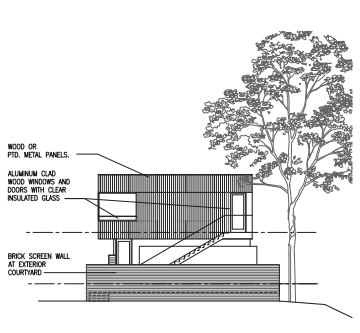
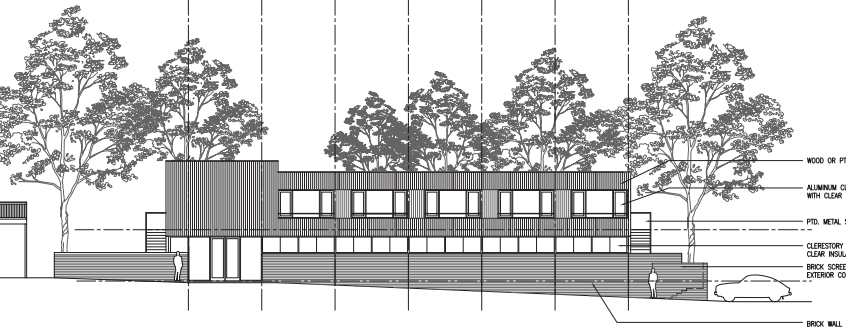


ARTICLE 5, SECTION 3.1.15
 (3) TRANSPARENT - STREET FACING: GROUND LEVEL 1154 SF TOTAL, 347 SF REQUIRED TO BE OPEN, 400 SF OF OPENING PROVIDED.
 UPPER LEVEL 1175 SF TOTAL, 294 SF REQUIRED TO BE OPEN, 340 SF OF OPENING PROVIDED.
 (5) PEDESTRIAN CONNECTION: SEE PLAN.
 (6) BUILDING MATERIALS: SEE LABELED ELEVATIONS.
 (7) BUILDING MASSING AND ARTICULATION: SEE LABELED ELEVATIONS FOR MATERIAL TRANITIONS.
 (8) STREETSCAPE: SEE PLAN. A LANDSCAPE ZONE ALONG THE FRONT PROPERTY LINE/ STREET EDGE HAS BEEN PLANNED FOR. THIS CONSISTS OF MATURE OF DECIDUOUS AND EVERGREEN SPECIES.
 (9) TRANSITION ZONE: SEE PLAN. THE EXISTING VEGETATION AND LANDSCAPING ADJACENT TO THE RESIDENTIAL ZONE WILL REMAIN.



M1 ELEVATION
 1740_XELEV 3/32"=1'-0"

M5 ELEVATION
 1740_XELEV 3/32"=1'-0"

M16 ELEVATION
 1740_XELEV 3/32"=1'-0"

NEW PARKING LOT AREA IS LESS THAN 10,000 SF AT 0.2000 SF ALLOWING EXEMPTION FROM THE INTERIOR LANDSCAPING REQUIREMENTS OF SUBSECTION 4.3 AND PERIMETER SCREENING REQUIREMENTS IN SUBSECTION 4.2.2.3 OF (ARTICLE V, SECTION 7) - OFF-STREET PARKING, ACCESS, DRIVEWAY & LANDSCAPING REQUIREMENTS BY MPC.

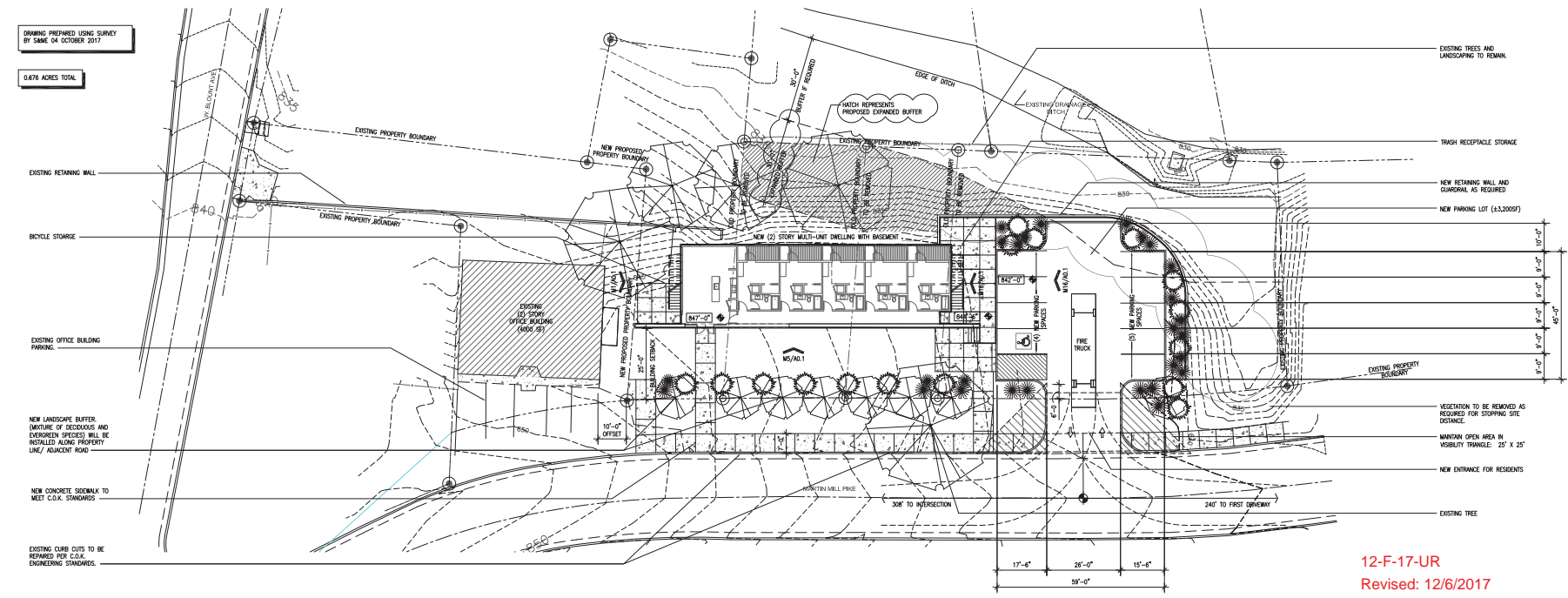
PRESERVE TREES ALONG MARTIN MILL PIKE AND PROPERTY EDGES WHERE POSSIBLE. OWNER TO CONSULT WITH C.O.K. URBAN FORESTER.

PROVIDE NEW TREES WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1 1/4) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.

PARKING REQUIREMENTS FOR MULTI DWELLING STRUCTURES			
DEVELOPMENT RATING BY BEDROOMS		0.67 PER BEDROOM (MIN) 1.2 PER BEDROOM (MAX)	
PROJECT TOTALS			
2 DWELLING UNITS W/ (5) ROOMS PER DWELLING (GROUND & UPPER LEVEL)	10 X 0.67	6.7 PARKING SPACES	
1 DWELLING UNIT W/ (1) BEDROOM (LOWER LEVEL)	1 X 0.67	0.67	
TOTAL REQUIRED PARKING SPACES		8 PARKING SPACES	
TOTAL AREA OF NEW PARKING LOT IS 0.2000 SF.		9 TOTAL PARKING SPACES PROVIDED (1) ACCESSIBLE SPACE	

J1 LANDSCAPE REQUIREMENTS
 1740_A01 N.T.S.

J5 PARKING REQUIREMENTS
 1740_A01 N.T.S.



12-F-17-UR
 Revised: 12/6/2017

A1 SITE PLAN
 1740_xpdi 1/16"=1'-0"

MULTIUNIT DWELLING PROJECT
 3838 MARTIN MILL PIKE
 KNOXVILLE, TENNESSEE 37920
 SPA PROJECT #: 1740



THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

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 T: 865.329.0316
 F: 865.548.2348
 CONTACT: JOHN SANDERS, AIA

USE ON REVIEW 30 OCTOBER 2017
 ZONING APPEALS 20 NOVEMBER 2017

EXPANDED BUFFER 5 DECEMBER 2017

SITE PLAN (FOR USE ON REVIEW)

A0.1
 1723_A01.DWG
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