



USE ON REVIEW REPORT

► **FILE #:** 6-D-22-UR

AGENDA ITEM #: 33

AGENDA DATE: 6/9/2022

► **APPLICANT:** ICON APARTMENT HOMES AT LOVELL RD.

OWNER(S): Ruth Thompson Ellis

TAX ID NUMBER: 118 049

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1033 Lovell Rd.

► **LOCATION:** Northwest side of Lovell Rd. & north of Terrapin Station

► **APPX. SIZE OF TRACT:** 32.67 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a minor arterial with a pavement width of 82-ft within a 100-ft wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

► **ZONING:** OB (Office, Medical and Related Services) / TO (Technology Overlay)

► **EXISTING LAND USE:** Single family residences

► **PROPOSED USE:** Multifamily development

DENSITY PROPOSED: 14.8 du/ac

HISTORY OF ZONING: Rezoned from A (Agricultural) to OB (Office, Medical, and Related Services) retaining the TO (Technology Overlay) at the front of the property in 2021 (Case #s 7-G-21-RZ and 7-A-21-TOR)

SURROUNDING LAND USE AND ZONING: North: Small office building and single family residences -A (Agricultural), PR (Planned Residential up to 4 du/ac), & TO (Technology Overlay)

South: Single family residence, small office buildings, and a mobile home park -A (Agricultural), CA (General Business), T (Transition), & TO (Technology Overlay)

East: Single family residences -A (Agricultural), RA (Low Density Residential), CB (Business and Manufacturing), and TO (Technology Overlay)

West: Single family residences -PR (Planned Residential with up to 3 du/ac) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT:

STAFF RECOMMENDATION:

► **Approve the development plan for a multifamily development with up to 315 dwelling units, subject to ten conditions.**

- 1) Obtaining site plan approval from the TTCDA for the proposed development; this request is on the June 2022 TTCDA agenda.
- 2) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Ajax Engineering and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
- 3) Installation of all sidewalks as identified on the concept 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) Provision of a second access point for the multifamily development, the design of which could be determined during the permitting review process. One option could be to provide a boulevard entrance to the site.
- 5) Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
- 6) Installation of all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
- 7) Planting of trees meeting the County's Type A Landscape Screen requirements in all areas of the site adjacent to single family homes where the existing vegetation will not remain to create a buffer zone for adjacent single family residences.
- 8) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is requesting approval of a multifamily development on part of a 32.6-acre lot. A portion of the front part of the property will be subdivided off of the main parcel so that this development will occupy 21.41 acres. Of the 21.41 acres, only the front 2.29 acres is in the TO zone subject to the TTCDA Design Guidelines. The TTCDA approved the site plans on June 6, 2022 (Case # 6-B-22-TOB). The majority of the development is not within the purview of the TTCDA. However, the designs reflect a desire to meet the intent of the Guidelines, as most aspects of the site meet TTCDA requirements.

The site is somewhat constrained with a stream running through the property and a small amount of property in the Hillside and Ridgetop Protection (HP) area. The stream is mostly located on the portion of the site being divided off, as is the majority of land in the HP area. The plan proposes to channel the stream through culverts beneath the driveway so as not to interrupt the flow. Other measures to mitigate the impact of stormwater on the stream have been discussed with the Knox County Department of Engineering and will be further defined during the permitting review process.

The back section of the property containing the apartment complex it is mostly flat. The property contains a negligible amount of land in the HP area, and site plans do not propose to build within that area.

The property was rezoned from A (Agricultural) to OB (Office, Medical, and Related Services), retaining the TO (Technology Overlay) at the front of the property in 2021 (Case #s 7-G-21-RZ and 7-A-21-TOR). The OB zoning district allows the multi-dwelling development with a density of up to 12 du/ac as a permitted use, and with a density from 12 to 24 du/ac as a use on review. The proposed 315 dwellings on 21.41 acres yields a density of 14.8 du/ac.

The development will consist of 11 apartment buildings and 5 carriage-style buildings that house a total of 315 units. Dwelling units consist of 85 1-bedroom units, 179 2-bedroom units, and 51 3-bedroom units.

Access to the site is via a driveway off of Lovell Road. There is a good degree of separation between the clubhouse/amenity area and the apartment buildings. The driveway extends from Lovell Road back into the site where the apartment buildings are located, which is approximately 600 feet from the clubhouse.

This development is proposed to be a gated community with the gates located at the end of the driveway near the apartment buildings. The amenity area is not within the gated section of the site.

Ajax Engineering prepared a Traffic Impact Study (TIS) for Icon Apartment Homes at Lovell Road, the last revision of which was on May 18, 2022. The study recommended the improvements listed below. Many of these are internal to the site and would be reviewed during the permitting review process.

1. Installation of a stop sign and a 24-in white stop bar at the proposed entrance approach at Lovell Road.
2. Location of the entry into the site at a point where the intersection sight distance would be 565 feet looking in each direction.
3. Construction of an exclusive eastbound exiting left-turn lane at the proposed entrance approach with a minimum storage length of 50 feet.
4. Transition of the eastbound exiting lane from the apartment buildings over to Lovell Road directly into a right-turn lane at Lovell Road.
5. Construction of a southbound exclusive right-turn lane on Lovell Road in anticipation of future expansion. Due to the constraints of the available property frontage on Lovell Road, the right-turn lane should have a taper of 15:1 (12-foot lane = 180 feet), and the remaining available frontage should be constructed with a full lane storage length of 95 feet, resulting in an overall length of 275 feet.
6. Posting of a 15-mph Speed Limit Sign (R2-1) near the beginning of the development entrance driveway off Lovell Road.
7. Installation of Stop Signs (R1-1) and 24-in white stop bars on the new internal aisleways and locations as shown in the report.
8. Consideration of speed humps or tables to reduce internal traffic speeds in the development. Alternatively, parking lot islands could be extended toward the aisleways. Extending the parking lot islands a few feet would narrow the aisleway widths and reduce the available driving surface. A narrower aisleway design would reduce driver comfort and internal vehicle speeds.
9. Connection of the internal sidewalk system to the existing external sidewalk system on the west side of Lovell Road. White crosswalks should be marked on the road pavement internally where pedestrians are expected to cross.
10. Provision of bike lanes and sidewalks on the west side of Lovell Road at the proposed entrance.
11. Landscaping, signage, parking, and other such impediments are to be located so as not to impede sight distance at the entrance into the site or at internal intersections.

A second access point will be provided into the development to satisfy Fire Code. This could take the shape of a boulevard entry into the site, but ultimately will be determined during the permitting review process.

The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the Design Guidelines and those required by Knox County. The parking includes 625 parking spaces including 35 garage spaces.

An amenity area, which includes a pool, is located at the front of the property behind the clubhouse/leasing office. Due to the distance between the amenity area and the apartment buildings, some residents may choose to drive to the pool instead of walk. Waste management is on the northern side of the site. Four parking spaces are devoted to this area (not included in the overall parking number) and the dumpster is enclosed in a stone veneer wall that meets TTCDA Guidelines. A separate maintenance building is centrally located in the site.

Sidewalks are provided throughout the site and connect with those on Lovell Road. The Civil sheets show the pedestrian connectivity from parking to buildings and amenities. Other internal sidewalks are shown on the landscaping and photometric plans. All sidewalks shown in all plans will be built.

Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) statistics were calculated for the portion of the property within the TO zone and all measures comply with the Design Guidelines.

The proposed landscape plan is in compliance with the TTCDA Design Guidelines.

The proposed lighting fixtures are likewise in compliance with the Guidelines. The TTCDA approved one waiver to increase the lighting levels along sidewalks from 0.5 fc to 1.8 fc. Staff supported approval of the waiver to increase safety for pedestrians walking from the clubhouse or amenity area to the apartment buildings due to the separation between dwelling units and the amenity area and the length of the driveway leading into the site.

Knox County Codes Administration and Enforcement had requested for lighting to comply with the TTCDA Guidelines if possible. If the entire project were in the TO zone, the following waivers would be required from the TTCDA for the lighting levels in the site:

1. Increase the lighting levels in parking areas from 2.5 fc to 5.6 fc.

2. Increase the lighting level along sidewalks from 1.0 fc to 10.7 fc along the internal pond. Other sidewalks occur within parking areas and were evaluated under the parking area requirement.
3. Increase the lighting levels within 20 feet of a residential zone on the southeastern property line from 0.2 fc to 0.3 fc. This occurs at the edge of Building 9 in a pinch point. This portion of the site is adjacent to commercial/office buildings and is not expected to cause any adverse impacts for residential properties.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

- A. The property is designated O (Office) on the Northwest County Sector Plan. The O land use has the following description: "This land use primarily includes business and professional offices and office parks."
- B. For this Use on Review application to be approved in the O land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.
- C. The sector plan designates properties to the south as commercial and office land uses. Multifamily can be considered a transition between the more intense commercial zoning to the south and the single family residential uses to the north.
- D. The proposed use is consistent with the Northwest County Sector Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- A. The Knox County Zoning Ordinance describes the OB (Office, Medical and Related Services) zone as, "intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas."
- B. The proposed development plans meet the aforementioned description of the OB zone.
- C. The OB zone allows the same uses as the RB (General Residential) zone, which allows multifamily development with a density of up to 12 du/ac as a permitted use by right, and with a density of up to 24 du/ac as a use on review. The development plans propose a density of 14.8 du/ac, so the plans require approval by the Planning Commission through the use on review process.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- A. The proposed multifamily development is compatible with the surrounding area. This part of Lovell Road has been transitioning away from the large-lot single family properties towards commercial uses. The transitional nature of multifamily development provides a buffer for the single family homes from the commercial development.
- B. Existing vegetation and additional plantings around the perimeter of the property will provide a buffer for single family homes from the multifamily development.
- C. The buildings are designed in a similar aesthetic, with similar materials, as a single family home, though they are of a larger scale. However, the apartment complex is set far back on the property away from Lovell Road.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

- A. The proposed multifamily development is not expected to significantly injure the value of adjacent property. Existing vegetation along some of the perimeter is to remain in place and will provide a buffer for adjacent residential uses. Staff recommends for any areas of the site adjacent to single family homes to have a buffer zone meeting the County's Type A Landscape Screen requirements where the existing vegetation will not remain in order to provide a buffer for adjacent single family residences.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

- A. The subject property is in an area of Lovell Road that is easily accessed from a number of classified roadways. Lovell Road is a minor arterial that provides direct access to I-40. Dutchtown Road/Murdock Drive, a minor arterial, is nearby to the south and provides direct access to Pellissippi Parkway. And Snyder Road, a minor collector, is nearby to the north. Therefore, additional traffic through residential areas is not required to gain access to access this property.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment

for the proposed development.

ESTIMATED TRAFFIC IMPACT: 2677 (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.

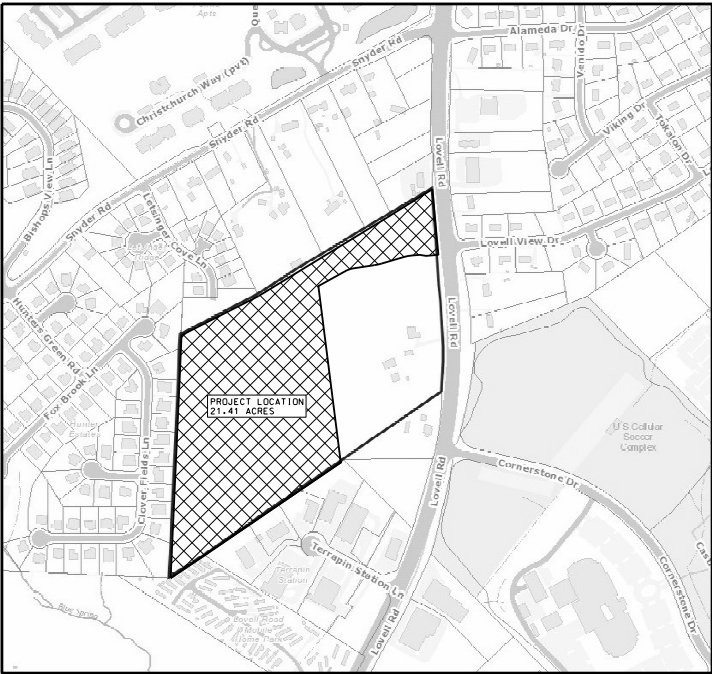
ESTIMATED STUDENT YIELD: 27 (public school children, grades K-12)

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

DEVELOPMENT PLAN FOR ICON APARTMENT HOMES AT LOVELL ROAD

MPC FILE NO 6-D-22-UR

TTCDA FILE NO 6-B-22-TOB



LOCATION MAP
(NOT TO SCALE)

PARENT PARCEL ID: 118-049 AREA: 31.80 ACRES DISTRICT: 6
SUBPARCEL COVERED BY THIS UOR/TTCDA: 21.41 ACRES
KGIS ADDRESS: 1033 LOVELL ROAD, KNOXVILLE, TN 37932
GOVERNED BY KNOX COUNTY TENNESSEE
(NOT WITHIN LIMITS OF CITY OF KNOXVILLE OR TOWN OF FARRAGUT)
PRINTED: 05-23-2022

THESE PLANS SUPERSEDE ALL
VERSIONS DATED PRIOR TO 05-23-2022

BRAXTON DEVELOPMENT II, LLC

PO BOX 11890
BOZEMAN, MT 59719
409.582.8100

PREPARED BY:



1815 NANTASKET ROAD
KNOXVILLE, TN 37922
NATHAN SILVUS, P.E.
(865) 414-0524

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--	C3.8 ADDRESSING
50	C4.1 GRADING EAST
50	C4.2 GRADING WEST
100	C9.1 ROADWAY PROFILES
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	E-100 ELECTRICAL SITE PLAN
	E-101 PHOTOMETRIC SITE PLAN
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	E-103 FIXTURE SPECIFICATIONS

DRAFT
PLANNING USE ONLY
NOT FOR CONSTRUCTION

<p>BUILDING 01</p> <p>BASEMENT</p> <p>1ST FLOOR</p> <p>2ND FLOOR</p> <p>3RD FLOOR</p>		<p>BUILDING 03</p> <p>BASEMENT</p> <p>1ST FLOOR</p> <p>2ND FLOOR</p> <p>3RD FLOOR</p>		<p>BUILDING 05</p> <p>BASEMENT</p> <p>1ST FLOOR</p> <p>2ND FLOOR</p> <p>3RD FLOOR</p>		<p>BUILDING 07</p> <p>BASEMENT</p> <p>1ST FLOOR</p> <p>2ND FLOOR</p> <p>3RD FLOOR</p>		<p>BUILDING 09</p> <p>BASEMENT</p> <p>1ST FLOOR</p> <p>2ND FLOOR</p> <p>3RD FLOOR</p>		<p>BUILDING 10</p> <p>1ST FLOOR</p> <p>2ND FLOOR</p> <p>3RD FLOOR</p>	
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<p>DATE</p>	
<p>BY</p>	
<p>REVISIONS</p>	
<p>NO.</p>	
<p>PROJECT</p>	
<p>OWNER</p>	
<p>ENGINEER</p>	
<p>DATE</p>	
<p>05-23-2022</p>	
<p>C3.8</p>	
<p>ADDRESSING</p>	

THIS DRAWING IS PART OF A SUBMITTAL FOR REVIEW AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT. COPYRIGHT 2022, STARS ENGINEERING CONSULTING

ICON APARTMENT HOMES AT LOVELL ROAD

PARCEL 101.118-045 DISTRICT 11 AREA 32.67 ACRES

BRAXTON DEVELOPMENT II LLC

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BOZEMAN, MT 59719
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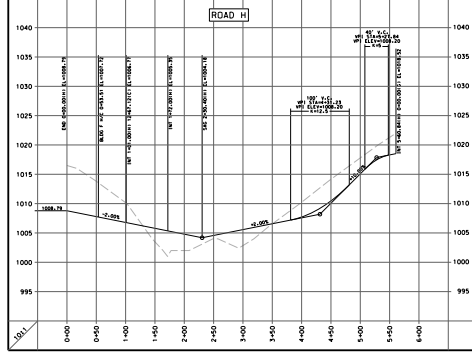
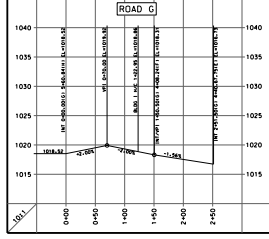
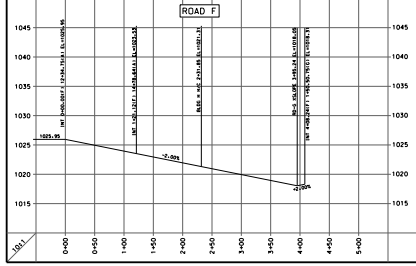
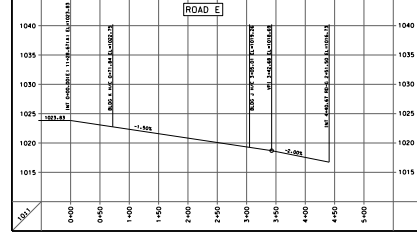
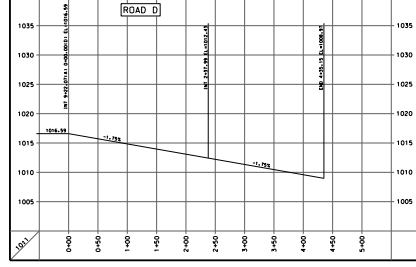
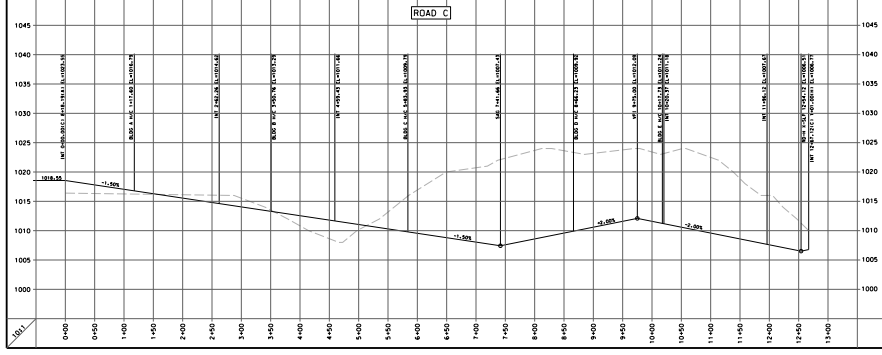
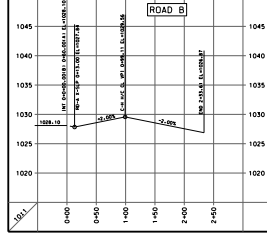
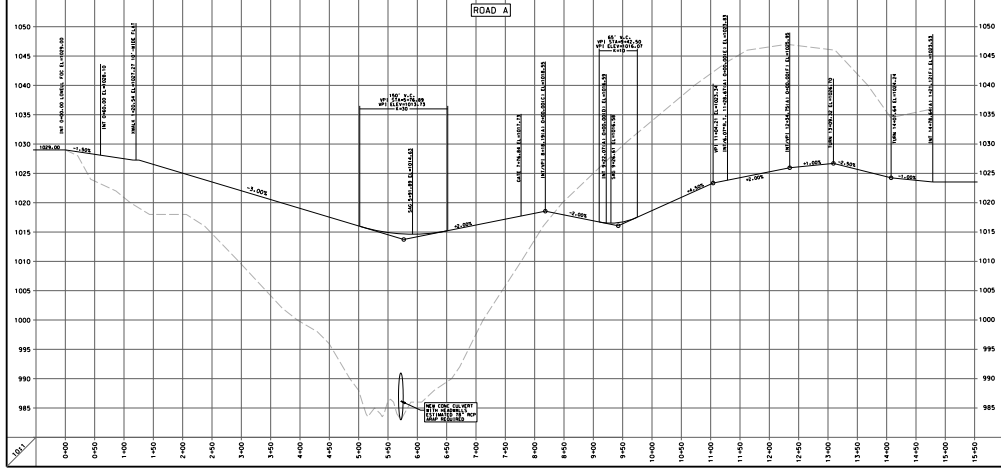
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SEEC ENGINEERING CONSULTING

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BAGLEMAN

DRAFT

PLANNING USE ONLY
TTCOA FILE: 6-6-23-108
MPC FILE: 6-6-23-108



NO.	REVISIONS:	BY	DATE

ICON APARTMENT HOMES AT LOVELL ROAD

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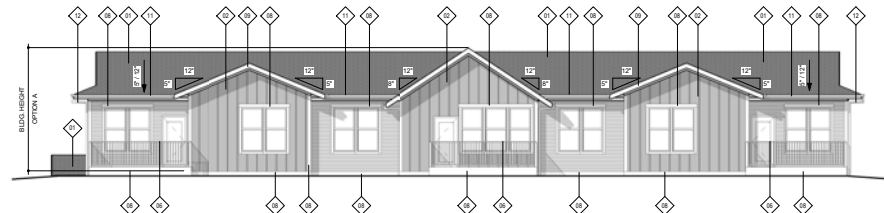
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DATE 05-23-2022
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 ROAD PROFILES

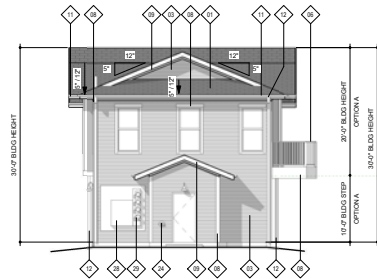
KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW5745
03	CEMENTITIOUS BOARD, 7" EXPOSURE - SHERWIN WILLIAMS SW5719 GAUNTLET GRAY
04	CEMENTITIOUS LAP SIDING, 7" EXPOSURE - SHERWIN WILLIAMS SW5719 GAUNTLET GRAY
05	DECORATIVE VINYL RAILING
06	DECORATIVE FAUX SHUTTER
07	COLOR MATCH PAINT - SHERWIN WILLIAMS SW5714 KESTREL WHITE
08	CEMENTITIOUS FACED BOARD - SHERWIN WILLIAMS SW5716
09	KESTREL WHITE
10	PRE-MANUFACTURED METAL SHUTTER - SHERWIN WILLIAMS SW5716 KESTREL WHITE
11	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW5716 KESTREL WHITE
12	OVERHEAD OUTSIDE DOOR
13	FEED-PANELMENT CONNECTION
14	ELECTRICAL PANEL
15	ELECTRICAL METERS



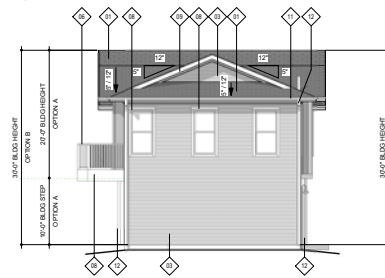
3 REAR ELEVATION - BUILDING TYPE A - OPTION B
1/8" = 1'-0"



2 REAR ELEVATION - BUILDING TYPE A - OPTION A
1/8" = 1'-0"



5 RIGHT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



4 LEFT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



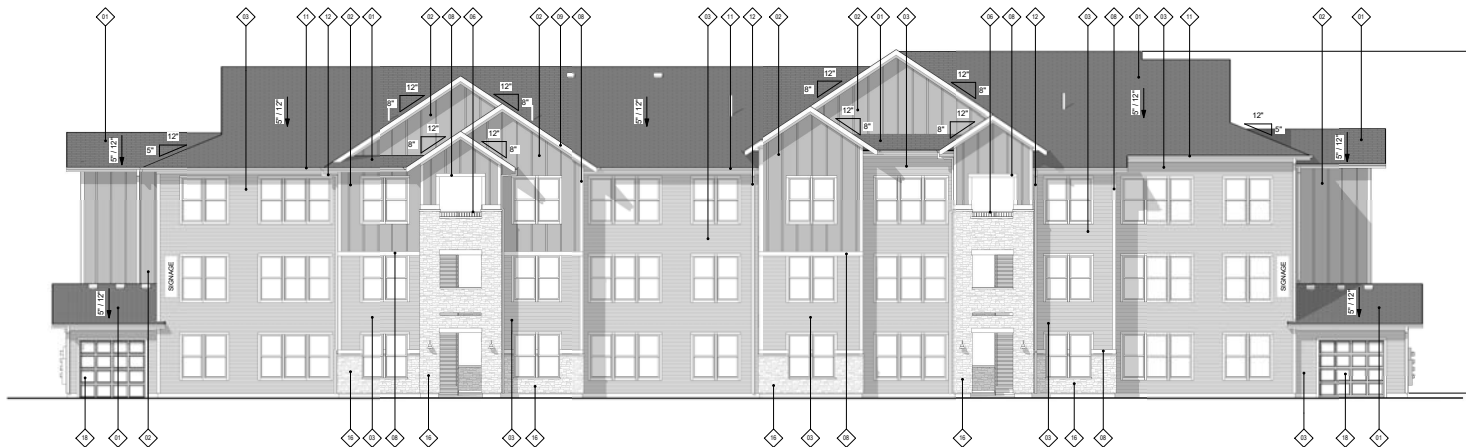
1 FRONT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
04	DECORATIVE TRIM, PAINTING
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7018 KESTREL WHITE
06	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7018 KESTREL WHITE
07	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7018 KESTREL WHITE
08	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7018 KESTREL WHITE
09	CEMENTITIOUS FENCE - SHERWIN WILLIAMS SW7018 KESTREL WHITE
10	ADHERED MASONRY VENEER
11	OVERHEAD GARAGE DOOR
12	FIRE DEPARTMENT CONNECTION
13	ELECTRICAL PANEL
14	ELECTRICAL METERS



2 REAR ELEVATION - BUILDING TYPE B
 1/8" = 1'-0"

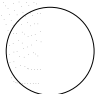


1 FRONT ELEVATION - BUILDING TYPE B
 1/8" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD
 10333 LOVELL ROAD
 KNOXVILLE, TN

OWNER:
 KNOXVILLE APARTMENT
 GROUP II LLC
 1735 SOUTH 19TH AVE
 SUITE B
 BOZEMAN, MT 59718
 OFFICE: 406.582.8100
 FAX: 406.582.8108

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REVISIONS	
NO.	DATE

SHEET NUMBER
 BLDG B - ELEVATIONS

DRAWING NUMBER
A-2

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (BW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING, 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
04	DECORATIVE TRIM, PAINTED
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
06	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
07	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
08	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
09	CEMENTITIOUS FENCE - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
10	ADHERED MASONRY VENEER
11	OVERHEAD GARAGE DOOR
12	FIRE DEPARTMENT CONNECTION
13	ELECTRICAL PANEL
14	ELECTRICAL METERS



2 RIGHT ELEVATION - BUILDING TYPE B
1/8" = 1'-0"



1 LEFT ELEVATION - BUILDING TYPE B
1/8" = 1'-0"

DATE: 04.22.2022	
REVISIONS	
NO.	DATE

SHEET NUMBER
BLDG B - ELEVATIONS

DRAWING NUMBER
A-3

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
04	DECORATIVE TRIM, PAINTING
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
06	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
07	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
08	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
09	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
10	ADHERED MASONRY VENEER
11	OVERHEAD GARAGE DOOR
12	FIRE DEPARTMENT CONNECTION
13	ELECTRICAL PANEL
14	ELECTRICAL METERS



2 REAR ELEVATION - BUILDING TYPE C
1/8" = 1'-0"



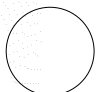
1 FRONT ELEVATION - BUILDING TYPE C
1/8" = 1'-0"

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1033 LOVELL ROAD
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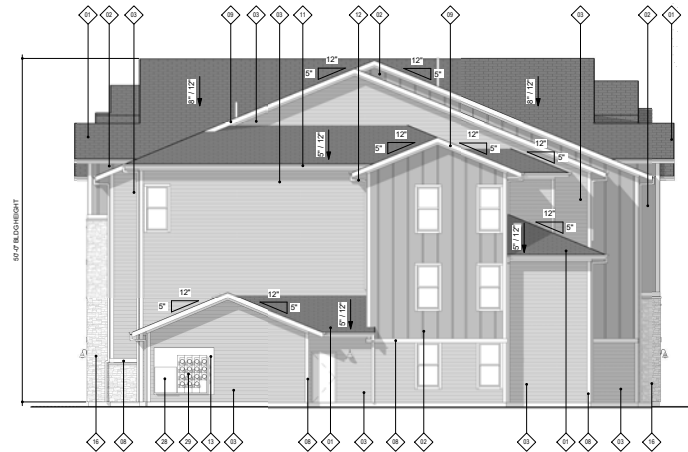
REVISIONS	
NO.	DATE

SHEET NUMBER
BLOG C - ELEVATIONS

DRAWING NUMBER

A-4

4/21/2022 11:43:29 AM C:\Users\jgoff\OneDrive\Documents\Architectural\A-5.dwg



2 RIGHT ELEVATION - BUILDING TYPE C
1/8" = 1'-0"



1 LEFT ELEVATION - BUILDING TYPE C
1/8" = 1'-0"

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

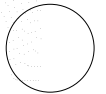
KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING, 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
06	DECORATIVE TRIM, PAINTING
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KESTREL WHITE
09	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7516 KESTREL WHITE
11	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KESTREL WHITE
12	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7516 KESTREL WHITE
13	CEMENTITIOUS FENCE - SHERWIN WILLIAMS SW7516 KESTREL WHITE
16	ADHERED MASONRY VENEER
18	OVERHEAD GARAGE DOOR
24	FIRE DEPARTMENT CONNECTION
29	ELECTRICAL PANEL

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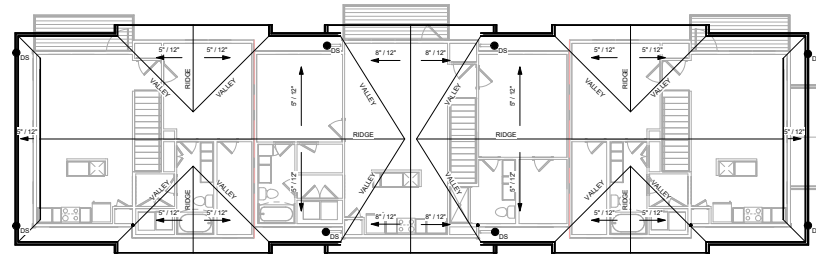
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NO.	DATE

SHEET NUMBER
BLDG C - ELEVATIONS

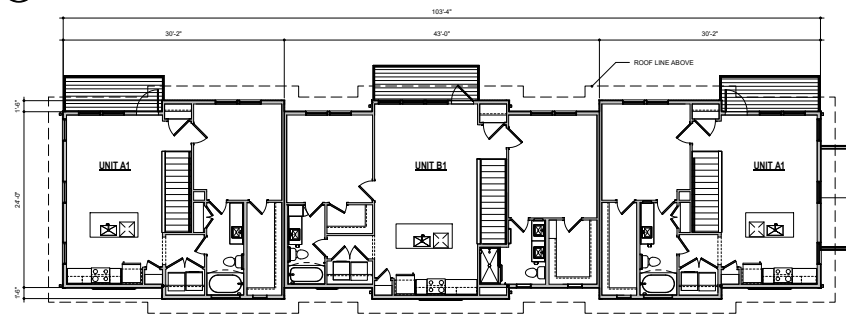
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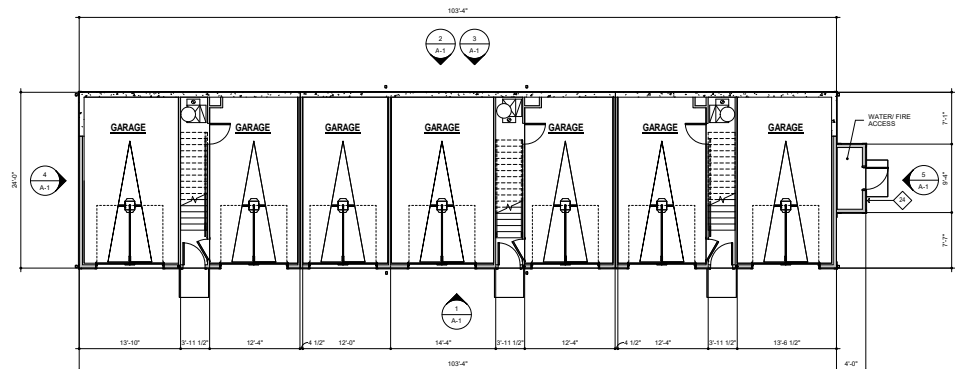
REVISIONS	
NO.	DATE



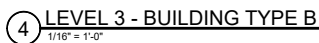
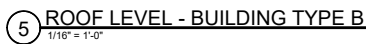
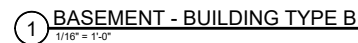
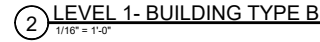
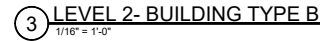
③ ROOF - BUILDING TYPE A
1/8" = 1'-0"

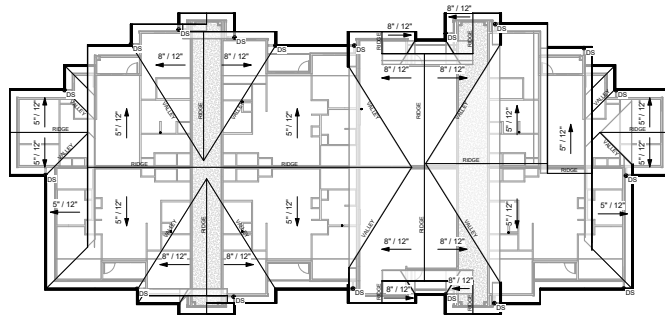


② LEVEL 2- BUILDING TYPE A
1/8" = 1'-0"

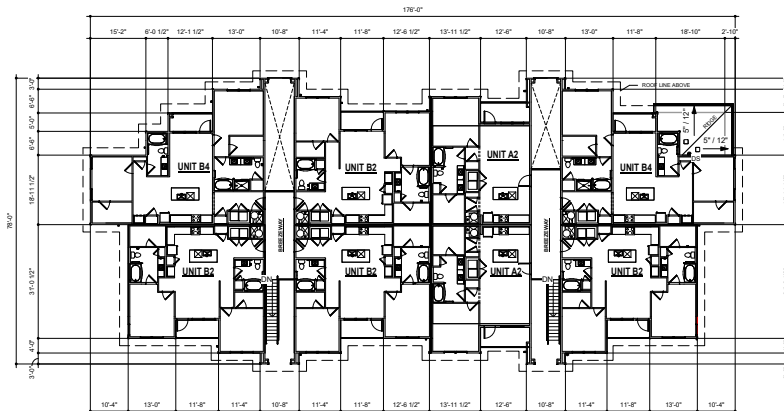


① LEVEL 1- BUILDING TYPE A
1/8" = 1'-0"

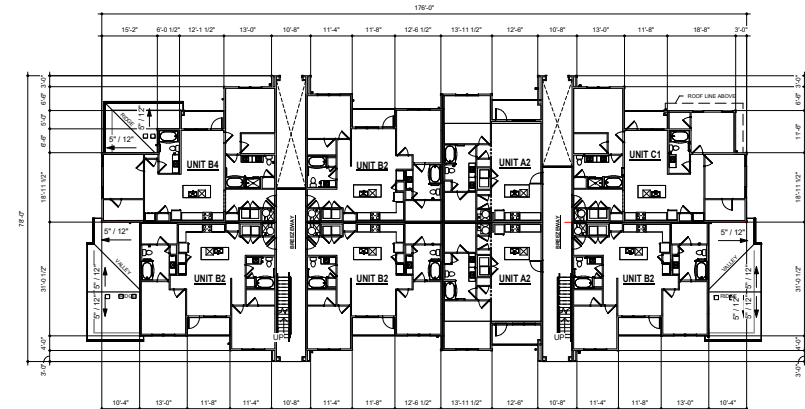




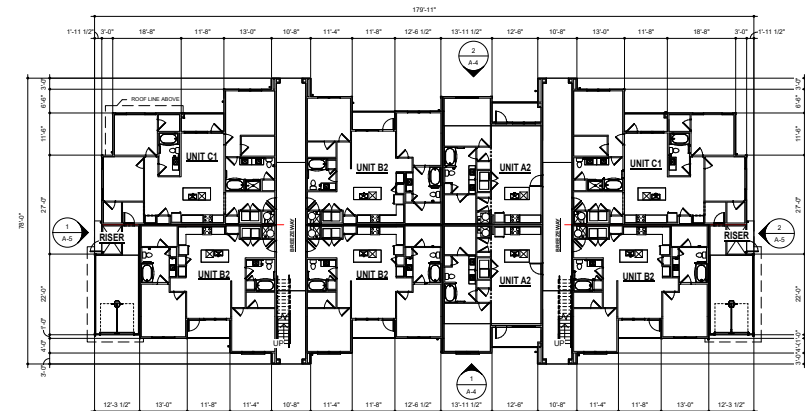
4 ROOF LEVEL - BUILDING TYPE C
1/16" = 1'-0"



3 LEVEL 3 - BUILDING TYPE C
1/16" = 1'-0"



2 LEVEL 2- BUILDING TYPE C
1/16" = 1'-0"



1 LEVEL 1- BUILDING TYPE C
1/16" = 1'-0"

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[illegible]

SHEET NUMBER
BLDG C - FLR PLANS

DRAWING NUMBER

A-8

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (BW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (BW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS BW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING - EXPOSURE - SHERWIN WILLIAMS BW7019 GAUNTLET GRAY
04	DECORATIVE VINYL RAILINGS
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS BW7516 KESTREL WHITE
06	CEMENTITIOUS TRIM - SHERWIN WILLIAMS BW7516 KESTREL WHITE
07	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS BW7516 KESTREL WHITE
08	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS BW7516 KESTREL WHITE
09	ALUMINUM EXTERIOR AWNING
10	ADHESIVE MASONRY VENEER
11	OVERHEAD GARAGE DOOR
12	PRE-CASTMENT CONSTRUCTION
13	ELECTRICAL PANEL
14	ELECTRICAL METERS
15	GAS METER



4 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"



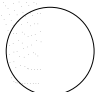
2 CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



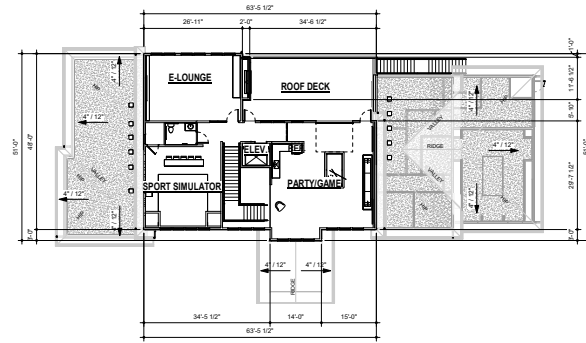
3 CLUBHOUSE - EAST ELEVATION
1/8" = 1'-0"



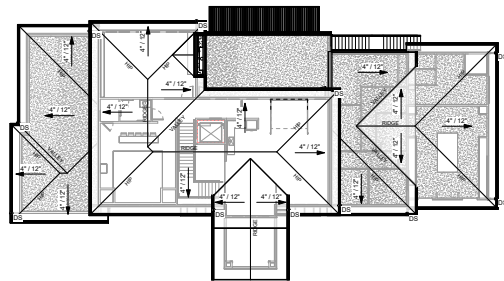
1 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"



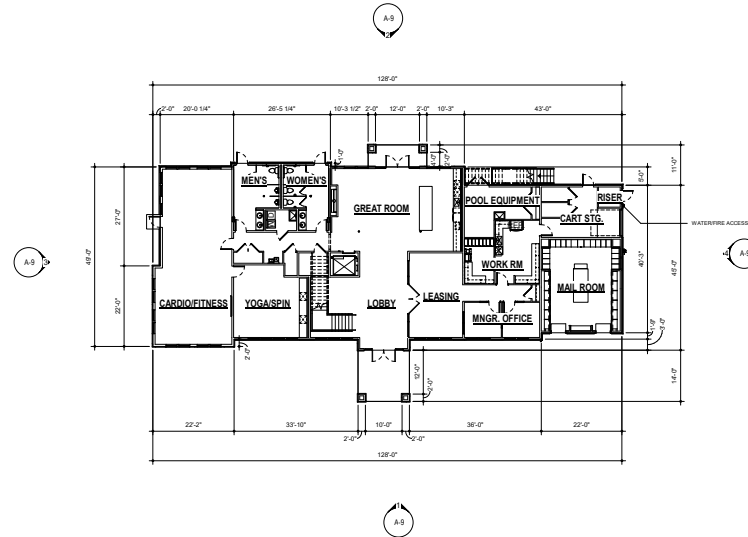
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2 CLUBHOUSE SECOND FLOOR



3 CLUBHOUSE ROOF PLAN



1 CLUBHOUSE FIRST FLOOR
1/16" = 1'-0"

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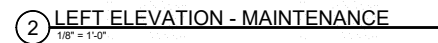
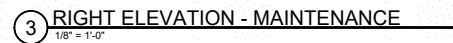
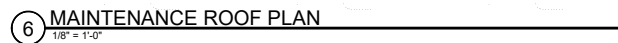
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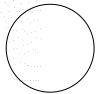
SHEET NUMBER
CLUBHOUSE - PLANS

DRAWING NUMBER

A-10

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7907 SWP010
03	CEMENTITIOUS LAP SIDING: 7" EXPOSURE - SHERWIN WILLIAMS SW7510
04	SAUNDY GRAY
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KESTREL WHITE
09	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KESTREL WHITE
13	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7516 KESTREL WHITE
16	ADHERED MASONRY VENEER
	CONCRETE CURBING





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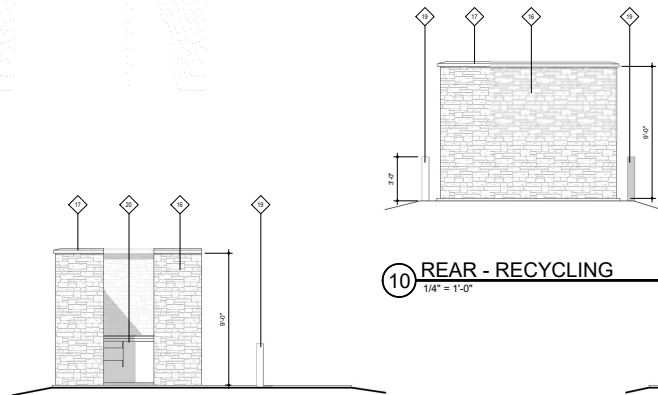
SHEET NUMBER
TRASH ENCLOSURE -
ELEVATIONS & PLANS

DRAWING NUMBER

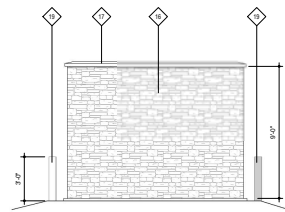
A-12

MATERIAL LEGEND	
	STONE CAP
	MANUFACTURED STONE VENEER (BONAL ECHO RIDGE CORBELSTONE)

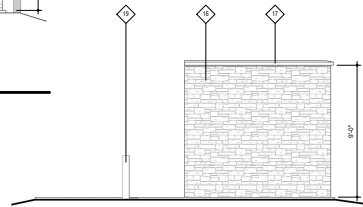
KEYNOTES	
NO.	NOTE
16	ADHERED MASONRY VENEER
17	ADHERED MASONRY CAP
18	6" SILLARD
20	DUMPSTER
21	COMPACTOR - 4000# 4" FEED MT. 34 CU YD
22	METAL ACCESS PANEL 4" AFF
23	METAL TRASH ENCLOSURE GATE WITH HEAVY DUTY HINGES. PROVIDE CAME BOLT LATCH



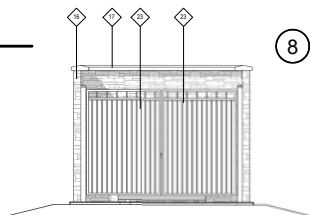
9 LEFT - RECYCLING
1/4" = 1'-0"



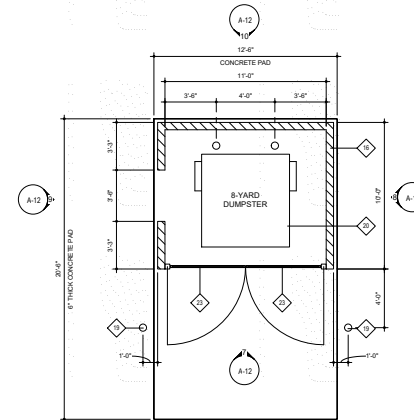
10 REAR - RECYCLING
1/4" = 1'-0"



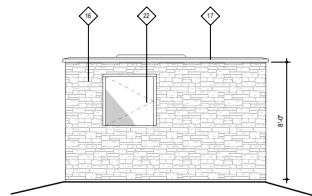
8 RIGHT - RECYCLING
1/4" = 1'-0"



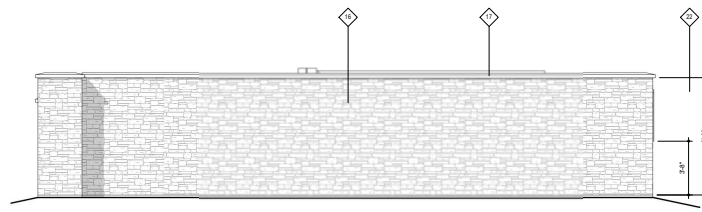
7 FRONT - RECYCLING
1/4" = 1'-0"



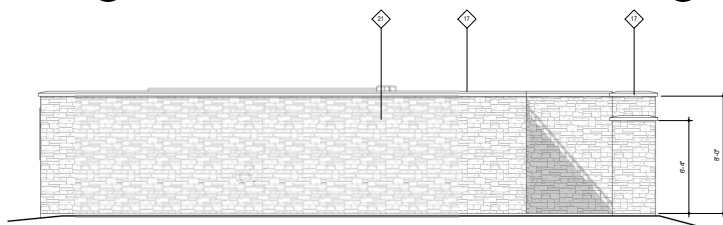
6 RECYCLING ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"



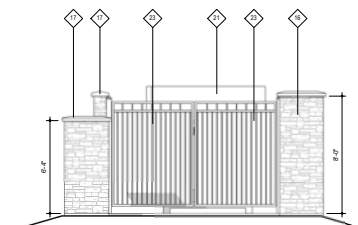
5 REAR - TRASH
1/4" = 1'-0"



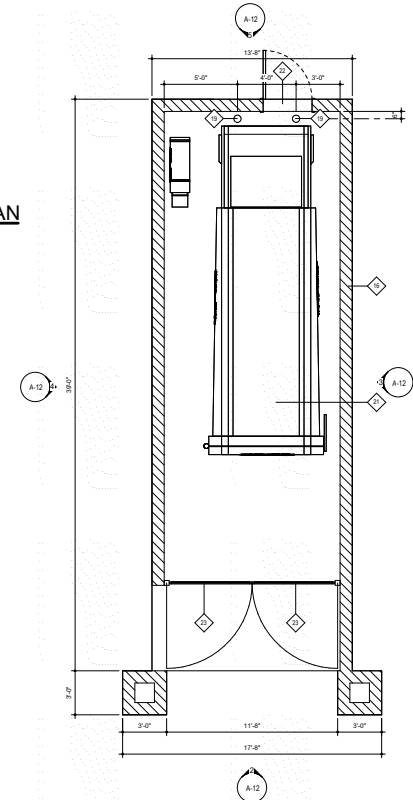
3 RIGHT - TRASH
1/4" = 1'-0"



4 LEFT - TRASH
1/4" = 1'-0"



2 FRONT - TRASH
1/4" = 1'-0"

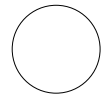


1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"

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SHEET NUMBER
BLDG A - RENDER

DRAWING NUMBER
A-13

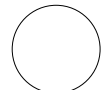


TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY
----------------------------------	--	---------------------------------------	--	--

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SHEET NUMBER
 BLDG B - RENDER

DRAWING NUMBER
A-14

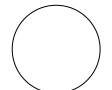


TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

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SHEET NUMBER
BLDG C - RENDER

DRAWING NUMBER
A-15

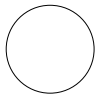


TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

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NO.	DATE

SHEET NUMBER
CLUBHOUSE - RENDER

DRAWING NUMBER
A-16



TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

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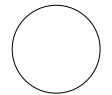
ASPHALT SHINGLES
OWENS CORNING
ESTATE GRAY



ICON APARTMENT HOMES AT LOVELL ROAD
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MAINTENANCE - RENDER

DRAWING NUMBER

A-18



TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY
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GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNERS REPRESENTATIVE PRIOR TO PURCHASING. SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%. MAXIMUM SLOPE SHALL BE 3% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENOED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yds/sf 1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNERS REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS. PLANTERS SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX AND IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT. MEXICAN BEACH PEBBLE ONLY TO BE USED AS LANDSCAPE MULCH IN PLANTERS. REFERENCE SGN-A LANDSCAPE PLANS FOR MULCH TYPE FOR ALL OTHER LANDSCAPE BEDS.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY OF KNOXVILLE AND KNOX COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	8 & 8	2" CAL
LA IN	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8 & 8	2" CAL
MA LI	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	8 & 8	2" CAL
PO TR	POPULUS TREMULOIDES	QUAKING ASPEN	8 & 8	2" CAL
QO NU	QUERCUS NUTTALLII	NUTTALL OAK	8 & 8	2" CAL
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AB FR	ABIES FRASERI	FRASER FIR	8 & 8	2" CAL
TH OC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	8 & 8	2" CAL
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8 & 8	6" CLUMP
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TURF	TURF SOD	TEXAS HYBRID SOD	SOD	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CVI	CONVOY VIBURNUM	VIBURNUM X 'CONOY'		#5 CONT.
RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'		#5 CONT.
OSP	OGON SPIREA	SPIRAEA THUNBERGII 'OGON'		#5 CONT.
ZLA	ZABEL LAUREL	PRUNUS LAUROCEARUS 'ZABELIANA'		#5 CONT.
ROK	ROSA 'KNOCK OUT'	KNOCK OUT ROSE		#5 CONT.
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBH	BLUE BOY/GIRL HOLLY	ILEX X MESERVEAE 'BLUE BOY/BUE GIRL'		#5 CONT.
BPJ	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'		#5 CONT.
BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILT ON IT'		#5 CONT.
CH	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'		#5 CONT.
GSY	DARK GREEN SPREADER YEIW	TAXUS X MEDIA 'DARK GREEN SPREADER'		#5 CONT.
DYH	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'		#5 CONT.
GMO	GOLD MOP	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'		#5 CONT.
GGB	GREEN GEM BOXWOOD	BUXUS X 'GREEN GEM'		#5 CONT.
GOJ	GREY OWL JUNIPER	JUNIPERUS 'GREY OWL'		#5 CONT.
LOR	LOROPETALUM	LOROPETALUM CHINENSIS 'RUBY'		#5 CONT.
NIN	NIGRA INKBERRY	ILEX GLABRA 'NIGRA'		#5 CONT.
SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'		#5 CONT.

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PMG	PINK MUHLY GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'		#1 CONT.
PDG	PRAIRIE DROPSPEED GRASS	SPOROBOLUS HETEROLEPIS		#1 CONT.
SSG	SHEWANDOH SWITCH GRASS	PANICUM VIRGATUM 'SHEWANDOH'		#1 CONT.
ZG	ZEBRA GRASS	MISCANTHUS SINENSIS 'ZEBRINUS'		#1 CONT.
GROUND COVER	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBL	BIG BLUE LIRIOPE	LIRIOPE MUSCARI		#1 CONT.
VLI	VARIEGATED LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'		#1 CONT.
VSF	VARIEGATED SWEET FLAG	ACORUS GRAMINEUS 'OBOROZUKI'		#1 CONT.
HC	HEMEROCALLIS	DAYLILIES		#1 CONT.

TTODA LANDSCAPING REQUIREMENTS

TTODA Requirement Description	Acres	Trees Required	Trees Provided	Evergreens Required	Evergreens Provided
10 Large Trees Per acre of Yard Space (25% Evergreens Shall Be Evergreens)	33	327	368	82	82

TTODA PARKING LOT PLANTING REQUIREMENTS

TTODA Requirement Description	Parking Spaces	Trees Required	Trees Provided
1% Medium/Large trees for every 10	566	55	56

TTODA PARKING LOT SURFACE AREA REQUIREMENTS

TTODA Requirement Description	Area (sf)	Landscape Area Required (sf)	Landscape Area Provided
5% of Parking Lot Surface Area to be Dedicated to Parking Lot Plantings	254,743	13238	21199

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

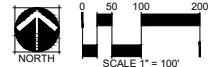
OWNER:
BLACKRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT 59718
409-582-8100
PLANNING COMMISSION
CASE NUMBER:
6-D-22-UR
TTODA CASE NUMBER:
6-B-22-10B

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CONSTRUCTION

DATE:
05/23/22 TTODA

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

LP100



ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

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CASE NUMBER:
6-D-22-UR
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6-B-22-10B

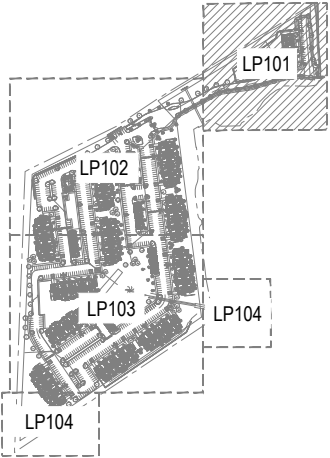
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CONSTRUCTION

DATE:
05/23/22 TTODA

SHEET TITLE:
LANDSCAPE
PLAN

L101

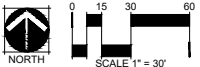
KEY MAP



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB AREA
- COBBLE MULCH
- SOD
- NATIVE SEED

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	52
TH OC	AMERICAN ARBORVITAE	30
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	41

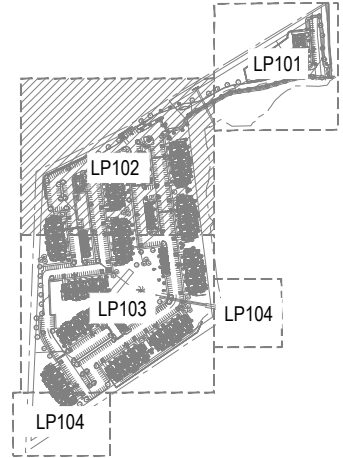


SEE LP102

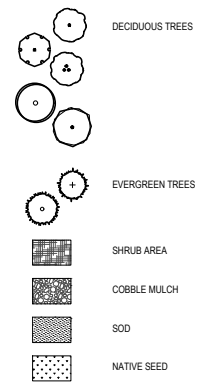
PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES		
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
OO NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES		
AB FR	FRASER FIR	52
TH OC	AMERICAN ARBORVITAE	30
ORNAMENTAL TREES		
BE NI	HERITAGE RIVER BIRCH	41



KEY MAP



LEGEND



SEE LP103

SEE LP101

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
BLACKRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT 59718
PLANNING COMMISSION
CASE NUMBER:
6-D-22-UR
TTODA CASE NUMBER:
6-B-22-106

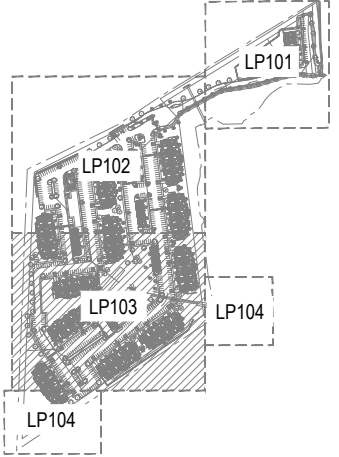
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05/23/22 TTODA

SHEET TITLE:
LANDSCAPE
PLAN

L103

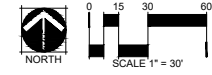
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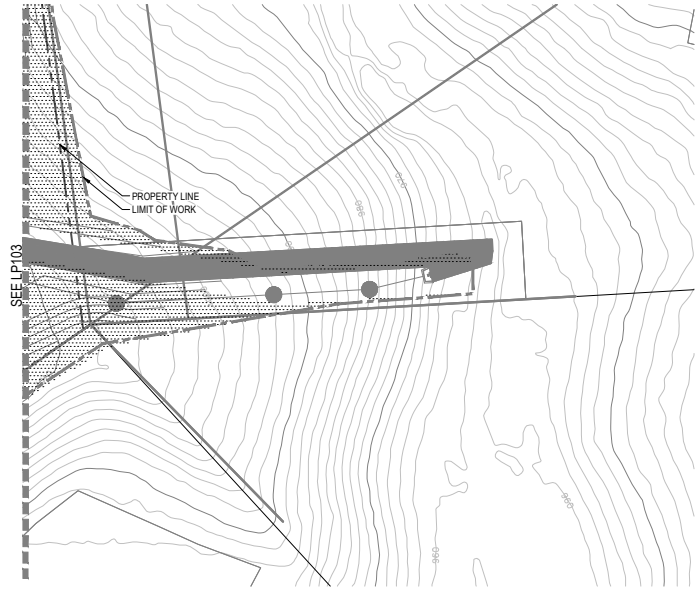
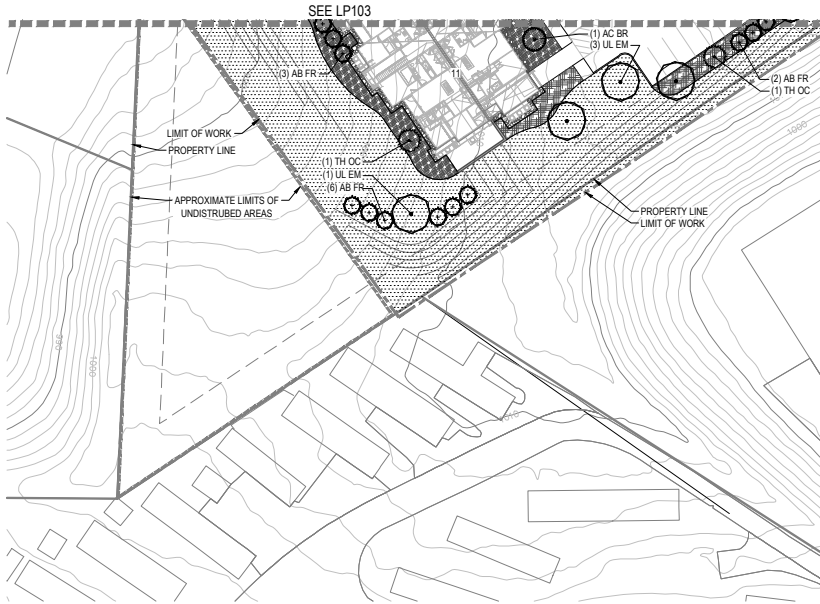
LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB AREA
- COBBLE MULCH
- SOD
- NATIVE SEED

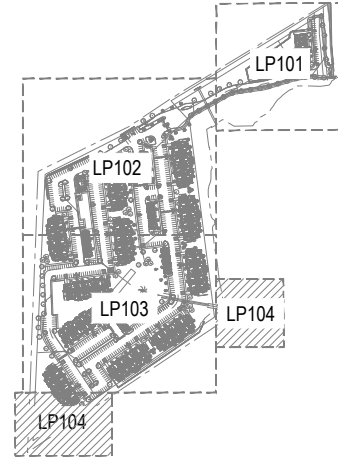
PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	GRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES	COMMON NAME	QTY
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ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	41



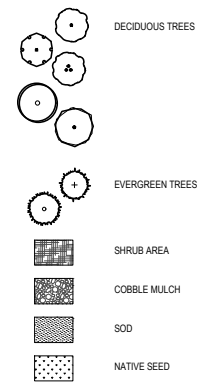
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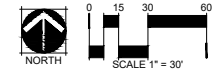
KEY MAP



LEGEND



PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRABE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	52
TH OC	AMERICAN ARBORVITAE	30
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	41



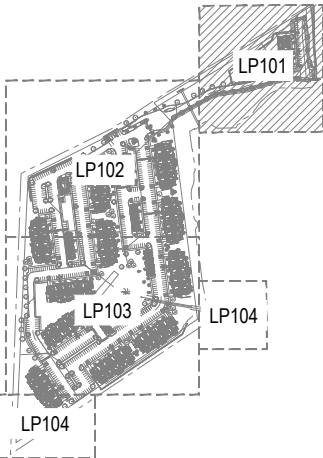
ICON APARTMENT HOMES AT LOVELL ROAD
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6-B-22-10B

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CONSTRUCTION

DATE:
05/23/22 TTODA
SHEET TITLE:
LANDSCAPE
PLAN

KEY MAP



- 1 Pool step access on axis with entry
- 2 Raised spa with transfer wall
- 3 Linear fire feature
- 4 Sun shelf with lounge seating
- 5 Outdoor cabanas
- 6 Chaise lounge chairs
- 7 Artificial turf
- 8 Outdoor kitchen with grills and pizza oven
- 9 Outdoor dining seating
- 10 Ping pong table
- 11 Cornhole
- 12 Hammocks
- 13 Festoon lighting
- 14 Retaining wall, see civil
- 15 Clubhouse

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
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BE NI	HERITAGE RIVER BIRCH	41

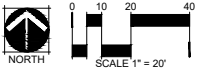
ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

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CASE NUMBER:
6-D-22-UR
TTODA CASE NUMBER:
6-B-22-108

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DATE:
05/23/22 TTODA

SHEET TITLE:
LANDSCAPE PLAN
OPEN SPACE 1



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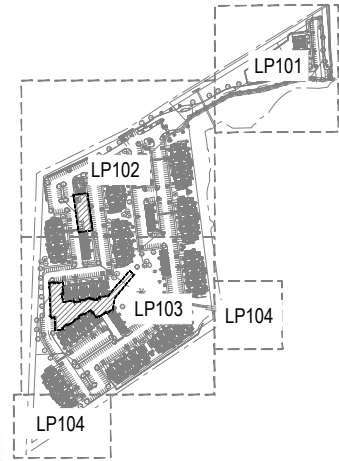


OPEN SPACE 2



OPEN SPACE 3

KEY MAP



PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QQ NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	52
TH OC	AMERICAN ARBORVITAE	30
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	41

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1033 LOVELL ROAD
KNOXVILLE, TN

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409.582.8100
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TTODA CASE NUMBER:
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CONSTRUCTION

DATE:
05/23/22 TTODA

SHEET TITLE:
LANDSCAPE PLAN
OPEN SPACE 2 & 3

LP106

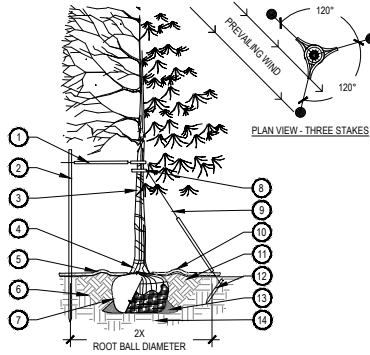


PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

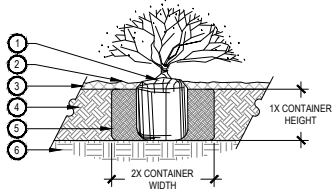
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



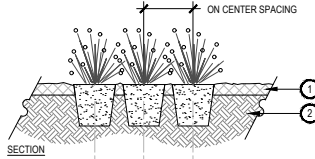
1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6-8" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
5. 2'-4" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE. TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-4" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

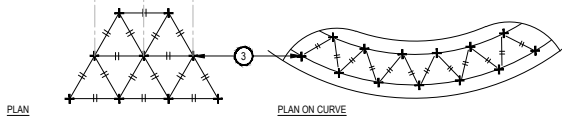
SCALE: 3/16" = 1'-0"



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 6" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL



1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



- NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

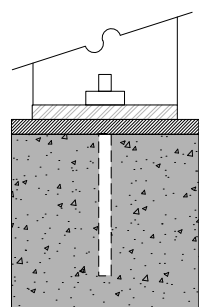
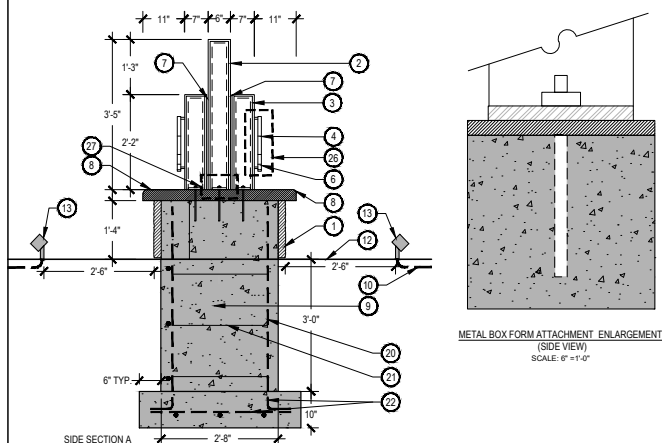
2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

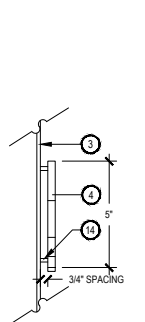
3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

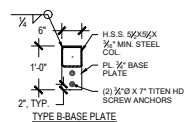
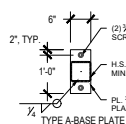
- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.



ARM ATTACHMENT ENLARGEMENT
(SIDE VIEW)
SCALE: 6" = 1'-0"



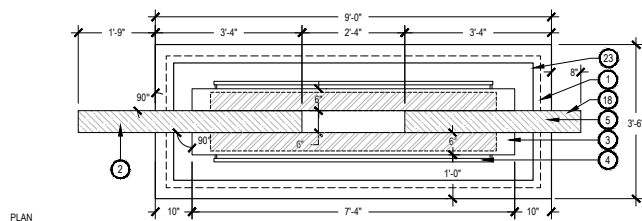
LETTER WELD ENLARGEMENT



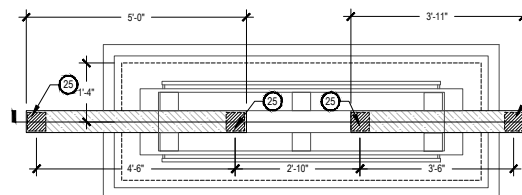
TYPE B-BASE PLATE

- | | | | |
|--|--|---|---|
| <p>1 STONE VENEER, COLOR MATCH ARCHITECTURE</p> <p>2 3/8"x6"x3/16" THICK CORTEN STEEL BOX FORM, PROVIDE RUST ACCELERATOR TREATMENT TO CORTEN TO ACCELERATE FINISH. APPLY NON-CORROSION SEALANT TO INTERIOR PRIOR TO BOX FORM PRIOR TO INSTALLATION. SUBMIT PHYSICAL SAMPLE OF CORTEN FOR REVIEW PRIOR TO FABRICATION</p> <p>3 2"x2"x1/4" THICK UNFINISHED STEEL BOX FORM. FINISH EXTERIOR WITH PREMIUM ULV RESISTANT/NON-OXIDIZING CLEAR COAT AFTER INSTALLATION. ALL FACING SIDES WELDED SHUT. CONTRACTOR TO SUBMIT HARD SAMPLE WITH REVIEW FOR CHECK FOR REVIEW.</p> <p>4 1/4" THICK, 5-1/2" HEIGHT, BRUSHED ALUMINUM LETTERING. SET 3/4" OFF FROM FACE OF FORM. SUBMIT ONE FULL SIZE LETTER, HARD SAMPLE FOR REVIEW PRIOR TO FABRICATION. RE: LETTERING LAYOUT. ENLARGEMENT DETAIL 1L-6.06 FOR COORDINATION</p> | <p>5 1/2" THICK BRUSHED ALUMINUM DECORATIVE BAND. SET 3/4" OFF FROM FACE OF FORM. FORM SHOULD BE SMOOTH, DEBURRED AND FREE FROM IMPERFECTIONS, KINKS OR IRREGULARITIES</p> <p>6 1/2" THICK 2-1/2" HEIGHT BRUSHED ALUMINUM LETTERING. SET 3/4" OFF FROM FACE OF FORM. SUBMIT ONE FULL SIZE LETTER, HARD SAMPLE FOR REVIEW PRIOR TO FABRICATION. RE: LETTERING LAYOUT. ENLARGEMENT FOR COORDINATION</p> <p>7 INSTALL 7" RUBBER SPACERS BETWEEN METAL BOX FORMS TO PREVENT TWO METALS FROM TOUCHING. APPLY ON ONE FACING SIDE WITH CLEAR COMPOUND ADHESIVE</p> <p>8 PRECAST CONCRETE CAP, DAVIS CO. LOG, SILVERSMOKE RE: MATERIALS SCHEDULE. PROVIDE 1" CHAMFER AT TOP EDGE</p> <p>9 THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS</p> | <p>10 ELECTRICAL PVC CONDUIT BOTH SIDES FOR UPLIGHT, RE: ELECTRICAL</p> <p>11 PVC CONDUIT TO BE RECESSED WITHIN THE STRUCTURAL FORM. RE: ELECTRICAL FOR LAYOUT, AND POWER SUPPLY.</p> <p>12 FINISH GRADE</p> <p>13 LED UPLIGHT ON TWO SIDES. RE: ELECTRICAL FOR SPACING AND DETAIL</p> <p>14 SPACE LETTER 3/4" FROM FACE OF UNFINISHED STEEL BACKPLATE. CONTRACTOR TO WELD 1/4" THICK STAINLESS STEEL DOWELS TO UNFINISHED 1/4" THICK STEEL BACK PLATE, NO LESS THAN 4 DOWEL ATTACHMENT POINTS PER LETTER. USE LOW WELD TEMPERATURE TO PREVENT DISCOLORATION OF STEEL</p> <p>15 1/4" MACHINE SCREW, NON-CORROSIVE RUBBER SPACER AND BOLTS.</p> <p>16 1/4" COUNTERSINK BOLT INTO PREDRILLED HOLE WITH HEAVY DUTY EPOXY</p> | <p>17 LETTERING TO BE: FRANKLIN GOETH MEDIUM CONDENSED FINAL ARTWORK. LETTERING AND FINISH LAYOUT TO BE APPROVED BY OWNER PRIOR TO FABRICATION. RE DETAIL 2L-6.8 FOR LETTERING LAYOUT DETAIL</p> <p>18 HSS 5 1/2 X 5 1/2 X 3/16" WITH MATCHING HORIZONTAL BEAMS AT EACH COLUMN SET, WELDED WITH 3/16" FILLET WELD ALL AROUND (GRIND SMOOTH) (OR HSS30X3/16" TUBE STEEL COLUMNS (E) SPACED) WITH BASE PLATE TYPE AND ORIENTATION AS SHOWN.</p> <p>19 2 L2X (OR SOLD FORM TRACK) FINISH SPOUT ANGLE WITH 1/4" DIA. X 3/4" TITEN 2 CONCRETE SCREWS @ 12" O.C. INTO CONCRETE CAP</p> <p>20 # 4 L DOWELS AT 16" O.C. MAX. O.C. EACH FACE OF WALL</p> <p>21 # 4 CROSS TIES AT 16" O.C. (EACH DOWEL)</p> <p>22 # 12" O.C. EACH WAY BOTTOM OF FOOTING (2" CLEAR COVER)</p> <p>23 CONCRETE FORM</p> <p>24 TYPE A-BASE PLATE (SEE THIS SHEET)</p> |
|--|--|---|---|

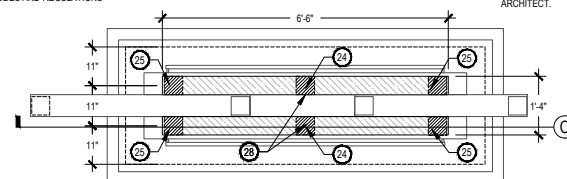
- NOTES:**
1. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC CONDITIONS RELATED TO THE FOOTING DESIGN OF THIS DETAIL.
 2. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THIS STRUCTURAL FOOTING AND REINFORCEMENT HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED ENGINEER. NORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURAL FOOTING DETAIL.
 3. SIGN CONTRACTOR TO PROVIDE SIGN DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.



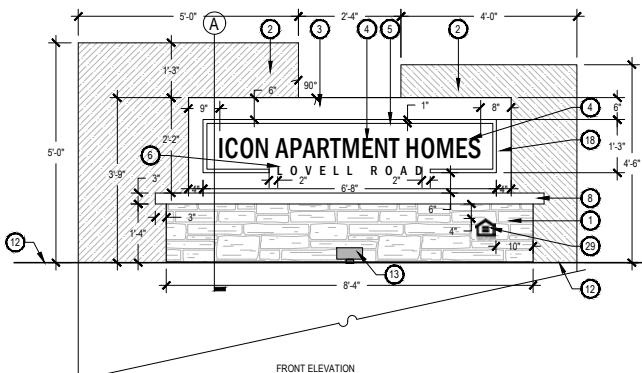
PLAN



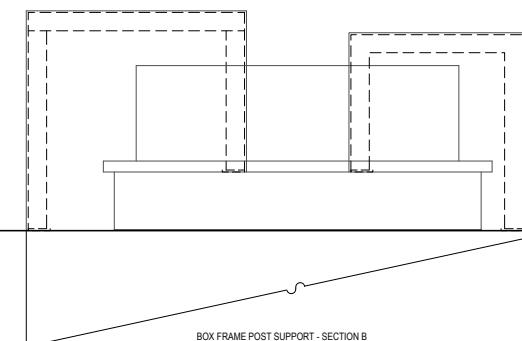
BOX FRAME POST SUPPORT - PLAN VIEW E



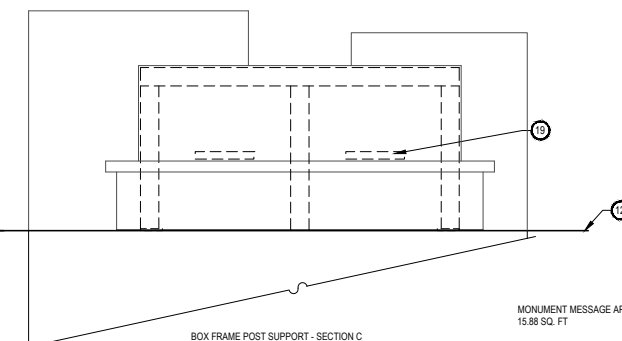
BOX FRAME POST SUPPORT - PLAN VIEW C



FRONT ELEVATION



BOX FRAME POST SUPPORT - SECTION B



BOX FRAME POST SUPPORT - SECTION C

MONUMENT MESSAGE AREA:
15.88 SQ. FT.

OVERALL SIGN AREA:
51.75 SQ. FT.

SCALE: 3/4" = 1'-0"

NOT FOR
CONSTRUCTION

DATE:
05/23/22 TTCDA

SHEET TITLE:
MONUMENT
DETAIL

LP502

CHECKED BY: JS
DRAWN BY: AL



 **ELECTRICAL SITE PLAN**
SCALE: 1" = 60'-0"

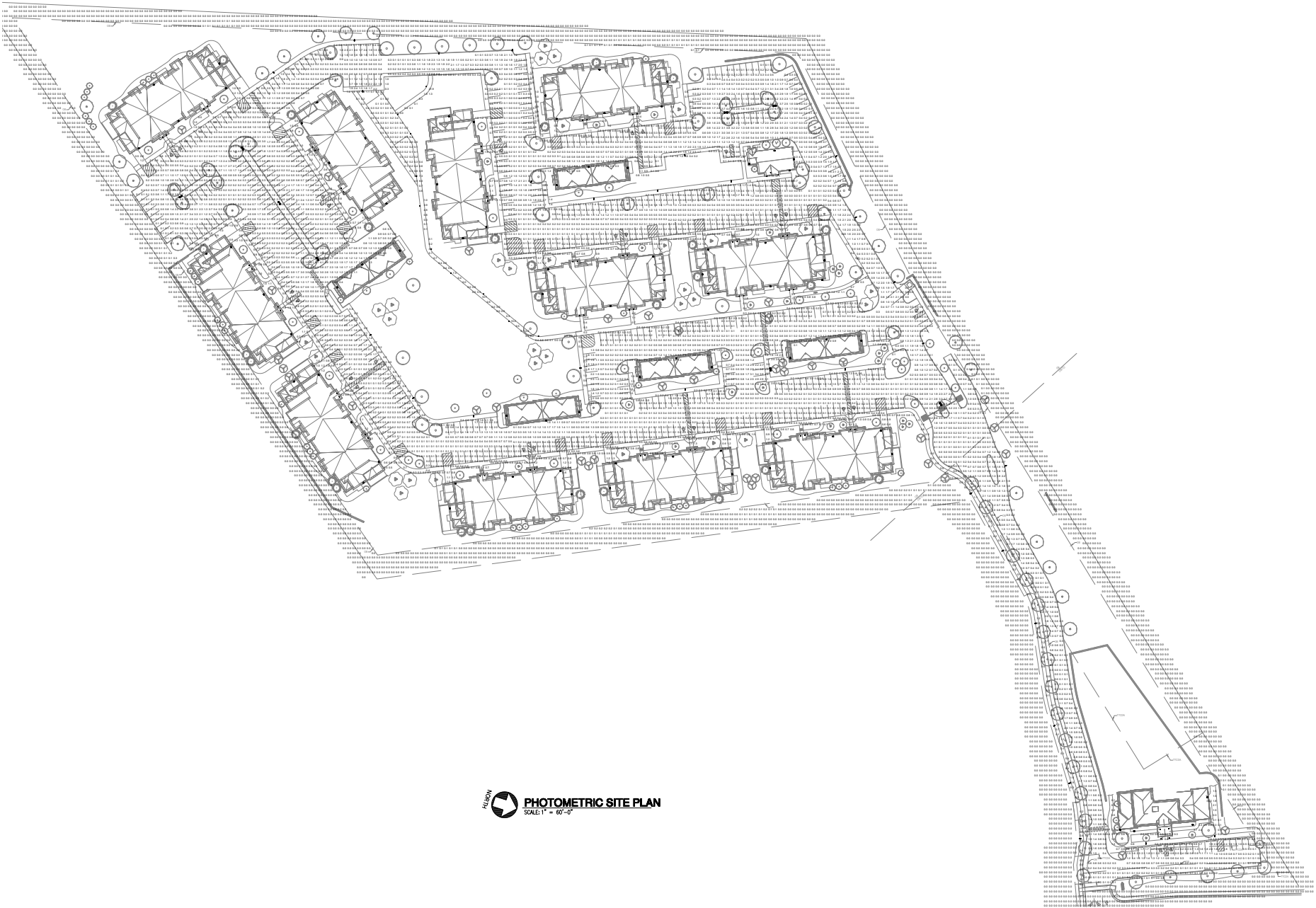
GENERAL LIGHTING NOTES:

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ROUTE ALL EXTERIOR LIGHTING THROUGH A LIGHTING CONTRACTOR. PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONTRACTOR CABINET.
4. REFER TO SHEET E1.02 FOR LIGHT FIXTURE SCHEDULES AND E1.03-E1.04 FOR FIXTURE SPECIFICATIONS.

KEYED NOTES:

1. REFER TO DETAIL #1, ON SHEET E1.02 FOR PARKING POLE BASE DETAIL.
2. REFER TO DETAIL #2, ON SHEET E1.02 FOR PEDESTRIAN POLE BASE DETAIL.

CHECKED BY: US
DRAWN BY: AL



PHOTOMETRIC SITE PLAN
SCALE: 1" = 60'-0"

ICON APARTMENT HOMES AT LOVELL ROAD
1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
BLACKRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT 59718
409-582-8100

NOT FOR
CONSTRUCTION

DATE:
04/25/22 TJCDA

SHEET TITLE:
PHOTOMETRIC
SITE PLAN



Development Request

DEVELOPMENT

- ☒ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Icon Apartment Homes at Lovell Road

Applicant/Option Holder

Applicant Name

Affiliation

April 25, 2022

June 9, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

6-D-22-WR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

c/o Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Ruth Thompson Ellis

4192 Towanda Trail

865-567-1716

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1033 Lovell Rd

118 049

Property Address

Parcel ID

First Utility District

First Utility District

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW side of Lovell Rd and N of Terrapin Station

21.41 ac of 31.80 ac total

General Location

Tract Size

☐ City ☒ County

District

OB/TO and OB/HP

Zoning District

Ag For Vac

Existing Land Use

Northwest County

O Office and HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST☒ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Multifamily

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change _____
Proposed Zoning☐ Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
401 \$1500	\$1500.00
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature

865-546-9321

Phone Number

Icon Apartment Homes at Lovell Road

Please Print

bmullins@fmsllp.com

Email

Date

4-23-22

Property Owner Signature

MMP.

Please Print

Ruth Thompson Ellis

Date

April 22, 2022

sum 4/25/22



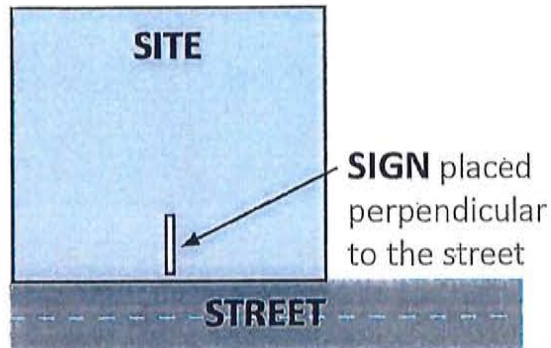
**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

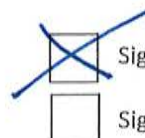
The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

May 25th
(applicant or staff to post sign)

and

June 10th
(applicant to remove sign)

Applicant Name: Icon Apartments
Date: 4/25/22 at Lovell Rd
File Number: 6-D-22-UR



Sign posted by Staff

Sign posted by Applicant