

▶ **FILE #:** 10-C-09-UR **AGENDA ITEM #** 40

POSTPONEMENT(S): 10/8/2009-3/11/2010 **AGENDA DATE:** 4/8/2010

▶ **APPLICANT:** RIDGEDALE IRREVOCABLE TRUST

OWNER(S): RIDGEDALE IRREVOCABLE TRUST P. J. SOOD, TRUSTEE

TAX ID NUMBER: 92 24.01, 24.02 & 24.03

JURISDICTION: County Commission District 3

▶ **LOCATION:** **North, south, east and west side of the intersection of Wood Smith Rd. and Barnard Rd.**

▶ **APPX. SIZE OF TRACT:** 10.08 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Wood Smith Rd. a minor collector street with an 18' pavement width within a 60' right-of-way and Barnard Rd. a local street with a 16' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Townhouse style apartments

9.13 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) at a density of up to 9.75 du/ac by Knox County Commission on April 27, 2009.

SURROUNDING LAND USE AND ZONING: North: Apartments / PR (Planned Residential)

South: Residences / R-1 (Low Density Residential)

East: Residences / A (Agricultural) & A-1 (General Agricultural)

West: Residences / A (Agricultural) & R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of low and medium density residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 92 townhouse style apartment units and reduction of the peripheral setback to 15' between the development tracts and apartment development to the north, subject to 10 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

4. Widening of Barnard Rd. to a width of 20', from the intersection with Wood Smith Rd. to the intersection with Sood Rd., meeting the requirements of the Knox County Department of Engineering and Public Works Grading work will also be required to improve sight distance at the intersection and through the curve in Barnard Rd. Detailed plans and schedule for this street improvement project shall be submitted to the Knox County Department of Engineering and Public Works for review and approval during the design review process for stormwater management and grading permit review.
5. Implementing the protection measures for the existing landscaping located within the peripheral setback areas of the development as identified in notes 1 - 4 on the Landscape Plan (RTD-CP-003) as revised on 3/24/10.
6. Once the site has been cleared and graded (with required protection of designated peripheral setback areas), a revised landscape plan shall be submitted to Planning Commission Staff for review and approval identifying supplemental landscaping that will be required for the development.
7. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of occupancy permits for this project, or approved phase of the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along Wood Smith Rd. and Barnard Rd..
8. All structures will have to be set back at least 50' from the top of the sinkhole (closed contour area) identified on the development plan in the northeast tract. Building construction within the 50' buffer may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of a building permit application for the northeast tract. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole and stream located on the property.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 10.08 acre property with 92 townhouse style apartments at a density of 9.13 du/ac. The property is divided into three tracts by the intersection of Wood Smith Rd. and Barnard Rd. The northeast tract will include 26 apartment units and will have access off of Wood Smith Rd. The southeast tract which is the flattest portion of the property, includes 48 apartment units and will have access from Wood Smith Rd. directly across from the entrance for the northeast tract. The southwest tract includes 18 units and will have access from Barnard Rd. directly across from Sood Rd.

The Planning Commission considered a Sector Plan amendment and rezoning request (2-A-09-SP & 2-A-09-RZ) for this property on February 12, 2009 and recommended approval of PR (Planned Residential) zoning at a density of up to 7.5 du/ac. The Knox County Commission approved the rezoning to PR with a density of up to 9.75 du/ac.

During the rezoning process, staff had identified that the site included slope constraints that would limit development. The development plan submitted by the applicant has located the proposed apartment units on the flatter portion of the southwest tract leaving the steeper slopes undeveloped.

Staff has recommended conditions on protecting the existing vegetation in the peripheral setbacks for this development and is requiring a revised landscape plan to identify supplemental landscaping.

A traffic impact study was conducted for the development and recommended a future improvement to the Wood Smith Rd. and Barnard Rd. intersection to correct the poor alignment of the Barnard Rd. leg of the intersection. The report included proposed improvements in the alignment. It is the position of the Knox County Department of Engineering and Public Works that the proposed improvements to the intersection would still be substandard and should not be implemented. The applicant is being required to widen Barnard Rd. to a width of 20' from the intersection with Wood Smith Rd. to the intersection with Sood Rd. Grading work will also be required to improve sight distance at the intersection and through the curve in Barnard Rd. The layout of the proposed apartment development will allow for any future realignment of the intersection of

Wood Smith Rd. and Barnard Rd.

The applicant is providing a swimming pool as a recreational amenity for the development.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to serve the site.
2. The proposed widening of Barnard Rd. and improvements in sight distance will improve traffic safety in this area.
3. The conditions on preserving existing vegetation in the peripheral setback and addition of supplemental landscaping will help to reduce the visual impact of this proposed development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed apartment development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed since it adjoins an apartment development to the north. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the majority of the units have access directly to a collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential uses for the site. At a proposed density of 9.13 du/ac, the development complies with the Sector Plan and the approved PR zoning at a density of up to 9.75 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 885 (average daily vehicle trips)

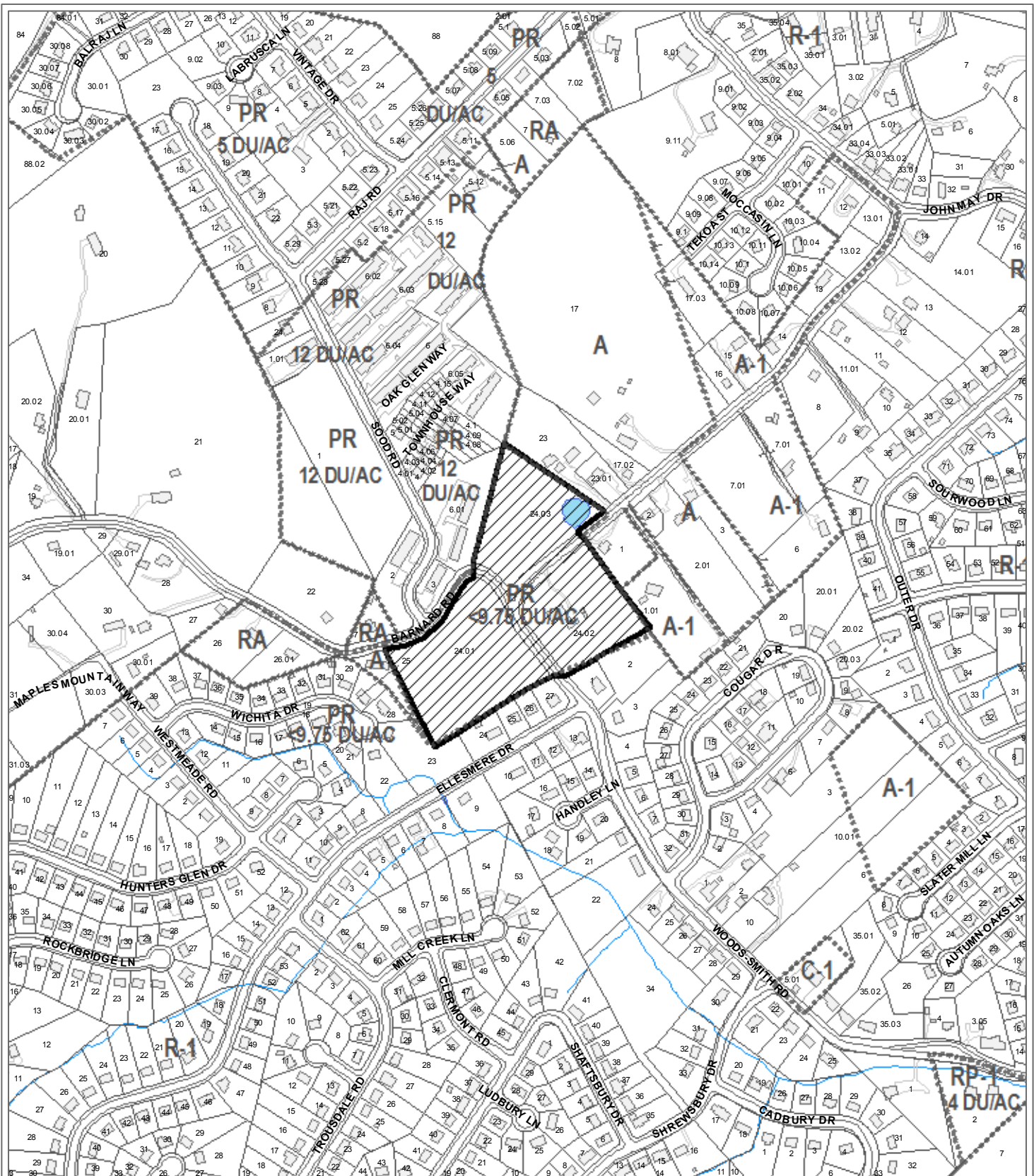
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 21 (public and private school children, ages 5-18 years)

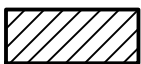
Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-C-09-UR
USE ON REVIEW**



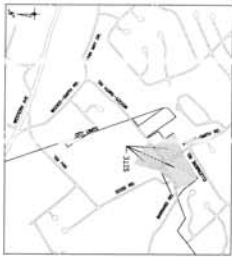
Town home style apartments in PR (Planned Residential)

Original Print Date: 9/22/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ridgedale Irrevocable Trust

Map No: 92
Jurisdiction: County





3-25-0
REVISED
 10-C-05-UR

OWNER:

RIDGE DALE IRREVOCABLE TRUST
 P.O. BOX 3264
 KNOXVILLE, TN 37930
 (865) 390-1425

DEVELOPER:

STRUCTURE TECHNOLOGY, INC.
 ATTN: IAJ 5001
 2728 SOOD ROAD, SUITE 14
 KNOXVILLE, TN 37721
 (865) 630-1425

ENGINEER

LELAND R. JOHNSON, JR., P.E.
 2379 CHOTO ROAD
 KNOXVILLE, TN 37922
 (865) 310-5073



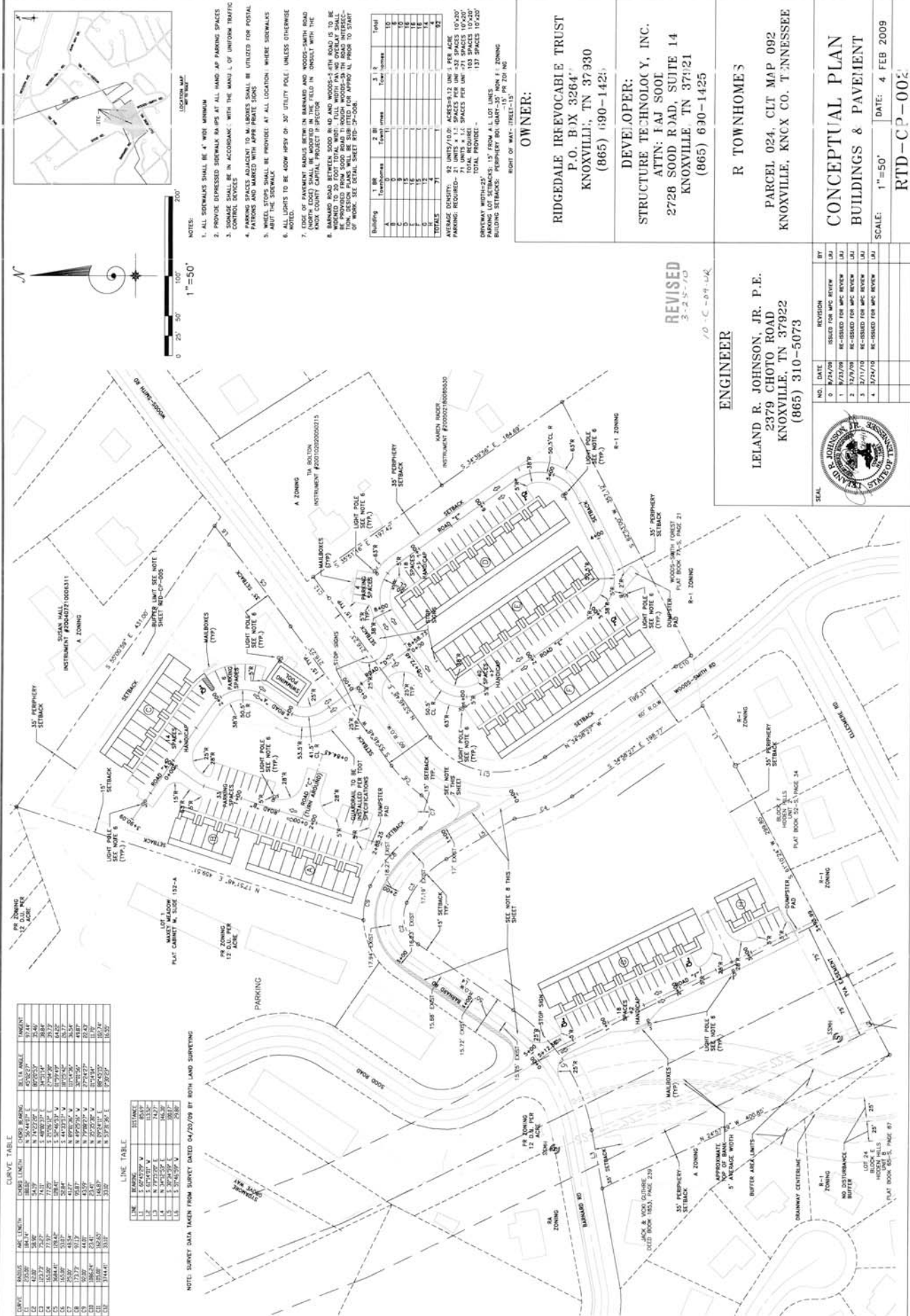
NO.	DATE	REVISION	BY
0	8/24/09	ISSUED FOR AEC REVIEW	AJ
1	8/25/09	RE-CISSUED FOR AEC REVIEW	AJ
2	8/26/09	RE-CISSUED FOR AEC REVIEW	AJ
3	8/27/09	RE-CISSUED FOR AEC REVIEW	AJ
4	8/27/09	RE-CISSUED FOR AEC REVIEW	AJ

SCALE: 1"=50'

DATE: 4 FEB 2009

RTD-C-001





NOTES:

1. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM
2. PROVIDE EXPRESSED SIDEWALK RAMP AT ALL HAND AP PARKING SPACES
3. SIDEWALK SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
4. PARKING SPACES ADJACENT TO MAILBOXES SHALL BE UTILIZED FOR POSTAL AND MARKED WITH APPROPRIATE SIGNS
5. SIGNAGE SHALL BE PROVIDED AT ALL LOCATIONS WHERE SIDEWALKS ARE NOTED
6. ALL LIGHTS TO BE 400V HPS OR 30' UTILITY POLE UNLESS OTHERWISE NOTED
7. EDGE OF PAVEMENT BOUNDS BETWEEN BANBARD AND WOODS-SMITH ROAD TO BE IDENTIFIED WITH THE FUTURE PROJECT'S SIDEWALK
8. BANBARD ROAD BETWEEN SOOD RD AND WOODS-SMITH ROAD IS TO BE IDENTIFIED TO 70' FOOT TOTAL WIDTH. FULL WIDTH PAVING PROGRAM SHALL BE IDENTIFIED WITH THE FUTURE PROJECT'S SIDEWALK
9. CONSTRUCTION SHALL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK. SEE DETAIL SHEET RTD-CP-006

RIGHT OF WAY - STREET - 15'

Building	1 08	2 08	3 1	Total
Townhomes	1	2	1	4
Other	0	0	0	0
Other	0	0	0	0
Other	0	0	0	0
Other	0	0	0	0
Other	0	0	0	0
Other	0	0	0	0
Other	0	0	0	0
Other	0	0	0	0
TOTALS	1	2	1	4

AVERAGE DENSITY: 92 UNITS/100 ACRES
 AVERAGE DENSITY: 21 UNITS * 1.2 SPACES PER UNIT = 25.2 SPACES PER UNIT
 TOTAL SPACES PER UNIT: 103 SPACES 10420'²
 TOTAL SPACES: 103 SPACES 10420'²
 TOTAL PROVIDE: 137 SPACES 10420'²

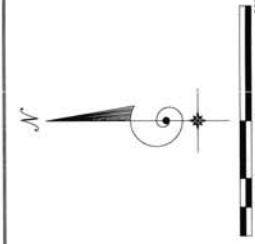
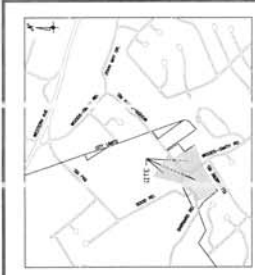
DRIVEWAY WIDTH=20'
 PARKING LOT SETBACKS: 15' FROM A L.O.D. LINE
 BUILDING SETBACKS: PERMITTED FOR R-1 ZONING
 RIGHT OF WAY - STREET - 15'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
1	275.00	38.17	38.17	N 56.4419° E	45.8277°	37.44
2	375.00	52.17	52.17	S 71.7171° E	89.6553°	50.49
3	525.00	72.17	72.17	S 71.7171° E	89.6553°	69.33
4	1025.00	144.33	144.33	S 71.7171° E	89.6553°	138.67
5	1525.00	216.50	216.50	S 71.7171° E	89.6553°	208.00
6	2025.00	288.67	288.67	S 71.7171° E	89.6553°	277.33
7	2525.00	360.83	360.83	S 71.7171° E	89.6553°	346.67
8	3025.00	433.00	433.00	S 71.7171° E	89.6553°	416.00
9	3525.00	505.17	505.17	S 71.7171° E	89.6553°	485.33
10	4025.00	577.33	577.33	S 71.7171° E	89.6553°	554.67
11	4525.00	649.50	649.50	S 71.7171° E	89.6553°	624.00
12	5025.00	721.67	721.67	S 71.7171° E	89.6553°	693.33
13	5525.00	793.83	793.83	S 71.7171° E	89.6553°	762.67
14	6025.00	866.00	866.00	S 71.7171° E	89.6553°	832.00
15	6525.00	938.17	938.17	S 71.7171° E	89.6553°	901.33
16	7025.00	1010.33	1010.33	S 71.7171° E	89.6553°	970.67
17	7525.00	1082.50	1082.50	S 71.7171° E	89.6553°	1040.00
18	8025.00	1154.67	1154.67	S 71.7171° E	89.6553°	1109.33
19	8525.00	1226.83	1226.83	S 71.7171° E	89.6553°	1178.67
20	9025.00	1299.00	1299.00	S 71.7171° E	89.6553°	1248.00

LINE TABLE

LINE	BEGIN POINT	END POINT	BEARING	DISTANCE
1	1	2	N 56.4419° E	37.44
2	2	3	S 71.7171° E	50.49
3	3	4	S 71.7171° E	69.33
4	4	5	S 71.7171° E	88.17
5	5	6	S 71.7171° E	107.00
6	6	7	S 71.7171° E	125.84
7	7	8	S 71.7171° E	144.67
8	8	9	S 71.7171° E	163.50
9	9	10	S 71.7171° E	182.33
10	10	11	S 71.7171° E	201.17
11	11	12	S 71.7171° E	220.00
12	12	13	S 71.7171° E	238.83
13	13	14	S 71.7171° E	257.67
14	14	15	S 71.7171° E	276.50
15	15	16	S 71.7171° E	295.33
16	16	17	S 71.7171° E	314.17
17	17	18	S 71.7171° E	333.00
18	18	19	S 71.7171° E	351.83
19	19	20	S 71.7171° E	370.67
20	20	21	S 71.7171° E	389.50
21	21	22	S 71.7171° E	408.33
22	22	23	S 71.7171° E	427.17
23	23	24	S 71.7171° E	446.00
24	24	25	S 71.7171° E	464.83
25	25	26	S 71.7171° E	483.67
26	26	27	S 71.7171° E	502.50
27	27	28	S 71.7171° E	521.33
28	28	29	S 71.7171° E	540.17
29	29	30	S 71.7171° E	559.00
30	30	31	S 71.7171° E	577.83
31	31	32	S 71.7171° E	596.67
32	32	33	S 71.7171° E	615.50
33	33	34	S 71.7171° E	634.33
34	34	35	S 71.7171° E	653.17
35	35	36	S 71.7171° E	672.00
36	36	37	S 71.7171° E	690.83
37	37	38	S 71.7171° E	709.67
38	38	39	S 71.7171° E	728.50
39	39	40	S 71.7171° E	747.33
40	40	41	S 71.7171° E	766.17
41	41	42	S 71.7171° E	785.00
42	42	43	S 71.7171° E	803.83
43	43	44	S 71.7171° E	822.67
44	44	45	S 71.7171° E	841.50
45	45	46	S 71.7171° E	860.33
46	46	47	S 71.7171° E	879.17
47	47	48	S 71.7171° E	898.00
48	48	49	S 71.7171° E	916.83
49	49	50	S 71.7171° E	935.67
50	50	51	S 71.7171° E	954.50
51	51	52	S 71.7171° E	973.33
52	52	53	S 71.7171° E	992.17
53	53	54	S 71.7171° E	1011.00
54	54	55	S 71.7171° E	1029.83
55	55	56	S 71.7171° E	1048.67
56	56	57	S 71.7171° E	1067.50
57	57	58	S 71.7171° E	1086.33
58	58	59	S 71.7171° E	1105.17
59	59	60	S 71.7171° E	1124.00
60	60	61	S 71.7171° E	1142.83
61	61	62	S 71.7171° E	1161.67
62	62	63	S 71.7171° E	1180.50
63	63	64	S 71.7171° E	1199.33
64	64	65	S 71.7171° E	1218.17
65	65	66	S 71.7171° E	1237.00
66	66	67	S 71.7171° E	1255.83
67	67	68	S 71.7171° E	1274.67
68	68	69	S 71.7171° E	1293.50
69	69	70	S 71.7171° E	1312.33
70	70	71	S 71.7171° E	1331.17
71	71	72	S 71.7171° E	1350.00
72	72	73	S 71.7171° E	1368.83
73	73	74	S 71.7171° E	1387.67
74	74	75	S 71.7171° E	1406.50
75	75	76	S 71.7171° E	1425.33
76	76	77	S 71.7171° E	1444.17
77	77	78	S 71.7171° E	1463.00
78	78	79	S 71.7171° E	1481.83
79	79	80	S 71.7171° E	1500.67
80	80	81	S 71.7171° E	1519.50
81	81	82	S 71.7171° E	1538.33
82	82	83	S 71.7171° E	1557.17
83	83	84	S 71.7171° E	1576.00
84	84	85	S 71.7171° E	1594.83
85	85	86	S 71.7171° E	1613.67
86	86	87	S 71.7171° E	1632.50
87	87	88	S 71.7171° E	1651.33
88	88	89	S 71.7171° E	1670.17
89	89	90	S 71.7171° E	1689.00
90	90	91	S 71.7171° E	1707.83
91	91	92	S 71.7171° E	1726.67
92	92	93	S 71.7171° E	1745.50
93	93	94	S 71.7171° E	1764.33
94	94	95	S 71.7171° E	1783.17
95	95	96	S 71.7171° E	1802.00
96	96	97	S 71.7171° E	1820.83
97	97	98	S 71.7171° E	1839.67
98	98	99	S 71.7171° E	1858.50
99	99	100	S 71.7171° E	1877.33
100	100	101	S 71.7171° E	1896.17
101	101	102	S 71.7171° E	1915.00
102	102	103	S 71.7171° E	1933.83
103	103	104	S 71.7171° E	1952.67
104	104	105	S 71.7171° E	1971.50
105	105	106	S 71.7171° E	1990.33
106	106	107	S 71.7171° E	2009.17
107	107	108	S 71.7171° E	2028.00
108	108	109	S 71.7171° E	2046.83
109	109	110	S 71.7171° E	2065.67
110	110	111	S 71.7171° E	2084.50
111	111	112	S 71.7171° E	2103.33
112	112	113	S 71.7171° E	2122.17
113	113	114	S 71.7171° E	2141.00
114	114	115	S 71.7171° E	2159.83
115	115	116	S 71.7171° E	2178.67
116	116	117	S 71.7171° E	2197.50
117	117	118	S 71.7171° E	2216.33
118	118	119	S 71.7171° E	2235.17
119	119	120	S 71.7171° E	2254.00
120	120	121	S 71.7171° E	2272.83
121	121	122	S 71.7171° E	2291.67
122	122	123	S 71.7171° E	2310.50
123	123	124	S 71.7171° E	2329.33
124	124	125	S 71.7171° E	2348.17
125	125	126	S 71.7171° E	2367.00
126	126	127	S 71.7171° E	2385.83
127	127	128	S 71.7171° E	2404.67
128	128	129	S 71.7171° E	2423.50
129	129	130	S 71.7171° E	2442.33
130	130	131	S 71.7171° E	2461.17
131	131	132	S 71.7171° E	2480.00
132	132	133	S 71.7171° E	2498.83
133	133	134	S 71.7171° E	2517.67
134	134	135	S 71.7171° E	2536.50
135	135	136	S 71.7171° E	2555.33
136	136	137	S 71.7171° E	2574.17
137	137	138	S 71.7171° E	2593.00
138	138	139	S 71.7171° E	2611.83
139	139	140	S 71.7171° E	2630.67
140	140	141	S 71.7171° E	2649.50
141	141	142	S 71.7171° E	2668.33
142	142	143	S 71.7171° E	2687.17
143	143	144	S 71.7171° E	2706.00
144	144	145	S 71.7171° E	2724.83
145	145	146	S 71.7171° E	2743.67
146	146	147	S 71.7171° E	2762.50
147	147	148	S 71.7171° E	2781.33
148	148	149	S 71.7171° E	2800.17
149	149	150	S 71.7171° E	2819.00
150	150	151	S 71.7171° E	2837.83
151	151	152	S 71.7171° E	2856.67
152	152	153	S 71.7171° E	2875.50
153	153	154	S 71.7171° E	2894.33
154	154	155	S 71.7171° E	2913.17
155	155	156	S 71.7171° E	2932.00
156	156	157	S 71.7171° E	2950.83
157	157	158	S 71.7171° E	2969.67
158	158	159	S 71.7171° E	2988.50
159	159	160	S 71.7171° E	3007.33
160	160	161	S 71.7171° E	3026.17
161	161	162	S 71.7171° E	3045.00
162	162	163	S 71.7171° E	3063.83
163	163	164	S 71.7171° E	3082.67
164	164	165	S 71.7171° E	3101.50
165	165	166	S 71.7171° E	3120.33
166	166	167	S 71.7171° E	3139.17
167	167	168	S 71.7171° E	3158.00
168	168	169	S 71.7171° E	3176.83
169</				



- NOTES:**
- In the peripheral setback area, all trees to be removed shall be removed by the contractor and the contractor shall be responsible for the removal of all debris from the site.
 - In the peripheral setback area, all trees to be preserved shall be preserved by the contractor and the contractor shall be responsible for the preservation of all trees.
 - Before beginning construction, a certified arborist shall identify the trees to be removed and establish a removal schedule. All trees to be removed shall be removed within the time frame specified in the schedule. All trees to be preserved shall be preserved throughout the construction period.
 - Examples of peripheral setback areas are:
 - Benard Rd. (setback for the north east developer) (including building footprint)
 - Benard Rd. (setback for the north west developer) (including building footprint)
 - Benard Rd. (setback for the south east developer) (including building footprint)
 - Benard Rd. (setback for the south west developer) (including building footprint)
 - Once the site has been cleared and graded, a revised (subgrade plan) shall be submitted to the MPC staff for review and approval.
 - Contouring around the perimeter shall be such that the maximum slope shall not exceed 3:1. Contouring shall be such that the maximum slope shall not exceed 3:1. Contouring shall be such that the maximum slope shall not exceed 3:1.

- LEGEND**
- WILLOW OAK TREE, 7" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 15" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 20" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 25" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 30" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 35" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 40" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 45" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 50" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 55" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 60" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 65" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 70" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 75" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 80" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 85" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 90" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 95" DIA., 40' MAX. G: TYP
 - WILLOW OAK TREE, 100" DIA., 40' MAX. G: TYP

OWNER:
 RIDGEDALE IRREVOCABLE TRUST
 P.O. BOX 32647
 KNOXVILLE, TN 37930
 (865) 490-1424

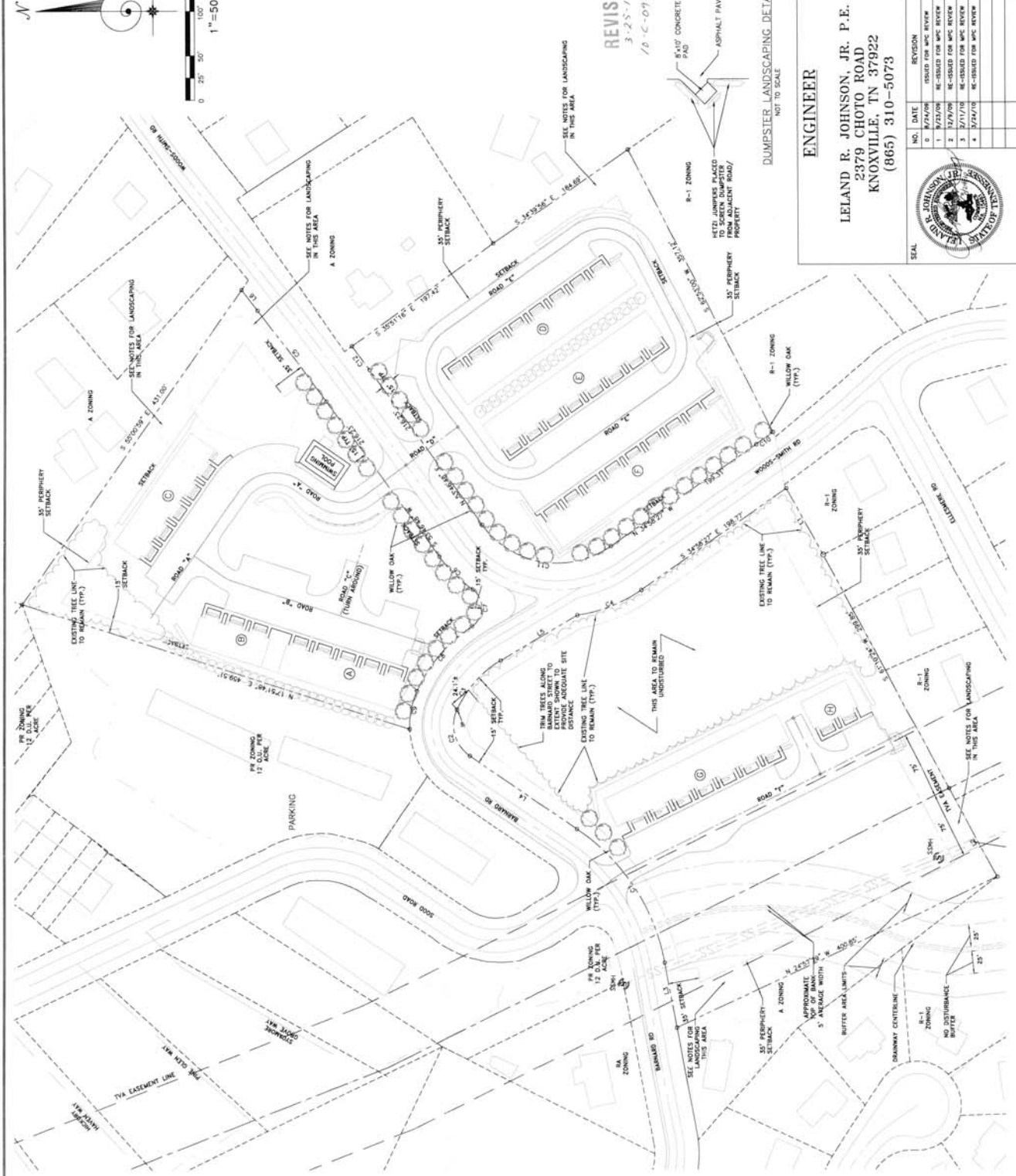
DEVELOPER:
 STRUCTURE TECHNOLOGY, INC.
 ATTN: FAJ SOOEE
 2728 SOOD ROAD, SUITE 14
 KNOXVILLE TN 37921
 (865) 630-1425

R TOWNHOME 3

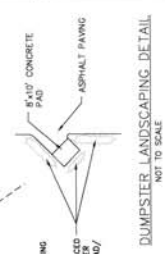
PARCEL 024, CLT MAP 092
 KNOXVILLE, KNCX CO. TENNESSEE

CONCEPTUAL PLAN
LANDSCAPE PLAN

SCALE: 1"=50' DATE: 4 FEB 2009
 RTD-C-P-001



REVISED
 3-25-10
 10-C-09-104

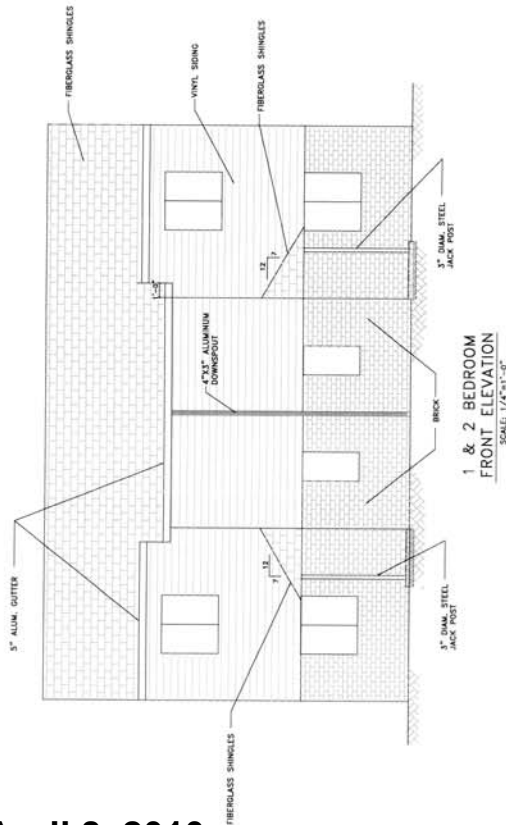


DUMPSTER LANDSCAPING DETAIL
 NOT TO SCALE

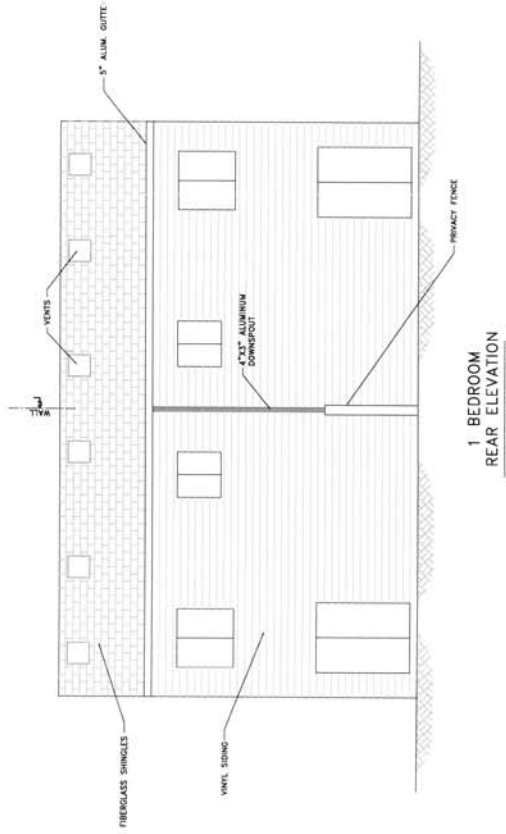
ENGINEER
 LELAND R. JOHNSON, JR., P.E.
 2379 CHOTO ROAD
 KNOXVILLE, TN 37922
 (865) 310-5073

NO.	DATE	REVISION	BY
0	8/20/08	ISSUED FOR MPC REVIEW	LR
1	12/22/08	REVISED FOR MPC REVIEW	LR
2	1/21/09	REVISED FOR MPC REVIEW	LR
3	2/17/09	REVISED FOR MPC REVIEW	LR
4	3/04/09	REVISED FOR MPC REVIEW	LR

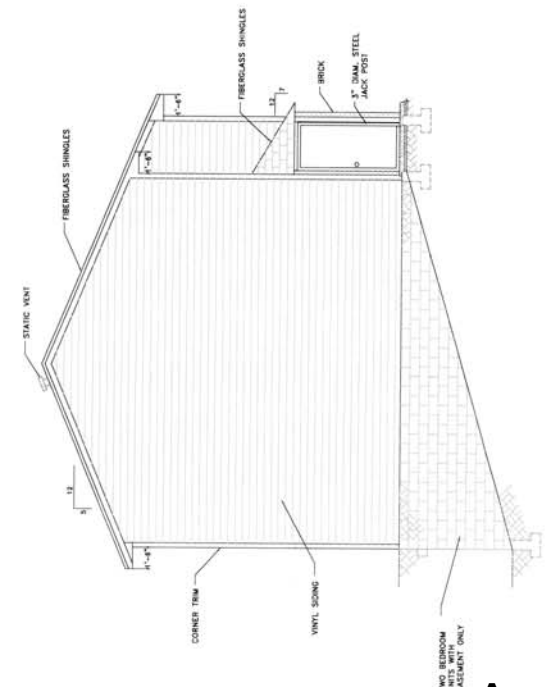




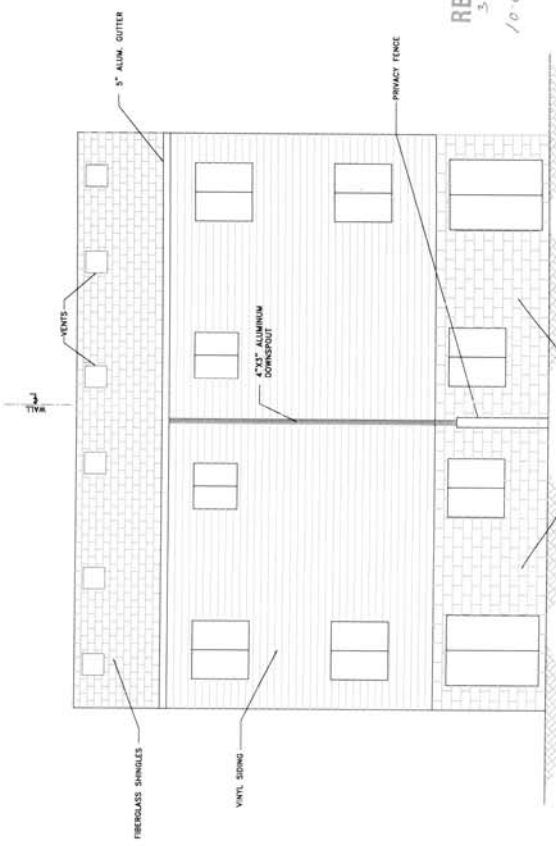
1 & 2 BEDROOM
FRONT ELEVATION
SCALE: 1/4"=1'-0"



1 BEDROOM
REAR ELEVATION
SCALE: 1/4"=1'-0"



2 BEDROOM WITH
BASEMENT SIDE ELEVATION
SCALE: 1/4"=1'-0"



2 BEDROOM WITH
BASEMENT REAR ELEVATION
SCALE: 1/4"=1'-0"

REVISED
3-28-10
/06-09-UR

OWNER:
Ridgedale Irrevocable Trust
P.O. Box 32647
Knoxville, TN 37930
(865) 690-1425

DEVELOPER:
STRUCTURE TECHNOLOGY, INC.
ATTN: R.J. SOOD
2728 SOOD ROAD, SUITE 14
KNOXVILLE, TN 37921
(865) 610-1425

R TOWNHOMES:
PARCEL 024, CLT MA ' 092
KNOXVILLE, KNOX CO. TENNESSEE

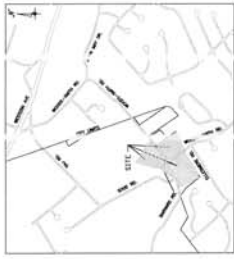
**CONCEPTUAL PLAN
BUILDING ELEVATIONS**

SCALE: 1/4"=1'-0" DATE: 4 EB 2009
RTD-C1'-004

NO.	DATE	REVISION	BY
0	8/24/09	ISSUED FOR MPC REVIEW	UM
1	8/25/09	RE-ISSUED FOR MPC REVIEW	UM
2	8/26/09	RE-ISSUED FOR MPC REVIEW	UM
3	2/17/10	RE-ISSUED FOR MPC REVIEW	UM
4	8/26/10	RE-ISSUED FOR MPC REVIEW	UM

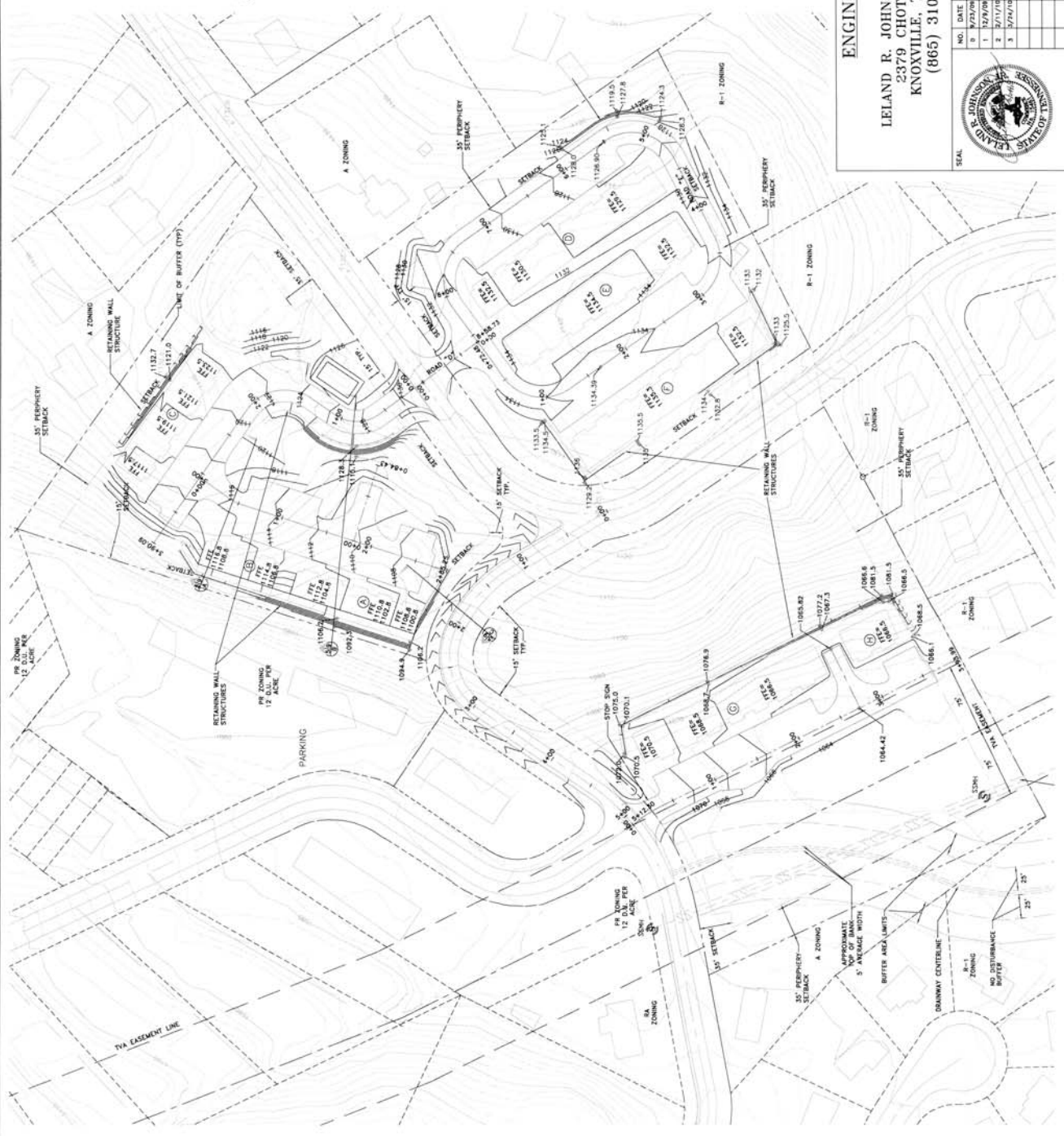
SEAL

ENGINEER
LELAND R. JOHNSON, JR., P.E.
2379 CHOTO ROAD
KNOXVILLE, TN 37922
(865) 310-5073



1" = 50'

NOTES:
 1. A 50' BUFFER SHALL BE DELINEATED AROUND THE OVERSIGNAL AREA AS SHOWN ON THIS PLAN. THE BUFFER SHALL BE A 50' BUFFER FROM THE PERIMETER OF THE OVERSIGNAL AREA. THE BUFFER SHALL BE A 50' BUFFER FROM THE PERIMETER OF THE OVERSIGNAL AREA. THE BUFFER SHALL BE A 50' BUFFER FROM THE PERIMETER OF THE OVERSIGNAL AREA. THE BUFFER SHALL BE A 50' BUFFER FROM THE PERIMETER OF THE OVERSIGNAL AREA.



OWNER:
 RIDGEDALE IRREVOCABLE TRUST
 P.O. BOX 32647
 KNOXVILLE, TN 37930
 (865) 390-1425

DEVELOPER:
 STRUCTURE TECHNOLOGY, INC.
 ATTN: RAJ SOOI
 2728 SOOD FOAD, SUITE 14
 KNOXVILLE, TN 37921
 (865) 90-1425

R TOWNHOMES
 PARCEL 024, CLT M.P. 092
 KNOXVILLE, KNOX CO. TENNESSEE

REVISED
 3-25-10
 /D-C-051048

ENGINEER
 LELAND R. JOHNSON, JR. P.E.
 2379 CHOTO ROAD
 KNOXVILLE, TN 37922
 (865) 310-5073

CONCEPTUAL PLAN
PRELIMINARY GRADING
 SCALE: 1" = 50' DATE: 25 SEP 2009
 RTD-CP-005

NO.	DATE	REVISION	BY
1	8/23/09	ISSUED FOR IFC REVIEW	SAJ
2	9/2/09	ISSUED FOR IFC REVIEW	SAJ
3	9/21/10	ISSUED FOR IFC REVIEW	SAJ
4	9/27/10	ISSUED FOR IFC REVIEW	SAJ

