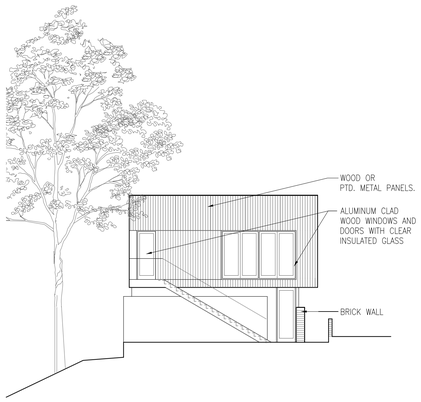


M1	ELEVATION
1740_XELEV	3/32"=1'-0"

ARTICLE 5, SECTION 3.F.15

(D) TRANSPARENCY – STREET FACING:
GROUND LEVEL 1158 SF TOTAL
347 SF REQUIRED TO BE OPEN.
400 SF OF OPENINGS PROVIDED

UPPER LEVEL 1175 SF TOTAL
294 SF REQUIRED TO BE OPEN.
340 SF OF OPENINGS PROVIDED

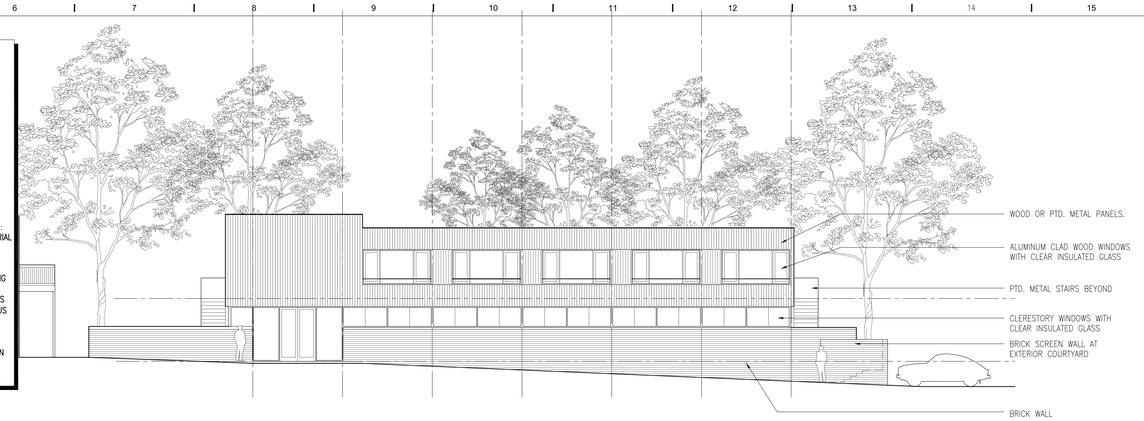
(G) PEDESTRIAN CONNECTION:
SEE PLAN

(H) BUILDING MATERIALS:
SEE LABELED ELEVATIONS.

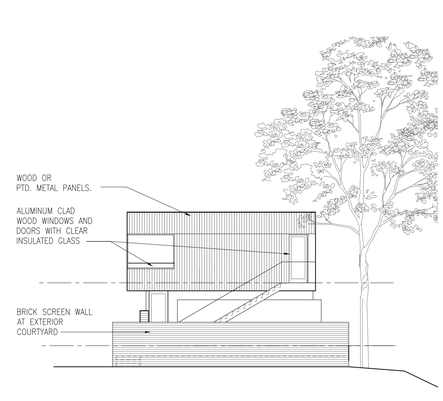
(I) BUILDING MASSING AND ARTICULATION:
SEE LABELED ELEVATIONS FOR MATERIAL TRANSITIONS.

(E) STREETSCAPE:
SEE PLAN. A LANDSCAPE ZONE ALONG THE FRONT PROPERTY LINE/ STREET EDGE HAS BEEN PLANNED FOR. THIS CONSISTS OF (MIXTURE OF DECIDUOUS AND EVERGREEN SPECIES)

(I) TRANSITION ZONE
SEE PLAN. THE EXISTING VEGETATION AND LANDSCAPING ADJACENT TO THE RESIDENTIAL ZONE WILL REMAIN.



M5	ELEVATION
1740_XELEV	3/32"=1'-0"



M16	ELEVATION
1740_XELEV	3/32"=1'-0"

- NEW PARKING LOT AREA IS LESS THAN 10,000SF AT ±3,200SF ALLOWING EXEMPTION FROM THE INTERIOR LANDSCAPING REQUIREMENTS OF SUBSECTION J.3 AND PERIMETER SCREENING REQUIREMENTS IN SUBSECTION J.2.C.3 OF (ARTICLE V, SECTION 7: OFF-STREE PARKING, ACCESS, DRIVEWAY & LANDSCAPING REQUIREMENTS BY MPC)

- PRESERVE TREES ALONG MARTIN MILL PIKE AND PROPERTY EDGES WHERE POSSIBLE. OWNER TO CONSULT WITH C.O.K. URBAN FORESTER.
- PROVIDE NEW TREES WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1¼) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.

J1	LANDSCAPE REQUIREMENTS
1740_A01	N.T.S.

PARKING REQUIREMENTS FOR MULTI DWELLING STRUCTURES		
DEVELOPMENT RENTING BY BEDROOMS		0.67 PER BEDROOM (MIN) 1.2 PER BEDROOM (MAX)
PROJECT TOTALS		
2 DWELLING UNITS W/ (5) ROOMS PER DWELLING (GROUND & UPPER LEVEL)	10 X 0.67	6.7 PARKING SPACES
1 DWELLING UNIT W/ (1) BEDROOM (LOWER LEVEL)	1 X 0.67	0.67
TOTAL REQUIRED PARKING SPACES		8 PARKING SPACES

CURRENT ORDINANCE

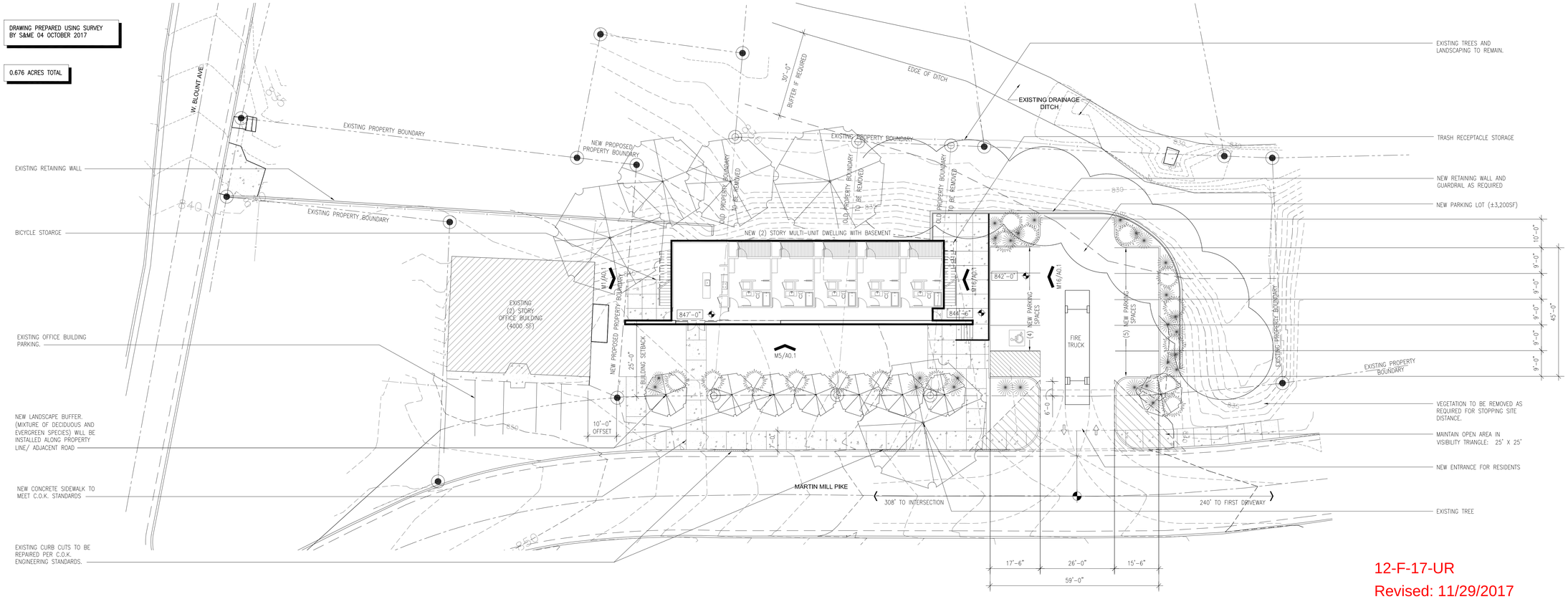
TOTAL AREA OF NEW PARKING LOT IS ±3,200SF.

9 TOTAL PARKING SPACES PROVIDED
(1) ACCESSIBLE SPACE

J5	PARKING REQUIREMENTS
1740_A01	N.T.S.

DRAWING PREPARED USING SURVEY BY S&ME 04 OCTOBER 2017

0.676 ACRES TOTAL



12-F-17-UR
Revised: 11/29/2017

A1	SITE PLAN
1740_xpsi	1/16"=1'-0"

MULTI-UNIT DWELLING PROJECT

3839 MARTIN MILL PIKE
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #: **1740**

NOT FOR CONSTRUCTION REVIEW SET DOCUMENTS

THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

OWNER:

CCAHT (OPTION HOLDER)
2095 LAKESIDE CENTRE WAY, SUITE 101
KNOXVILLE, TENNESSEE 37922
T 865.236.1046
CONTACT: KATE TRUDELL

ARCHITECT:

SANDERS PACE ARCHITECTURE
514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T 865.329.0316
F 865.546.2348
CONTACT: JOHN SANDERS, AIA

USE ON REVIEW	30 OCTOBER 2017
ZONING APPEALS	20 NOVEMBER 2017

SITE PLAN (FOR USE ON REVIEW)

A0.1

1723_A01.DWG

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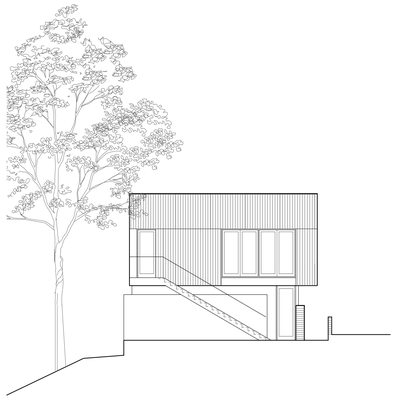
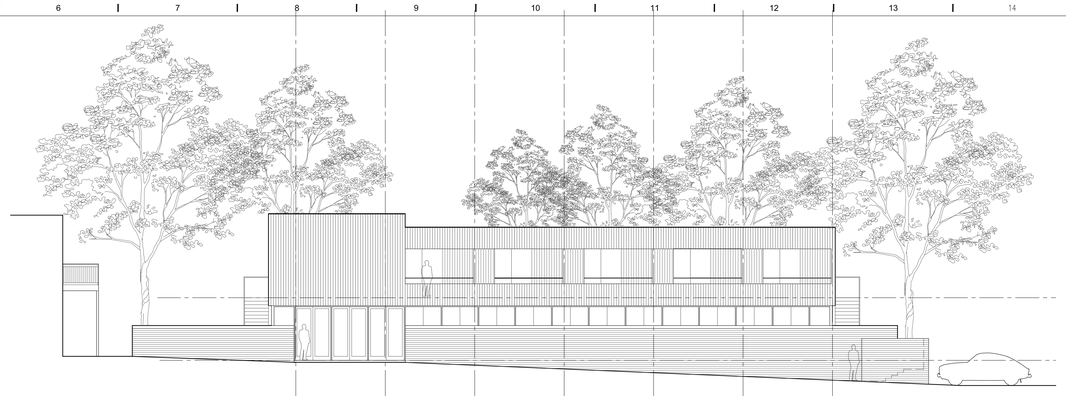


M1	ELEVATION
1740_XELEV	3/32"=1'-0"



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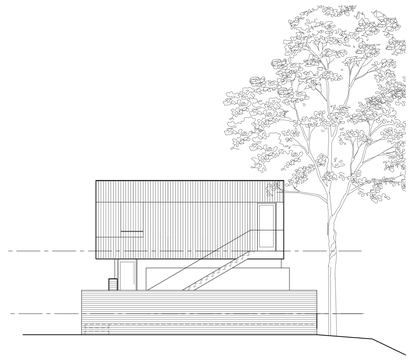

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J1	LANDSCAPE REQUIREMENTS
1740_A01	N.T.S.

PARKING REQUIREMENTS FOR MULTI DWELLING STRUCTURES			
4 OR MORE BEDROOM DWELLING UNITS		0.67 PER BEDROOM (MIN) 1.2 PER BEDROOM (MAX)	ORDINANCE
PROJECT TOTALS			CURRENT
2 DWELLING UNITS W/ (5) ROOMS PER DWELLING	10 X 0.67	7 PARKING SPACES	
TOTAL REQUIRED PARKING SPACES		7 PARKING SPACES REQUIRED	

TOTAL AREA OF NEW PARKING LOT IS ±3,740SF.

7 TOTAL PARKING SPACES PROVIDED (1) ACCESSIBLE SPACE

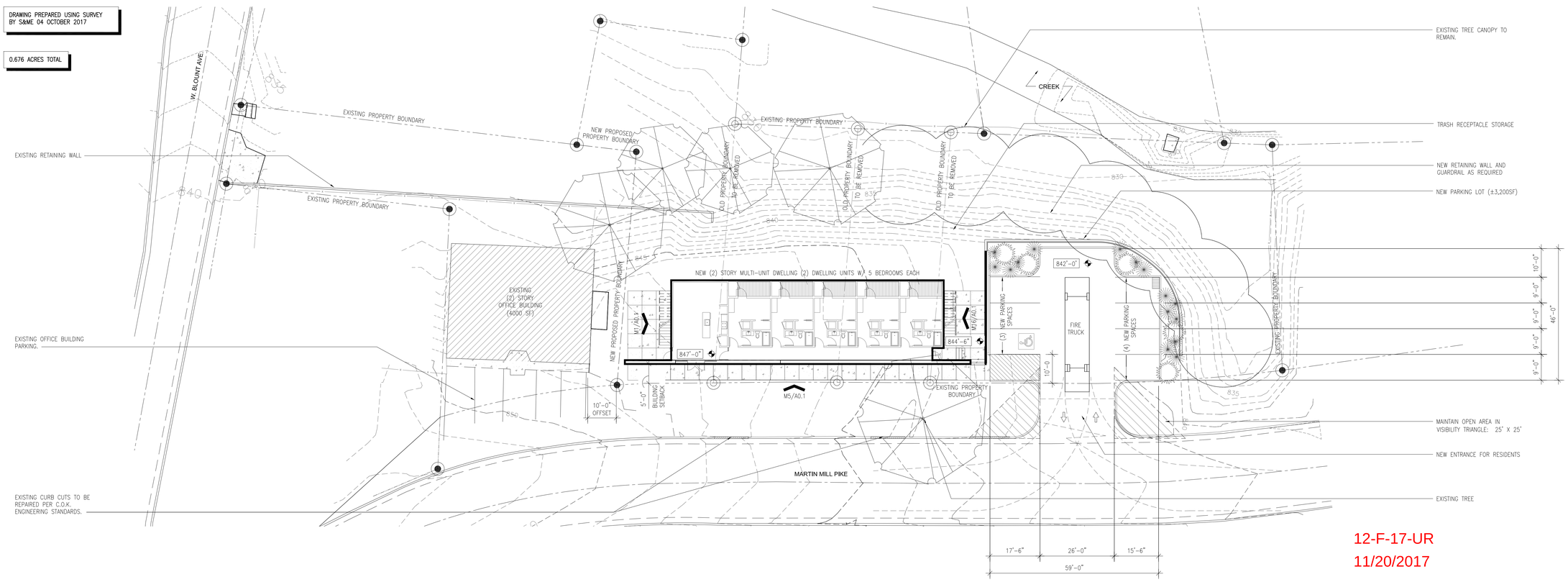
J5	PARKING REQUIREMENTS
1740_A01	N.T.S.

EXHIBIT A

The applicant is seeking a front yard setback variance from the Board of Zoning Appeals to allow the proposed building and parking to be closer to the front lot line. This site plan is only to show what is intended to be constructed if the variances are approved by BZA and is not to be approved as part of this application.

DRAWING PREPARED USING SURVEY BY S&ME 04 OCTOBER 2017

0.676 ACRES TOTAL



12-F-17-UR
11/20/2017

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