

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

▶ **FILE #:** 10-H-18-UR **AGENDA ITEM #:** 49  
 POSTPONEMENT(S): 10/11/2018 - 11/8/2018 **AGENDA DATE:** 12/13/2018  
 ▶ **APPLICANT:** ECG ACQUISITIONS, LLC  
 OWNER(S): ECG Acquisitions, LLC

TAX ID NUMBER: 109 O A 007 [View map on KGIS](#)  
 JURISDICTION: City Council District 1  
 STREET ADDRESS: 121 E Young High Pike  
 ▶ **LOCATION:** Northwest side of E Young High Pike, east side of Chapman Hwy  
 ▶ **APPX. SIZE OF TRACT:** 5.32 acres  
 SECTOR PLAN: South City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via E. Young High Pike, a major collector street with 23' of pavement width within 35-45' of right-of-way, or Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way.  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: Goose Creek

▶ **ZONING:** RP-2 (Planned Residential) < 30 du/ac  
 ▶ **EXISTING LAND USE:** Vacant land  
 ▶ **PROPOSED USE:** 156 unit multi-dwelling development  
 29.3 du/ac  
 HISTORY OF ZONING: Rezoned from C-3 to RP-2 < 30 du/ac in August 2018 with a condition of no access to Chapman Hwy (7-A-18-RZ). The condition was recommended for removal by MPC at the Nov. 2018 meeting (11-G-18-RZ).  
 SURROUNDING LAND USE AND ZONING: North: Sam Duff Memorial Park / OS-2 (Parks & Open Space)  
 South: E. Young High Pike, AT&T facility, office and residences / O-1 (Office, Medical & Related Services) & R-1 (Low Density Residential)  
 East: U.S. Post Office / C-3 (General Commercial)  
 West: Retail, restaurant, medical office, Chapman Hwy / C-3 (General Commercial)  
 NEIGHBORHOOD CONTEXT: This site is located to the rear of commercial businesses on the east side of Chapman Hwy. This site and the businesses are currently zoned C-3. Other uses in the area include an AT&T facility, post office, residential uses and a park, zoned C-3, O-1 and OS-2.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for a multi-dwelling development with up to 156 dwelling units, subject to 12 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures).
4. Installation of all sidewalks and pedestrian crosswalks as identified on the development plan. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
6. Submitting a new Use on Review application if the Knoxville Area Transit Super Stop identified on the Architectural Site Plan (A-100) is proposed on the site.
7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for the project.
8. Implementing the recommendations of the Young High Pike Apartments Traffic Impact Study, as prepared by CDM Smith Inc., revised on October 1, 2018 (and subsequent revisions), and as reviewed and approved by the Knoxville Department of Engineering.
9. Meeting all requirements of the Tennessee Department of Transportation and Knoxville Department of Engineering regarding the driveway connections to the adjacent roadways.
10. All free standing site and parking lot lighting must use a cut off luminaire with a cut off angle of 75 degrees or less. This does not apply to general lighting that is attached to a building.
11. Meeting the requirements of Article 5, Section 7.1 (Bicycle parking provisions), including but not limited to the location of bicycle parking. The Knoxville Department of Engineering has the authority to approve alternative locations for bicycle parking on a case-by-case basis.
12. Obtaining approval by City Council to remove the zoning condition that restricts the development from accessing Chapman Hwy.

With the conditions noted above, this request meets all criteria for a use-on-review in the RP-2 zoning district.

#### **COMMENTS:**

This proposal is for a 156 unit apartment complex (29.3 du/ac) with three apartment buildings that are between 3 and 4 stories tall, and a leasing office/amenity building that is 1 story tall. Access is provided from E. Young High Pike, Chapman Highway, and Hedgeapple Ln. The access to Hedgeapple Ln. is an exit only and the exit onto Chapman Hwy. is right-out only. In November the development received approval from the Board of Zoning Appeals to reduce the peripheral setback from 25' to 15' along several property lines, as shown on the development plan. This will have little impact on adjacent properties since they are non-residential uses. The peripheral setback along Young High Pike was also reduced to 15', however, this only involves the 1 story leasing office building.

A future KAT Super Stop is being considered for the site near the Young High Pike access and adjacent to the driveway that connects to the Captain D's property. The design of this Super Stop is not presented in the development plan and will need to be addressed as a separate application. The issues that need to be addressed include, but are not limited to, the turn movements of large buses that come more frequently than other large vehicles (such as delivery and garbage trucks), and the queuing of buses and their impact on other vehicles using the driveway system.

When the property was rezoned in August 2018, there was a condition that there be no access to Chapman Hwy. When the Use on Review development plan was submitted and reviewed with the applicant, staff was notified that the auto parts store that currently has access to the driveway to Chapman Hwy, also has an access easement on the existing driveway that goes to Young High Pike. This access must remain open between Young High Pike and Chapman Hwy for the auto parts store, which makes it difficult to restrict access from the apartment complex to Chapman Hwy. The developers applied for rezoning of the property again to remove the condition and in November the Planning Commission recommended the removal of the condition. City Council will consider the removal of the condition in December.

The access to Chapman Hwy requires a permit approval from TDOT since it is a state route. In reviewing the initial plans submitted for the October meeting, TDOT recommended that the exit be restricted to right-out only. Because of the limited road frontage owned by the developer, they cannot install a full restricted turn lane that would typically be required. The design of the exit will need to be reviewed and approved by both TDOT and Knoxville's Department of Engineering during permit review.

The amenities for the development include a workout facility in the leasing office building, playground on the east side of Building 4, and a sidewalk connection to Sam Duff Memorial Park provided along Hedgeapple Ln. Additional sidewalks will be installed along the Young High Pike frontage of the property and within the development. Bicycle parking has been dispersed throughout the development but the location may need to be adjusted during permitting to meet the requirements of the parking ordinance.

#### 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. The development should have minimal impact on adjacent roadways because of the dispersion of trips through the three proposed driveway connections.

#### 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 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 collector and arterial streets.

#### 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. The current zoning is RP-2 up to 30 du/ac. The proposed residential development at 29.3 du/ac complies with the One Year Plan and Sector Plan, and the current zoning of the site.
2. The South City Sector Plan (2011) recommends transforming the block around Sam Duff Memorial Park into a mixed use node, similar to a "Town Center" style of development (see Exhibit A), including residential uses.
3. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

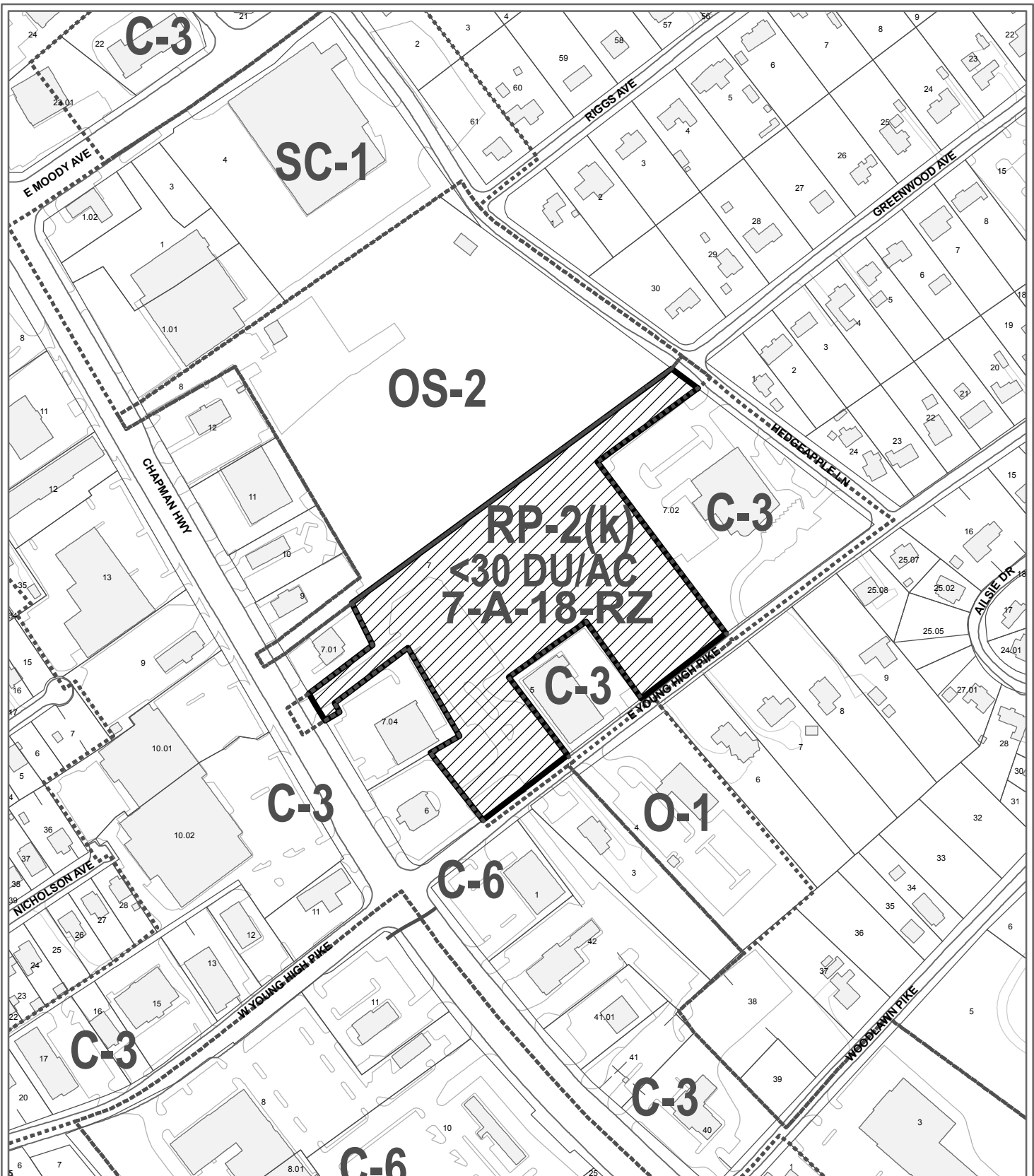
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 3 (public school children, ages 5-18 years)

Schools affected by this proposal: Mooreland Heights 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.



**10-H-18-UR  
USE ON REVIEW**



158 unit multi-dwelling development in RP-2 (Planned Residential)

Petitioner: ECG Acquisitions, LLC

Map No: 109

Jurisdiction: City

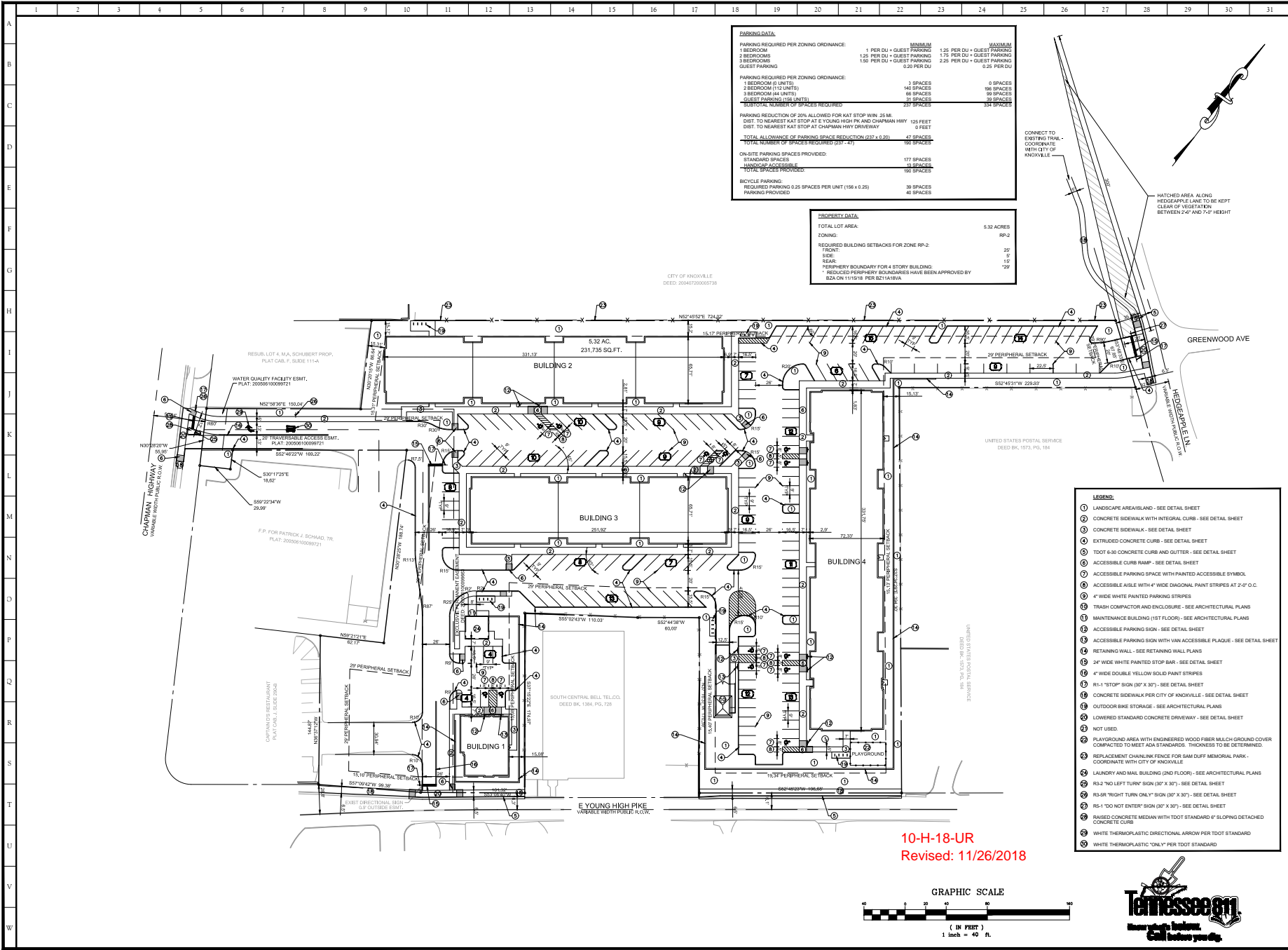


Original Print Date: 9/17/2018

Revised:

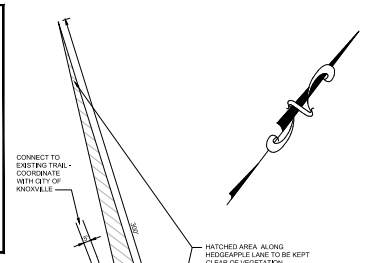
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





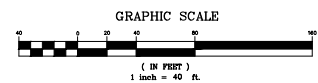
PARKING DATA		
PARKING REQUIRED PER ZONING ORDINANCE:		
1 BEDROOM	1 PER DU + GUEST PARKING	MINIMUM
2 BEDROOMS	1.25 PER DU + GUEST PARKING	MINIMUM
3 BEDROOMS	1.50 PER DU + GUEST PARKING	MINIMUM
GUEST PARKING	0.25 PER DU	MINIMUM
PARKING REQUIRED PER ZONING ORDINANCE:		
1 BEDROOM (8 UNITS)	8 SPACES	0 SPACES
2 BEDROOM (12 UNITS)	140 SPACES	96 SPACES
3 BEDROOM (14 UNITS)	68 SPACES	59 SPACES
GUEST PARKING (148 UNITS)	37 SPACES	33 SPACES
TOTAL NUMBER OF SPACES REQUIRED	233 SPACES	169 SPACES
PARKING REDUCTION OF 20% ALLOWED FOR KAT STOP WITHIN 25 M. DIST. TO NEAREST KAT STOP AT E YOUNG HIGH PK AND CHAPMAN HWY 125 FEET DIST. TO NEAREST KAT STOP AT CHAPMAN HWY DRIVEWAY 3 FEET		
TOTAL ALLOWANCE OF PARKING SPACE REDUCTION (237 x 0.20)	47 SPACES	
TOTAL NUMBER OF SPACES REQUIRED (237 - 47)	190 SPACES	
ON-SITE PARKING SPACES PROVIDED:		
STANDARD SPACES	177 SPACES	
HANDICAP ACCESSIBLE	13 SPACES	
TOTAL SPACES PROVIDED	190 SPACES	
BICYCLE PARKING:		
REQUIRED PARKING 0.25 SPACES PER UNIT (156 x 0.25)	39 SPACES	
PARKING PROVIDED	40 SPACES	

PROPERTY DATA	
TOTAL LOT AREA:	5.32 ACRES
ZONING:	RP-2
REQUIRED BUILDING SETBACKS FOR ZONE RP-2:	
FRONT:	20'
SIDE:	15'
REAR:	15'
PERIPHERY BOUNDARY FOR 4 STORY BUILDING:	25'
* REDUCED PERIPHERY BOUNDARIES HAVE BEEN APPROVED BY BZA ON 11/15/18 PER BZ11A18VA	



- LEGEND:**
- ① LANDSCAPE AREAS/LAND - SEE DETAIL SHEET
  - ② CONCRETE SIDEWALK WITH INTEGRAL CURB - SEE DETAIL SHEET
  - ③ CONCRETE SIDEWALK - SEE DETAIL SHEET
  - ④ EXTRUDED CONCRETE CURB - SEE DETAIL SHEET
  - ⑤ TOOT 6-30 CONCRETE CURB AND GUTTER - SEE DETAIL SHEET
  - ⑥ ACCESSIBLE CURB RAMP - SEE DETAIL SHEET
  - ⑦ ACCESSIBLE PARKING SPACE WITH PAINTED ACCESSIBLE SYMBOL
  - ⑧ ACCESSIBLE AISLE WITH 4" WIDE DIAGONAL PAINT STRIPES AT 2' @ O.C.
  - ⑨ 4" WIDE WHITE PAINTED PARKING STRIPES
  - ⑩ TRASH COMPACTOR AND ENCLOSURE - SEE ARCHITECTURAL PLANS
  - ⑪ MAINTENANCE BUILDING (1ST FLOOR) - SEE ARCHITECTURAL PLANS
  - ⑫ ACCESSIBLE PARKING SKIN - SEE DETAIL SHEET
  - ⑬ ACCESSIBLE PARKING SKIN WITH VAN ACCESSIBLE PLAQUE - SEE DETAIL SHEET
  - ⑭ RETAINING WALL - SEE RETAINING WALL PLANS
  - ⑮ 24" WIDE WHITE PAINTED STOP BAR - SEE DETAIL SHEET
  - ⑯ 4" WIDE DOUBLE YELLOW SOLID PAINT STRIPES
  - ⑰ R1-1 "STOP" SIGN (30" X 30") - SEE DETAIL SHEET
  - ⑱ CONCRETE SIDEWALK PER CITY OF KNOXVILLE - SEE DETAIL SHEET
  - ⑲ OUTDOOR BIKE STORAGE - SEE ARCHITECTURAL PLANS
  - ⑳ LOWERED STANDARD CONCRETE DRIVEWAY - SEE DETAIL SHEET
  - ㉑ NOT USED
  - ㉒ PLAYGROUND AREA WITH ENGINEERED WOOD FIBER MULCH GROUND COVER COMPACTED TO MEET ADA STANDARDS. THICKNESS TO BE DETERMINED.
  - ㉓ REPLACEMENT CHAINLINK FENCE FOR SAM DUFF MEMORIAL PARK - COORDINATE WITH CITY OF KNOXVILLE
  - ㉔ LAUNDRY AND MAIL BUILDING (2ND FLOOR) - SEE ARCHITECTURAL PLANS
  - ㉕ R3-2 "NO LEFT TURN" SIGN (30" X 30") - SEE DETAIL SHEET
  - ㉖ R3-5R "RIGHT TURN ONLY" SIGN (30" X 30") - SEE DETAIL SHEET
  - ㉗ R5-1 "DO NOT ENTER" SIGN (30" X 30") - SEE DETAIL SHEET
  - ㉘ RAISED CONCRETE MEDIAN WITH TOOT STANDARD 6" SLOPING DETACHED CONCRETE CURB
  - ㉙ WHITE THERMOPLASTIC DIRECTIONAL ARROW PER TOOT STANDARD
  - ㉚ WHITE THERMOPLASTIC "ONLY" PER TOOT STANDARD

10-H-18-UR  
Revised: 11/26/2018

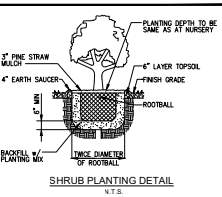
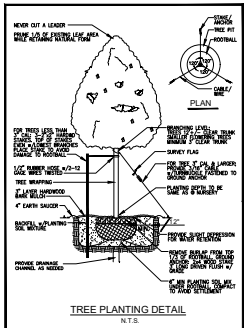
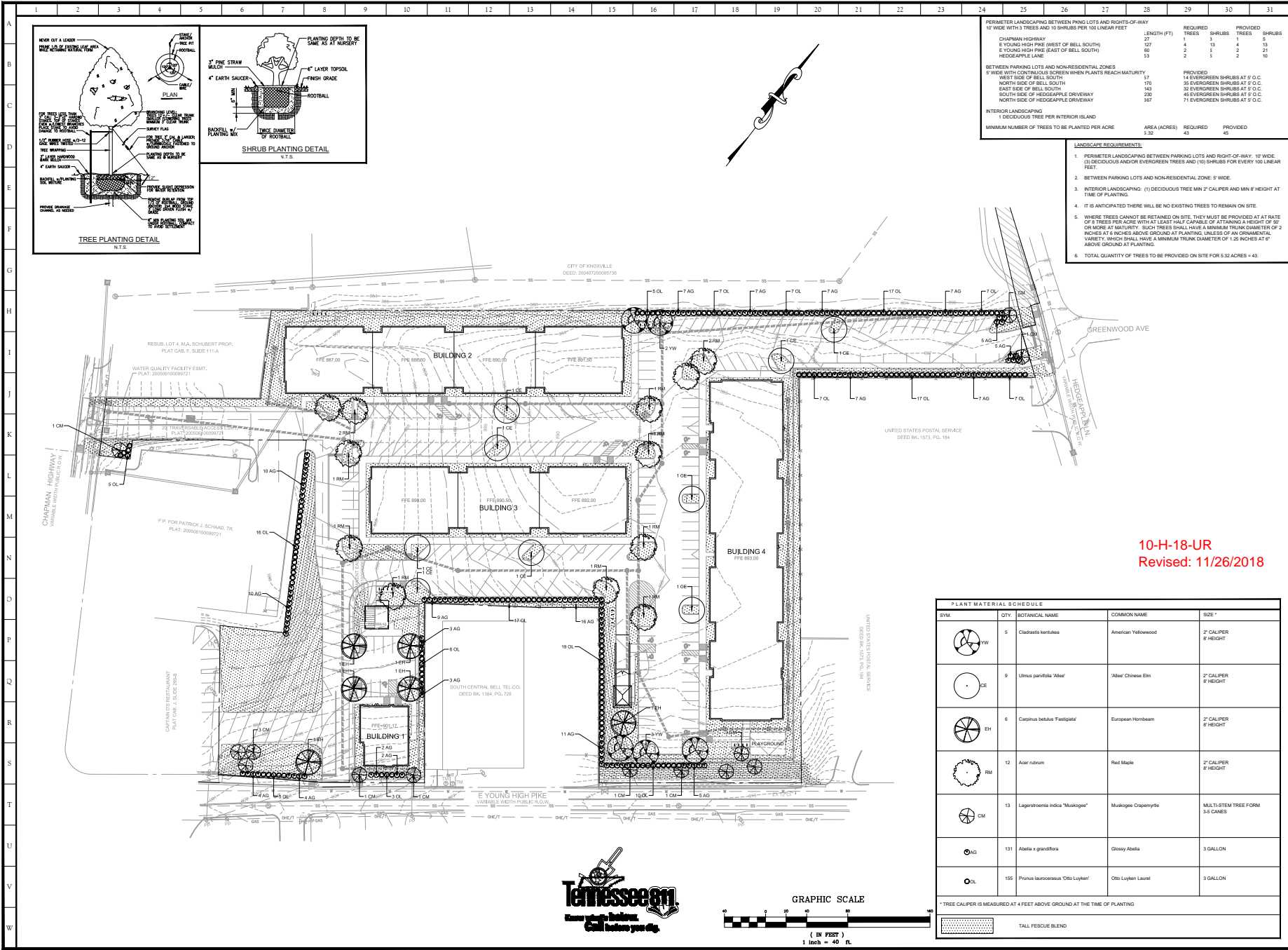


Use on Review Development Plan - Site Layout Plan  
**Young High Flats**  
121 E Young High Pike  
Knoxville, Tennessee 37920  
Owner: ECG Parkside, LP

NO.	DATE	COMMENTS
1	10/26/18	Review for CITY, Comments
2	11/23/18	Review for CITY, Comments

C4.0





PERIMETER LANDSCAPING BETWEEN PING LOTS AND RIGHTS-OF-WAY  
10' WIDE WITH 3 TREES AND 10 SHRUBS PER 100 LINEAR FEET

LENGTH (FT)	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
CHAPMAN HIGHWAY	27	4	3	4
E YOUNG HIGH PIKE (WEST OF BELL SOUTH)	127	4	13	4
E YOUNG HIGH PIKE (EAST OF BELL SOUTH)	80	4	2	2
HEDGEAPPLE LANE	93	2	1	2

BETWEEN PARKING LOTS AND NON-RESIDENTIAL ZONES  
5' WIDE WITH CONTINUOUS SCREEN WHEN PLANTS REACH MATURITY

LOCATION	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
WEST SIDE OF BELL SOUTH	57	14	35	EVERGREEN SHRUBS AT 5' O.C.
NORTH SIDE OF BELL SOUTH	170	32	30	EVERGREEN SHRUBS AT 5' O.C.
EAST SIDE OF BELL SOUTH	143	30	30	EVERGREEN SHRUBS AT 5' O.C.
SOUTH SIDE OF HEDGEAPPLE DRIVEWAY	238	45	45	EVERGREEN SHRUBS AT 5' O.C.
NORTH SIDE OF HEDGEAPPLE DRIVEWAY	347	71	71	EVERGREEN SHRUBS AT 5' O.C.

INTERIOR LANDSCAPING  
1 DEODUCOUS TREE PER INTERIOR ISLAND

MINIMUM NUMBER OF TREES TO BE PLANTED PER ACRE	AREA (ACRES)	REQUIRED	PROVIDED
5.32	43	45	

- LANDSCAPE REQUIREMENTS
- PERIMETER LANDSCAPING BETWEEN PARKING LOTS AND RIGHT-OF-WAY: 10' WIDE (1) DEODUCOUS AND/OR EVERGREEN TREES AND (10) SHRUBS FOR EVERY 100 LINEAR FEET.
  - BETWEEN PARKING LOTS AND NON-RESIDENTIAL ZONE: 5' WIDE.
  - INTERIOR LANDSCAPING: (1) DEODUCOUS TREE MIN 2' CALIPER AND MIN 8' HEIGHT AT TIME OF PLANTING.
  - IT IS ANTICIPATED THERE WILL BE NO EXISTING TREES TO REMAIN ON SITE.
  - WHERE TREES CANNOT BE RETAINED ON SITE, THEY MUST BE PROVIDED AT RATE OF 8 TREES PER ACRE WITH AT LEAST HALF CAPABLE OF ATTAINING A HEIGHT OF 50' 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 1.5 INCHES AT 6" ABOVE GROUND AT PLANTING.
  - TOTAL QUANTITY OF TREES TO BE PROVIDED ON SITE FOR 5.32 ACRES = 43.

10-H-18-UR  
Revised: 11/26/2018

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE *
	5	<i>Cladrastis kentuckia</i>	American Yellowwood	2" CALIPER 8' HEIGHT
	9	<i>Ulmus parvifolia 'Minor'</i>	Silver Chinese Elm	2" CALIPER 8' HEIGHT
	6	<i>Carpinus betulus 'Fastigiata'</i>	European Hornbeam	2" CALIPER 8' HEIGHT
	10	<i>Acer rubrum</i>	Red Maple	2" CALIPER 8' HEIGHT
	13	<i>Lagerstroemia indica 'Muskogee'</i>	Muskogee Crapeyrtle	MULTISYSTEM TREE FORM 3/8 CANES
	131	<i>Abelia x grandiflora</i>	Glossy Abelia	3 GALLON
	105	<i>Prunus laurocerasus 'Obo Luyker'</i>	Obo Luyker Laurel	3 GALLON

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

TALL FESQUE BLEND

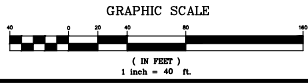


Use on Review Development Plan - Landscape Plan  
**Young High Flats**  
121 E Young High Pike  
Knoxville, Tennessee 37920  
Owner: ECG Parkside, LP

DATE: 08/27/18  
CHECKED BY: FILE: 1872\_Landscape

NO.	DATE	COMMENTS
1	10/26/18	Revised per DMR, Comments
2	11/26/18	Revised per DMR, Comments

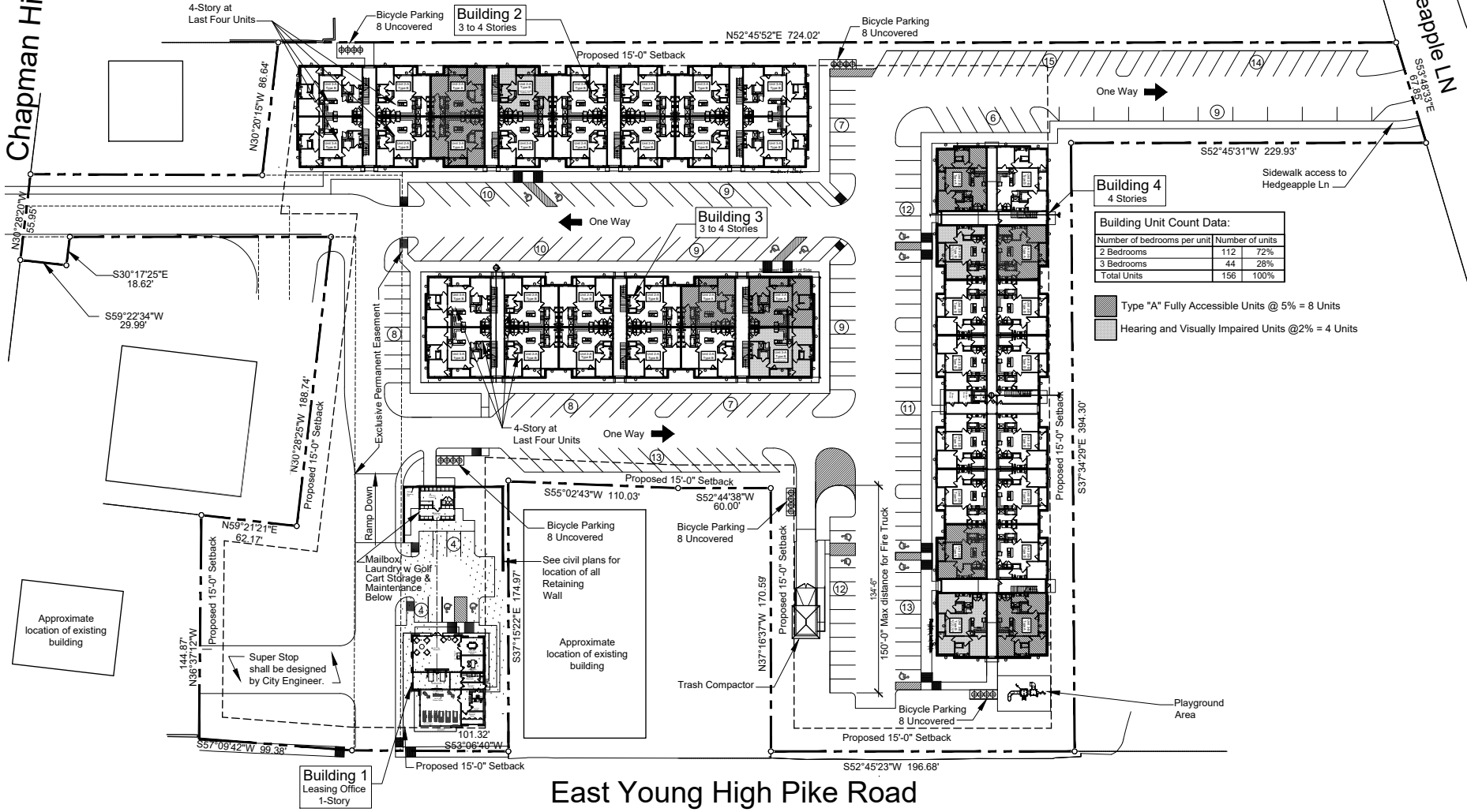
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1213 Technology Drive, Suite 304  
Knoxville, TN 37932  
Phone: (606) 777-6450  
www.siteincorporated.com

Chapman Highway

Hedgeapple Ln  
 S52°48'33"E  
 S52°47'55"E



**Building 4**  
4 Stories

**Building Unit Count Data:**

Number of bedrooms per unit	Number of units
2 Bedrooms	112 72%
3 Bedrooms	44 28%
<b>Total Units</b>	<b>156 100%</b>

- Type "A" Fully Accessible Units @ 5% = 8 Units
- Hearing and Visually Impaired Units @2% = 4 Units

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



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DEVELOPER NAME:  
**ECG YOUNG HIGH, LP**  
 NASHVILLE, TENNESSEE

PROJECT NAME:  
**YOUNG HIGH FLATS**  
 KNOXVILLE, TENNESSEE

NO.	DESCRIPTION / REVISIONS	DATE
1.	Update on Review	08/27/18
2.	Update on Review (Revised Bill)	11/26/18

STAMP:

PROJECT NUMBER: 18005  
 DATE: 11/26/2018  
 SHEET TITLE: Architectural Site Plan  
 SHEET NUMBER: **A-100**

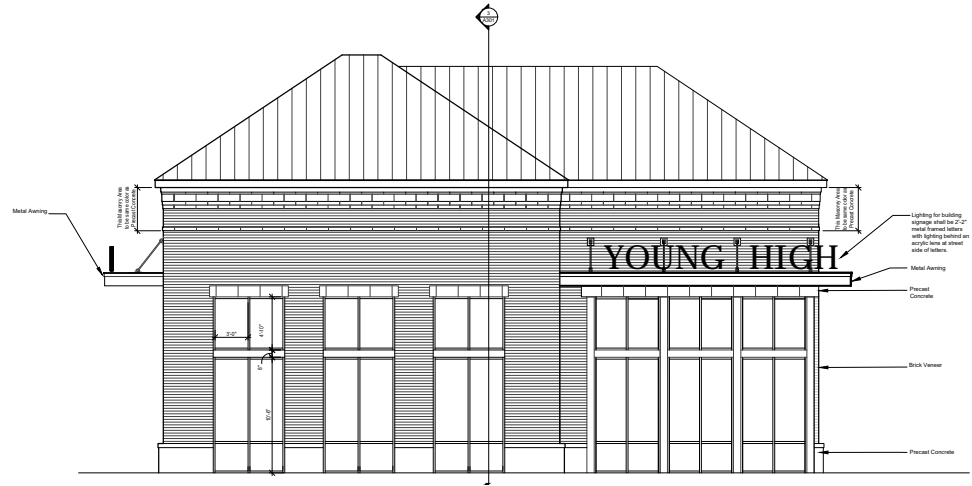
10-H-18-UR  
 Revised: 11/26/2018





**1** Southeast Elevation  
(Building 1 - Leasing Office)

Scale:  $\frac{3}{16}'' = 1'-0''$



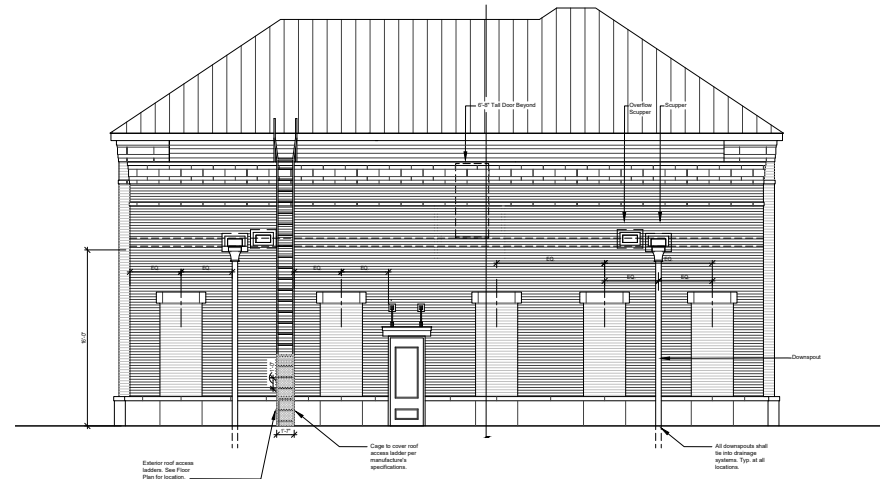
**2** Southwest Elevation  
(Building 1 - Leasing Office)

Scale:  $\frac{3}{16}'' = 1'-0''$



**3** Northwest Elevation  
(Building 1 - Leasing Office)

Scale:  $\frac{3}{16}'' = 1'-0''$



**4** Northeast Elevation  
(Building 1 - Leasing Office)

Scale:  $\frac{3}{16}'' = 1'-0''$

10-H-18-UR  
Revised: 11/26/2018

NO.	DESCRIPTION / REVISIONS	DATE
1.	Update on Review	08/27/18
2.	Update on Review (Revised)	11/26/18

STAMP:

PROJECT NUMBER: 18005  
DATE: 11/26/2018

SHEET TITLE:  
Building Elevations  
(Building 1)

SHEET NUMBER:

**A-200**

NO.	DESCRIPTION / REVISIONS	DATE
1.	1. Lifts on Review	08/27/18
2.	2. Lifts on Review (Revised)	11/26/18

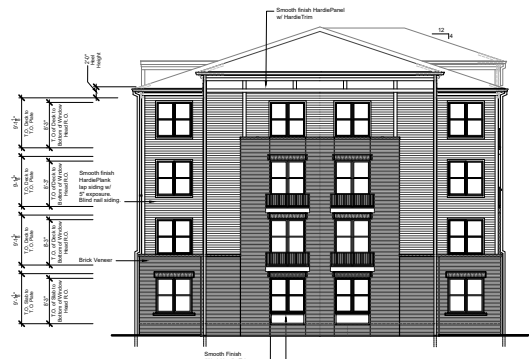
PROJECT NUMBER:	18005
DATE:	11/26/2018
SHEET TITLE:	Building Elevations (Building 2)
SHEET NUMBER:	A-210



**1** Southeast Elevation - Parking Lot Side (Building 2)  
Scale:  $\frac{3}{32}'' = 1'-0''$



**2** Northeast Elevation (Building 2)  
Scale:  $\frac{3}{32}'' = 1'-0''$



**3** Southwest Elevation (Building 2)  
Scale:  $\frac{3}{32}'' = 1'-0''$

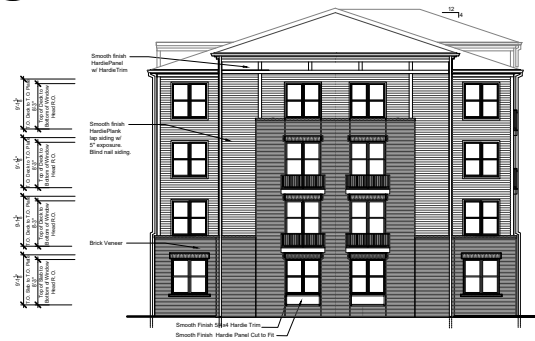


**4** Northwest Elevation - Property Line Side (Building 2)  
Scale:  $\frac{3}{32}'' = 1'-0''$

10-H-18-UR  
Revised: 11/26/2018



**1** Southeast Elevation (Building 3)  
Scale:  $\frac{3}{32}'' = 1'-0''$



**2** Southwest Elevation (Building 3)  
Scale:  $\frac{3}{32}'' = 1'-0''$



**3** Northeast Elevation (Building 3)  
Scale:  $\frac{3}{32}'' = 1'-0''$



**4** Northwest Elevation (Building 3)  
Scale:  $\frac{3}{32}'' = 1'-0''$

10-H-18-UR  
Revised: 11/26/2018

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DEVELOPER NAME:  
**ECG YOUNG HIGH, LP**  
NASHVILLE, TENNESSEE

PROJECT NAME:  
**YOUNG HIGH FLATS**  
KNOXVILLE, TENNESSEE

DATE	DESCRIPTION / REVISIONS
08/27/18	1. Lift on Review
10/26/18	2. Lift on Review (Revised)

STAMP:

PROJECT NUMBER: 18005  
DATE: 11/26/2018  
SHEET TITLE: Building Elevations (Building 3)  
SHEET NUMBER: **A-220**



1 Southwest Elevation - Parking Lot Side (Building 4)  
Scale:  $\frac{3}{32}'' = 1'-0''$



2 Southeast Elevation - (Building 4)  
Scale:  $\frac{3}{32}'' = 1'-0''$



3 Northwest Elevation - (Building 4)  
Scale:  $\frac{3}{32}'' = 1'-0''$



4 Northeast Elevation - (Building 4)  
Scale:  $\frac{3}{32}'' = 1'-0''$

10-H-18-UR  
Revised: 11/26/2018

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ARCHITECTS, INC.  
Memphis Office:  
4596 Poplar Ave., Suite 517  
Memphis, TN 38117  
Ph: 901.685.9001  
www.shapiroandco.com

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DEVELOPER NAME  
EGG YOUNG HIGH, LP  
NASHVILLE, TENNESSEE

PROJECT NAME  
YOUNG HIGH FLATS  
KNOXVILLE, TENNESSEE

DATE	DESCRIPTION
01/07/18	1. LUPON REVIEW
11/26/18	2. LUPON REVIEW

PROJECT NUMBER: 18005  
DATE: 11/26/2018

SHEET TITLE:  
Building Elevations (Building 4)

SHEET NUMBER:  
A-230

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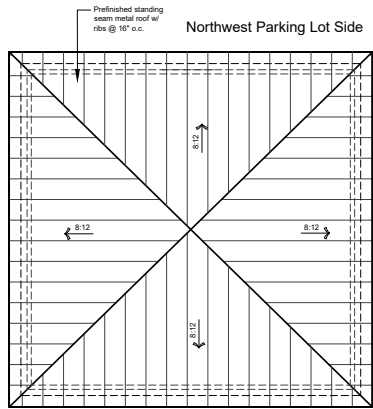
DEVELOPER NAME:  
**ECG YOUNG HIGH, LP**  
NASHVILLE, TENNESSEE

PROJECT NAME:  
**YOUNG HIGH FLATS**  
KNOXVILLE, TENNESSEE

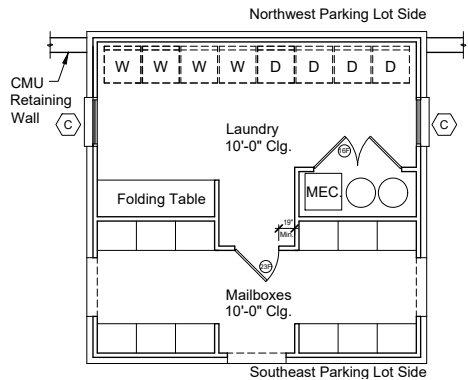
NO.	DESCRIPTION / REVISIONS	DATE
1.	Update on Review	06/27/18
2.	Update on Review (Revised)	11/26/18

STAMP:

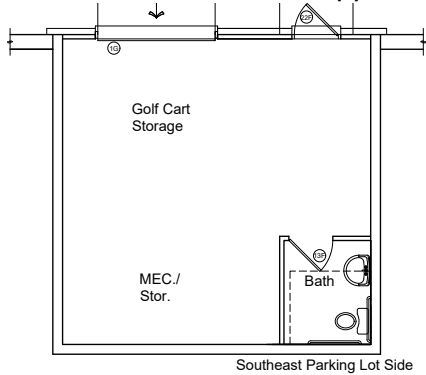
PROJECT NUMBER: 18005  
DATE: 11/26/2018  
SHEET TITLE: Amenity Building  
SHEET NUMBER:  
**A-410**



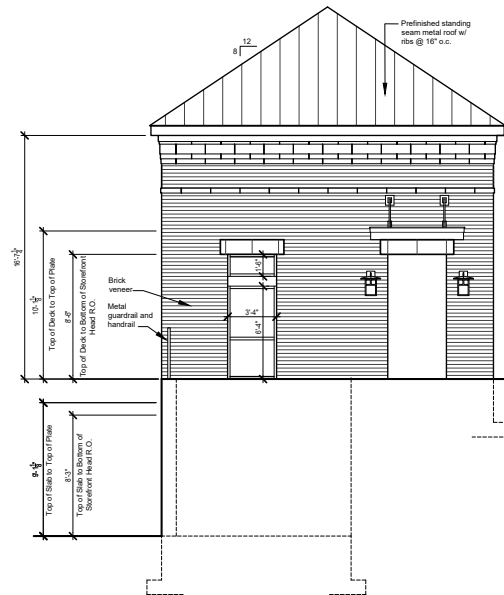
**1** Roof Plan  
Scale: 1/4" = 1'-0"



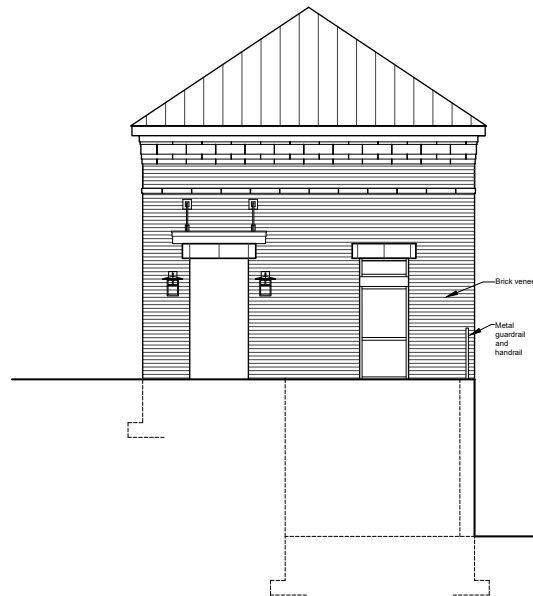
**2** Mailbox / Laundry / Maintenance  
Upper Level  
Scale: 1/4" = 1'-0"



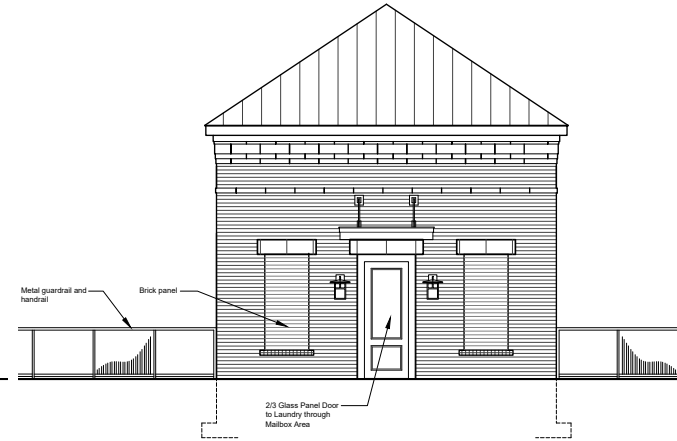
**5** Mailbox / Laundry / Maintenance  
Lower Level  
Scale: 1/4" = 1'-0"



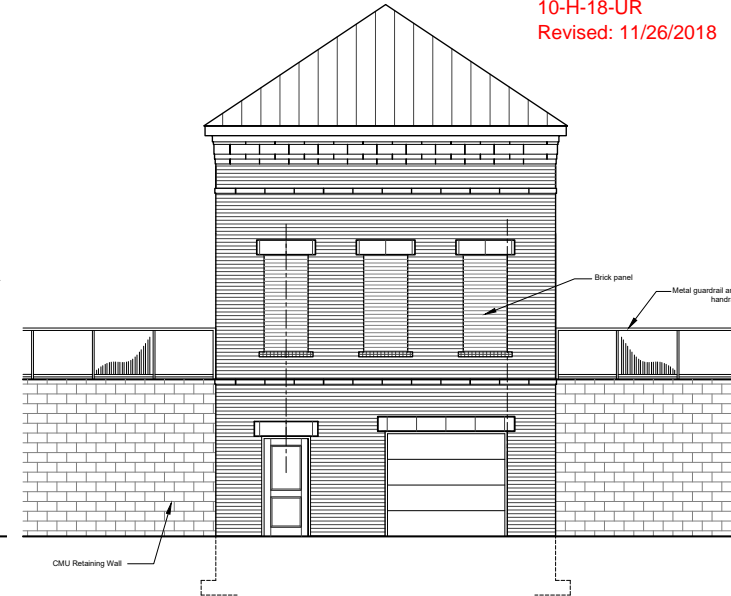
**3** Southwest Elevation  
Scale: 1/4" = 1'-0"



**6** Northeast Elevation  
Scale: 1/4" = 1'-0"

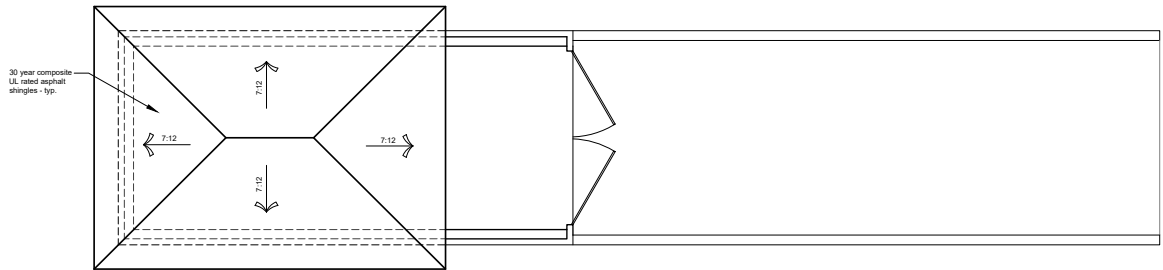


**4** Southeast Elevation  
Scale: 1/4" = 1'-0"

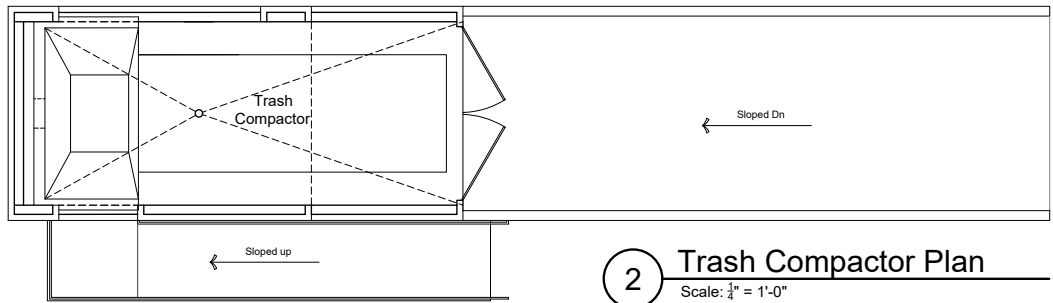


**7** Northwest Elevation  
Scale: 1/4" = 1'-0"

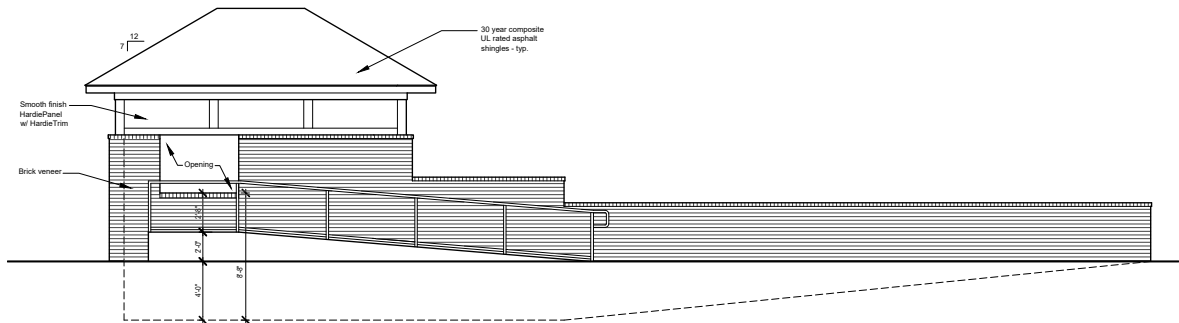
10-H-18-UR  
Revised: 11/26/2018



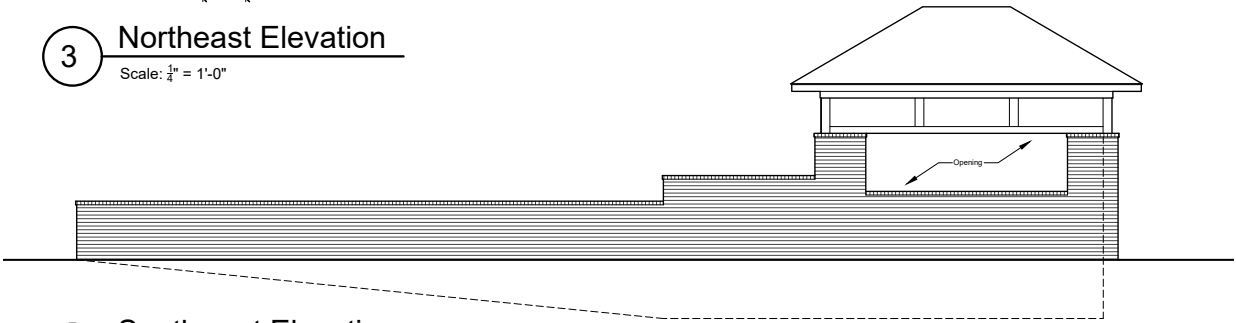
**1** Trash Compactor Roof Plan  
Scale:  $\frac{1}{4}" = 1'-0"$



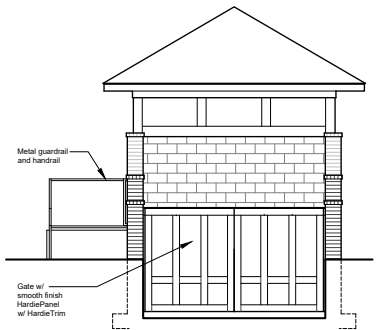
**2** Trash Compactor Plan  
Scale:  $\frac{1}{4}" = 1'-0"$



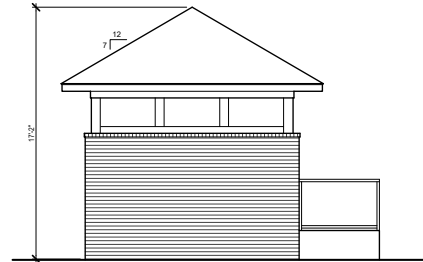
**3** Northeast Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



**5** Southwest Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



**4** North Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



**6** South Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$

10-H-18-UR  
Revised: 11/26/2018

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DEVELOPER NAME:  
**ECG YOUNG HIGH, LP**  
NASHVILLE, TENNESSEE

PROJECT NAME:  
**YOUNG HIGH FLATS**  
KNOXVILLE, TENNESSEE

NO.	DESCRIPTION / REVISIONS	DATE
1.	Update on Review	08/27/18
2.	Update on Review (Revised)	11/26/18

STAMP:  
PROJECT NUMBER: 18005  
DATE: 11/26/2018  
SHEET TITLE:  
Trash Compactor  
SHEET NUMBER:  
**A-411**

**Town Center land use proposal from the Chapman Highway Corridor Study**



Location of site.



The photograph (top right) is of the area between Moody Avenue and Young High Pike. Like most of the corridor, this area has seen businesses change over time. In anticipation of future changes, and in the interest of creating more pedestrian-friendly places and avoiding sprawl, a town center is proposed.

The proposal, depicted in the drawing, is centered on Sam Duff Memorial Park, where the open space and walking trail become the centerpiece for the development. Chapman Highway is the focus for a vertical mix of uses, including sidewalk-oriented shops and restaurants with housing and offices above. Apartments and office buildings are located behind mixed-use development. In order to create a pedestrian-friendly feeling, a boulevard with street trees and a landscaped median have been created and parking is placed behind buildings. The restaurants have space for outdoor eating, including a plaza, leading to Sam Duff Park.

This is a long-range vision, which can be created incrementally by the adoption of mixed-use zoning and form-based codes for the area.

**SC-6: Chapman Highway District (Lakeview Drive to Lindy Drive)**

**Recommended Uses:** Neighborhood oriented mixed use development including neighborhood commercial uses, and office uses consistent with a village setting. New buildings should be constructed close to the sidewalks to provide pedestrian access.

**Rezoning Recommendations:**

Interim = C-1, C-3, C-4, O-1

Long-term = Form-based zone

**Transportation Improvements:**

- Roadway design should be pedestrian-oriented
- Landscaping, pedestrian improvements, bike lanes, and design features such as on-street parking should be explored

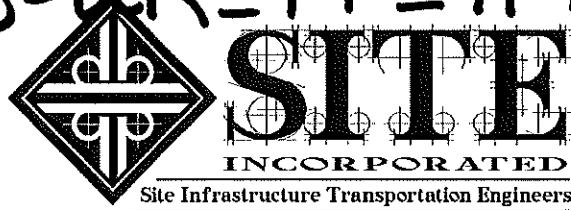
**Community Facility Improvements:**

- Encourage better connection and public use of Butterfly Pond, similar to Fountain City Park



*Proposal for Butterfly Pond: This neighborhood's character would be enhanced by turning the Butterfly Pond into a public amenity similar to Fountain City Park (pictured above). Since the residential areas are in easy walking distance from the commercial core, using the pond as a public amenity could serve as a catalyst for revitalization of the businesses in the Lake Forest area.*

10-H-18-UR-PP-11-8-18



Civil Engineers

- 30 days request -

October 26, 2018

Mike Reynolds  
Knoxville-Knox County Metropolitan Planning Commission  
Suite 403 City County Building  
400 Main Street  
Knoxville, Tennessee 37902



Re: Project No. 1972  
Parkside Flats – Use on Review (10-H-18-UR)  
121 E. Young High Pike

Dear Mr. Reynolds,

We respectfully request to postpone the application for this project until the December 13, 2018 MPC meeting.

Please let us know if you need additional information.

Sincerely,

Annette Hommel, P.E.



10/2/2018

Knox MPC Mail - Fwd: Parkside Flats (10-H-18-UR)



10-H-18-UR-PP revised 10-11-18

Sherry Michienzi <sherry.michienzi@knoxmpc.org>

**Fwd: Parkside Flats (10-H-18-UR)**

1 message

**Mike Reynolds** <mike.reynolds@knoxmpc.org>

Tue, Oct 2, 2018 at 1:05 PM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Dori Caron <dori.caron@knoxmpc.org>



Updated postponement request attached for 10-H-18-UR, changing from 60 day to 30 day postponement.

Michael Reynolds, AICP  
Senior Planner

Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

p 865-215-3827  
f 865-215-2068

mike.reynolds@knoxmpc.org  
www.knoxmpc.org

----- Forwarded message -----

From: **Annette Hommel** <ahommel@site-incorporated.com>  
Date: Tue, Oct 2, 2018 at 9:55 AM  
Subject: RE: Parkside Flats (10-H-18-UR)  
To: Mike Reynolds <mike.reynolds@knoxmpc.org>, Arthur Seymour <Ajseymour@fmsllp.com>  
Cc: John Shepard (jshepard@elmingtoncapital.com) <jshepard@elmingtoncapital.com>

Mike,

Please find revised postponement letter attached.

We submitted 12 copies of the site plan to BZA yesterday to request the peripheral setback variance, however, have not paid the fee or completed the application since BZA is in the process of updating their application. BZA told us we could complete the form

10-H-18-UR-PP-10-11-18

KnoxMPC Mail - Fwd: Parkside Flats & Flats at Pond Gap



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

**Fwd: Parkside Flats & Flats at Pond Gap**

1 message

**Mike Reynolds** <mike.reynolds@knoxmpc.org> Wed, Sep 26, 2018 at 9:11 AM  
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Dori Caron <dori.caron@knoxmpc.org>  
Cc: Amy Brooks <amy.brooks@knoxmpc.org>, Gerald Green <gerald.green@knoxmpc.org>

- 60 DAYS -

\* Postponement request for Parkside Flats (10-H-18-UR) until the December 13th meeting (see attached). This is to allow time for a setback variance to be heard at the November BZA meeting and to submit a rezoning request to modify or eliminate the zoning condition of no access to Chapman Hwy.

Mike

-----  
Michael Reynolds, AICP  
Senior Planner

Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

p 865-215-3827  
f 865-215-2068

mike.reynolds@knoxmpc.org  
www.knoxmpc.org

----- Forwarded message -----

From: **Annette Hommel** <ahommel@site-incorporated.com>  
Date: Tue, Sep 25, 2018 at 6:39 PM  
Subject: RE: Parkside Flats & Flats at Pond Gap  
To: Mike Reynolds <mike.reynolds@knoxmpc.org>, Gerald Green <gerald.green@knoxmpc.org>, Amy Brooks <amy.brooks@knoxmpc.org>  
Cc: John Shepard (jshepard@elmingtoncapital.com) <jshepard@elmingtoncapital.com>, cjamison@elmingtoncapital.com <cjamison@elmingtoncapital.com>, Tarren Barrett <tarren.barrett@knoxmpc.org>, Curtis Williams <cmwilliams@knoxvilletn.gov>, Reid Cullers (RCullers@ShapiroAndCo.com) <RCullers@shapiroandco.com>, Brad Shapiro (BShapiro@ShapiroAndCo.com) <BShapiro@shapiroandco.com>

Use on Review  Development Plan

Name of Applicant: ELG Acquisitions, LLC

Date Filed: 8/27/18 Meeting Date: 10/11/18

Application Accepted by: M. Payne

Fee Amount: X File Number: Development Plan X

Fee Amount: 1,200<sup>00</sup> / 100 File Number: Use on Review 10-H-18-UR

**PROPERTY INFORMATION**

Address: 121 E Young High Pike

General Location: NE Quadrant of E Young High Pike and Chapman Highway

Tract Size: 5.32 Acres No. of Units: 158

Zoning District: RP-2 (Pending)

Existing Land Use: Vacant

Planning Sector: South City

Sector Plan Proposed Land Use Classification: HDR

Growth Policy Plan Designation: Urban Growth Area

Census Tract: 28

Traffic Zone: 30

Parcel ID Number(s): 1090A<sup>007</sup>

Jurisdiction:  City Council 1 District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
Name: ELG Acquisitions, LLC

Company: \_\_\_\_\_

Address: 118 16th Ave South, Suite 200

City: Nashville State: TN Zip: 37203

Telephone: 615-490-6711

Fax: \_\_\_\_\_

E-mail: hunter@elmgrowthapp.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: Hunter Nelson

Company: ELG Acquisitions, LLC

Address: 118 16th Ave South, Suite 200

City: Nashville State: TN Zip: 37203

Telephone: 615-490-6711

Fax: \_\_\_\_\_

E-mail: hunter@elmgrowthapp.com

**APPROVAL REQUESTED**

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

**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: Hunter Nelson

Company: ELG Acquisitions, LLC

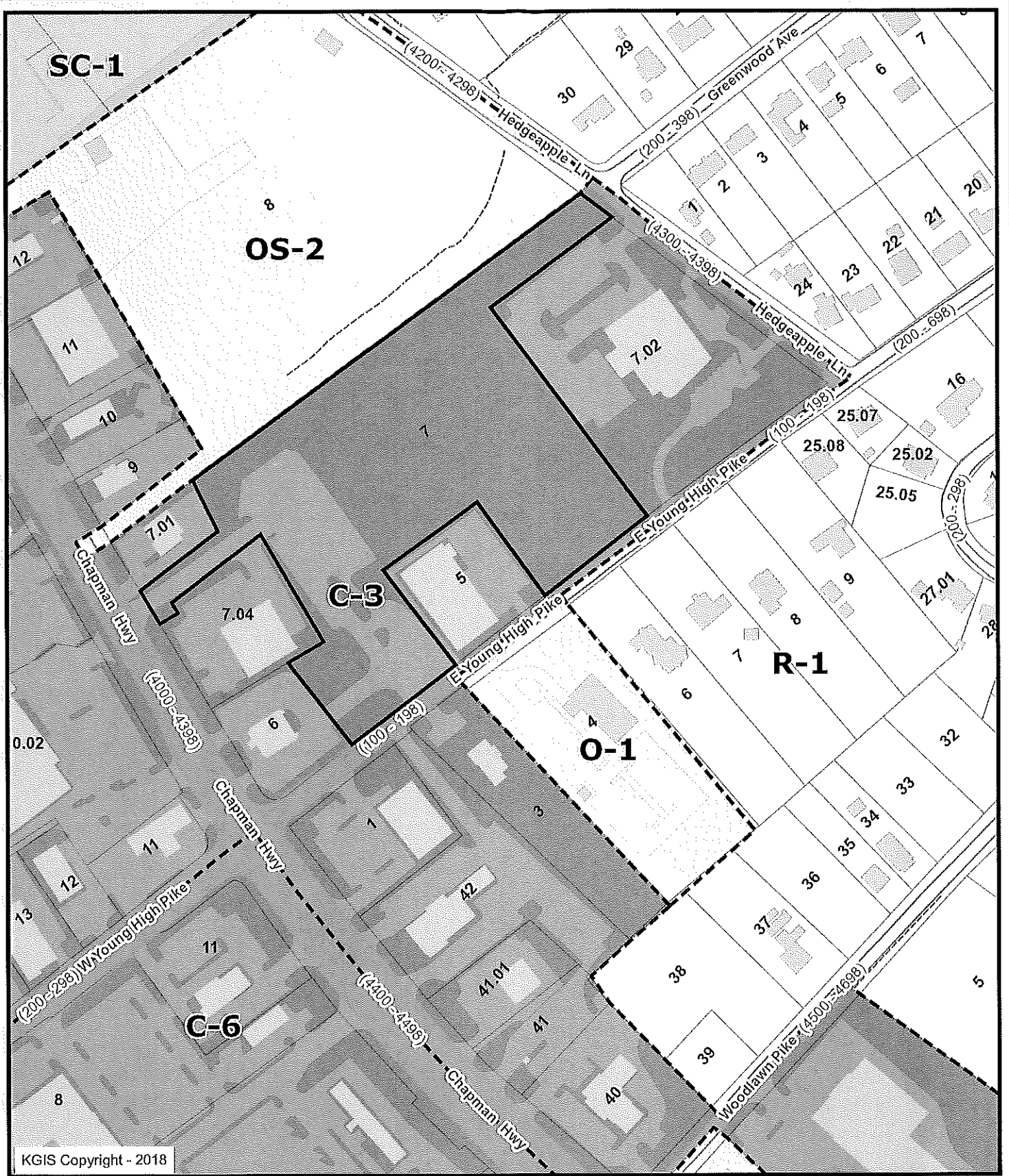
Address: 118 16th Ave South, Suite 200

City: Nashville State: TN Zip: 37203

Telephone: 615-490-6711

E-mail: hunter@elmgrowthapp.com



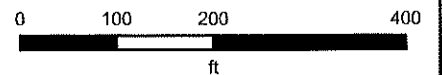


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/27/2018 at 4:12:34 PM



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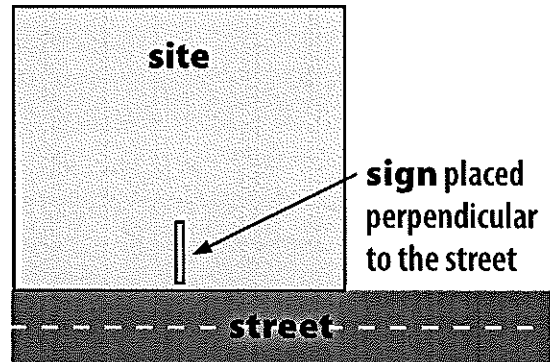
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

---

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

9/26/18 and 10/12/18  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Annette Hommel

Printed Name: ANNETTE HOMMEL

Phone: 805-777-4168 Email: ahommel@site-incorporated.com

Date: 8/27/18

MPC File Number: 10-H-18-UR 10-I-18-UR