

HOUSING OPTIONS FOR FALL 2019

We are excited you will be joining us! Our Office of Admissions received several calls with questions about housing options. In an effort to make things easier for you, we have asked a number of our students where they reside currently and what they recommend. **Of course, finding the right place for you is a matter of budget as well as location.** The good news is that Knoxville is a college town. Because our law school and the University of Tennessee are both located in downtown Knoxville, there is a wide range of housing options available. Apartments in the downtown area tend to be a more expensive, but there are some more affordable options if you do not mind more established communities (and by “more established” we mean “older”) or newly developed areas. There are also more affordable options if you are willing to drive 10-to-15 minutes to get to the downtown area.

Commute: Knoxville really does not have a major rush hour. In fact, the times typically associated with a rush hour (7:30am-8:15am and 5:15pm-6:00pm) simply add an additional 10-to-15 minutes to any commute. Of course, if you live in the downtown area, the time commuting is minimal.

Facebook Page: In April, we will establish a Facebook page for the entering class. Through it you can look for roommates if you want one. Additionally, we will introduce several students who have offered to serve as mentors and peer leaders. Feel free to ask them questions in a collective setting. You can also contact them individually should you have questions you may not want to ask in a forum. Of course, you can always reach out to either Trish Carroll or Randy Mathews either by email at law.admissions@lmunet.edu or by telephone (865.545.5304 or 865.545.5303) if you want some specific guidance. We want you to know we do not monitor the Facebook page, so if you want an official position, please call or write one of us.

Roommate Matching: Neither LMU nor LMU LAW matches roommates. However, you may be able to locate find a roommate through posting a completed **Roommate Wanted Form** on your class’ Facebook page. Please let us know if you have not received an invitation to join the group.

A few of the newer downtown properties located near the UT campus offer their own roommate matching programs and charge per person, per bedroom. Thus, any lease from any of these properties constitutes a contract between each renter and the management company. You simply share common living space such as a kitchen, bathroom, or den. Reportedly, the leases begin around August 15th, run a full calendar year (instead of a 10-month academic year) and cannot be amended to a shorter period. **(Potential Problem: Orientation this year begins August 9th. Pre-Orientation begins August 7th if you are invited participate. Make sure you address the move-in date in advance.)** Also, there is no guarantee you will share your suite with only graduate students. We decided not provide you with information on these options, but we wanted you to be aware they are out there should you be interested in checking out any of them. A few of these properties include The Standard, The Knox, and The Heights of Knoxville.

Income Requirement: If a particular property possesses an income requirement, we will be happy to provide written documentation of the amount budgeted in the annual cost of living. For the 2018-2019 academic year, the amount budgeted for room and board is \$15,000. Keep in mind, you are not required to accept or take out that amount. We simply want to provide you with the information so you know the amount budgeted.

Additional Properties: There are additional properties available in the Knoxville area. The properties included in this guide represent the properties that responded to our numerous requests for updated information. You can find additional properties at <https://www.knoxvilleapartmentguide.com/>.



DOWNTOWN KNOXVILLE

303 Flats

1819 Cumberland Avenue, Knoxville, Tennessee 37916

(865) 238-2121

<https://www.303flats.com/>

<https://www.facebook.com/303Flats>

Driving Distance to Law School: 0.9 Miles (Approximately Three Minutes)

<https://www.google.com/maps/dir/601+West+Summit+Hill+Drive+Southwest,+Knoxville,+TN/303+Flats,+303+W+Blount+Ave,+Knoxville,+TN+37920/@35.9596607,-83.9248182,16z/data=!3m1!4b1!4m14!4m13!1m5!1m1!1s0x885c17db1ce90853:0xb4f8af2e07a3bfb2!2m2!1d-83.9235087!2d35.9654284!1m5!1m1!1s0x885c17e9a3cb76d7:0xdb647b9ebe2e19d0!2m2!1d-83.917828!2d35.954412!3e0>

Year Constructed: 2018

Application Fee: \$35

Administrative Fee: Waived

Deposit: Based on credit score. Up to two months rent up-front depending on credit score.

Lease Period(s): 12 month; Call for short-term availability; Some short-term fees may apply

Renter's Insurance: Required

Utilities: **Power & Water:** Billed back to the unit and split between roommates. \$48 annual utility set-up fee due at move in.

Cable/Internet: Included (also complex provides a 50" television in the living room of each unit)

Washer/Dryer: Included in each unit (full-size, side-by-side)

Pet Fee: \$300 non-refundable pet deposit (pet must be screened and approved through petscreening.com)

Apartment Names:	Jackson	1BR/1BA	561 Square Feet	\$1,000 per month (currently sold out)
	Shelby	2BR/2BA	904 Square Feet	\$830 per person, per month
	Kingsport	2BR/2BA	935 Square Feet	\$850 per person, per month
	Dyer	2BR/2BA	914 Square Feet	\$840 per person, per month (currently sold out)
	Sullivan	3BR/3BA	1,203 Square Feet	\$785 per person, per month
	Bristol	4BR/4BA	1,465 Square Feet	\$730 per person, per month
	Jefferson	4BR/4BA	1,547 Square Feet	\$750 per person, per month
	Gallatin	4BR/4BA	1,419 Square Feet	\$720 per person, per month

Updated 03/05/19

Information is provided as a courtesy. For most recent and actual terms, fees, conditions, and restrictions, please consult each property's website and/or lease agreement. Terms and conditions are subject to change without notice.



DOWNTOWN KNOXVILLE

Marble Alley Lofts

300 State Street, Knoxville, Tennessee 37902

(865) 544-1193

<http://marblealleylofts.com/>

<https://www.facebook.com/marblealleylofts/>

Driving Distance to Law School: 0.4 Miles (Approximately Three Minutes) (Also Within Walking Distance)

<https://www.google.com/maps/dir/Marble+Alley+Lofts,+State+Street,+Knoxville,+TN/601+W+Summit+Hill+Dr+SW,+Knoxville,+TN+37902/@35.9663185,-83.9216363,18z/data=!3m1!4m1!4m1!3m5!1m1!1s0x885c17c5ead01c53:0x80cad416824475a2!2m2!1d-83.917507!2d35.9672432!1m5!1m1!1s0x885c17db1ce90853:0xb4f8af2e07a3bfb2!2m2!1d-83.9235087!2d35.9654284!3e0?hl=en>

Year Constructed: 2016

Application Fee: \$50 per individual (\$60 per couple, if married)

Administrative Fee: \$250 (due at the time of application)

Annual Amenity Fee: \$50 (due at move-in)

Lease Period(s): 6-to-12 months

Additional Fees for Short-Term Leases: \$100 per month for leases of six-to-eleven months

Renter's Insurance: All renters required to show proof of insurance with a minimum of \$100,000 limited liability with Marble Alley listed as an additional interest.

Utilities:

Electricity:	Knoxville Utilities Board (KUB)	865.524.2911
Water/Sewer:	Studio:	\$21 per month
	1 Bedroom:	\$23 per month
	2 Bedroom:	\$33 per month
Cable/Internet:	AT&T	(est. \$50-\$150 per month)
Trash Valet:		\$27 per month

Washer/Dryer: Stacked Washer/Dryer Included in Each Unit

Parking: One assigned covered spot comes with each apartment
Additional spots can be rented for \$30-\$50 per month

Pet Fee: \$300 for first pet, \$150 for second pet (maximum two pets per apartment)

Pet Rent: \$10 per month for per pet

Breed Restrictions: Rottweiler, Doberman, German Shepherd, Chow, and Pit Bull (including the American Staffordshire Terrier, Staffordshire Bull Terrier, and the American Pit Bull Terrier)

Apartment Names:	Dobber	Studio	500 Square Feet	\$950-\$1,150 per month
	Mica	1BR/1BA	596 Square Feet	\$1,050-\$1,250 per month
	Marley	1BR/1BA	670 Square Feet	\$1,300-\$1,450 per month
	Ade	1BR/1BA	727 Square Feet	\$1,370-\$1,500 per month
	Bowler	1BR/1BA	742 Square Feet	\$1,309-\$1,319 per month
	Jasper	2BR/2BA	952 Square Feet	\$1,654-\$1,784 per month
	Steely	2BR/2BA	1,157 Square Feet	\$1,800-\$2,050 per month
	Aggie	2BR/2BA+Sunroom	1,157 Square Feet	\$1,780 per month
	Bennington	2BR/2BA	1,187 Square Feet	\$1,700-\$1,900 per month

Information is provided as a courtesy. For most recent and actual terms, fees, conditions, and restrictions, please consult each property's website and/or lease agreement. Terms and conditions are subject to change without notice.



DOWNTOWN KNOXVILLE

The Social Knoxville

2521 Kingston Pike, Knoxville, Tennessee 37919

(844) 604-8169

<https://www.thesocialknoxville.com/>

<https://www.facebook.com/The-Social-Knoxville-349191965884914/>

<https://www.instagram.com/thesocialknoxville/>

Driving Distance to Law School: 2.3 Miles (Approximately Six Minutes)

<https://www.google.com/maps/dir/601+West+Summit+Hill+Drive+Southwest,+Knoxville,+TN/2521+Kingston+Pike,+Knoxville,+TN+37919/@35.9610518,-83.9517324,14z/data=!3m1!4m1!4m1!3m1!5m1!1s0x885c17db1ce90853:0xb4f8af2e07a3bfb2!2m2!1d-83.9230619!2d35.9653673!1m5!1m1!1s0x885c3d448375ff7d:0x772c5aef9e27f12a!2m2!1d-83.944531!2d35.9528478!3e0>

Year Constructed: 1967 (Remolded in 2018)

Application Fee: \$50

Reservation Fee: \$0

Security Deposit: As necessary

Lease Period(s): August 15th - July 31st

Additional Fees for Short-Term Leases: Shorter-term leases are not available.

Renter's Insurance: All renters required to show proof of insurance with a minimum of \$100,000 limited liability.

Utilities: All utilities included in rent with no overages. (This includes Comcast cable and Wi-Fi)

Washer/Dryer: Free laundry facility located in the lobby.

Pet Fee: Pets are not allowed at this property.

Apartment Names: (Pricing is subject to change with availability of a specific unit.)

One Bedroom

- Abrams Floors 2-6 \$940.00
- Abrams Floors 7-11 \$960.00
- Abrams Floors 12-17 \$980.00
- Abrams Floors 18-22 \$999.00

- LeConte Floors 2-6 \$935.00
- LeConte Floors 7-11 \$955.00
- LeConte Floors 12-17 \$975.00
- LeConte Floors 18-22 \$995.00

- Laurel Floors 2-6 \$935.00
- Laurel Floors 7-11 \$955.00
- Laurel Floors 12-17 \$975.00
- Laurel Floors 18-22 \$995.00

Updated 03/05/19

Information is provided as a courtesy. For most recent and actual terms, fees, conditions, and restrictions, please consult each property's website and/or lease agreement. Terms and conditions are subject to change without notice.



DOWNTOWN KNOXVILLE

The Social Knoxville

One Bedroom *(continued from prior page)*

- Ramsey Floors 2-6 \$930.00
- Ramsey Floors 7-11 \$950.00
- Ramsey Floors 12-17 \$970.00
- Ramsey Floors 18-22 \$990.00

Two Bedrooms

- Spence Floors 2-11 Full 2 Bedroom \$1,250.00
- Spence Floors 2-11 Private Bedroom \$630.00 (Apartment Shared with Roommate)
- Spence Floors 12-22 Full 2 Bedroom \$1,275.00
- Spence Floors 12-22 Private Bedroom \$650.00 (Apartment Shared with Roommate)

- Andrews Floors 2-11 Full 2 Bedroom \$1,250.00
- Andrews Floors 2-11 Private Bedroom A \$610.00 (Apartment Shared with Roommate)
- Andrews Floors 2-11 Private Bedroom B \$650.00 (Apartment Shared with Roommate)
- Andrews Floors 12-22 Full 2 Bedroom \$1,275.00
- Andrews Floors 12-22 Private Bedroom A \$630.00 (Apartment Shared with Roommate)
- Andrews Floors 12-22 Private Bedroom B \$650.00 (Apartment Shared with Roommate)

- Albright Floors 2-11 Full 2 Bedroom \$1,250.00
- Albright Floors 2-11 Private Bedroom \$630.00 (Apartment Shared with Roommate)
- Albright Floors 12-22 Full 2 Bedroom \$1,275.00
- Albright Floors 12-22 Private Bedroom \$650.00 (Apartment Shared with Roommate)

- Porters Floors 2-11 Full 2 Bedroom \$1,250.00
- Porters Floors 2-11 Private Bedroom \$630.00 (Apartment Shared with Roommate)
- Porters Floors 12-22 Full 2 Bedroom \$1,275.00
- Porters Floors 12-22 Private Bedroom \$650.00 (Apartment Shared with Roommate)
- Sugarland Floors 2-11 Full 2 Bedroom \$1,275.00
- Sugarland Floors 2-11 Private Bedroom \$640.00 (Apartment Shared with Roommate)
- Sugarland Floors 12-22 Full 2 Bedroom \$1,300.00
- Sugarland Floors 12-22 Private Bedroom \$660.00 (Apartment Shared with Roommate)

Updated 03/05/19



NORTH KNOXVILLE

Cottages on Tazewell

5120 Andover Green Way, Knoxville, Tennessee 37918

(865) 297-5001

<https://www.dlhproperties.net/property/cottages-on-tazewell/>

Driving Distance to Law School: 9.1 Miles (Approximately 14 Minutes)

<https://www.google.com/maps/dir/601+W+Summit+Hill+Dr+SW,+Knoxville,+TN+37902/5120+Andover+Green+Way,+Knoxville,+TN+37918/@36.0058751,-83.9719438,13z/am=t/data=!4m14!4m13!1m5!1m1!1s0x885c17db1ce90853:0xb4f8af2e07a3bfb2!2m2!1d-83.9235087!2d35.9654284!1m5!1m1!1s0x885c15b212b34a4b:0x4d14a000743deacf!2m2!1d-83.8940863!2d36.05317!3e0>

Year Constructed: 2014

Application Fee: \$45 per person

Administrative Fee: No Admin Fee

Refundable Deposit: \$300 up to a full month's rent (refunded at move-in)

Lease Period(s): 12 months

Renter's Insurance: Resident is required to maintain a policy of Personal Liability insurance, which provides limits of liability to third parties in an amount not less than \$100,000 per occurrence.

Utilities:
Electricity: Knoxville Utilities Board (KUB) 865.524.2911
Water/Sewer: Water Systems 615.627.1965
Cable/Internet: Comcast/XFINITY

Washer & Dryer: Washer and Dryer provided in every apartment and included in rent.

Pets: Up to two pets per apartment with \$350 pet fee for the first pet and \$250 for the second pet. Breed restrictions apply to dogs.

Breed Restrictions: Select breeds may be prohibited to include but not limited to: German Shepherd, Rottweiler, Pit Bulls, Dobermans, Chow Chows Mixes of these breeds. Unusual pets other than ordinary domesticated pets are prohibited.

Pet Fee: \$350 for one pet
\$250 for a second pet (maximum two pets per apartment)

Floor Plans:	Denmark	1 BR/1 BA	499 Square Feet	\$789
	Lancaster	1 BR/1 BA	764 Square Feet	\$899
	Stuart	2 BR/2 BA	1,045 Square Feet	\$1,089
	Normandy	2 BR/2 BA	1,017 Square Feet	\$1,099
	Tudor	2 BR/2 BA	1,198 Square Feet	\$1,189
	Wessex	3 BR/2 BA	1,271 Square Feet	\$1,399
	York	3 BR/2 BA	1,317 Square Feet	\$1,399

Information is provided as a courtesy. For most recent and actual terms, fees, conditions, and restrictions, please consult each property's website and/or lease agreement. Terms and conditions are subject to change without notice.



NORTH KNOXVILLE

The Legends at Oak Grove Apartments

5605 Holly Grove Way, Knoxville, Tennessee 37918
(865) 688-4881

<http://www.legendstoakgrove.com/>

<https://www.facebook.com/legendstoakgrove/>

Driving Distance to Law School: 10 Miles (Approximately 14 Minutes)

<https://www.google.com/maps/dir/601+W+Summit+Hill+Dr+SW,+Knoxville,+TN+37902/Legends+at+Oak+Grove,+Holly+Grove+Way,+Knoxville,+TN/@36.0043596,-83.9435868,13z/data=!3m1!4b1!4m1!3!4m2!1!m5!1!m1!1s0x885c17db1ce90853:0xb4f8af2e07a3bfb2!2m2!1d-83.9235087!2d35.9654284!1m5!1!m1!1s0x885c1449932bf43d:0x2095e184e8bc662e!2m2!1d-83.8833718!2d36.0442888?hl=en>

Year Constructed: 2010

Application Fee: \$50 per person

Administrative Fee: \$125 for a one-bedroom unit

Lease Period(s): 6-to-15 months

Renter's Insurance: Resident is required to maintain a policy of Personal Liability insurance, which provides limits of liability to third parties in an amount not less than \$100,000 per occurrence.

Utilities:
Electricity: Knoxville Utilities Board (KUB) 865.524.2911
Water/Sewer: NWP Services Corporation 800.590.7355
Cable/Internet: Whomever you choose

Washer & Dryer: Connections Available in Every Apartment
Can rent through the complex at \$45 per month

Pets: Pets are prohibited, except within the following restrictions. A Pet Agreement must be signed. Maximum two (2) pets per apartment, and there is no pet weight limit. Pet fee and deposits must be paid in full at move-in.

Breed Restrictions: Select breeds may be prohibited to include but not limited to: Rottweilers, Pit Bulls, Dobermans, Chow Chows Mixes of these breeds. Pet DNA will be collected at time of pet registration. Unusual pets other than ordinary domesticated pets are prohibited.

Pet Fee: \$300 for one pet (weight limit 55lbs.)
\$200 for a second pet (maximum two pets per apartment)

Apartment Names:

			Starting
Ridgecrest	1BR/1BA	651 Square Feet	\$881-\$915 per month
Meadowview	1BR/1BA	792 Square Feet	\$915-970 per month
Oakwood	1BR/1BA	804 Square Feet	\$910-\$965 per month
Carriage (with Garage)	1BR/1BA	943 Square Feet	\$1,098-\$1,140 per month
Brookstone	2BR/2BA	1,083 Square Feet	\$1,070-\$1,125 per month
Brookstone (with Sunroom)	2BR/2BA	1,188 Square Feet	\$1,085-\$1,150 per month
Legend	3BR/2BA	1,432 Square Feet	\$1,399-\$1,500 per month
Legend (with Sunroom)	3BR/2BA	1,567 Square Feet	\$1,415-\$1,600 per month

Updated 3/12/19

Information is provided as a courtesy. For most recent and actual terms, fees, conditions, and restrictions, please consult each property's website and/or lease agreement. Terms and conditions are subject to change without notice.



WEST KNOXVILLE

Mountain Brook Apartments

415 Prestwick Ridge Way, Knoxville, Tennessee 37919
(865) 337-8045

<http://mountainbrook-knoxville.com/>

Driving Distance to Law School: 3.5 Miles (Approximately 8 Minutes)

<https://www.google.com/maps/dir/601+West+Summit+Hill+Drive+Southwest,+Knoxville,+TN/35.951764,-83.9744484/@35.9568958,-83.9830834,13z/am=t/data=!4m8!4m7!1m5!1m1!1s0x885c17db1ce90853:0xb4f8af2e07a3bfb2!2m2!1d-83.9230619!2d35.9653673!1m0?hl=en-US>

Year(s) Constructed: Unknown (Renovated Recently)

Application Fee: \$50 for individual
\$65 for a married couple

Administrative Fee: \$100 (Non-Refundable)

Security Deposit: \$625 Security deposit (refundable) or \$125.00 lease protect payment for \$650 worth of coverage (Non-refundable)

Lease Period(s): 6-to-13 months

Renter's Insurance: \$10/ per month \$100,00 liability insurance coverage with lease protect
Replacement coverage for contents is not required but is strongly suggested.

Utilities: Electricity: Knoxville Utilities Board (KUB) 865.524.2911
Water/Sewer: Unknown
Cable/Internet: Unknown

Pet Fee: \$300 for one pet (Non-Refundable)
\$150 for second pet (Non-Refundable)

Apartment Types:	2BR/2BA	912 Square Feet	\$999 per month
	3BR/2BA	1,056 Square Feet	\$1,056 per month

Updated 03/26/19



WEST KNOXVILLE

Wellsley Park at Deane Hill

7300 Sir Walter Way, Knoxville, Tennessee 37919

(865) 221-7930

<http://www.livewellsleyparkapts.com/>

<https://www.facebook.com/WellsleyParkApartmentHomes/>

Driving Distance to Law School: 7.7 Miles (Approximately 15 Minutes) (Near West Town Mall)

<https://www.google.com/maps/dir/601+West+Summit+Hill+Drive+Southwest,+Knoxville,+TN/Wellsley+Park+at+Deane+Hill,+7300+Sir+Walter+Way,+Knoxville,+TN+37919/@35.9601214,-84.0108512,13z/data=!3m1!4b1!4m1!3!4m1!2!1m5!1m1!!s0x885c17db1ce90853:0xb4f8af2e07a3bfb2!2m2!1d-83.9235087!2d35.9654284!1m5!1m1!!s0x885c237aaaaaaab:0x3497917a855731e3!2m2!1d-84.0280734!2d35.9217428>

Year Constructed: 2013

Application Fee: \$225 per individual

Security Deposit: Based on Credit (\$250 up to one month's rent)

Lease Period(s): 3-to-12 months

Renter's Insurance: All renters required to show proof of rental insurance (liability \$100,000).

Utilities:
Electricity: Knoxville Utilities Board (KUB) 865.524.2911
Water/Sewer: NWP
Cable/Internet: AT&T

Washer & Dryer: Included in Every Apartment

Pet Fee: \$300 per pet up to 50lbs.
\$500 per pet over 50lbs.
(maximum two pets per apartment)

Breed Restrictions: Pit Bull; Rottweiler; German Shepard; Doberman; Chow; Akita; Husky; or Any Mix of These Breeds

Apartment Names:

The Chilhowee	1BR/1BA	805 Square Feet	Call for Price/Availability*
The Lakeshore	1BR/1BA	865 Square Feet	Call for Price/Availability*
The World's Fair	1BR/1BA	895 Square Feet	Call for Price/Availability*
The Bijou	2BR/2BA	1,089 Square Feet	Call for Price/Availability*
The Summit	2BR/2BA	1,198 Square Feet	Call for Price/Availability*
The Sunsphere	2BR/2BA	1,203 Square Feet	Call for Price/Availability*
The Neyland	2BR/2BA	1,235 Square Feet	Call for Price/Availability*
The Kingston	3BR/2BA	1,426 Square Feet	Call for Price/Availability*

* Prices Change Daily

Information is provided as a courtesy. For most recent and actual terms, fees, conditions, and restrictions, please consult each property's website and/or lease agreement. Terms and conditions are subject to change without notice.