



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 2-B-24-DP **AGENDA ITEM #:** 14
 POSTPONEMENT(S): 2/8/2024 **AGENDA DATE:** 3/7/2024
 ▶ **APPLICANT:** BENJAMIN C MULLINS
 OWNER(S): Ronald A. Watkins

TAX ID NUMBER: 144 B A 049 [View map on KGIS](#)
 JURISDICTION: County Commission District 5
 STREET ADDRESS: 913 GETTYSVUE DR
 ▶ **LOCATION:** Northeast side of Gettysvue Dr, north of Polo Club Ln
 ▶ **APPX. SIZE OF TRACT:** 3.9 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Gettysvue Dr, a local road with a pavement width of 26 ft in a 50-ft right-of-way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Sinking Creek

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac
 ▶ **EXISTING LAND USE:** Private Recreation
 ▶ **PROPOSED USE:** Multi-dwelling development
 DENSITY PROPOSED: 10.25 du/ac
 HISTORY OF ZONING: The property was rezoned from A to PR in 1994 (6-O-94-RZ)
 SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 3 du/ac
 South: Private recreation - PR (Planned Residential) up to 3 du/ac, OS (Parks and Open Space)
 East: Private recreation - OS (Parks and Open Space)
 West: Single family residential, private recreation - PR (Planned Residential) up to 3 du/ac, OS (Parks and Open Space)
 NEIGHBORHOOD CONTEXT: The site is located in the middle of the Gettysvue development. There are houses to the north and west, and country club facilities to the east, south and southwest.

STAFF RECOMMENDATION:

▶ Table the development plan as requested by the applicant.

COMMENTS:

This proposal is a 40-unit multi-dwelling development on 3.9 acres. There are two 3-story structures with 20

dwelling units in each building and 113 parking spaces, with 68 of the spaces located under the buildings. The tallest portion of Building 1 is 64 ft, and Building 2 is 66 ft, measured from the finished grade to the roof peak.

The subject property is owned by the developer of the Gettysvue subdivision and was proposed as "villas" on the original development plan. In 1999, a 60-unit multi-dwelling development was approved on this site with a similar design, except the buildings had a larger footprint and 30 units each (1-A-99-UR). In 2003, a new residential development with 19 attached houses was approved (10-D-03-UR), replacing the 1999 approval. In 2020, a 60-unit multi-dwelling development was proposed, which was very similar to the 1999 plan. The 2020 application was withdrawn.

Except for the reduction in the number of dwelling units, the main difference between the current proposal and the 1999 and 2020 plans is a reduction of the tallest portion of Building 1 from approximately 80 ft to 64 ft and rotating Building 1 ninety (90) degrees to an increase the setback to the north lot line from 17 ft to 122 ft.

ESTIMATED TRAFFIC IMPACT: 419 (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: 3 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this 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).



Request to Postpone • Table • Withdraw

Benjamin C. Mullins

2-27-24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

3-7-24

Scheduled Meeting Date

2-B-24-DP

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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


Applicant Signature
865-546-9321
Phone Number

Benjamin C. Mullins

Please Print

bmullins@fmsllp.com

Email

STAFF ONLY


Staff Signature

Michael Reynolds

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

Benjamin C. Mullins

2-5-24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

February 8, 2024

Scheduled Meeting Date

2-B-24-DP

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the March 7, 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

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Benjamin C. Mullins

Please Print

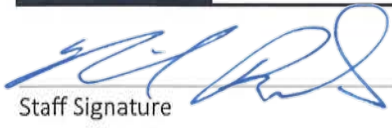
865-546-9321

Phone Number

bmullins@fmsllp.com

Email

STAFF ONLY


Staff Signature

Michael Reynolds

Please Print

Date Paid No Fee

Eligible for Fee Refund? Yes No Amount:

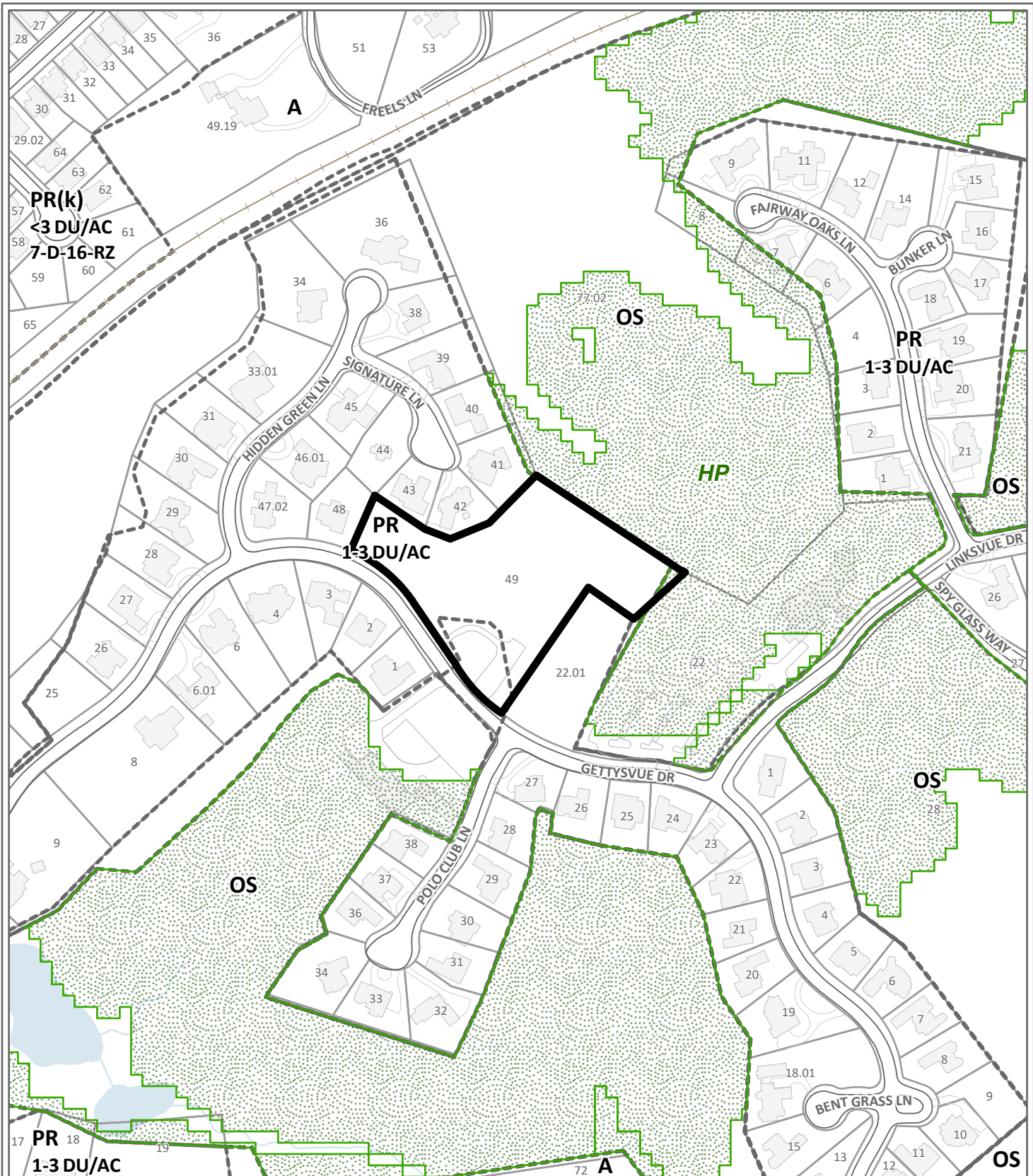
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



DEVELOPMENT PLAN

2-B-24-DP

Petitioner: Benjamin C Mullins



Multi-dwelling development in PR (Planned Residential) up to 3 du/ac

Map No: 144

Jurisdiction: County

Original Print Date: 1/8/2024

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

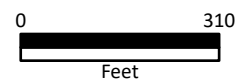
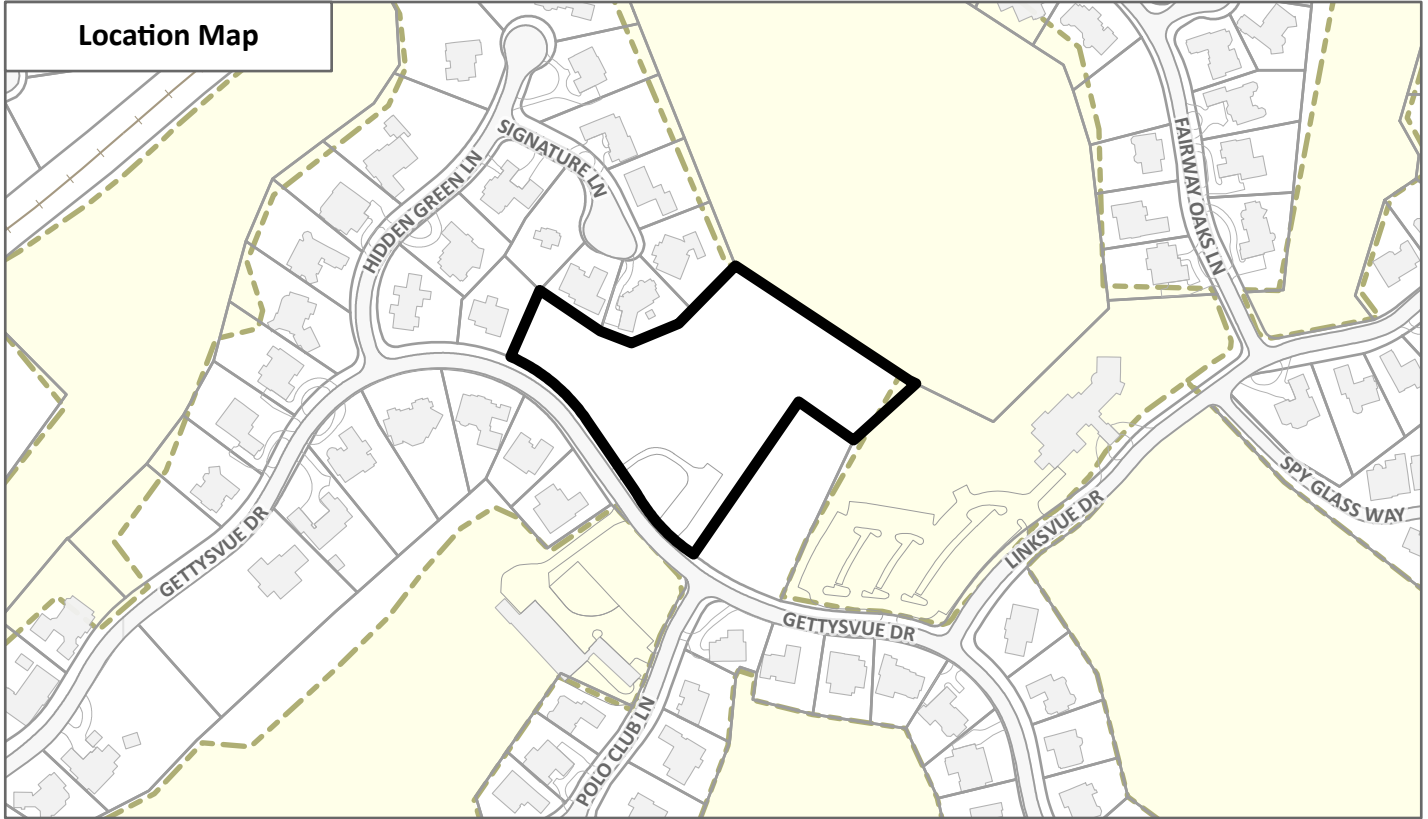


Exhibit A. Contextual Images

Location Map



Aerial Map

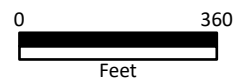


CONTEXTUAL MAPS 1

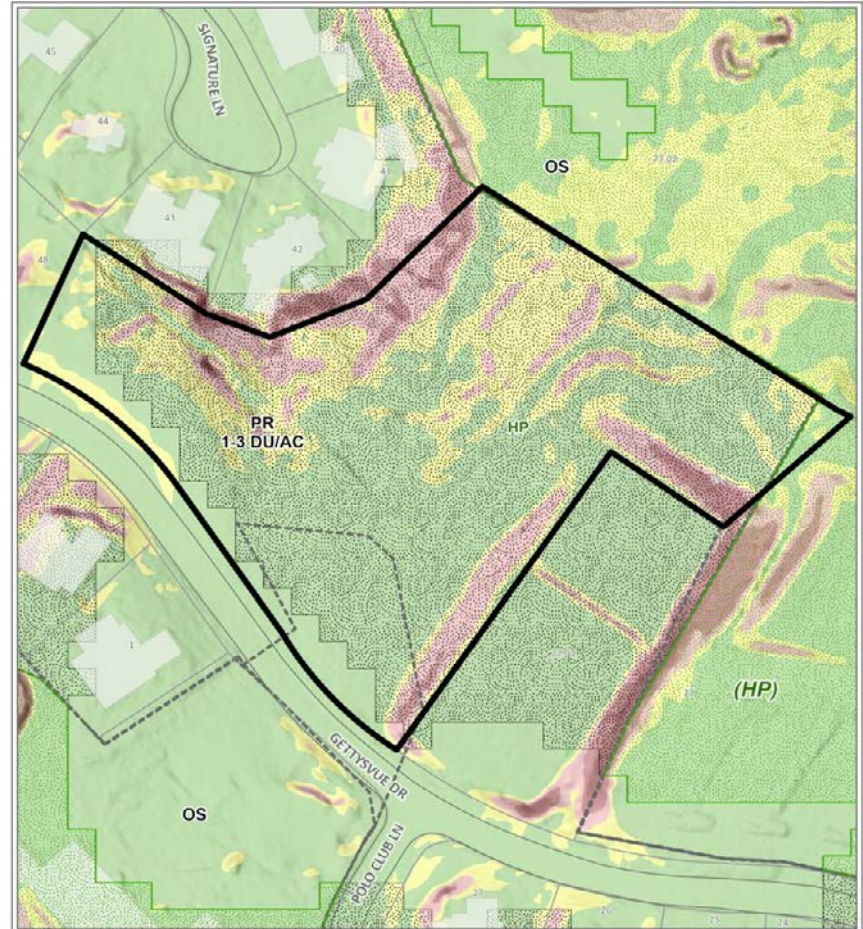
2-B-24-DP



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	169,934.2	3.9			
Non-Hillside	16,015.5	0.4	N/A		
0-15% Slope	81,887.3	1.9	100%	81,887.3	1.9
15-25% Slope	42,873.8	1.0	50%	21,436.9	0.5
25-40% Slope	22,348.3	0.5	20%	4,469.7	0.1
Greater than 40% Slope	6,809.4	0.2	10%	680.9	0.0
Ridgetops					
Hillside Protection (HP) Area	153,918.8	3.5	Recommended disturbance budget within HP Area	108,474.8	2.5
			Percent of HP Area	70.5%	



DEVELOPMENT PLAN

2-B-24-DP/

Petitioner: Benjamin C Mullins



Multi-dwelling development in PR (Planned Residential) up to 3 du/ac

Original Print Date: 2/1/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 144
Jurisdiction: County



LEGEND

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

SYNERGY GOLF GROUP LLC
#201905030084652
0 LINKSVUE DRIVE

PROTECT EXISTING TREES/VEGETATION IN UNDISTURBED AREAS TO THE MAXIMUM EXTENT POSSIBLE TO PROVIDE ADDITIONAL SCREENING.

MORGAN M. & ANNA M. COX
#20180430063733
922 SIGNATURE LANE

CARRDL R. & JOLENE J. SHANKS
#20031229064786
925 SIGNATURE LANE

KELLY J. DELL
#201006280086680
917 SIGNATURE LANE

KELLY J. DELL
#201006280086680
911 SIGNATURE LANE

PROTECT EXISTING TREES/VEGETATION IN UNDISTURBED AREAS TO THE MAXIMUM EXTENT POSSIBLE TO PROVIDE ADDITIONAL SCREENING.

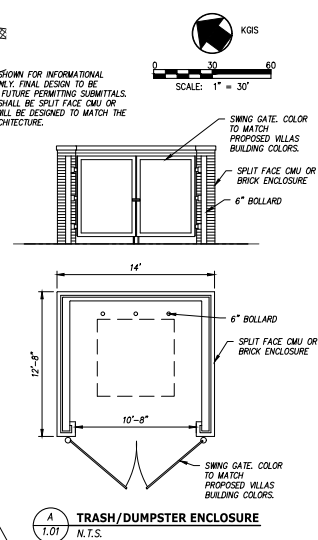
NANAYAKKARA & SALPITKORALALAGE
GUNATHINE
#201908200012705
907 SIGNATURE LANE

GETTYSVUE DRIVE
(PUBLIC RIGHT-OF-WAY)

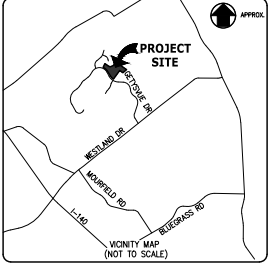
PROPOSED BUILDING 2
GARAGE - 15,875 S.F.
1ST FLOOR - 15,875 S.F.
2ND FLOOR - 15,875 S.F.
3RD FLOOR - 15,875 S.F.

2+85
PROPOSED BUILDING 1
GARAGE - 15,875 S.F.
1ST FLOOR - 15,875 S.F.
2ND FLOOR - 15,875 S.F.
3RD FLOOR - 15,875 S.F.

- NOTES:**
- ENCLOSURE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL DESIGN TO BE INQUIRED IN FUTURE PERMITTING SUBMITTALS.
 - ENCLOSURE SHALL BE SPLIT FACE CMU OR BRICK AND WILL BE DESIGNED TO MATCH THE BUILDING ARCHITECTURE.



A T.RASH/DUMPSTER ENCLOSURE
T.O.I.
N.T.S.



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY KNOXVILLE GEOGRAPHIC INFORMATION SERVICES.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 - THE MATERIAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND KNOX COUNTY STANDARD SPECIFICATIONS.
 - PROPERTY CONCERNED REFLECTS PARCEL 49 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 144. ZONING FOR THE PROPERTY IS PR-1-3 (U/L)C "PLANNED RESIDENTIAL". TOTAL AREA IS 3.94 ACRES. TOTAL DISTURBED AREA IS APPROXIMATELY 3.52 ACRES. CITY BLOCK NUMBER IS 51012.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY ZONING ORDINANCE.
FRONT = 20'
SIDE = 5'
REAR = 15'
 - OWNER: RONALD A. WATKINS
8907 LINKSVUE DR.
KNOXVILLE, TN 37922
DEVELOPER: RONALD A. WATKINS
8907 LINKSVUE DR.
KNOXVILLE, TN 37922
 - PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
 - PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.

2-B-24-DP
Revised: 1/29/2024

HEAVY DUTY ASPHALT
TYP.

EXTRUDED CURB
TYP.

A T.RASH/DUMPSTER ENCLOSURE, TYP.
T.O.I.

PARKING SUMMARY:

MULTI-DWELLING STRUCTURES:
 1 1/2 SPACES PER DWELLING UNIT FOR THE FIRST 20 UNITS, PLUS
 1 1/2 ADDITIONAL SPACES FOR EACH 2 OR MORE BEDROOM UNITS
 1 ADDITIONAL SPACE FOR EACH 1 BEDROOM DWELLING UNIT

PROPOSED UNITS = (12) 3 BEDROOM & (28) 2 BEDROOM
TOTAL UNITS = 40

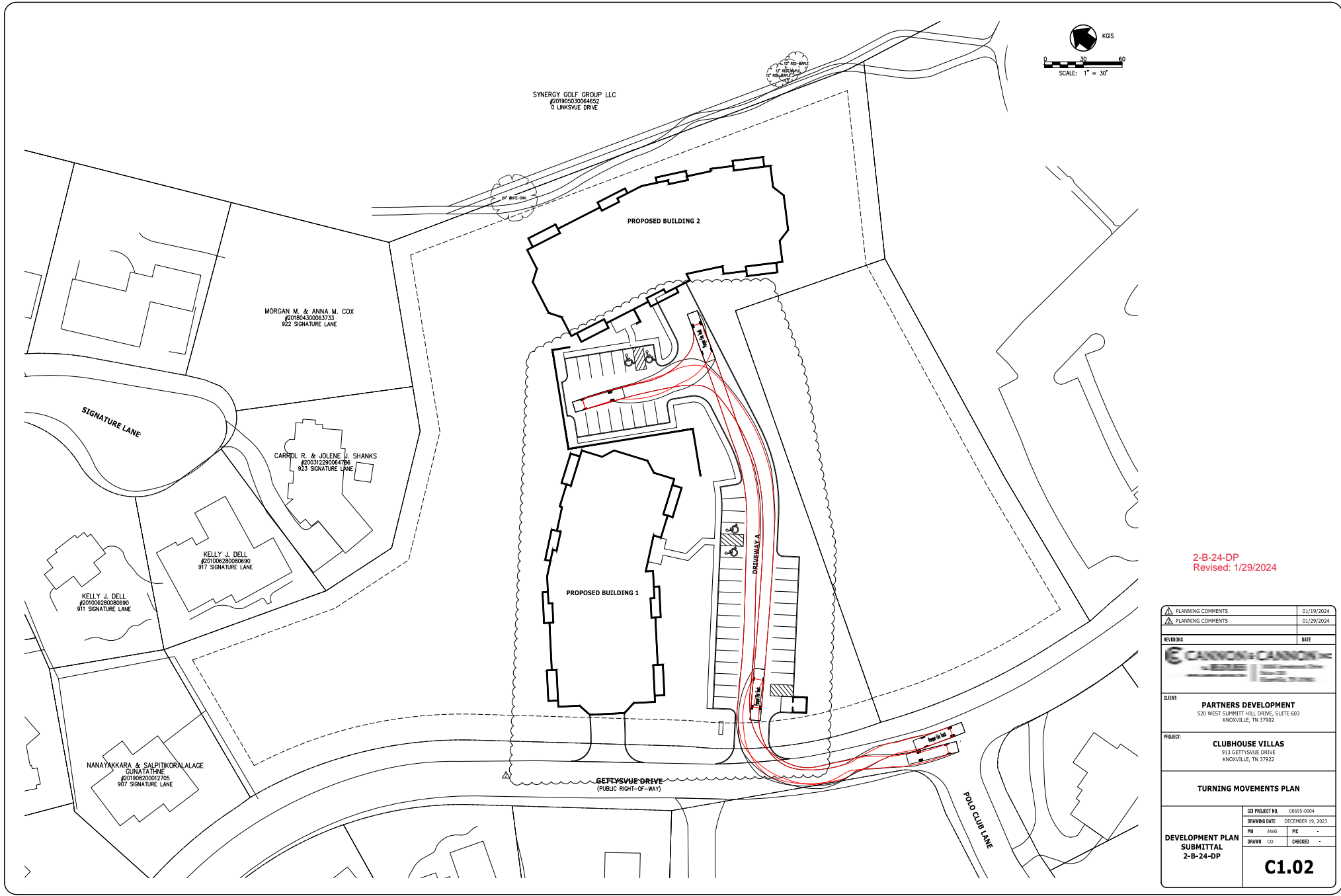
REQUIRED PARKING:
60 SPACES

PROVIDED PARKING:
TOTAL STANDARD SPACES INSIDE PARKING GARAGES = 64 SPACES
TOTAL ACCESSIBLE SPACES INSIDE PARKING GARAGES = 4 SPACES
TOTAL ACCESSIBLE SPACES OUTSIDE = 4 SPACES
TOTAL SPACES INSIDE GARAGES = 68 SPACES

TOTAL STANDARD SPACES OUTSIDE = 41 SPACES
TOTAL ACCESSIBLE SPACES OUTSIDE = 4 SPACES
TOTAL SPACES OUTSIDE = 45 SPACES

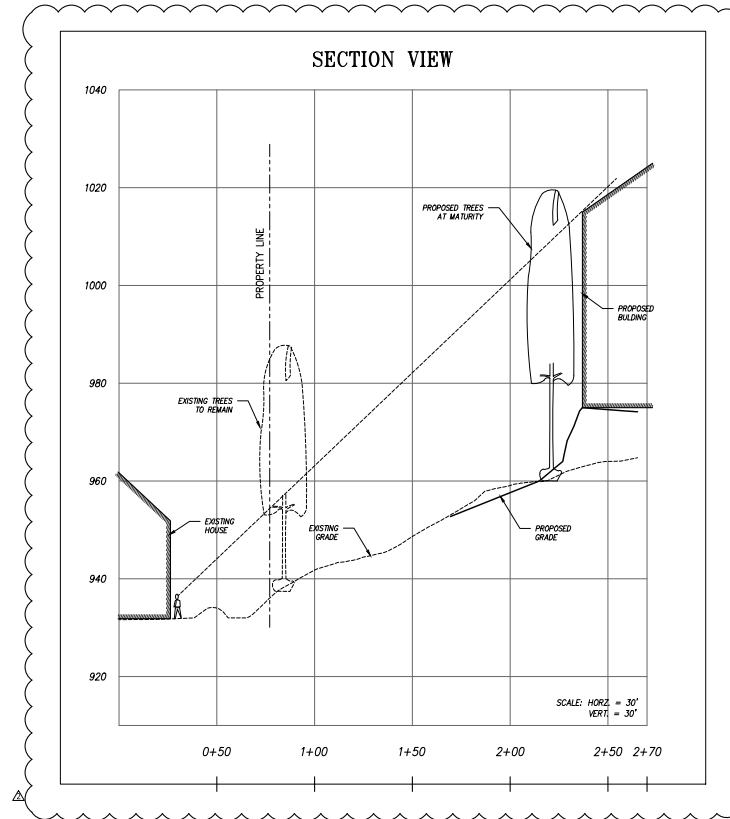
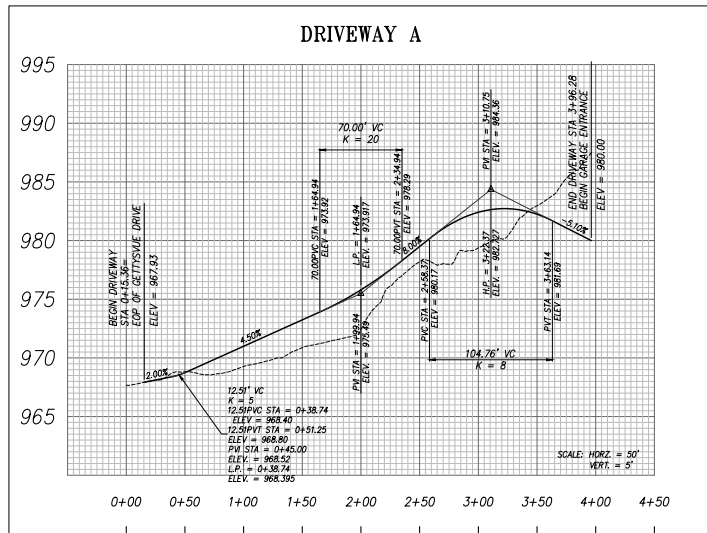
TOTAL SPACES PROVIDED = 113 SPACES

PLANNING COMMENTS	01/19/2024		
PLANNING COMMENTS	01/29/2024		
REVISIONS	DATE		
CLIENT:	PARTNERS DEVELOPMENT 520 WEST SUMMIT HILL DRIVE, SUITE 603 KNOXVILLE, TN 37902		
PROJECT:	CLUBHOUSE VILLAS 913 GETTYSVUE DRIVE KNOXVILLE, TN 37922		
SITE LAYOUT PLAN			
CD PROJECT NO.	00993-0004		
DRAWING DATE	DECEMBER 15, 2023		
PN	AWG	RC	-
DRWN	CD	CHEKED	-
DEVELOPMENT PLAN SUBMITTAL 2-B-24-DP			
C1.01			



2-B-24-DP
Revised: 1/29/2024

PLANNING COMMENTS	01/19/2024
PLANNING COMMENTS	01/29/2024
REVISIONS	DATE
CLIENT:	PARTNERS DEVELOPMENT 520 WEST SUMMITT HILL DRIVE, SUITE 603 KNOXVILLE, TN 37902
PROJECT:	CLUBHOUSE VILLAS 913 GETTYSVUE DRIVE KNOXVILLE, TN 37922
TURNING MOVEMENTS PLAN	
CDI PROJECT NO.	00993-0004
DRAWING DATE	DECEMBER 15, 2023
PN	AWG
DRWN	CD
PK	PC
CHECKED	-
DEVELOPMENT PLAN SUBMITTAL 2-B-24-DP	
C1.02	

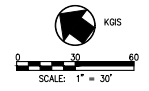


2-B-24-DP
Revised: 1/29/2024

PLANNING COMMENTS	01/19/2024
PLANNING COMMENTS	01/29/2024
REVISIONS	DATE
CLIENT:	PARTNERS DEVELOPMENT 520 WEST SUMMIT HILL DRIVE, SUITE 603 KNOXVILLE, TN 37902
PROJECT:	CLUBHOUSE VILLAS 913 GETTYSVUE DRIVE KNOXVILLE, TN 37922
DRIVEWAY A PROFILE	
CD PROJECT NO.	00993-0004
DRAWING DATE	DECEMBER 15, 2023
PN	AWG
DRWN	CD
CHKD	PC
	CHECKED
C1.03	

LEGEND

---884---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
(1 24.01)	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
====ST====	EXIST. STORM
---SA---	EXIST. SEWER
---W---	EXIST. WATER
---F---	EXIST. FENCE
⊕	EXIST. POWER POLE



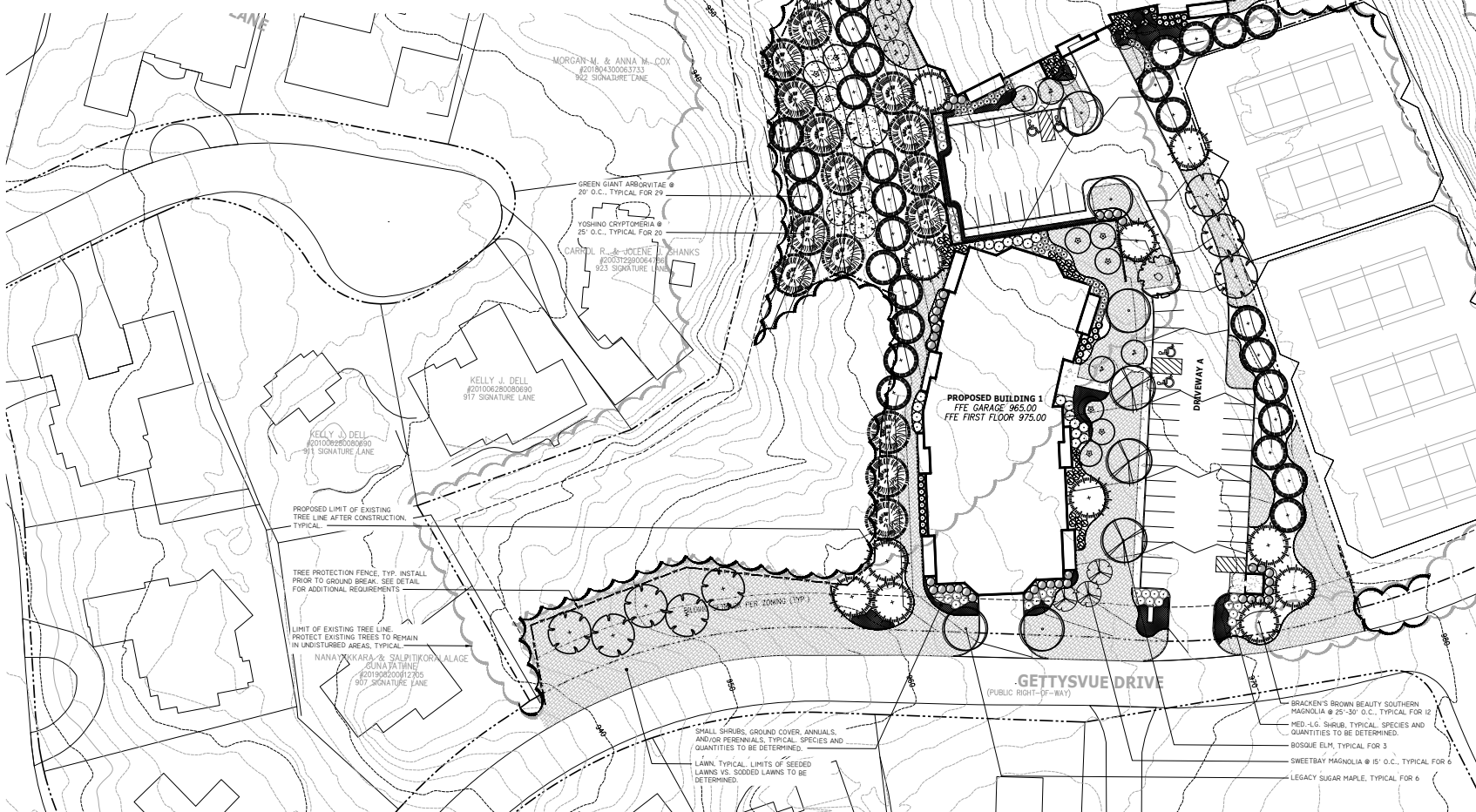
- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY KNOWVILLE GEOGRAPHIC INFORMATION SERVICES.
 - THE DISTURBED AREA IS APPROXIMATELY 3.6± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 1.8± ACRES.
 - STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
 - A DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT. UNLESS NOTED OTHERWISE, THE PROPOSED GRASSES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
 - 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.
 - THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
 - ALL TREE STUMPS, Boulders, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
 - STUMP 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.
 - A 4-IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDING AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 - ALL NEWLY GRADED EARTHWORK AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOILED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
 - TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING DATES GRASS SEED PERCENTAGES
7/1 TO 5/1 ITALIAN RYE 33%
 KOREAN LESPEDEZA 34%
 SUMMER CATCH 33%
5/1 TO 7/15 SUICID - SORGHUM 100%
5/1 TO 7/15 STAR WHEAT 100%
7/15 TO 1/1 BALDWIN RYE 67%
 ITALIAN RYE 33%
 - PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING DATES GRASS SEED PERCENTAGES
2/1 TO 7/1 KENTUCKY 31 FESCUE 80%
 KOREAN LESPEDEZA 15%
 ENGLISH RYE 5%
6/1 TO 8/15 KENTUCKY 31 FESCUE 55%
 ENGLISH RYE 20%
 KOREAN LESPEDEZA 15%
 GERMAN MILLET 10%
4/15 TO 8/15 BERNALDGRASS (MULLED) 70%
 ANNUAL LESPEDEZA 30%
8/1 TO 12/1 KENTUCKY 31 FESCUE 20%
 ENGLISH RYE 20%
 WHITE CLOVER 10%
 CROWN VETCH 25%
2/1 TO 12/1 KENTUCKY 31 FESCUE 70%
 CROWN VETCH 25%
 ENGLISH RYE 5%
 - MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDING AREAS.
 - DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
 - NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
 - TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAR MARKS PARALLEL TO THE CONTOUR.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE EXISTING SOIL. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

PLANNING COMMENTS	01/19/2024
PLANNING COMMENTS	01/29/2024
REVISIONS	DATE
CLIENT:	PARTNERS DEVELOPMENT 520 WEST SUMMIT HILL DRIVE, SUITE 603 KNOXVILLE, TN 37902
PROJECT:	CLUBHOUSE VILLAS 913 GETTYSVUE DRIVE KNOXVILLE, TN 37922
SITE GRADING AND DRAINAGE PLAN	
CD PROJECT NO.	0093-004
DRAWING DATE	DECEMBER 15, 2023
PN	AWG RC
DRAWN	CD CHECKED
DEVELOPMENT PLAN SUBMITTAL	
2-B-24-DP	
C2.01	

2-B-24-DP
Revised: 1/29/2024

GETTYSVUE CLUBHOUSE VILLAS - Development Plan PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS	MATURE HEIGHT	MATURE SPREAD
4	MSL	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	B&B	2" Cal.	Full Crowns @ 25' O.C.	50'	35'
12	ABC	October Glory Red Maple	<i>Acer rubrum 'October Glory'</i>	B&B	2" Cal.	Full Crowns @ 25' O.C.	40'	35'
9	CCC	Forest Fanny Redbud (Clump)	<i>Cercis canadensis 'Forest Fanny'</i>	Cont.	8" Hts.	Clump, 3 Dominant Canes, Full Crowns	25'	18'
12	CAA	Appalachian Spring Flowering Dogwood	<i>Cornus florida 'Appalachian Spring'</i>	B&B	2" Cal.	Full Crowns @ 25' O.C.	25'	18'
20	LYV	Yoshino Cryptomeria	<i>Cryptomeria japonica 'Yoshino'</i>	B&B	8" Hts.	Full to Ground @ 25' O.C.	45'	20'
10	UN	Natchez Crape Myrtle	<i>Lagerstromia indica x laurel 'Natchez'</i>	Cont.	8" Hts.	Clump, 3 Dominant Canes, Full Crowns	25'	15'
12	MSR	Bracken's Brown Beauty Southern Magnolia*	<i>Magnolia grandiflora 'Bracken's Brown Beauty'</i>	B&B	8" Hts.	Full to Ground @ 25' O.C.	50'	30'
6	MVA	Sweetbay Magnolia	<i>Magnolia virginiana</i>	B&B	8" Hts.	Clump, 3.5 Dominant Canes, Full Crown	40'	20'
1	OLA	Overcup Oak	<i>Quercus lyrata</i>	B&B	2" Cal.	Full Crowns	50'	40'
1	LPI	Rescue Elm	<i>Ulmus parviflorus 'Rescue'</i>	B&B	2" Cal.	Full Crowns	35'	15'
29	TSG	Green Giant Arborvitae*	<i>Thuja (standishii x placota) 'Green Giant'</i>	B&B	8" Hts.	Full to Ground @ 20' O.C.	60'	25'
SHRUBS								
TBD	AGR	Rose Creek Abelia*	<i>Abelia grandiflora 'Rose Creek'</i>	Cont.	3 Gal.	Full Plants @ 48" O.C.	4.5'	4.5'
TBD	HPJ	Little Lime Hydrangea	<i>Hydrangea paniculata 'Joni'</i>	Cont.	3 Gal., 24" Ht.	Full Plants @ 4' O.C.	4'	4'
TBD	HGJ	Doyle's Hydrangea	<i>Hydrangea quercifolia 'Snow Queen'</i>	Cont.	7 Gal., 36" Ht.	Full Plants @ 5' O.C.	5'	6'
TBD	ICC	Carissa Holly*	<i>Ilex cornuta 'Carissa'</i>	Cont.	3 Gal.	Full Plants @ 42" O.C.	3.5'	3'
TBD	PLS	Shirley Laurel Laurel*	<i>Prunus lauro-cerasus 'Shirley Laurel'</i>	Cont.	7 Gal., 36" Ht.	Full Plants @ 3' O.C.	8'	3.5'
TBD	BRS	Autumn Lilac Encore Dwarf Azalea*	<i>Rhododendron 'Autumn Lilac'</i>	Cont.	3 Gal.	Full Plants @ 42" O.C.	3'	3'
TBD	BRD	Blushing Knockout Rose	<i>Rosa x 'Knockout'</i>	Cont.	3 Gal.	Full Plants @ 48" O.C.	3.5'	3.5'
GROUNDCOVER								
TBD	CHP	Japanese Plum Yew*	<i>Cephalotaxus harringtonia 'Prostrata'</i>	Cont.	3 Gal., 24" Spnd.	Full Plants @ 42" O.C.	3'	3'
TBD	LMB	Big Blue Linopogon*	<i>Liriodie muscariflora 'Big Blue'</i>	Cont.	3 Gal.	Full Plants @ 18" O.C.	1'	1.5'
TBD	LMV	Narrow-leafed Linopogon*	<i>Liriodie muscariflora 'Vanguard'</i>	Cont.	3 Gal.	Full Plants @ 18" O.C.	1'	1.5'
TBD	JCB	Blue Pacific Shore Juniper*	<i>Juniperus conferta 'Blue Pacific'</i>	Cont.	1 Gal.	Full Plants @ 36" O.C.	1'	4'
TBD	PHH	Heavy Metal Switchgrass	<i>Panicum virgatum 'Heavy Metal'</i>	Cont.	3 Gal.	Full Plants @ 7'48" O.C.	3.5'	12'
TBD	PHN	Honey Ferngrass	<i>Pennisetum oligosperum 'Honey'</i>	Cont.	3 Gal.	Full Plants @ 30" O.C.	3.5'	12.5'
PAVING								
		Rescue Island		Island	Island			

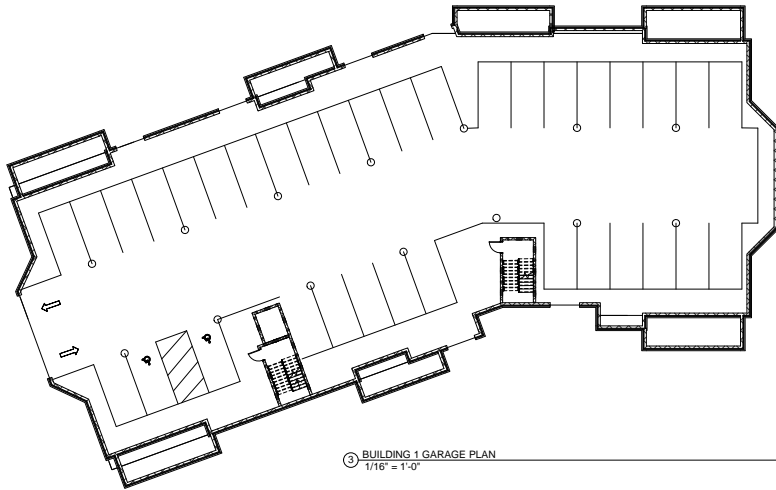


- NOTES:**
1. THE 3.9 ACRE PARCEL IS ZONED RR. ADJUTING PROPERTIES ARE ZONED PR WITH I-3 DUAC AND CITY OF KNOXVILLE OS. THIS LANDSCAPE PLAN IS FOR MUNICIPAL REVIEW AND NOT FOR CONSTRUCTION.
 2. A SURVEY OF THE PROPERTY HAS NOT BEEN COMPLETED. BOUNDARIES AND TOPOGRAPHIC ELEMENTS ILLUSTRATED ARE BASED ON GIS DATA. EXISTING INDIVIDUAL TREES ILLUSTRATED WERE DERIVED FROM AERIAL PHOTOGRAPHY.
 3. THE DEVELOPMENT PLAN LANDSCAPE PLAN ILLUSTRATES PROPOSED TREE SPECIES, LOCATIONS, AND QUANTITIES. SHRUBS AND GROUND COVERS ILLUSTRATED ARE CONCEPTUAL IN NATURE WITH SPECIES AND QUANTITIES TO BE DETERMINED IN A FUTURE PHASE.
 4. PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.
 5. FOR LANDSCAPING BEDS (AREAS OF MASS PLANTING OF SHRUBS AND/OR GROUND COVERS) TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEANUS MATERIAL TO A DEPTH OF NOT LESS THAN 4". ELIMINATING UNEVEN AREAS AND LONGSPOTS, REMOVING FOREIGN MATERIALS, SPREADING 8" MINIMUM TOPSOIL, DEFINE BEDS WITH TRENCHED EDGING AT LAWN.
 6. IF QUANTITY OF STOCKED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 8" DEPTH AT PLANTING BEDS. ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRIABLE, NATURAL LOAM TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINED SITE FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS HAVING PH VALUE OF 5.5 MINIMUM AND 1.0 MAXIMUM CONTAINING 4 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
 7. CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
 8. PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION AND 2021 "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 9. ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPING BEDS.
 10. TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
 11. WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS, SHALL BE REPLACED WITHIN SIX (6) MONTHS OF LOSS.

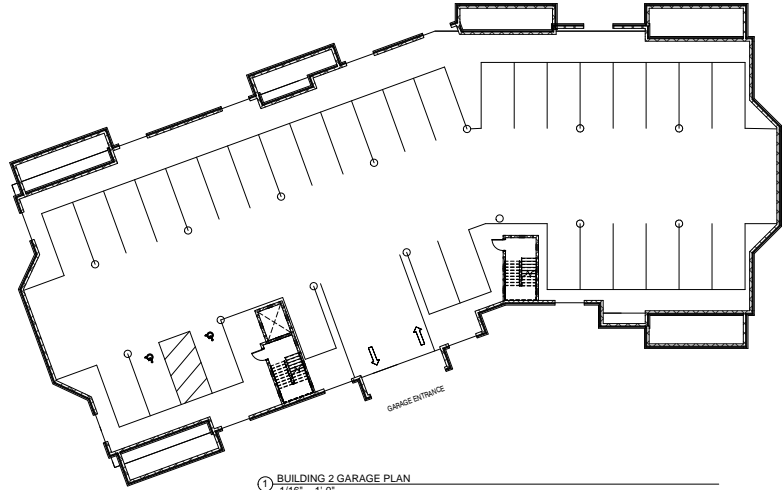
2-B-24-DP
Revised: 1/29/2024

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
865.335.3584

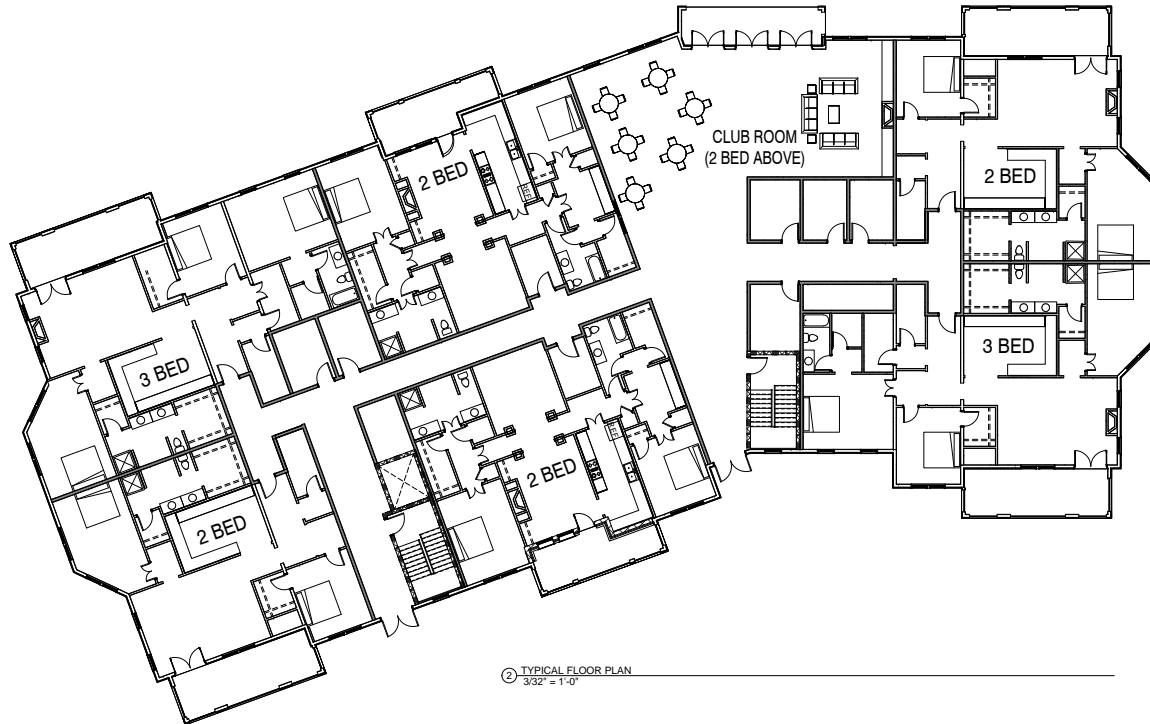
REVISION 2	1/29/2024		
PLANNING COMMENTS	1/19/2024		
REVISIONS	DATE		
CANNON & CANNON INC 10029 Investment Drive Knoxville, TN 37932			
CLIENT:	PARTNERS DEVELOPMENT 520 WEST SUMMIT HILL DRIVE, SUITE 603 KNOXVILLE, TN 37902		
PROJECT:	CLUBHOUSE VILLAS 913 GETTYSVUE DRIVE KNOXVILLE, TN 37922		
LANDSCAPE PLAN			
CSI PROJECT NO.	00959-0004		
DRAWING DATE	JANUARY 29, 2024		
FW	AWG	PK	
DRAWN	TFS	CHECKED	TFS
DEVELOPMENT PLAN SUBMITTAL			
2-B-24-DP			
L1.01			



③ BUILDING 1 GARAGE PLAN
1/16" = 1'-0"



① BUILDING 2 GARAGE PLAN
1/16" = 1'-0"



② TYPICAL FLOOR PLAN
3/32" = 1'-0"

2-B-24-DP
Revised: 1/29/2024



A NEW DEVELOPMENT FOR:
CLUBHOUSE VILLAS - (2-B-24-DP)
913 GETTYSBURG DRIVE
ROCKWELL, TN 37082

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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Revisions:

No.	Date

Drawing Title:
FLOOR PLANS

Date: 1/29/24

Project No. -

Sheet No.
SD.01



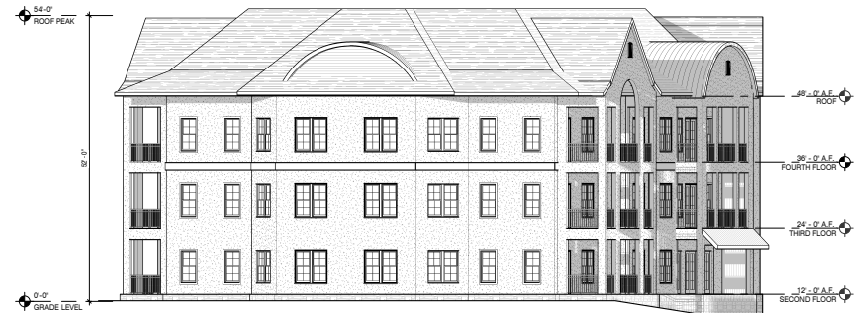
① FRONT ELEVATION - BUILDING 1 (DRIVEWAY A)
3/32" = 1'-0"



② REAR ELEVATION - BUILDING 1 (RESIDENCE VIEW)
3/32" = 1'-0"



④ SIDE ELEVATION - BUILDING 1 (GETTYSVILLE DRIVE)
3/32" = 1'-0"



③ LEFT ELEVATION (GARAGE ENTRANCE) - BUILDING 1
3/32" = 1'-0"

2-B-24-DP
Revised: 1/29/2024



TAC
The Architecture Collaborative
Knoxville, TN 37619
6700 Eburn Drive, Suite 202
Knoxville, TN 37619

A NEW DEVELOPMENT FOR:

CLUBHOUSE VILLAS - (2-B-24-DP)

913 GETTYSVILLE DRIVE
KNOXVILLE, TN 37622

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Revisions:

No.	Date

Drawing Title:
BUILDING 1 - ELEVATIONS

Date: 1/29/24

Project No. -

Sheet No.
SD.02



1 REAR ELEVATION (18TH HOLE) - BUILDING 2
3/32" = 1'-0"



2 FRONT ELEVATION (GARAGE ENTRANCE) - BUILDING 2
3/32" = 1'-0"



3 LEFT ELEVATION - BUILDING 2
3/32" = 1'-0"



4 RIGHT ELEVATION - BUILDING 2
3/32" = 1'-0"



TAC
The Architecture Collaborative
Knoxville, TN 37619
6700 Baum Drive, Suite 201
Knoxville, TN 37620

A NEW DEVELOPMENT FOR:

CLUBHOUSE VILLAS - (2-B-24-DP)
913 GETTYSBURG DRIVE
KNOXVILLE, TN 37922

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Revisions:

No.	Date

Drawing Title:
BUILDING 2 - ELEVATIONS

Date: 1/29/24

Project No. -

Sheet No.
SD.03

2-B-24-DP
Revised: 1/29/2024



2-B-24-DP
Revised: 1/29/2024



A NEW DEVELOPMENT FOR:
CLUBHOUSE VILLAS - (2-B-24-DP)
913 GETTYSBURG DRIVE
KNOXVILLE, TN 37922

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No.	Date

Drawing Title:
PERSPECTIVE VIEWS

Date: 1/29/24

Project No. -

Sheet No.
SD.04



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

Benjamin C Mullins

Applicant Name

Affiliation

12/27/2023

Date Filed

2/8/2024

Meeting Date (if applicable)

2-B-24-DP

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Ronald A. Watkins

Owner Name (if different)

8907 Linksvue Dr Knoxville TN 37922

Owner Address

865-719-9490

Owner Phone / Email

913 GETTYSVUE DR

Property Address

144 B A 049

Parcel ID

Part of Parcel (Y/N)?

3.9 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Gettysvue Dr, north of Polo Club Ln

General Location

City

Commission District 5

PR (Planned Residential) up to 3 du/ac

Private Recreation

Count

District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

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) Multi-dwelling development 40 units in 2 buildings	

SUBDIVISION REQUEST

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

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$500.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	Benjamin C Mullins	12/27/2023
	Please Print	Date

Phone / Email		
Property Owner Signature	Ronald A. Watkins	12/27/2023
	Please Print	Date



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

Benjamin C. Mullins

Attorney for Owner

Applicant Name

Affiliation

12-22-23

February 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

2-B-24-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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

8655469321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Ronald A. Watkins

8907 Linksvue Dr. Knoxville, TN 37922

865-719-9490

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

913 Gettysvue Dr.

144BA049

Property Address

Parcel ID

Knoxville Utilities Board

First Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Gettysvue Drive, west of Linksvue Drive.

~3.9 ac

General Location

Tract Size

City County

5

Planned Residential 1-3 du/ac Vacant Land

District

Zoning District

Existing Land Use

Southwest County

LDR

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Multi-Dwelling Development 40 units in 2 buildings

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

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
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



Benjamin C. Mullins

12-22-23

Applicant Signature

Please Print

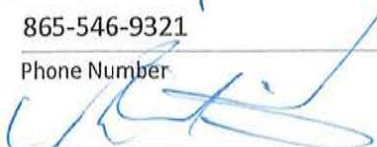
Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email



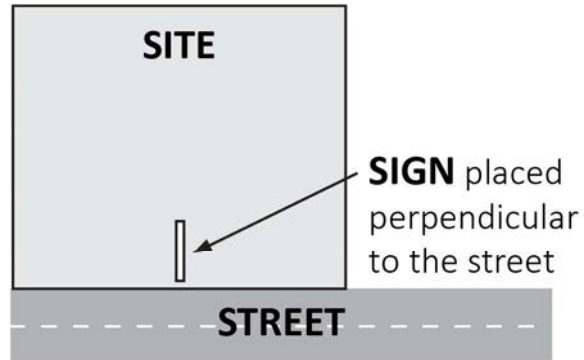
Ronald A. Watkins

Property Owner Signature

Please Print

Date Paid

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:

_____ January 26, 2024 _____ and _____ February 9, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Bejamin C Mullins

Date: 12/27/2023

File Number: 2-B-24-DP

- Sign posted by Staff
- Sign posted by Applicant