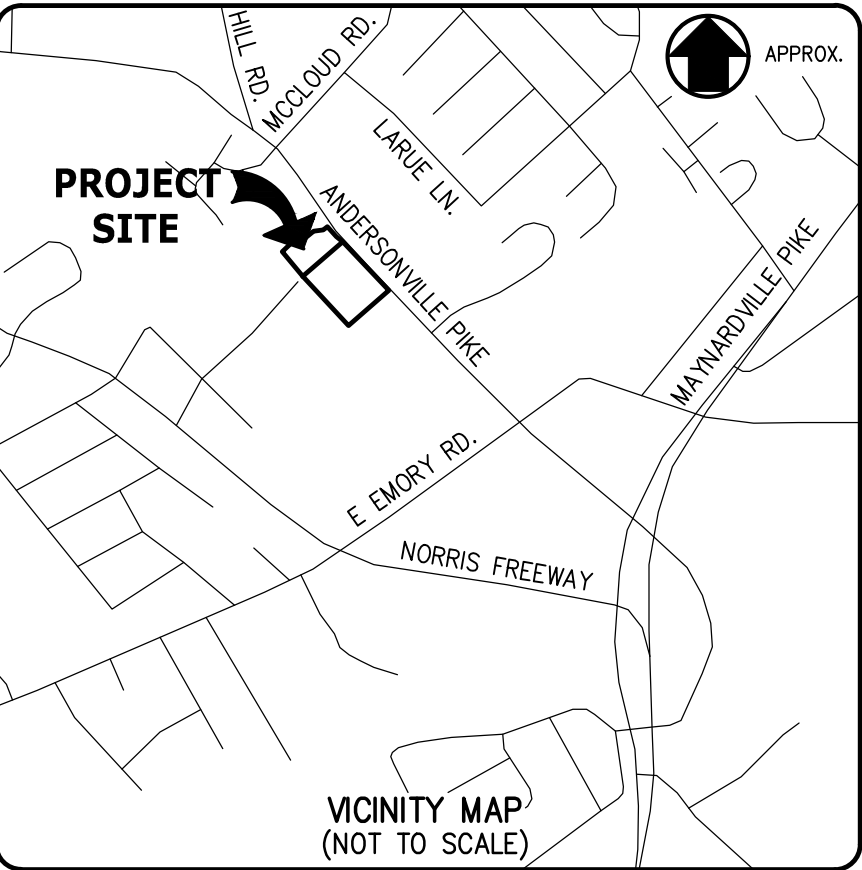


HALLS SENIOR LIVING
USE ON REVIEW SUBMITTAL
7447 ANDERSONVILLE PIKE
KNOX COUNTY, TENNESSEE



DRAWING INDEX

- C0.00

C0.01

C1.01

C1.02

C2.01

C3.01
- COVER SHEET

EXISTING CONDITIONS

SITE LAYOUT PLAN

TURNING STUDY

SITE GRADING AND DRAINAGE PLAN

DRIVEWAY PROFILES
- L1

L3
- MASTER SIGN PLAN

LANDSCAPE
- SK1

SK2

SK3

SK4

SK5

SK6

SK7
- OVERALL FIRST FLOOR PLAN

OVERALL SECOND FLOOR PLAN

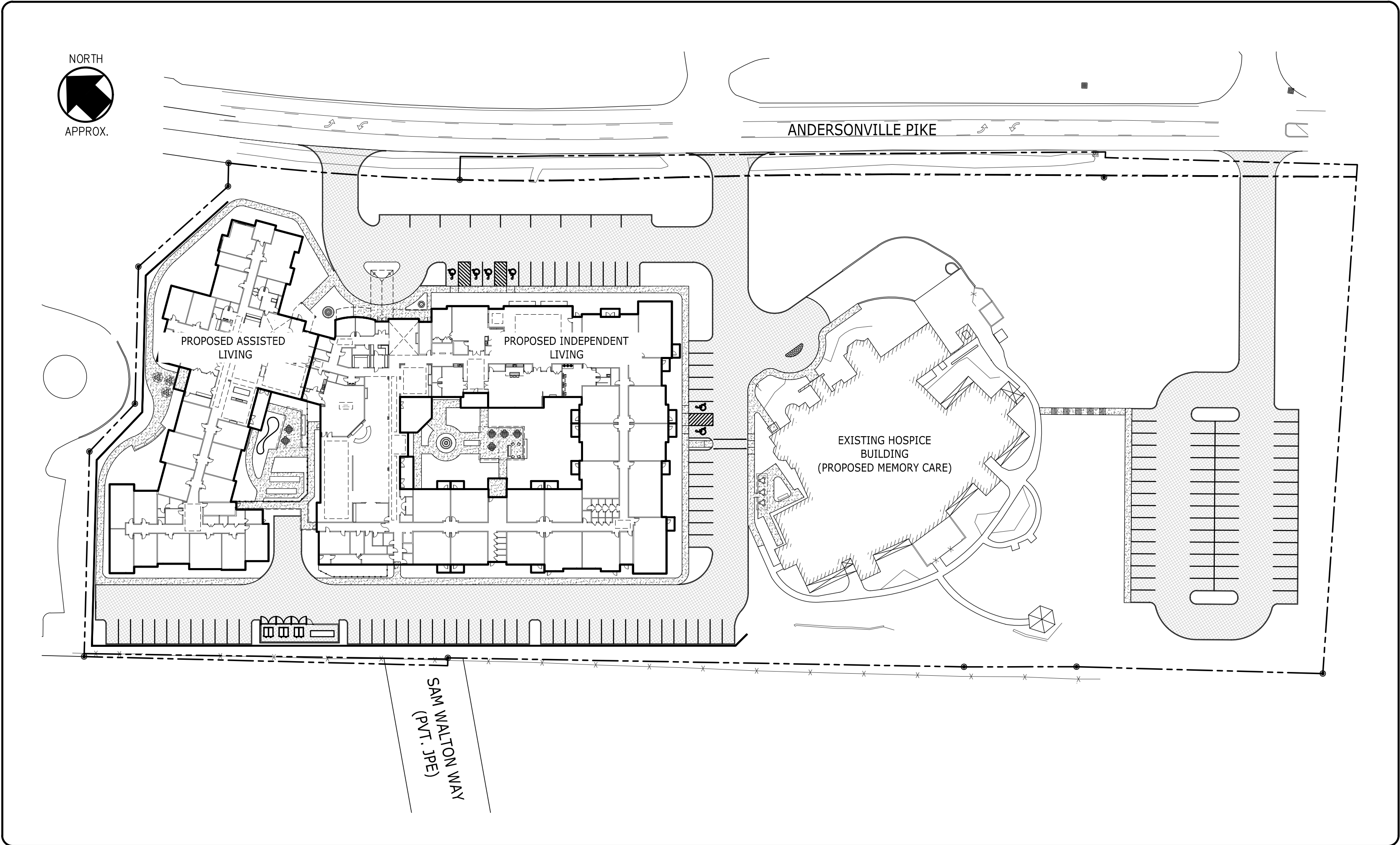
OVERALL THIRD FLOOR PLAN

OVERALL FOURTH FLOOR PLAN

AL UNIT PLANS

IL UNIT PLANS

BUILDING ELEVATIONS



PROPERTY DATA	
PROPERTY OWNER	PARCEL 100 KATHIE D. EDWARDS 7427 ANDERSONVILLE PIKE KNOXVILLE, TN 37938 PARCEL 205.00 KNOXVILLE HOME CARE SERVICES, LLC 5885 MEADOWS ROAD, SUITE 500 OSWEGO, OR 97035 PARCEL 205.04 ELMCROFT OF LOUISVILLE, LLC 6720 ELMCROFT CIRCLE LOUISVILLE, KY 40241
DEVELOPER	FLOURNOY DEVELOPMENT COMPANY 900 BROOKSTONE CENTRE PARKWAY COLUMBUS, GEORGIA 31904
KNOXVILLE CLT. MAP NO.	28 AND 38
PARCEL ID NUMBER	038100, 028205, AND 02820504
JURISDICTION	KNOX COUNTY
ZONING	OB "OFFICE, MEDICAL, AND RELATED SERVICES"
AREA	7.57 AC. (AFTER ROW DEDICATION) / 6.1 AC. DISTURBED

8-E-18-UR
Revised: 7/24/2018

REVISED PER MPC COMMENTS		7/24/2018
REVISIONS		DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike Knoxville, TN 37919		
CLIENT: FLOURNOY DEVELOPMENT COMPANY 900 BROOKSTONE CENTRE PARKWAY COLUMBUS, GA 31904		
PROJECT: HALLS SENIOR LIVING 7447 ANDERSONVILLE PIKE KNOXVILLE, TENNESSEE		
EXISTING CONDITIONS		
USE ON REVIEW SUBMITTAL	CCI PROJECT NO.	00859-0004
	DRAWING DATE	JULY 24, 2018
	PM	JRH
	DRAWN	LED
		CHECKED
C0.01		

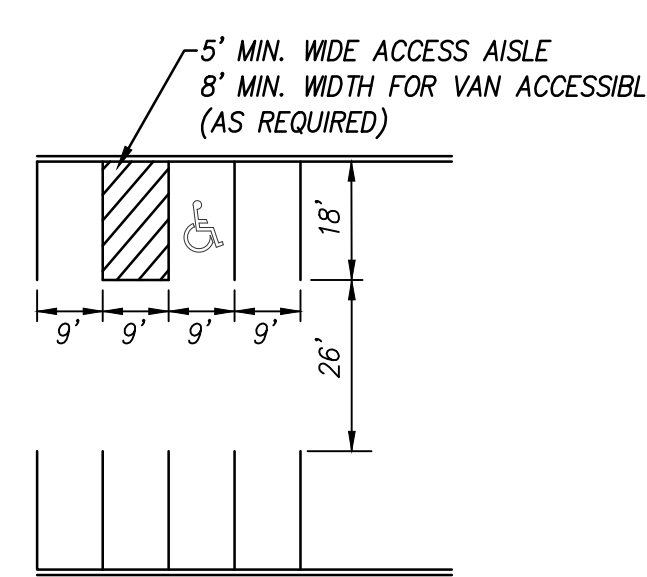
DEVELOPMENT INTENSITY CALCULATIONS:

TOTAL LOT AREA = 7.57 ACRES
(AFTER R.O.W. DEDICATION)
USEABLE OPEN SPACE AND RECREATION USE = 115,811.55 SF = 2.66 AC.
PERCENT OF USEABLE OPEN SPACE AND RECREATION USE = GROSS OPEN SPACE / GROSS LOT AREA = 2.66 AC / 7.57 AC. = 0.35%
BUILDING COVERAGE = 20,735.41 S.F. = 0.476 AC.
EXISTING HOSPICE = 40,384.11 S.F. = 0.927 AC.
PROPOSED INDEPENDENT LIVING = 20,807.66 S.F. = 0.478 AC.
PROPOSED ASSISTED LIVING = 61,927.18 S.F. = 1.381 AC.
TOTAL = 1.881 AC./7.57 AC. = 24.8%
PERCENT OF BUILDING COVERAGE = GROSS BUILDING COVERAGE / GROSS LOT AREA = 1.881 AC./7.57 AC. = 24.8%

PARKING CALCULATIONS:

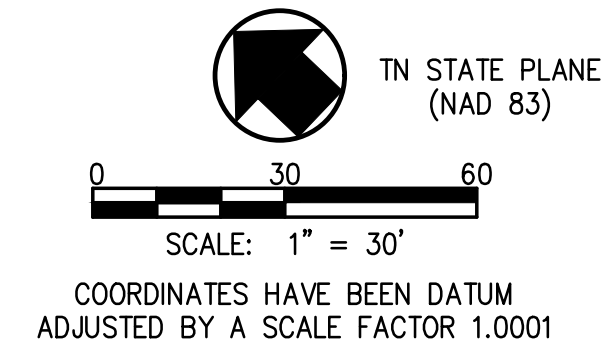
REQUIRED:
ASSISTED LIVING FACILITIES
1 SPACE/PER 4 BEDS
PLUS 1 SPACE PER EMPLOYEE
ASSISTED LIVING AND MEMORY CARE UNITS = 72 BEDS
INDEPENDENT LIVING 1 BEDROOM UNITS = 78 BEDS
INDEPENDENT LIVING 2 BEDROOM UNITS = 84 BEDS
TOTAL BEDS = 234 BEDS/4 = 59 PARKING SPACES
EMPLOYEES PER PEAK SHIFT (45) = 45 PARKING SPACES
TOTAL SPACES = 104 PARKING SPACES
PROVIDED:
TOTAL STANDARD SPACES PROVIDED = 135 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 6 SPACES
(100 TO 150 SPACES REQUIRE 5 AUTO + 1 VAN ACC. SPACES)
PARKING SPACE TOTAL = 141 SPACES

TYPICAL PARKING DETAIL



SPECIAL NOTE:

BUILDING HEIGHT FOR INDEPENDENT LIVING FACILITY EXCEEDS 45 FEET (4 STORY). SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING HEIGHT. BUILDING IS SET BACK FROM PROPERTY LINE A MINIMUM OF 60' TO PROVIDE ADDITIONAL SEPARATION FOR INCREASE IN OVERALL HEIGHT.

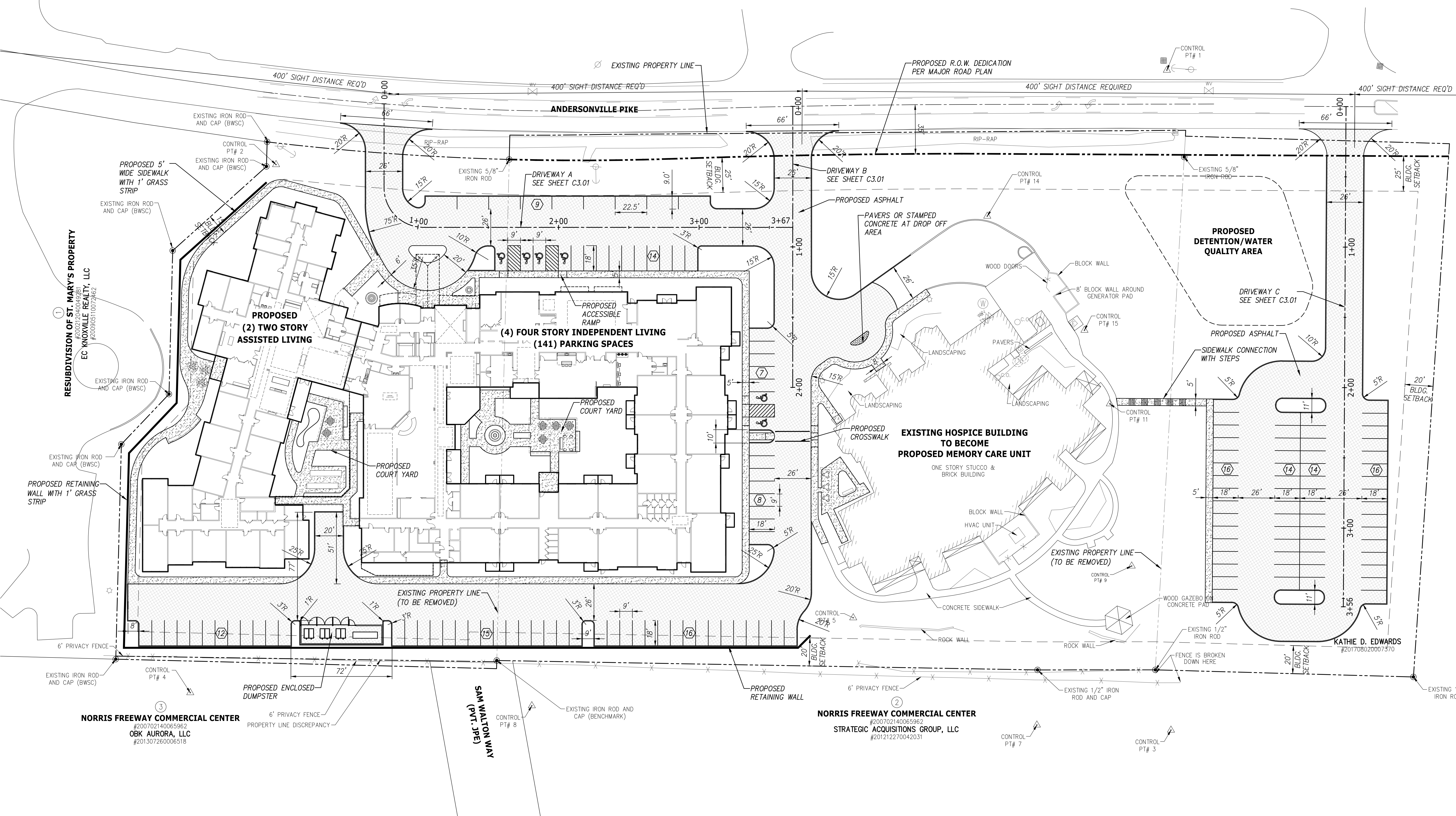


NOTES:

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED JUNE 13, 2018 AND SUPPLEMENTED WITH KGS INFORMATION.
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
- THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND KNOX COUNTY STANDARD SPECIFICATIONS.
- PROPERTY CONCERNED REFLECTS PARCELS 100, 205.00, AND 205.04 AS SHOWN ON KNOX COUNTY CLT TAX MAPS NO. 28 AND 38. ZONING FOR THE PROPERTY IS 08 "OFFICE, MEDICAL, AND RELATED SERVICES". TOTAL AREA IS 7.57 ACRES (AFTER R.O.W. DEDICATION). THE TOTAL DISTURBED AREA IS APPROXIMATELY 6.1± ACRES. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE.
FRONT YARD SETBACK = 25'
SIDE YARD SETBACK = 15'
(25' ADJACENT TO RESIDENTIAL)
REAR YARD SETBACK = 20'
FRONT PARKING SETBACK = 10'
- OWNER:
PARCEL 100
KATHIE D. EDWARDS
7427 ANDERSONVILLE PIKE
KNOXVILLE, TN 37938
PARCEL 205.00
KNOXVILLE HOME CARE SERVICES, LLC
5885 MEADOWS ROAD, STE 500
OSWEGO, OR 97035
PARCEL 205.04
ELMCROFT OF LOUISVILLE, LLC
6720 ELMCROFT CIRCLE
LOUISVILLE, KY 40241
- DEVELOPER:
FLOURNOY DEVELOPMENT COMPANY
900 BROOKSTONE CENTRE PARKWAY
COLUMBUS, GA 31904
- PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
- PROPOSED LANDSCAPE WILL COMPLY WITH THE KNOX COUNTY REGULATIONS.
- PROPOSED PARKING SHALL MEET KNOX COUNTY REGULATIONS.
- PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.

LEGEND

- PROPOSED ASPHALT
- CONCRETE SIDEWALK
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING
- ACCESSIBLE RAMP



8-E-18-UR
Revised: 7/24/2018

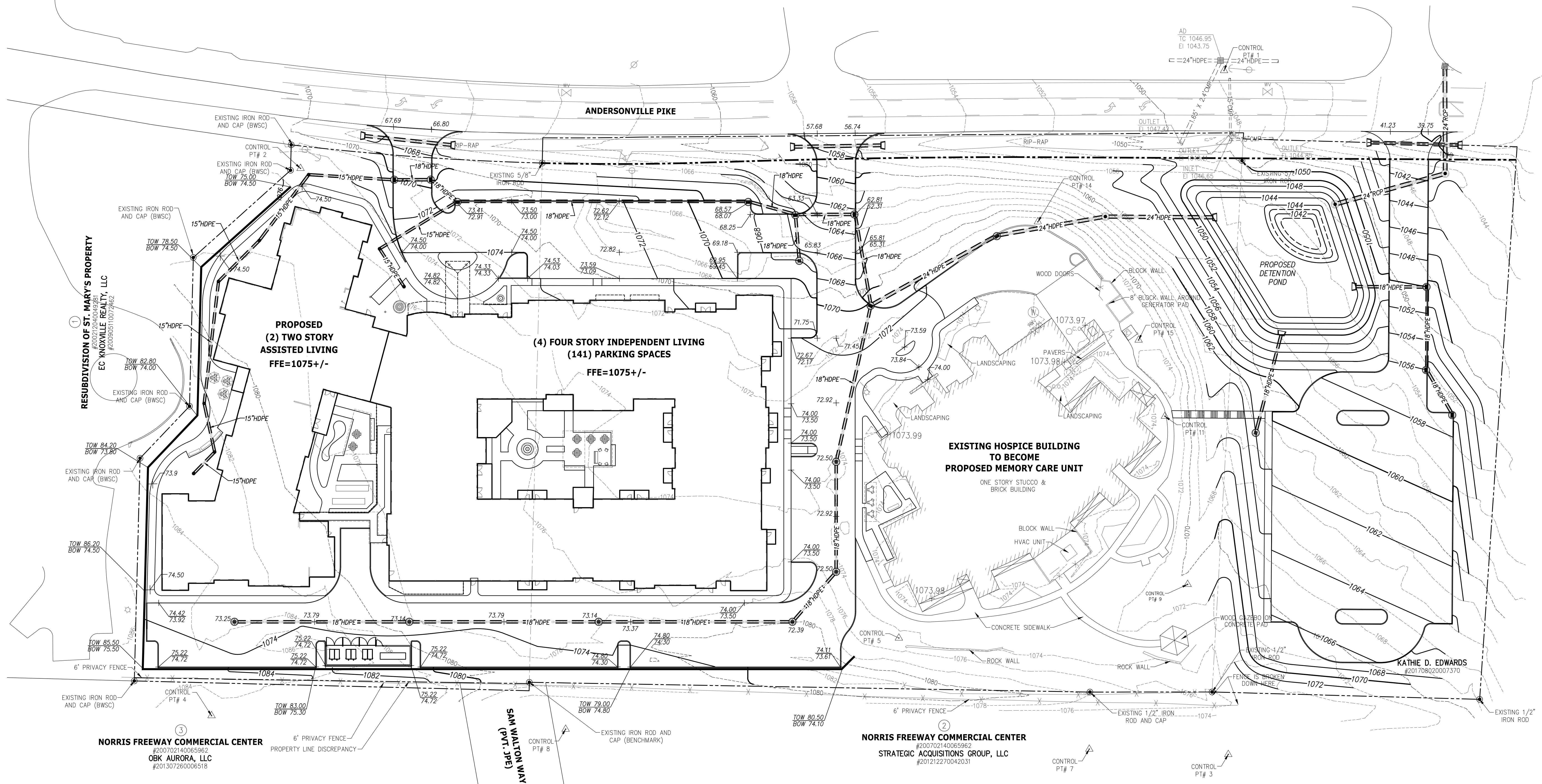


REVISED PER MPC COMMENTS	7/24/2018
REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT: FLOURNOY DEVELOPMENT COMPANY 900 BROOKSTONE CENTRE PARKWAY COLUMBUS, GA 31904	
PROJECT: HALLS SENIOR LIVING 7447 ANDERSONVILLE PIKE KNOXVILLE, TENNESSEE	
SITE LAYOUT PLAN	
USE ON REVIEW SUBMITTAL	CCI PROJECT NO. 00859-0004
	DRAWING DATE JULY 24, 2018
	PM JRH PIC -
	DRAWN LED CHECKED -
C1.01	

NOTES:
1. REFERENCE SHEET C1.01 FOR NOTES.

SPECIAL NOTE:
DETENTION AND WATER QUALITY DESIGN TO BE INCLUDED AS
PART OF FULL SITE PLAN SUBMITTAL. FUTURE PLANS TO
INCLUDE A MICROPOOL EXTENDED DETENTION POND WITH
SEDIMENT FOREBAYS AND CHANNEL PROTECTION VOLUME.

LEGEND	
---	BOUNDARY LINE
---850---	EXISTING CONTOUR
---48---	PROPOSED CONTOUR
---24"HDPE---	PROPOSED STORM SEWER
897.50 +	PROPOSED SPOT ELEVATION
910.50(TOW) 910.00(BOW)	TOP AND BOTTOM OF WALL ELEVATIONS

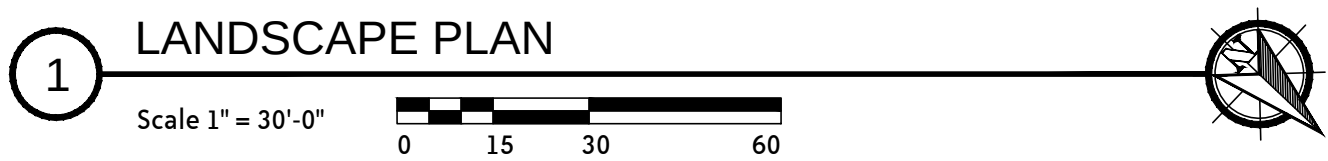
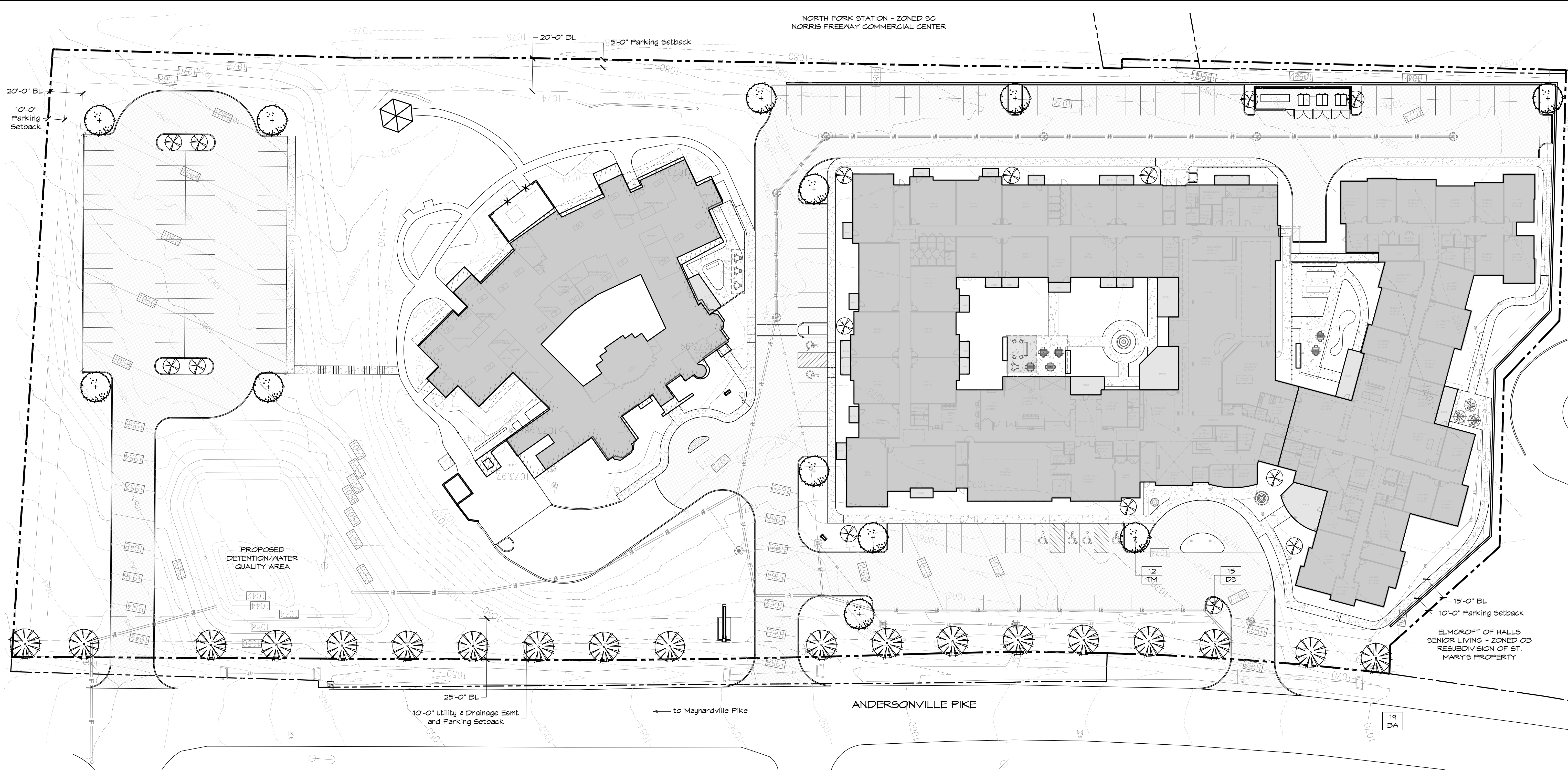


8-E-18-UR
Revised: 7/24/2018

REVISED PER MPC COMMENTS	7/24/2018
REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT:	FLOURNOY DEVELOPMENT COMPANY 900 BROOKSTONE CENTRE PARKWAY COLUMBUS, GA 31904
PROJECT:	HALLS SENIOR LIVING 7447 ANDERSONVILLE PIKE KNOXVILLE, TENNESSEE

SITE GRADING AND DRAINAGE PLAN	
USE ON REVIEW SUBMITTAL	CDI PROJECT NO. 00859-0004
	DRAWING DATE JULY 24, 2018
	PM JRH PIC -
	DRAWN LED CHECKED -
C2.01	

I:\00-Projects\2018\18004 Fournoy Knoxville TN\10 Landscape Architecture\00 Project Drawings\00 PI CAD Files\00 Current\L3 Landscape.dwg Mon, Jul 23, 2018, 5:40pm



THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT AND SHALL REMAIN THE PROPERTY OF PI ARCHITECTS AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF PI ARCHITECTS

ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE FLAGGED AND IDENTIFIED. LANDSCAPE CONTRACTOR RESPONSIBILITY.
NOTE: BEWARE: UNDERGROUND UTILITIES IN PLACE, INCLUDING ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, AND OTHERS. CONSULT PROJECT

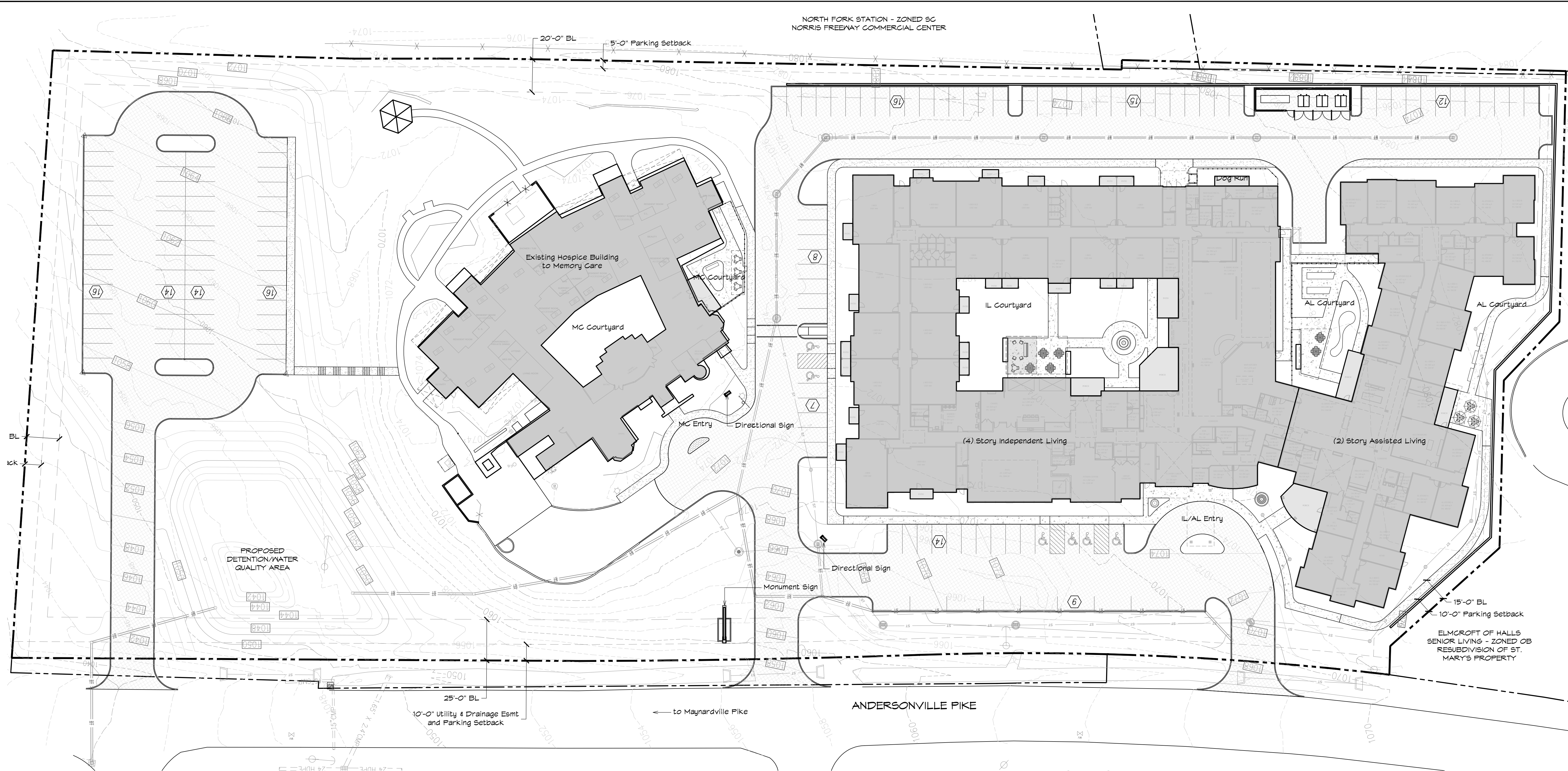
8-E-18-UR
Revised: 7/24/2018

GENERAL DATA	
BASIC INFORMATION	
Existing Zoning:	OB (Office, Medical and Related Services)
Site Area:	~5.994acres
Proposed Use:	Senior Living
JURISDICTION	
Knox County, Tennessee	
Assisted Living use is subject to "Use On Review" per County Code Appendix A Article V Section 41.03(B). "Use On Review" applications are made to the Knoxville-Knox County Metropolitan Planning Commission	
PROPOSED BUILDING	
(1)Story Memory Care Renovation	
(2)Story Assisted Living	
(4)Story Independent Living	

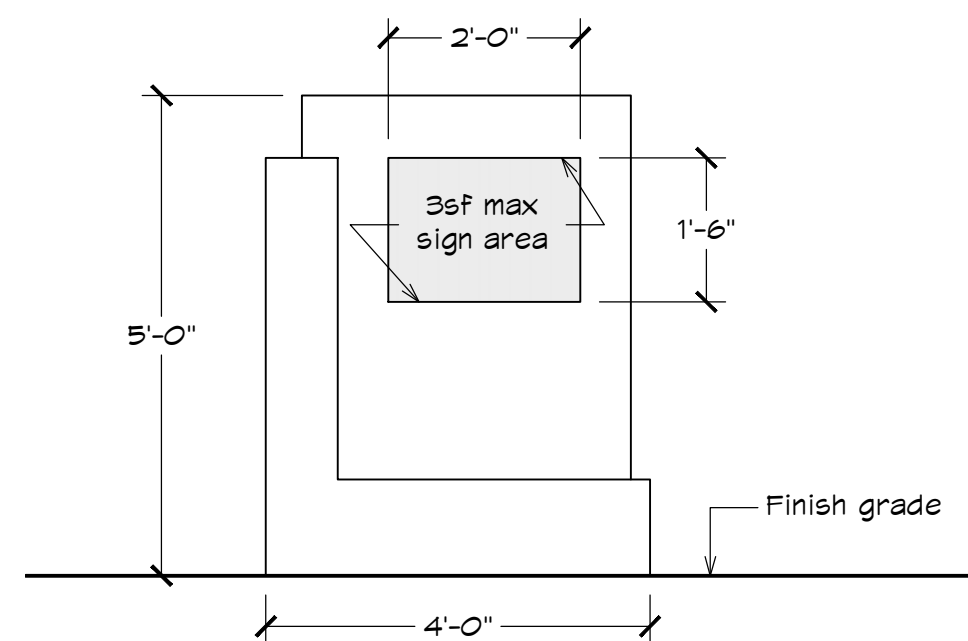
LANDSCAPE DATA	
GENERAL INFORMATION	
Open Space:	85,480sf (1.96ac) = 33%
Building Coverage:	81,927sf (1.88ac) = 25%
BUFFER / SCREENING	
MPC Type C Screening Provided at Andersonville Pike ROW (4.10.11(B))	
A row of evergreen conifers @ 40ft on center	
A 3ft berm (provided by grade difference between parking and ROW)	
Remaining landscape open space is combination of deciduous and evergreen trees, ornamental trees, evergreen, deciduous, and perennial shrubs, groundcover, limited seasonal color beds, and turf.	

PLANT LIST					
TREES					
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	REMARKS
BA	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	19	3" cal.	10-12' ht, full to ground, matching
TM	Trident Maple	Acer buergerianum	12	3" cal.	12' ht, 4' spread min, matching
DS	Downy Serviceberry	Amelanchier arborea	15	2" cal.	cont, 12' ht, 6' spread min, matching
NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES					
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums, all plant material shall meet or exceed remarks. Plant material size and grade to conform to "American Standards for Nursery Stock" American Association of Nurserymen, latest approved revision, ANSI Z-60-1					

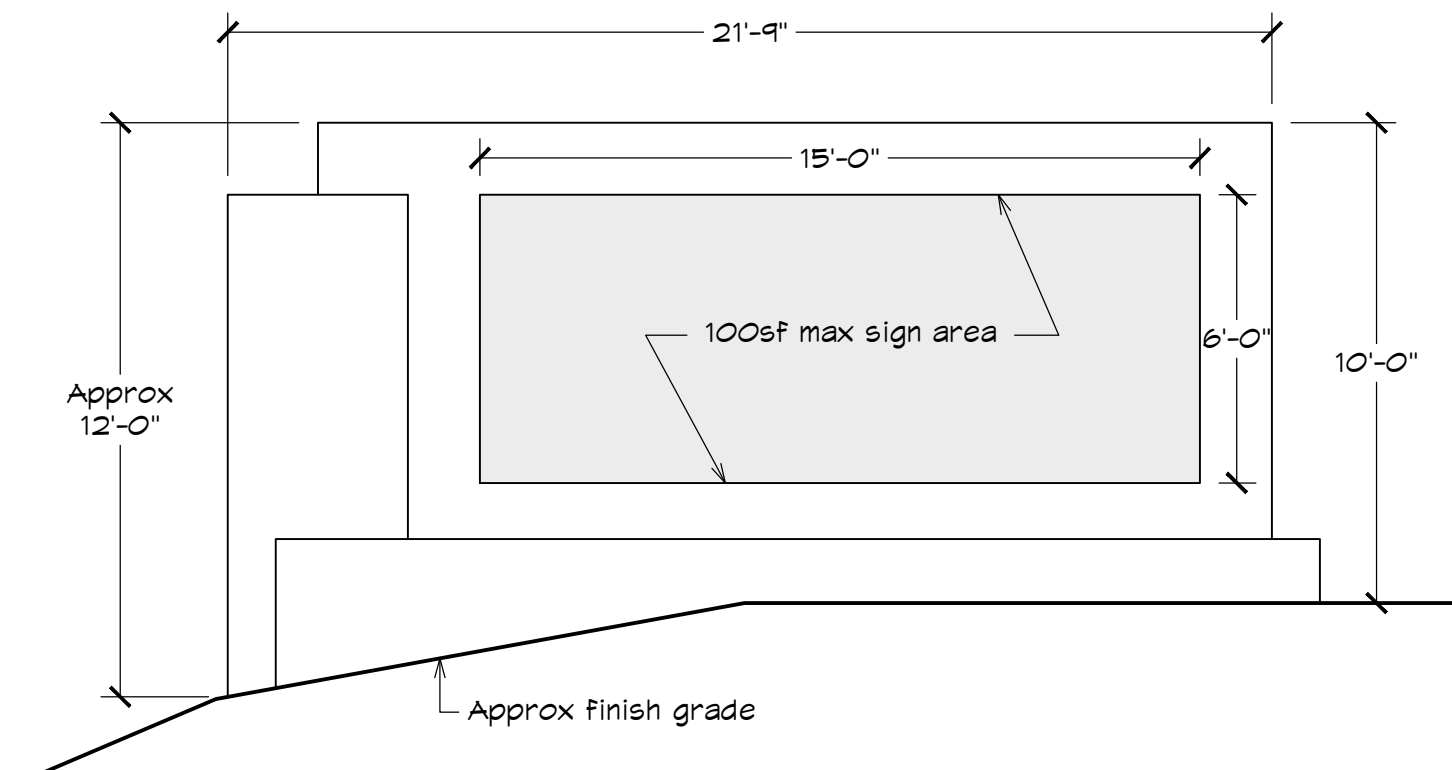
I:\00-Projects\2018\18004 Flourney Knoxville TN\10 Landscape Architecture\00 Project Drawings\00 PI CAD Files\00 Current\L1.Landscape.dwg Mon, Jul 23, 2018, 4:52pm



1 SIGN LAYOUT PLAN
Scale 1" = 30'-0"



2 DIRECTIONAL SIGN CONCEPT
Scale 1/2" = 1'-0"



3 MONUMENT SIGN CONCEPT
Scale 1/4" = 1'-0"

8-E-18-UR
Revised: 7/24/2018

GENERAL DATA
BASIC INFORMATION
Existing Zoning: OB (Office, Medical and Related Services)
Site Area: ~7.57ac
Proposed Use: Senior Living
JURISDICTION
Knox County, Tennessee
Assisted Living use is subject to "Use On Review" per County Code Appendix A Article V Section 41.03(B). "Use On Review" applications are made to the Knoxville-Knox County Metropolitan Planning Commission
PROPOSED BUILDING
(1)Story Memory Care Renovation
(2)Story Assisted Living
(4)Story Independent Living

SIGNS
SETBACKS
ROW: 10ft (3.90.08(C)1)
Edge of Pavement: 15ft (3.90.04(A))
Side/Rear Property Line: 10ft (3.90.08(C)1)
From Other Signs: 100ft (3.90.04(B))
DIMENSIONS
Height: 12ft, PROPOSED
Area: 1sf/lf of frontage, max 100sf (3.90.08(C)1)
Quantity: 1" (3.90.02(K))
* On site traffic directional signs three (3) square feet or less in size located on the property shall not be considered a ground sign under the terms of this resolution.

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF PI ARCHITECTS AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF PI ARCHITECTS

NOTE: BEWARE: UNDERGROUND UTILITIES IN PLACE, INCLUDING ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, AND OTHERS. CONSULT PROJECT ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE FLAGGED AND IDENTIFIED. LANDSCAPE CONTRACTOR RESPONSIBILITY.

BIM Server: SERVER2015 - B:\McCloud Basic for ARCHICAD 2018\04 Fournoy Knoxville TN | Ver. 20.008 | Tuesday, July 24, 2018 | 8:53 AM

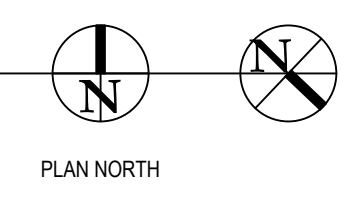


A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

AL UNIT COUNTS	
ROOM	COUNT
AL-1 BED A	13
AL-1 BED A DLX	4
AL-1 BED B	4
AL-1 BED C	2
AL-2 BED	2
AL-STUDIO A	14
AL-STUDIO B	1
AL-STUDIO DLX A	2
AL-STUDIO DLX B	2
AL-STUDIO DLX C	2
	46

IL UNIT COUNTS	
ROOM	COUNT
1 BED	40
1 BED DLX	31
2 BED	32
2 BED DLX	10
STUDIO	7
	120

8-E-18-UR
Revised: 7/24/2018



II

pi architects

6010 Balcones Dr, Suite 200
Austin, TX 78731
P: (512) 231-1910
www.piarch.com

architecture + master planning
interiors + landscape architecture

07/24/2018

FLOURNOY DEVELOPMENT
FLOURNOY AL & IL KNOXVILLE, TN

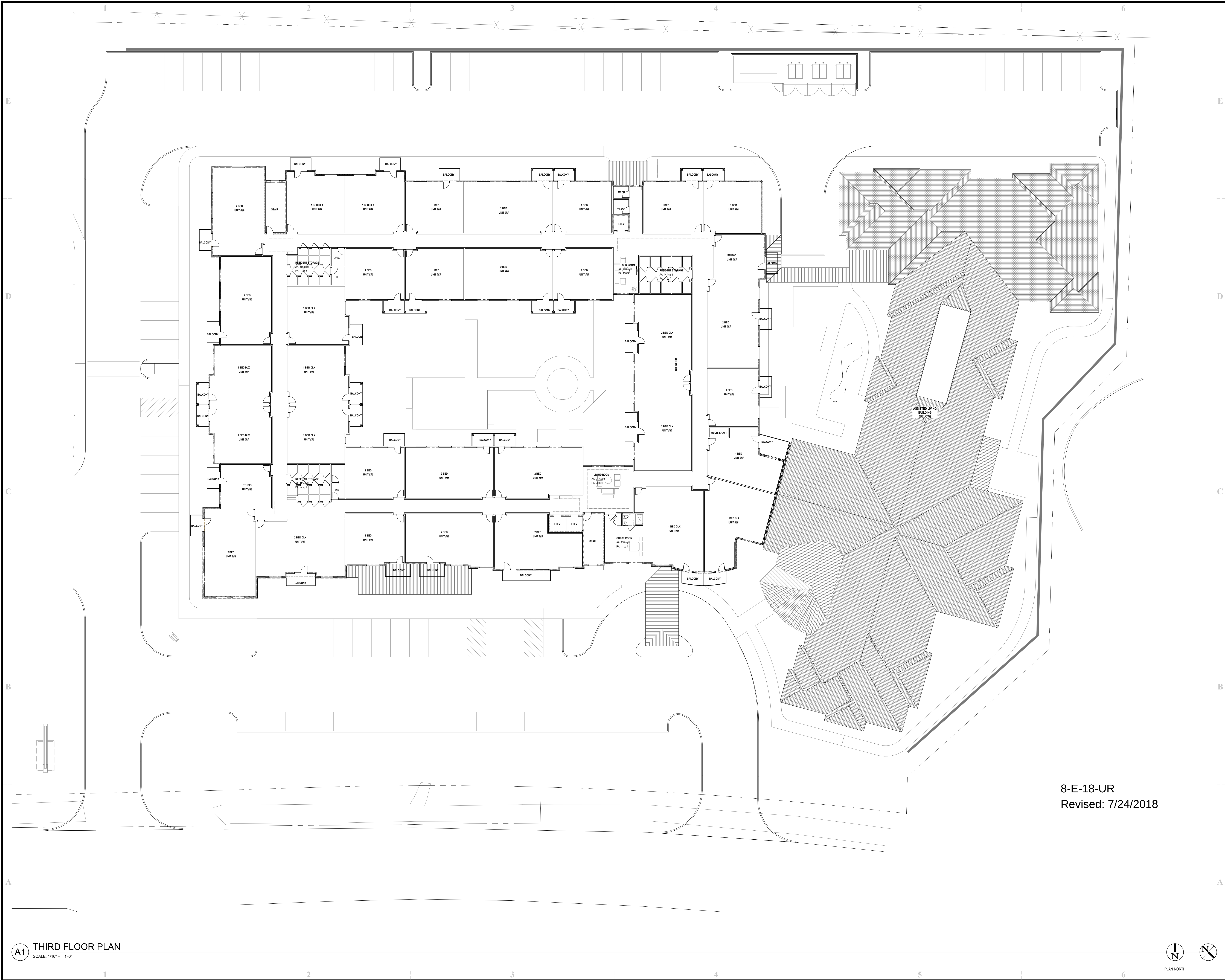
7447 ANDERSONVILLE PIKE
KNOX COUNTY, TN 37938

ISSUE
USE ON REVIEW

©2018 PI ARCHITECTS, INC.

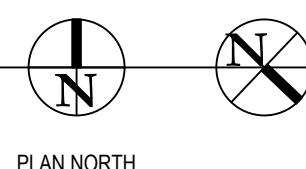
DATE:
07/24/2018
PROJECT NUMBER:
18004
SHEET TITLE:
OVERALL FIRST
FLOOR PLAN
SHEET:
SK1

BIM Server: SERVER2015 - BIMcloud Basic for ARCHICAD 2018004 Flournoy Knoxville TN | Ver. 20.008 | Tuesday, July 24, 2018 | 8:54 AM



8-E-18-UR
Revised: 7/24/2018

A1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



Π

pi architects

6010 Balcones Dr, Suite 200
Austin, TX 78731
P: (512) 231-1910
www.piarch.com

architecture + master planning
interiors + landscape architecture

07/24/2018

FLOURNOY DEVELOPMENT
FLOURNOY AL & IL KNOXVILLE, TN

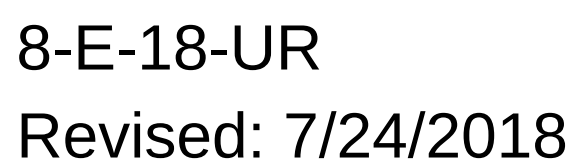
7447 ANDERSONVILLE PIKE
KNOX COUNTY, TN 37938

ISSUE
USE ON REVIEW

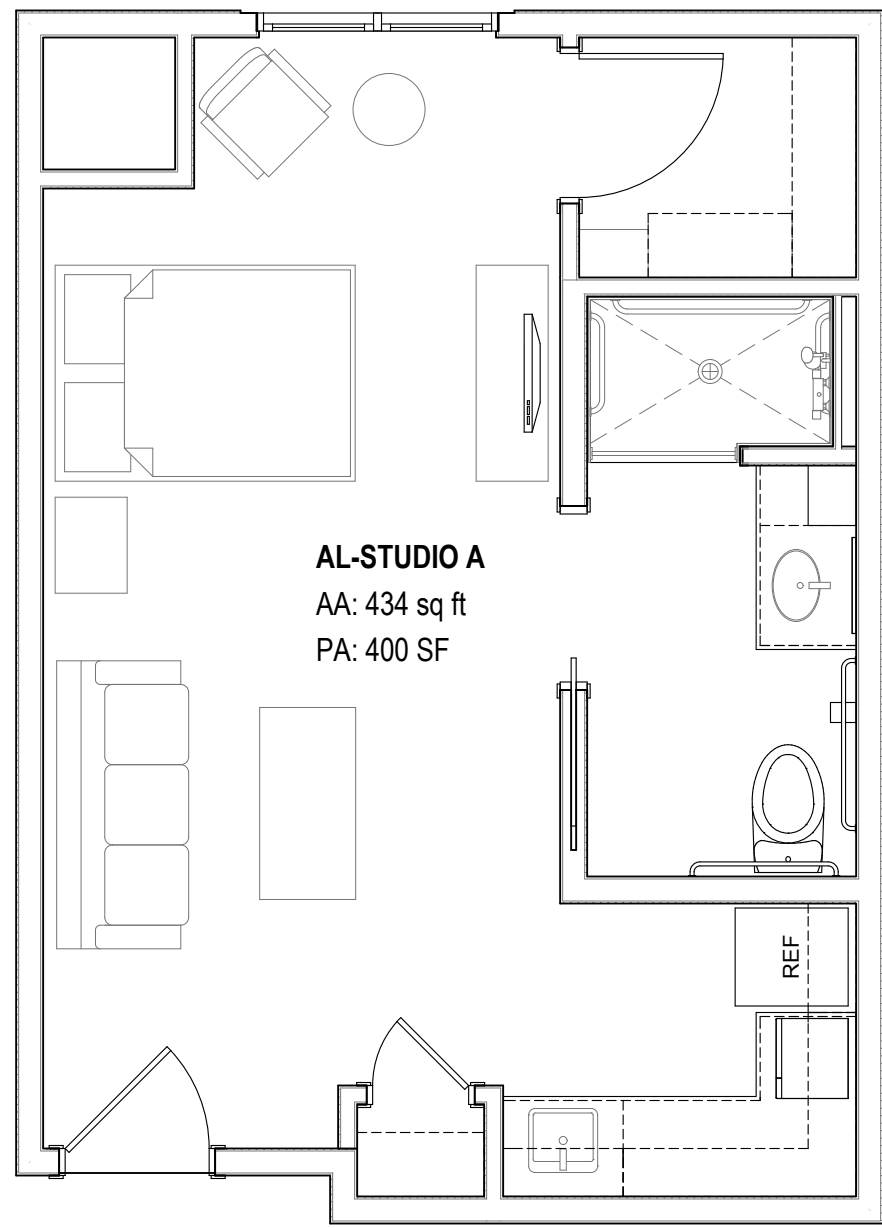
©2018 PI ARCHITECTS, INC.

DATE:
07/24/2018
PROJECT NUMBER:
18004
SHEET TITLE:
OVERALL THIRD
FLOOR PLAN

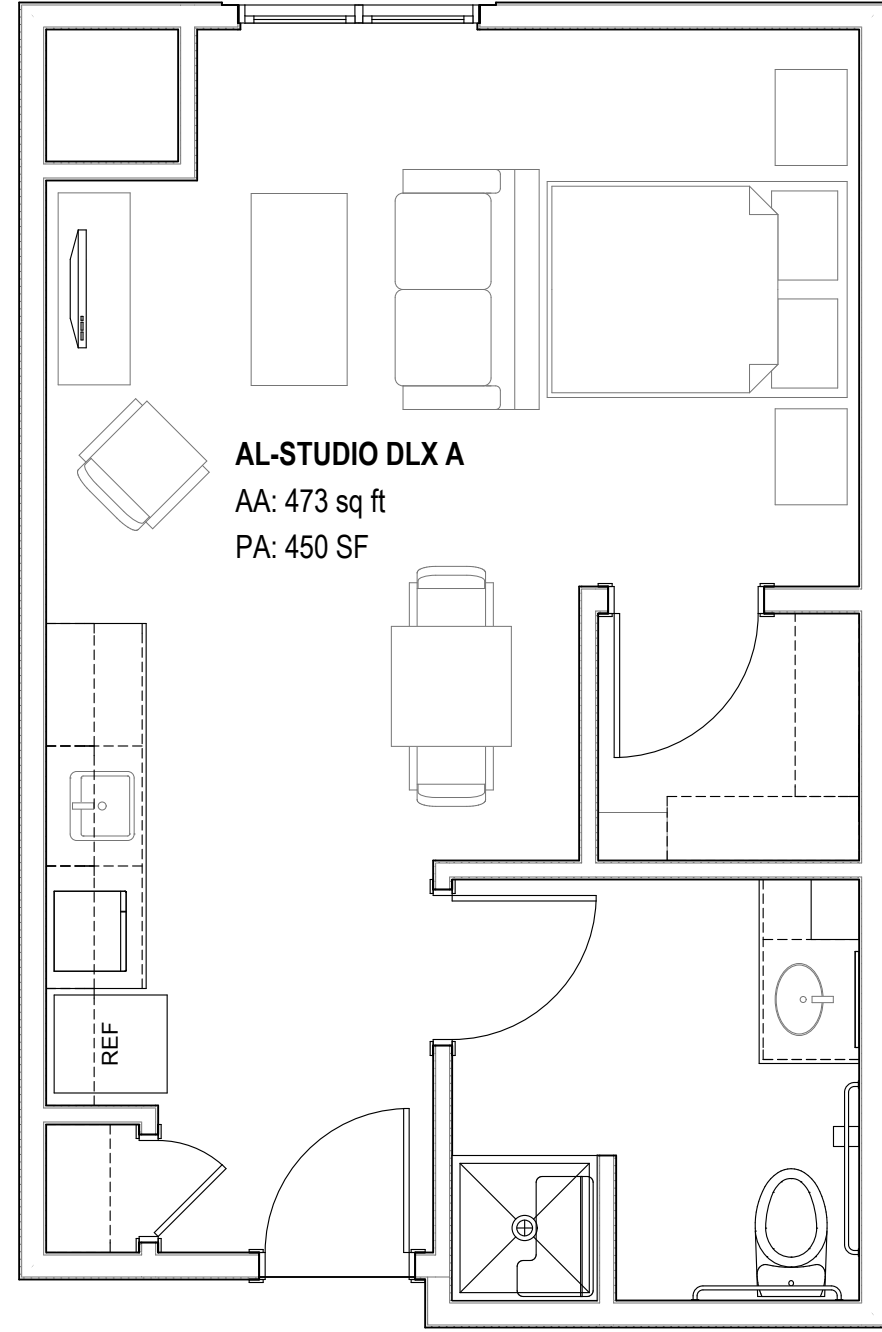
SHEET:
SK3



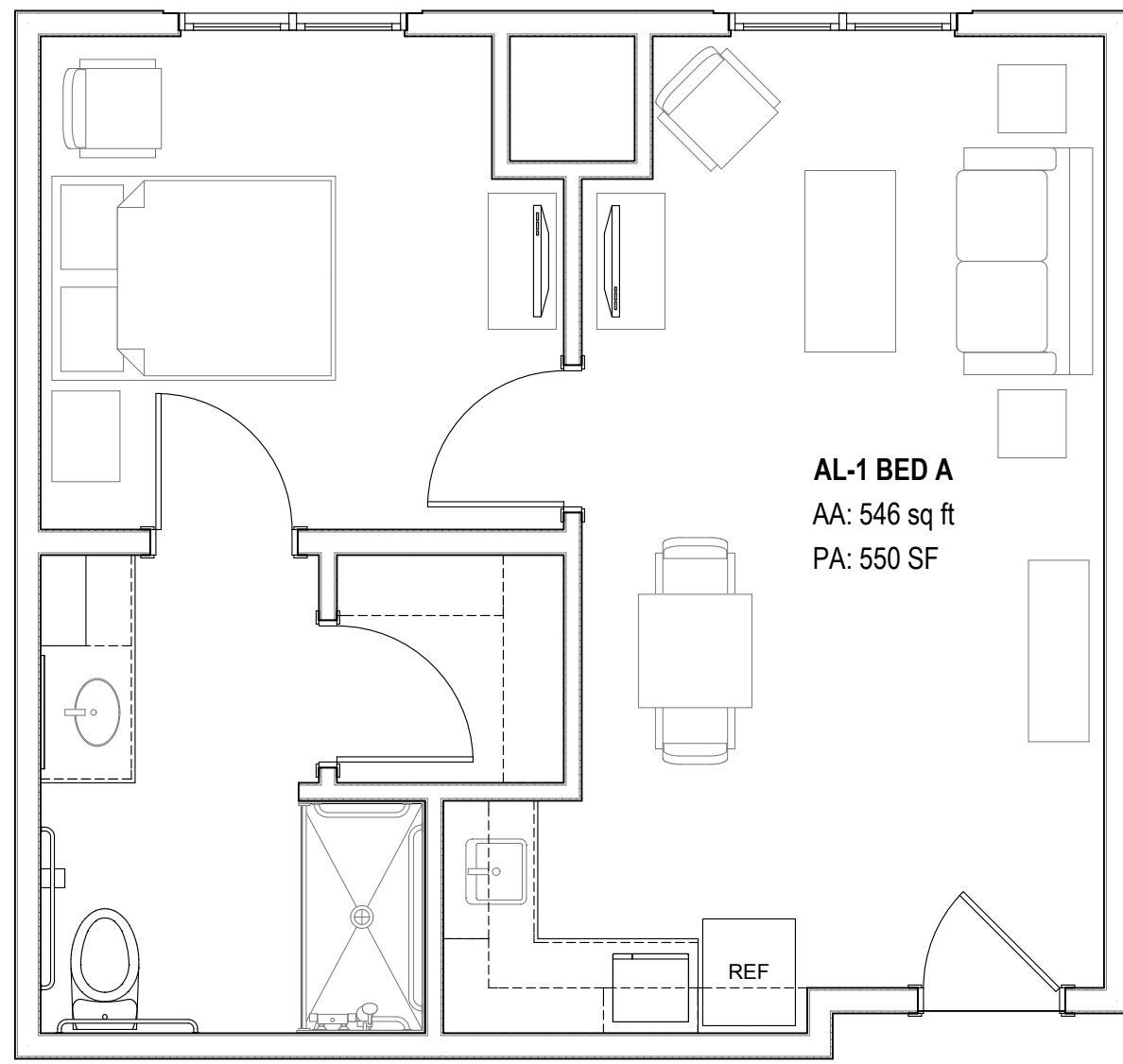
I:\00-Projects\2018\18004 Flournoy Knoxville TN\00 Project Drawings\08 Record Model Saves\02 SD\2018-07-18 Before Flournoy Redlines\18004 Flournoy Knoxville TN.plt | Ver: 20.008 | Tuesday, July 24, 2018 8:40 AM



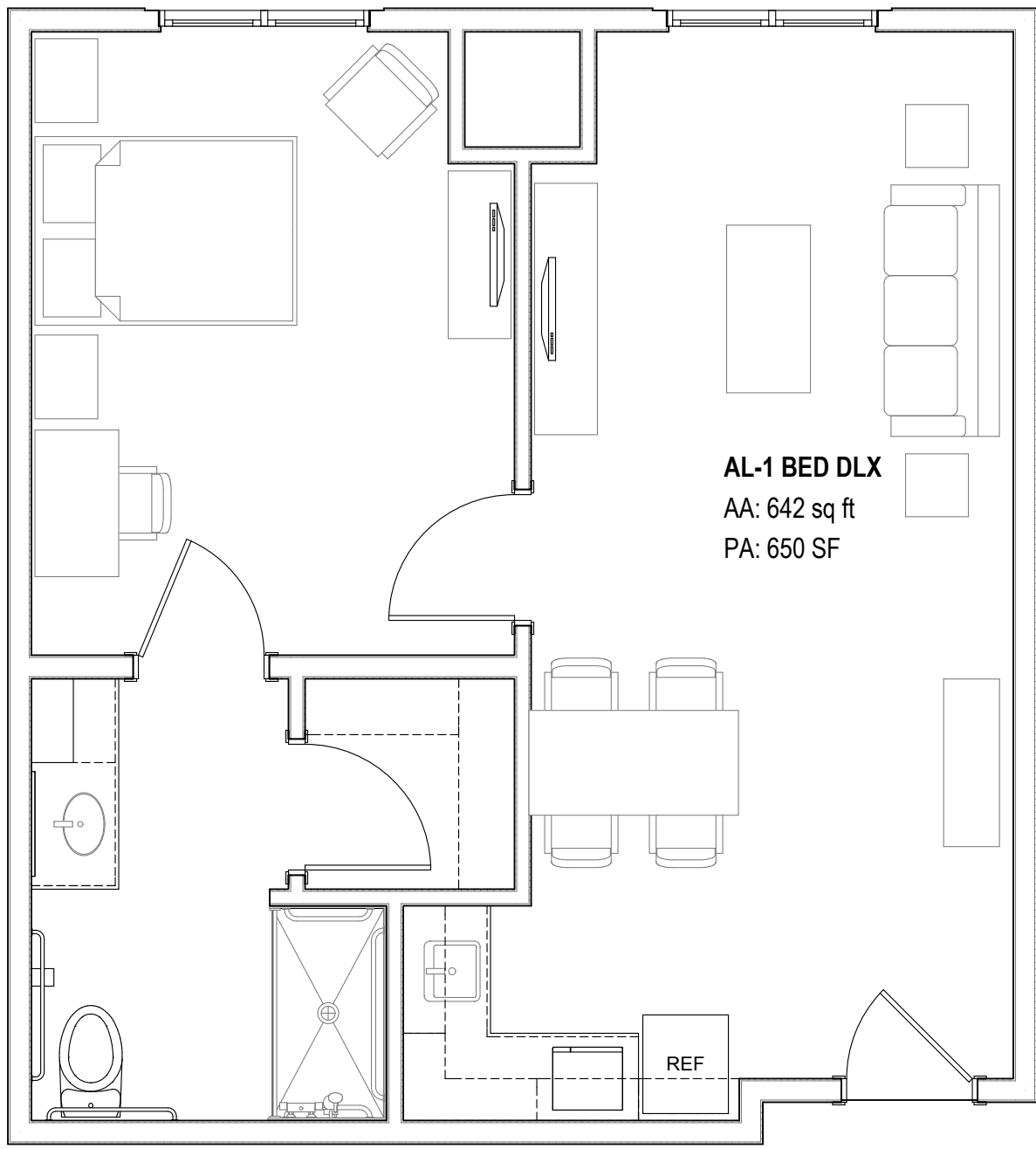
D1 AL STUDIO
SCALE: 1/4" = 1'-0"



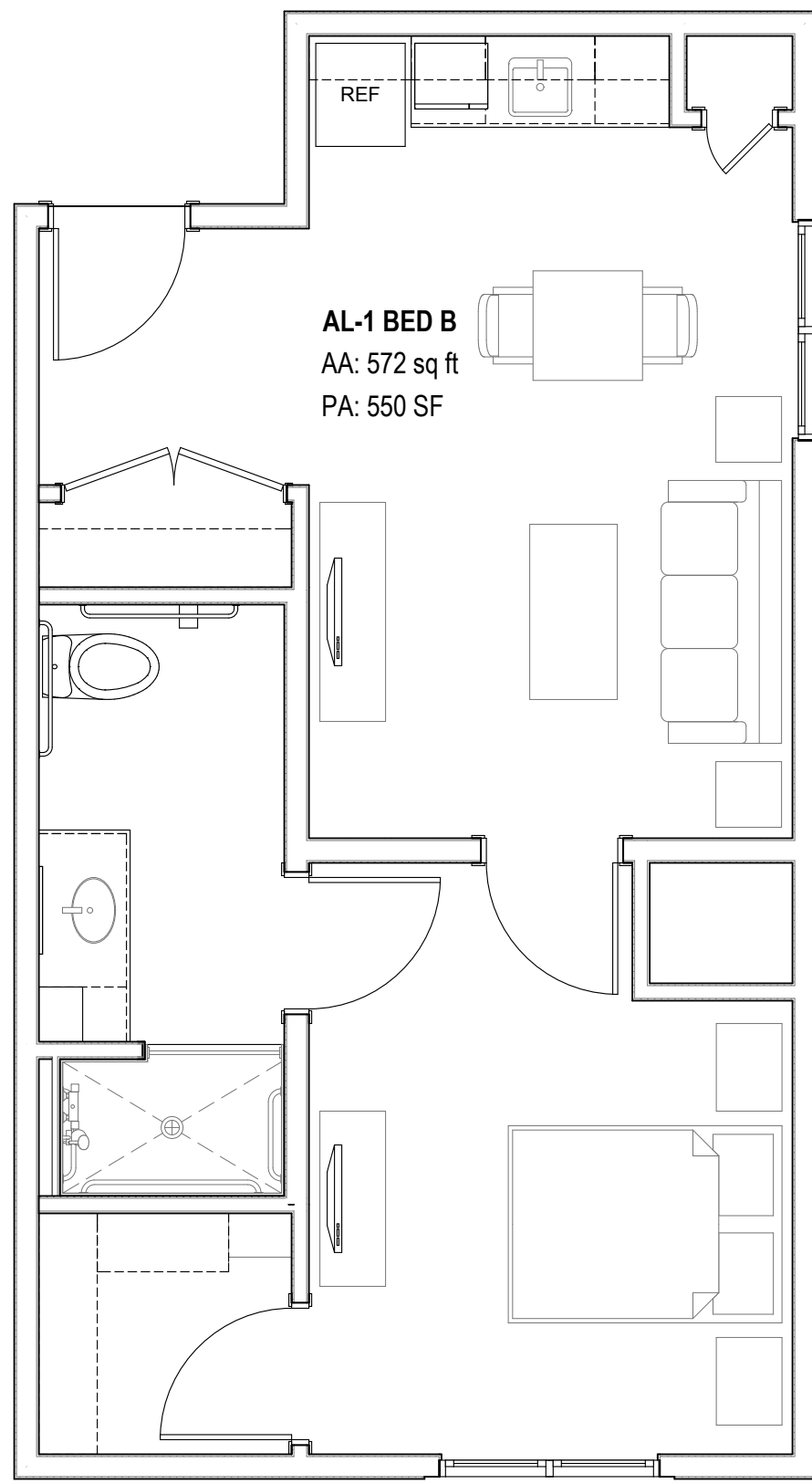
D2 AL STUDIO DLX A
SCALE: 1/4" = 1'-0"



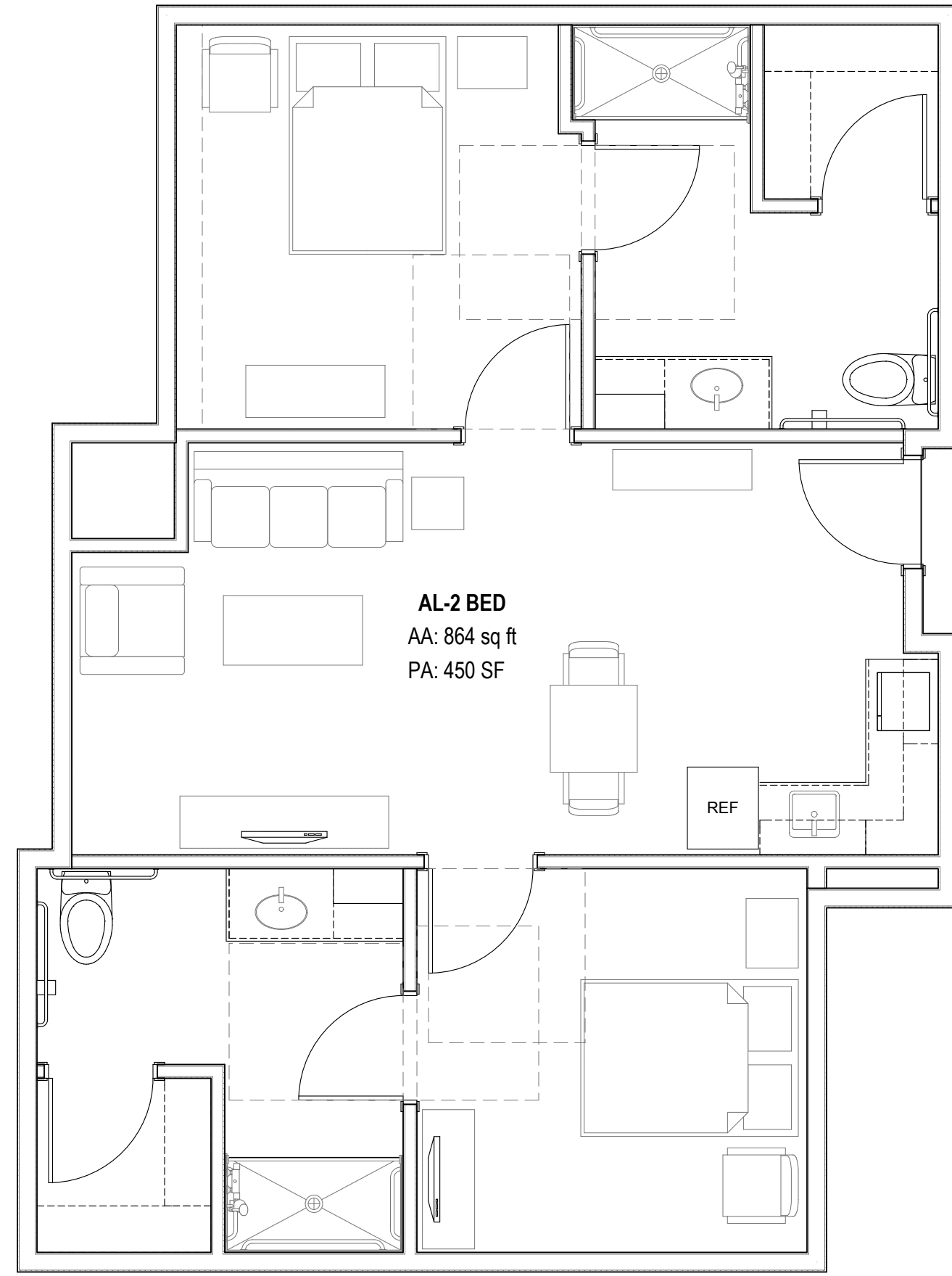
B1 AL 1 BED
SCALE: 1/4" = 1'-0"



B2 AL 1 BED DLX
SCALE: 1/4" = 1'-0"



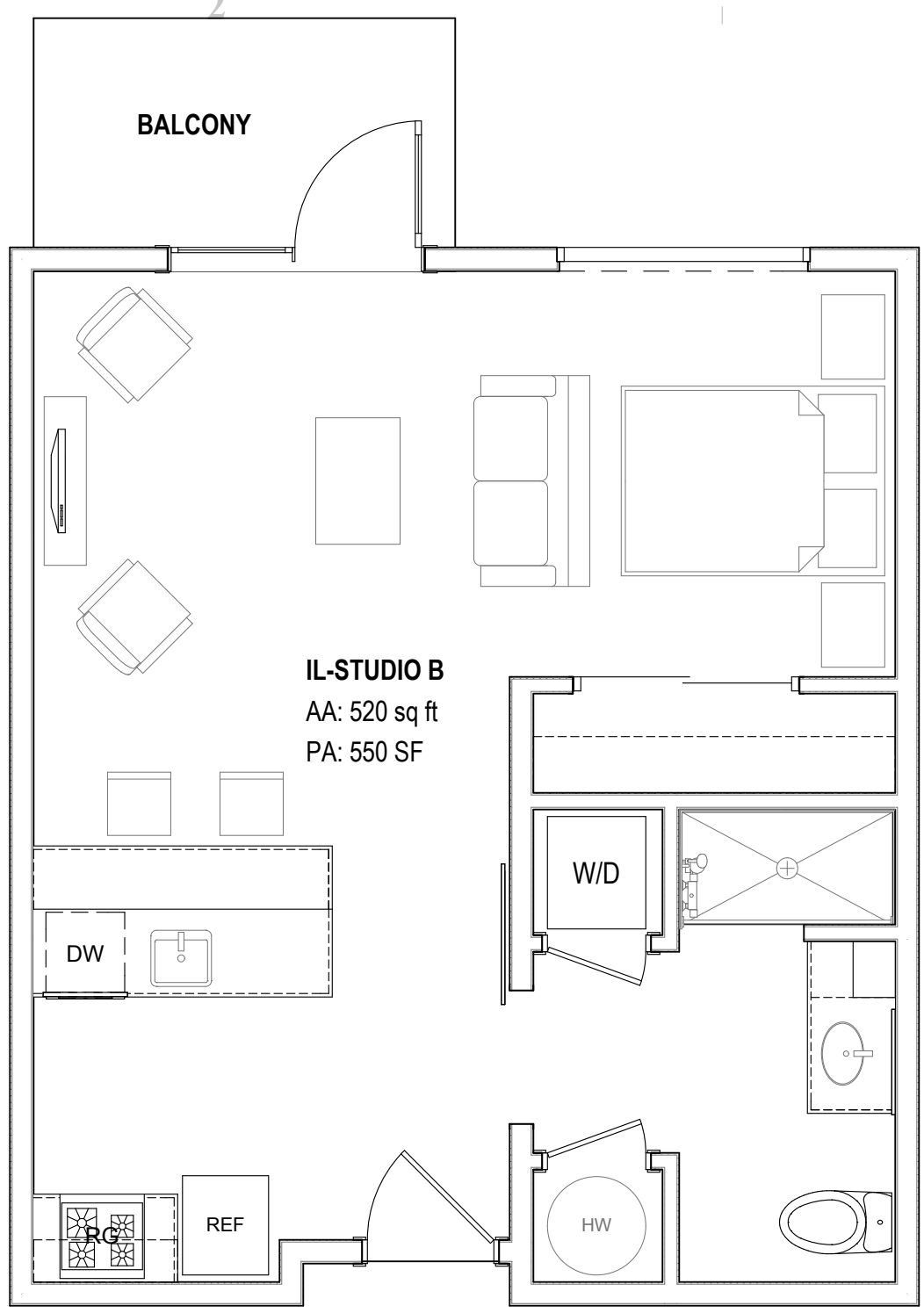
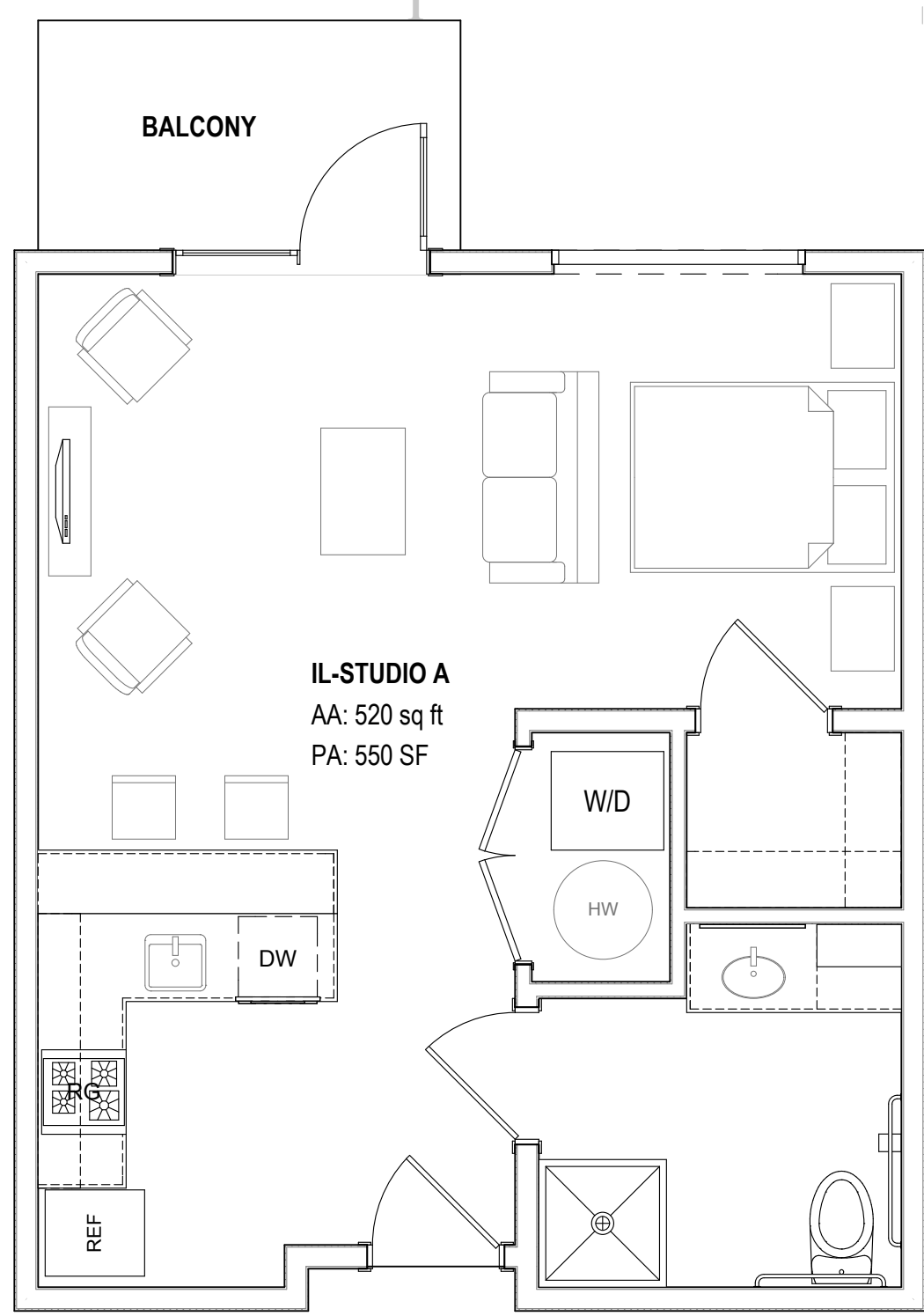
B3 AL 1 BED B
SCALE: 1/4" = 1'-0"



B4 AL 2 BED
SCALE: 1/4" = 1'-0"

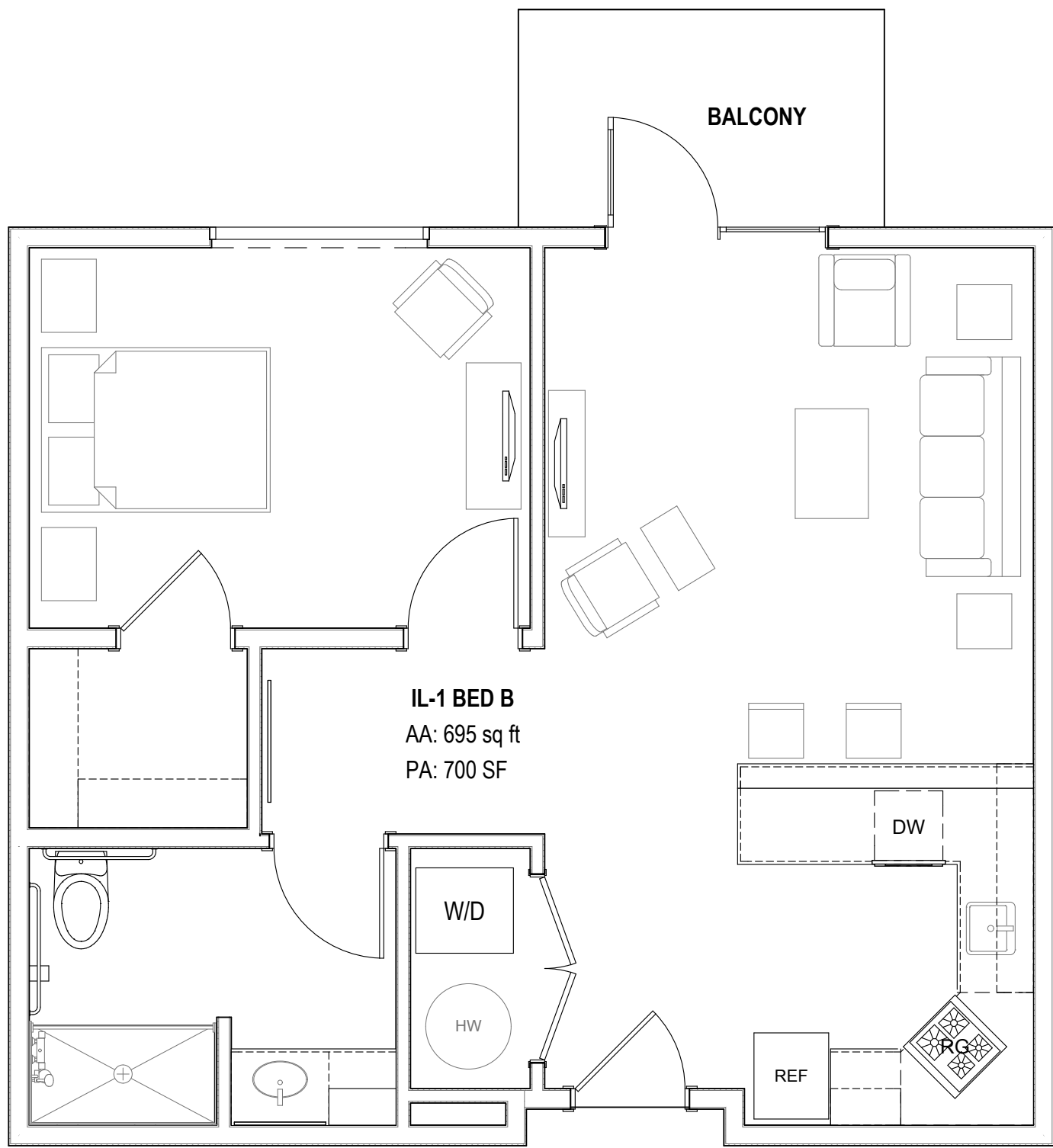
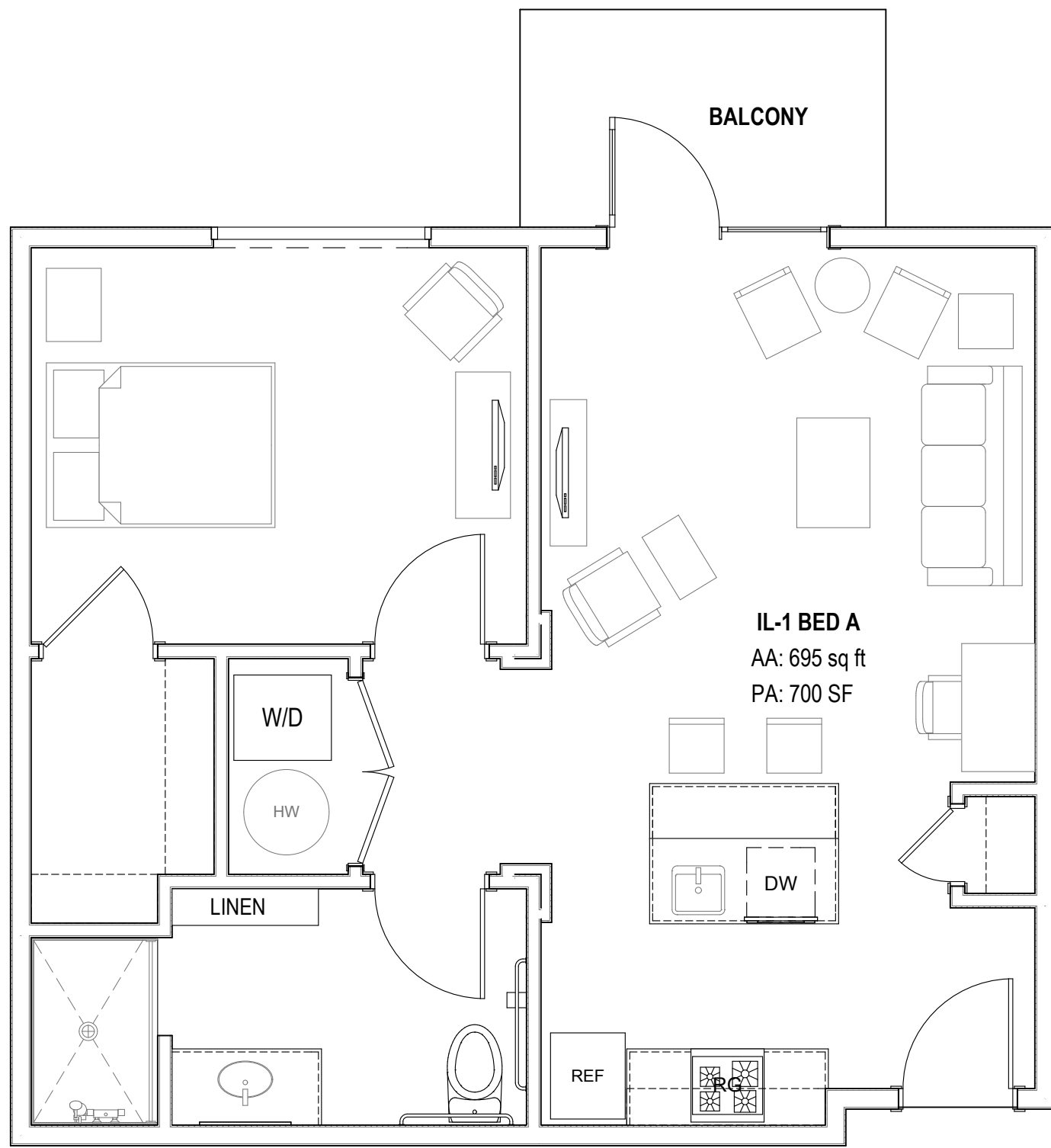
8-E-18-UR
Revised: 7/24/2018

I:\00-Projects\2018\18004 Fournoy Knoxville TN\00 Project Drawings\08 Record Model\Drawings\02 SD\2018-07-18 Before Fournoy Redlines\18004 Fournoy Knoxville TN.plt | Ver. 20.008 | Tuesday, July 24, 2018 | 8:40 AM



D1 IL STUDIO A
SCALE : 1'-0" = 1/4"

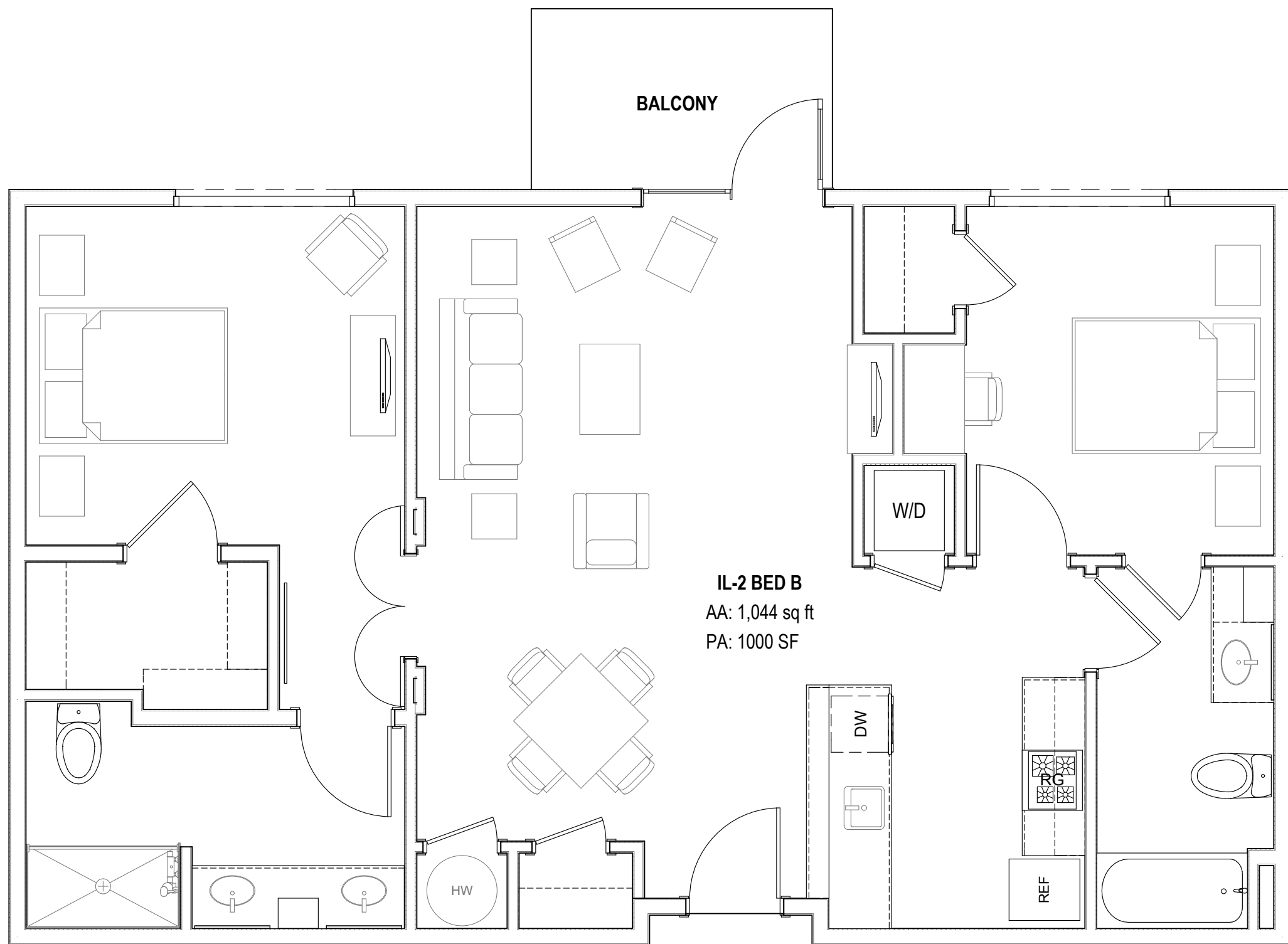
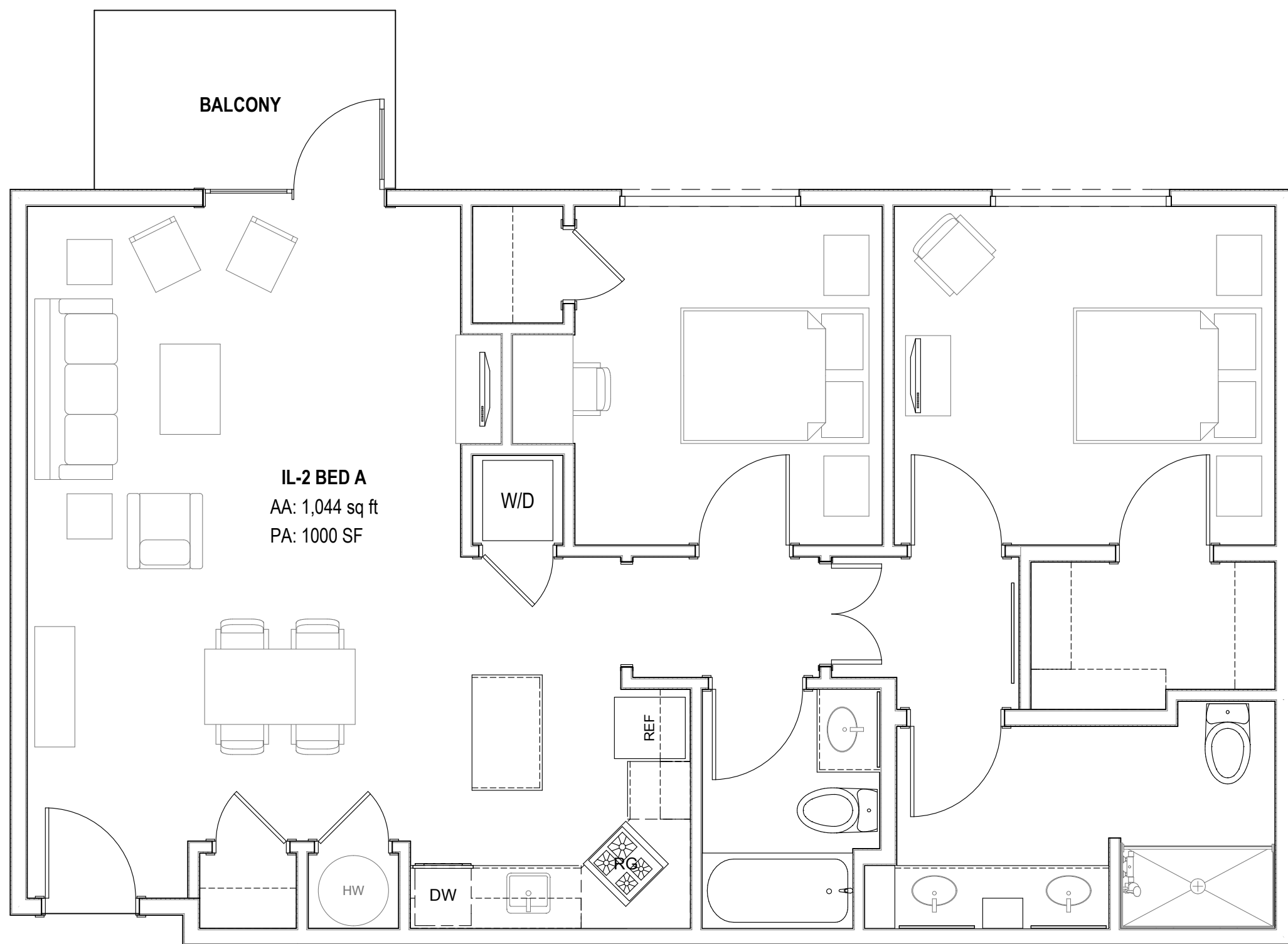
D2 IL STUDIO B
SCALE : 1'-0" = 1/4"



B1 IL 1 BED A
SCALE : 1'-0" = 1/4"

B2 IL 1 BED B
SCALE : 1'-0" = 1/4"

B3 IL 1 BED B
SCALE : 1'-0" = 1/4"



A1 IL 1 BED A
SCALE : 1'-0" = 1/4"

A3 IL 1 BED B
SCALE : 1'-0" = 1/4"

8-E-18-UR
Revised: 7/24/2018



pi architects
6010 Balcones Dr, Suite 200
Austin, TX 78731
P: (512) 231-1910
www.piarch.com

architecture + master planning
interiors + landscape architecture



FLOURNOY DEVELOPMENT
FLOURNOY AL & IL KNOXVILLE, TN
7447 ANDERSONVILLE PIKE
KNOX COUNTY, TN 37938

ISSUE
USE ON REVIEW

©2018 PI ARCHITECTS, INC.

DATE:
07/24/2018
PROJECT NUMBER:
18004
SHEET TITLE:
IL UNIT PLANS

SHEET:
SK6



pi architects
6010 Balcones Dr, Suite 200
Austin, TX 78731
P: (512) 231-1910
www.piarch.com

architecture + master planning
interiors + landscape architecture



**FLOURNOY DEVELOPMENT
FLOURNOY AL & IL KNOXVILLE, TN**
7447 ANDERSONVILLE PIKE
KNOX COUNTY, TN 37938

ISSUE
USE ON REVIEW

©2018 PI ARCHITECTS, INC.

DATE:
06/29/2018
PROJECT NUMBER:
18004
SHEET TITLE:
BUILDING
ELEVATIONS

SHEET:
SK7



D1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



C1 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



B1 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



A1 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"

8-E-18-UR
Revised: 7/24/2018