

▶ **FILE #:** 6-K-14-UR

AGENDA ITEM #: 46

AGENDA DATE: 6/12/2014

▶ **APPLICANT:** STRATEGIC HOLDINGS, LLC

OWNER(S): Strategic Holdings, LLC

TAX ID NUMBER: 108 003 & 00401

JURISDICTION: County Commission District 9

STREET ADDRESS: 1444 Cherokee Trl

▶ **LOCATION:** South side of Cherokee Trail, west of Edington Rd.

▶ **APPX. SIZE OF TRACT:** 20.118 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Cherokee Trail, a two lane minor collector street with an 18-20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River & Goose Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Student Housing

4.32 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) at a density of up to 7.5 du/ac by Knox County Commission on August 28, 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land and multi-dwelling residential / RP-1 (Planned Residential)

South: Vacant land / A-1 (General Agricultural)

East: Student housing / PR (Planned Residential)

West: Vacant land / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This site is in an area of multi-dwelling/student housing developments occurring under RP-1 and PR zoning districts.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 87 residential dwelling units with a maximum of 371 bedrooms subject to 11 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. After receiving approval from the Knoxville Department of Engineering and prior to the issuance of an

occupancy permit for this development, installing the deceleration lane on Cherokee Trail at the entrance to the development.

5. Prior to any site grading, identify grading limits in the field to protect those areas of the site that are to remain undisturbed other than what is needed for the trail network and overlooks.
6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for this 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 Cherokee Trail.
7. Prior to the issuance of any building permits, establishing and certifying a minimum of 300' of sight distance in both directions along Cherokee Trail at the proposed development entrance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements of the Knoxville Department of Engineering.
10. Obtaining approval and recording a final plat for the property combining the two deeded parcels into a single lot.
11. Sign plans are subject to compliance with the Knox County Zoning Ordinance and approval by the Knox County Sign Inspector.

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 a 87 unit multi-dwelling complex on approximately 20.118 acres at a density of 4.32 du/ac. The property is located on the south side of Cherokee Trail, west of Edington Rd.

The Planning Commission considered a rezoning request (5-H-06-RZ) for this property on July 24, 2006. The applicant had requested a density of up to 8 du/ac. Staff recommended approval at a density of only 3 du/ac due to the site's environmental constraints. The Planning Commission recommended approval of the PR (Planned Residential) zoning at a density of up to 6.5 du/ac. The Knox County Commission approved the rezoning to PR on August 28, 2006 at a density of up to 7.5 du/ac. A use on review approval (3-D-13-UR) was granted by the Planning Commission on March 14, 2013 for this site with 86 residential units with a maximum of 344 bedrooms. This request will replace that previous approval.

This 87 unit development which includes 13 building clusters with three to nine townhouse units in each, will be rented out as student housing. The proposed development plan includes a breakdown of the number of dwelling units and number of bedrooms per dwelling unit for each cluster. The development will include a total of 371 bedrooms. The required parking for the proposed development which is based on dwelling units is 174 spaces. Since this will be a student housing development with rentals being by bedrooms and not units, the applicant is providing a total of 412 parking spaces which is one space per bedroom with 41 spaces for guest parking.

Recreational amenities include a clubhouse, swimming pool and a trail network. Sidewalks are provided throughout the development.

The applicant has submitted an update to the previous traffic impact study prepared by Kimley-Horn and Associates, Inc. The trip analysis is based on trip rates that are more appropriate for student housing type developments. A deceleration lane on Cherokee Trail at the entrance to the development is proposed. The applicant is planning on providing a shuttle service between the proposed student housing project and the University of Tennessee Campus to help reduce traffic congestion.

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 recommended traffic improvements should help to reduce the traffic impact of this proposed development.
3. The proposed development is consistent with other development in the area and is proposed at a density that is below the density of the larger student housing projects in the area.
4. As a proposed student housing development there will be minimal impact on the public school system.

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 student housing development 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. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located on 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 South County Sector Plan proposes medium density residential uses for the site. At a proposed density of 4.32 du/ac, the development complies with the Sector Plan and approved PR zoning of the site at a density of up to 7.5 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: 842 (average daily vehicle trips)

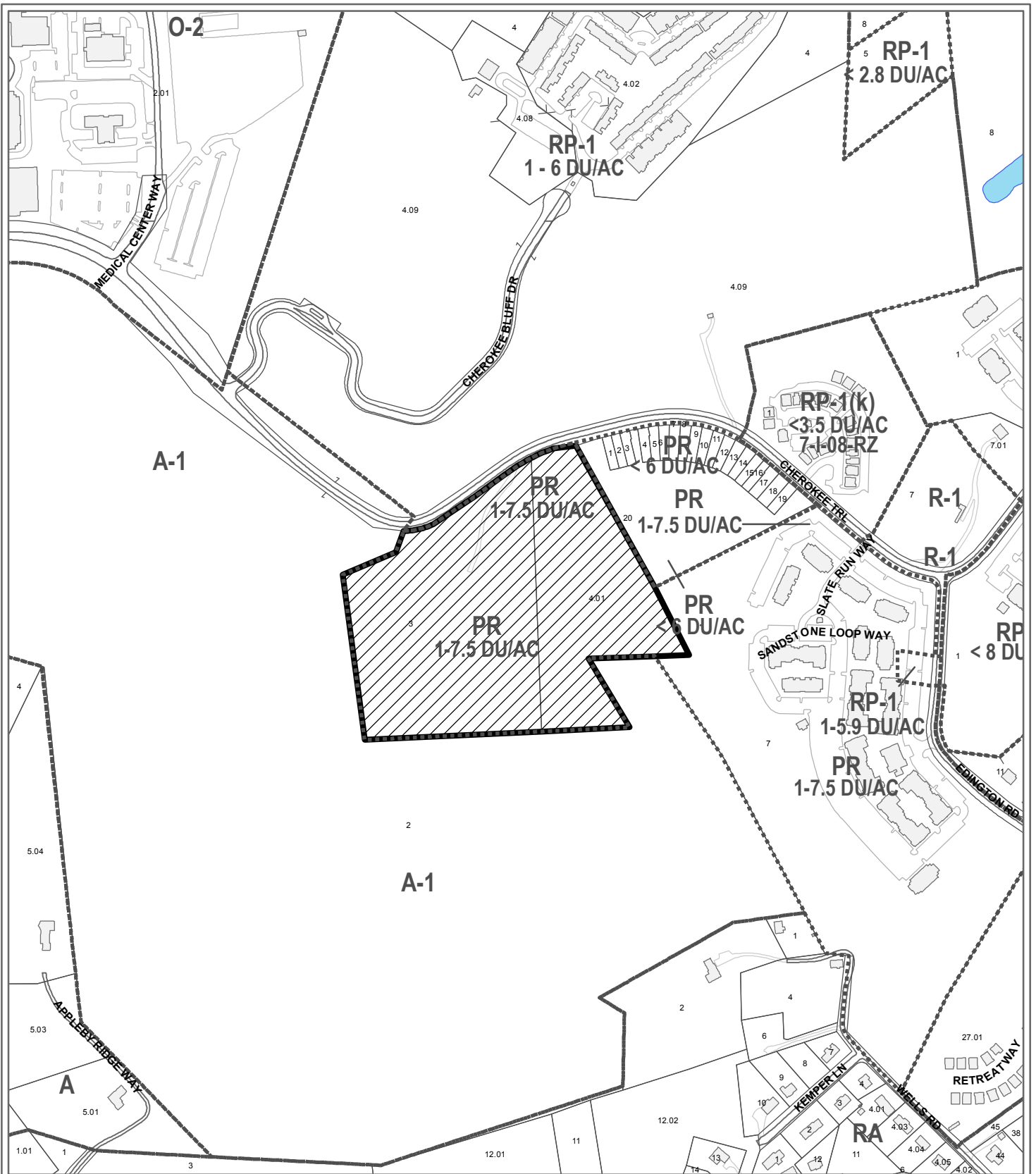
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 12 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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.



**6-K-14-UR
USE ON REVIEW**

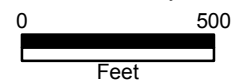


Student Housing in PR (Planned Residential)

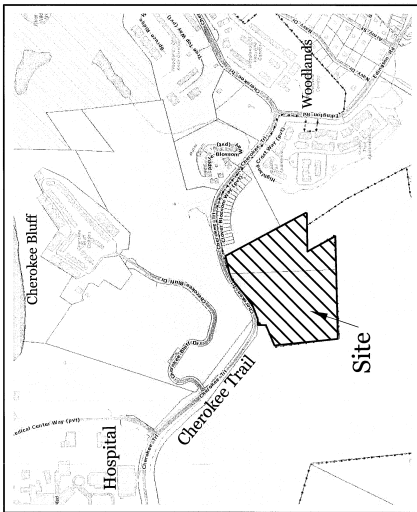
Petitioner: Strategic Holdings, LLC

Map No: 108

Jurisdiction: County



Original Print Date: 5/28/2014
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Site Location Map

The Ridge - Knoxville

1423 & 1444 #A Cherokee Trail
 Knox County, Tn.
 20.118 Acres

Owner & 24 Hour Contact
 Strategic Holdings LLC
 Kelly Mahoney
 8771 Macon Hwy, Suite B
 Athens, GA 30606
 678-628-4678



Three Working Days
 Before You Dig
 Tennessee
 Call
 Utilities Protection Center, Inc.
 811
 (It's The Law)

Colors for Utility Locating
 Red Electric
 Yellow Gas/Oil
 Blue Water
 Green Sewer

- General Notes:
 1. The contractor shall be responsible to hold himself, his employees and subcontractors to the provisions of this clause prior to the start of construction. The contractor shall be responsible for the performance of the work described herein, but not including the site preparation, grading, and drainage work. The contractor shall be responsible for the performance of the work described herein, but not including the site preparation, grading, and drainage work. The contractor shall be responsible for the performance of the work described herein, but not including the site preparation, grading, and drainage work.
2. The contractor shall require his insurance carrier to add the owner, his professional consultants and their agents as additional insureds under the contract. The contractor shall be responsible for the performance of the work described herein, but not including the site preparation, grading, and drainage work.
3. Utility Developer:
 The existing utility lines shown are approximate locations only. The contractor shall verify all existing utility line locations prior to any construction. The contractor shall be responsible for the performance of the work described herein, but not including the site preparation, grading, and drainage work.
4. Prior to construction of proposed utilities, the contractor shall verify all locations and elevations of connections to both existing utilities and proposed utilities. The contractor shall be responsible for the performance of the work described herein, but not including the site preparation, grading, and drainage work.
5. The contractor shall be responsible for obtaining all required government inspections.
6. All existing utility relocation work and or utility reconstruction is the responsibility of the contractor unless noted otherwise.

USE AND REVIEW PLANS PREPARED BY



PO BOX 519 ATHENS, GA 30604
 (706) 296-7380 (706) 247-9646

No.	Revision/Issue	Date
01	Original Issue	08-21-14
02	Use & Review Comments	5-27-14
03	-	-
04	-	-
05	-	-
06	-	-



Index:

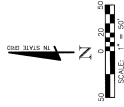
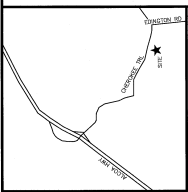
1. Cover Sheet
2. Survey
3. MPC Site Plan / Grading
4. Hydrology Analysis
5. Storm System Layout
6. Plan Profile (Roadway & Par ring)
7. Plan Profile (Roadway & Par ring)
8. Plan Profile (Roadway & Par ring)
9. Typical site cross-sections
10. Landscape Plan
11. Landscape Plan
12. Landscape Plan
13. Landscape Plan
14. Circulation - Bus40 Standard
15. Engineered slope typical details
16. Architectural Elevations
17. Architectural Floor Plan

6-K-14-14-R

LEGEND

89.00	Spot Elevation
90.00	Top of Bench Mark
91.00	Top of First Flood
92.00	Top of Second Flood
93.00	Top of Third Flood
94.00	Top of Fourth Flood
95.00	Top of Fifth Flood
96.00	Top of Sixth Flood
97.00	Top of Seventh Flood
98.00	Top of Eighth Flood
99.00	Top of Ninth Flood
100.00	Top of Tenth Flood
101.00	Top of Eleventh Flood
102.00	Top of Twelfth Flood
103.00	Top of Thirteenth Flood
104.00	Top of Fourteenth Flood
105.00	Top of Fifteenth Flood
106.00	Top of Sixteenth Flood
107.00	Top of Seventeenth Flood
108.00	Top of Eighteenth Flood
109.00	Top of Nineteenth Flood
110.00	Top of Twentieth Flood

- NOTES:**
1. BENCH MARK DATUM SET AT 2009 ELEVATIONS UNLESS OTHERWISE SPECIFIED.
 2. UNLESS OTHERWISE SPECIFIED, ELEVATIONS ARE IN FEET AND DECIMALS THEREOF. ELEVATIONS ARE REFERENCED TO THE STATE PLANE DATUM OF 1983. ALL ELEVATIONS ARE REFERENCED TO THE STATE PLANE DATUM OF 1983.
 3. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. DISTANCES ARE REFERENCED TO THE STATE PLANE DATUM OF 1983.
 4. NO WARRANTY OF GUARANTEE OR REPRESENTATION IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 5. 10'-MAG. USG PARCEL 3 TRACT 10.3 PARCEL 4.0 (TRACT 2)
 6. 10'-MAG. USG PARCEL 21 TRACT 21 PARCEL 20 (TRACT 2)
 7. BEARING AND DISTANCE BEARING TO MAGNETIC DATUM AND WERE ESTABLISHED BY THE SURVEYOR.
 8. GREAT COPPERFIELD TRIANGULAR STATION FRAME WITH 110 SCALE FACTOR APPLIED ESTABLISHED BY THE SURVEYOR.
 9. CONSTRUCTION DIMENSIONS WERE FOUND ALONG THE SLOPE.
 10. THERE WAS ACTIVE EARTH EROSION ENCOUNTERED WITH THIS AREA.
 11. SUBSTANTIAL ELEVATIONS WERE NOTED BY THE SURVEYOR.



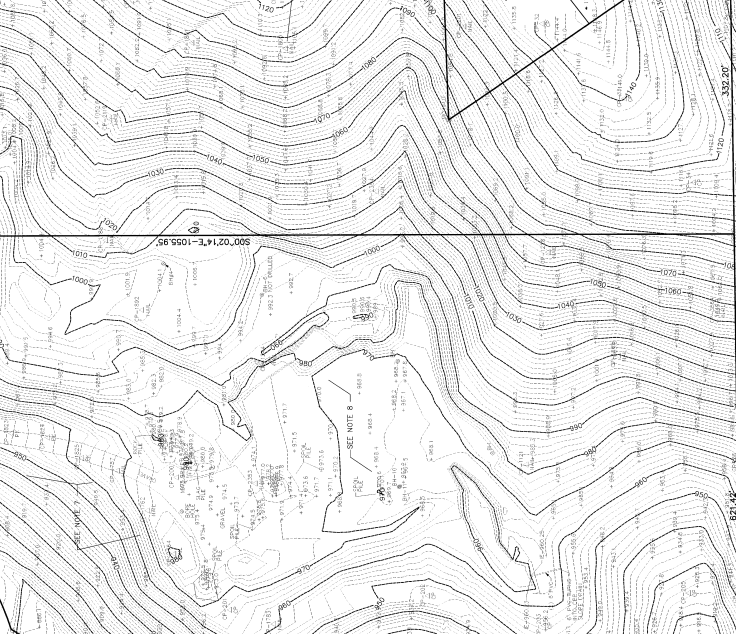
LOT 1, ANNOVALE
 CONDOMINIUM AT ANNOVALE
 HOMEOWNERS ASSOCIATION
 INSTR. NO. 2010027-074128
 INSTR. NO. 20110216-0049553

TRACT 2
 AREA: 336,489 SQ. FT.
 7,775 ACRES

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666



AREA: 636.56 SQ. FT.
 12.393 ACRES

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666

BWSC
 BANGE
 WADGEMAN
 CANNON, INC.
 1015 W. BROADWAY, SUITE 1000, MEMPHIS, TN 38102
 (901) 527-8888 FAX (901) 527-8531

PROPERTY OF GARY L. & JANICE Y. HINES
 9TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE

BOUNDARY AND TOPOGRAPHIC SURVEY
 FILE NO. 151860
 6-16-14-012



Strategic Holdings LLC
 Kelly Mahoney
 8771 Macon Hwy, Suite B
 678-628-4978

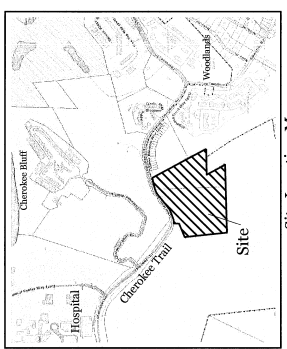
The Ridge - Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, TN
 20.118 Acres

HOPKINS
 CONSTRUCTION
 (706) 296-7380 (706) 247-9678
 P.O. BOX 519 ATHENS, GA 30604

Date	Revisions/Issues
02-11-14	Final Issue
05-27-14	Use & Review

Use & Review
 Site Plan

3

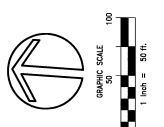


LOT 1
 PLANNING AT KNOXVILLE
 NO. 2010227-077428
 OSCEOLA ASSOCIATES
 KNOXVILLE, TN
 INSTR. NO. 2010227-004853



Typical Engineered Slope
 Modular Wall 1
 Screened Compactor
 Trail Connection (Typical)
 Parking Area (Typical)
 TRACT 2
 AREA: 336,489 SQ. FT.
 7.725 ACRES

Overlook
 Trail Network
 Low Point
 Trail Network
 Overlook
 Typical Townhouse Building
 Typical Sidewalk
 Amenities Area
 Clubhouse
 Mail Kiosk
 Pool
 Lazy River
 Spa
 Water Quality Area
 Green Space
 Green Spaces
 Typical Entrance Walls
 TBR
 JWR HOLDINGS LLC
 UNIVERSITY RESIDENCES KNOXVILLE LLC
 AND CAPSTONE REALTY ADVISORS
 INSTR. NO. 20090113-0043198
 UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666



DENSITY UNITS	
Building Type	Quantity of Building Units
2 unit (A)	3
2 unit (B)	3
3 unit (A)	12
3 unit (B)	12
4 unit (A)	9
4 unit (B)	9
5 unit (A)	3
5 unit (B)	3
6 unit (A)	2
6 unit (B)	2
7 unit (A)	1
7 unit (B)	1
8 unit (A)	1
8 unit (B)	1
9 unit (A)	1
9 unit (B)	1
Totals	87

PROJECT OWNER: Strategic Holdings LLC
 PROJECT ARCHITECT: Kelly Mahoney
 PROJECT ENGINEER: Kelly Mahoney
 PROJECT CONTRACTOR: Hopkins Construction
 PROJECT LANDSCAPE ARCHITECT: [Name]

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666

- 300 feet of sight distance must be certified before building permits are issued.
- No entrance gates are proposed.
- Extreme terrain steepland has been provided for services.
- A portion of the site is reserved for 8" of parking spaces.
- Site plan for dimensioned parking spaces and drive aisles.
- Required parking for 87 residential units: 188 spaces. 12 x 20 = 30 spaces 15 x 20 = 30 spaces 12 x 27 = 47 spaces 15 x 27 = 47 spaces
- All future construction plans shall be prepared by and engineering firm licensed in the state of Tennessee.

TRACT 1
 REA: 539,832 SQ. FT.
 12.395 ACRES

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666



Strategic Holdings LLC
 Kelly Mahoney
 8771 Macon Hwy, Suite B
 Athens, GA 30606
 678-628-4678

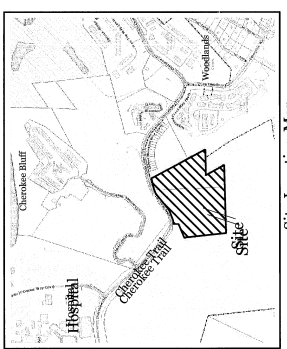
The Ridge - Knoxville
 142 & 144 #A Cherokee Trail
 Knox County, TN
 20.118 Acres

HOPKINS
 CONSTRUCTION
 PC BOX 519 ATHENS GA 30604
 (706) 296-7380 (706) 217-9646

No.	Revised/Issue	Date
01	Issue for Review	05-01-14
02		
03		
04		
05		
06		
07		
08		
09		
10		

Storm System Layout

5

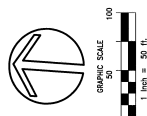


LOT 1
 KNOXVILLE
 0702527-007428
 0828385 ASSOCIATES
 INSTR. NO. 2010218-004853



UWR HOLDINGS LLC
 UNIVERSITY RESIDENCES KNOXVILLE LLC
 AND CAPSTONE REALTY ADVISORS
 INSTR. NO. 20090113-0043198

UWR HOLDINGS LLC
 UNIVERSITY RESIDENCES KNOXVILLE LLC
 AND CAPSTONE REALTY ADVISORS
 INSTR. NO. 20090113-0043198



UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666

TRACT 1
 REA: 539,832 SQ. FT. OR 12.393 ACRES

UNIVERSITY OF TENNESSEE
 D.B. 1247, PG.666



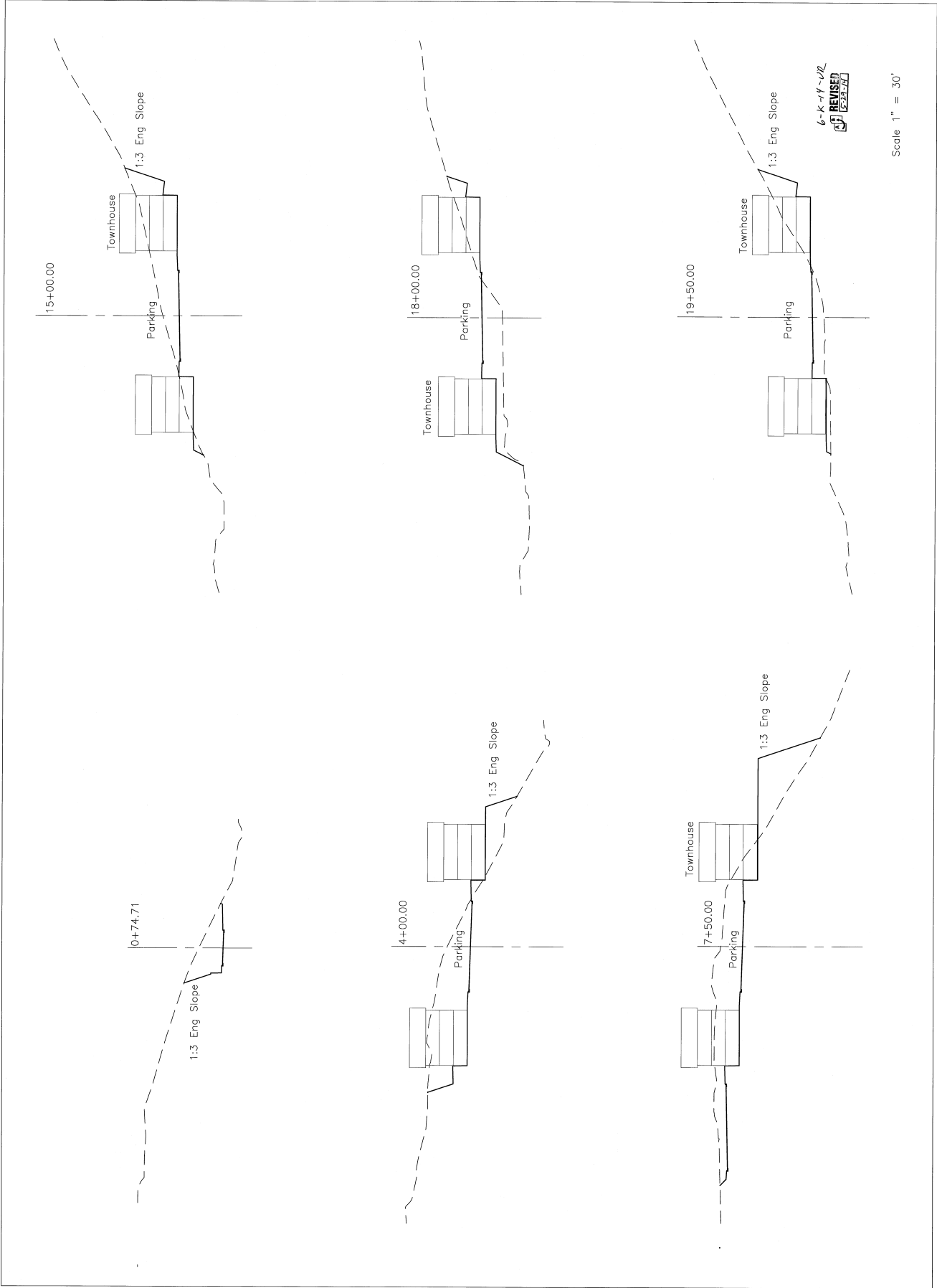
Owner & 24 Hour Contact
 Strategic Holdings LLC
 Kelly Mahony
 8771 Macon Hwy, Suite B
 Athens, GA 30606
 678-628-4678

The Ridge - Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, TN
 20.118 Acres



Date	Revised/Issue
10-01-14	Original Issue
12-07-14	Line & Retain Comments
01-01-15	
01-01-15	
01-01-15	
01-01-15	
01-01-15	
01-01-15	
01-01-15	
01-01-15	

Cross Sections



Scale 1" = 30'



Strategic Holdings LLC
 Kelly Mahony
 8771 Macon Hwy, Suite B
 Athens, GA 30606
 678-628-4678

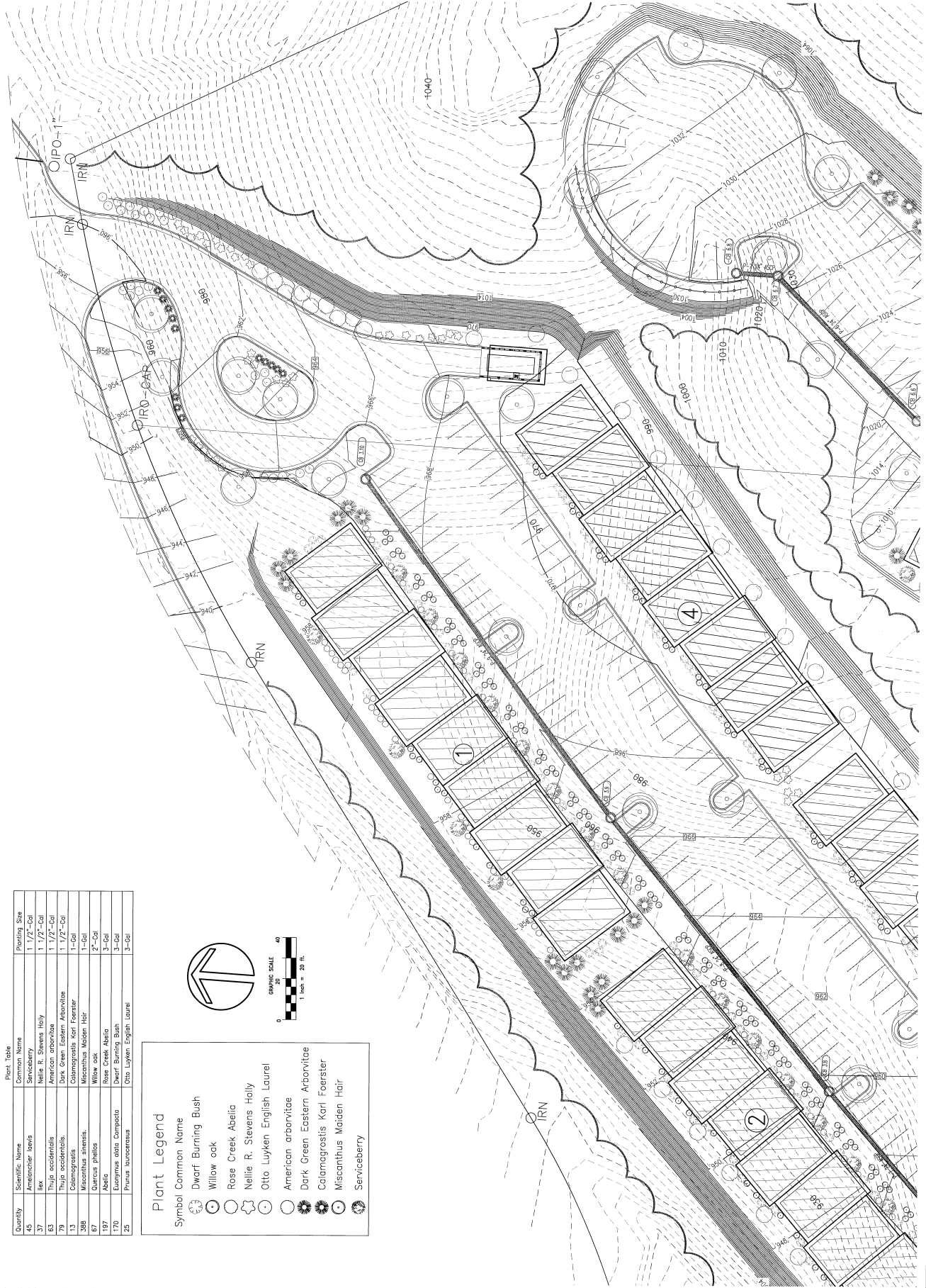
The Ridge - Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, TN
 20.118 Acres



No.	Revision/Issue	Date
01	Use & Review Comments	5-27-14
02		
03		
04		
05		
06		

Landscape
 Plan
 1554-74

10



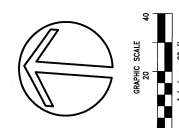
Plant Table

Quantity	Scientific Name	Common Name	Planting Size
45	<i>Americanocheleana</i>	Serviceberry	1 1/2'-Gal
37	<i>Ilex</i>	Nellie R. Stevens Holly	1 1/2'-Gal
63	<i>Thuja occidentalis</i>	American arborvitae	1 1/2'-Gal
79	<i>Thuja occidentalis</i>	Dark Green Eastern Arborvitae	1 1/2'-Gal
13	<i>Calamagrostis</i>	Calamagrostis Karl Foerster	1'-Gal
388	<i>Miscanthus sinensis</i>	Miscanthus Maiden Hair	1'-Gal
67	<i>Quercus phellos</i>	Willow oak	2'-Gal
197	<i>Abelia</i>	Rose Creek Abelia	3'-Gal
170	<i>Erigeron alba compacta</i>	Dwarf Burning Bush	3'-Gal
25	<i>Prunus laurocerasus</i>	Otto Luyken English Laurel	3'-Gal

Plant Legend

Symbol Common Name

- Dwarf Burning Bush
- Willow oak
- Rose Creek Abelia
- Nellie R. Stevens Holly
- Otto Luyken English Laurel
- American arborvitae
- Dark Green Eastern Arborvitae
- Calamagrostis Karl Foerster
- Miscanthus Maiden Hair
- Serviceberry





Owner & 24 Hour Contact
 Strategic Holdings LLC
 Kelly Mahoney
 8721 Macon Hwy, Suite B
 Athens, GA 30606
 678-628-4978

The Ridge - Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, Tn.
 20.118 Acres



No.	Revisions/Issues	Date
01	Issue & Review Comments	5-27-14
02		
03		
04		
05		
06		

6-K-14-414
 Landscape
 Plan
REVISED
 5/27/14

11



Plant Legend

Symbol	Common Name
	Dwarf Burning Bush
	Willow oak
	Rose Creek Abelia
	Nellie R. Stevens Holly
	Otto Luyken English Laurel
	American arbutus
	Dark Green Eastern Arbovitae
	Calamagrostis Karl Foerster
	Miscanthus Maiden Hair
	Serviceberry



Strategic Holdings LLC
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 678-628-4678

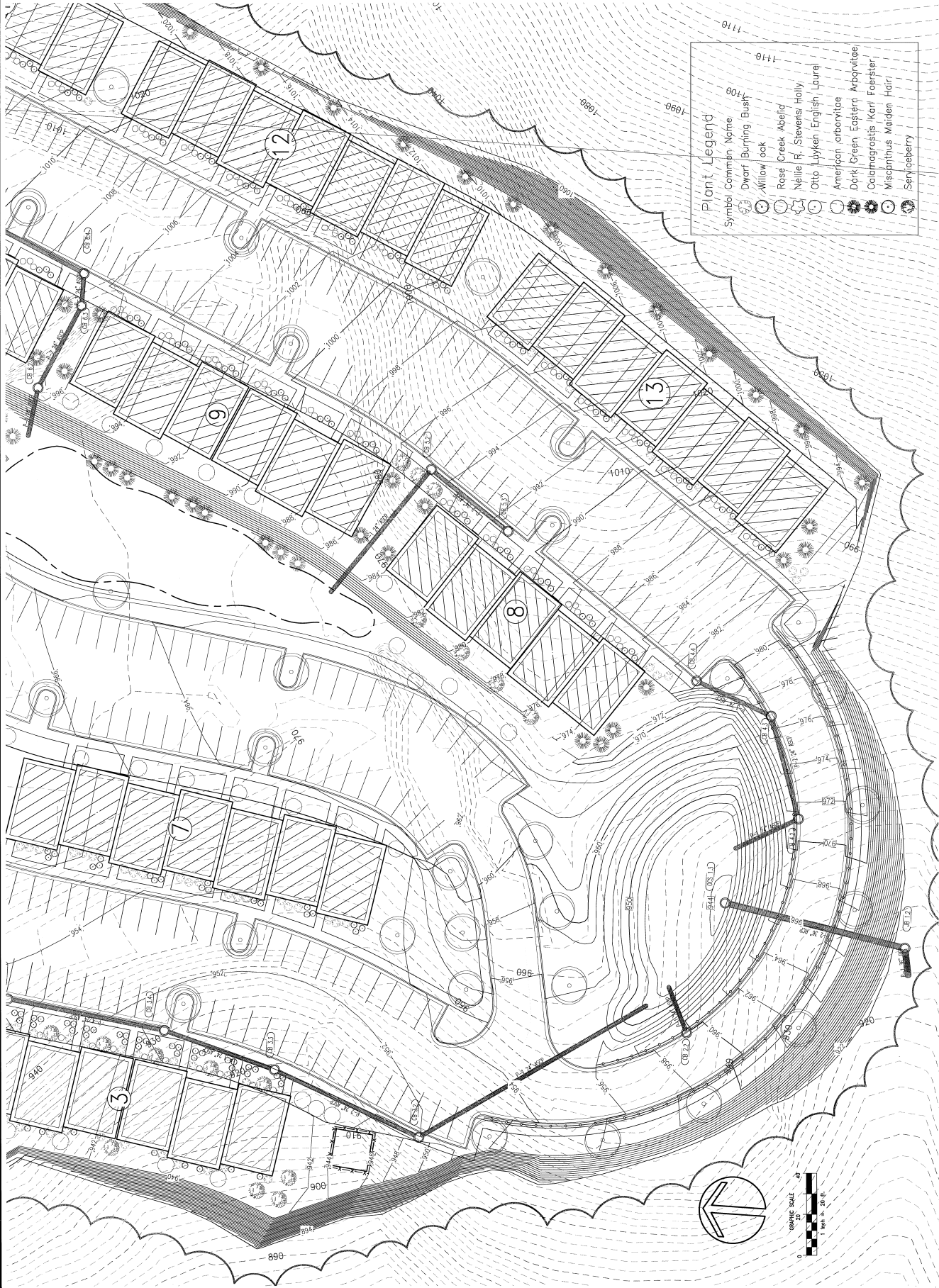
The Ridge - Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, TN
 20.118 Acres

HOPKINS
 CONSTRUCTION
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (754) 561-2300

No.	Revisions/Issues	Date
01	Initial Issue	05-01-14
02	Revised	05-27-14

6-K-14-02
 Landscape
 Plan
 REUSED

12





Owner & 24 Hour Contact
 Strategic Holdings LLC
 Kelly Mahoney
 8771 Macon Hwy, Suite B
 Athens, GA 30606
 678-628-4678

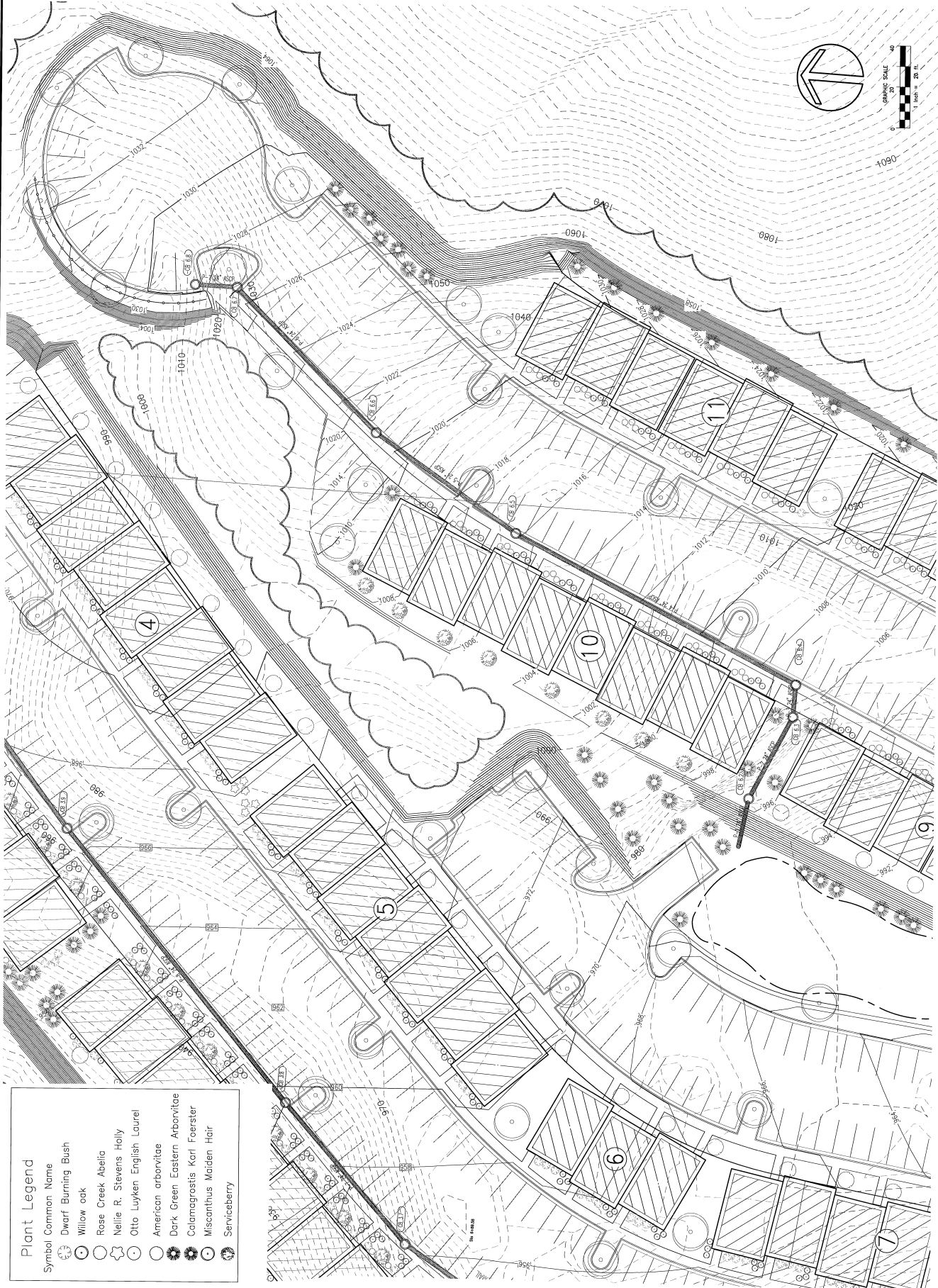
The Ridge - Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, Tn.
 20.18 Acres



No.	Revisions/Issues	Date
01	Original Issue	05-01-14
02	Use & Review Comments	5-27-14
03		
04		
05		
06		

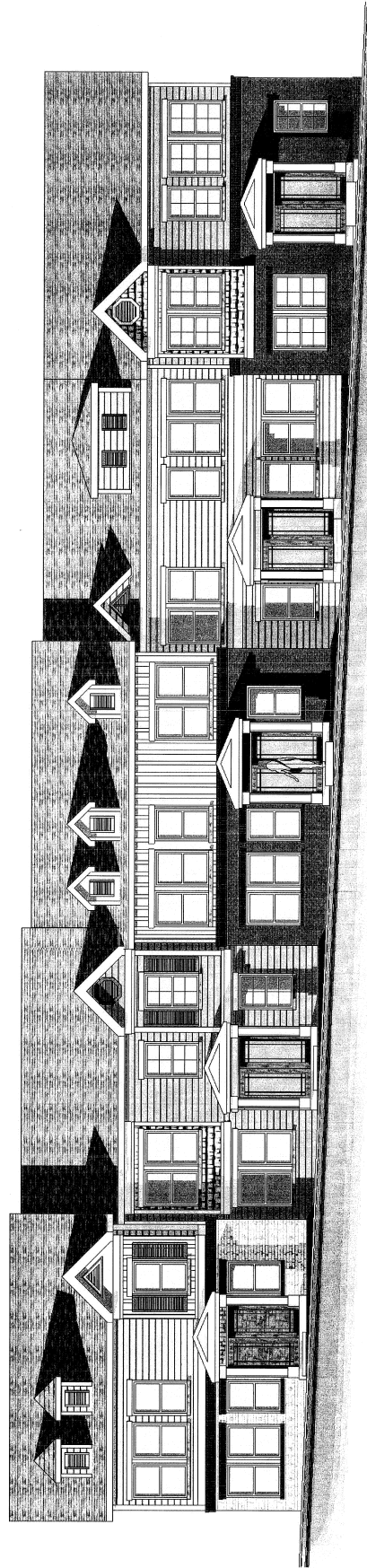
6/12/14
 Landscape Plan
 Revised
 5-29-14

13



Plant Legend

Symbol	Common Name
	Dwarf Burning Bush
	Willow oak
	Rose Creek Abelia
	Nellie R. Stevens Holly
	Otto Luyken English Laurel
	American arborvitae
	Dark Green Eastern Arborvitae
	Calamagrostis Karl Foerster
	Miscanthus Maiden Hair
	Serviceberry



6-14-14-004
REVISED
2014

5 TOWNHOUSES - FRONT ELEVATION

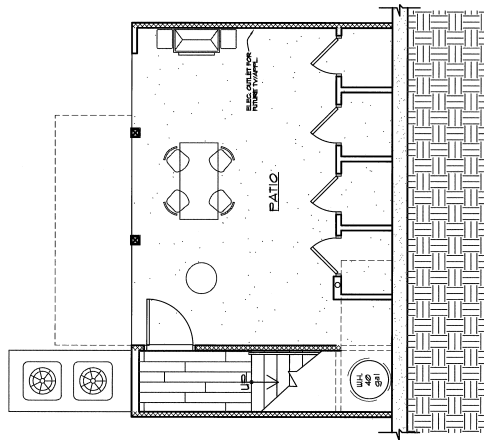
KNOXVILLE, TN
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.



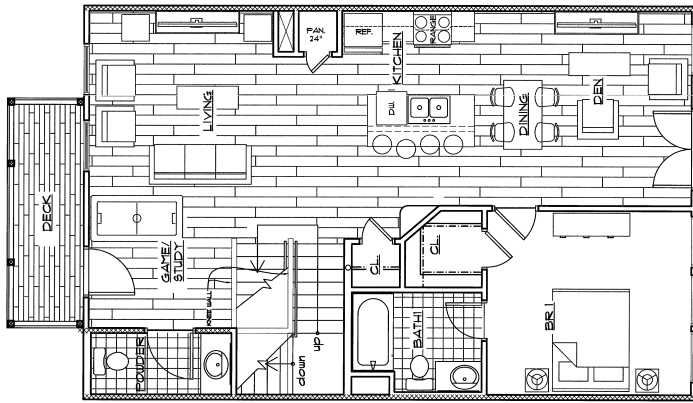
AI

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
KNOX RIDGE TOWNHOUSES
KNOXVILLE, TENNESSEE
PRELIMINARY UNIT PLANS

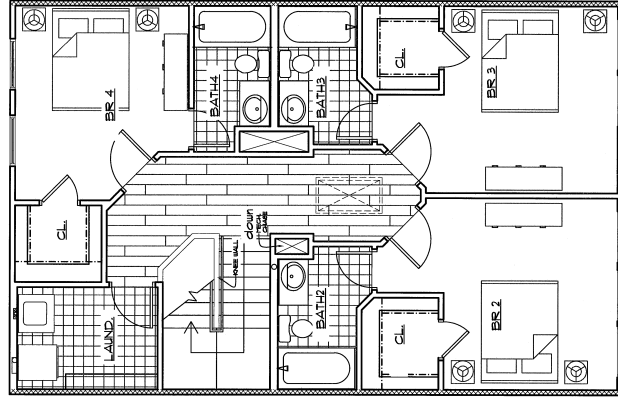
DATE	5-21-14
BY	DA



1 TERRACE FLOOR (OPTIONAL)
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"



3 SECOND FLOOR
1/8" = 1'-0"



6-K-11-02
REVISION
DATE