



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-E-23-DP

**AGENDA ITEM #:** 30

**AGENDA DATE:** 9/14/2023

▶ **APPLICANT:** DGA RESIDENTIAL, LLC

OWNER(S): Wilko LLC

TAX ID NUMBER: 162 62

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12320 S NORTSHORE DR

▶ **LOCATION:** Southeast side of S. Northshore Drive, southwest of Harbor Crest Way

▶ **APPX. SIZE OF TRACT:** 11.65 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S Northshore Dr, a minor arterial, with a 20-ft pavement width within a 64-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Townhome development (Multi-dwelling development)

DENSITY PROPOSED: 4.8 du/ac

HISTORY OF ZONING: In 2020, this site was rezoned to PR (Planned Residential) up to 5 du/ac (10-M-20-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural)

South: Commercial - CN (k) (Neighborhood Commercial)

East: Single family residential, rural residential - PR (Planned Residential) up to 5 du/ac, and up to 3 du/ac

West: Single family residential - PR (Planned Residential) up to 2.4 du/ac, A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is in southwest Knox County, approximately a mile southwest of Concord Park. This is a suburban area predominantly consisting of single-family detached houses. There is a commercial node to the south at the Choto Road and S Northshore Drive intersection.

**STAFF RECOMMENDATION:**

▶ **Withdraw the development plan application as requested by the applicant.**

**COMMENTS:**

This proposal is to construct a 56-unit townhome development on a 11.65-acre property. The proposed development will consist of 14 buildings, a clubhouse, and playground. Each structure will have four, two-story townhouse-style units with individual separate exterior entrances. Per the Knox County Zoning Code, this proposal is a multi-dwelling development because the land underneath the structures is not divided into separate lots. Each unit will have its own external entrance and are 2-story.

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

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut High.

- 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 development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



Dori Caron <dori.caron@knoxplanning.org>

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## Fwd: 9-E-23-DP - Withdrawal

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**Amy Brooks** <amy.brooks@knoxplanning.org>  
To: Dori Caron <dori.caron@knoxplanning.org>

Tue, Sep 12, 2023 at 8:19 AM

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

From: **Craig Cobb** <[CraigC@dominiondg.com](mailto:CraigC@dominiondg.com)>

Date: Tue, Sep 12, 2023 at 8:13 AM

Subject: 9-E-23-DP - Withdrawal

To: [amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org) <[amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)>

Cc: [mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org) <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>, [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com) <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>

Amy/Mike,

On behalf of the applicant for planning case 9-E-23-DP, I am requesting that our application be withdrawn from the upcoming agenda review today and the Planning Commission meeting on 9/14/23.

Thank you,

Craig Cobb

Vice President, DGA Residential, LLC

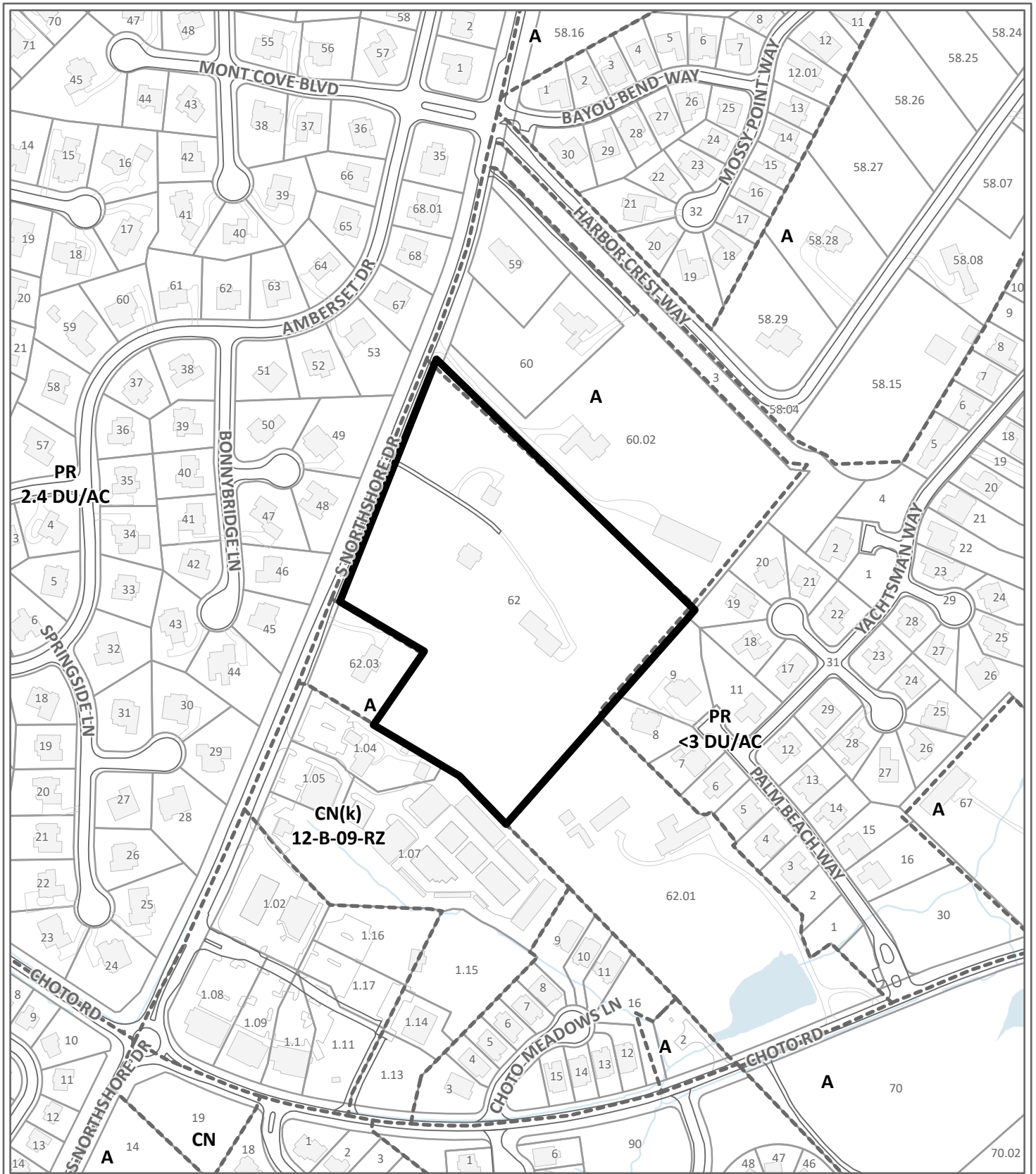
\*\*\*NEW ADDRESS\*\*\*

[6305 Kingston Pike](#)

[Knoxville, TN 37919](#)

865-567-1096 (cell)

865-219-1662 (fax)



**DEVELOPMENT PLAN**

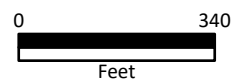
**9-E-23-DP**

**Petitioner:** DGA Residential, LLC



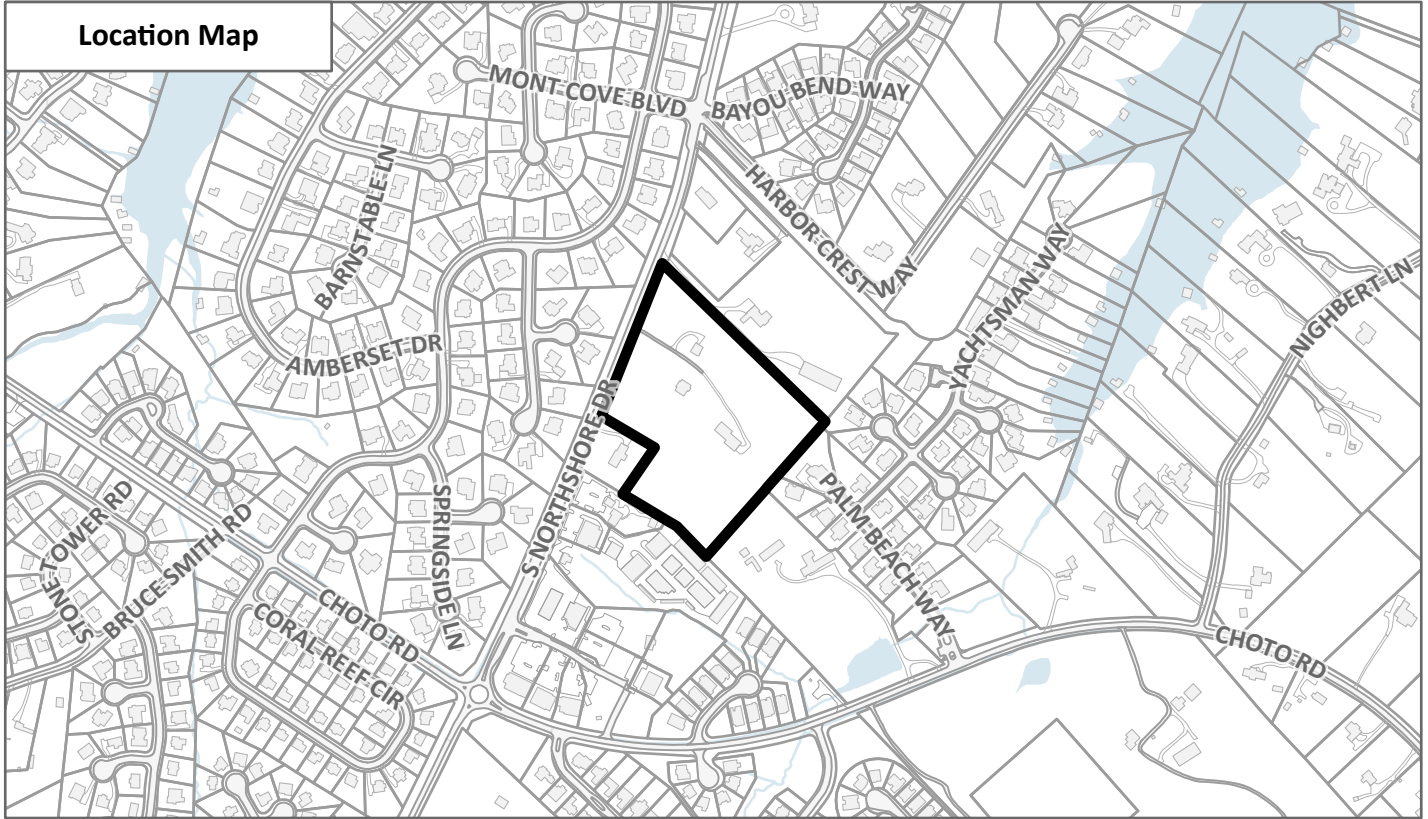
Multi-family development in PR (Planned Residential), A (Agricultural)

**Map No:** 162  
**Jurisdiction:** County



# Exhibit A. Contextual Images

Location Map



Aerial Map

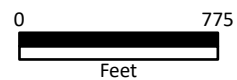


CONTEXTUAL MAPS 1

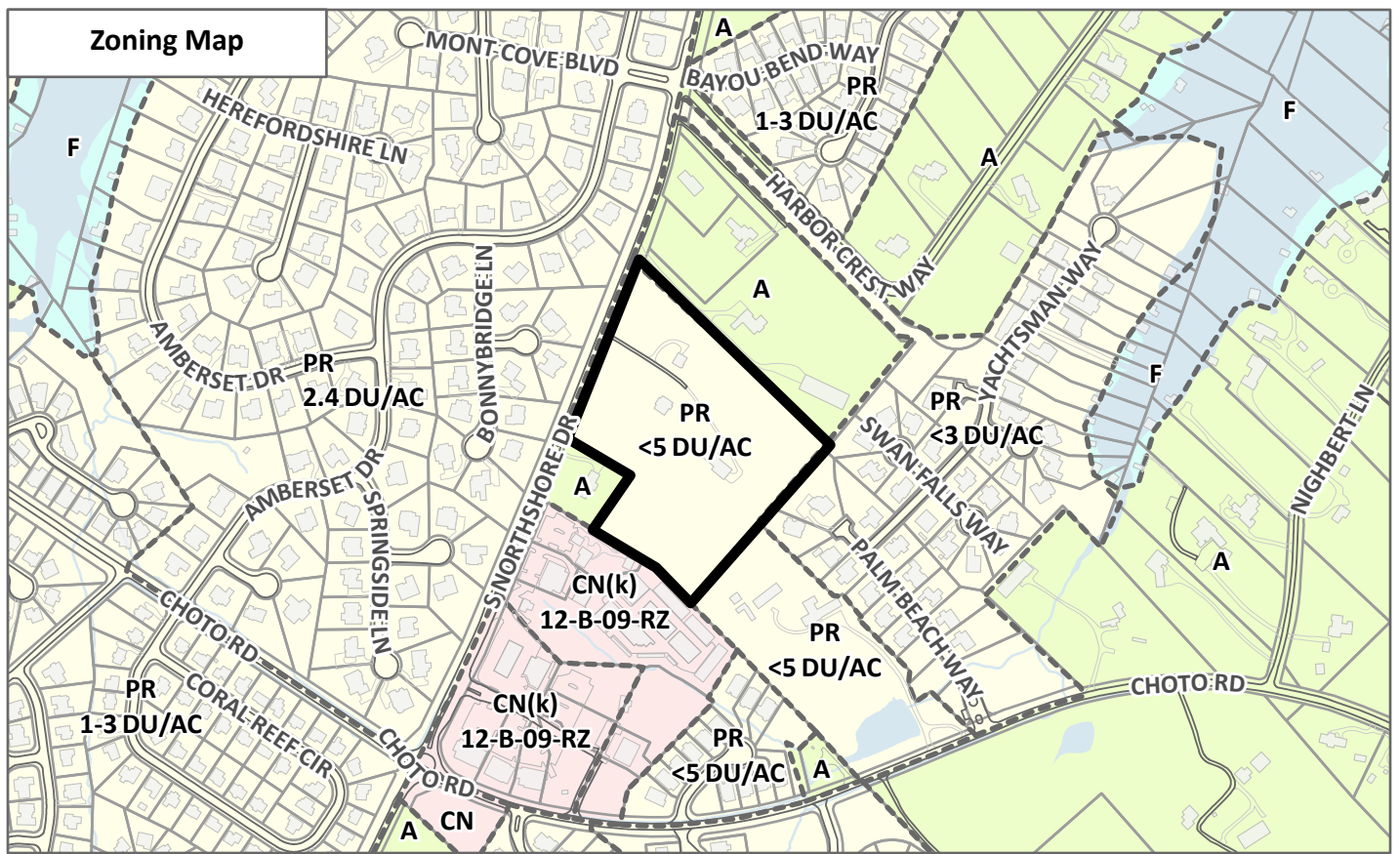
9-E-23-DP



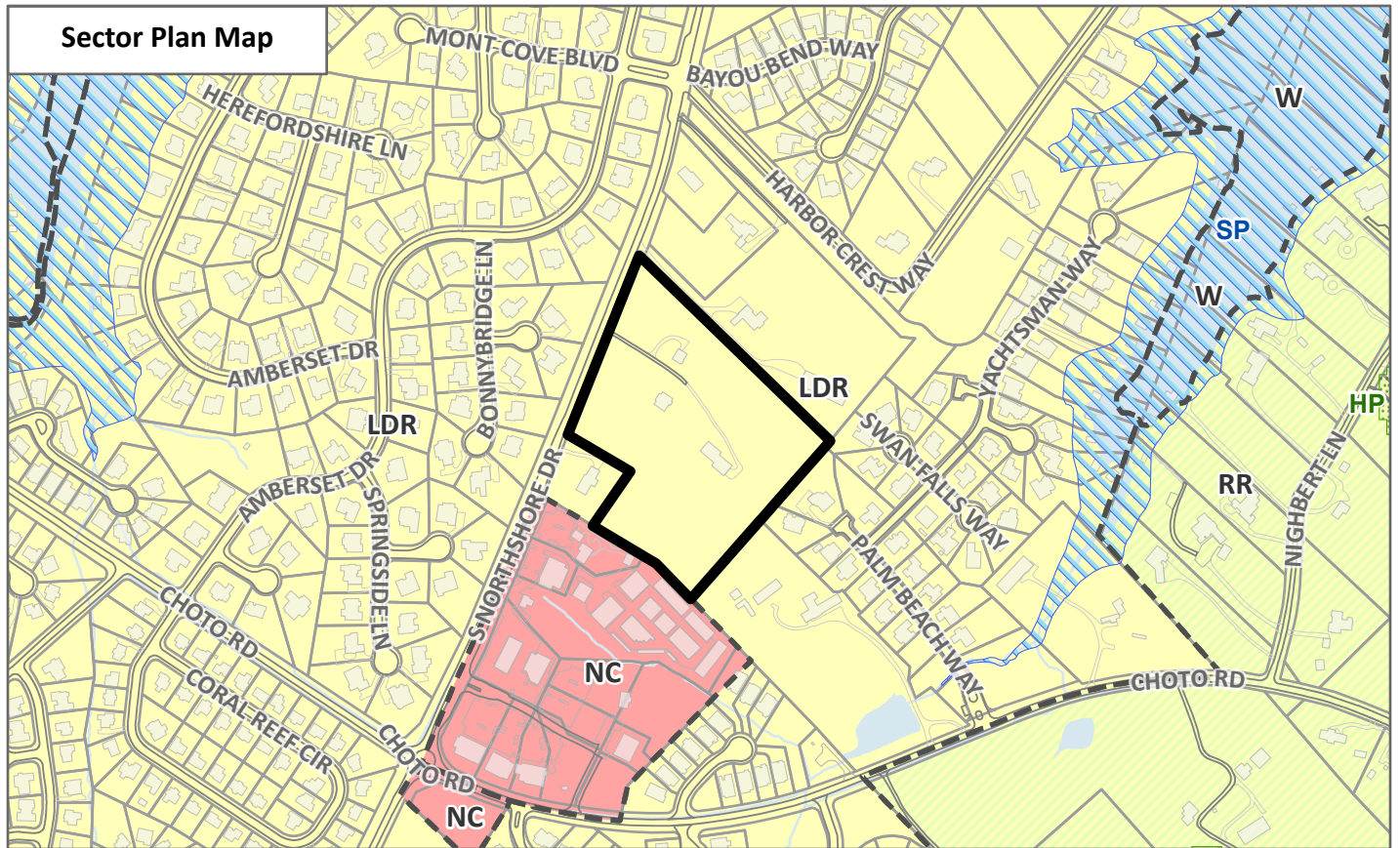
Case boundary



Zoning Map



Sector Plan Map

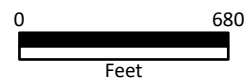


CONTEXTUAL MAPS 2

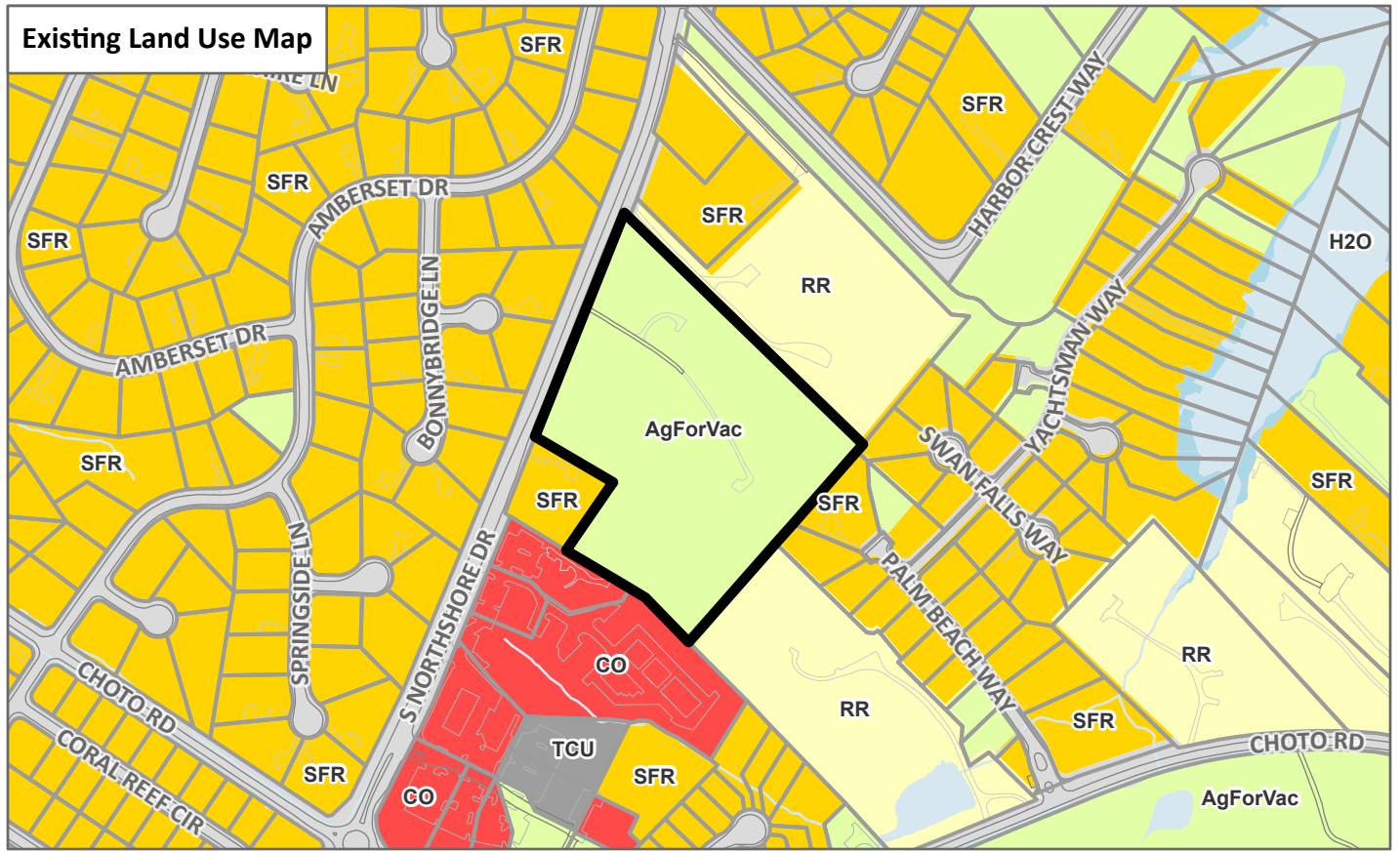
9-E-23-DP



Case boundary



Existing Land Use Map

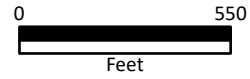


CONTEXTUAL MAPS 3

9-E-23-DP



Case boundary



# DESIGN SERVICES FOR CHOTO LANDINGS TOWNHOMES

12320 S NORTHSORE DR  
KNOX COUNTY, TN 37922  
APPLICATION SET



Consultants

Project Name  
**Choto Landings Townhomes**  
9-E23-DP

12320 S Northshore Drive  
Knox County, TN 37922

Client  
**Dominion Development Group**

6305 Kingston Pike, Knoxville, TN 37919

Seal

Issue Date  
**NOT FOR CONSTRUCTION**

Revisions

No.	Description	Date

**COVER SHEET**

Project number 230001  
Date 08/25/2023

**G000**

Scale As Indicated

CHOTO LANDING TOWNHOMES																																																																			
Address: 12320 South Shore Dr, Knoxville, TN																																																																			
<b>TOWNHOME TYPE A</b>																																																																			
Unit Type	Total # of Units	GSP PER UNIT	TOTAL	NRA PER UNIT	NRA UNIT TOTAL	Panel Area Per Unit	Unit Description																																																												
APR	1	4,473	4,473	3,065	3,065	1,118	1.00m x 1.00m x 2.00m																																																												
APR	1	3,952	3,952	3,065	3,065	1,118	1.00m x 1.00m x 2.00m																																																												
<b>TOTAL</b>	<b>2</b>	<b>8,425</b>	<b>8,425</b>	<b>6,130</b>	<b>6,130</b>	<b>2,236</b>																																																													
<b>TOWNHOME TYPE B</b>																																																																			
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<table border="1"> <thead> <tr> <th colspan="12">USA Net Rentable Area</th> </tr> <tr> <th>Townhome Type</th> <th>1st Floor</th> <th>2nd Floor</th> <th>3rd Floor</th> <th>GSP</th> <th>Townhome Type</th> <th>1st Floor</th> <th>2nd Floor</th> <th>3rd Floor</th> <th>GSP</th> <th>Total per Unit</th> </tr> </thead> <tbody> <tr> <td>Townhome Type A</td> <td>1,118</td> <td>1,118</td> <td>1,118</td> <td>4,473</td> <td>Townhome Type B</td> <td>1,118</td> <td>1,118</td> <td>1,118</td> <td>3,952</td> <td>6,130</td> </tr> <tr> <td>Townhome Type B</td> <td>1,118</td> <td>1,118</td> <td>1,118</td> <td>4,473</td> <td>Townhome Type A</td> <td>1,118</td> <td>1,118</td> <td>1,118</td> <td>4,473</td> <td>6,130</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>2,236</b></td> <td><b>2,236</b></td> <td><b>2,236</b></td> <td><b>8,946</b></td> <td><b>TOTAL</b></td> <td><b>2,236</b></td> <td><b>2,236</b></td> <td><b>2,236</b></td> <td><b>8,946</b></td> <td><b>8,946</b></td> </tr> </tbody> </table>												USA Net Rentable Area												Townhome Type	1st Floor	2nd Floor	3rd Floor	GSP	Townhome Type	1st Floor	2nd Floor	3rd Floor	GSP	Total per Unit	Townhome Type A	1,118	1,118	1,118	4,473	Townhome Type B	1,118	1,118	1,118	3,952	6,130	Townhome Type B	1,118	1,118	1,118	4,473	Townhome Type A	1,118	1,118	1,118	4,473	6,130	<b>TOTAL</b>	<b>2,236</b>	<b>2,236</b>	<b>2,236</b>	<b>8,946</b>	<b>TOTAL</b>	<b>2,236</b>	<b>2,236</b>	<b>2,236</b>	<b>8,946</b>	<b>8,946</b>
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BUILDING INFORMATION											
Townhome Type A	1	1	1	1	1	1	1	1	1	1	1
Townhome Type B	1	1	1	1	1	1	1	1	1	1	1
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

GOVERNING CODES W/ LOCAL AMENDMENTS											
2018 INTERNATIONAL BUILDING CODE (IBC)											
2018 INTERNATIONAL MECHANICAL CODE (IMC)											
2018 INTERNATIONAL PLUMBING CODE (IPC)											
2018 INTERNATIONAL FIRE CODE (IFC)											
2017 NATIONAL ELECTRIC CODE (NEC)											
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)											
MINIMUM PROPERTY STANDARDS FOR HOUSING, 1994 EDITION 4910.1											
2009 ANSI 117.1 ACCESSIBLE & USABLE BUILDINGS PER CHAPTER 11 OF IBC FAIR HOUSING ACCESSIBILITY GUIDELINES											
FAIR HOUSING ACT ACCESSIBILITY GUIDELINES											
2010 ADA AMERICANS W/ DISABILITIES ACT											

DEFERRED SUBMITTAL ITEMS											
THE FOLLOWING LISTED BELOW ARE DEFERRED SUBMITTAL ITEMS. ALL HUD REQUIRED DESIGN DOCUMENTATIONS, DRAWINGS, AND/OR SPECIFICATIONS NOT ATTACHED TO THIS SET WILL BE SUBMITTED AT A LATER DATE.						THIS DRAWING AND THE RESULTANT CONSTRUCTED WORKS ARE THE PROPERTY OF STUDIO A LLC AND IS BEING SUBJECT TO THE CONDITION THAT THEY ARE NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER. IN ACCORDANCE WITH TITLE 17 U.S.C. AND THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990, P.L. 101-668, TITLE VII, SECTION 109, ET. SEQ.					
DRAWINGS ARE NOT TO BE SCALED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS CONTAINED IN THESE DRAWINGS, AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY INTERESTED CHANGE IN CONSTRUCTION MATERIALS, METHODS, SIZE, ETC., AS INDICATED ON DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF SUCH WORK.											
1. WOOD FLOOR AND ROOF JOISTS											
2. IRRIGATION SYSTEM											
3. FIRE SUPPRESSION (SPRINKLER) SYSTEM											
4. FIRE ALARM SYSTEM											
5. SIGNAGE											
6. RACON CONTROL SYSTEM											



OWNER	ARCHITECT	MEP & STRUCTURAL ENGINEERS	CIVIL ENGINEER	CONTRACTOR
DOMINION GROUP 6305 KINGSTON PIKE KNOXVILLE, TN 37919	STUDIO A LLC 2330 FRANKFORT AVE LOUISVILLE, KY 40206 (502) 989-8007	GENESIS ENGINEERING GROUP, INC. 224 3RD AVENUE NORTH FRANKLIN, TN 37064 (615) 628-7270	WILL ROBINSON & ASSOCIATES 224 NORTH SHORE WOOD LN CARYVILLE, TN 37714 (865)386-4200	TBD

Sheet Index					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	
01 General					
0000	COVER SHEET	08/25/2023			
0001	GENERAL REQUIREMENTS	08/25/2023			
02 Civil					
0200	LANDSCAPE PLAN	08/25/2023			
0201	CONCEPT DEMOLITION DRAWING	08/24/2023			
0202	CONCEPT SITEWORK DRAWING	08/24/2023			
0203	CONCEPT GRADING DRAWING	08/24/2023			
03 Architectural					
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0303	BUILDING TYPE A - ROOF PLAN	08/25/2023			
0304	BUILDING TYPE B - 1ST AND 2ND FLOOR PLANS	08/25/2023			
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0312	BUILDING TYPE A - EXTERIOR ELEVATIONS	08/25/2023			
0313	BUILDING TYPE B - EXTERIOR ELEVATIONS	08/25/2023			
0314	CLUBHOUSE - EXTERIOR ELEVATIONS	08/25/2023			

9-E-23-DP  
Revision 8-28-2023





**Planting Notes:**

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition, quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflares is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All trees scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

**Irrigation Notes:**

- All irrigation to be drip irrigation unless otherwise noted on plans and to be Rainbird, Hunter or Toro product or approved equal.
- Drip tubes to be staked a minimum of 18-24" on center to prevent exposure under mulch.
- Irrigation around trees to be zone separately from shrubs and groundcover so the tree zones can eventually be phased out as they mature and become established.
- Irrigation lids in mulch areas to be black and green in lawn areas unless otherwise noted.
- Irrigation system to include a rain sensor.
- Contractor to record as-built conditions of irrigation and provide owner with operation manual, location of zones and control box location.

**PLANTING LEGEND:**

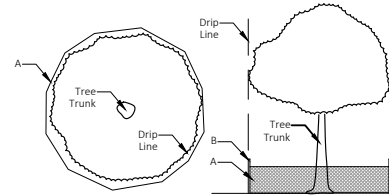
Qty	Botanical Name	Common Name	Size	Notes
<b>Deciduous Trees</b>				
6	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense
3	<i>Cercis canadensis</i>	Redbud	2" cal.	central leader, full and dense
15	<i>Quercus phellos</i>	Willow Oak	2" cal.	central leader, full and dense
10	<i>Ulmus parvifolia</i>	Lacebark Elm	2" cal.	central leader, full and dense
<b>Evergreen Trees</b>				
2	<i>Cryptomeria japonica</i> 'Yoshino'	Japanese Cedar	8' hgt.	FTG, central leader, full and dense
9	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	8' hgt.	FTG, central leader, full and dense
8	<i>Magnolia grandiflora</i>	Southern Magnolia	8' hgt.	FTG, central leader, full and dense
15	<i>Pinus strobus</i>	White Pine	8' hgt.	FTG, central leader, full and dense
9	<i>Thuja</i>	Green Giant Arborvitae	8' hgt.	FTG, central leader, full and dense
3	<i>Tsuga canadensis</i>	Canadian Hemlock	8' hgt.	FTG, central leader, full and dense
<b>Deciduous Shrubs</b>				
12	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	3 gallon	5' oc, full and dense
<b>Perennials &amp; Groundcover</b>				
112	<i>Liriope spicata</i>	Creeping Lilyturf	4" pot	18" oc, full and dense

**Tree Protection Notes**

- Tree protection fencing shall be installed around trees to remain. Use 4 foot height, orange, plastic construction fencing fastened to metal post. Space post 8' on center. Install fencing minimum of one foot outside of drip line.
- Contractor responsible for maintaining tree protection fencing throughout the construction process. Tree protection fencing shall remain undisturbed. Do not backfill, grade, or store any material or equipment within protected area.
- Slit fencing, where applicable, shall be outside of tree fencing protection.
- Where trees are to be removed, such trees shall be flagged and shall be felled away from, rather than into areas with existing trees to be preserved.

A = 4 foot height, orange, plastic construction fencing fastened to metal post.  
B = Metal post.

**Tree Protection Detail**



**General Notes:**

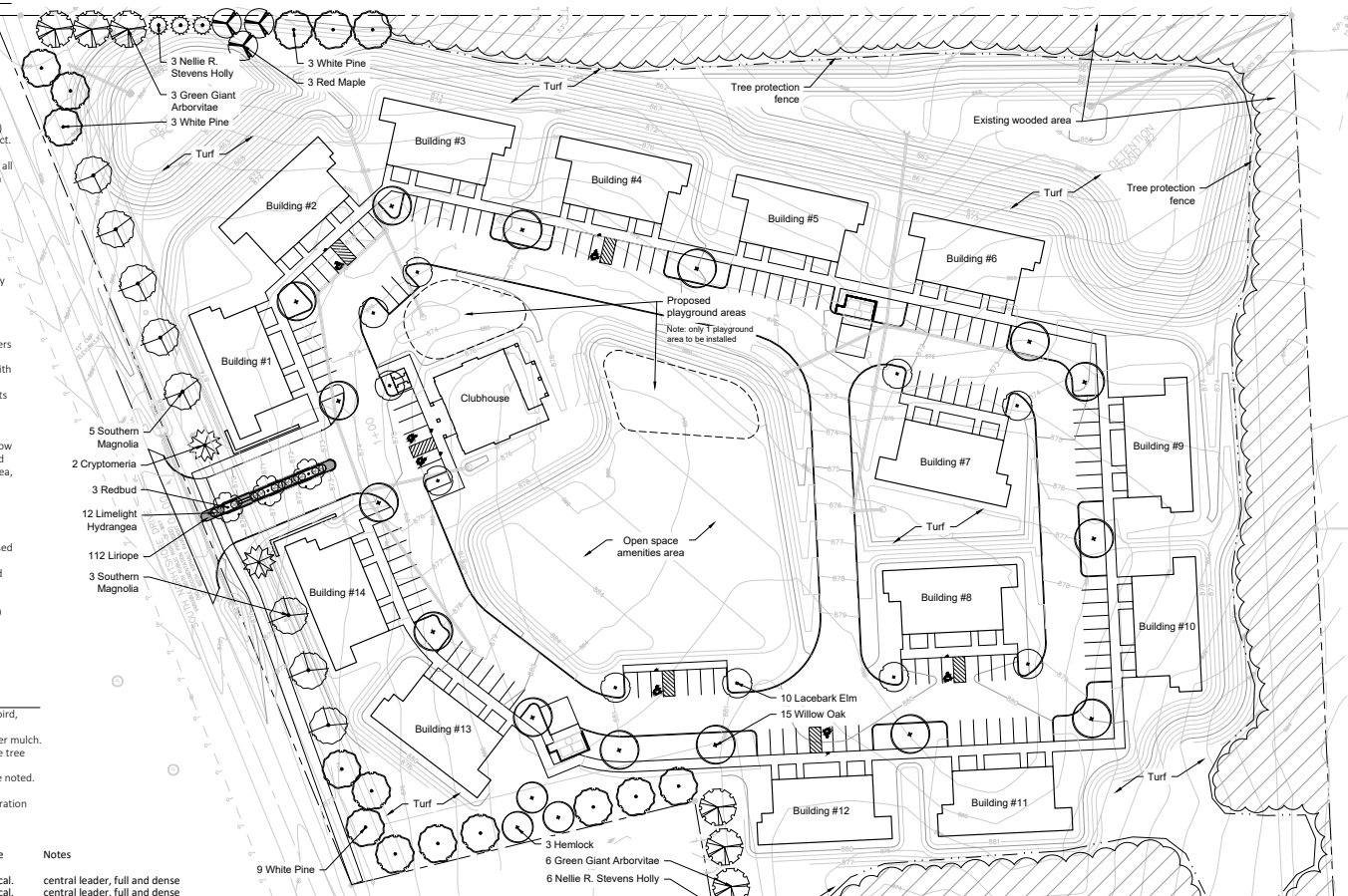
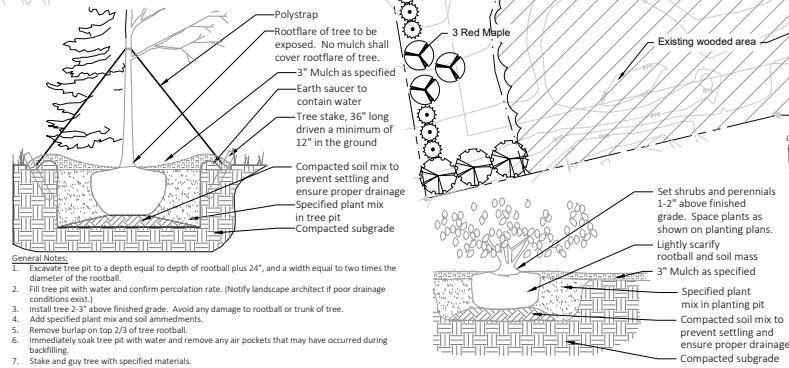
- Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
- Fill tree pit with water and confirm percolation rate. (Notify landscape architect if poor drainage conditions exist.)
- Install tree 2-3" above finished grade. Avoid any damage to rootball or trunk of tree.
- Add specified plant mix and soil amendments.
- Remove burlap on top 2/3 of tree rootball.
- Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
- Stake and guy tree with specified materials.

**General Tree Planting**

Scale: NTS

**Shrub & Perennial Planting**

Scale: NTS



PO Box 5040  
805.441.4428

**Choto Landing**

12320 South Northshore Dr.

Knoxville Tennessee 37922

9-E-23-DP

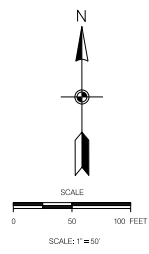
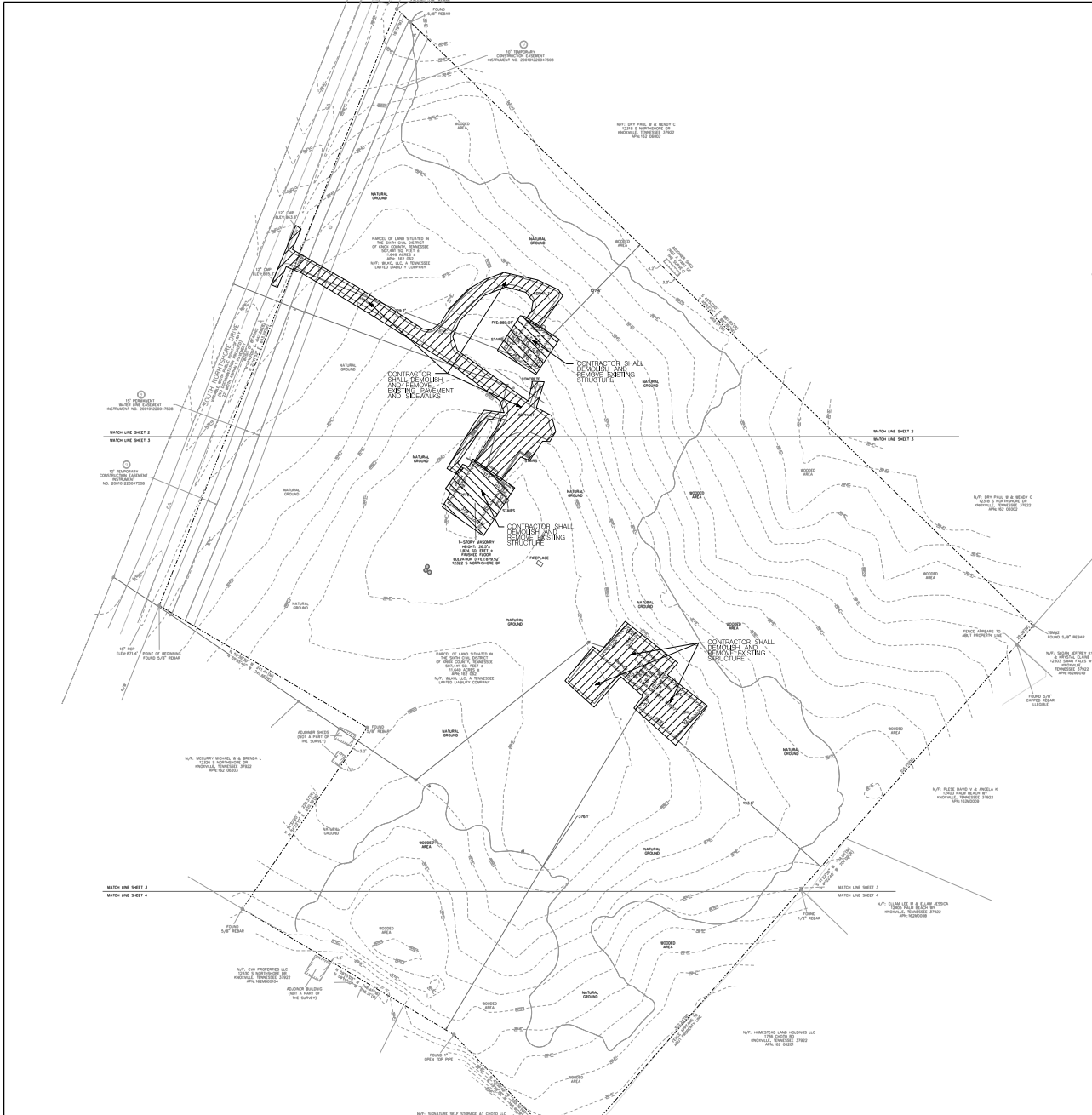
Submittal Record


Preliminary Plans  
Not for Construction

July 31, 2023

**Landscape Plan**

L100



**LEGEND:**

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25	535.25	SPOT ELEVATION
[Solid line]	[Solid line]	STRUCTURE
[Dashed line]	[Dashed line]	PROPERTY LINE
[Dotted line]	[Dotted line]	EASEMENT
[Solid line]	[Solid line]	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	○	SILT FENCING
[Solid line]	[Solid line]	CURB
NA	[Stippled pattern]	CATCH BASIN
NA	[Solid black pattern]	CONCRETE PAVEMENT
NA	[Hatched pattern]	ASPHALT PAVEMENT
NA	[Hatched pattern]	RIP RAP

**WILL ROBINSON & ASSOCIATES**

1248 North Shorewood Lane  
 Knoxville, TN 37914  
 (865) 586-4200

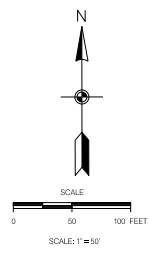
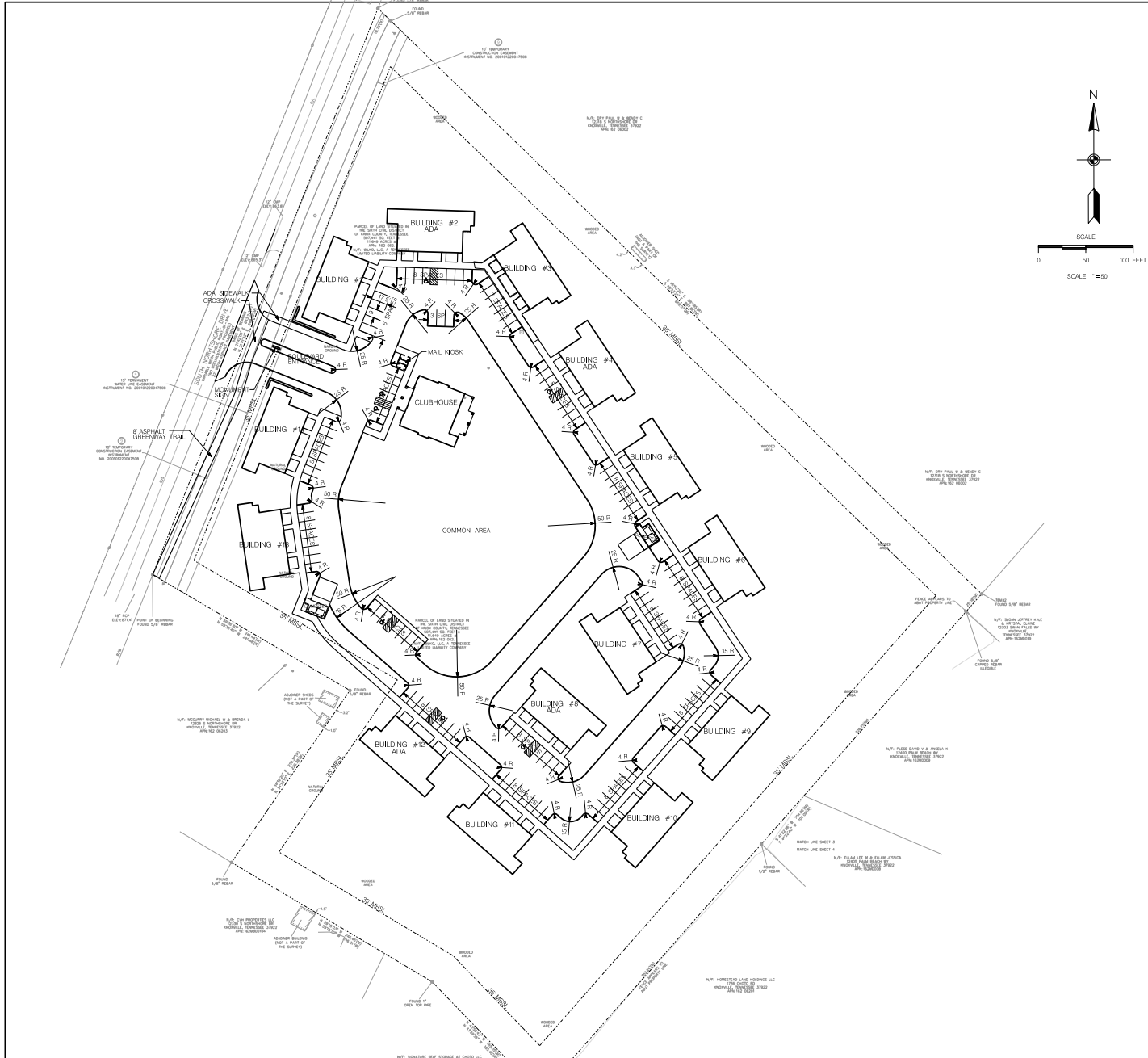


Site Plan for:  
**Choto Landing**  
 S. Northshore Drive  
 Knox County, Tennessee  
 9-E-23-DP

REVISIONS:  
 06-24-2023 PLANNING COMMENTS

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 07-31-2023  
 FILE NAME:  
 PROJECT NO:

**PL01**  
 CONCEPT DEMOLITION  
 DRAWING



**LEGEND:**

EXISTING	PROPOSED	
536	536	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE LINE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		HIP RAP

**PROJECT DATA**  
 USE: MULTIFAMILY HOUSING  
 ZONING: PR <5 DUAC  
 BUILDING UNITS: 56 UNITS IN 14 BUILDINGS + CLUBHOUSE  
 PARCEL: 162.062  
**PARKING SUMMARY:**  
 COUNTY REQUIREMENT: 1.5 SPACES PER UNIT FOR THE FIRST 20 UNITS + 1.2 SPACES PER UNIT FOR UNITS OVER THE FIRST 20 FOR 2 OR MORE BEDROOMS  
 UNITS: 56 UNITS (28 3 BEDROOM 28 4 BEDROOM)  
 REQUIRED PARKING CALCULATION: 1.5 X 28 = 42 SPACES  
 PARKING PROVIDED: 126 SPACES  
**SETBACKS:**  
 FRONT: MINIMUM 20' (APPLIED FRONT SETBACK DETERMINED BY PLANNING COMMISSION)  
 SIDE: MINIMUM 5' (APPLIED SIDE SETBACK DETERMINED BY PLANNING COMMISSION)  
 REAR: MINIMUM 15' (APPLIED REAR SETBACK DETERMINED BY PLANNING COMMISSION)  
 PERMISSIBLE SETBACK OF 35' APPLIED TO ALL PROPERTY LINES ON THIS PROJECT - CAN BE REDUCED BY PLANNING COMMISSION  
**PARCEL AREA: 11.68 AC**  
**PARKING AND CIRCULATION AREA: 72,301 SF (1.66 ACRE)**  
**SIDEWALK AREA: 13,180 SF (0.30 ACRE)**  
**BUILDING FOOTPRINT AREA GROUND FLOOR: 50,891 SF (1.17 ACRE)**  
**TOTAL BUILDING AREA (ALL STOREYS): 91,681 SF (2.10 ACRE)**  
**TOTAL IMPERVIOUS AREA: 72,301 + 13,188 + 50,891 = 136,380 SF (3.13 ACRE)**  
**FLOOR AREA RATIO: 10.5%**  
**IMPERVIOUS AREA RATIO: 26.0%**  
**GROSS AREA COVERAGE: 14.0%**



**WILL ROBINSON & ASSOCIATES**  
 1248 North Shorewood Lane  
 Chattanooga, TN 37414  
 (865) 386-4200

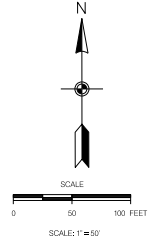
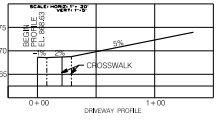


Site Plan for:  
**Choto Landing**  
 S. Northshore Drive  
 Knox County, Tennessee  
 9-E-23-DP

REVISIONS:  
 08-24-2023 PLANNING COMMENTS

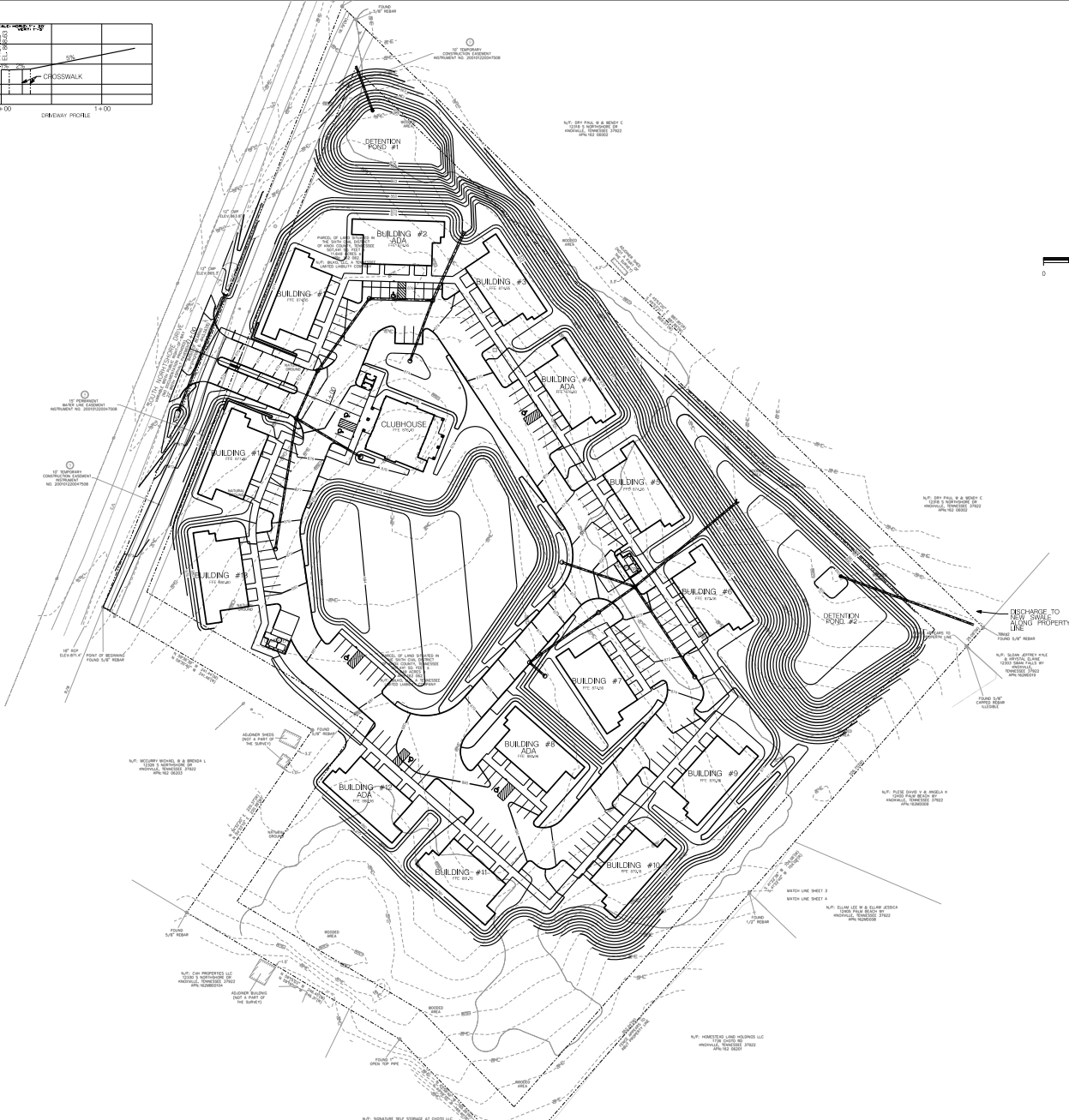
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 CHECKED: WNR  
 DATE: 07-31-2023  
 FILE NAME:  
 PROJECT NO:

**PL02**  
 CONCEPT LAYOUT  
 DRAWING



**LEGEND:**

EXISTING	PROPOSED	
--- 535 ---	--- 535 ---	GROUND CONTOUR ELEVATION
○ 535.25 ○	○ 535.25 ○	SPOT ELEVATION
□	□	STRUCTURE
○	○	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
▽	▽	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	○	SILT FENCING
□	●	CURB
NA	▨	CATCH BASIN
NA	▩	CONCRETE PAVEMENT
NA	▧	ASPHALT PAVEMENT
NA	▦	PIP RAMP



**WILL ROBINSON & ASSOCIATES**

1248 North Shorewood Lane  
Chattanooga, TN 37414  
(865) 386-4200



Site Plan for:  
**Choto Landing**  
S. Northshore Drive  
Knox County, Tennessee  
9-E-23-DP

REVISIONS:  
08-24-2023 PLANNING COMMENTS

DRAWN: WNR  
CHECKED: WNR  
DATE: 07-31-2023  
FILE NAME:  
PROJECT NO:

**PL03**  
CONCEPT GRADING  
DRAWING

Consultants

Project Name

**Choto Landing  
Townhomes**  
  
9-E23-DP

12300 S Northshore Drive  
Knox County, TN 37922

Client

**Dominion  
Development  
Group**

6305 Kingston Pike, Knoxville, TN  
37919

Seal

Issue Date

**NOT FOR  
CONSTRUCTION**

Revisions

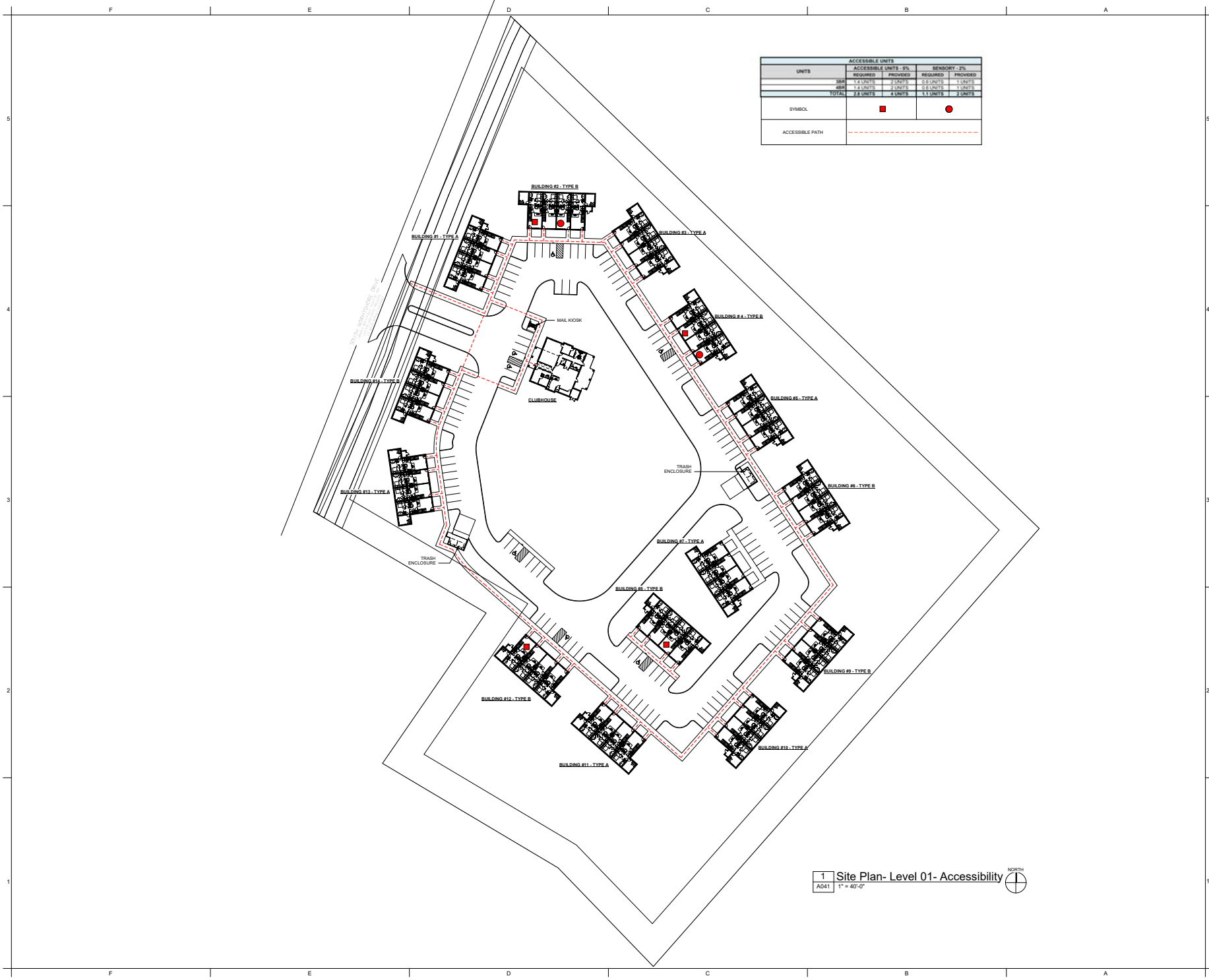
No.	Description	Date

**ACCESSIBILITY  
SITE PLAN**

Project number 230001  
Date 08/25/2023

**A041**

Scale 1" = 40'-0"



UNITS	ACCESSIBLE UNITS - 5%		SENSORY - 5%	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
SM	14 UNITS	1 UNITS	0.8 UNITS	1 UNITS
DM	14 UNITS	2 UNITS	0.8 UNITS	1 UNITS
<b>TOTAL</b>	<b>28 UNITS</b>	<b>4 UNITS</b>	<b>1.6 UNITS</b>	<b>2 UNITS</b>

SYMBOL	■	●
ACCESSIBLE PATH	-----	

**1 Site Plan- Level 01- Accessibility** NORTH  
A041 1" = 40'-0"

Consultants

Project Name

Choto Landing  
Townhomes  
9-E23-DP

12305 S. Nashville Drive  
Knox County, TN 37922

Client

Dominion  
Development  
Group

6305 Kingston Pike, Knoxville, TN  
37919

Seal

Issue Date

NOT FOR  
CONSTRUCTION

Revisions

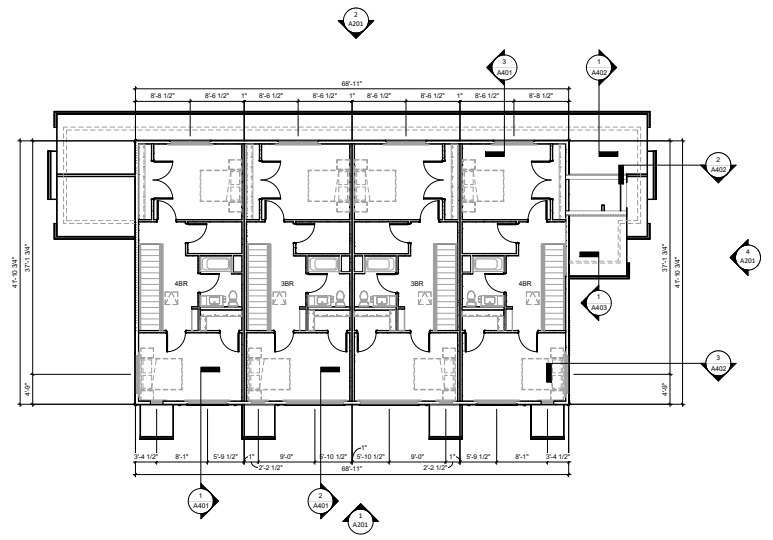
No.	Description	Date

**BUILDING TYPE  
A - 1ST AND  
2ND FLOOR  
PLANS**

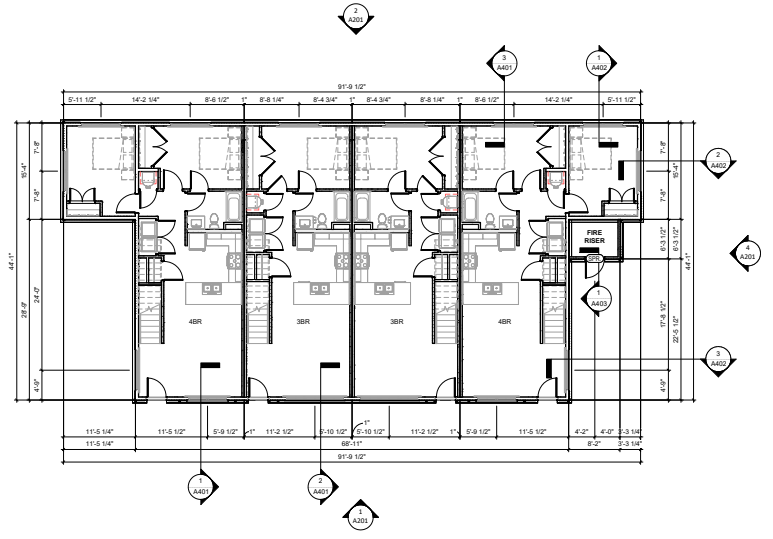
Project number: 23D001  
Date: 08/25/2023

**A101**

Scale: As Indicated



**2 2ND FLOOR PLAN - BUILDING TYPE A**  
A101 1/8" = 1'-0"



**1 1ST FLOOR PLAN - BUILDING TYPE A**  
A101 1/8" = 1'-0"

**NOTES:**  
1. REFER TO A041 FOR ACCESSIBLE UNIT LOCATIONS  
2. FIRE RISER ROOMS/SFR LOCATIONS TO BE BASED ON SITE REQUIREMENTS. SEE CIVIL SHEETS FOR LOCATIONS OF FIRE RISER ROOMS.

F E D C B A

TYPE A - AREA 1 ATTIC VENTILATION CALCULATION		
PER FPA 1-152 (RATIO)		
808 SF (ROOF AREA) / 150	=	5.39 SQ FT
6 SF X 144	=	824 SQ IN.
INTAKE & EXHAUST VENTILATION (PER 6040 RATIO)		
INTAKE	824 X 0.50 =	412 SQ IN.
EXHAUST	824 X 0.50 =	412 SQ IN.

TYPE A - AREA 2 ATTIC VENTILATION CALCULATION		
PER FPA 1-152 (RATIO)		
789 SF (ROOF AREA) / 150	=	5.26 SQ FT
6 SF X 144	=	756 SQ IN.
INTAKE & EXHAUST VENTILATION (PER 6040 RATIO)		
INTAKE	756 X 0.50 =	378 SQ IN.
EXHAUST	756 X 0.50 =	378 SQ IN.

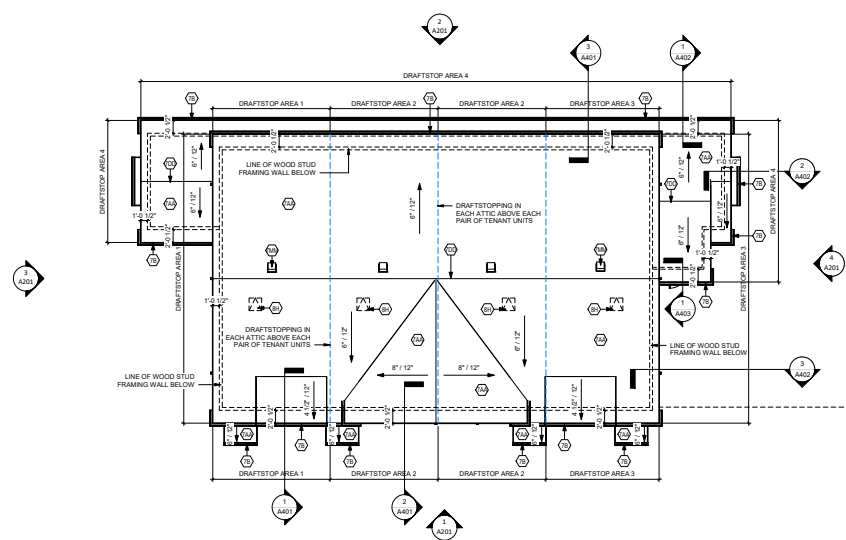
  

TYPE A - AREA 3 ATTIC VENTILATION CALCULATION		
PER FPA 1-152 (RATIO)		
828 SF (ROOF AREA) / 150	=	5.52 SQ FT
6 SF X 144	=	864 SQ IN.
INTAKE & EXHAUST VENTILATION (PER 6040 RATIO)		
INTAKE	864 X 0.50 =	432 SQ IN.
EXHAUST	864 X 0.50 =	432 SQ IN.

TYPE A - AREA 4 ATTIC VENTILATION CALCULATION		
PER FPA 1-152 (RATIO)		
844 SF (ROOF AREA) / 150	=	5.63 SQ FT
6 SF X 144	=	864 SQ IN.
INTAKE & EXHAUST VENTILATION (PER 6040 RATIO)		
INTAKE	864 X 0.50 =	432 SQ IN.
EXHAUST	864 X 0.50 =	432 SQ IN.

- Key Value**      **Keynote Text**
- 7AA ASSHALT COMPOSITE SEAL TAB-TYPE BRIDGES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF BREATHING CLIPS - REFER TO STRUCTURAL DRAWINGS
  - 7B 6" WIDE FINE FINISHED-KITILE METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. ROOF VENT
  - 700 SLANT BACK ROOF LOWER MINIMUM OF 9/12 IN OFF FREE VENTILATION AREA PER UNIT - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. PROVIDE ONE (1) SQ FT OF FREE VENTILATION PER SQ FT OF ATTIC FLOOR SPACE. USE TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS.
  - 8H 24" X 30" RATED EXTERIOR ACCESS PANEL, PAINT TO MATCH CEILING COLOR.



**2 ROOF PLAN - BUILDING TYPE A**  
 A102 1/8" = 1'-0"



Consultants

Project Name  
**Choto Landing Townhomes**  
 9-E23-DP

12305 S Northshore Drive  
 Knoxville, TN 37922

Client  
**Dominion Development Group**

6305 Kingston Pike, Knoxville, TN 37919

Seal

Issue Date  
**NOT FOR CONSTRUCTION**

Revisions

No.	Description	Date

**BUILDING TYPE A - ROOF PLAN**

Project number 230001  
 Date 08/25/2023

**A102**  
 Scale 1/8" = 1'-0"

F E D C B A



Consultants

Project Name

Choto Landing  
 Townhomes  
 9-E23-DP

12305 S Northshores Drive  
 Knoxville, TN 37922

Client

Dominion  
 Development  
 Group

6305 Kingston Pike, Knoxville, TN  
 37919

Seal

Issue Date

**NOT FOR  
 CONSTRUCTION**

Revisions

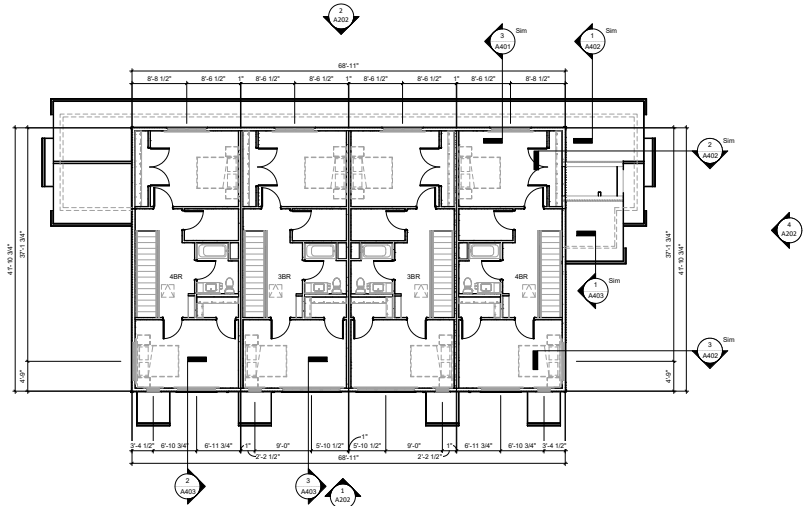
No.	Description	Date

**BUILDING TYPE  
 B - 1ST AND  
 2ND FLOOR  
 PLANS**

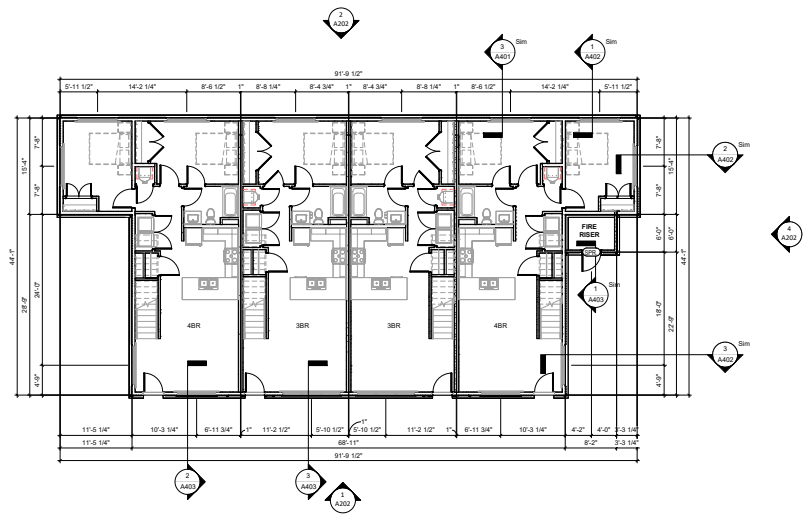
Project number: 23D001  
 Date: 08/25/2023

**A103**

Scale: As Indicated



**2 2ND FLOOR PLAN - BUILDING TYPE B**  
 A103 1/8" = 1'-0"



**1 1ST FLOOR PLAN - BUILDING TYPE B**  
 A103 1/8" = 1'-0"

**NOTES:**  
 1. REFER TO A041 FOR ACCESSIBLE UNIT LOCATIONS  
 2. FIRE RISER ROOMS/SPR LOCATIONS TO BE BASED ON SITE REQUIREMENTS. SEE CIVIL SHEETS FOR LOCATIONS OF FIRE RISER ROOMS.

TYPE B - AREA 1 ATTIC VENTILATION CALCULATION	
PER ITRAK (11/20/2015)	
808 SF (ROOF AREA) / 150	5 SQ FT
6 SF X 144"	824 SQ IN.
INTAKE & EXHAUST VENTILATION (PER BOARD RATIO)	
INTAKE	824 X 0.50 = 412 SQ IN.
EXHAUST	824 X 0.50 = 412 SQ IN.

TYPE B - AREA 2 ATTIC VENTILATION CALCULATION	
PER ITRAK (11/20/2015)	
789 SF (ROOF AREA) / 150	5 SQ FT
6 SF X 144"	824 SQ IN.
INTAKE & EXHAUST VENTILATION (PER BOARD RATIO)	
INTAKE	789 X 0.50 = 379 SQ IN.
EXHAUST	789 X 0.50 = 379 SQ IN.

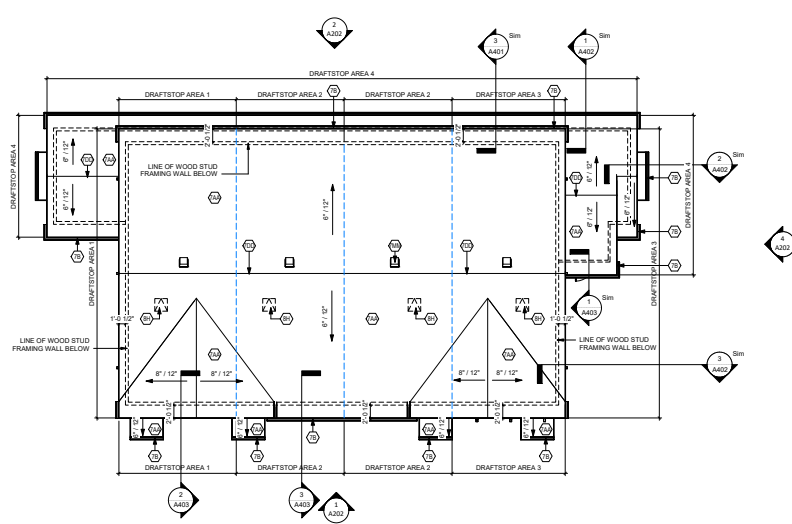
  

TYPE B - AREA 3 ATTIC VENTILATION CALCULATION	
PER ITRAK (11/20/2015)	
828 SF (ROOF AREA) / 150	5 SQ FT
6 SF X 144"	824 SQ IN.
INTAKE & EXHAUST VENTILATION (PER BOARD RATIO)	
INTAKE	795 X 0.50 = 397 SQ IN.
EXHAUST	795 X 0.50 = 397 SQ IN.


  

TYPE B - AREA 4 ATTIC VENTILATION CALCULATION	
PER ITRAK (11/20/2015)	
844 SF (ROOF AREA) / 150	4 SQ FT
6 SF X 144"	824 SQ IN.
INTAKE & EXHAUST VENTILATION (PER BOARD RATIO)	
INTAKE	818 X 0.50 = 399 SQ IN.
EXHAUST	818 X 0.50 = 399 SQ IN.

Key Value	Keynote Text
TAA	ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAMENT OVER EXTERIOR GRADE ROOF SHEATHING CLIPS - REFER TO STRUCTURAL DRAWINGS
TB	6" WIDE PRE-FINISHED K-STILES METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
TDD	RIDGE VENT
TDM	SLANT BACK ROOF LOWER, MINIMUM OF 50 SQ IN. OF FREE VENTILATION AREA PER UNIT - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. PROVIDE ONE (1) SQ. FT. OF FREE VENTILATION PER EVERY 160 SQ. FT. OF ATTIC FLOOR SPACE. O.C. TO INSTALL VENT BOB PER MFG'S RECOMMENDATIONS.
BH	2" X 3" RATED EXTERIOR ACCESS PANEL, PAINT TO MATCH CEILING COLOR.



**2 ROOF PLAN - BUILDING TYPE B**  
A104 1/8" = 1'-0"



**STUDIO A**

2338 Frankfort Avenue  
Nashville, Tennessee 37208  
Tel: 615.288.8807  
www.studioarch.com

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Consultants

---

Project Name  
**Choto Landing Townhomes**  
9-E23-DP

---

12305 S Northshores Drive  
Knox County, TN 37922

---

Client  
**Dominion Development Group**

---

6305 Kingston Pike, Knoxville, TN 37919

---

Seal

---

Issue Date

---

**NOT FOR CONSTRUCTION**

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Revisions

No.	Description	Date

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**BUILDING TYPE B - ROOF PLAN**

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Project number 23D001  
Date 08/25/2023

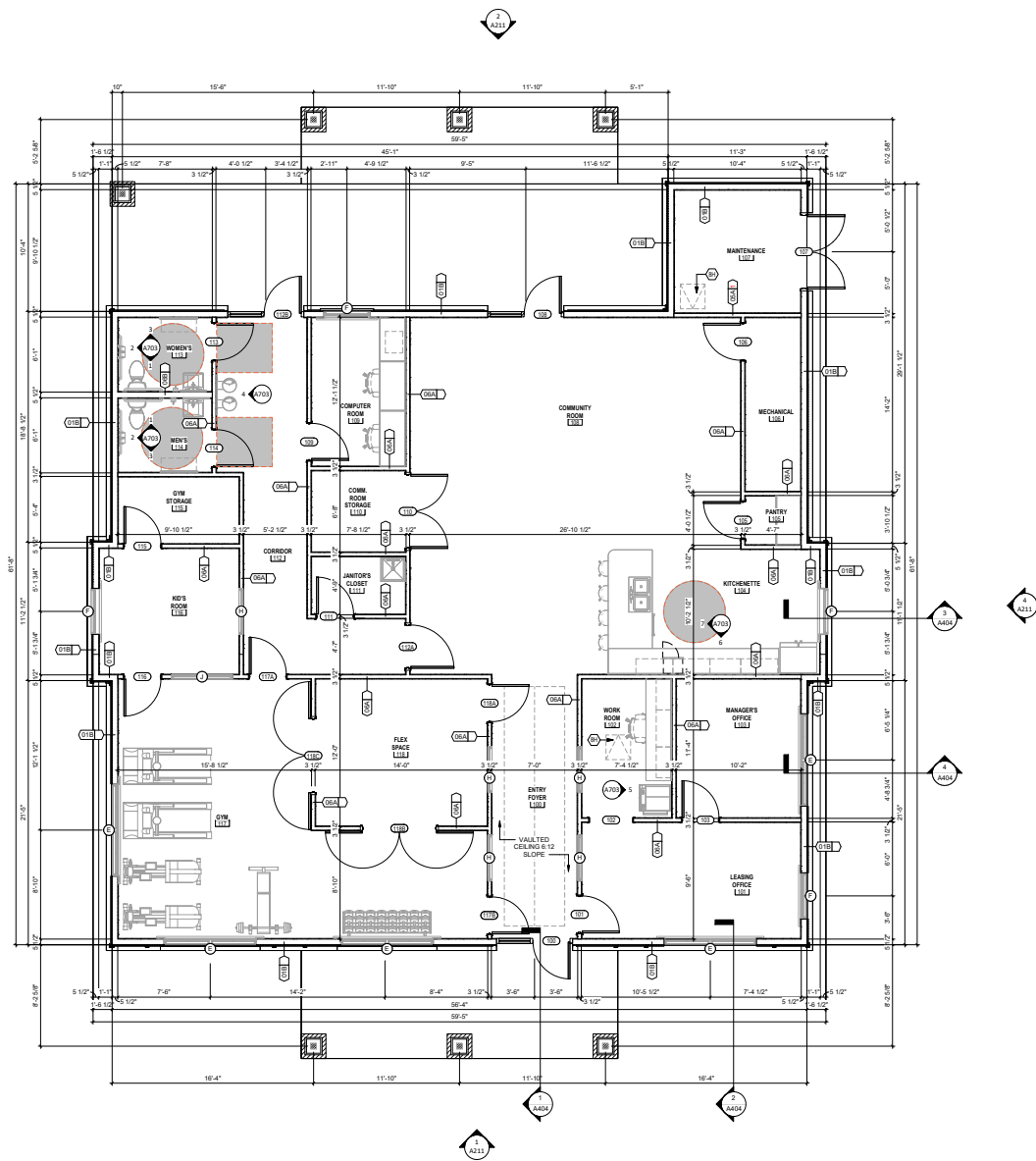
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**A104**

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Scale 1/8" = 1'-0"

Key Value      Keynote Text  
 BH      24" X 36" RATED EXTERIOR ACCESS PANEL, PAINT TO MATCH CEILING COLOR.



**1** 1ST FLOOR PLAN - CLUBHOUSE  
 A111 1/4" = 1'-0"



Consultants

Project Name  
**Choto Landing Townhomes**  
 9-E23-DP

12305 S Northshore Drive  
 Knoxville, TN 37922

Client  
**Dominion Development Group**

6305 Kingston Pike, Knoxville, TN 37919

Seal

Issue Date  
**NOT FOR CONSTRUCTION**

Revisions

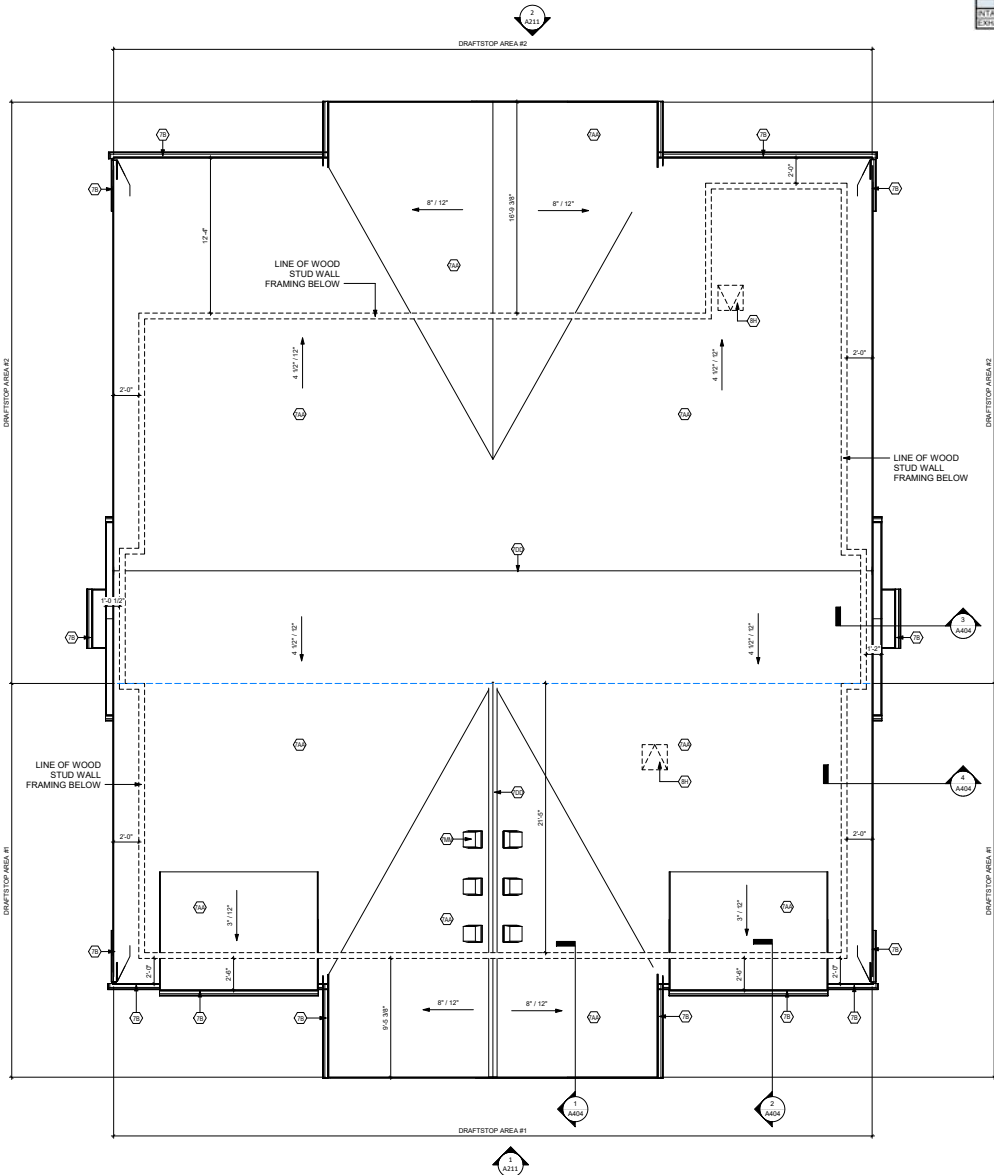
No.	Description	Date

**CLUBHOUSE FLOOR PLAN**

Project number 230001  
 Date 08/25/2023

**A111**

Scale 1/4" = 1'-0"



1 ROOF PLAN - CLUBHOUSE  
A112 1/4" = 1'-0"

CLUBHOUSE AREA 1 ATTIC VENTILATION CALCULATION	
PER F5A 1150 RATIO	
1,632 SF (ROOF AREA) / 150	11 SQ FT
17 SF X 144	= 1,567 SQ IN
INTAKE & EXHAUST VENTILATION (PER 6040 RATIO)	
INTAKE	1.567 X 0.50 = 784 SQ IN
EXHAUST	1.567 X 0.50 = 784 SQ IN

CLUBHOUSE AREA 2 ATTIC VENTILATION CALCULATION	
PER F5A 1150 RATIO	
2,814 SF (ROOF AREA) / 150	17 SQ FT
17 SF X 144	= 2,510 SQ IN
INTAKE & EXHAUST VENTILATION (PER 6040 RATIO)	
INTAKE	2,510 X 0.50 = 1,255 SQ IN
EXHAUST	2,510 X 0.50 = 1,255 SQ IN

Key Value	Keynote Text
7AA	ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH SOLAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAMENT OVER EXTERIOR GRADE ROOF SHEATHING w CLIPS. REFER TO STRUCTURAL DRAWINGS.
7B	2" WIDE PRE-FINISHED K-STYLE METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
7DD	RIDGE VENT
7MM	SLANT SHACK ROOF LOUVER (MINIMUM OF 90 SQ IN OF FREE VENTILATION AREA PER UNIT). COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. PROVIDE ONE (1) SQ FT OF FREE VENTILATION PER SPACE. 60 SQ FT OF ATTIC VENT SPACE. 60 TO INSTALL VENT FOR PER MFR'S RECOMMENDATIONS.
8H	24" X 30" RATED EXTERIOR ACCESS PANEL. PAINT TO MATCH CEILING COLOR.



Consultants

Project Name  
Choto Landing Townhomes  
9-E23-DP

12305 S Northshore Drive  
Knox County, TN 37922

Client  
Dominion Development Group

6305 Kingston Pike, Knoxville, TN 37919

Seal

Issue Date  
**NOT FOR CONSTRUCTION**

Revisions

No.	Description	Date

CLUBHOUSE ROOF PLAN

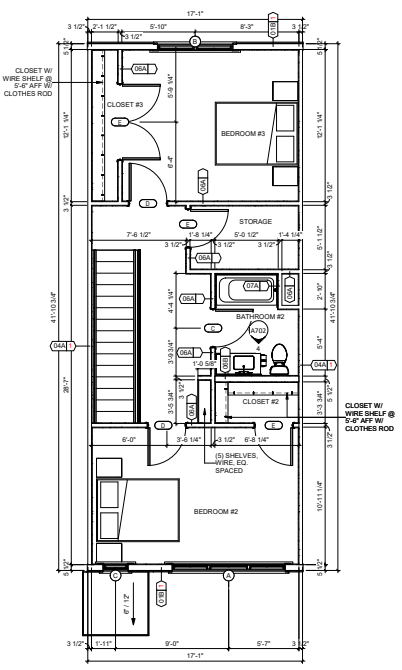
Project number 230001  
Date 08/25/2023

A112

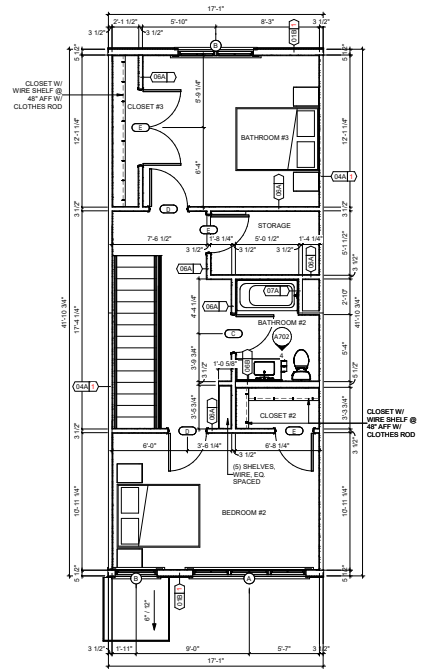
Scale 1/4" = 1'-0"

Revisions

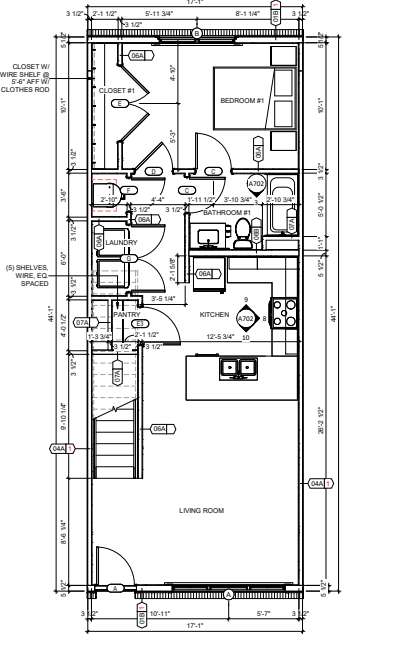
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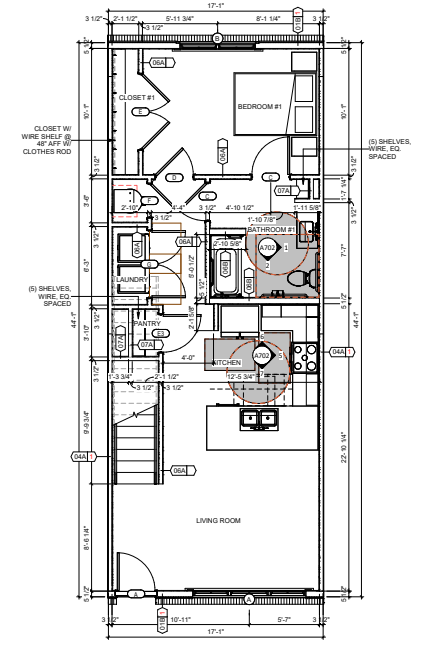
**2 ENLARGED PLAN - UNIT 3BR 2ND FLOOR**  
A121 1/4" = 1'-0"



**3 ENLARGED PLAN - UNIT 3BR ADA 2ND FLOOR**  
A121 1/4" = 1'-0"



**1 ENLARGED PLAN - UNIT 3BR 1ST FLOOR**  
A121 1/4" = 1'-0"



**4 ENLARGED PLAN - UNIT 3BR ADA 1ST FLOOR**  
A121 1/4" = 1'-0"



2336 Frankfort Avenue  
 Nashville, Tennessee 37205  
 Tel: 615.289.8807  
 www.studioarch.com

Consultants

Project Name

Choto Landing  
 Townhomes

9-E23-DP

12205 S Northshore Drive  
 Knoxville, TN 37922

Client

Dominion  
 Development  
 Group

6305 Kingston Pike, Knoxville, TN  
 37921

Seal

Issue Date

**NOT FOR  
 CONSTRUCTION**

Revisions

No.	Description	Date

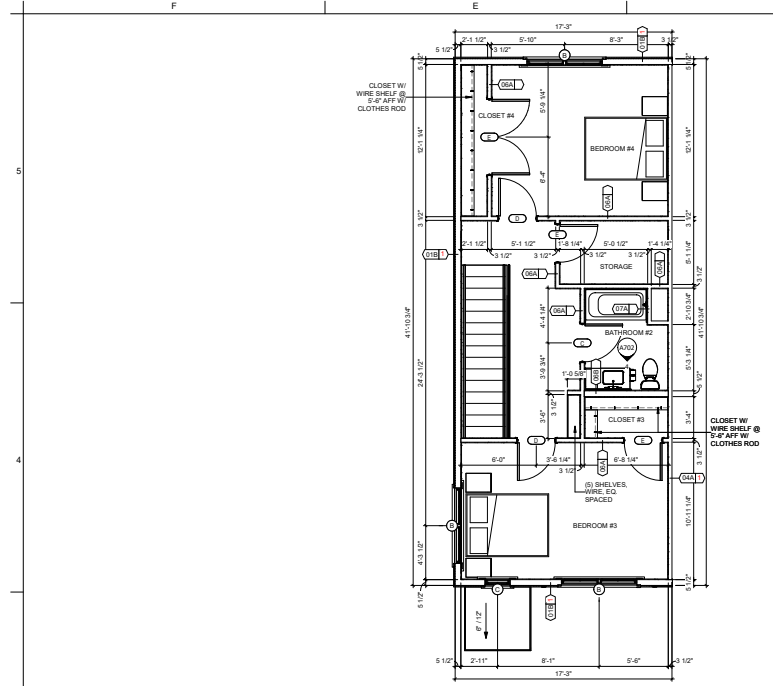
**ENLARGED  
 UNIT PLANS**

Project number 230001

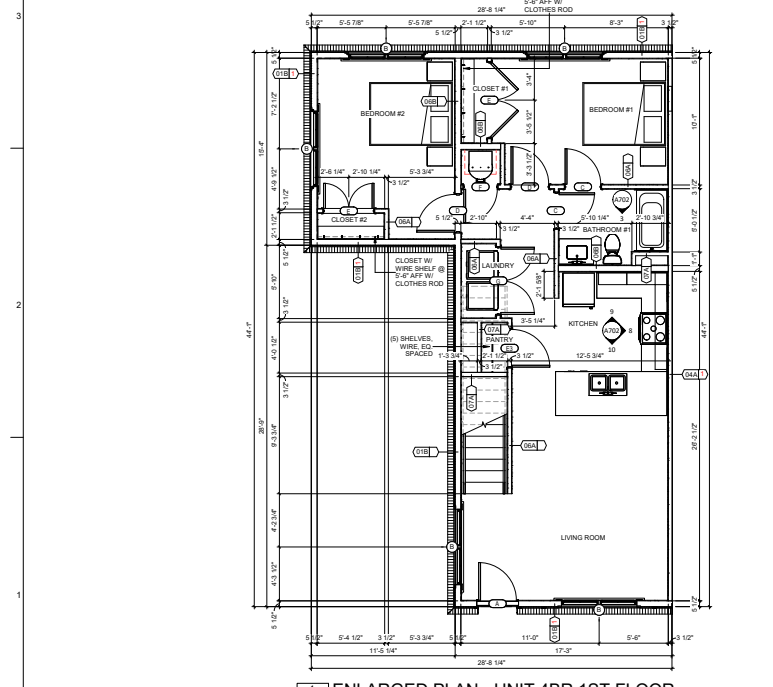
Date 08/25/2023

**A122**

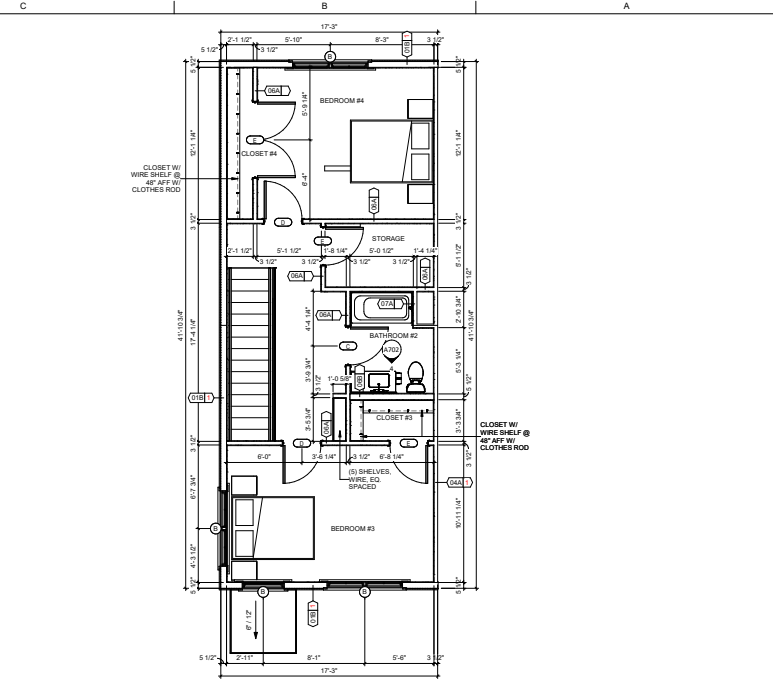
Scale 1/4" = 1'-0"



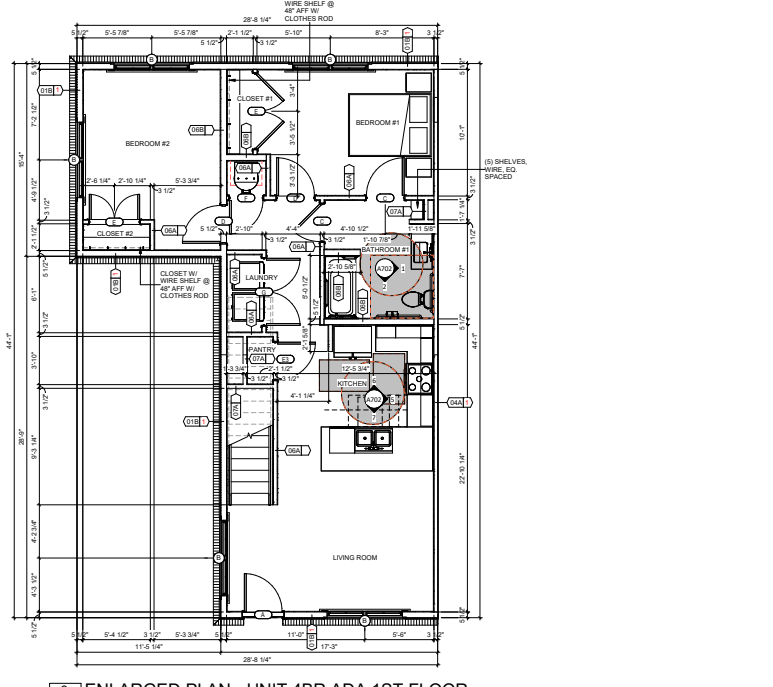
**2 ENLARGED PLAN - UNIT 4BR 2ND FLOOR**  
 A122 1/4" = 1'-0"



**1 ENLARGED PLAN - UNIT 4BR 1ST FLOOR**  
 A122 1/4" = 1'-0"



**4 ENLARGED PLAN - UNIT 4BR ADA 2ND FLOOR**  
 A122 1/4" = 1'-0"



**3 ENLARGED PLAN - UNIT 4BR ADA 1ST FLOOR**  
 A122 1/4" = 1'-0"

Consultants

Project Name  
**Choto Landing  
 Townhomes**  
 9-E23-DP

12305 S Northshore Drive  
 Knoxville, TN 37922

Client  
**Dominion  
 Development  
 Group**

6305 Kingston Pike, Knoxville, TN  
 37919

Seal

Issue Date  
**NOT FOR  
 CONSTRUCTION**

Revisions

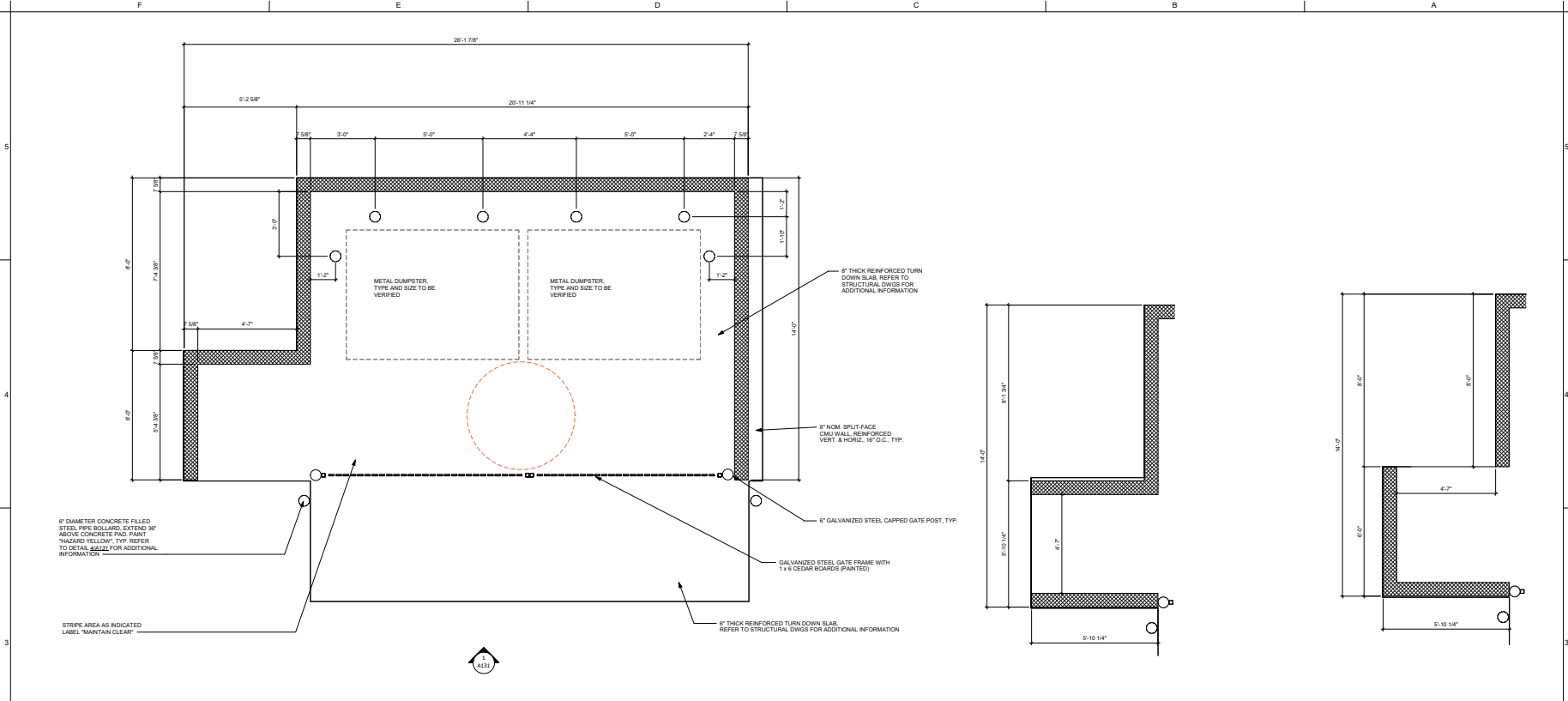
No.	Description	Date

**TRASH  
 ENCLOSURE**

Project number 23D001  
 Date 08/25/2023

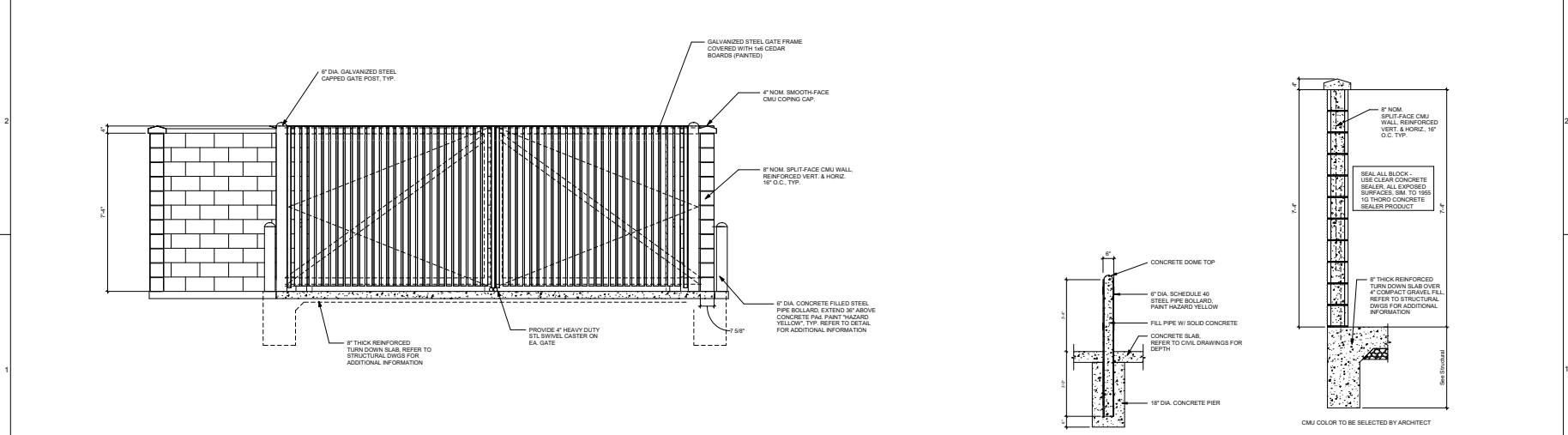
**A131**  
 Scale As Indicated

Scale As Indicated



**3 Enlarged Plan - Level 01 - Trash Enclosure**  
 A131 1/2" = 1'-0"

**2 Enlarged Plan - Trash Enclosure - Alt. Entrances**  
 A131 1/2" = 1'-0"



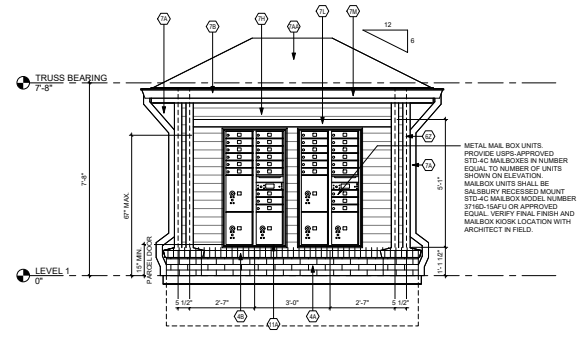
**1 Elevation - Trash Enclosure**  
 A131 1/2" = 1'-0"

**4 Section - Bollard**  
 A131 1/2" = 1'-0"

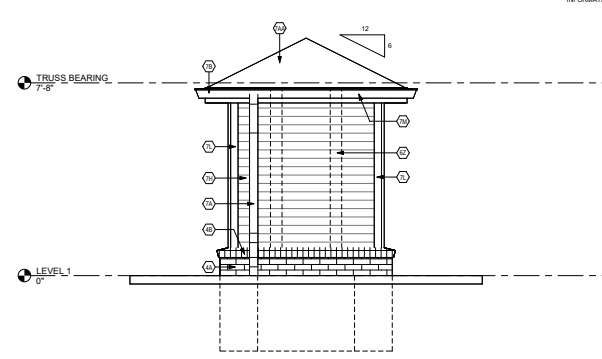
**5 Section - Trash Enclosure**  
 A131 3/4" = 1'-0"

F E D C B A

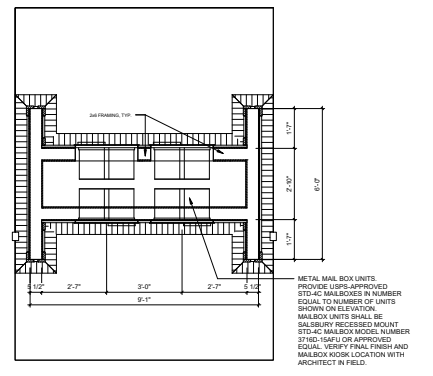
F E D C B A



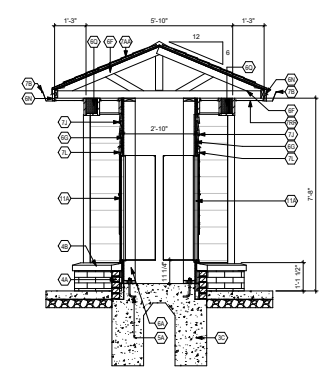
**1 MAILBOX KIOSK - ELEVATION - FRONT/BACK**  
 A132 1/2" = 1'-0"



**2 MAILBOX KIOSK - ELEVATION - SIDE**  
 A132 1/2" = 1'-0"



**3 MAIL KIOSK - PLAN**  
 A132 1/2" = 1'-0"



**4 MAILBOX KIOSK SECTION**  
 A132 1/2" = 1'-0"

Key Value	Keynote Text
3C	CONCRETE FOOTING. REFER TO STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION.
4A	FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 14' FROM INSIDE AND OUTSIDE CORNERS AND EVERY 2FT MAX. OF STRAIGHT RUNS.
4B	ROWLOCK COURSE FACE BRICK LEDGE. SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
5A	PRECAST TREAD STAR W/ SOLID METAL RISERS. SEE FABRICATION DETAIL SHEET.
6A	2X6 WOOD STUD FRAMING @ 16" O.C. REFER TO STRUCTURAL.
6F	OPEN WEB WOOD ROOF TRUSSES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6D	HUSSEY ZIP SYSTEM WALL SHEATHING. TAPE ALL JOINTS PER ZIP SYSTEM USING ZIP SYSTEM FLASHING TAPE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6N	1X6 FIBER-CEMENT FASCIA BOARD OVER 2X WOOD BLOCKING.
6O	WOOD BEAM. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6Z	LINE OF STUD WALL FRAMING (SHOWN DASHED)
7A	2x4 PRE-FINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. ROUTE TO STORM PIPING. SEE CIVIL DRAWINGS.
7AA	ASPHALT COMPOSITE SEAL-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING w/ CLIPS. REFER TO STRUCTURAL DRAWINGS.
7B	1/2" WIDE PRE-FINISHED 45-DIGREE METAL CUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
7H	4" NOMINAL FIBER-CEMENT LAP SIDING BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
7J	4" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
7M	4" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
7R8	VENTED FIBER-CEMENT SMOOTH PANEL. PROVIDE GROUTING AS NECESSARY.
11A	METAL MAILBOX UNIT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. INSTALL PER MFR. RECOMMENDATIONS.

2338 Frankfort Avenue  
 Nashville, Tennessee 37208  
 Tel: 615.288.8807  
 www.studioaarch.com

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Consultants

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Project Name  
**Choto Landing Townhomes**  
 9-E23-DP

---

12305 S Northshore Drive  
 Knoxville, TN 37922

---

Client  
**Dominion Development Group**

---

6305 Kingston Pike, Knoxville, TN 37919

---

Seal

---

Issue Date

---

**NOT FOR CONSTRUCTION**

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Revisions

No.	Description	Date

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**SITE STRUCTURES**

---

Project number 23D001  
 Date 08/25/2023

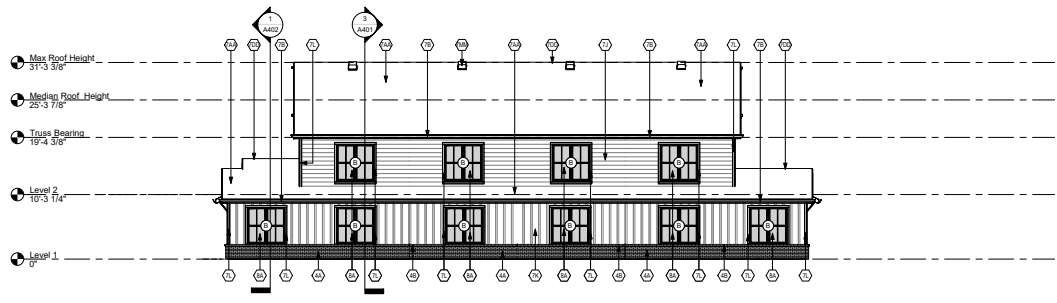
A132

Scale 1/2" = 1'-0"

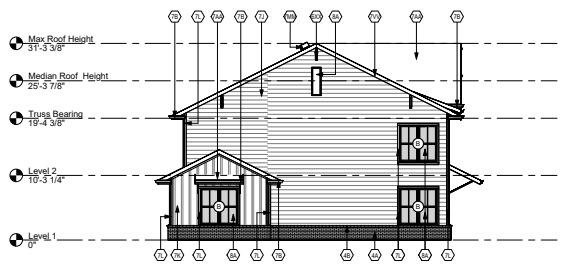




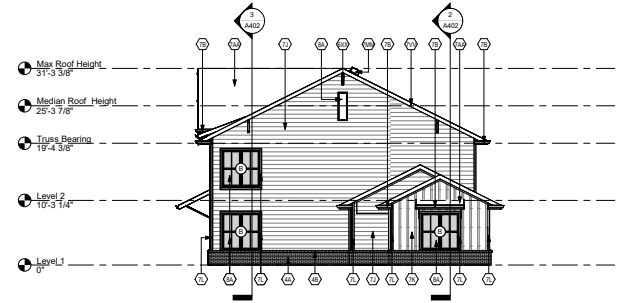
**1 Elevation - Type A - Front**  
A201 1/8" = 1'-0"



**2 Elevation - Type A - Rear**  
A201 1/8" = 1'-0"



**3 Elevation - Type A - Left**  
A201 1/8" = 1'-0"



**4 Elevation - Type A - Right**  
A201 1/8" = 1'-0"

- Key Value**      **Keynote Text**
- 4A FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 8" FROM INSIDE AND OUTSIDE CORNERS AND EVERY 2FT MAX. OF STRAIGHT RUNS.
  - 4B ROWLOCK COURSE FACE BRICK LEDGE. SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
  - 60X DECORATIVE BRACKET - 6x6 TREATED WD POSTS, WRAP W/ FIBER CEMENT TRIM BOARDS
  - 70A ASPHALT COMPOSITE SEAL THIS TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAMENT OVER EXTERIOR GRADE ROOF SHEATHING W/ CLIPS. REFER TO STRUCTURAL DRAWINGS
  - 7B 6" WIDE PRE-FINISHED K-STYLE METAL GUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
  - 70C SMOOTH FINISHED 3/4" THICK FIBER-CEMENT PANELS | COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. TRIM FINISH TO BE SELECTED BY ARCHITECT.
  - 70D HIDE VENT
  - 7J IF NOMINAL FIBER-CEMENT LAP SIDING BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
  - 7K 12" NOMINAL BOARD 1x8 T&G FIBER-CEMENT SIDING w/ 1" TRIM - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
  - 7L 4" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
  - 7M SLANT BACK ROOF LOUVER. MINIMUM OF 50 SQ. IN. OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (1) SQ. FT. OF FREE VENTILATION PER EVERY 150 SQ. FT. OF ATTIC FLOOR SPACE. O.C. TO INSTALL VENT BOSS PER MFPS RECOMMENDATIONS.
  - 7VV IF NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
  - 8A SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



**STUDIO A**

2336 Frankfort Avenue  
Nashville, Tennessee 37208  
Tel: 615.288.8807  
www.studioarch.com

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Consultants

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Project Name  
**Choto Landing Townhomes**  
9-E23-DP

---

12305 S Northshore Drive  
Knox County, TN 37922

---

Client  
**Dominion Development Group**

---

6305 Kingston Pike, Knoxville, TN 37919

---

Seal

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Issue Date

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**NOT FOR CONSTRUCTION**

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Revisions

No.	Description	Date

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**BUILDING TYPE A - EXTERIOR ELEVATIONS**

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Project number 23D001  
Date 08/25/2023

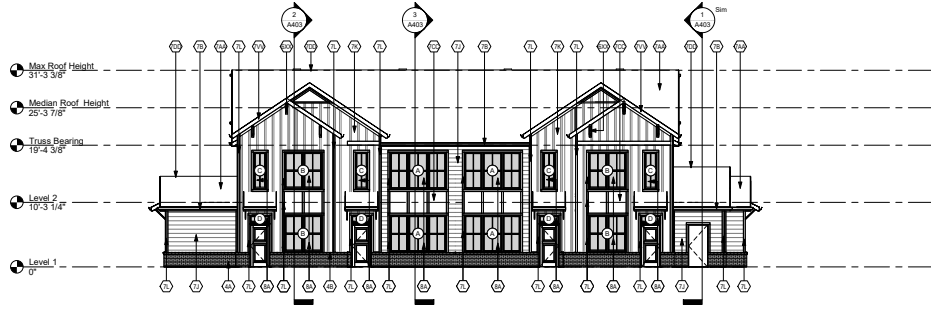
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**A201**

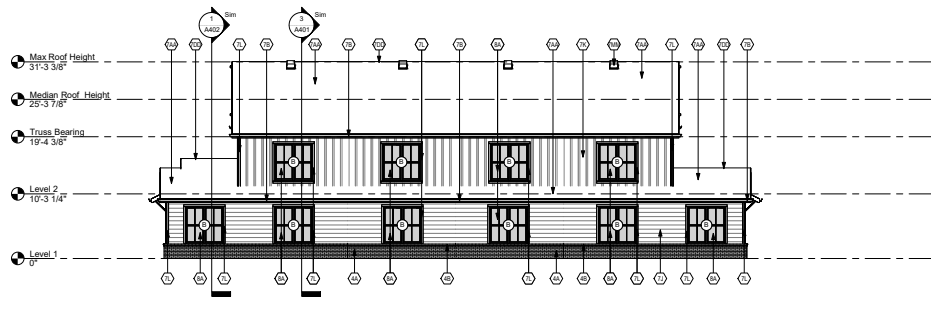
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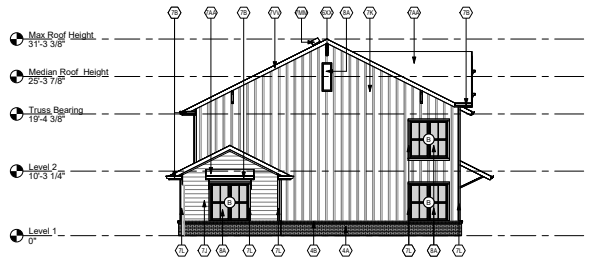
- Key Value**      **Keynote Text**
- 4A FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM INSIDE AND OUTSIDE CORNERS AND EVERY 25FT MIN. OF STRAIGHT RUNS.
  - 4B ROWLOCK COURSE FACE BRICK LEDGE. SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICK AT ENDS.
  - 6XX DECORATIVE BRACKET - 4x4 TREATED WD POSTS. WRAP W/ FIBER CEMENT TRIM BOARDS. ASPHALT COMPOSITE. SEAL TAB-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING W/ CLIPS - REFER TO STRUCTURAL DRAWINGS.
  - 7B 6" WIDE PRE-FINISHED K-STYLE METAL GUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
  - 7CC SMOOTH FINISHED 1/2" THICK FIBER CEMENT PANELS | COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT | TRIM FINISH TO BE SELECTED BY ARCHITECT.
  - 7DD ROOF VENT
  - 7J 8" NOMINAL FIBER CEMENT LAP SIDING BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
  - 7K 12" NOMINAL SIDING & BATTEN FIBER CEMENT SIDING W/ 1" TRIM - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
  - 7L 4" NOMINAL FINISHED FIBER CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
  - 7MM SLANT SHAK ROOF COVER. MINIMUM OF 50 SQ IN OF FREE VENTILATION AREA PER UNIT - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. PROVIDE ONE (1) SQ FT OF FREE VENTILATION PER QUERE 100 SQ FT OF ATTIC FLOOR SPACE - G.C TO INSTALL VENT BOX PER MPFS RECOMMENDATIONS.
  - 7VV 8" NOMINAL FIBER CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
  - 8A SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



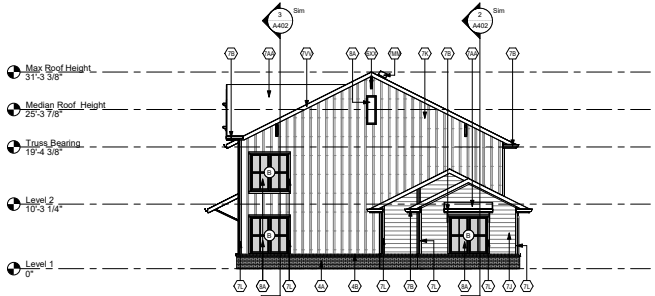
**1 Elevation - Type B - Front**  
A202 1/8" = 1'-0"



**2 Elevation - Type B - Rear**  
A202 1/8" = 1'-0"



**3 Elevation - Type B - Left**  
A202 1/8" = 1'-0"



**4 Elevation - Type B - Right**  
A202 1/8" = 1'-0"



Consultants

Project Name  
**Choto Landing Townhomes**  
9-E23-DP

12305 S Northshore Drive  
Knox County, TN 37922

Client  
**Dominion Development Group**

6305 Kingston Pike, Knoxville, TN 37919

Seal

Issue Date  
**NOT FOR CONSTRUCTION**

Revisions

No.	Description	Date

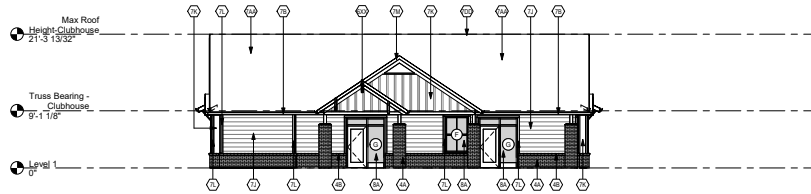
**BUILDING TYPE B - EXTERIOR ELEVATIONS**

Project number 23D001  
Date 08/25/2023

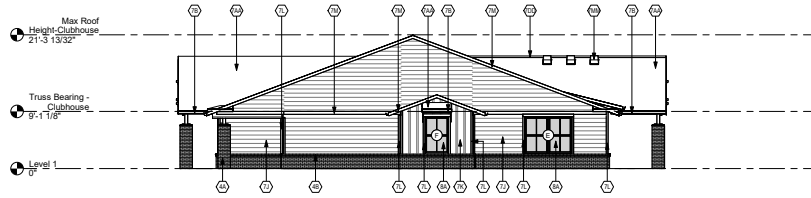
**A202**  
Scale 1/8" = 1'-0"



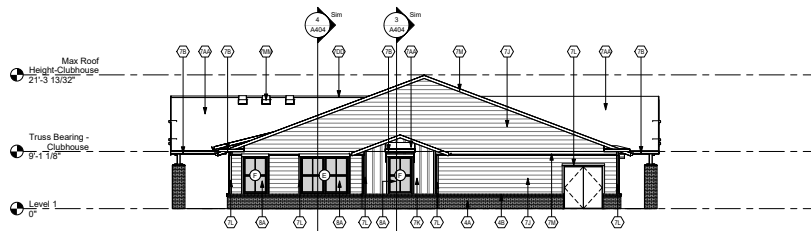
**1 Elevation - Clubhouse - Front**  
A211 1/8" = 1'-0"



**2 Elevation - Clubhouse - Rear**  
A211 1/8" = 1'-0"



**3 Elevation - Clubhouse - Left**  
A211 1/8" = 1'-0"



**4 Elevation - Clubhouse - Right**  
A211 1/8" = 1'-0"

Key Value	Keynote Text
4A	FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM INSIDE AND OUTSIDE CORNERS AND EVERY 24" MIN. OF STRAIGHT RUNS.
4B	ROWLOCK COURSE FACE BRICK LEDGE. SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
60X	DECORATIVE BRACKET - see TREATED WOODS. WINDOW W/ FIBER-CEMENT TRIM BOARDS
7AA	ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY. MINIMUM OVER EXTERIOR GRADE ROOF SHEATHING W/ GLEPS - REFER TO STRUCTURAL DRAWINGS
7B	6" WIDE PRE-FINISHED K-STYLE METAL GUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7DD	ROOF VENT
7J	#1 NOMINAL FIBER-CEMENT LAP SIDING BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7K	12" NOMINAL BOARD & BATTEN FIBER-CEMENT SIDING w/ 1" TRIM. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7L	4" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7M	6" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7MM	SLANT BACK ROOF COVER (MINIMUM OF 30 SQ. IN. OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. PROVIDE ONE (1) SQ. FT. OF FREE VENTILATION PER EVERY 150 SQ. FT. OF ATTIC FLOOR SPACE. G.L.C. TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS.
8A	SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



**STUDIO A**

2338 Frankfort Avenue  
Nashville, Tennessee 37208  
Tel: 615.283.8807  
www.studioarch.com

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Consultants

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Project Name  
**Choto Landing Townhomes**  
9-E23-DP

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12305 S Northshore Drive  
Knox County, TN 37922

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Client  
**Dominion Development Group**

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6305 Kingston Pike, Knoxville, TN 37919

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Seal

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Issue Date  
**NOT FOR CONSTRUCTION**

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Revisions

No.	Description	Date

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**CLUBHOUSE - EXTERIOR ELEVATIONS**

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Project number 23D001  
Date 08/25/2023

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**A211**

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Scale 1/8" = 1'-0"

DESIGN

# GUIDELINES LANDSCAPE SCREENING

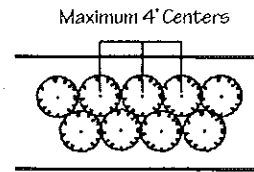
## Type "B" Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

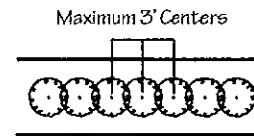
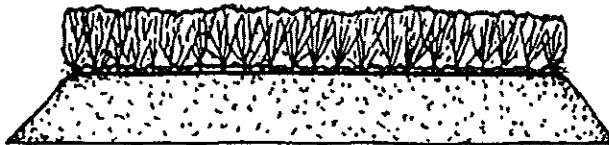
SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs



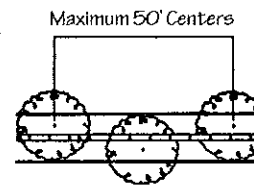
SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



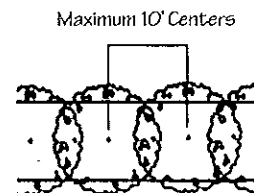
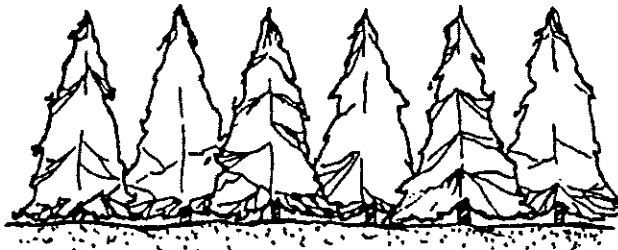
TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



**INTRODUCTION**

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

**For more information:**

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**DGA Residential, LLC**

Applicant Name

Affiliation

**8/1/2023**

Date Filed

**9/14/2023**

Meeting Date (if applicable)

**9-E-23-DP**

File Number(s)

## CORRESPONDENCE

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

**Craig Cobb DGA Residential, LLC**

Name / Company

**6305 Kingston Pike Knoxville TN 37919**

Address

**865-225-6506 / craigc@dominiondg.com**

Phone / Email

## CURRENT PROPERTY INFO

**Wilko LLC**

Owner Name (if different)

**12320 S Northshore Dr Knoxville TN 37922**

Owner Address

Owner Phone / Email

**12320 S NORTSHORE DR**

Property Address

**162 62**

Parcel ID

**11.65 acres**

Tract Size

Part of Parcel (Y/N)?

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast side of S. Northshore Drive, Southwest of Harbor Crest Way**

General Location

City **Commission District 5 PR (Planned Residential), A (Agricultural)**

**Agriculture/Forestry/Vacant Land, Single Family Residential, Rural Residential, Right of Way/Open Space**

County District

Zoning District

Existing Land Use

**Southwest County**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Multi-family development</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning _____	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s) _____
Proposed Density (units/acre)    Previous Zoning Requests	
Additional Information _____	

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>DGA Residential, LLC</b>	<b>8/1/2023</b>
	Please Print	Date

Phone / Email	<b>Wilko LLC</b>	<b>8/1/2023</b>
Property Owner Signature	Please Print	Date



# 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

DGA Residential, LLC

Owner

Applicant Name

Affiliation

07/31/23

09/14/2023

Date Filed

Meeting Date (if applicable)

File Number(s)  
~~N/A~~  
**9-E-23-DP**

### 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

Craig Cobb

DGA Residential, LLC

Name

Company

6305 Kingston Pike

Knoxville

TN

37919

Address

City

State

ZIP

865-225-6506

craigc@dominiondg.com

Phone

Email

### CURRENT PROPERTY INFO

WILKO LLC

N/A

N/A

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

12320 S Northshore Dr

162 062

Property Address

Parcel ID

FUD

FUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

Southeast side of S. Northshore Drive, Southwest of Harbor Crest Way

11.65 acres

General Location

Tract Size

City  County

PR

AgForVac

District

Zoning District

Existing Land Use

Southwest County

LDR

PGA

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

Development Plan    Use on Review / Special Use    Hillside Protection COA

Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

56 Townhomes; 14 2-story Buildings

Other (specify) \_\_\_\_\_

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
0404	\$1,600.00	
Fee 2		
Fee 3		
		\$1,600.00

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:  
**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**



DGA Residential, LLC

07/28/2023

Applicant Signature

Please Print

Date

865-225-6506

craigc@dominiondg.com

Phone Number

Email

  
 Property Owner Signature

WILKO LLC

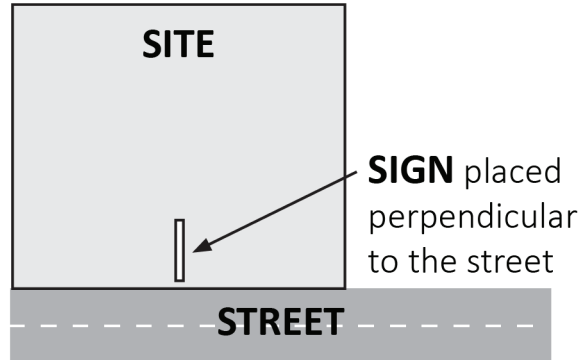
SG, 08/01/2023

Please Print

Date Paid



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:*

\_\_\_\_\_ 09/01/2023 \_\_\_\_\_ and \_\_\_\_\_ 09/15/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: DGA Residential, LLC

Date: 08/01/2023

File Number: 9-E-23-DP

- Sign posted by Staff
- Sign posted by Applicant