

▶ **FILE #:** 3-C-12-UR

AGENDA ITEM # 32

AGENDA DATE: 3/8/2012

▶ **APPLICANT:** **STERLING DEVELOPMENT, LLC**

OWNER(S): Sterling Development, LLC

TAX ID NUMBER: 120 F B 03604

JURISDICTION: City Council District 2

▶ **LOCATION:** **South side of Gleason Dr., west side of Welsley Park Rd., north side of Deane Hill Dr.**

▶ **APPX. SIZE OF TRACT:** **20 acres**

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Gleason Dr, a local street with a divided median two to four lane section and Welsley Park Rd., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Apartments**

16.22 du/ac

HISTORY OF ZONING: The property was rezoned to RP-1 (Planned Residential) with a density of 19 du/ac by Knoxville City Council on May 18, 2010.

SURROUNDING LAND USE AND ZONING: North: Vacant land and assisted living facility / PC-1 (Retail and Office Park) & R-1A (Low Density Residential)

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

East: Residences / RP-1 (Planned Residential)

West: Apartments / RP-1 (Planned Residential)

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

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 249 apartment units on a 15.35 acres and the transfer of the unused density to the remaining 4.65 acres of the site, subject to the following 12 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
3. Revising the development plan so that the connection between the internal sidewalk system and the

external sidewalk does not occur within the access driveway.

4. The access drive for the 4.65 acre parcel shall be approved through the use on review application for that parcel. There may be turning movement restrictions for the access onto Gleason Dr.
5. Subject to approval by the Knoxville Department of Engineering, providing on-site grading at the intersection of Wellsley Park Rd. and Deane Hill Dr. to improve the sight distance to the west along Deane Hill Dr.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. The gated entrance is subject to approval by the Knoxville Fire Marshal.
8. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector. As proposed, the entry sign details do not comply with the Knoxville Zoning Ordinance standards.
9. Revising the landscape plan to include a landscape buffer along the Deane Hill Dr. frontage to reduce the impact of the proposed development along this major collector street. The revised plan shall be submitted to the Planning Commission Staff for approval.
10. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of the first occupancy permit for each phase of the project. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
11. Meeting all applicable requirements of the Knoxville City Arborist.
12. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop 15.35 acres of a 20 acre tract as a 249 unit apartment complex at a density of 16.22 du/ac. The proposed development will have a mix of one, two and three bedroom units with 83 one bedroom units, 140 two bedroom units and 26 three bedroom units. The complex will include thirteen residential buildings with a mix of two story, two/three story and three story buildings.

The applicant is also requesting that the unused density from the 15.35 acre parcel be transferred to the remaining 4.65 acre parcel. The development plan shows a total of 130 units assigned to the future development parcel.

The driveway access for the development will be from Wellsley Park Rd., just south of Sir Arthur Way. Gated access is proposed for the development and is subject to approval by the Knoxville Fire Marshal. Due to site grade changes, there will not be driveway connections between the apartment complex and the 4.65 acre future development parcel to the north. The applicant has shown a proposed access drive to Gleason Dr. that was included in a previous approval for this site. The design for the access drive for the 4.65 acre parcel will be addressed through the use on review application for that parcel. There may be turning movement restrictions for the access onto Gleason Dr.

The plan includes a total of 454 parking spaces with 82 of the spaces being provided as garage spaces. Amenities proposed for the development include a clubhouse and pool area, car wash and some storage units. Sidewalks are being provided to allow connections between the units and the clubhouse and pool area and the external sidewalk/pathway system.

Staff is requesting that the landscape plan be revised to include a landscape buffer along the Deane Hill Dr. frontage to reduce the impact of the site grading, retaining walls and apartment buildings that are proposed along this major collector street.

The updated Traffic Impact Analysis prepared for this development identified that current traffic operations at each of the study intersections generally are very good and are expected to continue with the background growth of traffic. With the proposed apartment complex, traffic conditions are expected to continue to be acceptable.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.

2. The proposed apartment complex at a density of 16.22 du/ac, is consistent in use and density with the existing zoning. Other development in the area has occurred under the RP-1 (Planned Residential) zoning regulations.
3. As identified in the Traffic Impact Analysis, the proposed development will have minimal traffic impacts with efficient and safe traffic flow being maintained.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed apartment complex meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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. The use will not significantly injure the value of adjacent property. The use will not draw significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and medium density residential use. The One Year Plan identifies the property for medium density residential use with a maximum density of 24 du/ac. The existing RP-1 zoning allows a density of 19 du/ac. At a density of 16.22 du/ac, the proposed project conforms to the adopted plans and zoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 2167 (average daily vehicle trips)

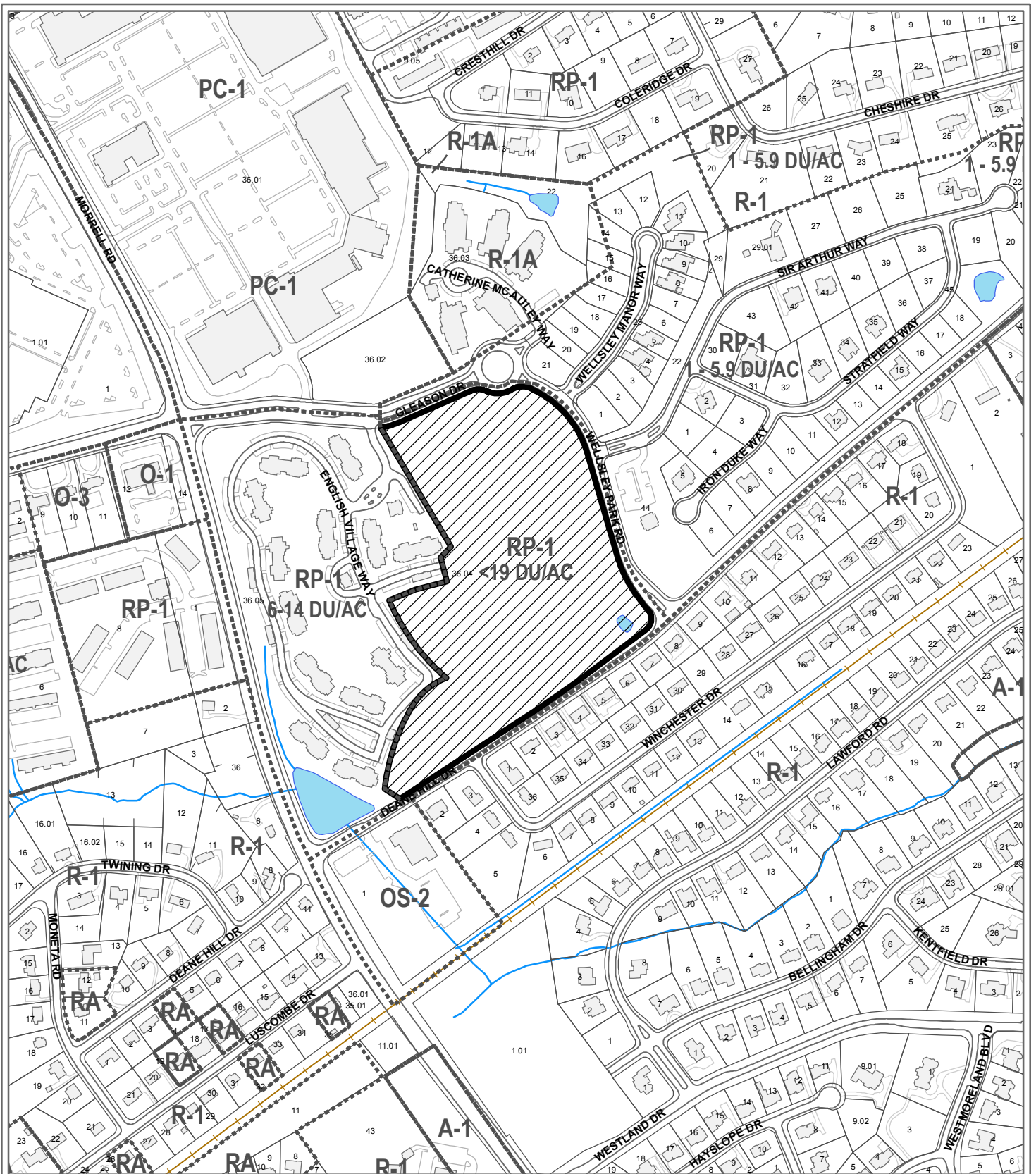
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 38 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**3-C-12-UR
USE ON REVIEW**



Apartments in RP-1 (Planned Residential)

Original Print Date: 2/17/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

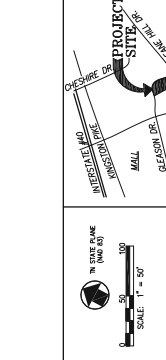
Revised:

Petitioner: Sterling Development, LLC

Map No: 120

Jurisdiction: City





- GENERAL NOTES:**
1. THIS PLAN IS FOR THE PROJECT SITE, 4.85 AC. (16.69 AC. TOTAL) WITH 19 BUILDING UNITS AND RESIDENTIAL DISTRICT.
 2. PROPERTY OWNERS: [unreadable]
 3. [unreadable]
 4. THE BOUNDARY AND IMPROVING DRAINAGE SHOWN ARE THE PROPERTY OF [unreadable] IN [unreadable].
 5. THE [unreadable] SHALL BE REMOVED SETBACK PLUS [unreadable].
 6. [unreadable] AND [unreadable] SHALL MEET THE [unreadable].
 7. [unreadable] SHALL MEET THE CITY OF [unreadable].
 8. [unreadable] SHALL MEET THE CITY OF [unreadable].
 9. [unreadable] SHALL MEET THE CITY OF [unreadable].
 10. [unreadable] SHALL MEET THE CITY OF [unreadable].

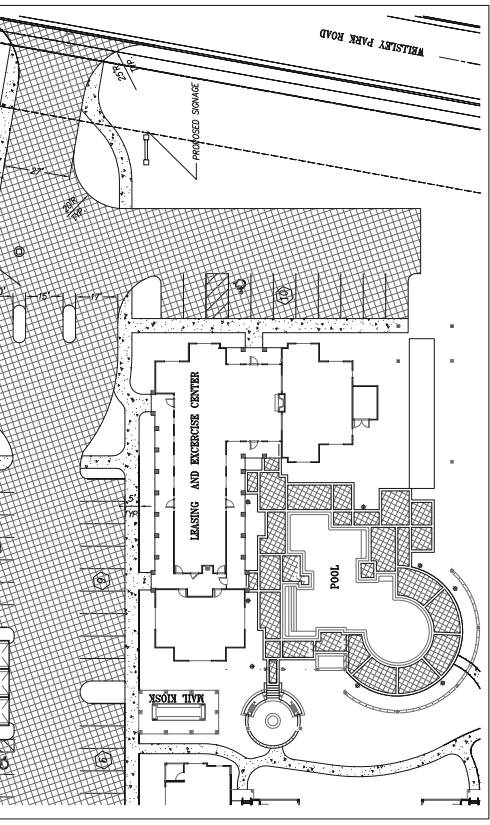
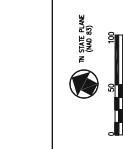
MULTI-FAMILY RESIDENTIAL USE
ALLOWABLE PER CODE
19 UNITS PER AC. (16.69 AC.) = 317 UNITS
187 UNITS PER AC. (16.69 AC.) = 342 UNITS

APARTMENT PARKING:
LABORLINES = 45 UNITS
1/2 SPACES/UNIT FOR THE FIRST 20 UNITS = 10 SPACES
(1/2 SPACES/UNIT) (20 UNITS) = 10 SPACES
2.00 MORE BEDROOM LINES = 90 UNITS
PLUS 1/2 SPACE/UNIT IN EXCESS OF 20 UNITS (40 SPACES/UNIT) (20 UNITS) = 80 SPACES
TOTAL SPACES REQUIRED = 100 SPACES
TOTAL SPACES PROVIDED = 107 SPACES
TOTAL ATTACHED GARAGE SPACES = 54 SPACES
TOTAL ATTACHED GARAGE SPACES = 20 SPACES
TOTAL ATTACHED GARAGE SPACES (841 IN 300 SPACES REQUIRE 9 ACCESSIBLE SPACES) = 542 SPACES
PARKING SPACE CHAND TOTAL = 542 SPACES

LEGEND:
[Symbol] PROPOSED CONCRETE DRIVEWAY
[Symbol] PROPOSED CONCRETE DRIVEWAY
[Symbol] EXIST. PROPERTY LINE
[Symbol] EXIST. EASEMENT LINE
[Symbol] EXIST. EASEMENT LINE
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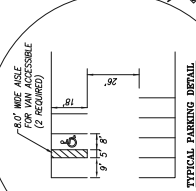
Canon & Cannon, Inc.
CONSULTING ENGINEERS
1400 BERRY LANE, SUITE 100
KNOXVILLE, TN 37921
TEL: 615.597.5533
FAX: 615.597.5533
P.O. BOX 10134
KNOXVILLE, TN 37901

UR2.01
PRELIMINARY FOR REVIEW ONLY



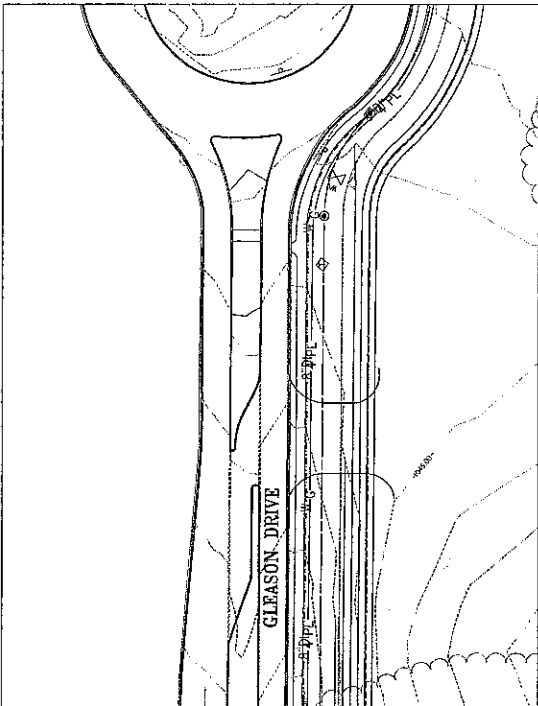
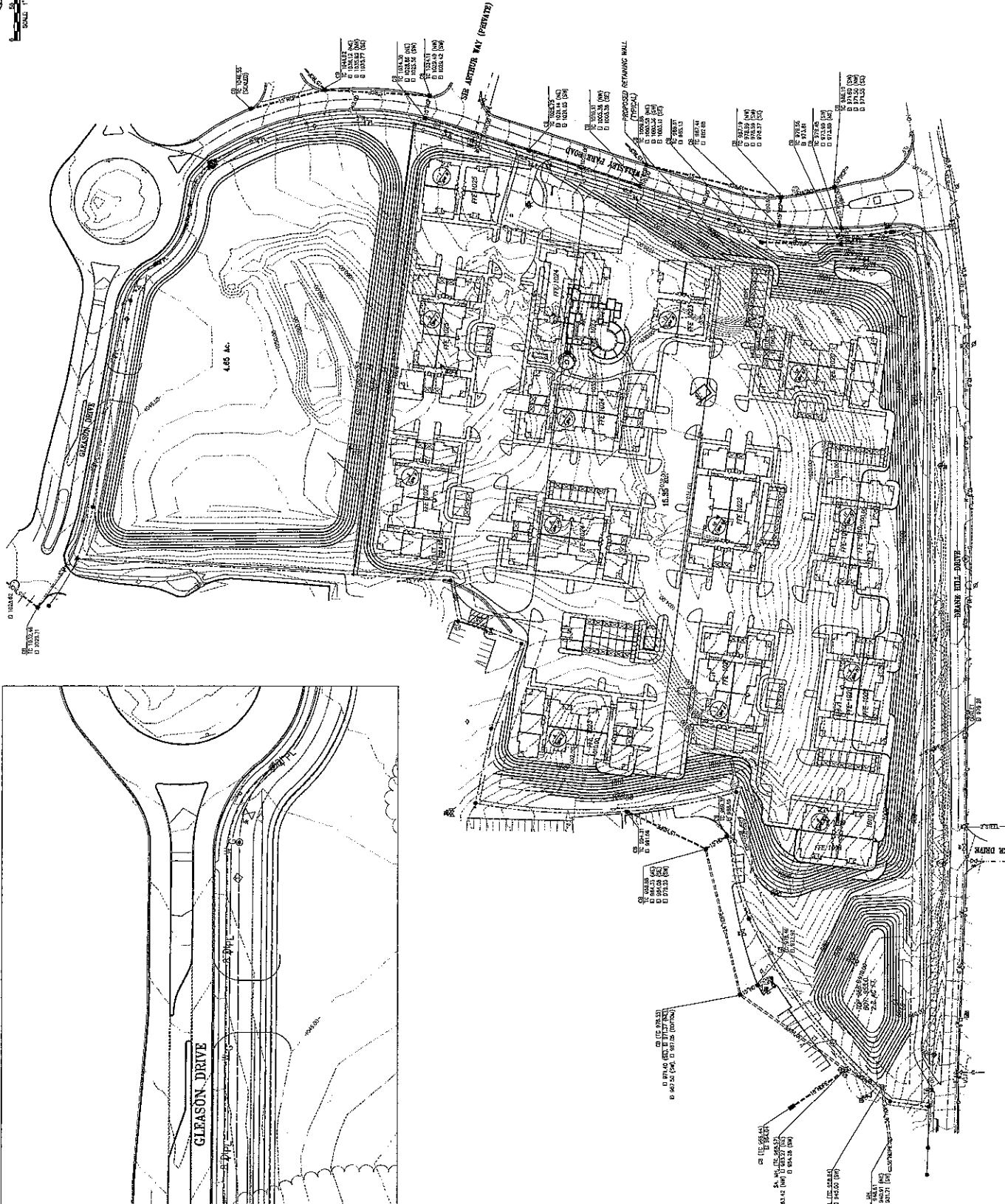
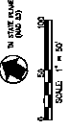
WELLSLEY PARK MULTI-FAMILY DEVELOPMENT BUILDING SCHEDULE

UNIT NO.	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS
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34	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1



GENERAL NOTES:

- 1. SHOW WATER EXISTENCE TO BE EVALUATED AS PART OF FINAL DESIGNATION.
- 2. THE PROPOSED GRADING SHALL BE SUBMITTED FOR UIC START APPROVAL PRIOR TO OBTAINING BUILDING PERMIT.



- LEGEND:**
- PROPOSED CENTERLINE
 - EXISTING CENTERLINE
 - PROPERTY LINE

REVISIONS:	DATE:
1. REVISED PER UIC COMMENTS	7-29-22
 Cannon & Cannon, Inc. Consulting Engineers & Architects 10000 Park Lakeshore Drive, Suite 100 Dallas, TX 75244 Tel: (972) 342-4444	
PROJECT:	WILSON PARK AT DEAN HILL INDEPENDENT PARKING
CLIENT:	TRUSTEES UNIVERSITY, LLC 10000 Park Lakeshore Drive, Suite 100 Dallas, TX 75244 Tel: (972) 342-4444
DATE:	2022-07-29
PROJECT NO.:	2022-07-29
MULTI-FAMILY PRELIMINARY GRADING PLAN PRELIMINARY FOR REVIEW ONLY	
UR3.01	

Revisions:

Date:	Description:
23 January 2012	Revisions Per City

Permit Plans
Wellsley Park Apartments
 Knoxville, TN

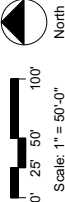
A Residential Development by
Paradigm Knoxville Apartments, LLC

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Sheet Title:
Tree Permit Plan

Date:
 23 January 2012

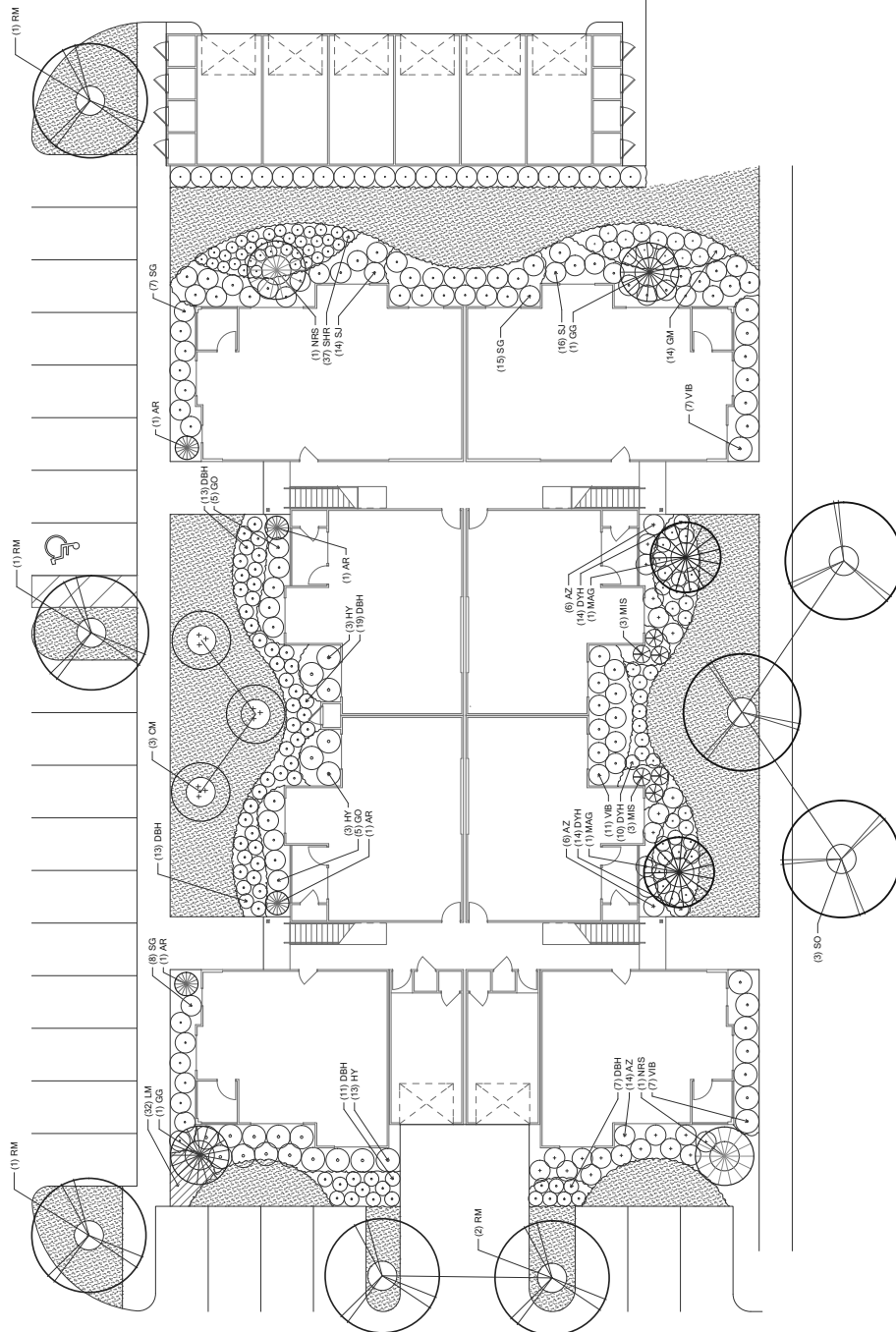
Sheet Number:
P.01



NOTES:
 1. Total number of trees = 8 trees per acre.
 2. Half of the trees must be capable of attaining a height of 50 feet or more at maturity.
 3. Site acreage is approximately 15.35 acres.
 4. 15.35 x 8 = 122.8
 All 2:1 slopes (shown on plan with a hatch pattern) will be landscaped with erosion control material and native trees, shrubs, groundcover and/or grasses

PLANT LIST

Tree Type	Plant Name	Common Name	Size
Large Trees	QTY:	Balsamorhiza	2' - 3' Cal
	25	Red Maple	2' - 3' Cal
	18	American Elm	2' - 3' Cal
	12	Red Cypress	2' - 3' Cal
Medium Trees	QTY:	Balsamorhiza	2' - 3' Cal
	40	Eastern Red Cedar	2' - 3' Cal
	30	Japanese Magnolia	2' - 3' Cal
	15	Lagerströmia indica 'Nimbus'	2' - 3' Cal
Small Trees	QTY:	Crab Apple	2' - 3' Cal
	15	Crab Apple	2' - 3' Cal



Sample Plant List

PLANT	COMMON NAME	SIZE	COMMENTS
1	ALBIBLOOMING CAMELIA	24-CAL	
2	ALBIBLOOMING GEMINIUM	24-CAL	
3	ALBIBLOOMING HYDRANGEA	24-CAL	
4	ALBIBLOOMING LILAC	24-CAL	
5	ALBIBLOOMING SPYRALIS	24-CAL	
6	ALBIBLOOMING VIBURNUM	24-CAL	
7	ALBIBLOOMING WEDDING CAKE	24-CAL	
8	ALBIBLOOMING YUKON GOLD	24-CAL	
9	ALBIBLOOMING ZEPHYRUS	24-CAL	
10	ALBIBLOOMING BRIDAL WEAVER	24-CAL	
11	ALBIBLOOMING CHERRY BLOSSOM	24-CAL	
12	ALBIBLOOMING NIPPON FREEBORN	24-CAL	
13	ALBIBLOOMING SHANAI	24-CAL	
14	ALBIBLOOMING TAMARISK	24-CAL	
15	ALBIBLOOMING WEDDING CAKE	24-CAL	
16	ALBIBLOOMING YUKON GOLD	24-CAL	
17	ALBIBLOOMING ZEPHYRUS	24-CAL	
18	ALBIBLOOMING BRIDAL WEAVER	24-CAL	
19	ALBIBLOOMING CHERRY BLOSSOM	24-CAL	
20	ALBIBLOOMING NIPPON FREEBORN	24-CAL	
21	ALBIBLOOMING SHANAI	24-CAL	
22	ALBIBLOOMING TAMARISK	24-CAL	
23	ALBIBLOOMING WEDDING CAKE	24-CAL	
24	ALBIBLOOMING YUKON GOLD	24-CAL	
25	ALBIBLOOMING ZEPHYRUS	24-CAL	
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29	ALBIBLOOMING SHANAI	24-CAL	
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39	ALBIBLOOMING WEDDING CAKE	24-CAL	
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41	ALBIBLOOMING ZEPHYRUS	24-CAL	
42	ALBIBLOOMING BRIDAL WEAVER	24-CAL	
43	ALBIBLOOMING CHERRY BLOSSOM	24-CAL	
44	ALBIBLOOMING NIPPON FREEBORN	24-CAL	
45	ALBIBLOOMING SHANAI	24-CAL	
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60	ALBIBLOOMING NIPPON FREEBORN	24-CAL	
61	ALBIBLOOMING SHANAI	24-CAL	
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76	ALBIBLOOMING NIPPON FREEBORN	24-CAL	
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88	ALBIBLOOMING YUKON GOLD	24-CAL	
89	ALBIBLOOMING ZEPHYRUS	24-CAL	
90	ALBIBLOOMING BRIDAL WEAVER	24-CAL	

Revisions:

Date:	Description:

**Preliminary
Design Concepts
Wellsley Park
Apartments**

Knoxville, TN.

A Residential Development by
Paradigm Knoxville
Apartments, LLC

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SGN+A, Inc.

Sheet Title:
Character Sketch

Date:
14 December 2011

Sheet Number:

A1



Character Sketch

Revisions:

Date:	Description:

Preliminary
Design Concepts
Wellsley Park
Apartments

Knoxville, TN.

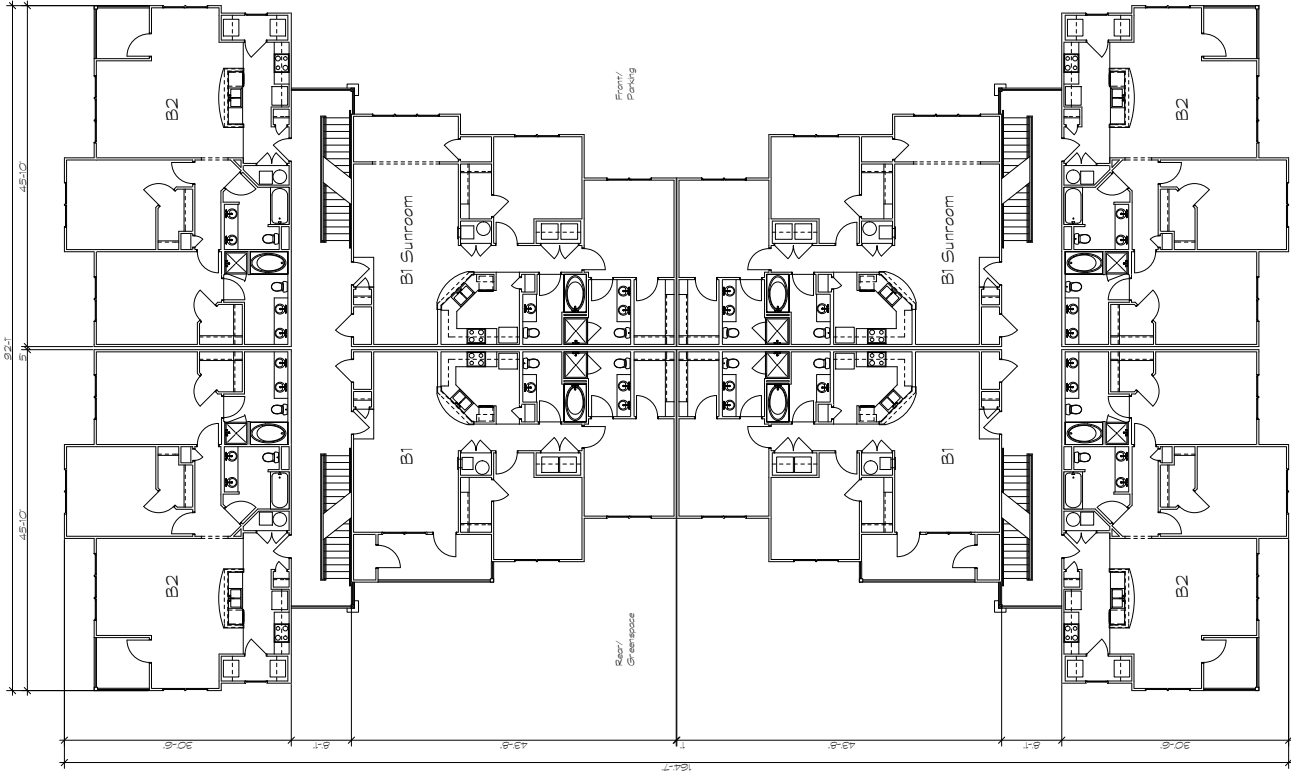
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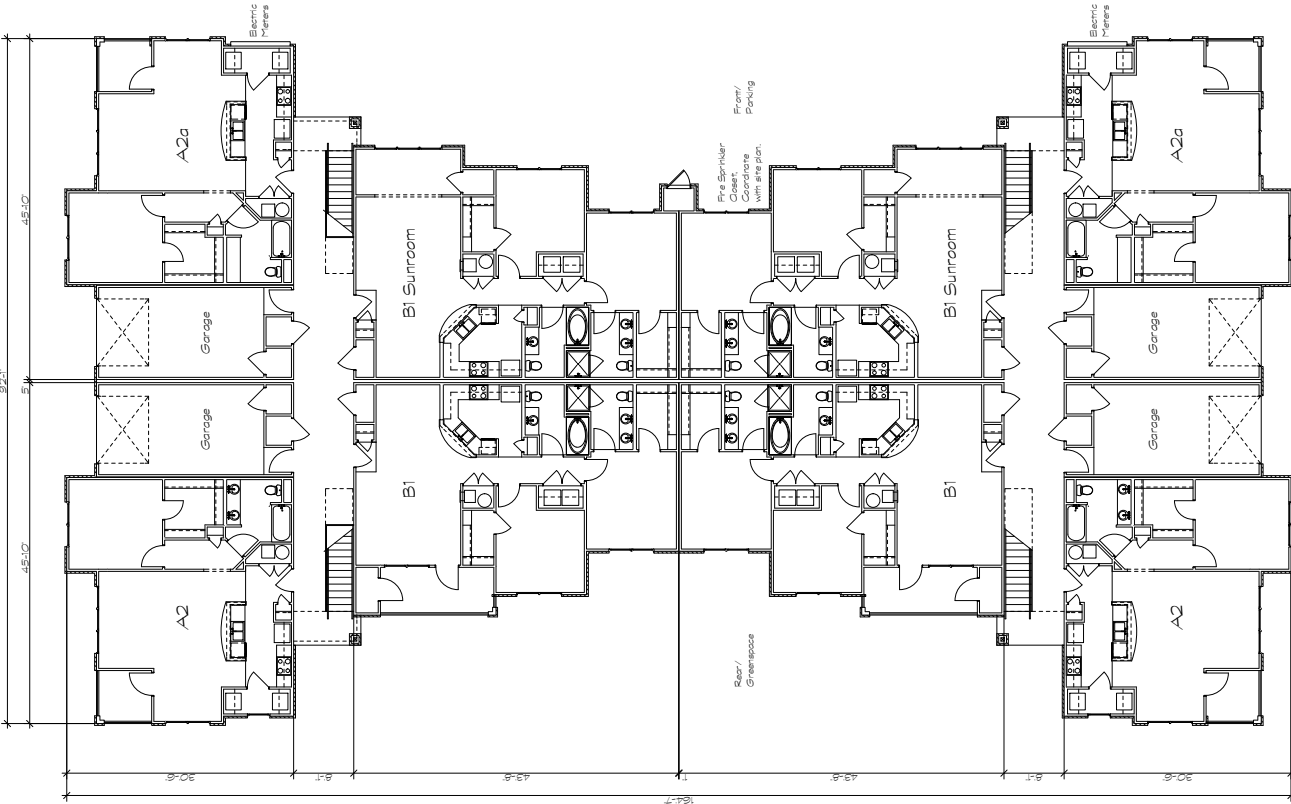
Sheet Title:
Building Type I, First
& Second Levels

Date:
14 December 2011

Sheet Number:
A3



2 Building Type I, Second Level
Scale: 1/8" = 1'-0"



2 Building Type I, First Level
Scale: 1/8" = 1'-0"

Revisions:

Date: Description:

Date	Description

**Preliminary
 Design Concepts**
**Wellsley Park
 Apartments**

Knoxville, TN.

A Residential Development by
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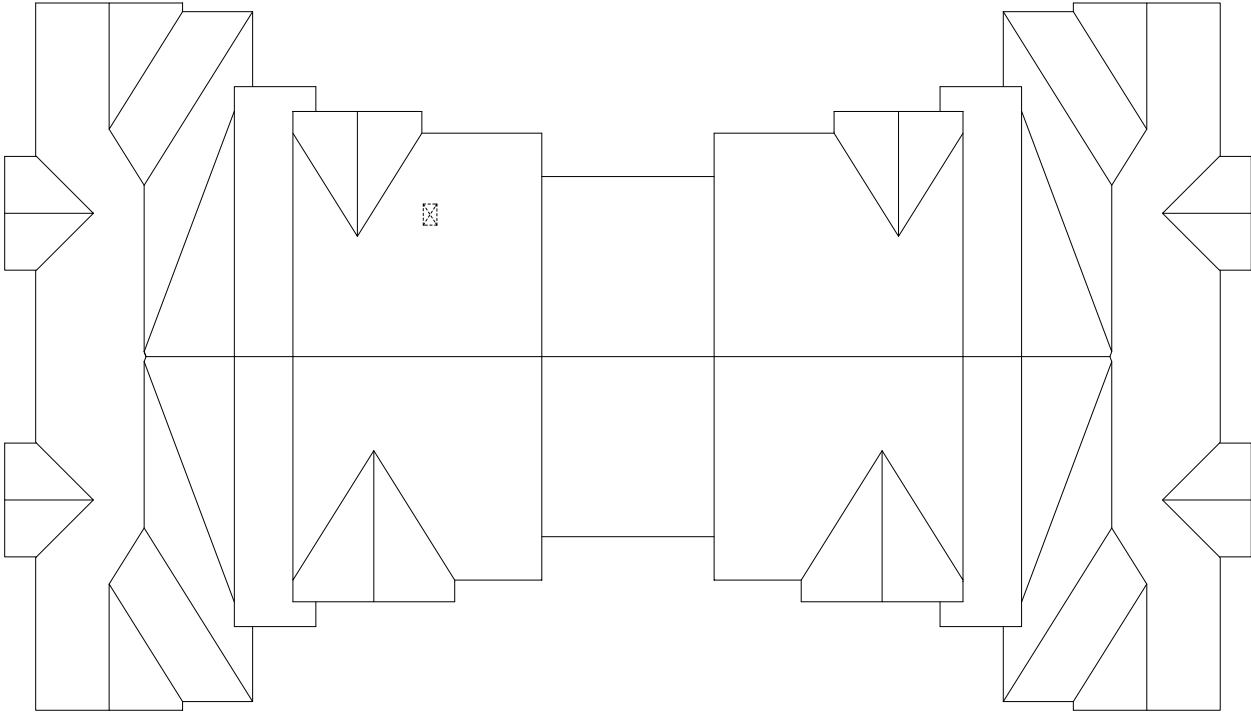
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Sheet Title:
 Building Type 1,
 Third Level & Roof
 Plan

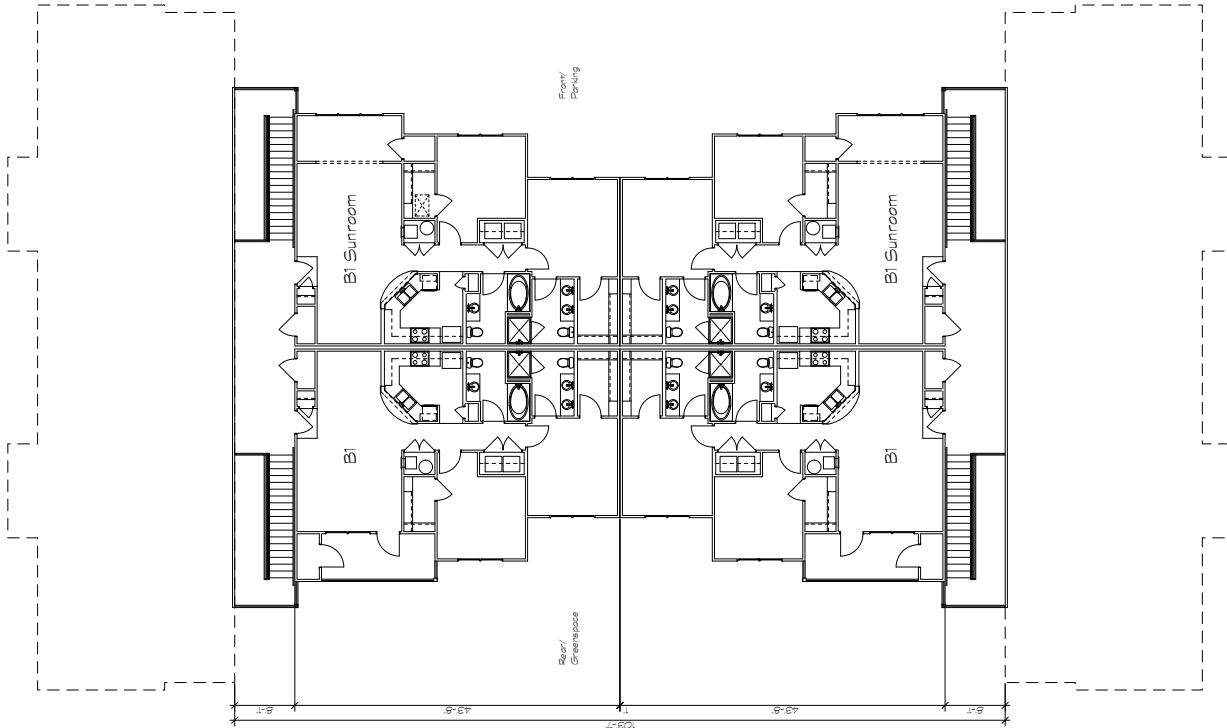
Date:
 14 December 2011

Sheet Number:

A4



2 Building Type 1, Roof Plan
 Scale: 1/8" = 1'-0"



1 Building Type 1, Third Level
 Scale: 1/8" = 1'-0"

Revisions:

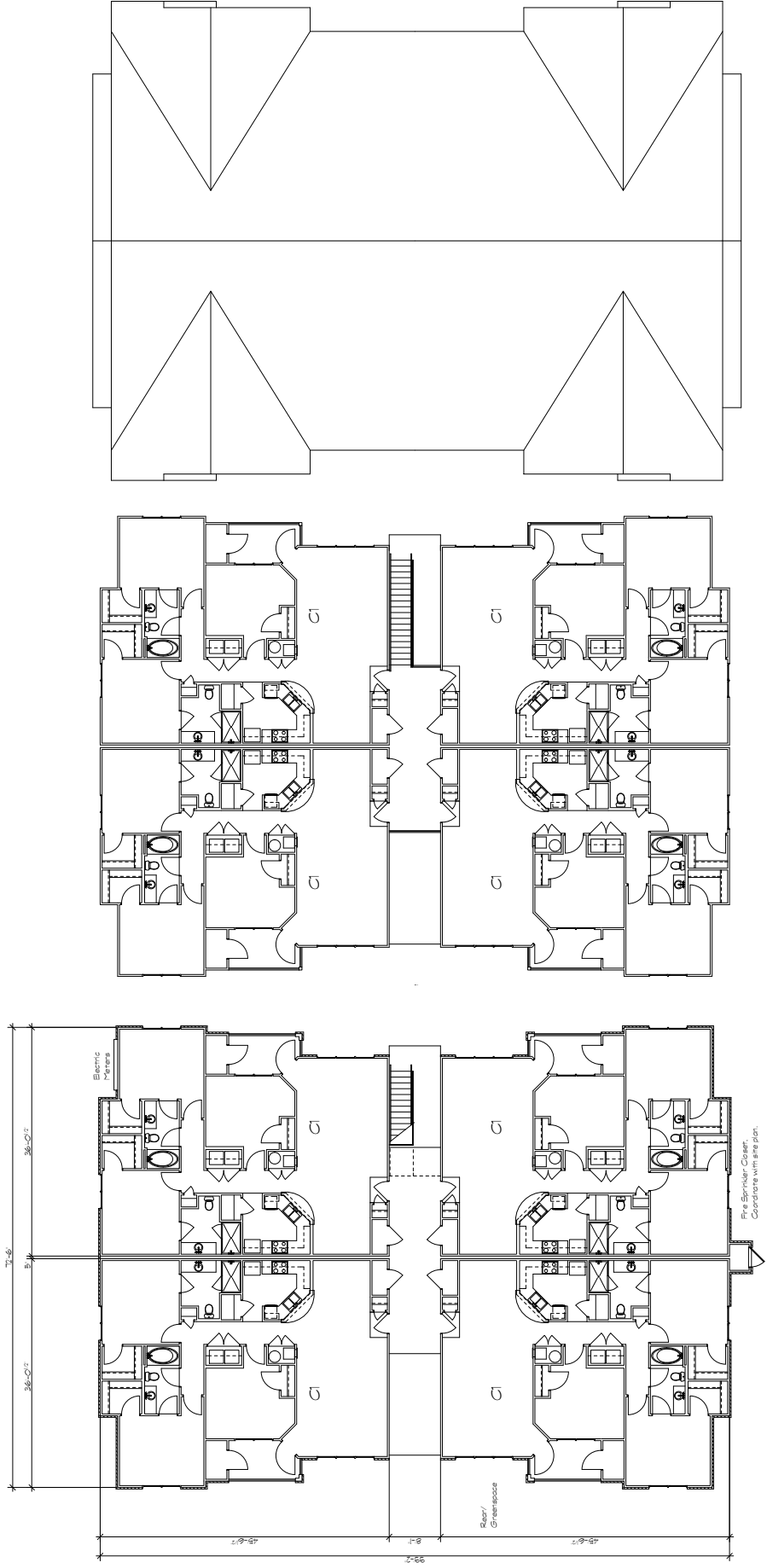
Date:	Description:

Preliminary
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**Wellsley Park
 Apartments**

Knoxville, TN.
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Sheet Title:
**Building Type 3, First
 & Second Levels and
 Roof Plan**
 Date:
 14 December 2011
 Sheet Number:



① Building Type 3, First Level
 Scale: 1/8" = 1'-0"
 Building Type 3A, Similar

② Building Type 3, Second Level
 Scale: 1/8" = 1'-0"
 Building Type 3A, Similar

③ Building Type 3, Roof Plan
 Scale: 1/8" = 1'-0"
 Building Type 3A, Similar

Revisions:

Date:	Description:

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Wellsley Park Apartments

Knoxville, TN.

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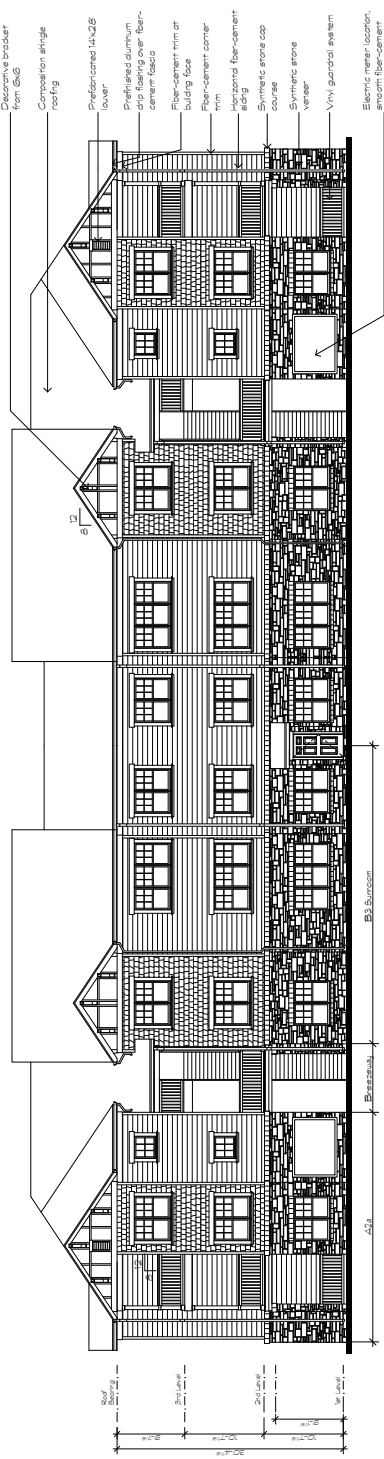
Sheet Title:
**Building Type 2,
 Building Elevation**

Date:
 14 December 2011

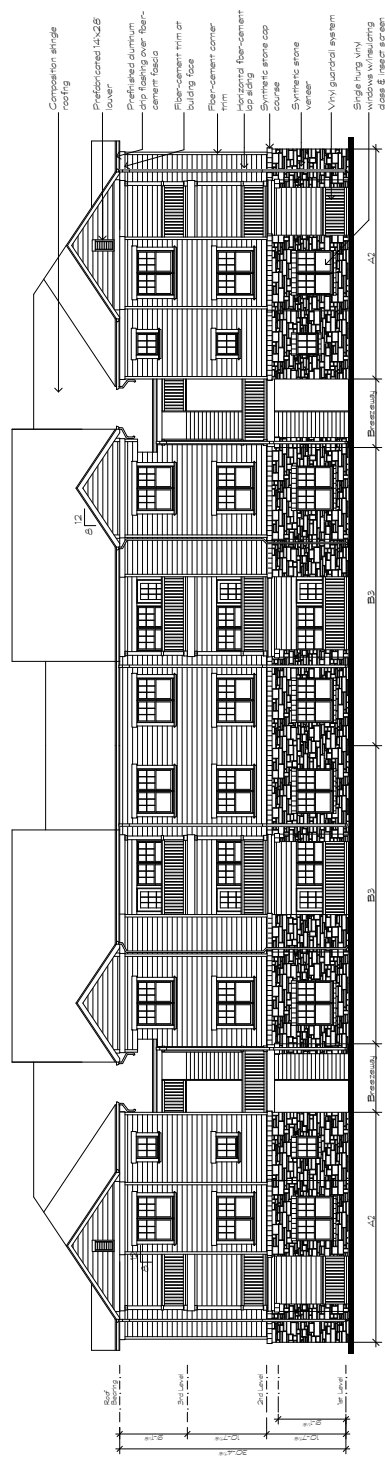
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A16

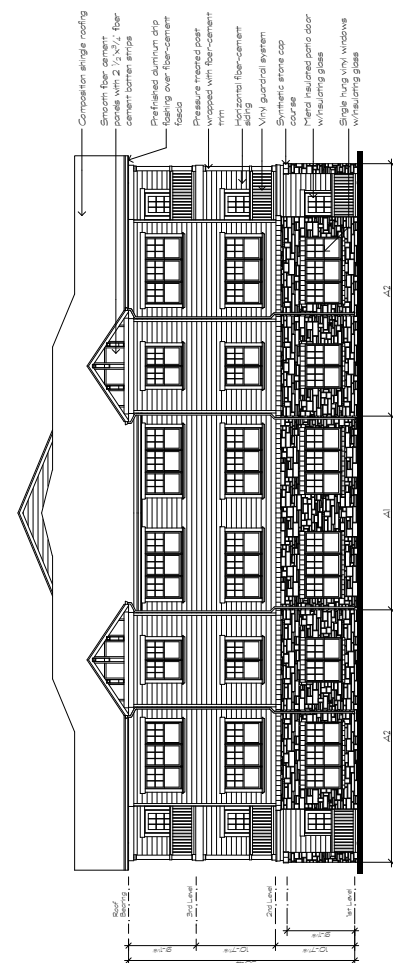
Released for Construction



① Building Type 2, Front Elevation
 Scale 1/8" = 1'-0"



② Building Type 2, Rear Elevation
 Scale 1/8" = 1'-0"



③ Building Type 2, End Elevation
 Scale 1/8" = 1'-0"



④ Building Type 2, End Elevation
 Scale 1/8" = 1'-0"

Revisions:
Date: Description:

Date:	Description:

Preliminary
Design Concepts
Wellsley Park
Apartments

Knoxville, TN.

A Residential Development by
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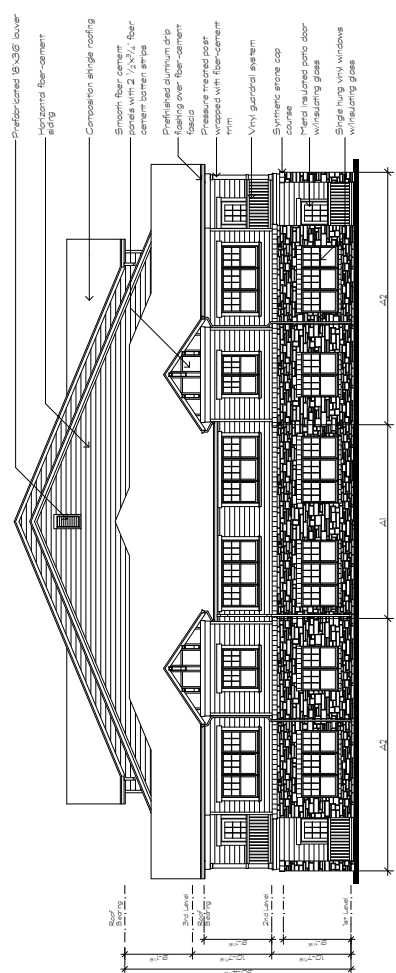
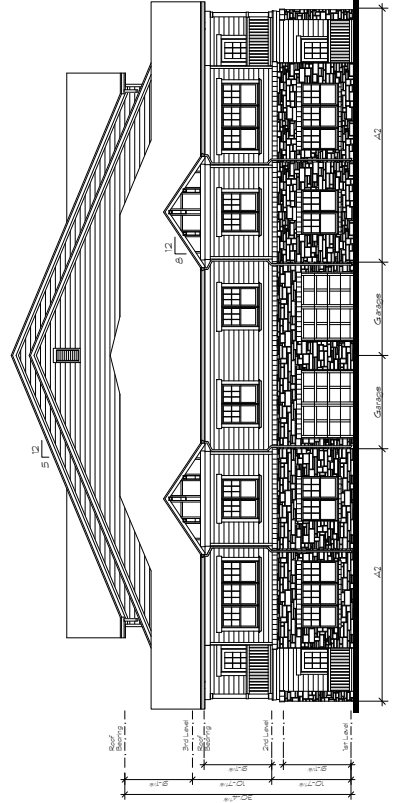
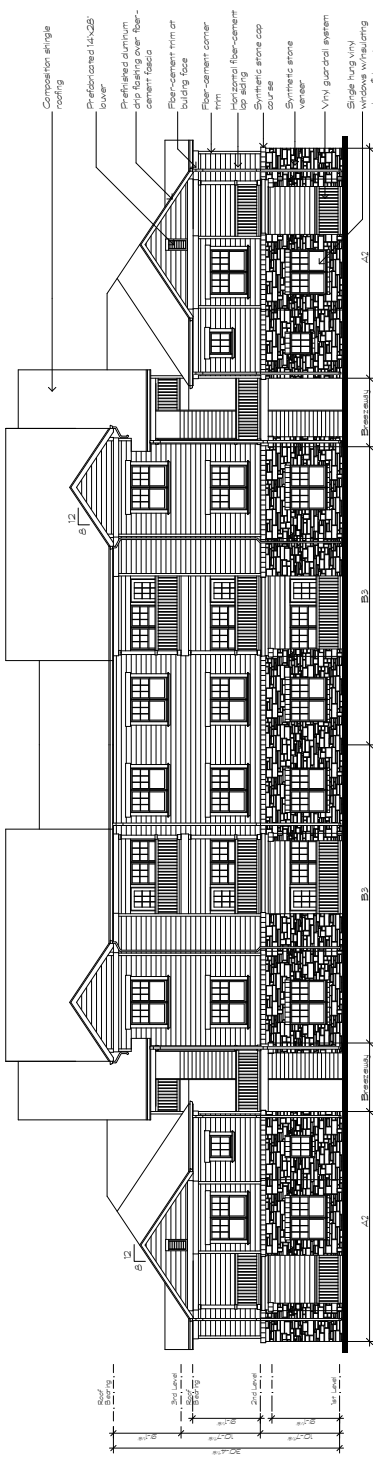
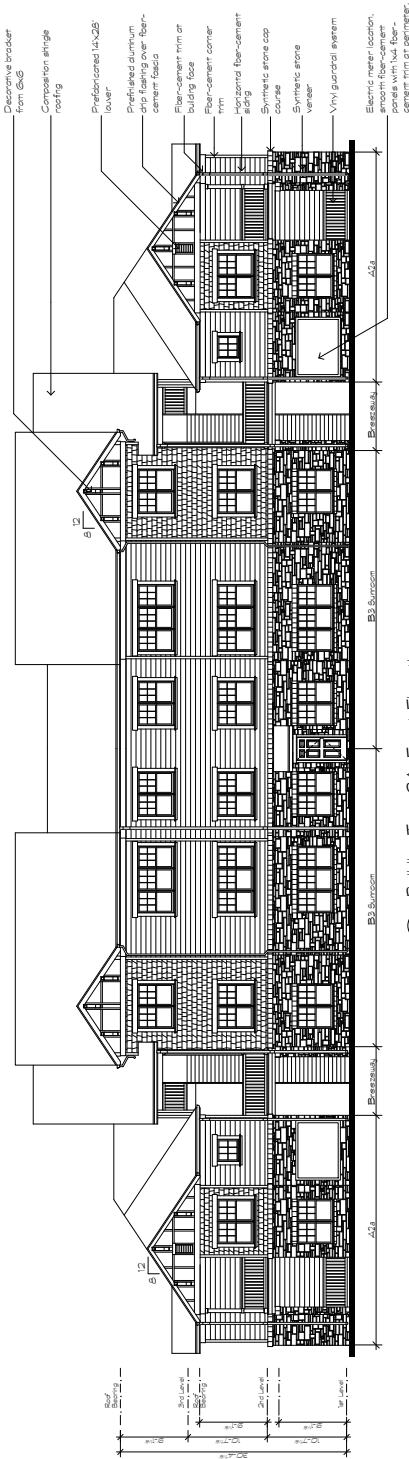
Sheet Title:
Building Type 2A,
Building Elevations

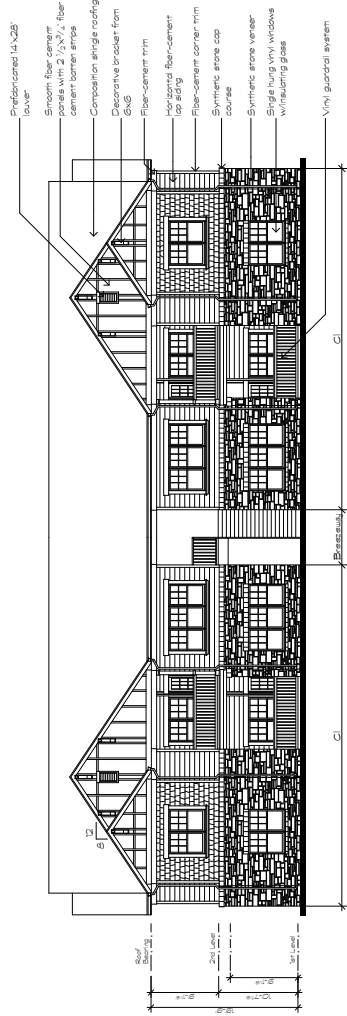
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14 December 2011

Sheet Number:

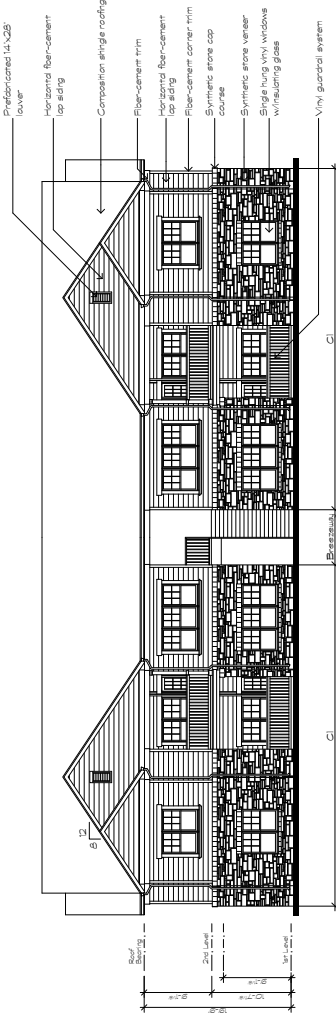
A17

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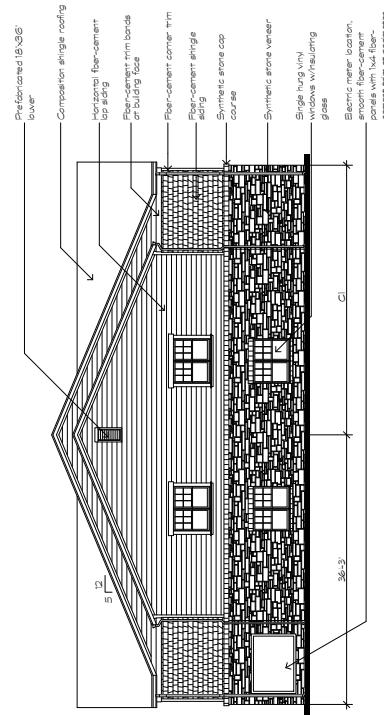




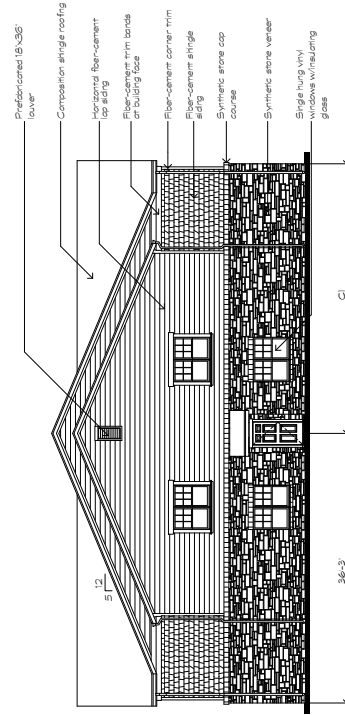
1 Building Type 3, Front Elevation
 Building Type 3A, Similar
 Scale 1/8" = 1'-0"



2 Building Type 3, Rear Elevation
 Scale 1/8" = 1'-0"



3 Building Type 3, End Elevation
 Scale 1/8" = 1'-0"



4 Building Type 3, End Elevation
 Scale 1/8" = 1'-0"

Revisions:
Date: _____
Description: _____

Preliminary
Design Concepts
Wellsley Park
Apartments

Knoxville, TN.

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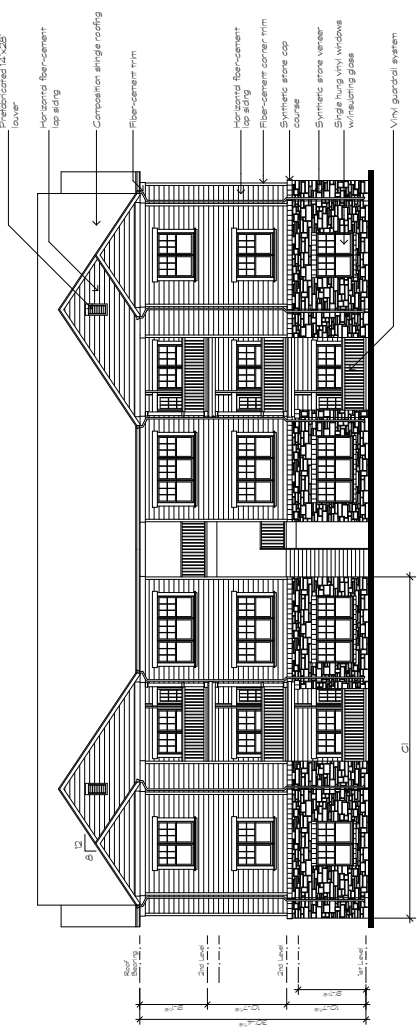
Sheet Title:
Building Type 3A,
Building Elevations

Date:
14 December 2011

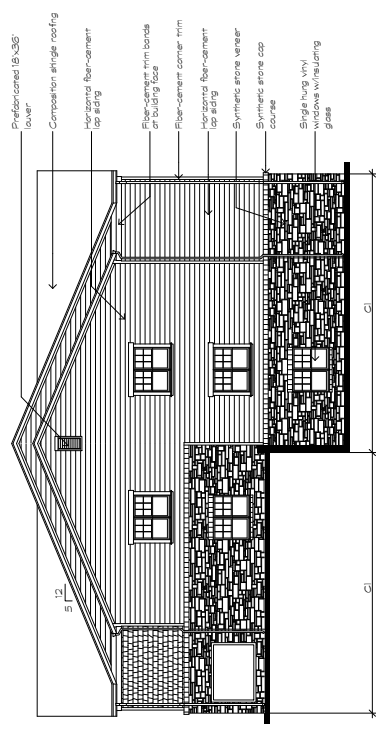
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A19

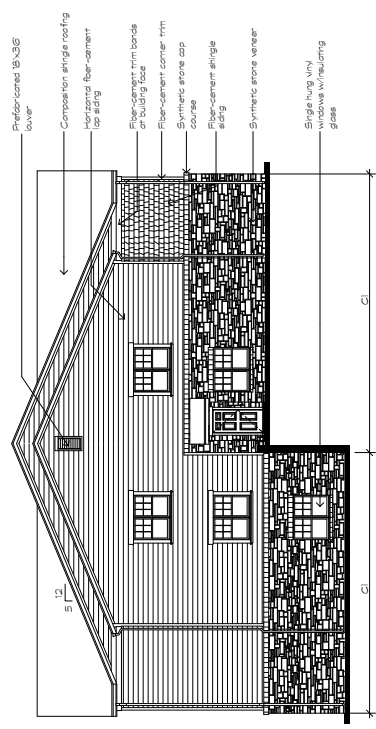
Released for Construction



1 Building Type 3A, Rear Elevation
Scale: 1/8" = 1'-0"



2 Building Type 3A, Side Elevation
Scale: 1/8" = 1'-0"



3 Building Type 3A, Side Elevation
Scale: 1/8" = 1'-0"

Revisions:

Date:	Description:

Preliminary
Design Concepts
**Wellsley Park
Apartments**

Knoxville, TN.

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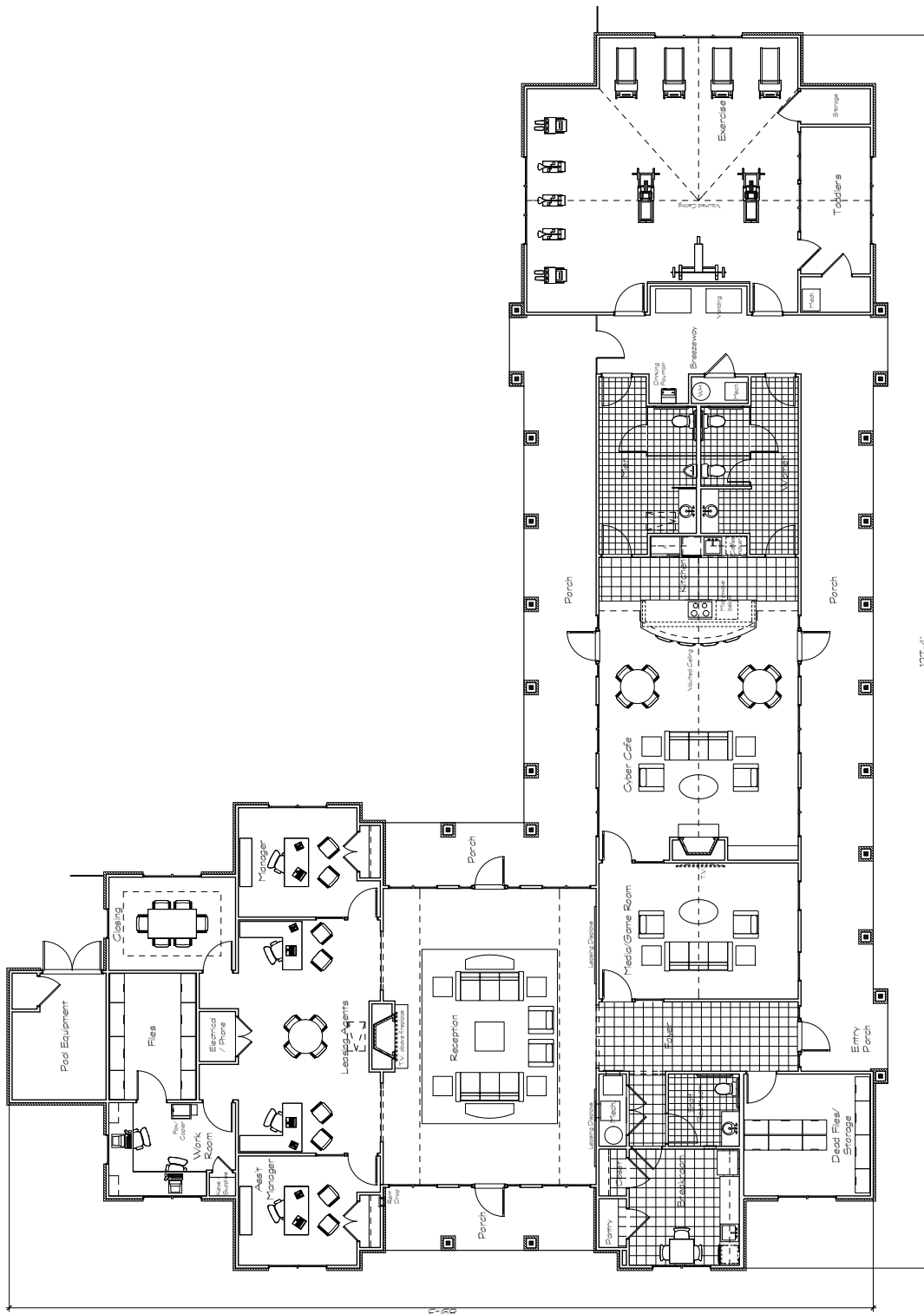
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Sheet Title:
**Lease & Exercise -
Plans**

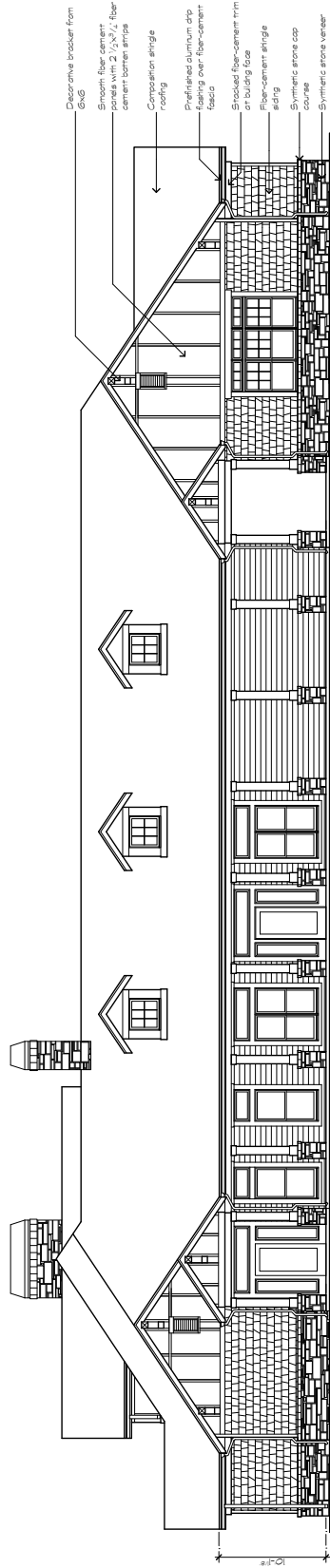
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14 December 2011

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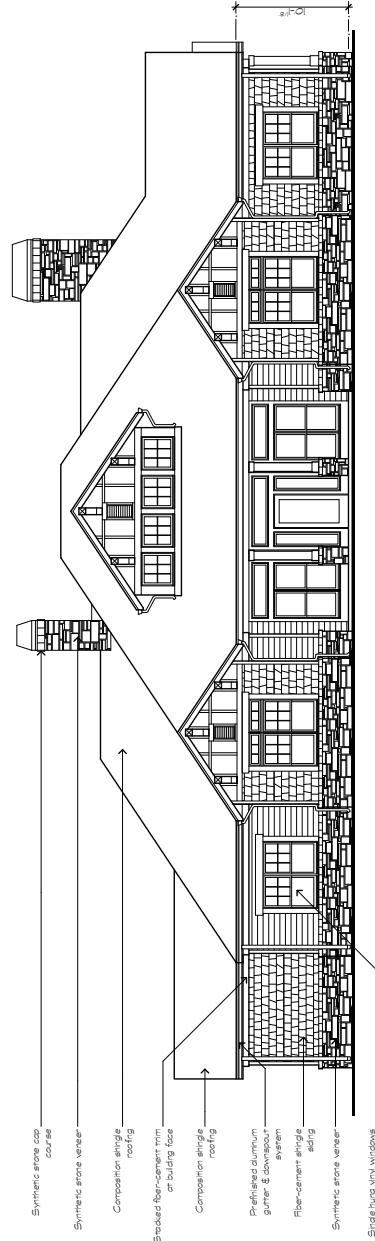
A25



1 Lease Center and Exercise - Plan
Scale: 3/16" = 1'-0"



1 Lease and Exercise, Front Elevation
 Scale: 3/16" = 1'-0"



2 Lease, End Elevation
 Scale: 3/16" = 1'-0"

Revisions:

Date:	Description:

Preliminary Design Concepts
 Wellsley Park Apartments

Knoxville, TN.

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Sheet Title: Lease & Exercise - Elevations

Date: 14 December 2011

Sheet Number:

A26

Revisions:
 Date: Description:

**Preliminary
 Design Concepts**
**Wellsley Park
 Apartments**

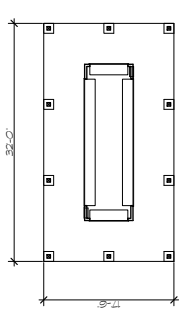
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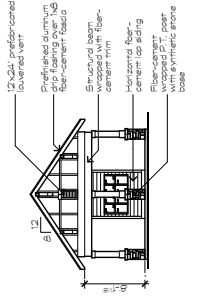
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Sheet Title:
 6 Bay Detached
 Garages and Mail
 Kiosk, Plans &
 Elevations
Date:
 14 December 2011

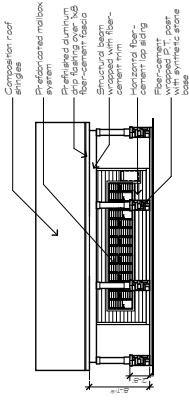
Sheet Number:
A28



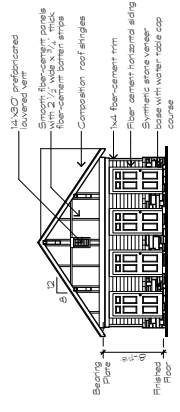
6 Mail Kiosk Plan
 Scale: 1/8" = 1'-0"



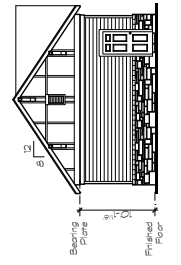
7 Mail Kiosk, End Elevation
 Scale: 1/8" = 1'-0"



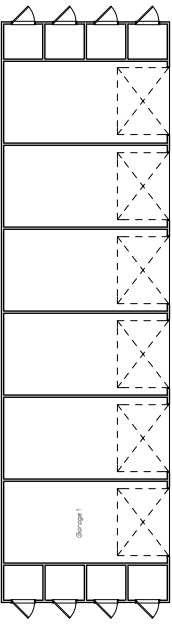
8 Mail Kiosk, Front & Rear Elevation
 Scale: 1/8" = 1'-0"



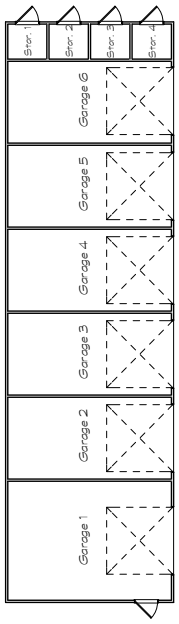
9 6 Bay Garage, End Elevation
 Scale: 1/8" = 1'-0"



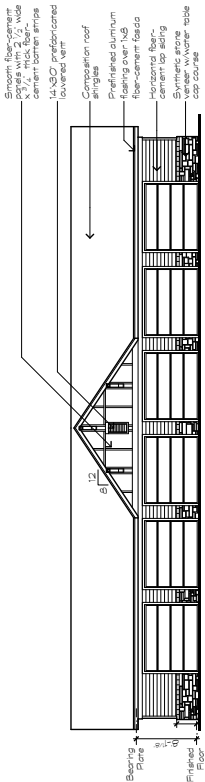
10 HC Garage, End Elevation
 Scale: 1/8" = 1'-0"



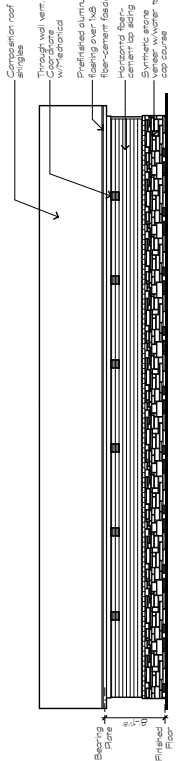
1 6 Bay Garage, Plan
 Scale: 1/8" = 1'-0"



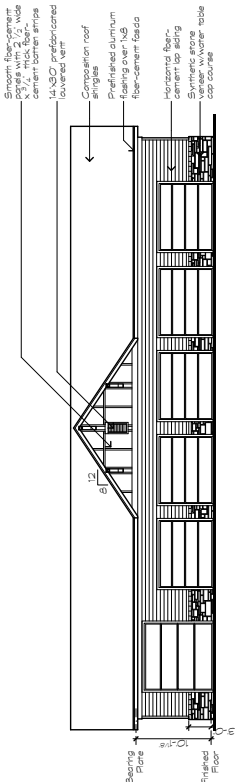
2 6 Bay HC Garage, Plan
 Scale: 1/8" = 1'-0"



3 6 Bay Garage, Front Elevation
 Scale: 1/8" = 1'-0"



4 6 Bay Garage, Rear Elevation
 Scale: 1/8" = 1'-0"



5 6 Bay HC Garage, Front Elevation
 Scale: 1/8" = 1'-0"