

VICINITY MAP N.T.S.

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Use on Review Plans  
MPC File Number 4-J-17-UR

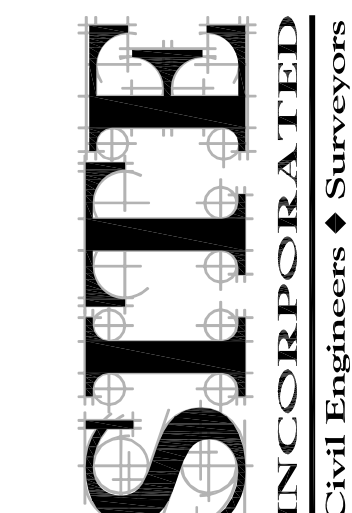
for

# Morning Pointe of West Knoxville

Westland Drive at Emory Church Road  
Knoxville, Tennessee 37922

Owner:  
Independent Healthcare Properties, LLC.  
6020 Arbury Way  
Ooltewah, Tennessee 37363  
(423) 238-5330

4-J-17-UR  
Revised: 3/30/2017



**SITTE**  
INCORPORATED  
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10215 Technology Drive, Suite 304 Knoxville, TN 37932  
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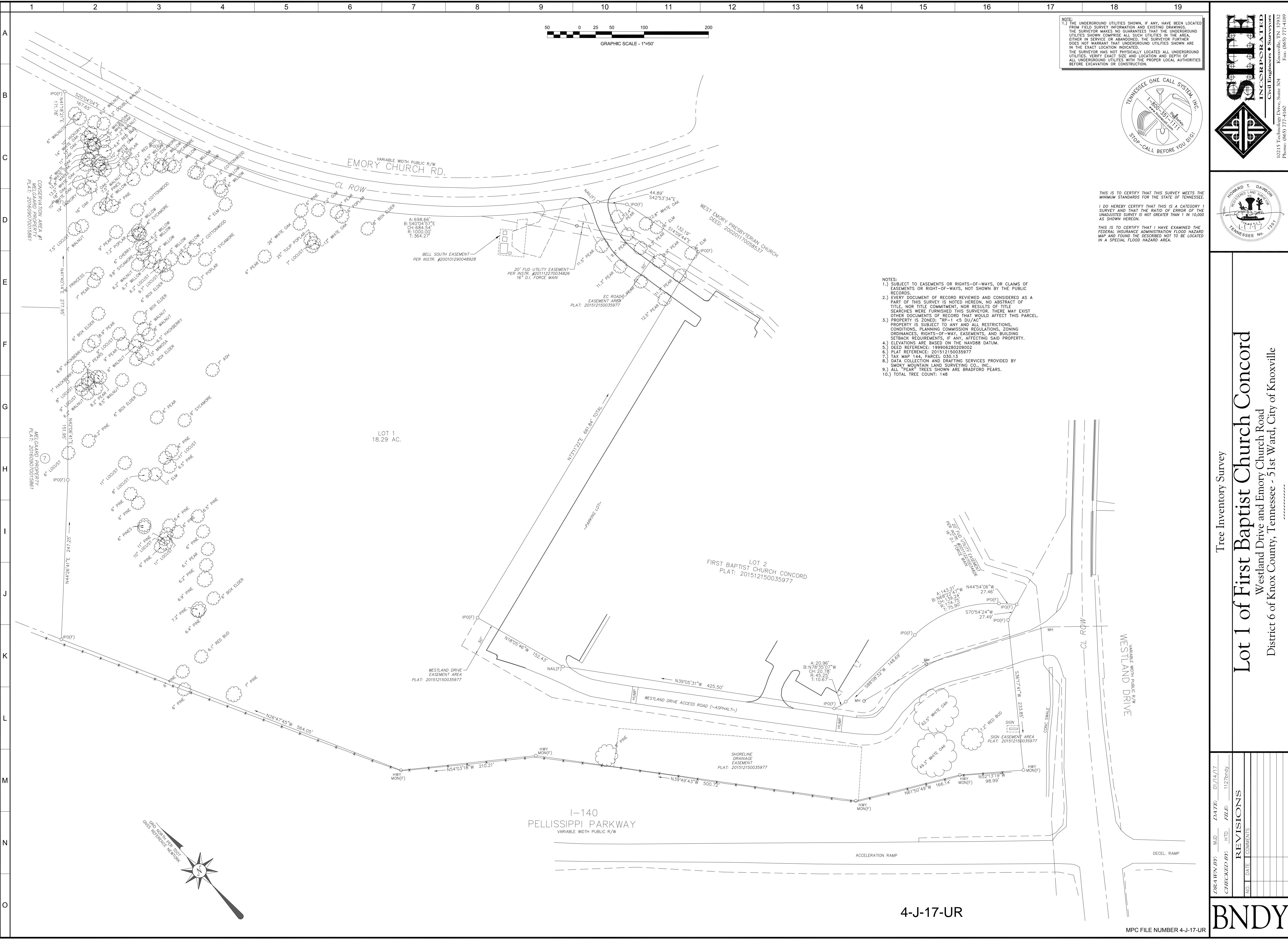


Use on Review - Cover Sheet

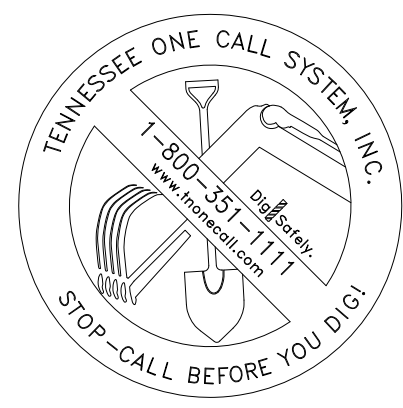
**Morning Pointe of West Knoxville**  
Westland Drive at Emory Church Road  
Knoxville, Tennessee 37922  
Parcel ID: 144 03013 City Block: 51012

DRAWN BY: ACH		DATE: 02/27/17	
CHECKED BY: DOR		FILE: 1938 Cover	
REVISIONS			
NO.	DATE	COMMENTS	
1	03/30/17	Revised per MPC Comments	

C0.0

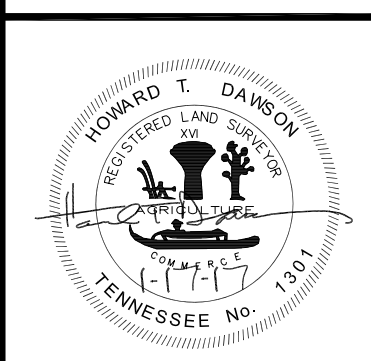
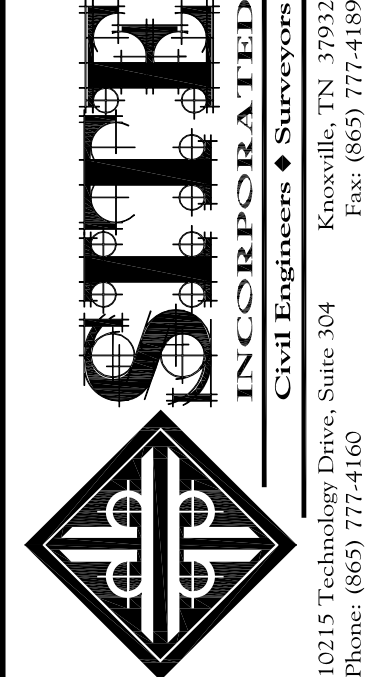


NOTE:  
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.  
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.  
I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.  
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

- NOTES:
- 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
  - 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
  - 3.) PROPERTY IS ZONED: "RP-1 <5 DU/AC".  
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
  - 4.) ELEVATIONS ARE BASED ON THE NAVD83 DATUM.
  - 5.) DEED REFERENCE: 199906280209002
  - 6.) PLAT REFERENCE: 201512150035977
  - 7.) TAX MAP 144, PARCEL 030.13
  - 8.) DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC..
  - 9.) ALL "PEAR" TREES SHOWN ARE BRADFORD PEARS.
  - 10.) TOTAL TREE COUNT: 148



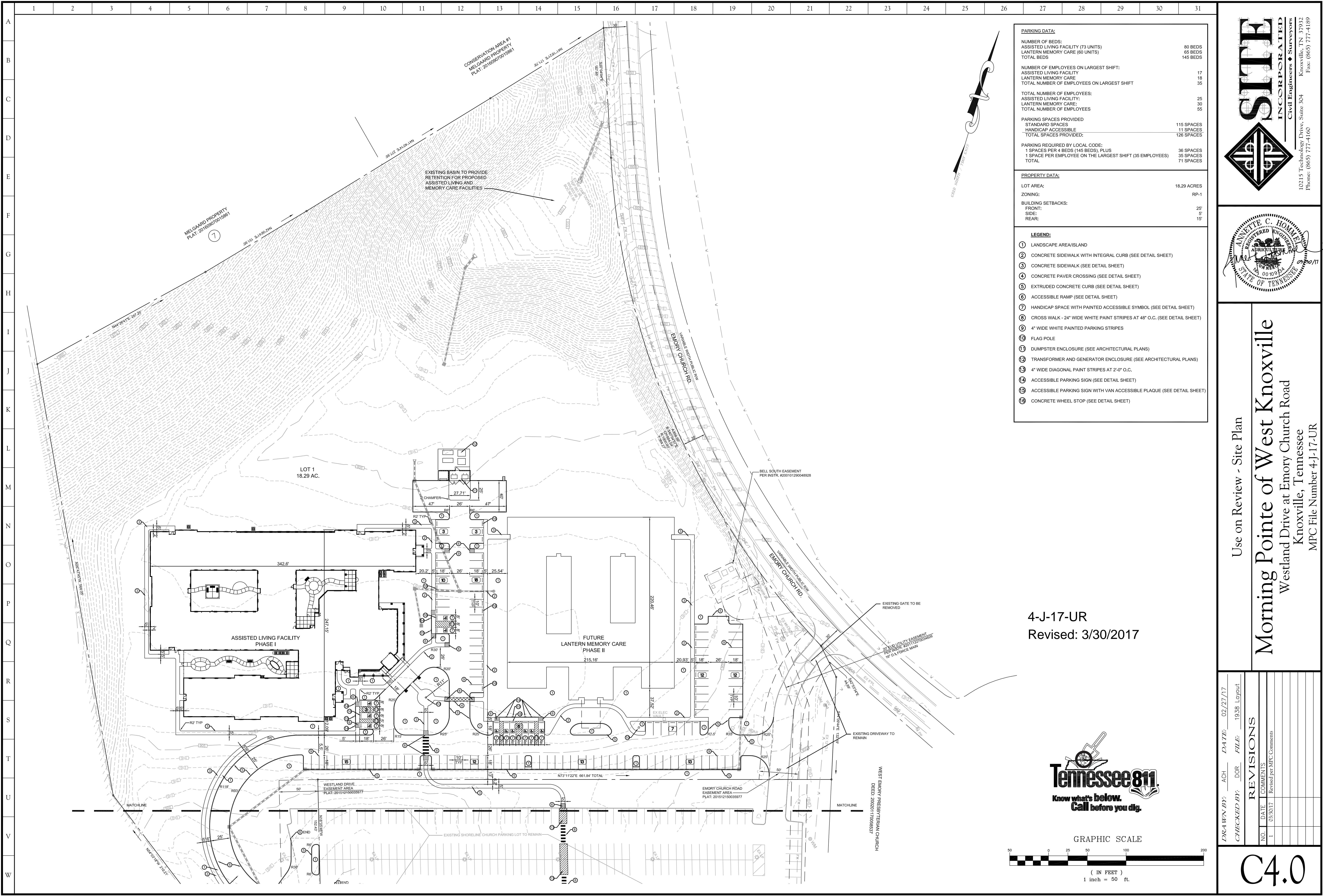
Tree Inventory Survey

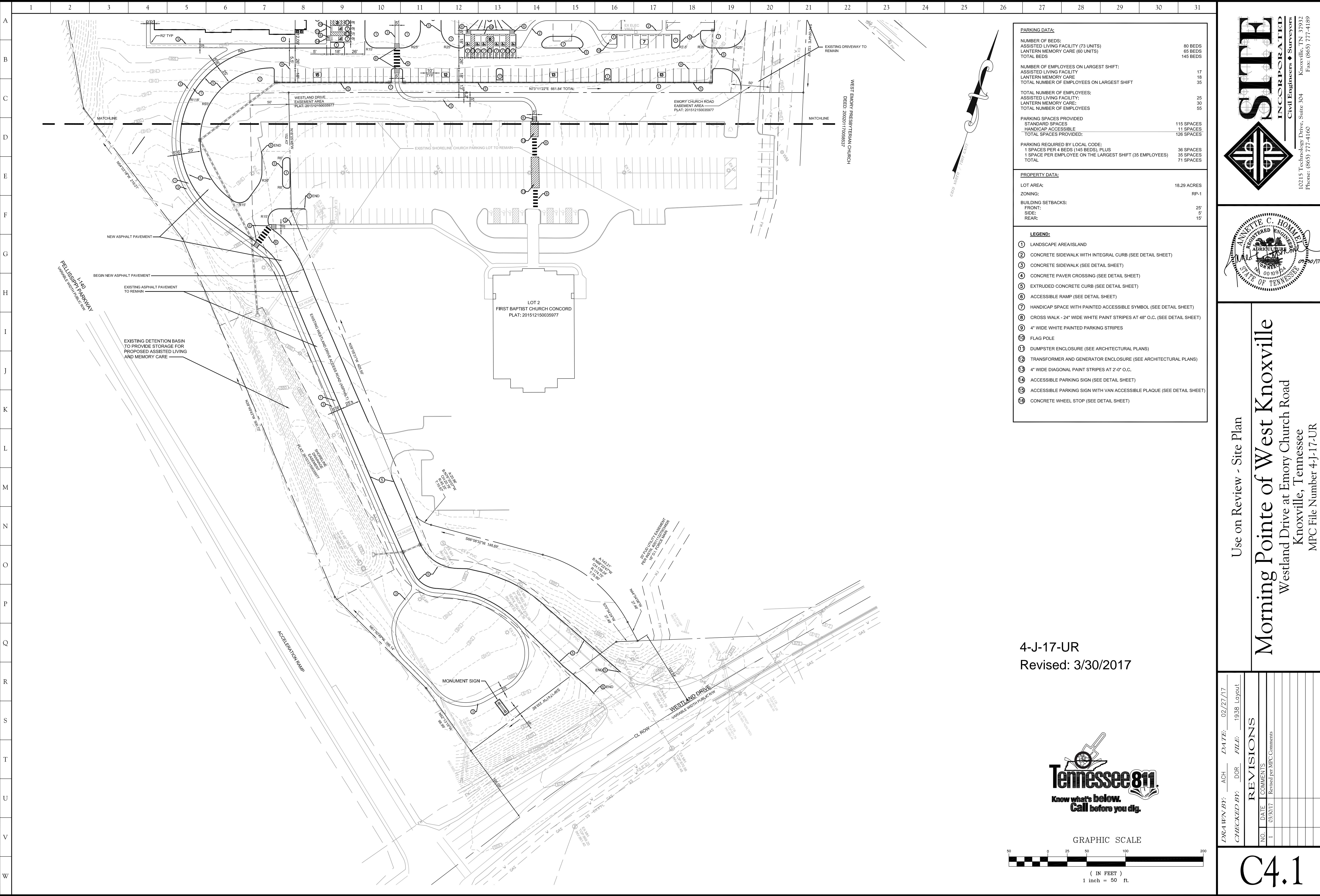
# Lot 1 of First Baptist Church Concord

Westland Drive and Emory Church Road  
District 6 of Knox County, Tennessee - 51st Ward, City of Knoxville

DATE: 07/14/17	DATE: 07/14/17
CHECKED BY: MJD	FILE: 1127bndy
NO.	DATE
COMMENTS	

BNDY



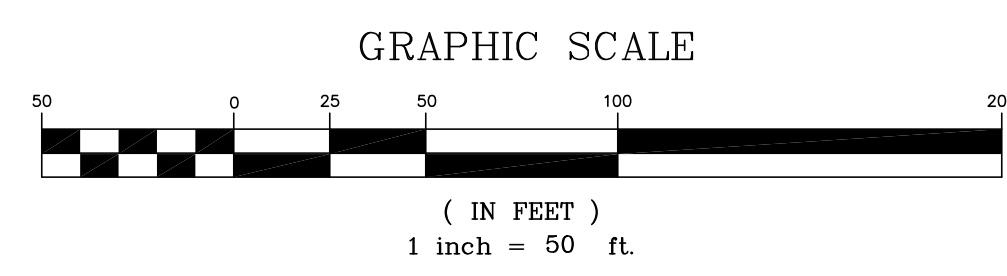


PARKING DATA:	
NUMBER OF BEDS:	
ASSISTED LIVING FACILITY (73 UNITS)	80 BEDS
LANERN MEMORY CARE (60 UNITS)	65 BEDS
TOTAL BEDS	145 BEDS
NUMBER OF EMPLOYEES ON LARGEST SHIFT:	
ASSISTED LIVING FACILITY	17
LANERN MEMORY CARE	18
TOTAL NUMBER OF EMPLOYEES ON LARGEST SHIFT	35
TOTAL NUMBER OF EMPLOYEES:	
ASSISTED LIVING FACILITY	25
LANERN MEMORY CARE	30
TOTAL NUMBER OF EMPLOYEES	55
PARKING SPACES PROVIDED	
STANDARD SPACES	115 SPACES
HANDICAP ACCESSIBLE	11 SPACES
TOTAL SPACES PROVIDED:	126 SPACES
PARKING REQUIRED BY LOCAL CODE:	
1 SPACES PER 4 BEDS (145 BEDS), PLUS	36 SPACES
1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT (35 EMPLOYEES)	35 SPACES
TOTAL	71 SPACES

PROPERTY DATA:	
LOT AREA:	18.29 ACRES
ZONING:	RP-1
BUILDING SETBACKS:	
FRONT:	25'
SIDE:	5'
REAR:	15'

- LEGEND:
- ① LANDSCAPE AREA/ISLAND
  - ② CONCRETE SIDEWALK WITH INTEGRAL CURB (SEE DETAIL SHEET)
  - ③ CONCRETE SIDEWALK (SEE DETAIL SHEET)
  - ④ CONCRETE PAVER CROSSING (SEE DETAIL SHEET)
  - ⑤ EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
  - ⑥ ACCESSIBLE RAMP (SEE DETAIL SHEET)
  - ⑦ HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
  - ⑧ CROSS WALK - 24" WIDE WHITE PAINT STRIPES AT 48" O.C. (SEE DETAIL SHEET)
  - ⑨ 4" WIDE WHITE PAINTED PARKING STRIPES
  - ⑩ FLAG POLE
  - ⑪ DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
  - ⑫ TRANSFORMER AND GENERATOR ENCLOSURE (SEE ARCHITECTURAL PLANS)
  - ⑬ 4" WIDE DIAGONAL PAINT STRIPES AT 2'-0" O.C.
  - ⑭ ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
  - ⑮ ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE (SEE DETAIL SHEET)
  - ⑯ CONCRETE WHEEL STOP (SEE DETAIL SHEET)

4-J-17-UR  
Revised: 3/30/2017



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Use on Review - Site Plan

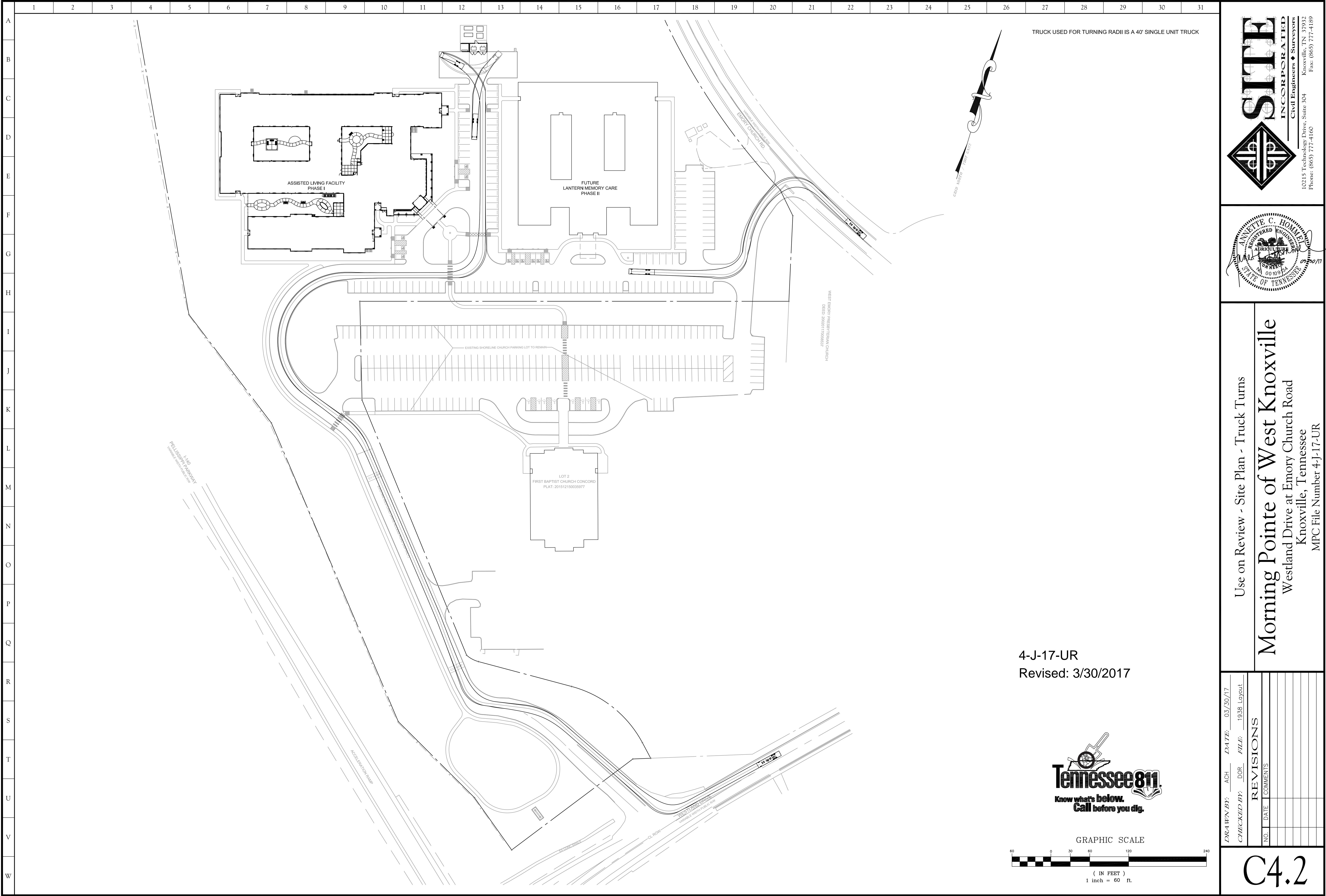
# Morning Pointe of West Knoxville

Westland Drive at Emory Church Road  
Knoxville, Tennessee  
MPC File Number 4-J-17-UR

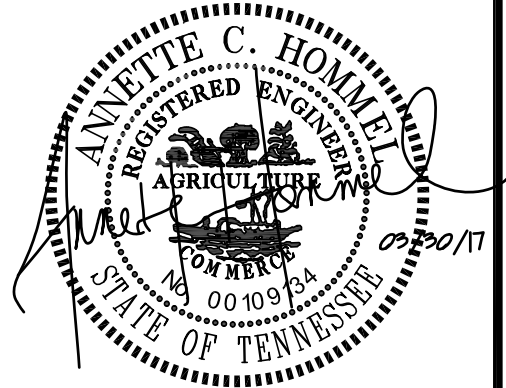
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CHECKED BY: DOR FILE: 1938 Layout

REVISIONS	
NO.	DATE
1	03/30/17
COMMENTS	
Revised per MPC Comments	

# C4.1



STEE INCORPORATED  
Civil Engineers ♦ Surveyors  
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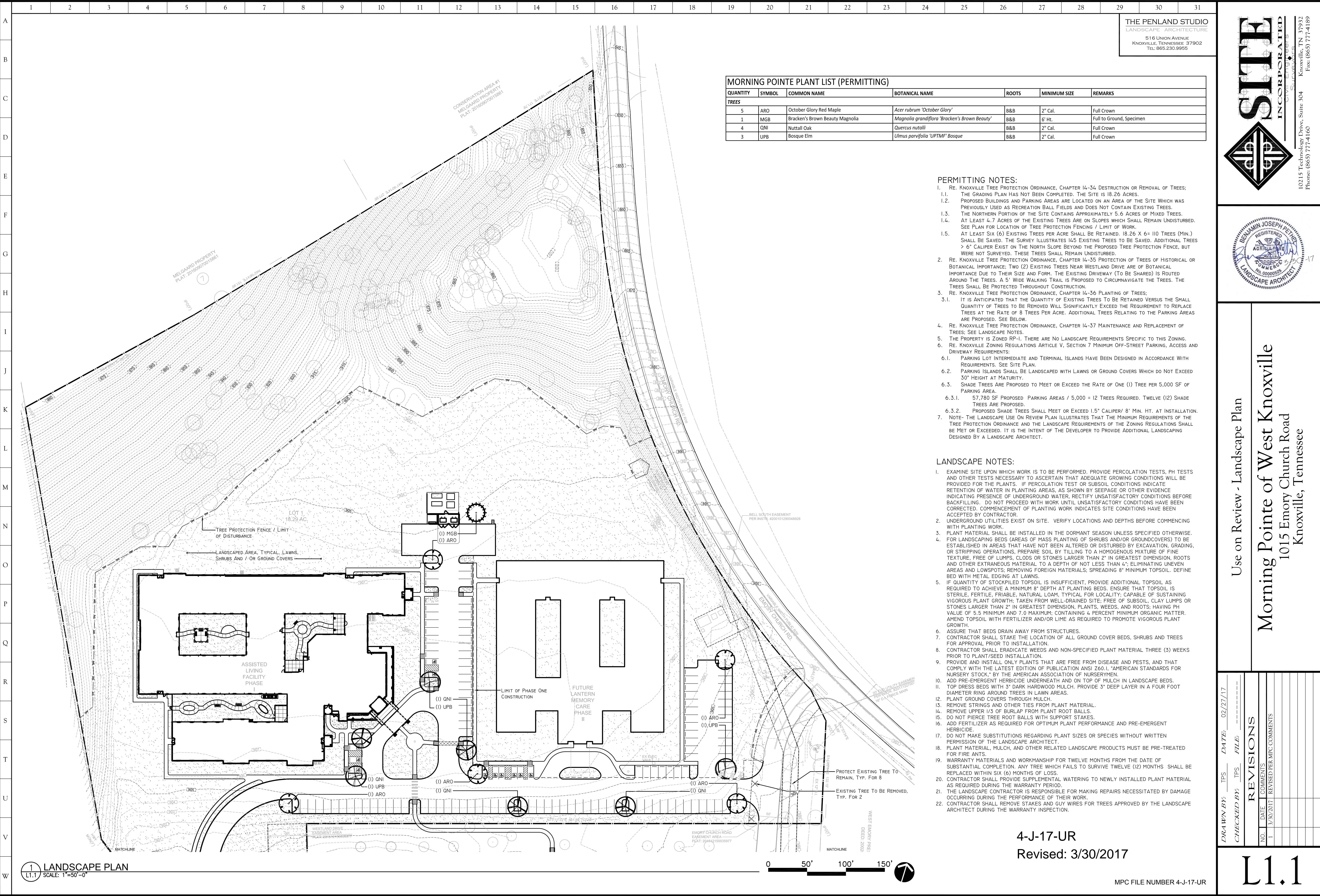


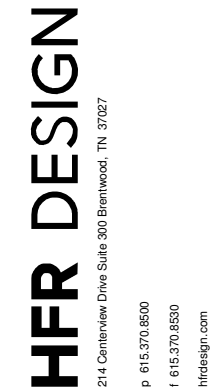
Use on Review - Site Plan - Truck Turns

Morning Pointe of West Knoxville  
Westland Drive at Emory Church Road  
Knoxville, Tennessee  
MPC File Number 4-J-17-UR

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REVISIONS			
NO.	DATE	COMMENTS	

C4.2

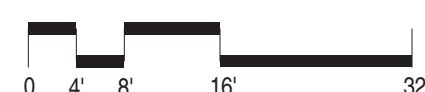
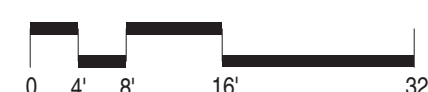
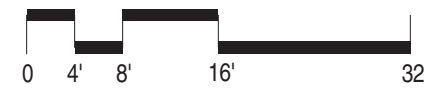
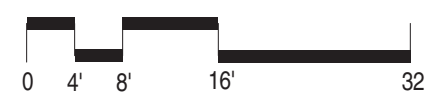
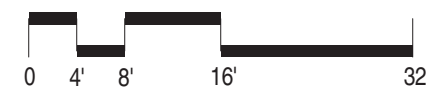


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**MORNING POINTE OF WEST  
KNOXVILLE**  
INDEPENDENT HEALTHCARE PROPERTIES  
WESTLAND DRIVE KNOXVILLE, TN

HFR PROJECT NO.: 2016176  
DATE: -  
PM REVIEWER:  
QC REVIEWER:

## SIGNAGE



\*Excludes roof forms, windows, awnings, and similar features.

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FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Use on Review - Building Elevation - Lantern Memory Care

Morning Pointe of West Knoxville

1015 Emory Church Road

Knoxville, Tennessee 37922

DRAWN BY: DATE: 02/27/17

CHECKED BY: FILE: 1938 Cover

REVISIONS

NO.	DATE	COMMENTS

A 4.01

MPC FILE NUMBER 4-J-17-UR

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NOTES: 



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12.01