



USE ON REVIEW REPORT

▶ **FILE #:** 5-K-20-UR

AGENDA ITEM #: 33

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** INDEPENDENT HEALTHCARE PROPERTIES, LLC

OWNER(S): Powell Medical Investors, LLC

TAX ID NUMBER: 47 03314

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7700 Dannaher Dr.

▶ **LOCATION:** Northeast side of Dannaher Dr., north of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 8.41 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dannaher Dr., a local street with a pavement width of 26' within a 60' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Assisted Living Facility

▶ **PROPOSED USE:** Memory Care Facility

HISTORY OF ZONING: The site was zoned OB (Office, Medical and Related Services) in May 2012.

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) and RA (Low Density Residential)

South: Vacant lot - CA (General Business) & OB (Office, Medical, and Related Services)

East: Residences - A (Agricultural) and RA (Low Density Residential)

West: Medical office - CA (General Business)

NEIGHBORHOOD CONTEXT: This site is located within a large CA and OB zoned area located along the east side of Conner Rd., north of E. Emory Rd. and the Tennova North Hospital campus.

STAFF RECOMMENDATION:

▶ **POSTPONE the request to the June 11, 2020 Planning Commission meeting as requested by the applicant.**

Staff has reviewed the proposed site layout for the proposed memory care building addition to the Morning Pointe assisted living facility with the Knox County Fire Prevention Bureau staff. It has been determined that as presently designed, the proposed site layout does not meet the Fire Apparatus Access Roads requirement of Section 503.1.1 of the International Fire Code for access around the two buildings. Since there does not

appear to be any simple fix to meet that requirement, staff recommended that the applicant postpone to the June 11, 2020 meeting to allow additional time to make the needed changes to the site plan.

COMMENTS:

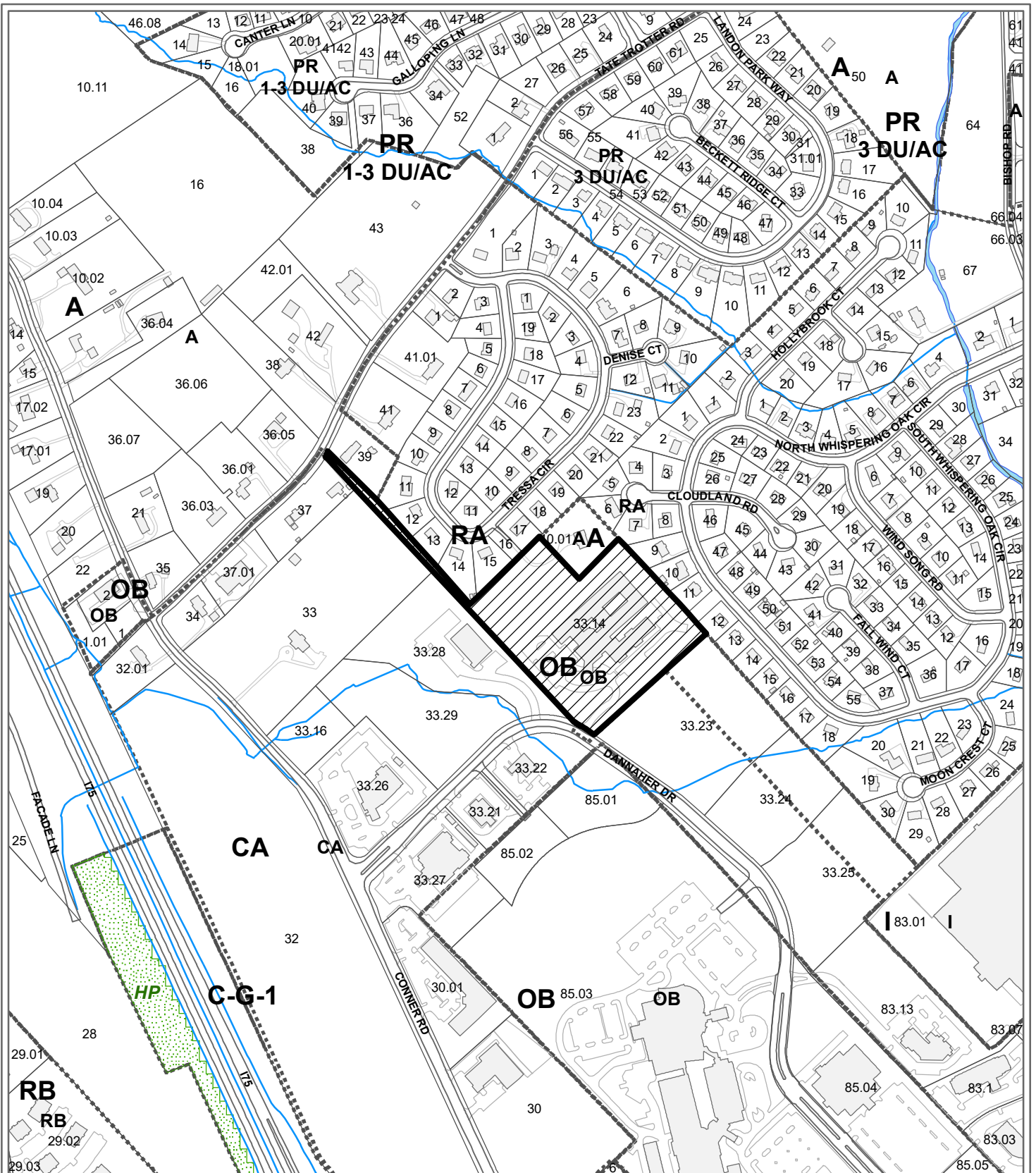
The applicant is requesting approval of a memory care building addition for the Morning Pointe assisted living facility that is located on the northeast side of Dannaher Dr. just north of the Tennova North Hospital campus. The existing assisted living facility was approved for up to 80 beds in 2012. The proposed memory care building will be located on the northwest side of the existing facility and is one story building with 32,385 square feet and an additional 49 beds.

ESTIMATED TRAFFIC IMPACT: 335 (average daily vehicle trips)

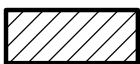
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**5-K-20-UR
USE ON REVIEW**

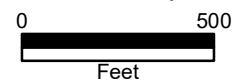


Memory Care Facility in OB (Office, Medical, and Related Services)

Petitioner: Independent Healthcare Properties, LLC

Map No: 47

Jurisdiction: County



Original Print Date: 4/7/2020

Revised:

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



Dori Caron <dori.caron@knoxplanning.org>

Fwd: Staff Review Comments for Independent Healthcare Properties, LLC (5-K-20-UR)

Tom Brechko <tom.brechko@knoxplanning.org>
To: Dori Caron <dori.caron@knoxplanning.org>

Mon, May 11, 2020 at 3:55 PM

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

From: **John Anderson** <janderson@site-incorporated.com>
Date: Mon, May 11, 2020 at 9:36 AM
Subject: RE: Staff Review Comments for Independent Healthcare Properties, LLC (5-K-20-UR)
To: Tom Brechko <tom.brechko@knoxplanning.org>

Tom,

We will postpone until June 11, 2020 meeting. Could you elaborate on the potential issues with design so as we revise we can address? Also, what would be the deadline for resubmittal of revised plans be?

Thanks,



John R. Anderson, P.E.30

(Licensed in TN, AL, AR, IN, NC, PA, VA, & WV)

SITE, Incorporated

10215 Technology Drive, Suite 304

Knoxville, Tennessee 37932

(865) 777-4165

www.site-incorporated.com

POSTPONEMENT REQUEST: 30 days DAYS

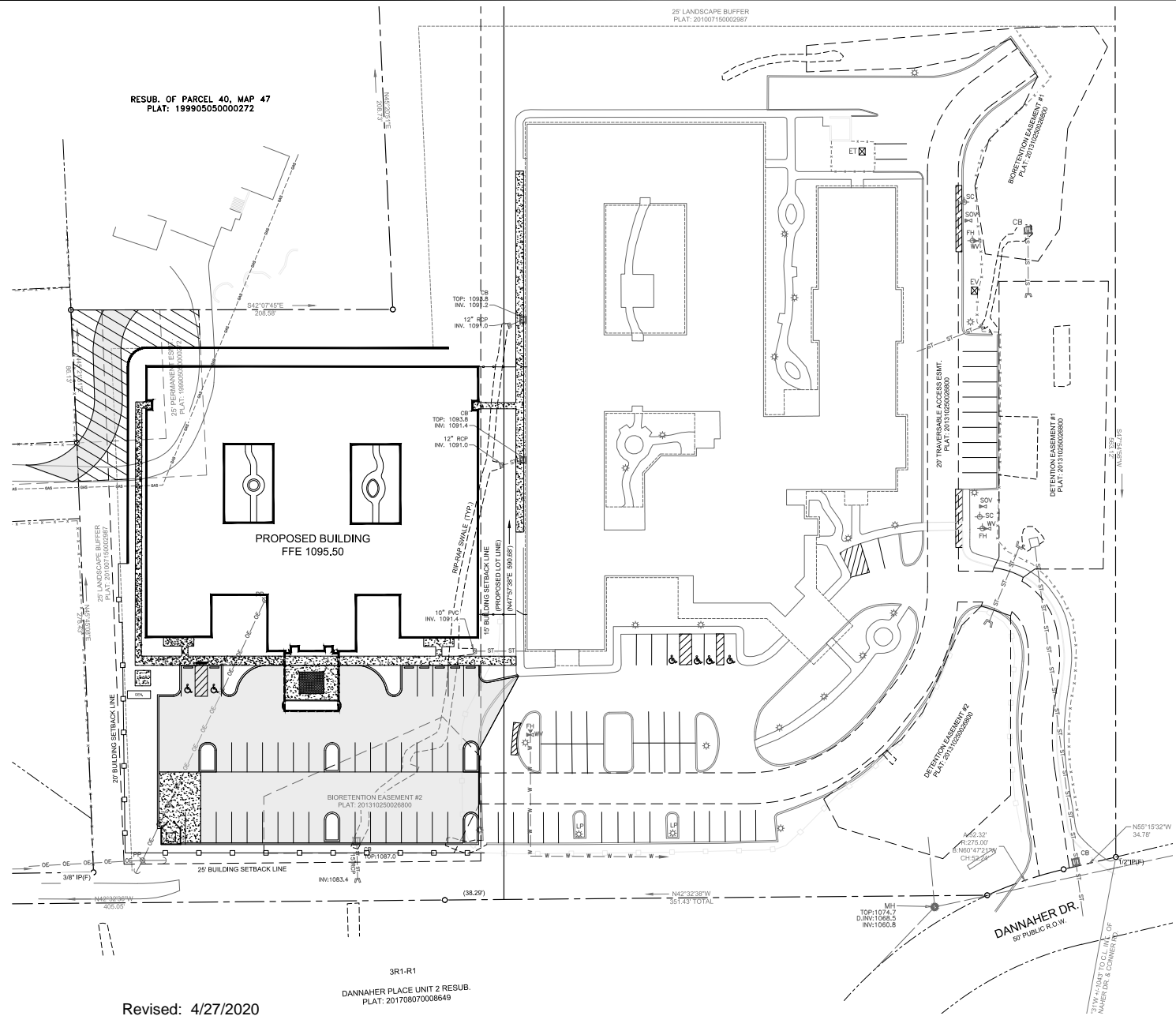
File #: 5-K-20-UR

Meeting Date: May 14, 2020

From: Tom Brechko <tom.brechko@knoxplanning.org>
Sent: Monday, May 11, 2020 9:15 AM
To: John Anderson <janderson@site-incorporated.com>
Subject: Re: Staff Review Comments for Independent Healthcare Properties, LLC (5-K-20-UR)

John,

PLOT DATE: 4/24/2020 11:03 PM



SITE DATA

PROPERTY INFORMATION:
 STREET ADDRESS: 7710 DANNAHER DRIVE, POWELL, TN 37849
 CIVIL DISTRICT: DISTRICT 7
 TAX MAP: 47
 PARCEL: 33.14
 LOT SIZE: 3.09 Ac

OWNER/DEVELOPER:
 FRANKLIN FARROW
 POWELL MEDICAL INVESTORS, LLC
 A DEVELOPMENT OF INDEPENDENT HEALTHCARE PROPERTIES, LLC
 P.O. BOX 813
 COLTENEVA, TN 37363
 (423) 238-5330

ZONING INFORMATION:
 ZONING CLASSIFICATION: OB (OFFICE, MEDICAL, AND RELATED SERVICES)
 BUILDING SETBACKS:
 FRONT: 25'
 SIDE BETWEEN BUILDINGS: 15'
 SIDE: 20'

PROJECT INFORMATION:
 PROPOSED USE: ASSISTED LIVING
 PROPOSED BUILDING HEIGHT: 1 STORY
 PROPOSED SQUARE FOOTAGE: 32,385 S.F.

MAX. LOT COVERAGE BY A BUILDING IN THE OB ZONE DISTRICT = 35%
 PROPOSED BUILDING MAX. LOT COVERAGE:
 32,385 S.F. / 3,009 Ac (134,600 S.F.) = 241 (24.1%)
 EXISTING ADJACENT BUILDING MAX. LOT COVERAGE:
 55,000 S.F. / 5.33 Ac (232,174.8 S.F.) = 237 (23.7%)

PARKING REQUIREMENT: 1 SPACE PER 4 BEDS + 1 SPACE PER EMPLOYEE (25 EMPLOYEES = MAX SHIFT)
PARKING REQUIRED: 49 BEDS / 4 + 13 SPACES
 25 EMPLOYEES = 25 SPACES
 38 REQUIRED SPACES
PARKING PROVIDED: 37 SPACES + 2 ADA SPACES = 39 SPACES

SURVEY INFORMATION:
 THE INFORMATION SHOWN ON THIS SHEET IS FROM A PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY SITE, INC. DATED 2/13/2020.

FLOOD INFORMATION:
 FEMA MAP # 47093C0138F
 EFFECTIVE DATE: MAY 2, 2007

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47093C0138F, WITH AN EFFECTIVE DATE OF MAY 2, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 475433, PANEL NO. 0138, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:
 A GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE BY THOROUGHBRID ENGINEERING OUT OF LEXINGTON, KY. IF IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THE GEOTECHNICAL REPORT, THESE PLANS, OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER / DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED.

THOROUGHBRID ENGINEERING
 P.O. BOX 481 LEXINGTON, KY 40588
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIFICATIONS, CONSTRUCTION SERVICES,
 CM-AT-RISK CONSTRUCTION SERVICES

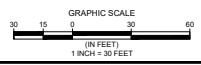
OVERALL SITE PLAN
THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE
 7710 DANNAHER DRIVE, POWELL, TENNESSEE 37849

PROJECT NO.	00000000
DATE	4-16-2020
ISSUED FOR: REVIEW	1 P&Z COMMENTS
DATE	4/24/2020

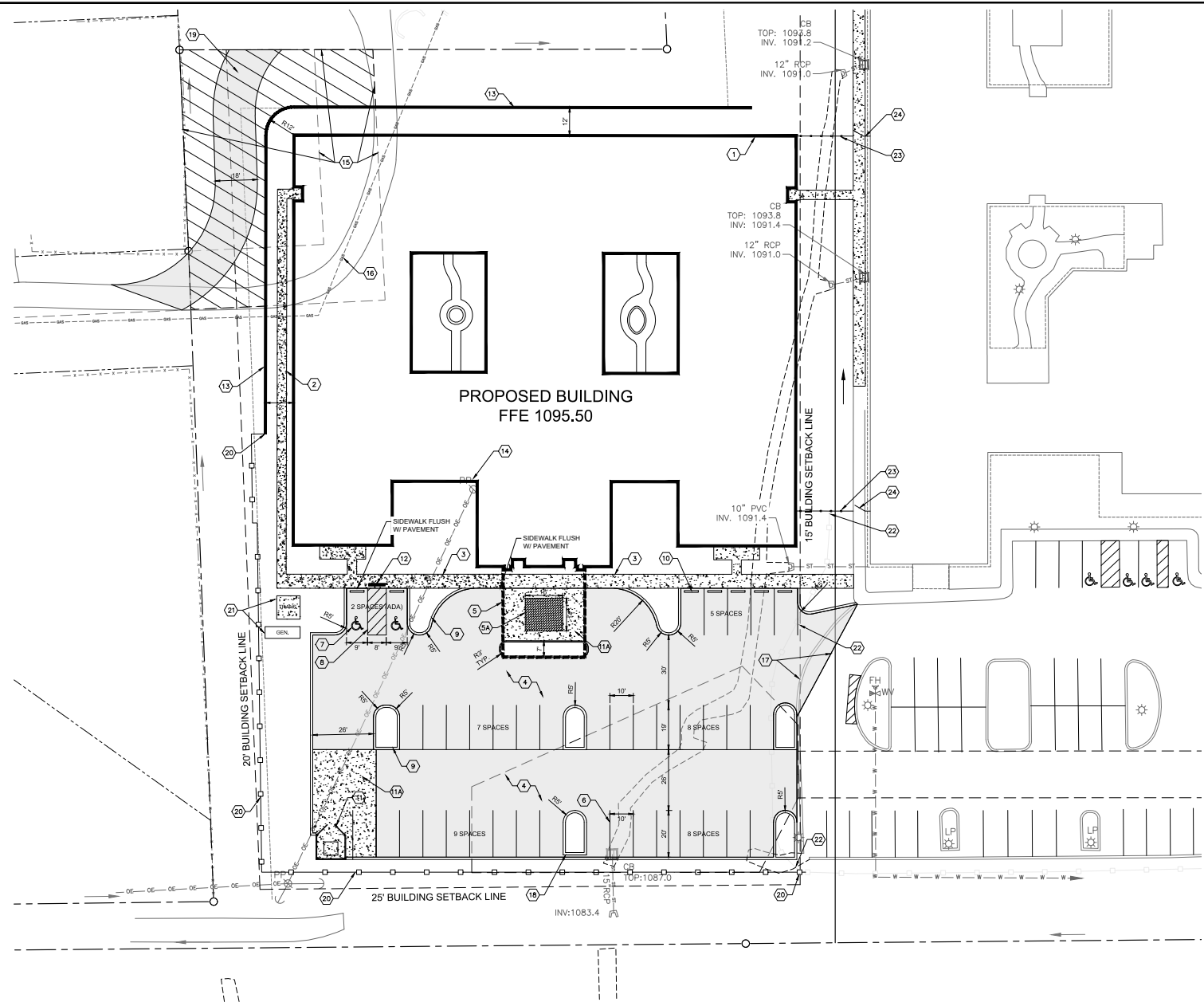
C-2

Revised: 4/27/2020
 KNOX COUNTY PLANNING NO.: 5-K-20-UR

OVERALL SITE PLAN
 SCALE: 1" = 30'



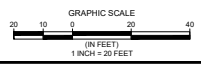
PLOT DATE: 4/24/2020 1:09 PM
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- SITE PLAN NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT, AND STRUCTURES NECESSARY TO DEVELOP THE SITE UNLESS OTHERWISE NOTED ON THESE PLANS.
 - PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC REPRESENTATION ONLY. CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND UTILITIES INFORMATION WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 - DIMENSIONS ARE TO FACE OF CURB, EDGE OF CONCRETE, AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL ADA RAMPS, PARKING SPACES, AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.

- KEY NOTES**
- PROPOSED BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - NEW 4' CONCRETE SIDEWALK. SEE SHEET C-6.0, DETAIL B.
 - NEW 6' CONCRETE SIDEWALK. SEE SHEET C-6.0, DETAIL B.
 - NEW ASPHALT PAVEMENT. SEE SHEET C-6.0, DETAIL A.
 - PROPOSED DROP-OFF AREA. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - INSTALL BRICK PAVERS. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - 10' x 20' PARKING SPACE (TYP.)
 - PROPOSED 9' x 20' ADA PARKING SPACE (TYP.). SEE SHEET C-6.0, DETAIL F.
 - PROPOSED ADA STRIPED AISLE (TYP.). SEE SHEET C-6.0, DETAIL F.
 - PROPOSED PARKING ISLAND (TYP.)
 - PROPOSED WHEEL STOP (TYP.). SEE SHEET C-6.0, DETAIL C.
 - PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - NEW CONCRETE PAD. SEE SHEET C-6.0, DETAIL A.
 - ADA DETECTABLE WARNING (TYP.). SEE SHEET C-6.0, DETAIL H.
 - PROPOSED REDROCK RETAINING WALL. DESIGNED BY OTHERS.
 - EXISTING POWER POLE TO BE REMOVED. COORDINATE WITH LOCAL UTILITY PROVIDER. SEE UTILITY PLAN SHEET C-4 FOR DETAILS.
 - EXISTING ACCESS EASEMENT TO BE RELOCATED.
 - EXISTING GAS LINE TO BE RELOCATED. COORDINATE WITH LOCAL UTILITY PROVIDER. SEE UTILITY PLAN SHEET C-4 FOR DETAILS.
 - REMOVE EXISTING CURB. SAWCUT EXISTING PAVEMENT AND TIE THE NEW PAVEMENT TO EXISTING GRADE.
 - INSTALL 1' CURB CUT.
 - PROPOSED DRIVEWAY RELOCATION. SEE SHEET C-2.2 FOR TURNING TEMPLATE.
 - INSTALL 4-BOARD BLACK FENCE. CONNECT TO EXISTING FENCE.
 - PROPOSED TRANSFORMER PAD AND GENERATOR. SEE SHEET C-4 FOR INFORMATION.
 - REMOVE EXISTING FENCE.
 - INSTALL 5' HIGH DECORATIVE ALUMINUM FENCE. SEE SHEET C-6.2, DETAIL B.
 - INSTALL 5' WIDE (MIN.) DECORATIVE ALUMINUM GATE. SEE SHEET C-6.2, DETAIL C.

Revised: 4/27/2020
 KNOX COUNTY PLANNING NO.: 5-K-20-UR



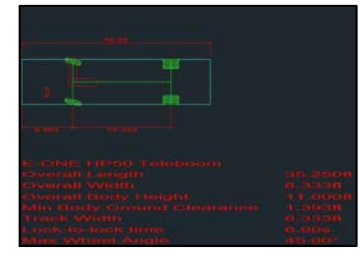
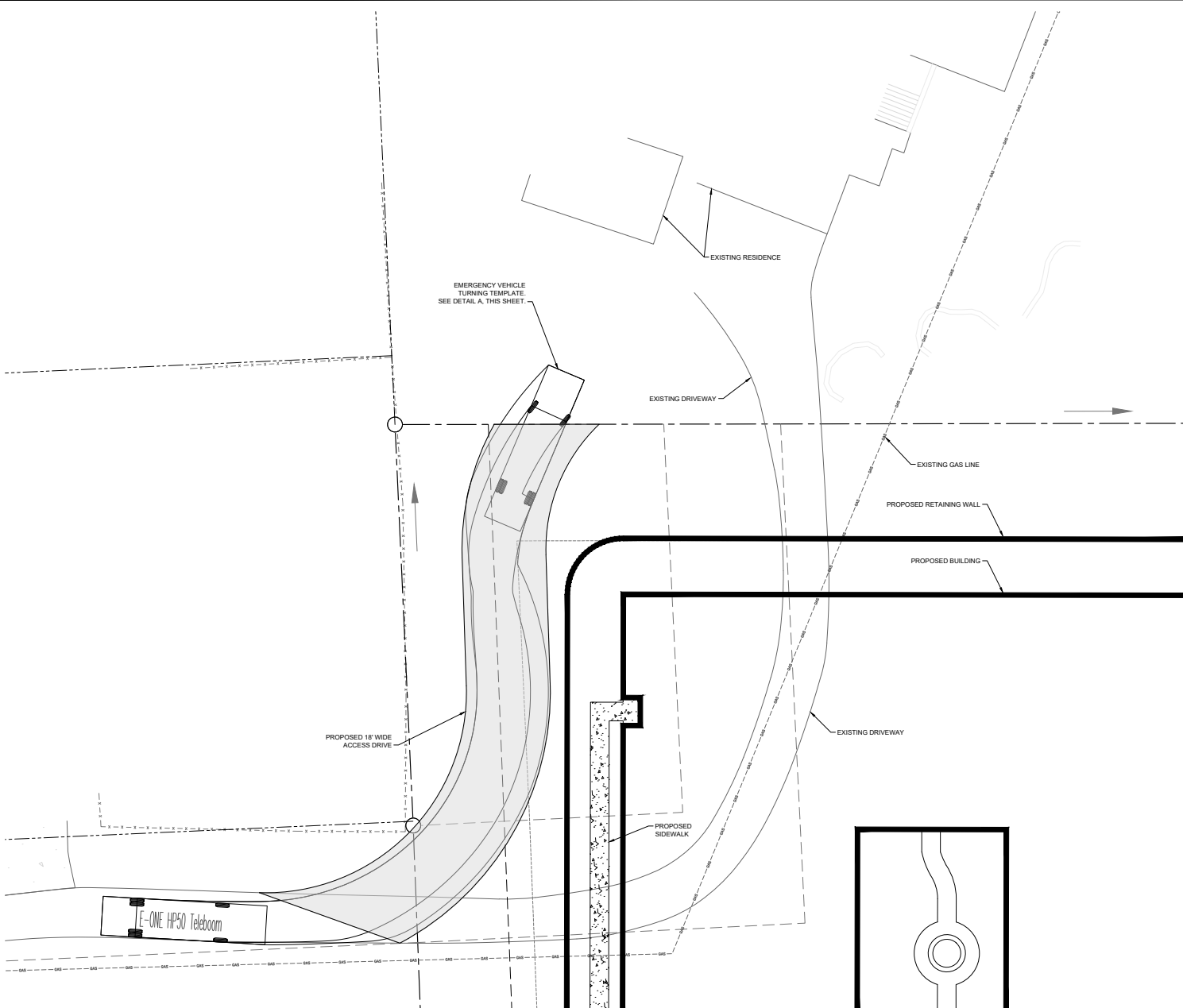
THOROUGH BRED ENGINEERING
 P.O. BOX 481 | BIRMINGHAM, KY 40688
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIFIED CONSTRUCTION, TRAINING,
 CM-AT-RISK CONSTRUCTION SERVICES

SITE PLAN
THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE
 7710 DANNAMER DRIVE, POWELL, TENNESSEE 37849

PROJECT NO.	00000000
DATE	4-15-2020
ISSUED FOR: REVIEW	1 P&Z COMMENTS

C-2.1

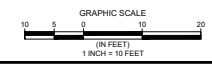
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(A) EMERGENCY VEHICLE SPECIFICATIONS (STANDARD FIRE TRUCK)
NOT TO SCALE

Revised: 4/27/2020
KNOX COUNTY PLANNING NO.: 5-K-20-UR

TURNING TEMPLATE
SCALE: 1" = 10'



THOROUGHBRED ENGINEERING
P.O. BOX 481 BIRMINGHAM, KY 40688
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
TRC SPECIALTY CONSTRUCTION SERVICES



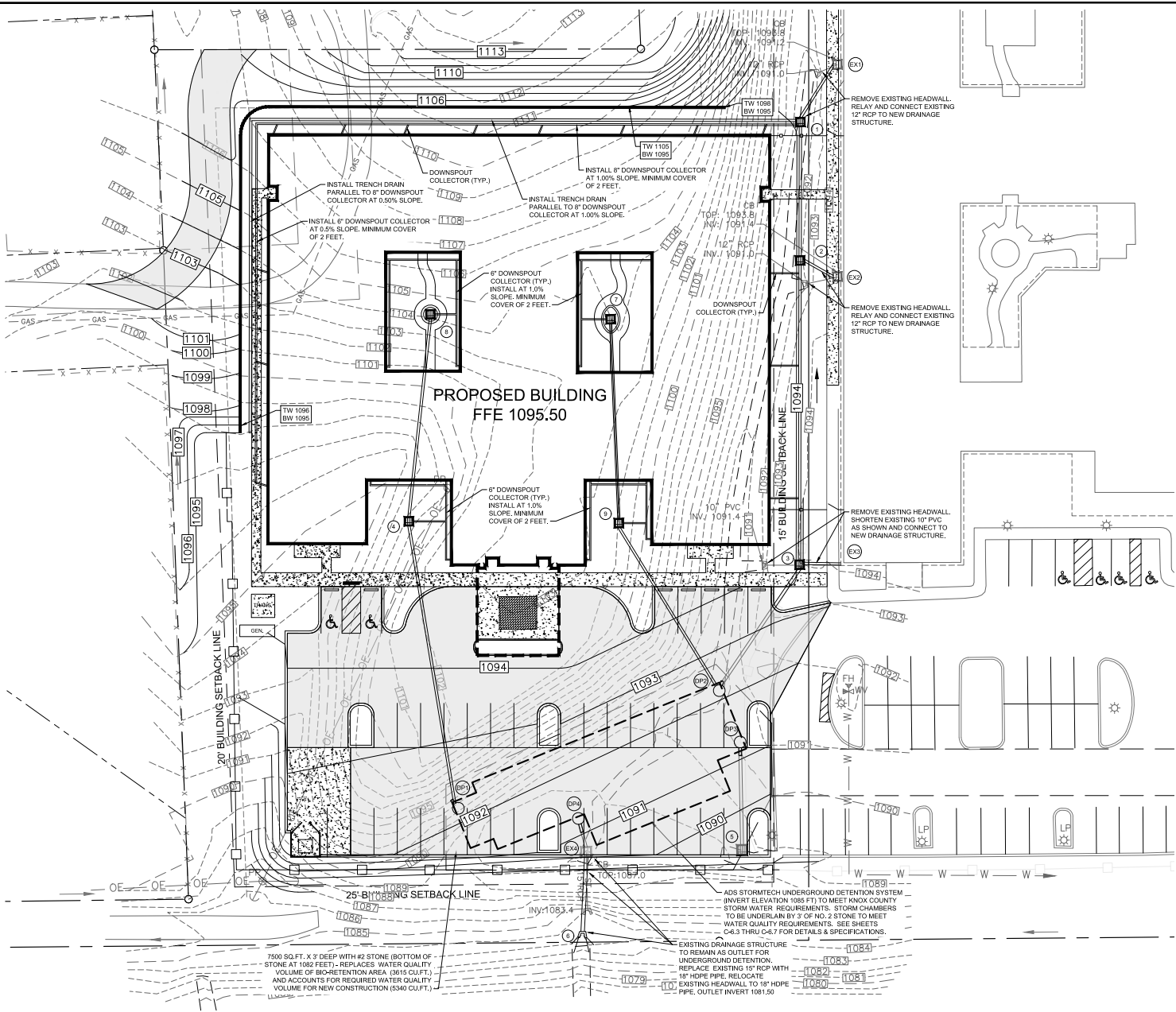
TURNING TEMPLATE
THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE
7710 DANNHAHER DRIVE, POWELL, TENNESSEE 37849

PROJECT NO.	00000000
DATE	WRH
4-15-2020	JG
ISSUED FOR REVIEW	
DATE	REVISION
4/24/2020	1 P&Z COMMENTS



C-2.2

PLOT DATE: 4/24/2020 11:33 PM
 D:\PROJ\03\THOROUGHBRID\ENGINEERING\PROJECTS\LANERN OF MORNING POINTE, POWELL, TENNESSEE\CAD\CONSTRUCTION\DRAWINGS\02 GRADING & DRAINAGE PL AN.DWG



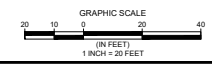
- GRADING NOTES:**
- CONTRACTOR SHALL SLOPE ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
 - PROPOSED SPOT ELEVATIONS AND CONTOURS SHALL BE REVIEWED BY CONTRACTOR PRIOR TO GRADING ACTIVITIES TO ENSURE POSITIVE DRAINAGE. ANY ISSUES OR DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER'S ATTENTION.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED STORM SEWER. IF EXISTING UTILITIES ARE DIFFERENT THAN SHOWN ON THE PLAN THEN THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - ALL DOWNSPOUT LOCATIONS AND COLLECTOR PIPES SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
 - ALL PROPOSED PIPES LOCATED UNDER PROPOSED BUILDING SHALL BE PVC.

DRAINAGE STRUCTURE TABLE				
NO.	TYPE	RIM	INVERT IN	INVERT OUT
EX1	CATCH BASIN	1093.80	1091.20	1091.20
1	CATCH BASIN	1093.00	1090.00	1089.80
EX2	CATCH BASIN	1093.80	1091.40	1091.40
2	CATCH BASIN	1094.00	1089.52	1089.32
EX3	FIELD VERIFY	-----	FIELD VERIFY	FIELD VERIFY
3	CATCH BASIN	1094.00	1088.68	1088.48
EX4	FIELD VERIFY	-----	FIELD VERIFY	FIELD VERIFY
4	CATCH BASIN	1095.00	1092.50	1090.00
			(8) 1090.90	
5	CATCH BASIN	1089.50	1086.25	1086.25
6	HEADWALL	-----	1081.50	1081.50
7	AREA DRAIN	1094.50	1092.50	1092.50
8	AREA DRAIN	1094.50	1091.76	1091.76
9	CATCH BASIN	1095.00	1092.50	1090.00
			(7) 1091.66	

DRAINAGE PIPE TABLE				
PIPE	SIZE (inches)	LENGTH (feet)	MATERIAL	SLOPE (%)
EX1-1	12	27	RCP	4.44
1-2	12	56	HDPE	0.50
EX2-2	12	14	RCP	13.43
2-3	15	127	HDPE	0.50
EX3-3	10	16	PVC	FIELD VERIFY
3-DP2	15	60	RCP	5.80
4-DP1	12	121	RCP	4.13
5-DP3	15	42	RCP	2.98
EX4-6	18	32	HDPE	1.56
7-9	12	84	PVC	1.00
8-4	12	86	PVC	1.00
9-DP2	12	80	RCP	6.25
DP4-EX4	SEE ADS DETAILS	SEE ADS DETAILS	SEE ADS DETAILS	SEE ADS DETAILS

Revised: 4/27/2020
 KNOX COUNTY PLANNING NO.: 5-K-20-UR

GRADING & DRAINAGE PLAN
 SCALE: 1" = 20'

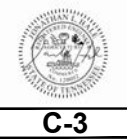


THOROUGHBRID ENGINEERING
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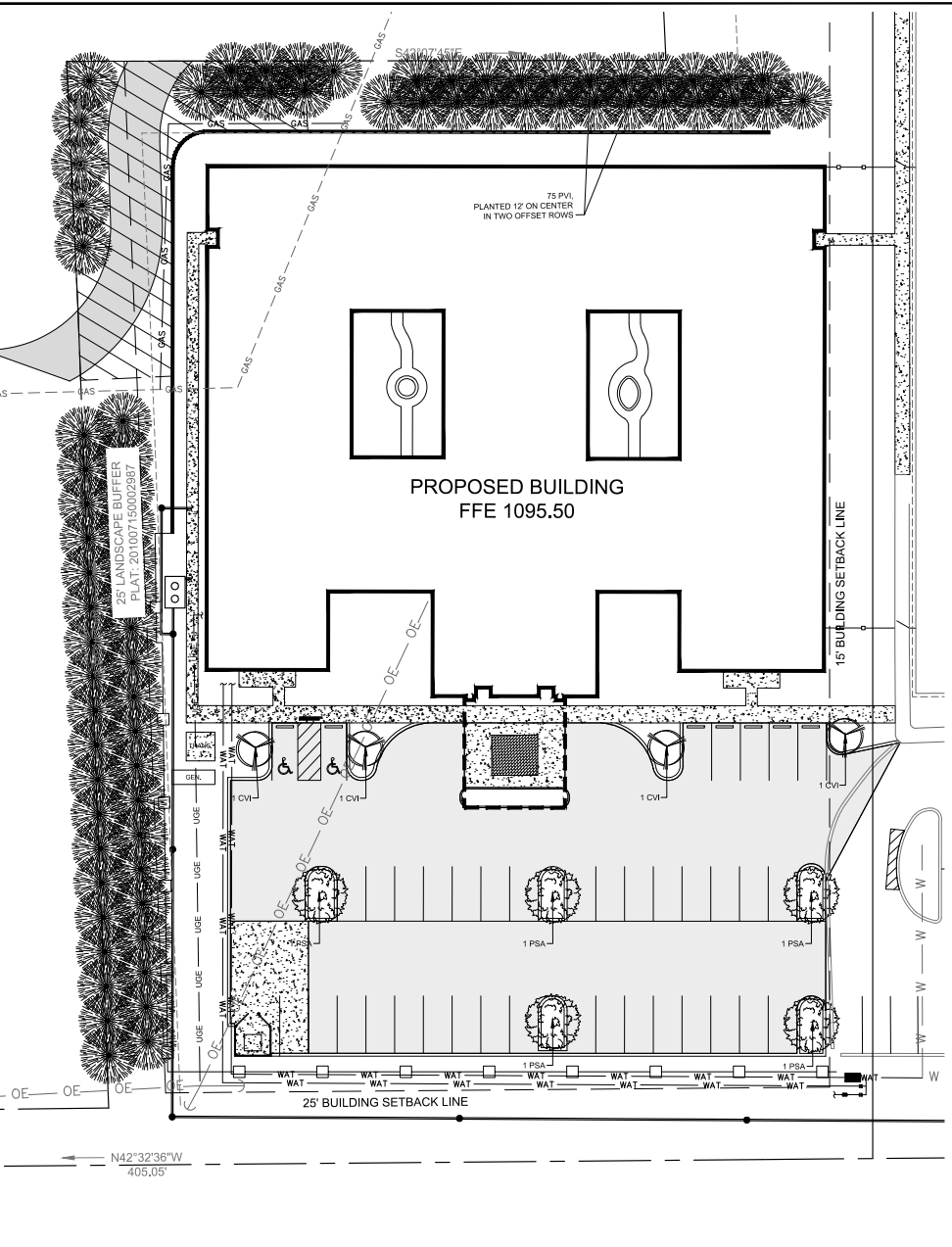
GRADING & DRAINAGE PLAN
 THE LANERN AT MORNING POINTE
 ALZHEIMER'S CENTER OF EXCELLENCE
 7710 DANNAMER DRIVE, POWELL, TENNESSEE 37849

PROJECT NO.	CONTRACTOR
4-18-2020	WRH
DATE	DESIGNER
4/24/2020	JG
ISSUED FOR REVIEW	DATE
	4/24/2020
	1 P&Z COMMENTS



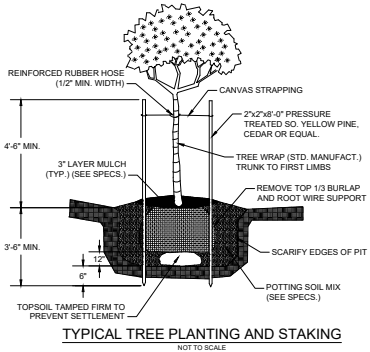
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PLOT DATE: 4/27/2020 2:31 PM
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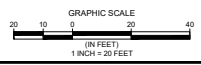
LANDSCAPE NOTES:

1. THE EXISTING TOPOGRAPHIC AND SITE INFORMATION SHOWN HAS BEEN PROVIDED FROM A SURVEY BY THOROUGHBRID ENGINEERING. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO VERIFY ALL INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND PROTECT ALL UTILITIES PRIOR TO THE COMMENCEMENT OF DIGGING. NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS.
2. LANDSCAPING AND GRADING SHALL CONFORM TO THE KNOX COUNTY LANDSCAPE AND LAND USE BUFFERS ORDINANCE.
3. ONLY NURSERY GROWN PLANT MATERIAL SHALL BE USED. COLLECTED PLANT MATERIAL IS NOT ACCEPTABLE AND WILL BE REJECTED BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL PREPARE A CULTIVATED BED AROUND EACH GROUP OF SHRUBS AND/OR GROUND COVER BEDS. THE SAME SHAPE AND SIZE AS SHOWN ON THE PLAN. THE ENTIRE BED SHALL BE MULCHED WITH NATURAL DYE-FREE SHREDDED BARK MULCH. A CRISP, WELL DEFINED EDGE SHALL BE DEVELOPED BETWEEN ANY SHRUB AND/OR GROUND COVER BED AND THE ADJOINING LAWN AREA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL BINDING CORDS AND ROPES FROM THE TRUNKS OF ALL SHADE AND ORNAMENTAL TREES IMMEDIATELY AFTER PLANTING. IDENTIFICATION TAGS AND RIBBONS SHALL BE REMOVED FROM ALL PLANT MATERIAL AT THE TIME OF PLANTING. TREE BASKETS SHALL BE CUT FROM THE TOP 1/3 OF THE ROOT BALL PRIOR TO PLANTING.
6. UNLESS OTHERWISE INDICATED, NATURAL DYE-FREE SHREDDED BARK MULCH SHALL BE USED IN ALL SHRUB AND/OR GROUND COVER BEDS AND AROUND ALL TREES PLANTED WITHIN OR BEYOND THE CONFINES OF THE PLANTING BEDS. CONTRACTOR SHALL PROVIDE MULCH SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.
7. EXTEND LIMITS OF SEEDING TO INCLUDE ALL AREAS OF DISTURBANCE, INCLUDING GRADING, STAGING AND UTILITY WORK. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOODING IN ORDER TO PREVENT EROSION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO PLANTING.
9. ALL TREES SHALL CONFORM TO THE GEORGETOWN-SCOTT COUNTY PLANTING MANUAL. ALL TREES AND SHRUBS TO BE PLANTED AT LEAST 4' FROM EDGE OF PAVEMENT.



PLANTING SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	ACCEPTABLE SUBSTITUTES
CVI	4	CORDONATUS VIRGINICUS	FRANGETREE	1-1/2' CAL 9' HT MIN	B & B	PLANT 20' O.C.	PHILLYS SERRULATA KANZAN OR SHROFUGEN
PSA	5	PRUNUS SARGENI	SARGENT CHERRY	1-1/2' CAL 9' HT MIN	D & B	PLANT 20' O.C.	PRUNUS SUBHIRTLEA AUTUMNALIS VAR PENICULA OR SYRINGA RECTANGULATA
PVI	75	PINUS VIRGINIANA	VIRGINIA PINE	1-1/2' CAL 9' HT MIN	B & B	PLANT 12' O.C.	PICEA GLAUBA

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES



THOROUGHBRID ENGINEERING
 P.O. BOX 481 • BIRMINGHAM, KY 40688
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 TRUCK AND TRAILER CONSTRUCTION, PAVING,
 CM-AT-RISK CONSTRUCTION SERVICES

LANDSCAPE PLAN
THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE
 7710 DANNAMER DRIVE, POWELL, TENNESSEE 37849

PROJECT NO.	05000001
DATE	4-16-2020
ISSUED FOR REVIEW	1 P&Z COMMENTS

Revised: 4/27/2020
 KNOX COUNTY PLANNING NO.: 5-K-20-UR





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Independent Healthcare Properties, LLC

Applicant Name	Affiliation	
03/30/2020	05/14/2020	5K-20-WR
Date Filed	Meeting Date (if applicable)	File Numbers(s)

CORRESPONDENCE

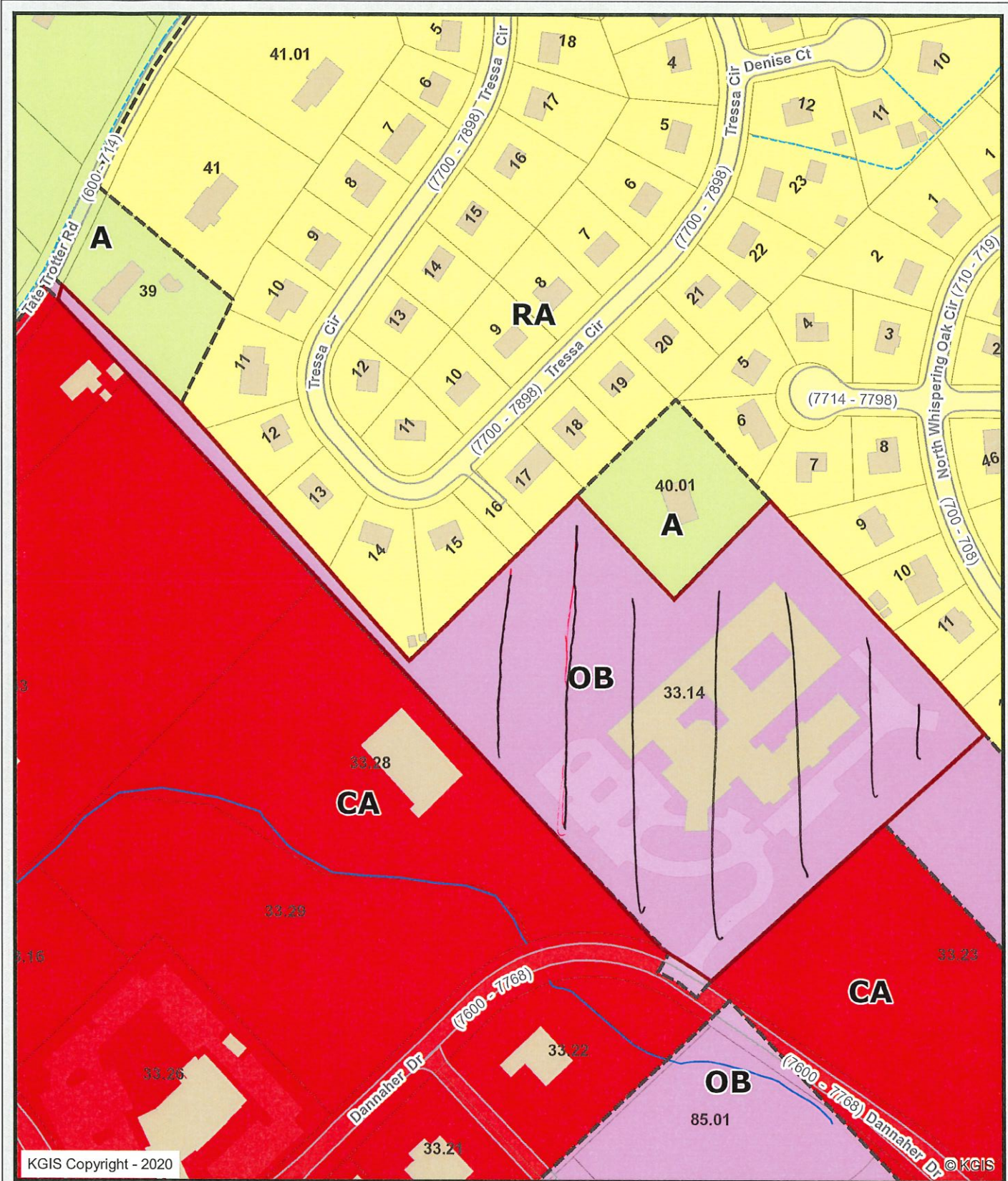
All correspondence related to this application should be directed to the approved contact listed below.

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

John R. Anderson	SITE, Inc.		
Name	Company		
10215 Technology Drive, Suite 304	Knoxville	TN	37932
Address	City	State	Zip
(865) 777-4165	janderson@site-incorporated.com		
Phone	Email		

CURRENT PROPERTY INFO

Powell Medical Investors, LLC	8325 Highway 60, Georgetown, TN 37336		
Owner Name (if different)	Owner Address	Owner Phone	
7700 Dannaer Drive, Knoxville, TN 37849	047 03314		
Property Address	Parcel ID		
<i>Northe</i> East side of Dannaer Dr, 2600' north of E Emory Rd	8.41		
General Location	Tract Size		
Knox County <i>Commission District 7</i>	OB		
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District		
Northwest County	MU-SD <i>NC0-4</i>	Planned Growth	
Planning Sector <i>Memory Care</i>	Sector Plan Land Use Classification	Growth Policy Plan Designation	
Assisted Living Facility	N	HPUD	HPUD
Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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