

SPECIAL USE REPORT

► **FILE #:** 11-C-20-SU

AGENDA ITEM #: 45

AGENDA DATE: 11/12/2020

► **APPLICANT:** TAYLOR D. FORRESTER
OWNER(S): JMB Investment Company, LLC

TAX ID NUMBER: 106 J D 03206 [View map on KGIS](#)
JURISDICTION: City Council District 3
STREET ADDRESS: 7403 Middlebrook Pk.
 ► **LOCATION:** North side of Middlebrook Pk, west side of Woodview Ln.
 ► **APPX. SIZE OF TRACT:** 1.35 acres
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: N/A
ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 110' of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
WATERSHED: Ten Mile Creek

► **ZONING:** C-N (Neighborhood Commercial)
 ► **EXISTING LAND USE:** Vacant land
 ► **PROPOSED USE:** Medical clinic

HISTORY OF ZONING: None noted.
SURROUNDING LAND USE AND ZONING:
 North: Residential apartments / RN-5 (General Residential Neighborhood)
 South: Middlebrook Pike, Retirement community / RN-6 (Multi-Family Residential Neighborhood)
 East: Business / C-N (Neighborhood Commercial)
 West: Business / C-N (Neighborhood Commercial)
NEIGHBORHOOD CONTEXT: This area on the north side of Middlebrook Pike is developed with small businesses under the C-N zoning. To the south, on the opposite side of Middlebrook Pike, is Shannondale Retirement Community, zoned RN-6.

STAFF RECOMMENDATION:

► **APPROVE the request for a medical clinic that is approximately 3,700 square foot, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the sign regulations in Article 13 (Signs) and lighting standards in Article 10.2 (Exterior Lighting).
2. Installation of landscaping as shown on the development plan, or as otherwise required by the City of Knoxville Urban Forrester, within 6 months of the issuance of an occupancy permit for this project, or posting a

- bond with the City of Knoxville Dept. of Engineering to guarantee its installation.
3. Constructing the structure with a design that is in-keeping as presented in this development plan.
 4. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering.

With conditions noted above, this request meets the requirements for a medical clinic in the C-N zone and the other criteria for approval of a special use.

COMMENTS:

This proposal is to construct a medical clinic along Middlebrook Pike using a shared access with the recently constructed Dollar General store. There is additional C-N zoned land to the rear of this property that is anticipated to use the driveway of the medical clinic and the existing shared access point, for access to the lot.

The applicable C-N design standards (Article 5.4) are listed below with comments from staff following:

Façade Design

- 1) All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located. (A sidewalk is provided from Middlebrook Pike to the primary entrance which has been designed to be visually distinctive from the rest of the façade.)
- 2) Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way. (The brick veneer is being used on all elevations of the building. The glass storefront system and metal canopies are carried around to the front portion of the side elevations. The brick pilasters provided on the front elevation are also evenly distributed along the side elevations.)

Fenestration Design

- 1) The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height. (The proposed fenestration is approximately 50%.)

Commercial Site Design

- 1) Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development. (A sidewalk is provided from the public sidewalk along the Middlebrook Pike frontage to the main entrance, as well as sidewalks along the front and left (west) sides of the building to provide access from the parking areas to the main entrance.

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

1. A medical clinic at this location should have minimal impact on the property, surrounding properties, or community as a whole.
2. This property is located on a Knoxville Area Transit (KAT) bus route along Middlebrook Pike.
3. This development will share the access to Middlebrook Pike with the adjacent Dollar General store property.

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

1. The proposed medical clinic meets the standards for development within the C-N (Neighborhood Commercial) Zone and all other requirements of the Zoning Ordinance.
2. With the recommended conditions, the proposed medical clinic is consistent with the general standards for special use approval: 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 not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the One Year Plan identifies this property for neighborhood commercial (NC) uses. The proposed development 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: 55 (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.



**11-C-20-SU
SPECIAL USE**



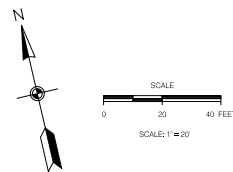
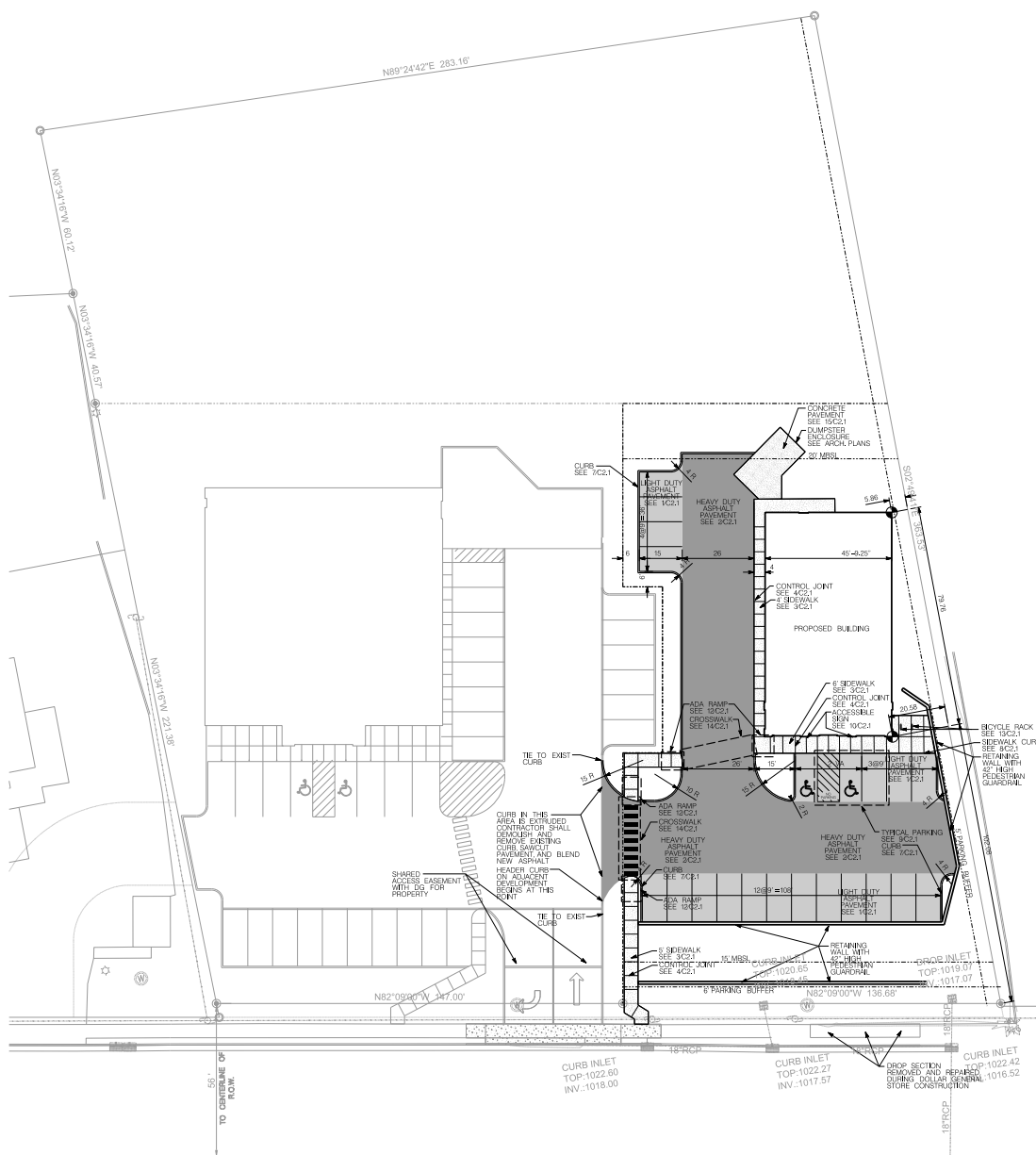
Medical clinic in C-N (Neighborhood Commercial)

Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Forrester, Taylor D.

Map No: 106
Jurisdiction: City





LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

SITE LAYOUT NOTES

1. USE MEDICAL CLINIC ZONING C-4-N PARCEL 106.000.0006
2. TOTAL BUILDING AREA: PROPOSED 3,700 SF (1 STORY)
3. TOTAL SITE: 0.51 AC. TOTAL DIST AREA: 0.65 AC. TOTAL NEW IMPERV: 0.36 AC.
4. DEED REFERENCE: 2003-400, CITY BLOCK: 4000, WARD: 46
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 558F
6. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 83.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY HUMPHREYS SURVEYING DATED 03/20/17. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO 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 THIS INFORMATION.
9. PARKING SUMMARY:
TOTAL REQUIRED: 15-17 SPACES
TOTAL PROVIDED: 21 SPACES
BUDGET: 41,000 MAX 101,000 (3,700/100,000=37)
10. SETBACKS:
FRONT: 10'
SIDE: 0' (20' SIDE AGAINST RESIDENTIAL)
REAR: 20'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION 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, INC. 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 OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
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, SIDEWALK, 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 GRADES 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 SIDEWALK HAMPS ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

OWNER:
JMB INVESTMENT COMPANY
501 EXECUTIVE PARK DR
SUITE 200
KNOXVILLE, TN 37923
PHONE: 615-417-1170
FAX: 615-417-1171
CONTACT: TM DUNAWAY

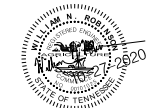
ENGINEERS:
WILL ROBINSON & ASSOCIATES
101 BRENTWOOD DR
KNOXVILLE, TN 37923
PHONE: 394-4200
FAX: 394-4203
CONTACT: WILL ROBINSON

CONTRACTOR:
TO BE DETERMINED



**WILL ROBINSON
& ASSOCIATES**

131 Brentwood Dr.
Knoxville, TN 37923
(865) 386-4200

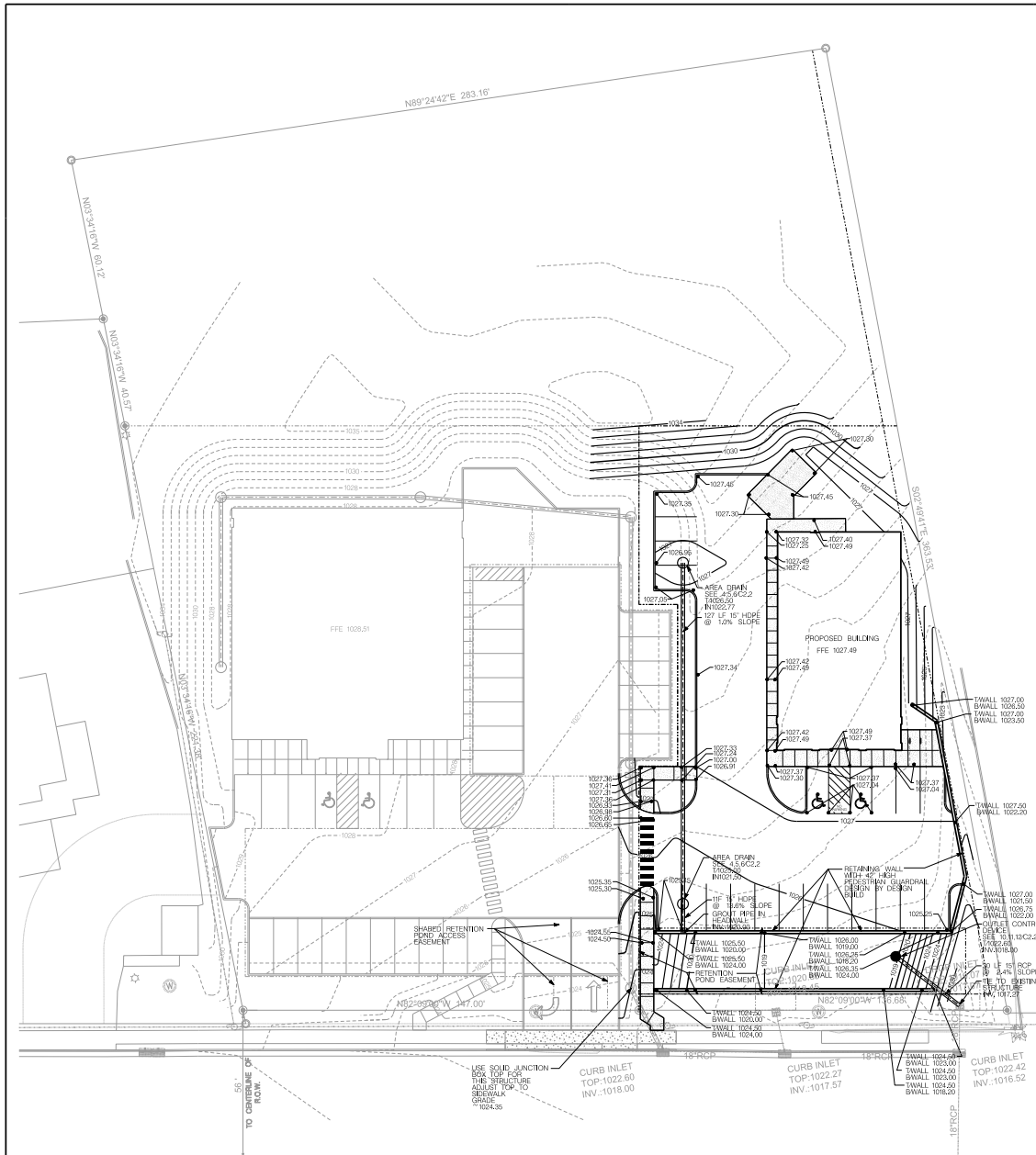


A Site Plan for:
Fast Pace Middlebrook
Middlebrook Pike
Knoxville, Tennessee

REVISIONS:
10/27/2020 PLANNING COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 09-21-2020
FILE NAME:
PROJECT NO:

C1.1
SITE LAYOUT PLAN
DRAWING



SCALE
0 20 40 FEET
SCALE: 1"=20'

LEGEND:

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
536.25	536	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
→	→	SURFACE FLOW
NA	NA	SILT FENCING
□	□	CURB
NA	NA	CATCH BASIN
NA	NA	CONCRETE PAVEMENT
NA	NA	ASPHALT PAVEMENT
NA	NA	RIP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASE: NGVD83.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY DANIEL HUMPHREY DATED 02/02/17. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS 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 THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN $\pm 3\%$ OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE ACTUALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-7 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURER'S 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 EROSION SURFACES IS 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 ENCOURAGE LOCK IN OF EROSION MAT.
13. EXCAVATE PERMANENT STORMWATER DETENTION POND AS FIRST ITEM OF CONSTRUCTION. PLUG LOWER LEVEL ORIFICES AND USE AS SEDIMENTATION PONDS DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND LANDSCAPE THE POND WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
14. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
15. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
16. PLACEMENT OF POST-HOLE PILES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND MIDDLEBROOK PARK FOR TRASH ON THE PROJECT. PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
19. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE.
20. LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

CONSTRUCTION SEQUENCE OF EVENTS:

1. INSTALL EROSION CONTROL MEASURES
2. CONSTRUCT SEDIMENT POND
3. SITE CLEARING AND GRUBBING
4. SITE ROUGH GRADING
5. TEMPORARY SEEDING
6. FOUNDATION CONSTRUCTION
7. SLAB CONSTRUCTION
8. WALL/ROOF SYSTEM CONSTRUCTION
9. EXTERIOR/INTERIOR FINISH
10. PARKING LOT PAVING
11. FINISH GRADING
12. PERMANENT SEEDING/LANDSCAPING
13. SITE CLOSING/OUTGOING TRAIL MAINTENANCE

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	SPRINT SEED	PERCENTAGES
JANUARY 1 TO MAY 1	GRASS MIX	100%
MAY 1 TO JULY 1	GRASS MIX	100%
JULY 1 TO SEPTEMBER 1	GRASS MIX	100%
SEPTEMBER 1 TO NOVEMBER 1	GRASS MIX	100%
NOVEMBER 1 TO JANUARY 1	GRASS MIX	100%

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	SPRINT SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 PERSCUE	100%
JULY 1 TO SEPTEMBER 1	KENTUCKY 31 PERSCUE	100%
SEPTEMBER 1 TO NOVEMBER 1	KENTUCKY 31 PERSCUE	100%
NOVEMBER 1 TO JANUARY 1	KENTUCKY 31 PERSCUE	100%
JANUARY 1 TO APRIL 1	KENTUCKY 31 PERSCUE	100%
APRIL 1 TO AUGUST 1	KENTUCKY 31 PERSCUE	100%
AUGUST 1 TO DECEMBER 1	KENTUCKY 31 PERSCUE	100%
DECEMBER 1 TO FEBRUARY 1	KENTUCKY 31 PERSCUE	100%
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31 PERSCUE	100%

**WILL ROBINSON
& ASSOCIATES**

131 Brentwood Dr.
Knoxville, TN 37920
(615) 386-4200



A Site Plan for:
Fast Pace Middlebrook
Middlebrook Pike
Knoxville, Tennessee

REVISIONS:

10/27/2020 PLANNING COMMENTS

DRAWN: WNR

CHECKED: WNR

DATE: 09-21-2020

FILE NAME:

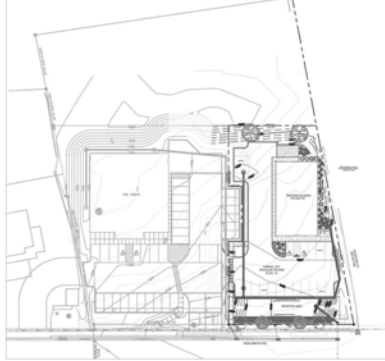
PROJECT NO:

C1.3

SITE GRADING PLAN
DRAWING

SITE OVERVIEW

1" = 1'-0"



GENERAL PLANTING NOTES

PLANT MATERIAL

All plant material planted shall be guaranteed by the Contractor for a minimum of six (6) months, and begins at the time of acceptance by the Designer or Owner. Any plant or sodding not found in a healthy growing condition at the end of the guarantee period shall be removed from the site and replaced within 10 days.

PROTECTION

Protection of Existing Structures: All existing buildings, walks, walls, paving, piping (and other items of construction) and planting (trees, shrubs, ground covers, etc.) already completed or established shall be protected from damage by the Contractor. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the Designer or Owner.

Protection of Existing Plant Materials: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees, shrubs, and ground covers caused by operation of equipment, stockpiling of materials, careless labor, etc. This shall include compaction by driving or parking inside the drip-line of trees or the spilling of oil, gasoline, or other deleterious materials within the drip-line of trees.

MAINTENANCE

Plant Material Maintenance: All plants and planting included under the Contract shall be maintained by watering, cultivating, spraying, and all other operations necessary to ensure a healthy condition by the Contractor until accepted by the Designer.

Plant Grading: Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to *Standardized Plant Names*, 1942 Edition. All plants not otherwise specified as being specimen, shall be excellent quality or better, as determined by the local plant industry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems.

Planting Soil: Planting soil shall be fertile, friable without mixture of subsoil materials, and obtained from a well-drained, industry acceptable site. It shall be free from heavy clay, stones, lumps, plants, root or other foreign materials, or noxious grass (such as Torpedo, Bermuda or nut grass) and noxious weeds. The PH range shall be 5.0 to 7.0 inclusive. Soil conditioner is to be mixed into soil as shown on planting details. All planting beds are to grade away from any structure or building to ensure proper drainage.

PLANTING PROCEDURES

Cleaning Up Before Commencing Work: The Contractor shall clean-up work and planting areas of all rubbish or objectionable matter and it shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should this Contractor find conditions beneath the soil which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the Owner. Failure to do so before planting shall make the corrective measure the responsibility of this Contractor.

Obstruction Below Ground: Contractor is responsible for underground utilities verification. If underground construction, utilities or obstructions are encountered during the excavation of planting areas, or pits, alternate locations for the plant material shall be selected and approved by the Designer.

Plant Material Layout: It is suggested that Contractor stake tree or plant locations from the planting plans prior to digging pits, making any necessary adjustments.

Tree Guying and Bracing: Procedure shall be at the discretion of the Contractor in accordance with sound nursery practices and by the approval of Designer to insure stability and maintain plants in an upright position. See planting details for specific procedure for each plant requirement. Staking the trees is at the discretion of the Contractor, however any plants showing adverse growth at end of warranty period due to not staking will need to be replaced at Contractor's cost.

Mulching: Provide a three (3) inch minimum layer of specified mulch over the entire area of each shrub bed, ground cover and vine bed and tree pit or as otherwise specified.

Digging and Handling: Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting. No plants moved with a ball shall be planted if the ball is cracked or broken. **Watering:** Water plants in thoroughly upon planting. Contractor is responsible for watering all plant material until project is complete.

LAWN SODDING

Work: Work consists of soil preparation, lawn bed preparation, and sodding complete, in strict accordance with the specifications and the applicable drawings, to produce a grass lawn acceptable to the Owner/Designer.

Soil Preparation: All areas that are to be sodded, shall be cleared of any rough grass, weeds, and debris, and the ground brought to a smooth and even grade.

Fertilizer: Fertilizer shall be a commercial type, 12-6-8, complying with local fertilizer laws and applied at a rate consistent with industry standards.

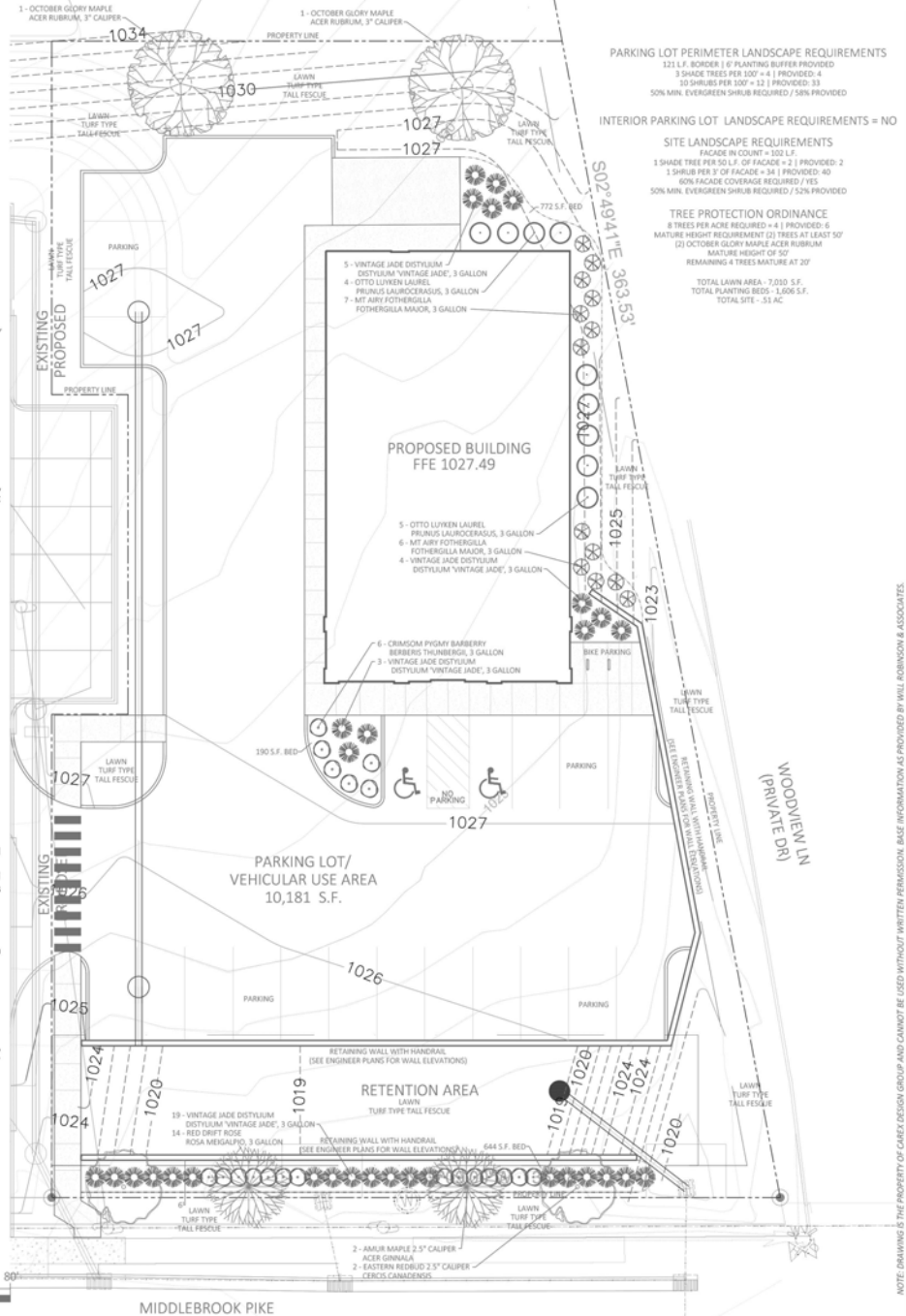
Sodding: The Contractor shall sod all the areas as designated on the drawings within the contract limits, unless specified otherwise. The sod shall meet all local specifications, absolutely true to variety type, and free from weeds, fungus, insects and disease of any kind. Each sod panel shall have sufficient root and soil base to assure proper sod growth. Sod panels shall be laid tightly together so as to make a solid sodded lawn area. Sod shall be laid uniformly against the edges of all buildings, paved and planted areas. Immediately following sod laying, the law areas shall be rolled with a lawn roller, and then thoroughly watered. After rolling it, in the opinion of the Designer, top-dressing and over-seeding may be necessary to fill the voids between the sod panels and to even out inconsistencies in the sod. For top-dressing, clean sand as approved by the Designer shall be uniformly spread over the entire surface of the sod and thoroughly watered in. During delivery, prior to and during the planting of the lawn areas, the sod panels shall at all times be protected from excessive drying and unnecessary exposure of the roots to the sun. Any sod damaged as noted shall not be used on the site.

PLANTING DETAILS

Refer to drawings.

CLEAN UP

During Construction: Contractor is responsible for clean-up of all areas affected by construction. This includes roadways, driveways, parking lots, sidewalks, lawn and planting areas. No bulk materials to be stored on street unless approved by Owner. Any materials in roadways, driveways etc. shall be clearly visible with tape, cones etc. Any open holes left shall be covered with plywood or other safety device. All areas not constructed, planted or sodded shall receive grass seed and straw unless otherwise stipulated.



PARKING LOT PERIMETER LANDSCAPE REQUIREMENTS

122 L.F. BORDER 1' 6" PLANTING BUFFER PROVIDED
3 SHADE TREES PER 100' = 4 (1 PROVIDED)
10 SHRUBS PER 100' = 12 (1 PROVIDED)
50% MIN. EVERGREEN SHRUB REQUIRED / 50% PROVIDED

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS = NO

SITE LANDSCAPE REQUIREMENTS

FACADE IN COUNT = 102 L.F.
1 SHADE TREE PER 50 L.F. OF FACADE = 2 (1 PROVIDED)
1 SHRUB PER 3' OF FACADE = 34 (1 PROVIDED)
60% FACADE COVERAGE REQUIRED / YES
50% MIN. EVERGREEN SHRUB REQUIRED / 50% PROVIDED

TREE PROTECTION ORDINANCE

8 TREES PER ACRE REQUIRED = 4 (1 PROVIDED)
6 MATURE HEIGHT REQUIREMENT (2) TREES AT LEAST 50'
(2) OCTOBER GLORY MAPLE, ACER RUBRUM
MATURE HEIGHT OF 50'
REMAINING 4 TREES MATURE AT 20'

TOTAL LAWN AREA - 7,020 S.F.
TOTAL PLANTING BEDS - 1,606 S.F.
TOTAL SITE - 31 AC

CAREX DESIGN GROUP
LANDSCAPE DESIGN AND PROJECT MANAGEMENT

CAREX DESIGN GROUP
5501 WINDSOR PARK DR.
SUITE 100
KNOXVILLE, TN 37926
carexdesigngroup.com
865-763-5550

FAST PACE URGENT CARE
MIDDLEBROOK PIKE, KNOXVILLE, TN
LANDSCAPE PLANTING PLAN



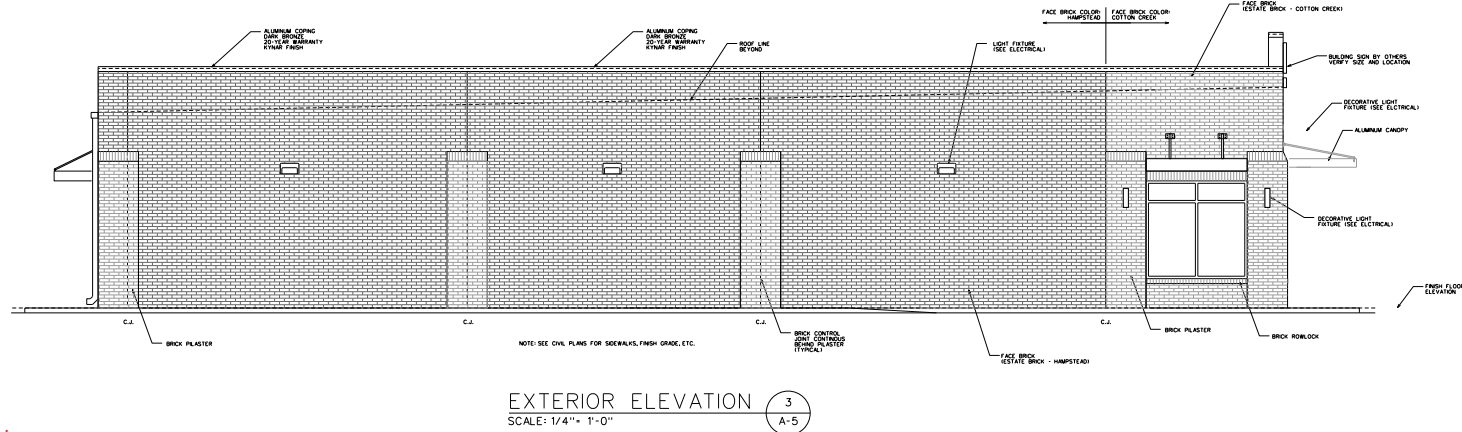
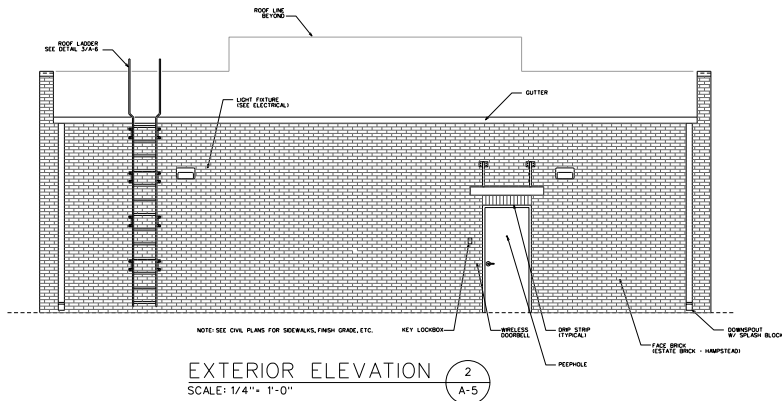
SCALE = 1" = 1'-0"

DATE: 09.23.20
DRAWN BY: BG
CHECKED BY: BG
DATE: 10/27/20
1 BG 10/27/20

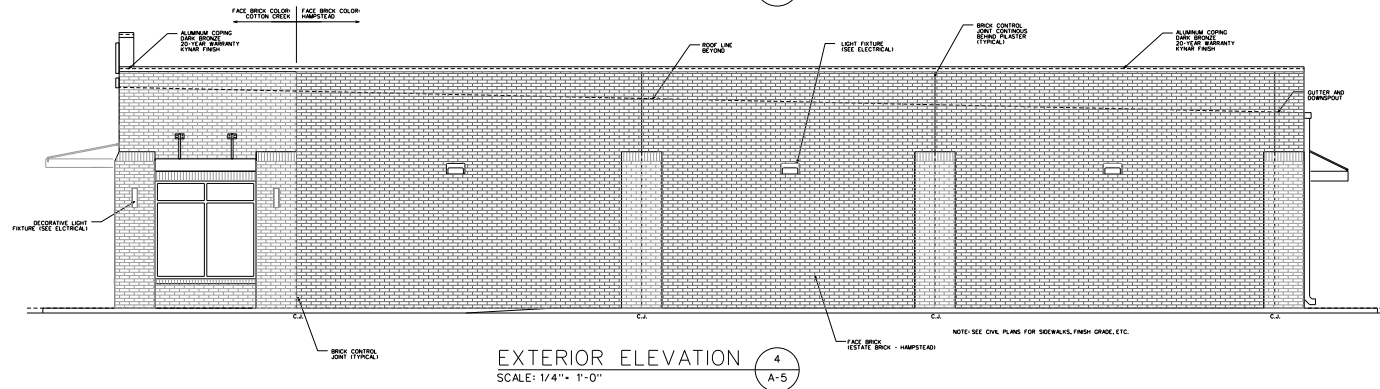
P-1

11-C-20-SU
10/27/2020

NOTE: DRAWING IS THE PROPERTY OF CAREX DESIGN GROUP AND CANNOT BE USED WITHOUT WRITTEN PERMISSION. BASE INFORMATION AS PROVIDED BY W. ROBINSON & ASSOCIATES.



11-C-20-SU
10/27/2020



MERIDIAN ARCHITECTURE
P.O. BOX 606
MT. HOLLY, TN 37133
615-390-2236

NEW
FAST PACE
URGENT CARE CLINIC
MIDDLEBROOK PIKE
KNOXVILLE, TENNESSEE

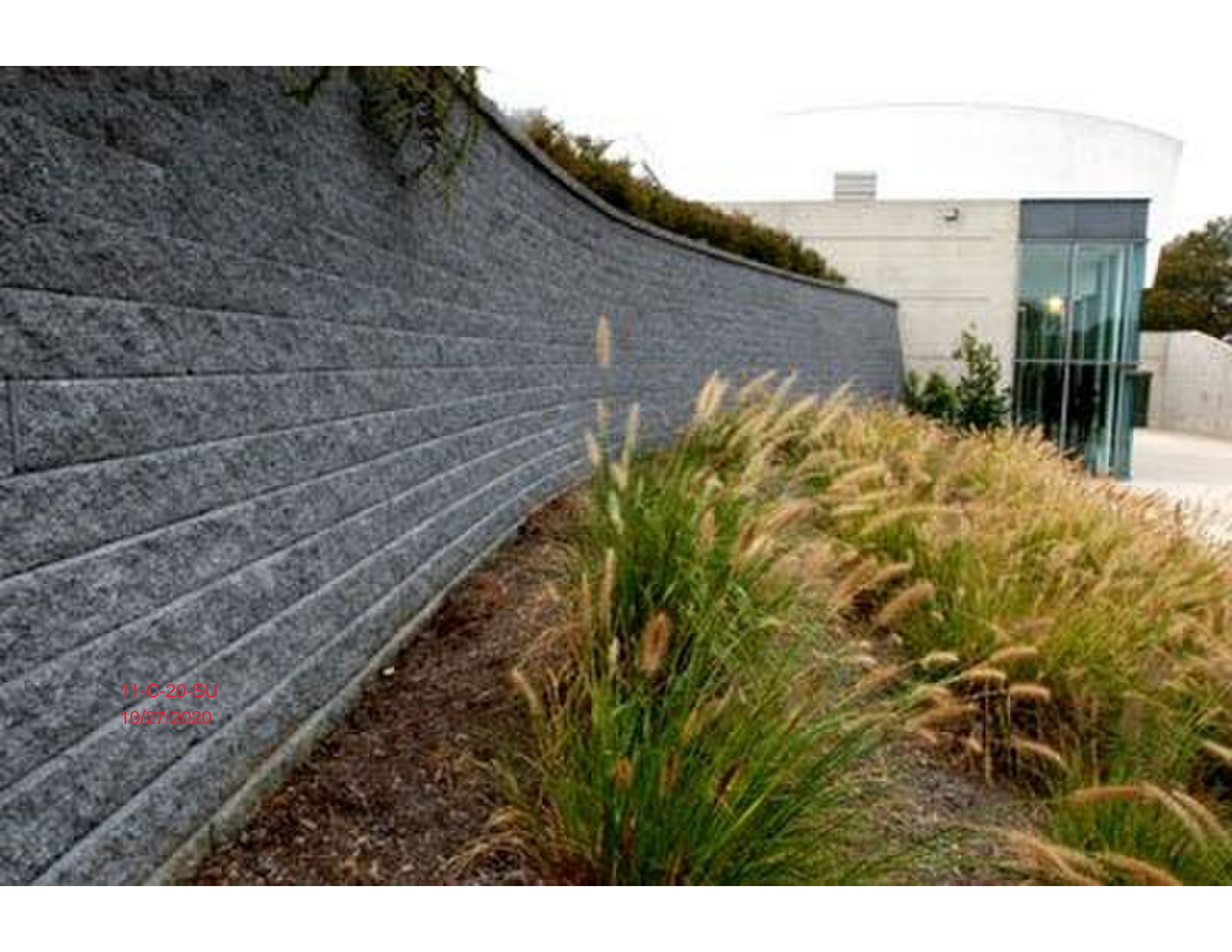
REVISIONS	
NO.	DATE



EXTERIOR
ELEVATIONS

PROJ. NO. 05178-20
DATE 10/27/2020

A-5



11-C-20-SU
10/27/2020



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

9-25-20

11-12-2020

11-C-20-SU

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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

Zip

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

JMB Investment Company LLC

7403 Middlebrook Pike

865-388-6550

Owner Name (if different)

Owner Address

Owner Phone

7407 Middlebrook Pike

106JD03205 ~~6~~

Property Address

Parcel ID

N/S Middlebrook Pk.

West/S of Woodview Ln., west of Francis Rd

1.35 acres

General Location

Tract Size

3rd District

C-N

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Northwest City

NC

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

Yes

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

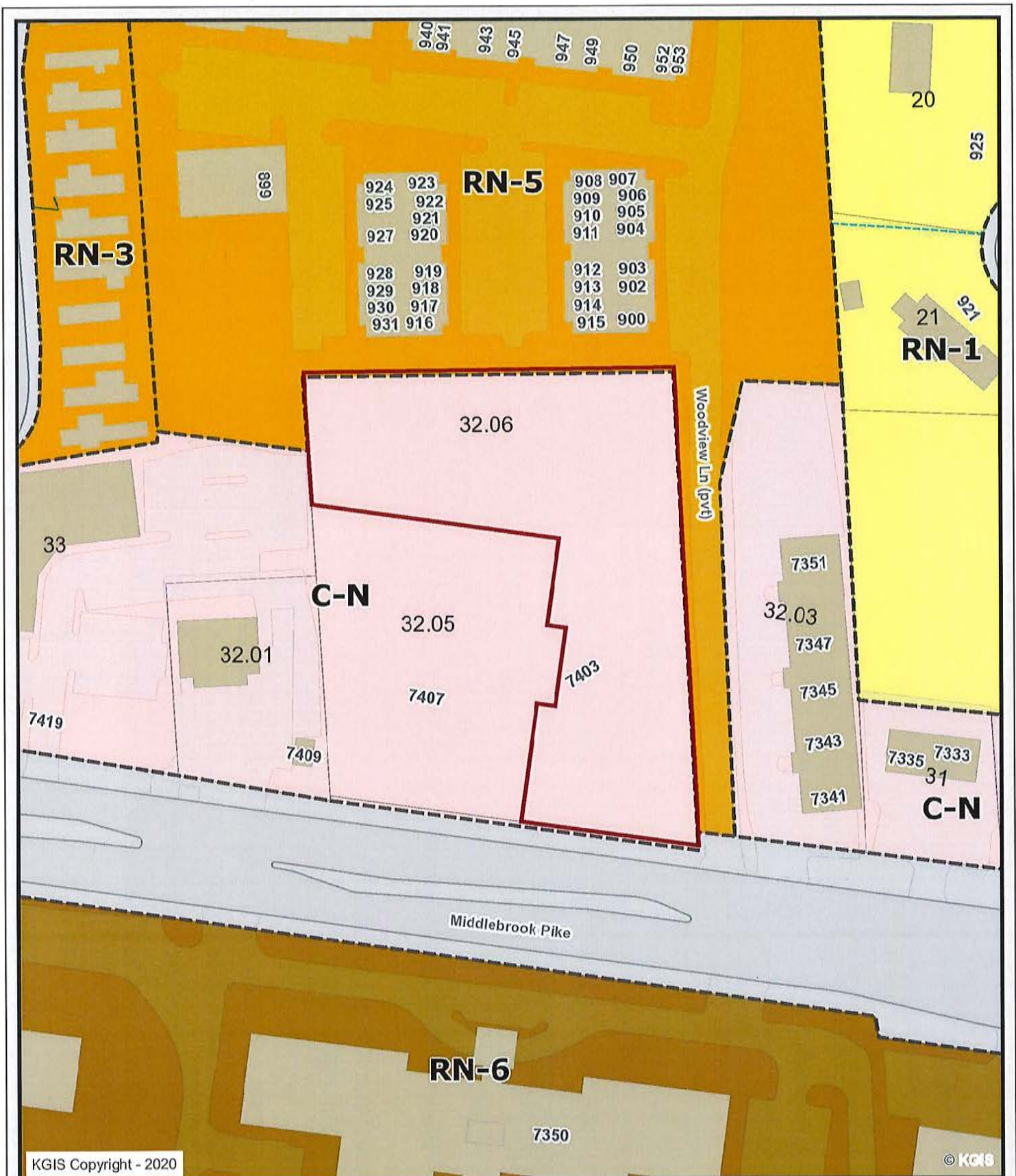
REQUEST

DEVELOPMENT	SUBDIVISION	ZONING
<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____
<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____		<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE		FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		\$1,500.00 SU 0401	
	ATTACHMENTS		FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request			
	ADDITIONAL REQUIREMENTS		FEE 3:	
	<input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>)			\$1,500.00
	<input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>)			
	<input type="checkbox"/> Traffic Impact Study			

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Taylor Forrester	Taylor D. Forrester	9/25/20
Applicant Signature	Please Print	Date
865-584-4040	tforrester@lrwlaw.com	
Phone Number	Email	
Sherry Michienzi	Sherry Michienzi	9-25-20
Staff Signature	Please Print	Date

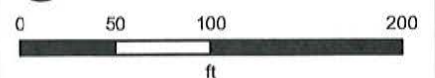


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/30/2020 at 10:24:59 AM



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Dennis B. Ragsdale
John B. Waters III
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J. Randolph Miller
Garrett P. Swartwood
Jennifer Milligan Swindle*
Lee A. Popkin
W. Michael Baisley
Kyle A. Baisley



Long, Ragsdale & Waters, P.C.
ATTORNEYS AT LAW

Taylor D. Forrester
Alexander O. Waters
Oliver D. Adams
William D. Edwards
J. Scott Griswold
Mycol E. Scott
C. Paul Harrison†
Christopher A. Hall†

John B. Waters, Jr. (1929-2018)
R. Louis Crossley, Jr. (1953-2019)

September 25, 2020

Knoxville-Knox County Planning
Attn: Professional Staff
City-County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Via Hand Delivery

Re: Special Use request for 7407 Middlebrook Pike/Parcel No. 106JD03205.

Dear Professional Staff:

Please find enclosed the following:

1. Development Request application for a Special Use request for the property located on 7407 Middlebrook Pike [Parcel No. 106JD03205];
2. Ten (10) copies of the Development Plan; and
3. A check for the filing fee in the amount of \$1,500.00.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: 
Taylor D. Forrester

Enclosures

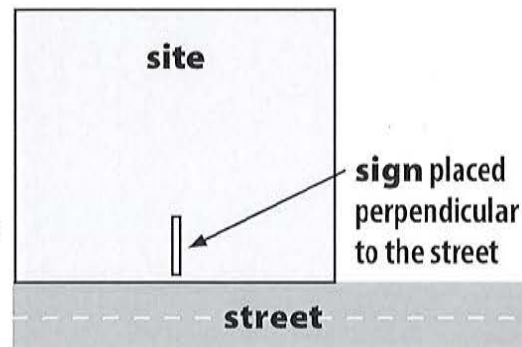
REQUIRED SIGN POSTING AGREEMENT

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:

Oct 28th (Wed) and Nov. 13th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Cole [Signature]

Printed Name: Taylor D. Forrester

Phone: 865-584-4040 Email: tforrester@lrwlaw.com

Date: 9-25-20

File Number: 11-C-20-SU