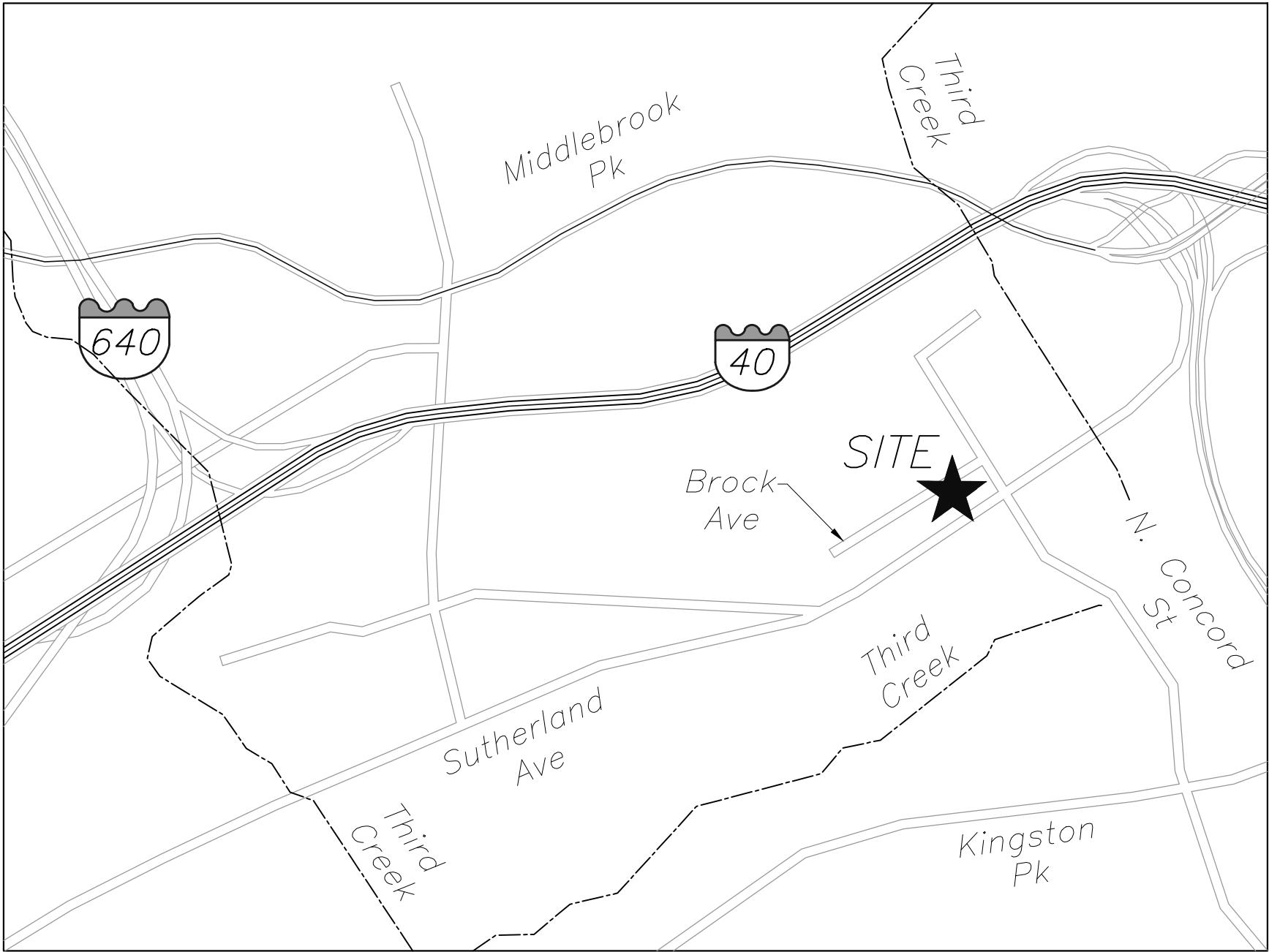


USE ON REVIEW  
U.E.I. PROJECT NO. 1609030

SUTHERLAND LOFTS  
SITE ADDRESS: 2201 SUTHERLAND AVENUE, KNOXVILLE, TENNESSEE 37919  
CLT MAP 94, PARCEL 16



LOCATION MAP

DEVELOPER:  
K, M & H DEVELOPMENT COMPANY, LLC.  
KEN HARRIGAN  
1917 OAKLEIGH WAY  
KNOXVILLE, TN 37919  
(865) 588-5507



SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

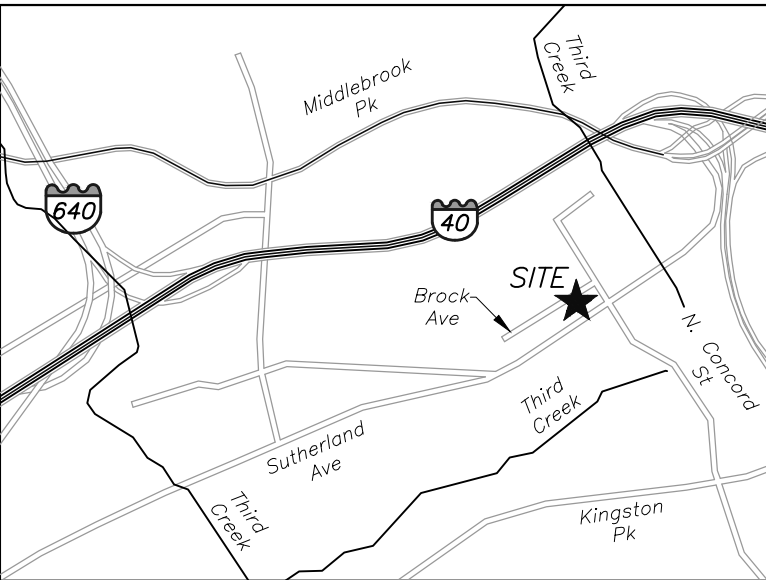
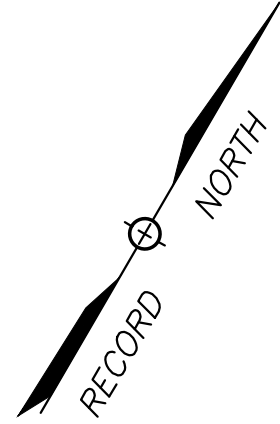
SPECIFICATIONS  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.  
ELECTRICAL - AS DIRECTED BY KUB  
GAS - AS DIRECTED BY KUB  
WATER - AS DIRECTED BY KUB  
CABLE TV - AS DIRECTED BY COMCAST  
TELEPHONE - AS DIRECTED BY AT&T  
KNOX COUNTY - AS PER CITY OF KNOXVILLE AND KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
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SITE PLAN	C-1
SCHEMATIC FLOOR PLANS	A-1
SCHEMATIC EXTERIOR ELEVATIONS	A-2
LANDSCAPE PLAN	L-1

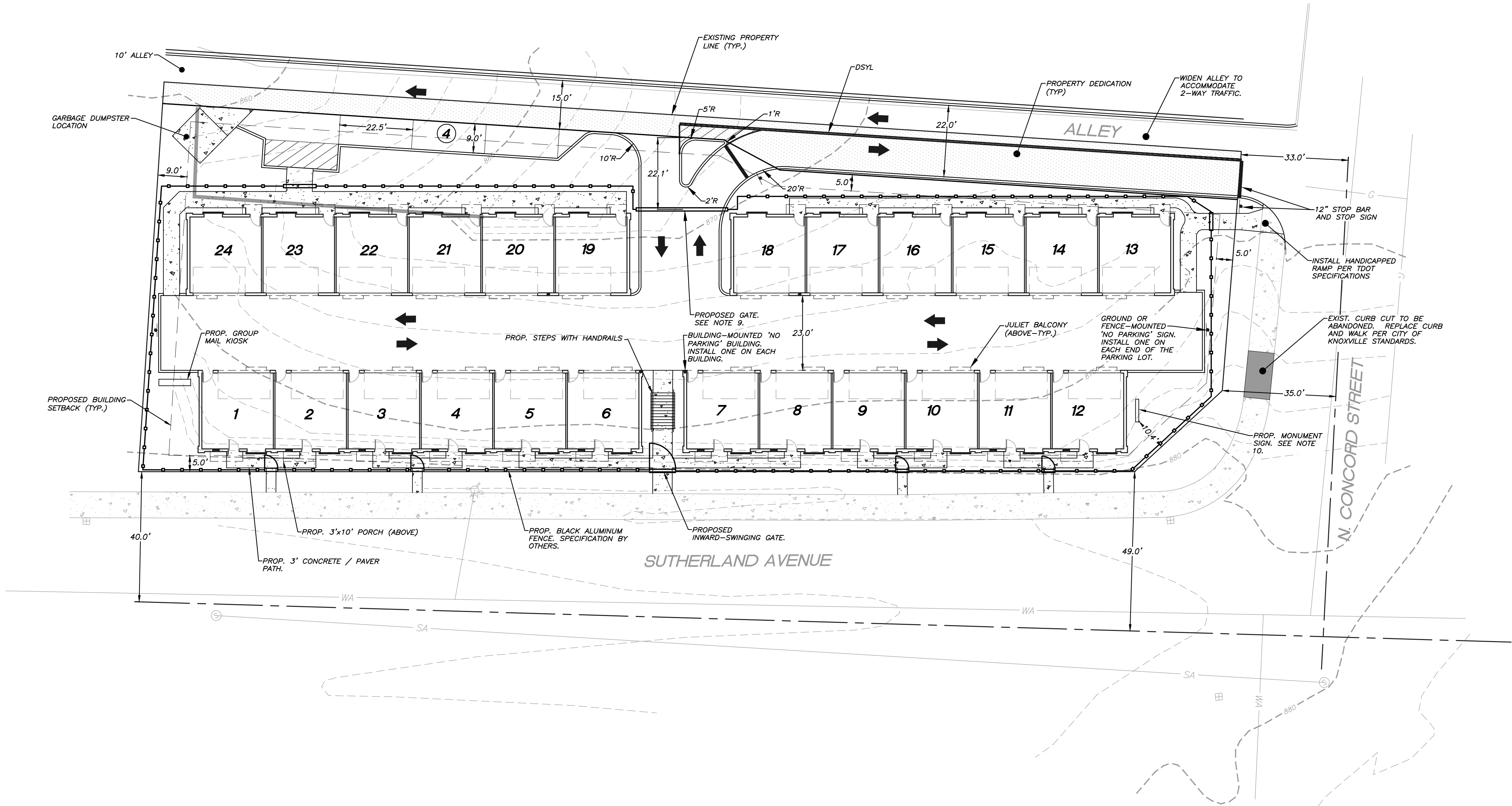
Revised: 10-26-2016  
MPC FILE# 11-A-16-UR

2	10/24/16	U.O.R. REVISIONS
ISSUE NO.	DATE	DESCRIPTION



SITE PLAN NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
4. MAPPING FEATURES AND TOPOGRAPHY WERE APPROXIMATED BY USING KGIS AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY.
5. SUBJECT TO NOTES & EASEMENTS ON FINAL PLAT, TITLED "SURVEY OF CITY PROPERTY AT CONCORD ST. & SUTHERLAND AV.", PLAT MAP L261-C, REGISTER OF DEEDS OFFICE, KNOX COUNTY, TN.
6. THE PROPOSED UNITS ARE 2-STORY WITH 2-CAR GARAGES BELOW.
7. PARKING SUMMARY - TWO OR MORE BEDROOM DWELLING UNITS WITHIN MULTI-DWELLING STRUCTURES OR DEVELOPMENTS:
- REQUIRED SPACES: TWO (2) SPACES PER DWELLING UNIT FOR THE FIRST TWENTY (20) UNITS, PLUS ONE AND ONE-HALF (1-1/2) SPACES FOR EACH DWELLING UNIT EXCEEDING TWENTY (20) UNITS.
- FOR 25 UNITS:  $20 \times 2 + (5 \times 1-1/2) = 40 + 8 = 48$
- PROVIDED SPACES (INCLUDING 2-CAR GARAGE PER UNIT): 52
8. BUILDING SETBACKS AND PROPOSED OPEN SPACE SHOWN HEREON ARE SUBJECT TO APPROVAL BY CITY OF KNOXVILLE BOARD OF ZONING APPEALS.
9. GATE SHALL BE HIGH SPEED AND SHALL BE EQUIPPED WITH A FIRE MARSHALL-APPROVED KNOX LOCK OR EQUIVALENT.
10. FOR OFFICE ZONED DISTRICTS (O-1, O-2 & O-3), REGULATION OF SIGNS FOR PERMITTED RESIDENTIAL USES SHALL BE THE SAME AS FOR RESIDENTIAL ZONE DISTRICTS. MOVEMENT OR COLUMN SIGNS FOR MULTI-DWELLING STRUCTURES OR DEVELOPMENTS ON SITES GREATER THAN TWO (2) ACRES, MOBILE HOME PARKS, AND SUBDIVISIONS WITH MORE THAN TWENTY-FIVE (25) LOTS FOR RESIDENTIAL PURPOSES, PROVIDED THAT SUCH SIGNS ARE LIMITED TO ONE (1) SIGN PER EACH SEPARATE STREET FRONTAGE THAT EXCEEDS ONE HUNDRED FIFTY (150) LINEAL FEET; CANNOT EXCEED A MAXIMUM SIGN AREA OF THIRTY-SIX (36) SQUARE FEET AND A MAXIMUM HEIGHT OF SIX (6) FEET; AND MAY BE EXTERNALLY ILLUMINATED, BUT SHALL NOT BE INTERNALLY ILLUMINATED.
11. EXISTING LOT AREA: 35,969 S.F. (0.86-AC)  
PROPOSED DEDICATION: 3,440 S.F. (0.08-AC)  
LOT AREA AFTER DEDICATION: 32,529 S.F. (0.75-AC)  
TOTAL BUILDING AREA: 14,000 S.F.  
TOTAL BUILDING COVERAGE: 43%
12. REQUIRED USABLE OPEN SPACE:  $400 \times 24 = 9,600$  S.F.  
PROPOSED USABLE OPEN SPACE: 5,290 S.F.



Revised: 10-26-2016

MPC FILE# 11-A-16-UR  
SHEET 2 OF 5

SITE PLAN  
SUTHERLAND LOFTS

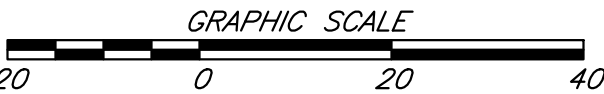
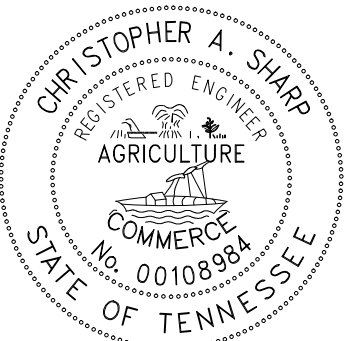
SITE ADDRESS: 2201 SUTHERLAND AVE., KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO., TN.  
WARD NO. 24 CITY BLOCK NO. 24106  
CLT MAP 94 PARCEL 16  
SCALE: 1"=20' SEPTEMBER 23, 2016

DEVELOPER:  
K, M & H DEVELOPMENT COMPANY, LLC.  
1917 OAKLEIGH WAY  
KNOXVILLE, TENNESSEE 37919  
(865) 588-5507

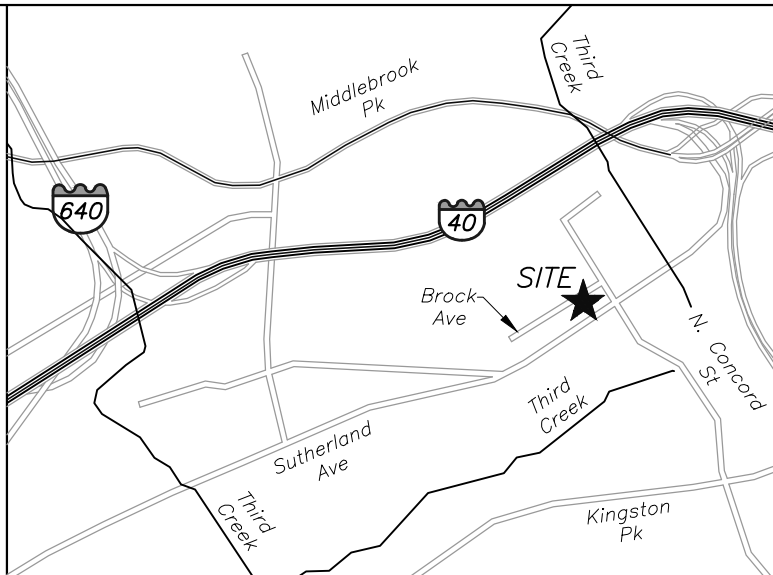
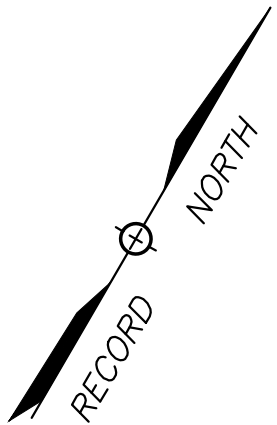
OWNER:  
SAW III LLC  
6901 SHERWOOD DRIVE  
KNOXVILLE, TENNESSEE 37919

URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1924



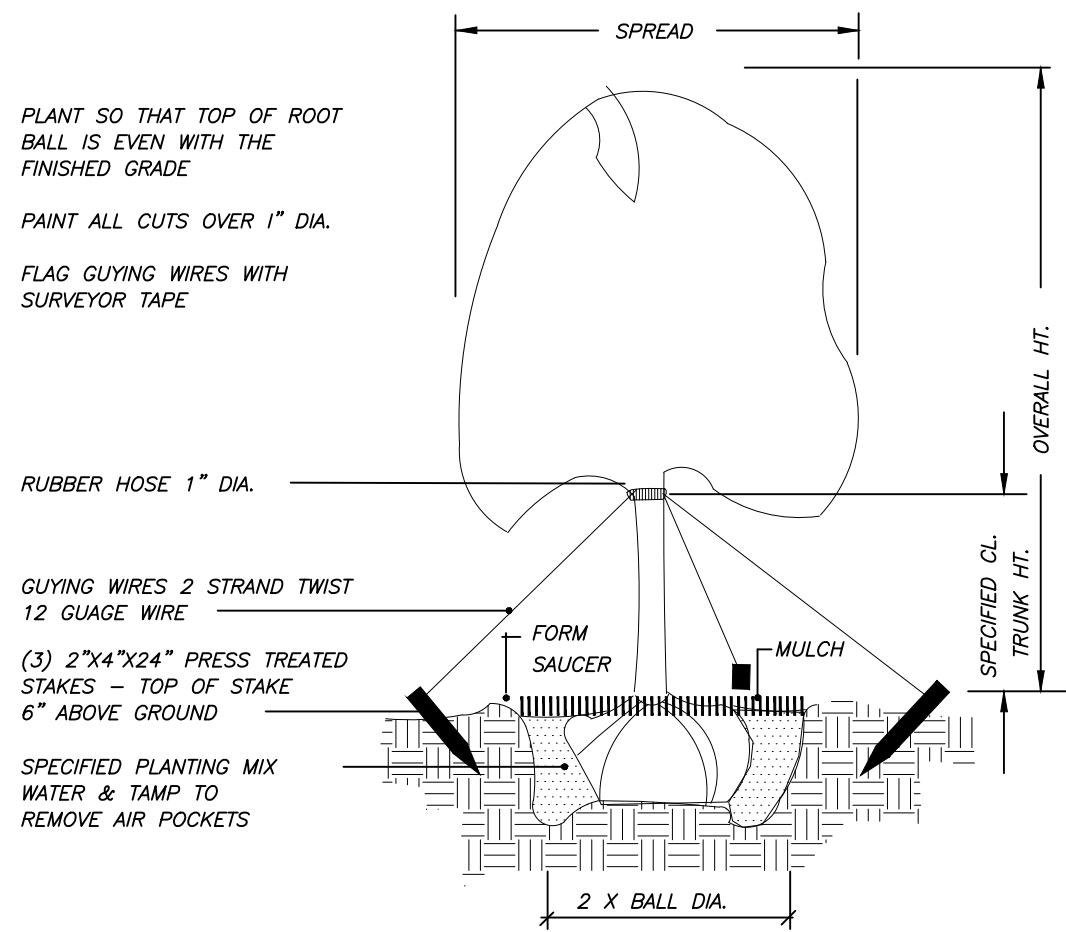
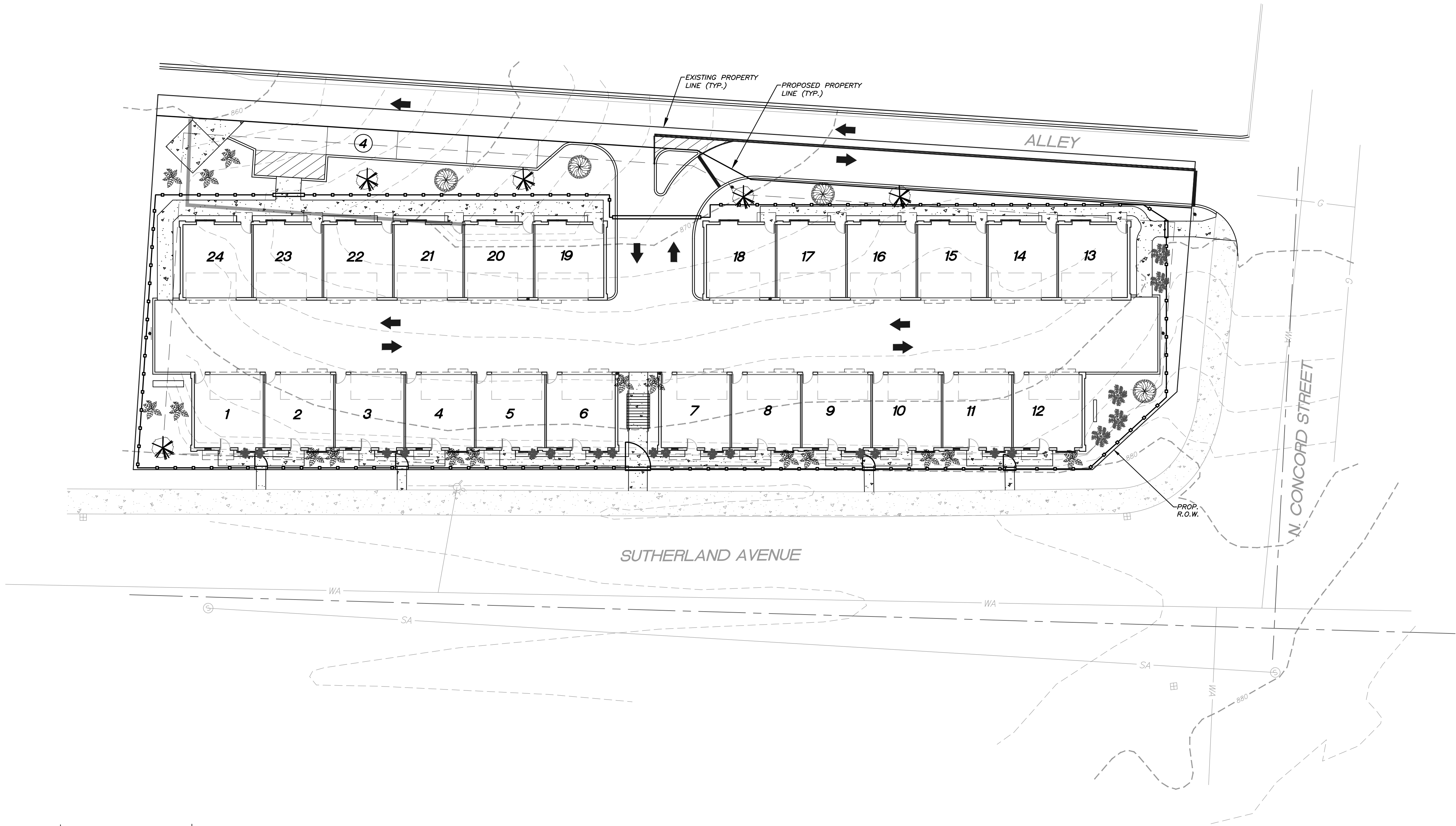
1	10/24/16	PER U.O.R. COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

DWN: BDS CHK: CAS DWG. NO. 1609030



LANDSCAPE PLAN NOTES:

- 1) ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 1-800-351-1111 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
- 2) PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY W/ THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE ASSOCIATION OF NURSERYMEN.
- 3) PROVIDE 3" DEEP LAYER OF NEWLY SHREDDED HARDWOOD BARK MULCH AT ALL PLANTER BEDS.
- 4) REMOVE ALL STRINGS AND TIES FROM TREES AND SHRUBS.
- 5) REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT BALLS; DO NOT PIERCE TREE BALLS WITH SUPPORT STAKES.
- 6) FERTILIZE ALL PLANTS WITH 16-16-16 FERTILIZER AT THE RATE OF: 3 LBS. PER TREE AND 3 LBS. PER 100 S.F. OF SHRUB BED.
- 7) ALL COMMON AREAS AND LOTS SHALL RECEIVE SEEDED TURF AND STRAW COVER EXCEPT UNDER BUILDINGS, ROADS, SIDEWALKS, PLANTING BEDS AND AREAS DESIGNATED TO BE SODDED.
- 8) ACTUAL AS-BUILT SITE CONDITIONS MAY VARY FROM THIS PLAN. PLANT AND MATERIAL QUANTITIES AS SHOWN ON THE PLAN ARE FOR UNIFORM COMPARISON AND ESTIMATE PURPOSE ONLY. NOTIFY ENGINEER OR ARCHITECT OF ALL SITE CONDITIONS WHICH WILL AFFECT PLANT QUANTITIES REQUIRED AND/OR THEIR LOCATIONS.
- 9) SPECIFIED PLANTING MIX: THREE PARTS TOPSOIL, FERTILIZER AND ONE PART PEAT MOSS.
- 10) SHRUBS SELECTED FROM THE PLANTING SCHEDULE, LISTED HEREON, ARE TO BE PLACED AROUND BUILDINGS, WITHIN ISLANDS AND ALONG WALKWAYS BY THE LANDSCAPE SUBCONTRACTOR. SAID SUBCONTRACTOR IS REQUIRED TO SUBMIT PLANS AND PROPOSALS FOR THE DEVELOPERS REVIEW AND APPROVAL. SAID PLANS MUST BE PREPARED IN ACCORDANCE WITH CITY OF KNOXVILLE SPECIFICATIONS.
- 11) EXISTING VEGETATION ALONG PERIMETER BOUNDARIES IS TO REMAIN IN PLACE AND UNDISTURBED, EXCEPTING WHERE UTILITY CONSTRUCTION MUST TAKE PLACE.
- 12) REQUIRED TREES: 0.75 x 8 = 6 TREES  
PROPOSED TREES: 9 TREES



PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

PAINT ALL CUTS OVER 1" DIA.

FLAG GUYING WIRES WITH SURVEYOR TAPE

RUBBER HOSE 1" DIA.

GUYING WIRES 2 STRAND TWIST 12 GAUGE WIRE

(3) 2"x4"x24" PRESS TREATED STAKES - TOP OF STAKE 6" ABOVE GROUND

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

TREE/PLANT LEGEND:

- NANDINAS
- RED MAPLE TREE
- PIN OAK
- DWARF LAUREL

TREE PLANTING  
SCALE: NOT TO SCALE



1	10/24/16	PER U.O.R. COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

Revised: 10-26-2016

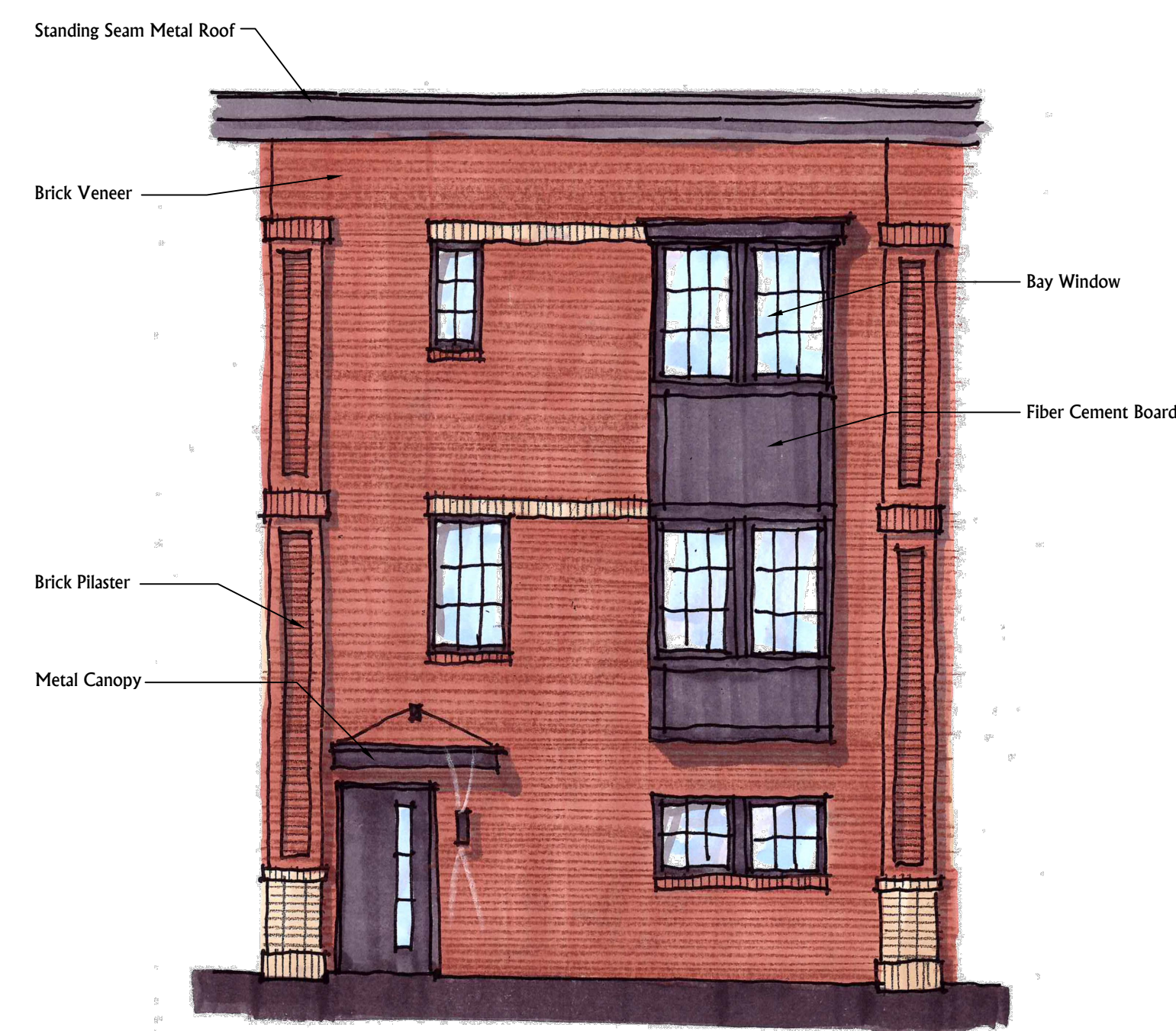
MPC FILE# 11-A-16-UR  
SHEET 5 OF 5

LANDSCAPE PLAN <b>SUTHERLAND LOFTS</b> SITE ADDRESS: 2201 SUTHERLAND AVE., KNOXVILLE, TN 37919		
CITY OF KNOXVILLE WARD NO. 24 CLT MAP 94 SCALE: 1"=20'	KNOX CO., TN. CITY BLOCK NO. 24106 PARCEL 16 SEPTEMBER 23, 2016	
DEVELOPER: K, M & H DEVELOPMENT COMPANY, LLC. 1917 OAKLEIGH WAY KNOXVILLE, TENNESSEE 37919 (865) 588-5507		
OWNER: SAW III LLC 6901 SHERWOOD DRIVE KNOXVILLE, TENNESSEE 37919		
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924		
DWN: BDS	CHK: CAS	DWG. NO. 1609030





Sutherland Ave - Unit Front Elevation



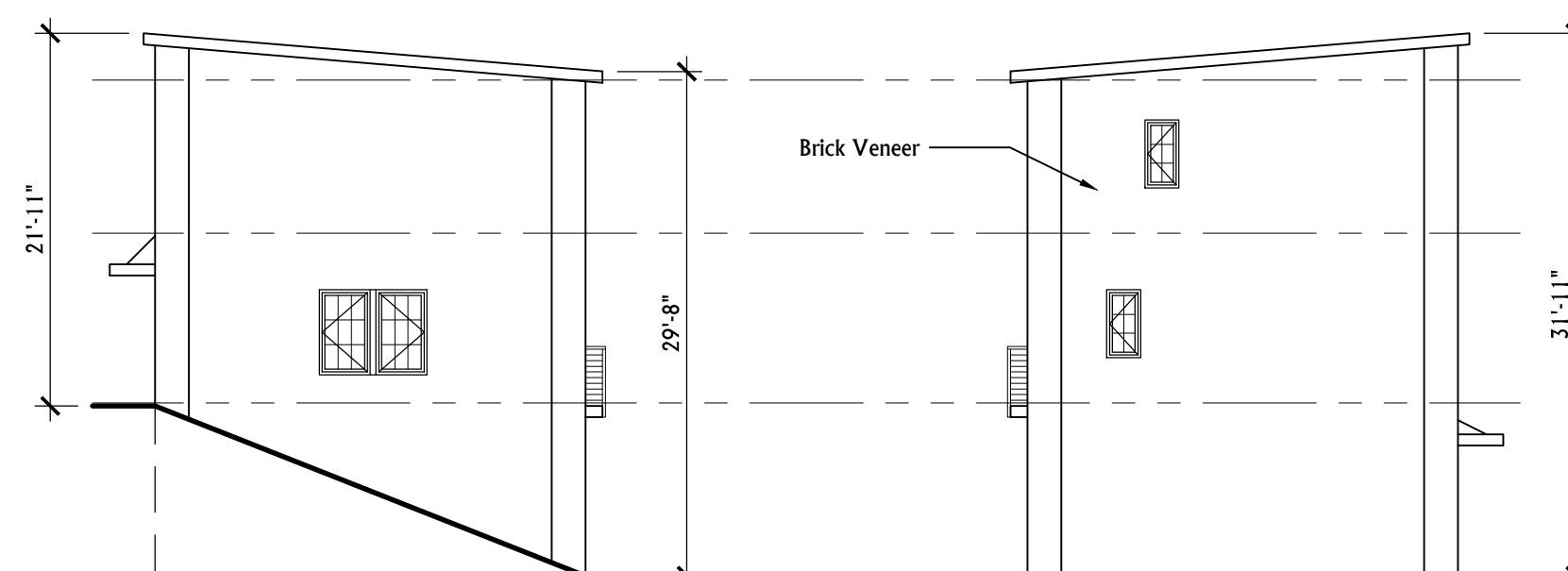
Alley - Unit Front Elevation



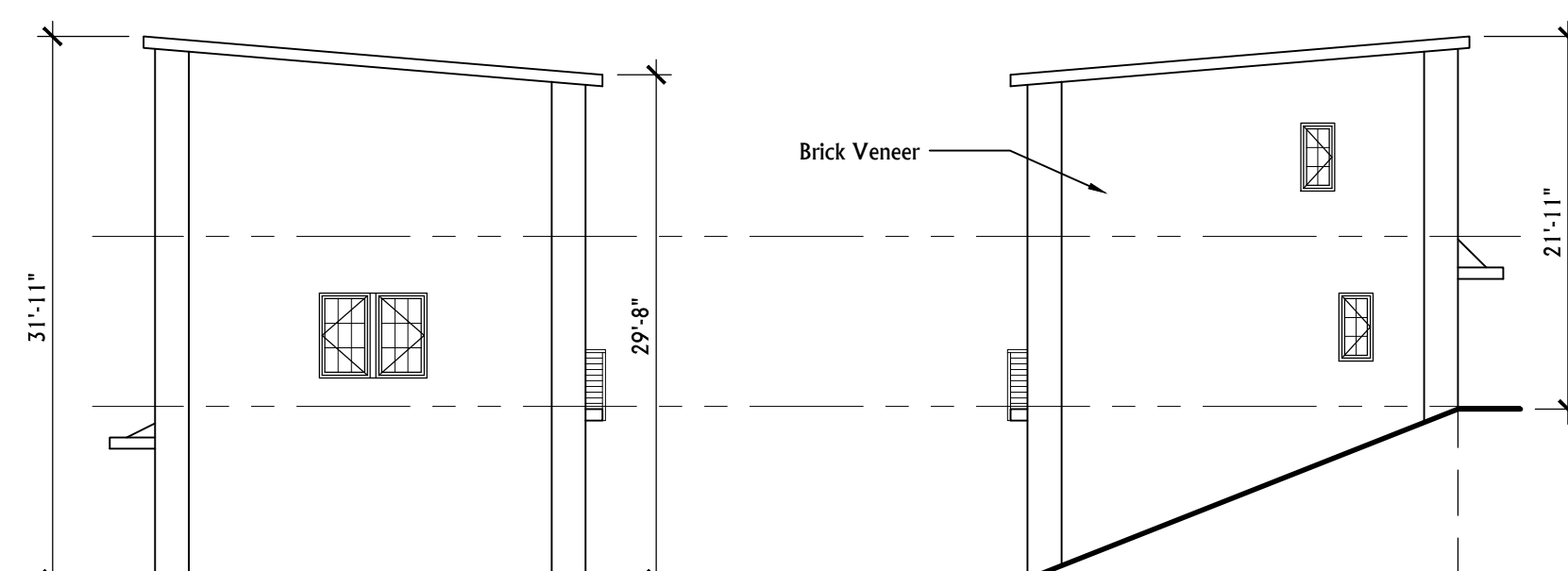
Sutherland Avenue - Front Elevation



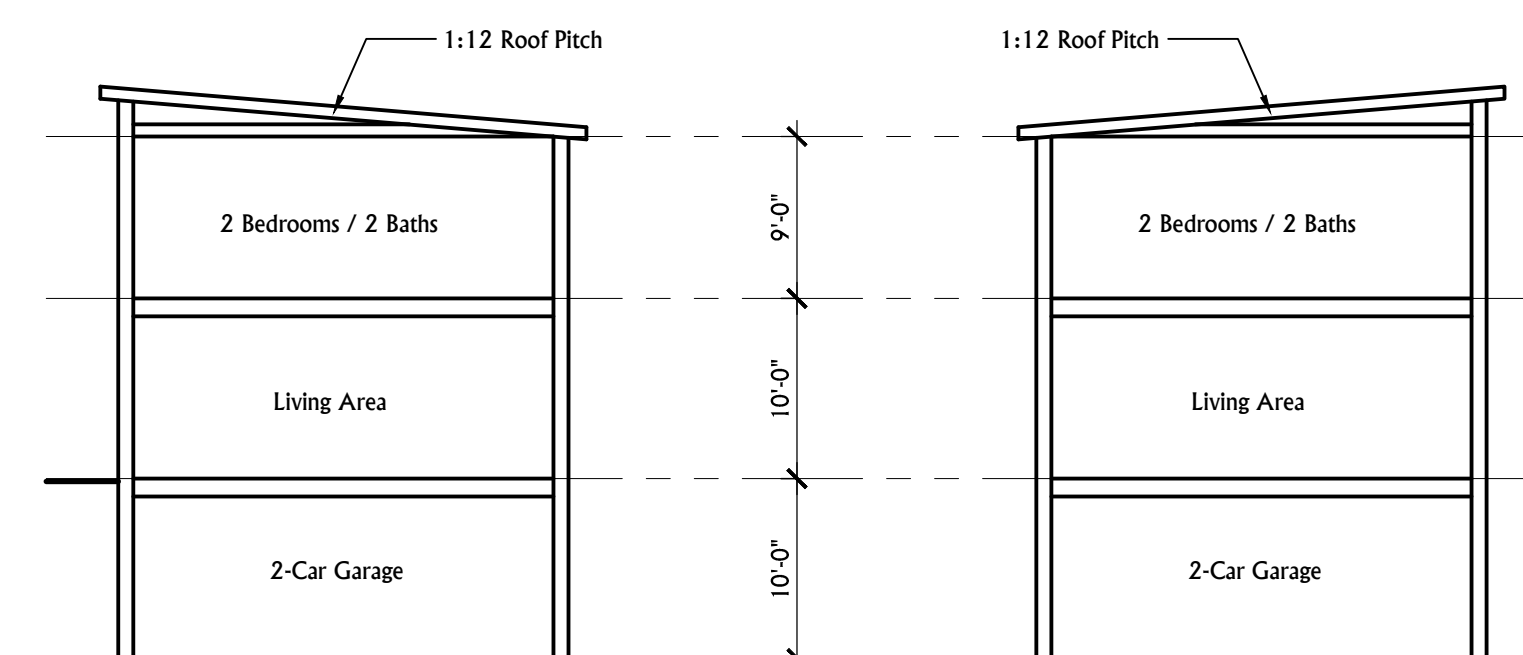
Sutherland Avenue - Drive Aisle Elevation



Concord Street - Elevation



Adjacent Lot - Elevation



Typical Section

11-A-16-UR  
Revised: 10-26-2016



Alley - Front Elevation



Alley - Drive Aisle Elevation

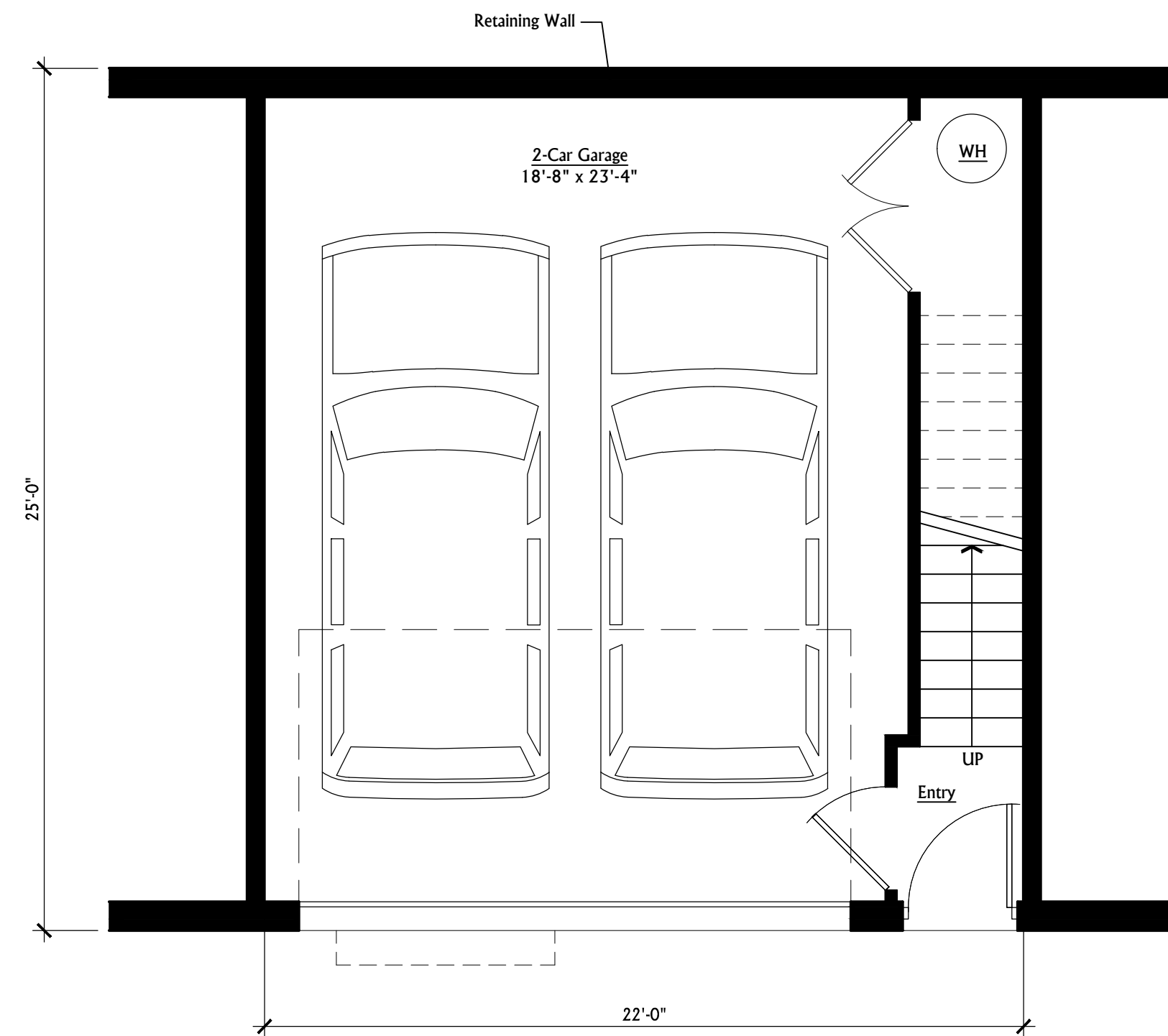
# Townhome Development - Schematic Exterior Elevations

2201 Sutherland Avenue  
Knoxville, Tennessee

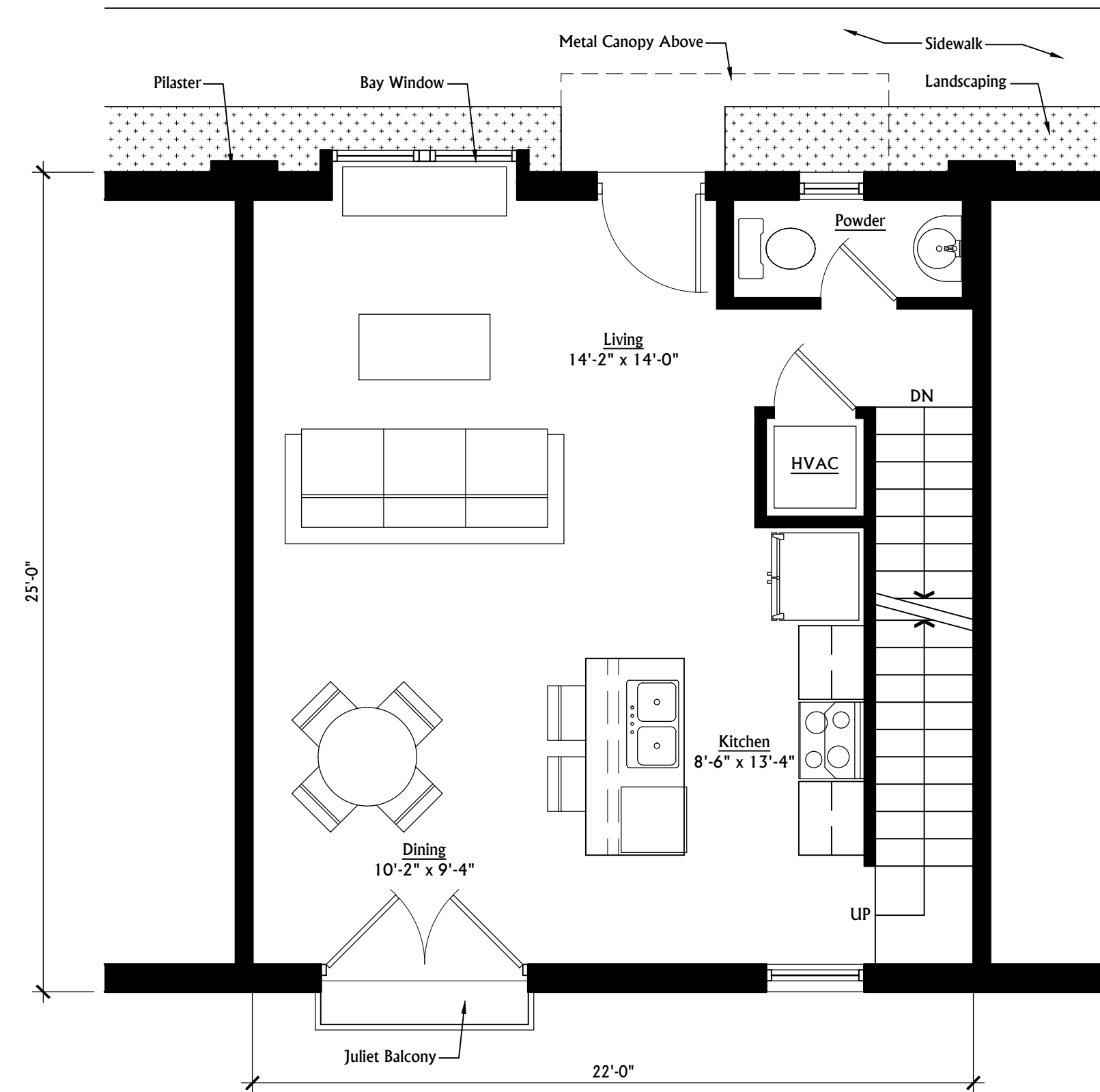
2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • v. 865.769.8075 • f. 865.769.8076 • www.R2Rstudio.com

**R2R**  
studio, llc

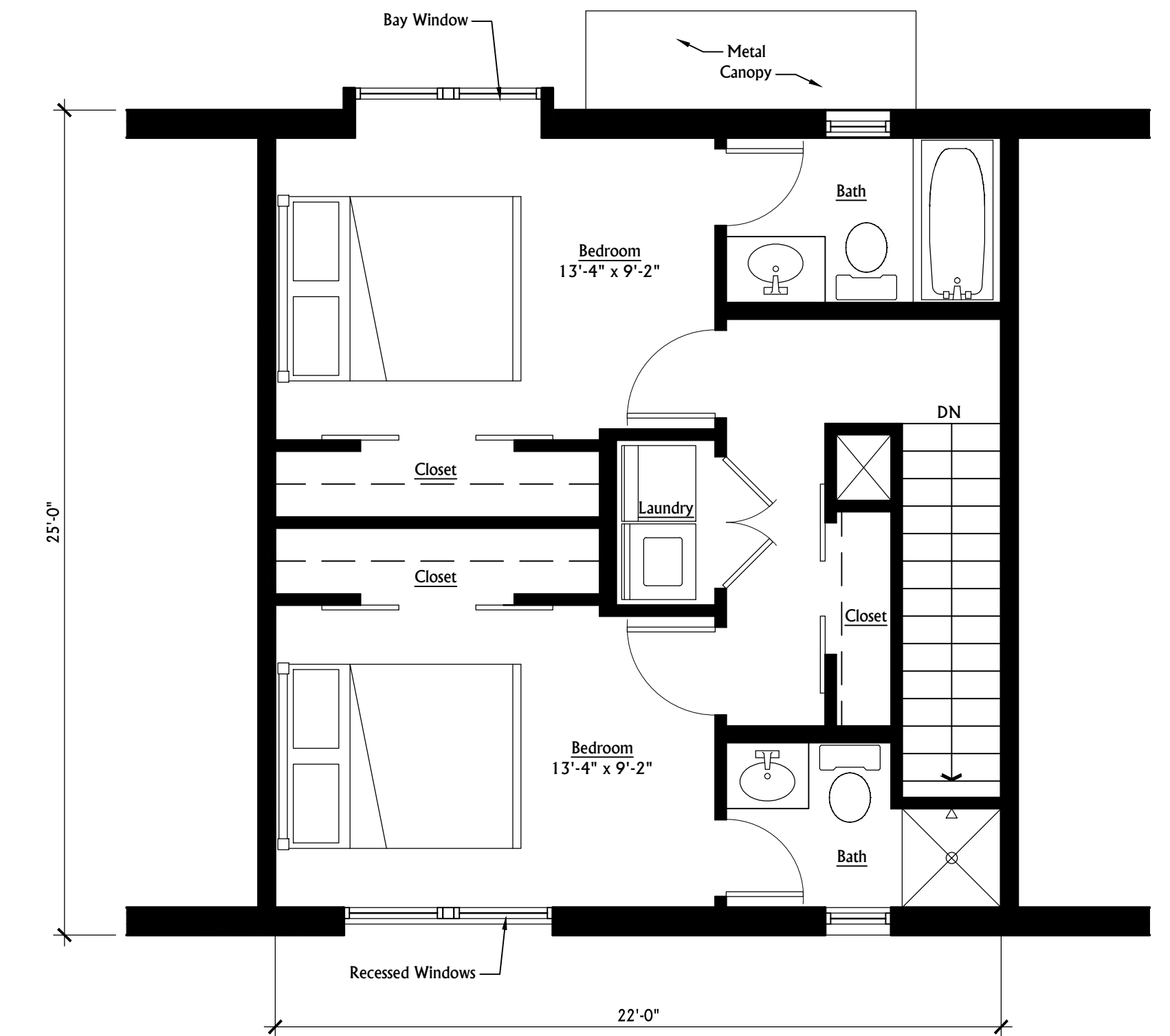




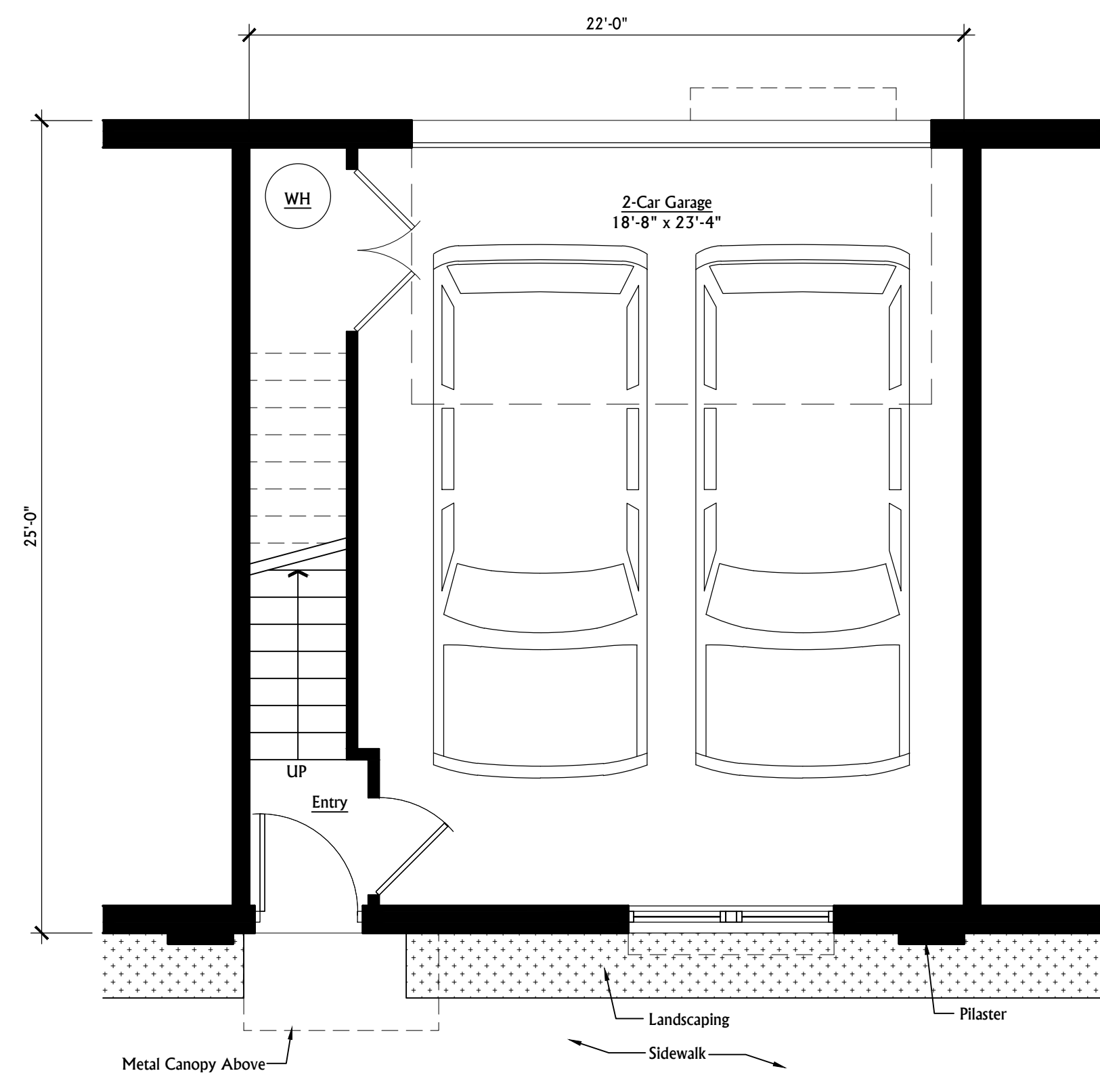
Sutherland Avenue - Lower Level Plan



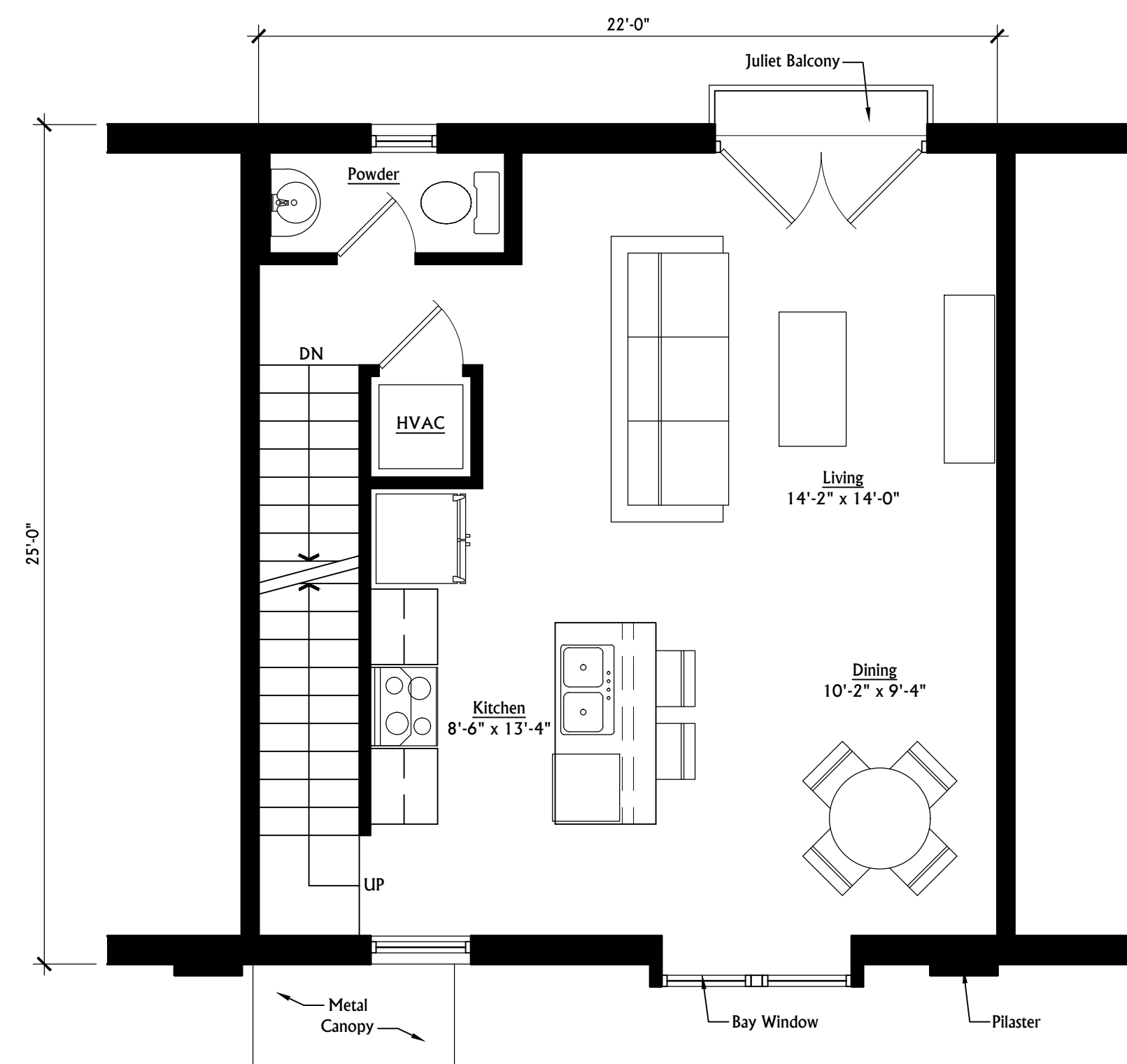
Sutherland Avenue - Main Level Plan



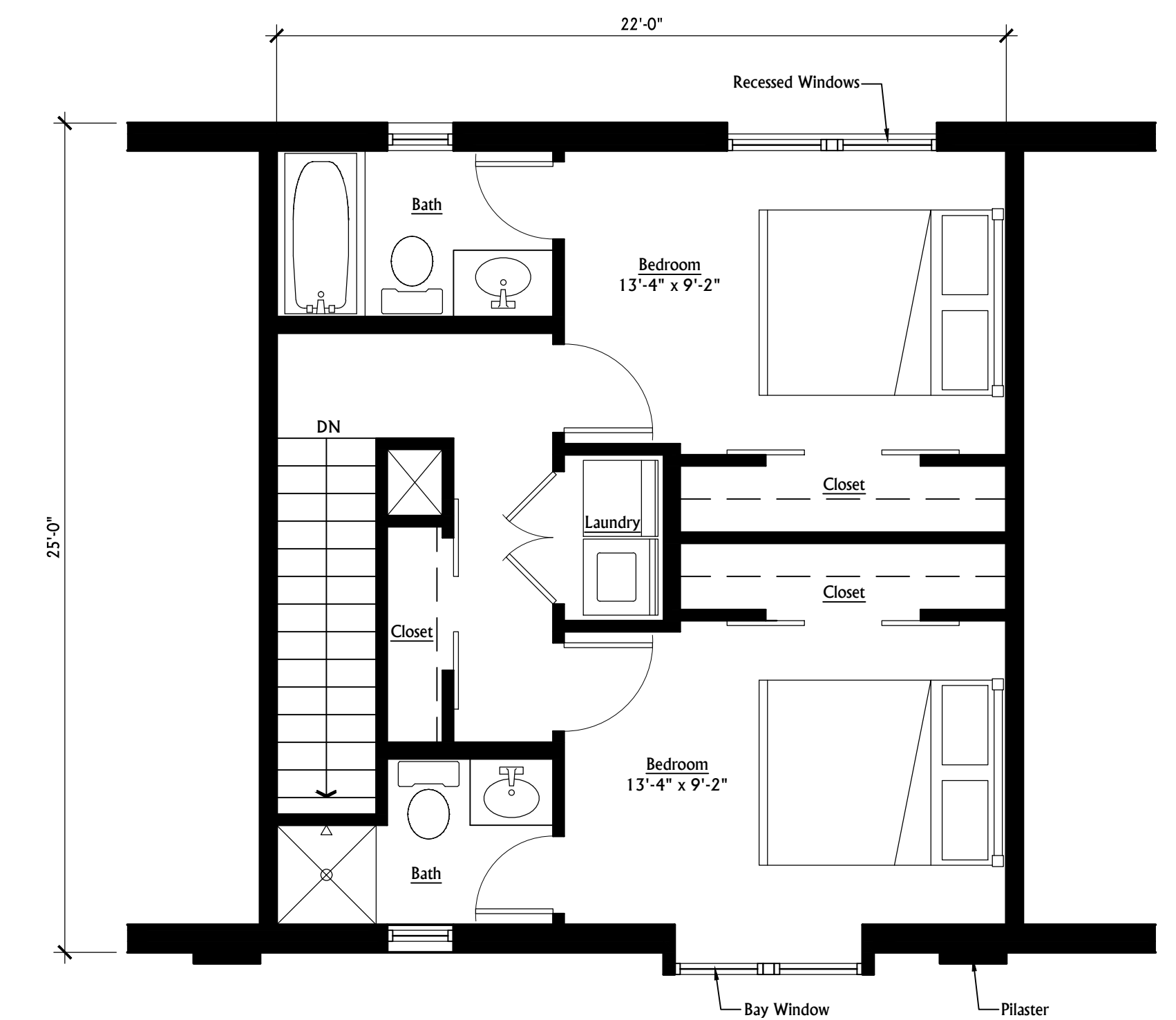
Sutherland Avenue - Upper Level Plan



Alley - Lower Level Plan



Alley - Main Level Plan



Alley - Upper Level Plan

11-A-16-UR Revised: 10-26-2016

# Townhome Development - Schematic Floor Plans

2201 Sutherland Avenue  
Knoxville, Tennessee

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studio, llc