

Report of Staff Recommendation

File No.: 6-B-22-TOB

Applicant: ICON APARTMENT HOMES AT LOVELL ROAD

Request: BUILDING PERMIT

Meeting Date: 6/22/2022

Address: 1033 Lovell Rd.

Map/Parcel Number: 118 049

Location: Northwest side of Lovell Rd., north of Terrapin Station

Existing Zoning: OB (Office, Medical, and Related Services) and TO (Technology Overlay) over a portion of the property

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: Apartment complex

Appx. Size of Tract: 21.41 acres

Accessibility: Access is via Lovell Road, a minor arterial owned by TDOT, with a pavement width of 82-feet within a right-of-way width of 100-ft.

Surrounding Zoning and Land Uses: North: A (Agricultural), PR (Planned Residential up to 4 du/ac), & TO (Technology Overlay) - Small office building and single family residences

South: A (Agricultural), CA (General Business), T (Transition), & TO (Technology Overlay) - Single family residence, small office buildings, and a mobile home park

East: A (Agricultural), RA (Low Density Residential), CB (Business and Manufacturing), and TO (Technology Overlay) - Single family residences

West: PR (Planned Residential with up to 3 du/ac) / TO (Technology Overlay) - Single family residences

Comments:

- 1) The applicant is requesting approval of a multifamily development on part of a 32.6-acre lot. A portion of the front part of the property will be subdivided off of the main parcel so that this development will occupy 21.41 acres. Of the 21.41 acres, only the front 2.29 acres is in the TO zone subject to the TTCDA Design Guidelines. The clubhouse and amenity area are within this 2.29 acres, as is the driveway leading into the development. The remaining parts of the development are not within the purview of the TTCDA. However, the designs reflect a desire to meet the intent of the Guidelines, as most aspects of the site meet TTCDA requirements.
- 2) The subdivided property will eventually have to come through the TTCDA once a new owner or tenant is identified and plans are developed.
- 3) The site is somewhat constrained with a stream running through the property and a small amount of property in the Hillside and Ridgetop Protection (HP) area. The stream is mostly located on the portion of the site being divided off, as is the majority of land in the HP area. The plan proposes to channel the stream through culverts beneath the driveway so as not to interrupt the flow. Other measures to mitigate the impact of stormwater on the stream have been discussed with the Knox County Department of Engineering and will be further defined during the permitting review process.
- 4) The back section of the property containing the apartment complex is mostly flat. The property contains a negligible amount of land in the HP area, and site plans do not propose to build within that area. This portion of the site is not within the TO zone and is not subject to the

HP section of the Guidelines.

5) The property was rezoned from A (Agricultural) to OB (Office, Medical, and Related Services) retaining the TO (Technology Overlay) at the front of the property in 2021 (Case #s 7-G-21-RZ and 7-A-21-TOR). The OB zoning district allows the multi-dwelling development with a density of up to 12 du/ac as a permitted use, and with a density from 12 to 24 du/ac as a use on review. The proposed 315 dwellings on 21.41 acres yields a density of 14.8 du/ac. This request is scheduled to be heard at the June 9, 2022 Planning Commission meeting (Case # 6-D-22-UR).

6) The development will consist of 11 apartment buildings and 5 carriage-style buildings that house a total of 315 units. Dwelling units consist of 85 1-bedroom units, 179 2-bedroom units, and 51 3-bedroom units.

7) Access to the site is via a driveway off of Lovell Road. There is a good degree of separation between the clubhouse/amenity area and the apartment buildings. The driveway extends from Lovell Road back into the site where the apartment buildings are located, which is approximately 600 feet from the clubhouse. This development is proposed to be a gated community with the gates located at the end of the driveway near the apartment buildings. The amenity area is not within the gated section of the site.

8) Ajax Engineering prepared a Traffic Impact Study (TIS) for Icon Apartment Homes at Lovell Road, the last revision of which was on May 18, 2022. The study recommended the improvements listed below. Many of these are internal to the site and would be reviewed during the permitting review process.

- a. Installation of a stop sign and a 24-in white stop bar at the proposed entrance approach at Lovell Road.
- b. Location of the entry into the site at a point where the intersection sight distance would be 565 feet looking in each direction.
- c. Construction of an exclusive eastbound exiting left-turn lane at the proposed entrance approach with a minimum storage length of 50 feet.
- d. Transition of the eastbound exiting lane from the apartment buildings over to Lovell Road directly into a right-turn lane at Lovell Road.
- e. Construction of a southbound exclusive right-turn lane on Lovell Road in anticipation of future expansion. Due to the constraints of the available property frontage on Lovell Road, the right-turn lane should have a taper of 15:1 (12-foot lane = 180 feet), and the remaining available frontage should be constructed with a full lane storage length of 95 feet resulting in an overall length of 275 feet.
- f. Posting of a 15-mph Speed Limit Sign (R2-1) near the beginning of the development entrance driveway off Lovell Road.
- g. Installation of Stop Signs (R1-1) and 24-in white stop bars on the new internal aiseways and locations as shown in the report.
- h. Consideration of speed humps or tables to reduce internal traffic speeds in the development. Alternatively, parking lot islands could be extended toward the aiseways. Extending the parking lot islands a few feet would narrow the aisleway widths and reduce the available driving surface. A narrower aisleway design would reduce driver comfort and internal vehicle speeds.
- i. Connection of the internal sidewalk system to the existing external sidewalk system on the west side of Lovell Road. White crosswalks should be marked on the road pavement internally where pedestrians are expected to cross.
- j. Provision of bike lanes and sidewalks on the west side of Lovell Road at the proposed entrance.
- k. Landscaping, signage, parking, and other such impediments are to be located so as not to impede sight distance at the entrance into the site or at internal intersections.

9) The development features a boulevard entry with separated lanes of traffic traversing into and out of the site. The separated lanes satisfy the Fire Code requirement for a second access point.

10) The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the Design Guidelines and those required by Knox County. The parking includes 625 parking spaces including 35 garage spaces.

11) An amenity area, which includes a pool, is located at the front of the property behind the clubhouse/leasing office. Due to the distance between the amenity area and the apartment

buildings, some residents may choose to drive to the pool instead of walk.

12) Waste management is on the northern side of the site. Four parking spaces are devoted to this area (not included in the overall parking number) and the dumpster is enclosed in a stone veneer wall that meets TTCDA Guidelines. A separate maintenance building is centrally located in the site.

13) Sidewalks are provided throughout the site and connect with those on Lovell Road. The Civil sheets show the pedestrian connectivity from parking to buildings and amenities. Other internal sidewalks are shown on the landscaping and photometric plans. All sidewalks shown in all plans will be built.

14) Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) statistics were calculated for the portion of the property within the TO zone and all measures comply with the Design Guidelines.

15) The apartment building materials will be a combination of cementitious lap siding and board and batten siding stone veneer on the walls with stone veneer as an accent, and asphalt shingles on the roof. The color scheme will be neutral in tones of gray.

16) The proposed landscape plan is in compliance with the Design Guidelines. However, there are some sections of the site that are adjacent to single family residences where the existing vegetation will be disturbed. Staff recommends for trees to be planted meeting the County's Type A Landscape Screen requirements in all areas of the site adjacent to single family homes where the existing vegetation will not remain to create a buffer zone for adjacent single family residences.

17) The proposed lighting includes a combination of building-mounted fixtures and 15-ft tall light poles. Building mounted fixtures are provided on all sides of the buildings and provide lighting for the parking areas. The light poles are located around the perimeter of the parking areas where building mounted fixtures are absent.

18) Three waivers for lighting levels have been requested. However, since only the front portion of the site is within the TO zone, only two waivers are needed:

- a. Increase the lighting levels within the driveway from 0.5 fc to 2.4 fc. Staff supports approval of this waiver to provide security and increase safety for pedestrians and drivers.
- b. Increase the lighting levels along sidewalks from 0.5 fc to 1.8 fc. Staff supports approval of this waiver to increase safety for pedestrians walking from the clubhouse or amenity area to the apartment buildings due to the separation between dwelling units and the amenity area and the length of the driveway leading into the site.

19) Knox County Codes Administration and Enforcement has requested for lighting to comply with the TTCDA Guidelines if possible. The site layout and landscaping have been designed to meet the intent of the TTCDA Guidelines. If the entire project were in the TO zone, the following waivers would be required for the lighting levels in the site:

- a. Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc.
- b. Increase the lighting level along sidewalks from 1.0 fc to 10.7 fc along the internal pond. Other sidewalks occur within parking areas and were evaluated under the parking area requirement.
- c. Increase the lighting levels within 20 feet of a residential zone on the southeastern property line from 0.2 fc to 0.3 fc. This occurs at the edge of Building 9 in a pinch point. This portion of the site is adjacent to commercial/office buildings and is not expected to cause any adverse impacts for residential properties.

20) Signage is proposed as part of this application and consists of a yard sign at the entrance to the development. The sign is comprised of a stone veneer base to match the apartment buildings, and the main body of the sign is steel with aluminum letters. The sign is to be 5 ft tall and will comprise 56.65 square feet. This is well within the maximum allowed by the TTCDA. The size and design of the sign meets TTCDA Guidelines.

Design Guideline Conformity:	With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.
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Waivers and Variances Requested:	1) Increase the lighting levels within the driveway from 0.5 fc to 2.4 fc. 2) Increase the lighting levels along sidewalks from 1.0 fc to 1.8 fc.
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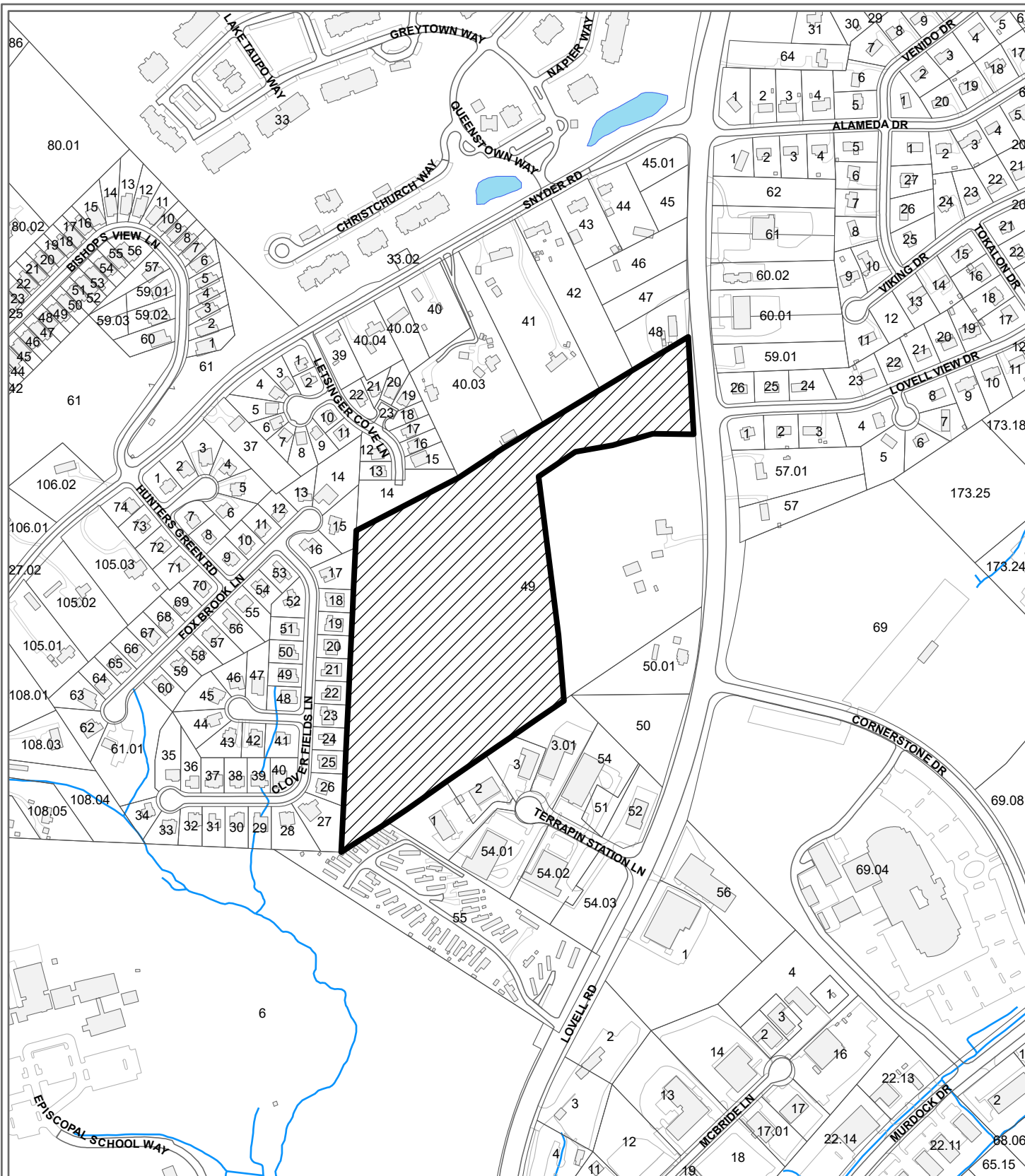
Staff Recommendation:

Staff recommends approval of the following required waivers from the Design Guidelines:

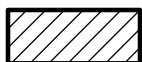
- 1) Increase the lighting levels within the driveway from 0.5 fc to 2.4 fc to provide security and increase safety for pedestrians and drivers.
- 2) Increase the lighting levels along sidewalks from 1.0 fc to 1.8 fc to minimize trip hazards and increase safety for pedestrians.

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

- 1) Obtaining use on review approval from the Planning Commission for the proposed development; this request was approved at the June 9, 2022 Planning Commission meeting.
- 2) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Ajax Engineering and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
- 3) Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
- 4) Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 5) Installation of all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
- 6) Planting of trees meeting the County's Type A Landscape Screen requirements in all areas of the site adjacent to single family homes where the existing vegetation will not remain to create a buffer zone for adjacent single family residences.
- 7) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 8) Provision of a boulevard entrance at the front of the site to satisfy Fire Code and the requirements of the Knox County Department of Engineering and Public Works.
- 9) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) Meeting all applicable requirements of the Knox County Zoning Ordinance.



**6-B-22-TOB
CERTIFICATE OF APPROPRIATENESS**

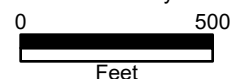


Purpose of Request: Building Permit

Original Print Date: 5/16/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Icon Apartment Homes at Lovell Road

Map No: 118
Jurisdiction: County





Michelle Portier <michelle.portier@knoxplanning.org>

Waiver Request from TTCDA Guidelines 1.8.5. 6-B-22-TOB

1 message

Benjamin C. Mullins <bmullins@fmsllp.com>

Mon, May 23, 2022 at 1:30 PM

To: Michelle Portier <michelle.portier@knoxplanning.org>

Cc: Will Ralph <wralph@brxdev.com>, Nathan Silvus <nathan@silvus.us>, Ryan Ewing <rewing@dcengineering.net>

Ms. Michelle Portier, AICP

Via Email Only

Knoxville/Knox County Planning

michelle.portier@knoxplanning.com

[400 Main Street, Suite 403](#)

[Knoxville, TN 37902](#)

Re: Waiver Request from TTCDA Guidelines 1.8.5.

[1033 Lovell Rd](#); 6-B-22-TOB

Michelle,

To the extent required, this letter is to request a waiver from the TTCDA lighting regulations. Generally, only a small portion of the property is within the Technology Overlay and is subject to the jurisdiction of the TTCDA. This is acknowledged in paragraph 9 of the Review Comments insofar as the comment is a request for compliance with the TTCDA lighting regulations "if the developer is amenable to this." The developer has endeavored to meet or exceed these requirements both within the overlay and for the remainder of the property to the extent possible; however, the following waivers are still requested to meet the TTCDA Guidelines. By requesting these waivers, the developer is not waiving any argument that the TTCDA Guidelines do not apply to the areas outside of the TO Overlay.

- a. Per Section 1.8.5.B of the TTCDA Guidelines, lighting intensity of parking lot areas cannot exceed 2.5 fc

Per the attached photometric plan, there are a handful of areas, mainly concentrated around the landscaped greenspaces within the parking lots, that exceed this lighting guideline. These areas are expected to draw additional pedestrian traffic including pet-walking. The additional lighting is needed to increase security and minimize trip

hazards. These areas are centralized in the property and it's not anticipated there will be any impact to adjoining properties. Additionally, these areas are outside of the TO Overlay, and the parking areas within the TO Overlay appear to comply with this guideline.

- b. Per Section 1.8.5.D of the TTCDA Guidelines Driveways/roadways cannot exceed 0.5 fc

Generally, the lighting along the access meets or exceeds these requirements; however, there are areas approaching medians access gate where the lighting ranges from 0.6 to 5.1 (directly underneath a light-pole). The areas of greatest intensity are concentrated on areas where security or potential foot-traffic require illumination to provide additional security, safety and to minimize potential trip hazards should one need to exit their vehicle at the gate or use the driveway as pedestrian access. Due to proposed landscaping this lighting would be shielded from the properties to the east and west of the driveway where the photometrics show the lighting will be 0.0 fc at the property line. A waiver is requested to allow the lighting increase as depicted on the submitted photometric.

- c. Per Section 1.8.5.E of the TTCDA Guidelines, lighting intensity cannot exceed 0.2 fc. within 20 feet of a residential zone.

A line representing a 20-ft setback inside of the property boundary has been added to Sheets E-100 and E-101. Per the attached photometric, there are three instances where the lighting is 0.3 within 20 feet of the western property boundary. Each instance occurs outside to the TO overlay. However, if a waiver is required, then the waiver would be justified as these three occurrences are located near the rear corners of proposed buildings are necessary for increased security for residents.

- d. Per Section 1.8.5.F of the TTCDA Guidelines, lighting intensity cannot exceed 0.5 fc. within 20 feet of any other differing zone from the subject property

A line representing a 20-ft setback inside of the property boundary has been added to Sheets E-100 and E-101. Per the attached photometric, it does not appear that the lighting intensities exceed this requirement (either withing or outside of the TO overlay).



550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902

phone: 865.546.9321 | fax: 865.637.5249 | email: bmullins@fmsllp.com



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com



Lovell Rd - Electrical - Site Resubmittal with zones.pdf
4010K

April 25, 2022

Ms. Michelle Portier, AICP
Principal Planner
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Reference: Use on Review and TTCDA Application Submittal, Icon Apartment Homes at Lovell Road

Dear Ms. Portier:

Braxton Development II, LLC is pleased to submit the attached Use on Review application for the Icon Apartment Homes at Lovell Road project located at 1033 Lovell Road ("the Property") in West Knox County Tennessee. The concurrent Use on Review and TTCDA applications contemplate a 315-unit, Class A multi-family community on a portion of the Property. It is anticipated that a subdivision for the Property will be completed in the near future to create an approximately 21.41-Acre tract for this development. The above referenced applications are only applicable to the 21.41-Acre tract.

The subject property was previously approved at a density of twelve (12) units per acre with a previous zone change application. These applications contemplate a small increase in density on the property to 14.71 units per acre that would allow for the highest and best use of this property. The proposed density contemplated with this application is less than other multi-family developments in the area that have been approved by the MPC in recent years.

The proposed development will include an approximately 9,500 square foot clubhouse and amenities near Lovell Road. Amenities available to residents will include a resort style pool, a large hot tub, hammock and outdoor game lawn, a grilling and pizza oven pavilion, a large fitness and yoga facility, indoor game room, dog park, and a secondary gathering area. Unit amenities include stainless steel appliances, quartz countertops, open floor plans, walk-in closets, ceiling fans, attached garages (in select units), and balconies.

The apartment community will be very similar in quality to the recently completed Icon Apartment Homes at Hardin Valley. Similar to the Icon Apartment Homes at Hardin Valley, this development would provide high-end, Class A Apartments for residents of this area at a proposed density that is actually less than other multi-family developments in this area.

We appreciate the opportunity to submit these applications and look forward to working with all stakeholders to develop a quality multi-family community that everyone can be proud of.

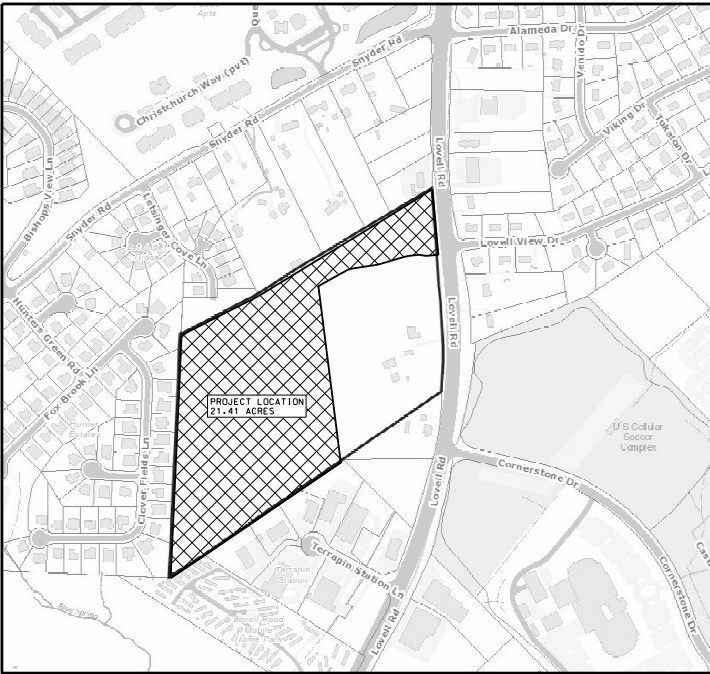
If you have any questions, please feel free to contact me anytime at (406) 582-8100.

Sincerely,

Will Ralph, PE, LEED AP
Vice President of Development
Braxton Development II, LLC

DEVELOPMENT PLAN FOR
**ICON APARTMENT HOMES
AT LOVELL ROAD**

MPC FILE NO 6-D-22-UR
TTCDA FILE NO 6-B-22-TOB



**BRAXTON
DEVELOPMENT II, LLC**

PO BOX 11890
BOZEMAN, MT 59719
409.582.8100

PREPARED BY:



1815 NANTASKET ROAD
KNOXVILLE, TN 37922
NATHAN SILVUS, P.E.
(865) 414-0524

LOCATION MAP
(NOT TO SCALE)

PARENT PARCEL ID: 118-049 AREA: 31.80 ACRES DISTRICT: 6
SUBPARCEL COVERED BY THIS UOR/TTCDA: 21.41 ACRES
KGIS ADDRESS: 1033 LOVELL ROAD, KNOXVILLE, TN 37932
GOVERNED BY KNOX COUNTY TENNESSEE
(NOT WITHIN LIMITS OF CITY OF KNOXVILLE OR TOWN OF FARRAGUT)
PRINTED: 05-23-2022

THESE PLANS SUPERSEDE ALL
VERSIONS DATED PRIOR TO 05-23-2022

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SCALE	TITLE
--	C0.0 COVER
100	C1.1 PROJECT OVERVIEW
50	C3.1 LAYOUT EAST
50	C3.2 LAYOUT WEST
--	C3.8 ADDRESSING
50	C4.1 GRADING EAST
50	C4.2 GRADING WEST
100	C9.1 ROADWAY PROFILES
	A-1 BUILDING A ELEVATIONS
	A-2 BUILDING B ELEVATIONS
	A-3 BUILDING B ELEVATIONS
	A-4 BUILDING C ELEVATIONS
	A-5 BUILDING C ELEVATIONS
	A-6 BUILDING A FLOOR PLANS
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	A-9 CLUBHOUSE ELEVATIONS
	A-10 CLUBHOUSE PLANS
	A-11 MAINTENANCE ELEVATIONS AND PLANS
	A-12 TRASH ENCLOSURE ELEVATIONS AND PLANS
	A-13 BUILDING A RENDERED ELEVATION
	A-14 BUILDING B RENDERED ELEVATION
	A-15 BUILDING C RENDERED ELEVATION
	A-16 CLUBHOUSE RENDERED ELEVATION
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	LP001 LANDSCAPE NOTES
	LP100 OVERALL LANDSCAPE PLAN
	LP101 LANDSCAPE PLAN
	LP102 LANDSCAPE PLAN
	LP103 LANDSCAPE PLAN
	LP104 LANDSCAPE PLAN
	LP105 LANDSCAPE PLAN
	LP106 LANDSCAPE PLAN - ILLUSTRATION
	LP501 LANDSCAPE DETAILS
	LP502 ENTRANCE SIGN
	E-100 ELECTRICAL SITE PLAN
	E-101 PHOTOMETRIC SITE PLAN
	E-102 ELECTRICAL DETAILS
	E-103 FIXTURE SPECIFICATIONS

DRAFT
PLANNING USE ONLY
NOT FOR CONSTRUCTION

SITE STATISTICS

[illegible]

PARKING SUMMARY

MFC/OWNING REQUIREMENTS	
01/1 1-2 BEDROOM	REQUIREMENTS
05 1-BEDROOM	
179 2-BEDROOM	26
51 3-BEDROOM	
TOTAL REQUIRED	44

PARKING PROVIDED

546 SPACES	
35 GARAGES	
22 1-U GARAGE	
12 2-U GARAGE	
TOTAL: 625 VEHICLES	
RATIO: 1.98 VEH/UNIT	

AGD' L OFFICE PARKING

TOT PARKING INCLUDING OFFICE = 644

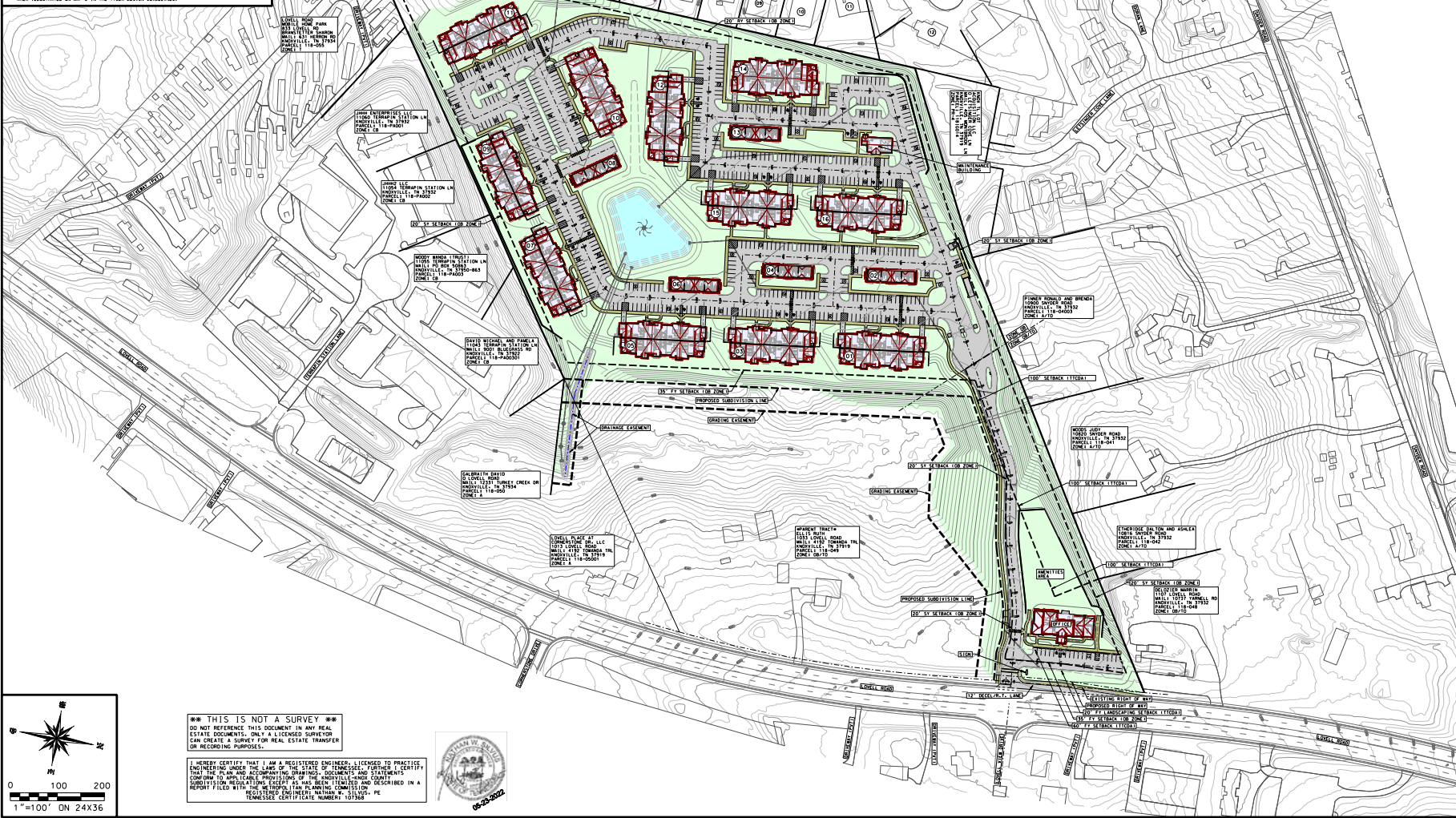
ADA COUNT: 26 STALLS

TRUCK SPITAL GUIDE

TOTAL UNITS: 315
TOTAL AREA: 21.41 AC
DENSITY: 14.8 DU/AC

UDR/TTCDA SITE STATISTICS NOTES

1. THE TOTAL SIZE OF THE PARENT TRACT IS 31.80 ACRES. THE PORTION BEING SUBDIVIDED FROM THE PARENT TRACT FOR THIS PROPOSED PROJECT INCLUDES 21.41 ACRES. THESE USES ON REVIEW FOR THIS APPLICATION ARE:
2. THE 21.41 ACRES, 18.49 ACRES IS ZONED OR-2 AND 2.92 ACRES IS ZONED OR-10.
3. THE USE OF THE 21.41 ACRES IS FOR THE PROPOSED 100-UNIT RESIDENTIAL LEASES, THE LEASING OFFICE AND PRIMARY AMENITIES AREA IS LOCATED WITHIN THE 2.92 ACRES THAT IS ZONED OR-10. ALL OF THE RESIDENTIAL BUILDINGS, GARAGES, AND SECONDARY AMENITIES ARE LOCATED WITHIN THE 18.49 ACRES THAT IS ZONED OR-2.
4. FOR THE PURPOSE OF CALCULATING DENSITY, ALL OF THE 21.41 ACRES IS USED. THE PROPOSED DENSITY OF 4.68 UNITS PER ACRE IS BASED ON THE 21.41 ACRES.
5. THE 2.92 ACRES OF THE PARENT TRACT IS NOT BEING USED FOR THE PROPOSED PROJECT. IT IS DEDICATED FOR LOW-LEVEL ROAD RIGHT-OF-WAY EXPANSION AND IS NOT DEDUCTED IN THIS CALCULATION.
6. THAT THE 2.92 ACRES OF THE PARENT TRACT IS NOT BEING USED FOR THE PROPOSED PROJECT, AREA RATIO ARE MEASURED BY ONLY CONSIDERING THE STRUCTURE AND IMPERVIOUS SURFACES PROPOSED WITHIN THE 2.92 ACRES THAT IS ZONED OR-10. THE ONLY PROPOSED STRUCTURE THAT IS LOCATED WITHIN THE 2.92 ACRES OF THE PARENT TRACT IS THE LEASING OFFICE.
7. NONE OF THE 2.92 ACRES THAT IS ZONED OR-10 IS WITHIN THE HILLSIDE AND RIDGECREST PROTECTION AREAS.



**** THIS IS NOT A SURVEY ****
DO NOT REFERENCE THIS DOCUMENT IN ANY REAL
ESTATE DOCUMENTS. ONLY A LICENSED SURVEYOR
CAN CREATE A SURVEY FOR REAL ESTATE TRANSFER

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. FURTHER, I CERTIFY THAT THE PG AND ACCOMPANYING EXAMINATIONS, CALCULATIONS, AND STATEMENTS CONFORM TO APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER: NATHAN W. SILVUS, PE
TENNESSEE CERTIFICATE NUMBER: 107368

NO.	REVISED:	BY	DATE
	THIS DRAWING IS PART OF A COMPREHENSIVE DESIGN AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT COPYRIGHT 2002, SILVUS ENGINEERING CONSULTING		

**CON APARTMENT
HOMES AT
LOVELL ROAD**
1035 LOVELL ROAD, KNOXVILLE, TN 37932

**BRAXTON
DEVELOPMENT II
LLC**

P.O. BOX 11890
BOZEMAN, MT 59719
409.382.8100

ENGINEERS

SEC

SILVUS ENGINEERING CONSULTING

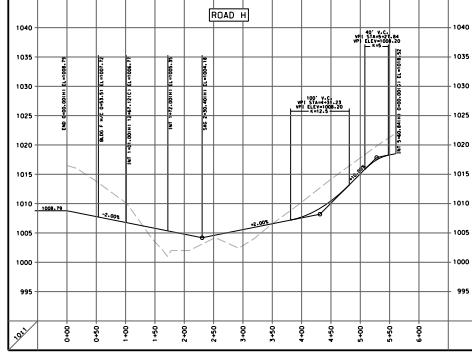
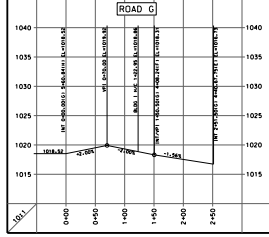
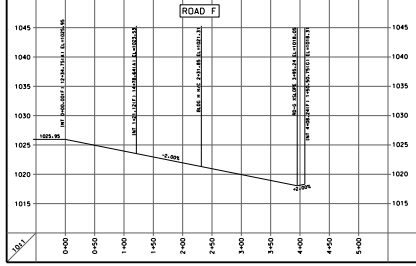
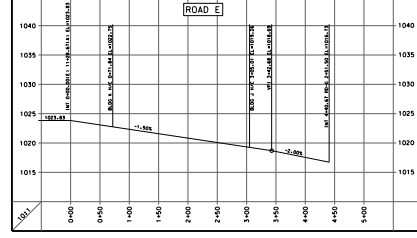
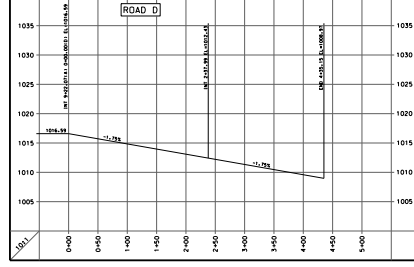
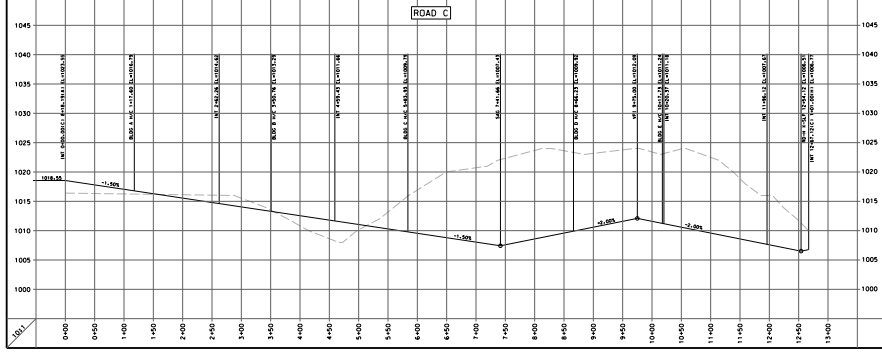
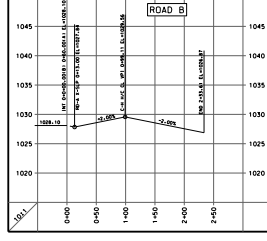
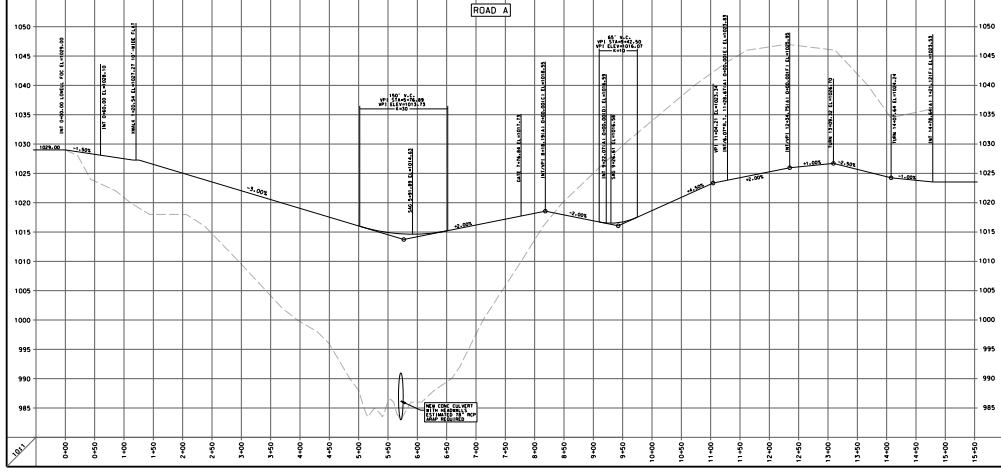
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37932
615/41-6834

DRAFT
FOR REVIEW ONLY
CDOA FILE: 6-8-22-T08
EC FILE: 6-8-22-T08

DATE: 05-23-2022

C1.1

PROJECT OVERVIEW



NO.	REVISIONS	BY	DATE

ICON APARTMENT HOMES AT LOVELL ROAD

BRAXTON DEVELOPMENT II LLC

ENGINEER

DRAFT

DATE: 05-23-2022

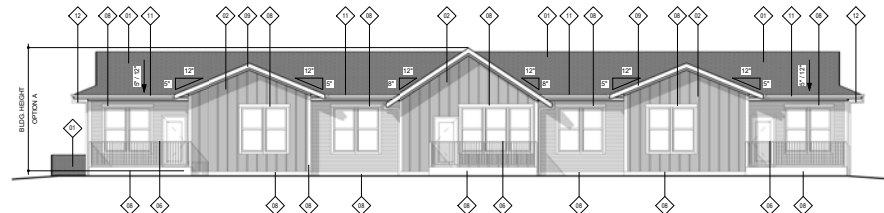
C9.1
ROAD PROFILES

THIS DRAWING IS PART OF A PROFESSIONAL DESIGN AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT
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PARCEL 103.18-049 DISTRICT 1, AREA 32.67 ACRES

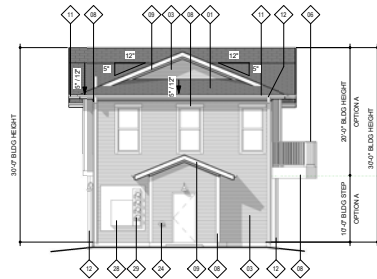
KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTAYE
02	CEMENTITIOUS BOARD & BATTEN - SHERRIN WILLIAMS SW7047
03	CEMENTITIOUS LAP SIDING - 7" EXPOSURE - SHERRIN WILLIAMS SW7047
04	CEMENTITIOUS LAP SIDING - 7" EXPOSURE - SHERRIN WILLIAMS SW7047
05	DECORATIVE FAUX SHUTTER
06	DECORATIVE VENEER SIDING
07	DECORATIVE FAUX SHUTTER
08	CEMENTITIOUS BOARD - SHERRIN WILLIAMS SW7516 KEITREL WHITE
09	CEMENTITIOUS FAUX BOARD - SHERRIN WILLIAMS SW7516 KEITREL WHITE
10	CEMENTITIOUS FAUX BOARD - SHERRIN WILLIAMS SW7516 KEITREL WHITE
11	PRE-MANUFACTURED METAL SHUTTER - SHERRIN WILLIAMS SW7516 KEITREL WHITE
12	PRE-MANUFACTURED METAL DOWNSPOUT - SHERRIN WILLIAMS SW7516 KEITREL WHITE
13	OVERHEAD DOOR DOOR
14	FEED-PANMENT CONNECTION
15	ELECTRICAL PANEL
16	ELECTRICAL METERS



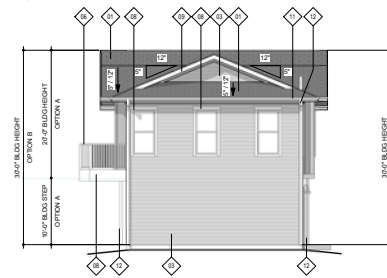
3 REAR ELEVATION - BUILDING TYPE A - OPTION B
1/8" = 1'-0"



2 REAR ELEVATION - BUILDING TYPE A - OPTION A
1/8" = 1'-0"



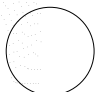
5 RIGHT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



4 LEFT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



DATE:
 04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER
 BLDG B - ELEVATIONS

DRAWING NUMBER

A-2

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
04	DECORATIVE TRIM, PAINTING
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7018 KESTREL WHITE
06	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7016 KESTREL WHITE
07	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7014 KESTREL WHITE
08	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7014 KESTREL WHITE
09	CEMENTITIOUS FENCE - SHERWIN WILLIAMS SW7016 KESTREL WHITE
10	ADHERED MASONRY VENEER
11	OVERHEAD GARAGE DOOR
12	FIRE DEPARTMENT CONNECTION
13	ELECTRICAL PANEL
14	ELECTRICAL METERS



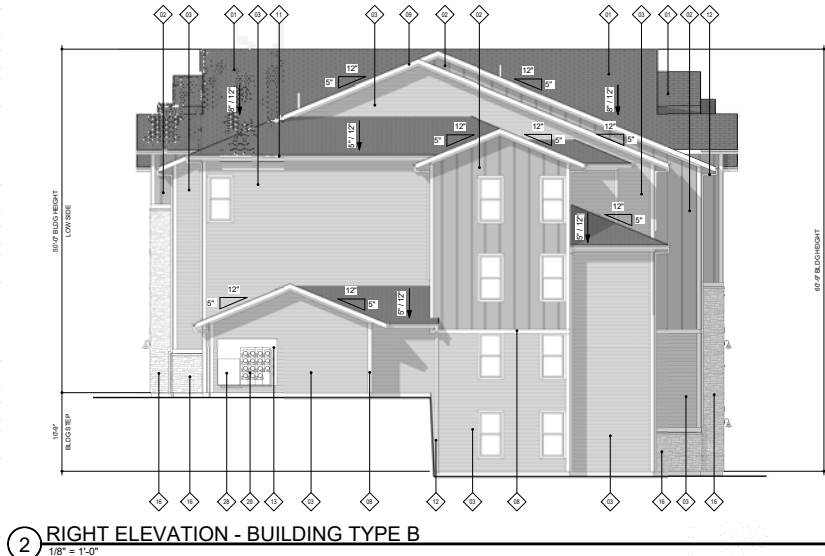
2 REAR ELEVATION - BUILDING TYPE B
 1/8" = 1'-0"



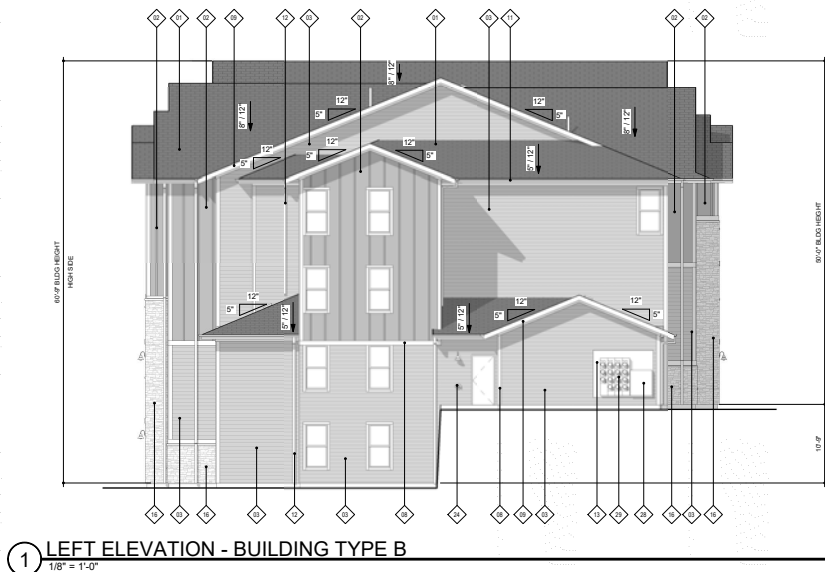
1 FRONT ELEVATION - BUILDING TYPE B
 1/8" = 1'-0"

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
04	DECORATIVE TRIM, PAINTING
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
06	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
07	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
08	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
09	CEMENTITIOUS FINE - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
10	ADHERED MASONRY VENEER
11	OVERHEAD GARAGE DOOR
12	FIRE DEPARTMENT CONNECTION
13	ELECTRICAL PANEL
14	ELECTRICAL METERS



2 RIGHT ELEVATION - BUILDING TYPE B
1/8" = 1'-0"



1 LEFT ELEVATION - BUILDING TYPE B
1/8" = 1'-0"

DATE: 04.22.2022	
REVISIONS	
NO.	DATE

SHEET NUMBER
BLDG B - ELEVATIONS

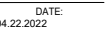
DRAWING NUMBER
A-3



OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108







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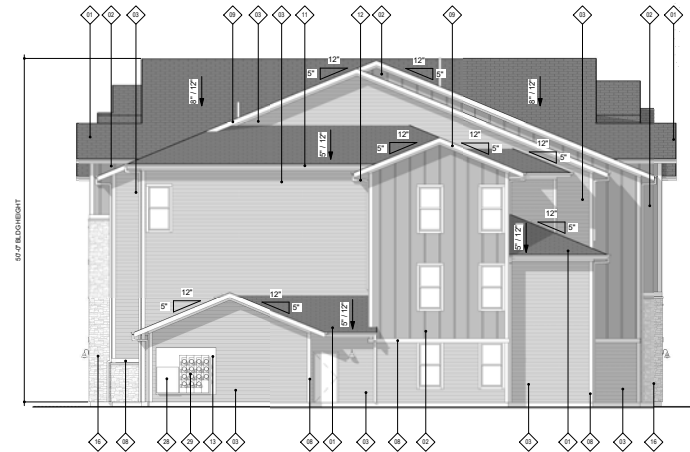
SHEET NUMBER
LDG C - ELEVATIONS

DRAWING NUMBER

A-5

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

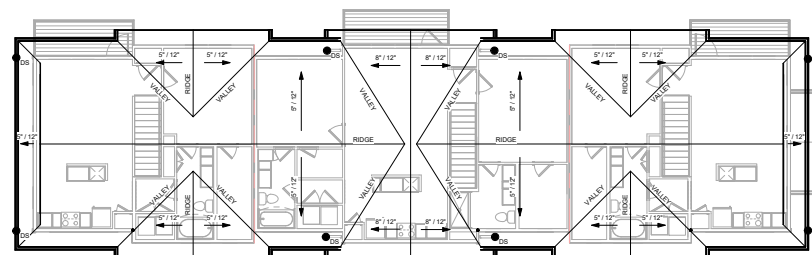
KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTABE GRAY
02	CEMENT/CLAY BLOCK & BATTEN - SHERWIN WILLIAMS 597047 PORPOISE
03	CEMENT/CLAY LAP SLIPS 7' EXPOSURE - SHERWIN WILLIAMS 59719 GUNLIT GRAY
04	DECORATIVE VINYL RAILING
05	CEMENT/CLAY BLOCK & BATTEN - SHERWIN WILLIAMS 597158 KEISTREL WHITE
06	CEMENT/CLAY FASCIA BOARD - SHERWIN WILLIAMS 597516 KEISTREL WHITE
07	PVC ANALYSED METAL GUTTER - SHERWIN WILLIAMS 597516 KEISTREL WHITE
08	ALUMINUM FINISHED METAL CORNPOUT - SHERWIN WILLIAMS 597516 KEISTREL WHITE
09	CEMENT/CLAY BLOCK - SHERWIN WILLIAMS 597516 KEISTREL WHITE
10	ACROBED MASONRY TOWER
11	OVERHEAD GARAGE DOOR
12	FIRE DEPARTMENT CONNECTION
13	ELECTRICAL METERS



2 RIGHT ELEVATION - BUILDING TYPE C
1/8" = 1'-0"

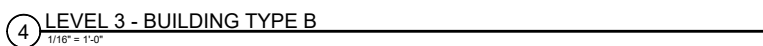
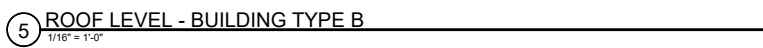
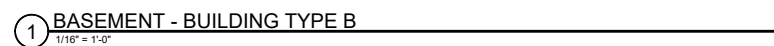
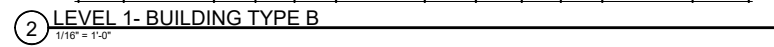
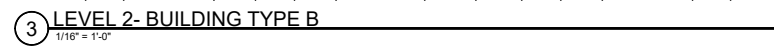


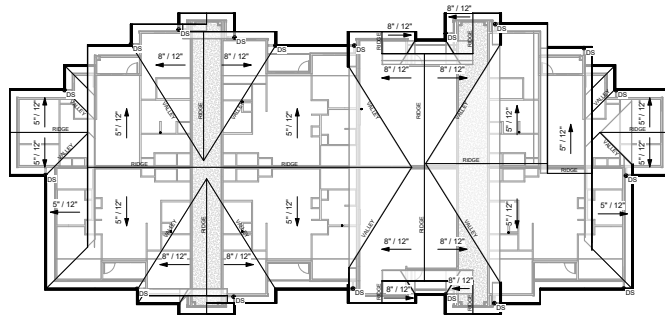
1 LEFT ELEVATION - BUILDING TYPE C
1/8" = 1'-0"



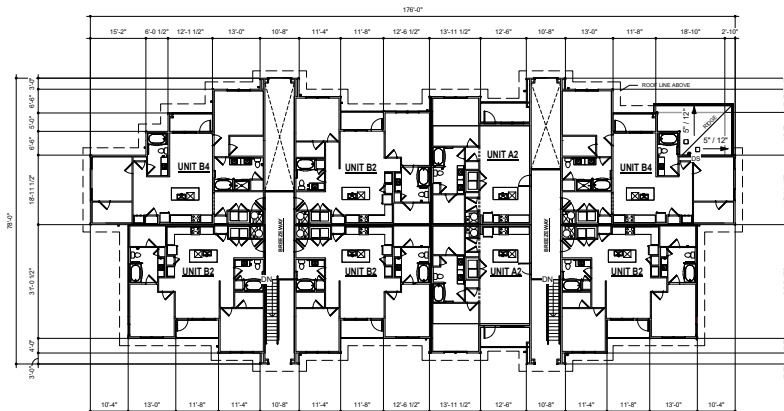
The floor plan shows three units arranged horizontally. The overall dimensions are 103'-4" wide and 34'-0" deep. The units are labeled UNIT A1, UNIT B1, and UNIT A1 from left to right. Each unit includes a kitchen, living area, dining area, bathroom, and bedroom. The plan also shows a central staircase and a roof line above the units.

1 LEVEL 1- BUILDING TYPE A
1/8" = 1'-0"

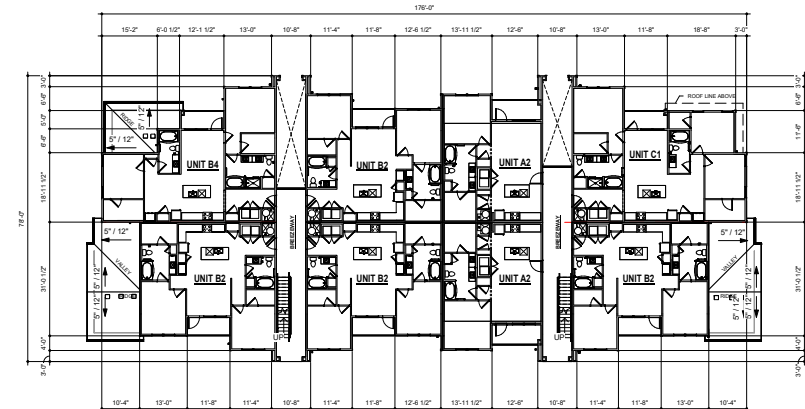




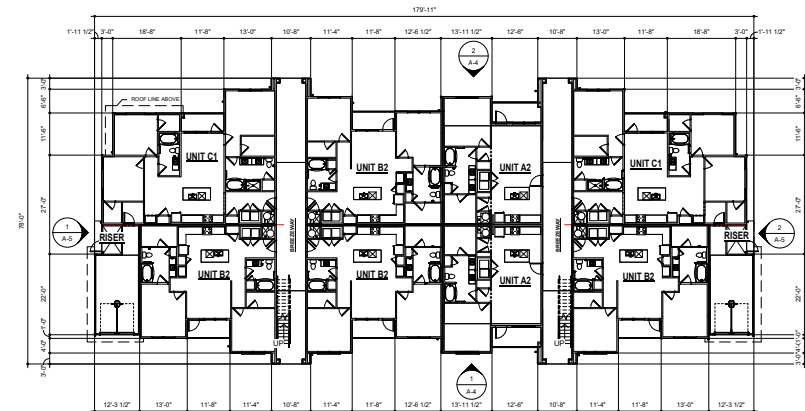
4 ROOF LEVEL - BUILDING TYPE C
1/16" = 1'-0"



3 LEVEL 3 - BUILDING TYPE C
1/16" = 1'-0"



2 LEVEL 2- BUILDING TYPE C
1/16" = 1'-0"



1 LEVEL 1- BUILDING TYPE C
1/16" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXSVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108



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[illegible]

SHEET NUMBER
BLDG C - FLR PLANS

DRAWING NUMBER

A-8

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (BW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (BW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS BW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING - SHERWIN WILLIAMS BW7019 GAUNTLET GRAY
04	DECORATIVE VINYL RAILINGS
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS BW7516 KESTREL WHITE
06	CEMENTITIOUS TRIM - SHERWIN WILLIAMS BW7516 KESTREL WHITE
07	PRE-MANUFACTURED METAL DOWNPOUT - SHERWIN WILLIAMS BW7516 KESTREL WHITE
08	PRE-MANUFACTURED METAL DOWNPOUT - SHERWIN WILLIAMS BW7516 KESTREL WHITE
09	ALUMINUM EXTERIOR AWNING
10	ALUMINUM EXTERIOR AWNING - POWDERCOAT
11	ADHESIVE MASONRY VENEER
12	OVERHEAD GARAGE DOOR
13	PRE-CASTMENT CONSTRUCTION
14	ELECTRICAL PANEL
15	ELECTRICAL METERS
16	GAS METER



4 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"



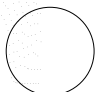
2 CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



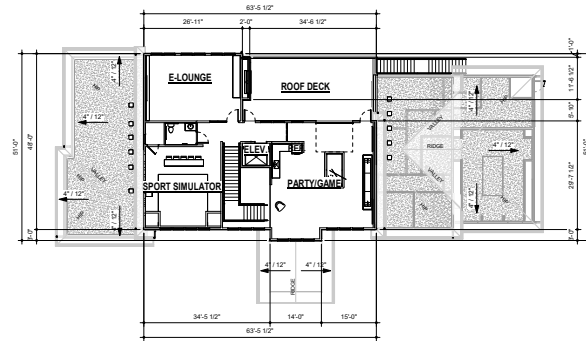
3 CLUBHOUSE - EAST ELEVATION
1/8" = 1'-0"



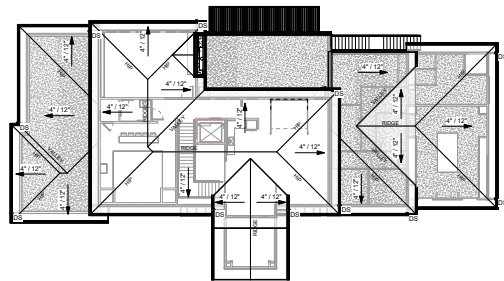
1 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"



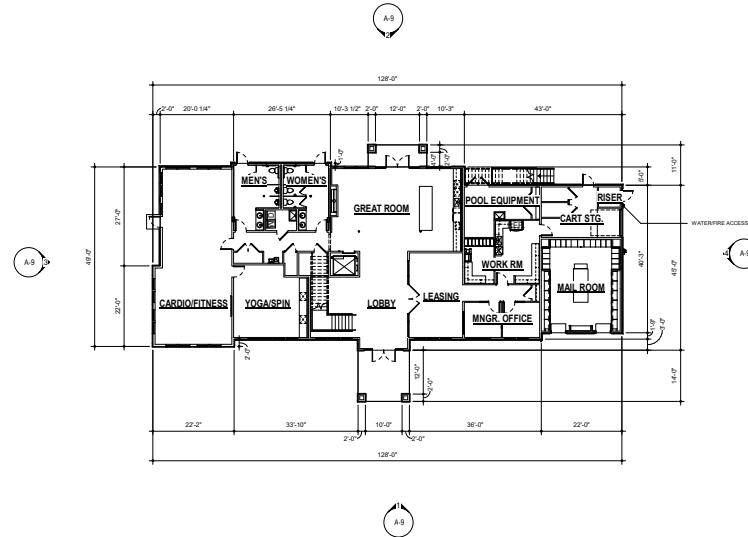
REVISIONS	
NO.	DATE



2 CLUBHOUSE SECOND FLOOR



3 CLUBHOUSE ROOF PLAN
1/16" = 1'-0"



1 CLUBHOUSE FIRST FLOOR
1/16" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOCKSVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108



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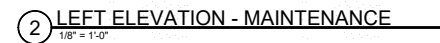
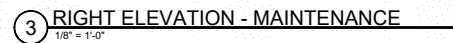
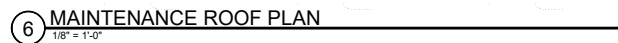
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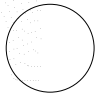
SHEET NUMBER
CLUBHOUSE - PLANS

DRAWING NUMBER

A-10

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7907 SWP010
03	CEMENTITIOUS LAP SIDING: 7' EXPOSURE - SHERWIN WILLIAMS SW7510
04	SAUNDY GRAY
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KESTREL WHITE
09	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KESTREL WHITE
13	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7516 KESTREL WHITE
16	ADHERED MASONRY VENEER
	CONCRETE CURBING





DATE:
04.22.2022

REVISIONS	
NO.	DATE

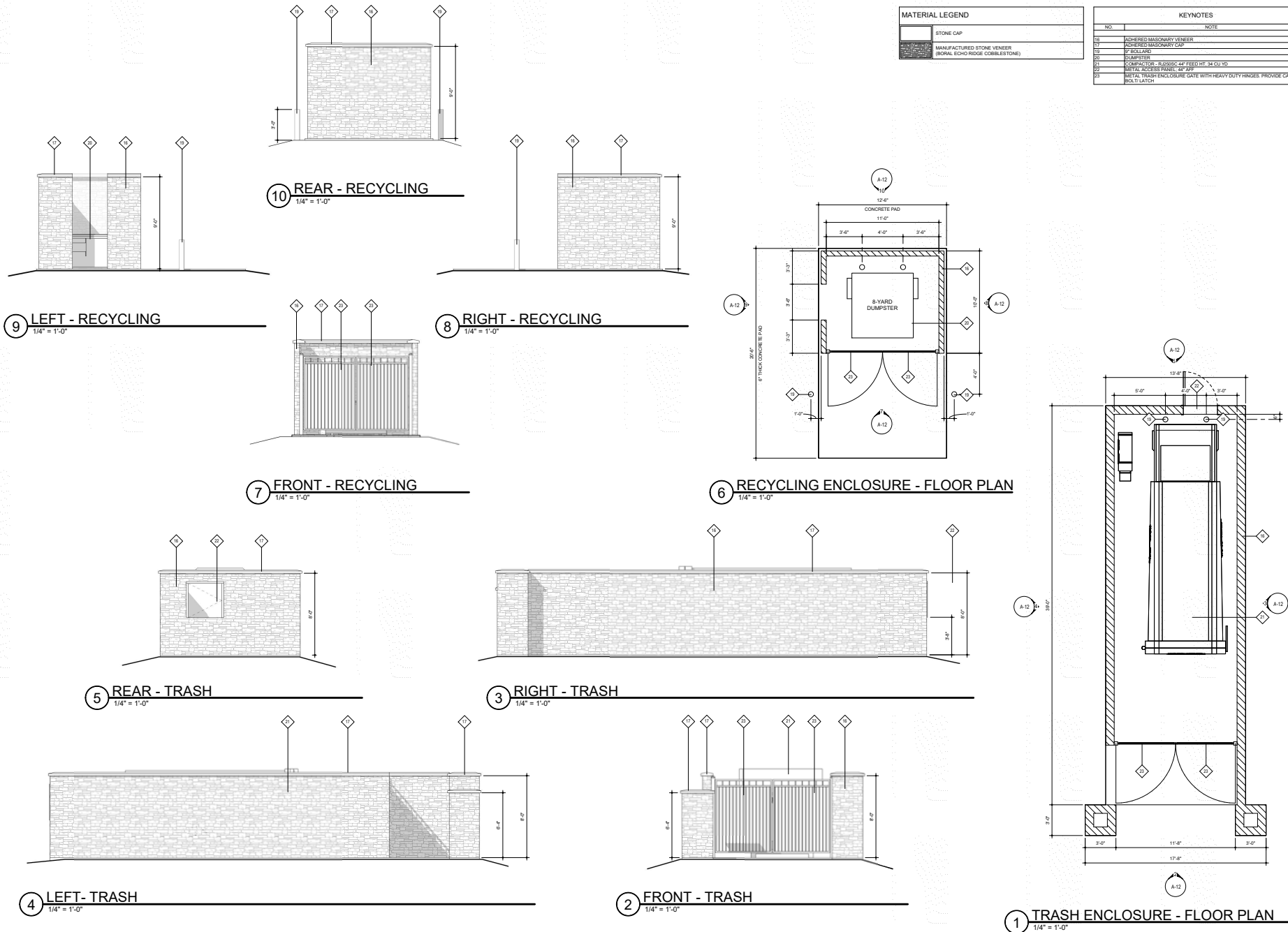
SHEET NUMBER
TRASH ENCLOSURE -
ELEVATIONS & PLANS

DRAWING NUMBER

A-12

MATERIAL LEGEND	
	STONE CAP
	MANUFACTURED STONE VENEER (BONAL ECHO RIDGE CORBELSTONE)

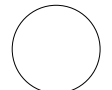
KEYNOTES	
NO.	NOTE
16	ADHERED MASONRY VENEER
17	ADHERED MASONRY CAP
18	6" SILLARD
20	DUMPSTER
21	COMPACTOR - 4" FEED MT. 34 CU YD
22	METAL ACCESS PANEL 4" AP
23	METAL TRASH ENCLOSURE GATE WITH HEAVY DUTY HINGES. PROVIDE CAME BOLT LATCH



ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108

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NO.	DATE

SHEET NUMBER
BLDG A - RENDER

DRAWING NUMBER
A-13

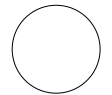


TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY
----------------------------------	--	---------------------------------------	--	--

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108

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DATE:
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SHEET NUMBER
BLDG B - RENDER

DRAWING NUMBER
A-14

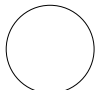


TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY
----------------------------------	--	---------------------------------------	--	--

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108

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NO.	DATE

SHEET NUMBER
BLDG C - RENDER

DRAWING NUMBER

A-15



TRIM
KESTREL WHITE
SW 7516

LAP SIDING
GAUNTLEY GRAY
SW 7019

BOARD & BATTEN
PORPOISE
SW 7047

STONE VENEER
BORAL ECHO RIDGE COBBLESTONE

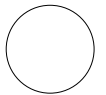
ASPHALT SHINGLES
OWENS CORNING
ESTATE GRAY



ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
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SHEET NUMBER
CLUBHOUSE - RENDER

DRAWING NUMBER
A-16

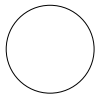


TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108

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04.22.2022

REVISIONS	
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SHEET NUMBER
CLUBHOUSE - RENDER

DRAWING NUMBER
A-17

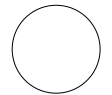


TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
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KEPHART
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2013 WALNUT STREET
DENVER, COLORADO 80202
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DATE:
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER
MAINTENANCE - RENDER

DRAWING NUMBER

A-18



TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY
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GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION. ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- PLANTERS SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX AND IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT. MEXICAN BEACH PEBBLE ONLY TO BE USED AS LANDSCAPE MULCH IN PLANTERS. REFERENCE SGN+A LANDSCAPE PLANS FOR MULCH TYPE FOR ALL OTHER LANDSCAPE BEDS.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY OF KNOXVILLE AND KNOX COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	B & B	2" CAL.
CA FS	CARPINUS BETULUS	EUROPEAN HORNBEAN	B & B	2" CAL.
LA IN	LAGERSTROEMIA INDICA	CRAPE MYRTLE	B & B	2" CAL.
MA LI	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2" CAL.
QO NU	QUERCUS NUTTALLII	NUTTALL OAK	B & B	2" CAL.
UL EM	ULMUS PARVIFOLIA 'EMER II' TM	ALLEE LACEBARK ELM	B & B	2" CAL.
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AB FR	ABIES FRASERI	FRASER FIR	B & B	8' HT.
IL NE	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	B & B	8' HT.
TH OC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	B & B	8' HT.
TO GG	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	8' HT.
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B & B	6' CLUMP
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CVI	CONVOY VIBURNUM	VIBURNUM X 'CONOY'		#5 CONT.
RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'		#5 CONT.
OSP	OGON SPIREA	SPIRAEA THUNBERGII 'OGON'		#5 CONT.
ZLA	ZABEL LAUREL	PRUNUS LAUROCERASUS 'ZABELIANA'		#5 CONT.
ROK	ROSA 'KNOCK OUT'	KNOCK OUT ROSE		#5 CONT.
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBH	BLUE BOY/GIRL HOLLY	ILEX X MESERVEAE 'BLUE BOY/BLUE GIRL'		#5 CONT.
BPJ	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'		#5 CONT.
BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'		#5 CONT.
CH	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'		#5 CONT.
GSY	DARK GREEN SPREADER YEW	TAXUS X MEDIA 'DARK GREEN SPREADER'		#5 CONT.
DYH	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'		#5 CONT.
GMO	GOLD MOP	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'		#5 CONT.
GGB	GREEN GEM BOXWOOD	BUXUS X 'GREEN GEM'		#5 CONT.
GOJ	GREY OWL JUNIPER	JUNIPERUS 'GREY OWL'		#5 CONT.
LOR	LOROPETALUM	LOROPETALUM CHINENSIS 'RUBY'		#5 CONT.
NIN	NIGRA INKBERRY	ILEX GLABRA 'NIGRA'		#5 CONT.
SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'		#5 CONT.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PMG	PINK MUHLY GRASS	MISCANTHUS SINENSUS 'GRACILLIMUS'		#1 CONT.
PDG	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS		#1 CONT.
SSG	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'		#1 CONT.
ZG	ZEBRA GRASS	MISCANTHUS SINENSIS 'ZEBRINUS'		#1 CONT.
GROUND COVER	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBL	BIG BLUE LIRIOPE	LIRIOPE MUSCARI		#1 CONT.
VLI	VARIEGATED LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'		#1 CONT.
VSF	VARIEGATED SWEET FLAG	ACORUS GRAMINEUS 'OBOROZUKI'		#1 CONT.
HC	HEMEROCALLIS	DAYLILIES		#1 CONT.

TTCDA LANDSCAPING REQUIREMENTS

<i>TTCDA Requirement Description</i>	<i>Acre</i>	<i>Trees Required</i>	<i>Trees Provided</i>	<i>Evergreens Required</i>	<i>Evergreens Provided</i>
10 Large Trees Per acre of Yard Space 25%Evergreen Shall Be Evergreen	33	327	348	82	82

TTCDA PARKING LOT PLANTING REQUIREMENTS

<i>TTCDA Requirement Description</i>	<i>Parking Spaces</i>	<i>Trees Required</i>	<i>Trees Provided</i>
11 Medium/Large tree for every 10	546	55	56

TTCDA PARKING LOT SURFACE AREA REQUIREMENTS

<i>TTCDA Requirement Description</i>	<i>Area (sf)</i>	<i>Landscape Area Required (sf)</i>	<i>Landscape Area Provided</i>
5% of Parking Lot Surface Area to be Devoted to Parking Lot Planting	264,763	13238	21199



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

ICON APARTMENT HOMES AT LOVELL ROAD

1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
BLACKRIDGE COMPANIES, LLC

1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT59718
409-582-8100

PLANNING COMMISSION
CASE NUMBER:
6-D-22-UR

TTCDA CASE NUMBER:
6-B-22-TOB

NOT FOR
CONSTRUCTION

DATE:
06/16/22 TTCDA

SHEET TITLE:
LANDSCAPE
NOTES

LP001

ICON APARTMENT HOMES AT LOVELL ROAD
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409-582-8100

PLANNING COMMISSION
CASE NUMBER:
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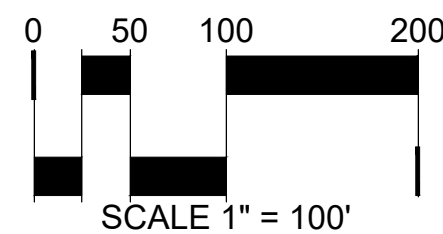
TTCA CASE NUMBER:
6-B-22-TOB

NOT FOR
CONSTRUCTION

DATE:
06/16/22 TTCA

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

LP100



ICON APARTMENT HOMES AT LOVELL ROAD
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KNOXVILLE, TN

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BLACKRIDGE COMPANIES, LLC
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BOZEMAN, MT59718
409-582-8100
PLANNING COMMISSION
CASE NUMBER:
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TTCCA CASE NUMBER:
6-B-22-TOB

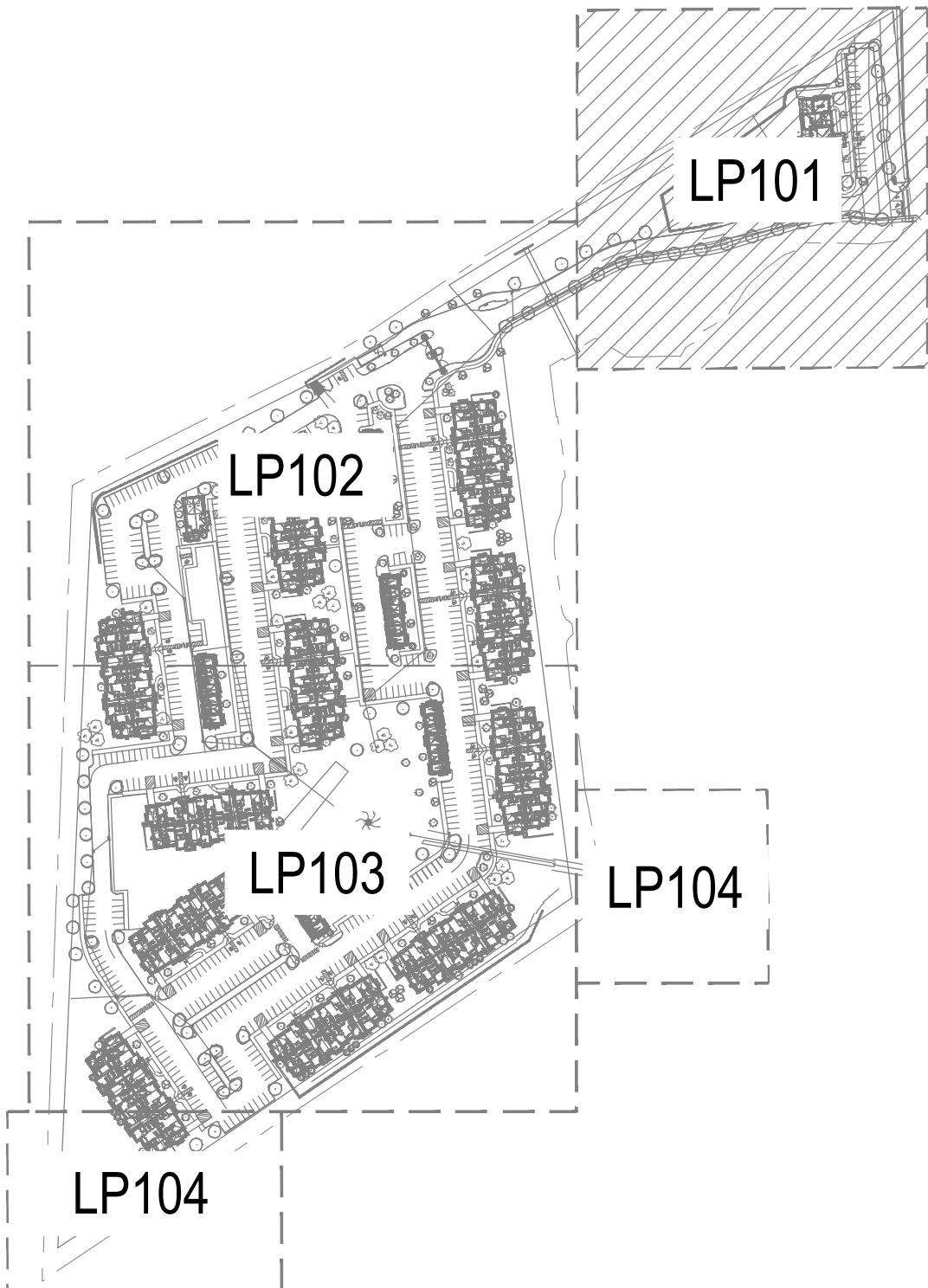
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CONSTRUCTION

DATE:
06/16/22 TTCCA

SHEET TITLE:
LANDSCAPE
PLAN

L101

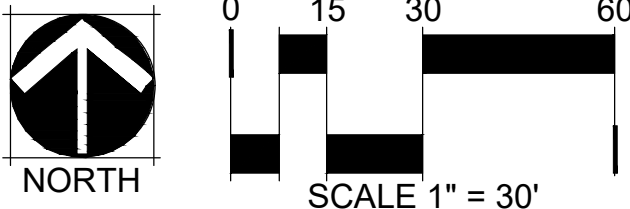
KEY MAP



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB AREA
- COBBLE MULCH
- SOD
- NATIVE SEED

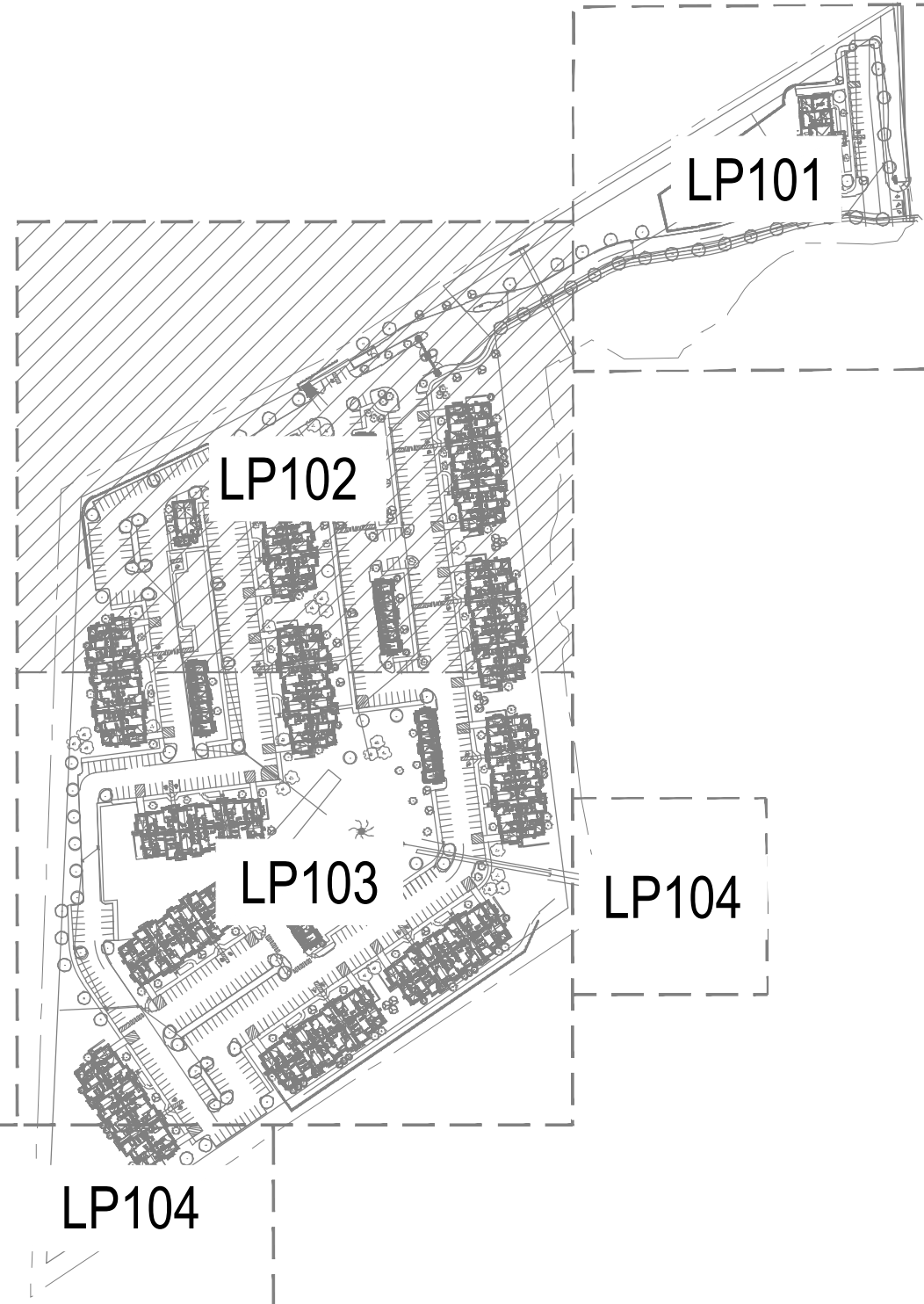
PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	33
CA FS	EUROPEAN HORNBEAN	1
LA IN	CRAPE MYRTLE	22
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	36
QO NU	NUTTALL OAK	58
UL EM	ALLEE LACEBARK ELM	62
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	127
IL NE	NELLIE R. STEVENS HOLLY	100
TH OC	AMERICAN ARBORVITAE	132
TO GG	GREEN GIANT ARBORVITAE	107
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	37



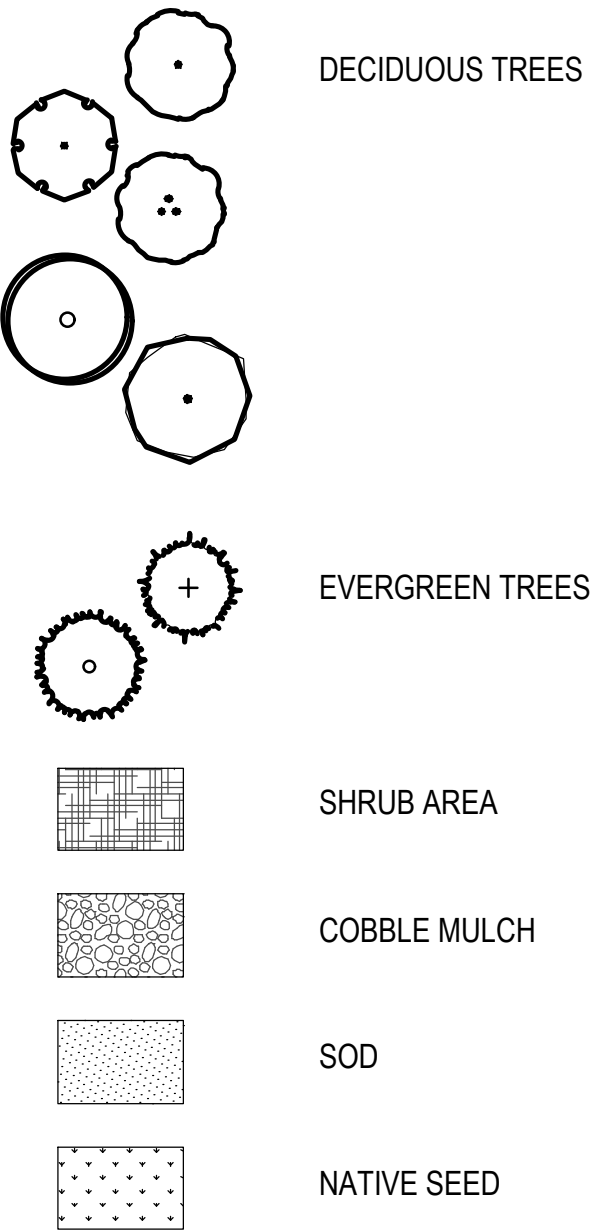
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ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	37



KEY MAP



LEGEND



ICON APARTMENT HOMES AT LOVELL ROAD

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PLANNING COMMISSION
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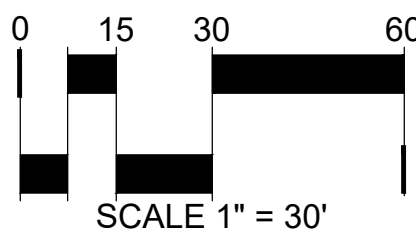
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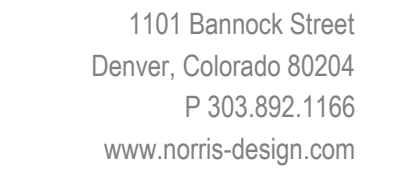
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CONSTRUCTION

DATE:
06/16/22 TTCDA

SHEET TITLE:
LANDSCAPE
PLAN

LP102





KNOXVILLE, TN

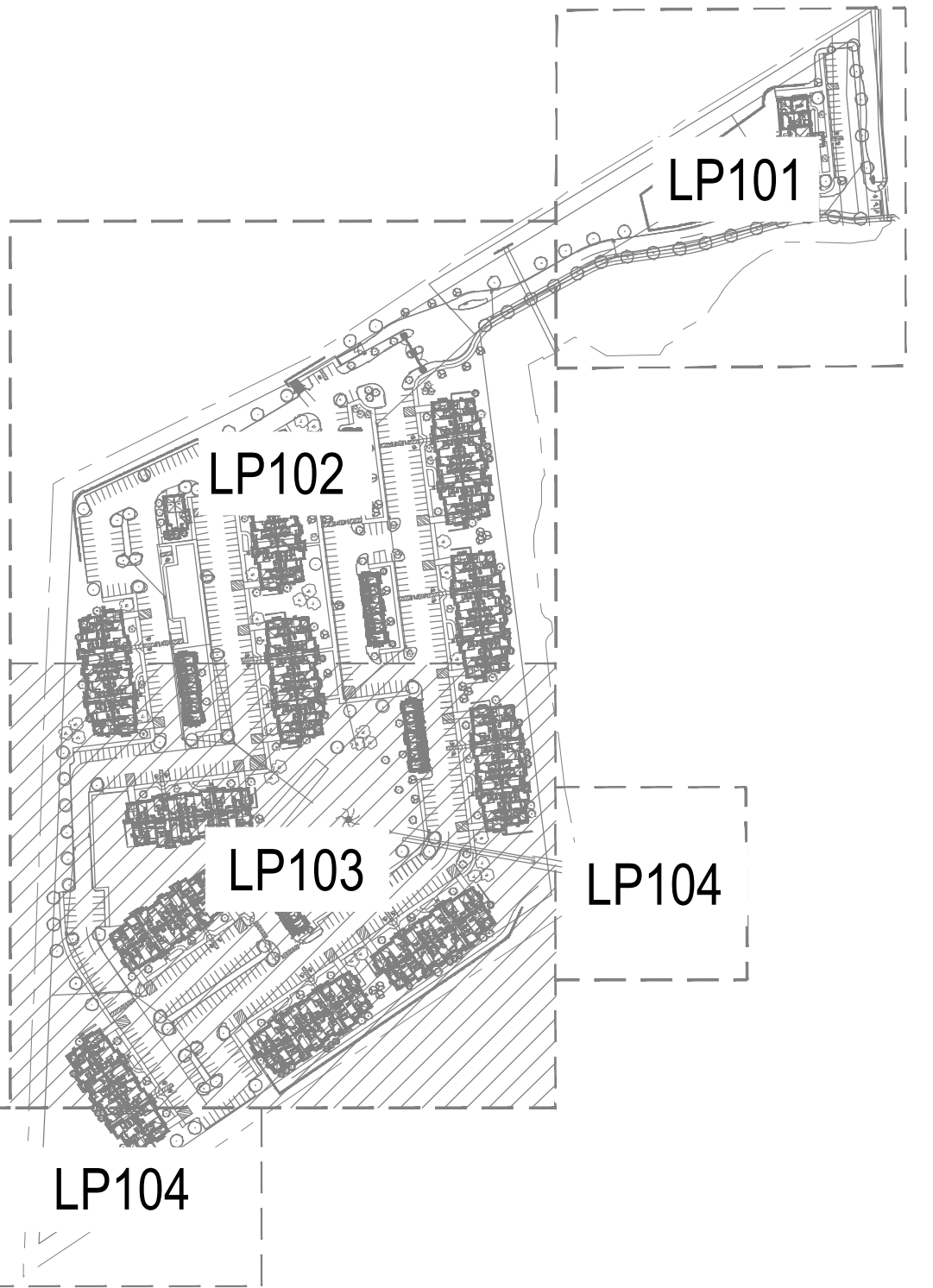
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 CASE NUMBER:
 6-D-22-UR
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 6-B-22-TOB

NOT FOR
INSTRUCTION

DATE: 6/22 TTCD

SHEET TITLE:
LANDSCAPE
PLAN

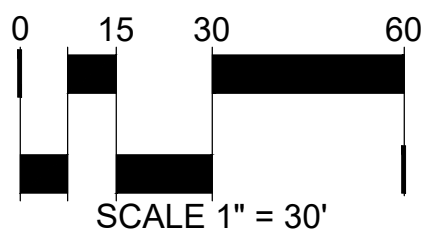
103



The diagram illustrates six types of vegetation or ground cover, each represented by a distinct pattern or symbol:

- DECIDUOUS TREES:** Represented by five irregular, roughly circular shapes. Each shape contains a small dot in the center, representing a tree trunk. The shapes vary in size and orientation.
- EVERGREEN TREES:** Represented by two irregular, roughly circular shapes. Each shape contains a small cross (+) in the center, representing a tree trunk. The shapes vary in size and orientation.
- SHRUB AREA:** Represented by a rectangular area filled with a dense grid of small squares, representing a shrub area.
- COBBLE MULCH:** Represented by a rectangular area filled with a dense pattern of small circles, representing a cobble mulch area.
- SOD:** Represented by a rectangular area filled with a dense pattern of small dots, representing a sod area.
- NATIVE SEED:** Represented by a rectangular area filled with a dense pattern of small dots, representing a native seed area.

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	33
CA FS	EUROPEAN HORNBEAN	1
LA IN	CRAPE MYRTLE	22
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	36
QO NU	NUTTALL OAK	58
UL EM	ALLEE LACEBARK ELM	62
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	127
IL NE	NELLIE R. STEVENS HOLLY	100
TH OC	AMERICAN ARBORVITAE	132
TO GG	GREEN GIANT ARBORVITAE	107
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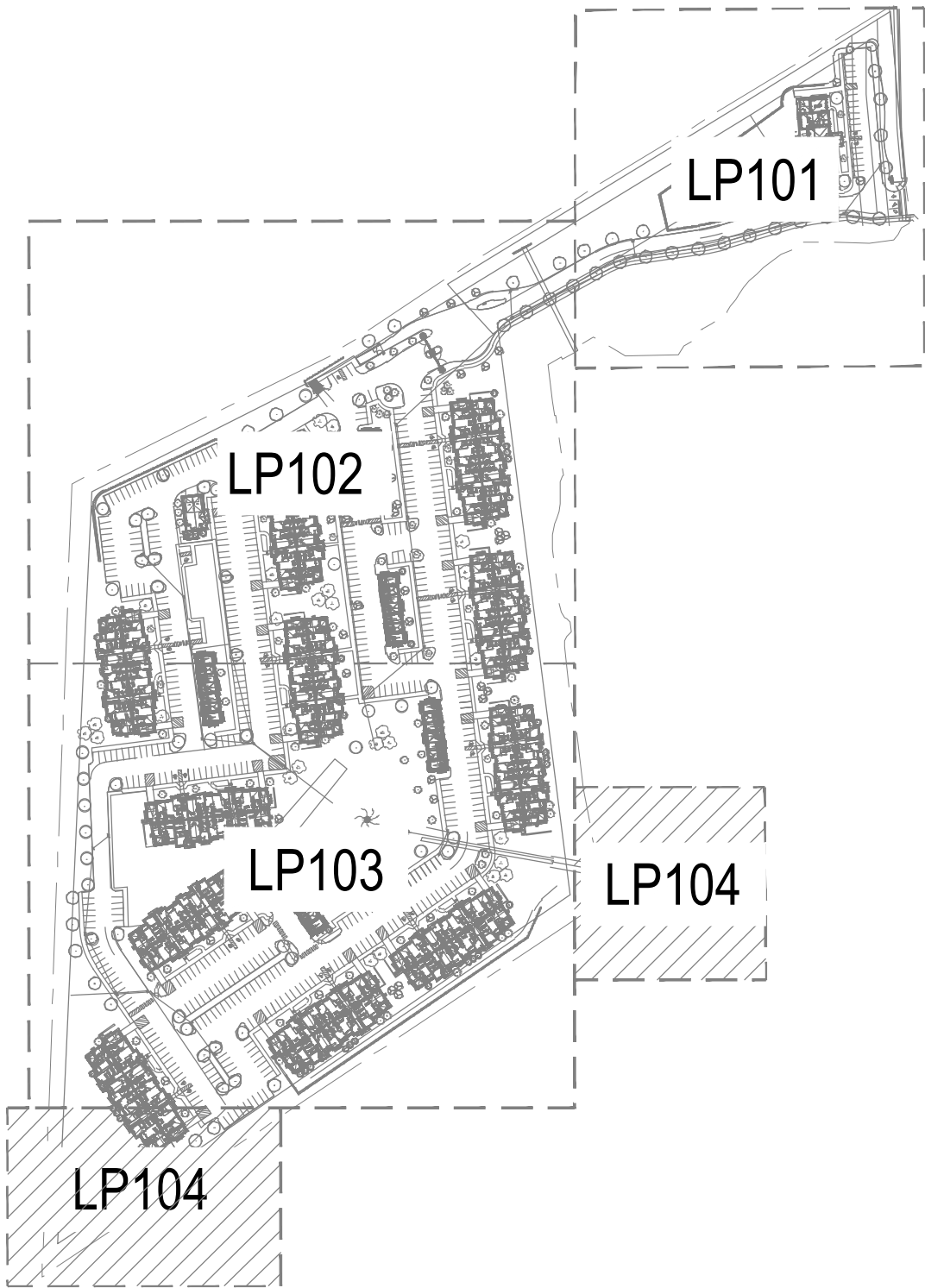
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CONSTRUCTION

DATE:
06/16/22 TTEDA

SHEET TITLE:
LANDSCAPE
PLAN

L104

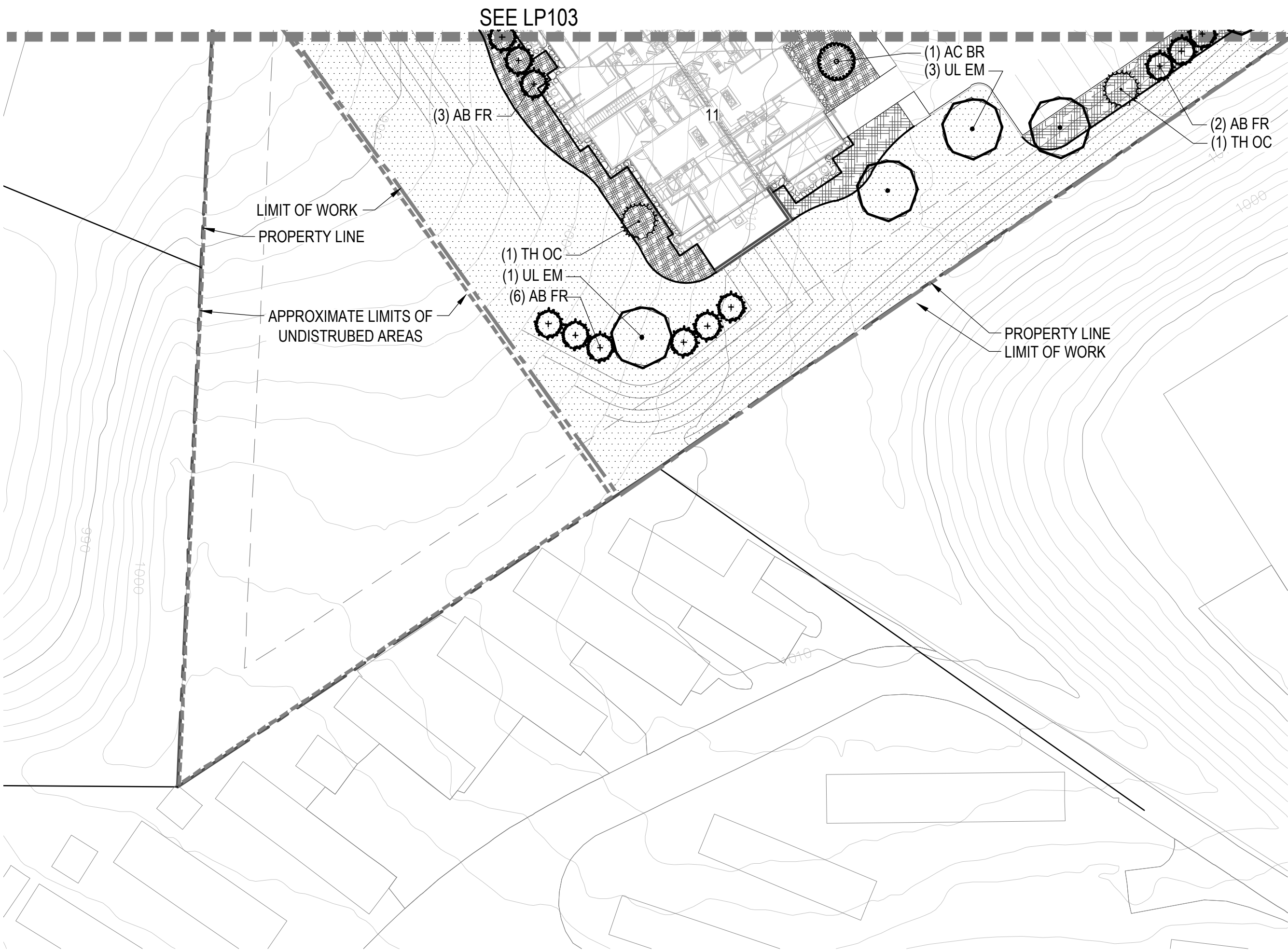
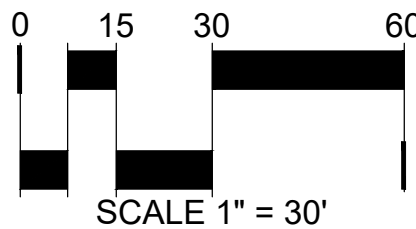
KEY MAP



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB AREA
- COBBLE MULCH
- SOD
- NATIVE SEED

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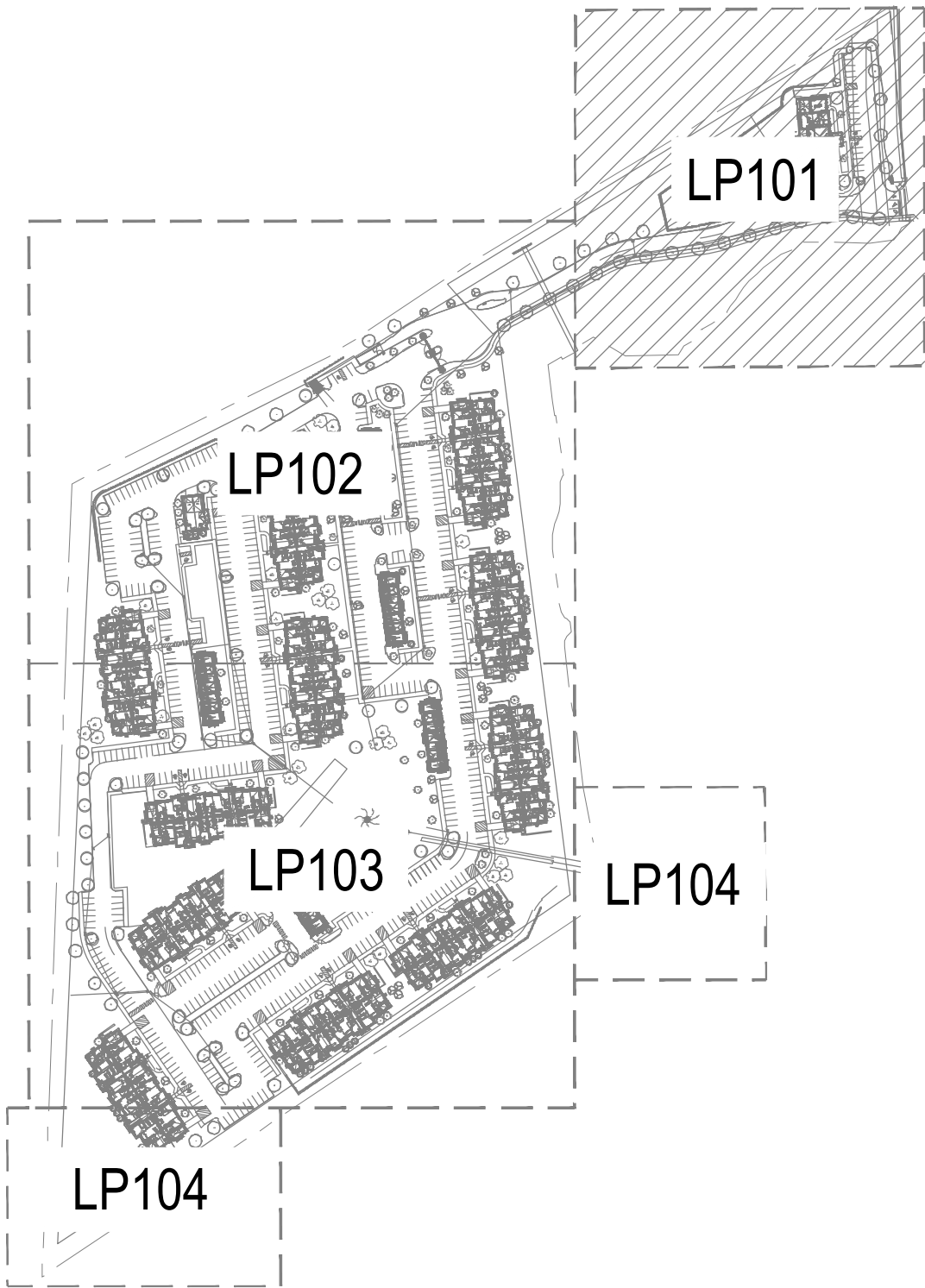
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DATE:
06/16/22 TTCD A

SHEET TITLE:
LANDSCAPE PLAN
OPEN SPACE 1

L105

KEY MAP

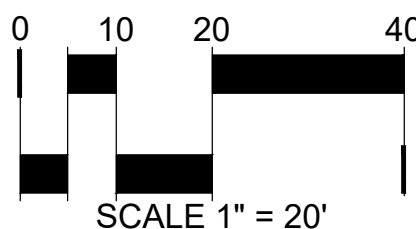


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ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	37

- 1 Pool step access on axis with entry
- 2 Raised spa with transfer wall
- 3 Linear fire feature
- 4 Sun shelf with lounge seating
- 5 Outdoor cabanas
- 6 Chaise lounge chairs
- 7 Artificial turf
- 8 Outdoor kitchen with grills and pizza oven
- 9 Outdoor dining seating
- 10 Ping pong table
- 11 Cornhole
- 12 Hammocks
- 13 Festoon lighting
- 14 Retaining wall, see civil
- 15 Clubhouse



OPEN SPACE 1



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PLANNING COMMISSION
CASE NUMBER:
6-D-22-UR
TTCCA CASE NUMBER:
6-B-22-TOB

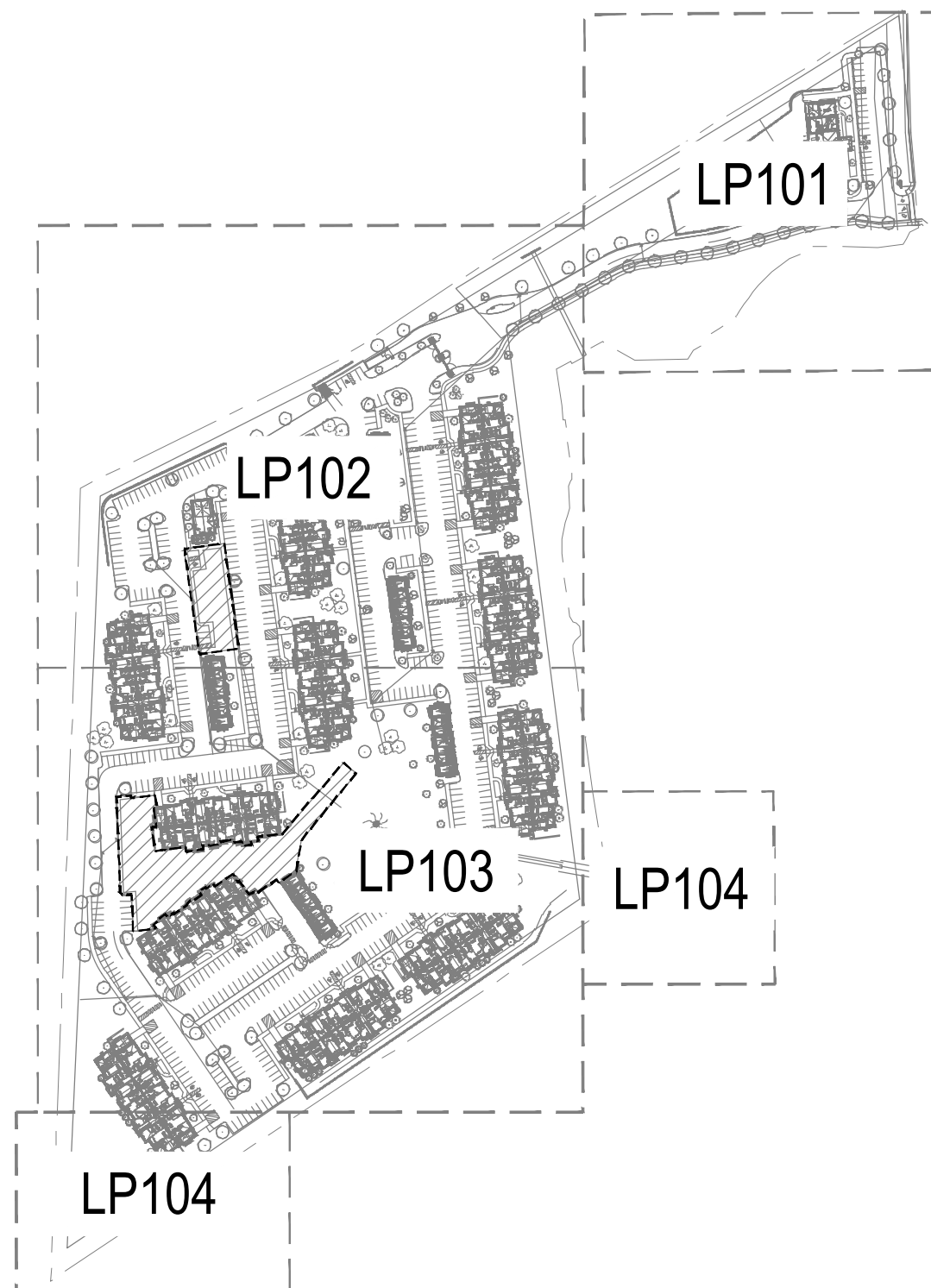
NOT FOR
CONSTRUCTION

DATE:
06/16/22 TTCCA

SHEET TITLE:
LANDSCAPE PLAN
OPEN SPACE 2 & 3

LP106

KEY MAP



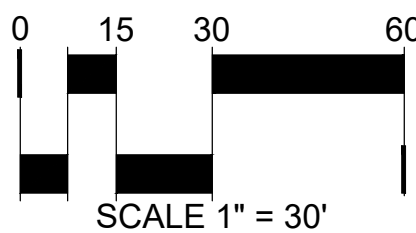
PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	33
CA FS	EUROPEAN HORNBEAN	1
LA IN	CRAPE MYRTLE	22
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	36
QO NU	NUTTALL OAK	58
UL EM	ALLEE LACEBARK ELM	62
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	127
IL NE	NELLIE R. STEVENS HOLLY	100
TH OC	AMERICAN ARBORVITAE	132
TO GG	GREEN GIANT ARBORVITAE	107
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	37



OPEN SPACE 2



OPEN SPACE 3

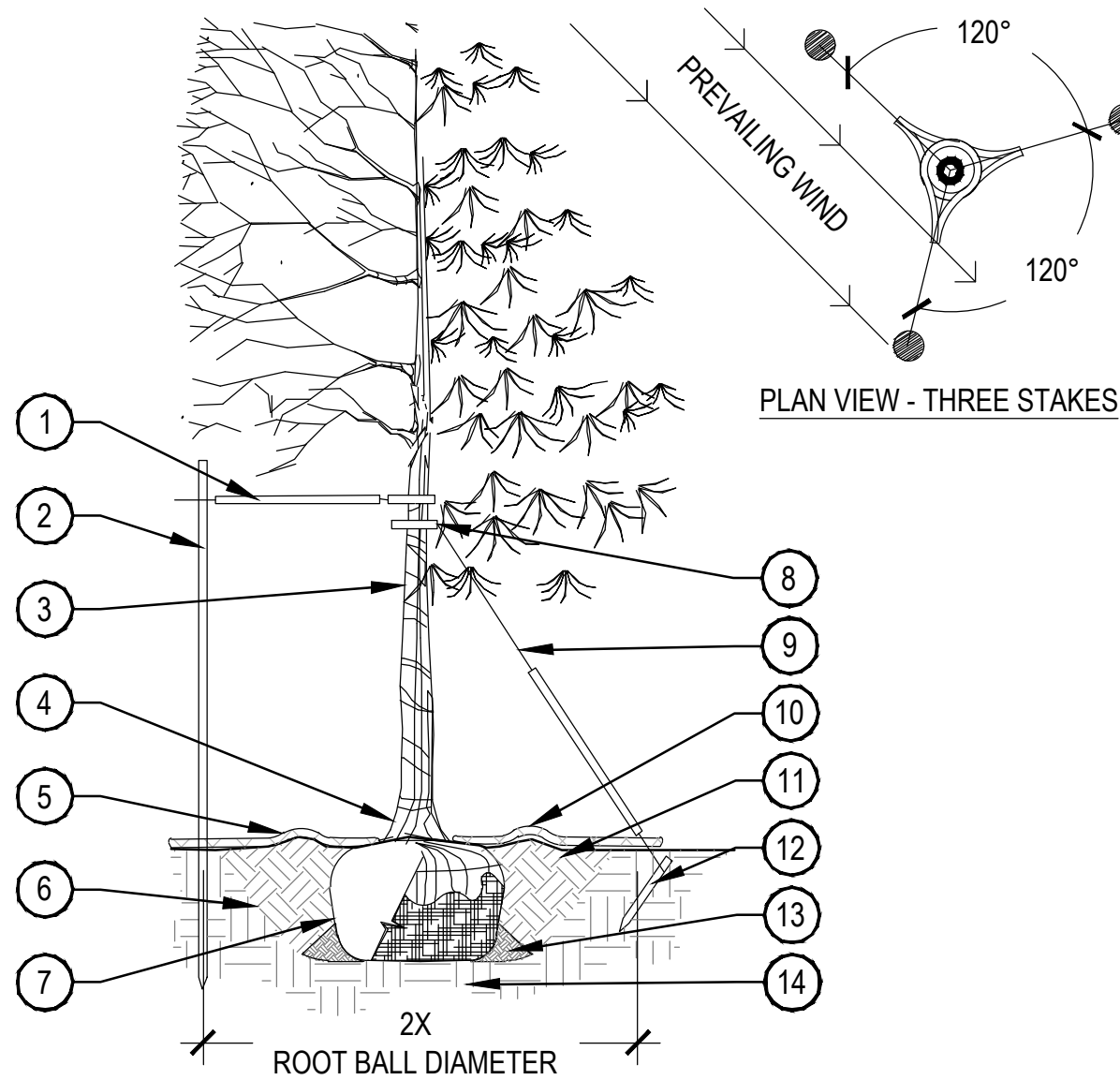


PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

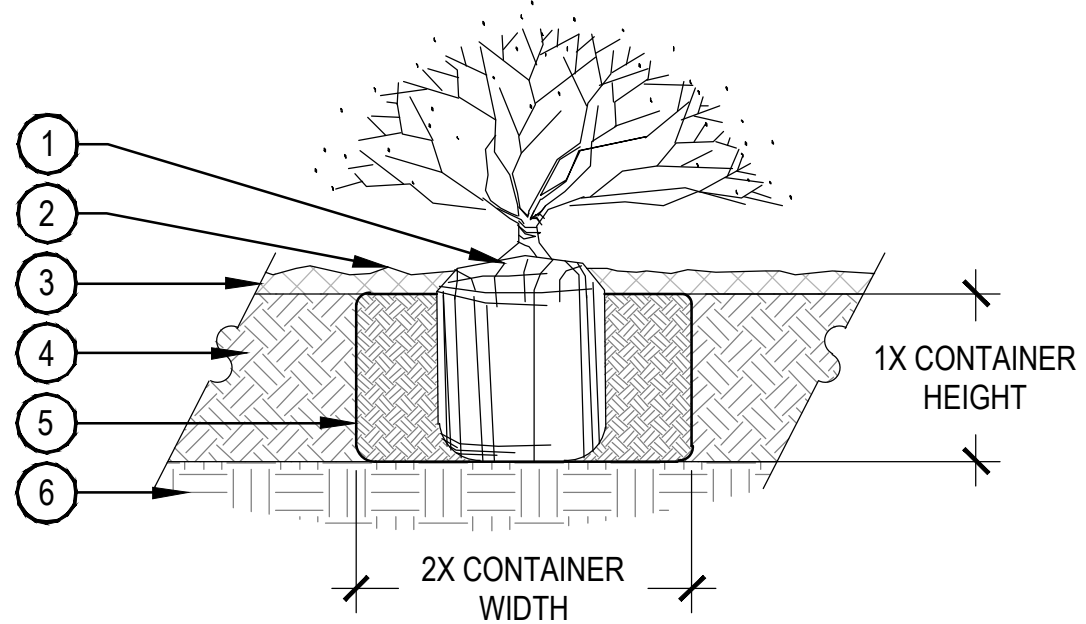
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



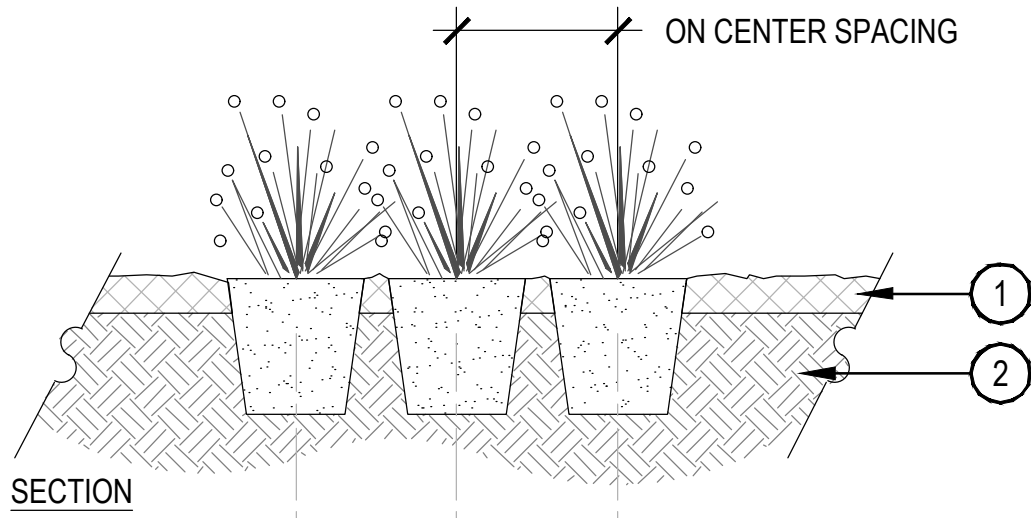
1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL



1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

PLAN

NOTES:

1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

PLAN ON CURVE

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
BLACKRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT59718
409-582-8100
PLANNING COMMISSION
CASE NUMBER:
6-D-22-UR
TTCCA CASE NUMBER:
6-B-22-TOB

NOT FOR
CONSTRUCTION

DATE:
06/16/22 TTCCA

SHEET TITLE:
MONUMENT
DETAIL

LP502

MONUMENT MESSAGE AREA:
15.88 SQ. FT.

OVERALL SIGN AREA:
51.75 SQ. FT.

SCALE: 3/4" = 1'-0"

- NOTES:
1. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC CONDITIONS RELATED TO THE FOOTING DESIGN OF THIS DETAIL.
 2. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THIS STRUCTURAL FOOTING AND REINFORCEMENT HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED ENGINEER. NORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURAL FOOTING DETAIL.
 3. SIGN CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

- (25) TYPE B-BASE PLATE (SEE THIS SHEET)
(26) RE: LETTER WELD ENLARGEMENT (THIS DETAIL)
(27) RE: METAL BOX FORM ATTACHMENT ENLARGEMENT (THIS DETAIL)
(28) BOX FRAME SUPPORT LAYOUT OCCURS ON (2 SIDES)
(29) 6" X 6" FAIR HOUSING EMBLEM - PIN MOUNTED: ARTWORK SHOWN FOR LOCATION ONLY, REFER TO SIGN FABRICATOR TO PROVIDE SHOP DRAWINGS OF FINAL DESIGN

- (17) LETTERING TO BE: FRANKLIN GOTHIC MEDIUM CONDENSED. FINAL ARTWORK, LETTERING AND LAYOUT TO BE APPROVED BY OWNER PRIOR TO FABRICATION. RE: DETAIL 2/L6.8 FOR LETTERING LAYOUT DETAIL

- (18) HSS 5 1/2 X 5 1/2 X 3/16 WITH MATCHING HORIZONTAL BEAMS AT EACH COLUMN SET, WELDED WITH 3/16" FILLET WELD ALL AROUND (GRIND SMOOTH) (OR HSS6X6X3/16) TUBE STEEL COLUMNS (EQ. SPACED) WITH BASE PLATE TYPE AND ORIENTATION AS SHOWN.

- (19) L 2X2 (OR COLD FORM TRACK) FINISH SUPPORT ANGLE WITH 1/4" DIA. X 3/4" TITEN 2" CONCRETE SCREWS @ 12" O.C. INTO CONCRETE CAP

- (20) #4 L DOWELS AT 16" O.C. MAX. O.C. EACH FACE OF WALL

- (21) #4 CROSS TIES AT 16 O.C. (EACH DOWEL)

- (22) #4 12" O.C. EACH WAY BOTTOM OF FOOTING (3" CLEAR COVER)

- (23) CONCRETE FORM

- (24) TYPE A-BASE PLATE (SEE THIS SHEET)

- (10) ELECTRICAL PVC CONDUIT BOTH SIDES FOR UPLIGHT, RE: ELECTRICAL

- (11) PVC CONDUIT TO BE RECESSED WITHIN THE STRUCTURAL FORM, RE: ELECTRICAL FOR LAYOUT, AND POWER SUPPLY.

- (12) FINISH GRADE

- (13) LED UPLIGHT ON TWO SIDES. RE: ELECTRICAL FOR SPACING AND DETAIL

- (14) SPACE LETTER 3/4" FROM FACE OF UNFINISHED STEEL BACKPLATE. CONTRACTOR TO WELD 1/4" THICK STAINLESS STEEL DOWELS TO UNFINISHED 1/4" THICK STEEL BACK PLATE. NO LESS THAT 4 DOWEL ATTACHMENT POINTS PER LETTER. USE LOW WELD TEMPERATURE TO PREVENT DISCOLORATION OF STEEL

- (15) 1/4" MACHINE SCREW, NON-CORROSIVE RUBBER SPACER AND BOLTS.

- (16) 1/4" COUNTERSINK BOLT INTO PREDRILLED HOLE WITH HEAVY DUTY EPOXY

- (5) 1/2" THICK BRUSHED ALUMINUM DECORATIVE BAND, SET 3/8" FROM FACE OF FORM. FORM SHOULD BE SMOOTH, DEBURRED AND FREE FROM IMPERFECTIONS, KINKS OR IRREGULARITIES

- (6) 1/2" THICK 2-1/2" HEIGHT BRUSHED ALUMINUM LETTERING, SET 3/8" OFF FROM FACE OF FORM. SUBMIT ONE FULL SIZE LETTER, HARD SAMPLE FOR REVIEW PRIOR TO FABRICATION. RE: LETTERING LAYOUT ENLARGEMENT FOR COORDINATION

- (7) INSTALL 1/2" RUBBER SPACERS BETWEEN METAL BOX FORMS TO PREVENT TWO METALS FROM TOUCHING. APPLY ON ONE FACING SIDE WITH CLEAR COMMERCIAL ADHESIVE

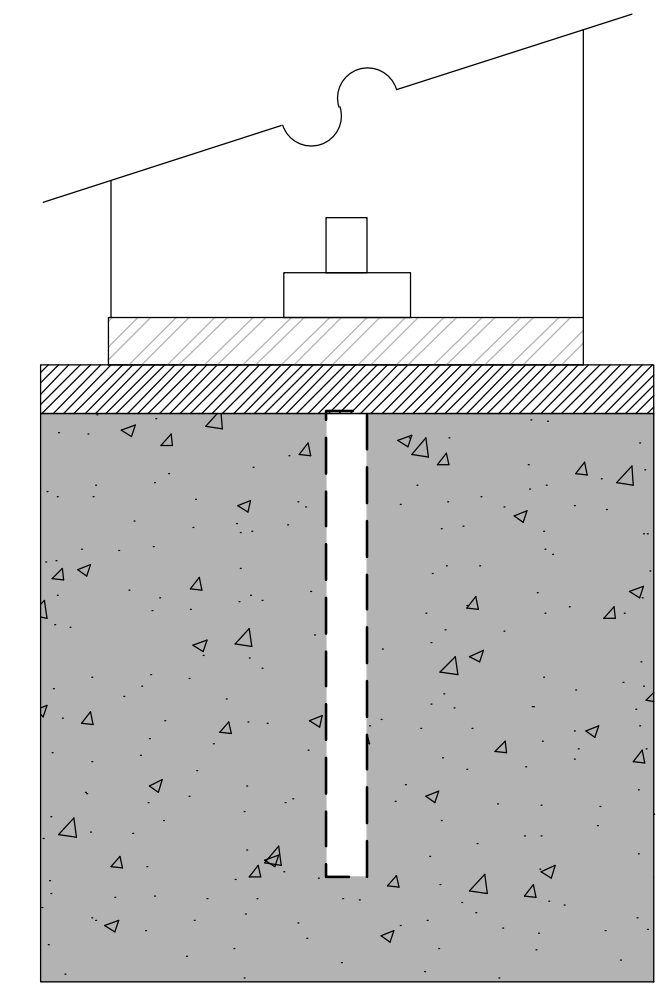
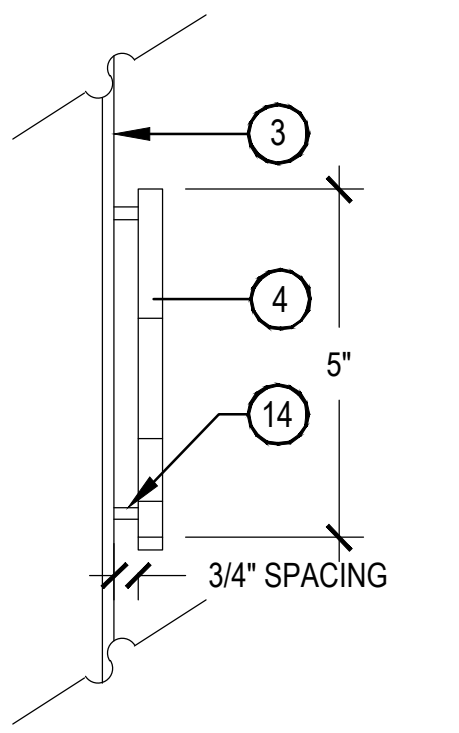
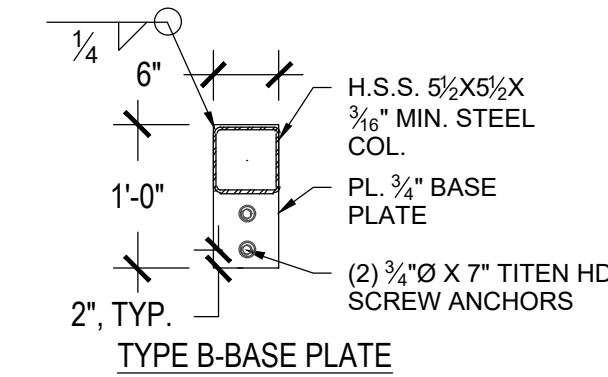
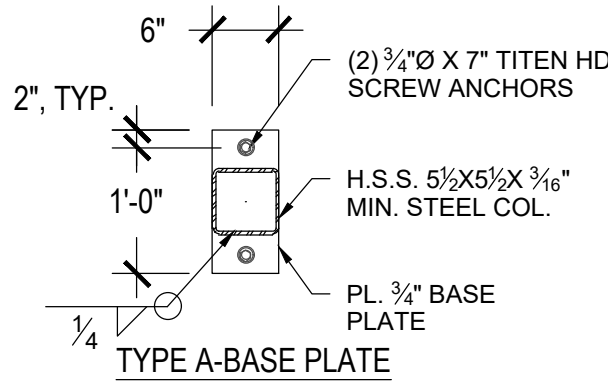
- (8) 3" PRECAST CONCRETE CAP, DAVIS COLOR: SILVERSMOKE RE: MATERIALS SCHEDULE, PROVIDE 1" CHAMFER AT TOP EDGE

- (9) THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS

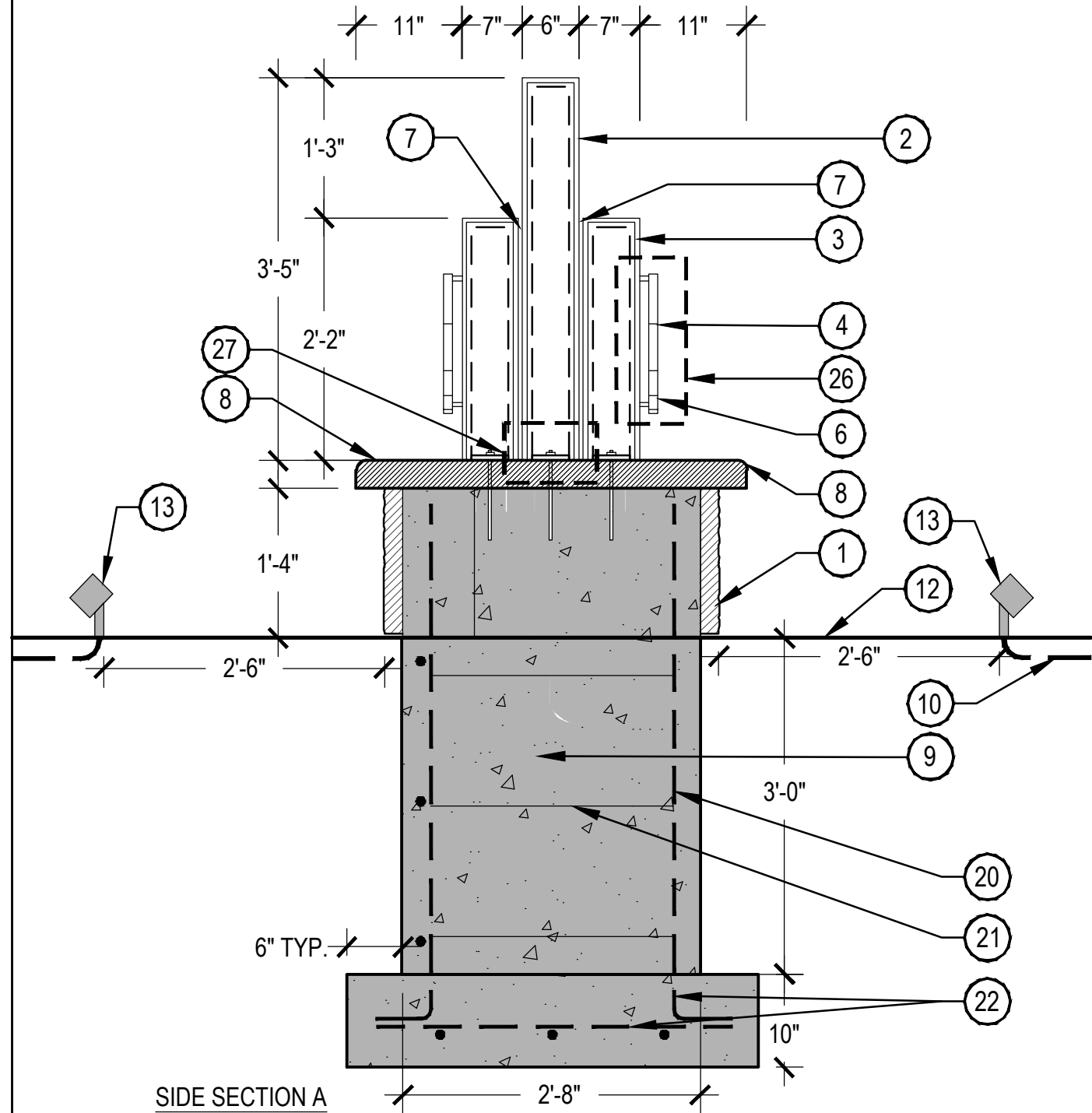
- (1) STONE VENEER, COLOR: MATCH ARCHITECTURE
(2) 3'-5"x6"x3/16" THICK CORTEN STEEL BOX FORM, PROVIDE RUST ACCELERATOR TREATMENT SURFACE TREATMENT TO CORTEN TO ACCELERATE FINISH. APPLY NON-CORROSION SEALANT TO INTERIOR PRIOR OF BOX FORM PRIOR TO INSTALLATION. SUBMIT PHYSICAL SAMPLE OF CORTEN FOR REVIEW PRIOR TO FABRICATION

- (3) 2'-2"x7"x3/8" THICK UNFINISHED STEEL BOX FORM. FINISH EXTERIOR WITH PREMIUM UV RESISTANT/NON-OXIDIZING CLEAR COAT AFTER INSTALLATION. ALL FACING SIDES WELDED SHUT. CONTRACTOR TO SUBMIT HARD SAMPLE WITH CLEAR COAT FOR REVIEW.

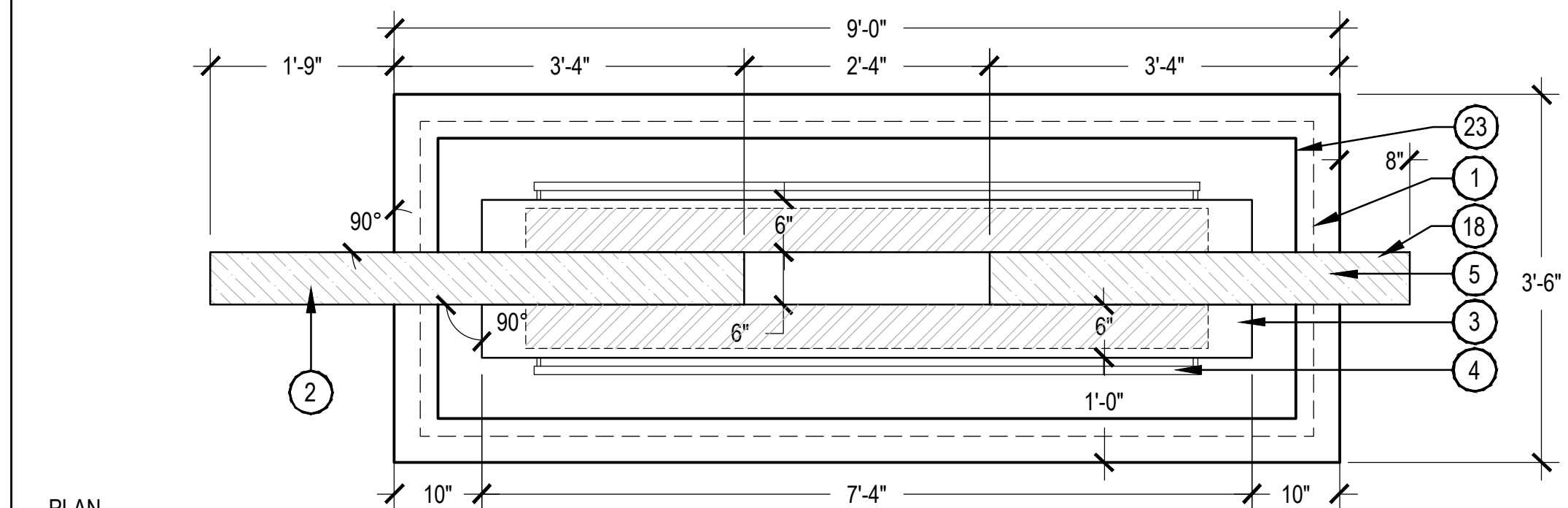
- (4) 1/4" THICK, 5-1/2" HEIGHT, BRUSHED ALUMINUM LETTERING, SET 3/4" OFF FROM FACE OF FORM. SUBMIT ONE FULL SIZE LETTER, HARD SAMPLE FOR REVIEW PRIOR TO FABRICATION. RE: LETTERING LAYOUT ENLARGEMENT DETAIL 1/L-6.06 FOR COORDINATION



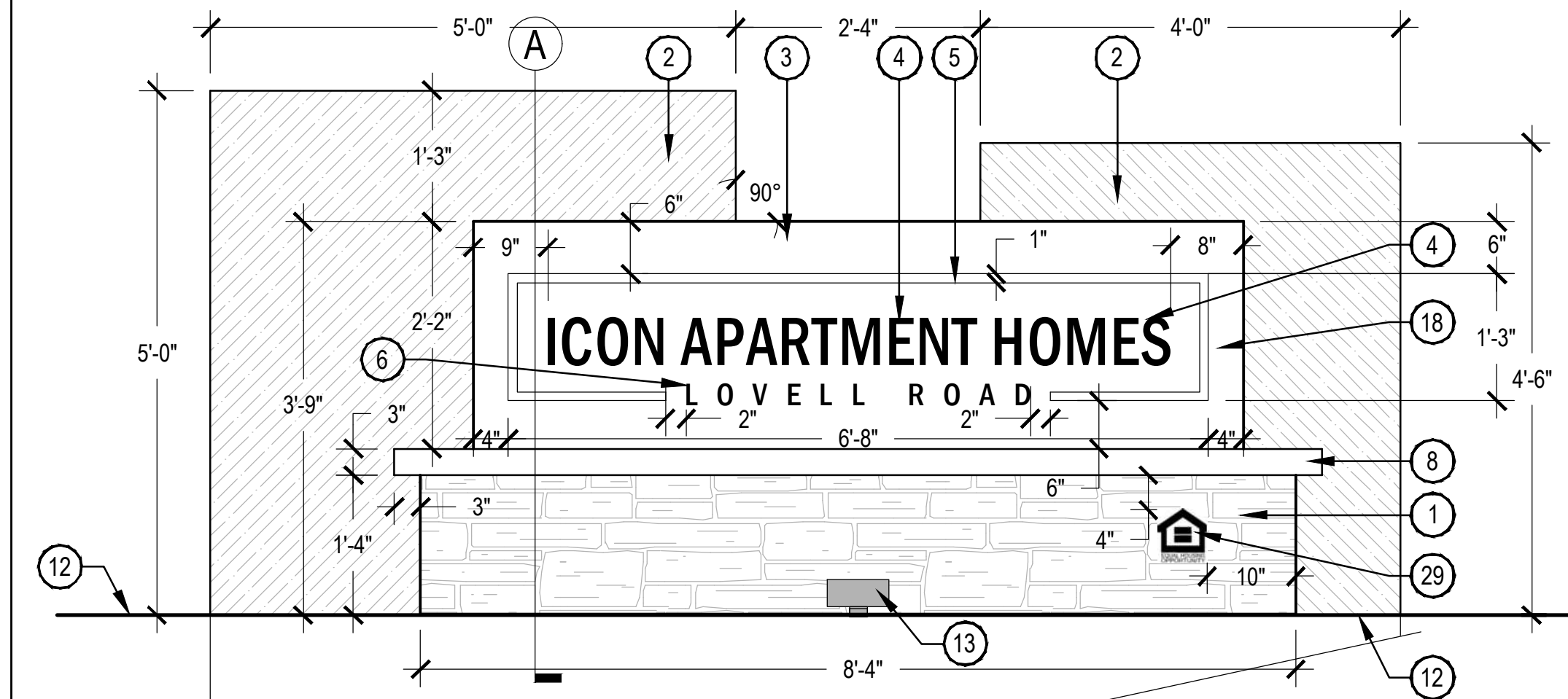
METAL BOX FORM ATTACHMENT ENLARGEMENT
(SIDE VIEW)
SCALE: 6" = 1'-0"



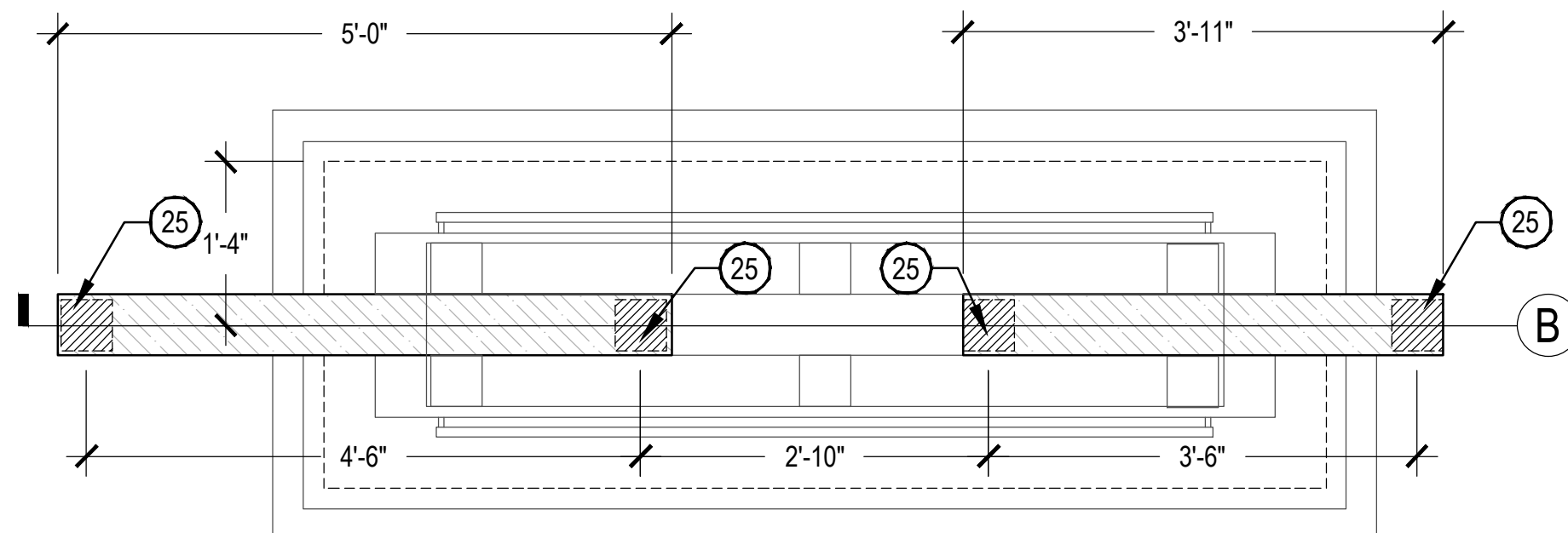
SIDE SECTION A



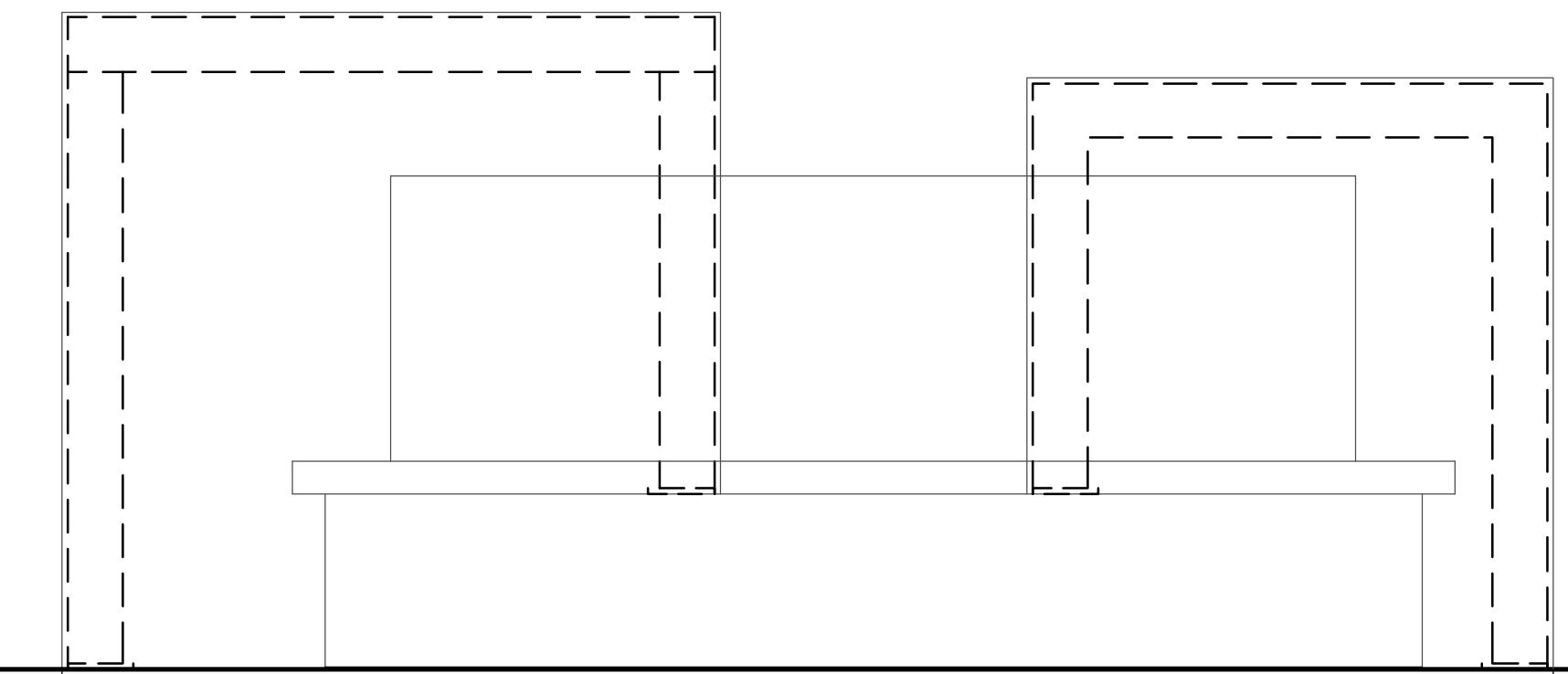
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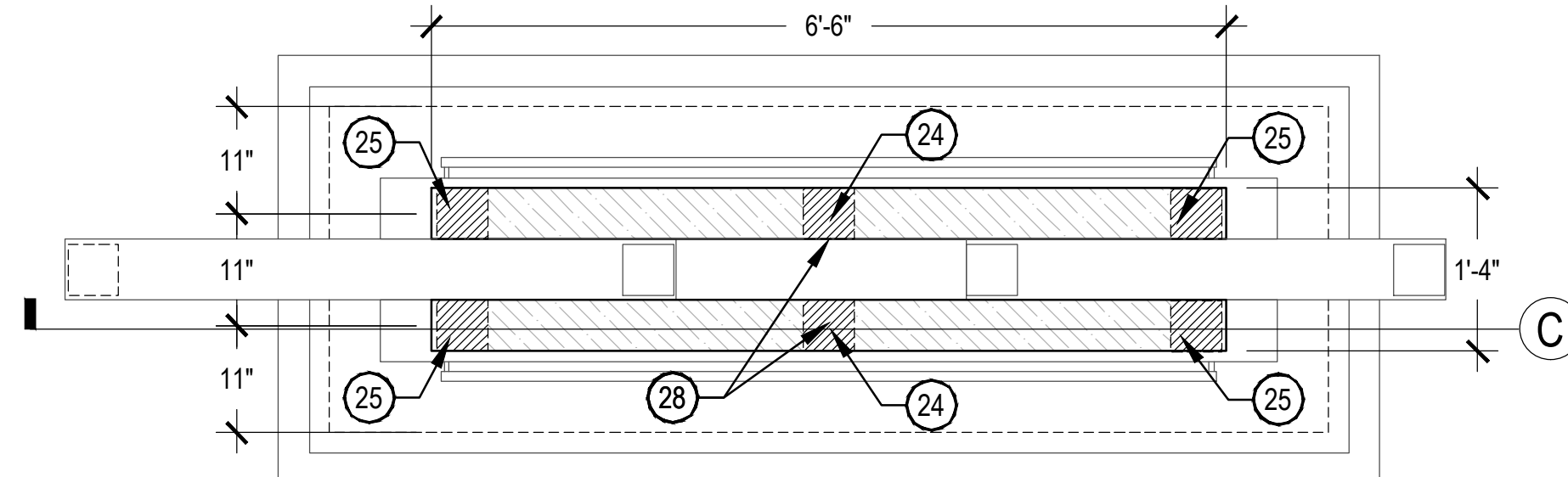
FRONT ELEVATION



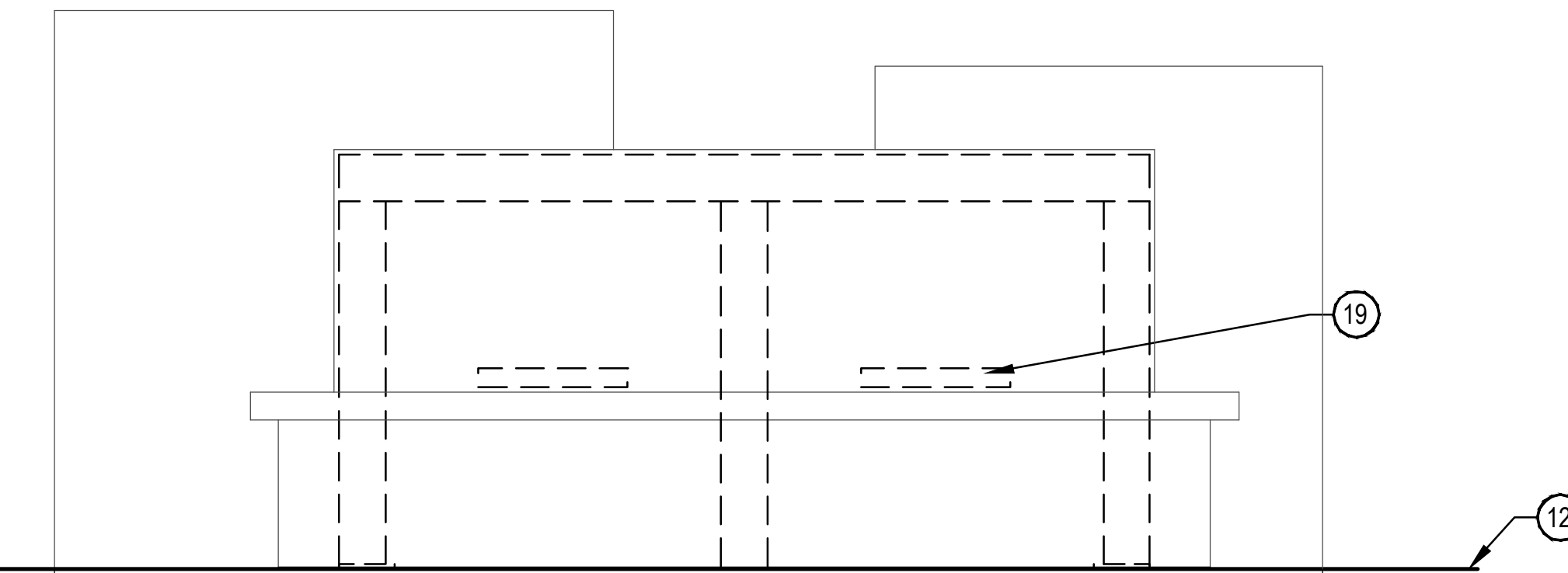
BOX FRAME POST SUPPORT - PLAN VIEW B



BOX FRAME POST SUPPORT - SECTION B

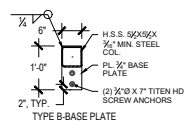
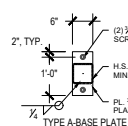
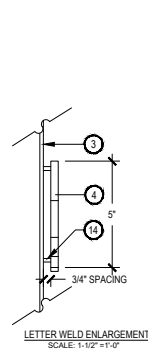
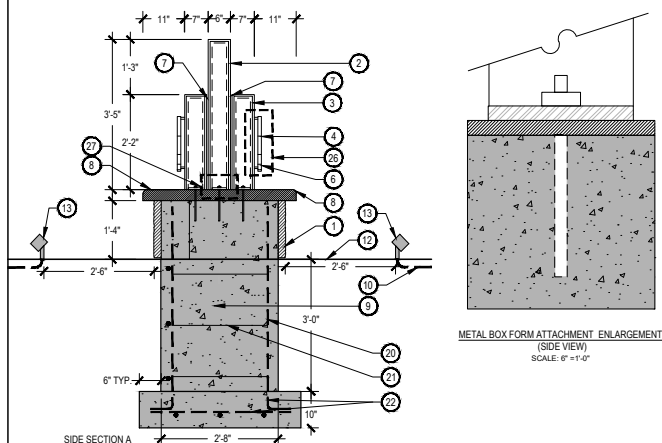


BOX FRAME POST SUPPORT - PLAN VIEW C



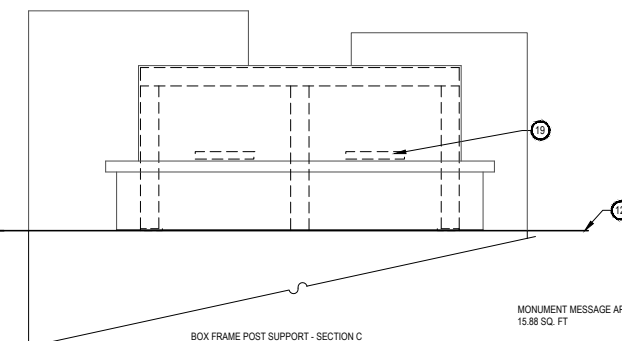
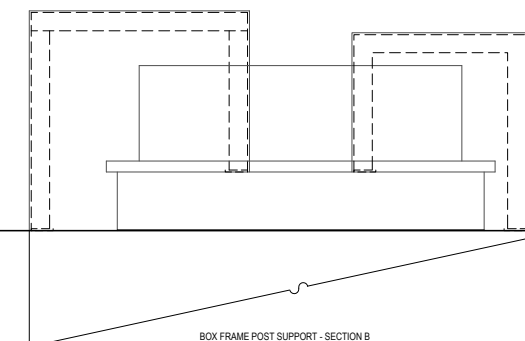
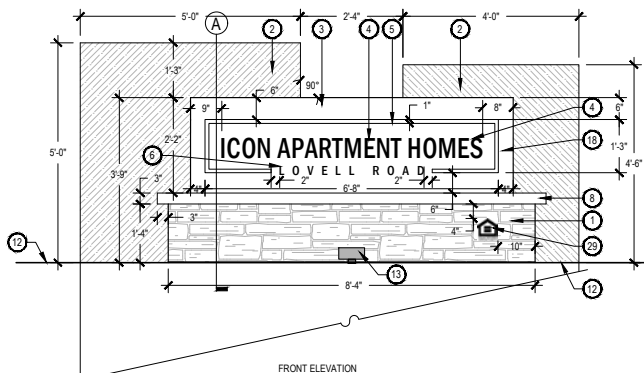
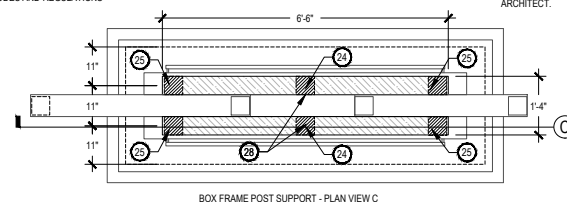
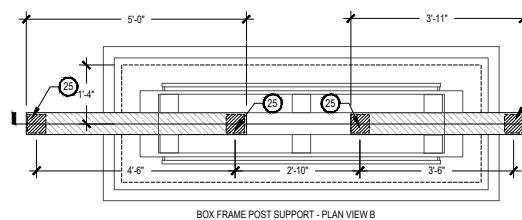
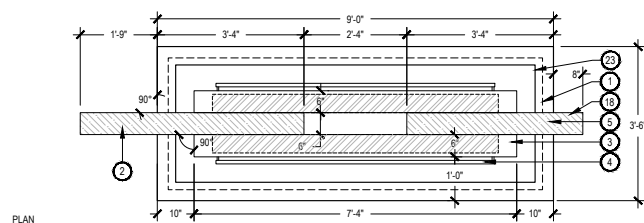
BOX FRAME POST SUPPORT - SECTION C

1 PRIMARY MONUMENTATION



- | | | | |
|--|--|---|---|
| <p>1 STONE VENEER, COLOR: MATCH ARCHITECTURE</p> <p>2 3-5/8"x3/16" THICK CORTEN STEEL BOX FORM, PROVIDE RUST ACCELERATOR TREATMENT TO CORTEN TO ACCELERATE FINISH. APPLY NON-CORROSION SEALANT TO INTERIOR PRIOR TO BOX FORM PRIOR TO INSTALLATION. SUBMIT PHYSICAL SAMPLE OF CORTEN FOR REVIEW PRIOR TO FABRICATION</p> <p>3 2-2"x2-1/2" THICK UNFINISHED STEEL BOX FORM. FINISH EXTERIOR WITH PREMIUM UV RESISTANT/NOXIDIZING CLEAR COAT AFTER INSTALLATION. ALL FACING SIDES WELDED SHUT. CONTRACTOR TO SUBMIT HARD SAMPLE WITH CLEAR COAT FOR REVIEW.</p> <p>4 1/4" THICK, 5-1/2" HEIGHT, BRUSHED ALUMINUM LETTERING. SET 3/4" OFF FROM FACE OF FORM. SUBMIT ONE FULL SIZE LETTER, HARD SAMPLE FOR REVIEW PRIOR TO FABRICATION. RE: LETTERING LAYOUT, ENLARGEMENT DETAIL, 1L-6.06 FOR COORDINATION</p> | <p>5 1/2" THICK BRUSHED ALUMINUM DECORATIVE BAND. SET 1/2" FROM FACE OF FORM. FORM SHOULD BE SMOOTH, DEBURRED AND FREE FROM IMPERFECTIONS, KINKS OR IRREGULARITIES</p> <p>6 1/2" THICK 2-1/2" HEIGHT BRUSHED ALUMINUM LETTERING. SET 3/4" OFF FROM FACE OF FORM. SUBMIT ONE FULL SIZE LETTER, HARD SAMPLE FOR REVIEW PRIOR TO FABRICATION. RE: LETTERING LAYOUT ENLARGEMENT FOR COORDINATION</p> <p>7 INSTALL 7" RUBBER SPACERS BETWEEN METAL BOX FORMS TO PREVENT TWO METALS FROM TOUCHING. APPLY ON ONE FACING SIDE WITH CLEAR ADHESIVE</p> <p>8 PRECAST CONCRETE CAP. DAVIS COLOR, SILVERSMOKE RE: MATERIALS SCHEDULE, PROVIDE 1" CHAMFER AT TOP EDGE</p> <p>9 THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS</p> | <p>10 ELECTRICAL PVC CONDUIT BOTH SIDES FOR UPLIGHT, RE: ELECTRICAL</p> <p>11 PVC CONDUIT TO BE RECESSED WITHIN THE STRUCTURAL FORM. RE: ELECTRICAL FOR LAYOUT, AND POWER SUPPLY.</p> <p>12 FINISH GRADE</p> <p>13 LED UPLIGHT ON TWO SIDES. RE: ELECTRICAL FOR SPACING AND DETAIL</p> <p>14 SPACE LETTER 3/4" FROM FACE OF UNFINISHED STEEL BACKPLATE. CONTRACTOR TO WELD 1/4" THICK STAINLESS STEEL DOWELS TO UNFINISHED 1/4" THICK STEEL BACK PLATE. NO LESS THAN 4 DOWEL ATTACHMENT POINTS PER LETTER. USE LOW WELD TEMPERATURE TO PREVENT DISCOLORATION OF STEEL</p> <p>15 1/4" MACHINE SCREW, NON-CORROSIVE RUBBER SPACER AND BOLTS.</p> <p>16 1/4" COUNTERSINK BOLT INTO PREDRILLED HOLE WITH HEAVY DUTY EPOXY</p> | <p>17 LETTERING TO BE: FRANKLIN GOTHIC MEDIUM CONDENSED FINAL ARTWORK. LETTERING AND FINISH TO BE APPROVED BY OWNER PRIOR TO FABRICATION. RE: DETAIL 2L-6.04 FOR LETTERING LAYOUT DETAIL</p> <p>18 HSS 5.12 X 1.2 X 3/16" WITH MATCHING HORIZONTAL BEAMS AT EACH COLUMN SET, WELDED WITH 3/16" FILLET WELD ALL AROUND (GRIND SMOOTH) (OR HSS30X3/16) TUBES. COLUMNS (60 SPACED) WITH BASE PLATE TYPE AND ORIENTATION AS SHOWN.</p> <p>19 1/2" (2X) (OR GOLD FORM TRACK) FINISH SUPPORT ANGLE WITH 1/4" DIA. X 3/4" TITEN Z14 CONCRETE SCREWS @ 12" O.C. INTO CONCRETE CAP</p> <p>20 1/4" DOWELS AT 16" O.C. MAX. O.C. EACH FACE OF WALL</p> <p>21 1/4" CROSS TIES AT 16" O.C. (EACH DOWEL)</p> <p>22 1/4" O.C. EACH WAY BOTTOM OF FOOTING (7" CLEAR COVER)</p> <p>23 CONCRETE FORM</p> <p>24 TYPE A-BASE PLATE (SEE THIS SHEET)</p> |
|--|--|---|---|

- NOTES:**
1. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC CONDITIONS RELATED TO THE FOOTING DESIGN OF THIS DETAIL.
 2. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THIS STRUCTURAL FOOTING AND REINFORCEMENT HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED ENGINEER. NORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURAL FOOTING DETAIL.
 3. SIGN CONTRACTOR TO PROVIDE SIGN DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.



MONUMENT MESSAGE AREA:
15.88 SQ. FT.

OVERALL SIGN AREA:
51.75 SQ. FT.

SCALE: 3/4" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD

OWNER:
BLACKRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT 59718

PLANNING COMMISSION
CASE NUMBER:
6-D-22-UR

TTCDA CASE NUMBER:
6-B-22-TOB

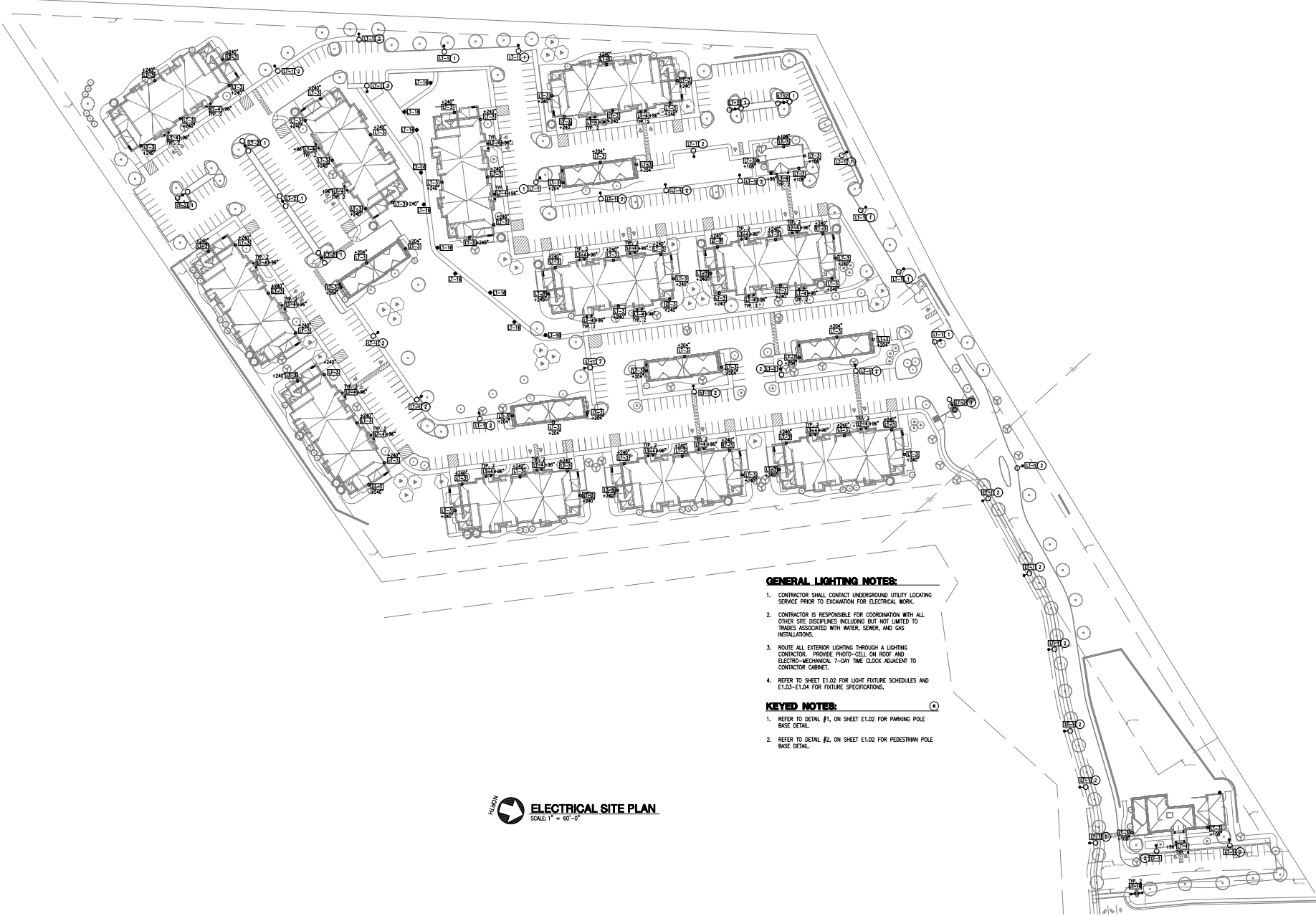
NOT FOR
CONSTRUCTION

DATE:
05/23/22 TTCDA

SHEET TITLE:
MONUMENT
DETAIL

LP502

CHECKED BY: JS
DRAWN BY: AL



 **ELECTRICAL SITE PLAN**
SCALE: 1" = 60'-0"

GENERAL LIGHTING NOTES:

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ROUTE ALL EXTERIOR LIGHTING THROUGH A LIGHTING CONTRACTOR. PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONTRACTOR CABINET.
4. REFER TO SHEET E1.02 FOR LIGHT FIXTURE SCHEDULES AND E1.03-E1.04 FOR FIXTURE SPECIFICATIONS.

KEYED NOTES:

1. REFER TO DETAIL #1, ON SHEET E1.02 FOR PARKING POLE BASE DETAIL.
2. REFER TO DETAIL #2, ON SHEET E1.02 FOR PEDESTRIAN POLE BASE DETAIL.



- | | | |
|--|---|--|
| <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 checked="" type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Icon Apartment Homes at Lovell Road

PUBLISHED APPLICANT NAME - no individuals on behalf of -

April 25, 2022

June 6, 2022

6-B-22-TOB

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

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

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

NAME

COMPANY

550 West Main Street, Suite 500

Knoxville

TN

37902

ADDRESS

CITY

STATE

ZIP

865-546-9321

bmullins@fmsllp.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☒ MULTIPLE OWNERS / OPTION HOLDERS ☒ PART OF PARCEL

Ruth T. Ellis

4192 Towanda Trail

Ruth@ellislawtn.com

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

1033 Lovell Rd

PROPERTY ADDRESS

118 049

Y

2.92ac of 21.41ac in TO

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- ☐ CITY ☒ COUNTY

NW side of Lovell Road, north of Terrapin Station

6

GENERAL LOCATION

DISTRICT

OB/TO

O (Office)

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

AgForVac

PLANNING SECTOR

EXISTING LAND USE

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:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

☒ YARD SIGN

AREA: 51.74sf
HEIGHT: 5'-0"
FINISH: St Vn

☐ BUILDING SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☐ OTHER SIGN

AREA: _____
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

- ☐ TTCDA Checklist
☐ Property Owners/Option Holders

CODE

FEE

801/4450

CODE

FEE

802/1175

TOTAL

\$625-

AUTHORIZATION

By signing below

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


APPLICATION AUTHORIZED BY

Attorney for Applicant/Option Holder

April 25, 2022

AFFILIATION

DATE

865-546-9321

bmullins@fmsllp.com

PHONE NUMBER

EMAIL


STAFF SIGNATURE

Michelle Portier
PRINT NAME

4/25/22
DATE PAID

4/25/22
sum