

**Meeting:** 4/17/2024  
**Project:** City Summit  
**Applicant:** Oren Yarbrough Design Innovation Architects

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## Property Information

**Location:** 516 W. Vine Ave. **Parcel ID** 94 L C 003  
**Zoning:** DK (Downtown Knoxville)  
**Description:**  
New construction, five-story multi-family building.

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## Description of Work

Level III Construction of a New Building/Structure

**SUMMARY:** Proposed new 5-story residential construction. The building is proposed for a rectangular site at the intersection of W. Vine Ave. and Locust St., currently featuring the Carpenter's Union Building and a surface parking lot. The building is L shaped, extending the full length of the parcels along W. Vine Ave and Locust Street, and features a surface parking lot recessed behind the building.

**SITE LAYOUT AND ACCESS:** The parking lot is accessible via a 22' wide drive extending north off Cafego Place. Mechanical and service fixtures, including access to a trash room, are also located on this elevation. The primary pedestrian access point to the building is located to the rear of the building, in the north, as a storefront entry system located on the south elevation of the massing fronting W. Vine Ave. There are no ground-level entries or amenities fronting W. Vine Ave or Locust St.

**DESIGN ELEMENTS:** The flat-roof building features a first story clad in brick veneer. The primary exterior material is painted cement board, arranged in alternating bands of horizontal shiplap and vertical panels. Units feature paired double-hung windows and full-light sliding doors, which provide access to balconies on the second through fifth stories.

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## Applicable Design Guidelines

Downtown Design Guidelines

A. Public Realm

1. Pedestrian and Bicycle Safety

1g. Consolidate curb-cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if feasible.

3. Parking Facilities

3c. Locate surface parking lots to the side or rear of buildings. No surface parking lots should be created in front of buildings.

3d. Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing, and landscaping.

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3e. Distribute shade trees within surface lots at a ratio of 1 tree per 8 parking spaces. Trees may be planted in wells between spaces.

#### 4. Downtown Beautification

4a. Foster downtown beautification with landscaping and plantings, public art, and public open space.

4c. Plant street trees where possible. Choose tree planting locations that will not significantly alter the setting of or harm the materials of historic buildings.

#### B. Private Realm

##### 1. Building Mass, Scale and Form

1a. Maintain a pedestrian-scaled environment from block to block.

1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge.

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.

1d. Divide larger buildings into 'modules' that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.

1e. Avoid blank walls along street-facing elevations.

##### 2. Building Location

2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas is to be more than half the length of the block.

2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.

2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

2e. Design private plazas to be pedestrian-friendly. Provide human-scale amenities and include landscaping.

##### 3. Building Materials

3a. Use complimentary materials and elements, especially next to historic buildings.

##### 4. Architectural Character

4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.

4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

4c. Scale first floor signs to pedestrians.

4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.

4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture. 4f. Encourage the use of 'green roofs' and other sustainable practices, while minimizing the visual impact from the street.

##### 5. Ground Floor Doors and Windows

5a. Use consistent rhythm of openings, windows, doorways, and entries.

5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.

5c. Design entrances according to the proportions of the building's height and width.

5d. Consider corner entrances at the ends of blocks.

5e. All windows at the pedestrian level should be clear

5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

## 6. Residential Buildings

6a. Elevate the first floor of townhouses and apartment buildings so that pedestrians cannot look directly into the residence from the sidewalk level.

6b. Design entrances to residential buildings so that access is separated from pedestrian flow on the sidewalk.

6c. Encourage the development of mixed-use buildings with apartments over lower story commercial uses.

## 7. Mechanical Equipment and Service Utilities

7a. Minimize the visual impact of mechanical equipment through screens or recessed/ low-profile equipment.

7b. Do not locate units on a primary façade.

7c. Screen rooftop vents, heating/ cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.

7d. Locate utility connections and service boxes on secondary walls.

7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.

7f. Screen dumpsters from view.

7g. Locate satellite dishes out of public view, where possible.

7h. Allow solar panels and other technological advances on rooftops and other unobtrusive locations. Solar panels should not be considered on the elevations of historic buildings.

## The Boulevard District:

2a. Design building entrances to be clearly oriented to the street.

2b. Encourage building forms that are complimentary to the mass of adjacent buildings.

2c. Design building elevations to compliment the buildings along the side or back streets when buildings are to face more than one street.

2d. Screen service facilities or incorporate them into the design of new buildings so that they are not obtrusive.

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## Comments

1. The building is proposed for a parcel currently containing a c.1940 building (to be demolished) and surface parking. The site is surrounded by multi-family construction, including contemporary townhouse style units to the north and a tall multi-family building to the west, with a historic brick masonry church further to the east. The blocks feature a limited amount of pedestrian activity, as it is somewhat disconnected from Jackson Ave by topography and the rest of downtown by Summit Hill Drive.

2. The application includes approximately 18 spaces on a new surface parking lot, accessed from Cafego Place. Overall, the access point meets the design guidelines as it creates only one curb cut on the sidewalk (where there are currently multiple) and will not create additional safety issues for pedestrians. The parking lot meets the guidelines as it's located to the rear of the building. The final site plan should meet City Engineering standards.

3. Guidelines encourage maintaining a pedestrian-scaled environment from block to block, and avoiding blank walls along street-facing elevations. The application avoids blank walls via a series of double-hung windows and sliding glass doors along the Vine Ave and Locust St elevations. The guidelines also recommend dividing buildings into "modules" similar in scale to traditional downtown buildings with a recognizable base, middle, and top. The design includes details typical to contemporary multi-family buildings, using vertical bands to break up the massing along a brick foundation base and a parapet-topped roofline.

4. The project does not include any commercial or public uses on the first story. Many guidelines encourage incorporating first-floor uses that are open to pedestrians and draw walk-in traffic. Other fully residential buildings approved by the Board recently include 701 E. Hill Avenue (8-F-22-DT), which noted that the building was proposed for a largely residential area which didn't contain other commercial or retail spaces. At 121 Union Ave (7-C-23-DT),

the multi-family building included a retail use at the corner and engaged the street via a series of townhouse-style stoops and entries. The proposal does create a "consistent rhythm of entrances and windows" along the Vine Avenue elevation, though the entrances open to private balconies separated from the sidewalk. The Board should discuss the proposed ground-level design within the neighborhood context.

5. Guidelines recommend the use of building materials that "relate to the scale, durability, color, and texture of the predominate building materials in the area." The surrounding area is characterized by the use of brick masonry, from the c.1970s and 1980s multi-family buildings to the north and west, to the contemporary townhouses to the northwest, to the Fraternal Order of the Eagles Building and the historic church nearby. Fiber cement siding panels do not demonstrate the same durability or detail as historic masonry. The building incorporates one level of brick masonry on the ground level. The Board should discuss the proposed materials. The proposed design should incorporate additional masonry or a revised exterior cladding design which "relates to the scale, durability, color, and texture of the predominate building materials in the area."

6. The proposal meets the guidelines for residential buildings, with residential accesses "elevated so that pedestrians cannot look directly into the residence from street level."

7. All mechanical and service utilities indicated on the plans meet the guidelines as located on secondary elevations; any not shown should receive screening as necessary. Lighting should meet City standards for exterior lighting.

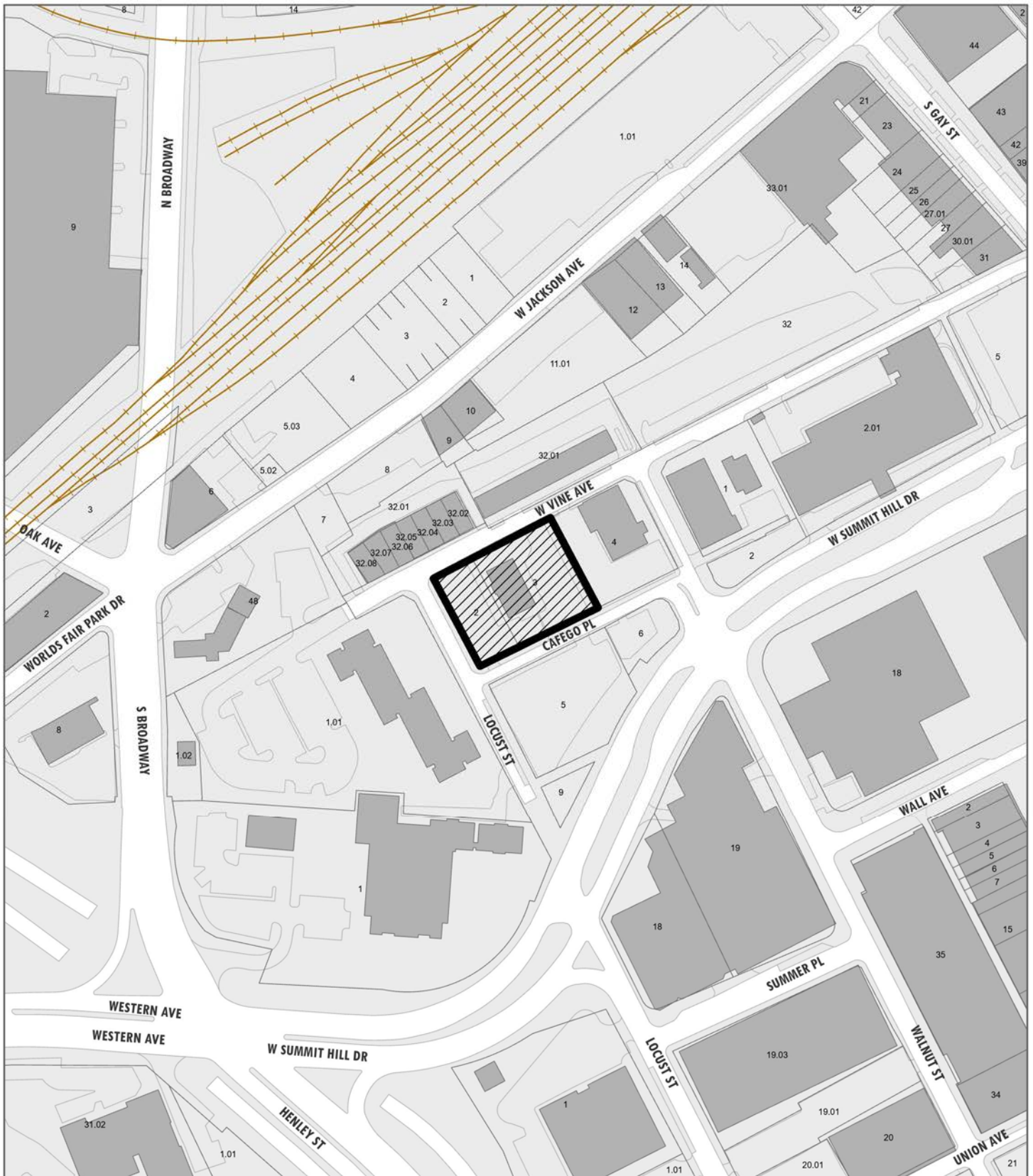
8. The signs depicted on the elevation drawings do not contain sufficient information for Board review at this time; a separate signage application should be submitted to the DRB for further review.

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## Recommendation

Staff recommends approval of Certificate 4-E-24-DT, subject to the following conditions:

- 1) Revisions to exterior cladding to incorporate additional masonry or other materials which meet the guidelines to "relate to the scale, durability, color, and texture of the predominate building materials in the area";
- 2) Final site plan and parking garage to meet City Engineering standards;
- 3) Final landscaping plan to meet standards of City zoning code (12.2) and design guidelines;
- 4) Any mechanical equipment or service utilities not shown on plans to be placed on secondary elevations and receive screening as necessary;
- 5) Signage to return to Design Review Board as a separate application.

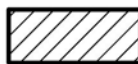


**4-E-24-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Petitioner: Oren Yarbrough Design  
Innovation Architects

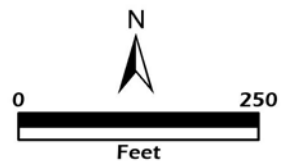
**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



516 W. Vine Ave.

Level 1: Sign; Level 3: Construction of new building/structure

Original Print Date: 4/3/2024  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board





# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

CITY SUMMIT LLC

Applicant

03-29-2024

APRIL 17TH

4-E-24-FY

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

OREN YARBROUGH

DESIGN INNOVATION ARCHITECTS

Name

Company

402 S. GAY ST, SUITE 201

KNOXVILLE

TN

37902

Address

City

State

Zip

(865) 659-6729

OYARBROUGH@DIA-ARCH.COM

Phone

Email

## CURRENT PROPERTY INFO

CITY SUMMIT LLC

900 S. GAY ST, SUITE 1600

(865) 637-7777

Owner Name (if different from applicant)

Owner Address

Owner Phone

516 WEST VINE AVE

094LC003

Property Address

Parcel ID

SUMMIT HILL

DK-B

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Staff Signature

Lindsay Crockett

Please Print

4.1.24

Date

*Benjamin Jenness*

Applicant Signature

BENJAMIN JENNESS

Please Print

03-29-2024

Date



# REQUEST

## DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

*See required Downtown Design attachment for more details.*

Brief description of work: **5 STORY TALL MULTI-FAMILY APARTMENT BUILDING. 89 TOTAL LIVING UNITS W/ PRIVATE BALCONIES FOR MOST. APPROXIMATELY 18 PARKING SPACES WILL BE ADDED ON-SITE, INCLUDING 1 ACCESSIBLE PARKING SPACE. SITE WORK ALSO INCLUDES NEW TRANSFORMER PADS & SWITCHGEAR**

## HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

*See required Historic Zoning attachment for more details.*

Brief description of work:

## INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

*See required Infill Housing attachment for more details.*

Brief description of work:

## STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500**

<b>FEE 1:</b> 250.00	<b>TOTAL:</b>  250.00
<b>FEE 2:</b>	
<b>FEE 3:</b>	







**P25** NORTH ELEVATION  
1/8" = 1'-0"



**A25** WEST ELEVATION  
1/8" = 1'-0"

**GENERAL NOTES**  
EXTERIOR ELEVATIONS

A. EXAMPLE EXTERIOR ELEVATION GENERAL NOTES CONTENT

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**KEYED NOTES**  
EXTERIOR ELEVATIONS

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**MATERIAL KEYNOTE LEGEND**  
NOT TO SCALE

**BRICK**

- BRCK BRICK (SEE KEY)

**CEMENT BOARD**

- CB01 PAINTED CEMENT BOARD, COLOR PER DRAWING (SEE KEY)
- CB02 PAINTED CEMENT BOARD, VERTICAL PANELS WITH VERTICAL, COLOR PER DRAWING (SEE KEY)
- CB03 PAINTED CEMENT BOARD, VERTICAL PANELS WITH VERTICAL, COLOR PER DRAWING (SEE KEY)
- CB04 PAINTED ALUMINUM FINISH, VERTICAL OR HORIZONTAL

**KEY PLAN**  
NOT TO SCALE

**DIA**  
Design Innovation  
ARCHITECTS + INTERIORS + PLANNING  
215 S. GUY WALKER BLVD., SUITE 200  
KNOXVILLE, TN 37902  
www.dia-arch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DESIGN DEVELOPMENT  
**CITY SUMMIT**  
516 W. VINE AVENUE, KNOXVILLE, TN

NO.	DESCRIPTION	DATE

THIS DRAWING IS THE PROPERTY OF DIA ARCHITECTS AND PLANNING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF DIA ARCHITECTS AND PLANNING IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO DIA ARCHITECTS AND PLANNING. DIA ARCHITECTS AND PLANNING SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSEQUENCES ARISING THEREFROM.

SHEET DESCRIPTION:  
EXTERIOR ELEVATIONS

**A202**  
PROJECT DATE: 2024-04-07 PROJECT NUMBER: 21011

**A04** KEY PLAN  
NOT TO SCALE

OLD AND NEW RECORD  
ELECTRONIC SIGNING STAMP

4/10/2024 10:42:23 AM







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PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

DESIGN DEVELOPMENT  
**CITY SUMMIT**  
 516 W. VINE AVENUE, KNOXVILLE, TN

NO.	DESCRIPTION	DATE

SHEET DESCRIPTION  
 3D RENDERS

**A602**  
 PROJECT DATE: 2024-04-07 PROJECT NUMBER: 21011

0.00 IN NEW REVISED  
 ELECTRONIC SIGNATURE STAMP

4/9/2024 10:42:29 AM



W VINE AVE

FRATERNAL ORDER OF EAGLES NO. 2698  
D.B.K. 1455, PG. 678

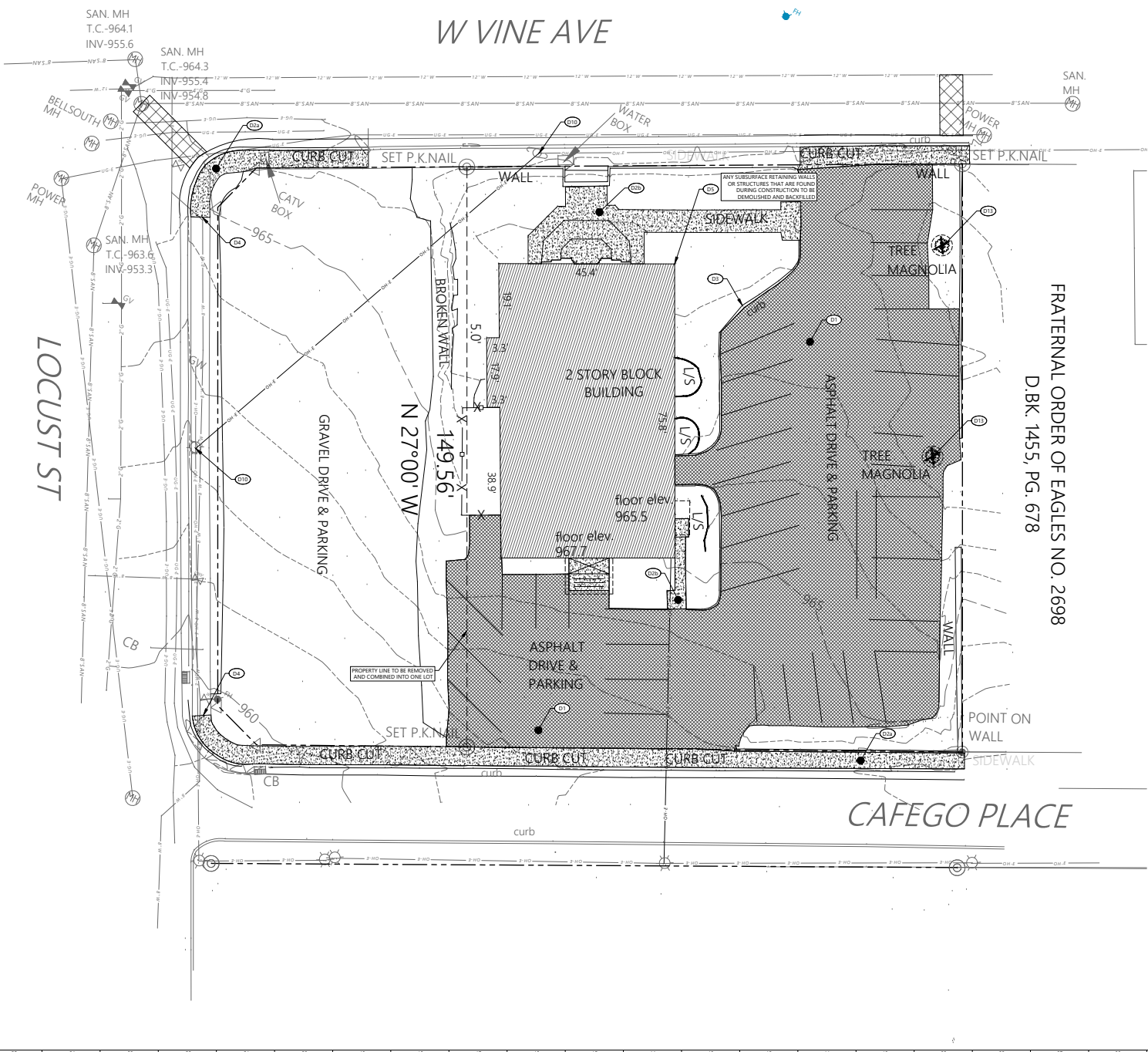
CAFEGO PLACE

LOCUST ST

DEMOLITION KEYNOTES	
CODE	DESCRIPTION
(C1)	REMOVE EXISTING ASPHALT PAVEMENT
(C2)	REMOVE EXISTING CONCRETE PAVEMENT
(C3)	REMOVE EXISTING CONCRETE SIDEWALK
(C4)	REMOVE EXISTING CONCRETE CURB
(C5)	EVENLY SAWCUT
(C6)	REMOVE EXISTING BUILDING/STRUCTURE
(C7)	REMOVE EXISTING WATERLINE & APPURTENANCES
(C8)	REMOVE EXISTING SANITARY SEWER LINE
(C9)	REMOVE EXISTING UTILITY LINE & APPURTENANCES
(C10)	EXISTING UTILITY LINE TO BE ABANDONED IN PLACE
(C11)	REMOVE EXISTING TREE

NOTES:  
1. SEE SHEET C2.0 FOR GENERAL AND DEMOLITION NOTES

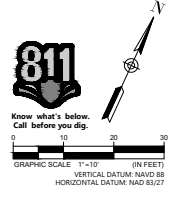
LEGEND	
BUILDING TO REMOVE	
CONCRETE TO REMOVE	
ASPHALT PAVEMENT TO REMOVE	
TREES TO BE REMOVED	



CONSTRUCTION DOCUMENTS  
**CITY SUMMIT**  
516 WEST VINE AVENUE  
KNOXVILLE, TENNESSEE 37902

NO.	DESCRIPTION	DATE

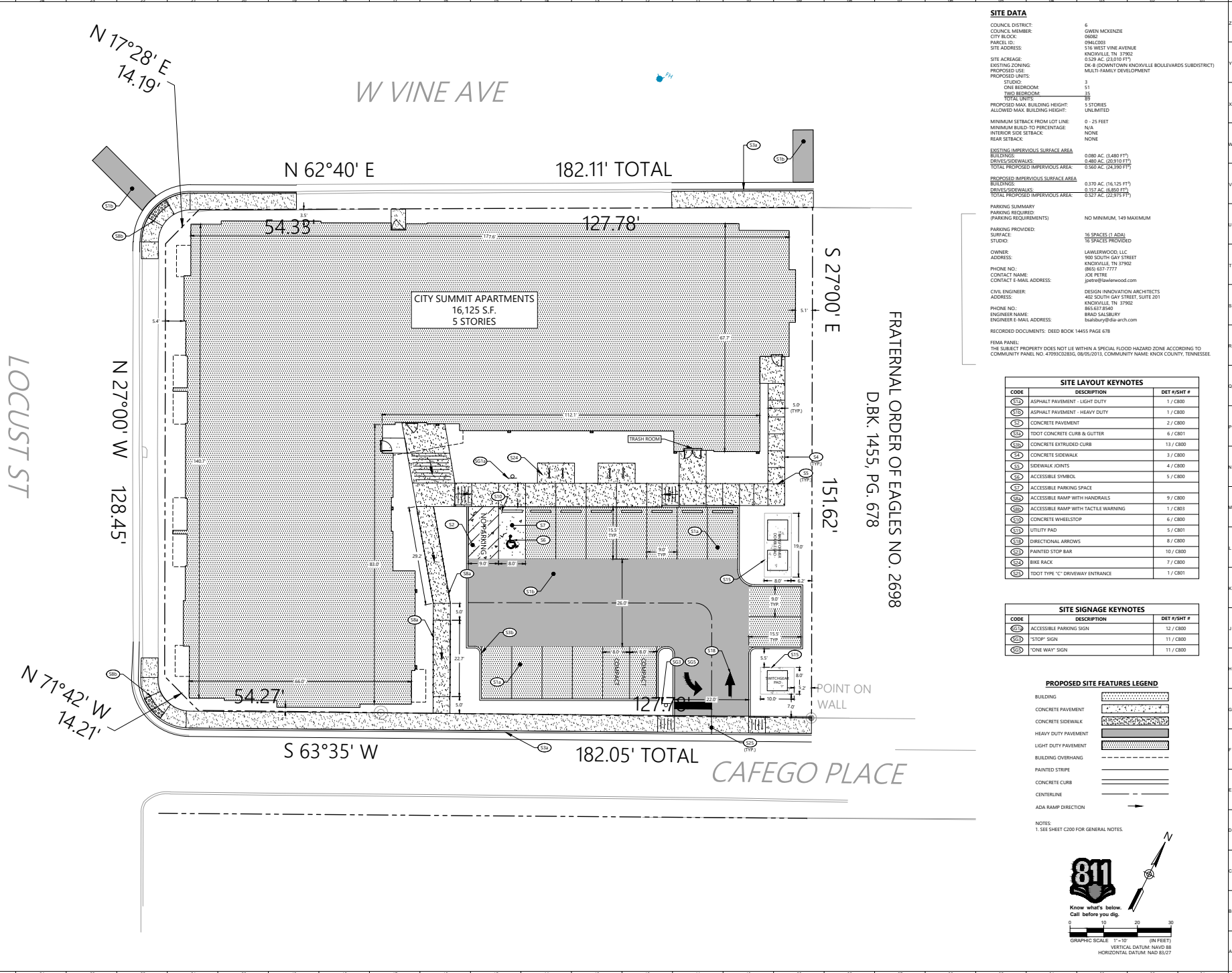
SHEET DESCRIPTION  
DEMOLITION PLAN



**C400**  
PROJECT DATE: 2024-04-03  
PROJECT NUMBER: 21011

PROJECT NUMBER: 21011





**SITE DATA**

COUNCIL DISTRICT: 6  
 COUNCIL MEMBER: GWEN MCKENZIE  
 CITY BLOCK: 9052  
 PARCEL ID: 09ALD03  
 SITE ADDRESS: 516 WEST VINE AVENUE  
 CITY: KNOXVILLE, TN 37902  
 EXISTING ZONING: DK 8 (DOWNTOWN KNOXVILLE BOULEVARDS SUBDISTRICT)  
 PROPOSED USE: MULTI-FAMILY DEVELOPMENT

PROPOSED UNITS:  
 STUDIO: 1  
 ONE BEDROOM: 51  
 TWO BEDROOM: 35  
 TOTAL UNITS: 87

PROPOSED MAX BUILDING HEIGHT: 5 STORIES  
 ALLOWED MAX BUILDING HEIGHT: UNLIMITED

MINIMUM SETBACK FROM LOT LINE: 0 - 25 FEET  
 MINIMUM BUILD TO PERCENTAGE: N/A  
 INTERIOR SIDE SETBACK: NONE  
 REAR SETBACK: NONE

EXISTING IMPERVIOUS SURFACE AREA:  
 BUILDINGS: 0.880 AC. (4,480 FT<sup>2</sup>)  
 DRIVES/SIDEWALKS: 0.480 AC. (2,010 FT<sup>2</sup>)  
 TOTAL PROPOSED IMPERVIOUS AREA: 0.360 AC. (1,560 FT<sup>2</sup>)

PROPOSED IMPERVIOUS SURFACE AREA:  
 BUILDINGS: 0.370 AC. (1,612.5 FT<sup>2</sup>)  
 DRIVES/SIDEWALKS: 0.157 AC. (6,859 FT<sup>2</sup>)  
 TOTAL PROPOSED IMPERVIOUS AREA: 0.527 AC. (22,979 FT<sup>2</sup>)

PARKING SUMMARY:  
 PARKING REQUIRED: (PARKING REQUIREMENTS) NO MINIMUM, 148 MAXIMUM  
 PARKING PROVIDED: 16 SPACES (1 ADA)  
 16 SPACES PROVIDED

OWNER: LAMBLEWOOD, LLC  
 ADDRESS: 900 SOUTH GAY STREET  
 KNOXVILLE, TN 37902  
 PHONE NO.: 865.637.7277  
 CONTACT NAME: JOE PETRE  
 CONTACT E-MAIL ADDRESS: jpetre@lamblewood.com

CIVIL ENGINEER: DESIGN INNOVATION ARCHITECTS  
 ADDRESS: 402 SOUTH GAY STREET, SUITE 201  
 KNOXVILLE, TN 37902  
 PHONE NO.: 865.637.8340  
 ENGINEER NAME: BRAD KALSBURY  
 ENGINEER E-MAIL ADDRESS: bksalbury@dia-arch.com

RECORDED DOCUMENT: DEED BOOK 14455 PAGE 678

FEMA PANEL:  
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47993C0385, 08/05/2015, COMMUNITY NAME KNOX COUNTY, TENNESSEE

**SITE LAYOUT KEYNOTES**

CODE	DESCRIPTION	DET #/SHT #
(A)	ASPHALT PAVEMENT - LIGHT DUTY	1 / C800
(B)	ASPHALT PAVEMENT - HEAVY DUTY	1 / C800
(C)	CONCRETE PAVEMENT	2 / C800
(D)	TODT CONCRETE CURB & GUTTER	6 / C801
(E)	CONCRETE EXTRUDED CURB	13 / C800
(F)	CONCRETE SIDEWALK	3 / C800
(G)	SEWALK JOINTS	4 / C800
(H)	ACCESSIBLE SYMBOL	5 / C800
(I)	ACCESSIBLE PARKING SPACE	
(J)	ACCESSIBLE RAMP WITH HANDRAILS	9 / C800
(K)	ACCESSIBLE RAMP WITH TACTILE WARNING	1 / C803
(L)	CONCRETE WHEELSTOP	6 / C800
(M)	UTILITY PAD	3 / C801
(N)	DIRECTIONAL ARROWS	8 / C800
(O)	PAINTED STOP BAR	10 / C800
(P)	BIKE RACK	7 / C800
(Q)	TODT TYPE "C" DRIVEWAY ENTRANCE	1 / C801

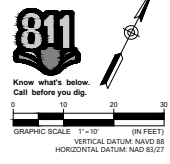
**SITE SIGNAGE KEYNOTES**

CODE	DESCRIPTION	DET #/SHT #
(A)	ACCESSIBLE PARKING SIGN	12 / C800
(B)	STOP SIGN	11 / C800
(C)	ONE WAY SIGN	11 / C800

**PROPOSED SITE FEATURES LEGEND**

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- BUILDING OVERHANG
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE
- ADA RAMP DIRECTION

NOTES:  
 1. SEE SHEET C200 FOR GENERAL NOTES.



**DIA**  
 Design Innovation  
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**CITY SUMMIT**  
 516 WEST VINE AVENUE  
 KNOXVILLE, TENNESSEE 37902

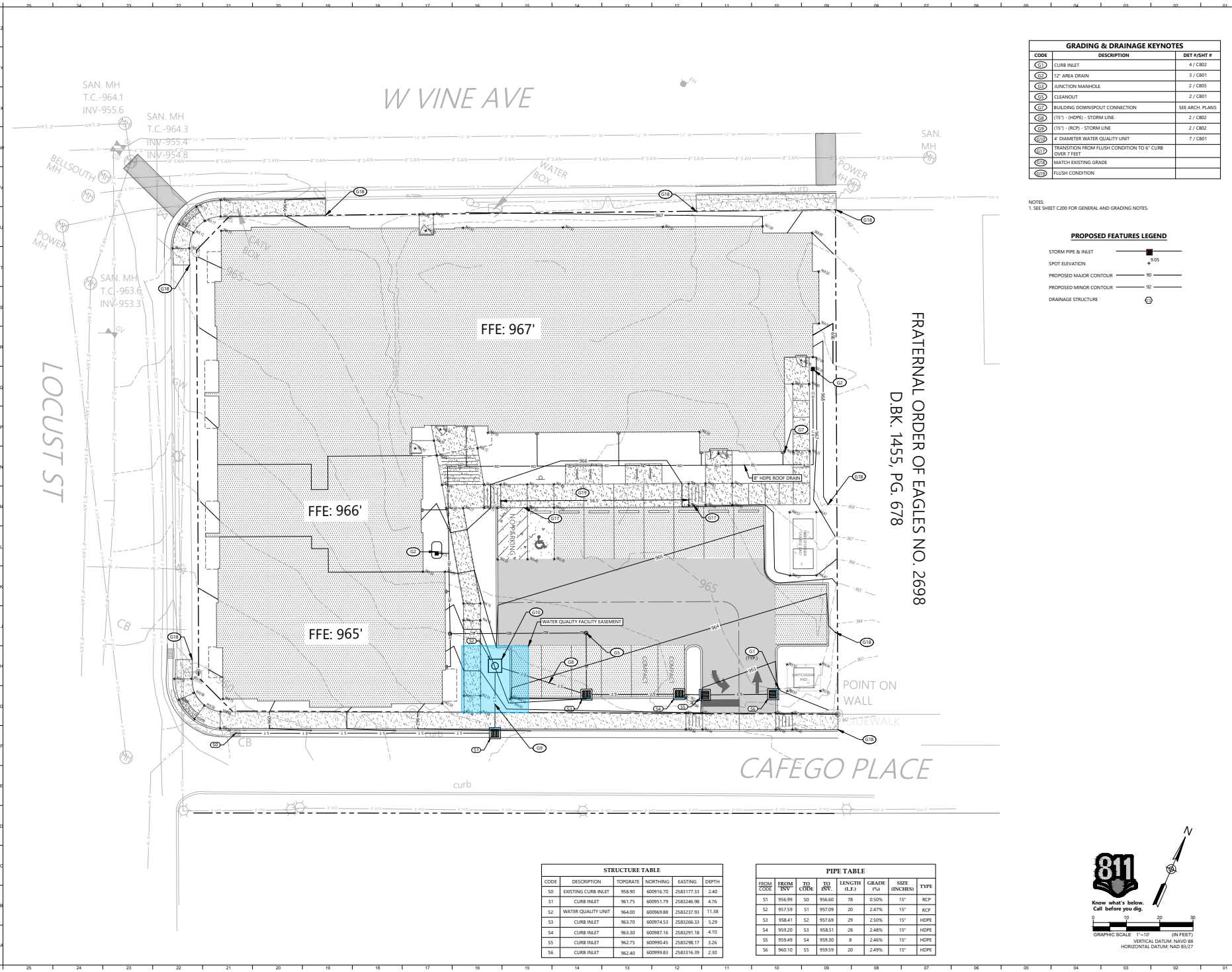
CONSTRUCTION DOCUMENTS  
 CITY SUMMIT  
 516 WEST VINE AVENUE  
 KNOXVILLE, TENNESSEE 37902

NO.	DESCRIPTION	DATE

SHEET DESCRIPTION:  
 SITE LAYOUT PLAN

**C500**  
 PROJECT DATE: 2024-04-03  
 PROJECT NUMBER: 21011

REGISTERED PROFESSIONAL ENGINEER  
 BRAD KALSBURY  
 LICENSE NO. 11521



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
CB	CURB INLET	4 / CB02
CD	12" AREA DRAIN	3 / CB01
CE	JUNCTION MANHOLE	2 / CB03
CF	CLEANOUT	2 / CB01
CG	BUILDING DOWNSPOUT CONNECTION	SEE ARCH. PLANS
CH	15" (HCP) - STORM LINE	2 / CB02
CI	15" (HCP) - STORM LINE	2 / CB02
CJ	4" DIAMETER WATER QUALITY UNIT	7 / CB01
CK	TRANSITION FROM FLUSH CONDITION TO 4" CURB OVER 7 FEET	
CL	MATCH EXISTING GRADE	
CM	FLUSH CONDITION	

NOTES:  
1. SEE SHEET C200 FOR GENERAL AND GRADING NOTES.

PROPOSED FEATURES LEGEND	
STORM PIPE & INLET	— 805 —
SPOT ELEVATION	— 90 —
PROPOSED MAJOR CONTOUR	— 92 —
PROPOSED MINOR CONTOUR	— 93 —
DRAINAGE STRUCTURE	⊙



CONSTRUCTION DOCUMENTS  
**CITY SUMMIT**  
 516 WEST VINE AVENUE  
 KNOXVILLE, TENNESSEE 37902

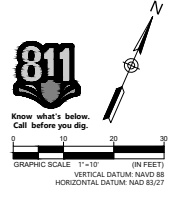
NO.	DESCRIPTION	DATE

SHEET DESCRIPTION  
 GRADING & DRAINAGE PLAN

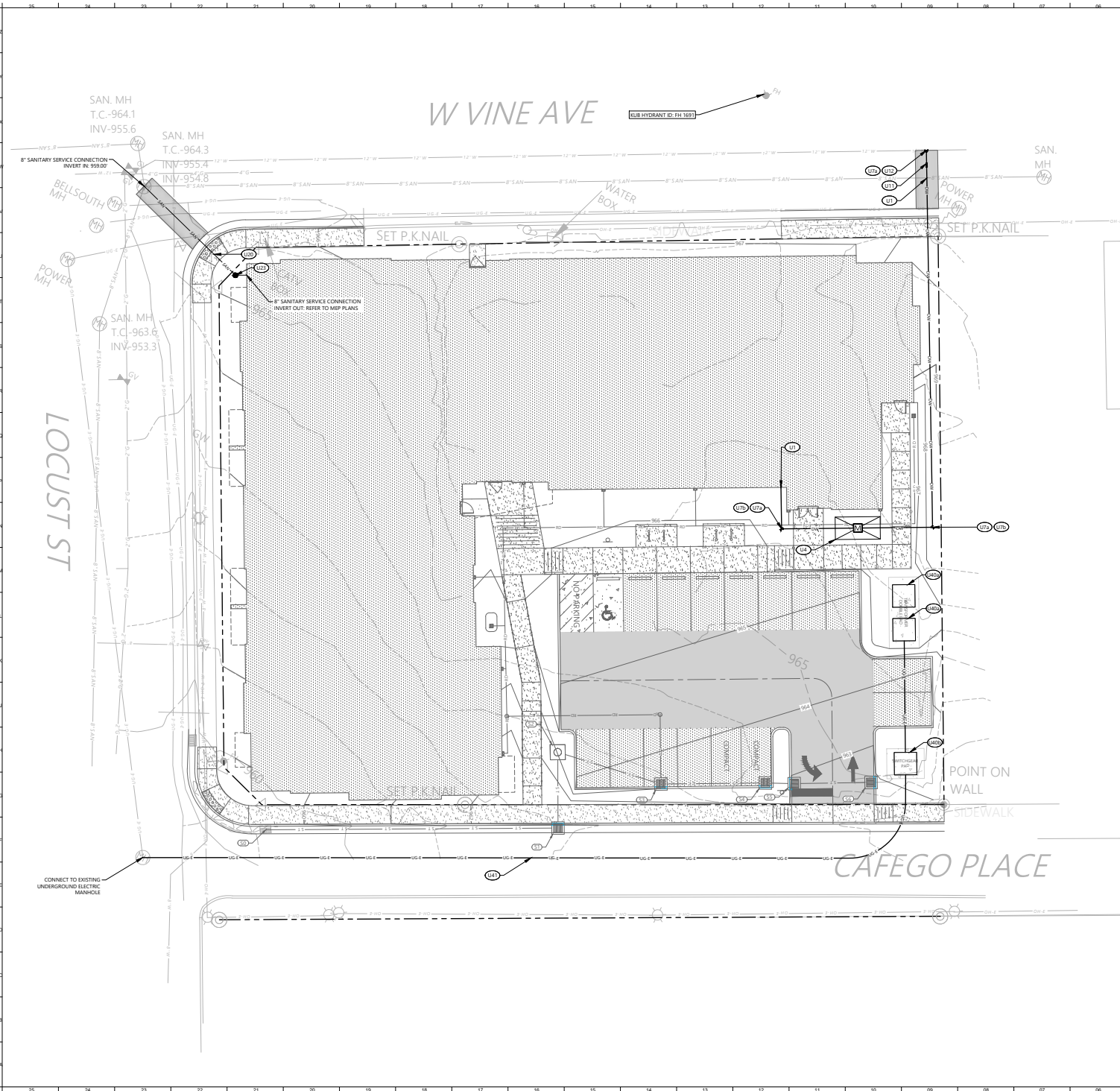
**C600**  
 PROJECT DATE: 2024-04-03  
 PROJECT NUMBER: 21011

STRUCTURE TABLE					
CODE	DESCRIPTION	TOPGRADE	NORTHING	EASTING	DEPTH
S0	EXISTING CURB INLET	958.90	600916.70	2583177.33	2.40
S1	CURB INLET	961.75	600951.79	2583246.98	4.76
S2	WATER QUALITY UNIT	964.00	600969.88	2583237.93	11.38
S3	CURB INLET	963.70	600974.53	2583246.33	5.29
S4	CURB INLET	963.30	600987.16	2583291.18	4.10
S5	CURB INLET	962.75	600990.45	2583298.17	3.26
S6	CURB INLET	962.40	600993.83	2583316.39	2.30

PIPE TABLE							
FROM CODE	FROM INV.	TO CODE	TO INV.	LENGTH (L.F.)	GRADE (%)	SIZE (INCHES)	TYPE
S1	955.59	S0	956.60	78	0.50%	15"	ROP
S2	957.59	S1	957.09	20	2.47%	15"	ROP
S3	958.41	S2	957.69	20	3.00%	15"	HQPE
S4	959.20	S3	958.51	28	2.48%	15"	HQPE
S5	959.49	S4	959.30	8	2.46%	15"	HQPE
S6	960.10	S5	959.59	30	2.49%	15"	HQPE

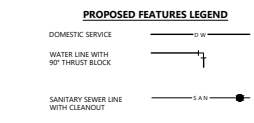


811  
 Know what's below.  
 Call before you dig.



UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1	8" (DIP) - WATER LINE	
U2	12" x 6" - WATER METER	KUB SPECS
U3	12" x 6" - WATER VALVE	4 / CB01
U4	90° BEND	4 / CB01
U5	12" x 6" - TEE	4 / CB01
U6	8" (DIP) - SANITARY SEWER LINE	
U7	SANITARY SEWER CLEANOUT	2 / CB01
U8	ELECTRIC TRANSFORMER PAD	KUB SPECS
U9	ELECTRIC SWITCHGEAR	KUB SPECS
U10	UNDERGROUND ELECTRIC LINE	KUB SPECS
U11	BUILDING CONNECTIONS	SEE ELEC PLANS

NOTES:  
1. SEE SHEET C200 FOR GENERAL AND UTILITY NOTES.



**NOTE:**  
REDUCED PRESSURE BACKFLOW PREVENTORS SHALL BE LOCATED INSIDE THE BUILDING. SEE PLUMBING PLANS.

**FIRE HYDRANT FLOW TEST RESULTS**

FIRE HYDRANT (KUB ID: FH 1091):  
 STATIC PRESSURE: 78 PSI  
 RESIDUAL PRESSURE: 70 PSI  
 FLOW RATE: 3.4 GPM  
 PERFORMED BY: KUB  
 DATE: 03/07/2024



CONSTRUCTION DOCUMENTS  
**CITY SUMMIT**  
 516 WEST VINE AVENUE  
 KNOXVILLE, TENNESSEE 37902

NO.	DESCRIPTION	DATE

SHEET DESCRIPTION:  
 UTILITY PLAN

**C700**  
 PROJECT DATE: 2024-04-03  
 PROJECT NUMBER: 21011

PROJECT LOCATION:  
 ELECTRIC TRANSFORMER PAD