

EASTPORT SENIOR LIVING APARTMENTS - PART 01 ADAPTIVE REUSE
 549 McCONNELL STREET
 KNOXVILLE, TENNESSEE 37915
 EA PROJECT # 1002

OWNER:
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 P.O. BOX 9550
 KNOXVILLE, TENNESSEE 37927

OWNER'S REPRESENTATIVE:
PARTNERS DEVELOPMENT
 510 UNION AVENUE
 KNOXVILLE, TENNESSEE 37902
 CONTACT: ORLANDO DIAZ
 T 865.524.7777
 F 865.546.5272

EASTPORT ARCHITECTS
 A JOINT VENTURE:

BARBERMURRAY ARCHITECTS
 623 LINDSAY PLACE
 KNOXVILLE, TENNESSEE 37919
 T 865.546.4444
 F 865.546.0242

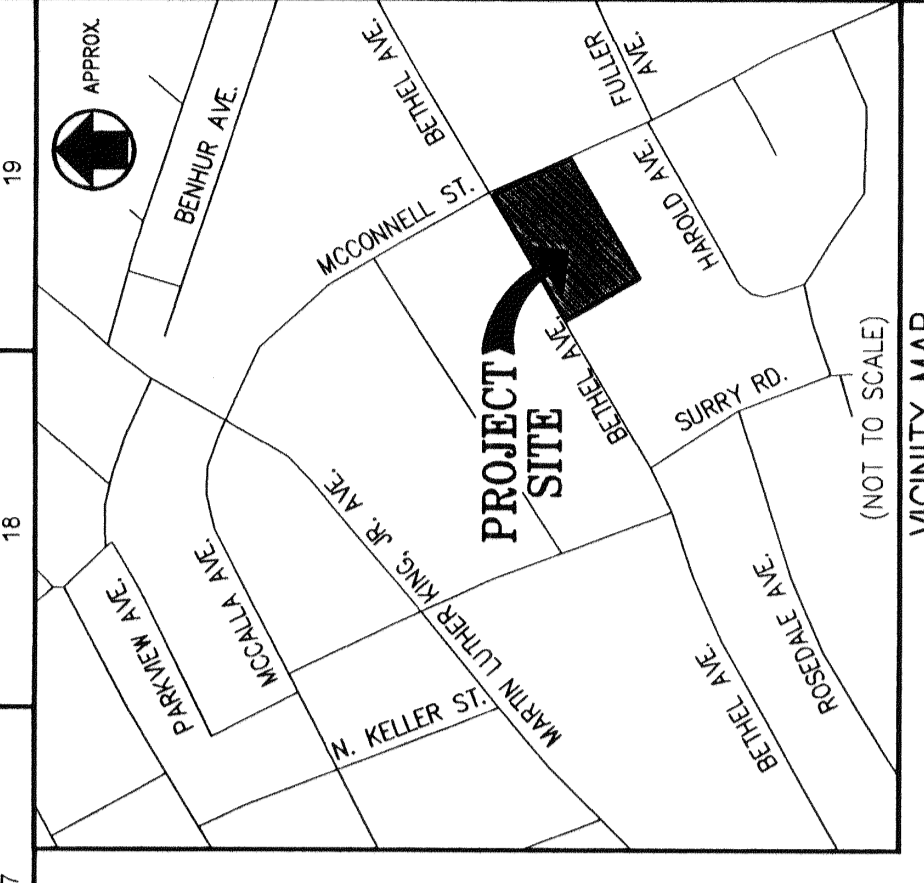
SANDERS PAGE ARCHITECTS
 133 SOUTH GAY STREET
 KNOXVILLE, TENNESSEE 37902
 T 865.329.0316
 F 865.546.2348

(CONSULTANTS)
CANNON & CANNON, INC.
 8550 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37919
 T 865.670.8555
 F 865.670.8966

PARTNER-IN-CHARGE: CVG
PROJECT MANAGER: MTD
DRAWN BY: JTP
REVIEWED BY: RJB

USE ON REVIEW: 17 MARCH 2010

C101
 USE ON REVIEW



GENERAL NOTES:
 1. KNOXVILLE C.T. MAP NO. 95, PARCELS 2.03 & 2.04, WARD 12, CITY BLOCK NUMBER 19101.
 2. ZONING IS "RP-1" PLANNED RESIDENTIAL 24 DU/AC.
 3. TOTAL AREA (2 LOTS): 316,597.03 SF. / 7.268 AC.
 4. ALL SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE ZONING ORDINANCE AS APPLICABLE.
 5. PROPERTY OWNER:
 PASSPORT DEVELOPMENT CORPORATION
 P.O. BOX 3550
 KNOXVILLE, TN 37927-3550

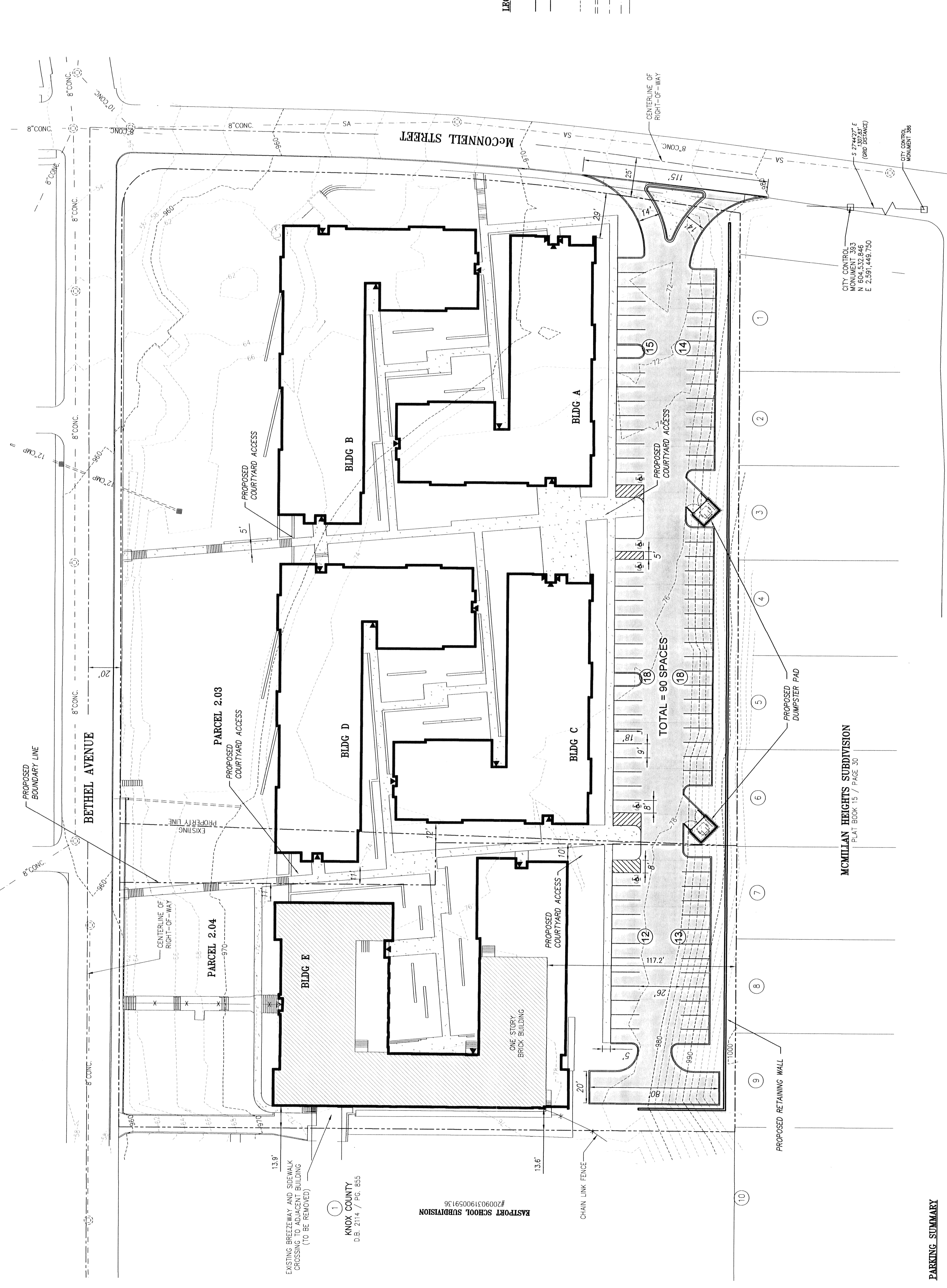
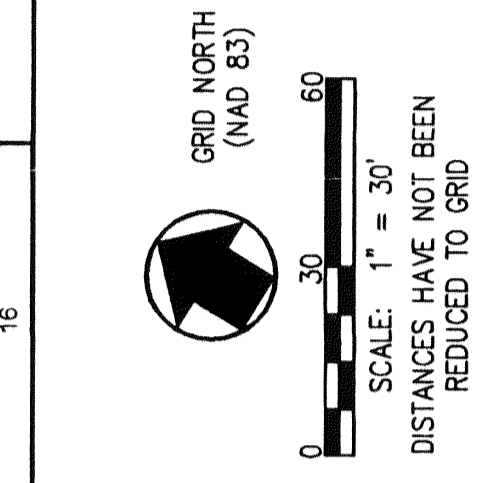
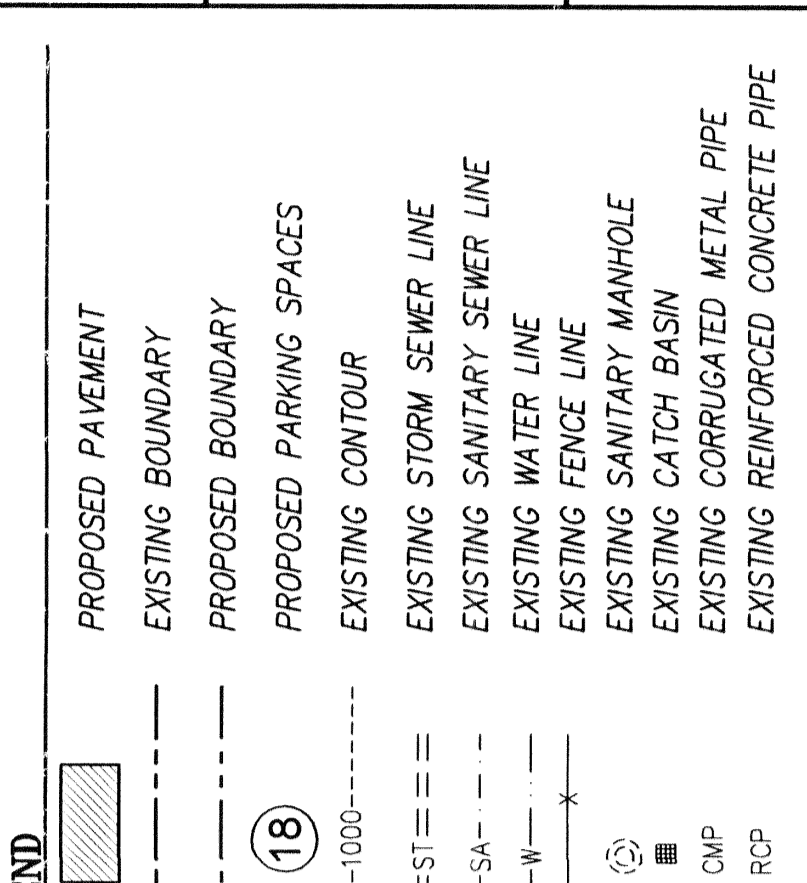
PARCEL 2.04
 KNOX COUNTY
 400 MAIN STREET
 KNOXVILLE, TN 37902

6. EXISTING CONTOURS, BOUNDARY AND OTHER TOPOGRAPHIC INFORMATION DATED NOVEMBER 03, 2009 PERFORMED BY [UNIDENTIFIED] SHALL BE USED FOR REFERENCE ONLY. ALL SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE ZONING ORDINANCE AS APPLICABLE.
 7. SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF KNOX COUNTY, TENNESSEE. COMMUNITY PANEL NO. 4793-30281F DATED 5/02/2007.
 8. STORM WATER DETENTION TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.

LANDSCAPING:
 ALL ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 62-40, LANDSCAPING, CITY OF KNOXVILLE SUBDIVISION REQUIREMENTS.

EROSION CONTROL:
 1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND CITY OF KNOXVILLE ENGINEERING REQUIREMENTS.
 2. AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

UTILITY SERVICES:
 ALL UTILITY SERVICES TO BE PROVIDED BY THE FOLLOWING:
 WATER - KNOXVILLE UTILITY BOARD
 SEWER - KNOXVILLE UTILITY BOARD
 ELECTRIC - KNOXVILLE UTILITY BOARD
 GAS - KNOXVILLE UTILITY BOARD



HAROLD STREET

MC MILLAN HEIGHTS SUBDIVISION
 PLAT BOOK 15 / PAGE 30

REQUIRED ACCESSIBLE PARKING SPACES
 1 ACCESSIBLE SPACE PER 25 PARKING SPACES FOR 0-100 SPACES.
 TOTAL ACCESSIBLE SPACES = 95/25 = 4
 1 VAN ACCESSIBLE SPACES PER 8 ACCESSIBLE SPACES
 TOTAL VAN ACCESSIBLE SPACES = 4/8 = 1

SUMMARY

	VAN	STANDARD	ACCESSIBLE	TOTAL
REQUIRED	1	3	2	95
PROPOSED	3	2	2	90

PARKING SUMMARY

REQUIRED PARKING SPACES
 ONE-BEDROOM UNITS:
 1.5 PARKING SPACES PER DWELLING UNIT FOR THE FIRST 20 UNITS, PLUS 1 ADDITIONAL PARKING SPACE FOR EACH 1-BEDROOM DWELLING UNIT IN EXCESS OF 20.

BUILDING	1-BEDROOM	TOTAL UNITS
A	14	85
B	16	
C	14	
D	16	
E	25	

REQUIRED = (1.5 X 20) + (1 X 65) = 95 PARKING SPACES

GENERALIZATION OF CONCEPT PLAN:
 I hereby certify that I am an architect licensed to do so in the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville Local Ordinance and are true and correct as they were prepared and described in a report filed with Metropolitan Planning Commission.

Jeff Beckett, P.E.
 Tennessee Certificate No. 1-5722

REVISED
 4-D-10-10
 1/16/10