



USE ON REVIEW REPORT

▶ **FILE #:** 10-F-19-UR

AGENDA ITEM #: 48

AGENDA DATE: 10/10/2019

▶ **APPLICANT:** KINDRED-KNOXVILLE

OWNER(S): Knoxville Rehabilitation Hospital

TAX ID NUMBER: 106 K C 01702 (PART OF)

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Middlebrook Pk.

▶ **LOCATION:** South side of Middlebrook Pk., west side of Old Weisgarber

▶ **APPX. SIZE OF TRACT:** 6 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via the new internal road for the medical park (to be constructed), and Middlebrook Pk., a 4 lane median divided arterial street.

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

▶ **PROPOSED USE:** Rehabilitation hospital

HISTORY OF ZONING: The property was rezoned from A-1 to O-1 in 2013 (7-I-13-RZ).

SURROUNDING LAND USE AND ZONING: North: O-1 (Office, Medical & Related Services) / Vacant land

South: A-1 (General Agricultural) / Vacant land

East: O-1 (Office, Medical & Related Services) / Vacant land

West: O-1 (Office, Medical & Related Services) / Vacant land

NEIGHBORHOOD CONTEXT: This site is within the recently approved Tennova Medical Park. The area to the north has been developed as an office park and has attracted a number of medical and medical related uses (Provision, KOC, etc.). The West Hills neighborhood is to the west but not directly adjacent to this site.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a rehabilitation hospital that is approximately 70,000 sqft of floor area with up to 70 beds as shown on the development plan, subject to 6 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) and Article 5, Section 7 (Off-street parking, access,

driveway, and landscaping requirements).

4. Installation of all sidewalks as identified on the development plan, with the exception of the sidewalk labeled as greenway access to be constructed as part of development of lot 2. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the 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.

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 an inpatient rehabilitation hospital that will serve patients with impairments resulting from traumatic medical situations, such as strokes, serious spinal cord and brain injury, neurological illness, major multiple trauma and orthopedic conditions. The hospital will be 2 stories tall and approximately 70,000 sqft. The request includes a total of 70 beds, however, the intent is to construct only 57 beds as part of the first phase. The additional 13 beds are proposed to be constructed within unfinished area of the building and will not require an addition. The parking being provided does meet the minimum required for the 57 beds but does not for the total future buildout of 70 beds. When the additional beds are constructed, either the hospital will need to get a variance to reduce the required parking or submit a parking study to the Knoxville Department of Engineering for approval of a reduction of parking. If additional parking does need to be constructed, this may require a new use on review approval by the Planning Commission.

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 for the entire Tennova Medical Park where this subject site is located (4-SC-19-C). The recommendations of that study, as well as construction of the internal road roads for the medical park, will need to be completed in order to provide access to this site.
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 since it only has access to a major arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

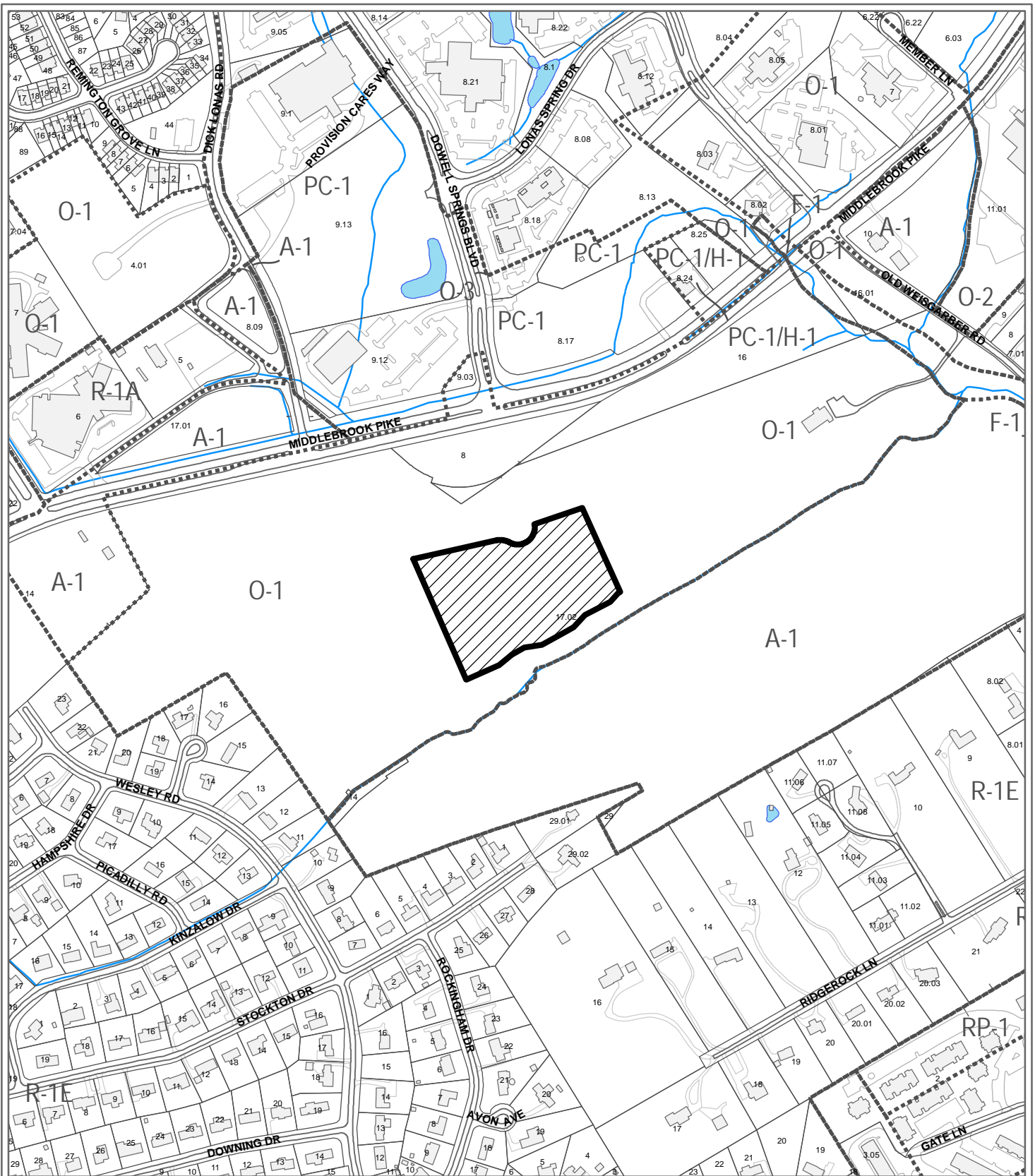
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan the Northwest City Sector Plan propose Medium Density Residential / Office (MDR/O) use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

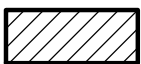
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**10-F-19-UR
USE ON REVIEW**

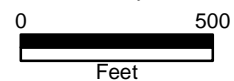


Rehabilitation hospital in O-1 (Office, Medical, and Related Services)

Petitioner: Kindred-Knoxville

Map No: 106

Jurisdiction: City



Original Print Date: 9/17/2019

Revised:

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



SITE DATA

COUNCIL DISTRICT: 2
COUNCIL MEMBER: ANDREW ROBERTO
PARCEL ID: 19K037182
SITE ADDRESS: 0 MIDDLEROCK PIKE
KNOXVILLE, TN 37909
102.69 AC. (4,473,177 FT²)
EXISTING ZONING: O-1
PROPOSED USE: REHABILITATION HOSPITAL
BEDS: 70

PROPOSED MAX. BUILDING HEIGHT: 42 FT
ALLOWED MAX. BUILDING HEIGHT: 45 FT

PARKING SUMMARY
PARKING REQUIRED: 37 HOSPITAL
PARKING REQUIREMENTS:
MIN: 3.25 SPACES PER BED
MAX: 5.25 SPACES PER BED
TOTAL: 97

PARKING PROVIDED:
MIN: 186 SPACES
MAX: 328 SPACES

STANDARD: 206 SPACES
VAN ACCESSIBLE: 5 SPACES
ACCESSIBLE: 2 SPACES
TOTAL: 218 SPACES PROVIDED
SPACES PER BED: 3.82 SPACES PER BED
BICYCLE PARKING: 12 SPACES (201-500 VEHICLE SPACES)
MIN: 12 SPACES
PROVIDED: 12 SPACES

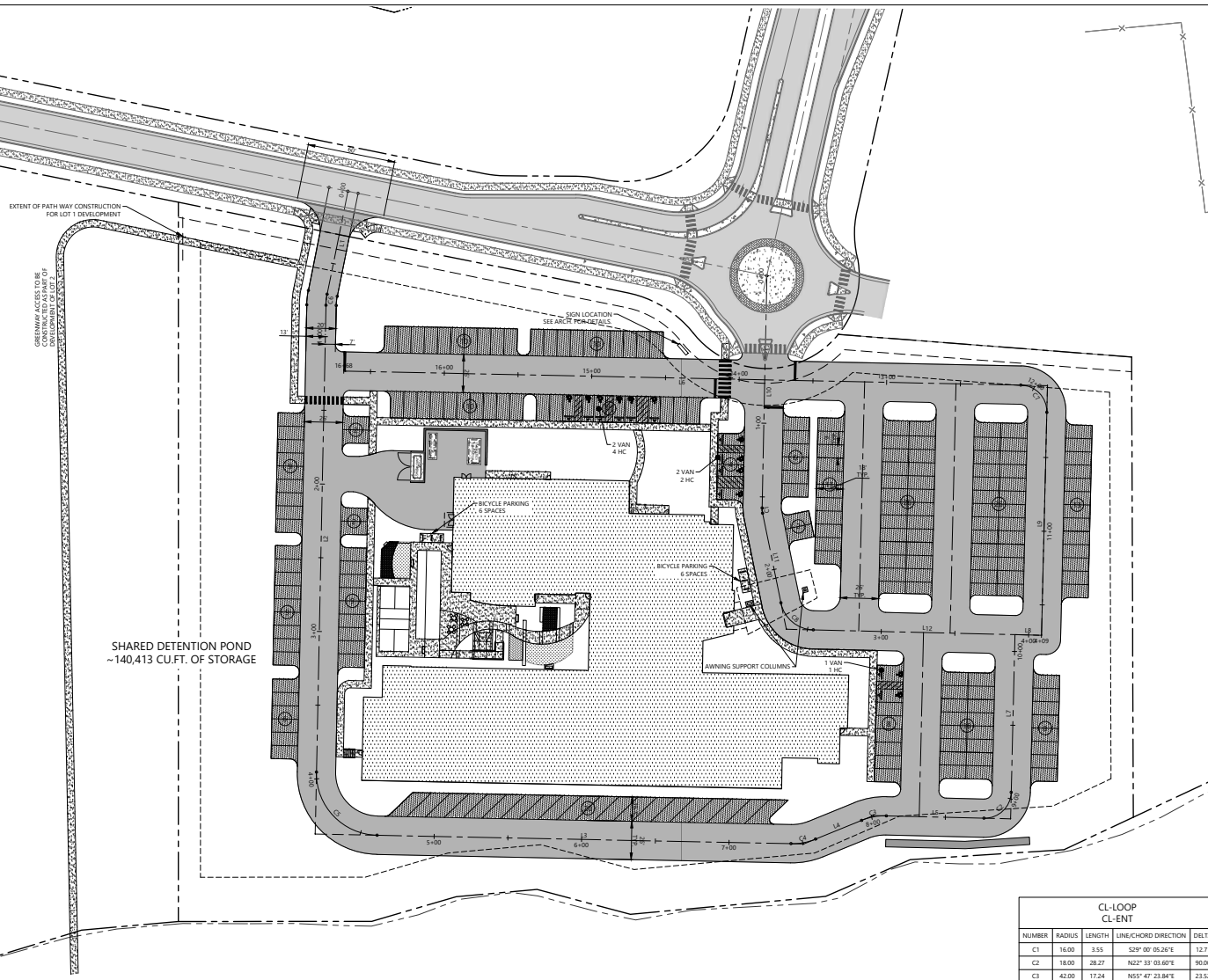
CITY: CITY OF KNOXVILLE
ADDRESS: 0 MIDDLEROCK PIKE
KNOXVILLE, 37909, KNOX COUNTY, TN

PROJECT REPRESENTATIVE: MATT HARRING
ADDRESS: 1033 DEMONBREUN ST., SUITE 800
NASHVILLE, TENNESSEE 37203
PHONE NO.: 615.260.6700
ENGINEER NAME: BRAD SALSBUURY
ENGINEER'S MAIL ADDRESS: bsalsbuury@esai.com

RECORDED DOCUMENTS: DEED BOOK 20151221 PAGE 0037392

FEMA PANEL: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47090C0296, 8/5/2013, COMMUNITY NAME: CITY OF KNOXVILLE

NOTE:
1. SITE SIGNAGE WILL COMPLY WITH CITY OF KNOXVILLE GUIDELINES, AND MUTCD WHERE NOT SPECIFIED BY CITY OF KNOXVILLE.



CL-LOOP CL-ENT				
NUMBER	RADIUS	LENGTH	LINE/CHORD DIRECTION	DELTA
C1	16.00	3.55	S29° 00' 09.26"E	12.71
C2	18.00	28.27	N22° 33' 03.60"E	90.00
C3	42.00	17.24	N55° 47' 23.84"E	23.52
C4	42.00	17.10	N55° 41' 26.36"E	23.32
C5	42.00	65.97	S67° 38' 51.25"E	90.00
C6	42.00	7.51	S77° 31' 41.32"E	30.24
C7	18.00	25.32	N63° 32' 11.44"W	90.16
C8	23.00	30.95	S72° 54' 07.78"E	77.09
L1		71.24	S12° 24' 31.50"E	
L2		316.65	S22° 38' 51.15"E	
L3		280.65	N67° 21' 08.65"E	
L4		33.62	N44° 01' 44.07"E	
L5		66.26	N67° 33' 03.60"E	
L6		459.14	S67° 22' 33.52"W	
L7		106.91	N22° 26' 56.40"W	
L8		18.00	N67° 33' 03.60"E	
L9		151.28	N22° 26' 56.40"W	
L10		157.49	S22° 38' 51.35"E	
L11		62.01	S33° 21' 19.17"E	
L12		154.75	N67° 33' 03.60"E	

10-F-19-UR
Revised: 9/27/2019

PROPOSED FEATURES LEGEND

- BUILDING: [Pattern]
- CONCRETE PAVEMENT: [Pattern]
- CONCRETE SIDEWALK: [Pattern]
- HEAVY DUTY PAVEMENT: [Pattern]
- LIGHT DUTY PAVEMENT: [Pattern]
- TACTILE WARNING: [Pattern]
- PAINTED STRIPE: [Pattern]
- CONCRETE CURB: [Pattern]
- CENTERLINE: [Pattern]

DOCUMENT CHANGES

Description	Date

Issue Description: USE ON REVIEW
Original Issue Date: 9/23/2019
Project No: 5143-19-014
Drawn By: BY [Checked By: CHK
Drawing Title:

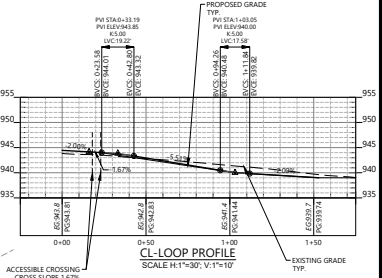
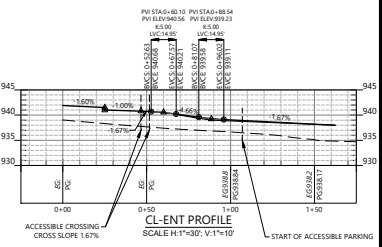




KINDRED - KNOXVILLE

KNOXVILLE, TN

STRUCTURE TABLE	
CODE	DESCRIPTION
A1	4" HEADWALL
A2	36"x36" SINGLE CURB INLET
A3	36"x36" SINGLE CURB INLET
B1	4" HEADWALL
B2	36"x36" SINGLE CURB INLET
C1	4" HEADWALL
C2	36"x36" SINGLE CURB INLET
C3	36"x36" SINGLE CURB INLET
C4	36"x36" SINGLE CURB INLET



- NOTES:
1. ALL ADA PATHWAYS SHALL HAVE A CROSS SLOPE OF LESS THAN 2%.
 2. THE RETENTION POND OUTLET STRUCTURE WILL BE CONFIGURED TO RELEASE THE FIRST FLUSH VOLUME FOR 36 HOURS TO PROVIDE WATER QUALITY TREATMENT FOR THE SITE.

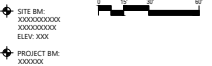
10-F-19-UR
Revised: 9/27/2019

PROPOSED FEATURES LEGEND

STORM PIPE & INLET	— 1:1 —
SPOT ELEVATION	+ 91.8
PROPOSED CONTOUR	— 90 —
DRAINAGE STRUCTURE	⊙
ROOF DRAINS	— L.O —
FEMA FLOODWAY	— (Blue Line) —
NO-FILL LINE	— (Red Line) —
FEMA 100-YEAR	— (Green Line) —
FEMA 500-YEAR	— (Blue Line) —



Know what's below.
Call before you dig.



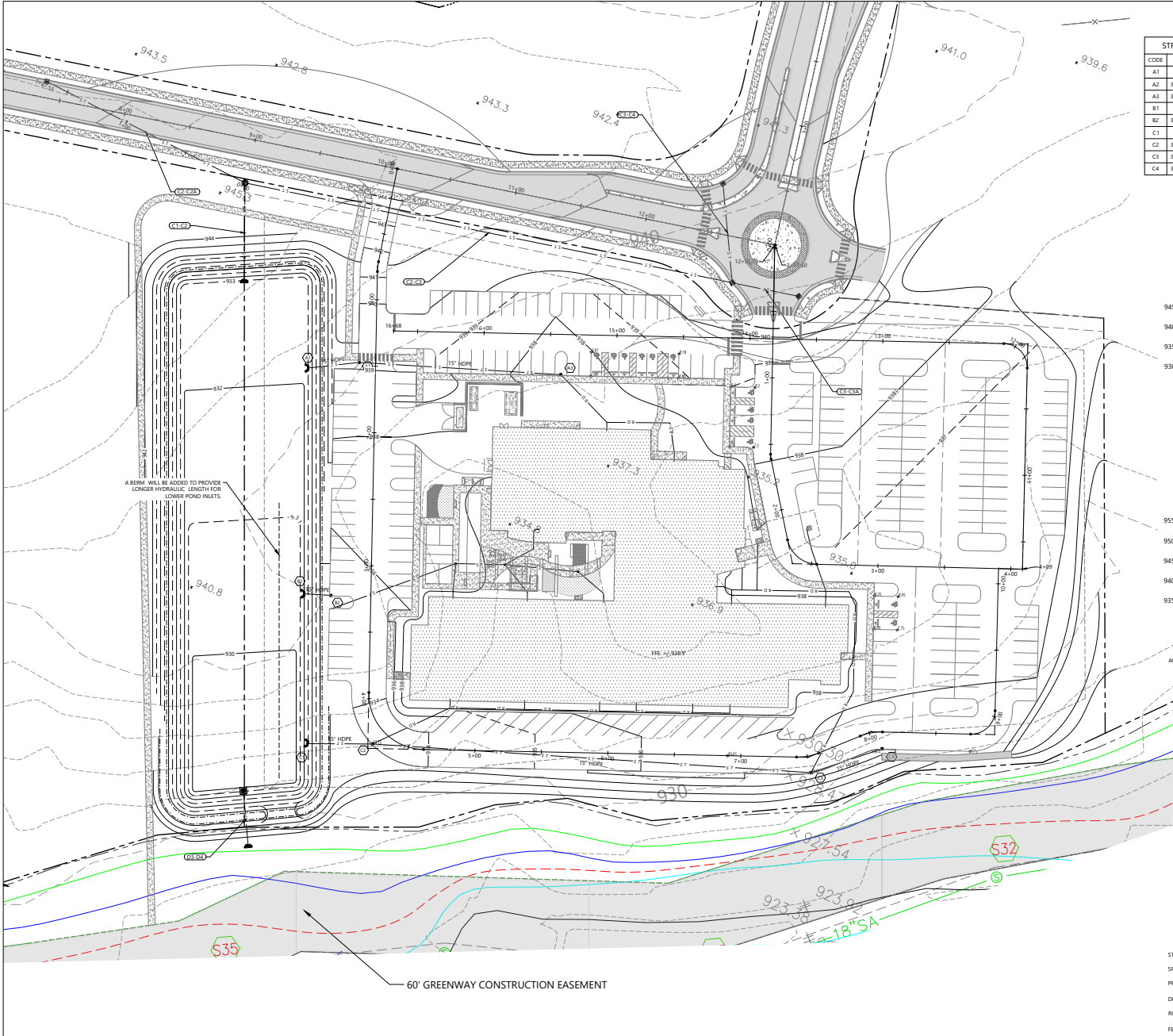
DOCUMENT CHANGES

Description	Date

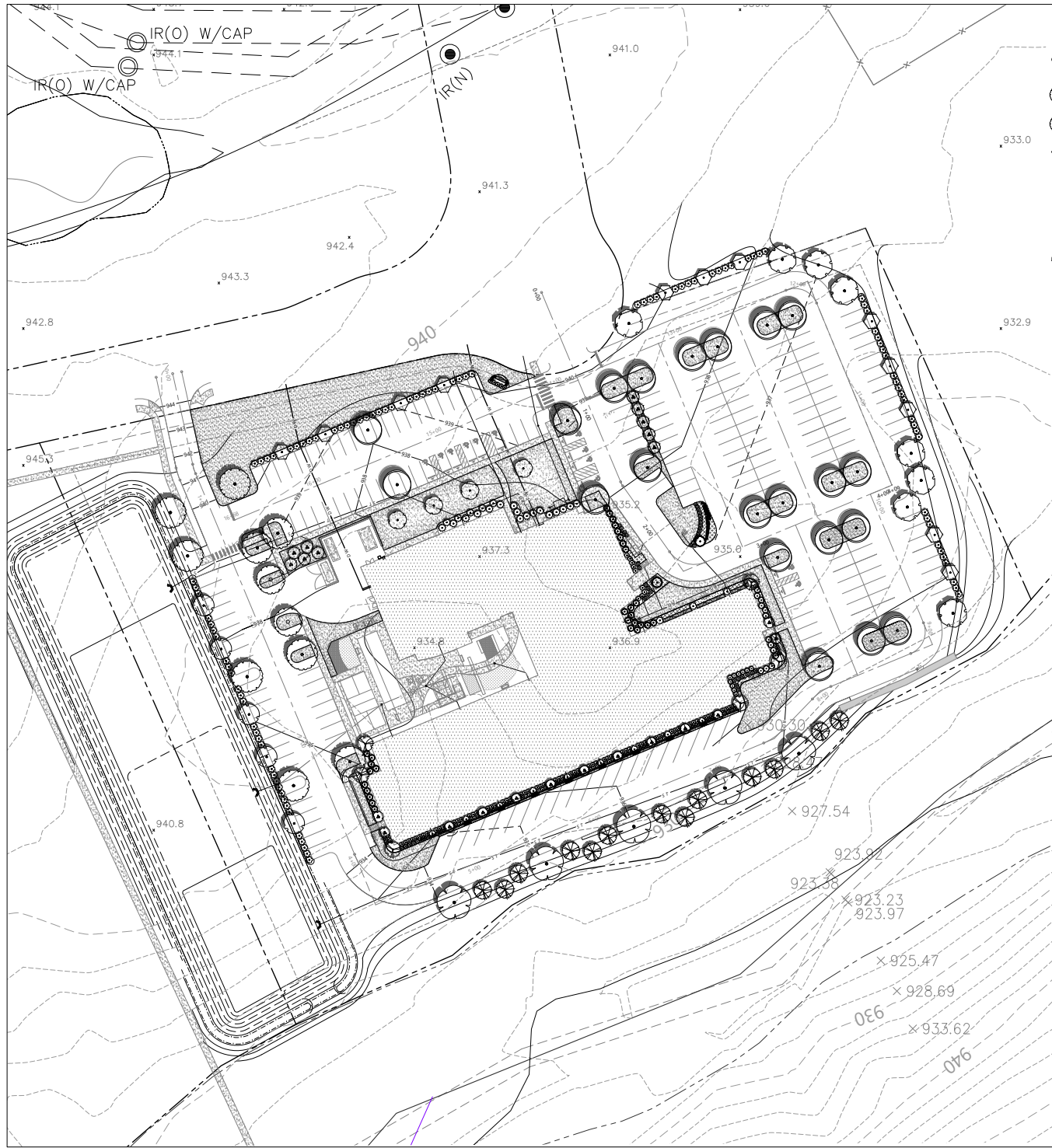
Issue Description: US&PA/KB/EP
Original Issue Date: 9/23/2019
Project No: 5143-19-014
Drawn By: DWR/Checked By: BRS
Drawing Title:

GRADING & DRAINAGE PLAN

Sheet Number
C6.0



GRADING & DRAINAGE PLAN
SCALE: 1"=30'



PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	HEIGHT	SPACING	QUANTITY	REMARKS
1		Red Sunset Maple	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
2		Columbian Redwood	8.5' - 12'	21'x4'	1	Value Height 40-41' (41)
3		Green Oak	8.5' - 12'	12'x12'	1	Value Height 40-41' (41)
4		White Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
5		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
6		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
7		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
8		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
9		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
10		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
11		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
12		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
13		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
14		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
15		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
16		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
17		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
18		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
19		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
20		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
21		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
22		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
23		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
24		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
25		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
26		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
27		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
28		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
29		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
30		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
31		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
32		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
33		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
34		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
35		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
36		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
37		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
38		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
39		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
40		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
41		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
42		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
43		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
44		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
45		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
46		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
47		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
48		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
49		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
50		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
51		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
52		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
53		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
54		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
55		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
56		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
57		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
58		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
59		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
60		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
61		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
62		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
63		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
64		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
65		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
66		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
67		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
68		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
69		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
70		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
71		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
72		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
73		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
74		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
75		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
76		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
77		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
78		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
79		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
80		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
81		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
82		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
83		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
84		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
85		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
86		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
87		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
88		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
89		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
90		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
91		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
92		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
93		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
94		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
95		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
96		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
97		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
98		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
99		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)
100		Green Oak	8.5' - 12'	16'x16'	1	Value Height 40-41' (41)

LANDSCAPE DATA

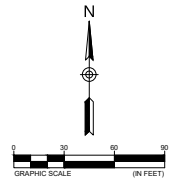
SITE ACREAGE: 6.08 ACRES
 SITE PARKING AREA: 102,900 S.F.
 TREES REQUIRED: 69 TREES
 8 TREES/ACRE: 49 TREES
 1 TREE/5,000 S.F. PARKING: 20 TREES
 TREES PROVIDED: 93 TREES
 CANOPY TREES PROVIDED: 74 TREES
 UNDERSTORY TREES PROVIDED: 19 TREES

NOTE: ALL TREES TO BE MIN. 10' FROM MAIN UTILITY LINES. ALL TREES TO BE MIN. 5' FROM LATERAL UTILITY LINES.

LANDSCAPE DATA

OVERALL SITE ACREAGE: 6.08
 PARCEL ID: 106K01702
 ZONING: O-1
 RECORDED DOCUMENTS: DEED BOOK 20151221 PAGE 003782
 LAND USE: XXXXXXXXXXXXX

10-F-19-UR
 Revised: 9/23/2019



ESa
 Earl Swenson Associates, Inc.
 10326 Dornochium Street
 Suite 800
 Nashville, Tennessee 37203
 615-329-8440

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without the written consent of the architect and any agreement in the subject to be subject to litigation.
 © Earl Swenson Associates, Inc. 2019

NOT VALID FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION IF ENGINEER'S SEAL IS NOT PRESENT

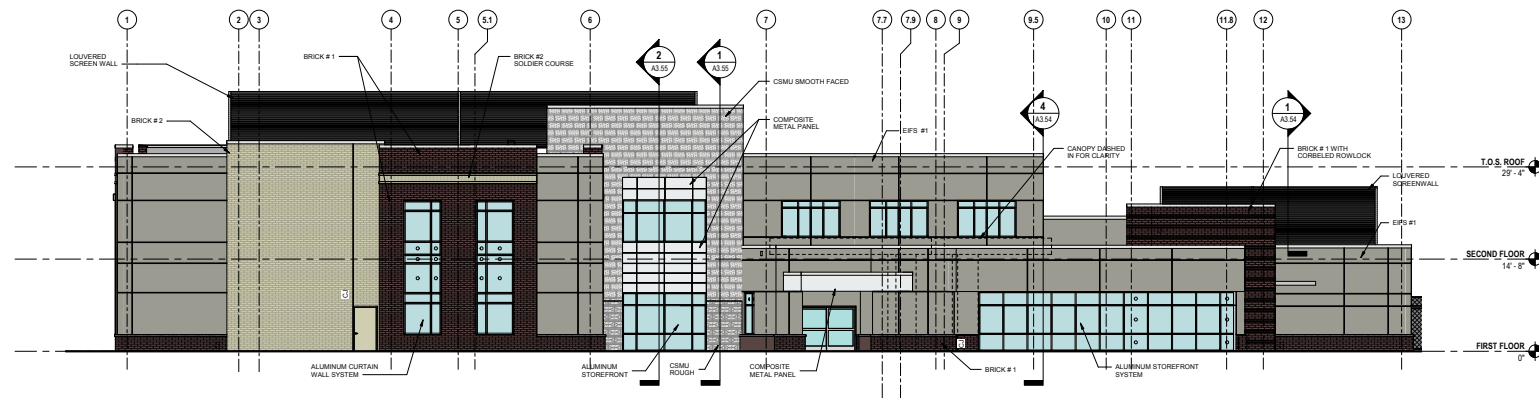
KINDRED - KNOXVILLE
 KNOXVILLE, TN

DOCUMENT CHANGES

Number	Description	Date

Issue Description: USDC/PA/KB/EP
 Original Issue Date: 9/23/2019
 Project No: 5143-19-014
 Drawn By: AG/Checked By: JB
 Drawing Title:

GRAPHIC SCALE: 1/32" = 1'-0"
 GRAPHIC SCALE: 1/16" = 1'-0"
 GRAPHIC SCALE: 3/32" = 1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"



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

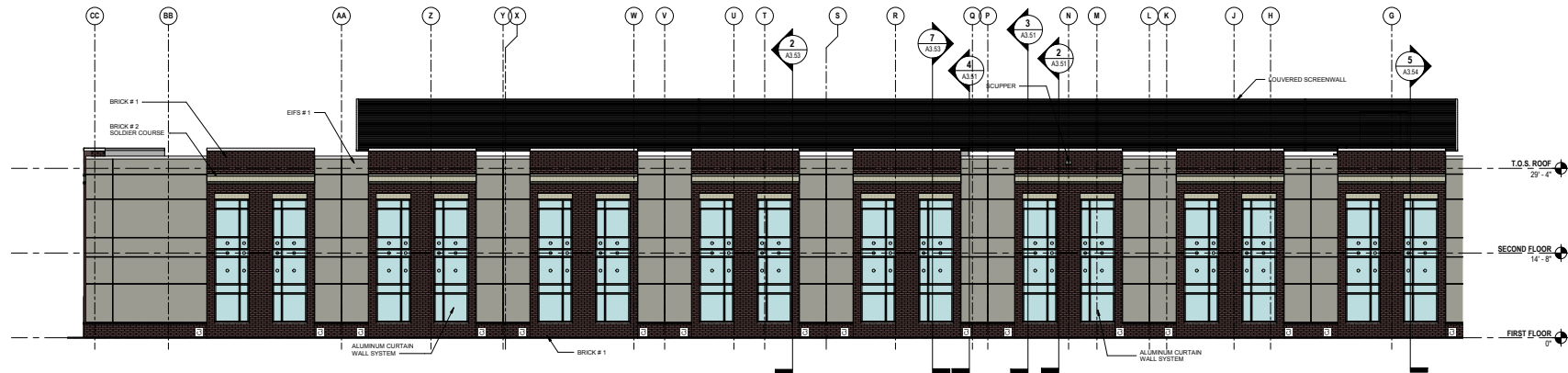
PATTERN	MATERIAL
[Pattern]	BRICK #1 - SIOUX CITY BRICK ONYX VELOUR
[Pattern]	BRICK #2 - SIOUX CITY BRICK SEA GRAY VELOUR
[Pattern]	EPS #1 - DRYVIT - SMOKE SIGNAL
[Pattern]	COMPOSITE METAL PANEL - CHAMPAGNE METALIC
[Pattern]	SPRANDREL PANEL
[Pattern]	CSMU SMOOTH STONE - ARRISCRAFT RENAISSANCE CAFE
[Pattern]	CSMU ROUGH STONE - ARRISCRAFT RENAISSANCE CAFE
[Pattern]	C.J.

ESa
 Earl Swenson Associates, Inc.
 1033 Demonbreun Street
 Suite 800
 Nashville, Tennessee 37203
 615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without the written consent is prohibited and any infringement will be subject to legal action.
 © Earl Swenson Associates, Inc. 2019

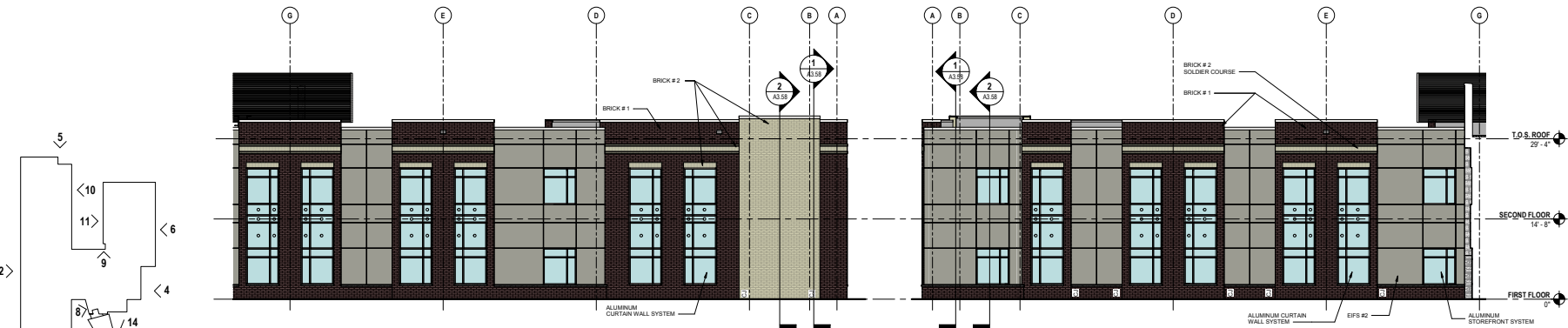
NOT VALID FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT

GRAPHIC SCALE: 3/16" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 1/2" = 1'-0"
 GRAPHIC SCALE: 3/4" = 1'-0"



2 PARTIAL WEST ELEVATION 'B'
 SCALE: 1/8" = 1'-0"

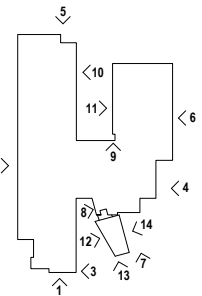
GRAPHIC SCALE: 1/2" = 1'-0"
 GRAPHIC SCALE: 3/4" = 1'-0"
 GRAPHIC SCALE: 1" = 1'-0"



3 PARTIAL WEST ELEVATION 'A'
 SCALE: 1/8" = 1'-0"

4 PARTIAL EAST ELEVATION 'A'
 SCALE: 1/8" = 1'-0"

ELEVATION KEY PLAN



KINDRED - KNOXVILLE
 KNOXVILLE, TN

DOCUMENT CHANGES	
Discussion	Date

Next Description: DD PACKAGE
 Original Issue Date: 08.14.2019
 Project No.: 19032.DD
 Drawn By: DH | Checked By: TC

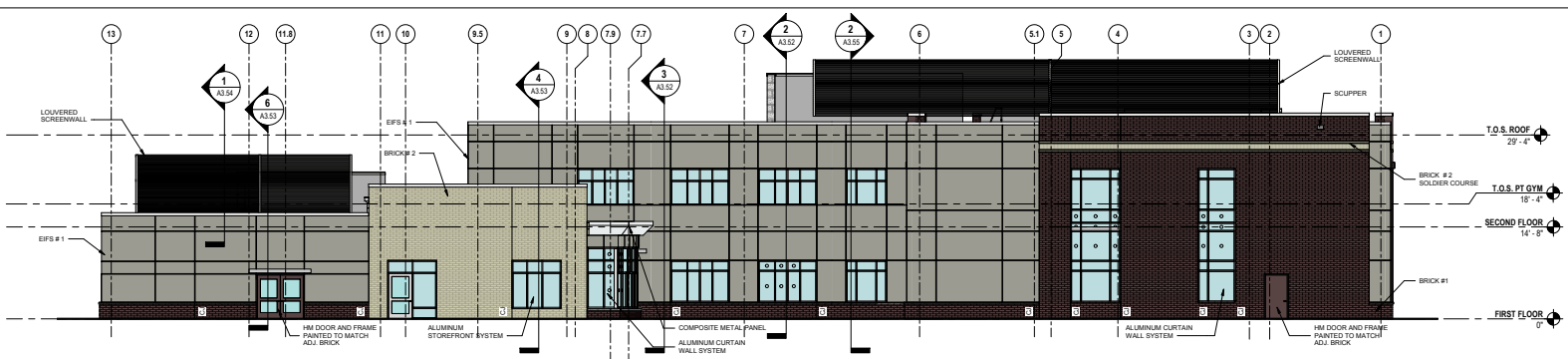
10-F-19-UR
 Received: 8/26/2019

EXTERIOR ELEVATIONS
 Sheet Number
A2.01

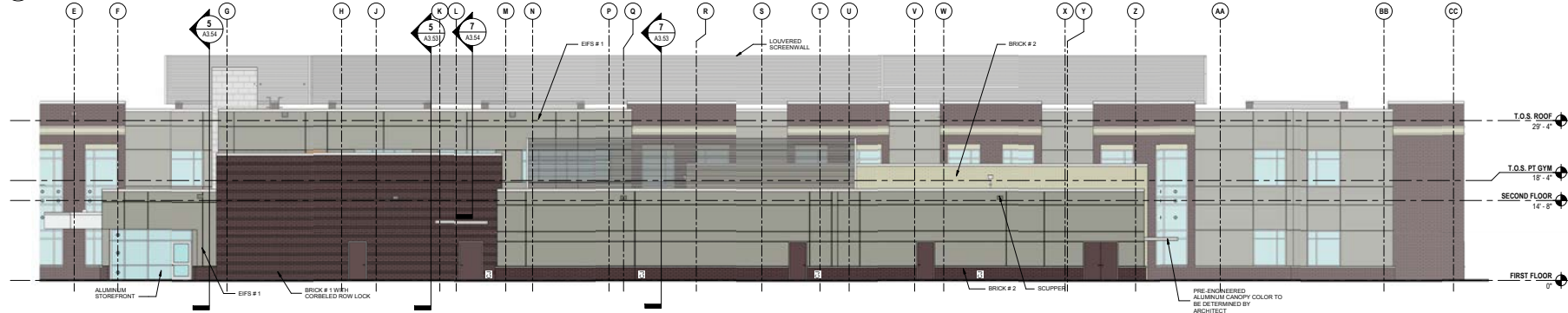
NOT VALID FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT

PATTERN	MATERIAL
[Pattern]	BRICK #1 - SIOUX CITY BRICK ONYX VELOUR
[Pattern]	BRICK #2 - SIOUX CITY BRICK SEA GRAY VELOUR
[Pattern]	EFS #1 - DRYVIT - SMOKE SIGNAL
[Pattern]	COMPOSITE METAL PANEL - CHAMPAGNE METALIC
[Pattern]	SPRANDREL PANEL
[Pattern]	CSMU SMOOTH STONE - ARRISCRIFT RENAISSANCE CAFE
[Pattern]	CSMU ROUGH STONE - ARRISCRIFT RENAISSANCE CAFE
[Pattern]	C.J.

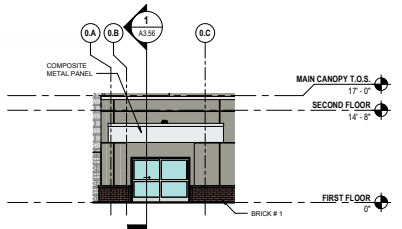
GRAPHIC SCALE 1/32" = 1'-0"
GRAPHIC SCALE 1/16" = 1'-0"
GRAPHIC SCALE 3/32" = 1'-0"
GRAPHIC SCALE 1/8" = 1'-0"
GRAPHIC SCALE 3/16" = 1'-0"
GRAPHIC SCALE 1/4" = 1'-0"
GRAPHIC SCALE 3/8" = 1'-0"
GRAPHIC SCALE 1/2" = 1'-0"
GRAPHIC SCALE 3/4" = 1'-0"
GRAPHIC SCALE 1" = 1'-0"
M&E 2019.10.07 FN CHAL P/10/1020/KINDRED-KNOXVILLE, ALI Cover, 3/4" x 22 1/2"



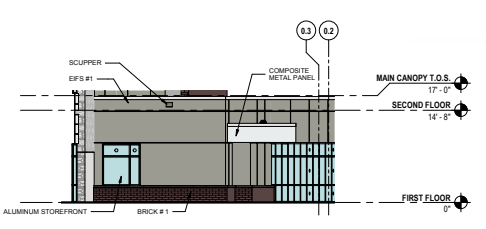
5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



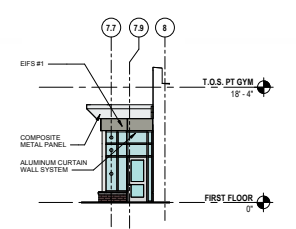
6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



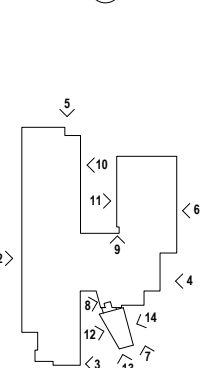
7 PARTIAL SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



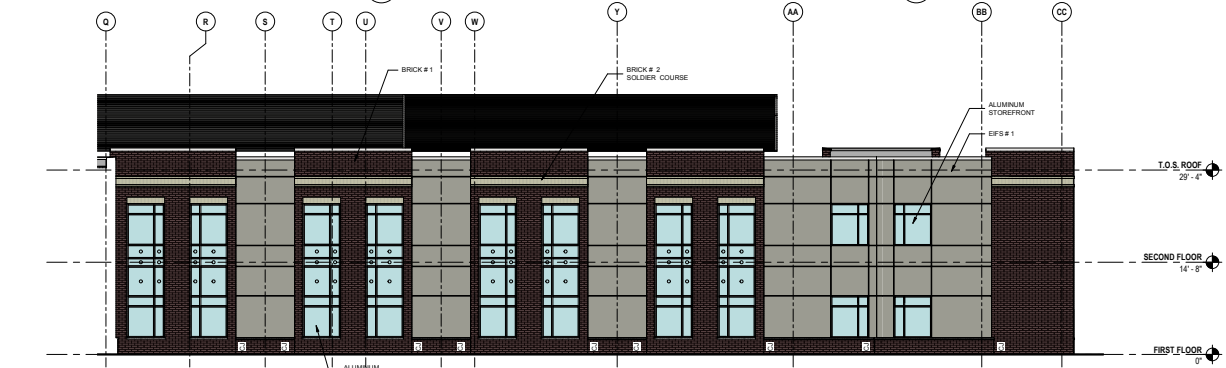
8 PARTIAL SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



9 SOUTH ELEVATION AT PT GYM
SCALE: 1/8" = 1'-0"



ELEVATION KEY PLAN



10 COURTYARD - EAST ELEVATION
SCALE: 1/8" = 1'-0"

KINDRED - KNOXVILLE
KNOXVILLE, TN

DOCUMENT CHANGES	
Discussion	Date

Issue Description: DD PACKAGE
Original Issue Date: 08.14.2019
Project No.: 19032.00
Drawn By: DH | Checked By: TC

EXTERIOR ELEVATIONS

10-F-19-UR
Received: 8/26/2019

Sheet Number
A2.02

GRAPHIC SCALE: 1/32" = 1'-0"

GRAPHIC SCALE: 1/16" = 1'-0"

GRAPHIC SCALE: 3/32" = 1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 3/16" = 1'-0"

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

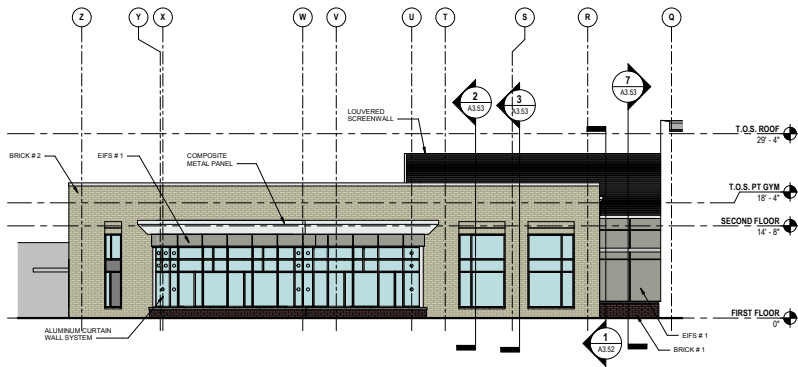
GRAPHIC SCALE: 3/8" = 1'-0"

GRAPHIC SCALE: 1/2" = 1'-0"

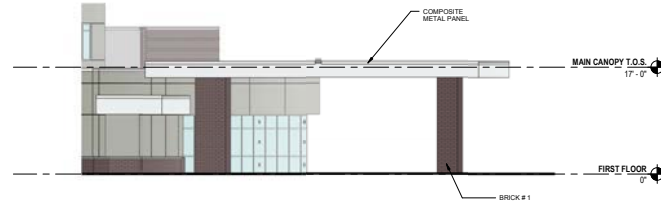
GRAPHIC SCALE: 3/4" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0"

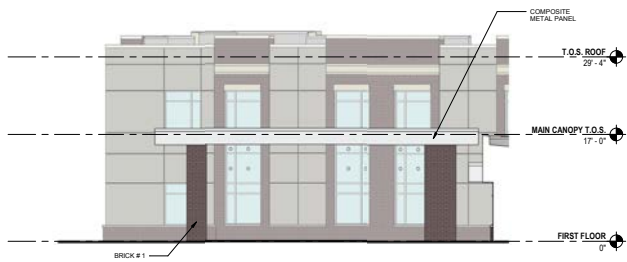
08/2019: BIL/EN CHAN/PYR/10/2020: KIN/ENR/06/21/2021: ALL COVER, W/RT/2/21/21



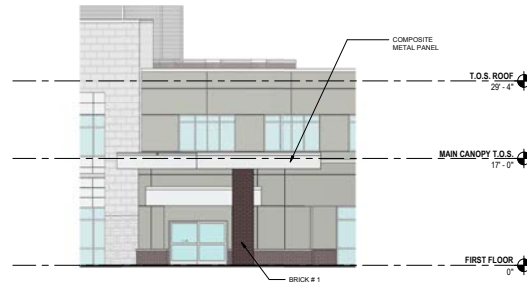
11 COURTYARD - WEST ELEVATION
SCALE: 1/8" = 1'-0"



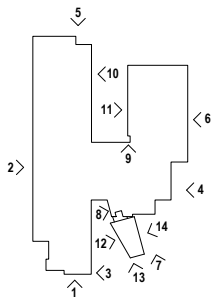
12 CANOPY WEST ELEVATION
SCALE: 1/8" = 1'-0"



13 CANOPY EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



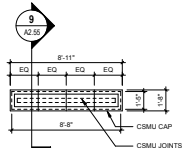
ELEVATION KEY PLAN

DOCUMENT CHANGES	
Description	Date

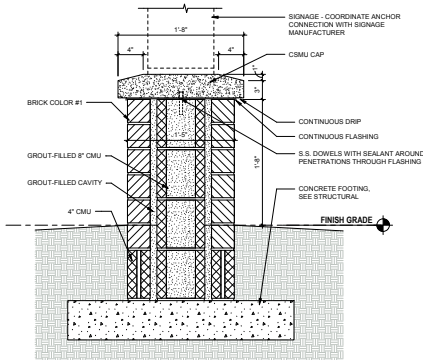
Issue Description	DD PACKAGE
Original Issue Date	08.14.2019
Project No.	19032.00
Drawn By	TC
Checked By	TC
Drawing Title	

10-F-19-UR
Received: 8/26/2019

GRAPHIC SCALE: 1/32" = 1'-0"
 GRAPHIC SCALE: 1/16" = 1'-0"
 GRAPHIC SCALE: 3/32" = 1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE: 3/16" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 1/2" = 1'-0"
 GRAPHIC SCALE: 3/4" = 1'-0"
 GRAPHIC SCALE: 1" = 1'-0"
 BM 2019-1841 FN C:\na\Projects\10200_Kinred\KINRED\KINRED_A18_Cover.dwg 10/27/19



8 ENLARGED PLAN - MONUMENTAL SIGN
 SCALE: 1/4" = 1'-0"



9 MONUMENTAL SIGN SECTION
 SCALE: 1 1/2" = 1'-0"

10-F-19-UR
 Received: 8/26/2019

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without the written consent is prohibited and any infringement will be subject to legal action.
 © Earl Swenson Associates, Inc. 2019

Seals
 NOT VALID FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT

DOCUMENT CHANGES

Description	Date

Issue Description DD PACKAGE
 Original Issue Date 08/14/2019
 Project No. 19032.00
 Drawn By TC Checked By TC

Drawing Title
ENLARGED PLANS / INTERIOR ELEVATIONS & DETAILS



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Kindred-Knoxville

Applicant

8/26/19
Date Filed

10/10/19 @ 1:30 p.m.
Meeting Date (if applicable)

10-F-19-UR
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 Salsbury

S&ME, Inc.

Name

Company

6515 Nightingale Lane

Knoxville

TN

37909

Address

City

State

Zip

865-970-0003

bsalsbury@smeinc.com

Phone

Email

CURRENT PROPERTY INFO

Knoxville Rehabilitation Hospital

113 Seaboard Lane, Suite B210 Frankli 615.846.9519

Owner Name (if different)

Owner Address

Owner Phone

0 Middlebrook Pike

106KC01702

pt of

Property Address

Parcel ID

Lot 1 of the proposed Tennova Medical Park

6 acres

General Location

S/S Middlebrook Pk.

Tract Size

2nd

City of Knoxville, District 47

W/S Old Weisgarber

O-1

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest City

Office

n/a

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Undeveloped

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): **Rehabilitation 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:	1500.00	TOTAL:
FEE 2:	0	
FEE 3:	0	
		1500.00

AUTHORIZATION


Staff Signature

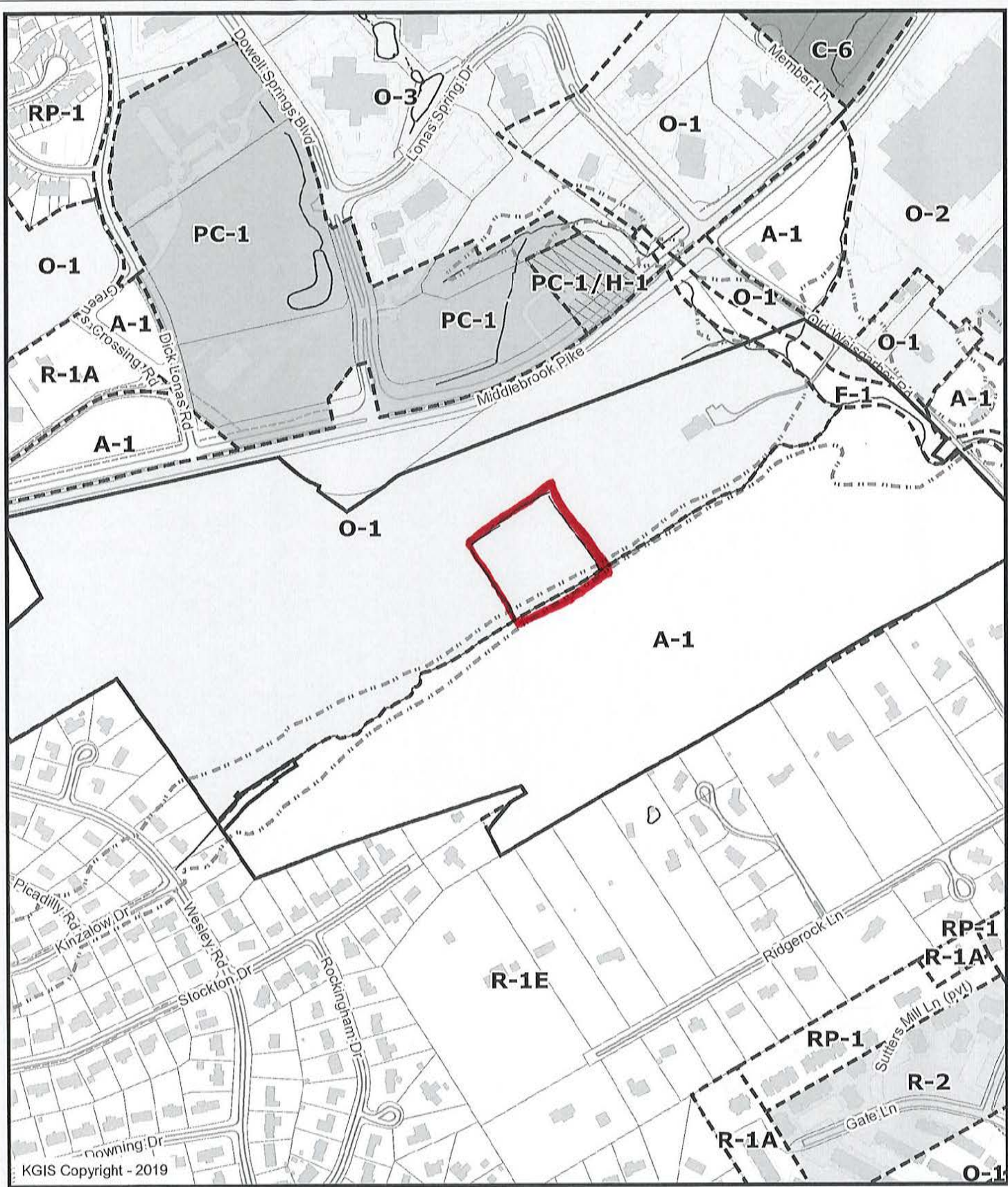
M Payne
Please Print

8/26/19
Date


Applicant Signature

BRAD SALSURRY
Please Print

8/23/19
Date

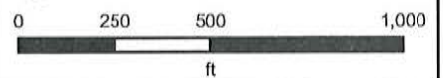


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/26/2019 at 1:35:24 PM



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.

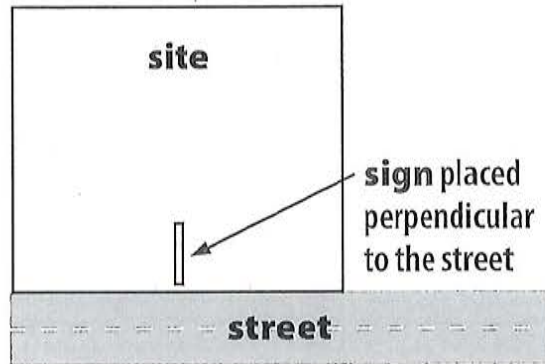
REQUIRED SIGN POSTING AGREEMENT

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:

Sept 25th (Wed) and Oct 11th (Fri)
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Don Droan*

Printed Name: Kindred Knoxville

Phone: 559-361-7116 Email: ~~Don~~ Droan@Smeinc.com

Date: 8-26-19

MPC File Number: 10-F-19-UR