

SITE DATA (RN-4 PROPERTY)

TAX MAP: 081
 PARCEL ID.: 081EH006
 SITE ADDRESS: 0 ST. MARY'S STREET
 KNOXVILLE, TN 37917
 SITE ACREAGE: 1.45 AC. (63,186 FT²)

EXISTING ZONING: RN-4
 PROPOSED USE: TOWNHOMES

PROPOSED UNITS:
 TOWNHOMES: 21
 TOTAL UNITS: 21

BULK REGULATIONS:
 MINIMUM LOT AREA REQUIRED: 63,000 SF (3,000 SF/DU)
 MINIMUM LOT AREA PROVIDED: 63,186 SF

MINIMUM LOT WIDTH REQUIRED: 20'DU
 MINIMUM LOT WIDTH PROVIDED: 28.6'DU

MAXIMUM BUILDING HEIGHT ALLOWED: 35'*
 MAXIMUM BUILDING HEIGHT PROVIDED: 35'*
 *MEASURED TO THE MIDPOINT OF THE ROOF

MAXIMUM BUILDING COVERAGE ALLOWED: 50%
 MAXIMUM BUILDING COVERAGE PROVIDED: 32.2%

SETBACKS
 MINIMUM FRONT SETBACK (E CHURCHWELL AVE): 10'
 MINIMUM CORNER SIDE SETBACK (HURON & ST. MARY'S): 12'
 MINIMUM REAR SETBACK: 25'

IMPERVIOUS SURFACE AREA
 BUILDINGS: 0.47 AC. (20,392 FT²)
 DRIVES/SIDEWALKS: 0.13 AC. (5,601 FT²)
 PERVIOUS PAVEMENT: 0.25 AC. (10,774 FT²)*
 TOTAL PROPOSED IMPERVIOUS AREA: 0.65 AC. (28,767 FT²)
 *INCLUDES 50% REDUCTION FOR PERVIOUS PAVEMENT AREA

PROPOSED ISR: 58.6%
 ALLOWED ISR: 60%

PARKING SUMMARY
 MIN PARKING REQUIRED: 2.25 SP/DU (2 STANDARD SPACES & 0.25 GUEST SPACES)
 TH (2.25 SP/UNIT): 48 SPACES
 48 SPACES REQUIRED
 32 SPACES REQUIRED WITH 30% REDUCTION ACCOUNTING FOR AVAILABLE TRANSIT

PARKING PROVIDED:
 STANDARD SPACES PROVIDED: 46
 ADA (VAN ACCESSIBLE) SPACES PROVIDED: 2
 TOTAL SPACES PROVIDED: 48

BIKE PARKING REQUIRED: 0.25 SP/DU
 TH (0.25 SP/UNIT X 21 UNITS): 5
 BIKE PARKING PROVIDED: 6

SITE DATA (RN-6 PROPERTY)

TAX MAP: 081
 PARCEL ID.: 081EH01604
 SITE ADDRESS: 0 ST. MARY'S STREET
 KNOXVILLE, TN 37917
 SITE ACREAGE: 4.07 AC. (177,134 FT²)

EXISTING ZONING: RN-6
 PROPOSED USE: MULTIFAMILY

PROPOSED UNITS:
 1-BEDROOM: 45
 2-BEDROOM: 49
 3-BEDROOM: 55
 TOTAL UNITS: 149

BULK REGULATIONS:
 MINIMUM LOT AREA REQUIRED: 146,550 SF (5,000 SF + 950 SF/DU)
 MINIMUM LOT AREA PROVIDED: 177,134 SF

MINIMUM LOT WIDTH REQUIRED: 60'
 MINIMUM LOT WIDTH PROVIDED: 140'

MAXIMUM BUILDING HEIGHT ALLOWED: 65'*
 MAXIMUM BUILDING HEIGHT PROVIDED: 53.58'*
 *MEASURED TO THE MIDPOINT OF THE ROOF

MAXIMUM BUILDING COVERAGE ALLOWED: 50%
 MAXIMUM BUILDING COVERAGE PROVIDED: 26.1%

SETBACKS
 MINIMUM FRONT SETBACK (HURON & ST. MARY'S): 12'
 MINIMUM SIDE SETBACK: 5'

IMPERVIOUS SURFACE AREA
 BUILDINGS: 1.06 AC. (46,154 FT²)
 DRIVES/SIDEWALKS: 1.27 AC. (55,233 FT²)
 PERVIOUS PAVEMENT: 0.09 AC. (4,047 FT²)*
 TOTAL PROPOSED IMPERVIOUS AREA: 2.42 AC. (105,434 FT²)
 *INCLUDES 50% REDUCTION FOR PERVIOUS PAVEMENT AREA

PROPOSED ISR: 59.5%
 ALLOWED ISR: 70%

PARKING SUMMARY
 MIN PARKING REQUIRED:
 1-BEDROOM (1.2 SP/UNIT * 45 UNITS): 54 SPACES
 2-BEDROOM (1.45 SP/UNIT * 49 UNITS): 72 SPACES
 3-BEDROOM (1.7 SP/UNIT * 55 UNITS): 94 SPACES
 220 SPACES REQUIRED
 154 SPACES REQUIRED WITH 30% REDUCTION ACCOUNTING FOR AVAILABLE TRANSIT

MAX PARKING REQUIRED:
 1-BEDROOM (1.25 SP/UNIT * 45 UNITS): 56 SPACES
 2-BEDROOM (1.75 SP/UNIT * 49 UNITS): 86 SPACES
 3-BEDROOM (2.25 SP/UNIT * 55 UNITS): 124 SPACES
 266 SPACES REQUIRED

PARKING PROVIDED:
 STANDARD SPACES PROVIDED: 143
 ADA (VAN ACCESSIBLE) SPACES PROVIDED: 12
 TOTAL PARKING PROVIDED: 155

BIKE PARKING REQUIRED: 0.25 SP/DU
 TH (0.25 SP/UNIT X 149 UNITS): 37
 BIKE PARKING PROVIDED: 38

DEVELOPER: DOMINION
 ADDRESS: 6305 KINGSTON PIKE
 KNOXVILLE, TN 37919

PHONE NO.: 865.225.6506
 CONTACT NAME: ROB TALBOT
 CONTACT E-MAIL ADDRESS: robt@dominion.us

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 ADDRESS: 5100 TENNESSEE AVE
 NASHVILLE, TN 37209
 PHONE NO.: 615.622.7200
 CONTACT NAME: CARSON GRIBBLE
 CONTACT E-MAIL ADDRESS: cgribble@catalyst-dg.com

FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0281G,
 08/05/2013, COMMUNITY NAME: CITY OF KNOXVILLE.

ARCHITECT
BROCK HUDGINS ARCHITECTS
 530 MEANS ST. NW
 ATLANTA, GA 30318
 404.213.5271

PREPARED FOR
DOMINION
 6305 KINGSTON PIKE
 KNOXVILLE, TN 37919
 865.225.6506



CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
 DESIGN GROUP
 5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
 (615) 622-7200 | WWW.CATALYST-DG.COM



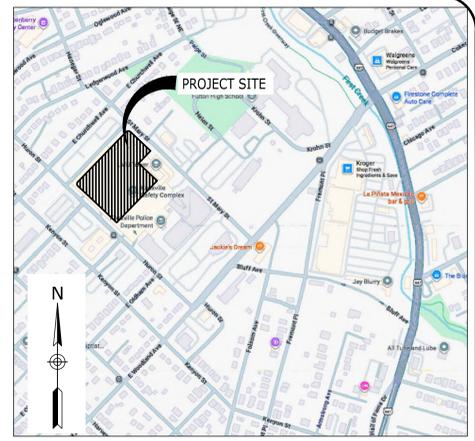
4-C-26-SU
 Revised: 3/16/2026

GRADING PLANS

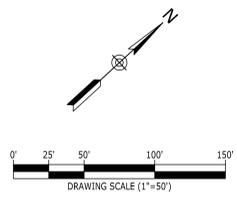
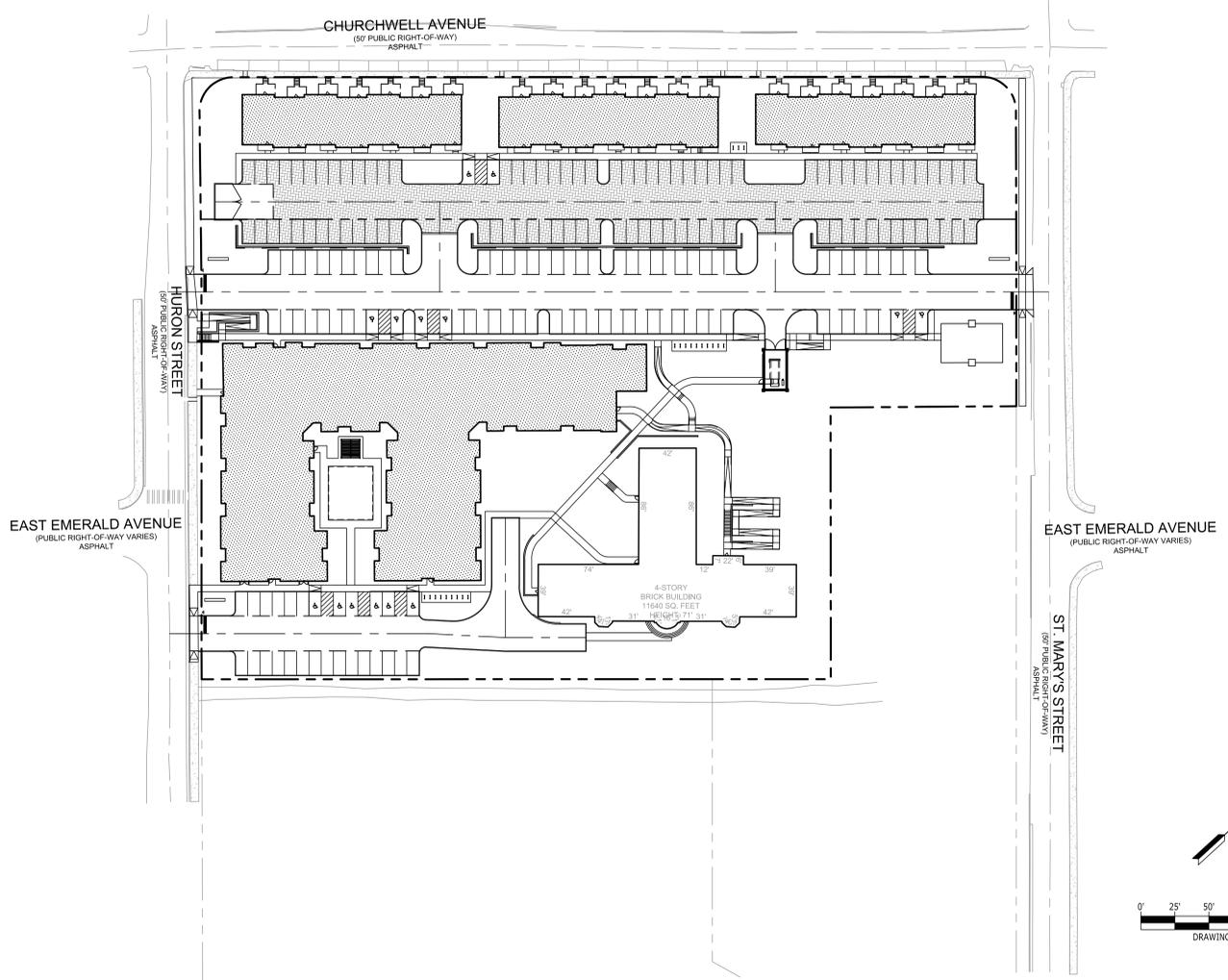
ST. MARY'S MULTIFAMILY

KNOXVILLE, KNOX COUNTY, TENNESSEE

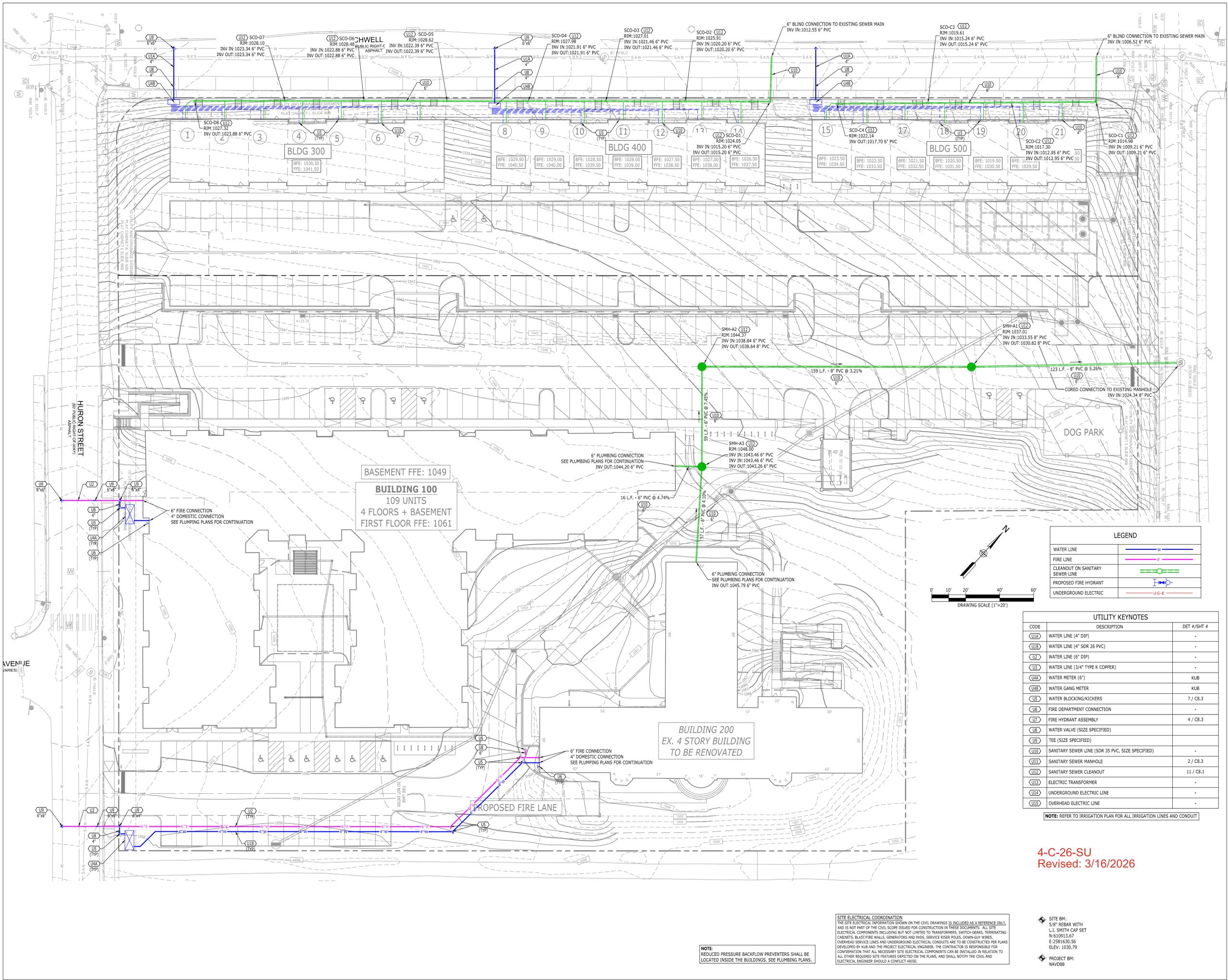
PLANNING FILE NO. 4-C-26-SU
 LAND DEVELOPMENT PERMIT #: XXXXXX
 CATALYST PROJECT NO. 20250181
 MARCH 13, 2026



VICINITY MAP
 NOT TO SCALE



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE SURVEY
C1.1	SITE SURVEY
C2.0	GENERAL NOTES
C3.0	INITIAL EROSION CONTROL PLAN
C3.1	INTERIM EROSION CONTROL PLAN
C3.2	FINAL EROSION CONTROL PLAN
C3.3	SEDIMENT AND EROSION CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	LAYOUT PLAN
C5.1	STRIPING, SIGNAGE, & COORDINATE PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	DRAINAGE TABLES
C6.2	PAVER UNDERDRAIN PLAN
C7.0	UTILITY PLAN
C8.0	SITE DETAILS
C8.1	SITE DETAILS
C8.2	SITE DETAILS
C8.3	SITE DETAILS
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS



LEGEND

WATER LINE	— W —
FIRE LINE	— F —
CLEANOUT ON SANITARY SEWER LINE	— S —
PROPOSED FIRE HYDRANT	— H —
UNDERGROUND ELECTRIC	— U-G-E —

UTILITY KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
UIA	WATER LINE (4" DIP)	-
UIB	WATER LINE (4" SDR 26 PVC)	-
UI2	WATER LINE (6" DIP)	-
UI3	WATER LINE (3/4" TYPE K COPPER)	-
UIA4	WATER METER (6")	KUB
UIB4	WATER GANG METER	KUB
UI5	WATER BLOCKING/KICKERS	7 / C8.3
UI6	FIRE DEPARTMENT CONNECTION	-
UI7	FIRE HYDRANT ASSEMBLY	4 / C8.3
UI8	WATER VALVE (SIZE SPECIFIED)	-
UI9	TEE (SIZE SPECIFIED)	-
UI10	SANITARY SEWER LINE (SDR 35 PVC, SIZE SPECIFIED)	-
UI11	SANITARY SEWER MANHOLE	2 / C8.3
UI12	SANITARY SEWER CLEANOUT	11 / C8.1
UI13	ELECTRIC TRANSFORMER	-
UI14	UNDERGROUND ELECTRIC LINE	-
UI15	OVERHEAD ELECTRIC LINE	-

NOTE: REFER TO IRRIGATION PLAN FOR ALL IRRIGATION LINES AND CONDUIT

4-C-26-SU
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SITE ELECTRICAL COORDINATION
 THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GOY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY KUB AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.

NOTE: REDUCED PRESSURE BACKFLOW PREVENTERS SHALL BE LOCATED INSIDE THE BUILDINGS. SEE PLUMBING PLANS.

• SITE BM:
 5/8" REBAR WITH
 L.I. SMITH CAP SET
 N+510913.67
 E+2581630.56
 ELEV: 1030.79

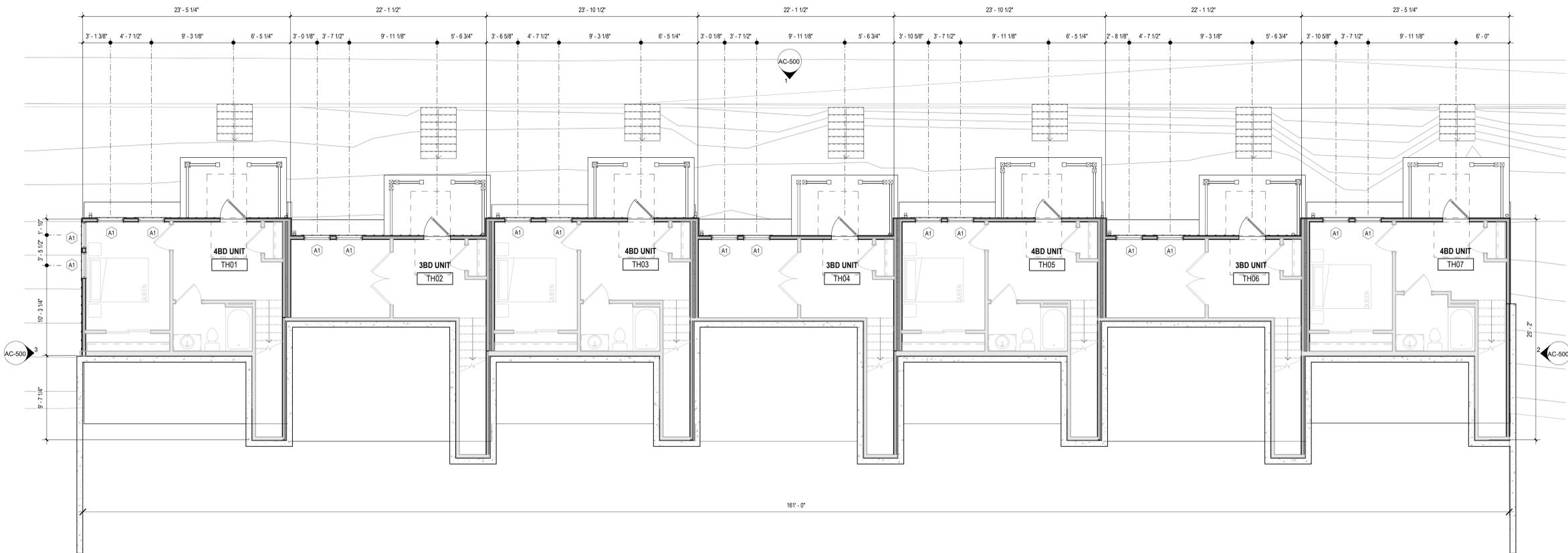
• PROJECT BM:
 NAVD88

FLOOR PLAN NOTES

1. VERIFY DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO ARCHITECT.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.
3. TYPICAL DRAWINGS, DIMENSIONS, NOTES, FINISHES AND FIXTURES INDICATED ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE PLANS, SECTIONS OR DETAILS.
4. MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. VERIFY THAT SUBSTITUTIONS COMPLY WITH APPLICABLE CODES AND REGULATIONS.
5. PROVIDE ACCESS PANELS AT CEILING AND WALLS AS PER MECHANICAL, PLUMBING, ELECTRICAL, AND SPRINKLER DRAWINGS. ACCESS PANELS SHALL HAVE SAME RATING AS WALL OR CEILING IN WHICH THEY ARE LOCATED.
6. GUARD AND RAIL HEIGHTS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. DIMENSIONS INDICATED ON PLANS ARE FACE OF STUDS, TO CONCRETE WALLS AND/OR TO CMU WALLS UNLESS NOTED OTHERWISE.
7. EXTERIOR DIMENSIONS ARE GIVEN TYPICALLY TO OUTSIDE FACE OF STOREFRONT, STUD, CONCRETE, OR MASONRY UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR REVERSED PLANS, SECTIONS OR DETAILS.

FLOOR PLAN LEGEND

- (X) WINDOW SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
- (S) STOREFRONT SYSTEM. REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.
- (1) WALL TAG. SEE SHEET G-004 FOR SPECIFICATIONS.
- UNIT UNIT ROOM TAG. SEE A400 SERIES FOR UNIT SPECIFICATIONS.
- R STOREFRONT TAG. SEE A400 SERIES FOR UNIT SPECIFICATIONS.
- DS 6" DOWNSPOUT TIED TO CIVIL STORMWATER. REFER TO EXTERIOR ELEVATIONS.
- SDS SCUPPER AND DOWNSPOUT.



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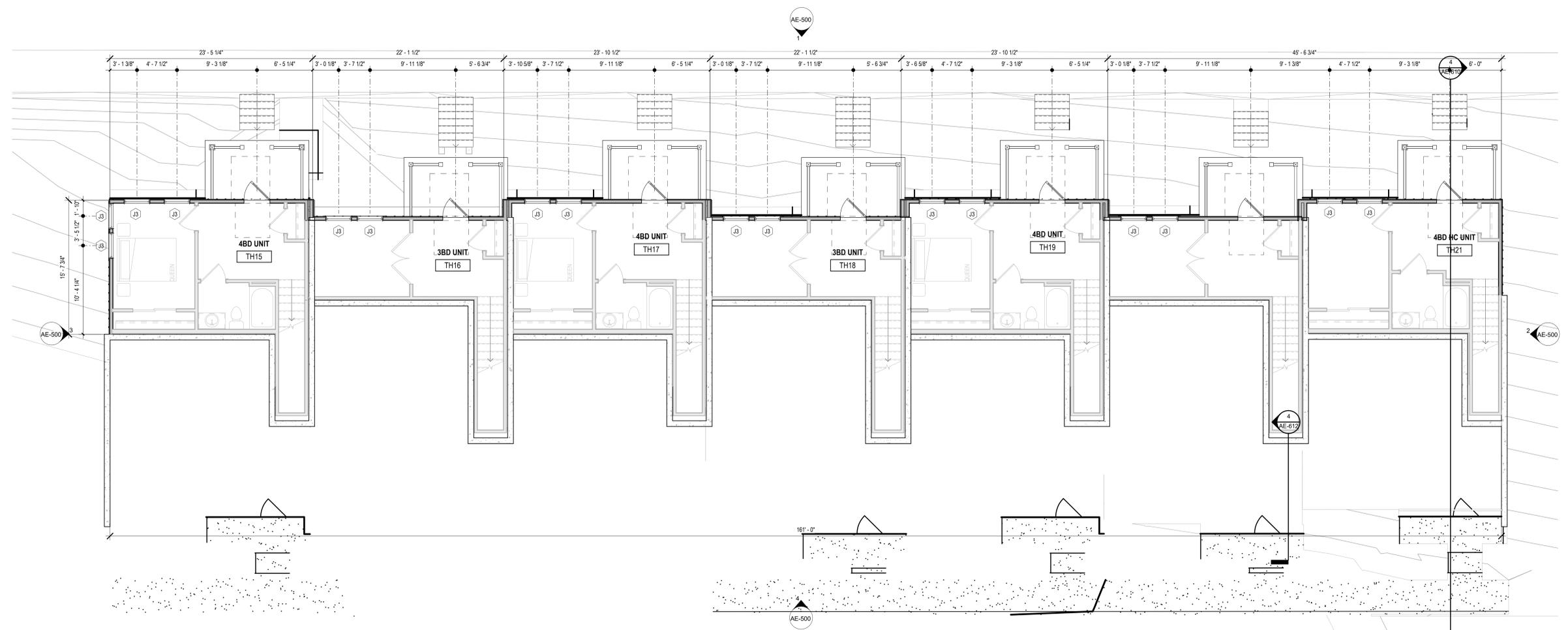
1 WEST TOWNHOME LEVEL 01
 3/16" = 1'-0"

LEVEL 01 - OVERALL FLOOR PLAN

AC-110

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(1)	WALL TAG. SEE SHEET G-004 FOR SPECIFICATIONS.
UNIT	UNIT ROOM TAG. SEE A400 SERIES FOR UNIT SPECIFICATIONS.
R	
DS	6' DOWNSPOUT TIED TO CIVIL STORMWATER. REFER TO EXTERIOR ELEVATIONS
SDS	SCUPPER AND DOWNSPOUT



4-C-26-SU
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1 EAST TOWNHOME LEVEL 01
 3/16" = 1'-0"

LEVEL 01 - OVERALL FLOOR PLAN

AE-110

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