PARKING REQUIREMENTS				
MULTI DWELLING STRUCTURE				
PROJECT TOTALS	**MINIMUM**	**MINIMUM REQ'D**	**MAXIMUM**	**MAXIMUM ALLOWED**
(5) ONE BEDROOM UNITS	1 PER DWELLING UNIT + GUEST PARKING	**6**	1.25 PER DWELLING UNIT + GUEST PARKING	**7.5**
(3) TWO BEDROOM UNITS	1.25 PER DWELLING UNIT + GUEST PARKING	**4.35**	1.75 PER DWELLING UNIT + GUEST PARKING	**6**
(2) THREE BEDROOM UNITS	1.5 PER DWELLING UNIT + GUEST PARKING	**3.4**	2.25 PER DWELLING UNIT + GUEST PARKING	**5**
SUBTOTAL PARKING SPACES		**13.75 SPACES**		**18.5 SPACES**
20% PARKING REDUCTION FOR BEING WITHIN .25 MILE OF TRANSIT ROUTE		**2.75 REDUCTION**		
TOTAL REQUIRED & PROVIDED PARKING SPACES		**11 SPACES**		

N1 PARKING REQUIREMENTS

NTS

- NEW PARKING LOT AREA IS LESS THAN 10,000SF AT ±2,500SF ALLOWING EXEMPTION FROM THE INTERIOR LANDSCAPING REQUIREMENTS OF SUBSECTION J.3 AND PERIMETER SCREENING REQUIREMENTS IN SUBSECTION J.2.C.3 OF (ARTICLE V, SECTION 7: OFF-STREET PARKING, ACCESS, DRIVEWAY & LANDSCAPING REQUIREMENTS BY MPC)

- PRESERVE EXISTING TREES ALONG PROPERTY EDGES WHERE POSSIBLE. OWNER TO CONSULT WITH C.O.K. URBAN FORESTER.
- PROVIDE NEW TREES WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1¼) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.

N6 LANDSCAPING REQUIREMENTS

A1 SITE PLAN

1/8" = 1'-0"

DRAWING PREPARED USING SURVEY FROM MBI 05/16/18. .47 ACRES TOTAL

7-M-18-UR
Revised: 6/29/2018

ADAPTIVE REUSE OF

3421 N. BROADWAY
KNOXVILLE, TENNESSEE 37917
SPA PROJECT #: **1825**

NOT FOR CONSTRUCTION FOR USE ON REVIEW

THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

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USE ON REVIEW	29 MAY 2018
REVISED UOR	26 JUNE 2018

SITE PLAN (FOR USE ON REVIEW)

A0.1

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