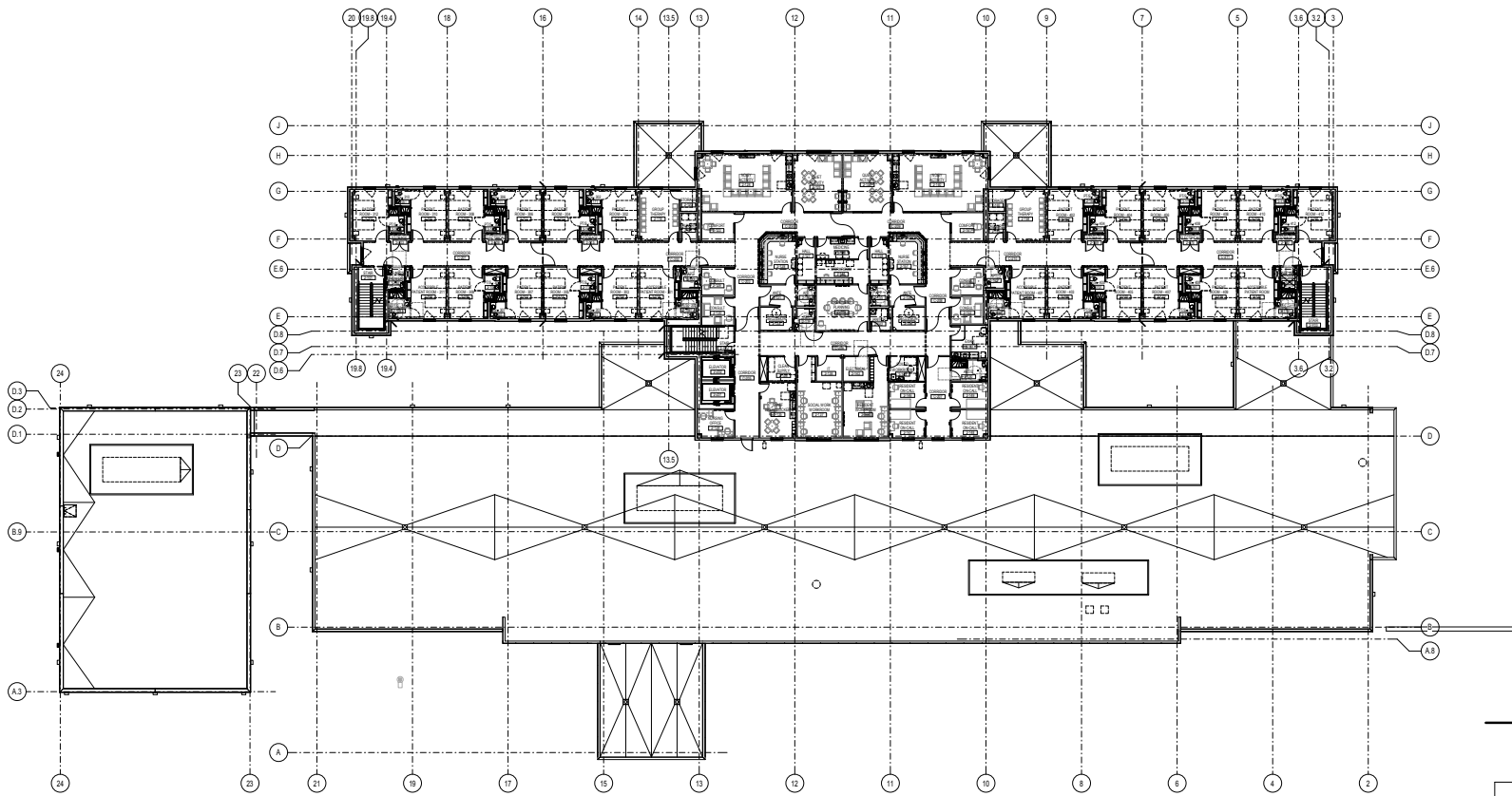


COMPOSITE FIRST FLOOR PLAN
 NEW BEHAVIORAL HEALTH HOSPITAL
 DOWELL SPRINGS BEHAVIORAL HEALTH
 KNOXVILLE, TENNESSEE

25 OCTOBER 2019
 AHC 1905

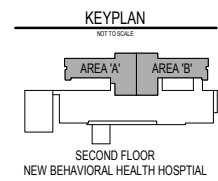
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USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR



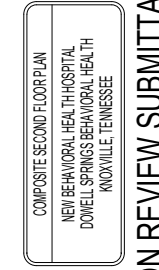
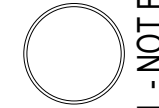
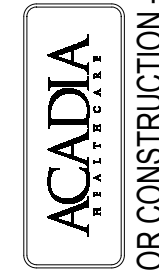
01 COMPOSITE
SECOND FLOOR PLAN
1/8" = 1'-0"
NORTH

11-E-19-UR
Revised: 10/28/2019

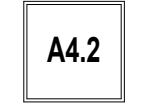


**STENGEL HILL
ARCHITECTURE**

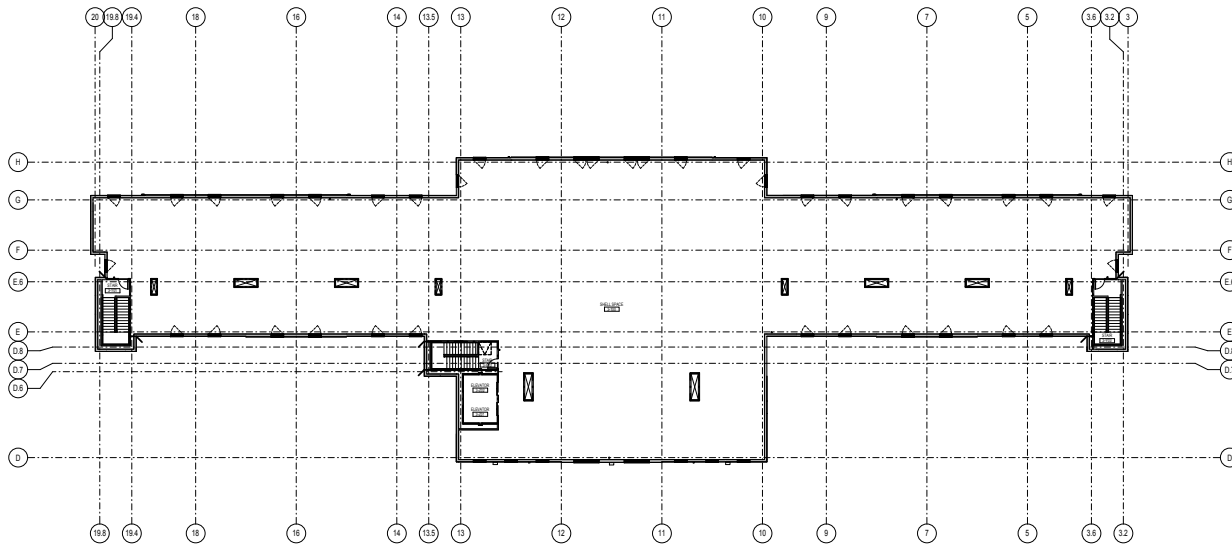
613 WEST MAIN STREET
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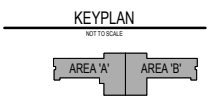
25 OCTOBER 2019
AHC 1905



USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR



01 COMPOSITE
THIRD FLOOR PLAN



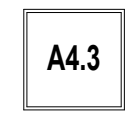
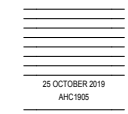
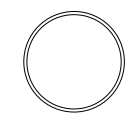
THIRD FLOOR
NEW BEHAVIORAL HEALTH HOSPITAL

11-E-19-UR
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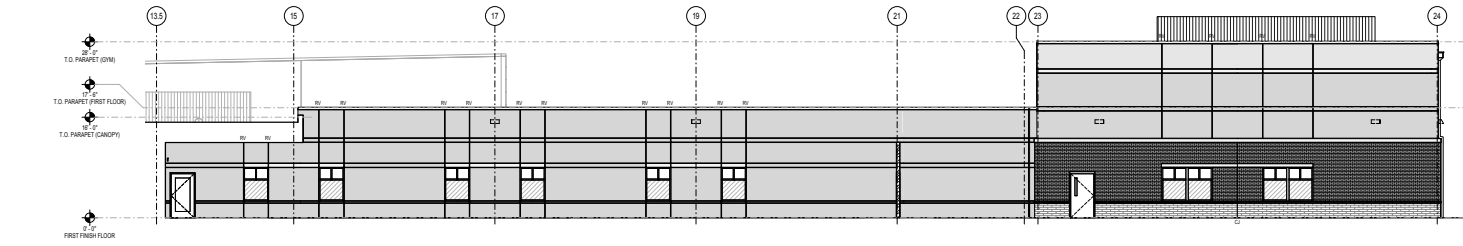


STENGENL HILL
ARCHITECTURE

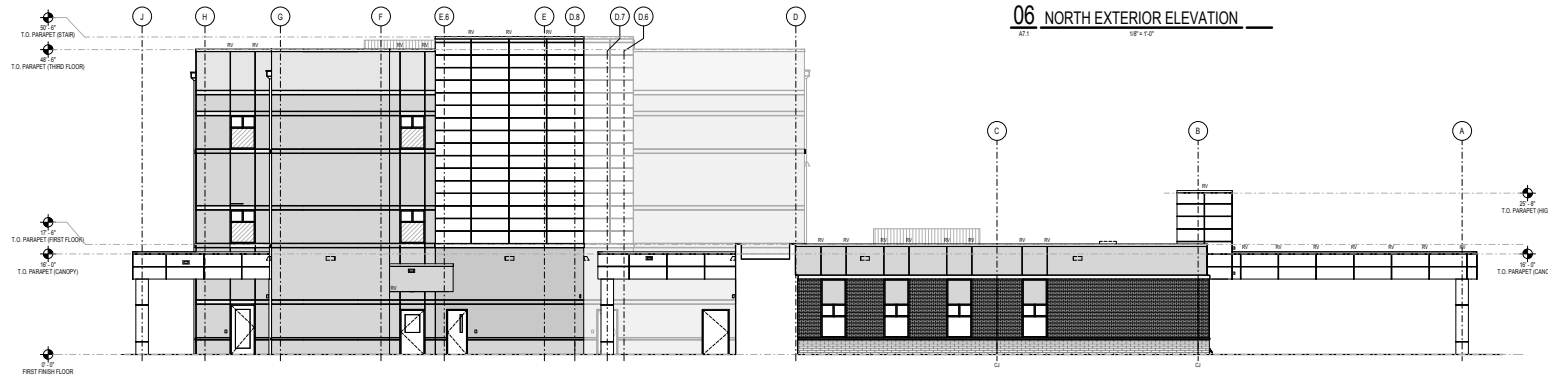
613 WEST MAIN STREET
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502.893.1876 fax



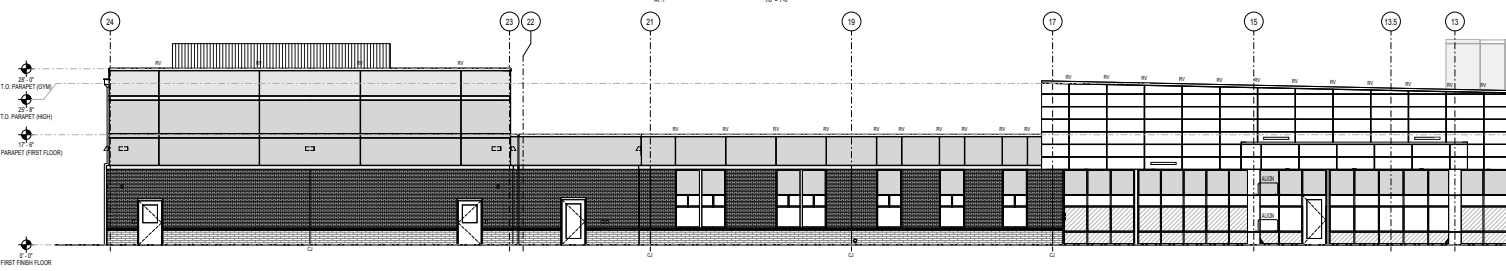
USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR



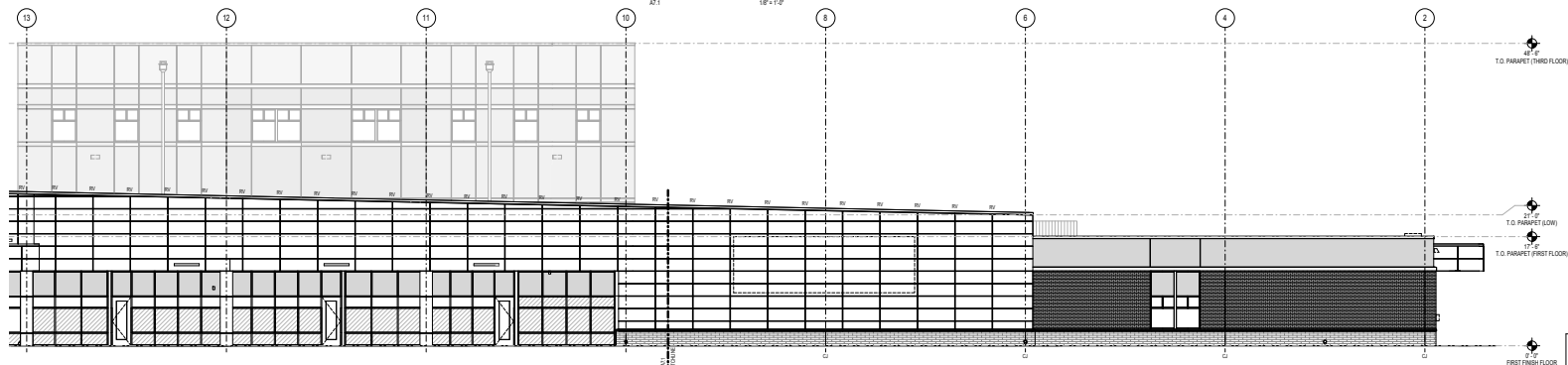
06 NORTH EXTERIOR ELEVATION
A7.1 1/8" = 1'-0"



05 WEST EXTERIOR ELEVATION
A7.1 1/8" = 1'-0"



03 SOUTH EXTERIOR ELEVATION
A7.1 1/8" = 1'-0"

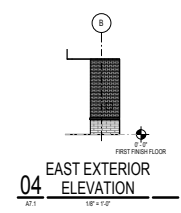


01 SOUTH EXTERIOR ELEVATION
A7.1 1/8" = 1'-0"

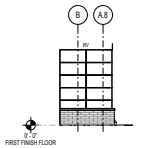
- GENERAL NOTES**
1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
 2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTROLS, PIPING, DUCTS, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT.
 3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
 4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT.
 5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE INDICATED BY CL AND/OR BRACING SHALL NOT EXCEED 24".
 6. REFER TO A3.2 - SECURITY PROVISIONS PLAN FOR LOCATION AND EXTENT OF HIGH-RISE EYE PROTECTION. REFER TO BUILDING SECTIONS AND SECTION DETAILS FOR EYE PROTECTION THICKNESS AND LOCATION.

ELEVATION KEYNOTES

11-E-19-UR
Revised: 10/28/2019



04 EAST EXTERIOR ELEVATION
A7.1 1/8" = 1'-0"

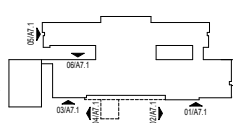


02 WEST EXTERIOR ELEVATION
A7.1 1/8" = 1'-0"

MATERIAL LEGEND

WSP COLOR 1 (0001.A1)	MODULAR FACE BRICK (TYPE 1) (0001.A1)	MODULAR FACE BRICK (TYPE 2) (0001.A1)
EPS COLOR 1 (0001.A2)	EPS COLOR 2 (0001.A2)	EPS COLOR 3 (0001.A2)
EPS COLOR 4 (0001.A2)		

KEYPLAN
NOT TO SCALE

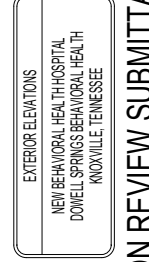
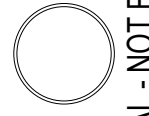


NEW BEHAVIORAL HEALTH HOSPITAL



STENGEL-HILL
ARCHITECTURE

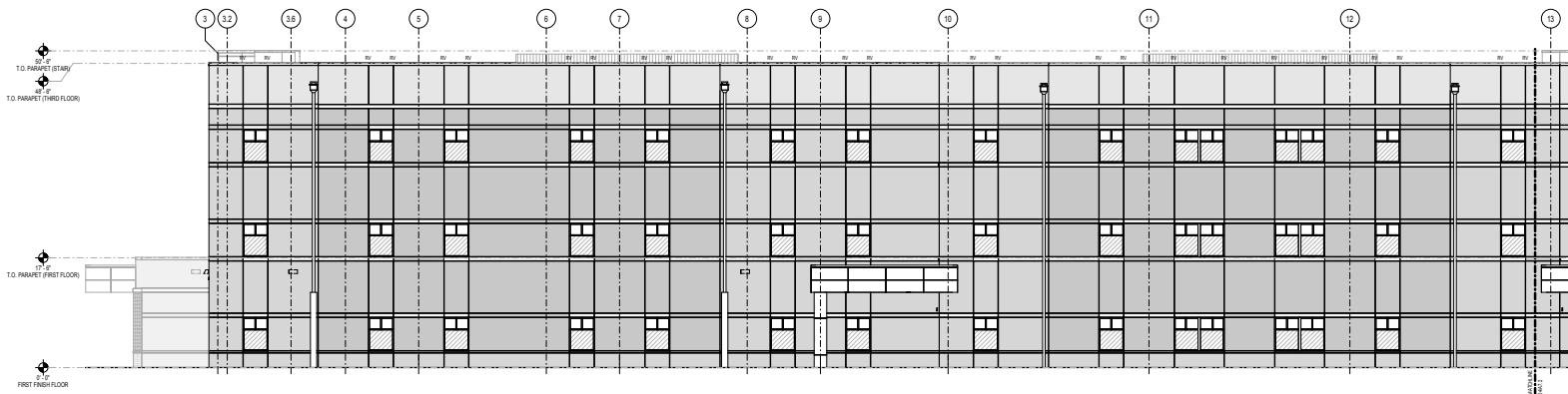
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.863.1875
502.863.1876 fax



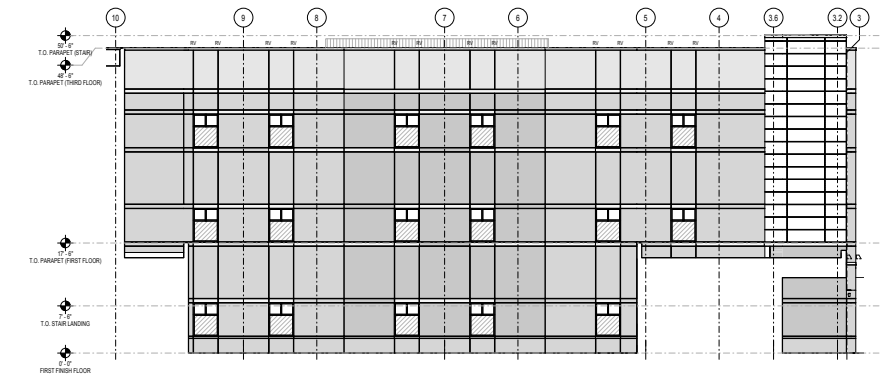
25 OCTOBER 2019
AHC 1905



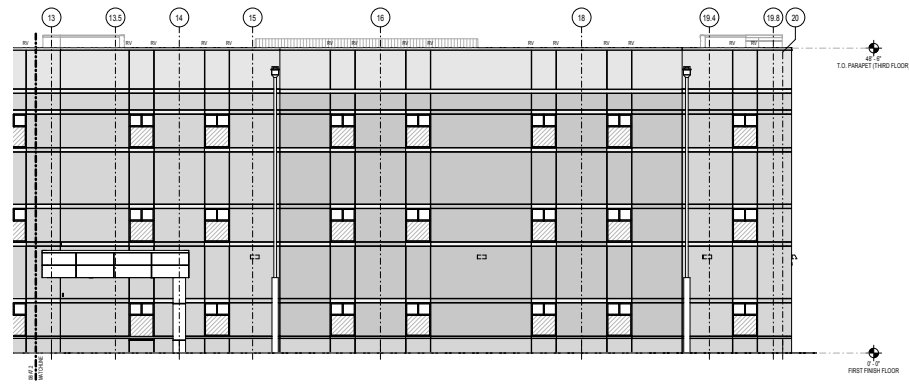
USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR



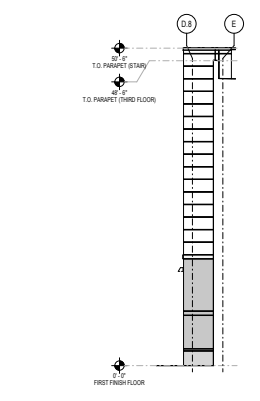
06 NORTH EXTERIOR ELEVATION
A22 1/8" = 1'-0"



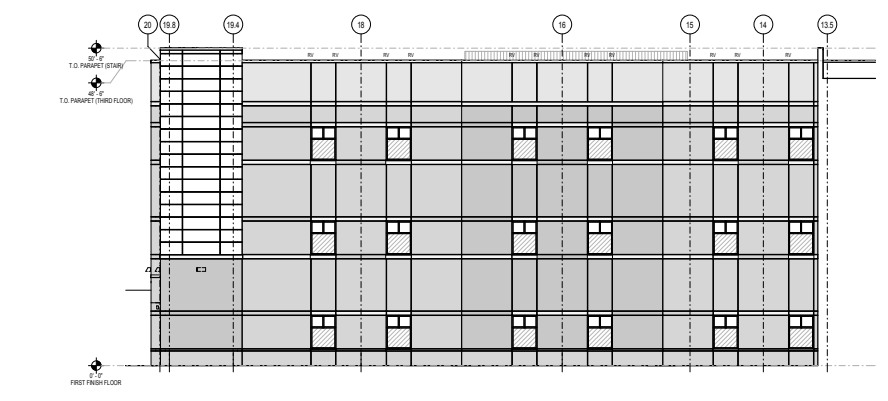
05 SOUTH EXTERIOR ELEVATION
A22 1/8" = 1'-0"



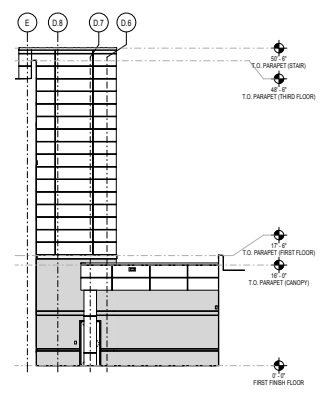
04 NORTH EXTERIOR ELEVATION
A22 1/8" = 1'-0"



03 EAST EXTERIOR ELEVATION
A22 1/8" = 1'-0"



02 SOUTH EXTERIOR ELEVATION
A22 1/8" = 1'-0"



01 WEST EXTERIOR ELEVATION
A22 1/8" = 1'-0"

GENERAL NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
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5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE WHERE INDICATED BY CA AND/OR BRACING SHALL NOT EXCEED 30'-0".
6. REFER TO AS 1.2 - SECURITY PROVISIONS PLAN FOR LOCATION AND EXTENT OF HIGH IMPACT EYE INSTALLATION. REFER TO BUILDING SECTIONS AND SECTION DETAILS FOR EYE THICKNESS AND LOCATION.

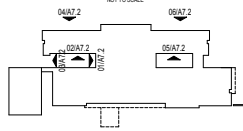
ELEVATION KEYNOTES

11-E-19-UR
Revised: 10/28/2019

MATERIAL LEGEND

SMOKE GLASS (03CA-A)	MODULAR FACE BRICK (TYPE 1) (03BA-A)	MODULAR FACE BRICK (TYPE 2) (03BA-B)
EPS CORE (03AA-A)	EPS CORE (03AA-B)	EPS CORE (03AA-C)
EPS CORE (03AA-D)	EPS CORE (03AA-E)	EPS CORE (03AA-F)

KEYPLAN

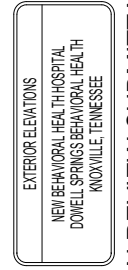
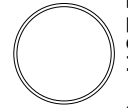


NEW BEHAVIORAL HEALTH HOSPITAL

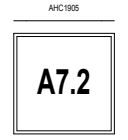


STENGEL-HILL ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.863.1875
502.863.1876 fax



25 OCTOBER 2019
AHC 1905



USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR



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ARCHITECTURE

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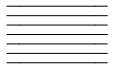
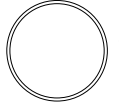
Civil Engineering



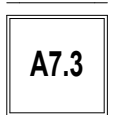
Mechanical/Electrical Engineering



Foodservice Design



25 OCTOBER 2019
AHC 1905

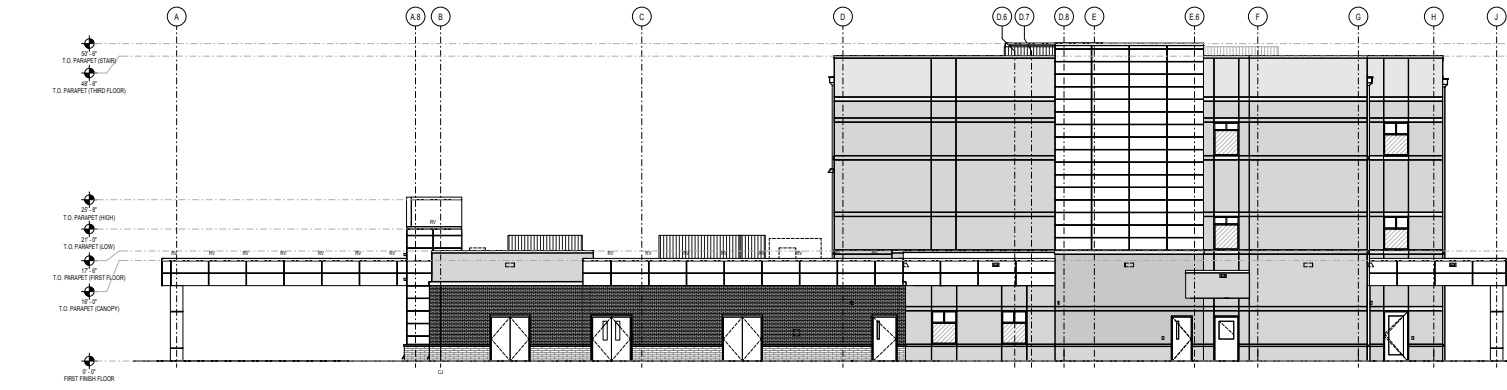


USE ON REVIEW SUBMITTAL - NOT FOR CONSTRUCTION - PLANNING FILE # 11-E-19-UR

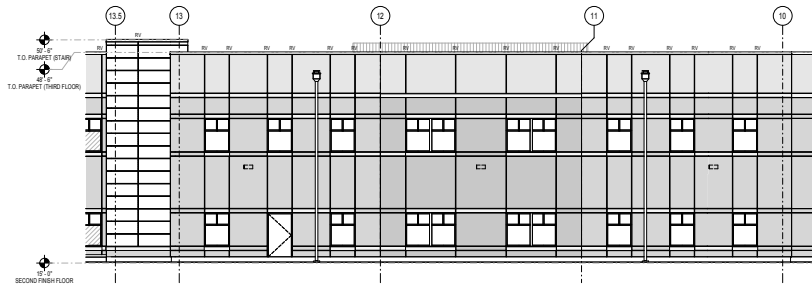
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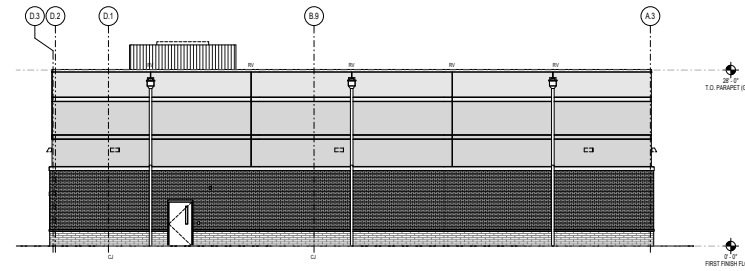
ELEVATION KEYNOTES



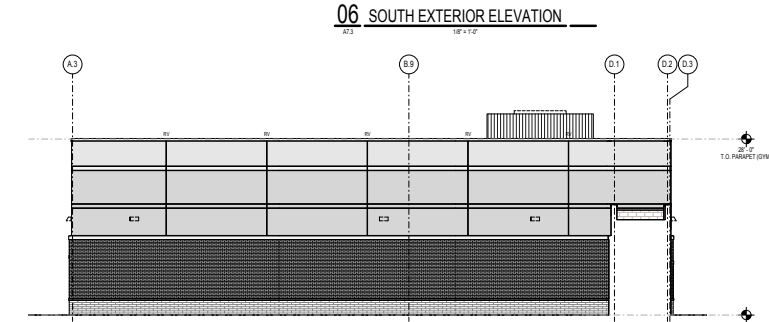
07 EAST EXTERIOR ELEVATION
A3 18'-1 1/2"



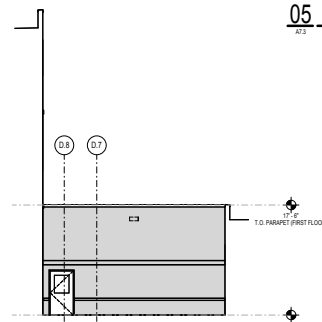
06 SOUTH EXTERIOR ELEVATION
A3 18'-1 1/2"



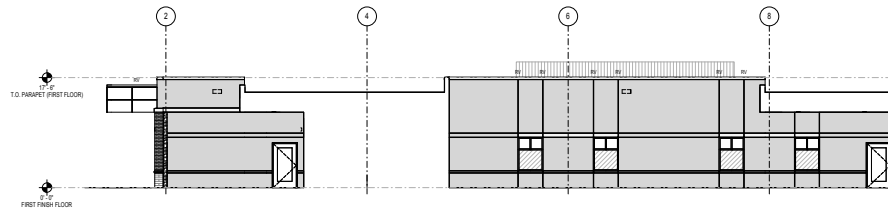
05 EAST EXTERIOR ELEVATION
A3 18'-1 1/2"



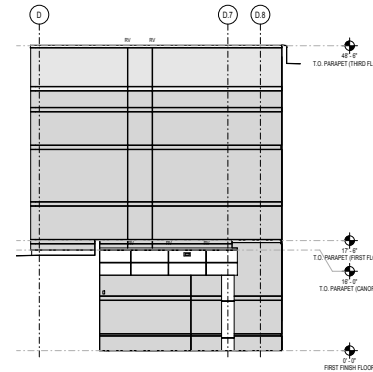
04 WEST EXTERIOR ELEVATION
A3 18'-1 1/2"



03 WEST EXTERIOR ELEVATION
A3 18'-1 1/2"



02 NORTH EXTERIOR ELEVATION
A3 18'-1 1/2"



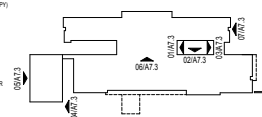
01 EAST EXTERIOR ELEVATION
A3 18'-1 1/2"

MATERIAL LEGEND

SBRP (0603A1)	MODULAR FACE (0603A1)	MODULAR FACE (0603A1)
EPS (0604A2)	EPS (0604A2)	EPS (0604A2)
EPS (0604A2)	EPS (0604A2)	EPS (0604A2)

KEYPLAN

NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

11-E-19-UR
Revised: 10/28/2019



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Crunk Engineering, LLC

Applicant

09/30/2019

11/14/2019

11-E-19-UR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Brad Lipsey

Crunk Engineering, LLC

Name

Company

7112 Crossroads Blvd., Suite 201

Brentwood

TN

37027

Address

City

State

Zip

615-873-1795

brad@crunkeng.com

Phone

Email

CURRENT PROPERTY INFO

1.
2.

Dowell Springs LLC
KOC Building II LLC

PO Box 10028 Knoxville, TN 37939,
260 Fort Sanders West Blvd Ste 200 Knoxville, TN 37922 865-588-2244

Owner Name (if different)

Owner Address

Owner Phone

0 Old Weisgarber Rd (both parcels)

1. 106DA00915, 2. 106DA00807

Property Address NE/S Old Weisgarber, SE of

Parcel ID

Dowell Springs, North of Middlebrook Pike Dowell Springs Blvd

5.47 ac, 4.51 ac = 9.98 total

General Location

Tract Size

Dowell Springs 3

Recently Rezoned from O-3 to O-1 pending

Jurisdiction (specify district above) City County

Zoning District

Northwest County

Office

n/a

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Undeveloped Land

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
- Residential Non-Residential
- Home Occupation (specify): _____
- Other (specify): **Behavioral Health Hospital**

SUBDIVISION

- Proposed Subdivision Name _____ Unit / Phase Number _____
- Parcel Change
- Combine Parcels Divide Parcel Total Number of Lots Created: _____
- Other (specify): _____
- Attachments / Additional Requirements

ZONING

- Zoning Change: _____
Proposed Zoning _____
- Plan Amendment Change: _____
Proposed Plan Designation(s) _____
- Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
- Other (specify): _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

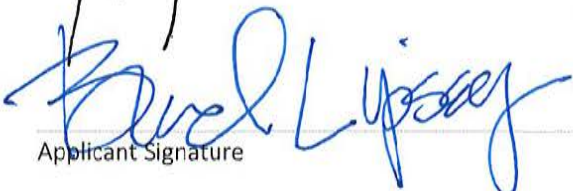
FEE 1:		TOTAL:
FEE 2:	1500.00	
FEE 3:		

AUTHORIZATION


Staff Signature


Please Print

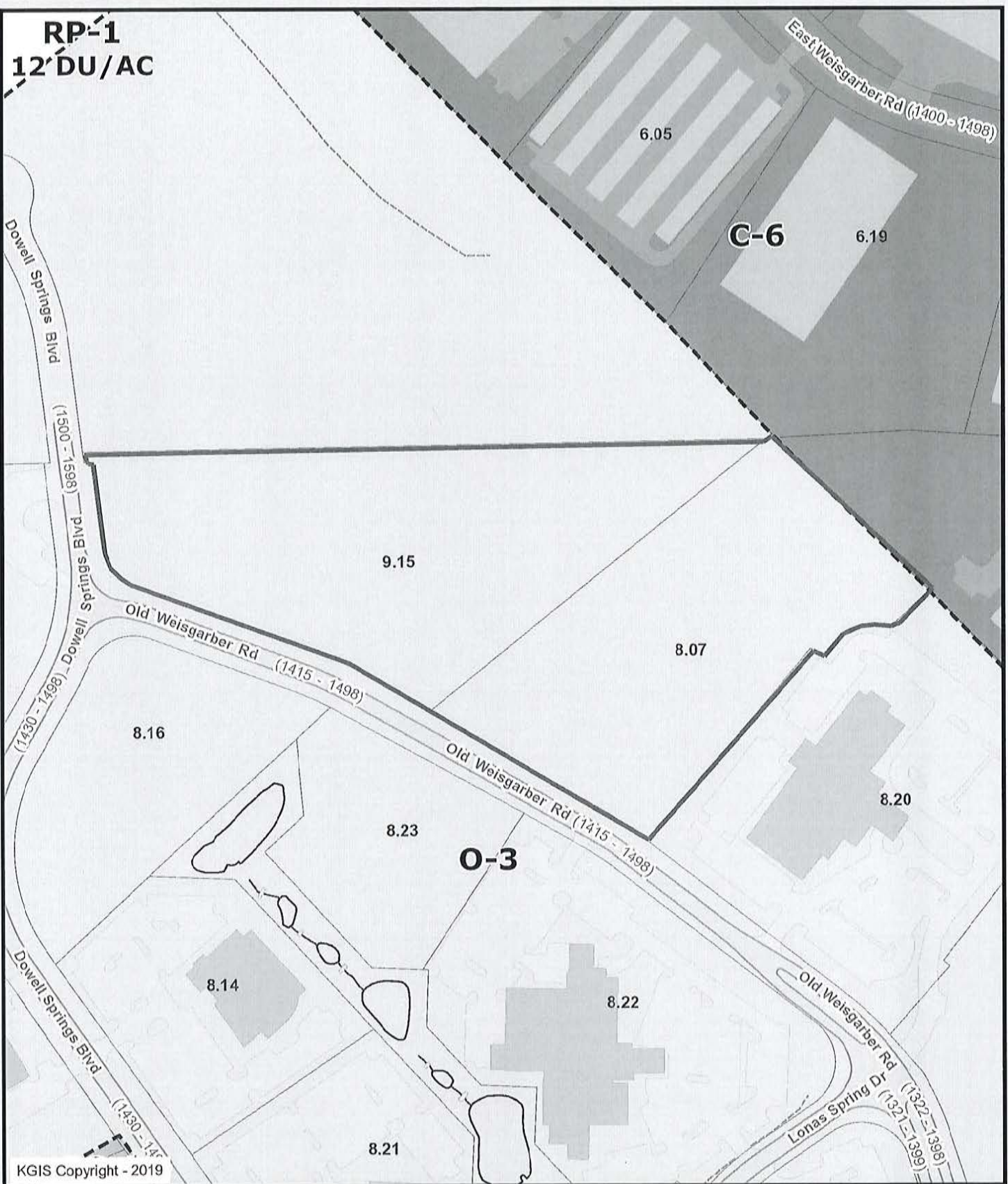

Date


Applicant Signature

Brad Lipsey
Please Print

09/30/2019
Date

RP-1
12' DU/AC



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/30/2019 at 9:42:08 AM



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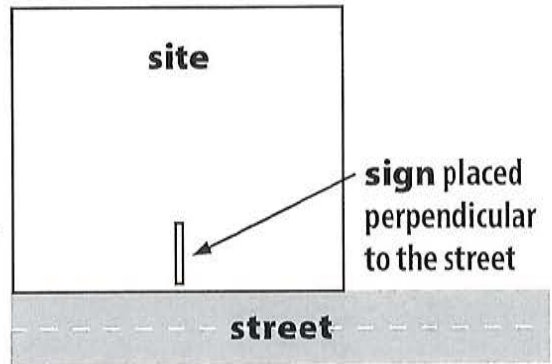
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

10/30/19 and 11/15/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Adam Henriksen

Printed Name: Adam Henriksen

Phone: 615 873 1795 Email: ahenriksen@crunkeng.com

Date: 9/30/19

File Number: 11-E-19-UR