

Report of Staff Recommendation

File No.: 6-C-22-TOB

Applicant: ICON APARTMENT HOMES, PHASE II

Request: BUILDING PERMIT

Meeting Date: 6/6/2022

Address: 0 Commons Point Dr.

Map/Parcel Number: 118 A A 005

Location: Northwest end of Centerpoint Dr., northwest of Commons Point Dr. and northeast of Sugarfield Ln

Existing Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: Apartment complex

Appx. Size of Tract: 11.46 acres

Accessibility: Access will be via a shared driveway off of Commons Point Drive. Commons Point Drive is a local road with a 25-ft pavement width inside a 50-ft right-of-way.

Surrounding Zoning and Land Uses:

- North: BP (Business and Technology Park) / TO (Technology Overlay) - Single family residences
- South: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Office building
- East: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Phase I of this apartment complex and a condo development
- West: PR (Planned Residential) with up to 3.6 du/ac / TO (Technology Overlay) - Single family residences

Comments:

- 1) The applicant is requesting approval of phase 2 of a multi-family development on two lots comprising approximately 36 acres on the south side of Carmichael Road just west of Pellissippi Parkway. The development is bounded by Pellissippi Parkway to the northeast.
- 2) There is a stream that runs through the southwest corner of the site. A 50-ft buffer area applies in which no structure can be built. The plan channels the stream through a culvert beneath the driveway into an existing detention basin on the neighboring property to the south.
- 3) KGIS shows that the property is located in the Hillside and Ridgetop Protection (HP) area. However, the property was substantially graded over 2007-08. The site was graded in its entirety with the exception of a small strip on the northwestern lot line that was left undisturbed in that grading effort. Staff finds the property to be exempt from the HP area due to the extensive grading that has occurred, and that section of the TTCDA Guidelines does not apply.
- 4) There are 7 retaining walls on the site. Since the site is exempt from the HP Section of the Guidelines, there are no applicable regulations on retaining walls.
- 5) The property is zoned OB (Office, Medical, and Related Services) / TO (Technology Overlay), which allows multi-dwelling development as a permitted use by right with a density less than 12 du/ac. Phase 2 proposes 124 dwelling units on 11.46 acres, yielding a density of 10.8 du/ac. If built with the proposed number of units, both phases combined would have a density of 11.6 du/ac (421 units on 36.34 acres).
- 6) The unit mix for Phase 2 is comprised of 36 1-bedroom units, 68 2-bedroom units, and 20 3-bedroom units. Proposed structures are a mix of 3- and 4-story buildings and 2-story carriage houses.

7) Access to the site is via a driveway off of Commons Point Drive in the southeast corner of the site. Since the property does not have road frontage, a determination was needed on which lot line would be considered the front. Knox County Codes Administration and Enforcement has determined that the eastern lot line would be the front of the site, and setbacks were determined accordingly.

8) Ajax Engineering prepared a Traffic Impact Study (TIS) for Hardin Valley Pointe Apartments (now Icon Apartments), the last revision of which was on November 5, 2017. The study recommended a series of improvements, but TDOT intends for Pellissippi Parkway to be an access controlled right-of-way, with access by sole use of the interchanges, so the only improvement that was required was a roundabout at the intersection of Carmichael Road and Vista Valley Way.

9) The proposed parking for the development meets the minimum number of spaces required by the Design Guidelines and those required by Knox County, which use the same calculation for multifamily developments (178 spaces). Additionally, the TTCDA Guidelines would allow a maximum of up to 312 spaces. Proposed parking provides 243 parking spaces, including 28 garage spaces.

10) Amenity areas include a clubhouse, pool, playground, picnic areas, gazebos, benches and a sidewalk network. These were included in the Phase 1 Hardin Valley Pointe proposal and will be available for Icon Apartment Home Phase 2 residents. Waste management was also provided as part of phase 1 and will be available to Phase 2 residents.

11) The proposed Ground Area Coverage (GAC) and Impervious Area Ratio (IAR) meet the Design Guidelines. However, the 33.7% Floor Area Ratio (FAR) proposed exceeds the 30% maximum allowed and will require a waiver. The FAR for the entire development would be 33.3% if approved as proposed. Staff supports approval of this waiver since the overage is so minimal.

12) Building facades will feature a combination of cementitious lap siding and board and batten siding with stone veneer as an accent, and asphalt shingles on the roof. The color scheme will be muted in tones of gray.

13) The overall shape, size, and massing of the proposed apartment buildings are similar to the Hardin Valley Pointe apartments. However, the materials and style are a little different. Phase 1 buildings included lap siding and shake-style siding on the walls with tapered columns, 6-over-1 window panes, and wagon wheel detailing beneath the eaves. Rather than this development being a continuation of the existing development, it will look and feel like a separate complex. However, as stated previously, residents will have access to all amenity areas in Phase 1, and can enter and exit from either the Phase 1 or Phase 2 access points.

14) The proposed landscape plan is in compliance with the Design Guidelines.

15) The proposed lighting includes building-mounted wall lighting fixtures attached to apartment buildings and 15-ft tall light poles around the perimeter of the parking areas and along the driveways. All light fixtures are full-cutoff, which meet the TTCDA Guidelines.

16) The lighting plan will require three waivers for lighting levels:

- a. Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc. Staff supports approval of this waiver since the overages occur directly beneath light poles in centralized locations to minimize trip hazards, provide additional safety for drivers and pedestrians, and increase security.
- b. Increase the lighting levels within driveways and streets from 0.5 fc to 2.4 fc at the roundabout. Staff supports approval of this waiver to increase safety for drivers and potential pedestrians.
- c. Increase the lighting level at the sidewalk near the roundabout and Building N from 1.0 fc to 6.0 fc and along paths and sidewalks generally to 1.6 fc. Staff supports approval of this waiver to minimize trip hazards and provide additional safety for pedestrians.
- d. Increase the lighting levels within 20 feet of a residential zone at the amenity area on the southwestern property line from 0.2 fc to 1.2 fc. This overage occurs in an amenity area near Building C11. Staff supports approval of this waiver to provide additional security and safety since the overage occurs in a contained area and existing vegetation in this portion of the site is to remain in place and will provide buffering and screening of the lighting for the adjacent properties.

17) Signage is proposed as part of this package. A yard sign comprising 56.65 square feet is proposed at the Commons Point Drive entry. This is within the maximum allowed by the

Guidelines. The sign will feature a stone veneer base to match the apartment buildings, and the main body of the sign is steel with aluminum letters. The sign as proposed meets TTCDA Guidelines.

Design Guideline Conformity:	With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.
-------------------------------------	--

Waivers and Variances Requested:	<ul style="list-style-type: none">1) Increase the FAR from 30% to 33.7%.2) Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc.3) Increase the lighting levels within driveways and streets from 0.5 fc to 2.4 fc at the roundabout.4) Increase lighting levels at the sidewalk near the roundabout and Building N from 1.0 fc to 6.0 fc and along paths and sidewalks generally to 1.6 fc.5) Increase the lighting levels within 20 feet of a residential zone at the amenity area on the southwestern property line from 0.2 fc to 1.2 fc.
---	--

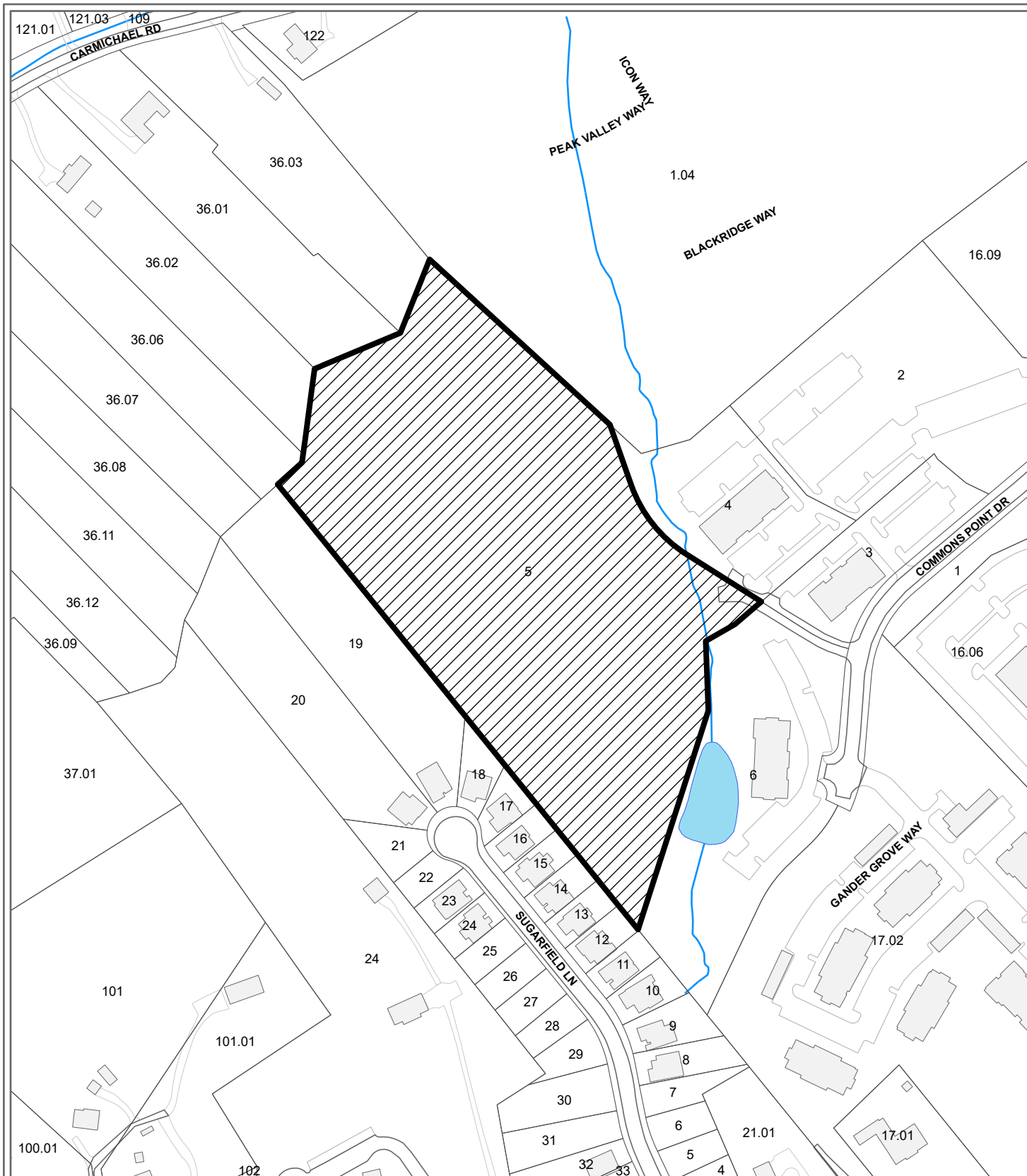
Staff Recommendation:

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

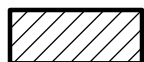
- 1) Increase the floor area ratio (FAR) from 30% to 33.7%. Staff supports approval of this waiver since the overage is minimal.
- 2) Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc since the overages occur directly beneath light poles in centralized locations to minimize trip hazards, provide additional safety for drivers and pedestrians, and increase security.
- 3) Increase the lighting levels within driveways and streets from 0.5 fc to 2.4 fc at the roundabout to increase safety for drivers and potential pedestrians.
- 4) Increase the lighting level at the sidewalk near the roundabout and Building N from 1.0 fc to 6.0 fc and along paths and sidewalks generally to 1.6 fc to minimize trip hazards and provide additional safety for pedestrians.
- 5) Increase the lighting levels within 20 feet of a residential zone at the amenity area on the southwestern property line from 0.2 fc to 1.2 fc to provide additional security and safety.

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

- 1) 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.
- 2) 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.
- 3) 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.
- 4) Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 5) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.



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

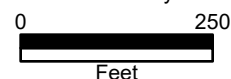


Purpose of Request: Building Permit

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

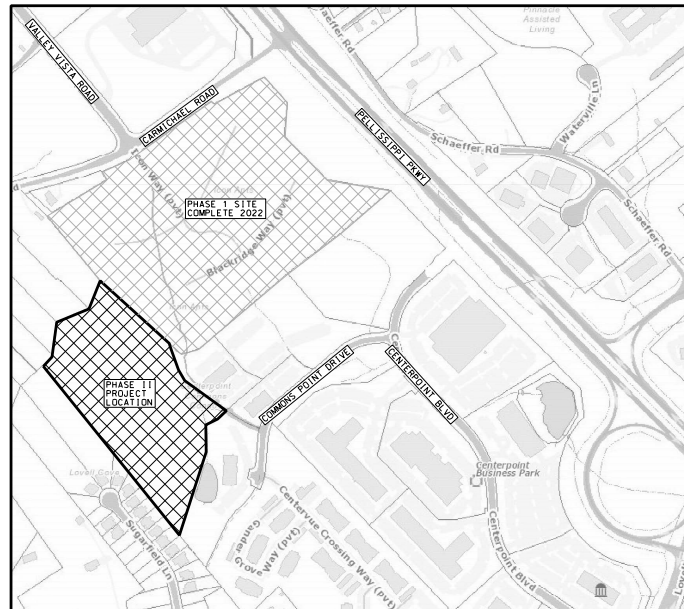
Petitioner: Icon Apartment Homes, Phase II

Map No: 118
 Jurisdiction: County



TTCDA REVIEW PLANS FOR ICON APARTMENT HOMES AT HARDIN VALLEY PHASE II

TTCDA FILE NO 6-C-22-TOB



LOCATION MAP
(NOT TO SCALE)

PARCEL ID: 118-AA005 AREA: 11.46 ACRES DISTRICT: 6
KGIS ADDRESS: 0 COMMONS POINT DRIVE, KNOXVILLE, TN 37932
GOVERNED BY KNOX COUNTY TENNESSEE
(NOT WITHIN LIMITS OF CITY OF KNOXVILLE OR TOWN OF FARRAGUT)

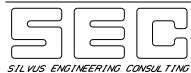
PRINTED: 06-01-2022

THESE PLANS SUPERSEDE ALL
VERSIONS DATED PRIOR TO 06-01-2022

BLACKRIDGE COMPANIES, LLC

1735 SOUTH 19TH AVE., SUITE B
BOZEMAN, MT 59718
409.582.8100

PREPARED BY:



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

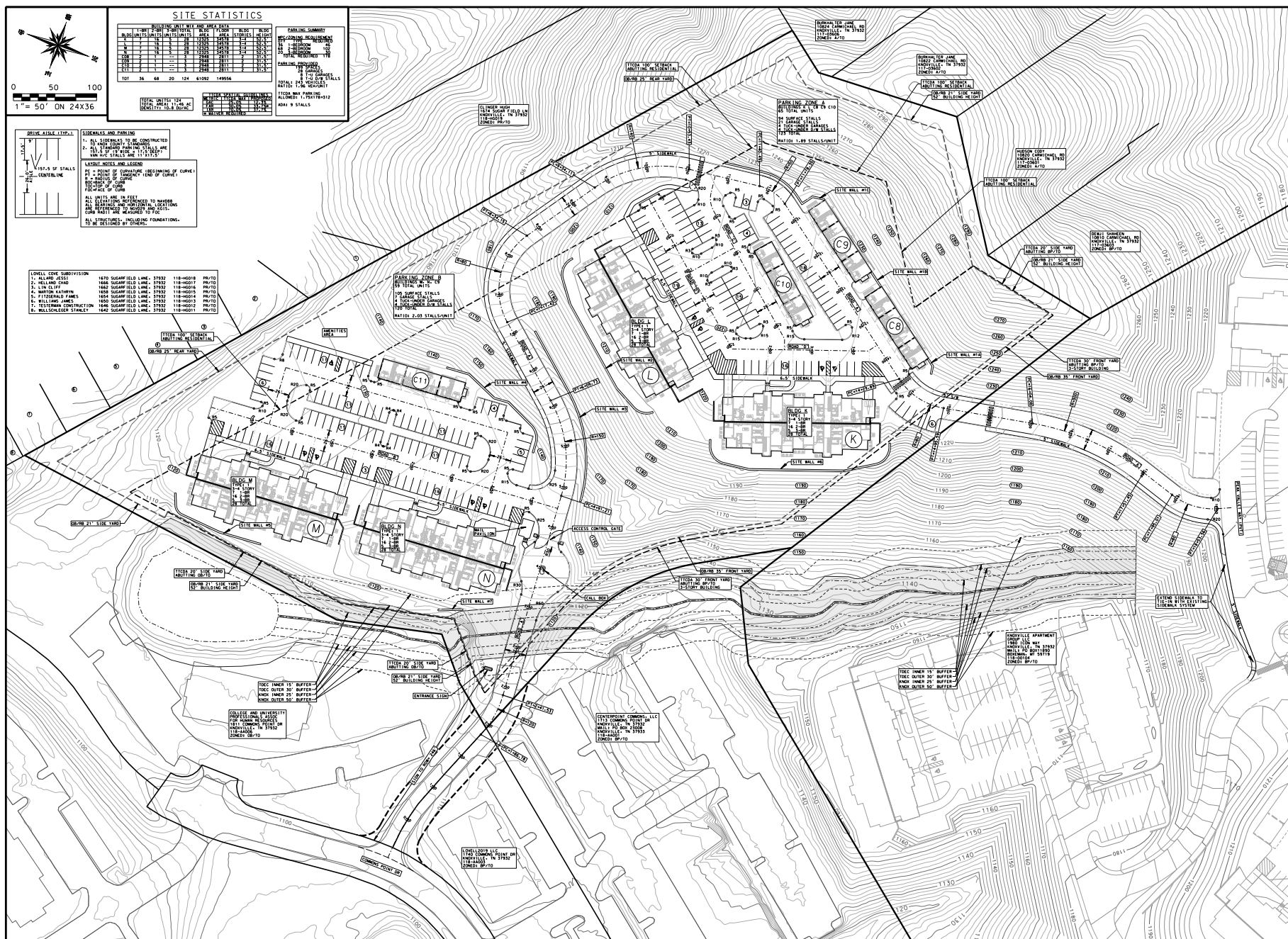
CONTENTS

SCALE	TITLE
--	C0.0 COVER
100	C1.0 OVERVIEW
50	C3.1 LAYOUT
50	C3.5 ADDRESSING
50	C4.1 GRADING
50	C8.1 SLOPE REFORESTATION
100	C9.1 ROADWAY PROFILES
	A-1 BUILDING A ELEVATIONS
	A-2 BUILDING B ELEVATIONS
	A-3 BUILDING B ELEVATIONS
	A-4 BUILDING A FLOOR PLANS
	A-5 BUILDING B FLOOR PLANS
	A-6 MAIL KIOSK ELEVATIONS AND PLANS
	A-7 BUILDING A RENDERED ELEVATION
	A-8 BUILDING B RENDERED ELEVATION
	LP001 LANDSCAPE NOTES
	LP100 OVERALL LANDSCAPE PLAN
	LP101 LANDSCAPE PLAN
	LP102 LANDSCAPE PLAN
	LP501 LANDSCAPE DETAILS
	LP502 ENTRANCE SIGN
	E-100 ELECTRICAL SITE PLAN
	E-101 PHOTOMETRIC SITE PLAN
	E-102 ELECTRICAL DETAILS
	E-103 FIXTURE SPECIFICATIONS
	E-104 FIXTURE SPECIFICATIONS

DRAFT
PLANNING USE ONLY
NOT FOR CONSTRUCTION



PROJECT:		REVISED:		BY:	DATE:
CONTRACT:		NO.			
BLACKBRIDGE COMPANIES, LLC 1735 SOUTH 4TH AVENUE, SUITE 8 BOZEMAN, MT 59718 409.561.9700 BLACKBRIDGE		THIS DRAWING IS MADE BY A PROFESSIONAL ENGINEER AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN REPORT. COPYRIGHT 2022, JLNVS ENGINEERING CONSULTING, LLC PARCEL ID: 119-00001, DISTRICT 6, AREA 11246, ACRES			
DRAFT PLANNING USE ONLY ITCPA FILE: 6-32-108		PHASE II ICON APARTMENT HOMES AT HARDIN VALLEY			
ENGINEER: JLNVS ENGINEERING CONSULTING 100 NANTABET ROAD EVANSTON, IL 60201 847.421.1281		DATE: 06-01-2022			
CLIENT: C1.0 PROJECT OVERVIEW					



BY	DATE
----	------

REVISIONS:

ND.

PHASE II CON APARTMENT HOMES AT HARDIN VALLEY

**BLACKRIDGE
COMPANIES, LLC**
1735 SOUTH 19TH AVE., SUITE B
BOZEMAN, MT 59718

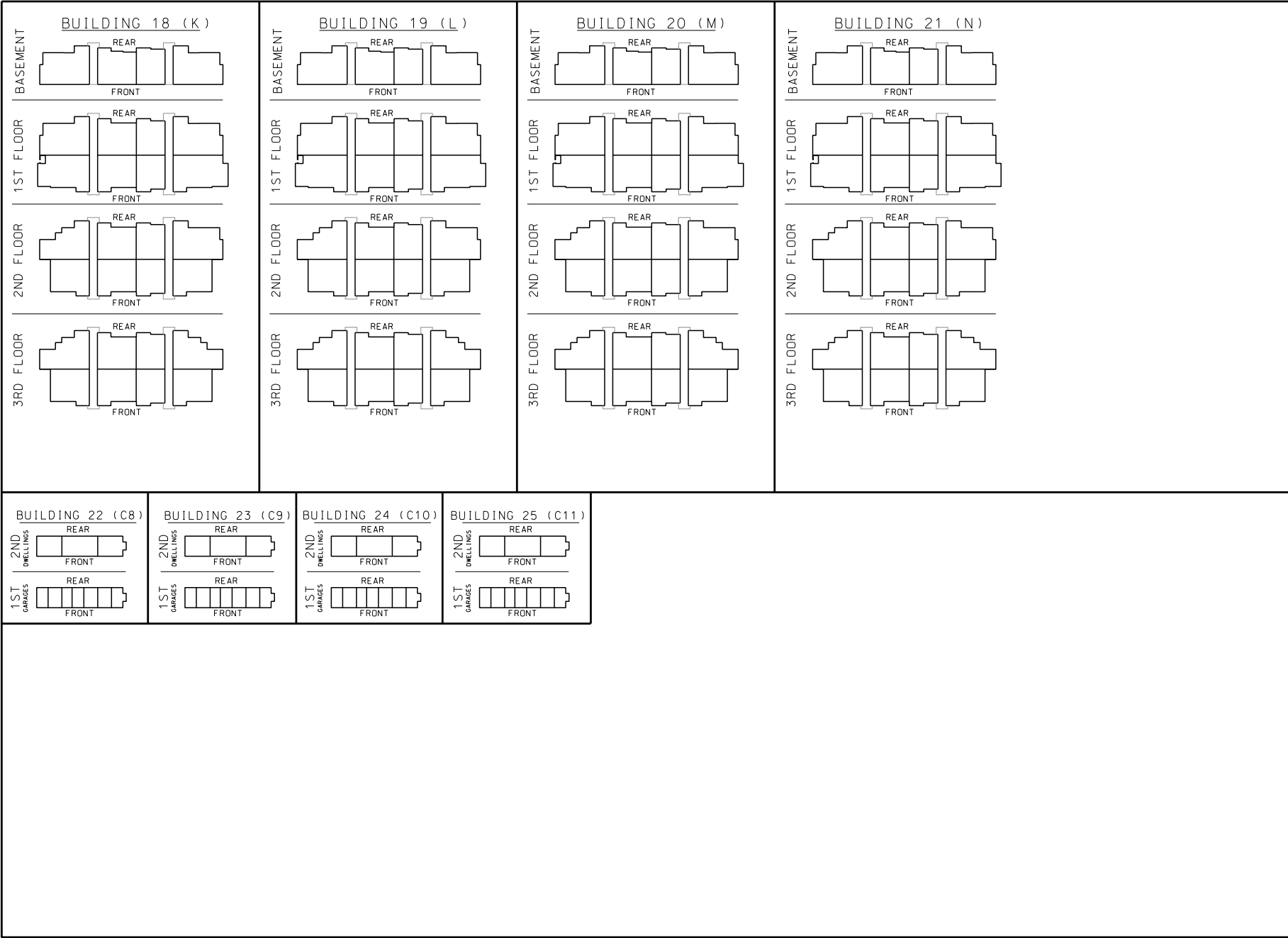
ENGINEER:
SEC
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1015 NANTASKET ROAD
KNOXVILLE, TN 37932
865/416-8334

DRAFT
PLANNING USE ONLY
ITCDA FILE: 8-C-22-108

DATE: 06-01-2022

C3.1

LAYOUT



PROJECT:
**PHASE II
ICON APARTMENT
HOMES AT
HARDIN VALLEY**

NO.:

REVISIONS:

BY:

DATE:

ENGINEER:
**BLACKRIDGE
COMPANIES, LLC**
1735 SOUTH 18TH AVE., SUITE B
BOZEMAN, MT 59718
409.342.0100

DESIGNER:
SEE
SILVER ENGINEERING CONSULTING
NATHAN SILVER P.E.
100 HAYSTACK ROAD
KNOXVILLE, TN 37902
615.616.8141

DATE:
06-01-2022

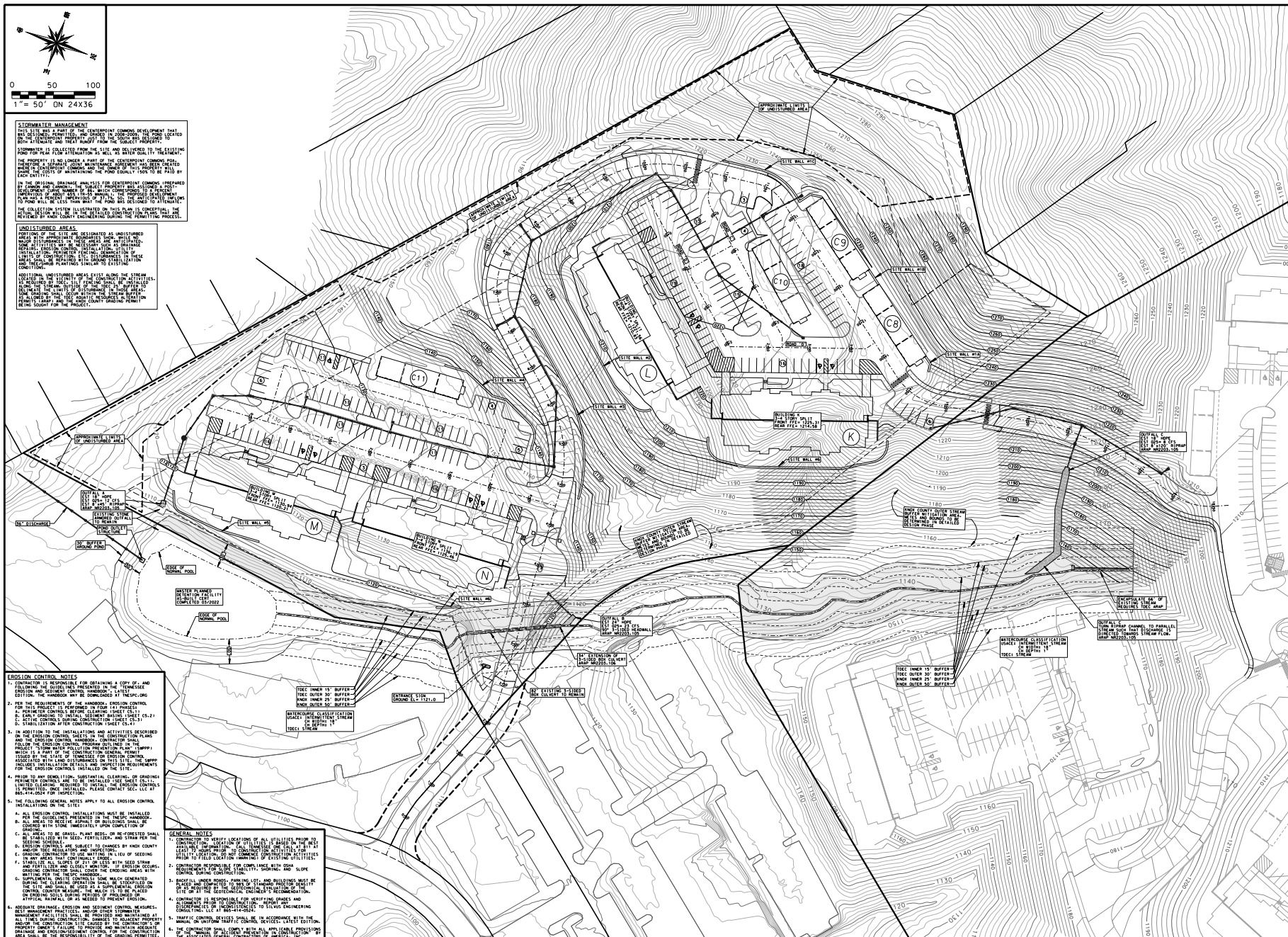
DRAWN BY:
C3.5

PLANNING USE ONLY
TTCOA FILE: 6-C-23-108

ADDRESSING

THIS DRAWING IS PART OF A PROFESSIONAL DESIGN
AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT
OF THE PROJECT MANUAL.
COPYRIGHT 2022, SILVER ENGINEERING CONSULTING, LLC

PANEL: 0.1 TIER-10000 DISTRICT 1, 1.1 AREA 111.46 ACRES



0450

ACUTE LUNG.

10

PHASE II CON APARTMENT HOMES AT HARDIN VALLEY

**BLACKRIDGE
COMPANIES, LLC**
7335 SOUTH 19TH AVE., SUITE B

ENGINEER:
SEO
SILVUS ENGINEERING CONSULTANTS
NATHAN SILVUS,
1815 NANTASKET
KNOXVILLE, TN 37912
865/414-8834

DRAFT
PLANNING USE ONLY

DATE: 06-01-2022

C4.1

GRADING

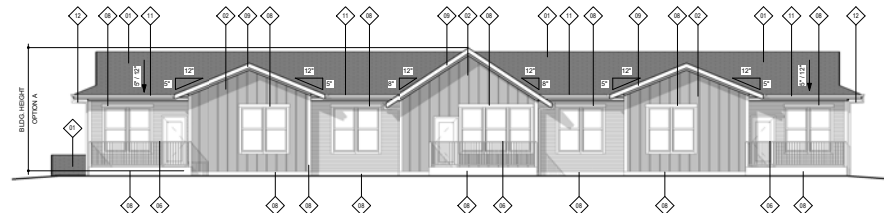
[illegible]

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7049 PORPOISE)
	ASPHALT ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

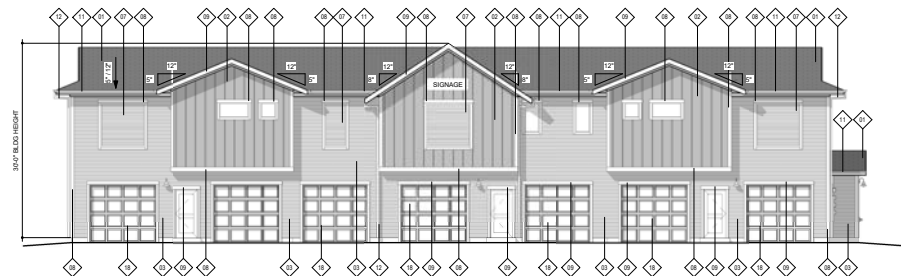
KEYNOTES	
NO.	NOTE
01	CORROSION RESISTANT ASPHALT ROOF SHINGLES - OWENS CORNING, ESTEES GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047
03	PORCELINE
04	CEMENTITIOUS LAP SINGING - 2" EXPOSURE - SHERWIN WILLIAMS SW7047
05	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047
06	DECORATIVE VINYL Siding
07	DECORATIVE FAUX SHUTTER
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
09	CEMENTITIOUS FASCIA BOARD - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
10	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
11	PRE-MANUFACTURED METAL CLUTTER - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
12	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
18	OVERHEAD GARAGE DOOR
19	PRE-DEPARTMENT CONNECTION
20	ELECTRICAL PANEL
29	ELECTRICAL METERS



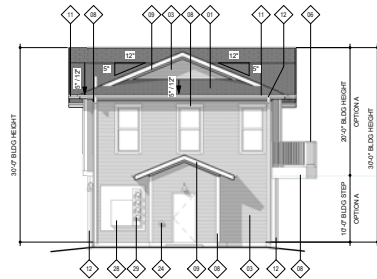
3 REAR ELEVATION - BUILDING TYPE A - OPTION B
1/8" = 1'-0"



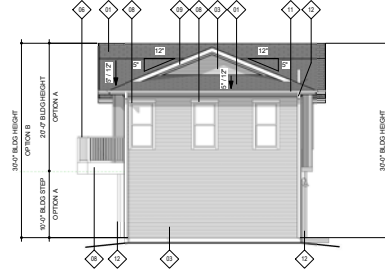
2 REAR ELEVATION - BUILDING TYPE A - OPTION A
1/8" = 1'-0"



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



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

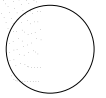


4 LEFT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"

ICON APARTMENT HOMES AT HARDIN VALLEY PHASE II
 0 COMMONS POINT DRIVE
 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

KEPHART
 community • planning • architecture
 2015 W ALABAMA STREET
 DENVER, COLORADO 80202
 www.kephart.com



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 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 VINYL SAILING
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KESTREL WHITE
06	CEMENTITIOUS FACIAL BOARD - SHERWIN WILLIAMS SW7019 KESTREL WHITE
07	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KESTREL WHITE
08	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7516 KESTREL WHITE
09	ASPHALT ARCHITECTURAL SHINGLES - OWENS CORNING, ESTATE GRAY
10	OVERHEAD GARAGE DOOR



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

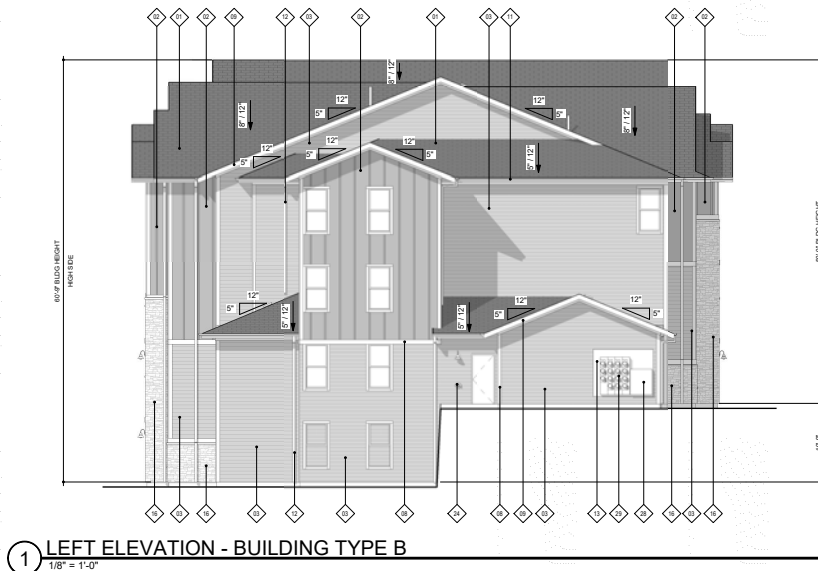
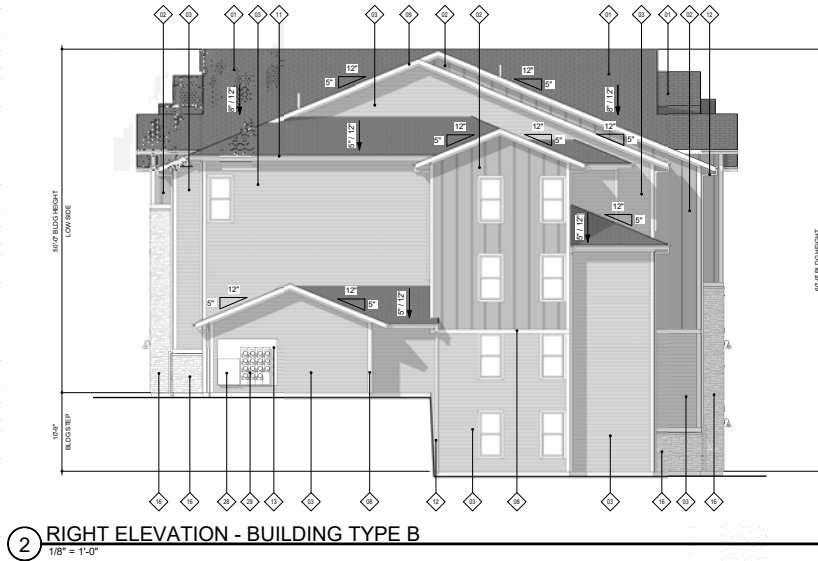


1 FRONT ELEVATION - BUILDING TYPE B
 1/8" = 1'-0"

4/21/2022 11:42:51 PM C:\Users\jphillips\OneDrive\Architectural\Boulder\Boulder.dwg

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT 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	CEMENTITIOUS TON - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
05	CEMENTITIOUS FASCIA BOARD - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
11	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
12	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
13	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7516 KEISTREL WHITE
18	ACHIEVED MASONRY VENEER
24	PRIE OF APARTMENT CONNECTION
28	ELECTRICAL PANEL
29	ELECTRICAL METERS



NORRIS DESIGN
Planning | Landscape Architecture | Building

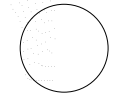
244 North College Avenue #130
Fort Collins, Colorado 80524
P 970.499.3414
www.norris-design.com

ICON APARTMENT HOMES AT HARDIN VALLEY PHASE II
0 COMMONS POINT DRIVE
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

KEPHART
community • planning • architecture

2015 NATIONAL GREEN F
DESIGNER, COLORADO, 1000
www.kephart.com



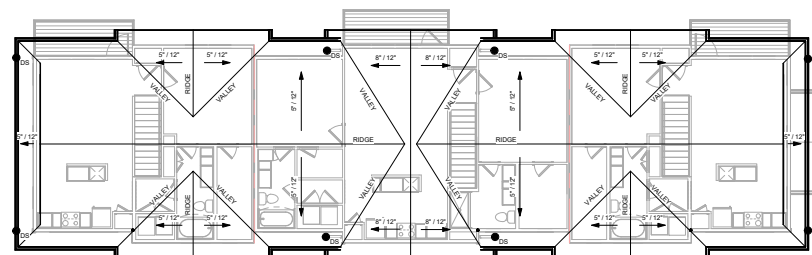
DATE:
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER
BLDG B - ELEVATIONS

DRAWING NUMBER

A-3



Floor plan of the second floor showing three units: Unit A1, Unit B1, and Unit A1. The plan includes dimensions (30'-2", 43'-0", 50'-2" horizontally and 10'-0", 24'-0", 10'-0" vertically), a roof line above, and various room layouts with fixtures like stairs, bathrooms, and kitchen areas.

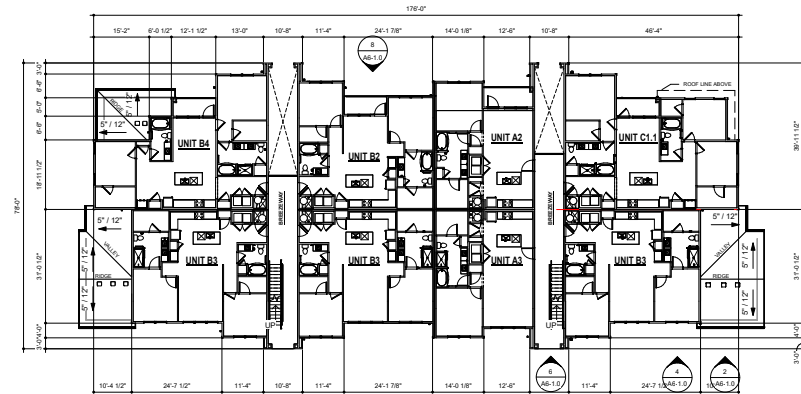
Architectural floor plan of a building with seven bays, each containing a garage. The plan includes dimensions, area callouts (A-1, A-2, A-3, A-4, A-5), and a 'WATER/FIRE ACCESS' area on the right. The building is 103'-4" wide and 34'-0" deep.

Dimensions and Area Callouts:

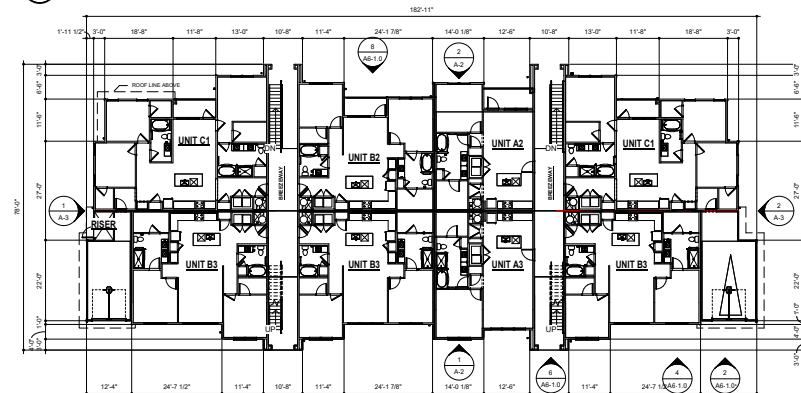
- Overall Width: 103'-4"
- Overall Depth: 34'-0"
- Bay 1 (Left): 13'-10" wide, 3'-11 1/2" deep. Area callout: 4 A-1.
- Bay 2: 12'-4" wide, 3'-11 1/2" deep. Area callout: 2 A-1, 3 A-1.
- Bay 3: 12'-0" wide, 3'-11 1/2" deep. Area callout: 1 A-1.
- Bay 4: 14'-4" wide, 3'-11 1/2" deep. Area callout: 1 A-1.
- Bay 5: 12'-4" wide, 3'-11 1/2" deep. Area callout: 2 A-1, 3 A-1.
- Bay 6: 12'-0" wide, 3'-11 1/2" deep. Area callout: 1 A-1.
- Bay 7 (Right): 13'-6 1/2" wide, 3'-11 1/2" deep. Area callout: 5 A-1.

Other features include a 'WATER/FIRE ACCESS' area on the right, a 'GARAGE' label for each bay, and a '34'-0"' dimension on the left side.

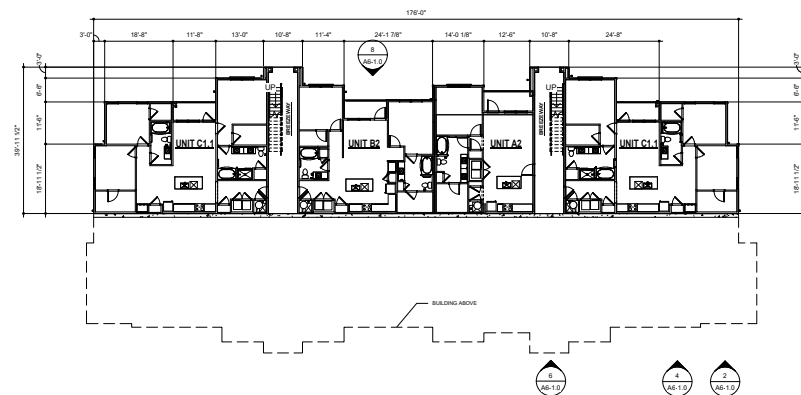
① LEVEL 1- BUILDING TYPE A
1/8" = 1'-0"



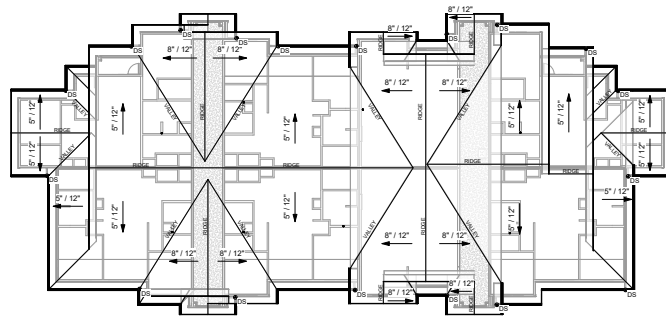
3 LEVEL 2- BUILDING TYPE B
1/16" = 1'-0"



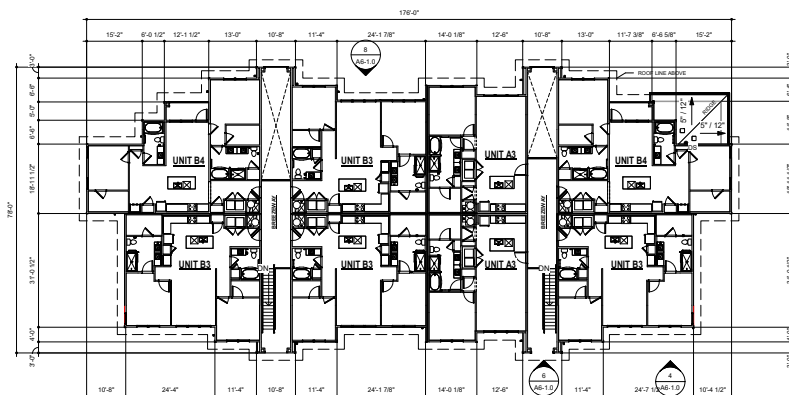
2 LEVEL 1- BUILDING TYPE B
1/16" = 1'-0"



1 BASEMENT - BUILDING TYPE B
1/16" = 1'-0"

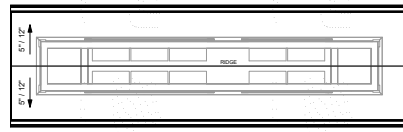


5 ROOF LEVEL - BUILDING TYPE B
1/16" = 1'-0"

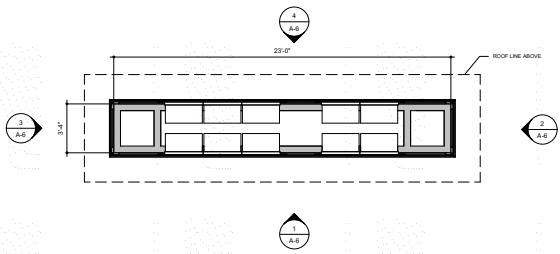


4 LEVEL 3 - BUILDING TYPE B
1/16" = 1'-0"

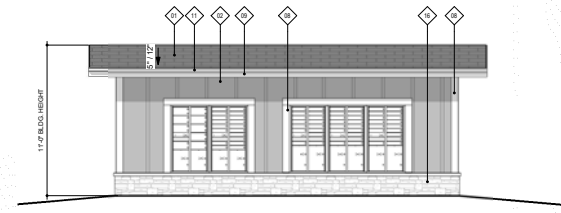
4/27/2022 11:43:00 AM C:\Users\jphillips\Documents\HARDIN VALLEY APARTMENTS\2. 3-10-2022.dwg



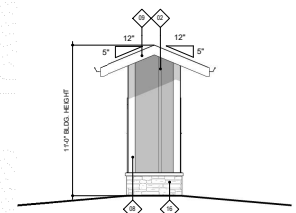
6 MAIL KIOSK - ROOF PLAN
1/4" = 1'-0"



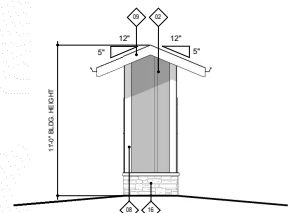
5 MAIL KIOSK PLAN
1/4" = 1'-0"



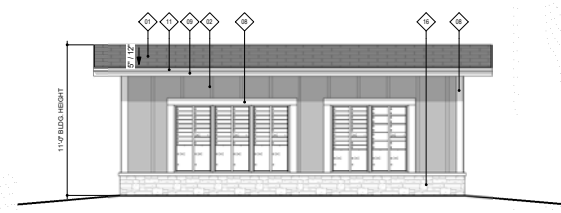
4 MAIL KIOSK - REAR ELEVATION
1/4" = 1'-0"



3 MAIL KIOSK - LEFT ELEVATION
1/4" = 1'-0"



2 MAIL KIOSK - RIGHT ELEVATION
1/4" = 1'-0"



1 MAIL KIOSK - FRONT ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
	1\"/>
	BOARD AND BATTEN (BW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ARCHITECTURAL 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 TRIM - SHERWIN WILLIAMS BW7516 KESTREL WHITE
04	CEMENTITIOUS FASCIA BOARD - SHERWIN WILLIAMS BW7516 KESTREL WHITE
05	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS BW7516 KESTREL WHITE
06	ADHERED MAISONRY VENEER

REVISIONS	
NO.	DATE

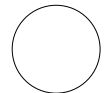
SHEET NUMBER
MAIL KIOSK - ELEVATIONS & PLANS

DRAWING NUMBER
A-6

ICON APARTMENT HOMES AT HARDIN VALLEY PHASE II
0 COMMONS POINT DRIVE
ROCKSVILLE, TN

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

KEPHART
community • planning • architecture
2015 WALNUT STREET
DENVER, COLORADO 80202
www.kephart.com



DATE:
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER
BLDG A - RENDER

DRAWING NUMBER
A-7

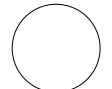


TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLET GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

ICON APARTMENT HOMES AT HARDIN VALLEY PHASE II
0 COMMONS POINT DRIVE
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

KEPHART
community • planning • architecture
2015 WALNUT STREET
DENVER, COLORADO 80202
www.kephart.com



DATE:
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER
BLDG B - RENDER

DRAWING NUMBER
A-8



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

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 yds/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 OWNERS REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUND COVER 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 SEEDDED 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 SEEDDED 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 MANUFACTURERS 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 PS	CARPINUS BETULUS	EUROPEAN HORNBEAM	B & B	2" CAL
CE FR	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B & B	2" CAL
LA IN	LAGERSTROEMIA INDICA	GRAPE MYRTLE	B & B	2" CAL
MA LI	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2" CAL
QU NU	QUERUS NUTTALLI	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	2" CAL
TH OC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	B & B	2" CAL
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CVI	VIBURNUM X 'CONJOY'	CONVOY VIBURNUM		#5 CONT.
RTD	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD		#5 CONT.
OSP	SPIRAEA THUNBERGII 'OGON'	OGON SPIREA		#5 CONT.
ZLA	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABEL LAUREL		#5 CONT.
ROK	KNOCK OUT ROSE	ROSA 'KNOCK OUT'		#5 CONT.
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBH	ILEX X MESERVEAE 'BLUE BOY/BUE GIRL'	BLUE BOY/GIRL HOLLY		#5 CONT.
BPJ	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER		#5 CONT.
BRJ	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER		#5 CONT.
CH	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY		#5 CONT.
GSY	TAXUS X MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADER YEW		#5 CONT.
DYH	ILEX VOMITORIA 'NANA'	DWARF 'YAUPON HOLLY		#5 CONT.
GMO	CHAMAECYPARIS FISIFERA 'FILIFERA AUR'	BOLD MOP		#5 CONT.
OCB	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD		#5 CONT.
GQU	JUNIPERUS 'GREY OWL'	GREY OWL JUNIPER		#5 CONT.
LOR	LOREPETALUM CHINENSIS 'RUBY'	LOREPETALUM		#5 CONT.
NN	ILEX GLABRA 'NIGRA'	NIGRA INKBERRY		#5 CONT.
SKR	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER		#5 CONT.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PMG	MISCANTHUS SINENSIS 'GRACILLUMUS'	PINK MILKY GRASS		#1 CONT.
PDG	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS		#1 CONT.
SSG	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS		#1 CONT.
ZG	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS		#1 CONT.
GROUND COVER	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBL	LIRIOPE MUSCARI	BIG BLUE LIRIOPE		#1 CONT.
VLI	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE		#1 CONT.
VSF	ACORUS GRAMINEUS 'OBOROZUKI'	VARIEGATED SWEET FLAG		#1 CONT.
HC	DAYLILIES	HEMEROCALLIS		#1 CONT.

TTODA LANDSCAPNG REQUIREMENTS

TTODA Requirement Description	Acres	Trees Required	Trees Provided	Evergreens Required	Evergreens Provided
10 Large Trees Per acre of Yard Space 25% Evergreen Shall Be Evergreen	12	120	120	30	31

TTODA PARKING LOT PLANTING REQUIREMENTS

TTODA Requirement Description	Parking Spaces	Trees Required	Trees Provided
(1) Medium/Large tree for every 10 parking spaces provided	208	21	26

TTODA PARKING LOT SURFACE AREA REQUIREMENTS

TTODA Requirement Description	Area (sf)	Landscape Area Required (sf)	Landscape Area Provided
9% of Parking Lot Surface Area to be Devoted to Parking Lot Planting	125,124	6256	10327

ICON APARTMENT HOMES AT HARDIN VALLEY PHASE II
0 COMMONS POINT DRIVE
KNOXVILLE, TN

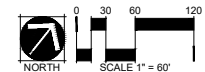
OWNER:
BLACKRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT 59718
409-582-8100
PLANNING COMMISSION
CASE NUMBER:
6-D-22-UR
TTODA CASE NUMBER:
6-C-22-10B

NOT FOR
CONSTRUCTION

DATE:
05/23/22 TTODA

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

LP100



CON APT. HOMES AT HARDIN VALLEY PHASE II
COMMONS POINT DRIVE

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-C-22-TOB

NOT FOR
CONSTRUCTION

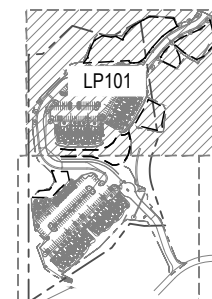
DATE:
05/23/22 TTCDA

SHEET TITLE:
LANDSCAPE
PLAN

LP101



SEE LP102



LEGEND



DECIDUOUS TREES



EVERGREEN TREES



SHRUB AREA



CORRIE MULCH

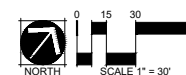


son



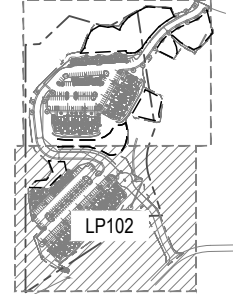
RE: REFORESTATION PLAN
SHEET C8.1

PLANT SCHEDULE (TOTAL BOTH SHEETS)			
DECIDUOUS TREES		COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE		6
CA FS	EUROPEAN HORNBEE		20
CE FR	FOREST PANSY EASTERN REDBUD		9
LA IN	CRAPE MYRTLE		15
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA		10
QO NU	NUTTALL OAK		24
UJ EM	ALLEE LACEBARK ELM		46
EVERGREEN TREES		COMMON NAME	QTY
AB FR	FRASER FIR		18
TH OC	AMERICAN ARBORVITAE		12



CHECKED BY: JS
DRAWN BY: AL

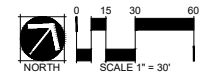
KEY MAP



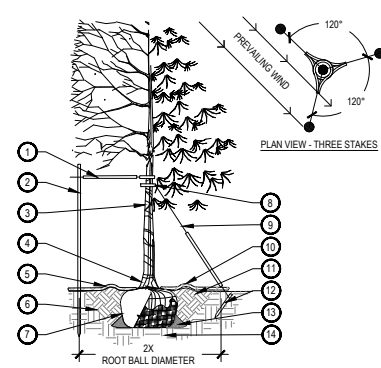
LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB AREA
- COBBLE MULCH
- SOD
- RE: REFORESTATION PLAN SHEET C8.1

PLANT SCHEDULE (TOTAL BOTH SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	6
CA FS	EUROPEAN HORNBEAN	20
CE FR	FOREST PANSY EASTERN REDBUD	9
LA IN	CRAPPE MYRTLE	15
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	10
QO NU	NUTTALL OAK	24
UL EM	ALLEE LACEBARK ELM	46
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	18
TH OC	AMERICAN ARBORVITAE	12



CHECKED BY: JS
DRAWN BY: AL

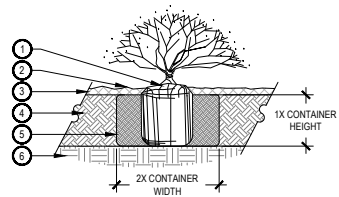


1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE 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

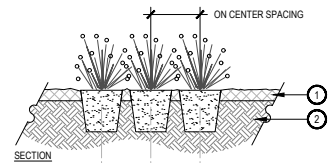
- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT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

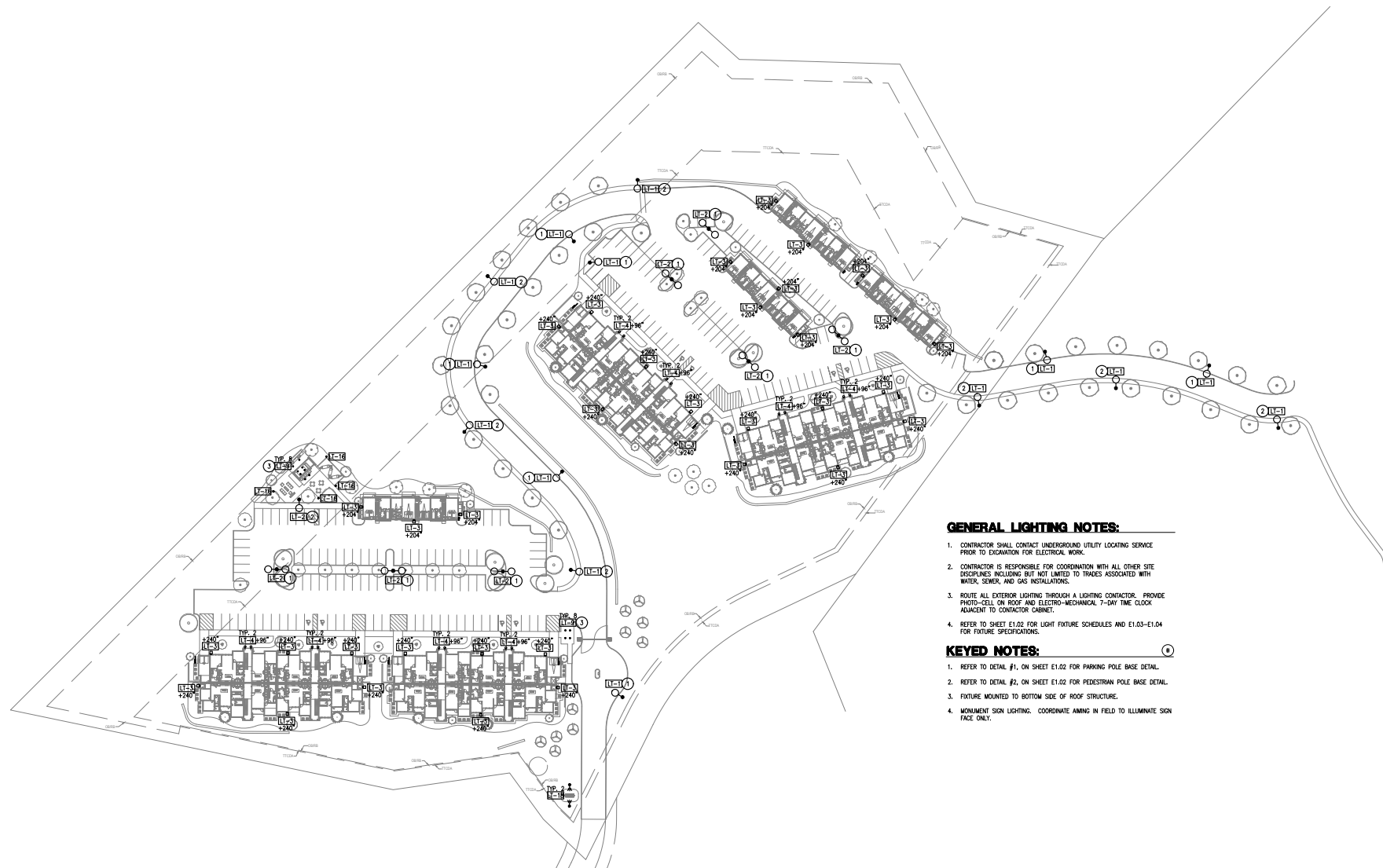
SCALE: 1 1/2" = 1'-0"

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.

CHECKED BY: JS
DRAWN BY: AL



ELECTRICAL SITE PLAN
SCALE: 1" = 50'-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 CONTACTOR 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.
3. FIXTURE MOUNTED TO BOTTOM SIDE OF ROOF STRUCTURE.
4. MONUMENT SIGN LIGHTING. COORDINATE AMING IN FIELD TO ILLUMINATE SIGN FACE ONLY.

ICON APARTMENT HOMES AT HARDIN VALLEY PHASE II 0 COMMONS POINT DRIVE KNOXVILLE, TN

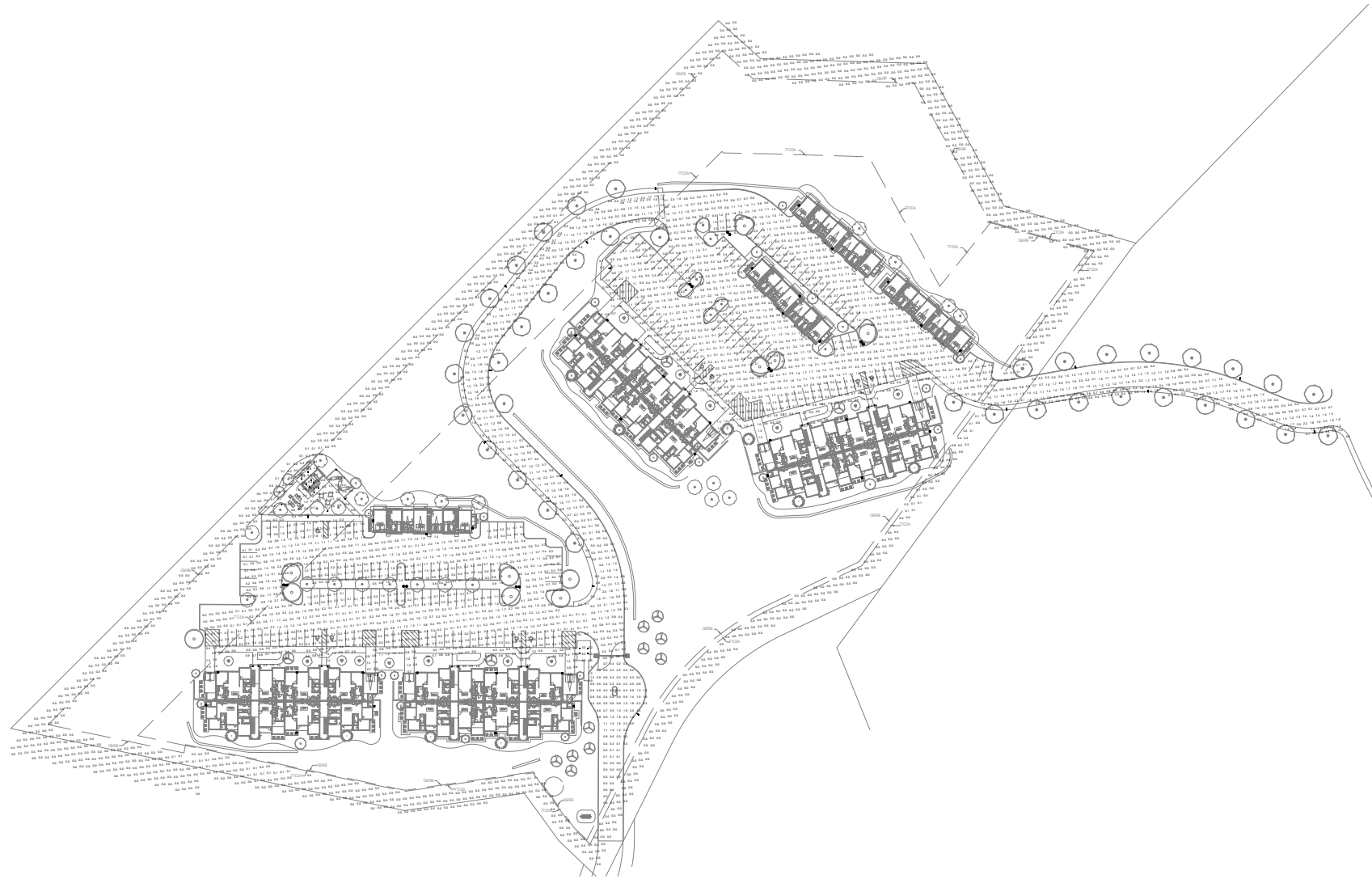
OWNER:
BLACKBRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT 59718
409-582-8100

NOT FOR
CONSTRUCTION

DATE:
04/25/22 TJCDA

SHEET TITLE:
ELECTRICAL
SITE PLAN

CHECKED BY: JUS
DRAWN BY: AL



 **PHOTOMETRIC SITE PLAN**
SCALE: 1" = 50'-0"

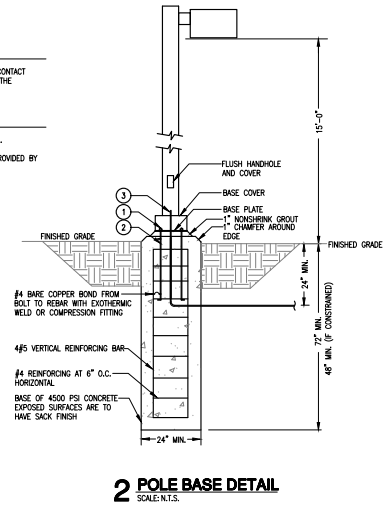
ICON APARTMENT HOMES AT HARDIN VALLEY PHASE II
0 COMMONS POINT DRIVE
KNOXVILLE, TN

OWNER:
BLACKRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT 59718
409-582-8100


NOT FOR
CONSTRUCTION

DATE:
04/25/22 TTCD

SHEET TITLE:
PHOTOMETRIC
SITE PLAN



CHECKED BY: JS
DRAWN BY: AL





LED FLOODLIGHT



15W, 3000K

KNUCKLE MOUNT

LT-18





Features:

- Die Cast Aluminum Housing
- Aluminum Heat Sink, Customized Fin Design for Optimal Heat Dissipation
- Heat Resistant Directed Optics

- 4KV Surge Protection
- IP65 Outdoor Rated
- Seal 3030 LEDs

Part	Housing Color	Wattage	Lenses	CCT	Temp
7155DA	Stainless	15	1502	3000K	100-277

CRI	Light Pattern	Beam Angle	Max. Product Size
80	70°x7°	110°	100x100x100mm

PROOFVIEW

FULL CUTOFF WALL PAK

OUTDOOR WALL MOUNT

	12" (305mm)		18" (457mm)		24" (609mm)		30" (762mm)		36" (914mm)		42" (1067mm)		48" (1219mm)		54" (1372mm)		60" (1524mm)		66" (1676mm)		72" (1829mm)		78" (1981mm)		84" (2134mm)		90" (2286mm)		96" (2438mm)		102" (2591mm)		108" (2743mm)		114" (2896mm)		120" (3048mm)		126" (3199mm)		132" (3352mm)		138" (3505mm)		144" (3657mm)		150" (3810mm)		156" (3962mm)		162" (4115mm)		168" (4267mm)		174" (4420mm)		180" (4572mm)		186" (4725mm)		192" (4877mm)		198" (5030mm)		204" (5182mm)		210" (5335mm)		216" (5487mm)		222" (5640mm)		228" (5792mm)		234" (5945mm)		240" (6097mm)		246" (6250mm)		252" (6402mm)		258" (6555mm)		264" (6707mm)		270" (6860mm)		276" (7012mm)		282" (7165mm)		288" (7317mm)		294" (7470mm)		300" (7622mm)		306" (7775mm)		312" (7927mm)		318" (8080mm)		324" (8232mm)		330" (8385mm)		336" (8537mm)		342" (8690mm)		348" (8842mm)		354" (8995mm)		360" (9147mm)		366" (9300mm)		372" (9452mm)		378" (9605mm)		384" (9757mm)		390" (9910mm)		396" (10062mm)		402" (10215mm)		408" (10367mm)		414" (10520mm)		420" (10672mm)		426" (10825mm)		432" (10977mm)		438" (11130mm)		444" (11282mm)		450" (11435mm)		456" (11587mm)		462" (11740mm)		468" (11892mm)		474" (12045mm)		480" (12197mm)		486" (12350mm)		492" (12502mm)		498" (12655mm)		504" (12807mm)		510" (12960mm)		516" (13112mm)		522" (13265mm)		528" (13417mm)		534" (13570mm)		540" (13722mm)		546" (13875mm)		552" (14027mm)		558" (14180mm)		564" (14332mm)		570" (14485mm)		576" (14637mm)		582" (14790mm)		588" (14942mm)		594" (15095mm)		600" (15247mm)		606" (15400mm)		612" (15552mm)		618" (15705mm)		624" (15857mm)		630" (16010mm)		636" (16162mm)		642" (16315mm)		648" (16467mm)		654" (16620mm)		660" (16772mm)		666" (16925mm)		672" (17077mm)		678" (17230mm)		684" (17382mm)		690" (17535mm)		696" (17687mm)		702" (17840mm)		708" (17992mm)		714" (18145mm)		720" (18297mm)		726" (18450mm)	
--	-------------	--	-------------	--	-------------	--	-------------	--	-------------	--	--------------	--	--------------	--	--------------	--	--------------	--	--------------	--	--------------	--	--------------	--	--------------	--	--------------	--	--------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	---------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------	--

[illegible]

The Original Eclipse




Replicates 1950s ranch gas

Ordering information

Size	Finish
851010	85 - Shaded Nickel
851011	85 - White
851012	85 - Onyx Reddish Bronze
851013	
851014	

Electrical

Voltage	Color Code

Construction

Material	
Lens/Window	Easy to remove frosted lens
Operating Temp.	120°C (250°F) Continuous
Mounting	Cutting, drilling of mounting brackets

Qualifications

UL Listing	RoHS Compliant
Approved for use	Yes
Energy Star	Yes
ULC	Yes

Ordering

Part No.	Finish	Material	Mounting	Power (W)	Power (VA)	Height (in)	Width (in)	Depth (in)	Weight (lb)	Color Code	UL Listing	RoHS Compliant	UL ENEC
851010	851010	85 - Shaded Nickel	85	100	100	10.5	10.5	10.5	1.2	85 - Shaded Nickel	Yes	Yes	Yes
851011	851011	85 - White	85	100	100	10.5	10.5	10.5	1.2	85 - White	Yes	Yes	Yes
851012	851012	85 - Onyx Reddish Bronze	85	100	100	10.5	10.5	10.5	1.2	85 - Onyx Reddish Bronze	Yes	Yes	Yes
851013	851013	85 - White	85	100	100	10.5	10.5	10.5	1.2	85 - White	Yes	Yes	Yes
851014	851014	85 - Shaded Nickel	85	100	100	10.5	10.5	10.5	1.2	85 - Shaded Nickel	Yes	Yes	Yes


www.ecolighting.com
 1-800-955-5122 • 714-221-5827
 Fax: 714-221-5827 • Email: info@ecolighting.com

[illegible]



Michelle Portier <michelle.portier@knoxplanning.org>

FW: Waiver Request from TTCDA Guidelines 1.8.5. 6-C-22-TOB

1 message

Benjamin C. Mullins <bmullins@fmsllp.com>

Mon, May 23, 2022 at 1:33 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.

0 Commons Point Dr.; 6-C-22-TOB

Michelle,

This email is to request waivers from the strict application of the lighting intensity requirements of Section 1.8.5 of the TTCDA Guidelines. Generally, the lighting package provided matches the currently constructed Phase I of the Icon Apartments at Hardin Valley.

- a. Per Section 1.8.5.B. of the TTCDA Design 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.

- b. Per Section 1.8.5.E. of the TTCDA Design 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. The Southeastern property line is adjacent to a Planned

Residential zone. There are a handful of locations where the lighting intensity exceeds 0.2 within 20-feet from a residential property line (ranging from 0.3 to 1.3). The majority of these exceeding areas are adjacent to planned outdoor amenities and common-areas. Those areas are expected to attract heavy pedestrian activity and the additional lighting is required for increased security, safety, and to minimize trip-hazards. These areas will also be shielded from the adjoining property with landscaping, and the lighting at the property line will be between 0.0 fc and 0.1 fc. Further north from this common area there are 8 areas where the light intensity ranges from 0.3 to 0.7. This is adjacent to a sidewalk where the additional lighting intensity is needed for increased security and safety. As with the amenity area, the lighting intensity is reduced to 0.0 to 0.1 at the property line.

- c. Per Section 1.8.5.C. of the TTCDA Guidelines, lighting intensity cannot exceed 1.0 fc. along paths and sidewalks.

The lighting intensity along the internal sidewalk ranges from 0.3 fc to 2.7 fc. A waiver is requested for the lighting intensity to allow up to 2.7 fc as depicted on the photometric. The additional lighting intensity is needed for increased security and safety and to minimize trip hazards along the sidewalk.

- d. Per Section 1.8.5.D. of the TTCDA Guidelines, lighting intensity cannot exceed 0.5 fc. on Streets & Driveways withing developments.

The lighting intensity on the streets and driveways within the development ranges from 0.3 to 2.2 fc. A waiver is requested for the lighting intensity to allow up to 2.2 fc as depicted on the photometric. The internal driveways connect various building areas which are on different topographical planes along the property, and which connects the planned Phase II with the current Phase I. These driveways must curve as they follow the existing topography. While there are internal sidewalks along these driveways, the additional lighting further promotes safety and helps minimize pedestrian, pet, or wildlife conflicts with traffic on the driveways. This additional lighting is not anticipated to have a negative impact on the adjoining properties as the anticipated lighting intensity along the property line is projected to be between 0.0 and 0.1 fc.

There will be a separate filing with responses to the Review Comments from our engineers. Please let me know if you require any additional information.

Benjamin C. Mullins *Attorney*



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

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



Notice: This electronic mail transmission may constitute an attorney-client communication that is privileged at law. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it and notify the sender by reply e-mail so that our address record can be corrected.

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



IHV II Knoxville - Electrical - Site Submittal with zones.pdf
4813K



Michelle Portier <michelle.portier@knoxplanning.org>

Centerpoint yard designations

9 messages

Nathan Silvus <nathan@silvus.us>

Thu, Mar 17, 2022 at 6:17 AM

To: "Steve.Elliott@knoxcounty.org" <Steve.Elliott@knoxcounty.org>, Michelle Portier <michelle.portier@knoxplanning.org>

Good Morning Steve,

I wanted to follow up on the determination of which property line (north south east west) corresponds to which yard (front, side, rear) for this property on Centerpoint Commons Drive.

In particular, the front yard designation being on the southern line produces several conflicts with our working site plan and TTCDA policies for setbacks and walls. In the context of our site plan, the south property line is a side yard, located behind buildings, and overlooking the master planned detention facility located in an adjoining property's rear yard.

Please consider the attached 2 figures. The PLAT illustrates an access easement running along the east property line. Our proposed driveway essentially turns off of this easement (see SITEPLAN) and therefore 'fronts' the east property line.

Can the east property line be designated as the front yard for this parcel, given presence of the access easement and the orientation of our site plan?

Thank you for your consideration.

Regards,
Nathan W. Silvus, PE
[1815 Nantasket Road](#)
[Knoxville, TN 37922](#)
865.414.0524

2 attachments

 **PLAT.pdf**
2772K

 **SITEPLAN.pdf**
3165K

Michelle Portier <michelle.portier@knoxplanning.org>

Thu, Mar 17, 2022 at 8:20 AM

To: "Steve.Elliott@knoxcounty.org" <steve.elliott@knoxcounty.org>

Steve,

What do you guys think about this? I still think, because the most direct access is off the southern lot line, that the south should be the front. I conferred with Mike Reynolds just now and he thought the same. And the property to which the access is shown isn't using the easement. The driveway for this property comes in on the southern end and veers away

from it, and there's a driveway farther back connecting the two sites, so it's only paper access, unless I'm missing something.

[Quoted text hidden]

--

Michelle Portier, AICP

Principal Planner

865.215.3821

Knoxville-Knox County Planning

400 Main Street, Suite 403 | Knoxville, TN 37902

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

Thu, Mar 17, 2022 at 8:30 AM

I haven't seen anything to change my mind but I want to discuss internally before I make a final decision.

Steve Elliott

Sent from my iPhone

On Mar 17, 2022, at 8:21 AM, Michelle Portier <michelle.portier@knoxplanning.org> wrote:

[Quoted text hidden]

>>>CAUTION<<<

This message originates outside of the Knox County email system. Use caution if this message contains attachments, links or requests for information.

This message, including any attachments, is for the sole use of the intended recipient(s) and may contain personal, private, or confidential information as defined by Tennessee and/or federal law. If you are not the intended recipient, please contact the sender and destroy all copies of the original message. If you cannot reach the person who sent this message to you, please provide only your name and contact information to the Knox County Privacy Officer at privacy@knoxcounty.org. Knox County is not responsible for errors or omissions in this message. Any personal comments made do not necessarily represent the views of Knox County.

Steve Elliott <Steve.Elliott@knoxcounty.org>
To: Nathan Silvus <nathan@silvus.us>, Michelle Portier <michelle.portier@knoxplanning.org>

Thu, Mar 17, 2022 at 9:48 AM

Nathan

I agree your situation is unique but historically we have considered the south property line a front. Let me talk to staff and I will get back to you.

Steve Elliott

Director of Development Services

Knox County Construction Services

Office: 865-215-3133

[205 West Baxter Avenue](#)

[Knoxville, TN 37917](#)



[Quoted text hidden]

>>>CAUTION<<<

This message originates outside of the Knox County email system. Use caution if this message contains attachments, links or requests for information.

[Quoted text hidden]

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

Thu, Mar 17, 2022 at 10:29 AM

Michelle

Are you in the office today? If so, I want to come down and discuss. I want to help them, but I am not sure I fully understand.

Steve Elliott

Director of Development Services

Knox County Construction Services

Office: 865-215-3133

205 West Baxter Avenue

Knoxville, TN 37917



From: Michelle Portier <michelle.portier@knoxplanning.org>
Sent: Thursday, March 17, 2022 8:39 AM
To: Steve Elliott <Steve.Elliott@knoxcounty.org>
Subject: [External]Re: [External]Re: Centerpoint yard designations

Sounds good! Thanks for your help on this one. :)

[Quoted text hidden]

[Quoted text hidden]

Steve Elliott <Steve.Elliott@knoxcounty.org>
To: Nathan Silvus <nathan@silvus.us>, Michelle Portier <michelle.portier@knoxplanning.org>

Thu, Mar 17, 2022 at 6:39 PM

Nathan

After some further review and discussion we believe the south property line could be considered a side property line.

Steve Elliott

Development Services Director

Construction Services

Office: 865-215-5869

205 W Baxter Ave

Knoxville, TN 37917



<https://knoxcounty.org/signature2/index.fld/image001.png>

On Mar 17, 2022, at 10:21 AM, Nathan Silvus <nathan@silvus.us> wrote:

Thanks Steve,

I appreciate you looking into it. It seems awkward to have a front yard in the rear of two buildings and in an area that abuts someone else's rear yard with no right of way in between. There is actually a detention easement in this area too (on the PLAT figure I sent earlier). It is not possible to egress the property anywhere in this area. It is really going to impact this site plan if that south property line is considered a front yard. Really, the front yard is up on Carmichael at the primary entrance (See the SITEPLAN figure).

Any help great appreciated!

Nathan

On Thursday, March 17, 2022, 09:48:21 AM EDT, Steve Elliott <steve.elliott@knoxcounty.org> wrote:

Nathan

I agree your situation is unique but historically we have considered the south property line a front. Let me talk to staff and I will get back to you.

Steve Elliott

Director of Development Services

Knox County Construction Services

Office: 865-215-3133

205 West Baxter Avenue

Knoxville, TN 37917

From: Nathan Silvus <nathan@silvus.us>
Sent: Thursday, March 17, 2022 6:18 AM
To: Steve Elliott <Steve.Elliott@knoxcounty.org>; Michelle Portier <michelle.portier@knoxplanning.org>
Subject: [External]Centerpoint yard designations

Good Morning Steve,

I wanted to follow up on the determination of which property line (north south east west) corresponds to which yard (front, side, rear) for this property on Centerpoint Commons Drive.

In particular, the front yard designation being on the southern line produces several conflicts with our working site plan and TTCDA policies for setbacks and walls. In the context of our site plan, the south property line is a side yard, located behind buildings, and overlooking the master planned detention facility located in an adjoining property's rear yard.

Please consider the attached 2 figures. The PLAT illustrates an access easement running along the east property line. Our proposed driveway essentially turns off of this easement (see SITEPLAN) and therefore 'fronts' the east property line.

Can the east property line be designated as the front yard for this parcel, given presence of the access easement and the orientation of our site plan?

Thank you for your consideration.

Regards,

Nathan W. Silvus, PE
[1815 Nantasket Road](#)

[Knoxville, TN 37922](#)

865.414.0524

>>>CAUTION<<<

This message originates outside of the Knox County email system. Use caution if this message contains attachments, links or requests for information.

This message, including any attachments, is for the sole use of the intended recipient(s) and may contain personal, private, or confidential information as defined by Tennessee and/or federal law. If you are not the intended recipient, please contact the sender and destroy all copies of the original message. If you cannot reach the person who sent this message to you, please provide only your name and contact information to the Knox County Privacy Officer at privacy@knoxcounty.org. Knox County is not responsible for errors or omissions in this message. Any personal comments made do not necessarily represent the views of Knox County.

>>>CAUTION<<<

This message originates outside of the Knox County email system. Use caution if this message contains attachments, links or requests for information.

[Quoted text hidden]

5 attachments



**KNOX COUNTY
TENNESSEE**

image001.png
7K



**KNOX COUNTY
TENNESSEE**

image001.png
7K



**KNOX COUNTY
TENNESSEE**

image001.png
7K



PLAT.pdf
2772K



SITEPLAN.pdf
3165K

Michelle Portier <michelle.portier@knoxplanning.org>
To: Steve Elliott <steve.elliott@knoxcounty.org>

Fri, Mar 18, 2022 at 8:19 AM

Thanks, Steve! I wanted to follow up on that. Are we looking at it as the radius frontage you mentioned yesterday, or as the east property line as the frontage? Just for clarification.

[Quoted text hidden]

[Quoted text hidden]

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

Fri, Mar 18, 2022 at 8:23 AM

I think the east is the front in the current configuration.

Steve Elliott

Director of Development Services

Knox County Construction Services

Office: 865-215-3133

205 West Baxter Avenue

Knoxville, TN 37917



From: Michelle Portier <michelle.portier@knoxplanning.org>
Sent: Friday, March 18, 2022 8:19 AM
To: Steve Elliott <Steve.Elliott@knoxcounty.org>
Subject: [External]Re: [External]Re: [External]Centerpoint yard designations

Thanks, Steve! I wanted to follow up on that. Are we looking at it as the radius frontage you mentioned yesterday, or as the east property line as the frontage? Just for clarification.

On Thu, Mar 17, 2022 at 6:39 PM Steve Elliott <Steve.Elliott@knoxcounty.org> wrote:

Nathan

After some further review and discussion we believe the south property line could be considered a side property line.

Steve Elliott

Development Services Director

Construction Services

Office: 865-215-5869

205 W Baxter Ave

Knoxville, TN 37917

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Michelle Portier <michelle.portier@knoxplanning.org>
To: Steve Elliott <steve.elliott@knoxcounty.org>

Fri, Mar 18, 2022 at 8:37 AM

Got it. Thanks!

[Quoted text hidden]



TTCDA Review Request

- | | | |
|--|---|--|
| <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 Hardin Valley Phase II

PUBLISHED APPLICANT NAME - no individuals on behalf of -

4-25-22

June 6, 2022

6-C-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

37922

ADDRESS

CITY

STATE

ZIP

865-546-9321

bmullins@fmsllp.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☒ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Centerpoint Commons LLC

1811 Common Point Drive

rshomaker@cupahr.org;

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

0 Commons Point Drive

PROPERTY ADDRESS

118AA005

N

+/- 11.46 (per KGIS)

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- ☐ CITY ☒ COUNTY

NW of Centerpoint Dr and NE of Sugarfield LN

X 3rd

GENERAL LOCATION

DISTRICT

OB/TO

MU-SD NWCO-4

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County Sector Plan

AgForVac Vacant Land

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:

FAR Waiver for up to 8% increase over 30% maximum allowance.

REZONING

REZONE FROM:

TO:

SECTOR PLAN AMENDMENT FROM:

TO:

SIGNAGE

- ☒ YARD SIGN
AREA: 51.74sf
HEIGHT: 5.0'
FINISH: Stne V
- ☐ 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

802/175

TOTAL

\$625.00

AUTHORIZATION

By signing below

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

APPLICATION AUTHORIZED BY

865-546-9321

PHONE NUMBER

Attorney for Applicant/Option Holder

AFFILIATION

bmullins@fmsllp.com

EMAIL

4-25-22

DATE

STAFF SIGNATURE

PRINT NAME

DATE PAID

4/25/22
sum