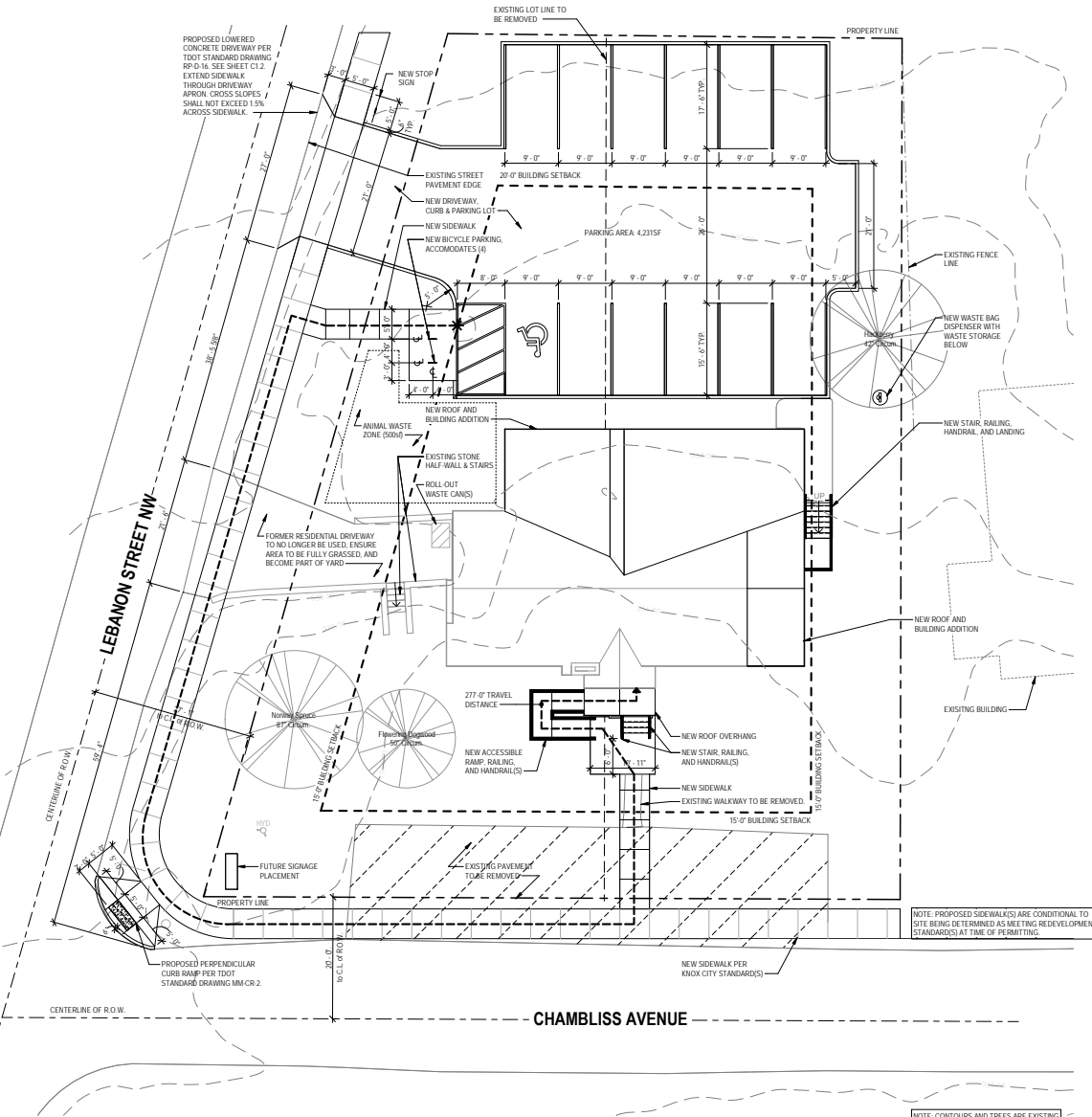


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 Date: 11/02/2020 10:01 AM  
 Drawn By: Amary  
 Checked By: Chelsey  
 File: P:\2020\1102\2020\1102\_Clinch\11020093\_Forest Park Animal Clinic\_0209.dwg



## Agenda Item #44

### revised 11.9.2020

**PURPOSE:** The purpose of this Use-on-Behalf application is to approve the conversion of a residential home located in an office zoned district into a veterinary clinic. The existing clinic, Forest Park Clinic for Cats and Dogs, is located at the other end of the street, at the corner of Forest Park Boulevard and Chambliss Avenue, and is within the same office zoned district as the proposed house location.

**SCOPE:** The project consists of renovating the main floor, adding a main floor addition, and updating parking and surrounding site to achieve current accessible requirements.

**PLANS REVIEW #:** **11-B-20-SU**

**ADDRESS:** 4600 Chambliss Avenue, Knoxville, TN 37938

**PARCEL ID:** 107XED11

**SUB DIVISION:** Dixie Meadows

**ZONING:** "O" Office

**PARKING USE:** Animal Care Facility - Small

**PARKING CALC SF:** Main Level + Addition: 1371sf + 875sf = 2,246 SF  
Basement Level: 753 SF (Usable)  
N/A: 448 SF  
TOTAL: 3447 SF  
(MIN: 2,510/1000sqft = 9 spaces)  
(MAX: 3,510/1000sqft = 12 spaces)

**PARKING COUNT:** Back Lot: (10) Spaces  
Front Parallel: (3) Spaces + (1) Van Accessible Space

**PARCEL ACREAGE:** 0.32 ACRES

**DEVELOPMENT CALCULATION:**

ITEM	SF	VALUE
* CURRENT SF	2572 SF	\$305,000.00 (Purchase Price)
** ADDED SF	875 SF	
* AFTER IMPROVEMENTS	3447 SF	\$408,700.00

\* Main Level + Basement + Attic  
\*\* Main Level Only

**STUDIO  
FOUR  
DESIGN**  
ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902  
p 865 523-5001 f 865 523-5003  
studiofourdesign.com

**Forest Park Clinic  
for Cats and Dogs**  
 4600 Chambliss Avenue  
 Knoxville, 37919

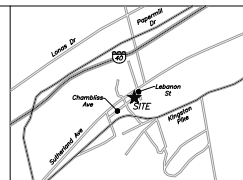
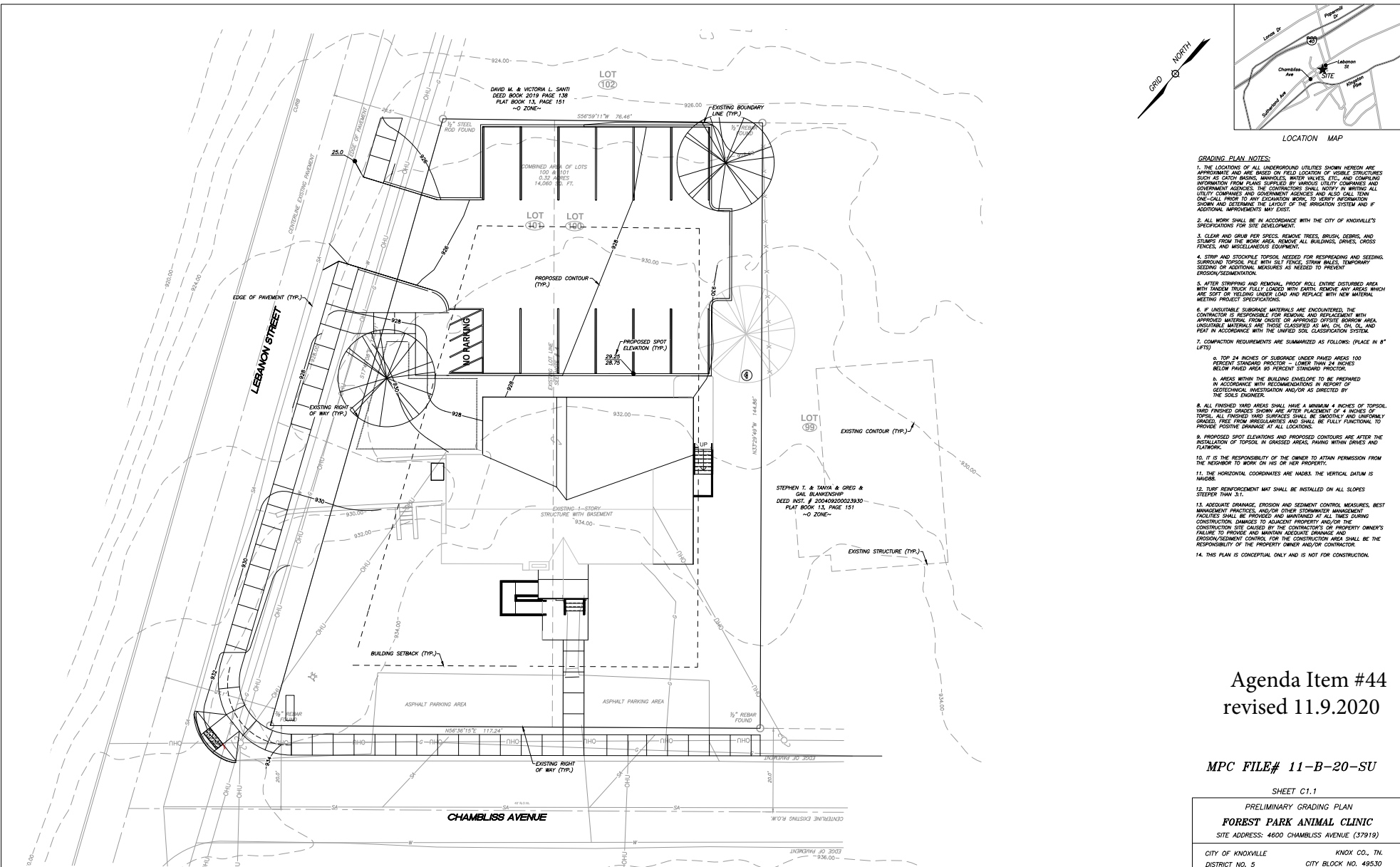


**Project Phase:** Schematic Design

Issue Date: 11/05/2020		
Revisions		
No.	Description	Date

**Job Number:** 20093  
**Site Plan**

**A0.1**



- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND FIELD CALL DOWN PRIOR TO ANY EXCAVATION WORK TO OBTAIN INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITIES AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  3. CLEAR AND GRUB PER SPEC. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA, REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
  4. STRIP AND STOCKPILE TOPSOIL NEEDED FOR REGRADING AND SEEDING. SURROUNDING TOPSOIL FILE WITH SLOPE STABILIZATION MEASURES TO PREVENT EROSION/SEDIMENTATION.
  5. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TRACKER TRUCK FULLY LOADED WITH GARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL. MEETING PROJECT SPECIFICATIONS.
  6. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL. FROM SOURCE OF APPROVED OPPOSITE PROPERTY AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS M, CH, OH, OL, AND POB IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
  7. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LFTS)
    - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES RELIEF PAVED AREA 95 PERCENT STANDARD PROCTOR.
    - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
  8. ALL FINISHED PAVED AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. TOPSOIL FINISHED GRASSED AREAS AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED GRASSED AREAS SHALL BE BROUGHT AND UNIFORMED TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
  9. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND PLUMBING.
  10. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
  11. THE HORIZONTAL COORDINATES ARE NAD83. THE VERTICAL DATUM IS MGD83.
  12. TYPED REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
  13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED BY ALL THRU DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
  14. THIS PLAN IS CONCEPTUAL ONLY AND IS NOT FOR CONSTRUCTION.

**Agenda Item #44**  
revised 11.9.2020

MPC FILE# 11-B-20-SU

SHEET C1.1

PRELIMINARY GRADING PLAN  
**FOREST PARK ANIMAL CLINIC**  
SITE ADDRESS: 4600 CHAMBLISS AVENUE (37919)

CITY OF KNOXVILLE KNOX CO., TN.  
DISTRICT NO. 5 CITY BLOCK NO. 49530  
CLT MAP 107 INSERT 'K' GROUP 'E' PARCEL 11  
SCALE: 1"=10' OCTOBER 23, 2020

**URBAN ENGINEERING, INC.**  
FARRAGUT, TENNESSEE 37922  
(615) 566-1924



REFERENCE:  
DEED INSTR. # 20040920023930  
PLAT BOOK 13, PAGE 151

REVISION	DATE	DESCRIPTION	BY
2	11/09/20	GENERAL REVISIONS	CAS
1	11/05/20	GENERAL REVISIONS	CLM

DWG: CLM    CHG: CAS    DWG. NO. 2010026

