



# BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name (Individual not company) Taylor D. Forrester o/b/o Walter Olszewski	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1111 N. Northshore Dr., S-700	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-584-4040	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email tforrester@lrwlaw.com		Other <input type="checkbox"/>

### THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
  Extension of Non-Conforming Use/or Structure  
 Appeal of Administrative Official's Decision
  Map Interpretation

### PROPERTY INFORMATION

Street Address 677 E Hill Ave. City, State, Zip Knoxville, TN, 37915  
 See [KGIS.org](http://KGIS.org) for Parcel # 095IC00406 City Council District # 6th and Zoning District DK-B

### VARIANCE REQUIREMENTS

#### City of Knoxville Zoning Ordinance Article 16, Section 16.3

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

### DESCRIPTION OF APPEAL

#### Describe your project and why you need variances.

This project is a multi-family residential building in the downtown district (DK-B). The building is required to provide transparency at the ground floor as outlined in table "5-4:DK Subdistricts Design Standards".

The ordinance stipulates the ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height.

This variance seeks to address disapproval Ref. no. 4 of the zoning review for IBC-NEW-23-0568

A variance is requested such that the ground floor of the front façade is permitted to provide a minimum transparency of 25%, measured between two and ten feet in height.

#### Describe hardship conditions that apply to this variance.

Owing to the site's topography and irregular shape, foundation walls are required to develop this site. A strict application of the specific requirements of the ordinance is impractical as a disproportionate large area of the building within two and ten feet of grade is foundation wall.

**Site plans and any other relevant information associated with the hardship must accompany this application.**

### APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE Taylor D. Forrester

Digitally signed by Taylor D. Forrester  
 DN: cn=Taylor D. Forrester, o=City of Knoxville, c=US, email=tforrester@lrwlaw.com  
 Reason: I am the author of this document  
 Date: 2023.11.08 10:29:00 -0500

DATE 11/8/2023

File #



**BOARD OF ZONING APPEALS APPLICATION**

**\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\***

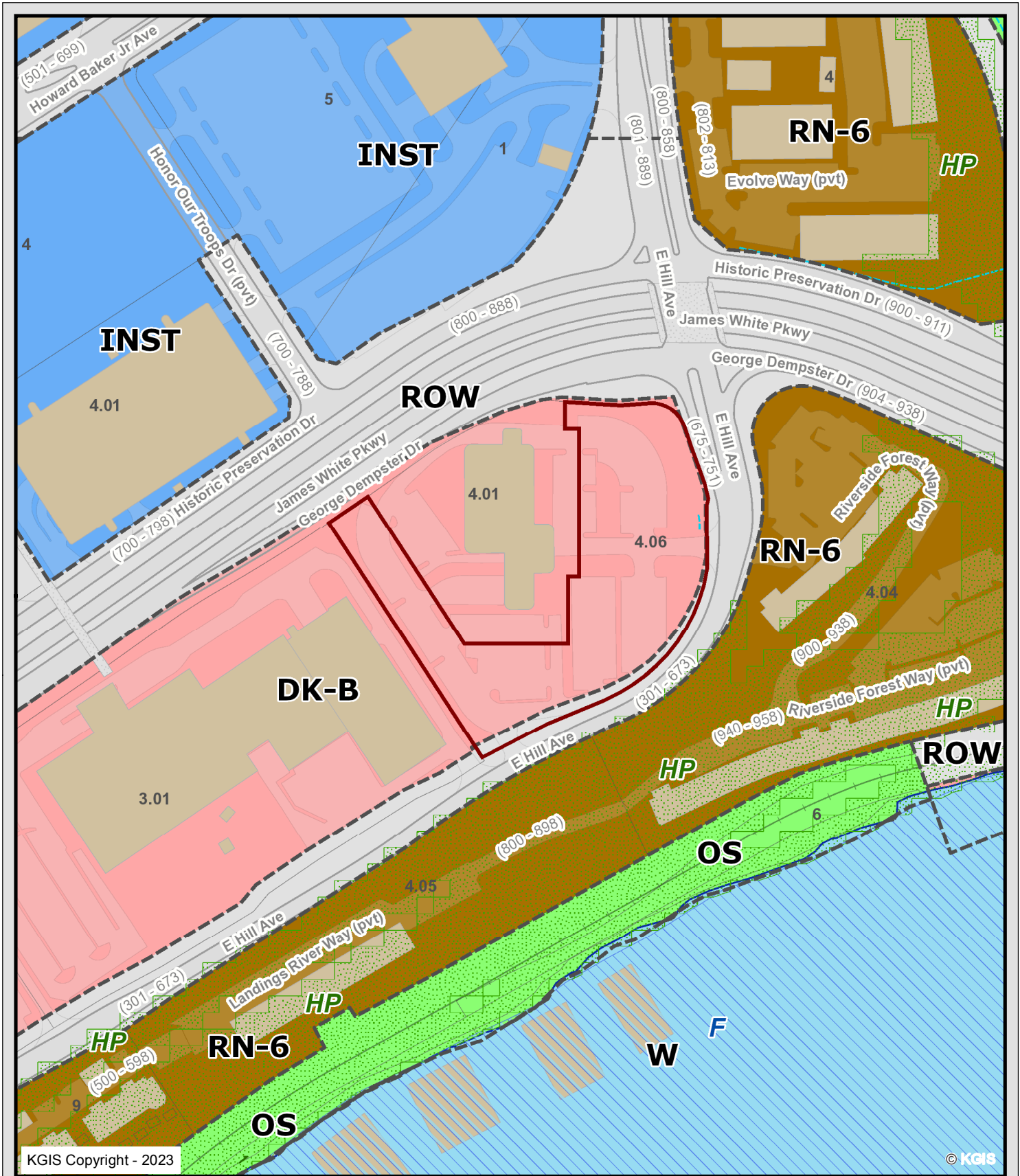
Is a plat required?    Yes      No  

**VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):**

*(This area is intentionally left blank for the applicant to provide variance request details and ordinance citations.)*

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



**677 E HILL AVE**

12-B-23-VA

TAYLOR FORRESTER

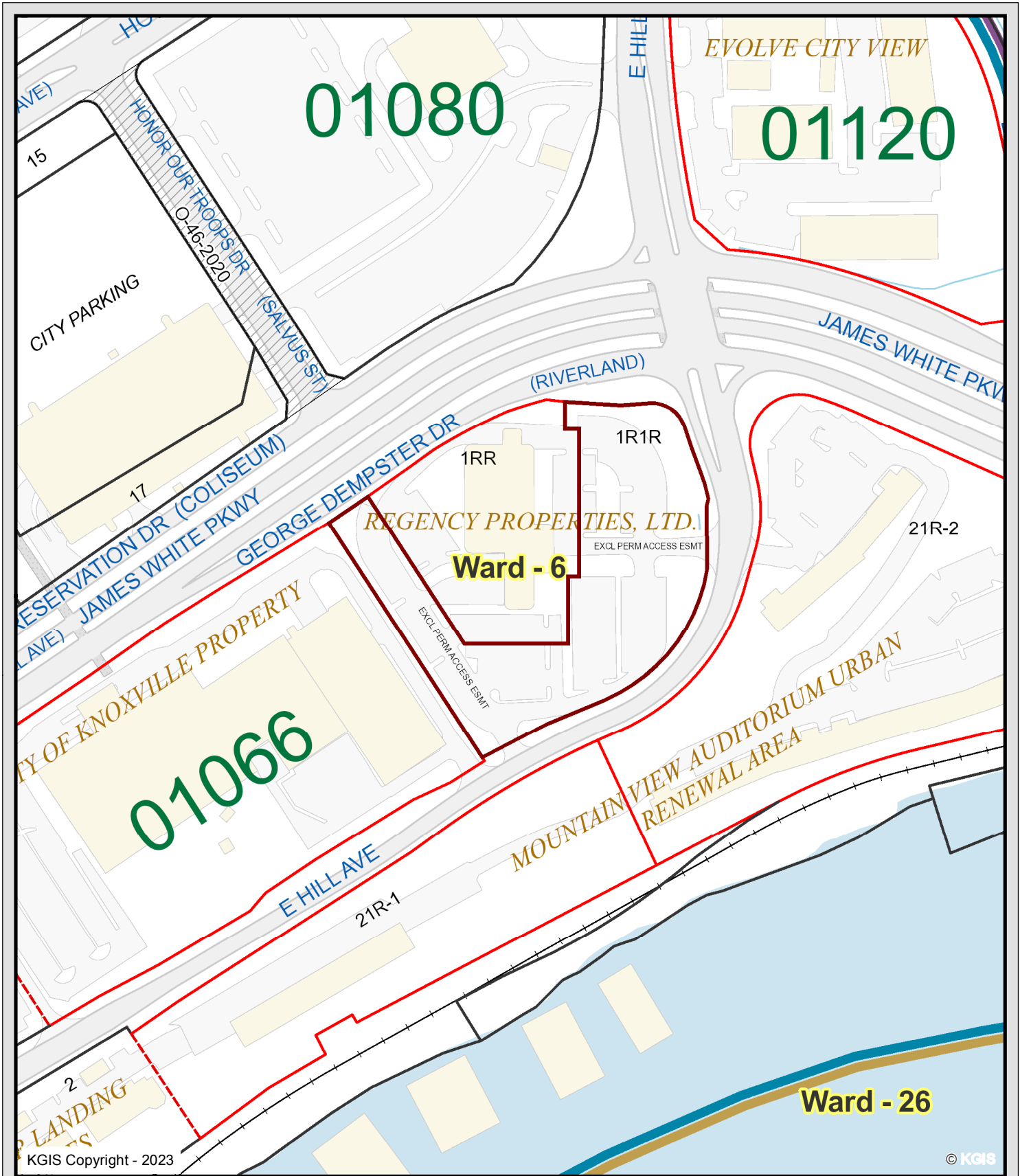
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677 E HILL AVE

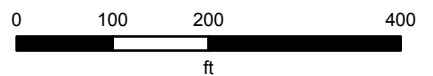
12-B-23-VA

TAYLOR FORRESTER

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**677 E HILL AVE**

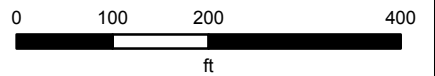
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TAYLOR FORRESTER

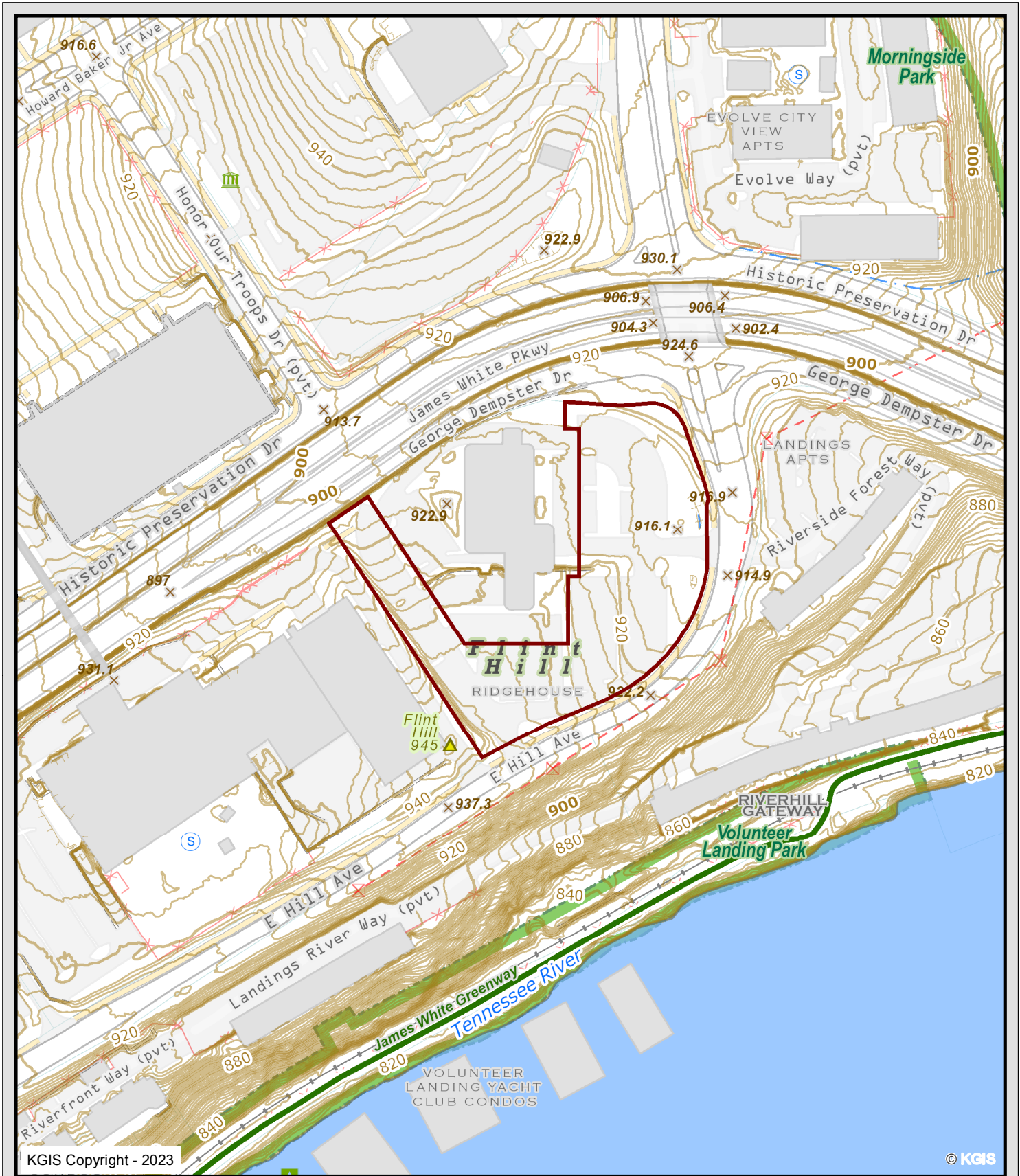
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# 677 E HILL AVE

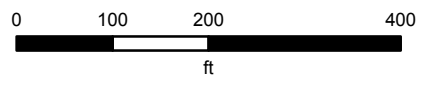
12-B-23-VA

TAYLOR FORRESTER

## Knoxville - Knox County - KUB Geographic Information System



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The attached exhibits are intended to: clarify the existing conditions of the site which cause a hardship, demonstrate the requested variance is the minimum adjustment necessary, and illustrate that granting a variance is in harmony with the general purpose and intent of the code and the resulting building is not in conflict with the General Plan for Development.

**Exhibit A. This Site Survey** communicates both a highly irregular site shape and also the sloping topography. The site falls from 935' at the south west corner of the site down 20.04' to 914.96' at Benchmark 1, and back up 6.04 ft to 921' at the north boundary of the site.

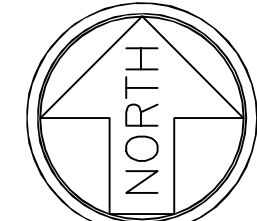
**Exhibit B. The Architectural elevations with transparency calculations** illustrate what is proposed as the basis for the request that a variance permit 25% transparency. Note that transparency has been added to the maximum extent possible at the portion of the building which functions as a clubhouse. This sheet also shows, in two site sections, the relationship between the building and the sidewalk at two locations.

**Exhibit C. The DRB Case file** describes the ways in which the proposed building aligns with the objectives stated in the applicable design guidelines. This document explains transparency is intended to enhance pedestrian interest in *commercial and office buildings*. It also indicates that elevating the first floor of apartment buildings so that pedestrians cannot look directly into the residence from the street level is a way of providing privacy and addressing safety concerns for residential buildings in the downtown district.

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## LEGEND

- LIGHT POLE
- CURB INLET
- SEWER MANHOLE
- CATCHER BASIN
- BILLIARD
- PATH LIGHT
- TRANSFORMER
- AT&T HANDHOLE
- ELECTRIC HANDHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- GENERATOR
- GAS VALVE
- FULL BOX
- TRAFFIC CONTROL
- FLAG POLE
- 
- MAGNETIC/CAP SET
- EXISTING MANHOLE
- SIGN
- STORM STRUCTURE ID



TN NAD83(2011)  
GRID NDRTH  
GRID NORTH IS BASED ON A BEARING OF  
N 59° 08' 42\"/>

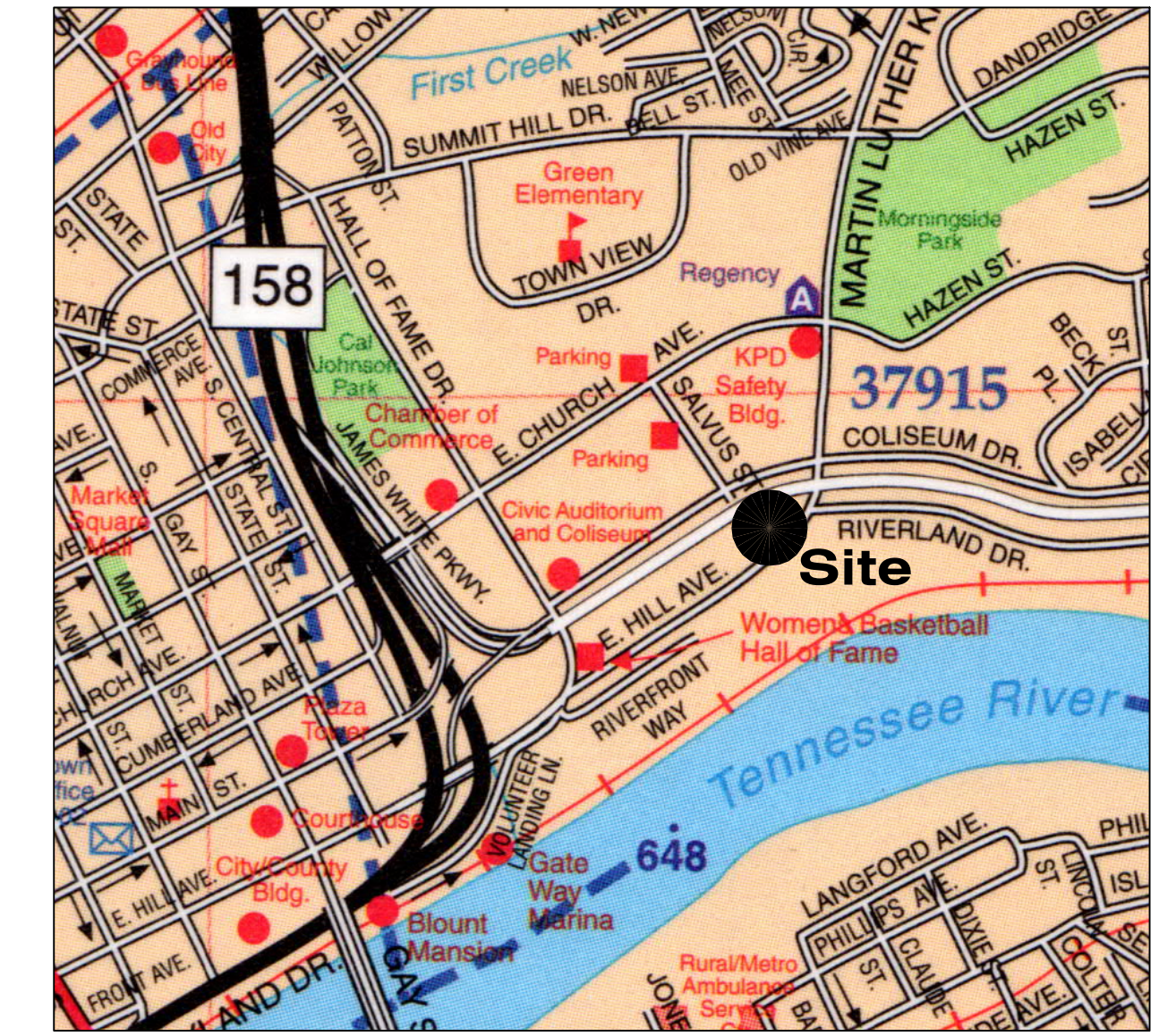
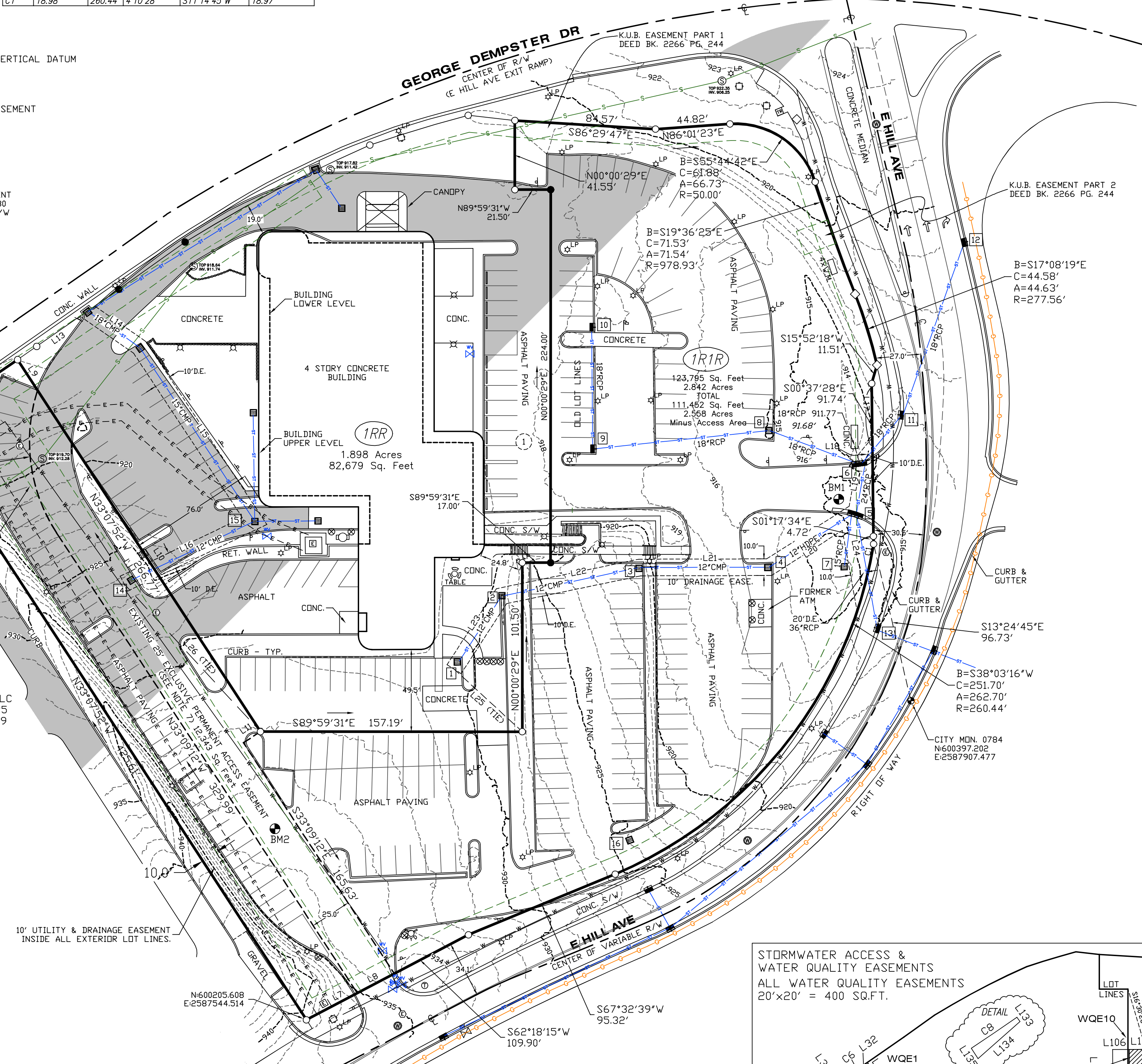
### LINETYPE LEGEND

- GAS LINE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER
- EASEMENT LINE

### ABBREVIATIONS

- CNCC. CONCRETE
- MON. MONUMENT
- NAV'D. NORTH AMERICAN VERTICAL DATUM
- RET. RETAINING
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- TYP. TYPICAL
- W.Q.E. WATER QUALITY EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	18.98'	260.44'	4°10'28"	S11°14'45\"/>	18.97'



### LOCATION MAP - NTS



- NOTES:
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - SUBJECT TO UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR DEED 0000001-0077291.
  - ZONED DK-B. SETBACKS ARE PER ZONING.
  - THE RIGHT-OF-WAY FOR JAMES WHITE PARKWAY AND E HILL AVE WAS ESTABLISHED USING TDOT RIGHT-OF-WAY PLANS, WHICH ARE ON FILE AT THE REGION 1 OFFICE, JAMES WHITE PARKWAY STATE PROJECT NO. 47024-2228-04 AND E HILL AVE PROJECT NO. 47952-357-04.
  - THE FOLLOWING WAIVERS WERE APPROVED BY THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT (PLAT 2020010-0011446):
    - A REDUCTION OF THE CORNER RADIUS AT THE STREET INTERSECTION FROM 75 FEET TO 50 FEET.
    - A REDUCTION OF RIGHT-OF-WAY DEDICATION REQUIREMENT TO 20-FOOT DOWN FROM 30-FOET FROM CENTERLINE OF GEORGE DEMPSTER DRIVE.
    - A REDUCTION OF RIGHT-OF-WAY DEDICATION REQUIREMENT TO DESIGN AS SHOWN (27-FOET MINIMUM) DOWN FROM 35-FOET FROM CENTERLINE OF E HILL AVE.
  - EXISTING EXCLUSIVE PERMANENT ACCESS EASEMENT RECORDED AT INSTRUMENT 20200100011445.
  - THE PROPERTY OWNER(S) IS (ARE) RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. SEE COVENANTS DOCUMENT RECORDED WITH THE REGISTER OF DEEDS AS INSTRUMENT NO. 202202160063672.
  - A ONE-FOOT CONTOUR INTERVAL IS SHOWN. THE ELEVATION DATUM IS NAVD88.

SEE USE ON REVIEW FILE 2-A-20-UR, WHICH IS SUBJECT TO THE FOLLOWING CONDITIONS:

- Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures), Article 5, Section 7. (Off-street parking, access, driveways, and landscaping requirements), and Article 5, Section 7.J. (Parking Lot Landscaping).
- Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
- Meeting all applicable requirements of the utility provider.
- Meeting all requirements of the City of Knoxville Department of Engineering.
- Prior to any Certificate of Occupancy being granted with respect to the indoor storage facility, the Applicant must record a plat to subdivide the property into two lots substantially as shown on plan sheet C2A (Exhibit A - Subdivision Exhibit provided by the applicant and prepared by Fulphum, MacIndoe, & Associates, Inc.).
- Once the property is platted per condition 5, this Use on Review approval applies only to the 1.98 acre lot (Parcel A, sheet C2A) and not to the remaining approximately 2.73 acre lot (Parcel B, sheet C2A) which is, and shall continue to be, zoned DK-B.

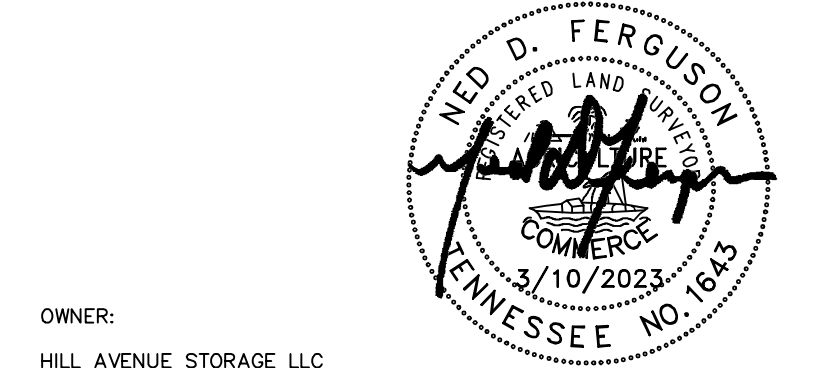
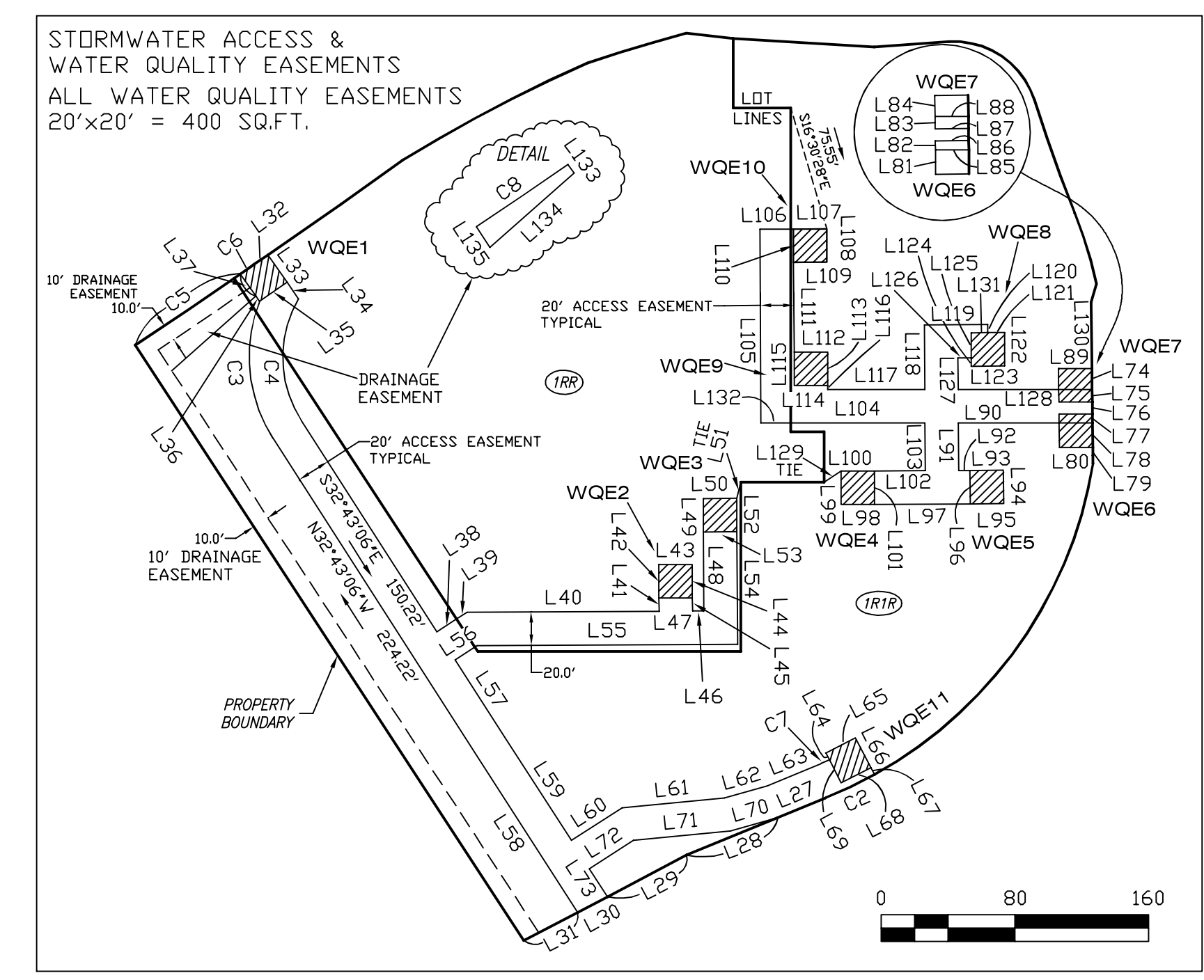
STRUCT.	TOP	INVERT IN	INVERT OUT
1	930.00	N/A	926.84 12"CMP
2	928.94	924.09 12"CMP	924.09 12"CMP
3	921.53	916.43 12"CMP	916.43 12"CMP
4	915.25	911.19 12"CMP	911.19 12"HDPPE
5	914.60	907.80 12"HDPPE	907.80 24"RCP
6	914.87	911.53 18"RCP(B)	908.18 24"RCP
7	913.27	N/A	909.40 15"RCP
8	914.72	909.06 18"RCP	909.06 18"RCP
9	916.87	911.39 18"RCP	911.39 18"RCP
10	917.36	N/A	912.34 18"RCP
11	915.72	910.72 18"RCP	910.72 18"RCP
12	918.60	N/A	913.74 18"RCP
13	914.95	904.85 36"RCP	904.85 36"RCP
14	926.22	N/A	920.87 12"CMP
15	918.60	915.40 12"CMP	920.87 12"CMP
16	923.89	920.09	920.09
STRUCTURE 16 IS SITED IN UNABLE TO DETERMINE DESTINATION			

CURVE	ARC DIST.	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	32.50'	260.44'	7°08'57"	S64°33'49\"/>	32.46'
C3	85.64'	91.40'	53°11'16"	N05°39'38\"/>	82.55'
C4	76.70'	70.00'	62°46'52"	S01°19'40\"/>	72.92'
C5	76.07'	2876.57'	1°30'55"	N55°54'46\"/>	76.07'
C6	9.39'	2876.57'	0°11'13"	N55°03'42\"/>	9.39'
C7	5.54'	240.44'	1°19'12"	N66°15'57\"/>	5.54'
C8	66.37'	2886.57'	1°19'03"	N55°48'50\"/>	66.37'

Point	Northing	Easting	Elevation	Description
BM1	600518.246	2587864.152	914.96	MAGNAIL/CAP
BM2	600320.348	2587925.647	933.64	MAGNAIL/CAP



Call Before You Dig 1-800-351-1111  
Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 0820-3--06.)



### TOPOGRAPHIC SURVEY OF LOT 1R1R REGENCY PROPERTIES, LTD.

PLAT REF: 20221114-0029055 SCALE: 1"=40'  
PARCEL(S): 0951C00406  
COUNTY/DISTRICT: KNOX/1  
CITY: KNOXVILLE WARD/BLCK: 6/01066 DATE: 3/10/2023

Ned D. Ferguson, R.L.S.  
205 Lamar Avenue  
Clinton, TN 37716  
Phone: (865) 689-6169  
Fax: (888) 232-8718 Toll Free  
www.PLSurvey.com

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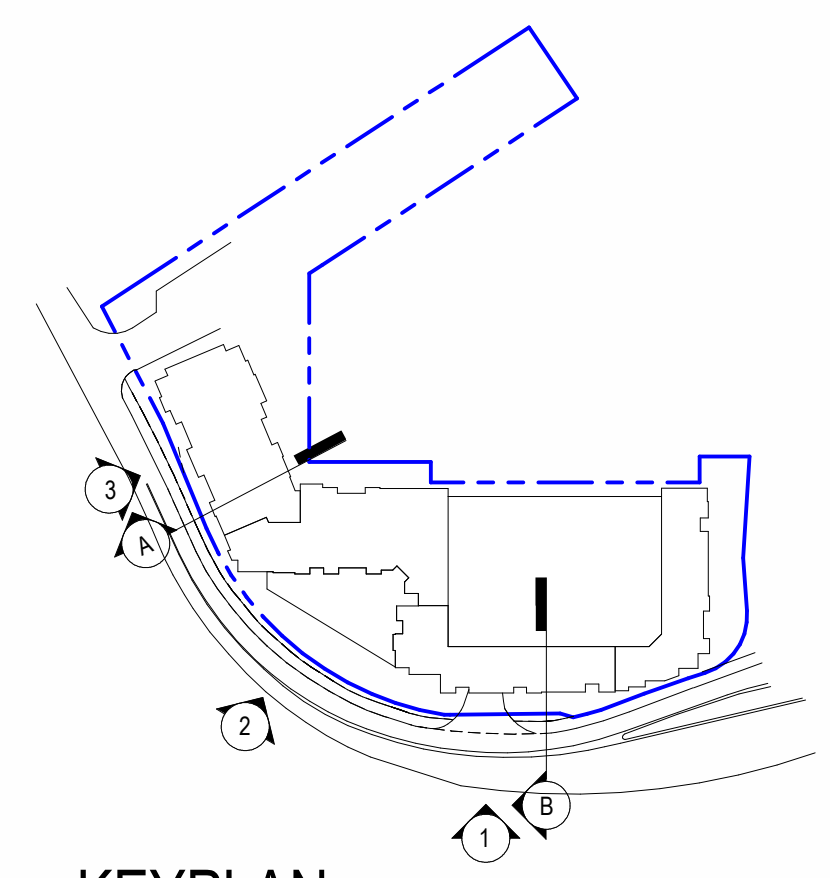
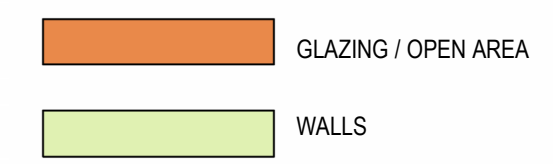
# EXHIBIT B



## GLAZING CALCULATIONS

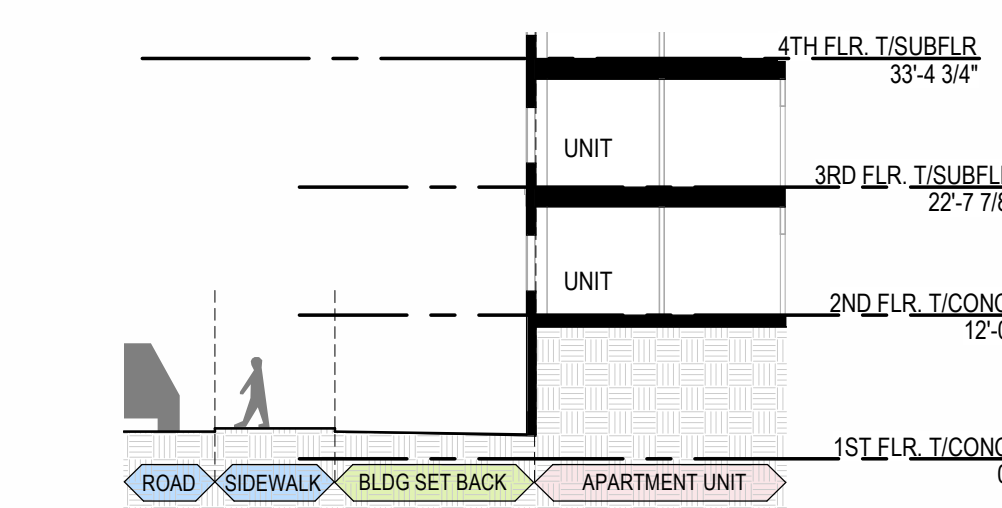
MEASURED 2' TO 10' ABOVE GRADE WHERE IT MEETS THE BUILDING

	TOTAL	GLAZING	WALLS	PERCENTAGE
PART 01	2223.89 SQ.FT.	496.28 SQ.FT.	1727.61 SQ.FT.	22%
PART 02	1057.15 SQ.FT.	478.9 SQ.FT.	578.25 SQ.FT.	45%
PART 03	1444.26 SQ.FT.	119.13 SQ.FT.	1325.13 SQ.FT.	8%
	4725.3 SQ.FT.	1094.31 SQ.FT.	3630.99 SQ.FT.	25%

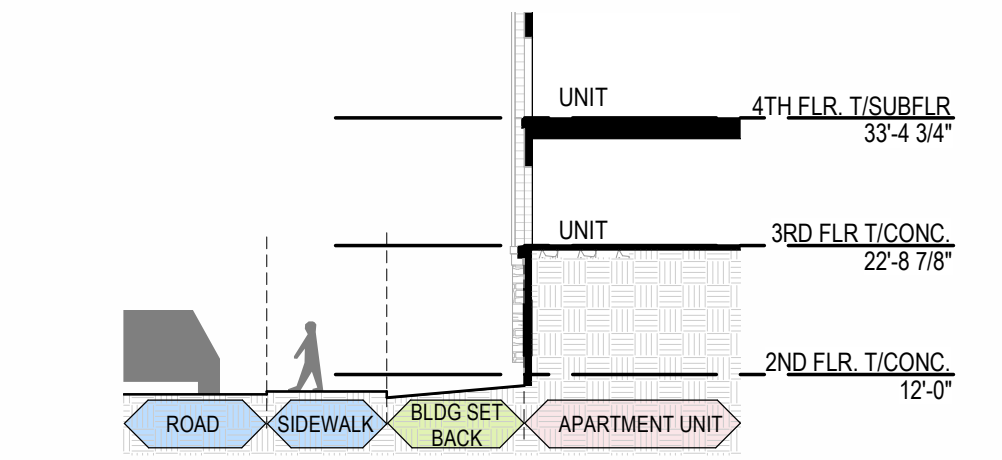


KEYPLAN

3 TRANSPARENCY CALC - BLDG C-2 ELEVATION  
1/16" = 1'-0"



B ROAD SECTION B  
1/16" = 1'-0"



A ROAD SECTION A  
1/16" = 1'-0"

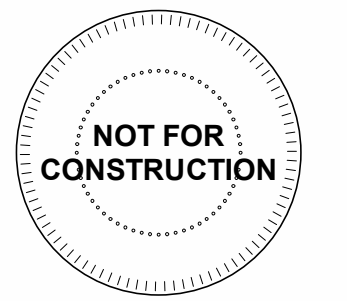


2 TRANSPARENCY CALC - BLDG A-2 ELEVATION  
1/16" = 1'-0"



1 TRANSPARENCY CALC - EAST ELEVATION  
1/16" = 1'-0"

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES  
P. 913.831.1415  
F. 913.831.1563  
NSPIARCH.COM  
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A New Multifamily Project for:  
**RIDGEHOUSE CAPITAL**  
677 E HILL AVE.  
KNOXVILLE, TENNESSEE

PERMIT RELEASE LOG  
09.29.23 PERMIT SET  
REVISIONS  
JOB NO. 115522  
DATE 09.29.2023  
DRAWN BY MNK, GV  
PERMIT SET  
SHEET NAME  
TRANSPARENCY CALCULATIONS Copy 1  
SHEET NO.

**A302A**



# EXHIBIT C

**DESIGN**  
REVIEW BOARD

## Staff Report

Design Review Board

File Number: 3-B-23-DT

**Meeting:** 3/15/2023  
**Project:** New Multi-Family Development (Revised)  
**Applicant:** Cole Tarlas Ridgehouse Companies

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### Property Information

**Location:** 701 E. Hill Ave. **Parcel ID** 95 I C 00406  
**Zoning:** DK (Downtown Knoxville)  
**Description:**

Minor revisions to previously approved new multi-family construction on a surface parking lot surrounding an existing building (8-F-22-DT).

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### Description of Work

Level III Construction of a New Building/Structure

Revisions to previous submission (8-F-22-DT) relating to building footprint and heights, garage, and exterior elements.

**SUMMARY:** Proposed new 5-6 story, multi-family construction (five stories of residential apartments above a basement level). The new building is proposed for an irregularly-shaped site at the intersection of E. Hill Avenue and James White Parkway; the site features an existing building recessed towards the west and a surface parking lot. The building will feature an internal four-story parking garage adjoining the east side of the existing building; the multi-family building will wrap around the north, west, and south of the central parking garage and occupy most of the remaining property. An irregularly-shaped, two-story amenity space and second-story pool will align with the southeastern corner of E. Hill Avenue. The shape of the amenity space and pool has been revised from the previous submission.

**SITE LAYOUT AND ACCESS:** The parking garage will be accessed on the east elevation via an existing approximately 28' wide driveway extending west from E. Hill Avenue, leading to the lowest level of the interior parking garage. A second, existing access from the south/southeast corner of the property will remain, providing access to the surface parking on the west side. Pedestrian access is limited to internal points on the west elevation. The shape of the garage has been somewhat revised from the previous submission.

**DESIGN ELEMENTS:** The flat-roof building rests on a foundation clad in stone veneer. The design features alternating vertical bands of cementitious lap siding (in multiple colors), wood-look cementitious siding, board-and-batten composite siding, and stucco. Recessed bays alternate with slightly projecting bays. The windows are full-light storefront windows of multiple rectangular sizes, some featuring full-light entry doors to balconies. The roofline features a multi-tiered parapet cornice with a sheet metal cap. Balconies are prefinished black aluminum guardrails. The amenity space with a second-story pool is triangular in shape and will be clad in brick with cast stone insets, bases, and caps, and aluminum storefront windows below. The vertical massings of lap siding have been revised from the previous submission.

The application also includes a landscaping plan including tree and shrub plantings around E. Hill Avenue and the retention of multiple existing trees to the rear of the site. There is no exterior mechanical equipment depicted in the drawings. Depicted lighting includes sconce patio lighting and internally illuminated signage.

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## Applicable Design Guidelines

### Downtown Design Guidelines

#### A. Public Realm

3. Parking Facilities: it is important to ensure that parking facilities (both public and private) are safe, accessible, and clearly marked. New parking facilities should be designed to be attractive, compatible additions to downtown. In general, new parking facilities should remain subordinate to the street scene.

3a. Create parking garages that do not contain blank walls. Allow for future commercial uses that may not be feasible at the time of construction.

3b. Locate parking garages under structures, or provide for retail, residential, or office uses that line the garage. Corner locations are preferable for commercial uses.

3d. Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing, and landscaping.

36. Access to parking garages should not limit options for future development of contiguous or adjoining space, especially on corners.

#### B. Private Realm

##### 1. Building Mass, Scale, and Form

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings, however, there is still a need for buildings that respond to pedestrians. The use of 'human-scale' design elements is necessary to accomplish this. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as upper-story setbacks, covered entries, and window size and placement.

1a. Maintain a pedestrian-scaled environment from block to block.

1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge.

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.

1d. Divide large buildings into 'modules' that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.

1e. Avoid blank walls along street-facing elevations.

##### 2. Building Location

It is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.

2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas is to be more than half the length of the block.

2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.

2c. Maintain sight lines to historic buildings that were originally located in an open setting, providing setbacks for new buildings next to historic structures in order to preserve views.

2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

##### 3. Building Materials

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

#### 4. Architectural Character

Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.

**4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.**

4c. Scale first floor signs to pedestrians.

4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.

4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

4f. Encourage the use of “green roofs” and other sustainable practices, while minimizing the visual impact from the street.

#### 5. Ground Floor Doors and Windows

Entrances and ground floor windows should foster pedestrian comfort, safety, and orientation. Not every building downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

5a. Use consistent rhythm of openings, windows, doorways, and entries.

5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.

5c. Design entrances according to the proportions of the building’s height and width.

5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the façade.

#### 6. Residential Buildings

Solely residential buildings, such as townhouses and apartment buildings, are rare in downtown Knoxville. Privacy and safety are concerns with residential units that meet the sidewalk. Mixed use buildings, with apartments above shops or offices, can avoid these challenges and add to downtown vitality.

**6a. Elevate the first floor of townhouses and apartment buildings so that pedestrians cannot look directly into the residence from the street level.**

6b. Design entrances to residential buildings so that access is separated from pedestrian flow on the sidewalk.

6c. Encourage the development of mixed-use buildings with apartments over lower-story commercial uses.

#### 7. Mechanical Equipment and Service Utilities

7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.

7b. Do not locate units on a primary façade.

7c. Screen rooftop vents, heating/cooling units, and related utilities with parapet walls or other screens. Consider sound-buffering as part of the design.

7d. Locate utility connections and service boxes on secondary walls.

7f. Screen dumpsters from view.

#### A. The Boulevard District

1a. Separate new buildings from the sidewalk with lawn or other landscaped area.

1b. Plant native or naturalized trees and other landscape materials in the open spaces.

1c. Compliment the architecture and landscaping of adjoining property.

1d. Allow for plazas or similar quasi-public spaces in a portion of these private open spaces.

- 2a. Design building entrances to be clearly oriented to the street.
  - 2b. Encourage building forms that are complimentary to the mass of adjacent buildings.
  - 2c. Design building elevations to compliment the buildings along the side or back streets when buildings are to face more than one street.
  - 2d. Screen service facilities or incorporate them into the design of new buildings so that they are not obtrusive.
- 

## Comments

1. This revised submission addresses minor modifications to the garage, building heights and footprints, and exterior design which exceed what can be approved by staff. Findings from the previous review are reiterated below. Overall, the revised submission meets the intent of the design guidelines and is comparable to the previous submission, with minor shifts in siding elements and vertical massings. The applicant has also revised the garage exterior cladding to match the corner pool area.
2. The property is an outlier of DK zoning, located to the far east of other DK-zoned properties. Previously zoned C-2, the property would not have been subject to design review prior to the new zoning ordinance. The surrounding area is characterized by large architectural and highway development developed in the late 1960s and 1970s, along with new construction multi-family buildings to the south and southwest adjacent to the river. The surrounding area lacks a consistent building pattern or historic context (compared to existing blocks on Gay Street, for example).
3. The application includes surface parking to the west of the property and a four-story parking garage. Both parking areas will use existing access points; no new curb cuts will be created. The four-story parking garage will be minimally visible from the public right-of-way, as the building wraps around the north, east, and south elevations and adjoins an existing building. The building wrap is a creative solution to provide parking while ensuring "new parking facilities remain subordinate to the street scene." The existing access points meet the intent of the design guidelines, as they will not create additional safety issues for pedestrians and will not create new curb cuts in the sidewalk. The final site plan and parking layout should meet all City Engineering standards. The revised cladding on the garage avoids the previous submission of a large concrete garage and connects the garage elements with the corner amenity area.
4. The design incorporates alternating vertical bands of materials, alternating vertical recessions or projections, balconies, and full-light windows. There is a sufficient amount of upper-level transparency on all elevations; the proposal avoids large swaths of siding with no windows. The proposal includes a consistent rhythm of openings, windows, doorways, and entrances. The guidelines recommend dividing large buildings into "'modules' that are similar in scale to traditional downtown buildings" with a "recognizable base, middle, and top on all exposed elevations." The design includes vertical bands to break up the massing, along with a brick foundation base and a parapet-topped roofline.
5. The overall design does not include any commercial or retail uses on the first story. Many guidelines encourage incorporating first floor uses that are open to pedestrians and draw walk-in traffic. This area of downtown is largely residential, marked by wide multi-lane roads, and does not feature many other commercial or retail spaces. Guidelines encourage creating a "largely transparent and consistent rhythm of entrances and windows" on the ground floor. The proposal includes windows, balconies, and full-height doors at the first floor, along with additional transparency on the corner below the pool deck, though the topography and foundation design will create some blank walls at the pedestrian level along E. Hill Avenue. Overall, there is sufficient ground-level transparency to meet the guidelines. Final elevation drawings should confirm the design meets all design standards for the DK-B zoning.

The guidelines for the Boulevard subdistrict do recommend that "building entrances be clearly oriented to the street.: The Board may choose to discuss the orientation of building entrances on the design.

6. Guidelines recommend the use of building materials that "relate to the scale, durability, color, and texture of the predominate building materials in the area." The surrounding area does not demonstrate much continuity in materials; adjacent residential development is new construction, clad in fiber cement lap siding. In the opinion of staff, the vertical "wood-look" fiber cement siding provided as an accent does not usually complement the character of downtown Knoxville, as unfinished wood siding would not have been applied to multi-story downtown buildings. In this instance, it is on recessed massings in an area characterized by new construction, and may be appropriate.

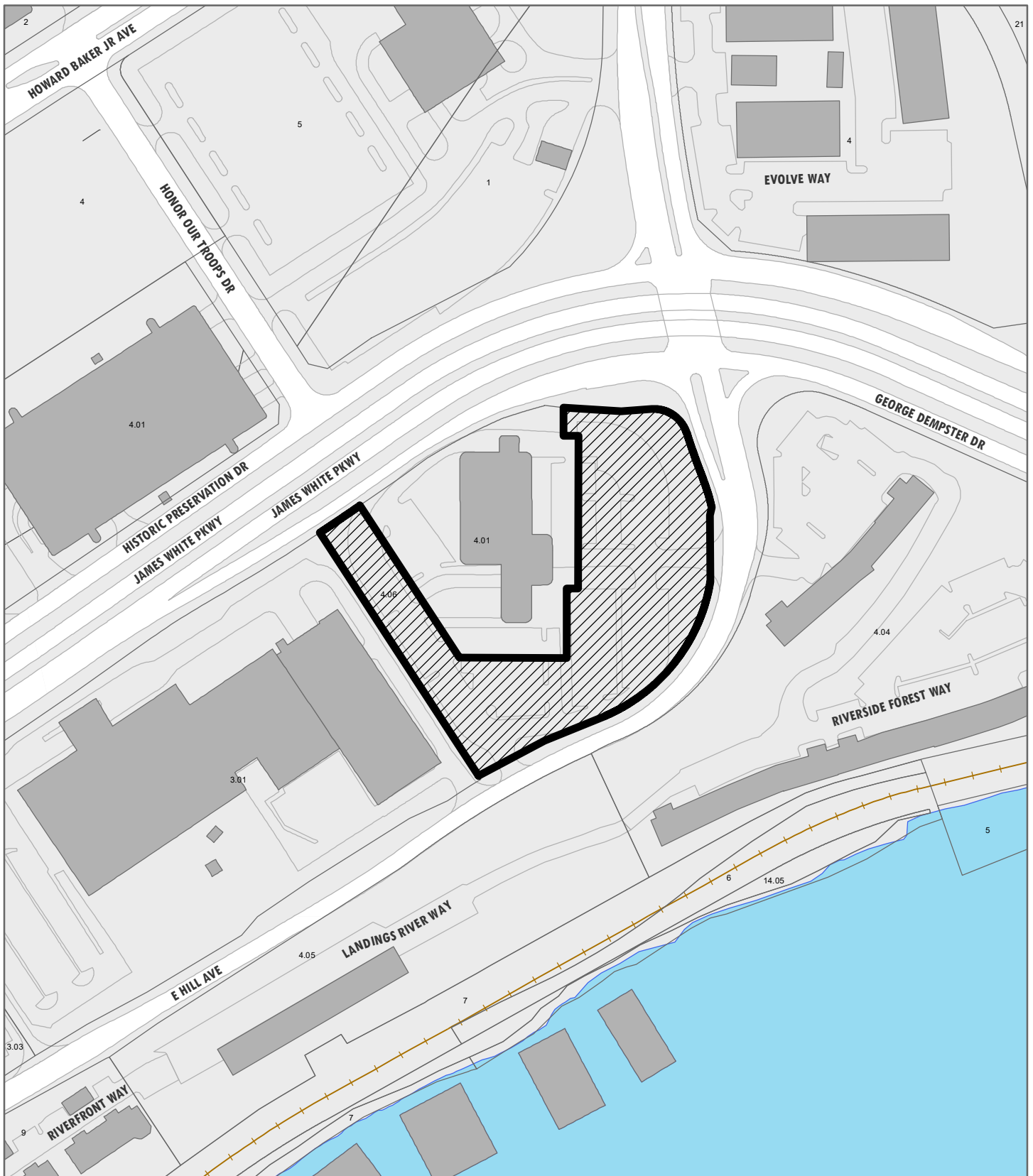
7. The application does not include details on lighting or mechanical equipment and service utilities. Any exterior mechanical equipment or service utilities should be located on secondary elevations and receive screening if necessary to meet the guidelines. Lighting should meet City standards for exterior lighting.

---

## **Recommendation**

Staff recommends APPROVAL of Certificate 3-B-23-DT, subject to the following conditions:

- 1) Final site plan and parking garage to meet City Engineering standards;
- 2) Final landscaping plan to meet standards of City zoning code (12.2) and design guidelines;
- 3) Any mechanical equipment or service utilities incorporated in construction drawings should be placed on secondary elevations and receive screening as necessary;
- 4) Signage to return to Design Review Board as a separate application;
- 5) Final project to comply with any applicable redevelopment agreements with the City of Knoxville.



**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**

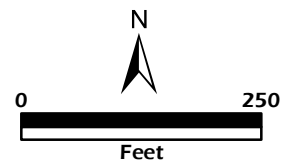
**3-B-23-DT**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



701 E. Hill Ave.  
Level 3: Construction of new  
building/structure

Original Print Date: 3/2/2023  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board

Petitioner: Cole Tarlas Ridgehouse  
Companies





# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Ridgehouse Companies

Applicant

2/27/2023

3/15/2023

3-B-23-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

Owner  Contractor  Engineer  Architect/Landscape Architect

Cole Tarlas/TJ Redmond/Walter Olszewski/Tim Homburg/

Ridgehouse/NSPJ Architects/LRW

Name Taylor Forrester

Company

1600 S. Brentwood Blvd, Suite 220

St. Louis

MO

63144

Address

City

State

Zip

314-239-6363

ctarlas@ridgehouseco.com/tjredmond@ridgehouseco.com/walter@ridgehouseco.com

Phone

Email

thomburg@nspjarch.com/tforrester@lrwlaw.com

## CURRENT PROPERTY INFO

Hill Avenue Storage LLC/Jeff Grubb

2121 Old Gatesburg Road, State College, PA 16803

814-441-4000

Owner Name (if different from applicant)

Owner Address

Owner Phone

701 E. Hill Ave

095IC00406

Property Address

Parcel ID

Knoxville, TN

DK-B

Neighborhood

Zoning

## AUTHORIZATION



Lindsay Crockett

2.27.23

Staff Signature

Please Print

Date



Cole Tarlas

2/27/2023

Applicant Signature

Please Print

Date



# REQUEST

DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

**See required Downtown Design attachment for more details.**

Brief description of work: Ridgehouse intends to build 194 Class-A multifamily units with 10% workforce housing units. There will be a 4-story parking garage as well as a surface lot with 282 total stalls. The project will consist of state-of-the-art amenities including a luxury pool, fitness center, and dog park.

Since our last submittal, we have improved our elevations on the parking garage as well as update the exterior facade on the base of the building to show stone and brick.

HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

**See required Historic Zoning attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

**See required Infill Housing attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

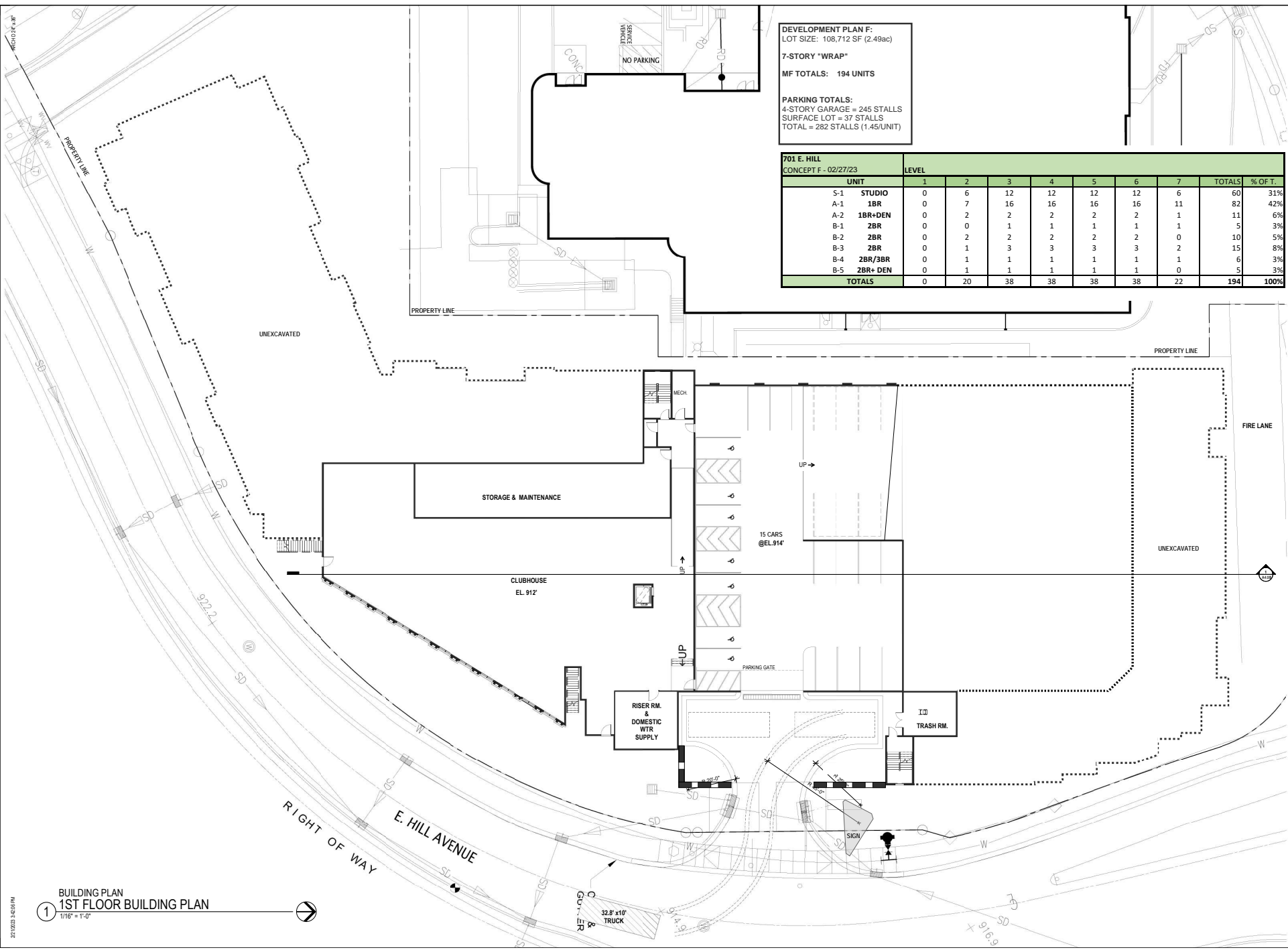
**\$50.00**

FEE 2:

FEE 3:

**TOTAL:**

**\$50.00**



**DEVELOPMENT PLAN F:**  
 LOT SIZE: 108,712 SF (2.49ac)  
**7-STORY "WRAP"**  
**MF TOTALS: 194 UNITS**

**PARKING TOTALS:**  
 4-STORY GARAGE = 245 STALLS  
 SURFACE LOT = 37 STALLS  
 TOTAL = 282 STALLS (1.45/UNIT)

701 E. HILL CONCEPT F - 02/27/23		LEVEL							TOTALS	% OF T.
UNIT		1	2	3	4	5	6	7		
S-1	STUDIO	0	6	12	12	12	12	6	60	31%
A-1	1BR	0	7	16	16	16	16	11	82	42%
A-2	1BR+DEN	0	2	2	2	2	2	1	11	6%
B-1	2BR	0	0	1	1	1	1	1	5	3%
B-2	2BR	0	2	2	2	2	2	0	10	5%
B-3	2BR	0	1	3	3	3	3	2	15	8%
B-4	2BR/3BR	0	1	1	1	1	1	1	6	3%
B-5	2BR+DEN	0	1	1	1	1	1	0	5	3%
<b>TOTALS</b>		<b>0</b>	<b>20</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>22</b>	<b>194</b>	<b>100%</b>

**NSPJ ARCHITECTS**  
 ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 ENERGY SERVICES

P: 913.831.1415  
 F: 913.831.1563  
 NSPJARCH.COM  
 3515 W. 25TH ST., SUITE 201  
 PRAIRIE VILLAGE, KS 66208



A New Multifamily Project for:  
**RIDGEHOUSE CAPITAL**  
 701 E HILL AVE.  
 KNOXVILLE, TENNESSEE

DRAWING RELEASE LOG

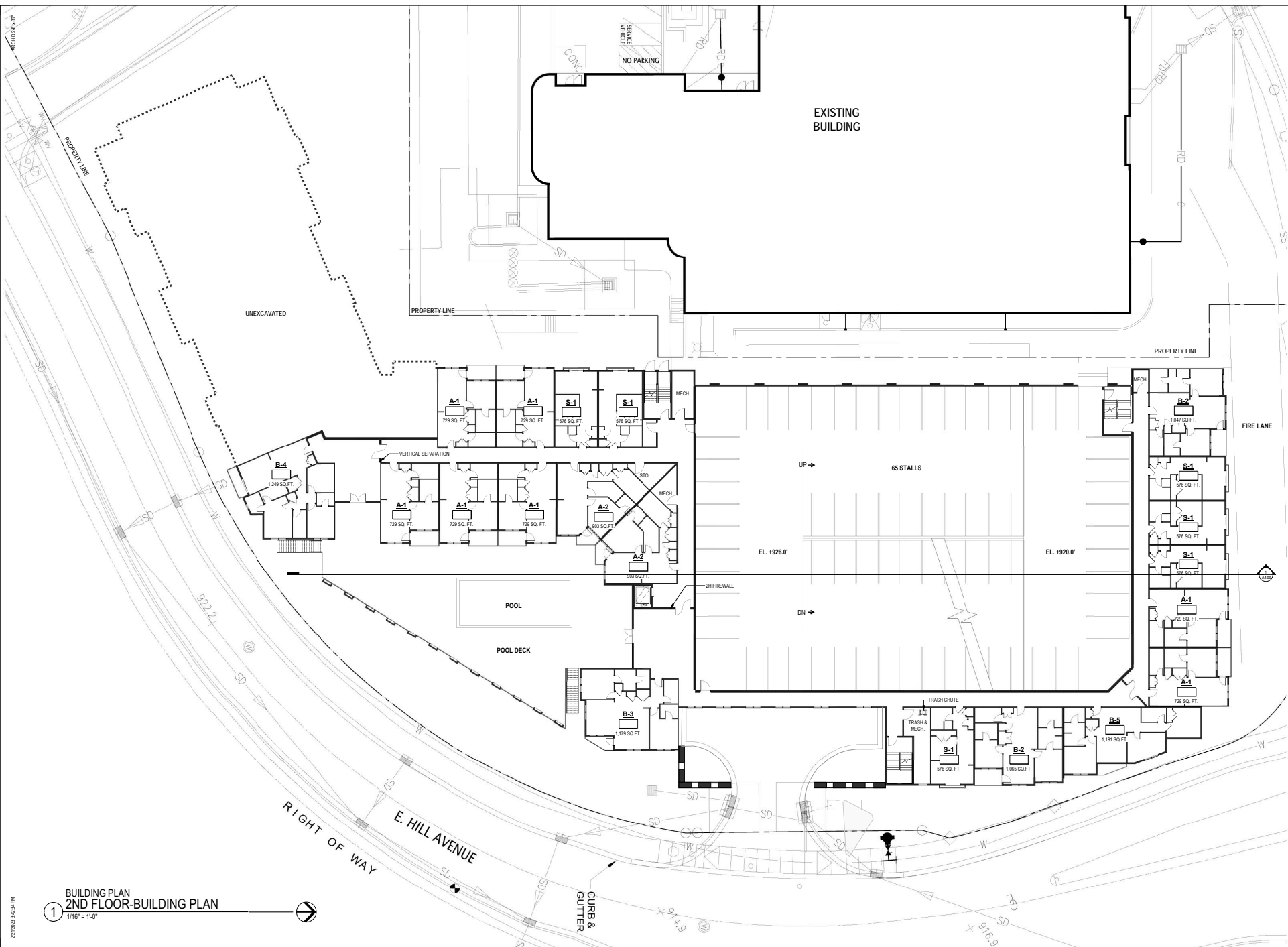
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JOB NO: 715522 DATE: 02.15.23  
 DRAWN BY: Author  
 PROJECT STATUS: VOL #  
 SHEET NAME: BUILDING PLAN 1ST FL

SHEET NO. **A2.01**

**1** BUILDING PLAN  
 1ST FLOOR BUILDING PLAN  
 1/16" = 1'-0"

2/2/2023 3:40:08 PM



ARCHITECTURE  
 LANDSCAPE  
 ARCHITECTURE  
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**NSPJ**

ARCHITECTS<sup>INC.</sup>  
 3515 W. 25TH ST., SUITE 201  
 PRAIRIE VILLAGE, KS 66208  
 P: 913.831.1415  
 F: 913.831.1563  
 NSPJARCH.COM  
 4-913-831-1415



A New Multifamily Project for:

**RIDGEHOUSE CAPITAL**  
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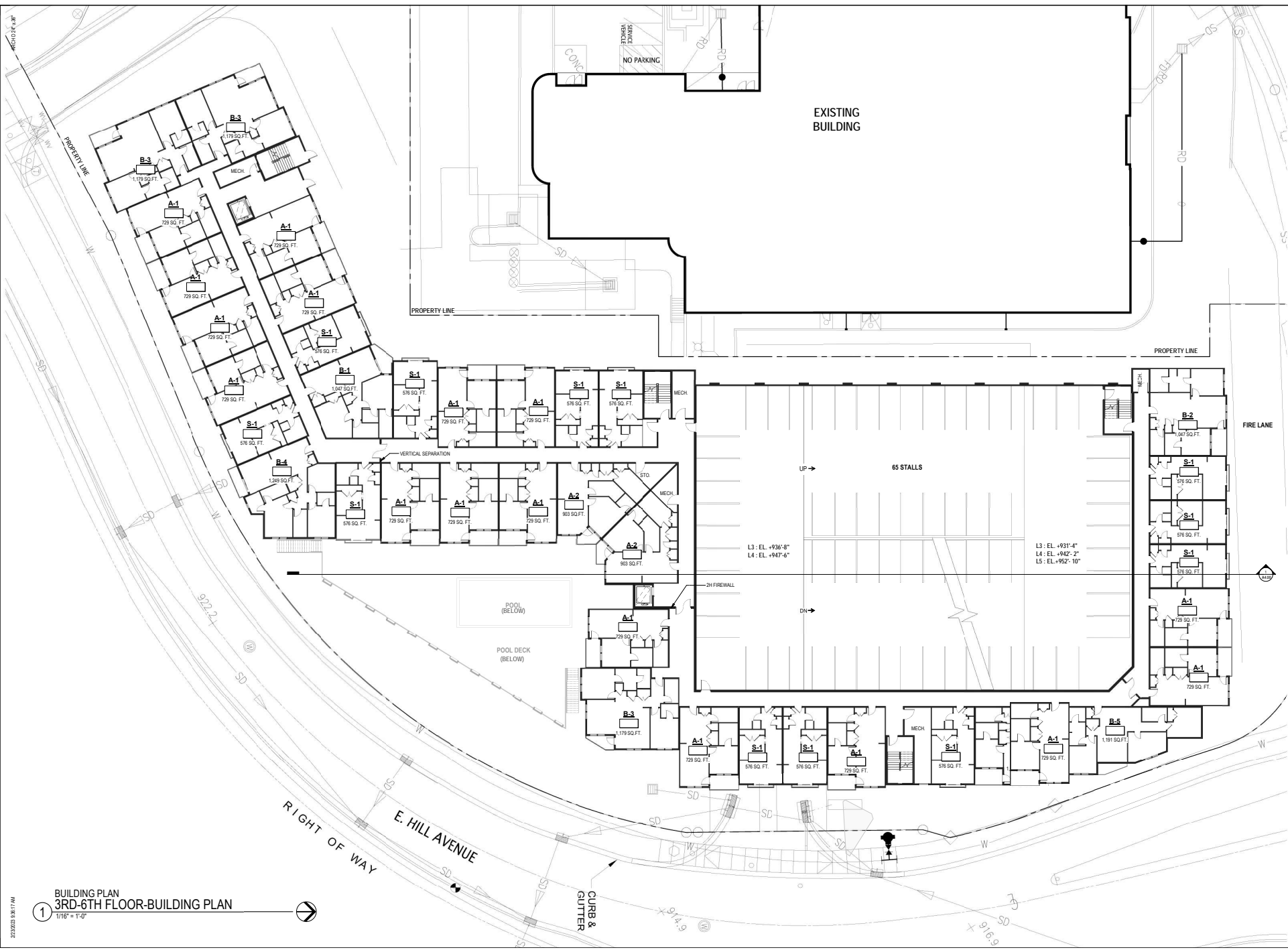
REVISIONS

JOB NO: 715522 DATE: 02.15.23  
 DRAWN BY: Author  
 PROJECT STATUS: VOL. #  
 SHEET NAME: BUILDING PLAN 2ND FL

SHEET NO. **A2.02**

1 BUILDING PLAN  
 2ND FLOOR-BUILDING PLAN  
 1/16" = 1'-0"

DATE PLOTTED: 02/15/23 10:00 AM



**BUILDING PLAN**  
**3RD-6TH FLOOR-BUILDING PLAN**  
 1/16" = 1'-0"

**NSPJ**  
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 ARCHITECTURE  
 ENERGY SERVICES



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 KNOXVILLE, TENNESSEE

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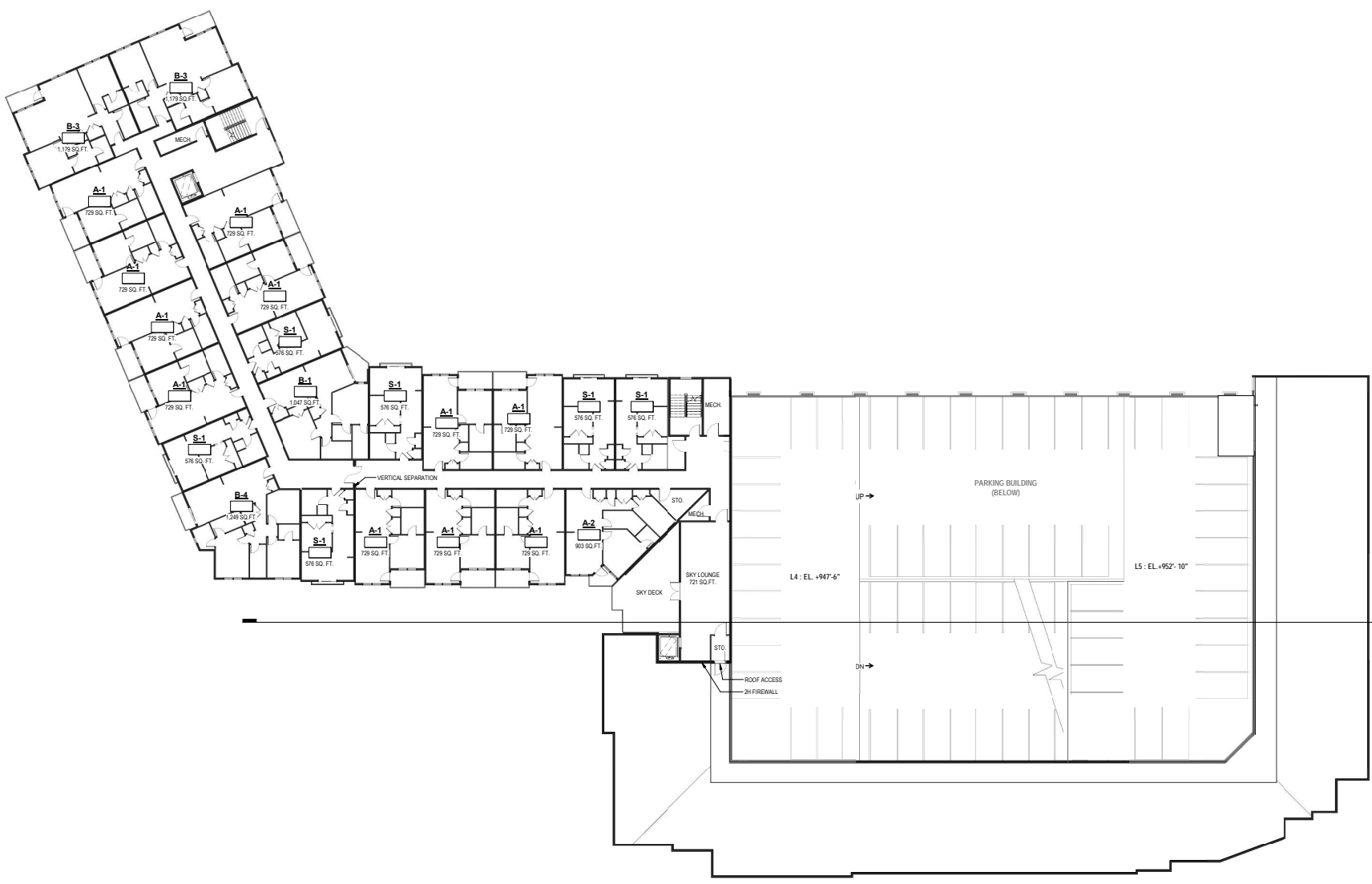
REVISIONS

JOB NO: 715522 DATE: 02.15.23  
 DRAWN BY: Author  
 PROJECT STATUS: VOL #  
 SHEET NAME: BUILDING PLAN 3RD FL

SHEET NO.  
**A2.03**

ARCHDIT 8'x8'

2/2/2023 3:44:07PM



BUILDING PLAN  
 7TH FLOOR-BUILDING PLAN

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 ARCHITECTURE  
 LA N D S C A P E  
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 KNOXVILLE, TENNESSEE

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REVISIONS

JOB NO. 715522 DATE 02.15.23  
 DRAWN BY Author  
 PROJECT STATUS  
 VOL. #  
 SHEET NAME  
 BUILDING PLAN 7TH FL

SHEET NO.  
**A2.07**



2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

**TYPICAL TRIM DETAILS AND LIGHTING NOTES**

- 1 PROJECTING MULTI-TIERED PARAPET CORNICE WITH SHEET METAL CAP
- 2 COMPOSITE WINDOW TRIM, 4" WIDTH AT WINDOW JAMBS AND SILLS, 6" TALL AT WINDOW HEADS
- 3 PREFINISHED BLACK ALUMINUM GUARDRAIL
- 4 COMPOSITE HORIZONTAL TRIM BAND AT TRANSITIONS IN CLADDING MATERIALS
- 5 MASONRY-CLAD PILASTERS WITH DECORATIVE RELIEFS, CAST STONE INSETS, BASES, AND CAPS
- 6 CAST STONE WAINSCOT WATERTABLE BAND AT BASE OF BUILDING
- 7 SCONCE PATIO LIGHT

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

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A New Multifamily Project for:  
**RIDGEHOUSE CAPITAL**  
701 E HILL AVE.  
KNOXVILLE, TENNESSEE

DRAWING RELEASE LOG

REVISIONS

MATERIAL LEGEND			
	CEMENTITIOUS LAP (WHITE)		GENUINE STUCCO (LIGHT)
	CEMENTITIOUS LAP (BLUE)		BOARD AND BATTEN (LIGHT GREY)
	CEMENTITIOUS LAP (DARK GREY)		FULL VENEER CLAY BRICK
	CEMENTITIOUS LAP (WOOD-LOOK)		CONCRETE
	CAST STONE (TAN)		STONE VENEER (TAN)
		GARAGE:	
			STAMPED CONCRETE
			BRICK PATTERN
			STAMPED/STAINED CONCRETE (TAN)



JOB NO: 715522 DATE: 02.27.23  
DRAWN BY: Author  
PROJECT STATUS: VOL. #  
SHEET NAME: EXTERIOR ELEVATIONS

SHEET NO. **A3.00**



**2 EAST ELEVATION**  
Scale: 1/8" = 1'-0"



**1 WEST ELEVATION**  
Scale: 1/8" = 1'-0"

**TYPICAL TRIM DETAILS AND LIGHTING NOTES**

- ① PROJECTING MULTI-TIERED PARAPET CORNICE WITH SHEET METAL CAP
- ② COMPOSITE WINDOW TRIM, 4" WIDTH AT WINDOW JAMBS AND SILLS, 6" TALL AT WINDOW HEADS
- ③ PREFINISHED BLACK ALUMINUM GUARDRAIL
- ④ COMPOSITE HORIZONTAL TRIM BAND AT TRANSITIONS IN CLADDING MATERIALS
- ⑤ MASONRY-CLAD PILASTERS WITH DECORATIVE RELIEFS, CAST STONE INSERTS, BASES, AND CAPS
- ⑥ CAST STONE WAINSCOT WATERTABLE BAND AT BASE OF BUILDING
- ⑦ SCONCE PATIO LIGHT

MATERIAL LEGEND			
	CEMENTITIOUS LAP (WHITE)		GENUINE STUCCO (LIGHT)
	CEMENTITIOUS LAP (BLUE)		BOARD AND BATTEN (LIGHT GREY)
	CEMENTITIOUS LAP (DARK GREY)		FULL VENEER CLAY BRICK
	CEMENTITIOUS LAP (WOOD-LOOK)		CONCRETE
	CAST STONE (TAN)		STONE VENEER (TAN)
			GARAGE: STAMPED CONCRETE - BRICK PATTERN
			STAMPED/STAINED CONCRETE (TAN)



KEY  
N.T.S.



2 SOUTHEAST CORNER - VIEW FROM E. HILL AVE.



1 NORTHEAST CORNER - VIEW FROM MAIN INTERSECTION

**TYPICAL TRIM DETAILS AND LIGHTING NOTES**

- 1 PROJECTING MULTI-TIERED PARAPET CORNICE WITH SHEET METAL CAP
- 2 COMPOSITE WINDOW TRIM, 4" WIDTH AT WINDOW JAMBS AND SILL. 6" TALL AT WINDOW HEADS
- 3 PREFINISHED BLACK ALUMINUM GUARDRAIL
- 4 COMPOSITE HORIZONTAL TRIM BAND AT TRANSITIONS IN CLADDING MATERIALS
- 5 MASONRY-CLAD PILASTERS WITH DECORATIVE RELIEFS, CAST STONE INSETS, BASES, AND CAPS
- 6 CAST STONE WAINSCOT WATERTABLE BAND AT BASE OF BUILDING
- 7 SCONCE PATIO LIGHT

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES  
P. 913.831.1415  
F. 913.831.1563  
NSPJARCH.COM  
1200 W. 10TH ST.  
PRAIRIE VILLAGE, KS 66208

**NSPJ**  
ARCHITECTS<sup>SM</sup>  
3515 W. 25TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208



A New Multifamily Project for:  
**RIDGEHOUSE CAPITAL**  
701 E HILL AVE.  
KNOXVILLE, TENNESSEE

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7/27/2022 9:51 AM

REVISIONS



MATERIAL LEGEND		
CEMENTITIOUS LAP (WHITE)	GENUINE STUCCO (LIGHT)	GARAGE: STAMPED CONCRETE - BRICK PATTERN STAMPED/STAINED CONCRETE (TAN)
CEMENTITIOUS LAP (BLUE)	BOARD AND BATTEN (LIGHT GREY)	
CEMENTITIOUS LAP (DARK GREY)	FULL VENEER CLAY BRICK	
CEMENTITIOUS LAP (WOOD-LOOK)	CONCRETE	
CAST STONE (TAN)	STONE VENEER (TAN)	





2 SOUTH CORNER - VIEW FROM E. HILL AVE.



1 SOUTHWEST CORNER - VIEW FROM PARKING LOT

**TYPICAL TRIM DETAILS AND LIGHTING NOTES**

- 1 PROJECTING MULTI-TIERED PARAPET CORNICE WITH SHEET METAL CAP
- 2 COMPOSITE WINDOW TRIM, 4" WIDTH AT WINDOW JAMBS AND SILLS, 6" TALL AT WINDOW HEADS
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- 6 CAST STONE WANSCOT WATERTABLE BAND AT BASE OF BUILDING
- 7 SCONCE PATIO LIGHT

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES  
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F - 913.831.1563  
NSPJARCH.COM  
3515 W. 25TH ST., SUITE 201  
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PRAIRIE VILLAGE, KS 66208



A New Multifamily Project for:  
**RIDGEHOUSE CAPITAL**  
701 E HILL AVE.  
KNOXVILLE, TENNESSEE

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7/27/2022 9:50 AM

REVISIONS

MATERIAL LEGEND			
	CEMENTITIOUS LAP (WHITE)		GENUINE STUCCO (LIGHT)
	CEMENTITIOUS LAP (BLUE)		BOARD AND BATTEN (LIGHT GREY)
	CEMENTITIOUS LAP (DARK GREY)		FULL VENEER CLAY BRICK
	CEMENTITIOUS LAP (WOOD-LOOK)		CONCRETE
	CAST STONE (TAN)		STONE VENEER (TAN)
		GARAGE:	
			STAMPED CONCRETE - BRICK PATTERN
			STAMPED/STAINED CONCRETE (TAN)



ARCHIDT 8.8'



2 EAST ENTRANCE



1 NORTHWEST CORNER

**TYPICAL TRIM DETAILS AND LIGHTING NOTES**

- 1 PROJECTING MULTI-TIERED PARAPET CORNICE WITH SHEET METAL CAP
- 2 COMPOSITE WINDOW TRIM, 4" WIDTH AT WINDOW JAMBS AND SILLS, 6" TALL AT WINDOW HEADS
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- 6 CAST STONE WAINSCOT WATERTABLE BAND AT BASE OF BUILDING
- 7 SCONCE PATIO LIGHT
- 8 WALL SCONCE- ENTRANCE LIGHT

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

P. 913.831.1415  
F. 913.831.1563  
NSPJARCH.COM  
KNOXVILLE, TN

**NSPJ**  
ARCHITECTS<sup>SM</sup>

3515 W. 25TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208



A New Multifamily Project for:

**RIDGEHOUSE CAPITAL**  
701 E HILL AVE.  
KNOXVILLE, TENNESSEE

DRAWING RELEASE LOG

REVISIONS

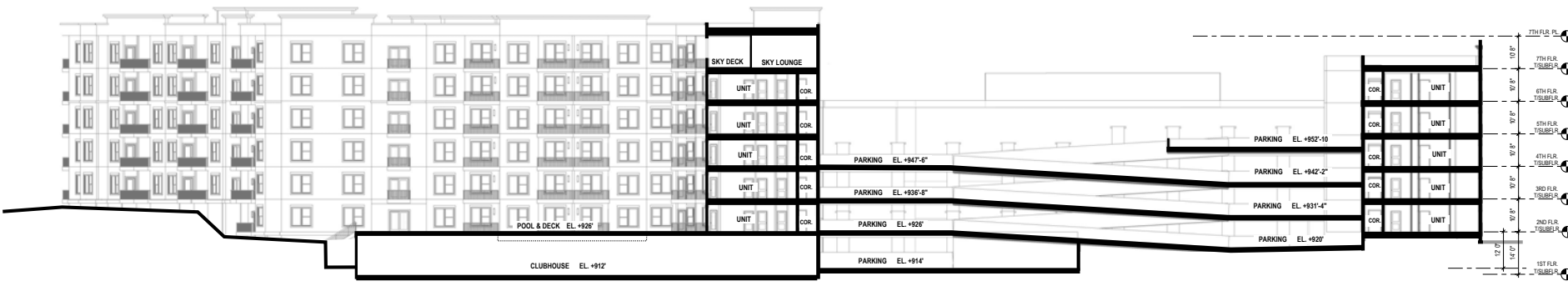
MATERIAL LEGEND			
	CEMENTITIOUS LAP (WHITE)		GENUINE STUCCO (LIGHT)
	CEMENTITIOUS LAP (BLUE)		BOARD AND BATTEN (LIGHT GREY)
	CEMENTITIOUS LAP (DARK GREY)		FULL VENEER CLAY BRICK
	CEMENTITIOUS LAP (WOOD-LOOK)		CONCRETE
	CAST STONE (TAN)		STONE VENEER (TAN)
			GARAGE: STAMPED CONCRETE - BRICK PATTERN
			STAMPED/STAINED CONCRETE (TAN)



JOB NO: 715522 DATE: 02.27.23  
 DRAWN BY: Author  
 PROJECT STATUS: VOL. #  
 SHEET NAME: PERSPECTIVES 3

SHEET NO. **A3.04**

2/20/2023 10:31 PM



SECTION 1  
Scale: 1/8" = 1'-0"

A New Multifamily Project for:  
**RIDGEHOUSE CAPITAL**  
701 E HILL AVE.  
KNOXVILLE, TENNESSEE

DRAWING RELEASE LOG  
12/21/2022 9:58 AM

REVISIONS



KEY  
N.T.S.

JOB NO. 715522 DATE 02.27.23  
DRAWN BY AUTHOR  
PROJECT STATUS  
VOL. #  
SHEET NAME BUILDING SECTION  
SHEET NO.

**A4.00**

ARCHD14.rvt 2/20/2022 9:51 PM

**PLANT LIST:**

Code	Common Name	Botanical Name	Size	Notes
<b>Overstory Trees/ Street Trees</b>				
LLL	Littletree Linden	Tilia cordata	2" Cal.	B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2" Cal.	B&B
RPO	Real Oak	Quercus robur	2" Cal.	B&B
RPO	Columnar Royal Prince Oak	Quercus robur x bicolor 'Long'	2" Cal.	B&B
<b>Evergreen Trees</b>				
ERIC	East Cedar	Juniperus virginiana	8' HL	B&B
NWS	Noaway Spruce	Picea abies	8' HL	B&B

○ SHRUBS TO MEET SITE LANDSCAPE REQUIREMENTS

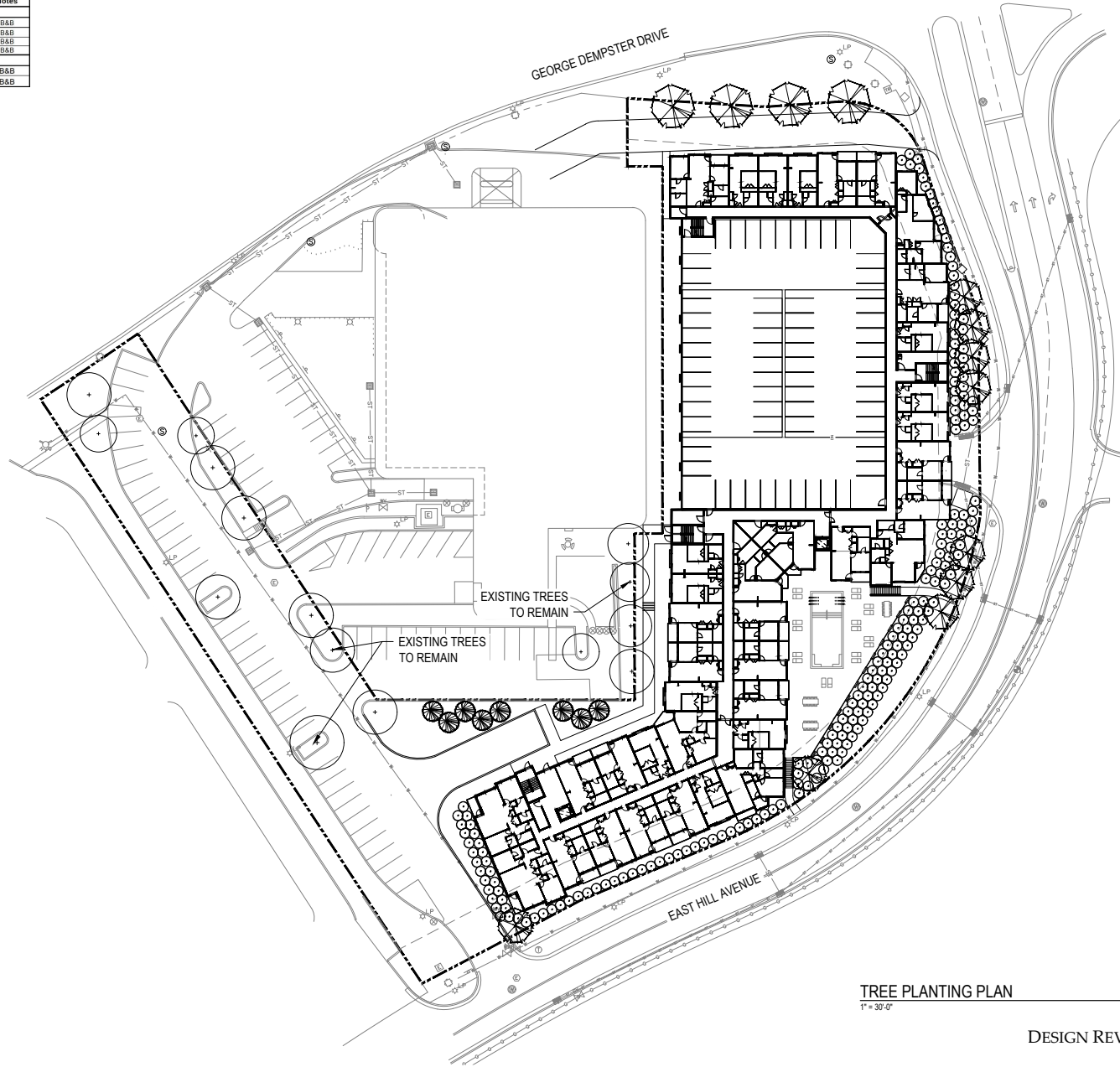
**GENERAL NOTES:**

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
  - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
  - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
  - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES. SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.

**LANDSCAPE REQUIREMENTS (KNOXVILLE):**

PER APPENDIX B - ARTICLE 12, THE FOLLOWING LANDSCAPE IS REQUIRED:

- 12.7 - SITE LANDSCAPE.
- AREAS OF LOT THAT ARE NOT COVERED BY STRUCTURES, PAVEMENT, AND VEHICLE PARKING AREAS MUST BE PLANTED WITH LIVE LANDSCAPING.
  - MULTI-FAMILY LOCATED TEN FEET OR MORE FROM STREET LOT LINE AND NO PARKING IS LOCATED IN FRONT OF THE STRUCTURE, FOUNDATION LANDSCAPE MUST BE PLANTED.
    - 1 SHRUB / 3 FEET  
+1,597 LF / 3 LF = **REQUIRED: 159 SHRUBS**     **PROVIDED: 159 SHRUBS**
    - 1 SHADE TREE PER 90 FEET. 2 ORNAMENTAL TREES MAY BE SUBSTITUTED FOR ONE SHADE TREE AND MUST BE SPACED 1 ORNAMENTAL TREE PER 25 FEET.  
EAST HILL AVE. = +1,440 LF / 50 LF = **REQUIRED: 9 SHADE TREES**     **PROVIDED: 9 SHADE TREES**  
GEORGE DEMPSTER DR. = +1,157 LF / 50 LF = **4 SHADE TREES**     **4 SHADE TREES**
    - 60% OF LANDSCAPE AREA OUTSIDE OF SHRUB AND TREE MASSES MUST BE PLANTED IN LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES.
    - PLANTED POTS AND/OR PLANTER BOXES MAY BE USED TO SATISFY UP TO 30% OF THE TOTAL LANDSCAPE AREA REQUIREMENT.



**NSPJ ARCHITECTS.**  
 P. NIELSEN, AIA  
 F. NIELSEN, AIA  
 J. NIELSEN, AIA  
 K. NIELSEN, AIA  
 L. NIELSEN, AIA  
 M. NIELSEN, AIA  
 N. NIELSEN, AIA  
 O. NIELSEN, AIA  
 P. NIELSEN, AIA  
 Q. NIELSEN, AIA  
 R. NIELSEN, AIA  
 S. NIELSEN, AIA  
 T. NIELSEN, AIA  
 U. NIELSEN, AIA  
 V. NIELSEN, AIA  
 W. NIELSEN, AIA  
 X. NIELSEN, AIA  
 Y. NIELSEN, AIA  
 Z. NIELSEN, AIA



A NEW MULTIFAMILY PROJECT FOR:  
**RIDGEHOUSE CAPITAL**  
 701 E. HILL AVENUE  
 KNOXVILLE, TN

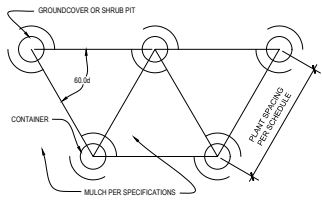
DRAWING RELEASE LOG  
 ● 07-29-2022 DRB SUBMITTAL  
 ● 02-24-2023 DRB RESUBMITTAL

Δ REVISIONS

**TREE PLANTING PLAN**  
 1" = 30'-0"

DATE: 02.24.2023  
 JOB NO.: 715522  
 DRAWN BY: MK, KM, MM

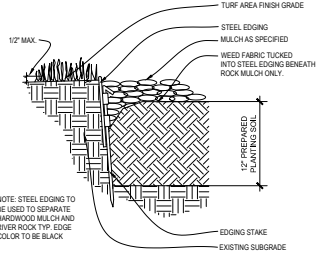
DESIGN REVIEW SHEET NO. **L1.00**



Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07

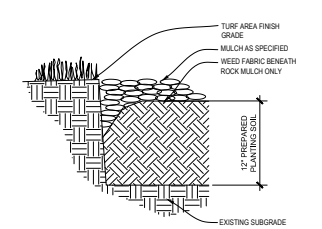
- NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.  
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

**9 PLANT SPACING DETAIL**  
NOT TO SCALE

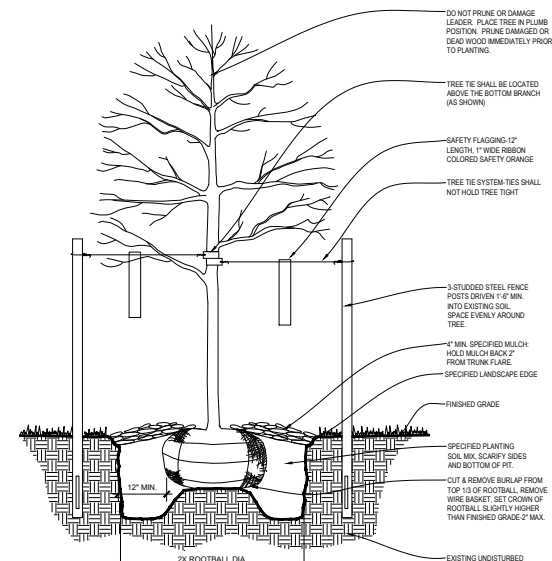


- NOTE: STEEL EDGING TO BE USED TO SEPARATE HARDWARE FROM RIVER ROCK TOP EDGE COLOR TO BE BLACK.

**8 STEEL EDGING DETAIL**  
NOT TO SCALE

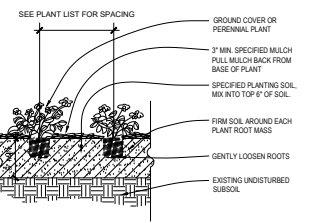


**5 TREE PRESERVATION DETAIL**  
NOT TO SCALE

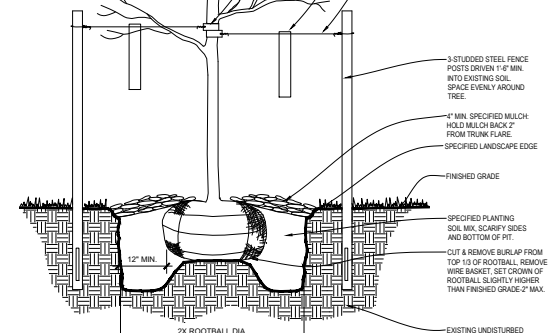


- NOTES: 1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.  
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

**6 PERENNIAL & GROUND COVER PLANTING**  
NOT TO SCALE

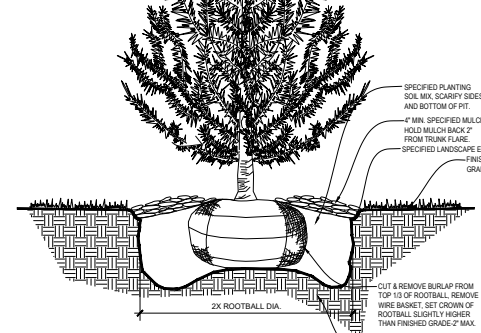


**4 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

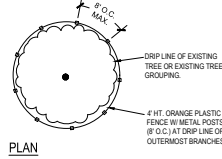


- NOTES: 1. ALL EVERGREEN TREES TO HAVE STRONG CENTRAL LEADER.  
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

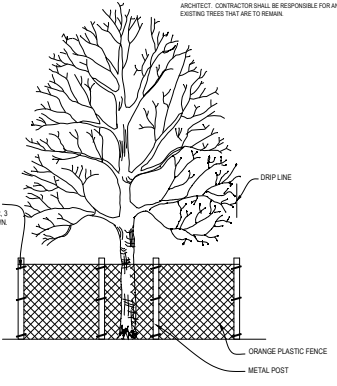
**1 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



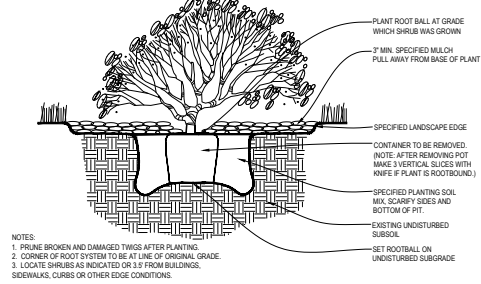
- NOTES: 1. ALL EVERGREEN TREES TO HAVE STRONG CENTRAL LEADER.  
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.



- NOTE: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.



**3 TYPICAL FREESTANDING PLANTER**  
NOT TO SCALE



- NOTES: 1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.  
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.  
3. LOCATE SHRUBS AS INDICATED OR 3' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

**GENERAL NOTES:**

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLY FOR INDIVIDUAL PLANTINGS:
  - CREeping GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVED EDGE.
  - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVED EDGE.
  - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLY FOR INDIVIDUAL PLANTINGS:
  - CREeping GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVED EDGE.
  - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVED EDGE.
  - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BEEDING.
- CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS DUE TO FAILURE TO ONE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATE FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
- THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL INDICATE IN THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
- SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
- CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASY TO ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSES AND WIRES ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "ONCH TIE" BY J LIGHTENTHALER, "ROJA" TYPE BY HEAVYWEIGHT ONLY A PLASTIC CHAIN TIE, OR "PLASTIC BINDER TIE" TIE WITH "TAPERED BEADS" THAT SNAP LOCK BY A. LEONARD AND SONS.
- SOil SHALL BE CERTIFIED TURFGRASS SOil COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE CUT THICKNESS, SOil STRENGTH, MOISTURE CONTENT, AND MOVED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE ENTIVE GRASSES. SOil SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARTENENSIS) VARIETIES, A NATIVE MIXTURE OF HOLOGRASS, REBEL, OR COALTON. FINE LEAFED TALL FESCUE (ARNDSONII) AND PVE (SOLIM) BELTGRASS AND PERENE DOMESTIC. IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 10% FINELEAFED TALL FESCUE, AND 10% PVE. SOil SHALL BE WELL ROOTED 2 YEAR OLD STOCK, HARVESTED IN THE FALL, SETTLED 3 WEEKS PRIOR TO CUTTING. ALL SOil SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
- STEPPING STONES SHALL BE JAMES CREEK (RECTILINEAR OR ASHLAR, AS IDENTIFIED IN THE PLANS), BY HOUSE OF ROCKS OR APPROVED EQUAL. 1"-3" THICK.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

**INSTALLATION:**

- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10:10 FERTILIZER SHALL BE SPREADING OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
- AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL, FERTILE, FRAGILE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS OR SUBSTANCE 2" OR MORE IN DIAMETER.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
- V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND A MINIMUM EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
- MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3"; MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

**IRRIGATION PERFORMANCE SPECIFICATIONS:**

- PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOil), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATION FOR ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE A PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA (ALL EQUIPMENT PROVIDED). CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

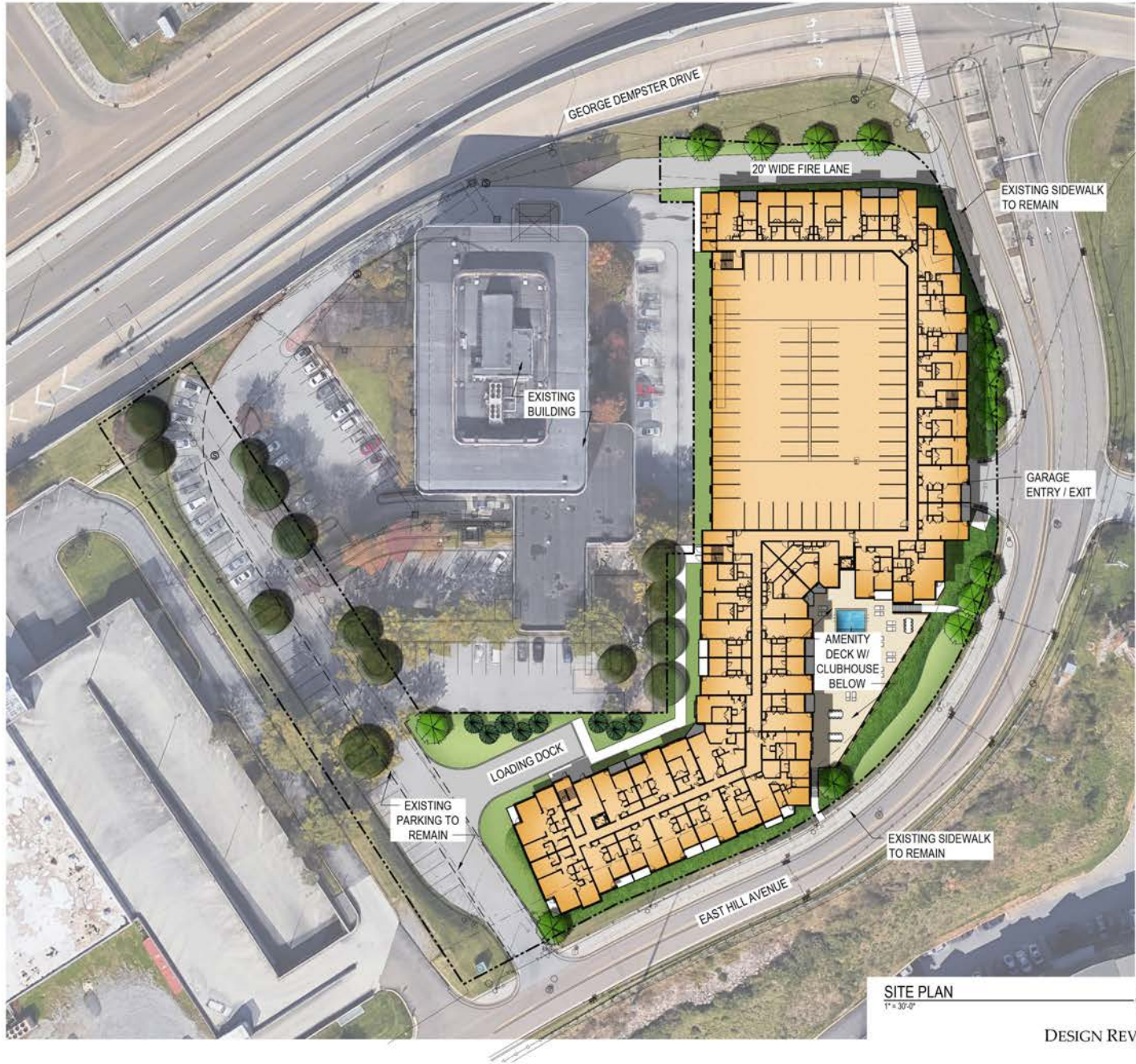
**PIPING SPECIFICATIONS:**

- MINIMUM WORKING PRESSURE RATINGS:
  - PRESSURE PIPING: 150 PSIG (1050 KPA)
  - CIRCUIT AND DRAIN PIPING: 120 PSIG (800 KPA)
- MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-FITTING TYPES; AND SOLVENT CEMENTED JOINTS OR APPROVED EQUAL.
- PIPE UP TO AND INCLUDING 1/2" INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
- PIPE GREATER THAN 1/2" INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
- THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
- LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
- DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
- SLEEVES: MINIMUM DIAMETER OF 2" INCHES LARGER THAN THE PIPE (OR PIPES) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2" INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
- PLASTIC FITTINGS:
  - UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES.
  - SCHEDULE 40 PVC PIPE.
  - UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2069.
  - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
- MINIMUM COVER:
  - IN LAWN AND PLANTING AREAS:
    - MAINS: MINIMUM 18 INCHES BELOW FINISH GRADE.
    - LATERALS AND CONTROL VALVES: MINIMUM 12 INCHES BELOW FINISH GRADE.
  - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
  - CLEARANCES: MINIMUM OF 3 INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.



DATE: 02/24/2023  
JOB NO: 715522  
DRAWN BY: MK, KM, MM  
SHEET NO: \_\_\_\_\_

DESIGN REVIEW **L3.00**



**SITE PLAN**  
1" = 30'-0"

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES  
P. 913.831.1445  
F. 913.831.1563  
NSPJARCH.COM  
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**NSPJ ARCHITECTS**  
3515 W. 25TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208



A NEW MULTI-FAMILY PROJECT FOR:  
**RIDGEHOUSE CAPITAL**  
701 E. HILL AVENUE  
KNOXVILLE, TN

DRAWING RELEASE LOG  
 • 07-20-2022 DRB SUBMITTAL  
 • 02-24-2023 DRB RESUBMITTAL

REVISIONS

DATE: 02/24/2023  
 JOB NO: 715522  
 DRAWN BY: MK, KM, MM  
 SHEET NO:

DESIGN REVIEW **SP1.00**



6 EXISTING VIEW LOOKING NORTH  
PARKING TO BE REMOVED. PROPOSED FIRE LANE ALONG NORTH SIDE OF PROPOSED BUILDING



5 EXISTING VIEW LOOKING SOUTHWEST  
PARKING & LANDSCAPE ISLAND TO BE REMOVED & REPLACED WITH PROPOSED BUILDING



4 EXISTING VIEW LOOKING SOUTHEAST  
PARKING & LANDSCAPE ISLAND TO BE REMOVED & REPLACED WITH PROPOSED BUILDING



AERIAL LOOKING SOUTHWEST



AERIAL LOOKING NORTH



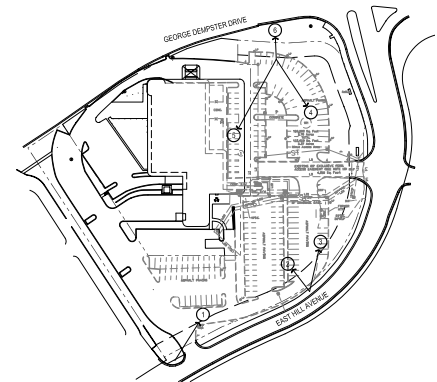
3 EXISTING VIEW LOOKING NORTH  
PARKING TO BE REMOVED



2 EXISTING VIEW LOOKING NORTHWEST  
PARKING & LANDSCAPE ISLAND TO BE REMOVED



1 EXISTING VIEW LOOKING NORTHEAST  
ENTRY DRIVE TO REMAIN, BUT PARKING TO BE REMOVED & REPLACED WITH PROPOSED BUILDING



KEY PLAN  
1"=100'-0"

ARCHITECTURE  
LANDSCAPE  
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3515 W. 25TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208



A New Multifamily Project for:  
**RIDGEHOUSE CAPITAL**  
701 E HILL AVE.  
KNOXVILLE, TENNESSEE

DRAWING RELEASE LOG

REVISIONS

JOB NO. 715522 DATE 02.27.23  
DRAWN BY AUTHOR  
PROJECT STATUS  
VOL. #  
SHEET NAME BUILDING SECTION  
SHEET NO.

NOT FOR CONSTRUCTION **SP1.01**

**From:** [Steve Borden](#)  
**To:** [Jennifer Scobee](#)  
**Subject:** RE: December Board of Zoning Appeals Applications  
**Date:** Wednesday, November 29, 2023 3:49:51 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Jennifer,

Please see the comments below regarding the December BZA's.

11F23VA – 0 Helmbolt Rd- Operations has no comment

12A23VA – 742 Hall of Fame- Operations has no objection to the reduction of parking, however would note at no time should state ROW be utilized for additional parking.

Vehicles may be towed at owner's expense.

12B23VA – 677 E. Hill Ave.- Operations has no comment regarding the reduction in transparency at the ground floor.

Thank you,



**Steven M. Borden, P.E.** | Director/Assistant Chief Engineer

TDOT – Region 1

7345 Region Lane

Knoxville, TN 37914

(865) 594-2400

[Steve.Borden@tn.gov](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

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December 8, 2023

Mr. Bryan Berry, Deputy Director  
Board of Zoning Appeals  
Room 475, City-County Building  
P. O. Box 1631  
Knoxville, Tennessee 37901

Dear Mr. Berry:

**Re: Variance Requests 11-F-23-VA, 12-A-23-VA, and 12-B-23-VA**

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wiberley".

Christian Wiberley, P.E.  
Engineering

ES

99  
M

# VARIANCE

12-B-23-VA

Knoxville BZA  
PUBLIC HEARING  
(865) 215-4244