

Revisions:

Date:	Description:
06/24/22	Staff Comments
07/05/22	Staff Comments

Planning Documents

The Rowan

Cedar Bluff, Tennessee
File # 7-D-22-UR

META Real Estate Partners

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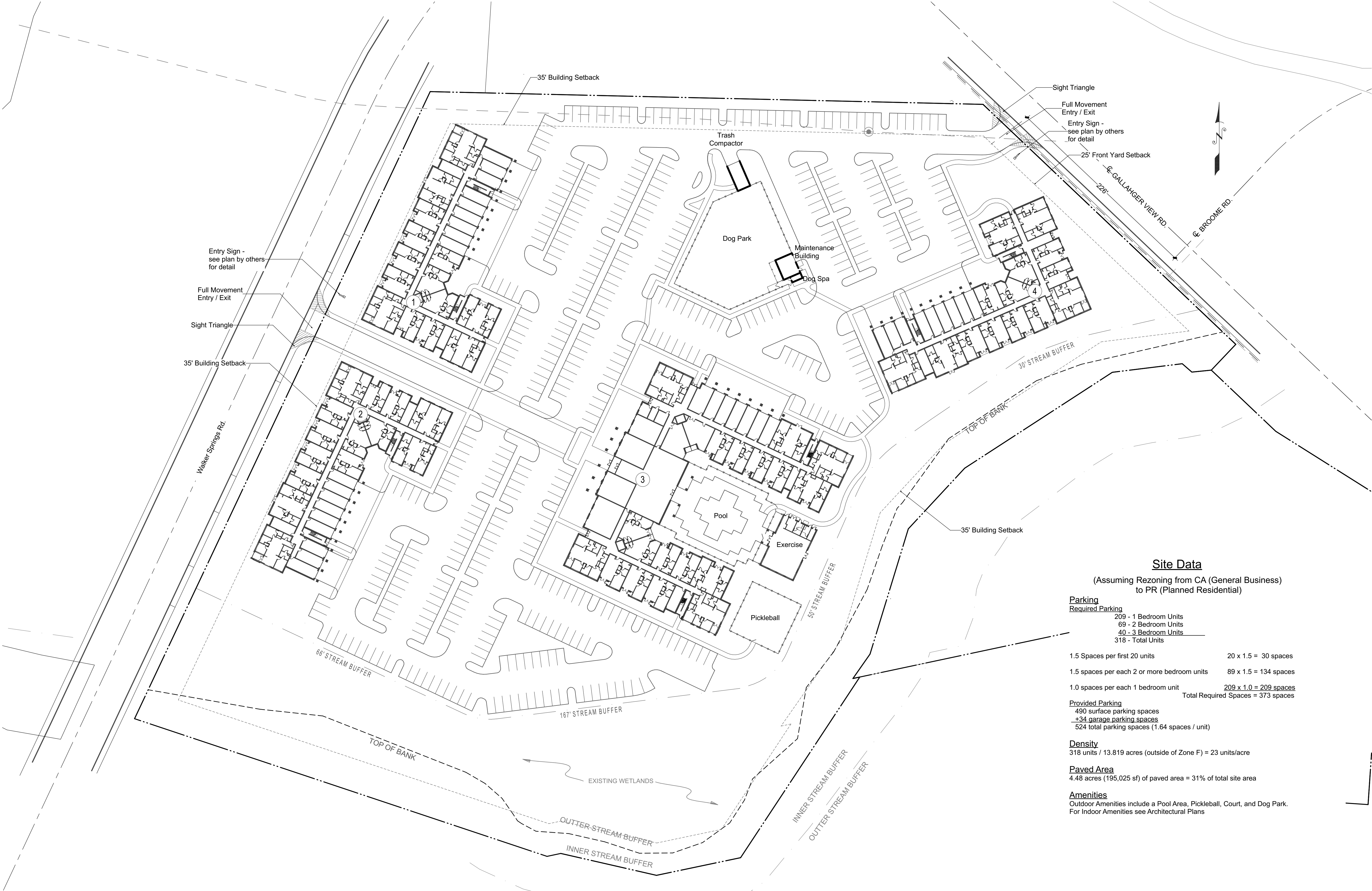
Sheet Title:
Site Plan

Date:
05/31/2022

Sheet Number:

S1

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Site Data

(Assuming Rezoning from CA (General Business)
to PR (Planned Residential))

Parking

Required Parking

209 - 1 Bedroom Units
69 - 2 Bedroom Units
40 - 3 Bedroom Units
318 - Total Units

1.5 Spaces per first 20 units 20 x 1.5 = 30 spaces

1.5 spaces per each 2 or more bedroom units 89 x 1.5 = 134 spaces

1.0 spaces per each 1 bedroom unit 209 x 1.0 = 209 spaces

Total Required Spaces = 373 spaces

Provided Parking

490 surface parking spaces
+34 garage parking spaces
524 total parking spaces (1.64 spaces / unit)

Density

318 units / 13.819 acres (outside of Zone F) = 23 units/acre

Paved Area

4.48 acres (195,025 sf) of paved area = 31% of total site area

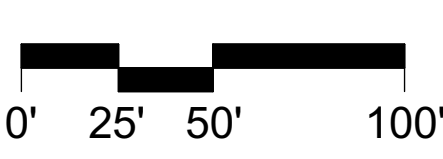
Amenities

Outdoor Amenities include a Pool Area, Pickleball, Court, and Dog Park.
For Indoor Amenities see Architectural Plans

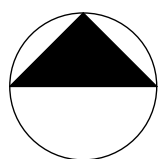
7-D-22-UR

Revised: 7/5/2022

Note: Signage will meet requirements of Section 3.90 of the Knox County Zoning Ordinance



Scale: 1" = 50'



North

Revisions:

Date:	Description:

Planning Documents

The Rowan

Revised: 6/28/2022
Cedar Bluff, Tennessee
File # 7-D-22-UR

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Sheet Title:
Code Compliance
Landscape Plan

Date:
05/31/2022

Sheet Number:

L1

Foundation Landscape for Buildings 1,2 & 4

Total linear footage of building - 750 lf
750 lf x 60% = 450 lf of required planting area

450 lf / 3 = 150 shrubs required
450 lf / 50 = 9 shade trees required or
18 ornamental trees required
60% of landscape area required to be planted
with live groundcover, perennials,
or ornamental grasses

Foundation Landscape for Building 3

Total linear footage of building - 750 lf
1160 lf x 60% = 700 lf of required planting area

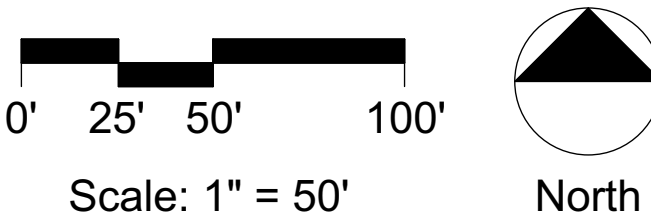
Planting Area Requirements
696 lf / 3 = 232 shrubs required
696 lf / 50 = 14 shade trees required or
28 ornamental trees required
60% of landscape area required to be planted
with live groundcover, perennials,
or ornamental grasses

Landscape Notes

1. A minimum of 60% of the site landscape area to be planted with living plant material.
2. Landscape area to be irrigated with an automatic, underground irrigation system. Contractor will provide irrigation design.
3. See civil engineering plans for location of utilities, drainage facilities, and proposed grading.
4. Trees will be located a minimum of ten feet from the center line of underground utilities.
5. Landscaping adjacent to transformers will be located a minimum of three feet from sides and six feet away from the side with doors.
6. Foundation plantings will be provided per requirements as noted.
7. Signage locations noted on plan for clarity. For detail see signage plans by others

Plant List

Proposed Trees				
Common Name	Botanical Name	Minimum Size	QTY.	% of Total Trees
Allee Elm	Ulmus parvifolia 'Emer II'	2" cal.	45	23.81%
Foster Holly	Ilex x attenuata 'Fosteri'	8' ht.	39	20.63%
Sugar Maple	Acer saccharim 'Legacy'	2" cal.	23	12.17%
Nuttall Oak	Quercus nutallii	2" cal.	50	26.46%
Redbud	Cercis canadensis 'Forest Pansy'	2.5" cal.	32	16.93%
Total Trees			189	100.00%



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Sheet Title:
Drainage Plan

Date:
05/31/2022

Sheet Number:

D1

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Drawing Set
USE ON REVIEW
FILE #: 7-D-22-UR

Project Information
THE ROWAN
META REAL ESTATE PARTNERS
0 WALKER SPRINGS RD,
KNOXVILLE, TN
Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm
NFPA 101
ASHRAE
UL Rated Assemblies
Shop drawings will be submitted
for all fire protection systems.

Drawing Information		
Revisions		
No.	Description	Date
1	STAFF COMMENTS	06.28.22
Project Number		22029
Issue Date		05.26.2022
Drawn By		Author
Checked By		DML
Scale		3/32" = 1'-0"
LEVEL 1 - BLDG 3		

A101

UNIT MATRIX	
BLDG A (U-SHAPED BLDG)	
NUMBER OF BLDGS (1)	
UNIT COUNT BY TYPE	
1BR'S	74
2BR'S	24
3BR'S	16
TOTAL	114
UNIT COUNT BY LEVEL	
LEVEL 1	18 UNITS, 7 GARAGES
LEVEL 2	32 UNITS
LEVEL 3	32 UNITS
LEVEL 4	32 UNITS
AREA	
36,380 SF PER FLOOR	
TOTAL	145,520 SF
BLDG B (L-SHAPED BLDG)	
NUMBER OF BLDGS (3)	
UNIT COUNT BY TYPE	
1BR'S	45 (135 IN 3 BLDGS)
2BR'S	15 (45 IN 3 BLDGS)
3BR'S	8 (24 IN 3 BLDGS)
TOTAL	68 (204 IN 3 BLDGS)
UNIT COUNT BY LEVEL	
LEVEL 1	14 UNITS, 9 GARAGES
LEVEL 2	18 UNITS
LEVEL 3	18 UNITS
LEVEL 4	18 UNITS
AREA	
19,511 SF PER FLOOR	
TOTAL	78,044 SF
(3) BLDGS	234,132 SF
UNITS PER SITE	
1BR'S	209
2BR'S	69
3BR'S	40
TOTAL	318

UNIT MATRIX	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	
FITNESS	
GARAGE	
LEASING AND AMENITIES	
MAIL	

1 LEVEL 1 - ANNOTATION PLAN - BLDG 3
3/32" = 1'-0"

7-D-22-UR
Revised: 7/5/2022

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Project Information

THE ROWAN
META REAL ESTATE PARTNERS
0 WALKER SPRINGS RD,
KNOXVILLE, TN

Code Information

Type of Const.: V-A
Occupancy Class: R-2

Fire Protection Systems:

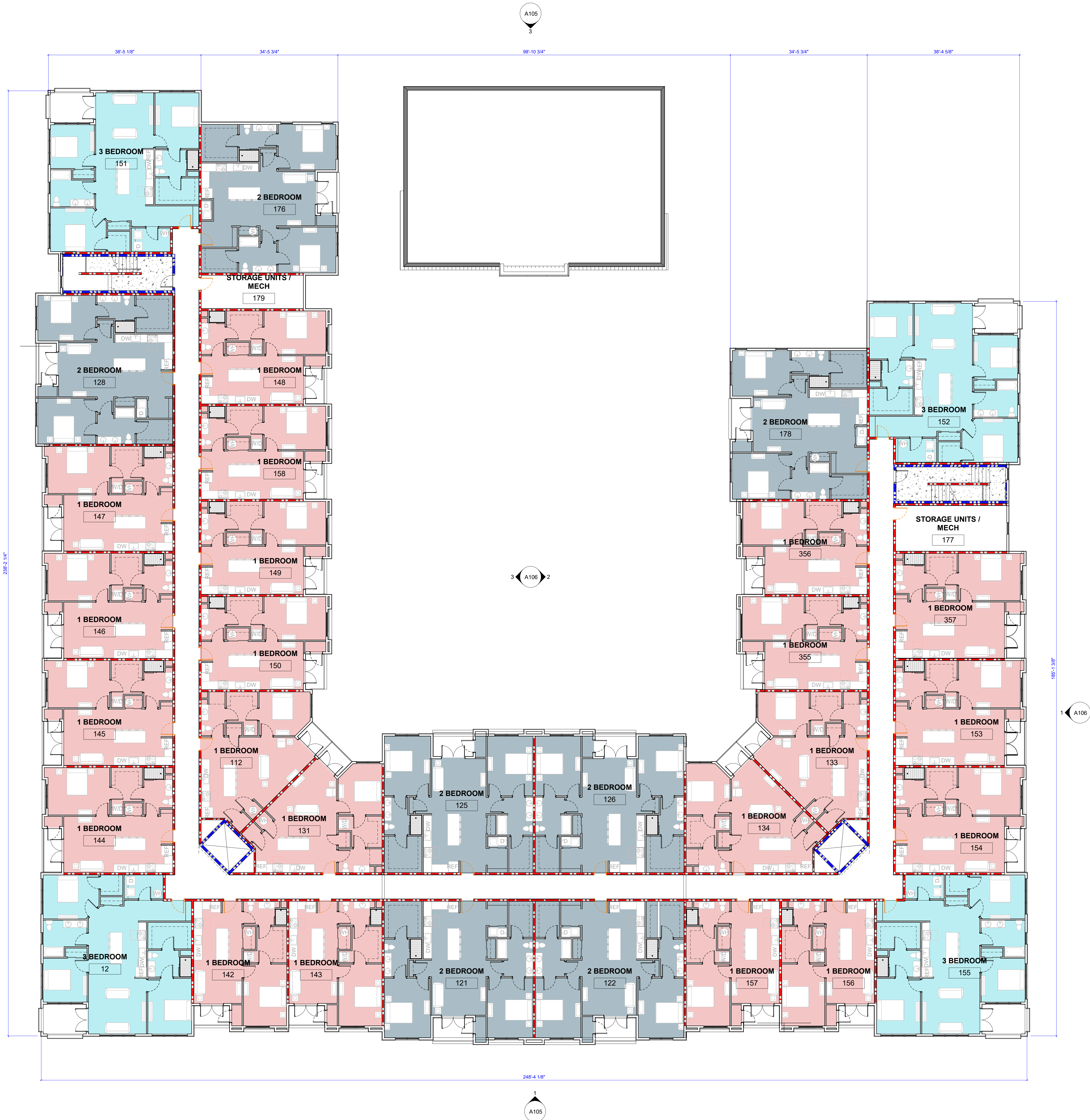
Smoke Alarm
NFPA 101
ASHRAE
UL Rated Assemblies
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Drawing Information

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No.	Description	Date
1	STAFF COMMENTS	06.28.22

Project Number 22029
Issue Date 05.26.2022
Drawn By Author
Checked By DML
Scale 3/32" = 1'-0"
LEVEL 2 - BLDG. 3

A102



UNIT MATRIX
1 BEDROOM
2 BEDROOM
3 BEDROOM

1 LEVEL 2 - ANNOTATION PLAN - BLDG 3
3/32" = 1'-0"

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Fire Protection Systems:

Smoke Alarm
NFPA 101
ASHRAE
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1	STAFF COMMENTS	06.28.22

Project Number 22029
Issue Date 05.26.2022
Drawn By Author
Checked By DML
Scale 3/32" = 1'-0"
LEVEL 3 - BLDG. 3

A103

UNIT MATRIX
1 BEDROOM
2 BEDROOM
3 BEDROOM

1 LEVEL 3 - ANNOTATION PLAN - BLDG 3
3/32" = 1'-0"

Revised: 6/28/2022

Drawing Information		
Revisions		
No.	Description	Date
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Drawn By		Author
Checked By		DML
Scale		3/32" = 1'-0"
LEVEL 4 - BLDG 3		

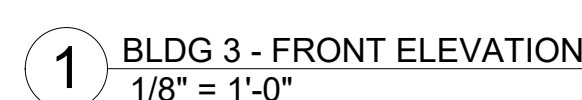
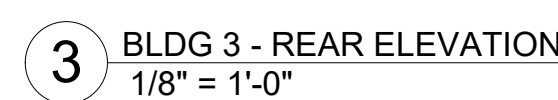


1 LEVEL 4 - ANNOTATION PLAN - BLDG 3
3/32" = 1'-0"

Revised: 6/28/2022

Project Information
THE ROWAN
META REAL ESTATE PARTNERS
0 WALKER SPRINGS RD, KNOXVILLE, TN
Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm
NFPA 701
ASHRAE
UL Rated Assemblies
Shop drawings will be submitted for all fire protection systems.

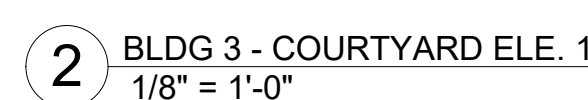
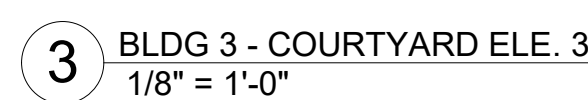
A105



Revised: 6/28/2022

Project Information
THE ROWAN
META REAL ESTATE PARTNERS
0 WALKER SPRINGS RD, KNOXVILLE, TN
Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm
NFPA 101
ASHRAE
UL Rated Assemblies
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A106





3D REPRESENTATIONS ARE ARTISTIC IN NATURE AND ARE ONLY USED FOR GENERAL DESIGN INTENT. REFER TO ELEVATIONS, SECTIONS, AND DETAILS FOR MATERIAL LOCATIONS, TYPES, AND EXTENTS. SEE CIVIL DRAWINGS FOR ACCURATE GRADING.



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Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

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Drawn By		Author
Checked By		DML
Scale		
3D PERSPECTIVES		

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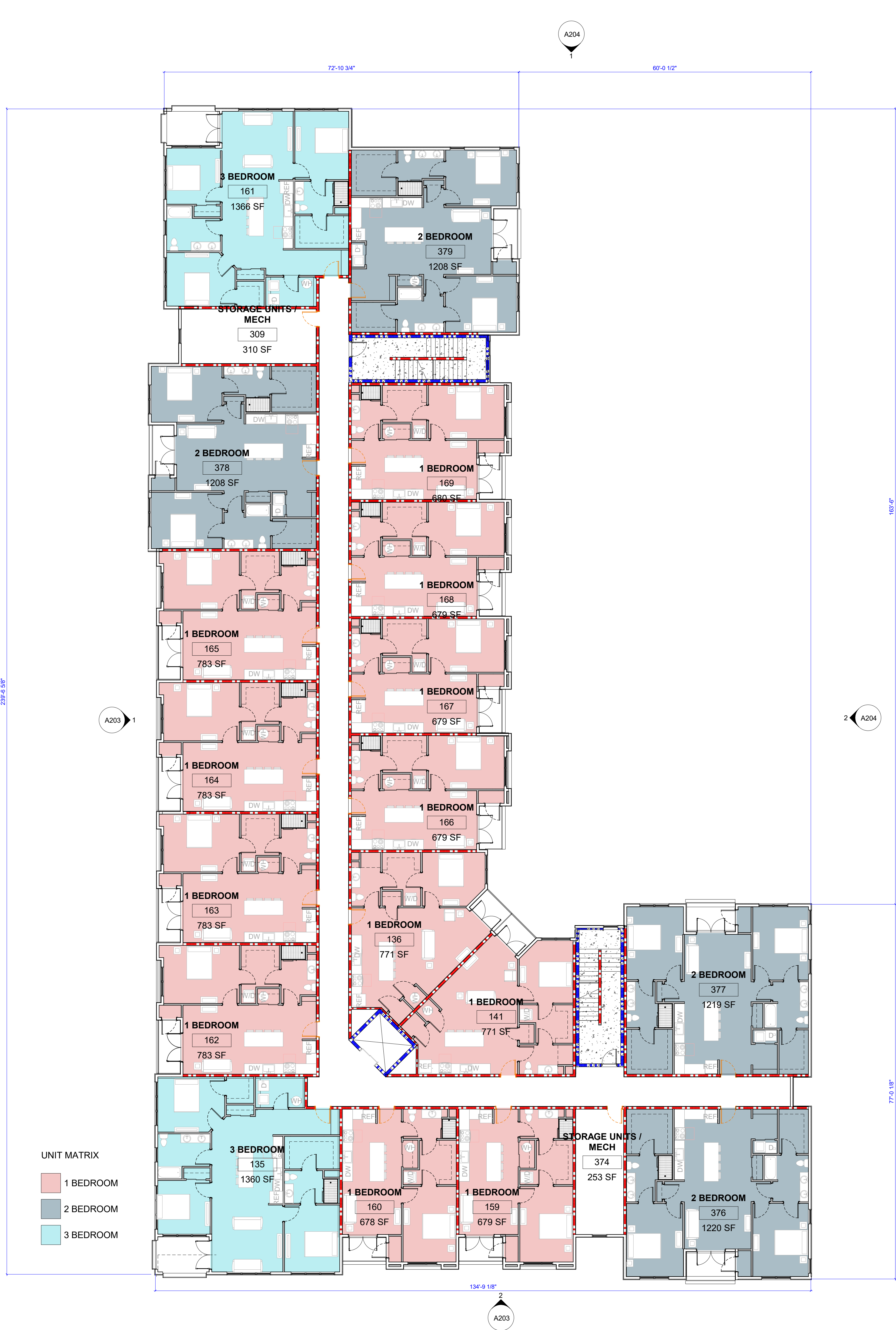
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Drawn By		Author
Checked By		DML
Scale		3/32" = 1'-0"
LEVEL 1 & 2 - BLDG. 1,2,& 4		

A201



2 LEVEL 2 - ANNOTATION PLAN - BLDG 1, 2, & 4
3/32" = 1'-0"



1 LEVEL 1 - ANNOTATION PLAN - BLDG 1, 2, & 4
3/32" = 1'-0"

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Smoke Alarm
NFPA 101
ASHRAE
UL Rated Assemblies
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LEVEL 3 & 4 - BLDG. 1,2,& 4

A202





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Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Drawing Information		
Revisions		
No.	Description	Date
1	STAFF COMMENTS	06.28.22
Project Number		22029
Issue Date		05.26.2022
Drawn By		Author
Checked By		DML
Scale		1/8" = 1'-0"
BUILDING 1, 2, & 4 ELEVATIONS		



1 BLDG 1, 2, & 4 - ELEVATION 2
1/8" = 1'-0"



2 BLDG 1, 2, & 4 - ELEVATION 1
1/8" = 1'-0"

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Drawing Information		
Revisions		
No.	Description	Date
1	STAFF COMMENTS	06.28.22
Project Number		22029
Issue Date		05.26.2022
Drawn By		RWC
Checked By		DML
Scale		1/8" = 1'-0"
BUILDING 1,2, & 4 ELEVATIONS		



2 BLDG 1,2, & 4 - ELEVATION 4
1/8" = 1'-0"

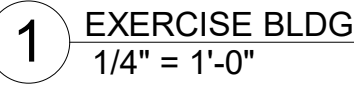


1 BLDG 1,2, & 4 - ELEVATION 3
1/8" = 1'-0"

Revised: 6/28/2022

Project Information
THE ROWAN
META REAL ESTATE PARTNERS
10 WALKER SPRINGS RD, KNOXVILLE, TN
Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm
NFPA 101
ASHRAE
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A301



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FILE #: 7-D-22-UR

1

Project Information
THE ROWAN
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Code Information
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Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Drawing Information		
Revisions		
No.	Description	Date
1	STAFF COMMENTS	06.28.22
Project Number		22023
Issue Date		05.26.2024
Drawn By		Author
Checked By		DM
Scale		1/4" = 1'-0"
SITE DETAILS		

A302



MONUMENT SIGNAGE CONCEPT

