

**Applicant:** RYAN HOBBS DOBBS ORTHODONTICS

**Request:** BUILDING PERMIT

**Meeting Date:** 3/4/2024

**Address:** 0 Dutchtown Rd.

**Map/Parcel Number:** 118 17719

**Location:** South side of Dutchtown Rd, west side of Mabry Hood Rd

**Existing Zoning:** OP (Office Park) / TO-1 (Technology Park Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Agriculture/forestry/vacant land

**Proposed Land Use:** New office development and signage

**Appx. Size of Tract:** 2.58 acres

**Accessibility:** Access is via Dutchtown Rd, a minor arterial with a pavement width of 63 ft within a right-of-way range of 106-153 ft.

**Surrounding Zoning and Land Uses:** North: BP (Business and Technology Park), TO (Technology Overlay) in the County - Rural residential, single family residential, agriculture/forestry/vacant

South: OP (Office Park), TO-1 (Technology Park Overlay) in the City - Agriculture/forestry/vacant, office

East: RN-6 (Multi-Family Residential Neighborhood) in the City - Agriculture/forestry/vacant

West: OP (Office Park), TO-1 (Technology Park Overlay) in the City - Agriculture/forestry/vacant,

**Comments:** The proposal is for a new 9,405 sq ft office building on a 2.58-acre site at the intersection of Mabry Hood Rd and Dutchtown Rd.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The building faces Dutchtown Rd and has 2 driveways access points off Dutchtown Rd. The parking lot in wraps around the front of the building to front Dutchtown Rd and Mabry Hood Rd. The floor plan shows 3 tenant spaces, each having roughly 3,000 sq ft of area and external entrances facing the parking lot.

2. The building will be one story and is 26 ft 4 ½ in tall. The proposed materials consist of white brick facing and gray fiber cement board and batten siding that alternate along the front and side facades. Both materials are present on the rear facade, but it is predominantly board and batten siding. The front and rear facades have a storefront window system, though the front windows also feature a grid muntin pattern. The building is capped with a gray standing seam metal roof.

3. The parking lot has 50 parking spaces, including 11 pervious pavement spaces. This meets the minimum requirement of 28 spaces, but is over the maximum number of spaces allowed, which

is 42 spaces. Parking above the maximum may be permitted if the number of parking spaces over the maximum are pervious. In this case, 41 spaces are impervious, which brings the number of pervious parking spaces below the maximum allowed.

4. Turkey Creek runs along the rear west side of the property line, which has dense vegetation and trees that can be preserved to act as a buffer to the stream. A tree protection fence will be established before construction starts. The existing vegetation on the site should be preserved as much as possible to complement any new landscaping.

5. The parking lot also meets the 20-ft landscape buffer screening requirements along both rights-of-way. The landscape plan is comprehensive and adheres to all landscape requirements of TTCDA.

6. The lighting plan meets all TTCDA guidelines for lighting intensity. Light poles have full cut off with black finishes.

7. The sign plan is for a monument sign and one building sign. It reads “dobbs | orthodontics.” The building sign is aluminum, dimensional white lettering with a matte finish. The sign size will be 22 sq ft. The maximum size allowed is based on the business frontage for multi-tenant buildings (1 sq ft allowed per linear ft of frontage). In this case, the business frontage is 61 ft, so the 22 sq ft proposed is well under the maximum allowed. The monument sign is 48 sq ft on each side for a total of 96 ft, which is based on the building frontage (175 sq ft), up to a maximum of 100 sq ft. The base masonry will be white brick with powder-coated aluminum matte dark gray cabinet. The monument sign has the address and name of the development “Dutchtown Place” in water jet-cut lettering with edge lighting. The tenant names will be listed in vinyl white lettering. The sign will be lit with ground mounted lighting.

**B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.**

1. This property is within the City of Knoxville and is zoned OP (Office Park), TO-1 (Technology Park Overlay). The OP Office Park Zoning District is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment. This proposal is consistent with the intent of the OP zone.

2. The applicant does not wish to replat the property, so the Subdivision Regulations are not applicable.

**C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.**

1. This area has developed with a range of office and commercial uses, so the office/retail space use is consistent with development along this corridor.

2. As stated previously, staff has reviewed the landscaping plans and supports the landscaping plan as proposed because it meets the TTCDA standards.

**D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.**

1. The City of Knoxville has no comments on this proposal.

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<b>Design Guideline Conformity:</b>	With the recommended conditions, the proposed development conforms to the Design Guidelines.
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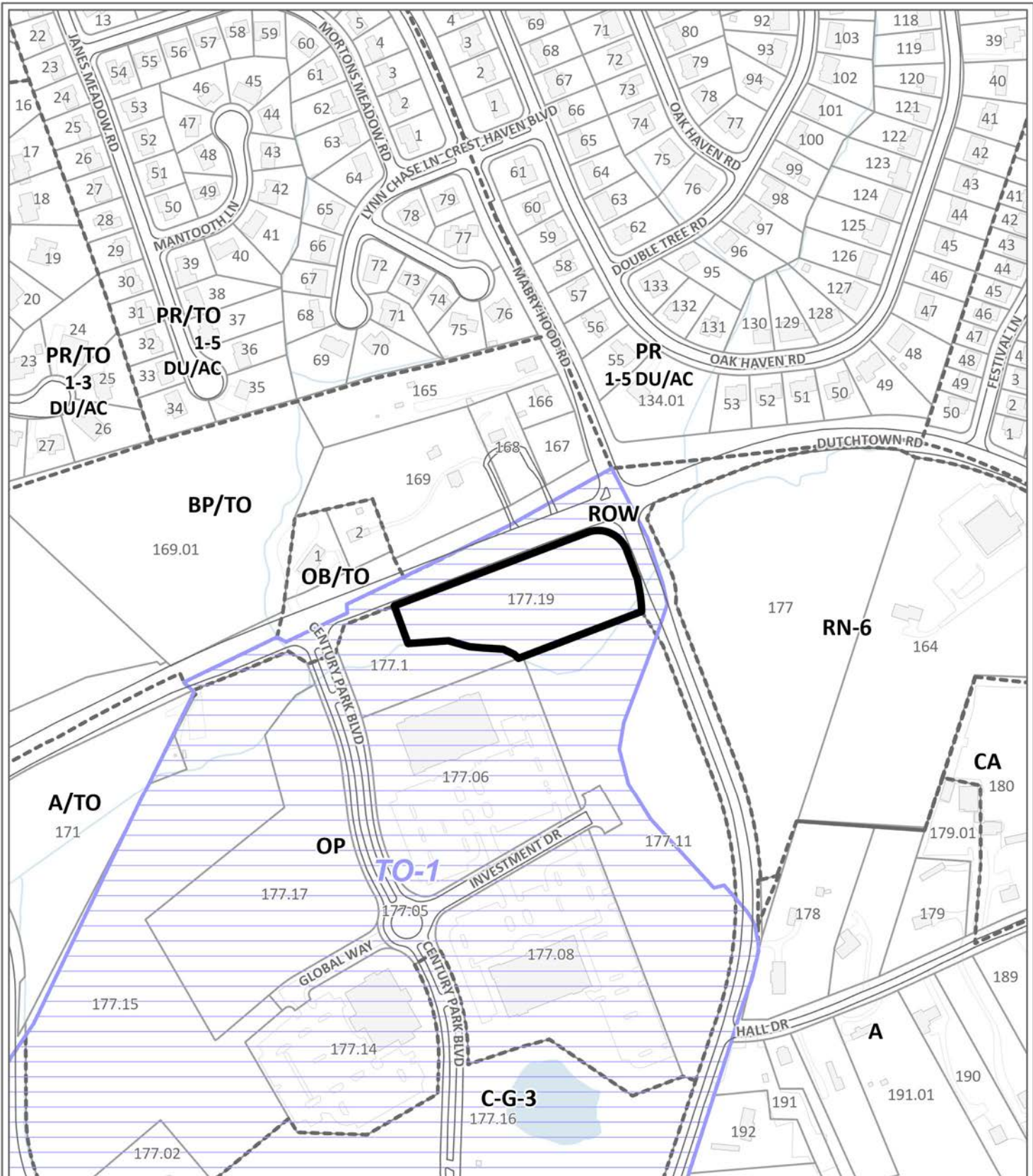
<b>Waivers and Variances Requested:</b>	N/A
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**Staff Recommendation:**

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

- 1) Meeting all applicable requirements of the City of Knoxville Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 3) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Utilization of a tree protection fence and retention of the existing vegetation as shown on the plans.



**CERTIFICATE OF APPROPRIATENESS**

**3-B-24-TOB**

**Petitioner:** Ryan Hobbs Dobbs  
Orthodontics



Purpose of Request: Building Permit - New Construction

**Map No:** 118  
**Jurisdiction:** City

**Original Print Date:** 1/31/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



TTCTDA SUBMITTAL 3-B-24-TOB - DUTCHTOWN PLACE; FOR

DOBBS ORTHODONTICS

DR. MARY ELLEN DOBBS

DUTCHTOWN ROAD
KNOXVILLE TN 37932

PROJECT NO.: 2399999

ISSUED: 23 FEB 2024

REGULATORY INFORMATION

PROJECT SCOPE
NEW CONSTRUCTION FOR A MEDICAL/DENTAL OFFICE BUILDING WITH UP TO THREE OFFICES

APPLICABLE CODES:
CITY OF KNOXVILLE
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL SCHEDULING BUILDING CODE (ISBC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FIXTURES CODE (IFC)
2017 NFPA 70 NATIONAL ELECTRICAL CODE (NEC)
2006 IGC/ASPE 11 ACCESSIBILITY CODE (CURRENT) KNOXVILLE CODE OF ORDINANCES, CH. ART. 1, SEC 6-6

BUILDING CLASSIFICATIONS
BIC OCCUPANCY CLASSIFICATION: BUSINESS B
BIC CONSTRUCTION TYPE: 1B

STRUCTURAL
SEE STRUCTURAL GENERAL NOTES

REQUIRED FIRE PROTECTION
INTERIOR BEARING WALLS: 0
CEILING: 0
FLOOR - CEILING ASSEMBLY: 0
ROOF: CEILING ASSEMBLY: 0
EXTERIOR BEARING WALLS: N/A
SMOKE PARTITIONS: N/A
SMOKE ENCLAVEMENTS: N/A
SMOKE SPACES: N/A
SMOKE BARRIERS: N/A
HORIZONTAL EXITS: N/A

MAJOR RATED ASSEMBLIES
FLOOR - CEILING: N/A
ROOF - CEILING: N/A
CEILING: N/A
SHAFT ENCLOSURES: N/A

ZONING
ZONING JURISDICTION: KNOXVILLE
ZONING DISTRICT: DP-101 OVERLAY
ZONING MAP (SILT MAP): 118
PARCEL NUMBER: 177-19

BUILDING DATA

PARKING SUMMARY
# FINISHED SPACES: 40
# UNFINISHED SPACES: 0
TOTAL SPACES PROVIDED: 40
TOTAL SPACES REQUIRED: 28

ALLOWABLE HEIGHTS AND AREAS
BUILDING HEIGHT (STOREY): 2
BUILDING HEIGHT (AVERAGE GRADE TO ROOF): 40 FEET
MEAN ROOF ELEVATION: 300.000 SF

ACTUAL HEIGHTS AND AREAS
BUILDING HEIGHT (STOREY): 1
BUILDING HEIGHT (AVERAGE GRADE TO ROOF): 14 FEET
MEAN ROOF ELEVATION: 54.18 SF
TOTAL BUILDING AREA: 5418 SF

PLUMBING FIXTURES
WASH BASIN: 1
TOILET: 1
SINK: 1
CUPBOARD: 1
DISHWASHER: 1

ENERGY REQUIREMENTS
CLIMATE ZONE: 4
EXTERIOR WALL U-VALUE: 0.09
ROOF U-VALUE: 0.03

MISCELLANEOUS
1. INCLUDE THE ABOVE AND THE FOLLOWING ONLY IF THEY ARE NOT ATTENDED FOR CONSTRUCTION ESTIMATING, LEASING, OR OTHER USES REQUIRING SPECIALIZED CALCULATIONS.

DRAWING INDEX

Table with columns: SHEET NO., SHEET NAME, SHEET DATE, REVISION NO., REVISION DATE. Rows include GENERAL, CIVIL, LANDSCAPE, ARCHITECTURAL, ELECTRICAL.

ABBREVIATIONS

Table of abbreviations and their meanings, including FGS (FACE OF STUD), FLS (FLOOR FIN), FRT (FOOT REST), etc.

VICINITY MAP



GENERAL NOTES

- 1. DO NOT SCALE DRAWINGS. DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
2. DIMENSIONS FOR CONSTRUCTION ARE TO FACE OF GYPSUM BOARD FINISH OF STUD WALLS/PARTITIONS. FACE OF GYPSUM BOARD FINISH OF FRAMED MASONRY PARTITIONS. CENTER LINE OF COLUMNS, OR FACE OF CONCRETE MASONRY WALLS UNLESS NOTED OTHERWISE.
3. PLAN DIMENSIONS PERTAINING TO EXTERIOR FINISH ARE TO FACE OF FINISHED MASONRY.
4. FOR ALL PARTED PARTITIONS, THE SURFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOSES SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE BOSES SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET.
5. ROVELLS LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A VERTICAL DISTANCE OF 24 INCHES MINIMUM.
6. ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED EXCEPT MECHANICAL EQUIPMENT ROOMS. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE PIPING FOR PIPING INSTALLED IN FINISHED AREAS.
7. ALL RATED PARTITIONS SHALL BE TIGHTLY SEALED TO THE UNDERSIDE OF DECK. INTERESTY OF RATED PARTITIONS SHALL BE MAINTAINED AS CORNER AND INTERSECTIONS OF OTHER PARTITION TYPES.
8. EACH PENETRATION INTO RATED PARTITIONS AND FLOORS FOR CONDUIT, PIPING OR OTHER ITEMS SHALL BE PROTECTED BY AN APPROVED UL LISTED ASSEMBLY TO PREHENT THE PASSAGE OF FIRE AND SMOKE.
9. THE CONTRACTOR SHALL FURNISH ACCESS PANELS IN WALLS AND NON-ACCESSIBLE TYPE CEILING WHERE SHOWN AND ACCORDANCE TO MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL HAVE A FIRE RATING EQUAL TO THAT OF THE SURFACE IN WHICH THEY OCCUR. LOCATION OF ACCESS PANELS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO THE APPLICATION OF GYPSUM BOARD.
10. ALL ACCESSIBLE WATER CLOSET SHALL BE MARKED SO THAT THERE IS 1" BETWEEN FACE OF ADJACENT SIDE WALL AND CENTERLINE OF WATER CLOSET, EXCEPT AS DIMENSIONED OTHERWISE.
11. ALL CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO UNIT FABRICATION.
12. THE CONTRACTOR SHALL COORDINATE ALL EXTERIOR WINDOW SIZES AND PLACEMENT WITH RELEVANT ELEVATION WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
13. THE CONTRACTOR SHALL LAY OUT ALL PARTITIONS AND VERIFY ACCEPTABILITY OF LAYOUT WITH THE ARCHITECT PRIOR TO THE START OF THIS WORK.
14. THE FINISH FLOOR IS ASSIGNED TO BE 101'. CURRENT CIVIL WORK ON THIS SITE MAY NECESSITATE RAISING THE ELEVATION. CONTRACTOR SHALL VERIFY FINISH FLOOR AND OTHER RELEVANT ELEVATION WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
15. WHERE WORK IS INDICATED TO FIT TO OTHER CONSTRUCTION, VERIFY DIMENSIONS OF OTHER CONSTRUCTION PRIOR TO FABRICATING. COORDINATE FABRICATION SCHEDULE WITH CONTRACTOR PROGRESS TO AVOID DELAYS TO THE WORK.
16. LOCATE CONCEALED PIPING, BLOCKING, AND REINFORCEMENTS THAT SUPPORT THE WORK BY FIELD MEASUREMENTS BEFORE BEING ENCLOSED, AND RECORD MEASUREMENTS ON SHOP DRAWINGS.
17. BLOCKING AND BRIM-BRIM MATERIALS IN WALLS AND ALL OTHER CONCEALED SPACES, SHALL BE PRE-TREATED TREATED WOOD OR OTHER NON-COMBUSTIBLE MATERIALS.
18. WHERE FIELD MEASUREMENTS CANNOT BE MADE WITHOUT DELAYING THE WORK, ESTABLISH DIMENSIONS AND PROCEED WITH FABRICATING WORK WITHOUT FIELD MEASUREMENTS. THAT ACTUAL DIMENSIONS CORRESPONDING TO ESTABLISHED DIMENSIONS. IF WORK PROCEEDS WITHOUT FIELD MEASUREMENTS, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY CORRECTIVE ACTION NECESSARY FOR COORDINATION OF ALL THE WORK.
19. SEAL ALL PENETRATIONS INTO THE EXTERIOR ENVELOPE AIR TIGHT BY BOTH THE INTERIOR (VAPOR BARRIER AND GYPSUM BOARD) AND EXTERIOR (BREATHING AIR AND BARRIER) FACES.
20. ELEMENTS ABOVE A FINISH FLOOR LINE OF AN EXPOSED CEILING STRUCTURE ARE TO BE PAINTED THE SAME COLOR AS THE STRUCTURE. THIS INCLUDES ALL SUPPORT ELEMENTS: COLUMNS, PIPING, SOUND EQUIPMENT, ELECTRICAL CONDUITS, WIRING, DEVICES, AND FURNITURE.



BarberMurray Architects
300 MARKET STREET, SUITE 300
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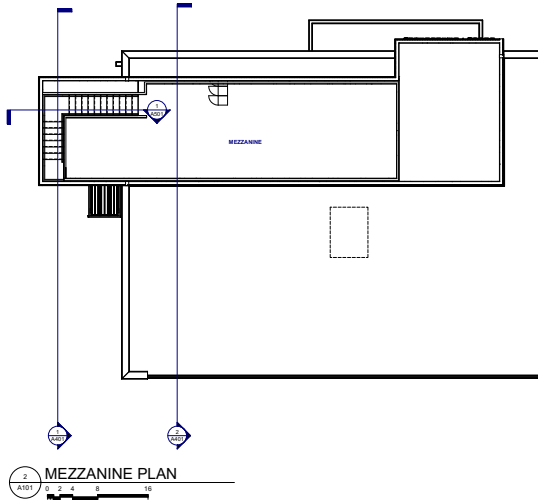
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
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COVER SHEET
A000





2 MEZZANINE PLAN  
A101 0 2 4 8 16

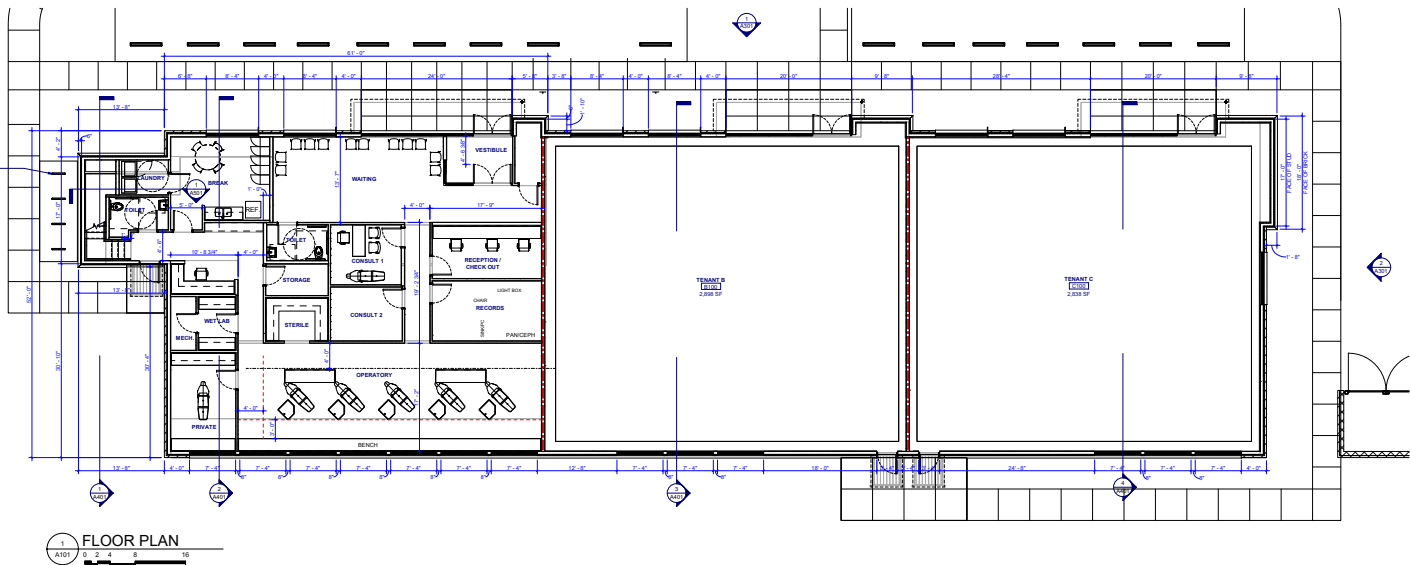
- ### FLOOR PLAN GENERAL NOTES
- 1. COORDINATE WITH APPLICABLE OVERSIZES AND DETAILS ON OTHER SHEETS.
  - 2. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS ELSEWHERE ON THE SHEET.
  - 3. PROVIDE BLOCKING, ROUGH HOWE, ETC. AS REQUIRED TO MOUNT EQUIPMENT.
  - 4. BLOCKING AND SIMILAR MATERIALS IN WALLS AND ALL OTHER CONCEALED SPACES, SHALL BE FIRE-RATED/TREATED TO MEET THE REQUIREMENTS OF OTHER NON-COMBUSTIBLE MATERIALS.
  - 5. SYMBOL  INDICATES PARTITION TYPE. SEE SHEET A101 FOR PARTITION TYPES.
  - 6. SYMBOL  INDICATES WINDOW TYPE. SEE SHEET A101 FOR INTERIOR WINDOW ELEVATIONS.
  - 7. SYMBOL  INDICATES DOOR. SEE SHEET A101 FOR OPENING SCHEDULES.
  - 8. SYMBOL  INDICATES EQUIPMENT ITEM. SEE SHEET A101 FOR STANDBY/IDENTIFYING HEIGHTS.
  - 9. COORDINATE RECESSED SLAB LOCATIONS WITH FINISHES AND EQUIPMENT. PROVIDE ADDITIONAL SPIN RESEARCH AS REQUIRED.
  - 10. PROVIDE FIRM AT ALL COLUMNS INCLUDING THOSE NOT ENCLOSED BY FINISH MATERIALS.
  - 11. COORDINATE LEVEL WALKWAY RAILINGS AND WALL PROTECTION WITH OWNER AND INTERIOR DESIGNER REQUIREMENTS.

- ### FLOOR PLAN NOTES
-  XXXXX
  -  XXXXX
  -  XXXXX
  -  XXXXX
  -  XXXXX

### WALL LEGEND

 UNRATED PARTITION

 1 HOUR RATED PARTITION



1 FLOOR PLAN  
A101 0 2 4 8 16



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CONSULTANT LOGO

PROJECT TEAM:

CIVIL ENGINEER:  
LAND DEVELOPMENT SOLUTIONS  
310 SHAMONS ROAD, SUITE 6  
KNOXVILLE, TN 37923  
865.671.2281

LANDSCAPE ARCHITECT:  
THE PENLAND STUDIO, INC.  
2110 HOLLYWOOD LANE  
KNOXVILLE, TN 37922  
865.335.3584

STRUCTURAL ENGINEER:  
CONSULTANT NAME  
ADDRESS 1  
ADDRESS 2  
000.000.0000

MECHANICAL/PLUMBING ENGINEER:  
ENGINEERING SERVICES GROUP, INC.  
300 S. HILL AVE SUITE 200  
KNOXVILLE, TN 37915  
865.323.3383

ELECTRICAL ENGINEER:  
VREELAND ENGINEERS, INC.  
1107 SUTHERLAND AVE  
KNOXVILLE, TN 37919  
865.627.4411

PROJECT NAME:  
**DOBBS  
ORTHODONTICS**

TIGDA 3-04-108 - DUTYHORN PLACE

PROJECT OWNER:  
DR. MARY ELLEN DOBBS  
DUTYHORN ROAD  
KNOXVILLE, TN 37912

REVISIONS	
#	ISSUED BY / DATE

PROJECT NUMBER: 2308999  
PGC FIRM: RFD11862  
DRAWN BY / CHECKED BY: AUSTIN / JSSX  
PROJECT ISSUE DATE: 23 FEB 2024

FLOOR PLAN  
**A101**

ARCHITECT: BARBERMCMURRY ARCHITECTS  
2023/08/28 10:18 AM





- #### ELEVATION GENERAL NOTES
- COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
  - NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS DRAWN ELSEWHERE ON THE SHEET.
  - DIMENSIONS ARE TO FACE OF MASONRY, SYNCAST, COMPOSITE METAL PANEL, CURTAINWALL, OR EDGE OF OPENING UNLESS OTHERWISE NOTED.
  - LOCATE VERTICAL VENEER EXPANSION JOINTS (VEJ) AT MAX 25 FEET ON CENTER WHERE NOT SHOWN OTHERWISE. COORDINATE LOCATIONS WITH THE ARCHITECT.
  - SHIELD ANGLER'S TYPICALLY FUNCTION AS HORIZONTAL VENEER EXPANSION JOINTS.
  - SEE SHEET A FOR EXTERIOR WINDOW TYPES AND DETAIL REFERENCE.
  - DIAGONAL HATCHING INDICATES SPANDREL GLASS TYPICALLY.
  - COORDINATE ALL SUPPLY LOCATIONS WITH ROOF PLANS. SEE SHEET A.
  - PROVIDE MASONRY VENEER EXPANSION JOINTS (VEJ) AT JOINTS CORNER AND INTERSECTING WITH OTHER MATERIALS TYPE.



**BarkerMcMurry Architects**  
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CONSULTANT LOGO

PROJECT TEAM

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**LAND DEVELOPMENT SOLUTIONS**  
 310 HANCOCK ROAD, SUITE 6  
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 662.671.2261

**LANDSCAPE ARCHITECT**  
**THE PENLAND STUDIO, INC.**  
 2110 HOLLYWOOD LANE  
 INDOHVILLE, TN 37032  
 662.335.3964

**STRUCTURAL ENGINEER**  
**CONSULTANT NAME**  
 ADDRESS 1  
 ADDRESS 2  
 000 000 0000

**MECHANICAL/PLUMBING ENGINEER**  
**ENGINEERING SERVICES GROUP, INC.**  
 300 S. HILL AVE. SUITE 200  
 INDOHVILLE, TN 37035  
 662.923.0393

**ELECTRICAL ENGINEER**  
**VREDEL AND ENGINEERS, INC.**  
 3105 SOUTHFLAND AVE.  
 INDOHVILLE, TN 37039  
 662.837.4611

PROJECT NAME

**DOBBS ORTHODONTICS**

TIGDA 3-B-24-108 - DUTCHTOWN PLACE

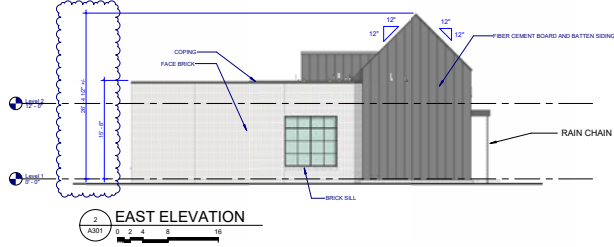
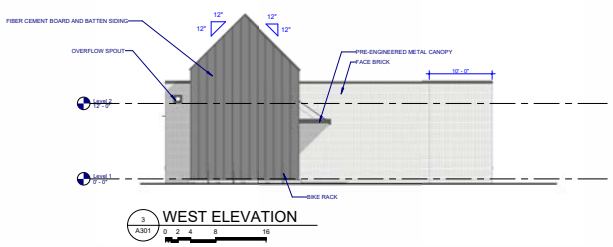
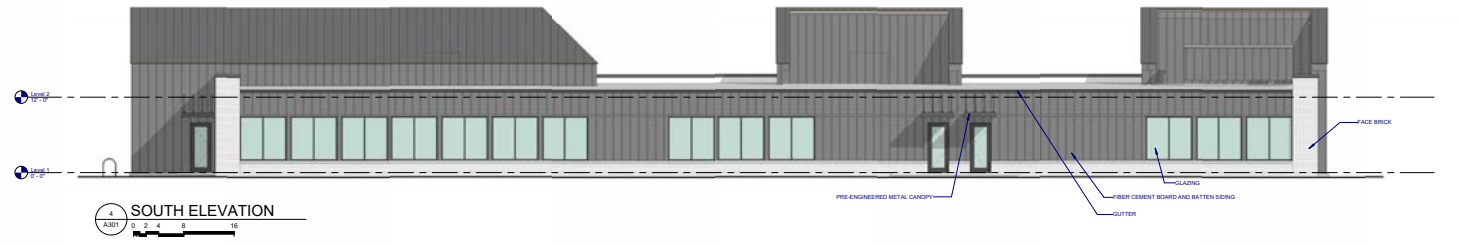
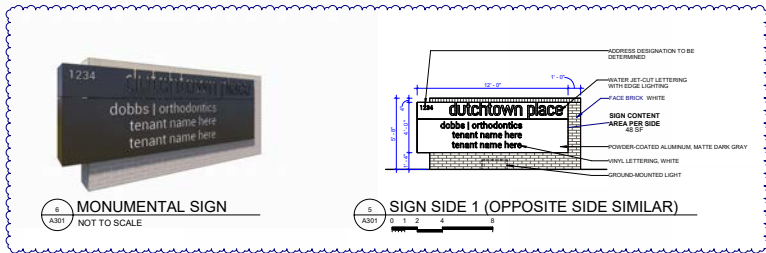
**PROJECT OWNER**  
**DR. MARY ELLEN DOBBS**  
 DUTCHTOWN ROAD  
 INDOHVILLE, TN 37032

REVISIONS	ISSUED BY	DATE
REVISION		

**PROJECT NUMBER:** 2309099  
**PIC FILE:** 49021664  
**DESIGN BY / CHECKED BY:** Audrey / JSA  
**PROJECT ISSUE DATE:** 23 FEB 2024

ELEVATIONS

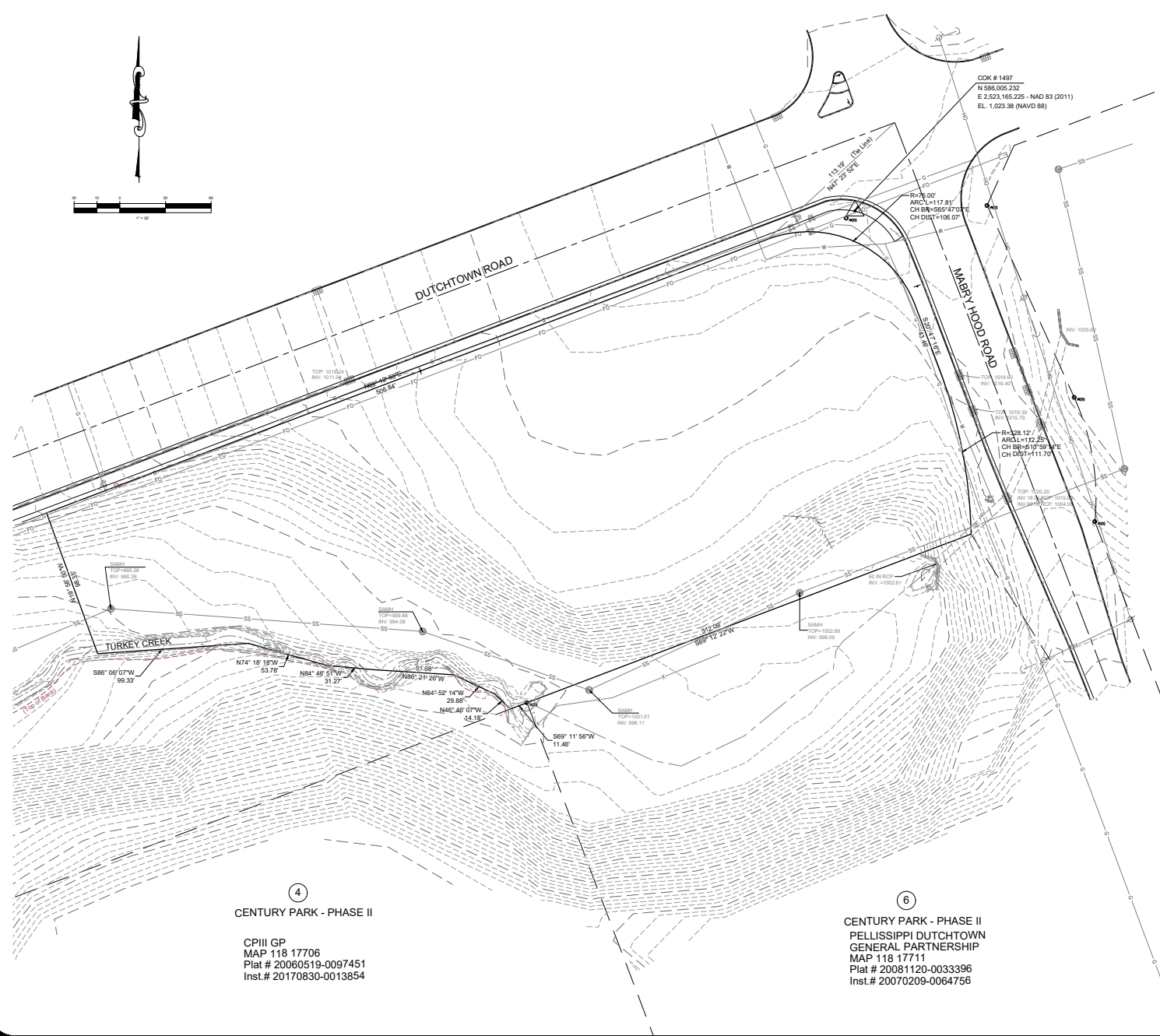
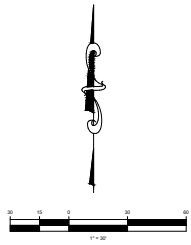
**A301**



Architect: BARKER/MC/MURRAY ARCHITECTS  
 300 MARKET STREET, SUITE 300  
 INDOHVILLE, TN 37032

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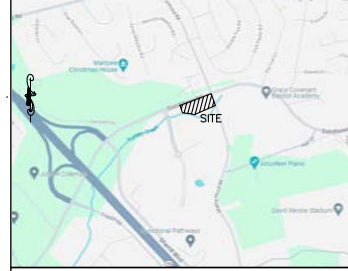
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④  
**CENTURY PARK - PHASE II**  
 CP/III GP  
 MAP 118 17706  
 Plat # 20060519-0097451  
 Inst.# 20170830-0013854

⑥  
**CENTURY PARK - PHASE II**  
 PELLISSIPPI DUTCHTOWN  
 GENERAL PARTNERSHIP  
 MAP 118 17711  
 Plat # 20081120-0033396  
 Inst.# 20070209-0064756

**Location Map**




**General Notes**

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Owner: Mary Ellen Dobbs  
265 Corkscrew Drive  
Lenoir City, TN 37772
- Survey by: Land Development Solutions  
310 Simmons Road, Suite K  
Knoxville, TN 37922  
Ph. 865-671-2281
- Property is located in Knoxville and is zoned OP & TO.
- Lot acreage = 2.58 acres.
- Parcel ID: 118 17719  
CLT Map: 118  
Ward: 47  
City Block: 46366



Project:  
**Dobbs Orthodontics**  
 TTCD# 3-B-24-TOB - DUTCHTOWN PLACE  
 0 Dutchtown Road  
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS  
  
 310 SIMMONS RD., SUITE K, KNOXVILLE, TENNESSEE 37922  
 PH. 865-671-2281

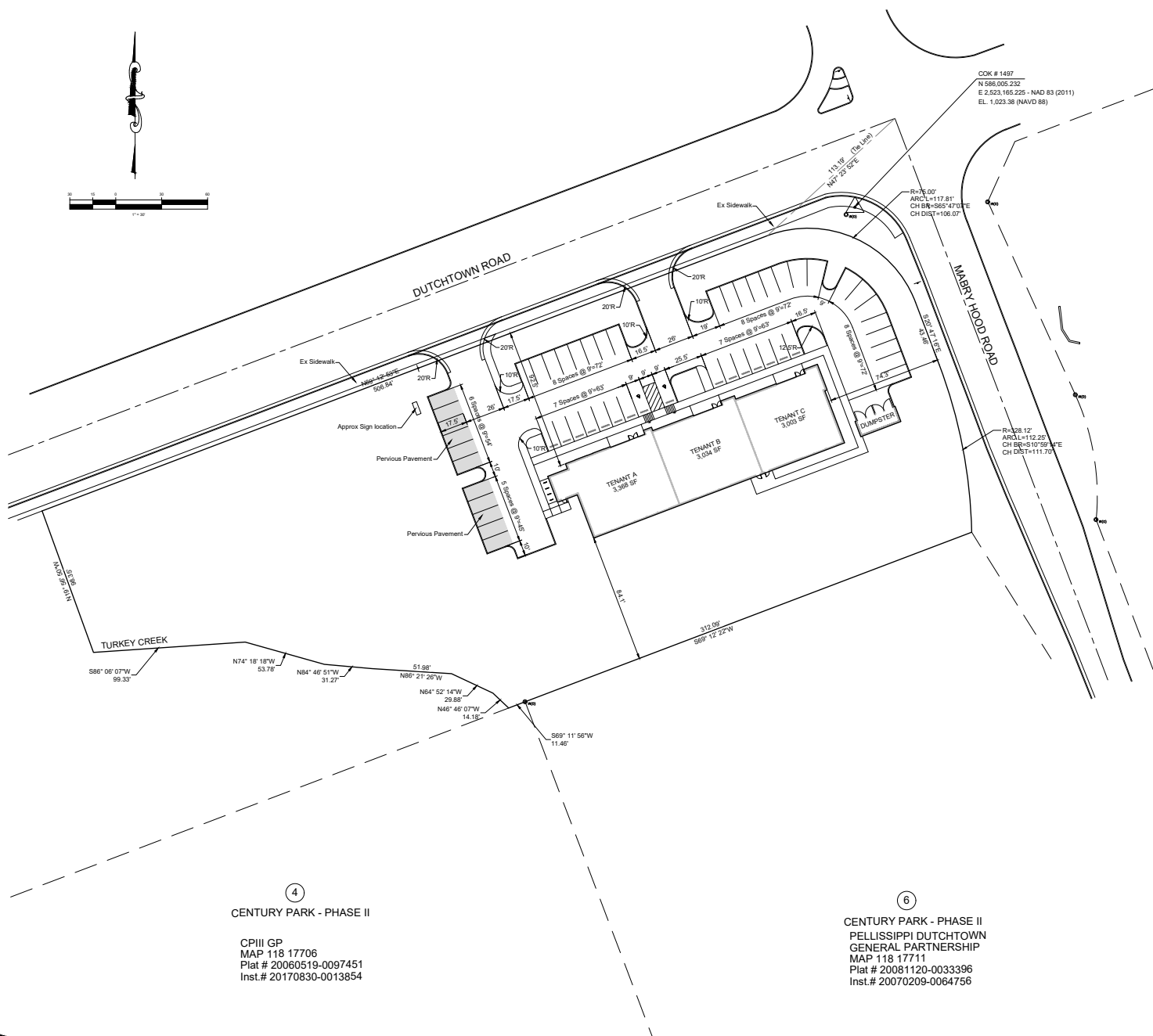
Drawing Description:  
**Site Survey**

No.	Date	Revised

**Use On Review**

Drawn By:	CDB
Checked:	ELB
Approved:	CDB
Job No.:	2023078
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Scale:	Date
<b>C001</b>	Sheet No.

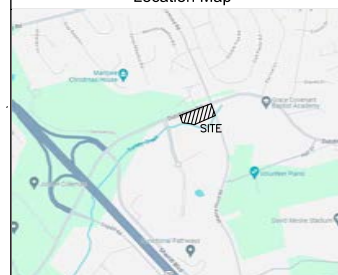
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④  
**CENTURY PARK - PHASE II**  
 CPIII GP  
 MAP 118 17706  
 Plat # 20060519-0097451  
 Inst.# 20170830-0013854

⑥  
**CENTURY PARK - PHASE II**  
 PELLISSIPPI DUTCHTOWN  
 GENERAL PARTNERSHIP  
 MAP 118 17711  
 Plat # 20081120-0033396  
 Inst.# 20070209-0064756

**Location Map**




**General Notes**

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation. To request exact field location of the utilities, it shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Owner: Mary Ellen Dobbs  
285 Corkinwood Drive  
Lenoir City, TN 37722
- Survey by: Land Development Solutions  
310 Simmons Road, Suite K  
Knoxville, TN 37922  
Ph. 865-671-2281
- Property is located in Knoxville and is zoned OP & TO.
- Lot acreage = 2.58 acres.
- Office Building  
 Minimum Number of Parking Spaces Required  
 Office = (3,402 sf / 1000sf) \* 3)  
 Total Minimum Number of Parking Spaces = 28  
 Maximum Number of Parking Spaces Required  
 Office = (3,402 sf / 1000sf) \* 4.5)  
 Total Maximum Number of Parking Spaces = 42  
 Parking provided: 50 Spaces including 2 Accessible spaces.  
 11 Parking spaces shall have pervious parking surface.
- Ground Area Coverage (GAC) max 25%  
 9405 sf / 112,385 sf  
 = 8.4 %  
 Floor Area Ratio (FAR) max 30%  
 9405 sf / 112,385 sf  
 = 8.4 %  
 Impervious Area Ratio (IAR) max 70%  
 35,200 sf / 112,385 sf  
 = 31.3 %
- Setbacks: Front Yard = 60' (parking in front)  
Side Yard = 20'  
Rear Yard = 20'



Project:  
**Dobbs Orthodontics**  
 TTCD 3-B-24-TOB - DUTCHTOWN PLACE  
 0 Dutchtown Road  
 Knoxville, Tennessee

**LAND DEVELOPMENT SOLUTIONS**  
  
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
 PH. 865-671-2281

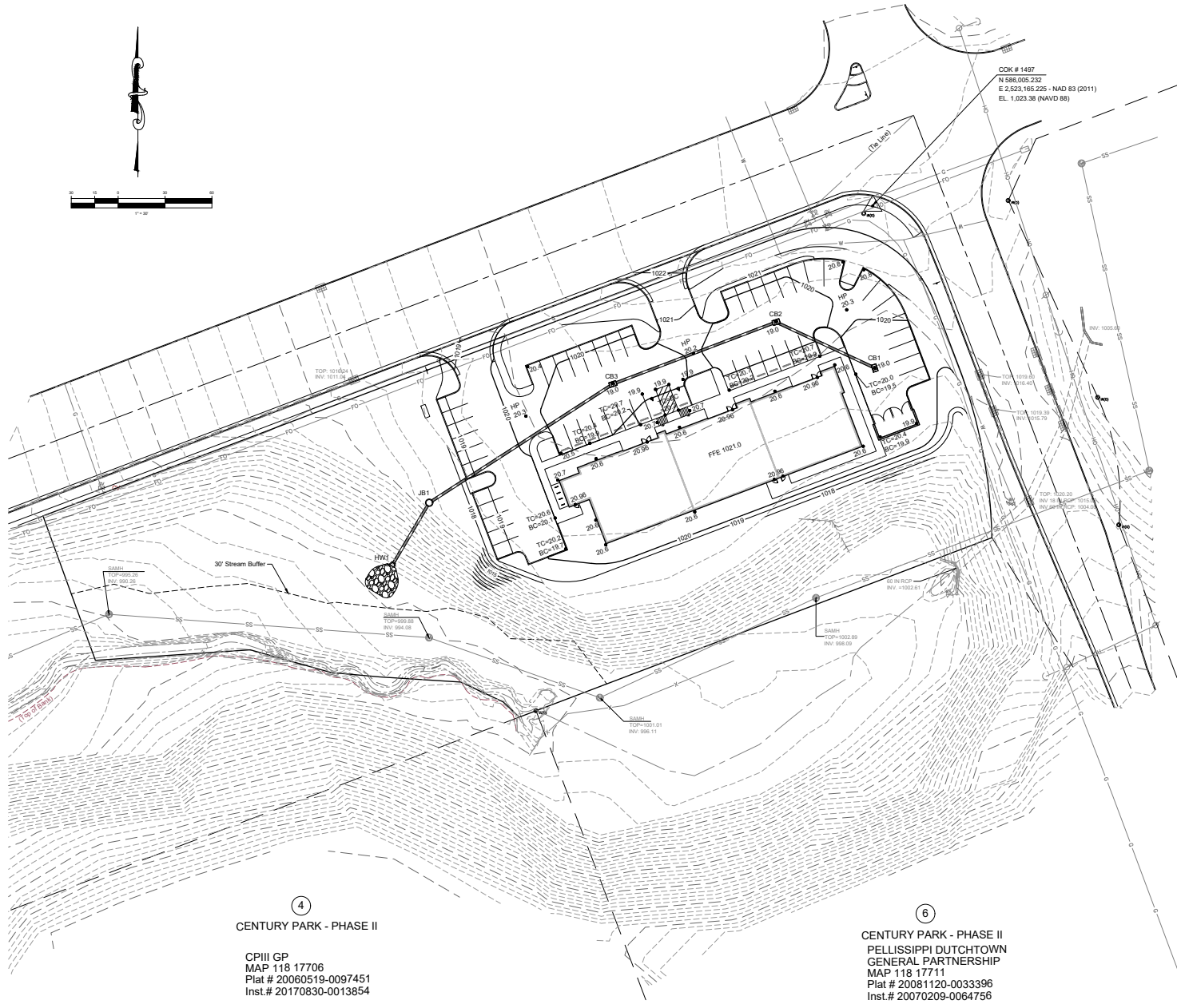
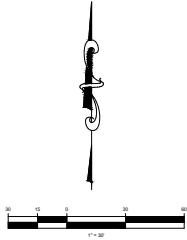
Drawing Description:  
**Site Layout**

Revision	Date	No.

**Use On Review**

Drawn By	CDB
Checked	EJB
Approved	CDB
Job No.	2023078
1"=30'	1-16-24
Scale	Date
<b>C101</b>	Sheet No.

X:\2023\2023078 - BMA - Dobbs Orthodontic Site Plan\DWG\Bobs Orthodontic - Master.dwg - Fig 21 - 11:43am ctown - LRS Copyright 2024

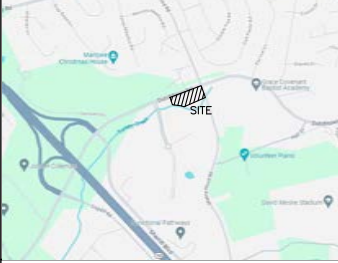


COK # 1497  
N 586.005 232  
E 2.523.165 225 - NAD 83 (2011)  
EL. 1.023.38 (NAVD 88)

④  
CENTURY PARK - PHASE II  
CP/II GP  
MAP 118 17706  
Plat # 20060519-0097451  
Inst.# 20170830-0013854

⑥  
CENTURY PARK - PHASE II  
PELLISSIPPI DUTCHTOWN  
GENERAL PARTNERSHIP  
MAP 118 17711  
Plat # 20081120-0033396  
Inst.# 20070209-0064756

Location Map



General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Owner: Mary Ellen Dobbs  
285 Conkerton Drive  
Lenoir City, TN 37772
- Survey by: Land Development Solutions  
310 Simmons Road, Suite K  
Knoxville, TN 37922  
Ph. 865-671-2281
- Property is located in Knoxville and is zoned OP & TO.
- Lot acreage = 2.58 acres.
- Office Building  
Minimum Number of Parking Spaces Required  
Office = (3,402 sf / 1000sf) \* 3)  
Total Minimum Number of Parking Spaces = 28  
Maximum Number of Parking Spaces Required  
Office = (3,402 sf / 1000sf) \* 4.5)  
Total Maximum Number of Parking Spaces = 42  
Parking provided: 50 Spaces including 2 Accessible spaces.  
11 Parking spaces shall have pervious parking surface.

Drainage Notes

- All storm lines in paved areas shall be backfilled to pavement subgrade with #57 stone.
- All trenching and shoring shall comply with OSHA standards.
- Storm lines and structures shall be constructed as soon as possible. Inlet Protection shall be used around structures to minimize the silt entering into drainage system. All silt shall be removed from structures and lines.
- Pipe lengths and slope are measured from center of structure to center of structure.
- All HDPE storm lines shall be smooth interior.
- Contractor shall provide as-built survey of storm system PRIOR to paving. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).
- After construction is complete, contractor shall provide as-built survey as noted above. Survey shall be updated to reflect any changes or modifications to the storm system since the first as-built survey. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).



Project:  
**Dobbs Orthodontics**  
TTODA 3-B-24-TOB - DUTCHTOWN PLACE  
0 Dutchtown Road  
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K KNOXVILLE, TENNESSEE 37922  
PH. 865-671-2281

Drawing Description:  
**Site Grading and Drainage**

No.	Date	Revised

**Use On Review**

Drawn By	CDB
Checked	ELB
Approved	CDB
Job No.	2023078
1"=30'	1-16-24
Scale	Date

**C201**  
Sheet No.







● ESTABLISH TREE PROTECTION FENCING PRIOR TO START OF ANY SITE CLEARING, GRADING, DEMOLITION OR CONSTRUCTION ACTIVITIES. TREE PROTECTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO START OF CONSTRUCTION ACTIVITIES AND MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION.

● LIMITS OF GRADING AT DRIFLINE OF TREES. SEE PLAN FOR LOCATIONS OF TREE PROTECTION FENCING (TPF).

● PROTECTIVE FENCING TO PRESERVE TRUNK, BRANCHES, AND ROOT SYSTEM AND TO MINIMIZE COMPACTION OF SOIL AROUND TREE.

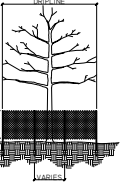
● TREE PROTECTION FENCING TO CONSIST OF 4' MIN. HT. ORANGE SAFETY PLASTIC FENCE FABRIC OR CHAIN-LINK FENCING FABRIC. PROVIDE STEEL POSTS SPACED @ 8' O.C. MAX. FOR PLASTIC FENCE OR @ 10' O.C. MAX. FOR CHAIN-LINK FENCE WITH 24" MIN. ANCHORING DEPTH.

● NO FENCING TO BE NAILED TO TREE

● HEAVY EQUIPMENT, VEHICULAR TRAFFIC OR STOCKPILING SHALL NOT BE PERMITTED WITHIN DRIFLINE

● NO TOXIC MATERIALS TO BE STORED WITHIN 10' OF TREE DRIFLINE

● IN AREAS WHERE FOOTINGS, PAVEMENT AND/OR UTILITIES WILL PENETRATE INTO THE DRIFLINE AREA, A LICENSED TREE SURGEON SHALL BE CALLED IN TO PERFORM ROOT PRUNING PRIOR TO BEGINNING CONSTRUCTION



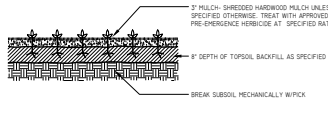
**1 TREE PROTECTION FENCING**

SCALE: 1/8"=1'-0"



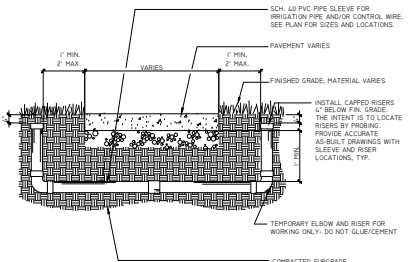
**5 TREE PLANTING - MULTI-STEM TREE**

SCALE: NOT TO SCALE



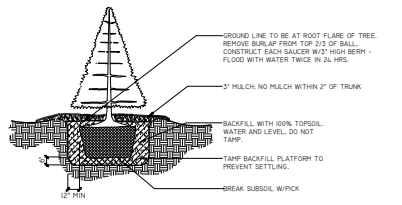
**9 GROUND COVER/PERENNIAL PLANTING**

SCALE: NOT TO SCALE



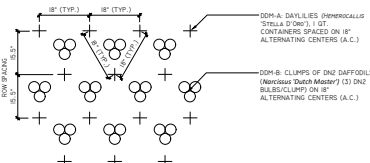
**2 IRRIGATION SLEEVE DETAIL**

SCALE: 1/4"=1'-0"



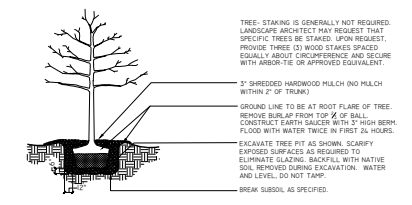
**6 EVERGREEN TREE - TO 8' HT.**

SCALE: NOT TO SCALE



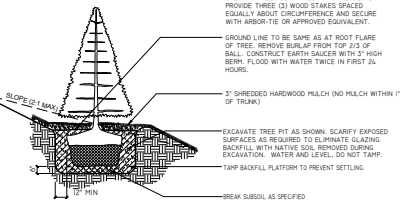
**10 COLOR BED SPACING**

SCALE: 1/4"=1'-0"



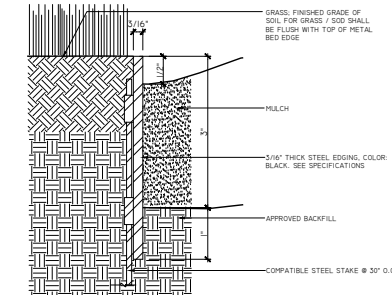
**3 TREE PLANTING & GUYING TO 3' CAL.**

SCALE: NOT TO SCALE



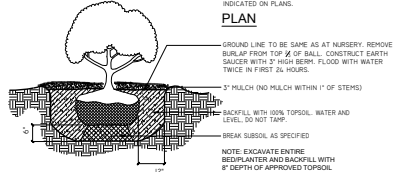
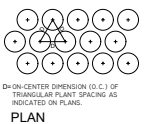
**7 EVERGREEN TREE ON 2:1 SLOPE**

SCALE: NOT TO SCALE



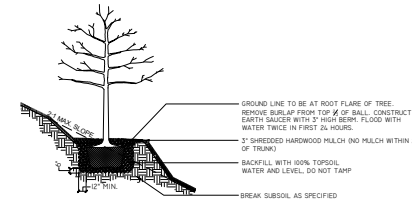
**11 METAL BED EDGE**

SCALE: 1/4"=1'-0"



**8 SHRUB PLANTING DETAIL**

SCALE: NOT TO SCALE



**4 TREE PLANTING/GUYING ON SLOPE**

SCALE: NOT TO SCALE



BarboMcMurry Architects  
500 MARKET STREET, SUITE 200  
INDIANVILLE, TN 37033  
865.353.1311  
www.bma915.com



CONSULTANT LOGO

**THE PENLAND STUDIO**  
LANDSCAPE ARCHITECTURE

PROJECT TEAM

CIVIL ENGINEER  
LAND DEVELOPMENT SOLUTIONS  
310 SHAWNS ROAD, SUITE K  
INDIANVILLE, TN 37033  
865.871.1241

LANDSCAPE ARCHITECT  
**THE PENLAND STUDIO, INC.**  
3110 HOLLERWOOD BLVD  
INDIANVILLE, TN 37033  
865.333.3504

STRUCTURAL ENGINEER  
CONSULTANT NAME  
ADDRESS 1  
ADDRESS 2  
000.000.0000

MECHANICAL PLUMBING ENGINEER  
ENGINEERING SERVICES GROUP, INC.  
305 HILLWAVE SUITE 300  
INDIANVILLE, TN 37035  
865.333.5700

ELECTRICAL ENGINEER  
VEELAND ENGINEERS, INC.  
1107 RUTHERFORD AVE.  
INDIANVILLE, TN 37035  
865.857.4001

PROJECT NAME:  
**DOBBS**  
**ORTHODONTICS**

TDSA 3-8-24-108 - DUTCHOWN PLACE

PROJECT OWNER:  
DR. MARY ELLEN DOBBS  
DUTCHOWN ROAD  
INDIANVILLE, TN 37032

REVISIONS	
#	DATE
1	PLANNING MEETING COMMENTS

PROJECT NUMBER	230999
PROJ. NAME	IND. 1001
DRAWN BY / CHECKED BY	PEN/MLP
PROJECT ISSUE DATE	23 FEB 2024

LANDSCAPE DETAILS

**L201**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING        | <input type="checkbox"/> ADMINISTRATIVE REVIEW   |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION     | <input type="checkbox"/> SIGNAGE         | <input checked="" type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN                | <input type="checkbox"/> ZONING VARIANCE |  |

Ryan Dobbs

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

1/29/2024	03/04/2024	3-B-24-TOB
<b>DATE FILED</b>	<b>MEETING DATE (IF APPLICABLE)</b>	<b>FILE NUMBER</b>

## CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT  OWNER  OPTION HOLDER  SURVEYOR  ENGINEER  ARCHITECT/LANDSCAPE ARCHITECT  ATTORNEY

Ryan Dobbs	Dobbs Orthodontics		
<b>NAME</b>	<b>COMPANY</b>		
1516 Coleman Road Suite 208	Knoxville	TN	37909
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
8658160021	rdobbs@bma1915.com		
<b>PHONE</b>	<b>EMAIL</b>		

## CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

Dr. Mary Ellen Dobbs & Ryan Dobbs	1516 Coleman Road Suite 208	rdobbs@bma1915.com
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>

Corner of Dutchtown & Mabry Road. Parcel ID: 118 17719, CLT Map: 118, Ward: 47, City Block: 46366

118 17719	N	2.58 acres
<b>PROPERTY ADDRESS</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

## STAFF USE ONLY

South side of Dutchtown Rd, south side of Mabry Hood Rd	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY
<b>GENERAL LOCATION</b>	2nd
	<b>DISTRICT</b>
OP/TO-1	MU-SD, NWCO-2 (Mixed Use-Special District, Century Park)
<b>ZONING</b>	<b>SECTOR PLAN</b>
	<b>LAND USE CLASSIFICATION</b>
Northwest County	Agriculture/forestry/vacant land
<b>PLANNING SECTOR</b>	<b>EXISTING LAND USE</b>



## REQUEST

### BUILDING PERMIT

- NEW CONSTRUCTION  
 EXPANSION OR RENOVATION  
 GRADING PLAN

- REZONING  
 SIGNAGE  
 ZONING VARIANCE

### PLAN MATERIALS:

- DEVELOPMENT PLAN  
 BUILDING ELEVATIONS  
 FLOOR PLAN  
 LANDSCAPE PLAN  
 SIGNAGE PLAN  
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED?  YES  NO

ADMINISTRATIVE REVIEW:  LIGHTING  LANDSCAPING PLAN

## RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

## ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

N/A

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- YARD SIGN       BUILDING SIGN       OTHER SIGN
- AREA: \_\_\_\_\_      AREA: \_\_\_\_\_      AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_      FINISH: \_\_\_\_\_      TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

CODE

FEE

1102 / \$450

CODE

FEE

TOTAL

\$450.00

## AUTHORIZATION

*By signing below*

*You certify that you are the property owner and/or authorized representative.*

Ryan Dobbs

Owner

1/29/2024

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-816-0021

rdobbs@bma1915.com

PHONE NUMBER

EMAIL



Michelle Portier

Ryan Dobbs

1/29/2024

STAFF SIGNATURE

PRINT NAME

DATE PAID