



USE ON REVIEW REPORT

Planning
KNOXVILLE KNOX COUNTY

► FILE #: 12-B-22-UR

AGENDA ITEM #: 36

AGENDA DATE: 12/8/2022

► APPLICANT: DANIEL LEVY

OWNER(S): USCC Real Estate Corp

TAX ID NUMBER: 131 069

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 875 CORNERSTONE DR

► LOCATION: Northeast side of Cornerstone Dr, east side of Lovell Rd

► APPX. SIZE OF TRACT: 19.1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is also via Cornerstone Drive, a local street, with a pavement width of 39.2-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

► ZONING: OB (Office, Medical, and Related Services), TO (Technology Overlay)

► EXISTING LAND USE: Public Parks

► PROPOSED USE: Multi-dwelling development

DENSITY PROPOSED: 16.6 du/ac

HISTORY OF ZONING: 11-E-20-RZ: CB/TO to OB/TO

SURROUNDING LAND USE AND ZONING: North: Single family residential - A/TO (Agriculture/Technology Overlay)

South: Office - CB/TO (General Business/Technology Overlay)

East: Office - BP/TO (Business and Technology Park/Technology Overlay)

West: Single family residential - OB/TO (Office, Medical and Related Services/Technology Overlay)

NEIGHBORHOOD CONTEXT: The area is largely a mix of office, industrial, commercial with some single family residential in the area as well.

STAFF RECOMMENDATION:

► APPROVE the request for a multifamily development with 318 dwelling units as shown on the site development plan, subject to 9 conditions.

- 1) Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
- 2) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
- 3) Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy

permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

- 4) Implementation of the street and intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Civil and Environmental Consultants, Inc and approved by the Knox County Department of Engineering and Public Works and Planning staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the development (See Exhibit A).
- 5) Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, or posting a bond with the Knox County Department of Engineering and Public Works in an amount sufficient to guarantee the installation of the sidewalks.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8) Review and approval by the Knox County Fire Marshal's Office.

COMMENTS:

The applicant is requesting approval of a multi-family development on 19.1 acres the north side of Cornerstone Drive adjacent to Lovell Road, west of Pellissippi Parkway.

The development consists of 318 dwelling units distributed between 8 (3-story) multi-family buildings, 1 (3/4 split level) multi-family building, 6 (3 story) townhome buildings, one community building, a courtyard area and two 14-space garages. The proposed 318 dwelling units over 19.1 acres yields a density of 16.6 du/ac for the site.

The multi-family apartment buildings will have 124 1-bedroom units, 144 2-bedroom units, and 14 3-bedroom units. The townhomes consist of 36 2-bedroom units. A dumpster enclosure and car wash center are proposed on the northwestern side of the site. Sections of the existing greenway will be relocated around the northwestern perimeter of the property connecting into the adjacent apartment development along the southern property line.

The development will also require review and approval by the TN Technology Corridor Development Authority (TTCDA), and is scheduled to be heard on the December 5, 2022 TTCDA agenda.

The property was rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) by the Knox County Commission on December 21, 2020. The OB zone requires Use on Review approval by the Planning Commission when multi-dwelling development exceeds 12 du/ac.

The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the Design Guidelines and those required by Knox County. The parking contains 501 surface parking spaces including 20 ADA spaces, 28 garage spaces, 36 townhome garage spaces and 36 townhome guest spaces.

Sidewalks are provided throughout the site and will connect with the existing greenway along the northern and western perimeter of the property.

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

1. The development will be served by First Knox Utility District.
2. The proposed apartment complex will have a minimal impact on the existing street system.
3. The proposed apartment complex should have a minimal impact on traffic since it can be accessed from Cornerstone Drive, which connects to Lovell Road and Murdock Drive, both of which are minor arterials.
4. The proposed facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed facility meets all requirements of the OB zoning district and the criteria for approval of a use on review.
2. The proposed facility is consistent with the general standards for uses permitted on review:

- A) The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan.
- B) The use is in harmony with the general purpose and intent of the Zoning Ordinance.
- C) The use is compatible with the character of the neighborhood where it is proposed.
- D) The use will not significantly injure the value of adjacent property.
- E) The use will not draw additional traffic through residential areas since the site is located on a minor arterial street.
- F) No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates the property as Office land use. The Office land use allows the OB zone in the county, which allows multifamily use as a use on review.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

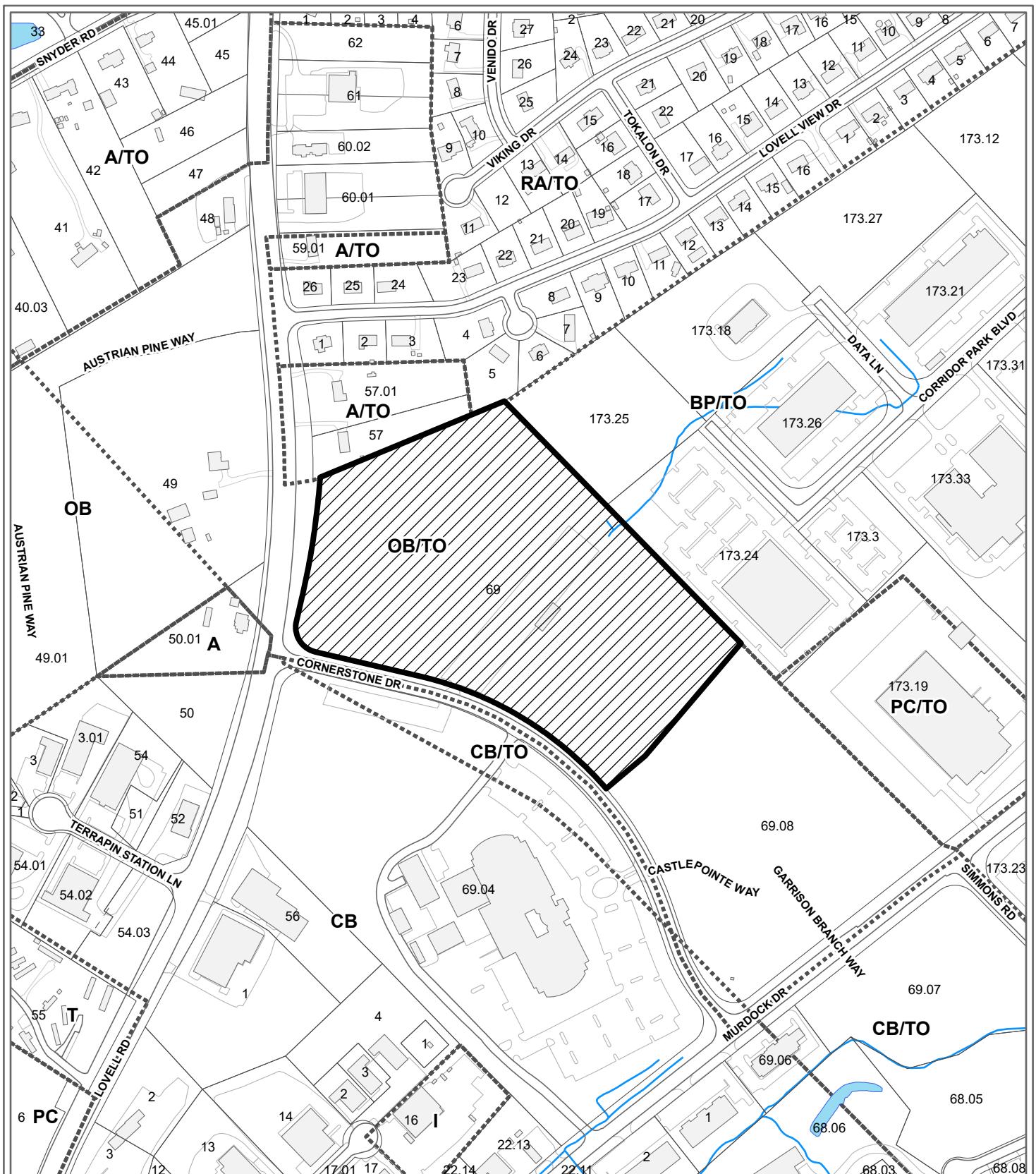
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 27 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

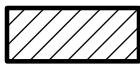
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**12-B-22-UR
USE ON REVIEW**

Petitioner: Daniel Levy



Multi-dwelling development in OB (Office, Medical, and Related Services),
TO (Technology Overlay)

Map No: 131

Jurisdiction: County

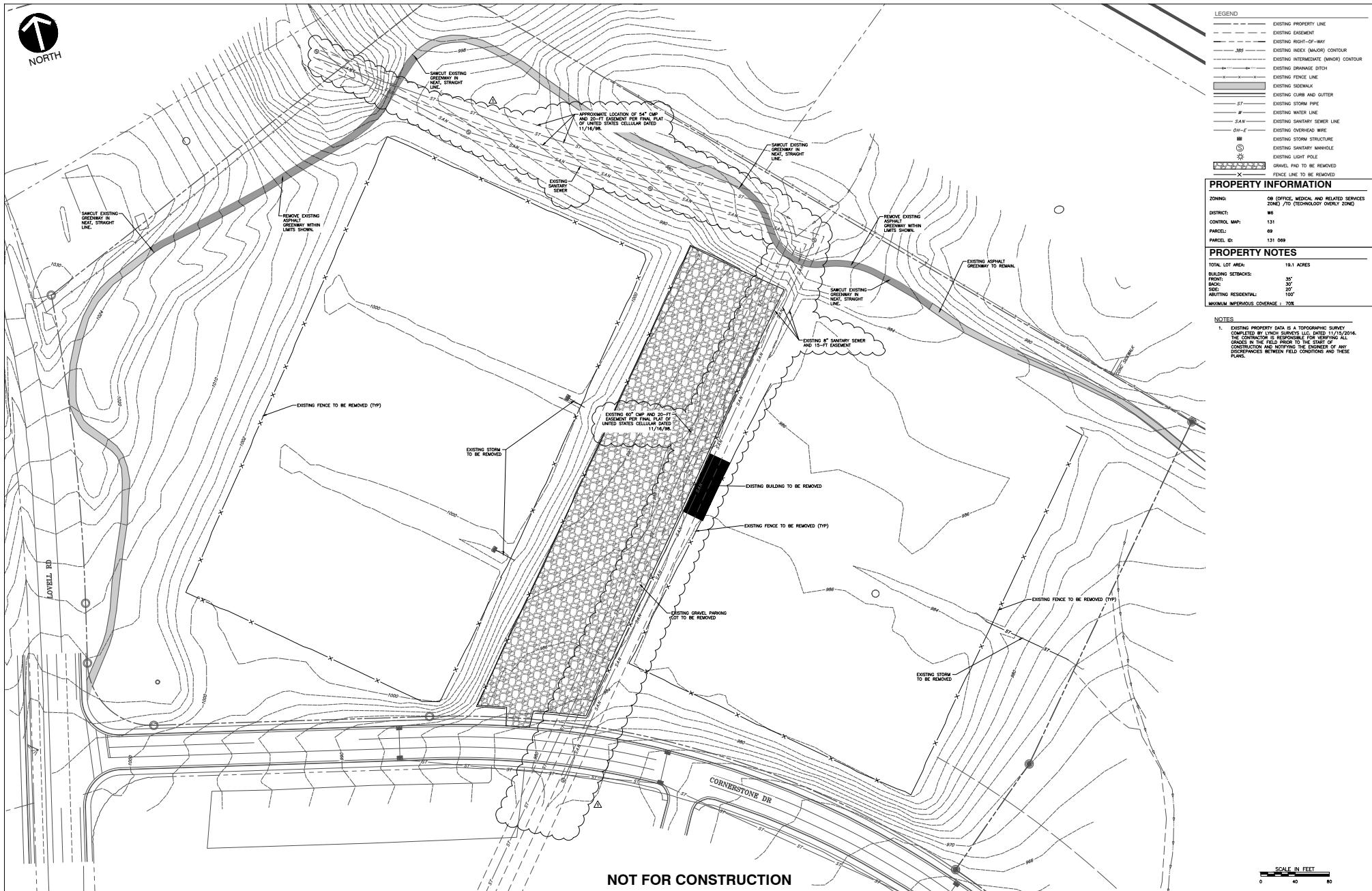
0 400
Feet

Original Print Date: 11/15/2022

Revised:

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

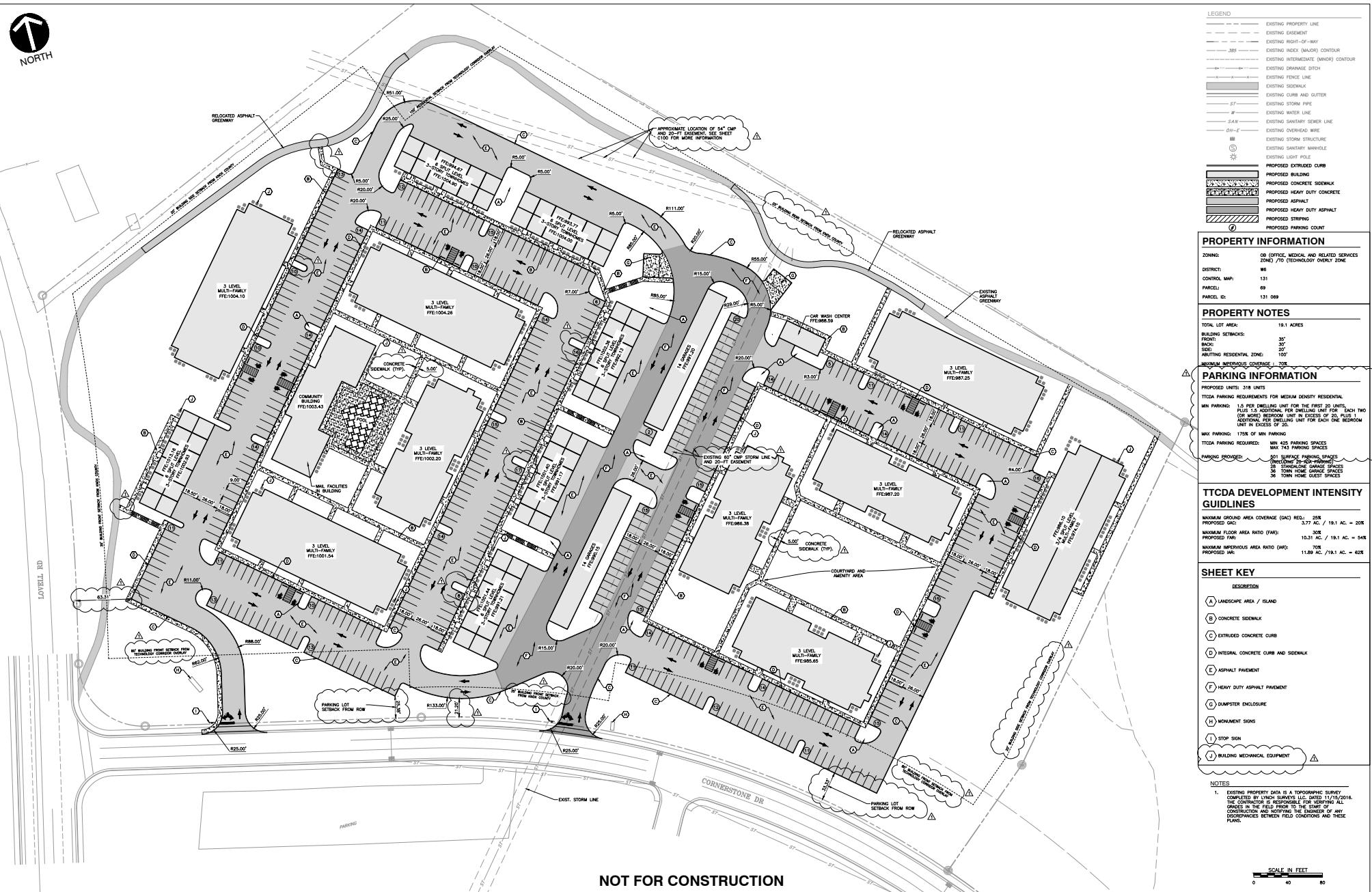


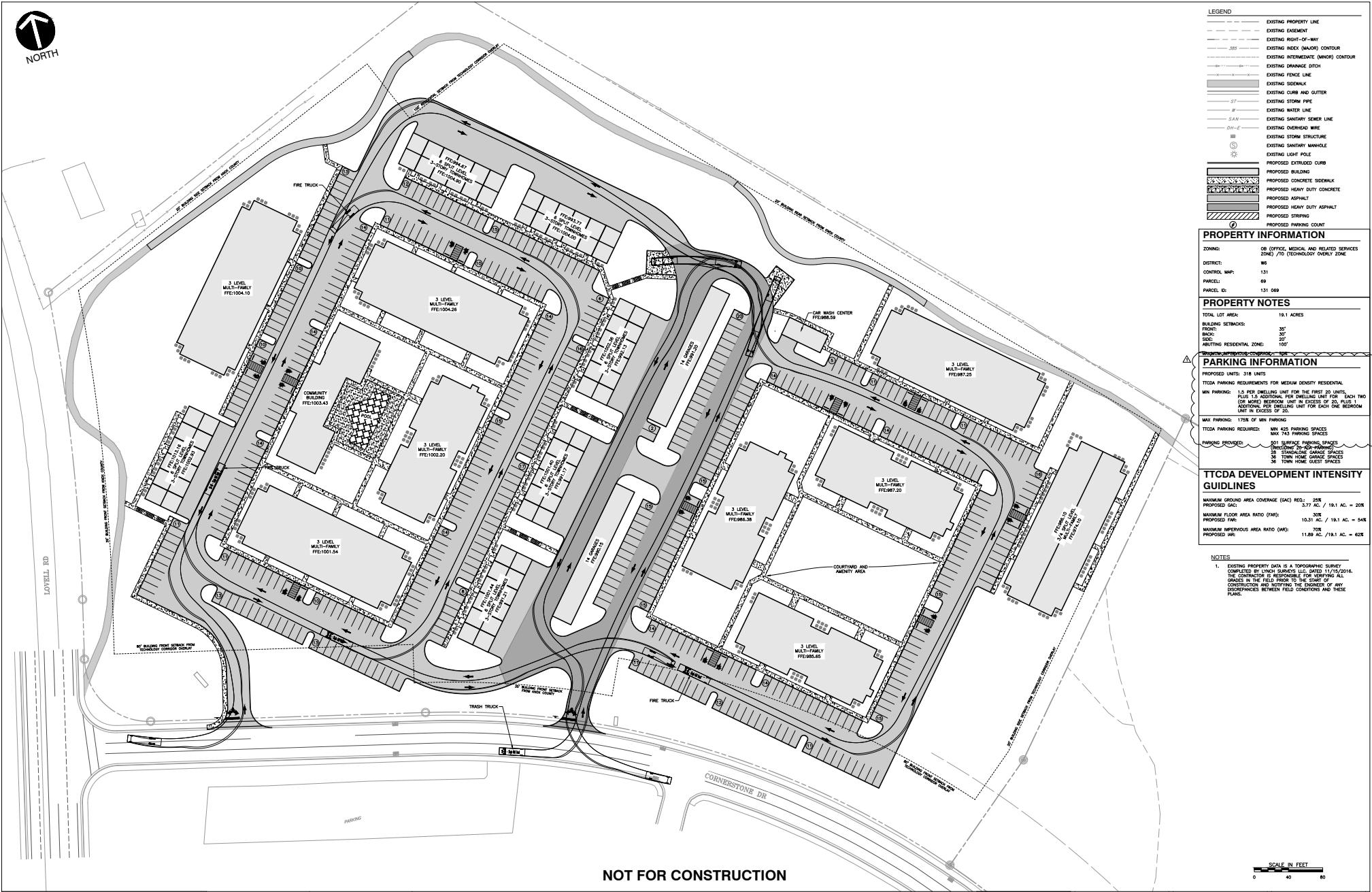


SCALE IN FEET

NOT FOR CONSTRUCTION

Drawing Set		Code Information		Revisions		Project Number	
Type of Const:	Comments	Code	Description	Date	No.	Issue Date	325-777
V-A						10/24/2022	
Occupancy Class:	R-2						
Project Information		Fire Protection Systems:					
DOMINION GROUP		Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies					
CORNERSTONE DRIVE MULTI-FAMILY		Shop drawings will be submitted for fire protection systems.					
		Drawn By	LBP@MB				
		Checked By	AHHHM@B				





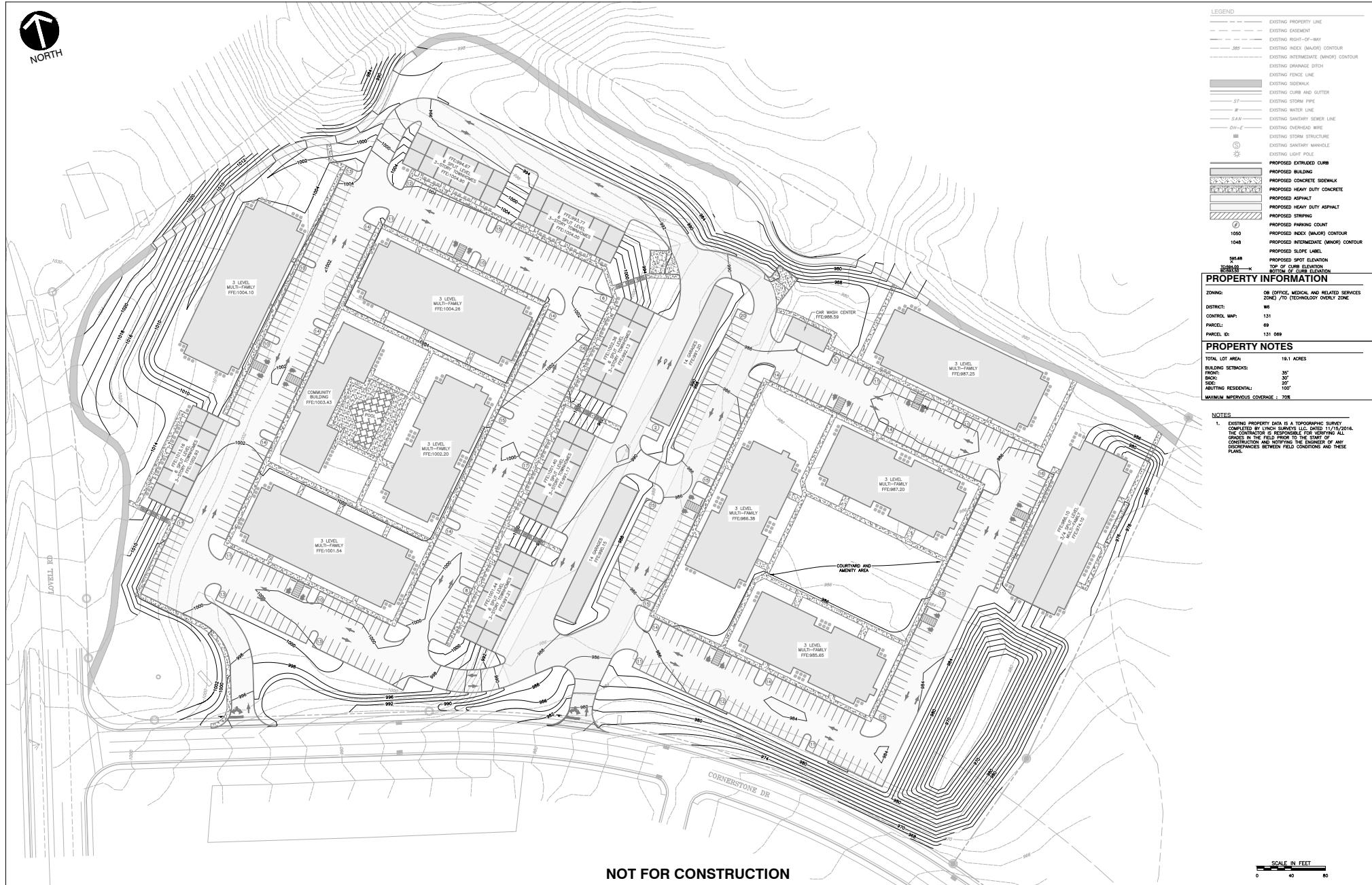
NOT FOR CONSTRUCTION



DOMINION CORNERSTONE

FILE # :12-B-22-UR / 12-B-22-TOB

Drawing Set	Code Information	Revisions	Project Number
USE ON REVIEW	Type of Const: V-A Occupancy Class: R-2	No. Description Date	325-727
Project Information	Issue Date 10-24-2022		
DOMINION GROUP	Scale 1" = 40'		
CORNERSTONE DRIVE MULTI-FAMILY	Fire Protection Systems: Smoke Alarm NFPA 101 AGFA UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.		
	Drawn By	LBMWMB	C201
	Checked By	AHHNMWB	TRUCK TURN PLAN



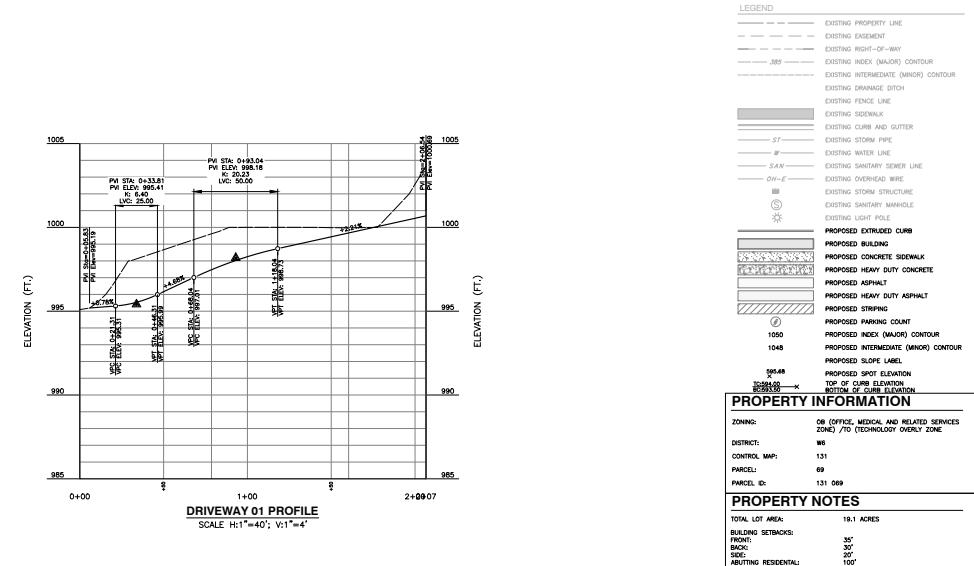
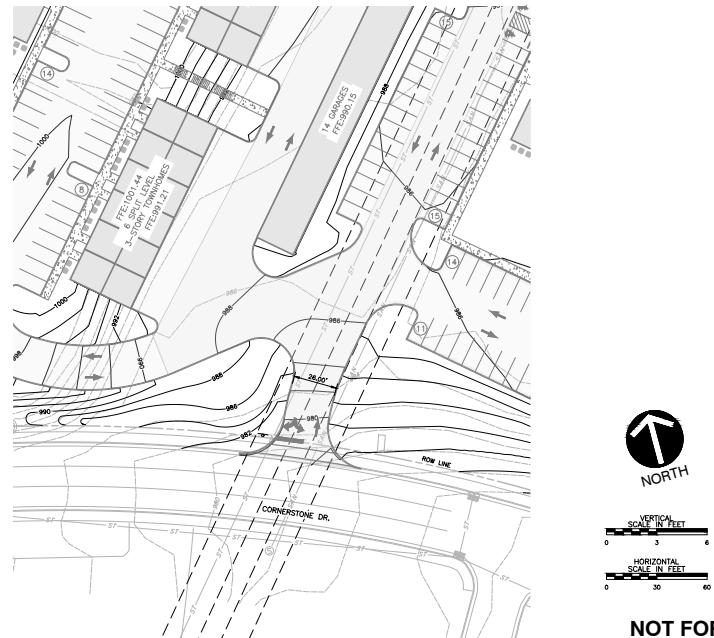
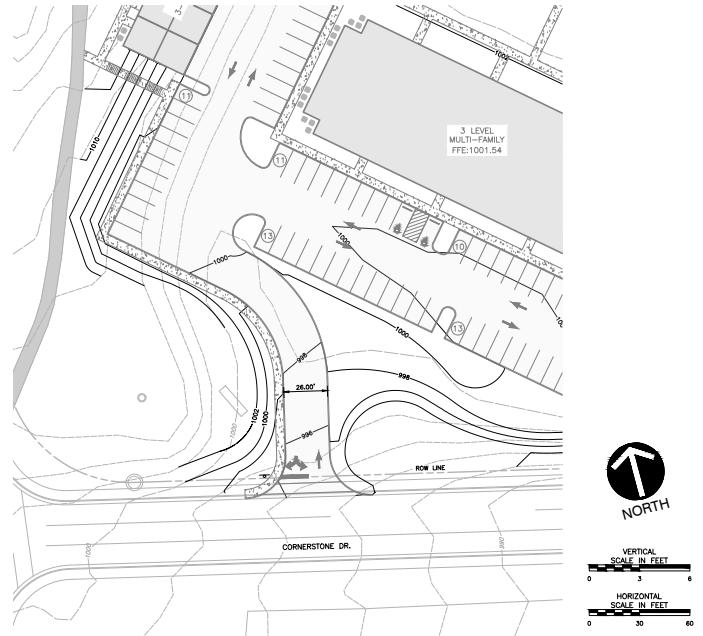
NOT FOR CONSTRUCTION

SCALE IN FEET
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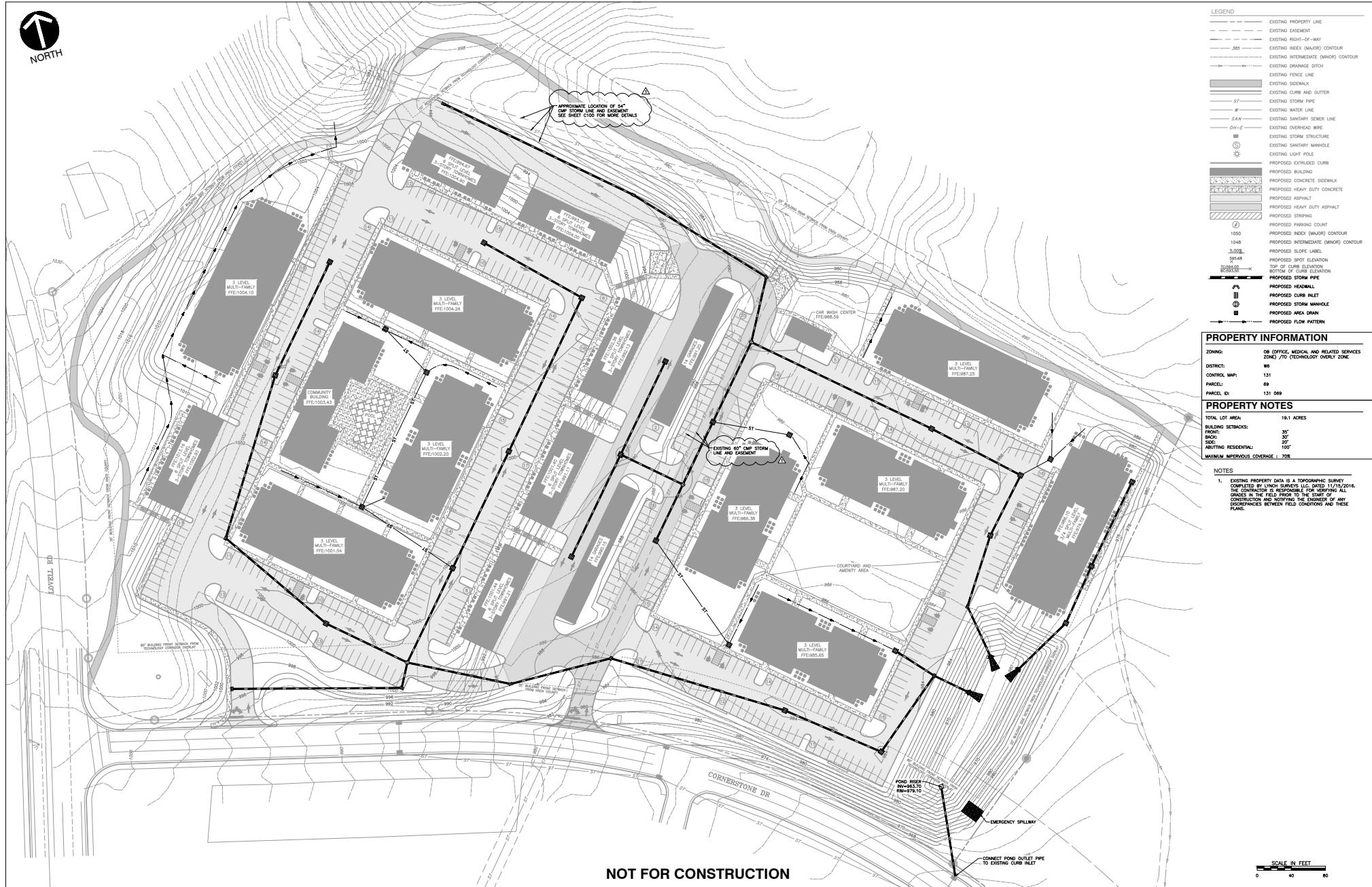
DOMINION CORNERSTONE

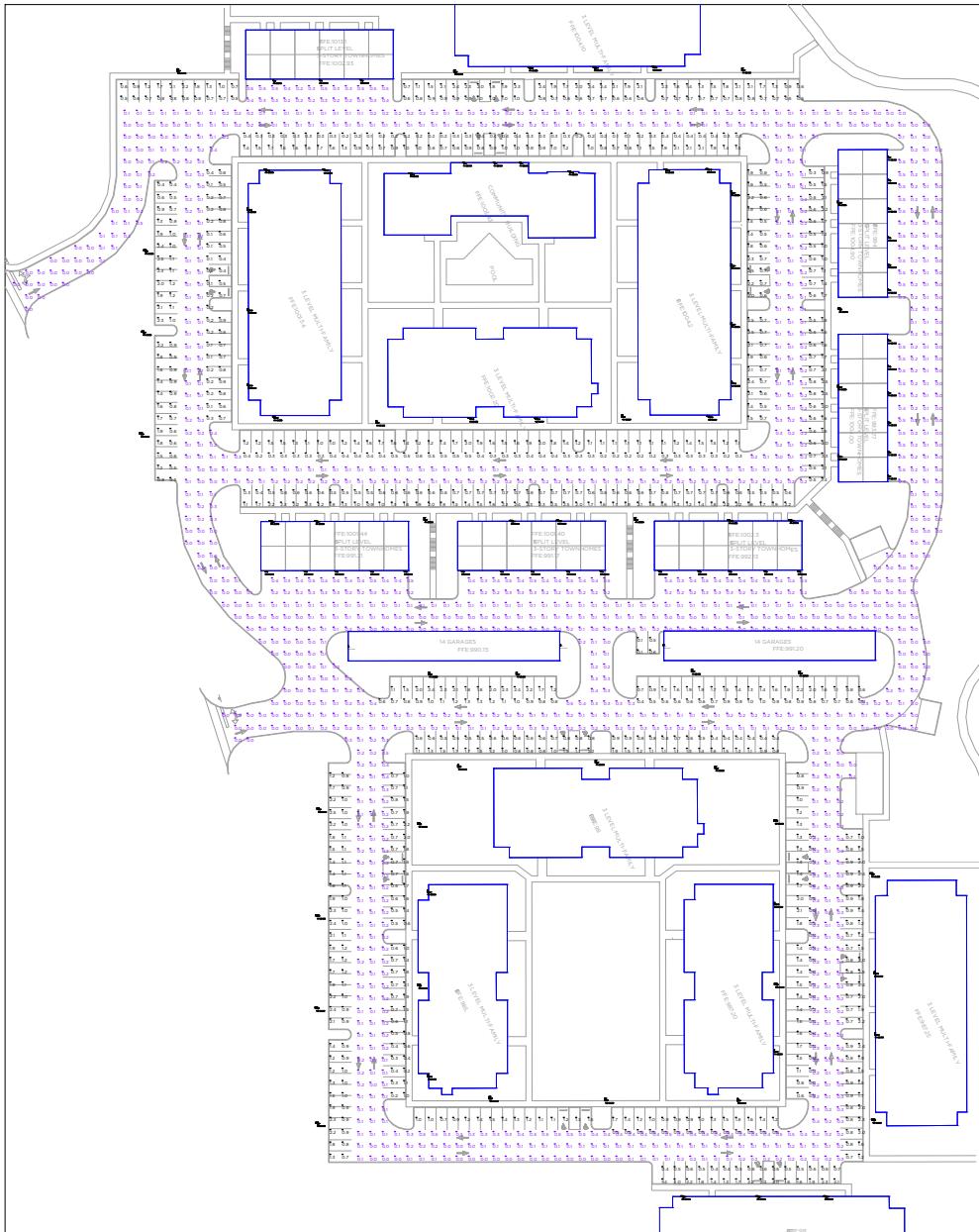
FILE # :12-B-22-UR / 12-B-22-TOB △

Drawing Set		Code Information		Revisions		Project Number	
Type of Const:	V-A	No.	Description	Date	Issue Date	Scale	Project Number
Occupancy Class:	R-2		LUDICRUM COMMENTS	11/18/2016	10/24/2022	1" = 40'	325-777
Fire Protection Systems:			Smoke Alarm				
DOMINION GROUP			NFPA 101				
CORNERSTONE DRIVE			ASHRAE				
MULTI-FAMILY			UL Rated Assemblies				
			Shop drawings will be submitted for after protection systems.				
		Drawn By	LBP/WMB				
		Checked By	AHHMWB				



NOT FOR CONSTRUCTION





Luminaire Schedule						
Symbol	Label	Gcy	Manufacturer	Arrangement	Description	Luminaire Lumen Watt/s LLF
■	ECF	31	SIGNIFY GARDOO	Single	ECP-5-52-365-NW-G2-2	5708 40 0.900
■	HDO	50	Performance IN Lighting	Single	PL_MMK_30_FLAT_B_840_07024	925 10 0.900
■	HDO	6	Performance IN Lighting	Single	PL_MMK_20_FLAT_B_840_070203	2095 25 0.900
■	HDO-1	24	Performance IN Lighting	Single	PL_MMK_20_B_840_070004	964 76 0.900
■	HDO-2	14	Performance IN Lighting	Single	PL_MMK_50_B_840_070002	1275 106 0.900

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min Grid Z
DRIVE	Illuminance	Fc:	0.14	0.5	0.0	N.A. N.A. 0
PARKING	Illuminance	Fc:	1.07	2.5	0.1	10.70 25.00 0

NOTES:
 - MOUNTING HEIGHT IS A.F.F. OR A.G. UNLESS NOTED OTHERWISE.
 - CALCULATIONS ARE MAINTAINED HORIZONTAL AND/OR VERTICAL FOOTCANDLES
 - STANDARD CCT = 3000K, U.N.O.
 - STANDARD ERI = 80, U.N.O.
 - STANDARD LLF = 0.9, U.N.O.
 - STANDARD WORKPLANE HEIGHT = 2.6' A.F.F., U.N.O.



DISCLAIMER: This document contains the results of calculations made with the SESCO Lighting product(s) of the project. The information provided is based on manufacturer's data. The information provided is not a guarantee of the quality or performance of the products, and it is the responsibility of the user to determine the suitability of the products for their specific application. The user should consult the manufacturer's instructions and guidelines for proper installation and use of the products. The manufacturer is not responsible for any damage or injury resulting from the use of the products.

Sales Rep: Morgan Garrett
 Office: Knoxville, TN
 Specifier: DK Levy
 Photometrics/EK Chambless

Cornerstone Apartments

Date:11/18/2022

Page 1 of 1

SHEET L101

SHEET L102

SHEET L103

SHEET L104

SHEET L105

SHEET L106

LOVEZARD

CONCRETE DR.

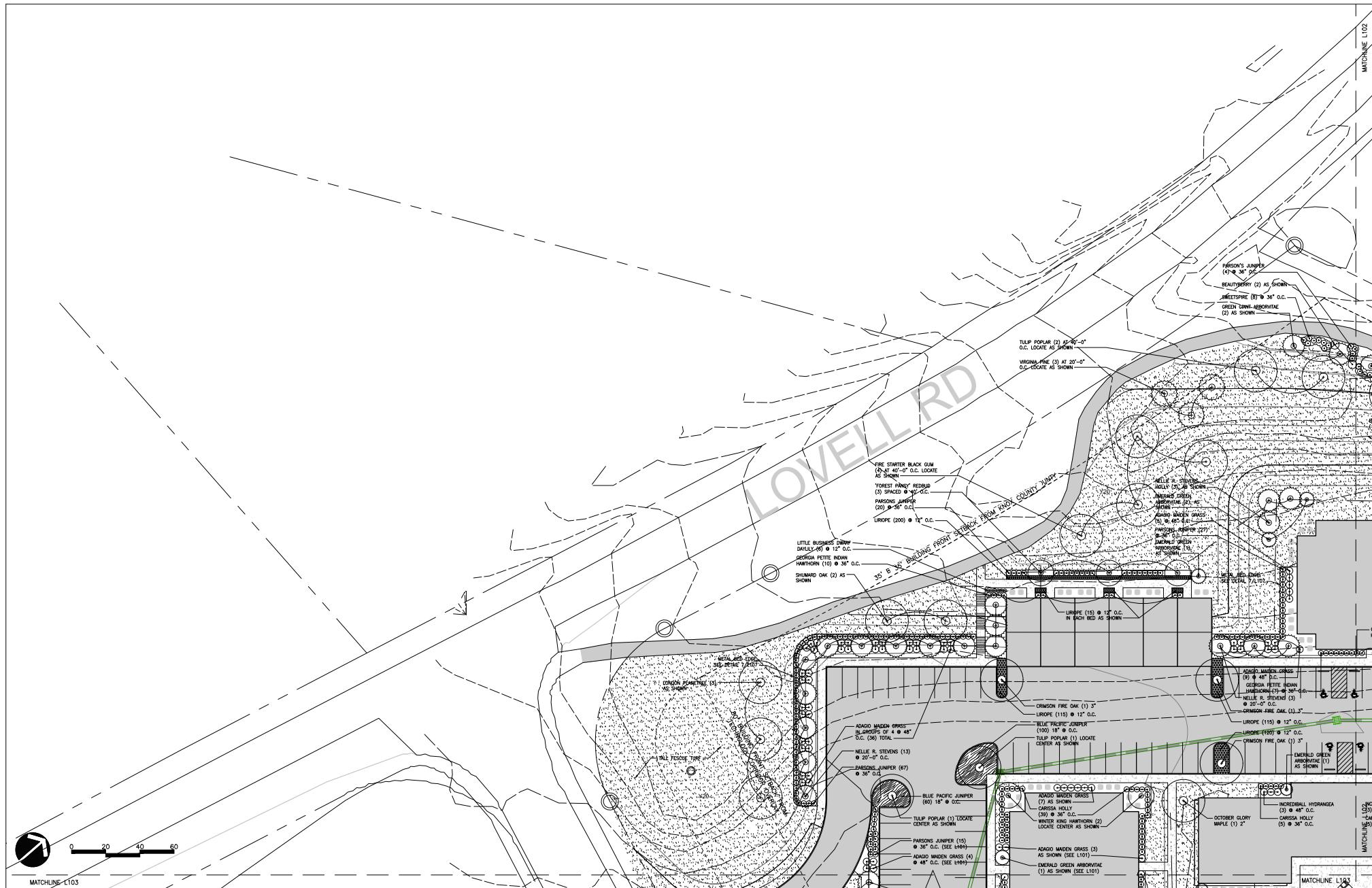


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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB △

Drawing Set	Code Information	Revisions	Project Number
USE REVIEW	Type of Const: V-A Occupancy Class: R-2	No. Description Date	22151
Project Information	Fire Protection Systems:	1 UORITCOA-COMMENTS 10.05.22	Issue Date 10.05.2022
DOMINION GROUP	Smoke Alarm NFPA 101 ASHRAE		Scale 1" = 50' 0"
CORNERSTONE DRIVE MULTI-FAMILY	UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.		LANDSCAPE PLAN
		Drawn By KT	L100
		Checked By ASB	



DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB



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Drawing Set	Code Information	Revisions	Project Number
USE REVIEW		No. Description Date	22151
Type of Const.: V-A		11-19-22	Issue Date 10.05.2022
Occupancy Class: R-2			Scale 1" = 20'-0"
Fire Protection Systems:			LANDSCAPE PLAN
Smoke Alarm NFSI ASHRAE			
UL Rated Assemblies			
Shop drawings will be submitted for all fire protection systems.			
		Drawn By KT	L101
		Checked By ASB	



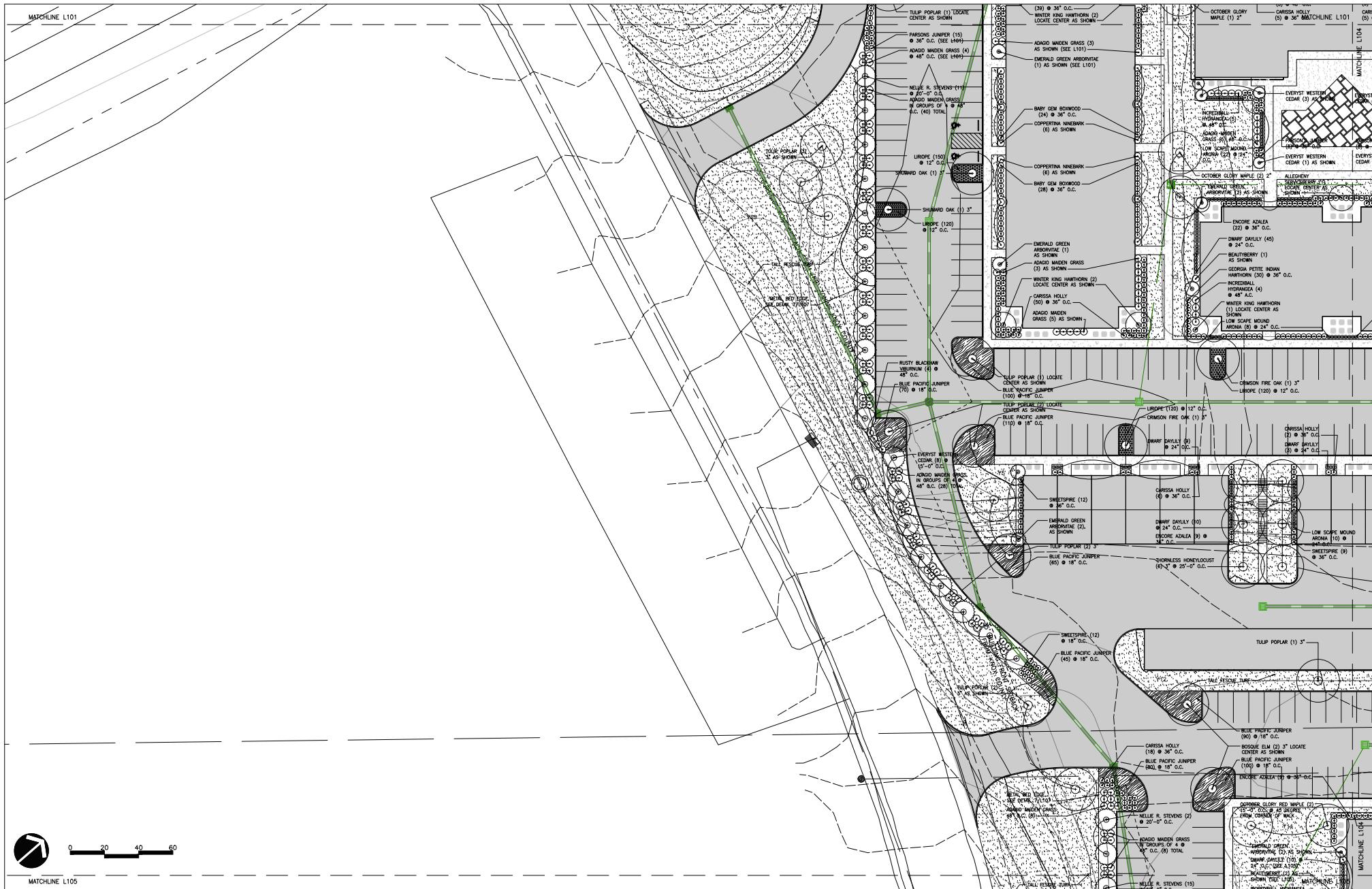
DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB



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Drawing Set USE REVIEW	Code Information Type of Const.: V-A Occupancy Class: R-2	Revisions No. UGRRITCDA COMMENTS Date 11-18-22	Project Number 22151
Project Information COMMONION GROUP CORNERSTONE DRIVE MULTI-FAMILY		Issue Date 10.05.2022	
Fire Protection Systems: Smoke Alarm NFPA 101 ASRAIR UL Listed Assemblies Shop drawings will be submitted for all fire protection systems.		Scale 1" = 20'-0"	
		Drawn By KT	LANDSCAPE PLAN
		Checked By ASB	L102



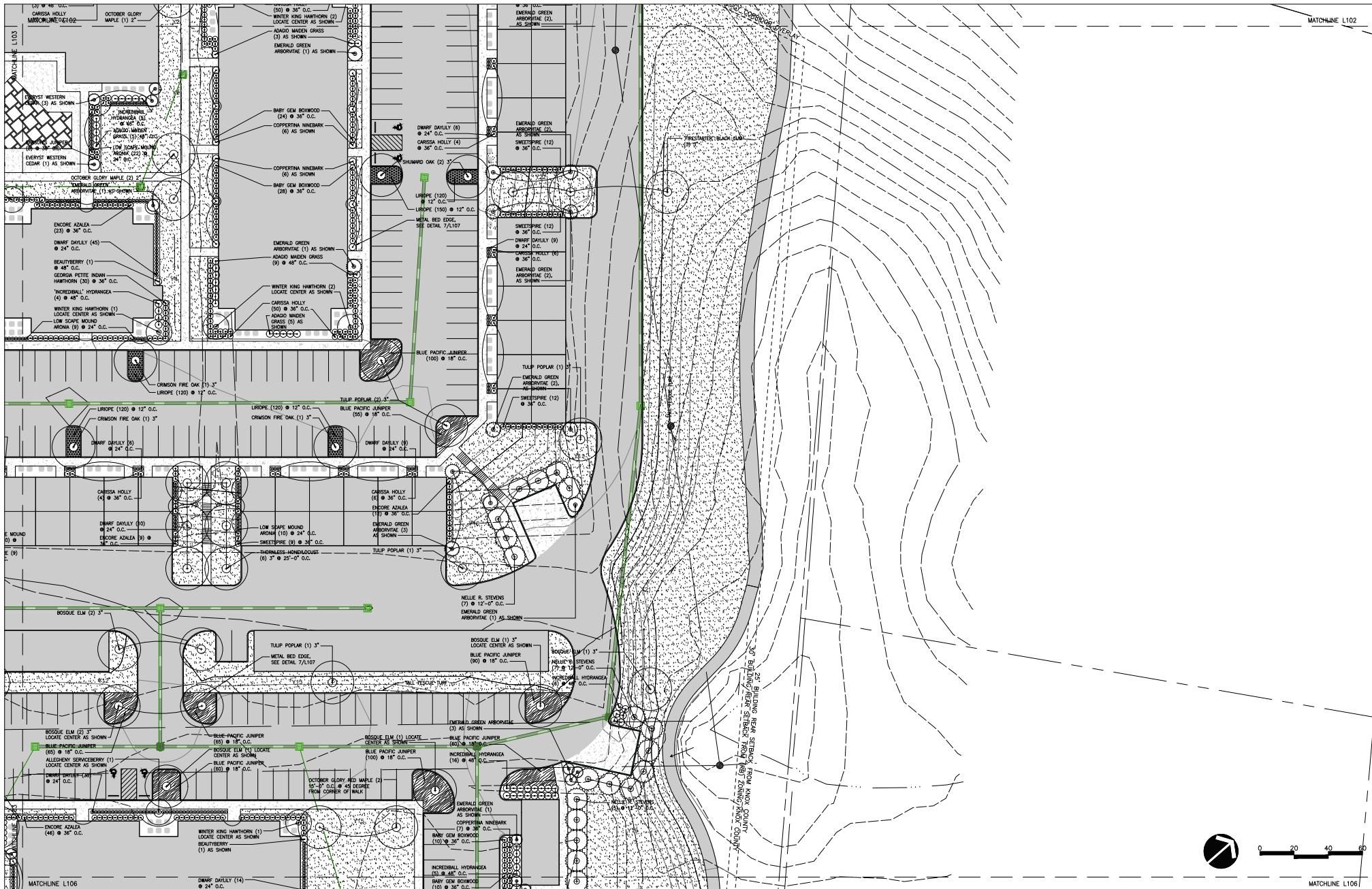
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Drawing Set	Code Information	Revisions	Project Number
USE REVIEW	Type of Const: V-A Occupancy Class: R-2 Fire Protection Systems: Smoke Alarm ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.	No. Description Date 1 UBC/TIC/DOCS 11-15-22	22151 Issue Date 10.05.2022 Scale 1" = 20' 0" LANDSCAPE PLAN
Project Information	Dominion Group CORNERSTONE DRIVE MULTI-FAMILY	Drawn By KT Checked By ASB	L103



DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB △



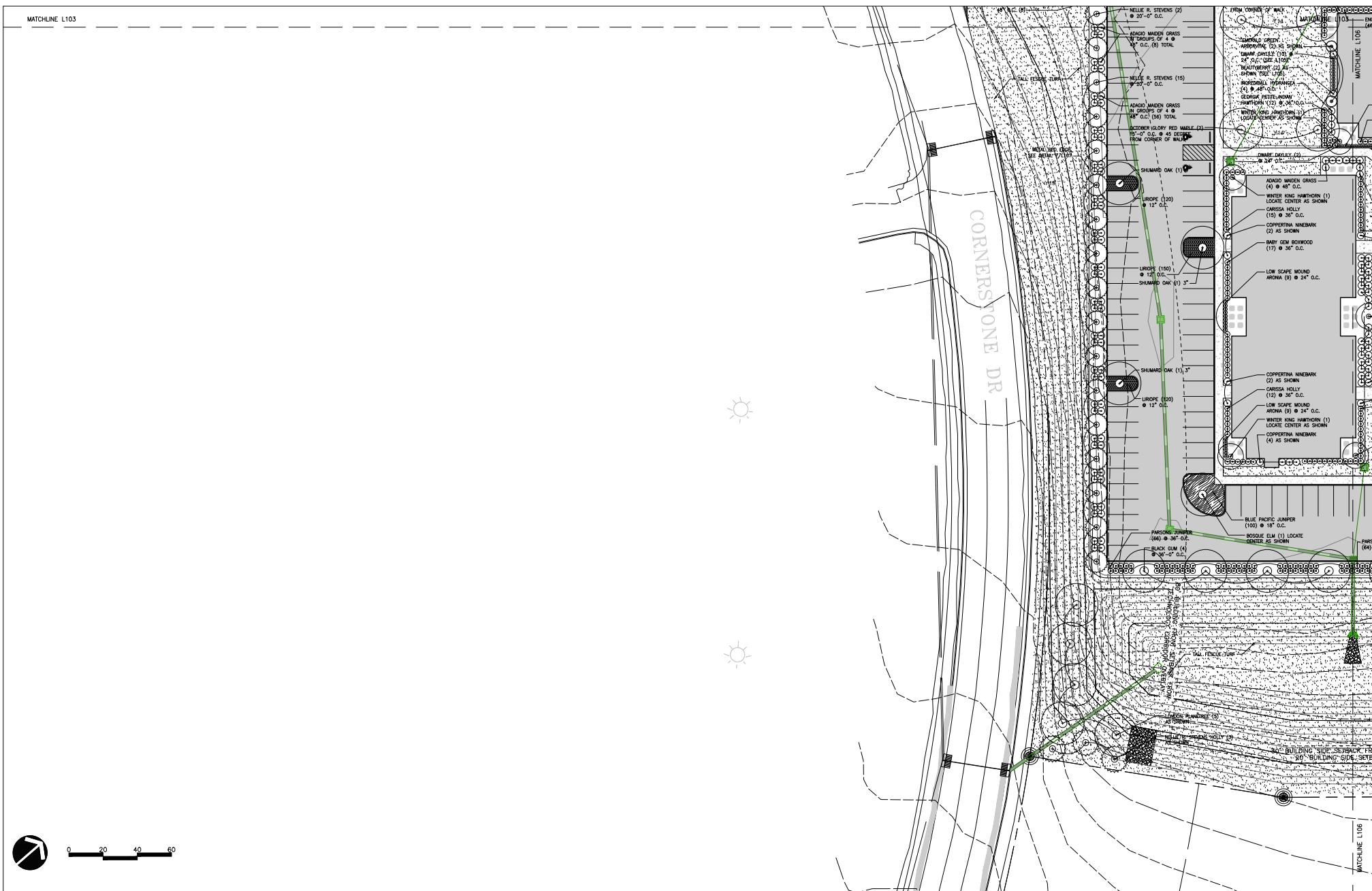
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Drawing Set		Code Information		Revisions		Project Number	
USE REVIEW		Type of Const: V-A UIC/TODA COMMENTS		No. Description Date		22151	
Project Information		Occupancy Class: R-2		Scale		Issue Date 10.05.2022	
DOMINION GROUP		SMOKE ALARM		1"	= 20'-0"	ASHRAE	
CORNERSTONE DRIVE	MULTI-FAMILY	UL Rated Assemblies				LANDSCAPE PLAN	
		Shop drawings will be submitted for the protection systems.				Drawn By KT	Project Number L104
						Checked By ASB	

MATCHLINE L103

MATCHLINE L103

MATCHLINE L106



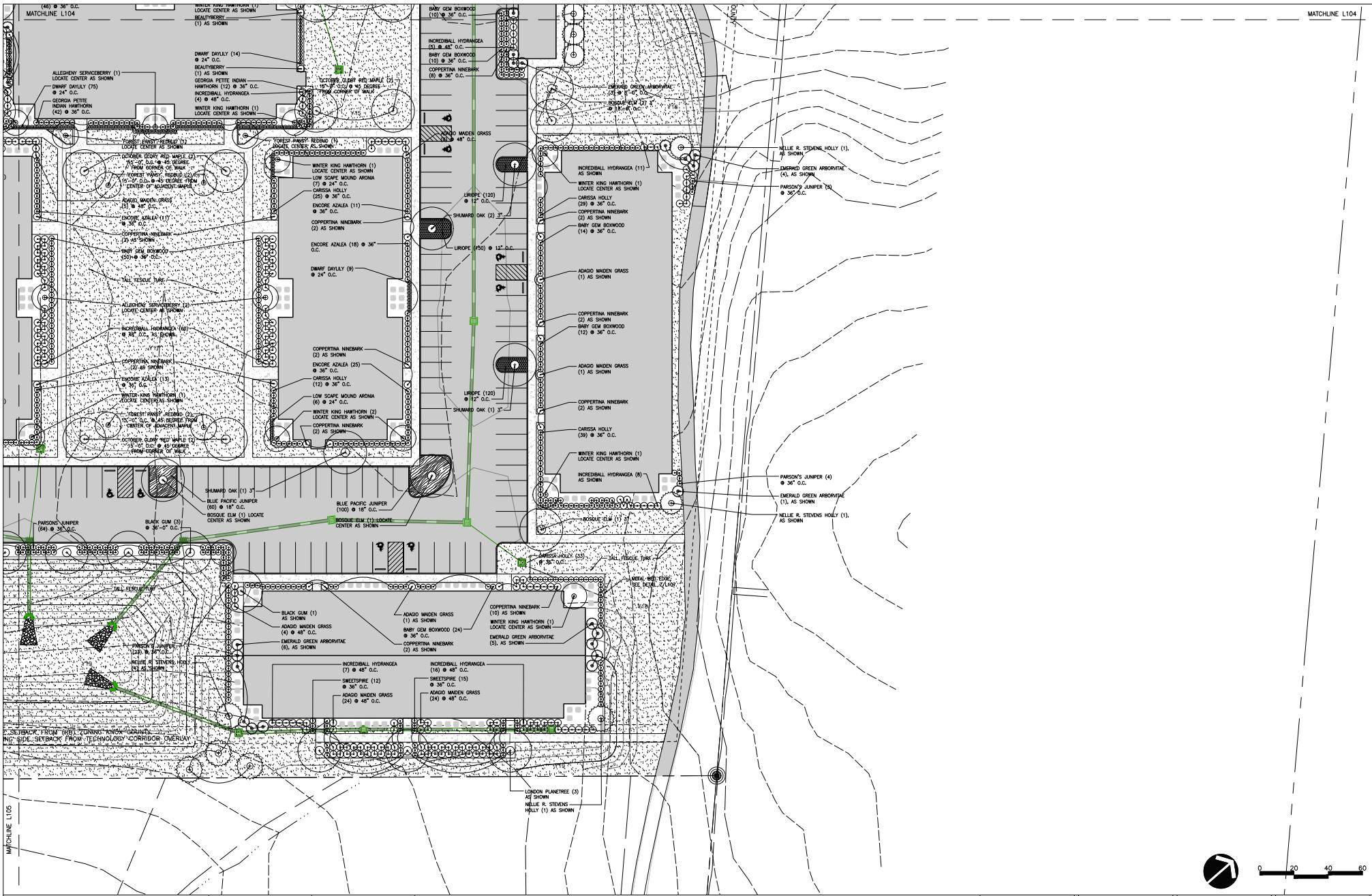
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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB △

Drawing Set	Code Information	Revisions	Project Number
USE REVIEW			22151
Project Information	Type of Const: V-A	Date: 11-15-22	Issue Date: 10.05.2022
DOMINION GROUP	Occupancy Class: R-2		Scale: 1" = 20'-0"
CORNERSTONE DRIVE	Fire Protection Systems: Smoke Alarm NFPRA-01 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all protection systems.		LANDSCAPE PLAN
MULTI-FAMILY			Drawn By: KT Checked By: ASB

L105



DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB △

Drawing Set		Code Information		Revisions		Project Number	
USE REVIEW		Type of Const: V-A		No. Description Date		22151	
Project Information		Occupancy Class: R-2		1 - UBR/TCDA COMMENTS 10/15/22		Issue Date 10/05/2022	
Dominion Group		Fire Protection Systems:		Scale 1" = 20' 0"		Smoke Alarm NFPA 72 ASHRAE	
Cornerstone Drive		UL Rated Assemblies		LANDSCAPE PLAN		Shop drawings will be submitted for the protection systems.	
Multi-Family		Drawn By KT		Drawn By ASB		Checked By ASB	

UNIT MATRIX

BUILDING A (4) BUILDING TYPE
24 TWO BEDROOMS (96)

BUILDING B (4) BUILDING TYPE
24 ONE BEDROOMS (96)
12 TWO BEDROOMS (48)

BUILDING C - (1) BUILDING TYPE
28 ONE BEDROOMS
14 THREE BEDROOMS

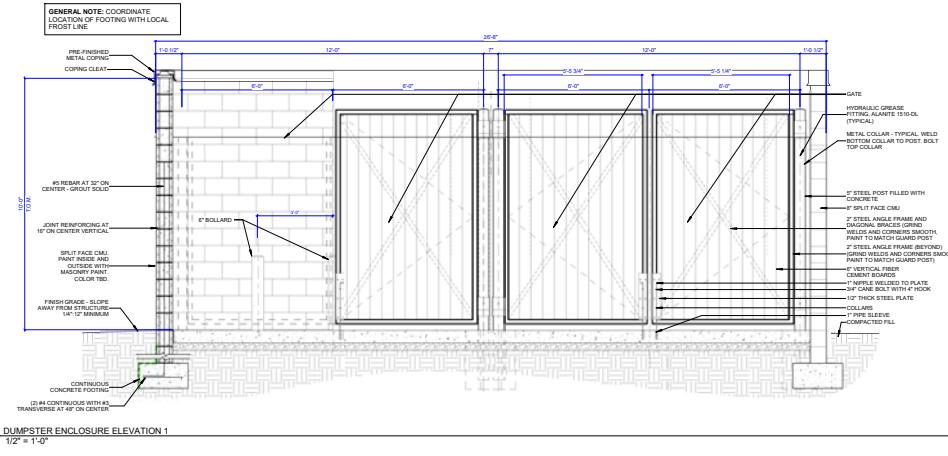
124 ONE BEDROOMS
144 TWO BEDROOMS
14 THREE BEDROOMS
282 MULTI-FAMILY UNITS

TOWNHOMES
36 TWO BEDROOMS

GRAND TOTAL 318 UNITS

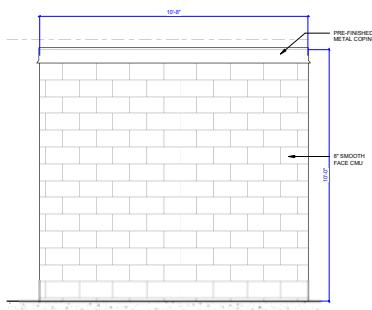


1 SITE PLAN
1" = 40'-0"



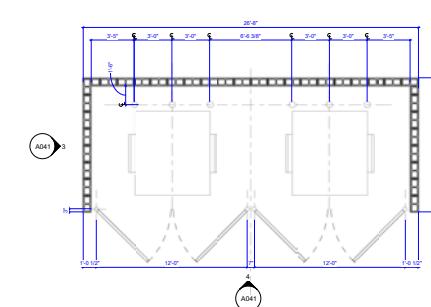
④ DUMPSTER ENCLOSURE ELEVATION 1

1/2" = 1'-0"



③ DUMPSTER ENCLOSURE ELEVATION 2

1/2" = 1'-0"



② DUMPSTER ENCLOSURE PLAN

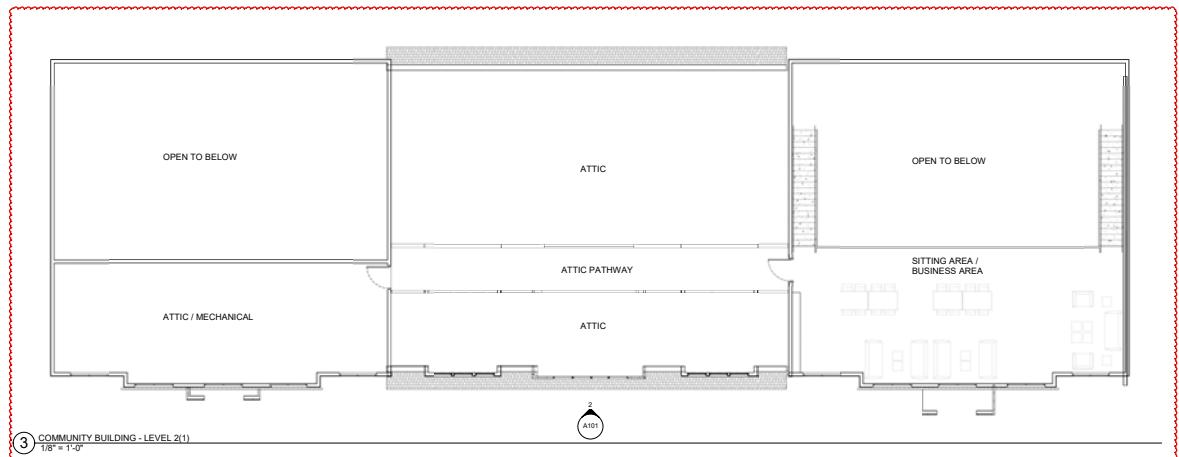
1/4" = 1'-0"



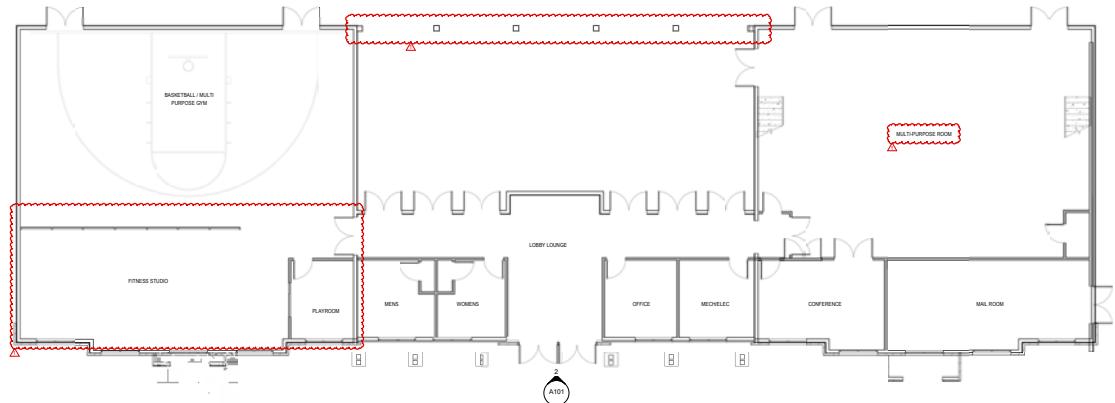
① DESIGN INTENT



② COMMUNITY BUILDING - FRONT AND REAR ELEVATIONS
1/8" = 1'-0"



③ COMMUNITY BUILDING - LEVEL 2(1)
1/8" = 1'-0"



① FLOOR PLAN - COMMUNITY BUILDING
1/8" = 1'-0"

CORNERSTONE MULTI-FAMILY

CONCEPT ONLY

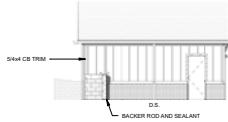
12-B-22-UR / 12-B-22-TOB

REVISIONS		22151	CORNERSTONE MULTI-FAMILY
NO	DESCRIPTION	DATE	ISSUE DATE
1	RESPONSE TO COMMENTS 1	11/18/22	10.24.2022
	CLIENT		DOMINION DEVELOPMENT GROUP
	ADDRESS		Cornerstone Dr. Knoxville, TN 37932
	SCALE		1/8" = 1'-0"
			A101
			COMMUNITY BUILDING - PLAN AND ELEVATION



9 EXTERIOR ELEVATION - PLAN EAST

1/8" = 1'-0"



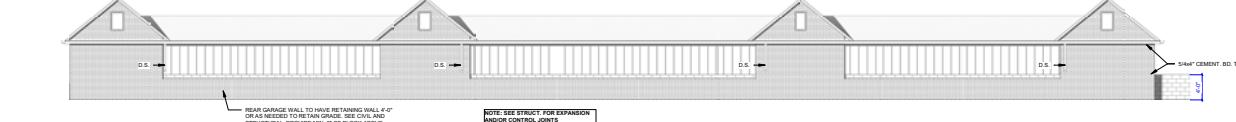
8 EXTERIOR ELEVATION - PLAN WEST

1/8" = 1'-0"



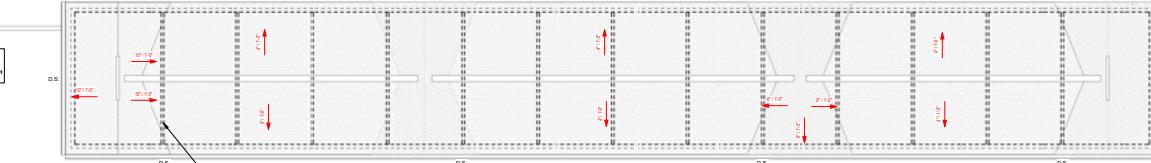
6 EXTERIOR ELEVATION - FRONT

1/8" = 1'-0"



5 EXTERIOR ELEVATION - REAR

1/8" = 1'-0"



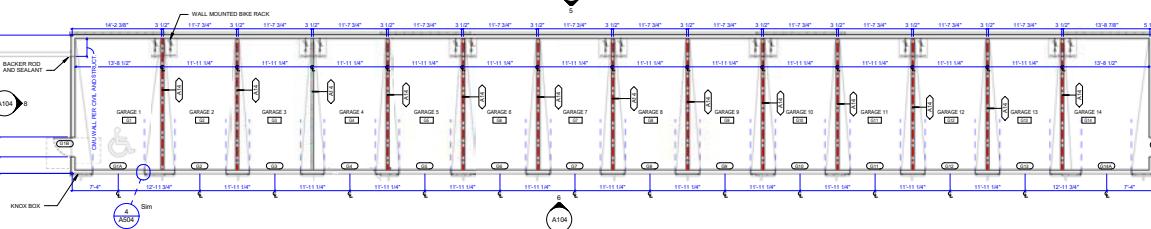
4 GARAGE ROOF PLAN

1/8" = 1'-0"



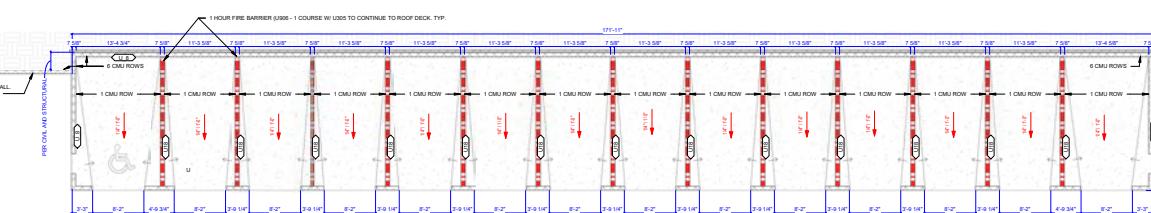
3 RCP - GARAGE

1/8" = 1'-0"



2 GARAGE FLOOR PLAN

1/8" = 1'-0"



1 GARAGE - SLAB EDGE PLAN

1/8" = 1'-0"

WALL RATING LEGEND	
White	INDICATES NON RATED PARTITION
Grey	INDICATES NON RATED SOUND PARTITION
Red	INDICATES 1 HR FIRE RATED PARTITION
Red with dots	INDICATES 1 HR FIRE RATED UNIT SUPERSEDES OTHER PLANS
NOTE: SEE WALL TYPES AND UL ASSEMBLIES	

FLOOR PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. "CLEAR" DISTANCE DENOTES CLEARANCE FROM CENTER OF STUD.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS DO NOT TAKE INTO ACCOUNT JOINTS, GAPS, TYPES, DOOR & WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT. NOTE: DOORS & WINDOWS ARE FOR INFORMATION ONLY.
- DO NOT SCALE DRAWINGS. CONSTRUCTION RATINGS WHERE RECESSED EQUIPMENT OR FIXTURES ARE TO BE PLACED.
- PROVIDE AND INSTALL INSULATION FULL HEIGHT OF ALL INTERIOR AND EXTERIOR WALLS.
- CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REFERENCED BY PARTICIPANTS FOR REVIEW BY OWNER AND ARCHITECT. CONTRACTOR SHALL PROVIDE CENTER OF STUD SOLE PLATE. REVIEW WILL BE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL PROVIDE CENTER OF STUD AND VERIFY ALL LOCATIONS TO ENSURE PROPER FIT.
- PROVIDE AND INSTALL MOISTURE RESISTANT SYSTEMS FOR EXTERIOR WALLS, ROOFS, FLOORS, RESTROOMS, JANITOR CLOSETS, AND FOR FULL HEIGHT EXTERIOR WALLS. CONTRACTOR SHALL VERIFY ALL LOCATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- APPLIANCES AND KITCHEN FINISHES SELECTED BY OWNER. CONTRACTOR SHALL COORDINATE WITH APPLIANCES AND CLEARANCES.
- ALL EXTERIOR PATIOS AT SHALLOW SLOPE 1/4:12 AWAY FROM EXTERIOR WALLS.
- INSTALL BLOCKING AT 60" AFF. AT ALL TV LOCATIONS (TYP).
- COMMUNITY BUILDING FINISHES TO BE SELECTED BY OWNER.

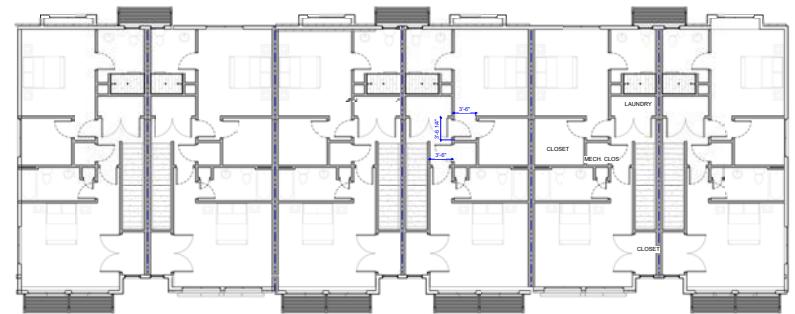
EXTERIOR MATERIALS LEGEND

Board and Batten Pier Cement Siding (White)
Siding Design James Hardie Panel and Batten Board
Hardie Lap Siding (Grey) / Inch Reveal
Siding Design James Hardie Lap Siding
Brick Veneer
Hardie Panel Reveal Edge (Tamilyn or Similar)

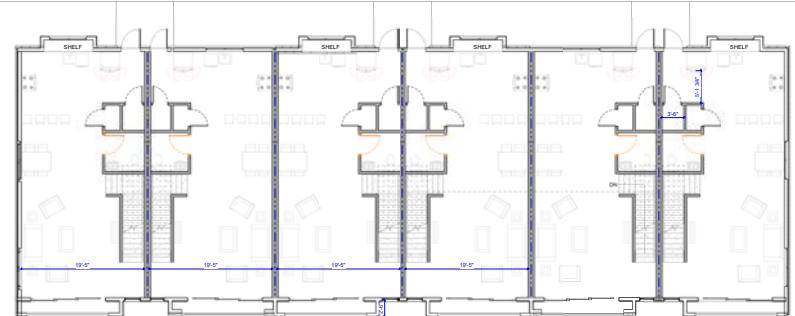
NOTE: ALL FINISHED AND COLORS TO BE VERIFIED WITH DESIGNER

GARAGE INFORMATION

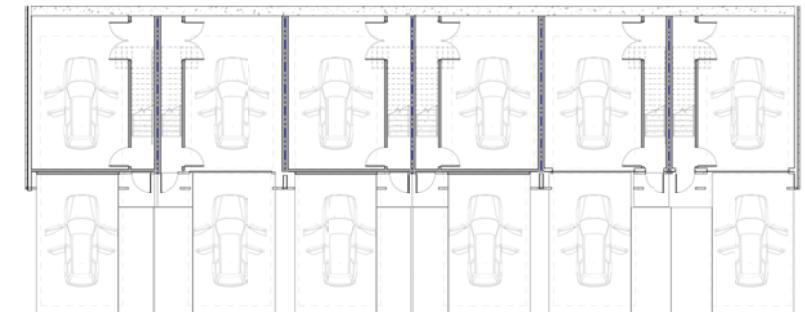
- OCCUPANCY GROUP - U
- CONSTRUCTION TYPE : SB CONSTRUCTION
- UNSINKERED
- 1 STORY BUILDING



③ TOWNHOME SECOND LEVEL
1/8" = 1'-0"



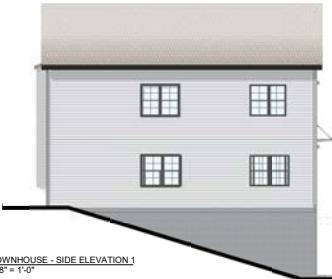
② TOWNHOME MAIN LEVEL
1/8" = 1'-0"



① TOWNHOME GARAGE LEVEL
1/8" = 1'-0"



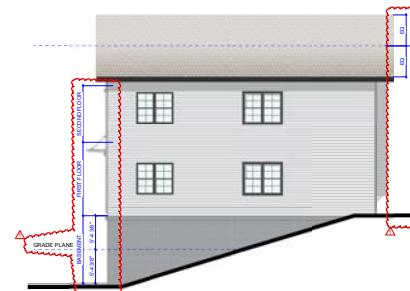
② TOWNHOUSE - FRONT ELEVATION
1/8" = 1'-0"



③ TOWNHOUSE - SIDE ELEVATION 1
1/8" = 1'-0"



① TOWNHOUSE - REAR ELEVATION
1/8" = 1'-0"



④ TOWNHOUSE - SIDE ELEVATION 2
1/8" = 1'-0"



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3523 Maloney Rd., Knoxville, TN 37920
p. 865.474.9264 www.dklevy.com

NOT FOR CONSTRUCTION

CORNERSTONE MULTI-FAMILY

CONCEPT ONLY

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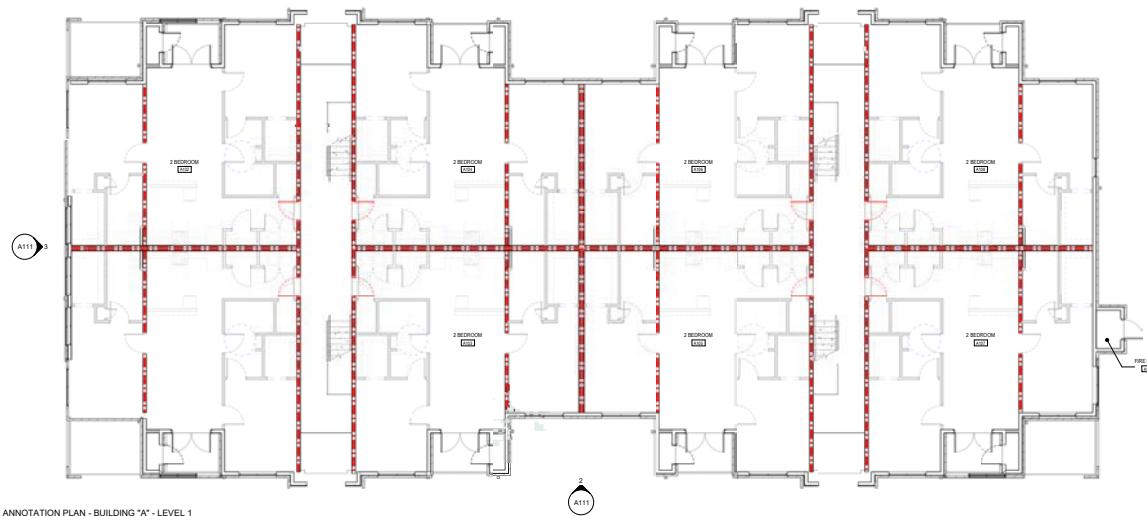
REVISIONS			22151	CORNERSTONE MULTI-FAMILY
NO	DESCRIPTION	DATE	ISSUE DATE	
1	RESPONSE TO COMMENTS 1	11/18/22		Dominion Development Group
				Cornerstone Dr. Knoxville, TN 37932
				SCALE
				1/8" = 1'-0"
				A108
				TOWNHOUSE - BUILDING ELEVATIONS



③ BLDG A - ELEVATION 2
1/8" = 1'-0"



② BLDG A - ELEVATION 1
1/8" = 1'-0"



① ANNOTATION PLAN - BUILDING "A" - LEVEL 1
1/8" = 1'-0"

CORNERSTONE MULTI-FAMILY

CONCEPT ONLY

12-B-22-UR / 12-B-22-TOB

REVISIONS			22151	CORNERSTONE MULTI-FAMILY
NO	DESCRIPTION	DATE	ISSUE DATE	10.24.2022
1	RESPONSE TO COMMENTS 1	11/18/22	CLIENT	DOMINION DEVELOPMENT GROUP
			ADDRESS	Cornerstone Dr. Knoxville, TN 37932
			SCALE	1/8" = 1'-0"
				A111
				BUILDING "A" - PLAN AND ELEVATIONS



③ BLDG B - ELEVATION 2
1/8" = 1'-0"



② BLDG B - ELEVATION 1
1/8" = 1'-0"



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CORNERSTONE MULTI-FAMILY

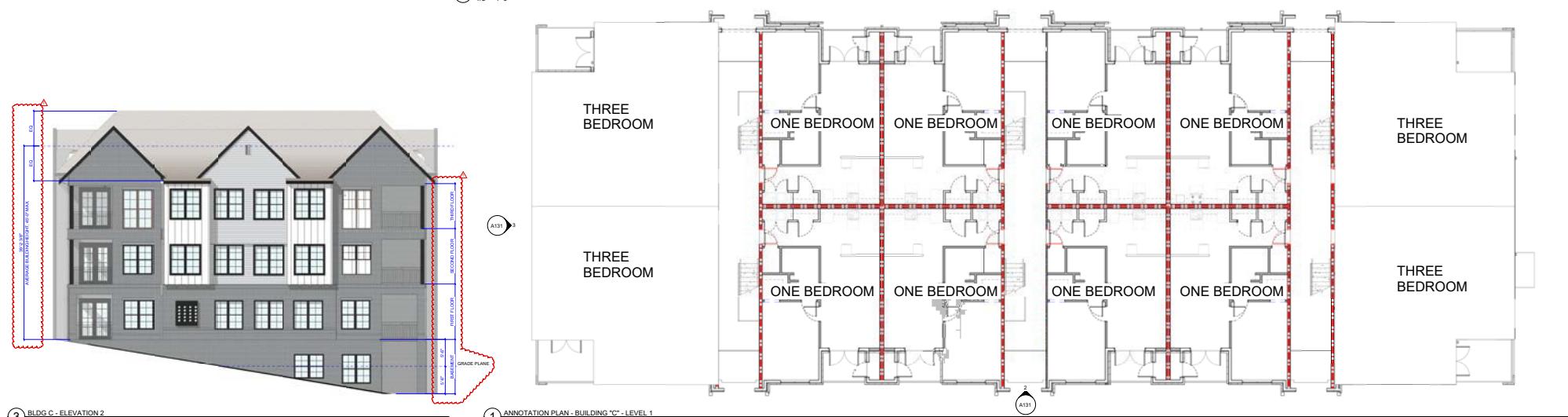
CONCEPT ONLY

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① ANNOTATION PLAN - BUILDING "B" - LEVEL 1
1/8" = 1'-0"

REVISIONS			22151	CORNERSTONE MULTI-FAMILY
NO	DESCRIPTION	DATE	ISSUE DATE	10.24.2022
1	RESPONSE TO COMMENTS 1	11/18/22	CLIENT	DOMINION DEVELOPMENT GROUP
			ADDRESS	Cornerstone Dr. Knoxville, TN 37932
			SCALE	1/8" = 1'-0"
				A121
				BUILDING "B" - PLAN AND ELEVATIONS



CORNERSTONE MULTI-FAMILY

CONCEPT ONLY

12-B-22-UR / 12-B-22-TOB

REVISIONS		22151	CORNERSTONE MULTI-FAMILY
NO	DESCRIPTION	DATE	ISSUE DATE
1	RESPONSE TO COMMENTS 1	11/18/22	10.24.2022
	CLIENT		DOMINION DEVELOPMENT GROUP
	ADDRESS		Cornerstone Dr. Knoxville, TN 37932
	SCALE		1/8" = 1'-0"

A131

BUILDING "C" - PLAN AND ELEVATIONS



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Sector Plan
- One Year Plan
- Rezoning

Daniel Levy

Applicant Name

Affiliation

10/25/2022

12/8/2022

12-B-22-UR

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Daniel Levy DKLevy Architecture and Design

Name / Company

3523 Maloney Rd. Rd. Knoxville TN 37920

Address

865-323-8495

Phone / Email

CURRENT PROPERTY INFO

USCC Real Estate Corp

PO Box 31369 Chicago IL 60631

Owner Name (if different)

Owner Address

Owner Phone / Email

875 CORNERSTONE DR

Property Address

131 069

19.1 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

First Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Cornerstone Dr, east side of Lovell Rd

General Location

City

Commission District 3

**OB (Office, Medical, and Related Services), TO
(Technology Overlay)**

Public Parks

Count

District

Zoning District

Existing Land Use

Northwest County

O (Office)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA		<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential
Home Occupation (specify)			
Other (specify) Multi-dwelling development			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
---------------------------	------------------------------

Unit / Phase Number _____ Total Number of Lots Created _____

Additional Information _____

Attachments / Additional Requirements

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

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

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$1,600.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 3	

AUTHORIZATION

Daniel Levy

10/25/2022

Applicant Signature

Please Print

Date

Phone / Email

USCC Real Estate Corp

10/25/2022

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Daniel Levy

Architect

Applicant Name

Affiliation

10/24/2022

12/08/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

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

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

Daniel Levy

DKLEVY Architecture

Name

Company

3523 Maloney Road

Knoxville

TN

37920

Address

City

State

ZIP

(865) 474-9264

daniel@dklevy.com

Phone

Email

CURRENT PROPERTY INFO

USCC Real Estate Corp

PO Box 31369 Chicago, IL 60631

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

875 Cornerstone Drive

131 069

Property Address

Parcel ID

LCUB

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Cornerstone Dr, east side of Lovell Rd

19.1 acres

General Location

Tract Size

 City County3rd
District

OB/TO

Zoning District

Public parks

Existing Land Use

Northwest County

O (Office)

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	Related City Permit Number(s)
Home Occupation (specify) _____	
Other (specify) <u>Multi-dwelling development</u>	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number 11-E-20-RZ
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created
<input type="checkbox"/> Other (specify) _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s)	
Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	404	Use on Review
ATTACHMENTS	Fee 2	
<input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>)		
<input checked="" type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>)		\$1,600
<input checked="" type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)		

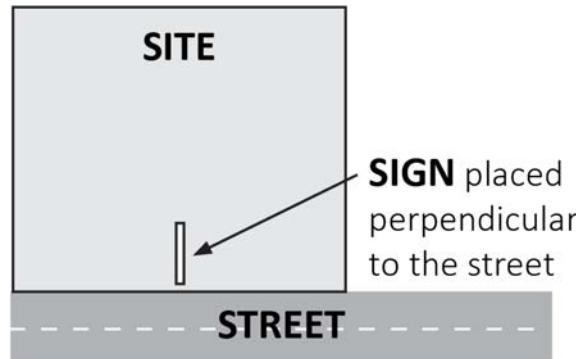
AUTHORIZATION

Applicant Signature	Daniel Levy Please Print	10/24/2022 Date
(865) 474-9264	daniel@dklevy.com	
Phone Number	Email	
	Sean Chalmers/DDG (Option Holder) Please Print	10/24/2022 Date
Property Owner Signature		

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

Revised April 2021

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

11/25/2022 and 12/9/2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Daniel Levy

Sign posted by Staff

Date: 10/25/22

Sign posted by Applicant

File Number: 12-B-22-UR