

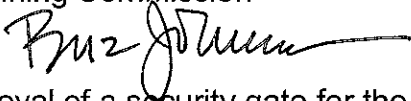


1956-2006

*Celebrating Fifty Years of Public Service*



**MEMORANDUM**

TO: Metropolitan Planning Commission  
FROM: Buz Johnson   
DATE: March 30, 2010  
SUBJECT: Request for approval of a security gate for the Legends at Oakgrove (4-A-10-OB)

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**STAFF RECOMMENDATION:**

**APPROVE** the request for the installation of a security gate for Phase I of the Legends of Oakgrove residential development, subject to the following conditions:

1. Meeting all applicable requirements of Knox County Engineering and Public Works.
2. Receiving final approval from the Knox County Fire Marshall's Office.

**COMMENTS:**

The developer of the Legends at Oakgrove has submitted this request for the approval of a two-way security gate, located at the end of Rising Oak Way, a private access easement connecting the apartment complex with Washington Pike. Phase I, when completed, will include 264 units on 22.24 acres. A Phase II will have a separate, gated entrance. The property for both phases is zoned RB (General Residential).

Each lane, one for ingress and one for egress, will be clearly marked and will have a clearance width of 18 ft., with both gates being electronically controlled. A visitor's entry call box will be located outside the main entry point and located to the side of the main driveway. A "Knox Box" providing backup access for emergency and services vehicles will be located to the right and even with the main gate.

**LOCATION MAP**  
A.T.S.

**NOTES:**  
1. THE EXHIBIT AND TOPOGRAPHIC SURVEY WAS PROVIDED BY ARCHITECT DATED APRIL 4, 2008, SUPPLEMENTED BY THIS DATE.  
2. PROPERTY OWNER: UNITED RESIDENTIAL PROPERTIES, 300 N. WASHINGTON AVE., SUITE 300, KNOXVILLE, TN 37903  
3. PROJECT NO. 00117-0000  
4. SHEET NO. 1 OF 2  
5. DRAWN BY: J.C. RICE  
6. CHECKED BY: J.C. RICE  
7. DATE: 08/20/09  
8. SCALE: AS SHOWN

**APARTMENT DEVELOPER:**  
UNION RESIDENTIAL PROPERTIES, INC.  
200 N. WASHINGTON AVE., SUITE 300  
KNOXVILLE, TN 37903  
TEL: (615) 259-7318  
WWW.ULI.COM

**1. EXISTING LOT COVERAGE:**  
REAR LOT COVERAGE = 100 ACRES  
FRONT LOT COVERAGE = 22.24 ACRES  
TOTAL LOT COVERAGE = 122.24 ACRES  
REAR LOT COVERAGE = 100 ACRES  
FRONT LOT COVERAGE = 22.24 ACRES  
TOTAL LOT COVERAGE = 122.24 ACRES  
TOTAL DENSITY = 224 UNITS/122.24 ACRES  
TOTAL DENSITY = 1.83 UNITS/ACRE

**NOTE:** WITHIN THE GENERAL RESIDENTIAL ZONE, MAXIMUM BUILDING HEIGHT IS 40 FEET FROM FINISHED GRADE. THE MAXIMUM BUILDING HEIGHT IS 45 FEET FROM FINISHED GRADE.

**LEGEND**  
PROPERTY LINE

**Canon & Cannon, Inc.**  
Civil Engineering & Surveying  
1000 BROADWAY, SUITE 200  
KNOXVILLE, TN 37926  
TEL: (615) 598-1127

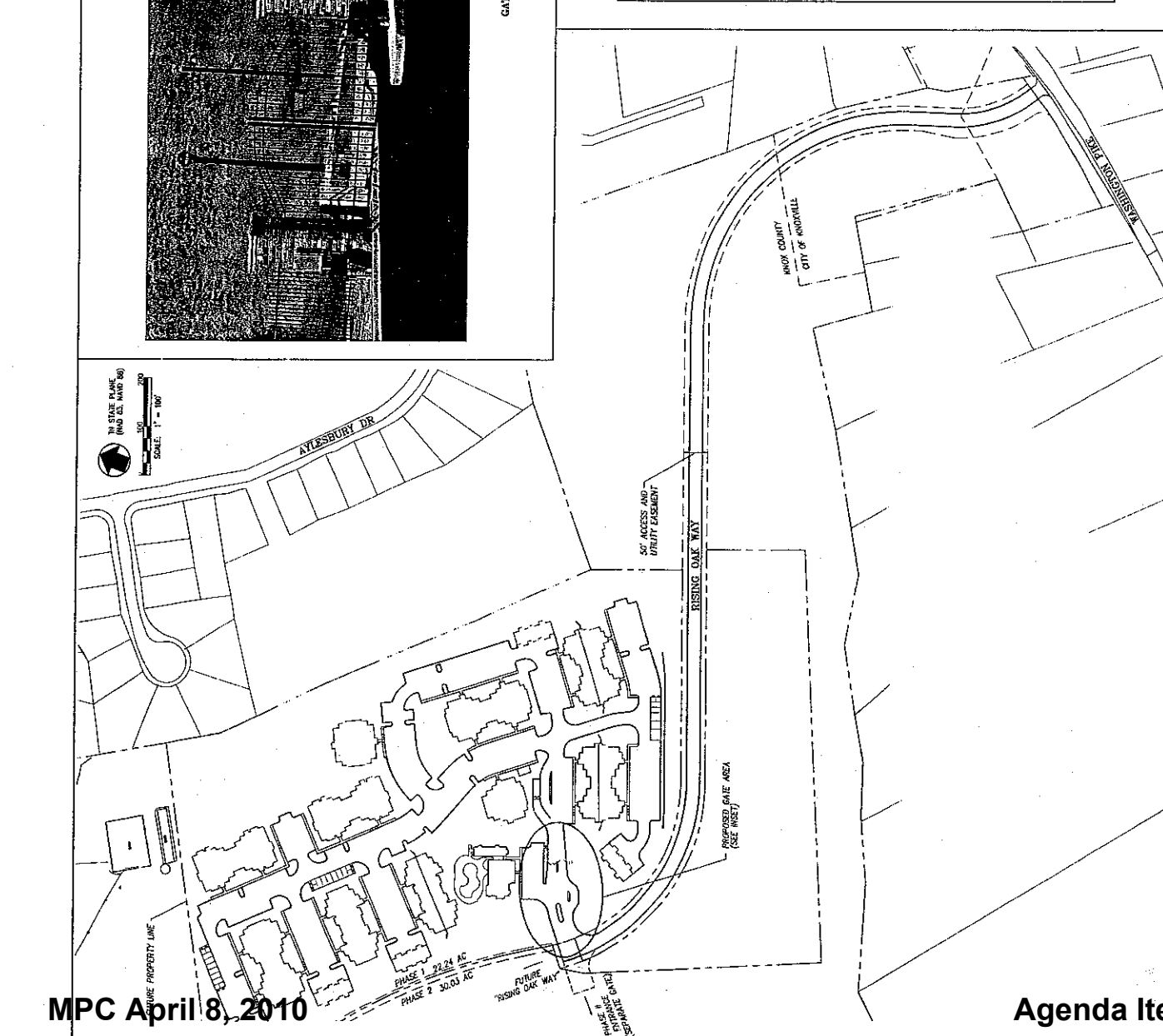
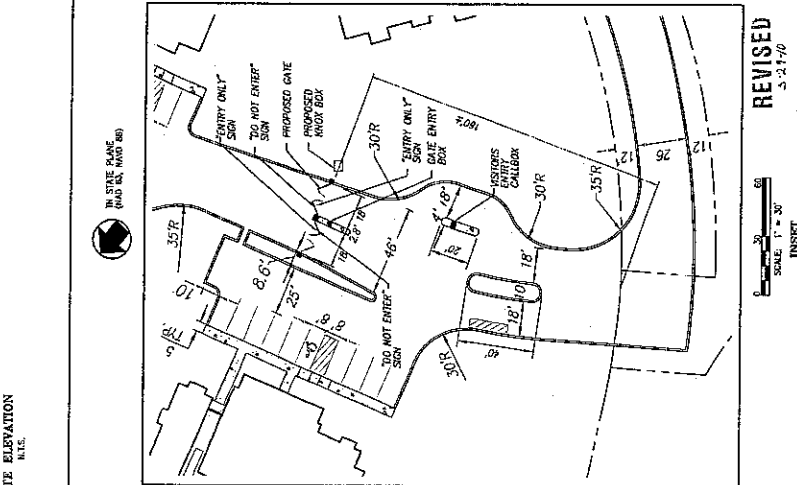
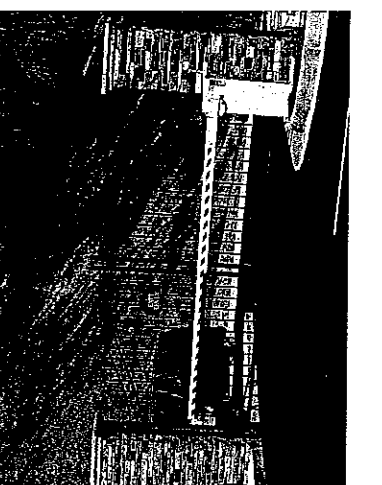
**UNITED RESIDENTIAL PROPERTIES**  
300 N. WASHINGTON AVE.  
SUITE 300  
KNOXVILLE, TN 37903  
TEL: (615) 259-7318

**THE LEGENDS AT GARGROVE**  
KNOX COUNTY, TENNESSEE

**GATE LAYOUT**

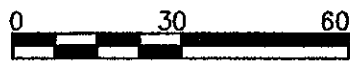
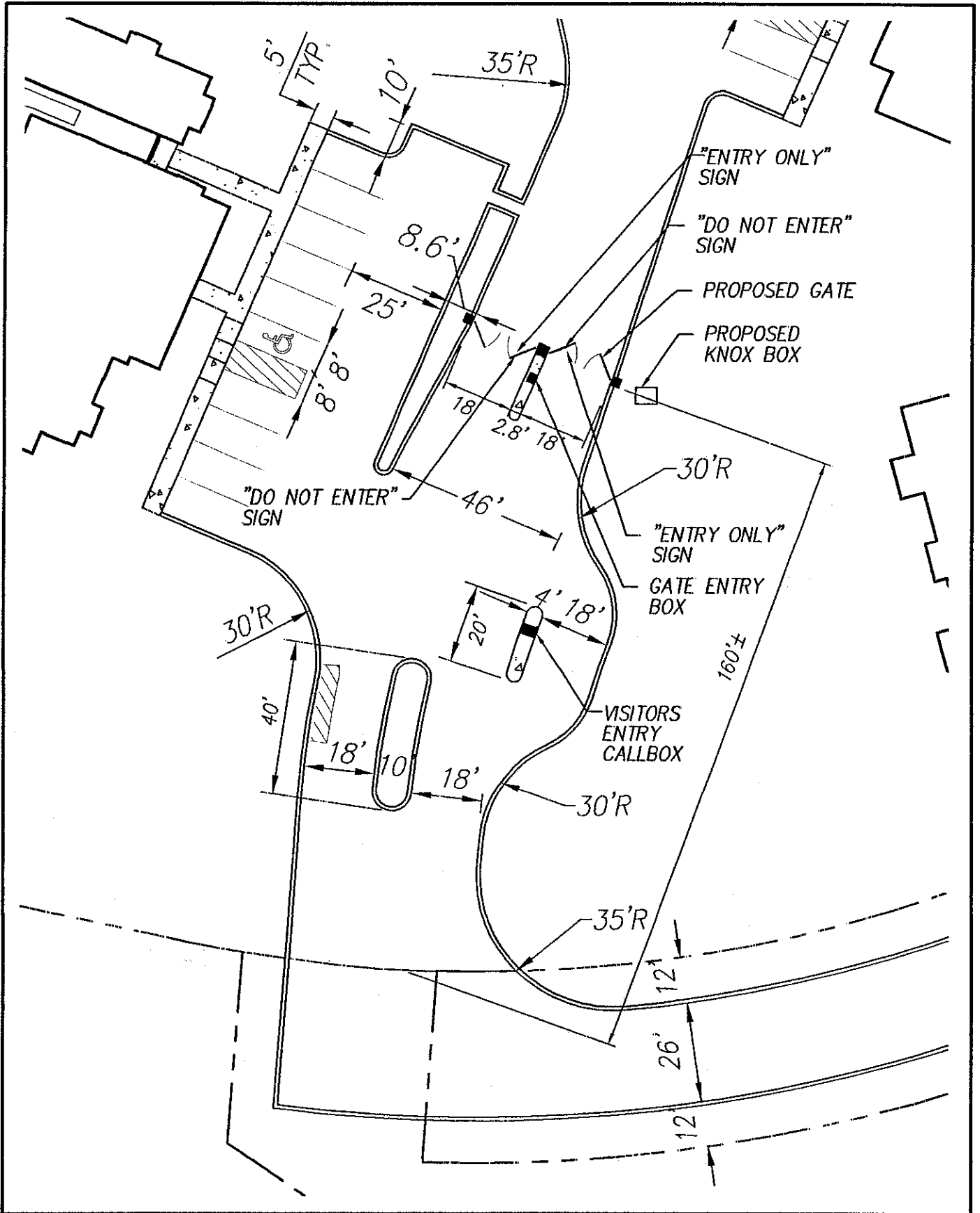
**PRELIMINARY FOR REVIEW ONLY**

**1**





TN STATE PLANE  
(NAD 83, NAVD 88)



SCALE: 1" = 30'

INSET

MPC April 8, 2010

**REVISED**  
Agenda Item # 44