



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 9-SI-06-C
9-J-06-UR

AGENDA ITEM #: 26
AGENDA DATE: 9/14/2006

▶ **SUBDIVISION:** VILLAGE AT BELL MEADOWS
▶ **APPLICANT/DEVELOPER:** STERNBERG & STEPHENS PROPERTIES, LLC
OWNER(S): STERNBERG & STEPHENS PROPERTIES, LLC

TAX IDENTIFICATION: 56 122, 122.01 AND 123
JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of W. Emory Rd., just west of Granville Conner Rd.

SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 9.98 acres

▶ **ZONING:** TC (Town Center)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached and attached unit residential condominium development

SURROUNDING LAND USE AND ZONING:
North: Residences / PR (Planned Residential) & RB (General Residential)
South: Railroad and Beaver Creek / F (Floodway)
East: Vacant land and animal hospital / TC (Town Center) & A (Agricultural)
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 36

SURVEYOR/ENGINEER: Michael Brady, Inc.

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with 4 lanes and a center turn lane within a 90' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **WITHDRAW the Concept Plan as requested by the applicant**

The proposed development has been changed from a residential subdivision to condominium ownership with no individual lots, therefore, Concept Plan approval is not required.

▶ **APPROVE the development plan for up to 36 detached and attached residential units subject to 9 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

4. Prior to making application for a grading or building permit, the applicant shall submit a revised development plan addressing Staff concerns regarding the design of the proposed gated entrance, future gated access at the rear access points and providing adequate turning radii for the interior streets and alleys (see comments below). The revised plans must be approved by both Planning Commission and Knox County Department of Engineering and Public Works Staff before applications can be submitted for grading or building permits.
5. Prior to obtaining a grading permit, off-site grading and slope easements must be recorded for the proposed grading onto the property located to the southwest and the railroad right-of-way located to the south.
6. All sidewalks and sidewalk ramps at street crossings must meet American Disability Act standards. A sidewalk shall be added in front of units 15 - 17 and connect to the sidewalk in front of unit 18. Sidewalks must be in place prior to issuance of occupancy permits for this project.
7. Installation of the landscaping, as shown on the development plan, within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Prior to obtaining any certificates of occupancy, a homeowners association must be established for the purpose of maintaining the streets, alleys and sidewalks, stormwater drainage system, landscaping and recreational amenity areas and any other commonly held assets.

With the conditions noted, this development plan meets the requirements for approval of a Use-on-Review.

COMMENTS:

This site was rezoned to TC (Town Center) on September 26, 2005. The rezoning approval included a concept plan for the multi-use development. Proposed uses within the development include retail, office, restaurants, a bank and other businesses within the core area and residential development in the peripheral area located to the south and west.

At this time the applicant is only requesting approval of a detached and attached unit residential development with 36 units on 9.98 acres. The development site is located within the southwestern peripheral area of the town center development. The proposed development plan has been revised from a residential subdivision with each dwelling unit being on an individual lot to a residential condominium development. The proposed access drive for the development will also serve as one of the two access drives that will eventually serve the commercial core area. This residential development is proposed as a gated community.

Staff has expressed concerns with the applicant on the design of the gated access into the development and the internal street and alley traffic flow. Staff still has concerns that the revised site plan has not adequately addressed the traffic flow issues. These issues include: 1) placement of the multiple intersections on the main entrance drive which includes the split gated entrance/exit (does not show access to proposed medical buildings to the west); 2) the design of the internal intersection from the gated entrance into the residential development; 3) providing adequate turning radii for the interior streets and alleys; and 4) the design of the future gated access (at street and alleys) located at the southeast corner of the site. In order to allow the development to move forward, Staff is recommending a condition that prior to making application for a grading or building permit, the applicant shall submit a revised development plan addressing Staff's street and access concerns. The revised plans must be approved by both Planning Commission and Knox County Department of Engineering and Public Works Staff before applications can be submitted for grading or building permits.

Due to the limited number of residential units that are being considered at this time, a traffic impact study is not being required. Future requests for the commercial development will require a traffic impact study.

While the development plan designates common use green space areas, it is Staff's position that as presently designed, these areas do not meet the intent of the ordinance for providing "public open space, including squares, plazas, greens and parks". One of the large designated areas is a proposed detention basin and a second large area has restricted access due to the steep grade of the slope into the site. Future phases of the town center development need to include more useable public open spaces and parks. This should include a redesign of the proposed square located in the center of the retail/business core.

A master signage plan is not being approved as a part of this development plan.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached and attached unit residential development will have minimal impact on local

services since water and sewer is available in the area.

2. The proposed residential development at a proposed density of 3.61 du/ac is consistent with other residential densities in the area.

3. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards for development within a TC (Town Center) Zone and all other requirements of the Zoning Ordinance.

2. The proposed residential development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to W. Emory Rd., a major arterial street.

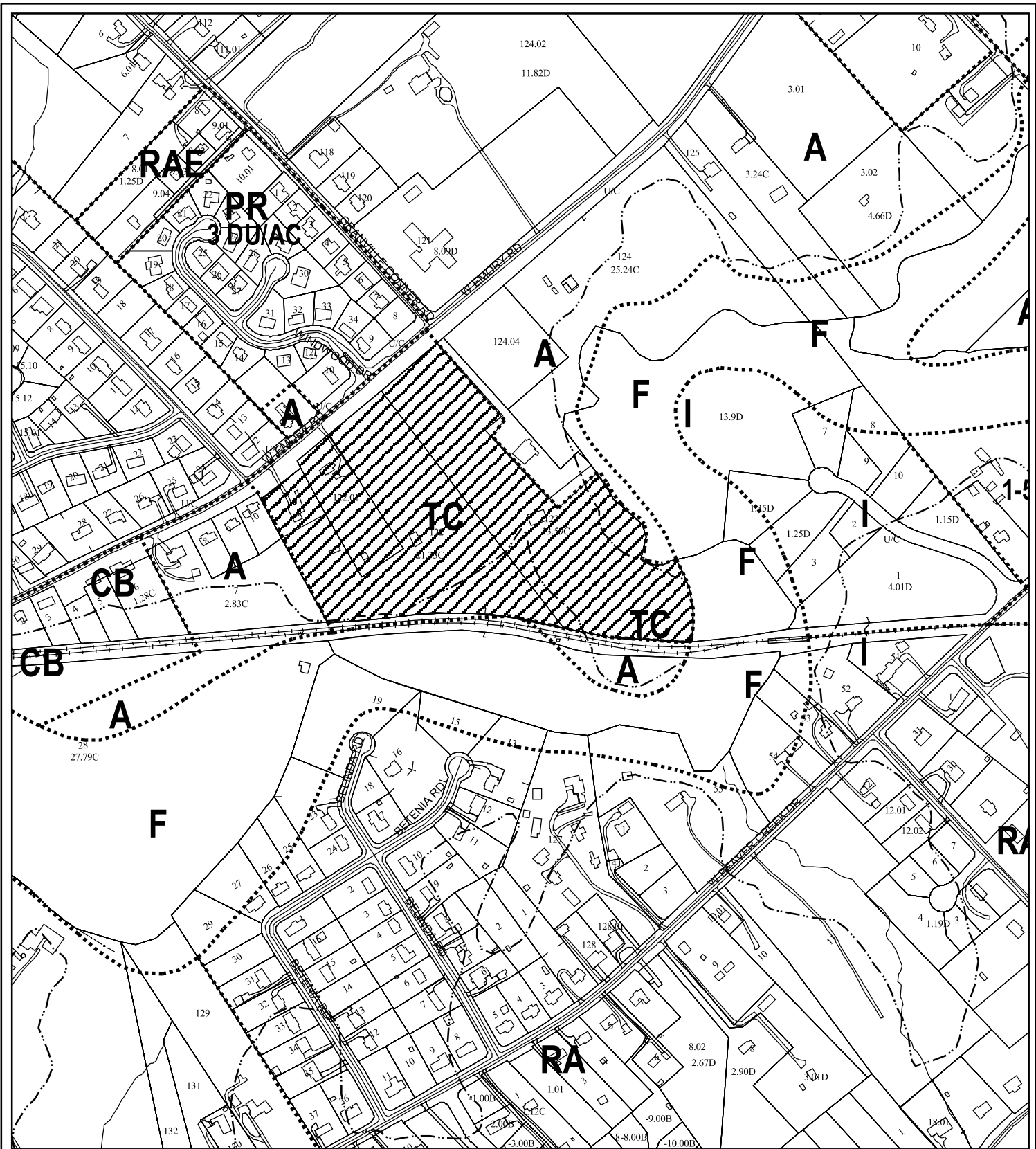
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property as mixed use. The proposed residential development is consistent with the sector plan designation and uses permitted in the peripheral area of a town center district and the concept plan submitted as part of the rezoning request.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



9-SI-06-C/9-J-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Attached and detached single-family subdivision in TC (Town Center)

Original Print Date: 08/24/06 Revised: 09/06/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Village at Bell Meadows
 Sternberg & Stephens
 Properties, LLC

Map No: 56

Jurisdiction: County



A NEW DEVELOPMENT FOR: THE VILLAGE AT BELL MEADOW

WEST EMORY ROAD
POWELL, TENNESSEE 37849

Michael Brady Inc.

Architecture • Interiors • Civil • Structural • Mechanical • Electrical • Surveying • Information Systems

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Civil Structural Mechanical Electrical
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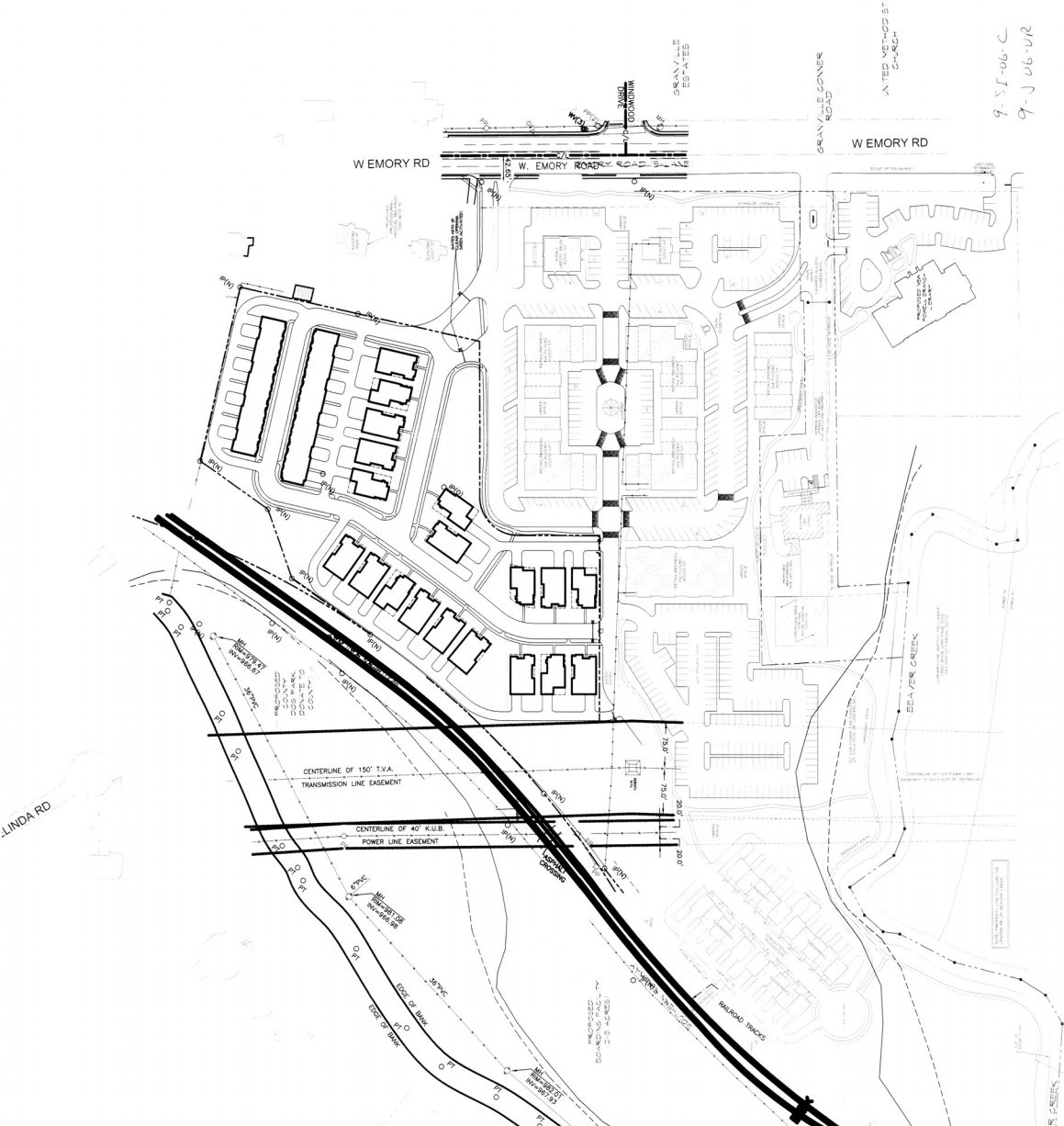
THE VILLAGE AT BELL MEADOW
WEST EMORY ROAD
POWELL, TN 37849

DATE: 8/7/2006
DRAWN BY:
REVIEWED BY:
COMM. NO. 060304
REVISIONS:
SHEET NO. 1 OF 2
CVR

<p>ABBREVIATIONS</p> <p>ACT Alt. Fin. Arch. Arch. Note Asph. B.C. B.C. (1) B.C. (2) B.C. (3) B.C. (4) B.C. (5) B.C. (6) B.C. (7) B.C. (8) B.C. (9) B.C. (10) B.C. (11) B.C. (12) B.C. (13) B.C. (14) B.C. (15) B.C. (16) B.C. (17) B.C. (18) B.C. (19) B.C. (20) B.C. (21) B.C. (22) B.C. (23) B.C. (24) B.C. (25) B.C. (26) B.C. (27) B.C. (28) B.C. (29) B.C. (30) B.C. (31) B.C. (32) B.C. (33) B.C. (34) B.C. (35) B.C. (36) B.C. (37) B.C. (38) B.C. (39) B.C. (40) B.C. (41) B.C. (42) B.C. (43) B.C. (44) B.C. (45) B.C. (46) B.C. (47) B.C. (48) B.C. (49) B.C. (50) B.C. (51) B.C. (52) B.C. (53) B.C. (54) B.C. (55) B.C. (56) B.C. (57) B.C. (58) B.C. (59) B.C. (60) B.C. (61) B.C. (62) B.C. (63) B.C. (64) B.C. (65) B.C. (66) B.C. (67) B.C. (68) B.C. (69) B.C. (70) B.C. (71) B.C. (72) B.C. (73) B.C. (74) B.C. (75) B.C. (76) B.C. (77) B.C. (78) B.C. (79) B.C. (80) B.C. (81) B.C. (82) B.C. (83) B.C. (84) B.C. (85) B.C. (86) B.C. (87) B.C. (88) B.C. (89) B.C. (90) B.C. (91) B.C. (92) B.C. (93) B.C. (94) B.C. (95) B.C. (96) B.C. (97) B.C. (98) B.C. (99) B.C. (100)</p>	<p>VICINITY MAP</p>	<p>PROJECT INFORMATION:</p> <p>PROJECT NAME: BELL MEADOW VILLAGE PROJECT NUMBER: 060304 SITE LOCATION: WEST EMORY RD KNOXVILLE, TN 37849 POWELL, TN 37849</p> <p>PROJECT DESCRIPTION: SITE LAYOUT PLAN ARCHITECTURAL JURISDICTION: KNOX COUNTY PROJECT CONTACT PERSON: MICHAEL BRADY, AIA 288 N. PEGANBER RD. POWELL, TN 37849 TEL: 605-564-0999 FAX: 605-564-2119</p> <p>FIRE DISTRICT: YES SITE AREA: 4.89 ACRES (OF 35.5 ACRES DISTRICT) NUMBER OF LOTS: 24</p>	<p>LIST OF DRAWINGS:</p> <p>OK C-1 C-2 C-3 C-4 C-5 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15 C-16 C-17 C-18 C-19 C-20 C-21 C-22 C-23 C-24 C-25 C-26 C-27 C-28 C-29 C-30 C-31 C-32 C-33 C-34 C-35 C-36 C-37 C-38 C-39 C-40 C-41 C-42 C-43 C-44 C-45 C-46 C-47 C-48 C-49 C-50 C-51 C-52 C-53 C-54 C-55 C-56 C-57 C-58 C-59 C-60 C-61 C-62 C-63 C-64 C-65 C-66 C-67 C-68 C-69 C-70 C-71 C-72 C-73 C-74 C-75 C-76 C-77 C-78 C-79 C-80 C-81 C-82 C-83 C-84 C-85 C-86 C-87 C-88 C-89 C-90 C-91 C-92 C-93 C-94 C-95 C-96 C-97 C-98 C-99 C-100</p>
<p>ARCHITECTURAL</p>	<p>PROJECT INFORMATION:</p> <p>PROJECT NAME: BELL MEADOW VILLAGE PROJECT NUMBER: 060304 SITE LOCATION: WEST EMORY RD KNOXVILLE, TN 37849 POWELL, TN 37849</p> <p>PROJECT DESCRIPTION: SITE LAYOUT PLAN ARCHITECTURAL JURISDICTION: KNOX COUNTY PROJECT CONTACT PERSON: MICHAEL BRADY, AIA 288 N. PEGANBER RD. POWELL, TN 37849 TEL: 605-564-0999 FAX: 605-564-2119</p> <p>FIRE DISTRICT: YES SITE AREA: 4.89 ACRES (OF 35.5 ACRES DISTRICT) NUMBER OF LOTS: 24</p>	<p>LIST OF DRAWINGS:</p> <p>OK C-1 C-2 C-3 C-4 C-5 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15 C-16 C-17 C-18 C-19 C-20 C-21 C-22 C-23 C-24 C-25 C-26 C-27 C-28 C-29 C-30 C-31 C-32 C-33 C-34 C-35 C-36 C-37 C-38 C-39 C-40 C-41 C-42 C-43 C-44 C-45 C-46 C-47 C-48 C-49 C-50 C-51 C-52 C-53 C-54 C-55 C-56 C-57 C-58 C-59 C-60 C-61 C-62 C-63 C-64 C-65 C-66 C-67 C-68 C-69 C-70 C-71 C-72 C-73 C-74 C-75 C-76 C-77 C-78 C-79 C-80 C-81 C-82 C-83 C-84 C-85 C-86 C-87 C-88 C-89 C-90 C-91 C-92 C-93 C-94 C-95 C-96 C-97 C-98 C-99 C-100</p>	<p>ARCHITECTURAL</p>
<p>CONCEPT PLAN</p> <p>9-1-06-UK</p> <p>U.O.R.</p> <p>DATE</p> <p>REVISED 9/1/06</p>	<p>MATERIALS LEGEND</p> <p>CONCRETE BLOCK METAL IN SECTION GYP. BOARD CONCRETE IN PLAN AS NOTED</p> <p>CONCRETE IN SECTION METAL IN SECTION GYP. BOARD CONCRETE IN PLAN AS NOTED</p> <p>ROAD PAVEMENT AS PAVED ROAD PAVEMENT AS PAVED</p> <p>ROAD PAVEMENT AS PAVED ROAD PAVEMENT AS PAVED</p>	<p>GRAPHIC SYMBOLS</p> <p>DETAIL NUMBER SHEET NUMBER SHEET NUMBER ELEVATION NUMBER</p>	<p>MECHANICAL</p>
<p>ELECTRICAL</p>	<p>GRAPHIC SYMBOLS</p> <p>DETAIL NUMBER SHEET NUMBER SHEET NUMBER ELEVATION NUMBER</p>	<p>MECHANICAL</p>	<p>ELECTRICAL</p>

GENERAL NOTES

1. INCREASED AREA DENOTES SCOPE OF WORK FOR PHASE ONE.
2. ALL CONSTRUCTION IN PHASE ONE TO BE AHEAD OF THE TERRACEFRAM AND ADDITIONAL PERIPHERAL AREAS, GREEN SPACE AREAS AND ALL CORE AREAS TO BE COMPLETED IN SUBSEQUENT PHASES.
3. PHASE ONE CONSTRUCTION SHALL INCLUDE THE PERIPHERAL AND PROXIMATE PERIPHERAL INTERSECTION BETWEEN THIS AREA AND THE COMMERCIAL CORE, CONNECTIVE GREEN SPACES AND WALKING PATHS ARE TO BE COMPLETED IN PHASE ONE. ALL DWELLINGS ARE TO BE CONSTRUCTION PATH ACCESS TO JOIN PERMANENT EGRESS.
4. THE NUMBER OF CONDOS/RESIDENTIAL UNITS TO BE CONSTRUCTED IN PHASE ONE SHALL BE DETERMINED BY THE NUMBER OF CONDOS/RESIDENTIAL UNITS TO FIT AND CHANGES IN UNITS OF MULTIFAMILY HOUSING TO 14 UNITS OF SINGLE-FAMILY DETACHED.
5. ALL BUILDINGS DESIGNED TO CONFORM TO THE MORE STRINGENT OF THE INDEX AND THE DESIGN GUIDELINES ON A.C.I. ON THE DOWN-CENTER DISTRICT ZONE OR



OVERALL SITE PLAN
SCALE: 1" = 80'-0"

MAGNETIC NORTH

Sheet No. 2 of 12
C.I.

Date: 5/7/2006
Designed By: MGB
Drawn By: D.L.B.
Reviewed By: MGB
Comm. No. 06004

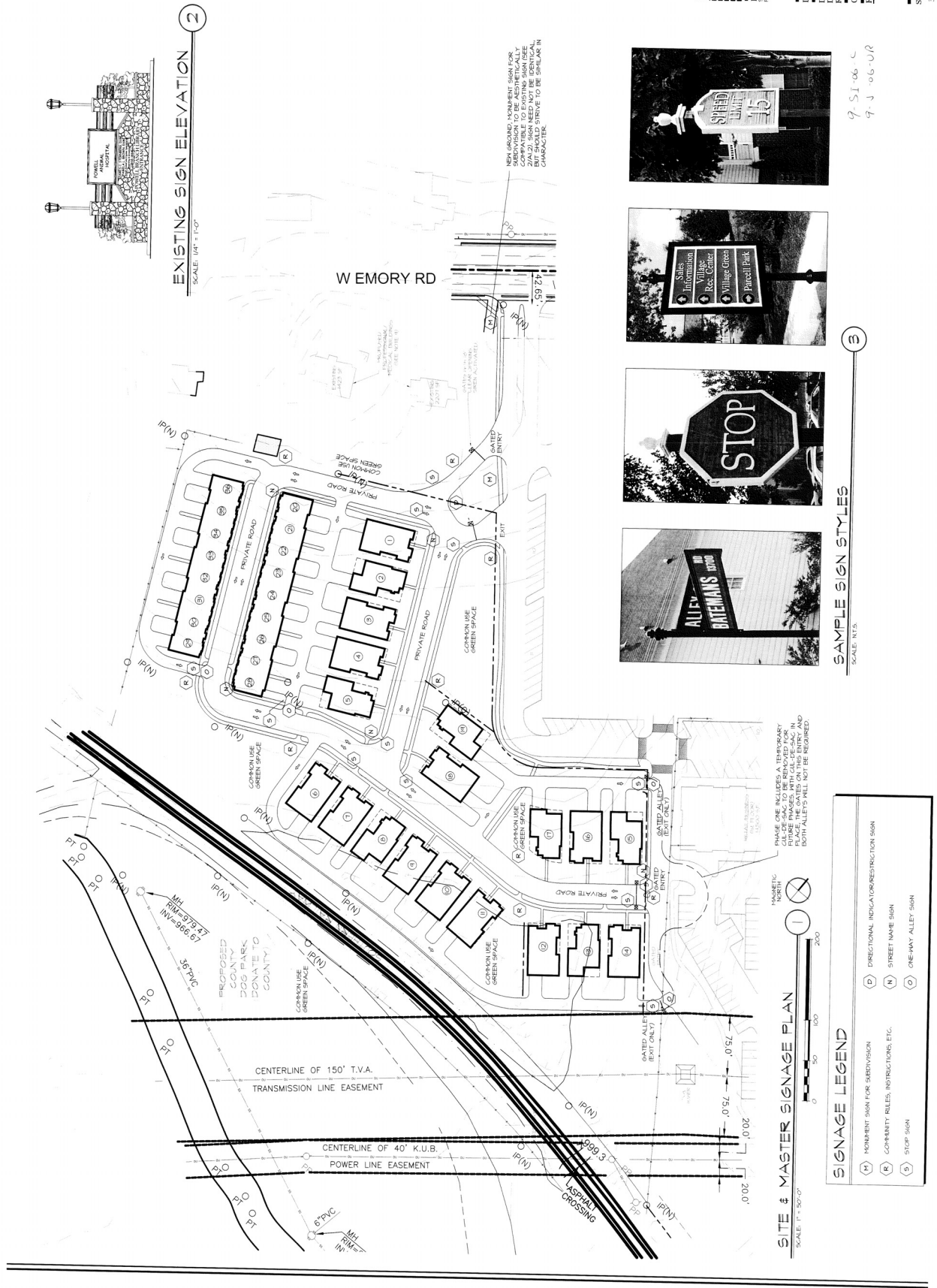
Revisions:
9-51-06-C
9-1-06-UR

THE VILLAGE AT BELL MEADOW
WEST EMORY ROAD
POWELL, TN 37849

A NEW DEVELOPMENT FOR:

CONSTRUCTION SHALL BE IN PHASES:
 FOR REVIEW ONLY
 FOR PERMITS ONLY
 FOR CONSTRUCTION ONLY
 FOR FINISHING ONLY
 FOR FINAL DISPOSITION PERMITS
 FOR FINAL DISPOSITION PERMITS
 FOR FINAL DISPOSITION PERMITS
 FOR FINAL DISPOSITION PERMITS

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THE VILLAGE AT BELL MEADOW
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POWELL, TN 37849

A NEW DEVELOPMENT FOR:
FOR EXISTING ONLY
FOR NEW DEVELOPMENT ONLY
FOR EXISTING DEVELOPMENT
FOR NEW DEVELOPMENT
SITE W/IN THE SIGNAGE PLAN

Sheet No. 3 of 12 C1.2

PLEASE NOTE: INDICATED SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE. TO BE REMOVED FOR THE PROJECT, THE GATES ON THE ENTRANCE AND ALLEYS WILL NOT BE REQUIRED.

NEW GROUND MONUMENT SIGN FOR COMMUNITY TO BE ADAPTIVELY COORDINATED WITH EXISTING SIGNAGE. SIGN NEED NOT BE IDENTICAL CHARACTER, SHINE TO BE SIMILAR IN

THE VILLAGE AT BELL MEADOW
WEST EMORY ROAD
POWELL, TN 37849

A NEW DEVELOPMENT FOR
CONSTRUCTION

DRAWING TITLE:
ROAD AND LOT LAYOUT

Date: 8/7/2006
Designed By:
Drawn By:
Reviewed By:
Comm. No. 06504
REVISIONS:

Sheet
No. 4 of 12
C2.1

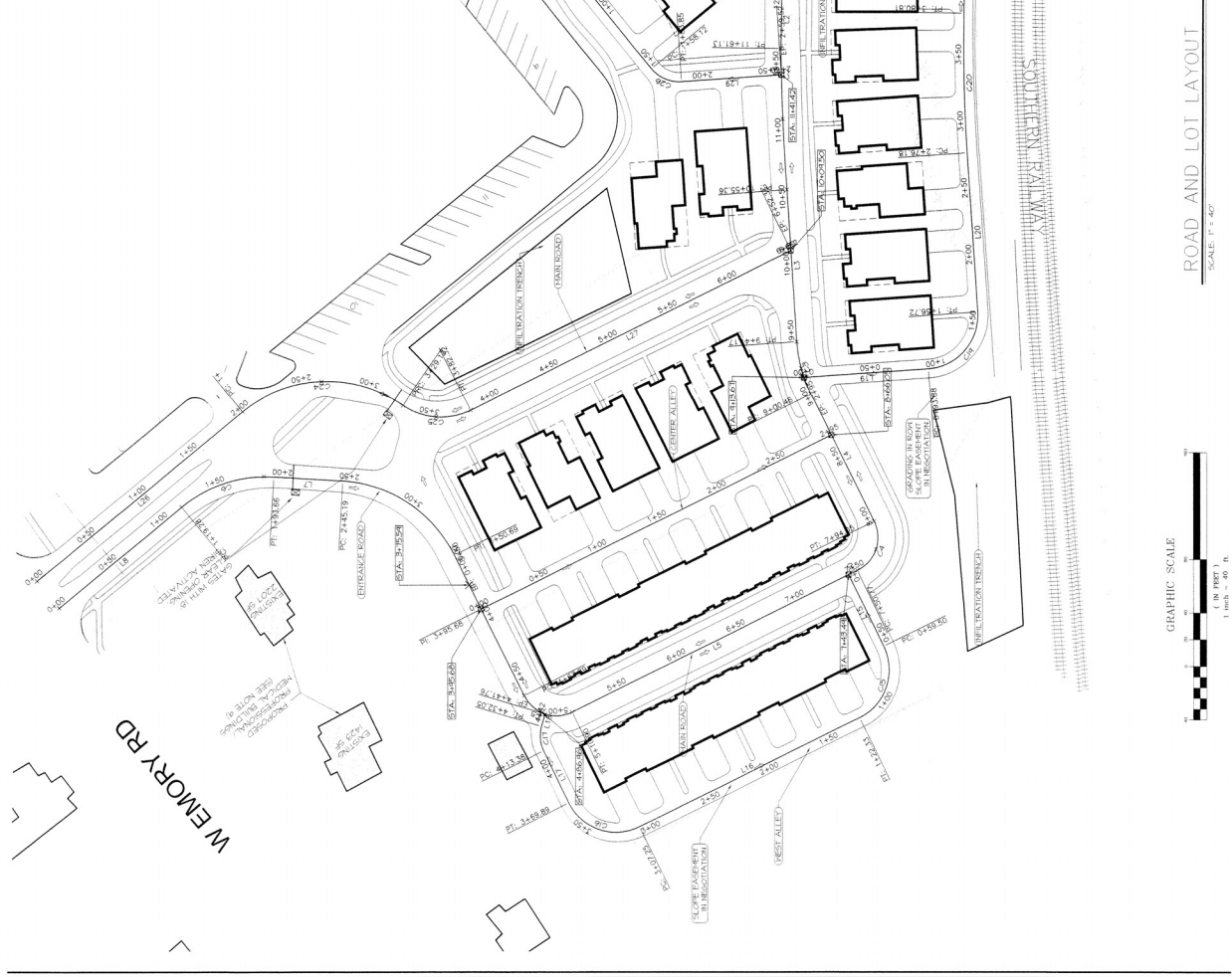
9-SI-06-C
9-J-06-02

Alignment Table

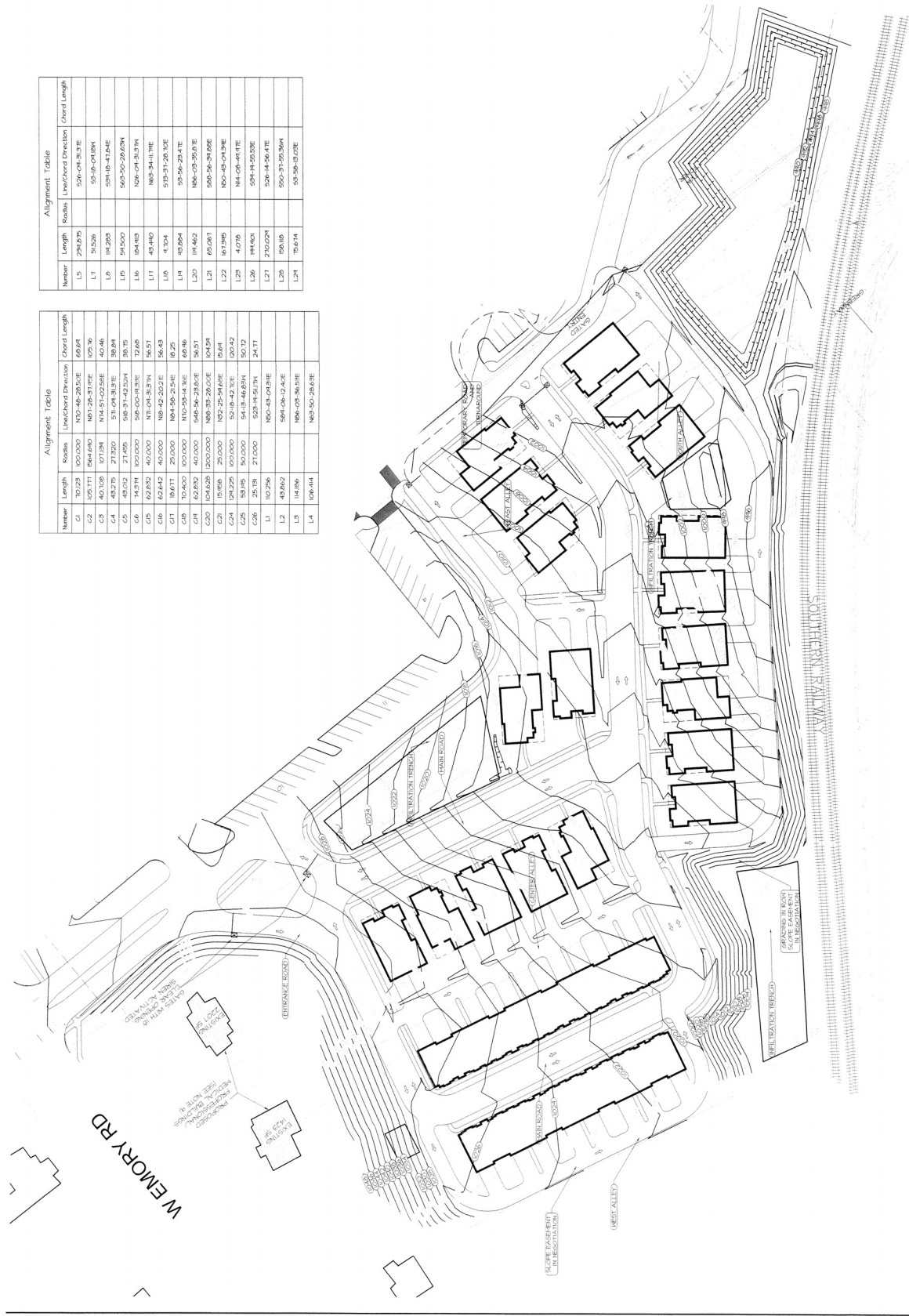
Number	Length	Route	Line/Chord Direction	Chord Length
L5	299.670		S26-08-31.37E	
L7	315.226		S8-09-04.00W	
L8	181.320		S91-03-41.64E	
L9	191.500		S65-50-29.63N	
L10	184.483		N26-08-31.37W	
L11	48.480		N63-34-11.78E	
L12	48.480		S73-57-26.12E	
L13	49.854		S8-56-29.47E	
L14	49.854		N86-05-39.06E	
L15	65.067		S66-56-39.06E	
L16	65.067		N50-45-04.31E	
L17	4.076		N4-08-44.17E	
L18	4.076		S91-03-41.64E	
L19	210.024		S26-08-31.37W	
L20	189.816		S50-37-55.30W	
L21	79.674		S8-56-29.47E	

Alignment Table

Number	Length	Route	Line/Chord Direction	Chord Length
G1	70.123	100.000	N20-46-26.51E	69.641
G2	100.111	84.460	N91-26-31.43E	105.16
G3	40.126	107.198	N14-57-02.59E	40.46
G4	43.270	21.300	S71-04-31.37E	36.24
G5	43.012	21.405	S88-37-42.52W	36.75
G6	74.376	100.000	S88-00-48.33E	72.69
G7	62.832	40.000	N71-08-31.37N	56.57
G8	62.842	40.000	N88-42-20.21E	56.43
G9	10.450	100.000	N84-59-23.54E	18.25
G10	62.832	40.000	N70-09-14.19E	68.96
G11	104.629	100.000	S48-56-29.63E	56.57
G12	104.629	100.000	N88-30-26.02E	104.58
G13	15.850	25.000	N20-25-36.68E	15.64
G14	15.850	100.000	S2-18-42.70E	150.42
G15	30.185	50.000	S41-14-05.51N	50.12
G16	20.139	21.000	S25-19-32.71N	24.17
L1	180.296		N50-45-04.31E	
L2	48.862		S91-03-41.64E	
L3	118.864		N86-05-39.06E	
L4	106.414		N63-30-26.63E	



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Alignment Table

Number	Length	Route	Line/Chord Direction	Chord Length
L5	294.075		526-08-31.37E	
L7	352.26		55-16-04.08N	
L8	141.283		59-18-41.84E	
L9	151.500		565-50-26.63N	
L10	184.483		126-08-31.87N	
L11	43.440		162-34-11.78E	
L12	43.440		573-51-26.32E	
L13	41.204		52-56-29.47E	
L14	49.854		186-05-36.07E	
L15	111.462		566-56-34.86E	
L16	65.087		150-45-04.38E	
L17	167.380		184-08-44.87E	
L18	4.076		508-18-50.09E	
L19	184.401		508-18-50.09E	
L20	270.024		508-18-50.09E	
L21	270.024		508-18-50.09E	
L22	58.188		550-51-55.36N	
L23	75.674		53-58-13.02E	

Alignment Table

Number	Length	Route	Line/Chord Direction	Chord Length
G1	301.223	100.000	N20-46-28.52E	48.641
G2	109.177	184.640	N91-26-31.47E	105.76
G3	40.709	107.184	N14-57-02.58E	40.766
G4	43.270	27.350	S71-08-31.37E	38.674
G5	43.072	27.455	S88-31-42.52N	38.75
G6	143.711	100.000	S88-00-18.38E	12.649
G7	62.832	40.000	N71-08-31.37N	56.43
G8	62.842	40.000	N89-42-20.27E	56.43
G9	18.671	25.000	N84-58-21.54E	16.25
G10	70.400	100.000	N10-58-14.78E	68.96
G11	62.832	40.000	S48-58-29.02E	56.57
G12	104.628	100.000	N88-30-28.02E	104.54
G13	15.988	25.000	N32-25-29.64E	15.64
G14	10.225	100.000	S2-18-42.75E	10.042
G15	20.178	100.000	S2-18-42.75E	20.17
G16	20.178	100.000	S2-18-42.75E	20.17
G17	20.178	100.000	S2-18-42.75E	20.17
G18	16.254	21.000	S2-18-42.75E	24.11
L1	16.254		N30-48-02.91E	
L2	43.890		S84-06-12.42E	
L3	14.856		N86-05-36.07E	
L4	106.414		N89-50-28.63E	

Michael Brady Inc.
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 mib@mbrady.com

NOT FOR CONSTRUCTION

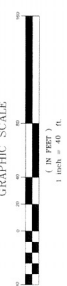
THE VILLAGE AT BELL MEADOW
 WEST EMORY ROAD
 POWELL, TN 37849

A NEW DEVELOPMENT FOR:
 GRADING PLAN
 DATE: 8/7/2006
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:
 COMM. NO. 062504
 SITE/PROJECT:

Sheet: 5 of 2
 Sheet: 9-J-04-U-2



GRAPHIC SCALE
 1 inch = 40 feet



SCALE: 1" = 40'

Michael Brady Inc.
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 Surveying Information Systems
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 Knoxville, TN 37919
 Phone: (615) 584-0999
 www.mbrady.com

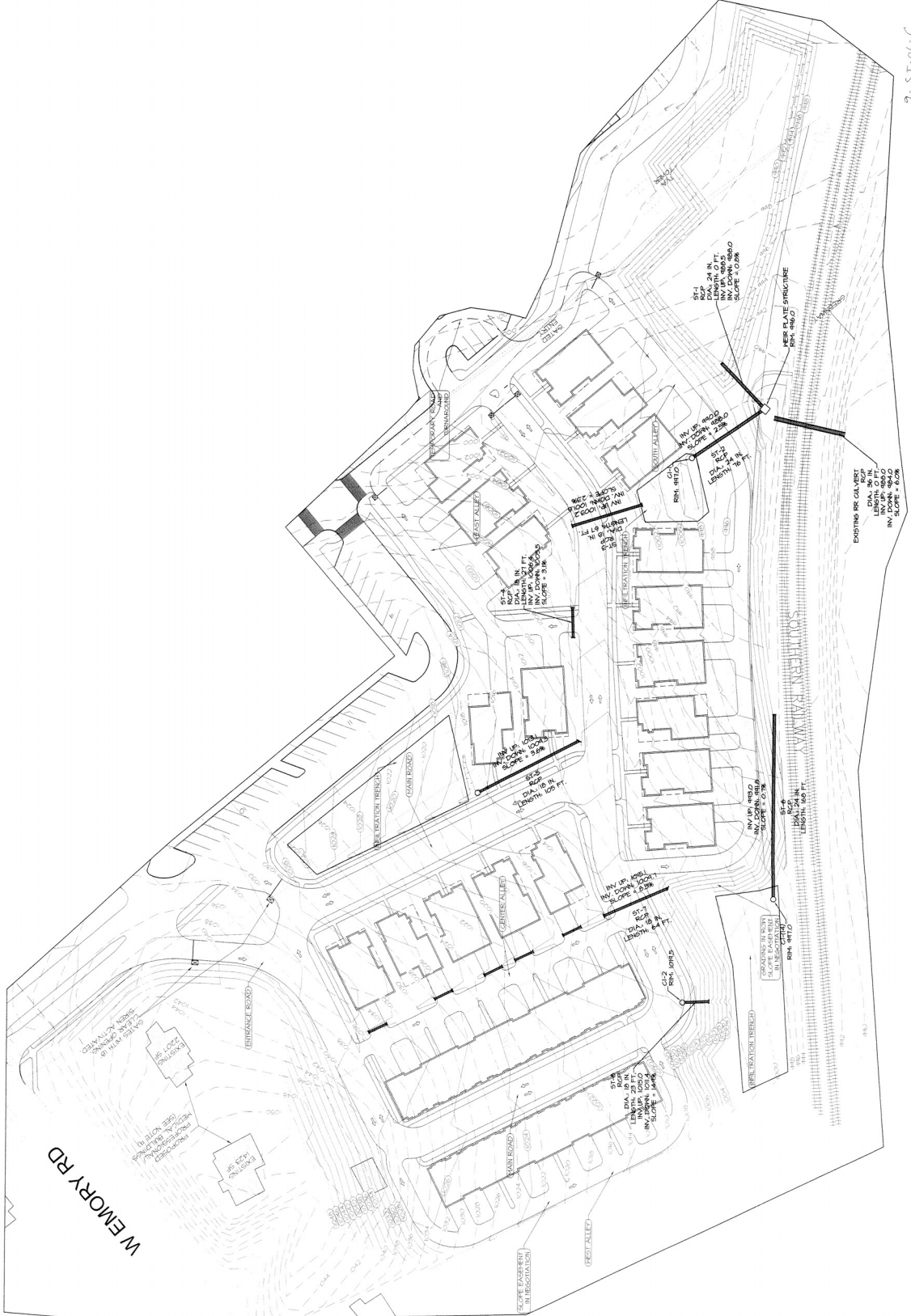
NOT FOR CONSTRUCTION

THE VILLAGE AT BELL MEADOW
 WEST EMORY ROAD
 POWELL, TN 37849

A NEW DEVELOPMENT FOR:
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DATE: 8/7/2006
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 Comm. No. 060500
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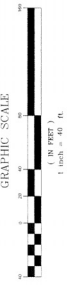
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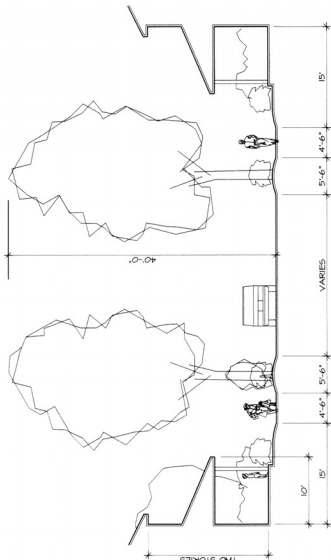


DRAINAGE PLAN
 SCALE: 1" = 40'



LOT LAYOUT GUIDELINES

1. ALL SINGLE FAMILY DETACHED LOTS TO BE A MINIMUM OF 30'0" WIDE WITH A MINIMUM LOT DEPTH OF 20'0". TYPICAL LOTS 30'0" WIDE AND 20'0" DEEP TO BE A MINIMUM OF 600 SQ. FT. WITH A MINIMUM LOT NORTH OF 20'0" TYPICAL LOTS AS SHOWN ARE 12' BY 20' (206 SQ. FT.).
2. FRONT YARD SETBACKS FOR HOMES TO BE A MINIMUM OF 20' WITH COVERED PATIOS AND PORCHES TO BE A MINIMUM OF 10'. SIDE YARD SETBACKS TO BE A MINIMUM OF 5' AND A REAR YARD SETBACKS TO BE A MINIMUM OF 20' SIDE YARD SETBACKS TO BE A MINIMUM OF 5' FOR HOMES AND 0' FOR TOWNHOUSES WITH AN ADDITIONAL 5' FOR ALL HOMES.
3. SINGLE FAMILY HOMES MAY HAVE A MAXIMUM COVERAGE OF 50% AND MAXIMUM IMPERVIOUS AREA OF 60%. THE TYPICAL HOUSE PLAN AND LOT LAYOUT MUST MEET BOTH REQUIREMENTS FOR TOWNHOUSES, THE BUILDING FOOTPRINT SHALL COVER AN IMPERVIOUS AREA OF 10%. THE LOT LAYOUT SHOWN IN THE CHARTS BOTH OF THESE REQUIREMENTS.
4. GROUNDLEVEL FOR TOWNHOUSES SHOULD BE A MINIMUM OF 8" ABOVE SIDEWALK LEVEL FOR PRIVACY CONCERNS.
5. ALL LOTS TO FRONT ON A STREET, ALL LOTS TO HAVE A REAR ALLEY WITH ACCESS TO A REAR-FACING DRIVEWAY OR SIDE-FACING GARAGES ARE NOT PERMITTED.
6. LANDSCAPING SHOULD BE PROVIDED ALONG 85% OF ALL EXTERIOR WALLS. SEE LU FOR LANDSCAPE GUIDELINES.
7. ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH SINGLE-FAMILY DETACHED HOUSE, 1.5 SPACES FOR EACH TOWNHOUSE UNIT.

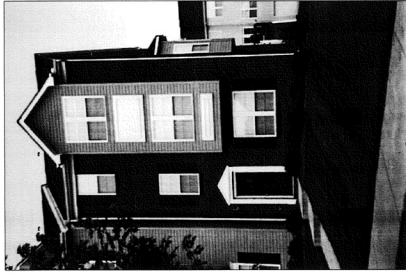


STREET SECTION

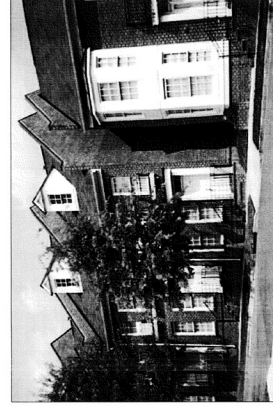
SCALE: 1/8" = 1'-0"

HOUSE DESIGN GUIDELINES

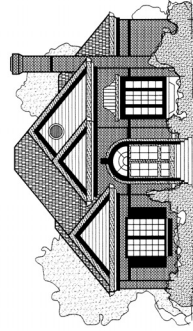
1. HOMES AND TOWNHOUSES ARE TO BE A MAXIMUM OF 2-1/2 STORES OR 29' TALL AND A MINIMUM OF 2 STORES.
2. BUILDING CONSTRUCTION AND DESIGN STANDARDS SHALL BE PERMITTED FOR REVIEW AND APPROVAL OF THE ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD SHALL REVIEW THE DOCUMENT FOR COMPATIBILITY WITH EXISTING STRUCTURES AND THE OVERALL INTENT OF THE FEATURES OF THE SITE. TO PROVIDE A VILLAGE LIKE APPEARANCE WHILE RESPECTING THE LOCAL CHARACTER.
3. HOUSE CONSTRUCTION MATERIALS AND METHODS SHALL BE ECOLOGICALLY RESPONSIBLE IN DESIGN AND CONSTRUCTION. INNOVATIVE MATERIALS SUCH AS ECO-BLOCK (FOAM-FRAMED CONCRETE) AND INNOVATIVE TECHNIQUES SUCH AS RAINWATER CATCHMENT AND REUSE.
4. EXTERIOR VENEERS AND CLADDING SHALL BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD. CLADDING MATERIALS SHOULD BE:
 - 1. STONE AND STONE ACCENTS MAY ALSO BE PERMITTED
 - 2. BRICK, CERAMIC TILE, TERRAZZO, POLISHED CONCRETE, METAL, WOOD, SHAKESHALE, SLATE, AND RECTANGULAR PREFERRED
 - 3. GUTTERS AND DOWNSPOUTS: SLATE AND RECTANGULAR PREFERRED
 - 4. COLOR: WOOD, FIBERGLASS OR COMPOSITE
 - 5. FINISHES: RETAIL OR WOOD PICKET PERMITTED IN SIDE YARDS
5. EXTERIOR COLORS SHALL ALSO BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD, BUT SHOULD BE LIMITED TO ONE COLOR PER HOUSE. THE SHERBORN HILLIAMS "EXTERIOR PRESERVATION PALETTE" OR SIMILAR BRAND IS RECOMMENDED.
6. BUILDING ELEVATION DESIGN SHALL BE TRADITIONAL IN APPEARANCE, WHILE THE BUILDING STYLES NEED NOT BE HISTORICAL. REPRESENTATIVE OF STYLES SUCH AS CRAFTSMAN OR COLONIAL. THEY SHOULD STRIVE TO BE COMPATIBLE WITH EXISTING STRUCTURES. COVERED PORCHES WITH COLONIAL DIVIDED LIGHT WINDOWS, MOOF DOORWAYS AND MASONRY CHIMNEYS ARE ALL ENCOURAGED TO HELP ACHIEVE THIS LOOK.



SAMPLE ELEV. - ATTACHED 4
SCALE: N.T.S.



SAMPLE ELEV. - ATTACHED 5
SCALE: N.T.S.



SAMPLE FRONT ELEVATION 6
SCALE: 1/8" = 1'-0"

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MPC DEVELOPMENT

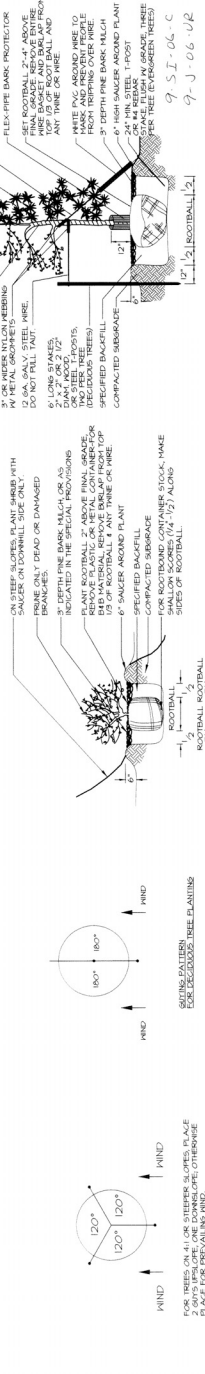
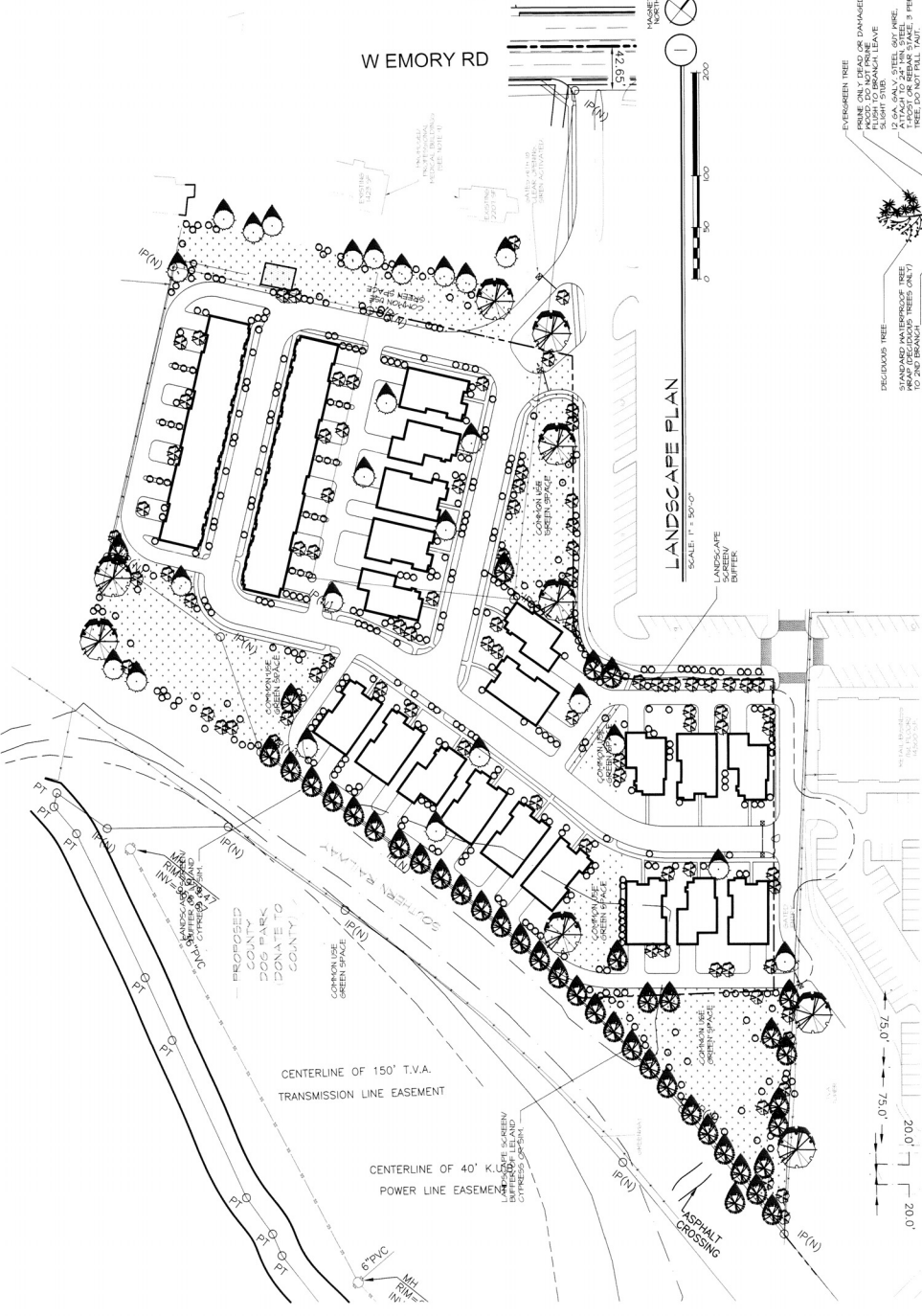
DATE: 8/7/2006
DESIGNED BY: D.L.B.
DRAWN BY: D.L.B.
CHECKED BY: M.C.F.
COMM. NO. 06-001
REVISIONS:

SHEET: 11 of 12
NO. A-01

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LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY THE TYPE OF SOILING METHOD AND REMOVAL OF EXISTING TREES. DESIRABLE SPECIEN TREES TO BE REMOVED SHOULD BE IDENTIFIED AND REMOVED PRIOR TO THE START OF CONSTRUCTION. THE REMOVAL METHOD TO BE USED SHALL BE AGREED UPON BY THE IRDIAN FORESTER BY THE CONTRACTOR.
2. ALL REMOVED TREES SHALL BE REPLACED WITH TREES OF EQUAL OR GREATER CALIBER AND SPECIES. THE REPLACEMENT TREES SHALL BE PLANTED IN THE SAME LOCATION AND ORIENTED IN THE SAME DIRECTION AS THE ORIGINAL TREES. THE REPLACEMENT TREES SHALL BE PLANTED IN THE SAME AREA AND SHOULD BE PLANTED IN THE SAME DIRECTION AS THE ORIGINAL TREES. THE REPLACEMENT TREES SHALL BE PLANTED IN THE SAME AREA AND SHOULD BE PLANTED IN THE SAME DIRECTION AS THE ORIGINAL TREES.
3. ALL SOILING METHODS TO BE USED SHALL BE APPROVED BY THE IRDIAN FORESTER. THE SOILING METHOD TO BE USED SHALL BE APPROVED BY THE IRDIAN FORESTER. THE SOILING METHOD TO BE USED SHALL BE APPROVED BY THE IRDIAN FORESTER.
4. ALL TREES TO BE PLANTED SHALL BE PLANTED IN THE SAME MANNER AND ACCORDING TO THE IRDIAN FORESTER'S RECOMMENDATIONS. THE TREES SHALL BE PLANTED IN THE SAME MANNER AND ACCORDING TO THE IRDIAN FORESTER'S RECOMMENDATIONS.
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1 TREE PLANTING & GUYING
SCALE: NOT TO SCALE

2 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

3 GUYING PATTERN
SCALE: NOT TO SCALE

4 GUYING PATTERN
SCALE: NOT TO SCALE

5 TREE PLANTING & GUYING
SCALE: NOT TO SCALE

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DESIGNED BY: HIGB
DRAWN BY: HIGB
CHECKED BY: HIGB
DATE: 09/12/06

REVISIONS:

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