

▶ **FILE #:** 10-I-18-UR

AGENDA ITEM #: 59

AGENDA DATE: 10/11/2018

▶ **APPLICANT:** ECG ACQUISITIONS, LLC

OWNER(S): ECG Acquisitions, LLC

TAX ID NUMBER: 107 F G 041.01, 041.03

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 817 Hollywood Rd

▶ **LOCATION:** West side of Hollywood Rd, south of I-40/I-75

▶ **APPX. SIZE OF TRACT:** 5.11 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Hollywood Dr., a major collector street with 25'-28' of pavement width within 75-85' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 102 unit multi-dwelling development

20 du/ac

HISTORY OF ZONING: Property was rezoned from C-4 to RP-1(k) < 24 du/ac

SURROUNDING LAND USE AND ZONING: North: I-40 right-of-way / R-1 (Low Density Residential)

South: Residential subdivision / R-1 (Low Density Residential)

East: Hollywood Dr., residences and vacant land / R-2 (General Residential)

West: Residential subdivision / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed immediately surrounded with detached residential uses under R-1 and R-2 zoning, and multi-dwelling developments under the R-2 and R-3 zones. Pond Gap Elementary School is located 500'-600' away on the opposite side of the interstate and Sutherland Avenue is approximately 1,000 feet away.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for a multi-dwelling development with up to 102 dwelling units and a 15' peripheral setback along the east (Hollywood Road) lot line, subject to 11 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 the condition of zoning that states, "The rear, westernmost portion of the site must remain

undisturbed, consistent with the hatched area depicted on the attached map labeled 'No Disturbance Area'. This boundary is defined by the 980' elevation on the topography map." See Exhibit A for the referenced 'No Disturbance Area'.

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. Installation of the mid-block pedestrian crosswalk as proposed, or as otherwise approved by the Knoxville Department of Engineering, to provide an accessible pedestrian route to the KAT transit route along Sutherland Avenue in order to qualify to the requested 20% parking reduction since the development is within one-fourth (.25) a mile of a transit route. If the Knoxville Department of Engineering determines that the mid-block pedestrian crossing is not feasible at this location, the applicant may submit an alternative means of providing access to the transit route either by motorized transportation or an alternative accessible pedestrian route, to be reviewed and approved by staff of the Planning Commission and the Knoxville Department of Engineering and Department of Plans Review and Inspections.

6. Meeting the requirements of the Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.

7. Installation of landscaping as shown on the landscape plan, including all other applicable landscaping required by the Knoxville Zoning Ordinance or Code of Ordinances, within six months of the issuance of the first occupancy permit for the project.

8. Access to the existing billboard on the north end of the site shall meet all applicable requirements of the Knoxville Department of Engineering.

9. Implementing the required recommendations of the Hollywood Apartment Traffic Impact Study, as prepared by CDM Smith Inc., revised on September 26, 2018, and as approved by the Knoxville Department of Engineering.

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, located a minimum of 15' from any residential district lot line, and have a maximum total height of 20'.

11. Meeting all applicable requirements of the Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures).

With the conditions noted above, this request meets all criteria for a use-on-review in the RP-1 zoning district.

COMMENTS:

This proposal is for a 102 unit apartment complex (20 du/ac) that includes two buildings, one along the Hollywood Road frontage and one towards the rear of the property. There is one vehicular access provided from Hollywood Road at the crest of the hill on the north side of the development. The parking lot is located between the two structures, with the exception of seven parking spaces to the north of Building 1 that are near the leasing office. There are 26 covered bicycle parking spaces located north of Building 2, and next to the proposed playground. On-street parking, as a traffic calming measure and as supplemental parking to the development, was considered in reviewing this project. Staff recommended against it because of safety concerns related to the traffic volume and available sight distance along Hollywood Road.

The development plan proposes a 15' peripheral setback along the Hollywood Road frontage, reduced from 29'. The peripheral setback for the side and rear lot lines will remain 29' as otherwise required. The RP-1 zone allows the Planning Commission to consider a reduced peripheral setback if a property is within the Hillside Protection Area (HPA). Staff is recommending approval of the 15' peripheral setback along the east (Hollywood Road) lot line because the rear of the property is within the HPA and by moving the buildings closer to Hollywood Road, there will be less impact on the steep slopes to the rear of the property. While the buildings will have a smaller than the houses to the south on the same side of the street, the actual setback of the building will be further from the edge of the road because the development will be dedicating right-of-way. The building closest to the road will be approximately 47' from the edge of the road and the houses to the south are approximately 35'-40' from the edge of the road.

When the subject property was rezoned from C-4 to RP-1 (up to 24 du/ac) in August 2018, one of the concerns MPC staff and the community had was how much of the steep, vegetated slopes within the HPA to the rear of the property could be disturbed. To address this concern staff recommended a non-disturbance area as a zoning condition that starts at the 980' elevation (see Exhibit A), and this was approved as a condition of zoning by City Council. The development plan has retaining walls that go up to the non-disturbance area on the south side of Building 2, and the north side of Building 2 and the driveway that comes up to the main parking lot from Hollywood Road.

The public improvements to be constructed as part of this development include a sidewalk and curbing along

the Hollywood Road frontage and a mid-block crosswalk near the vehicular entrance to the development. The Traffic Impact Study (TIS) that was submitted concluded that turn lanes on Hollywood Road are not warranted and that the required sight distance at the proposed access can be achieved with grading of the site and clearing of vegetation on the site adjacent to Hollywood Road. Regarding the turn lanes, the TIS took into consideration a speed study conducted by City Engineering that documented the average speed on Hollywood Road was 39 mph which is higher than the posted 30 mph. The traffic engineers used the 40 mph speed in the TIS and concluded that even with this higher speed, turn lanes were not warranted.

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-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed development meets the non-disturbance condition of zoning adopted by City Council, according to the submitted preliminary grading plan.
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 a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and West City Sector Plan identify this site for medium density residential uses (up to 24 du/ac). The proposed residential development at 20 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.

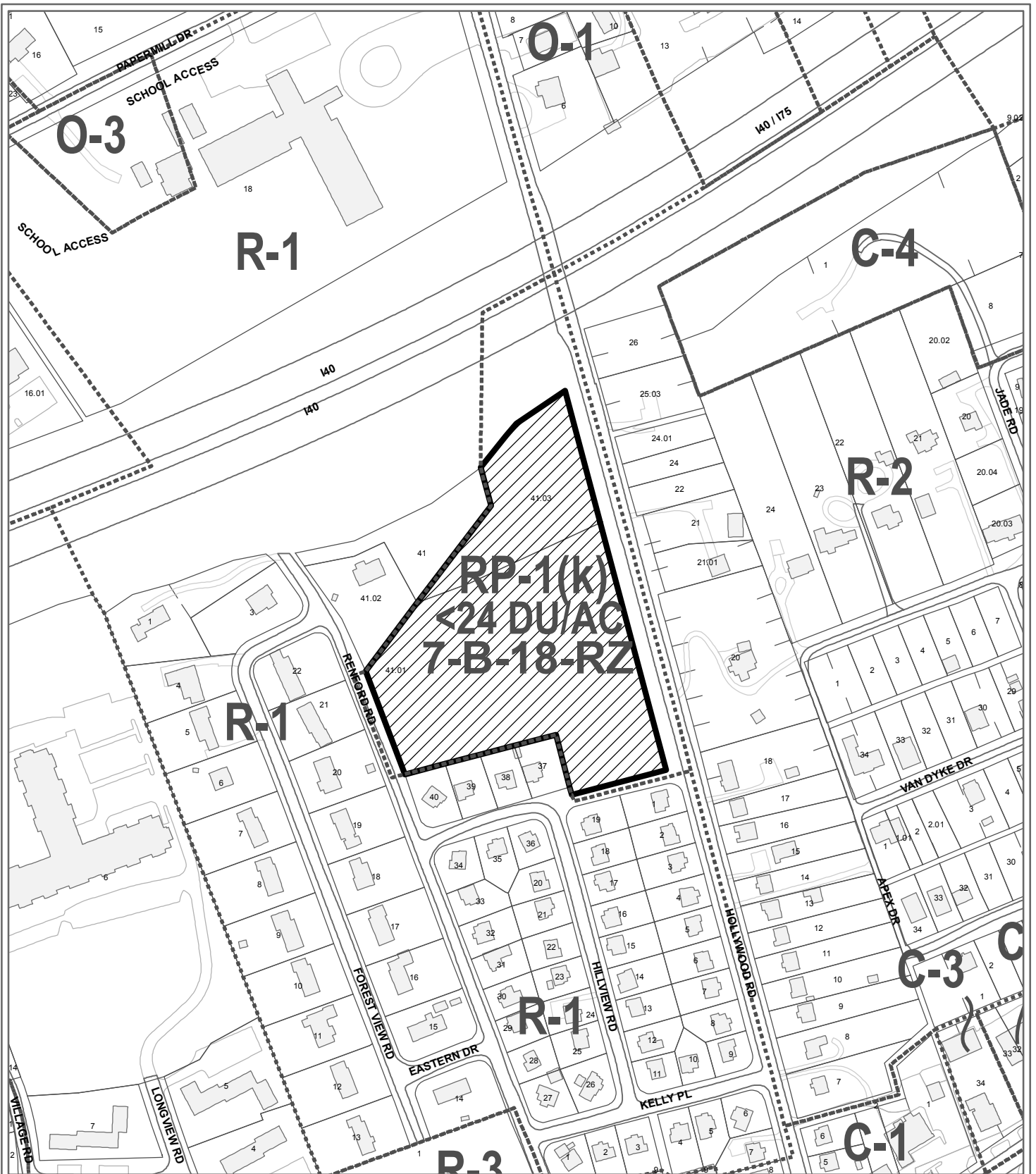
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 2 (public school children, ages 5-18 years)

Schools affected by this proposal: Pond Gap Elementary, Bearden Middle, and West High.

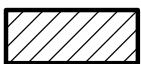
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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-I-18-UR
USE ON REVIEW**

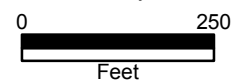
Petitioner: ECG Acquisitions, LLC



110 unit multi-dwelling development in RP-1 (Planned Residential)

Map No: 107

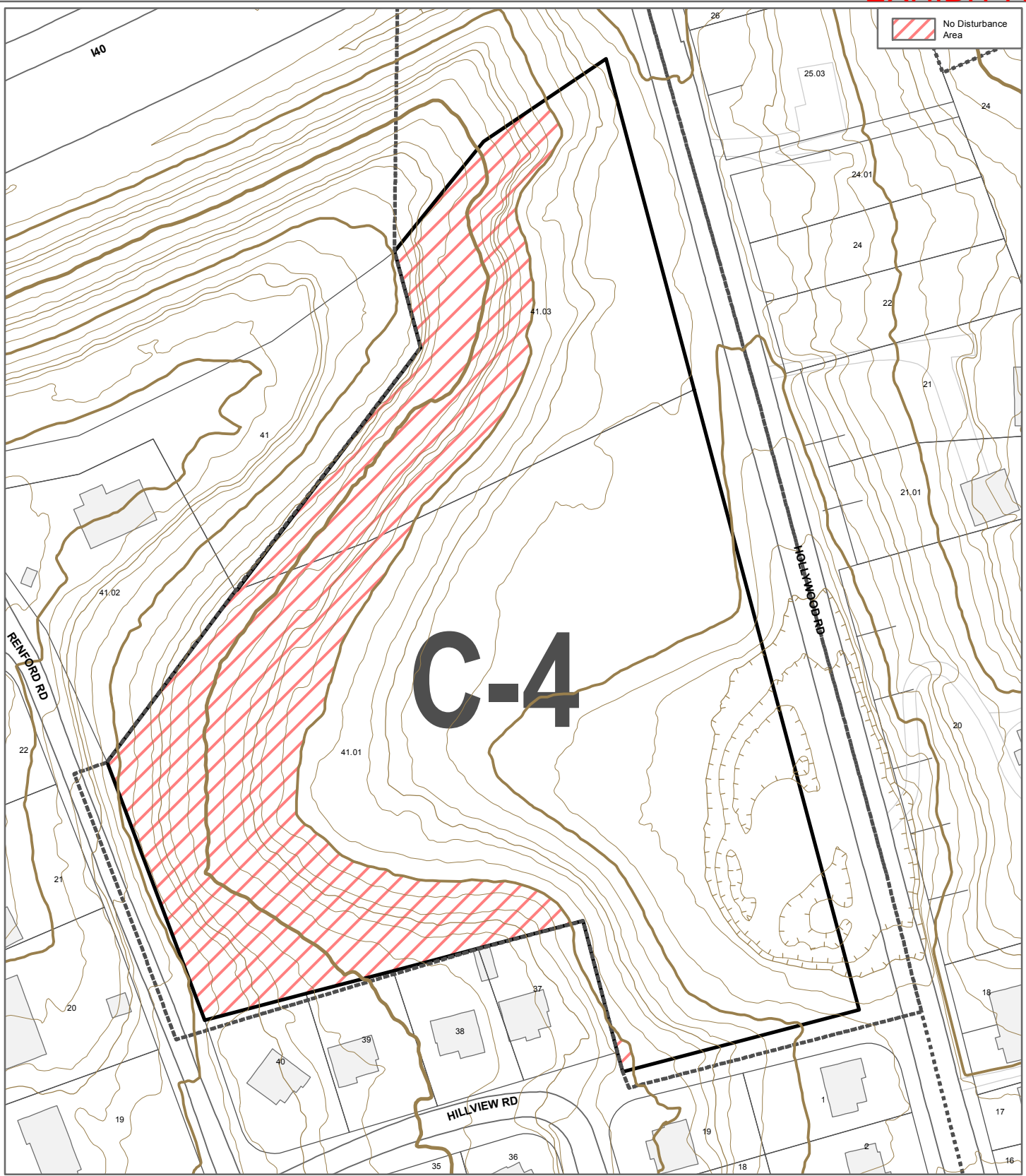
Jurisdiction: City



Original Print Date: 9/17/2018

Revised:

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



**7-B-18-RZ
Rezoning - Topography**

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



Petitioner: Elmginton CG, LLC

Map No: 107
Jurisdiction: City



concerns regarding Pond Gap

Rondo Johnson <rondosmusic@gmail.com>

Sep 28, 2018 5:24 PM

Posted in group: **Commission**

Hello,

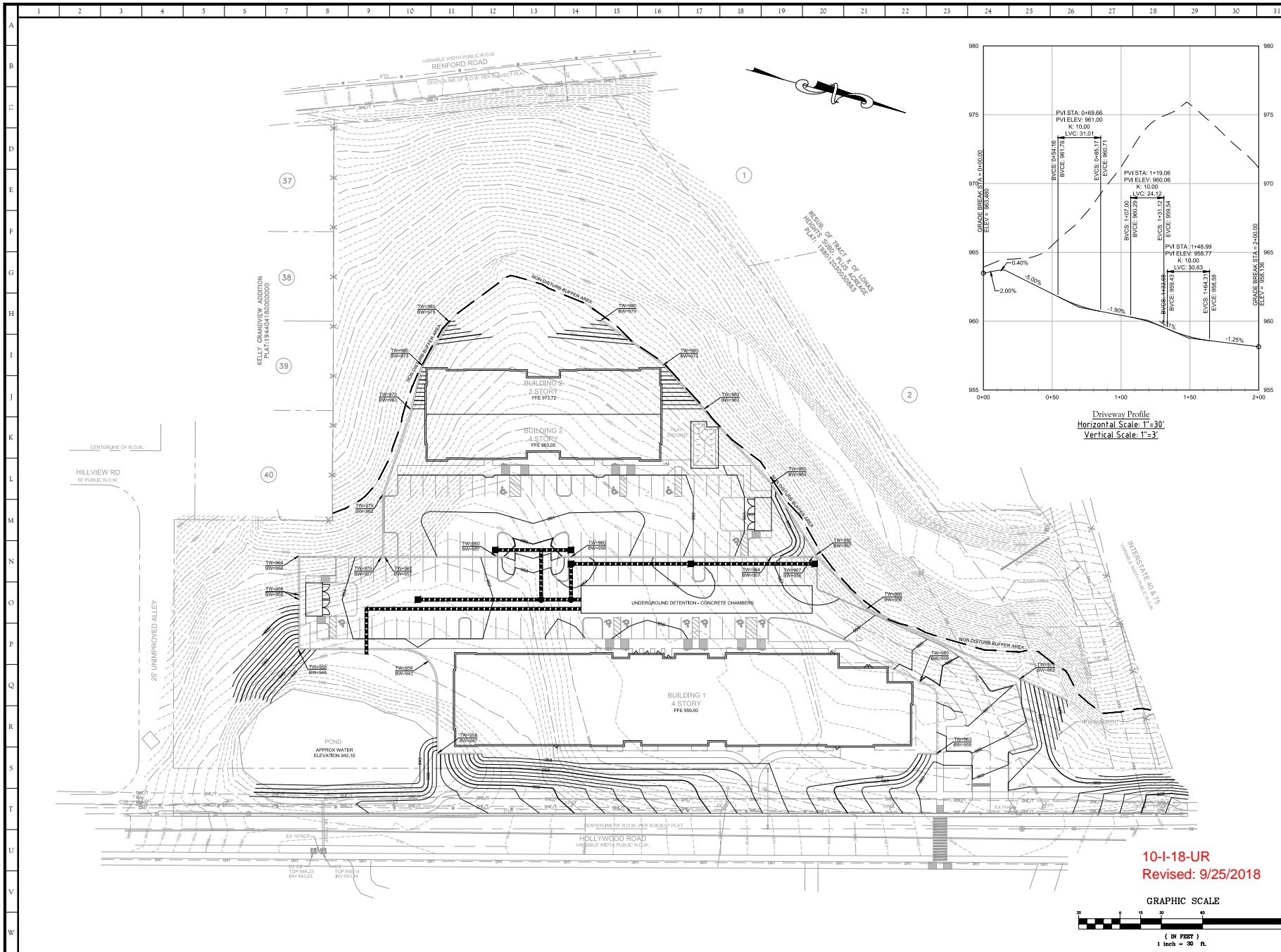
My name is Rondo Johnson. I am a resident of the Pond Gap community. I am writing to express my concerns on what I have been told is agenda number 10 i18 UR, and to express opposition to the potential rezoning allowing new apartment units to be built here.

Traffic in this area is already hugely congested and there are already several large complexes nearby. During the hours of 2:00-4:00 PM during school days, I have extreme difficulty just returning to my place of residence. As a self-employed contractor with varying daily hours, the inability to just return home presents quite a large hurdle to my ability to provide necessary income.

I do not oppose affordable housing nor anyone's ability to construct on their own private property. It is possible that there are other factors in this decision that I may not be aware of, but to the best of my knowledge and common sense, the added traffic to this area would definitely exacerbate an already-existing problem. I am open to any reasonable explanations you may have in favor of rezoning. Thank you.

Best,

Rondo Johnson



Use on Review Development Plan - Grading and Drainage Plan

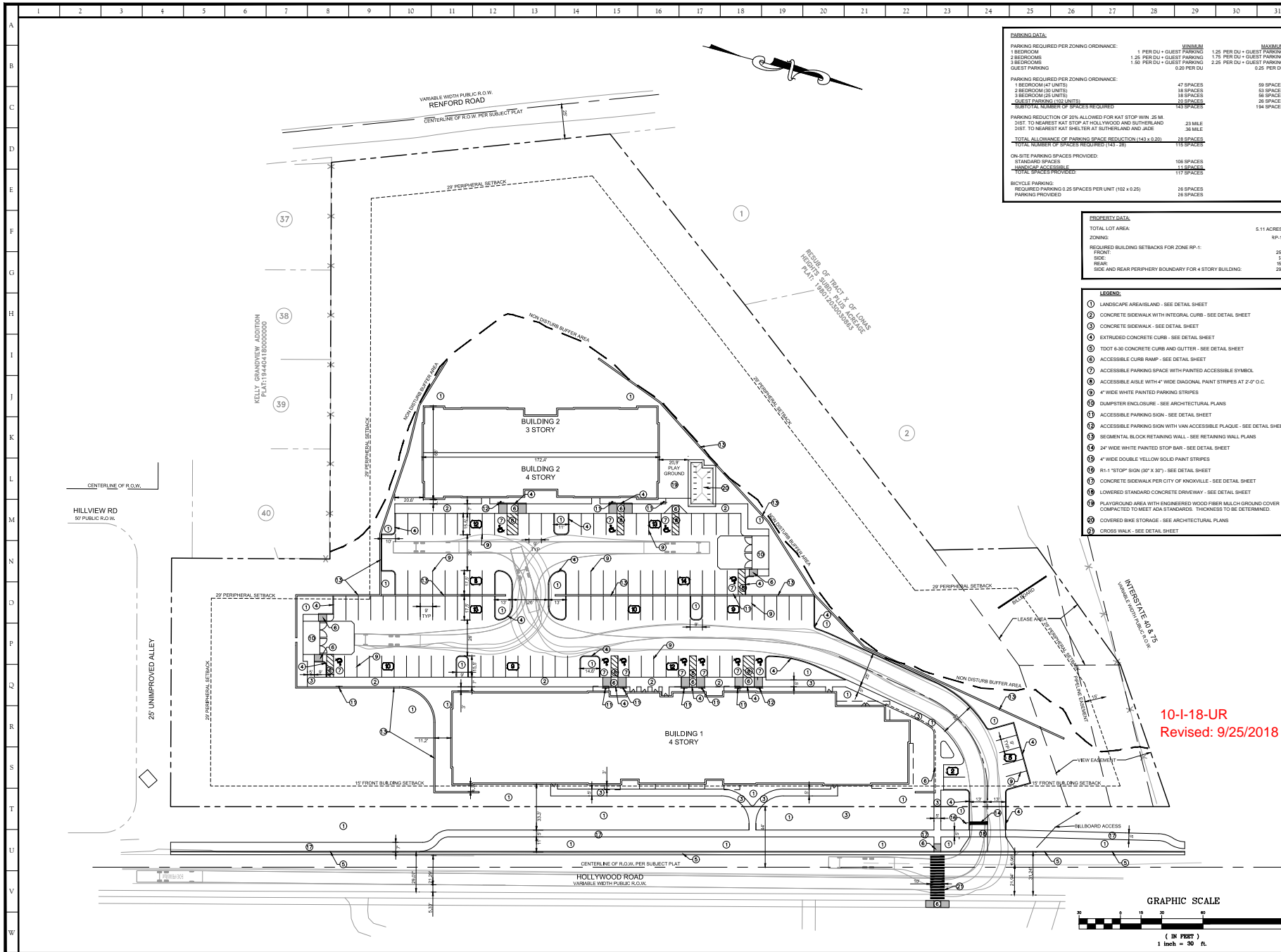
Flats at Pond Gap

817 Hollywood Road
 Knoxville, Tennessee 37919
 Owner: ECC Pond Gap, LP

NO.	DATE	COMMENTS
1	09/25/18	Revised per OAC Comments

DATE: 08/27/18
 CHECKED BY: FILE: 1976 Grading

C3.0



PARKING DATA

PARKING REQUIRED PER ZONING ORDINANCE:	MINIMUM	MAXIMUM
1 BEDROOM	1.25 PER DU + GUEST PARKING	1.25 PER DU + GUEST PARKING
2 BEDROOMS	1.25 PER DU + GUEST PARKING	1.75 PER DU + GUEST PARKING
3 BEDROOMS	1.50 PER DU + GUEST PARKING	2.25 PER DU + GUEST PARKING
GUEST PARKING	0.25 PER DU	0.25 PER DU

PARKING REQUIRED PER ZONING ORDINANCE:	SPACES
1 BEDROOM (DU UNITS)	47 SPACES
2 BEDROOM (DU UNITS)	38 SPACES
3 BEDROOM (DU UNITS)	38 SPACES
GUEST PARKING (DU UNITS)	28 SPACES
TOTAL NUMBER OF SPACES REQUIRED	151 SPACES

PARKING REDUCTION OF 20% ALLOWED FOR KAT STOP WITH 25' DIST TO NEAREST KAT STOP AT HOLLYWOOD AND SUTHERLAND	SPACES
25' DIST TO NEAREST KAT STOP AT HOLLYWOOD AND SUTHERLAND	23 MILE
25' DIST TO NEAREST KAT SHELTER AT SUTHERLAND AND JADE	34 MILE
TOTAL ALLOWANCE OF PARKING SPACE REDUCTION (143 x 0.20)	28 SPACES
TOTAL NUMBER OF SPACES PROVIDED	178 SPACES

ON-SITE PARKING SPACES PROVIDED:

STANDARD SPACES	108 SPACES
HANDICAP ACCESSIBLE	11 SPACES
TOTAL SPACES PROVIDED	119 SPACES

BICYCLE PARKING:

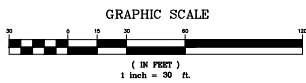
REQUIRED PARKING 0.25 SPACES PER UNIT (102 x 0.25)	26 SPACES
PARKING PROVIDED	26 SPACES

PROPERTY DATA

TOTAL LOT AREA:	5.11 ACRES
ZONING:	RP-1
REQUIRED BUILDING SETBACKS FOR ZONE RP-1:	
FRONT:	25'
REAR:	10'
SIDE AND REAR PERIPHERY BOUNDARY FOR 4 STORY BUILDING:	25'

- LEGEND:**
- ① LANDSCAPE AREA/ISLAND - 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 TPOOT 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 DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS
 - ⑪ ACCESSIBLE PARKING SIGN - SEE DETAIL SHEET
 - ⑫ ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE - SEE DETAIL SHEET
 - ⑬ SEGMENTAL BLOCK RETAINING WALL - SEE RETAINING WALL PLANS
 - ⑭ 24" WIDE WHITE PAINTED STOP BAR - SEE DETAIL SHEET
 - ⑮ 4" WIDE DOUBLE YELLOW SOLID PAINT STRIPES
 - ⑯ R1-1 "STOP" SIGN (30" X 30") - SEE DETAIL SHEET
 - ⑰ CONCRETE SIDEWALK PER CITY OF KNOXVILLE - SEE DETAIL SHEET
 - ⑱ LOWERED STANDARD CONCRETE DRIVEWAY - SEE DETAIL SHEET
 - ⑲ PLAYGROUND AREA WITH ENGINEERED WOOD FIBER MULCH-GROUND COVER COMPACTED TO MEET ADA STANDARDS. THICKNESS TO BE DETERMINED.
 - ⑳ COVERED BIKE STORAGE - SEE ARCHITECTURAL PLANS
 - ㉑ CROSS WALK - SEE DETAIL SHEET

10-18-UR
Revised: 9/25/2018



Use on Review Development Plan - Site Layout Plan

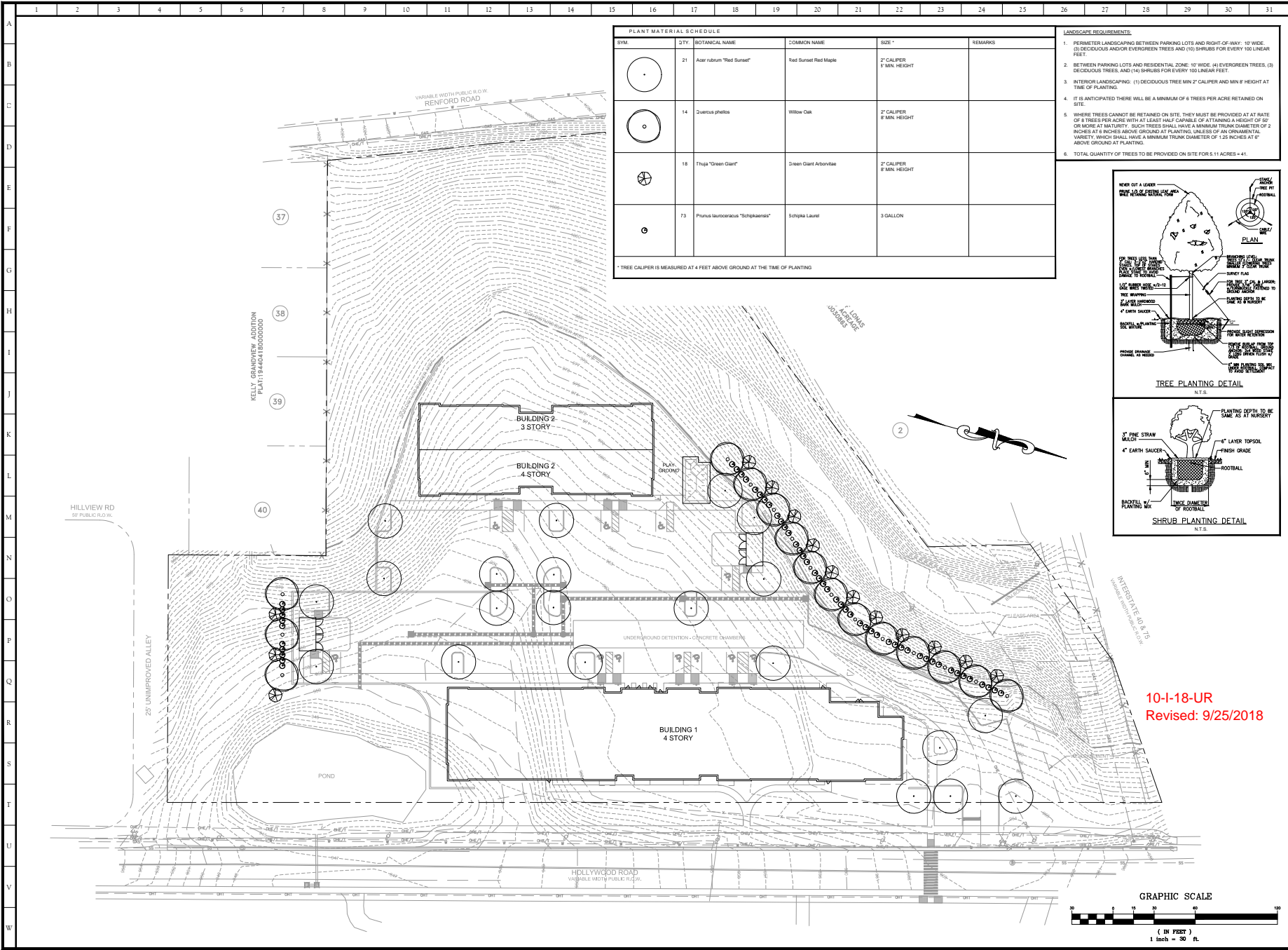
Flats at Pond Gap

817 Hollywood Road
Knoxville, Tennessee 37919
Owner: ECC Pond Gap, LP

NO.	DATE	COMMENTS
1	09/25/18	Per MFC Comments

DATE PLOTTED: 09/27/18
CHECKED BY: FILE: 1976 Layout

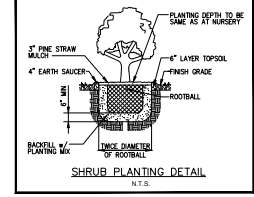
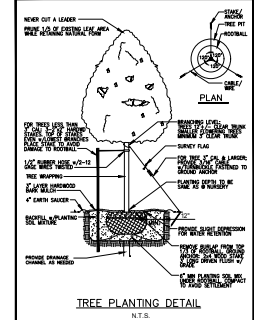
C4.0



PLANT MATERIAL SCHEDULE					
SYM.	DTY.	BOTANICAL NAME	COMMON NAME	SIZE*	REMARKS
		Acer rubrum "Red Sunset"	Red Sunset Red Maple	2" CALIPER 8' MIN. HEIGHT	
		Quercus phellos	Willow Oak	2" CALIPER 8' MIN. HEIGHT	
		Thuja "Green Giant"	Green Giant Arborvitae	2" CALIPER 8' MIN. HEIGHT	
		Pinus laurocarabica "Schipkasiana"	Schipka Laurel	3 GALLON	

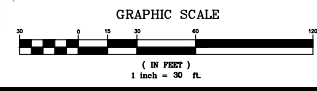
* TREE CALIPER IS MEASURED AT 4 FEET ABOVE GROUND AT THE TIME OF PLANTING

- LANDSCAPE REQUIREMENTS**
- PERIMETER LANDSCAPING BETWEEN PARKING LOTS AND RIGHT-OF-WAY: 10' WIDE (5) DECIDUOUS AND/OR EVERGREEN TREES AND (10) SHRUBS FOR EVERY 100 LINEAR FEET.
 - BETWEEN PARKING LOTS AND RESIDENTIAL ZONE: 10' WIDE (4) EVERGREEN TREES, (3) DECIDUOUS TREES, AND (14) SHRUBS FOR EVERY 100 LINEAR FEET.
 - INTERIOR LANDSCAPING: (1) DECIDUOUS TREE MIN 2" CALIPER AND MIN 8' HEIGHT AT TIME OF PLANTING.
 - IT IS ANTICIPATED THERE WILL BE A MINIMUM OF 6 TREES PER ACRE RETAINED 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 1.25 INCHES AT 4" ABOVE GROUND AT PLANTING.
 - TOTAL QUANTITY OF TREES TO BE PROVIDED ON SITE FOR 5.11 ACRES = 41.



Use on Review Development Plan - Landscape Plan
Flats at Pond Gap
 817 Hollywood Road
 Knoxville, Tennessee 37919
 Owner: ECC Pond Gap, LP

10-I-18-UR
 Revised: 9/25/2018



DATE: 09/27/18
 CHECKED BY: JHE
 FILE: 1976 Landscape

NO.	DATE	COMMENTS
1	09/27/18	Review per AEC

C6.0

5.11 Acre

Maximum 153 Units

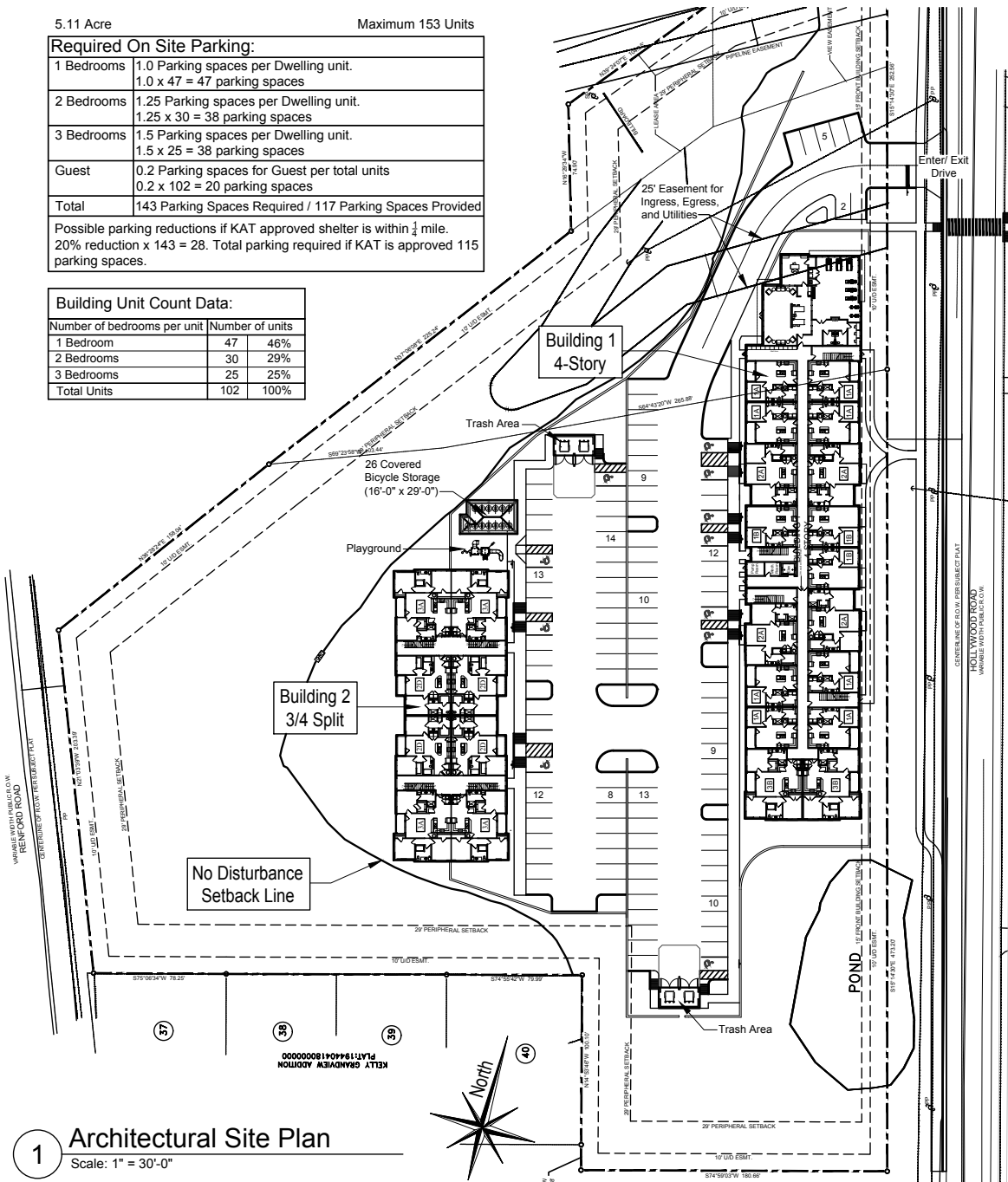
Required On Site Parking:

1 Bedrooms	1.0 Parking spaces per Dwelling unit. 1.0 x 47 = 47 parking spaces
2 Bedrooms	1.25 Parking spaces per Dwelling unit. 1.25 x 30 = 38 parking spaces
3 Bedrooms	1.5 Parking spaces per Dwelling unit. 1.5 x 25 = 38 parking spaces
Guest	0.2 Parking spaces for Guest per total units 0.2 x 102 = 20 parking spaces
Total	143 Parking Spaces Required / 117 Parking Spaces Provided

Possible parking reductions if KAT approved shelter is within 1/4 mile.
20% reduction x 143 = 28. Total parking required if KAT is approved 115 parking spaces.

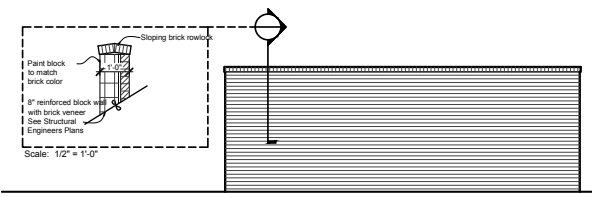
Building Unit Count Data:

Number of bedrooms per unit	Number of units	
1 Bedroom	47	46%
2 Bedrooms	30	29%
3 Bedrooms	25	25%
Total Units	102	100%

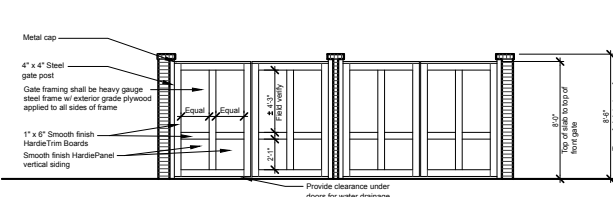


1 Architectural Site Plan
Scale: 1" = 30'-0"

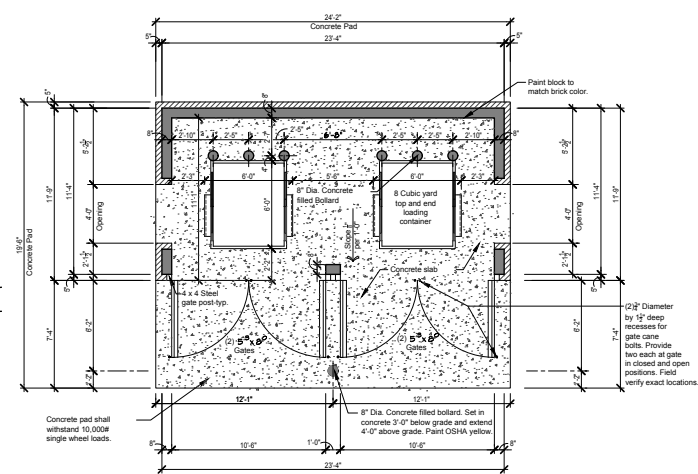
2 Trash Enclosure - North Elevation
Scale: 1/4" = 1'-0"



3 Trash Enclosure - West Elevation
Scale: 1/4" = 1'-0"



4 Trash Enclosure - East Elevation
Scale: 1/4" = 1'-0"



5 Trash Enclosure Floor Plan
Scale: 1/4" = 1'-0"

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

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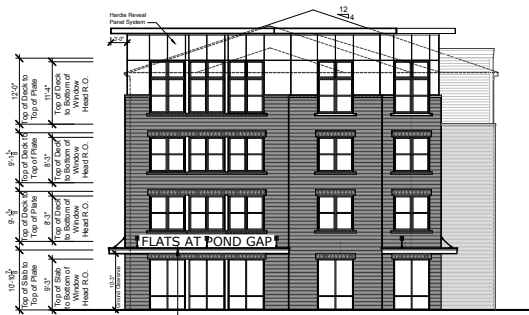
DEVELOPER NAME
EGG POND GAP, LP
NASHVILLE, TENNESSEE

PROJECT NAME
FLATS AT POND GAP
KNOXVILLE, TENNESSEE

DATE	DESCRIPTION
08/22/2018	ISSUED FOR PERMIT
09/25/2018	ISSUED FOR PERMIT

PROJECT NUMBER: 1803
DATE: 09/25/2018
SHEET TITLE: Site Plan & Site Details
SHEET NUMBER: A-01

10-18-UR
Revised: 9/25/2018



Lighting for building signage shall be 2" metal framed letters with lighting behind an acrylic lens at street side of letters.

1 North Elevation - Building 1
Scale: 3/32" = 1'-0"



4-Story (Hollywood Rd.)

All down spouts shall tie into underground drainage. Typ. at all locations. Sloping brick rowlock

Lighting for building signage shall be 2" metal framed letters with lighting behind an acrylic lens at street side of letters.

2 East Elevation - Building 1 (Hollywood Rd.)
Scale: 3/32" = 1'-0"

10-1-18-UR
Revised: 9/25/2018

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DEVELOPER NAME
EGG POND GAP, LP
NASHVILLE, TENNESSEE

PROJECT NAME
FLATS AT POND GAP
KNOXVILLE, TENNESSEE

DATE	DESCRIPTION	BY	CHKD
09/25/2018	REVISED		
09/25/2018	ISSUED FOR PERMITS		

PROJECT NUMBER: 1803
DATE: 09/25/2018
SHEET TITLE: Exterior Elevations - Bldg. 1
SHEET NUMBER: A-04



1 South Elevation - Building 1
Scale: 3/32" = 1'-0"



2 West Elevation - Building 1
Scale: 3/32" = 1'-0"

10-I-18-UR
Revised: 9/25/2018

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DEVELOPER NAME
EGG POND GAP, LP
NASHVILLE, TENNESSEE

PROJECT NAME
FLATS AT POND GAP
KNOXVILLE, TENNESSEE

DATE	DESCRIPTION	REVISIONS
09/25/2018	1	ISSUED FOR PERMIT

STAMP

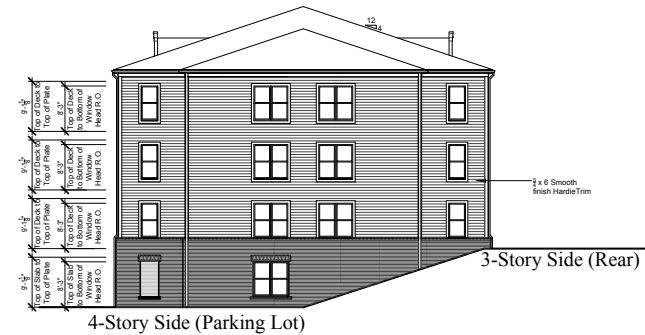
PROJECT NUMBER: 1803
DATE: 09/25/2018

SHEET TITLE:
Exterior Elevations
- Bldg. 1

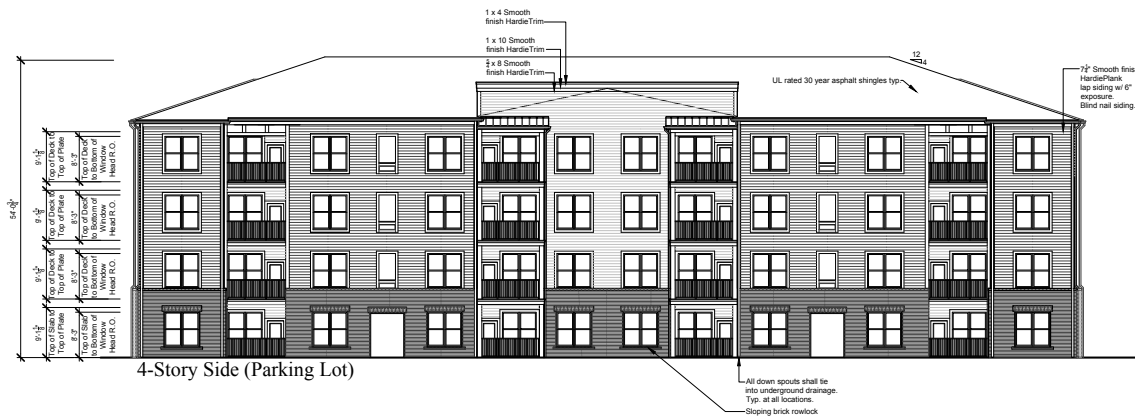
SHEET NUMBER:
A-05



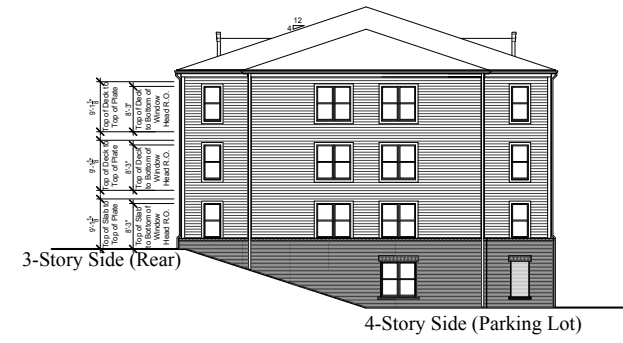
1 West Elevation - Building 2
Scale: 3/32" = 1'-0"



2 North Elevation - Building 2
Scale: 3/32" = 1'-0"



3 East Elevation - Building 2
Scale: 3/32" = 1'-0"



4 South Elevation - Building 2
Scale: 3/32" = 1'-0"

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DEVELOPER NAME
EGG POND GAP, LP
NASHVILLE, TENNESSEE

PROJECT NAME
FLATS AT POND GAP
KNOXVILLE, TENNESSEE

DATE	DESCRIPTION / REVISIONS
09/27/2018	1 - 100% PERMISSIVE
09/25/2018	1 - 100% PERMISSIVE

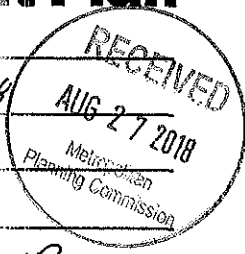
PROJECT NUMBER: 1803
DATE: 09/25/2018
SHEET TITLE: Exterior Elevations - Bldg. 2
SHEET NUMBER: A-08

10-I-18-UR
Revised: 9/25/2018

KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
T E N N E S S E E
 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: ECG Acquisitions, LLC
 Date Filed: 8/27/2018 Meeting Date: 10/11/2018
 Application Accepted by: Mike Reynolds
 Fee Amount: _____ File Number: Development Plan ~~10-I-18-UR~~
 Fee Amount: \$1,200 File Number: Use on Review 10-I-18-UR



PROPERTY INFORMATION

Address: Hollywood Road 37919
 General Location: SW Quadrant of Hollywood Road and I-40/75
 Tract Size: 5.11 Ac No. of Units: 110
 Zoning District: RBE B.P-1 → subject to final action by City Council
 Existing Land Use: Vacant Land by City Council
 Planning Sector: West City
 Sector Plan Proposed Land Use Classification: HDR HDR subject to final action by City Council
 Growth Policy Plan Designation: Urban Growth Area
 Census Tract: 37
 Traffic Zone: 111
 Parcel ID Number(s): 107FG04101 & 107FG4103
 Jurisdiction: City Council 2 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: ECG Acquisitions, LLC
 Company: _____
 Address: 118 1/2 Ave South, Suite 200
 City: Nashville State: TN Zip: 37203
 Telephone: 615-490-6711
 Fax: _____
 E-mail: hannah@elmingtoncapital.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Hannah Nelson
 Company: ECG Acquisitions, LLC
 Address: 118 1/2 Ave South, Suite 200
 City: Nashville State: TN Zip: 37203
 Telephone: 615-490-6711
 Fax: _____
 E-mail: hannah@elmingtoncapital.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____
 Other (Be Specific)
110 unit multi dwelling 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: _____
 PLEASE PRINT
 Name: Hannah Nelson
 Company: ECG Acquisitions, LLC
 Address: 118 1/2 Ave South, Suite 200
 City: Nashville State: TN Zip: 37203
 Telephone: 615-490-6711
 E-mail: hannah@elmingtoncapital.com

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

C. H. M. R.

Address

City

State

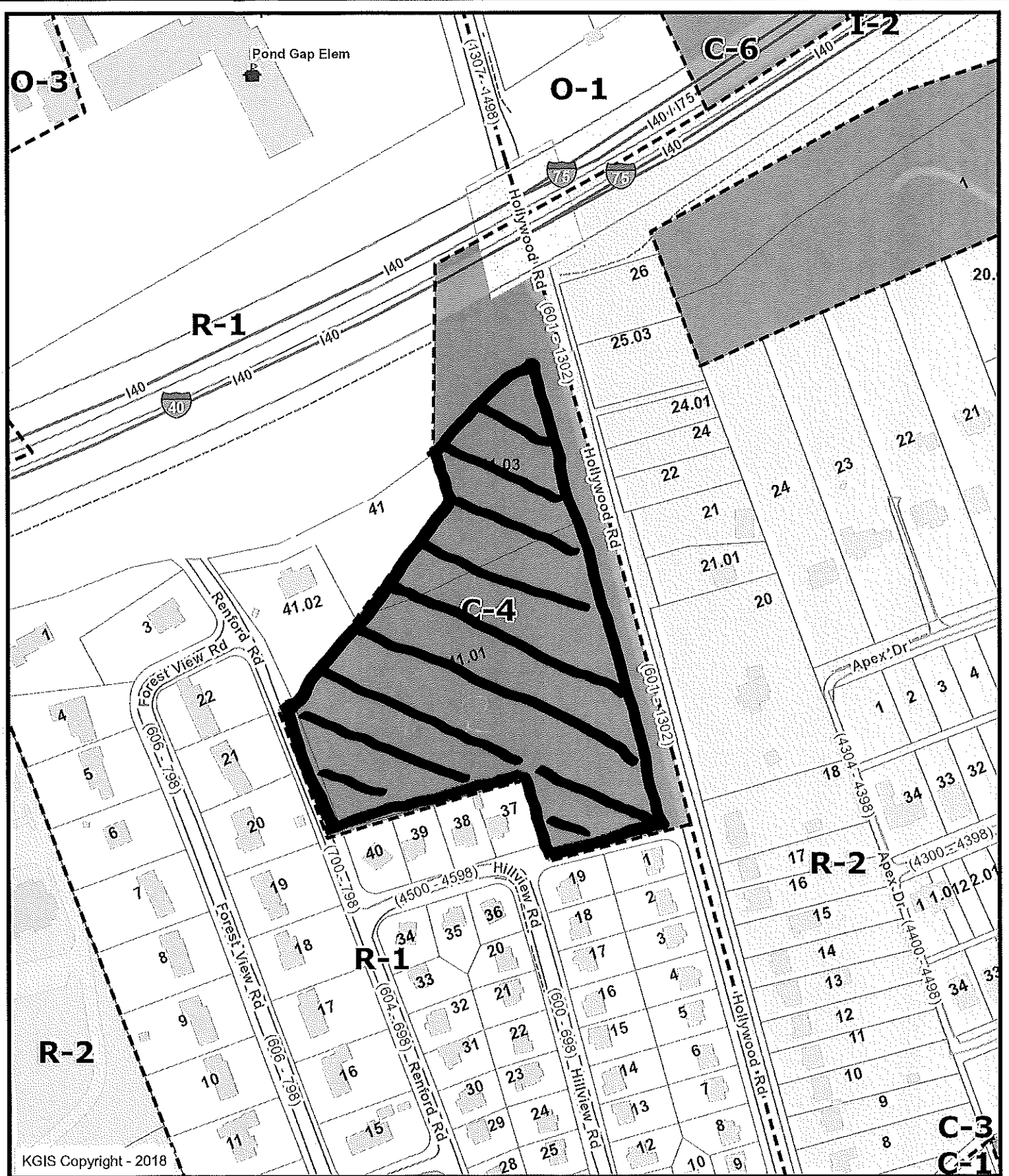
Zip

Owner

Option

118 16th Ave. S. Suite 200 Nashville, TN 37203

✓



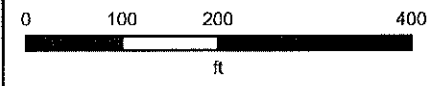
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/4/2018 at 9:56:00 AM



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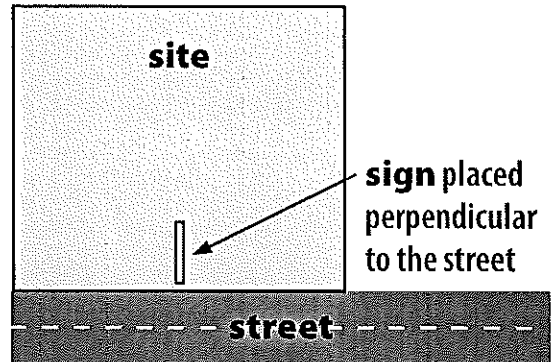
REQUIRED SIGN POSTING AGREEMENT

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: 265-777-4168 Email: ahommel@site-incorporated.com

Date: 8/27/18

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