



USE ON REVIEW REPORT

► **FILE #:** 4-J-22-UR

AGENDA ITEM #: 46

AGENDA DATE: 4/14/2022

► **APPLICANT:** KEVIN LAW

OWNER(S): Kevin Law

TAX ID NUMBER: 103 11509

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10850 Hardin Valley Rd.

► **LOCATION:** Southeast corner of the intersection of Hardin Valley Road and Gliding Hawk Lane

► **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access will be off of Gliding Hawk Lane, a local road with a 25-ft pavement width inside a 57-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

► **ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Dental office as Phase I of a mixed use development

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to PC (Planned Commercial) in 2013 (6-D-13-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial strip center - PC (Planned Commercial) / TO (Technology Overlay)

South: Vacant land - PC (Planned Commercial) / TO (Technology Overlay)

East: Car repair facility - PC (Planned Commercial) / TO (Technology Overlay) and OB (Office, Medical, and Related Services) / TO (Technology Overlay)

West: Bank - PC (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: Hardin Valley is a commercial corridor developed with a mix of commercial uses.

STAFF RECOMMENDATION:

► **Approve the request for a dentist office comprising approximately 6,500 sq ft in the PC (Planned Commercial) zone, subject to six conditions.**

1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to

guarantee such installation.

- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements and conditions of the TTCDA approval.
- 5) Obtaining TTCDA approval of the Phase 2 building at such time as the building is desired.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the criteria for approval of a Use on Review.

COMMENTS:

The applicant is requesting approval of a dentist office comprising approximately 6,500 sq ft in area as Phase 1 of this development. Phase 2 would consist of a retail business, and plans for the Phase 2 development would be submitted at a later date.

The 1.14-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Dentist offices are allowed by right in the PC zone, but site plans require approval by the Planning Commission, and this item is scheduled for the April 14th Planning Commission meeting (Case 4-J-22-UR).

The site is located at the southeast corner of Hardin Valley Road and Gliding Hawk Lane. This is the last parcel to be developed on this block. There is a curb cut located mid-block on Hardin Valley Road that provides access to the three properties on the west side of this block. This development would add another access point off of Gliding Hawk Lane to the east. The two adjacent developments contain drive aisles that align with each other at the front of the sites to provide inter-development connectivity. The proposed site plan proposes to allow access to those sites off of Gliding Hawk Lane by aligning the front drive aisle of this facility with the drive aisles of the adjacent developments. The TTCDA approved a waiver from the front parking lot setback to facilitate this access and connectivity.

The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.

The TTCDA approved a waiver from the TTCDA parking requirements to allow the applicant to comply with the parking requirements of the Knox County Zoning Ordinance, which requires a minimum of 43 spaces (for Phases 1 and 2). The applicant proposes 52 parking spaces.

Parking is proposed throughout the site – in front of the dentist office, behind the dentist office, and around the Phase 2 building site. The site plan proposes to include the parking and drive aisles for both phases to facilitate access for neighboring properties.

The landscaping plan and lighting plan are in compliance with the TTCDA Design Guidelines, as is the building design.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated MU-SD, NWCO-5 (Mixed Use-Special District, Carmichael Road/Hardin Valley) on the Northwest County Sector Plan. The MU-SD, NWCO-5 land use recommends a variety of uses on Hardin Valley Road west of Valley Vista Road: Technology Park (TP), Office (O), Medium Density Residential/Office (MDR/O), and Mixed Use Neighborhood Center (MU-NC). The MU-NC land use allows the Neighborhood Commercial zone, and the TP land use allows the Planned Commercial zone, both of which allow dentist offices.

B. For this Use on Review application to be approved in the MU-SD, NWCO-5 land use classification, the Planning Commission must find that the proposed use is “consistent with, and not in conflict with” the sector plan.

C. The proposed dentist office use is consistent with both nonresidential land use classifications recommended by the broader, MU-SD, NWCO-5 land use classification; therefore, it is consistent with the sector plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers."

B. Since the dentist office is a commercial business and on office, it is compatible with the above description of the PC zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed dentist office is compatible with the surrounding area. Hardin Valley Road is lined with various retail, commercial, and service-related businesses.

B. The building will be a one story structure of a similar size and aesthetic as other buildings on Hardin Valley Road.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed dentist office is not expected to significantly injure the value of adjacent property. Surrounding properties consist of a variety of commercial uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Hardin Valley Road is a minor arterial that connects directly to Pellissippi Parkway. No traffic through residential subdivisions or side streets is required to access this property.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

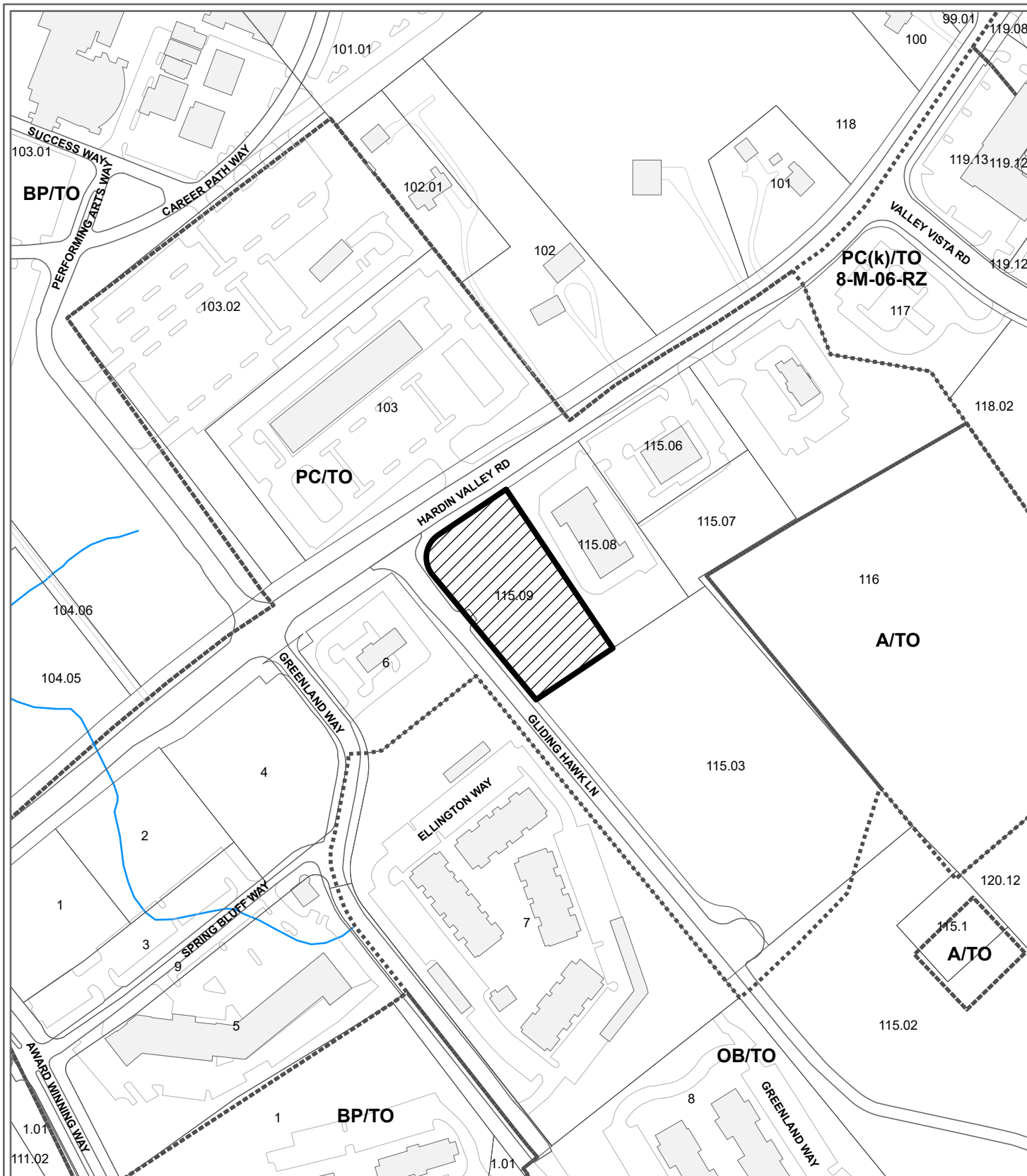
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

ESTIMATED TRAFFIC IMPACT: 490 (average daily vehicle trips)

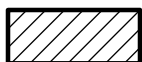
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**4-J-22-UR
USE ON REVIEW**



Dental office and retail in PC (Planned Commercial) / TO (Technology Overlay)

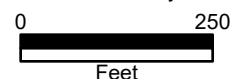
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Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

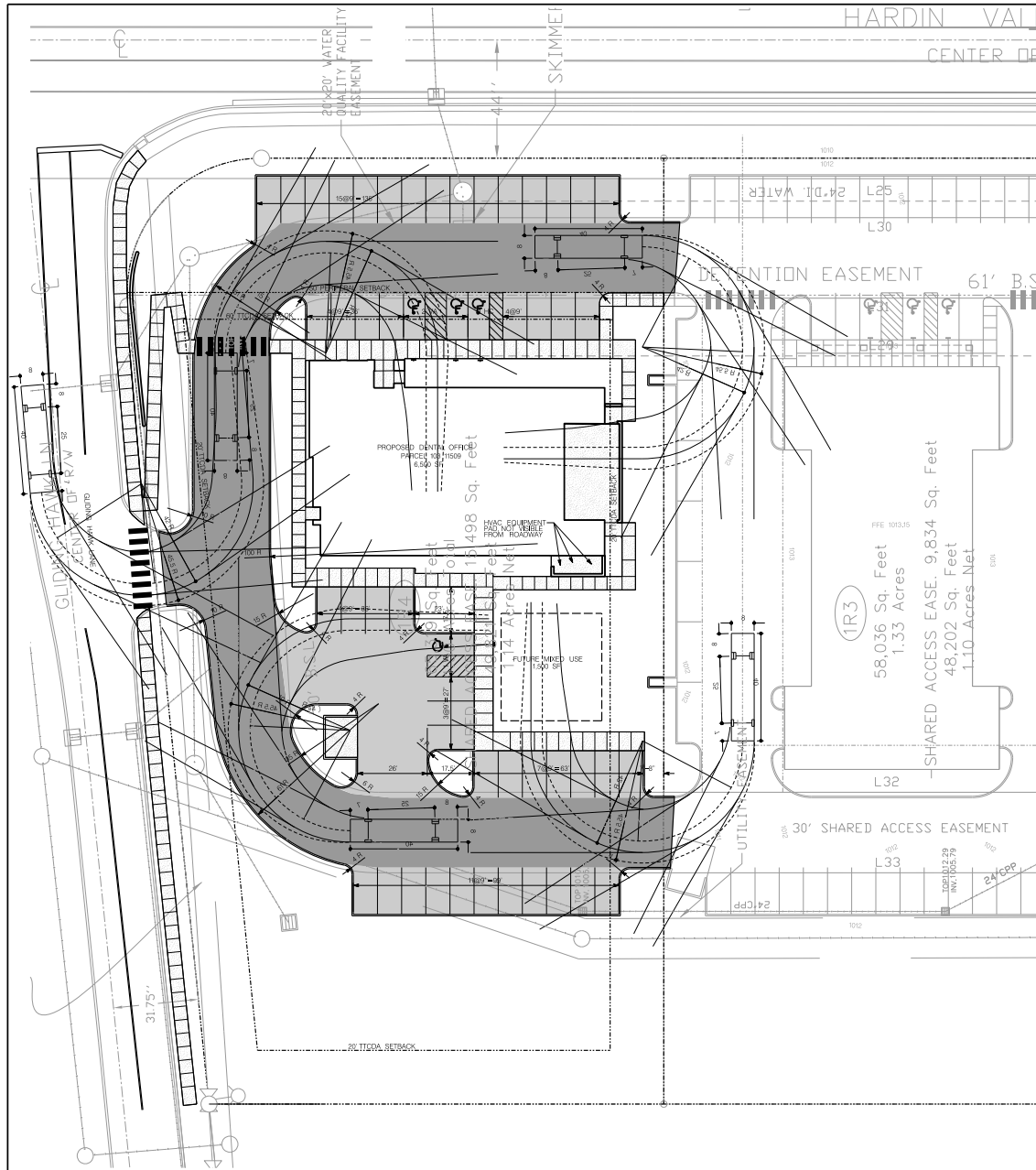
Revised:

Petitioner: Law, Kevin

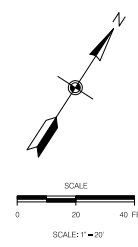
Map No: 103

Jurisdiction: County






PARCEL 103 11509 SUMMARY
 USE: DENTAL OFFICE/RETAIL
 BUILDING AREA DENTAL: 6,000 SF
 BUILDING AREA RETAIL: 1,500 SF
 ZONING: PCTO
 PARKING SUMMARY:
 PARKING REQUIRED: 40 SPACES (COUNTY)
 PARKING REQUIRED: 16-20 (TTCDIA)
 PARKING PROVIDED: 52 SPACES
 CALCULATION (COUNTY):
 MEDICAL OFFICE:
 3 PER STAFF DOCTOR + 20 STAFF
 + 1 PER STAFF DOCTOR (4 DOCTORS,
 16 STAFF)
 3 X 4 = 12 + 16 X 30 = 11 X 4
 16 + 11 = 27 SPACES
 RETAIL: 1,500/100 = 15 SPACES
 CALCULATION (TTCDIA):
 OTHER NON-RESIDENTIAL USE:
 MIN: 6,000/1,000 X 3.5 = 13 SPACES
 MAX: 6,000/1,000 X 3.5 = 22.75 SPACES
 SHOPPING CENTER:
 MIN: 1,500/1,000 X 3 = 4.5
 MAX: 1,500/1,000 X 4.5 = 6.75
 TOTAL:
 MIN: 13 + 4.5 = 17.5 SPACES
 MAX: 22.75 + 6.75 = 29.5 SPACES
 SETBACKS (TTCDIA):
 FRONT: 60
 SIDE: 20
 REAR: 20
 SETBACKS:
 PERMINERAL: 50
 PARCEL AREA: 149 (85,269 SF)
 GAC: 8.00065/269 = 15.2%
 FAR: 6.00065/100 = 12.2%
 IAR: 30.26965/269 = 56.7%



LEGEND		
EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25	535.25	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
SD	SD	EDGE OF PAVEMENT
SS	SS	STORM DRAIN
FW	FW	SANITARY SEWER
NG	NG	POTABLE WATER
NA	NG	NATURAL GAS
NA		SILT FENCING
NA		CURB
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT

**WILL ROBINSON
 & ASSOCIATES**
 1248 N. Shorewood Ln
 Caryville, TN 37714
 (865) 386-4200
 wrassociates@bellsouth.net



PC File #4-J-22-UR, TTCDIA File #4-D-22-T0B

A New Facility for:

Law Family Dentistry

Hardin Valley Road
 Knox County, TN

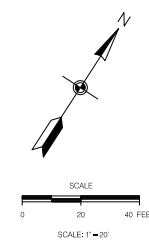
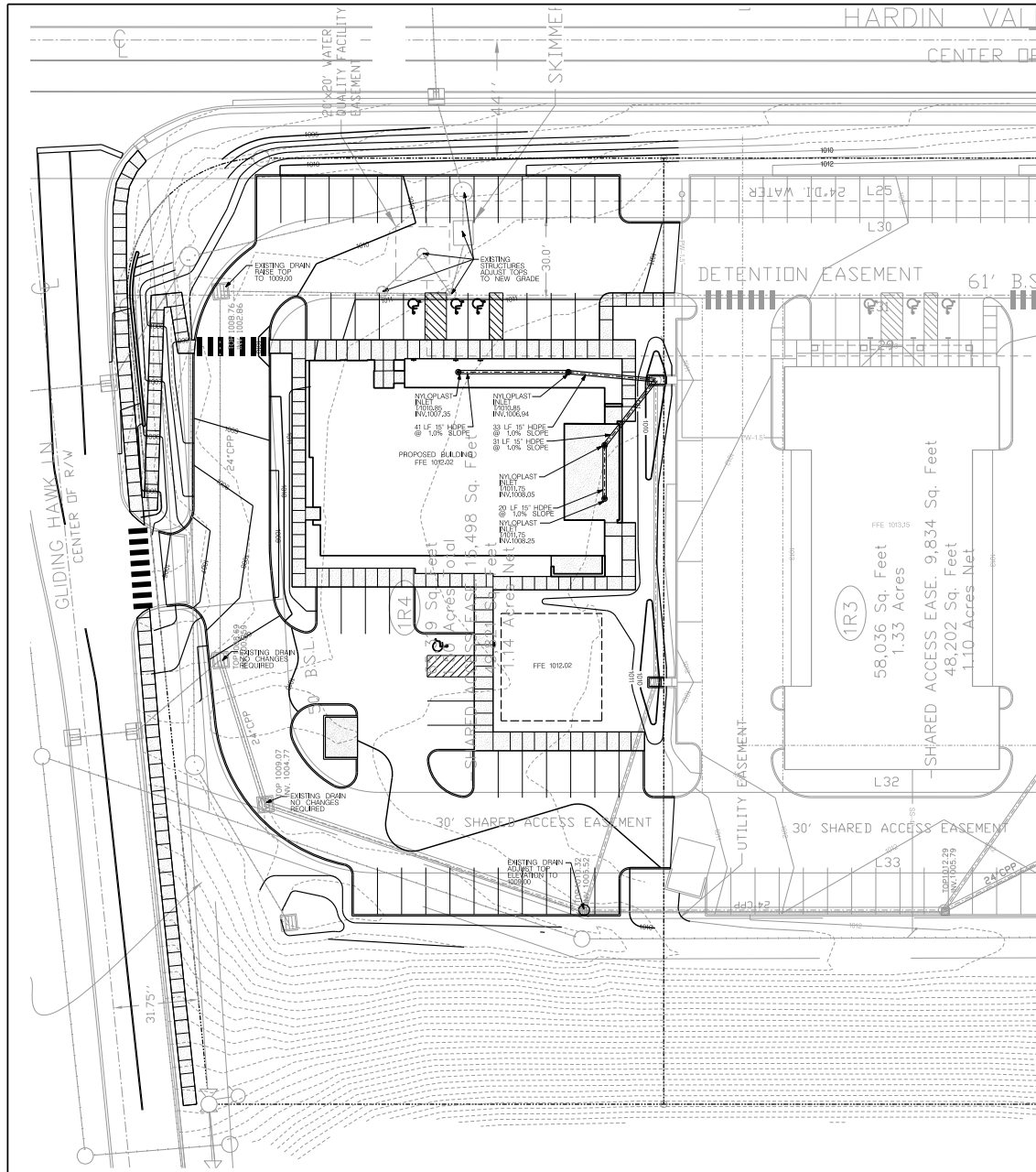
4-J-22-UR
 Revised: 3/24/2022



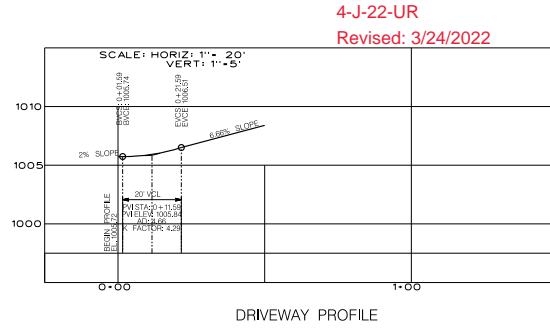
REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 03-24-2022
 FILE NAME:
 PROJECT NO:

PL1.1
 CONCEPT LAYOUT
 DRAWING



LEGEND		
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
535.25	535.25	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
FW	FW	POTABLE WATER
NG	NG	NATURAL GAS
NA	---	SILT FENCING
NA	---	CURB
NA	---	CONCRETE PAVEMENT
NA	---	ASPHALT PAVEMENT



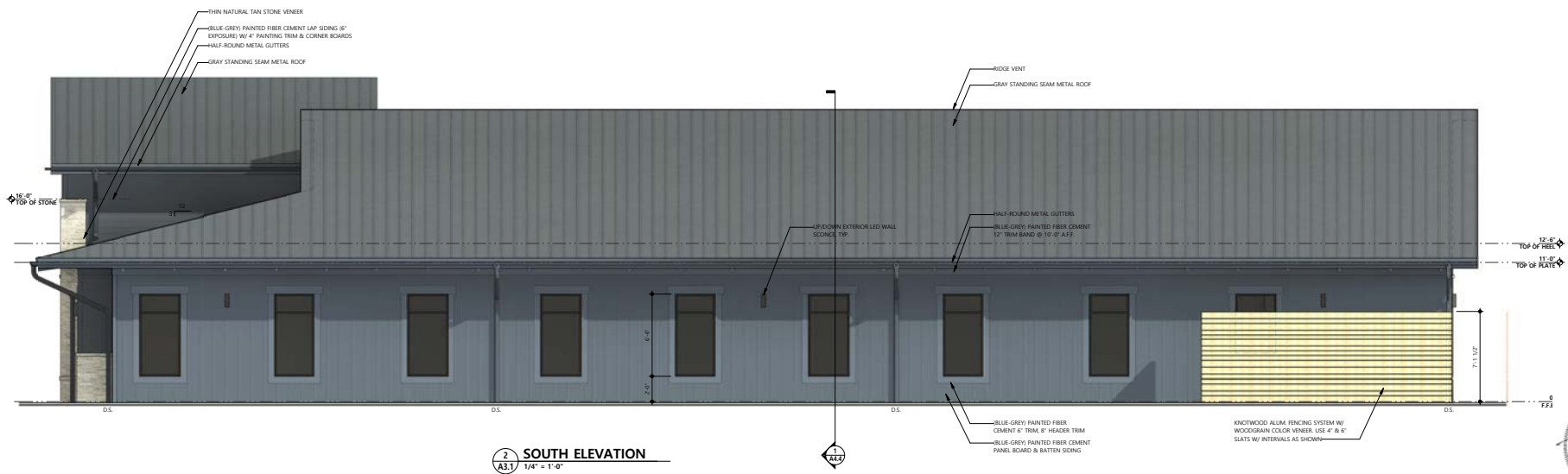
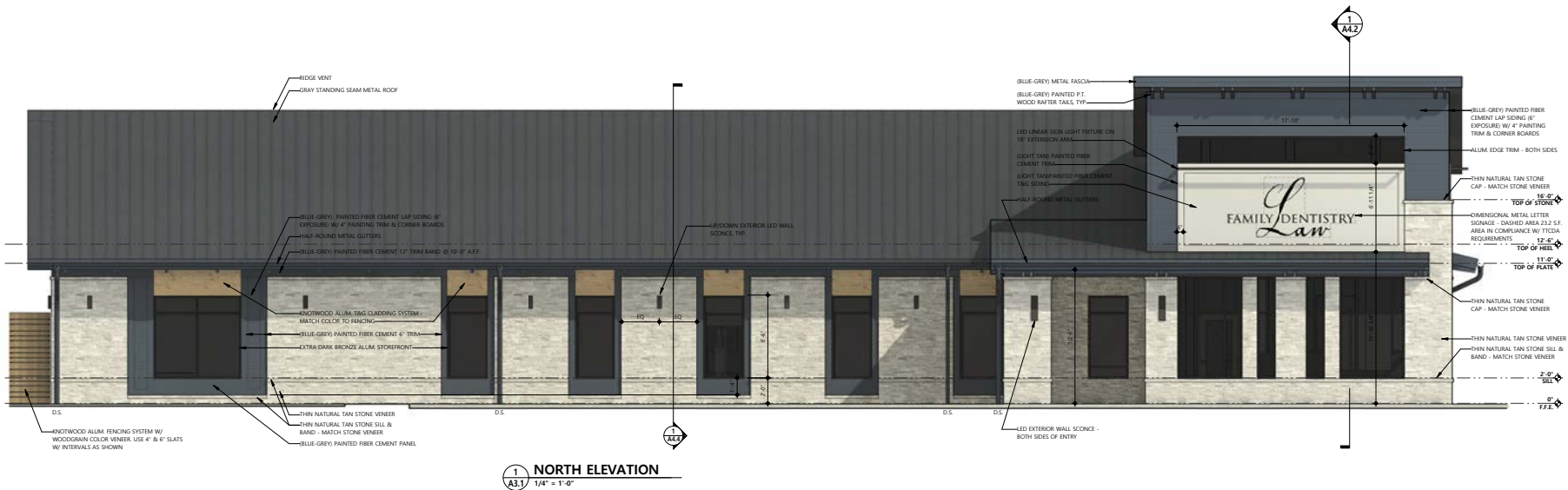
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A New Facility for:
Law Family Dentistry
Hardin Valley Road
Knox County, TN
PC File #4-J-22-UR, TTODA File #4-D-22-TOB

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 03-24-2022
FILE NAME:
PROJECT NO:

PL1.2
CONCEPT GRADING
DRAWING



4-J-22-UR
Revised: 3/24/2022

NOTE: THIS SHEET SUBMITTED FOR KNOP PLANNING AND ITTCA REVIEW ONLY. ADDITIONAL ANNOTATIONS, DIMENSIONS, AND INFORMATION MAY BE ADDED FOR SUBMISSION TO SUBSEQUENT AHS'S REQUIRING REVIEW.

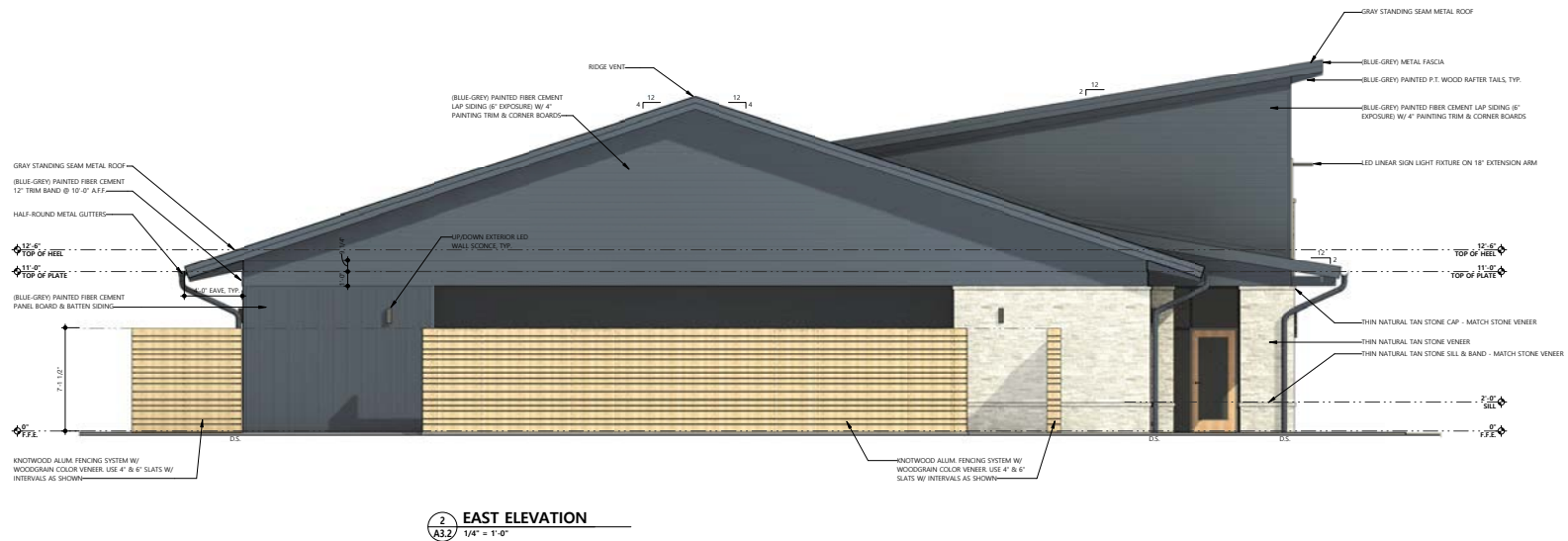
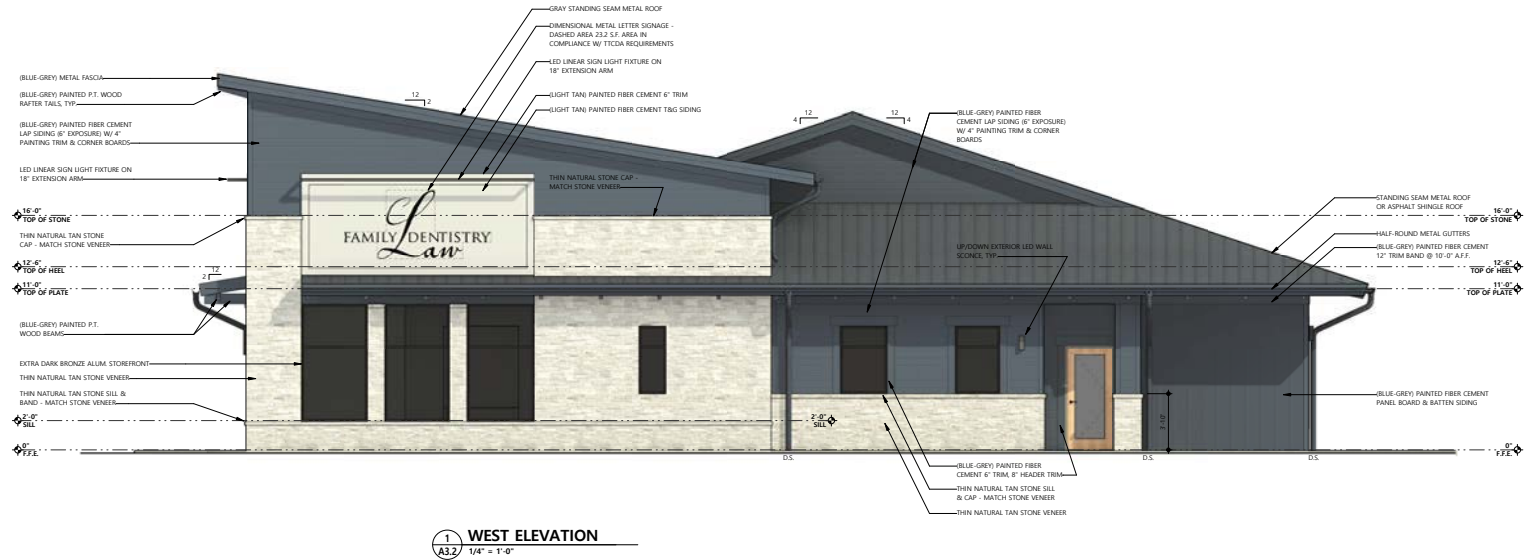
REVISION #1 3-16-22

ELEVATIONS



02/25/2022 FOR REVIEW
2001 PROJECT NUMBER

A3.1



4-J-22-UR
Revised: 3/24/2022

NOTE: THIS SHEET SUBMITTED FOR KNOWN PLANNING AND TTCAA REVIEW ONLY. ADDITIONAL ANNOTATIONS, DIMENSIONS, AND INFORMATION MAY BE ADDED FOR SUBMISSION TO SUBSEQUENT AHS'S REVIEWING REVIEW.

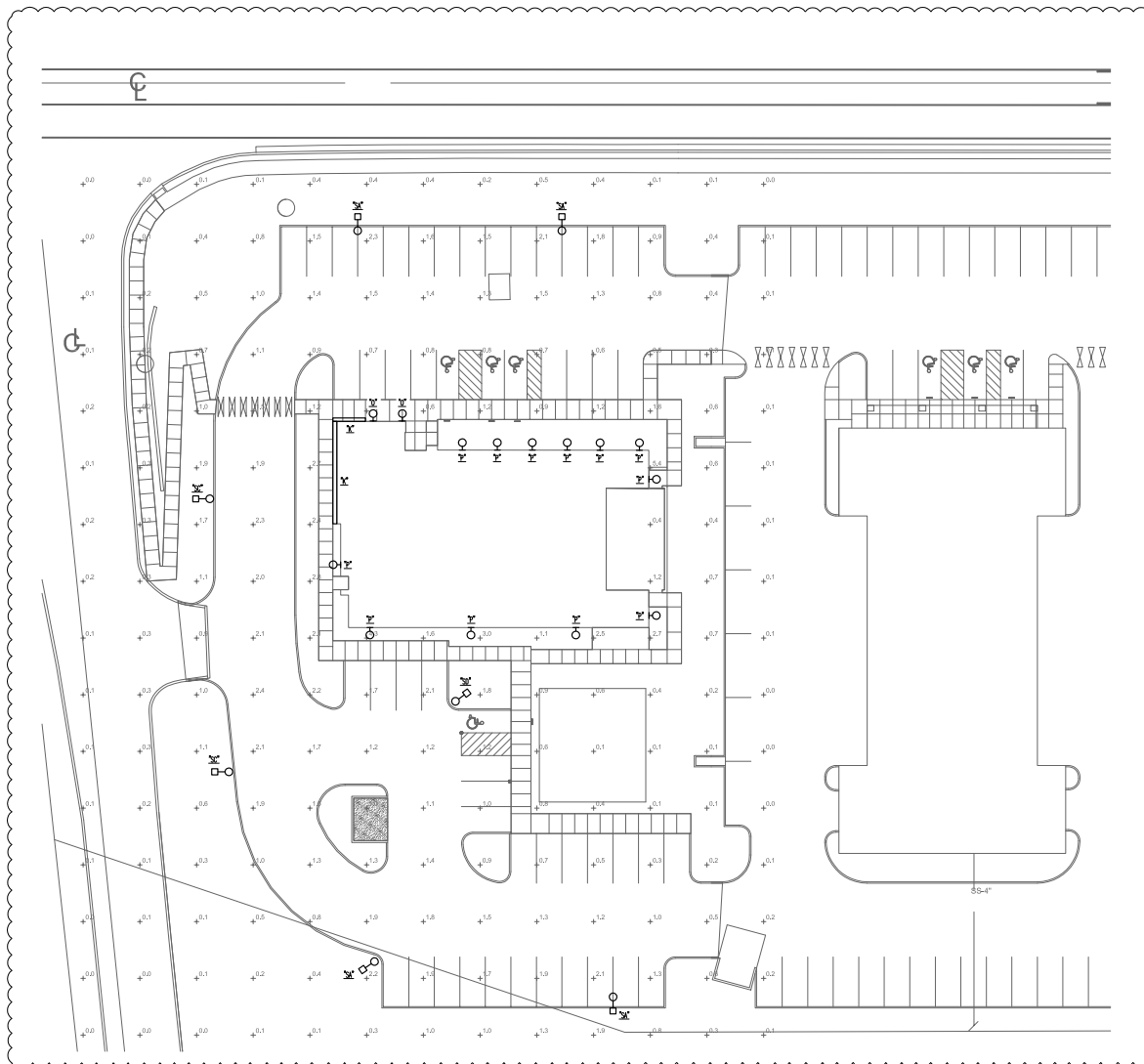
REVISION #1 3-16-22

ELEVATIONS



02/25/2022 FOR REVIEW
2001 PROJECT NUMBER

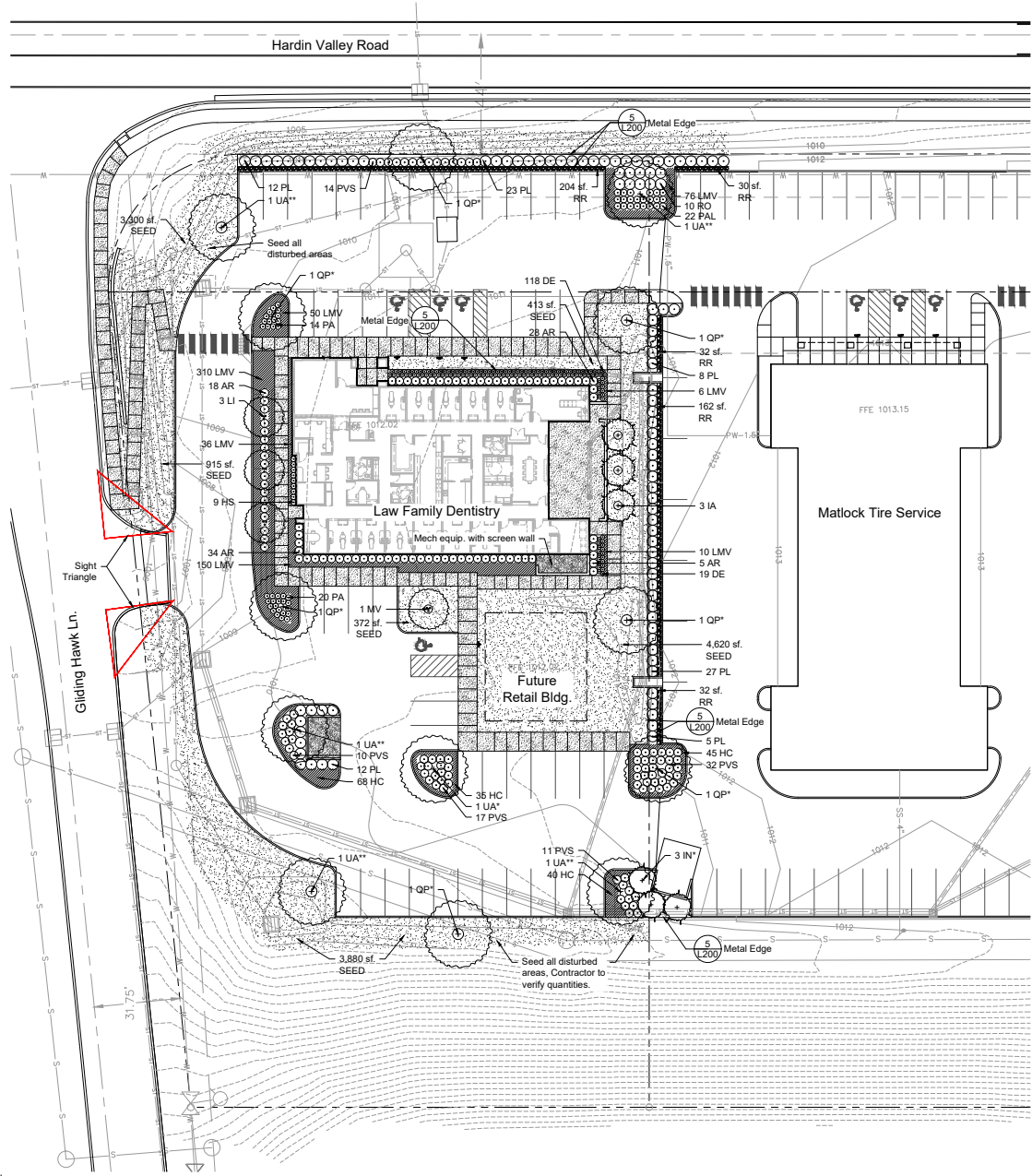
A3.2



SITE LIGHTING FIXTURE SCHEDULE						
SYM	CATALOG NUMBER	PERFORMANCE	MOUNTING	DESCRIPTION		
COMPANY	MODEL NUMBER	WATTS	TEMP IN °C	DELIVERED LUMENS		
BA	LYTHOR FIXTURE: DIALM60-25-50-D6082 PART: 40000 POLY-SS 25 50 D6082	89	3000	100/1	20 POLE WITH BASE	ONE POLE MOUNTED AREA LIGHT, TYPE 1 DISTRIBUTION, FULL CUTOFF
BC	LYTHOR FIXTURE: DIALM60-25-50-D6082 PART: 40000 POLY-SS 25 50 D6082	89	3000	100/1	20 POLE WITH BASE	ONE POLE MOUNTED AREA LIGHT, TYPE 1 DISTRIBUTION, FULL CUTOFF
BD	LYTHOR FIXTURE: DIALM60-25-50-D6082 PART: 40000 POLY-SS 25 50 D6082	89	3000	100/1	20 POLE WITH BASE	ONE POLE MOUNTED AREA LIGHT, TYPE 1 DISTRIBUTION, FULL CUTOFF

NOTES:

1. FINISH SHALL BE SELECTED BY ARCHITECT. NOTED BY 22 (MODEL NO.).
2. PROVIDE CONCRETE BASE PER DETAIL.
3. ALL FIXTURES SHALL BE MOUNTED COMPLETE WITH ELECTRICAL SUPPLIES WITH MAXIMUM 10% TOL.



Plan
Scale: 1" = 20'-0"

Plant Key:

Key	Qty	Botanical Name	Common Name
SHADE TREES			
QP*	7	Quercus phellos	Willow Oak
LA*	6	Liriodendron tulipifera	Flowering Dogwood
EVERGREEN TREES			
IN	3	Pinus strobus	White Pine
IN	3	Pinus strobus	White Pine
ORNAMENTAL TREES			
LA	1	Liriodendron tulipifera	Flowering Dogwood
LA	1	Liriodendron tulipifera	Flowering Dogwood
SHRUBS			
LA	36	Abies grandifolia	Blue Spruce
LA	75	Pinus strobus	White Pine
LA	15	Pinus strobus	White Pine
GROUNDCOVERS & PERENNIALS			
DE	107	Dracopis arborescens	Black-eyed Susan
DE	178	Hypericum calycinum	St. John's Wort
DE	9	Hypericum calycinum	St. John's Wort
LA	608	Liriodendron tulipifera	Flowering Dogwood
LA	22	Liriodendron tulipifera	Flowering Dogwood
ORNAMENTAL GRASSES			
DE	24	Desmodium illinoense	Black-eyed Susan
DE	75	Desmodium illinoense	Black-eyed Susan

Parking Lot Landscape Requirements (TTCDA)

Stipulation: Mature trees that are preserved within eight (8) feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees.

Total trees preserved: 0

Requirement A: Trees shall be required at a rate of one (1) medium or large canopy tree for every ten parking spaces provided. In order to provide year-round greenery, at least 25% of all newly planted trees should be evergreen.

Total parking spaces: 52
Trees required: 6
Trees provided: 7 (noted on plan with *)
Evergreen trees required: 6
Evergreen trees provided: 6

Requirement B: A roughly equal combination of large, medium and small trees should be planted, with at least 10 large maturing trees per acre of yard space.

Acres of yard space: 0.19 acres (8,156 sf.)
Trees Required: 2
Trees provided: 5 (noted on plan with **)

Requirement C: In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.

Total parking area: 26,056 sf.
Plant area required: 1,303 sf.
Requirement met, see plan

Building Landscape Requirements

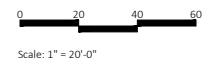
Requirement D: Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery, and bedding plants.

Total building elevation: 7,280 sf
Required plantings: 3,640 sf
Requirement met, see plans.

Note: See Sheet L200 for Planting Notes and Planting Details

All disturbed areas to be seeded.

Existing landscape to remain and be protected.



4-J-22-UR
Revised: 3/24/2022



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Any discrepancies, inconsistencies or ambiguities found between the drawing, specifications, and site conditions shall be immediately reported to the Landscape Architect in writing. This Landscape Architect will promptly correct the same in writing. Work done by the Contractor after discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's risk.

Law Family Dentistry
10810 Hardin Valley Road
Knox County, TN

Not for
Construction

Date: 03.14.2022
Job Number: 22-014
Drawn By: WCH Ck'd By: SHP

Rev	Description	Date

Sheet Name:

Landscape Plan

Sheet Number:

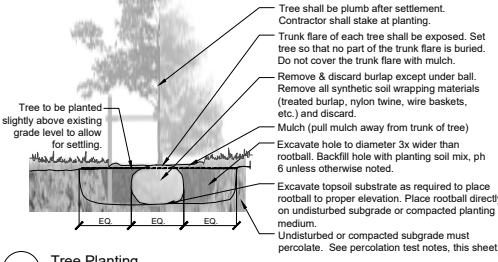
L100

Planting Schedule:

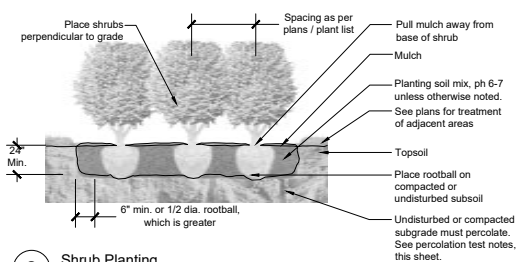
Key	Quantity	Botanical Name	Common Name	Size	Notes
SHADE TREES					
QF	2	Quercus phellos	Willow Oak	2" cal.	16' CT - Central leader, full, well branched
UA*	3	Ulmus americana 'Princeton'	Princeton Elm	2" cal.	16' CT - Central leader, full, well and low branched
EVERGREEN TREES					
JA	3	Juniperus horizontalis 'Foster'	Foster's Holly	10" gal. min.	12' CT - FTS, full, well branched
NS	3	Neris 'Nelle R. Stevens'	Nelle Stevens Holly	8" gal. min.	12' CT - FTS, full, well branching
ORNAMENTAL TREES					
LI	3	Lagerströmia indica 'Baller's Natchez'	Natchez-Cape Myrtle	8" gal. min.	MT, 3 cane min., full & well branched, white flowers
MY	1	Magnolia virginiana 'Jim Wilson'	Moonlight Sweetbay Magnolia	8" gal. min.	MT, 3 cane min., full, well branched, white flowers
SHRUBS					
AR	85	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	3" gal.	3" o.c., full & dense, pink/white flowers
PL	75	Prunus autoceus 'Otto Luyken'	Otto Luyken Laurel	3" gal.	4" o.c., full & dense
RO	10	Rosa 'Radraz'	Knockout Rose	3" gal.	4" o.c., full & dense, red flowers
GROUNDCOVERS & PERENNIALS					
DE	137	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1" gal.	18" o.c., full & dense
HC	175	Hieracium ciliatum	Crested St. John's Wort	1" gal.	18" o.c., full & dense, yellow flowers
HS	9	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1" gal.	24" o.c., full & dense, yellow flowers
LUV	638	Linum catharticum 'Vastagat'	Vastagat Linum	1" gal.	18" o.c., full & dense
PAL	22	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1" gal.	30" o.c., full & dense, blue flowers
ORNAMENTAL GRASSES					
PA	34	Panicum alpestris 'Cassini's Choice'	Cassini's Choice Paspalum	1" gal.	24" o.c., full & dense
PVS	73	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	1" gal.	3" o.c., full & dense
SEED					
SEED	13,500	Festuca arundinacea	Turkipe Tall Fescue	sf	SF is approximate, contractor to verify in field
HARDSCAPE					
RR	480	River Rock		2-3"	3-4" Depth

* Contractor to provide quality for mulch.

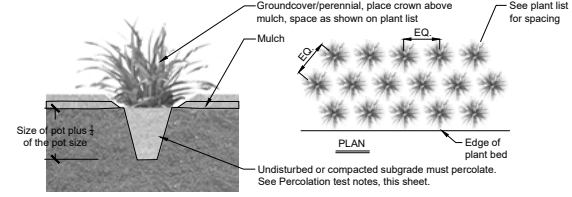
* Trees with 1" to reach 40" minimum at maturity.



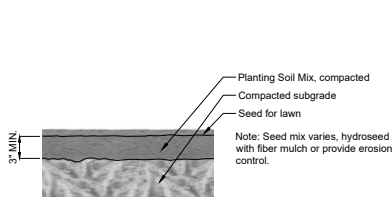
1 Tree Planting
Scale: NTS



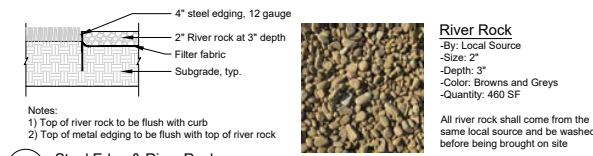
2 Shrub Planting
Scale: NTS



3 Groundcover/Perennial Planting
Scale: NTS



4 Seeding
Scale: NTS



5 Steel Edge & River Rock
Scale: NTS

Planting Notes:

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Landscape Architect prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting loam; prepare groundcover beds with a minimum of 6" planting loam.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
- All areas to be seeded shall receive soil preparation as specified prior to seeding or sodding, unless otherwise noted on plan.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, girdling, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by the Owner's Representative prior to use on site.
- See civil drawings for further information regarding:
 - Erosion and sediment control.
 - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
 - Limits of construction.
 - Locations of existing and proposed utilities or easements.
- Plant beds to join walks or walls at an angle between 90° & 60°.
- Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

Soil Sampling Notes:

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket. Do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to A & L Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
- Results to be copied to the Owner.

Percolation Test Notes:

- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour. It is well drained and suitable for all plant species.



This drawing is the property of hedstrom Landscape Architecture, LLC and is not to be reproduced or copied in whole or in part without the authorization from hedstrom Landscape Architecture, LLC. It is to be used for the project specifically identified herein and is not to be used on any other project. The Contractor is responsible for verifying all field measurements, quantities, dimensions, and related field construction criteria.

Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications, and site conditions shall be immediately reported to the Landscape Architect in writing. The Landscape Architect will promptly correct the same in writing. Work done by the Contractor after discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's risk.

Law Family Dentistry
10810 Hardin Valley Road
Knox County, TN

Not for Construction

Date: 03.14.2022
Job Number: 22-014
Drawn By: WCH Ck'd By: SHP

Rev	Description	Date

Sheet Name:

Planting Schedule,
Notes & Details

Sheet Number:

L200

4-J-22-UR
Revised: 3/24/2022

Addressing Staff Review Comments

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

Proposed or Existing Subdivision or Street Name	Review Comments (Corrections, Reserved/Approved Date, Notes)
Gliding Hawk Ln	OK
	Existing address is temporary only and is subject to change per site plan submitted and consultation with Fire Prevention
	If use is approved by Planning Commission, the final site plan may be required for addressing purposes.
	Unresolved addressing issues may delay permitting.
	Contact the Post Office to establish mail service at 865.925.0155.

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Addressing Staff Contacts:	Donna Hill	donna.hill@knoxplanning.org	865.215.3872
	Andrea Kupfer	andrea.kupfer@knoxplanning.org	865.215.3797
	Both staff	addressing@knoxplanning.org	865.215.2507



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Kevin Law

Applicant Name

Affiliation

2/28/2022

April 14, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

4-J-22-UR
(4-D-22-TOB)

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Will Robinson

Will Robinson & Associates

Name

Company

1248 N Shorewood Ln

Caryville

TN

37714

Address

City

State

ZIP

865-386-4201

wendy@wracivil.com

Phone

Email

CURRENT PROPERTY INFO

Kevin Law

10788 Hardin Valley Rd

865-300-8617 klaw@

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10850 Hardin Valley Rd, Knoxville, TN 37932

103 11509

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Hardin Valley Rd, east side of Gliding Hawk Ln

1.5 acres

General Location

Tract Size

☐ City ☒ County

6th

PC/TO

Vacant land

District

Zoning District

Existing Land Use

Northwest County

MU-SD, NWCO-5

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☒ Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Property is in the PC (Planned Commercial) zone. Dental office. & retail**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

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)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

Total

401

UOR

Fee 2

\$1,500

MR

Fee 3

AUTHORIZATION

Applicant Signature

Kevin Law

Please Print

2/15/2022
Date

865-300-8617

klawtn@yahoo.com

Email

Phone Number

Kevin Law

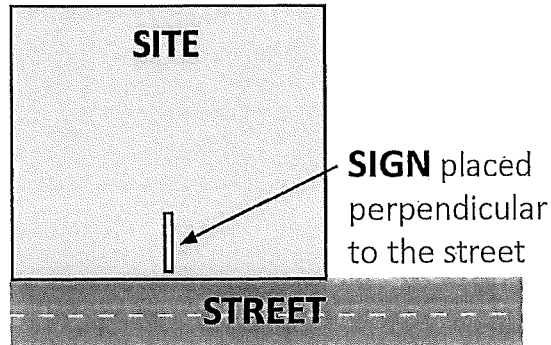
Please Print

2/15/2022
Date

Property Owner Signature

3/1/22 swm

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

March 30/22 and April 15/22
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Kevin Law
Date: 3/4/22
File Number: 4J-22-WR

☒ Sign posted by Staff
☐ Sign posted by Applicant