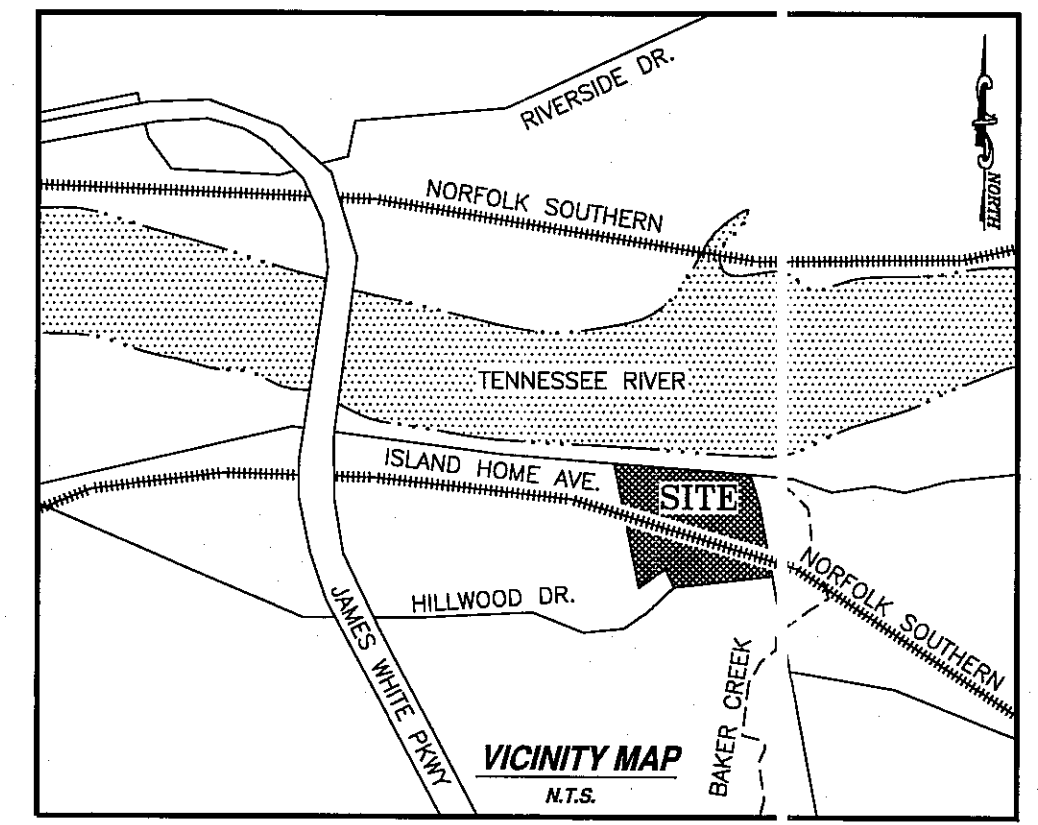
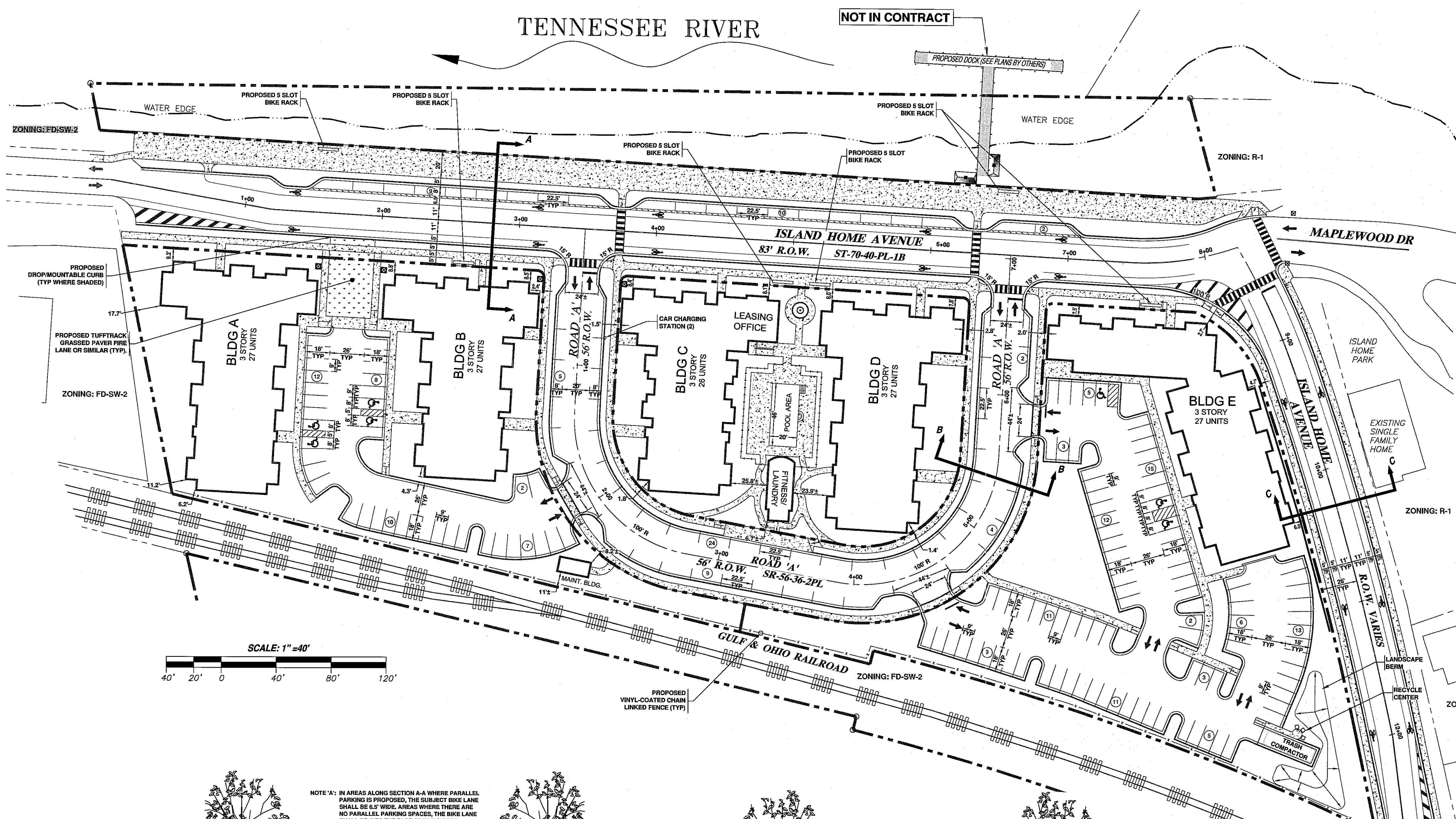




# TENNESSEE RIVER

NOT IN CONTRACT

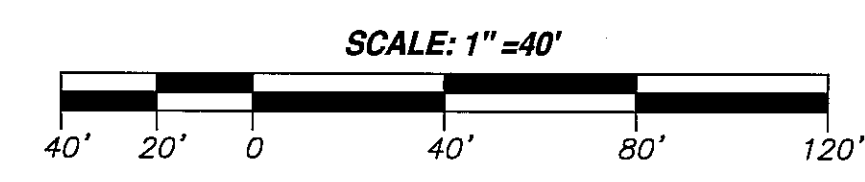


### ZONING INFORMATION

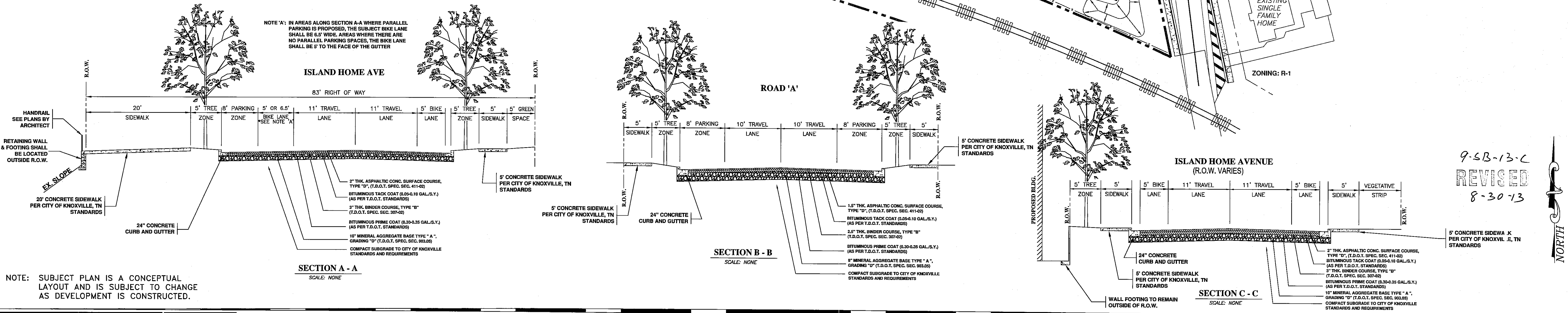
PRINCIPAL BUILDING SITING:  
 SETBACKS -  
 FRONT: 10' MAXIMUM  
 SIDE: 25' MAXIMUM  
 REAR: 3' MINIMUM  
 BUILDING FRONTAGE AT SETBACK: 75%  
 LOT SIZE - 3 ACRE MAXIMUM  
 BUILDING COVERAGE - 70% MAXIMUM  
 OPEN SPACE COVERAGE - 30% MINIMUM

PRINCIPAL BUILDING CONFIGURATION:  
 BUILDING HEIGHT MINIMUM: 25' & 2.5 STORY  
 BUILDING HEIGHT MAXIMUM: 40' & 3 STORY MAX. OR  
 10' & 1 STORY MAX. AT SETBACK + 10'

F.I.R.M. PANEL: 47093C0284F  
 MAY 2, 2007



NOTE 'A': IN AREAS ALONG SECTION A-A WHERE PARALLEL PARKING IS PROPOSED, THE SUBJECT BIKE LANE SHALL BE 6.5' WIDE. AREAS WHERE THERE ARE NO PARALLEL PARKING SPACES, THE BIKE LANE SHALL BE 5' TO THE FACE OF THE GUTTER



NOTE: SUBJECT PLAN IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AS DEVELOPMENT IS CONSTRUCTED.

9-SB-13-C  
 REVISED  
 8-30-13

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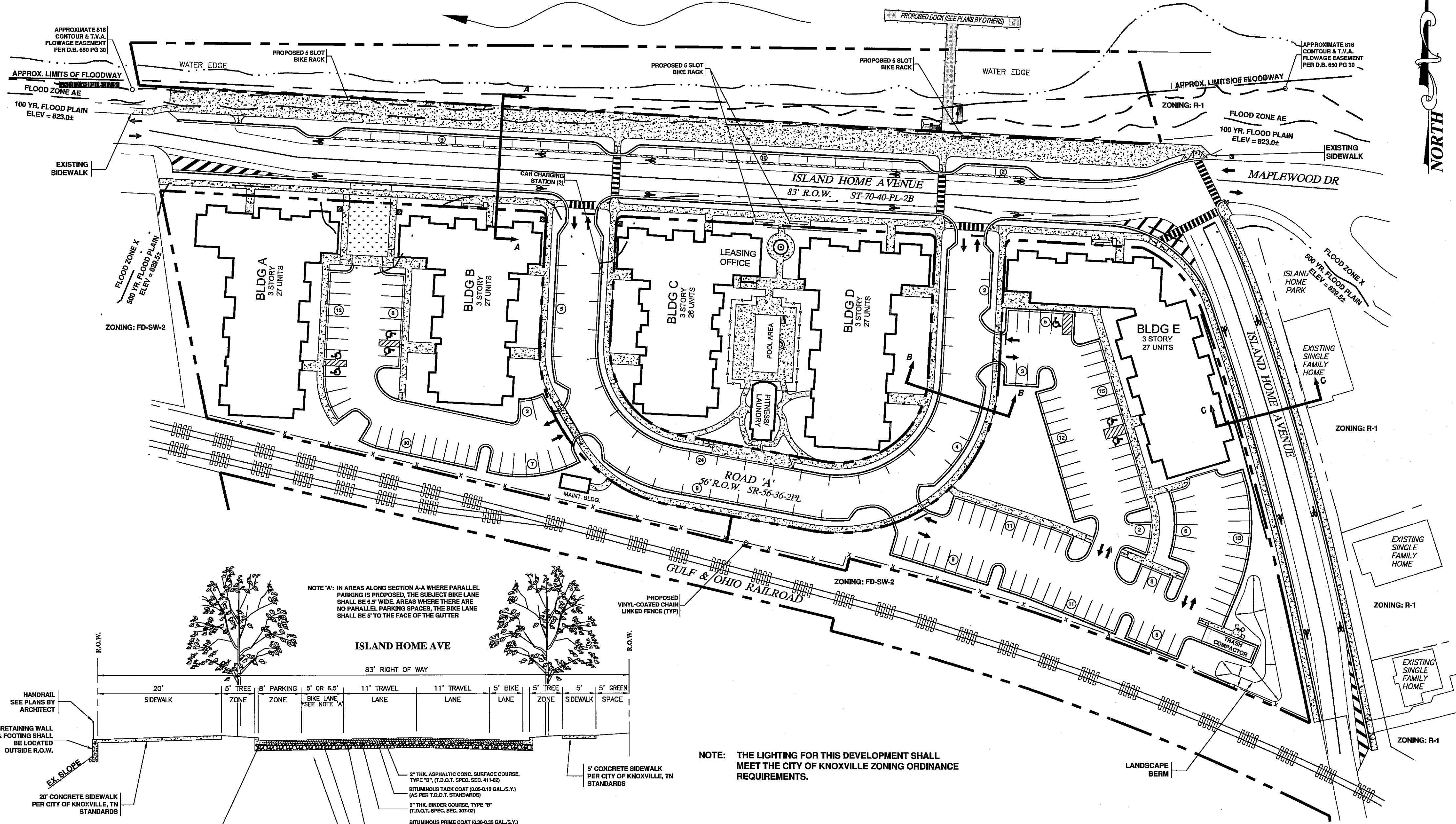
## Island Home Apartments DIMENSIONAL SITE PLAN

KNOXVILLE, TENNESSEE

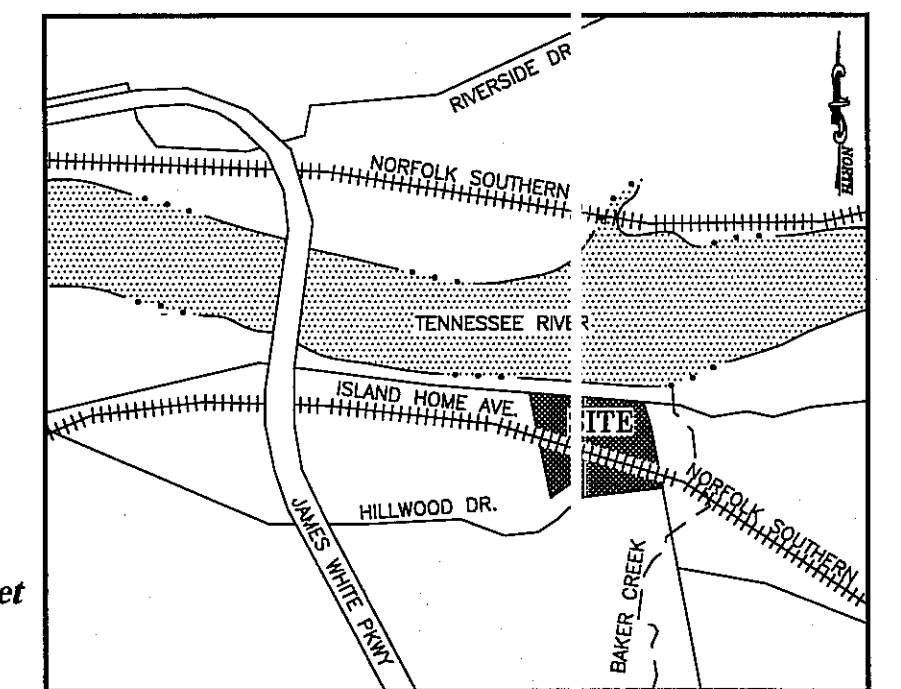
MAP P. I.O.J. NUMBER: 13-110  
 DATE: May 06, 2013  
 REVISED: August 28, 2013

SHEET NUMBER: C-3

TENNESSEE RIVER



**Ownership Name:** 1701 Island Home Drive, LLC  
**Ownership Address:** 1465 Northside Drive Suite 220 Atlanta, GA 30318  
**Project Contact Persons:** John Gumpert  
**Phone Numbers:** (404) 456-4688  
**Email Addresses:** johngumpert@camdenmanagement.net



**SITE AMENITIES:**

1. CLUBHOUSE
2. BUSINESS CENTER
3. 24-HOUR STATE-OF-THE-ART FITNESS CENTER
4. RESORT-STYLE SALT WATER SWIMMING POOL
5. OUTDOOR GRILLS
6. FOUNTAIN
7. RIVER WALK
8. CAR RECHARGING STATION (2)
9. BICYCLE PARKING (3 PLACES)
10. TRASH COMPACTOR
11. RECYCLE CENTER
12. BOAT HOUSE
13. DOCK/PIER

**SHEET INDEX**

MASTER SITE PLAN	C-1
PROPOSED SUBDIVISION PLAN	C-2
DIMENSIONAL PLAN	C-3
CONCEPTUAL GRADING / STORMWATER PLAN	C-4
DRAINAGE MAP	C-5
LANDSCAPE PLAN	C-6
ROAD PROFILES	C-7

**SITE ANALYSIS**

SITE ADDRESS:	1720 ISLAND HOME AVE.
PARCEL ID:	09500011
EXISTING SITE ACREAGE:	6.20± ACRES
TOTAL # OF APARTMENT BUILDINGS:	5 BUILDINGS
TOTAL # OF 1 BEDROOM UNITS:	39 UNITS
TOTAL # OF 2 BEDROOM UNITS:	89 UNITS
TOTAL # OF 3 BEDROOM UNITS:	6 UNITS
TOTAL # OF UNITS:	134 UNITS
PROPOSED DENSITY:	21.6 UNITS/ACRE

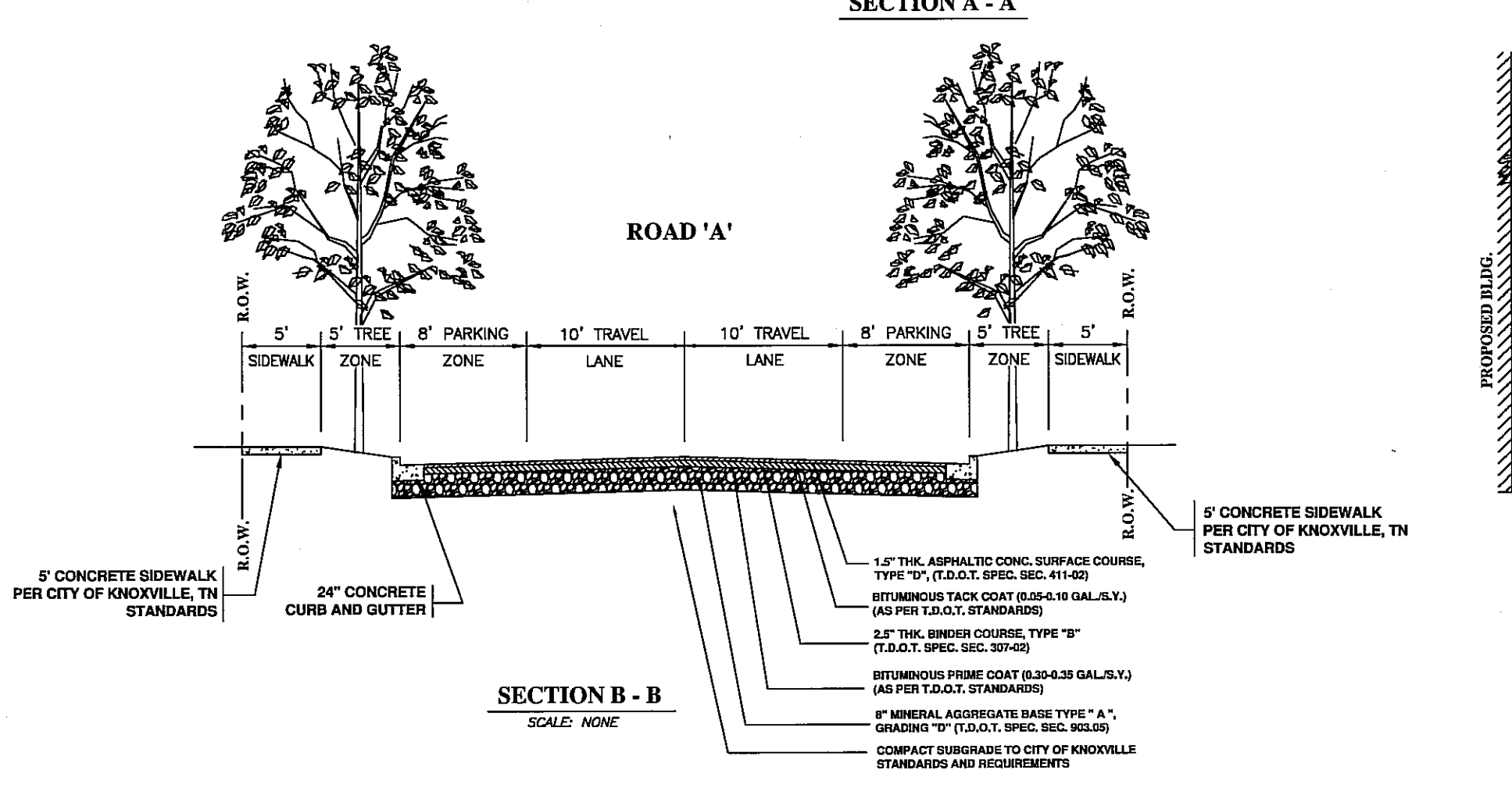
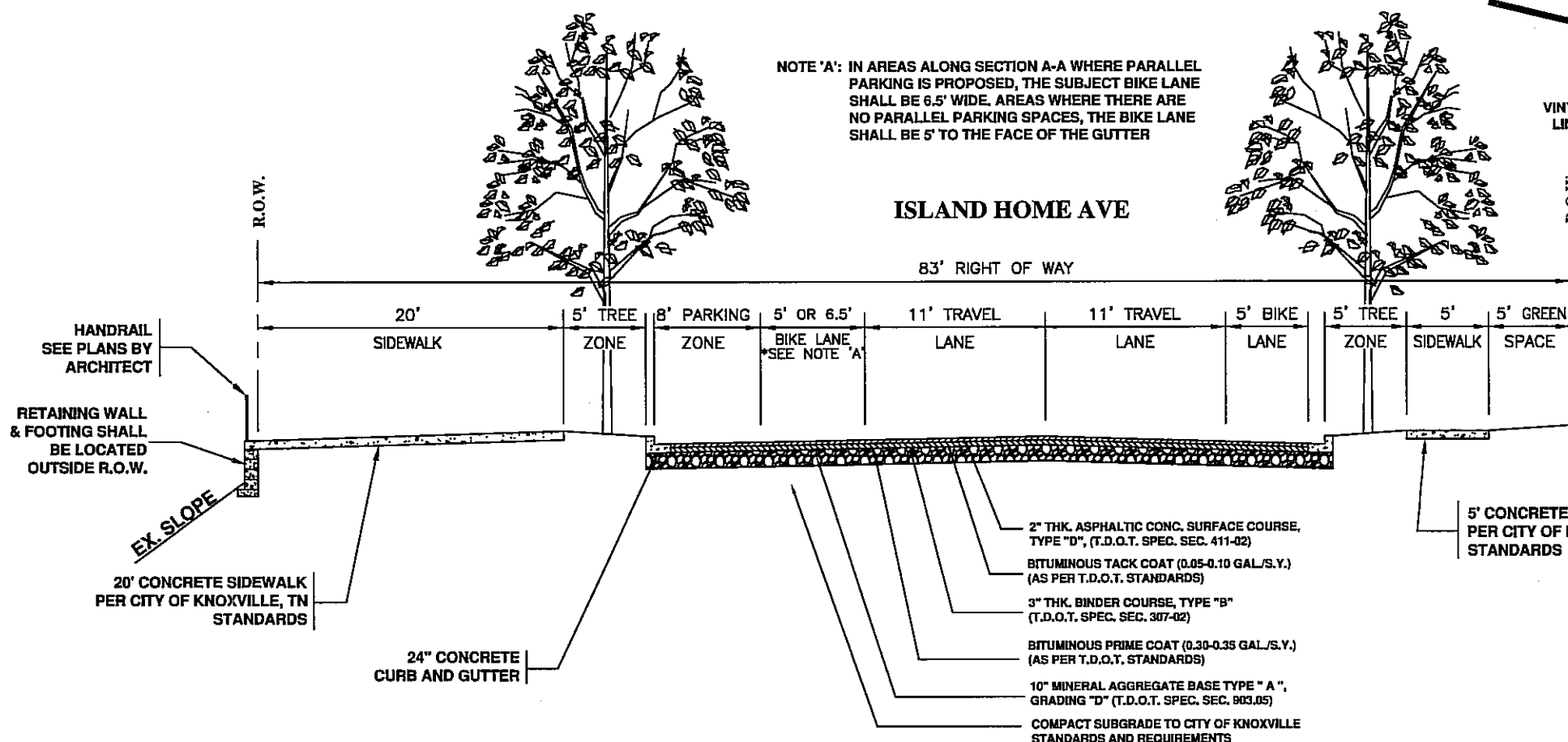
**PARKING**

PROPOSED PARKING ISLAND HOME AVE:	23 SPACES
PROPOSED PARKING ROAD 'A':	44 SPACES
PROPOSED ON-SITE REGULAR PARKING SPACES:	127 SPACES
PROPOSED ON-SITE HANDICAP PARKING SPACES:	7 SPACES
TOTAL # PARKING SPACES:	201 SPACES
TOTAL # HANDICAP PARKING SPACES:	7 SPACES
BICYCLE PARKING SLOTS REQ'D:	20 SLOTS
BICYCLE PARKING SLOTS PROVIDED:	20 SLOTS

**AREAS**

TOTAL SITE AREA (INCLUDING ROAD "A"):	6.20± ACRES
PAVED AREA - ROAD "A":	0.61± ACRES
TOTAL PAVED AREA ON-SITE:	0.96± ACRES
CONCRETE AREA:	0.42± ACRES
BUILDING FOOTPRINT:	1.35± ACRES
OPEN/GREEN SPACE:	2.86± ACRES
% GREEN/OPEN SPACE:	46.13± %

**SCHOOL DISTRICT INFORMATION:**  
 ELEMENTARY SCHOOL: SOUTH KNOXVILLE ELEMENTARY  
 MIDDLE SCHOOL: SOUTH DOY E MIDDLE SCHOOL  
 HIGH SCHOOL: SOUTH D YLE HIGH SCHOOL



NOTE: THE LIGHTING FOR THIS DEVELOPMENT SHALL MEET THE CITY OF KNOXVILLE ZONING ORDINANCE REQUIREMENTS.

**ZONING INFORMATION**

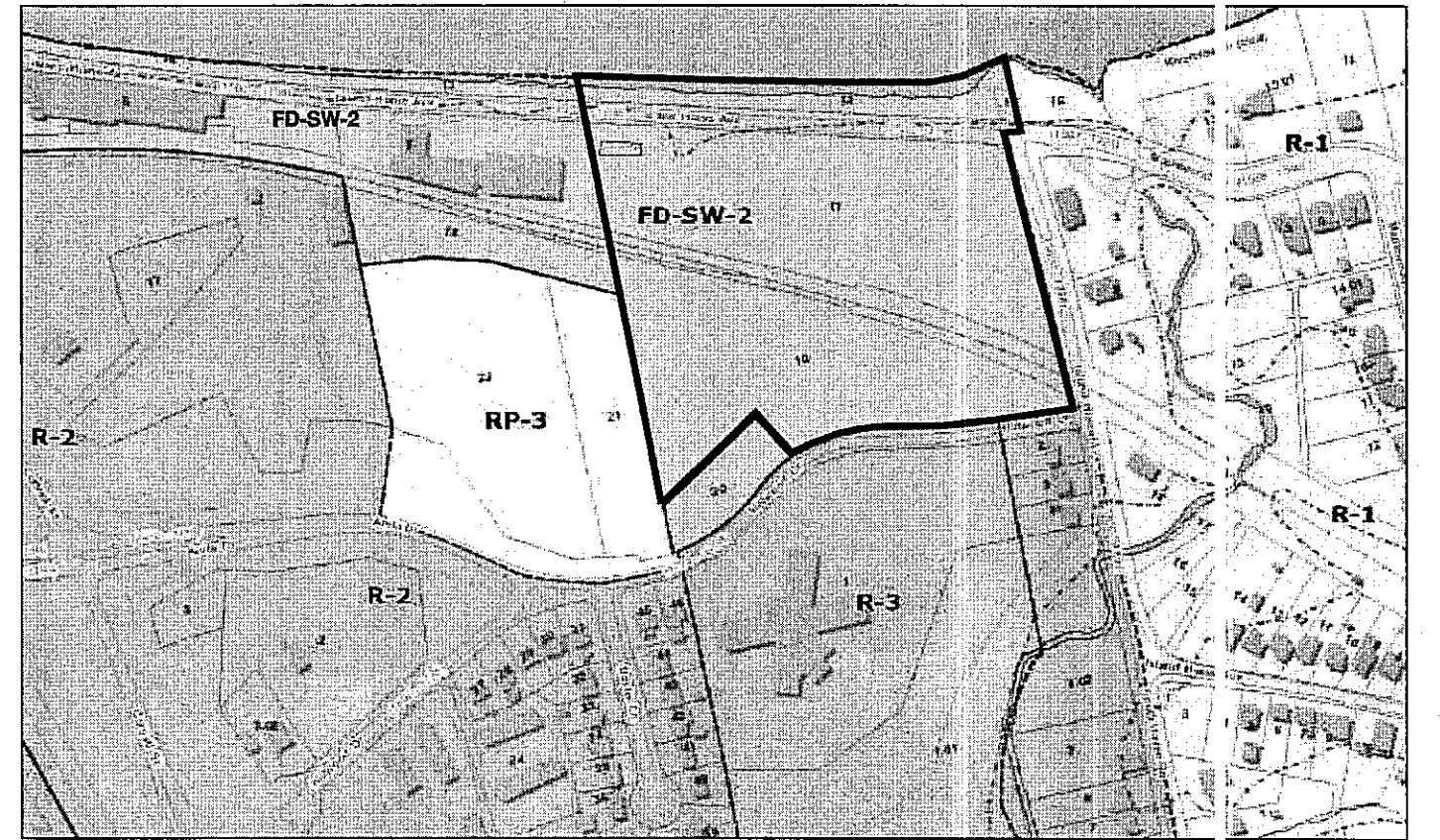
PROPERTY IS ZONED SW 2 (SOUTH WATERFRONT DISTRICT)

**PRINCIPAL BUILDING SITING:**  
 SETBACKS -  
 FRONT: 10' MAXIMUM  
 SIDE: 25' MAXIMUM  
 REAR: 3' MINIMUM  
 BUILDING FRONTAGE AT SETBACK: 75%

**ANCILLARY BUILDING SITING:**  
 SETBACKS -  
 FRONT: 10' + BUILDING SETBACK  
 SIDE: N/A  
 REAR: 3' MINIMUM  
 BUILDING FRONTAGE AT SETBACK: N/A

**LOT SIZE - 3 ACRE MAXIMUM**  
 BUILDING COVERAGE - 70% MAXIMUM  
 OPEN SPACE COVERAGE - 30% MINIMUM

**PRINCIPAL BUILDING CONFIGURATION:**  
 BUILDING HEIGHT MINIMUM: 25' & 2.5 STORY  
 BUILDING HEIGHT MAXIMUM: 40' & 3 STORY MAX. OR 10' & 1 STORY MAX. AT SETBACK + 10'



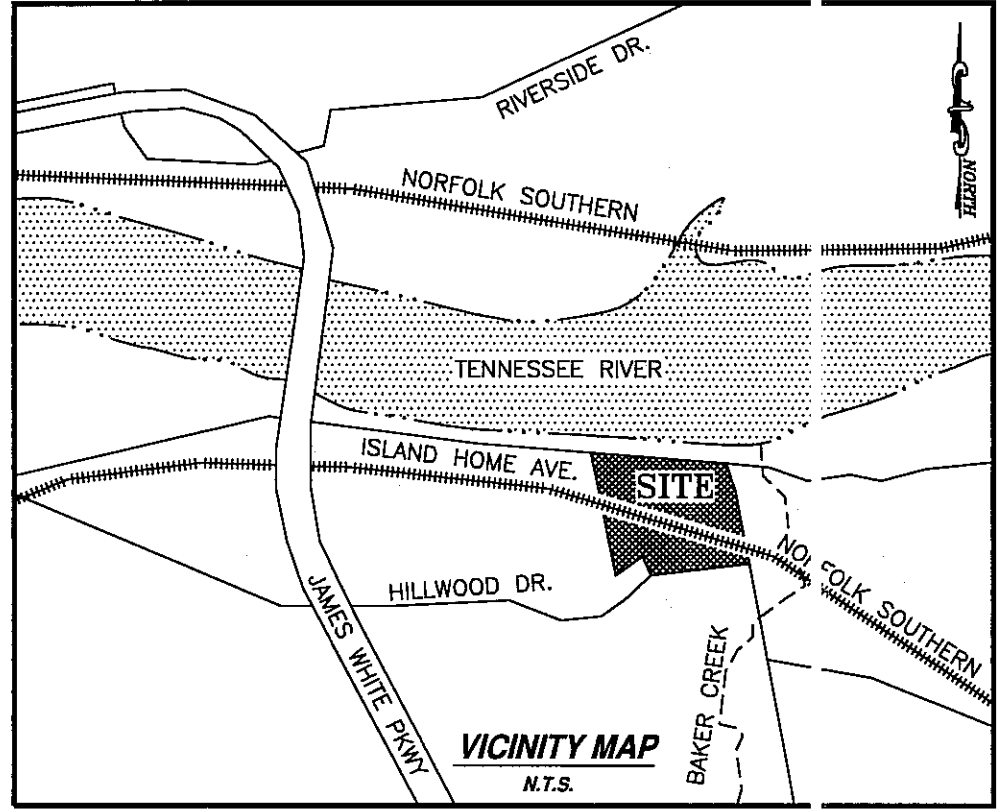
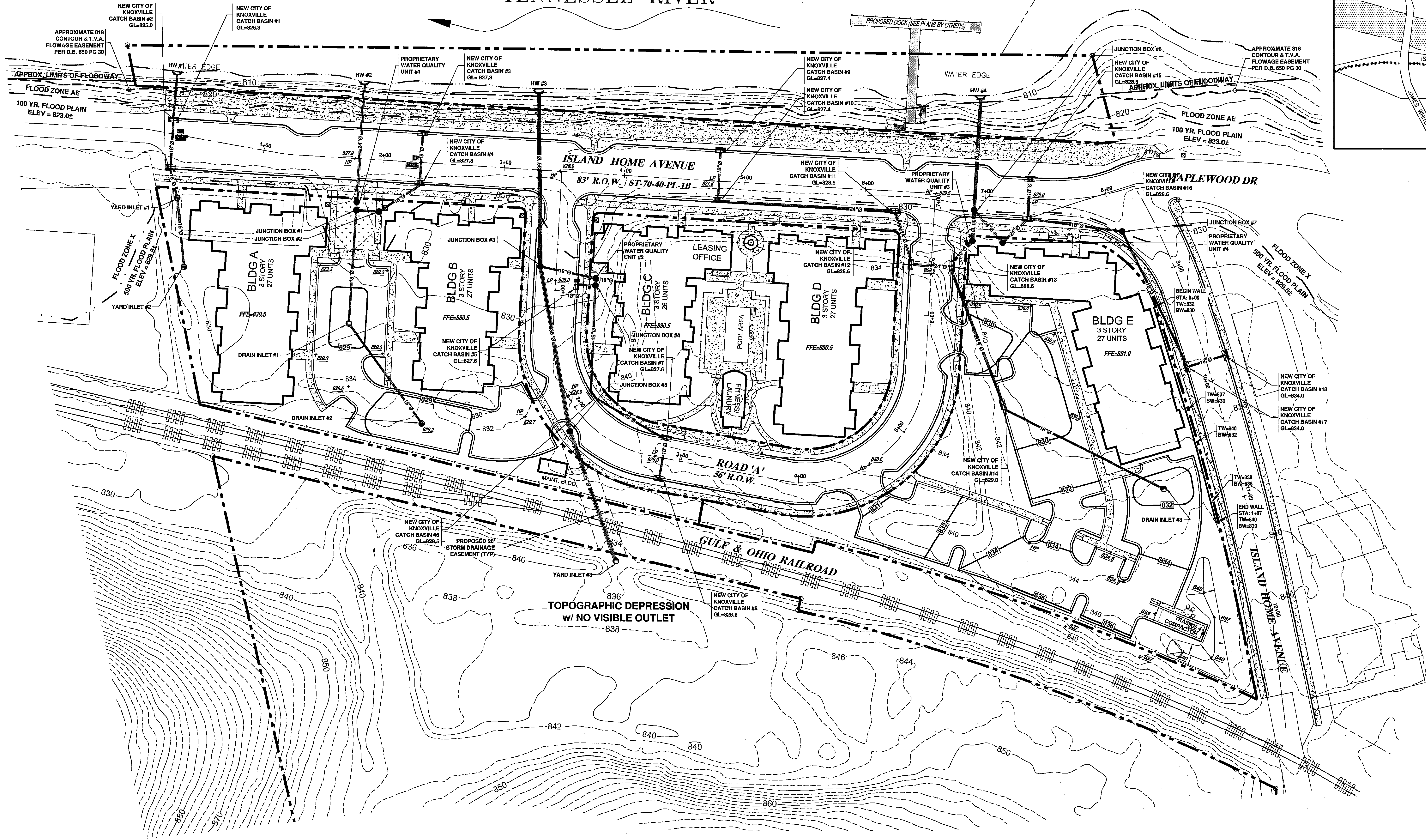
CURRENT ZONING

9-SB-13-C  
REVISED  
8-30-13

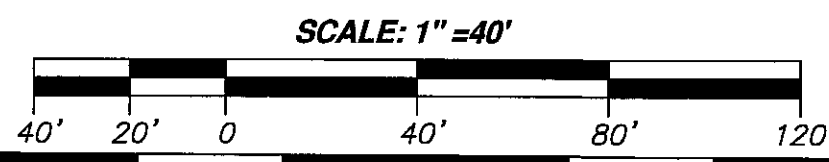
NOTE: SUBJECT PLAN IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AS DEVELOPMENT IS CONSTRUCTED.

NOTE: IT IS UNDERSTOOD THAT ANY PROPOSED STORM DRAINAGE EASEMENTS THAT CONFLICT WITH PROPOSED BUILDING LOCATIONS SHALL BE PROPERLY ADDRESSED DURING THE FINAL DESIGN PHASE AS REQUIRED.

# TENNESSEE RIVER



9-28-13-C  
 REVISED  
 8-30-13



NOTE: SUBJECT PLAN IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AS DEVELOPMENT IS CONSTRUCTED.

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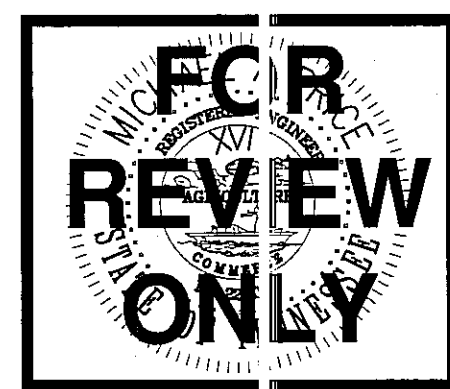
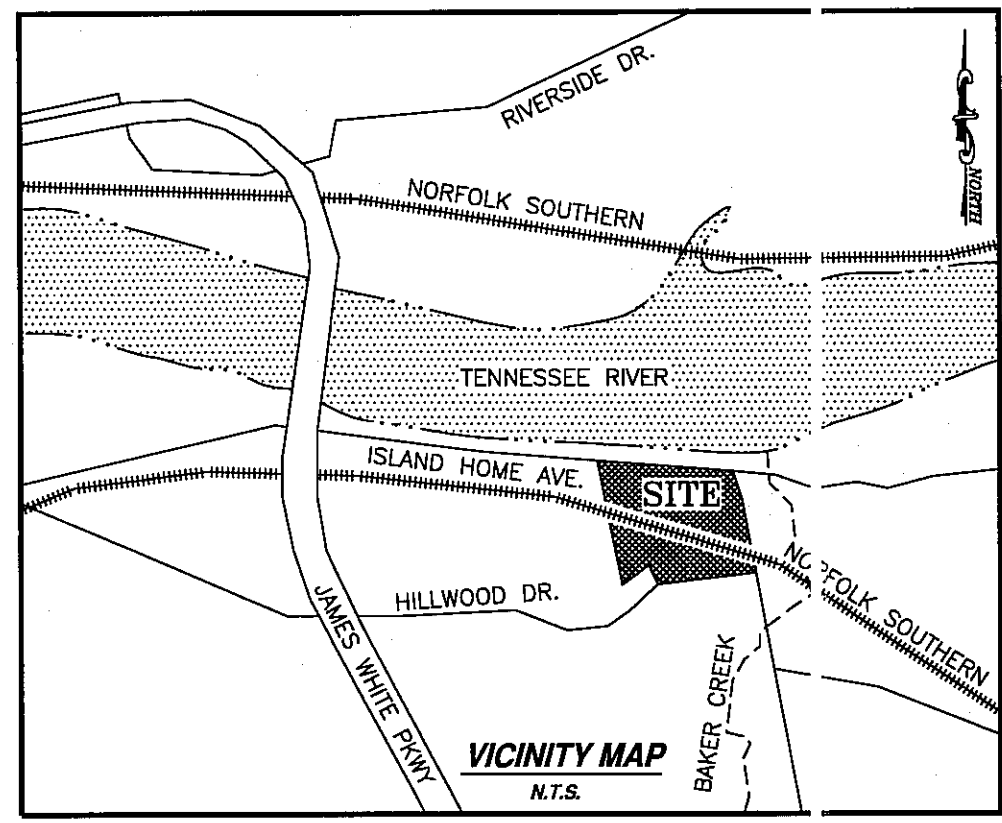
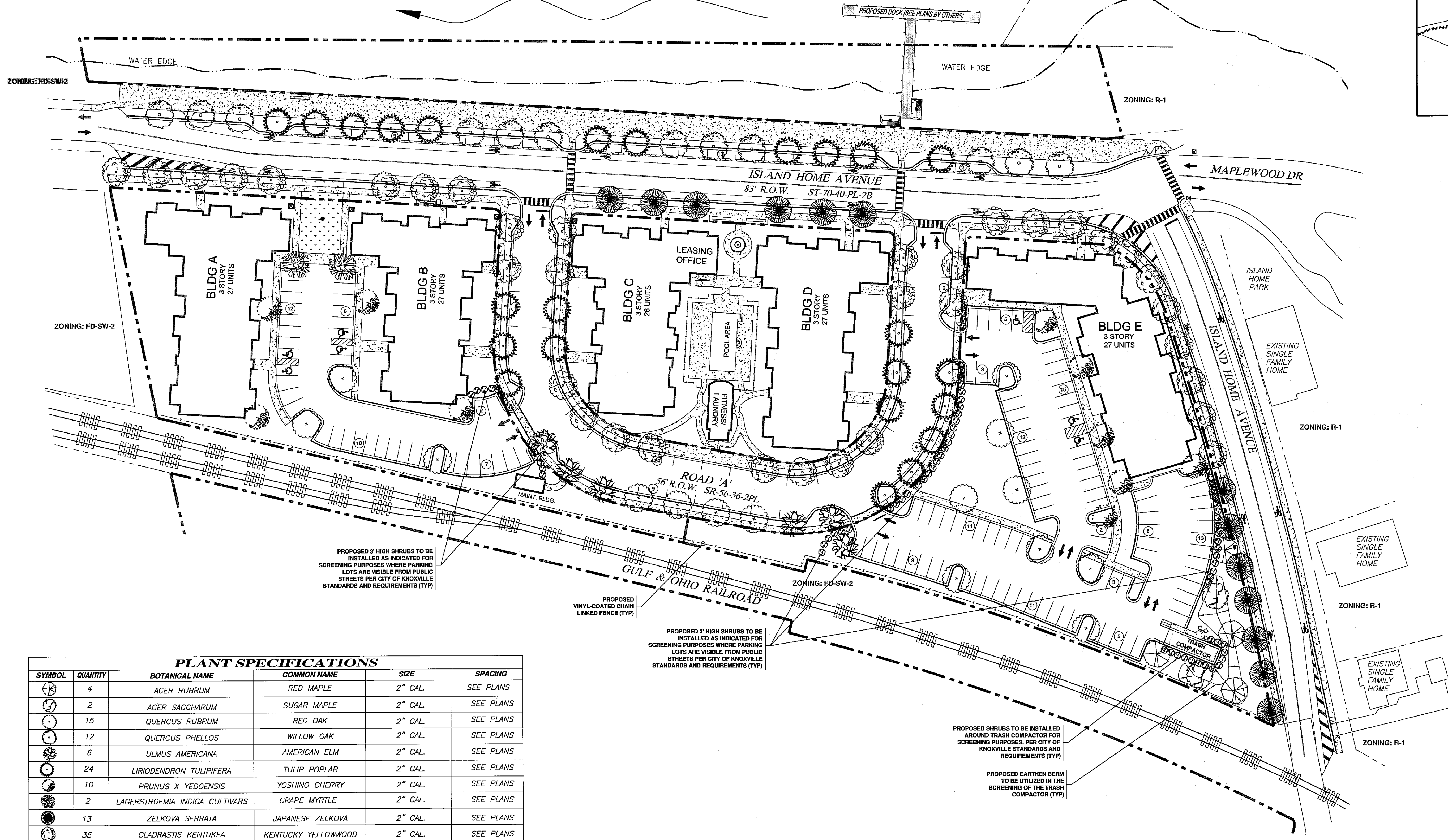
## Island Home Apartments CONCEPTUAL GRADING / STORMWATER PLAN KNOXVILLE, TENNESSEE

MAP PROJ. NUMBER: 13-110  
 DATE: May 05, 2013  
 REVISED: August 28, 2013

SHEET NUMBER: **C-4**

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# TENNESSEE RIVER



PROPOSED 3' HIGH SHRUBS TO BE INSTALLED AS INDICATED FOR SCREENING PURPOSES WHERE PARKING LOTS ARE VISIBLE FROM PUBLIC STREETS PER CITY OF KNOXVILLE STANDARDS AND REQUIREMENTS (TYP)

PROPOSED VINYL-COATED CHAIN-LINKED FENCE (TYP)

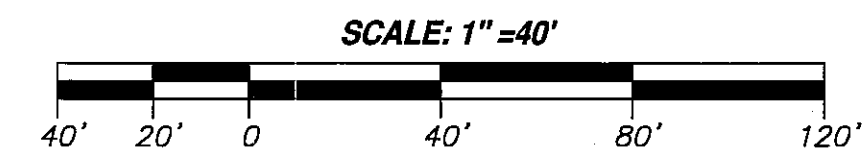
PROPOSED 3' HIGH SHRUBS TO BE INSTALLED AS INDICATED FOR SCREENING PURPOSES WHERE PARKING LOTS ARE VISIBLE FROM PUBLIC STREETS PER CITY OF KNOXVILLE STANDARDS AND REQUIREMENTS (TYP)

PROPOSED SHRUBS TO BE INSTALLED AROUND TRASH COMPACTOR FOR SCREENING PURPOSES. PER CITY OF KNOXVILLE STANDARDS AND REQUIREMENTS (TYP)

PROPOSED EARTHEN BERM TO BE UTILIZED IN THE SCREENING OF THE TRASH COMPACTOR (TYP)

PLANT SPECIFICATIONS					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4	ACER RUBRUM	RED MAPLE	2" CAL.	SEE PLANS
	2	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	SEE PLANS
	15	QUERCUS RUBRUM	RED OAK	2" CAL.	SEE PLANS
	12	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	SEE PLANS
	6	ULMUS AMERICANA	AMERICAN ELM	2" CAL.	SEE PLANS
	24	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	SEE PLANS
	10	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2" CAL.	SEE PLANS
	2	LAGERSTROEMIA INDICA CULTIVARS	GRAPE MYRTLE	2" CAL.	SEE PLANS
	13	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL.	SEE PLANS
	35	CLADRASTIS KENTUCKEA	KENTUCKY YELLOWWOOD	2" CAL.	SEE PLANS

TOTAL PROPOSED TREES = 123 TREES



9-SB-13-11  
REVISED  
8-30-13



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Island Home Apartments  
**LANDSCAPE PLAN**  
KNOXVILLE, TENNESSEE

MAI PROJ. NUMBER: 13-110  
DATE: May 06, 2013  
REVISED: August 28, 2013