



SPECIAL USE REPORT

▶ **FILE #:** 3-F-25-SU

AGENDA ITEM #: 20

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** **JIM HATFIELD**
OWNER(S): Jim Hatfield Knoxville's Community Development Corporation

TAX ID NUMBER: 94 B C 00402 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1253 W OAK HILL AVE

▶ **LOCATION:** **Southeast side of Virginia Ave, southwest of Mcspadden St**

▶ **APPX. SIZE OF TRACT:** **3.66 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is proposed off an extension of W Oak Hill Avenue, a local street with 27 ft of pavement width within a proposed 65-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: East Fork, Second Creek

▶ **ZONING:** **C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)**

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land, Multifamily Residential**

▶ **PROPOSED USE:** **Medical office/clinic**

HISTORY OF ZONING: In 2021 the property was rezoned from RN-5 (General Residential Neighborhood)/HP (Hillside Protection Overlay) to C-N (Neighborhood Commercial)/HP (Hillside Protection Overlay) (10-H-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant land, multifamily residential - C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land - C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)

West: Agriculture/forestry/vacant land, multifamily residential - C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is part of the Transforming Western Heights project, which features a large multifamily residential neighborhood. The neighborhood surrounding this development is predominantly composed of single family homes in a grid pattern. Beaumont Magnet Academy lies to the east, and Dayspring Christian Academy lies to the northeast.

STAFF RECOMMENDATION:

- ▶ **Approve the request for a medical office/clinic with a maximum floor area of 4,500 sqft in the C-N (Neighborhood Commercial) district, subject to 3 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 Plans Review and Inspections Department.

With the conditions noted, this plan meets the requirements for approval in the C-N District and the criteria for approval of a special use.

COMMENTS:

This proposal is for a medical clinic within the Western Heights development, located on the north side of the W. Oak Hill Avenue and Reed Street intersection. The medical clinic is in the southwest corner of the subject building's ground floor. Initially, the medical clinic will have approximately 3,200 sqft of floor area, with a maximum floor area of 4,500 sqft if the clinic expands in the future.

The subject building is located in the KCDC (Knoxville's Community Development Corporation) Western Heights community and is part of the Transforming Western Heights redevelopment project. The new internal transportation network is under construction, including two-way roads with on-street parking, planting strips, and sidewalks on both sides of the street. This mixed-use building is four stories tall, with ground-floor non-residential uses and entries from the W. Oak Hill Avenue building elevation. The upper three stories are residential dwelling units.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Central City Sector Plan designation for this site are MU-NC (Mixed Use Neighborhood Center), which is intended for medium density mixed use development with housing densities of 6 to 12 dwelling units per acre. The buildings of these centers should be designed with a residential character and scale to serve as a complement to the surrounding neighborhoods. The subject 4-story mixed-use building has a common design on all floors, with the exception of larger storefront windows on the ground floor, and exclusive use of brick and stone exterior cladding. On the upper floors, the building is broken into modules using different cladding materials and the orientation of the materials, including brick and fiber cement used as a lap siding and smooth panels.

B. The medical clinics typically have low traffic volumes compared to other non-residential uses and provide vital services to area residents.

- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-N (Neighborhood Commercial) District is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Low-intensity mixed-use is encouraged within the C-N District, with dwellings permitted above the ground floor, as well as multi-family and townhouse development located alongside select commercial uses.

B. The proposed 3,200 to 4,500 sqft medical clinic is a low-intensity use serving the nearby residential neighborhoods.

- 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 medical clinic is located within a mixed-use structure with non-residential ground floor uses with access to W. Oak Hill Avenue, and residential dwellings on the upper stories.

- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. No adverse impacts are expected on adjacent properties resulting from this approval.

- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed medical clinic is within the master planned, mixed-use Western Heights redevelopment

project known as Transforming Western Heights. The anticipated impacts of the proposed non-residential uses have been taken into consideration with the new street design, which includes on-street parking, sidewalks on both sides of the street, planting strips, and speed humps to control traffic speed.

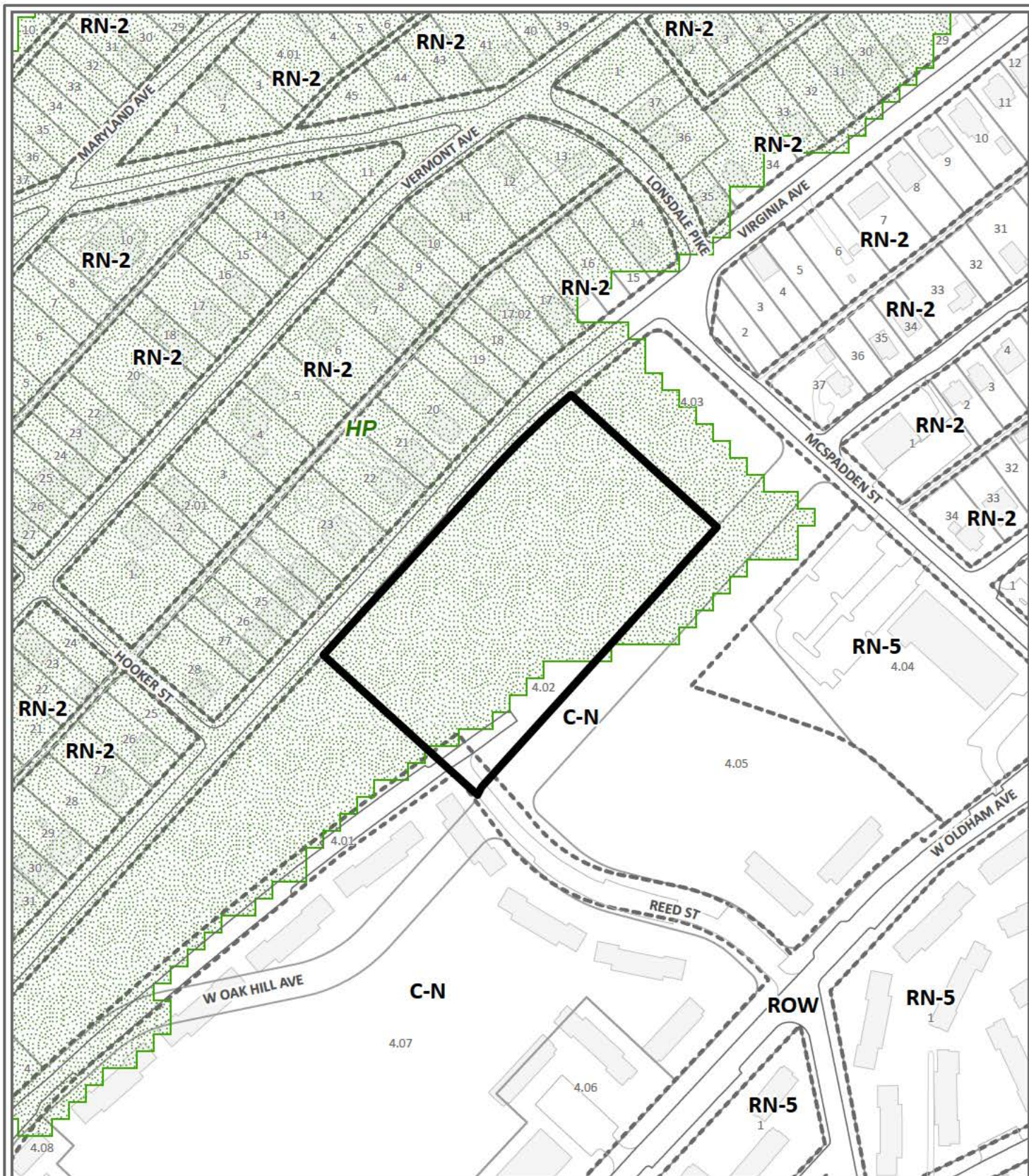
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



SPECIAL USE

3-F-25-SU

Petitioner: Jim Hatfield



Medical office/clinic in C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)

Map No: 94
Jurisdiction: City

Original Print Date: 1/31/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

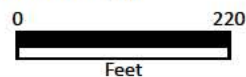
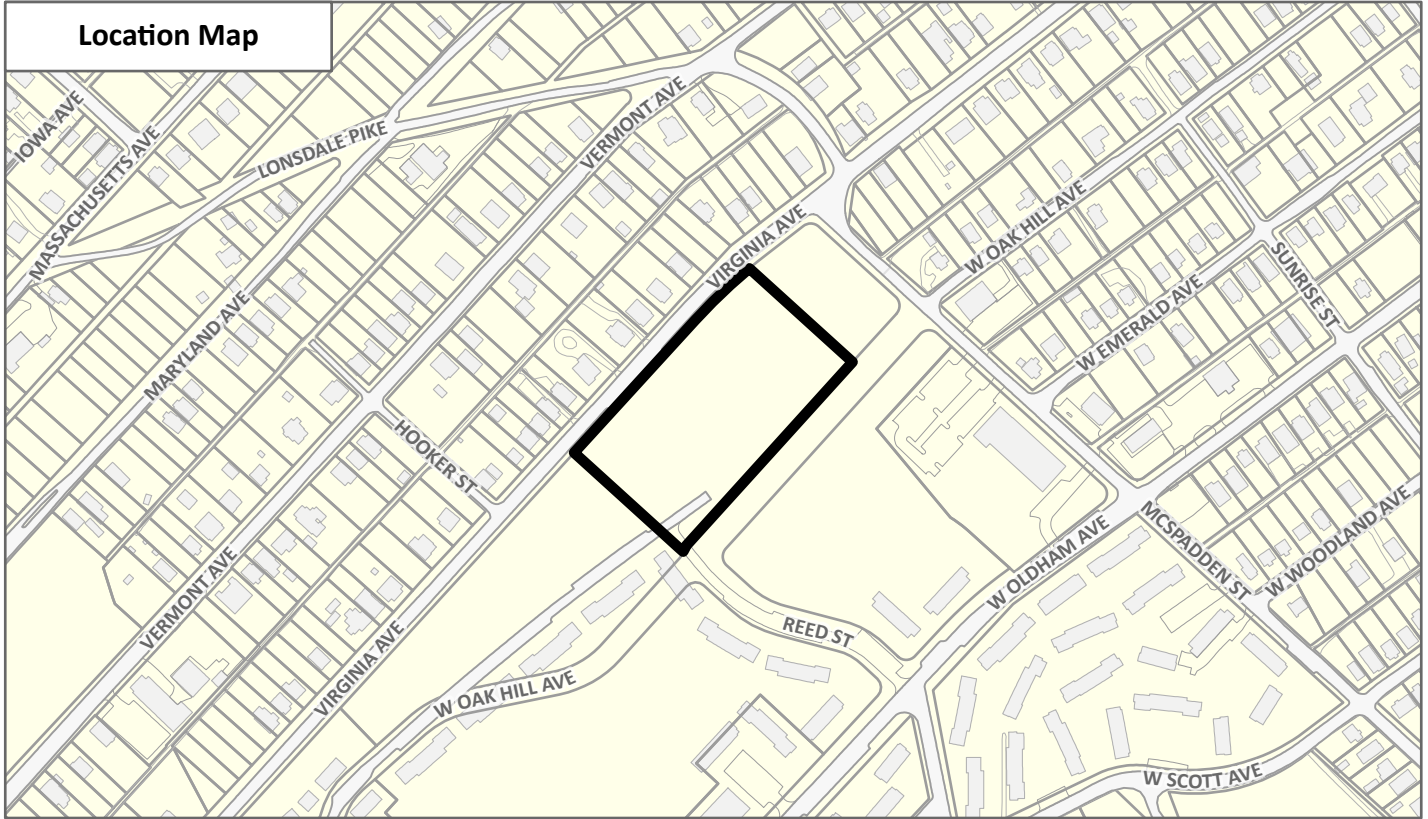


Exhibit A. Contextual Images

Location Map



Aerial Map

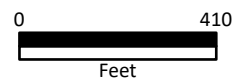


CONTEXTUAL MAPS 1

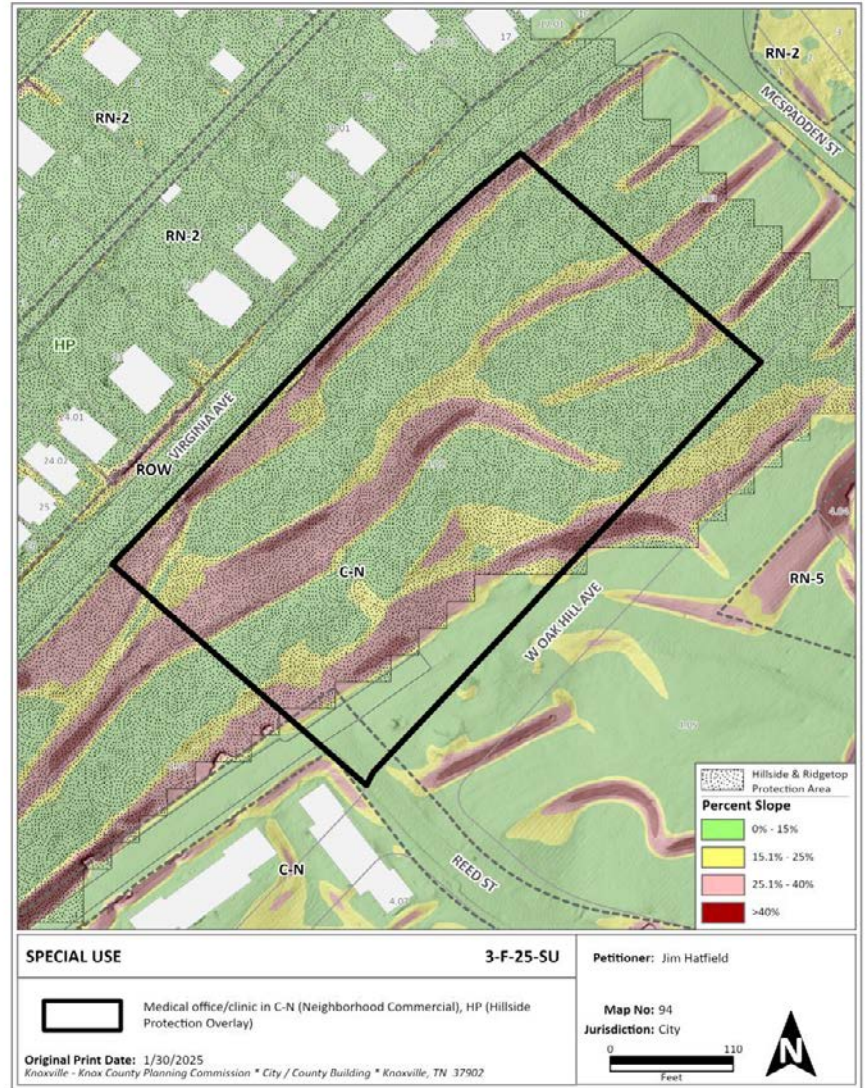
3-F-25-SU

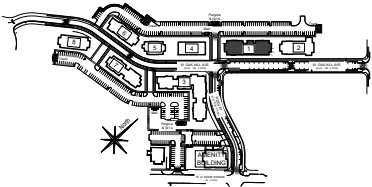


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	159,530.8	3.66			
Non-Hillside	14,159.7	0.33	N/A		
0-15% Slope	80,334.1	1.84	100%	80,334.1	1.84
15-25% Slope	27,300.3	0.63	50%	13,650.1	0.31
25-40% Slope	33,591.0	0.77	20%	6,718.2	0.15
Greater than 40% Slope	4,145.7	0.10	10%	414.6	0.01
Ridgetops					
Hillside Protection (HP) Area	145,371.1	3.34	Recommended disturbance budget within HP Area	101,117.0	2.32
			Percent of HP Area	69.6%	





1 Vicinity Map
Scale: 1" = 200'-0"

Building Number	Elevations Sides			
	Side Elevation Facing Building "1"	Street Side W. Oak Hill Ave.	Side Elevation Facing Building "2"	Parking Side Elevation
1	Unlimited % Openings	Unlimited % Openings	45% Allowable Openings 7% Openings Shown	Unlimited % Openings
2	45% Allowable Openings 10% Openings Shown	Unlimited % Openings	Unlimited % Openings	Unlimited % Openings

Building Number	Elevations Sides		
	Street Side W. Oak Hill Ave.	Ground Floor 30% Min. Transparency 47% Transparency Shown	Upper Floor 15% Min. Transparency 31% Transparency Shown
1	Parking Side Virginia Ave. <td>Ground Floor 30% Min. Transparency 38% Transparency Shown <td>Upper Floor 15% Min. Transparency 28% Transparency Shown </td></td>	Ground Floor 30% Min. Transparency 38% Transparency Shown <td>Upper Floor 15% Min. Transparency 28% Transparency Shown </td>	Upper Floor 15% Min. Transparency 28% Transparency Shown

Weather Resistant Barrier Note:

- The weather resistant barrier (WRB) should be continuous at all exterior wall locations until terminated at the foundation and roof areas, and intermediate location where required.
- WRB system shall be continuous behind the battery framing at the back-up wall.
- A membrane transition flashing shall be provided at the base of wall sheathing and concrete foundation juncture to mitigate moisture intrusion under the sill plate.

Flashing schedule:

- 6" flexible membrane flashing at vinyl window sills and at the head of storefront, finless door frames, and HM frames.
- 6" straight flashing at storefront jambs, fin-less door jambs, and HM frame jambs.
- 6" straight flashing at vinyl window jambs and head.
- 12" straight flashing at all inside and outside sheathing corners.
- 6" straight flashing at all sheathing-to-foundation transitions.
- 4" straight flashing at all metal flashing to the WRB.
- QuickFlash flashing boots for wall penetrations.

Symbol	Description
(A)	Brick Veneer.
(B)	Decorative Brick Rowlock course.
(C)	Smooth-finish fiber cement panels with 2" reveal.
(D)	Smooth-finish fiber cement lap siding with staggered reveals.
(E)	Smooth-finish fiber cement panel.
(F)	1/2 x 8 Smooth finish fiber cement corner board.
(G)	1/2 x 4 Smooth finish fiber cement trim at windows and doors. Except at brick.
(H)	7/2" Wide smooth-finish fiber cement lap siding with 6" reveal.
(I)	Precast Stone
(J)	Precast Stone Rowlock



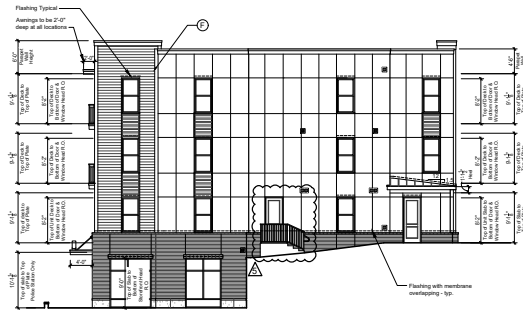
2 Building Type 1 North Elevation (Parking Lot Side)
Scale: 3/8" = 1'-0"

Type VA Construction
58% Brick



3 Building Type 1 West Elevation
Scale: 3/8" = 1'-0"

Type VA Construction
58% Brick



4 Building Type 1 East Elevation
Scale: 3/8" = 1'-0"

Type VA Construction
58% Brick



5 Building Type 1 West Oak Hill Avenue Elevation
Scale: 3/8" = 1'-0"

Type VA Construction
58% Brick

3-F-25-SU
Revised: 2/27/2025

Shapiro Architects, P.C.
Design, drawings, and specifications contained herein are provided as an architectural work under section 102 of the Copyright act, 17 U.S.C. as amended on December 1, 1990. Design, drawings, and specifications may not be copied, reproduced, or referred to in any manner without the written permission of Shapiro & Company Architects, P.C.

Shapiro architects
435 Madison Avenue, Suite 2100
New York, NY 10017
907.635.9001
www.shapiroandco.com

CONSULTANT NAME



DEVELOPER NAME

Western Heights
Knoxville, TN

PROJECT NAME

NO.	DATE	DESCRIPTION / REVISIONS
1	07/15/2024	100% Construction Documents
2	07/30/2024	100% Construction Documents - Permit Set
3	08/05/2024	100% Construction Documents - Permit Set
4	08/05/2024	100% Construction Documents - Permit Set
5	08/05/2024	100% Construction Documents - Permit Set
6	08/05/2024	100% Construction Documents - Permit Set
7		
8		
9		
10		

NO.	DATE	DESCRIPTION / REVISIONS
1	07/15/2024	100% Construction Documents
2	07/30/2024	100% Construction Documents - Permit Set
3	08/05/2024	100% Construction Documents - Permit Set
4	08/05/2024	100% Construction Documents - Permit Set
5	08/05/2024	100% Construction Documents - Permit Set
6	08/05/2024	100% Construction Documents - Permit Set
7		
8		
9		
10		



PROJECT NUMBER: 23005

DATE: 05/29/2024

SHEET TITLE:
Building Type 1 Elevations

SHEET NUMBER:
A-210

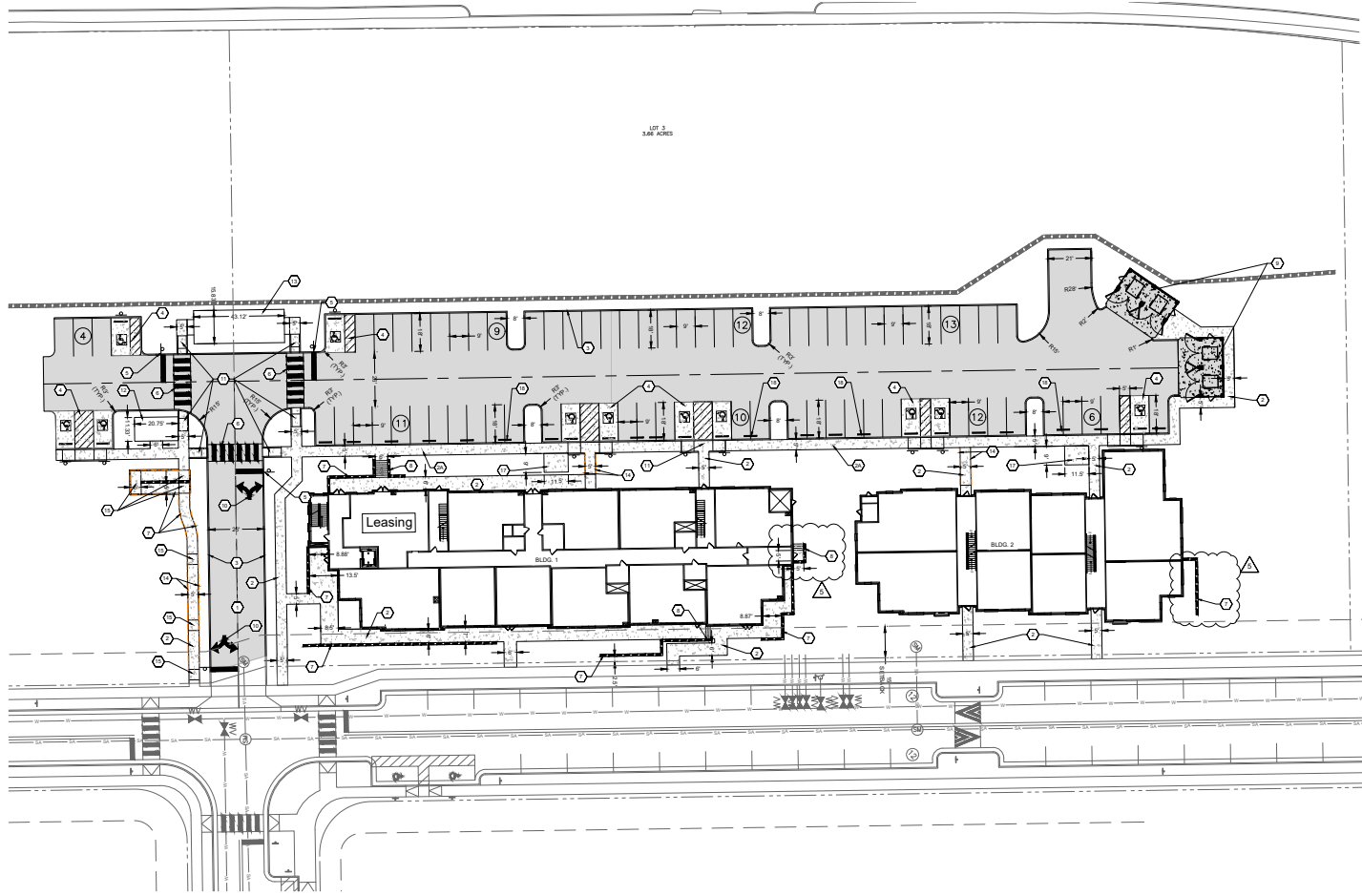
NO.	DESCRIPTION / REVISIONS	DATE
1	100% CONCEPT DOCUMENTS	07/15/2024
2	100% CONCEPT DOCUMENTS	07/23/2024
3	100% CONCEPT DOCUMENTS / PERMITS SET	08/01/2024
4	100% CONCEPT DOCUMENTS / PERMITS REVISIONS	08/01/2024
5	100% CONCEPT DOCUMENTS / PERMITS REVISIONS	08/01/2024
6	100% CONCEPT DOCUMENTS	08/01/2024
7	100% CONCEPT DOCUMENTS	08/01/2024
8	100% CONCEPT DOCUMENTS	08/01/2024
9	100% CONCEPT DOCUMENTS	08/01/2024
10	100% CONCEPT DOCUMENTS	08/01/2024

PROJECT NUMBER: 23050
 DATE: 05/29/2024

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.00

- GENERAL NOTES**
- CONTRACTOR TO VERIFY ANY PAVEMENT MARKING REMOVED DURING INSTALLATION OF SIDEWALK CURBS, UTILITY AND PAVEMENT.
 - SEE SHEET C010 FOR GENERAL NOTES.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRING ROW ELEMENTS DAMAGED DURING CONSTRUCTION. SEE CITY OF KNOXVILLE STANDARDS.
 - CONTRACTOR TO PATCH ALL UTILITY TRENCHES IN ACCORDANCE WITH LOCAL PUBLIC WORKS STANDARDS AND REPLACE ASPHALT SURFING TO ORIGINAL CONDITION.
 - BUILDING OUTLINE SHOWN BASED ON ARCHITECTURAL PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES FROM TOPOGRAPHY.



LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- 6" CONCRETE RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPERTY LINE
- BUILDING SETBACK
- PARKING COUNT
- SIDEWALK
- ADA HANDRAILS

KEYED NOTES:

- HEAVY DUTY ASPHALT 3x7' 01"
- CONCRETE SIDEWALK 3x4'7" 01"
- CONCRETE SIDEWALK W/ INTEGRAL CURB 6x7' 01"
- 6" DETACHED CONCRETE CURB 3x7' 01"
- ADA ACCESSIBLE PARKING SPACE 1x7' 02"
- STOP BAR & STOP SIGN 38x3' 02"
- CROSSWALK 4x7' 02"
- RETAINING WALL SEE STRUCTURAL PLANS
- RETAINING WALL & CONCRETE STAIRS SEE STRUCTURAL PLANS
- TRASH ENCLOSURE 6x7' 02"
- LANE USE ARROW 88x3' 02"
- ACCESSIBLE SIDEWALK WITH DETECTABLE WARNING SURFACE SEE ARCHITECT PLANS
- MAIL KIOSK SEE ARCHITECT PLANS
- PERGOLA & GRILLS 1x7' 03"
- ADA HANDRAILS 1x7' 03"
- ADA LANDING 5x7' 01"
- 6" CONCRETE PAVEMENT 3x7' 01"
- BICYCLE PARKING PAD SEE LS PLAN
- CONCRETE WHEELSTOP 3x7' 02"

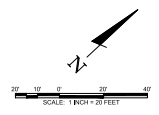
SITE DEVELOPMENT DATA

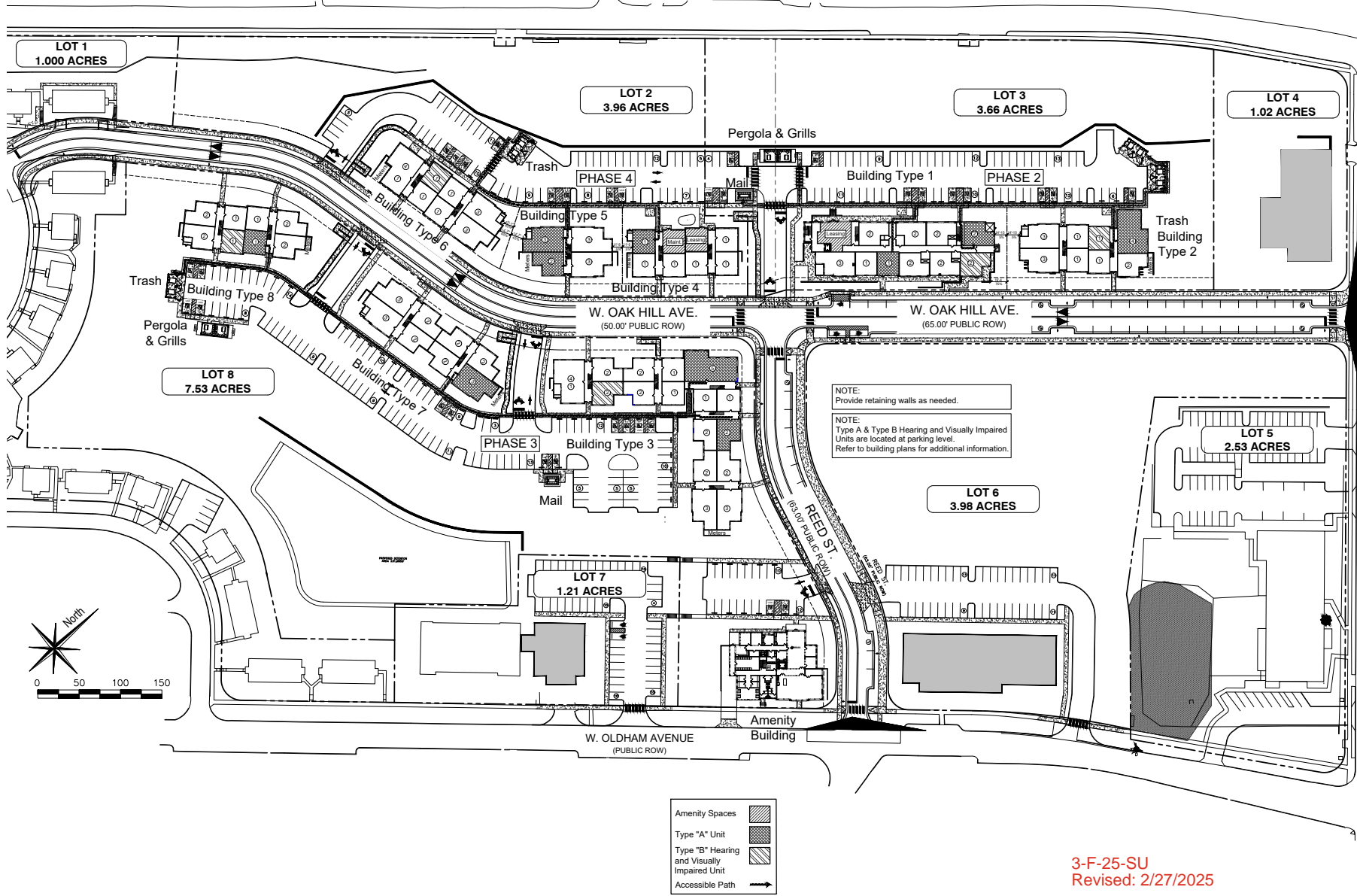
ZONING	C-1 (COMMERCIAL NEIGHBORHOOD)
SITE AREA	179,100 SF (4.11 AC)
DISTURBED AREA	103,815 SF (2.38 AC)
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	
BLDG 1	23,200 SF (0.53 AC)
BLDG 2	32,500 SF (0.74 AC)
OTHER	11,900 SF (0.28 AC)
TOTAL	67,600 SF (1.54 AC)
BUILDING SETBACK	
FRONT (MIN.)	0'
INTERIOR SIZE (MIN.)	0'
CORNER SIZE (MIN.)	15'
REAR (MIN.)	20'
BUILDING FOOTPRINTS	
BUILDING 1	14,160 S.F.
BUILDING 2	8,110 S.F.

BUILDING MATRIX

BLDG	NO.	AREA (S.F.)	TYPE
1	1	14,160	OFFICE
1	2	14,160	OFFICE
1	3	14,160	OFFICE
1	4	14,160	OFFICE
1	5	14,160	OFFICE
1	6	14,160	OFFICE
1	7	14,160	OFFICE
1	8	14,160	OFFICE
1	9	14,160	OFFICE
1	10	14,160	OFFICE
1	11	14,160	OFFICE
1	12	14,160	OFFICE
1	13	14,160	OFFICE
1	14	14,160	OFFICE
1	15	14,160	OFFICE
1	16	14,160	OFFICE
1	17	14,160	OFFICE
1	18	14,160	OFFICE
1	19	14,160	OFFICE
1	20	14,160	OFFICE
1	21	14,160	OFFICE
1	22	14,160	OFFICE
1	23	14,160	OFFICE
1	24	14,160	OFFICE
1	25	14,160	OFFICE
1	26	14,160	OFFICE
1	27	14,160	OFFICE
1	28	14,160	OFFICE
1	29	14,160	OFFICE
1	30	14,160	OFFICE
1	31	14,160	OFFICE
1	32	14,160	OFFICE
1	33	14,160	OFFICE
1	34	14,160	OFFICE
1	35	14,160	OFFICE
1	36	14,160	OFFICE
1	37	14,160	OFFICE
1	38	14,160	OFFICE
1	39	14,160	OFFICE
1	40	14,160	OFFICE
1	41	14,160	OFFICE
1	42	14,160	OFFICE
1	43	14,160	OFFICE
1	44	14,160	OFFICE
1	45	14,160	OFFICE
1	46	14,160	OFFICE
1	47	14,160	OFFICE
1	48	14,160	OFFICE
1	49	14,160	OFFICE
1	50	14,160	OFFICE
1	51	14,160	OFFICE
1	52	14,160	OFFICE
1	53	14,160	OFFICE
1	54	14,160	OFFICE
1	55	14,160	OFFICE
1	56	14,160	OFFICE
1	57	14,160	OFFICE
1	58	14,160	OFFICE
1	59	14,160	OFFICE
1	60	14,160	OFFICE
1	61	14,160	OFFICE
1	62	14,160	OFFICE
1	63	14,160	OFFICE
1	64	14,160	OFFICE
1	65	14,160	OFFICE
1	66	14,160	OFFICE
1	67	14,160	OFFICE
1	68	14,160	OFFICE
1	69	14,160	OFFICE
1	70	14,160	OFFICE
1	71	14,160	OFFICE
1	72	14,160	OFFICE
1	73	14,160	OFFICE
1	74	14,160	OFFICE
1	75	14,160	OFFICE
1	76	14,160	OFFICE
1	77	14,160	OFFICE
1	78	14,160	OFFICE
1	79	14,160	OFFICE
1	80	14,160	OFFICE
1	81	14,160	OFFICE
1	82	14,160	OFFICE
1	83	14,160	OFFICE
1	84	14,160	OFFICE
1	85	14,160	OFFICE
1	86	14,160	OFFICE
1	87	14,160	OFFICE
1	88	14,160	OFFICE
1	89	14,160	OFFICE
1	90	14,160	OFFICE
1	91	14,160	OFFICE
1	92	14,160	OFFICE
1	93	14,160	OFFICE
1	94	14,160	OFFICE
1	95	14,160	OFFICE
1	96	14,160	OFFICE
1	97	14,160	OFFICE
1	98	14,160	OFFICE
1	99	14,160	OFFICE
1	100	14,160	OFFICE

3-F-25-SU
 Revised: 2/27/2025





1 Site Plan
Scale: 1" = 40'-0"

3-F-25-SU
Revised: 2/27/2025

©2024 Shapiro & Company Architects, P.C.
Design, drawings, and specifications contained herein are prepared as an architectural work under section 102 of the Copyright act, 17 U.S.C., as amended on December 1, 1990. Design, drawings, and specifications may not be copied, reproduced, or used for any purpose without the prior permission of Shapiro & Company Architects, P.C.

Shapiro
architects
485 Hickory Avenue, Suite 200
Knoxville, TN 37910
907.665.9001
www.shapiroandco.com

CONSULTANT NAME



DEVELOPER NAME

Western Heights
Knoxville, TN

PROJECT NAME

NO.	DESCRIPTION / REVISIONS	DATE
1	ISSUE FOR PERMIT	07/15/2024
2	10% CONSTRUCTION DOCUMENTS / PERMIT SET	07/30/2024
3	85% CONSTRUCTION DOCUMENTS / PERMIT / RECORD SET	11/12/2024
4	PERMIT / RECORD SET	11/12/2024
5		
6		
7		
8		
9		
10		

STAMP:



PROJECT NUMBER: 23054
DATE: 05/29/2024

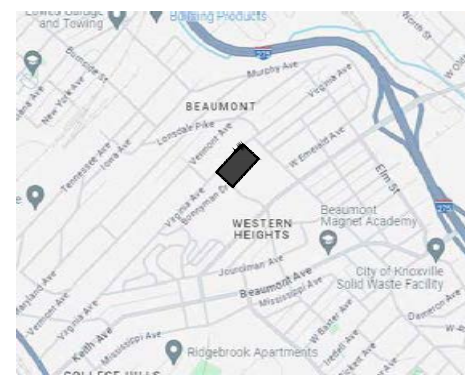
SHEET TITLE:
Architectural Site Plan

SHEET NUMBER:
A-100

Western Heights Phase 2

W. Oak Hill Ave.
Knoxville, TN 37921

HUD Project #: TN4J003CNG121



Vicinity Map

Area Evaluation Building 1					Individual Unit SF (code approval)				Total Unit SF (code approval)				
Unit Designation	# of Units	NET	GROSS	Public	Total	NET	GROSS	Public	Total	NET	GROSS	Public	Total
A, Type A	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type B	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type C	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type D	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
DEPARTMENT TOTALS	40	7,000	8,400	0	8,400	70,000	84,000	0	84,000	700,000	840,000	0	840,000

Area Evaluation Building 2					Individual Unit SF (code approval)				Total Unit SF (code approval)				
Unit Designation	# of Units	NET	GROSS	Public	Total	NET	GROSS	Public	Total	NET	GROSS	Public	Total
A, Type A	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type B	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type C	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type D	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
DEPARTMENT TOTALS	40	7,000	8,400	0	8,400	70,000	84,000	0	84,000	700,000	840,000	0	840,000

Area Evaluation Building 3					Individual Unit SF (code approval)				Total Unit SF (code approval)				
Unit Designation	# of Units	NET	GROSS	Public	Total	NET	GROSS	Public	Total	NET	GROSS	Public	Total
A, Type A	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type B	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type C	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type D	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
DEPARTMENT TOTALS	40	7,000	8,400	0	8,400	70,000	84,000	0	84,000	700,000	840,000	0	840,000

Area Evaluation Building 4					Individual Unit SF (code approval)				Total Unit SF (code approval)				
Unit Designation	# of Units	NET	GROSS	Public	Total	NET	GROSS	Public	Total	NET	GROSS	Public	Total
A, Type A	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type B	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type C	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type D	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
DEPARTMENT TOTALS	40	7,000	8,400	0	8,400	70,000	84,000	0	84,000	700,000	840,000	0	840,000

Area Evaluation Building 5					Individual Unit SF (code approval)				Total Unit SF (code approval)				
Unit Designation	# of Units	NET	GROSS	Public	Total	NET	GROSS	Public	Total	NET	GROSS	Public	Total
A, Type A	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type B	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type C	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type D	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
DEPARTMENT TOTALS	40	7,000	8,400	0	8,400	70,000	84,000	0	84,000	700,000	840,000	0	840,000

Area Evaluation Building 6					Individual Unit SF (code approval)				Total Unit SF (code approval)				
Unit Designation	# of Units	NET	GROSS	Public	Total	NET	GROSS	Public	Total	NET	GROSS	Public	Total
A, Type A	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type B	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type C	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
A, Type D	10	1,750	2,100	0	2,100	17,500	21,000	0	21,000	175,000	210,000	0	210,000
DEPARTMENT TOTALS	40	7,000	8,400	0	8,400	70,000	84,000	0	84,000	700,000	840,000	0	840,000

Item	Description	Quantity	Unit	Price	Total
1	Structural Steel	100	lb	1.50	150.00
2	Reinforcing Steel	200	lb	1.20	240.00
3	Concrete	500	cu yd	120.00	60,000.00
4	Formwork	100	sq ft	1.00	100.00
5	Foundation	10	ft	100.00	1,000.00

Item	Description	Quantity	Unit	Price	Total
6	Interior Finishes	100	sq ft	1.00	100.00
7	Exterior Finishes	200	sq ft	1.50	300.00
8	Roofing	100	sq ft	2.00	200.00
9	Mechanical	100	hr	100.00	10,000.00
10	Electrical	100	hr	100.00	10,000.00

Item	Description	Quantity	Unit	Price	Total
11	Plumbing	100	hr	100.00	10,000.00
12	Paint	100	gal	1.00	100.00
13	Site Work	100	hr	100.00	10,000.00
14	Permitting	100	hr	100.00	10,000.00
15	Construction Management	100	hr	100.00	10,000.00

Item	Description	Quantity	Unit	Price	Total
16	Professional Fees	100	hr	100.00	10,000.00
17	Contingency	100	hr	100.00	10,000.00
18	Construction Management	100	hr	100.00	10,000.00
19	Construction Management	100	hr	100.00	10,000.00
20	Construction Management	100	hr	100.00	10,000.00

- General Notes:
- These drawings and notes indicate basic design, materials, and framing concepts. Contractor shall be responsible to ensure that all construction, materials, and methods provide structurally sound, long lasting, and weather tight construction. Contractor shall provide all caulking and weather barriers as required for weather tight construction.
 - Errors and omissions on any drawing does not relieve the Contractor from providing the work intended for the drawings.
 - Contractor shall ensure that all construction meets or exceeds all applicable codes or regulations having jurisdiction over the project.
 - Dimensions are noted from the outside face of stud to the outside face of stud unless noted otherwise. Exterior studs not dimensioned are 2x6 (5") unless noted otherwise. Interior studs not dimensioned are 2x4 (3") unless noted otherwise. Contractor shall verify the exact dimensions required to install the mechanical equipment and water heaters with the manufacturers before framing any closet walls or any required fan downs.
 - Contractor shall verify the exact dimensions required for tubs and showers to be used and adjust framing as required.
 - Contractor shall align the mechanical system diffusers and grilles with the light fixtures in all ceilings and walls.
 - Free resistant construction shall be maintained for all mechanical, plumbing, and electrical penetrations per the local code requirements.
 - Mechanical and plumbing vents shall be grouped (see allowed per code) to minimize the number of roof penetrations. Vents shall be located along the rear of the building or along the least visible area of the roof (i.e. not visible from the street). Paint the vents to match it's immediate surroundings.
 - Moisture resistant drywall shall be installed at all tub and shower, toilet, and vanity locations.
 - Install 1/2" type "x" fire rated drywall at all 1 hour rated locations unless noted otherwise.
 - Coordinate downspout outflow with Landscape Architect's drawings.
 - Drawings are intended to provide the basis for the proper completion of the work suitable for the intended use of the Owner. Anything not expressly and forth but which is reasonably implied or necessary for the proper performance of the project shall be included. Furnish and install, complete with all necessary accessories, ready for intended use, whether it is shown on drawings or not.

NOTE: Owner to provide sign and located on site per Architects direction.

Developer:
KCDC
Address:
901 N. Broadway St.
Knoxville, TN 37917
Phone:
(865) 403-1100
email:
jhatfield@kcdc.org

(Print name)

(Signature)

Contractor:
J.A. Fielden Co., Inc.
Address:
814 E. Woodland Ave.
Knoxville, TN 37917
Phone:
(865) 523-0508
email:
davidg@jafielden.com

(Print name)

(Signature)

Mortgage Company:
XXX
Address:
XXX
Phone:
XXX
email:
XXX

(Print name)

(Signature)

Bonding Company:
XXX
Address:
XXX
Phone:
XXX
email:
XXX

(Print name)

(Signature)

Developer:
Brinshore Development LLC
Address:
1603 Orrington Ave.
Suite 450
Evanston, IL 60201
Phone:
(224) 927-5078
email:
alibby@brinshore.com

(Print name)

(Signature)

Architect:
Shapiro & Company Architects, p.c.
Address:
435 Madison Ave.
Suite 200
Memphis TN 38103
Phone:
(901) 685-9001
Email:
bshapiro@shapiroandco.com

(Print name)

(Signature)

(Seal)

Civil Engineer:
Barge Design Solutions, INC.
Address:
520 W Summit Drive
Suite 1202
Knoxville, TN 37902
Phone:
(865) 637-2810
Landscape:
Barge Design Solutions, INC.
Address:
1110 Market Street
Suite 200
Chattanooga, TN 37402
Phone:
(615) 252-4240
Accessibility:
Map Strategies, LLC
Address:
181 W Madison St.
Suite 3815
Chicago, IL 60602
Phone:
(312) 833-6749

Structural Engineer:
EFI Global Inc.
Address:
7975 Stage Hills Boulevard
Suite 1
Memphis, TN 38133
Phone:
(901) 377-9984

Mechanical Engineer:
Barham/Cain/Mynatt, INC.
Address:
1015 Cordova Station Road
Cordova, TN 38018
Phone:
(901) 685-2371

Plumbing Engineer:
Barham/Cain/Mynatt, INC.
Address:
1015 Cordova Station Road
Cordova, TN 38018
Phone:
(901) 685-2371

Fire Protection Engineer:
Barham/Cain/Mynatt, INC.
Address:
1015 Cordova Station Road
Cordova, TN 38018
Phone:
(901) 685-2371

Electrical Engineer:
Canup Engineering, Inc.
Address:
3100 Appling Road
Bartlett, TN 38133
Phone:
(901) 379-9762

Geotechnical Engineer:
UES
Address:
2561 Willow Point Way
Knoxville, TN 37931
Phone:
(865) 539-8242

Interior Designer:
Shapiro & Company Interiors
Address:
435 Madison Ave.
Suite 200
Memphis, TN 38103
Phone:
(901) 685-9001

2024 Shapiro & Company Architects, p.c. Design, drawings, and specifications contained herein, and prepared or on which the architect worked under license 102 of the Copyright Act, 17 U.S.C. as amended on October 1, 1997. Design, drawings, and specifications may not be copied, used, or referred to in any manner without the written permission of Shapiro & Company Architects, P.C.

Shapiro architects
435 Madison Avenue Suite 200
Memphis, TN 38103
901.685.9001
www.shapiroandco.com

CONSULTANT NAME

DEVELOPER NAME
KCDC
BRINSHORE

PROJECT NAME
Western Heights Knoxville, TN

NO.	DESCRIPTION / REVISIONS	DATE
1	2024/07/15/2024	07/15/2024
2	2024/07/15/2024	07/15/2024
3	2024/07/15/2024	07/15/2024
4	2024/07/15/2024	07/15/2024
5	2024/07/15/2024	07/15/2024
6	2024/07/15/2024	07/15/2024
7	2024/07/15/2024	07/15/2024
8	2024/07/15/2024	07/15/2024
9	2024/07/15/2024	07/15/2024
10	2024/07/15/2024	07/15/2024

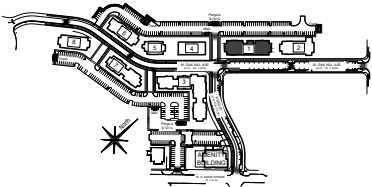
STAMP:
SEAL OF THE REGISTERED PROFESSIONAL ARCHITECT
SHAPIRO & COMPANY ARCHITECTS, P.C.
MEMBER OF THE NATIONAL ARCHITECTURAL EXAMINING BOARD
MEMBER OF THE NATIONAL ARCHITECTURAL ASSOCIATION

PROJECT NUMBER: 23006
DATE: 05/29/2024

SHEET TITLE:
Cover & Area Calculations

SHEET NUMBER:
A-001

3-F-25-SU
Revised: 2/27/2025



1 Vicinity Map
Scale: 1" = 200'-0"

Note:
Dimensions are noted from outside face of stud to outside face of stud unless noted otherwise. Slabs not dimensioned are 2 x 6 (8") unless noted otherwise.

See Life Safety Plan for Fire extinguisher locations.

Note:
Typical ceiling heights:
First Floor - 13'-10"
Second Floor - 9'-10"
Third Floor - 9'-10"
Fourth Floor - 9'-10"
Unless Noted Otherwise

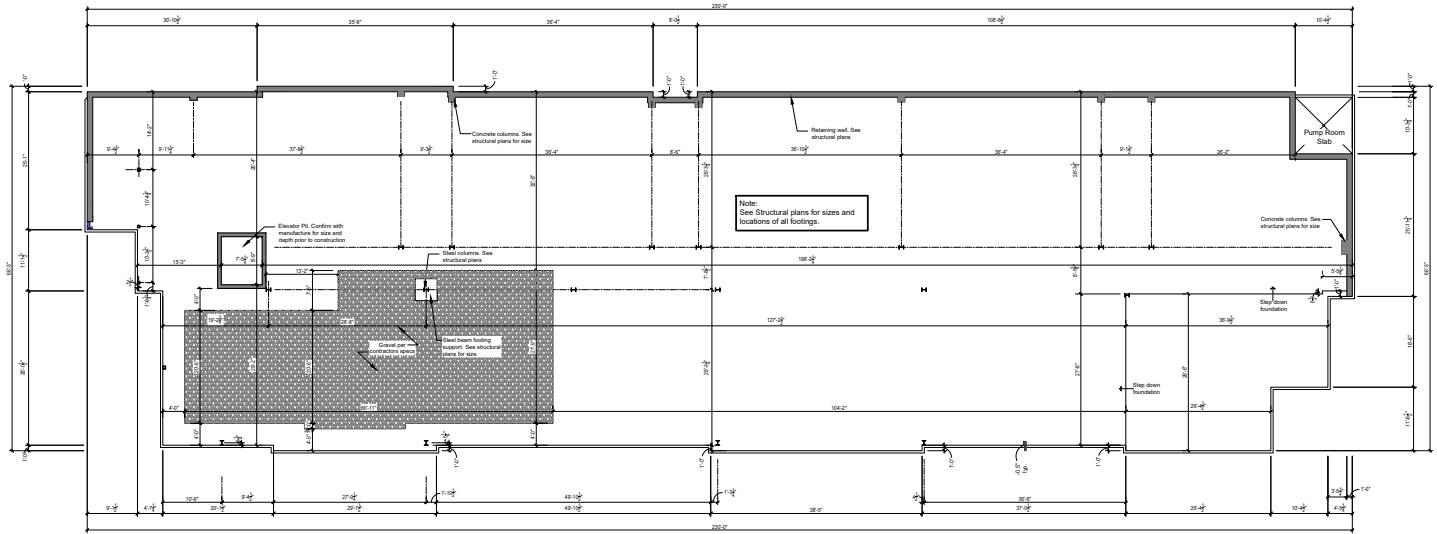
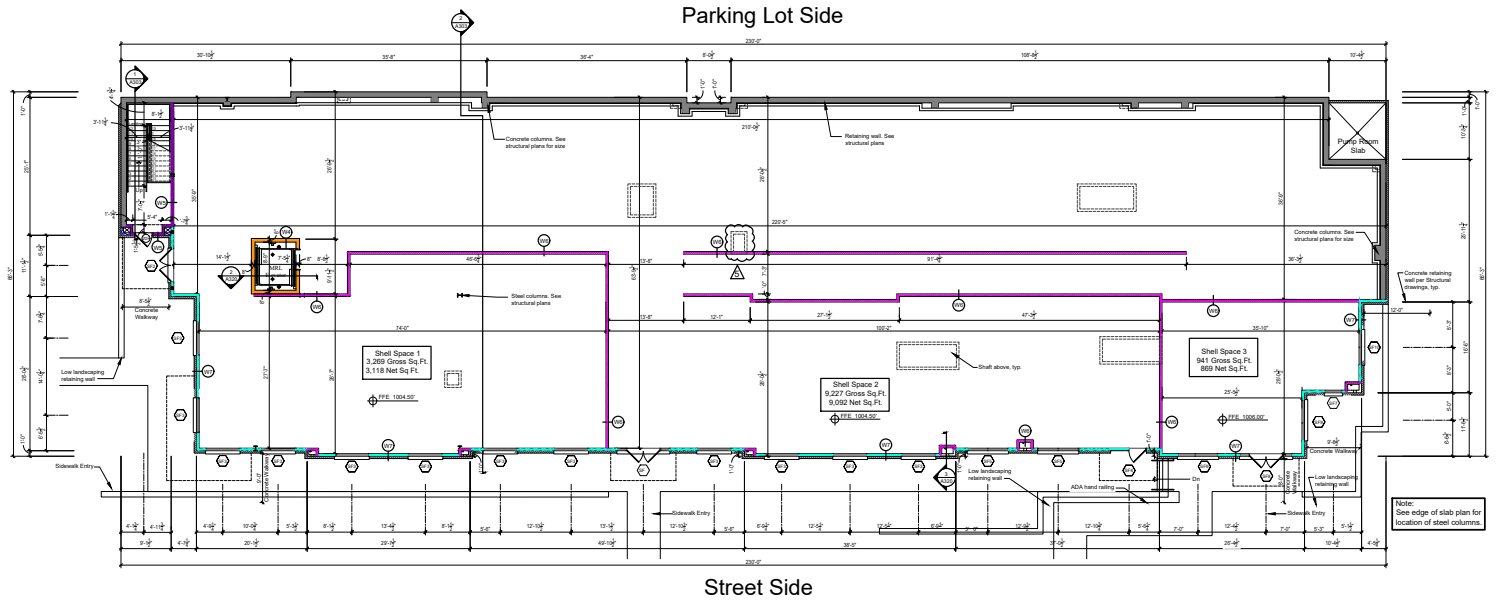
Unit Legend:

	Type A Unit
	Type B Hearing and Visually Impaired Unit

Wall Legend:

	W1 - UL U305 - 1 hour; See A-600
	W2 - UL U356 - 1 hour; See A-601
	W3 - WIP 3070 - 1 hour; See A-601
	W4 - UL U965 - 2 hour; See A-601
	W5 - UL U373 - 2 hour; See A-601
	W6 - UL U301 - 2 hour; See A-602
	W7 - UL W408 - 2 hour; See A-602
	2x4 Stud wall
	2x6 Stud Wall
	Brick veneer

Foundation Note:
Provide a membrane transition flashing at the base of wall sheathing and concrete foundation juncture to mitigate moisture intrusion under the all plate - Typ.



3-F-25-SU
Revised: 2/27/2025

2024 Shapira & Company Architects, P.C. Design, drawings, and specifications contained herein are prepared as an architectural work under section 102 of the Copyright act, 17 U.S.C. as amended on December 1, 1990. Design, drawings, and illustrations may not be copied, stored, or released in any manner without the written permission of Shapira & Company Architects, P.C.

Shapira architects
435 Madison Avenue Suite 200
New York, NY 10017
917.635.9001
www.shapiraandco.com

CONSULTANT NAME

DEVELOPER NAME
KCDC
Knoxville Community Development Corporation
1000 BENTLEY BLVD
KNOXVILLE, TN 37912

PROJECT NAME
Western Heights
Knoxville, TN

NO. DESCRIPTION / REVISIONS

1	DATE	07/15/2024
2	NO. CORRELATION DOCUMENTS / PERMIT SET	07/30/2024
3	NO. CORRELATION DOCUMENTS / PERMIT REVISIONS	11/22/2024
4	NO. PERMIT REVISIONS	11/22/2024
5		
6		
7		
8		
9		
10		



PROJECT NUMBER: 23005
DATE: 05/29/2024

SHEET TITLE:
Building Type 1
Floor Plans

SHEET NUMBER:
A-110



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Jim Hatfield

Owner's Rep

Applicant Name

Affiliation

1/27/25

March 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Jim Hatfield

Knoxville's Community Dev. Corporation (KCDC)

Name

Company

901 N Broadway

Knoxville

TN

37917

Address

City

State

ZIP

865-403-1169

Phone

Email

CURRENT PROPERTY INFO

KCDC

901 N Broadway

865-403-1169

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1253 W OAK HILL AVE, Knoxville, TN 37921

094BC00402

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____ Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
 Proposed Zoning _____

Pending Plat File Number

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.


 Applicant Signature

Jim Hatfield, Owner's Rep

1/27/25

Print Name / Affiliation

Date

865-403-1169

Phone Number


 Email


 Property Owner Signature

Jim Hatfield, CDO, KCDC

Please Print

Date Paid

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

~~March 1, 2025~~ **02/28/2025**

~~March 1, 2025~~

March 14, 2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

James Hatfield

Digitally signed by James Hatfield
Date: 2025.01.27 11:41:52 -05'00'

James Hatfield

1/27/25

Applicant Signature

Applicant Name

Date

3-F-25-SU

FILE NUMBER