

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

▶ **FILE #:** 7-B-17-UR

AGENDA ITEM #: 69

AGENDA DATE: 7/13/2017

▶ **APPLICANT:** W. SCOTT WILLIAMS

OWNER(S): Knox Housing Partnership

TAX ID NUMBER: 71 O A 011 & 013

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4704 Holston Dr

▶ **LOCATION:** South side of Holston Dr., east of Holston Ct.

▶ **APPX. SIZE OF TRACT:** 6.3835 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Holston Dr., a minor collector street with 22' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

▶ **EXISTING LAND USE:** Vacant land

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

5.01 du/ac

HISTORY OF ZONING: Rezoned to RP-1 at a density of 5.99 du/ac by Knoxville City Council on February 28, 2017.

SURROUNDING LAND USE AND ZONING:

North: Restaurant - C-3 (General Commercial)

South: Residences - R-1 (Low Density Residential) and EN-1 (Established Neighborhood)

East: Residences and vacant land - R-1 (Low Density Residential)

West: Residences - R-1 (Low Density Residential), RP-1 (Planned Residential) and C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This property is on the northern edge of the large Holston Hills residential neighborhood, zoned R-1 and EN-1. To the north and west, along Asheville Hwy., are commercial uses, zoned C-3.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 32 unit multi-dwelling development subject to 8 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 Knoxville Zoning Ordinance.
3. Installation of all internal sidewalks and pedestrian crossings identified on the approved development plan shall be in compliance with the requirements of the Knoxville Department of Engineering and shall meet all

applicable Americans with Disabilities Act (ADA) requirements.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. During and after construction, maintaining the driveway access across the western side of the property that serves Tax Parcel 0710A012. Signage shall also be placed identifying this as a private driveway and it is not to be used for access to this development.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
7. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and meeting all applicable requirements of the Knoxville Urban Forester.
8. Obtaining approval and recording a final plat for the combination of the two parcels.

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 6.3835 acre site, which is owned by Knox Housing Partnership, Inc. as a 32 unit senior housing/special needs development. The property was rezoned to RP-1 at a density of up to 5.99 du/ac by Knoxville City Council on February 28, 2017. The proposed density will be 5.01 du/ac.

The development plan includes two 2-story apartment buildings with 12 dwelling units in each, one 1-story apartment building with 6 dwelling units, two 1-story supportive living units and a 1-story community center. To address the needs of the proposed tenants, 17 of the proposed 62 parking spaces will be Americans with Disabilities Act (ADA) designed spaces. The sidewalk system that will connect all buildings within the development will also be ADA compliant.

The southern portion of the site (38%) is located within the Hillside Protection area. As designed, the development is being clustered on the northern portion of the site with the majority of the Hillside Protection area remaining undisturbed.

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

1. The proposed residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. As designed, the development is being clustered on the northern portion of the site. The majority of the southern portion of the site that is located within the Hillside Protection area will remain undisturbed.

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 RP-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed housing development with the recommended conditions 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 off a minor 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 East City Sector Plan identifies this site for low density residential uses at a density up to 5.99 du/ac. The proposed residential development at a density of 5.01 du/ac complies with the Sector Plan and the current zoning of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 352 (average daily vehicle trips)

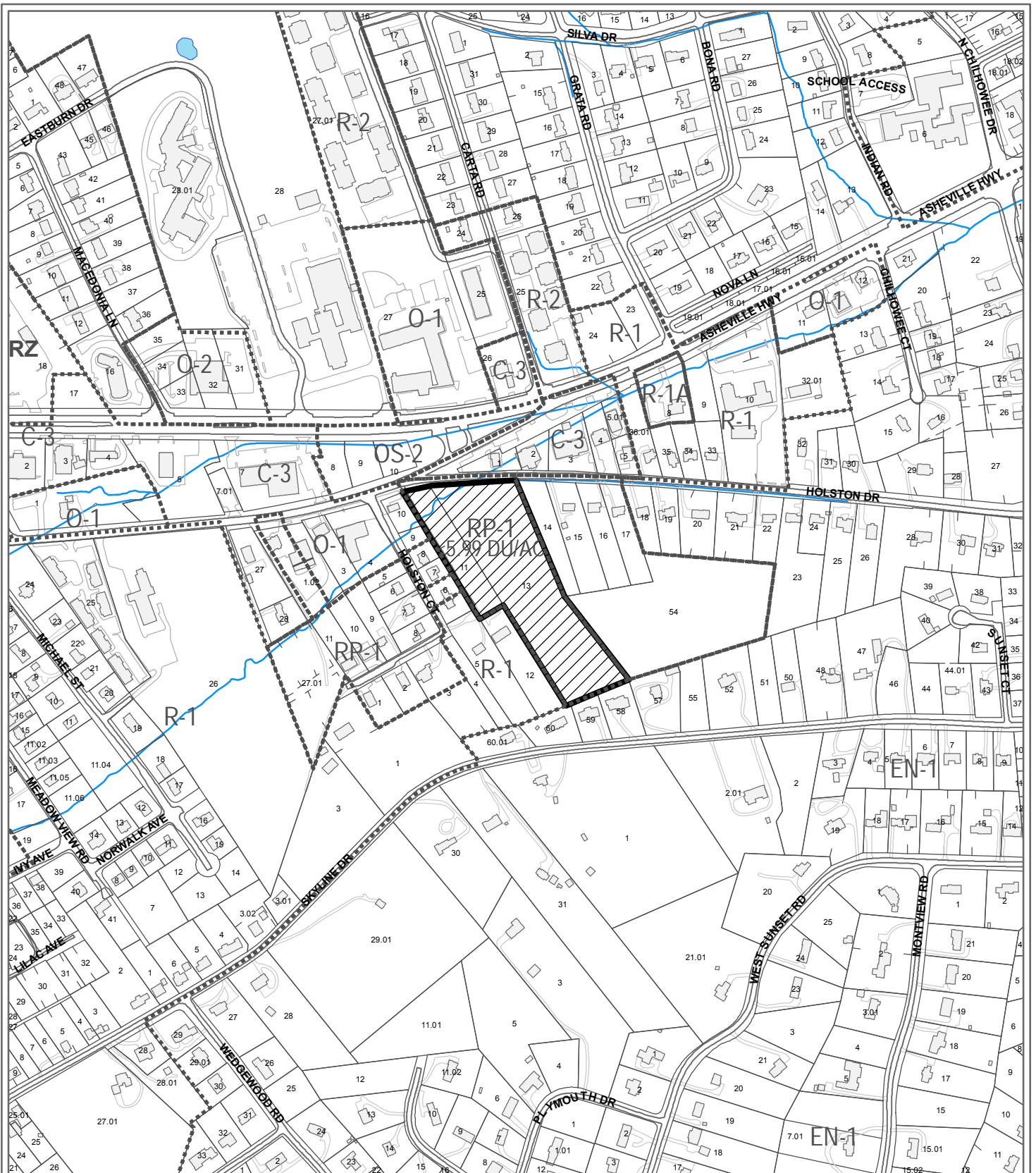
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Austin East High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.



**7-B-17-UR
USE ON REVIEW**

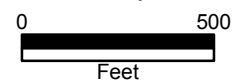
Petitioner: Williams, W. Scott



Multi-dwelling development in RP-1 (Planned Residential)

Map No: 71

Jurisdiction: City

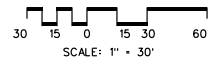
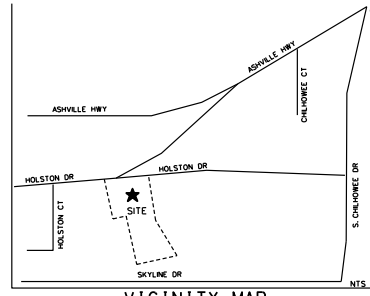
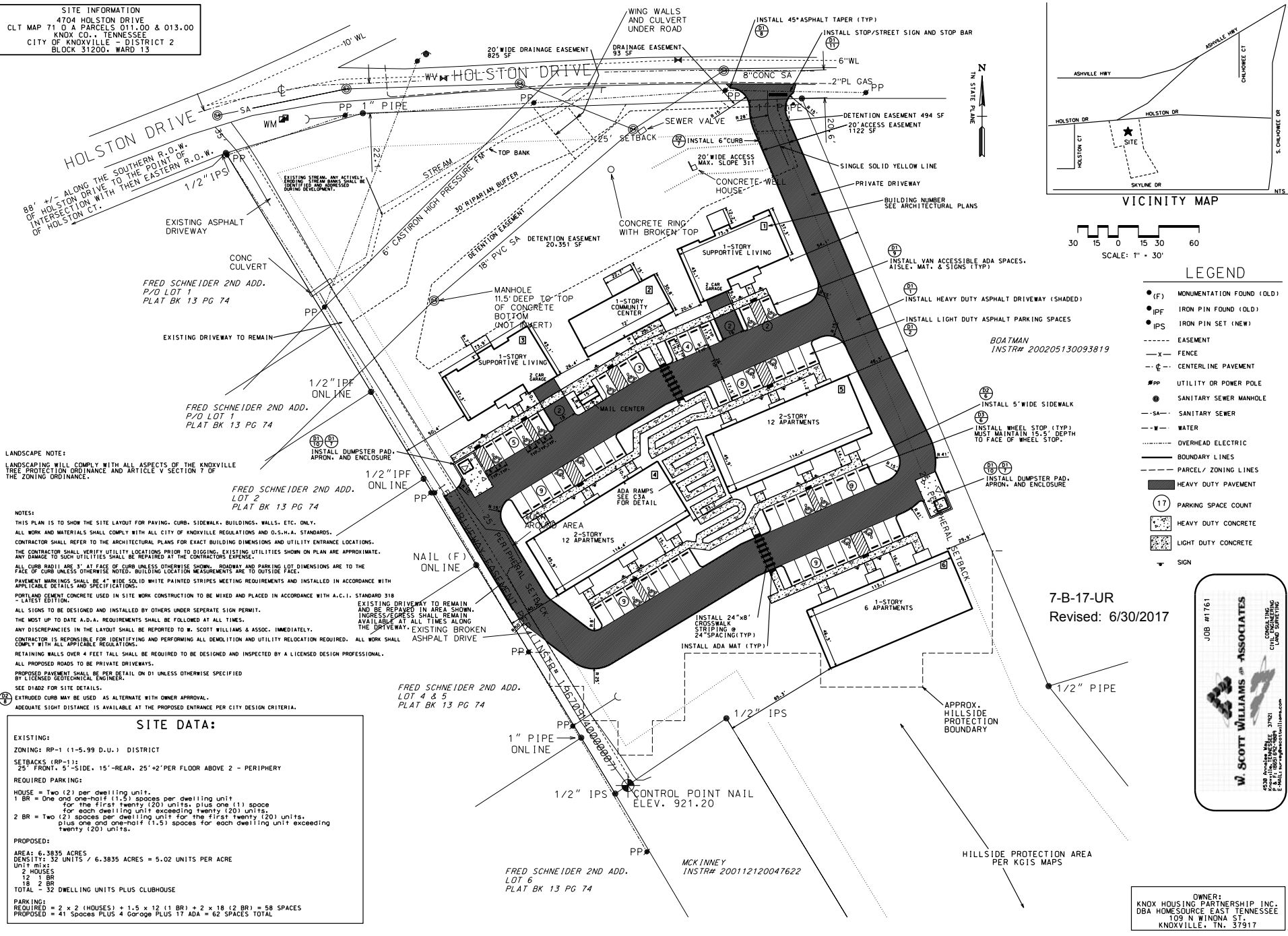


Original Print Date: 6/15/2017

Revised:

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

SITE INFORMATION
 4704 HOLSTON DRIVE
 CLT MAP 71 OF A PARCELS 011.00 & 013.00
 KNOX CO., TENNESSEE
 CITY OF KNOXVILLE - DISTRICT 2
 BLOCK 31200, WARD 13



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SS SANITARY SEWER MANHOLE
- SA SANITARY SEWER
- W WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL / ZONING LINES
- HEAVY DUTY PAVEMENT
- (17) PARKING SPACE COUNT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- ▲ SIGN

LANDSCAPE NOTE:
 LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE KNOXVILLE TREE PROTECTION ORDINANCE AND ARTICLE V SECTION 7 OF THE ZONING ORDINANCE.

NOTES:
 THIS PLAN IS TO SHOW THE SITE LAYOUT FOR PAVING, CURB, SIDEWALK, BUILDINGS, WALLS, ETC. ONLY. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF KNOXVILLE REGULATIONS AND O.S.H.A. STANDARDS. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO DIGGING. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 ALL CURB RADIUS ARE 1' AT FACE OF CURB UNLESS OTHERWISE SHOWN. DRIVEWAY AND PARKING LOT DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BUILDING LOCATION MEASUREMENTS ARE TO OUTSIDE FACE.
 PAVEMENT MARKINGS SHALL BE 4" WIDE SOLID WHITE PAINTED STRIPES MEETING REQUIREMENTS AND INSTALLED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.
 PORTLAND CEMENT CONCRETE USED IN SITE WORK CONSTRUCTION TO BE MIXED AND PLACED IN ACCORDANCE WITH A.C.I. STANDARD 318 - LATEST EDITION.
 ALL SIGNS TO BE DESIGNED AND INSTALLED BY OTHERS UNDER SEPARATE SIGN PERMIT.
 THE MOST UP TO DATE A.D.A. REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES.
 ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO R. SCOTT WILLIAMS & ASSOC. IMMEDIATELY.
 CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PERFORMING ALL DEMOLITION AND UTILITY RELOCATION REQUIRED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.
 RETAINING WALLS OVER 4 FEET TALL SHALL BE REQUIRED TO BE DESIGNED AND INSPECTED BY A LICENSED DESIGN PROFESSIONAL.
 PROPOSED PAVEMENT SHALL BE PER DETAIL ON D1 UNLESS OTHERWISE SPECIFIED BY LICENSED GEOTECHNICAL ENGINEER.
 SEE D1A02 FOR SITE DETAILS.
 EXTRUDED CURB MAY BE USED AS ALTERNATE WITH OWNER APPROVAL.
 ADEQUATE SIGHT DISTANCE IS AVAILABLE AT THE PROPOSED ENTRANCE PER CITY DESIGN CRITERIA.

SITE DATA:

EXISTING:
 ZONING: RP-1 (1-5.99 D.U.) DISTRICT
 SETBACKS (RP-1):
 25' FRONT, 5' SIDE, 15'-REAR, 25'+2' PER FLOOR ABOVE 2 - PERIPHERY
 REQUIRED PARKING:
 HOUSE = Two (2) per dwelling unit.
 1 BR = One and one-half (1.5) spaces per dwelling unit for the first twenty (20) units, plus one (1) space for each dwelling unit exceeding twenty (20) units.
 2 BR = Two (2) spaces per dwelling unit for the first twenty (20) units, plus one and one-half (1.5) spaces for each dwelling unit exceeding twenty (20) units.

PROPOSED:
 AREA: 6.3835 ACRES
 DENSITY: 32 UNITS / 6.3835 ACRES = 5.02 UNITS PER ACRE
 UNIT MIX:
 2 HOUSES
 12 1 BR
 18 2 BR
 TOTAL - 32 DWELLING UNITS PLUS CLUBHOUSE
 PARKING:
 REQUIRED = 2 x 2 (HOUSE) + 1.5 x 12 (1 BR) + 2 x 18 (2 BR) = 58 SPACES
 PROPOSED = 41 SPACES PLUS 4 GARAGE PLUS 17 ADA = 62 SPACES TOTAL

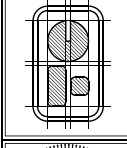
7-B-17-UR
 Revised: 6/30/2017

JOB #1761
W. SCOTT WILLIAMS & ASSOCIATES
 CIVIL ENGINEERING
 639 American Ave. #3781
 Knoxville, TN 37912
 WWW.WSCOTTWILLIAMS.COM

THE VILLAGE AT HOLSTON PLACE
 KNOXVILLE, TENNESSEE

HomeSource
 east tennessee

THOMAS CALDWELL, ARCHITECT
 6500 PAPERMILL ROAD, SUITE 211
 KNOXVILLE, TENNESSEE 37919-4819
 (605) 568-0860 (605) 556-9844 FAX
 HTTP://WWW.TCARCHITECT.COM



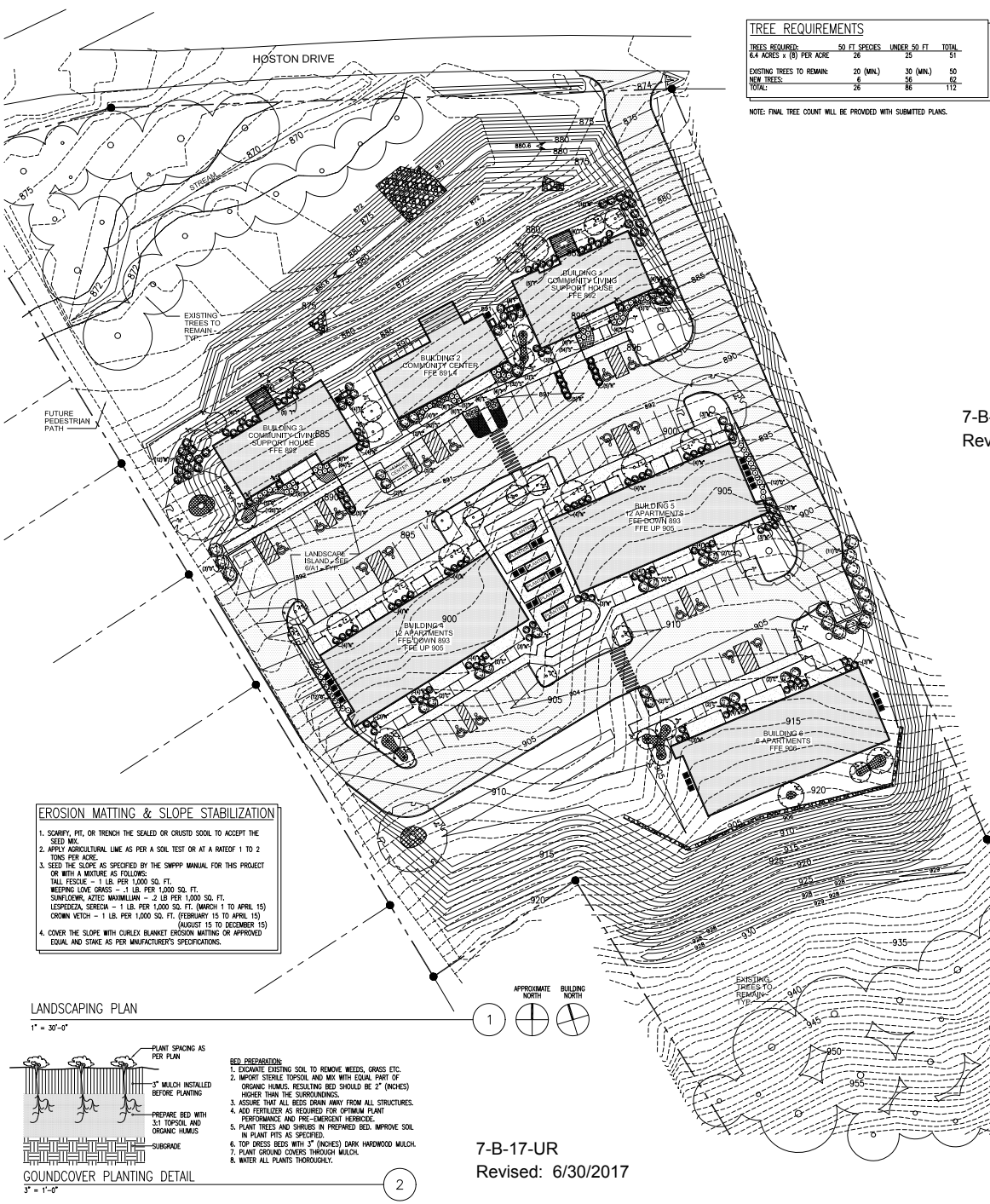
FOR REVIEW

DRAWING NAME:
 SITE LAYOUT, PAVING,
 STRIPING, AND
 SIGNAGE PLAN

REVISION DATE:
 6/16/17 CITY COM
 6/26/17 MPC COM

DATE: MAY 16, 2017
 DRAWN BY: V/SV
 CORNA. NO.: 1611
 SHEET: 2 of 15
 DRAWING NO.: C1

OWNER:
 KNOX HOUSING PARTNERSHIP INC.
 DBA HOMESOURCE EAST TENNESSEE
 109 N WINDING ST.
 KNOXVILLE, TN. 37917



TREE REQUIREMENTS

TREES REQUIRED:	50 FT SPODES UNDER 50 FT	TOTAL
6.4 ACRES @ (8) PER ACRE	28	28
EXISTING TREES TO REMAIN:	20 (MIN)	30 (MIN)
NEW TREES:	6	56
TOTAL:	26	86
		112

NOTE: FINAL TREE COUNT WILL BE PROVIDED WITH SUBMITTED PLANS.

SITE PLAN LEGEND

- BOUNDARY LINE
- ADVENER LINE
- NEW TREE OR LANDSCAPING - SEE PLANT LIST THIS SHEET
- APPROX. LOCATION OF EXIST. TREE OR LANDSCAPING TO REMAIN - FIELD VERIFY SIZE & LOCATION
- MULCHED LANDSCAPING BED WITH METAL LANDSCAPING EDGE
- ANNUAL / PERENNIAL BED WITH METAL LANDSCAPING EDGE
- GROUNDCOVER BED WITH METAL LANDSCAPING EDGE - SEE 2/A1 AND PLANT LIST THIS SHEET
- NEW CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
- NEW ASPHALT PAVING - SEE CIVIL DRAWINGS

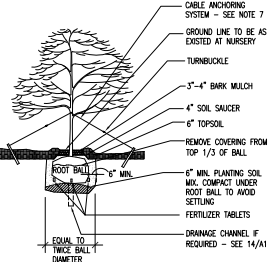
PLANT LIST

SYMBOL	SIZE	QUANTITY	COMMON NAME	BOTANICAL NAME	SPACING
A	1" CALIPER	6	WHITE DOGWOOD	CORNUS FLORIDA	15'-0" O.C.
B	1" CALIPER	6	JAPANESE FLOWERING CHERRY	PRUNUS SPERULATA 'YONOHAN'	12'-0" O.C.
C	4"-5" TALL	21	DWARF PINK CRAPPE MYRTLE	LAGERSTROEMIA INDICA 'NANA'	6'-0" O.C.
D	1" CALIPER	8	JAPANESE FLOWERING CHERRY	PRUNUS SPERULATA 'YOSHINO'	12'-0" O.C.
E	2 GALLON	19	AZALEA CLUMPO	AZALEA HYBRIDA	2'-0" O.C.
F	2 GALLON	10	WINGED ELYONIUMS	ELIOMYRUS ALTA	5'-0" O.C.
G	2" CALIPER	2	SUGAR MAPLE	ACER SACCHARUM	40'-0" O.C.
H	2" CALIPER	1	WILLOW OAK	QUERCUS PHellos	40'-0" O.C.
I	2" CALIPER	2	RED MAPLE	ACER RUBRUM	40'-0" O.C.
J	2" CALIPER	1	GINCKGO	GINKGO BILOBA 'AUTUMN GOLD'	40'-0" O.C.
K	1" CALIPER	9	REDBUD	CERIS CANADENSIS	15'-0" O.C.
L	1" CALIPER	6	RIVER BIRCH	BETULA NERA	15'-0" O.C.
M	3" HIGH BAB	36	FORSYTHIA	FORSYTHIA INTERMEDIA	5'-0" O.C.
N	3" HIGH BAB	76	DWARF HYDRANGEA	HYDRANGEA OERSTEDTII 'SHOWALEX'	4'-0" O.C.
O	4 GALLON	14	THORNY ELAEAGNUS	ELAEAGNUS FRAGOSUS	6'-0" O.C.
P	2 GALLON	34	HYPERICUM PROCRASSUM	HYPERICUM PROCRASSUM 'STARSIST'	3'-0" O.C.
Q	3 GALLON	38	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	3'-0" O.C.
R	1 GALLON	15	BLUE RIDG JAMPER	JANPERUS HORIZONTALIS 'MILTON'	4'-0" O.C.
S	26" POTIS	34	VARIEGATED LOROP	LOROP. MISCHEA 'SILVERY SUNSHROOF'	12"-18" O.C.
T	2 GALLON	22	JAPANESE ACUBA	ACUBA JAPONICA 'VAREGATA'	4'-0" O.C.

- NOTE:
- FIELD VERIFY FINAL LAYOUT AND COLORS WITH OWNER & ARCHITECT
 - PARKING PERIMETER WILL BE SEEDED W/ KENTUCKY 31 FESCUE
 - BAKE AREAS WILL BE SEEDED W/ KENTUCKY 31 FESCUE
 - ALL RIVER BRICHES SHALL BE MULTI-TRUNK
 - SEE SHEET A1 FOR LANDSCAPING NOTES & DETAILS

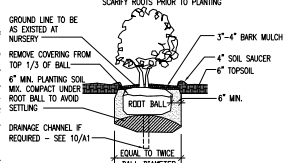
GENERAL LANDSCAPING NOTES

- MULCH - ALL PLANT BEDS TO BE MULCHED USING 3"-4" OF HARDWOOD BARK.
- PLANT MATERIAL - ALL PLANT MATERIAL TO MEET OR EXCEED THE STANDARDS. ALL PLANTING TO BE DONE FOLLOWING ACCEPTED HORTICULTURAL PRACTICES INCLUDING SOIL AMENDMENT WITH FERTILIZER AND LIME. ONLY ACCEPTED HORTICULTURAL PRACTICES WILL BE PERMITTED IN GRADING, STORING, AND INSTALLING PLANT MATERIAL. ALL PLANT BEDS TO BE FERTILIZED AND LIMED UTILIZING ACCEPTED HORTICULTURAL METHODS AT TIME OF SOIL PREPARATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE THE WORK.
- FINAL CLEANUP OF THE SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. PLANT REPLACEMENT TO OCCUR ONLY ONCE. PAYMENT DUE ON SATISFACTORY COMPLETION OF THE WORK.
- FOR TREES (6) SIX FEET IN HEIGHT OR GREATER, PROVIDE (3) 3/8" CABLE GUY WIRES @ 120" SPACING WITH 6 1/2" GALVANIZED TURNBUCKLE WIRE IN A RUBBER HOSE AROUND THE TREE. ATTACH TO THE TREE @ 1/2 - 3/4 OF THE HEIGHT OF THE TREE ABOVE GRADE. ANCHOR WITH 2"x2"x10" HARDWOOD STAKE BURIED BELOW GRADE CLEAR OF THE ROOTBALL - SEE DETAIL 3/A1.
- FOR TREE PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER: A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE. B. FILL PLANTING PIT WITH TWELVE INCHES (1 1/2") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE INCHES WITHIN FOUR (4) HOURS THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF, HOWEVER, THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED. SEE DETAIL 3/A1. C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON-POROUS SOIL AND INTO POROUS SOIL. SEE DETAIL 3/A1. D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.
- IN ORDER TO KEEP ALL BIDS STANDARD, ESTIMATED UNIT PRICES MUST BE GIVEN ON PLANT TYPE AND SIZE AS LISTED IN THE PLANT LIST ON THIS SHEET. THESE ESTIMATED UNIT PRICES SHOULD BE WITHIN NORMAL NURSERY INDUSTRY PRICING RANGES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF ALL PLANT MATERIAL BY THE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL WILL BE INSPECTED. PLANTS NOT CONFORMING PRECISELY TO THE PLANT LIST OR APPROVED ALTERNATES WILL NOT BE ACCEPTED AND SHALL BE REPLACED.
- THE PLANT LIST ON THIS SHEET GIVES THE PLANT SIZE MOST DESIRED FOR THIS PROJECT. ALTERNATE PLANTS AND/OR SIZES WILL BE NEGOTIATED AFTER THE SUCCESSFUL BID IS AWARDED.
- LANDSCAPED AREAS SHALL BE BACKFILLED WITH CLEAN SILT, FREE OF BUILDING DEBRIS, CRUSHED ROCK, WORTER MULCH, ETC.
- LANDSCAPED AREAS SHALL BE CROPPED WITH NOT LESS THAN 4" OF TOPSOIL WHICH SHALL BE BROUGHT TO A HEIGHT OF 2" BELOW CURBSIDES. SUCH TOPSOIL SHALL BE FREE OF WEEDS AND FIELD GRASSES AND MEET THE APPROVAL OF THE CONTRACTOR SUPERVISOR. WHERE POSSIBLE TOPSOIL SHALL BE PULVERIZED.
- IN AREAS WHERE PRIOR BUILDINGS OR DRIVES HAVE EXISTED, ALL LANDSCAPED AREAS FORMED BY CURBSIDES LAD OVER BACKFILL OR COMPACTED STONE FROM PREVIOUS STRUCTURES. SHALL BE FULLY DECONTAMINATED OF ALL SUCH MATERIALS TO NATURAL SUBSOIL LEVEL. FILL AND TOPSOIL SHALL BE PLACED OVER CONCRETE, ASPHALT, OR COMPACTED ROCK.
- IN AREAS ADJACENT TO 'LANDSCAPED' AREAS, UNDER-RUN FROM CONC. CURBS SHALL BE BROKEN AWAY WHEN FORMS ARE REMOVED.
- BACKFILLING WITH WET SOIL SHALL BE AVOIDED IN ALL LANDSCAPED AREAS.
- WASTE CLEANING FLUIDS SUCH AS ACIDS, OILS, ETC. SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE DUMPED IN LANDSCAPED AREAS.
- ALL UNDERGROUND WATER LINES, WAVE BOXES, ACCESS PLATES, ETC. SHALL BE CLEARLY MARKED BY A STAKE AND RED RIBBON BY GENERAL CONTRACTOR PRIOR TO THE STARTING OF FINISH GRADING BY THE LANDSCAPE CONTRACTOR. THREE DAYS PRIOR TO ANY STARTING OF CONSTRUCTION CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL 1-800-351-1111. RECORD AND SAVE YOUR CONFIRMATION NUMBER.
- ALL TREES RETAINED OR PROVIDED FOR THIS PROJECT SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM DATE OF COMPLETE CONSTRUCTION FINAL PLANT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION AND GRADING WORK AS NECESSARY TO RETAIN AS MANY EXISTING TREES AS POSSIBLE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER PRIOR TO GRADING WORK TO ESTABLISH WHICH EXISTING TREES ARE TO REMAIN.
- LOCATE CONSTRUCTION TRAILER, MATERIAL STORAGE, PARKING, SOIL STOCKPILING, DEBRIS AND BURNING AREA FROM TREES TO BE PRESERVED.
- PROVIDE A 4" HIGH ORANGE POLYETHYLENE LAMINAR SAFETY FENCE OR APPROVED BARRIER ONE FOOT OUTSIDE DROPPING OF ISOLATED TREES TO BE SAVED AND CONTINUE WORK WITH WARNING AROUND GROUPS OF TREES TO BE SAVED.



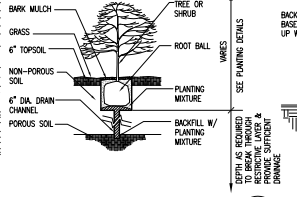
TREE PLANTING DETAIL

N.T.S. SEE LANDSCAPING NOTES



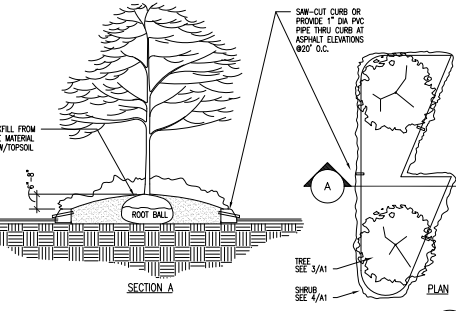
SHRUB PLANTING DETAIL

N.T.S. SEE LANDSCAPING NOTES



DRAIN CHANNEL DETAIL

N.T.S. SEE LANDSCAPING NOTES



ISLAND PLANTING DETAIL

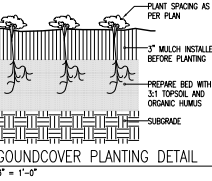
N.T.S. SEE LANDSCAPING NOTES

EROSION MATTING & SLOPE STABILIZATION

- SCAFFRY, PIT, OR TRENCH THE SEALED OR CRUSTED SOIL TO ACCEPT THE SEED MIX.
- APPLY AGRICULTURAL LIME AS PER A SOIL TEST OR AT A RATE OF 1 TO 2 TONS PER ACRE.
- SEED THE SLOPE AS SPECIFIED BY THE SWPPP MANUAL FOR THIS PROJECT OR WITH A MIXTURE AS FOLLOWS:
TALL FESCUE - 1 LB. PER 1,000 SQ. FT.
KEEPLING LOW GRASS - 1 LB. PER 1,000 SQ. FT.
SUNFLOWER, AZTEC MAXIMILIAN - 2 LB. PER 1,000 SQ. FT.
LESPEDECA, SPECTRA - 1 LB. PER 1,000 SQ. FT. (MARCH 1 TO APRIL 15)
GRAMA MICHX - 1 LB. PER 1,000 SQ. FT. (FEBRUARY 15 TO APRIL 15)
- COVER THE SLOPE WITH CURLEX BLANKET EROSION MATTING OR APPROVED EQUAL AND STAKE AS PER MANUFACTURER'S SPECIFICATIONS.

LANDSCAPING PLAN

1" = 30'-0"



GROUNDCOVER PLANTING DETAIL

3" = 1'-0"

7-B-17-UR
Revised: 6/30/2017

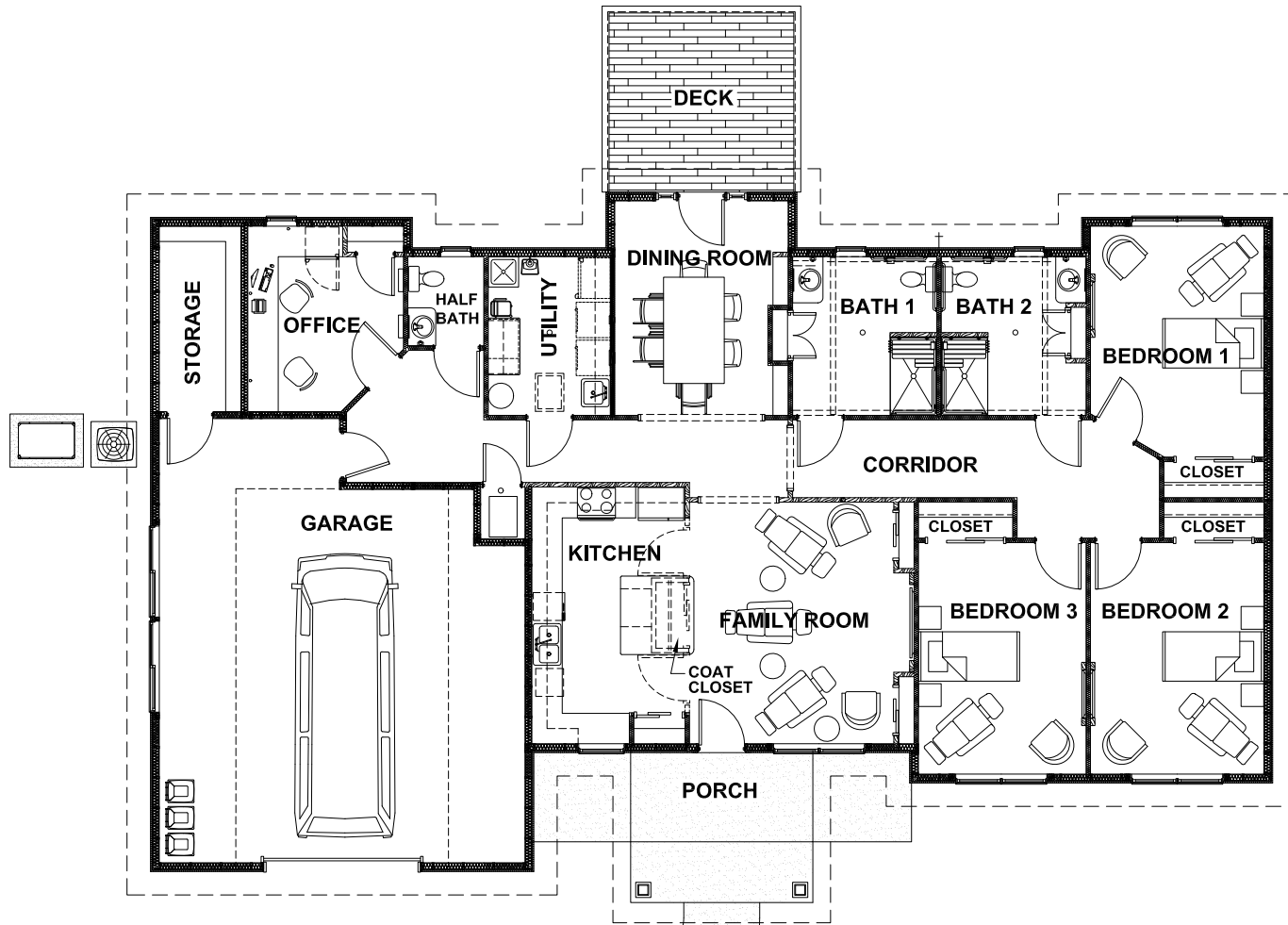
THE VILLAGE AT HOLSTON PLACE
KNOXVILLE, TENNESSEE

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DESIGN TECHNOLOGIES

THOMAS CALDWELL, ARCHITECT
6500 PAPERMILL ROAD, SUITE 211
KNOXVILLE, TENNESSEE 37919-4819
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DRAWING NAME: LANDSCAPING PLAN, DETAILS, AND NOTES
REVISION DATE:
REVISION DATE:
DATE: 06/29/17
DRAWN BY: WAD
COMM. NO: 1611
SHEET: DRAWING NO:
2 OF A1



BUILDING 1 / BUILDING 3 O.H. (COMMUNITY LIVING SUPPORT HOUSE)

1/4" = 1'-0"



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PRELIMINARY FLOOR PLANS
THE VILLAGE AT HOLSTON PLACE
HOMESOURCE EAST TENNESSEE

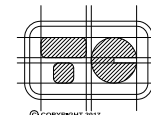
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SCHEMATIC DESIGN
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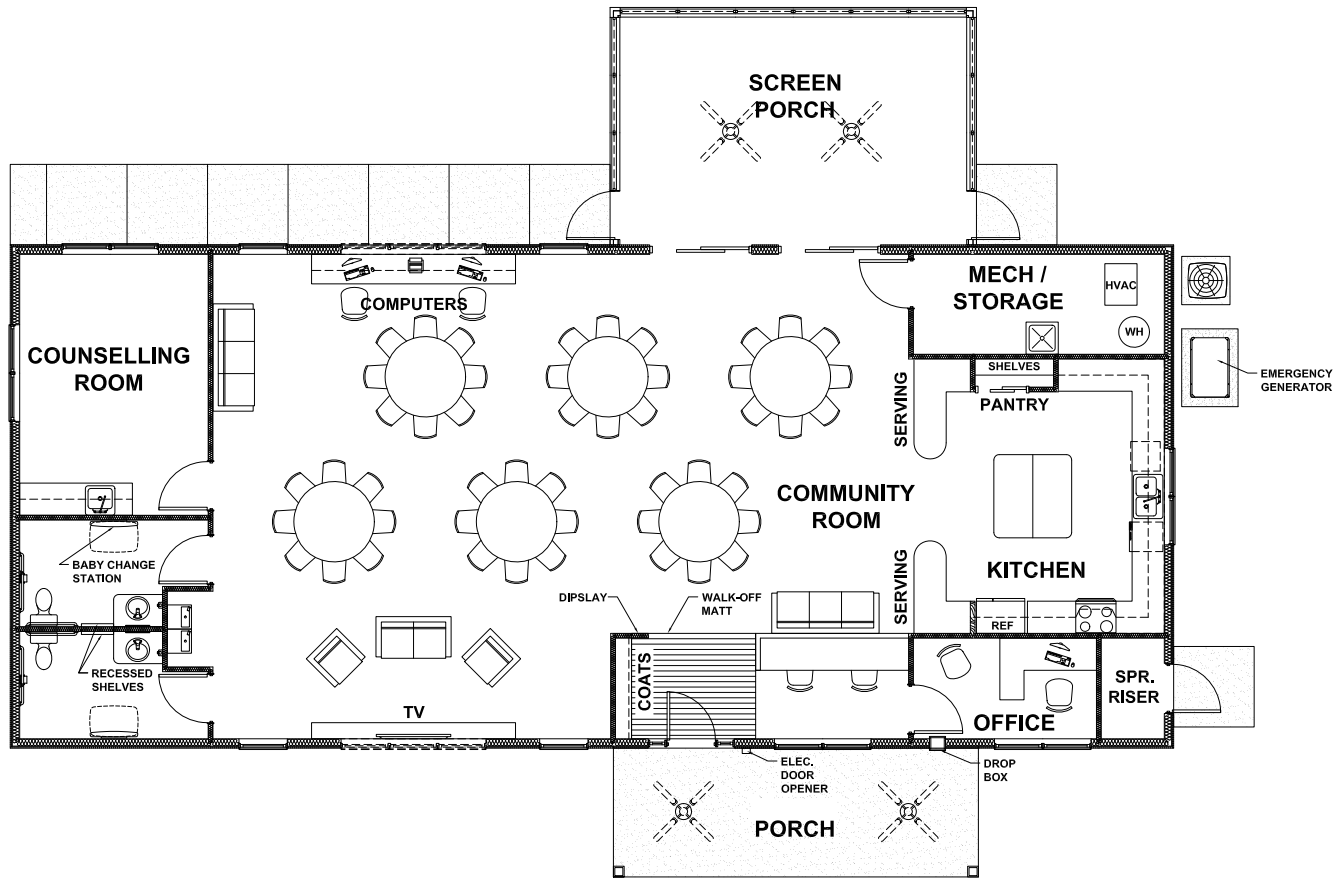


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BUILDING 2 (COMMUNITY CENTER)

1/4" = 1'-0"



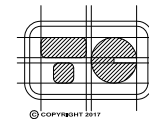
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PRELIMINARY FLOOR PLANS
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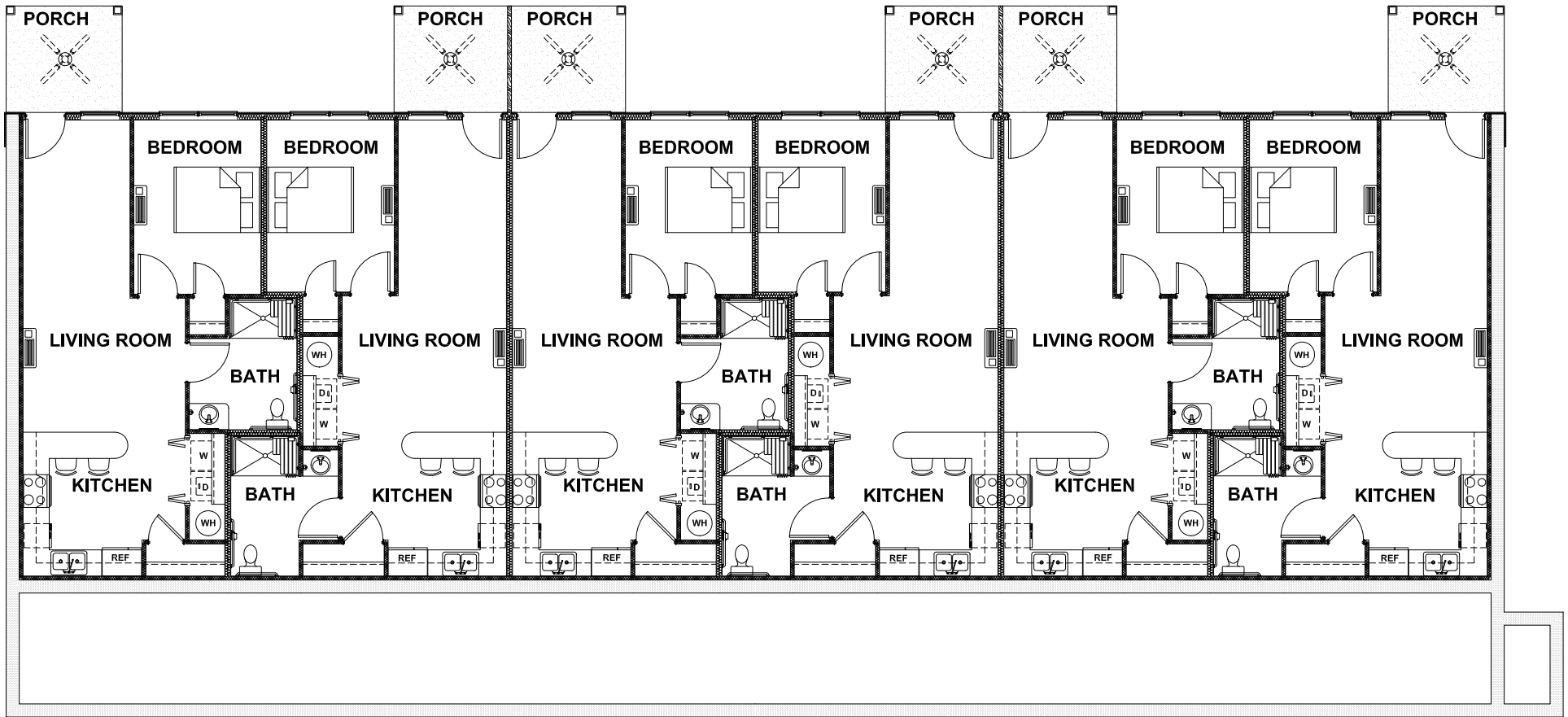
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BUILDING 4 / BUILDING 5 LOWER FLOOR (ONE-BEDROOM APARTMENTS)

1/4" = 1'-0"



PRELIMINARY FLOOR PLANS
THE VILLAGE AT HOLSTON PLACE
HOMESOURCE EAST TENNESSEE

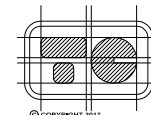
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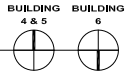
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BUILDING 4 / BUILDING 5 UPPER FLOOR / BUILDING 6 MAIN FLOOR (TWO-BEDROOM APARTMENTS)

1/4" = 1'-0"

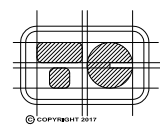


PRELIMINARY FLOOR PLANS
THE VILLAGE AT HOLSTON PLACE
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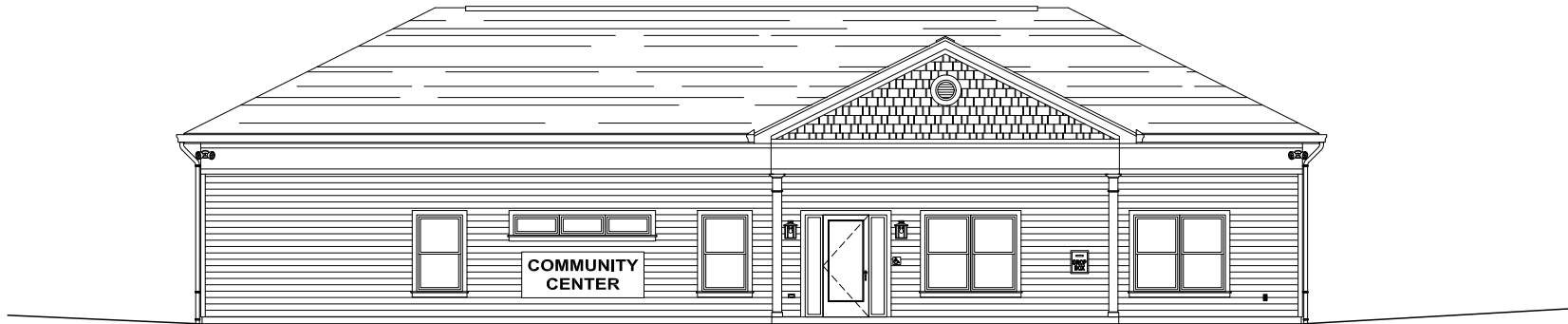
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BUILDING 1 / BUILDING 3 SOUTH ELEVATION



BUILDING 2 SOUTH ELEVATION

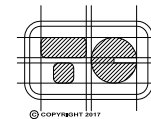
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PRELIMINARY ELEVATIONS
THE VILLAGE AT HOLSTON PLACE
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BUILDING 4 / BUILDING 5 NORTH ELEVATION



BUILDING 4 / BUILDING 5 SOUTH ELEVATION / BUILDING 6 NORTH ELEVATION

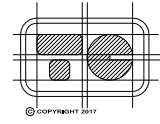
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PRELIMINARY ELEVATIONS
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KNOXVILLE, KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: W. Scott Williams
 Date Filed: 5-22-17 Meeting Date: 7-13-17
 Application Accepted by: Sherry Michienzi
 Fee Amount: _____ File Number: Development Plan
 Fee Amount: 1200⁰⁰ File Number: Use on Review 7-B-17-UR



PROPERTY INFORMATION

Address: 4704 E & O Holston Drive
 General Location: Approx 150ft East of Holston Court at intersection of Access Rd to Asheville Hwy + Holston Drive
 Tract Size: 6.3835 Ac No. of Units: 32
 Zoning District: RP-1
 Existing Land Use: Ag for Vac

Planning Sector: East City
 Sector Plan Proposed Land Use Classification: LDR, MU-SD/HP
 Growth Policy Plan Designation: City
 Census Tract: 32
 Traffic Zone: 73
 Parcel ID Number(s): 0710A011 & 071A013
 Jurisdiction: City Council 6 District
 County Commission 1 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Ken Block
 Company: Knox Housing Partnership, Inc
 Address: 109 N. Winona Street
 City: Knoxville State: TN Zip: 37917
 Telephone: (865) 803-1522
 Fax: _____
 E-mail: kblock@homesourcetn.org

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Scott Williams
 Company: W. Scott Williams & Associates
 Address: 4530 Annalee Way
 City: Knoxville State: TN Zip: 37921
 Telephone: (865) 692-9809
 Fax: (865) 692-9809
 E-mail: wscottwill@comcast.net

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

Other (Be Specific)
Condos

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: Scott Williams
 Company: W. Scott Williams & Assoc.
 Address: 4530 Annalee Way
 City: Knoxville State: TN Zip: 37921
 Telephone: (865)
 E-mail: _____

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
<i>Ken Block 5/12/17</i> Ken Block, V.P. Real Estate Dev. Knox Housing Partnership, Inc.	109 N Winona St.	Knoxville	TN	37917	X	