

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number: 6-B-20-TOB

Applicant: BALL HOMES, LLC

Request: BUILDING PERMIT

Meeting Date: 7/6/2020

Address: 0 Solway Rd.

Map/Parcel Number: 103 086 AND 09601

Location: Northeast side of Solway Road, southwest side of Pellissippi Parkway, and at the eastern end of Sam Lee Road.

Existing Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)

Proposed Zoning: No change

Existing Land Use: Vacant land

Proposed Land Use: Apartment complex

Appx. Size of Tract: 40.86 acres

Accessibility: Solway Road transitions from a major collector to a minor collector in front of this property. It has a pavement width of 21 feet and a right-of-way width that varies from 50 to 55 feet.

Surrounding Zoning and Land Uses: North: BP (Business Park) and TO (Technology Overlay) - Office

South: BP (Business Park) and TO (Technology Overlay) - Office

East: BP (Business Park) and TO (Technology Overlay) - Pellissippi Parkway

West: A (Agricultural), BP (Business Park), OB (Office, Medical, and Related Services), and TO (Technology Overlay) - Business, vacant land and multifamily residential

Comments:

- 1) The applicant is requesting approval of the first phase of a multi-family development on an approximately 41-acre tract located on the northeast side of Solway Road at the eastern end of Sam Lee Road, southwest side of Pellissippi Parkway. The development is bounded by Pellissippi Parkway to the northeast and by a stream (Beaver Creek tributary) to the southwest. A large portion of the site is located in the Hillside and Ridgetop Protection Area, with significant slope leading from the stream up towards Pellissippi Parkway.
- 2) The property was rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) in two separate applications with approvals by Knox County Commission on March 25, 2019 and June 24, 2019. The OB zoning district allows multi-dwelling development as a permitted use with a density less than 12 du/ac.
- 3) The first phase of the development consists of 191 dwelling units total. 23 dwellings are townhouse units located in the northeast corner of the site and 168 units are apartments distributed among five buildings centrally located and near the Pellissippi Parkway right-of-way. Each building is located in a hillside and will consist of three stories on one side and four stories on the other. A series of retaining walls between the buildings and Solway Road allows infill to provide space for the buildings in Phase I. There will be a total of 42 one-bedroom units, 84 two-bedroom units and 42 three-bedroom units within the five buildings. The second phase of the development will be located on the southern portion of the property. It is proposed with an additional 196 apartment units, bringing the overall total to 387 dwelling units at an overall density of 9.43 du/ac. The second phase will require a separate TTCDA application and review by the Board.
- 4) Due to the site constraints, there is only one access point proposed for the apartment

complex. The driveway off of Solway Road will be a boulevard leading into the site. A stub-out at the end of the boulevard (provided in Phase I) will eventually become the internal driveway providing access to the second phase of the apartments.

5) Fulghum MacIndoe & Associates, Inc. prepared a Traffic Impact Study (TIS) for Solway Apartments, the last revision of which was on June 29, 2020. The study recommended: a) expanding the southbound left-turn storage length or adding a second left-turn lane to the intersection of Solway Road and Hardin Valley Road; b) a northbound turn lane at the intersection of Solway Road and Sam Lee Road; and c) installation of a southbound left-turn lane on Solway Road at the entrance for the apartments. Knox County has stated that the Solway Road intersections at Sam Lee and Hardin Valley have existing needs independent of this development, and the County is looking into expanding the left turn lane at Hardin Valley as part of TDOT's work for the interchange. Knox County's Engineering Department will only require the southbound left turn lane at the apartment entrance, to be constructed prior to the start of phase II construction.

6) The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the Design Guidelines and those required by Knox County. The parking includes 358 surface parking spaces and 43 garage spaces (ten near the townhouses and 33 in a row near building five).

7) An amenity area including a clubhouse and pool area is located on the south side of the Phase I apartment buildings, centrally located in the overall development. A 20' wide greenway easement is being provided along the Solway Road frontage. The Pellissippi American Youth Soccer Organization (AYSO) fields are to the south, and this greenway connects to the adjacent parcel north of that, providing pedestrian access from this development almost all the way to the AYSO fields and existing greenways there. A dumpster enclosure is labelled on the site layout plan to the northeast of the clubhouse. This is not a dumpster enclosure, per se, but is a building for housing recycle bins.

8) Waivers are being requested to exempt this development from the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12). The applicant has provided a letter that outlines the reasons why they believe the HP standards should not be applied to this site. It is staff's position that factors such as: a) the sites varying topography; b) plans for the overpass crossing Pellissippi near this site; c) the utility easement crossing the site; d) streams at the front and crossing beneath the property (in culverts); and d) the larger scale development that is permitted by the existing BP zoning for the property; help to support the applicant's request. Staff is recommending approval of the waiver request.

9) Ground Area Coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR) calculations comply with the Design Guidelines.

10) The proposed lighting includes 28 building mounted wall lighting attached to apartment buildings 1-5. On buildings 1 and 5, the lights are located on both sides of the building. On buildings 2, 3, and 4, the lights are on the northeast facades only. A photometric plan will be required to demonstrate the light intensity levels at various areas specified in the Guidelines, and to indicate the light fixtures and lighting types specified.

11) The apartment building materials will be a combination of brick and vinyl siding, with dimensional shingles on the majority of the building, with stone and metal roofing used as accents in limited amounts. The clubhouse and townhouse units will feature these same materials. The color scheme will be dark gray and tan.

12) The proposed landscape plan and reforestation plan are in compliance with the Design Guidelines.

13) No signage is proposed at this time. Should signage be desired, it should be submitted with the Phase II application or as a separate application at a future time.

14) The Tennessee Department of Transportation (TDOT) has proposed a bridge crossing of Pellissippi Parkway that would connect Coward Mill Road to Solway Road and which would span over the southern end of this property. The road alignment as provided by TDOT is very preliminary at this time and the exact boundaries are subject to change. Prior to the submission of the second phase of the development, it is recommended the applicant meet with TDOT to determine right-of-way limits that may be needed for the TDOT project and to allow for appropriate setbacks for the proposed buildings.

Design Guideline Conformity: With the recommended conditions and approval of the waiver, the proposed development conforms to the Design Guidelines.

Waivers and Variances Requested: 1) Allow the proposed development without applying the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12)

Staff Recommendation:

Based on the reasons stated in the applicant's waiver letter and the site constraints, staff recommends APPROVAL of the requested Waivers to:

1) Allow the proposed development without applying the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12)

Based on the application and plans as submitted and revised, the staff recommends APPROVAL of a Certificate of Appropriateness for a Building Permit, subject to the following conditions:

1) Site lighting must comply with the Design Guidelines (Section 1.8). A lighting/photometric plan shall be provided, to be reviewed and approved by staff.

2) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

3) Meeting all relevant requirements of the Knox County Engineering and Public Works Department.

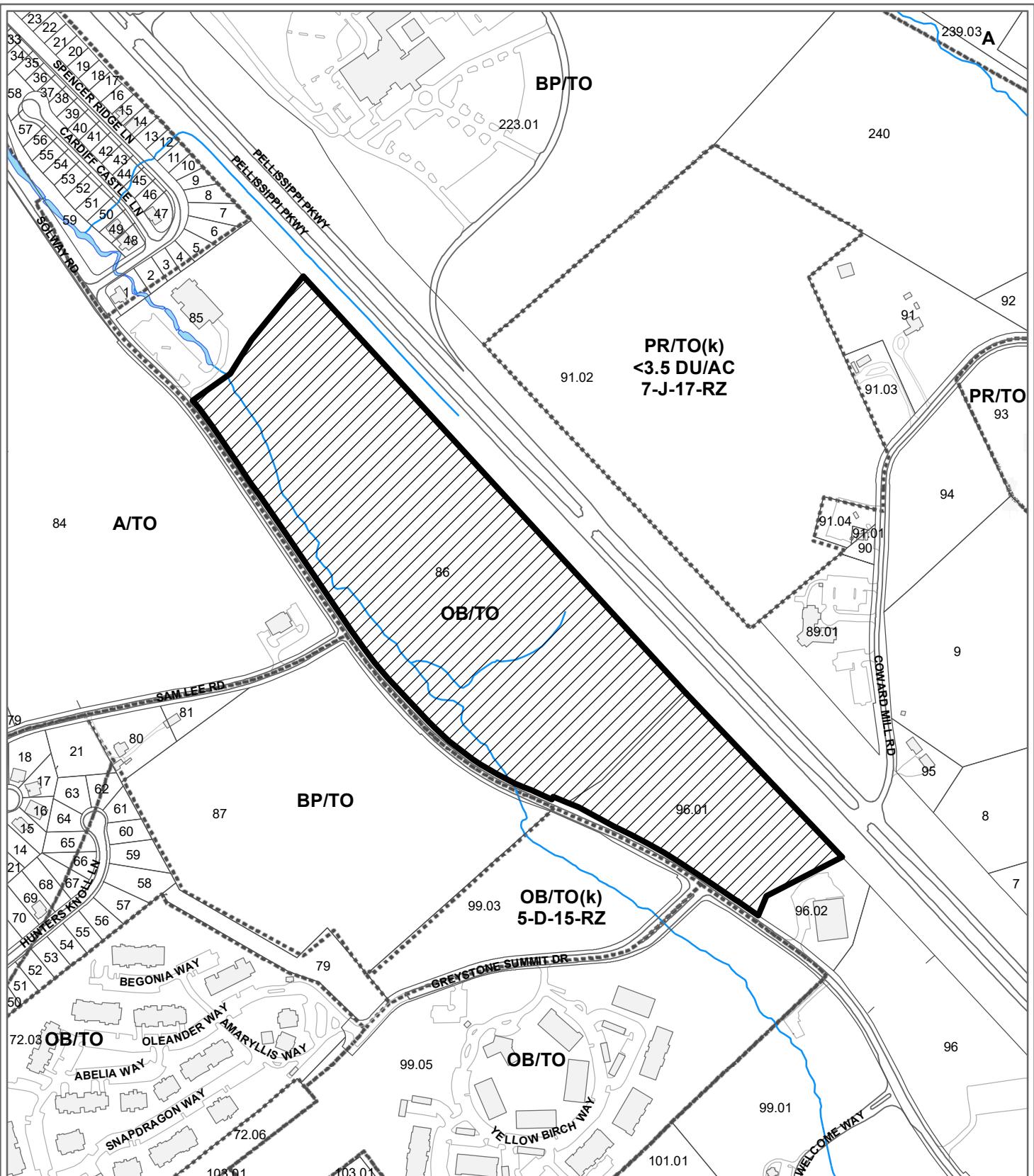
4) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

5) Review and approval by the Knox County Fire Marshal's Office.

6) Installation of the southbound left-turn lane on Solway Road at the entry to the apartment as outlined in the Traffic Impact Study for Solway Apartments prepared by Fulghum MacIndoe & Associates, Inc., as last revised on June 29, 2020 and as approved by the Knox County Department of Engineering and Public Works. Knox County will require this southbound left-turn lane to be constructed prior to the construction of the second phase of the apartment development.

7) Prior to the submission of an application for the second phase of the apartment development, the applicant shall meet with Tennessee Department of Transportation staff to determine the limits of the right-of-way that may be needed for the Coward Mill Road to Solway Road bridge.

8) Working with the Knox County Greenways Coordinator on establishing the 20' wide greenway easement that is identified on the development plan.



6-B-20-TOB
CERTIFICATE OF APPROPRIATENESS

Petitioner: Ball Homes, LLC



Purpose of Request: Building Permit - New Construction

Map No: 103

Jurisdiction: County

A scale bar representing 500 feet. It consists of a thick black horizontal line with a thin white horizontal line running parallel to it below it. The number "500" is positioned at the right end of the black line, and the word "Feet" is centered below the white line.

Original Print Date: 5/29/2020

Revised:

Original Print Date: 5/29/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

N



Dori Caron <dori.caron@knoxplanning.org>

Fwd: TTCDA File 6-B-20-TOB

Tom Brechko <tom.brechko@knoxplanning.org>

Fri, May 29, 2020 at 1:01 PM

To: Laura Edmonds <laura.edmonds@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>

----- Forwarded message -----

From: Ryan Hickey <[rhcicke@ballhomes.com](mailto:rhickey@ballhomes.com)>

Date: Fri, May 29, 2020 at 8:56 AM

Subject: TTCDA File 6-B-20-TOB

To: Tom Brechko <tom.brechko@knoxplanning.org>

Tom,

We would like to request postponement of TTCDA File 6-B-20-TOB until the July 6th meeting.

Let me know if you need anything else filed for this postponement.

Thanks,

Ryan Hickey

Ball Homes
[1914 Pinnacle Pointe Way](http://www.ballhomes.com)
Knoxville, TN 37922
Office - 865-862-4774
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Thomas Brechko, AICP
Principal Planner
865-215-3794



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902



June 30, 2020

Michelle Portier, AICP
Senior Planner
Knoxville-Knox County Planning
400 Mina St., Suite 403
Knoxville, TN 37902

Re: Solway Apartments TTCDA Waiver Request

Ms. Portier:

On behalf of Ball Homes, applicant for the Solway Apartments, we would like to request waivers to specific subsections of the TTCDA Guidelines for Hillside and Ridgetop Development (i.e., Section 1.12) noting that the submitted plans strive to meet the intent of the guidelines either directly or as best alternative measures. Please consider granting the following waivers:

Section 1.12.1.A: Increase the maximum building footprint to exceed 5,000 square feet per building per two acres. We understand that TTCDA's intent is to reduce the amount of site disturbance. As an alternative, we propose to use a mix of basement units and garages below townhomes to minimize the footprints, retaining walls to minimize long slopes that would otherwise extend into natural stream buffers, and reforestation of disturbed slopes with more than 700 trees.

Section 1.12.1.B: Increase the height of the retaining walls due to the physical constraints of the site (e.g., petroleum line, stream buffers, view shed). The proposed walls have been minimized in height and length as much as practical for the development. If this waiver is approved, the additional wall heights will help protect natural stream buffers, which meets TTCDA's intent of Sections 1.10.1 and 1.5.2 to preserve natural drainage corridors. Also, the higher walls have shown to help avoid construction that impairs scenic views or reduces the visual quality of the corridor (Section 1.5.3). Please refer to the previously submitted site line studies.

Section 1.12.2.A: Increase the maximum allowable height of a structure from 35-ft. This waiver will enable the use of basement units, which is common with apartment developments in East Tennessee. Basements units reduce building footprints, site disturbance, and helps with avoidance ofimpairs to the scenic view.

Section 1.12.4.A: Permit development on slopes as shown on the submitted plans. We understand that the focus of this guideline is the prevention of erosion and the preservation of vegetation and scenic views. The plans show an alternative approach for achieving this intent with the combinations of features and structures described above. When each of these alternatives are used in combination, the proposed plans exceed the requirements of

Sections 1.12.2.B, ground area coverage (GAC), Section 1.12.2.C, floor area ratio (FAR), and Section 1.12.2.D, impervious area ratio (IAR).

Section 1.12.6.C: Allow grading for parking lot construction as shown on the submitted plans. The parking design is consistent with the recommendations from Section 1.12.6.A, under building parking structures or terraced parking for preservation of hillside and ridgeline protection areas and conforms with Section 1.12.6.B, in that all of the parking is shared, with the exception of the driveways directly in front of the townhomes.

We believe that the Board desires a balanced approach which achieves both unity and flexibility and that the guidelines be uniformly applied to all developments. We offer that the Solway Apartment development is consistent in character and nature as with other adjacent apartment developments with similar topography and physical constraints (i.e., Enclave, Icon, Greystone Summit, Greystone Vista, The Preserve, Greystone Pointe, and Waterstone).

Also, we believe that these proposed best alternatives (i.e., waivers) to the stated guidelines are consistent with the spirit and intent of your guidelines and if approved will maintain or enhance the overall visual quality and continuity within the corridor, maintain a high-quality man-made and natural environment (e.g., greenways, reforestation), will minimize the adverse environmental effects of development (e.g., infiltration ponds, stream buffers), and will complement and improve on the infrastructure available within the Technology Corridor.

We appreciate your time and consideration of this request. Please contact me if you have any questions.

Thank you,



William C. Fulghum, Jr. P.E.

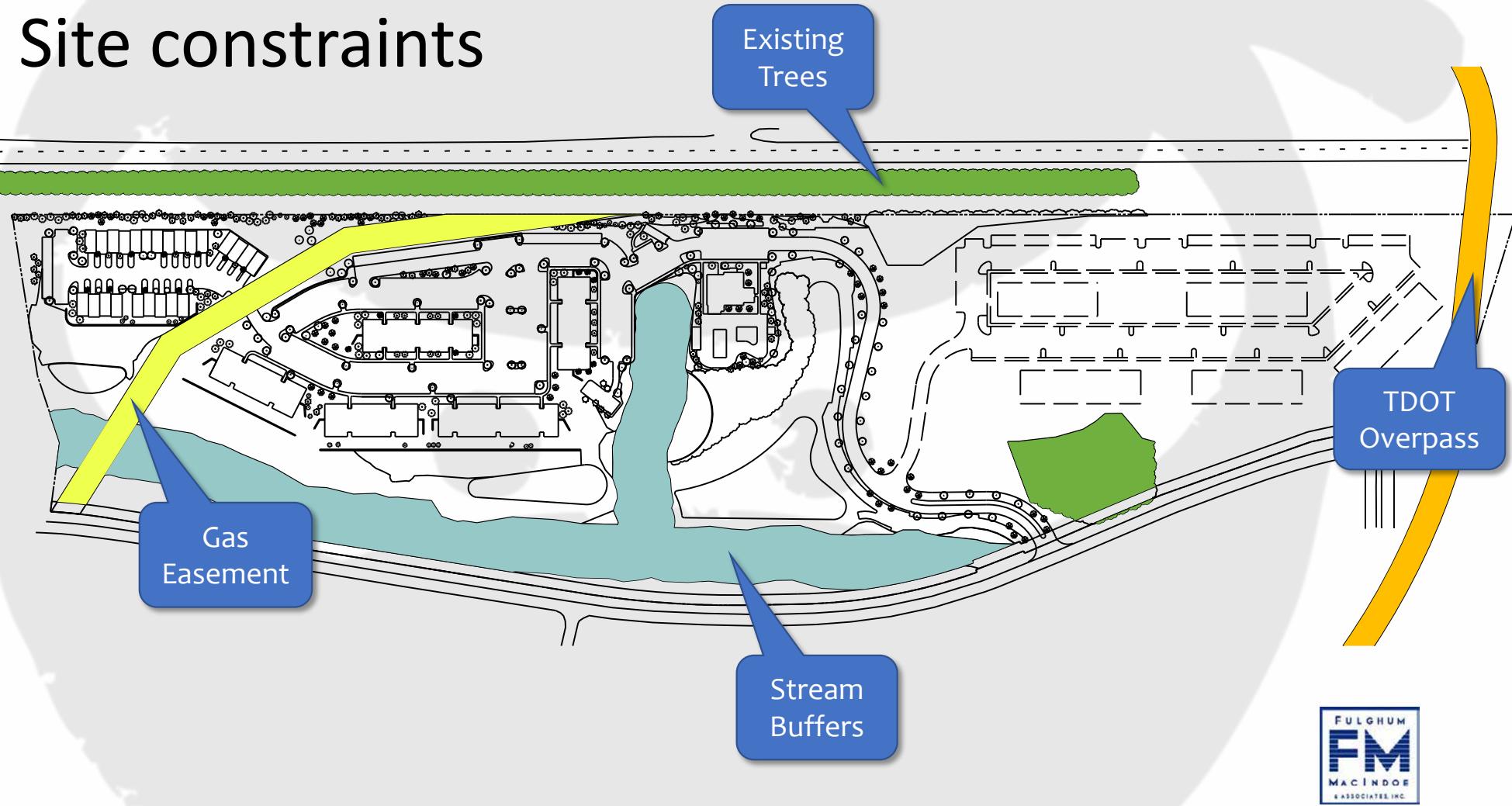
c: Brian Stephens, Ball Homes



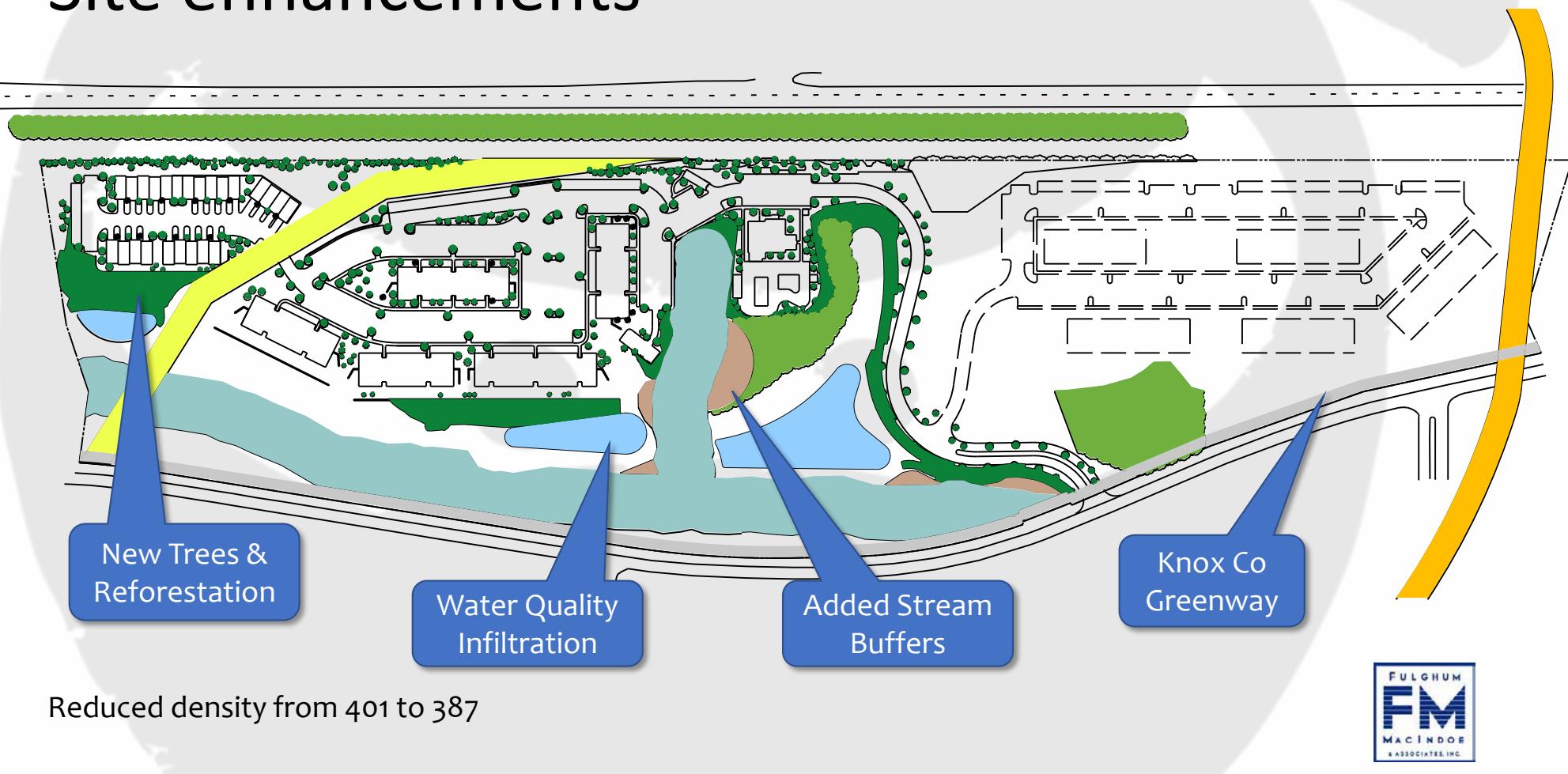
Solway apartments

TTCDA APPLICATION SUPPLEMENT

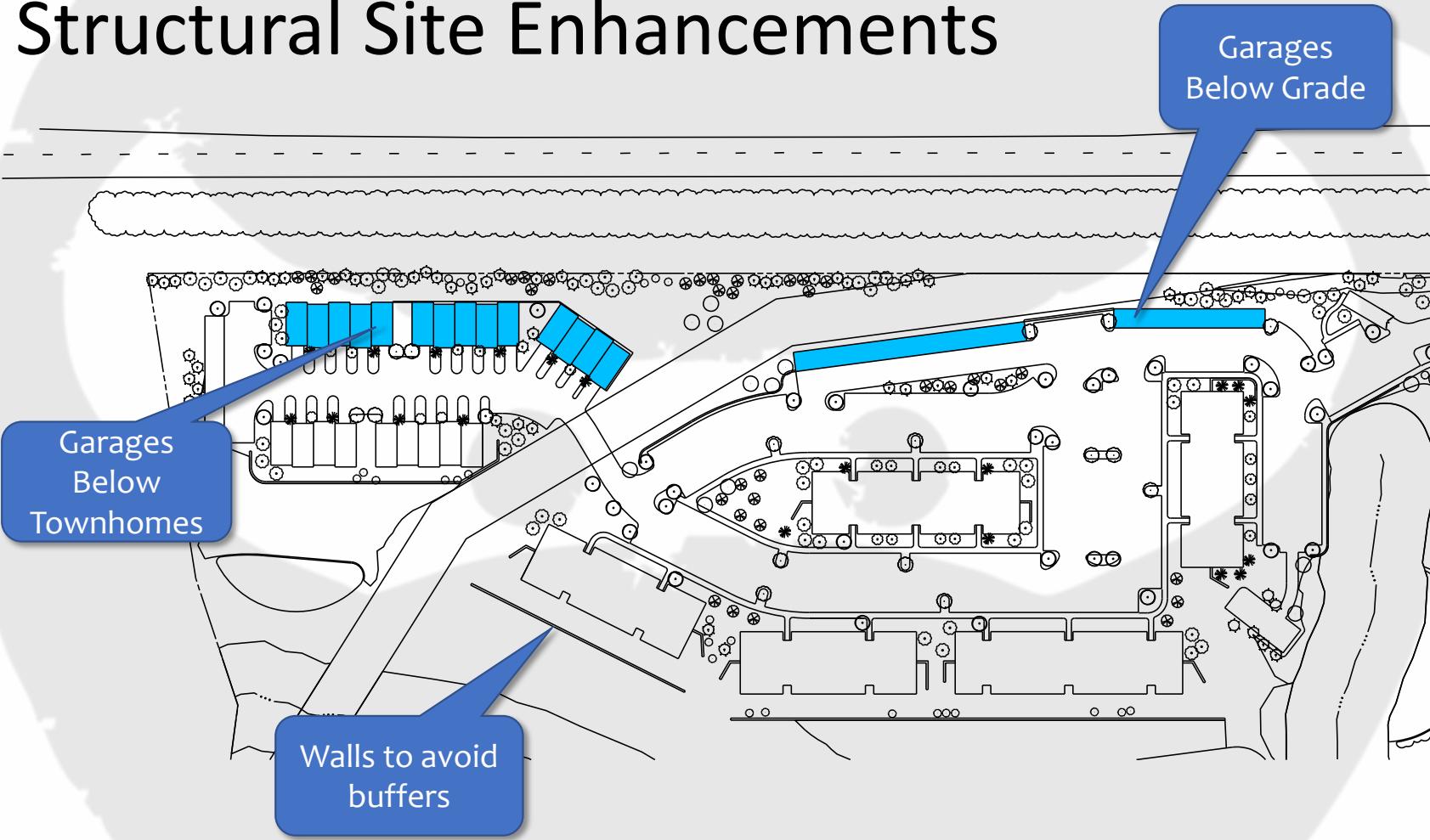
Site constraints



Site enhancements

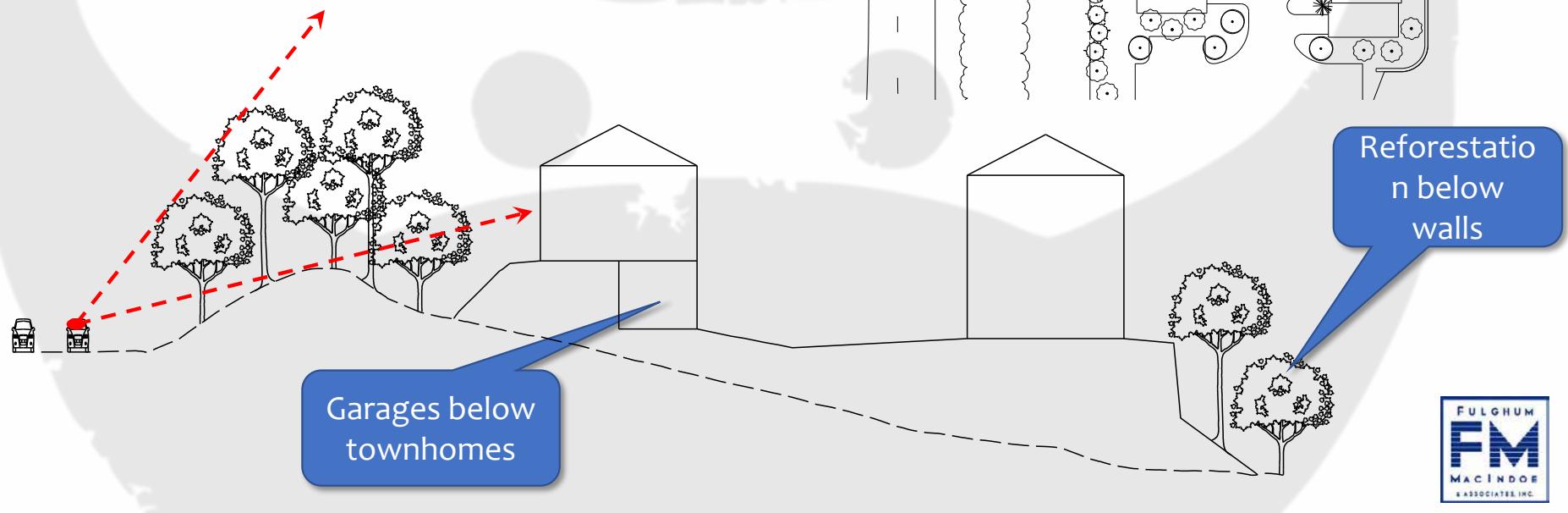


Structural Site Enhancements



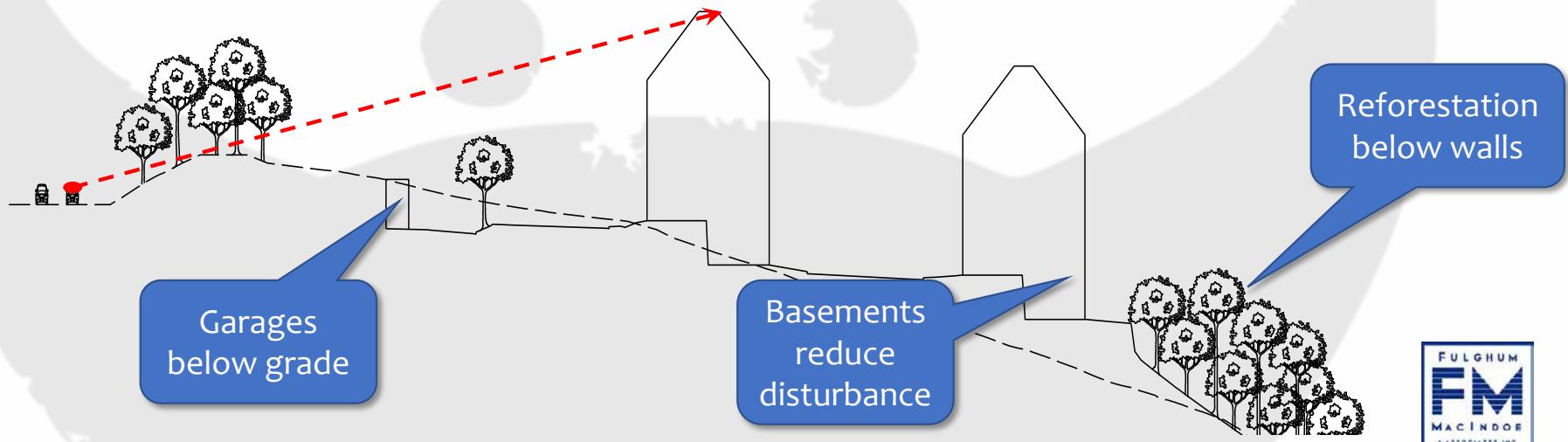
Townhomes site line

- Trees & berm create a visual buffer



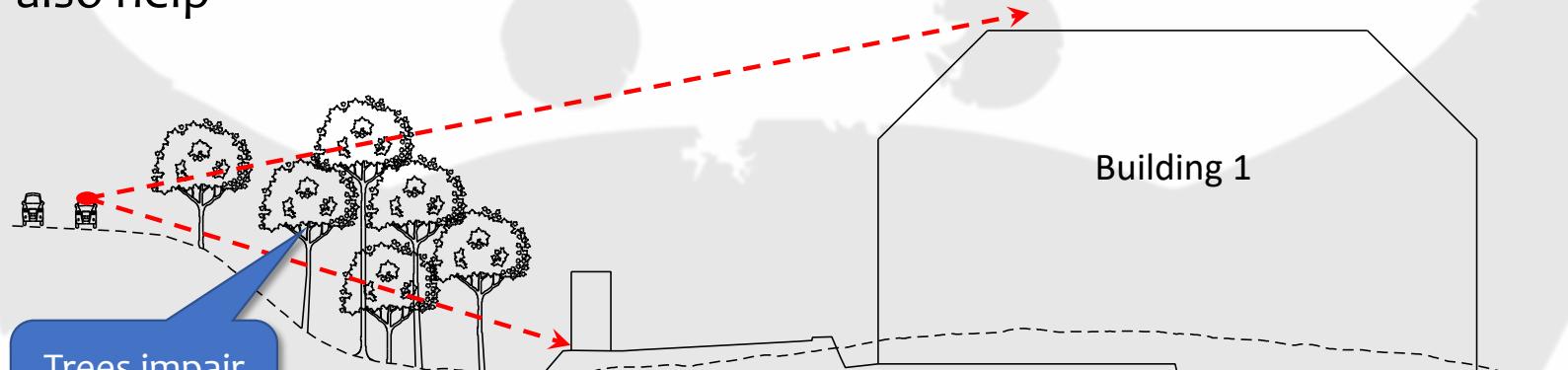
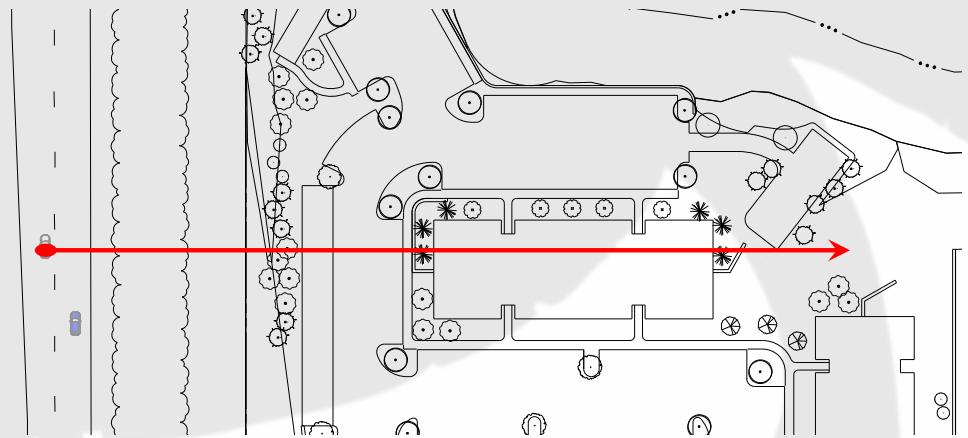
Buildings 3, 5 site line

- Looking over the berm & through the trees, only the top foot of the roof is visible.



Building 1 site line

- View from vehicle on Pellissippi Pkwy
- Existing & proposed trees create a buffer
- Units below grade also help



UNIT MIX								
PHASE	BLDG. NO.	BLDG. TYPE	1-BR UNITS	2-BR UNITS	3-BR UNITS	TOTAL UNITS		
1	1	3/4 STY	0	14	14	28		
	2	3/4 STY	14	28	0	42		
	3	3/4 STY	0	14	14	28		
	4	3/4 STY	0	14	14	28		
	5	3/4 STY	28	14	0	42		
TOWNHOMES			0	23	0	23		
PHASE 1 TOTALS			42	107	42	191		
2	6	3/4 STY	28	14	0	42		
	7	3/4 STY	28	14	0	42		
	8	3/4 STY	14	28	0	42		
	9	3/4 STY	14	28	0	42		
	10	3/4 STY	0	14	14	28		
TOTALS			112	219	56	387		

DEVELOPMENT AREA & DENSITY

PROPOSED DEVELOPMENT
TOTAL AREA 41.03 AC
PROPOSED DENSITY (UNITS/AREA) 9.4 UNITS/AC.

RESIDENTIAL DEVELOPMENT INTENSITY

GROUND AREA COVERAGE (GAC)
REQUIREMENT: GAC COVERED BY A BUILDING
GA = GROSS AREA OF LOT
GAC = GA/GA

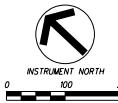
3.63 AC
41.03 AC
8.85 %

FLOOR AREA RATIO (FAR)
REQUIREMENT: FAR COVERAGE
GA = GROSS FLOOR AREA OF BUILDING
GA = GROSS AREA OF LOT
FAR = GA/GA

11.57 AC
41.03 AC
28.20 %

IMPERVIOUS SURFACE RATIO (ISR)
REQUIREMENT: ISR < 70%
IA = GROSS IMPERVIOUS AREA
GA = GROSS AREA OF LOT
ISR = IA/GA

13.08 AC
41.03 AC
31.88 %

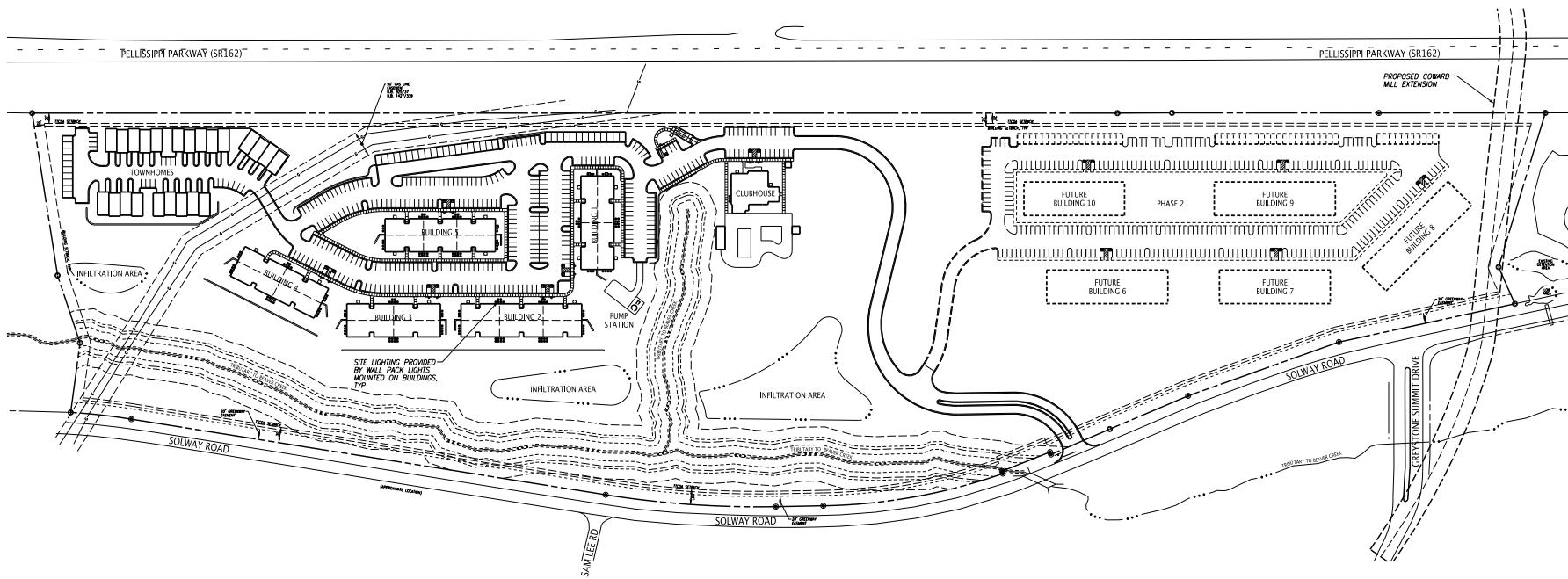


NOTES:

1. TTCDA FILE NUMBER 6-B-20-TOB



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.569.6419
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PELLISIPPI PARKWAY (SR162)

SOLWAY ROAD APARTMENTS
SOLWAY ROAD
KNOXVILLE, TENNESSEE 37931

TTCDA SITE PLAN

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40515
CONTACT: D. WAY BALL, JR.
TELEPHONE NO.: 859.268.1191

Project No.	Ref. No.	Design By	Date
592.004		CNC	06/20/2020
			REV FOR MECHANICAL UNITS & DUMPLSTER
			05/29/2020
			ISSUED FOR REVIEW
			05/29/2020
			Revised/Issue Date

No.:

C1A

Sheet

1

Project No.

592.004

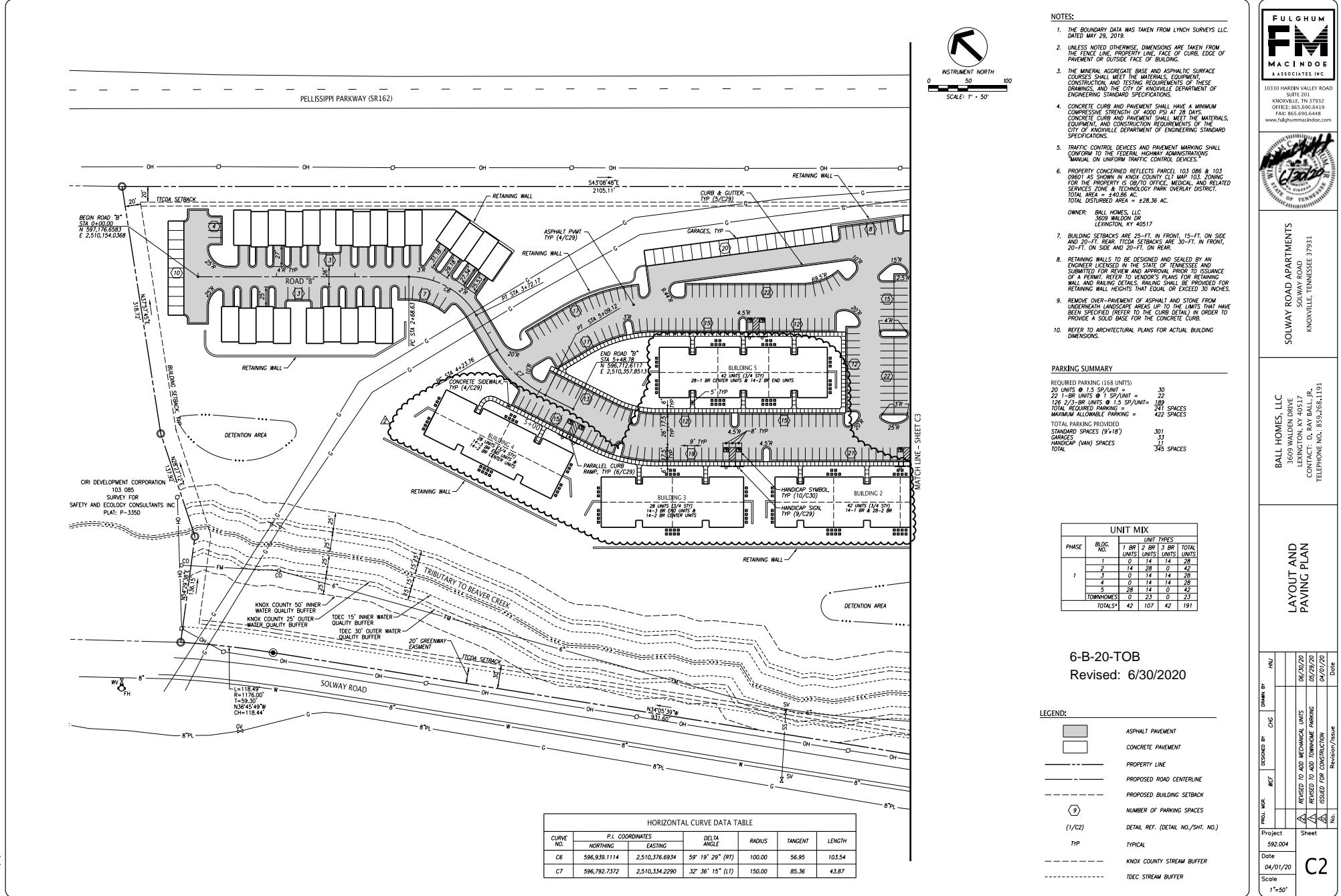
Date

04/01/20

Scale

1"=100'

6-B-20-TOB
Revised: 6/30/2020



FULGHUM
FM
MACINDOE
& ASSOCIATES INC.

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SOLWAY ROAD
SOLWAY
KNOXVILLE, TENNESSEE 37931

BALL HOMES, LLC
3629 WALDON DRIVE
LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859-268-1191

UNIT MIX

PHASE	BLDG. NO.	1 BR UNITS	2 BR UNITS	3 BR UNITS	TOTAL UNITS
1	1	0	14	28	28
2	2	14	28	0	42
3	3	0	14	14	28
5	5	28	14	1	43
TOWNHOMES	0	23	0	23	23
TOTALS*	42	107	42	191	191

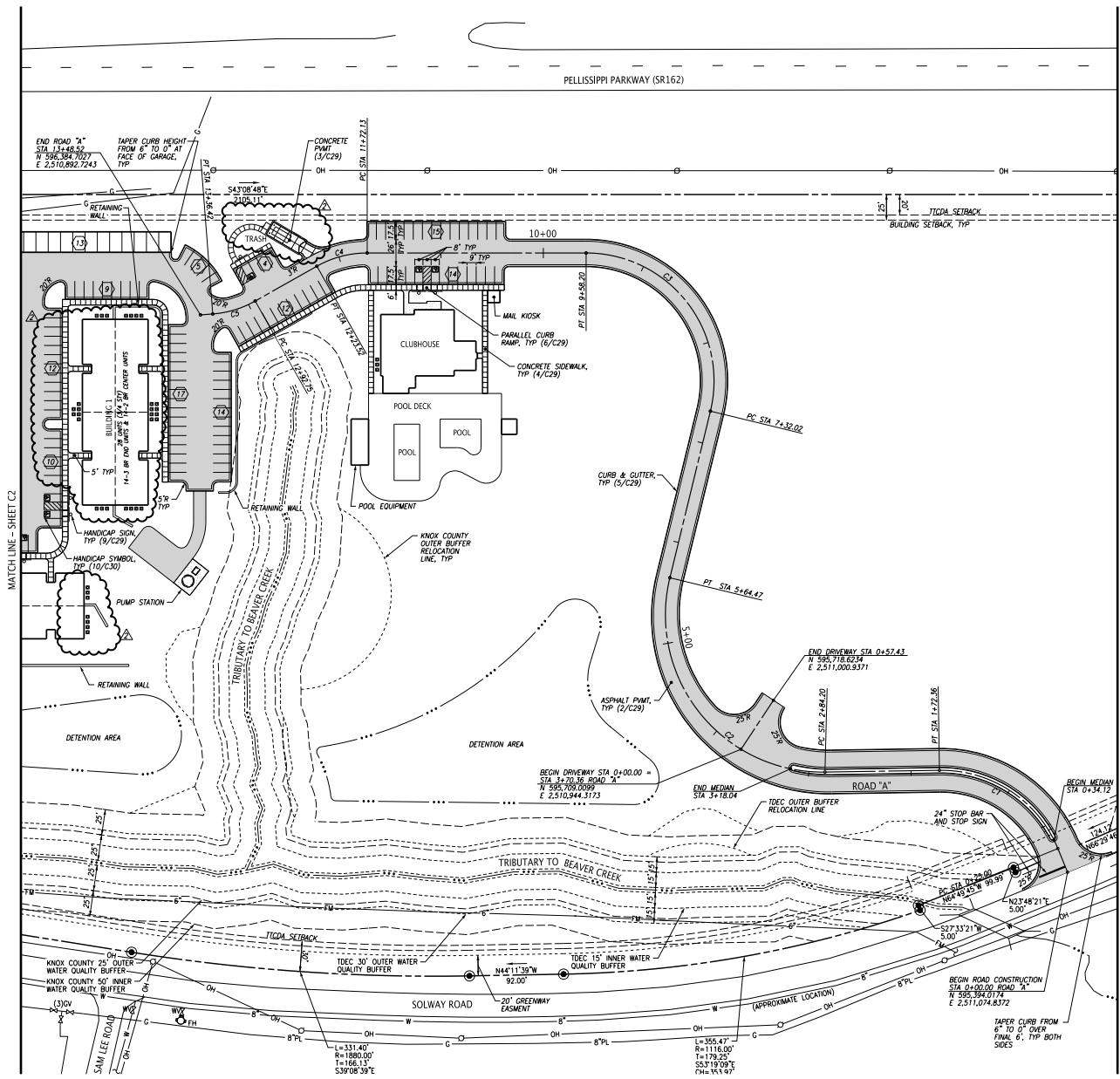
**LAYOUT AND
PAVING PLAN**

6-B-20-TOB
Revised: 6/30/2020

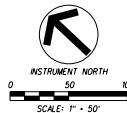
LEGEND:

- Asphalt Pavement
- Concrete Pavement
- Property Line
- Proposed Road Centerline
- Proposed Building Setback
- Number of Parking Spaces
- Detail Ref. (Detail No./Sht. No.)
- Typical
- Knox County Stream Buffer
- IDEC Stream Buffer

Project: 592.004
Sheet: C2
Date: 04/01/20
Scale: 1"-50'



NOTES:



HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C1	595,493.0792	2,511,120.2419	68°38'33" (LT)	123.00	83.97	147.36
C2	595,776.6669	2,510,846.2106	104°32'34" (RT)	153.61	198.54	198.54
C3	596,035.0585	2,511,303.757	103°40'17" (LT)	125.00	159.05	226.13
C4	596,326.3603	2,511,030.3338	296°24'44" (RT)	100.00	26.28	51.39
C5	596,361.5709	2,510,918.0291	250°12'55" (RT)	100.00	22.19	43.67

OUTER BUFFER RELOCATION TABLE					
BUFFER TYPE	REQUIRED (SF)	ENCROACHED INTO (SF)	PROVIDED BY RELOCATION (SF)	TOTAL PROVIDED (SF)	CHECK
TDEC	140,922	793	874	140,995	140,003>140,922
KNOX COUNTY	234,478	15,260	15,537	234,755	234,755>234,478

6-B-20-TOB
Revised: 6/30/2020



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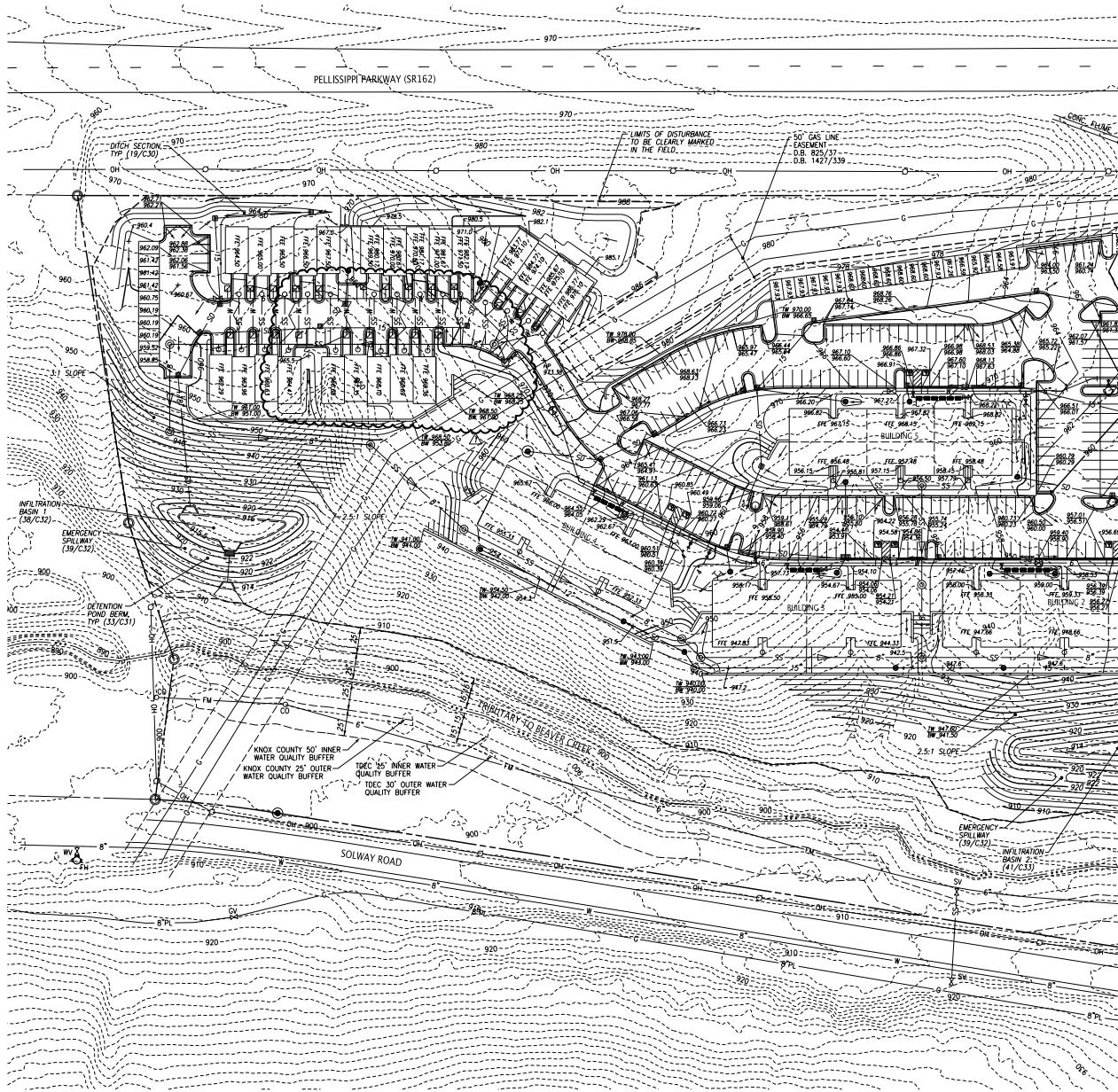


SOLWAY ROAD APARTMENTS
SOLWAY ROAD
KNOXVILLE, TENNESSEE 37931

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

LAYOUT AND
PAVING PLAN

Project	Sheet	REvised ENTRANCE DRIVE ISSUED FOR CONSTRUCTION	
592.004		No.	Reconstruction/Issue
Date	04/01/20	Date	04/01/20
Scale		1"=50'	



6-B-20-TOB
Revised: 5/29/2020

GRADING NOTES:

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KOSIS MAPS.
2. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THIS DRAWING ARE IN FEET AND EXISTING GRADES AND PROPOSED CONTOURS ARE SHOWN AT 2-FT. INTERVALS.
3. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
4. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF THE PROPOSED GRADE. ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE, BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED FROM THE FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
5. ALL TREES, STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS MUST BE REMOVED. ALL MATERIALS REMOVED DURING THE SUBGRADE SHALL BE SCARFED TO DEPTH OF 1 FT BELOW SUBGRADE.
6. STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILING IN AN APPROPRIATE STATIONAL SITES, FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
7. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK USING A ONE-PASS ROLLING METHOD. FOLLOWING THE PROOF ROLL, THE UNDERCUT AREAS SHALL BE BACKFILLED AND BACKROLLED USING A ONE-PASS ROLLING METHOD. THIS METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
8. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSTABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINNEERED BACKFILL AND STABILIZING WITH STONE.
9. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROCKS AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL AND TRASH FILL MATERIAL SHALL ALSO BE FREE OF ICE AND OTHER MATERIALS. FILL MATERIALS LARGER THAN 4 IN. IN THE TOP 8 IN. OF AN EMBANKMENT.
10. FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
11. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS AND SOILS CLASSIFIED AS SWELLING SOILS. DO NOT USE UNSATISFACTORY SOILS OFF-SITE, UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
12. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LAYER, NOT EXCEEDING 12 IN. THICK. PLACEMENT OF OTHER SOILS COMPACT EACH LAYER TO AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL MATERIALS TO 100% MAXIMUM DRY DENSITY. PLACE BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN 1 TO +3 PERCENT ON THE FINISH GRADE.
13. A 6 IN. (150 MM) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE WATER OUT OF THE EXCAVATIONS.
15. NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
16. PROTECT AND MAINTAIN SURFACES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
17. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN. PRIOR TO COMMENCING CONSTRUCTION, PRIOR TO FINAL SECTION, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
18. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADES TO THE FINISH GRADE. EXISTING CONSTRUCTION TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS SUBDIVISIONS, UNLEVEL AREAS, SIDEWALKS, 0.10' PAVEMENTS, 0.10' CURBS AND BULLDOGS, 0.10'.
19. SLOPES GREATER THAN 4:1 SLOPES AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
20. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

ENBRIDGE GAS UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ENBRIDGE GAS PIPELINE INTEGRITY GROUP PRIOR TO BEGINNING CONSTRUCTION WITHIN 100 FT OF THE EXISTING ENBRIDGE GAS PIPELINE. THE PIPELINE SMALL BE FIELD LOCATED, POTHOLED, AND CLEARLY MARKED IN THE FIELD. CONTACT: JOE HERBERT 865.539.3293 JOE.HERBERT@ENBRIDGE.COM

LEGEND:

Project No.: 592.004	Sheet No.: C5
Revised Drawing Date: 04/01/20	Issued for Construction Date: 05/29/20
Revised by: CHC	Drawn by: HNU
Revised Contour Interval: 1020	Proposed Contour Interval: 1022
Existing Contour Interval: 1022	Property Line
Proposed Spot Elevation: + 19.46	Slope Arrow
+ 22.18	Detail Ref. (Detail No./Sht. No.): (1/C2)
22.18	Top Curb/Top Pav. TYP
22.18	Typical
Scale: 1"=50'	

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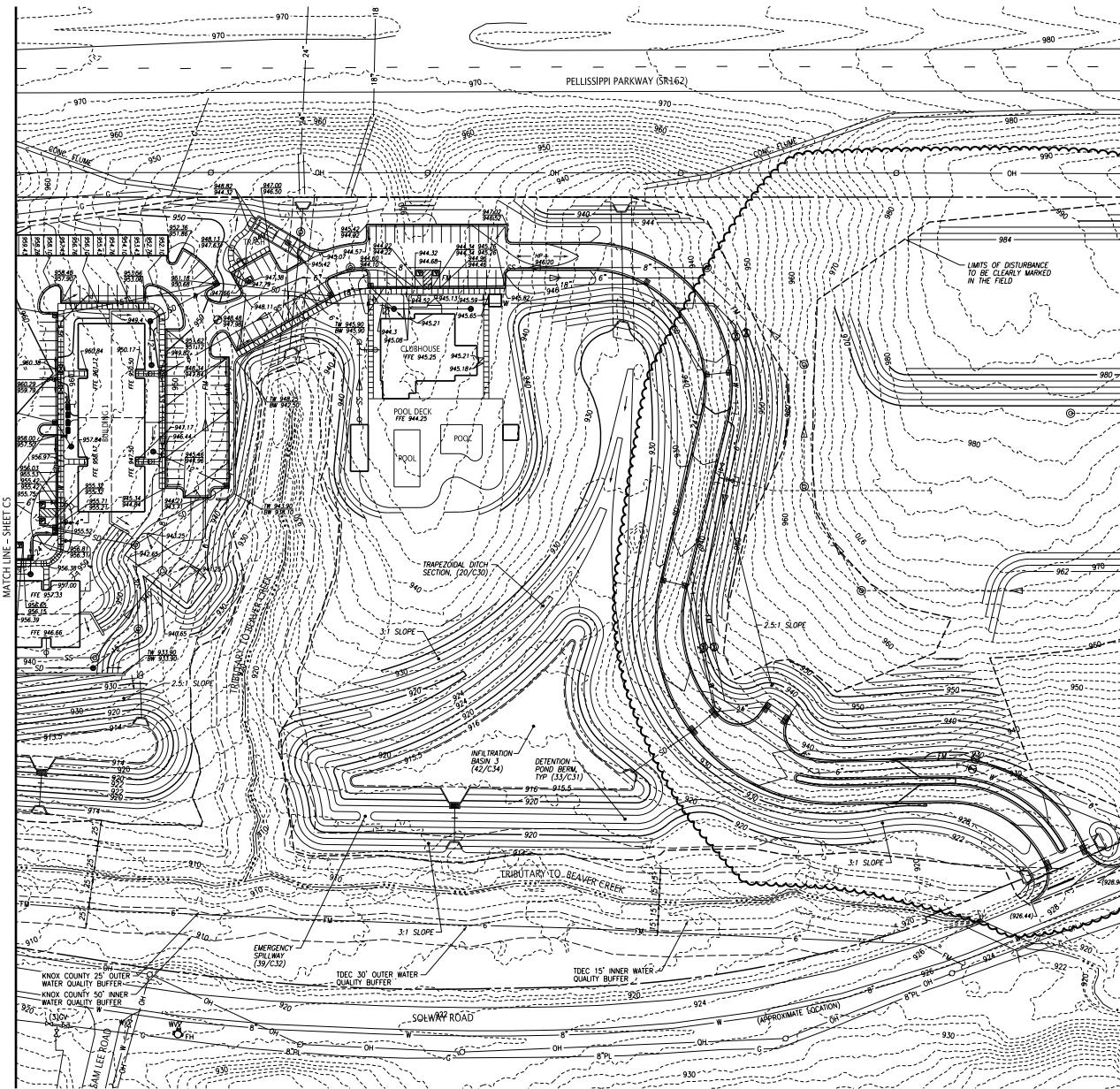


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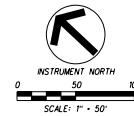
BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: D. VAN BALL, JR.
TELEPHONE NO.: 859.268.1191

GRADING PLAN

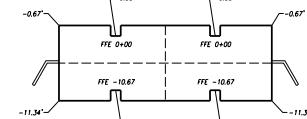
MATCH LINE - SHEET C5



MATCH LINE - SHEET C7



GRADING NOTES:
1. SEE SHEET C5 FOR GRADING NOTES.



TYPICAL BUILDING ELEVATIONS
C6 N.T.S.

GRADING PLAN

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REVENGEANCE DRIVE AND PHASE 1 GRADING
ISSUED FOR CONSTRUCTION
04/01/2020
Revised Date
Sheet No.

Project No. 592.004
Date 04/01/2020
Scale 1"-50'

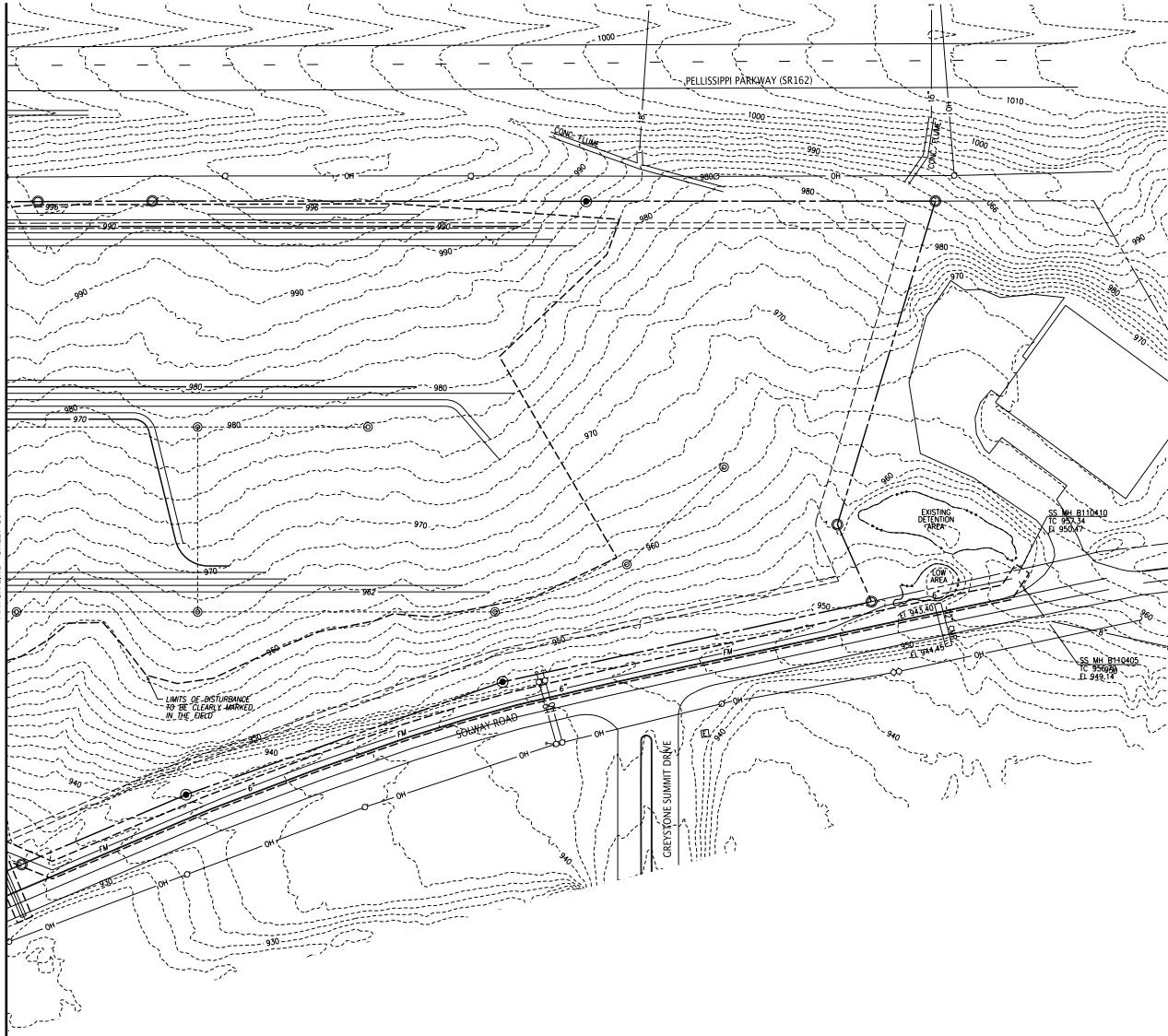
C6

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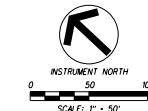
- 1020 — PROPOSED CONTOUR
- - - 1022 - - - EXISTING CONTOUR
- PROPERTY LINE —
- PROPOSED SPOT ELEVATION —
- SLOPE ARROW —
- DETAIL REF. (DETAIL NO./SHT. NO.) —
- TOP CURB/TOP PAVT. —
- TYPICAL —

6-B-20-TOB
Revised: 5/29/2020

MATCH LINE SHEET C6



GRADING NOTES:
1. SEE SHEET C5 FOR GRADING NOTES.



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LEXINGTON, KY 40517
CONTACT: D. WAY BALL, JR.
TELEPHONE NO.: 859.268.1191

GRADING PLAN

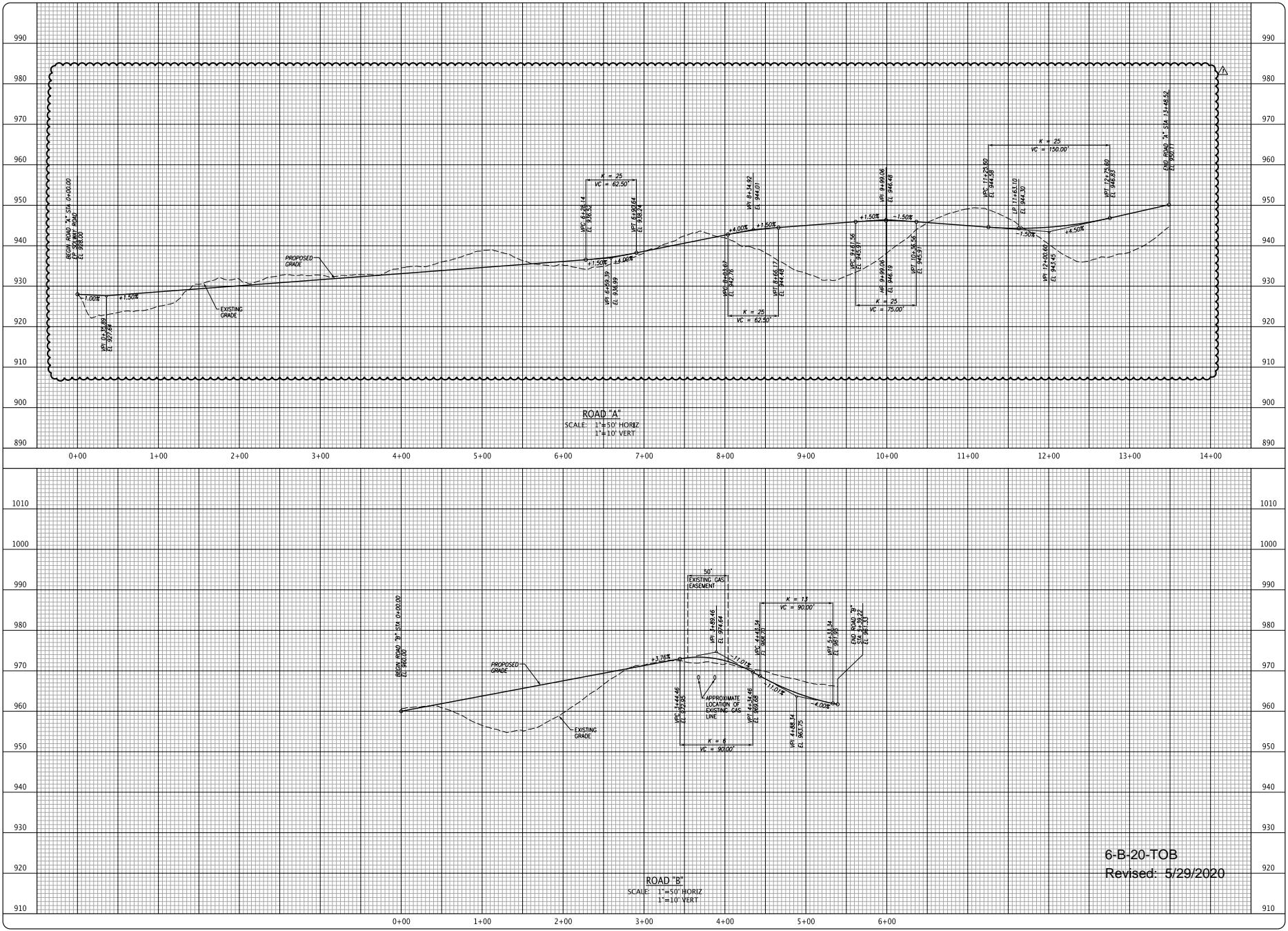
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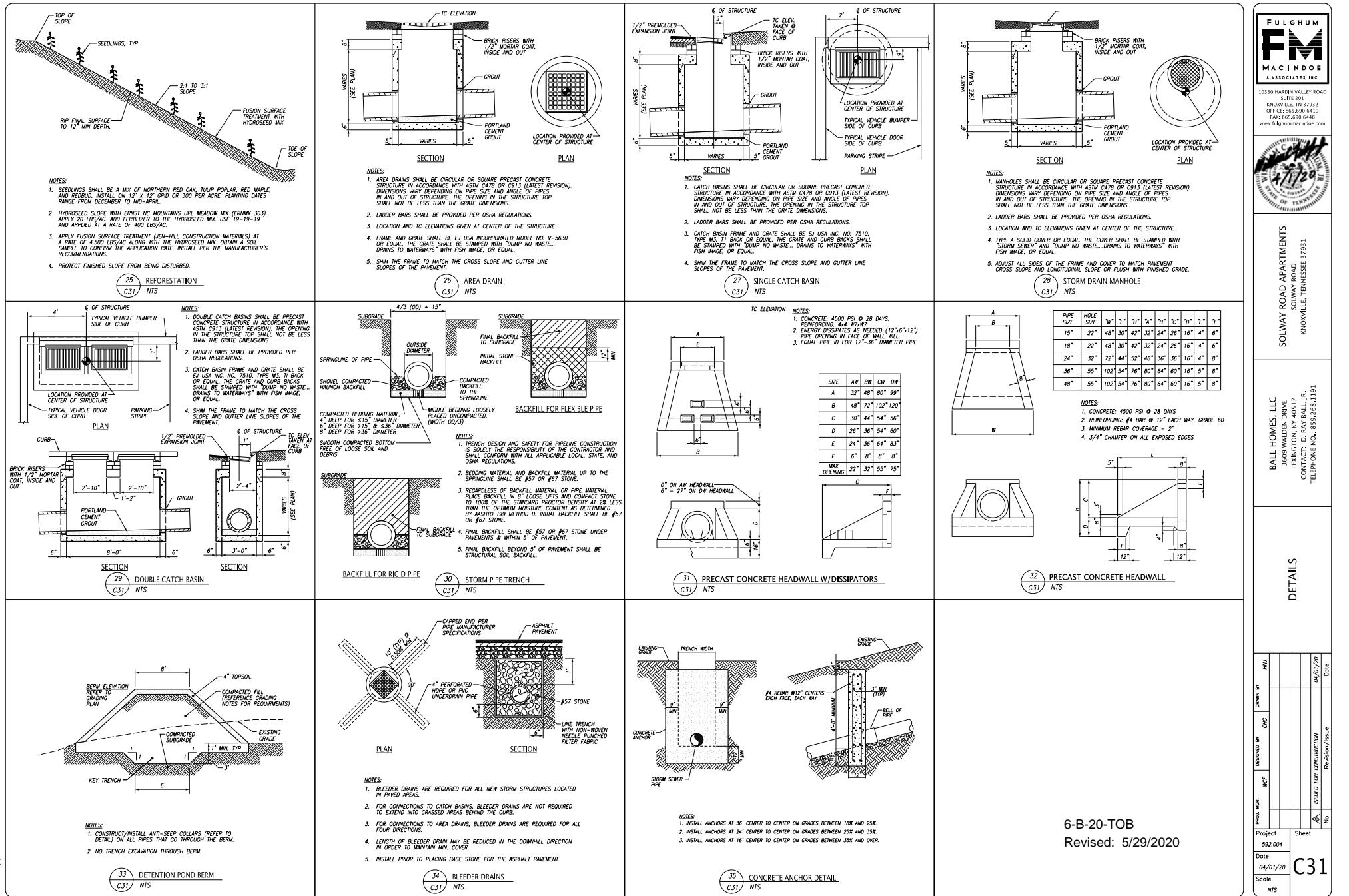
Revised: 5/29/2020

LEGEND:

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Ref.	1022	EXISTING CONTOUR
Design No.	-	PROPERTY LINE
Date	-	PROPOSED SPOT ELEVATION
Drawn By	CNC	SLOPE ARROW
Sheet	-	DET. REF. (DETAIL NO./SHT. NO.)
Issued for Construction	-	TYPICAL
No.	-	Scale 1"=50'

Project No. 592.004 Sheet C7
Date 04/01/20 Ref. No. 592.004
Scale 1"=50'







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TELEPHONE NO.: 859.268.1191

SIGHT LINE PROFILE

05/29/20

Date

Revision/Issue

No.

Project

Sheet

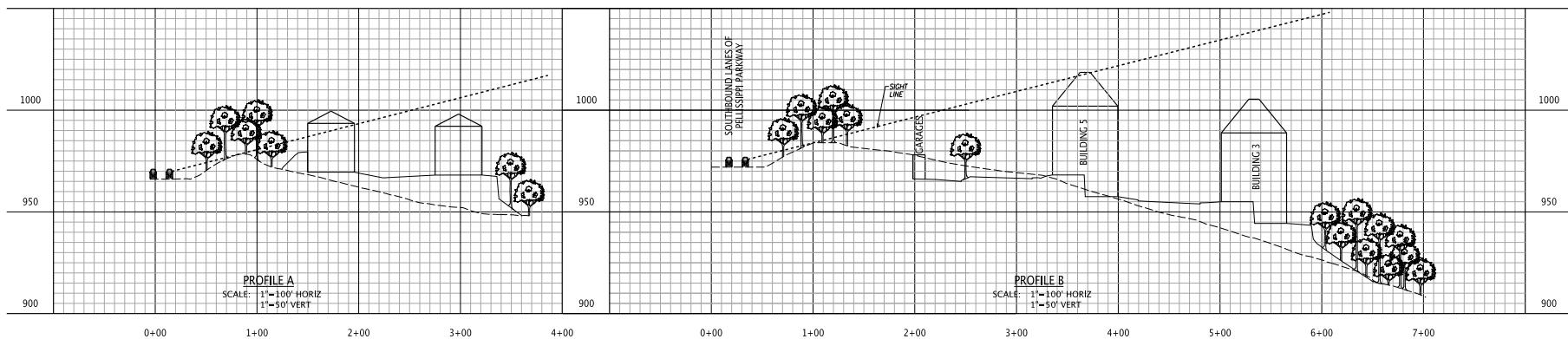
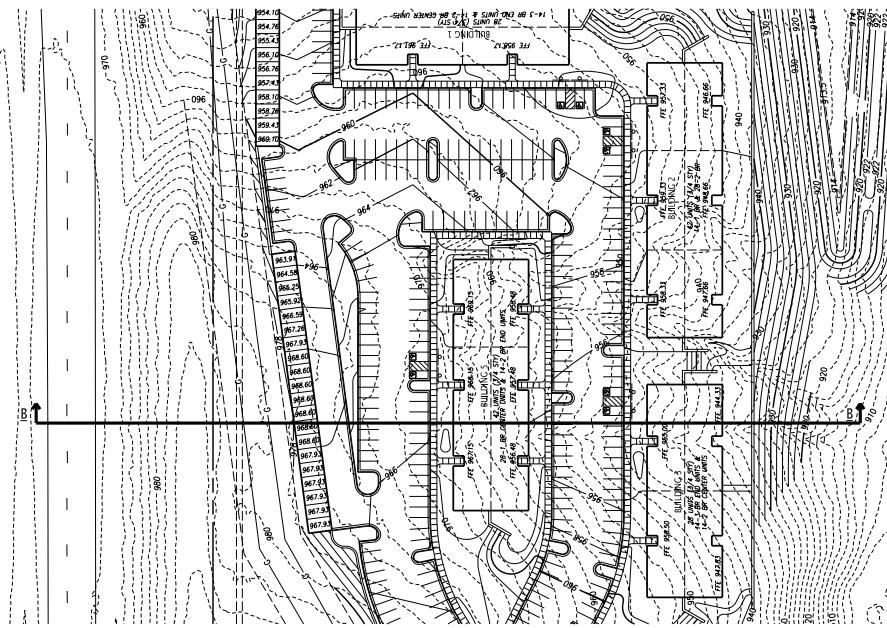
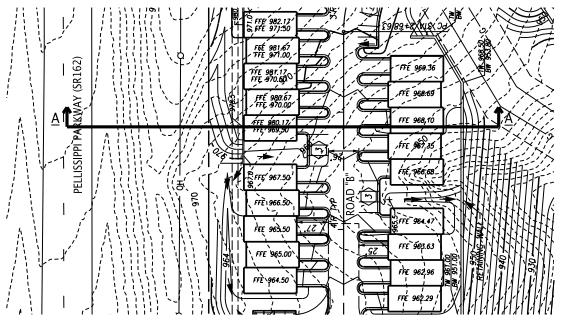
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Date

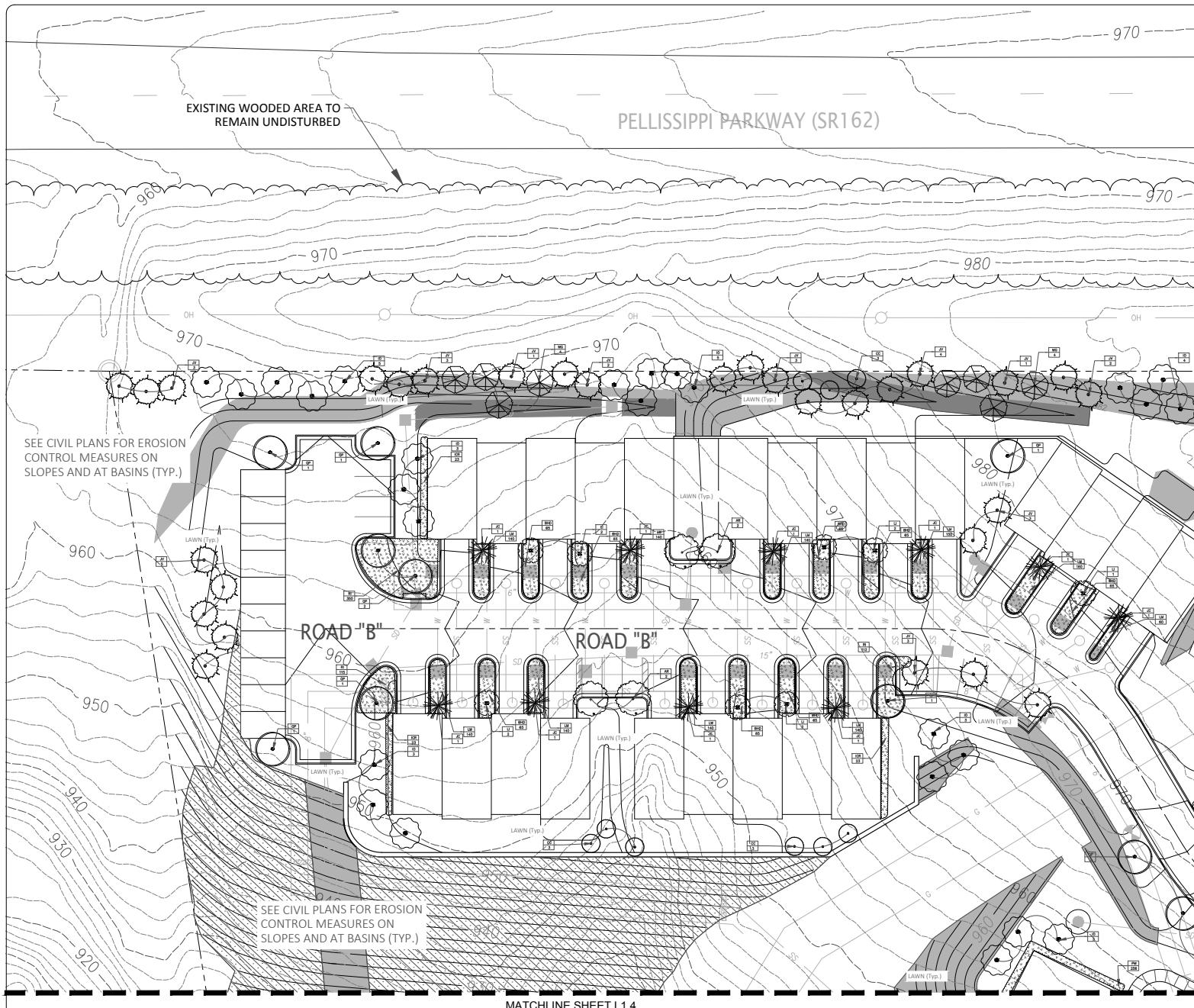
04/01/20

Scale

1"=50'



6-B-20-TOB
Revised: 5/29/2020



6-B-20-TOB
Revised: 5/29/2020



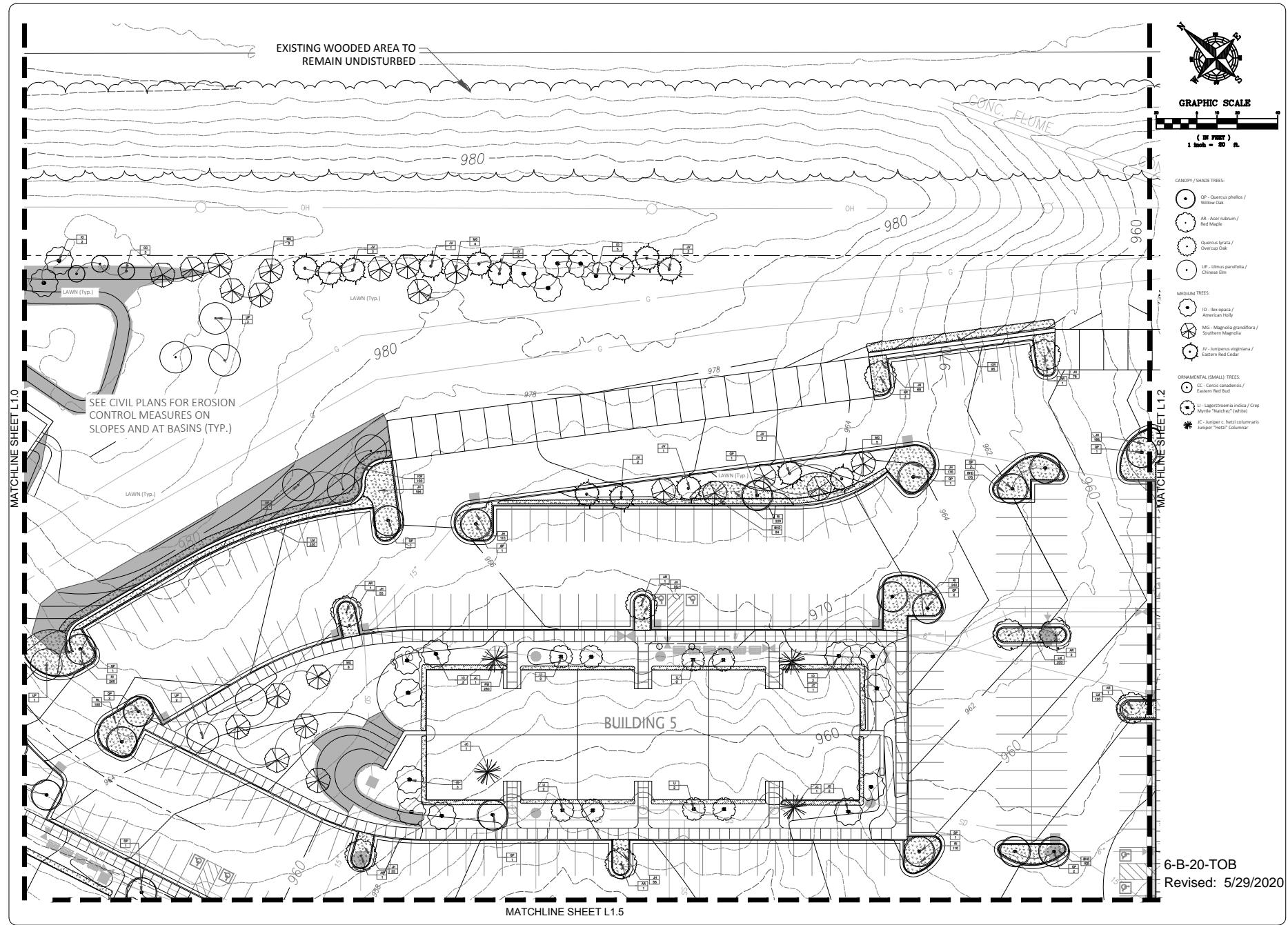
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TELEPHONE NO.: 859.268.1191



PROJ. NO.	LOC'	SEARCHED BY	SEARCHED IN	INDEXED BY
592.004				
ITCA SUBMITTAL				
ITCA SUBMITTAL				
Revisions/Amendments				
Project No.	Sheet No.	Date	Landscape Architect	
592.004			Landscape Plan	
Date				
05/29/20				
Scale				
1" = 20'-0"				



6-B-20-TOB
Revised: 5/29/2020



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3650 WALDRIDGE DRIVE
LEXINGTON, KY 40517
CONTACT: D. RA BALL, JR.
TELEPHONE NO.: 859.268.1191



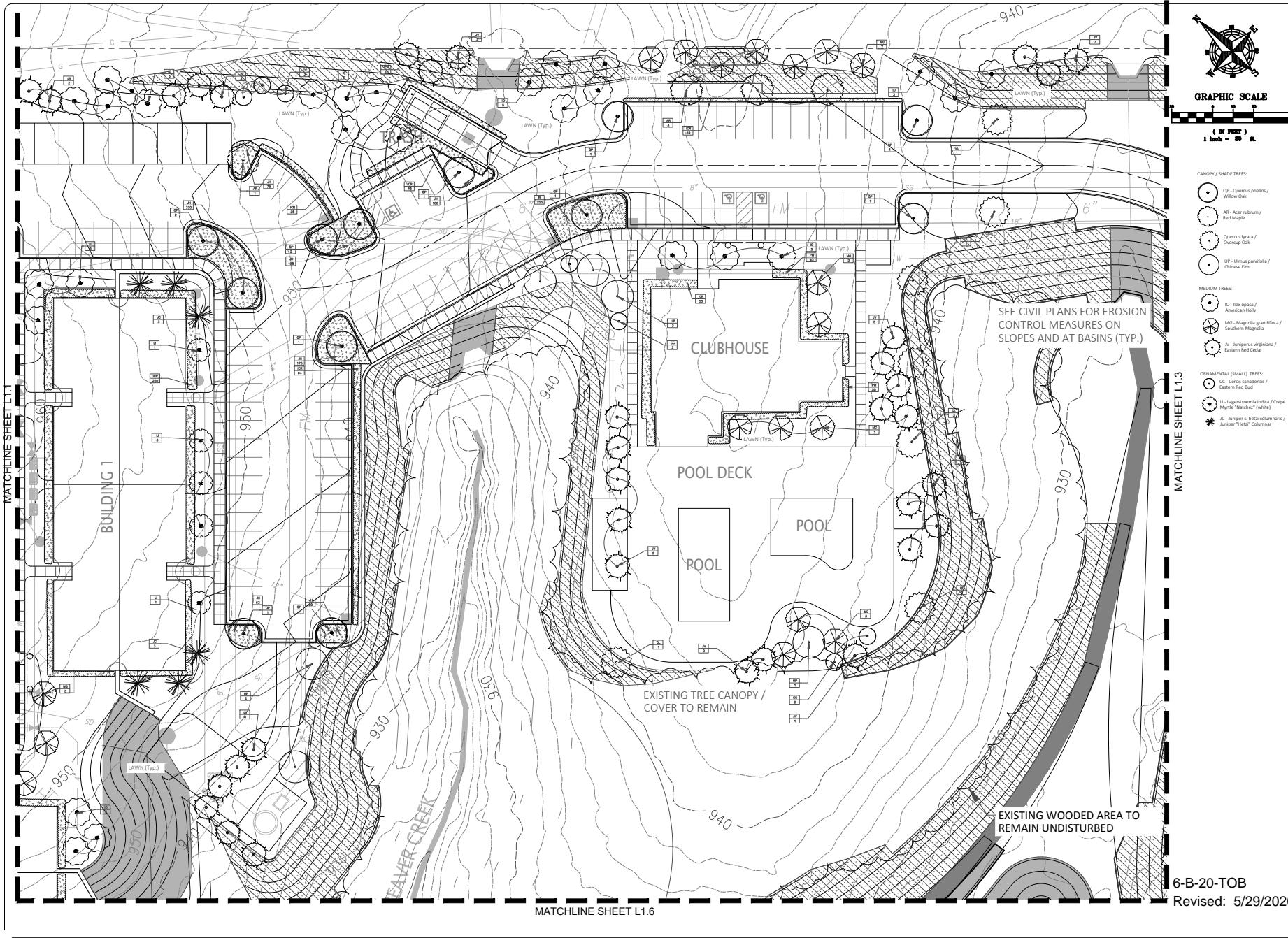
Landscape Architect

05/29/2020

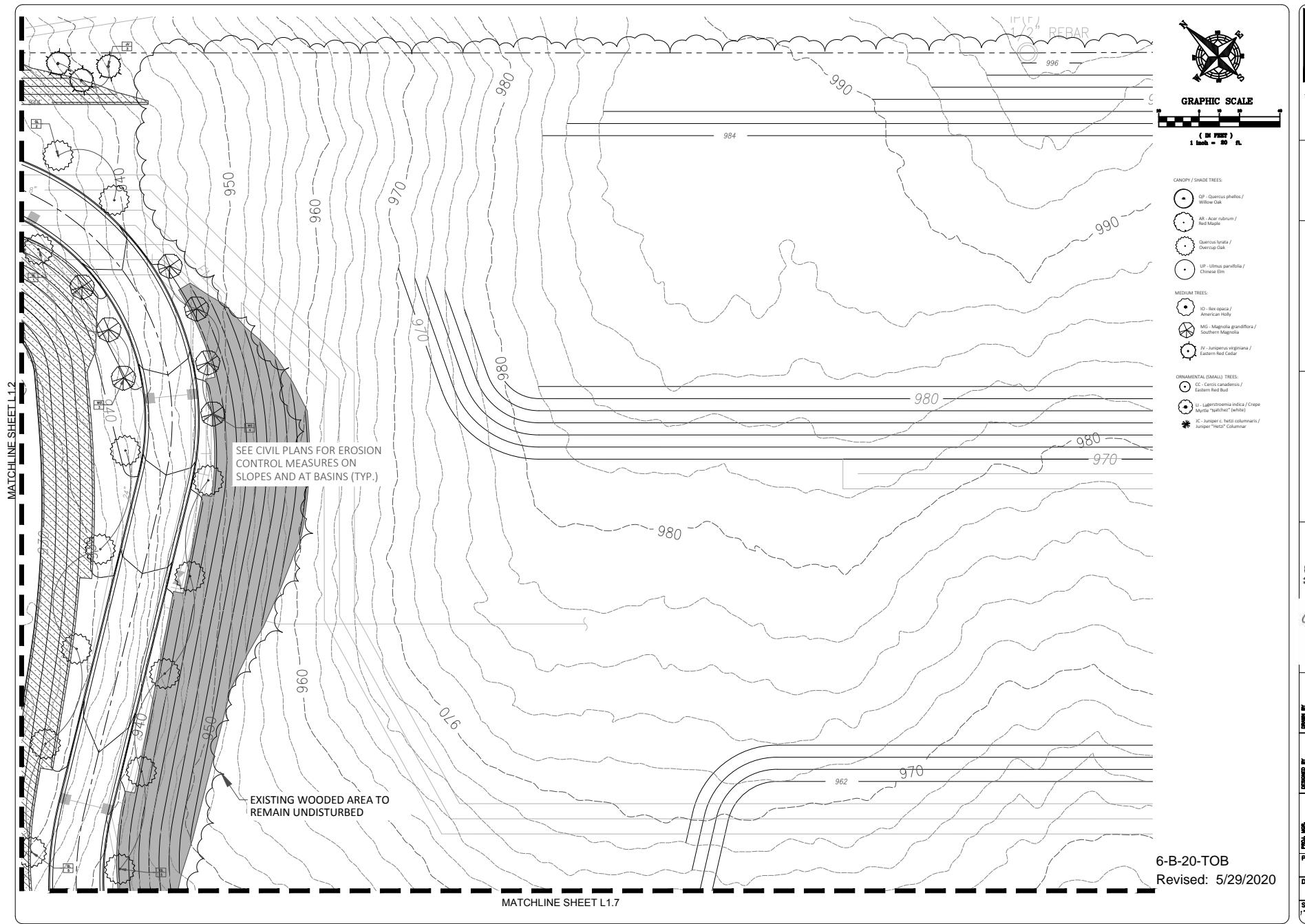
05/29/2020

Date

PROJ. NO.	NAME	DESIGNED BY	DRAWN BY
592.004		ONC	
Project Sheet		Drawing No.	
592.004		No.	
Date		Revised/Name	
05/29/20		LANDSCAPE PLAN	
Scale		L1.1	
1" = 20'-0"			



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BALL HOMES, LLC 3609 WALDER DRIVE LEXINGTON, KY 40517 CONTACT: D. RAY BALL, JR. TELEPHONE NO.: 859.268.1191	SOLWAY ROAD APARTMENTS SOLWAY ROAD KNOXVILLE, TENNESSEE 37931																								
[IB] PLACEMAKING																									
<table border="1"> <tr> <th>Project No.</th> <th>WCF</th> <th>Designed By</th> <th>Drawn By</th> <th>Reviewed By</th> </tr> <tr> <td>592.004</td> <td>CRC</td> <td></td> <td>HAN</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Project No.	WCF	Designed By	Drawn By	Reviewed By	592.004	CRC		HAN																
Project No.	WCF	Designed By	Drawn By	Reviewed By																					
592.004	CRC		HAN																						
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Project No.	Sheet No.																								
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PHONE NO.: 859.268.1191

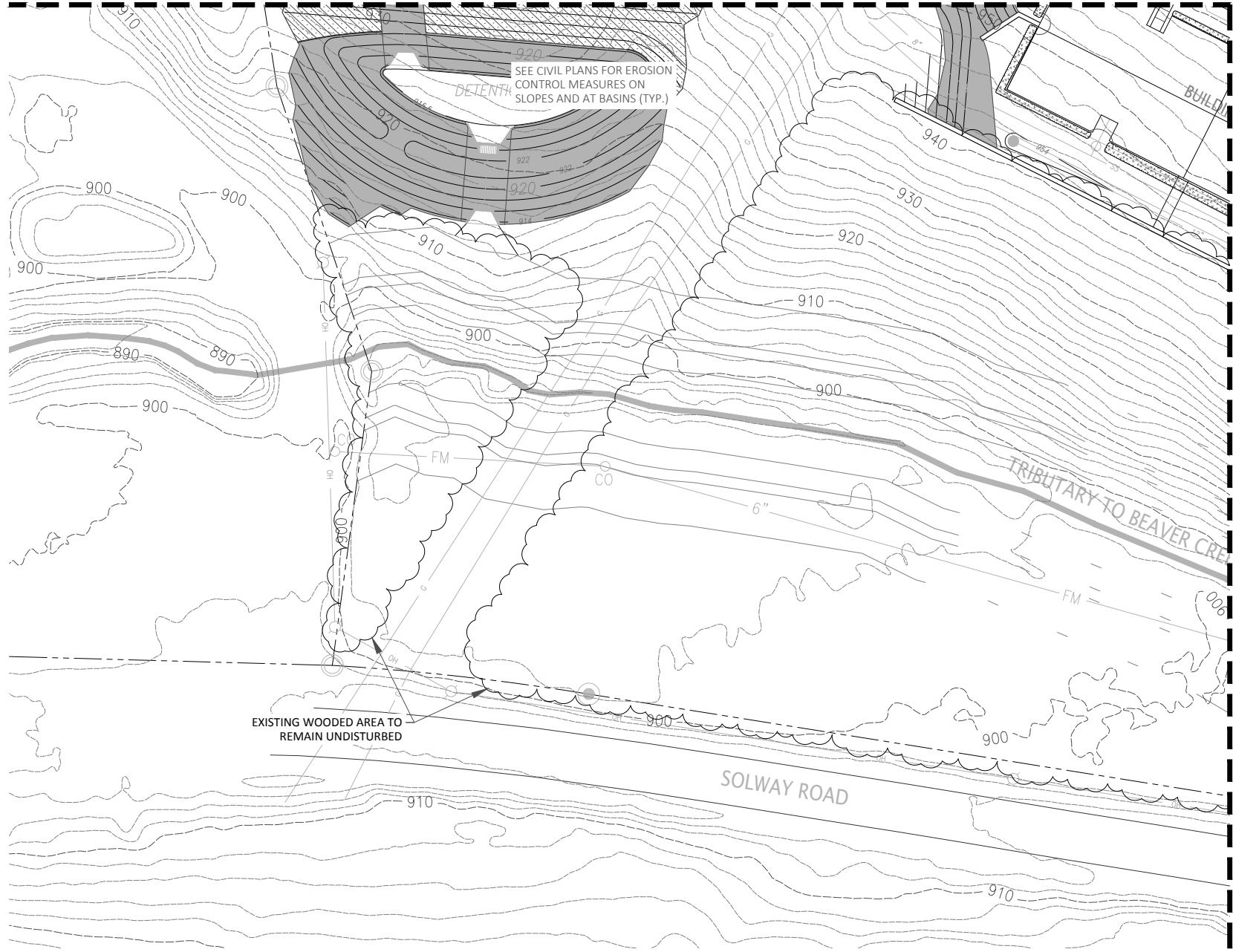
PLACEMAKING
DESIGN | DEVELOPMENT | CONSTRUCTION



PROJ. NO.	HCS	DESIGNED BY	CHECKED BY	APPROVED BY	REV'D BY
592,004					
Date	05/29/20	05/29/20			
Project	LANDSCAPE PLAN	TCDR SUBMITTAL	TCDR SUBMITTAL		
No.					
Date	05/29/20	05/29/20			
Rev'd by					

L1.3

MATCHLINE SHEET L1.0



GRAPHIC SCALE

CANOPY / SHADE TREES:

- OP - Quercus phellos / Willow Oak
- AK - Acer rubrum / Red Maple
- QI - Quercus ilex / Overcup Oak
- LP - Ulmus parvifolia / Chinese Elm

MEDIUM TREES:

- IO - Ilex opaca / American Holly
- MG - Magnolia grandiflora / Southern Magnolia
- JV - Juniperus virginiana / Eastern Red Cedar

ORNAMENTAL (SMALL) TREES:

- JC - Cercis canadensis / Eastern Red Bud
- LI - Lagerstroemia indica / Crepe Myrtle
- EC - Euonymus alatus 'Hezzi' / Columnar spindle 'Hezzi'

* -

SOLWAY ROAD APARTMENTS
SOLWAY ROAD
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PLACEMAKING



Project No.	Ref#	Prepared by	Checked by	Approved by
592.004				

TOPO SURVEY	5/29/20
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TOPO SURVEY	5/29/20
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Revised by	Date
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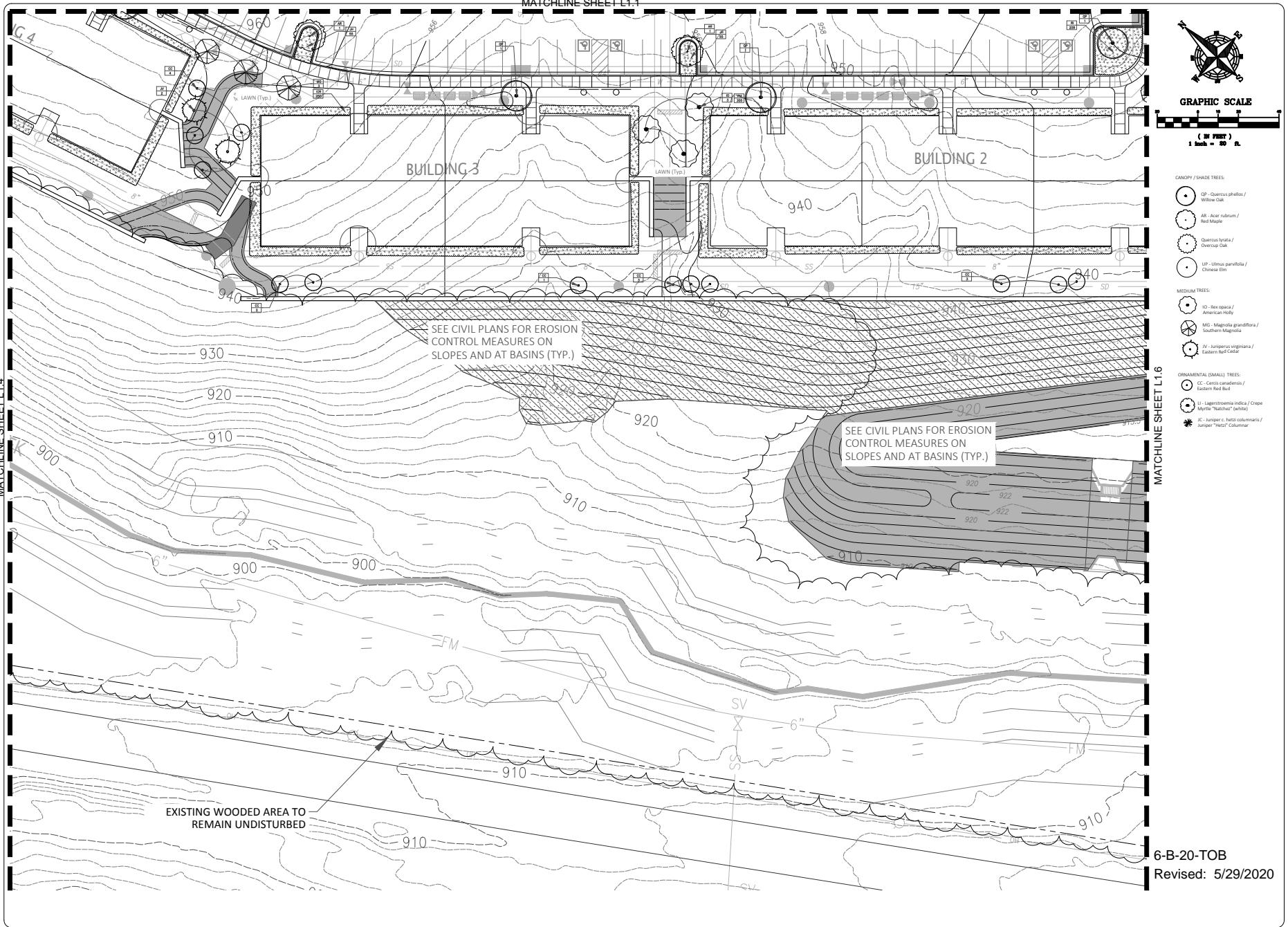
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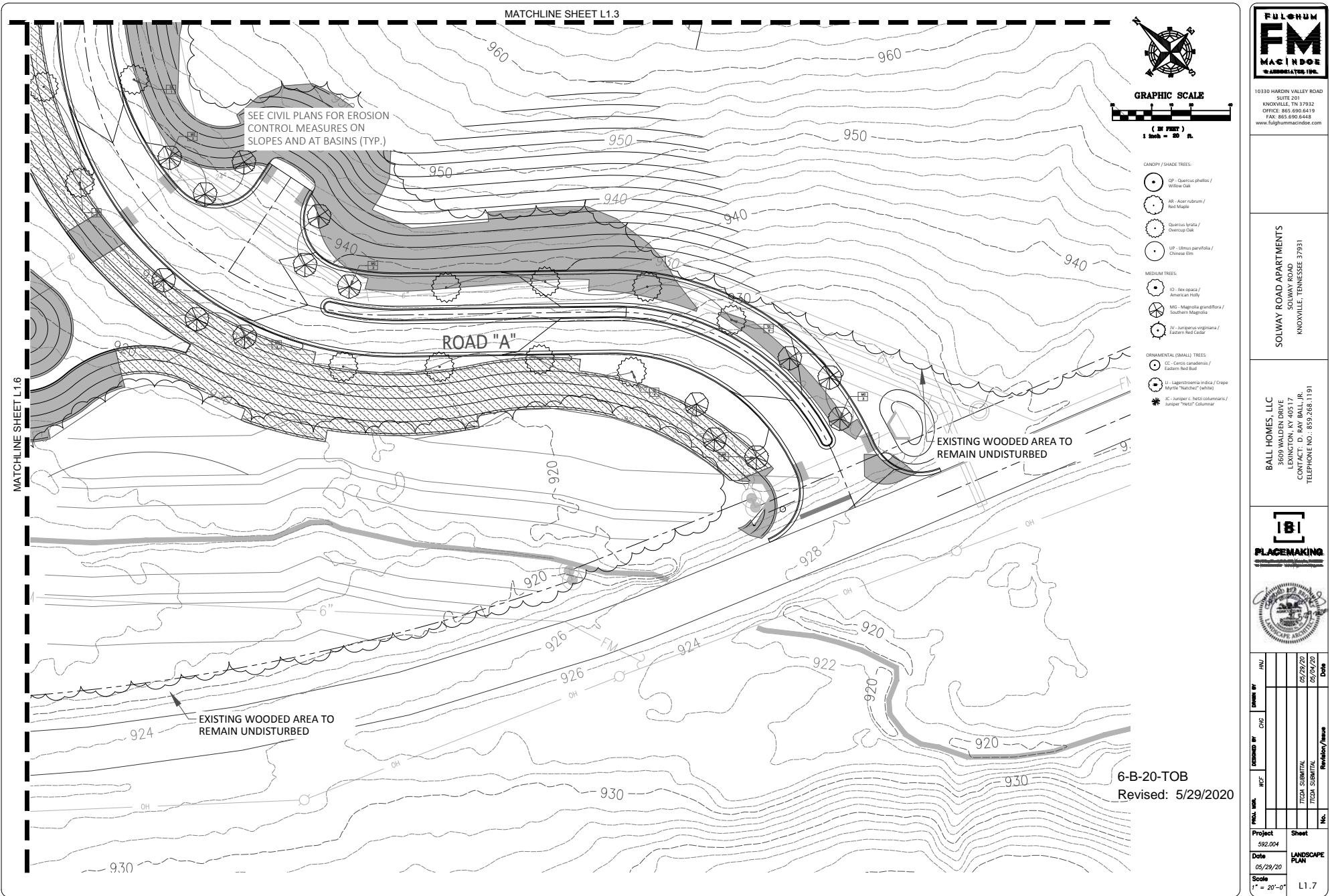
LANDSCAPE PLAN	
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Date	05/29/20
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Scale	1" = 20'-0"
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6-B-20-TOB
Revised: 5/29/2020





SOLWAY APARTMENTS PLANT MATERIALS LIST

Hardiness Zone 7A

TCCDA Design Guidelines Notes

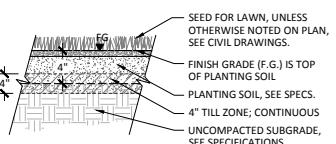
- 1. Landscaping shall conform to TCCDA Design Guidelines Appendix B as appropriate for use in planning zone TA and determined by the U.S. Department of Agriculture Plant Hardiness Zone Map.
- 2. Reference to plant species being native to south central United States as indicated by the TCCDA Design Guidelines.
- 3. Compliance for planting underneath or adjacent to overhead electrical wires as determined by the TCCDA Design Guidelines.
- 4. Permitted to plant evergreen trees 20' and taller.
- 5. Total Number of Parking Spaces - 345. Canopy Trees Provided: 35. Canopy Trees Required: 35. Canopy Trees Provided: 35.

Key	Scientific Name	Common Name	Native	Size specifications	Spacing	Qty	Subt.
LARGE TREES							
GP	Grewia occidentalis	Willow Oak	Yes	12' high min. 2" caliper	per plan	43	
AC	Acer nigrum	Red Maple	Yes	12' high min. 2" caliper	per plan	19	
OC	Ostrya virginiana	Silver Oak	Yes	12' high min. 2" caliper	per plan	12	
LP	Ulmus parviflora	Chinese Elm	No	12' high min. 2" caliper	per plan	15	108
MEDIUM TREES							
MD	Magnolia grandiflora	Southern Magnolia	Yes	10' high, 1-1/2" caliper	per plan	72	
IO	Ilex opaca	American Holly	Yes	10' high, 1-1/2" caliper	per plan	74	
JI	Juniperus chinensis	Eastern Juniper	No	10' high, 1-1/2" caliper	per plan	62	228
SMALL TREES							
less than 30' at maturity							
CC	Garrya californica	Eastern Red Bud	Yes	10' high, 1-1/2" caliper	per plan	32	
JC	Juniperus c. foelskii columnaris	Juniper "Tidz" Columnar	No	8' high, full in base	per plan	20	
UL	Ulmus americana "Atropurpurea"	"Big Blous" Crepe Myrtle	No	10' high, 1-1/2" caliper	per plan	20	72
SHRUBS							
ICR	Ilex cornuta "Redondo"	Redonda Holly	N/A	18" high, full to base	24" OC	1,057	
PM	Pithecellobium monspeliacum "Meli"	Pithecellobium "Meli"	N/A	30" high x 18" spread, full to base	24" OC	928	
RI	Rhaphiolepis indica "Eleanor Taylor"	Rhaphiolepis "Eleanor Taylor"	N/A	12"-15" high, full	18" OC	2,330	
BHD	Buxus spp.	Buxus "Holland Dwarf"	N/A	12"-15" high, full	18" OC	774	
GROUNDCOVERS							
JH	Juniperus communis "Bar Harbor"	Juniper "Bar Harbor"	N/A	10"-12" high, full	18" OC	1927	
LM	Linaria maroccana "Big Blue"	Linaria "Big Blue"	N/A	10" high, full	12" OC	3647	

NOTE: ALL AREAS INDICATED FOR LAWN SHALL BE INSTALLED WITH FESCUE 500

NOTES:

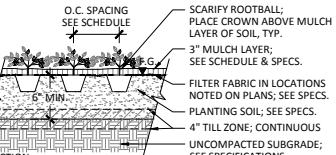
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- SOAK ALL LAWN TWICE IN FIRST 24-HOURS AFTER INSTALL.
- TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.
- SEED FOR LAWN, UNLESS OTHERWISE NOTED ON PLAN, SEE CIVIL DRAWINGS.
- FINISH GRADE (F.G.) IS TOP OF PLANTING SOIL.
- PLANTING SOIL, SEE SPEC.
- 4" TILL ZONE; CONTINUOUS UNCOMPACTED SUBGRADE, SEE SPECIFICATIONS



6 LAWN/SEED PLANTING

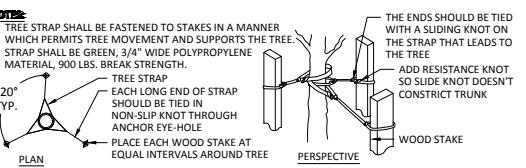
N.T.S.

- NOTE:
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
 - SEE PLANT SCHEDULE FOR O.C. SPACING.
 - TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.



7 GROUNDCOVER / PERENNIAL PLANTING

N.T.S.

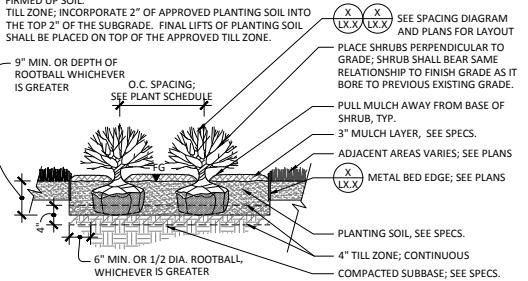


3 TREE STRAPPING

N.T.S.

NOTES:

- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- ALL SHRUBS SHALL BE FLOODED TWICE DURING FIRST 24-HOURS AFTER PLANTING.
- PLANTING SOIL SHALL BE CONTINUOUS WITHIN EACH SHRUB BED. ROUGH GRADE TO REMAIN ON SLOPE.
- FIRMED UP SOIL.
- TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.

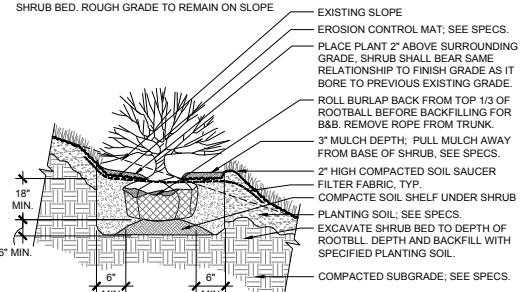


4 SHRUB PLANTING

N.T.S.

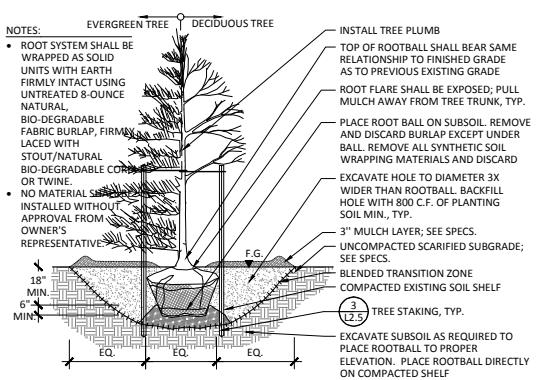
NOTES:

- ALL SHRUBS SHALL BE FLOODED TWICE DURING FIRST 24-HOURS AFTER PLANTING.
- EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR STEEPER.
- RAKE OR HARROW SOIL SURFACE ALONG THE SLOPE TO CREATE A ROUGH GROOVED SURFACE.
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- PLANTING SOIL TO BE CONTINUOUS WITHIN SHRUB BED. ROUGH GRADE TO REMAIN ON SLOPE.



5 SHRUBS ON SLOPE

N.T.S.

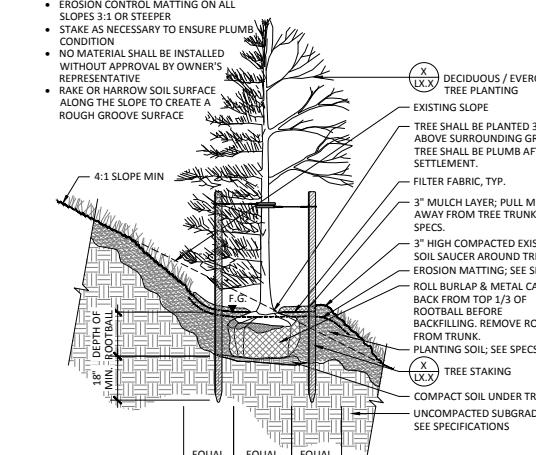


1 TREE PLANTING

N.T.S.

NOTES:

- ALL TREES SHALL BE FLOODED TWICE DURING FIRST 24-HOURS AFTER PLANTING.
- EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR STEEPER.
- STAB AS NECESSARY TO ENSURE PLUMB CONDITION.
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL BY OWNER'S REPRESENTATIVE.
- RAKE OR HARROW SOIL SURFACE ALONG THE SLOPE TO CREATE A ROUGH GROOVED SURFACE.



2 TREE PLANTING ON SLOPE

N.T.S.

6-B-20-TOB
Revised: 5/29/2020

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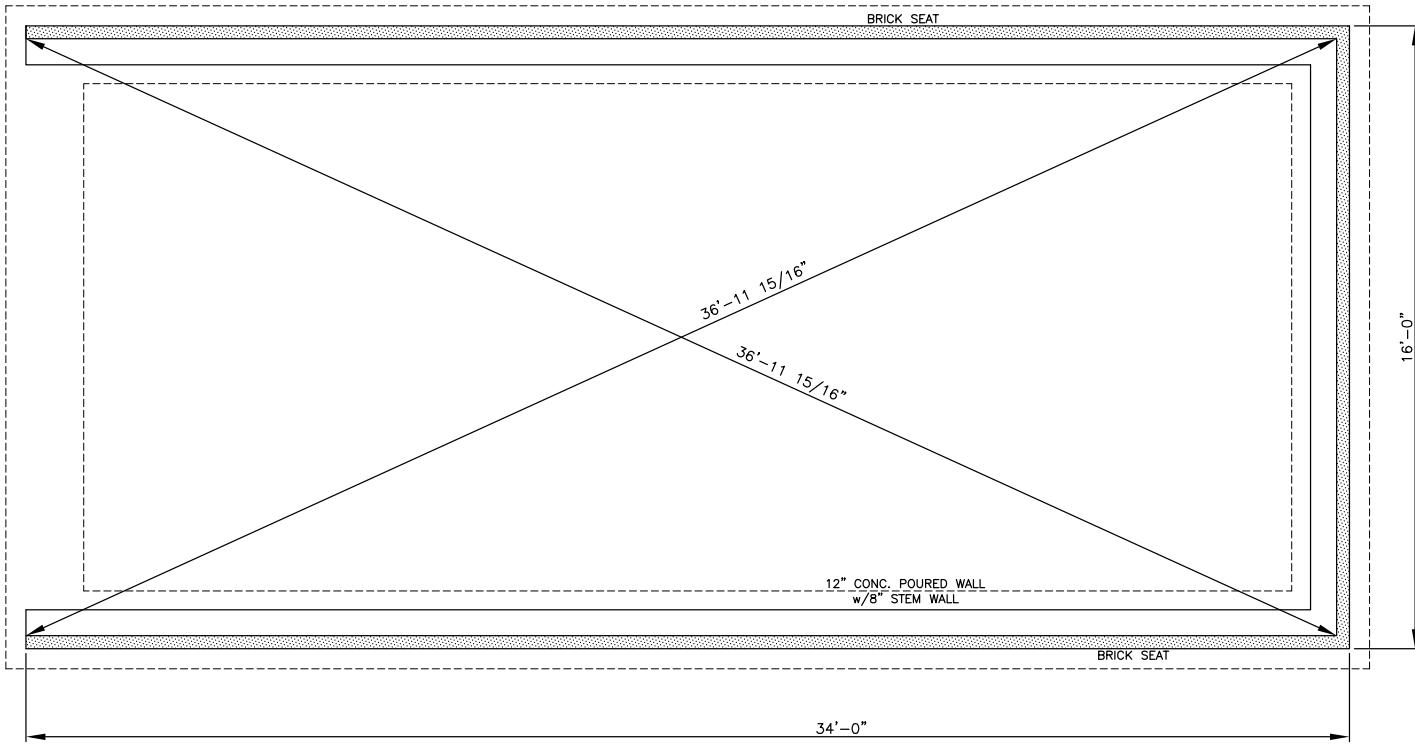
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BALL HOMES, LLC
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CONTACT: D. RAY PAL, JR.
PHONE NO.: 859.268.1191

PLACEMAKING
LANDSCAPE ARCHITECTURE



Proj. No.	Ref. No.	Date
INC	ENCL	Drawn By
592.004		
Date		Sheet
5/29/20		LANDSCAPE PLAN
Scale		L2.0



FOUNDATION PLAN

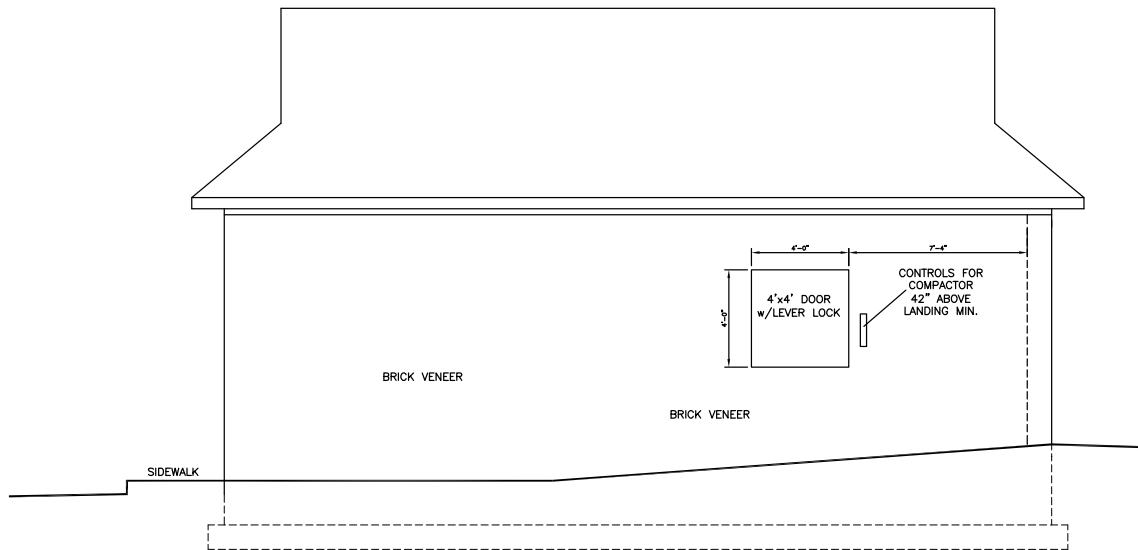
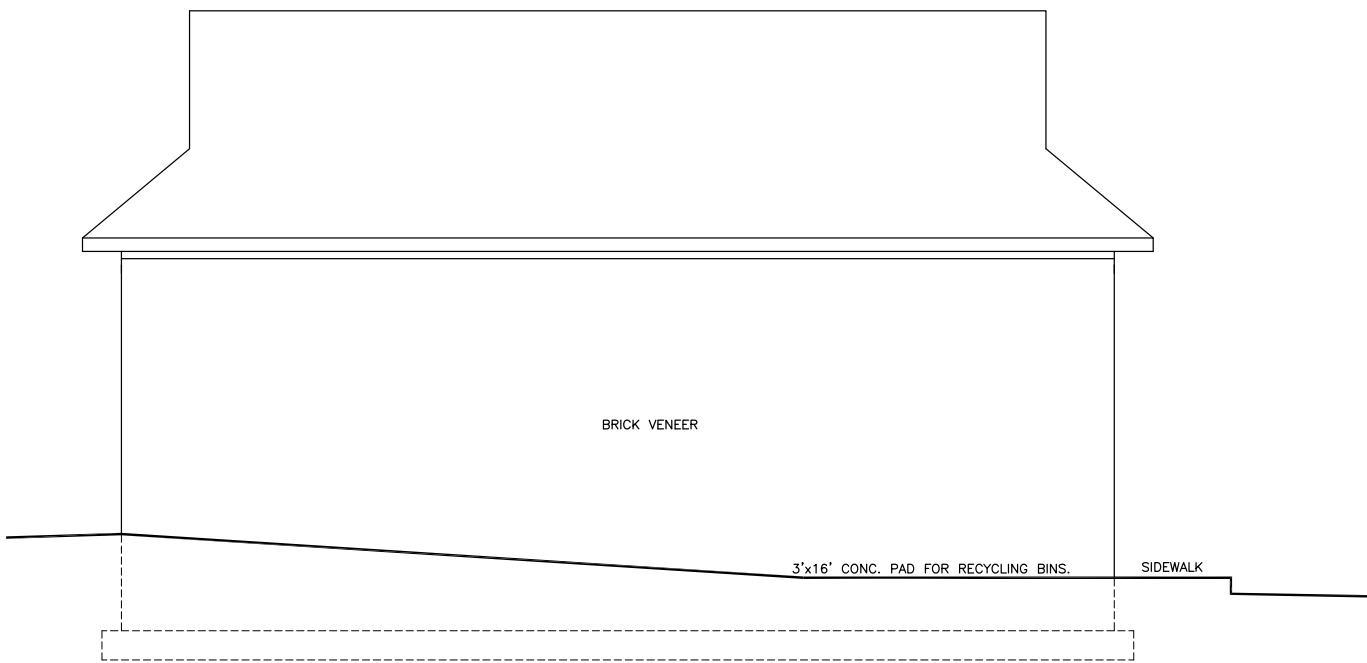
FOOTPRINT SQUARE
FOOTAGE = 544

Right from start to finish
BalHomes
3600 WALDEN DRIVE
LEXINGTON, KY 40502
(859) 268-1191

**THE PENINSULA
DUMPSTER ENCLOSURE**

299 SQUIRES CIRCLE
LEXINGTON, KY

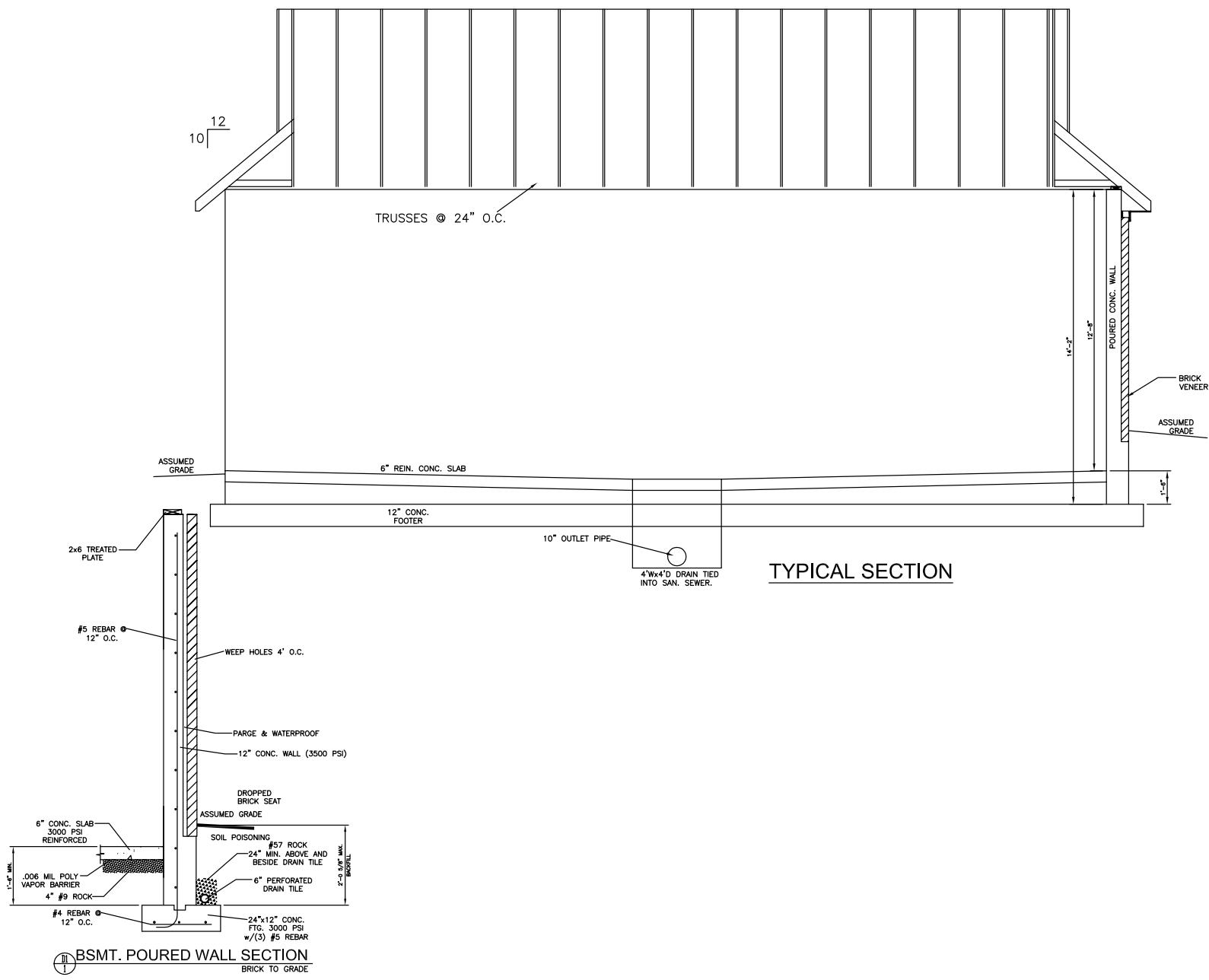
PLOT/FND	DATE
PLUMBING	DATE
PACKAGE	DATE
REVISED BY:	DATE
REVISED BY:	DATE



**THE PENINSULA
DUMPSTER ENCLOSURE**

299 SQUIRES CIRCLE
LEXINGTON, KY

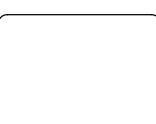
BalHomes
Right from start to finish
3600 WALDEN DRIVE
LEXINGTON, KY 40502
(859) 268-1191



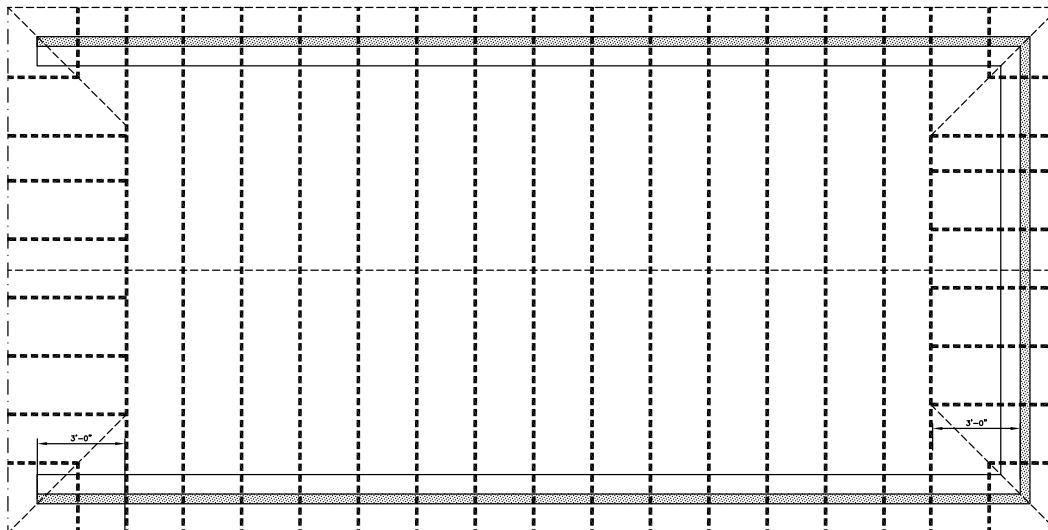
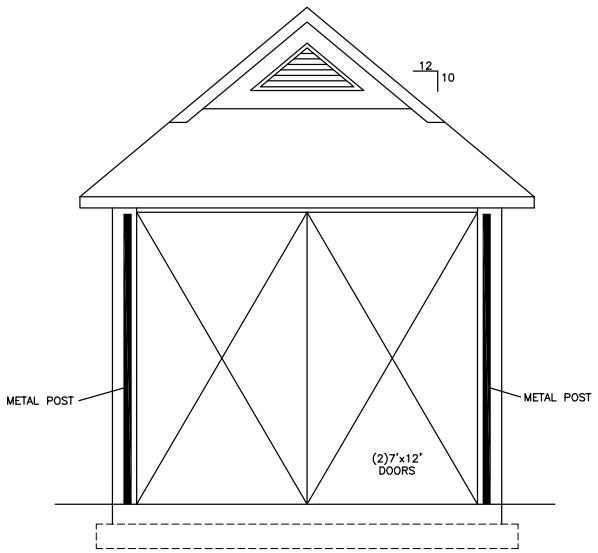
**THE PENINSULA
DUMPSTER ENCLOSURE**

299 SQUIRES CIRCLE
LEXINGTON, KY

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Right from start to finish
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PLOT/FND	DATE
PLUMBING	DATE
PACKAGE	DATE
REVISED BY:	DATE
REVISED BY:	DATE



ROOF LAYOUT

**THE PENINSULA
DUMPSTER ENCLOSURE**

299 SQUIRES CIRCLE
LEXINGTON, KY

BalHomes
Rely from start to finish
3600 WALDEN DRIVE
LEXINGTON, KY 40502
(859) 268-1191

**THE SOLWAY
APARTMENTS**

KNOXVILLE, TENNESSEE

FOR

SOLWAY CONSTRUCTION

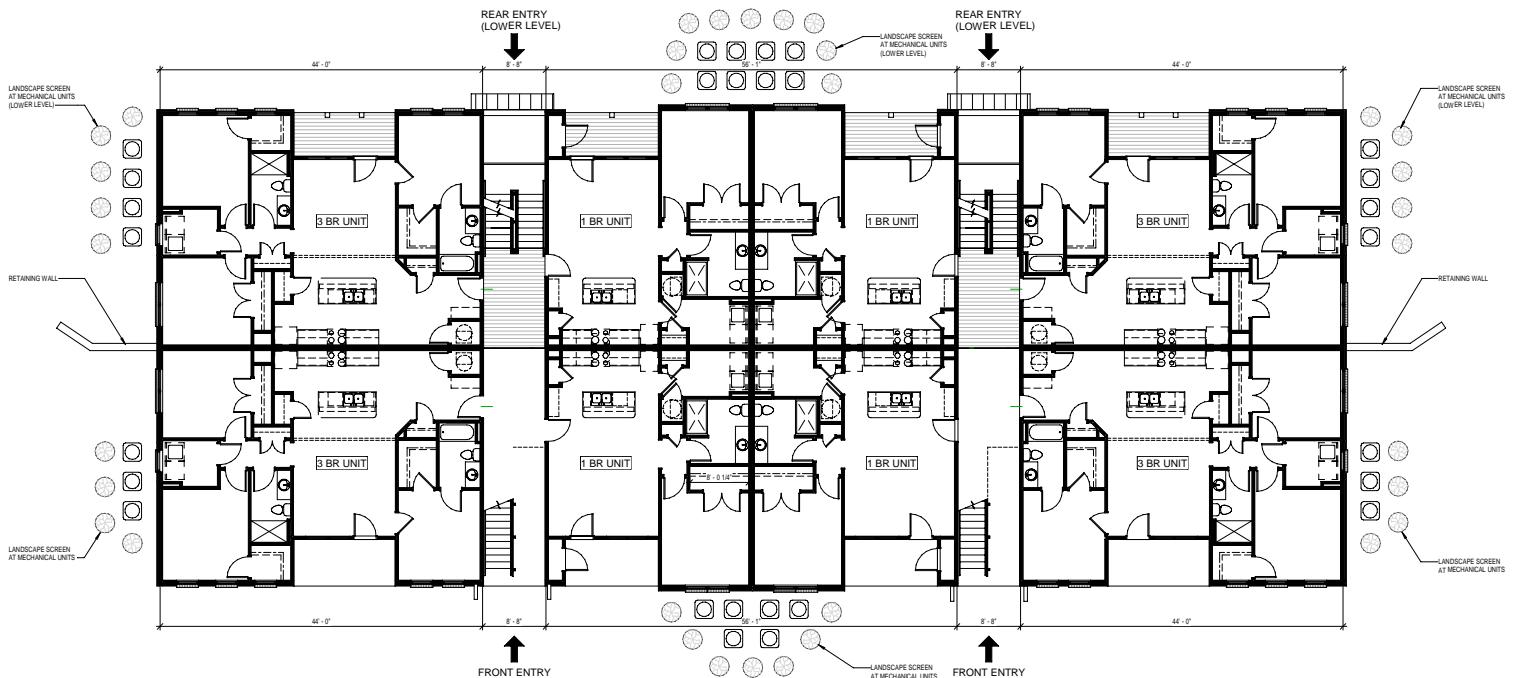
**THE SOLW
APARTMENT**
KNOXVILLE, TENNESSE
FOR
RML CONSTRU
LEXINGTON KENTUCKY

**BUILDINGS 1, 3, AND 4 - FLOOR
PLAN**

OB NO.	2003	
DATE	Jan., 2020	
DRAWN	RTP	
CHECKED	---	
COPYRIGHT © 2020 HERMAN CARTER BARNHARD ARCHITECTS, PLLC		
REVISIONS		
b.	Description	Date

ANSWER

1



1 BUILDINGS 1, 3, AND 4 - FIRST FLOOR PLAN



1 BUILDINGS 1, 3, AND 4 - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDINGS 1, 3, AND 4 - REAR ELEVATION
1/8" = 1'-0"

SHERMAN
CARTER
BARNHAR
ARCHITECTS

**THE SOLWAY
APARTMENTS**

KNOXVILLE, TENNESSEE

FOR

RML CONSTRUCTION

LEXINGTON, KENTUCKY

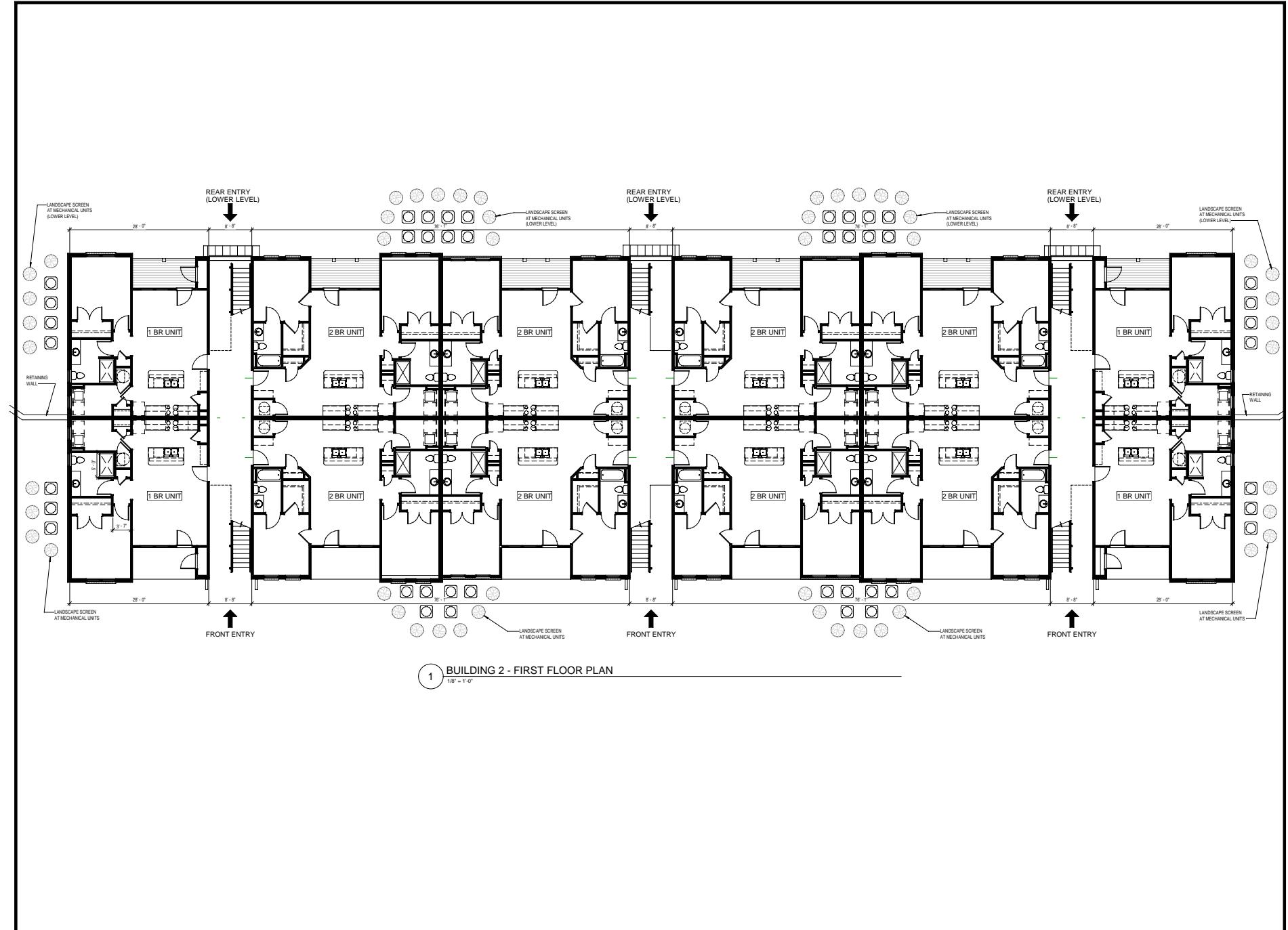
**BUILDINGS 1, 3, AND 4 -
ELEVATIONS**

2

THE SOLWAY
APARTMENTS
KNOXVILLE, TENNESSEE
LEXINGTON, KENTUCKY

BUILDING 2 - FLOOR PLAN

3





1 BUILDING 2 - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING 2 - REAR ELEVATION
1/8" = 1'-0"

1

דעתם נרנברג

SHERMAN
CARTER
BARNHART
ARCHITECTS

An advertisement for The Solway Apartments. It features a large, multi-story apartment building with a prominent entrance and a small fountain in front. The text "THE SOLWAY" is written vertically along the left side of the building, and "APARTMENTS" is written horizontally below it. To the right, the words "KNOXVILLE, TENNESSEE" are written vertically, and "FOR RENT" is written horizontally below them. On the far right, the word "RML" is written vertically above the word "CONSTRUCTION". At the very bottom right, the text "FRANKLIN KENTUCKY" is visible.

1

**THE SOLWAY
APARTMENTS**

KNOXVILLE, TENNESSEE

FOR

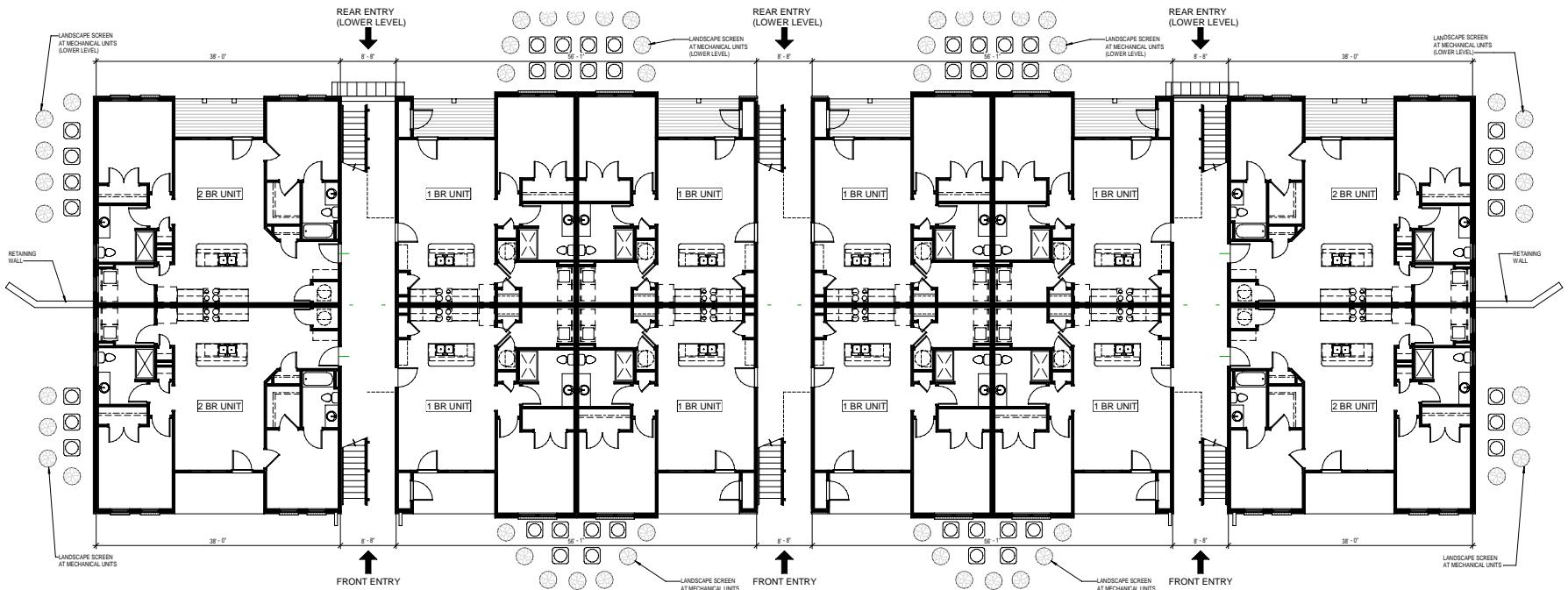
ML CONSTRUCTION

LEXINGTON, KENTUCKY

**THE SLOW
APARTMENT**
KNOXVILLE, TENNESSEE
FOR
ML CONSTR

R

BUILDING 5 FLOOR PLAN



1 BUILDING - FIRST FLOOR
1/8" = 1'-0"



1 BUILDING 5 - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING 5 - REAR ELEVATION
1/8" = 1'-0"

1

SHERMAN
CARTER
BARNHART
ARCHITECTS

**THE SOLWAY
APARTMENTS**

KNOXVILLE, TENNESSEE

FOR RENT

RML CONSTRUCTION

FRANKLIN, KENTUCKY

BUILDING ELEVATIONS

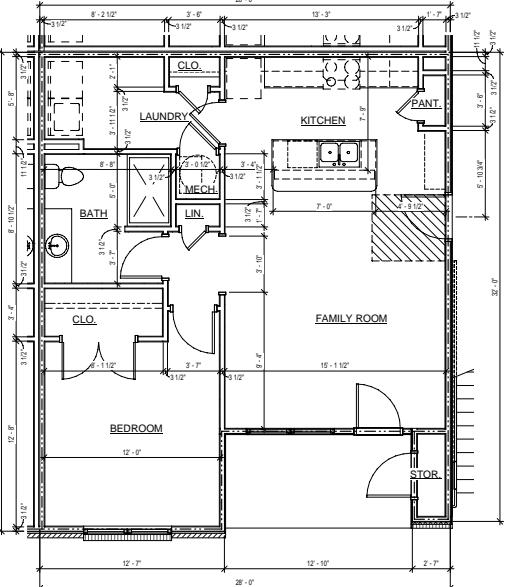
**THE SOLWAY
APARTMENTS**

KNOXVILLE, TENNESSEE

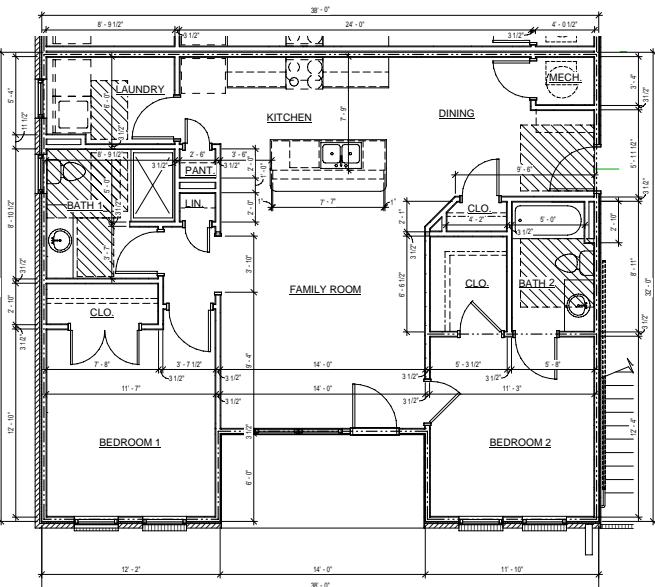
FOR CONSTRUCTION

**FOR
LIVINGSTON KENTUCKY**

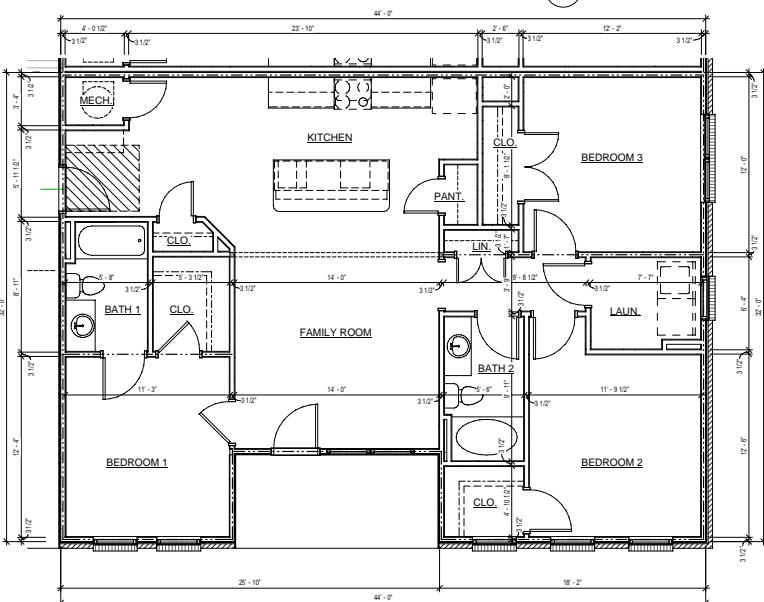
100



1 1BR ANSI TYPE 'B' - SOLWAY
1/4" = 1'-0"



2 2BR ANSI TYPE 'B' - SOLWAY
1/4" = 1'-0"



3 3BR ANSI TYPE 'B' - SOLWAY
1/4" = 1'-0"

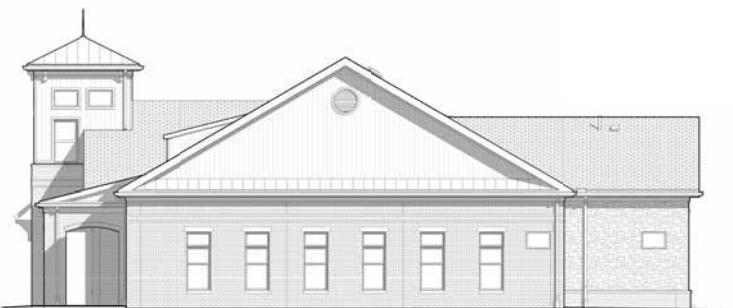
JOB NO.	2003
DATE	Jan., 2020
DRAWN	RTP
CHECKED	---
COPYRIGHT © 2020 SHERMAN CARTER BARNHART ARCHITECTS, PLLC	
REVISIONS	
No.	Description Date



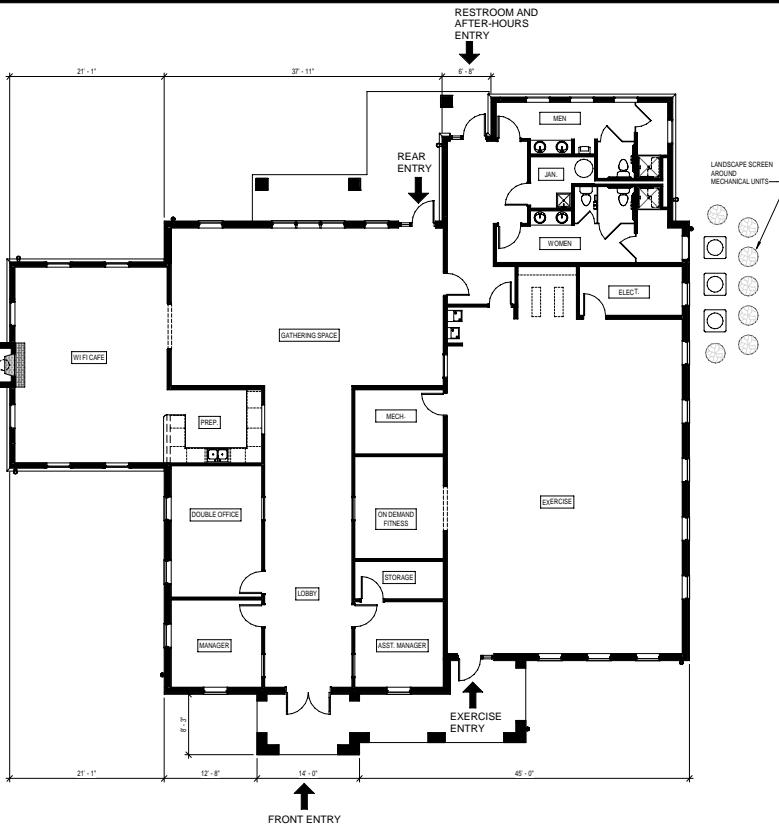
3 CLUBHOUSE LEFT SIDE ELEVATION
1/8" = 1'-0"



4 CLUBHOUSE REAR ELEVATION
1/8" = 1'-0"



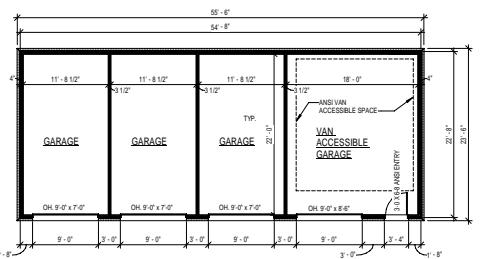
5 CLUBHOUSE RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE FLOOR PLAN
1/8" = 1'-0"

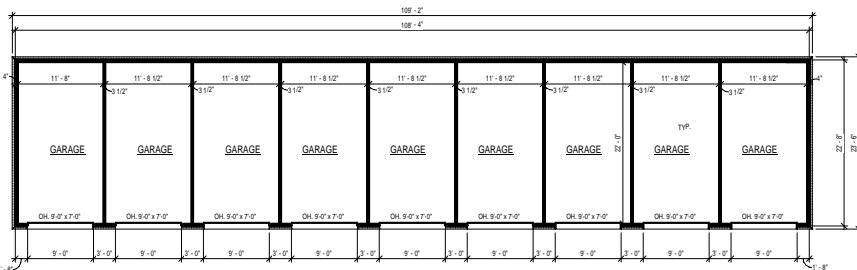


2 CLUBHOUSE FRONT ELEVATION
1/8" = 1'-0"



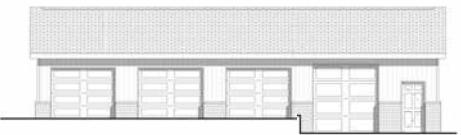
3 VAN ACCESSIBLE GARAGE PLAN

1/8" = 1'-0"



1 TYPICAL GARAGE PLAN

1/8" = 1'-0"



4 FRONT ELEVATION

1/8" = 1'-0"



2 FRONT ELEVATION

1/8" = 1'-0"



5 SIDE ELEVATION

1/8" = 1'-0"

THE SOLWAY
APARTMENTS
KNOXVILLE, TENNESSEE
FOR
RML CONSTRUCTION

GARAGES

JOB NO.

2003

DATE

Jan., 2020

DRAWN

Author

CHECKED

Checker

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SHERMAN CARTER BARNHART

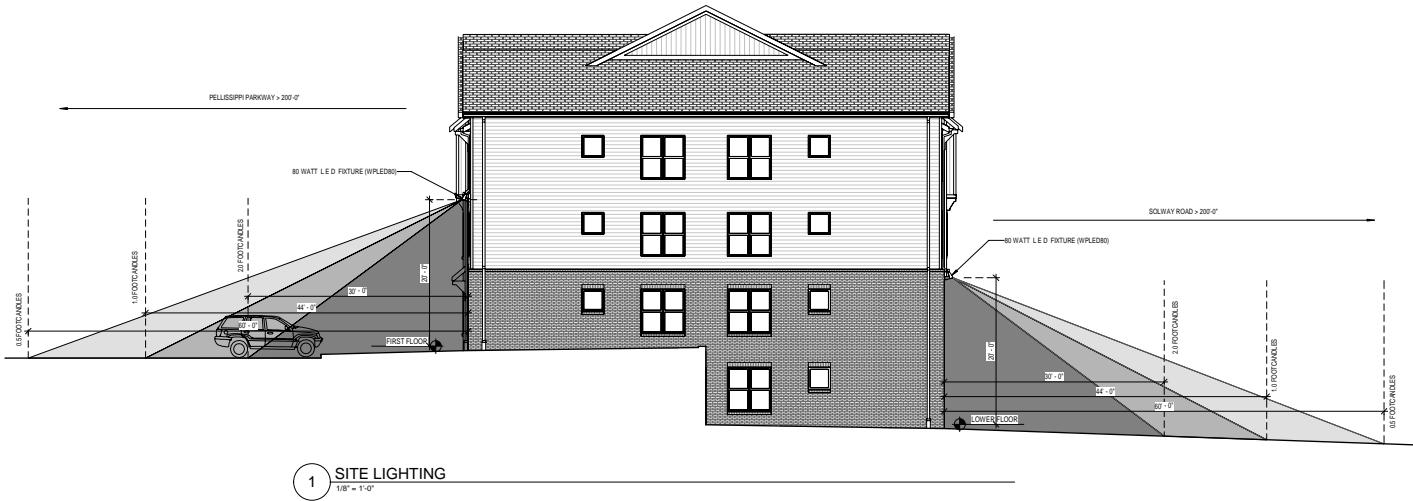
ARCHITECTS, PLLC

REVISIONS

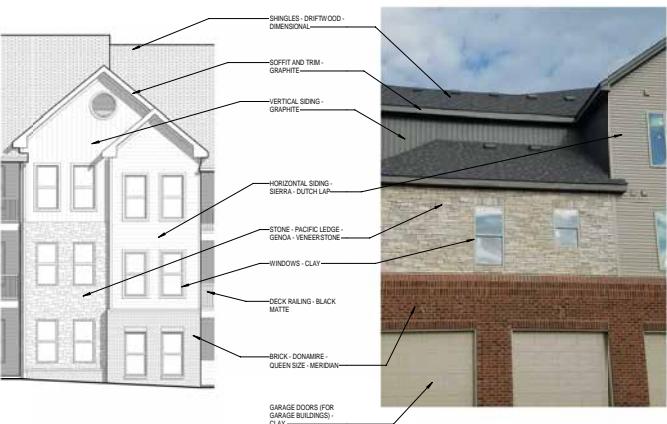
No.

Description

Date

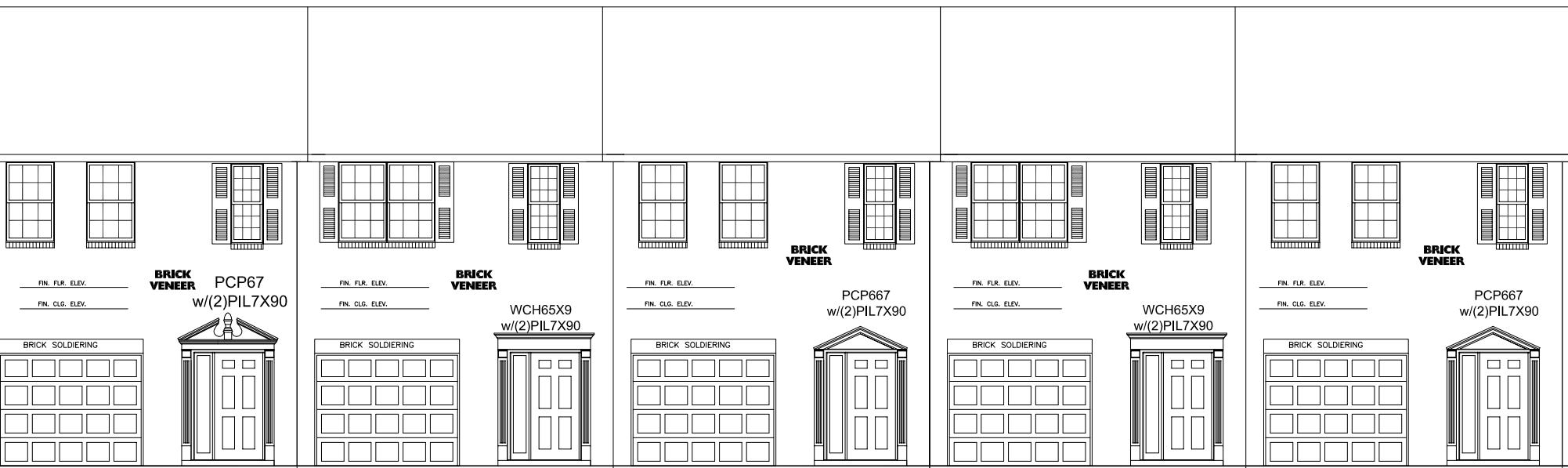


3 TYPICAL BUILDING COLORS
1/8" = 1'-0"



2 TYPICAL BUILDING COLORS
1/8" = 1'-0"

TYPE 'G' TOWNHOMES



TYPE 'H' TOWNHOMES



The Peninsula - Exterior Selections

ITEM	SELECTION	VENDOR
Brick	Donamire - queen size - Meridian	Clay Ingels
Stone	Pacific ledge - Genoa - VeneerStone	Lee/LMP
Vinyl Siding	Sierra - Dutch Lap	ABC
Board & Batten	Graphite	ABC
Soffit & Trim	Graphite	ABC
Corbels		
Shingles	Driftwood - dimensional	RSG
Raised Seam Metal Roofing	Black	ABC
Gutter & Downspouts	Tuxedo Gray	
Garage Doors	Clay	Overhead Door Co.
Windows (color & grid pattern)	Clay - no grids	
Entry/Patio Door Paint	Iron Ore - SW7069	
Column Wraps	Black - matte	K&I
Hardie - Deck Band	Sierra	
Deck Railing	Black - matte	

TTCDATennessee Technology Corridor
DEVELOPMENT AUTHORITY

CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Ball Homes, LLC

Date Filed: 5-4-2020 Fee Paid: \$400.00 File Number: 6-B-20-TDB

Map Number: 103 Zoning District: OB/TO

Jurisdiction: City Councilmanic District County 6 Commission District**PROPERTY INFORMATION**

ADDRESS: 0 Solway Road

STREET NUMBER AND NAME

GENERAL LOCATION: Solway Road across from Sam Lee Road

PARCEL NUMBER(S): 103 086 & 103 09601

SIZE OF TRACT: 40.86

 ACRES SQUARE FEET**PURPOSE OF REQUEST**

- BUILDING PERMIT – New Construction
 - BUILDING PERMIT – Expansion or Renovation
 - BUILDING PERMIT – Grading Plan
 - REZONING
- From: _____
- To: _____
- SIGNAGE
 - ZONING VARIANCE – (Describe and give reason) _____

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN WITH SCHEDULE
- SIGNAGE PLAN
- OFF-STREET PARKING PLAN
- OTHER: _____

APPLICATION CORRESPONDENCE— All correspondence relating to this application should be sent to:
PLEASE PRINT

Name: Ball Homes, LLC

Phone: 859-268-1191

Fax: _____

Mailing Address: 3609 Waldon Dr, Lexington KY 40517

APPLICATION AUTHORIZATION

— I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

PLEASE PRINT

Signature: _____

Name: Ball Homes, LLC (Mr. D. Ray Ball, Jr.)

Phone: 859-268-1191

Fax: _____

Mailing Address: 3609 Waldon Dr, Lexington KY 40517

APPLICATION ACCEPTANCE

— Staff Member who accepted this application:

Michelle Porter

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

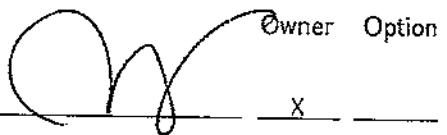
(Please sign in black or blue ink)

NAME

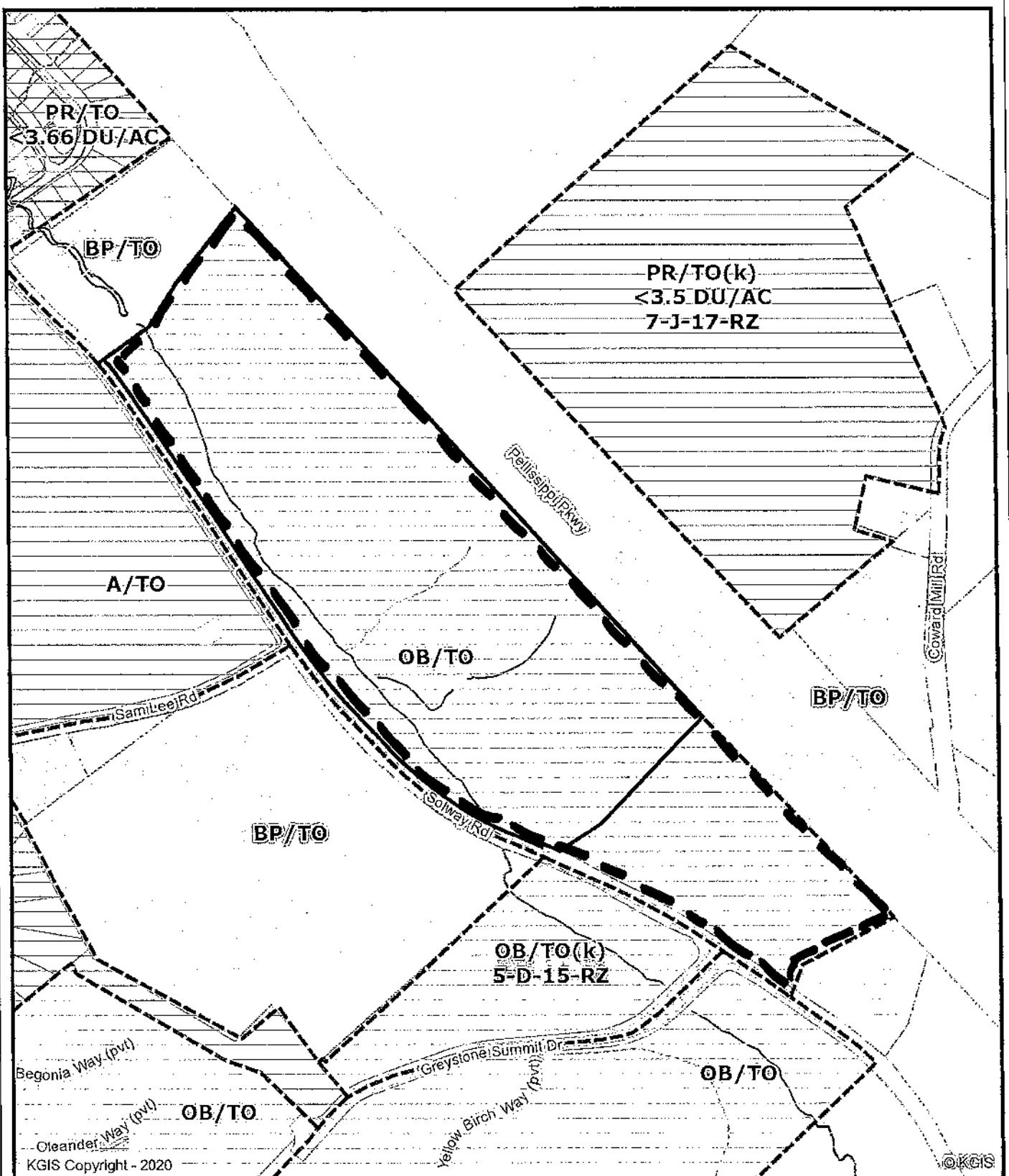
Complete Mailing Address

Owner Option

Ball Homes, LLC (Mr. D. Ray Ball, Jr.) 3609 Waldon Dr. Lexington KY 40517



X



Letter Portrait



Printed: 5/8/2020 at 12:13:14 PM

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ft

Knoxville - Knox County - KUB Geographic Information System

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