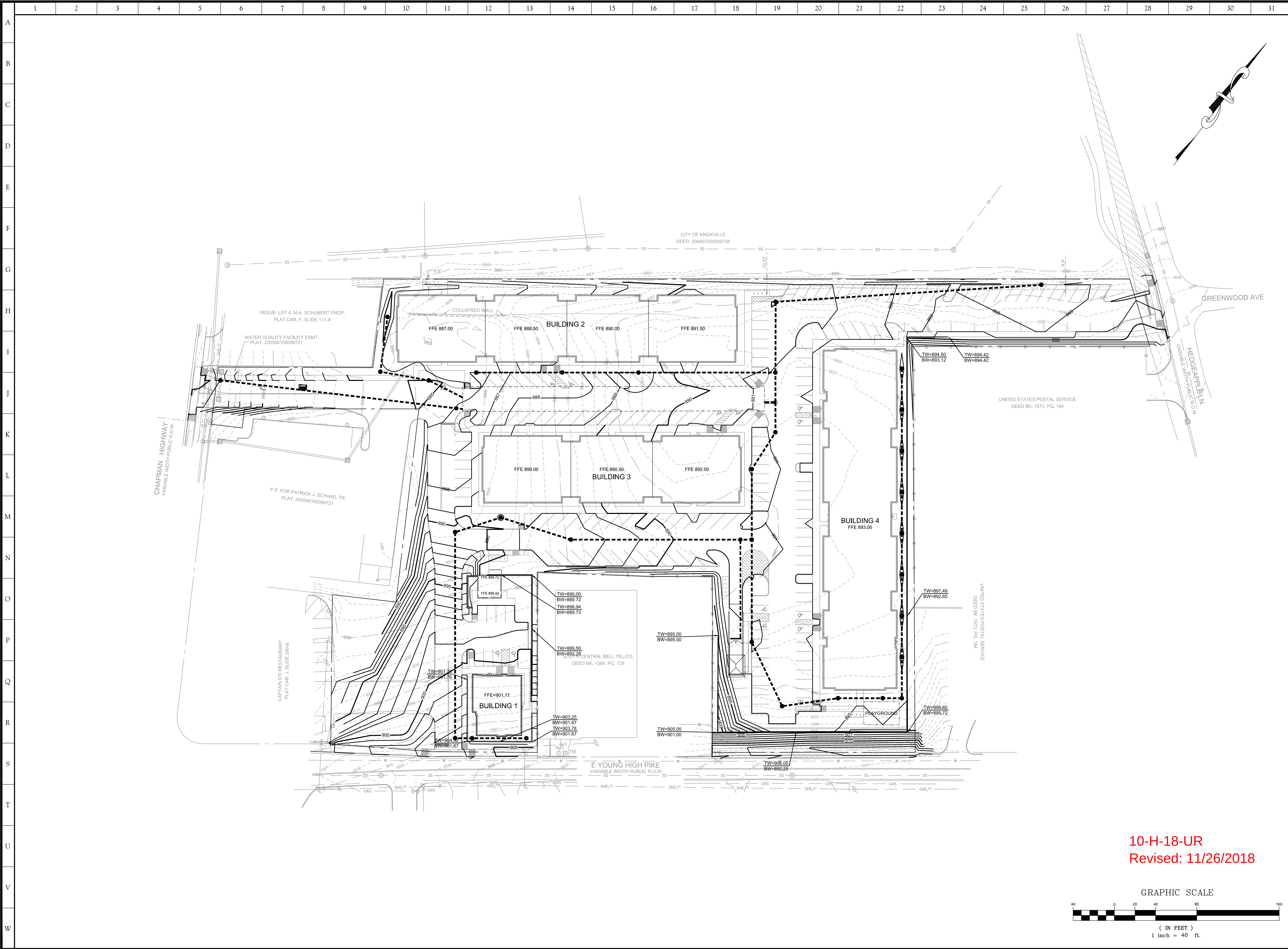




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10-H-18-UR

Revised: 11/26/2018

GRAPHIC SCALE

40

0

20

40

60

80

100

120

140

160

(IN FEET)

1 inch = 40 ft.

DR: ACH

DATE: 8/27/18

CHECKED BY: ---

FILE: 1972 Grading

REVISIONS

NO.	DATE	COMMENTS
1	10/20/18	Revised per MPC Comments
2	11/26/18	Revised per MPC Comments

C3.0

STHE

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STATE OF TENNESSEE

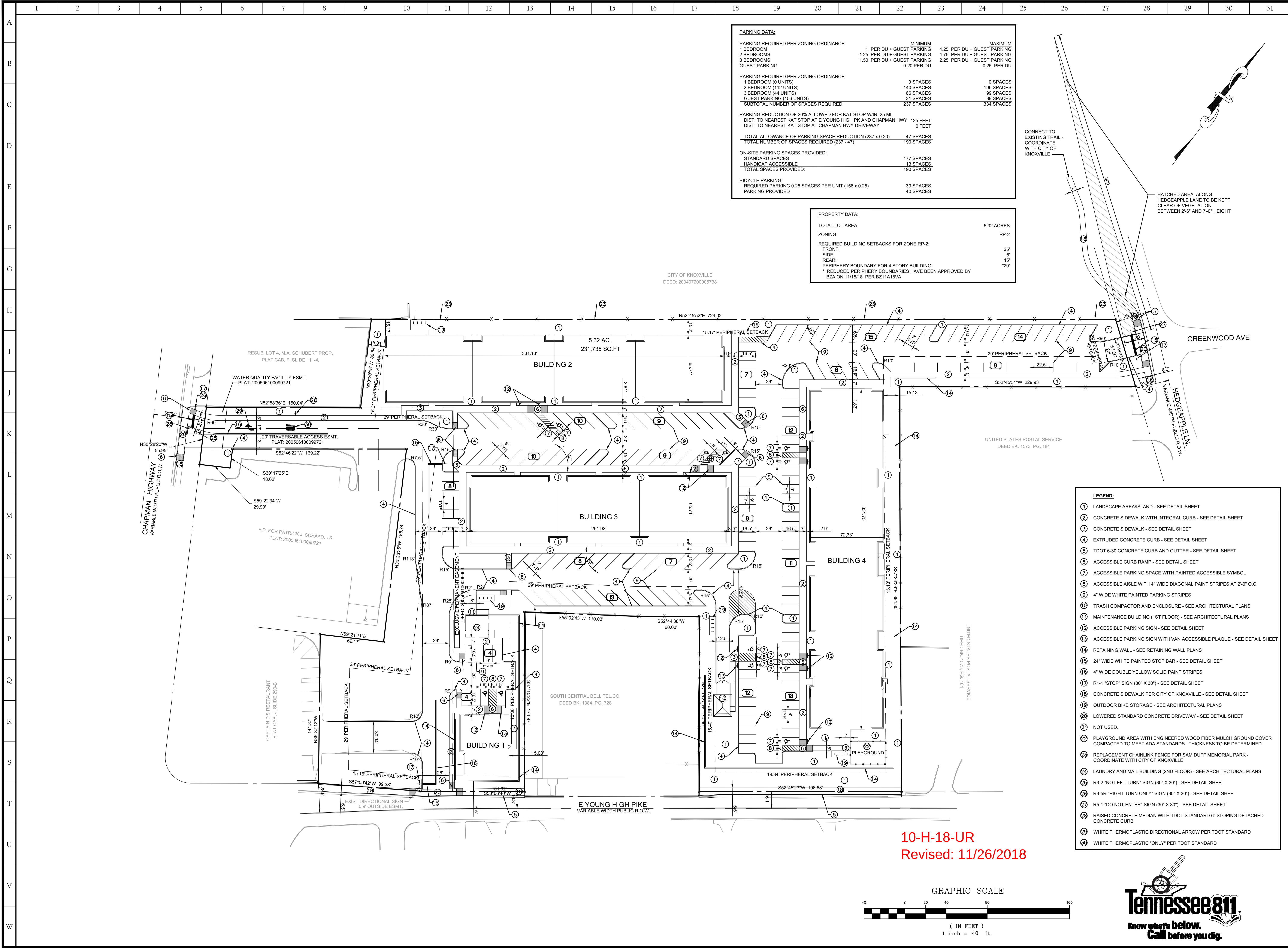
Use on Review Development Plan - Grading and Drainage Plan

Young High Flats

121 E Young High Pike

Knoxville, Tennessee 37920

Owner: ECG Parkside, LP

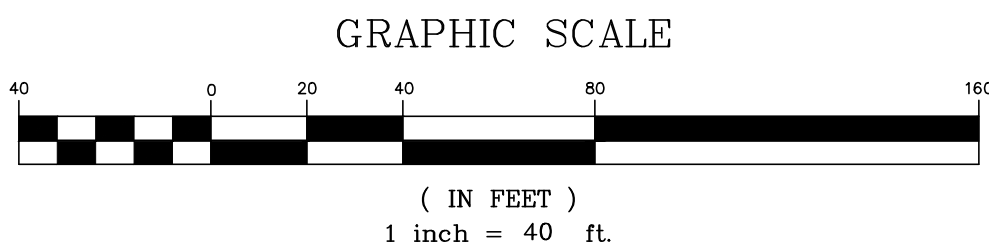


PARKING DATA:			
PARKING REQUIRED PER ZONING ORDINANCE:			
1 BEDROOM	1 PER DU + GUEST PARKING	1.25 PER DU + GUEST PARKING	MINIMUM
2 BEDROOMS	1.25 PER DU + GUEST PARKING	1.75 PER DU + GUEST PARKING	MAXIMUM
3 BEDROOMS	1.50 PER DU + GUEST PARKING	2.25 PER DU + GUEST PARKING	
GUEST PARKING	0.20 PER DU	0.25 PER DU	
PARKING REQUIRED PER ZONING ORDINANCE:			
1 BEDROOM (0 UNITS)	0 SPACES	0 SPACES	
2 BEDROOM (112 UNITS)	140 SPACES	196 SPACES	
3 BEDROOM (44 UNITS)	66 SPACES	99 SPACES	
GUEST PARKING (156 UNITS)	31 SPACES	39 SPACES	
SUBTOTAL NUMBER OF SPACES REQUIRED	237 SPACES	334 SPACES	
PARKING REDUCTION OF 20% ALLOWED FOR KAT STOP W/IN 25 MI. DIST. TO NEAREST KAT STOP AT E YOUNG HIGH PK AND CHAPMAN HWY			
DIST. TO NEAREST KAT STOP AT CHAPMAN HWY DRIVEWAY			
TOTAL ALLOWANCE OF PARKING SPACE REDUCTION (237 x 0.20)			
TOTAL NUMBER OF SPACES REQUIRED (237 - 47)			
ON-SITE PARKING SPACES PROVIDED:			
STANDARD SPACES			
HANDICAP ACCESSIBLE			
TOTAL SPACES PROVIDED:			
BICYCLE PARKING:			
REQUIRED PARKING 0.25 SPACES PER UNIT (156 x 0.25)			
PARKING PROVIDED			

PROPERTY DATA:		5.32 ACRES
TOTAL LOT AREA:		RP-2
ZONING:		
REQUIRED BUILDING SETBACKS FOR ZONE RP-2:		
FRONT:		25'
SIDE:		5'
REAR:		15'
PERIMETER BOUNDARY FOR 4 STORY BUILDING:		29'
* REDUCED PERIMETER BOUNDARIES HAVE BEEN APPROVED BY BZA ON 11/15/18 PER BZ11A18VA		

- LEGEND:**
- 1 LANDSCAPE AREA/ISLAND - SEE DETAIL SHEET
 - 2 CONCRETE SIDEWALK WITH INTEGRAL CURB - SEE DETAIL SHEET
 - 3 CONCRETE SIDEWALK - SEE DETAIL SHEET
 - 4 EXTRUDED CONCRETE CURB - SEE DETAIL SHEET
 - 5 TDOT 6-30 CONCRETE CURB AND GUTTER - SEE DETAIL SHEET
 - 6 ACCESSIBLE CURB RAMP - SEE DETAIL SHEET
 - 7 ACCESSIBLE PARKING SPACE WITH PAINTED ACCESSIBLE SYMBOL
 - 8 ACCESSIBLE AISLE WITH 4" WIDE DIAGONAL PAINT STRIPES AT 2'-0" O.C.
 - 9 4" WIDE WHITE PAINTED PARKING STRIPES
 - 10 TRASH COMPACTOR AND ENCLOSURE - SEE ARCHITECTURAL PLANS
 - 11 MAINTENANCE BUILDING (1ST FLOOR) - SEE ARCHITECTURAL PLANS
 - 12 ACCESSIBLE PARKING SIGN - SEE DETAIL SHEET
 - 13 ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE - SEE DETAIL SHEET
 - 14 RETAINING WALL - SEE RETAINING WALL PLANS
 - 15 24" WIDE WHITE PAINTED STOP BAR - SEE DETAIL SHEET
 - 16 4" WIDE DOUBLE YELLOW SOLID PAINT STRIPES
 - 17 R1-1 "STOP" SIGN (30" X 30") - SEE DETAIL SHEET
 - 18 CONCRETE SIDEWALK PER CITY OF KNOXVILLE - SEE DETAIL SHEET
 - 19 OUTDOOR BIKE STORAGE - SEE ARCHITECTURAL PLANS
 - 20 LOWERED STANDARD CONCRETE DRIVEWAY - SEE DETAIL SHEET
 - 21 NOT USED.
 - 22 PLAYGROUND AREA WITH ENGINEERED WOOD FIBER MULCH GROUND COVER COMPACTED TO MEET ADA STANDARDS. THICKNESS TO BE DETERMINED.
 - 23 REPLACEMENT CHAINLINK FENCE FOR SAM DUFF MEMORIAL PARK - COORDINATE WITH CITY OF KNOXVILLE
 - 24 LAUNDRY AND MAIL BUILDING (2ND FLOOR) - SEE ARCHITECTURAL PLANS
 - 25 R3-2 "NO LEFT TURN" SIGN (30" X 30") - SEE DETAIL SHEET
 - 26 R3-5R "RIGHT TURN ONLY" SIGN (30" X 30") - SEE DETAIL SHEET
 - 27 R5-1 "DO NOT ENTER" SIGN (30" X 30") - SEE DETAIL SHEET
 - 28 RAISED CONCRETE MEDIAN WITH TDOT STANDARD 6" SLOPING DETACHED CONCRETE CURB
 - 29 WHITE THERMOPLASTIC DIRECTIONAL ARROW PER TDOT STANDARD
 - 30 WHITE THERMOPLASTIC "ONLY" PER TDOT STANDARD

10-H-18-UR
Revised: 11/26/2018



Use on Review Development Plan - Site Layout Plan

Young High Flats
121 E Young High Pike
Knoxville, Tennessee 37920
Owner: ECG Parkside, LP

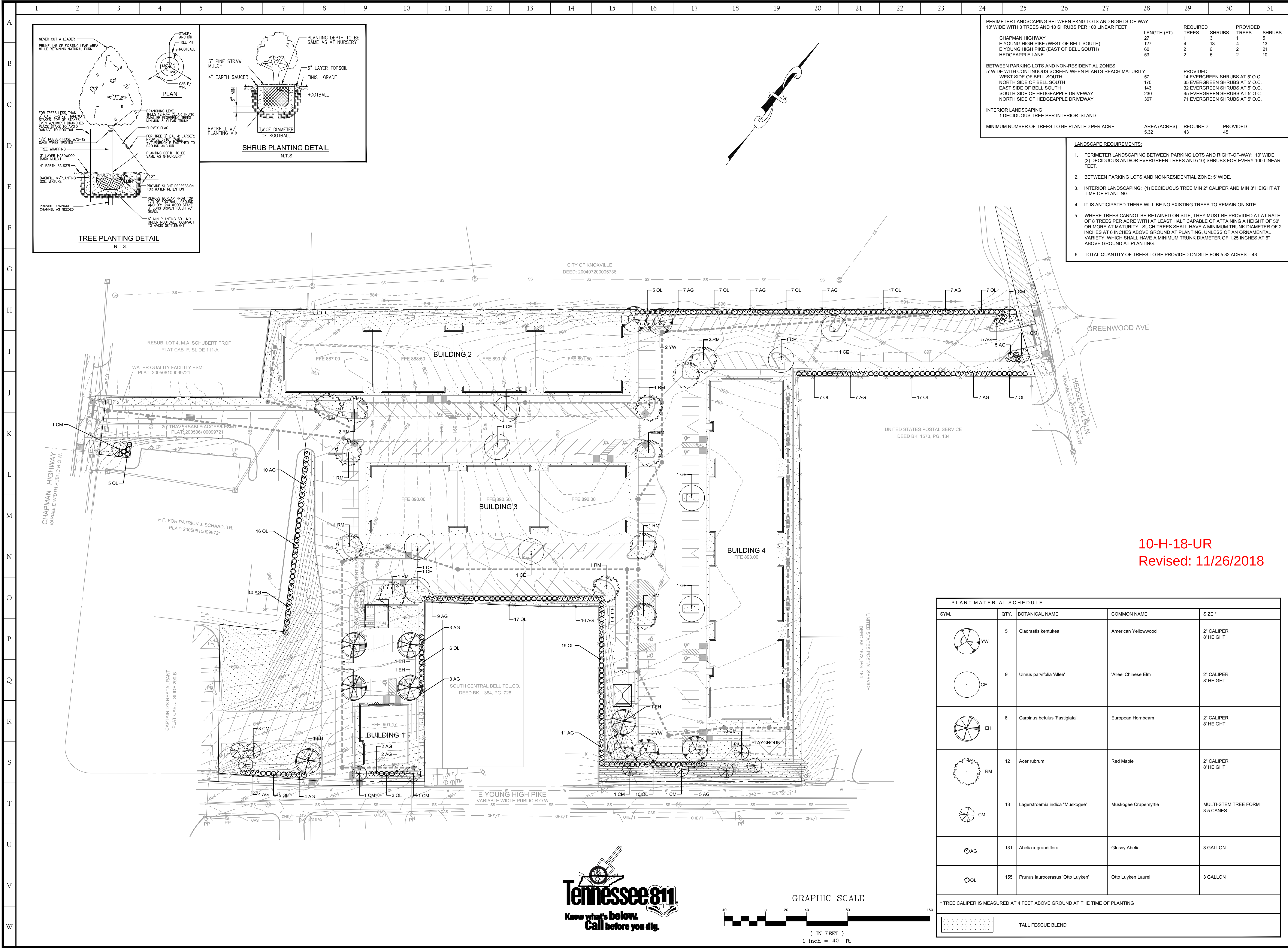
DRAWN BY: ACH DATE: 08/27/18
CHECKED BY: FILE: 1972 Layout

REVISIONS

NO.	DATE	COMMENTS
1	10/20/18	Revised per MPC Comments
2	11/26/18	Revised per MPC Comments

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PERIMETER LANDSCAPING BETWEEN PARKING LOTS AND RIGHTS-OF-WAY 10' WIDE WITH 3 TREES AND 10 SHRUBS PER 100 LINEAR FEET				REQUIRED		PROVIDED	
				TREES	SHRUBS	TREES	SHRUBS
CHAPMAN HIGHWAY				27	1	3	5
E YOUNG HIGH PIKE (WEST OF BELL SOUTH)				127	4	13	13
E YOUNG HIGH PIKE (EAST OF BELL SOUTH)				60	2	6	21
HEDGEAPPLE LANE				53	2	5	10
BETWEEN PARKING LOTS AND NON-RESIDENTIAL ZONES 5' WIDE WITH CONTINUOUS SCREEN WHEN PLANTS REACH MATURITY				REQUIRED		PROVIDED	
				TREES	SHRUBS	TREES	SHRUBS
WEST SIDE OF BELL SOUTH				57	14	14	14
NORTH SIDE OF BELL SOUTH				170	35	35	35
EAST SIDE OF BELL SOUTH				143	32	32	32
SOUTH SIDE OF HEDGEAPPLE DRIVEWAY				230	45	45	45
NORTH SIDE OF HEDGEAPPLE DRIVEWAY				367	71	71	71
INTERIOR LANDSCAPING 1 DECIDUOUS TREE PER INTERIOR ISLAND				REQUIRED		PROVIDED	
				TREES	SHRUBS	TREES	SHRUBS
MINIMUM NUMBER OF TREES TO BE PLANTED PER ACRE				5.32	43	45	

- LANDSCAPE REQUIREMENTS:**
- PERIMETER LANDSCAPING BETWEEN PARKING LOTS AND RIGHT-OF-WAY: 10' WIDE. (3) DECIDUOUS AND/OR EVERGREEN TREES AND (10) SHRUBS FOR EVERY 100 LINEAR FEET.
 - BETWEEN PARKING LOTS AND NON-RESIDENTIAL ZONE: 5' WIDE.
 - INTERIOR LANDSCAPING: (1) DECIDUOUS TREE MIN 2" CALIPER AND MIN 8' HEIGHT AT TIME OF PLANTING.
 - IT IS ANTICIPATED THERE WILL BE NO EXISTING TREES TO REMAIN ON SITE.
 - WHERE TREES CANNOT BE RETAINED ON SITE, THEY MUST BE PROVIDED AT AT RATE OF 8 TREES PER ACRE WITH AT LEAST HALF CAPABLE OF ATTAINING A HEIGHT OF 50' OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2 INCHES AT 6 INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF 1.25 INCHES AT 6" ABOVE GROUND AT PLANTING.
 - TOTAL QUANTITY OF TREES TO BE PROVIDED ON SITE FOR 5.32 ACRES = 43.

PLANT MATERIAL SCHEDULE			
SYM.	QTY.	BOTANICAL NAME	COMMON NAME
YW	5	Cladrastis kentuckea	American Yellowwood
CE	9	Ulmus parvifolia 'Allee'	'Allee' Chinese Elm
EH	6	Carpinus betulus 'Fastigiata'	European Hornbeam
RM	12	Acer rubrum	Red Maple
CM	13	Lagerstroemia indica 'Muskogee'	Muskogee Crapemyrtle
AG	131	Abelia x grandiflora	Glossy Abelia
OL	155	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
* TREE CALIPER IS MEASURED AT 4 FEET ABOVE GROUND AT THE TIME OF PLANTING			
TALL FESCUE BLEND			

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NO. 000004

STATE OF TENNESSEE

10/14/18

Use on Review Development Plan - Landscape Plan

Young High Flats

121 E Young High Pike

Knoxville, Tennessee 37920

Owner: ECG Parkside, LP

DRAWN BY: ACH DATE: 08/27/18

CHECKED BY: FILE: 1972_Landscape

REVISIONS

NO.	DATE	COMMENTS
1	10/30/18	Revised per MPC Comments
2	11/26/18	Revised per MPC Comments

C6.0

NO	DESCRIPTION / REVISIONS:	DATE:
1	Use on Review	08/27/18
2	Use on Review Resubmittal	11/26/18

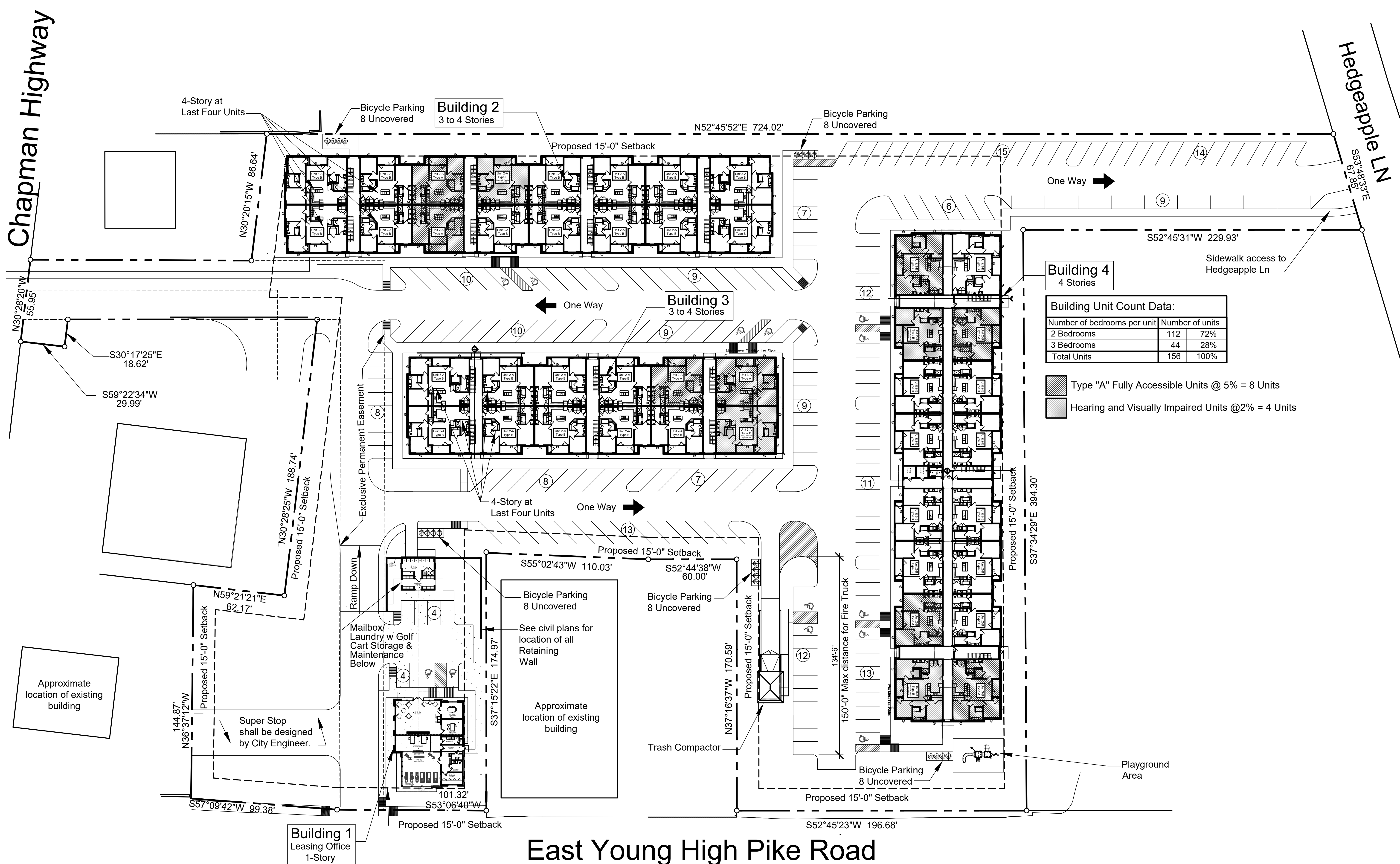
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PROJECT NUMBER:	18005
DATE:	11/26/2018

SHEET TITLE:
Architectural Site Plan

SHEET NUMBER:

A-100

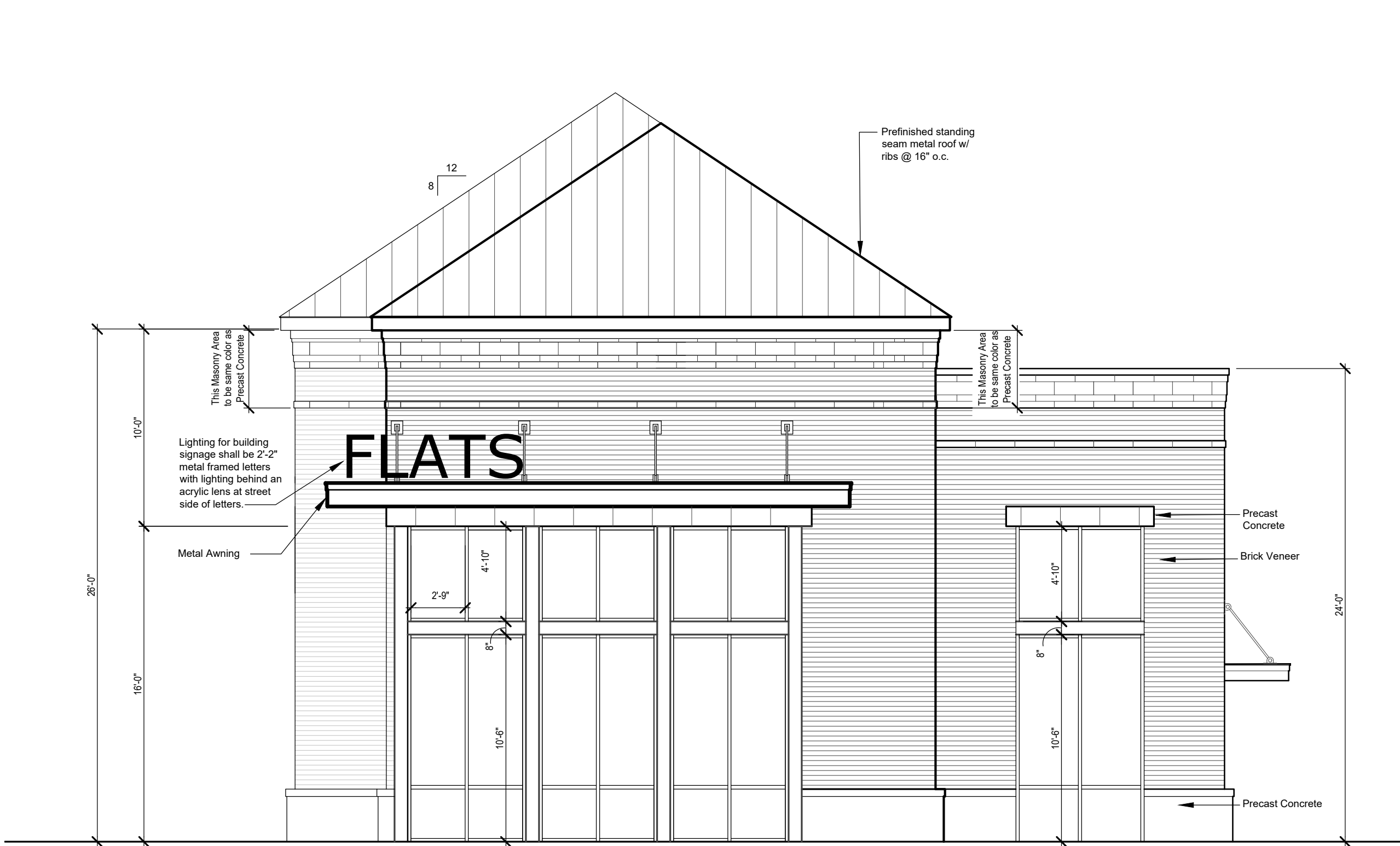


1 Architectural Site Plan

Scale: 1" = 30'-0"



10-H-18-UR
Revised: 11/26/2018



**Southeast Elevation
(Building 1 - Leasing Office)**

1

Scale: $\frac{3}{16}$ " = 1'-0"



**Southwest Elevation
(Building 1 - Leasing Office)**

2

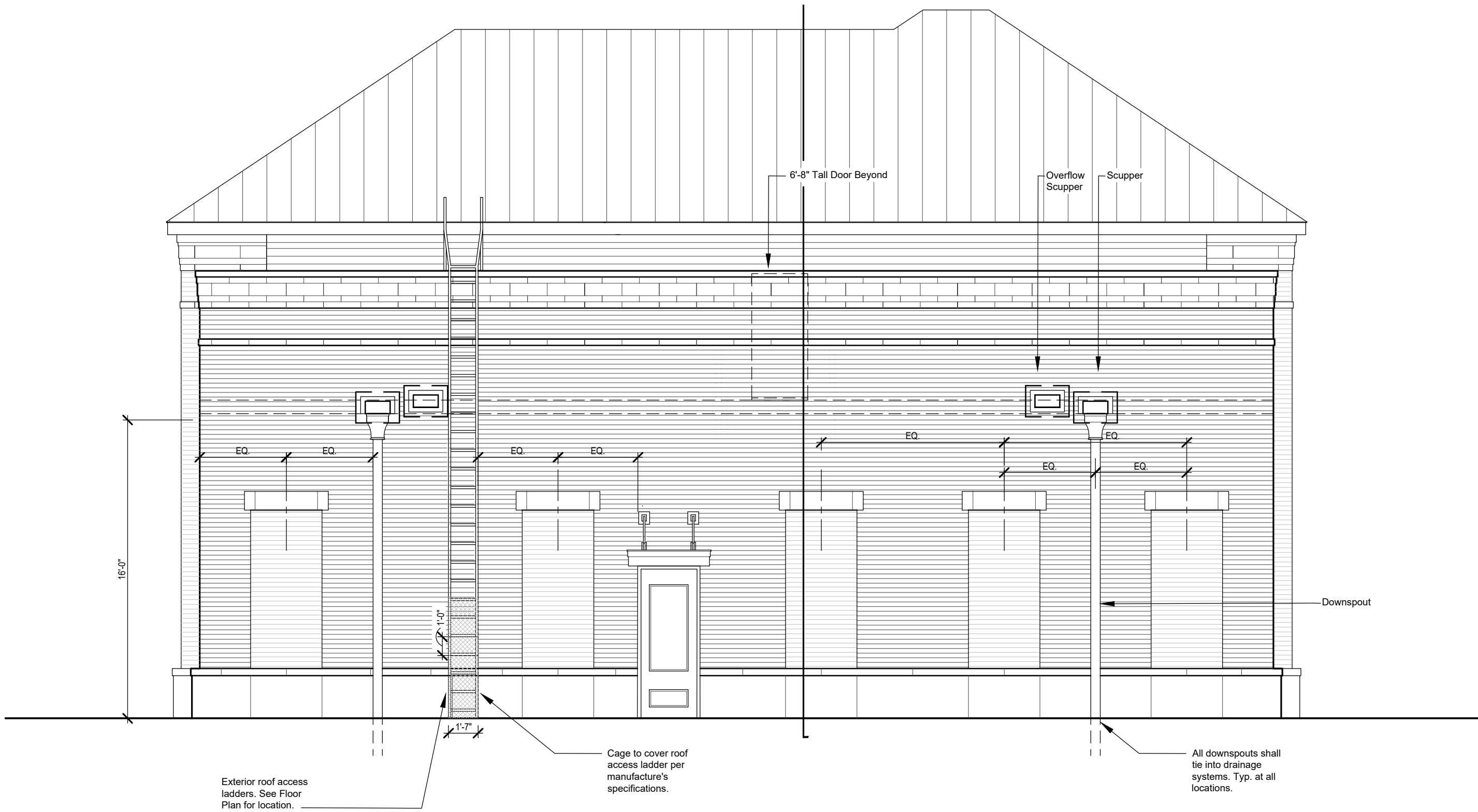
Scale: $\frac{3}{16}$ " = 1'-0"



**Northwest Elevation
(Building 1 - Leasing Office)**

3

Scale: $\frac{3}{16}$ " = 1'-0"



**Northeast Elevation
(Building 1 - Leasing Office)**

4

Scale: $\frac{3}{16}$ " = 1'-0"

10-H-18-UR
Revised: 11/26/2018

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DEVELOPER NAME:

ECG YOUNG HIGH, LP
NASHVILLE, TENNESSEE

PROJECT NAME:

YOUNG HIGH FLATS
KNOXVILLE, TENNESSEE

DATE:

08/27/18
11/26/18

NO.

DESCRIPTION / REVISIONS:

1 Use on Review

2 Use on Review Resubmittal

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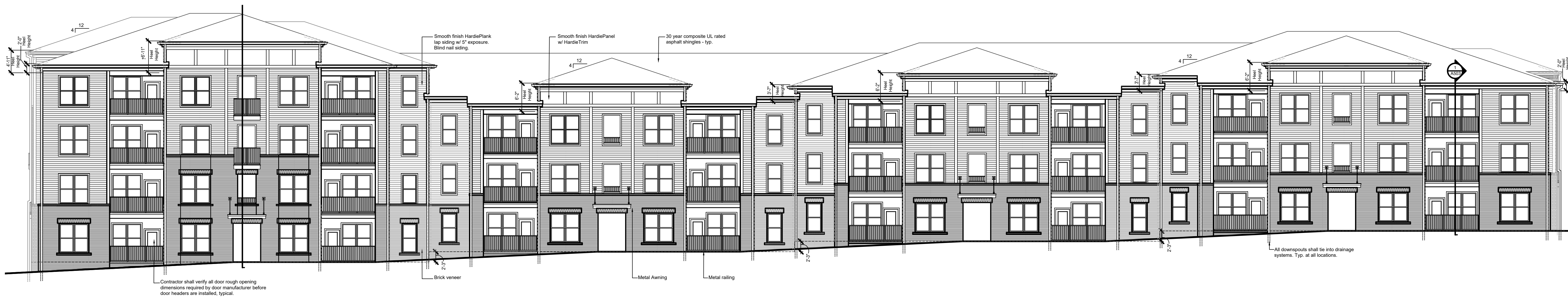
PROJECT NUMBER: 18005

DATE: 11/26/2018

SHEET TITLE:
Building Elevations
(Building 1)

SHEET NUMBER:

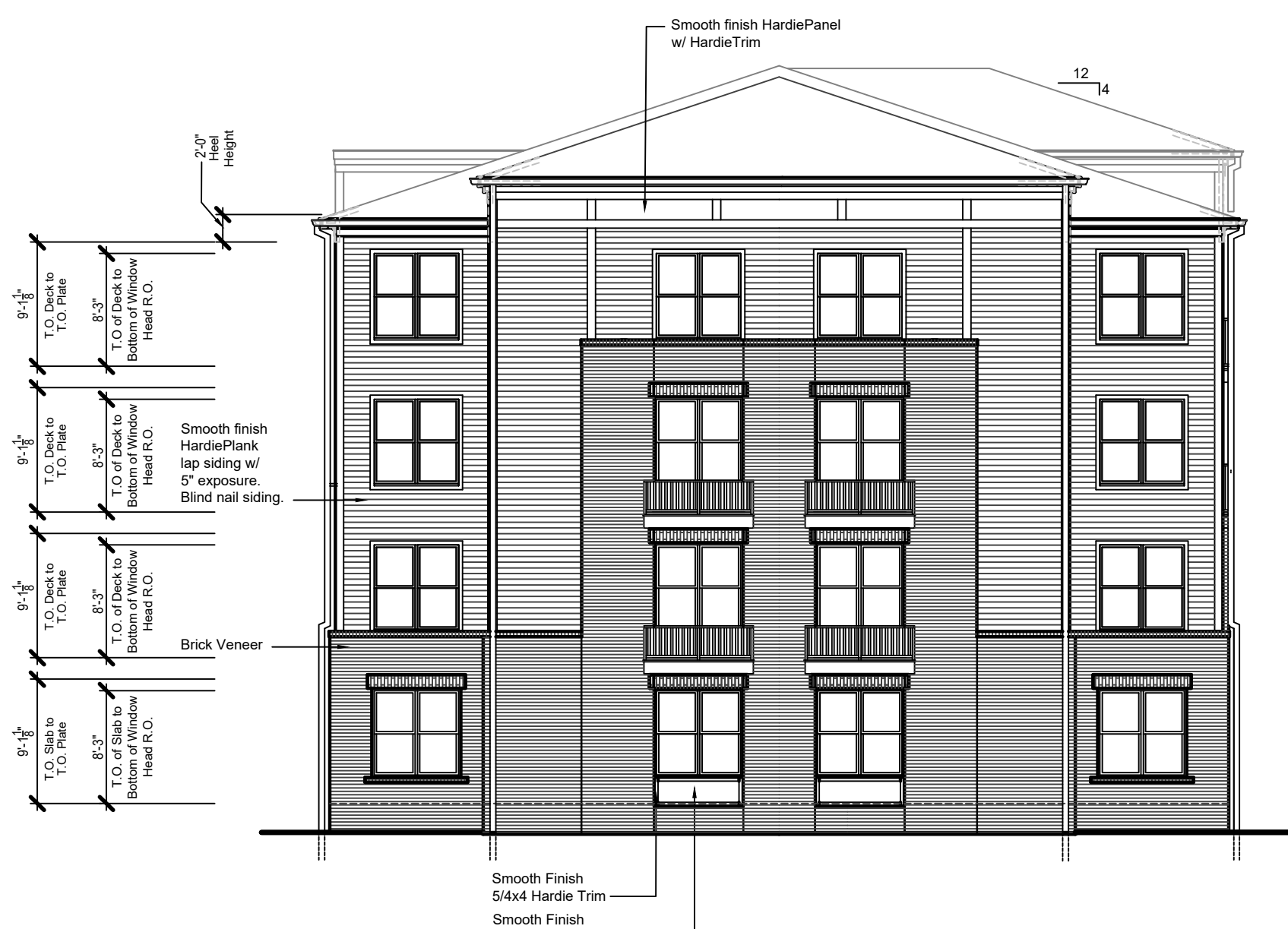
A-200



1 Southeast Elevation - Parking Lot Side (Building 2)
Scale: $\frac{3}{32}$ " = 1'-0"



2 Northeast Elevation (Building 2)
Scale: $\frac{3}{32}$ " = 1'-0"



3 Southwest Elevation (Building 2)
Scale: $\frac{3}{32}$ " = 1'-0"



4 Northwest Elevation - Property Line Side (Building 2)
Scale: $\frac{3}{32}$ " = 1'-0"

10-H-18-UR
Revised: 11/26/2018

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DEVELOPER NAME:

ECG YOUNG HIGH, LP
NASHVILLE, TENNESSEE

PROJECT NAME:

YOUNG HIGH FLATS
KNOXVILLE, TENNESSEE

NO.	DESCRIPTION / REVISIONS:	DATE:
1	Use on Review	08/27/18
2	Use on Review Resubmittal	11/26/18

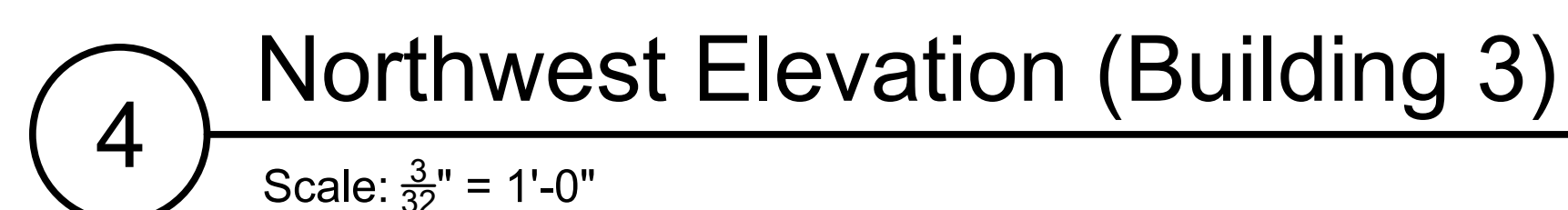
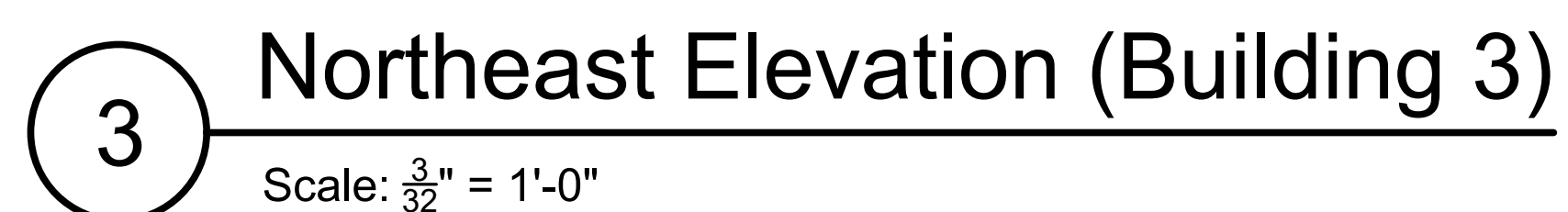
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PROJECT NUMBER: 18005
DATE: 11/26/2018

SHEET TITLE:
Building Elevations (Building 2)

SHEET NUMBER:

A-210



A-220



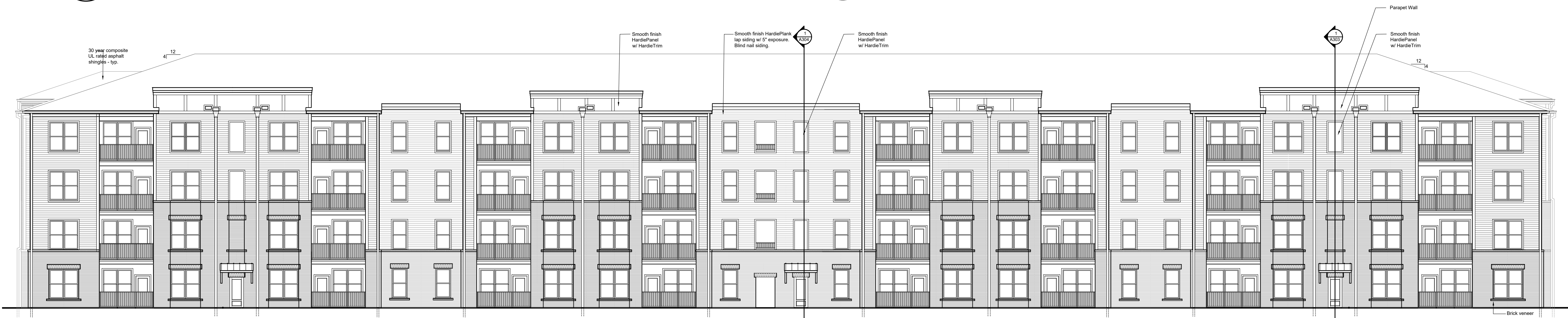
1 Southwest Elevation - Parking Lot Side(Building 4)
Scale: $\frac{3}{32}$ " = 1'-0"



2 Southeast Elevation - (Building 4)
Scale: $\frac{3}{32}$ " = 1'-0"



3 Northwest Elevation - (Building 4)
Scale: $\frac{3}{32}$ " = 1'-0"



4 Northeast Elevation - (Building 4)
Scale: $\frac{3}{32}$ " = 1'-0"

10-H-18-UR
Revised: 11/26/2018

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DEVELOPER NAME:

ECG YOUNG HIGH, LP
NASHVILLE, TENNESSEE

PROJECT NAME:

YOUNG HIGH FLATS
KNOXVILLE, TENNESSEE

NO.	DESCRIPTION / REVISIONS:	DATE:
1	Use on Review	08/27/18
2	Use on Review Resubmittal	11/26/18

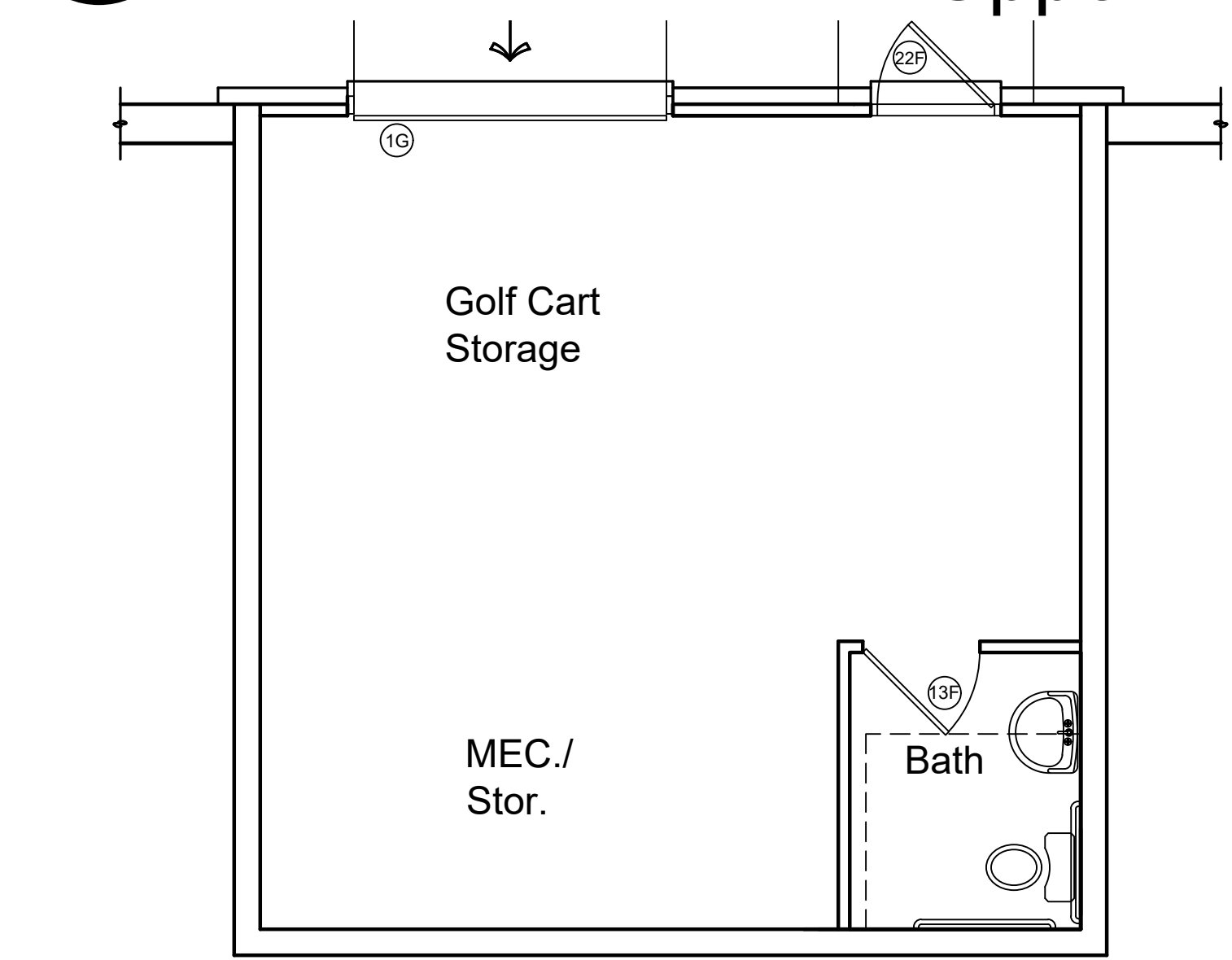
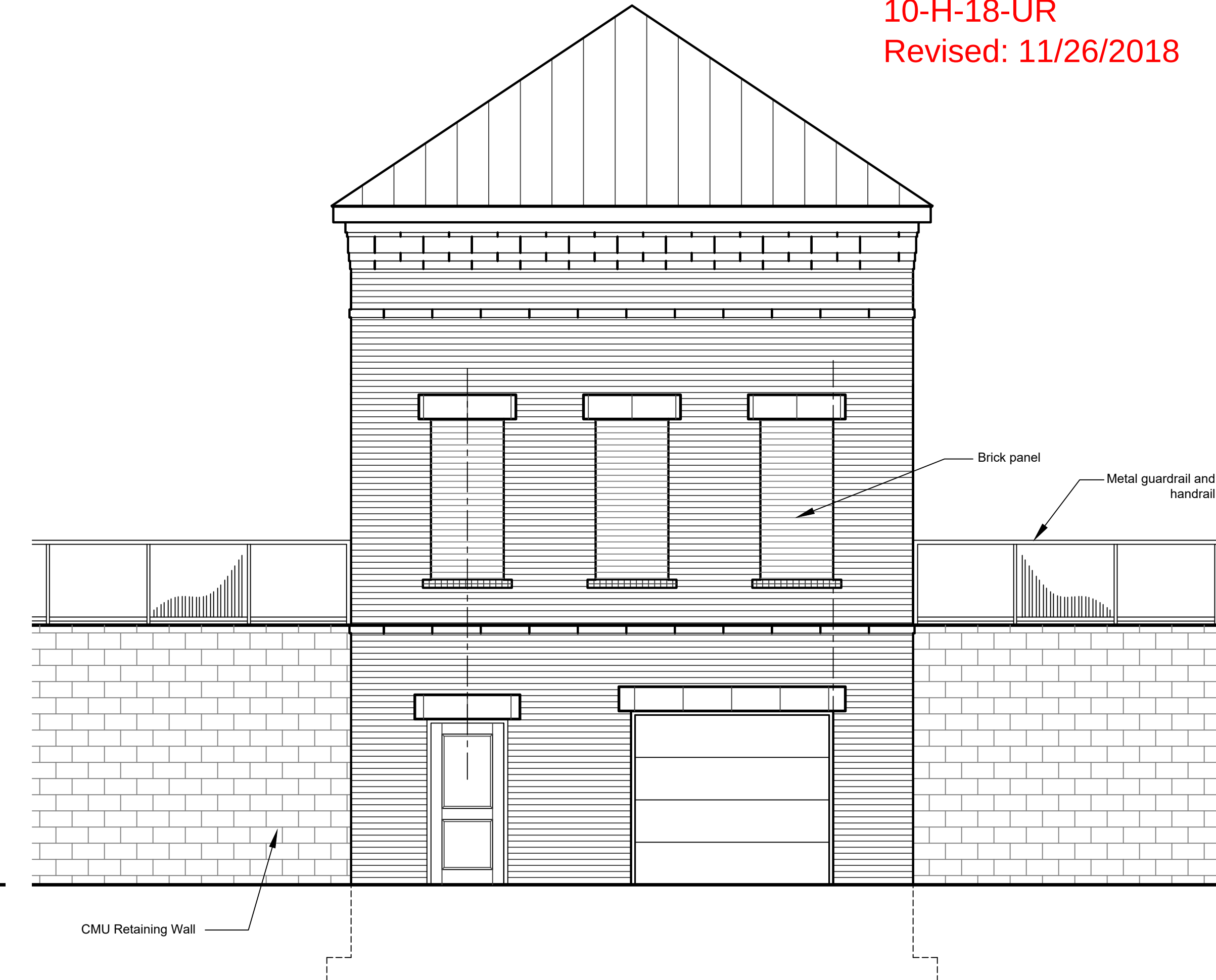
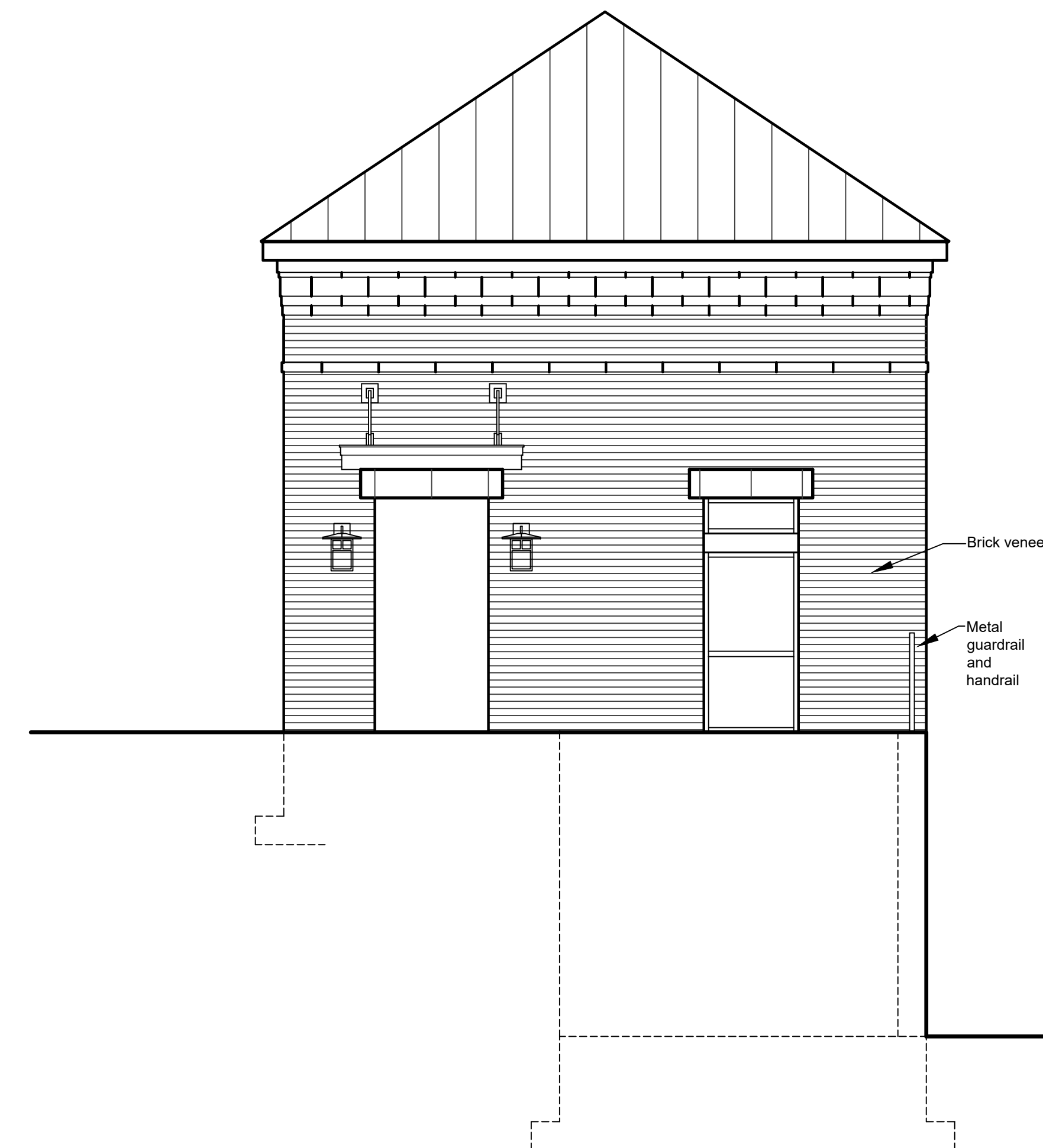
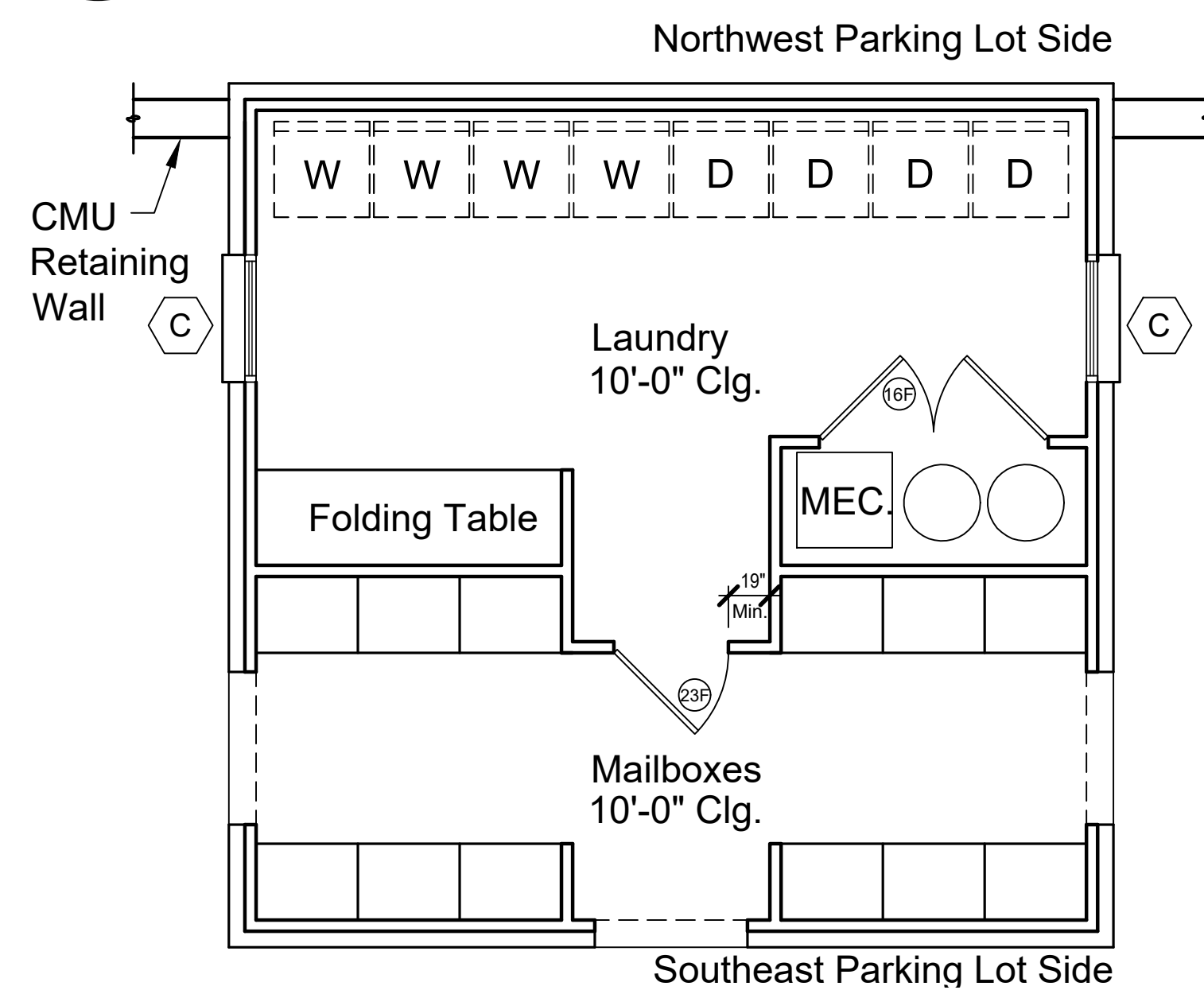
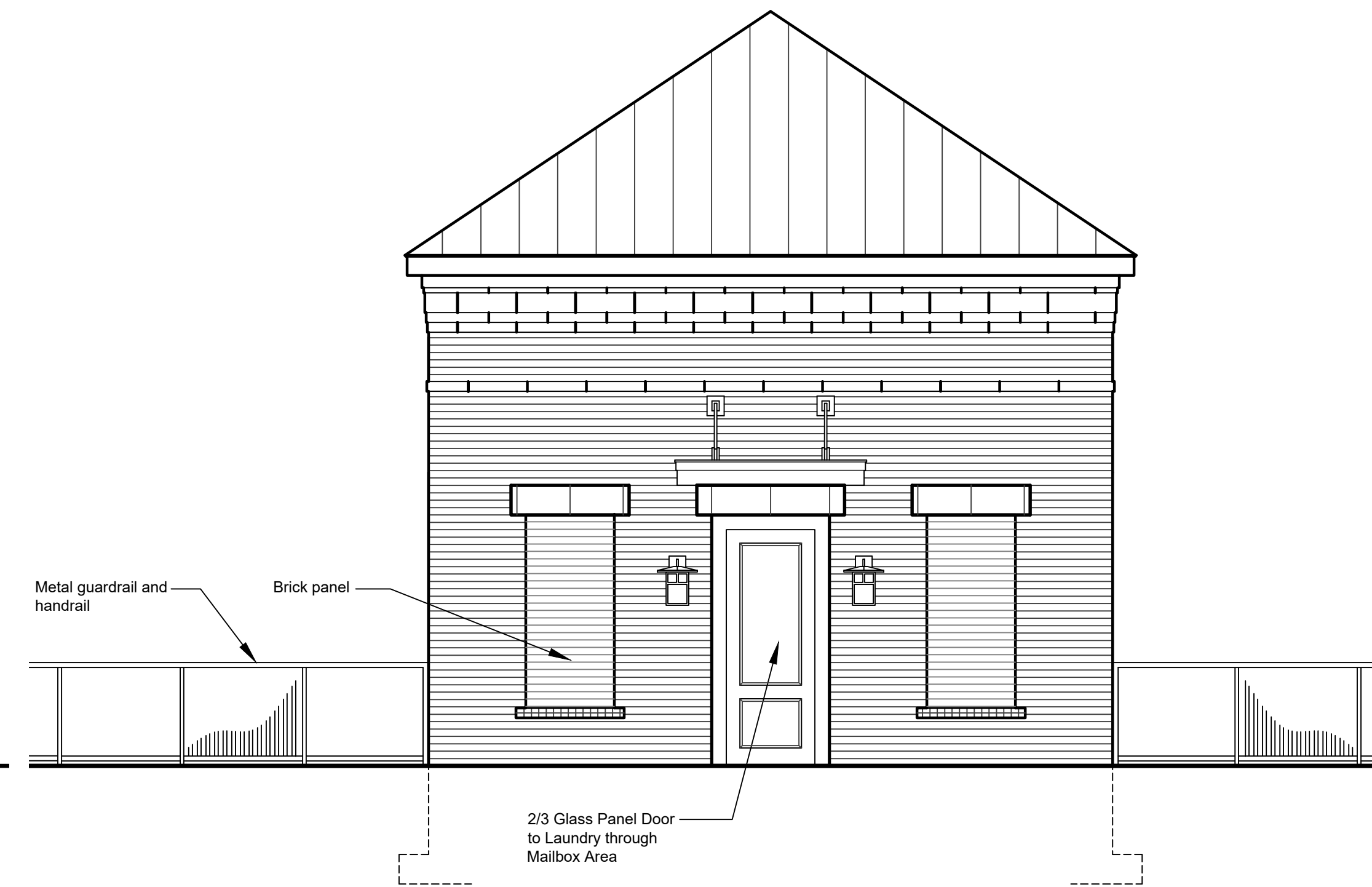
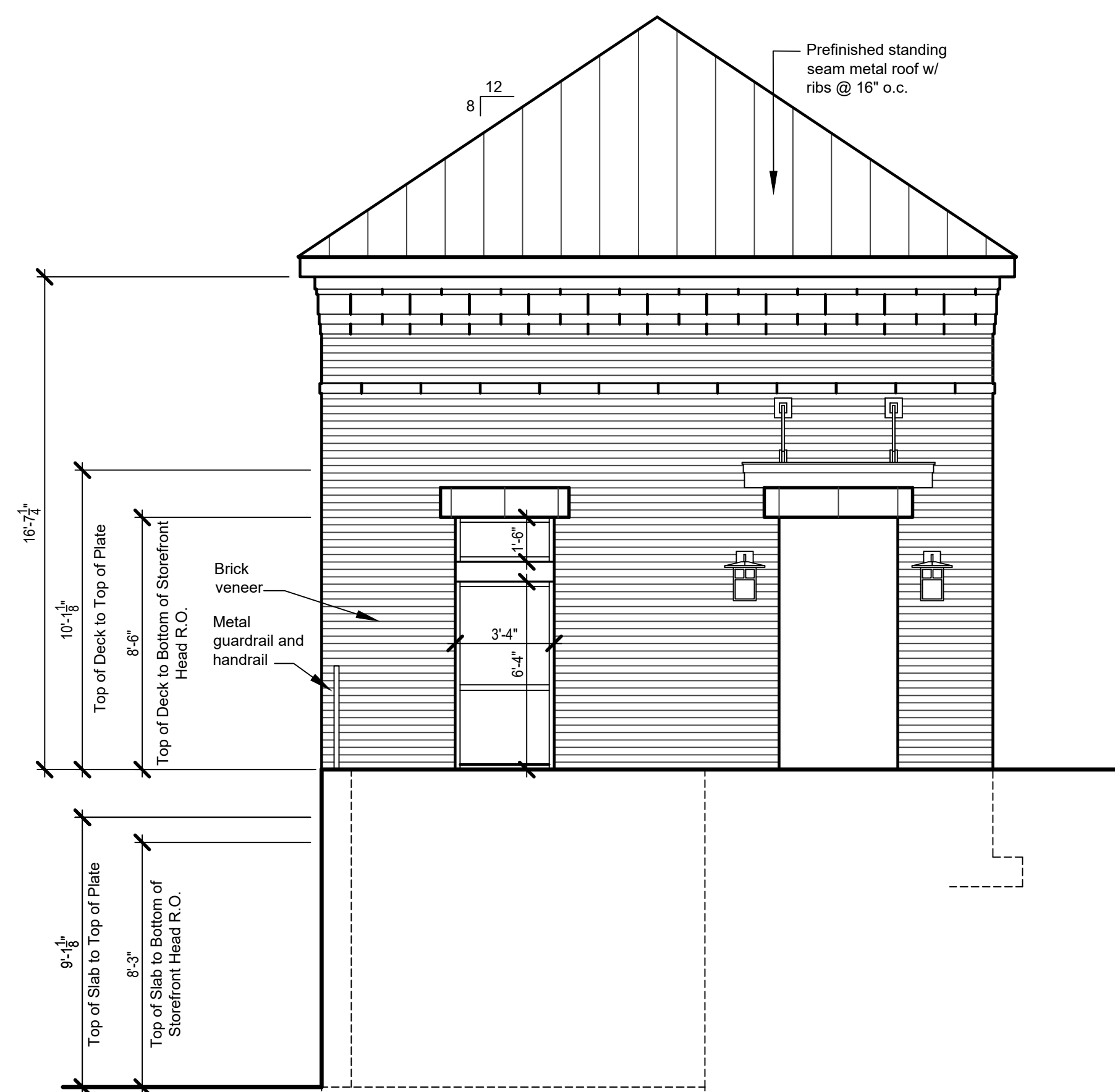
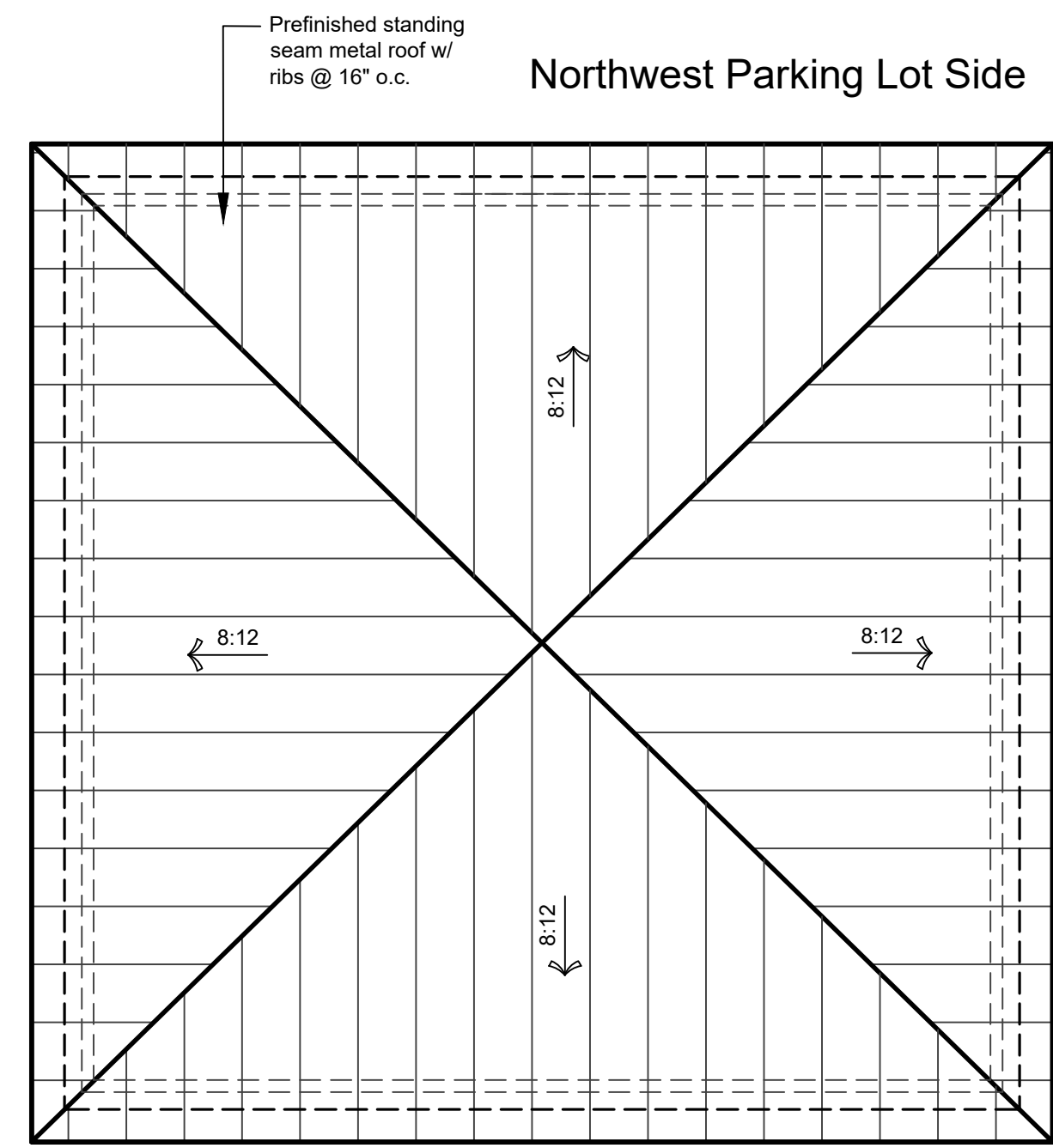
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PROJECT NUMBER: 18005
DATE: 11/28/2018

SHEET TITLE:
Building Elevations(Building 4)

SHEET NUMBER:

A-230



NO.	DESCRIPTION / REVISIONS:	DATE:
1	Use on Review	09/27/18
2	Use on Review Resubmittal	11/26/18

STAMP:	
PROJECT NUMBER:	1800
DATE:	11/26/2011
SHEET TITLE: Amenity Building	

