



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 11-C-22-DP

**AGENDA ITEM #:** 29

**AGENDA DATE:** 11/10/2022

▶ **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): JDTKNOX, LLC

TAX ID NUMBER: 137 164.01,164.02,164.03

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 270 W GOVERNOR JOHN SEVIER HWY (320, 382 W GOVERNOR JOHN SEVIER HWY)

▶ **LOCATION:** South side of W Governor John Sevier Hwy, west of Mountain Grove Drive

▶ **APPX. SIZE OF TRACT:** 16.11 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Governor John Sevier Highway, a major arterial with a pavement width of 45-ft within a right-of-way width of 112-ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Multi-dwelling development

HISTORY OF ZONING: 3-I-80-RZ: A to RA, 8-D-91-RZ: A to CA (Denied), 8-H-95-RZ: A to CA

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - MDR (Medium Density Residential - RB (General Residential)

South: Agriculture/forestry/vacant, rural residential, single family residential, commercial - GC (General Commercial), LDR (Low Density Residential) - CA (General Business), A (Agricultural), RA (Low Density Residential)

East: Agriculture/forestry/vacant, commercial - GC (General Commercial) - CA (General Business)

West: Agriculture/forestry/vacant - GC (General Commercial) - CA (General Business)

NEIGHBORHOOD CONTEXT: This is a forested area along W Governor John Sevier Highway adjacent to a large commercial node at the interseciton with Chapman Highway. Single family residential homes on large lots with agricultural and low density residential zoning about the property to the south.

## STAFF RECOMMENDATION:

► **Approve the development plan for 253 multifamily apartments, subject to the following 5 conditions.**

- 1) Meeting all zoning conditions as described in case 4-L-22-RZ (see comment 1B)
- 2) Providing a tree survey for review by Planning staff before clearing and grading activities begin within the 50-ft tree buffer along Governor John Sevier Highway
- 3) Submitting Phase 2 development plans for review by Planning staff to ensure compliance with the overall plans as shown presently
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance
- 5) Meeting all requirements of the Knox County Engineering and Public Works during permit review

**COMMENTS:**

This proposal is to create a total of 287 multifamily apartments on an approximately 20-acre site that straddles the City and the County. The development will be built in two phases with 225 units being built in phase one and 62 units in phase two. This development review focuses on the 253 units that will be built in the PR (Planned Residential) zoned property in the County, but also considers the pedestrian connection to the commercial node and transit in the City.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

A. The 16.11-acre portion of the property that is in the County is zoned PR with a permitted density of up to 18 dwelling units per acre (du/ac). With both phases of construction, a total of 253 units are proposed in the County, which is under the 18 du/ac maximum.

B. The following conditions were placed on the property at the time of its rezoning to PR:

i) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.

The landscaping plan and berm profiles reflect compliance with the intent of this condition, even though the existing berm will be partially graded to accommodate apartment buildings. High visibility protection fencing will be installed prior to construction to protect as much existing vegetation as possible. Any trees that are lost due to grading will be replaced within the 50-ft buffer at a 1:1 ratio, as verified by a tree survey.

ii) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

No clearing or grading of the site has occurred presently.

iii) Provide a vegetated buffer consisting of a Class B landscape screen of 20-ft in depth adjacent to the RA and A zoned parcels on the south side of the property.

The landscaping plan shows a 20-ft Class B vegetative buffer along the rear of the property where it abuts RA (Low Density Residential) and A (Agricultural) zoned parcels.

iv) Provide a pedestrian connection to the large adjacent commercial node to the east that is served by transit. The sidewalk extension plan shows a pedestrian connection to the bus stop in the commercial node to the east. The pathway of the sidewalk was developed by the applicant after discussion with City and Planning staff about the safest possible route.

C. Approximately 4 acres of the subject property are in the City boundary and are zoned C-H-2 (Highway Commercial). The proposed multifamily development is permitted by right in the C-H-2 zoning district.

Therefore, it is not subject to Planning Commission review except for consideration of the PR zoning condition regarding pedestrian connectivity to the commercial node that is served by transit.

**2) GENERAL PLAN - DEVELOPMENT POLICIES**

A. The proposed development ensures pedestrian needs are being met by providing an extensive sidewalk to the adjacent commercial node and bus stop (Policy 2.13).

B. The development plan adheres to strengthened Scenic Highways Program regulations and enforcement (Policy 6.11).

**3) SOUTH COUNTY SECTOR PLAN**

A. The property is classified as MDR (Medium Density Residential), which allows consideration of residential densities greater than 12 du/ac if the property is located within 1/4 mile of transit service with a sidewalk connection. The subject property's close proximity to a bus stop and the applicant's plan for sidewalk development permit the current PR density of up to 18 du/ac.

#### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The proposed development is compatible with its location within the Planned Growth boundary. The purpose of the Planned Growth boundary is to encourage a reasonably compact pattern of development, promote expansion of Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.

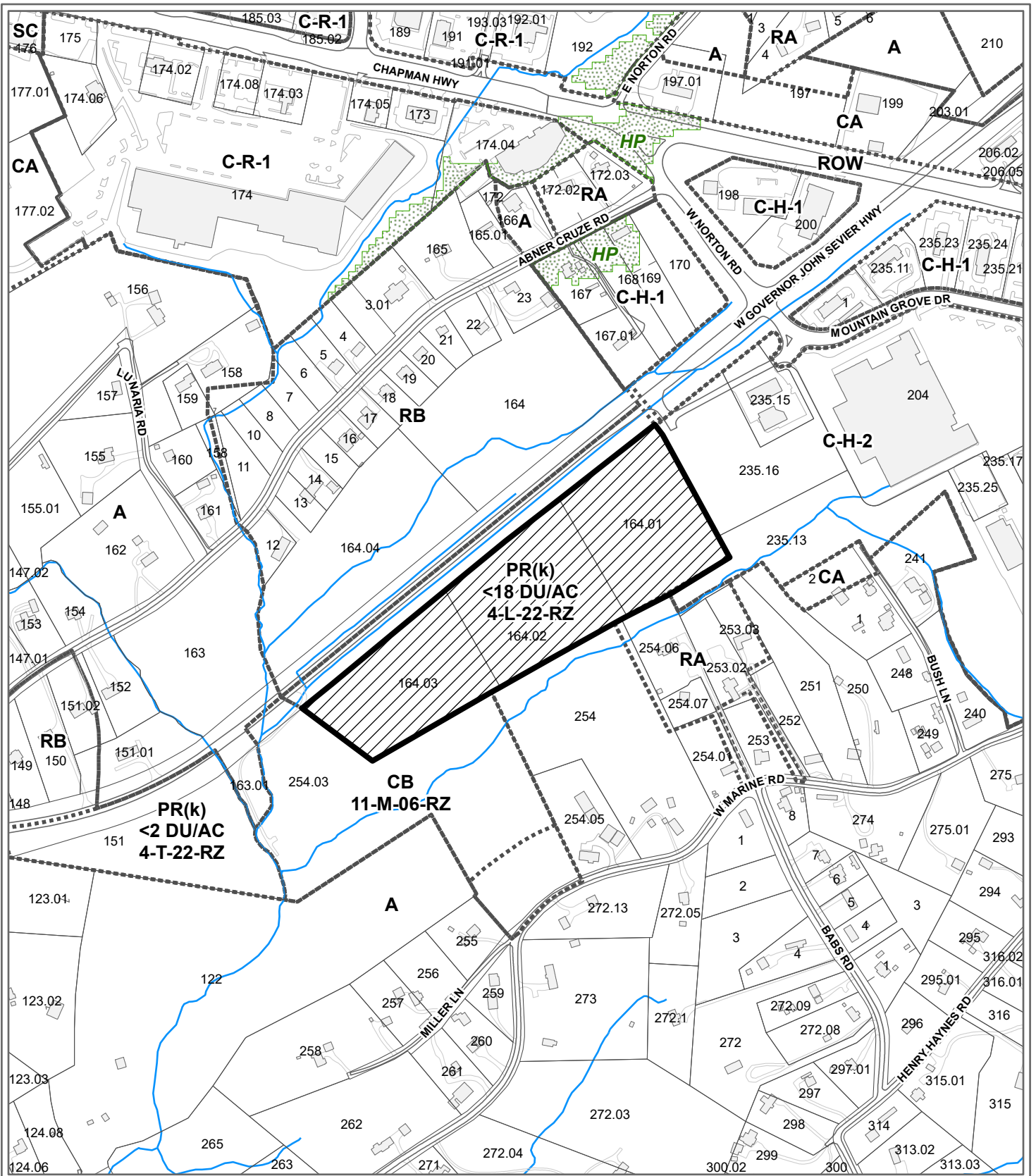
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 25 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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 Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**11-C-22-DP  
DEVELOPMENT PLAN**

Petitioner: Taylor D. Forrester



Multi-dwelling development in PR(k) (Planned Residential)

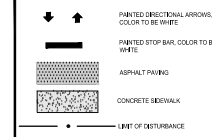
Original Print Date: 10/17/2022      Revised:  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 137  
 Jurisdiction: County



11-C-22-DP  
 Revised 10/24/2022

**SITE LEGEND**



**SITE KEY NOTES**

- 1 MONUMENT BURN
- 2 WASTE COMPACTOR

**AREAS & CALCULATIONS**

IMPROVED AREA							
EXISTING	PROPOSED	TOTAL INCREASE					
Sq Ft	Sq Ft	Area	Area				
0	373,412	373,412	373,412				
<b>DISTURBED AREA</b>							
TOTAL SITE AREA		DISTURBED AREA					
224	134	134	134				
WASTING		WASTING					
945,033	945,033						
<b>LIMIT CALCULATION</b>							
COUNTY SITE		CITY SITE					
BEDROOM UNITS: 60	1 BEDROOM UNITS: 15						
BEDROOM UNITS: 13	2 BEDROOM UNITS: 19						
BEDROOM UNITS: 17	3 BEDROOM UNITS: 0						
<b>PARKING CALCULATION (COUNTY SITE)</b>							
ALL KNOXVILLE STRUCTURES AND DEVELOPMENTS, ONE AND ONE-HALF PARKING SPACES PER DWELLING UNIT FOR THE FIRST TWENTY (20) UNITS.							
1750 + 30 SPACES REQUIRED							
PLUS ONE AND ONE-HALF ADDITIONAL PARKING SPACES FOR EACH TWO (2) OR MORE BEDROOM DWELLING UNITS IN EXCESS OF TWENTY (20).							
101 + 20 * 1.5 + 12.5 = 122 SPACES REQUIRED							
PLUS ONE ADDITIONAL PARKING SPACE FOR EACH ONE-BEDROOM DWELLING UNIT							
91 + 1 = 92 SPACES REQUIRED							
92 + 121 + 90 = 303 SPACES REQUIRED							
REQUIRED				PROPOSED (INCLUDING GARAGES)			
REGULAR	235	REGULAR	309	REGULAR	309	PROPOSED	309
ACCESSIBLE	24	ACCESSIBLE	24	ACCESSIBLE	24	ACCESSIBLE	24
TOTAL	259	TOTAL	333	TOTAL	333	TOTAL	333
<b>PARKING CALCULATION (CITY SITE)</b>							
<b>MINIMUM</b>		<b>MAXIMUM</b>					
0 TO 1 BEDROOM: 1 PER DU + GUEST PARKING		0 TO 1 BEDROOM: 1.25 PER DU + GUEST PARKING					
15' x 11.5 SPACES MIN		15' x 12.5 + 16.75 - 19 SPACES MAX					
2 BEDROOMS: 1.25 PER DU + GUEST PARKING		2 BEDROOMS: 1.25 PER DU + GUEST PARKING					
15' x 12.5 + 16.75 - 24 SPACES MIN		15' x 12.5 + 16.75 - 34 SPACES MAX					
3 BEDROOMS: 1.5 PER DU + GUEST PARKING		3 BEDROOMS: 1.5 PER DU + GUEST PARKING					
15' x 12.5 + 16.75 + 34 SPACES MIN		15' x 12.5 + 16.75 + 34 SPACES MAX					
4 BEDROOMS: 1.75 PER DU + GUEST PARKING		4 BEDROOMS: 1.75 PER DU + GUEST PARKING					
15' x 12.5 + 16.75 + 52 SPACES MIN		15' x 12.5 + 16.75 + 52 SPACES MAX					
5 + 24 + 7 + 46 SPACES MIN		15' x 24 + 9 + 46 SPACES MAX					
MINIMUM	46	MAXIMUM	59	PROPOSED	75		
REGULAR	46	REGULAR	59	REGULAR	75		
ACCESSIBLE	0	ACCESSIBLE	0	ACCESSIBLE	0		
TOTAL	46	TOTAL	59	TOTAL	75		
<b>BICYCLE PARKING CALCULATION (CITY SITE)</b>							
1.55 PER UNIT, OR NOT IF INTERIOR STORAGE SPACE PROVIDED FOR EACH UNIT							
34 * 1.55 = 53 + 9 BICYCLE SPACES REQUIRED							
REQUIRED		PROPOSED					
BICYCLE SPACES	9	BICYCLE SPACES	10				

**MBI**  
 ARCHITECTS & ENGINEERS  
 266 N. WHEELER ROAD  
 KNOXVILLE, TN 37912  
 PHONE: 865.524.2800  
 FAX: 865.524.2151  
 WWW: mbiarchitect.com

---

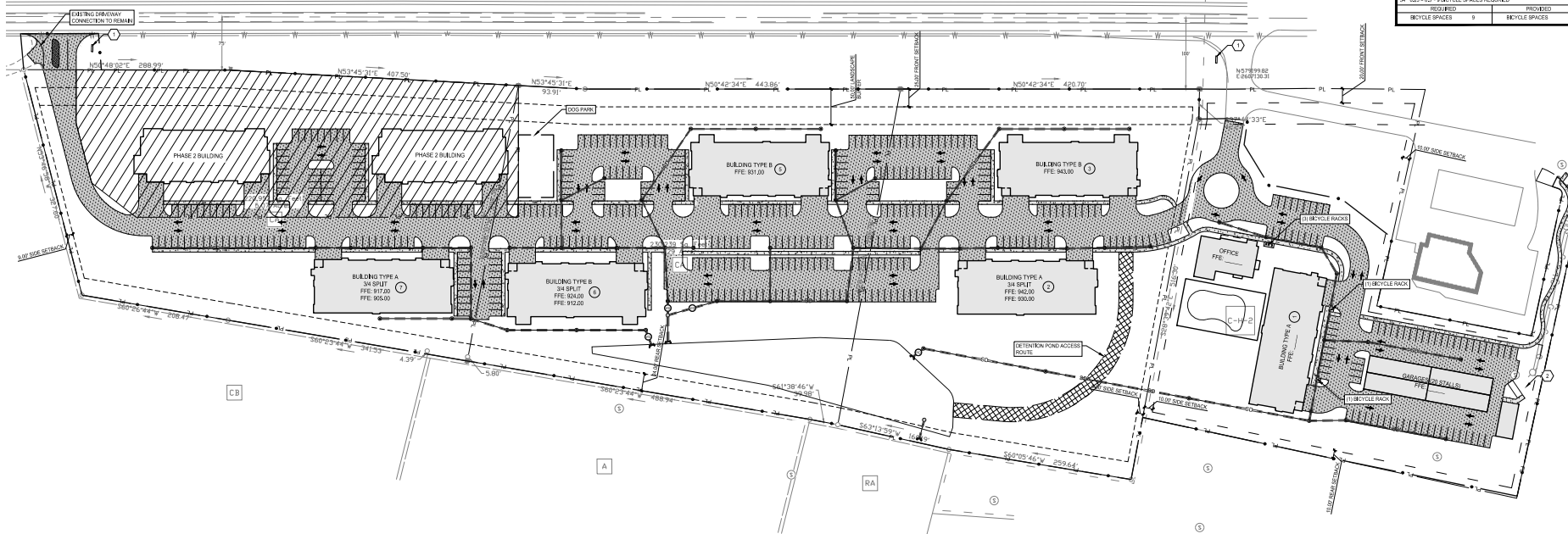
PROJECT INFORMATION  
 PROJECT: ASCEND AT SOUTH KNOXVILLE  
 PROJECT ADDRESS: 1905 HUNTERS LANE  
 PROJECT NO.: 220416  
 DATE: 10/24/2022

---

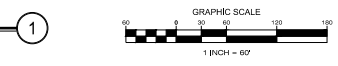
CLIENT INFORMATION  
 CLIENT: KENNEDY WOODS  
 PROJECT: 1905 HUNTERS LANE  
 PROJECT NO.: 220416  
 DATE: 10/24/2022

---

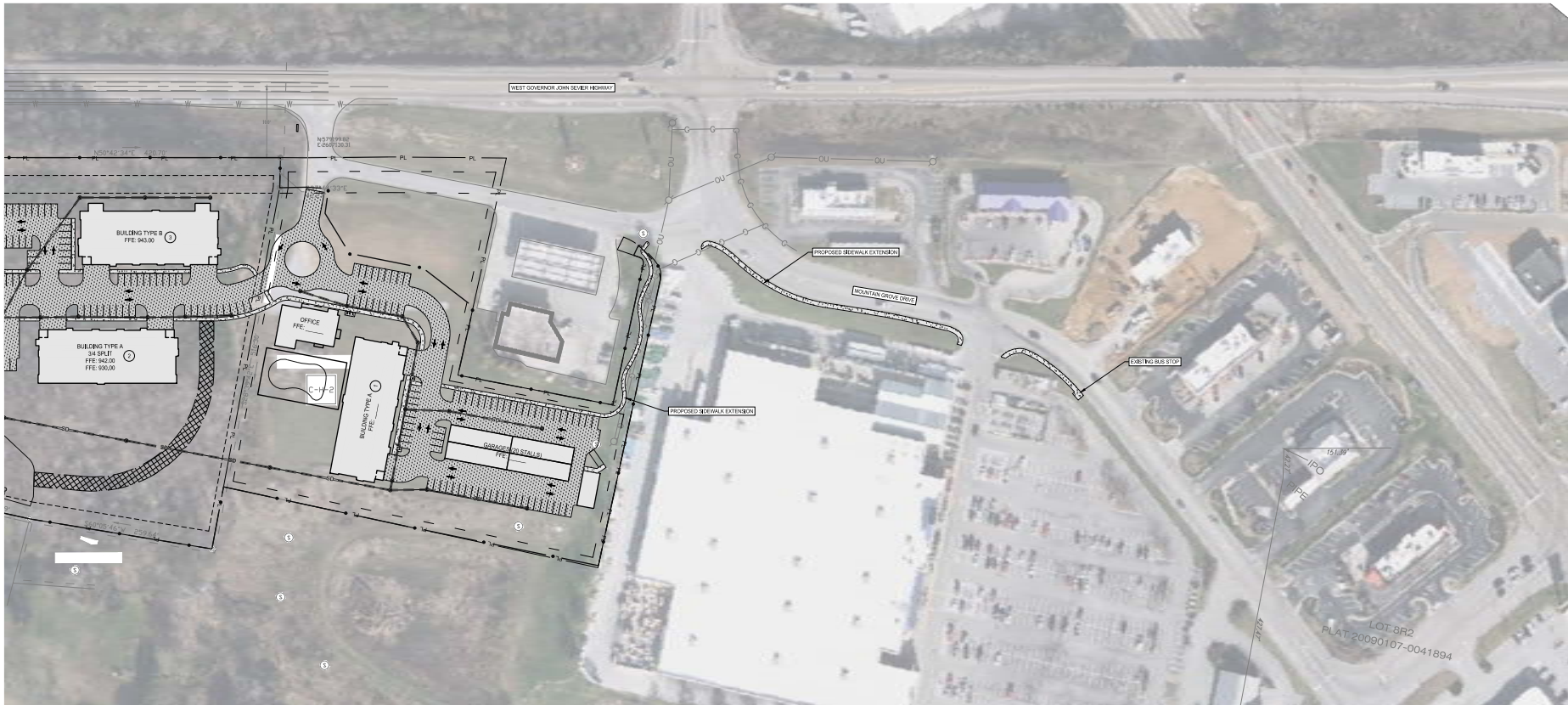
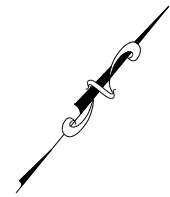
DESIGN INFORMATION  
 PREPARED BY: GEL  
 DRAWN BY: GEL  
 CHECKED BY: GEL  
 SCALE: AS SHOWN



**SITE LAYOUT PLAN**



11-C-22-DP  
Revised 10/24/2022

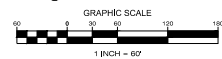


SIDEWALK EXTENSION

1



Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-33-1111



MBI

OWNER:  
PREPARED BY:  
DATE:  
SCALE:  
PROJECT:

PREPARED BY:  
DATE:  
SCALE:  
PROJECT:

**NOT FOR CONSTRUCTION**

PROJECT INFORMATION:  
PROJECT:

**ASCEND AT SOUTH KNOXVILLE**

PROJECT ADDRESS:

PROJECT NO. 220416

DATE: 10/24/2022

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

PROJECT:

DATE:

SCALE:

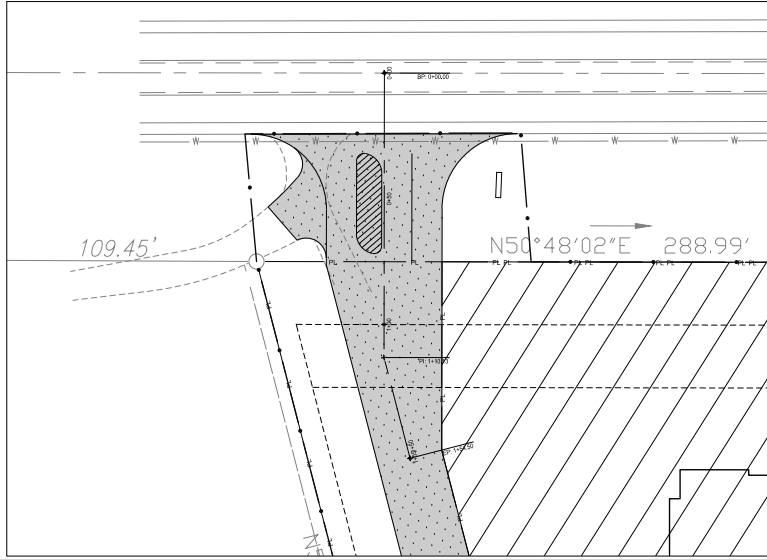
PROJECT:

DATE:

SCALE:

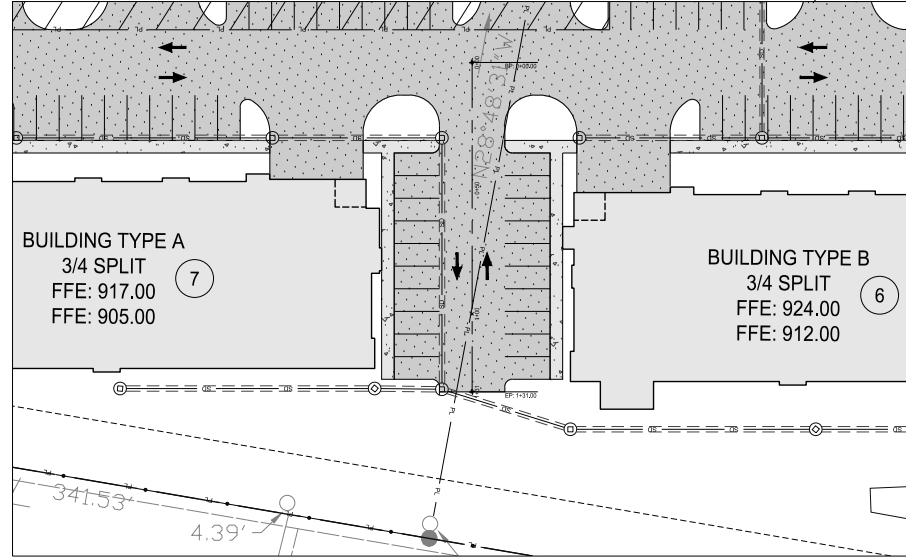
PROJECT:

11-C-22-DP  
 Revised 10/24/2022



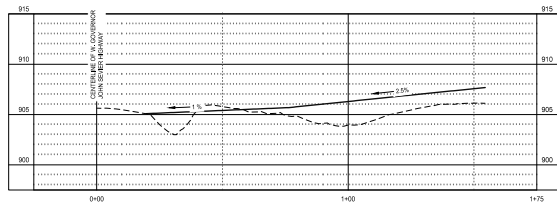
WESTERN DRIVEWAY

1



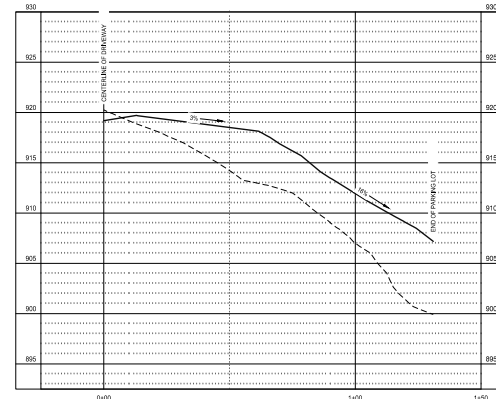
PARKING @ BUILDINGS 6 & 7

2



WESTERN DRIVEWAY - PROFILE

3

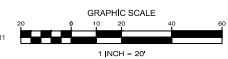


PARKING @ BUILDINGS 6 & 7 - PROFILE

4



Know what's below.  
 Call before you dig.  
 In Tennessee call 811 or 1-800-251-1111



MBI

DATE: 10/24/2022  
 TIME: 10:00 AM  
 USER: JACOB  
 PROJECT: 220415

NOT FOR CONSTRUCTION

PROJECT INFORMATION

ASCEND AT SOUTH KNOXVILLE

PROJECT NO. 220415

FOR RECORD ONLY  
 FOR PERMITTING ONLY  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION RECORD  
 CONSTRUCTION DOCUMENTS  
 AS-BUILT RECORD SET

DATE: 10/24/2022  
 DESIGNED BY: JACOB  
 CHECKED BY: JACOB

SHEET INFORMATION  
 SHEET NO. 100002  
 DRAWING NO. 11-C-22-DP  
 DRAWN BY: JACOB  
 CHECKED BY: JACOB

DRIVEWAY PROFILES  
 SHEET NO. C302

11-C-22-DP  
 Revised 10/24/2022

EARTHWORK  
 CUT: 60.134 yd<sup>3</sup>  
 FILL: 73.817 yd<sup>3</sup>  
 NET: 7.683 yd<sup>3</sup>(FILL)

**MBI**

OWNER:  
 MBI COMPANIES INC.  
 286 N. HERRINGTON ROAD  
 KNOXVILLE, TN 37918  
 PHONE: (615) 584-2000  
 FAX: (615) 584-2111  
 WEB: www.mbi.com  
 COUNTY/TOWN:  
 DEPARTMENT:  
 PROJECT:  
 PROJECT ADDRESS:  
 PROJECT NO.:  
 SHEET NO.:

NOT FOR CONSTRUCTION

PROJECT INFORMATION:  
 PROJECT:  
 PROJECT ADDRESS:  
 PROJECT NO.:

PROJECT INFORMATION:  
 PROJECT:  
 PROJECT ADDRESS:  
 PROJECT NO.:

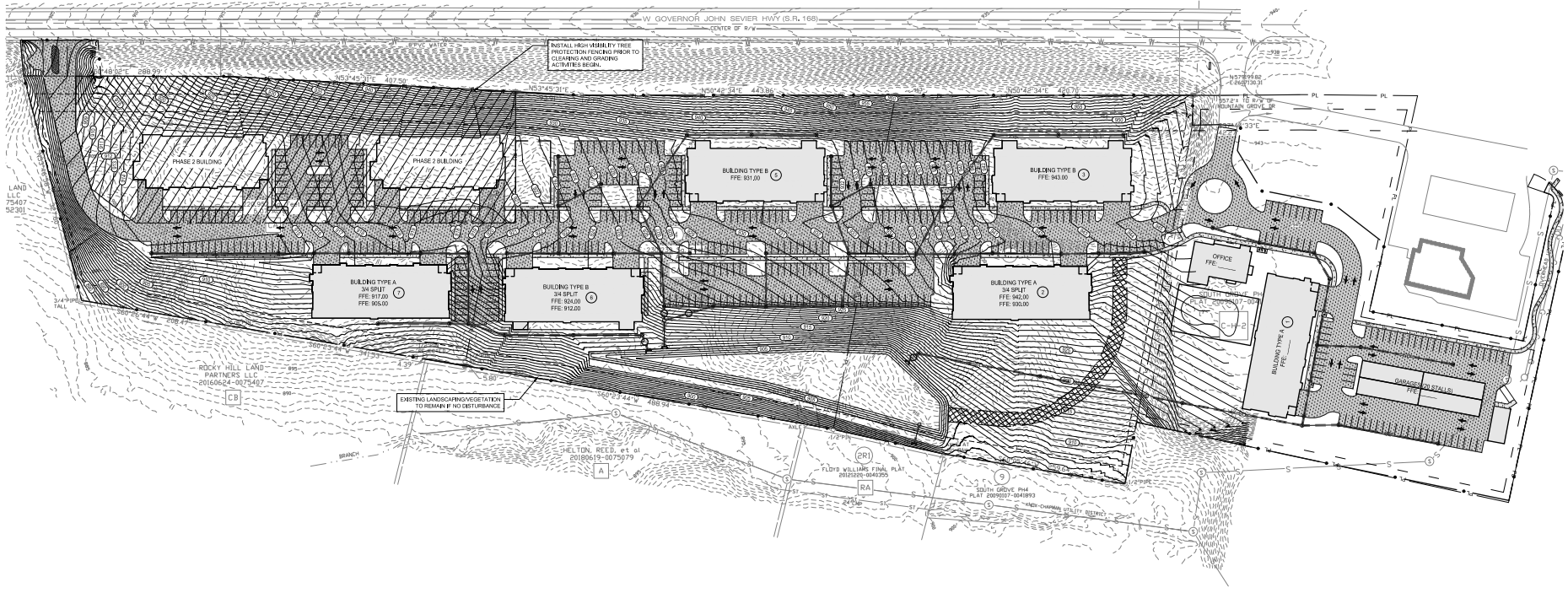
PROJECT INFORMATION:  
 PROJECT:  
 PROJECT ADDRESS:  
 PROJECT NO.:

PROJECT INFORMATION:  
 PROJECT:  
 PROJECT ADDRESS:  
 PROJECT NO.:

PROJECT INFORMATION:  
 PROJECT:  
 PROJECT ADDRESS:  
 PROJECT NO.:

PROJECT INFORMATION:  
 PROJECT:  
 PROJECT ADDRESS:  
 PROJECT NO.:

VD  
 SET  
 FND.



SITE GRADING PLAN

1

**811** Know what's below. Call before you dig.  
 In Tennessee call 811 or 1-800-351-1111

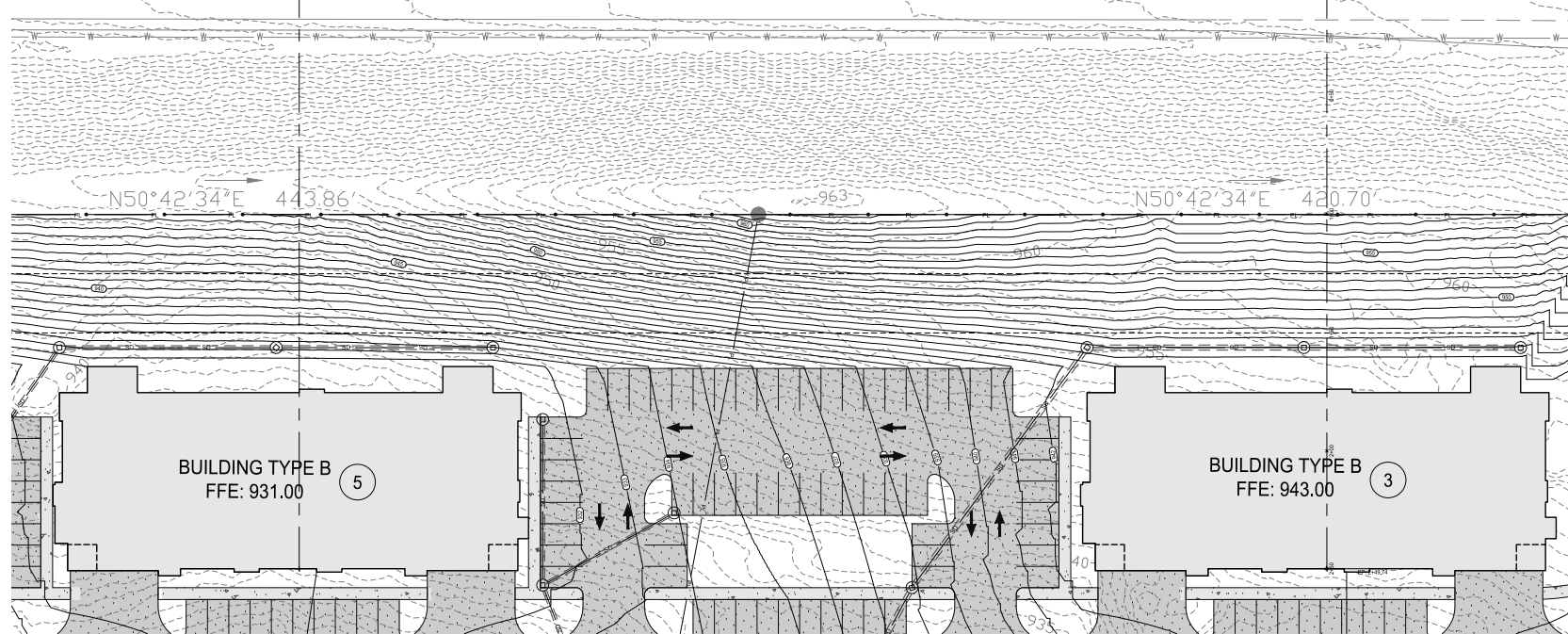
GRAPHIC SCALE  
 0 20 40 60 80 100 120  
 1 INCH = 60'

SITE GRADING PLAN  
 SHEET NO. C400



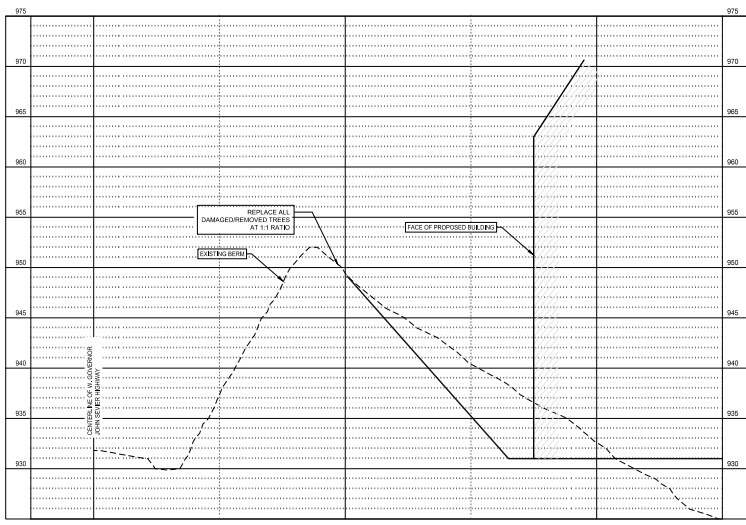
ERNOR JOHN SEVIER HWY (S.R. 168)

CENTER OF R/W



BUILDINGS 5 & 3 PLAN

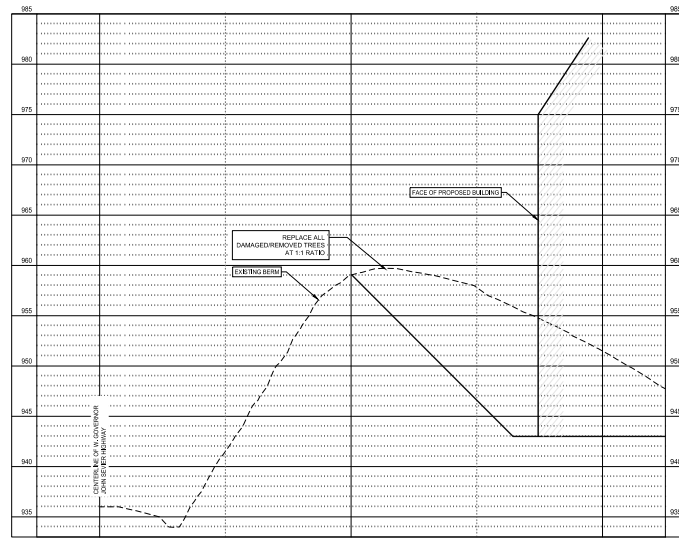
1



BUILDING 5 BERM PROFILE

SCALE: H: 1"=20' V: 1"=5'

2



BUILDING 3 BERM PROFILE

SCALE: H: 1"=20' V: 1"=5'

2

11-C-22-DP  
Revised 10/24/2022

811 Know what's below. Call before you dig. In Tennessee call 811 or 1-800-351-1111.

GRAPHIC SCALE  
1 INCH = 20'

MBI

OWNER:  
MBC COMPANY INC.  
296 N. HERRINGTON ROAD  
KNOXVILLE, TN 37918

DATE: 08/15/2022  
PROJECT: 220415  
SHEET: 11-C-22-DP

PROJECT INFORMATION:  
PROJECT: ASCEND AT SOUTH KNOXVILLE  
PROJECT ADDRESS: 296 N. HERRINGTON ROAD, KNOXVILLE, TN 37918  
PROJECT NO.: 220415

NOT FOR CONSTRUCTION

NOTES:  
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT.  
2. THE PROPOSED BUILDING FOOTPRINTS AND SETBACKS ARE SHOWN FOR INFORMATION ONLY. THE EXACT SETBACKS AND BUILDING FOOTPRINTS SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
3. THE EXISTING BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
4. THE PROPOSED BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.

PROJECT INFORMATION:  
PROJECT: ASCEND AT SOUTH KNOXVILLE  
PROJECT ADDRESS: 296 N. HERRINGTON ROAD, KNOXVILLE, TN 37918  
PROJECT NO.: 220415

NOTES:  
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT.  
2. THE PROPOSED BUILDING FOOTPRINTS AND SETBACKS ARE SHOWN FOR INFORMATION ONLY. THE EXACT SETBACKS AND BUILDING FOOTPRINTS SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
3. THE EXISTING BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
4. THE PROPOSED BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.

NOTES:  
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT.  
2. THE PROPOSED BUILDING FOOTPRINTS AND SETBACKS ARE SHOWN FOR INFORMATION ONLY. THE EXACT SETBACKS AND BUILDING FOOTPRINTS SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
3. THE EXISTING BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
4. THE PROPOSED BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.

NOTES:  
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT.  
2. THE PROPOSED BUILDING FOOTPRINTS AND SETBACKS ARE SHOWN FOR INFORMATION ONLY. THE EXACT SETBACKS AND BUILDING FOOTPRINTS SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
3. THE EXISTING BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
4. THE PROPOSED BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.

NOTES:  
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT.  
2. THE PROPOSED BUILDING FOOTPRINTS AND SETBACKS ARE SHOWN FOR INFORMATION ONLY. THE EXACT SETBACKS AND BUILDING FOOTPRINTS SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
3. THE EXISTING BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
4. THE PROPOSED BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.

NOTES:  
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT.  
2. THE PROPOSED BUILDING FOOTPRINTS AND SETBACKS ARE SHOWN FOR INFORMATION ONLY. THE EXACT SETBACKS AND BUILDING FOOTPRINTS SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
3. THE EXISTING BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.  
4. THE PROPOSED BERM PROFILES ARE SHOWN FOR INFORMATION ONLY. THE EXACT BERM PROFILES SHALL BE DETERMINED BY THE LOCAL PERMITS DEPARTMENT.

BERM PROFILES  
SHEET NO.: C401

11-C-22-DP  
 Revised 10/24/2022

MBI

OWNER:  
 MBI COMPANIES INC.  
 296 N. HERRINGTON ROAD  
 KNOXVILLE, TN 37918  
 PHONE: (615) 584-2000  
 FAX: (615) 584-2111  
 WEB: WWW.MBI-CORP.COM

PROJECT INFORMATION:  
 PROJECT: ASCEND AT SOUTH KNOXVILLE  
 PROJECT ADDRESS: 200 N. HERRINGTON ROAD, KNOXVILLE, TN 37918

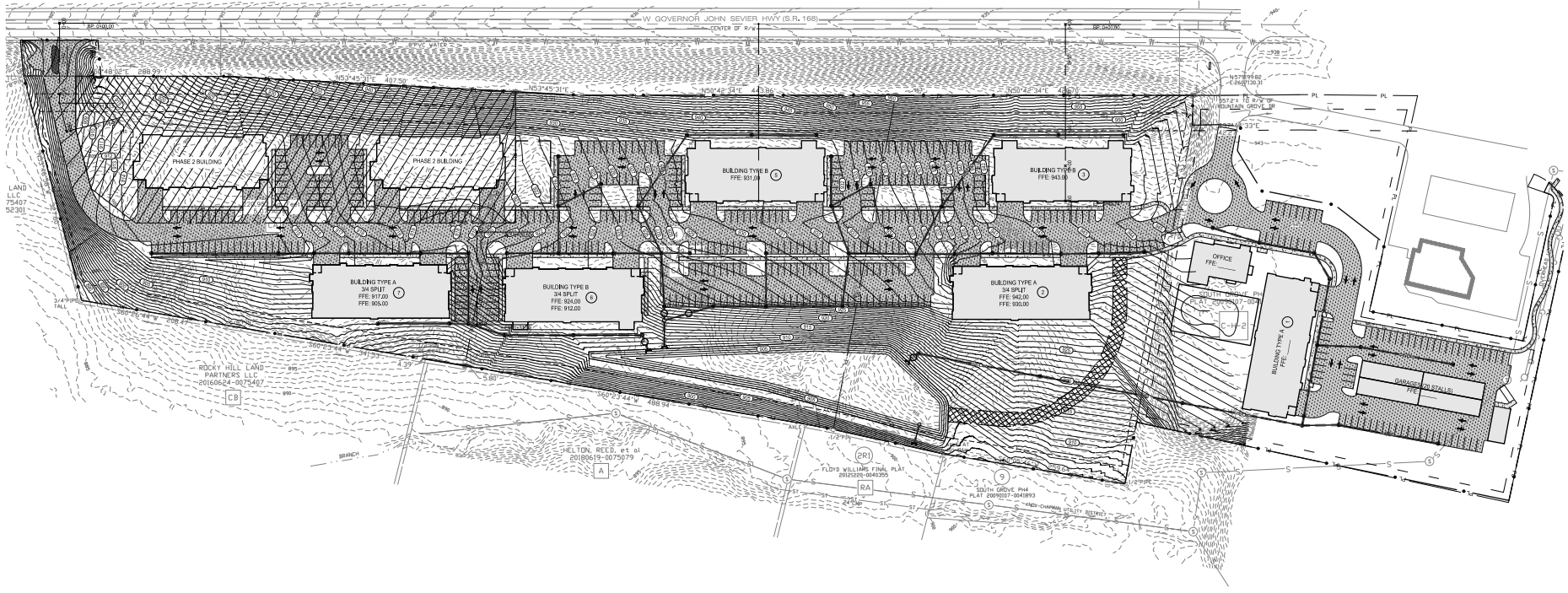
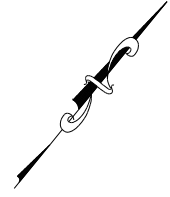
PROJECT INFORMATION:  
 PROJECT: ASCEND AT SOUTH KNOXVILLE  
 PROJECT ADDRESS: 200 N. HERRINGTON ROAD, KNOXVILLE, TN 37918

PROJECT INFORMATION:  
 PROJECT: ASCEND AT SOUTH KNOXVILLE  
 PROJECT ADDRESS: 200 N. HERRINGTON ROAD, KNOXVILLE, TN 37918

PROJECT INFORMATION:  
 PROJECT: ASCEND AT SOUTH KNOXVILLE  
 PROJECT ADDRESS: 200 N. HERRINGTON ROAD, KNOXVILLE, TN 37918

PROJECT INFORMATION:  
 PROJECT: ASCEND AT SOUTH KNOXVILLE  
 PROJECT ADDRESS: 200 N. HERRINGTON ROAD, KNOXVILLE, TN 37918

VD  
 SET  
 FND.



SITE DRAINAGE PLAN

1

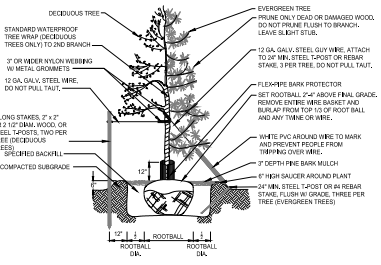
**811** Know what's below.  
 Call before you dig.  
 In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE  
 0 20 40 60 80 100 120  
 1 INCH = 60'

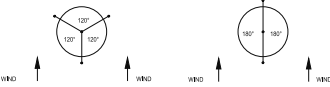
SITE DRAINAGE PLAN  
 SHEET NO. C500

# 11-C-22-DP

## Revised 10/24/2022



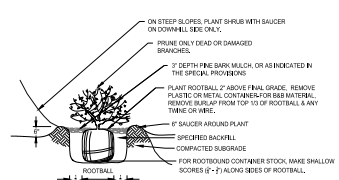
### TREE PLANTING & GUYING



### GUYING PATTERN



### LANDSCAPE PLANTING PLAN



### SHRUB PLANTING DETAIL

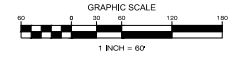
**GENERAL LANDSCAPE NOTES**

- CARE TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, SEPTIC TANKS, ETC.) SOIL, GEOTECH, THE BACKFILL OF PLANTING BEDS AND LANDSCAPE BEDS SHALL BE CLEAN AND FREE OF DEBRIS, AND SHALL BE NEEDED WITH 25% PLANT MIXTURES (AS APPLICABLE) IN VOLUME. 10:00 PPM NUTRIENT RICH FERTILIZER OR EQUAL, SHALL BE USED IN ALL PLANTING BEDS. HYDROSEED, TREE PROTECTANT, AND MULCH SHALL BE USED FOR TREES OVER 2\"/>
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 2\"/>
- ALL PLANTING MATERIAL SHALL BE INSTALLED IN A PROFESSIONAL MANNER, AND ACCORDING TO ACCEPTED PLANTING PROCEDURES. TOPSOIL FURNISHED BY THE OWNER SHALL BE NATURAL, FERTILE, FINE GRADE SOIL POSSESSING CHARACTERISTICS REPRESENTATIVE OF PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACIDIC, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHOULD BE FREE OF CLAY LAMPS, STONES, STAMPS, ROOTS, OR SUBSTANCE 2\"/>
- ALL TREES FURNISHED BY THE OWNER SHALL BE PROVEN, WANTED TO ENSURE THEIR SURVIVAL FOR 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE AFTER 12 MONTHS SHALL BE REPLACED WITHIN 90 DAYS OF LOSS. LIVING GUARDS SHALL BE PROVIDED WITH FRESH, CLEAN, NEAR-GRADE SEED COMPRISING WITH TOLERANCE FOR PUNY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE. (SEEDS) CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEED ANALYSIS OF THE SEEDS TO BE INSTALLED WITH COMMERCIAL FERTILIZER TO BE DETERMINED WITH ANAL. Q&A AND REASON OF INSTALLATION. USE OF NATURAL FERTILIZER CONTAINING NO LESS THAN 80% OF TOTAL CARBONATE WITH MINIMUM OF 30% MAGNESIUM CARBONATE. SOIL TYPE SHALL BE STRONGLY ROOTED, FRESHLY CULTIVATED SOIL, NOT LESS THAN 1\"/>
- PROPOSED PLANT MATERIAL WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES.
- APPLY TEMPORARY SEEDINGS WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL CHANGING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDINGS TO SOIL STABILIZATION. APPLY PERMANENT SEEDINGS WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDINGS TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EROSION OR SOIL LOSS.
- THE GUYING OF TREES IS OPTIONAL, BUT THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIALS. THE CONTRACTOR SHALL HAVE AN APPROVED METHOD OF TREE GUYING, VERIFIABLE.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL LANDSCAPE ORDINANCES.

RIVERBANK SCHEDULE - HYDRO-SEEDING	
QUANTITY	Unit/Price
10,000 sq. yds.	0.250
1,000 sq. yds.	0.250
100 sq. yds.	0.250
10 sq. yds.	0.250
1 sq. yd.	0.250
100 sq. yds.	0.250
10 sq. yds.	0.250
1 sq. yd.	0.250
100 sq. yds.	0.250
10 sq. yds.	0.250
1 sq. yd.	0.250

COUNTY REQUIREMENTS	CITY REQUIREMENTS
<b>STRIP PLANTING STRIP</b> 1 TREE PER 40'	<b>STRIP PLANTING STRIP</b> 1 TREE PER 40'
<b>PERMANENT SCREENING</b> 25 PLANTING STRIPS 25 EVERGREEN TREES PER 100' 14 SHRUBS PER 100'	<b>PERMANENT SCREENING</b> CLASS B BUFFER MINIMUM OF 10\"/>
<b>PLANTING AREAS</b> 1 TREE PER 500'	<b>PLANTING AREAS</b> 1 TREE PER 500'
	<b>PLANTING AREAS</b> 3 TREES PER 600'

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT.
	113	RED MAPLE / <i>Acer rubrum</i> (Outdoor City) TM	12-14H	3"	888
	28	WILLOW OAK / <i>Quercus phellos</i>	10-12H	2"	
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT.
	117	WHITE FIR / <i>Abies concolor</i>	30-50H	3"	
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT.
	30	REDBUD / <i>Cercis canadensis</i>	8-10H	2"	888
	32	CRYPE MYRTLE / <i>Lagotis indica</i>	10-12 H	2.5"	#8 trunk 888
EVERGREEN SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT.
	288	DWARF NANDINA / <i>Nandina domestica</i> 'Gulf Stream'	12-15H	3 gal	
	348	OTTO LITLLE LAUREL / <i>Prunus burseriana</i> 'Otto Lytle'	12-15H	3 GAL	



## MBI

VBC COMPANY INC.  
 296 N. HERRINGTON ROAD  
 KNOXVILLE, TN 37924  
 PHONE: (615) 584-2000  
 FAX: (615) 584-2111  
 WEB: www.vbc.com

---

VBC COMPANY INC.  
 296 N. HERRINGTON ROAD  
 KNOXVILLE, TN 37924  
 PHONE: (615) 584-2000  
 FAX: (615) 584-2111  
 WEB: www.vbc.com

---

NOT FOR CONSTRUCTION

---

VBC COMPANY INC.  
 296 N. HERRINGTON ROAD  
 KNOXVILLE, TN 37924  
 PHONE: (615) 584-2000  
 FAX: (615) 584-2111  
 WEB: www.vbc.com

---

ASCEND AT SOUTH KNOXVILLE

PROJECT ADDRESS:  
 14 GARDNER JOHN BELMONT ROAD  
 KNOXVILLE, TN 37924

PROJECT NO.: 220416  
 DATE: 10/24/2022

---

SHEET NO.:  
 DATE: 10/24/2022

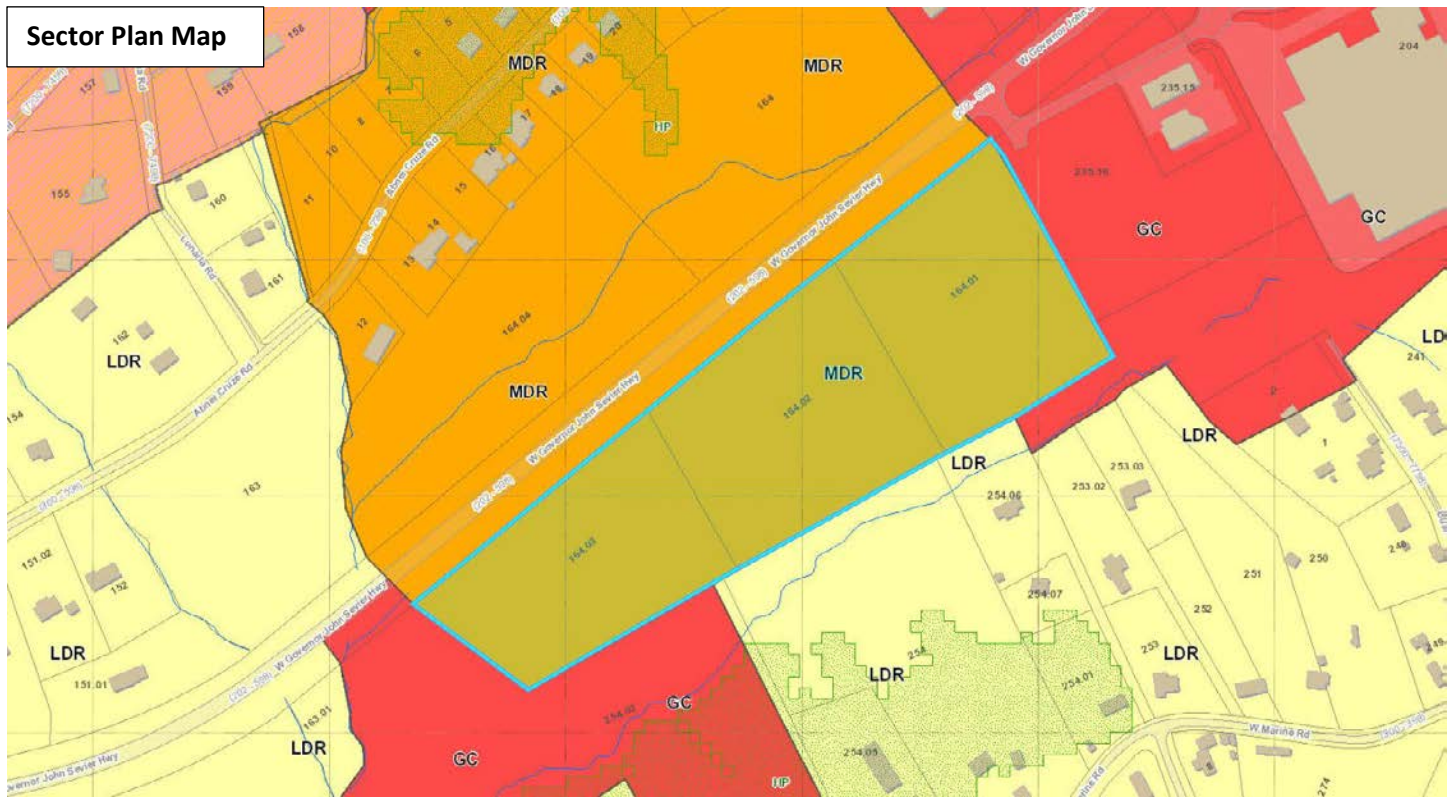
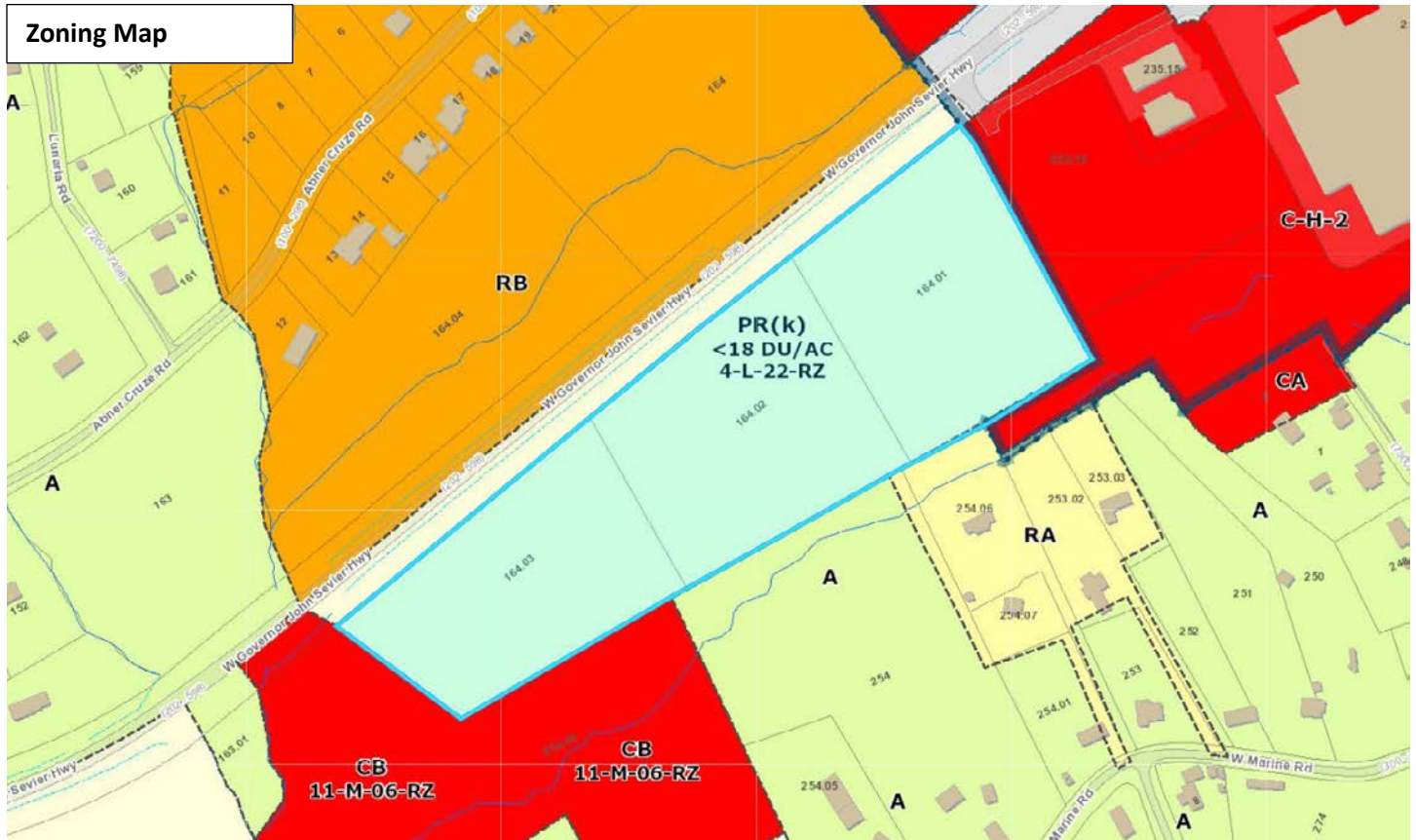
---

SHEET INFORMATION:  
 SHEET NO.: 10/24/2022  
 DRAWN BY: JAL  
 CHECKED BY: GCL  
 DATE: 10/24/2022

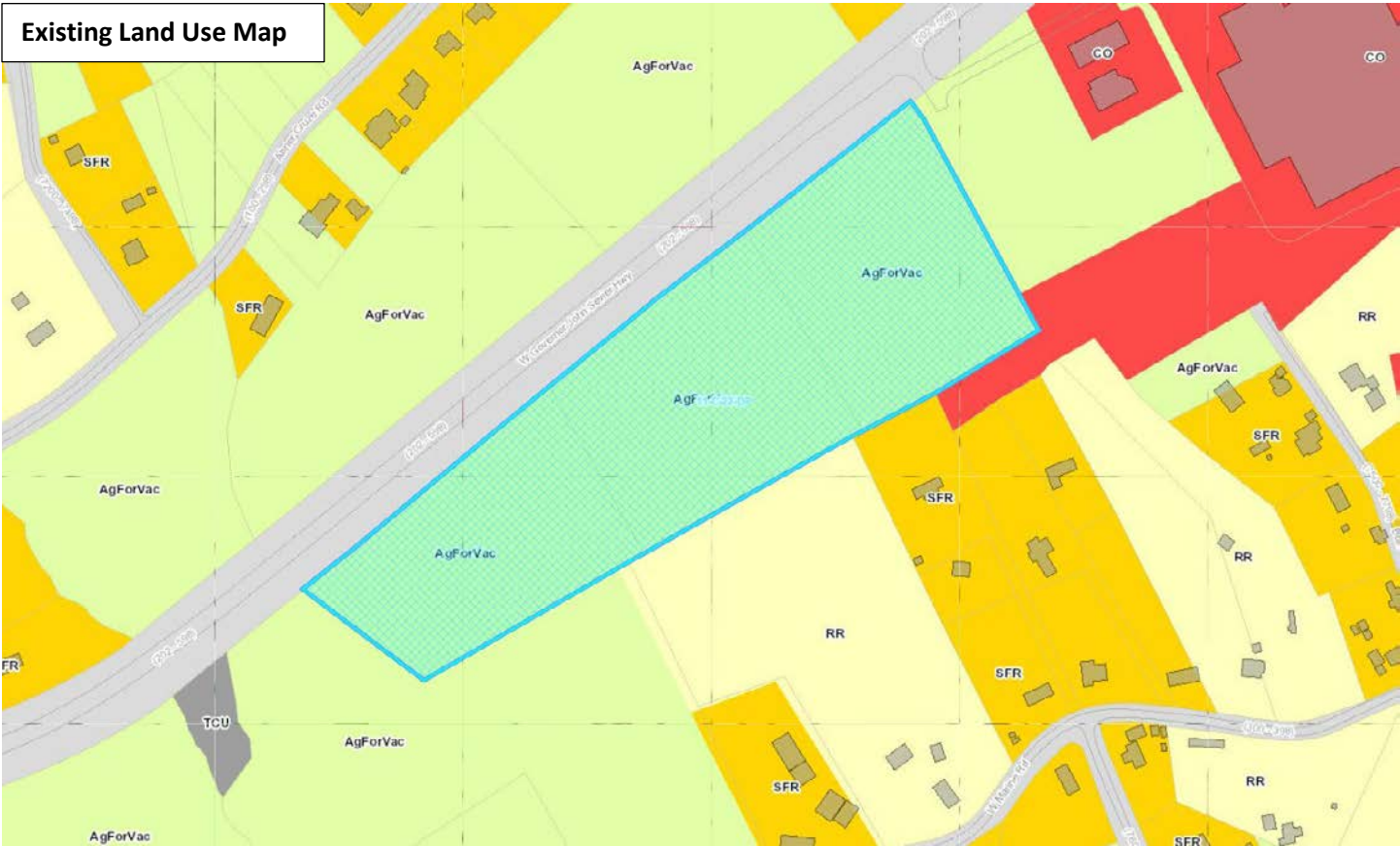
---

SITE LANDSCAPE PLAN  
 SHEET NO.: L100

# Exhibit A. 11-C-22-DP Context Images



# Exhibit A. 11-C-22-DP Context Images





# 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

**Taylor D. Forrester**

Applicant Name

Affiliation

**9/23/2022**

Date Filed

**11/10/2022**

Meeting Date (if applicable)

**11-C-22-DP**

File Number(s)

## CORRESPONDENCE

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

**Taylor D. Forrester Long, Ragsdale and Waters, PC**

Name / Company

**1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919**

Address

**865-584-4040 / tforrester@lrwlaw.com**

Phone / Email

## CURRENT PROPERTY INFO

**JDTKNOX, LLC**

Owner Name (if different)

**1200 Lipscomb Dr. Dr. Brentwood TN 37024**

Owner Address

**865-693-0711**

Owner Phone / Email

**270, 320 & 382 W GOVERNOR JOHN SEVIER HWY**

Property Address

**137 164.01,164.02,164.03**

Parcel ID

**16.11 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of W Governor John Sevier Hwy, west of Mountain Grove Drive**

General Location

City **Commission District 9 PR(k) (Planned Residential)**

**Agriculture/Forestry/Vacant Land**

County District Zoning District

Existing Land Use

**South County MDR (Medium Density Residential)**

**Planned Growth Area**

Planning Sector Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> 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

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature: **Taylor D. Forrester**    Date: **9/23/2022**  
Please Print

Phone / Email: \_\_\_\_\_  
Property Owner Signature: **JDTKNOX, LLC**    Date: **9/23/2022**  
Please Print

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

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

September 22, 2022

November 10, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

11-C-22-DP

## 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

Taylor D. Forrester

Long, Ragsdale & Waters, PC

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

TForrester@lrwlaw.com

Phone

Email

## CURRENT PROPERTY INFO

JDTKNOX, LLC

1200 Lipscomb Dr, Brentwood, TN 37024

865-693-0711

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

270 & 320 & 382 W. Governor John Sevier Highway

13716401; 13716402; 13716403

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of W Governor John Sevier Hwy, west of Mountain Grove Drive

15.5 acres

General Location

Tract Size

City  County

9th

PR(k) (Planned Residential)

Ag For Vacant

District

Zoning District

Existing Land Use

South County

GC

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022



## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

**Multi-family development**

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

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
0404	Dev. Plan	\$1,600
Fee 2		
Fee 3		

## AUTHORIZATION

Taylor D. Forrester

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=Forrester c=US, United States 1415 United States  
e=TForrester@lrwlaw.com  
Reason: I am the author of this document  
Date: 2022.09.21 10:08-04:00

Taylor D. Forrester

Applicant Signature

Please Print

Date

865-584-4040

TForrester@lrwlaw.com

Phone Number

Email

See attached

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 Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Multi-family development

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

- Combine Parcels    Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

 Other (specify) \_\_\_\_\_ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

 Zoning Change

Proposed Zoning \_\_\_\_\_

 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

\$1,600.00

Total

Fee 2

Fee 3

*M. Jones 9/23/22*

Taylor D. Forrester

Applicant Signature

Taylor D. Forrester

Please Print

Date

865-584-4040

Phone Number

TForrester@lrwlaw.com

Email

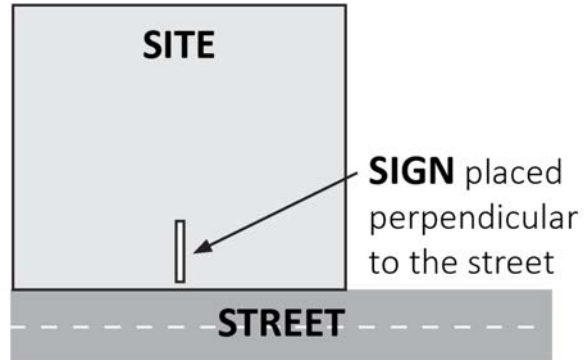
Property Owner Signature

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.

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:*

\_\_\_\_\_ 10/28/2022 \_\_\_\_\_ and \_\_\_\_\_ 11/11/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor Forrester

Date: 9/23/22

File Number: 11-C-22-DP

- Sign posted by Staff  
 Sign posted by Applicant