



USE ON REVIEW REPORT

▶ **FILE #:** 3-G-19-UR

AGENDA ITEM #: 39

AGENDA DATE: 3/14/2019

▶ **APPLICANT:** BRENDON PARK APARTMENTS

OWNER(S): Brandon Park Associates, LLC

TAX ID NUMBER: 119 03327

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 Ten Mile Rd

▶ **LOCATION:** North side of Ten Mile Rd., west of Cross Creek Rd.,

▶ **APPX. SIZE OF TRACT:** 3.32 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Ten Mile Rd., a local street with a 26' pavement width within a 60' right-of-way,

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartments

10.84 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Apartments - PR (Planned Residential)

South: US Post Office and business - PC-1 (Retail and Office Park)

East: Apartments - PR (Planned Residential)

West: Apartments - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area on the north side of I-40 and east of N Cedar Bluff Rd. that has developed with a mix of office, commercial and multi-dwelling uses.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a multi-dwelling development with up to 36 apartment units and a 1200 square foot leasing office, subject to 7 conditions.**

1. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable

requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.

4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrances or the emergency vehicle turnaround area.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining approval of the proposed security gate and emergency vehicle turnaround area from the Knox County Fire Prevention Bureau.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to develop a 36 unit addition to the Brendon Park Apartment complex which is located on the north side of Ten Mile Rd. and west side of Cross Creek Rd. The proposed 3.32 acre site will be developed at a density of 10.84 du/ac. The proposed addition will include 32 one-bedroom apartments and 4 two bedroom apartments. Two of the three buildings will be three stories with the third building being a two-three story split. Access to the site will be an existing driveway for the complex off of Ten Mile Rd. The driveway will be modified and provide access to two of the three proposed buildings. The third building which is located at the northwest corner of the site will front on another internal driveway. The development plan also includes a 1200 square foot leasing office that will have access off of Ten Mile Rd. The applicant is proposing to add gated access for the complex with this addition.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 10.84 du/ac, is consistent in use and density with the approved zoning of the property and is in conformance with the medium density residential designation of the sector plan.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed apartment development, with the recommended conditions, meets the standards for development within a PR (Planned Residential) zoning district and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 will not significantly injure the value of adjacent property since the area includes a mix of residential, commercial and institutional uses. The use will not draw additional traffic through residential areas since the development has access to an existing local street that primarily serves apartment, public and institutional development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for medium density residential use. The proposed apartment development at a density of 10.84 du/ac is consistent with the Sector Plan designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 381 (average daily vehicle trips)

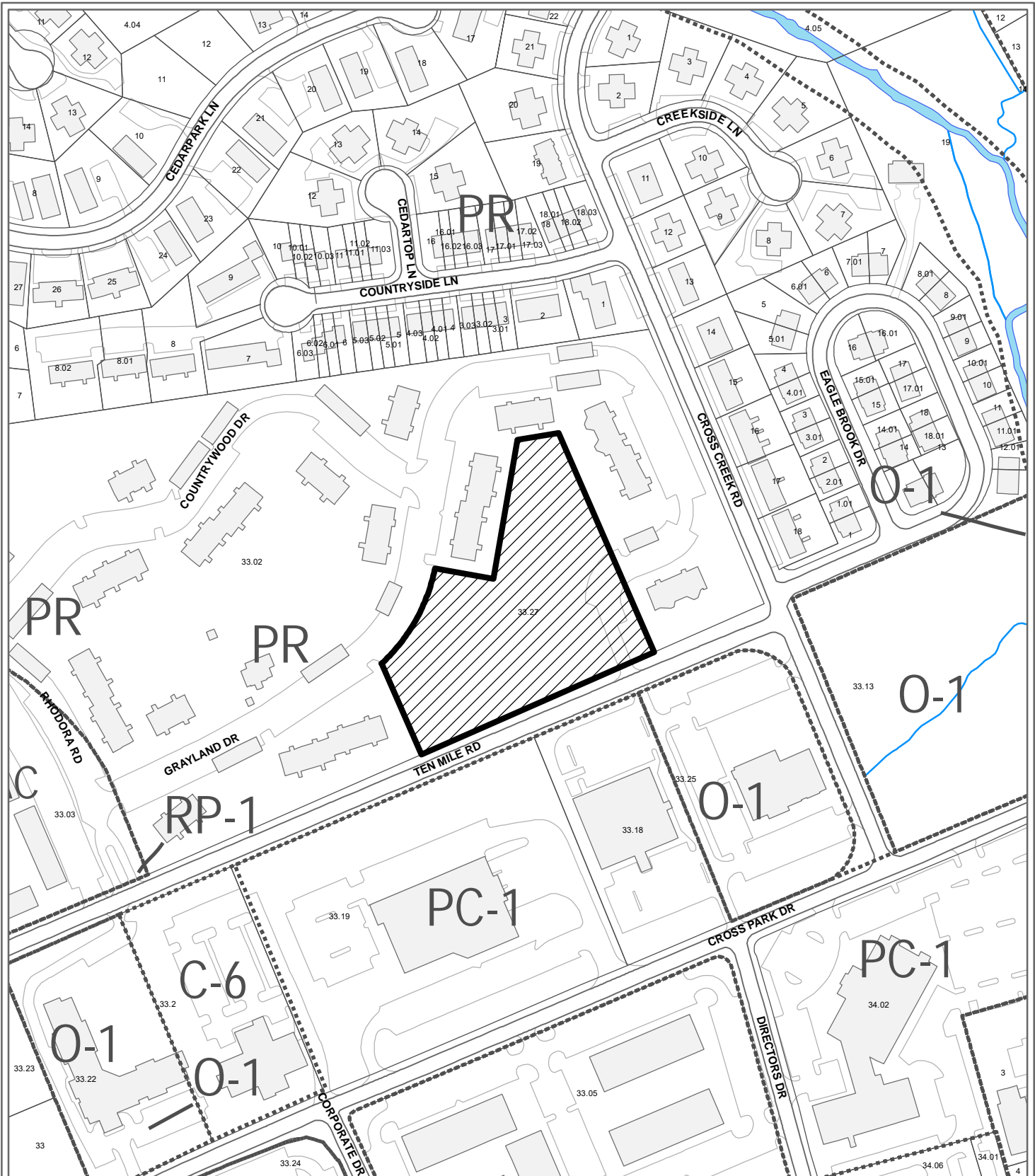
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

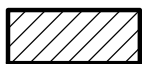
Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**3-G-19-UR
USE ON REVIEW**



Apartments in PR (Planned Residential)

Petitioner: Brendon Park Apartments

Map No: 119

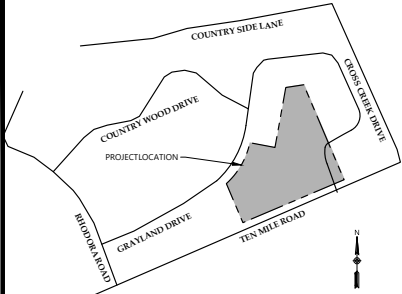
Jurisdiction: County



Original Print Date: 2/20/2019

Revised:

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



VICINITY MAP
NOT TO SCALE

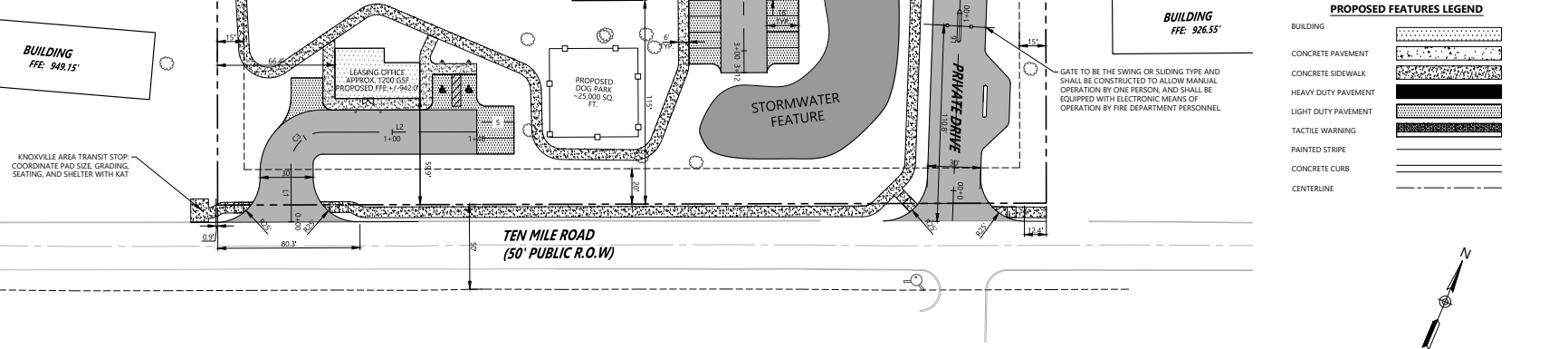
BRENDON PARK ASSOCIATES LLC
& MM BRENDON APARTMENTS
(INST. # 20111230035917)

LEASING OFFICE CL
BLD B CL
ENTRANCE CL

Number	Radius	Length	Line/Chord Direction
L2	86.96		N67° 04' 00.10"E
L1	32.45		N23° 11' 19.30"W
C3	18.00	38.37	N21° 55' 20.40"E
L4	194.57		S66° 48' 20.10"W
L3	89.47		S23° 11' 30.59"E
C2	18.00	28.27	S21° 48' 24.76"W
L6	170.72		N20° 12' 12.58"W
L5	104.45		N23° 12' 35.86"W
C1	200.00	8.17	N22° 02' 24.22"W



BUILDING
FFE 949.15



TEN MILE ROAD
(50' PUBLIC R.O.W)

SITE DATA

COUNCIL DISTRICT: 3
 COUNCIL MEMBER: RANDY SMITH
 PARCEL ID: TAX MAP 119 033.27
 SITE ADDRESS: 0 TEN MILE RD
 KNOXVILLE, TN 37923
 EXISTING ZONING: 3.32 AC. (144,595 FT²)
 PROPOSED USE: MULTIFAMILY
 PROPOSED UNITS: 32
 ONE BEDROOM: 04
 TWO BEDROOM: 28
 TOTAL UNITS: 32
 PROPOSED MAX. BUILDING HEIGHT: 3 STORIES
 ALLOWED MAX. BUILDING HEIGHT: 3 STORIES
 PROPOSED DENSITY: 10.84 DU/AC
 IMPERVIOUS SURFACE AREA
 BUILDINGS: 0.30 AC. (12,975 FT²)
 DRIVES/SIDEWALKS: 0.80 AC. (35,005 FT²)
 TOTAL PROPOSED IMPERVIOUS AREA: 1.10 AC. (47,980 FT²)
 LOT COVERAGE
 BUILDINGS: 0.30 AC. (12,975 FT²)
 SITE ACRES: 3.32 AC. (144,595 FT²)
 PERCENT COVERAGE ALLOWED: 9%
 50%
 PARKING SUMMARY
 PARKING REQUIRED (PARKING REQUIREMENTS)
 HOUSING
 1.5 SPACES PER DU FOR FIRST 20 DU
 (1)(30/20) = 30 SPACES
 1.5 SPACES PER REMAINING TWO BEDROOM
 (1)(5/4) = 06 SPACES
 1.5 SPACE PER REMAINING ONE BEDROOM
 (1)(1/2) = 12 SPACES
 48 SPACES REQUIRED
 OFFICE
 1 SPACE PER 250 SF OF OFFICE
 (1)(200/250) = 4.8 OR 5 SPACES
 TOTAL REQUIRED: 53 SPACES
 PARKING PROVIDED:
 STANDARD: 51 SPACES
 ACCESSIBLE STANDARD: 3 SPACES
 VAN: 3 SPACES
 TOTAL PROVIDED: 57 SPACES PROVIDED
 CLIENT: SMALLWOOD NICOLE ARCHITECTS PLLC
 ADDRESS: 1612 17 TH AVE S
 NASHVILLE, TN 37212
 PHONE NO.: 615-269-3130
 CONTACT NAME: JIM NICOLE
 PROJECT REPRESENTATIVE ADDRESS:
 58ME INC
 6515 NIGHTINGALE LANE
 KNOXVILLE, TN 37909
 865-970-0009
 BRAD SALSBUURY
 CONTACT E-MAIL ADDRESS: bsalsbury@smemc.com
 RECORDED DOCUMENTS: DEED BOOK 20061114 PAGE 0041394
 FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47993C0202F 05/02/2007. COMMUNITY NAME: KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS.

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

GATE TO BE THE SWING OR SLIDING TYPE AND SHALL BE CONSTRUCTED TO ALLOW MANUAL OPERATION BY ONE PERSON, AND SHALL BE EQUIPPED WITH ELECTRONIC MEANS OF OPERATION BY FIRE DEPARTMENT PERSONNEL



6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
865-934-6023

NO.	DATE	BY	CHKD	APPV	DESCRIPTION
1	2/25/19	BS	BS	BS	PRELIMINARY
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USE ON REVIEW - LAYOUT
 BRENDON PARK APARTMENTS
 0 TEN MILE RD
 KNOXVILLE, KNOX, TENNESSEE

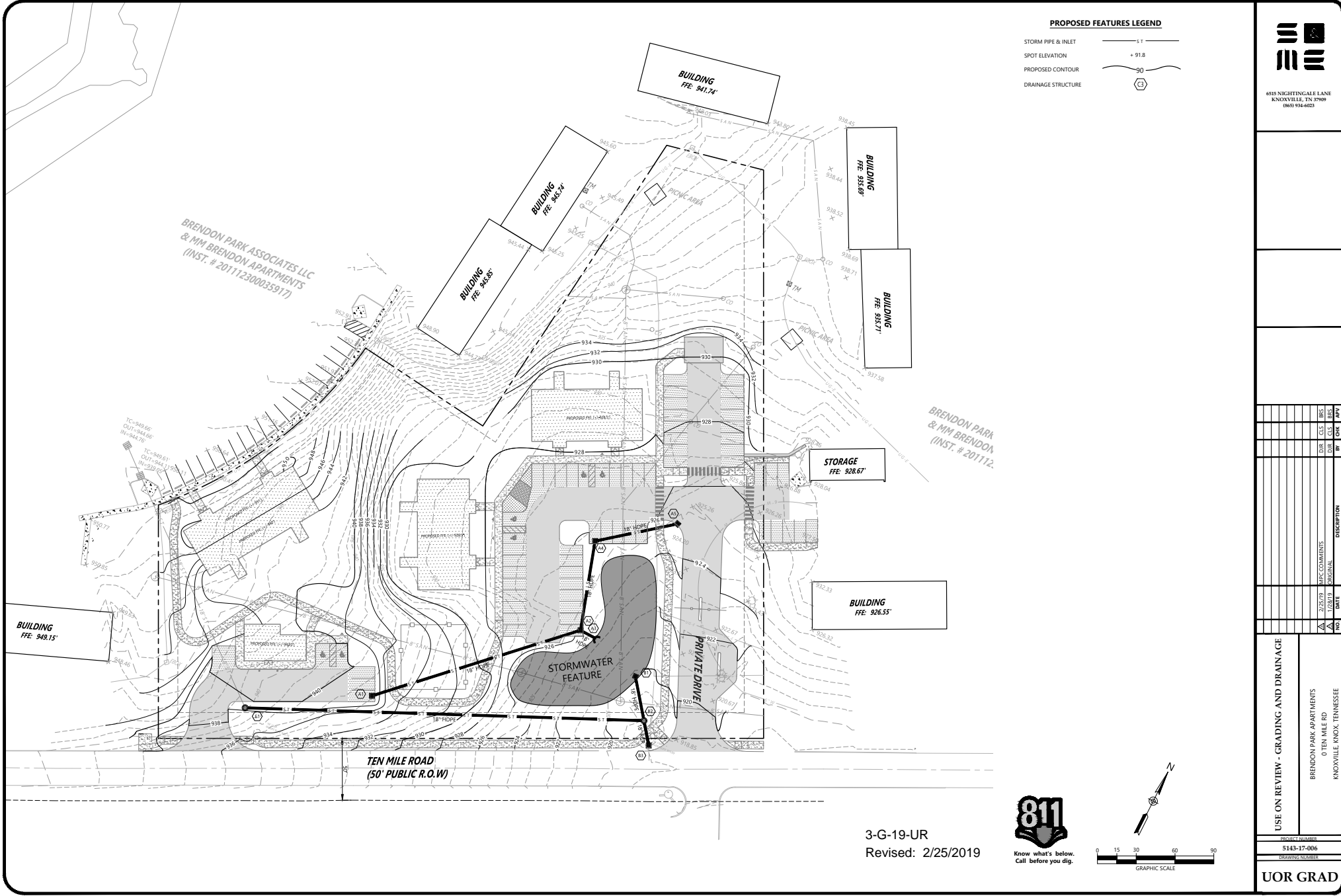
3-G-19-UR
 Revised: 2/25/2019



PROJECT NUMBER: 5143-17-006
 DRAWING NUMBER:

UOR LAY

DRAWING DATE: 02/25/2019 11:17:08 AM PROJECT: 5143-17-006 UOR LAY



PROPOSED FEATURES LEGEND

- STORM PIPE & INLET
- SPOT ELEVATION
- PROPOSED CONTOUR
- DRAINAGE STRUCTURE


 6315 NIGHTINGALE LANE
 KNOXVILLE, TN 37909
 (615) 934-6023

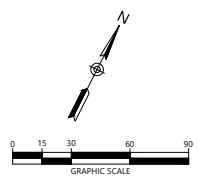
NO.	DATE	BY	CHK.	APP.	DESCRIPTION
1	2/25/19	CLC	CLS		DATE COMMENTS
2	2/25/19	CLC	CLS		DATE COMMENTS
3	2/25/19	CLC	CLS		DATE COMMENTS
4	2/25/19	CLC	CLS		DATE COMMENTS
5	2/25/19	CLC	CLS		DATE COMMENTS

USE ON REVIEW - GRADING AND DRAINAGE
 BRENDON PARK APARTMENTS
 0 TEN MILE RD
 KNOXVILLE, KNOX, TENNESSEE

3-G-19-UR
 Revised: 2/25/2019



Know what's below.
 Call before you dig.



PROJECT NUMBER
 5143-17-006
 DRAWING NUMBER
UOR GRAD

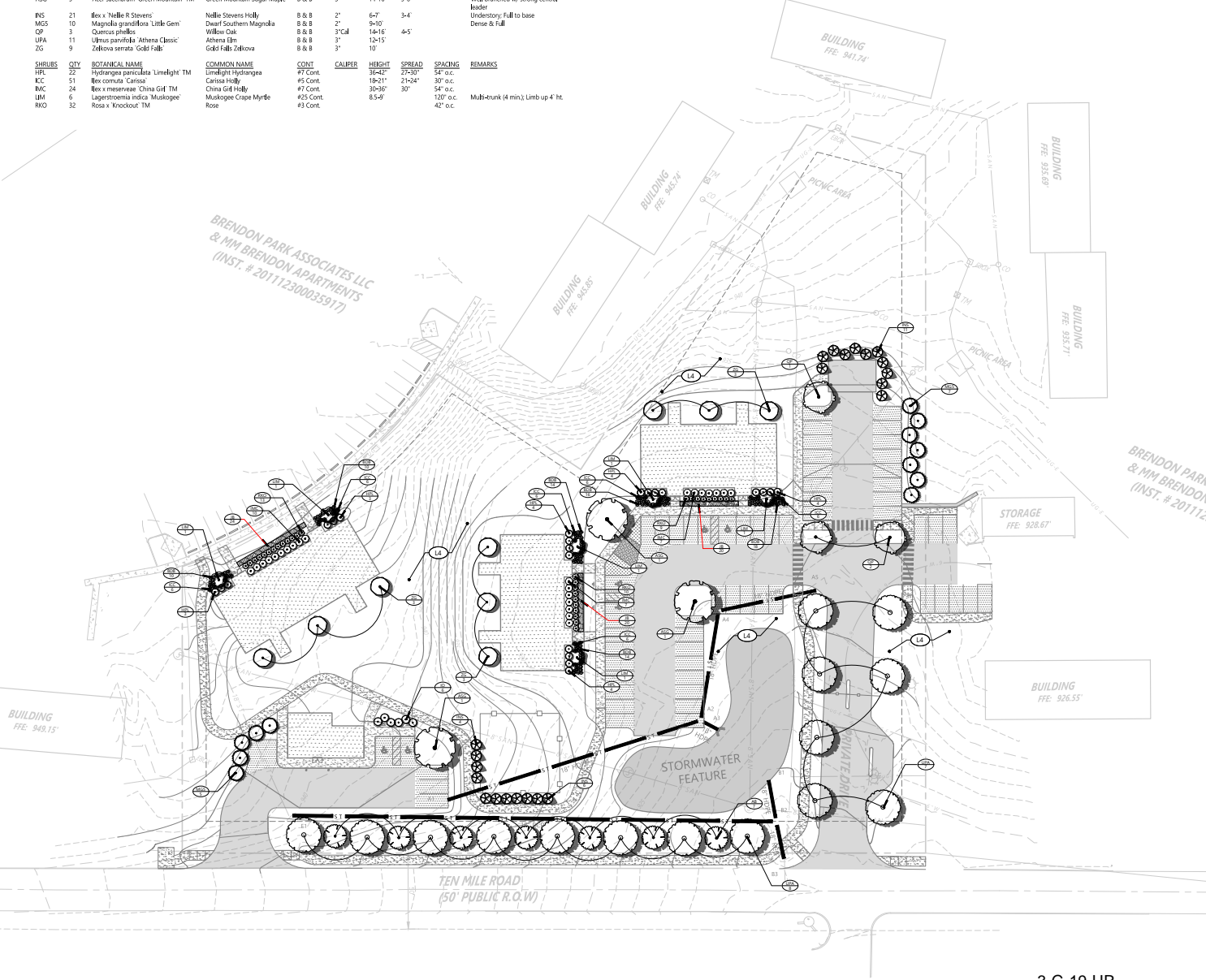
DRAWING IN THE EVENT OF A DISCREPANCY BETWEEN THE GRAPHIC SCALE AND THE DIMENSIONS, THE DIMENSIONS SHALL CONTROL

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS	
ASB	4	Acer nativum 'Bowling Red'	Red Maple	8.8.8	3"CA	12-15'	2-2.5'		
ASG	5	Acer saccharum 'Green Mountain TM'	Green Mountain Sugar Maple	8.8.8	3"	14-16'	5-6'	Well branched w/ strong central leader	
NIS	21	Ilex s 'Nelle R Stevens'	Nelle Stevens Holly	8.8.8	2"	6-7'	3-4'	Understory Full to base	
MGS	10	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	8.8.8	2"	9-10'		Dense & full	
QP	3	Quercus phellos	Willow Oak	8.8.8	3"CA	14-16'	4-5'		
UPA	11	Ulmus parviflora 'Athena Classic'	Athena Elm	8.8.8	3"	12-15'			
ZG	9	Zelkova serrata 'Gold Falls'	Gold Falls Zelkova	8.8.8	3"	10'			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
HPL	22	Hydrangea paniculata 'Limelight TM'	Limelight Hydrangea	#7 Cont.		36-42"	27-30"	54" oc.	
KCC	51	Ilex cornuta 'Carissa'	Carissa Holly	#9 Cont.		19-21"	21-24"	30" oc.	
BAC	24	Ilex x meserveae 'China Girl TM'	China Girl Holly	#7 Cont.		30-36"	30"	54" oc.	
IMM	6	Lagerstromia indica 'Muskogee'	Muskogee Crape Myrtle	#25 Cont.		8.5-9"	120" oc.		Multi-trunk (4 min.); Limb up 4' ft.
IKO	32	Rosa x Knockout TM	Rose	#3 Cont.			47" oc.		

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
①	PLANTING BED LIMITS	
②	IRRIGATION LIMITS	
③	AREA TO BE SEEDED	
④	AREA TO BE SOODED	
⑤	AREA TO BE 4'-6" RIVER ROCK	

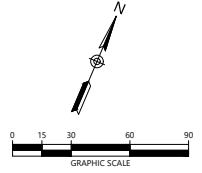
NOTE: ALL DISTURBED AREAS TO BE SEEDED LAWN



3-G-19-UR
Revised: 2/25/2019



Know what's below.
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6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(605) 934-6023

NO	DATE	BY	CHK	REV	DESCRIPTION

USE ON REVIEW - LANDSCAPE PLAN
BRENDON PARK APARTMENTS
0 TEN MILE RD
KNOXVILLE, KNOX, TENNESSEE

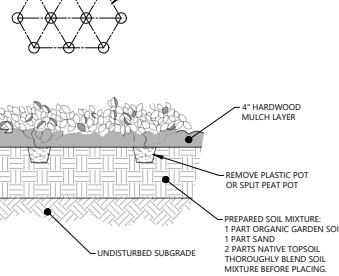
PROJECT NUMBER: 5143-17-006
DRAWING NUMBER:

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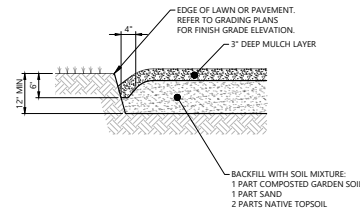
PLANTING NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY S&ME, INC. DATED 06-30-17. S&ME ENGINEERING ASSOCIATES AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
8. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
9. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
11. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
12. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
13. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
16. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P.V.C. DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
17. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
18. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
19. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
20. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
21. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
22. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALL OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (2) 5# 10-10-10 FERTILIZER PER 1000 SQ. FT. If azaleas, rhododendrons or PIERIS ARE USED, ADD 1.3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
23. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

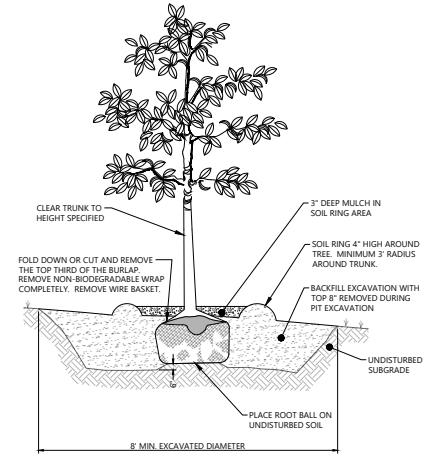
ALL GROUNDCOVER BEDS SHALL BE PLANTED USING TRIANGULAR SPACING, UNLESS SHOWN OTHERWISE. REFER TO THE PLANT SCHEDULE FOR SPACING.



3 GROUNDCOVER PLANTING
NO SCALE

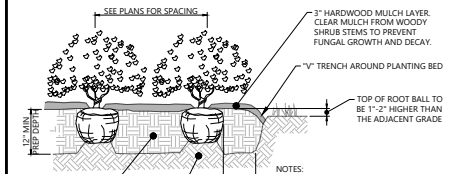


4 SPADED BED EDGE
NO SCALE



- NOTES:
1. SCARIFY THE EDGES OF THE EXCAVATED PIT AND TAKE ALL NECESSARY MEASURES TO ASSURE ADEQUATE DRAINAGE.
 2. TO ENSURE SUCCESSFUL ESTABLISHMENT OF ALL TREES PLANTED OUTSIDE THE LIMITS OF IRRIGATION EVERY SUCH TREE SHALL BE FITTED WITH A SLOW-RELEASE WATERING SYSTEM SUCH AS "TREEGATOR BAGS" OR AN APPROVED EQUAL.
 3. AS PART OF THE MAINTENANCE PLAN IT IS RECOMMENDED THAT ALL TREES OUTSIDE THE LIMITS OF IRRIGATION BE WATERED A MAXIMUM OF TWO TIMES PER WEEK DURING DRY SEASONS AND ONE TIME PER WEEK DURING WET SEASONS FOR A MINIMUM OF TWO YEARS FROM THE DATE OF INSTALLATION.
 4. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE AND SCHEDULE TREE MAINTENANCE.

1 CANOPY TREE PLANTING
NO SCALE



- NOTES:
1. TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL.
 2. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING.
 3. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER.
 4. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS.
 5. DO NOT PRUNE BEFORE ACCEPTANCE.
 6. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED.
 7. BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL - 1 PART SAND - 2 PARTS NATIVE TOPSOIL.

2 SHRUB PLANTING
NO SCALE

3-G-19-UR
Revised: 2/25/2019



6315 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(615) 934-6023

NO.	DATE	DESCRIPTION	BY	CHK.	APP.

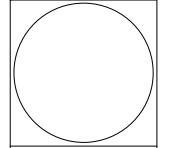
USE ON REVIEW - LANDSCAPE DETAILS

BRENDON PARK APARTMENTS
0 TEN MILE RD
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER
5143-17-006

DRAWING NUMBER
FOR LAND DET

DRAWING IN THE QUANTITY LISTING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND NOT THE CONTRACTOR.



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BRENDON PARK APARTMENTS
 9123 GRAYLAND DRIVE
 KNOXVILLE, TN 37923

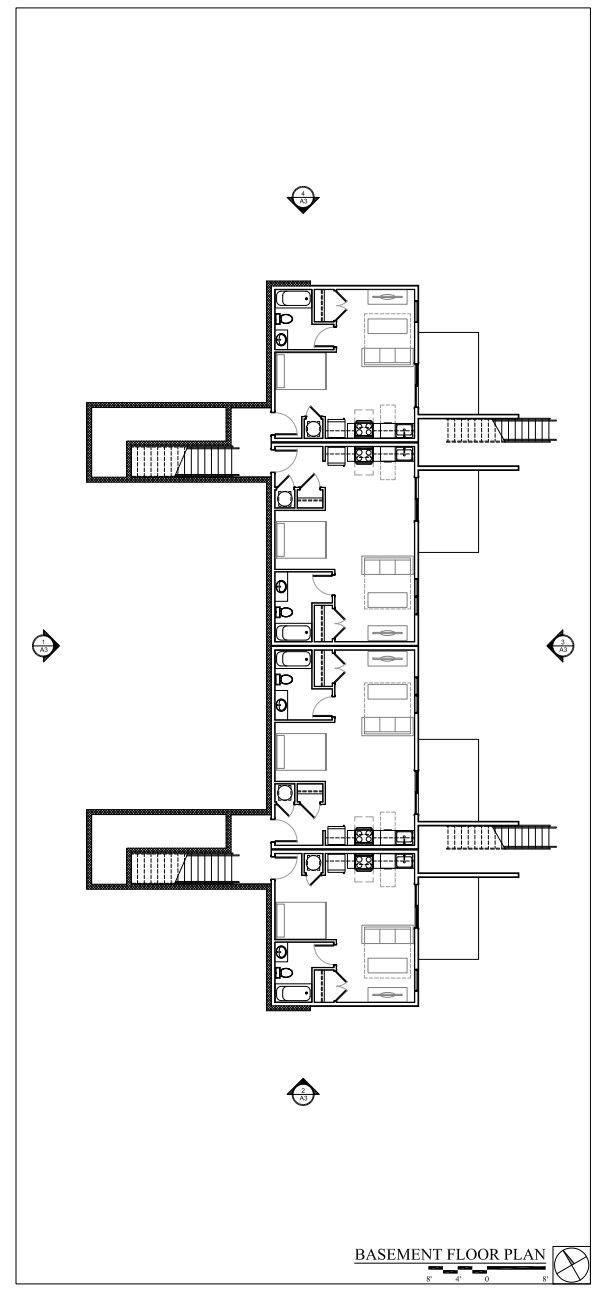
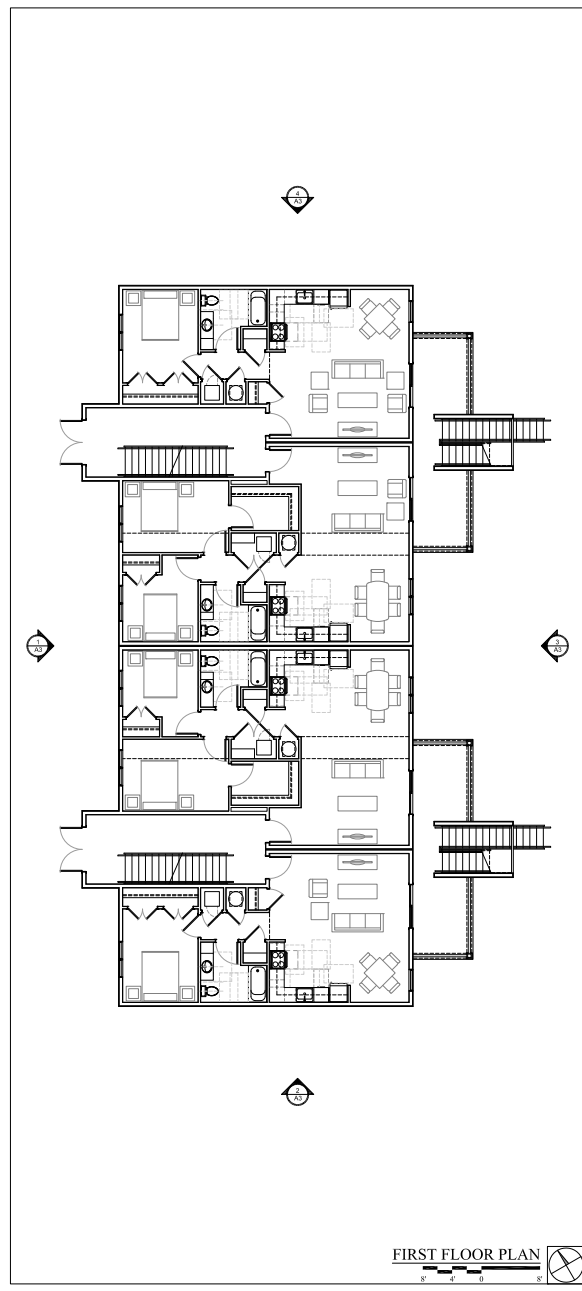
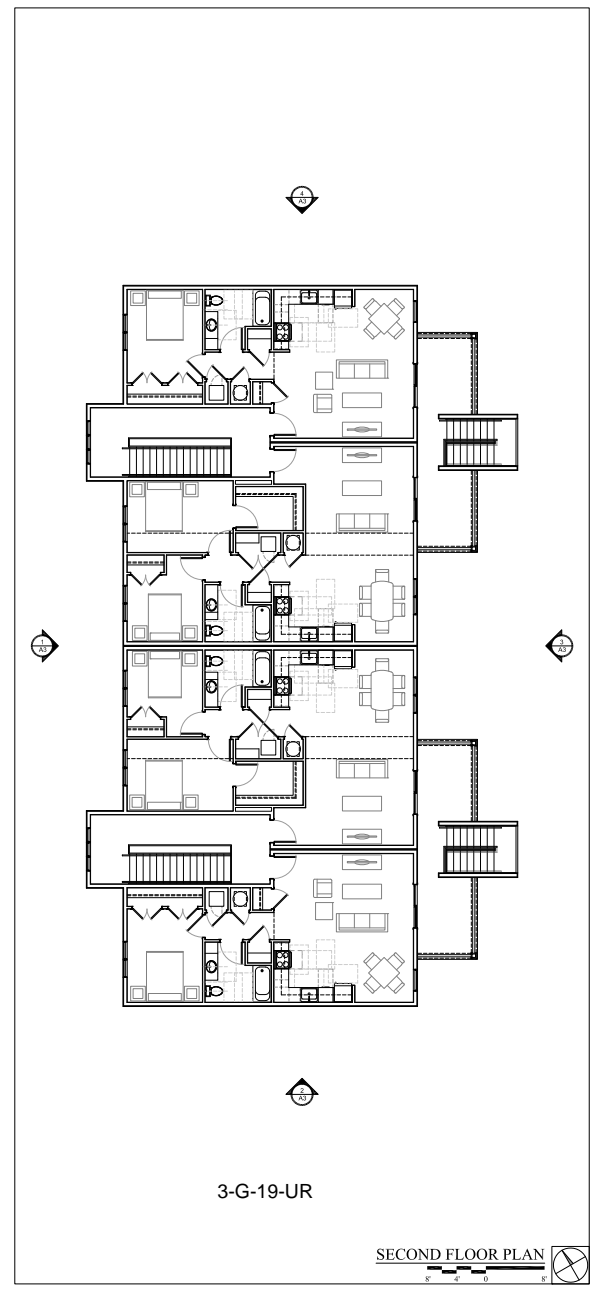
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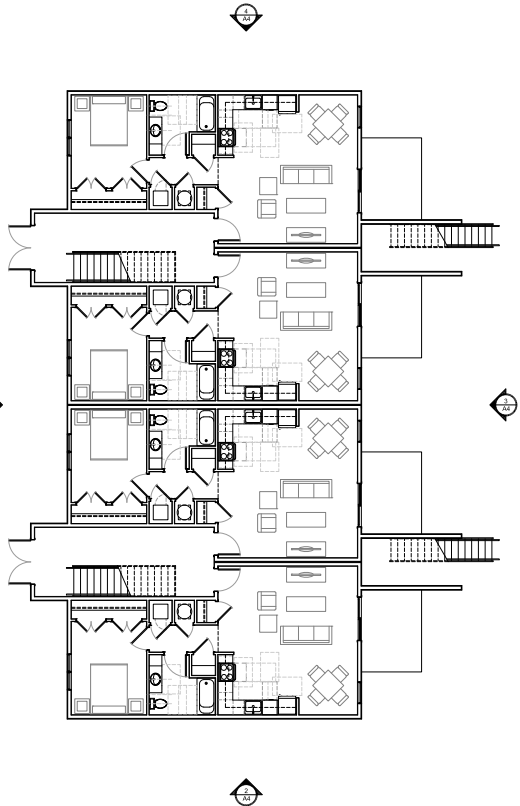
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 PROJECT # 17007

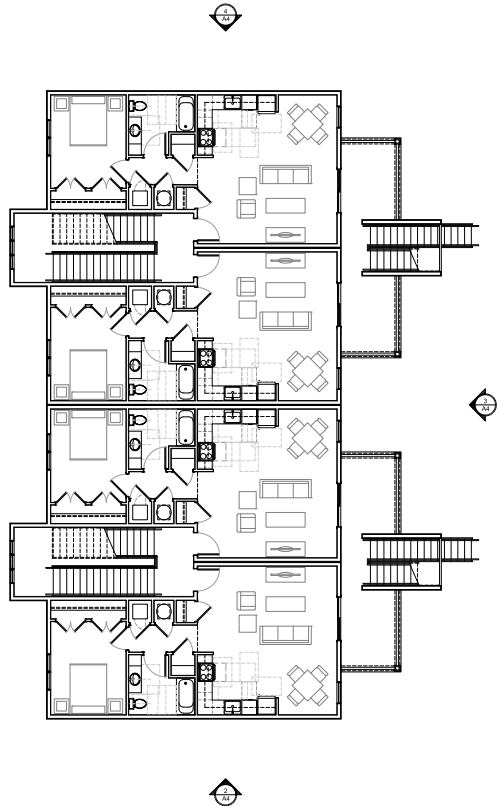
A1

BUILDING A
 FLOOR PLANS

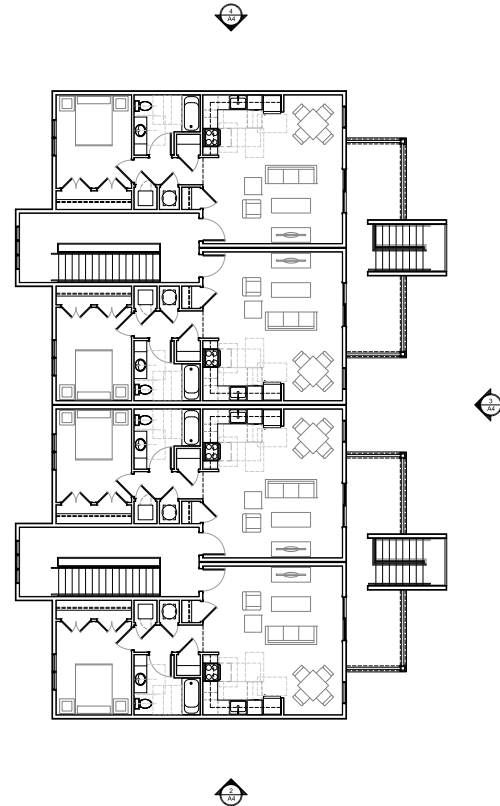




TYPICAL FIRST FLOOR PLAN BLOG B BLOG C



TYPICAL SECOND FLOOR PLAN BLOG B BLOG C

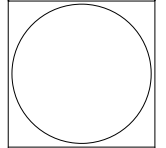


3-G-19-UR

TYPICAL THIRD FLOOR PLAN BLOG B BLOG C

ESTABLISHED
— 2006 —
**SMALLWOOD
NICKLE
ARCHITECTS**
— P.A.C. —

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Knoxville, Tennessee 37923



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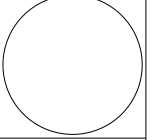
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A2

BUILDING B & C
FLOOR PLANS



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BRENDON PARK APARTMENTS

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KNOXVILLE, TN 37923

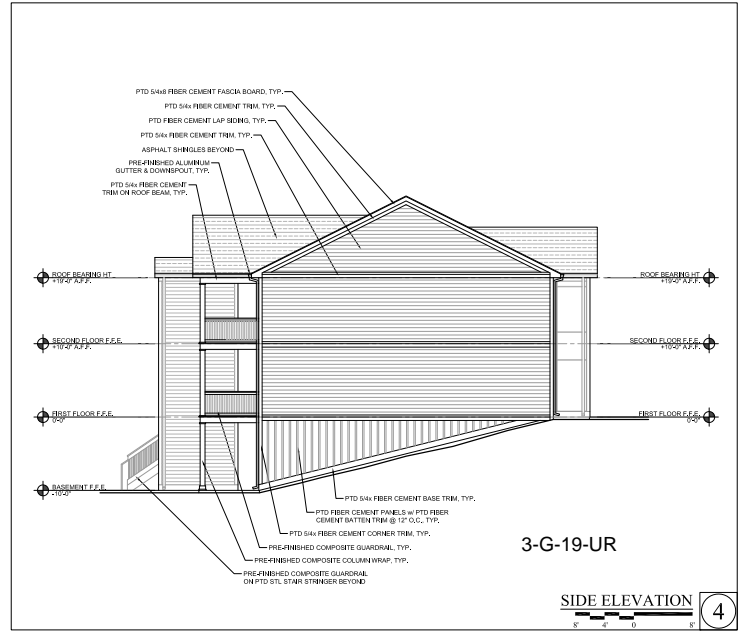
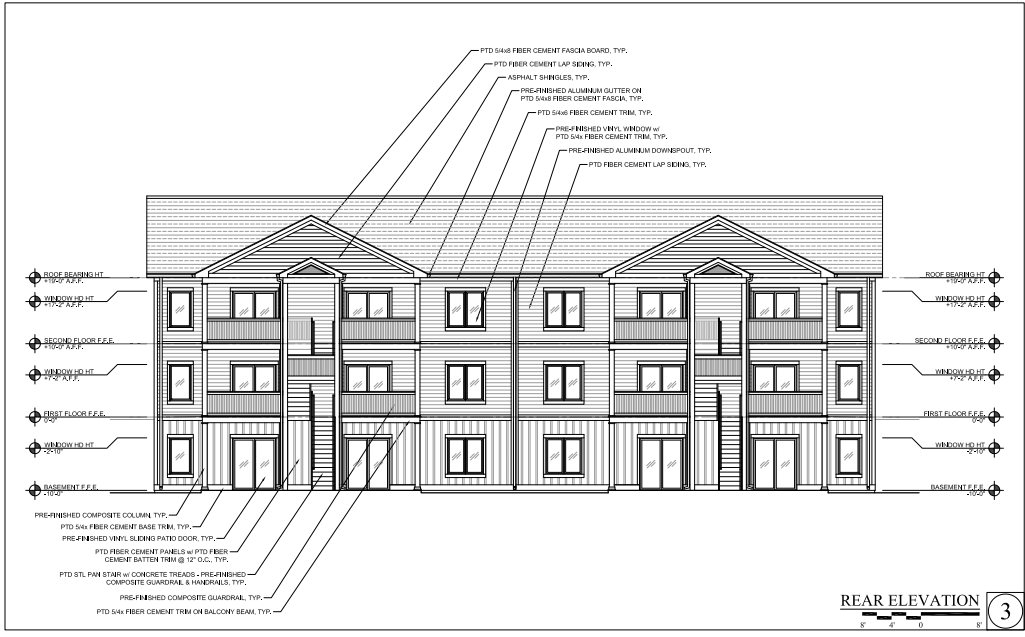
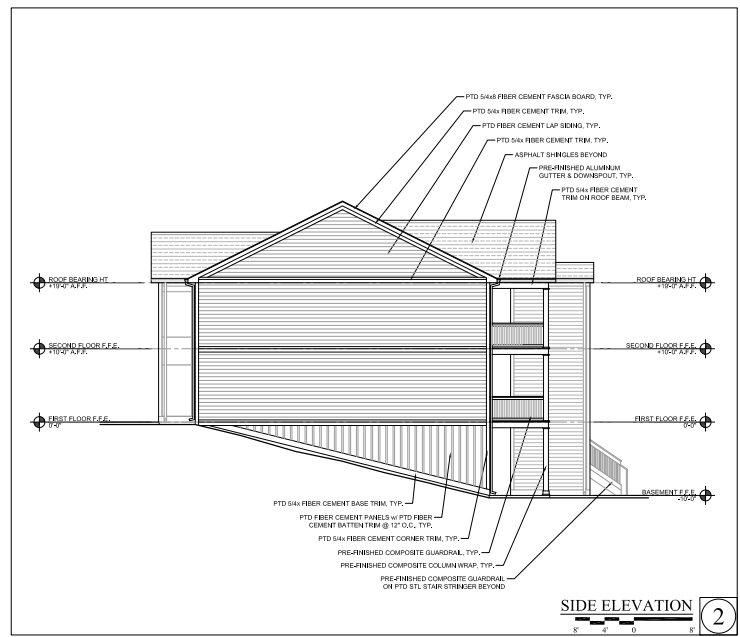
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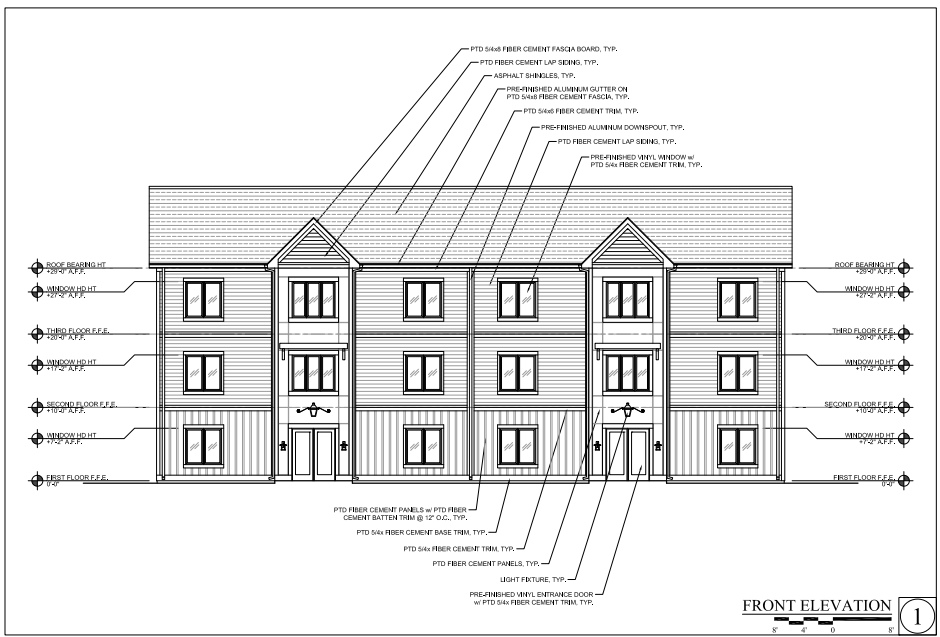
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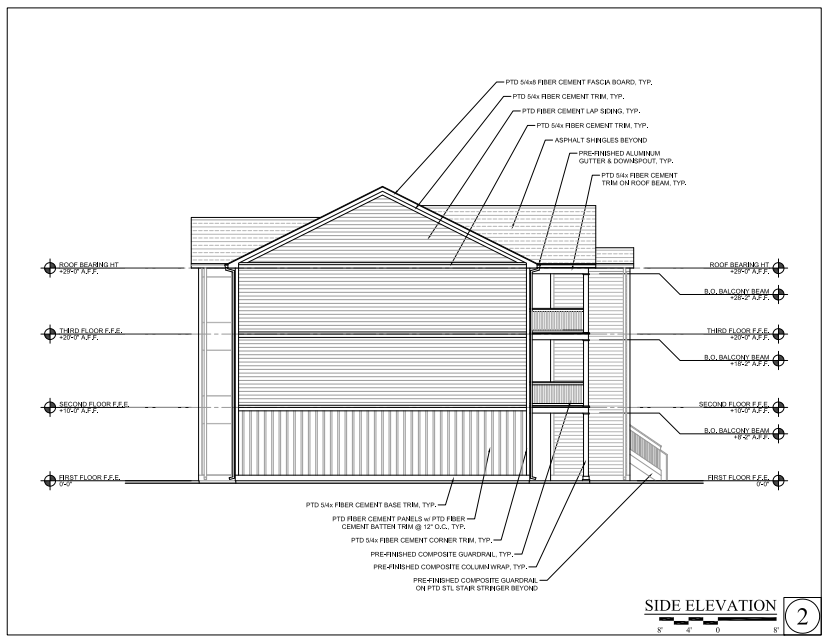
A3

BUILDING A
EXTERIOR ELEVATIONS

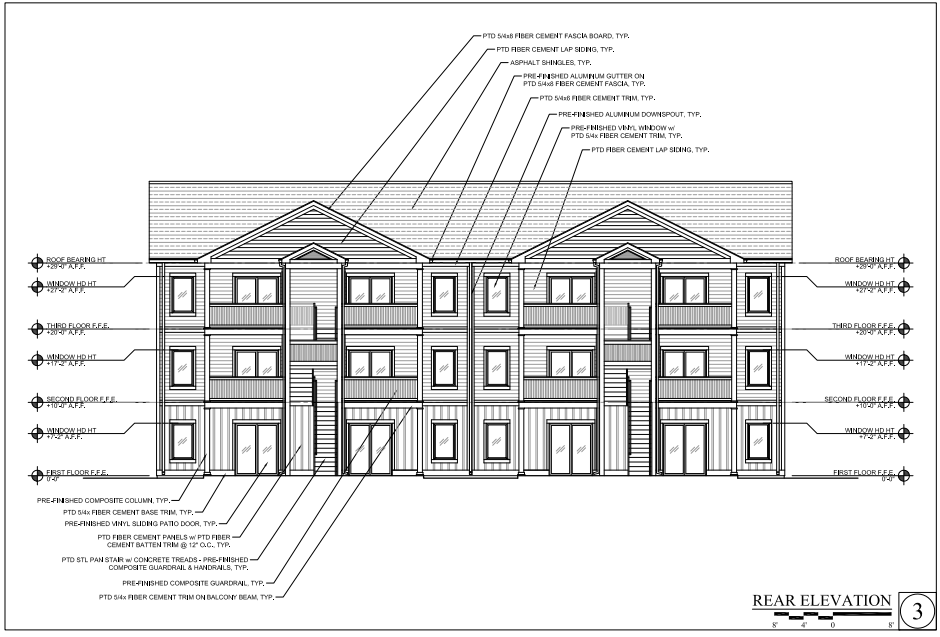




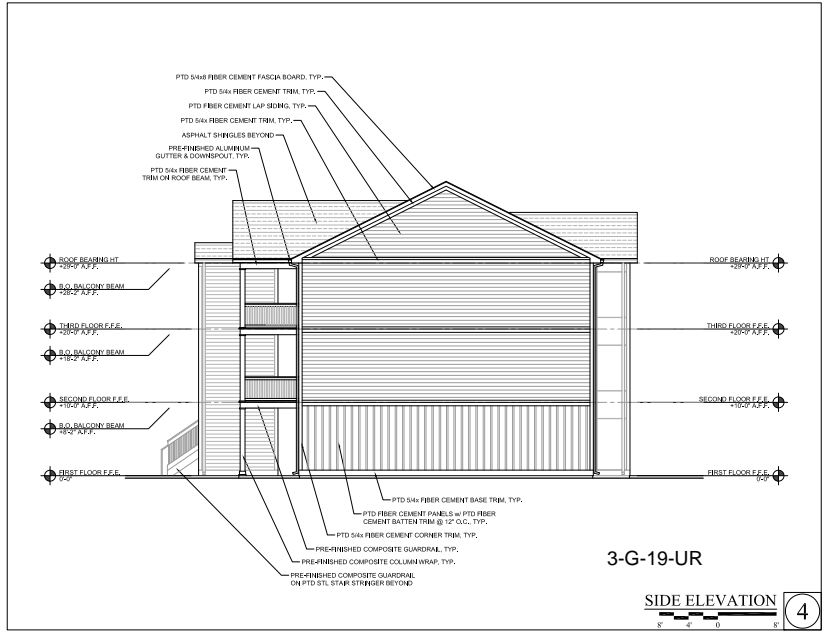
FRONT ELEVATION 1



SIDE ELEVATION 2



REAR ELEVATION 3



SIDE ELEVATION 4

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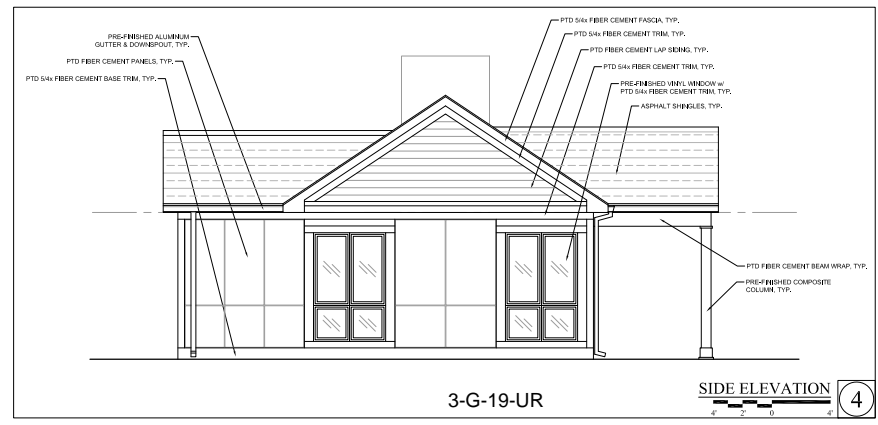
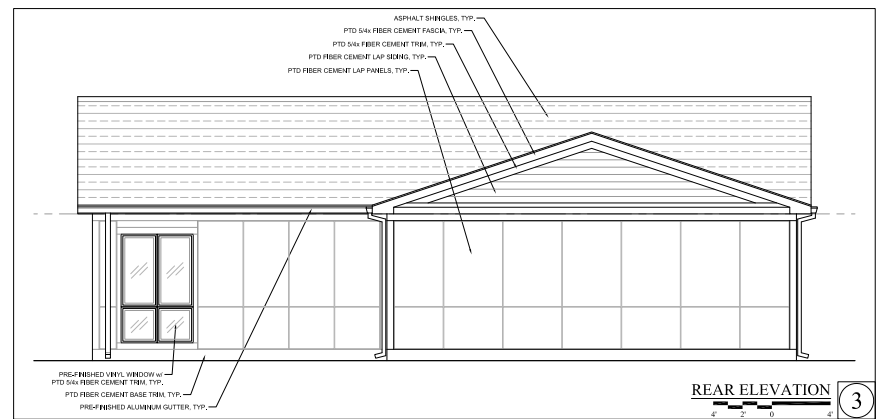
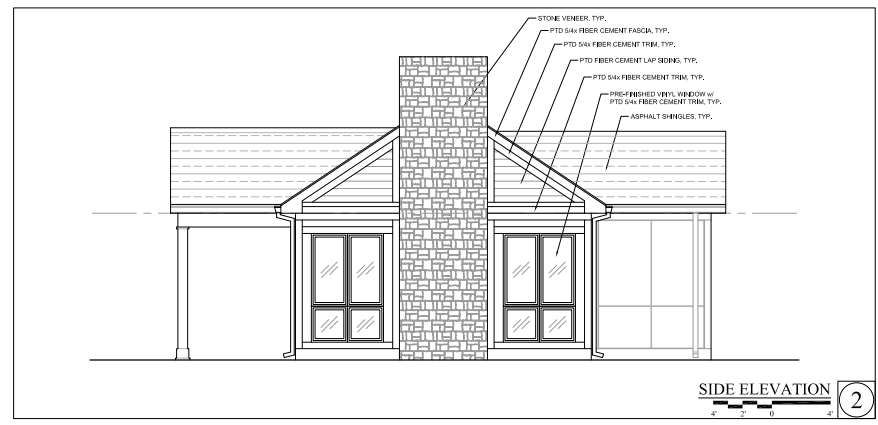
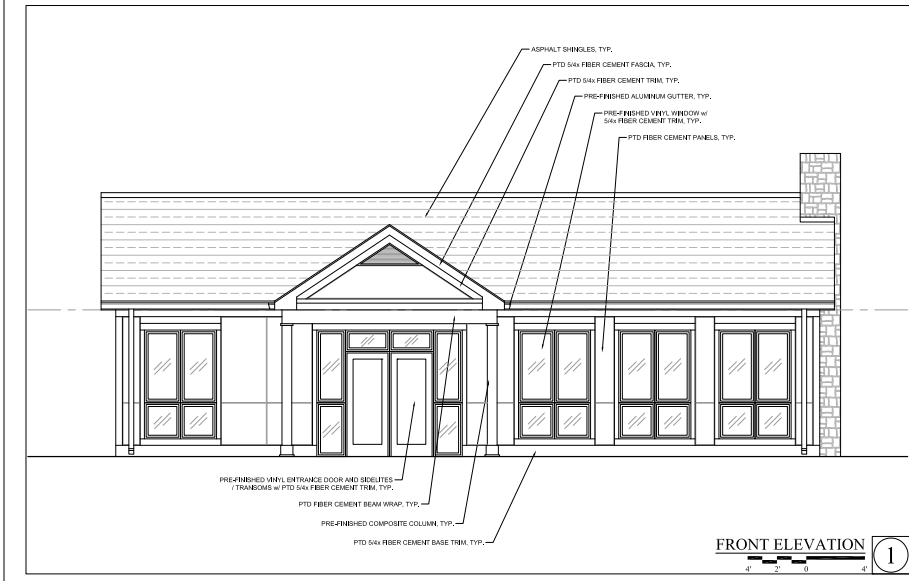
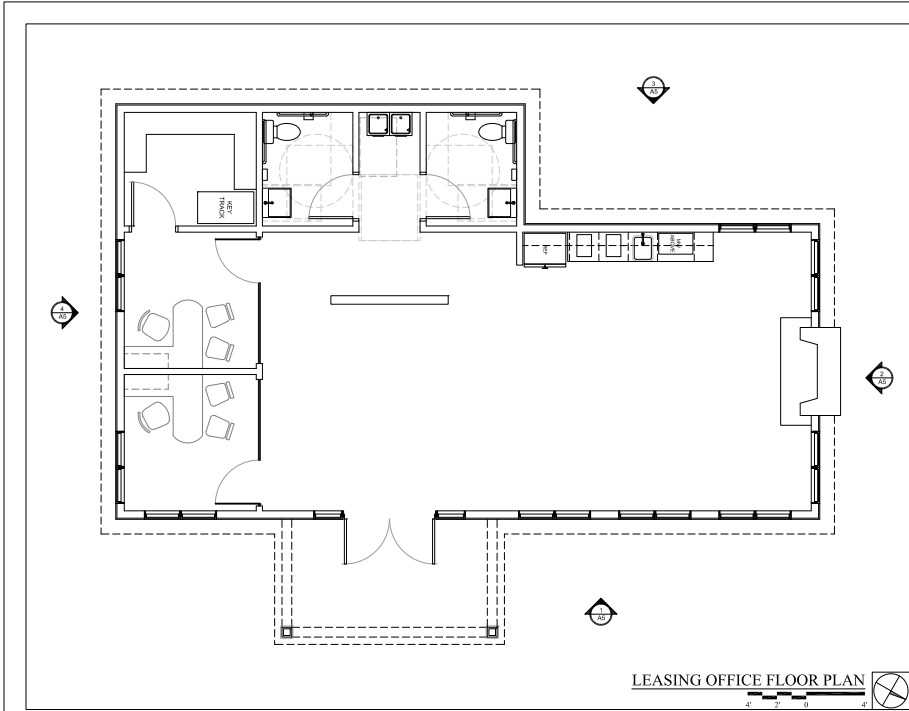
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A4

BUILDING B & C
EXTERIOR ELEVATIONS

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SMALLWOOD SNICKLE ARCHITECTS

1413 Seventeenth Avenue South
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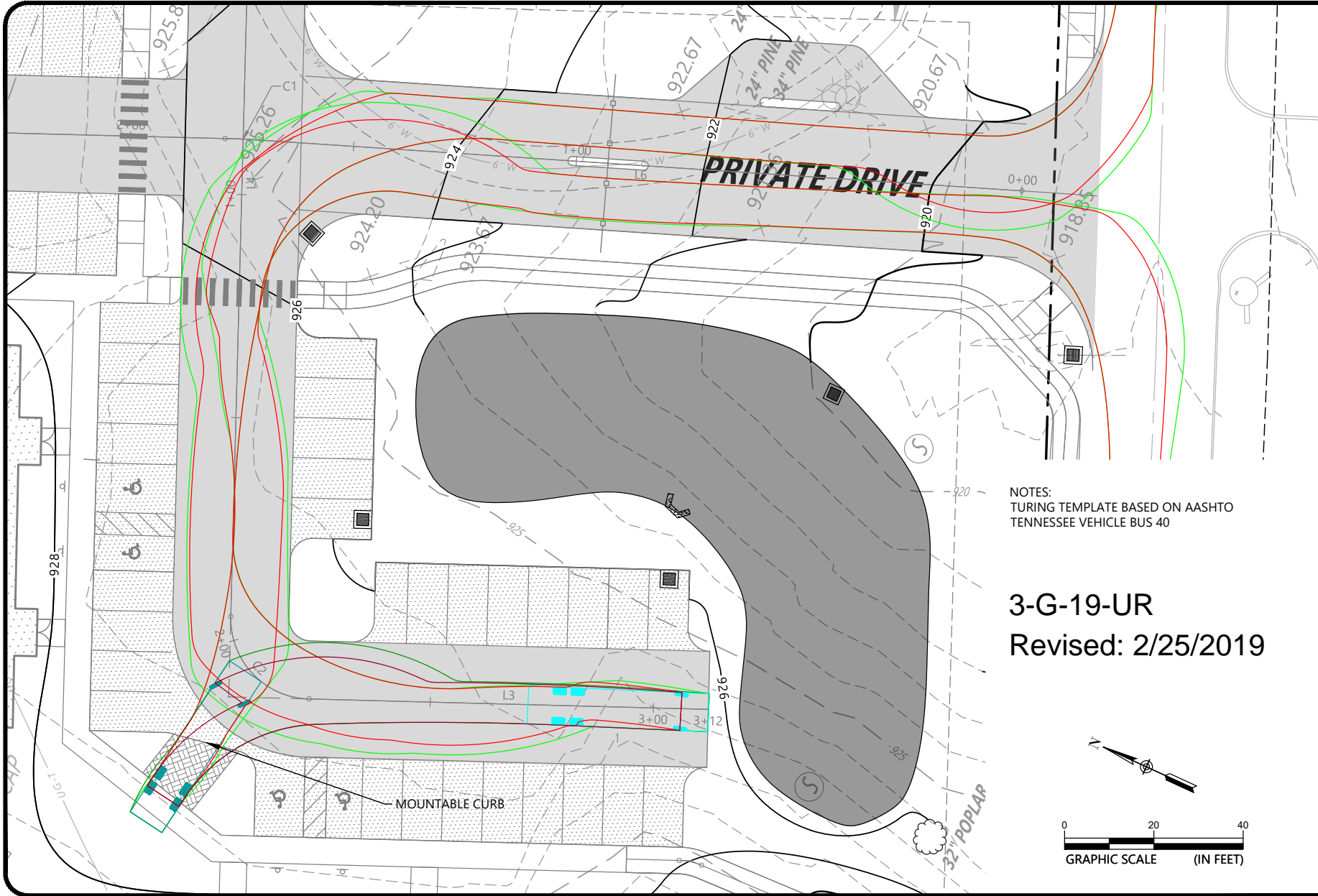
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ISSUED 28 JANUARY 2019
PROJECT # 17007

A5

LEASING OFFICE PLAN & ELEVATIONS

Drawing path: c:\civil_3d_projects\5143\5143-17-006_brendon_park_apts\DWG\construction\5143-17-006_GRA.dwg



NOTES:
TURNING TEMPLATE BASED ON AASHTO
TENNESSEE VEHICLE BUS 40

3-G-19-UR
Revised: 2/25/2019



ACCESS TURNING TEMPLATE

BRENDON PARK APARTMENTS
0 TEN MILE RD
KNOXVILLE, KNOX, TENNESSEE

SCALE: 1" = 20'
DATE: 2/21/19
PROJECT NUMBER 5143-17-006
FIGURE NO.

UOR

Use on Review Development Plan

Name of Applicant: Brad Salsbury Brendon Park Apts

Date Filed: 1/28/19 Meeting Date: 3-14-19

Application Accepted by: Emily

Fee Amount: 1200.00 File Number: Development Plan

Fee Amount: 1200.00 File Number: Use on Review 3-G-19-UR



PROPERTY INFORMATION

Address: 0 Ten Mile Road

General Location: Undeveloped tract within Brendon Park Apts. N. side Ten Mile Rd

Tract Size: 3.32 No. of Units: 36

Zoning District: P12

Existing Land Use: Vacant

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification:

Growth Policy Plan Designation: Urban-outside

Census Tract: 40.10

Traffic Zone: 220

Parcel ID Number(s): 119 03327

Jurisdiction: City Council _____ District 3
 County Commission W6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Brendon Park Associates, LLC

Company: Freeman Webb Company

Address: P.O. Box 23857

City: Nashville State: TN Zip: 37202

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Brad Salsbury

Company: S+M E, INC

Address: 6515 Nightingale Lane

City: Knoxville State: TN Zip: 37909

Telephone: 865 603 8435

Fax: _____

E-mail: bsalsbury@smecinc.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: W. Kirby Davis Jr.

PLEASE PRINT

Name: W. Kirby Davis Jr.

Company: Brendon Park Associates LLC

Address: 3810 Bedford Ave., Ste 300

City: Nashville State: TN Zip: 37215

Telephone: (615) 271-2714

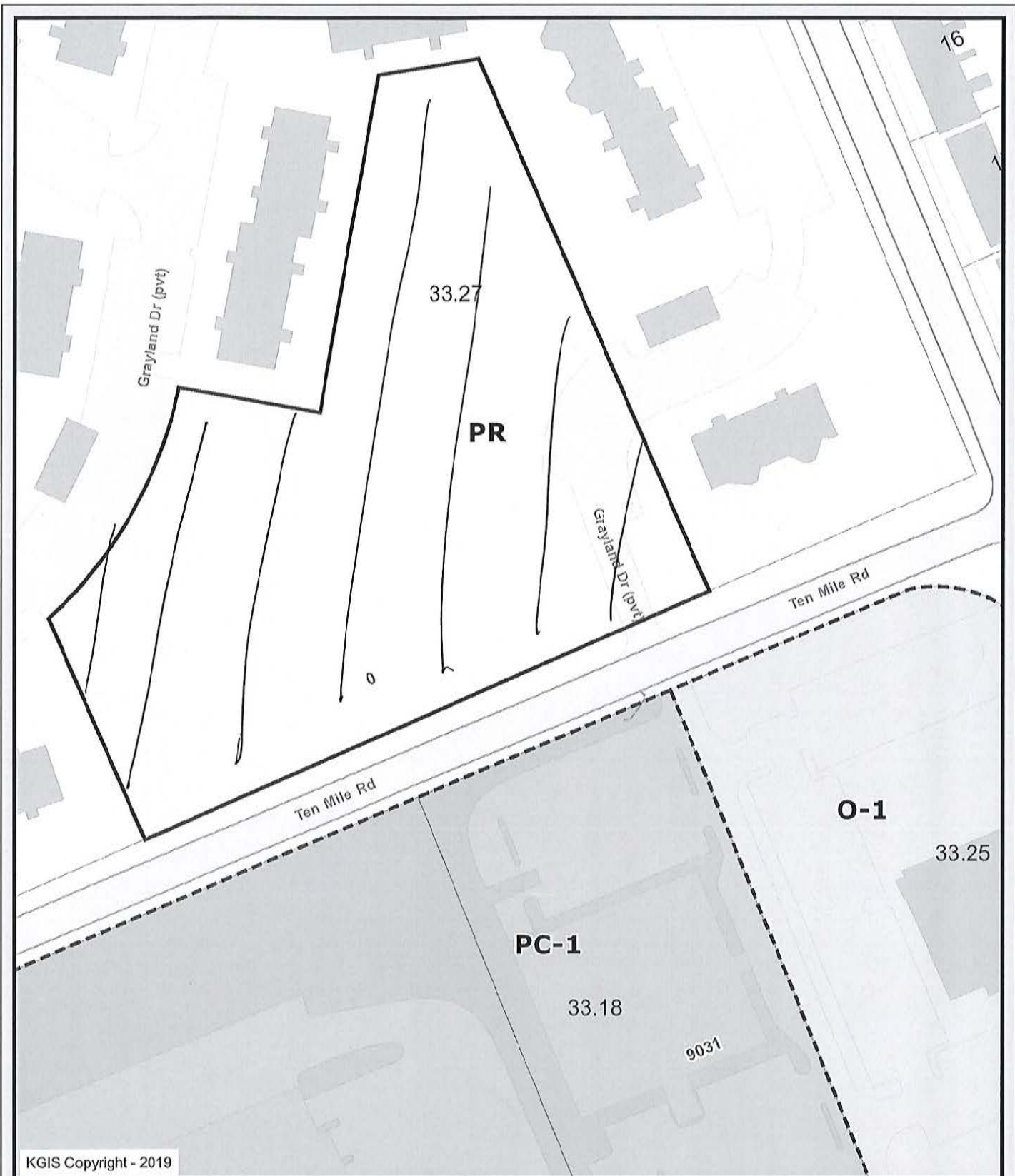
E-mail: Kirbyclavis@freemanwebb.com

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	Address	City	State	Zip	Owner	Option	
Brendon Park Assoc LLC	56300	Nashville	TN	37215	✓		
by: [Signature] Managing member	3810 Bedford Ave.						
MM Brendon Apartments	255 Washington Ave Ext				✓		
by: Norman Massay	Albany, New York			12205			
Authorized Representative							



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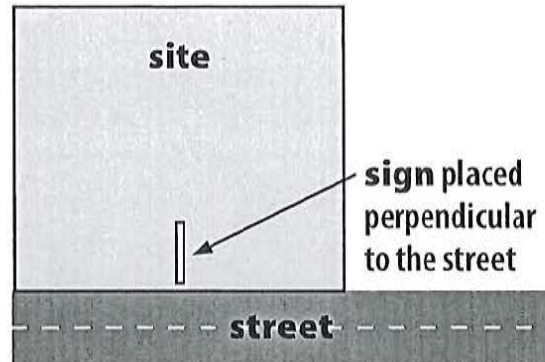
REQUIRED SIGN POSTING AGREEMENT

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:

Feb 27, 2019 and March 15th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: BAS

Printed Name: Brendon Park Apartments

Phone: _____ Email: _____

Date: 3-28-19

MPC File Number: 3-G-19-WR