



Certificate of Appropriateness For a Building Permit

Administrative Review

On September 24, 2021, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Ball Homes, LLC, hereinafter referred to as the Applicant, on its application filed on September 24, 2021 with Application No. 11-A-21-TOA, this Certificate of Appropriateness for the following described property, 2655 Andover Hill Way and 0 Solway Rd. / Parcel ID 103 086 and 09601. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire three years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that three year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

APPLICATION APPROVED September 24, 2021, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair

N/A (Administrative Approval)

Attested to by

Michelle Portier

Approval date: 9/24/2021

COA expiration date (3 years): 9/23/2024

Report of Staff Recommendation

Administrative Review

File No.: 11-A-21-TOA

Applicant: BALL HOMES, LLC

Request: BUILDING PERMIT

Meeting Date: 11/8/2021

Address: 2655 Andover Hill Way and 0 Solway Rd.

Map/Parcel Number: 103 086 AND 09601

Location: East side of Solway Road across from Sam Lee Road

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

Proposed Zoning: N/A

Existing Land Use: Vacant land (pending apartment complex)

Proposed Land Use: This is a minor revision to the approved plans for the apartments on Solway Road across from Sam Lee Road.

Appx. Size of Tract: 32.49 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 and Technology Park) / TO (Technology Overlay) - Office

South: BP (Business and Technology Park) / TO (Technology Overlay) - vacant land

East: Pellissippi Parkway

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

Comments:

- 1) This is a request for an administrative approval of a revision to the site and building plans for the apartments at Solway Road and Sam Lee Road. The development plan for Phases I and II of the apartments was approved by the TTCDA in July 2020 (Case 6-B-20-TOB). A lighting plan was approved administratively by planning staff in November 2020 (Case 11-A-20-TOA).
- 2) The revision proposes to replace 23 garages with 6 carriage houses, reducing the total number of parking spaces from 401 to 384 for Phase I. The carriage houses each have a dwelling unit above a garage on street level, equating to 6 additional dwellings for the development.
- 3) This combination of an increase in dwelling units and a reduction of overall parking has not affected the development's compliance with the parking requirements. The TTCDA allows a range of parking from a minimum of 247 spaces and a maximum of 433 spaces, and the proposed 384 spaces falls within that range.
- 4) Post revision, the development intensity metrics still fall within the amount allowed under the TTCDA Guidelines. The ground area coverage would be 8.85% (25% max allowed), the floor area ratio would be 28.20% (30% max allowed), and the impervious area ratio would be 31.88% (70% max allowed).
- 5) The carriage houses (or Townhouse-Type 2 on the elevations) will consist of the same materials and general design as the main apartment buildings and are in compliance with TTCDA Guidelines.

Design Guideline Conformity: This request meets TTCDA Design Guidelines

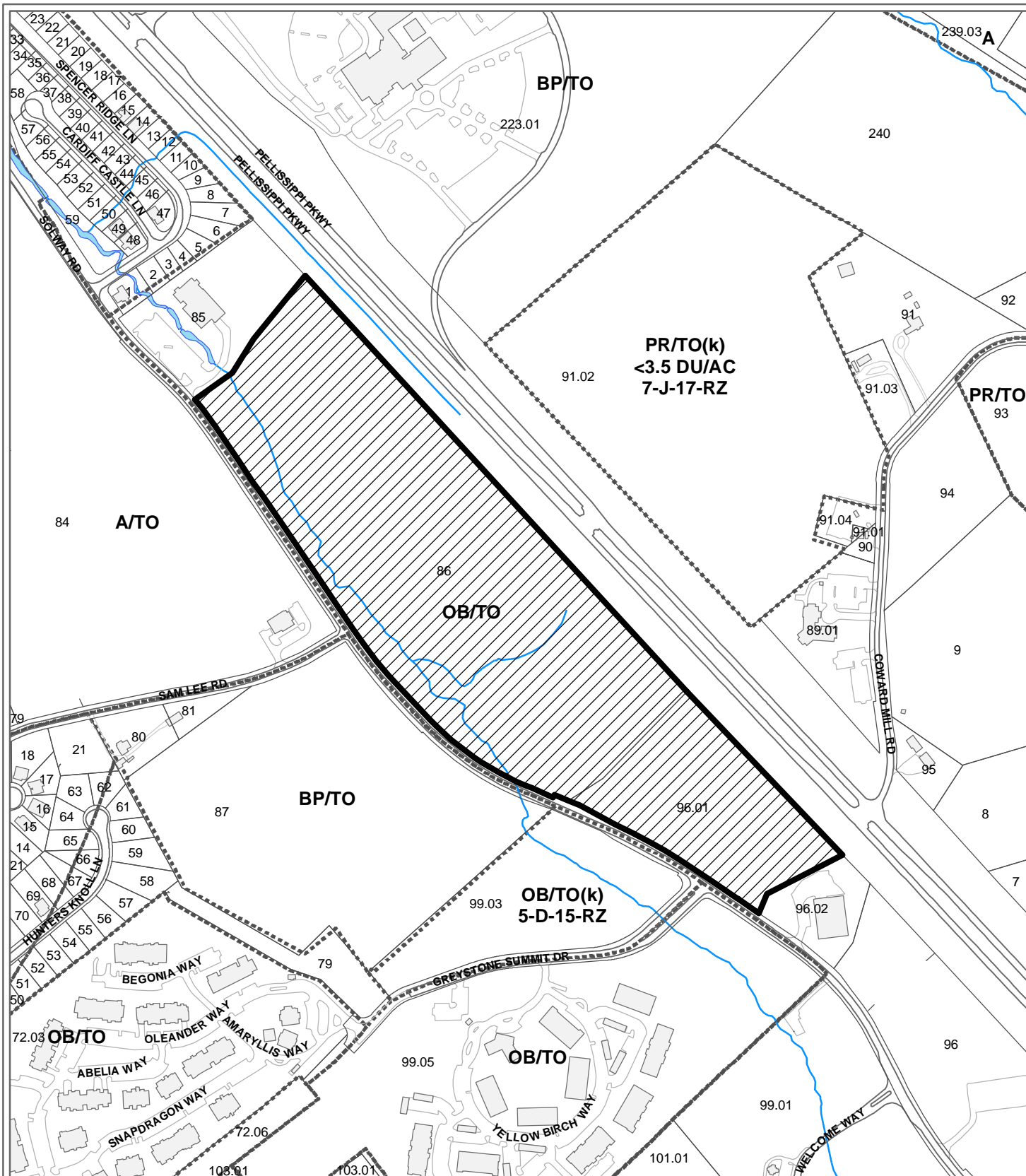
Waivers and Variances N/A

Requested:

Staff Recommendation:

APPLICATION APPROVED September 24, 2021, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.



**11-A-20-TOA
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Minor Revision to Site Plans and Building Plans

Petitioner: Ball Homes, LLC

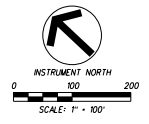
Map No: 103

Jurisdiction: County

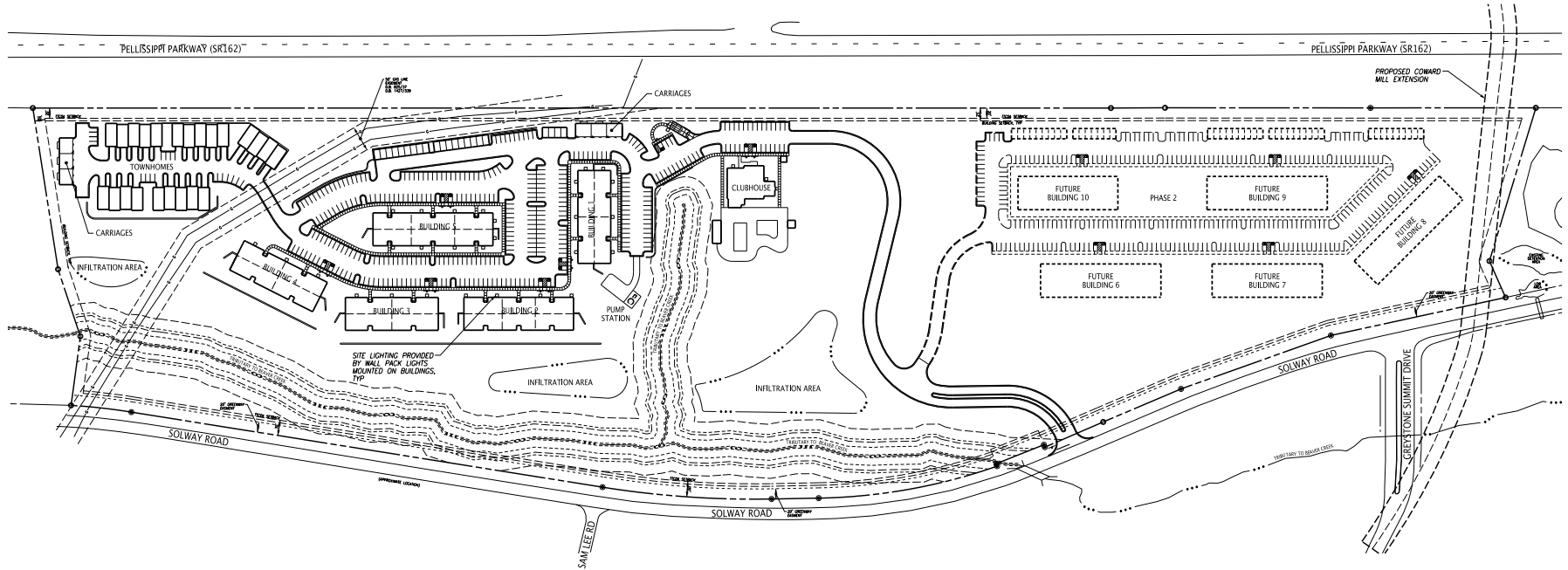


UNIT MIX						
PHASE	BLOC. NO.	BLOC. TYPE	UNIT TYPES			
			1 BR	2 BR	3 BR	TOTAL
1	1	3/4 STY	0	14	14	28
	2	3/4 STY	14	28	0	42
	3	3/4 STY	0	14	14	28
	4	3/4 STY	0	14	14	28
	5	3/4 STY	28	14	0	42
TOWNHOMES	TOWNHOMES		0	23	0	23
	CARRIAGE		6	0	0	23
PHASE 1 TOTALS			48	107	42	197
2	6	3/4 STY	14	28	0	42
	7	3/4 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			118	219	56	393

DEVELOPMENT AREA & DENSITY		RESIDENTIAL DEVELOPMENT INTENSITY	
PROPOSED DEVELOPMENT	41.03 AC.	GROUND AREA COVERAGE (GAC)	
TOTAL AREA	5.6 UNITS/AC.	REQUIREMENT: GAC < 25%	3.63 AC.
PROPOSED DENSITY (UNITS/AREA)		LA = AREA COVERED BY A BUILDING	41.03 AC.
		GA = GROSS AREA OF LOT	8.85 %
		GAC = LA/GA	
		FLOOR AREA RATIO (FAR)	
		REQUIREMENT: FAR < 30%	11.68 AC.
		CAF = GROSS FLOOR AREA OF BUILDING	41.03 AC.
		GA = GROSS AREA OF LOT	28.20 %
		FAR = CAF/GA	
		IMPERVIOUS AREA RATIO (IAR)	
		REQUIREMENT: IAR < 70%	13.08 AC.
		IA = GROSS IMPERVIOUS AREA	41.03 AC.
		GA = GROSS AREA OF LOT	31.88 %
		IAR = IA/GA	



NOTES:
1. TTCCA FILE NUMBER 6-B-20-T08



FULGHUM
MACINDOE
ASSOCIATES, INC.

10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

SOLWAY ROAD APARTMENTS
SOLWAY ROAD
KNOXVILLE, TENNESSEE 37931

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 855.288.1191

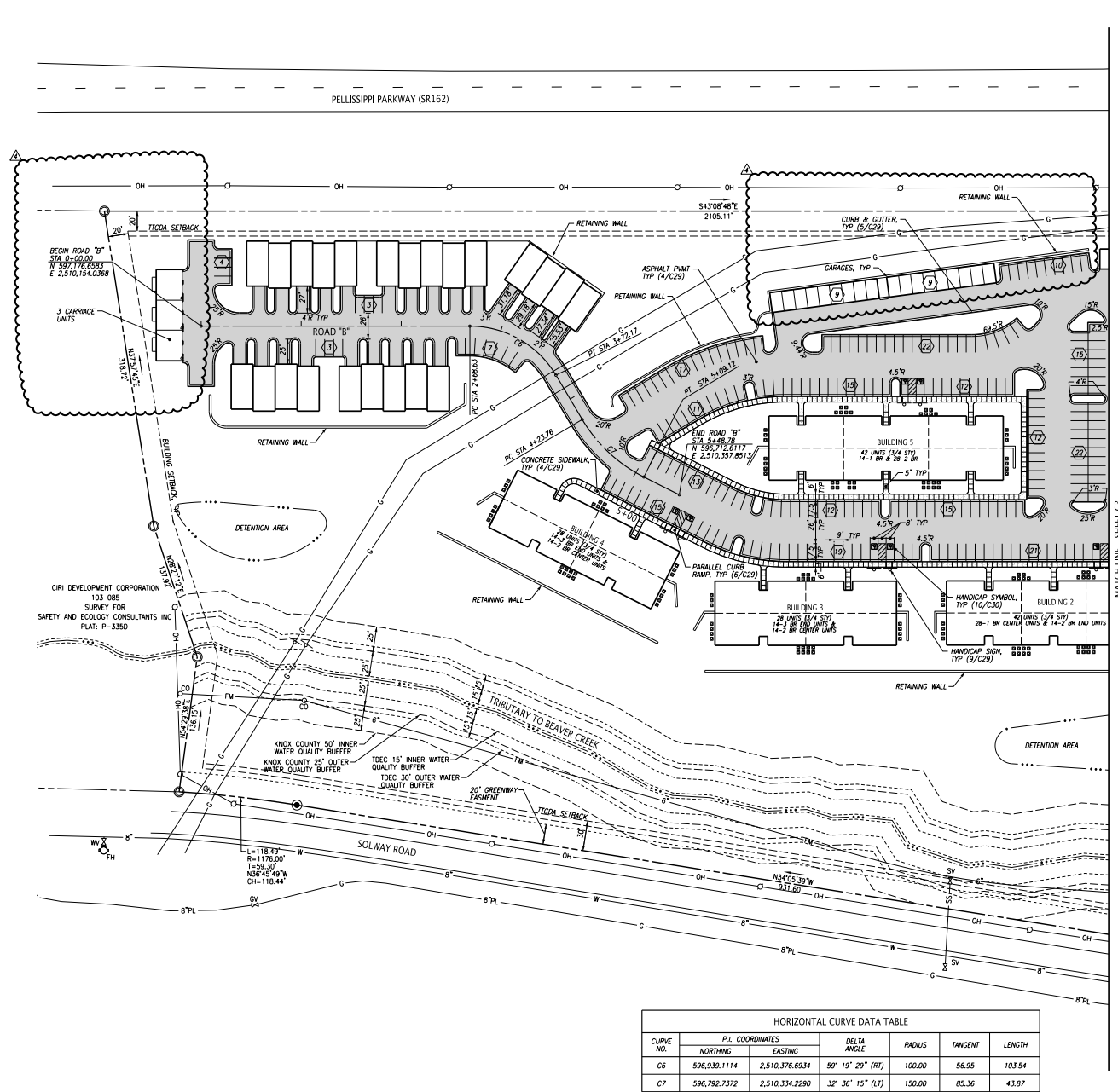
TTCCA SITE PLAN

NO.	REVISION/ISSUE	DATE
1	REV. FOR ADDED CARRIAGE UNITS	09/08/21
2	REV. FOR MECHANICAL UNITS & DAMPSTER	06/20/20
3	ISSUED FOR REVIEW	05/29/20

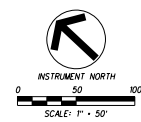
Project: 592.004
Date: 04/01/20
Scale: 1" = 100'

C1A

APPROVED BY:
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 9/24/2021
Administrative Review



CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C6	596,939.1114	2,510,376.6934	59° 19' 29" (RT)	100.00	56.95	103.54
C7	596,792.7372	2,510,334.2290	32° 36' 15" (LT)	150.00	85.36	43.87



- NOTES:**
1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC, DATED MAY 29, 2019.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 6. PROPERTY CONCERNED REFLECTS PARCELS 103.086 & 103.08001 AS SHOWN IN KNOX COUNTY CLT MAP 103. ZONING FOR THE PROPERTY IS OBT/DO OFFICE, MEDICAL AND RELATED SERVICES ZONE & TECHNOLOGY PARK OVERLAY DISTRICT. TOTAL AREA = ±40.86 AC. TOTAL DISTURBED AREA = ±28.36 AC.
 7. BUILDING SETBACKS ARE 25'-FT. IN FRONT, 15'-FT. ON SIDE AND 50'-FT. REAR, TDCA SETBACKS ARE 30'-FT. IN FRONT, 20'-FT. ON SIDE AND 20'-FT. ON REAR.
 8. RETAINING WALLS TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT. REFER TO HENRY'S PLANS FOR RETAINING WALL AND RAILING DETAILS. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 INCHES.
 9. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.
 10. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

PARKING SUMMARY

REQUIRED PARKING (158 UNITS)	
20 UNITS @ 1.5 SP/UNIT =	30
28 1-BR UNITS @ 1.5 SP/UNIT =	42
126 2/3-BR UNITS @ 1.5 SP/UNIT =	189
TOTAL REQUIRED PARKING =	261 SPACES
MAXIMUM ALLOWABLE PARKING =	133 SPACES
TOTAL PARKING PROVIDED	347
STANDARD SPACES (9'x18')	22
GARAGES	13
HANDICAP (VAN) SPACES	1
TOTAL	360 SPACES

PHASE	BLDG. NO.	UNIT TYPES				TOTAL UNITS
		1 BR	2 BR	3 BR	4 BR	
1	1	0	14	14	28	
	2	14	28	0	42	
	3	0	14	14	28	
	4	0	14	14	28	
	5	28	14	0	42	
TOWNHOMES		0	23	0	23	
CARRIAGE		6	0	0	6	
TOTALS		48	107	42	197	

LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED BUILDING SETBACK
- NUMBER OF PARKING SPACES
- (1/C2) DETAIL REF. (DETAIL NO./SHT. NO.)
- TYPICAL
- KNOX COUNTY STREAM BUFFER
- TDEC STREAM BUFFER

APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Meeting Date: 9/24/2021
 Administrative Review



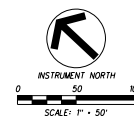
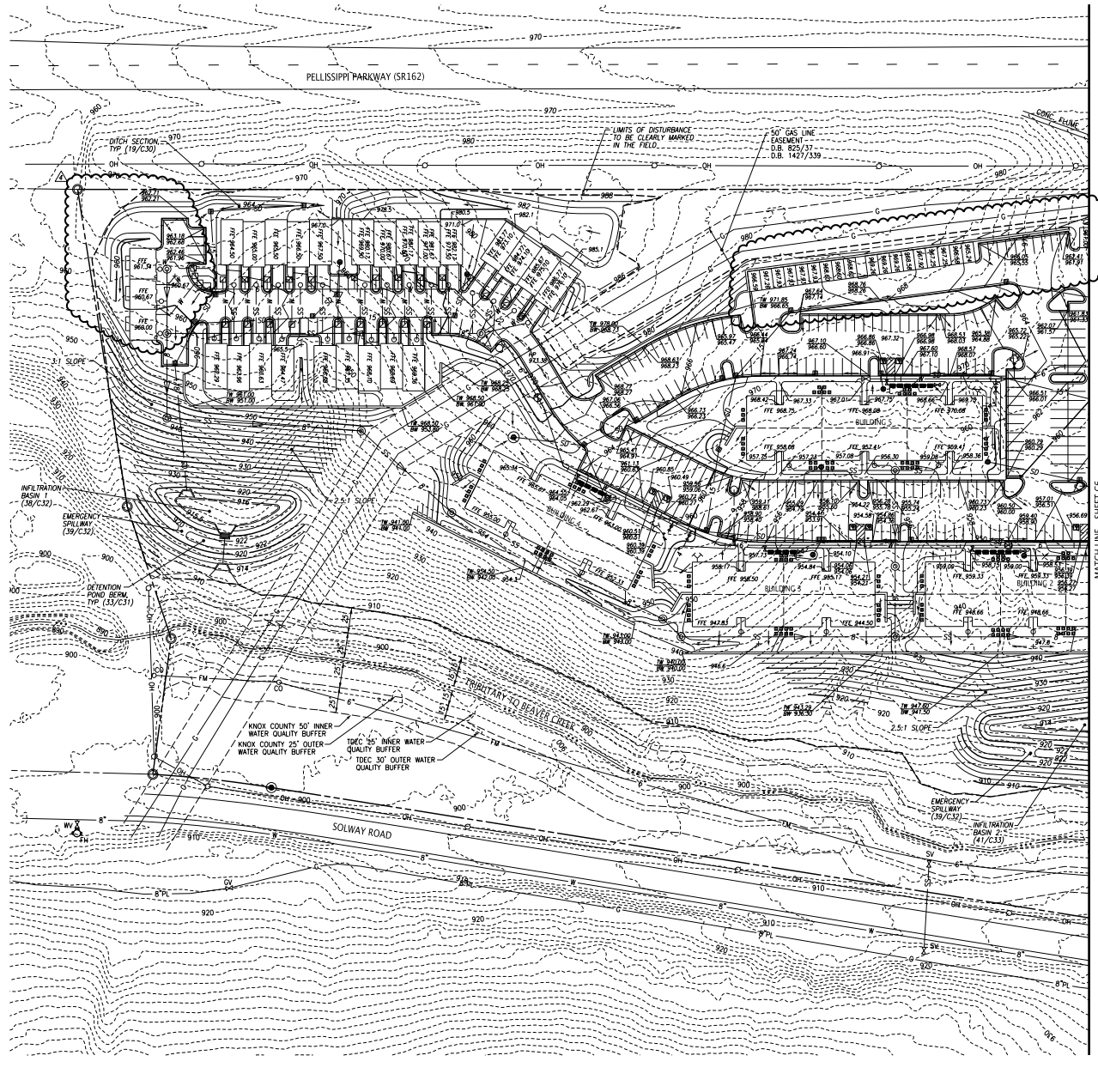
SOLWAY ROAD APARTMENTS
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 KNOXVILLE, TENNESSEE 37931

BALL HOMES, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY 40517
 CONTACT: D. RAY BALL, JR.
 TELEPHONE NO.: 855.288.1191

LAYOUT AND PAVING PLAN

NO.	DATE	BY	REVISION/ISSUE
1	09/08/21	HNU	ISSUED FOR CONSTRUCTION
2	09/08/21	CNC	REVISED BUILDINGS 2 & 5
3	09/08/21	WCF	REVISED BUILDINGS 2 & 5
4	09/08/21	WCF	REVISED TO ADD TOWNHOME PARKING
5	09/08/21	WCF	REVISED TO ADD TOWNHOME PARKING
6	09/08/21	WCF	ISSUED FOR CONSTRUCTION

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



GRADING NOTES:

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KOS MAPS.
2. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING 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 EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING. OFF-SITE BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL 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 SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
6. STOP TOPSOIL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT 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 CROSS-CROSS PATTERN (4 PASSES MIN.) AREAS TAKING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
8. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS WITH AN ENGINEERED FILL. TOOT NO. 57, OR TOOT NO. 67 STONE.
9. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL AND TRASH FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBARMENT.
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 PT. OH AND OL LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
12. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. UNLESS NOTED OTHERWISE, COMPACT EACH LAYER TO AT LEAST USE MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
13. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND 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 SITE FREE-DRAINING.
15. NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
16. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
17. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, 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 GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1', UNPAVED AREAS 0.1', SIDEWALKS 0.10', PAVEMENTS 0.04', AND BUILDINGS 0.04'.
19. SLOPES GREATER THAN 4:1 SLOPE 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 ENBRIDGE'S GAS UTILITY RIGHT-OF-WAY. EXISTING GAS UTILITY SHALL BE FIELD LOCATED, POTHOLED, AND CLEARLY MARKED IN THE FIELD. CONTACT: JOE HERBERT 865.539.3293 JOE.HERBERT@ENBRIDGE.COM

APPROVED BY:
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 9/24/2021
Administrative Review

LEGEND:

- | | |
|--------------|-----------------------------------|
| — 1020 — | PROPOSED CONTOUR |
| --- 1022 --- | EXISTING CONTOUR |
| ---- | PROPERTY LINE |
| + 19.46 | PROPOSED SPOT ELEVATION |
| → | SLOPE ARROW |
| (1/C2) | DETAIL REF. (DETAIL NO./SHT. NO.) |
| 52.18 | TOP CURB/TOP PWT. |
| 21.68 | TYPICAL |

FULGHUM
FM
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& ASSOCIATES, INC.
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SOLWAY ROAD APARTMENTS
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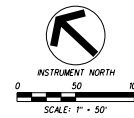
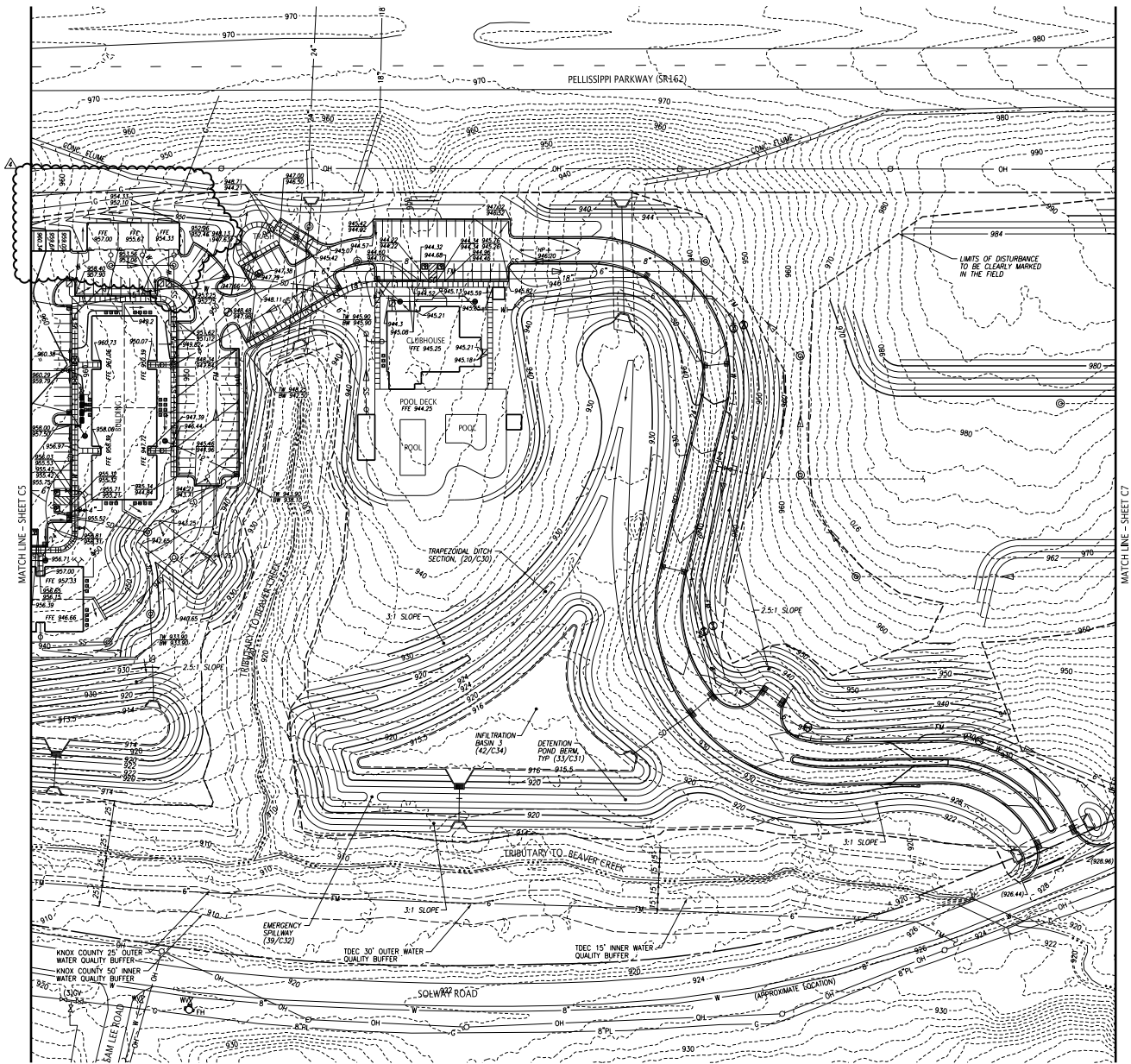
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GRADING PLAN

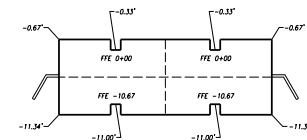
NO.	REVISION/ISSUE	DATE
1	ISSUED FOR CONSTRUCTION	04/01/2021
2	REVISED TOP CONSTRUCTION	04/01/2021
3	REVISED TOP CONSTRUCTION	04/01/2021
4	REVISED TOP CONSTRUCTION	04/01/2021
5	REVISED TOP CONSTRUCTION	04/01/2021
6	REVISED TOP CONSTRUCTION	04/01/2021
7	REVISED TOP CONSTRUCTION	04/01/2021
8	REVISED TOP CONSTRUCTION	04/01/2021
9	REVISED TOP CONSTRUCTION	04/01/2021
10	REVISED TOP CONSTRUCTION	04/01/2021

Project: 592.004
Date: 04/01/2021
Scale: 1"=50'

C5



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

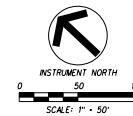
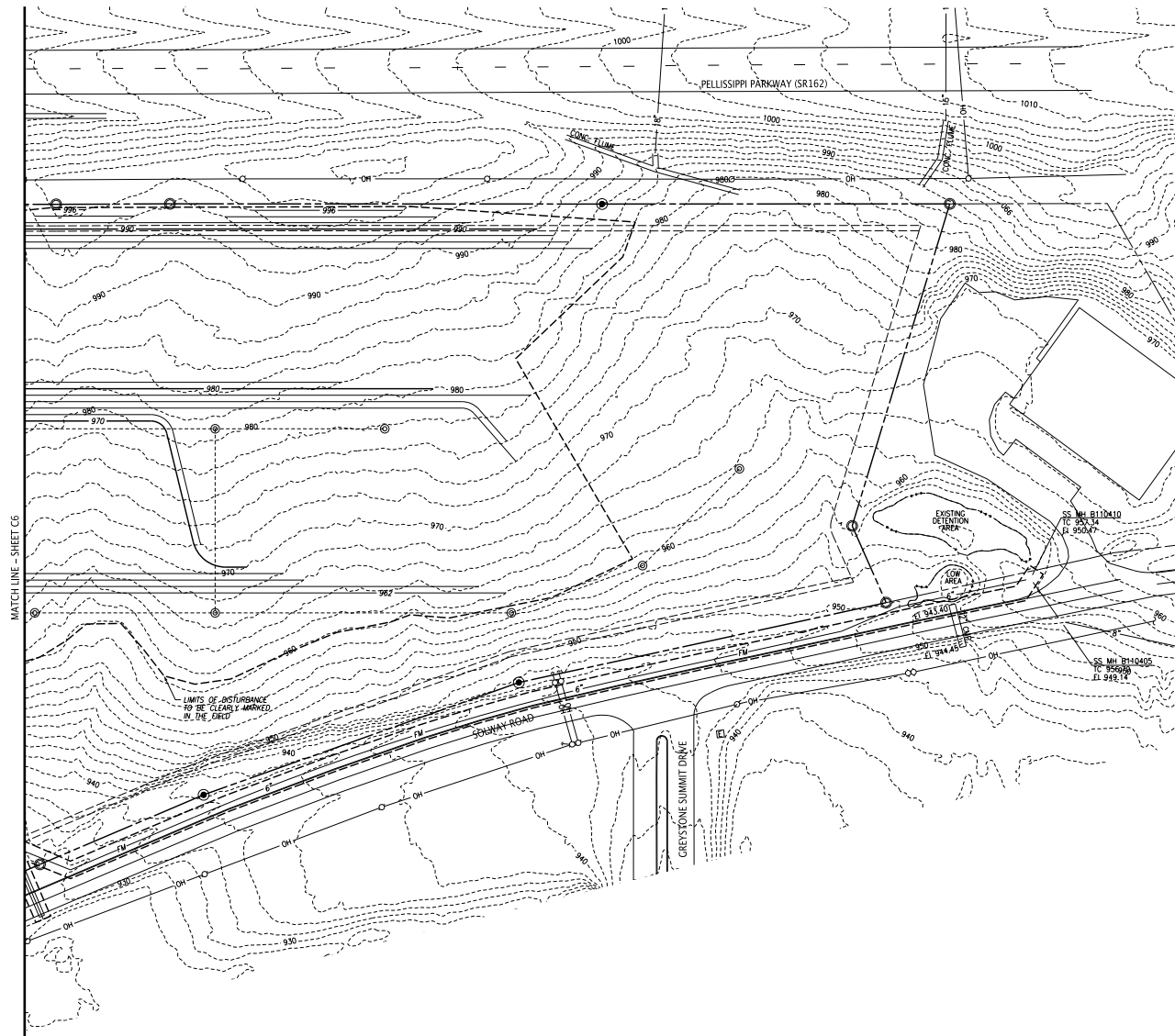


1
C6
TYPICAL BUILDING ELEVATIONS
N.T.S.

LEGEND:
— 1020 — PROPOSED CONTOUR
- - - 1022 - - - EXISTING CONTOUR
— — — PROPERTY LINE
+ 19.46 — PROPOSED SPOT ELEVATION
— SLOPE ARROW
(1/122) DETAIL REF. (DETAIL NO./SHT. NO.)
22.18
21.58
TYP TOP CURB/TOP PAVT.
TYP TYPICAL

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 9/24/2021
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Project	Sheet	Date
592.004	C6	04/01/20
Scale	1"=50'	



GRADING NOTES:

1. SEE SHEET C5 FOR GRADING NOTES.

LEGEND:

— 1020 —	PROPOSED CONTOUR
- - - 1022 - - -	EXISTING CONTOUR
- - -	PROPERTY LINE
+ 19.46	PROPOSED SPOT ELEVATION
—>	SLOPE ARROW
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP	TYPICAL

APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
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SOLWAY ROAD APARTMENTS
 SOLWAY ROAD
 KNOXVILLE, TENNESSEE 37931

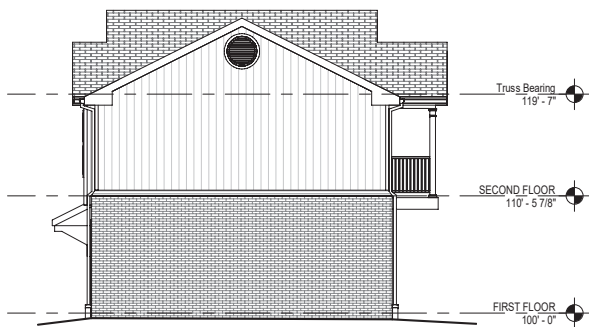
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 CONTACT: D. RAY BALL, JR.
 TELEPHONE NO.: 855.288.1191

GRADING PLAN

PROJECT NO.	ISSUED BY	DATE
592.004	CHC	05/29/20
PROJECT	ISSUED FOR	DATE
592.004	CONSTRUCTION	05/29/20
REVISION	DATE	BY
1	04/01/20	C7

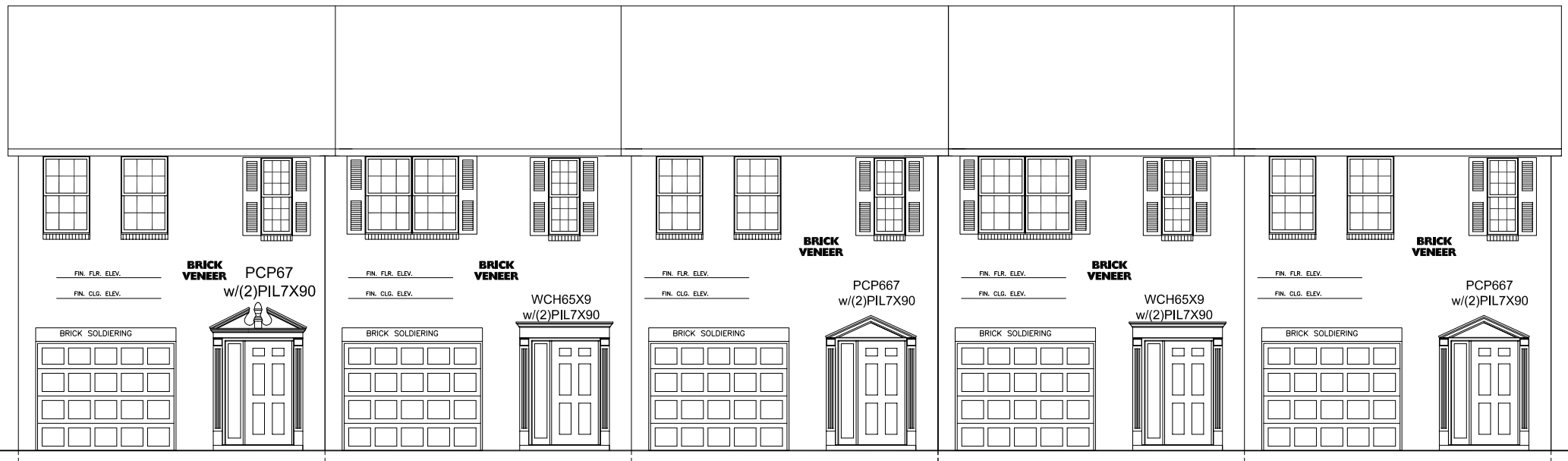


1 TOWNHOUSE FRONT ELEVATION-2
1/8" = 1'-0"



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TYPE 'G' TOWNHOMES

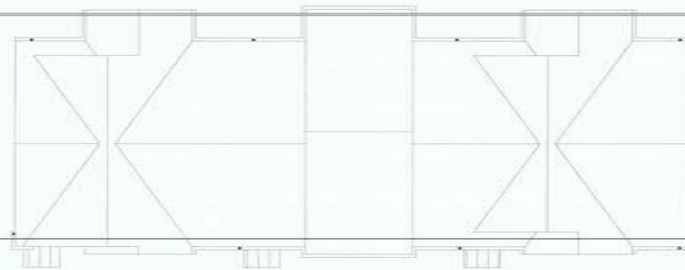


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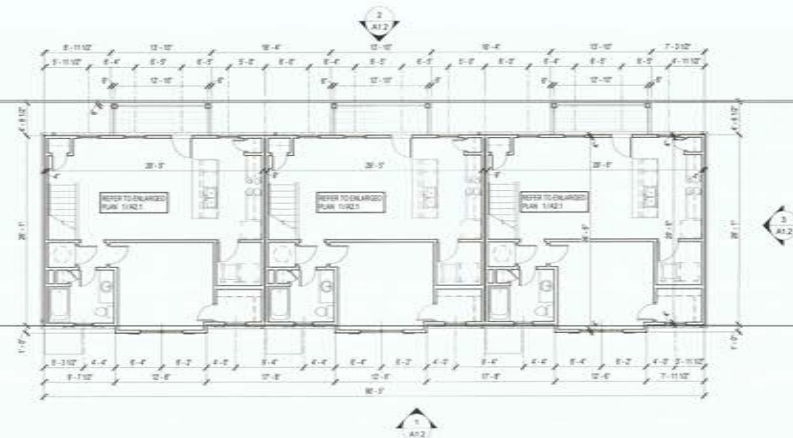
TYPE 'H' TOWNHOMES



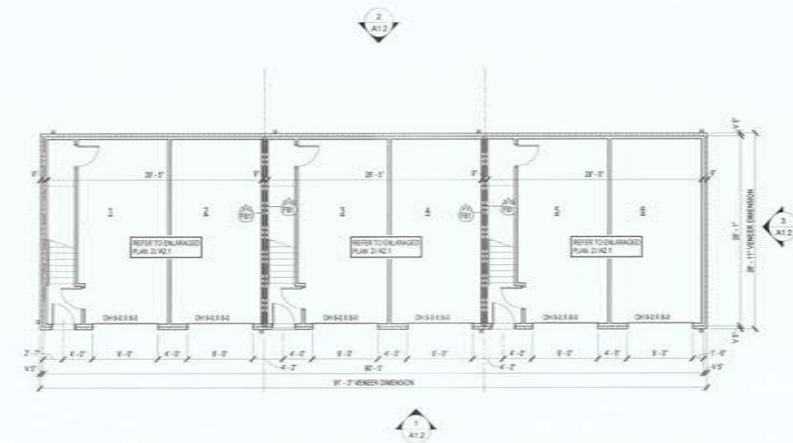
APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 9/24/2021
Administrative Review



3 TOWNHOUSE ROOF PLAN
1/8" = 1'-0"



1 TOWNHOUSE PLAN-2
1/8" = 1'-0"



2 TOWNHOUSE GARAGE PLAN
1/8" = 1'-0"

BUILDING PLAN GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF EXTERIOR SHEATHING, EXIST. SHEATHING, REFER TO STRUCTURAL JOINTS AND DIMENSIONS AT 1/8" TYPICAL.
2. VET = EXTERIOR FACE OF BRICK AT Y BEYOND FACE OF EXTERIOR SHEATHING.
3. REFER TO ELEVATIONS FOR VERTICAL EXTENT OF BRICK, STONE OR SCAM HENNER.
4. REFER TO STRUCTURAL DRAWINGS FOR NOTATIONS ON WOOD AND STEEL FRAMING COMPONENTS.
5. REFER TO CIVIL DRAWINGS BY OTHERS FOR SPECIFIC ELEVATIONS OF TOP OF SLAB AT FIRST FLOOR UNITS.
6. OWNERS OPTION TO PROVIDE RAINCOVERTING FOR INSURANCE PURPOSES. REFER TO DETAIL SHEET.

APPROVED BY
TENNESSEE TENNACIOUS CORP
DEVELOPMENT AUTHORITY
Meeting Date: 9/24/2021
Administrative Review

SHERMAN
CARTER
BARNHART
ARCHITECTS

THE CARLISLE
TOWNHOUSES
KNOXVILLE, TENNESSEE
FOR
RML CONSTRUCTION
LEXINGTON, KENTUCKY

TOWNHOUSE BUILDING PLANS

JOB NO.	2003.1
DATE	June 18, 2021
DRAWN	mp
CHECKED	—
COPYRIGHT © 2021 SHERMAN CARTER BARNHART ARCHITECTS	

REVISIONS		
No.	Description	Date

A1.1



- | | | |
|--|--|---|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input checked="" type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Ball Homes, LLC

PUBLISHED APPLICANT NAME - no individuals on behalf of -

September 16, 2021

November 8, 2021

11-A-21-TOA

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- ☐ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☐ SURVEYOR ☒ ENGINEER ☐ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

Mr. Christopher Golliher, P.E.

Fulghum MacIndoe & Associates, Inc.

NAME

COMPANY

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

ADDRESS

CITY

STATE

ZIP

865.690.6419

golliher@fulghummacindoe.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Carlisle Partners, LLC

3609 Walden Dr, Lexington KY

859.268.1191

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

2655 Andover Hill Way, Knoxville TN 37932

PROPERTY ADDRESS

103 086 and 09601

No

32.49 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- ☐ CITY ☒ COUNTY

East side of Solway Road across from Sam Lee Road

6th

GENERAL LOCATION

DISTRICT

OB/TO

MU-SD, NWCO-6 (Pellissippi State Community College/Beaver Creek)

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Vacant land (pending apartment complex, approved July 2020)

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- ☒ NEW CONSTRUCTION
☐ EXPANSION OR RENOVATION
☐ GRADING PLAN

- ☐ REZONING
☐ SIGNAGE
☐ ZONING VARIANCE

PLAN MATERIALS:

- ☒ DEVELOPMENT PLAN
☒ BUILDING ELEVATIONS
☒ FLOOR PLAN
☐ LANDSCAPE PLAN
☐ SIGNAGE PLAN
☐ OFF-STREET PARKING

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☒ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

☒ MINOR REVISIONS TO PREVIOUSLY APPROVED PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Transition from single garages to carriage buildings
(revision of previously approved plans with garages;
changing some of the garages to carriage houses)

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

☐ YARD SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☐ BUILDING SIGN

AREA: _____
HEIGHT: _____
FINISH: _____

☐ OTHER SIGN

AREA: _____
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

- ☐ TTCDA Checklist
☐ Property Owners/Option Holders

CODE

FEE

808

CODE

FEE

\$150.00

TOTAL

\$150.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.



APPLICATION AUTHORIZED BY

Owner

AFFILIATION

09/19/21

DATE

859.268.1191

PHONE NUMBER

BSTENHENS@BALTIMORE.COM

EMAIL



STAFF SIGNATURE

Michelle Portier

PRINT NAME

9/22/21 ek

DATE PAID

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

(Please sign in black or blue ink)

[illegible]