

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

▶ **FILE #:** 9-K-17-UR

AGENDA ITEM #: 63

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** C. HUNTER NELSON

OWNER(S): ECG Martin Mill LP

TAX ID NUMBER: 109 A K 002.02

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2712 E Martin Mill Pike

▶ **LOCATION:** NE side E. Martin Mill Pike, north side Lippencott St.

▶ **APPX. SIZE OF TRACT:** 5.9 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via E. Martin Mill Pike, a minor collector street with 22' of pavement width within 35-50' of right-of-way, or Lippencott St., a minor collector street with 20' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** RP-2 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Multi family residential development

29.2 du/ac

HISTORY OF ZONING: Property rezoned from C-4 to RP-2 <30 du/ac in July 2017 (4-D-17-RZ).

SURROUNDING LAND USE AND ZONING: North: Businesses, houses, vacant land / C-4 (Highway & Arterial Commercial), R-2 (General Residential)

South: Lippencott St., apartments / R-2 (General Residential)

East: Vacant land / R-2 (General Residential)

West: E. Martin Mile Pike, restaurants / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This property is located between commercial business to the west along Chapman Hwy., zoned C-4, and multi-family residential development to the south and east, zoned R-2.

STAFF RECOMMENDATION:

▶ **POSTPONE the request until the October 12, 2017 MPC meeting as recommended by staff.**

Staff is recommending postponement because the Traffic Impact Study has not been submitted for staff review as of the publishing of this report and is unable to determine if the proposal will function as proposed or will require additional road improvements.

COMMENTS:

This proposal is for a 172 unit apartment complex (29.1 du/ac) that includes three buildings, two of which are along the E. Martin Mill Pike and Lippencott Street frontages, and one towards the rear of the property. There is one vehicular access provided on Lippencott St. and the parking lot is located between the two street fronting buildings (Buildings 1 & 2) and the rear building (Building 3). There are 30 covered bicycle parking spaces located at the mail building, east of building 3, which includes 20 vertical (hanging) spaces within the building and 10 horizontal spaces on the covered patio (see Sheet A-13).

The development received approvals by the Board of Zoning Appeals (August 17, 2017) to reduce the peripheral setback along the two street frontages from 29' to 15', and the minimum required parking spaces from 236 to 186. The peripheral setback for the side and rear lot lines will remain 27' and the developer is proposing up to 21 on-street parking spaces on E. Martin Mill Pike, which will be in addition to the required 186 on-site parking spaces. The on-street parking spaces will be reviewed and approved in a separate process by the City of Knoxville Engineering department and is not part of this development plan approval.

When the subject property was rezoned from C-4 to RP-2 (up to 30 du/ac) in June 2017, one of the concerns MPC staff had was how much of the steep, vegetated slopes will be disturbed because the rear of the property is within the Hillside Protection area. To address this concern the applicant submitted a conceptual site plan (Exhibit A) and staff proposed a non-disturbance area based on this plan (Exhibit B). Staff recommended a condition that prohibits disturbance within the area shown as non-disturbance on this map, which both MPC and City Council approved without concern from the applicant.

The UOR development plan proposes to grade a small area of the non-disturbance area that was shown on the previous plan. The issue that has arisen is the conceptual site plan used to create the non-disturbance area (Exhibit B) was not to scale and the dimensions written on the plan to delineate the length along the property line does not match the drawn non-disturbance area. Because of the discrepancy between the drawn and dimensioned non-disturbance area, it is not practical to use either to determine the actual limit of grading and disturbance. The applicant provided documentation that the proposed development will disturb approximately 8,000 square feet less land area than the larger of the two possible non-disturbance areas (Exhibit C). The area shown in blue is grading within the non-disturbance area and the area shown in green is area that could be disturbed but is not. Disturbance of the Hillside Protection area is essentially the same between that allowed by the zoning condition and the proposed plan (approx. 1.5 acres). In staff's opinion, the proposed development plan meets the intent of the zoning condition by grading no more of the Hillside Protection area than what is allowed by the condition.

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.

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

1. With the recommended conditions, the proposal meets all requirements of the RP-2 zoning as well as the general criteria for approval of a use on review.
2. The proposed development disturbs approximately the same amount of the Hillside Protection area as that allowed by the condition of zoning adopted by City Council.
3. 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 minor collector streets. 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 One Year Plan and South City Sector Plan identify this site for high density residential uses, densities greater than 24 du/ac. The proposed residential development at 29.1 du/ac complies with the One Year Plan and Sector Plan, and the current zoning of the site.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 1554 (average daily vehicle trips)

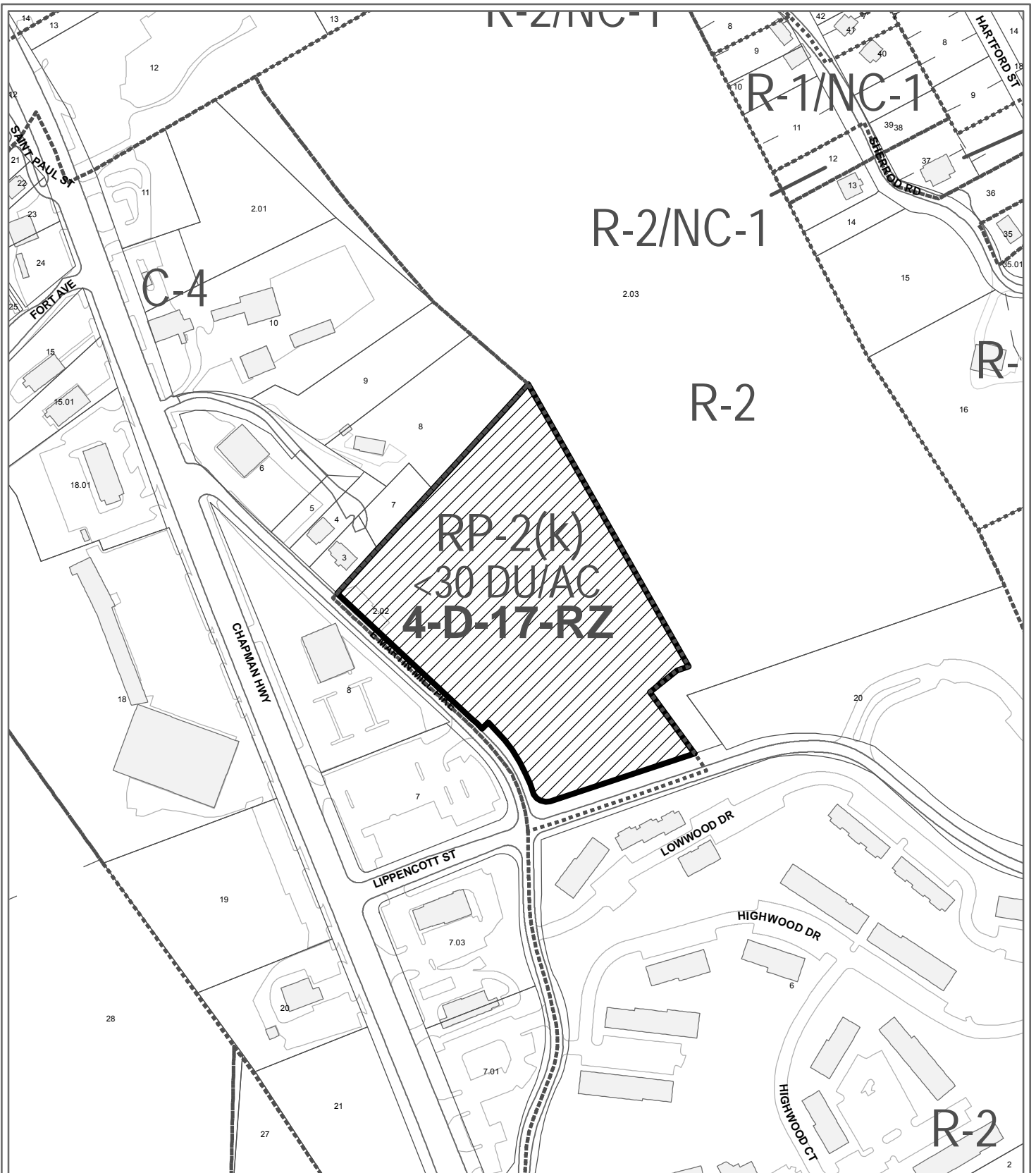
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public school children, ages 5-18 years)

Schools affected by this proposal: South Knoxville 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.
- 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.



**9-K-17-UR
USE ON REVIEW**

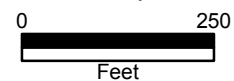


Multi family residential development in RP-2 (Planned Residential)

Petitioner: C. Hunter Nelson

Map No: 109

Jurisdiction: City

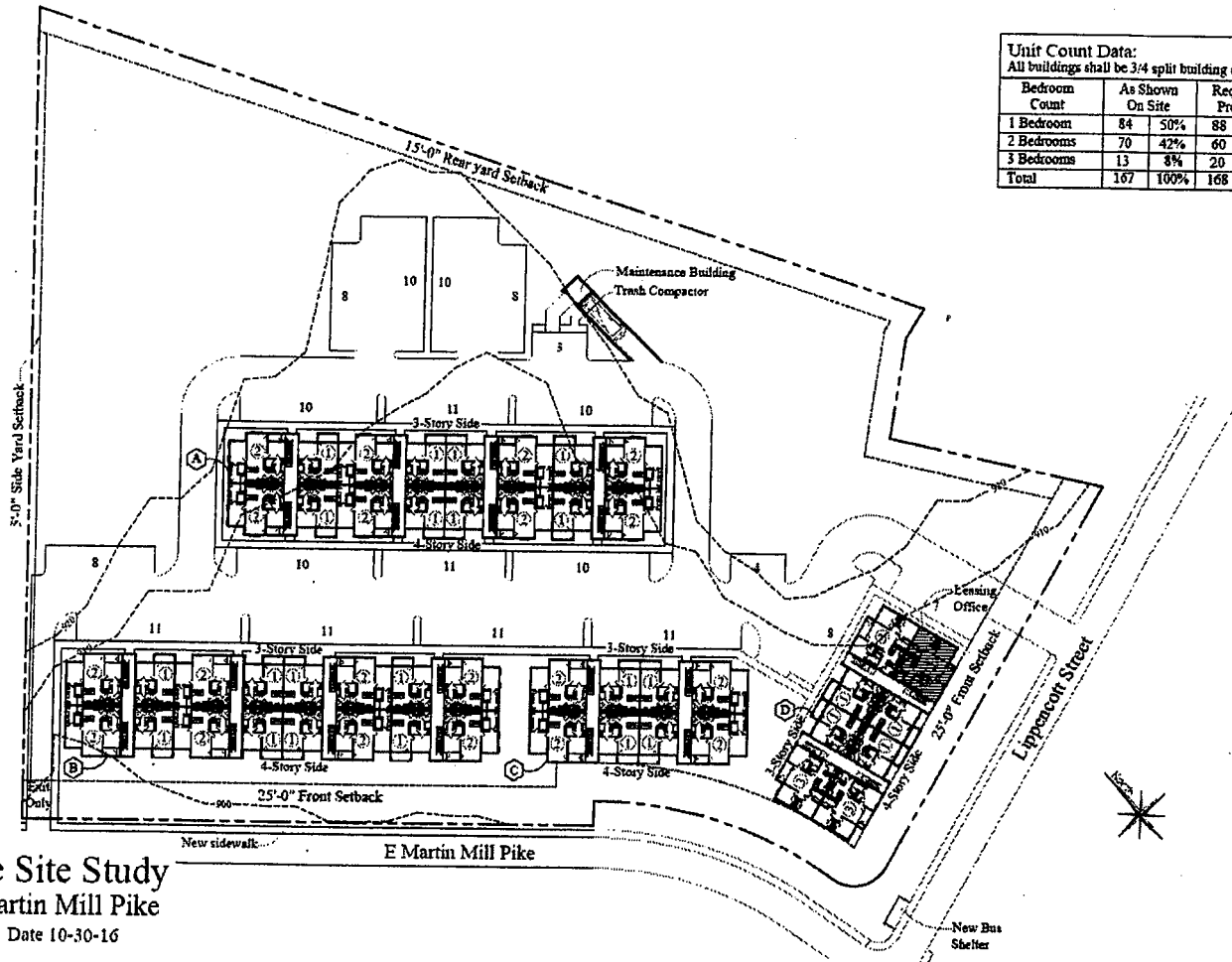


Original Print Date: 8/16/2017

Revised:

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

EXHIBIT A



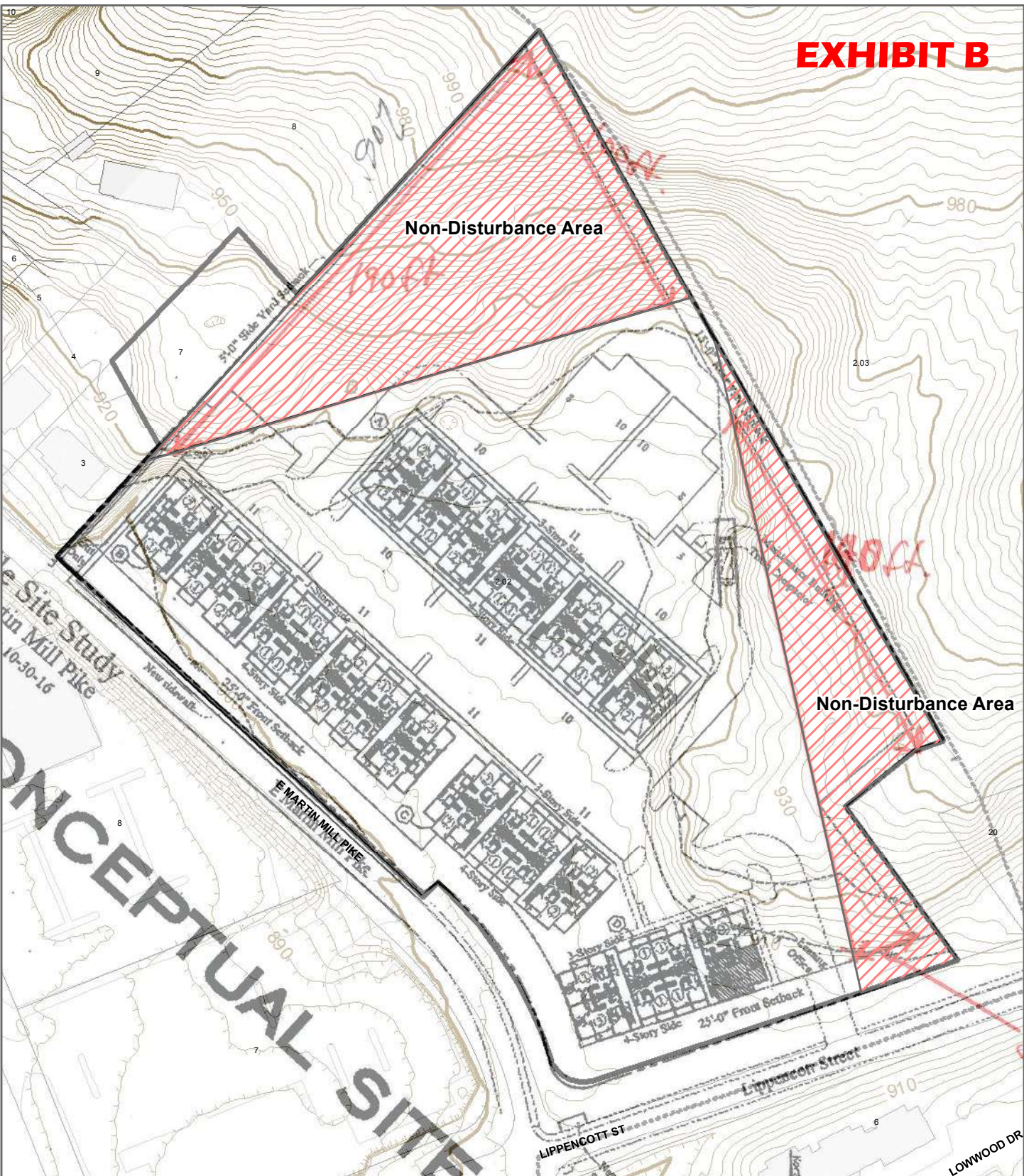
Unit Count Data:
All buildings shall be 3/4 split building concept

Bedroom Count	As Shown On Site	Requested Program
1 Bedroom	84 50%	88 52%
2 Bedrooms	70 42%	60 36%
3 Bedrooms	13 8%	20 12%
Total	167 100%	168 100%

Knoxville Site Study
2717 East Martin Mill Pike
Scale: 1" = 60'-0" Date 10-30-16

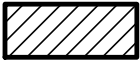
CONCEPTUAL SITE PLAN

EXHIBIT B



4-D-17-RZ REZONING - TOPOGRAPHY

From: C-4 (Highway and Arterial Commercial)
To: RP-2 (Planned Residential)



Petitioner: ECG Martin Mill LP

Map No: 109

Jurisdiction: City



Original Print Date: 3/29/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

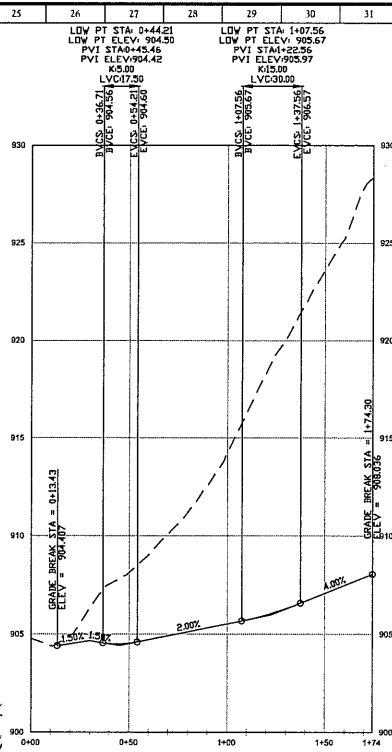
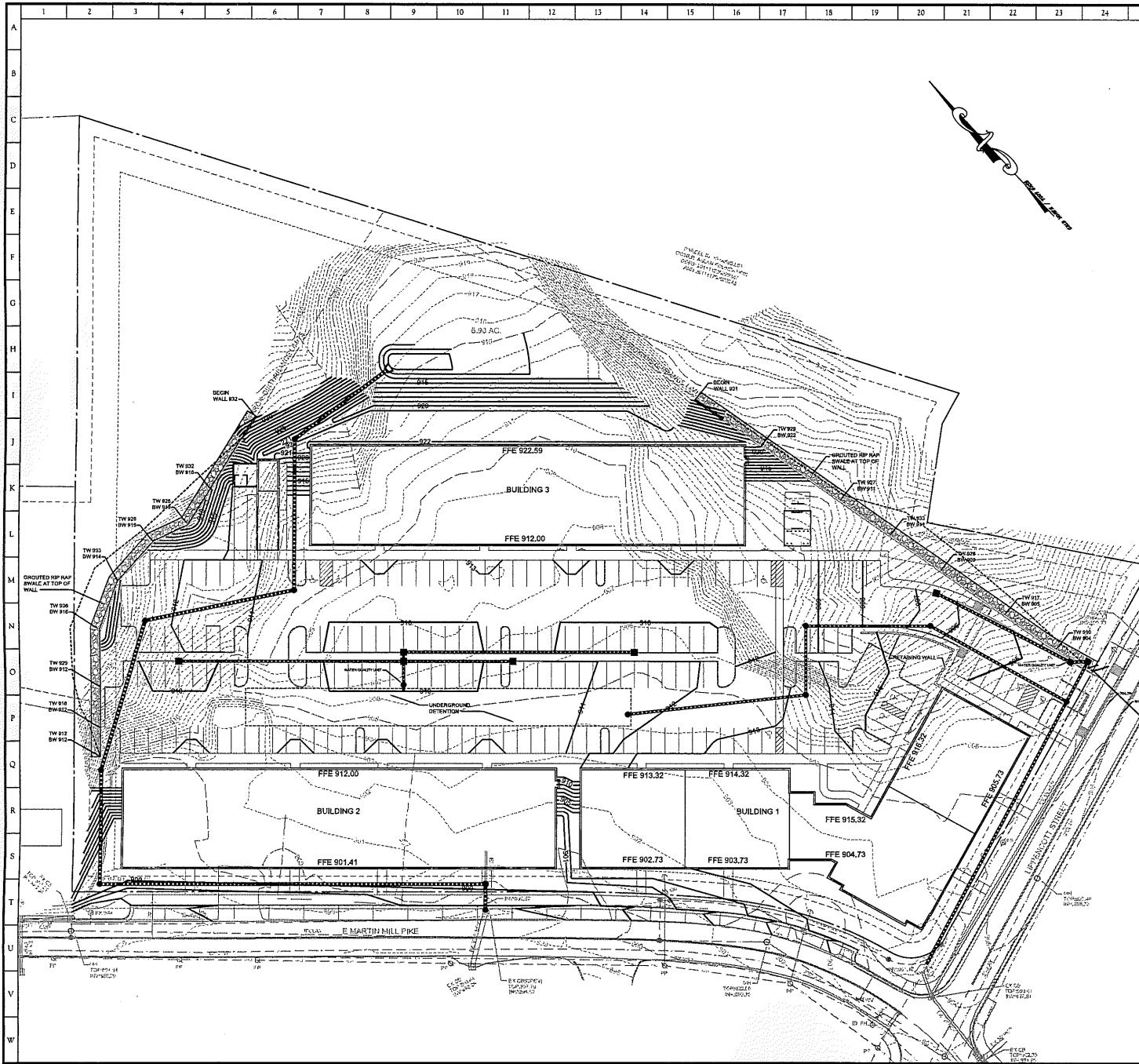


Non-Disturbance Area Exhibit
Southside Flats
 2712 E Martin Mill Pike
 Knoxville, Tennessee 37920
 Parcel ID: 109AK00202, City Block: 25220

DATE	BY	REVISIONS
08/22/17	ASH	ISSUE FOR PERMIT

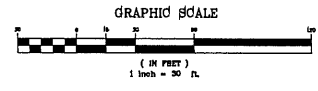
EX1

EXHIBIT C



Driveway Profile
 Horizontal Scale: 1"=30'
 Vertical Scale: 1"=3'

9-K-17-UR
 Revised: 8/30/2017

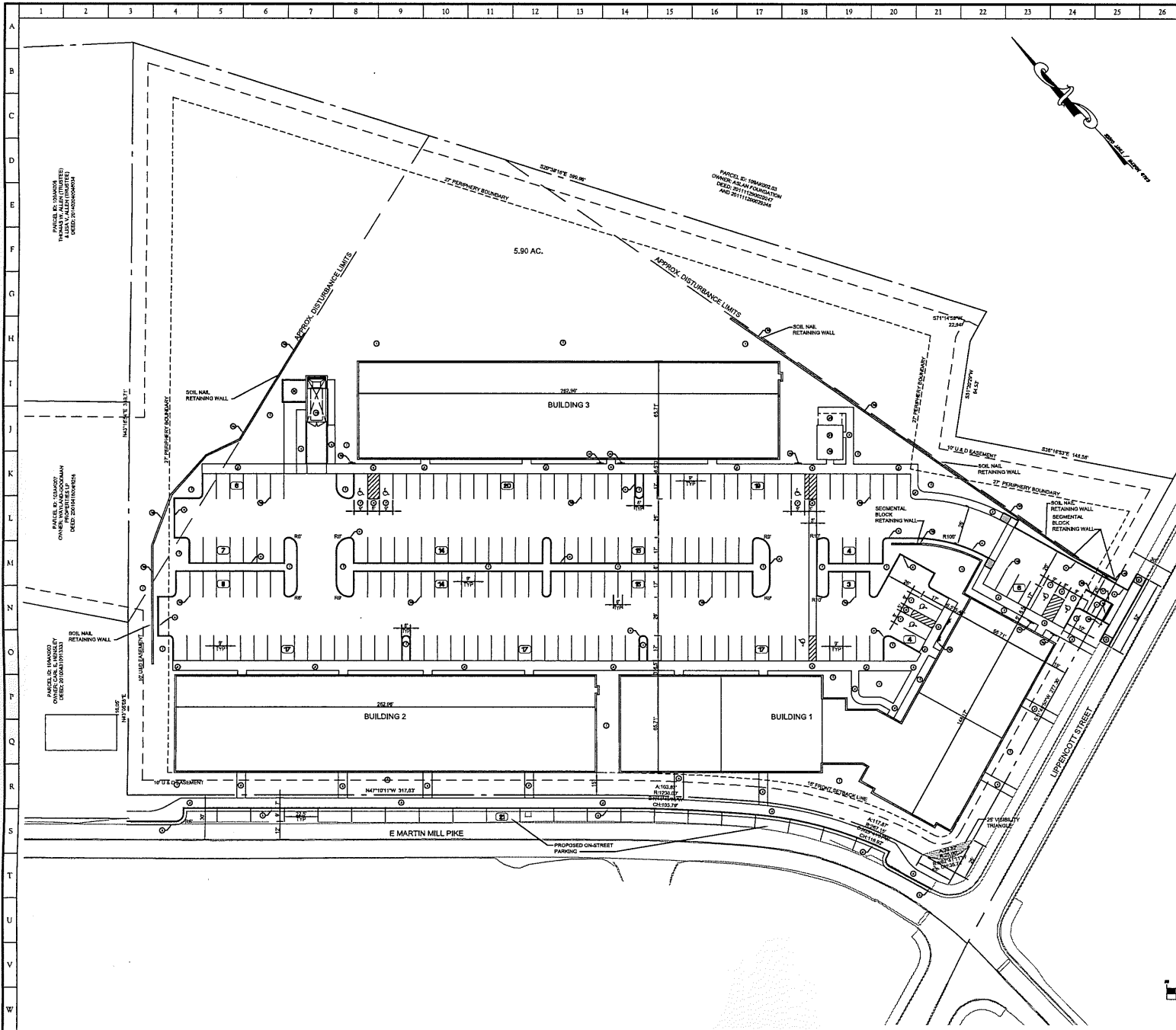


Use on Review Development Plan - Grading and Drainage Plan

Southside Flats
 2712 E Martin Mill Pike
 Knoxville, Tennessee 37920
 Parcel ID: 109AK00202 City Block: 25220

NO.	DATE	COMMENTS
1	08/30/17	ISSUED FOR PERMITS

C3.0



PARKING DATA	
PARKING REQUIRED PER ZONING ORDINANCE:	
1 BEDROOM	1.5 PER 100 SQ FT OVER 20
2 & 3 BEDROOMS	2 PER 100 SQ FT OVER 20
PARKING REQUIRED PER ZONING ORDINANCE:	
1 BEDROOM (MIN UNITS)	84 SPACES
2 & 3 BEDROOM (MIN UNITS)	142 SPACES
TOTAL NUMBER OF SPACES REQUIRED	
226 SPACES	
PARKING REQUIRED BY BZA VARIANCE GRANTED BY 11/17/17:	
TOTAL SPACES	198 SPACES
ON-SITE PARKING SPACES PROVIDED:	
STANDARD SPACES	178 SPACES
HANDICAP ACCESSIBLE	8 SPACES
TOTAL SPACES PROVIDED:	
186 SPACES	
OFF-SITE STREET PARKING SPACES PROVIDED:	
STANDARD SPACES	21 SPACES

PROPERTY DATA	
TOTAL LOT AREA:	5.80 ACRES
ZONING:	RP-2
REQUIRES BUILDING SETBACKS FOR ZONE RP-2:	
FRONT PER BZA VARIANCE GRANTED BY 11/17/17:	15' 0"
REAR:	15' 0"
SIDE AND REAR PER PERIPHERY BOUNDARY FOR 3 STORY BUILDING:	27' 0"

LEGEND:	
①	LANDSCAPE AREAS/LAND
②	CONCRETE SIDEWALK WITH INTEGRAL CURB
③	CONCRETE SIDEWALK
④	EXTRUDED CONCRETE CURB
⑤	TOTOT 6-30 CONCRETE CURB AND GUTTER
⑥	ACCESSIBLE RAMP
⑦	ACCESSIBLE PARKING SPACE WITH PAINTED ACCESSIBLE SYMBOL
⑧	ACCESSIBLE ASBLE WITH 4" WIDE DIAGONAL PAINT STRIPES AT 2' 0" O.C.
⑨	CROSS WALK - 6" WIDE WHITE PAINT STRIPE
⑩	4" WIDE WHITE PAINTED PARKING STRIPES
⑪	TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS)
⑫	MAINTENANCE BUILDING (SEE ARCHITECTURAL PLANS)
⑬	MAIL BUILDING (SEE ARCHITECTURAL PLANS)
⑭	ACCESSIBLE PARKING SIGN
⑮	ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLACUE
⑯	RETAINING WALL
⑰	24" WIDE WHITE PAINTED STOP BAR
⑱	4" WIDE DOUBLE YELLOW SOLID PAINT STRIPES
⑲	RS-1 "STOP" SIGN (24" X 30")
⑳	RS-1 "DO NOT ENTER" SIGN (24" X 30")
㉑	R902 STORAGE (SEE ARCHITECTURAL PLANS)

SITE INCORPORATED
 Civil Engineers & Surveyors
 10215 Technology Drive, Suite 104
 Knoxville, TN 37931
 Phone: (607) 711-4196
 Fax: (607) 711-4199

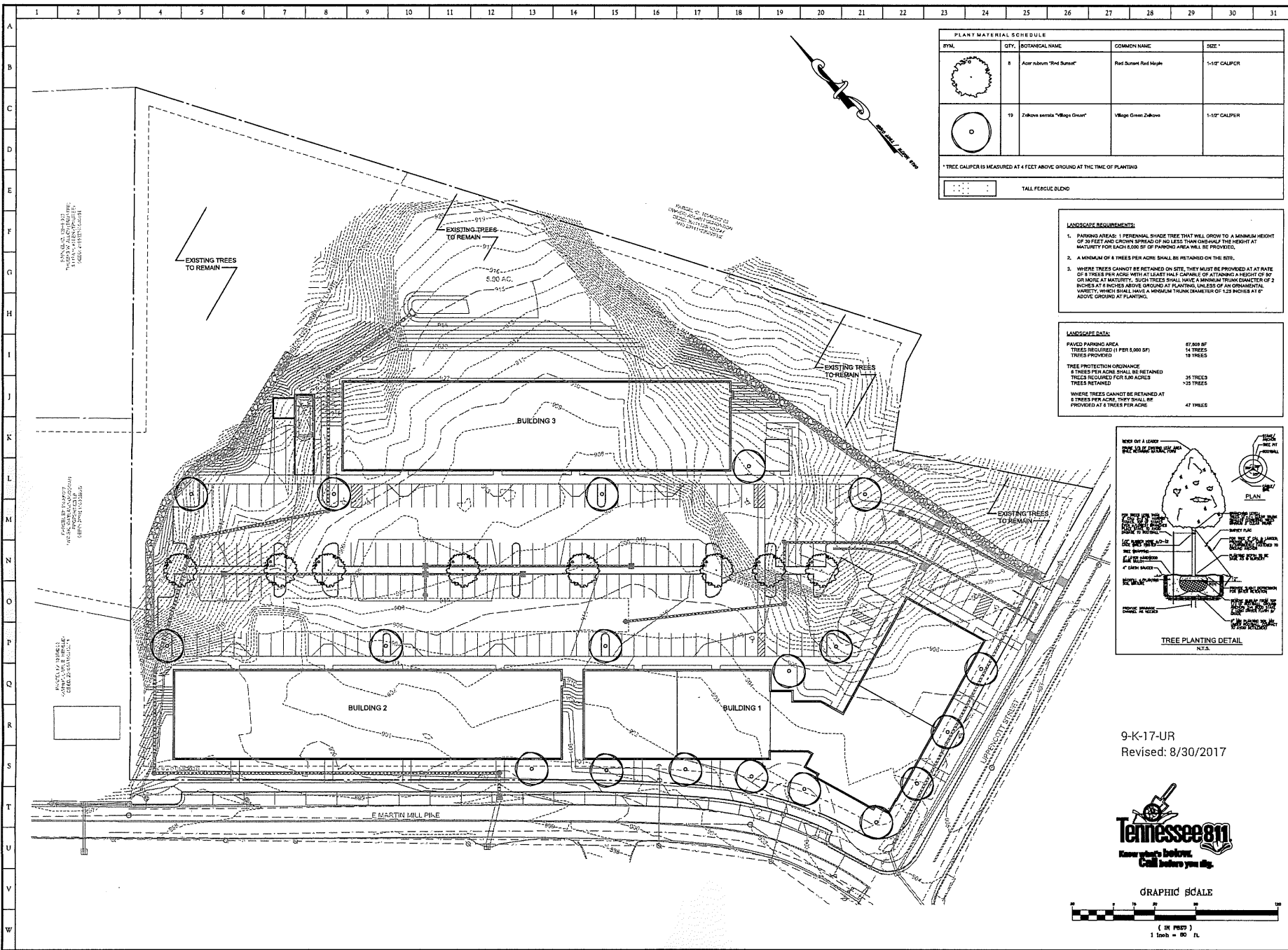
Site Layout Plan
Southside Flats
 2712 E Martin Mill Pike
 Knoxville, Tennessee 37920
 Parcel ID: 109AK00207 City Block: 25220

9-K-17-UR
 Revised: 8/30/2017

GRAPHIC SCALE
 (IN FEET)
 1 inch = 80 ft.

NO.	DATE	COMMENTS
1	8/30/2017	Revised for BZC Comments

C4.0



PLANT MATERIAL SCHEDULE				
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *
	8	Acer rubrum "Red Sunset"	Red Sunset Red Maple	1-1 1/2" CALIPER
	10	Zelkova serata "Village Green"	Village Green Zelkova	1-1 1/2" CALIPER

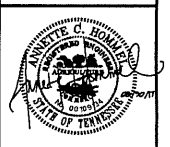
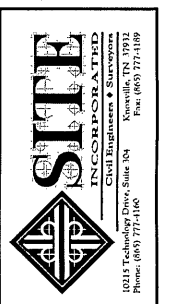
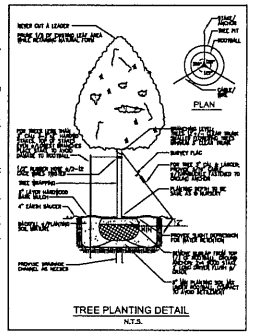
* TREE CALIPER IS MEASURED AT 4 FEET ABOVE GROUND AT THE TIME OF PLANTING

TALL FERRELL BLEND

- LANDSCAPE REQUIREMENTS:**
1. PARKING AREAS: 1 PERMANENT SHADE TREE THAT WILL GROW TO A MATURE HEIGHT OF 30 FEET AND CROWN SPREAD OF NO LESS THAN ONE-HALF THE HEIGHT AT MATURITY FOR EACH 8,000 SF OF PARKING AREA WILL BE PROVIDED.
 2. A MINIMUM OF 4 TREES PER ACRE SHALL BE RETAINED ON THE SITE.
 3. WHERE TREES CANNOT BE RETAINED ON SITE, THEY MUST BE PROVIDED AT A RATE OF 8 TREES PER ACRE WITH AT LEAST HALF CAPABLE OF ATTAINING A HEIGHT OF 30' OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2 INCHES AT 8 INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF 1.25 INCHES AT 8' ABOVE GROUND AT PLANTING.

LANDSCAPE DATA:

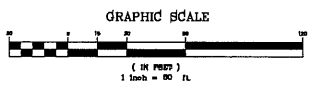
PAVED PARKING AREA	87,809 SF
TREES REQUIRED (1 PER 8,000 SF)	14 TREES
TREES PROVIDED	19 TREES
TREE PROTECTION ORDINANCE	
8 TREES PER ACRE SHALL BE RETAINED	35 TREES
TREES REQUIRED FOR 8 TREES PER ACRE	35 TREES
WHERE TREES CANNOT BE RETAINED AT 8 TREES PER ACRE, THEY SHALL BE PROVIDED AT 8 TREES PER ACRE	47 TREES



Use on Review Development Plan - Landscape Plan

Southside Flats
2712 E Martin Mill Pike
Knoxville, Tennessee 37920
Parcel ID: 109AK0020 City Block: 25220

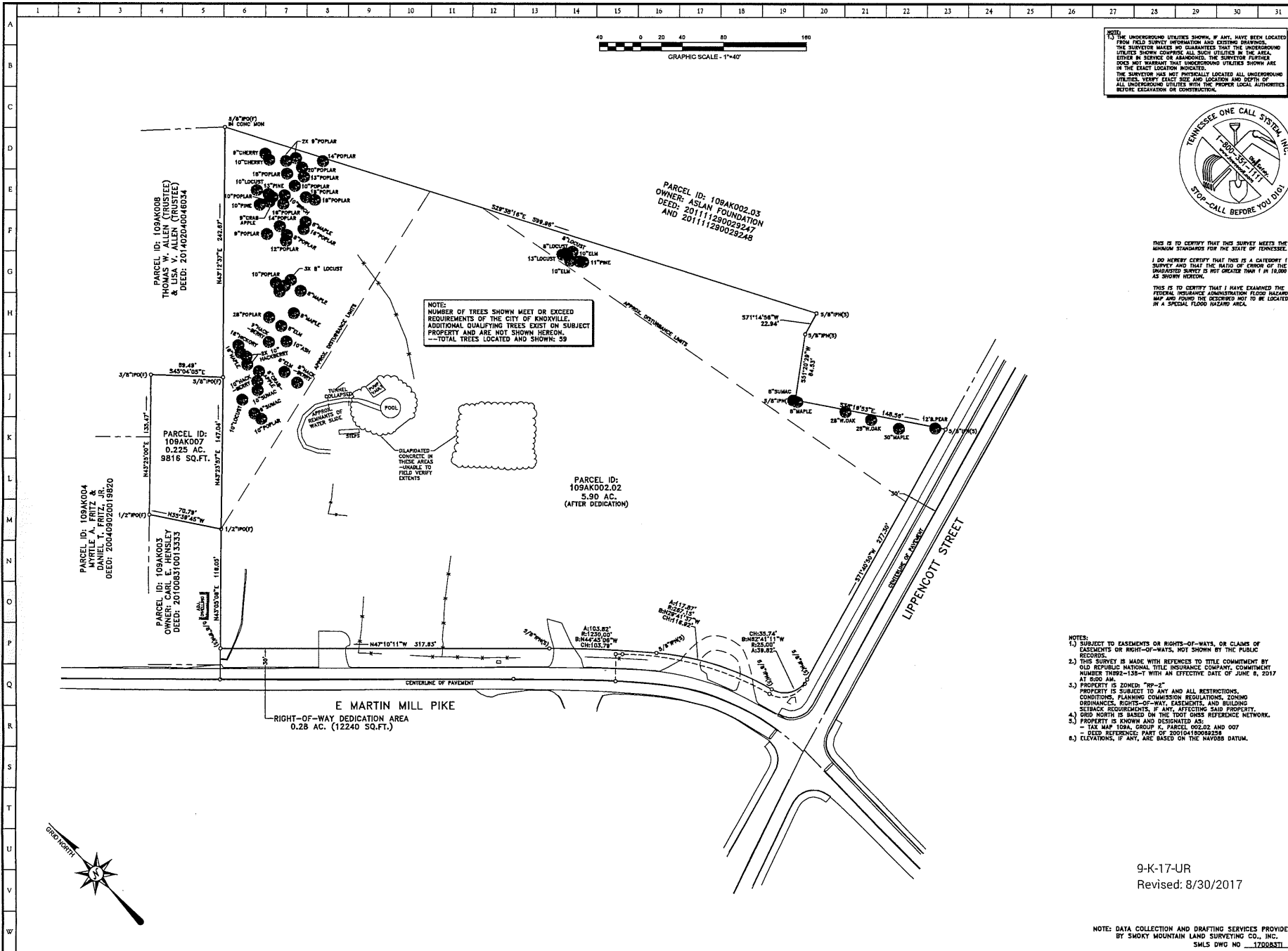
9-K-17-UR
Revised: 8/30/2017



9-K-17-UR 08/04/17

NO.	DATE	COMMENTS
1		

C6.0



NOTE:
THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING SERVICES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRES ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFICATION OF LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



SMLS
SURVEYING & MAPPING
CONSULTANTS, INC.
1013 Technology Park, Suite 304
Knoxville, TN 37932
Phone: (615) 777-1450 Fax: (615) 777-1189



Tree Inventory for
EGG Martin Mill LP
E Martin Mill Pike & Lippencott Street
Dist. 9 - Knox County -- 26th Ward, City of Knoxville, TN
Owner: Wayland-Goodman Properties, LP

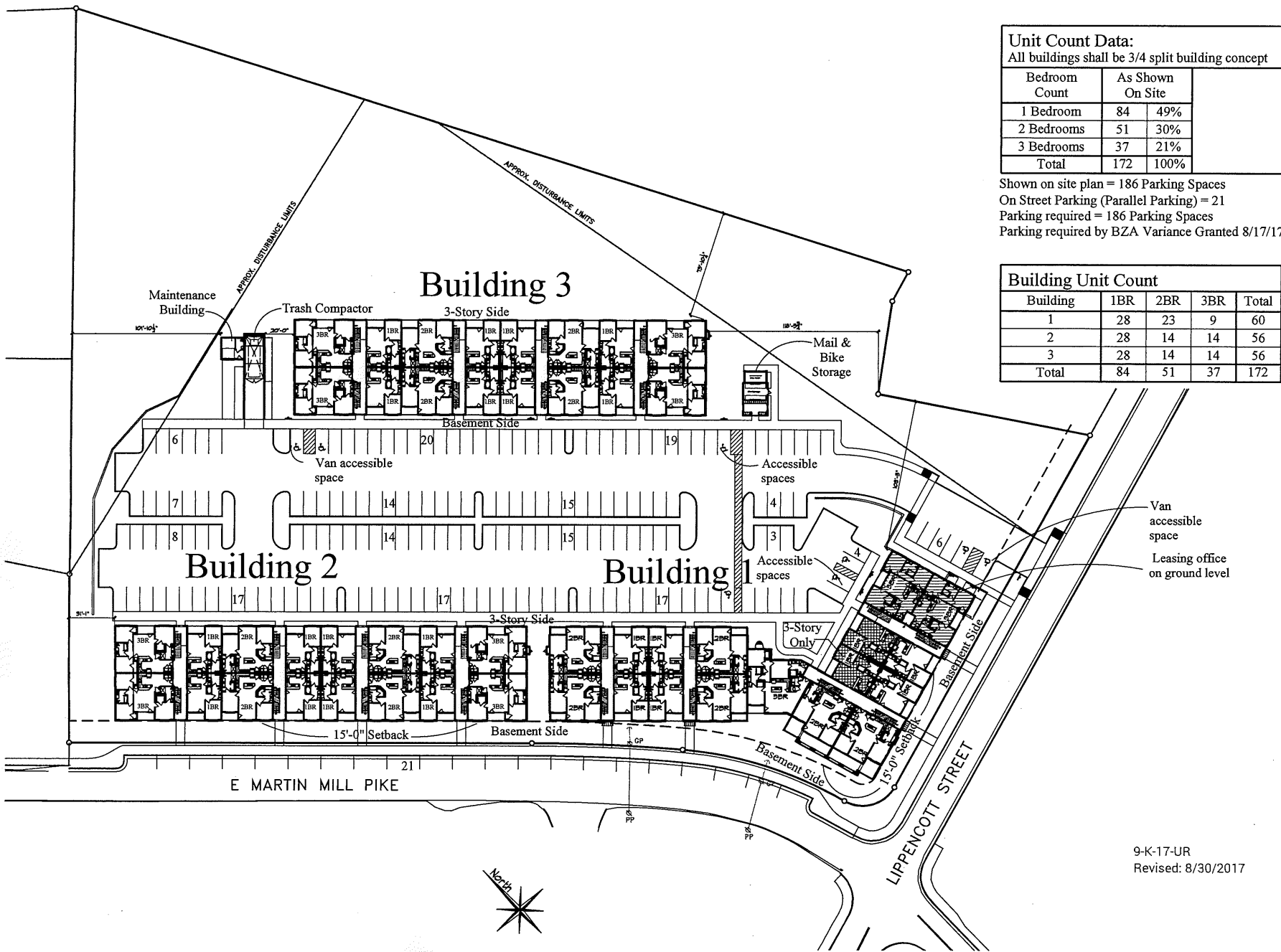
- NOTES:**
1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHTS-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2.) THIS SURVEY IS MADE WITH REFERENCES TO TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER THREE-135-17 WITH AN EFFECTIVE DATE OF JUNE 8, 2017 AT 8:00 AM.
3.) PROPERTY IS ZONED "R9-2". PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
4.) GRID NORTH IS BASED ON THE TDOT OWNER REFERENCE NETWORK.
5.) PROPERTY IS KNOWN AND DESIGNATED AS:
- TAX MAP 109A, GROUP 6, PARCELS 02.02 AND 007
- DEED REFERENCE PART OF 20070418008250
6.) ELEVATIONS, IF ANY, ARE BASED ON THE NAVD83 DATUM.

9-K-17-UR
Revised: 8/30/2017

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC. SMLS DWG NO. 17008311

NO.	DATE	REVISIONS / COMMENTS

TREE



Unit Count Data:
All buildings shall be 3/4 split building concept

Bedroom Count	As Shown	On Site
1 Bedroom	84	49%
2 Bedrooms	51	30%
3 Bedrooms	37	21%
Total	172	100%

Shown on site plan = 186 Parking Spaces
 On Street Parking (Parallel Parking) = 21
 Parking required = 186 Parking Spaces
 Parking required by BZA Variance Granted 8/17/17

Building Unit Count

Building	1BR	2BR	3BR	Total
1	28	23	9	60
2	28	14	14	56
3	28	14	14	56
Total	84	51	37	172

Shapiro & Company
 architects, inc.
 4646 Poplar Ave., Suite 517
 Memphis, TN 38117
 Ph: 901.685.9001
 Fax: 901.685.9054
 www.shapiroandco.com

© 2016 Shapiro & Company Architects, Inc. Design, drawings, and illustrations contained herein are prepared as an architectural work under section 101.04 of the Copyright Act, 17 U.S.C., as amended on December 1, 1995. Design, drawings, and illustrations may not be copied, copied, or otherwise be reproduced without the written permission of Shapiro & Company Architects, Inc.

Southside Flats
 2717 East Martin Mill Pike
 Knoxville, Tennessee

ECC Martin Mill, LP
 118 16th Avenue South
 Nashville, TN 37203

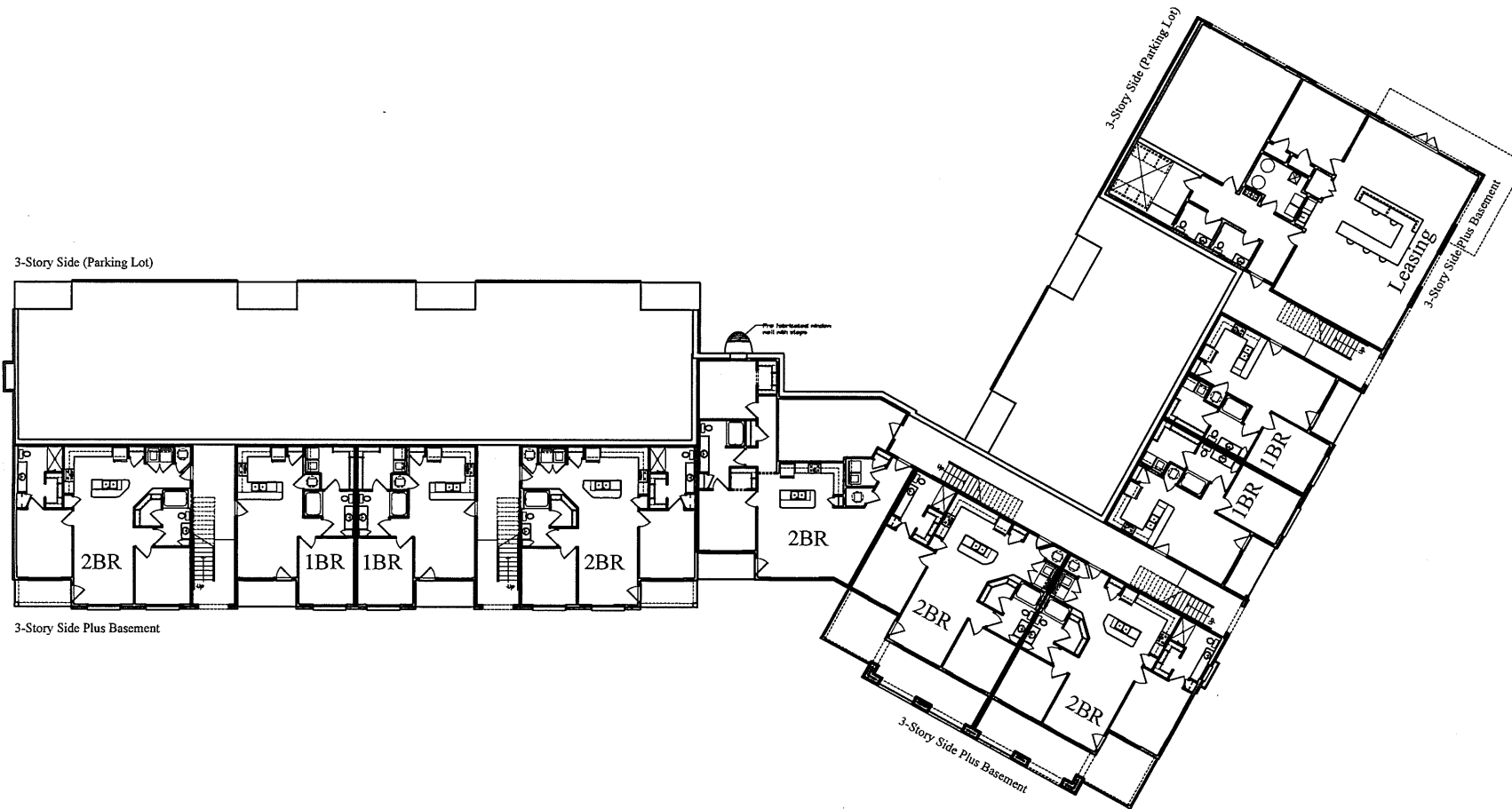
Revision 1 - 8.30.17

9-K-17-UR
 Revised: 8/30/2017

Project Number: 16048
 Description: Use on Review Submittal
 Date: 08.04.17

Sheet Number
A-1

1 Architectural Site Plan
 Scale: 1" = 30'-0"



1

Basement Floor Plan (Building 1)

Scale: 1/8" = 1'-0"

Shapiro & Company
architects, inc.
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9054
www.shapiroandco.com

© 2015 Shapiro & Company Architects, Inc. Design, drawings, and illustrations, including herein, are protected as an architectural work under section 102 of the Copyright act, 17 U.S.C., as amended on December 1, 1976. Design, drawings, and illustrations may not be copied, republished, or otherwise used without the written permission of Shapiro & Company Architects, Inc.

Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECC Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

Revision 1 - 8.30.17

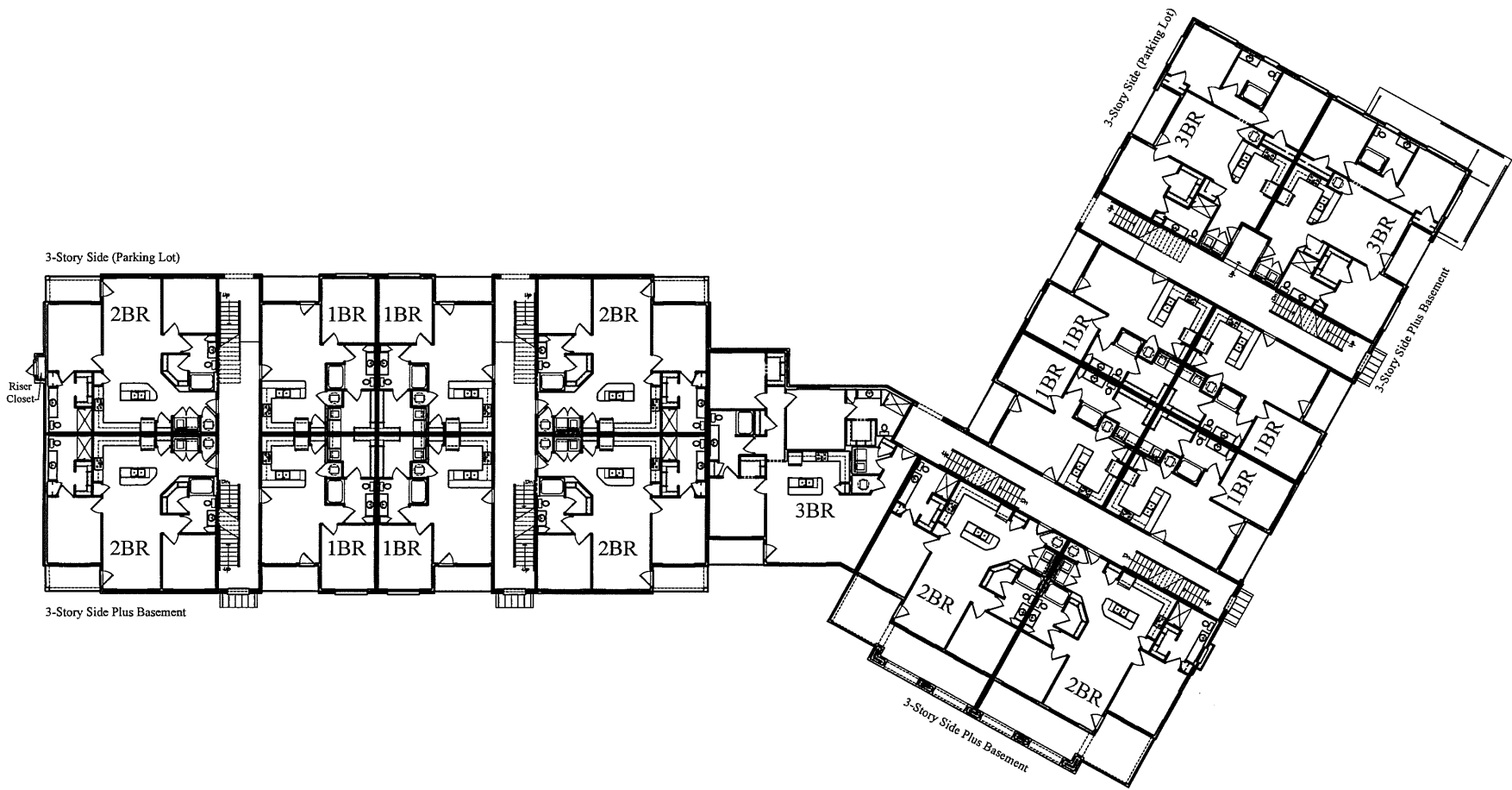
Project Number: 16048
Description: Use on Review Submittal

Date: 08.04.17

Sheet Number:

A-4

9-K-17-UR
Revised: 8/30/2017



1

First Floor Plan (Building 1)

Scale: 1/8" = 1'-0"

9-K-17-UR
Revised: 8/30/2017

Shapiro & Company
architects, inc.
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9054
www.shapiroandco.com

© 2016 Shapiro & Company Architecture, Inc. Design, drawing, and illustrations, and/or text, are protected as an architectural work under section 102 of the Copyright Act, 17 U.S.C., as amended on December 1, 1976. Design, drawings, and illustrations may not be copied, copied, or reform for any purpose without the written permission of Shapiro & Company Architects, Inc.

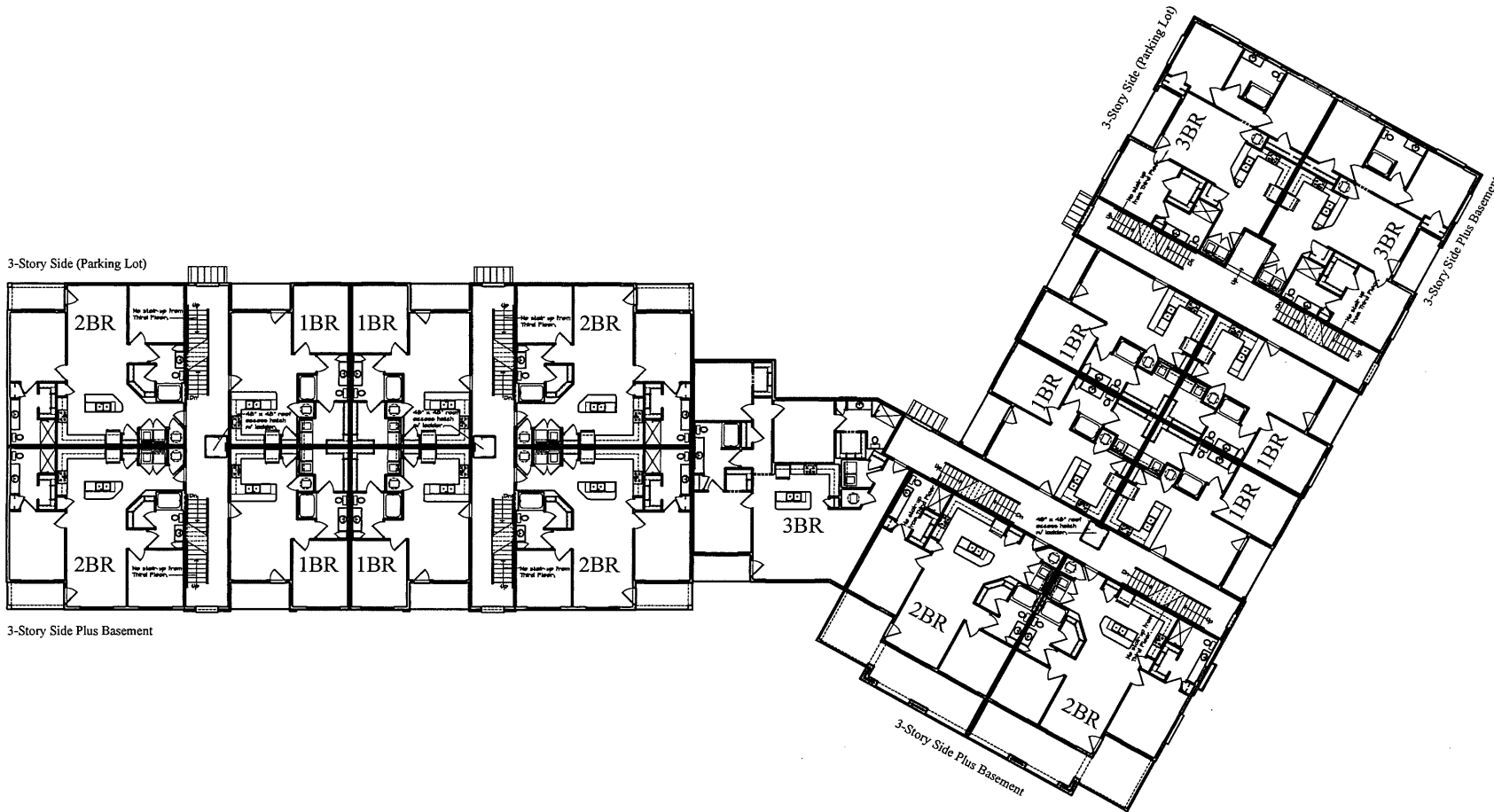
Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECC Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

Revision 1 - 8.30.17

Project Number: 16048
Description: Use on Review Submittal
Date: 08.04.17

Sheet Number:
A-5



1

Second & Third Floor Plan (Building I)

Scale: $\frac{1}{8}'' = 1'-0''$

9-K-17-UR
Revised: 8/30/2017

Shapiro & Company
architects, inc
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9054
www.shapiroandco.com

© 2016 Shapiro & Company Architects, Inc.
Design, drawings, and illustrations, contained
herein, are prepared as an architectural work
under section 102 of the Copyright Act, 17 U.S.C.,
as amended in December 1, 1994. Copying,
designs, and illustrations may not be copied,
reproduced, or transmitted in any form or by
any means, electronic or mechanical, including
photocopying, recording, or by any information
storage and retrieval system, without the
written permission of Shapiro & Company
Architects, Inc.

Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECC Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

Revision 1 - 8.30.17

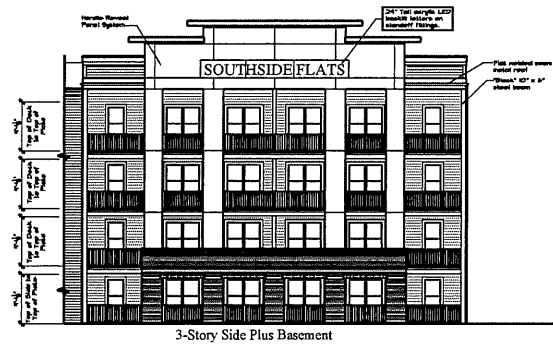
Project Number: 16048
Description: Use on Review Submittal
Date: 08.04.17

Sheet Number:

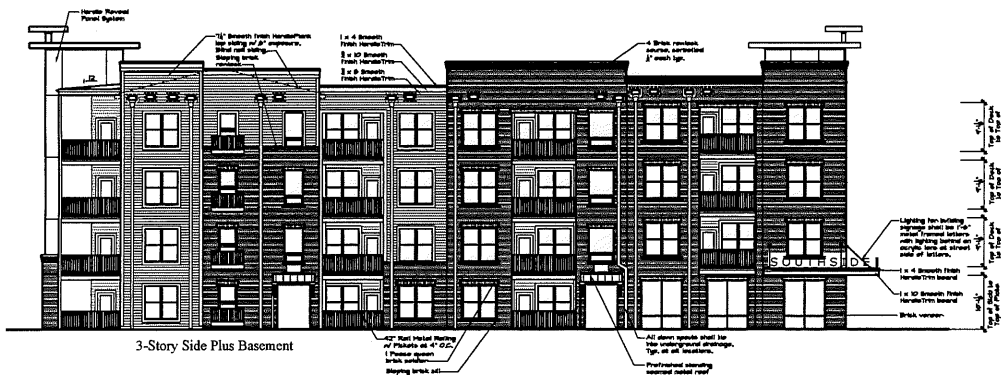
A-6



1 South Elevation (Building 1)
Scale: $\frac{3}{8}'' = 1'-0''$



2 Corner of E. Martin Mill Pike & Lippencott Prial Elevation (Building 1)
Scale: $\frac{3}{8}'' = 1'-0''$



3 East Elevation (Building 1)
Scale: $\frac{3}{8}'' = 1'-0''$



4 West Elevation (Building 1)
Scale: $\frac{3}{8}'' = 1'-0''$

Shapiro & Company
architects, inc.
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9054
www.shapiroandco.com

© Shapiro & Company Architects, Inc.
Designs, drawings, and illustrations contained herein are prepared as an architectural work under section 102 of the Copyright act, 17 U.S.C. as amended on December 1, 1976. Design, drawings, and illustrations may not be copied, copied, or in whole or in part without the written permission of Shapiro & Company Architects, Inc.

Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECC Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

Revision 1 - 8.30.17

Project Number: 16048
Description: Use on Review Submittal

Date: 08.04.17

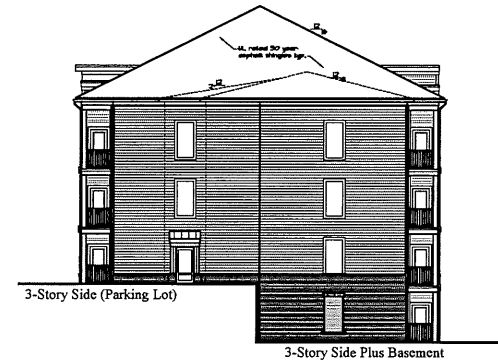
Sheet Number:

A-7

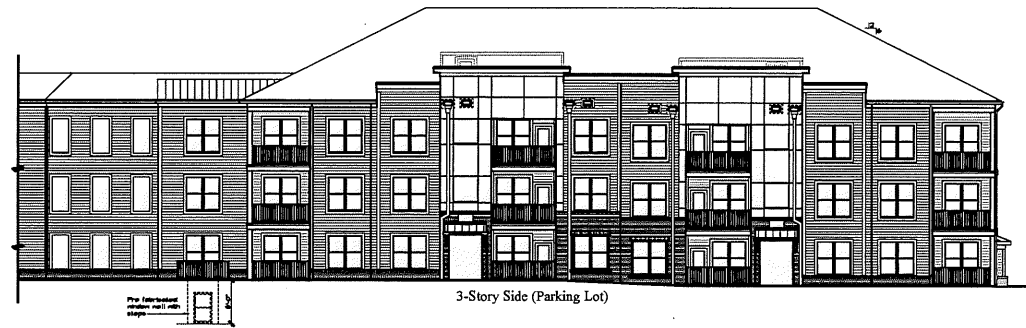
9-K-17-UR
Revised: 8/30/2017



1 North East Elevation (Building 1)
Scale: 1/8" = 1'-0"



2 West Elevation (Building 1)
Scale: 1/8" = 1'-0"



1 North West Elevation (Building 1)
Scale: 1/8" = 1'-0"

Shapiro & Company
architects, inc.
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9054
www.shapiroandco.com

© 2016 Shapiro & Company Architects, Inc.
Create, develop, and illustrate conceptual
plans, and prepared as an architectural work
under section 102 of the Copyright Act, 17 U.S.C.,
as amended on December 1, 1976. Copying,
drawing, and distribution may not be made,
reproduced, or referred to in any manner without the
written permission of Shapiro & Company
Architects, Inc.

Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECG Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

Revision 1 - 8.30.17

Project Number:	16048	Description:	Use on Review Submittal
Date:	08.04.17		

Sheet Number:

A-8

9-K-17-UR
Revised: 8/30/2017

Shapiro & Company
architects, inc.
4646 Poplar Ave, Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9034
www.shapiroandco.com

© 2016 Shapiro & Company Architects, Inc.
Design, drawings, and illustrations, contained
herein, are prepared as an architectural work
under section 102 of the Copyright Act, 17 U.S.C.,
as amended on December 1, 1993. Design,
drawings, and illustrations may not be copied,
reproduced, or otherwise used in any manner without the
written permission of Shapiro & Company
Architects, Inc.

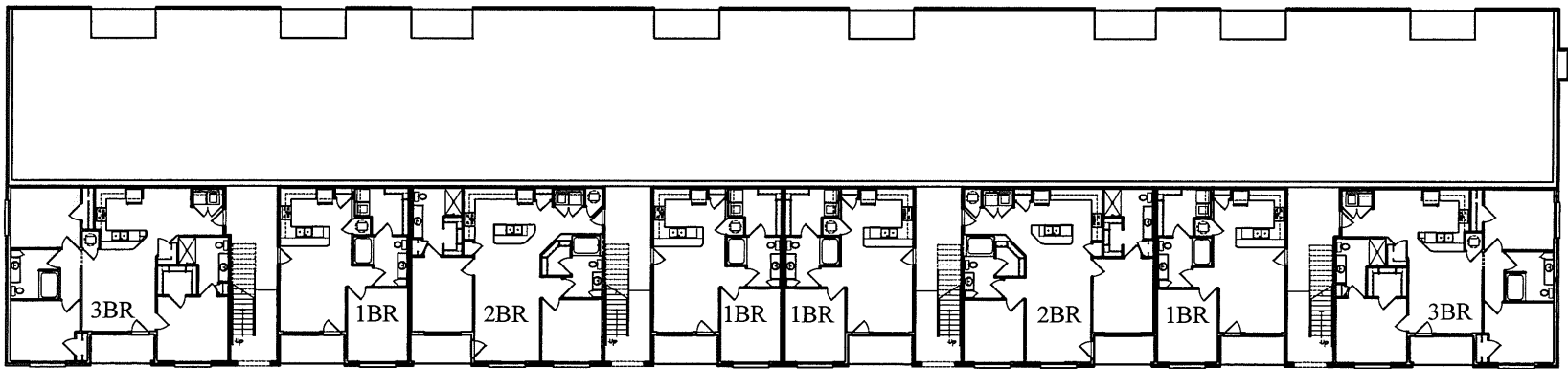
Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECC Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

Project Number: 16048
Description: Use on Review Submittal
Date: 08.04.17

Sheet Number:
A-9

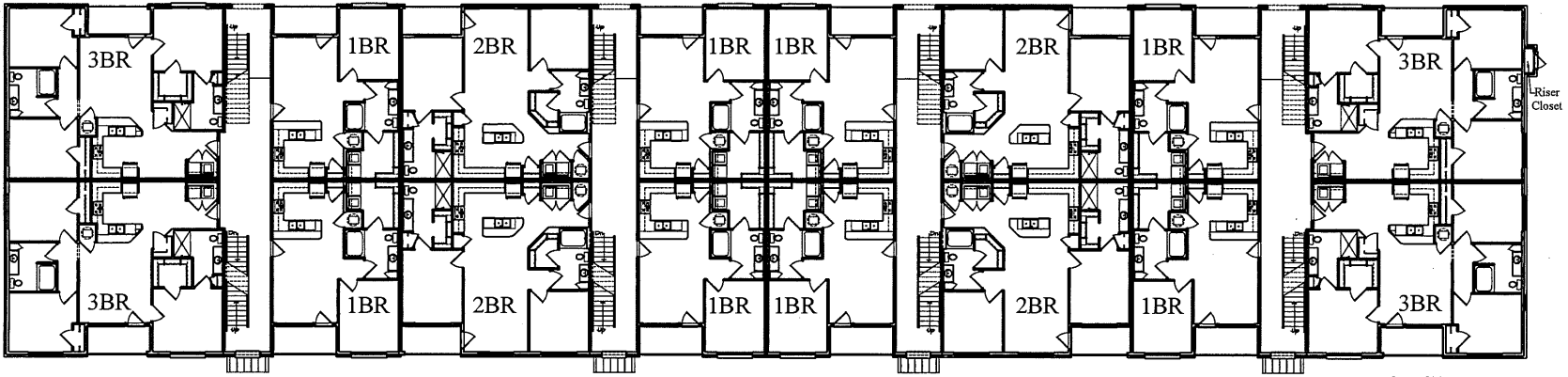
3-Story Side (Parking Lot)



3-Story Side plus Basement

1 Basement Floor Plan (Building 2 & 3)
Scale: 3/8" = 1'-0"

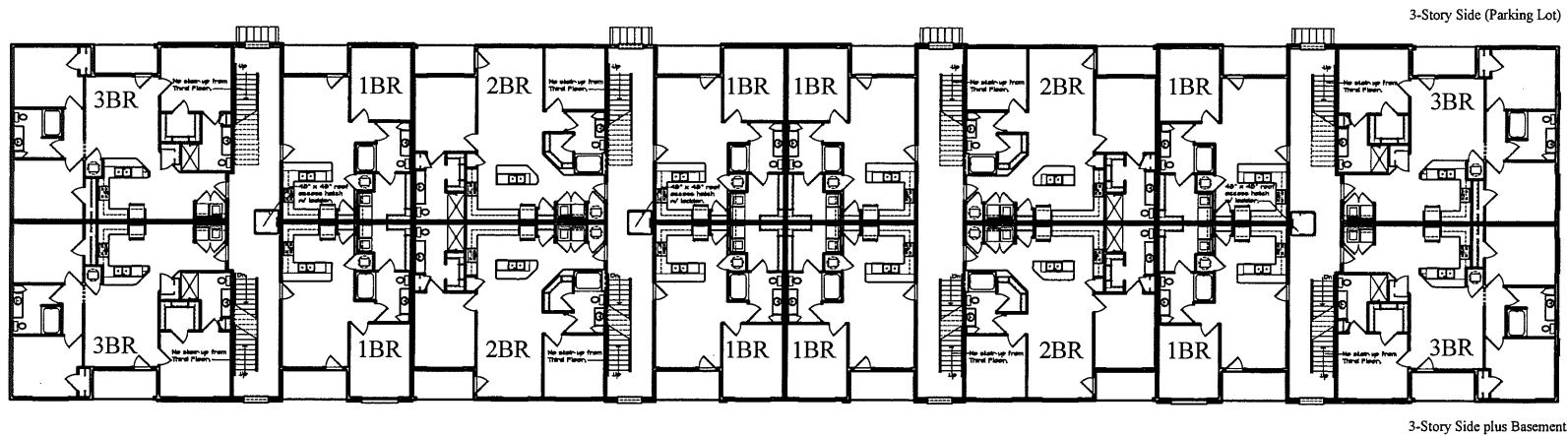
3-Story Side (Parking Lot)



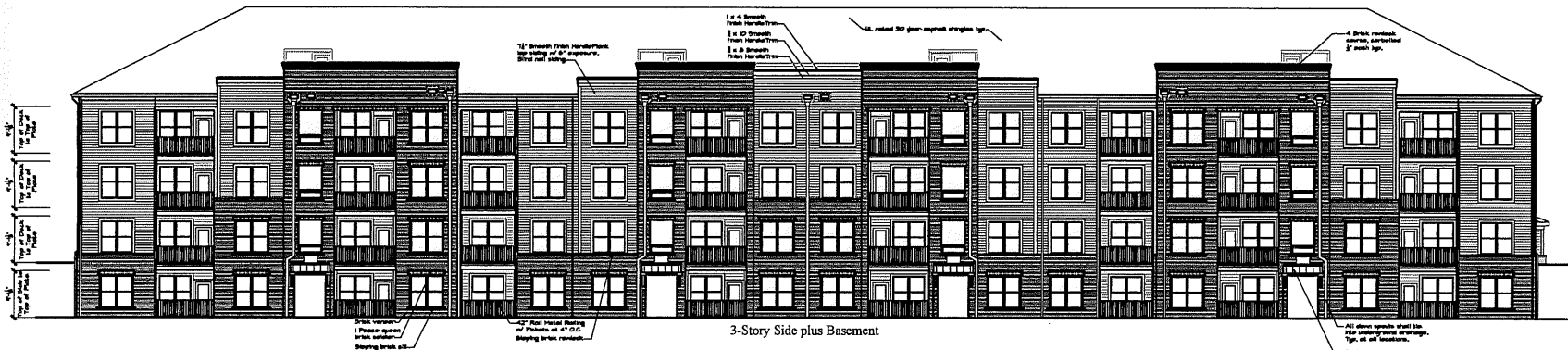
3-Story Side plus Basement

2 First Floor Plan (Building 2 & 3)
Scale: 3/8" = 1'-0"

9-K-17-UR
Revised: 8/30/2017



1 Second & Third Floor Plan (Building 2 & 3)
 Scale: $\frac{1}{8"} = 1'-0"$



2 South Elevation (Building 2 & 3)
 Scale: $\frac{1}{8"} = 1'-0"$

9-K-17-UR
 Revised: 8/30/2017

Shapiro & Company
 architects, inc.
 4646 Poplar Ave, Suite 517
 Memphis, TN 38117
 Ph: 901.685.9001
 Fax: 901.685.9054
 www.shapiroandco.com

© 2014 Shapiro & Company Architects, Inc. Design, drawings, and illustrations, contained herein, are prepared as an architectural work under contract with the City of Memphis, TN, as amended on December 1, 1992. Design, drawings, and illustrations may not be copied, copied in whole, or copied in part without the written permission of Shapiro & Company Architects, Inc.

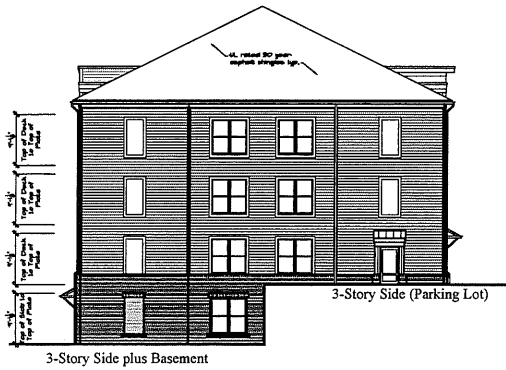
Southside Flats
 2717 East Martin Mill Pike
 Knoxville, Tennessee

ECG Martin Mill, LP
 118 16th Avenue South
 Nashville, TN 37203

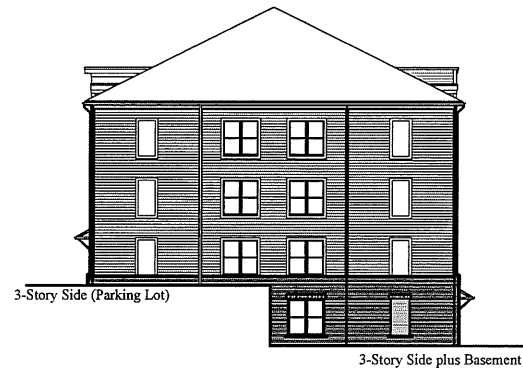
Project Number: 16048
 Description: Use on Review Submittal
 Date: 08.04.17

Sheet Number:

A-10



1 West Elevation (Building 2 & 3)
Scale: 1/8" = 1'-0"



2 East Elevation (Building 2 & 3)
Scale: 1/8" = 1'-0"



3 North Elevation (Building 2 & 3)
Scale: 1/8" = 1'-0"

9-K-17-UR
Revised: 8/30/2017

Shapiro & Company
architects, inc.
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9091
Fax: 901.685.9054
www.shapicoandco.com

© 2014 Shapiro & Company Architects, Inc.
Creating, developing, and disseminating conceptual
drawings, and elevations, and other architectural work
under section 102 of the Copyright Act, 17 U.S.C.,
as amended on December 1, 1976 (Copyright),
drawings, and elevations may not be copied,
reproduced, or otherwise used for any purpose without the
written permission of Shapiro & Company
Architects, Inc.

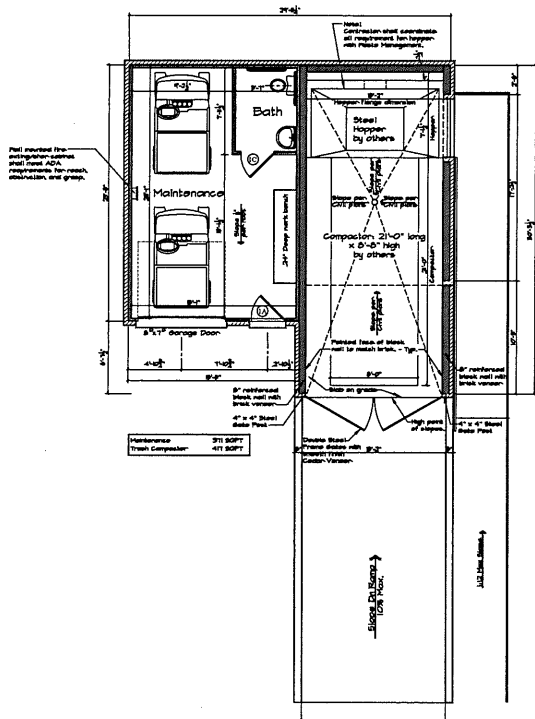
Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECG Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

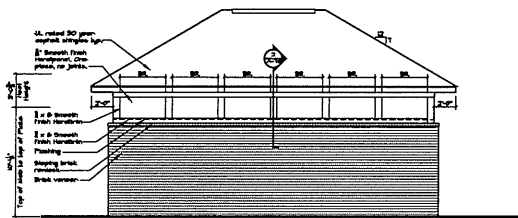
Project Number: 16048
Description: Use on Review Submittal
Date: 08.04.17

Sheet Number:

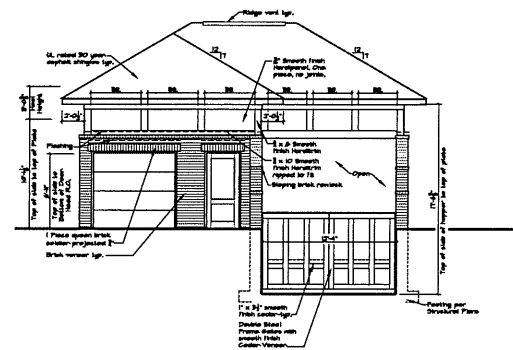
A-11



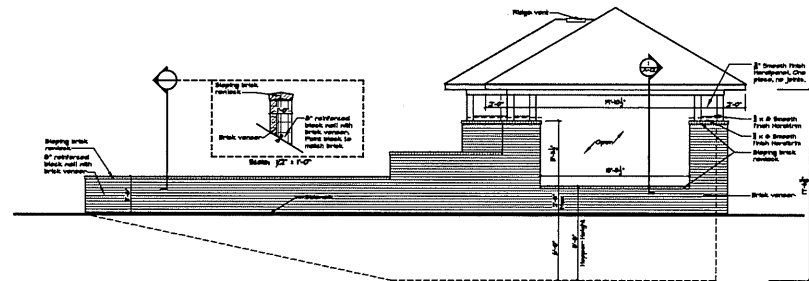
1 Trash Compactor & Maintenance Building Floor Plan
Scale: $\frac{3}{8}'' = 1'-0''$



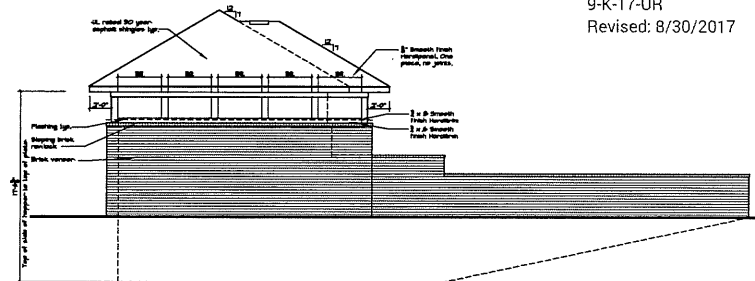
4 Trash Compactor & Maintenance Building North Elevation
Scale: $\frac{3}{8}'' = 1'-0''$



2 Trash Compactor & Maintenance Building South Elevation
Scale: $\frac{3}{8}'' = 1'-0''$



3 Trash Compactor & Maintenance Building East Elevation
Scale: $\frac{3}{8}'' = 1'-0''$



5 Trash Compactor & Maintenance Building West Elevation
Scale: $\frac{3}{8}'' = 1'-0''$

9-K-17-UR
Revised: 8/30/2017

Shapiro & Company
architects, inc.
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9054
www.shapiroandco.com

© 2015 Shapiro & Company Architects, Inc. Design, drawings, and illustrations, contained herein, are prepared as architectural work under license of the Copyright Act, 17 U.S.C., as amended on December 1, 1995. Design, drawings, and illustrations may not be copied, copied, or otherwise be used without the written permission of Shapiro & Company Architects, Inc.

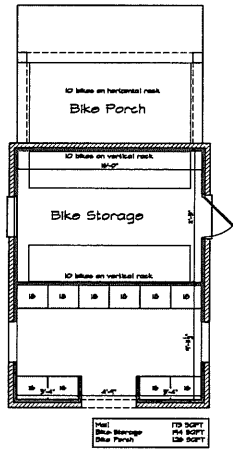
Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECG Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

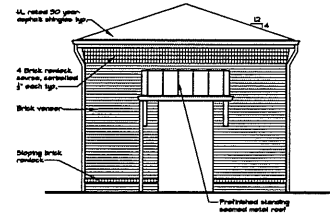
Revision 1 - 8.30.17

Project Number:	Description:
16048	Use on Review
Date:	Submit
08.04.17	

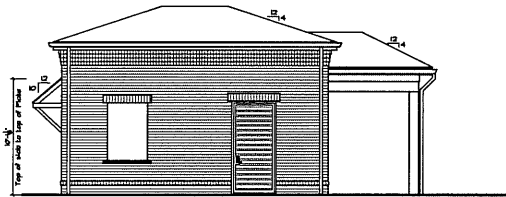
Sheet Number
A-12



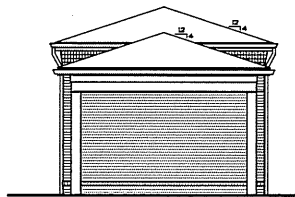
1 Mail Building
Floor Plan
Scale: $\frac{3}{8}'' = 1'-0''$



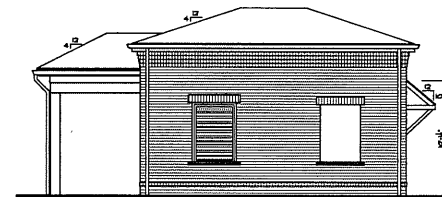
2 Mail Building
South Elevation
Scale: $\frac{3}{8}'' = 1'-0''$



3 Mail Building
East Elevation
Scale: $\frac{3}{8}'' = 1'-0''$



4 Mail Building
North Elevation
Scale: $\frac{3}{8}'' = 1'-0''$



5 Mail Building
West Elevation
Scale: $\frac{1}{4}'' = 1'-0''$

Shapiro & Company
architects, inc.

4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9054
www.shapiroandco.com

© 2016 Shapiro & Company Architects, Inc.
Design, drawings, and illustrations contained
herein are protected as an architectural work
under section 102 of the Copyright act, 17 U.S.C.,
as amended on December 1, 1993. Design,
drawings, and illustrations may not be copied,
reproduced, or used for any purpose without the
written permission of Shapiro & Company
Architects, Inc.

Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECC Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

Revision 1 - 05.01.17

Project Number: 16048
Drawings: Use on Review Submittal
Date: 08.04.17

Sheet Number:

A-13

9-K-17-UR
Revised: 8/30/2017

Double Fee

KNOXVILLE-KNOX COUNTY
MPC
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: C. Hunter Nelson

Date Filed: 8/7/2017

Meeting Date: 9/14/2017

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: 2400.⁰⁰ File Number: Use on Review 9-K-17-OR



PROPERTY INFORMATION

Address: 2712 E Martin Mill Pike

General Location: NE quadrant of E Martin Mill Pk and Lippencott St

Tract Size: 5.90 AC No. of Units: 172

Zoning District: RP-2

Existing Land Use: Vacant Land

Planning Sector: South City

Sector Plan Proposed Land Use Classification: HDR

Growth Policy Plan Designation: Urban Growth Area

Census Tract: 8

Traffic Zone: 29

Parcel ID Number(s): 109AK00202

Jurisdiction: City Council 1 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: C. HUNTER NELSON

Company: ECG MARTIN MILL LP

Address: 11816th AVE S. SUITE 200

City: NASHVILLE State: TN Zip: 37203

Telephone: (615) 490-6711

Fax: (615) 490-6701

E-mail: HUNTER@FLMINGTONCAPITAL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: C. HUNTER NELSON

Company: ECG MARTIN MILL LP

Address: 11816th AVE S. SUITE 200

City: NASHVILLE State: TN Zip: 37203

Telephone: (615) 490-6711

Fax: (615) 490-6701

E-mail: HUNTER@FLMINGTONCAPITAL.COM

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)
Multi-family residential development

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: SAME AS ABOVE

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____