

LOCATION PLAN - NTS

NOTES

LOT SIZE: 2.68 ACRES (2.74 ACRES PENDING PLAT VARIANCE)

PROPOSED USE:

SINGLE FAMILY HOMES WITH CLUBHOUSE & WALKING TRAILS ON A SINGLE LOT WITH SHARED OWNERSHIP OF OPEN SPACE.

EXISTING USE: AGRICULTURE/FORESTRY/VACANT LAND

SETBACK: 25' PERIMETER

NUMBER OF PARKING SPACES: 12 + 1 ACCESSIBLE
TOTAL AREA OF PARKING: 2530 SF

FIRE PROTECTION: ADDITIONAL HYDRANT PROPOSED

MAX DISTANCE FROM HYDRANT TO TRUCK: 250' MAX DISTANCE FROM TRUCK TO BUILDING: 150'

TOTAL IMPERVIOUS AREA: 16,941 SF (0.39 ACRES)

ACCESS ROAD (GRID-REINFORCED GRAVEL): 7226 SF PARKING (GRID-REINFORCED GRAVEL): 2530 SF HOUSE FOOTPRINTS: 11 @ 320 SF =3520 SF PORCHES: 11 @ 256 = 2861 SF

GARDEN HOUSE: 1024 SF

DISTURBED AREA:

SHED: 108 SF

ALL CONSTRUCTION WILL BE CONFINED TO SLOPES < 12% TEMPORARY FENCING & TREE BARRIERS WILL BE EMPLOYED TO

MINIMIZE SOIL DISTURBANCE

EXTENT OF TEMPORARY CONSTRUCTION FENCE TO REDUCE SITE DISTURBANCE: 41,422 SF (0.95 ACRES)

TOTAL CONDITIONED SPACE:

HOUSES: 11 @ 532 SF = 5852 SF (MAX)

GARDEN HOUSE (ACCESSORY BUILDING): 336 SF

LANDSCAPING:

NATIVE EVERGREEN SCREEN MIX INCLUDES: GREY OWL JUNIPER, AMERICAN HOLLY CULTIVARS, SOUTHERN WAXMYRTLE, RHODODENDRON

VARIANCES:

REDUCE THE REQUIRED NUMBER OF PARKING SPACES FROM 17 TO 12 (APPROVED 3.16.17)

DECREASE MINIMUM DISTANCE OF DRIVEWAY TO ROW FROM 25' TO 0' (APPROVED 3.16.17)

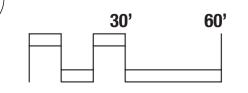
DECREASE MINIMUM DRIVEWAY WIDTH FROM 20' TO 15'

(APPROVED 3.16.17)

PLAT VARIANCE TO REDUCE WARRICK ROW FROM 50' TO 27' AND

ELIMINATE CORNER RADIUS (PENDING)

Site Plan - Use on Review







3-C-17-UR Revised: 3/21/2017



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DUNCAN NEIGHBORHOOD

USE ON REVIEW

Site Plan

BLACK WILLOW DESIGN JOAN MONACO JOANMONACO@GMAIL.COM 865.384-0291

517 Woodlawn Pike KNOXVILLE, TN 37920

DUNCAN NEIGHBORHOOD

USE ON REVIEW

SITE DIAGRAMS

===== existing pedestrian proposed pedestrian parking vehicular

Site Circulation Amenities

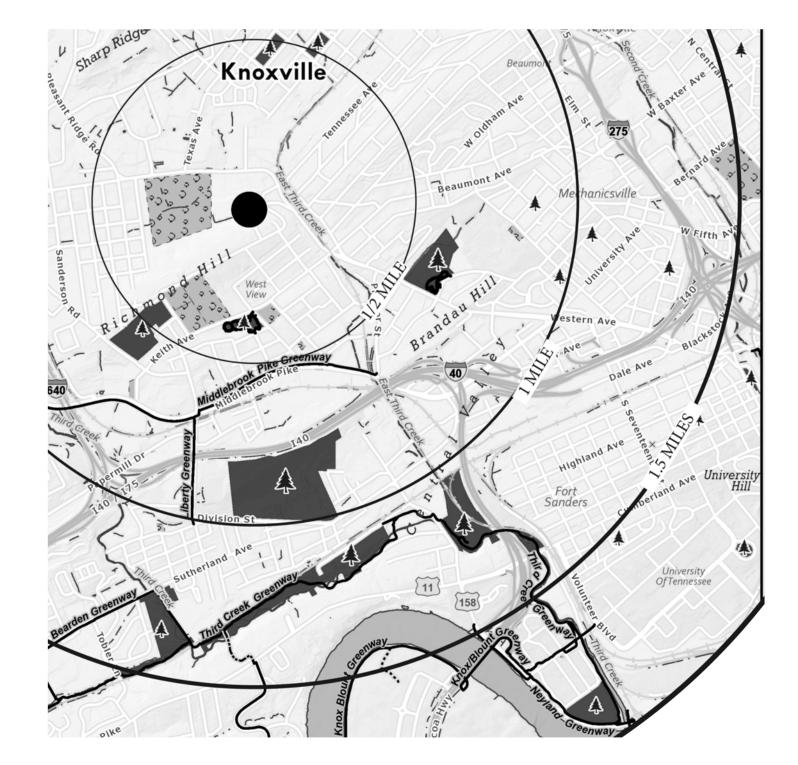


Community Building

Common wooded space

Woods with walking trail

Hillside Protection



Parks and Greenways

Mail and Trash

Site Diagrams

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Permeable Surfaces

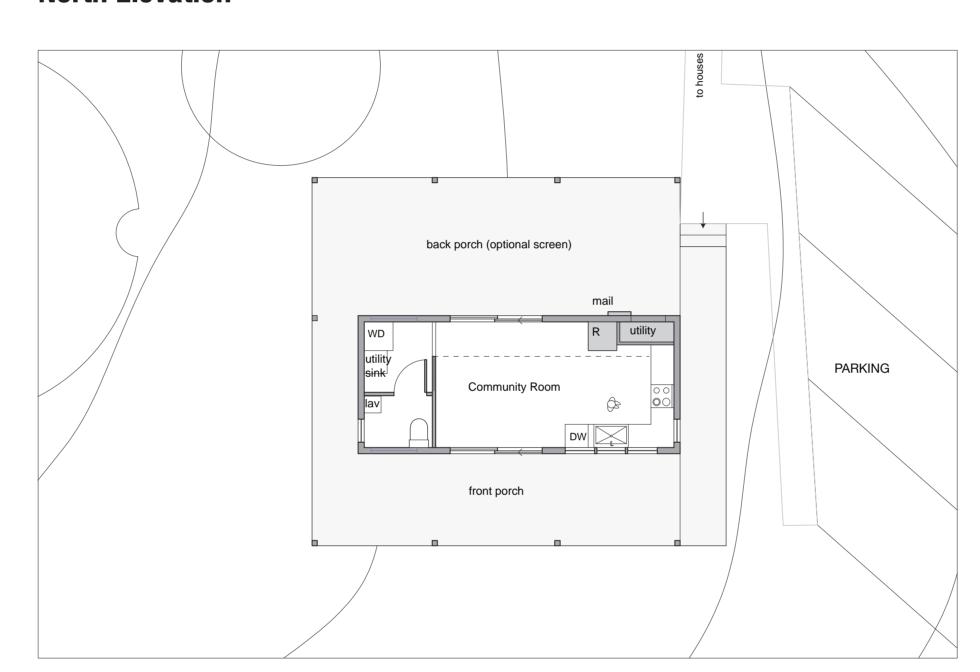
USE ON REVIEW

Community

Building



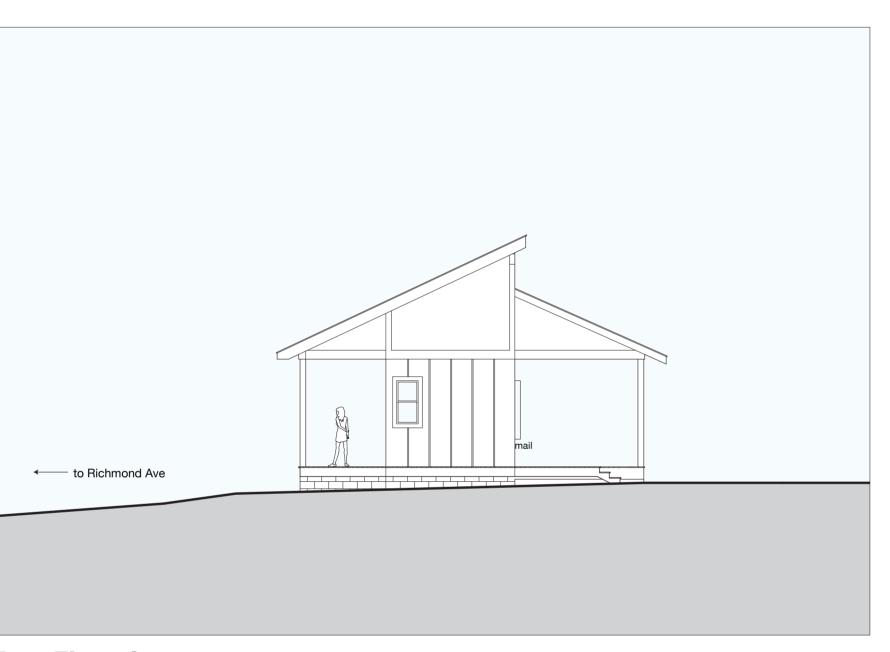
North Elevation



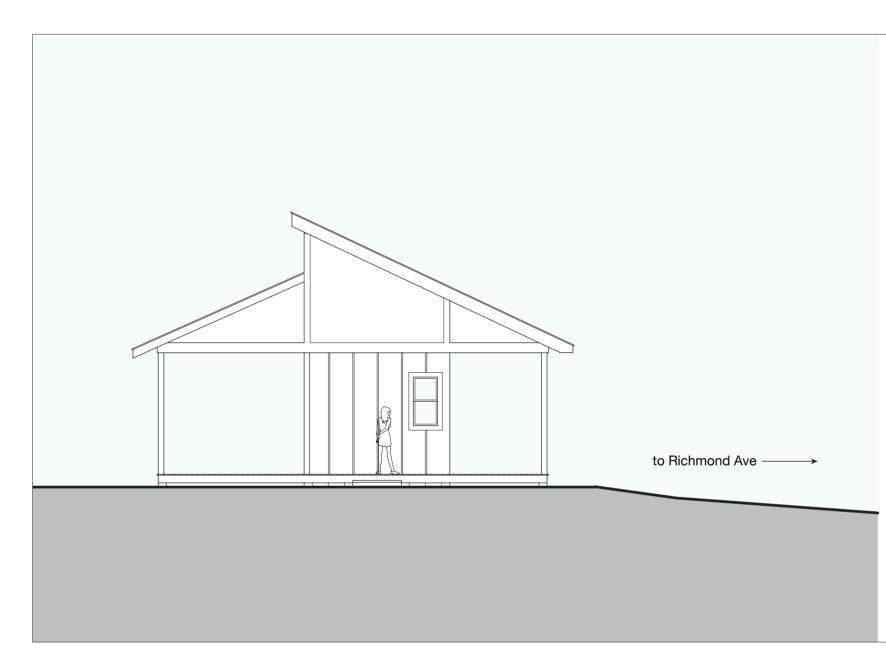
Ground Floor



South Elevation



East Elevation



West Elevation

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Community Building

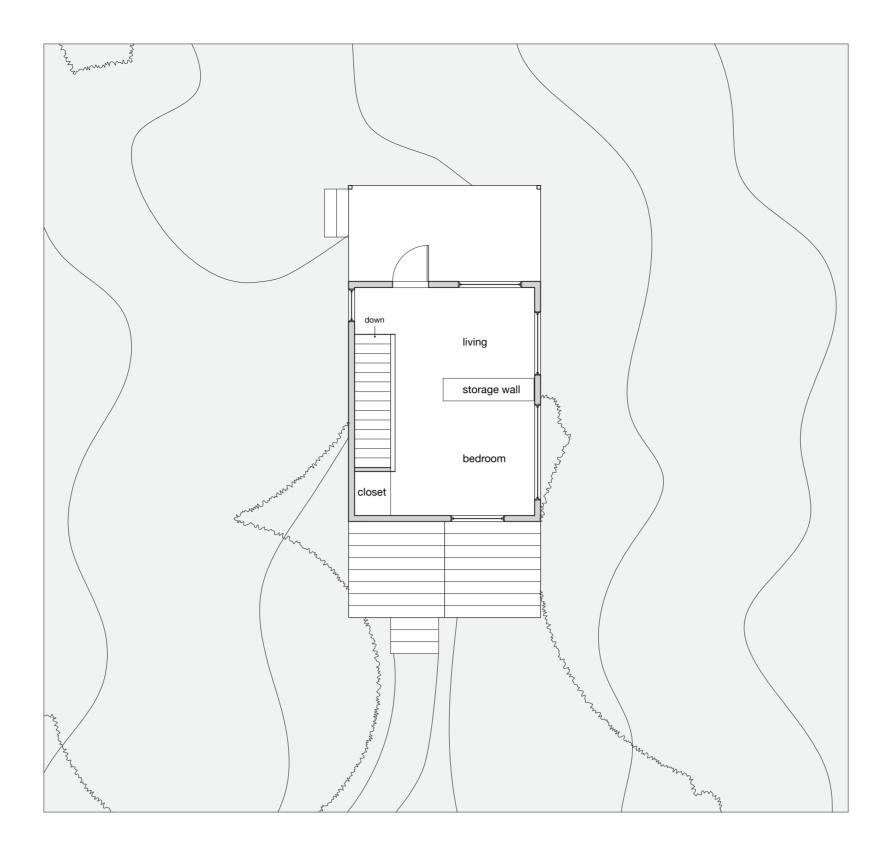
' 8' 16' —

plan north





East Elevation



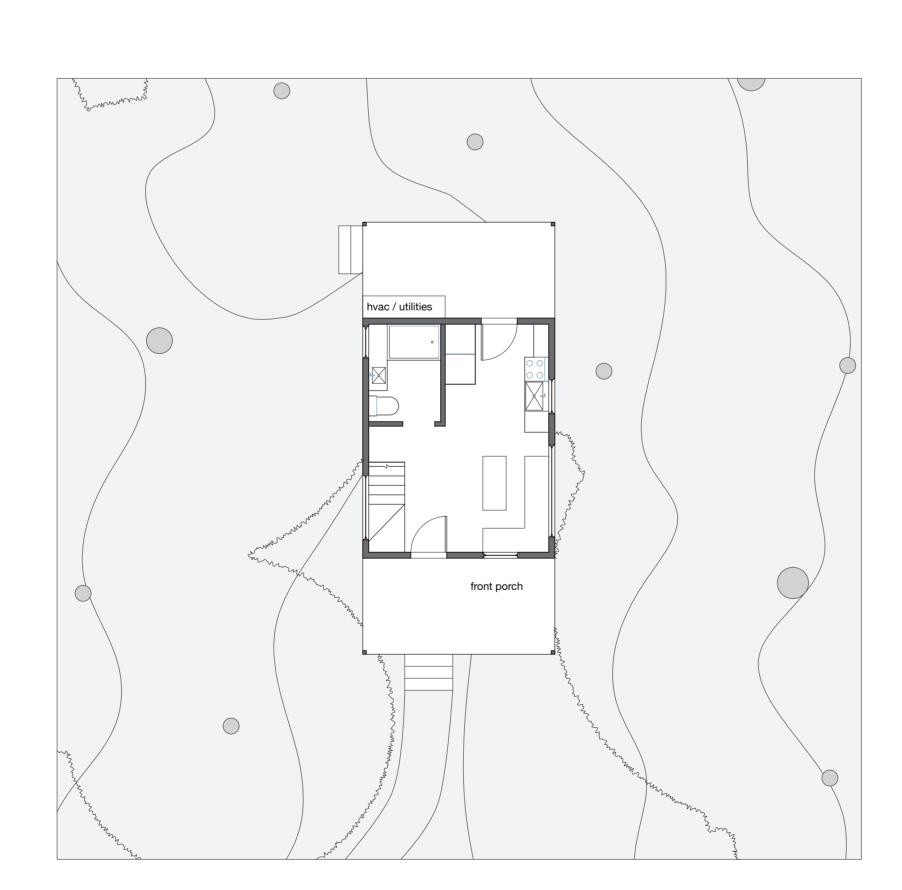
Second Floor



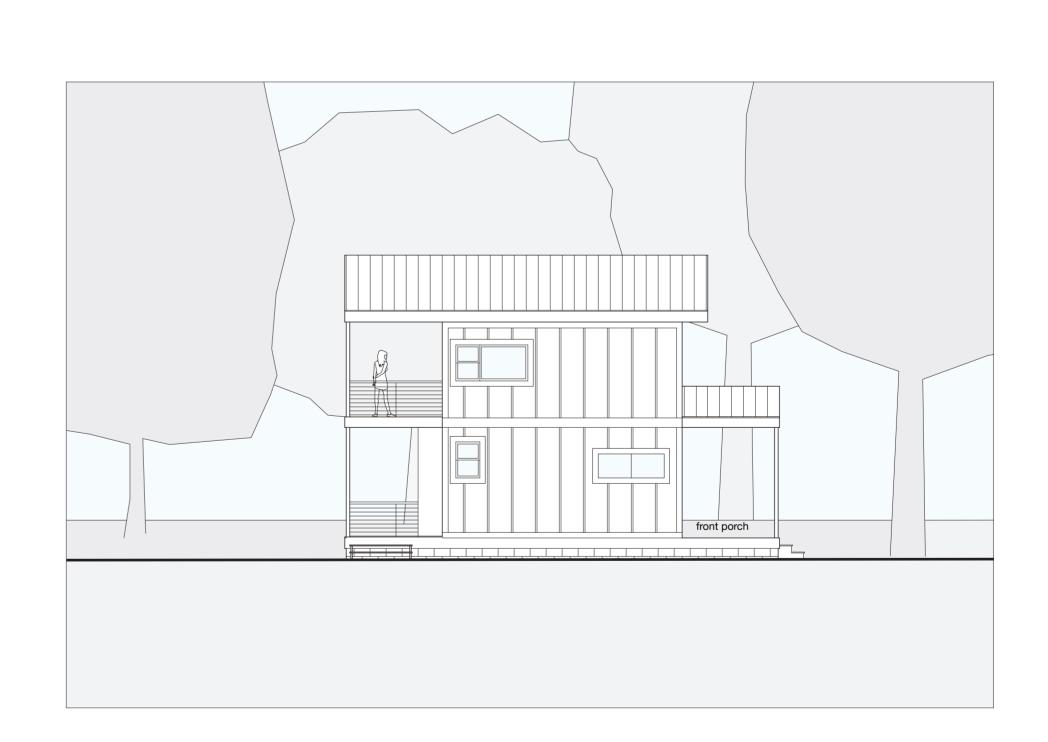
North Elevation



South Elevation

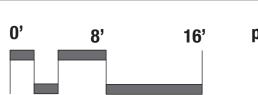


Ground Floor



West Elevation

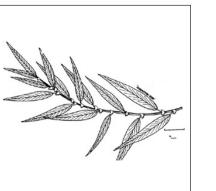








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DUNCAN NEIGHBORHOOD

USE ON REVIEW Two-story house



VIEW FROM COMMUNITY HOUSE

LOCATION AND VIEWS

Richmond Hill is a rare neighborhood with close proximity to downtown, great views and woods in the backyard. The property is located on the highest ridge between the river and points south and sharps ridge to the north.

It approximately 2.5 miles from downtown and the University of Tennessee and is a short walk to two Knoxville Area Transit routes.

The clearest summer view of ridges south of the city are afforded by absence of canopy due to the McTeer Street cut. Winter views through deciduous trees to sharps ridge are unobstructed by structures.

The ridge itself is visible from many points downtown and along Western Ave making tree canopy conservation important in maintaining Knoxville's urban wilderness character.

PROJECT GOALS AND VISION

Conservation of Forested Hillside

Guided by the Hllside and Ridgetop Protection Plan (HRP), two-thirds of the property will remain wooded as an amenity to residents. Houses will be placed among the exeisting canopy trees and clustered together to conserve open space.

Parking is centrally located with pedestrian paths leading to houses in order to reduce paved areas. Gravel and other permeable surfaces will be used in place of asphalt and cement.

Community of Small Houses

The houses are arranged around community spaces inspired by pocket neighborhoods: clustered groups of neighboring houses gathered around a shared open space with a clear sense of territory and shared stewardship.

House footprints are minimal and clustered together to conserve open space. Highly insulated buildings with natural ventilation keep utility costs low.

Preservation of forest canopy will provide summer shade. Smaller footprints allow for use of high quality construction materials while keeping house prices in the range of the existing neighborhood.

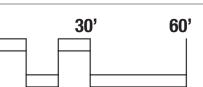
These compact, high-quality houses in a community setting are aimed at retirees, young professionals and new home-owners.

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Revised: 3/21/2017



Illustrated Site Plan









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DUNCAN NEIGHBORHOOD

SMALL HOUSE COMMUNITY - RICHMOND HILL - KNOXVILLE, TN

Illustrated
Site Plan