



# USE ON REVIEW REPORT

▶ **FILE #:** 3-F-20-UR

**AGENDA ITEM #:** 27

**AGENDA DATE:** 3/12/2020

▶ **APPLICANT:** CLUBHOUSE VILLAS

OWNER(S): Ronald Watkins

TAX ID NUMBER: 144 B A 049

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 913 Gettysvue Dr.

▶ **LOCATION:** Northeast side of Gettysvue Drive, west of Linksvue Drive.

▶ **APPX. SIZE OF TRACT:** 3.9 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gettysvue Drive, a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Multi-Dwelling Development

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences and golf course - PR (Planned Residential) and OS (Parks and Open Space)

South: Residences and open space - PR (Planned Residential) and OS (Parks and Open Space)

East: Clubhouse and tennis courts - PR (Planned Residential) and OS (Parks and Open Space)

West: Residences - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in the middle of the Gettysview development.

## STAFF RECOMMENDATION:

▶ **WITHDRAW** the application as requested by the applicant.

## COMMENTS:

The applicant is proposing a 60 unit multi-dwelling development on this 3.9 acre site within the Gettysview development. The site has access to Gettysview Dr., and is located just west of the Gettysview Clubhouse.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

The Planning Commission'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 a Planning Commission decision in the County.



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Fwd: Withdrawal of 3-F-20-UR**

Tom Brechko <tom.brechko@knoxplanning.org>  
Reply-To: tom.brechko@knoxplanning.org  
To: commission@knoxplanning.org

Thu, Mar 5, 2020 at 2:13 PM

FYI

----- Forwarded message -----

From: **Benjamin C. Mullins** <bmullins@fmsllp.com>  
Date: Thu, Mar 5, 2020 at 2:06 PM  
Subject: Withdrawal of 3-F-20-UR  
To: Tom Brechko <tom.brechko@knoxplanning.org>  
Cc: rwatkins@partnersinfo.com <rwatkins@partnersinfo.com>, Alan Grissom <agrissom@cannon-cannon.com>

Tom,

On behalf of the owner, Ron Watkins, and the applicant, Cannon & Cannon, this e-mail will serve as our formal notice to withdraw the Use-On-Review application for [913 Gettysvue Dr.](#) from the Planning Commission Agenda. Please let me know if you have any questions or need any additional information from me with regard to our request.

**Benjamin C. Mullins** Attorney



**WITHDRAWAL REQUEST**



**File #:** 3-F-20-UR

**Meeting Date:** 3/12/2020

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901  
phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

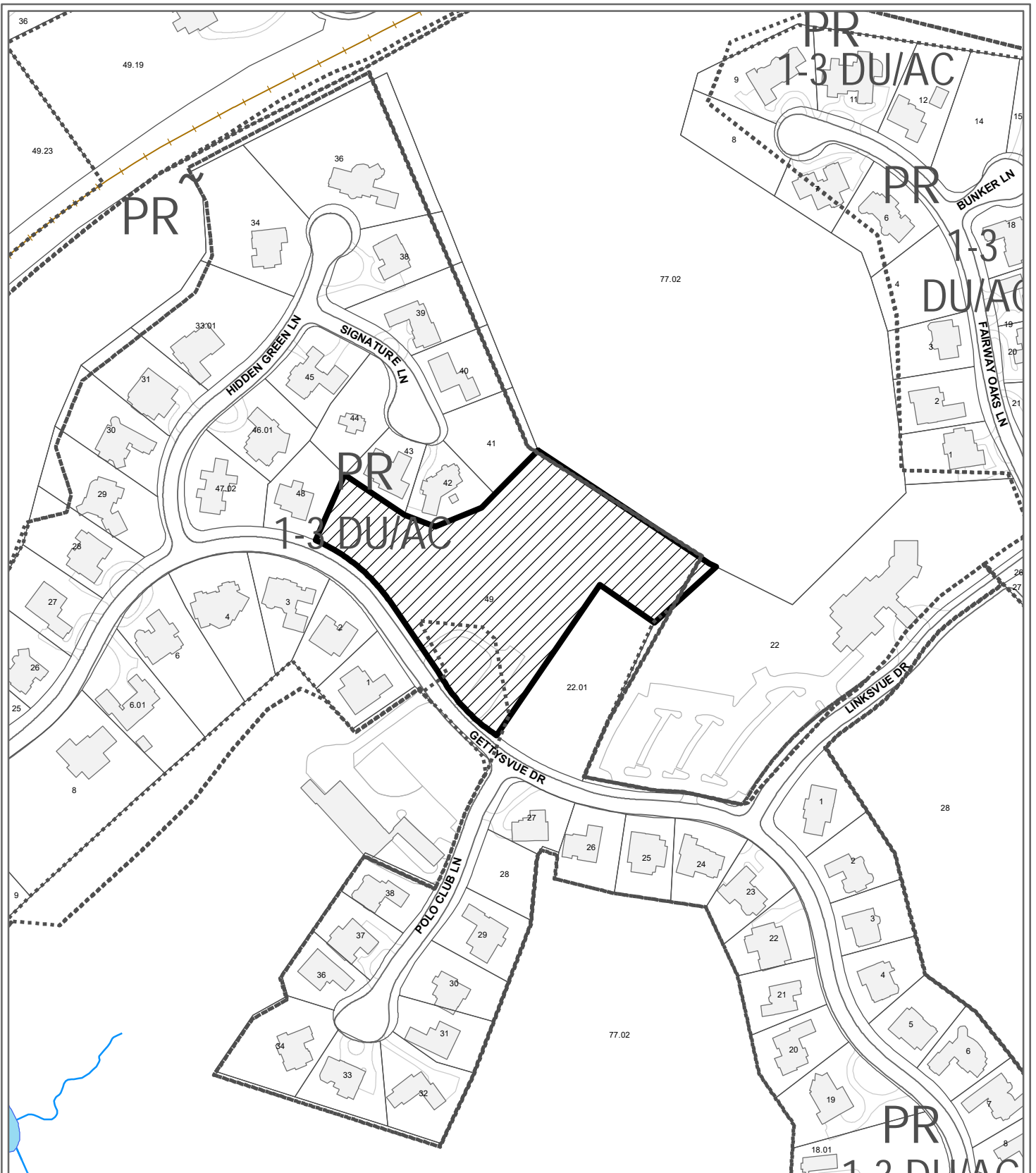
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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

--  
Thomas Brechko, AICP



**3-F-20-UR  
USE ON REVIEW**



Multi-Dwelling Development in PR (Planned Residential)

Petitioner: Clubhouse Villas

Map No: 144

Jurisdiction: County



Original Print Date: 2/19/2020

Revised:

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

**LEGEND**

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	EXIST. R.O.W.
	BUILDING SETBACK LINE
	EXIST. EASEMENT LINE
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	NUMBER OF PARKING SPACES
	COORDINATE POINT
	HANDICAP PARKING
	HANDICAP RAMP

SYNERGY GOLF GROUP LLC  
#201905030084652  
0 LINKSVUE DRIVE

PROTECT EXISTING TREES/VEGETATION IN UNDISTURBED AREAS TO THE MAXIMUM EXTENT POSSIBLE TO PROVIDE ADDITIONAL SCREENING.

MORGAN M. & ANNA M. COX  
#20180430063733  
922 SIGNATURE LANE

CARROL R. & JOLENE J. SHANKS  
#200312280064786  
923 SIGNATURE LANE

KELLY J. DELL  
#201006280080690  
917 SIGNATURE LANE

KELLY J. DELL  
#201006280080690  
911 SIGNATURE LANE

PROTECT EXISTING TREES/VEGETATION IN UNDISTURBED AREAS TO THE MAXIMUM EXTENT POSSIBLE TO PROVIDE ADDITIONAL SCREENING.

NANAYAKKARA & SALPITKORALAGE GUNATHINE  
#201908200012705  
907 SIGNATURE LANE

PROPOSED BUILDING 2  
GARAGE - 25235 S.F.  
1ST FLOOR - 25235 S.F.  
2ND FLOOR - 25235 S.F.  
3RD FLOOR - 25235 S.F.

PROPOSED BUILDING 1  
GARAGE - 25235 S.F.  
1ST FLOOR - 25235 S.F.  
2ND FLOOR - 25235 S.F.  
3RD FLOOR - 25235 S.F.

END DRIVEWAY A  
STA. 3+96.28

SYNERGY GOLF GROUP LLC  
#201905030084652  
937 LINKSVUE DRIVE

SEE SHEET UOR1.03 FOR DRIVEWAY A PROFILE

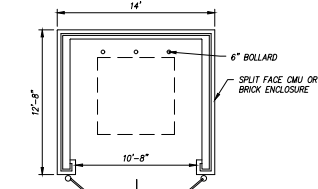
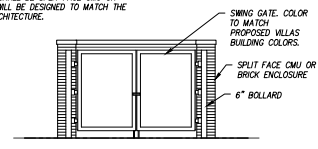
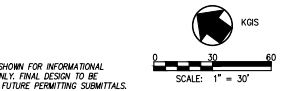
TRASH/DUMPSTER ENCLOSURE  
(1.01)  
ENCLOSURE, TYP.

GETTYSVUE DRIVE  
(PUBLIC RIGHT-OF-WAY)

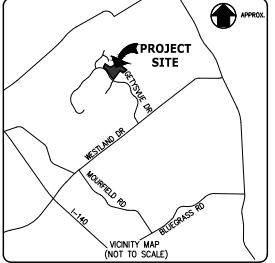
BEGIN DRIVEWAY A  
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3-F-20-UR  
Revised: 2/24/2020

- NOTES:
- ENCLOSURE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL DESIGN TO BE INCLUDED IN FUTURE PERMITTING SUBMITTALS.
  - ENCLOSURE SHALL BE SPLIT FACE CMU OR BRICK AND WILL BE DESIGNED TO MATCH THE BUILDING ARCHITECTURE.



TRASH/DUMPSTER ENCLOSURE  
(1.01)  
N.T.S.



- NOTES:
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY KNOXVILLE GEOGRAPHIC INFORMATION SERVICES.
  - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
  - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND KNOX COUNTY STANDARD SPECIFICATIONS. PROPERTY CONCERNED REFLECTS PARCEL 49 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 144. ZONING FOR THE PROPERTY IS PR 1-3 (U/L)IC "UNIMPROVED RESIDENTIAL". TOTAL AREA IS 3.94 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 3.52 ACRES. CITY BLOCK NUMBER IS 5912.
  - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY ZONING ORDINANCE.  
FRONT = 20'  
SIDE = 5'  
REAR = 15'
  - OWNER: RONALD A. WATKINS  
8907 LINKSVUE DR.  
KNOXVILLE, TN 37922  
DEVELOPER: RONALD A. WATKINS  
8907 LINKSVUE DR.  
KNOXVILLE, TN 37922
  - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
  - PROPOSED LANDSCAPE WILL COMPLY WITH KNOX COUNTY TREE PROTECTION ORDINANCE.
  - PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.

**SPECIAL NOTE:**  
PER COORDINATION WITH KNOX COUNTY FIRE MARSHAL'S OFFICE ON 2/18/2020, BUILDING 2 WILL REQUIRE ADDITIONAL FIRE PROTECTION TO ALLOW AN INCREASE IN THE DISTANCE BETWEEN THE FIRE APPARATUS ROAD THE ALL PORTIONS OF THE BUILDING. THE CURRENT SITE PLAN CONFIGURATION AS IT RELATES TO FIRE APPARATUS ACCESS ROADS WILL BE ACCEPTABLE IF THE BUILDING PERMIT PLANS INCLUDES A NEPA IS AUTOMATIC SPRINKLER SYSTEM INSTEAD OF A 1.5R. BUILDING 1 WILL BE ALLOWED TO INCLUDE A 1.5R SYSTEM SINCE THE LAYOUT PROVIDES ADDITIONAL ACCESS METHODS.

REVISED PER KNOX PLANNING COMMENTS 2/21/2020

REVISIONS	DATE

CLIENT: PARTNERS DEVELOPMENT  
520 WEST SUMMIT HILL DRIVE, SUITE 603  
KNOXVILLE, TN 37920

PROJECT: CLUBHOUSE VILLAS  
913 GETTYSVUE DRIVE  
KNOXVILLE, TN 37922

SITE LAYOUT PLAN

CD PROJECT NO.	00593-0004	
DRAWING DATE	JANUARY 24, 2020	
DRN	AWG	RC
DRAWN	CD	CHECKED

USE ON REVIEW SUBMITTAL  
3-F-20-UR

**UOR1.01**

**PARKING SUMMARY:**

MULTI-DWELLING STRUCTURES:  
 1 1/2 SPACES PER DWELLING UNIT FOR THE FIRST 20 UNITS, PLUS  
 1 1/2 ADDITIONAL SPACES FOR EACH 2 OR MORE BEDROOM UNITS  
 1 ADDITIONAL SPACE FOR EACH 1 BEDROOM DWELLING UNIT

PROPOSED UNITS = (24) 3 BEDROOM & (36) 2 BEDROOM  
 TOTAL UNITS = 60

REQUIRED PARKING:  
 90 SPACES

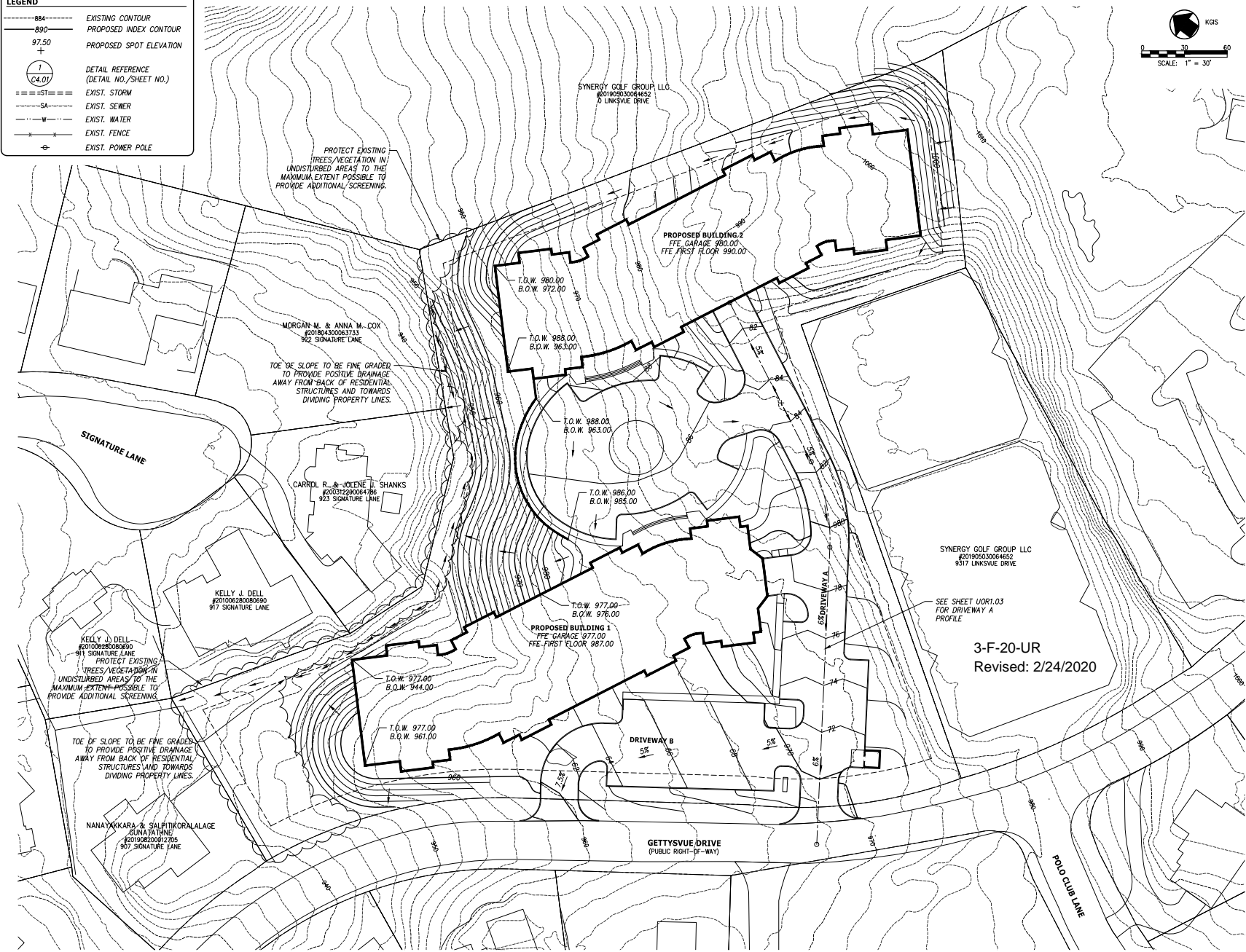
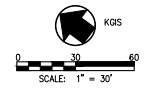
PROVIDED PARKING:  
 TOTAL STANDARD SPACES INSIDE PARKING GARAGES = 92 SPACES  
 TOTAL ACCESSIBLE SPACES INSIDE PARKING GARAGES = 6 SPACES  
 TOTAL STANDARD SPACES OUTSIDE = 49 SPACES  
 TOTAL ACCESSIBLE SPACES OUTSIDE = 4 SPACES  
 TOTAL SPACES OUTSIDE = 53 SPACES

TOTAL SPACES PROVIDED = 151 SPACES



**LEGEND**

---884---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
+	
⊙	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
====S====	EXIST. STORM
---SA---	EXIST. SEWER
---W---	EXIST. WATER
---F---	EXIST. FENCE
⊕	EXIST. POWER POLE



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY KNOWLVE GEOGRAPHIC INFORMATION SERVICES.
  - THE DISTURBED AREA IS APPROXIMATELY 3.6± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 1.8± ACRES.
  - STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
  - A DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
  - EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
  - THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
  - ALL TREE STUMPS, Boulders, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
  - STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
  - A 4-IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
  - ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOILED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
  - TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:
 

SEEDING DATES	GRASS SEED	PERCENTAGES
1/71 TO 5/71	ITALIAN RYE	33%
	KOREAN LESPEDEZA	34%
	SUMMER OATS	34%
5/71 TO 7/71	SUDAN -- SORGHUM	100%
	STAR MILLET	100%
7/71 TO 1/71	BALDWIN RYE	67%
	ITALIAN RYE	33%
  - PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:
 

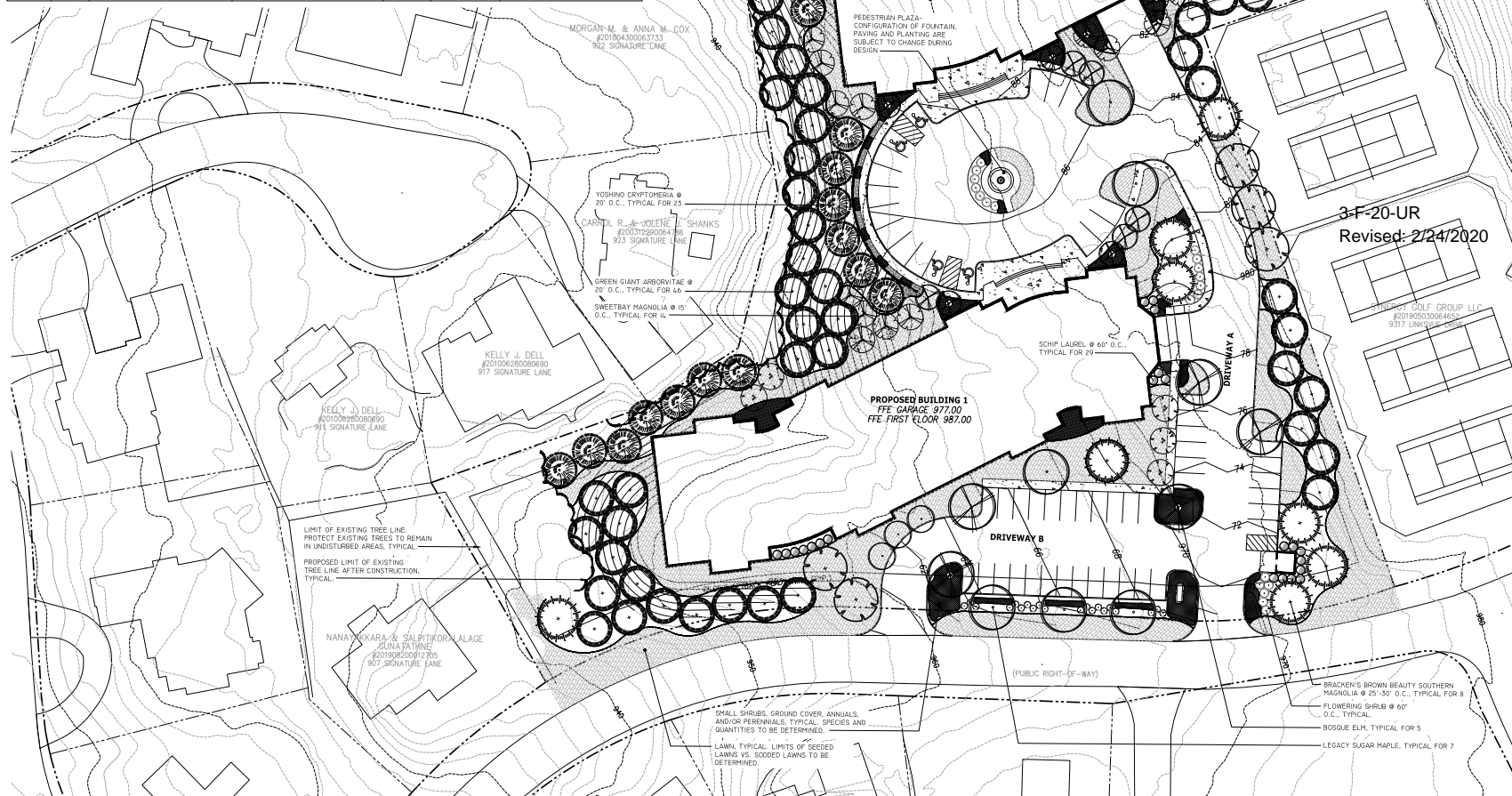
SEEDING DATES	GRASS SEED	PERCENTAGES
2/71 TO 7/71	KENTUCKY 31 FESCUE	66%
	ENGLISH RYE	15%
	KOREAN LESPEDEZA	5%
6/71 TO 8/71	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
4/715 TO 8/715	BENALDGRASS (CHILLED)	70%
	ANNUAL LESPEDEZA	30%
8/71 TO 12/71	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/71 TO 12/71	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%
  - MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
  - DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
  - NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
  - TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A MOVER TO FORM CLEAR 1" MARKS PARALLEL TO THE CONTOUR.
  - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
  - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE EXISTING AREAS. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

3-F-20-UR  
Revised: 2/24/2020

REVISED PER KNOW PLANNING COMMENTS	2/21/2020		
REVISIONS	DATE		
CLIENT:	<b>PARTNERS DEVELOPMENT</b> 520 WEST SUMMIT HILL DRIVE, SUITE 603 KNOXVILLE, TN 37920		
PROJECT:	<b>CLUBHOUSE VILLAS</b> 913 GETTYSVUE DRIVE KNOXVILLE, TN 37922		
<b>SITE GRADING AND DRAINAGE PLAN</b>			
CAD PROJECT NO.	0093-004		
DRAWING DATE	JANUARY 24, 2020		
PN	AWG	RC	-
DRAWN	CID	CHECKED	-
<b>USE ON REVIEW SUBMITTAL</b>			
<b>3-F-20-UR</b>			
<b>UOR2.01</b>			

**GETTYSVUE CLUBHOUSE VILLAS - Use on Review PLANT LIST**

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
<b>TREES</b>						
7	ASL	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	8.88	2" Cal.	Full Crowns @ 25' O.C.
9	ARO	October Glory Red Maple	<i>Acer rubrum 'October Glory'</i>	8.88	2" Cal.	Full Crowns @ 25' O.C.
8	CCS	Eastern Redbud	<i>Cercis canadensis</i>	8.88	8" HL	Clump w/ 3 Dominant Canes @ 15' O.C.
11	GSA	Appalachian Spring Flowering Dogwood	<i>Cornus florida 'Appalachian Spring'</i>	8.88	2" Cal.	Full Crowns @ 15' O.C.
23	CY	Yoshino Cryptomeria	<i>Cryptomeria japonica 'Yoshino'</i>	8.88	10" HL	Full to Ground @ 20' O.C.
8	NBB	Bracken's Brown Beauty Southern Magnolia	<i>Magnolia grandiflora 'Bracken Brown Beauty'</i>	8.88	8" HL	Full to Ground @ 25' O.C.
14	LVA	Sweetbay Magnolia	<i>Magnolia virginiana</i>	8.88	8" HL	Clump, pruned to 36", Full Crown
5	URS	Bosque Elm	<i>Ulmus parviflora 'Bosque'</i>	8.88	2" Cal.	Full Crowns
46	THS	Green Giant Arborvitae	<i>Thuja (standishii) 'Green Giant'</i>	8.88	10" HL	Full to Ground @ 20' O.C.
<b>SHRUBS</b>						
20	AGA	Glossy Abelia	<i>Abelia x grandiflora</i>	Cont.	3 Gal.	Full Plants @ 48" O.C.
12	HDS	Dakleif Hydrangea	<i>Hydrangea paniculata 'Jani'</i>	Cont.	3 Gal., 24" HL	Full Plants @ 5' O.C.
12	HDS	Dakleif Hydrangea	<i>Hydrangea quercifolia 'Snow Queen'</i>	Cont.	3 Gal., 24" HL	Full Plants @ 5' O.C.
79	PLS	English Laurel	<i>Prunus laurocerasus 'Schipkensis'</i>	8.88	4 HL	Full Plants @ 5' O.C.
120	TDO	Double Knockout Rose	<i>Rosa x 'RADTIG'</i>	Cont.	3 Gal.	Full Plants @ 48" O.C.
<b>GROUNDCOVER</b>						
41	CHP	Japanese Plum Yew	<i>Cephalotaxus harringtonii 'Prostrata'</i>	Cont.	3 Gal., 24" Spd.	Full Plants @ 42" O.C.
120	LMB	Big Blue Liriope	<i>Liriope muscari 'Big Blue'</i>	Cont.	1 Gal.	Full Plants @ 18" O.C.
120	LMB	Variiegated Liriope	<i>Liriope muscari 'Variegata'</i>	Cont.	1 Gal.	Full Plants @ 18" O.C.
120	JCB	Blue Pacific Shore Juniper	<i>Juniperus conferta 'Blue Pacific'</i>	Cont.	1 Gal.	Full Plants @ 36" O.C.
<b>LAWNS</b>						
		Fescue Blend		Seed	Seed	
		Fescue Blend		Sod	Sod	



**LANDSCAPE NOTES:**

- THE 3.9 ACRE PARCEL IS ZONED PR. ADJUTING PROPERTIES ARE ZONED PR WITH I-55 DUEVIC AND CITY OF KNOXVILLE OS. MULTI-FAMILY DWELLINGS ARE PROPOSED THAT WILL REQUIRE AN INCREASED DUEVIC AND MPC USE ON REVIEW. THIS LANDSCAPE PLAN IS FOR MUNICIPAL REVIEW AND NOT FOR CONSTRUCTION.
- A SURVEY OF THE PROPERTY HAS NOT BEEN COMPLETED. BOUNDARIES AND TOPOGRAPHIC ELEMENTS ILLUSTRATED ARE BASED ON GIS DATA. EXISTING INDIVIDUAL TREES AND TREELINES ILLUSTRATED WERE DERIVED FROM AERIAL PHOTOGRAPHY.
- THE USE ON REVIEW LANDSCAPE PLAN ILLUSTRATES PROPOSED TREE SPECIES AND QUANTITIES. SHRUBS AND GROUND COVERS ILLUSTRATED REPRESENT CONCEPTUAL NATURE SPECIES AND QUANTITIES TO BE DETERMINED IN A FUTURE PHASE.
- EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSIDIARY CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE PRESENCE OF UNDERGROUND WATER. RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR.
- UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK.
- PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.
- FOR LANDSCAPING BEDS (AREAS OF MASS PLANTING OF SHRUBS AND/OR GROUNDCOVERS) TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS. FERTILIZER SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE. FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION. ROOTS AND OTHER EXTRANEAL MATERIAL TO A DEPTH OF NOT LESS THAN 12". ELIMINATING WEEDS, GRASS AND LOWSPOTS. REMOVING FOREIGN MATERIALS. SPREADING 8" MINIMUM TOPSOIL. (SEE BEDS WITH TRENCHED EDGES AT LAWNS).
- IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 8" DEPTH AT PLANTING BEDS. ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRAGILE, NATURAL LOAM, TYPICAL FOR LOCALITY. CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. TAKEN FROM WELL-DRAINAGE SITE. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION. PLANTS, WEEDS, AND ROOTS HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM CONTAINING A PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
- ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES.
- CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL CATEGORIZE BEDS AND NON-SPRIFED PLANT MATERIAL THREE (3) WEEKS PRIOR TO PLANT/SEED INSTALLATION.
- PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS.
- TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS.
- PLANT GROUND COVERS THROUGH MULCH.
- PROVIDE AND INSTALL 3" DEPTH X 24" WIDE RIVER GRAVEL MULCH ADJACENT TO BUILDING FOUNDATIONS. RIVER GRAVEL SHALL BE TAN-GRAY IN COLOR WITH GRAVEL SIZES BETWEEN 1/4" AND 3/4" IN DIAMETER.
- REMOVE STRINGS AND OTHER TIES FROM PLANT MATERIAL.
- REMOVE UPPER 1/3 OF BURLAP FROM PLANT ROOT BALLS.
- DO NOT Pierce TREE ROOT BALLS WITH SUPPORT STAKES.
- ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SPECIES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL, MULCH, AND OTHER RELATED LANDSCAPE PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.
- WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF LOSS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING REPAIRS NECESSITATED BY DAMAGE OCCURRING DURING THE PERFORMANCE OF THEIR WORK.
- CONTRACTOR SHALL REMOVE STAKES AND GUY WIRES FOR TREES APPROVED BY THE LANDSCAPE ARCHITECT DURING THE WARRANTY INSPECTION.
- SEED AREAS DISTURBED DURING CONSTRUCTION WITH APPROVED FESCUE BLEND.
- ESTABLISH LAWNS AS INDICATED ON PLANS.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

**THE PENLAND STUDIO**  
 LANDSCAPE ARCHITECTURE  
 516 UNION AVENUE  
 KNOXVILLE, TENNESSEE 37902  
 TEL: 865.335.3584

REVISED PER KNOX PLANNING COMMENTS 2/21/2020  
 REVISIONS DATE

**CANNON & CANNON INC.**  
 CONSULTING ENGINEERS - FIELD SURVEYORS  
 865.678.8555 | 8550 Kingston Pike  
 www.cannon-cannon.com | Knoxville, TN 37919

CLIENT: **PARTNERS DEVELOPMENT**  
 520 WEST SUMMIT HILL DRIVE, SUITE 603  
 KNOXVILLE, TN 37902

PROJECT: **CLUBHOUSE VILLAS**  
 913 GETTYSVUE DRIVE  
 KNOXVILLE, TN 37922

**LANDSCAPE PLAN**

CSI PROJECT NO.	00995-0004		
DRAWING DATE	JANUARY 24, 2020		
FW	AWG	PK	
DRAWN	TFS	CHECKED	TFS

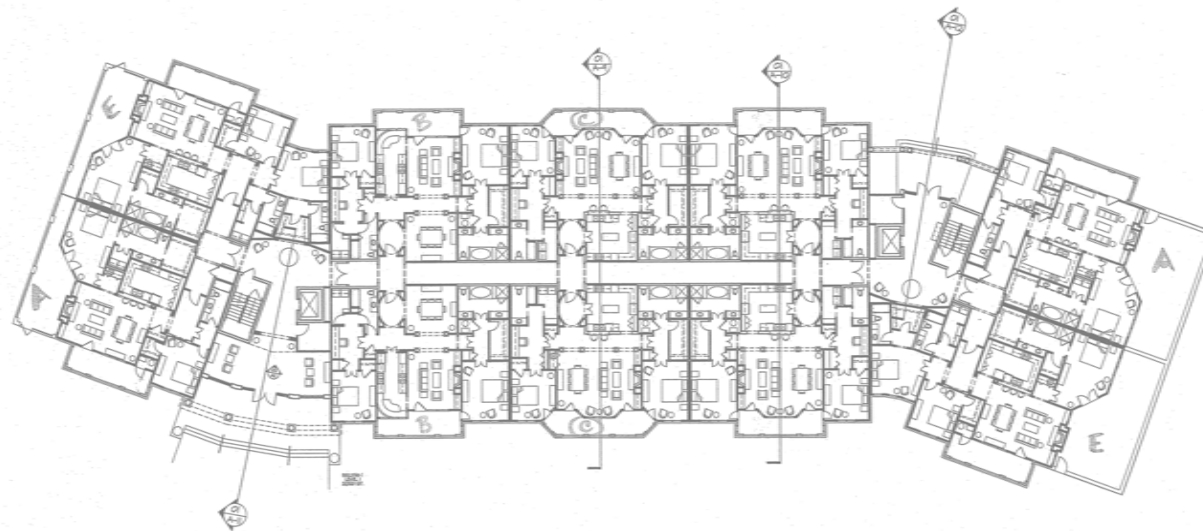
USE ON REVIEW  
 SUBMITTAL  
 3-F-20-UR  
**UOR-L1.01**

USE ON REVIEW LANDSCAPE PLAN  
 11.01 SCALE: 1"=30'-0"





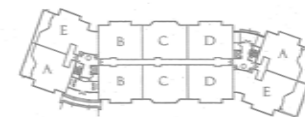
01 PARKING LEVEL PLAN  
A-2 1/8" = 1'-0"



02 FIRST LEVEL PLAN  
A-2 1/8" = 1'-0"

3-F-20-UR

NOTE:  
DIMENSIONS IN RED ADDED BY CANNON  
AND CANNON, DATED 02-21-2020.



LEVEL ONE KEY PLAN

CARLSON & MOSLEY  
ARCHITECTS

CM

48 EAST PACE FIBER BLVD. ONE  
SUITE 200 ATLANTA, GA 30325  
CARLSON@CMOEA.COM  
404.884.4620 VOICE  
404.884.4623 FAX

CLUBHOUSE  
VILLAS

GETTYSBURG POLI, GOLF  
& COUNTRY CLUB  
GETTYSBURG DRIVE  
KNOXVILLE, TENNESSEE  
37922

CONSULTANT

REVISIONS

USE ON REVIEW  
SUBMITTAL  
3-F-20-UR

DATE

09/12/05

PROJECT NUMBER

0516

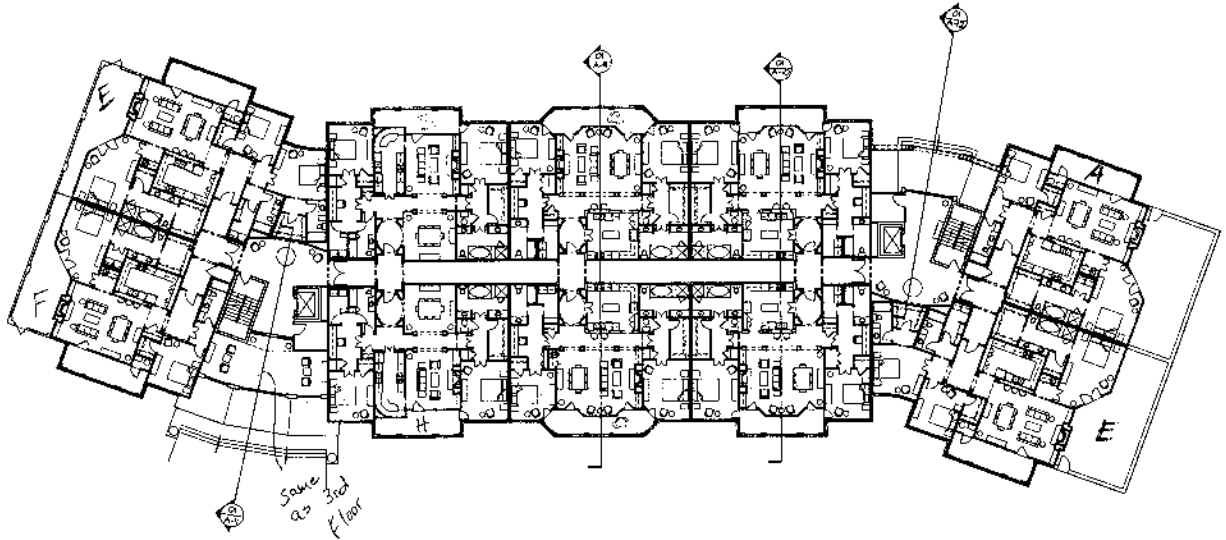
SHEET TITLE

PARKING LEVEL  
PLAN  
FIRST LEVEL PLAN

SHEET NUMBER

A2

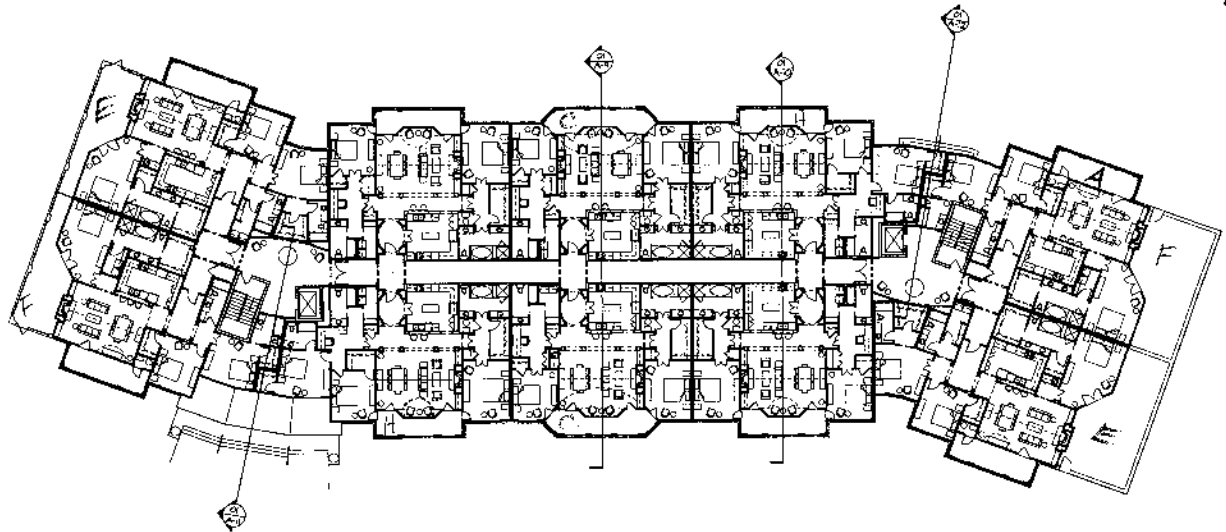




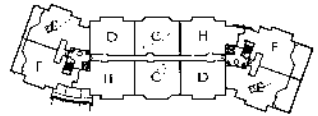
01 SECOND LEVEL PLAN  
AS 1/8" = 1'-0"



LEVEL TWO KEY PLAN



02 THIRD LEVEL PLAN  
AS 1/8" = 1'-0"



LEVEL THREE KEY PLAN

USE ON REVIEW  
SUBMITTAL  
3-F-20-UR

CARLSON & MOSLEY  
ARCHITECTS

CM  
410 EAST PINE STREET, SUITE 200  
ATLANTA, GA 30309  
CARLSON@CMOSLEY.COM  
404.544.4000  
404.544.4000

CLUBHOUSE  
VILLAS

GETTYSBURG GOLF & COUNTRY CLUB  
GETTYSBURG DRIVE  
KNOXVILLE, TENNESSEE  
37922

CONSULTANT

REVISIONS

DATE  
09/12/05

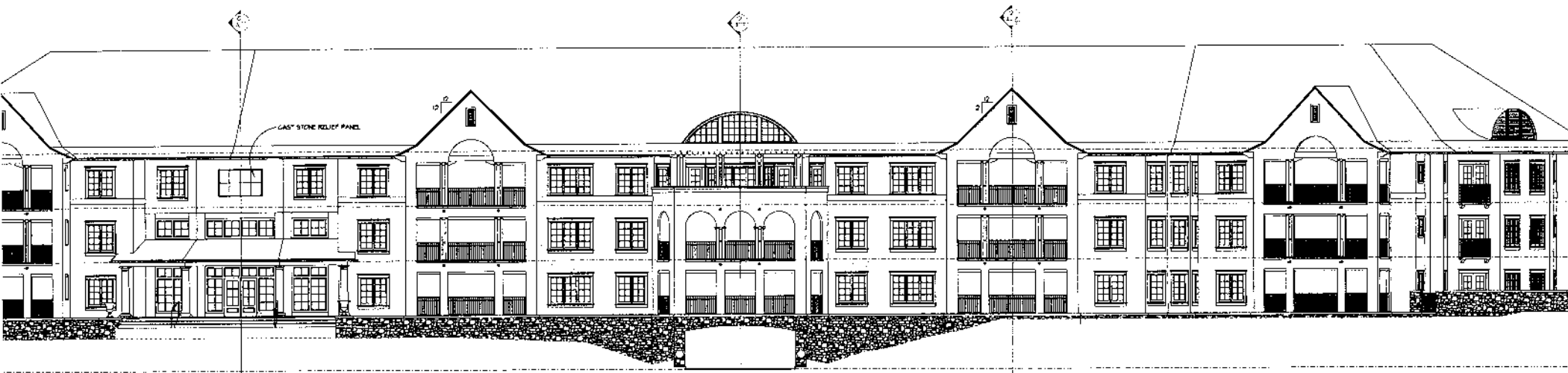
PROJECT NUMBER  
0516

SHEET TITLE  
SECOND LEVEL  
PLAN  
THIRD LEVEL PLAN

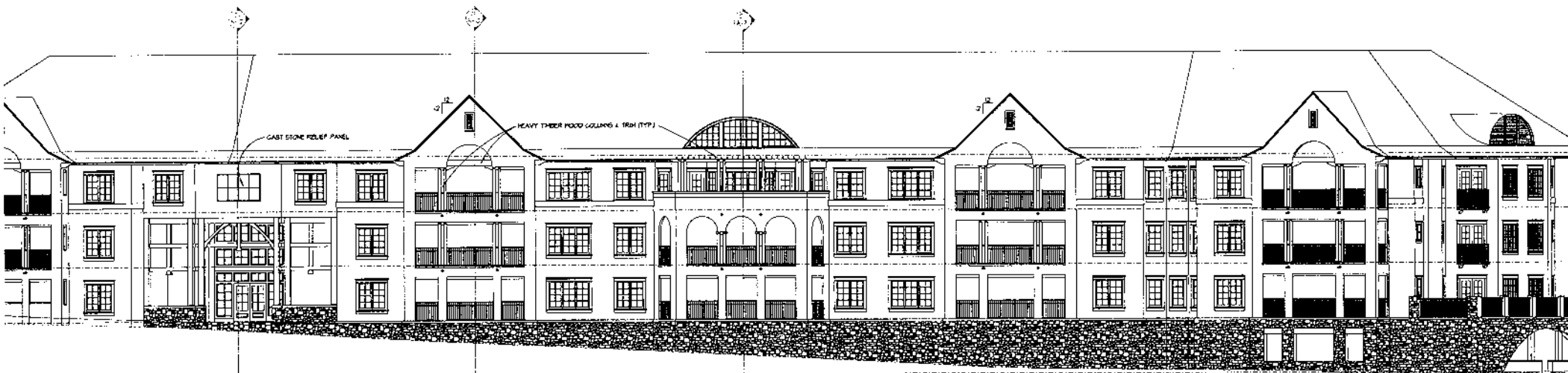
SHEET NUMBER

A3

NOT FOR CONSTRUCTION



WEST ELEVATION



EAST ELEVATION

3-F-20-UR

USE ON REVIEW  
SUBMITTAL  
3-F-20-UR



01 BUILDING ONE NORTH ELEVATION  
A6 1/8" x 1'-0"



02 BUILDING ONE SOUTH ELEVATION  
A6 1/8" x 1'-0"

3-F-20-UR

USE ON REVIEW  
SUBMITTAL  
3-F-20-UR

CARLSON & MOSLEY  
ARCHITECTS

CM

46 EAST CALIFORNIA ROAD  
SUITE 200 ATLANTA, GA 30305  
CARLSON@CMOSLEYARCH.COM  
404-524-1100 VOICE  
404-524-6010 FAX

CLUBHOUSE  
VILLAS

GFTTSVILLE POLO, GOLF  
& COUNTRY CLUB  
CLUBHOUSE DRIVE  
KNOXVILLE, TENNESSEE  
37922

CONSULTANT

REVISIONS  
09/12/05

DATE  
09/12/05

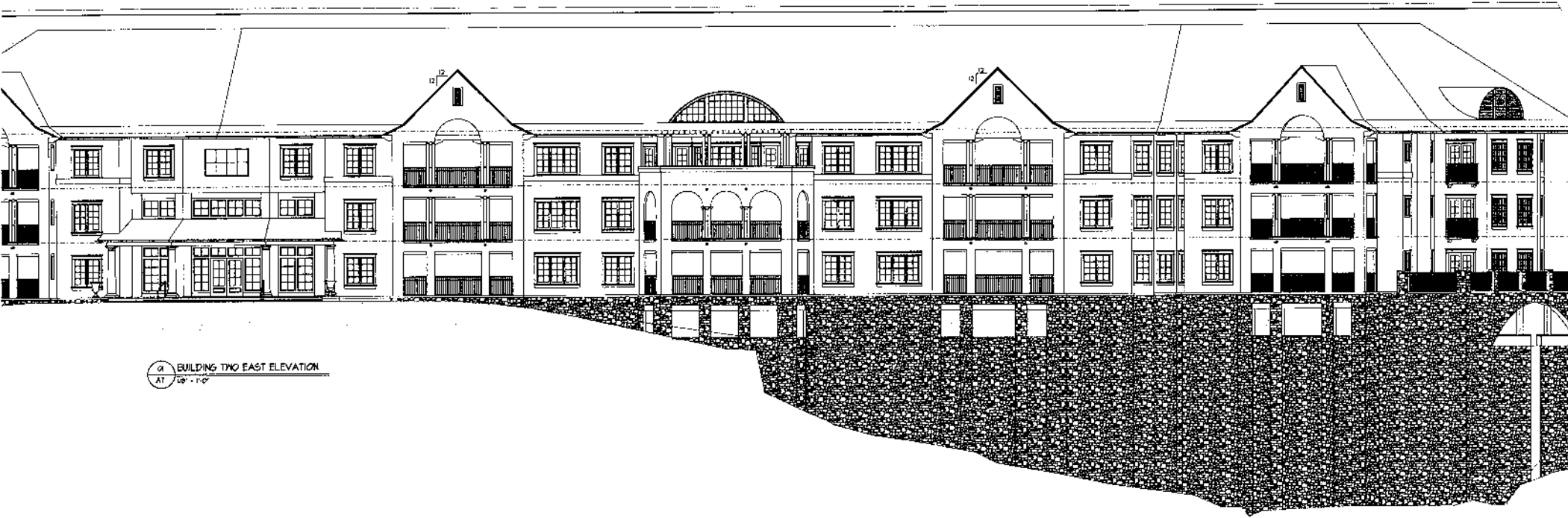
PROJECT NUMBER  
0518

SHEET TITLE  
BUILDING ONE  
NORTH & SOUTH  
ELEVATIONS

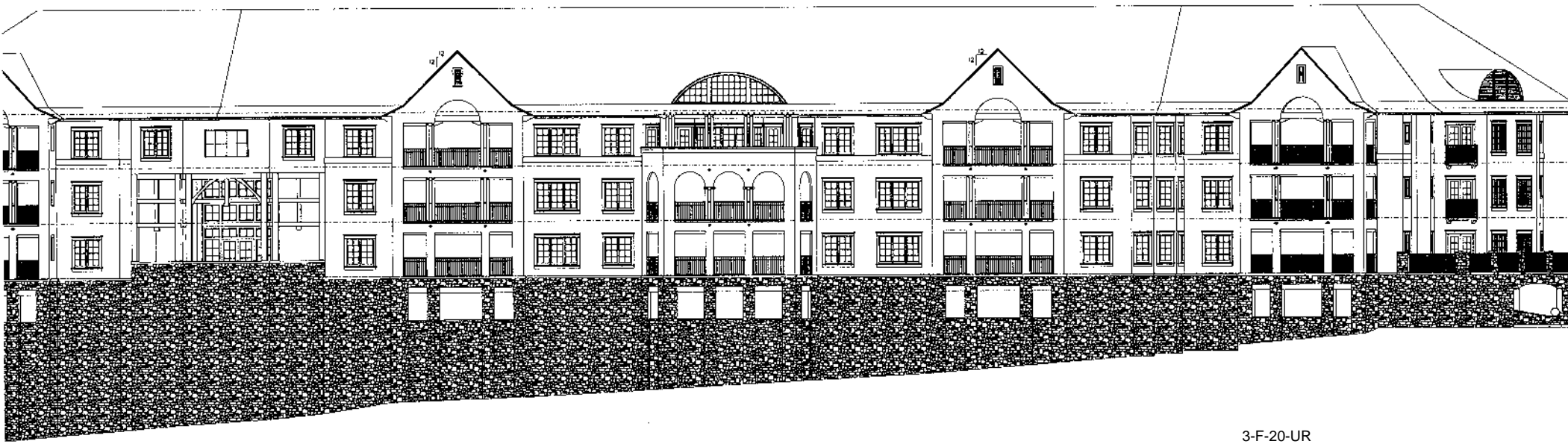
SHEET NUMBER

A6

NOT FOR CONSTRUCTION



01 BUILDING TWO EAST ELEVATION  
AT 28'-11-0"



02 BUILDING TWO WEST ELEVATION  
AT 28'-11-0"

3-F-20-UR



CARLSON & MOSLEY  
ARCHITECTS

CM

40 EAST PACIFIC BLVD. SUITE 200 ATLANTA, GA 30303  
CARLSON & MOSLEY ARCHITECTS  
404 911 4400 VOICE  
404 524 4400 FAX

CLUBHOUSE  
VILLAS

GETTSVILLE POLLS, GOLF  
& COUNTRY CLUB  
1 GETTSVILLE DRIVE  
KNOXVILLE, TENNESSEE  
37922

CONSULTANT

REVISIONS  
09/21/05

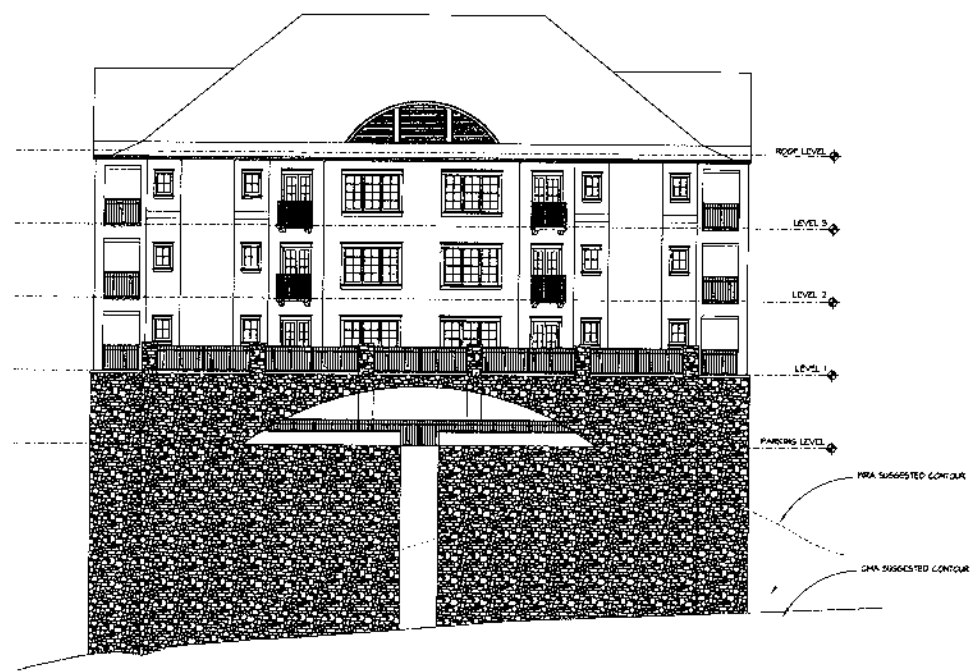
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09/12/05

PROJECT NUMBER  
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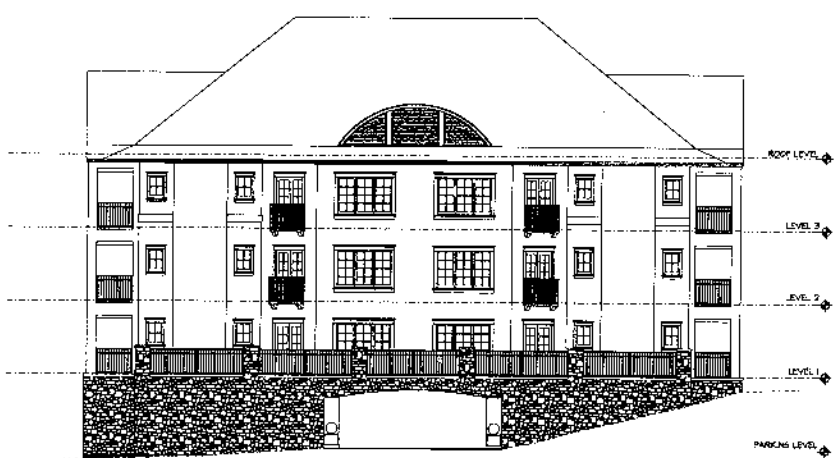
SHEET TITLE  
BUILDING TWO NORTH & SOUTH  
ELEVATIONS

SHEET NUMBER

A8



01 BUILDING TWO NORTH ELEVATION  
A8 1/8" = 1'-0"



02 BUILDING TWO SOUTH ELEVATION  
A8 1/8" = 1'-0"

3-F-20-UR

USE ON REVIEW  
SUBMITTAL  
3-F-20-UR



**USE ON REVIEW  
SUBMITTAL  
3-F-20-UR**

**SIGNCO inc.**  
PLASTIC, NEON, ELECTRONIC

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**SIGN & FAX BACK SO THAT  
WE MAY APPROVE YOUR ORDER.**

FAX: 865.947.2089 info@signco-inc.com

FILE LOCATION:  
Keith/G/gettysvue CC

LOCATION:  
Knoxville, TN

APPROVED  
 APPROVED W/CHANGES  
 REVISE & RESUBMIT

SALES REPRESENTATIVE:  
Keith Pankey

FILE:

GCC Clubhouse Villas Monument

**APPROVAL SIGNATURE**

DATE:

01-22-2020

DRAWN BY:

Tiffany Poling

SCALE:

1/2" = 1'



# DEVELOPMENT REQUEST



## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

**CLUBHOUSE VILLAS**

Applicant Name \_\_\_\_\_ Affiliation **3-F-20-UR**  
**01.24.2020** \_\_\_\_\_ **03.12.2020** \_\_\_\_\_ **3-F-20-UR**  
 Date Filed Meeting Date (if applicable) File Numbers(s)

## CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

**ALAN GRISSOM** \_\_\_\_\_ **CANNON & CANNON, INC.** \_\_\_\_\_  
 Name Company  
**8550 KINGSTON PIKE** \_\_\_\_\_ **KNOXVILLE** \_\_\_\_\_ **TN** \_\_\_\_\_ **37919** \_\_\_\_\_  
 Address City State Zip  
**865.770.4009** \_\_\_\_\_ **agrissom@cannon-cannon.com** \_\_\_\_\_  
 Phone Email

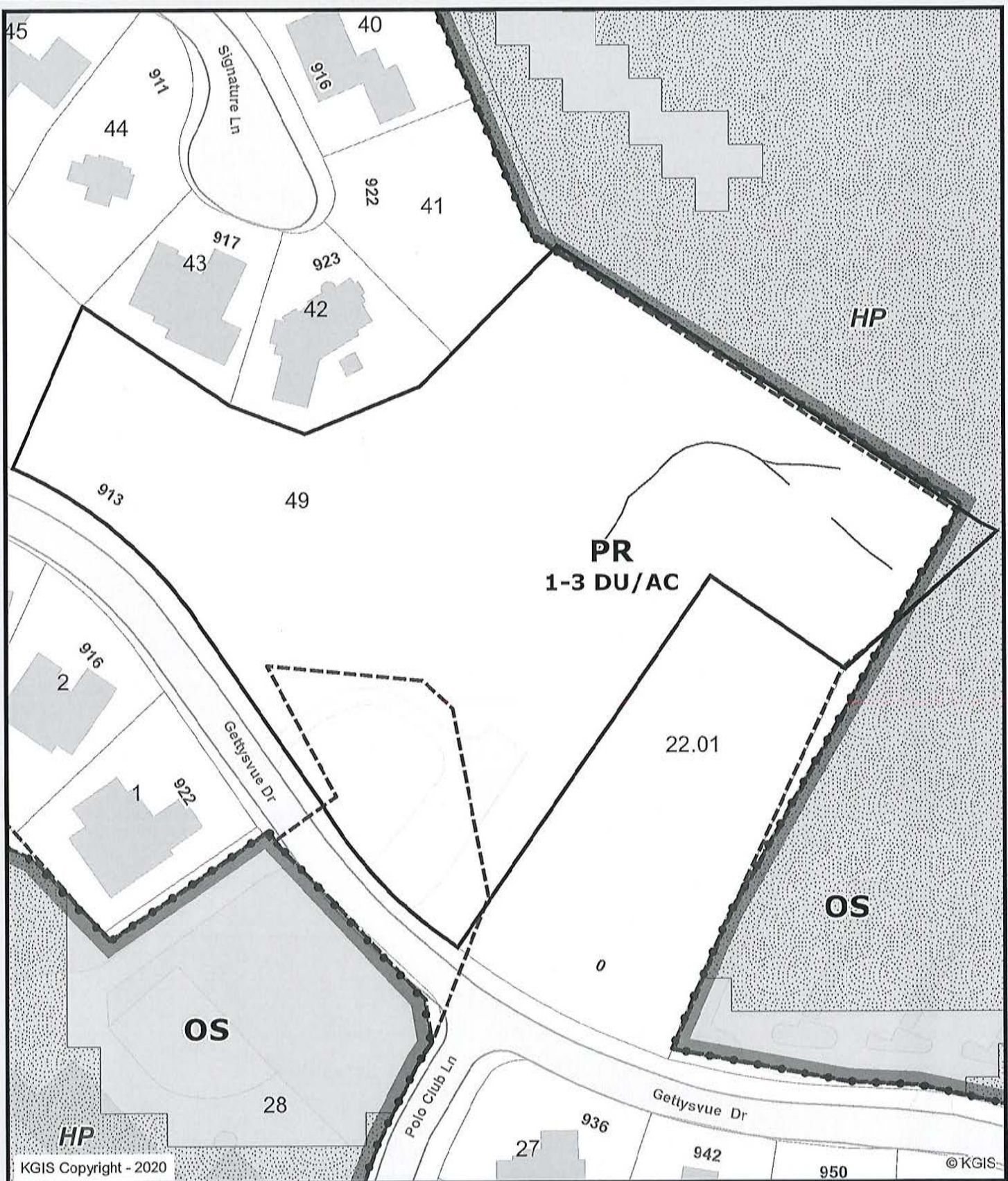
## CURRENT PROPERTY INFO

**RONALD A. WATKINS** \_\_\_\_\_ **8907 LINKSVUE DRIVE** \_\_\_\_\_ **865.719.9490** \_\_\_\_\_  
 Owner Name (if different) Owner Address KNOXVILLE TN 37922 Owner Phone  
**913 GETTYSVUE DRIVE** \_\_\_\_\_ **144 B049** \_\_\_\_\_  
 Property Address Parcel ID  
**550' EAST ALONG GETTYSVUE DRIVE West of** \_\_\_\_\_ **2.39 ACRE** \_\_\_\_\_  
 General Location <sup>E/S</sup> FROM GETTYSVUE DR & LINKSVUE DR. INTERSECTION Tract Size  
**KNOX 5** \_\_\_\_\_ **PR 1-3 dup/c** \_\_\_\_\_  
 Jurisdiction (specify district above)  City  County Zoning District  
**05 SOUTHWEST COUNTY** \_\_\_\_\_ **DR (pending)** \_\_\_\_\_ **PLANNED** \_\_\_\_\_  
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation  
**OPEN SPACE/GARAGE LOT** \_\_\_\_\_ **N** \_\_\_\_\_ **FUD** \_\_\_\_\_ **FUD** \_\_\_\_\_  
 Existing Land Use Septic (Y/N) Sewer Provider Water Provider









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### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



Printed: 1/27/2020 at 10:32:21 AM



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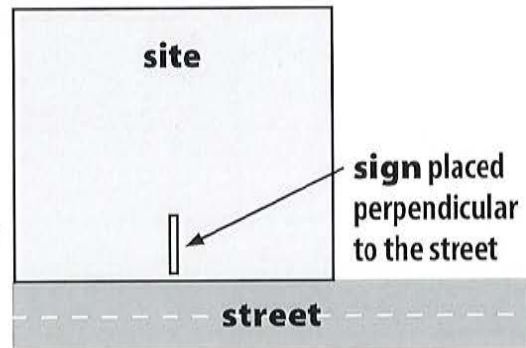
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 26 (Wed) and March 13 (Fri)  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Chad Oats

Printed Name: Chad Oats

Phone: 865-670-8555 Email: agrissom@cannon-cannon.com

Date: 1/27/20

File Number: 3-F-20-WR