



FORM-BASED ZONING REPORT

▶ **FILE #:** 3-A-23-OB

AGENDA ITEM #: 19

AGENDA DATE: 3/9/2023

▶ **APPLICANT:** BRIAN FORD / MADE SENSE, LLC

OWNER(S): Brian Ford; Made Sense, LLC

TAX ID NUMBER: 108 E B 023, 024

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2224 W. Blount Ave. (2216 W. Blount Ave.)

▶ **LOCATION:** East side of W. Blount Ave., south of Hawthorne Ave.

▶ **APPX. SIZE OF TRACT:** 0.73 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via W. Blount Avenue, a major collector with a 31-ft pavement width within a right-of-way that varies in width from approximately 37 ft to 41 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **ZONING:** SW-1 (South Waterfront)

▶ **EXISTING LAND USE:** Commercial, office

▶ **PROPOSED USE:** Construction of a new surface parking lot to serve parcel 108EB024 to the north (2216 W. Blount Ave.)

DENSITY PROPOSED: n/a

HISTORY OF ZONING: Rezoned from I-3 (General Industrial) to O-1 (Office, Medical and Related Services) in 1981 (Case 11-K-81-RZ); Rezoned to SW-1 with the creation of the Southwest Waterfront code (Case 10-Y-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residential - SW-1 (Old Sevier and Scottish Pike)

South: Single family residential - SW-1 (Old Sevier and Scottish Pike)

East: Single family residential - SW-1 (Old Sevier and Scottish Pike)

West: Industrial - SW-1 (Old Sevier and Scottish Pike)

NEIGHBORHOOD CONTEXT This property sits one block to the east of the Tennessee River and is across from an industrial site. The area is a mix of industrial, institutional, and single family residential land uses.

STAFF RECOMMENDATION:

▶ **Approve the Level III Alternative Compliance Review, subject to three conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the City of Knoxville Engineering Department.

3. Meeting all applicable requirements of the City of Knoxville Fire Marshall.

With the conditions noted, this plan meets the requirements for approval of a Level III Alternative Compliance Review.

COMMENTS:

This is a request for a Level III Alternative Compliance Review for the properties at 2216 and 2224 W. Blount Avenue in the SW-1 (Old Sevier and Scottish Pike) District. The site is located west of Chapman Highway just to the east of the Tennessee River. Fort Dickerson Park is one block to the southeast.

The offices of Elastic Pictures and Auralation Studios occupy the building at 2216 W. Blount Avenue. The existing structure was recently renovated. Street views show this occurred sometime between March 2019 and May 2021. The applicant is proposing a new surface parking lot on the adjacent parcel at 2224 W. Blount Avenue.

Level III Alternative Compliance Reviews require a description and documentation from the City's Zoning Administrator. The City has submitted a report documenting the request and providing additional background information on the site and the request.

STANDARDS FOR EVALUATING A LEVEL III ALTERNATIVE COMPLIANCE REVIEW (ARTICLE 7.02.G.8)

1) THE DEVELOPMENT WILL BE CONSISTENT WITH APPLICABLE ADOPTED PLAN.

A. The South City Sector Plan has this property designated as MU-SD, SC-1 (South Waterfront District) which allows consideration of various South Waterfront (SW) form based zoning districts.

B. The Knoxville South Waterfront Vision Plan, adopted with the South City Sector Plan, makes the following assessments about the South Waterfront area in which this property is located:

1. "The highest and best use potential for the South Waterfront is not a single use. Rather, the most promising opportunity is to capitalize on the market synergy resulting from coexistence of diverse, complimentary uses to create an exciting mixed-use environment" (p. 44).
 - a. The plan calls for a mix of uses in this area, including office space.
2. The Vision Plan shows this parcel in an area designated as "Down River." (pp. 45-46) and states, "A realigned Blount Avenue follows the path of the river more closely, and here larger scale development is oriented around a new cove and marina" (p. 48).
 - a. The marina is no longer being considered for this part of the river, so this part of the plan is somewhat out of date regarding the future uses to be considered in this area.
3. The plan describes W. Blount Avenue as a two-lane road with no curbs or sidewalks, calling it "essentially rural in character" (p. 50). The plan goes on to say that "the design team does not feel that an expansive, tree-lined median is necessary... Rather, new plantings in a dedicated tree zone, the addition of a parking lane to calm traffic and new streetlights maintain the street right-of-way without acquiring private property on either side of the street" (p. 50).
 - a. This proposal includes street trees and trees within the parking area in accordance with the SW-1 code requirements, which also meets the intent of the Knoxville South Waterfront Vision Plan.

2) THE DEVELOPMENT WILL NOT HAVE A SUBSTANTIAL OR UNDUE ADVERSE EFFECT UPON THE NEIGHBORHOOD, THE CHARACTER OF THE AREA, TRAFFIC CONDITIONS, PARKING, PUBLIC INFRASTRUCTURE, AND OTHER MATTERS AFFECTING THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

A. The use is existing and therefore approval of this request is not anticipated to have a negative impact on the area.

B. Planning agrees with the City of Knoxville Plans Review and Inspections Department that the proposed changes to the site, including the reconfiguration of site parking, would improve safety conditions.

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 use is existing and therefore approval of this request is not anticipated to have a negative impact on the neighborhood. Since the plan increases safety, it would benefit the area in general.

4) THE DEVELOPMENT WILL BE CONSTRUCTED AND OPERATED TO BE COMPATIBLE WITH THE DISTRICT AND OTHER APPLICABLE ZONING ORDINANCE REQUIREMENTS.

A. The SW-1 District is the only one that specifies land uses. The table in Section 7.1.3.B.6 has a line item for "Building Function" that specifies the land uses allowed in the zone. It lists "household living" (i.e., residential

uses), places of worship, and schools as permitted uses and day cares as a use on review (now referred to as a special use). Since a parking lot is not one of the permitted uses, the proposal requires a Level III Alternative Compliance Review per Article 7.02.G.1.

B. The preexisting commercial use and proposed expansion to construct a surface parking lot for that commercial use qualifies the application as a Level III Alternative Compliance Review.

C. Article 11.6.A of the City of Knoxville Zoning Ordinance (Design of Off-Street Parking Facilities) prohibits back-out parking, so this proposal brings the parking for this building into compliance with the parking regulations.

5) THE DEVELOPMENT WILL BE CONSISTENT WITH THE INTENT OF THE APPLICABLE FORM DISTRICT AND PLAN

A. The Vision and Intent statement of the SW-1 (Old Sevier and Scottish Pike) District is as follows: "The Old Sevier and Scottish Pike areas are envisioned to conserve the "small town, neighborhood" atmosphere. New developments in these areas are encouraged to preserve and extend the existing neighborhood character and to maintain a complementary scale and density."

B. The proposed use does not fit the character of the intent statement. However, Planning is in agreement with the City's Plans Review and Inspections Department that the proposed surface parking lot alleviates existing safety concerns regarding traffic and that the site could be readily redeveloped in the future with structures and uses that are more in line with the vision and intent of the SW-1 District.

C. This section of W. Blount Avenue falls between the Scottish Pike and Sevier Avenue neighborhoods and is more industrial in nature than the Vision statement suggests, though there are single family homes abutting these industrial uses. The existing office use provides a transition from the industrial uses along the river to the single-family detached houses behind the site.

6) THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY SERVED BY PUBLIC FACILITIES.

A. The site is served by sewer and water.

7) THE PROPOSED DEVELOPMENT WILL NOT RESULT IN THE DESTRUCTION, LOSS, OR DAMAGE OF ANY SIGNIFICANT NATURAL, SCENIC, OR HISTORICAL DISTRICT, SITE, OR FEATURE.

A. The site has already been developed; the structure at 2216 W. Blount Avenue is to remain in use and the structure at 2224 W. Blount Avenue has been demolished in anticipation of the proposed parking lot. Because the site was cleared and graded with the existing and previous buildings, there will be no loss or damage to natural or scenic features.

B. The site is not in a historic zone and no historic features will be lost.

8) COMPLIANCE WITH ALL APPLICABLE SUBDIVISION REGULATIONS.

A. The applicant is not proposing to subdivide the property.

9) COMPLIANCE WITH THE MAJOR ROAD PLAN.

A. W. Blount Avenue is classified as a major collector, so it has more traffic than a local road. As such, the proposal to remove the parking that backs out onto W. Blount Avenue is an important safety consideration.

10) COMPLIANCE WITH THE ONE YEAR PLAN.

A. The One Year Plan has this property designated as SWMUD-1 (South Waterfront Mixed Use District), which allows for diverse uses and a range of development intensities and forms.

11) COMPLIANCE WITH THE STORMWATER AND STREET ORDINANCE.

A. This proposal is in compliance with this ordinance.

Knoxville-Knox County 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.



**3-A-23-OB
OTHER BUSINESS**

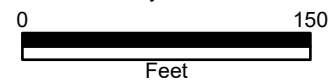
Petitioner: Brian Ford / Made Sense, LLC



Purpose of Request: Construction of a new surface parking lot to serve parcel 108EB024 to the north (2216 W. Blount Ave.)

Map No: 108

Jurisdiction: City



Original Print Date: 2/13/2023

Revised:

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



Zoning Administrator Report for Level III: Alternative Compliance Review

2224. W. Blount Avenue

Peter Ahrens, Director
City of Knoxville, Plans Review and Building Inspections

I. Background

The parcel at 2224 W. Blount Avenue is located in the South Waterfront Form Based Code and SW-1 district (*Old Sevier and Scottish Pike*). The vision and intent for this district is to, *'conserve the "small town, neighborhood" atmosphere. New developments in these areas are encouraged to preserve and extend the existing neighborhood character and to maintain a complementary scale and density. Large-scale assemblage of residential properties or any commercial uses are prohibited. Suggested building types include detached houses, cottages, duplex houses, attached townhouses and rowhouses.'* A demolition permit was issued by the city in August of 2022, and the former structure located on the parcel was razed. It is currently undeveloped.

The adjacent parcel at 2216 W. Blount Avenue is also located in the SW-1 district. The offices of Elastic Pictures and Auralation Studios occupy this property and are considered preexisting nonconforming commercial uses according to the vision and intent of this district.

The property owner for 2216 W. Blount Avenue acquired the adjacent parcel at 2224 W. Blount Avenue and submitted an application to construct a surface parking lot on it. This parking will serve employees and patrons of the existing commercial uses at 2216 W. Blount Avenue.

II. Process

In the Form Based Code Districts, Article 7.0.2.G.1 states that, *'requests by applicants for reconstruction or expansion of nonconforming structures in which nonconforming uses operate are to be processed under the Alternative Compliance Review.'*

The preexisting commercial use and proposed expansion to construct a surface parking lot for the existing commercial use qualifies the application as a Level III Alternative Compliance Review.

III. Administrative Review Committee

The application was provided to members of the Administrative Review Committee on January 12, 2023. The following comments were identified and provided to the applicant on January 19, 2023:

- Article 7.1.4.D.1.a states parking shall be placed behind the buildings, but parking on the side of buildings is acceptable provided that the parking is screened from view from any adjoining right-of-way.
- Article 7.1.4.D.1.b states a visual buffer of landscaping shall be provided towards adjacent properties. Any parking lot adjoining a public street shall be screened from view to a height of 3 feet by walls, berms or landscaping or a combination of these 3. If landscaping is used, the planting bed shall be a minimum of 10 feet wide. Landscaping needs to be identified on a landscape plan.
- Article 7.1.3.B.7.e requires one tree (with a 2-inch minimum caliper) for every 5 surface parking spaces.
- A minimum of 65% of uncovered surface parking shall be permeable while meeting overall stormwater requirements. Please add a line item under the Pervious Surface

Area that specifically calls out the surface parking square footage and percent that is permeable.

- Specify driveway width for northern lot, maximum allowable width is 26 ft.
- Specify curb cut width for both lots, maximum allowed is 60 ft.
- Northern lot should include the proposed stairs south of the building.
- One-way driveways are limited to a maximum of 15 ft., this applies to the entrance and exit. The drive aisles at the parking spaces must be 18 ft. as shown.
- The parallel parking stall at the alley must have a combined paved width (parking stall and alley) of 24 ft. (per 11.6.A.2 of the zoning code), please provide the appropriate dimension.
- The southern lot must have two bicycle spaces.

The applicant provided revised plan to the Administrative Review Committee on January 24, 2023 where all comments identified by the committee were addressed and met.

IV. Administrator Action

In Article 7.0.2.G.6.c, 'the Administrator must prepare a report that reviews the application in light of comments provided by the Administrative Review Committee, and in light of the applicable Form District and Plan. The report recommendations, and any related application materials must be forwarded to the Metropolitan Planning Commission.'

The applicant complied with the Administrative Review Committee comments. The expansion of the preexisting nonconforming use onto the neighboring parcel is an expansion of the use. The applicant is removing the existing parking at 2216 W. Blount Avenue that backs out onto Blount Avenue and proposing for it to be placed on 2224 W. Blount Avenue. This eliminates an existing traffic safety hazard found in Article 11.6.A where commercial uses, *'must be designed so that no vehicle is required to back into a public street to obtain ingress and egress onto a site.'*

It is the Administrators recommendation that although the use for the parcel does not conform to the vision and intent of SW-1 district, the proposed surface parking lot does alleviate existing traffic safety concerns and could be readily redeveloped in the future with structures and uses that are more in line with the vision and intent of the SW-1 district.

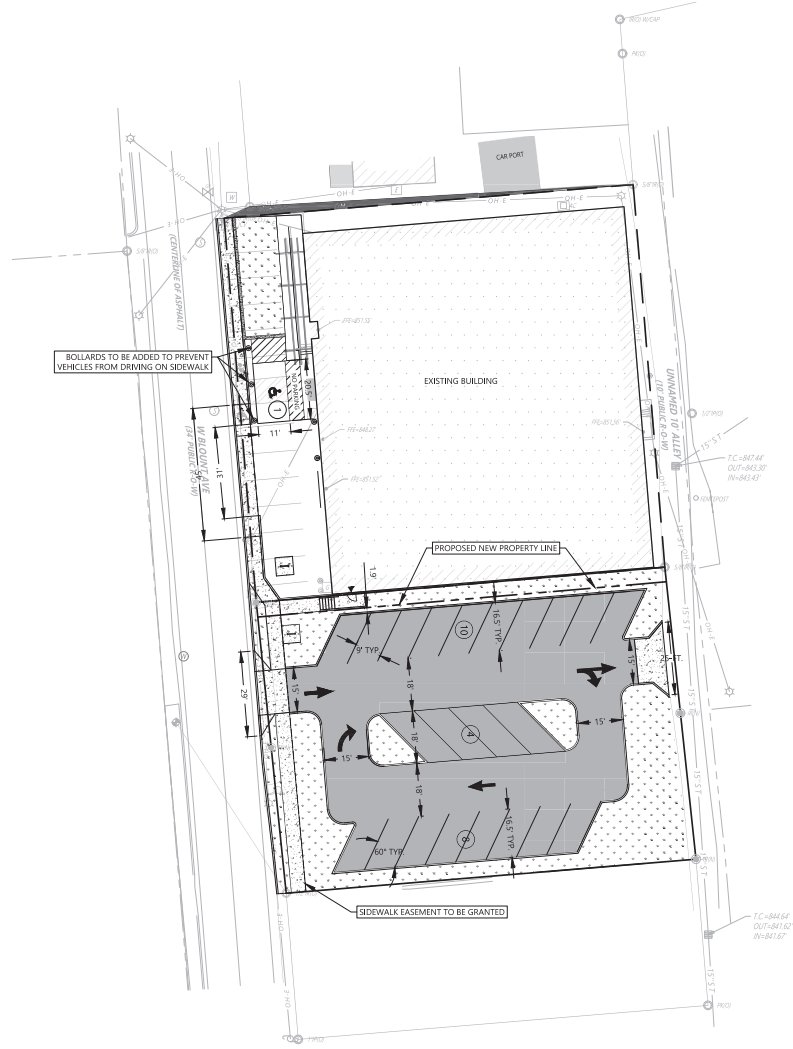
Respectfully,



Peter M. Ahrens
Director of Plans Review and Inspections - Building Official

TIME STAMP: 1/2/2023 3:32 PM

ORIGINAL FILE: 2/23/2023 DRAWING: 22430116 PREVIOUS: 1/10/2023 PROJECT: 22430116 USER: jkumar DATE: 1/10/2023 DRAWING: 22430116



SITE DATA

COUNCIL DISTRICT: 1
 COUNCIL MEMBER: TOMMY SMITH
 PARCEL ID: 109-E B 023.00 & 024.00
 SITE ADDRESS: 2234 W BLOUNT AVE
 KNOXVILLE, TN, 37920
 SITE ACREAGE: 0.742 AC. (32,316 FT²)
 EXISTING ZONING: SVA-1
 PROPOSED USE: PARKING LOT IMPROVEMENT

SURFACE AREA BEYOND PARKING LOT
 BUILDING: 0.312 AC. (13,597 FT²)
 SIDEWALK: 0.030 AC. (1,242 FT²)

NEW PARKING LOT SURFACE AREA
 CONCRETE PAVEMENT: 0.008 AC. (367 FT²)
 PERVIOUS PAVEMENT: 0.194 AC. (8,429 FT²)
 LANDSCAPE AREA: 0.091 AC. (3,947 FT²)
 PARKING LOT PERMEABLE AREA: 97%
 PARKING LOT PERMEABLE AREA REQ: 65%

PARKING SUMMARY
 PARKING REQUIRED: 42 SPACES MAXIMUM
 PARKING REQUIREMENTS)

PARKING PROVIDED:
 GARAGE: 00 SPACES
 SURFACE: 23 SPACES
 TOTAL: 23 SPACES PROVIDED

OWNER: ELASTIC PICTURES
 ADDRESS: 2216 W BLOUNT AVENUE
 KNOXVILLE, TN, 37920
 PHONE NO.: (865) 236-1080
 CONTACT NAME: BRIAN FORD
 CONTACT E-MAIL ADDRESS: brian@elasticpictures.com

PROJECT REPRESENTATIVE: TYLER RUTHERFORD
 ADDRESS: 6515 NIGHTINGALE LANE
 KNOXVILLE, TN, 37909
 PHONE NO.: (865) 393-1434
 CONTACT NAME: TYLER RUTHERFORD
 CONTACT E-MAIL ADDRESS: trutherford@bimninc.com

RECORDED DOCUMENTS: DEED REFERENCE(S): INST. NO. 201616040322158/002203188071863
 PLAT REFERENCE(S): M.B. 4, PG. 56 (INST. NO.: 18901224000000)

FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
 ACCORDING TO COMMUNITY PANEL NO. 47093C0283G, 08/05/2013, COMMUNITY NAME:
 CITY OF KNOXVILLE

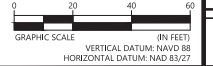
PROPOSED FEATURES LEGEND

- BUILDING [Pattern]
- CONCRETE SIDEWALK [Pattern]
- CONCRETE WALL [Pattern]
- PERVIOUS SURFACE [Pattern]
- LANDSCAPING [Pattern]
- PAINTED STRIPE [Pattern]
- CONCRETE CURB [Pattern]
- CENTERLINE [Pattern]
- SILT FENCE [Pattern]
- TREE PROTECTION [Pattern]

NOTES:
 1. SEE SHEET C2.0 FOR GENERAL AND SITE LAYOUT NOTES.



Know what's below.
Call before you dig.



6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

NO.	DATE	DESCRIPTION	BY	CHK.	APP.

SITE LAYOUT PLAN

PRELIMINARY
 ELASTIC PICTURES BLOUNT AVENUE PARKING
 KNOXVILLE, KNOX, TN

PROJECT NUMBER:
 22430116
 DRAWING NUMBER:

C5.0

LANDSCAPE DATA
 OVERALL SITE ACERAGE: 0.742
 PARCEL ID: 106-E B 023.00 & 024.00
 ZONING: SW-1

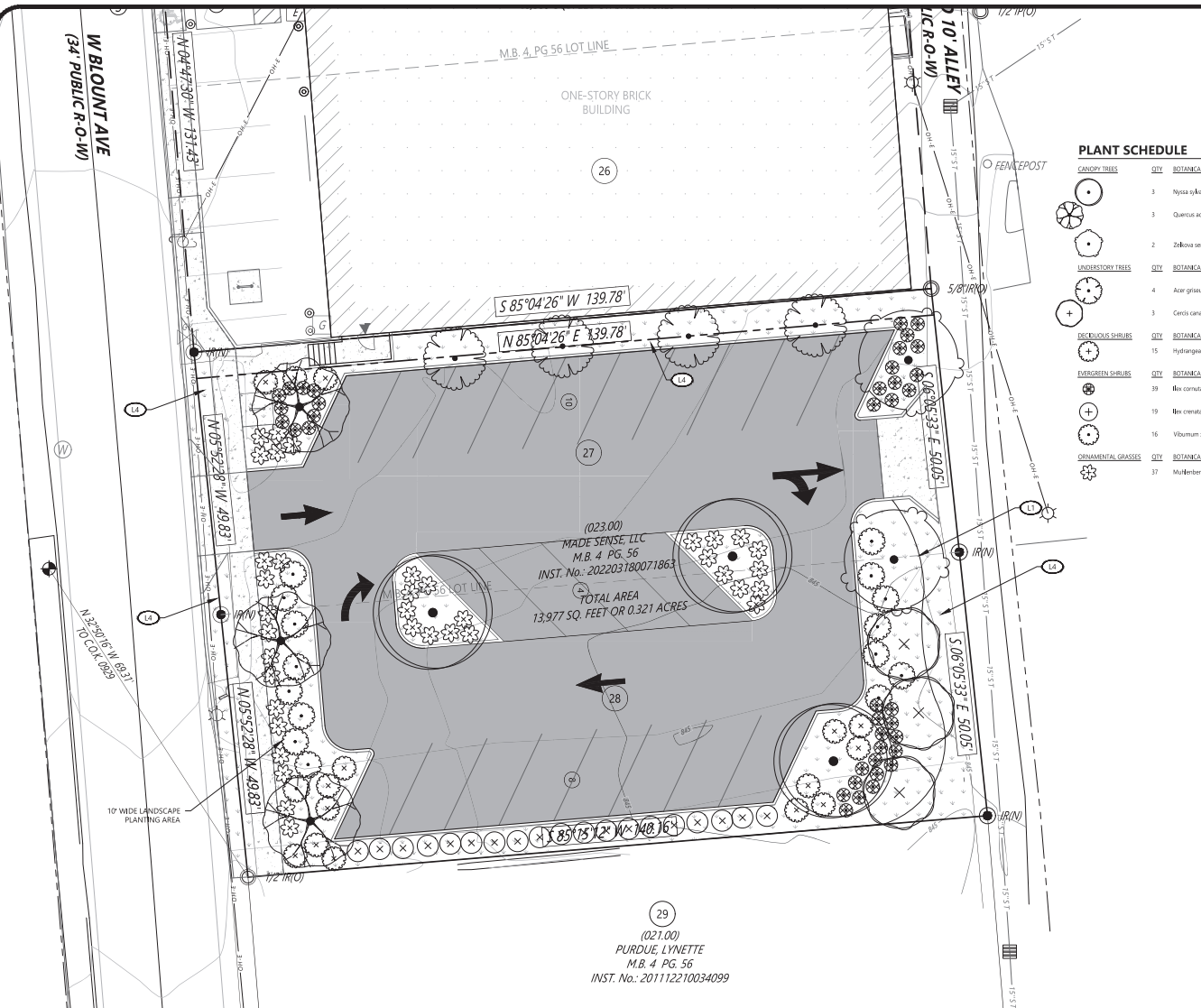
LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
①	PLANTING BED LIMITS	
②	IRRIGATION LIMITS	
④	AREA TO BE SODDED LAWN	
⑮	AREA TO BE 4'-6" RIVER ROCK	

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HT.	SPREAD	REMARKS	
	3	Nyssa sylvatica 'Whitefire'	Black Gum	#30 Cont./80#	2 5/8"	12-13'	4-5'		
	3	Quercus acutissima	Sawtooth Oak	B & B	3"	12-13'	3-4'	Strong Central Leader, clear trunk to 54"	
	2	Zelkova serota 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2"	10'-12'			
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HT.	SPREAD	REMARKS	
	4	Azara griseum 'Cinnamon Girl'	Paperbark Maple	#30 Cont.	1" cal min/max	12-14'		Mildew/Remove lower branches	
	3	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	#25 Cont.	2" Cal	8-10'			
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/PR.	HT.	SPREAD	SPACING	REMARKS
	15	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#7 Cont.		36-42"	27-30"	54" o.c.	
PERENNIAL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/PR.	HT.	SPREAD	SPACING	REMARKS
	39	Rhus coriaria 'Carrisa'	Carrisa Holly	#5 Cont.		16-21"	21-24"	30" o.c.	
	19	Rhus crenata 'Green Luster'	Green Luster Japanese Holly	#7 Cont.		24"	24"	48" o.c.	
	16	Viburnum x burkwoodi 'Conroy'	Conroy Viburnum	#5 Cont.		3'	3'	60" o.c.	Space 5' o.c.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/PR.	HT.	SPREAD	SPACING	REMARKS
	37	Muhlenbergia capillaris 'Regal Mist'	Pink Muhly	#3 Cont.				42" o.c.	

PLANTING NOTES

- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
- NO SUBSTITUTIONS AS TO THE SPECIES OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- ALL PLANTING BEDS TO RECEIVE DOUBLE-GRADED HARDWOOD MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
- DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
- ALL DETRUBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
- NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
- ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
- ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAUNAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THE YEARS VERTICAL GROWTH (TOP CANDLES).
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
- IF IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL, AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P.V.C DRAIN OR GRAVEL SWAMP SHALL BE INSTALLED ON THE PLANTING RELOCATED.
- SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STREAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONCERNS PRIOR TO INSTALLING THE PLANTS. OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
- EXISTING TREES TO BE PRESERVED ARE TO BE BARREADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
- SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

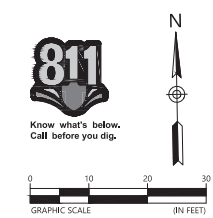


(021.00)
 PURDUE, LYNETTE
 M.B. 4 PG. 56
 INST. No. 201112210034099

ORIGINAL SIZE: 24"X36" DRAWING PATH: E:\Projects\14079\Projects\14079\Drawings\14079-Landscape\14079-Landscape.dwg USER: lyndee Date: 11/12/2024 10:48:23 AM

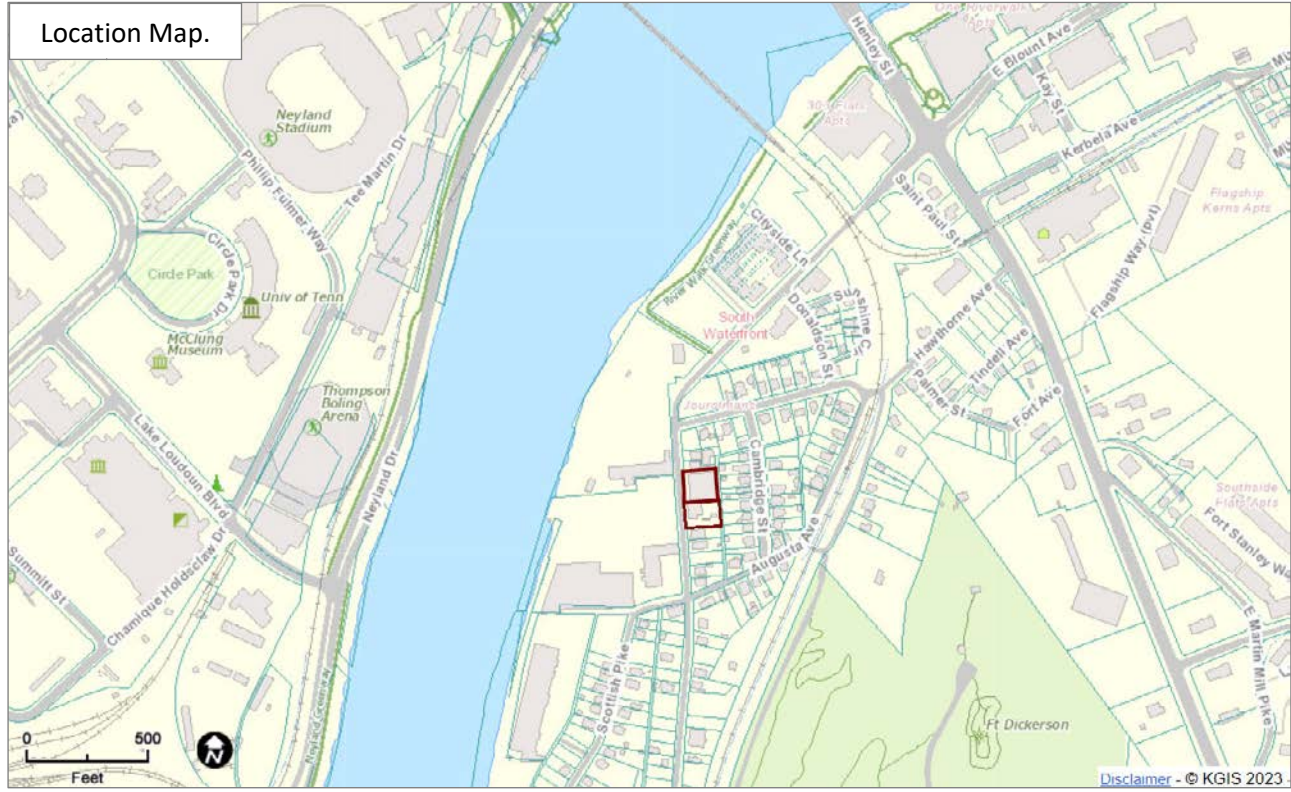

 615 NIGHTINGALE LANE
 KNOXVILLE, TN 37909
 (865) 934-6023

NO.	DATE	DESCRIPTION	BY	CHK.	APP.

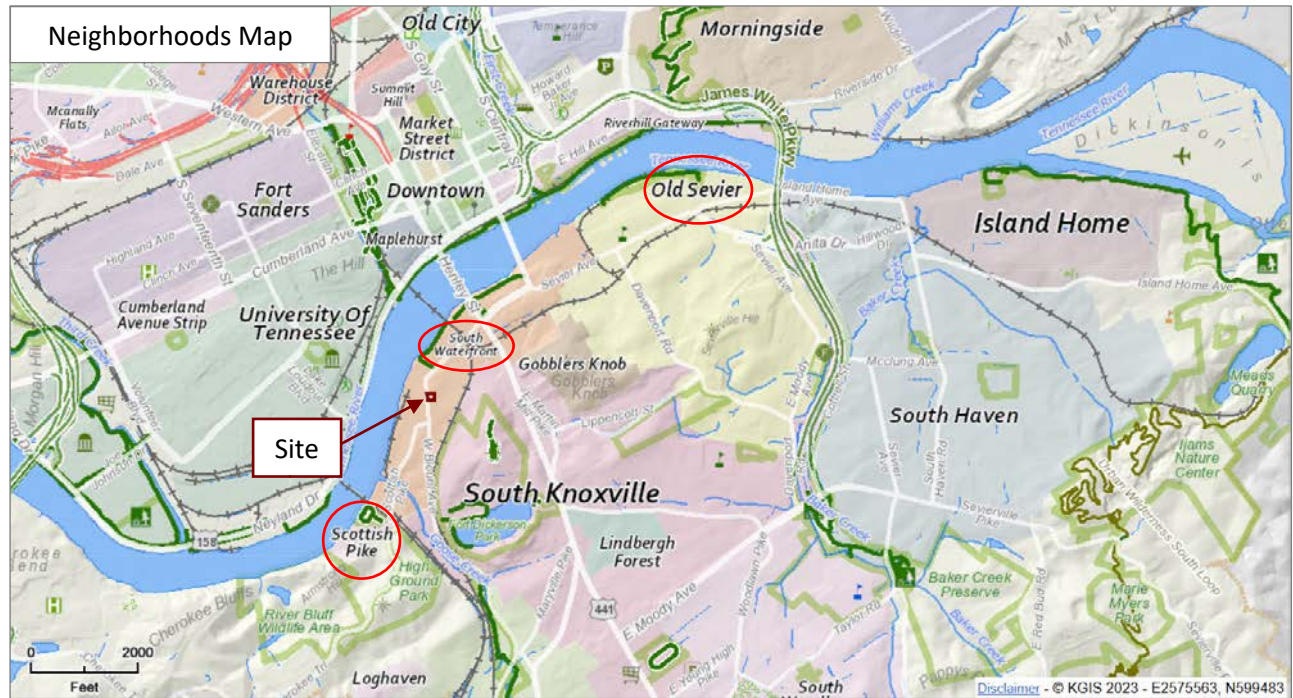
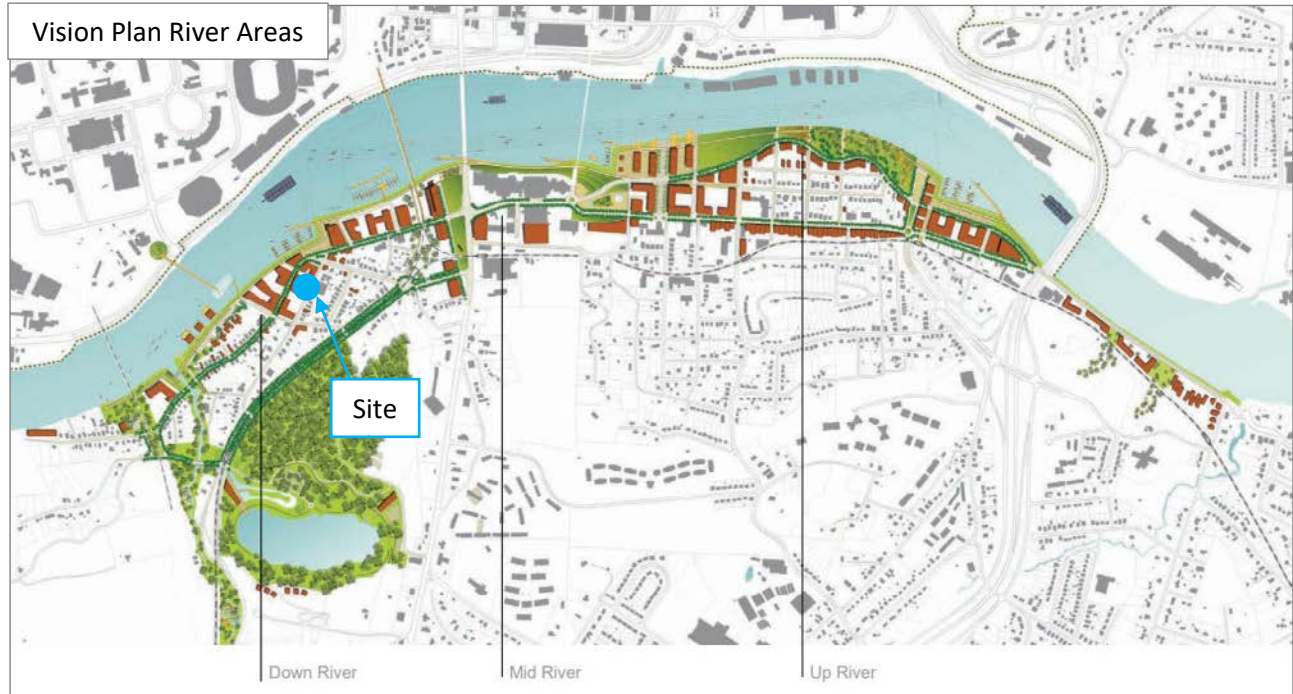


LANDSCAPE PLAN
 PRELIMINARY
 ELASTIC PICTURES BLOUNT AVENUE PARKING
 KNOXVILLE, KNOX, TN
 PROJECT NUMBER: 22430116
 DRAWING NUMBER: L1.0

3-A-23-OB
EXHIBIT A. Contextual Images



3-A-23-OB
EXHIBIT A. Contextual Images



The site is located in the South Waterfront area between the Scottish Pike and Old Sevier neighborhoods.

3-A-23-OB
EXHIBIT A. Contextual Images



3-A-23-OB

EXHIBIT A. Contextual Images

Street View of both properties
(Existing structure and proposed parking lot).





Form-based Zone District DEVELOPMENT PLAN REVIEW

Name of Applicant: Brian Ford
Fee Amount: \$500 File Number: R23-0003
Date Filed: 1/9/2023 Application Accepted by: Bryan Berry

PRE-APPLICATION CONFERENCE

Date Completed: 1/4/2023

PROPERTY INFORMATION

Street Address: 2224 West Blount Ave
General Location: South of 2216 W Blount Ave (Elastic Pictures) on east side of W Blount Ave
Existing Land Use: Vacant Lot
Tax Identification Number(s): 108EB023 and 108EB024
City Block Number(s): 25151
Form-based Zone District: SW-1
Traffic Zone: _____
Census Tract(s): 24
Planning Sector: South City
Jurisdiction: City Council 1 District
County Commission 9 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Brian Ford
Company: Made Sense, LLC
Address: 1805 Highlands Cove Ln
City: Knoxville State: T N Zip: 37922
Telephone: 865-236-1080
Fax: _____
E-mail: brian@elasticpictures.com

PROJECT SURVEYOR/ENGINEER/ARCHITECT

PLEASE PRINT
Name: Clive Sorhaindo, PE
Company: S&ME, Inc.
Address: 6515 Nightingale Lane
City: Knoxville State: T N Zip: 37909
Telephone: 865-415-3450
Fax: _____
E-mail: csorhaindo@smeinc.com

PROJECT INFORMATION

Project Name: Elastic Pictures Parking Lot
Tract Size: 13,800 SF
Proposed Dwelling Units: N/A
Non-Residential Development Square Feet: N/A
Proposed Off-Street Parking Spaces: 22

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
Name: Tyler Rutherford, PE
Company: S&ME, Inc.
Address: 6515 Nightingale Lane
City: Knoxville State: T N Zip: 37909
Telephone: 865-970-0003
Fax: _____
E-mail: trutherford@smeinc.com

ACCOMPANYING MATERIALS

- Site Plan
- Elevations
- Off-Street Parking Plan
- Landscape Plan
- Property Development Check List
- Other information required to complete Check List