

DEVELOPMENT PLAN REPORT

► **FILE #:** 9-A-26-DP

AGENDA ITEM #: 32

AGENDA DATE: 9/10/2026

► **APPLICANT:** JARED STORY

OWNER(S): James Coker

TAX ID NUMBER: 100 02604

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 9601 SHELBY LEIGH LN

► **LOCATION:** Western terminus of Shelby Leigh Ln, south of Gunnies Dr

► **APPX. SIZE OF TRACT:** 4.3 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Shelby Leigh Lane, a local street with 26 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston River and French Broad River

► **ZONING:** PR (Planned Residential) up to 2 du/ac

PLACE TYPE: RL (Rural Living)

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

► **PROPOSED USE:** Detached single family house

DENSITY PROPOSED: 0.23 du/ac

HISTORY OF ZONING: In 1999 the property was included in a rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac (5-E-99-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2 du/ac

South: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2 du/ac

East: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2 du/ac

West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2 du/ac

NEIGHBORHOOD CONTEXT: The subject property is within a single-family detached residential subdivision nestled between the Seven Islands State Birding Park and the Island Pointe Golf Course. The area is otherwise rural in character. The French Broad River runs just to the south.

STAFF RECOMMENDATION:

► **Approve the development plan for one detached residential lot, subject to 6 conditions.**

- 1) Meeting all applicable requirements of the Knox County Health Department for the construction of a subsurface sewage disposal system.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 4) If during permitting or construction, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the property owner will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 5) Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works to determine if the closed contour on the plot plan is required to be shown on the final plat as a closed contour sinkhole with a 50-ft buffer as required by Section 3.06.B of the Subdivision Regulations. If any building construction is proposed within the 50-ft buffer area around the designated sinkholes/depressions (including the depression), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to County approval following a review of the report. Engineered footings must be designed for these areas. If the lot does not have a building site outside the 50-ft buffer, approval from Knox County will be required prior to final plat approval. The sinkholes/depressions and the 50-ft buffer shall be designated on the final plat, even if they are approved for filling.
- 6) If the closed contour sinkhole must be shown on the recorded plat, the property owner must submit a plat for review and approval by Planning staff and Knox County Engineering and Public Works and record the plat with the Knox County Register of Deeds. The plat must show the outer extent of the closed contour and list all plat notes required by Knox County Engineering and Public Works.

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

COMMENTS:

This request is to construct a detached residential house on this 4.3-acre property located in the River Island Plantation Subdivision. The subject property was approved on the concept plan as an amenity area for the subdivision (8-SG-01-C). However, the property owner and the homeowners association have agreed to allow the lot to be used for a residence and it will be included under the subdivision's covenants and restrictions (see Exhibits B and C).

Most of the subject site lies within the outer extent of a closed contour, which may indicate the presence of a sinkhole. The applicant submitted a geotechnical study limited to the area near the location of the proposed house, which concluded that the "site conditions are not indicative of active karst solutioning." Since the geotechnical study examined only a limited area, it does not conclusively rule out the possibility that this is a sinkhole. Therefore, the house must be located outside of the rim (highest elevation) of the closed contour, and if constructed within 50 ft of the rim, the house must have engineered footings. The site plat indicates that the rim of the closed contour is at the 879 contour; however, the highest spot elevation around the closed contour on KGIS is 879.8. The house location may have to be moved further to the south if its proposed location is determined to be within the closed contour's rim.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In exercising its administrative judgment, the Planning Commission shall determine whether the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

- 1) ZONING ORDINANCE PR (Planned Residential) up to 2 du/ac:
 - A. Converting the subject parcel to a residential lot results in a gross density of 0.64 du/ac for the entire PR zone district, which is well below the maximum allowed density. The individual site will have a density of 0.23 du/ac.
 - B. The PR zone allows houses as a permitted use.
 - C. The proposed 20-ft front and 15-ft side setbacks are generally consistent with the surrounding neighborhood. The rear setback is unspecified, so it will be the 15-ft default setback for the PR zone per Article 5.13.09. The neighborhood's covenants and restrictions may require larger setbacks.
 - D. The house and accessory structures must remain outside the closed contour on the site, unless approved by Knox County Engineering and Public Works during permitting.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The proposed house lot is compatible with the other residences in the River Islands Plantation Subdivision, consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as the RL (Rural Living) place type. Single-family homes on a wide range of lot sizes are a primary use.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. According to the Growth Policy Plan, the Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. – The proposed house lot is consistent with the rural designation.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

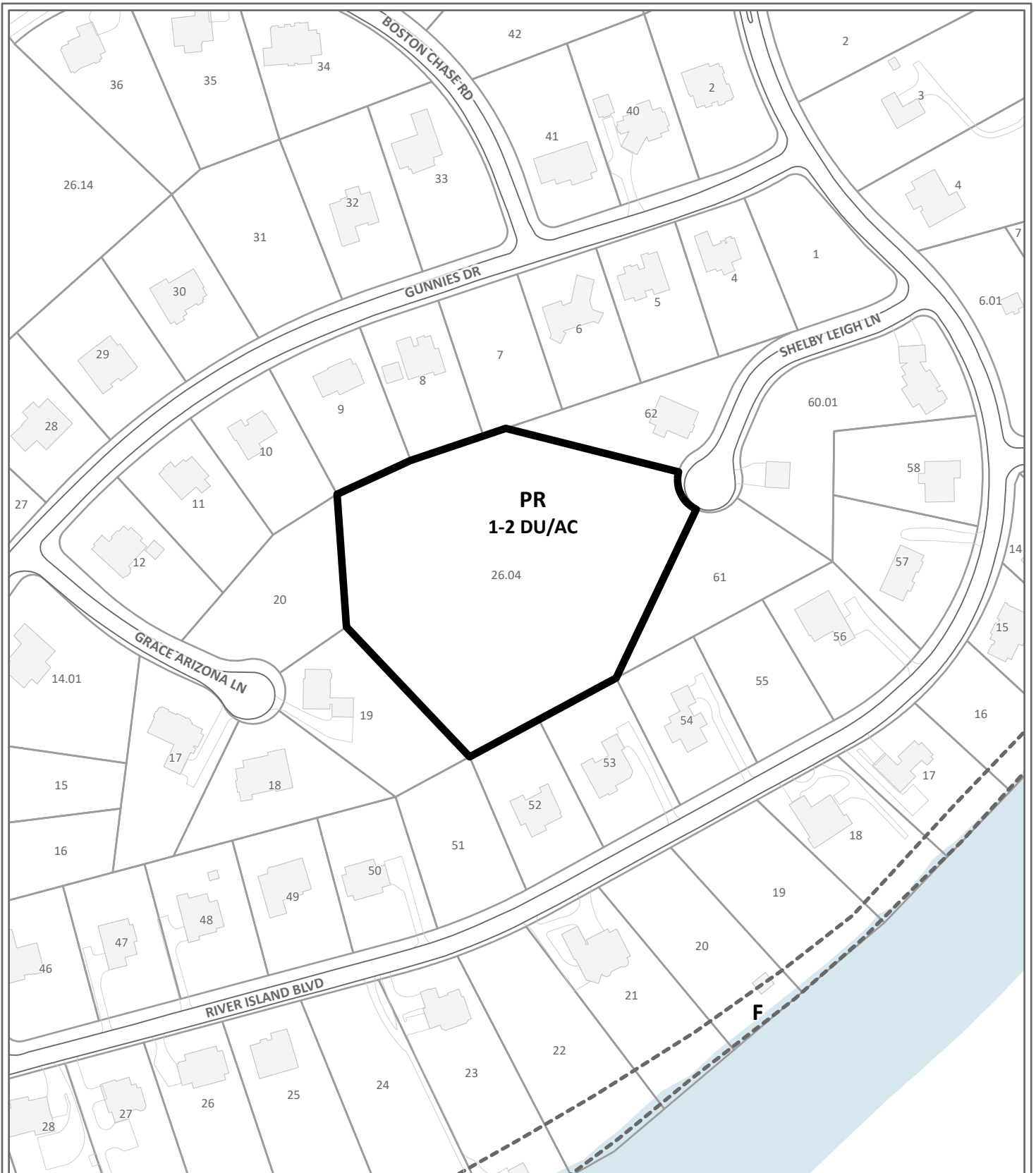
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

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

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

9-A-26-DP

Petitioner: Jared Story



Detached residential house in PR (Planned Residential), 1-2 DU/AC

Original Print Date: 7/29/2026

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

Map No: 100

Jurisdiction: County

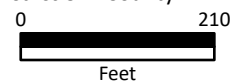


Exhibit A. Contextual Images



AERIAL MAP

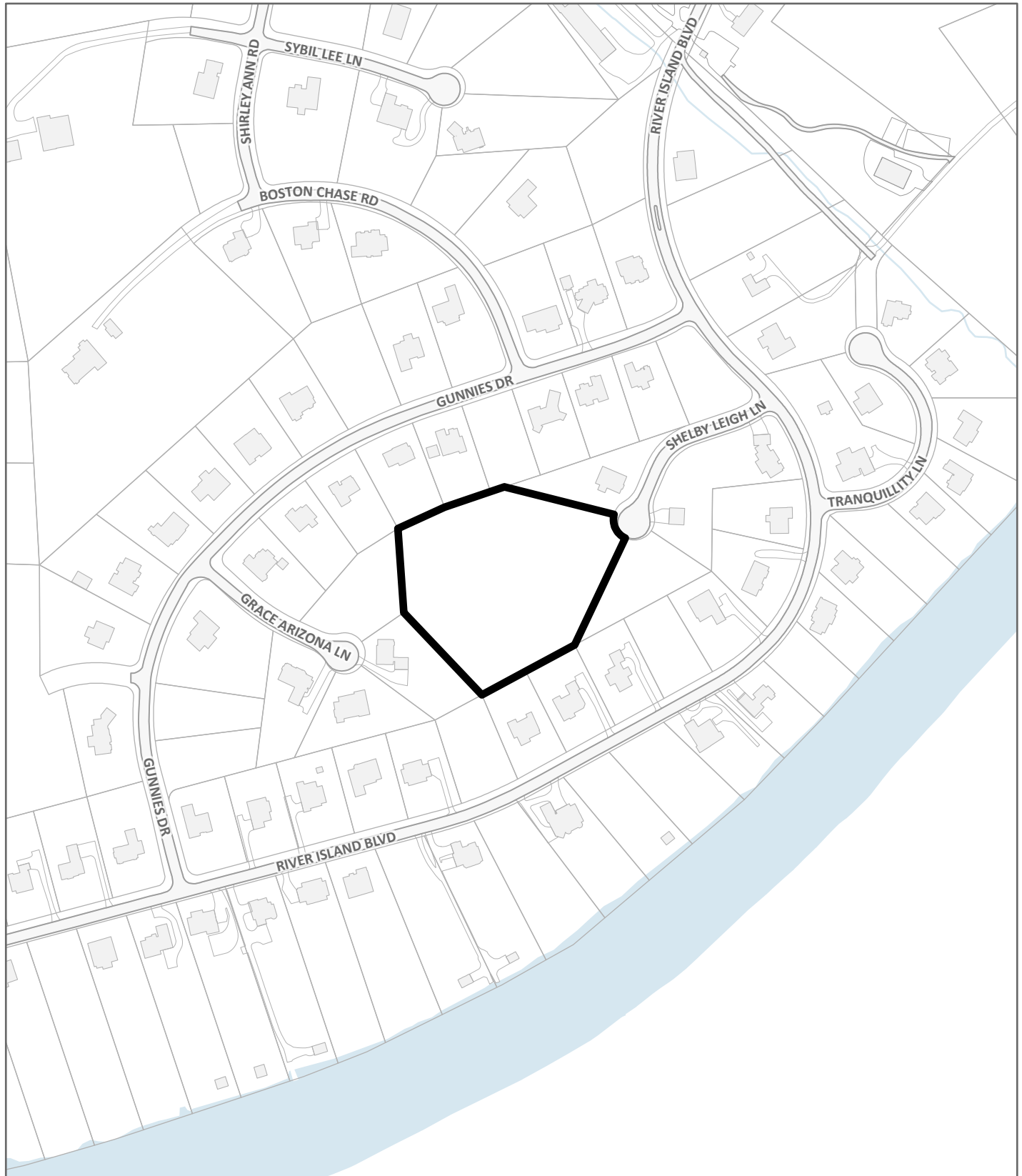


Case boundary

0 90
Feet



Exhibit A. Contextual Images



LOCATION MAP

9-A-26-DP



Case boundary



NOTES

- 1) CORNER MONUMENTS AS SHOWN
- 2) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 3) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
- 4) VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

PLAT

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PERCISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON. A TITLE OPINION WAS NOT FURNISHED TO THIS SURVEYOR AND EASEMENTS SHOWN AND OR NOT APPARENT IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

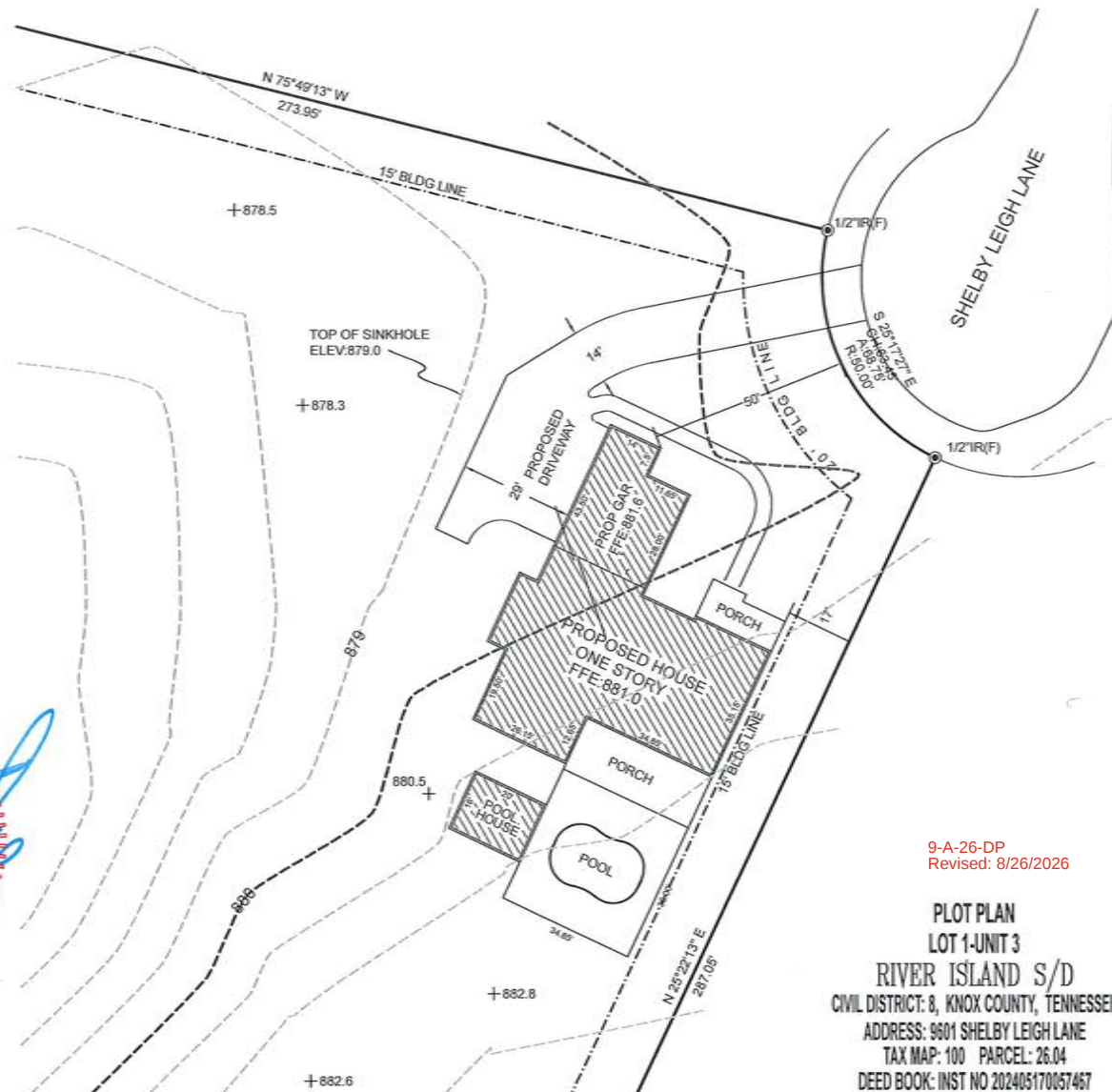
SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1886



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE

621 Wall Street
Sevierville, Tennessee 37862

Phone: (865) 429-4683 FAX: (865) 429-4684



9-A-26-DP
Revised: 8/26/2026

PLOT PLAN
LOT 1-UNIT 3
RIVER ISLAND S/D
CIVIL DISTRICT: 8, KNOX COUNTY, TENNESSEE
ADDRESS: 9501 SHELBY LEIGH LANE
TAX MAP: 100 PARCEL: 26.04
DEED BOOK: INST NO 202405170057467
MAP BOOK: INST NO 202009210023338
SCALE: 1" = 30' DATE: JULY 7, 2026
REV DATE: AUG 26, 2026

PROJ NO: 26109

Dear Mr. Reynolds,

On behalf of the River Islands Plantation subdivision in Kodak, Tennessee, and in my capacity as the 2026 HOA President, I am writing to submit this letter and the attached legal document prepared in 2024 by attorney Kevin Stevens and signed by then-HOA President Van Young. These materials formally confirm the HOA's position regarding the lot purchase. The HOA's purpose in submitting them is to document that the lot was sold for the construction of a single-family home in accordance with the HOA's current bylaws, CC&Rs, and assessments.

There has been no change in that position since the document was executed, and the HOA continues to support the construction of a single-family home consistent with its current bylaws, CC&Rs, and assessments.

If you require any additional information, please contact the attorney identified in the attached document.

Respectfully,

Julia McKee
President
River Islands Plantation HOA

Nick McBride
**REGISTER OF DEEDS
KNOX COUNTY**


Knox County, TN Page: 1 of 9
RECORDED FOR REC 4/11/2024 3:39 PM
RECORD FEE: \$47.00 T20240012971
M. TAX: \$0.00 T. TAX: \$0.00
202404110050180

EXHIBIT C

THIS INSTRUMENT PREPARED BY:
Kevin C. Stevens, Esquire
Kennerly, Montgomery & Finley, P.C.
Post Office Box 442
Knoxville, Tennessee 37901

Tax Map 100 Group Parcel 026.04

**AGREEMENT TO SUBMIT REAL PROPERTY TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR RIVER ISLAND PLANTATION
SUBDIVISION**

This Agreement to Submit Real Property to Declaration of Covenants, Conditions and Restrictions for River Island Plantation Subdivision (the "Agreement") is entered into as of April 4, 2024, by and between the River Island Plantation Property Owners Association, a non-profit homeowners association with an address of P.O. Box 902, Kodak, Tennessee 37764 (the "Association") and The Crossing Church of Kodak, a Tennessee non-profit corporation with an address of 2941 Douglas Dam Road, Kodak, Tennessee 37764 (the "Church"). The Association and the Church may be referred to herein individuals as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the River Island Plantation Subdivision (the "Subdivision") was originally developed and owned by Greg Layman and Donna Layman ("Developer") and Developer having caused a Declaration of Covenants, Conditions and Restrictions for the Subdivision to be recorded on or about July 3, 2003 in the Office of the Knox County Register of Deeds as Instrument No. 200307030002043 (the "Original Declaration") and also having caused a subsequent Declaration of Covenants, Conditions and Restrictions for River Island Plantation Subdivision to be recorded on or about June 7, 2007, in the Office of the Knox County Register of Deeds as Instrument No. 200706070100506;

WHEREAS, an Assignment of Developer's Rights dated April 25, 2011, between Developer and the Association was recorded in the Office of the Knox County Register of Deeds as Instrument No. 201106060070403 (the "2007 Amendment");

WHEREAS, in accordance with the terms of the Original Declaration and 2007 Amendment, the Owners of the Subdivision revised and incorporated the Original Declaration and the 2007 Amendment into a single concise document entitled Revised and Restated Declaration of Covenants, Conditions, and Restrictions for River Island Plantation Subdivision (the "Operative Declaration") and recorded the same in the Office of the Knox County Register of Deeds as Instrument No. 201912050038647 to replace the Original Declaration and 2007 Amendment;

WHEREAS, in or about 2021, Edward Shane Patterson and Chad Richard Huskey came to own the Property known as Lot 1 of the Subdivision Unit 3 as seen on plat of record recorded in the Office of the Knox County Register of Deeds as Instrument No. 202009210023338 (the "Property").

WHEREAS, on or about September 28, 2023, Edward Shane Patterson and Chad Richard Huskey conveyed all of their interest in and to the Property to the Church pursuant to a Quitclaim Deed recorded in the Office of the Knox County Register of Deeds as Instrument No. 202310160019740 (the "Quitclaim Deed");

WHEREAS, the Church, as the true and rightful owner of the Property, desires to incorporate the Property into the Association and subject the Property to all covenants, conditions and restrictions of the Operative Declaration;

WHEREAS, the Association, as the homeowners association for the Subdivision, desires to incorporate the Property into the Association and subject the Property to all covenants, conditions, and restrictions of the Operative Declaration; and

WHEREAS, the purpose of this Agreement is to effectuate the Parties' desire to incorporate the Property into the Association and subject the Property to all covenants, conditions, and restrictions of the Operative Declaration.

NOW, THEREFORE, the Parties, for themselves, their affiliates, related entities, successors, and assigns, in consideration of the foregoing recitals and the mutual promises contained herein and for other good and valuable consideration, receipt of which is acknowledged by this Agreement, and intending to be bound thereby, the signatories hereto, and each of them, hereby warrant, represent, acknowledge, covenant, and agree as follows:

1. **Submission to Declaration.** The Church hereby submits the Property, as described in the Quitclaim Deed attached hereto as **Exhibit A**, to all covenants, conditions, and restrictions of the Operative Declaration.

a. By incorporating the Property into the Association and submitting the Property to the covenants, conditions, and restrictions of the Operative Declaration, the Church agrees to abide by and comply with all provisions of the Operative Declaration, as amended from time to time, including without limitation the payment of assessments, and their failure to do so shall be grounds for the Association to pursue all remedies available to it under the Operative Declaration against the Church or any subsequent owner of the Property.

b. The Church shall be entitled to all rights and remedies afforded to Owners and Members of the Association as provided by the Operative Declaration, including without limitation voting rights.

2. **Continuing Restrictions.** The covenants, conditions and restrictions set forth in the Operative Declaration shall run with the land and bind the Property and shall inure to the benefit of and be enforceable by the Association as set forth in the Operative Declaration. If the Property is ever conveyed, any instrument used to convey the Property shall include the following language:

SUBJECT to the covenants, conditions, and restrictions contained in the Revised and Restated Declaration of Covenants, Conditions and Restrictions for River Island Plantation Subdivision recorded in the Office of the Knox County Register of Deeds at Instrument No. 201912050038647.

3. **Recordation.** The Parties consent and agree that within five (5) days of the date upon which this Agreement is executed by the Parties, the Association shall record this Agreement in the Office of the Knox County Register of Deeds.

4. **Irreparable Harm.** The Church acknowledges that the Association would suffer irreparable harm in the event of the Church's breach of the provisions of this Agreement, including without limitation Section 1, 2, and 3, and that monetary damages alone would not provide adequate relief for any such breach. Accordingly, if the Association breaches or threatens to breach this Agreement, the Church consents to injunctive relief in favor of the Association without the necessity of the Association posting a bond. Moreover, any award of injunctive relief shall not preclude the Association from seeking or recovering any lawful compensatory damages which may have resulted from a breach of this Agreement.

5. **Assessments.** The Association agrees that the Church shall not be responsible for payment of any assessments to the Association until March 1, 2025. Thereafter, the Church will commence payment of Assessments to the Association in accordance with the requirements of the Operative Declaration. In the event that the Church conveys the Property to any third party, such third party shall commence payment of assessments to the Association upon acceptance of a deed for the Property in accordance with the requirements of the Operative Declaration.

6. **Amendment.** The terms and provisions of this Agreement may be amended only by written instrument executed by the Owner and the Association.

7. **Attorney's Fees.** In the event that the Association is required to enforce the terms of this Agreement, the Association shall be entitled to an award of all attorneys' fees, costs, and other expenses incurred in such action.

8. **Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of the remaining provisions.

9. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

10. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.

11. **Entire Agreement.** This Agreement contains the entire agreement of the parties and supersedes any prior written or oral agreements between them concerning the subject matter contained herein.

12. **Authority.** The Parties, and persons executing this Agreement on behalf of the Parties, represent and warrant that they are acting within the course and scope of their authority as officers or duly authorized agents or representatives of the Parties, respectively, and that they are authorized to execute this Agreement. This representation and warranty is in addition to, and not in derogation of, all representations and warranties implied by law.

13. **Headings.** Paragraph headings included herein are for convenience of reference only and shall not modify, define, expand or limit any of the terms or provisions hereof.

14. **Recitals Incorporated.** The Recitals to this Settlement Agreement are substantive in nature and represent the substantive agreement of the parties hereto and are fully incorporated into this Settlement Agreement and made a part of this Settlement Agreement.

15. **Mutual Drafting.** This Agreement shall be deemed to have been drafted by each of the Parties hereto, and no ambiguity shall be resolved against any Party by virtue of its participation in the drafting of this Agreement.

16. **Counterparts.** This Agreement may be executed in counterparts, which together shall be considered the entire Agreement. Electronic copies or facsimiles of an original signature shall be given the same effect as the original signature.

IN WITNESS WHEREOF, the Parties hereto have executed and delivered this Agreement as of the date on which the last-signing Party signs below.

EXHIBIT C

THE CROSSING CHURCH OF KODAKBy: Tim McCormackIts: TrusteeDate: 4/4/24**STATE OF TENNESSEE****COUNTY OF KNOX**

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Timothy McCormack with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Agreement for the purposes therein contained, and who further acknowledged that he/she is the trustee of The Crossing Church of Kodak, and is authorized to execute this Agreement for the purposes therein contained.

Witness my hand, at office, this 4th day of April 2024.

Sherry Kennedy

Notary Public

My Commission Expires:

11/23/2024

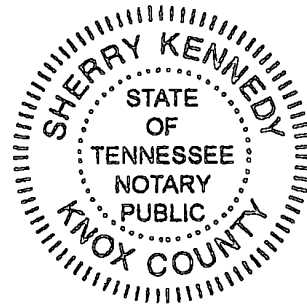


EXHIBIT C

RIVER ISLAND PLANTATION PROPERTY OWNERS ASSOCIATIONBy: VAN YOUNGIts: PRESIDENTDate: 4/4/2024**STATE OF TENNESSEE****COUNTY OF KNOX**

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Kristi McCarter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Agreement for the purposes therein contained, and who further acknowledged that he/she is the President of River Island Plantation Property Owners Association, and is authorized to execute this Agreement for the purposes therein contained.

Witness my hand, at office, this 4 day of April 2024.

Kristi McCarter, Notary Public

My Commission Expires: 8/2/2025

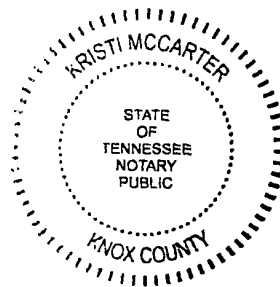


EXHIBIT C

Nick McBride
Register of Deeds
Knox County

This Instrument Prepared By:
C. Dan Scott, Esq.
SCOTT LAW GROUP, PC
P.O. Box 547
Seymour, TN 37865
(865) 246-1050

TAX MAP 100 GROUP PARCEL 026.04

Knox County, TN Page: 1 of 3
REC'D FOR REC 10/16/2023 1:27 PM
RECORD FEE: \$17.00 T20230838904
M. TAX: \$0.00 T. TAX: \$0.00
202310160019740

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That

EDWARD SHANE PATTERSON and CHAD RICHARD HUSKEY,

party of the first part, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration have released, remised and quit claimed and do hereby release, remise and quit claim unto

THE CROSSING CHURCH OF KODAK,

party of the second part, all their right, title, claim and interest in that certain real property and premises located in Knox County, Tennessee, and being more particularly described as follows, to wit:

SITUATE in the Eighth (8th) Civil District of Knox County, Tennessee, and being Lot 1 of River Island Subdivision Unit 3 as seen on plat of record at Instrument No. 202009210023338, in the Register's Office for Knox County, Tennessee, to which reference is hereby made for a more particular description.

SUBJECT to access easement of record in the deed of record at Warranty Deed Book 2042, Page 1068, in the Knox County, Tennessee, Register's Office.

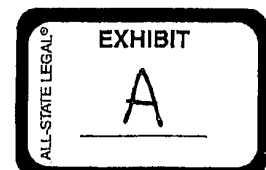
SUBJECT to a right of way to Southern Bell Telephone and Telegraph Company of record at Deed Book 626, Page 57, in the said Register's Office.

SUBJECT to a Grant of Permanent Easement to George R. McNutt dated May 15, 1991, of record in Deed Book 2040, Page 992, in the said Register's Office.

SUBJECT to an access easement in favor of Wm. Harry Sherrod of record at Instrument No. 200306130115629, being 50 feet in width as shown on exhibit to Agreement and recorded map at Instrument No. 2003040200880402, in the said Register's Office.

SUBJECT to a Lease as evidenced by Memorandum of Lease to Linkscorp Tennessee Two, LLC, dated December 30, 1997, of record in Trust Deed Book 3340, Page 129, in the said Register's Office.

SUBJECT to all matters of survey and all other notations appearing on plats of record at Instrument Nos. 200304020088398, 200304020088399, 200304020088400, 200304020088401, 200304020088402, 200307030002043, 200411150040375, 200604210088070 and 202009210023338, all in the said Register's Office.



~~202310160019740 Page 2 of 3~~

NOTE that the document of record at Instrument No. 200307030002043 is the Restrictions for River Island Plantation Subdivision. As a result, this lot may be subject to the restrictions found in Instrument No. 200307030002043, which are amended by documents of record at Instrument Nos. 200706070100506 and 201912050038647, in the said Register's Office. These restrictions refer to a LOT or LOTS of the River Island Plantation Subdivision. The subject tract has never been referred to as a lot until the recordation of a plat on September 20, 2020 that refers to the subject tract as Lot No. 1 of the River Island Subdivision Unit 3.

BEING part of the property conveyed to Edward Shane Patterson and Chad Richard Huskey by Special Warranty Deed of Tennessee State Bank, a Tennessee corporation, dated August 7, 2020, of record at Instrument No. 202008130012508, in the Register's Office for Knox County, Tennessee.

The above-described premises are unimproved and vacant and have never been used as a place of residence of the First Parties and their spouses. Said property was purchased and used for speculative purposes. First Parties herein state that the above described property is not and has not been used by them, their spouses or dependents as a principal place of residence as set out in TCA Section 26-2-301.

with the hereditaments and appurtenances thereto appertaining, heroby releasing all claim to homestead and dower therein, the said premises unto the said party of the second part, their heirs and assigns, forever.

This quit claim deed was prepared from information provided by the Grantee. The preparer of this deed makes no representation as to the status of the title on this property, no title examination having been completed at the time of this conveyance.

Preparer makes no warranties or representations as to the status of the title to the property described herein, other than that the description has been properly prepared from the information provided to the preparer.

WITNESS my hand this 28th day of September, 2023.

Edward Shane Patterson
EDWARD SHANE PATTERSON

Chad Richard Huskey
CHAD RICHARD HUSKEY

STATE OF TENNESSEE
COUNTY OF SEVIER

Before me, the undersigned authority, a notary public in and for the State and County aforesaid, personally appeared Edward Shane Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of September, 2023.

Mary Faith Smith
NOTARY PUBLIC
My commission expires: 3-28-27

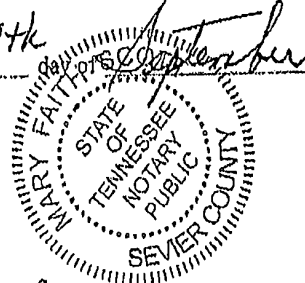
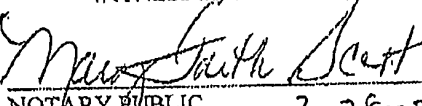
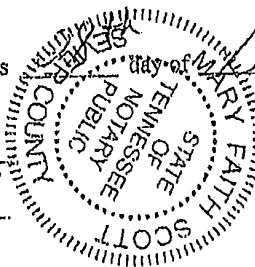


EXHIBIT C

~~202310160019740 Page 3 of 3~~STATE OF TENNESSEE
COUNTY OF SEVIER

Before me, the undersigned authority, a notary public in and for the State and County aforesaid, personally appeared Chad Richard Huskey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this

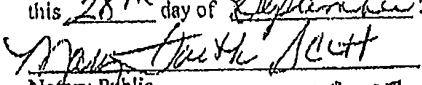
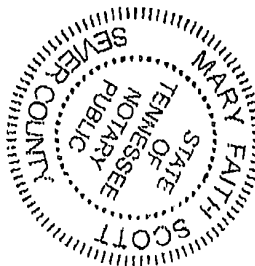
day of September, 2023.

 NOTARY PUBLIC
My commission expires: 3-28-27

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is \$ 0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

x

Affiant

Subscribed and sworn to before me this 28th day of September, 2023.


 Notary Public
My Commission Expires: 3-28-27

Person or agency responsible for payment of taxes: owner

Name: The Crossing ChurchAddress: 2941 Douglas Dam RdKodak, TN 37764

KNOX COUNTY HEALTH DEPARTMENT – DIVISION OF ENVIRONMENTAL HEALTH

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL

EXHIBIT D

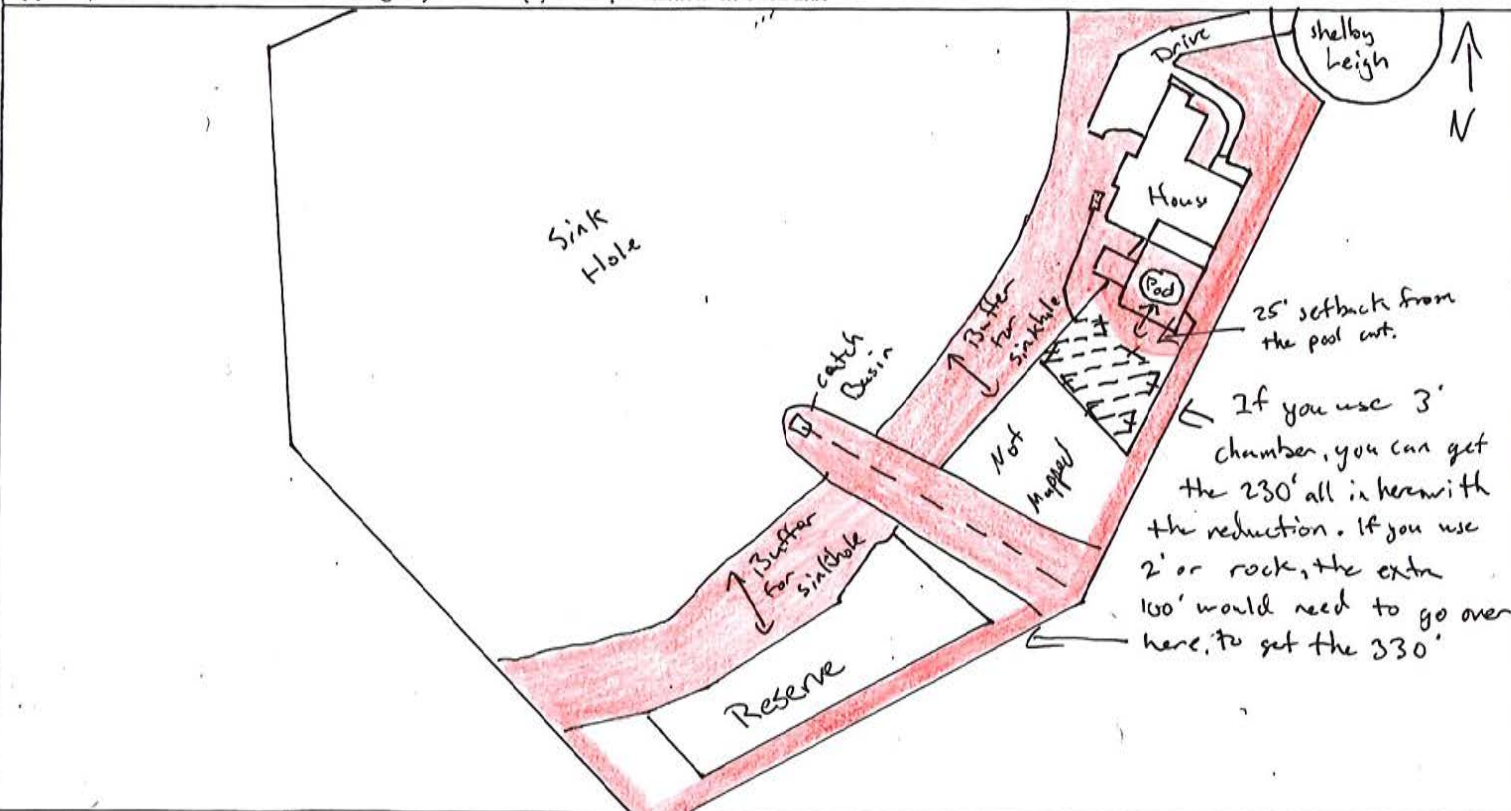
Issued to: <u>James Coker</u> Owner, Developer, Contractor, Installer, Etc. Location: <u>4601 Shelby Leigh Ln</u> _____ Acreage _____ Installation: ☒ 1. New Installation ☐ 2. Repair to Existing System Establishment: ☒ 1. Residential: # of Bedrooms <u>Three</u> ☐ 2. Other: _____ (specify) Gal/day _____	Evaluation Based Upon: ☒ 1. Soil typing by Soil Scientist ☐ 2. Soil Percolation Tests* *Must be conventional system only ☐ 3. Environmental Specialist Estimated Absorption Rate: <u>60</u> Conventional Systems: Type of Systems: ☒ 1. Standard ☒ 4. Chamber ☒ 2' ☒ 3' ☐ 6. Others _____	Permit Requirements Based Upon: ☐ 1. Soil Texture/Structure ☐ 2. Soil Depth ☐ 3. Soil Drainage ☐ 4. Presence of Restrictive Layers ☐ 5. Position ☐ 6. TCA 68-221-403 Section Alternative Systems: ☐ 1. Low Pressure Pipe ☐ 2. Mound ☐ 3. Lagoon ☐ 4. Other _____ See attached design package
This system shall consist of a two compartment septic tank holding <u>1000</u> gallons, with <u>330</u> linear feet in <u>7-8</u> trenches, <u>24"-36"</u> wide and <u>24"-30"</u> inches deep. <u>(30% Reduction if using 3' chamber = 230')</u>		Also required: ☐ 1. Curtain Drain ☐ 2. Flow Diversion Valve ☐ 3. Sewage Pump ☐ 4. Other: _____
All installers of subsurface sewage disposal systems must hold a valid annual license from the Knox County Health Department.		

The recipient of this permit agrees to construct or have constructed the above described system in accordance with 68-13-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Knox County Health Department. Any cutting, filling or alterations of the soil condition on the aforementioned property after this day may render this approval null and void.

Signature of Recipient	Date	
Issued in Knox County, Tennessee	By: <u>[Signature]</u>	<u>E.S.</u>
	Name & Title	<u>9.2.26</u>
		Date Issued

Notes:

- | | | |
|---|-----------------------------------|---|
| (1) Scale <u>1"=100'</u> | (5) 10' from property lines | (9) 25' from cut banks and natural drains |
| (2) Install trenches on contour of land | (6) 10' trenches from house | (10) Call 215-5200, 8:00-9:00 a.m. for inspection |
| (3) Maintain a 100% Reserve Area () | (7) 5' septic tank from house | |
| (4) Keep well 50 ft. or more from sewage system | (8) 15' septic tank from cut bank | |



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

THIS PERMIT IS VALID FOR 3 YEARS FROM DATE OF ISSUE

9-A-26-DP
Revised: 8/28/2026

August 28, 2026



2139 New Era Road
Sevierville, Tennessee 37862



ATTENTION: Mr. Jared Story – Director of Construction & Real Estate Development
jared@perrysmithdevelopment.com

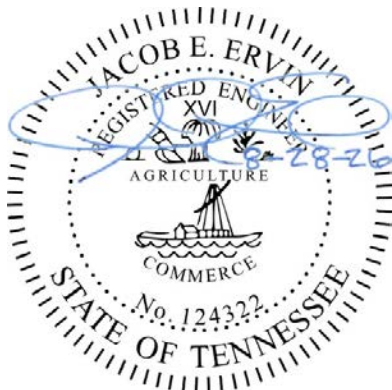
Subject: **REPORT OF LIMITED GEOTECHNICAL EXPLORATION**
Proposed Single-Family Home
0 Shelby Leigh Lane
Parcel ID 100 02604
Kodak, Tennessee
Bluerock Engineering & Testing Project Number G26023R1

Dear Mr. Story:

Bluerock Engineering & Testing, LLC (Bluerock) is submitting the results of the limited geotechnical exploration performed for the subject project. This limited geotechnical exploration was performed in general accordance with Bluerock Proposal number P26067. The following report presents Bluerock's findings and subsequent recommendations for the closed contour at the site. Should you have any questions regarding this report, or if we can be of any further assistance, please contact us at your convenience.

Sincerely,

Bluerock Engineering & Testing, LLC



Jacob E. Ervin, P.E.
Principal/Vice President

REPORT OF LIMITED GEOTECHNICAL EXPLORATION

**Proposed Single-Family Home
0 Shelby Leigh Lane
Parcel ID 100 02604
Kodak, Tennessee**

CLIENT:

**Perry Smith Development
2139 New Era Road
Sevierville, Tennessee 37862**

CONSULTANT:

**Bluerock Engineering & Testing, LLC
PO Box 1109
Seymour, Tennessee 37865**

**PROJECT NUMBER: G26023R1
REPORT DATE: August 28, 2026**



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APPENDICES

APPENDIX A – Figures

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this geotechnical exploration was to explore and characterize the subsurface conditions within the mapped closed contour at 0 Shelby Leigh Lane (Parcel ID 100 02604) in Kodak, Tennessee. The following sections of this report present a summary of the field exploration and subsurface conditions as well as our conclusions and remedial recommendations, if required.

1.2 PROJECT DESCRIPTION

At the time of this proposal, Bluerock has been provided with the following information:

- ◆ PDF document from the Knoxville – Knox County – KUB Geographic Information System showing the existing site contours.
- ◆ High Intensity Soil Map dated December 20, 2021 by Laurence A. Rochat

Based on the information provided, Bluerock understands that the project will consist of the construction of a new, single-family residential structure along Shelby Leigh Lane just west of its intersection of River Island Boulevard in Kodak, Tennessee. Based on the provided information and the information available on the Knoxville Geographic Information System, the physical address is listed as 0 Shelby Leigh Lane with a parcel ID of 100 02604. Additionally, Bluerock understands there is a large closed depression located on the central to western portions of the site and the Knox County 50-foot buffer encompasses nearly the entire property except the extreme eastern portion. The uppermost elevation of the closed depression is mapped as 876 feet and the low point of the closed depression is mapped as 873.1 feet.

It is our understanding that Perry Smith Development has planned a single-family structure at the site; however, due to the existing 50-foot buffer, the maximum setback from Shelby Leigh Lane is approximately 25 feet. As such, Perry Smith Development has requested that Bluerock perform a limited geotechnical exploration to determine if evidence of karst activity (i.e. sinkhole development) is present within the 50-foot buffer. This information will be used to request a variance from Knox County to construct the residence within the 50-foot buffer, if no evidence of karst activity is encountered.

1.3 SCOPE OF STUDY AND REPORT FORMAT

This geotechnical exploration involved site reconnaissance, field exploration and engineering analysis. A summary of the field exploration and the subsurface conditions, as well as our conclusions and recommendations are presented in the following sections of this report. Attached to this report are Appendix A (Figures) and Appendix B (Test Pit Records).

Bluerock's geotechnical services did not include any environmental assessments to determine the presence or absence of hazardous and/or toxic materials at the surface, in the air, in the groundwater or subsurface water, or in the subsurface materials; or the presence or absence of wetlands at the site. Any information presented in this report or the attachments regarding colors, unusual items or conditions, or odors are for informative purposes only.

2.0 EXPLORATION PROGRAM

2.1 FIELD EXPLORATION

The site subsurface conditions were explored with three (3) soil test borings performed in various portions of the mapped closed depression. Borings B-1 and B-2 were performed approximately 5 feet to the west of the proposed residence and boring B-3 was performed approximately 50 feet west of the proposed residence. The boring locations were selected in the field by Bluerock personnel based on the field staking performed by Robert G. Campbell & Associates.

The soil test borings were drilled on June 22 and 23, 2026 using 2.25-inch inside diameter hollow stem augers (HSA) and an ATV-mounted drill rig. Samples of the overburden materials was performed on 2.5-foot intervals in the upper 10 feet and on 5-foot intervals thereafter. The drill crew worked in general accordance with ASTM D6151 (HSA Drilling). Sampling of the overburden materials was performed using Standard Penetration Testing (SPT) and split-spoon sampling in general accordance with ASTM D1586. Rock coring was beyond the scope of this exploration.

Detailed boring logs are presented in Appendix B of the attachments to this report. These boring logs provide the identification number, latitude and longitude, ground surface elevation and a generalized description of the subsurface materials for each boring. The latitude and longitude of each boring was obtained from Google Earth Pro and the existing ground surface elevations were interpolated from the provided information. This information should be treated as approximate as Bluerock did not enlist the services of a professional surveyor to provide exact coordinates and elevations for the borings.

3.0 SUBSURFACE CONDITIONS

3.1 GEOLOGICAL CONDITIONS

The project site, and most of East Tennessee, lies in the Appalachian Valley and Ridge Physiographic Province which extends approximately 1,200 miles from New York to Alabama. This province is generally characterized by alternating, narrow, elongated ridges and parallel valleys. This province was formed by the folding and thrust-faulting of Paleozoic sedimentary rocks during the Alleghanian orogeny. The ridges generally consist of highly resistant shales and sandstones while the valleys are underlain primarily by less resistant shales and carbonate rock.

Published geologic information indicates that the site is underlain by the bedrock of the Maryville Limestone, Rogersville Shale, and Rutledge Limestone formations.

The Maryville Limestone formation is generally characterized as a fine-grained, gray limestone with interbedded conglomerate, dolomite, and shale. The Rogersville Shale formation is generally characterized as a greenish-gray fissile shale with isolated interbeds of limestone in the upper portion of the formation. The Rutledge Limestone formation is generally characterized as a medium-grained, gray to dark gray limestone with localized interbeds of dark gray, coarse-grained dolomite in the upper portion of the formation.

Since the underlying bedrock formations contain limestone, the site is susceptible to the typical carbonate hazards of irregular weathering, cave and cavern conditions, and overburden sinkholes. Carbonate rock, while appearing very hard and resistant, is soluble in slightly acidic water. This characteristic, plus differential weathering of the bedrock mass, is responsible for the hazards. Of these hazards, the occurrence of sinkholes is potentially the most damaging to overlying soil supported structures. In East Tennessee, sinkholes occur primarily due to differential weathering of the bedrock and “flushing” or “raveling” of overburden soils into the cavities in the bedrock. The loss of solids creates a cavity or “dome” in the overburden. Growth of the dome over time or excavation over the dome can create a condition in which rapid, local subsidence or collapse of the roof of the dome occurs.

3.2 SUBSURFACE CONDITIONS

3.2.1 Surficial Materials

A surface layer of topsoil approximately 3 inches thick was encountered in each of the soil test borings. Beneath the surface materials, residual soils were encountered to auger refusal depths ranging from 19.0 to 28.9 feet below the ground surface.

3.2.2 Residuum

Beneath the surface materials in each of the borings, residual soils were encountered to auger refusal depths ranging from 19.0 to 28.9 feet beneath the existing ground surface. Residual soils are generally classified as materials which have weathered in place from the weathering of the underlying parent bedrock. The residual soils generally consisted of red brown and tan clays with varying quantities of black staining. The SPT N-values of the residuum ranged from 6 blows per foot of penetration (bpf) to 50 blows per 4 inches of penetration, indicating a relative consistency of firm to very hard. The firm soils were generally isolated to samples near the ground surface in borings B-1 and B-2 and just above auger refusal in boring B-3. The very hard materials were isolated to depths just above auger refusal in borings B-1 and B-3.

3.2.3 Refusal Conditions

Auger refusal materials were encountered in each of the borings at depths ranging from approximately 19.0 to 28.9 feet below the ground surface. Auger refusal is generally defined as material which cannot be penetrated by the power auger. Auger refusal may indicate the presence of boulders, rock pinnacles, pockets of dense chert or rock fragments,

Report of Limited Subsurface Exploration

Proposed Single-Family Home – 0 Shelby Leigh Lane, Kodak, Tennessee

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partially weathered rock or the top of continuous bedrock. Based on the conditions encountered in the borings, the refusal materials appear to be the underlying limestone bedrock.

3.2.4 Subsurface Water

Subsurface water was not encountered in any of the borings during the field exploration. Subsurface water levels may fluctuate due to seasonal changes in precipitation amounts, due to construction activities in the area, and/or fluctuations in the level of nearby water and/or drainage features. Additionally, isolated zones of perched water may exist within the overburden materials.

3.2.5 General Comments

The soil stratigraphy noted above is intended to provide a generalized description of the conditions encountered at the test locations. Bluerock recommends the reader review the test records in Appendix B for detailed information observed in each of the test locations. It should be noted that the information presented in the test records is specific to the test location only. Variations in the subsurface stratigraphy should be expected between the test locations and areas of the site which were not explored during the field exploration.

4.0 CONCLUSIONS AND REMEDIAL RECOMMENDATIONS

4.1 SITE ASSESSMENT

Based on the results of the geotechnical exploration, it is our opinion that the site is generally suitable for the proposed residential construction; however, there are some challenges present which may affect the proposed development. These challenges include the underlying karst geology and the proximity of the site to a large drainage feature.

4.1.1 Underlying Karst Geology

A certain degree of risk with respect to sinkhole formation and subsidence should be considered with any site located within geologic areas underlain by potentially soluble rock units. Our review of the published United States Geologic Survey (USGS) maps did reveal the presence of multiple closed depressions, which denote past sinkhole activity, in the immediate vicinity of the project site.

It has been our experience that subsurface conditions in areas of previous or current karst solutioning typically consist of extensive zones of clay soils which become softer, often with increasing moisture contents, with depth. The results of the subsurface exploration performed within the limits of the mapped closed depression revealed firm to very hard overburden soils overlying limestone bedrock at depths ranging from approximately 19.0 to 28.9 feet below the ground surface. Additionally, the results of the site reconnaissance did not reveal any obvious signs of karst activity at the site such as surficial dropouts or areas of localized subsidence.

Based on the conditions encountered during the desktop review of the published USGS topographic maps, the results of the site reconnaissance, and the results of the subsurface exploration, it is our professional opinion that the site conditions are not indicative of previous or ongoing karst activity within 50 feet or the proposed residential footprint. Additionally, it is our opinion that the proposed development at the site has no greater risk of sinkhole development than any other site which has been successfully developed in the geologic area.

4.1.2 Proximity of Residence to Large Drainage Feature

Based on the information provided by Perry Smith Development and additional information provided by Knox County, Bluerock understands that the closed depression at the site functions as a large drainage feature for the subject subdivision as well as many neighboring properties. Bluerock understands that the bottom elevation of the closed depression is listed as 871.3 feet and the overflow elevation is listed as 879.8 feet. Provided that the residence is located beyond the 879 contour and the finished floor elevation (FFE) of all areas is above 880 feet, Bluerock anticipates the drainage feature will not affect the proposed structure.

4.2 SITE GRADING RECOMMENDATIONS

4.2.1 Subgrade Preparation

All loose soils, unsuitable existing fill, vegetation, topsoil, organic soils, rock fragments greater than 6 inches, concrete, asphalt, and other debris should be removed from the proposed construction areas. Stripping operations shall be extended a minimum of 10 feet beyond the limits of the proposed structure and a minimum of 5 feet beyond the limits of the proposed parking and drive areas. While not encountered during this exploration, pockets of unsuitable materials may be encountered in areas of the site which were not explored as part of this exploration. This is of elevated possibility due to the presence of the existing fill encountered during the field exploration and previous development at the site. If encountered, these materials shall be removed and replaced at the direction of the geotechnical engineer

Report of Limited Subsurface Exploration

Proposed Single-Family Home – 0 Shelby Leigh Lane, Kodak, Tennessee
Bluerock Proposal Number: G26023R1

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or their qualified representative.

After stripping has been completed and prior to fill placement or other construction on subgrades, the exposed subgrade shall be proofrolled under observations from Bluerock personnel. Proofrolling shall be performed with pneumatic-tired construction equipment with a minimum axle load of 20,000 pounds (fully-loaded tandem axle dump trucks, water trucks, off-road dump trucks, etc.). Proofrolling shall consist of overlapping tire passes in perpendicular directions. Areas which are identified to be unsuitable (e.g. rutting or pumping beneath the proofroll vehicle) shall be remediated at the direction of the geotechnical engineer or their appointed representative. Typical remedial measures include undercutting and replacement with structural soil fill or dense-graded aggregate.

4.2.2 Engineered Soil Fill

Proposed engineered soil fill materials shall be evaluated prior to placement at the site. Representative samples (bulk samples weighing approximately 50 pounds) shall be provided to Bluerock for laboratory testing including standard Proctor testing, natural moisture content determinations, and Atterberg limits testing. Potential off-site borrow sources shall be evaluated prior to transport to the project site.

Engineered fill materials shall be generally free of organics (less than 5 percent by dry weight), construction debris, household refuse, asphalt, concrete, and rock fragments greater than 6 inches in any one direction. Engineered fill materials shall have a standard Proctor maximum dry density of 90 pounds per cubic foot (PCF), a liquid limit (LL) of 60 percent or less, and a plasticity index (PI) of 35 percent or less. Materials which have a PI greater than 30 percent susceptible to volumetric changes with varying moisture contents.

Engineered soil fill shall be placed in loose, horizontal lifts with a maximum thickness of 8 inches. Each lift shall be compacted to at least 95 percent of the maximum dry density within the range of minus 2 percent (-2%) to plus 3 percent (+3%) of the optimum moisture content as determined by ASTM D698. Compaction testing shall be performed on each lift by the geotechnical engineer or third-party testing firm. Fill placement and compaction shall be approved by the engineer or testing firm prior to the placement of subsequent lifts. Modifications to the lift thickness may be required to achieve the specified compaction.

Fill materials shall not be placed on frozen, frost-heaved, or wet subgrade materials. Frozen or frost-heaved subgrade materials shall be removed or “clipped” and wet subgrade materials shall be scarified, dried, and recompacted prior to fill placement. Additionally, borrow soils shall not contain any frozen materials at the time of placement.

At the end of each work day, fill areas shall be sloped or graded to provide positive drainage and sealed with a smooth drum roller such that surface runoff does not pond on or infiltrate previously prepared subgrades. Prior to fill placement on the following work day, the existing subgrades may require scarification to prevent weak layer formation between the existing subgrade materials and subsequent fill materials.

4.2.3 Dense-Graded Aggregate Fill

Dense-graded aggregate (DGA) fill materials are appropriate for use in utility trench backfill and/or undercut areas. The DGA fill materials shall conform to Section 903.05 of the Tennessee Department of Transportation (TDOT) specifications (Type A, Grading D or E). DGA fill materials shall be placed in horizontal, loose lifts with a maximum thickness of 8 inches. Each lift shall be compacted to 98 percent of the maximum dry density within the range of minus 2 percent (-2%) to plus 3 percent (+3%) of the optimum moisture content as determined by ASTM D698. Each lift of engineering fill material shall be tested by the geotechnical engineer or the project third-party testing firm to confirm the means and methods of the contractor are capable of achieving adequate compaction prior to the placement of subsequent lifts. Any previously placed DGA fill and/or existing subgrade materials which have become frozen or soft shall be removed prior to the placement of DGA soil fill.

4.3 STRUCTURAL RECOMMENDATIONS

4.3.1 Foundation Recommendations

The following sections of this report provide foundation design and construction recommendations. These recommendations are based on the results of the field exploration, previous experience in the geologic area, and our understanding of the project.

4.3.1.1 Foundation Design Recommendations

Bluerock anticipates the use of conventional shallow foundations is suitable for this project provided that the recommendations of the previous sections of this report are followed. The following table presents a summary of our recommendations for the design of the foundation system.

Table 1 – Foundation Design Recommendations

Parameter	Continuous Foundations	Column Foundations
Recommended Allowable Bearing Pressure (Existing Stiff or Better Alluvium)	2,500 PSF	2,500 PSF
Minimum Width	1'-6"	2'-0"
Minimum Depth Below Final Grade ¹	1'-6"	1'-6"
Coefficient of Sliding Friction	0.35	0.35
Lateral Resistance ²	100 PSF	100 PSF

Notes:

¹To be measured from lowest point of final grade.

² Based on Class 5 soils in Table 1806.2 of IBC 2018. To be applied per vertical foot below grade.

4.3.1.2 Foundation Subgrade Observations

Foundation subgrade observations are critical to confirming the subgrade conditions present at the time of construction are consistent with those presented in this report, and to insure that the subgrade materials are capable of providing the support of the structure. This is of elevated importance due to the presence of the nearby drainage feature and mapped closed depression. Bluerock shall be retained to perform foundation subgrade observations for all structures at the site. A dynamic cone penetrometer (DCP) is typically utilized to evaluate the foundation subgrade conditions in comparison to the information presented in this report. Bluerock recommends that DCP testing be performed at all column locations and at intervals not to exceed 25 feet on-center in continuous foundations. Additionally, a ½-inch diameter steel probe rod can be utilized to evaluate subgrade consistencies between DCP locations. Any areas judged to be unsuitable shall be remediated at the engineer's direction. Typical remedial measures included undercutting and replacement with compacted, dense-graded aggregate or flowable fill, over excavation, or a combination thereof.

4.3.1.3 Foundation Protection Recommendations

It has been our experience that environmental exposure can weaken foundation subgrade materials due to prolonged exposure. As such, Bluerock recommends that foundation concrete placement be performed on the same day as excavation, if possible. If foundation excavations are to remain open overnight, or if rain is forecast prior to concrete placement, Bluerock recommends that foundation excavations be extended 1 to 3 inches below planned bearing elevation and a layer of lean concrete, or a mud mat, be placed in the excavation to protect the subgrade materials. If foundation subgrade materials are left unprotected and become weakened due to water intrusion or exposure, the weakened materials shall be removed from the foundation excavation prior to concrete placement.

4.3.2 Slab-on-Grade Recommendations

The following sections of this report provide slab-on-grade design and construction recommendations. These recommendations are based on the results of the field exploration, previous experience in the geologic area, and our understanding of the project.

4.3.2.1 Slab Design Recommendations

Provided that the recommendations in this report are followed, it is our opinion that the proposed floor slab can be supported on the existing materials at the site. Provided that the floor slab(s) will bear on an approved subgrade, Bluerock recommends utilizing a subgrade modulus of 90 pounds per cubic inch (pci) for the design of grade-supported slabs. The provided subgrade modulus is based on a load area of 1'-0" by 1'-0" and must be adjusted for wider loads. Additionally, Bluerock recommends that a granular base layer with a minimum thickness of 4 inches be placed beneath ground-supported slabs to provide a capillary break between the slab and underlying subgrade and enhance drainage.

4.3.2.2 Vapor Barrier Recommendations

In accordance with Section 1907.1 of IBC 2018, Bluerock recommends that a 6-mil polyethylene vapor barrier be placed between the granular base layer and the concrete. All joints of the vapor barrier shall be overlapped a minimum of 6 inches and shall be taped. Special attention shall be given to surface curing conditions to reduce the potential for cracking, curling, and/or uneven drying of the slab.

4.3.2.3 Slab Isolation and Control Joint Recommendations

It has been our experience that ground-supported slabs can experience excessive shear and bending stresses due to differential movement between the slab and foundation elements. As such, Bluerock recommends that ground-supported slabs be isolated from the foundations and foundation-supported elements to reduce the potential for slab distress. Should the structure be designed with a monolithic slab or turndown footings, Bluerock recommends that the structural design of the slab include load transfer mechanisms and adequate reinforcement to avoid overstressing the slab.

It has been our experience that control joints in ground-supported slabs can assist with crack control due to drying shrinkage and/or thermal changes. While final control joint specifications shall be developed by the project architect or structural engineer, Bluerock recommends that control joints be included for each 225 square feet (15'-0" by 15'-0" plan dimension). Bluerock recommends that control joints have a depth of $\frac{1}{4}$ the slab thickness, or 1 inch, whichever is greater. Control joints may be either formed or sawed, but shall not damage, cut, or destroy reinforcing steel or welded-wire mesh.

5.0 CONSTRUCTION RECOMMENDATIONS

5.1 Excavation Safety

All excavations shall conform to the Occupational Safety and Health Organization (OSHA) excavation trench safety standards. Temporary shoring or bracing of excavations will likely be required in areas where OSHA-compliant temporary excavations are not feasible. Bluerock recommends that all contractors be familiar with the applicable OSHA codes to insure that adequate excavation safety measures are implemented at the site. This information is provided only as a service and under no circumstances should Bluerock responsible for construction site safety.

5.2 Drainage and Subsurface Water Concerns

Positive site drainage shall be maintained during all phases of construction. Surface water shall be directed away from the construction area by sloping the areas around the work area a minimum of 1 percent to reduce the potential for ponding and infiltration. Additionally, stormwater shall not be allowed to pond on or infiltrate prepared subgrade or foundation excavations at any time during or after construction. At the completion of construction, we recommend that the area be capped with a minimum of 8 inches of low permeability soils and sloped to provide positive drainage away from the construction area.

While significant dewatering during construction is not anticipated, excess runoff from adjacent properties or seasonal fluctuations in groundwater levels or adjacent water features may require some dewatering during construction. Based on the site conditions and our experience in the area, Bluerock anticipates that general dewatering techniques such as perimeter trenches and/or isolated sump locations can be utilized across the site where runoff and/or shallow seepage occurs.

5.3 Subgrade Protection and Moisture Sensitive Soils

It has been our experience that fine-grained soils, similar to those at the site, are susceptible to moisture content variations and disturbances resulting from construction traffic. Contractors shall implement measures to limit site disturbance, specifically from rubber-tired construction equipment, and facilitate the removal of surface water from construction areas. Bluerock recommends that all prepared subgrades which may be subjected to construction traffic be covered with excess aggregate which can later be removed during final grading. This excess aggregate will protect the prepared subgrades and reduce the potential need for remedial actions during final subgrade preparation.

Increased moisture contents can result in significant reduction in soil strength during wet-weather periods. Any reduction in strength due to increased moisture contents can require remedial actions and may negatively impact the construction schedule. Additionally, grading activities are typically more difficult in November through March due to lower temperatures and shorter daylight hours which can limit the ability to moisture-condition wet soils. As such, we recommend that grading and foundation excavations be performed in April through October to reduce the potential for increased undercut volumes and/or impacts to the construction schedule. If site grading is performed during the winter months, the construction schedule should be cognizant of limited drying conditions and should include contingencies for weather-related delays. Additionally, the site grading contractor should be prepared to moisture condition the soils through methods such as discing or chemical drying (e.g. application of hydrated lime) to meet the construction schedule.

5.4 Risk Reduction and Corrective Actions for Sinkholes

It has been our experience in similar geologic settings that that proper site design and construction techniques can reduce, but not completely eliminate, the risk for sinkhole development. Proper site grading and maintaining positive drainage are two of the most comprehensive methods to reduce the potential for sinkhole development on site underlain by carbonate rock. The placement of soil fill generally decreases the risk of sinkhole development as the placement of moderate amounts of cohesive soil fill material effectively caps the area with relatively impervious materials and reduces the potential for rainfall or runoff infiltration. Conversely, cut areas of the site generally have increased risk of sinkhole development as the removal of overburden soils can expose relic soil fractures to rainfall and runoff infiltration.

6.0 LIMITATIONS

Bluerock has prepared this geotechnical report in general accordance with the accepted geotechnical engineering practices for this project. This report is intended to provide guidance for the geotechnically-related design and construction aspects of the project only. No other representation, warranty, or guarantee, whether implied or written, is included or intended with the submission of this report.

The project description is based on the information provided only. If Bluerock has misinterpreted any of the information or the project changes in location, nature, or scope, Bluerock shall be afforded the opportunity to revise or amend the conclusions and recommendations of this report. If Bluerock is not provided with the opportunity to review the revised project information, the information in this report shall be considered invalid. The conclusions and recommendations presented in this report are based on the limited information provided and conditions encountered in the subsurface exploration. Variations in the subsurface conditions between test locations should be expected; however, the extent of these variations cannot be determined prior to construction. Bluerock shall be retained to perform construction observations as field observations and quality assurance testing are integral to ensure the site conditions are consistent with those presented in this report. Should Bluerock not be retained to perform construction observations and testing during grading and foundation construction, Bluerock cannot be held liable for variations in the subsurface conditions described herein.

APPENDIX A

Figures

LEGEND:
 APPROXIMATE SOIL TEST BORING LOCATION

- NOTES:
1. BORING LOCATIONS ARE SHOWN IN THE APPROXIMATE PERFORMED LOCATIONS.
 2. BORING LOCATIONS SHALL NOT BE UTILIZED TO DETERMINE QUANTITIES.
 3. BASE MAP PROVIDED BY GOOGLE EARTH PRO.



OWNER	JEE	DESIGNED BY	JEE
DRAWN BY	JEE	NOT TO SCALE	
DATE	June 23, 2026	REVISIONS	
NO.	DESCRIPTION		

0 SHELBY LEIGH LANE (PARCEL 100 02604)
KODAK, TENNESSEE

G26023

FIG. 1

BORING
LOCATION
PLAN

APPENDIX B

Soil Test Boring Records

BORING NO. B- 1		PROJECT NAME: Proposed Single-Family Home			
SHEET NO. <u>1</u> OF <u>1</u>		BLUEROCK PROJECT NO.: <u>G26023</u>			
DRILLER <u>Tri-State Drilling, LLC</u>		PROJECT LOCATION: <u>Kodak, Tennessee</u>			
ONSITE PERSONNEL		CLIENT NAME: <u>Perry Smith Development</u>			

DRILL DATE: <u>6/22/2026</u>	G.S. ELEV. <u>880.0</u> FEET	BORING COORDINATES	
DEPTH SAMPLED: <u>19.0</u> FEET		LATITUDE <u>35.956010</u>	
REFUSAL DEPTH: <u>19.0</u> FEET	G.S. ELEV. <u>861.0</u> FEET	LONGITUDE <u>-83.676608</u>	
CORING START DEPTH: _____ FEET	G.S. ELEV. _____ FEET		
DEPTH CORED: _____ FEET		WATER LEVELS	
CORING END DEPTH: _____ FEET		AT COMPLETION	
BOTTOM OF HOLE DEPTH: <u>19.0</u> FEET	G.S. ELEV. <u>861.0</u> FEET	DEPTH <u>N/A</u> FEET ELEV. <u>N/A</u> FEET	
		AT 24 HOURS	
		DEPTH <u>TNP</u> FEET ELEV. <u>N/A</u> FEET	
DRILL RIG TYPE: <u>ATV</u>			
HAMMER TYPE: <u>AUTOMATIC</u>			

SOIL DESCRIPTION	DEPTH INFORMATION		SAMPLE DEPTH		SPT N-VALUE	SAMPLE NUMBER	SAMPLE TYPE	LABORATORY TESTING			
	ELEV.	DEPTH	FROM (FT)	TO (FT)				%M	LL	PL	PI
Topsoil (3 inches)											
Lean CLAY (CL) with trace black staining - red brown and tan; moist; stiff to very stiff (RESIDUUM)	878.0	2.0	1.0	2.5	8	1	SS				
	876.0	4.0	3.5	5.0	22	2	SS				
	874.0	6.0	6.0	7.5	23	3	SS				
	872.0	8.0									
	870.0	10.0	8.5	10.0	17	4	SS				
	868.0	12.0									
Lean to Fat CLAY (CL to CH) with trace black staining - red brown and tan; moist; stiff to very hard (RESIDUUM)	866.0	14.0	13.5	15.0	15	5	SS				
	864.0	16.0									
	862.0	18.0									
	860.0	20.0	18.5	19.0	50/5"	6	SS				
Auger Refusal at 19.0 feet	858.0	22.0									
	856.0	24.0									
ADDITIONAL COMMENTS:											

BORING NO.

B- 2

SHEET NO.

1

OF

1

DRILLER

Tri-State Drilling, LLC

ONSITE PERSONNEL

PROJECT NAME:

Proposed Single-Family Home

BLUEROCK PROJECT NO.:

G26023

PROJECT LOCATION:

Kodak, Tennessee

CLIENT NAME:

Perry Smith Development



DRILL DATE:

6/22/2026

DEPTH SAMPLED:

21.1

FEET

REFUSAL DEPTH:

21.1

FEET

CORING START DEPTH:

FEET

DEPTH CORED:

FEET

CORING END DEPTH:

FEET

BOTTOM OF HOLE DEPTH:

21.1

FEET

G.S. ELEV.

878.0

FEET

G.S. ELEV.

856.9

FEET

G.S. ELEV.

FEET

G.S. ELEV.

856.9

FEET

BORING COORDINATES

LATITUDE

35.956202

LONGITUDE

-83.676698

WATER LEVELS

AT COMPLETION

DEPTH

N/A

FEET

ELEV.

N/A

FEET

AT 24 HOURS

DEPTH

TNP

FEET

ELEV.

N/A

FEET

DRILL RIG TYPE:

ATV

HAMMER TYPE:

AUTOMATIC

SOIL DESCRIPTION	DEPTH INFORMATION		SAMPLE DEPTH		SPT N-VALUE	SAMPLE NUMBER	SAMPLE TYPE	LABORATORY TESTING			
	ELEV.	DEPTH	FROM (FT)	TO (FT)				%M	LL	PL	PI
Topsoil (3 inches)											
Lean to Fat CLAY (CL to CH) with trace black staining - red brown and tan; moist; firm to very stiff (RESIDUUM)	876.0	2.0	1.0	2.5	7	1	SS				
	874.0	4.0	3.5	5.0	15	2	SS				
	872.0	6.0	6.0	7.5	29	3	SS				
	870.0	8.0	8.5	10.0	16	4	SS				
	868.0	10.0									
	866.0	12.0									
	864.0	14.0	13.5	15.0	28	5	SS				
	862.0	16.0									
	860.0	18.0									
	858.0	20.0	18.5	19.0	20	6	SS				
	856.0	22.0									
	854.0	24.0									
Auger Refusal at 21.1 feet											

ADDITIONAL COMMENTS:

BORING NO. B- 3		PROJECT NAME: Proposed Single-Family Home			
SHEET NO. <u>1</u> OF <u>2</u>		BLUEROCK PROJECT NO.: <u>G26023</u>			
DRILLER <u>Tri-State Drilling, LLC</u>		PROJECT LOCATION: <u>Kodak, Tennessee</u>			
ONSITE PERSONNEL		CLIENT NAME: <u>Perry Smith Development</u>			

DRILL DATE: <u>6/23/2026</u>	G.S. ELEV. <u>877.0</u> FEET	BORING COORDINATES	
DEPTH SAMPLED: <u>28.9</u> FEET		LATITUDE <u>35.956040</u>	
REFUSAL DEPTH: <u>28.9</u> FEET	G.S. ELEV. <u>848.1</u> FEET	LONGITUDE <u>-83.676904</u>	
CORING START DEPTH: _____ FEET	G.S. ELEV. _____ FEET		
DEPTH CORED: _____ FEET		WATER LEVELS	
CORING END DEPTH: _____ FEET		AT COMPLETION	
BOTTOM OF HOLE DEPTH: <u>28.9</u> FEET	G.S. ELEV. <u>848.1</u> FEET	DEPTH <u>N/A</u> FEET ELEV. <u>N/A</u> FEET	
		AT 24 HOURS	
		DEPTH <u>TNP</u> FEET ELEV. <u>N/A</u> FEET	
DRILL RIG TYPE: <u>ATV</u>			
HAMMER TYPE: <u>AUTOMATIC</u>			

SOIL DESCRIPTION	DEPTH INFORMATION		SAMPLE DEPTH		SPT N-VALUE	SAMPLE NUMBER	SAMPLE TYPE	LABORATORY TESTING			
	ELEV.	DEPTH	FROM (FT)	TO (FT)				%M	LL	PL	PI
Topsoil (3 inches)											
Lean CLAY (CL) with occasional black staining - red brown; moist; stiff to very stiff (RESIDUUM)	875.0	2.0	1.0	2.5	13	1	SS				
	873.0	4.0	3.5	5.0	14	2	SS				
	871.0	6.0	6.0	7.5	21	3	SS				
	869.0	8.0									
	867.0	10.0	8.5	10.0	25	4	SS				
	865.0	12.0									
	863.0	14.0	13.5	15.0	14	5	SS				
	861.0	16.0									
Lean to Fat CLAY (CL to CH) with trace black staining - red brown and tan; moist to very moist; stiff to firm (RESIDUUM)	859.0	18.0									
	857.0	20.0	18.5	19.0	14	6	SS				
	855.0	22.0									
	853.0	24.0	23.5	25.0	6	7	SS				
	ADDITIONAL COMMENTS:										

BORING NO. B- 3		PROJECT NAME: Proposed Single-Family Home			
SHEET NO. <u>2</u> OF <u>2</u>		BLUEROCK PROJECT NO.: <u>G26023</u>			
DRILLER <u>Tri-State Drilling, LLC</u>		PROJECT LOCATION: <u>Kodak, Tennessee</u>			
ONSITE PERSONNEL _____		CLIENT NAME: <u>Perry Smith Development</u>			

DRILL DATE: <u>6/23/2026</u>		G.S. ELEV. <u>877.0</u> FEET		BORING COORDINATES	
DEPTH SAMPLED: <u>28.9</u> FEET				LATITUDE <u>35.956040</u>	
REFUSAL DEPTH: <u>28.9</u> FEET		G.S. ELEV. <u>848.1</u> FEET		LONGITUDE <u>-83.676904</u>	
CORING START DEPTH: _____ FEET		G.S. ELEV. _____ FEET			
DEPTH CORED: _____ FEET				WATER LEVELS	
CORING END DEPTH: _____ FEET				AT COMPLETION	
BOTTOM OF HOLE DEPTH: <u>28.9</u> FEET		G.S. ELEV. <u>848.1</u> FEET		DEPTH <u>N/A</u> FEET ELEV. <u>N/A</u> FEET	
				AT 24 HOURS	
DRILL RIG TYPE: <u>ATV</u>				DEPTH <u>TNP</u> FEET ELEV. <u>N/A</u> FEET	
HAMMER TYPE: <u>AUTOMATIC</u>					

SOIL DESCRIPTION	DEPTH INFORMATION		SAMPLE DEPTH		SPT N-VALUE	SAMPLE NUMBER	SAMPLE TYPE	LABORATORY TESTING			
	ELEV.	DEPTH	FROM (FT)	TO (FT)				%M	LL	PL	PI
Fat CLAY (CH) with trace black staining - red brown and tan; very moist; very hard (RESIDUUM)	850.0	27.0									
	848.0	29.0	28.5	30.0	50/4"	8	SS				
Auger Refusal at 28.9 feet	846.0	31.0									
	844.0	33.0									
	842.0	35.0									
	840.0	37.0									
	838.0	39.0									
	836.0	41.0									
	834.0	43.0									
	832.0	45.0									
	830.0	47.0									
	828.0	49.0									

ADDITIONAL COMMENTS:											

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

8/29/26

Date to be Posted

9/11/26

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

Applicant Signature

Jared Story
Applicant Name

7-23-26
Date