



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-A-26-DP

AGENDA ITEM #: 33

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** CHRIS SLATE, PE STERLING ENGINEERING, INC

OWNER(S): DCB Capital LLC

TAX ID NUMBER: 141 050 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 609 VINTAGE HILLS WAY

▶ **LOCATION:** South side of Everett Rd, southwest side of Yarnell Rd

▶ **APPX. SIZE OF TRACT:** 36.37 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Everett Road, a major collector with 19-20 ft of pavement width within a right-of-way width that varies from 42-49 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Hickory Creek

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac

PLACE TYPE: SR (Suburban Residential), RC (Rural Conservation), HP (Hillside Ridgetop Protection)

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

▶ **PROPOSED USE:** Multifamily Development

HISTORY OF ZONING: In 2013 the property was rezoned from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 5 du/ac and F (12-E-13-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac

South: I-40/I-75 Right-of-Way

East: I-40/I-75 Right-of-Way

West: Single family residential, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is near the Watt Road exit off of I-40 and the commercial and industrial node at that interchange. The surrounding area otherwise consists of single family residential subdivisions and large undeveloped lots.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a multifamily development with up to 224 dwelling units in the PR (Planned Residential) zone as depicted on the site plan, subject to 5 conditions.**

1) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the

Knox County Health Department.

- 2) Implementing the recommendations of the Vintage Knoxville West Traffic Impact Study (CDM Smith, revised 02/05/2026) as required by Knox County Engineering and Public Works during the design plan phase.
- 3) Installing all landscaping as shown on the landscape plans within six months of issuance of the first occupancy permit for the project, or posting bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrances.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the noted conditions, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

The applicant is proposing to construct a multifamily development with up to 224 units located on the southwest side of Everett Road, southeast of Yarnell Road. The multifamily development was previously approved as a use on review in 2022 (1-E-22-UR) and is part of the Hickory Village Mixed Use Development approved in 2016 (3-SB-16-C/3-A-16-UR). That approval was for a mix of residential uses that included the single family detached residential subdivision to the northeast, an assisted living facility on the part of this parcel north of Everett Road, and this multifamily development, which was approved for up to 224 dwelling units. However, while the use was approved for this property, the site plans only included the single family detached residential subdivision, and a second approval was needed to approve the plans for the multifamily development. The plans were approved in 2022 but are no longer vested, prompting the need for a new approval of the site plans.

The property is zoned PR (Planned Residential) with up to 5 du/ac. This request pertains to the portion of the subject parcel south of Everett Road, which comprises 15.68 acres and yields a density of 14.30 du/ac for this phase of development. However, since the property was approved as part of a larger planned district in 2013 (12-E-13-RZ), the density for the overall development will be 4.4 du/ac.

The proposed development would have two points of access on Everett Road, a major collector. The main entrance would have a boulevard design and be located near the northwest corner of the site, adjacent to the pool and clubhouse. The secondary entrance would be to the east and positioned directly across from Yellow Glen Boulevard.

The proposed development features 72 one-bedroom units, 126 two-bedroom units, and 26 three-bedroom units within 8 three- and four-story buildings. The buildings meet the required 35-ft peripheral setback of the PR zone. The proposed parking includes 416 spaces, 403 of which will be surface parking and 13 will be in garages. The proposed parking exceeds the minimum number of parking spaces required by the Knox County Zoning Ordinance, which is 280 spaces. However, the ordinance does not have a maximum number of parking spaces permitted, and the amount of proposed parking has not increased since the previous 2022 approval.

A revised Traffic Impact Study (TIS) prepared by CDM Smith was submitted for review by the Knox County Department of Engineering and Public Works and Planning Commission staff. The TIS recommends the following improvements: Installing signage for a multi-way STOP for the intersection of Everett Road and Yarnell Road with advance STOP AHEAD signs posted for the Everett Road approaches, minimizing landscaping with low growing vegetation to ensure that safe sight distance is maintained, developing the site accesses with a minimum 300-foot corner sight-distance as required by Knox County, and posting STOP signs (R1-1) for the proposed site access approaches to Everett Road.

The landscaping along Yarnell Road calls for trees planted at intervals, but the trees are located far enough from the right-of-way so as not to impede sight distance. The 300-ft distance from intersections is in the subdivision regulations as a recommended separation from roads. In this case, the spacing from the intersection is to the apartment entrance and not a road. The Knox County Department of Engineering and Public Works has approved the western access point as proposed, located 260 feet from the intersection of Everett and Yarnell Roads, measured center-to-center. Signage, sight distance, and stop signs will be evaluated at the time of permitting.

The multifamily development is adjacent to one single family home to the west. While the Knox County Zoning Ordinance does not require landscape screening between multifamily and single family residential uses, Planning recommended for the first 250 feet of the western property line to be planted with the "Type A –

Dense” landscape screening (Knox County Ordinance, Section 4.10.11.B.1) to buffer the adjacent residence to the west. The house is located approximately 100 ft from the proposed pool area, which is likely to generate noise during warmer months. This buffer has been included in the landscaping plans.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL).

In exercise of its administrative judgement, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) zone with up to 5 du/ac

A. The PR zone requires a development plan to be approved before any building permits can be issued. The PR zone allows detached and attached houses, multi-dwelling structures, accessory buildings, and community facilities.

B. The PR zone limits building height for houses and duplexes to three stories. The height of all other structures shall be determined by the Planning Commission. The proposed structures are three- and four-stories.

C. The development plan meets the 35-ft peripheral setback requirements of the PR zone.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is primarily designated SR (Suburban Residential) on the Future Land Use Map, while the southeastern section is designated RC (Rural Conservation) and HP (Hillside Protection). The SR place type allows up to 12 du/ac, and the RC place type allows up to 5 du/ac. The proposed development, when calculated using the mixed residential development as a whole, including the single-family detached residential development, yields a density of 4.4 du/ac.

B. The RC place type and HP area designation are intended to conserve hillside, forested, and other natural areas. The rear southeastern boundary has not previously been disturbed or cleared. A 0.38-acre replanting area with a mix of evergreen and native tree species has been added to the plans along the southeastern boundary line to reforest and stabilize the slopes.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan is consistent with Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. A shortage of housing is widely acknowledged, and the proposed development would increase the range of housing options in an area that has experienced significant residential growth, with nearby access to I-40. As stated previously, this is a subsequent phase of a mixed-use residential development.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development and offer a wide range of housing choices. The proposed development plan is consistent with the intent of the Planned Growth Area.

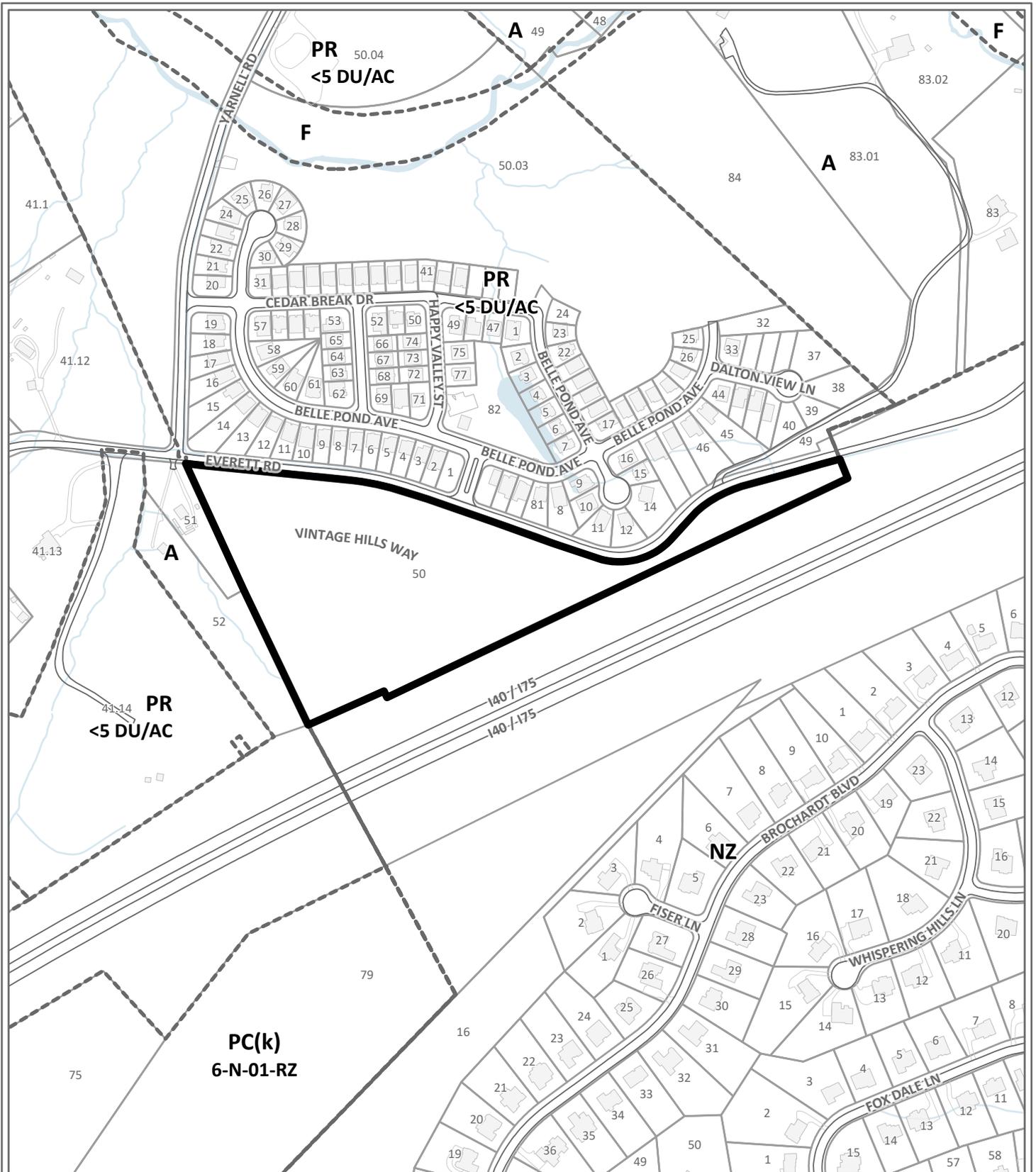
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 19 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

3-A-26-DP

Petitioner: Chris Slate, PE Sterling Engineering, Inc



Multifamily in PR (Planned Residential) up to 5 du/ac, F (Floodway)

Map No: 141

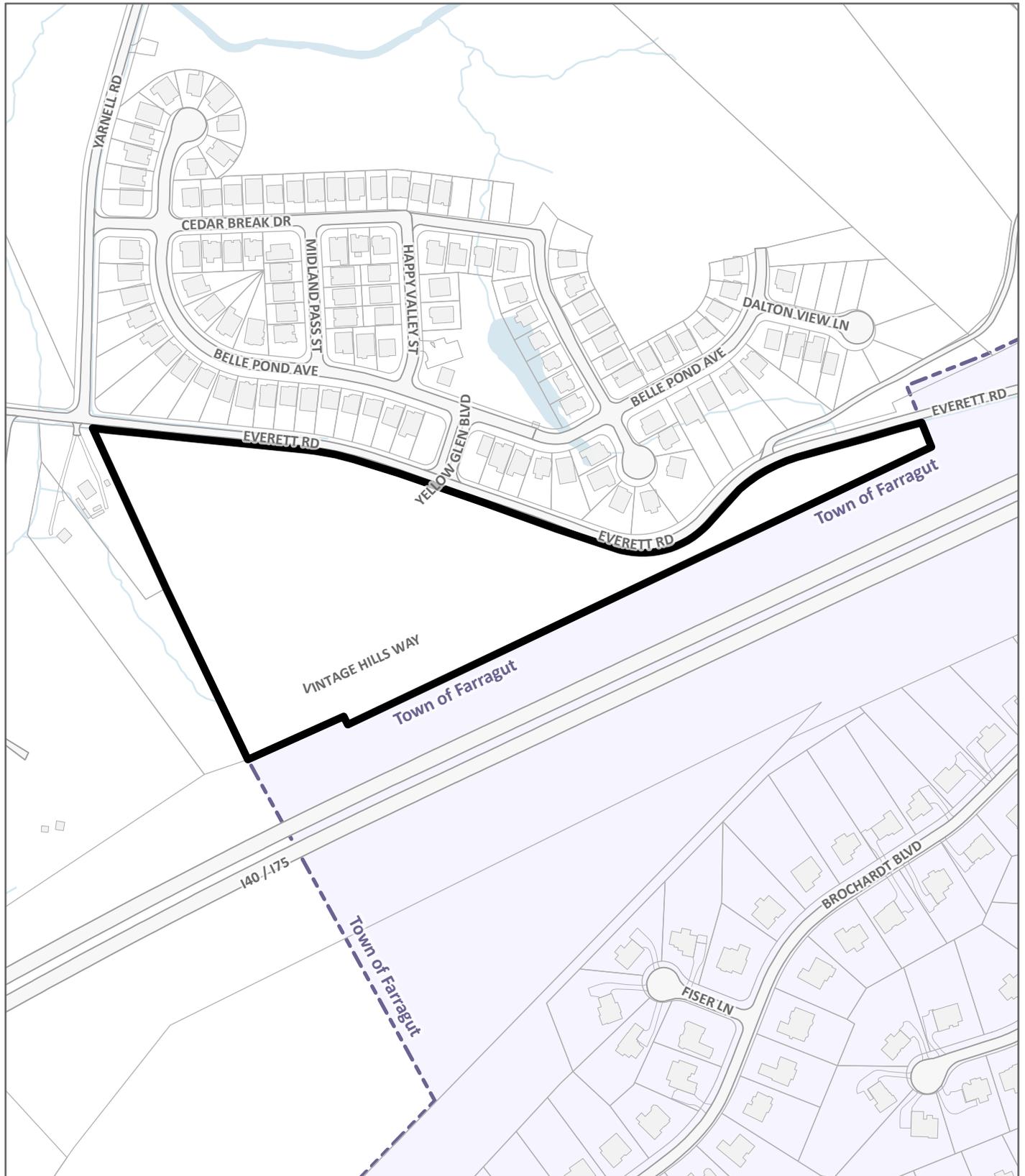
Jurisdiction: County



Original Print Date: 1/28/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



LOCATION MAP

3-A-26-DP



Case boundary

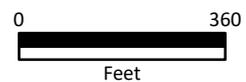


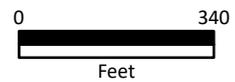
Exhibit A. Contextual Images



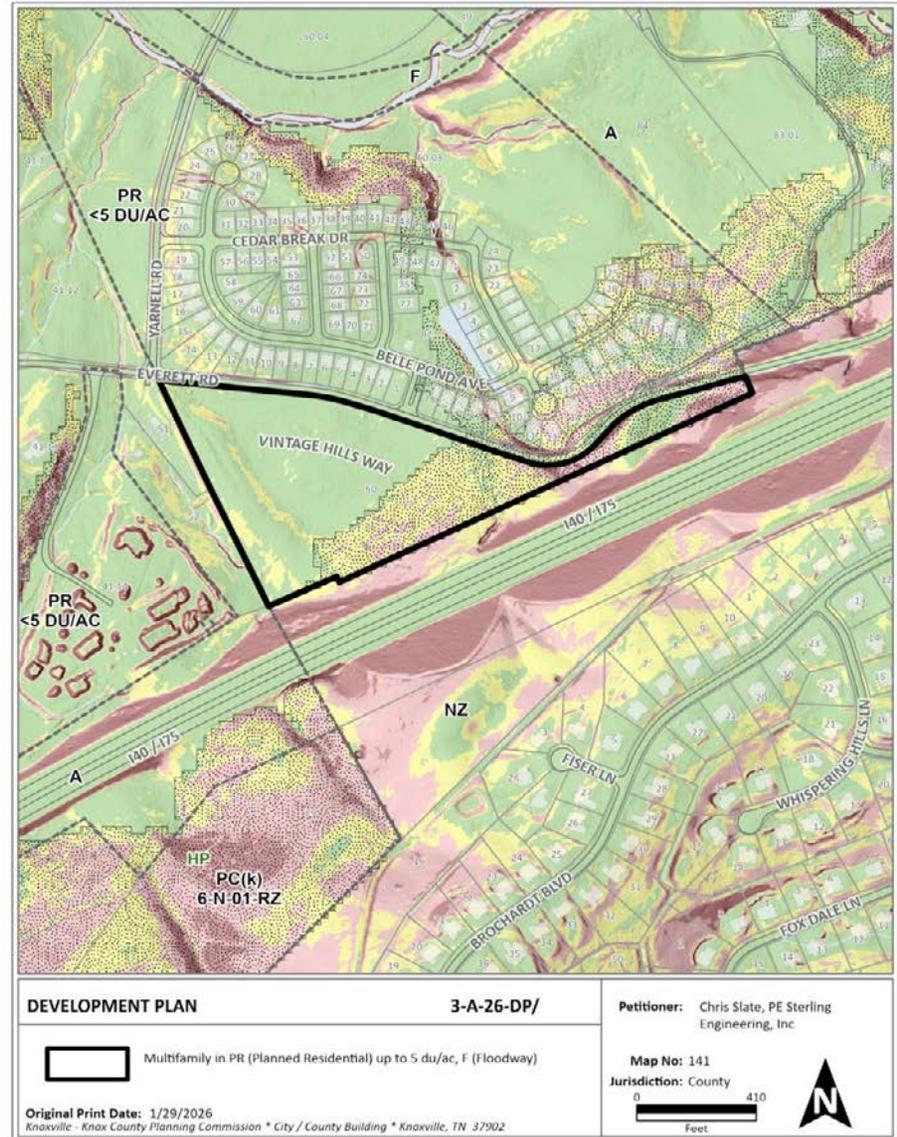
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	14.66		
Non-Hillside	9.22	N/A	
0-15% Slope	0.99	100%	0.99
15-25% Slope	2.88	50%	1.44
25-40% Slope	1.13	20%	0.23
Greater than 40% Slope	0.44	10%	0.04
Ridgetops			
Hillside Protection (HP) Area	5.44	Recommended disturbance budget within HP Area (acres)	2.70
		Percent of HP Area	49.6%





VINTAGE KNOXVILLE WEST

TDK CONSTRUCTION COMPANY



INDEX OF DRAWINGS:

TITLE SHEET

T1.1 TITLE SHEET

SITE, GRADING & DRAINAGE PLANS

CP 1.1 EXISTING CONDITIONS
 CP 1.2 EXISTING CONDITIONS
 CP 2.1 SITE LAYOUT
 CP 2.2 SITE DETAILS
 CG 1.1 SITE GRADING PLAN
 CG 1.2 SITE GRADING PLAN
 CD 1.1 SITE DRAINAGE PLAN
 CD 1.2 SITE DRAINAGE PLAN

OWNER OF RECORD:

DCB CAPITAL LLC
 1 MUSIC CIRCLE SO STE 330
 NASHVILLE, TN 37203

DEVELOPER:

TDK DEVELOPMENT, LLC
 1610 S. CHURCH STREET, SUITE C
 MURFREESBORO, TN 37130
 615-895-8743

PARCEL INFORMATION:

609 VINTAGE HILLS WAY
 INSTR: 202208240012453
 TAX MAP 141 PARCEL 050
 DISTRICT 6, KNOX COUNTY
 TOTAL ACREAGE: ±15.668 AC.

MPC INFORMATION:

ZONING CLASSIFICATION: PR<5 DU/Acre
 CENSUS TRACT: 59.09
 PLANNING SECTOR: NORTHWEST COUNTY
 PLANNING FILE NO. 1-E-22-SU 3-A-26-DP

REQUIRED PARKING:

1.5 PER DU FOR FIRST 20 UNITS: 30
 1.5 PER 2/3 BR DU AFTER FIRST 20: 198
 1 PER 1 BR DU AFTER FIRST 20: 52
 REQUIRED TOTAL: 30+198+52=280 SPACES
 REQUIRED H/C PARKING FOR 300-400 SPACES: 8
 REQUIRED VAN ACCESSIBLE SPACES: 1

PROVIDED PARKING:

GARAGE DIRECT ACCESS: 13
 ACCESSIBLE GARAGE DIRECT ACCESS: 1
 UNCOVERED SPACES: 382
 OPEN H/C PARKING: 20
 TOTAL PROVIDED: 416 SPACES (1.86 PER DU)

AREA BREAKDOWN:

TOTAL AREA: 15.668 Ac.
 PERVIOUS AREA: 8.672 Ac.
 IMPERVIOUS AREA: 6.996 Ac.
 IMPERVIOUS AREA COVERAGE: 44.65%
 TOTAL DEVELOPED GROSS
 FLOOR AREA = 280,760 S.F.
 GROSS FLOOR AREA TO LAND
 AREA RATIO = 41.14%
 TOTAL UNITS = 224 UNITS
 DENSITY = 14.30 DU/AC.

UTILITY PROVIDERS:

ELECTRIC: LENOIR CITY UTILITIES BOARD
 7698 CREEKWOOD PARK BLVD
 LENOIR CITY, TN 37922
 844-687-5282

GAS: KNOXVILLE UTILITIES BOARD
 4505 MIDDLEBROOK PK
 KNOXVILLE, TN 37921
 865-524-2911

WATER & SEWER: WEST KNOX UTILITY DISTRICT
 2328 LOVELL RD
 KNOXVILLE, TN 37932
 865-690-2521

Knoxville West Unit Matrix												12/19/2021		
UNIT TYPE	# OF UNITS	UNIT SF	UNIT SF	# OF UNITS	TOTALS EACH UNIT TYPE	TOTAL FLOOR SF	%							
1BED-1A-Balkony	11	785	850	6	6	0	0	0	0	0	0	24	18,840	11%
1BED-1A-Subtown 1.1		354	391	3	4	0	0	12	4	12	45	42,812	21%	
1BED-1A-Subtown 2.2		1105	1227	12	0	0	0	0	0	0	34	37,872	19%	
1BED-1B-Subtown 2.2		1204	1334	14	16	0	0	0	12	0	52	110,768	41%	
1BED-1A-Balkony	11	1300	1440					6			6	7,800	3%	
1BED-1B-Subtown 2.2		1422	1574	14				0			20	28,440	9%	
TOTALS FOR BULKHEAD				52	72	22	24	24	24	24	30	224		
TOTALS FOR BULKHEAD				52	72	22	24	24	24	24	30	224		

Notes: Gross Area called out from outside top of unit
 Gross Unit and Subtown areas do not include outside balconies or terraces
 Net area called out from interior part to part

ADDITIONAL BUILDING SPACES	TYPE	AREA	PERCENTAGE
ACCESSIBLE GARAGE	13	70	0.025%
ACCESSIBLE	1	70	0.025%
UNCOVERED	382	382	0.125%
MAINTENANCE	1	1000	0.032%
TOTAL		522	0.033%

PARKING	TYPE	AREA	PERCENTAGE
100% IMPERVIOUS	13	70	0.025%
100% PERVIOUS	1	70	0.025%
100% IMPERVIOUS	1	70	0.025%
100% PERVIOUS	1	70	0.025%
TOTAL		280	0.018%

Overall Unit Percentages	TYPE	PERCENTAGE
One Bedrooms	72	32%
Two Bedrooms	128	58%
Three Bedrooms	24	10%

TOTAL GROSS SQUARE FEET FOR PROJECT: 280,760
 TOTAL GROSS SQUARE FEET FOR AREA: 280,760

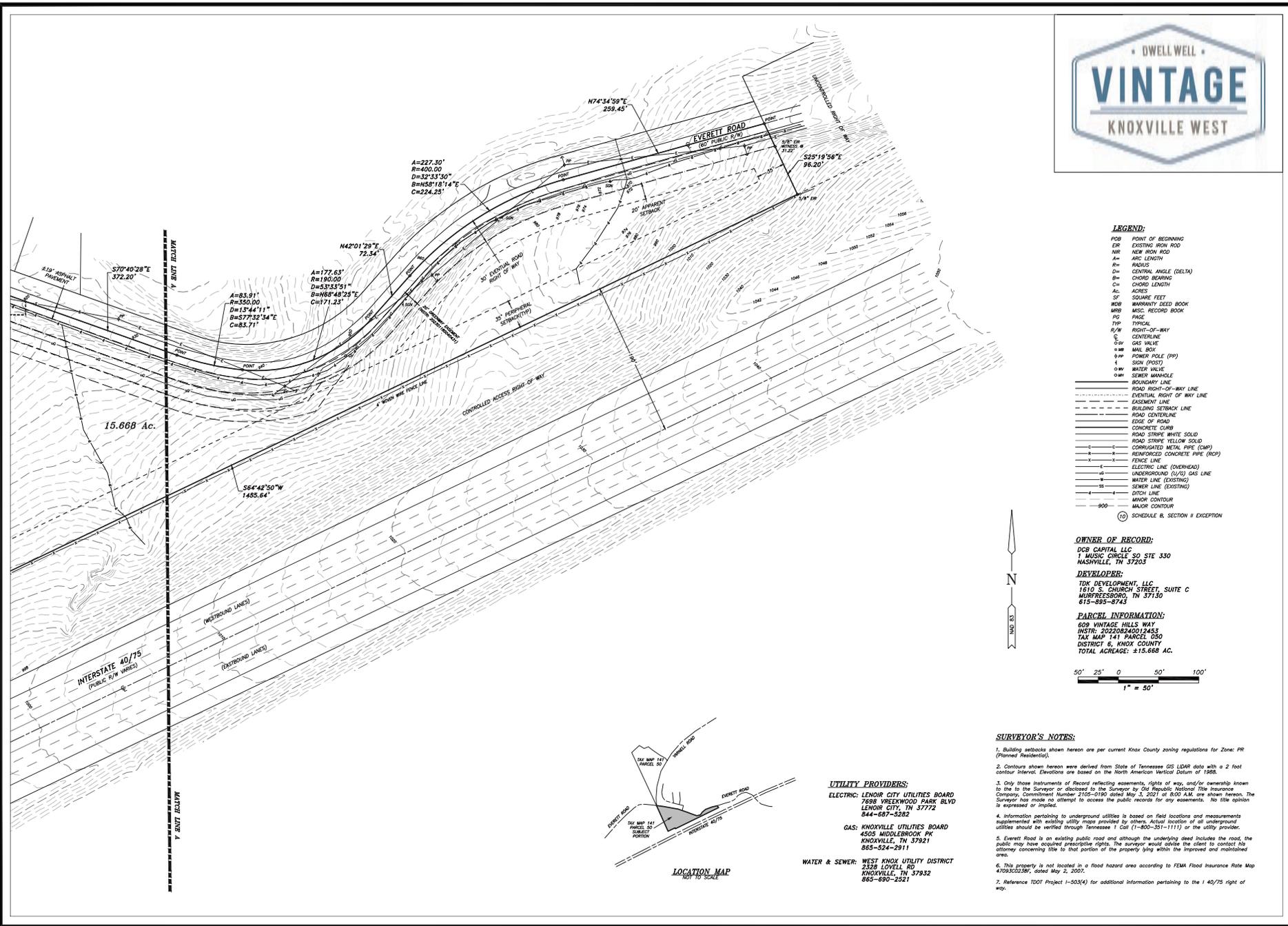


PLANNING FILE NO. 3-A-26-DP
 TITLE SHEET
VINTAGE
KNOXVILLE WEST
 TDK CONSTRUCTION COMPANY KNOX COUNTY, TN

DATE	BY	REVISIONS
2/2/20	SD	Address Area County Planning Comments



SHEET
T1.1
 DESIGNED: RDR
 DRAWN: RDR
 CHECKED: SDJ
 DATE: 12/19/25
 SCALE: 1" = 50'
 DRAWING: 7356A-T1.1
 PROJECT NO: SEI#7356-A



SINCE 1979
STERLING
 ENGINEERING, INC.
 LAND SURVEYING
 CIVIL ENGINEERING
 CONSULTING
 LAND PLANNING
 1020 WILLIAM BLOUNT DRIVE
 KNOXVILLE, TENNESSEE
 37602-8401
 P.O. BOX 4578
 KNOXVILLE, TENNESSEE
 37602-4578
 PHONE: 865-981-3905
 FAX: 865-981-2815
 www.sterling-us.com

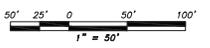
EXISTING CONDITIONS PLANNING FILE NO. 3-A-26-DP
VINTAGE
KNOXVILLE WEST
 TDK CONSTRUCTION COMPANY KNOX COUNTY, TN

- LEGEND:**
- POB POINT OF BEGINNING
 - EXP EXISTING IRON ROD
 - NIR NEW IRON ROD
 - AL ARC LENGTH
 - R= RADIUS
 - Δ= CENTRAL ANGLE (DELTA)
 - CB= CHORD BEARING
 - C= CHORD LENGTH
 - AC= ARC CHORD
 - SF SQUARE FEET
 - WDB WARRANTY DEED BOOK
 - MDB MISC. RECORD BOOK
 - PC PAGE
 - TYP TYPICAL
 - R/W RIGHT-OF-WAY
 - C CENTERLINE
 - CV VALVE
 - MB MAL BOX
 - PP POWER POLE (PP)
 - POST SIGN (POST)
 - WV WATER VALVE
 - SM SENER MANHOLE
 - BOUNDARY LINE
 - ROAD RIGHT-OF-WAY LINE
 - EVENTUAL RIGHT OF WAY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - ROAD CENTERLINE
 - EDGE OF ROAD
 - CONCRETE CURB
 - ROAD STRIPE WHITE SOLID
 - ROAD STRIPE YELLOW SOLID
 - CORRUGATED METAL PIPE (CMP)
 - ROUNDWOOD CONCRETE PIPE (RCP)
 - FENCE LINE
 - ELECTRIC LINE (OVERHEAD)
 - UNDERGROUND (U/D) GAS LINE
 - WATER LINE (EXISTING)
 - SEWER LINE (EXISTING)
 - DITCH LINE
 - MINOR CONTOUR
 - MAJOR CONTOUR
 - 900 SCHEDULE B, SECTION II EXCEPTION

OWNER OF RECORD:
 DCB CAPITAL LLC
 1 MUSIC CIRCLE 50 STE 330
 NASHVILLE, TN 37203

DEVELOPER:
 TDK DEVELOPMENT, LLC
 1610 S. CHURCH STREET, SUITE C
 NASHVILLE, TN 37115
 615-895-8743

PARCEL INFORMATION:
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 INST: 2022082401/2453
 TAX MAP 141 PARCEL 050
 DISTRICT 6, KNOX COUNTY
 TOTAL ACREAGE: ±15.668 AC.

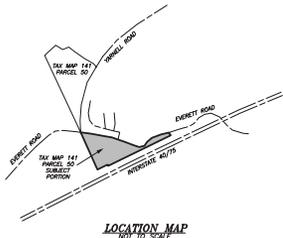


- SURVEYOR'S NOTES:**
- Building setbacks shown herein are per current Knox County zoning regulations for Zone: PR (Planned Residential).
 - Contours shown herein were derived from State of Tennessee GIS LIDAR data with a 2 foot contour interval. Elevations are based on the North American Vertical Datum of 1988.
 - Only those instruments of Record reflecting easements, rights of way, and/or ownership known to the Surveyor or disclosed to the Surveyor by Old Republic National Title Insurance Company, Commitment Number 2105-0196, dated May 1, 2022, are shown herein. The Surveyor has made no attempt to access the public records for any easements. No title opinion is expressed or implied.
 - Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.
 - Everett Road is an existing public road and although the underlying deed includes the road, the public may have acquired prescriptive rights. The surveyor would advise the client to contact his attorney concerning title to that portion of the property lying within the improved and maintained area.
 - This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47033C0238I, dated May 2, 2007.
 - Reference TDOI Project 1-503(4) for additional information pertaining to the I 40/75 right of way.

UTILITY PROVIDERS:
ELECTRIC: LENOR CITY UTILITIES BOARD
 7838 VREELAND PARK BLVD
 LENOR CITY, TN 37772
 644-527-3282

GAS: KNOXVILLE UTILITIES BOARD
 4505 MIDDLEBROOK PK
 KNOXVILLE, TN 37921
 865-524-2911

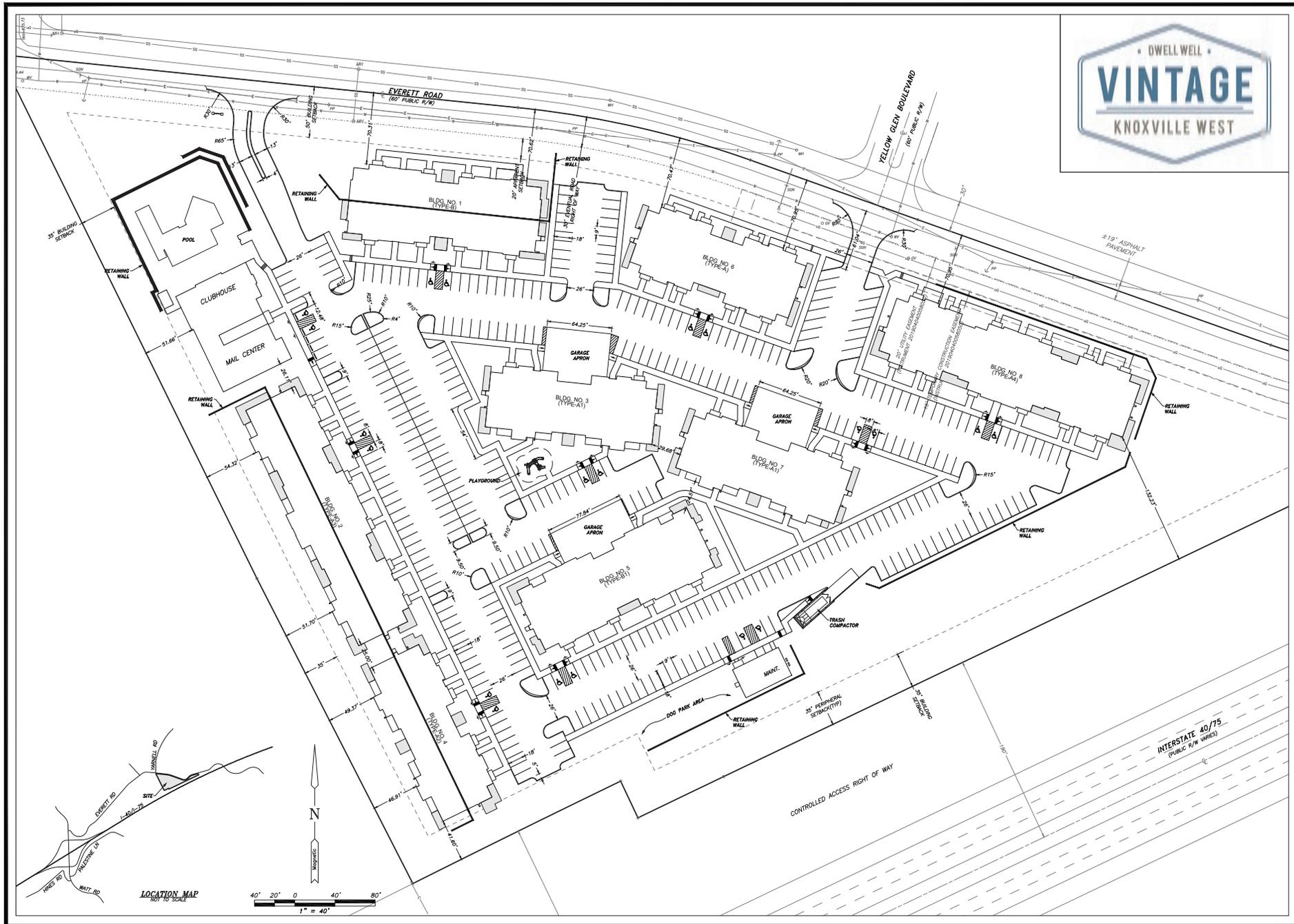
WATER & SEWER: WEST KNOX UTILITY DISTRICT
 2328 LOVELL RD
 KNOXVILLE, TN 37932
 865-897-3261



DATE	BY	REVISIONS
2/2/25	SD	Address Issue County Planning Comments



SHEET
CP.1.2
 DESIGNED: CLS
 DRAWN: CLS
 CHECKED:
 DATE: 12/19/25
 SCALE: 1" = 50'
 DRAWING: 7356A-CP1
 PROJECT NO: SEI#7356A



STERLING
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING

1020 WILLIAM BOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4578
MARYVILLE, TENNESSEE
37802-4578
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PLANNING FILE NO. 3-A-26-DP

VINTAGE
KNOXVILLE WEST
TDK CONSTRUCTION COMPANY

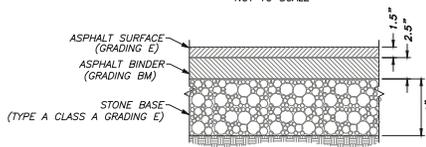
KNOX COUNTY, TN

DATE	BY	REVISIONS
2/2/20	SD	Address, Area, County, Planning, Comments

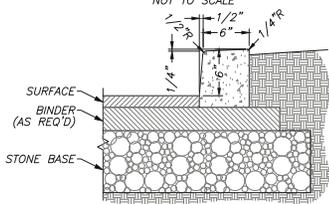


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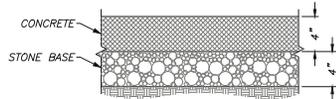
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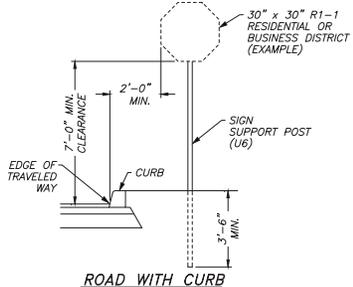
DETAIL "B"
TYPICAL CURB
NOT TO SCALE



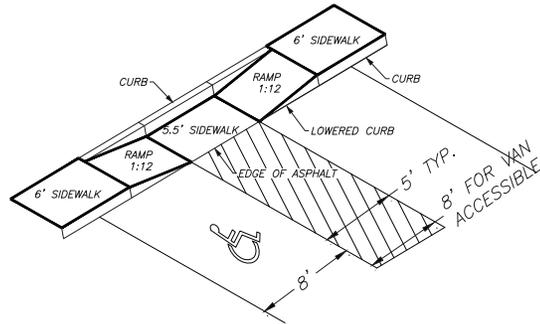
DETAIL "C"
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NOT TO SCALE



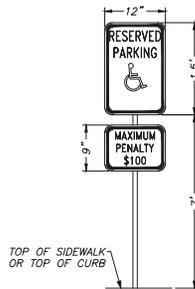
DETAIL "D"
TYPICAL SIGNAGE
NOT TO SCALE



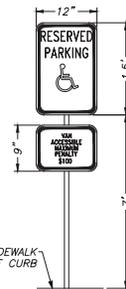
DETAIL "E"
ACCESSIBLE RAMP IN SIDEWALK
NOT TO SCALE



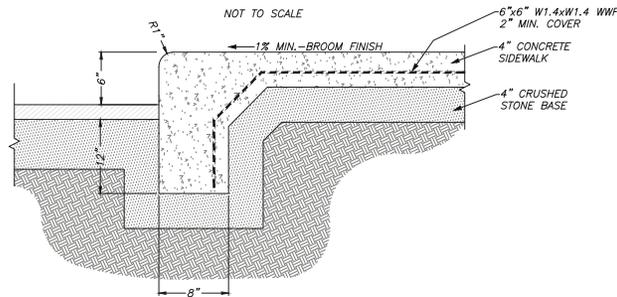
DETAIL "F"
TYPICAL HANDICAP PARKING SIGN
NOT TO SCALE



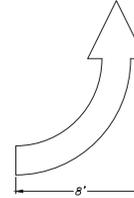
DETAIL "G"
TYPICAL HANDICAP PARKING SIGN
NOT TO SCALE



DETAIL "H"
CONCRETE SIDEWALK & TURN DOWN CURB
NOT TO SCALE



DETAIL "I"
TYPICAL PAVEMENT ARROW
NOT TO SCALE



NOTE
All pavement markings, including pavement arrows, shall be in accordance with Manual on Uniform Traffic Control Devices.

GENERAL SITE NOTES:

1. Electric service requirements to be determined by architect and coordinated with Lenoir City Utilities Board.
2. The contractor shall install erosion control measures such as silt fencing and straw bale barriers as needed to prevent siltation of adjoining properties and existing drainage ways. Such devices shall be maintained until construction is complete and permanent vegetation is established.
3. The contractor shall notify the Engineer immediately if discrepancies or omissions are found or if clarifications are required on the plans.
4. Any existing utility structures shall be brought into conformance with finish grade.
5. Contractor shall have an approved stamped and signed copy of the site plans on site to work from.
6. Actual location of all underground utilities should be verified through Tennessee 1 call (1-800-351-1111) or the utility provider prior to any excavation or construction.
7. Handicap parking spaces, ramps, striping, signage and any other accessibility feature shall be constructed in accordance with the 2006 edition of the International Building Code and ANSI-A117.1 2003 edition.
8. Pre-construction ground cover shall not be disturbed more than 20 calendar days prior to grading or earth moving unless area is seeded and/or mulched or other temporary cover is installed.
9. Contractor shall immediately clean up any sediment deposited on streets.



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PLANNING FILE NO. 3-A-26-DP

SITE DETAILS

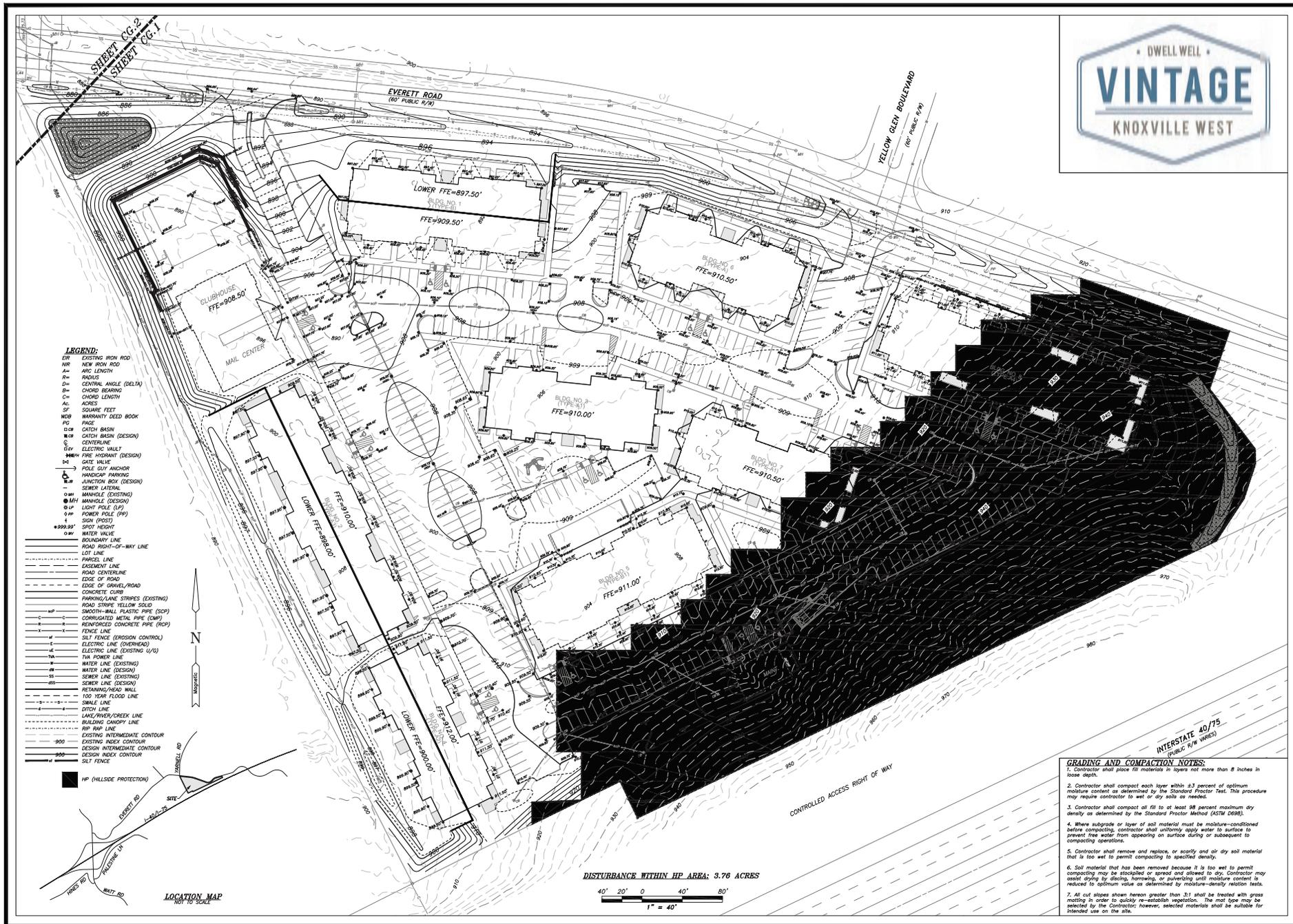
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KNOXVILLE WEST
TDK CONSTRUCTION COMPANY

KNOX COUNTY, TN

DATE	BY	REVISIONS
12/19/25	SD	Address Book, Copy, Planing, Comments



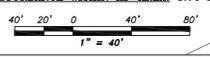
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CP.2.2
DESIGNED: **CLS**
DRAWN: **CLS**
CHECKED:
DATE: **12/19/25**
SCALE: **1" = 40'**
DRAWING: **7356A-CP2**
PROJECT NO.: **SEI#7356-A**



- LEGEND:**
- ERF EXISTING IRON ROD
 - NIR NEW IRON ROD
 - A= ARC LENGTH
 - R= RADIUS
 - D= DELTA
 - CH= CHORD BEARING
 - CL= CHORD LENGTH
 - AC= ACRES
 - SF= SQUARE FEET
 - WOB WARRANTY DEED BOOK
 - PC= POLY
 - CB= CATCH BASIN
 - DCB CATCH BASIN (DESIGN)
 - CL= CENTERLINE
 - EV= ELECTRIC VAULT
 - FWH FIRE HYDRANT (DESIGN)
 - GV= GATE VALVE
 - PA= POLE GUY ANCHOR
 - HPB HANDBOOK PARKING
 - JB= JUNCTION BOX (DESIGN)
 - SL= SEWER LATERAL
 - MH= MANHOLE (EXISTING)
 - MHD MANHOLE (DESIGN)
 - LP= LIGHT POLE (LVP)
 - PP= POWER POLE (PP)
 - SH= SIGN (POST)
 - SH= SPOT HEIGHT
 - WV= WATER VALVE
 - BL= BOUNDARY LINE
 - RR= ROAD RIGHT-OF-WAY LINE
 - LOT LINE
 - PARCEL LINE
 - EASEMENT LINE
 - ROAD CENTERLINE
 - EDGE OF ROAD
 - EDGE OF DRIVE/ROAD
 - CONCRETE CURB
 - PARKING/LANE STRIPES (EXISTING)
 - ROAD STRIPS YELLOW SOLID
 - SP= SMOOTH-WALL PLASTIC PIPE (SPP)
 - CM= CORRUGATED METAL PIPE (CMP)
 - RC= REINFORCED CONCRETE PIPE (RCP)
 - F= FENCE LINE
 - SL= SILT FENCE (EROSION CONTROL)
 - E= ELECTRIC LINE (OVERHEAD)
 - EL= ELECTRIC LINE (EXISTING U/G)
 - PA= P/A POWER LINE
 - W= WATER LINE (EXISTING)
 - WD= WATER LINE (DESIGN)
 - SS= SEWER LINE (EXISTING)
 - SD= SEWER LINE (DESIGN)
 - RE= RETAINING/HEAD WALL
 - TF= 100 YEAR FLOOD LINE
 - S= SINGLE LINE
 - D= DITCH LINE
 - LA= LAKE/POND/FOREX LINE
 - BL= BUILDING CANOPY LINE
 - RP= RIP RAP LINE
 - EX= EXISTING INTERMEDIATE CONTOUR
 - DI= DESIGN INTERMEDIATE CONTOUR
 - DI= DESIGN INDEX CONTOUR
 - S= SILT FENCE
 - HP (HILLSIDE PROTECTION)

LOCATION MAP
NOT TO SCALE

DISTURBANCE WITHIN HP AREA: 3.76 ACRES



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PLANNING FILE NO. 3-A-26-DP

GRADING PLAN
VINTAGE
KNOXVILLE WEST
TDK CONSTRUCTION COMPANY KNOX COUNTY, TN

DATE	BY	REVISIONS
12/19/25	CL	Address Issue Copy Planing Comments



SHEET	CG.1.1
DESIGNED:	CLS
DRAWN:	CLS
CHECKED:	
DATE:	12/19/25
SCALE:	1" = 40'
DRAWING:	7356A-CG
PROJECT NO.:	SEI#7356-A

- GRADING AND COMPACTION NOTES:**
- Contractor shall place fill materials in layers not more than 8 inches in loose depth.
 - Contractor shall compact each layer within ±3 percent of optimum moisture content as determined by the Standard Proctor Test. This procedure may require contractor to wet or dry soils as needed.
 - Contractor shall compact all fill to at least 98 percent maximum dry density as determined by the Standard Proctor Method (ASTM D698).
 - Where subgrade or layer of soil material must be moisture-conditioned before compacting, contractor shall uniformly apply water to surface to prevent free water from appearing on surface during or subsequent to compacting operations.
 - Contractor shall remove and replace, or scarify and air dry soil material that is too wet to permit compacting to specified density.
 - Soil material that has been removed because it is too wet to permit compacting may be stockpiled or spread and allowed to dry. Contractor may assist drying by discing, harrowing, or subsoiling until moisture content is reduced to optimum value as determined by moisture-density relation tests.
 - All cut slopes shown hereon greater than 3:1 shall be treated with grass matting in order to quickly re-establish vegetation. The mat type may be selected by the Contractor; however, selected materials shall be suitable for intended use on the site.



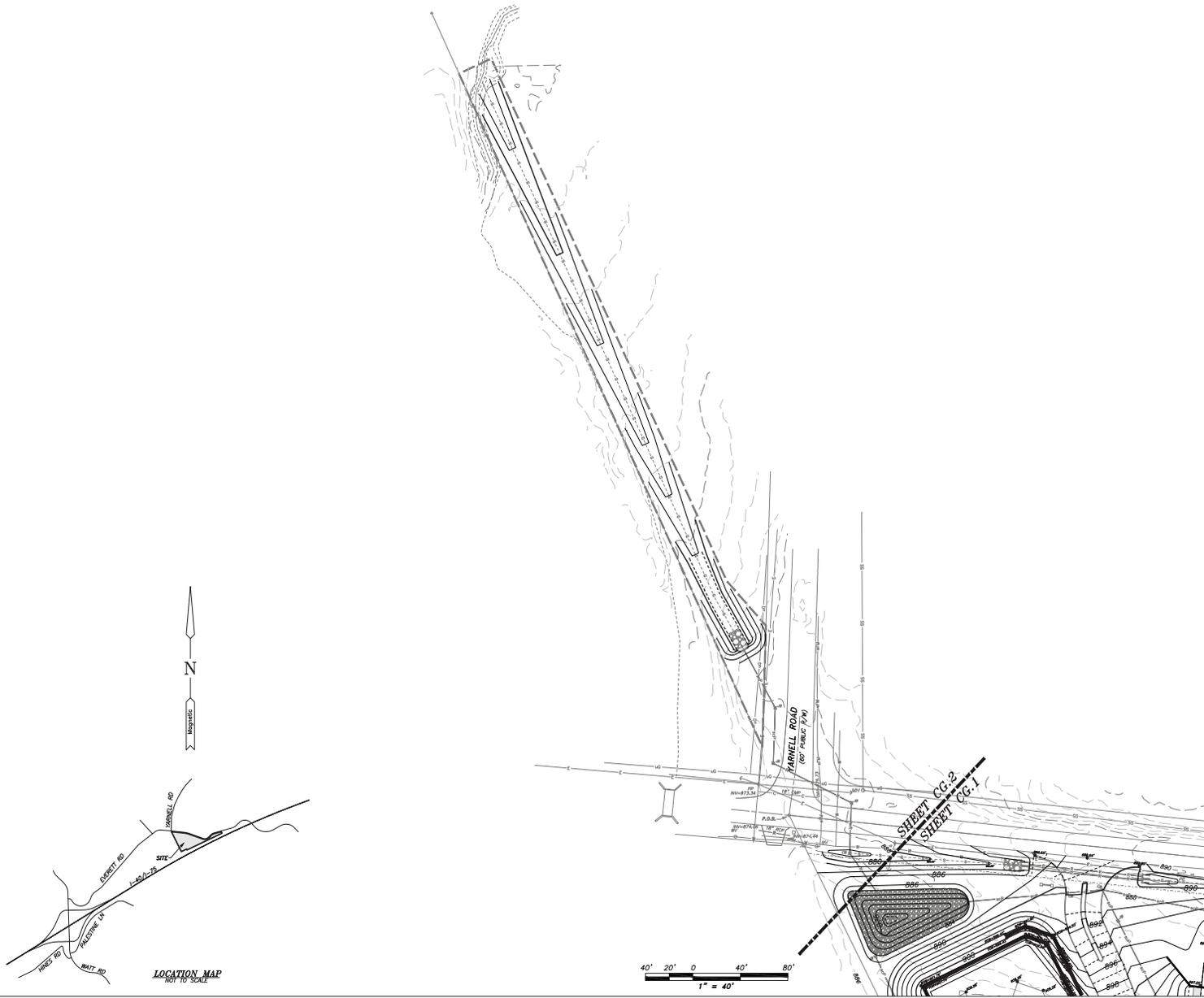
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PLANNING FILE NO. 3-A-26-DP
 GRADING PLAN
VINTAGE
KNOXVILLE WEST
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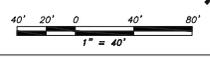
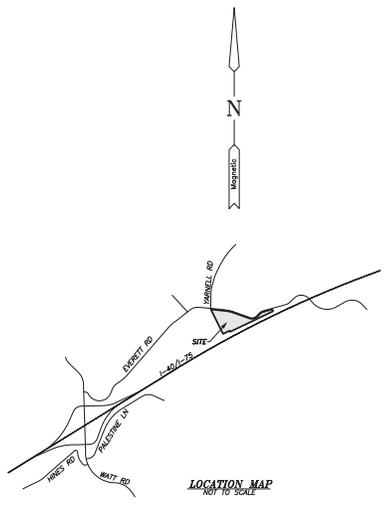
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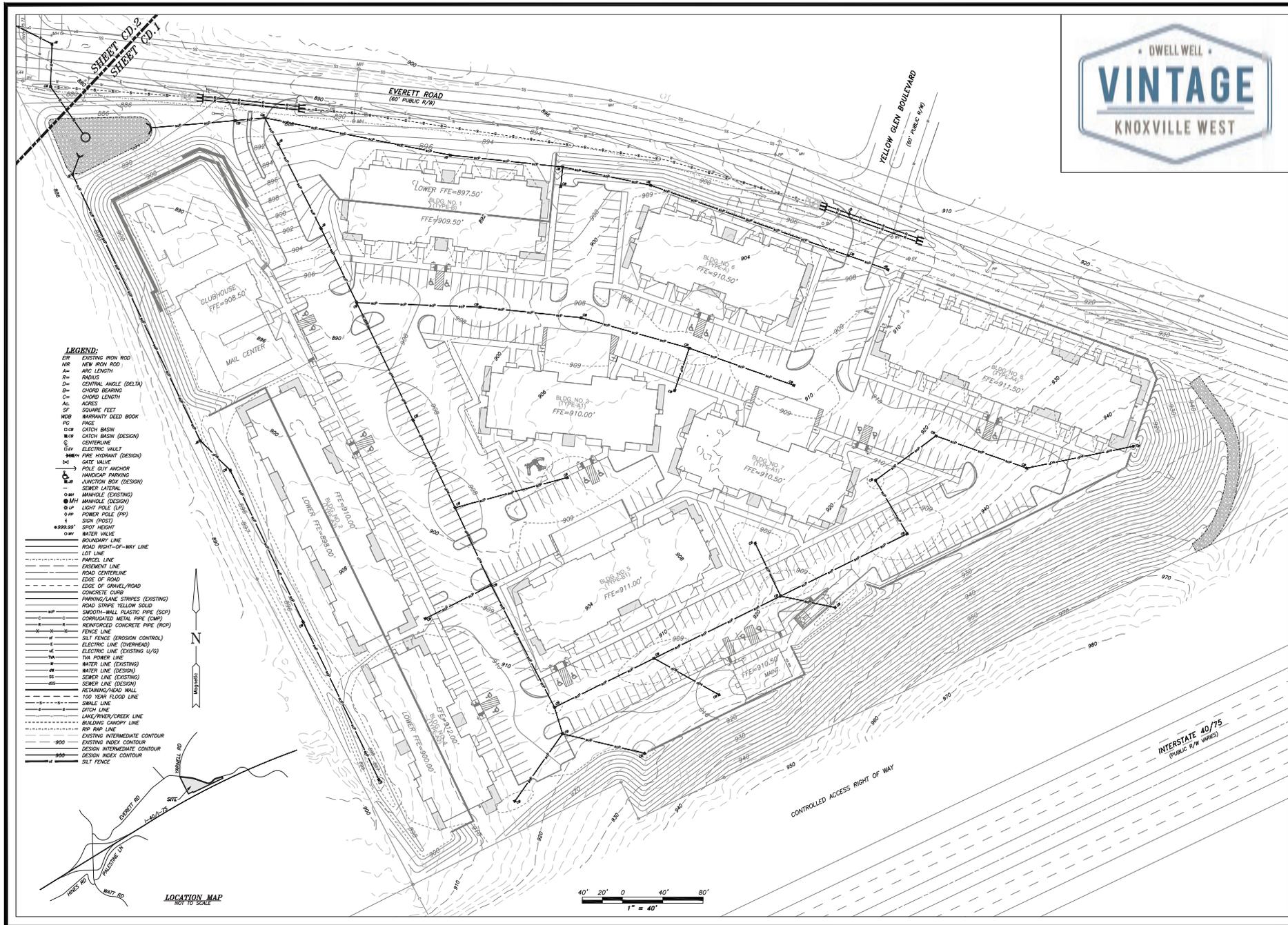


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CG.1.2
 DESIGNED: CLS
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PLANNING FILE NO. 1-E-22-SU
 3-A-26-DP

DRAINAGE PLAN
VINTAGE
KNOXVILLE WEST
 TDK CONSTRUCTION COMPANY KNOX COUNTY, TN

DATE	BY	REVISIONS
12/19/25	CLS	Address Issue Copy Planning Comments



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 SCALE: 1" = 40'
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 PROJECT NO: SEI#7356-A



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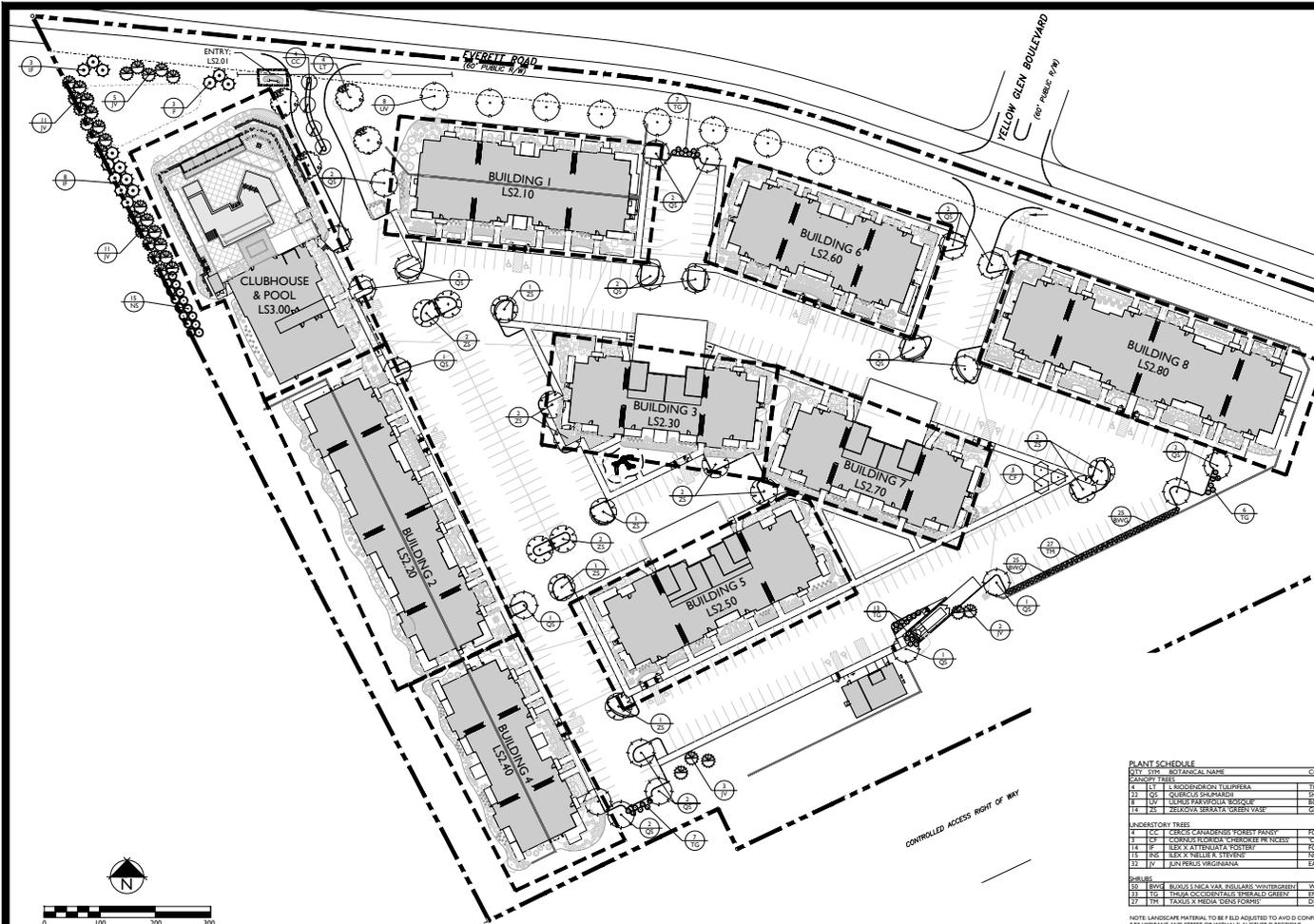
PLANNING FILE NO. 3-A-26-DP
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 TDK CONSTRUCTION COMPANY KNOX COUNTY, TN

DATE	BY	REVISIONS
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SEI#7356-A





PLANT SCHEDULE

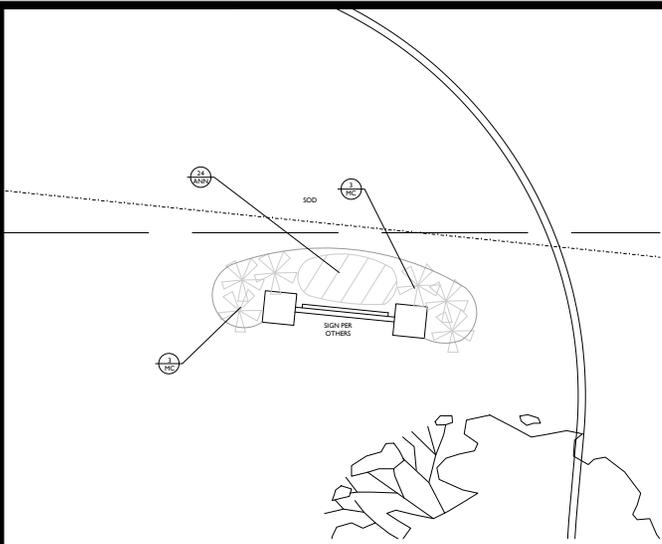
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
SHRUBS								
1	LS1	L. BODENSIANA	TULIP POPPY	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
2	LS2	OSYRIS SPERMATOPHYTES	SPERMATOPHYTES	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
3	LS3	DIAPYRIS PARVIFOLIA	WAXFLOWER	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
4	LS4	YEDONIA SPERMATOPHYTES	GREEN YASE	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
LANDSCAPE TREES								
1	LS5	CERIS CANADENSIS	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
2	LS6	OSYRIS SPERMATOPHYTES	SPERMATOPHYTES	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
3	LS7	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
4	LS8	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
5	LS9	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
6	LS10	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
7	LS11	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
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80	LS84	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
81	LS85	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
82	LS86	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
83	LS87	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
84	LS88	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
85	LS89	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
86	LS90	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
87	LS91	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
88	LS92	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
89	LS93	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
90	LS94	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
91	LS95	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
92	LS96	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
93	LS97	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
94	LS98	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
95	LS99	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER
96	LS100	LEUCOXYLON	FOREST PEAR	1" CAL. B8	1'6"-18"	DEC. QUOQU	AS SHOWN	CENTRAL LEADER

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN DRIVEWAYS AND STREET OR WITHIN 4' R/C OTHERS ARE NOTED.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPING SHOWN ON PLAN.



Revision Date



PLANT SCHEDULE

PLANT	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
PERENNIALS	TRICHOCLERA	PINK PIMP-LE GRASS	1' GAL				RECURRENT BEE PLANT
PERENNIALS / GROUNDCOVERS							
BIENNIALS / ANNUALS	VAR. ETT.						PLANT SEASONALLY

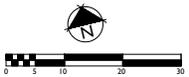
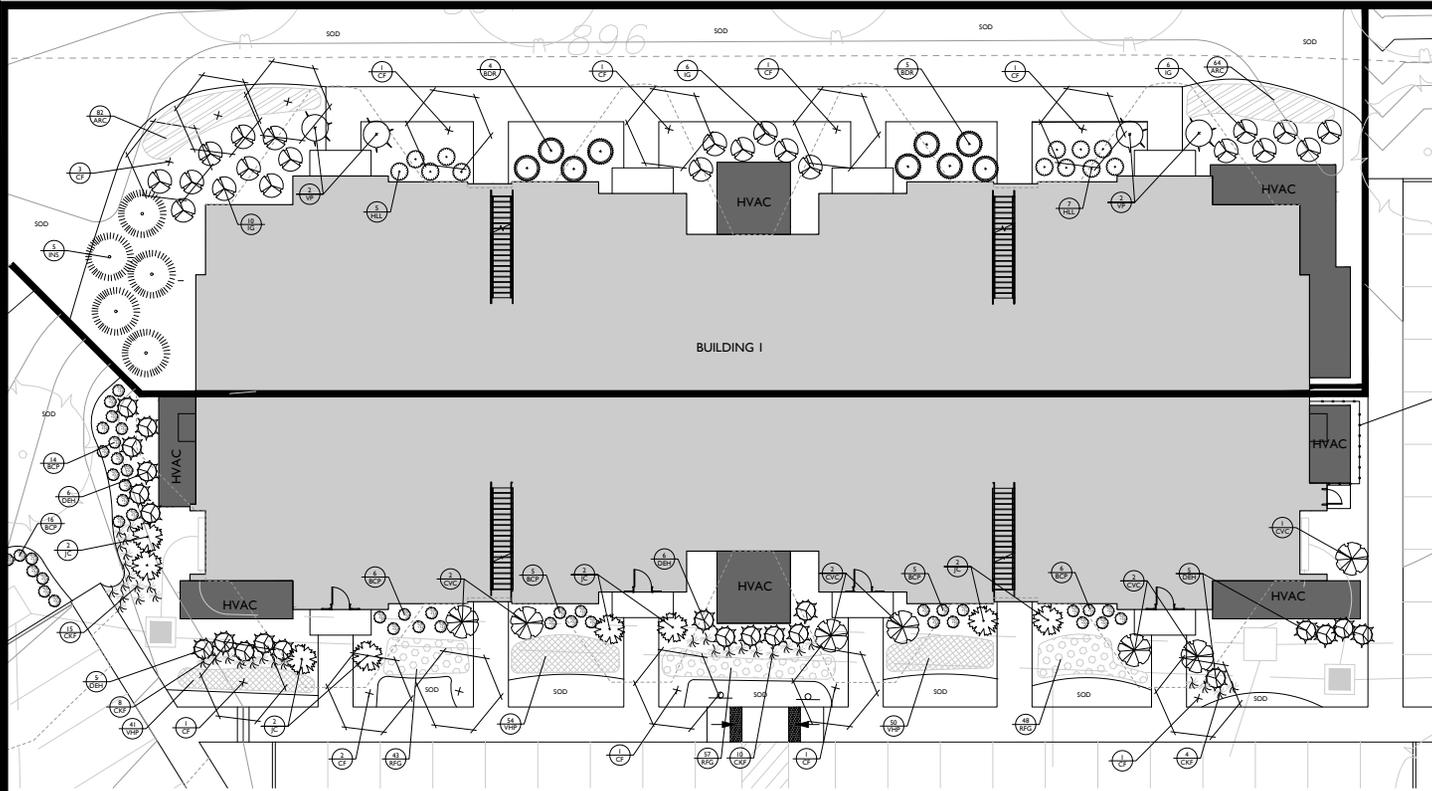
NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 7' IN OTHER DIRECTIONS.

NOTE 2: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPING SHOWN ON PLAN.

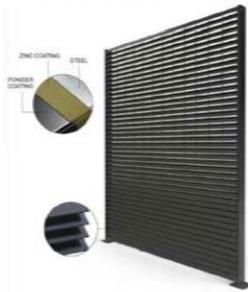


Revision Date

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**LOUVERS
OMEGA 80**



OMEGA 80	
Vertical wires	Round, 8 GA (Diameter 4 mm)
Vertical wires spacing	5 9/16" (132 mm)
Louver	Flat (27" x 1.54" / 700mm x 3.9mm)
Louver Spacing	1 3/4" (44 mm)
Standard Height	77.5" (1963mm)
Standard Length	65" (1650 mm)
Gap Bottom panel/Ground	2" (53 mm)
Post options	2" x 2" or 3" x 3" or Flat Posts
Cap options	Flat post = No Cap Square post = Aluminum Square
Opacity/ Openness	50.5% / 49.5%
Finish	Hot-dipped galvanized or HDG-B powder coated *Finish can have imperfections from HDG process. Contact us for information.

100 St. Louis Blvd. West, Loveland, Colorado 80538, USA
 719.586.6622 | 1.800.886.4262 | 4142312310
 www.omega-80.com | info@omega-80.com

**OMEGA 80 LOUVERED SCREEN
SPECIFICATION**

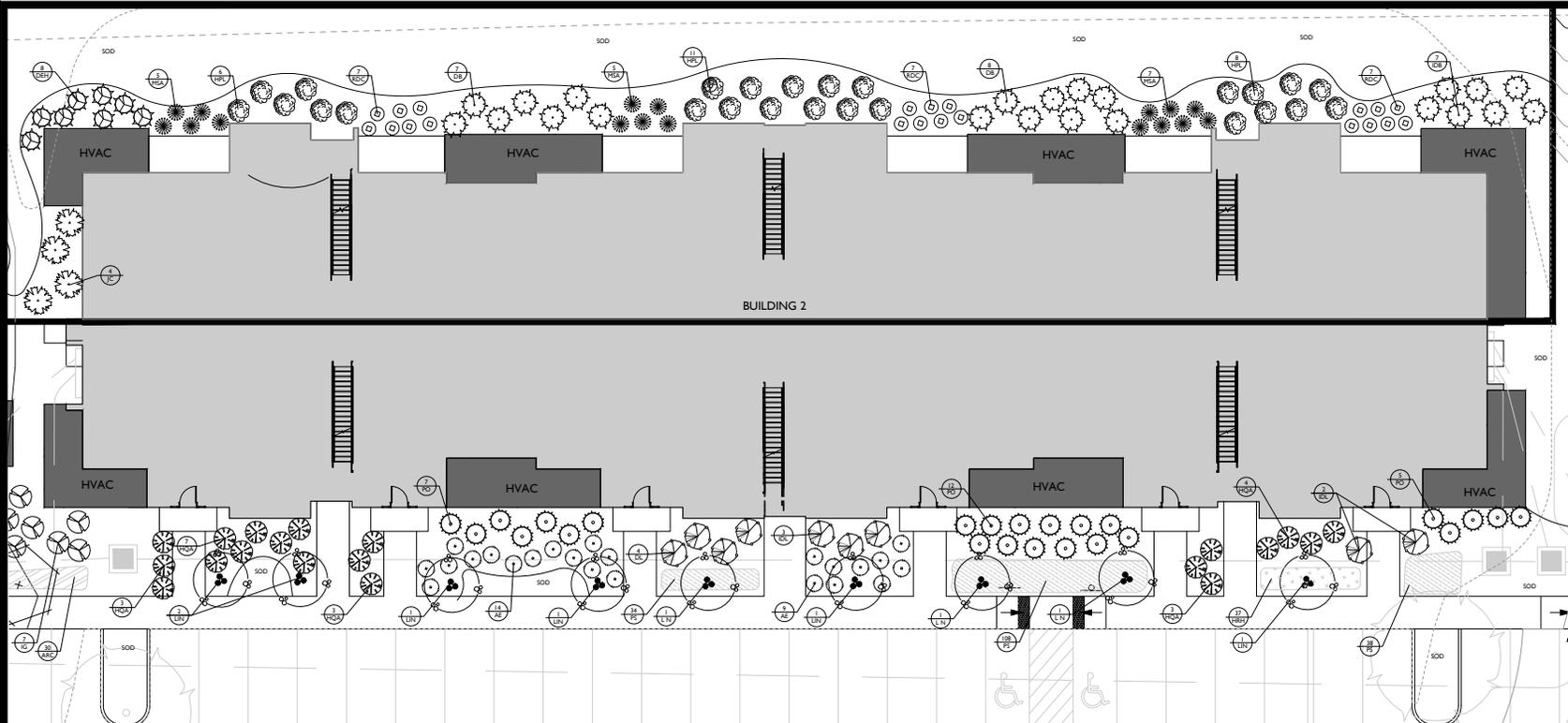
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
ROBUSTNESS TREE								
13	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	2" CAL. BB	10-12'	DEC. OVAL	AS SHOWN	CENTRAL LEADER
1	ES	ILEX X NELLE S. STEVENS	NELLE S. STEVENS HOLLY	2" CAL. BB	4-8'	EVERGREEN	AS SHOWN	BALANCED
SHRUB								
52	BCF	BERBERIS THUNBERGII ATROPURPUREA NANA	CHURCH SPURRY BARBERY		12"	DEC. OVAL	24" OC	
37	BCF	BERBERIS 'DORRIS' NANA	DOORIS BERRY DOGWOOD		12"	EVERGREEN	18" SPACING	
37	CCF	CALYPTROGLOBA X ACUTIFLORA 'VAL COLETTI'	KARL JOSEF BERG PINE GRASS		1.5 GAL	DEC. OVAL	24" OC	
13	CCF	CORYNOPSIS COSSYBIA 'VICTOR COLARI'	'VICTOR' CEDAR SPHONDRILL		18"	DEC. OVAL	30" OC	
13	CCF	DEUTERIOPYRIS 'BIRCHALL DESIGN'	BIRCHALL HEIGHT DOBUTYLUM		36"	EVERGREEN	30" OC	
13	HAL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		36"	DEC. OVAL	30" OC	
12	IS	ILEX GLABRA	HOLLEBERRY		36"	EVERGREEN	24" OC	
12	IC	IVYRINUS CALIBREUS 'BRANDY'	'BRANDY' MAIDEN HAIR		60"	EVERGREEN	36" OC	
2	IP	T. BRUNNATA X PRAGUE	PRAGUE LEBENSBUM		36"	EVERGREEN	48" OC	
PERENNIALS / GROUNDCOVERS								
148	AK	AKIKIA TRIFIDA 'MIDNIGHT BLUE'	CHOCOLATE CHIP AKIKIA		1 GAL		18" OC	
148	ER	ERIOCHLOA ELEGANS VAR. SULLIVANTII	LITTLE GOLDSTAR BLACK EYED SUSAN		1 GAL		18" OC	
148	LD	LYRIBIDA HYBRIDA 'HOTSTEAD PURPLE'	HOTSTEAD PURPLE VERBENA		1 GAL		18" OC	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONTACTS WITH UTILITY AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 2' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPE SHOWN ON PLAN.



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BUILDING 2

PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
1	ESL	ELEX X AZUREWENTY TREESHICK	DRAGON LADY HOLLY	7' CAL. BB	8' F	EVERGREEN	AS SHOWN	
1	LVN	LACINSTRIPERIA NADICA X PALUMB	NATCHEZ OAK WATTLE	7' CAL. BB	10-12'	DEC. DECIDUOUS	AS SHOWN	
SHRUBS:								
33	AE	RHODOGONORON CONLEY	EBBERS SNOWB AZALEA	18" X 24"	3'	EVERGREEN	16' O-C	
8	DSN	DRYFORDI HYDRANGEA	EBBERS SNOWB HYDRANGEA	18"	3'	EVERGREEN	16' O-C	
15	TRC	HYDRANGEA PANICULATA LIBREIGHT	L. FRESHIGHT HYDRANGEA	36"	3'	DEC. DECIDUOUS	16' O-C	
35	HCH	HYDRANGEA QUERCIFOLIA ALICE	ALICE SAUNDERS HYDRANGEA	24"	3'	DEC. DECIDUOUS	16' O-C	
33	DSB	ELEX CORNIFLVA WYVAMP BURFORD	WYVAMP BURFORD HOLLY	36"	3'	EVERGREEN	16' O-C	
10	EC	EUCOCYBA	TRIBEY	36"	3'	EVERGREEN	16' O-C	
4	IC	LANIENSIS CHINENSIS SEAMIN	SEAMIN NT JUNPER	48"	4'	EVERGREEN	16' O-C	
17	HSR	PRUNELLA LINDLERS BERBERIS ARDOLICA	PRUNELLA LINDLERS BERBERIS GRASS	24"	3'	AS SHOWN		
24	OD	FRAXINUS LAMBOCERASUS OTTO LUUKKINEN	OTTO LUUKKINEN LAUREL	36"	3'	EVERGREEN	16' O-C	
21	RDC	ROSA WEDD FORD	CORAL DE FT ROSE	12" X 18"	3'	DEC. DECIDUOUS	AS SHOWN	
PERENNIALS / GRASS/DOORBARS:								
39	ARC	ANGIA REPTANS CHOCOLATE CH P	CHOCOLATE CH P ANGIA	1' GAL	18" O-C			
17	HRH	HELIOPSIS X HYBRIDUS NOTA BRIDGES	ITALIA HERITAGE LENTEN ROSE	1' GAL	18" O-C			
18	PR	PHLOX SUBALATA WHITE DELIGHT	WHITE DELIGHT CEBERIN PHLOX	1' GAL	18" O-C			

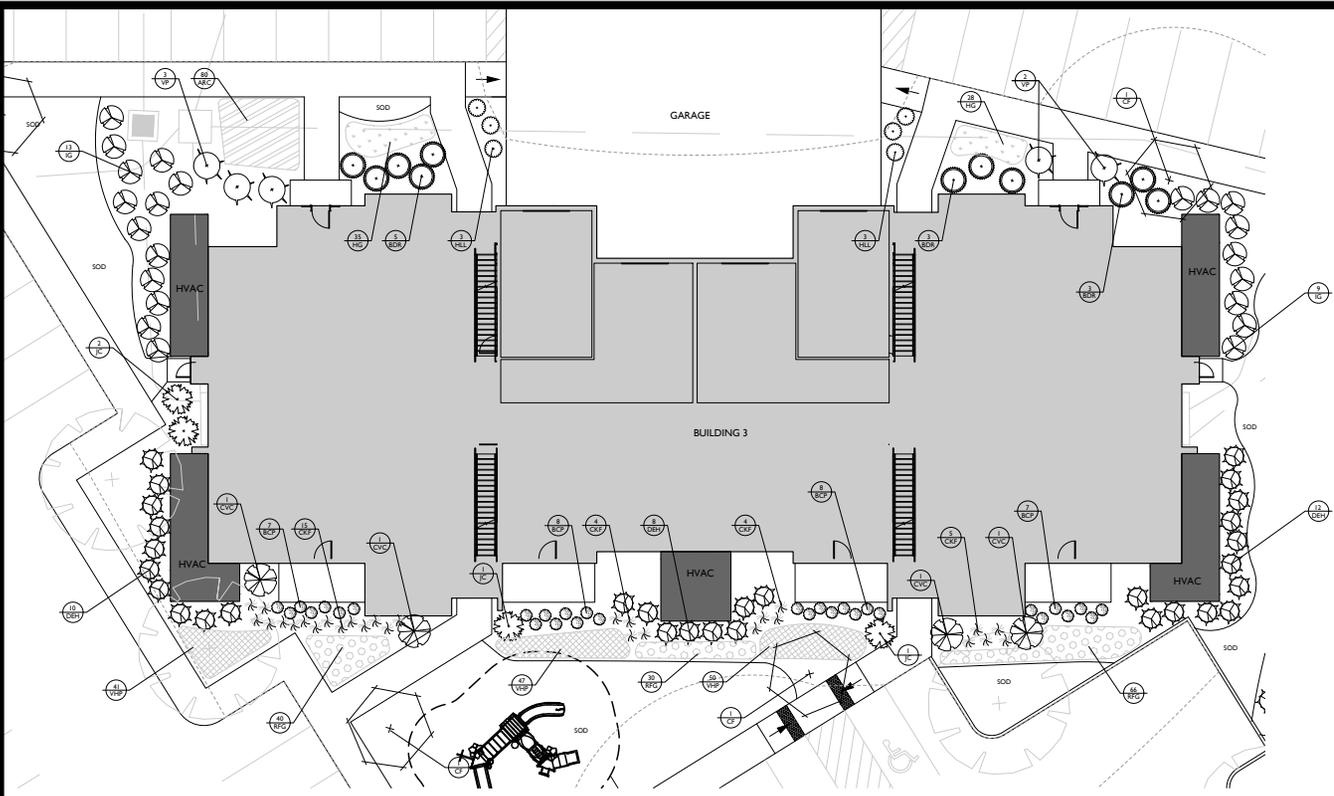
NOTE: LANDSCAPE MATERIAL TO BE F.I.D. ADJUSTED TO AVOID CONFLICTS WITH UTILITY LINES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 7' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPE AS SHOWN ON PLAN.



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PLANT SCHEDULE

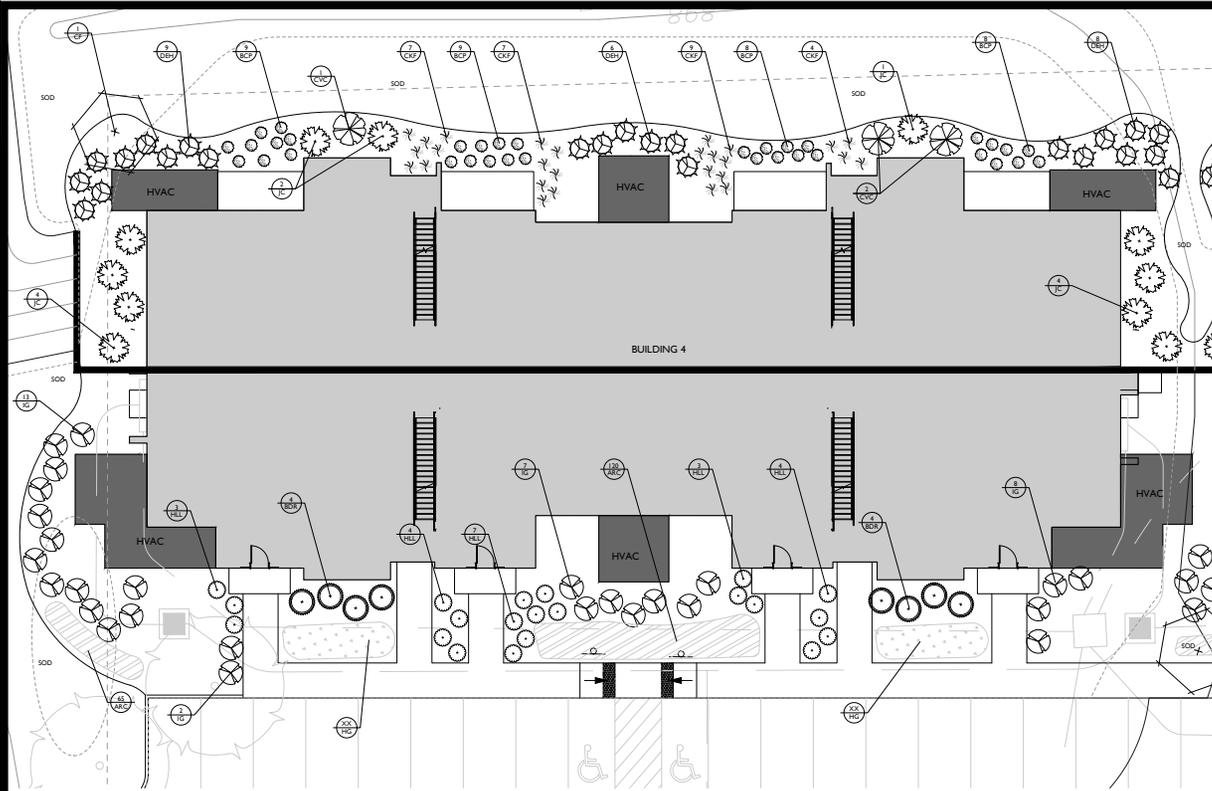
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
ROBUSTNESS TREES								
1	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL. BB	10-12'	DEC. OLIGOCULAS SHOWN		CENTRAL LEADER
SHRUBS								
20	10A	BERBERIS THUNBERGII 'ATROSPURPUREA MAX'	CHERRYBLOSSOM BERRY	12"		DEC. OLIGOCULAS SHOWN		
11	BDS	BALUS V. DEE BLINK	DEE BLINK DOGWOOD	36"		EVERGREEN		AS SHOWN
28	CF	COXICARPUS V. ALICE FLORA 'VIA ROBERT'	FAIR ROBERT HEATHROW CRAB	2" GAL		DEC. OLIGOCULAS SHOWN		
1	CVX	CORYNUS COROXYMBIA 'VELVET CLOUD'	VELVET CLOUD BIRCHBUSH	48"		DEC. OLIGOCULAS SHOWN		
20	DOH	DOXYLIS 'EMERALD HOBBITS'	EMERALD HOBBITS CRISTED	26"		EVERGREEN		
5	HELL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	36"		DEC. OLIGOCULAS SHOWN		
20	DF	LEUCODENDRON	TRIBECA	36"		EVERGREEN		
1	DF	LANIENSIS 'OH NIBS' 'SEAMIN'	SEAMIN JUNIPER	48"		EVERGREEN		
1	DF	Y. BURNING BUSH	PRAGUE Y BURNING	36"		EVERGREEN		
PERENNIALS / GROUNDCOVERS								
10	ARC	ARGEMONEA 'CHOCOLATE CHIP'	CHOCOLATE CHIP P. ARGEM.	1" GAL		18" O.C.		
10	HE	HEP. 'LISA ANNE'	DIAMOND HEPTA.	1" GAL		18" O.C.		
10	ERG	ERIOGONIA 'RUEGIA VAK SULLIVANTI'	LITTLE GOLDSTAR BLACK EYED SUSAN	1" GAL		18" O.C.		
10	LDF	LYRIBIDIA 'HYBRIDA' 'HONEYDEW PURPLE'	HONEYDEW PURPLE VERBENA	1" GAL		18" O.C.		

NOTE: LANDSCAPE MATERIAL TO BE FILED ADJUSTED TO ALL 0' CONTACTS WITH UTILITY AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 2' OF OTHER 0' SECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPE SHOWN ON PLAN.



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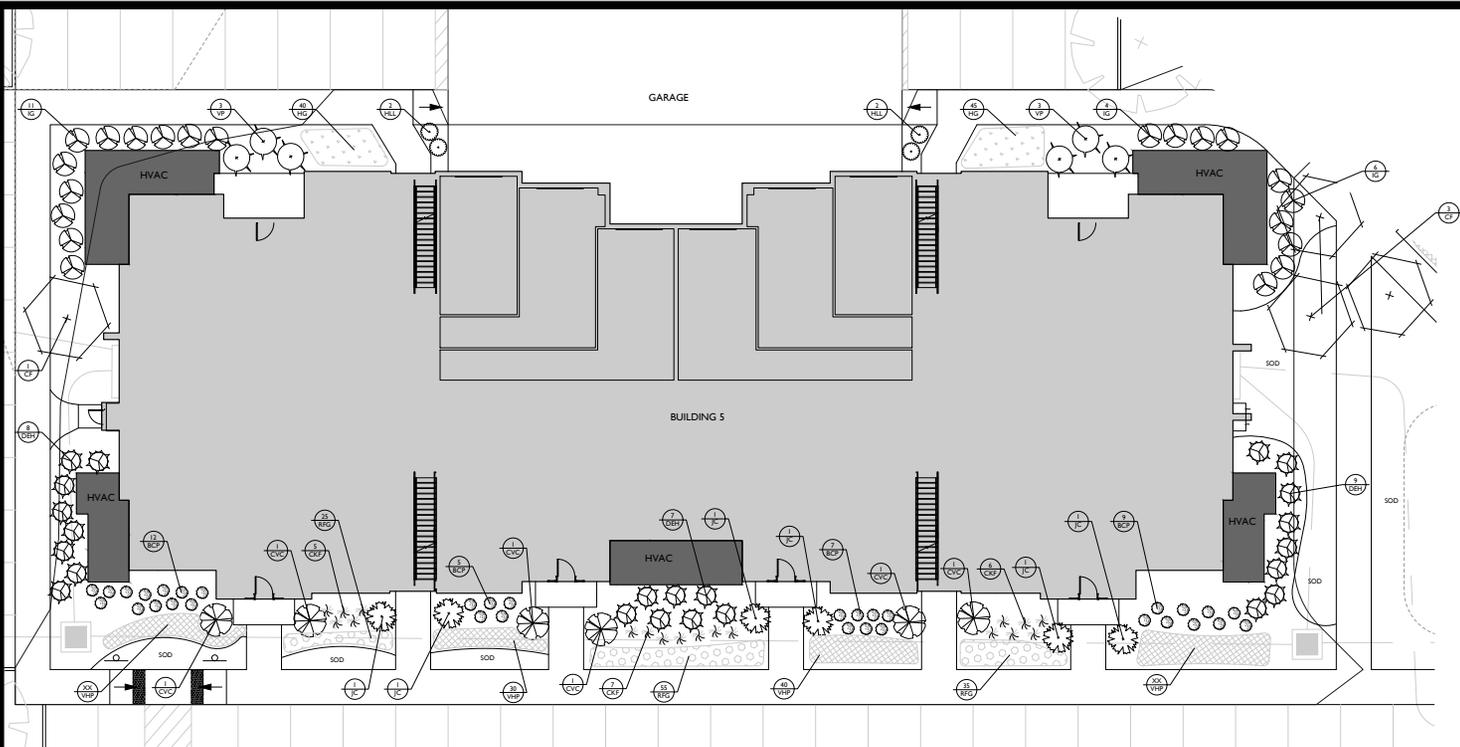
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
ROCKSTRY TREES								
1	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	2" CAL. BB	10-12'	DEC. DUCLOS	AS SHOWN	CENTRAL LEADER
SHRUBS								
24	TECH	EMBERS 'HUBBARD' ATROSCURFIA NANA	EMBERS 'PILOT' EMBERS	12"	3'	DEC. DUCLOS	BY O.C.	
1	BSB	BEALUS 'V. DEE BLINK'	DEE BLINK BOLDWOOD	36"	3'	EVERGREEN	AS SHOWN	
1	CFP	COXONOSTICTIS 'V. ALICE FLORA VAN. 1000110'	ALICE ROBERTS VERTICILLI CRISPE	24"	2'	DEC. DUCLOS	BY O.C.	
1	CVG	CORYLUS COROSTIGIA 'VELVET CLOUD'	VELVET CLOUD SHORBBELT	48"	4'	DEC. DUCLOS	BY O.C.	
23	DOH	DOXYLIS 'CHERIE' HEDERA	CHERIE DOXYLIS CRISTEAT	24"	2'	EVERGREEN	BY O.C.	
1	HELL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	36"	3'	DEC. DUCLOS	BY O.C.	
30	TC	TRICOCLEA	TRIBERT	36"	3'	EVERGREEN	BY O.C.	
1	TC	TRICOCLEA	TRIBERT	48"	4'	EVERGREEN	BY O.C.	
PERENNIALS / GROUNDCOVERS								
100	AKC	ANEMONE HEPATICA 'CHOCOLATE CHIP'	CHOCOLATE CHIP ANEMONE	1" GAL	1'	BY O.C.		
100	AKC	ANEMONE HEPATICA 'CHOCOLATE CHIP'	CHOCOLATE CHIP ANEMONE	1" GAL	1'	BY O.C.		

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 2' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPE AS SHOWN ON PLAN.



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PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
1	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	2" CAL. BB	10-12'	DEC. OBOVATE	AS SHOWN	CENTRAL LEADER
SHRUBS								
131	TOP	BERBERIS THUNBERGII 'VIRIDIPURPUREA VAR. NANA'	CHERRYBERRY	12"		DEC. OBOVATE	12' O.C.	
18	CFP	CALAMAGOSTIS X ACUTIFLORA 'KARL ROBERTER'	FEATHER GRASS	1 1/2 GAL		DEC. OBOVATE	12' O.C.	
17	CFP	CORYLIS COSSYPIFORMIS 'NESTLE CLUMP'	NESTLE CLUMP HONEYSUCKLE	1 1/2 GAL		DEC. OBOVATE	12' O.C.	
24	DEB	DEUTYLUM 'ERNEST HIGHTHY'	DEUTYLUM	36"		EVERGREEN	36' O.C.	
16	HEL	HYDRANGEA 'PANDORA'	PANDORA HYDRANGEA	36"		DEC. OBOVATE	12' O.C.	
21	IS	ILEX GLABRA	HOLLY	36"		EVERGREEN	12' O.C.	
17	IC	IRIS VERSICOLOR 'SIBYRIAN'	SIBYRIAN IRIS	1 1/2 GAL		EVERGREEN	12' O.C.	
5	IP	IBIDENIUM X FRAGRANS	FRAGILE IBIDENIUM	36"		EVERGREEN	12' O.C.	
PERENNIALS / GROUNDCOVERS								
88	HE	HELIOPSIS SCABRA	SCABRA HELENIUM	1 GAL		18' O.C.		
112	ERG	ERIOGONIA RUFIDA VAR. SULLIVANTII	LITTLE GOLDSTAR BLACK EYED SUSAN	1 GAL		18' O.C.		
118	VWP	VERBENA HYBRIDA 'HONEYDEW PURPLE'	HONEYDEW PURPLE VERBENA	1 GAL		18' O.C.		

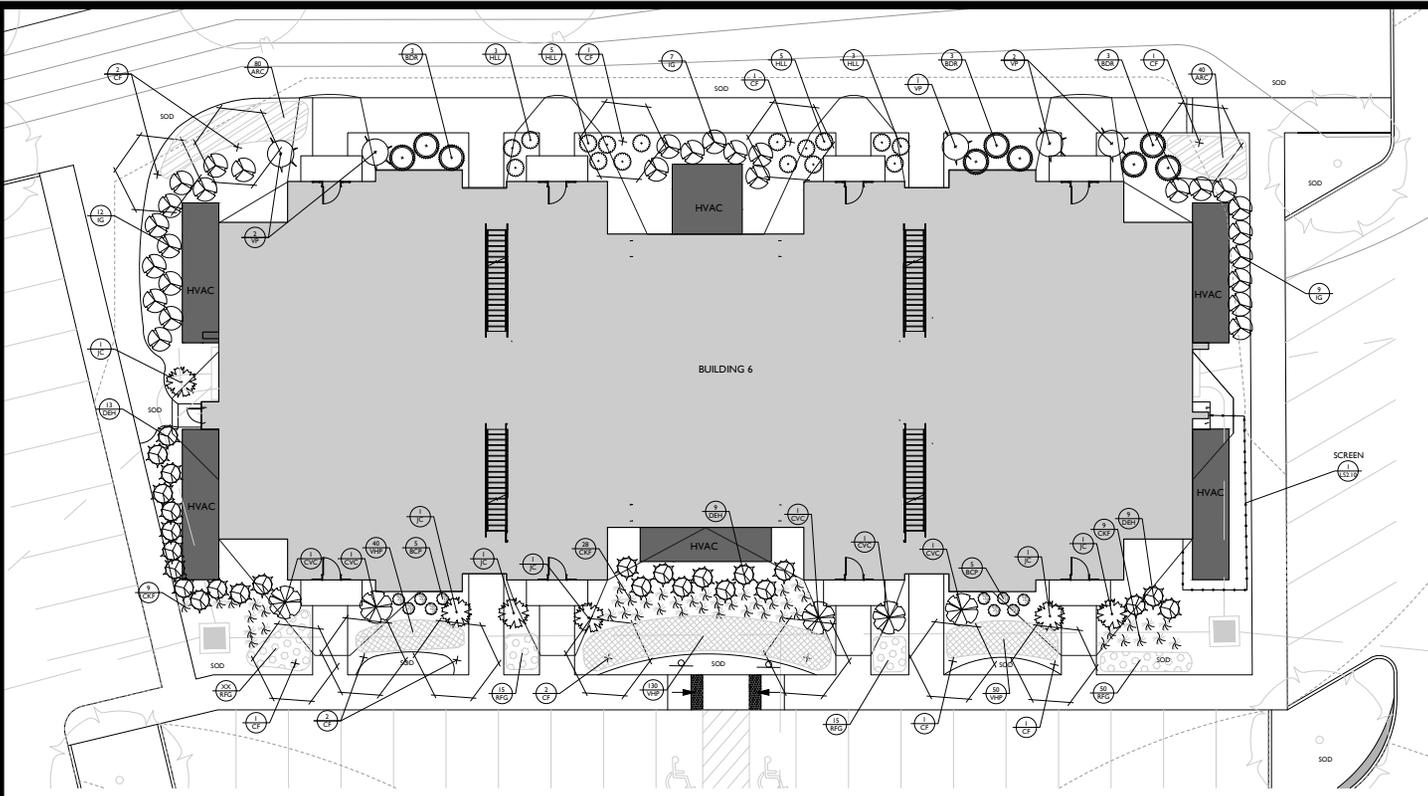
NOTE: LANDSCAPE MATERIAL TO BE FILL ADJUSTED TO AND TO CONFLICTS WITH UTILITY LINES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN THE WALKWAY AND STREET OR WITHIN A FUTURE DRIVEWAY.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPING SHOWN ON PLAN.



Revision Date

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PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
12	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL. BB	10-12'	DEC. OLIVE/AS SHOWN	CENTRAL LEADER	
SHRUBS								
13	BCF	EMMENANTHE MENZIESII 'ATROSPURPUREA MIX'	EMMENTH NIGHT EMBERSH		12"	DEC. SODAS	10' O.C.	
17	BSB	BEULS V. DEE BLINK	DEE BLINK DOGWOOD		36"	EVERGREEN	AS SHOWN	
18	CFP	COXSONIASTES V. ACUTE FLORA VAR. 'SUNSET'	FLOR. ROSEBUD HEATHROW CRAB		2' GAL	DEC. SODAS	10' O.C.	
5	CVG	CORYLUS COGONOGIA 'VELVET CLOAK'	VELVET CLOAK SHOSHONE		48"	DEC. OLIVE/AS SHOWN	10' O.C.	
11	DOH	DOXYLIS 'EMERALD HOOPS'	EMERALD HOOPS DOXYLIS		26"	EVERGREEN	10' O.C.	
16	HLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		36"	DEC. OLIVE/AS SHOWN	10' O.C.	
20	DF	DIODICISMA	TRIDENT		36"	EVERGREEN	10' O.C.	
15	IC	ILAEUS CH. MENIS 'SEAMIN'	SEAMIN JUNPER		48"	EVERGREEN	10' O.C.	
15	DF	Y. BUBBIA X. BRAGGIDE	BRAGGIE Y. BUBBIA		36"	EVERGREEN	10' O.C.	
PERENNIALS / GRASS DOORERS								
133	ARC	ARGEMONEA 'CHOCOLATE CHIP'	CHOCOLATE CHIP ARGEMONEA		1' GAL		18" O.C.	
18	ARC	ANEMONE 'SILVER STAR'	LITTLE GOLDSTAR ANEMONE		1' GAL		18" O.C.	
237	VHP	VERBENA HYBRIDA 'HOMETEAD PURPLE'	HOMETEAD PURPLE VERBENA		1' GAL		18" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UT LINES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 7' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPING SHOWN ON PLAN.



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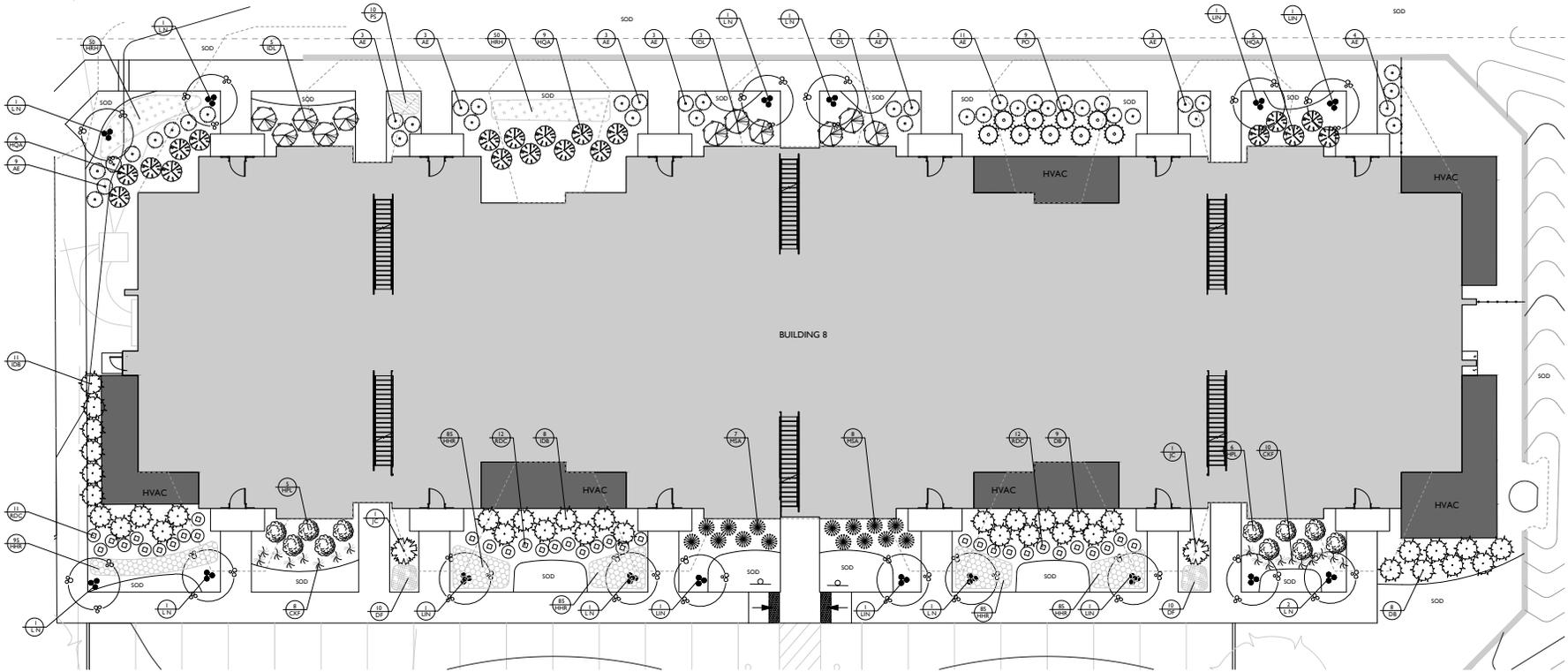
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
1	CP	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL. BB	10-12'	DEC. OBOVATE	AS SHOWN	CENTRAL LEADER
SHRUBS								
28	13	BERBERIS THUNBERGII 'ATROSPURPUREA MAXIMA'	CHERRYBLOSSOM BURNING BUSH	12"	12'	DEC. OBOVATE	10' OC	
13	BSB	BEULAS V. DEE BURN	DEE BURN DOGWOOD	36"	35'	EVERGREEN	AS SHOWN	
24	CP	COXICARPUS V. ACUTE FLORA VARI. 'SUNSHINE'	FLAME TREE	2" CAL.	12'	DEC. OBOVATE	10' OC	
1	CV	CORYNUS COGOSTOBA 'VELVET CLOUD'	VELVET CLOUD SPINDLET	48"	48'	DEC. OBOVATE	10' OC	
20	DO	DOXYLIS 'EMERALD HOPE'	EMERALD HOPE DOXYLIS	24"	24'	EVERGREEN	10' OC	
13	ELL	ELIORANGONIA PANICULATA 'LITTLE L'™	LITTLE L'™ ELIORANGONIA	36"	36'	DEC. OBOVATE	10' OC	
17	IC	ELCOCOCUS	ELCOCOCUS	36"	36'	EVERGREEN	10' OC	
1	IC	ELNIFENS CH. NENSIS 'SEAMIN'	SEAMIN ELNIFENS	48"	48'	EVERGREEN	10' OC	
1	IP	Y. BURNING BUSH	BURNING BUSH	36"	36'	EVERGREEN	10' OC	
TREES								
70	19	ARGENTANA 'CHOCOLATE CHIP'	CHOCOLATE CHIP PALM	1" GAL.	10'	10' OC		
10	19	ARIZONA 'SUNSHINE'	SUNSHINE PALM	1" GAL.	10'	10' OC		
10	19	ARGENTANA 'SUNSHINE'	SUNSHINE PALM	1" GAL.	10'	10' OC		
10	19	ARGENTANA 'SUNSHINE'	SUNSHINE PALM	1" GAL.	10'	10' OC		
10	19	ARGENTANA 'SUNSHINE'	SUNSHINE PALM	1" GAL.	10'	10' OC		

NOTE: LANDSCAPE MATERIAL TO BE FIELD ACQUIRED TO AVOID CONFLICTS WITH UTILITY AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 2' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPE SHOWN ON PLAN.



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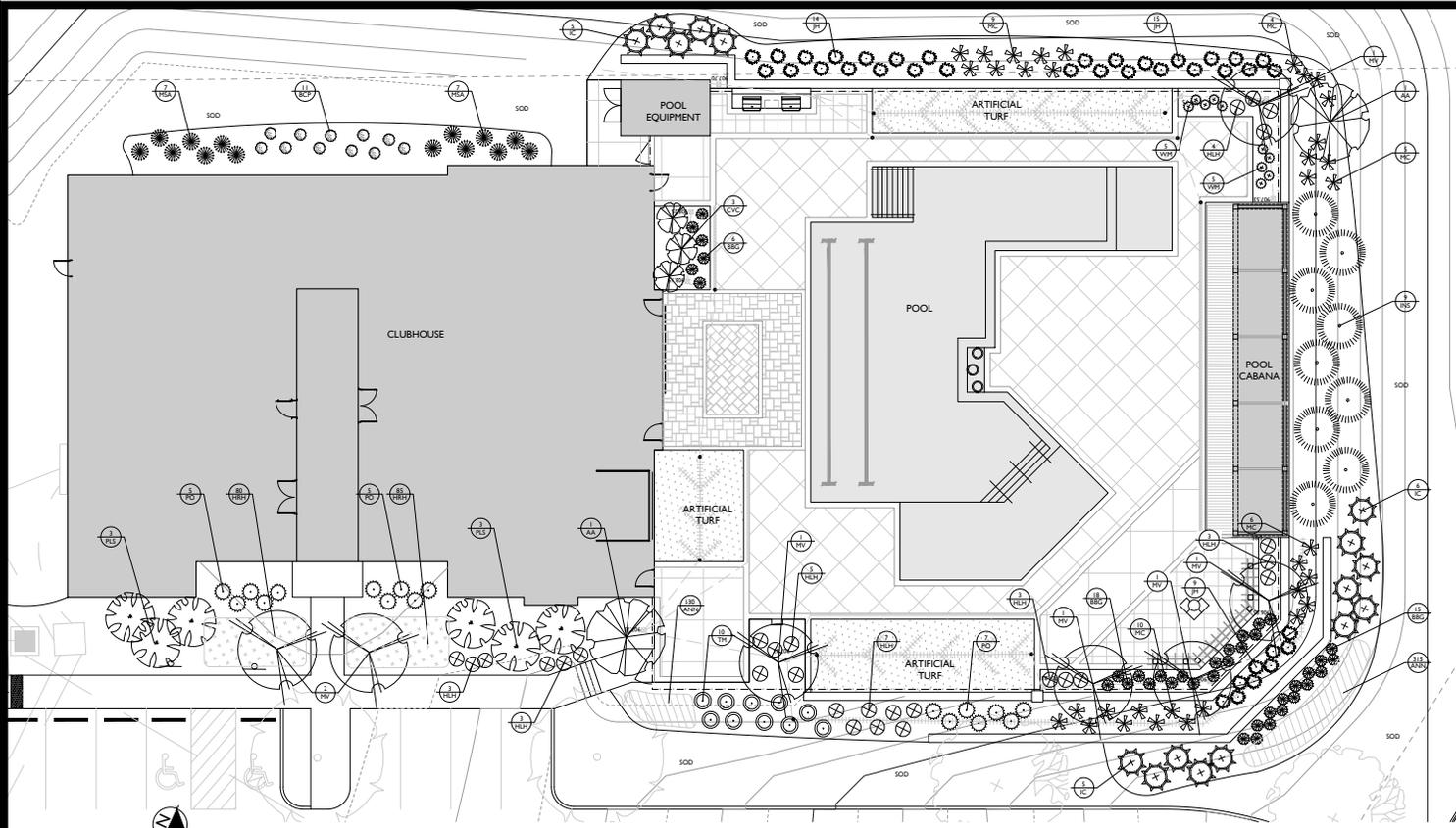
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
11	ESL	ELEX X AZURENTE 'PESCHICK'	DRAGON LADY HOLLY	2' CAL. BB	6' F	EVERGREEN	AS SHOWN	
13	LIN	LACINSTRIPERIA RADICA X PALUMB	NATYCHEZ CLEAR WHITE	2' CAL. BB	10-12'	DECIDUOUS	AS SHOWN	
BIENNIAL								
12	AE	RHODOGONDRON 'CONLEY'	EBBERTS SNOWFLAKE	18" X 24"	18"	EVERGREEN	16' O.C.	
18	CEP	DIAPYCNESIS X AUSTRIACA 'VALI' (SUNSET)	PALE INDIAN PINK PER GRASS	1' GAL	1'	DECIDUOUS	16' O.C.	
11	TRC	HYDRANGEA PANCULATA 'LUREIGHT'	LUREIGHT HYDRANGEA	36"	36"	DECIDUOUS	16' O.C.	
20	HGR	HYDRANGEA OERENKOUX 'ALICE'	ALICE'S GARDEN HYDRANGEA	24"	24"	DECIDUOUS	16' O.C.	
18	DB	ELEX CORAZONA 'WAMP BAMPORF'	WAMP BAMPORF HOLLY	36"	36"	EVERGREEN	1' O.C.	
1	IC	ERIVENSIS 'CINERIS SPERANTIF'	SPERANTIF ERYTHR	24"	24"	EVERGREEN	16' O.C.	
15	DEA	HECANTHUS 'SINENSIS ADAGIO'	ADAGIO HEDERA'S GRASS	24"	24"	EVERGREEN	AS SHOWN	
14	CH	PRUNELLA LAMARCKIANA 'SITID' LUTKES	STELLA LUTKEN LAGERB.	36"	36"	EVERGREEN	1' O.C.	
33	EDC	EGRA 'TRICE DOR'	CORAL OIL TREE	12" X 18"	12"	DECIDUOUS	AS SHOWN	
PERENNIALS / GROUNDCOVERS								
17	EP	ADONIS 'SILBERHOFF'	SILBERHOFF ANEMONE	1' GAL	1'	DECIDUOUS	16' O.C.	
42	HPB	HEBERCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	4" POT	4"	DECIDUOUS	16' O.C.	
130	HRB	HEBERCALLIS 'DIPLOMA' TOTAL BRIDGE	TOTAL BRIDGE DAYLILY	1' GAL	1'	DECIDUOUS	16' O.C.	
11	CE	PRADO 'SUBALTA' WHITE DELIGHT'	WHITE DELIGHT CREEPING PHEOX	1' GAL	1'	DECIDUOUS	16' O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 7' IN OTHER DIRECTIONS.

NOTE: FINAL NOTATED LANDSCAPE MAY DIFFER FROM LANDSCAPING SHOWN ON PLAN.



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PLANT SCHEDULE

SYM	SYMBOLICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
PERENNIALS / TREES							
1	AC	ACER FRAXINOSA V. SPANISH OAK	8" CAL. BB	12'	DEC. DROUGS	AS SHOWN	BALANCED CANOPY
2	ING	ILEX V. NELLE'S STEVENS	7" CAL. BB	8'-8"	ETREGREEN	AS SHOWN	BALANCED
3	TRV	MAGNOLIA V. GUINANA	7" CAL. BB	8'-8"	DEC. DROUGS	AS SHOWN	BALANCED CANOPY
SHRUBS							
19	SBC	BUNUS MICROPHYLLA V. JAPONICA GREENP	BABY GEM BOUYWOOD	18"	ETREGREEN	10' O.C.	
20	SCP	BIBERT HYDRANGEA V. HYDRANGEA VARI	CHRISTOPHER BARKER	12"	DEC. DROUGS	BY O.C.	
21	CVL	COYINUS COGONIA V. VELVET CLOAK	VELVET CLOAK ONKREBUSH	48"	DEC. DROUGS	BY O.C.	
22	HMN	HYDRANGEA LITTLE HONEY	LITTLE HONEY HYDRANGEA	36"	DEC. DROUGS	BY O.C.	
23	LC	ILEX CORNUTUS	CLUSTER HOLLY	36"	ETREGREEN	BY O.C.	
24	JP	JUNIPUS HORIZONTALIS 'VORSTONOVY	ANDROMEDA KISSERS JUNIPER	12" X 24"	ETREGREEN	BY O.C.	
25	PK	PERSEA FLORENSIA CAPSALA	PIKE PINNACLES	11 GAL.	DEC. DROUGS	BY O.C.	
26	SLA	SLY-ANTHUS DENIS ANAGY	ADARGO MAJORENSIS R. GRASS	24"	ETREGREEN	AS SHOWN	
27	SL	SPYRALIS LAUREOBRASSA SCHIMPERANDE	SPYRALIS	36"	ETREGREEN	AS SHOWN	
28	MD	MORISIA LAUREOBRASSA VOTED LUTKENY	OTTO LUTKEN LAUREL	36"	ETREGREEN	AS SHOWN	
29	TR	TRAVS V. BREVIA VIDEA FORTINO	ORICE TRV	14" X 24"	ETREGREEN	AS SHOWN	
30	WH	WIBGELA FLORIDA EVEREA	MIDNIGHT WY NE WIBGELA	12"	DEC. DROUGS	BY O.C.	
PERENNIALS / GROUNDCOVERS							
106	TRH	TRILLIUM V. HYBRIDUS ROYAL HERITAGE	ROYAL HERITAGE LENTEN ROSE	1 GAL.	ETREGREEN	18" O.C.	ROTATE SEASONALLY

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NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER FROM LANDSCAPE AS SHOWN ON PLAN.



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CITY OF KNOXVILLE LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNING BROWN OR DEFOOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET KNOXVILLE'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WITH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNIFICATION OR VEHICULAR LIGHT LINES.
5. TREE TOP NG IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE BURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF DRIVEWAY OR UNDERGROUND UTILITY) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXIST NG TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE SHOWN AS BEING PRESERVED ON APPROVED PLANT THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORD NANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ASSOCIATED SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE KNOXVILLE PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED BROADCAST CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANT NG AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUFFER OVERHANGING FROM THE FACE OF CURB TO THE EDGE OF THE MATERIAL ADJACENT PLANT MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANT NG LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR IMPAIR THE CITY OF KNOXVILLE RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF KNOXVILLE IS THE AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON REPAIR WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE THE LIABILITY TO REPAIR WORK. ANY CHANGES TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL. TO ENSURE WORK TO BE DONE BY THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

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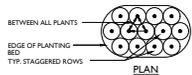
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48. THE OWNER ACKNOWLEDGES THAT PLANT NG LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR IMPAIR THE CITY OF KNOXVILLE RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF KNOXVILLE IS THE AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON REPAIR WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE THE LIABILITY TO REPAIR WORK. ANY CHANGES TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL. TO ENSURE WORK TO BE DONE BY THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

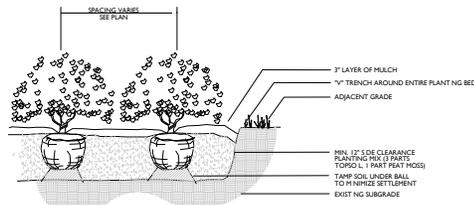
49. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUFFER OVERHANGING FROM THE FACE OF CURB TO THE EDGE OF THE MATERIAL ADJACENT PLANT MATERIAL.

50. THE OWNER ACKNOWLEDGES THAT PLANT NG LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR IMPAIR THE CITY OF KNOXVILLE RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF KNOXVILLE IS THE AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON REPAIR WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE THE LIABILITY TO REPAIR WORK. ANY CHANGES TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL. TO ENSURE WORK TO BE DONE BY THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

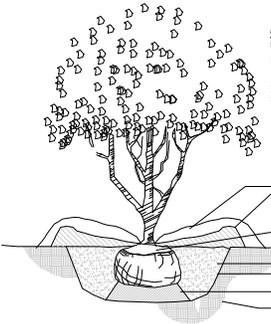


GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pin immediately after installation.



SHRUB PLANTING

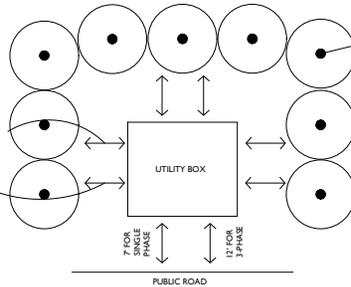


GENERAL NOTES:

1. All trees are to be nursery grown, bar top and ball (BAB). Minimum tree size is per schedule (minimum 8" above root ball).
2. Remove all excess or plastic-coated burlap, twine, wire or nylon from root ball. After setting in hole, cut every top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pin immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree. 3" diameter minimum.

UNDERSTORY TREE

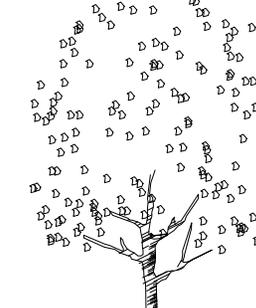
SECTION



GENERAL NOTES:

1. ALL UTILITY BOXES AND HEDGES MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLANT MATERIAL SHALL BE EVERGREEN. SUGGESTED PLANT MATERIAL TO INCLUDE INKBERY HOLLY OR NEEDLEPOINT HOLLY.

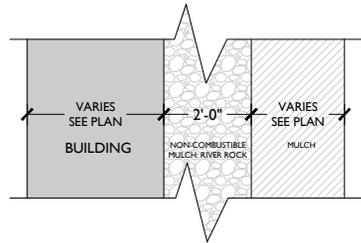
UTILITY BOX SCREEN



GENERAL NOTES:

1. All trees are to be nursery grown, bar top and ball (BAB). Minimum tree size is per schedule (minimum 8" above root ball).
2. Remove all excess or plastic-coated burlap, twine, wire or nylon from root ball. After setting in hole, cut every top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pin immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree. 3" diameter minimum.

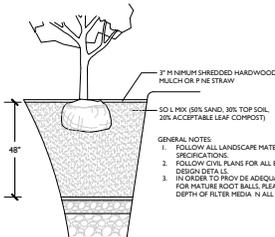
SINGLE TRUNK DECIDUOUS TREE



Sec. 7-231. - Combustible mulch.

Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

NON-COMBUSTIBLE MULCH



- GENERAL NOTES:**
1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
 2. FOLLOW CITY PLANS FOR ALL BIORETENTION DESIGN DETAILS.
 3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTHS OF FILTER MEDIA IN ALL TREE HOLES.

BIORETENTION TREE PLANTING



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

VINTAGE KNOXVILLE WEST
CONSTRUCTION DOCUMENTS
Knoxville, Tennessee



Revision Date	_____
_____	_____
_____	_____
_____	_____

LANDSCAPE NOTES & DETAILS

SHEET
LS4.00



PER REQUEST OF PLANNING STAFF, THE HIGHLIGHTED AREA IS TO RECEIVE A REFORESTATION TREATMENT IN KEEPING WITH THE INTENT OF THE RURAL CONSERVATION GOALS TO REGENERATE FORESTED AREAS.

AREA OF REFORESTATION - 12.0 ACRES
 300 TREES PER ACRE - 3,600 TREES TOTAL

REFORESTATION AREA PLANT SCHEDULE - 114 TREES	COMMON NAME	HEIGHT	NOTES
1	WILLOW OAK	8'-8"	SAPLINGS 12' O.C.
2	DOGWOOD	8'-8"	SAPLINGS 12' O.C.
3	SWAMP WHITE OAK	8'-8"	SAPLINGS 12' O.C.
4	SPRINGTOWN OAK	8'-8"	SAPLINGS 12' O.C.
5	EASTERN RED CEDAR	8'-8"	SAPLINGS 12' O.C.

- REFORESTATION AREA TO FOLLOW GUIDELINES:
- NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER.
 - TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE.
 - REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.
 - THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 4-8 FEET IN HEIGHT.
 - HILLSIDE SLOPE WITH BREVE HC STEEP SLOPE PER (ENR-30) AT A MIN. RATE OF 45% OR A SHALLOWER SLOPE WITH STEEP SLOPE PER (ENR-30) AT A MIN. RATE OF 45% OR A COMPARABLE PFD, ADDING ANNUAL COVER CROP TO WYTHORDED PFD AS FOLLOWS: JANEBER: OATS AT 30#/AC; SEPT/JAN: WINTER RYE GRASS AT 30#/AC; MAR-AUG: BRODYTOP P LLET AT 10#/AC.

LANDSCAPE PLAN BUFFER PLANT SCHEDULE	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES						
1	FRAXINUS GRANDIFOLIA	3" CAL. B/B	10'-12'	EVERGREEN AS SHOWN	BALANCED FULL TO GROUND	
2	PRUNUS STROBILUS	3" CAL. B/B	10'-12'	EVERGREEN AS SHOWN	BALANCED	
3	QUERCUS BICOLORE	3" CAL. B/B	10'-12'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
UNDERSTORY TREES						
4	CEGLOSUS CANADENSIS	2" CAL. B/B	8'-10'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
5	JUNIPERUS VIRGINIANA	2" CAL. B/B	8'-10'	EVERGREEN AS SHOWN	BALANCED	

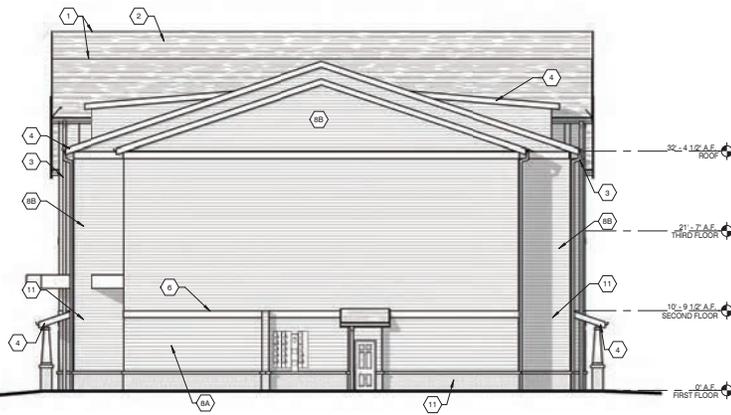


12.09.2025
 NEW SHEET - 2/19/2026
 REVISED NOTES - 2/23/2026

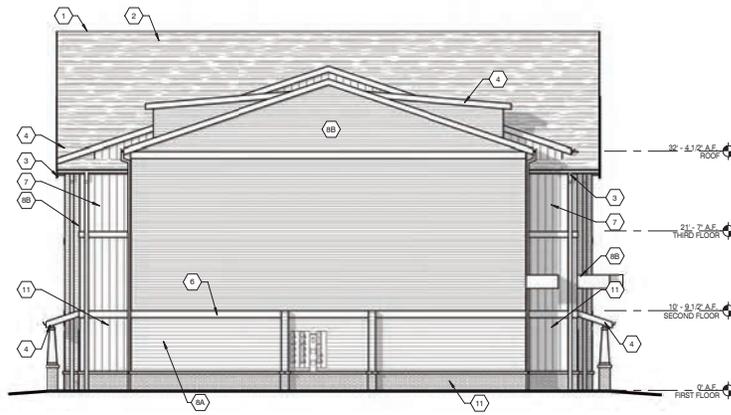
BUFFER AND REFORESTATION
 SHEET
LS5.0



1 BLDG A - FRONT ELEVATION
1/8" = 1'-0"



2 BLDG A - LEFT ELEVATION
1/8" = 1'-0"



3 BLDG A - RIGHT ELEVATION
1/8" = 1'-0"



3 BLDG A - REAR ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS ROOF VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GLITTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP)
11. BRICK VENEER
12. BRICK SILL (TYP)
13. STEEL RAILING SYSTEM AT 3' 6" A.F. WITH 1/2" VERTICAL PICKETS AT 4' O.C
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 9 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF.
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATHING - 4" FROM FACE OF STUD



ALL DRAWINGS AND SPECIFICATIONS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE STANDARD AGREEMENT FOR ARCHITECTURAL SERVICES, WHICH IS INCORPORATED BY REFERENCE INTO THESE DOCUMENTS. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DOCUMENTS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES CAUSED BY CHANGES OR OMISSIONS BY THE OWNER OR OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES CAUSED BY CHANGES OR OMISSIONS BY THE OWNER OR OTHERS.

A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
HUD PROJECT NO: 087-35393
 EVERETTE RD
 KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
 PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
 EXTERIOR ELEVATIONS
 BUILDING TYPE A

Date: 11.14.2025

Comm. No.
21026

Revisions:

No.	Date	Description

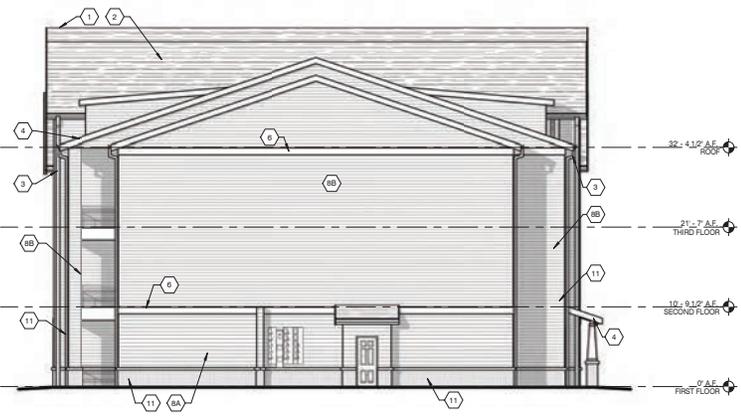
Sheet No.
A4.1



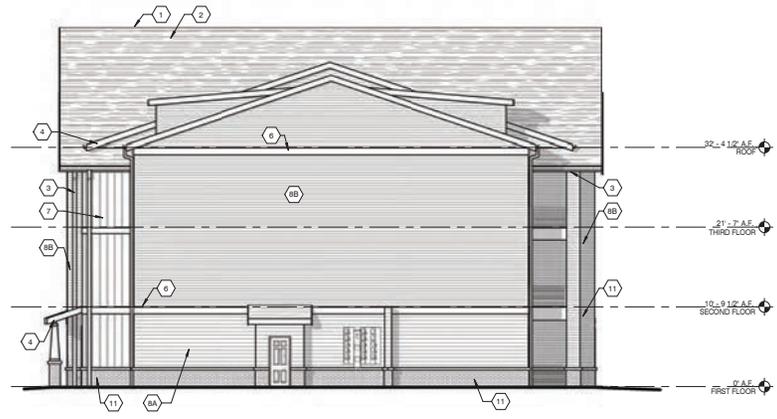
1 BLDG A1 - FRONT ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

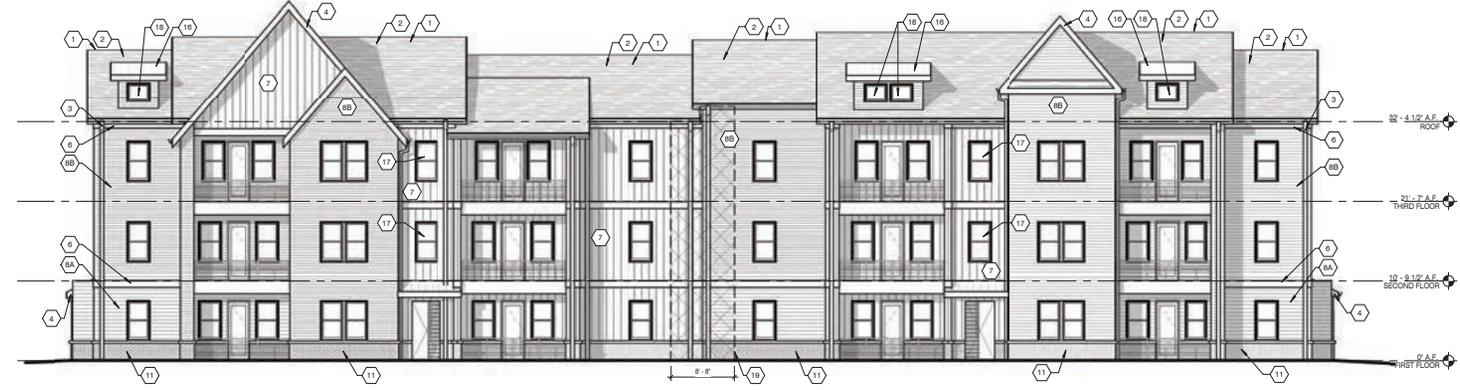
1. CONTINUOUS RIDGE VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP)
11. BRICK VENEER
12. BRICK SILL (TYP)
13. STEEL RAILING SYSTEM AT 3'-6" A.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE



2 BLDG A1 - LEFT ELEVATION
1/8" = 1'-0"



4 BLDG A1 - RIGHT ELEVATION
1/8" = 1'-0"



3 BLDG A1 - REAR ELEVATION
1/8" = 1'-0"



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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
HUD PROJECT NO. 087-35383
 EVERETTE RD
 KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
 PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
 EXTERIOR ELEVATIONS
 BUILDING TYPE A1

Date: 11.14.2025

Comm. No.
21026

Revisions:

No.	Date	Description

Sheet No.
A4.2



1 BLDG A2 - FRONT ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
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10. BRICK HEADER (TYP)
11. BRICK VENEER
12. BRICK SILL (TYP)
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15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATHING - 4' 0" FROM FACE OF STUD



3 BLDG A2 - REAR ELEVATION
1/8" = 1'-0"



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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
HUD PROJECT NO: 087-35393
EVERETTE RD
KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
 PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A2

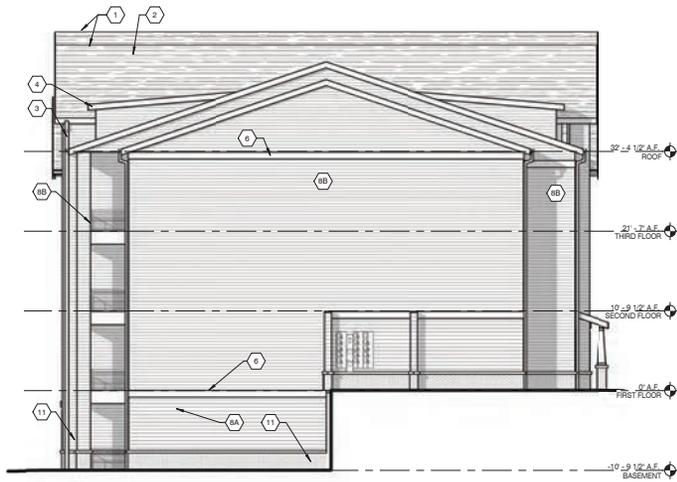
Date: 11.14.2025

Comm. No. 21026

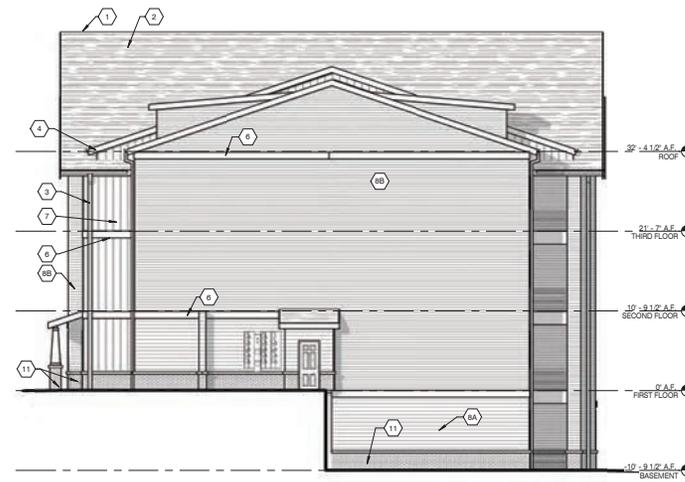
Revisions:

No.	DATE	DESCRIPTION

Sheet No. A4.3A



① BLDG A2 - LEFT ELEVATION
1/8" = 1'-0"



② BLDG A2 - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
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- 8A. HORIZONTAL FIBER CEMENT SIDING - 7'
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18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATHING - 4" FROM FACE OF STUD



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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
HUD PROJECT NO: 087-35393
EVERETTE RD
KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
 PERMITS ONLY
 PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A2

Date: 11.14.2025

Comm. No.
21026

Revisions:

No.	Scale

Sheet No.
A4.3B



① BLDG A3 - FRONT ELEVATION - PART A
1/8" = 1'-0"



② BLDG A3 - FRONT ELEVATION - PART B
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCA BOARD
5. ORNAMENTAL BRACKET (TYP)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 1"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 4"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP)
11. BRICK VENEER
12. BRICK SILL (TYP)
13. STEEL RAILING SYSTEM AT 3'-6" F.F. WITH 1/2" VERTICAL PICKETS AT 4' O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATHING - 4" FROM FACE OF STUD



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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
HUD PROJECT NO: 087-35393
 EVERETTE RD
 KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
 PERMITS ONLY
 PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
 EXTERIOR ELEVATIONS
 BUILDING TYPE A3

Date: 11.14.2025

Comm. No.
21026

Revisions:

No.	DATE	DESCRIPTION

Sheet No.
A4.4A



1 BLDG A3 - REAR ELEVATION - PART A
1/8" = 1'-0"



2 BLDG A3 - REAR ELEVATION - PART B
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 1/2" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP)
11. BRICK VENEER
12. BRICK SILL (TYP)
13. STEEL RAILING SYSTEM AT 3'-6" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATING - 4'-0" FROM FACE OF STUD



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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
HUD PROJECT NO: 087-35393
EVERETTE RD
KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
 PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A3

Date: 11.14.2025

Comm. No. 21026

Revisions:

No.	DATE	DESCRIPTION

Sheet No.
A4.4C



1 BLDG A4 - FRONT ELEVATION - PART A
1/8" = 1'-0"



2 BLDG A4 - FRONT ELEVATION - PART B
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 1/2" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP)
11. BRICK VENEER
12. BRICK SILL (TYP)
13. STEEL RAILING SYSTEM AT 3'-6" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATHING - 4" FROM FACE OF STUD



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VINTAGE KNOXVILLE WEST
HUD PROJECT NO: 087-35393
EVERETTE RD
KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
 PERMITS ONLY
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 SCHEMATIC DESIGN
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Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A4

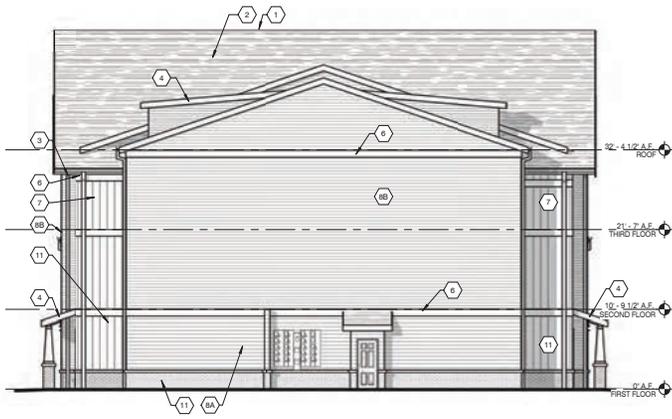
Date: 11.14.2025

Comm. No.
21026

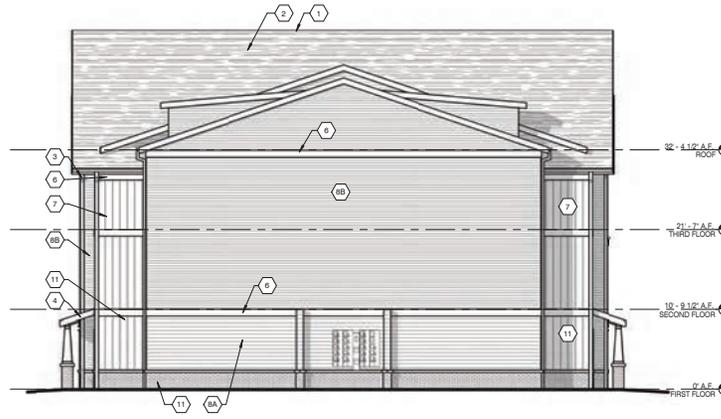
Revisions:

No.	Scale

Sheet No.
A4.5A



1 BLDG A4 - LEFT ELEVATION
1/8" = 1'-0"



2 BLDG A4 - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 15# FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP)
11. BRICK VENEER
12. BRICK SILL (TYP)
13. STEEL RAILING SYSTEM AT 3' 0" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4' 0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATING - 4" FROM FACE OF STUD



ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE REGULATIONS AND ORDINANCES ARE COMPLIED WITH. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE REGULATIONS AND ORDINANCES ARE COMPLIED WITH.

A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
HUD PROJECT NO: 087-35393
EVERETTE RD
KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
 RENEWAL ONLY
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 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A4

Date: 11.14.2025

Comm. No.
21026

Revisions:

No.	Scale

Sheet No.
A4.5B



① BLDG A4 - REAR ELEVATION - PART A
1/8" = 1'-0"



② BLDG A4 - REAR ELEVATION - PART B
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP)
2. ROOF SHINGLES OVER (2) LAYERS 1/2" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP)
11. BRICK VENEER
12. BRICK SILL (TYP)
13. STEEL RAILING SYSTEM AT 3' @ 4' F.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATHING - 4" FROM FACE OF STUD



ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE PROJECT AND HAS NOT CONDUCTED A FIELD SURVEY. THE DESIGNER HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE PROJECT AND HAS NOT CONDUCTED A FIELD SURVEY. THE DESIGNER HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE PROJECT AND HAS NOT CONDUCTED A FIELD SURVEY.

A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
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Sheet No.
A4.5C



PER REQUEST OF PLANNING STAFF, THE HIGHLIGHTED AREA IS TO RECEIVE A REFORESTATION TREATMENT IN
 ACCORDANCE WITH THE INTENT OF THE RURAL CONSERVATION GOALS TO REGENERATE THE FORESTED AREA.

AREA OF REFORESTATION - 4.38 ACRES
 300 TREES PER ACRE - 0.38 ACRES = 114 TREES TOTAL

REFORESTATION AREA PLANT SCHEDULE - 114 TREES	COMMON NAME	HEIGHT	NOTES
1	WILLOW OAK	8'-8"	SAPLINGS 12' O.C.
2	DOGWOOD	8'-8"	SAPLINGS 12' O.C.
3	SWAMP WHITE OAK	8'-8"	SAPLINGS 12' O.C.
4	SPRING OAK	8'-8"	SAPLINGS 12' O.C.
5	EASTERN RED CEDAR	8'-8"	SAPLINGS 12' O.C.

REFORESTATION AREA TO FOLLOW GUIDELINES:
 - NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300
 LARGE CANOPY TREES PER ACRE, APPROXIMATELY 12 FEET ON CENTER.
 - TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE
 CANOPY TREE.
 - REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED
 TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN
 TEN YEARS.
 - THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 4-8 FEET IN HEIGHT.
 - HORIZONTAL SLOPE WITH BREVE 1% STEEP SLOPE PER (BRNPK-38) AT A MIN. RATE OF 45% OR SHINIER
 W/ 1% STEEP SLOPE PER (BRNPK-38) AT A MIN. RATE OF 45% OR A COMPARABLE PRO. ADDING ANNUAL
 COVER CROP TO WYTHORDED 1% AS FOLLOWS: JANEB: OATS AT 30#/AC; SEPT/JAN: 14" VETER BITE GRASS AT
 30#/AC; MAR-AUG: BRODYTOP M FLEET AT 10#/AC.

LANDSCAPE PLAN BUFFER PLANT SCHEDULE	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES						
1	FRAXINUS GRANDIFOLIA	3" CAL. B/B	10'-12'	EVERGREEN AS SHOWN	BALANCED FULL TO GROUND	
2	PRUNUS SPINOSA	3" CAL. B/B	10'-12'	EVERGREEN AS SHOWN	BALANCED	
3	QUERCUS BICOLO	3" CAL. B/B	10'-12'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
UNDERSTORY TREES						
4	FRAXINUS GRANDIFOLIA	2" CAL. B/B	8'-10'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
5	QUERCUS BICOLO	2" CAL. B/B	8'-10'	EVERGREEN AS SHOWN	BALANCED	



12.09.2025
 NEW SHEET - 2/19/2026
 REVISED NOTES - 2/23/2026



VINTAGE KNOXVILLE WEST ***Knox County, Tennessee***

TRAFFIC IMPACT STUDY

Prepared for
VINTAGE KNOXVILLE WEST LLC

Prepared by



December 2025
Revised February 2026

VINTAGE KNOXVILLE WEST
KNOX COUNTY, TENNESSEE
TRAFFIC IMPACT STUDY

Prepared for

Vintage Knoxville West, LLC
1610 S. Church Street, Suite C
Murfreesboro, TN 37130



December 2025
Revised February 2026

Prepared by

CDM SMITH
Alexander Place
1100 Marion Street, Suite 300
Knoxville, Tennessee 37921

Project No. 312300

RECOMMENDATIONS

The analyses conducted and the review of the traffic volumes identified the following recommendations:

- Install signing for a multi-way STOP for the intersection of Everett Road and Yarnell Road with advance STOP AHEAD signs posted for Everett Road approaches.
- Minimize landscaping, using low growing vegetation, and signing at the Hickory Creek Residential Development access to Everett Road to ensure that safe sight distance is maintained.
- Develop the site accesses with a minimum 300-foot corner sight-distance as required for the Knox County standard.
- Post STOP signs (R1-1) for the proposed site access approaches to Everett Road.

Intersection design should conform to the recommended standards and practices of the American Association of State Highway and Transportation Officials, the Institute of Transportation Engineers, and the Knox County Engineering and Public Works Department.

CONCLUSION

The study of this proposed residential development evaluated the projected traffic conditions. Background traffic was determined using a 2.0-percent annual growth rate until the horizon year 2028 and includes the buildout of Everett Woods and two proposed multi-family developments to the west of Vintage Knoxville West. Traffic associated with the Vintage Knoxville West development was then generated and distributed to the proposed site accesses. Using the identified turning movements for the projected traffic conditions, unsignalized capacity and level of service analyses were conducted using the **Highway Capacity Manual**. Capacity and levels of service are found to be acceptable for the projected traffic conditions with the installation of a multi-way STOP for the intersection of Everett Road and Yarnell Road.

With the recommendations of this report, the efficient and safe flow of traffic should be maintained with the development of the Vintage Knoxville West development.

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/20/2026

Date to be Posted

03/06/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting



Applicant Signature

John Blankenship

Applicant Name

1/6/26

Date