



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 10-B-15-RZ **AGENDA ITEM #:** 29  
                   **10-B-15-SP (REVISED)** **AGENDA DATE:** 1/14/2016

POSTPONEMENT(S): 10/8/15, 12/10/15

▶ **APPLICANT:** JAMES STERNBERG  
 OWNER(S): James C. Sternberg

TAX ID NUMBER: 56 E C 007 056-122,12201,12202,12301,12302 [View map on KGIS](#)

JURISDICTION: Commission District 7

STREET ADDRESS:

▶ **LOCATION:** Southeast side W. Emory Rd., southwest of Central Avenue Pike

▶ **TRACT INFORMATION:** 37 acres.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with 4 lanes and a center turn lane within 80' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), MU-CC (Mixed Use - Community Commercial) with SP (Stream Protection) & HP (Hillside Protection) / A (Agricultural), TC (Town Center) & TC / HZ (Historic Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) with SP (Stream Protection) & HP (Hillside Protection) / CA (General Business), CA/HZ (Historic Overlay) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land and dwellings

▶ **PROPOSED USE:** Commercial development

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of MU-CC plan designation from the northeast. Not an extension of CA zoning

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: W. Emory Rd. - Residential subdivisions / LDR / RB (General Residential) and PR (Planned Residential)

South: Beaver Creek floodway, residential / LDR, STPA / RA (Low Density Residential)

East: Library and veterinary clinic / CI, NC / A (Agricultural)

West: Vacant land / LDR, HP / CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This site is located in an area that is developed with primarily residential uses under A, PR and RA zoning. There is also a large church, library and an animal hospital in the surrounding area.

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**STAFF RECOMMENDATION:**

- ▶ **DENY the request to amend the future land use map of the North County Sector Plan to GC (General Commercial) land use classification.**

This site is designated for mixed community commercial uses (MU-CC) on the sector plan. This designation was placed on the property at the time it was rezoned to TC in 2005. It was very clear at the time that the plan was amended only to accommodate the mix of uses allowed under the current TC zoning, along with the development guidelines associated with TC zoning. TC zoning does not allow strip commercial development and requires a development plan that includes a mix of uses, including residential, commercial, offices and open space according to development guidelines provided in the TC zoning district. The applicant has reasonable use of the property under the current zoning, but it needs to be marketed for a unified, mixed use Town Center style development. The current MU-CC designation does allow consideration of planned zoning districts, which would include the PC (Planned Commercial) or SC (Shopping Center) zoning districts. However, either of those zones would allow consideration of strip commercial development, which was not the intent of the 2005 sector plan amendment and rezoning to Town Center uses. The property was rezoned at that time for a very specific type of town center development only. Also, the requested area for the sector plan amendment to general commercial wraps around three parcels with established residential uses under A zoning. It would not be appropriate to extend commercial uses around these three established residential parcels (056EC008-010).

- ▶ **RECOMMEND that County Commission DENY the request to change the zoning map to CA (General Business).**

CA zoning at this location would allow uses that would not be compatible with adjacent residential uses, and not consistent with the intent of the recommended sector plan proposal for the property. The current sector plan proposes MU-CC (Mixed Use Community Commercial) uses for the majority of the subject property. At the time of the plan amendment from LDR to MU-CC in 2005, the understanding was that the property would be zoned TC (Town Center) and developed as a unified, mixed-use, town center development. A preliminary mixed-use development plan, generally meeting TC guidelines, was included in the 2005 agenda package as well. The approval recommendation on the 2005 sector plan amendment even included a condition that the zoning be limited to TC only. The agenda package materials for the 2005 requests are attached. The recommended zoning change was at least partially supported by staff because of the plan provided. In addition, in 2006, a use on review development plan was approved by MPC, under the TC zoning guidelines, for up to 36 attached and detached residential units on the site. The agenda package materials for that case (9-J-06-UR) are also attached. The MU-CC designation is not intended for typical strip commercial development that would be expected in the requested CA or even PC (Planned Commercial) zoning.

**COMMENTS:**

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known road or utility improvements have been made recently in the area. The widening of this section of W. Emory Rd. was completed prior to 2005, when the subject property was rezoned to TC. The Powell Drive extension further west has now been completed as well.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for low density residential (LDR) development for parcel 056EC007 to the southwest. This area requested for the plan amendment from LDR to GC wraps around three parcels with established residential uses in the Agricultural zone. Without inclusion of those three parcels (056EC008-010), general or community commercial uses are not appropriate. If those parcels were included, an extension of the MU-CC designation would be more appropriate, but careful consideration would need to be given to the type of zoning to be placed on the properties. The general commercial designation is not appropriate for any of the subject parcels. The current MU-CC designation placed on most of the subject property in 2005 is appropriate and is not an error or omission.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There have been no significant changes that have taken place to justify amendment of the sector plan, as requested. Staff maintains that general commercial uses are not appropriate at this location. General commercial development in the area has been limited to properties to the northeast from the intersection of W. Emory Rd. and Central Avenue Pike to the I-75/Emory Rd. interchange and beyond. Approval of this request would allow commercial zoning to be considered directly across from, to the rear of, and to the side of established residential uses.

**TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:**

There are no apparent trends that warrant an amendment to the sector plan. A large portion of the site is already designated as MU-CC, which should be maintained, as is. The plan was amended to MU-CC for that area in 2005 (8-A-05-SP). It was also rezoned to TC (Town Center) at that time (8-D-05-RZ).

**REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):**

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. No significant changes have occurred in the area that warrant the requested change to CA zoning at this location. TC zoning was originally approved with the expectation that the staff would review the design concept to be certain that it establishes a circulation pattern and mix of uses based on TC principles that will provide a development appropriate for this site and compatible with the surrounding area. The purpose of the TC district is to encourage the creation of pedestrian-oriented, small-scale, mixed use developments, providing shopping, employment, housing and business and personal services. Staff maintains the same position it did over 10 years ago that if the site is to be developed with uses other than its previously designated LDR uses, it should be done under the guidelines of the TC zoning district.
2. If the proposed CA zoning is approved for the site, it would open up the site for typical strip commercial development that would be more appropriate at established commercial nodes, such as to the northeast of the site along Emory Rd. The CA zone does not require any plan review by MPC for most uses, so impact on adjacent residential uses could not be appropriately addressed.
3. If MPC and/or Knox County Commission is inclined to approve some type of commercial zoning for the site, PC zoning would be preferred over CA, because it requires plan review by MPC at a public hearing. Also, if approved, commercial zoning should be limited to the north side of the railroad tracks only. The area to the south of the tracks is all within the floodplain for Beaver Creek and should not be developed. If recommended for approval of any type of commercial zoning, staff would recommend including the following two conditions: I. No more than two curbcuts to W. Emory Rd. for entire commercial development. II. Rezoning shall be limited to a depth of 500 feet from the edge of W. Emory Rd. and parcel 056EC007 shall be excluded.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:**

1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
2. Based on the above description and intent, as well as the uses permitted, this property is not appropriate to be rezoned to CA.
3. The intent of the existing TC (Town Center) zoning is to provide a mix of retail, office and residential uses along with open space and landscaping. The regulations contained within the TC zoning district would yield a development that is more compatible and appropriate than what could be done under the requested CA zoning, considering the site's location away from established commercial nodes.

**THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:**

1. Establishment of CA zoning at this location could adversely impact nearby residential properties.
2. CA zoning allows many uses that would not be compatible with nearby residential land uses and zoning.
3. Commercial uses in this area should be located to the northeast of the subject property, along W. Emory Rd., within existing CA, C-3 and PC-1 zoned sites. There are several parcels to the northeast along W. Emory Rd. that are already zoned commercial and are either vacant or used for residential purposes.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:**

1. With the proposed amendment of the North County Sector Plan to GC, the requested CA zoning would be

consistent with the sector plan. However, staff is recommending that the current LDR and MU-CC sector plan designations be maintained.

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

3. Approval of this request may lead to future rezoning and plan amendment requests for non-residential development on other properties in the area. This is discouraged so as not to create an unplanned strip commercial district along this section of W. Emory Rd.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

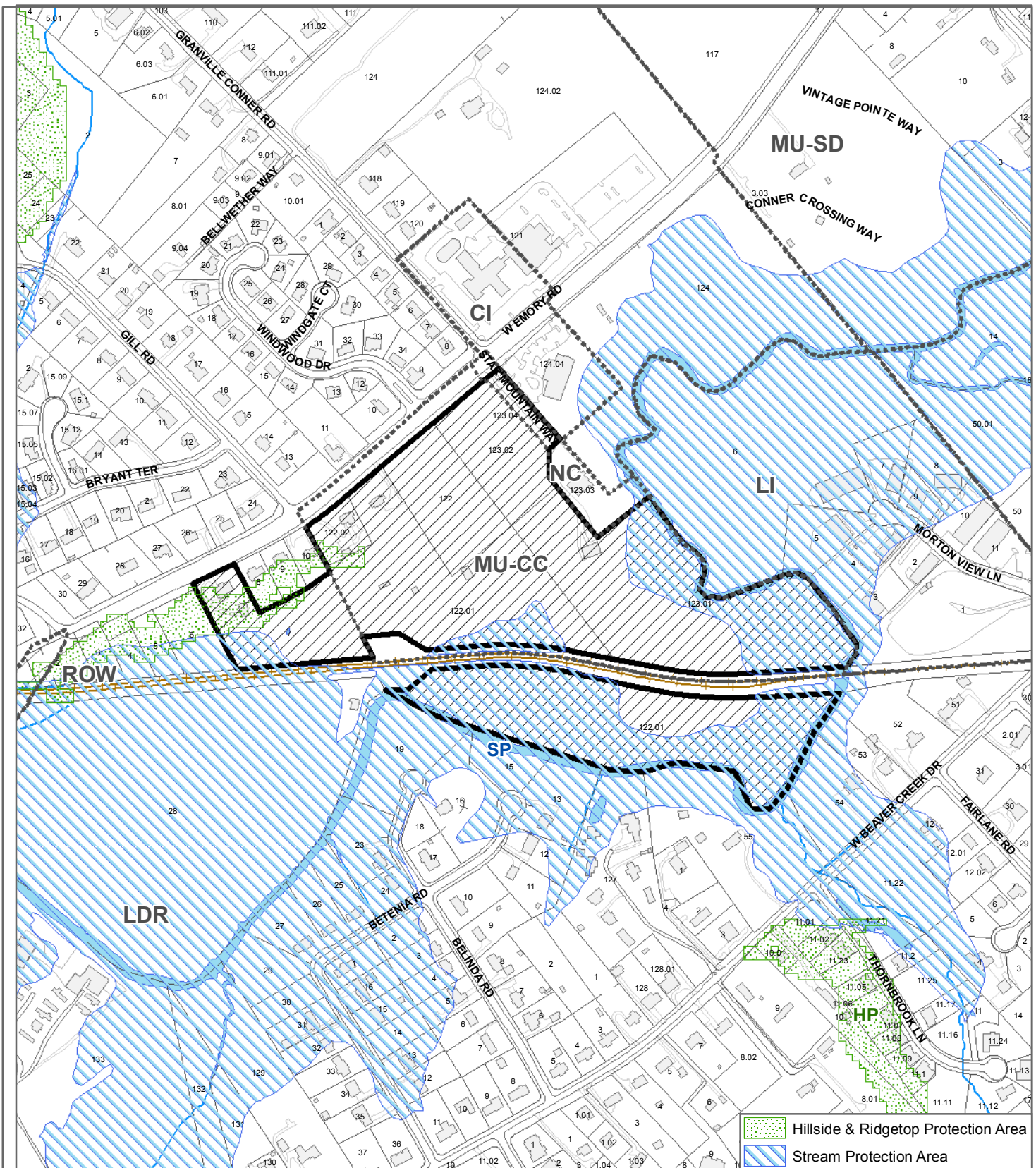
1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.



2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/22/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

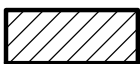


 Hillside & Ridgetop Protection Area  
 Stream Protection Area

**10-B-15-SP**  
**NORTH COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential) MU-CC (Mixed Use Community Commercial & SP (Stream Protection))

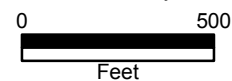
To: GC (General Commercial) & SP (Stream Protection)



Petitioner: Sternberg, James

Map No: 56

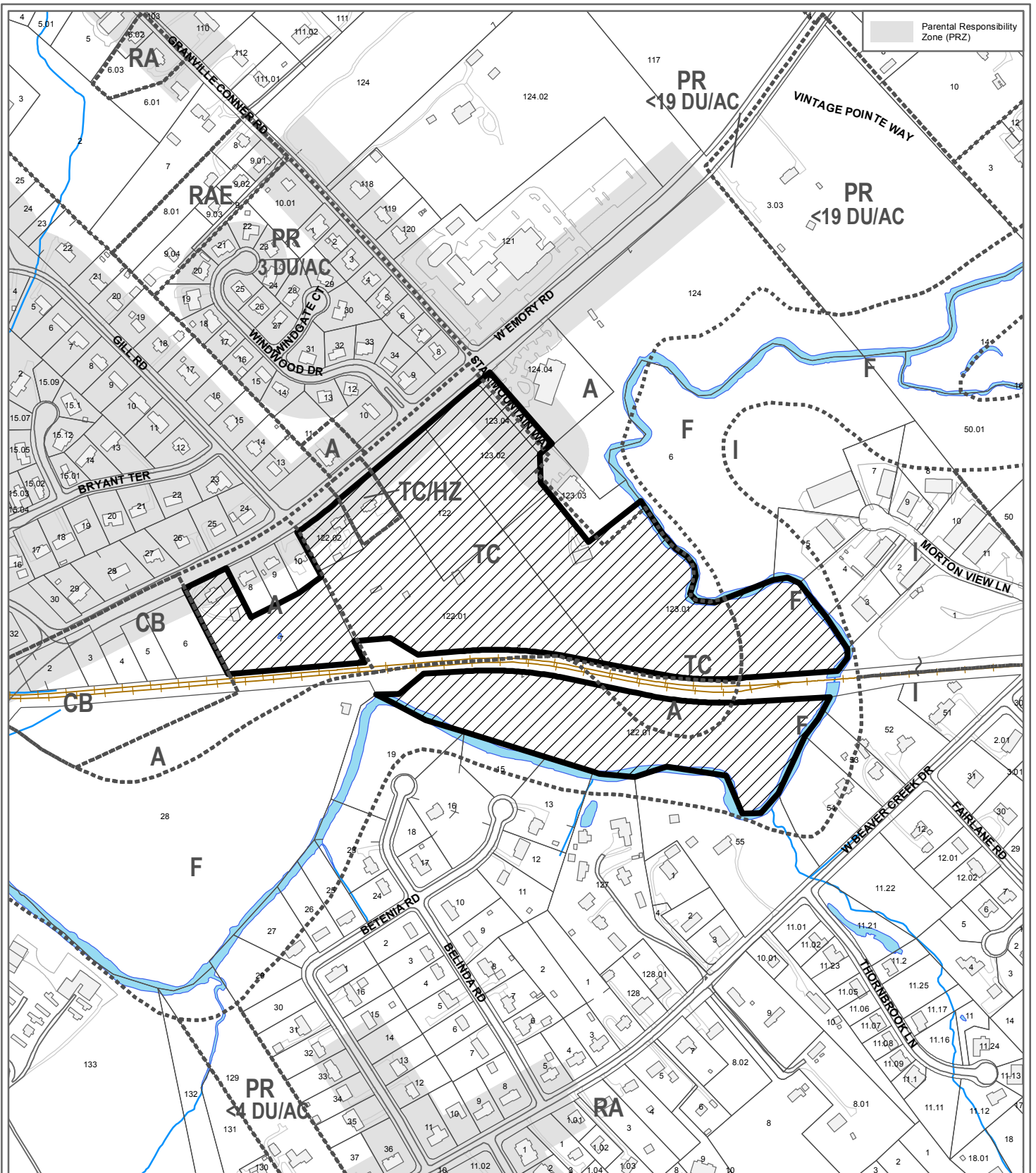
Jurisdiction: County



Original Print Date: 9/21/2015

Revised: 11/23/2015

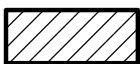
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**10-B-15-RZ  
REZONING**

From: A (Agricultural), TC (Town Center), TC/ HZ (Historic Overlay) & F (Floodway)

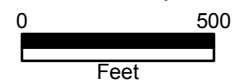
To: CA (General Business), CA/HZ (Historic Overlay) & F (Floodway)



Petitioner: Sternberg, James

Map No: 56

Jurisdiction: County



Original Print Date: 9/21/2015

Revised: 1/6/2016

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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

▶ **FILE #:** 9-SI-06-C **AGENDA ITEM #:** 26  
 9-J-06-UR **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.

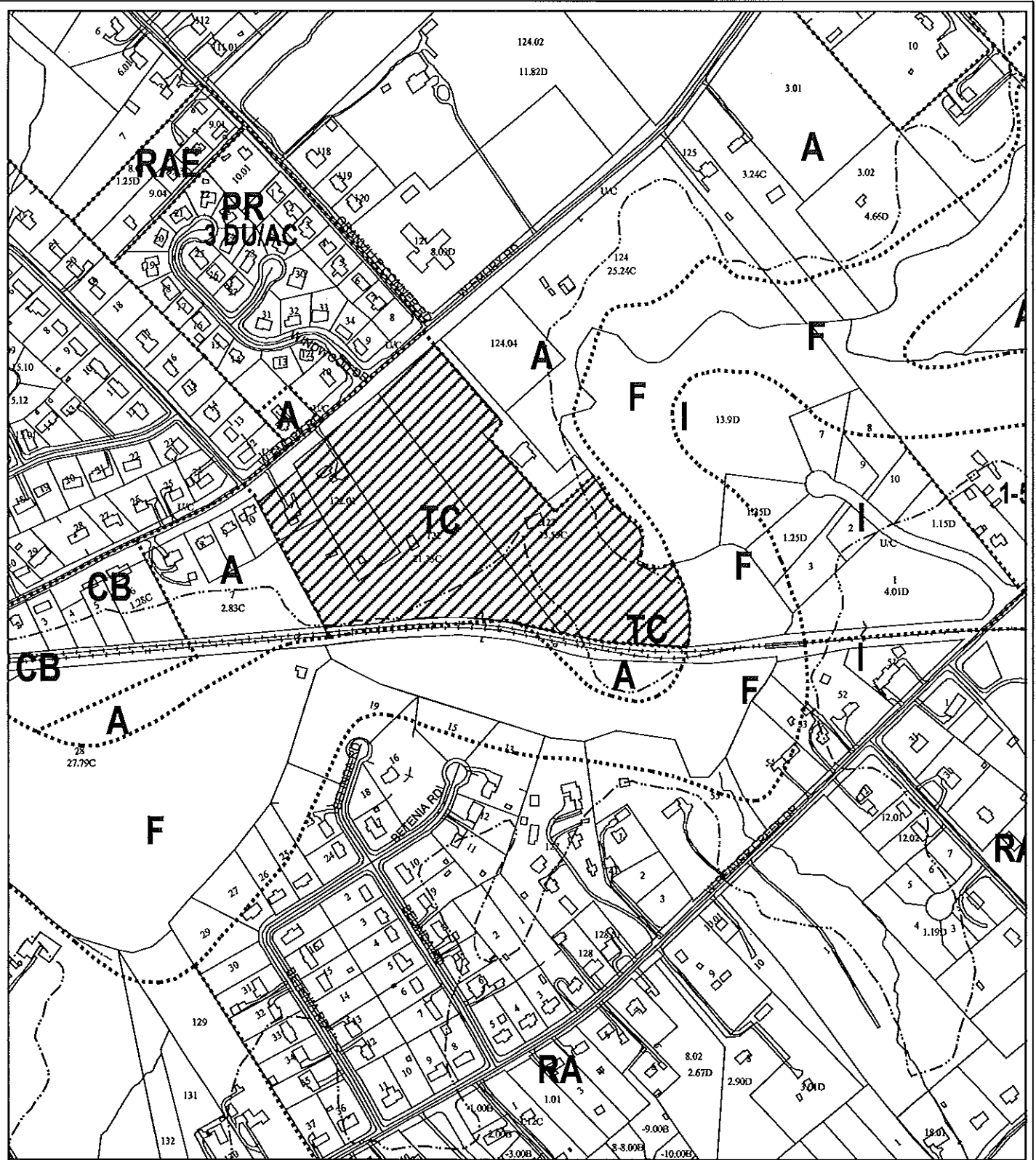
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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

Michael Brady Inc.  
MEMBER SERVICE CORPORATION  
1400 WEST EMORY ROAD  
POWELL, TN 37849  
TEL: (615) 241-1111  
FAX: (615) 241-1112

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

DATE: 04/20/06  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
COMB. NO. 050204  
SHEET NO. 1 OF 12

<p><b>ABBREVIATIONS</b></p> <p>ADJUSTED GRADE ADJUSTED FINISHED GRADE ADJUSTED FINISHED FLOOR ADJUSTED FINISHED CEILING ADJUSTED FINISHED ROOF ADJUSTED FINISHED GROUND ADJUSTED FINISHED UNDERGROUND ADJUSTED FINISHED SURFACE ADJUSTED FINISHED CURB ADJUSTED FINISHED DRIVE ADJUSTED FINISHED SIDEWALK ADJUSTED FINISHED PAVEMENT ADJUSTED FINISHED ASPHALT ADJUSTED FINISHED CONCRETE ADJUSTED FINISHED BRICK ADJUSTED FINISHED STONE ADJUSTED FINISHED TILE ADJUSTED FINISHED GLASS ADJUSTED FINISHED METAL ADJUSTED FINISHED WOOD ADJUSTED FINISHED PLASTER ADJUSTED FINISHED GYPSUM ADJUSTED FINISHED STUCCO ADJUSTED FINISHED PAINT ADJUSTED FINISHED FINISH ADJUSTED FINISHED TRIM ADJUSTED FINISHED DOOR ADJUSTED FINISHED WINDOW ADJUSTED FINISHED FLOORING ADJUSTED FINISHED WALLPAPER ADJUSTED FINISHED CARPET ADJUSTED FINISHED CEILING ADJUSTED FINISHED LIGHTING ADJUSTED FINISHED VENTILATION ADJUSTED FINISHED MECHANICAL ADJUSTED FINISHED ELECTRICAL ADJUSTED FINISHED PLUMBING ADJUSTED FINISHED HVAC ADJUSTED FINISHED INSULATION ADJUSTED FINISHED ROOFING ADJUSTED FINISHED EXTERIOR ADJUSTED FINISHED INTERIOR ADJUSTED FINISHED LANDSCAPE ADJUSTED FINISHED Hardscape ADJUSTED FINISHED Softscape ADJUSTED FINISHED TREES ADJUSTED FINISHED SHRUBS ADJUSTED FINISHED GRASS ADJUSTED FINISHED MULCH ADJUSTED FINISHED SOIL ADJUSTED FINISHED WATER ADJUSTED FINISHED SEWER ADJUSTED FINISHED GAS ADJUSTED FINISHED RAIN ADJUSTED FINISHED SWELL ADJUSTED FINISHED SETTLE ADJUSTED FINISHED COMPRESS ADJUSTED FINISHED EXPAND ADJUSTED FINISHED CONTRACT ADJUSTED FINISHED RELEASE ADJUSTED FINISHED PROTECT ADJUSTED FINISHED RESTORE ADJUSTED FINISHED REPAIR ADJUSTED FINISHED REPLACE ADJUSTED FINISHED REMOVE ADJUSTED FINISHED DEMOLISH ADJUSTED FINISHED CONSTRUCT ADJUSTED FINISHED INSTALL ADJUSTED FINISHED REMOVE ADJUSTED FINISHED RESTORE ADJUSTED FINISHED REPAIR ADJUSTED FINISHED REPLACE ADJUSTED FINISHED REMOVE ADJUSTED FINISHED DEMOLISH</p>	<p><b>PROJECT INFORMATION:</b></p> <p>PROJECT NAME: BELL MEADOW VILLAGE - PHASE 1 OWNER: [Name] ARCHITECT: MICHAEL BRADY INC. ENGINEER: [Name] DATE: 04/20/06 SHEET NO. 1 OF 12</p>	<p><b>VICINITY MAP</b></p>	<p><b>MATERIALS LEGEND</b></p> <p>ADJUSTED GRADE ADJUSTED FINISHED GRADE ADJUSTED FINISHED FLOOR ADJUSTED FINISHED CEILING ADJUSTED FINISHED ROOF ADJUSTED FINISHED GROUND ADJUSTED FINISHED UNDERGROUND ADJUSTED FINISHED SURFACE ADJUSTED FINISHED CURB ADJUSTED FINISHED DRIVE ADJUSTED FINISHED SIDEWALK ADJUSTED FINISHED PAVEMENT ADJUSTED FINISHED ASPHALT ADJUSTED FINISHED CONCRETE ADJUSTED FINISHED BRICK ADJUSTED FINISHED STONE ADJUSTED FINISHED TILE ADJUSTED FINISHED GLASS ADJUSTED FINISHED METAL ADJUSTED FINISHED WOOD ADJUSTED FINISHED PLASTER ADJUSTED FINISHED GYPSUM ADJUSTED FINISHED STUCCO ADJUSTED FINISHED PAINT ADJUSTED FINISHED FINISH ADJUSTED FINISHED TRIM ADJUSTED FINISHED DOOR ADJUSTED FINISHED WINDOW ADJUSTED FINISHED FLOORING ADJUSTED FINISHED WALLPAPER ADJUSTED FINISHED CARPET ADJUSTED FINISHED CEILING ADJUSTED FINISHED LIGHTING ADJUSTED FINISHED VENTILATION ADJUSTED FINISHED MECHANICAL ADJUSTED FINISHED ELECTRICAL ADJUSTED FINISHED PLUMBING ADJUSTED FINISHED HVAC ADJUSTED FINISHED INSULATION ADJUSTED FINISHED ROOFING ADJUSTED FINISHED EXTERIOR ADJUSTED FINISHED INTERIOR ADJUSTED FINISHED LANDSCAPE ADJUSTED FINISHED Hardscape ADJUSTED FINISHED Softscape ADJUSTED FINISHED TREES ADJUSTED FINISHED SHRUBS ADJUSTED FINISHED GRASS ADJUSTED FINISHED MULCH ADJUSTED FINISHED SOIL ADJUSTED FINISHED WATER ADJUSTED FINISHED SEWER ADJUSTED FINISHED GAS ADJUSTED FINISHED RAIN ADJUSTED FINISHED SWELL ADJUSTED FINISHED SETTLE ADJUSTED FINISHED COMPRESS ADJUSTED FINISHED EXPAND ADJUSTED FINISHED CONTRACT ADJUSTED FINISHED RELEASE ADJUSTED FINISHED PROTECT ADJUSTED FINISHED RESTORE ADJUSTED FINISHED REPAIR ADJUSTED FINISHED REPLACE ADJUSTED FINISHED REMOVE ADJUSTED FINISHED DEMOLISH</p>	<p><b>LIST OF DRAWINGS:</b></p> <p>NO. TITLE</p> <p>001 GENERAL SITE PLAN</p> <p>002 ADJUSTED FINISHED GRADE</p> <p>003 ADJUSTED FINISHED FLOOR</p> <p>004 ADJUSTED FINISHED CEILING</p> <p>005 ADJUSTED FINISHED ROOF</p> <p>006 ADJUSTED FINISHED GROUND</p> <p>007 ADJUSTED FINISHED UNDERGROUND</p> <p>008 ADJUSTED FINISHED SURFACE</p> <p>009 ADJUSTED FINISHED CURB</p> <p>010 ADJUSTED FINISHED DRIVE</p> <p>011 ADJUSTED FINISHED SIDEWALK</p> <p>012 ADJUSTED FINISHED PAVEMENT</p> <p>013 ADJUSTED FINISHED ASPHALT</p> <p>014 ADJUSTED FINISHED CONCRETE</p> <p>015 ADJUSTED FINISHED BRICK</p> <p>016 ADJUSTED FINISHED STONE</p> <p>017 ADJUSTED FINISHED TILE</p> <p>018 ADJUSTED FINISHED GLASS</p> <p>019 ADJUSTED FINISHED METAL</p> <p>020 ADJUSTED FINISHED WOOD</p> <p>021 ADJUSTED FINISHED PLASTER</p> <p>022 ADJUSTED FINISHED GYPSUM</p> <p>023 ADJUSTED FINISHED STUCCO</p> <p>024 ADJUSTED FINISHED PAINT</p> <p>025 ADJUSTED FINISHED FINISH</p> <p>026 ADJUSTED FINISHED TRIM</p> <p>027 ADJUSTED FINISHED DOOR</p> <p>028 ADJUSTED FINISHED WINDOW</p> <p>029 ADJUSTED FINISHED FLOORING</p> <p>030 ADJUSTED FINISHED WALLPAPER</p> <p>031 ADJUSTED FINISHED CARPET</p> <p>032 ADJUSTED FINISHED CEILING</p> <p>033 ADJUSTED FINISHED LIGHTING</p> <p>034 ADJUSTED FINISHED VENTILATION</p> <p>035 ADJUSTED FINISHED MECHANICAL</p> <p>036 ADJUSTED FINISHED ELECTRICAL</p> <p>037 ADJUSTED FINISHED PLUMBING</p> <p>038 ADJUSTED FINISHED HVAC</p> <p>039 ADJUSTED FINISHED INSULATION</p> <p>040 ADJUSTED FINISHED ROOFING</p> <p>041 ADJUSTED FINISHED EXTERIOR</p> <p>042 ADJUSTED FINISHED INTERIOR</p> <p>043 ADJUSTED FINISHED LANDSCAPE</p> <p>044 ADJUSTED FINISHED Hardscape</p> <p>045 ADJUSTED FINISHED Softscape</p> <p>046 ADJUSTED FINISHED TREES</p> <p>047 ADJUSTED FINISHED SHRUBS</p> <p>048 ADJUSTED FINISHED GRASS</p> <p>049 ADJUSTED FINISHED MULCH</p> <p>050 ADJUSTED FINISHED SOIL</p> <p>051 ADJUSTED FINISHED WATER</p> <p>052 ADJUSTED FINISHED SEWER</p> <p>053 ADJUSTED FINISHED GAS</p> <p>054 ADJUSTED FINISHED RAIN</p> <p>055 ADJUSTED FINISHED SWELL</p> <p>056 ADJUSTED FINISHED SETTLE</p> <p>057 ADJUSTED FINISHED COMPRESS</p> <p>058 ADJUSTED FINISHED EXPAND</p> <p>059 ADJUSTED FINISHED CONTRACT</p> <p>060 ADJUSTED FINISHED RELEASE</p> <p>061 ADJUSTED FINISHED PROTECT</p> <p>062 ADJUSTED FINISHED RESTORE</p> <p>063 ADJUSTED FINISHED REPAIR</p> <p>064 ADJUSTED FINISHED REPLACE</p> <p>065 ADJUSTED FINISHED REMOVE</p> <p>066 ADJUSTED FINISHED DEMOLISH</p>	<p><b>GRAPHIC SYMBOLS</b></p> <p>ADJUSTED GRADE ADJUSTED FINISHED GRADE ADJUSTED FINISHED FLOOR ADJUSTED FINISHED CEILING ADJUSTED FINISHED ROOF ADJUSTED FINISHED GROUND ADJUSTED FINISHED UNDERGROUND ADJUSTED FINISHED SURFACE ADJUSTED FINISHED CURB ADJUSTED FINISHED DRIVE ADJUSTED FINISHED SIDEWALK ADJUSTED FINISHED PAVEMENT ADJUSTED FINISHED ASPHALT ADJUSTED FINISHED CONCRETE ADJUSTED FINISHED BRICK ADJUSTED FINISHED STONE ADJUSTED FINISHED TILE ADJUSTED FINISHED GLASS ADJUSTED FINISHED METAL ADJUSTED FINISHED WOOD ADJUSTED FINISHED PLASTER ADJUSTED FINISHED GYPSUM ADJUSTED FINISHED STUCCO ADJUSTED FINISHED PAINT ADJUSTED FINISHED FINISH ADJUSTED FINISHED TRIM ADJUSTED FINISHED DOOR ADJUSTED FINISHED WINDOW ADJUSTED FINISHED FLOORING ADJUSTED FINISHED WALLPAPER ADJUSTED FINISHED CARPET ADJUSTED FINISHED CEILING ADJUSTED FINISHED LIGHTING ADJUSTED FINISHED VENTILATION ADJUSTED FINISHED MECHANICAL ADJUSTED FINISHED ELECTRICAL ADJUSTED FINISHED PLUMBING ADJUSTED FINISHED HVAC ADJUSTED FINISHED INSULATION ADJUSTED FINISHED ROOFING ADJUSTED FINISHED EXTERIOR ADJUSTED FINISHED INTERIOR ADJUSTED FINISHED LANDSCAPE ADJUSTED FINISHED Hardscape ADJUSTED FINISHED Softscape ADJUSTED FINISHED TREES ADJUSTED FINISHED SHRUBS ADJUSTED FINISHED GRASS ADJUSTED FINISHED MULCH ADJUSTED FINISHED SOIL ADJUSTED FINISHED WATER ADJUSTED FINISHED SEWER ADJUSTED FINISHED GAS ADJUSTED FINISHED RAIN ADJUSTED FINISHED SWELL ADJUSTED FINISHED SETTLE ADJUSTED FINISHED COMPRESS ADJUSTED FINISHED EXPAND ADJUSTED FINISHED CONTRACT ADJUSTED FINISHED RELEASE ADJUSTED FINISHED PROTECT ADJUSTED FINISHED RESTORE ADJUSTED FINISHED REPAIR ADJUSTED FINISHED REPLACE ADJUSTED FINISHED REMOVE ADJUSTED FINISHED DEMOLISH</p>	<p><b>REVISIONS</b></p> <p>NO. 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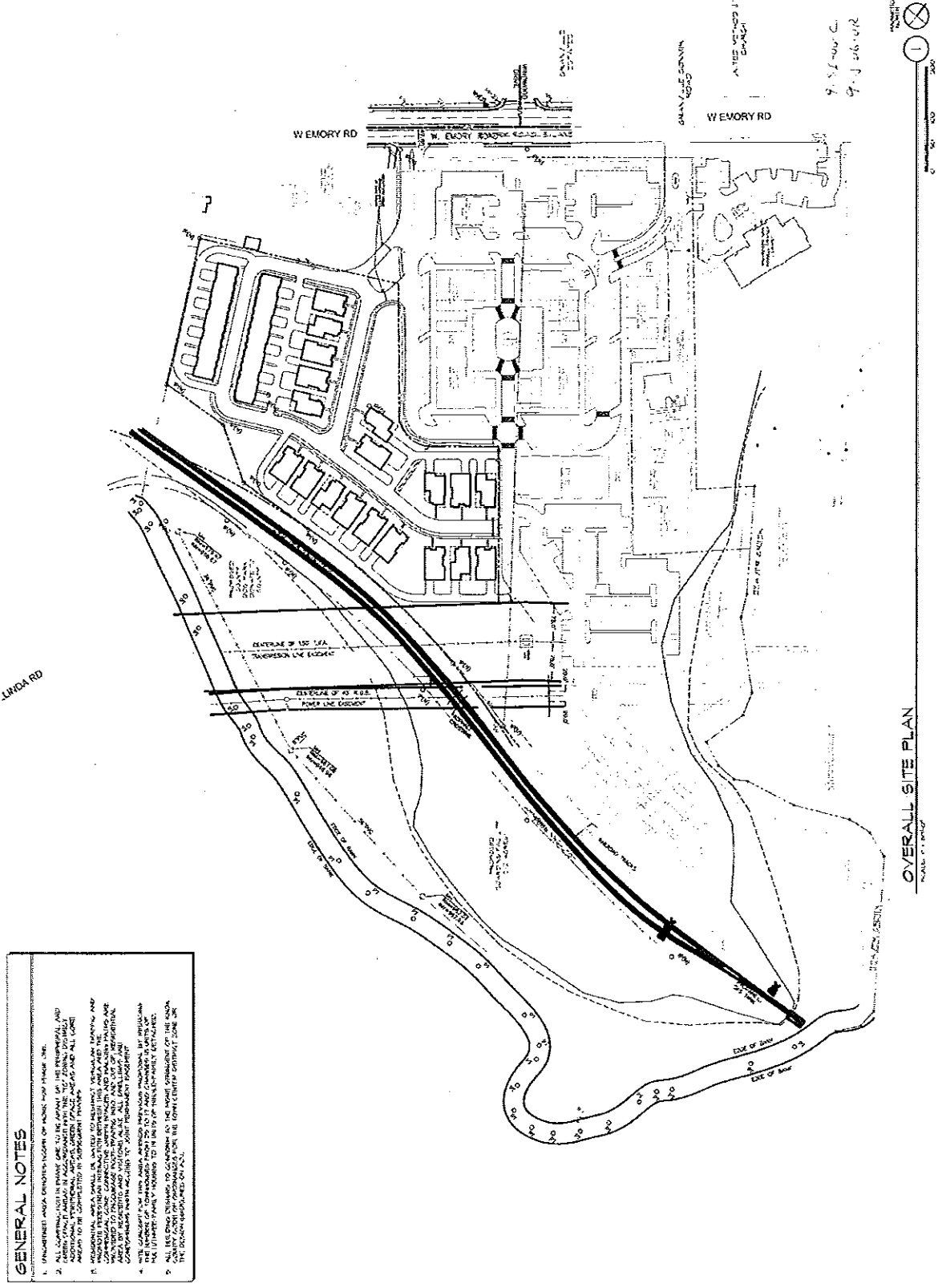
Michael Brady Inc.  
 429 N. Wacker Drive  
 Chicago, IL 60606  
 Tel: (312) 467-1234  
 Fax: (312) 467-1234

Professional Engineer  
 State of Illinois  
 No. 000000000

THE VILLAGE AT BELL MEADOW  
 WEST EMORY ROAD  
 PORELL, TN 37049

DATE: 07/20/06  
 DRAWN BY: D.M.S.  
 CHECKED BY: J.S.P.  
 PROJECT NO.: 060004

SHEET 2 OF 3



**GENERAL NOTES**

1. UNIMPROVED AREA CONTAINS TREES OF VARIOUS SIZES.
2. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE SUBMITTALS AND ANY ADDITIONAL NOTES ON THE PLANS. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SUBMITTALS AND ANY ADDITIONAL NOTES ON THE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

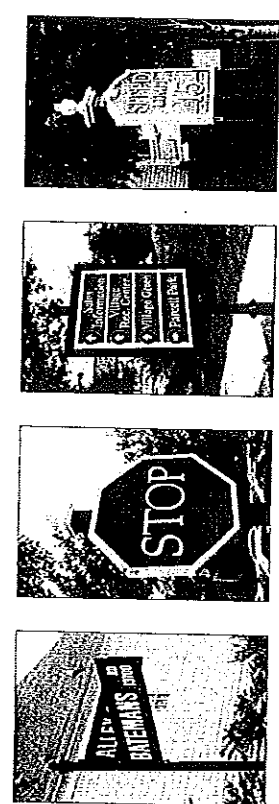
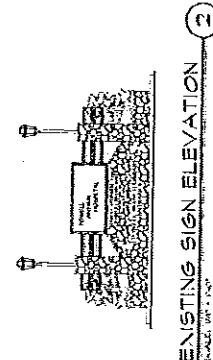
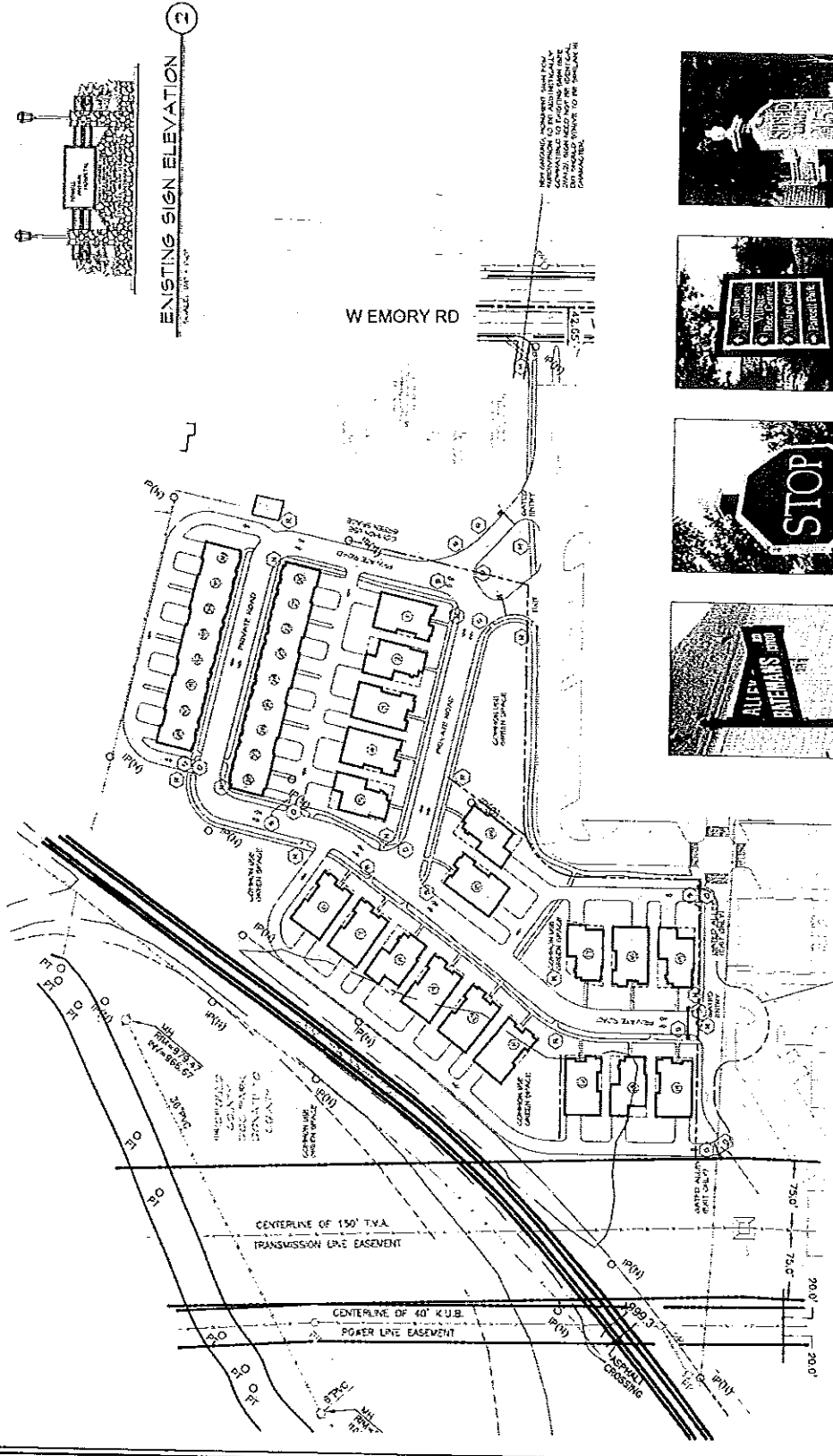
OVERALL SITE PLAN  
 SCALE: 1" = 40'

Michael Brady Inc.  
 Professional Engineer and Professional Landscaper  
 200 N. Franklin St.  
 Chicago, IL 60610  
 (773) 327-1234  
 www.mbrady.com

THE VILLAGE AT BELL MEADOW  
 WEST EMORY ROAD  
 POEHL, IL 60469

DATE: 07/20/08  
 DRAWN BY: D.M.  
 CHECKED BY: P.S.  
 COUNCIL: Mr. COOK  
 REVISIONS:

Sheet # 012 of 012  
 Date: 07/20/08



9-5-08  
 9-3-08  
 SAMPLE SIGN STYLES  
 SCALE: 1/4\"/>

**SITE & MASTER SIGNAGE PLAN**  
 SCALE: 1/4\"/>

**SIGNAGE LEGEND**

- (A) DIRECTIONAL SIGNAGE (INDICATING WAY SIGN)
- (B) STOP SIGN
- (C) STREET NAME SIGN
- (D) ONE-WAY ALLEY SIGN
- (E) STOP SIGN
- (F) STOP SIGN
- (G) STOP SIGN
- (H) STOP SIGN
- (I) STOP SIGN
- (J) STOP SIGN
- (K) STOP SIGN
- (L) STOP SIGN
- (M) STOP SIGN
- (N) STOP SIGN
- (O) STOP SIGN
- (P) STOP SIGN
- (Q) STOP SIGN
- (R) STOP SIGN
- (S) STOP SIGN
- (T) STOP SIGN
- (U) STOP SIGN
- (V) STOP SIGN
- (W) STOP SIGN
- (X) STOP SIGN
- (Y) STOP SIGN
- (Z) STOP SIGN

NOTE: ONE INCH EQUALS ONE FOOT. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



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 10000 Highway 100, Suite 100  
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 Tel: (901) 481-1111  
 Fax: (901) 481-1111  
 www.mbrady.com

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TENNESSEE  
 No. 22877  
 EXPIRES 12/31/11

NOT FOR CONSTRUCTION

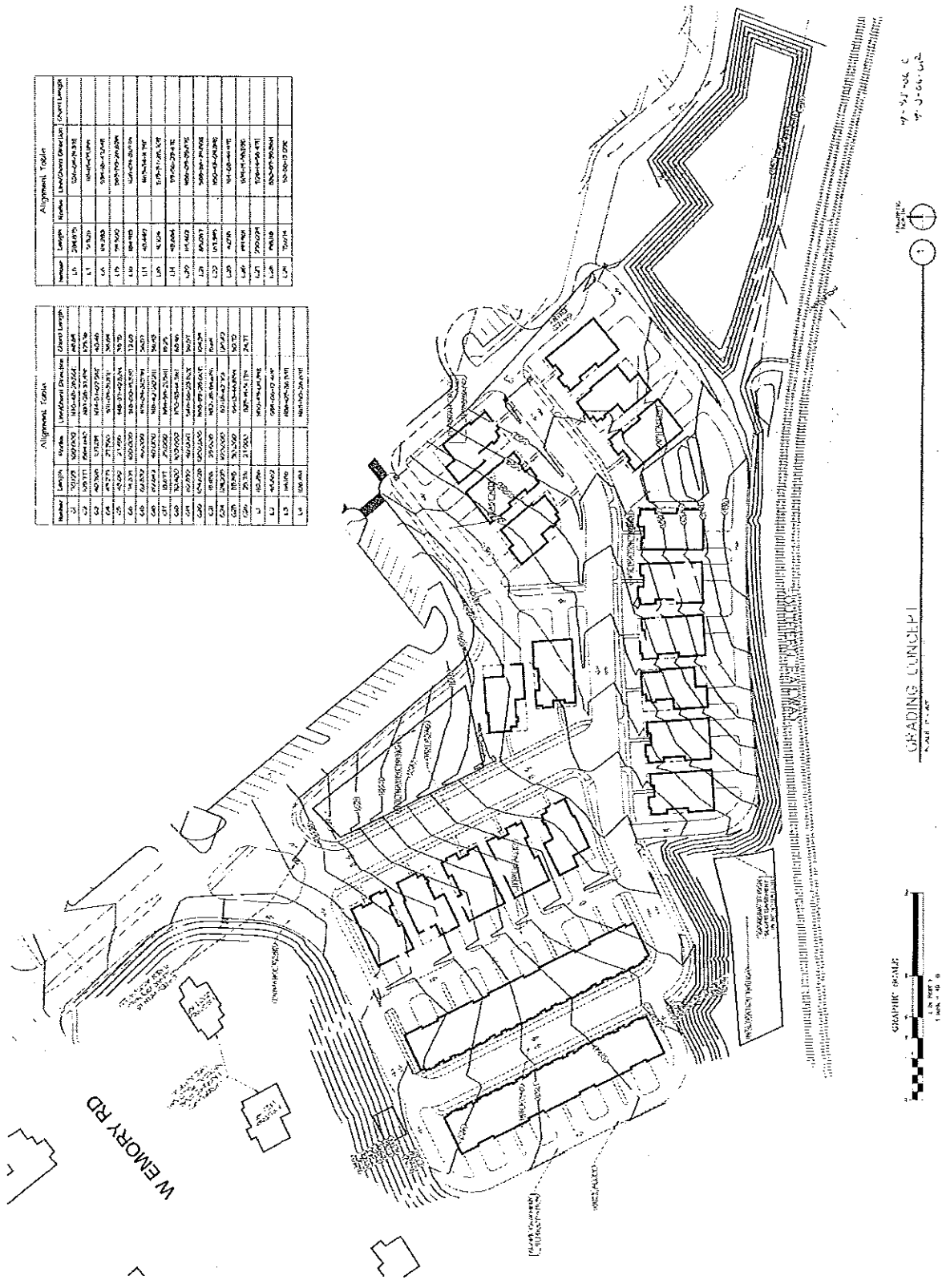
THE VILLAGE AT BELL MEADOW  
 WEST EGGY ROAD  
 POBELL, TN 37819

DATE: 07/14/06  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DESIGNED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]

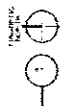
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 of 5812

Station	Station	Alignment Elevation	Contour Elevation
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1.2	1.2000	102.00	102.00
1.3	1.3000	103.00	103.00
1.4	1.4000	104.00	104.00
1.5	1.5000	105.00	105.00
1.6	1.6000	106.00	106.00
1.7	1.7000	107.00	107.00
1.8	1.8000	108.00	108.00
1.9	1.9000	109.00	109.00
2.0	2.0000	110.00	110.00
2.1	2.1000	111.00	111.00
2.2	2.2000	112.00	112.00
2.3	2.3000	113.00	113.00
2.4	2.4000	114.00	114.00
2.5	2.5000	115.00	115.00
2.6	2.6000	116.00	116.00
2.7	2.7000	117.00	117.00
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3.0	3.0000	120.00	120.00

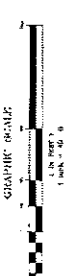
Station	Station	Alignment Elevation	Contour Elevation
3.1	3.1000	121.00	121.00
3.2	3.2000	122.00	122.00
3.3	3.3000	123.00	123.00
3.4	3.4000	124.00	124.00
3.5	3.5000	125.00	125.00
3.6	3.6000	126.00	126.00
3.7	3.7000	127.00	127.00
3.8	3.8000	128.00	128.00
3.9	3.9000	129.00	129.00
4.0	4.0000	130.00	130.00
4.1	4.1000	131.00	131.00
4.2	4.2000	132.00	132.00
4.3	4.3000	133.00	133.00
4.4	4.4000	134.00	134.00
4.5	4.5000	135.00	135.00
4.6	4.6000	136.00	136.00
4.7	4.7000	137.00	137.00
4.8	4.8000	138.00	138.00
4.9	4.9000	139.00	139.00
5.0	5.0000	140.00	140.00



7/14/06  
 7/14/06



GRADING LUNCHEE  
 SCALE 1" = 10'



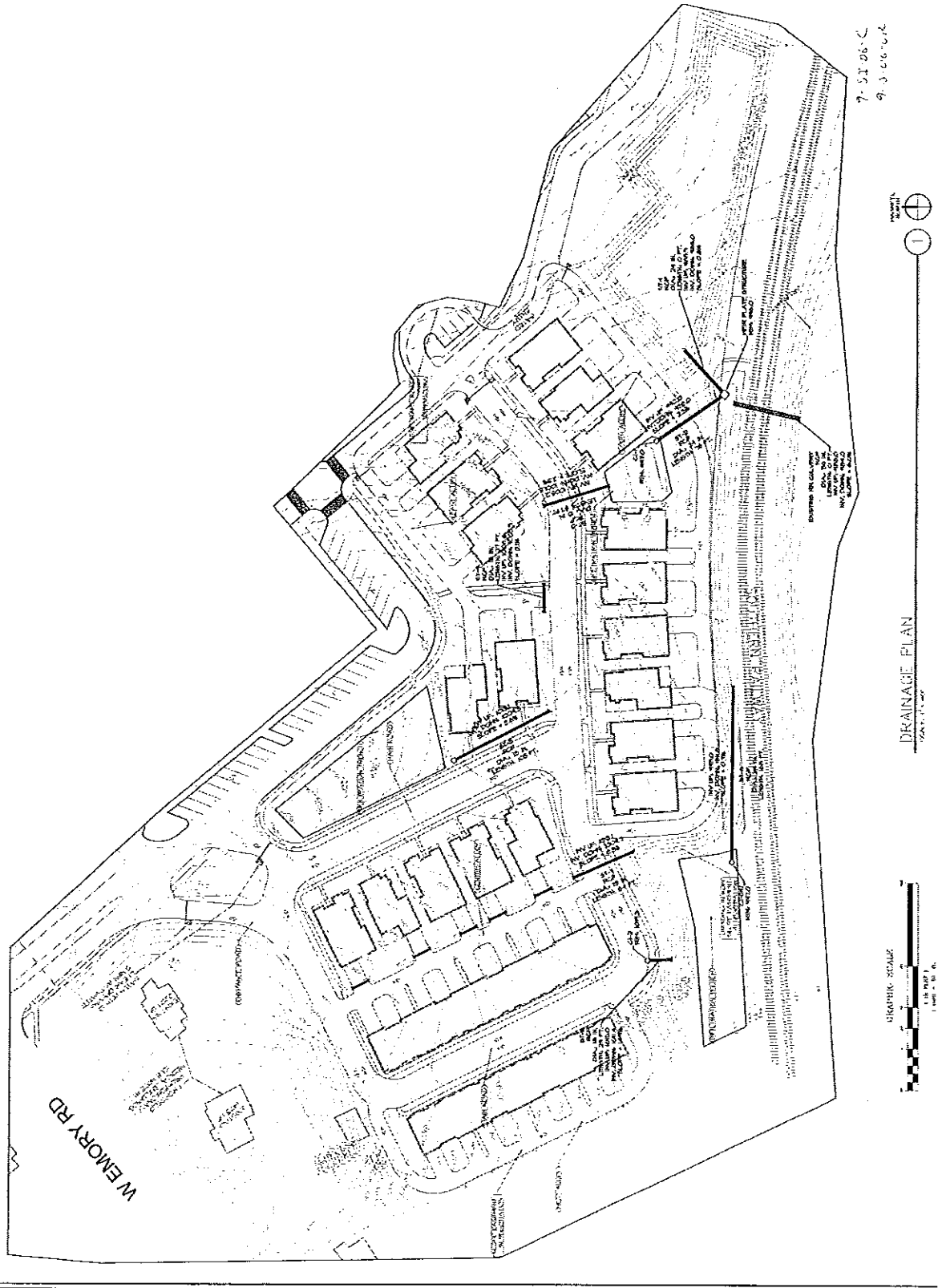
Michael Brady Inc.  
 1000 W. 10th Street, Suite 100  
 Fort Worth, TX 76102  
 Telephone: 817.339.1111  
 Fax: 817.339.1112  
 www.michaelbrady.com

NOT FOR CONSTRUCTION

THE VILLAGE AT BELL MEADOW  
 WEST EMORY ROAD  
 FORT WORTH, TX 76119

DESIGNED BY: [Redacted]  
 REVIEWED BY: [Redacted]  
 DATE: 09/14/06

Sheet No. 7-C  
 of 12



MPC September 14, 2006

Agenda Item # 26

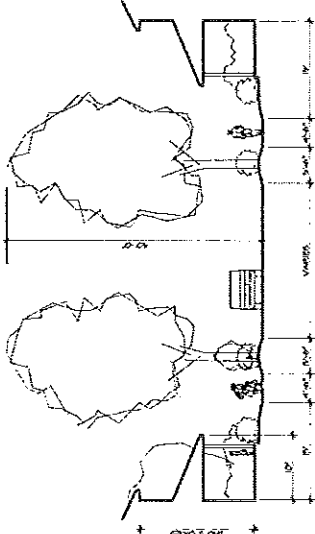
MPC January 14, 2016

Agenda Item # 29



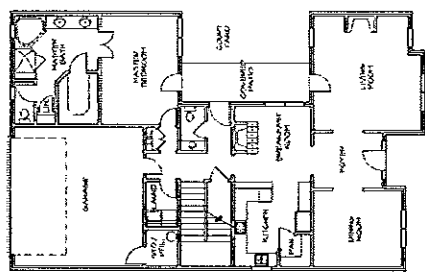
**LOT LAYOUT GUIDELINES**

1. ALL HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE FRONT BOUNDARY OF THE LOT. THE FRONT BOUNDARY OF THE LOT SHALL BE THE CENTERLINE OF THE STREET.
2. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE SIDE BOUNDARY OF THE LOT. THE SIDE BOUNDARY OF THE LOT SHALL BE THE CENTERLINE OF THE ADJACENT LOT.
3. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE REAR BOUNDARY OF THE LOT. THE REAR BOUNDARY OF THE LOT SHALL BE THE CENTERLINE OF THE ADJACENT LOT.
4. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CORNER BOUNDARY OF THE LOT. THE CORNER BOUNDARY OF THE LOT SHALL BE THE CENTERLINE OF THE ADJACENT LOT.
5. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE STREET.
6. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE ADJACENT LOT.
7. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE ADJACENT LOT.
8. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE ADJACENT LOT.
9. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE ADJACENT LOT.
10. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE ADJACENT LOT.

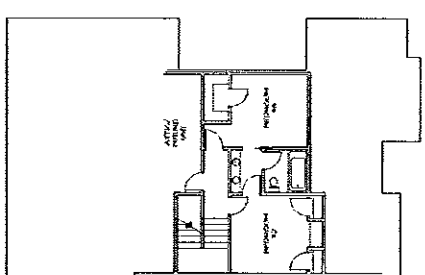


**HOUSE DESIGN GUIDELINES**

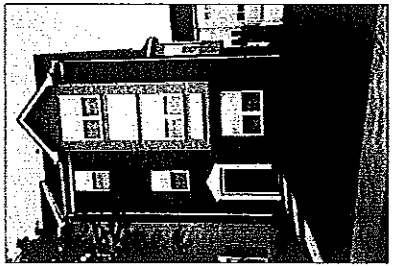
1. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE FRONT BOUNDARY OF THE LOT.
2. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE SIDE BOUNDARY OF THE LOT.
3. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE REAR BOUNDARY OF THE LOT.
4. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CORNER BOUNDARY OF THE LOT.
5. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE STREET.
6. HOUSES SHALL BE PLACED TO BE A MINIMUM OF 5 FEET FROM THE CENTERLINE OF THE ADJACENT LOT.
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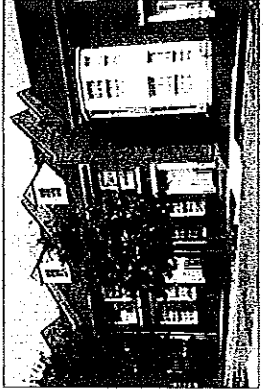
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



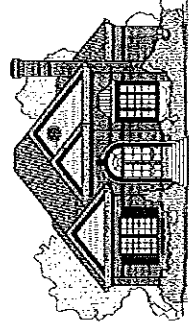
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**SAMPLE ELEV. - ATTACHED 4**  
SCALE: 1/8" = 1'-0"



**SAMPLE ELEV. - ATTACHED 5**  
SCALE: 1/8" = 1'-0"



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

9-1-06 JCR

**Michael Brady Inc.**  
Architectural Services and Construction Management  
1111 North Main Street  
P.O. Box 1000  
Bloomington, Indiana 47401  
Phone: (317) 844-1111  
Fax: (317) 844-1111  
www.michaelbrady.com

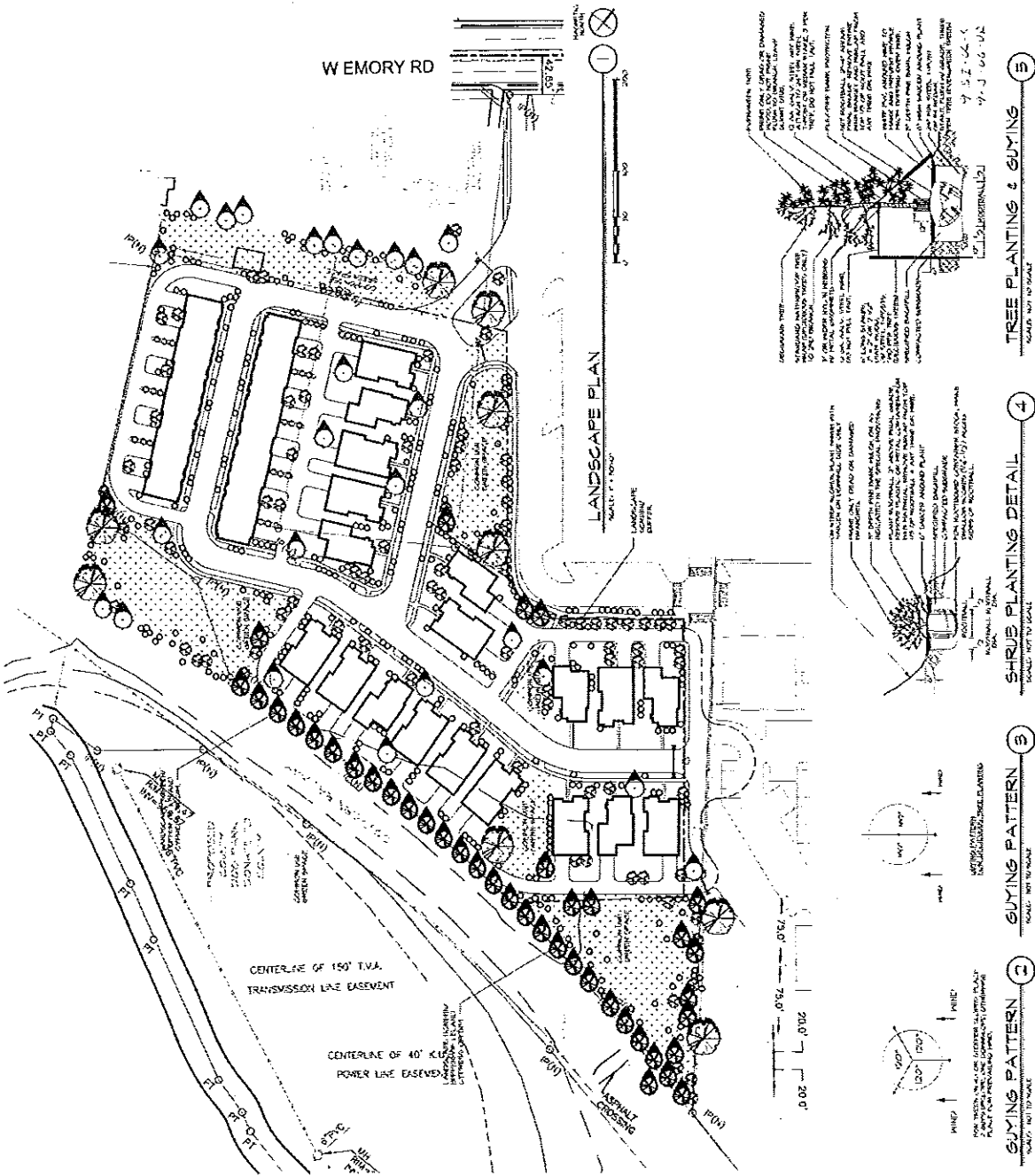
**THE VILLAGE AT BELL MEADOW**  
WEST SHORE ROAD  
PORELL, IN 47695  
A NEW DEVELOPMENT FOR  
WOOD  
CONSTRUCTION MANAGEMENT  
DRAWING TITLE:  
CONSTRUCTION

Date: 07/20/06  
Prepared By: D.L.S.  
Drawn By: J.C.R.  
Reviewed By: J.C.R.  
Contract No.: 060004  
Revision:  
Sheet:  
of 10  
ACI

Michael Brady Inc.  
Landscape Architecture  
1100 West 12th Street  
Suite 100  
Portland, OR 97201  
(503) 255-1212  
www.michaelbrady.com

THE VILLAGE AT BELL MEADOW  
WEST EMORY ROAD  
PORTLAND, OR 97219

DATE: 07/20/06  
DRAWN BY: M.B.  
CHECKED BY: M.B.  
DESIGNED BY: M.B.  
PROJECT NO.: 06-0004  
SHEET NO.: 01  
SCALE: NOT TO SCALE



**LANDSCAPE NOTES**

- CONTRACTOR TO VERIFY THE EXISTING UTILITIES AND EASEMENTS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE AGENCIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 8-H-05-RZ

**AGENDA ITEM #:** 65

8-C-05-SP

**AGENDA DATE:** 8/11/2005

▶ **APPLICANT:** BELL MEADOW VILLAGE

**TAX ID NUMBER:** 56 122.01 PORTIONS OF 122 & 123 ZONED A AND NORTH OF RR ONLY (MAP ON FILE AT MPC)

**JURISDICTION:** Commission District 6

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

▶ **TRACT INFORMATION:** 25 acres.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

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

**UTILITIES:**  
Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION AND ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION AND ZONING:** Mixed Use / TC (Town Center)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Mixed use town center

**EXTENSION OF PLAN DESIGNATION AND ZONE:** No

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:**  
North: W. Emory Rd. - Dwellings / LDR / PR (Planned Residential) and RB (General Residential)

South: Railroad and Beaver Creek / LDR & STPA / F (Floodway), A (Agricultural) and I (Industrial)

East: Animal hospital / LDR / A (Agricultural)

West: Dwellings / LDR / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** This site is located in an area that is developed with primarily residential uses under A, PR and RA zoning. There is also a large church and an animal hospital in the surrounding area.

**STAFF RECOMMENDATION:**

▶ **APPROVE MU (Mixed Uses) sector plan designation, limited to TC zoning.**

Mixed uses are appropriate at this site which is confined to the south by a railroad and creek and which is located about a mile from the I-75/Emory Rd. interchange. The applicant and his engineer have furnished a detailed development plan in compliance with the TC (Town Center) rezoning application procedures. The

applicant has also held a gathering at the site and presented these plans for public inspection.

► **APPROVE TC (Town Center) zoning.**

The applicant has submitted a development plan proposal in support of this TC rezoning request that shows compatibility with the surrounding zoning and development patterns.

**COMMENTS:**

TC (Town Center) zoning will allow the applicant to develop the property as shown on the attached preliminary plan. The staff has reviewed the design concept and found that it establishes a circulation pattern and mix of uses based on TC principles that will provide a development appropriate for this site and compatible with the surrounding area. The purpose of the TC district is to encourage the creation of pedestrian-oriented, mixed use developments, providing shopping, employment, housing and business and personal services.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. TC (Town Center) zoning has been sought to provide a mix of retail, office and residential uses along with open space and landscaping. The plan shows commercial and office uses along the W. Emory Rd. frontage with the mixed use core in the middle and attached residential along the rear and side periphery.
2. The site is located about 1 mile west of the I-75/Emory Rd. interchange and has access from the recently improved 5-lane section of W. Emory Rd. The site is separated from lower intensity single family uses by a railroad, W. Emory Rd., Beaver Creek as well as the adjacent animal hospital, so the impact of the development should be minimal.
3. This zoning also allows for shared parking which offers the potential for a reduction in off-street parking, reducing the impact on the neighborhood. TC zoning calls for a vertical mix of uses in the core area (retail business at ground levels and, in this proposal, office and/or residential on the second floors) and a minimum of 10 percent of the site to be devoted to open space.
4. The applicant is required to set the intensity of the proposed development at the time of rezoning; that information is on the conceptual plan, submitted as part of this application. TC zoning requires use on review approval of a development plan with design guidelines, landscaping and open space plans, and a site plan outlining the buildings and their specific uses, prior to development of the property.

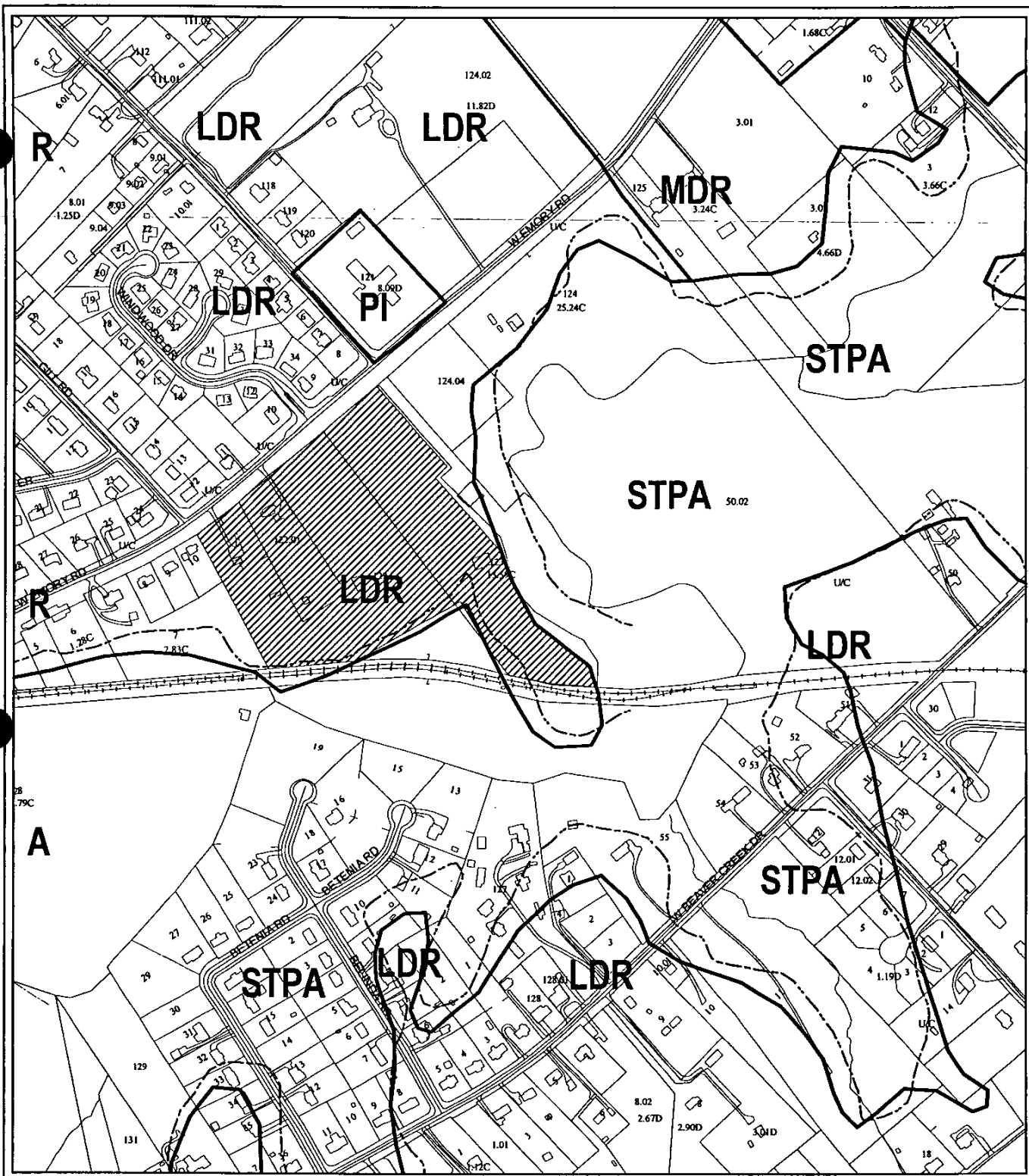
**THE EFFECTS OF THE PROPOSAL**

1. The maximum amount of square footage of retail/business space is depicted on the plan as is the number of residential units; either office or residential uses will be allowed on the second levels of the core businesses, providing flexibility as more detailed planning is undertaken.
2. The applicant invited surrounding property owners to the site for a presentation of the concept plan. As of 8/3/05, the MPC staff has not heard from anyone opposed to this proposal and the applicant reports that he has not had any negative feedback.
3. The proposal will have a minimal impact on schools. The plan shows a minimum of 63 attached residential units. This development would add approximately 9 children under the age of 18 to the school system. The recently improved W. Emory Rd. has the capacity to handle the additional traffic that will be generated from this development. The plan shows the main access to the development located directly across from Granville Conner Rd. This intersection is a possible future location for a traffic signal. The applicant will be expected to work with MPC staff, Knox County Engineering and TDOT to meet all applicable requirements and recommendations for this development.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With approval of the sector plan amendment to Mixed Uses, the TC (Town Center) zoning will be consistent with the adopted plans.
2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of these requests could lead to future rezoning requests along the recently widened corridor of W. Emory Rd. from this site east to I-75.

If approved, this item will be forwarded to Knox County Commission for action on 9/26/2005. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-C-05-SP/8-H-05-RZ  
SECTOR PLAN AMENDMENT  
NORTH COUNTY SECTOR PLAN AMENDMENT**

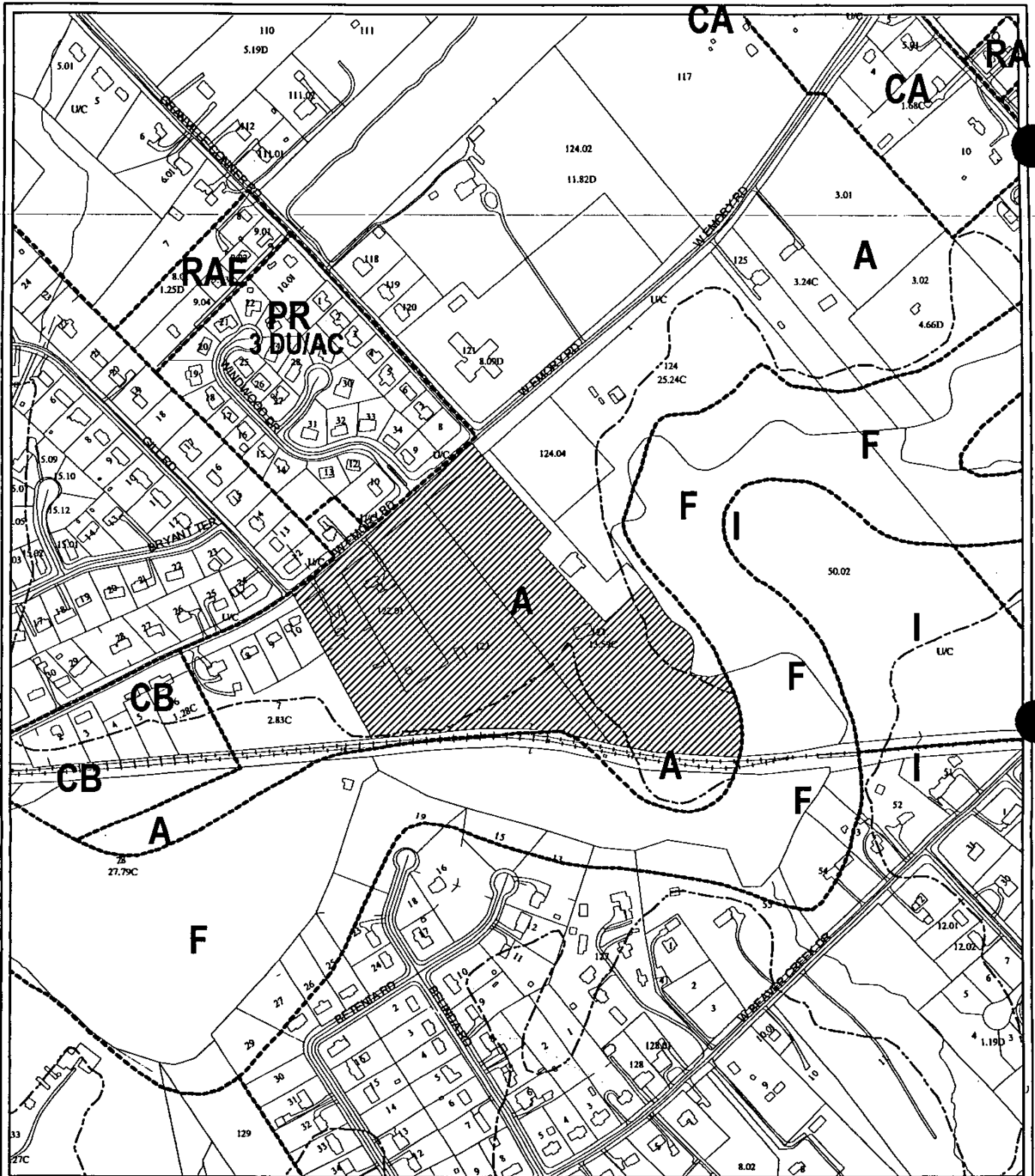
Petitioner: Bell Meadow Village  
 Map No: 56  
 Jurisdiction: County



From: LDR (Low Density Residential)  
 To: Mixed Use

Original Print Date: 07/26/05      Revised: 07/29/05  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**8-H-05-RZ  
REZONING**



From: A (Agricultural)  
To: TC (Town Center)

Original Print Date: 07/26/05 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Bell Meadow Village

Map No: 56

Jurisdiction: County

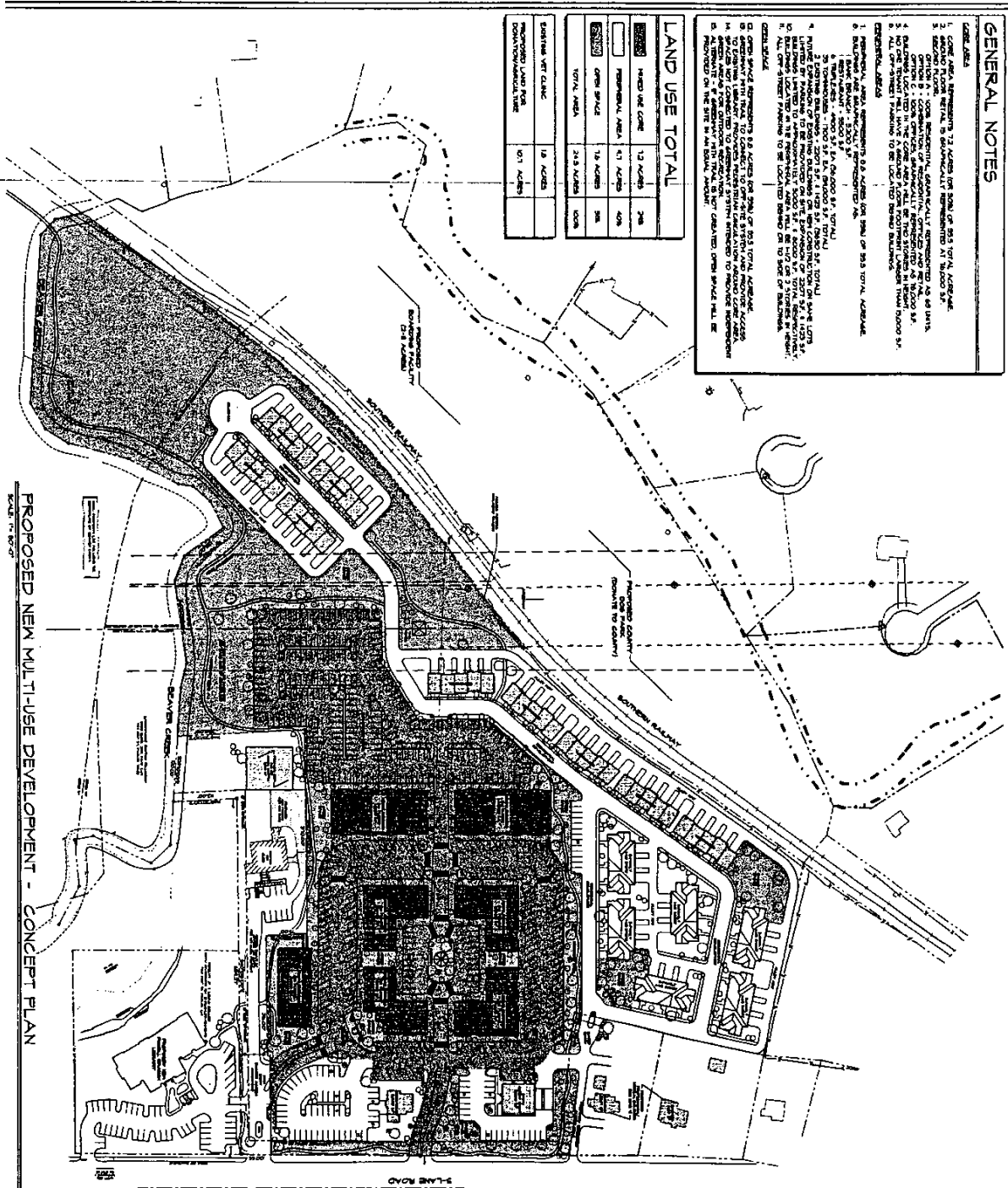


**GENERAL NOTES**

1. CONVEY AREA REPRESENTS 12 ACRES (NET TOTAL OF 85.3 TOTAL ACRES) AT SECOND FLOOR.
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12. CONVEY AREA REPRESENTS 12 ACRES (NET TOTAL OF 85.3 TOTAL ACRES) AT SECOND FLOOR.

**LAND USE TOTAL**

RESIDENTIAL	12 ACRES	20%
COMMERCIAL	12 ACRES	20%
OFFICE	12 ACRES	20%
RETAIL	12 ACRES	20%
INDUSTRIAL	12 ACRES	20%
OPEN SPACE	12 ACRES	20%
<b>TOTAL AREA</b>	<b>24.8 ACRES</b>	<b>100%</b>



PROPOSED NEW MULTI-USE DEVELOPMENT - CONCEPT PLAN  
SCALE: 1" = 80'

**PARKING DATA**

USE	PER 1,000 SQ FT	TOTAL
RESIDENTIAL	1.0	12.0
COMMERCIAL	1.5	18.0
OFFICE	1.0	12.0
RETAIL	2.0	24.0
INDUSTRIAL	1.0	12.0
OPEN SPACE	0.5	6.0
<b>TOTAL</b>	<b>7.0</b>	<b>84.0</b>

UNION METHODIST CHURCH  
40-05-5418-H-05-R  
REVISED  
5/3/05

Sheet 1 of 1

Designed By: [Name]  
Checked By: [Name]  
Drawn By: [Name]  
Scale: As Shown

A NEW DEVELOPMENT FOR:  
**BELL MEADOW VILLAGE**  
500 & 501 WEST EMORY ROAD  
KNOXVILLE, TENNESSEE

**BELL MEADOW VILLAGE**  
500 & 501 WEST EMORY ROAD  
KNOXVILLE, TENNESSEE

NOT FOR CONSTRUCTION

**Michael Brady Inc.**  
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Fax: (606) 594-0915  
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