

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 4-G-15-UR

**AGENDA ITEM #:** 35

**AGENDA DATE:** 4/9/2015

▶ **APPLICANT:** TDK CONSTRUCTION COMPANY, INC.

OWNER(S): TDK Construction Company

TAX ID NUMBER: 56 125, 057-002, 057-00301 & 057-00302

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 124 W Emory Rd

▶ **LOCATION:** Southeast side of W. Emory Rd., southwest of Central Avenue Pike

▶ **APPX. SIZE OF TRACT:** 16.828 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Emory Road, a major arterial with 60' of pavement width within 85' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) up to 19 DU/acre

▶ **EXISTING LAND USE:** House and vacant land

▶ **PROPOSED USE:** Multi-dwelling development

17.1 du/ac

HISTORY OF ZONING: PC (Planned Commercial)

SURROUNDING LAND USE AND ZONING: North: Rural residential and agricultural / CA (General Business) and A (Agricultural)

South: Vacant / A (Agricultural) and F (Floodway)

East: Rural residential, single family, and office / CA (General Business), A (Agricultural), and F (Floodway)

West: Vacant and public / A (Agricultural) and F (Floodway)

NEIGHBORHOOD CONTEXT: This site is approximately .75 miles west of the W Emory Road/I-75 interchange, .2 miles east of the Powell Branch Library, and Beaver Creek is along the southeast property boundary. The Emory Road interchange area is developing into a regional employment center, in part because of supportive services around the Tennova North hospital and continued expansion of commercial development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a multi-dwelling development with up to 220 apartment units, subject to 14 conditions.**

1. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Transportation (TDOT).
5. Implementing the site related recommendations of the Traffic Impact Study, including the deceleration taper as required by TDOT.
6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrance on W Emory Road.
7. Meeting all applicable sign regulations, subject to approval by Planning Commission Staff and the Knox County Sign Administrator.
8. Relocate the greenway easement outside of the designated FEMA floodway and consult with the Knox County Greenway Coordinator to determine an appropriate location to allow connectivity to adjoining sites.
9. Obtaining final plat approval for the combination of the existing four lots into one lot prior to the issuance of any building permits.
10. Building construction within 50' from the top of the identified sinkholes (closed contour areas) 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. 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.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. Obtaining approval of the proposed security gates from the Knox County Fire Marshal.
13. Obtaining the variances for the reduction in the parking stall size from the Knox County Board of Zoning Appeals, if necessary.
14. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a Use on Review

#### **COMMENTS:**

The applicant is requesting approval of a 220 unit apartment development on 16.83 acres that is zoned PR (Planned Residential) at a proposed density of 17.1 du/ac. The development is located on the southeast side of W Emory Rd., approximately 500' southwest of Central Avenue Pike.

#### **ZONING & DENSITY**

The total development site is approximately 16.83 acres, of which approximately 4 acres are within the FEMA 'floodway' for Beaver Creek, leaving 12.85 acres unconstrained. The property was rezoned by County Commission in March 2015 at the density requested of 19 du/ac, the same as recommended by Planning Commission, allowing up to 245 dwelling units based on the unconstrained acres and the applicant is requesting 220 dwelling units (17.1 du/ac).

#### **PROPOSED PLAN**

The proposed development will have a single access driveway off of W Emory Rd. The development will include a total of eight apartment buildings with 4 three story buildings ranging from 22 to 36 dwelling units each, 4 three/four story buildings with 28 dwelling units in each, and two 2 story loft style buildings with 2 dwelling units in each above garages. The dwelling unit mix includes 80 one bedroom units, 116 two bedroom units and 24 three bedroom units. The minimum parking requirement from the Knox County Zoning Ordinance is 270 parking spaces at 1.23 spaces per dwelling unit. The proposed plan includes 375 parking spaces at 1.70 spaces per dwelling unit. There will be a total of 25 garage spaces.

The amenities for the development will include a clubhouse, pool, walking trails, playground, and dog park. A greenway easement is provided on the south side of the property along Beaver Creek. Staff is recommending the easement be relocated outside of the designated FEMA floodway.

The buildings will primarily be located on the hilltop above the Beaver Creek floodplain, which is currently open

fields. The 4 three/four story buildings on the south side of the site will be built into the slope and have a finished floor elevation above the 500-year floodplain elevation. All paved areas will be outside of the 35' peripheral setback for the development.

A 75' deceleration taper along W Emory Road is provided for east bound traffic turning into the development, as required by TDOT.

A landscape plan has been submitted that includes a combination of deciduous, evergreen and ornamental trees to primarily to provide screening along W Emory Road and for the residential properties to the northeast.

An 11 square-foot development sign is proposed west of the entrance along W Emory Road and is attached to a decorative structure that is 10' wide by 7'-6" tall.

#### TRAFFIC IMPACT STUDY

Under the Planning Commission's Traffic Access and Impact Study Guidelines and Procedures, the proposed 220 apartment units requires a Level I Traffic Impact Study (looks at driveway access to public streets). The study assumes a 250 multi-family development (actual proposed - 220 units) and the analysis includes two traffic scenarios, one without the addition of Kroger related traffic and one including anticipated trips associated with the Kroger development. The study analyzes the development entrance and the intersection at W Emory Road and Central Avenue Pike/Heiskell Road.

The conclusion of the study is that the traffic generated from the proposed multi-family development will not have a significant impact on the study intersections. Intersection sight distance at the proposed site driveway location on W Emory Road is more than adequate for the posted speed limit. The intersection at W Emory Road and Central Avenue Pike/Heiskell Road is currently operating at an acceptable level of service (LOS) "C" during both the A.M. and P.M. peak traffic periods, and the LOS is projected to be unchanged with the trips anticipated from the multi-family development. When including the Kroger related trips, with or without trips from the multi-family development, the analysis indicates the intersection of W Emory Road and Central Avenue Pike/Heiskell Road will operate at a LOS "D" during the A.M. peak hour and LOS "E" during the P.M. peak hour.

The following is a summary of the improvements recommended in order to address the above issues and appropriately serve the traffic generated by the proposed development:

Site Related - 1) Install a STOP sign on the site entrance roadway approach to W Emory Road. 2) Maintain intersection corner sight distance at the proposed site entrance by ensuring any site landscaping or site signage is properly placed such that sight distance is not restricted.

Non-Site Related, W. Emory Road at Central Avenue Pike / Heiskell Road - 1) Consider the installation of an exclusive northbound right-turn lane to address existing and projected northbound vehicle queuing. Design of the right-turn lane should be as recommended by the proposed Kroger development traffic impact study so that site related traffic anticipated to be generated by the development of the former Powell Airport site will be adequately accommodated.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 17.1 du/ac, is consistent in use and density with the approved rezoning of the property and is within the limits for the amended Emory Road/I-75 Mixed Use District (NCO-4).
3. Any school age children living in this development are presently zoned to attend Powell Elementary, Powell Middle and Powell High Schools. Studies have shown that multi-dwelling developments have fewer school age children than detached residential subdivision. The estimated number of school age children for this development is 58. A detached residential subdivision with 220 lots would have approximately 109 school age children.

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

1. The proposed apartment development, with the recommended conditions, meets the standards for

development within a PR (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 since this area is proposed for and developing with a mix of uses, including office, commercial, residential and public/quasi-public (church and branch library).

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The property is located within the Emory Road/I-75 Mixed Use District (NCO-4) of the North County Sector Plan and Stream Protection (SP). The PR zoning approved by the Knox County Commission in March 2015 allows consideration of a density up to 19 du/ac. The proposed apartment development at a density of 17.1 du/ac is consistent with the recommendations of the Sector Plan and the approved zoning. □

2. The Knoxville-Knox County Park, Recreation and Greenways Plan recommends a greenway along Beaver Creek. The applicant is providing a greenway easement near the stream bank, however, staff is recommending the easement be relocated outside of the designated FEMA floodway and that the applicant consult with the Knox County Greenway Coordinator to determine an appropriate location.

3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

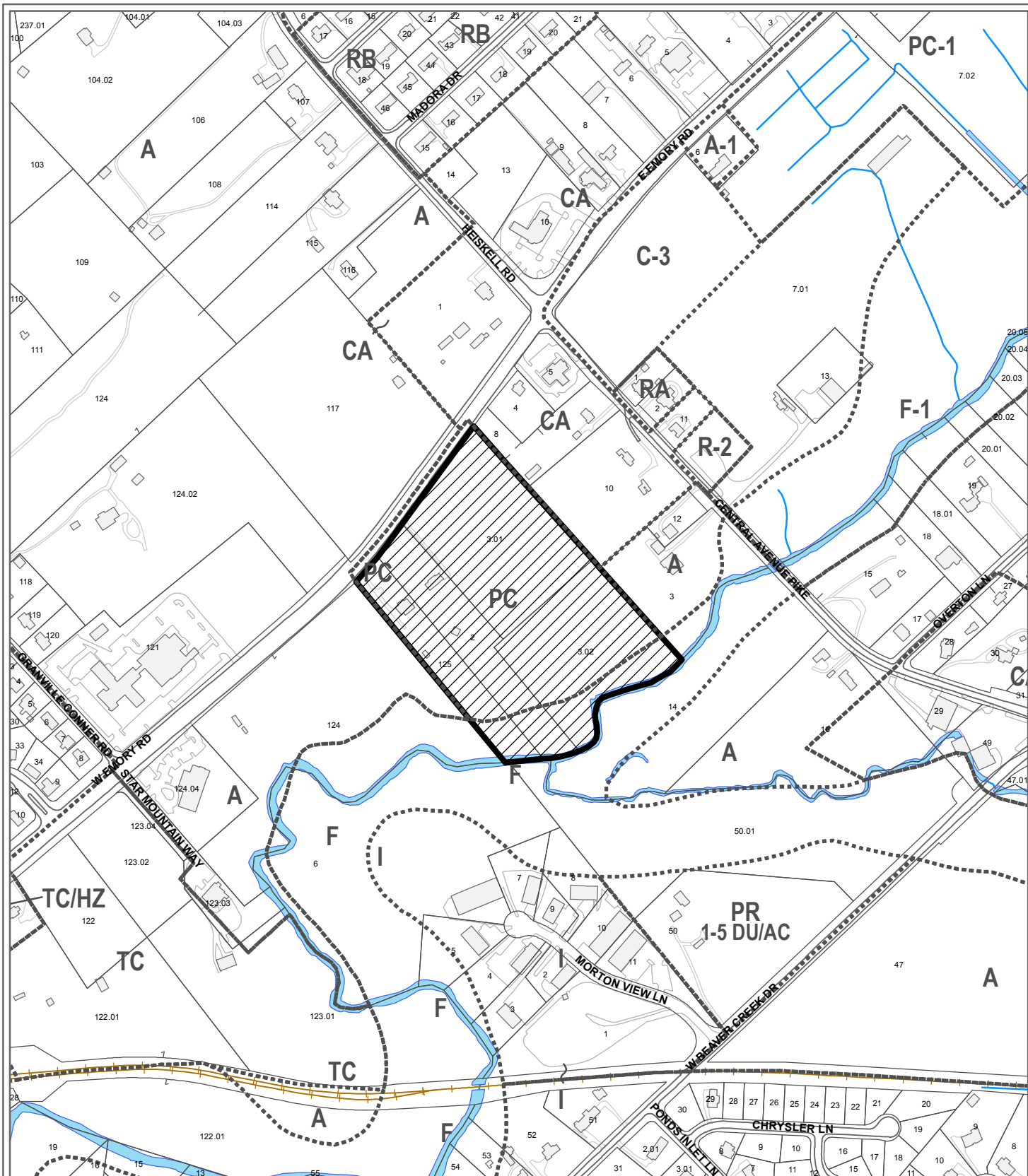
ESTIMATED STUDENT YIELD: 58 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

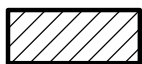
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.





**4-G-15-UR  
USE ON REVIEW**



Multi-dwelling development in PR (Planned Residential) pending

Original Print Date: 3/24/2015

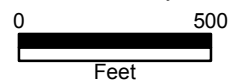
Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: TDK Construction Company, Inc.

Map No: 56

Jurisdiction: County

















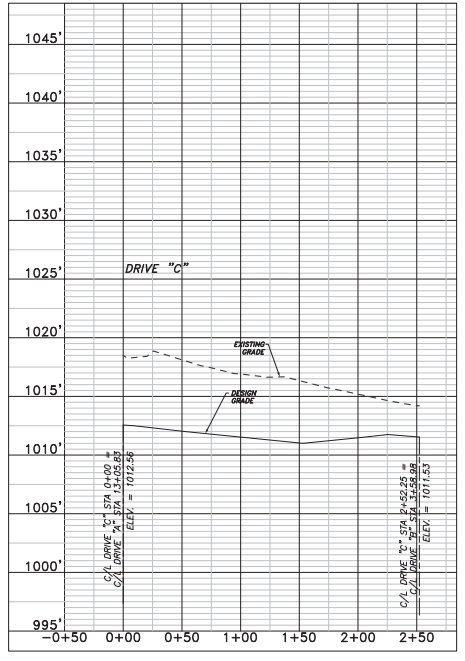
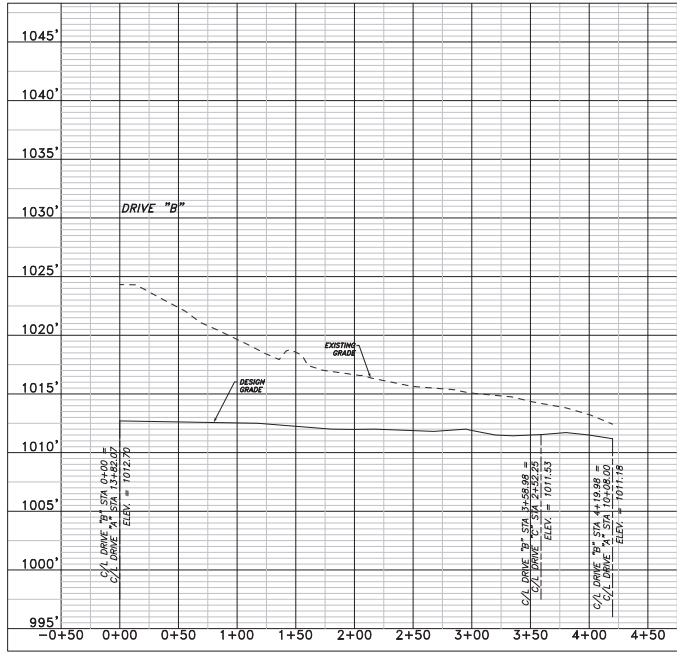
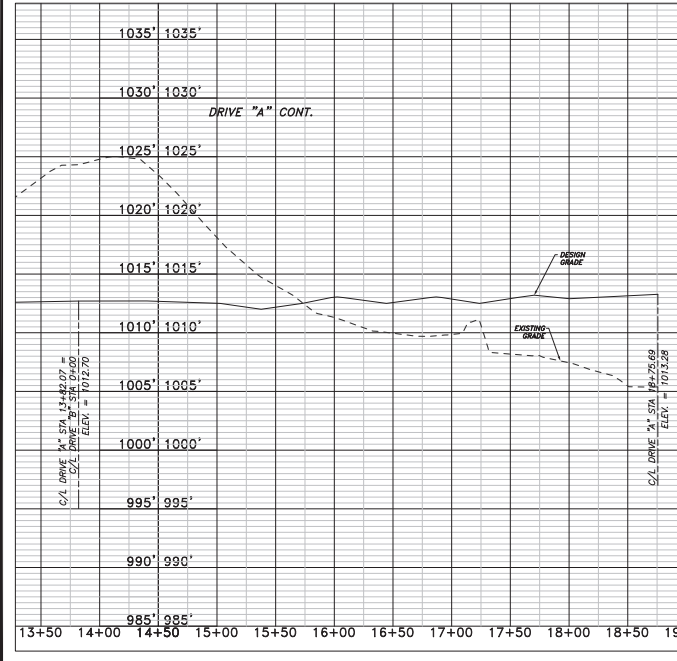
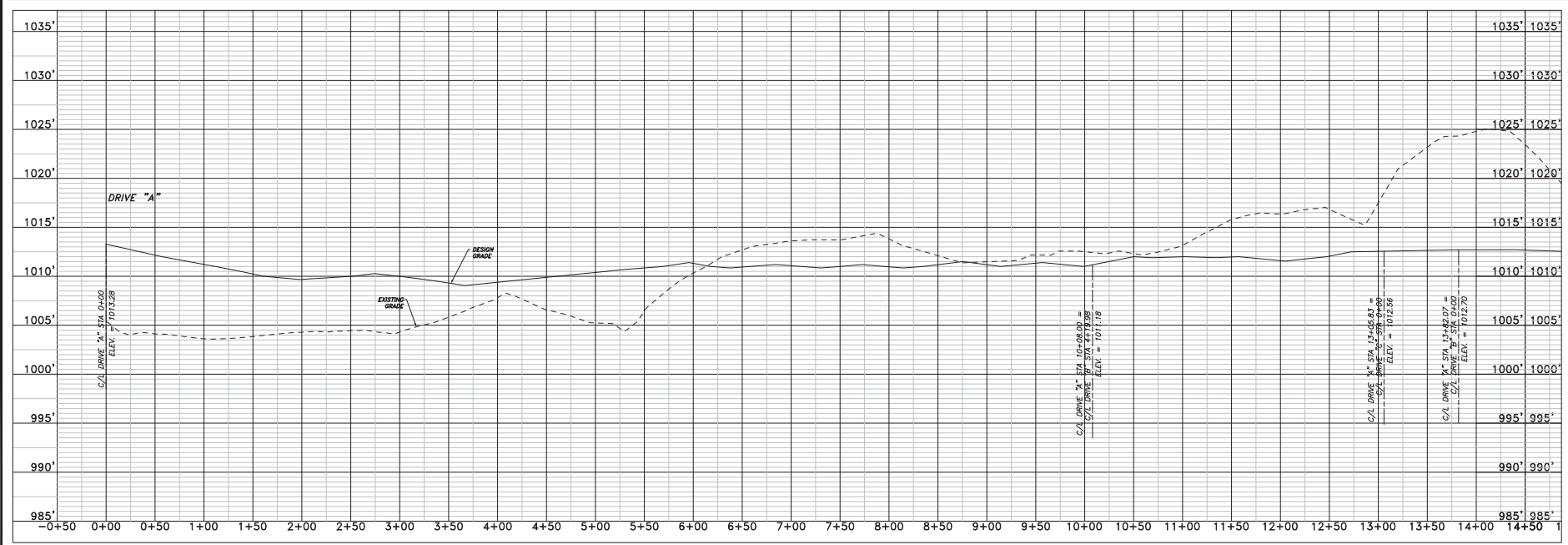
**STERLING**  
ENGINEERING, INC.  
CIVIL ENGINEERING  
CONSULTING  
LAND SURVEYING  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37680-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37680-4878  
PHONE: VOL. 984.3905  
FAX: VOL. 981.2815  
WWW.STERLING-ENR.COM

PRELIMINARY DRIVEWAY PROFILES FOR

**VINTAGE  
AT EMORY ROAD**  
TDK CONSTRUCTION CO., INC.

KNOX COUNTY, TN



DATE	BY	REVISIONS



SHEET  
**DP-4.2**

DESIGNED: RDR  
DRAWN: CLS  
CHECKED: SDJ  
DATE: 3/06/15  
SCALE: 1" = 50'  
DRAWING: 6055-CR1  
PROJECT NO: SEI#6055

4-G-15-UR Revised: 3/24/2015

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SINCE 1979

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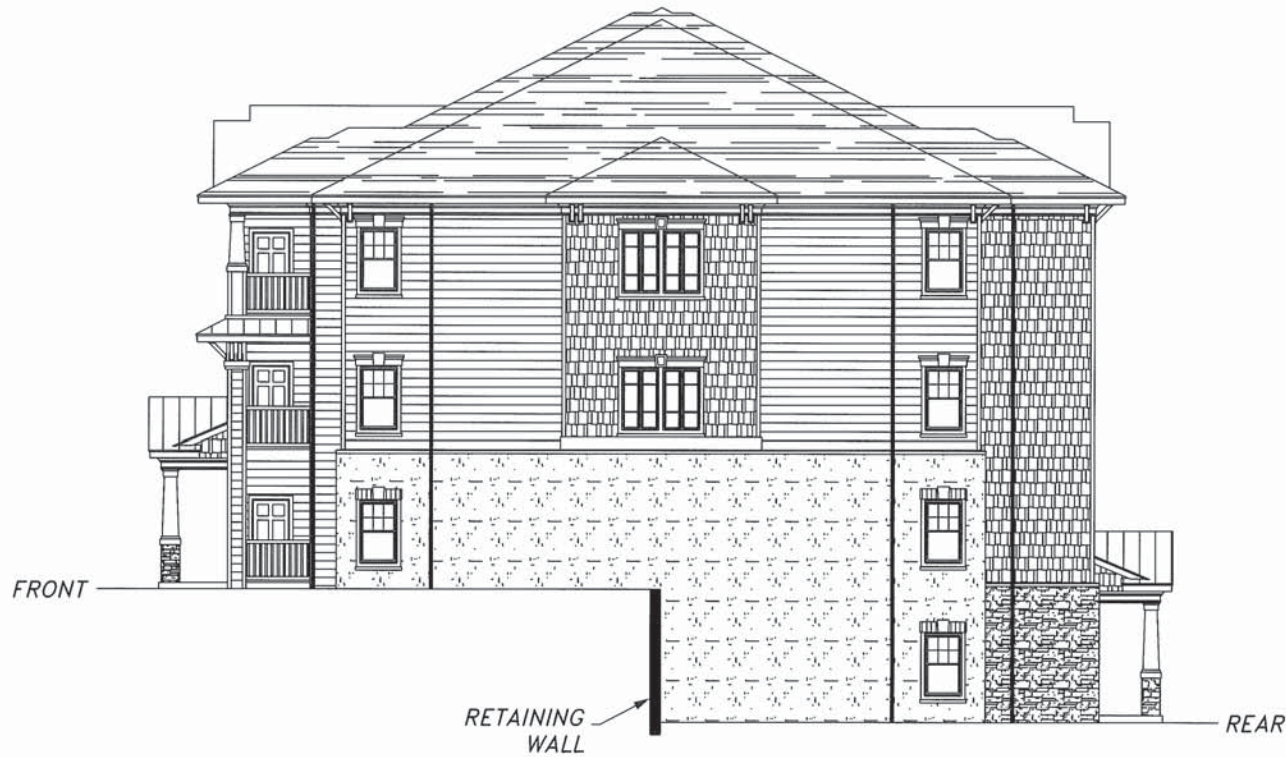
**CIVIL ENGINEERING**  
ARCHITECTURE  
LAND SURVEYING  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401

PHONE: VOL-984-3905

FAX: VOL-981-2815

www.sterling.us.com



TYPICAL CROSS SECTION

**VINTAGE AT EMORY**  
**BUILDINGS 3, 5, 6 & 7**

TDK DEVELOPMENT KNOX COUNTY, TN

SHEET **S.1**

DESIGNED: **RDR**

DRAWN: **RDR**

CHECKED: **SDJ**

DATE: **3/20/15**

SCALE: **1" = 20'**

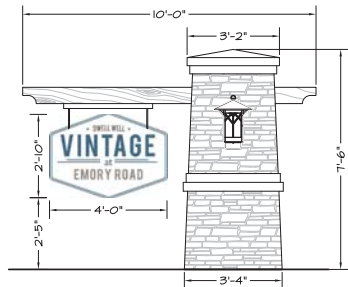
DRAWING:  
**6055-Section**

PROJECT NO:  
**SEI#6055**





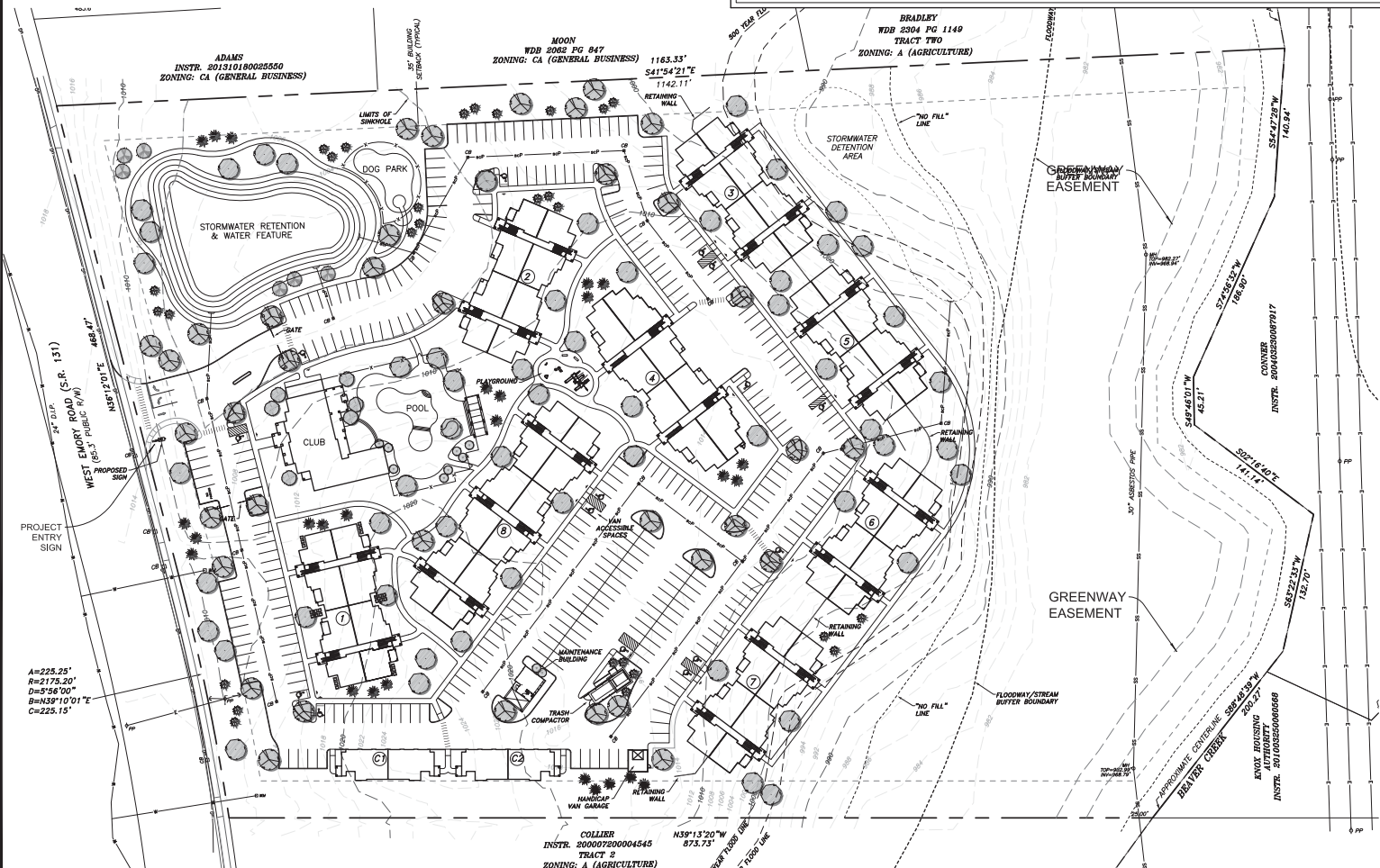
Know what's below.  
Call before you dig.



CONCEPTUAL PROJECT SIGN ELEVATION  
SCALE: 1/2" = 1'-0"

### PRELIMINARY PLANT MATERIAL SCHEDULE

COMMON NAME	BOTANICAL NAME		
<b>DECIDUOUS SHADE TREES</b>			
PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	<b>SHRUBS/ORNAMENTAL GRASSES/GROUND COVER</b>	
NUTTALL OAK	QUERCUS NUTTALLI		
SHADEMASTER OAK	QUERCUS SHUMARDII		
SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'		
OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'		
BALD CYPRESS	TAXODIUM DISTICHUM		
CHINESE PISTACHE	PISTACIA CHINENSIS		
<b>EVERGREEN TREES</b>			
AUSTRIAN PINE	PINUS NIGRA		<b>ORNAMENTAL TREES</b>
COLORADO BLUE SPRUCE	PICEA FURGENS		
NORWAY SPRUCE	PICEA ABIES		
NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'		
OAKLEAF HOLLY	ILEX X 'CONAF'		
MAGNOLIA	MAGNOLIA SPP.		
LOBLOLLY PINE	PINUS TAEDA		
LEYLAND CYPRESS	CUPRESSOCYPARIS X LEYLANDII		
<b>ORNAMENTAL TREES</b>			
OKLAHOMA REDBUD	CERCIS CANADENSIS	<b>SHRUBS/ORNAMENTAL GRASSES/GROUND COVER</b>	
CRABAPPLE	MALUS SPP.		
SERVICEBERRY	AMELANCHIER X GRANDIFLORA		
GRAPEMYRTLE	LAGERSTROEMIA INDICA		
<b>SHRUBS/ORNAMENTAL GRASSES/GROUND COVER</b>			
LOROPETALUM	LOROPETALUM CHINENSIS		<b>ORNAMENTAL TREES</b>
NANDINA	NANDINA DOMESTICA		
DENSIFORMIS YEW	TAXUS MEDIA		
GREEN VELVET BOXHOOD	BUXUS 'GREEN VELVET'		
VIRGINICA SHEETSPIRE	ITEA VIRGINICA 'HENRY'S 'GARNET'		
ENCORE AZALEA	RHOODODENDRON 'HERBID' SPP.		
GREY OAK JUNIPER	JUNIPERUS VIRGINIANA 'GREY OAK'		
DIARF BURFORD HOLLY	ILEX CORNUTA BURFORDII NANA		
ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'		
FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'		
<b>SHRUBS/ORNAMENTAL GRASSES/GROUND COVER</b>			
ABELIA X GRANDIFLORA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	<b>ORNAMENTAL TREES</b>	
ANTHONY WATERER SPIRAEA	SPIRAEA JAPONICA 'ANTHONY WATERER'		
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'		
DIARF YAJFON HOLLY	ILEX VOMITORIA 'NANA'		
GOLDMOUND SPIRAEA	SPIRAEA JAPONICA 'GOLDMOUND'		
CRIMSON PIGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'		
HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'		
KNOCK OUT ROSE	ROSA SPP. 'RADRAZZ'		
BLACK EYED SUSAN	RUIDECKIA FULGIDA 'GOLDSTURM'		
MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'		
<b>SHRUBS/ORNAMENTAL GRASSES/GROUND COVER</b>			
HAPPY RETURNS DAYLILY	HEMEROCALIS SPP. 'HAPPY RETURNS'	<b>ORNAMENTAL TREES</b>	
ROYAL PURPLE LIRIOPE	LIRIOPE MUSCARI 'ROYAL PURPLE'		

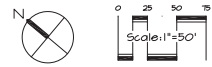


**LEGEND**

- DECIDUOUS SHADE TREE  
INSTALLED AT A MIN. SIZE OF  
2.5" CALIPER (14'-16' HT.)
- EVERGREEN TREE  
INSTALLED AT MIN. 2" CALIPER  
(6'-8" HEIGHT)
- ORNAMENTAL/FLOWERING TREE  
INSTALLED AT A MIN. SIZE OF  
1.5" CALIPER (7'-8" HEIGHT)

LANDSCAPE PLANS ARE PRELIMINARY  
IN NATURE. FINAL PLANS WILL COMPLY  
WITH ALL KNOX COUNTY AND CITY OF  
KNOXVILLE LANDSCAPE REQUIREMENTS

4-G-15-UR  
Revised: 3/24/2015

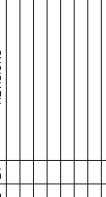


LANDSCAPE ARCHITECTS  
3002 E. 20th ST.  
SUITE 100  
KNOX, TN 37914  
PHONE: (615) 461-1111  
FAX: (615) 461-1119  
albackdesign.com

REVISIONS

DATE	BY

SITE DEVELOPMENT PLAN FOR  
**VINTAGE  
AT EMORY ROAD**  
TDK CONSTRUCTION COMPANY, INC.



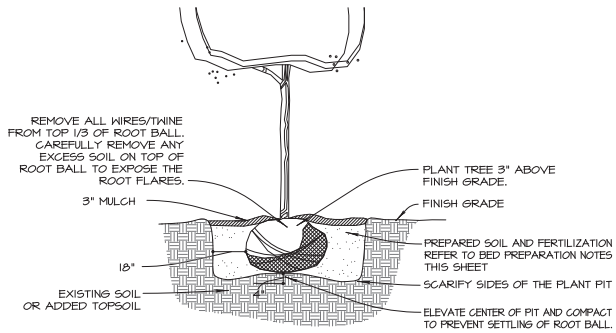
DATE: 3/24/15  
DRAWN: BBD  
CHECKED: BBD  
SCALE: 1" = 50'  
DRAWING: Species Specific  
Landscape Plan  
PROJECT NO: SEI#6055

SHEET  
**LS-1**  
DESIGNED: BBD  
DRAWN: BBD  
DATE: 2/24/15  
SCALE: 1" = 50'  
DRAWING: Species Specific  
Landscape Plan  
PROJECT NO: SEI#6055

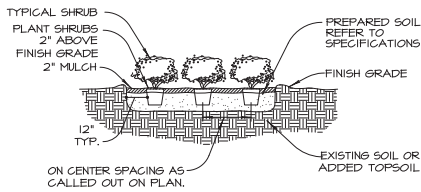




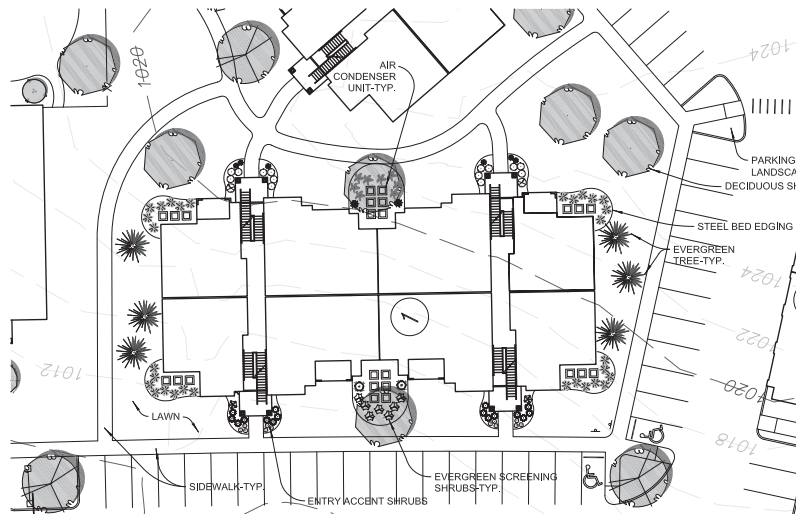
Know what's below.  
Call before you dig.



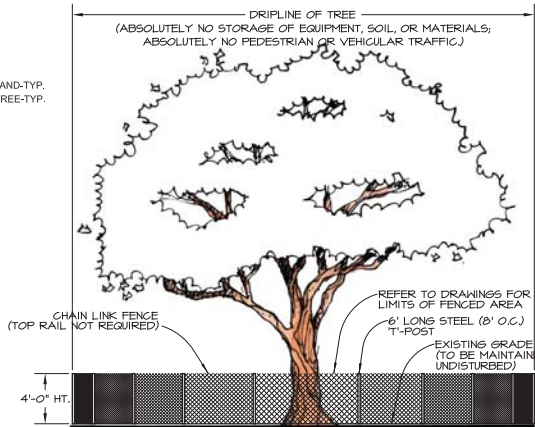
TREE PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



TYPICAL BUILDING UNIT PLANTING  
SCALE: 1" = 20'-0"



TREE PRESERVATION DETAIL  
NOT TO SCALE

### TREE PRESERVATION NOTES

REFER TO LANDSCAPE PLAN FOR IDENTIFICATION OF TREES TO REMAIN AND FENCING LIMITS. OWNER'S REPRESENTATIVE WILL INSPECT AND APPROVE TREE PROTECTION BEFORE WORK BEGINS. EXISTING TREES TO BE PRESERVED WITHIN THE PROJECT LIMITS SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATION BY TREE PRESERVATION FENCING AS SHOWN. THE TREE PRESERVATION FENCE SHALL BE PLACED BEFORE ANY EXCAVATING OR GRADING BEGINS AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION WORK UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL MAKE EVERY EFFORT TO PRESERVE AND PROTECT EXISTING TREES WITHIN THE LIMITS OF CONSTRUCTION.

FENCING TO BE 4 TALL CHAIN LINK FENCE. 6\"/>

DO NOT STORE ANY EQUIPMENT, MATERIALS OR VEHICLES UNDER THE TREE CANOPIES.

DO NOT TRENCH UTILITIES THROUGH DRIPLINES WITHOUT OWNERS REPRESENTATIVE'S APPROVAL.

ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED ARBORIST. ROOTS EXPOSED AND/OR DAMAGED DURING GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, AND HAVE TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.

ANY TREES DESIGNATED TO REMAIN SHALL BE PROTECTED AS DESCRIBED HEREIN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THESE REQUIREMENTS AS STATED.

NO TRASH OR WARMING FIRES SHALL BE PLACED WITHIN TWENTY FIVE (25) FEET OF THE TREE CANOPY.

NO SOIL SHALL BE SPREAD, SPOILED OR OTHERWISE DISPOSED OF UNDER ANY TREE WITHIN THE DRIPLINE, UNLESS OTHERWISE DESIGNATED OR APPROVED.

### GENERAL NOTES

CALL TENNESSEE ONE-CALL AT 1-800-351-1111 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND REMOVE COMPLETELY THE WIRE BASKET AND BURLAP FROM THE ROOT BALL. PLANT SHRUBS ONE (1) INCH ABOVE FINISHED GRADE. CROWN ISLANDS 4\"/>

IF LOCATIONS OF SITE ELEMENTS ARE NOT AS SHOWN, ADJUST PLANTINGS ACCORDINGLY (LIGHT POLES, SIGNAGE, AIR CONDITIONER UNITS, TRANSFORMERS, METERS, ETC.).

### BED PREPARATION

ALL SHRUB BED AREAS SHALL RECEIVE A THREE (3) INCH LAYER OF "BACK TO EARTH" SOIL CONDITIONER AND A ONE (1) INCH LAYER OF STERILIZED COW MANURE. THESE PRODUCTS SHALL BE INCORPORATED INTO THE EXISTING SOIL TO A DEPTH OF EIGHT (8) INCHES. ROTO-TILL AMENDMENTS AND TOPSOIL UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED.

PROVIDE BIOPLEX 5-IN-1 COMPLETE PLANTING GRANULES AS MANUFACTURED BY ADVANCED GROWING SOLUTIONS TO ALL PLANTING BEDS. APPLY AT A RATE OF 2.0 POUNDS PER 100 SQUARE FEET. ROTO-TILL INTO THE TOP 3\"/>

EACH TREE LOCATED OUTSIDE A PLANTING BED SHALL RECEIVE THREE (3) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER MULCH AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY BIOPLEX 5-IN-1 COMPLETE PLANTING GRANULES AT A RATE OF 8 OUNCES PER EACH 1\"/>

### MULCH

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.

### LAWN

SOD AREAS WITHIN ALL CURB LINES AS INDICATED ON THE PLANS WITH SOLID SLAB U-3 BERMUDA GRASS SOD WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

FOR SOD APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION: MAY 1 - AUGUST 1 APPLY A 16-8-8 FERTILIZER AT A RATE OF 1 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

SEPTEMBER 1 - APRIL 30 APPLY 10-20-10 FERTILIZER AT A RATE OF 1/2 POUND OF NITROGEN PER 1,000 SQUARE FEET OF LAWN AREA FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

### IRRIGATION

ALL AREAS OF THE SITE ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

4-G-15-UR  
Revised: 3/24/2015



LANDSCAPE ARCHITECTS  
ARLENE J. JONES, AIA  
SHEILA J. JONES  
7025A DR. 74114  
MEMPHIS, TN 38114  
FAX: 901-742-1519  
arbackdesign.com

DATE: 2/24/15  
SCALE: 1" = 50'  
DRAWING: Species Specific Landscape Plan  
PROJECT NO: SEI#6055

REVISIONS  
DATE BY  
SITE DEVELOPMENT PLAN FOR  
VINTAGE  
AT EMORY ROAD  
TDK CONSTRUCTION COMPANY, INC.  
KNOX COUNTY, TN

NO.	DATE	BY	REVISIONS

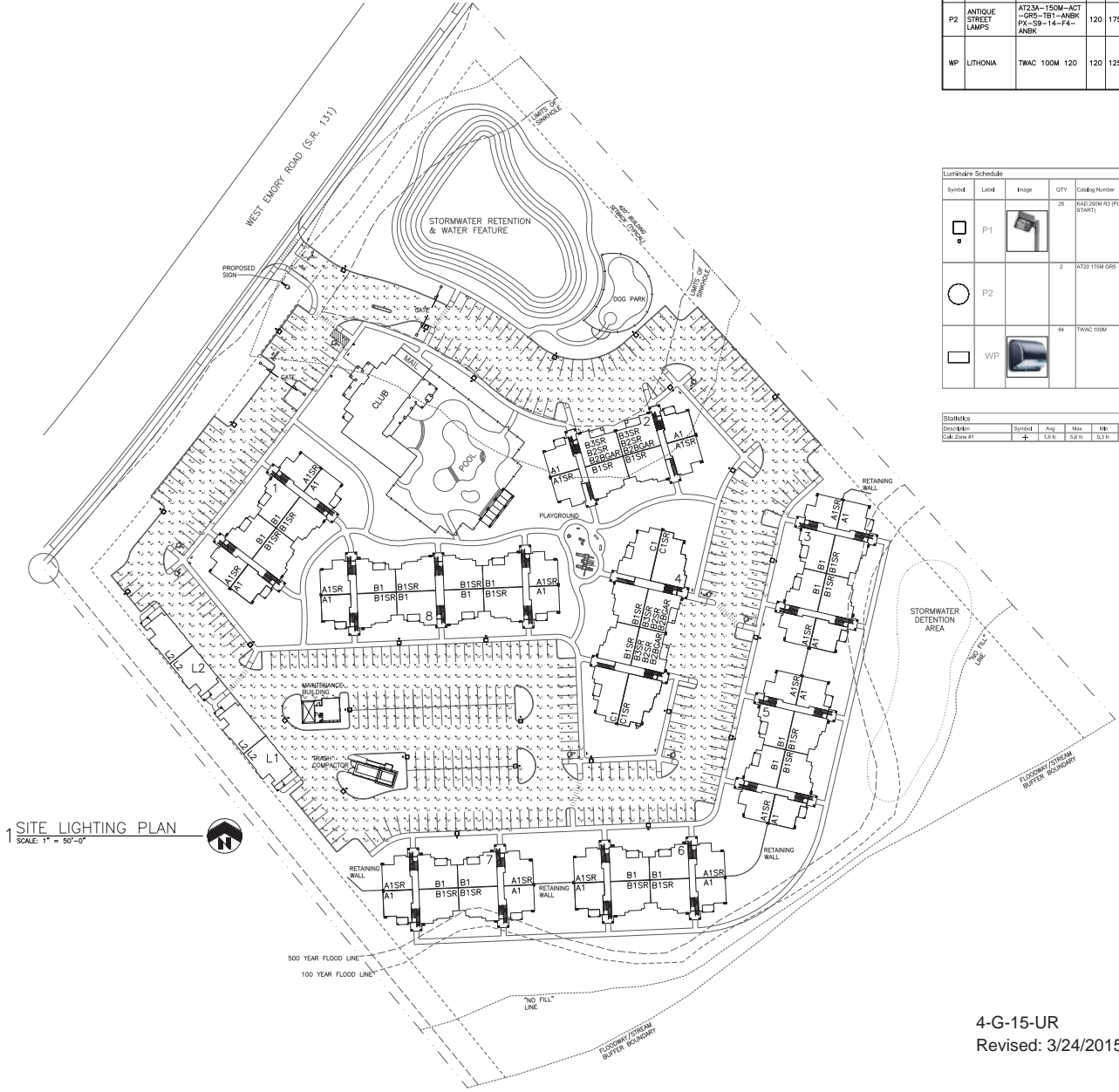
SHEET  
LS-2

DESIGNED: BBD  
DRAWN: BBD  
CHECKED: BBD  
DATE: 2/24/15  
SCALE: 1" = 50'  
DRAWING: Species Specific Landscape Plan  
PROJECT NO: SEI#6055

LIGHT FIXTURE SCHEDULE							
FIXT. TYPE	MANUFACTURER	CATALOG NO.	VOLTS	WTS	# LAMP(S)	FINISH	REMARKS
P1	LITHONIA	KC1 250M 20C R3 4C SWCA	120	300	1	250W, FMH	DARK BRONZE, 20' POLE SITE LIGHTING
P2	ANTIQUE STREET LAMPS	AT23A-150M-ACT -GRS-TB1-ANBK PK-SR-14-14-4-	120	175	1	150W, FMH	BLACK 14" POLE DIRECT BURIED SITE LIGHTING ACCORN GLOBE
WP	LITHONIA	TWAC 100M 120	120	125	1	100W, FMH	DARK BRONZE, WALL SURFACE AREA LIGHTER, +3'-6" ABOVE 2nd FL. CUT-OFF, (INTEGRAL SHIELDING)

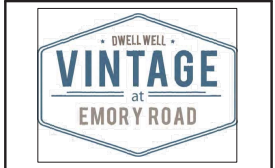
Symbol	Level	Image	QTY	Griding Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
P1			28	KAD 250M R3 (PLEASE START)	Area Luminaire: 250W MH, R3 Retrofits. All luminaires to be NIGHTTIME FRIENDLY DESIGN.	ONE (1) 250 WATT CLEAR B722 FLUORESCENT METAL HALIDE LAMP IN HORIZONTAL POSITION.	1	25000	0.72	288
P2			2	AT20 175M GRS	ACCORN LUMINAIRE WITH TYPE V GLASS REFRACTOR.	CLEAR 175WATT METAL HALIDE, VERTICAL BASE DOWN POSITION.	1	12000	0.72	175
WP			94	TWAC 100M	SPECIFICATION BUILDING MOUNTED LUMINAIRE, 100W MH, W/CLER LAMP.	ONE 100WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	1	8000	0.72	140

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	1.6%	5.2%	0.3%	18.21	5.21	0.21



1 SITE LIGHTING PLAN  
SCALE: 1" = 50'-0"

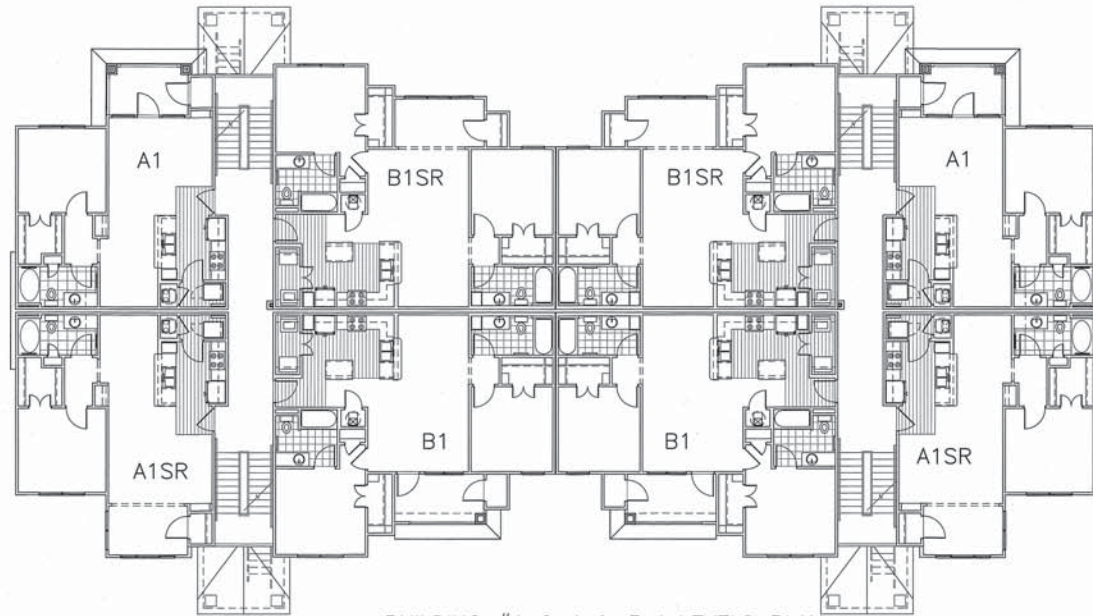
4-G-15-UR  
Revised: 3/24/2015



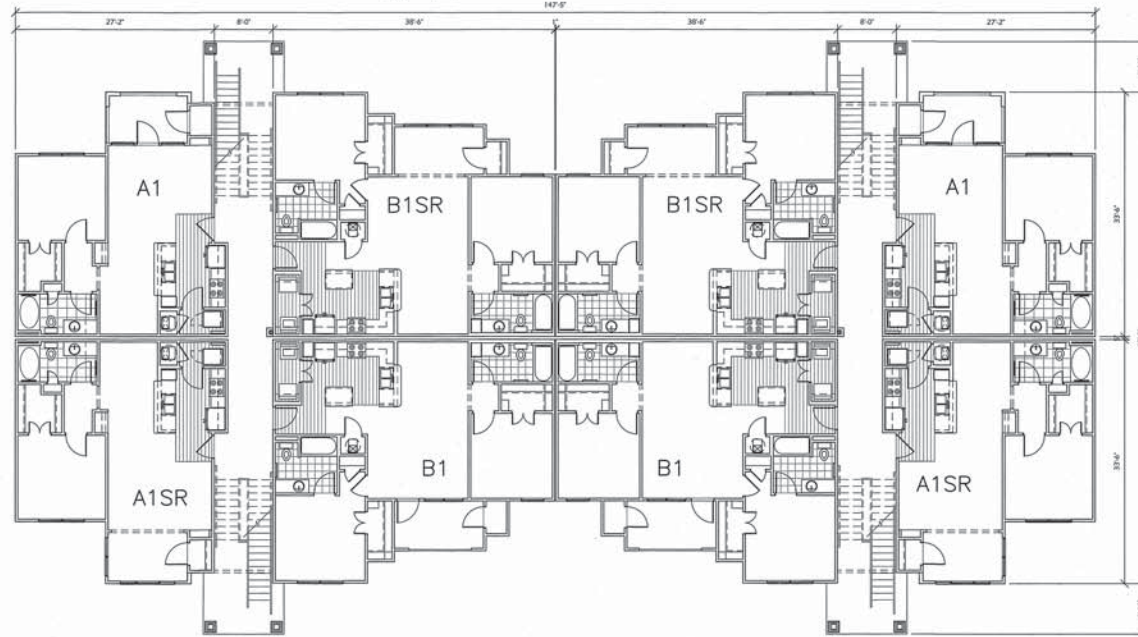
Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-5485	CONSTRUCTION COMPANY, INC. 1410 SOUTH GARDNER STREET MURFREESBORO, TENNESSEE
Jim E. Parker - Architect of Record Tennessee License #17971	

<p><b>NOT FOR CONSTRUCTION</b></p> <p>THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT TO BE USED FOR BIDDING OR CONTRACT DOCUMENT.</p>	<p>CEPA CONSULTING ENGINEERING Mechanical • Electrical • Energy</p>	<p>JOB NUMBER: 215017</p> <p>DATE: 05/01/2015</p>
		<p>SHEET NUMBER SL1 OF 1</p>

H:\EDA\2015 Project Files\15018 Vintage Emory Road Apartments\Drawings\Working Drawings\SL1 - Site Lighting Plan\DWG\SL1.dwg, 3/24/2015 11:27:15 AM, Aclivity



2 BUILDING #1 2nd & 3rd LEVELS PLAN  
 1/8" = 1'-0"

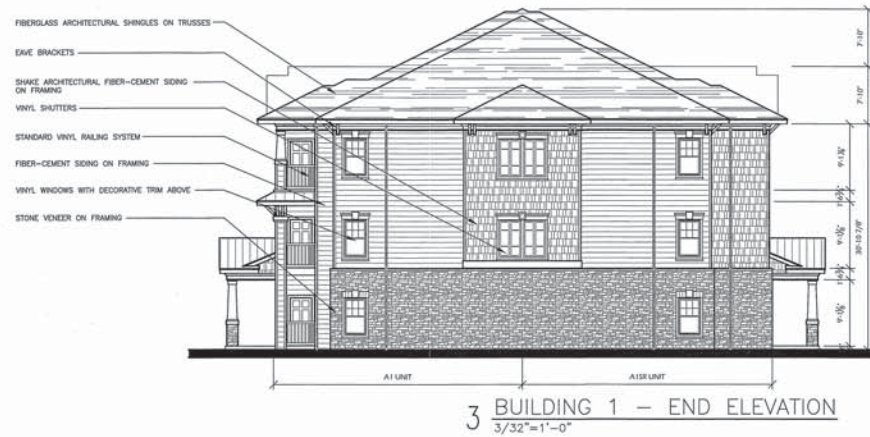
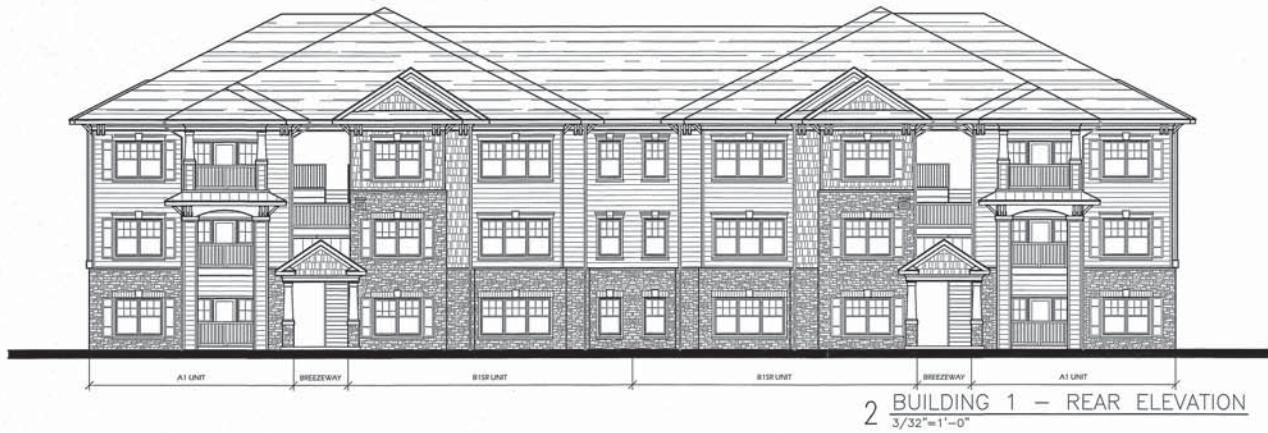
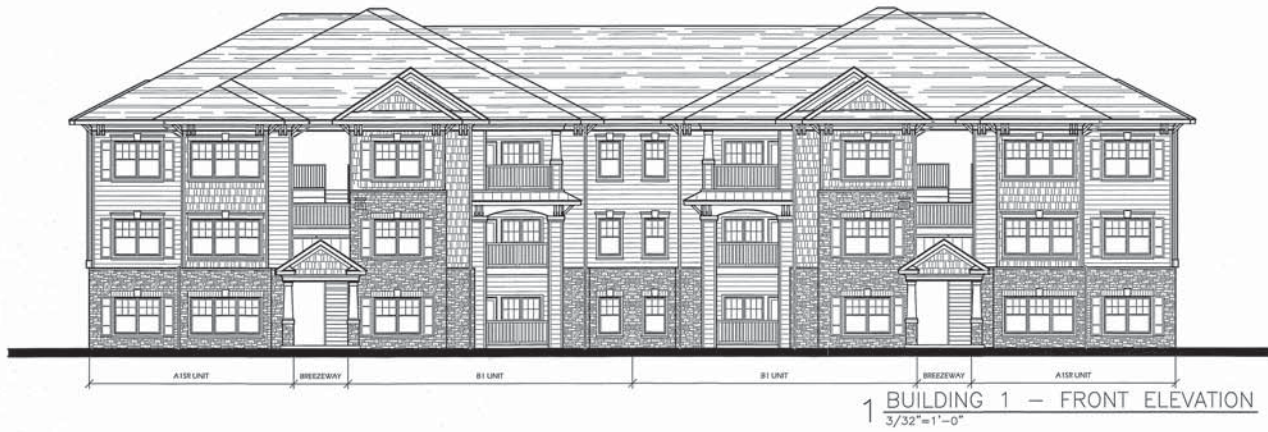


1 BUILDING #1 1ST LEVEL PLAN  
 1/8" = 1'-0"



4-G-15-UR  
 Revised: 3/24/2015

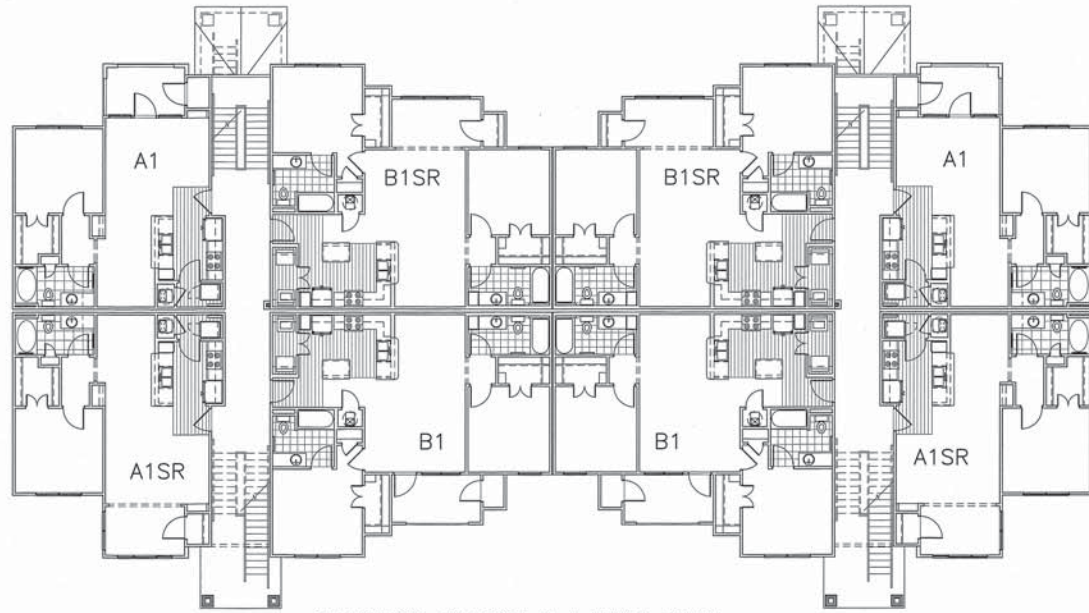
Parker Associates Tulsa, LLC 2202 E. 48th Street, Suite 200 Tulsa, Oklahoma 74119 918-524-2211	CONSTRUCTION COMPANY, INC. 1615 SOUTH GARDNER STREET MEMPHIS, TENNESSEE
Jim E. Parker - Architect of Record	
JOB NUMBER: 215017 DRAWN BY: JEP/BJA/JMG DATE: 02/27/2015	
BUILDING #1 PLANS	
SHEET NUMBER AB1 of 13	



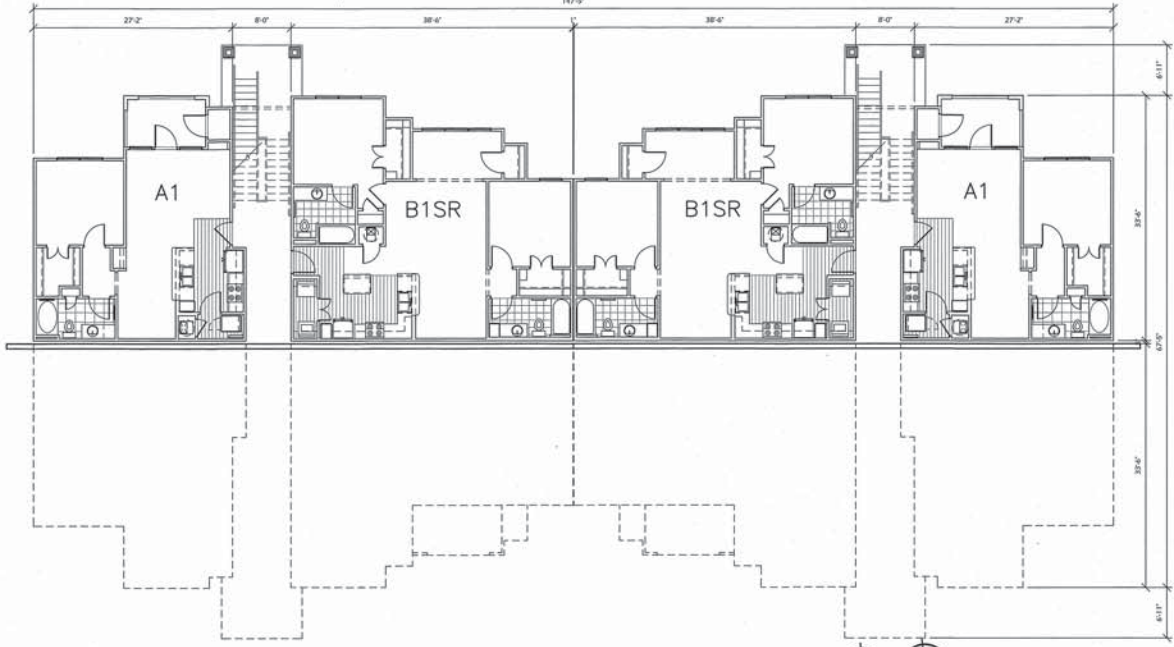


4-G-15-UR  
Revised: 3/24/2015

 <p>• DWELL WELL • <b>VINTAGE</b> at EMORY ROAD</p>	
 <p>Parker Associates Tulsa, LLC 1912 E. 45th Street, Suite 200 Tulsa, Oklahoma 74103 918-742-2428 Jim E. Parker - Architect of Record</p>	 <p>CONSTRUCTION COMPANY, INC. 1615 SOUTH SHARPE STREET MCLEANSBURG, TENNESSEE</p>
<p>JOB NUMBER: 215017 DRAWN BY: JEP,BJL,HAW DATE: 02/27/2015</p>	
<p>BUILDING #1 ELEVATIONS</p>	
<p>SHEET NUMBER: AB2 of 13</p>	



2 BUILDINGS 3,5,6&7 1st LEVEL PLAN  
1/8" = 1'-0"

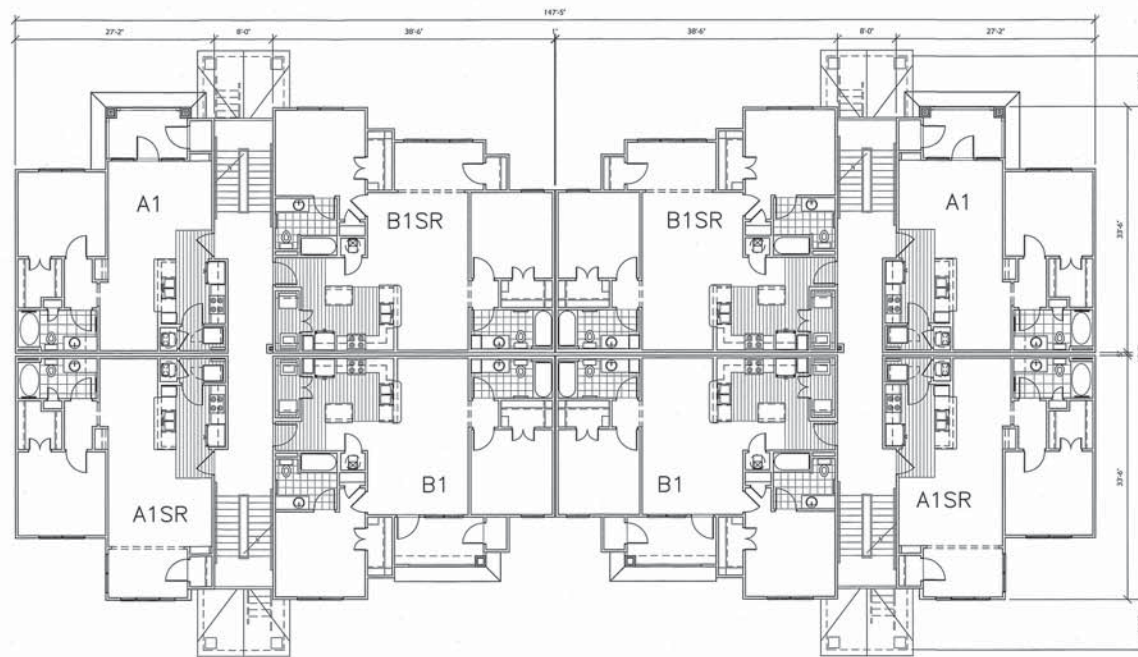


1 BUILDINGS 3,5,6&7 BASEMENT LEVEL PLAN  
1/8" = 1'-0"



4-G-15-UR  
Revised: 3/24/2015

Parker Associates Tulsa, LLC 2202 E. 45th Street, Suite 300 Tulsa, Oklahoma 74116 918-742-2400 Jim C. Parker - Architect of Record	CONSTRUCTION COMPANY, INC. 1815 SOUTH CHERRY STREET MEMPHIS, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JCP/BJA/KMG DATE: 02/27/2015	
BUILDINGS #3,5,6&7 BASEMENT & 1st LEVEL SHEET NUMBER AB6 OF 13	

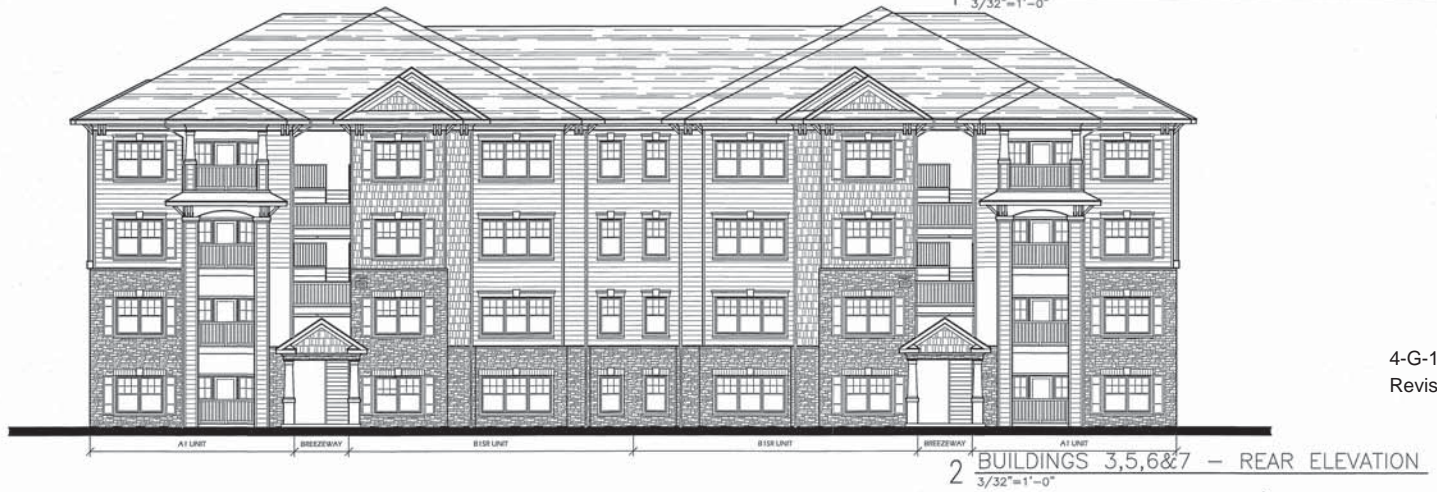


4-G-15-UR  
 Revised: 3/24/2015

1 BUILDINGS 3,5,6&7 2nd&3rd LEVEL PLAN  
 1/8" = 1'-0"  
 BLDGS 3&5 BLDGS 6&7

 <b>VINTAGE</b> at <b>EMORY ROAD</b>	
 Parker Associates Tulsa, LLC 4900 Skelly, Suite 200 Tulsa, Oklahoma 74105 P: 918-742-2480 Jim C. Parker - Architect of Record	 CONSTRUCTION COMPANY, INC. 1915 SOUTH GUNDSY STREET MEMPHIS, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP/JM/HJG DATE: 02/27/2015	BUILDINGS #3,5,6&7 2nd&3rd LEVELS SHEET NUMBER AB7 of 13





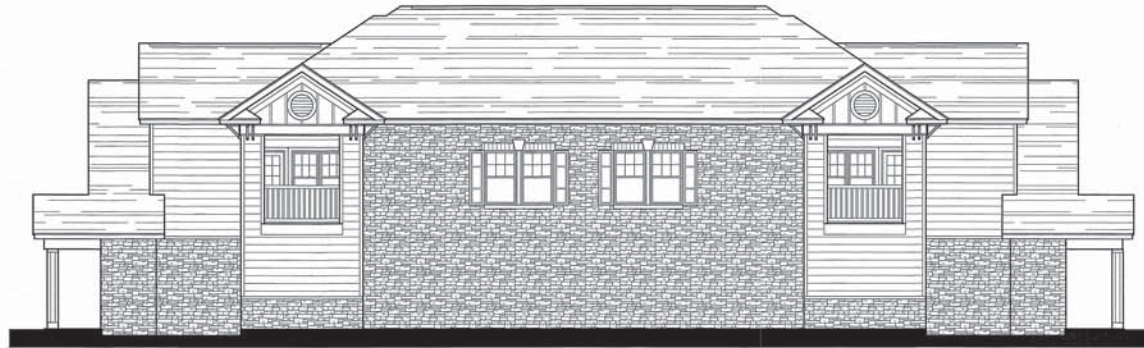
4-G-15-DT  
Revised:3/24/2015



 <small>Parker Associates Tules, LLC 2702 E. 40th Street, Suite 200 Tulsa, Oklahoma 74116 918-742-2488 Jim E. Parker - Architect of Record</small>	 <small>CONSTRUCTION COMPANY, INC. 1616 SOUTH CHURCH STREET MURFRESBORO, TENNESSEE</small>
<small>JOB NUMBER: 213017 DRAWN BY: JEP, BRUJANG DATE: 02/27/2015</small>	
<small>BUILDINGS #3,5,6&amp;7 ELEVATIONS</small>	
<small>SHEET NUMBER AB8 OF 13</small>	







3 REAR ELEVATION - BLDGS L1 & L2  
3/16" = 1'-0"



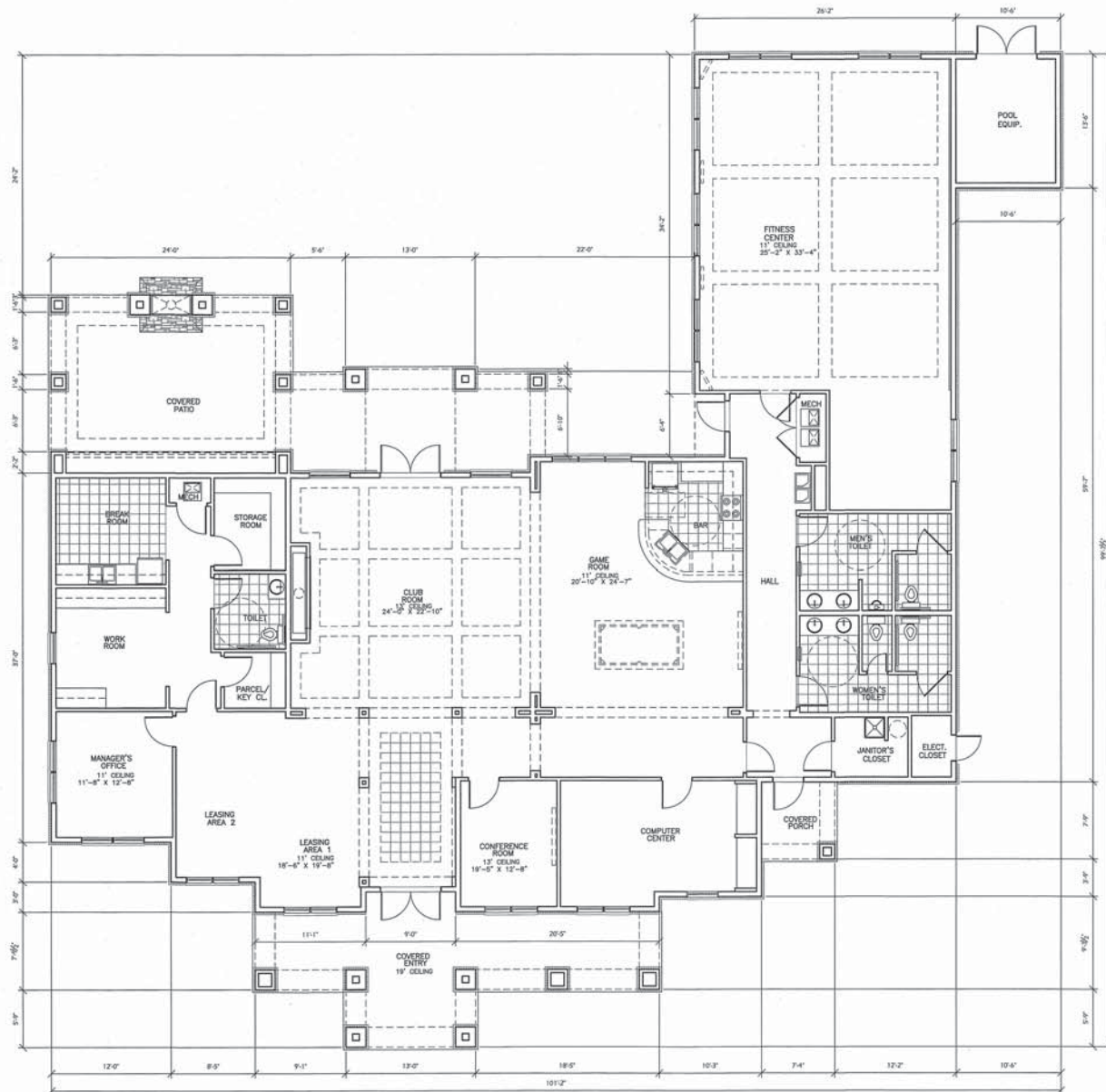
2 END ELEVATION - BLDGS L1 & L2  
3/16" = 1'-0"



1 FRONT ELEVATION - BLDGS L1 & L2  
3/16" = 1'-0"

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Revised: 3/24/2015

<p>Parker Associates Tulsa, LLC 2222 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-5482 Jim E. Parker - Architect of Record</p>	<p>CONSTRUCTION COMPANY, INC. 1410 SOUTH CHANDLER STREET MURFREESBORO, TENNESSEE</p>
<p>JOB NUMBER: 215017 DRAWN BY: JEP, BKH, HWC DATE: 02/27/2015</p>	
<p>LOFT BUILDING ELEVATIONS</p>	
<p>SHEET NUMBER L2 OF 2</p>	



4-G-15-UR  
 Revised: 3/24/2015

Parker Associates Tulsa, LLC 2702 E. 40th Street, Suite 203 Tulsa, Oklahoma 74110 918-742-2400 Jim E. Parker - Architect of Record	CONSTRUCTION COMPANY, INC. 1110 SOUTH CHANDLER STREET MEMPHIS, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP, BSH, WJG DATE: 02/27/2015	CLUBHOUSE PLAN SHEET NUMBER CA1 of 3

1 CLUBHOUSE PLAN  
 1/4"=1'-0"



2 CLUBHOUSE SIDE ELEVATION  
1/4"=1'-0"



1 CLUBHOUSE FRONT ELEVATION  
1/4"=1'-0"

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Revised: 3/24/2015

 <small>Farker Associates Tulsa, LLC 2021 E. 48th Street, Suite 200 Tulsa, Oklahoma 74116 918-742-2450 Jim E. Farker - Architect of Record</small>	 <small>CONSTRUCTION COMPANY, INC. 1818 SOUTH CHURCH STREET MURFREESBORO, TENNESSEE</small>
<small>JOB NUMBER: 215017 DRAWN BY: JEP, BJA, AWG DATE: 02/27/2015</small>	
<small>CLUBHOUSE ELEVATIONS</small> SHEET NUMBER CA2 of 3	





2 CLUBHOUSE SIDE ELEVATION  
1/4"=1'-0"



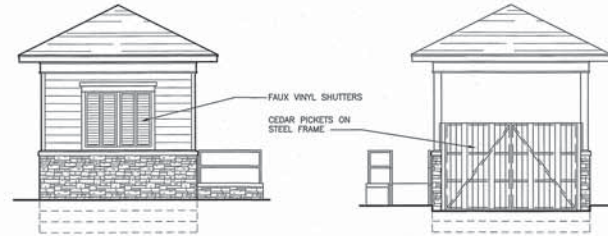
1 CLUBHOUSE REAR ELEVATION  
1/4"=1'-0"

4-G-15-UR  
Revised: 3/24/2015

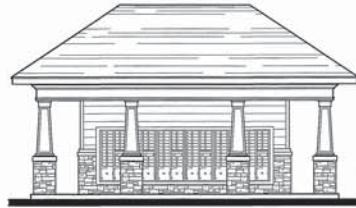
 <small>Parker Associates Tulsa, LLC          2401 E. 49th Street, Suite 200          Tulsa, Oklahoma 74116          918-742-1445          Jim E. Parker - Architect of Record</small>	 <small>CONSTRUCTION COMPANY, INC.          1416 SOUTH CHURCH STREET          MEMPHIS, TENNESSEE</small>
<small>JOB NUMBER: 210017          DRAWN BY: JEP,BAJ,HWG          DATE: 02/27/2015</small>	
<small>CLUBHOUSE ELEVATIONS</small> SHEET NUMBER CA3 of 3	



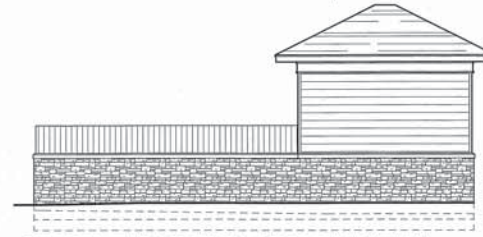
9 MAIL KIOSK END ELEV.  
3/16"=1'-0"



5 TRASH ENCLOSURE FRONT ELEVATION 4 TRASH ENCLOSURE REAR ELEVATION  
3/16"=1'-0"



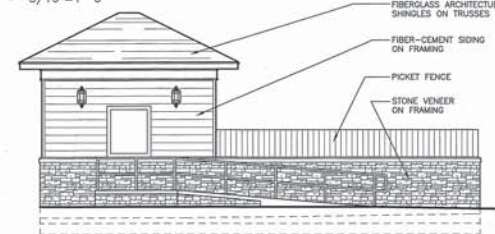
8 MAIL KIOSK REAR ELEV.  
3/16"=1'-0"



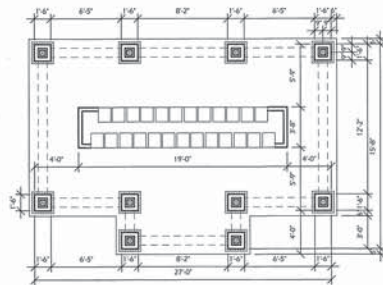
3 TRASH ENCLOSURE SIDE ELEVATION  
3/16"=1'-0"



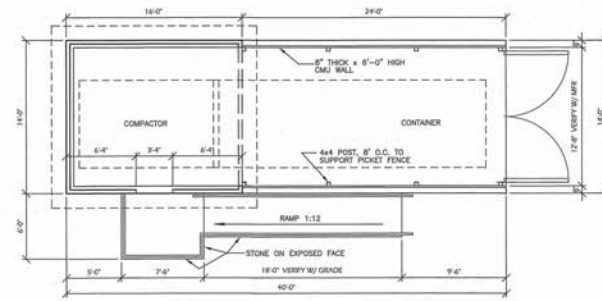
7 MAIL KIOSK FRONT ELEV.  
3/16"=1'-0"



2 TRASH ENCLOSURE SIDE ELEVATION  
3/16"=1'-0"



6 MAIL KIOSK PLAN  
3/16"=1'-0"



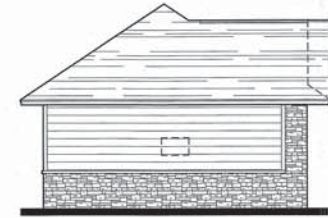
1 TRASH ENCLOSURE PLAN  
3/16"=1'-0"

4-G-15-UR  
Revised: 3/24/2015

<small>                 Parker Associates Tulsa, LLC                  2202 E. 49th Street, Suite 200                  Tulsa, Oklahoma 74105                  918-742-2482                  Jim E. Parker - Architect of Record             </small>	
<small>                 CONSTRUCTION COMPANY, INC.                  1616 SOUTH CHURCH STREET                  MEMPHIS, TENNESSEE             </small>	
<small>                 JOB NUMBER: 215017                  DRAWN BY: JEP/BAK/NG                  DATE: 02/27/2015             </small>	
TRASH COMP. & MAIL KIOSK PLANS & ELEVLS. SHEET NUMBER SD1 OF 2	



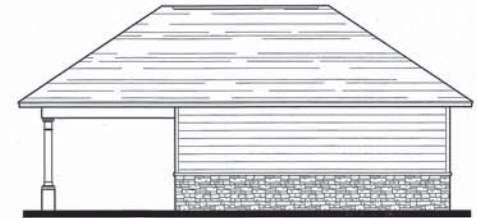
4 MAINTENANCE/CAR WASH SIDE ELEVATION  
3/16"=1'-0"



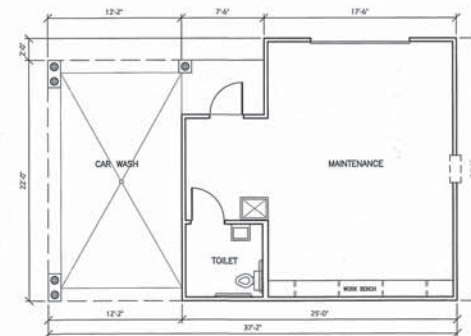
5 MAINTENANCE/CAR WASH SIDE ELEVATION  
3/16"=1'-0"



2 MAINTENANCE/CAR WASH FRONT ELEVATION  
3/16"=1'-0"



3 MAINTENANCE/CAR WASH BACK ELEVATION  
3/16"=1'-0"



1 MAINTENANCE/CARWASH PLAN  
3/16"=1'-0"

 <small>Parker Associates Tula, LLC 2202 E. 40th Street, Suite 202 Tula, Oklahoma 74150 918-742-2400</small>	 <small>CONSTRUCTION COMPANY, INC. 1818 SOUTH SHARON STREET MEMPHIS, TENNESSEE</small>
<small>Jim E. Parker - Architect of Record</small>	
<small>JOB NUMBER: 215017 DRAWN BY: JEP-BJ-WJG DATE: 02/27/2015</small>	
<small>MAINTENANCE/CAR WASH PLAN</small>	
<small>SHEET NUMBER SD2 of 2</small>	

4-G-15-UR  
Revised: 3/24/2015