

USE ON REVIEW REPORT

► FILE #: 6-D-21-UR AGENDA ITEM #: 27

AGENDA DATE: 6/10/2021

► APPLICANT: CRESCENT AT EBENEZER, LLC

OWNER(S): Crescent at Ebenzer, LLC

TAX ID NUMBER: 132 09901 View map on KGIS

JURISDICTION: County Commission District 5

STREET ADDRESS: 1040 Ebenezer Rd.

► LOCATION: South side of Westland Drive, east of Ebenezer Road

► APPX. SIZE OF TRACT: 28.381 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ebenezer Road and Westland Drive. Ebenezer Road is a

minor arterial street with a five-lane section within a 100-ft right-of-way. Westland Drive is a minor arterial street with a two- to four- lane section

within an 88-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

► ZONING: PR (Planned Residential), PR (Planned Residential) / F (Floodway), and

PC (Planned Commercial)

► EXISTING LAND USE: Apartment complex (under construction)

► PROPOSED USE: Multi-family development

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND North: Vacant land - A (Agricultural) and F (Floodway)

USE AND ZONING: South: Residences - PR (Planned Residential)

East: Maple Grove Inn site - A (Agricultural) and F (Floodway)

West: Small strip center - PC (Planned Commercial) and F (Floodway)

NEIGHBORHOOD CONTEXT: The site is located near a node at Ebenezer Road and Westland Drive that

includes a mix of residential, institutional and mixed business uses.

STAFF RECOMMENDATION:

► APPROVE the development plan for 2 additional apartment buildings adding 78 new dwelling units to the existing apartment complex, subject to the following conditions.

1) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

2) Implementation of the street and intersection improvements and driveway recommendations outlined in the

Traffic Impact Study prepared by Fulghum MacIndoe Associates. Inc., as last revised on March 29, 2021, and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff.

- 3) Installation of the traffic improvements as required during Phase 1, the right turn lane on Ebenezer Road and the left turn lane on Westland Drive at the development entrances, in compliance with the requirements of the Knox County Department of Engineering and Public Works, prior to the first occupancy permit being issued for the apartments.
- 4) Installation of all sidewalks as shown on the revised development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
- 5) Installation of all landscaping as shown on the landscape plan within six months of issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrances.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Obtaining approval of the proposed security gates from the Knox County Fire Marshal.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to add 2 new apartment buildings for Phase 2 of the apartment complex currently under construction near the intersection of Ebenezer Road and Westland Drive. Phase 1 approval was for an apartment complex consisting of 249 unit on a 20.8 acre portion of the site. However, during the design phase with Knox County, Phase 1 Building 7 was revised to remove 3 units, so Phase 1 contains a total of 246 dwellings. The remaining acreage was originally planned as an assisted living/independent living facility. However, the applicant had revised his plans to include additional apartment dwellings instead, which requires another use on review approval.

The two new buildings propose an additional 78 dwelling units, totaling 324 dwellings after construction of Phase 2. The new site plan encompasses property zoned PR and PR/F and is in the MDR (Medium Density Residential) land use classification, which allows a density of up to 12 du/ac. The PR and PR/F portions of this parcel comprise 27.773 acres. 324 dwelling units on the PR and PR/F property yields a density of up to 11.67 du/ac.

Access for the proposed development will be from both Ebenezer Road and Westland Drive. Both phases of the development are to be gated. (This paragraph was revised to strike a reference to the TIS, which recommended a right-in, right-out turn lane at the driveway entrance on Ebenezer. The comment in the TIS was referring to the commercial development on Ebenezer, not to the apartment complex entry. 6/7/2021)

The proposal will add 42 one bedroom units, 24 two-bedroom units and 12 three-bedroom units within 2 new three-story buildings. The buildings will meet the required 35' peripheral setback of the PR zoning district. The proposed parking for the new units includes 191 spaces in surface parking areas and 12 spaces located within rows of attached garages. The proposed amenity area will be constructed during Phase 1 and includes a clubhouse, pool and volleyball courts. Sidewalks are being provided throughout the development that will also connect to the existing and extended sidewalks located along Ebenezer Road and Westland Drive. A sidewalk from the Phase 2 parking area will connect to the sidewalk at Crescent Lake Way to provide pedestrian connectivity to the Phase 1 development. A walking path is proposed around the southern end of the retention pond.

A revised Traffic Impact Study prepared by Fulghum MacIndoe Associates. Inc., was submitted for review by the Knox County Department of Engineering and Public Works and Planning Commission staff. No new traffic improvements were required beyond the original recommendations from Phase 1. Phase 1 improvements included a right-in/right-out driveway connection into the apartment entry off of Ebenezer Road, extending the right turn lane of Ebenezer Road at Westland Drive to accommodate the Weigel's, and a left turn lane on Westland Drive at the apartment entrance. Staff has recommended the proposed right turn lane on Ebenezer Road and left turn lane on Westland Drive at the development entrances be installed prior to the first building permit being issued for the apartments.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2) The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
- A. The Southwest County Sector Plan designates this property as MDR (Medium Density Residential), which allows up to 12 du/ac. The proposed apartment development at a density of 11.67 du/ac is consistent with the MDR land use classification.
- B. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
- A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- B. The MDR (Medium Density Residential) land use class allows PR zoning, which permits multifamily dwellings by right, though development plans require approval by the Planning Commission through the use on review process.
- C. The F (Floodway) zone is established for the purpose of meeting the needs of the streams to carry floodwaters of a five hundred (500) year frequency flood and protecting the river, creek channels and floodplains from encroachment so that flood heights and flood damage will not be increased; to provide the necessary regulations for the protection of the public health and safety in areas subject to flooding; and to reduce the financial burdens imposed on the community by floods and the overflow of lands.
- i. No construction or grading is proposed inside the property with F zoning, nor will it occur in the floodway or floodplains.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
- A. This proposed additional apartment buildings are consistent with the existing apartment complex development.
- B. The proposed facility is compatible with the scale of the surrounding development at the node located at the intersection of Westland Drive and Ebenezer Road.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
- A. The TIS maintains that the impact of the apartment complex on traffic and on existing delays at certain peak times along Ebenezer Road and Westland Drive will be minimal.
- B. The retention pond remains adequate to service Phase 1 of the apartments. Phase 2 will utilize permeable pavers to comply with stormwater regulations. This can be finalized during the plans review and permitting process.
- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

 A. Westland Drive and Ebenezer Road are both minor arterials, which are classified to handle large traffic capacities. No traffic through residential subdivisions or side streets is required to access this property.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed church.

ESTIMATED TRAFFIC IMPACT: 763 (average daily vehicle trips)

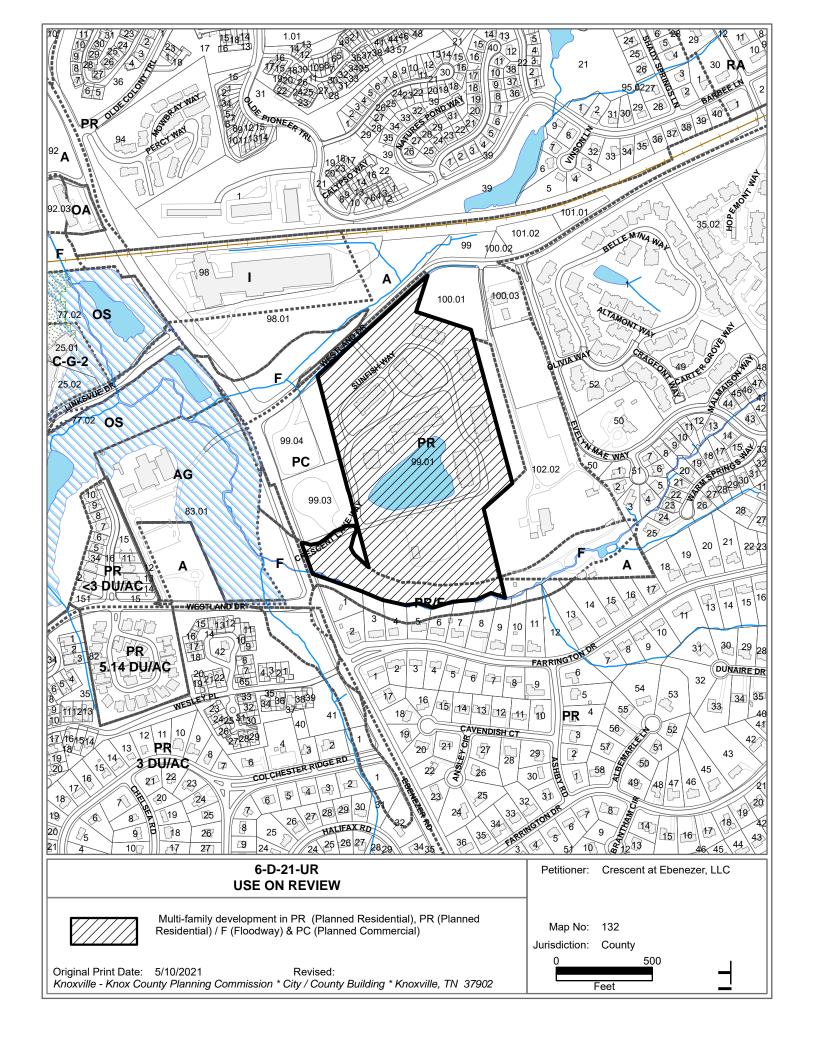
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass 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.



Addressing Department Review and Comments

Planning
KNOXVILLE I KNOX COUNTY

400 Main Street Suite 403 Knoxville, TN 37902 P: 865.215.2507

F: 865.215.2237

File #: 6-D-21-UR

Tax Parcel ID: 132 09901

Subdivision:

Owner: Crescent at Ebenezer

Applicant: Paul Murphy

Company: Crescent at Ebenezer **Email:** pjmurphy@crescentbenddev.com

Date Submitted: 4/26/21

Review Type: UR

Unit or Phase:

Phone: 865.444.2145

Office: 865.444.2145

Cell: Fax:

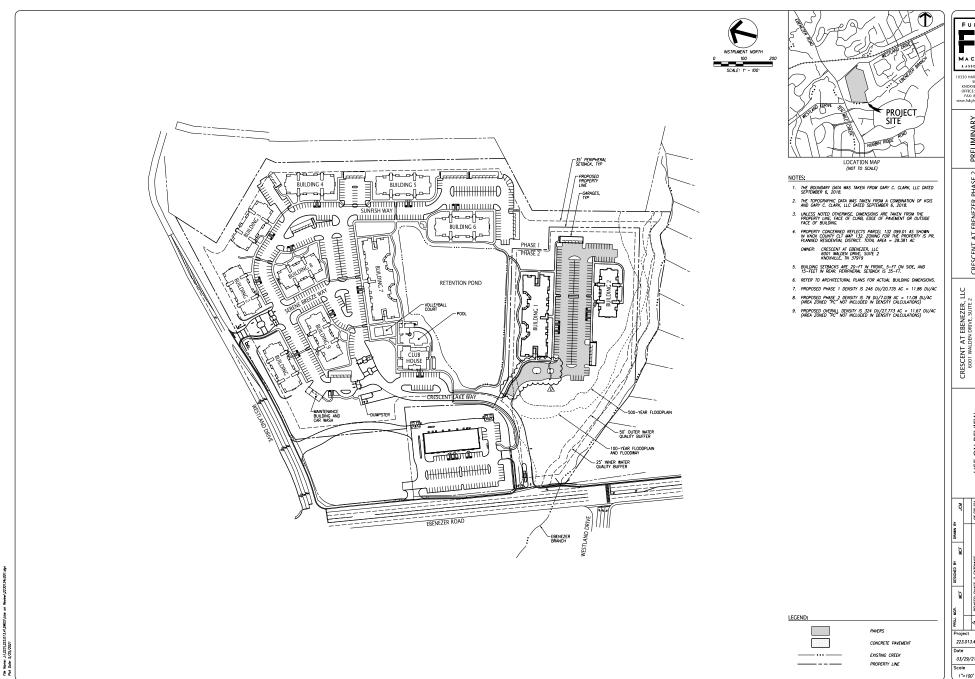
Visit our website: http://www.knoxplanning.org/addressing for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
Westland Drive	ОК	
Ebenezer Road	ОК	
Crescent Lake Way	ОК	
Serene Breeze Way	ОК	
Sunfish Way	ОК	
	Addresses will be assigned after the use is approved by the Planning Commission	Note
	Floor plans will be required for addressing purposes.	Note
	Applicable addressing fee will apply to 5 or more address assignments.	Note
	Developer must contact the Post Office to establish mail service at 865.925.0155	Note

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797)	1 st Review	Donna Hill (865.215.3872)	2 nd Review
andrea.kupfer@knoxplanning.org	4/30/2021	donna.hill@knoxplanning.org	May25, 2021



FULGHUM

MACINDOE
LASSOCIATES, INC.

10330 HARRIN VALLET ROAD

10330 HARDIN VALLEY ROAD SUITE 201 KNOWILLE, TN 37932 OFFICE: 865.690.6419 FAX: 865.690.6448 www.fulghummacindoe.com

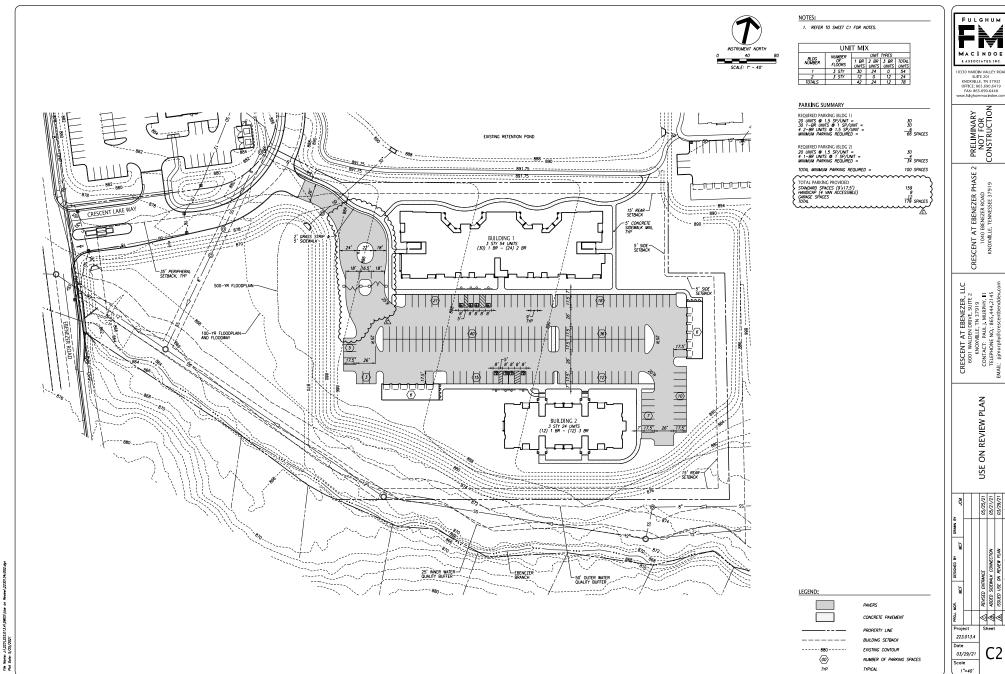
> PRELIMINARY NOT FOR CONSTRUCTION

CRESCENT AT EBENEZER PHASE 2 1040 EBENEZER ROAD KNOXMILE, TENNESSEE 37919

CRESCENT AT EBENEZER, LLC 6001 WALDEN DRIVE, SUITE 2 KNOXVILLE, TN 37919 CONTACT: PAUL J. WARPHY, III TELEHONE NO.: 865.4442,145 EMAIL: pimurphy@crescentbenddew.com

USE ON REVIEW OVERALL PLAN

Project 223.013.4
Date 03/29/21
Scale



FULGHUM MACINDOE

10330 HARDIN VALLEY ROAI SUITE 201 KNOXVILLE, TN 37932 OFFICE: 865.690.6419 FAX: 865.690.6448 www.fulghummacindoe.com

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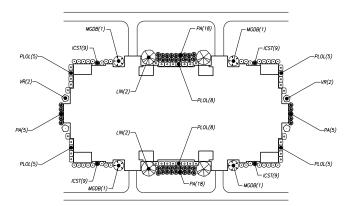
USE ON REVIEW PLAN

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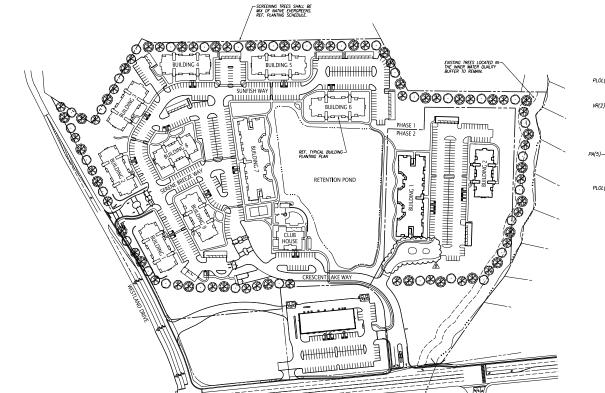
LANDSCAPING NOTES:

- PROR TO CONSTRUCTION, CONTRACTOR SHALL VERBY LOCATIONS OF ALL URILIES AND STRUCTURES WHICH HAVE OR MAY NOT BE MODELED FROM THE REPORT OF SHALL OF EXPONENCE. THE PROPERTY OF SHALL PEPARE DIMMOCE AND SHALL PEPARE DIMMOCE TO DROWNING TO RAY DIMOCE AND SHALL PEPARE DIMMOCES TO ORIGINAL CONDITION AT NO EXPENSE TO OWNER.
- CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL NOTES AND SPECIFICATIONS IN CONTRACT.



1 TYPICAL BUILDING PLANTING PLAN L1 N.T.S.

PLANTING SCHEDULE				
SYMBOL	I.D.	COMMON NAME	BOTANICAL NAME	SIZE
0	MGDB	DD BLANCHARD MAGNOLIA	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	5'-6'
0	TGG	GREEN GIANT ARBORVITAE	THUJA (STANDISHII X PLICATA) 'GREEN GIANT'	5'-6'
⊗	CG	CAROLINA SAPPHIRE	CUPRESSUS GLABRA	5'-6'
0	VR	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	4'-5'
⊗	AB2	TRIDENT MAPLE	ACER BUERGERIANUM	2" CAL.
\Re	UPB	BOSQUE ELM	ULMUS PARVIFOLIA "BOSQUE"	3" CAL.
®	CJ	CRYPTOMERIA	CRYPTOMERIA JAPONICA	5'-6'
&	AGAB	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	3" CAL.
8	LIN	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	5'-6'
•	PLOL	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	3 GAL./24" MIN.
₩	PA	FOUNTAIN GRASS	PINNESETUM ALOPECUROIDES	2 GAL./24" MIN.
0	ICST	SOFT TOUCH JAPANESE HOLLY	ILEX CRENATA 'SOFT TOUCH'	2 GAL./24" MIN.



EBENEZER ROAD

WESTLAND DRIVE

FULGHUM MACINDOE

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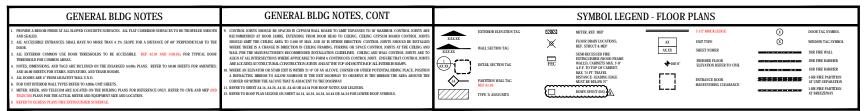
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CRESCENT AT EBENEZER, LLC 6001 WALDEN DRIVE, SUITE 2 KNOXVILLE, TN 37919 CONTACT: PAUL J. WARPHY, III TELEHONE NO.: 865.4442,145 EMAIL: pimurphy@crescentbenddew.com

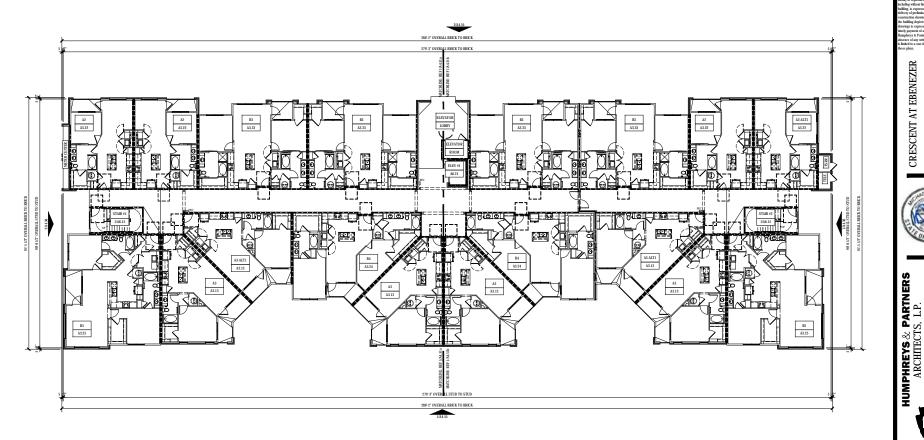
USE ON REVIEW LANDSCAPING PLAN

⋖ 223.013.4 03/29/21 Scale 1 = 100

File Name: Plot Date:



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ELEVATOR SHAFT SIZE MODIFIED PER THE REQUEST. SUBMITTAL 14 24 00 1.0.



BLDG TYPE V - OVERALL FIRST FLOOR PLAN

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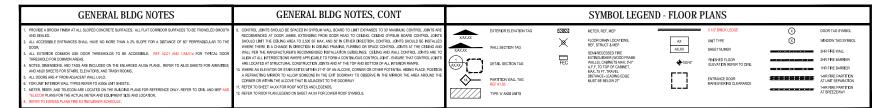


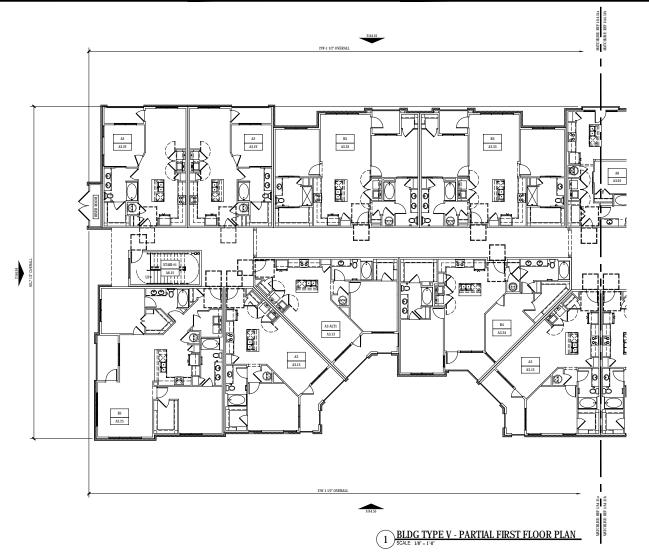
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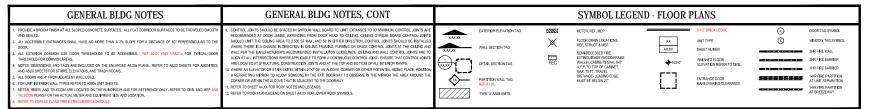
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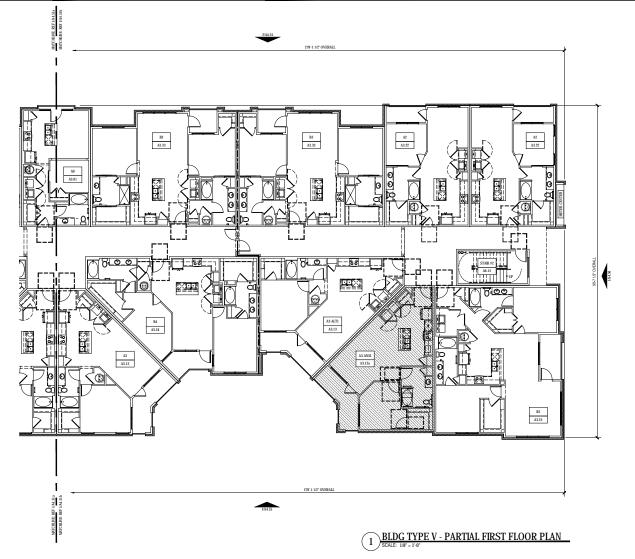
WESTLAND DR & EBENEZER RD
KNONTLE, TN
CRESCENT BEND DEVELOPMENT, LLC

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

BUILDING TYPE V PARTIAL FIRST FLOOR PLAN

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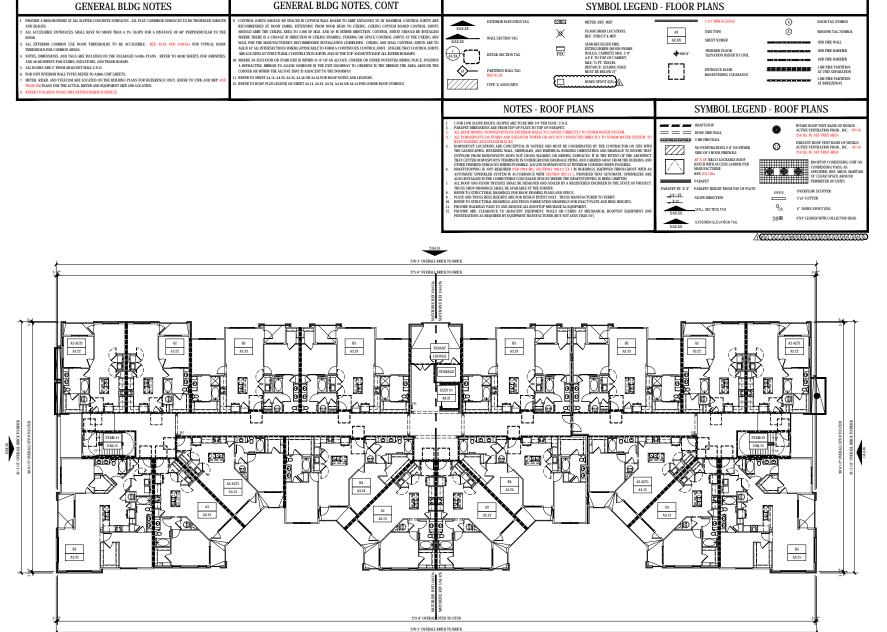
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KNONTLE, TN
CRESCENT BEND DEVELOPMENT, LLC These drawings are for only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

BUILDING TYPE V PARTIAL FIRST FLOOR PLAN

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Decigned by:

December 19:

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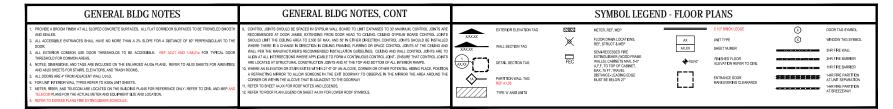
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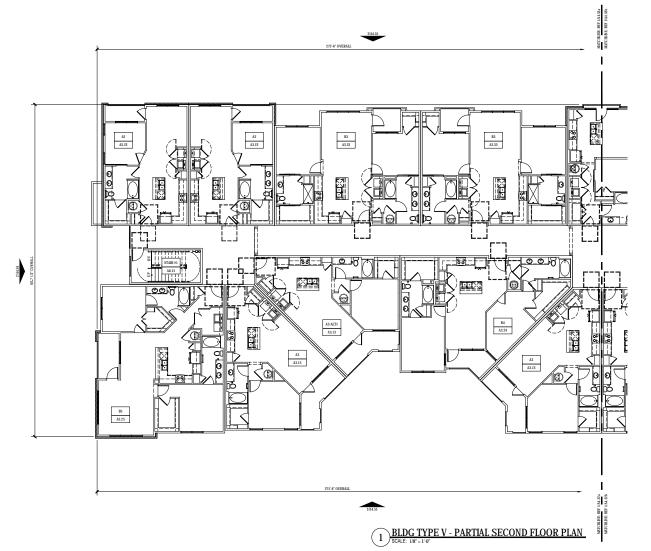
SHEET CONTENTS: BUILDING TYPE V OVERALL SECOND FLOOR PLAN

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BLDG TYPE V - OVERALL SECOND FLOOR PLAN

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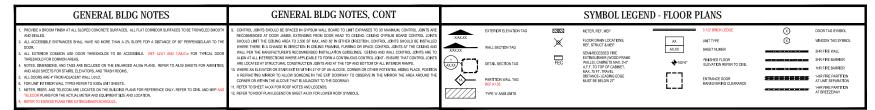
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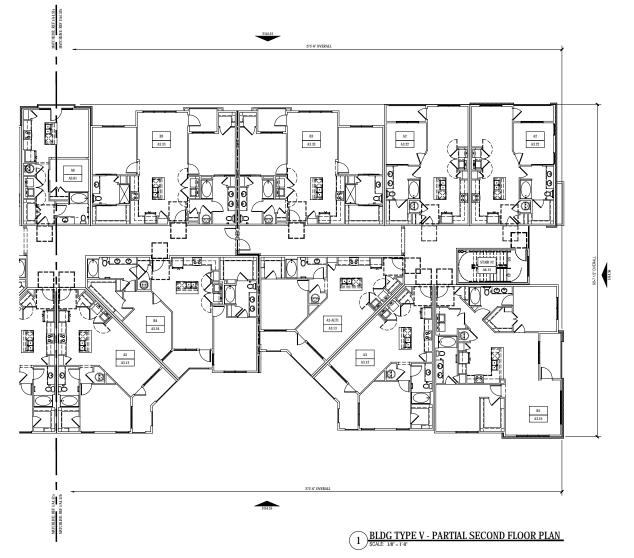
WESTLAND DR & EBENEZER RD
KNONTLE, TN
CRESCENT BEND DEVELOPMENT, LLC These drawings are for only and not to be used for regulatory approval or construction.

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BUILDING TYPE V PARTIAL SECOND FLOOR PLAN

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KNOXVILLE SITE

These drawings are for preliminary coordination on the used for regulatory approval or construction.

WESTLAND DR & EBENEZER RD
KNONTLE, TN
CRESCENT BEND DEVELOPMENT, LLC

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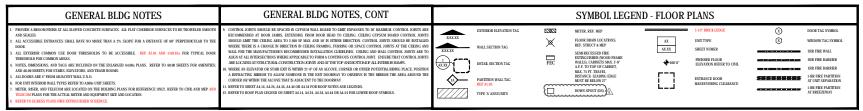
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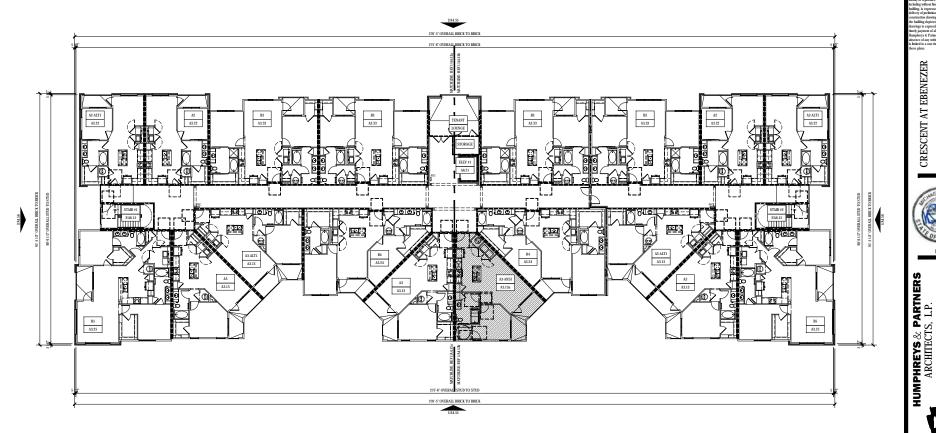
SHEET CONTENTS: BUILDING TYPE V PARTIAL SECOND FLOOR PLAN

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/ CONTRESADORES DE TENTE PER APROCATION



1 BLDG TYPE V - OVERALL THIRD FLOOR PLAN
SCALE: 302" = 1'-0"



1040 EBENEZER ROAD KNOXVILE, TN 37923 T BEND DEVELOPMENT, LLC CRESCENT AT EBENEZER

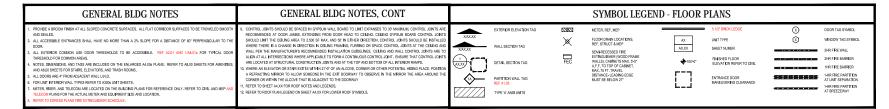
CRESCENT 1

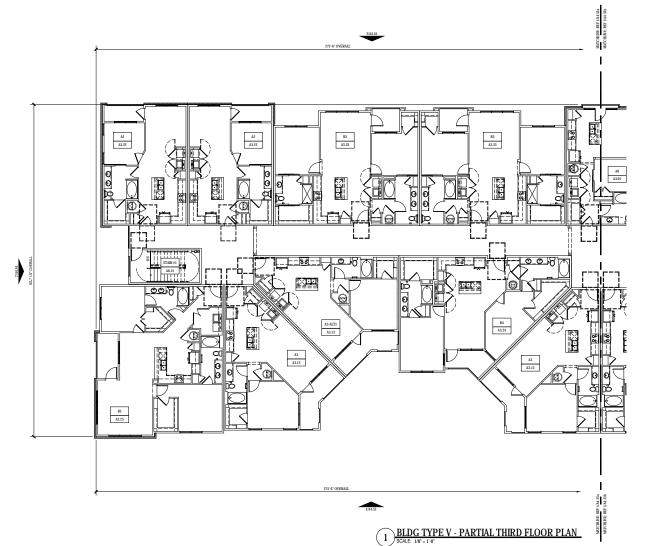


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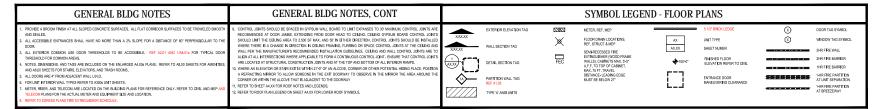
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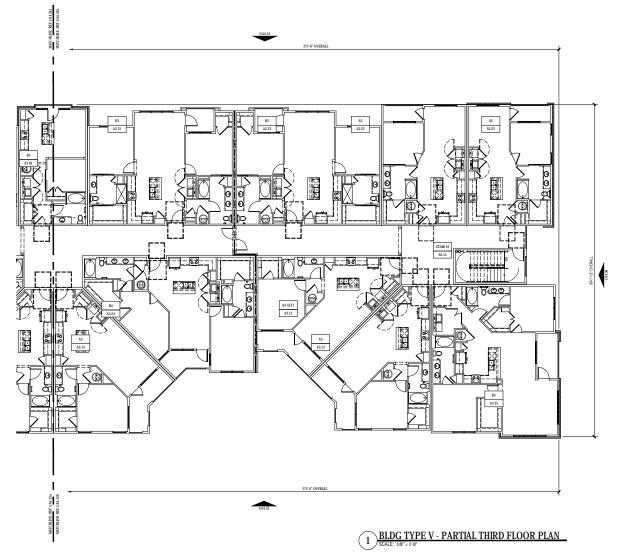
WESTLAND DR & EBENEZER RD
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BUILDING TYPE V PARTIAL THIRD FLOOR PLAN

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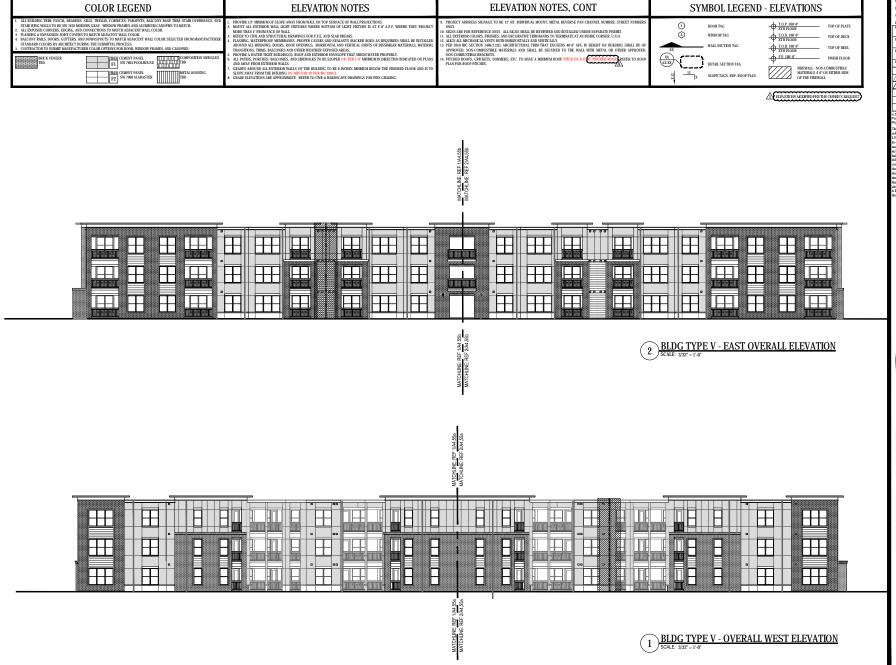
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BUILDING TYPE V PARTIAL THIRD FLOOR PLAN

A4.53b



BPF 10/16/19 03/21/19 10-16-19 ASI 001

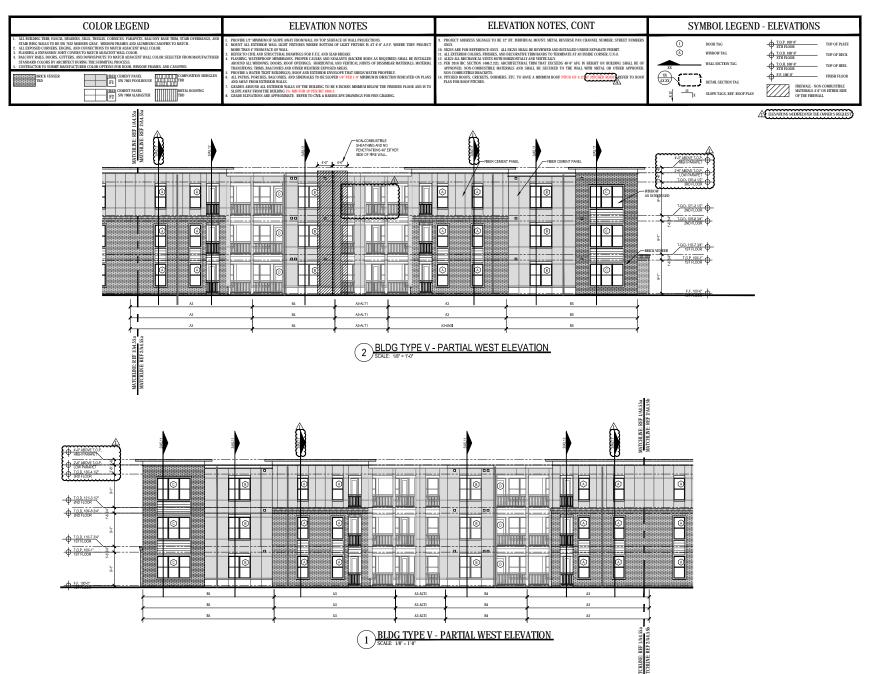
1040 EBENEZER ROAD KNOXVILLE, TN 37923 T BEND DEVELOPMENT, LLC CRESCENT AT EBENEZER CRESCENT

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
EEGMAPH RODD SUITED DAILY IESDS 7201
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SHEET COL

BUILDING TYPE V OVERALL ELEVATIONS

A4.55





1040 EBENEZER ROAD KNOXVILE, TN 37923 T BEND DEVELOPMENT, LLC CRESCENT AT EBENEZER

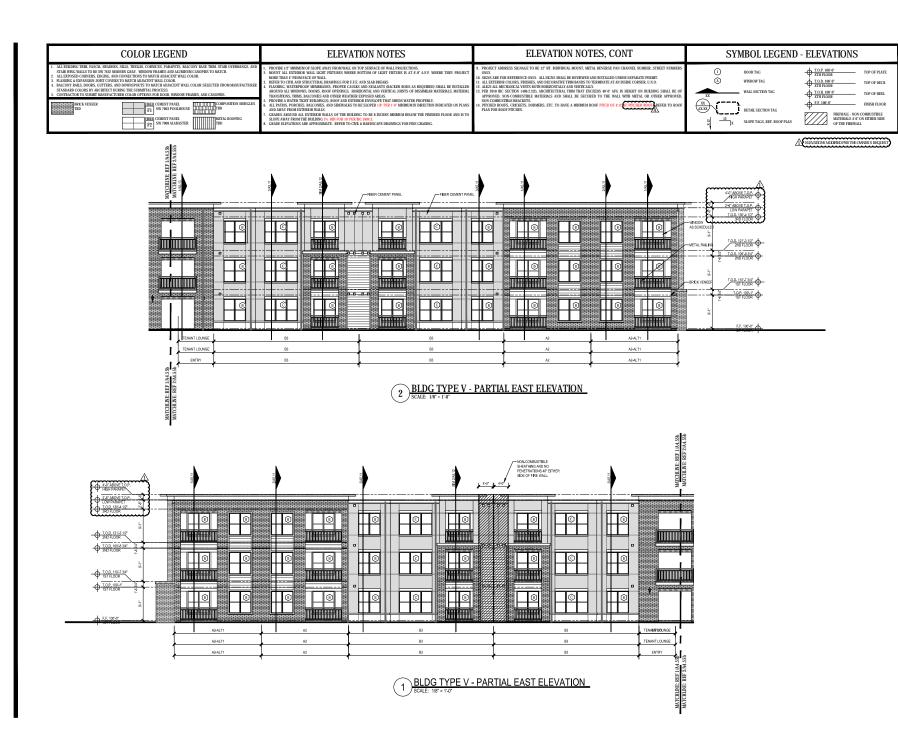


CRESCENT

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
SERMAHNDON SUITED DAILNE TENS TRAD
(572 1935 1972 1935 1973 21 9335 1973 21 9335 1973 21 9335 1973 21

SHEET COL BUILDING TYPE V PARTIAL ELEVATIONS

A4.55a



BPF 10/16/19 03/21/19 03/21/19 10-16-19 ASI 001

1040 EBENEZER ROAD KNOXVILE, TN 37923 T BEND DEVELOPMENT, LLC CRESCENT AT EBENEZER

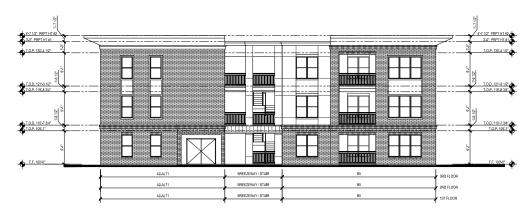
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HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
ESEMPHRADO SUITED DULA: TENS TEND
(527 21. 9325 677 21. 9335 10.

SHEET COL BUILDING TYPE V PARTIAL ELEVATIONS

A4.55b



2 BLDG TYPE V - OVERALL SOUTH ELEVATION



BLDG TYPE V - OVERALL NORTH ELEVATION
SCALE: 118" = 1'10"

PSB BPF Architect of Record: issue for Pricing / Bibling XX/XX/XX XX/XX/XX XX/XX/XX

KNOXVILLE SITE

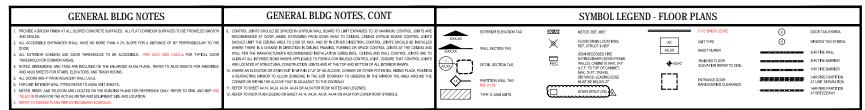
These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

WESTLAND DR & EBENEZER RD
KNONTLE, TN
CRESCENT BEND DEVELOPMENT, LLC

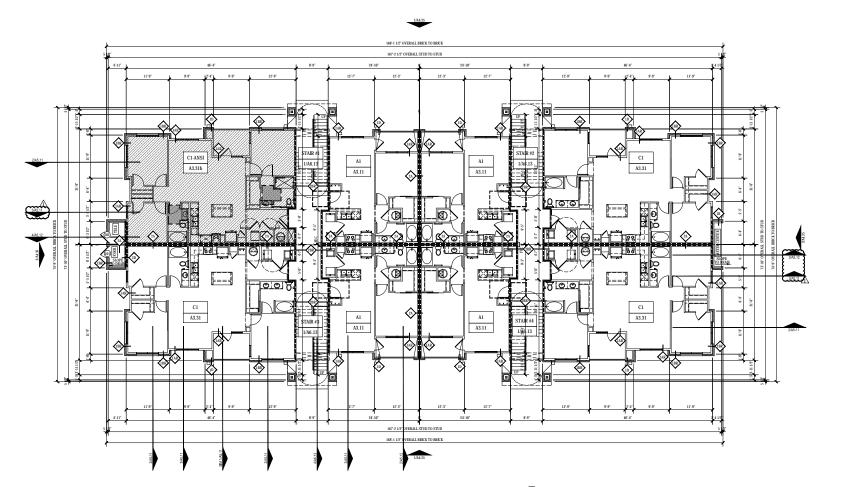
HUMPHREYS & PARTNERS
ARCHITECTS, L.P. 5339 AIPHA ROAD - SUTIE 300 - DAILAS, TEWS (972) 701 - 9339 FAX

SHEET CON BUILDING TYPE V OVERALL ELEVATIONS

A4.56



↑ WALT TACK AND DRIEDS ONS DEPARTED FOR ELEVATION CHANCES



BLDG TYPE III - FIRST FLOOR PLAN



1040 EBENEZER ROAD KNOXVILE, TN 37923 T BEND DEVELOPMENT, LLC CRESCENT AT EBENEZER

CRESCENT 1

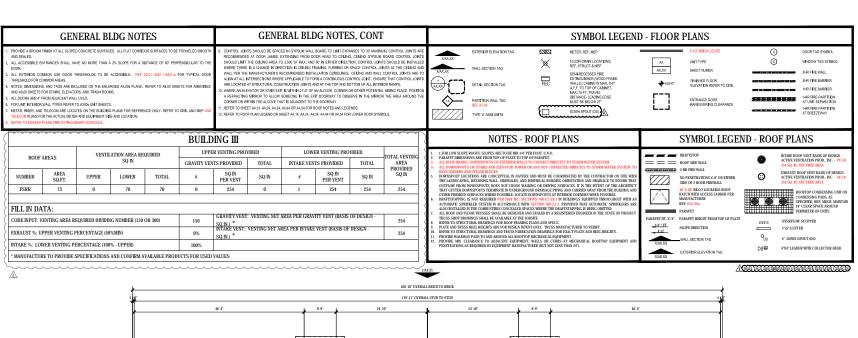


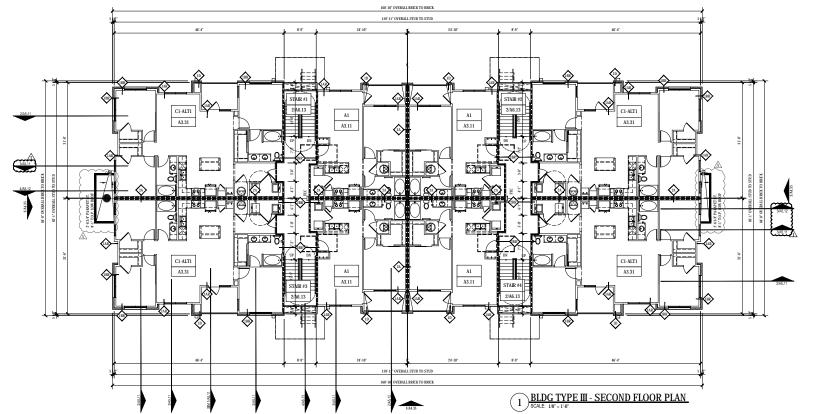
10/16/19

HUMPHREYS & PARTNERS ARCHITECTS, L.P. 5390 A DHA ROAD - SUTTE 330 - DALLAS, TEXAS (972) 701 - 9336 - (972) 701 - 9339 FAX

SHEET COL BUILDING TYPE III FIRST FLOOR PLAN

A4.31







9 by Munphreys A.

Peter Architects, L. P. A.

Reserved and A.

Reserved A.

Reserved and A

CRESCENT AT EBENEZER

100 BENEZER ROLD

100 BENEZER ROLD

100 ROWNILE INS 7823

CRESCENT BEND DEVELOPMENT, LLC



10/16/19

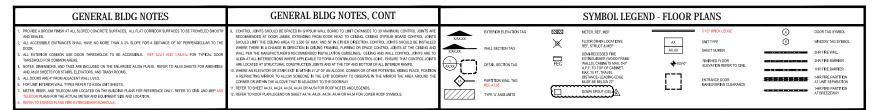
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
SEGNHARDO STIETED DAILS TO SEGNER
REPAY 1 688 FOR 21 GEBFW.
LIS CHRUTH: CHOLOGO DENIEN SERVICES SERVICES CHRUTH.

5330A DALLAS: CHARL NEWPORT B

SHEET CONTENTS:
BUILDING TYPE III
SECOND FLOOR PLAN

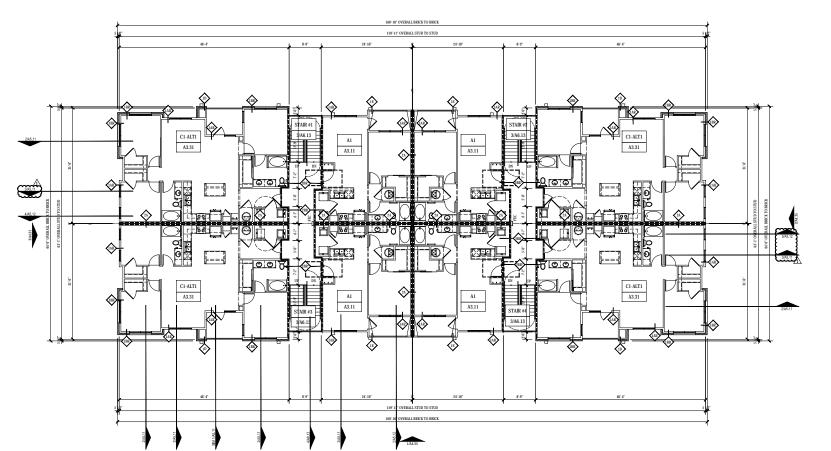
HEET NO.

A4.32



ACCURATION STREET, THE SAME





BLDG TYPE III - THIRD FLOOR PLAN



1040 EBENEZER ROAD KNOXVILE, TN 37923 T BEND DEVELOPMENT, LLC CRESCENT AT EBENEZER



CRESCENT 1

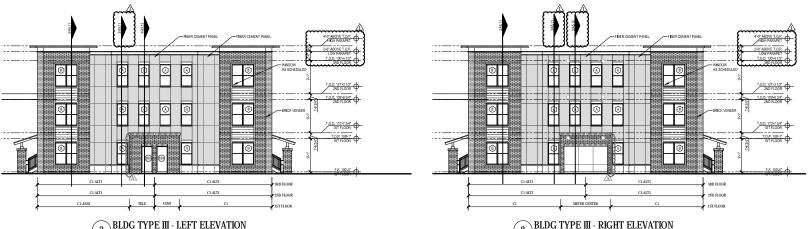
10/16/19

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

SHEET COL BUILDING TYPE III THIRD FLOOR PLAN

A4.33





BLDG TYPE III - LEFT ELEVATION

BLDG TYPE III - RIGHT ELEVATION



BLDG TYPE III - FRONT ELEVATION

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1040 EBENEZER ROAD KNOXVILE, TN 37923 T BEND DEVELOPMENT, LLC CRESCENT AT EBENEZER CRESCENT



10/16/19

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
SERMAHNDON SUITED DAILNE TENS TRAD
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SHEET COL BUILDING TYPE III ELEVATIONS

A4.35



Development Request

Plannin KNOXVILLE KNOX COUNTY	DEVELOPMENT Development Plan Planned Development Use on Review / Special Use On Hillside Protection COA	□ Concept Plan □ Final Plat Use	☐ Plan Amendment ☐ SP ☐ OYP ☐ Rezoning	
Crescent at Ebenezer,	LLC	Pr	operty Owner	
Applicant Name		Affi	iliation	
4/26/2021	June 10, 2021		File Number(s)	
Date Filed	Meeting Date (if applicable	e) 6-	D-21-UR	
CORRESPONDENCE	All correspondence related to this appli	ication should be directed to the	e approved contact listed below.	
■ Applicant □ Owner	☐ Option Holder ☐ Project Surveyor	☐ Engineer ☐ Architect/L	andscape Architect	
Paul Murphy		Crescent at Ebenezer, LL	С	
Name		Company		
6001 Walden Drive, S	uite 2	Knoxville TN	N 37919	
Address		City Sta	ite ZIP	
865.444.2145	pjmurphy@crescentb	enddev.com		
Phone	Email			
CURRENT PROPERTY	INFO			
Crescent at Ebenezer,	LLC 6001 Walden	Drive, Suite 2	865.444.2145	
Owner Name (if different)	Owner Address		Owner Phone	
1040 Ebenezer Road		132 099.01		
Property Address		Parcel ID		
FUD	FUD		N	
Sewer Provider	Water Pr	ovider	Septic (Y/N)	
STAFF USE ONLY				
South side of West	land Drive, due East of Ebeneze	er Road 28.:	381 ac	
General Location	,		ct Size	
5th	PR	AgForVac		
☐ City 🏿 County Distric		Existing Land Use		
Southwest County	MDR	Pla	anned	
Planning Sector	Sector Plan Land Use Class		owth Policy Plan Designation	

				Total market and	NAME TO STATE OF THE PARTY OF T
Development Plan Use on Review / Special Use Hillside Protection COA			Related	City Permit Number(s	
Residential Non-Residential					
Home Occupation (specify) Multi-Family					
Other (specify)					
SUBDIVISION REQUEST					
				Related	Rezoning File Number
Proposed Subdivision Name					
Combine Parcel	ls Divide Parcel	0 1 6	C		
Unit / Phase Number	lotal	Number of Lots	Created		
Other (specify)					
☐ Attachments / Additional Requirements					
ZONING REQUEST					
- 500 (AN) 507 - 1005				Pendi	ng Plat File Number
Zoning Change Proposed Zoning					
☐ Plan Amendment Change					
	n Designation(s)				
Proposed Density (units/acre)	Previous Rezoning Requests				
Other (specify)	Trevious Rezonning Requests				
- Other (specify)					
STAFF USE ONLY					
PLAT TYPE		Fee 1			Total
☐ Staff Review ☐ Planning Commission	i	0.400	1400	40	
ATTACHMENTS		0406	4,138.	10	
☐ Property Owners / Option Holders ☐ Value Value Control Control	ariance Request	Fee 2			
ADDITIONAL DECLLIDEMENTS					
☐ Design Plan Certification (Final Plat)		Fee 3			
 □ Design Plan Certification (Final Plat) ☑ Use on Review / Special Use (Concept Plane) 	n)	Fee 3			
 □ Design Plan Certification (Final Plat) ☒ Use on Review / Special Use (Concept Plan □ Traffic Impact Study 	n)	Fee 3			\$4,138.10
 □ Design Plan Certification (Final Plat) ☑ Use on Review / Special Use (Concept Plan) □ Traffic Impact Study □ COA Checklist (Hillside Protection) 			or the owner	es authori	5 00 - 26
 □ Design Plan Certification (Final Plat) ☒ Use on Review / Special Use (Concept Plan □ Traffic Impact Study □ COA Checklist (Hillside Protection) 	v, I certify I am the property ov		or the owner	s authori.	5 49 - 795
 □ Design Plan Certification (Final Plat) ☑ Use on Review / Special Use (Concept Plan) □ Traffic Impact Study □ COA Checklist (Hillside Protection) AUTHORIZATION By signing below 	v, I certify I am the property ov Paul Murphy		or the owner	4-03	zed representative.
 □ Design Plan Certification (Final Plat) ☑ Use on Review / Special Use (Concept Plan) □ Traffic Impact Study □ COA Checklist (Hillside Protection) AUTHORIZATION By signing below 	v, I certify I am the property ov Paul Murphy Please Print	vner, applicant o		At .	zed representative.
□ Design Plan Certification (Final Plat) X Use on Review / Special Use (Concept Plan □ Traffic Impact Study □ COA Checklist (Hillside Protection) AUTHORIZATION By signing below Applicant Signature	v, I certify I am the property ov Paul Murphy	vner, applicant o		4-03	zed representative.
ADDITIONAL REQUIREMENTS Design Plan Certification (Final Plat) Suse on Review / Special Use (Concept Plan) Traffic Impact Study COA Checklist (Hillside Protection) AUTHORIZATION By signing below Applicant Signature Bb5 444-2145 Phone Tumber	v, I certify I am the property ov Paul Murphy Please Print	vner, applicant o		4-33 Dat	zed representative.



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE ZIP	OWNER /	OPTION
Crescent at Ebenezer, Ll	LC 6001 Walden Dr,	Suite 2 Knoxville,	, TN 37919	Х	

