



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 11-E-23-DP

**AGENDA ITEM #:** 34

**AGENDA DATE:** 11/9/2023

▶ **APPLICANT:** RETREAT AT HARDIN VALLEY

OWNER(S): The Grand Preserve Columbus, LLC

TAX ID NUMBER: 104 093 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 2122 SCHAEFFER RD

▶ **LOCATION:** South & east sides of Schaeffer Rd, south of Hardin Valley Rd, east of Pellissippi Pkwy

▶ **APPX. SIZE OF TRACT:** 12 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaeffer Rd, a major collector with a pavement width of 40-ft within a 55-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial), TO (Technology Overlay), PR(k) (Planned Residential) up to 6.5 du/ac, OB(k) (Office, Medical, and Related Services)

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

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

DENSITY PROPOSED: 6.33 du/ac

HISTORY OF ZONING: The PR portion of the property was rezoned in 2014 (5-C-14-RZ). The Technology Overlay was added in 1983 (12-V-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial - CA/TO (General Business) / (Technology Overlay)

South: Single family residential - PR/TO (Planned Residential) up to 5 du/ac / (Technology Overlay)

East: Agricultural/forestry/vacant, rural residential - A/TO A (Agricultural) / (Technology Overlay)

West: Office, agricultural/forestry/vacant, commercial, rural residential, single family residential - PC (Planned Commercial), OB (Office, Medical and Related Services), PR (Planned Residential up to 3 du/ac), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: Hardin Valley Rd at Pellissippi Parkway is a major commercial area. Schaeffer Rd heading south turns into single family residential subdivisions.

## STAFF RECOMMENDATION:

► **Approve the development plan for a 72-unit multifamily development and 2 duplexes (4 units), on the PR (Planned Residential) portion of the site, as depicted on the site plan, subject to 6 conditions.**

- 1) Adhering to all conditions of the rezoning (5-C-14-RZ), there shall be no clearing or grading until development plan is approved and 100 ft setback and 40 ft non-disturbance buffer where abutting the residential subdivision (Harrison Springs).
- 2) Implementing the roadway improvements required by Knox County Engineering and Public Works during permitting, as outlined in the Schaeffer Road Apartments Traffic Impact Study prepared by Cannon & Cannon, Inc. (June 19, 2023). A Memorandum of Understanding with Knox County Engineering and Public Works is required for all road improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 3) The maximum height of the multi-dwelling structures shall be 40 ft.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 6) Obtaining TTCDA approval of the development plans (Case 11-A-23-TOB).

With the conditions noted, this plan meets the requirements for approval in the PR and PC districts and the criteria for approval of a development plan.

**COMMENTS:**

The applicant is seeking approval to construct a 220-unit multi-dwelling (apartment), including 2 duplexes on the subject property. The property has 3 different zones, PC (Planned Commercial), OB (Office, Medical, and Related Services), and PR (Planned Residential) up to 6.5 du/ac, and is also in the TO (Technology Overlay) zone.

The PC and PR zones require development plan approval. The PR portion of the property will consist of 3 (three) 3-story multi-dwelling structures (72 units) and 2 duplexes (4 units), a 4-bay garage, trash compactor, and maintenance building. There are no proposed structures within the PC zone, but the single driveway entrance off of Schaeffer Rd goes through the PC zone. The remaining units are in the OB zone and are not subject to use on review approval. However, the entire parcel is in the TO zone, subject to TTCDA Design Guidelines. This development was reviewed as part of the TTCDA process.

The traffic study recommends extending the storage length of the westbound left turn lane at the intersection of Hardin Valley Road at Schaeffer Road / Cheralala Boulevard. The storage should be extended by 100 ft and should include a bay taper with a length of 160 ft. A Memorandum of Understanding with Knox County Engineering and Public Works is required for all road improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).

**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**

PC (Planned Commercial) and PR (Planned Residential) up to 6.5 du/ac / TO (Technology Overlay):

A. The PR zone allows multi-dwelling structures and duplexes as permitted uses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. This PR zone district is approved for a maximum of 6.5 du/ac. The proposed density is 6.33 du/ac on 12 acres zoned PR.

C. The proposed buildings are 3 stories and 38 ft tall. The OB zone has a maximum height of 45 ft. The Planning Commission determines the maximum height for any use other than houses and duplexes in the PR zone. Staff recommends a maximum height of 40 ft for the multi-dwelling structures for the PR zone. Additionally, this site sits below the abutting subdivision and there is already a 40 ft non disturbance buffer than includes tall mature trees.

D. There were conditions placed on the rezoning of the PR (Planned Residential) zoned portion of the property (5-C-14-RZ): there shall be no clearing or grading until development plan is approved, and there shall be a 100 ft setback along the peripheral boundary and a 40 ft no disturb buffer along the southern and southwestern lot lines abutting the single-family subdivision (Harrison Springs).

E. The TO zone requires design guideline review by the TTCDA (Tennessee Technology Corridor Development Authority) for all residential developments besides single-family residences and duplexes. The building setbacks adhere to either the zoning district or the TTCDA guidelines, whichever is more stringent. In this case, a 100 ft setback will be required along the peripheral boundary where the subject property abuts

residential uses.

## 2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (2.13) Review development plans to ensure pedestrian needs are being met and that the sidewalk network's continuity is being achieved, especially in the school parental responsibility zones. - There is a sidewalk along the frontage of Schaeffer Rd that was installed during the realignment of Schaeffer Rd in 2018. An internal sidewalk system runs throughout the entire development and connects all the way to Schaeffer Rd.

B. (4.3) Develop and use guidelines to foster good architectural design, landscaping, and aesthetically-pleasing streetscapes. - This property is in the TO zone, subject to TTCDA Design Guideline requirements. The TTCDA Design Guidelines have standards for site design, building design, and landscaping.

## 3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified MDR/O (Medium Density Residential/Office), which allows medium density residential uses at densities up to 5-12 du/ac. The proposed development within the PR zone has a density of 6.5 du/ac.

B. This property is in the Hillside Protection Area. Approximately 20.3 acres will be disturbed over the total 27.1 acres. However, this property has been previously disturbed, first with the road improvements on Schaeffer Road, then on the subject property in 2013. Some of the steep slopes at the front of the property are a result of the grading that was done with the Schaeffer Road improvements.

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

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 1939 (average daily vehicle trips)

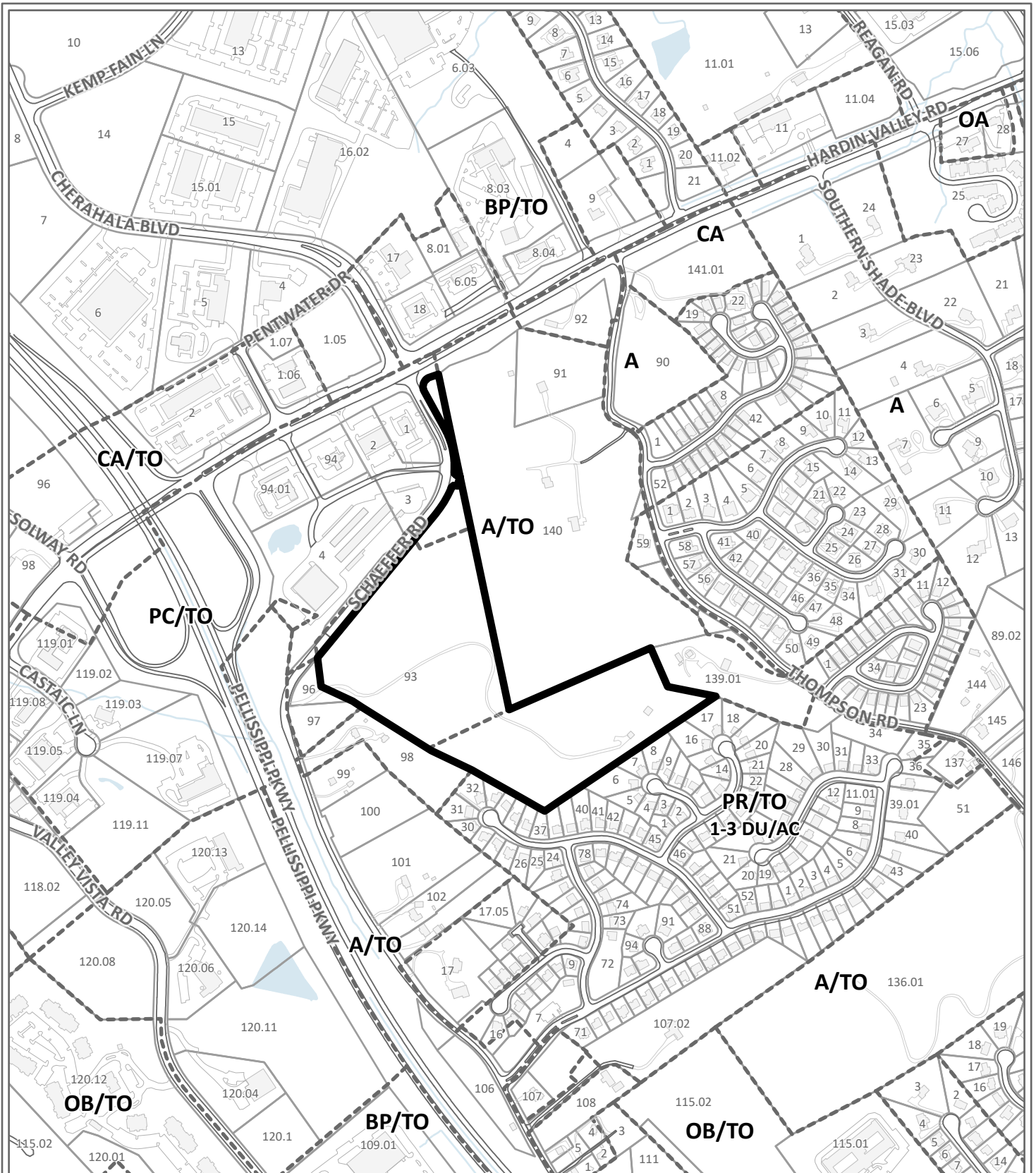
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

ESTIMATED STUDENT YIELD: 19 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, 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 development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**DEVELOPMENT PLAN**

**11-E-23-DP**

**Petitioner:** Retreat at Hardin Valley



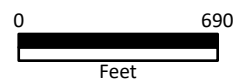
in PC (Planned Commercial), TO (Technology Overlay), PR(k) (Planned Residential), OB(k) (Office, Medical, and Related Services)

**Map No:** 104

**Jurisdiction:** County

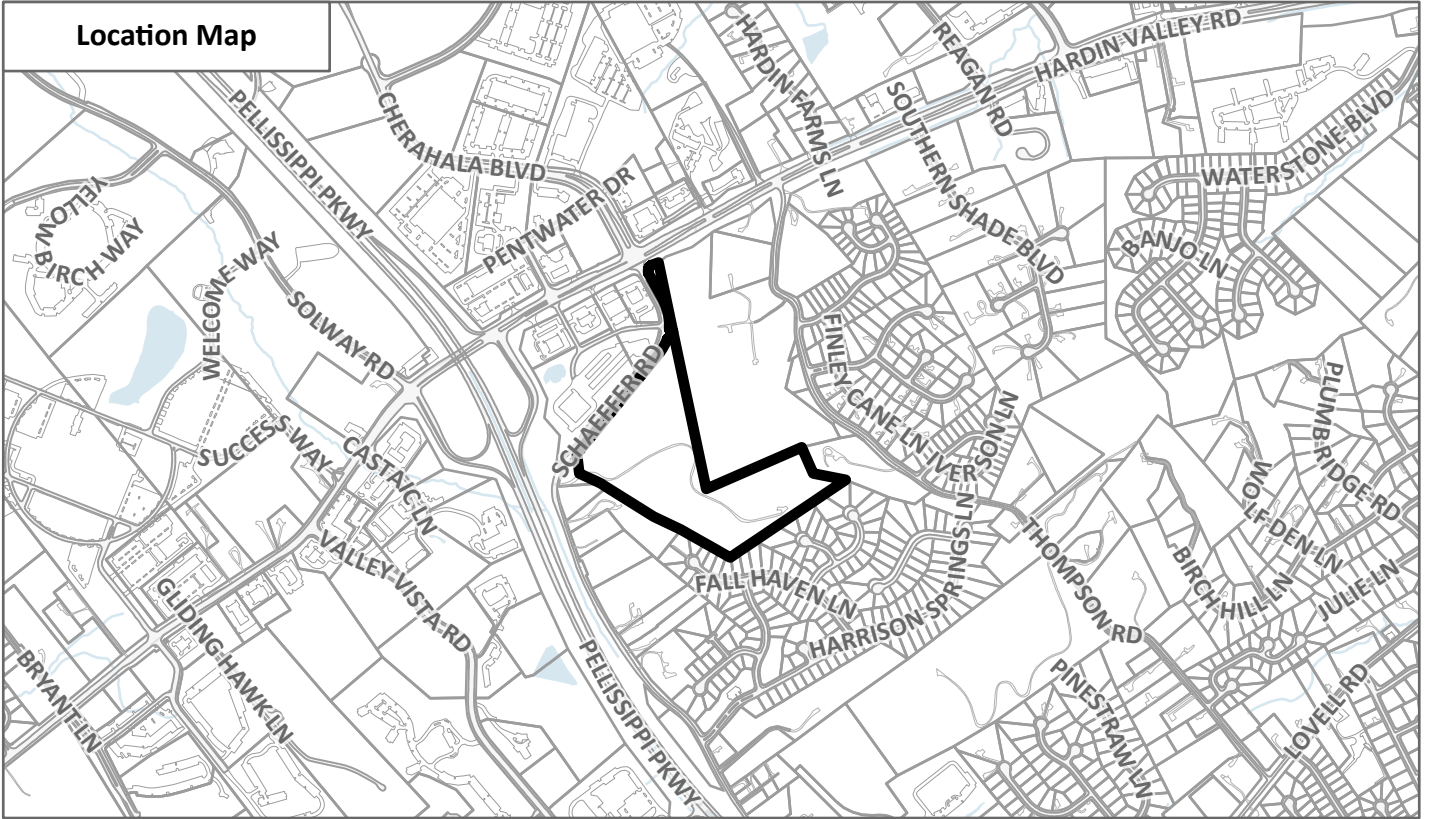
**Original Print Date:** 10/4/2023

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

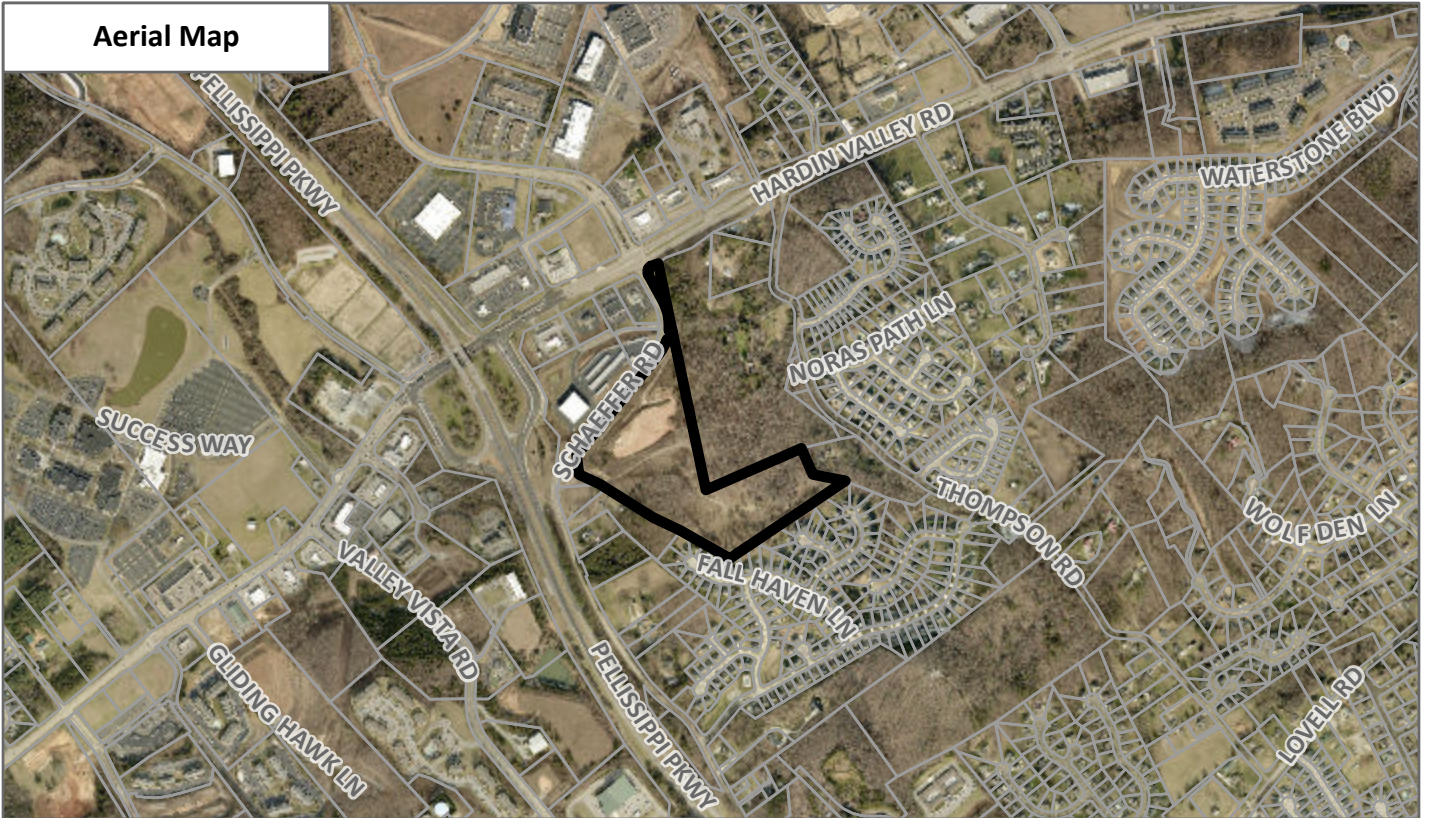


# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-E-23-DP



Case boundary



Exhibit A

**SCHAEFFER ROAD APARTMENTS**  
**KNOX COUNTY, TENNESSEE**

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TRAFFIC IMPACT STUDY

SCHAEFFER ROAD  
KNOX COUNTY, TENNESSEE

CCI PROJECT NO. 01681-0000.001

PREPARED FOR:

Trimcor, LLC  
PO Box 518  
Phenix City, AL 36868

SUBMITTED BY:

Cannon & Cannon, Inc.  
8550 Kingston Pike  
Knoxville, TN 37919  
865.670.8555



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JUNE 19  
2023

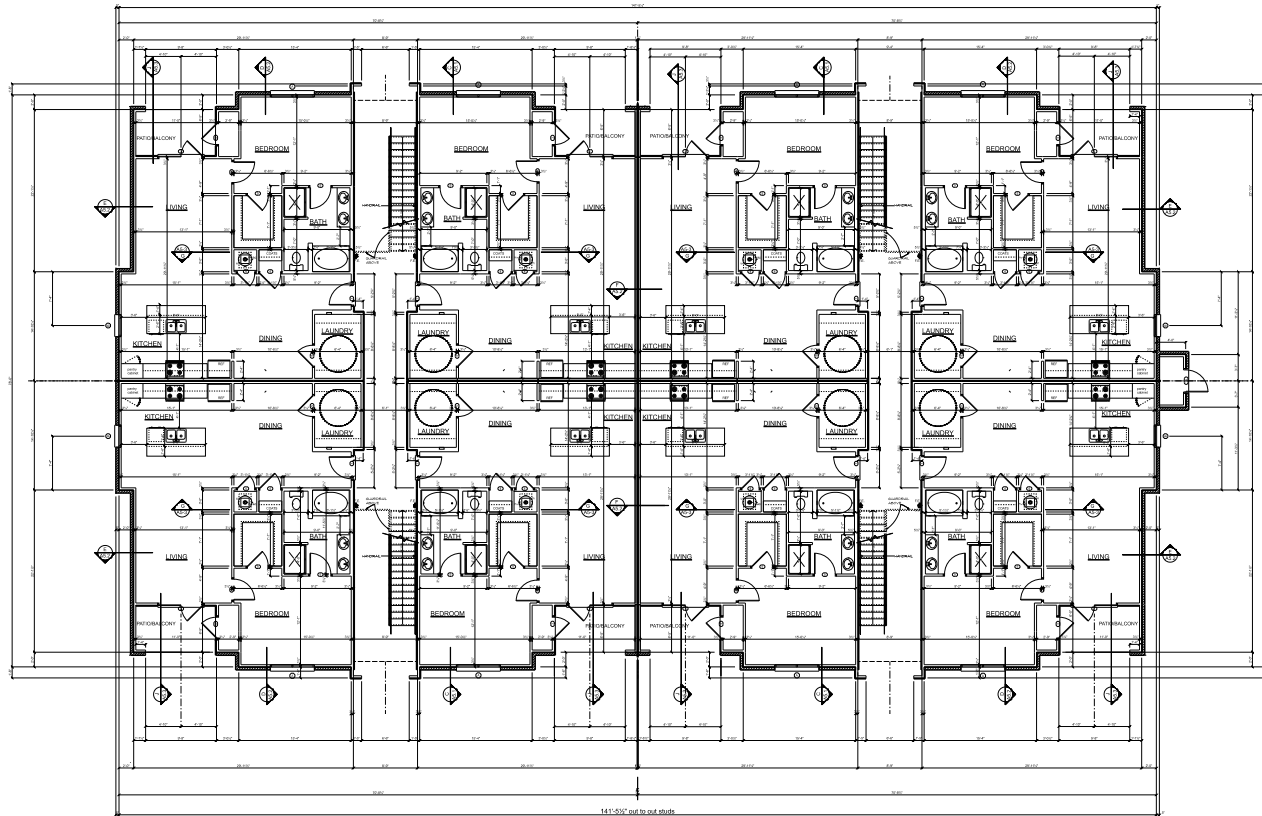
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## CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that the traffic generated from the proposed development will have minimal impacts at the study intersections. Major congestion issues during peak hours do currently exist at the intersection of Hardin Valley at Solway Road / Pellissippi Parkway Southbound Ramps, but the additional development impacts to this intersection would be marginal. The largest operational impacts would occur at the intersection of Hardin Valley Road at Schaeffer Road / Cherahala Boulevard. Sufficient capacity exists at this intersection to easily handle the additional traffic from the proposed development, but moderate increases queue lengths for certain movements are likely. These queue lengths can be mitigated by updated signal timing, and extension of some turn lane storages would also provide a benefit.

Based on the above conclusions and other discussions throughout the report, the following is a list of recommendations developed with this traffic impact study:

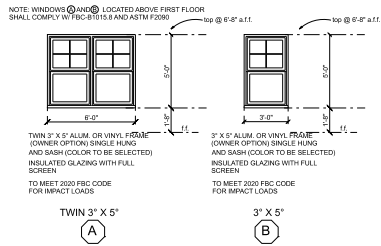
- 1) Upon full buildout of the development, update the traffic signal timing at the intersections within the coordinated signal system adjacent to the development. Currently, this system consists of the three study intersections presented in this report.
- 2) Extend the westbound left turn lane storage length at the intersection of Hardin Valley Road at Schaeffer Road / Cherahala Boulevard. The storage should be extended by 100 feet and should include a bay taper with a length of 160 feet.
- 3) Ensure that grading, landscaping, signing, and other site features do not restrict lines of sight exiting the development along Schaeffer Road.



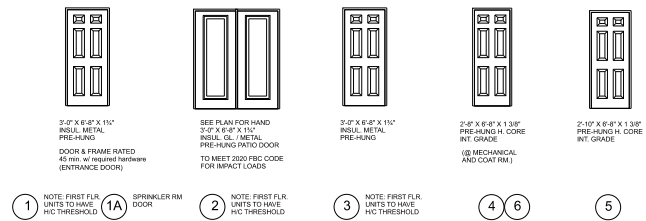
**SECOND & THIRD FLOOR IS SIMILAR TO FIRST FLOOR PLAN**

**FLOOR PLAN - 1 BR / 1 BATH DELUXE THREE STORY (24 UNIT)**

SC 1/8"=10"



**GRAPHIC WINDOW SCHEDULE**  
SCALE 1/4"=1'-0"



**GRAPHIC DOOR SCHEDULE**  
SCALE 1/4"=1'-0"

**SCHEDULE OF ROOM FINISHES**

ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
FOYER	CONCRETE	WOOD	PAINT	POP	REFER TO WALL SECTIONS FOR BUBBLES MATERIAL
CLUBS	CONCRETE	WOOD	PAINT	POP	
LOBBY	CONCRETE	WOOD	PAINT	POP	
DINING	CONCRETE	WOOD	PAINT	POP	
KITCHEN	CONCRETE	WOOD	PAINT	POP	
LIFTLIFT	CONCRETE	WOOD	PAINT	POP	
HALL	CONCRETE	WOOD	PAINT	POP	
BEDROOMS	CONCRETE	WOOD	PAINT	POP	
CLIMBERS	CONCRETE	WOOD	PAINT	POP	
TOILETS	CONCRETE	WOOD	PAINT	POP	
MECHANICAL	CONCRETE	WOOD	PAINT	POP	
STORAGE/STORAGE	CONCRETE	WOOD	PAINT	POP	
OUTSIDE STORAGE	CONCRETE	WOOD	PAINT	POP	
PORCH/LOBBY	CONCRETE	WOOD	PAINT	POP	
BREEZEWAY	CONCRETE	WOOD	PAINT	POP	
STAIRWELL	CONCRETE	WOOD	PAINT	POP	

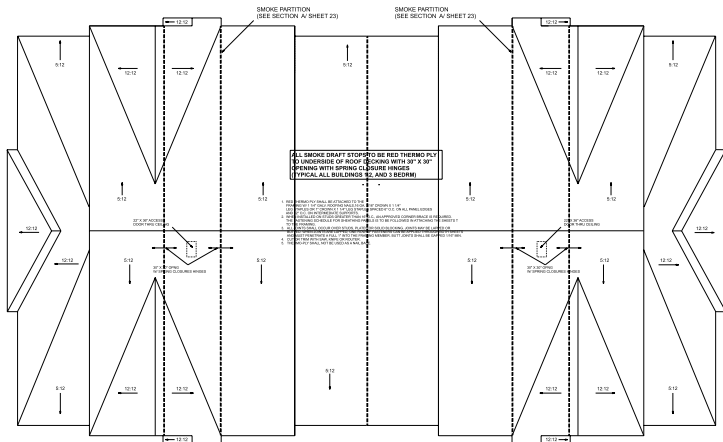
REVISED 10/23/2023

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11-A-23-TOB





FRONT AND REAR ELEV. - 1 BR 1 BATH LUXURY THREE STORY SC: 1/8"=1'-0"



BLDG 4 ROOF PLAN SMOKE PARTITION LAYOUT FOR (24 UNIT) 1 BEDROOM THREE STORY



BLDG END ELEV. - 1BR 1 BATH LUXURY THREE STORY ELEVATION SC: 1/8"=1'-0"

REV/ISONS	BY

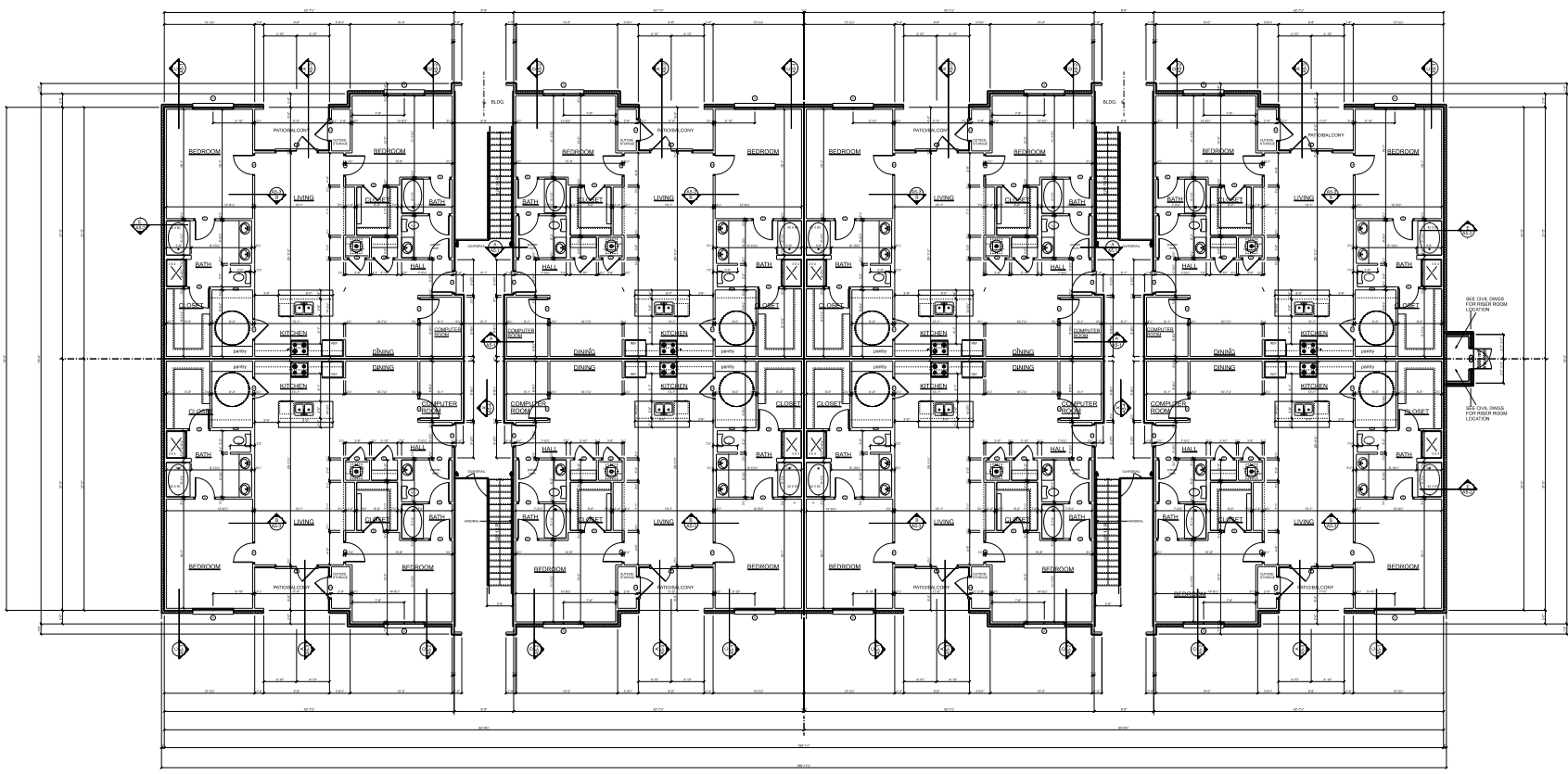
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**Retreat at Hardin Valley**  
 2122 Schaeffer Road  
 Knoxville, TN 37932

DATE	09/05/2023
SCALE	AS NOTED
DRAWN	RD/JJPL
JOB	2022-08
SHEET	A1.2

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 11-A-23-TOB

BLDG #4



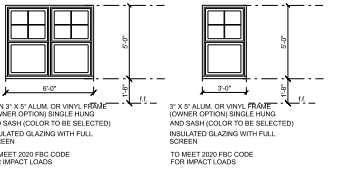
**SECOND & THIRD FLOOR IS SIMILAR TO FIRST FLOOR PLAN**

**FLOOR PLAN - 2 BR / 2 BATH DELUXE / THREE STORY (24 UNIT)**

SC 1/8"=10"

\* NOTE: SEE ADA PLAN @ 2 BR / 2 BATH DELUXE (SHEET A4-0) FOR (1) UNIT ADA ON FIRST FLOOR @ BLDG SEE SHEET A0-1 FOR LOCATION  
NOTE: SEE CIVIL DWGS FOR SLAB ORIENTATION AND SLAB ELEVATIONS

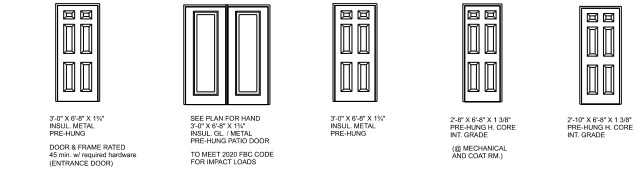
NOTE: WINDOWS (A) AND (B) LOCATED ABOVE FIRST FLOOR SHALL COMPLY W/ FBC-B1015.8 AND ASTM F2058



TWIN 3' X 5'  
A

3' X 5'  
B

**GRAPHIC WINDOW SCHEDULE**  
SCALE 1/2"=1'-0"



NOTE: FIRST FLR. UNITS TO HAVE N/C THRESHOLD  
1 A

NOTE: FIRST FLR. UNITS TO HAVE N/C THRESHOLD  
2

NOTE: FIRST FLR. UNITS TO HAVE N/C THRESHOLD  
3

4 6

5

**GRAPHIC DOOR SCHEDULE**  
SCALE 1/2"=1'-0"

NOTE: DOOR HARDWARE SHALL BE OF THE QUALITY SHOWN OR SUPERIOR THEREOF

**SCHEDULE OF ROOM FINISHES**

ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
PORCH	CONCRETE				
KITCHEN	WALL TO WALL	WOOD	PANTRY	CONCRETE	
LIVING	WOOD	WOOD	PANTRY	CONCRETE	
BEDRM	WOOD	WOOD	PANTRY	CONCRETE	
BATH	WOOD	WOOD	PANTRY	CONCRETE	
HALL	WOOD	WOOD	PANTRY	CONCRETE	
CLOSET	WOOD	WOOD	PANTRY	CONCRETE	
BATH	WOOD	WOOD	PANTRY	CONCRETE	
HALL	WOOD	WOOD	PANTRY	CONCRETE	
BEDROOM	WOOD	WOOD	PANTRY	CONCRETE	
BEDROOM	WOOD	WOOD	PANTRY	CONCRETE	
BEDROOM	WOOD	WOOD	PANTRY	CONCRETE	
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BEDROOM	WOOD	WOOD	PANTRY	CONCRETE	

11-E-23-DP  
11-A-23-TOB

BLDG # 2, 7, 8, 9

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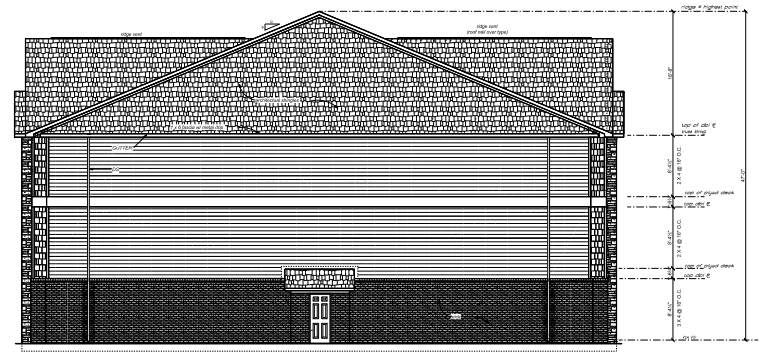
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DATE 09/05/2023  
SCALE AS NOTED  
DRAWN RDJ/JPB  
JOB 2022-08  
SHEET

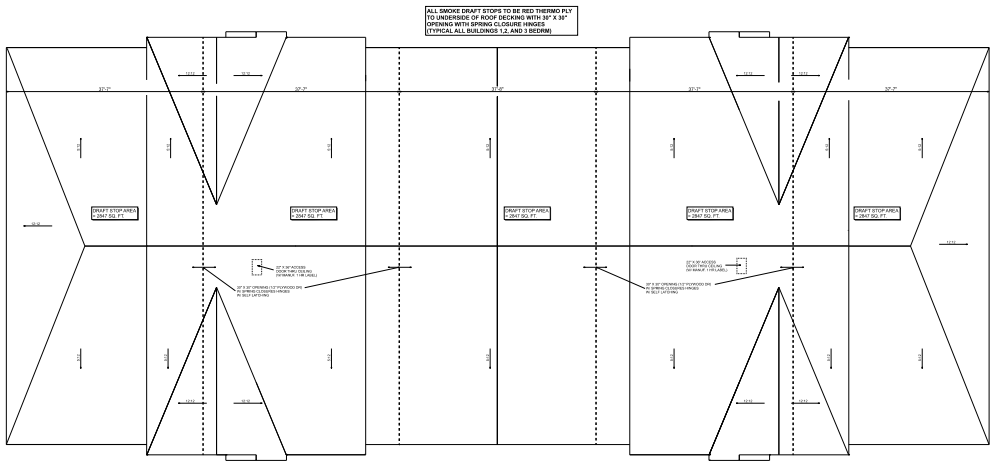
A2.1



FRONT AND REAR ELEVATION - 2 BR 2 BATH DELUXE THREE STORY (24 UNIT) SC: 1/8"=1'0"



SIDE ELEVATION - 2 BR 2 BATH DELUXE THREE STORY (24 UNIT) SC: 1/8"=1'0"



ROOF PLAN FOR 2 BR / 2 BATH DELUXE THREE STORY (24 UNIT) (NTS)

REVISIONS BY


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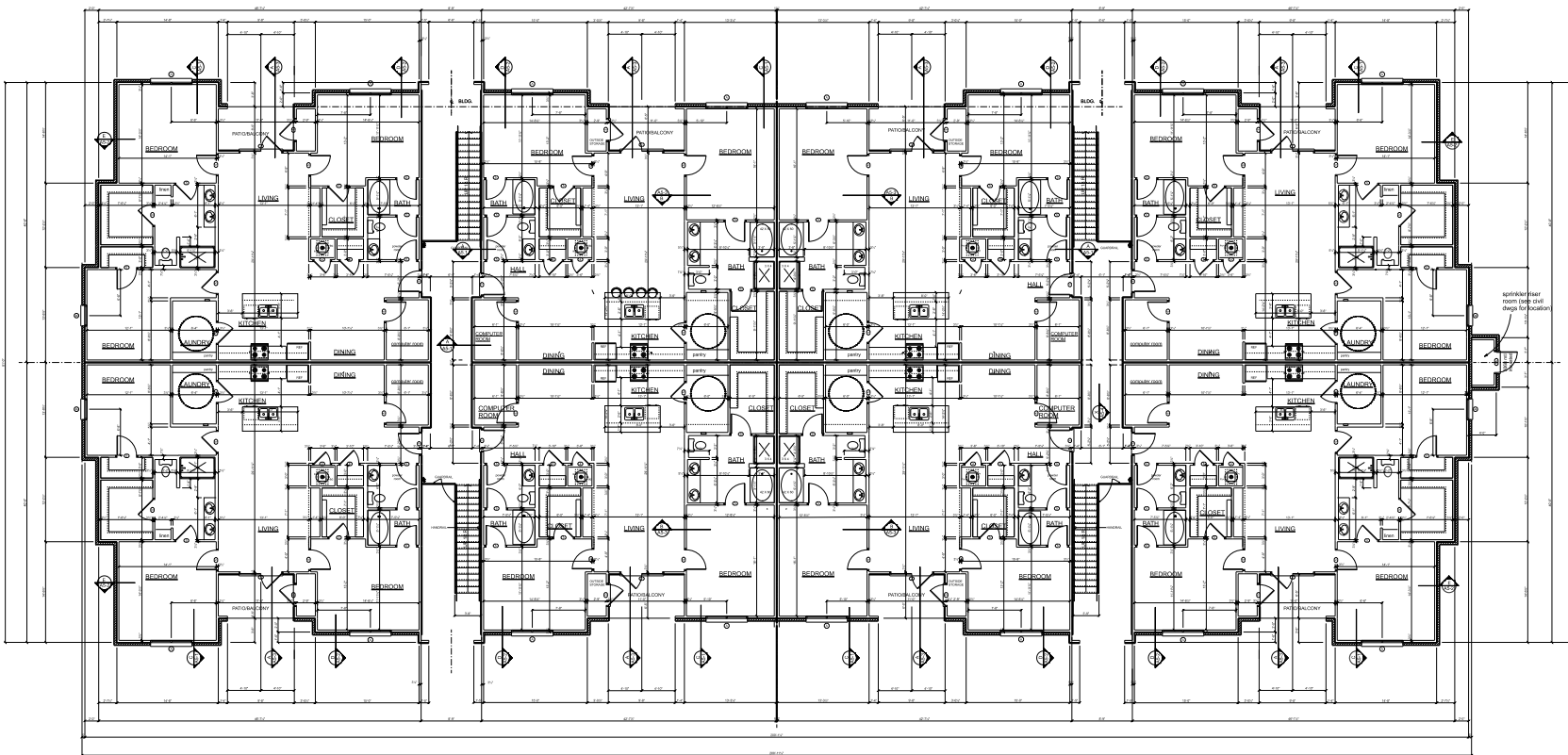
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DATE 09/05/2023  
 SCALE AS NOTED  
 DRAWN RDJ/JPL  
 JOB 2022-08

11-E-23-DP  
 11-A-23-TOB

BLDG # 2, 7, 8, 9

SHEET A2.2



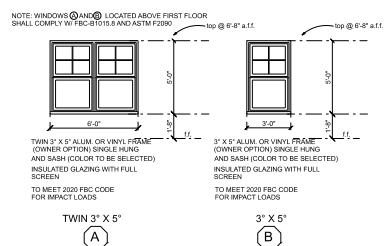
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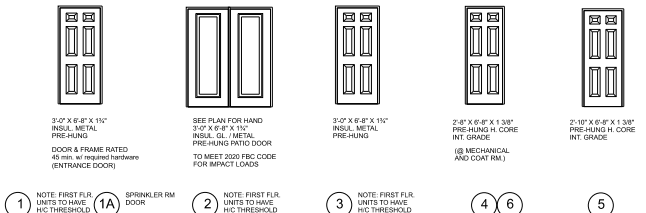
**SECOND & THIRD FLOOR IS SIMILAR TO FIRST FLOOR PLAN**

**FLOOR PLAN - 2 BR / 2 BATH DELUXE & 3 BEDROOM DELUXE THREE STORY (24 UNIT) SC 1/8"=1'0"**

\* NOTE: SEE ADA PLAN @ 2 BR / 2 BATH and 3 BR (SHEETS A4.0) FOR UNITS ON FIRST FLOOR. (1) 2 BRADA UNITS @ BLDG. SEE SHEET A0.1 FOR EXACT LOCATIONS OF ADA UNITS



**GRAPHIC WINDOW SCHEDULE**  
SCALE: 1/2"=1'-0"



**GRAPHIC DOOR SCHEDULE**  
SCALE: 1/2"=1'-0"

ROOM	SCHEDULE OF ROOM FINISHES												REMARKS		
	FLOOR	BASE	WALLS	CEILING	FINISHES										
CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	
WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	
PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	
GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	
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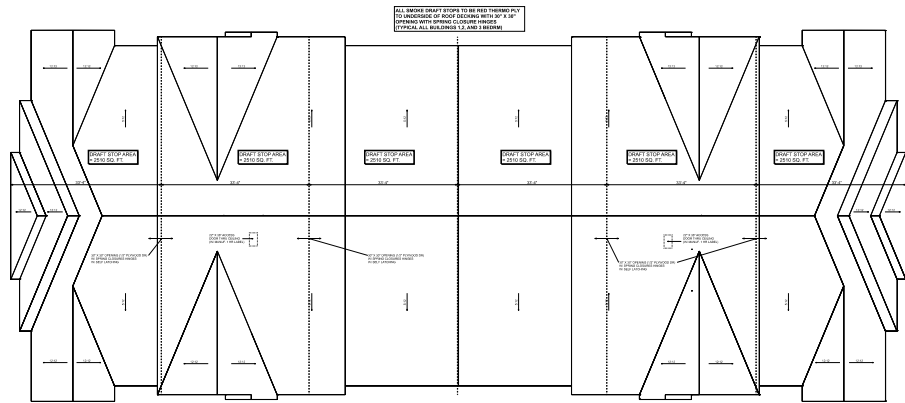
11-E-23-DP  
11-A-23-TOB

DATE: 09/05/2023  
SCALE: AS NOTED  
DRAWN: RD/JPL  
JOB: 2022-08  
SHEET: BLDG # 1, 3, 5, 6 A3.1

**Retreat at Hardin Valley**  
2122 Schaefer Road  
Knoxville, TN 37932

REVISIONS	BY

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ROOF PLAN FOR 2 BR DELUXE & 3 BR DELUXE THREE STORY (24 UNIT) SC: 1/8"=1'-0"



END ELEVATIONS - 2 BR DELUXE / 3 BR DELUXE / THREE STORY / BLDG SC: 1/8"=1'-0"



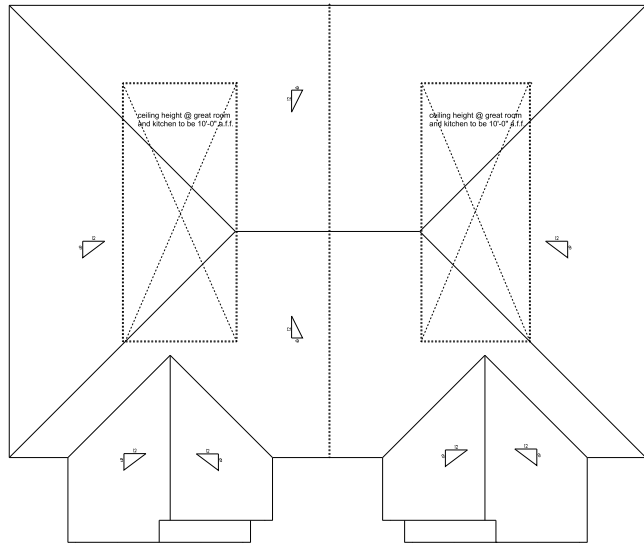
EXTERIOR ELEVATIONS - 2 BR DELUXE / 3 BR DELUXE / THREE STORY / BLDGS # 1,3,5,6 SC: 1/8"=1'-0"

11-E-23-DP  
 11-A-23-TOB

**BLDG # 1, 3, 5, 6**

**Retreat at Hardin Valley**  
 2122 Schaeffer Road  
 Knoxville, TN 37932

DATE: 09/05/2023  
 SCALE: AS NOTED  
 DRAWN: RD/JJ/PL  
 JOB: 2022-08  
 SHEET: A3.2



ROOF PLAN SC: 1/8"=1'-0"



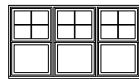
TWIN 3' X 5' ALUM. OR VINYL FRAME (OWNER OPTION) SINGLE HUNG AND SASH (COLOR TO BE SELECTED) INSULATED GLAZING FULL SCREEN (TO MEET FLA CODE FOR IMPACT LOAD REACTION)

TWIN 3' X 5'  
A



3' X 5' ALUM. OR VINYL FRAME (OWNER OPTION) SINGLE HUNG AND SASH (COLOR TO BE SELECTED) INSULATED GLAZING FULL SCREEN (TO MEET FLA CODES FOR IMPACT LOAD REACTION)

3' X 5'  
B



TRIPLE 3' X 5' ALUM. OR VINYL FRAME (OWNER OPTION) SINGLE HUNG AND SASH (COLOR TO BE SELECTED) INSULATED GLAZING FULL SCREEN (TO MEET FLA CODE FOR IMPACT LOAD REACTION)

TRIPLE 3' X 5'  
C

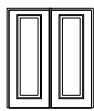
GRAPHIC WINDOW SCHEDULE

SCALE 1/4"=1'-0"



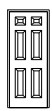
3'-0" X 6'-8" X 1 1/2" INSUL. METAL PRE-HUNG

1 UNITS TO HAVE HIC THRESHOLD



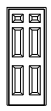
SEE PLAN FOR HAND 3'-0" X 6'-8" X 1 1/2" INSUL. GL./METAL PRE-HUNG PATIO DOOR

2 UNITS TO HAVE HIC THRESHOLD



2'-0" X 6'-8" X 1 1/2" PRE-HUNG H. CORE RT. GRADE

3



2'-0" X 6'-8" X 1 1/2" PRE-HUNG H. CORE RT. GRADE

4



3'-0" X 6'-8" X 1 1/2" INSUL. GL./METAL PRE-HUNG PATIO DOOR

5 UNITS TO HAVE HIC THRESHOLD

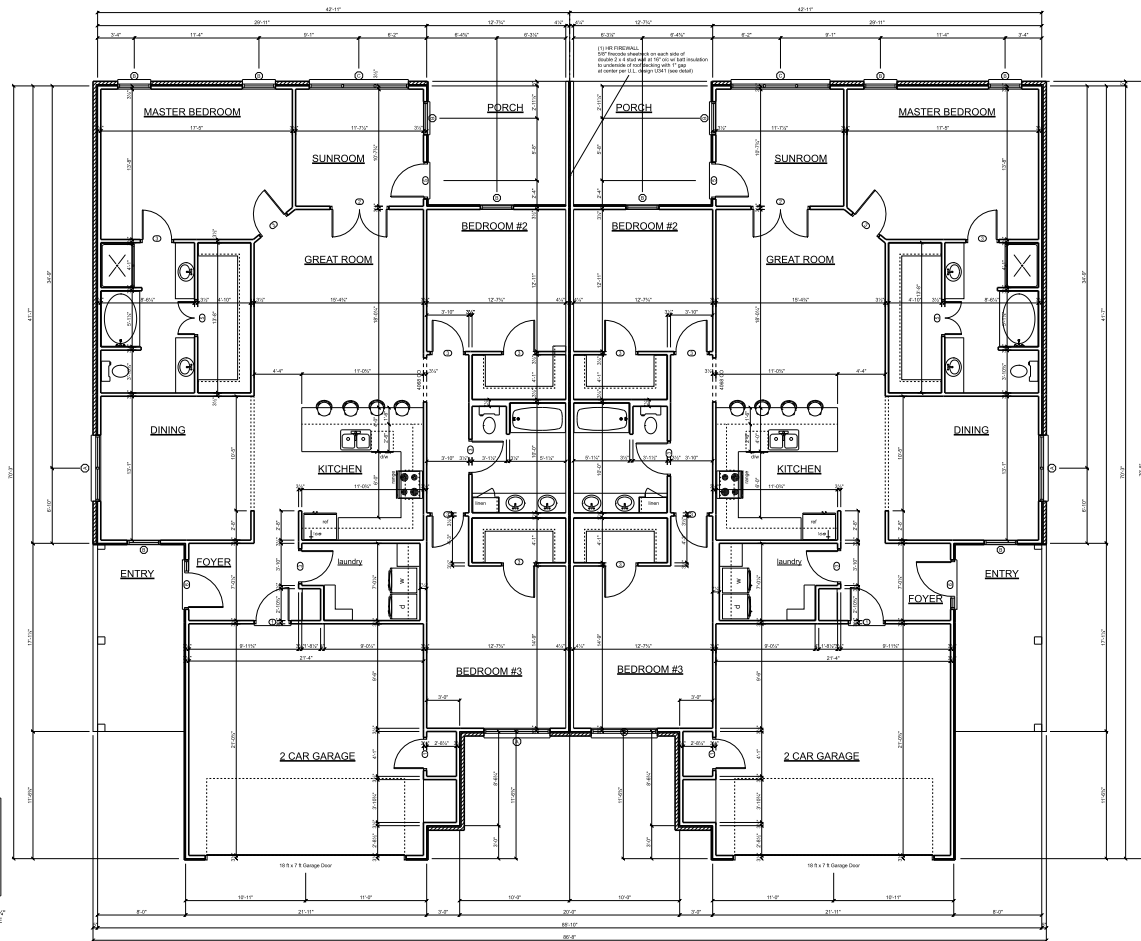


3'-0" X 6'-8" X 1 1/2" W/16" SIDELITE INSUL. METAL PRE-HUNG

6 UNITS TO HAVE HIC THRESHOLD

GRAPHIC DOOR SCHEDULE

SCALE 1/2"=1'-0"



DUPLEX FLOOR PLAN FOR BLDGS

SC: 3/16"=1'-0"

SEE CIVIL SITE PLAN FOR BUILDING ORIENTATION

11-E-23-DP  
11-A-23-TOB

BLDG # 10, 11

REVISIONS BY

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2122 Schaeffer Road  
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DATE 09/05/2023

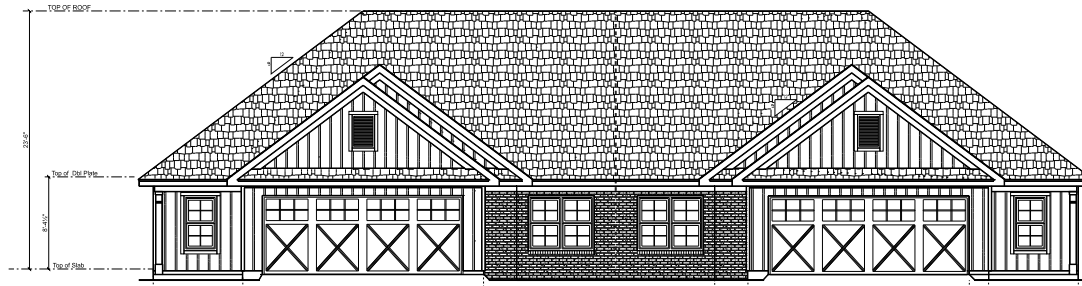
SCALE NOTED

DRAIN RDJ/JPL

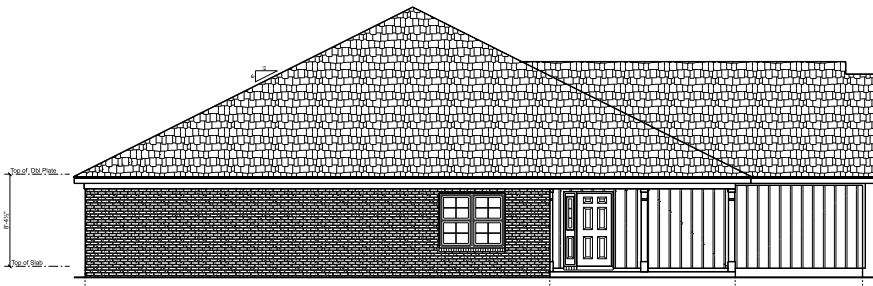
JOB 2022-08

SHEET

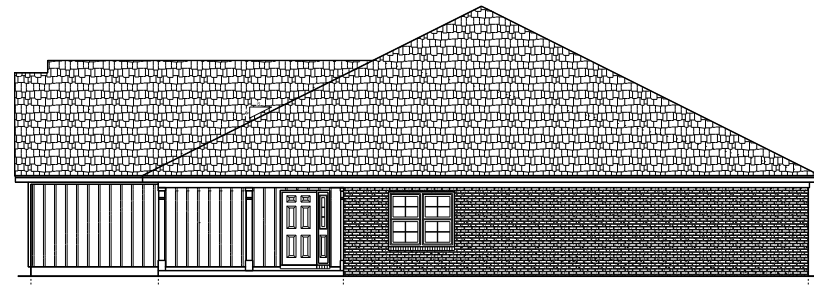
A3.5



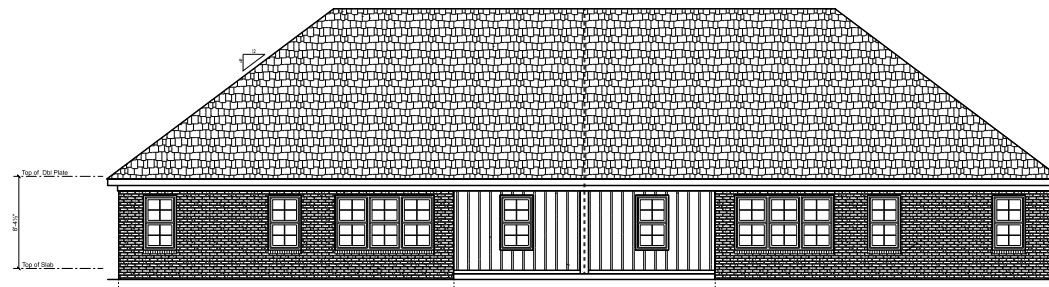
FRONT ELEVATION SC:3/16"=1'0"



LEFT ELEVATION SC:3/16"=1'0"



RIGHT ELEVATION SC:3/16"=1'0"



REAR ELEVATION SC:3/16"=1'0"

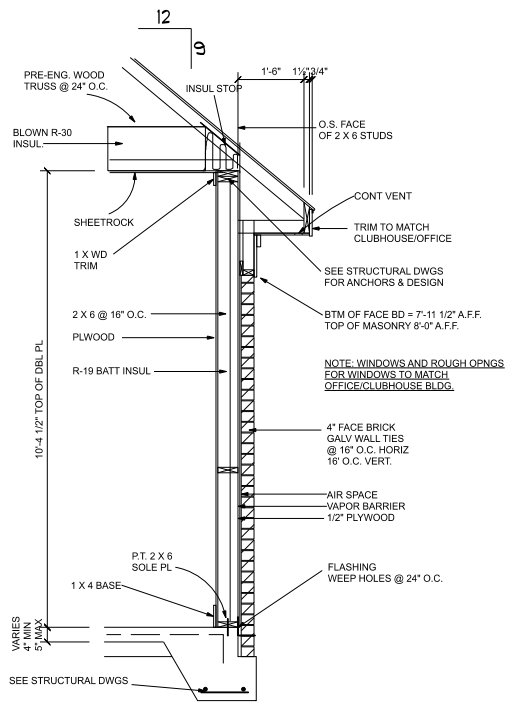
11-E-23-DP  
11-A-23-TOB

BLDG # 10, 11      A3.6

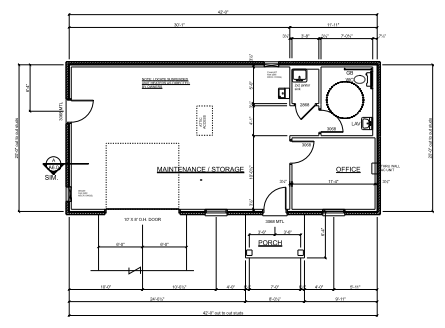
REVISIONS	BY

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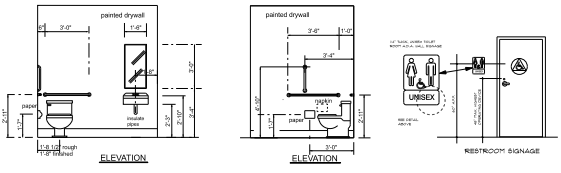
<b>Retreat at Hardin Valley</b>	
2122 Scheffer Road	
Knoxville, TN 37932	
DATE	09/05/2023
SCALE	NOTED
DRAWN	RDJ/JPL
JOB	2022-08
SHEET	



**A** TYPICAL WALL SECTION  
SCALE 3/4"=1'-0"



FLOOR PLAN BLDG  
SCALE 1/8"=1'-0"



BATHROOM ELEVATIONS SC. 1/4"=1'-0"

REVISIONS BY


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Retreat at Hardin Valley  
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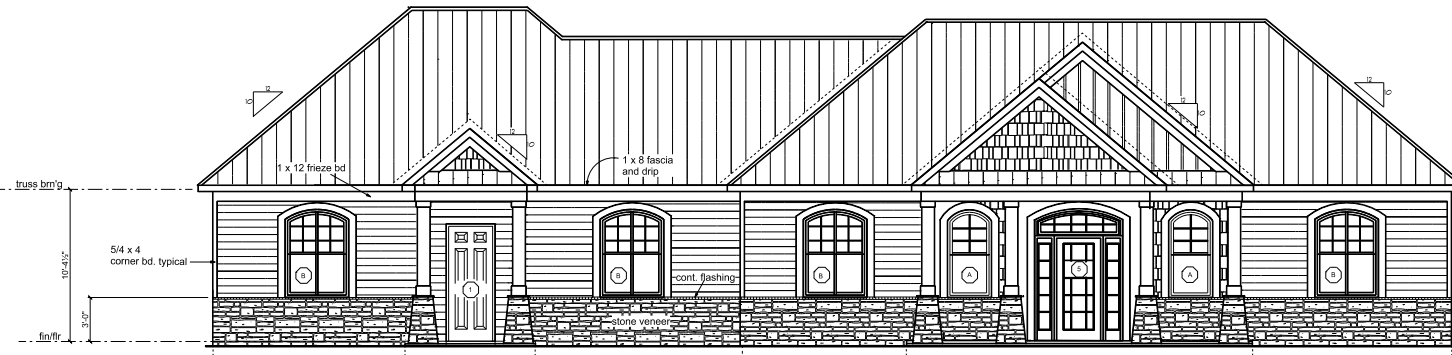
11-E-23-DP  
11-A-23-TOB

BLDG #13 - MAINT. A6.0

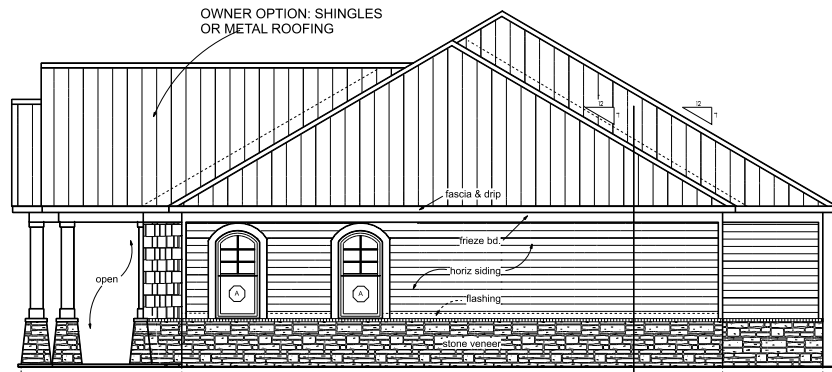
DATE 09/05/2023  
SCALE AS NOTED  
DRAWN RDJ/JPL  
JOB 2022-08  
SHEET



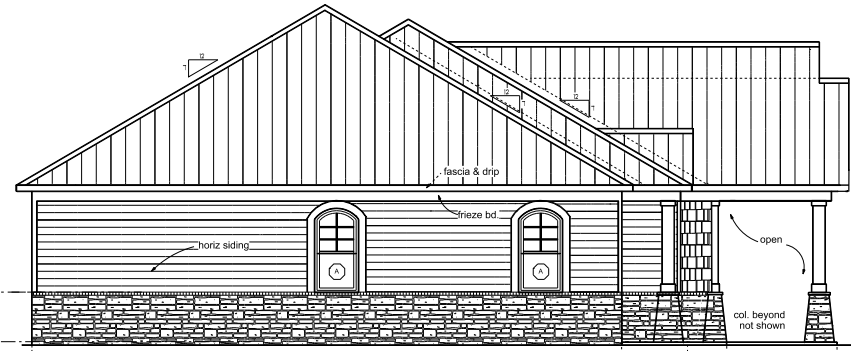




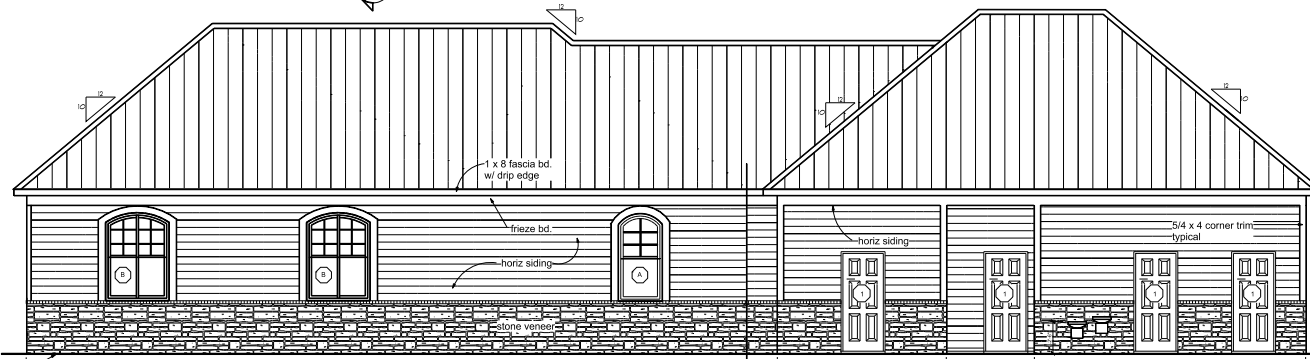
FRONT ELEVATION BLDG SC: 1/4"=1'0"



RIGHT ELEVATION SC: 1/4"=1'0"



LEFT ELEVATION SC: 1/4"=1'0"



REAR ELEVATION SC: 1/4"=1'0"



approx finish grade see civil dwgs (typical)

11-E-23-DP  
11-A-23-TOB

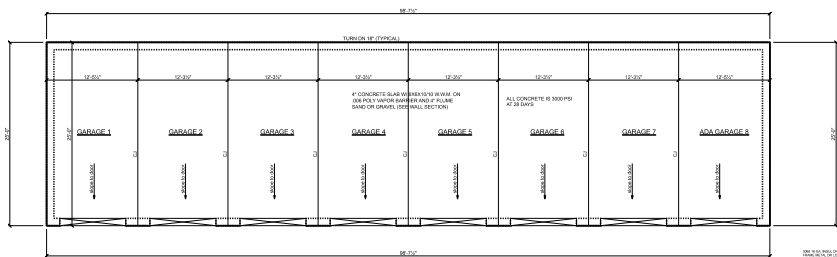
BLDG #12 - CLUBHOUSE

REV: 0/00 BY:   
 JAMES P. LOVELACE ~ ARCHITECT  
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 COLUMBUS GA. 31902  
 (706) 577-4215  
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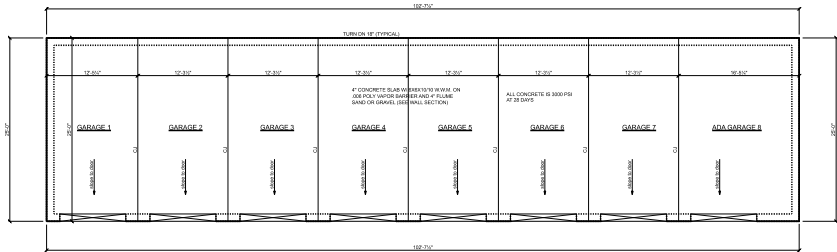
Retreat at Hardin Valley  
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 Knoxville, TN 37932

DATE: 09/05/2023  
 SCALE: AS NOTED  
 DRAWN: RDJ/JPL  
 JOB: 2022-08

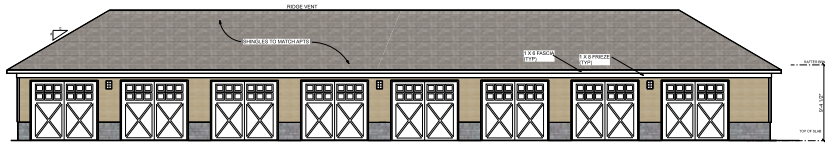
SHEET: A7.1



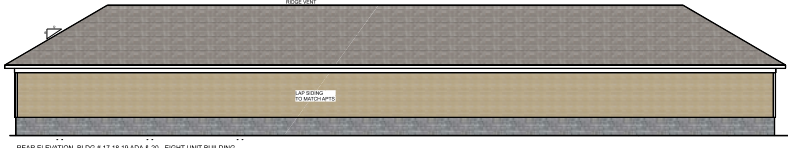
FOUNDATION PLAN LAYOUT for BLDG # 17, 18 & 20 (EIGHT UNIT) SC: 1/8"=1'-0"



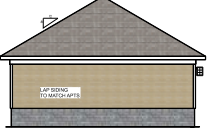
FOUNDATION PLAN LAYOUT for BLDG # 19 ADA (EIGHT UNIT) SC: 1/8"=1'-0"



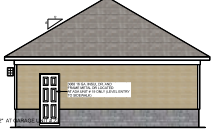
FRONT ELEVATION BLDG # 17, 18, 19 ADA & 20 - EIGHT UNIT SCALE 1/4"=1'-0"



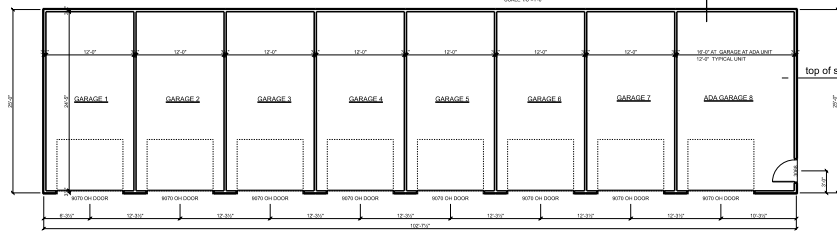
REAR ELEVATION BLDG # 17, 18, 19 ADA & 20 - EIGHT UNIT BUILDING SCALE 1/4"=1'-0"



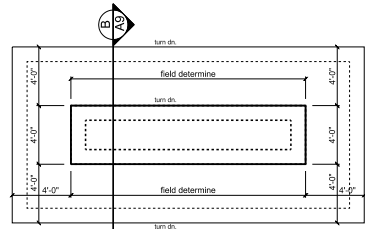
LEFT ELEVATION BLDG # 17, 18, 19 ADA & 20 - EIGHT UNIT BLDG SCALE 1/4"=1'-0"



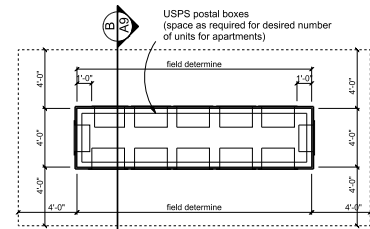
RIGHT ELEVATION BLDG # 17, 18, 19 ADA & 20 - EIGHT UNIT BLDG SCALE 1/4"=1'-0"



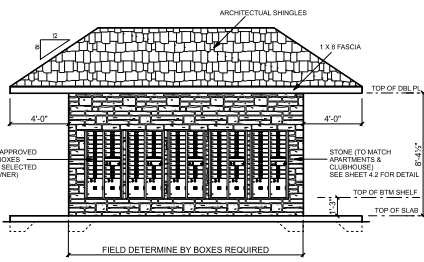
GARAGE PLAN for BLDG # 17, 18, 19 ADA & 20 (EIGHT UNIT) SC: 1/8"=1'-0"



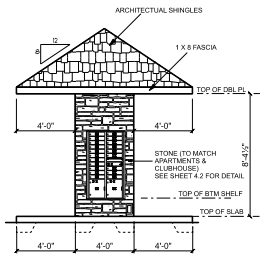
FOUNDATION PLAN (BLDG # 16) SC: 1/4"=1'0"



FLOOR PLAN (BLDG # 16) SC: 1/4"=1'0"

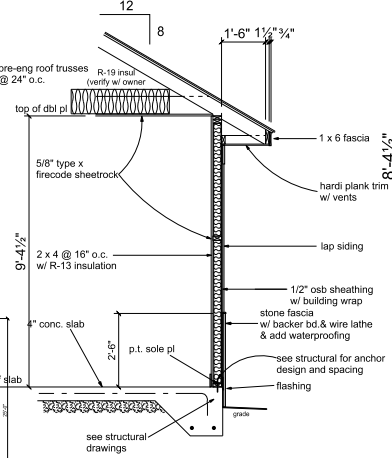


FRONT & REAR ELEVATION (BLDG) SC: 1/4"=1'0"

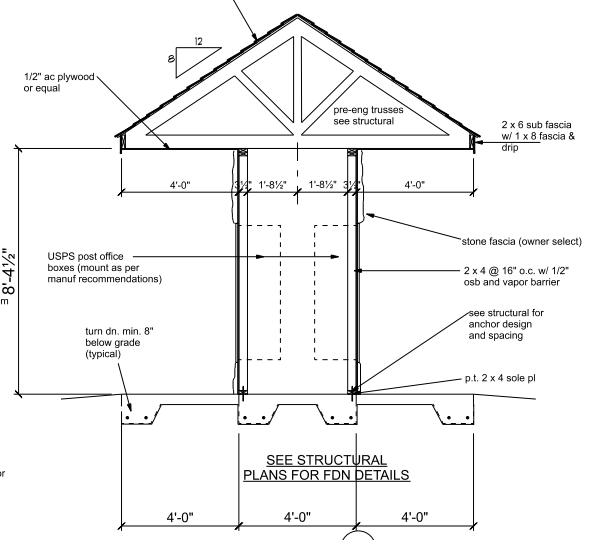


RIGHT & LEFT ELEVATION (BLDG) SC: 1/4"=1'0"

architectural shingles on 30# felt see structural for nailing pattern



WALL SECTION (A) SCALE 1/2"=1'-0"



SECTION (B) BLDG SC: 1/2"=1'-0"

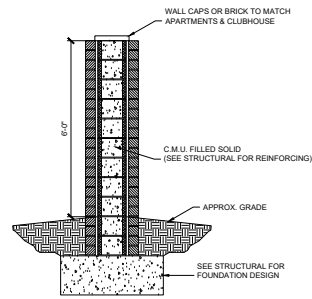
11-E-23-DP  
11-A-23-TOB

GARAGES  
MAIL KIOSK

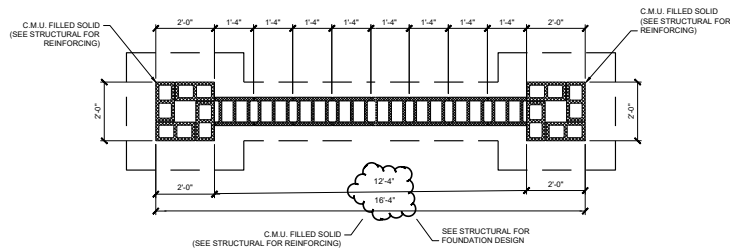
REV/SCHS BT  
  
  
  
  
  
  
  
  
  
  
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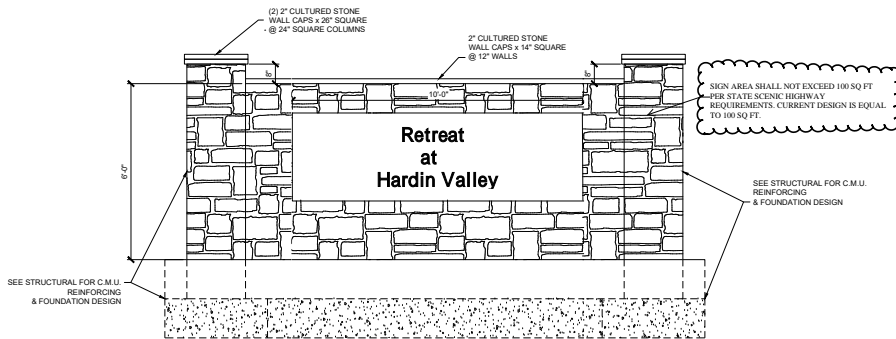
DATE 09/05/2023  
SCALE AS NOTED  
DRAWN RDJ/JPL  
JOB 2022-08  
SHEET  
**A8.0**



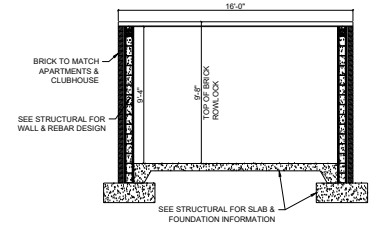
1 SECTION @ SIGN  
SCALE: 1/2"=1'-0"



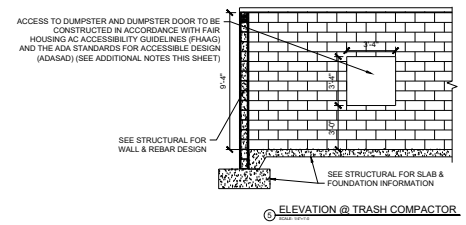
2 FOUNDATION PLAN  
SCALE: 1/2"=1'-0"



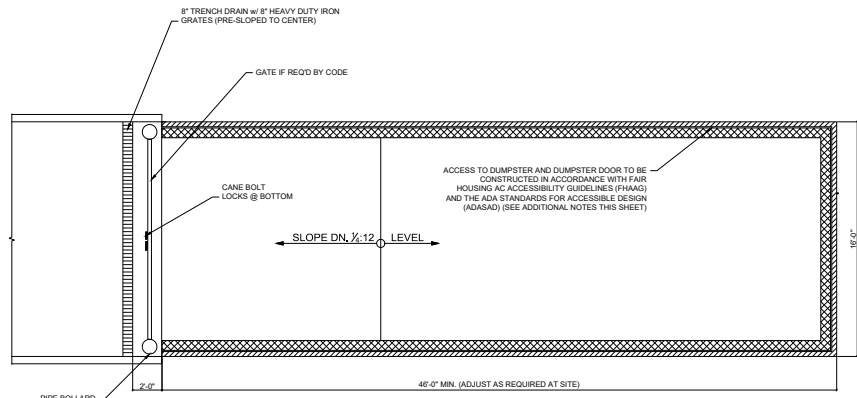
3 ELEVATION @ SIGN  
SCALE: 1/2"=1'-0"  
FINAL SIGN APPROVAL BY CITY / TO MATCH CITY REQUIREMENTS.



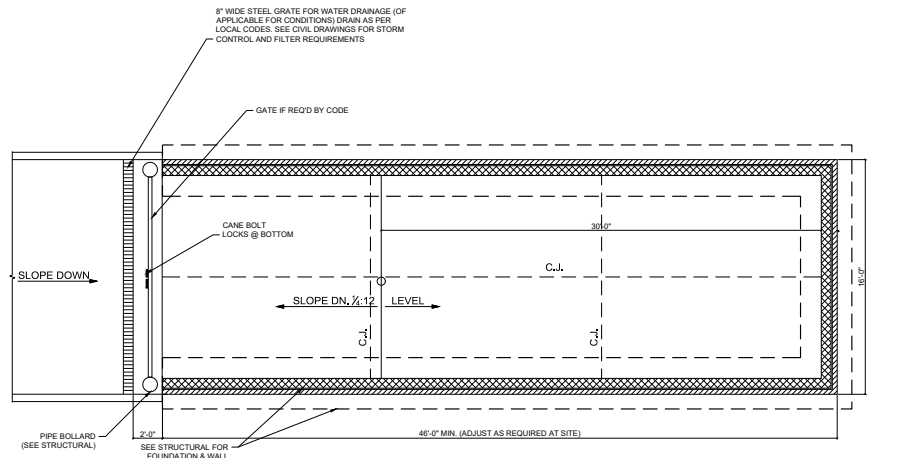
4 SECTION @ TRASH COMPACTOR



5 ELEVATION @ TRASH COMPACTOR



6 TRASH COMPACTOR PLAN  
SCALE: 1/4"=1'-0"



7 TRASH COMPACTOR FOUNDATION PLAN  
SCALE: 1/4"=1'-0"

11-E-23-DP  
11-A-23-TOB

SIGN  
TRASH COMPACTOR

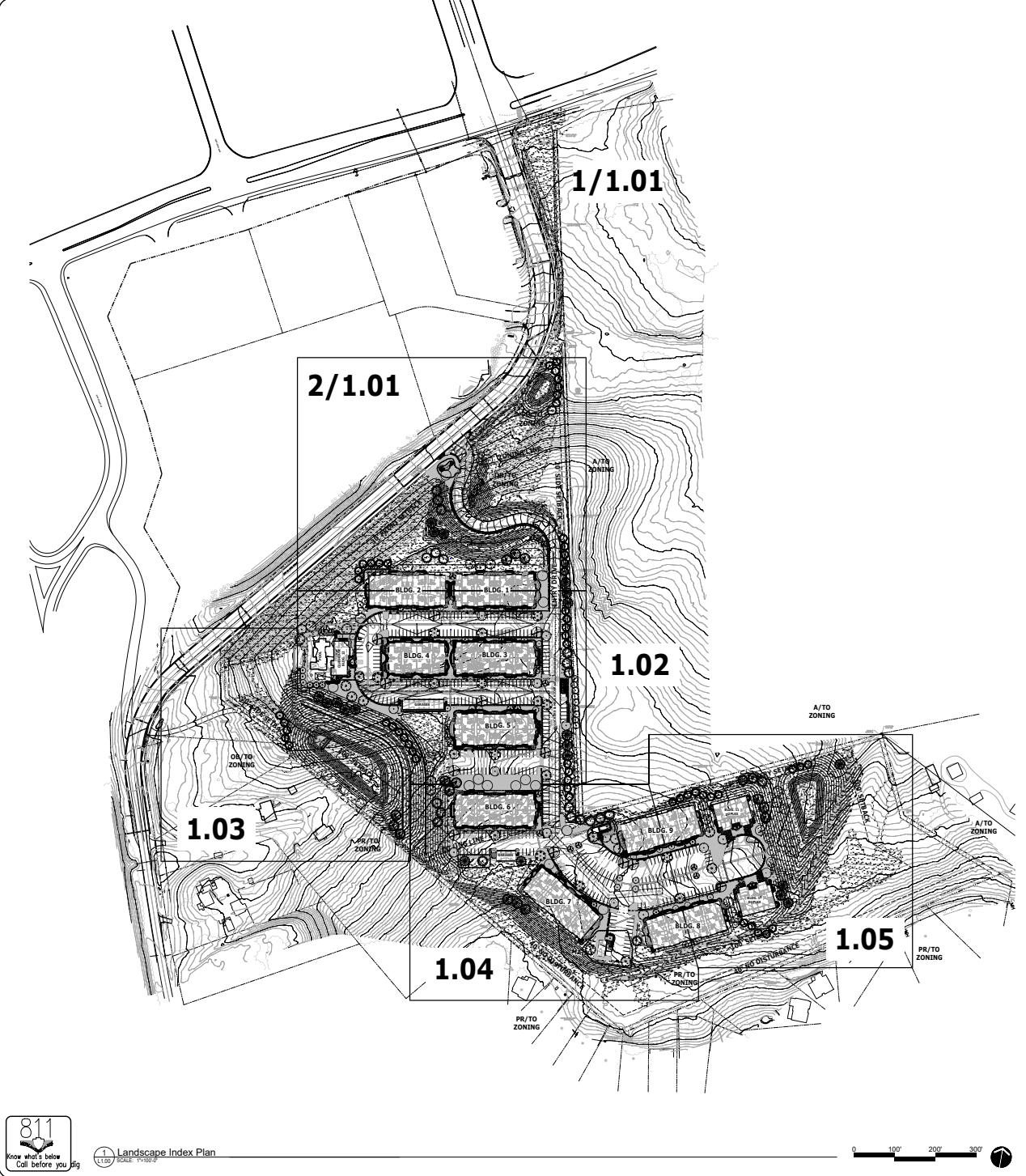
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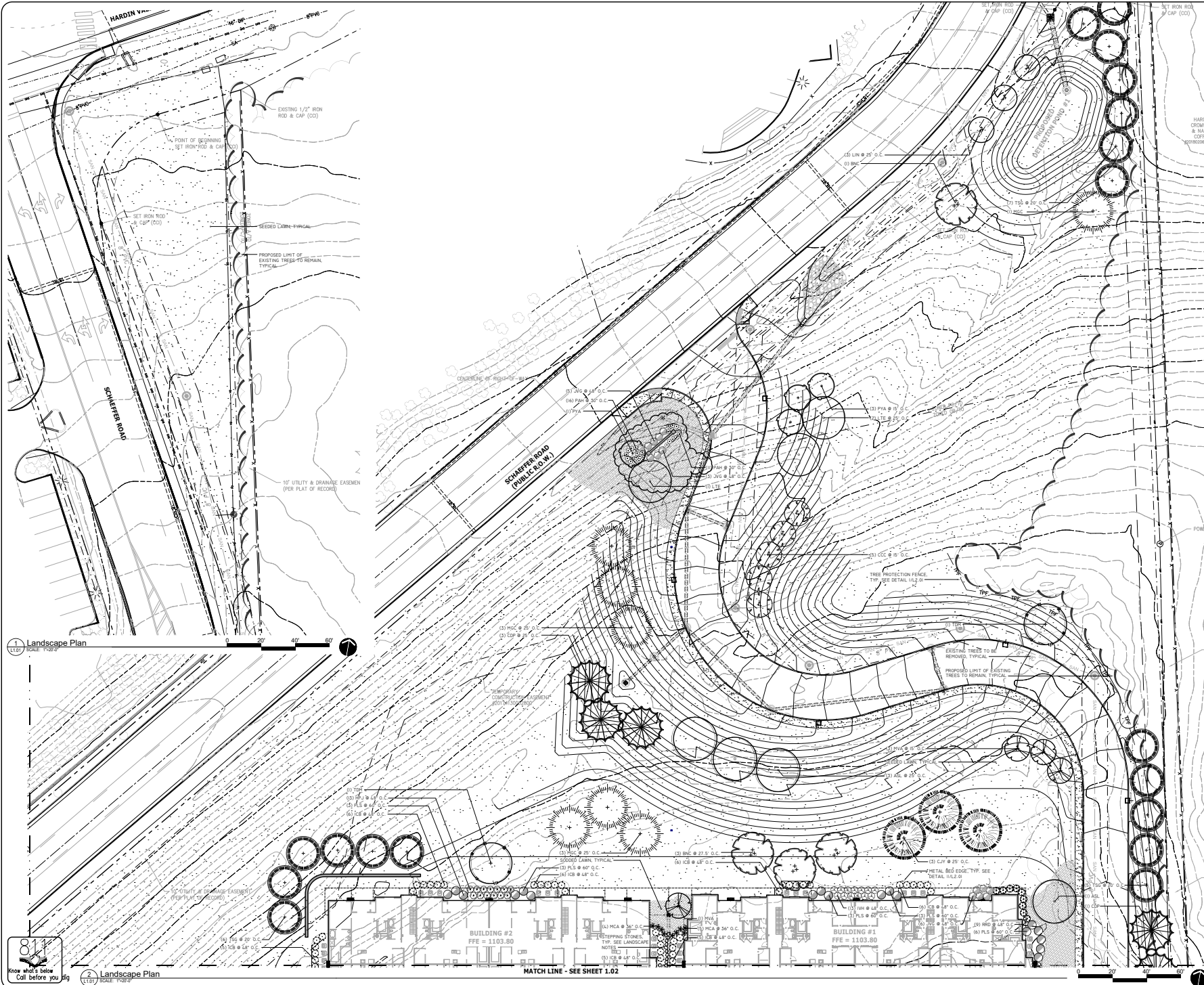
Retreat at Hardin Valley  
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DATE 09/05/2023  
SCALE AS NOTED  
DRAWN AJD  
JOB 2022-08  
SHEET

A10.0



RETRAIT AT HARDIN VALLEY- PLANT LIST		BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS	
<b>DECIDUOUS TREES</b>						
10	A40	October Glory Red Maple	<i>Acer rubrum 'October Glory'</i>	8.68'	2" Cal.	Specimen
17	L20	Lagary Sugar Maple	<i>Acer saccharum 'Lagary'</i>	8.68'	2" Cal.	Specimen
18	HC	Heritage Red Maple	<i>Acer rubrum 'Heritage'</i>	8.68'	2" Cal.	Full Crown, 3 Corners, Branches @ 4' Int.
28	CC	Forest Pansy Redbud (Clump)	<i>Cercis canadensis 'Forest Pansy'</i>	Cont.	8" Pot.	Clump, 3 Corners, Full Crown
31	CC	Heritage Redbud (Clump)	<i>Cercis canadensis 'Heritage Spring'</i>	Cont.	8" Pot.	Full Crown
38	UN	Natchez Grape Magnolia	<i>Loganberrya odora 'Natchez Nectar'</i>	Cont.	8" Pot.	Clump, 3 Corners, Full Crown
39	L10	General City Lady Finger	<i>Magnolia x odora 'General City'</i>	8.68'	2" Cal.	Matched Specimen
40	UN	Swensson Magnolia	<i>Magnolia x souleyevii</i>	8.68'	8" Pot.	Matched Specimen, 3 Corners, Branches @ 4' Int.
48	PA	Jackone Cherry	<i>Prunus avium 'Jackone'</i>	8.68'	2" Cal.	Single Leader, Full Crown
51	CC	Heritage Red	<i>Prunus pennsylvanica 'Heritage'</i>	8.68'	2" Cal.	Full Crown
59	TRM	Red Spire	<i>Fraxinus distylata</i>	8.68'	2" Cal.	Full Crown
62	UN	Alice Landford Elm	<i>Ulmus americana 'Alice Landford'</i>	8.68'	2" Cal.	Full Crown
63	UN	Green Tree Japanese	<i>Scholar palmata 'Green Tree'</i>	8.68'	2" Cal.	Full Crown
64	UN	Shawnee	SHAWNEE SHADE, YARD SHADE, ORNAMENTAL	8.68'	2" Cal.	Full Crown
<b>EVERGREEN TREES</b>						
20	CCP	Prince Kaye Decidur Cedar*	<i>Lawsonia arida 'Prince Kaye'</i>	8.68'	8" Pot.	Full Ground @ 25' O.C.
21	CCP	TCDDA Greenery*	<i>Podocarpus neriifolia 'Neriifolia'</i>	8.68'	8" Pot.	Full Ground @ 25' O.C.
22	UN	Arbo 'Noble & Stevens' Holly*	<i>Ilex x 'Noble &amp; Stevens'</i>	8.68'	8" Pot.	Full Ground @ 25' O.C.
23	UN	Charles Wainwright Southern Magnolia*	<i>Magnolia grandiflora 'Charles Wainwright'</i>	8.68'	8" Pot.	Full Ground @ 25' O.C.
24	UN	Green Giant Arborvitae*	<i>Thuja occidentalis 'Green Giant'</i>	8.68'	8" Pot.	Full Ground @ 25' O.C.
25	UN	SP	EVERGREEN, TOTAL LEAFS EVERGREEN PERCENTAGE	8.68'	8" Pot.	Full Ground @ 25' O.C.
<b>SHRUBS</b>						
218	ACB	Rose Creek Abutilon*	<i>Abutilon grandiflorum 'Rose Creek'</i>	Cont.	3.5 Gal.	Full Plants @ 48" O.C.
219	UN	Little Lime Hydrangea	<i>Hydrangea serrata 'Little Lime'</i>	Cont.	3.5 Gal.	Full Plants @ 48" O.C.
220	UN	Low Blue Hydrangea	<i>Hydrangea siliqua 'Low Blue'</i>	Cont.	3.5 Gal.	Full Plants @ 48" O.C.
221	CC	Carissa Holly*	<i>Ilex carissa 'Carissa'</i>	Cont.	3.5 Gal.	Full Plants @ 48" O.C.
222	UN	Campanula	<i>Campanula medium</i>	Cont.	3.5 Gal.	Full Plants @ 48" O.C.
100	UN	Boxwood 'Boxwood'	<i>Bux sempervirens 'Boxwood'</i>	Cont.	3.5 Gal.	Full Plants @ 24" O.C.
76	UN	Wendy's 'Dance' Weeping Willow	<i>Salix caprea 'Wendy's Dance'</i>	Cont.	3.5 Gal.	Full Plants @ 48" O.C.
102	UN	Grey Oak Sapling	<i>Quercus agrifolia 'Grey Oak'</i>	Cont.	1.5 Gal. (18" Ht. (Max.))	Full Plants @ 48" O.C.
103	UN	SPH Laurel*	<i>Prunus americana 'SPH Laurel'</i>	Cont.	1.5 Gal. (36" Ht. (Max.))	Full Plants @ 48" O.C.
104	UN	Eastern Red Cedar Dwarf Sabal*	<i>Juniperus horizontalis 'Eastern Red Cedar'</i>	Cont.	1.5 Gal.	Full Plants @ 48" O.C.
80	UN	Bucking Knockout Rose	<i>Rosa x 'Knockout'</i>	Cont.	3.5 Gal.	Full Plants @ 48" O.C.
<b>GROUND COVERS &amp; PERENNIALS</b>						
226	UN	Ornamental Daylily (Equally Mixed)	<i>Daylily 'Ornamental'</i>	Cont.	1.5 Gal.	Full Plants @ 18" O.C. - See Detail
227	UN	Blue Hydrangea	<i>Hydrangea siliqua 'Blue Hydrangea'</i>	Cont.	1.5 Gal.	Full Plants @ 18" O.C.
228	UN	Blue Hydrangea	<i>Hydrangea siliqua 'Blue Hydrangea'</i>	Cont.	4" Pots	Full Plants @ 18" O.C.
229	UN	Blue Hydrangea	<i>Hydrangea siliqua 'Blue Hydrangea'</i>	Cont.	4" Pots	Full Plants @ 18" O.C.
438	UN	Ornamental Daylily (Equally Mixed)	<i>Daylily 'Ornamental'</i>	Cont.	1.5 Gal.	Full Plants @ 18" O.C. - See Detail
439	UN	Blue Hydrangea	<i>Hydrangea siliqua 'Blue Hydrangea'</i>	Cont.	1.5 Gal.	Full Plants @ 18" O.C.
440	UN	Blue Hydrangea	<i>Hydrangea siliqua 'Blue Hydrangea'</i>	Cont.	1.5 Gal.	Full Plants @ 18" O.C.
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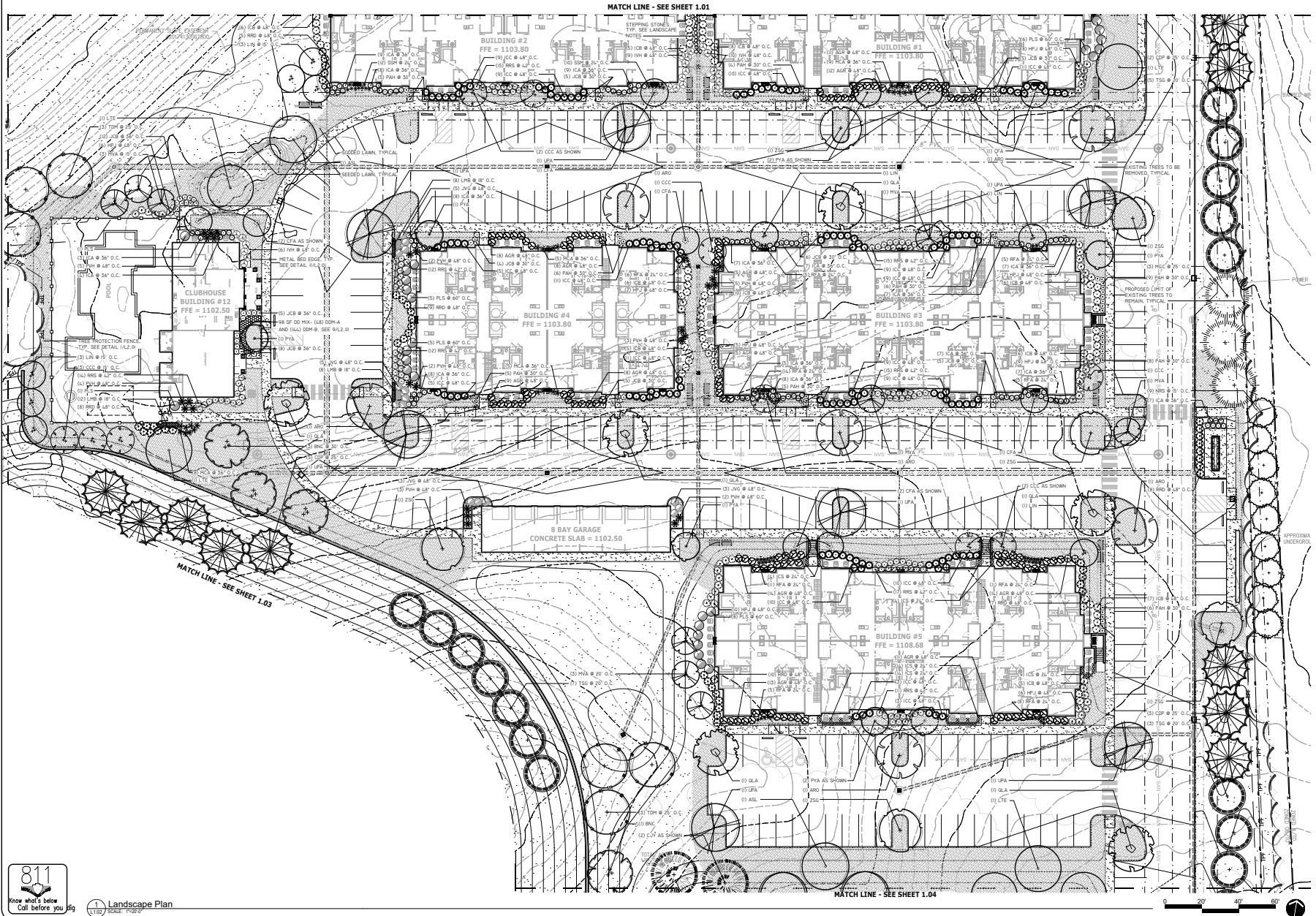
1 Landscape Plan  
SCALE: 1"=20'

2 Landscape Plan  
SCALE: 1"=20'

MATCH LINE - SEE SHEET 1.02

THE PENLAND STUDIO  
LANDSCAPE ARCHITECTURE  
2110 HOLDERWOOD LANE  
KNOXVILLE, TENNESSEE 37922  
BPT@THEPENLANDSTUDIO.COM  
NO. 532.3264  
WWW.PENLANDSTUDIO.COM

REVISIONS	DATE
<b>CANNON &amp; CANNON INC.</b> CONSULTING ENGINEERS - FIELD SURVEYORS 855.671.8555 www.cannonandcannon.com	
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 518 PINECITY, AL 36860
PROJECT:	RETREAT AT HARDIN VALLEY 2122 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
LANDSCAPE PLAN	
CO PROJECT NO.	01681-0000
DATE	MAY 25, 2023
PM	AVG
PC	HEB
DRAWN	TFS
OC	BP
11-A-23-0P 11-A-23-TOB	
<b>L1.01</b>	



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REVISIONS	DATE
<b>CANNON &amp; CANNON INC.</b> CONSULTING ENGINEERS - FIELD SURVEYORS 865.671.8555 www.cannonandcannon.com	
CLIENT:	<b>TRIMCOR</b> APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 518 PHOENIX CITY, AL 36868
PROJECT:	<b>RETRAIT AT HARDIN VALLEY</b> 2122 SCHNEPPER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
<b>LANDSCAPE PLAN</b>	
CO PROJECT NO.	01681-0000
DRAWING DATE	MAY 25, 2023
PM	AWG PC RED
DRAWN	TFS CC BP
<b>L1.02</b>	



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 2110 HOLDERWOOD LANE  
 KNOXVILLE, TENNESSEE 37922  
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 606.335.0584  
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REVISIONS	DATE

**CANNON & CANNON INC.**  
 CONSULTING ENGINEERS - FIELD SURVEYORS  
 865.670.8555  
 1800 Riverside Pike  
 Knoxville, TN 37918

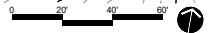
CLIENT: **TRIMCOR**  
**APARTMENT CONSTRUCTION & MANAGEMENT**  
 P.O. BOX 518  
 PRINCE CITY, AL 36868

PROJECT: **RETREAT AT HARDIN VALLEY**  
 2122 SCHIFFER ROAD  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

LANDSCAPE PLAN	
CO PROJECT NO.	01681-0000
DRAWING DATE	MAY 25, 2023
PM	AWG PC HED
DRAWN	TFS CC BP
<b>L1.03</b>	

Know who's below  
 Call before you dig

Landscape Plan  
 DATE: 11-23-2023





MATCH LINE  
(SEE SHEET 1.02 FOR CONTINUATION)



MATCH LINE  
(SEE SHEET 1.03 FOR CONTINUATION)

MATCH LINE  
(SEE SHEET 1.05 FOR CONTINUATION)



Landscape Plan  
Scale: 1/8" = 1'-0"



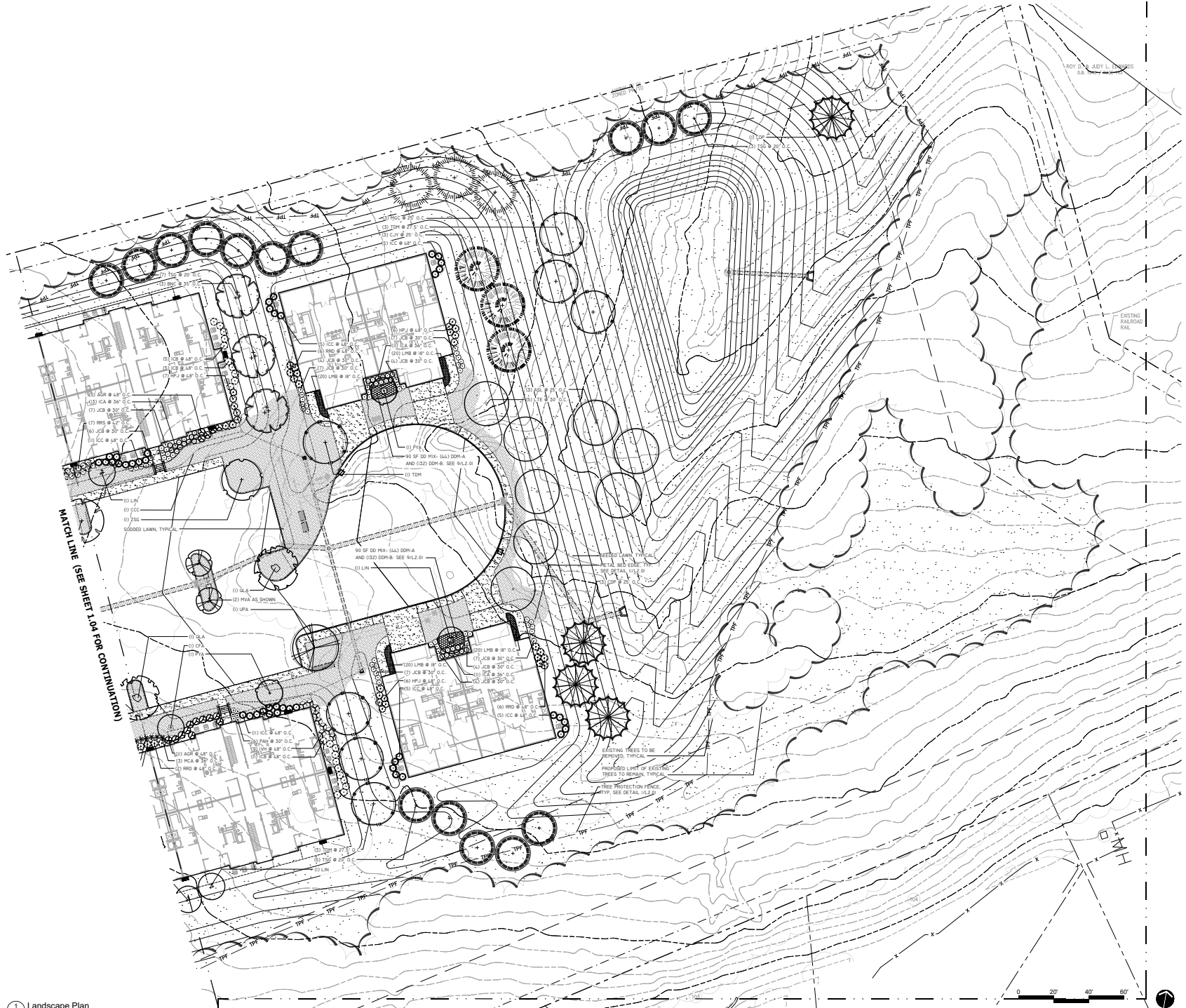
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KNOXVILLE, TENNESSEE 37922  
BP@THEPENLANDSTUDIO.COM  
865.535.0584  
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REVISIONS	DATE
<b>CANNON &amp; CANNON INC.</b> CONSULTING ENGINEERS - FIELD SURVEYORS 865.670.8555 www.cannon-cannon.com	
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 518 PHOENIX CITY, AL 36868
PROJECT:	RETREAT AT HARDIN VALLEY 2122 SCHNEPPER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
LANDSCAPE PLAN	
CO PROJECT NO.	01681-0000
DRAWING DATE	MAY 25, 2023
PM	AWG PC RED
DRAWN	TPS CC BP
11-E-23-0P 11-A-23-TOB	
<b>L1.04</b>	

ROY C. & JUDY L. DUNN  
28

EXISTING RAILROAD  
RAIL

MATCH LINE (SEE SHEET 1.04 FOR CONTINUATION)



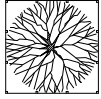
EXISTING TREES TO BE  
PRESERVED  
PROPOSED LIMIT OF SITES  
TREES TO REMAIN, TYPICAL  
TREE PROTECTION FENCE  
(TYP. SEE DETAIL 1A.2)

THE PENLAND STUDIO  
LANDSCAPE ARCHITECTURE  
2110 HOLDERWOOD LANE  
KNOXVILLE, TENNESSEE 37922  
BYPENLANDSTUDIO.COM  
865.535.9584  
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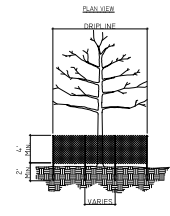
REVISIONS	DATE
<p><b>CANNON &amp; CANNON INC</b> CONSULTING ENGINEERS - FIELD SURVEYORS 855.670.8555 www.cannon-cannon.com</p>	
CLIENT:	<p><b>TRIMCOR</b> APARTMENT CONSTRUCTION &amp; MANAGEMENT P.O. BOX 518 PINECITY, AL 36688</p>
PROJECT:	<p><b>RETREAT AT HARDIN VALLEY</b> 2122 SCHIFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE</p>
LANDSCAPE PLAN	
CO PROJECT NO.	01681-0000
DRAWING DATE	MAY 25, 2023
PM	AWG PC RED
DRAWN	TFS CC BP
<p>11-E-23-0P 11-A-23-0B</p>	
<p><b>L1.05</b></p>	



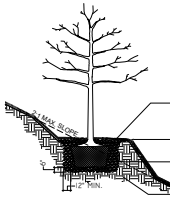
Landscape Plan  
DATE: 11/23



- ESTABLISH TREE PROTECTION FENCING PRIOR TO START OF ANY SITE CLEARING, GRADING, DEMOLITION OR CONSTRUCTION ACTIVITIES. TREE PROTECTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO START OF CONSTRUCTION ACTIVITIES AND MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION.
- LIMITS OF GRADING AT DRIPLINE OF TREES. SEE PLAN FOR LOCATIONS OF TREE PROTECTION FENCING (TPF).
- PROTECTIVE FENCING TO PRESERVE TRUNK, BRANCHES, AND ROOT SYSTEM AND TO MINIMIZE COMPACTION OF SOIL AROUND TREE.
- TREE PROTECTION FENCING TO CONSIST OF 4' FT. MIN. HT. ORANGE SAFETY PLASTIC FENCE FABRIC OR CHAIN-LINK FENCING FABRIC. PROVIDE STEEL PICTS SPACED @ 4" O.C. MAX. FOR CHAIN-LINK FENCE WITH 12" MIN. ANCHORING DEPTH.
- NO FENCING TO BE NEEDED TO TREE.
- HEAVY EQUIPMENT, VEHICULAR TRAFFIC OR STOCKPILING SHALL NOT BE PERMITTED WITHIN DRIPLINE.
- NO TOXIC MATERIALS TO BE STORED WITHIN 100' OF TREE DRIPLINE.
- IN AREAS WHERE FOOTINGS, PAVEMENT AND/OR UTILITIES WILL PENETRATE INTO THE DRIPLINE AREA, A LICENSED TREE SURGEON SHALL BE CALLED IN TO PERFORM ROOT PRUNING PRIOR TO BEGINNING CONSTRUCTION.

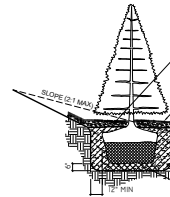


1 TREE PROTECTION FENCING  
SCALE: 1/4" = 1'-0"



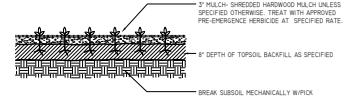
- GROUND LINE TO BE AT ROOT FLARE OF TREE. REMOVE BURLAP FROM TOP 1/4 OF BALL. CONSTRUCT EARTH SAUCER WITH 3" HIGH BERM. FLOOD WITH WATER TWICE IN FIRST 24 HOURS.
- 3" SHREDED HARDWOOD MULCH (NO MULCH WITHIN 2" OF TRUNK)
- BACKFILL WITH 100% TOPSOIL. WATER AND LEVEL. DO NOT TAMP.
- BREAK SUBSOIL AS SPECIFIED

4 TREE PLANTING/GUYING ON SLOPE  
SCALE: NOT TO SCALE

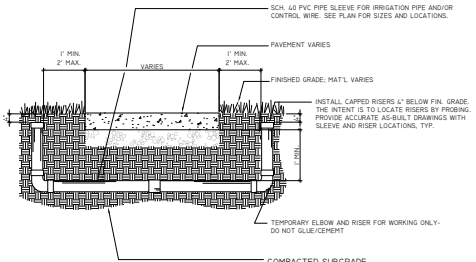


- GROUND LINE TO BE SAME AS AT ROOT FLARE OF TREE. REMOVE BURLAP FROM TOP 3/4 OF BALL. CONSTRUCT EARTH SAUCER WITH 3" HIGH BERM. FLOOD WITH WATER TWICE IN FIRST 24 HOURS.
- 3" SHREDED HARDWOOD MULCH (NO MULCH WITHIN 7" OF TRUNK)
- EXCAVATE TREE PIT AS SHOWN. SCARIFY EXPOSED SURFACES AS REQUIRED TO ELIMINATE GLAZING. BACKFILL WITH NATIVE SOIL. REMOVE DURING EXCAVATION. WATER AND LEVEL. DO NOT TAMP.
- TAMP BACKFILL PLATFORM TO PREVENT SETTLING.
- BREAK SUBSOIL AS SPECIFIED

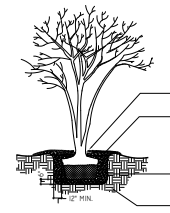
7 EVERGREEN TREE ON 2:1 SLOPE  
SCALE: NOT TO SCALE



10 GROUND COVER/PERENNIAL PLANTING  
SCALE: NOT TO SCALE

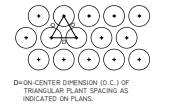


2 IRRIGATION SLEEVE DETAIL  
SCALE: 1/2" = 1'-0"



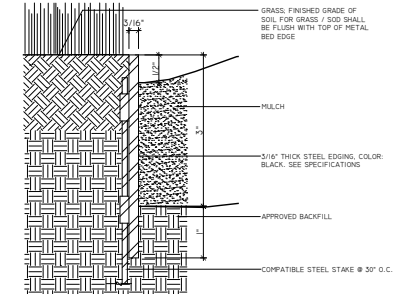
- 3" SHREDED HARDWOOD MULCH (NO MULCH WITHIN 7" OF TRUNK)
- GROUND LINE TO BE SAME AS AT NURSERY. REMOVE BURLAP FROM TOP 1/4 OF BALL. CONSTRUCT EARTH SAUCER WITH 4" HIGH BERM. FLOOD WITH WATER TWICE IN FIRST 24 HOURS.
- BACKFILL WITH 100% TOPSOIL. WATER AND LEVEL. DO NOT TAMP.
- BREAK SUBSOIL AS SPECIFIED

5 TREE PLANTING - MULTI-STEM TREE  
SCALE: NOT TO SCALE

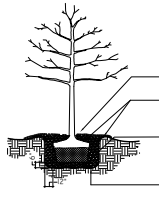


- GROUND LINE TO BE SAME AS AT NURSERY. REMOVE BURLAP FROM TOP 1/4 OF BALL. CONSTRUCT EARTH SAUCER WITH 3" HIGH BERM. FLOOD WITH WATER TWICE IN FIRST 24 HOURS.
- 3" MULCH (NO MULCH WITHIN 7" OF STEMS)
- BACKFILL WITH 100% TOPSOIL. WATER AND LEVEL. DO NOT TAMP.
- BREAK SUBSOIL AS SPECIFIED
- NOTE: EXCAVATE CENTRE BEDPLANTER AND BACKFILL WITH 8" DEPTH OF APPROVED TOPSOIL.

8 SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE

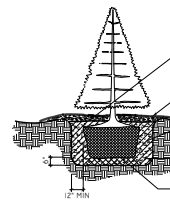


11 METAL BED EDGE  
SCALE: 1/2" = 1'-0"



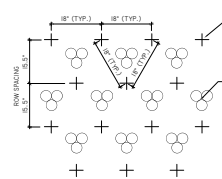
- TREE STAKING IS GENERALLY NOT REQUIRED. LANDSCAPE ARCHITECT MAY REQUEST THAT SPECIFIC TREES BE STAKED. UPON REQUEST, PROVIDE THREE (3) WOOD STAKES SPACED EQUALLY ABOUT CIRCUMFERENCE AND SECURE WITH ARBOR-TIE OR APPROVED EQUIVALENT.
- 3" SHREDED HARDWOOD MULCH (NO MULCH WITHIN 2" OF TRUNK)
- GROUND LINE TO BE AT ROOT FLARE OF TREE. REMOVE BURLAP FROM TOP 1/4 OF BALL. CONSTRUCT EARTH SAUCER WITH 3" HIGH BERM. FLOOD WITH WATER TWICE IN FIRST 24 HOURS.
- EXCAVATE TREE PIT AS SHOWN. SCARIFY EXPOSED SURFACES AS REQUIRED TO ELIMINATE GLAZING. BACKFILL WITH NATIVE SOIL. REMOVE DURING EXCAVATION. WATER AND LEVEL. DO NOT TAMP.
- BREAK SUBSOIL AS SPECIFIED

3 TREE PLANTING & GUYING TO 3' CAL.  
SCALE: NOT TO SCALE



- GROUND LINE TO BE AT ROOT FLARE OF TREE. REMOVE BURLAP FROM TOP 3/4 OF BALL. CONSTRUCT EARTH SAUCER WITH 3" HIGH BERM. FLOOD WITH WATER TWICE IN 24 HOURS.
- 3" MULCH (NO MULCH WITHIN 2" OF TRUNK)
- BACKFILL WITH 100% TOPSOIL. WATER AND LEVEL. DO NOT TAMP.
- TAMP BACKFILL PLATFORM TO PREVENT SETTLING.
- BREAK SUBSOIL W/PICK

6 EVERGREEN TREE - TO 8' HT.  
SCALE: NOT TO SCALE



- DAVILILLES (POMPONILLA SPINOSA) (2) (2)
- CONTAINERS SPACED ON 18" ALTERNATING CENTERS (A.C.)
- CLUMPS OF 2ND DAFFODILS (Narcissus Dutch Master) (3) (2ND BILLES/CLUMPS) ON 18" ALTERNATING CENTERS (A.C.)

9 COLOR BED SPACING  
SCALE: N.T.S.



THE PENLAND STUDIO  
LANDSCAPE ARCHITECTURE  
2110 HOLDERWOOD LANE  
KNOXVILLE, TENNESSEE 37922  
BYPENLANDSTUDIO.COM  
NO. 330.9246  
WWW.PENLANDSTUDIO.COM

REVISIONS	DATE

**CANNON & CANNON INC.**  
CONSULTING ENGINEERS - FIELD SURVEYORS  
855.671.8555  
www.cannon-cannon.com

CLIENT: **TRIMCOR**  
APARTMENT CONSTRUCTION & MANAGEMENT  
P.O. BOX 518  
PINEY CITY, AL 36068

PROJECT: **RETREAT AT HARDIN VALLEY**  
2122 SCHNEPPER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

LANDSCAPE DETAILS

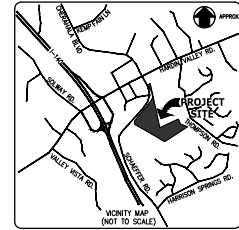
CD PROJECT NO.	01681-0000
DRAWING DATE	MAY 25, 2023
PM	AWG
PC	RED
DRAWN	TFS
OC	BP

**L2.01**

# RETREAT AT HARDIN VALLEY

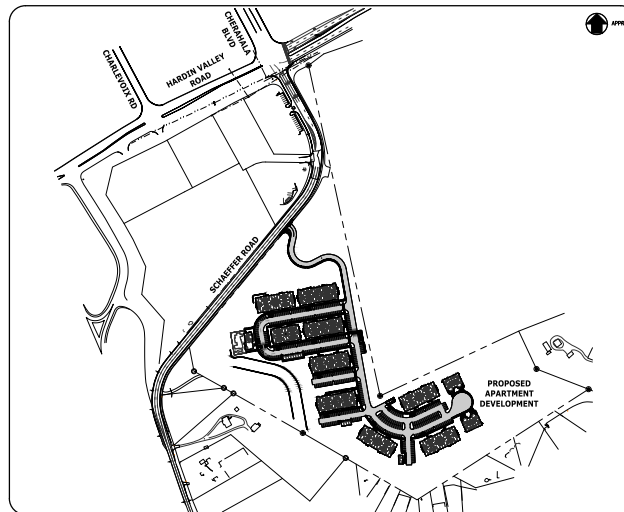
## 2122 SCHAEFFER ROAD

### KNOXVILLE, TENNESSEE



#### DRAWING INDEX

- 1 COVER SHEET
- 2 OVERALL SITE PLAN AND TTCDA INTENSITY CALCULATIONS
- 3 OVERALL SITE LAYOUT AND TRUCK TURN PLAN
- 4 HARDIN VALLEY ROAD IMPROVEMENTS
- 5 ENLARGED SITE LAYOUT PLAN
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- 9 ENLARGED SITE LAYOUT PLAN
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- 14 ENLARGED SITE GRADING AND DRAINAGE PLAN
- 15 ENLARGED SITE GRADING AND DRAINAGE PLAN
- 16 ENLARGED SITE GRADING AND DRAINAGE PLAN
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- 18 SITE DETAILS
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- L1.00 LANDSCAPE INDEX PLAN
- L1.01 LANDSCAPE PLAN
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- L1.03 LANDSCAPE PLAN
- L1.04 LANDSCAPE PLAN
- L1.05 LANDSCAPE PLAN
- L2.01 LANDSCAPE DETAILS

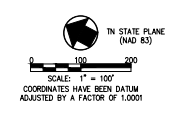


LOCATION MAP  
N.T.S.

PROPERTY DATA	
PROPERTY OWNER	THE GRAND RESERVE COLUMBUS, LLC P.O. BOX 3290 PHENIX CITY, AL 36868
KNOXVILLE C.I.T. MAP NO.	104
PARCEL NUMBER	93
JURISDICTION	KNOX COUNTY
ZONING	PR/TO "PLANNED RESIDENTIAL/TECHNOLOGY OVERLAY" PC/TO "PLANNED COMMERCIAL/TECHNOLOGY OVERLAY" OE/TO "OFFICE, MEDICAL, AND RELATED SERVICE/TECHNOLOGY OVERLAY"
AREA	27.10 AC. TOTAL

REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT:	<b>TRIMCOR</b> <b>APARTMENT CONSTRUCTION &amp; MANAGEMENT</b> P.O. BOX 318 PHENIX CITY, AL 36868	
PROJECT:	<b>RETREAT AT HARDIN VALLEY</b> 2122 SCHAEFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
<b>COVER SHEET</b>		
CSI PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2021	
PREP	304	PC
DRAWN	304	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>		
<b>1</b>		

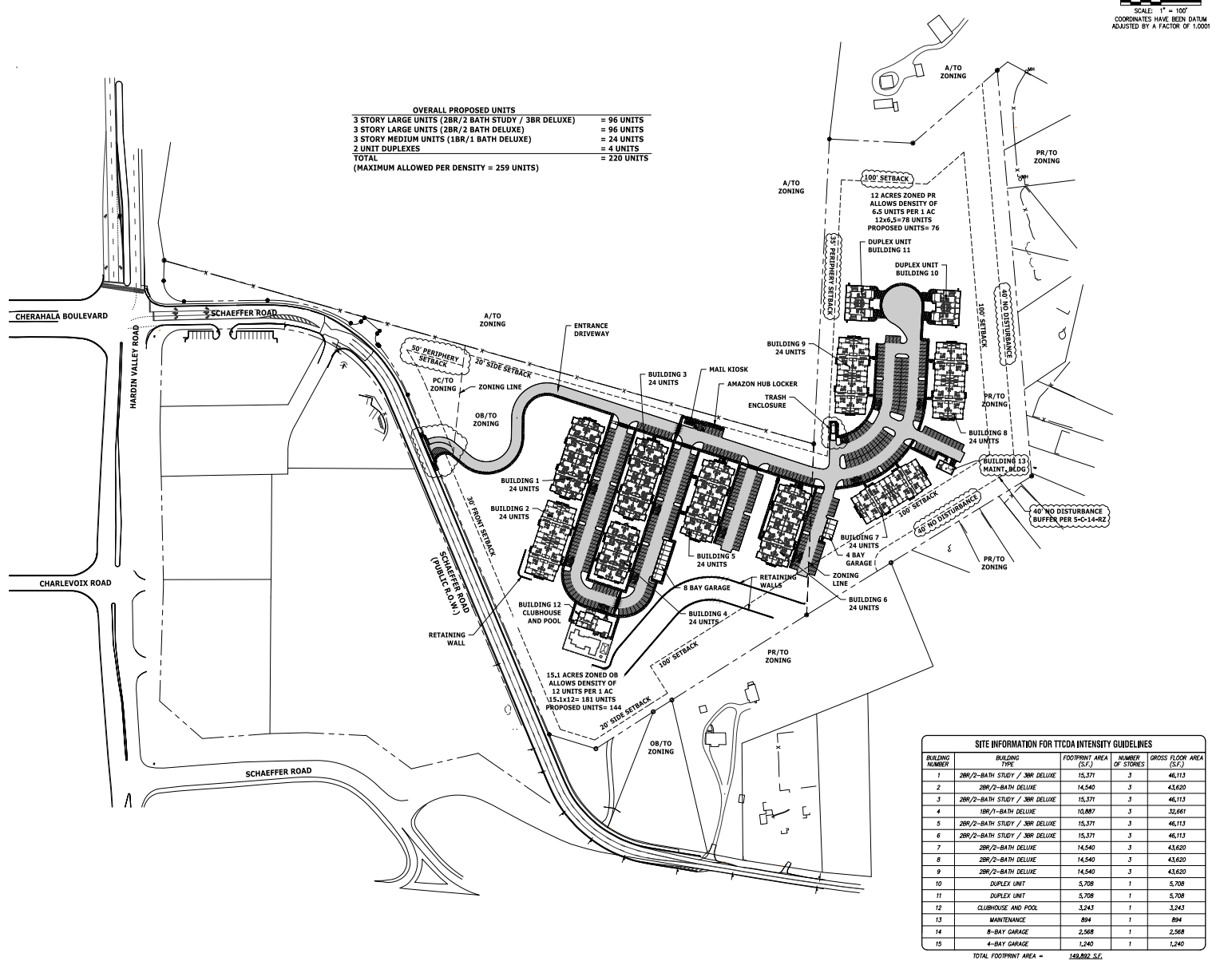
REVISED 11/1/2023



**OVERALL PROPOSED UNITS**

3 STORY LARGE UNITS (2BR/2 BATH STUDY / 3BR DELUXE)	= 96 UNITS
3 STORY LARGE UNITS (2BR/2 BATH DELUXE)	= 96 UNITS
3 STORY MEDIUM UNITS (1BR/1 BATH DELUXE)	= 24 UNITS
2 UNIT DUPLEXES	= 4 UNITS
<b>TOTAL</b>	<b>= 220 UNITS</b>

(MAXIMUM ALLOWED PER DENSITY = 259 UNITS)



- NOTES:**
1. THE TOPOGRAPHIC AND PLANNING DATA SHOWN WAS PROVIDED BY TRIMCOR APARTMENT CONSTRUCTION, INC. DATED APRIL 27TH, 2022. THE BOUNDARY WAS PROVIDED BY CANNON AND CANNON, INC. DATED APRIL 27TH, 2022.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
  3. THE MINERAL AGGREGATE BASE AND ASPHALT SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THESE DRAWINGS AND KNOX COUNTY STANDARD SPECIFICATIONS.
  4. PROPERTY CONCERNED REFLECTS PARCEL 83 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 104. ZONING FOR THE PROPERTY IS OB/TO AND PR/TO "OFFICE, MEDICAL AND RELATED SERVICES ZONE WITH TECHNOLOGY OVERLAY" AND "PLANNED RESIDENTIAL ZONE < 6.5 DU/AC WITH TECHNOLOGY OVERLAY".
  5. TOTAL AREA IS 27.18 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 20.3 ACRES.
  6. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY AND TTCDA ZONING ORDINANCES.
  8. OWNER: THE GRAND RESERVE COLUMBIAS LLC  
P.O. BOX 2296  
PERRYVILLE, AL 36868  
DEVELOPER: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT  
P.O. BOX 318  
PERRYVILLE, AL 36868  
CONTACT: DAN HIBBELT
  9. PERIMETER SLOPES SHALL BE LANDSCAPED PER TTCDA REQUIREMENTS. SLOPES ARE NOT TO EXCEED 2:1 (H:V).
  10. PROPOSED LANDSCAPE WILL COMPLY WITH KNOX COUNTY AND TTCDA REQUIREMENTS.

**PARKING SUMMARY - TTCDA AND KNOX COUNTY REQUIREMENTS**

REQUIRED SPACES FOR MULTI-FAMILY RESIDENTIAL:  
1.5 SPACES PER DWELLING UNIT FOR THE FIRST 20 UNITS PLUS 1 ADDITIONAL SPACE PER DWELLING UNIT FOR EACH ONE BEDROOM UNIT IN EXCESS OF 20 UNITS PLUS 1.5 SPACES PER DWELLING UNIT FOR EACH TWO (OR MORE) BEDROOM UNITS.

1 BEDROOM UNITS (24 PROPOSED): 1.5 SPACES PER UNIT = 36 SPACES  
1.5 SPACES PER UNIT = 1.5 X 152 = 228 SPACES

2 OR MORE BEDROOM UNITS (192 PROPOSED): 1.5 SPACES PER UNIT = 1.5 X 192 = 288 SPACES

TOTAL REQUIRED: 30 + 4 + 288 = 322 SPACES  
MINIMUM SPACES ALLOWED PER MINIMUM: 322 X 1.75 = 564 SPACES

TOTAL SPACES PROVIDED: 436 SPACES  
(2.0 SPACES PER UNIT AVERAGE)

TOTAL STANDARD SPACES: 401 SPACES  
TOTAL GARAGE SPACES: 12 SPACES  
ACCESSIBLE SPACES: 23 SPACES

REQUIRED (401-500) 7 STANDARD +2 VAN = 9 TOTAL

- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
  - CONCRETE SIDEWALK
  - CONCRETE PAVEMENT
  - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
  - EXIST. R.O.W./BOUNDARY
  - BUILDING SETBACK LINE
  - ZONING LINE
  - 1 (C3.07) DETAIL REFERENCE (DETAIL NO./SHEET NO.)
  - 2 NUMBER OF PARKING SPACES
  - 3 COORDINATE POINT
  - 4 ACCESSIBLE PARKING
  - 5 ACCESSIBLE CURB RAMP

**SITE INFORMATION FOR TTCDA INTENSITY GUIDELINES**

BUILDING NUMBER	BUILDING TYPE	FOOTPRINT AREA (SQ. FT.)	NUMBER OF STORES (SQ. FT.)	GROSS FLOOR AREA (SQ. FT.)
1	2BR/2-BATH STUDY / 3BR DELUXE	15,371	3	46,113
2	2BR/2-BATH DELUXE	14,540	3	43,620
3	2BR/2-BATH STUDY / 3BR DELUXE	15,371	3	46,113
4	1BR/1-BATH DELUXE	10,887	3	32,661
5	2BR/2-BATH STUDY / 3BR DELUXE	15,371	3	46,113
6	2BR/2-BATH STUDY / 3BR DELUXE	15,371	3	46,113
7	2BR/2-BATH DELUXE	14,540	3	43,620
8	2BR/2-BATH DELUXE	14,540	3	43,620
9	2BR/2-BATH DELUXE	14,540	3	43,620
10	DUPLEX UNIT	5,708	1	5,708
11	DUPLEX UNIT	5,708	1	5,708
12	CLUBHOUSE AND POOL	3,243	1	3,243
13	MAINTENANCE	894	1	894
14	8-BAY GARAGE	2,568	1	2,568
15	4-BAY GARAGE	1,240	1	1,240

TOTAL FOOTPRINT AREA = 149,892 SQ. FT. TOTAL FLOOR AREA = 410,954

**TTCDA INTENSITY CALCULATIONS:**

GROUND AREA COVERING (GAC)  
GAC = BUILDING FOOTPRINT AREA/GROSS LOT AREA  
149,892 SQ. FT./1,186,476 SQ. FT. (27.10 AC) = 0.127 OR 12.7%  
GAC NOT TO EXCEED: 30%

FLOOR AREA RATIO (FAR)  
FAR = GROSS FLOOR AREA/GROSS LOT AREA  
410,954 SQ. FT./1,186,476 SQ. FT. (27.10 AC) = 0.348 OR 34.8%  
FAR NOT TO EXCEED: 30% (WHEN REQUESTED)

IMPERVIOUS AREA RATIO (IAR)  
IAR=GROSS IMPERVIOUS AREA/GROSS LOT AREA  
421,719 SQ. FT./1,186,476 SQ. FT. (27.10 AC) = 0.358 OR 35.8%  
IAR NOT TO EXCEED: 70%

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021  
REVISED PER KNOX PLANNING REVIEW COMMENTS 11/01/2023

DATE

CLIENT: **TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT**  
P.O. BOX 318  
PERRYVILLE, AL 36868

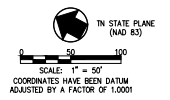
PROJECT: **RETREAT AT HARDIN VALLEY**  
232 SCHAEFFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

**OVERALL SITE PLAN AND TTCDA INTENSITY CALCULATIONS**

PROJECT NO. 11066-0000  
DRAWING DATE: JULY 25, 2023

PREPARED BY	CHKD BY	DATE
11-E-23-DP	11-A-23-T08	

2



**NOTES:**  
 1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.

**SPECIAL NOTE:**  
 1. ADA COMPLIANT ROUTE AS SHOWN ON THIS PLAN REPRESENTS THE DESIGNED ACCESSIBLE ROUTE. CONTRACTOR IS TO CONSTRUCT ALL SHADED AREAS IN COMPLIANCE WITH CURRENT ADA REGULATIONS. CONTRACTOR TO COORDINATE ANY DISCREPANCIES ENCOUNTERED IN THE FIELD WITH ENGINEER PRIOR TO CONSTRUCTION OF ADA COMPLIANT ROUTE.

**TURNING MOVEMENT - EXITING SITE**  
 SCALE: 1" = 50'

**SU-40 ENTERING SITE**

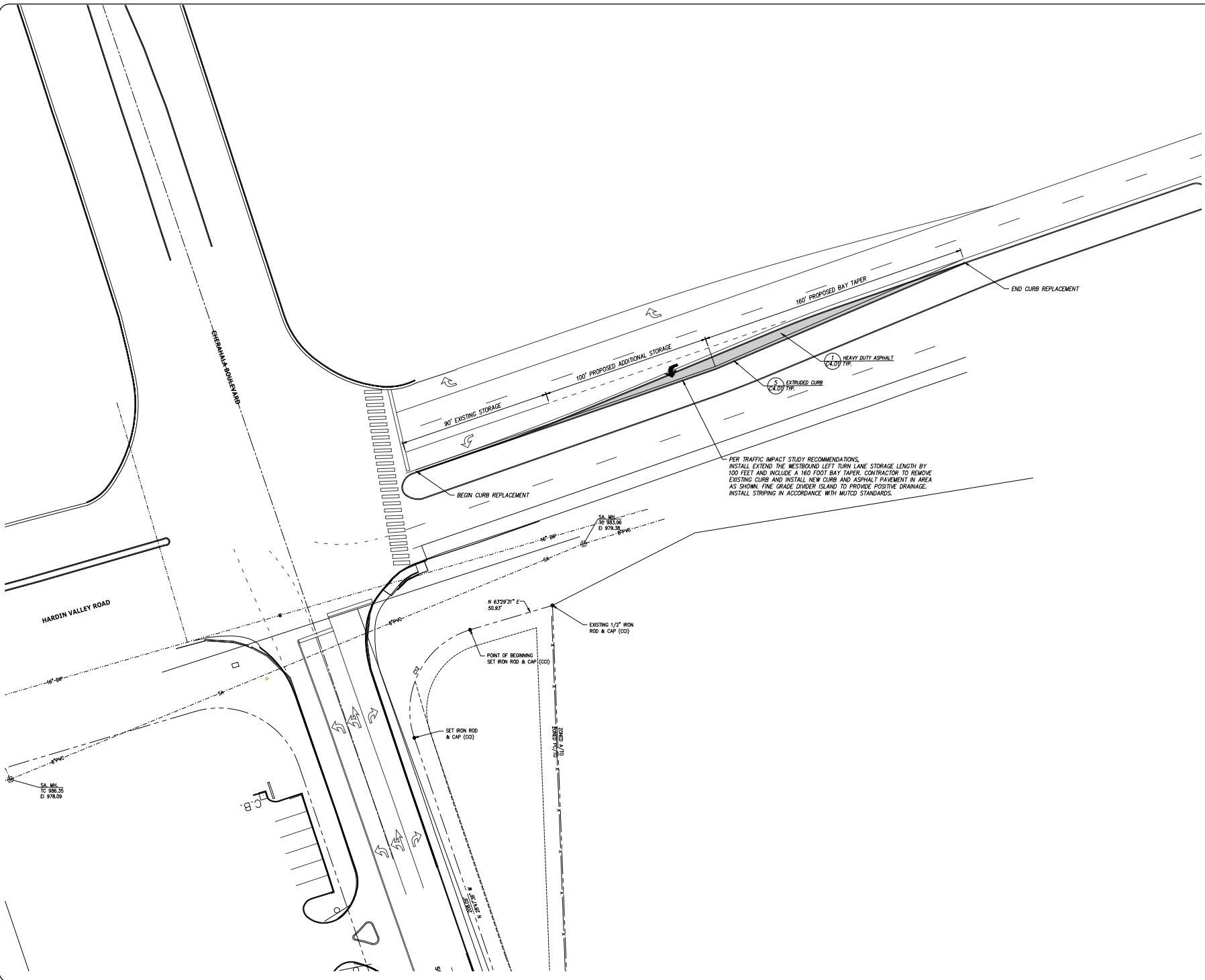
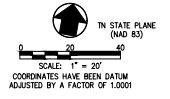
**SU-40 TURNING MOVEMENT**

**LEGEND**

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

REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2021
REVISIONS	DATE
CLIENT:	<b>TRIMCOR</b> APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCK CITY, AL 36868
PROJECT:	<b>RETREAT AT HARDIN VALLEY</b> 232 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
<b>OVERALL SITE LAYOUT AND TRUCK TURN PLAN</b>	
CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JKH
DESIGNED BY	JKH
CHECKED BY	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>	
<b>3</b>	

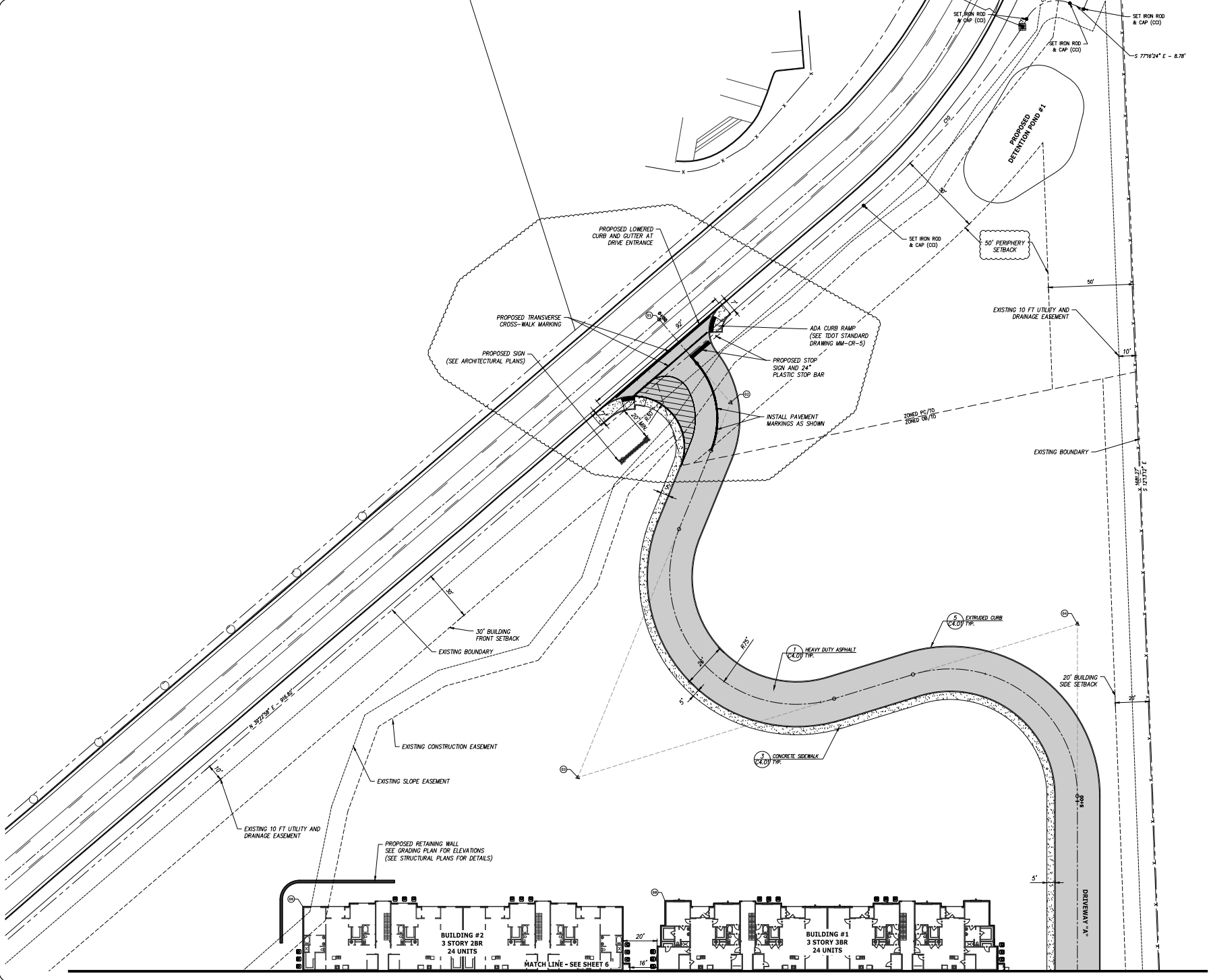
**NOTES:**  
 1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.



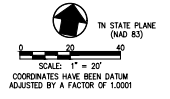
**LEGEND**

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- - - - -	EXIST. R.O.W./BOUNDARY
- - - - -	BUILDING SETBACK LINE
- - - - -	ZONING LINE
	ACCESSIBLE ROUTE
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	NUMBER OF PARKING SPACES
	COORDINATE POINT
	ACCESSIBLE PARKING
	ACCESSIBLE CURB RAMP

REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2021
PREPARED BY	DATE
CLIENT:	<b>TRIMCOR</b> APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON, AL 36868
PROJECT:	<b>RETREAT AT HARDIN VALLEY</b> 2322 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
<b>HARDIN VALLEY ROAD IMPROVEMENTS</b>	
CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	384 PC
DRAWN BY	384 FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>	
<b>4</b>	



**NOTES:**  
 1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.



**LEGEND**

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

	REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2021
	REVISED PER KNOX PLANNING REVIEW COMMENTS	11/01/2023

**REVISIONS**

REVISIONS	DATE
-----------	------

**CLIENT:** TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT  
 P.O. BOX 318  
 PRINCE CITY, AL 36868

**PROJECT:** RETREAT AT HARDEN VALLEY  
 2322 SHAWNEE ROAD  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

**ENLARGED SITE LAYOUT PLAN**

CSI PROJECT NO.	01661-0000
DRAWING DATE	JULY 25, 2023
DATE	DATE
PREPARED BY	PC
CHECKED BY	FR
DRAWN BY	FR

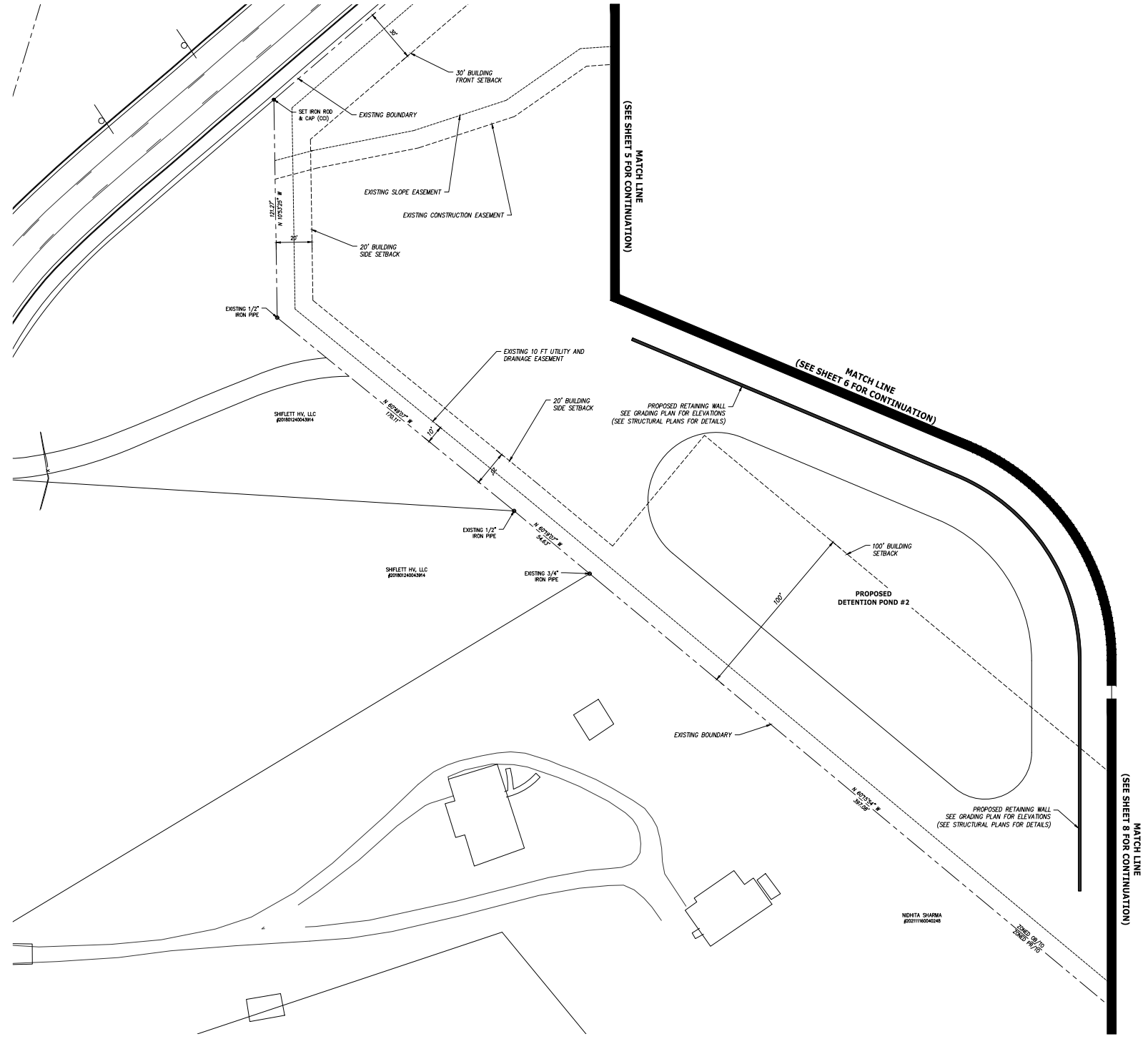
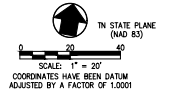
**11-E-23-DP**  
**11-A-23-T08**

**5**





**NOTES:**  
 1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.

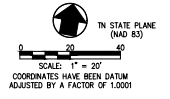


LEGEND	
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	EXIST. R.O.W./BOUNDARY
	BUILDING SETBACK LINE
	ZONING LINE
	ACCESSIBLE ROUTE
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	NUMBER OF PARKING SPACES
	COORDINATE POINT
	ACCESSIBLE PARKING
	ACCESSIBLE CURB RAMP

REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2021
REVISIONS	DATE
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON, AL 36868
PROJECT:	RETREAT AT HARDIN VALLEY 2322 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
<b>ENLARGED SITE LAYOUT PLAN</b>	
CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	SHR
DESIGNED BY	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>	
<b>7</b>	

MATCH LINE  
(SEE SHEET 6 FOR CONTINUATION)

NOTES:  
1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.

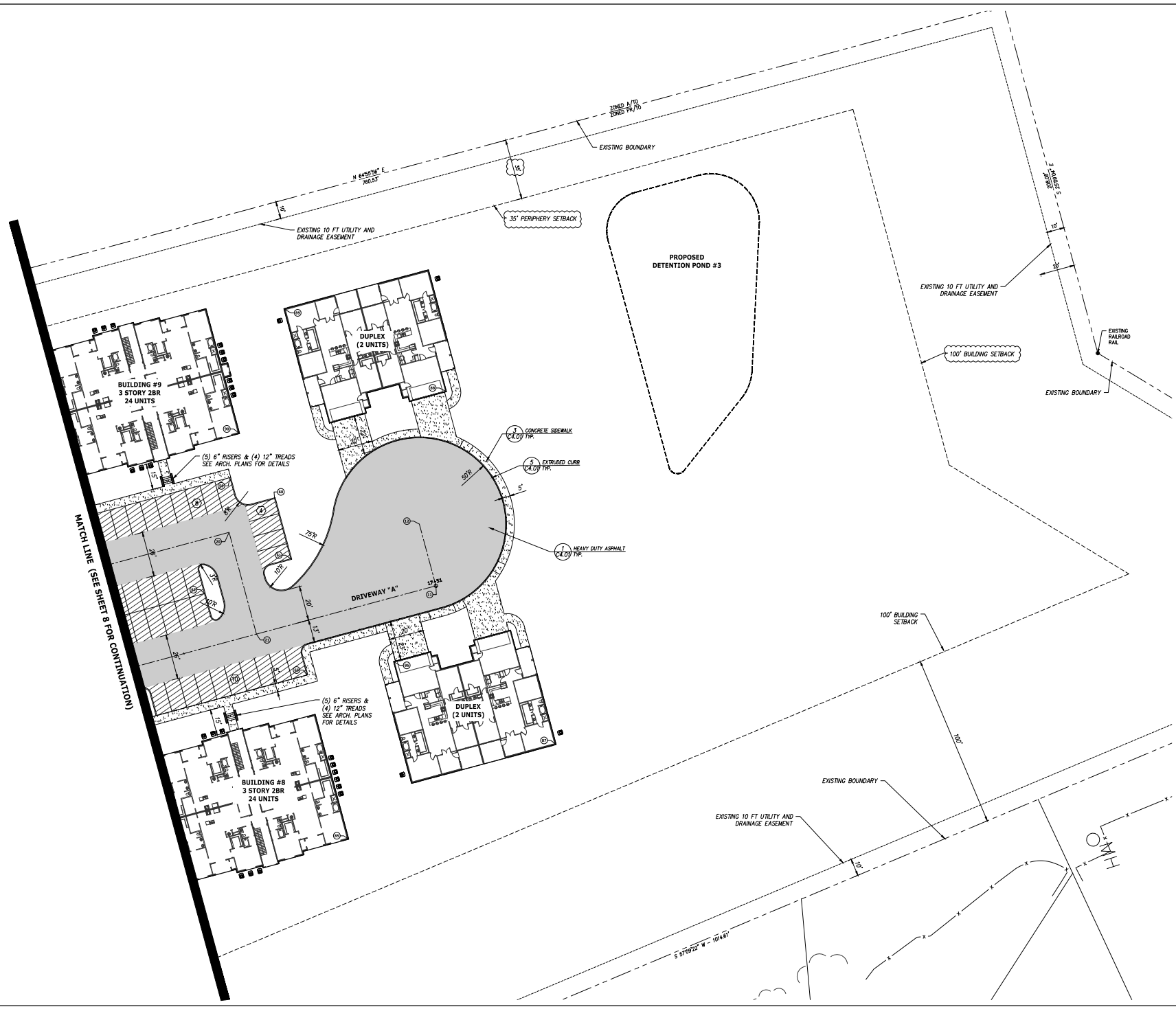
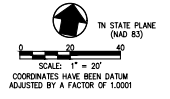


**LEGEND**

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

REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2021
REVISIONS	DATE
CLIENT:	<b>TRIMCOR</b> APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON CITY, AL 36868
PROJECT:	<b>RETREAT AT HARDIN VALLEY</b> 2322 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
<b>ENLARGED SITE LAYOUT PLAN</b>	
CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JKH PC
DRAWN BY	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>	
<b>8</b>	

**NOTES:**  
 1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.



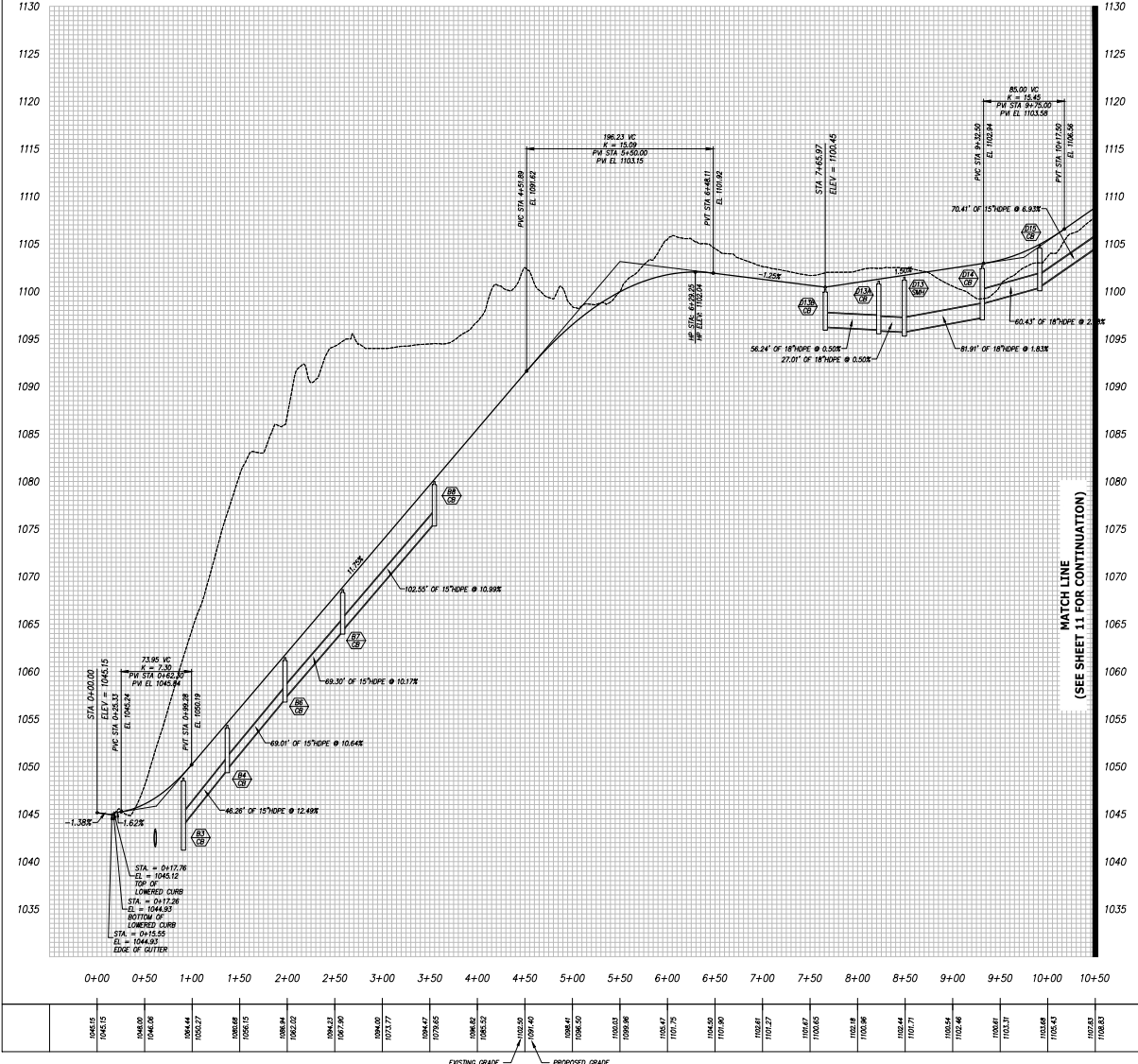
**LEGEND**

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

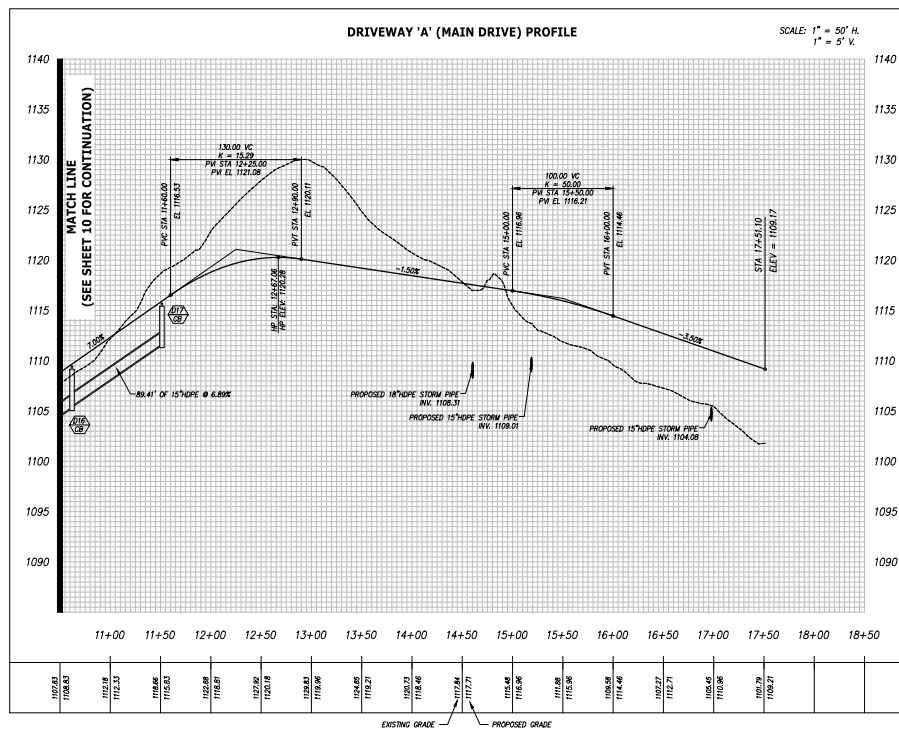
REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON, AL 36868	
PROJECT:	RETREAT AT HARDIN VALLEY 232 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
<b>ENLARGED SITE LAYOUT PLAN</b>		
CSI PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2021	
PREPARED BY	JKH	PC
DRAWN BY	JKH	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>		
<b>9</b>		

DRIVEWAY 'A' (MAIN DRIVE) PROFILE

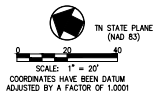
SCALE: 1" = 50' H.  
1" = 5' V.



REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT: <b>TRIMCOR APARTMENT CONSTRUCTION &amp; MANAGEMENT</b> P.O. BOX 318 PRINCETON CITY, AL 36866		
PROJECT: <b>RETREAT AT HARDIN VALLEY</b> 2322 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE		
<b>DRIVEWAY PROFILES</b>		
11-E-23-DP 11-A-23-108	CSI PROJECT NO. 01681-0000 DRAWING DATE: JULY 25, 2023 PREP: JSH CHECK: JPC DRAWN: JSH DATE: JPC	10



REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
<b>CLIENT:</b> TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON CITY, AL 36868		
<b>PROJECT:</b> RETREAT AT HARDIN VALLEY 2322 SCHAEFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE		
<b>DRIVEWAY PROFILES</b>		
CSI PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2021	
PREPARED BY	JKH	PC
DRAWN BY	JKH	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>		
<b>11</b>		



- NOTES:**
1. THE TOPOGRAPHIC AND PLANNING DATA SHOWN WAS PROVIDED BY TUCK ADRIAN, INC. DATED APRIL 10TH, 2022. THE BOUNDARY WAS PROVIDED BY CANNON AND CANNON, INC. DATED MARCH 24TH, 2012.
  2. THE DISTURBED AREA IS APPROXIMATELY 18.0 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 27.16 ACRES.
  3. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
  4. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
  5. THE SITE SHALL BE CLEARED AND GROBBER WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GROBBER OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
  6. ALL TREE STAMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FOOT BELOW SUBGRADE.
  7. STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
  8. PROOF ROLL AREAS TO RECEIVE FILL.
  9. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
  10. ALL NEWLY GRADED EARTHWORK AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOODED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
  12. TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:  
SEEDING RATES: GRASS SEED PERCENTAGES  
1/1 TO 2/1 ITALIAN RYE 33%  
KOREAN LESPEDEZA 50%  
SUMMER GRASS 17%  
2/1 TO 3/1 ITALIAN RYE 33%  
KOREAN LESPEDEZA 50%  
STAR MULLET 17%  
3/1 TO 4/1 ITALIAN RYE 33%  
KOREAN LESPEDEZA 50%  
7/15 TO 1/1 ITALIAN RYE 33%  
KOREAN LESPEDEZA 50%  
SUMMER GRASS 17%
  13. PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:  
SEEDING RATES: GRASS SEED PERCENTAGES  
2/1 TO 3/1 KENTUCKY 31 FESCUE 80%  
KOREAN LESPEDEZA 15%  
ENGLISH RYE 5%  
4/1 TO 8/15 KENTUCKY 31 FESCUE 15%  
ENGLISH RYE 20%  
KOREAN LESPEDEZA 10%  
SUMMER GRASS 5%  
7/15 TO 8/15 BERMAUDGRASS (MULLED) 70%  
ANNUAL LESPEDEZA 10%  
8/1 TO 12/1 KENTUCKY 31 FESCUE 70%  
ENGLISH RYE 20%  
WHITE CLOVER 10%  
2/1 TO 12/1 KENTUCKY 31 FESCUE 70%  
ENGLISH RYE 25%  
BROWN VETCH 5%
  15. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
  14. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
  15. NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 2:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
  16. ANY EROSION CONTROL BLANKET SHALL BE COMPLETELY TRACKED WITH A DOZER TO FORM CLEAR MARKS PARALLEL TO THE CONTOUR.
  17. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF COVERED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
  18. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

**SPECIAL NOTE:**

1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

**LEGEND**

---84---	EXISTING CONTOUR
---80---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
1/24/07	EXIST. STORM
---	EXIST. SEWER
---	EXIST. WATER
---	EXIST. FENCE
⊕	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE

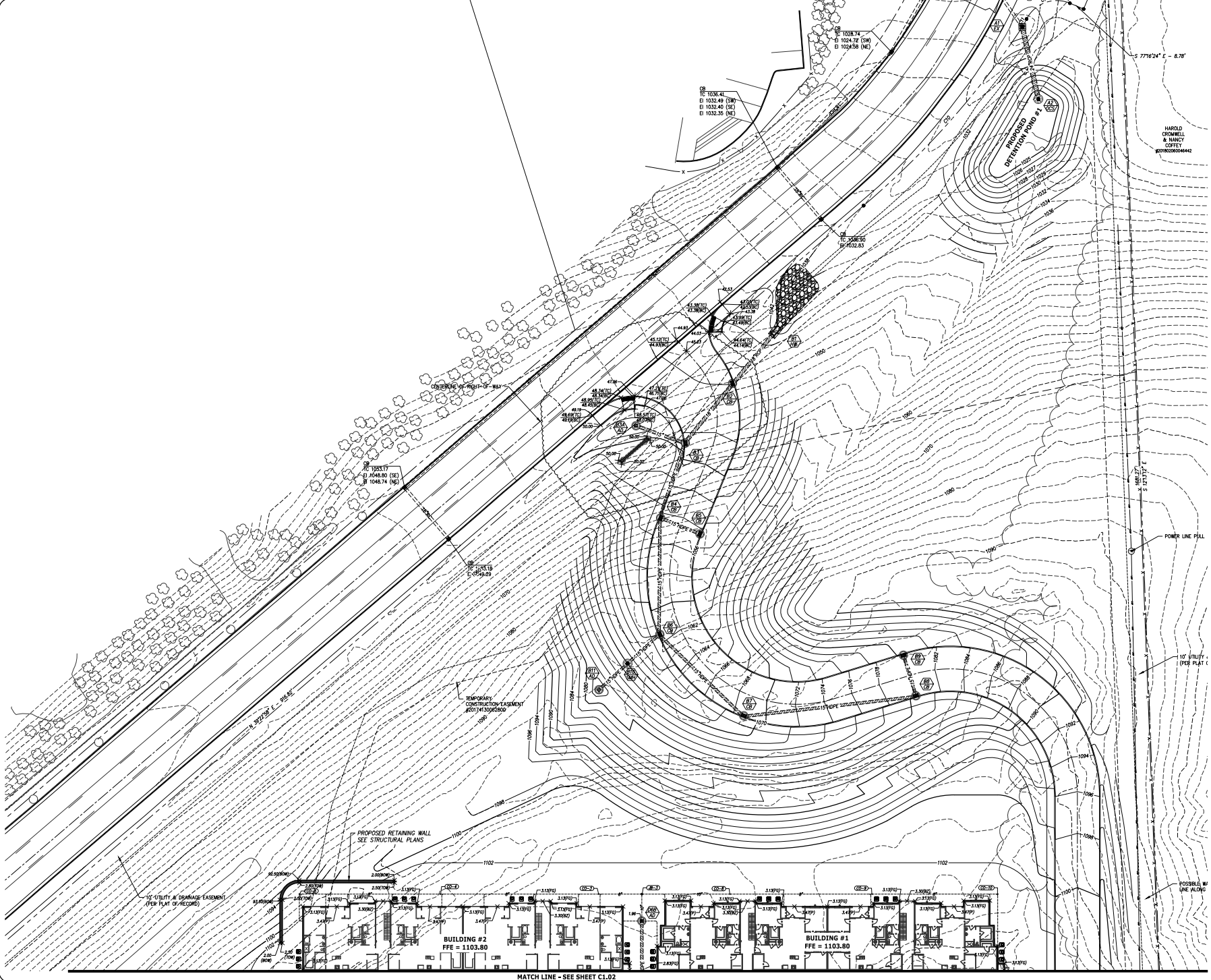
CLIENT: **TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT**  
P.O. BOX 318  
PINEK CITY, TN 38668

PROJECT: **RETREAT AT HARDIN VALLEY**  
232 SCHAEFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

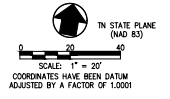
**OVERALL SITE GRADING PLAN**

DESIGN PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JEH
CHECKED BY	PC
DRAWN BY	FR

11-E-23-DP  
11-A-23-T08



**NOTES:**  
 1. SEE SHEET 12 FOR APPLICABLE SITE GRADING NOTES.



HAROLD DONNELL & NANCY COFFEY  
 #2016030046442

**SPECIAL NOTE:**  
 1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

**LEGEND**

---884---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
1	10' UTILITY (PER PLAT #)
---	EXIST. STORM
---	EXIST. SEWER
---	EXIST. WATER
---	EXIST. FENCE
---	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE

**CLIENT:** TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT  
 P.O. BOX 318  
 PRINCETON, TN 38658

**PROJECT:** RETREAT AT HARDIN VALLEY  
 2322 SCHIFFER ROAD  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

**ENLARGED SITE GRADING AND DRAINAGE PLAN**

PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	PC
CHECKED BY	PC
DRAWN BY	FR

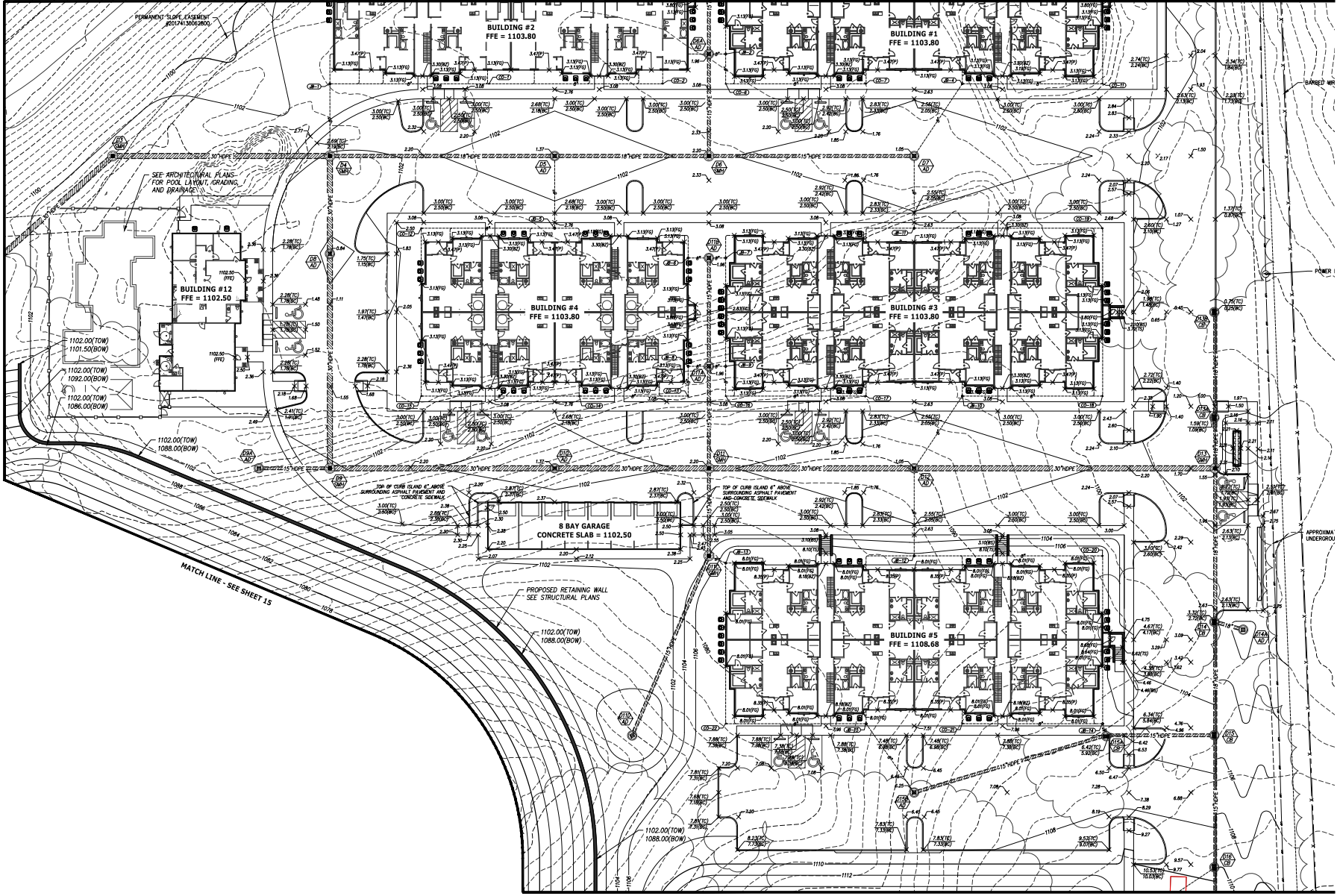
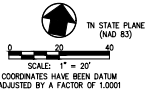
11-E-23-DP  
 11-A-23-T08  
**13**

MATCH LINE - SEE SHEET C1.02



MATCH LINE - SEE SHEET 13

NOTES:  
1. SEE SHEET 12 FOR APPLICABLE SITE GRADING NOTES.



MATCH LINE - SEE SHEET 16

**SPECIAL NOTE:**  
1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

**LEGEND**

---	EXISTING CONTOUR
---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
+	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
---	EXIST. STORM
---	EXIST. SEWER
---	EXIST. WATER
---	EXIST. FENCE
+	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE

**CARRISON-CARRISON**

CLIENT: **TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT**  
P.O. BOX 318  
PRINCETON, TN 38688

PROJECT: **RETREAT AT HARDIN VALLEY**  
232 SCHAEFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

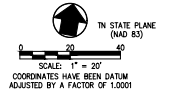
ENLARGED SITE GRADING AND DRAINAGE PLAN

CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JRH/PC
CHECKED BY	PC
DRAWN BY	FR

11-E-23-DP  
11-A-23-T08

**14**

**NOTES:**  
 1. SEE SHEET 12 FOR APPLICABLE SITE GRADING NOTES.



**SPECIAL NOTE:**  
 1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

**LEGEND**

---84---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
+	
1 C4.07	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
---S-1---	EXIST. STORM
---SA---	EXIST. SEWER
---	EXIST. WATER
---	EXIST. FENCE
⊕	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_



**CLIENT:** TRIMCOR  
 APARTMENT CONSTRUCTION & MANAGEMENT  
 P.O. BOX 318  
 PRINCETON, AL 36868

**PROJECT:** RETREAT AT HARDIN VALLEY  
 232 SCHIFFER ROAD  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

**ENLARGED SITE GRADING AND DRAINAGE PLAN**

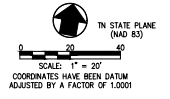
CSI PROJECT NO. 01681-0000  
 DRAWING DATE: JULY 25, 2023

PREP	2024	PC
DRAWN	2024	FR

11-E-23-DP  
 11-A-23-T08  
**15**

MATCH LINE  
(SEE SHEET 14 FOR CONTINUATION)

NOTES:  
1. SEE SHEET 12 FOR APPLICABLE SITE GRADING NOTES.

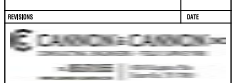


SPECIAL NOTE:  
1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

LEGEND

---	EXISTING CONTOUR
- - - -	PROPOSED INDEX CONTOUR
●	PROPOSED SPOT ELEVATION
+	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
⊕	EXIST. STORM
⊖	EXIST. SEWER
⊕	EXIST. WATER
⊖	EXIST. FENCE
⊕	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021



CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT  
P.O. BOX 318  
PRINCETON, AL 36868

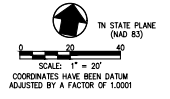
PROJECT: RETREAT AT HARDIN VALLEY  
2322 SCHIFFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

ENLARGED SITE GRADING AND DRAINAGE PLAN

PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JEH
DESIGNED BY	PC
DRAWN BY	FR

11-E-23-DP  
11-A-23-T08

NOTES:  
1. SEE SHEET 12 FOR APPLICABLE SITE GRADING NOTES.



**SPECIAL NOTE:**  
1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

**LEGEND**

884	EXISTING CONTOUR
890	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
1	1
SA	EXIST. STORM
SA	EXIST. SEWER
SA	EXIST. WATER
SA	EXIST. FENCE
SA	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_



CLIENT: **TRIMCOR**  
APARTMENT CONSTRUCTION & MANAGEMENT  
P.O. BOX 318  
PRINCETON, TN 38688

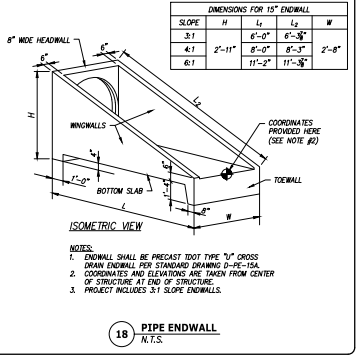
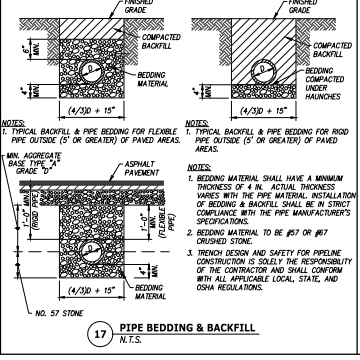
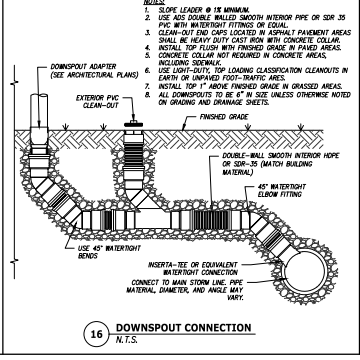
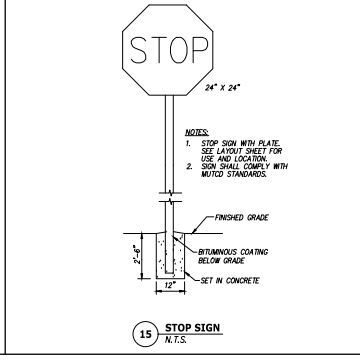
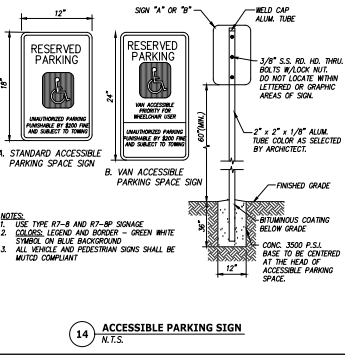
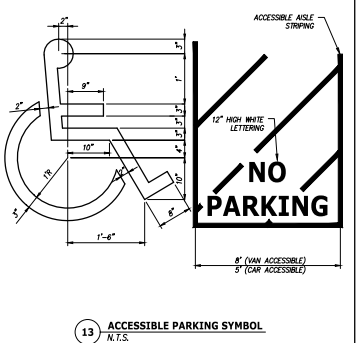
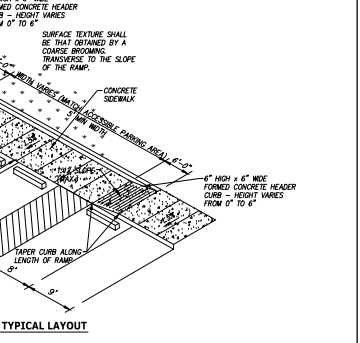
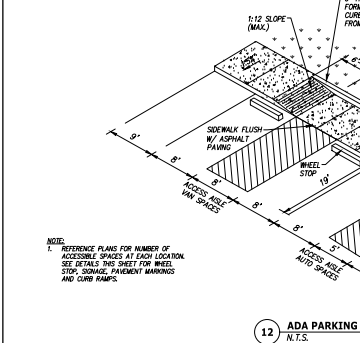
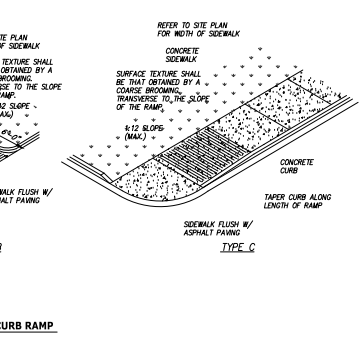
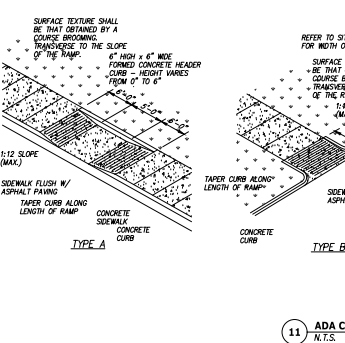
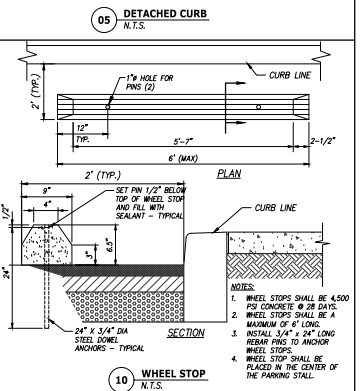
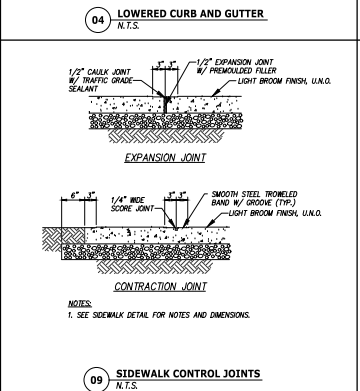
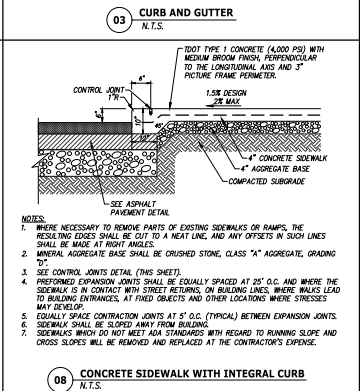
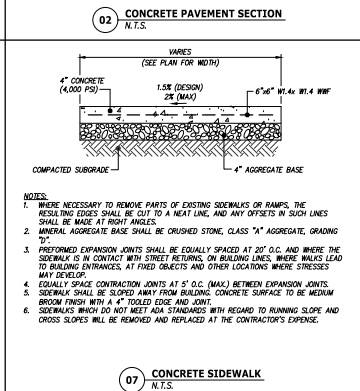
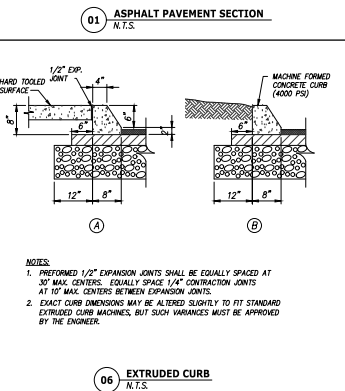
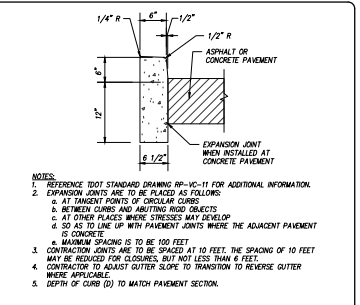
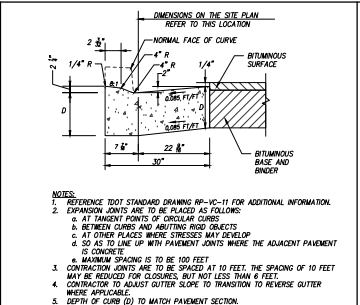
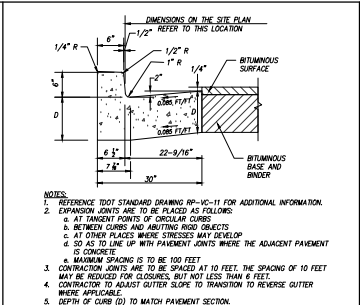
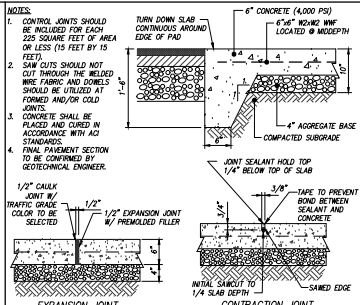
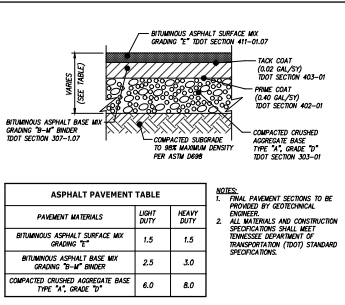
PROJECT: **RETREAT AT HARDIN VALLEY**  
2322 SCHAEFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

**ENLARGED SITE GRADING AND DRAINAGE PLAN**

CSI PROJECT NO. 01681-0000  
DRAWING DATE: JULY 25, 2023

PREP	2024	PC
DRAWN	2024	FR

11-E-23-DP  
11-A-23-T08



REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE

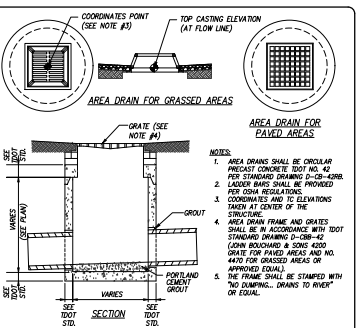
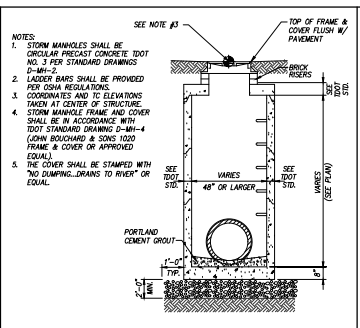
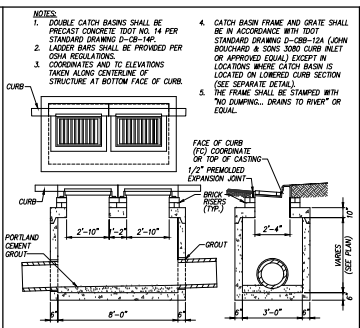
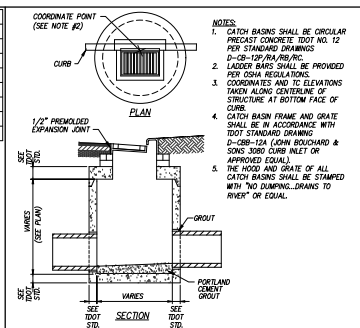
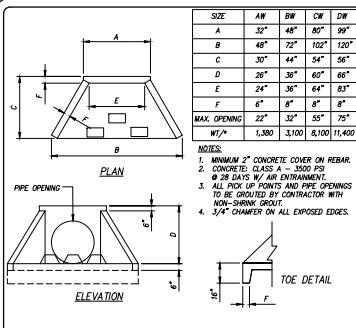
CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT  
 2122 SCHIFFER ROAD, DISTRICT 6, KNOX COUNTY, TENNESSEE

PROJECT: RETREAT AT HARDIN VALLEY

SITE DETAILS

NO.	DESCRIPTION
1	ENDWALL SHALL BE PRECAST DOT TYPE "D" CROSS DRAIN ENDWALL PER STANDARD DRAWING D-PP-15A.
2	COORDINATES AND ELEVATIONS ARE GIVEN FROM CENTER OF STRUCTURE AT END OF STRUCTURE.
3	PROJECT INCLUDES 3% SLOPE ENDWALLS.

11-E-23-DP  
11-A-23-T08



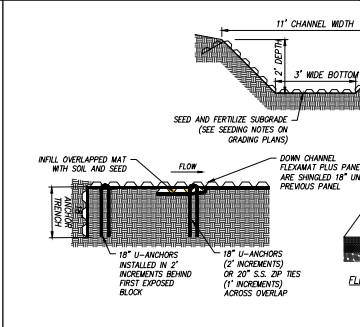
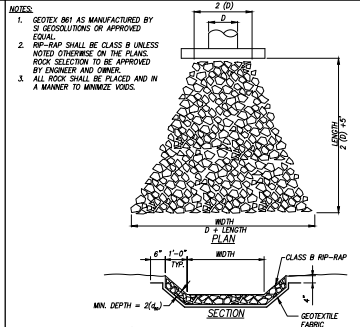
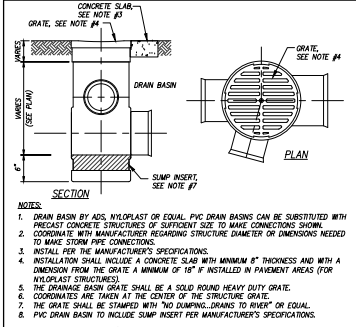
19 PRECAST HEADWALL WITH DISSIPATERS  
N.T.S.

20 SINGLE CATCH BASIN  
N.T.S.

21 DOUBLE CATCH BASIN  
N.T.S.

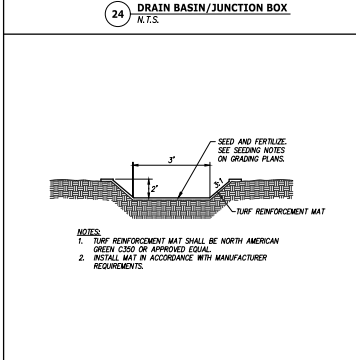
22 STORM SEWER MANHOLE  
N.T.S.

23 SINGLE AREA DRAIN  
N.T.S.



24 DRAIN BASIN/JUNCTION BOX  
N.T.S.

25 RIP-RAP APRON  
N.T.S.



26 FLEXMAT PLUS CHANNEL ARMOR  
N.T.S.

27 TURF REINFORCEMENT MAT (CHANNEL)  
N.T.S.

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE

CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT  
 2122 SCHIFFER ROAD  
 PRICHARD CITY, AL 36868

PROJECT: RETREAT AT HARDIN VALLEY  
 2122 SCHIFFER ROAD  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

SITE DETAILS

CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JKH PC
DRAWN BY	JKH PC

11-E-23-DP  
11-A-23-TOB

19



# 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

Retreat at Hardin Valley (Dan Nibblett)

Property Owner

Applicant Name

Affiliation

September 25, 2023

November 9, 2023

Date Filed

Meeting Date (if applicable)

File Number(s)
11-E-23-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

Jason Hunt, P.E.

Cannon & Cannon, Inc.

Name

Company

8550 Kingston Pike

Knoxville

TN

37919

Address

City

State

ZIP

(865) 670-8555

jhunt@cannon-cannon.com

Phone

Email

## CURRENT PROPERTY INFO

The Grand Reserve Columbus LLC

PO Box 1609, Phenix City, AL, 36868

706-445-9103

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2122 Schaeffer Road

104 093

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

## DEVELOPMENT REQUEST

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

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

Other (specify) Multi-family development with 76 units in PR Zoning

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) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

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

Pending Plat File Number

## 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
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:  
**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**



Applicant Signature

Retreat at Hardin Valley (Dan Nibblett)

Please Print

09/26/2023

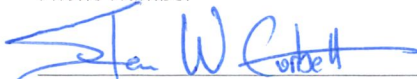
Date

(706) 445-9103

Phone Number

dan@scorusa.com

Email



Property Owner Signature

Steven Corbett

Please Print

9/26/23

Date Paid





# 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

### Retreat at Hardin Valley

Applicant Name		Affiliation
<b>9/27/2023</b>	<b>11/9/2023</b>	<b>11-E-23-DP</b>
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.

### Jason Hunt Cannon & Cannon

Name / Company

### 8550 Kingston Park Knoxville TN 37919

Address

### 865-670-8555

Phone / Email

### CURRENT PROPERTY INFO

<b>The Grand Preserve Columbus, LLC</b>	<b>P.O. Box 1609 Phenix City AL 37868</b>	
Owner Name (if different)	Owner Address	Owner Phone / Email

### 2122 SCHAEFFER RD

Property Address

### 104 093

Parcel ID

Part of Parcel (Y/N)?

### 12 acres

Tract Size

### West Knox Utility District

Sewer Provider

### West Knox Utility District

Water Provider

Septic (Y/N)

### STAFF USE ONLY

### South & east sides of Schaeffer Rd, south of Hardin Valley Rd, east of Pellissippi Pkwy

General Location

<input type="checkbox"/> City	<b>Commission District 3</b>	<b>PC (Planned Commercial), TO (Technology Overlay), PR(k) (Planned Residential), OB(k) (Office, Medical, and Related Services)</b>	<b>Agriculture/Forestry/Vacant Land</b>
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<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use
--	----------	-----------------	-------------------

<b>Northwest County</b>	<b>MDR/O (Medium Density Residential/Office), HP (Hillside)</b>	<b>Planned Growth Area</b>
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 type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change <b>OB (Office, Medical, and Related Services)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

### 6.33 du/ac

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

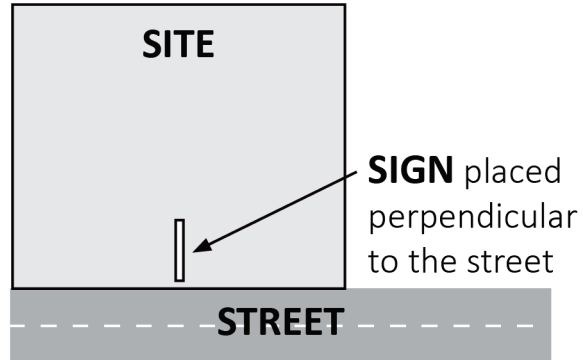
- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: Retreat at Hardin Valley    Please Print    9/27/2023    Date

Phone / Email

Property Owner Signature: The Grand Preserve Columbus, LLC    Please Print    9/27/2023    Date

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:*

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Retreat At Hardin Valley

Date: 9/26/2023

File Number: 11-E-23-DP

- Sign posted by Staff
- Sign posted by Applicant