



USE ON REVIEW REPORT

▶ **FILE #:** 12-B-20-UR **AGENDA ITEM #:** 25
POSTPONEMENT(S): 2/11/2021 **AGENDA DATE:** 3/11/2021
▶ **APPLICANT:** HUBER PROPERTIES, LLC - CLEAR WATER PARTNERS, LLC
OWNER(S): John Huber

TAX ID NUMBER: 144 02016 & 02009 [View map on KGIS](#)
JURISDICTION: County Commission District 5
STREET ADDRESS: 0 Emory Church Rd.
▶ **LOCATION:** Southwest of Emory Church Rd., East side of I-140, North of Westland Dr.
▶ **APPX. SIZE OF TRACT:** 24.29 acres
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Emory Church Rd., a minor collector street with a 21' pavement width within a 50' right-of-way.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Tennessee River

▶ **ZONING:** PR (Planned Residential) (k) / F (Floodway)
▶ **EXISTING LAND USE:** Vacant
▶ **PROPOSED USE:** Multi-dwelling development
4.68 du/ac
HISTORY OF ZONING: The property was rezoned from A to PR < 5 du/ac with 3 conditions.
SURROUNDING LAND USE AND ZONING: North: Fort Loudoun Lake, residences / F (Floodway) & A (Agricultural)
South: Assisted living facility / RN-6 (Multi-Family Residential Neighborhood)
East: Apartments, rural residential / PR (Planned Residential) & A (Agricultural)
West: Pellissippi Pkwy, vacant land, residences / PR (Planned Residential) & A (Agricultural)
NEIGHBORHOOD CONTEXT: This area has developed with a mix of low and rural density residential uses under the PR & A zones, and an assisted living facility and church in the RN-6 and RN-1 zones.

STAFF RECOMMENDATION:
▶ **WITHDRAW** the application as requested by the applicant.

COMMENTS:

This proposal is for a 96-unit apartment complex on the west side of Emory Church Road on a site with 18.455 acres above the 820 contour, which is the elevation of the TVA flowage easement for the Fort Loudoun Lake reservoir. The subject site has a total of 22.941 acres, including the area below the 820 contour, most of which is below the summer pool level for the lake. There are four 3-story buildings proposed in the southwest corner of this property, on top of the hillside that is adjacent to Pellissippi Parkway. The parkway is designated a scenic highway by the State Scenic Highway System Act of 1971, which limits the heights of buildings to 35 feet within 1000 feet of the scenic highway. The proposed buildings have a low profile shed roof and are less than 35 feet tall. The access to the site is from Emory Church Road and the required sight distance will need to be certified during permitting.

Background

The subject site is part of a larger 101+ acre area that was zoned PR < 5 du/ac in 2013 (9-A-13-RZ). A Use on Review (UOR) development plan for the PR zoned property was approved in 2013 for 312 apartment units and 3 detached residential lots (9-B-13-UR). There was also a marina proposed that was ultimately denied during the appeal process. The 3 residential lots have been platted and 240 apartment units have been constructed on the east side of Emory Church Road. The 2013 UOR approval had 72 apartment units in four 2-story buildings on the subject lot in the same general location as the current proposal. The main differences between the 2013 development plan for this site and the current proposal are each of the four buildings will be 3-stories tall instead of 2-stories, and the current plan has two buildings near the western (Pellissippi Pkwy) boundary line and the previous plan had the buildings further to the east on the site and parking lot near the western boundary.

Density

The PR (Planned Residential) zoning for this site allows up to 5 dwelling units per acre (du/ac). The proposed apartment complex will have a density of 5.2 du/ac on the subject site that has 18.455 buildable acres above the 820 contour, which is greater than the maximum of 5 du/ac permitted by the sector plan and the PR zoning. However, the density for the entire area zoned PR is 4.68 du/ac so the proposed development is still in compliance with the zoning and sector plan.

At the time of the rezoning and UOR approvals in 2013, the exact acreage of the properties was unknown, including the acreage above the TVA flowage easement at the 820 contour. Acreage below the 820 contour is considered unbuildable and is not used when calculating the maximum number of dwelling units. The 2013 UOR approval had a condition that stated, "Prior to the issuance of any building permit, providing a survey for the entire property that identifies the land area (with an acreage calculation) that is above the 820 contour. This survey will verify the land area that is available for density calculation." This survey was recorded at the Register of Deeds office in September 2016.

The development that has occurred on these properties to-date, including the apartment complex on the east side of Emory Church Road and the three house lots, are in compliance with the 2013 UOR approval.

Traffic Impact Study

The Westland Cove Traffic Impact Study (Ajax Engineering, September 2013) was prepared to address the impact of the proposed development on Emory Church Road. This study assumed the site would be developed with 356 apartment units and a 75 berth marina. The TIS specifically states that "it should be noted that the results ... for the apartments are shown with additional units as currently planned. This would allow for an additional apartment 28-unit building being planned and developed without having to update this report." The total number of dwelling units existing (243) and proposed (96) is 339 units, which is less than the 356 units in the TIS, excluding the assumed traffic for the marina that was not developed. Since the total number of requested units (339) will remain less than the total in the 2013 study (356), a new TIS was not required. The road improvements that were required as part of the 2013 UOR approval have already been completed, including improvements to the Emory Church Road and Westland Drive intersection which involved the acquisition of right-of-way and the installation of turn lanes and a traffic signal.

Open Space

The proposed apartment complex will have an amenity area that includes a clubhouse and outdoor space. The existing apartment complex on the east side of Emory Church Road has its own amenity area. There are 5.403

acres of platted conservation area on the subject site and 14.846 acres of platted conservation area on the east side of Emory Church Road. These conservation areas were part of the consideration to allow up to 5 dwelling units per acre since it is within the Hillside Protection area on the sector plan. These conservation areas were platted in 2016.

Peripheral Setback

The applicant is requesting a peripheral setback reduction from 35' to 20' along the southwestern boundary, which is along the Pellissippi Parkway frontage of the lot. This reduction is to allow the small structure for the dumpster to be located as proposed. The peripheral setback adjacent to the apartment buildings will remain 35' setback along this frontage. The request for a 30' peripheral setback is along a lot line that is shared with an assisted living facility. The proposed grading on the subject site will not extend to the edge of the property line, which is the highest point on the property, and will allow for some mature vegetation to remain between the two properties.

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 for low density residential uses with a maximum density of 5 du/ac. At a density of 4.68 du/ac for the overall development, the proposal is consistent with the sector plan.

B. The property is located in the Hillside Protection area on the sector plan. With the proposed conservation areas and other undisturbed areas, the development in conformance with the general recommendations of the Hillside and Ridgetop Protection Plan.

C. The site is located within the Planned Growth Area on 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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed multi-family structures within this phase (phase 2) of the Westland Cove development do not have the same design characteristics as those that are constructed on the east side of Emory Church Road (phase 1). For instance, the proposed structures have a low slope, shed style roof and the existing structures in phase 1 have roofs with higher slopes and gables of varying size. A consistent architectural design is less important in this case though because the buildings in the two phases are not adjacent and not easily viewed together because of the change in topography and mature trees that are within conservation easements.

C. The PR (Planned Residential) zoning for this site allows up to 5 dwelling units per acre (du/ac). The proposed development will have a density of 5.2 du/ac on the 18.455 buildable acres on this site, however, the density for the entire area zoned PR is 4.68 du/ac so the overall development is still in compliance with the zoning.

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. The multi-family development is compatible with the surrounding uses, which include an assisted living facility and church to the south, and phase 1 of this development and large lot single family houses to the east.

B. The parkway is designated a scenic highway by the State Scenic Highway System Act of 1971, which limits the heights of buildings to 35 feet within 1000 feet of the scenic highway. The proposed buildings have a low profile shed roof and are less than 35 feet tall.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The adjacent property to the south contains an assisted living facility and is at the base of a hillside which they graded to construct their facility.

B. The two uses will be separated by the top of the ridgeline between them.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This development has access to Emory Church Road which is a minor collector street.

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 to the proposed residential uses.

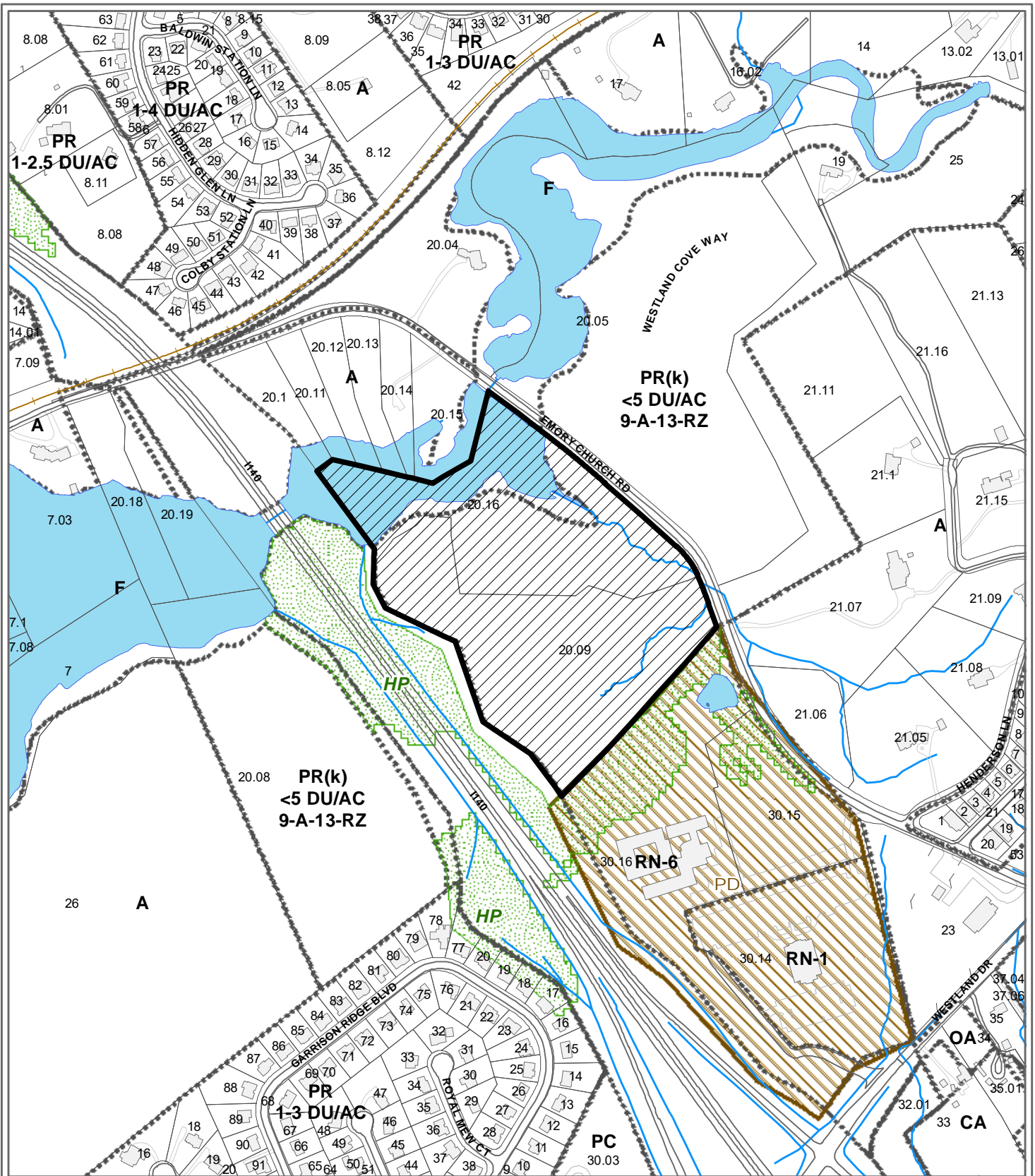
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 9 (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.



**12-B-20-UR
USE ON REVIEW**

Petitioner: Huber Properties, LLC - Clear Water Partners, LLC



Multi-dwelling development in PR (Planned Residential) (k) / F (Floodway)

Map No: 144
Jurisdiction: County

Original Print Date: 11/6/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





2-26-21

Mr. Reynolds,

Please withdraw my application # 12-B-20-UR for the property located on Emory Church Road. We have decided to go in a different direction. I appreciate staff's hard work on the file.

Thank you,

A handwritten signature in blue ink, appearing to read 'John Kim'.



WITHDRAWAL REQUEST

File #: 12-B-20-UR

Meeting Date: March 11, 2021



2-8-21

Mr. Reynolds,

Please accept this letter as a request to postpone file number 12-B-20-UR until the Metropolitan Planning Commission meeting scheduled for March 11th, 2021.

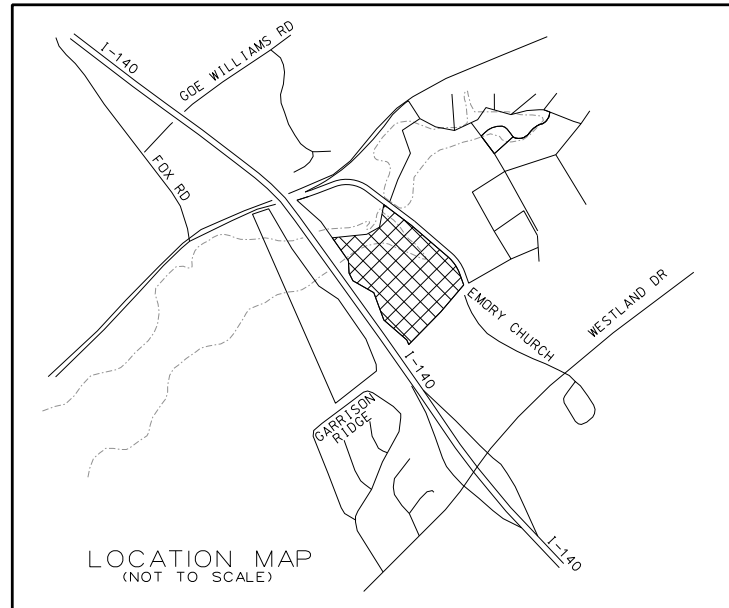
Please let me know if I can be of any assistance.

Regards,

A handwritten signature in blue ink, appearing to read 'John Huber', with a large, sweeping initial 'J'.

John Huber

CONCEPT PLAN FOR WESTLAND COVE PHASE 2 12-B-20-UR

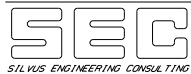


CONTENTS	
SCALE	TITLE
--	C0.0 COVER
50	C1.1 BOUNDARY AND TOPO
50	C3.1 LAYOUT
30	C3.2 SIGHT DISTANCE
50	C4.1 GRADING OVERVIEW
50	C7.1 LANDSCAPING
50	C7.2 ENTRY SIGN
--	C9.1 ROADWAY PROFILES
--	A201 ARCHITECTURAL ELEVATION
--	A202 ARCHITECTURAL FLOORPLAN

**CLEAR
WATER
PARTNERS**

PO BOX 23038
KNOXVILLE, TN 37933
865.414.0524

PREPARED BY:



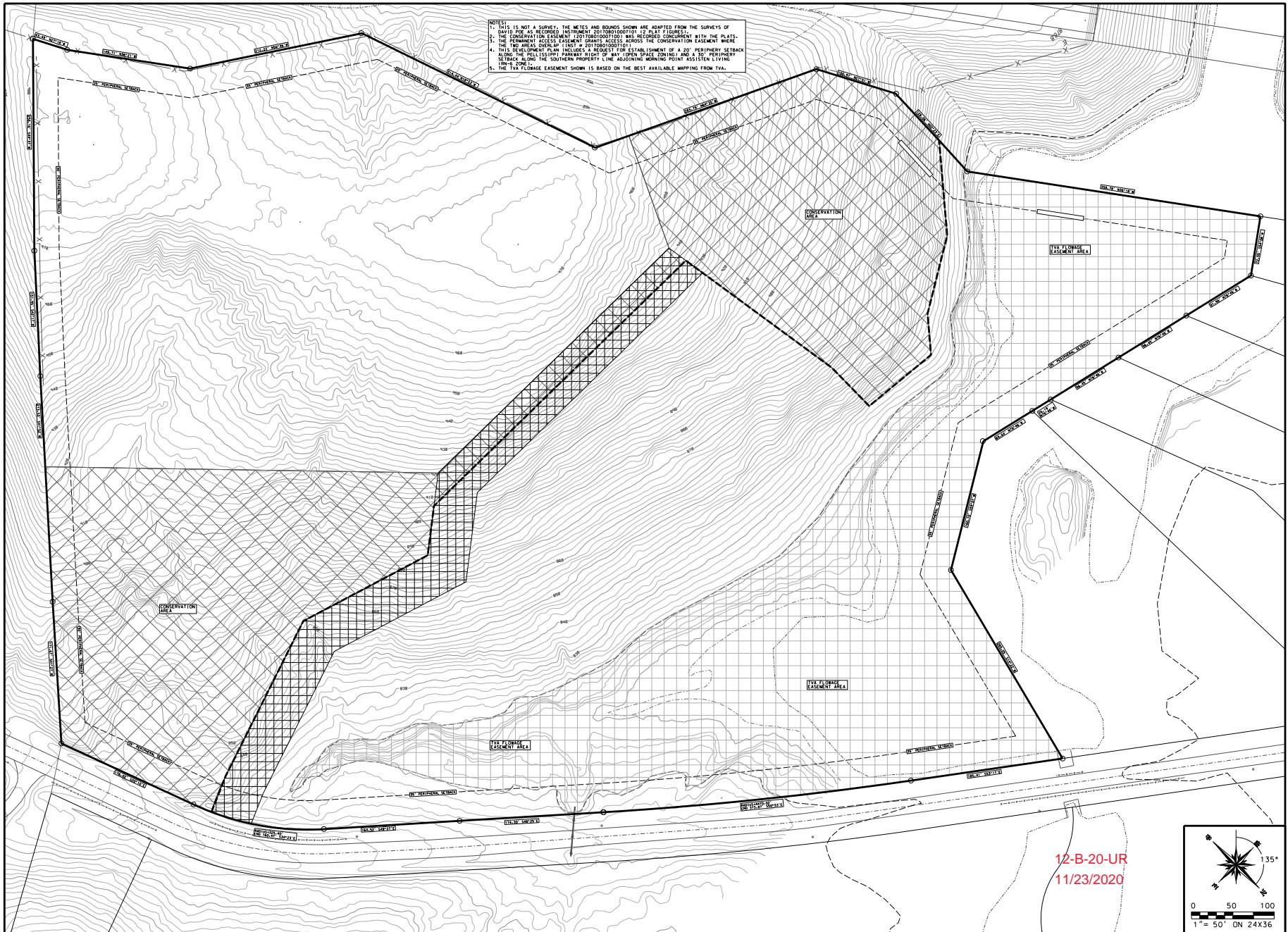
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
NATHAN SILVUS, P.E.
(865) 414-0524

LOCATION MAP
(NOT TO SCALE)
PARCEL IDS: 144-02016 144-02009 DIST: 6 AREA: 24.19 ACRES
EMORY CHURCH ROAD, KNOXVILLE, TN 37922
GOVERNED BY KNOX COUNTY TENNESSEE
(NOT WITHIN LIMITS OF CITY OF KNOXVILLE OR TOWN OF FARRAGUT)

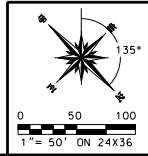
PRINTED: 11-23-2020

THESE PLANS SUPERSEDE ALL
VERSIONS DATED PRIOR TO 11-23-2020

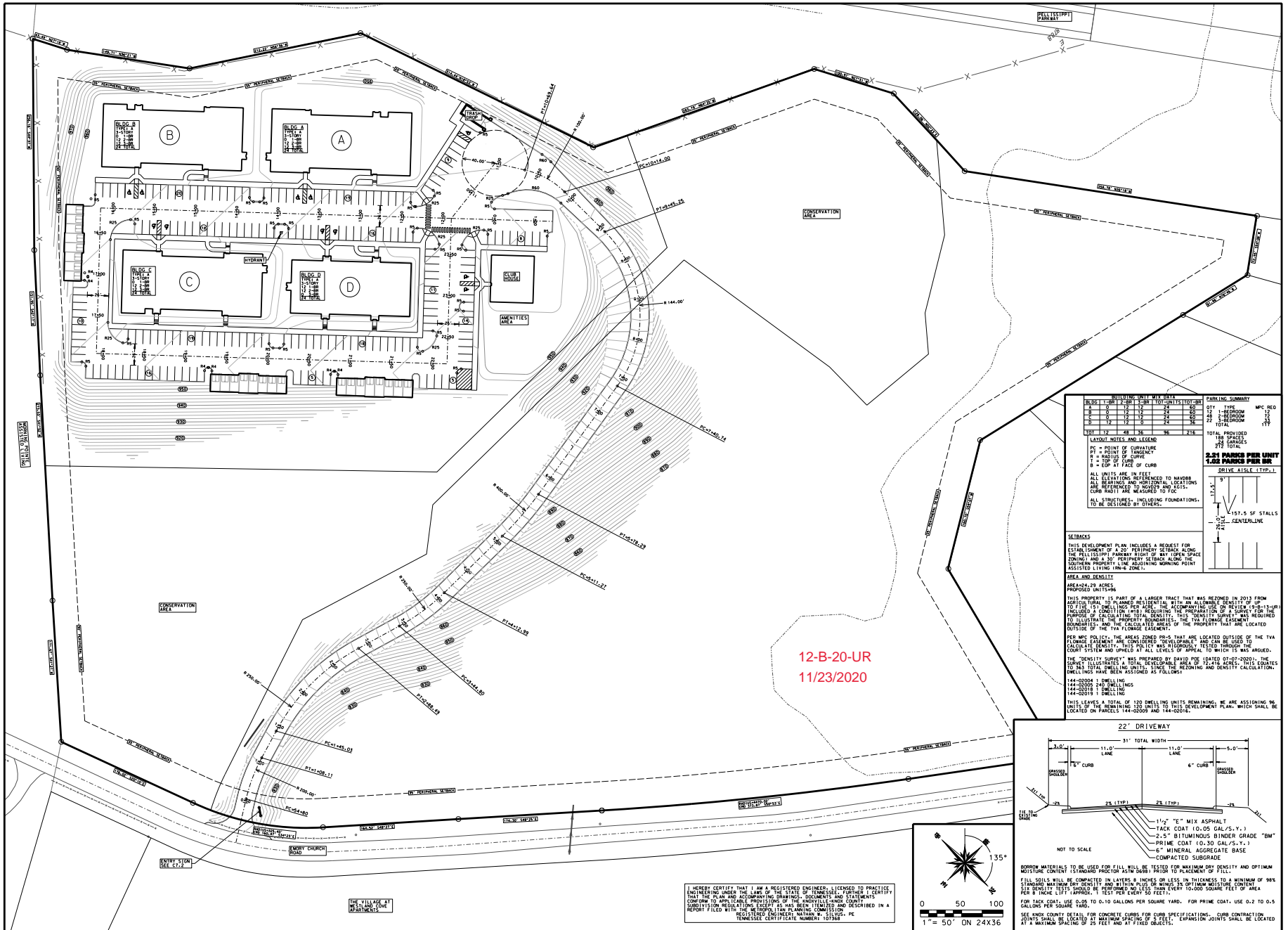
12-B-20-UR
11/23/2020



12-B-20-UR
11/23/2020



PROJECT:	NO.	REVISIONS:	BY:	DATE:
CLEAR WATER PARTNERS	OWNER:	NO.	BY:	DATE:
ENGINEER:	OWNER:	NO.	BY:	DATE:
 SUE ENGINEERING CONSULTING NATHAN SILVER P.E. 100 HAYSTACK ROAD KNOXVILLE, TN 37933 865.474.0524 BLAG/CMR	WESTLAND COVE PHASE 2 <small>OWNER: MORNING POINT ASSISTED LIVING KNOXVILLE, TN 37933 865.474.0524 PARCEL IDS: 144-02016-144-02009-01511-6 AREA: 24.19 ACRES</small>	NO.	BY:	DATE:
 SUE ENGINEERING CONSULTING NATHAN SILVER P.E. 100 HAYSTACK ROAD KNOXVILLE, TN 37933 865.474.0524 BLAG/CMR	12-B-20-UR <small>APC USE ON REVIEW</small>	NO.	BY:	DATE:
C1.1 BOUNDARY AND TOPO	DATE: 11-23-2020 SHEET:	NO.	BY:	DATE:



12-B-20-UR
11/23/2020

BUILDING UNIT MIX DATA		PARKING SUMMARY	
NO.	TYPE	NO.	TYPE
1	1-2	24	1-2
2	1-2	24	1-2
3	1-2	24	1-2
4	1-2	24	1-2
5	1-2	24	1-2
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99	1-2	24	1-2
100	1-2	24	1-2

LAYOUT NOTES AND LEGEND

PC = POINT OF CURVATURE
 PI = POINT OF INTERSECTION
 PT = POINT OF TANGENCY
 PVI = POINT OF VERTICAL INTERSECTION
 ELEVATION = ELEVATION IN FEET
 ALL UNITS ARE IN FEET
 ALL ELEVATIONS REFERENCED TO NAVD83
 ALL BEARING AND HORIZONTAL LOCATIONS
 REFERENCED TO THE CENTERLINE OF THE
 CURB UNLESS OTHERWISE NOTED
 ALL STRUCTURES INCLUDING FOUNDATIONS
 TO BE DESIGNED BY OTHERS.

AREAS AND DENSITY

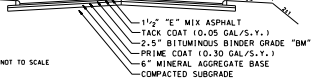
AREA 40.29 ACRES
 PROPOSED UNITS 156

THIS PROPERTY IS PART OF A LARGER TRACT THAT WAS RECEIVED IN 2013 FROM
 ADECO CORP. BY AN UNDEVELOPED TRACT WITH AN ALLOWABLE DENSITY OF UP
 TO FIVE (5) DWELLINGS PER ACRE. THE ACCOMPANYING USE ON REVIEW (12-B-13-UR)
 INCLUDED A CONDITION REQUIRING THE PREPARATION OF A PARKING SUMMARY
 AND CALCULATION OF THE TOTAL DEVELOPABLE AREA OF THE TRACT. THIS PLAN
 TO ILLUSTRATE THE PROPERTY BOUNDARIES, THE TOTAL DEVELOPABLE AREA
 REQUIRED TO ACCOMMODATE THE CALCULATED DENSITY OF THE TRACT AND THE LOCATION
 OF THE TRACT'S BOUNDARIES.

PER THE PLAN, THE AREA ZONED PERMITS THAT ARE LOCATED OUTSIDE OF THE TVA
 FLOODAGE ELEVATION ARE CONSIDERED "DEVELOPABLE" AND CAN BE USED TO
 CALCULATE DENSITY. THIS POLICY WAS PROPOSED AND TESTED THROUGH THE
 COURT SYSTEM AND UPHOLD AT ALL LEVELS OF APPEAL TO WHICH IT WAS ARGUED.
 THE "DENSITY SURVEY" WAS PREPARED BY DAVID HEE (DATED 04-07-2020). THE
 SURVEY ILLUSTRATES A TOTAL DEVELOPABLE AREA OF 32,418 SQUARE FEET. THIS EQUATES
 TO 0.37 DWELLING UNITS PER ACRE. SINCE THE BEARING AND DENSITY CALCULATION
 DWELLINGS HAVE BEEN ASSIGNED AS FOLLOWS:

144-00000-1 DWELLING
 144-00000-24 DWELLINGS
 144-00001-1 DWELLING

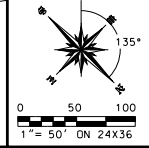
THIS LEAVES A TOTAL OF 120 DWELLING UNITS REMAINING. WE ARE ASSIGNING 96
 UNITS OF THE REMAINING 120 UNITS TO THIS DEVELOPMENT PLAN, WHICH SHALL BE
 LOCATED ON PARCELS 144-00000 AND 144-00001.



FOR TACK COAT, USE 0.05 TO 0.10 GALLONS PER SQUARE YARD. FOR PRIME COAT, USE 0.2 TO 0.5
 GALLONS PER SQUARE YARD.

SEE SNOW COUNTY DETAIL FOR CONCRETE CURBS FOR CURB SPECIFICATIONS. CURB CONTRACTION
 JOINTS SHALL BE SPACED AT 8' PER FOOT. EXPANSION JOINTS SHALL BE LOCATED
 AT A MAXIMUM SPACING OF 25 FEET AND AT FIXED OBJECTS.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE
 ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I CERTIFY
 THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS
 CONFORM TO APPLICABLE PROVISIONS OF THE KNOXVILLE-AND COUNTY
 SUBDIVISION REGULATIONS. THESE HAVE BEEN PREPARED AND DECIDED IN A
 REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION
 REGISTERED ENGINEER NATHAN R. SILVER, P.E.
 TENNESSEE CERTIFICATE NUMBER 107388



**WESTLAND COVE
PHASE 2**

**CLEAR
WATERS
PARTNERS**

12-B-20-UR

C3.1

DATE: 11-23-2020

PROJECT: CLEAR WATERS PARTNERS

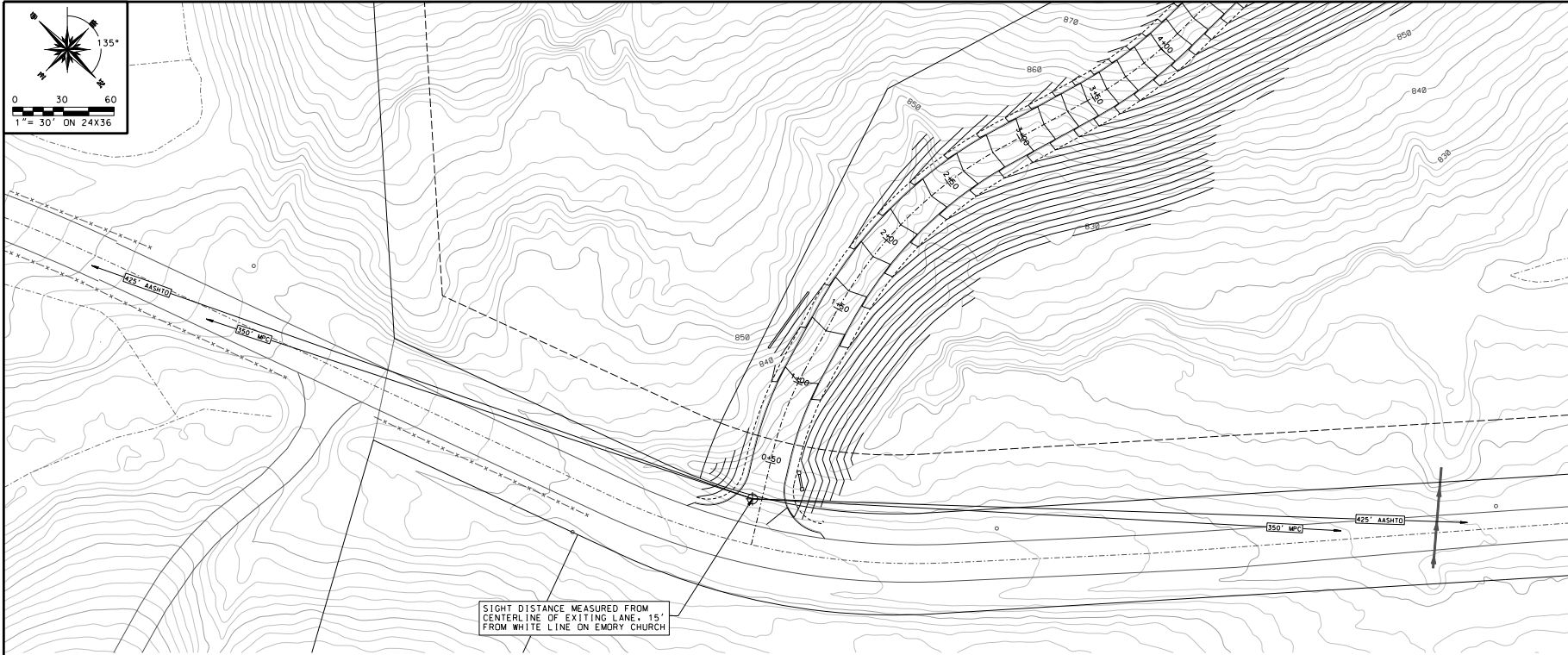
NO. _____

REVISIONS:

BY _____

DATE _____

THIS DRAWING IS PART OF A PROFESSIONAL DESIGN
 AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT
 COPYRIGHT 2020, CLEAR WATERS PARTNERS ENGINEERING CONSULTING
 PANEL ID: 144-00016-144-00019 DIST: 6 AREA: 24.19 ACRES



SIGHT DISTANCE MEASURED FROM CENTERLINE OF EXITING LANE, 15' FROM WHITE LINE ON EMORY CHURCH

DISTANCES SHOWN INCLUDE
 1. 350' MPC REQUIREMENT BASED ON POSTED SPEED LIMIT
 2. 425' AASHTO REQUIREMENT BASED ON SPOT SPEED STUDY WITH 85TH PERCENTILE SPEED OF 49 MPH.

12-B-20-UR
 11/23/2020

NO.	REVISIONS	BY	DATE

**WESTLAND COVE
 PHASE 2**

OWNER: BERRY'S BROS. UNIVILLE, TN 37622
 PARCEL IDS: 144-00016, 144-00009, 01511, 6, 144E11, 24.19 ACRES

CLEAR WATER PARTNERS
 KNOXVILLE, TN 37933
 865.474.0524

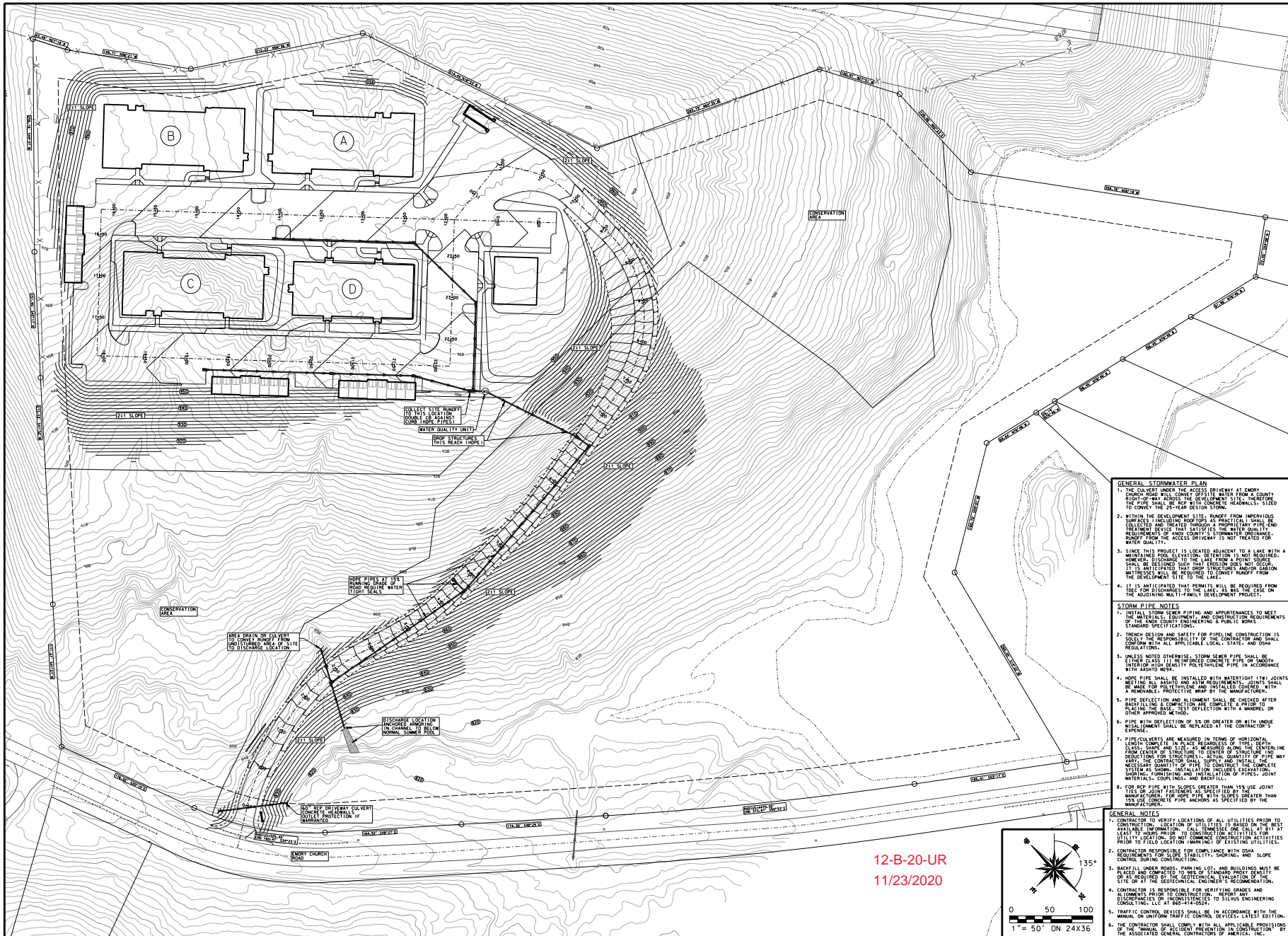
ENGINEER

 SILVUS ENGINEERING CONSULTING
 NATHAN SILVUS, P.E.
 100 KAYNESSET ROAD
 KNOXVILLE, TN 37922
 865.474.0524

MPC USE ON REVIEW
 12-B-20-UR

DATE: 11-23-2020

C3.2
 SIGHT DISTANCE



GENERAL STORMWATER PLAN

1. THE CURB UNDER THE ACCESS DRIVEWAY AT ENTRY TO THE LOT UNDER THE ACCESS DRIVEWAY AT ENTRY RIGHT-UP-WAY ACROSS THE DEVELOPMENT SITE, THEREFORE THE PIPE SHALL BE SET WITH CONCRETE TO MAINTAIN SLOPE TO CONVEY THE 25-YEAR DESIGN STORM.

2. WITHIN THE DEVELOPMENT SITE, SURFACE FROM IMPVIOUS SURFACES, INCLUDING ROOFTOPS AS PRACTICAL SHALL BE COLLECTED AND DRAINED THROUGH A PROPRIETARY PIPE SYSTEM THAT SATISFIES THE MAINTAINED REQUIREMENTS OF KNOX COUNTY STORMWATER MAINTENANCE. ACCESS DRIVEWAYS TO NOT CONVEY FROM WATER QUALITY.

3. SINCE THIS PROJECT IS LOCATED ADJACENT TO A LAKE WITH A MAINTAINED POOL ELEVATION, DEFINITION IS NOT REQUIRED. HOWEVER, DISCHARGE TO THE LAKE FROM A POINT SOURCE SHALL BE DESIGNED SUCH THAT EROSION DOES NOT OCCUR AT THE POINT OF DISCHARGE. STRUCTURES AND/OR CONDUIT FROM THE DEVELOPMENT SITE TO THE LAKE.

4. IF IT IS ANTICIPATED THAT PERMITS WILL BE REQUIRED FROM THE KNOX COUNTY HEALTH DEPARTMENT FOR THIS DEVELOPMENT PROJECT.

STORM PIPE NOTES

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET ALL MANHOLE, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.

2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.

3. UNLESS NOTED OTHERWISE, STORM SEWER PIPE SHALL BE EITHER CLASS III REINFORCED CONCRETE PIPE OR SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH ASHRAE 90.4.

4. JOINT PIPE SHALL BE INSTALLED WITH WATER TIGHT (TWO JOINTS MEETING ALL APPLICABLE AND AS REQUIRED) JOINTS SHALL BE MADE FOR POLYETHYLENE AND INSTALLED CORNERS, WITH A REMEMBRABLE PROTECTIVE WRAP BY THE MANUFACTURER.

5. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING AND ACCEPTANCE FOR COMPLETION PRIOR TO THE BEGINNING OF THE BRICK, CONCRETE OR OTHER APPROVED METHOD.

6. PIPE WITH DEFLECTION OR IN OR GREATER ON WITH UNLESS OTHERWISE NOTED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

7. PIPE/CULVERTS ARE MEASURED IN TERMS OF HORIZONTAL ALIGNMENT. SHAPE AND SIZE IS MEASURED ALONG THE CENTERLINE OF THE STRUCTURE. THE QUANTITY OF PIPE MAY VARY BASED ON CONTRACTOR SHALL VERIFY AND INSTALL THE SYSTEM AS SHOWN. INSTALLATION INCLUDES EXCAVATION, MANHOLES, SPURTINGS AND INSTALLATION OF PIPES, JOINT MATERIALS, COUPLINGS, AND BACKFILL.

8. FOR RED PIPE WITH SLOPE GREATER THAN 1% USE JOINT TIES OR JOINT FASTENERS AS SPECIFIED BY THE MANUFACTURER. FOR JOINT PIPES WITH SLOPE GREATER THAN 1% USE JOINT TIES OR JOINT FASTENERS AS SPECIFIED BY THE MANUFACTURER.

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION, FIELD INVESTIGATION, AND UTILITY LOCATION. DO NOT COMMENCE CONSTRUCTION ACTIVITIES PRIOR TO FIELD LOCATION MARKING.

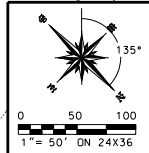
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS ON SLOPE STABILITY, SHORING AND SLOPE CONTROL DURING CONSTRUCTION.

3. BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCT DENSITY AND COMPACTED TO 90% STANDARD PROCT DENSITY SITE ON AT THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

4. CONTRACTOR RESPONSIBLE FOR VERIFYING DIMENSIONS AND ALIGNMENT PRIOR TO CONSTRUCTION. REPORT AND DISCREPANCIES OF INCONSISTENCIES TO GEOTECHNICAL CONSULTING, LLC AT 865-474-0524.

5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.



12-B-20-UR
11/23/2020

NO.	REVISIONS	BY	DATE

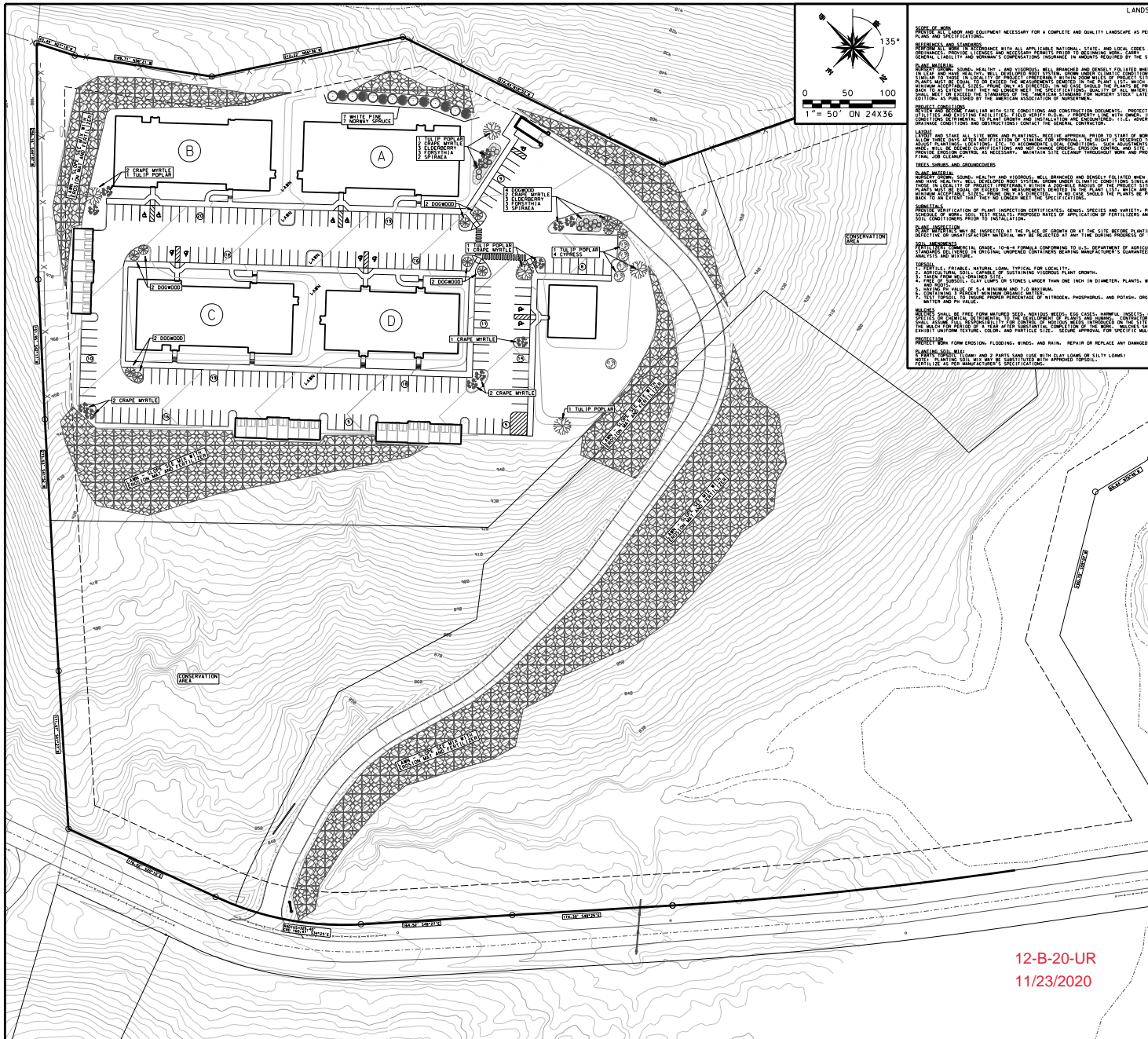
PROJECT: WESTLAND COVE PHASE 2
NO. 12-B-20-UR
DATE: 11-23-2020

ENGINEER: CLEAR WATER PARTNERS
NATHAN SILVER, P.E.
JIM WATKINS, P.E.
KNOXVILLE, TN 37933
865-474-0524

SCALE: 1" = 50' ON 24X36

12-B-20-UR
11-23-2020
C4.1
GRADING

PANEL: 105 144-0016 144-0009 DIST: 6 AREA: 24.19 ACRES
COPY: 08/05/2020, 08/05/2020, 08/05/2020, 08/05/2020
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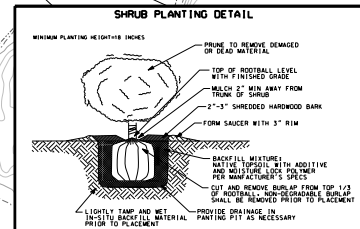
LANDSCAPING NOTES

PREPARE PLANTING BEDS: AREAS, LIMBS AND GROUNDCOVERS:
 1. TO BE FINISHED TO 1" BELOW FINISH GRADE.
 2. TO BE FINISHED TO 1" BELOW FINISH GRADE.
 3. TO BE FINISHED TO 1" BELOW FINISH GRADE.
 4. TO BE FINISHED TO 1" BELOW FINISH GRADE.

PLANTING:
 1. ALL PLANTS TO BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN.
 2. ALL PLANTS TO BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN.
 3. ALL PLANTS TO BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN.

SOIL:
 1. ALL SOILS TO BE ANALYZED AND FOUND TO BE SUITABLE FOR PLANTING.
 2. ALL SOILS TO BE ANALYZED AND FOUND TO BE SUITABLE FOR PLANTING.
 3. ALL SOILS TO BE ANALYZED AND FOUND TO BE SUITABLE FOR PLANTING.

IRRIGATION:
 1. ALL PLANTS TO BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN.
 2. ALL PLANTS TO BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN.

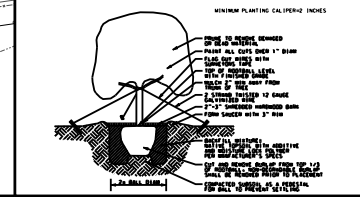


SYMBOL	COMMON NAME	BOTANICAL NAME	SPECIFICATION	QTY.
○	AMERICAN ELM	ULMUS AMERICANUS	1 1/2" MINIMUM HEIGHT	6
○	LYNWOOD GOLD OSTRYTHIA	FORSYTHIA X INTERMEDIA	1 1/2" MINIMUM HEIGHT	6
○	SPINER LITTLE PRINCESS	SPINAKA JAPONICA	1 1/2" MINIMUM HEIGHT	5

(SPECIES MAY BE SUBSTITUTED FOR APPROVED EQUIVANT)

SYMBOL	COMMON NAME	BOTANICAL NAME	NATURE AT PLANTING	SPECIFICATION	QTY.
○	EASTERN WHITE PINE	PINAS STRONGUS	UP TO 140"	MIN 2" CALIPER, STAGE IF WEEDS, PRUNE DEAD BRANCHES	7
○	FILIP POPLAR	LIRIODENDRON TULIPIFERA	60 TO 80"	MIN 2" CALIPER, STAGE IF WEEDS, PRUNE DEAD BRANCHES	5
○	FLORENTINE DOGWOOD	CORNUS FLORIDA	18" TO 24"	MIN 2" CALIPER, STAGE IF WEEDS, PRUNE DEAD BRANCHES	12
○	CRAPE MYRTLE	LACINIA STRATA	20 TO 25"	MIN 2" CALIPER, STAGE IF WEEDS, PRUNE DEAD BRANCHES	12
○	BLUE PRINCE CEDAR	CEDRUS PRINCEPS	15 TO 20"	MIN 2" CALIPER, STAGE IF WEEDS, PRUNE DEAD BRANCHES	4
○	BLUE SPRUCE	PICEA MARMILANDICA	UP TO 100"	MIN 2" CALIPER, STAGE IF WEEDS, PRUNE DEAD BRANCHES	7

(SPECIES MAY BE SUBSTITUTED FOR APPROVED EQUIVANT)



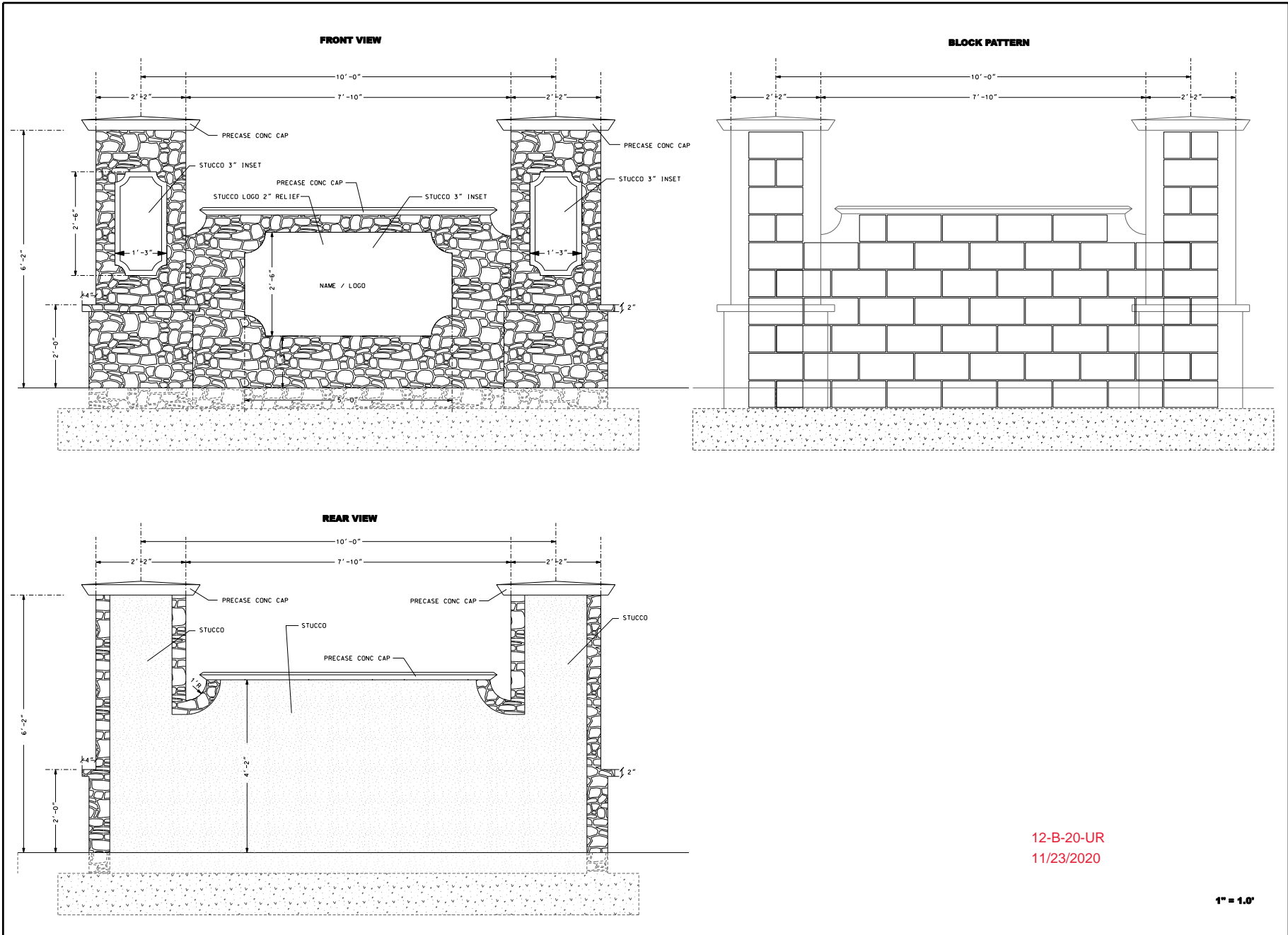
12-B-20-UR
11/23/2020

WESTLAND COVE PHASE 2
 CLEAR WATER PARTNERS
 12-B-20-UR
 11-23-2020
 C7.1 LANDSCAPING

REVISIONS:

NO.	DATE	DESCRIPTION

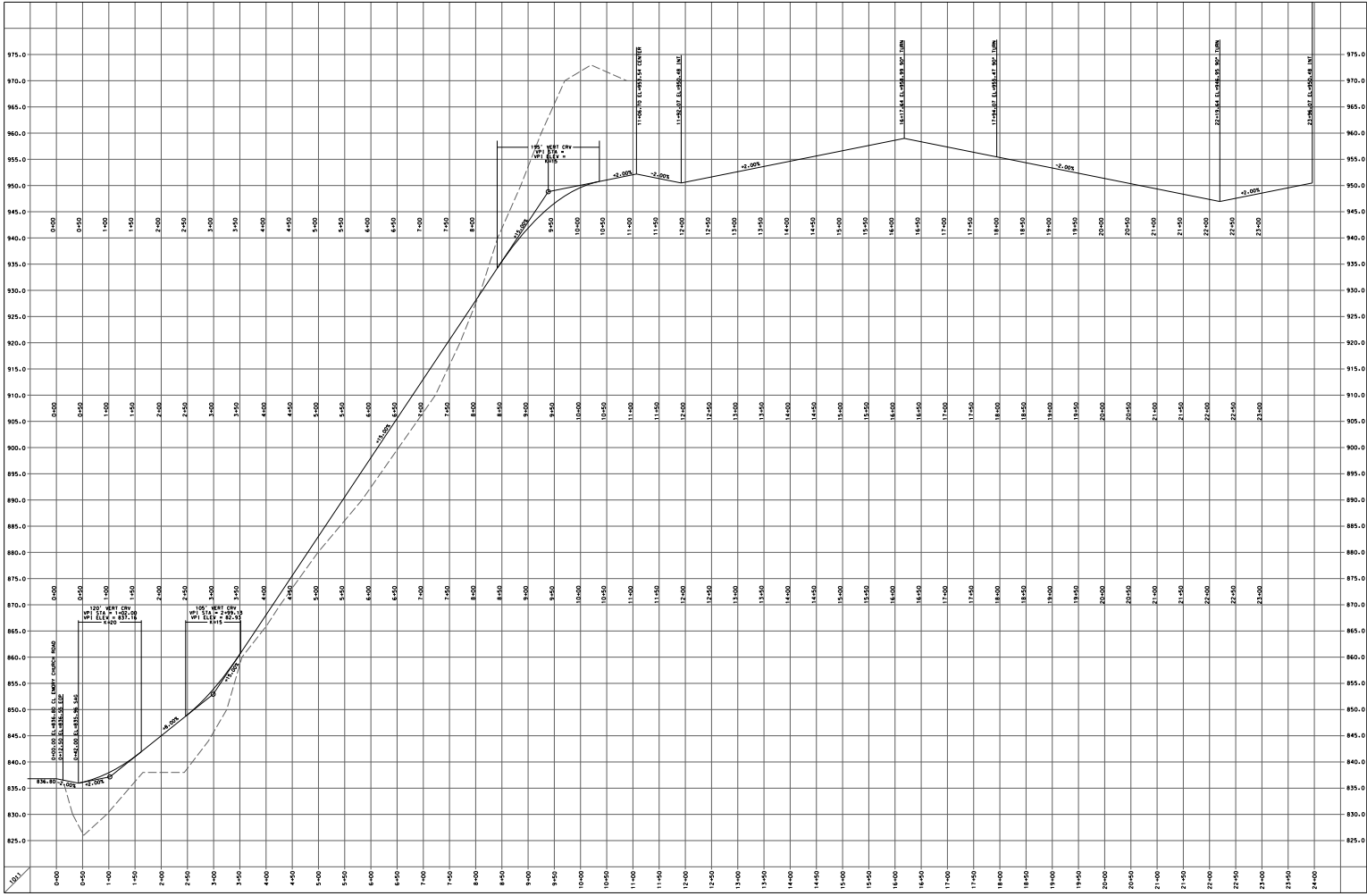
ENGINEER:
 NATHAN SILVER P.E.
 100 NANTUCKET ROAD
 KNOXVILLE, TN 37923
 865.474.0524



12-B-20-UR
11/23/2020

1" = 1.0'

NO.	REVISIONS	BY	DATE
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<p>WESTLAND COVE PHASE 2</p> <p>OWNER: GIBSON ROAD, KNOXVILLE, TN 37925 PROJECT: 144-00016-144-00009-01511.6 - AREA 1, 2, 19 ACRES PARCEL IDS: 144-00016-144-00009-01511.6</p>			
<p>CLEAR WATER PARTNERS</p> <p>ENGINEER: 144-00016-144-00009-01511.6</p>			
<p>USE ON REVIEW 12-B-20-UR</p>			
<p>DATE: 11-23-2020</p>			
<p>C7.2 ENTRY SIGN</p>			



12-B-20-UR
11/23/2020

NO.	REVISIONS	BY	DATE

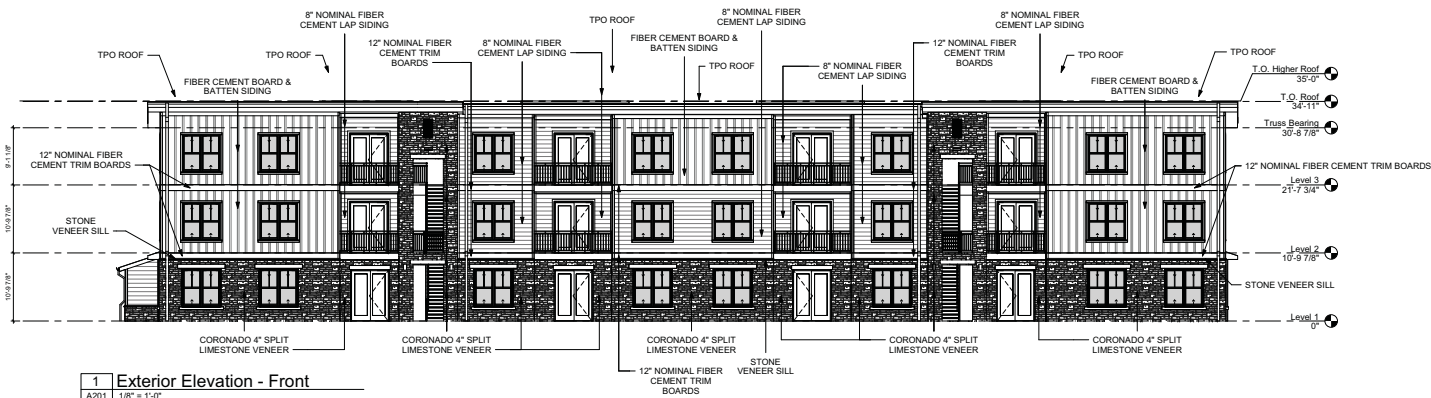
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WESTLAND COVE PHASE 2
OWNER: BROWN'S ROAD, WINDSLE, TN 37652
PROJECT: DSS 144-02016-14-02000-01511.6 AREA 1 24.19 ACRES

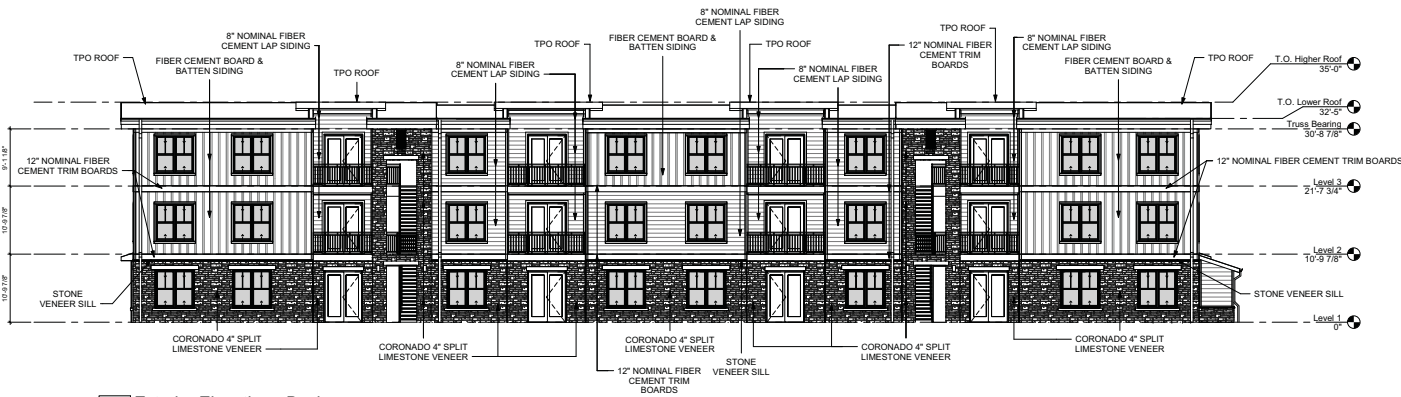
CLEAR WATER PARTNERS
ENGINEERS
NATHAN SILVUS P.E.
188 NANTASSET ROAD
KNOXVILLE, TN 37933
865.474.0524

APC USE ON REVIEW
12-B-20-UR

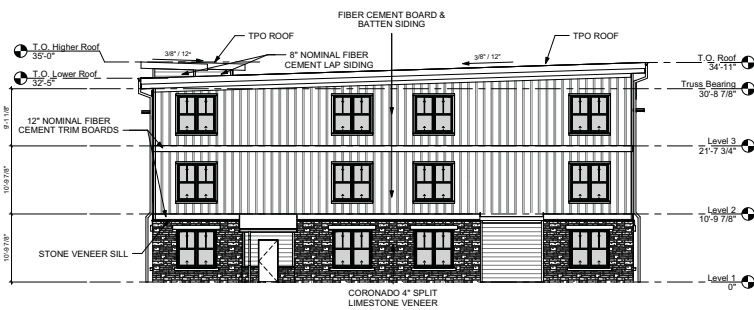
DATE: 11-23-2020
PROJECT: **C9.1**
PROFILES



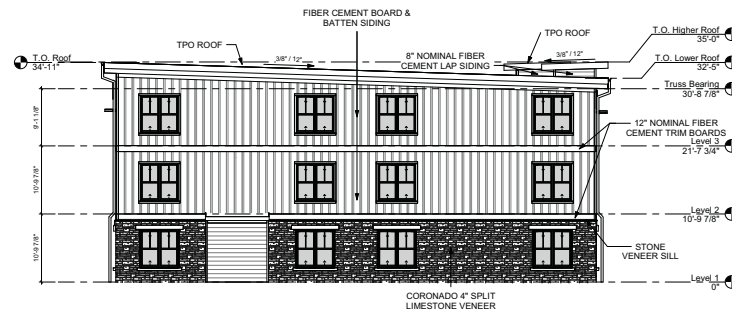
1 Exterior Elevation - Front
A201 1/8" = 1'-0"



2 Exterior Elevation - Back
A201 1/8" = 1'-0"

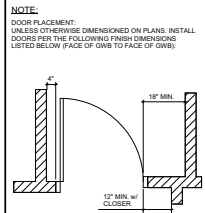


3 Exterior Elevation - Left
A201 1/8" = 1'-0"



4 Exterior Elevation - Right
A201 1/8" = 1'-0"

12-B-20-UR
11/23/2020



NOTE:
1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD
FRAMING TO FACE OF STUD
2. FRAMING, WINDOW & EXTERIOR DOOR LOCATIONS
ARE SHOWN FOR REFERENCE ONLY. FOR EXACT
WINDOW & DOOR LOCATIONS PLEASE REFER TO
FLOOR DIMENSION PLANS.

KEY PLAN

Revisions		
No.	Description	Date

Seal

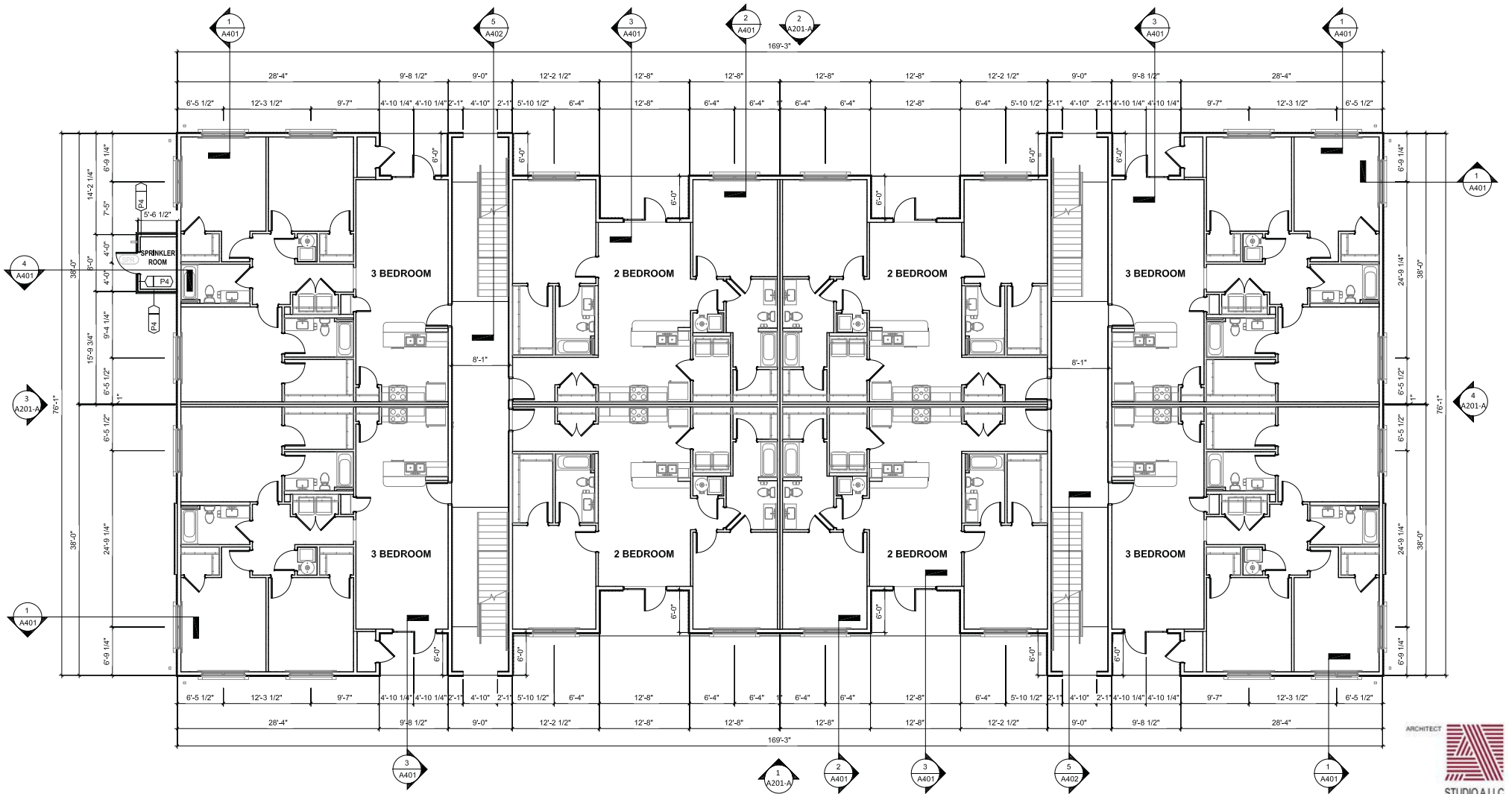
Client
Dominion Group
5107 Homberg Pike, Knoxville, TN 37919

Project Name
Emory Church Rd
Enter address here
NOT FOR CONSTRUCTION

**EXTERIOR
ELEVATIONS -
BLDG TYPE A**

Project Number 20-DO-03
Date 10/23/20

A201
Scale 1/8" = 1'-0"



12-B-20-UR
11/23/2020

Title 54: Highways, Bridges and Ferries

Chapter 17: Scenic Roadways

Part 1: Scenic Highway System Act of 1971

TCA 54-17-115: Building restrictions near scenic highways.

(a) (1) The exposed portion of buildings constructed or erected on property located within one thousand feet (1,000 ϵ) of a scenic highway shall not exceed a height of thirty-five feet (35 ϵ) above the level of the highway on property located below the level of the highway, or a height of thirty-five feet (35 ϵ) above the ground line on property located above the level of the highway.

(2) The restriction on buildings shall apply to the scenic highway, notwithstanding the route being located inside or outside a municipality and notwithstanding any law or ordinance to the contrary.

(b) It is the legislative intent of this section, in part, that possession of a building permit at the time a road or highway is designated a scenic highway shall not allow any future construction based on that permit.

(c) (1) This section shall not apply to any building in existence at the time a road or highway is designated a part of the system.

(2) Silos and buildings designed for agricultural use are exempted from the application of this section.

(3) Any geographic area designated by state law and managed by a development authority authorized to promote and regulate technology-based economic development is exempt from the application of this section.

(4) Section 54-17-113 shall not apply to this section.

History: [Acts 1972, ch. 685, § 1; 1973, ch. 9, § 4; 1976, ch. 819, § 10; modified; T.C.A., § 54-2515; Acts 1987, ch. 30, § 1; 1990, ch. 660, § 1.]



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Huber Properties, LLC - Clear Water Partners, LLC

Owner

Applicant Name

Affiliation

10-26-20

12-10-20

File Number(s)

Date Filed

Meeting Date (if applicable)

12-B-20-UR

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

John Huber

Huber Properties, LLC - Clear Water Partners, LLC

Name

Company

P.O. Box 23038

Knoxville

TN

37933

Address

City

State

ZIP

865-966-1600

john@southernsignature.net

Phone

Email

CURRENT PROPERTY INFO

John Huber

P.O. Box 23038, Knoxville, TN 37933

865-966-1600

Owner Name (if different)

Owner Address

Owner Phone

0 Emory Church Road

144 02016 and 144 02009

Property Address

Parcel ID

STAFF USE ONLY

SW of Emory Church Rd, E/S I-140

24.29

General Location

Tract Size

5th

PR(K) < 5dup/ac / F

Jurisdiction (specify district above)

- City
- County

Zoning District

Southwest County

LDR / HP

Planned / Urban

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) 96 units

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____ Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change _____
 Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change _____
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

Staff Review
 Planning Commission

ATTACHMENTS

Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
0406 3729.00	
Fee 2	
Fee 3	
	\$3729.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Please Print

Date

865-946-1600

John Huber

10-26-20

Phone Number

Email

Staff Signature

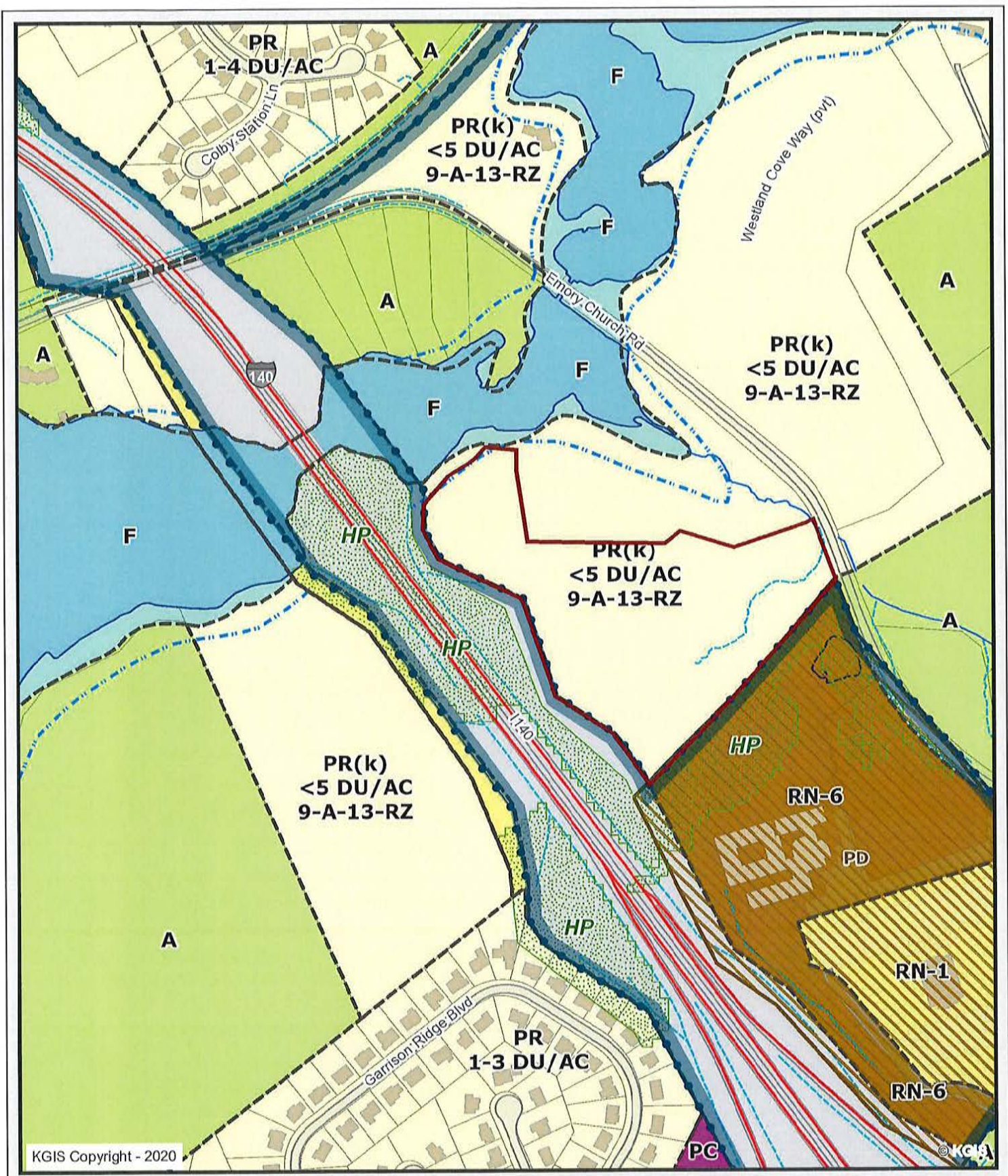
Please Print

Date

Sherry Muchienzi

Sherry Muchienzi

10-26-20



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

Printed: 10/28/2020 at 11:43:25 AM

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