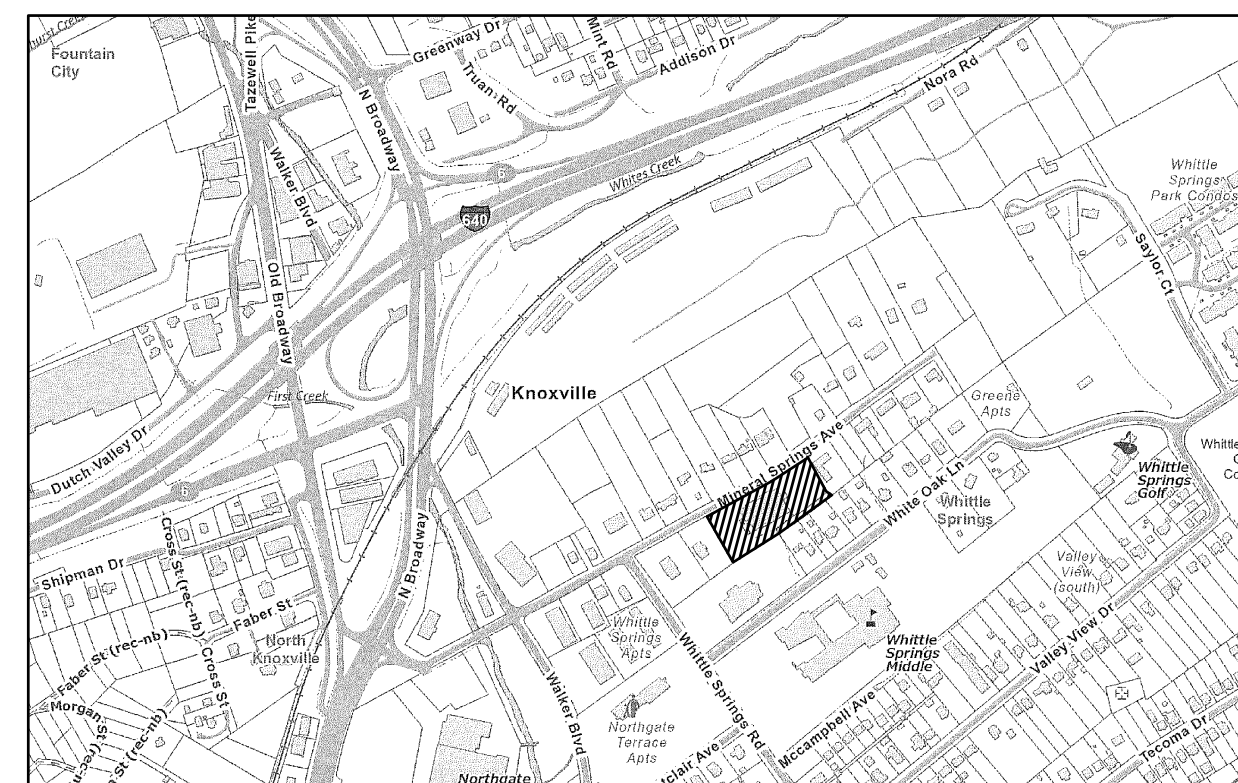




LOCATION MAP

PROJECT DATA:

USE: 0-1

USES PERMITTED ON REVIEW - ANY USE PERMITTED IN THE R-2
GENERAL RESIDENTIAL DISTRICT AND MULTI-DWELLING STRUCTURES.
R-2 PERMITTED USES - MULTI-DWELLING STRUCTURE OF DEVELOPMENT

PARCEL: 069 EB 01502

SETBACKS:
FRONT - 25'
SIDES - 12'
REAR - 25'

LOT WIDTH: 100FT MIN. 451.91FT PROVIDED

INTENSITY OF USE:

1.90 AC x 43.560 = 82.7645F ALLOWED
1x7500 = 7.500
49x1500 = 73.500
50 UNITS 81.0005F (COMPLETES)

LOT COVERAGE:

EXISTING BLDG 16.000SF + ADDITION 4.250SF = 20.250SF (COMPLIES)

USABLE OPEN SPACE

50 UNITS x 400SF = 20,000SF (VARIANCE REQUEST)

BLDG HEIGHT: 35' MAX (COMPLIES)

REQUIRED

MIN. 50x0.2 + 1 EMPLOYEE = 11
MAX. 50x0.33 + 1 EMPLOYEE = 18

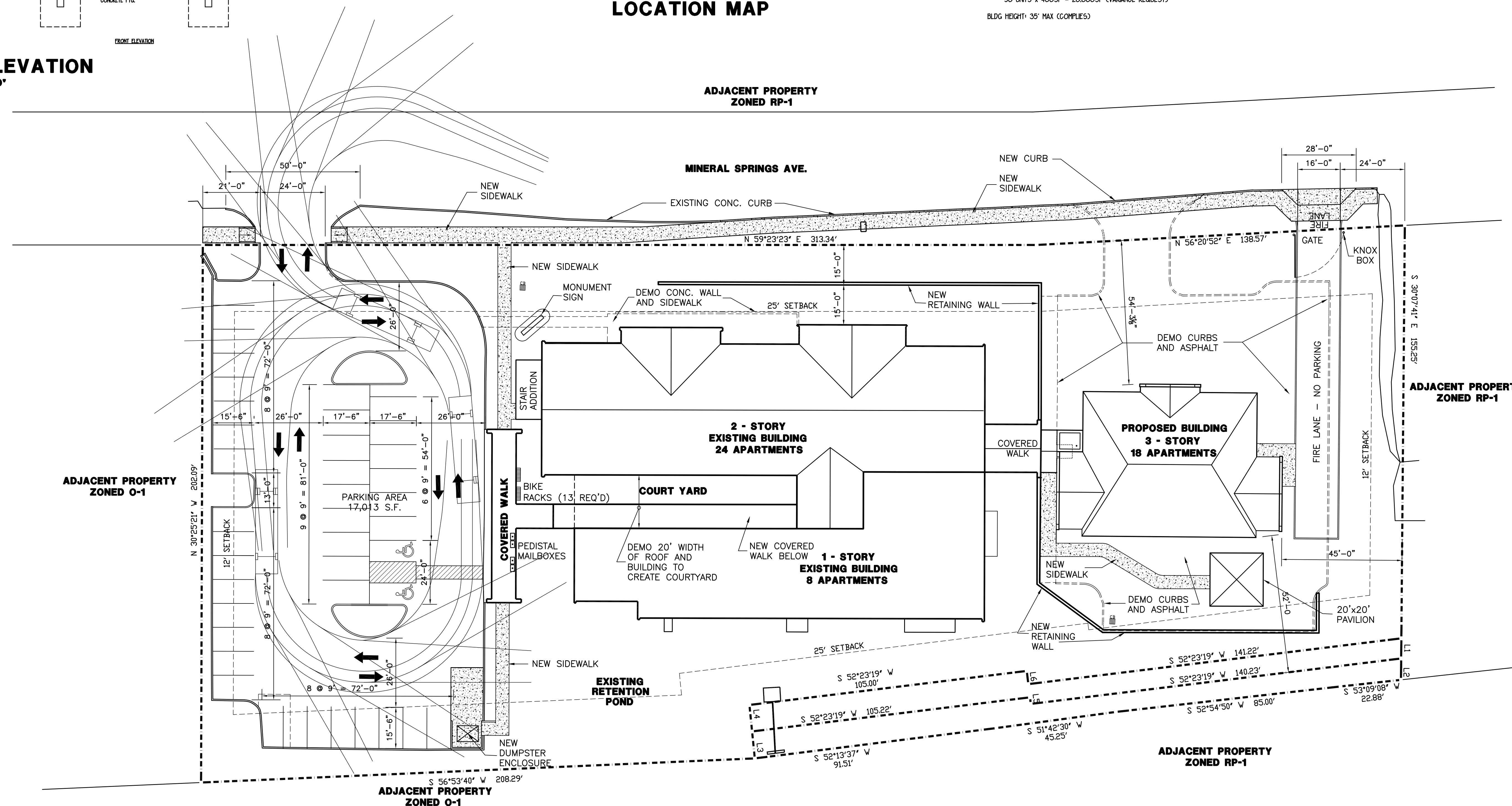
PARKING: MULTIDWELLING (0 TO 1 BR)
MIN. 50x1 + 0.2x50 GUEST = 60
MAX. 50x1.25 + 0.25x50 GUEST = 75

PROVIDED

TYP. STALLS	39	
<u>ACCESSIBLE</u>	<u>2</u>	
TOTAL	41	(VARIANCE REQ'D)

PARKING LOT SETBACKS

ALONG ROW 6'
SIDE 15' (VARIANCE REQ'D)
REAR 15' (VARIANCE REQ'D)



SITE PLAN - LAYOUT

6-F-18-UR

Revised: 5/30/2018

CAD FILE

ORDER BY PO

CHKD. BY: MDA

APPR. BY: MDA

DATE: 4-27-18

5-29-18	
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SITE PLAN - LAYOUT

HELEN ROSS McNABB
2704 MINERAL SPRINGS AVE
KNOXVILLE, TENNESSEE

ALLAN ASSOCIATES ARCHITECTS, PLLC

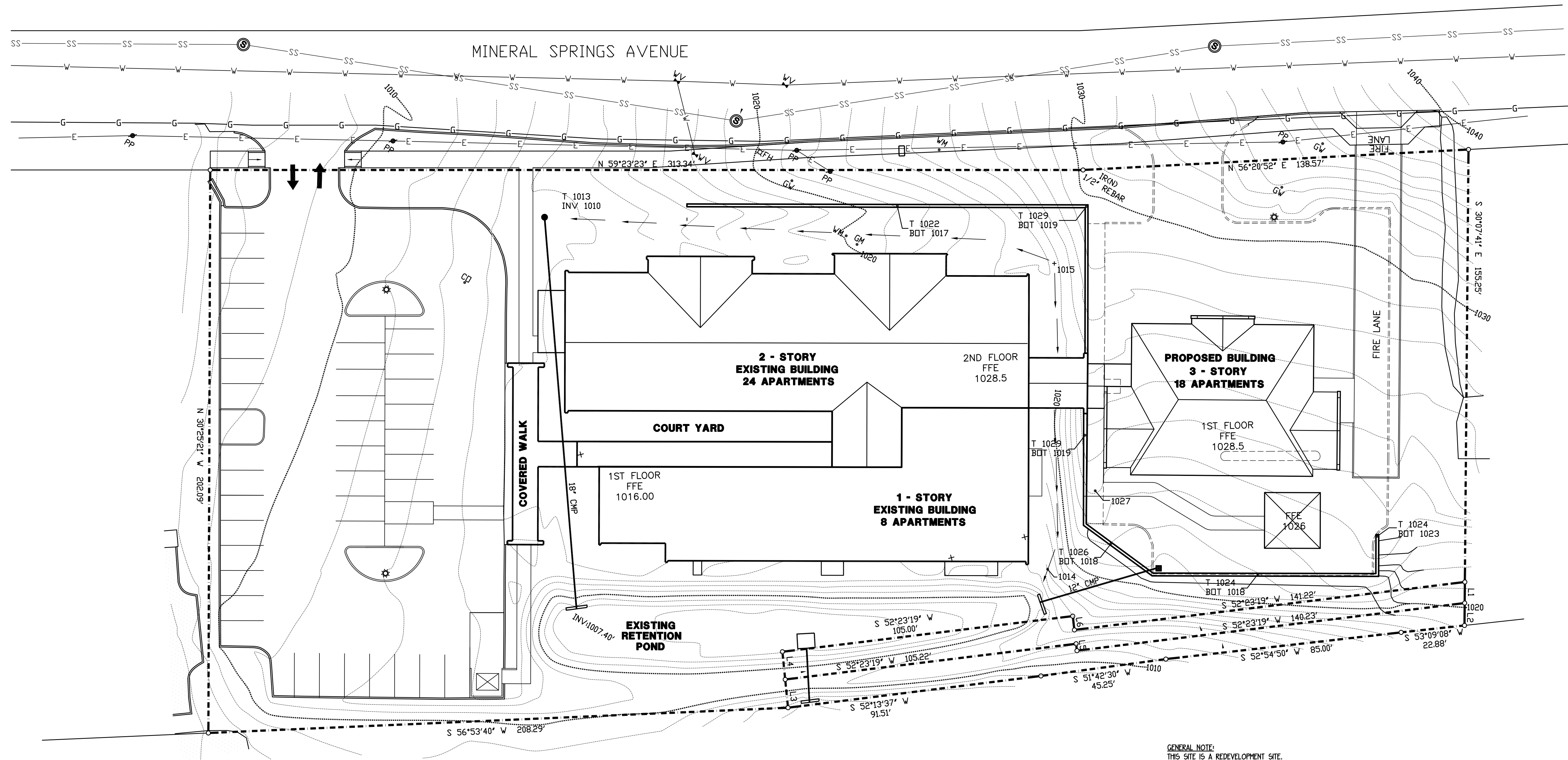
5516 WALLWOOD ROAD

865 / 689-1302

KNOXVILLE, TENNESSEE 37912

SHEET NUMBER

PR-1

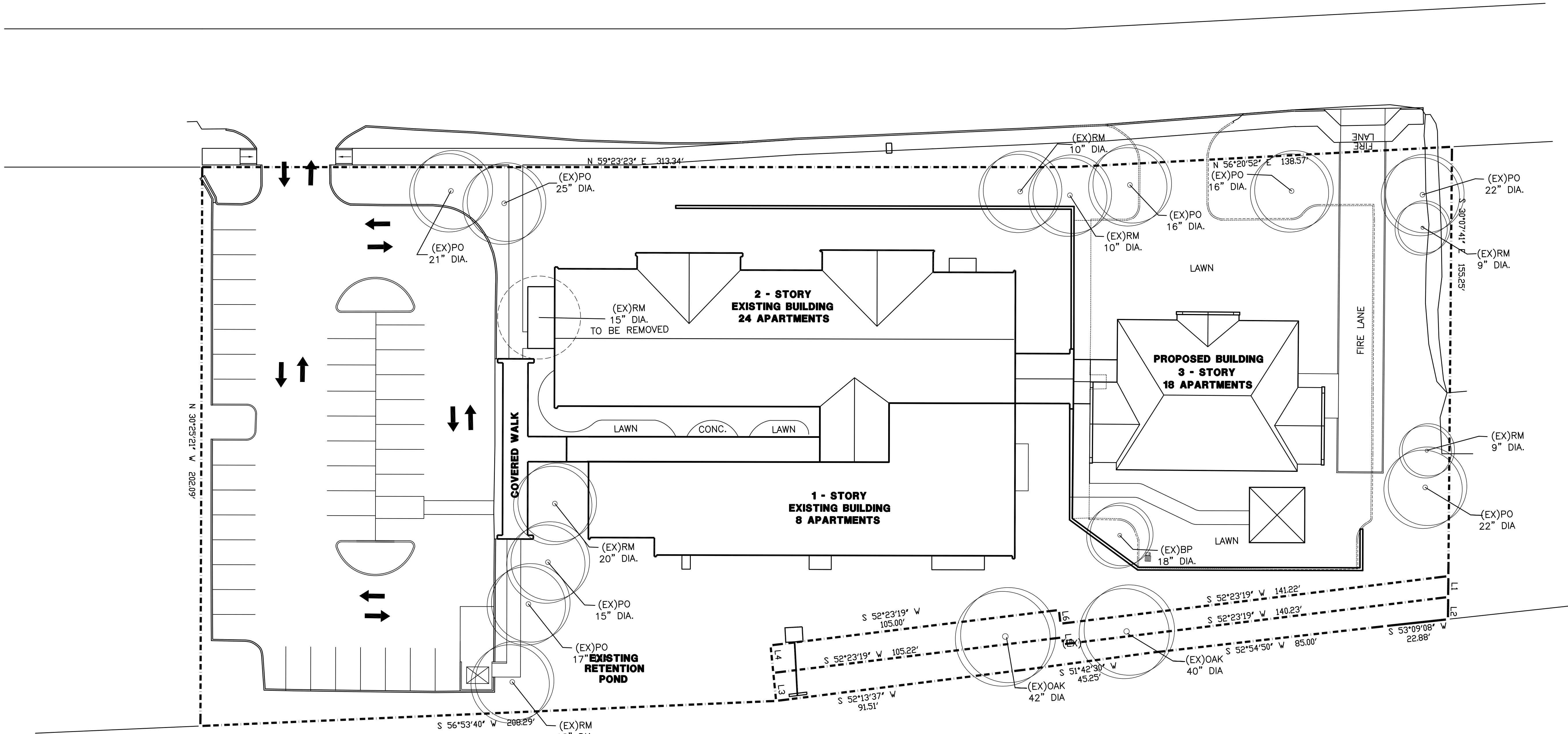


SITE PLAN - DRAINAGE
SCALE: 1"=20'-0"

GENERAL NOTE:
THIS SITE IS A REDEVELOPMENT SITE.
THE DETAIL DESIGN WILL ADDRESS
WATER QUANTITY AND WATER QUALITY
MANAGEMENT REQUIRED BY THE
CITY OF KNOXVILLE AS PART OF
THE PERMITTING FOR THIS SITE.

6-F-18-UR
Revised: 5/30/2018

HELEN ROSS MCNABB 2704 MINERAL SPRINGS AVE KNOXVILLE, TENNESSEE		SITE PLAN - DRAINAGE		CAD FILE:	
		ALLAN ASSOCIATES ARCHITECTS, PLLC KNOXVILLE, TENNESSEE 37912		DRWN BY: MGA	
				CHKD BY: MDA	
				APPR BY: MDA	
				DATE: 4-27-18	
				REVISIONS	
				5-28-18	
SHEET NUMBER		PR-2		865 / 689-1302 5516 WALLWOOD ROAD KNOXVILLE, TENNESSEE 37912	



REQUIRED TREES
1.9 ACRE X 8 -16

EXISTING TREES TO REMAIN (EX)

5 RM - RED MAPLE
8 PO - PIN OAK
1 RB - RIVER BIRCH
1 BP - BRADFORD PEAR
2 OAK - OAK
17 TOTAL TO REMAIN

EXISTING TREES TO BE REMOVED
1 RB - RIVER BIRCH • NEW STAR

LANDSCAPE PLAN
SCALE: 1"=20'-0"

6-F-18-UR
Revised: 5/30/2018

CAD FILE:

DRWN BY: MGA

CHKD BY: MDA

APPR BY: MDA

DATE: 4-27-18

REVISIONS

5-28-18

HELEN ROSS McNABB LANDSCAPE PLAN

2704 MINERAL SPRINGS AVE
KNOXVILLE, TENNESSEE

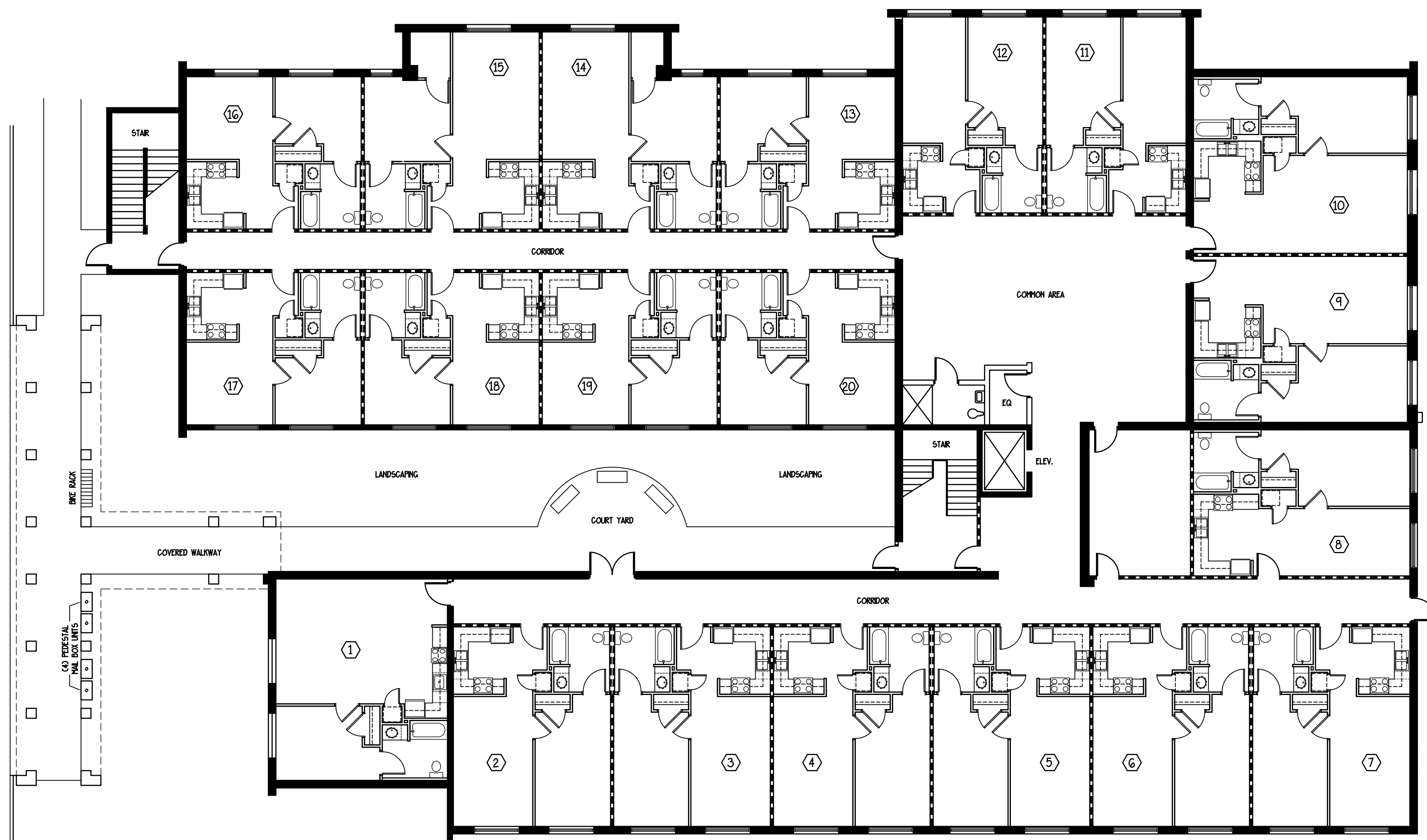
ALLAN ASSOCIATES ARCHITECTS, PLLC

865 / 689-1302

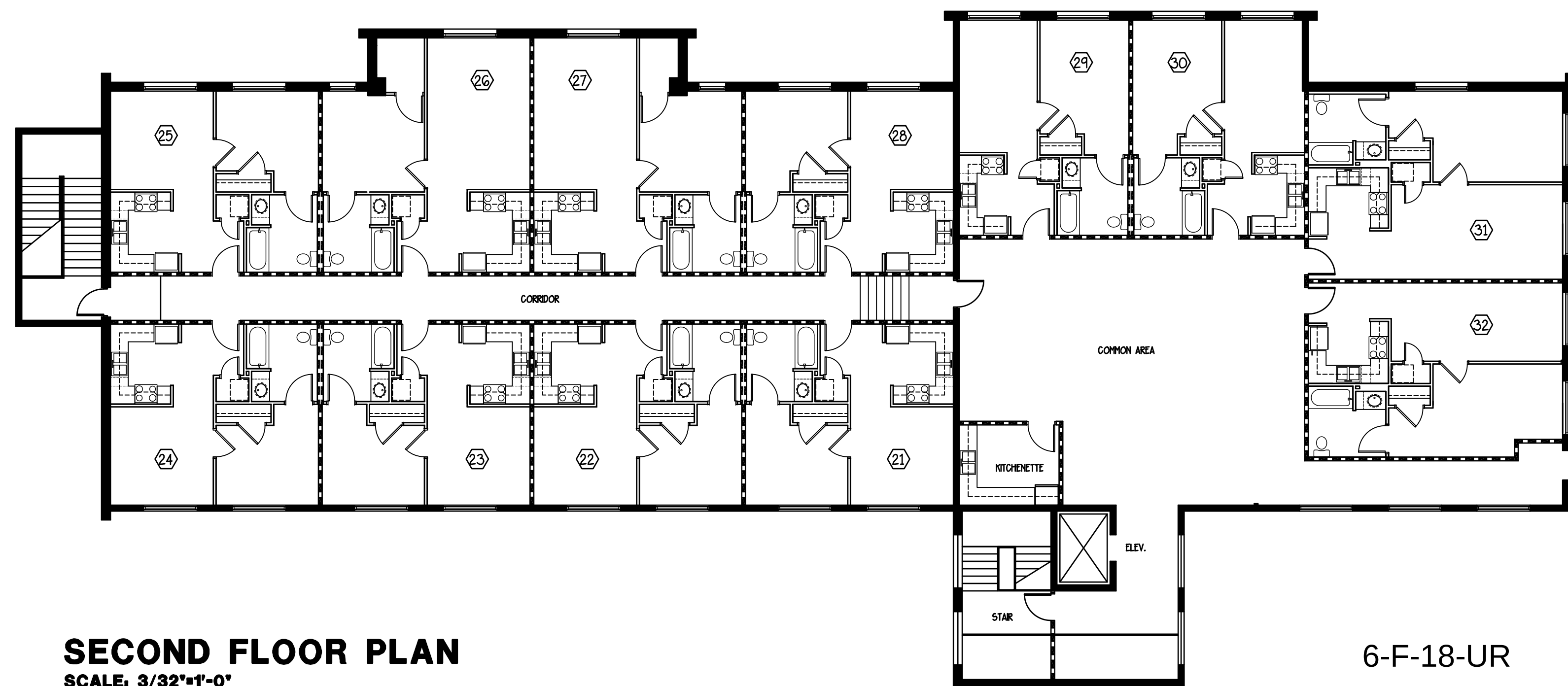
5516 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

SHEET NUMBER

PR-3

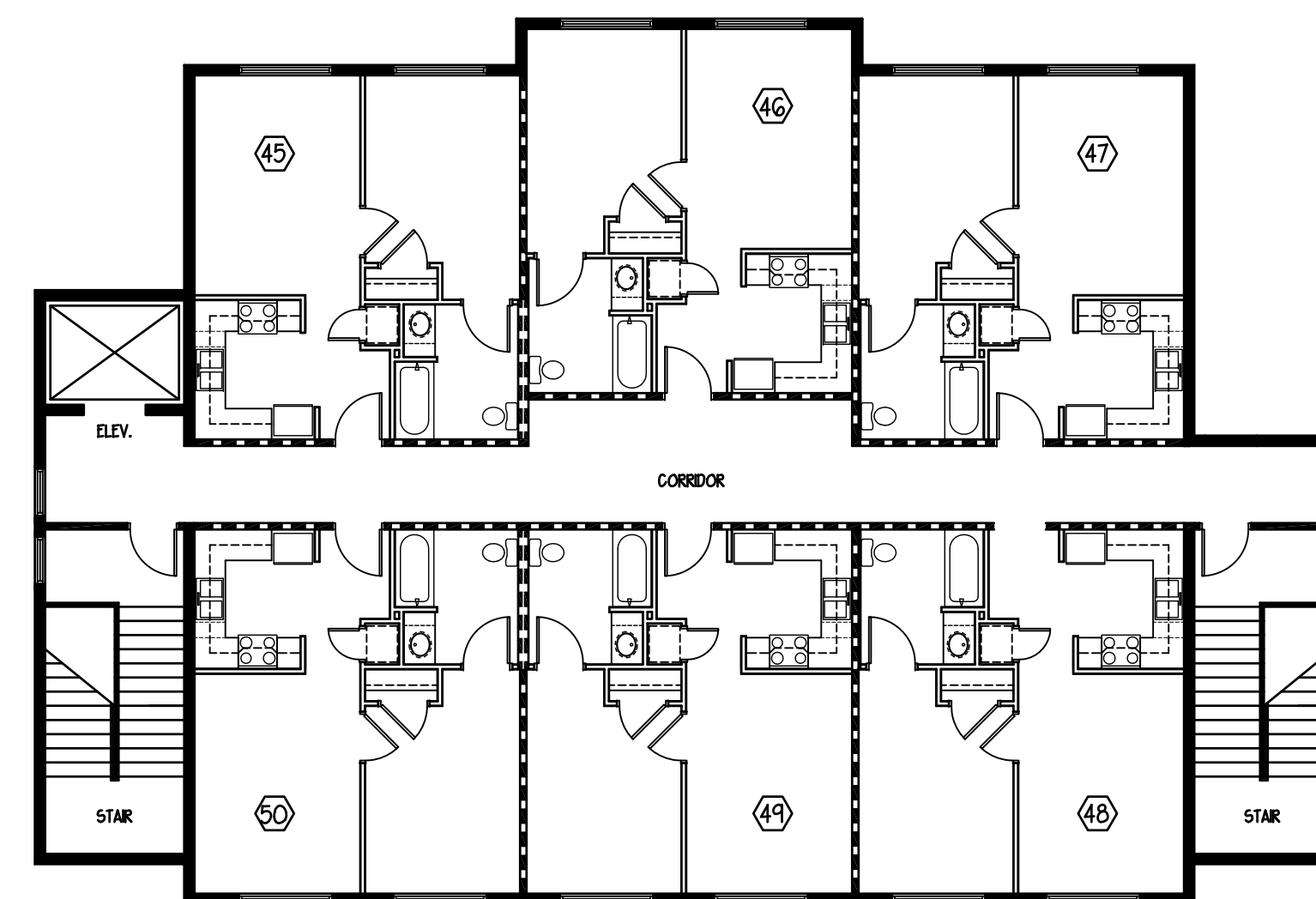


FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

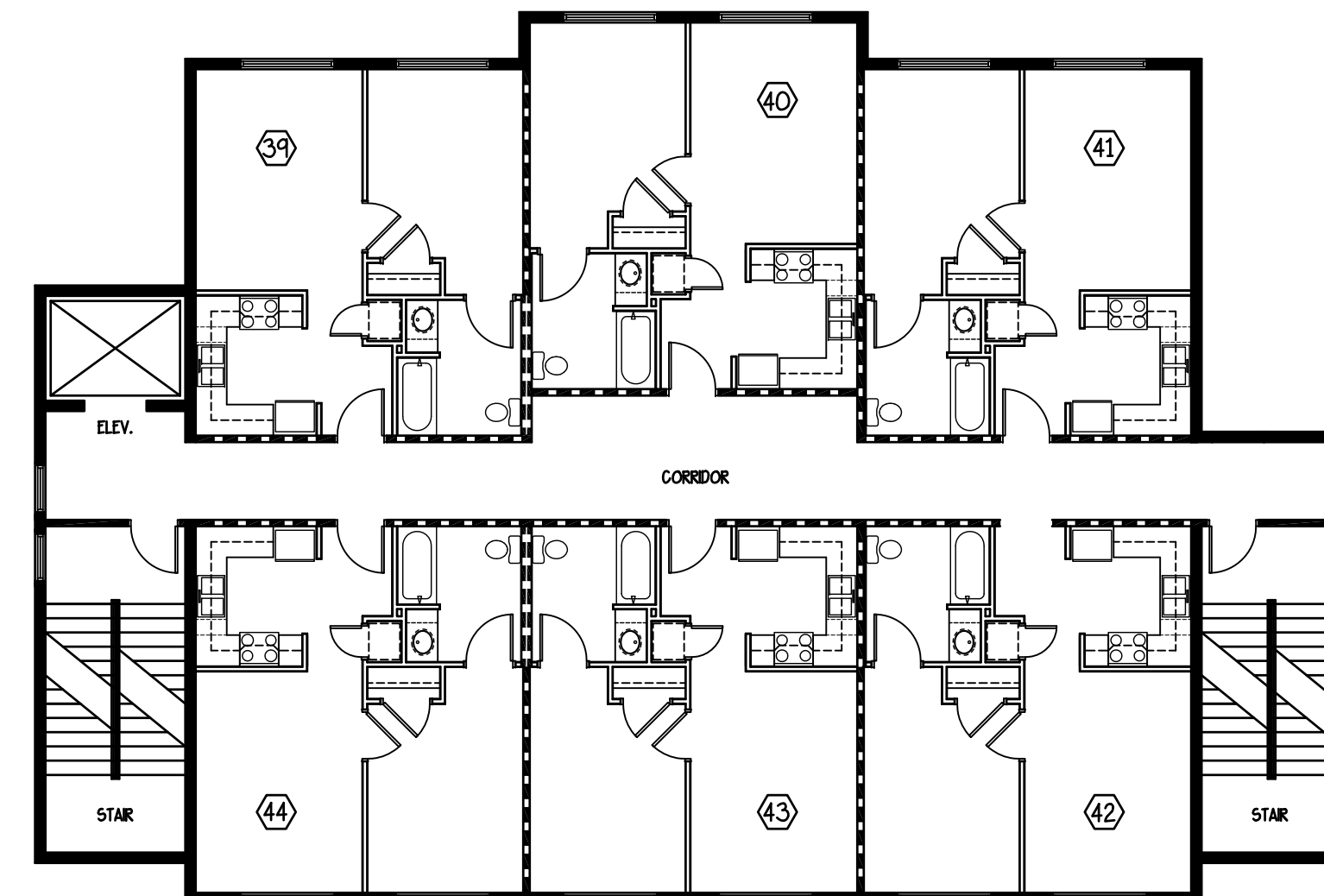


SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"

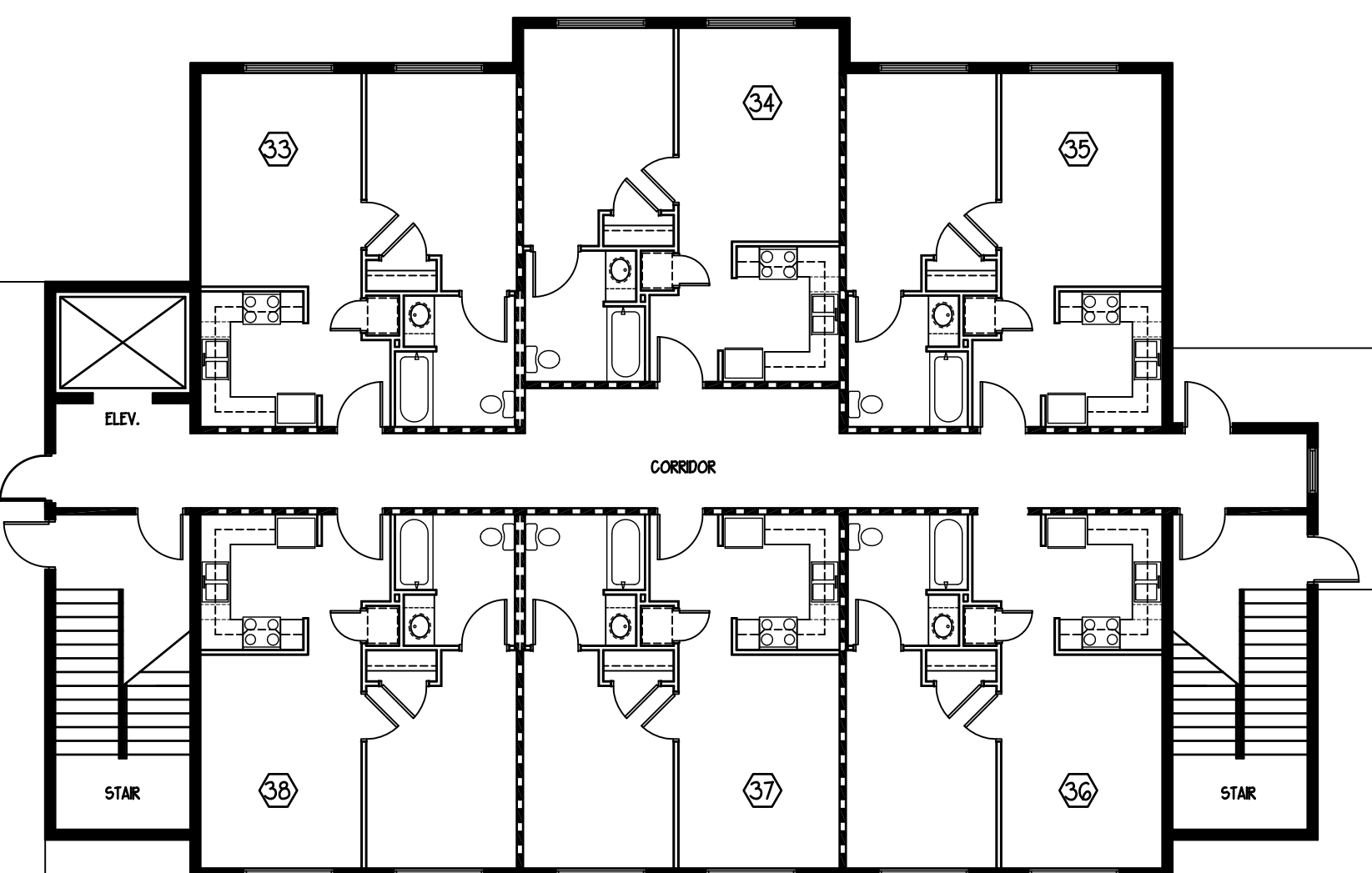
6-F-18-UR
Revised: 5/30/2018



THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"



SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

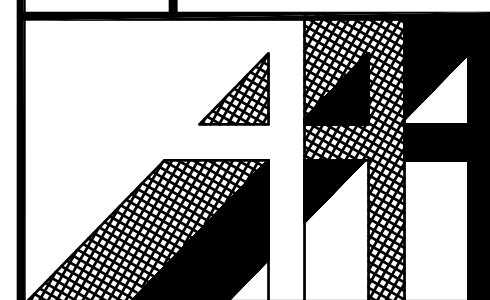
EXISTING BUILDING NEW ADDITION

CAD FILE:			
DRWN. BY: MGA	CHKD. BY: MDA	APPR. BY: MDA	DATE: 4-26-18
			REVISIONS

HELEN ROSS McNABB
 2704 MINERAL SPRINGS AVE
 KNOXVILLE, TENNESSEE

FLOOR PLANS

ALLAN ASSOCIATES ARCHITECTS, PLLC
 5516 WALLWOOD ROAD
 KNOXVILLE, TENNESSEE 37912
 865 / 689-1302



SHEET NUMBER



6-F-18-UR
Revised: 5/30/2018

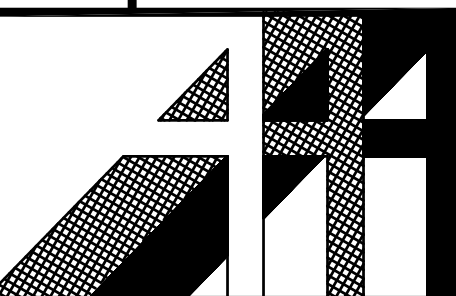
DRWN. BY: MGA	
CHKD. BY: MDA	
APPR. BY: MDA	
DATE: 4-27-18	
REVISIONS	

HELEN ROSS MCNABB
2704 MINERAL SPRINGS AVE. KNOXVILLE, TENNESSEE

ALLAN ASSOCIATES ARCHITECTS, PLLC

866 / 689-1302

5516 WALLWOOD ROAD



SHEET NUMBER

PR-5