



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 10-SA-24-C

AGENDA ITEM #: 24

10-B-24-DP

AGENDA DATE: 10/3/2024

► **SUBDIVISION:** 3239 GEORGE LIGHT RD

► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC

OWNER(S): Elizabeth Clarke

TAX IDENTIFICATION: 89 166

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3239 GEORGE LIGHT RD

► **LOCATION:** West side of George Light Rd, east side of Pellissippi Pkwy, north of Beaver Glade Ln

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 6.71 acres

► **ZONING:** PR (k) (Planned Residential) up to 5 du/ac, TO (Technology Overlay)

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

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural), TO (Technology Overlay)
South: Agriculture/forestry/vacant land, public/quasi public land (church) - A (Agricultural), TO (Technology Overlay)
East: Single family residential - RA (Low Density Residential), A (Agricultural), TO (Technology Overlay)
West: Pellissippi Parkway

► **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is off of George Light Rd, a local street with 16 ft of pavement width within 55 ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum K value from 25 to 20 between stations 2+45.12 and 4+15.71 on Road 'A'.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 2% at the intersection of George Light Road and Road 'A'.

**ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING
COMMISSION APPROVAL**

1. Reduce street frontage from 25 ft to 22 ft.

STAFF RECOMMENDATION:

- **Approve the requested variance to reduce the minimum K value from 25 to 20 between stations 2+45.12 and 4+15.71 Road 'A'.**
- A. The steep topography through the middle of the property causes a deviation with the vertical curve.**
 - B. The required access from George Light Rd causes the roadway to go through steep topography.**
 - C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.**

Approve the alternative design standard based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. The applicant will widen George Light Rd to 20 ft including the final asphalt surface and striping along the entirety of the property's frontage and south to Beaver Glade Ln prior to recording the plat per the rezoning condition in 7-U-24-RZ.
6. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter an (Memorandum of Understanding) MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

- **Approve the development plan for up to 33 attached houses on individual lots as shown on the development plan, subject to 4 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the conditions of the rezoning case 7-U-24-RZ.
2. The maximum height will be 35 ft for attached houses.
3. Install high visibility tree protection fencing before clearing and grading activities begin as shown by the limits of disturbance on the plans. The high visibility fencing must be maintained until the site and building construction are complete.
4. Obtaining TTCCA approval of the development plans (Case 10-B-24-TOB).

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

COMMENTS:

This is a request for a 33-lot, attached townhome subdivision that will be accessed off of George Light Rd near Pellissippi Parkway.

The front of the property on George Light Rd includes 5.71 acres within the Hillside Protection (HP) Area. The plan proposes to disturb 3.2 acres, which is within the recommended disturbance budget of 3.55 acres as determined by the slope analysis. The steep topography does require a variance to reduce the vertical curve minimum K value from 25 to 20. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets AASHTO standards.

A detailed landscape plan has been provided that preserves existing vegetation, and provides landscape buffers between adjacent uses and trees along the entrance road and in parking areas.

Lots less than 25 ft in width require an Alternative Design Standard to be approved by the Planning

Commission and must provide guest parking and 20 ft long driveways because street parking is not available. Three parallel guest parking spaces have been provided at the front and 4 spaces at the back of the property in the T-turnaround. The driveways are 20 ft deep and each townhome has a one car garage.

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

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

1) ZONING ORDINANCE

A. The property is zoned PR (k) (Planned Residential) with a density of up to 5 du/ac, subject to 1 condition: the applicant will widen George Light Rd to 20 feet, including the final asphalt surface and striping along the entirety of the property's frontage and south to Beaver Glade Ln, prior to recording the plat. This property is within the TO (Technology Overlay) zone and must meet the (Tennessee Technology Corridor Development Authority) TTCDA Guidelines for a development plan approval. Case 10-B-24-TOB is scheduled to be heard September 9, 2024.

B. The applicant is proposing to subdivide this 6.71-acre tract into 33 lots with attached houses. The development will yield a density of 4.92 du/ac. The PR zone allows attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the zoning requirements for residences in the area and the maximum height allowed in HP areas by the TTCDA guidelines.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's land use classification is SR (Suburban Residential) on the Future Land Use Map. Attached houses are considered a secondary use in the SR place type. Attached residential structures such as duplexes, multiplexes, and townhomes should have the scale of a single family home. The attached houses are 2 stories with 2,420 sq ft floor area, which meets these criteria.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The zoning condition to widen George Light Rd to 20 ft from the subject property's northeastern lot line south to Beaver Glade Ln is consistent with Implementation Policy 9.4 to require that infrastructure improvement agreements are in place before submitting a final plat application.

B. Landscape screening has been added to adjacent properties with single family homes. This is consistent with Implementation Policy 2.1, to create buffer or transition standards between higher density developments.

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. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 352 (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: 2 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley Middle, and Karns 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.

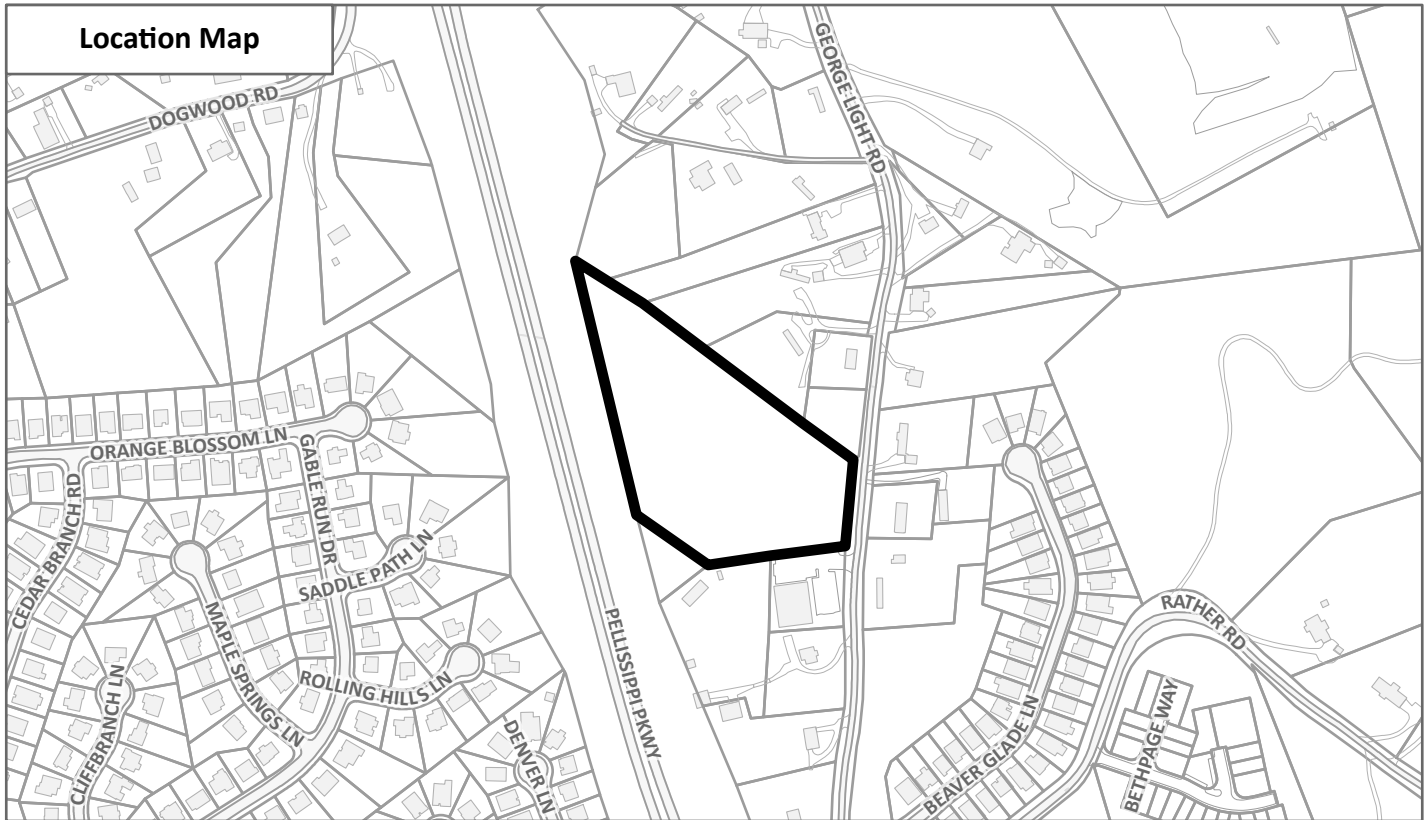
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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).



Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

10-B-24-DP / 10-SA-24-C

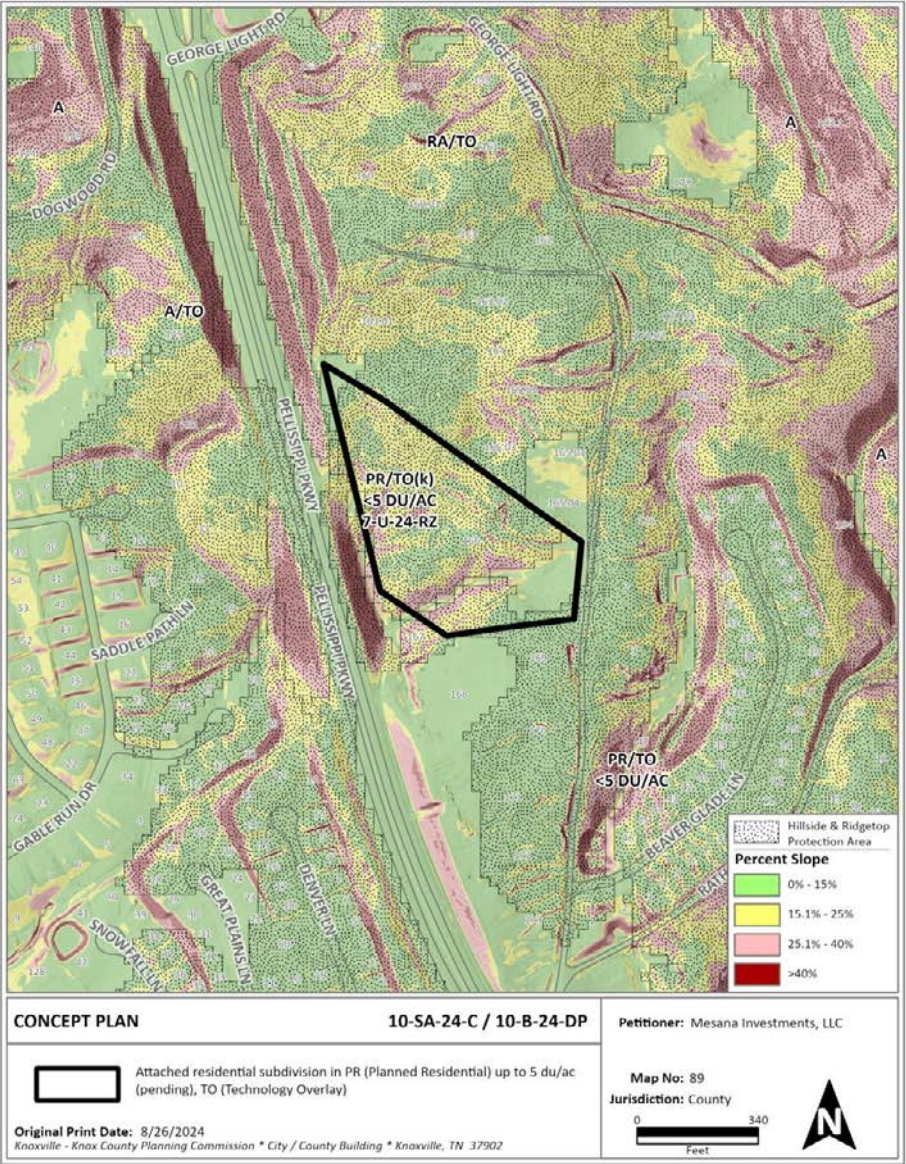


Case boundary

0 550
Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.7		
Non-Hillside	1.0	N/A	
0-15% Slope	2.0	100%	2.0
15-25% Slope	2.8	50%	1.4
25-40% Slope	0.9	20%	0.2
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	5.7	Recommended disturbance budget within HP Area (acres)	3.5
		Percent of HP Area	62.1%

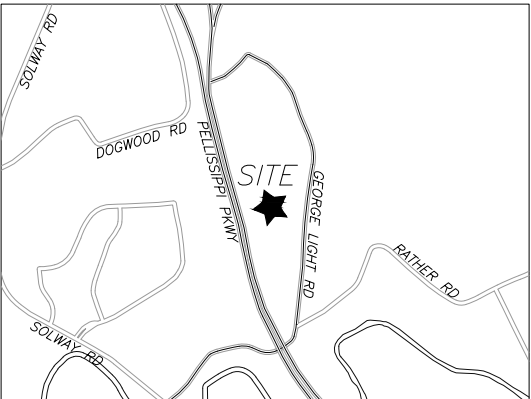


CONCEPT PLAN

U.E.I. PROJECT NO. 2408031

3239 GEORGE LIGHT RD

SITE ADDRESS: 3239 GEORGE LIGHT ROAD, KNOXVILLE, TENNESSEE 37931
TAX MAP: 89, PARCEL: 166



LOCATION MAP

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:
1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD "A" AND GEORGE LIGHT ROAD.
2. REDUCE THE MINIMUM REQUIRED K-V-VALUE FROM 25 TO 20 BETWEEN STATIONS 2+45.12 AND 4+15.71.

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

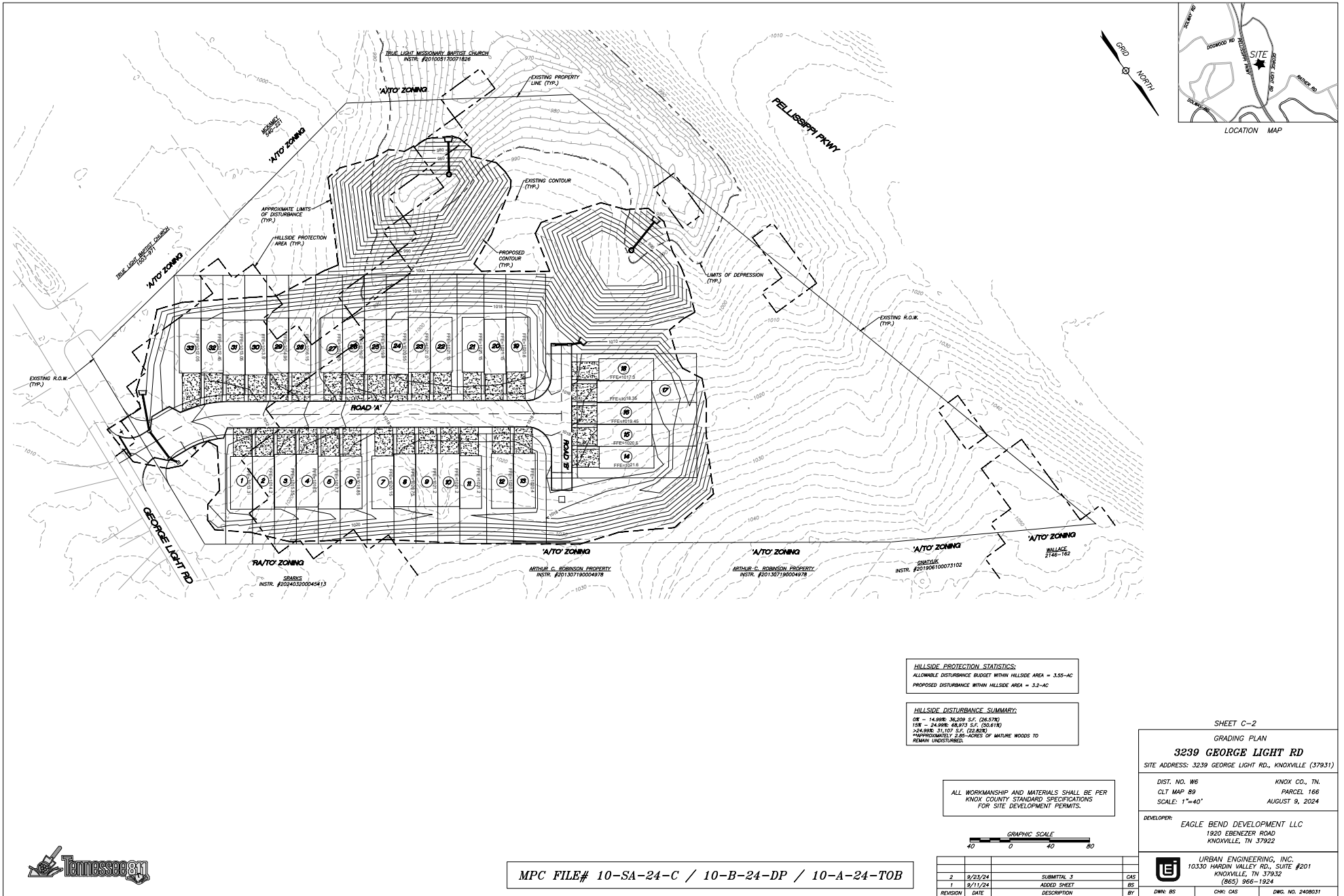
TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
GRADING PLAN	C-2
ROAD PROFILES	C-3
LANDSCAPE PLAN	LA-1
ELEVATIONS	A1.1-A1.5.4

MPC FILE# 10-SA-24-C / 10-B-24-DP / 10-A-24-TOB

3	9/23/24	SUBMITTAL 3
2	9/12/24	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



MPC FILE# 10-SA-24-C / 10-B-24-DP / 10-A-24-TOB



MPC FILE# 10-SA-24-C / 10-B-24-DP / 10-A-24-TOB

HILLSIDE PROTECTION STATISTICS:
ALLOWABLE DISTURBANCE BUDGET WITHIN HILLSIDE AREA = 3.55-AC
PROPOSED DISTURBANCE WITHIN HILLSIDE AREA = 3.2-AC

HILLSIDE DISTURBANCE SUMMARY:
0% = 14,895.36,209 S.F. (0.657%)
10% = 24,898.68,973 S.F. (0.61%)
>24,898.68,973 S.F. (0.61%)
*APPROXIMATELY 2.85-ACRES OF MATURE WOODS TO REMAIN UNDISTURBED

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



REVISION	DATE	DESCRIPTION	BY
2	9/23/24	SUBMITTAL 3	CAS
1	9/11/24	ADDED SHEET	BS

SHEET C-2

GRADING PLAN

3239 GEORGE LIGHT RD

SITE ADDRESS: 3239 GEORGE LIGHT RD., KNOXVILLE (37931)

DIST. NO. W6
CLT MAP 89
SCALE: 1"=40'

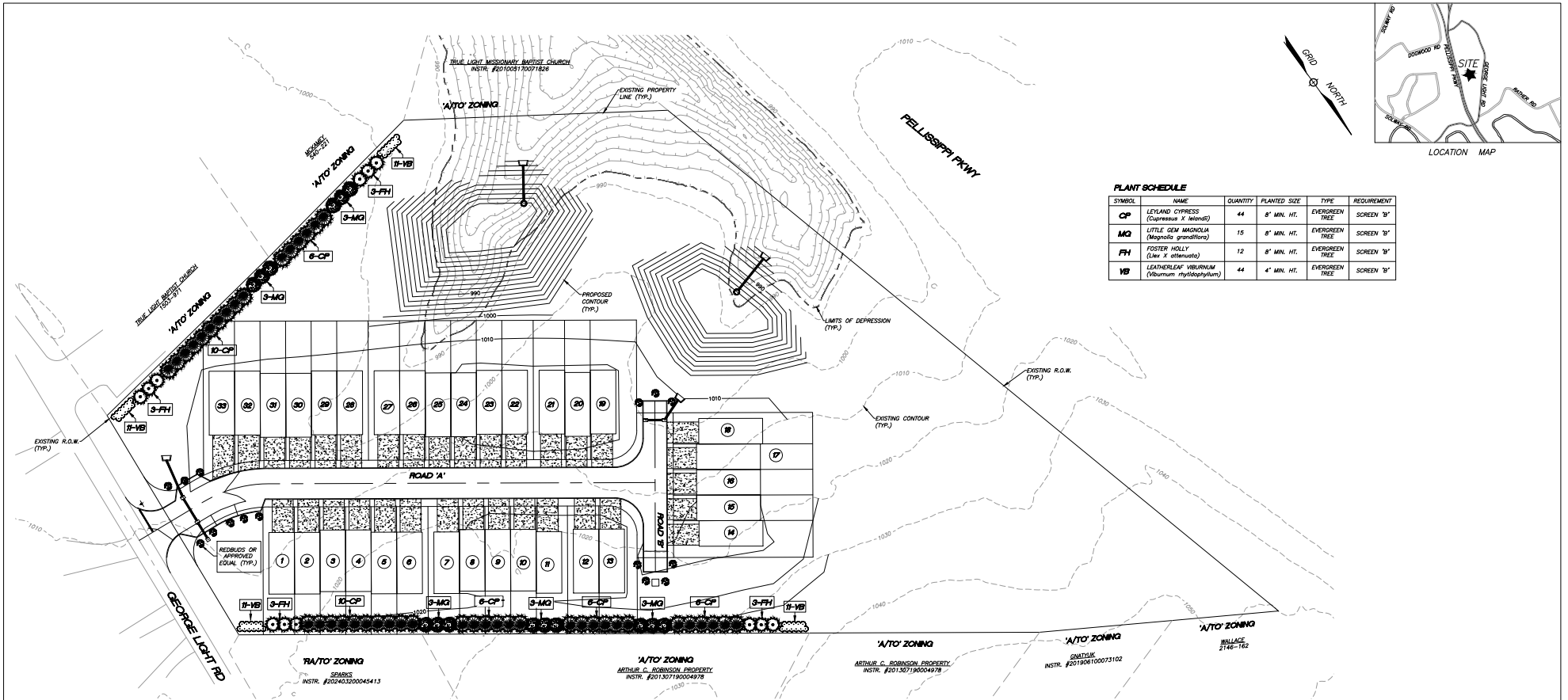
KNOX CO., TN.
PARCEL 166
AUGUST 9, 2024

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWG: BS
CHK: CAS
DWG. NO. 2408031



PLANT SCHEDULE

SYMBOL	NAME	QUANTITY	PLANTED SIZE	TYPE	REQUIREMENT
CP	LEYLAND CYPRESS (<i>Lawsonia floridana</i>)	44	8" MIN. HT.	EVERGREEN TREE	SCREEN 'B'
MQ	LITTLE GEM MAGNOLIA (<i>Magnolia grandiflora</i>)	15	8" MIN. HT.	EVERGREEN TREE	SCREEN 'B'
FH	FOSTER HOLLY (<i>Ilex X attenuata</i>)	12	8" MIN. HT.	EVERGREEN TREE	SCREEN 'B'
VB	LEATHERLEAF VIBURNUM (<i>Viburnum rhytidophyllum</i>)	44	4" MIN. HT.	EVERGREEN TREE	SCREEN 'B'

LOT COVERAGE SUMMARY

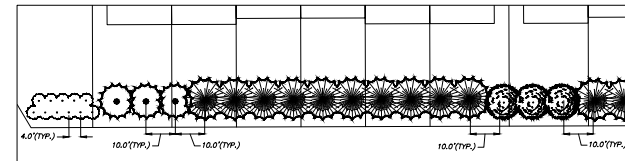
LOT #	LOT AREA (S.F.)	BUILDING AREA (S.F.)	GROUND AREA COVERAGE (GAC-%)	FLOOR AREA RATIO (FAR-%)	IMPERVIOUS AREA (S.F.)	IMPERVIOUS AREA RATIO (IAR-%)
1	2,970	1,210	40.7	81.5	1,606	54.1
2	2,420	1,210	50.0	100.0	1,606	66.4
3	2,420	1,210	50.0	100.0	1,570	64.9
4	2,420	1,210	50.0	100.0	1,570	64.9
5	2,420	1,210	50.0	100.0	1,606	66.4
6	2,970	1,210	40.7	81.5	1,606	54.1
7	2,970	1,210	40.7	81.5	1,606	54.1
8	2,420	1,210	50.0	100.0	1,570	64.9
9	2,420	1,210	50.0	100.0	1,570	64.9
10	2,420	1,210	50.0	100.0	1,570	64.9
11	2,970	1,210	40.7	81.5	1,606	54.1
12	2,989	1,210	40.8	81.5	1,570	52.9
13	3,415	1,210	35.4	70.9	1,580	45.7
14	3,800	1,210	31.8	63.7	1,606	42.3
15	2,640	1,210	45.8	91.7	1,570	59.5
16	2,640	1,210	45.8	91.7	1,570	59.5
17	2,640	1,210	45.8	91.7	1,570	59.5
18	3,240	1,210	37.3	74.7	1,606	49.6

LOT COVERAGE SUMMARY (CONT.)

LOT #	LOT AREA (S.F.)	BUILDING AREA (S.F.)	GROUND AREA COVERAGE (GAC)	FLOOR AREA RATIO (FAR)	IMPERVIOUS AREA (S.F.)	IMPERVIOUS AREA RATIO (IAR)
19	4,648	1,210	26.0	52.1	1,606	34.5
20	2,640	1,210	45.8	91.7	1,570	59.5
21	3,240	1,210	37.3	74.7	1,606	49.6
22	3,240	1,210	37.3	74.7	1,606	49.6
23	2,640	1,210	45.8	91.7	1,606	60.8
24	2,640	1,210	45.8	91.7	1,570	59.5
25	2,640	1,210	45.8	91.7	1,570	59.5
26	2,640	1,210	45.8	91.7	1,606	60.8
27	3,240	1,210	37.3	74.7	1,606	49.6
28	3,240	1,210	37.3	74.7	1,606	49.6
29	2,640	1,210	45.8	91.7	1,606	60.8
30	2,640	1,210	45.8	91.7	1,570	59.5
31	2,640	1,210	45.8	91.7	1,570	59.5
32	2,671	1,210	45.3	90.6	1,627	60.9
33	3,440	1,210	35.2	70.3	1,715	49.9

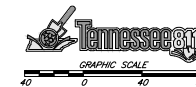
	OVERALL AREA INCLUDING R.O.W. (AC)	TOTAL BUILDING AREA (AC)	TOTAL GROUND AREA COVERAGE (GAC-%)	TOTAL FLOOR AREA RATIO (FAR-%)	TOTAL IMPERVIOUS AREA (AC)	TOTAL IMPERVIOUS AREA RATIO (IAR-%)
OVERALL	6.71	0.92	13.7	27.4	1.6	23.8
OVERALL W/IN HILLSIDE PROTECTION	5.67	0.69	12.2	24.3	1.24	21.9

** THE MAXIMUM BUILDING FOOTPRINT ALLOWED WITHIN HILLSIDE PROTECTION AREA PER 2-ACRES IS 5,000 S.F.
THE PROPOSED BUILDING FOOTPRINT PROPOSED WITHIN HILLSIDE PROTECTION AREA PER 2-ACRES IS 10,643 S.F.



ENLARGED SECTION / PLANT KEY

SCALE: 1"=20'



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REVISION	DATE	DESCRIPTION	BY
2	9/23/24	SUBMITTAL 3	CAS
1	9/11/24	ADDED SHEET	BS



SHEET LA-1

LANDSCAPE PLAN

3239 GEORGE LIGHT RD

SITE ADDRESS: 3239 GEORGE LIGHT RD., KNOXVILLE (37931)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 89 PARCEL 166
SCALE: 1"=40' AUGUST 9, 2024

DEVELOPER: EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWG: BS CHK: CAS DWG. NO. 2408031

MPC FILE# 10-SA-24-C / 10-B-24-DP / 10-A-24-TOB

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

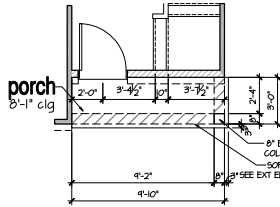
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
BRICK / STONE VENEER	BRICK / STONE VENEER
LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED	DRYWALL OPENING HEIGHT AS NOTED ON PLAN

KEY NOTES: IRC

- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION, GARAGEHOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD, (PER IRC SECTION R302.6) GARAGEHOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-5/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR, (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS, (PER IRC SECTION R302.7) MEPS
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER GAS200.2 AND F200.6, 8" HIGH PLATFORM, PER GAS200.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC S21.
 - FAU 8'X6" PLATFORM, VERIFY WITH TRUSS MANUFACTURER, (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X6" OVER 2'X4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES)
 - A/C CONDENSER PAD, (VERIFY)
 - PRE-FABRICATED METAL FIREPLACE, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED, (PER IRC SECTION M105.13) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES, (25 1/2" X 54" SIZE) ACCESS PANEL SHALL BE HEATHERSTRIPPED AND INSULATED TO AN R-10 MINIMUM VALUE PER LOCAL CODES, TYPICALS.
 - TEMPERED SAFETY GLASS, (PER IRC SECTION R308.4)
 - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS NOTED.
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: PFL = 8'-4" UNO. SFL = 7'-6" UNO.
 - BATHS:
 - SHOWER, TEMPERED GLASS ENCLOSURE.
 - TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.
 - CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE.
 - ACRYLIC TUB W/ CERAMIC PLATFORM
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV, VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD, VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.
 - LAUNDRY CLOSETS, AN OPENING HAVING AN AREA NOT LESS THAN 100 SQ IN. SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS PER LOCAL CODES, COVERED DOORS OR PROVIDING A TRANSFER GRILLE ABOVE THE DOOR OR THE DOOR MAY BE UNDERCUT TO PROVIDE ADDITIONAL VENTILATION.

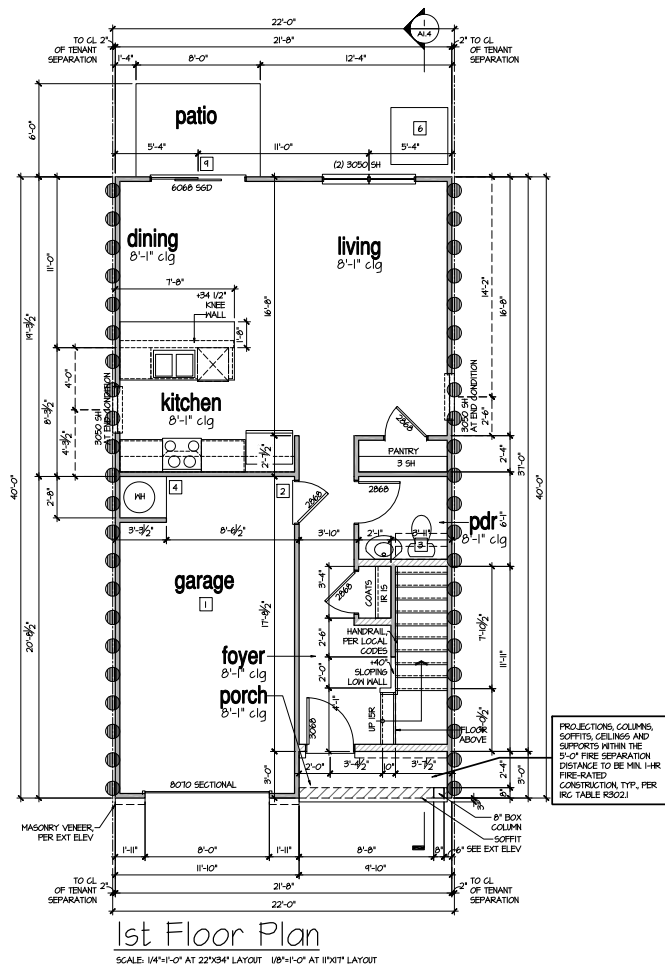
8'-1" STAIR NOTE:
(USE 14" T.S. WITH 3/4" PLYWOOD SUBFLOOR).
14 TREADS AT 12" EACH VERIFY
15 RISERS AT 4" - 7.45" = 111 3/4" TOTAL
RISE VERIFY

FIRE PARTITION/ FIRE BARRIER LEGEND	
2-HOUR FIRE-RESISTIVE WALLS (BTJ)	8'-1" c/g
1-HOUR FIRE-RESISTIVE WALL EXTENSION EXTERIOR SINGLE WALL - 1005	8'-1" c/g
REFER TO SHEET FP-6 FOR DWELLING SEPARATION PENETRATION DETAILS PER SECTION R302.4.2	



Porch Condition
At End Unit

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



1st Floor Plan

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO.	DATE	REVISION
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1	02/04/24	
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PROJECT TITLE:
Townhome Series
TN Div.
Cherokee Crossing

FOR CONSTRUCTION



PROJECT NO: GMD21001.3

SHEET TITLE:
ALTAMONT
1st FLOOR
PLAN 'A'

PRINT DATE:
March 04, 2022

SHEET NO:
A1.1

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
BRICK / STONE VENEER	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

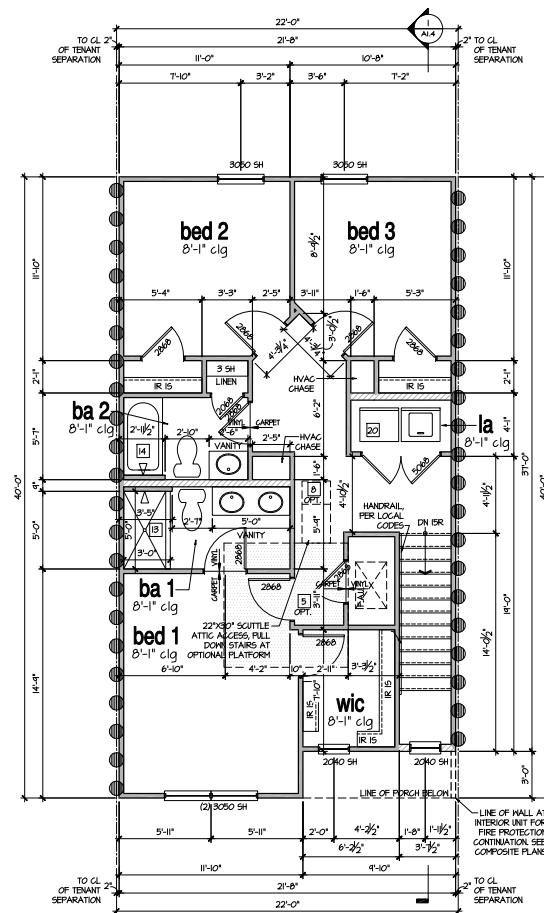
KEY NOTES: IRC

- FIRE PROTECTION:**
- HOSE TO GARAGE FIRE SEPARATION, GARAGEHOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER IRC SECTION R302.6) GARAGEHOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER IRC SECTION R302.5)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - MEPS
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND G2408.6 UP HIGH PLATFORM. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC S12.1.
 - FAU 2"X6" PLATFORM, VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"X6" OVER 2"X4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES)
 - A/C CONDENSER PAD, (VERIFY)
 - PRE-FABRICATED METAL FIREPLAGE, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22", FIRE RATED ACCESS AS NOTED. (PER IRC SECTION R302.1) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) ACCESS PANEL SHALL BE HEATHERSTRIPPED AND INSULATED TO AN R-10 MINIMUM VALUE PER LOCAL CODES, TYPICALS.
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS NOTED.
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: PFL = 8'-4" UNO. SFL = 7'-6" UNO.
 - BATHS:
 - SHOWER, TEMPERED GLASS ENCLOSURE.
 - TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.
 - CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE.
 - ACRYLIC TUB W/ CERAMIC PLATFORM
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD, VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN
 - LAUNDRY CLOSETS, AN OPENING HAVING AN AREA NOT LESS THAN 100 SQ IN. SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS PER LOCAL CODES. LOWEDED DOORS OR PROVIDING A TRANSFER GRILLE ABOVE THE DOOR OR THE DOOR MAY BE UNDERCUT TO PROVIDE ADDITIONAL VENTILATION

8'-1" STAIR NOTE:
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 12" EACH VERIFY
15 RISERS AT 7'-1.45" = III 3/4" TOTAL
RISE VERIFY

FIRE PARTITION/ FIRE BARRIER LEGEND

2-HOUR FIRE-RESISTIVE WALLS (BFTS)	6
1-HOUR FIRE-RESISTIVE WALL EXTENSION EXTERIOR SINGLE WALL - (BFTS)	FP-3
REFER TO SHEET FP-6 FOR DWELLING SEPARATION PENETRATION DETAILS PER SECTION R302.4.2	FP-4



2nd Floor Plan

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO. DATE REVISION
1 02/04/24



PROJECT TITLE
**Townhome
Series
TN Div.
Cherokee
Crossing**

CLIENTS NAME
**Express
HOMES**

PROJECT NO. GMD21001.3

SHEET TITLE
**ALTAMONT
2nd FLOOR
PLAN 'A'**

PRINT DATE:
March 04, 2022

SHEET NO.
A1.2

FOR
CONSTRUCTION



LOT 32
ELEVATION 'A-5'
ALTAMONT (LH)

LOT 31
ELEVATION 'A-3'
ALTAMONT (LH)

LOT 30
ELEVATION 'A-3'
ALTAMONT (LH)

LOT 29
ELEVATION 'A-5'
ALTAMONT (LH)

Front Elevation 4-Plex - Building 'F'

SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT



LOT 29
ELEVATION 'A-5'
ALTAMONT (LH)

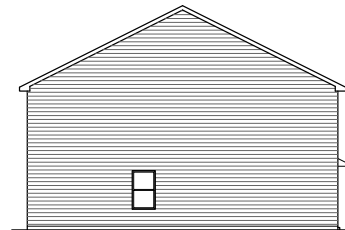
LOT 30
ELEVATION 'A-3'
ALTAMONT (LH)

LOT 31
ELEVATION 'A-3'
ALTAMONT (LH)

LOT 32
ELEVATION 'A-5'
ALTAMONT (LH)

Rear Elevation 4-Plex - Building 'F'

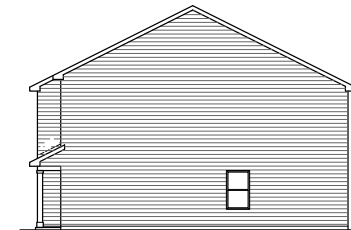
SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT



LOT 32
ELEVATION 'A-5'
ALTAMONT (LH)

Left Elevation 4-Plex - Building 'F'

SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT



LOT 29
ELEVATION 'A-5'
ALTAMONT (LH)

Right Elevation 4-Plex - Building 'F'

SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT

NOTES:

- REFER TO FIRE PROTECTION SHEETS FOR ALL TYPICAL FIRE PROTECTION DETAILS.
- REFER TO LARGER INDIVIDUAL PLANS AND ELEVATIONS FOR ALL TYPICAL NOTES AND DIMENSIONS NOT SHOWN HERE.
- THESE COMPOSITE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL BUILDING LOCATIONS AND PAD HEIGHTS.

NO.	DATE	REVISION
1	09/07/22	



PROJECT TITLE:
**Townhome
Series
TN Div.
Cherokee
Crossing
Building: 'F'**

FOR CONSTRUCTION



PROJECT NO: GMD21007.3

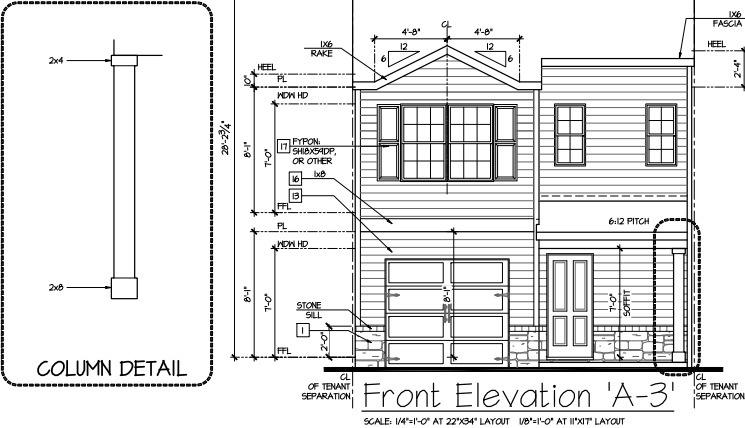
SHEET TITLE:

**EXTERIOR
ELEVATIONS
COMPOSITES**

PRINT DATE:
March 07, 2022

SHEET NO:
A3.4

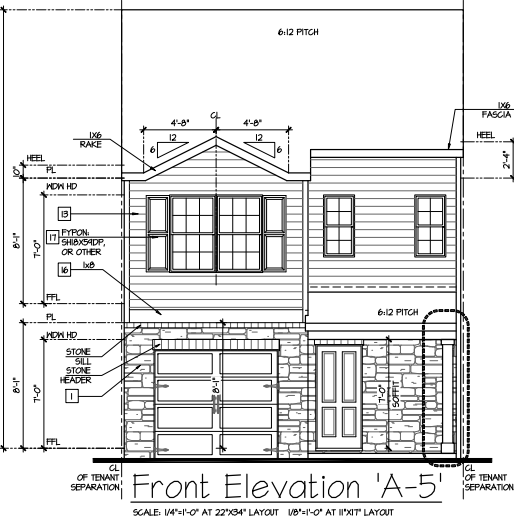
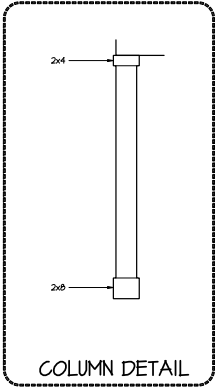
NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.	
- WINDOW HEAD HEIGHTS:	
1ST FLOOR - 8'-0" UNO, ON ELEVATIONS.	
2ND FLOOR - 7'-0" UNO, ON ELEVATIONS.	
- ROOFING: PITCHED SHINGLES PER DEVELOPER.	
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.	
- ENTRY DOOR: AS SELECTED BY DEVELOPER.	
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.	
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
* PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)	
KEY NOTES:	
MASONRY:	
[1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.	
[4] 9" SOLID BRICK.	
[5] ROWLOCK COURSE.	
[6] N/A.	
TYPICALS:	
[7] DECORATIVE LOUVERED VENTS, SIZE AS NOTED.	
[8] CODE APPROVED TERMINATION CHIMNEY CAP.	
[9] CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT. FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.	
[10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[11] DECORATIVE WROUGHT IRON. SEE DETAILS.	
SIDING:	
[12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT SHAKE SIDING PER DEVELOPER 1/4" X 4" CORNER TRIM BOARD.)	
[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT LAP SIDING PER DEVELOPER 1/4" X 4" CORNER TRIM BOARD.)	
[14] VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT WAVY SIDING PER DEVELOPER 1/4" X 4" CORNER TRIM BOARD.)	
[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT BOARD AND BATT SIDING PER DEVELOPER 1/4" X 4" CORNER TRIM BOARD.)	
[16] VINYL TRIM SIZE AS NOTED.	
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NO.	DATE	REVISION
1	02/04/24	
PROFESSIONAL SEAL:		
PROJECT TITLE:		
Townhome Series TN Div. Cherokee Crossing		
CLIENT NAME:		
PROJECT NO: GMD21007.3		
SHEET TITLE:		
ALTAMONT EXTERIOR ELEVATIONS 'A'		
PRINT DATE:		
March 04, 2022		
SHEET NO:		
A1.5.2		

FOR CONSTRUCTION

NOTES:	
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NO.	DATE	REVISION
1	02/04/24	



PROJECT TITLE:
**Townhome
Series
TN Div.
Cherokee
Crossing**

FOR CONSTRUCTION



PROJECT NO: GMD21007.3

SHEET TITLE:
**ALTAMONT
EXTERIOR
ELEVATIONS 'A'**

PRINT DATE:
March 04, 2022

SHEET NO:
A1.5.4



Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Christopher A. Sharp

9/12/24

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the intersection grade from 1% to 2% at the intersection of George Light Road and Road 'A'.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

SE 9/26/24

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the required minimum street frontage from 25' to 22'.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

SE 9/26/24

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Chris SharpDigitally signed by Chris Sharp
Date: 2024.09.12 15:40:48
+04'00'

Christopher A. Sharp

9/12/24

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

Reduce the minimum K value from 25 to 20 between stations 2+45.12 and 4+15.71 Road 'A'.

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Adverse topography.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

Adverse topography.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

We are of the opinion that the reduced K value will have no negative impact on the subdivision or neighboring property.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

2. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

3. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

4. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

5. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Rezoning
- ☐ Plan Amendment
 - ☐ Sector Plan
 - ☐ City OYP / County Comp Plan

Mesana Investments, LLC

Applicant Name

Affiliation

8/19/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-SA-24-C / 10-B-24-DP

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Elizabeth Clarke

Owner Name (if different)

11133 Pleasant Forest Dr Knoxville TN 37934

Owner Address

Owner Phone / Email

3239 GEORGE LIGHT RD

Property Address

89 166

Parcel ID

6.71 acres

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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) Attached residential subdivision			

SUBDIVISION REQUEST

3239 George Light Rd	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	33 Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,375.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

AUTHORIZATION

<input type="checkbox"/> 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.		
Mesana Investments, LLC		8/19/2024
Applicant Signature	Please Print	Date
Phone / Email		
Elizabeth Clarke		8/19/2024
Property Owner Signature	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 ☐ PA
- ☐ Rezoning

Mesana Investments, LLC		Option Holder
Applicant Name		Affiliation
8/19/24	10/3/24	File Number(s) 10-SA-24-C 10-B-24-DP
Date Filed	Meeting Date (if applicable)	

CORRESPONDENCE

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

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Chris SharpUrban Engineering, Inc.

NameCompany

10330 Hardin Valley Road, Suite 201KnoxvilleTN37932

AddressCityStateZIP

(865) 966-1924chris@urban-eng.com

PhoneEmail

CURRENT PROPERTY INFO

Elizabeth Clarke11133 Pleasant Forest Drive

Property Owner Name (if different)Property Owner AddressProperty Owner Phone

3239 George Light Road089 166

Property AddressParcel ID

WKUDWKUD

Sewer ProviderWater ProviderSeptic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

DEVELOPMENT REQUEST

☒ Development Plan

☐ Use on Review / Special Use

☐ Hillside Protection COA

☒ Residential

☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Attached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

3239 Geoge Light Road

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

33

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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

0102

Fee 2

Fee 3

Total

\$1,375.00

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



dotloop verified
08/16/24 9:41 AM EDT
WRQN-BNZ1-UVEN-EHNB

Applicant Signature

(865) 227-7491

Phone Number

DocuSigned by:


Property Owner Signature

Mesana Investments, LLC

Please Print

swd444@gmail.com

Email

Fred & Elizabeth Clarke

Please Print

08/16/2024

Date

08/19/2024, SG

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

09/20/2024

Date to be Posted

10/04/2024

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Scott Davis

Applicant Signature

dotloop verified
08/19/24 3:37 PM EDT
QYSH-VHNNH-9029-JGD5

Mesana Investments, LLC

Applicant Name

08/19/2024

Date

10-SA-24-C

FILE NUMBER

10-B-24-DP