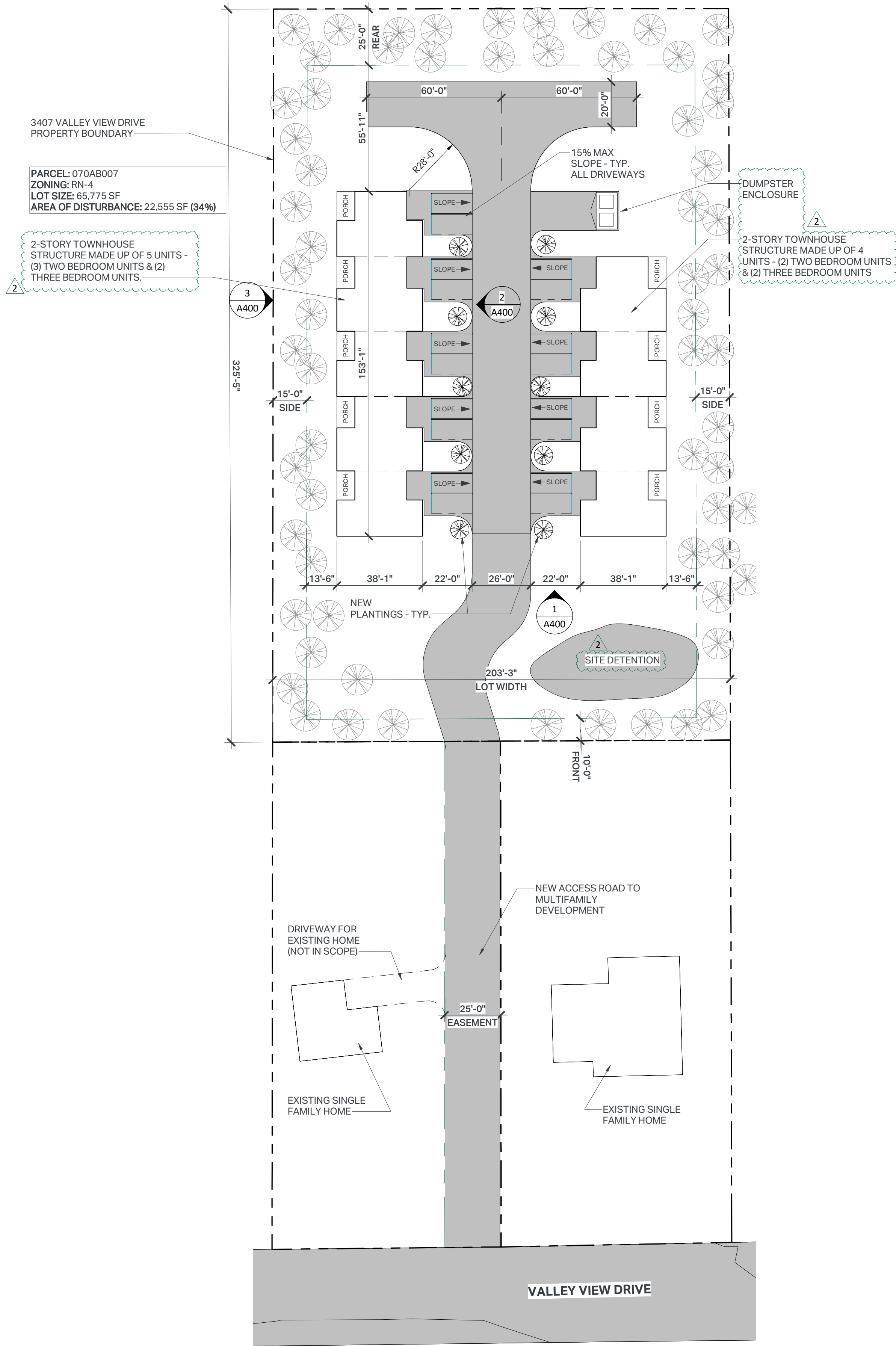


8-D-26-SU
Rev 7.28.2026



2 SITE PLAN
A100 1/32" = 1'-0"

GENERAL PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT CONSISTS OF 10 TOWNHOUSE UNITS ARRANGED ACROSS TWO BUILDINGS, EACH CONTAINING 3 TWO-BEDROOM UNITS AND 2 THREE BEDROOM UNITS OF APPROXIMATELY 2,000 AND 2,300 SQUARE FEET EACH, LOCATED ON AN R-4 ZONED SITE. ALTHOUGH THE PROPERTY IS ALSO WITHIN AN HP OVERLAY DISTRICT, IT HAS BEEN DETERMINED THAT THE SITE HAS BEEN SUBSTANTIALLY DISTURBED PREVIOUSLY, AND THEREFORE THE OVERLAY IS NOT ANTICIPATED TO SIGNIFICANTLY LIMIT SITE DISTURBANCE ACTIVITIES.

THE SITE FEATURES A GRADUAL SLOPE WITH EXISTING TREE COVERAGE SURROUNDING THE MAJORITY OF THE PROPERTY, EXCEPT AT THE PRIMARY ACCESS POINT. THE DEVELOPMENT IS INTENDED TO PRESERVE AS MUCH OF THE EXISTING TREE CANOPY AS POSSIBLE IN ORDER TO MAINTAIN PRIVACY AND PROVIDE SEPARATION FROM ADJACENT PROPERTIES. THE BUILDINGS THEMSELVES ARE DESIGNED TO STEP DOWN THE SITE IN RESPONSE TO THE NATURAL TOPOGRAPHY, MINIMIZING DISTURBANCE AND WORKING WITH THE EXISTING SLOPE OF THE LAND WHEREVER FEASIBLE.

ARCHITECTURALLY, THE DEVELOPMENT IS INTENDED TO MAINTAIN A COHESIVE DESIGN LANGUAGE THROUGHOUT WHILE INCORPORATING RECESSED AND PROJECTING BUILDING ELEMENTS AT ENTRANCES TO CREATE VISUAL DEPTH AND DISTINGUISH ADJACENT UNITS. ROOF LINES WILL SIMILARLY STEP WITH THE GRADE OF THE SITE, FURTHER REINFORCING THE PROJECT'S INTEGRATION WITH THE NATURAL TERRAIN.

	RN-4	3407 VALLEY VIEW DRIVE	10 TOWNHOUSE UNITS - SPECIAL USE APPROVAL
MINIMUM LOT AREA	SF: 5000 SF, 2F; 7,000 SF TH: 3,000 SF/DU MF: 2,000 SF/DU NONRESIDENTIAL: 10,000 SF	LOT AREA: 1.51 ACRES (~65,775 SF)	10 UNITS - 30,000 SF MIN
MAXIMUM LOT AREA	MF: 40,000 SF	20 MF DU MAXIMUM	
MINIMUM LOT WIDTH	SF: 2F, 50' TH: 20'/DU MF: 60' NONRESIDENTIAL: 75'	LOT WIDTH ~203'	10 UNITS
MAXIMUM BUILDING HEIGHT	SF: 2F, TH: 35' MF: 45', UNLESS ADJACENT TO A SINGLE FAMILY DWELLING, THEN 35'		THREE STORY - ~30'
MAXIMUM BUILDING COVERAGE	35% TH: MF, NONRESIDENTIAL: 50%	32,887 SF MAX	9,660 SF (~16%)
MAXIMUM IMPERVIOUS SURFACE	45% TH: MF, NONRESIDENTIAL: 60%	39,465 SF MAX	9,660 SF + 12,895 SF = ~22,555 SF
MINIMUM FRONT SETBACK	10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS	10'	
MINIMUM INTERIOR SIDE SETBACK	SF: 2F, TH: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS, IN NO CASE LESS THAN 15' COMBINED MF: 12' OR 15% OF LOT WIDTH, WHICHEVER IS GREATER NONRESIDENTIAL: 20% OF LOT WIDTH	~15(15%)	
MINIMUM CORNER SIDE SETBACK	12' NONRESIDENTIAL: 15'	N/A	
MINIMUM REAR SETBACK	25'	25'	
PARKING REQUIREMENTS	2 PER DU + .25 PER DU GUEST PARKING		10 UNITS - 23 MINIMUM (20 STANDARD, 3 GUEST)



1 LOCATION MAP
A100 1" = 200'-0"



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131 E Broadway Ave. | Maryville, TN 37804
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PROJECT NO. 2026005

TOWNHOUSE
DEVELOPMENT FOR

**NORTHLINE
LIVING (PARCEL
ID: 070AB007)**

3407 VALLEY VIEW DRIVE
KNOXVILLE, TN 37917



REVISIONS		
NO.	DATE	DESCRIPTION
1	07.23.2026	CITY COMMENTS
2	07.27.2026	CITY COMMENTS - REV. 2

DATE: 06.28.2026
DRAWN BY: JLM
PROJECT PHASE: PLANNING

ARCHITECTURAL SITE
PLAN

A100

H

G

F

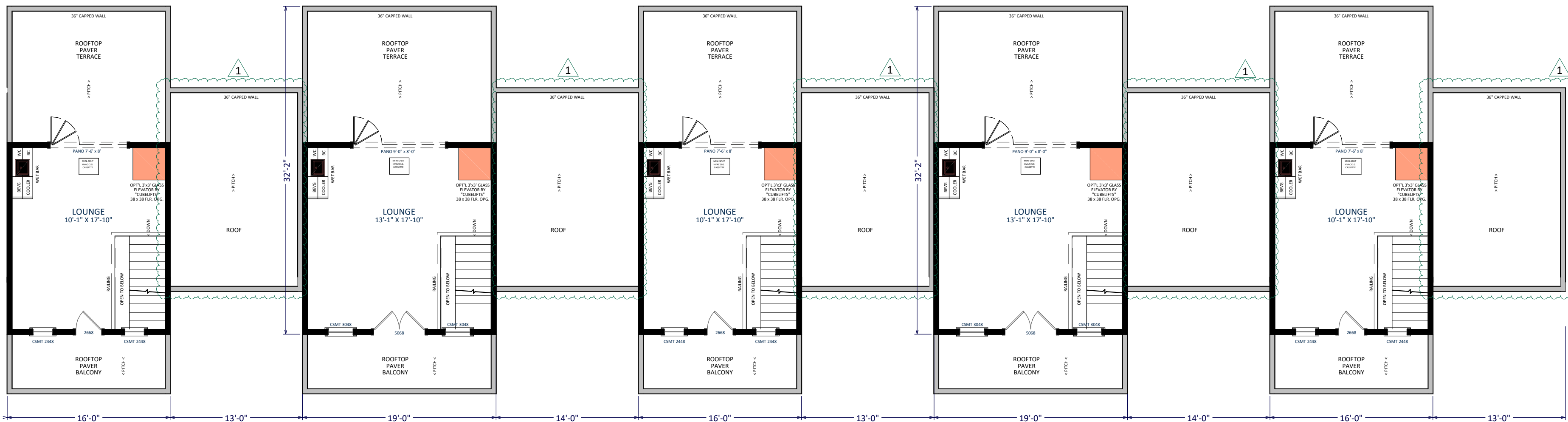
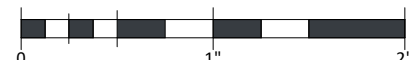
E

D

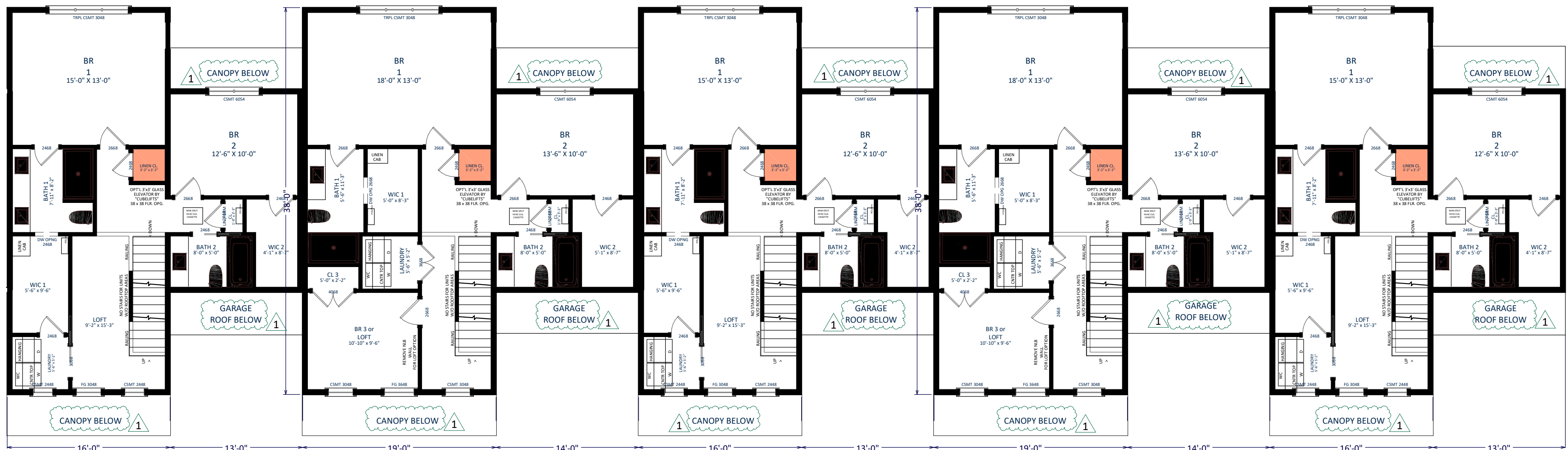
C

B

A



3 LEVEL 3 - OPTION
1/8" = 1'-0"



2 LEVEL 2
1/8" = 1'-0"



1 LEVEL 1
1/8" = 1'-0"



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PROJECT NO. 2026005

TOWNHOUSE
DEVELOPMENT FOR

**NORTHLINE
LIVING (PARCEL
ID: 070AB007)**

3407 VALLEY VIEW DRIVE
KNOXVILLE, TN 37917

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REVISIONS		
NO.	DATE	DESCRIPTION
1	07.23.2026	CITY COMMENTS

DATE: 06.28.2026
DRAWN BY: JLM
PROJECT PHASE: PLANNING

FLOOR PLANS

A200



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TOWNHOUSE DEVELOPMENT FOR

3407 VALLEY VIEW DRIVE
KNOXVILLE, TN 37917

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CONSTRUCTION

DATE:	06.28.2026
DRAWN BY:	JLM
PROJECT PHASE:	PLANNING

OVERALL EXTERIOR
ELEVATIONS

A400


$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0'$$

$$1/8'' = 1'-0'$$