



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

▶ **FILE #:** 11-A-17-UR

**AGENDA ITEM #:** 40

**AGENDA DATE:** 11/9/2017

▶ **APPLICANT:** CLEAR WATER PARTNERS LLC

OWNER(S): Clear Water Partners

TAX ID NUMBER: 117 03613 & 118-00104

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Carmichael Rd

▶ **LOCATION:** Southeast side of Carmichael Rd., southern end of Valley Vista Rd.

▶ **APPX. SIZE OF TRACT:** 24.976 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Carmichael Rd., a minor collector street with a 21' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek and Hickory Creek

▶ **ZONING:** OB (Office, Medical, and Related Services) / TO (Technology Overlay) pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartments

11.93 du/ac

HISTORY OF ZONING: The Planning Commission recommended approval of the request to rezone the property to OB (Office, Medical, and Related Services) / TO (Technology Overlay) on September 14, 2017. The Knox County Commission postponed review to November 20, 2017.

SURROUNDING LAND USE AND ZONING: North: Business, residence and vacant land - BP (Business and Technology) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay)

South: Vacant land and offices - BP (Business and Technology) / TO (Technology Overlay)

East: Pellissippi Parkway - BP (Business and Technology) / TO (Technology Overlay)

West: Vacant land - OB (Office, Medical, and Related Services) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This site is located along the west side of Pellissippi Pkwy., south of Vista Dei Monte business park, under various zones, and north of the Centerpoint condominium development, zoned OB/TO and BP/TO.

**STAFF RECOMMENDATION:**

► **APPROVE the development plan for an apartment complex with up to 298 residential units subject to the following 12 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (11-A-17-TOB).
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
4. Completing all recommendations of the Hardin Valley Pointe Transportation Impact Study as prepared by Ajax Engineering, dated October 3, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works.
5. Knox County will provide the final surface and striping for any improvements to the intersection of Valley Vista Rd. and Carmichael Rd. Currently a mini roundabout is proposed.
6. The details for the proposed mini roundabout will be addressed during the design plan stage of review by the Knox County Department of Engineering and Public Works. Sight distance and capacity for the proposed mini roundabout must be determined before the final mini roundabout design can be approved. Plans for the proposed apartment complex will not be approved until the design of the intersection has been finalized and approved.
7. Site clearing and grading shall not occur prior to final approval by the Knox County Department of Engineering and Public Works. Prior to any site clearing and grading, identify the limits of grading disturbance in the field in order to protect those few areas on the site that are to remain undisturbed.
8. Working with the Knox County Department of Engineering and Public Works and Planning Commission staff during the design plan stage of the review to determine if a second entrance on the east side of the development can be added to allow a connection to a frontage road along Pellissippi Parkway that is being considered by the Tennessee Department of Transportation.
9. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
10. Installing all sidewalks as identified on the development plan in compliance with the requirements of the Knox County Department of Engineering and Public Works and the requirements of the Americans with Disabilities Act (ADA).
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the OB / TO zoning districts, as well as other criteria for approval of a use on review.

**COMMENTS:**

The applicant is requesting approval of a 298 unit apartment development on a 24.976 acre site at a density of 11.93 du/ac. The site is located on the southeast side of Carmichael Rd., the southwest side of Pellissippi Parkway and at the southern end of Valley Vista Rd. which provides access north to Hardin Valley Rd.

The Planning Commission recommended approval of the request to rezone the property to OB (Office, Medical, and Related Services) / TO (Technology Overlay) on September 14, 2017. The recommendation of approval included the following two conditions: 1. Use on review approval of a development plan will be required by MPC prior to any disturbance of the site, including clearing and grading. 2. The maximum residential density of 12 dwelling units per acre is the permitted density by right in the OB zone and no higher density shall be permitted by way of a use on review application or otherwise. The Knox County Commission postponed review of the request to their November 20, 2017 meeting.

The proposed entrance for the apartment complex will be off of Carmichael Rd., directly across from Valley Vista Rd. The apartment complex will include 69 one bedroom units, 173 two bedroom units and 56 three bedroom units within 12 buildings. The building mix includes 1 two/three story building, 1 three story building and 10 three/four story buildings. The buildings will meet the required setbacks of both the OB zoning district and the TTCDA setback standards. The proposed parking for the units includes 566 spaces in surface parking areas and 48 spaces located within stand alone parking garages. An additional 28 spaces are being provided for the office/clubhouse and mail kiosk for a total of 642 spaces. Amenity areas are being provided throughout the complex including a clubhouse, pool, playground, picnic areas, gazebos, benches and a sidewalk network. The sidewalk system will also connect to the existing sidewalks that are located along Valley Vista Rd. which provides access to Hardin Valley Rd.

The Tennessee Department of Transportation (TDOT) in evaluating the traffic impact study that was prepared for this development had stated that it is their full intent to move forward with the removal of the median cuts and eventually at grade intersections along this stretch of Pellissippi Parkway. TDOT's intent is to make Pellissippi Parkway an access controlled roadway by sole use of the interchanges and a frontage road system on either side. The traffic impact study is being revised to reflect that proposed change to the existing road system. A mini roundabout is being evaluated for the intersection of Carmichael Rd., Valley Vista Rd. and the proposed apartment complex entrance. Staff is also working with the applicant to evaluate a second entrance for the complex that could possibly tie into the frontage road along Pellissippi Parkway that is being considered by TDOT.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA application (11-A-17-TOB) will be considered by the TTCDA Board on November 6, 2017.

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

1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
2. The traffic impact study that has been prepared for the development identifies the street improvement that will be necessary for this intersection to continue to operate at acceptable levels of services with the proposed development.
3. The proposed development is compatible with other development that has occurred in this area under the BP, OB and PC zoning.

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

1. With the recommended conditions, the proposed apartment development is consistent with all relevant requirements of the OB zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this site within a mixed use special district (NW-CO-4). This specific area south of Carmichael Rd. is addressed in the plan with the recommendation that the northern portion of the site adjacent to Carmichael Road should be limited to office uses with a recommendation for all new development to go through a use on review process. The rezoning recommendation of OB zoning, with the condition that use on review approval is required is in keeping with the Sector Plan. The OB zoning allows multi-dwelling developments by right. The proposed development at a density of 11.93 du/ac is consistent with the sector plan and proposed zoning designation.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

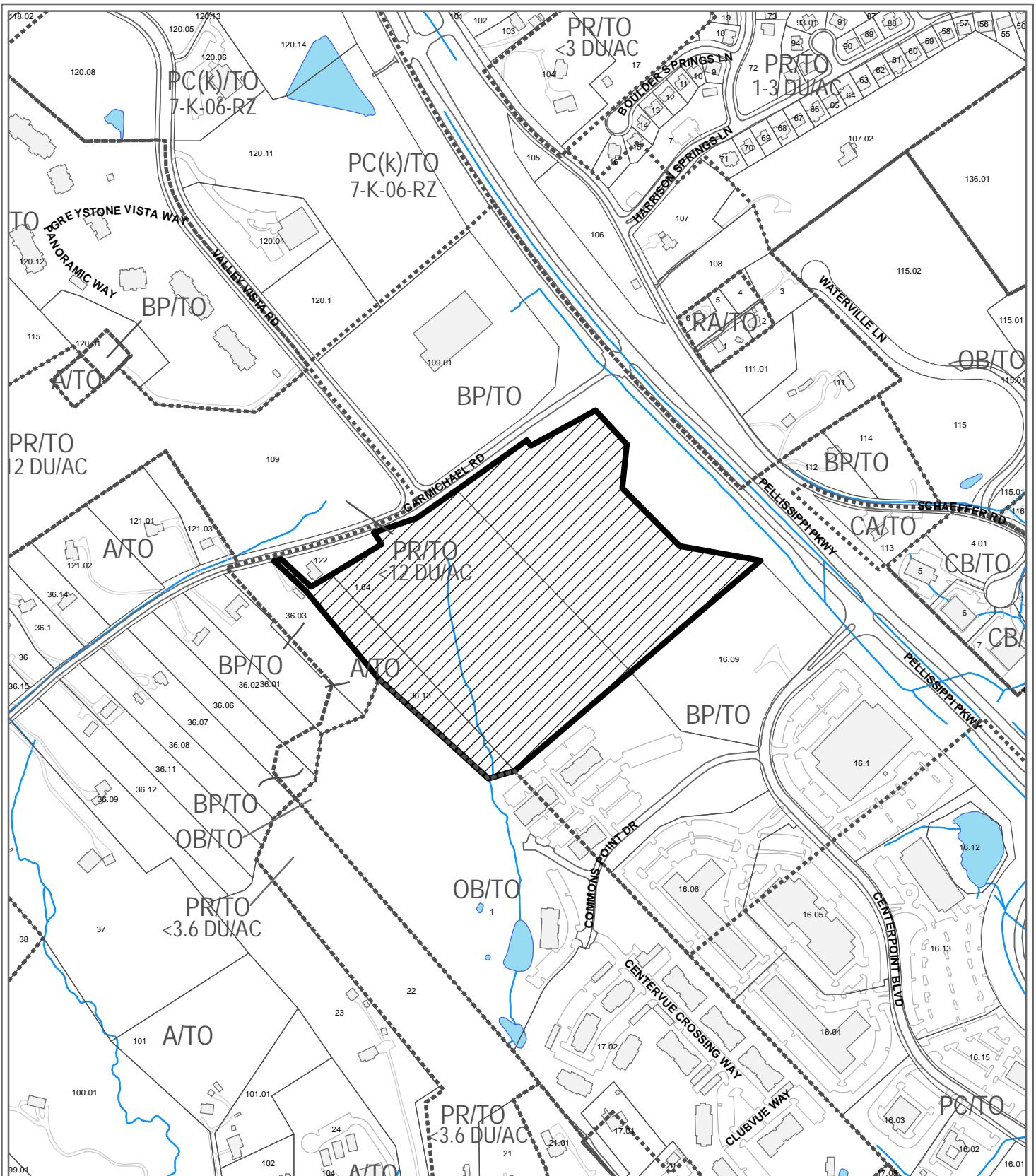
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 5 (public school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

MPC's approval or denial of this 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. Appellants have 30 days to appeal an MPC decision in the County.



**11-A-17-UR  
USE ON REVIEW**

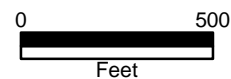


Apartments in OB (Office, Medical, and Related Services) / TO (Technology Overlay) pending

Original Print Date: 10/17/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Clear Water Partners LLC

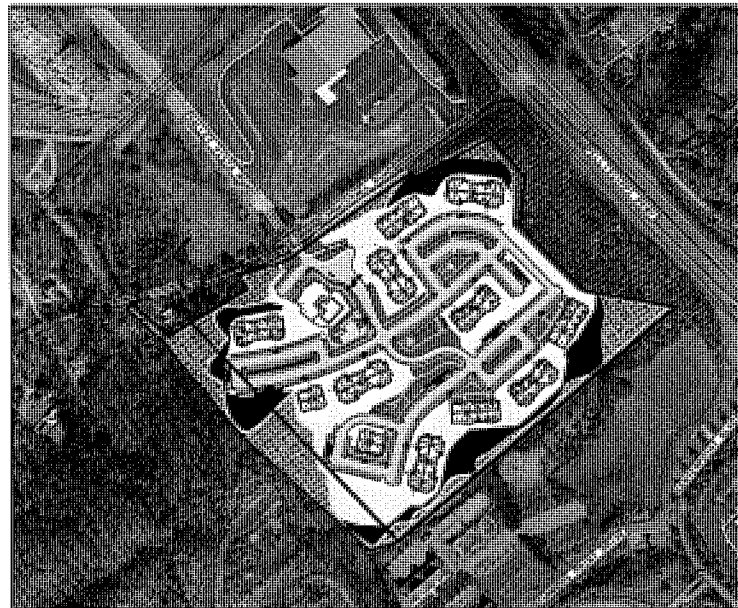
Map No: 117  
Jurisdiction: County



# CONCEPT PLAN FOR



# Hardin Valley Pointe



LOCATION MAP  
(NOT TO SCALE)

PARCEL IDs: 118-00104 AND 117-03613 APPROX 25.0 ACRES  
DISTRICT: 6 APPROX 25.0 ACRES TOTAL

PRINTED: 9-25-2017

THESE PLANS SUPERSEDE ALL  
VERSIONS DATED PRIOR TO 09-25-2017

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SCALE	TITLE
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--	C8.2 LANDSCAPING DETAILS
100	C9.1 ROADWAY PROFILES
100	C9.2 ROADWAY PROFILES
--	C10.1 ARCHITECTURAL ELEVATIONS
10	C10.2 FLOOR PLANS
10	C10.3 FLOOR PLANS
1	C10.4 SIGN DETAILS



OWNER: CLEAR WATER PARTNERS, LLC  
C/O JOHN HUBER  
PO BOX 23038  
KNOXVILLE, TN 37933  
865.567.8100

PREPARED BY:

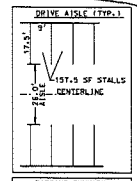
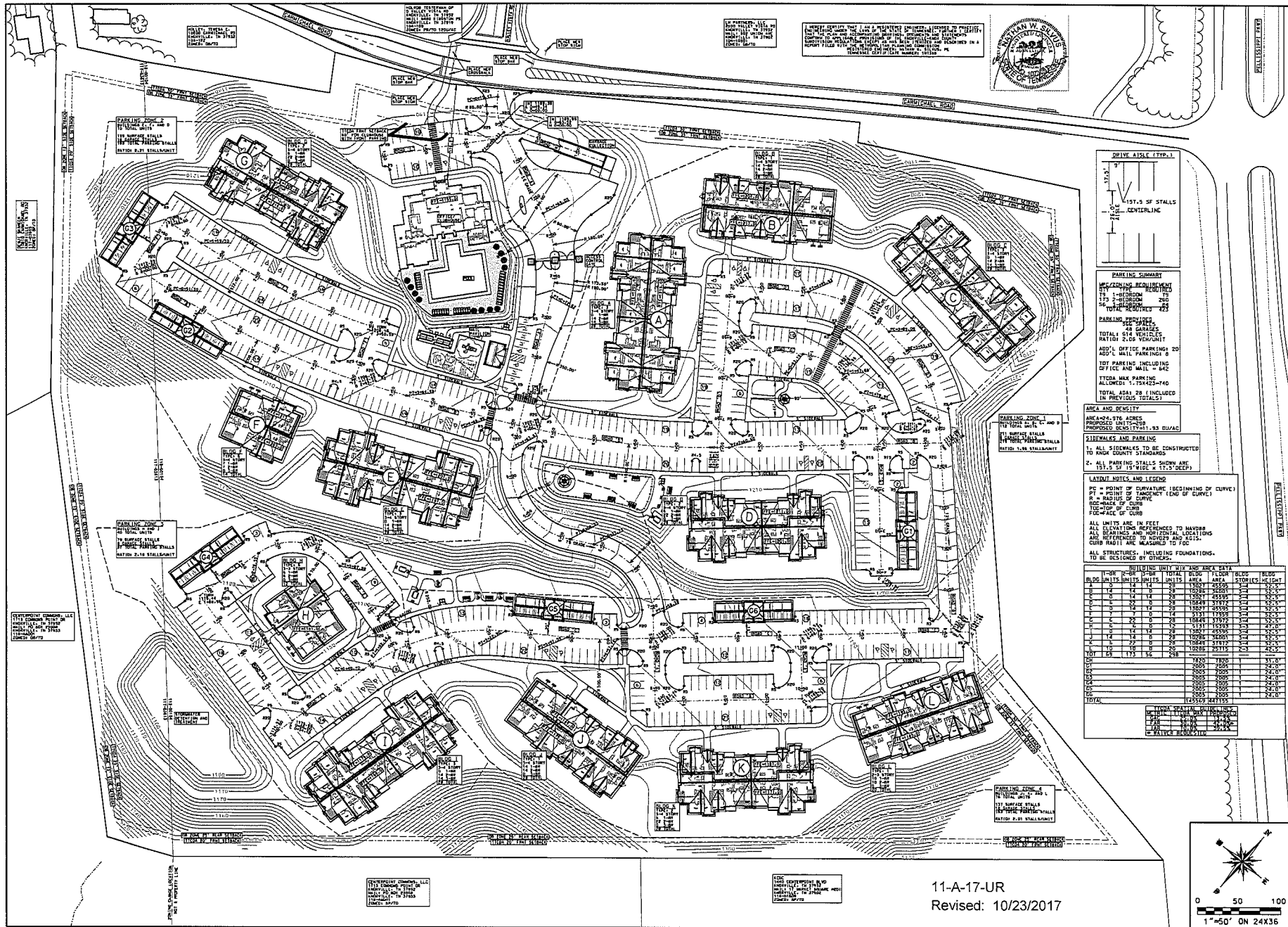


SILVUS ENGINEERING CONSULTING  
1815 NANTASKET ROAD  
KNOXVILLE, TN 37922  
NATHAN SILVUS, P.E.  
(865) 414-0524



**DRAFT**  
NOT FOR CONSTRUCTION

11-A-17-UR  
Revised: 10/23/2017



**PARKING SUMMARY**

APPROX. TOTAL UNITS	1170
170 - 2-BEDROOM	280
1000 - 1-BEDROOM	890
<b>TOTAL RESIDENTS</b>	<b>1270</b>

**PARKING REQUIREMENTS**

TOTAL 618 GARAGES
MINIMUM 2.0 CAR/UNIT
ADD'L OFFICE PARKING: 20
ADD'L MAIL PARKING: 0
100% PARKING INCLUDING OFFICE AND MAIL = 638
TYPICAL MAX PARKING ALLOWED: 1.75 CAR/UNIT
<b>TOTAL ADAS: 28 (INCLUDED IN PREVIOUS TOTALS)</b>

- AREA AND DENSITY**
- APPROX. SITE AREA: 100,000 SQ. FT. (2.25 AC)
- PROPOSED UNITS/AC: 520
- PROPOSED DENSITY: 117.0 UNITS/AC
- STREETS AND PARKING**
- ALL SIDEWALKS TO BE CONSTRUCTED TO ANDA COUNTY STANDARDS
  - ALL SIDEWALKS TO BE 5'-0" WIDE x 11'-0" DEEP

**LAYOUT NOTES AND LEGEND**

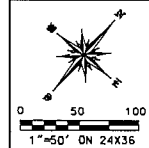
PC = POINT OF CURVATURE (BEGINNING OF CURVE)  
 PT = POINT OF TANGENCY (END OF CURVE)  
 R = RADIUS OF CURVE  
 FC = FACE OF CURB  
 FOC = FACE OF CURB

ALL UNITS ARE IN FEET  
 ALL ELEVATIONS REFERENCED TO MVDORS  
 ALL DRAINAGE AND HORIZONTAL LOCATIONS ARE REFERENCED TO MVDORS AND 100% CURB RADIUS ARE MEASURED TO 70%

ALL STRUCTURES, INCLUDING FOUNDATIONS, TO BE DESIGNED BY OTHERS.

BUILDING	UNITS	AREA	STORIES	HEIGHT
1	12	14	3	10500
2	12	14	3	10500
3	12	14	3	10500
4	12	14	3	10500
5	12	14	3	10500
6	12	14	3	10500
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98	12	14	3	10500
99	12	14	3	10500
100	12	14	3	10500

TOTAL	1170	135,000	3	10500
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11-A-17-UR  
 Revised: 10/23/2017

NO. \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS:

BY \_\_\_\_\_

PROJECT: **Hardin Valley Pointe**  
 PARCELS 101A, 101B-101D, AND 111A-101D, APPROX. 22.0 ACRES  
 DISTRICT 6 APPROX. 25.0 ACRES TOTAL

ENGINEER: **CLEAR WATER PARTNERS, LLC**  
 PO BOX 23038  
 KNOXVILLE, TN 37933  
 865.567.8100

DESIGNER: **SEC**  
 HATHAN SILVEY, P.E.  
 185 HANTLSETT ROAD  
 KNOXVILLE, TN 37933

**DRAFT**  
 NOT FOR CONSTRUCTION

DATE: 09-25-2017

**C3.1**  
 LAYOUT



11-A-17-UR  
Revised: 10/23/2017

**EROSION CONTROL NOTES**

1. NOTIFY AND HAVE THE COUNTY INSPECT. ALL EROSION CONTROL DEVICES MUST BE CONSTRUCTED PER THE MINIMUM PERMISSIBLE FOR EROSION CONTROL REQUIREMENTS AND SHALL COMPLY WITH EROSION CONTROL CHANGES OR REQUIREMENTS FOR BOTH DISTRICT (IF USED) AND COUNTY EROSION CONTROL MEASURES DURING CONSTRUCTION. BE INSTALLED AS INDICATED ON THE EROSION CONTROL PLAN IS TO PREVENT EROSION AND SLOTTED FILTER FABRIC SHALL BE USED IN ALL AREAS TO RECEIVE ASPHALT OR BUILDING SHALL BE GRAVELED UNLESS NOTED FOR COLLECTION OR GRASS TO BE GRASS AND ASPHALT SHALL BE STABILIZED WITH STRAW AND ASPHALT UNLESS NOTED.
2. EROSION CONTROL IS SUBJECT TO CHANGES BY EROSION CONTROL DISTRICT REGULATIONS AND UNLESS NOTED, THE USE OF SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
3. STABILIZE ALL AREAS OF 2 FT OR LESS WITH SEED STRAW AND STRAW BALE MATS. CONTRACTOR SHALL COVER AND PROTECT AREAS WITH MATTING. SEEDING SHALL BE TO BE STOPPED ON THE SYSTEM TO BE SEED AS A CONDITION OF THE EROSION CONTROL CONTRACT. MATTING IS TO BE USED ON ALL AREAS TO BE SEEDING UNLESS NOTED OTHERWISE.

**GENERAL NOTES**

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES BASED ON THE BEST AVAILABLE RECORD INFORMATION AND FIELD SURVEY AND CALL AT 811 AT LEAST 14 DAYS PRIOR TO CONSTRUCTION ACTIVITIES FOR EACH LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS FOR PROTECTING EXISTING UTILITIES. SHIELDING AND BESS LINES MUST BE PLACED AND COMPACTED TO 98% OF STANDARD PROPER FOR PROTECTING EXISTING UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ELEVATIONS ON EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE MANUAL SURVEY TRAFFIC CONTROL DEVICES. LATEST EDITION OF THE MANUAL OF ACCIDENT PREVENTION TO CONSTRUCTION ISSUED BY THE ASSOCIATION OF GENERAL CONTRACTORS OF AMERICA, INC.

**ROADSIDE/DRAINAGE NOTES**

1. ALL MATERIALS AND CONSTRUCTION METHODS WILL BE IN ACCORDANCE WITH ROAD COUNTY ENGINEERING STANDARDS. TIME MUST BE PLACED AND COMPACTED AROUND THE ENTIRE CIRCUMFERENCE OF PIPES AND STRUCTURES. BACK FILL COMPACTED OF ALL FILL MATERIALS OUTSIDE OF STANDARD PROTECTIVE CURBS AND ROADWAY RESTRICTIONS. ALL WORK PERFORMED PER THE ROAD COUNTY ENGINEERING STANDARDS.
2. ROADWAY SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF ACCIDENT PREVENTION TO CONSTRUCTION ISSUED BY THE ASSOCIATION OF GENERAL CONTRACTORS OF AMERICA, INC.
3. ALL ROADWAY CURBSIDE FILL AREAS SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.

NO.	REVISIONS	BY	DATE

**Hardin Valley Pointe**  
PANEL 1101-1110 AND 1111-1120 AGES  
1101-1110: 1101-1110 AGES  
1111-1120: 1111-1120 AGES

**CLEAR WATER PARTNERS, LLC**  
PO BOX 23038  
KNOXVILLE, TN 37933  
865-567-6100

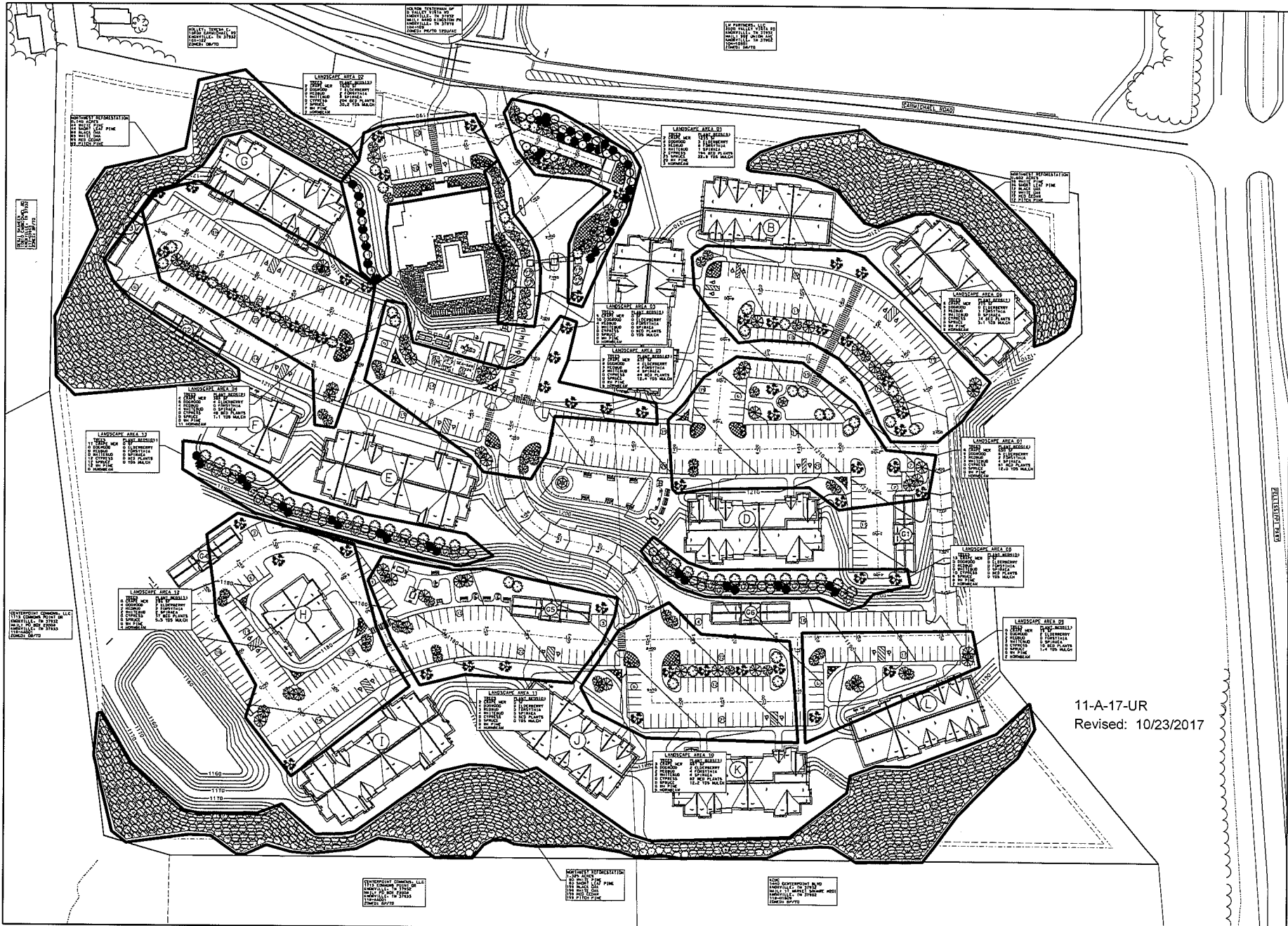
**SEC**  
NATHAN SILVER, P.E.  
184 NANTARETT ROAD  
KNOXVILLE, TN 37922  
MEMBERS

**DRAFT**  
NOT FOR CONSTRUCTION

09-25-2017

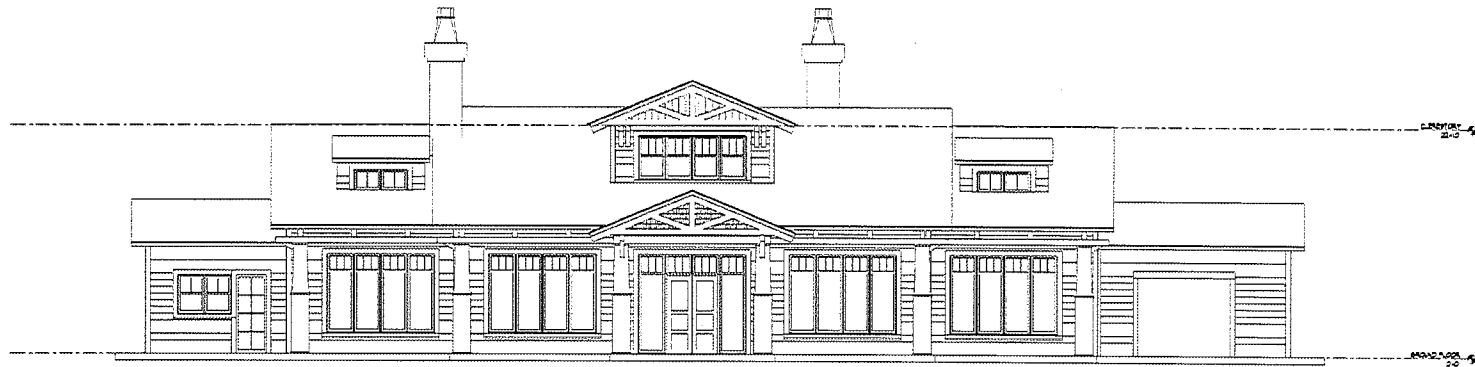
**C4.1**  
GRADING





11-A-17-UR  
 Revised: 10/23/2017

NO.	REVISED	DATE
THIS DRAWING IS PART OF A COMPREHENSIVE SET OF AND SHALL BE USED ONLY IN CONNECTION WITH THE PROJECT AND SHALL NOT BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT.		
 <b>Hardin Valley Pointe</b> PARCEL 10 DISTRICT 11, COUNTY 23, STATE OF TENNESSEE		
 <b>CLEAR WATER PARTNERS, LLC</b> PO BOX 23038 KNOXVILLE, TN 37933 RES. 557.8100		
 <b>SEC</b> NATHAN SILVER, P.C. 181 NANTASKET ROAD KNOXVILLE, TN 37922 TN37922		
<b>DRAFT</b> NOT FOR CONSTRUCTION		
DATE: 09-25-2017		
<b>C8.1</b> LANDSCAPING		



1 CLUBHOUSE - FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



2 TYPICAL RESIDENTIAL BUILDING FRONT ELEVATION  
SCALE: 3/8" = 1'-0"


11-A-17-UR  
Revised: 10/23/2017

NO.	REVISIONS	BY	DATE

  
**Hardin Valley Pointe**  
 PARCEL DISTRICT 1, APPROX 23.0 ACRES TOTAL

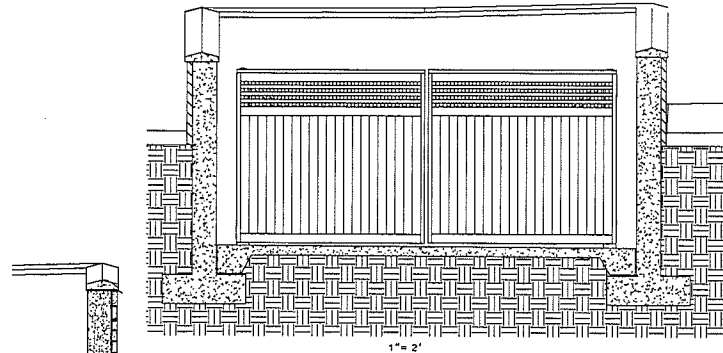
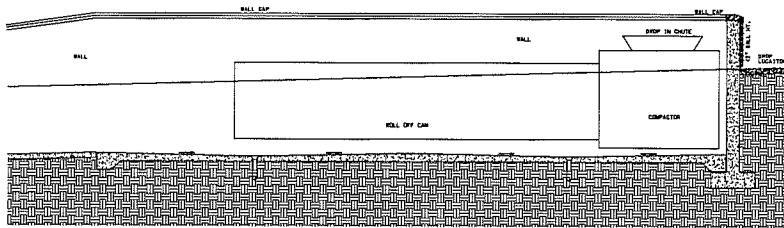
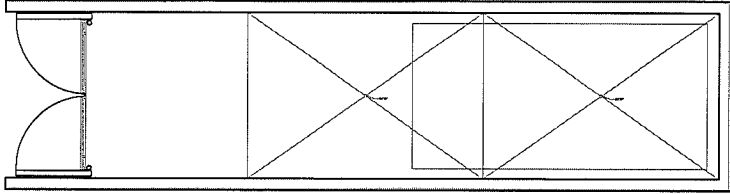
  
**CLEAR WATER PARTNERS, LLC**  
 PO BOX 23038, KNOXVILLE, TN 37933  
 865-567-8100

  
**S&S**  
 S&S ENGINEERING, INC.  
 HARTMAN SELVIN, P.E.  
 148 NANTASSETT ROAD  
 KNOXVILLE, TN 37922  
 615-598-1838

  
**DRAFT**  
 NOT FOR CONSTRUCTION

SHEET: 09-25-2017  
**C10.1**  
 RENDERING

**DUMPSTER PAD**  
 1,000 SF  
 SINGLE STORY  
 APPROX 3.5' ABOVE GRADE  
 APPROX 4.5' BELOW GRADE  
 1"=5'

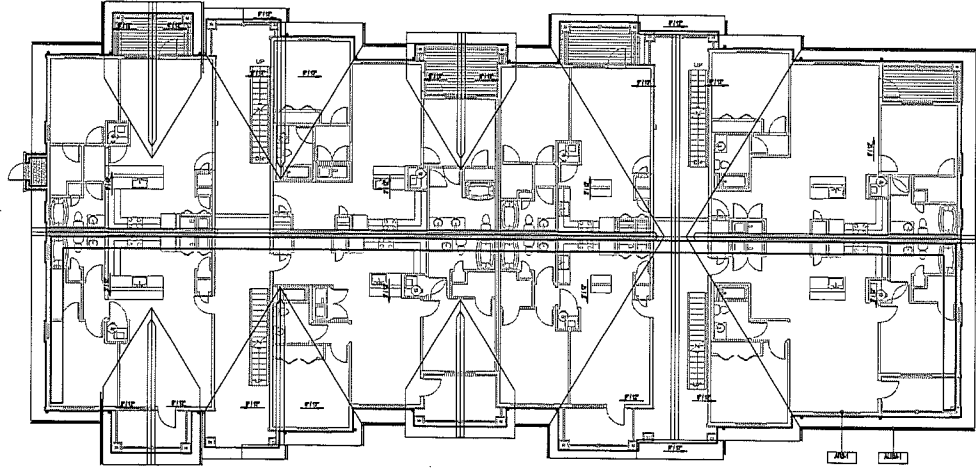


1"=2'

11-A-17-UR  
 Revised: 10/23/2017

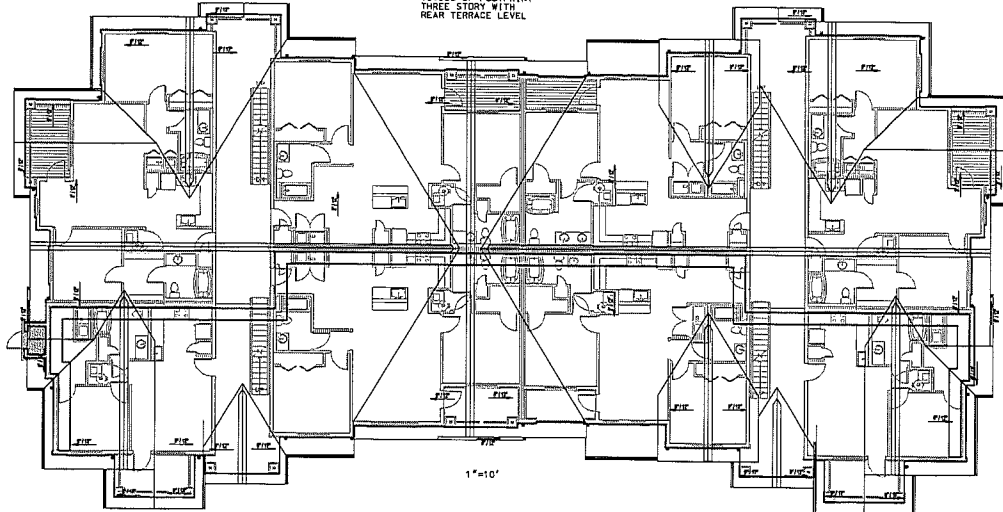
1"=2'

**BUILDING TYPE 1**  
 BUILDINGS B, J, AND L  
 10,280 SF FOOTPRINT  
 THREE STORY WITH  
 REAR TERRACE LEVEL



1"=10'

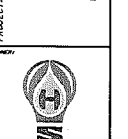
**BUILDING TYPE 2**  
 BUILDINGS D, G AND K  
 10,850 SF FOOTPRINT  
 THREE STORY WITH  
 REAR TERRACE LEVEL



1"=10'

REV	DATE

REVISED  
 THIS DRAWING IS PART OF A COMPOSITE DESIGN AND SHOULD BE CONSULTED WITH THE WRITER TEXT CONSULTANT FOR ANY CHANGES TO THE DRAWING.



**Hardin Valley Pointe**  
 PARCEL 101: 118-0014 AND 117-0043 APPROX 23.0 ACRES  
 DISTRICT 8, PHASE 23.0 ACRES TOTAL

**CLEAR WATER PARTNERS, LLC**  
 PO BOX 23038  
 KNOXVILLE, TN 37933  
 602-567-8100

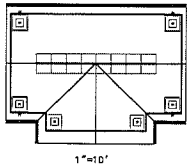
**SEC**  
 NATHAN COLVIN, P.E.  
 1816 HANTASKY ROAD  
 KNOXVILLE, TN 37922  
 602-567-8100

**DRAFT**  
 NOT FOR CONSTRUCTION

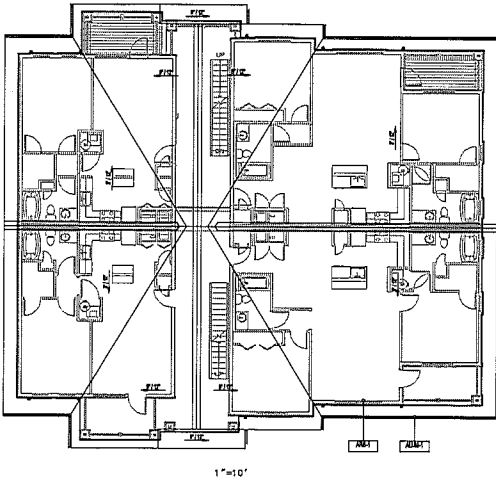
DATE: 09-25-2017

**C10.2**  
 FLOORPLANS

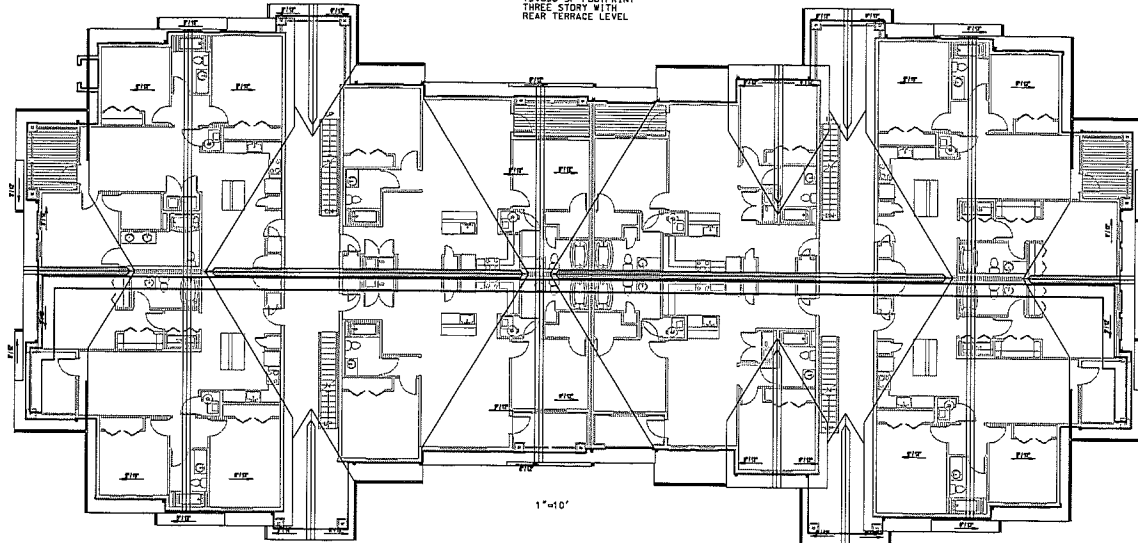
**MAIL PAVILION**  
340 SF  
SINGLE STORY



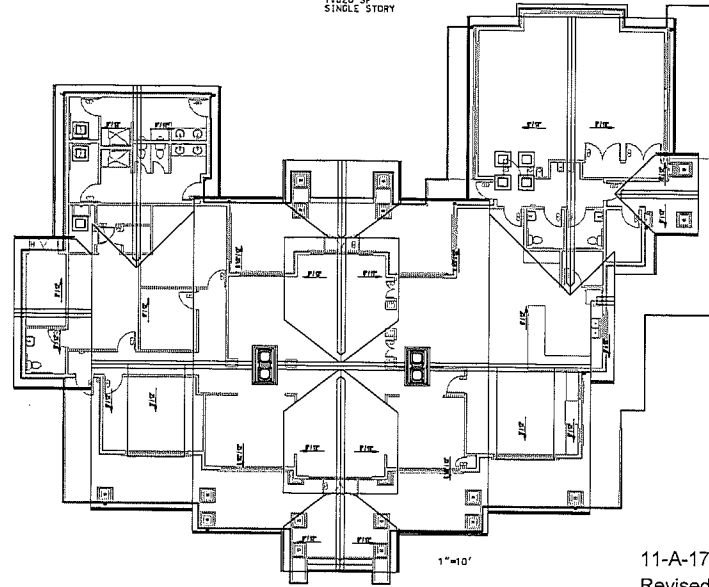
**BUILDING TYPE 4**  
BUILDINGS F AND H  
57,330 SF FOOTPRINT  
THREE STORY WITH  
REAR TERRACE LEVEL



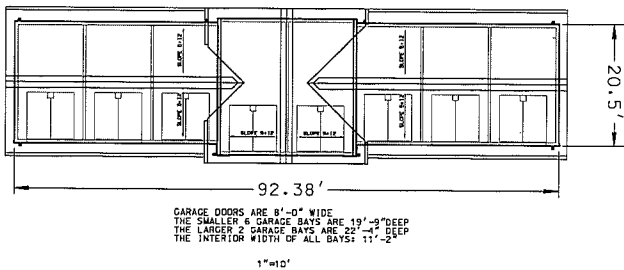
**BUILDING TYPE 3**  
BUILDINGS A, C, E AND I  
13,030 SF FOOTPRINT  
THREE STORY WITH  
REAR TERRACE LEVEL



**CLUBHOUSE**  
1,820 SF  
SINGLE STORY



**B-BAY GARAGE**  
1,393 SF  
SINGLE STORY



11-A-17-UR  
Revised: 10/23/2017

NO.	REVISIONS:	BY	DATE

THIS DRAWING IS PART OF A COMPREHENSIVE DESIGN AND SHOULD NOT BE CONSIDERED IN ISOLATION FROM THE WRITTEN TEXT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.

**Hardin Valley Pointe**  
PARCEL 101: 118-0014 AND 117-0013 APPROX 25.0 ACRES  
DISTRICT 1 E APRIL 25.0 ACRES TOTAL

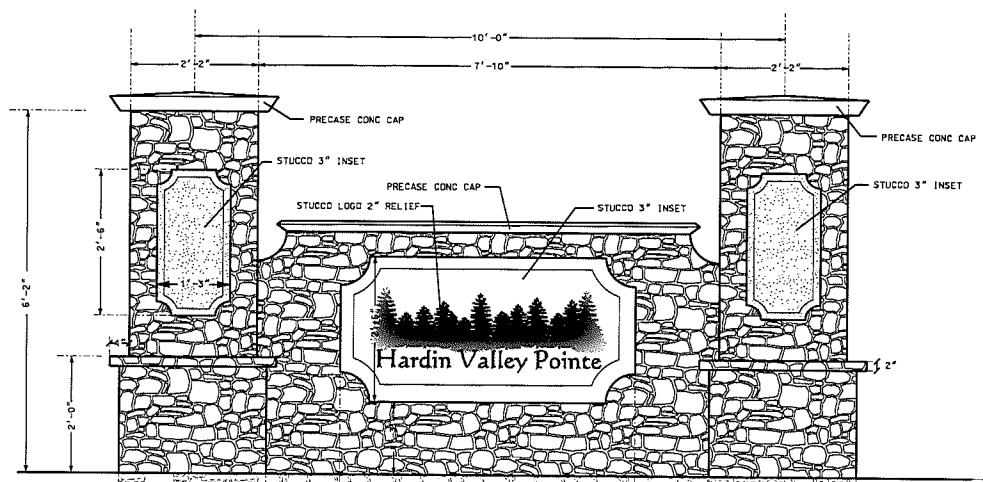
**CLEAR WATER PARTNERS, LLC**  
PO BOX 23038  
KNOXVILLE, TN 37933  
602.567.8100

**SECO**  
SINCE ENGINEERING CONSULTING  
1 DAYTON RD SW PER FIVE  
100 WANTALEY ROAD  
KNOXVILLE, TN 37922  
KNOX3429

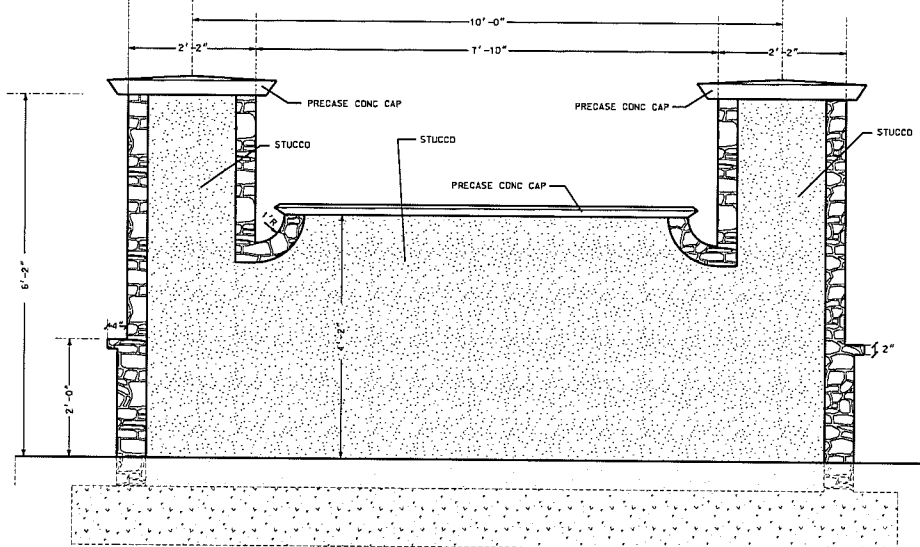
**DRAFT**  
NOT FOR CONSTRUCTION

DATE: 09-25-2017

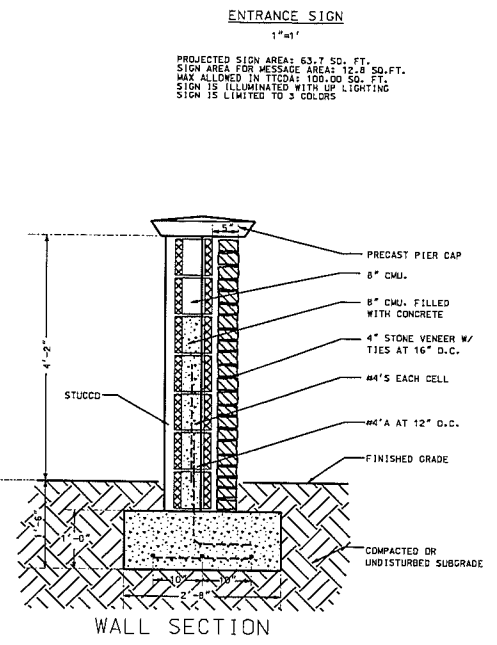
**C10.3**  
FLOORPLANS



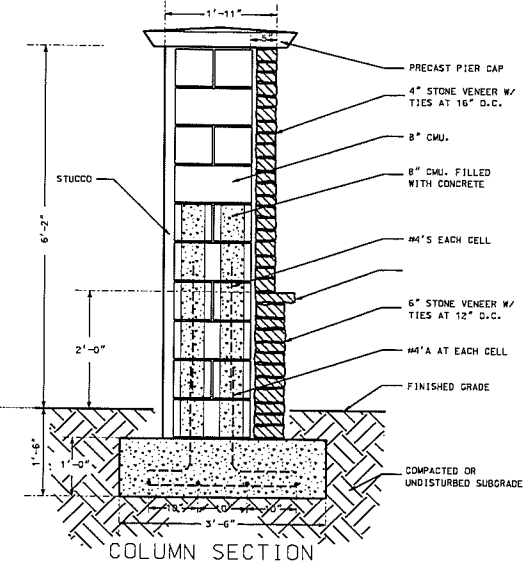
FRONT SIDE



BACK SIDE



WALL SECTION



COLUMN SECTION

**ENTRANCE SIGN**  
 1"=1'  
 PROJECTED SIGN AREA: 63.7 SQ. FT.  
 SIGN AREA FOR MESSAGE AREA: 12.0 SQ. FT.  
 MAX ALLOWED IN TTCDAL: 100.00 SQ. FT.  
 SIGN IS ILLUMINATED WITH UP LIGHTING  
 SIGN IS LIMITED TO 3 COLORS

11-A-17-UR  
 Revised: 10/23/2017

NO.	REVISIONS!	BY	DATE

THIS DRAWING IS PART OF A COMPENSATED DESIGN AND SHOULD BE USED IN CONFORMANCE WITH THE WRITTEN TEXT COPYRIGHT 2017, ALL RIGHTS RESERVED. CONSULTING ENGINEERING

**Hardin Valley Pointe**  
 PARCEL ID# 118-0004 NO 117-0343 APPROX 25.0 ACRES  
 DISTRICT 8 APPROX 25.0 ACRES TOTAL

**CLEAR WATER PARTNERS, LLC**  
 PO BOX 23038  
 KNOXVILLE, TN 37933  
 REG-267-8100

ENGINEER  
**SEC**  
 ALLIANCE ENGINEERING CONSULTING

**NATHAN SELVIN, P.E.**  
 104 HANCOCK ROAD  
 KNOXVILLE, TN 37923  
 606-440-0001

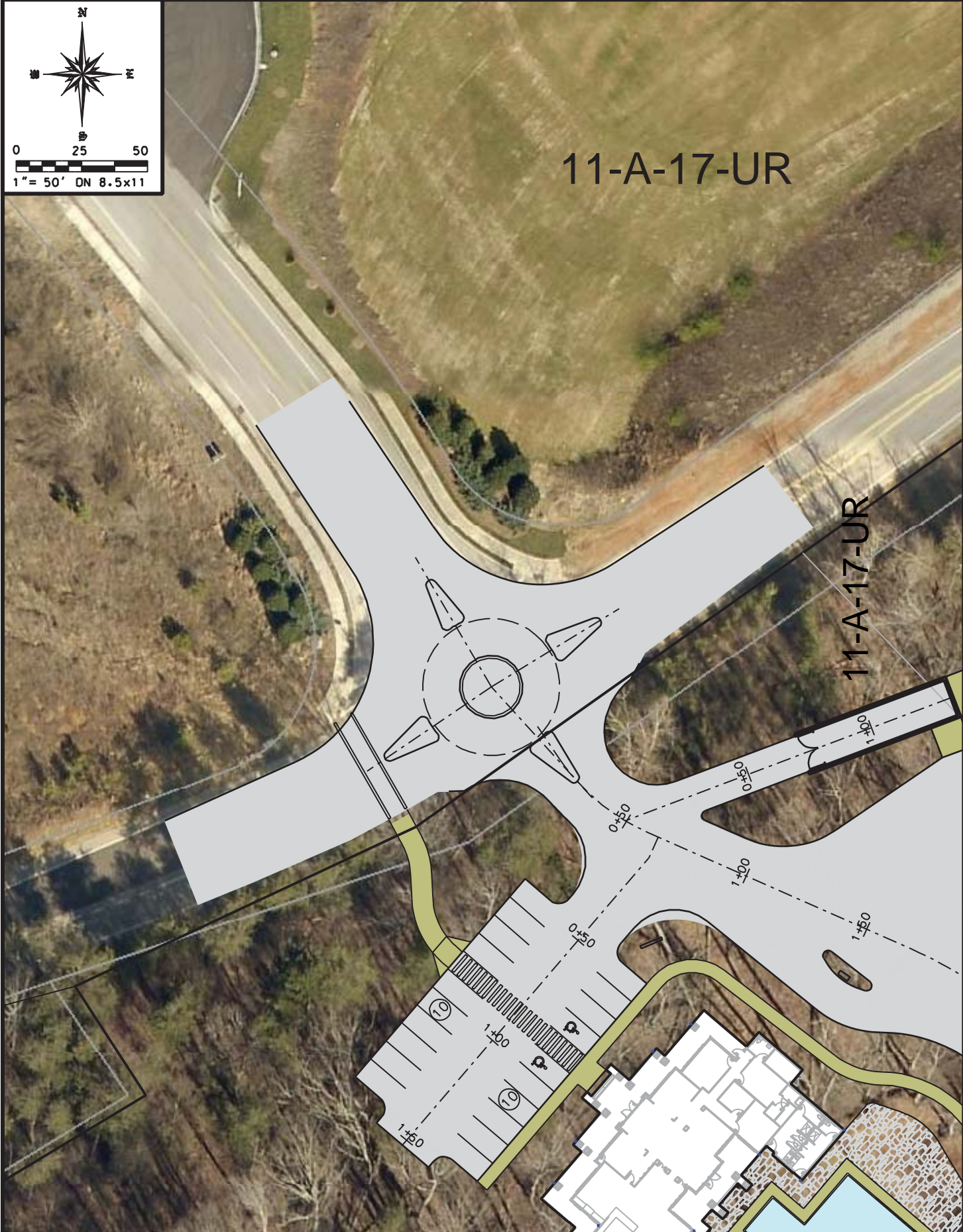
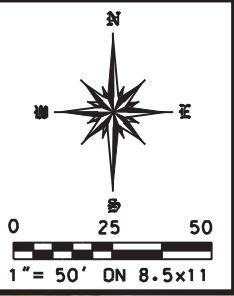
**DRAFT**  
 NOT FOR CONSTRUCTION

DATE: 09-25-2017

**C10.4**  
 ENTRY SIGN

11-A-17-UR

11-A-17-UR



PREPARED BY: **SEC**  
 SILVUS ENGINEERING CONSULTING  
 NATHAN SILVUS, P. E.  
 1815 NANTASKET ROAD  
 KNOXVILLE, TN 37922  
 865.414.0524

PROJECT: **CONCEPTUAL MINI-ROUNDABOUT  
 HARDIN VALLEY POINTE**  
 INTERSECTION OF CARMICHAEL ROAD AND VALLEY VISTA ROAD  
 AT THE PROPOSED ENTRANCE TO HARDIN VALLEY POINTE

PREPARED FOR: **CLEAR WATER PARTNERS**  
 213 FOX ROAD, KNOXVILLE, TN 37922

PANEL:

mobile fee

Use on Review  Development Plan

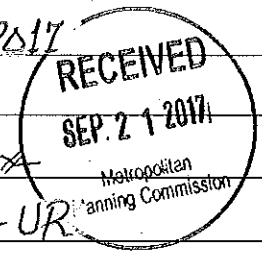
Name of Applicant: Clear Water Partners LLC

Date Filed: 9/21/2017 Meeting Date: 11/09/2017

Application Accepted by: Marc Payne

Fee Amount: [REDACTED] File Number: Development Plan

Fee Amount: \$1,500.00 File Number: Use on Review 11-A-17-UR



**PROPERTY INFORMATION**

Address: Δ Carmichael Rd

General Location: 3/4 Carmichael Rd  
Southern terminus of Valley Vista Road

Tract Size: 24.98 No. of Units: \_\_\_\_\_

Zoning District: BP/TO

Existing Land Use: Vacant

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: MU/SD NWCO-4

Growth Policy Plan Designation: Planned

Census Tract: 59.05

Traffic Zone: 237

Parcel ID Number(s): 117 03613  
118 00104

Jurisdiction:  City Council 6<sup>th</sup> District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Tea

Company: Clear Water Partners/Huber Properties

Address: PO Box 23038

City: Knoxville State: TN Zip: 37933

Telephone: 865-966-1600

Fax: \_\_\_\_\_

E-mail: john@southernsignature.net

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Same

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

\_\_\_\_\_

\_\_\_\_\_

Other (Be Specific)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Same

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

