



# Certificate of Appropriateness For a Building Permit Administrative Review

On September 15, 2022, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Icon Apartment Homes, hereinafter referred to as the Applicant, on its application filed on September 15, 2022 with Application No. 11-B-22-TOA, this Certificate of Appropriateness for the following described property, 10801 Austrian Way / Parcel ID 118 04901. 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 15, 2022, 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: 9/15/2022

COA expiration date (3 years): 9/14/2025

# Report of Staff Recommendation

## Administrative Review

File No.: 11-B-22-TOA

**Applicant:** ICON APARTMENT HOMES

**Request:** BUILDING PERMIT

**Meeting Date:** 12/5/2022

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**Address:** 10801 Austrian Way

**Map/Parcel Number:** 118 04901

**Location:** West side of Lovell Rd., north of Terrapin Station Rd

**Existing Zoning:** OB (Office, Medical, and Related Services) with the TO (Technology Overlay) zone on part of the property

**Proposed Zoning:** N/A

**Existing Land Use:** Vacant land

**Proposed Land Use:** Apartment complex

**Appx. Size of Tract:** 21.43 acres

**Accessibility:** Access is via Lovell Road, a minor arterial owned by TDOT, with a pavement width of 82-feet within a right-of-way width of 100-ft.

**Surrounding Zoning and Land Uses:**

North: OB (Office, Medical and Related Services), A (Agricultural) & TO (Technology Overlay) - Single family detached residences

South: CB (Business and Manufacturing) / TO (Technology Overlay) - Single family residence, small office buildings, and a mobile home park

East: OB (Office, Medical and Related Services), RA (Low Density Residential), A (Agricultural) & TO (Technology Overlay) - Single family detached residences

West: PR (Planned Residential) up to 3 du/ac / TO (Technology Overlay) - Single family detached residences

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**Comments:**

- 1) The applicant requested approval of minor revisions to plans for an apartment complex approved in June 2022 (Case 6-B-22-TOB). The proposed revisions reduced the total number of units approved from 315 to 307. Since the proposed change included a reduction and not an increase, and since there were no substantial changes to the site layout or building aesthetics, the modifications were approved administratively.
- 2) The site has been replatted since the TTCDA approval, with the subject parcel subdivided out of the larger property that fronted Road. The new parcel housing the apartment complex is a flag lot comprising 21.43 acres.
- 3) Proposed modifications consisted of the following:
  - a) Buildings 13 and 14 were rotated on the plan 90 degrees so that the long orientation of the buildings no longer face abutting single-family homes.
  - b) Buildings 7 and 8 no longer included basements, reducing the number of units in each building by 4.
- 4) No changes were otherwise made to the floor plans, building footprints, signage, landscape plans, or lighting plans, so these elements remain in compliance with the TTCDA Guidelines.

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**Design Guideline Conformity:** This request is in compliance with the TTCDA Design Guidelines

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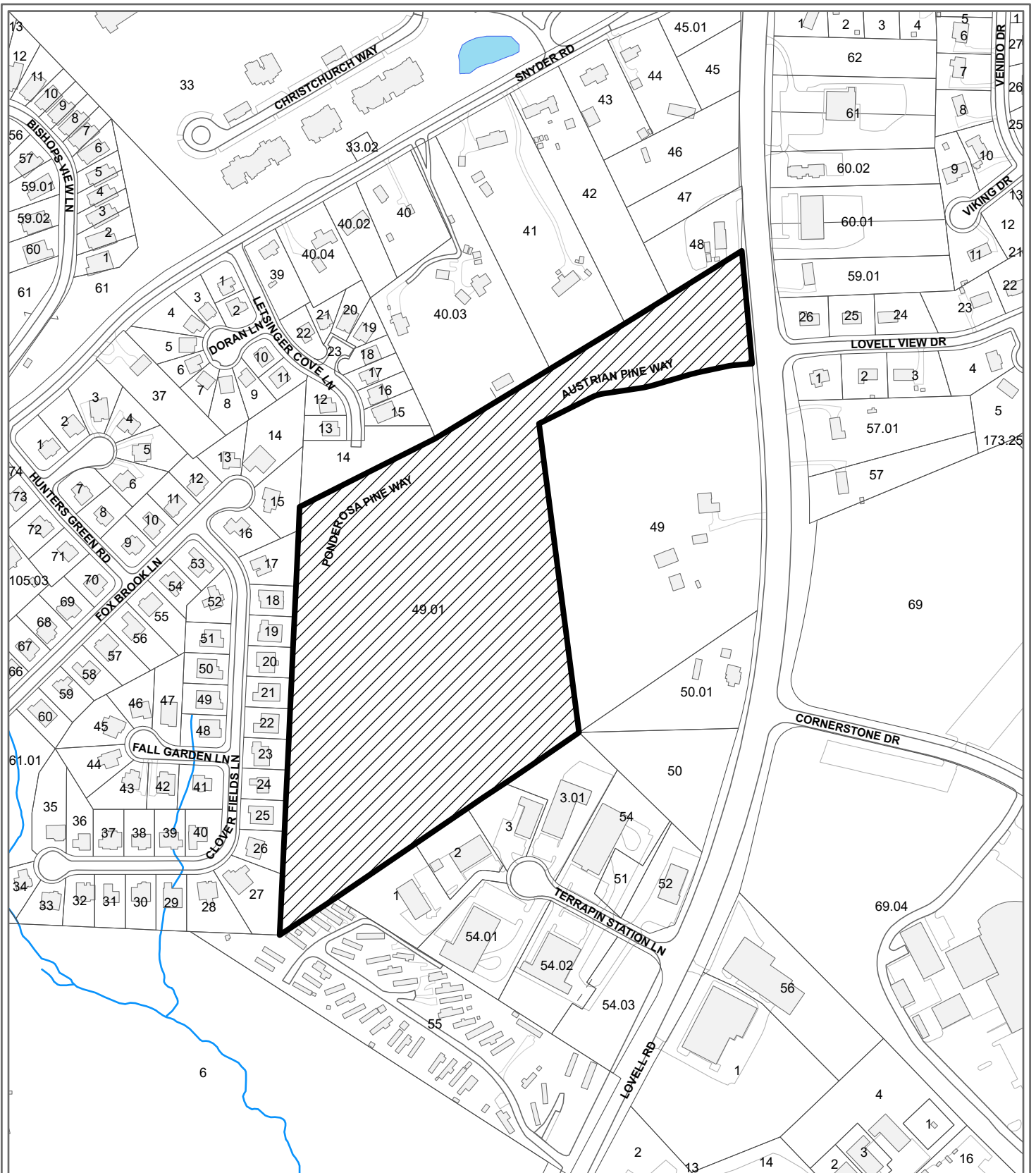
**Waivers and Variances**    N/A  
**Requested:**

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**Staff Recommendation:**

APPLICATION APPROVED September 15, 2022, 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-B-22-TOA  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit

Original Print Date: 10/13/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Icon Apartment Homes

Map No: 118  
Jurisdiction: County

0      370  
Feet



# ICON APARTMENT HOMES AT LOVELL ROAD

## REVISED DEVELOPMENT PLAN NOTES

MPC FILE 6-D-22-UR WAS APPROVED 6-9-2022  
TTTDA FILE 6-B-22-TOB WAS APPROVED 6-22-2022  
NOTE THAT THE TTTDA MEETING WAS POSTPONED  
FROM 6-6-2022

REASON FOR CHANGES: AFTER THE MPC MEETING ON 6-9-22, THE OWNER MET WITH HOMEOWNERS FROM THE HUNTER ESTATES SUBDIVISION THAT HAD COME TO THE MEETING TO EXPRESS CONCERNS ABOUT THE ORIENTATION OF BUILDING #14, WHICH WAS ALIGNED WITH THE WESTERN PROPERTY LINE SUCH THAT THERE COULD BE A LOSS OF PRIVACY DUE TO APARTMENT BUILDING BALCONIES OVERLOOKING THE HOMEOWNERS' REAR YARDS. BECAUSE OF THESE PRIVACY CONCERNS, THE OWNER HAS DIRECTED A REVISION TO THE APPROVED PLAN THAT ROTATES BUILDING #14 90° SUCH THAT THE RECESSED BALCONIES ARE NOT OVERLOOKING THE HOMEOWNERS' REAR YARDS. THESE REVISIONS ARE ALL IN THE NORTHWEST AREA OF THE SITE.

BUILDING 13 HAS ALSO BEEN ROTATED 90°. NO UNITS HAVE BEEN ADDED TO THE DEVELOPMENT PLAN. THE DOG PARK AREA IS REDESIGNED AND THE ELECTRICAL/PHOTOMETRIC AND LANDSCAPING PLANS HAVE BEEN REVISED.

NOTE THAT BUILDINGS 07 AND 09 ARE ALSO REVISED TO REMOVE THE BASEMENTS. THIS RESULTS IN THE REMOVAL OF 4 UNITS FROM EACH BUILDING AND A REDUCTION IN TOTAL UNIT COUNT FROM 315 TO 307.

THERE ARE NO CHANGES TO THE ARCHITECTURAL FLOOR PLANS OR RENDERINGS.

AFTER THE DEVELOPMENT PLAN WAS APPROVED IN JUNE, THE OWNER CREATED A NEW BUSINESS ENTITY TO CARRY THE PROJECT FORWARD. THE ORIGINAL TTTDA AND UOR APPLICANT WAS "BRAXTON DEVELOPMENT II LLC". THE NEW ENTITY IS "ICON APTS LOVELL, LLC"

NOTE THAT THE APPROVED PLAN HAS BEEN PROCESSED BY THE MPC ADDRESSING OFFICE AND A NEW ADDRESS HAS BEEN CREATED. ALSO, THE SUBJECT PROPERTY HAS BEEN SUBDIVIDED FROM THE PARENT TRACT AS CONTEMPLATED IN THE APPROVED DEVELOPMENT PLAN, WHICH HAS RESULTED IN A NEW PARCEL ID. THE NEW ADDRESS AND PARCEL ID ARE SHOWN ON THIS COVER AND THE TITLE BLOCK ON THE CERTIFIED SITE PLAN.

## ICON APTS LOVELL, LLC

PO BOX 11890  
BOZEMAN, MT 59719  
409.582.8100

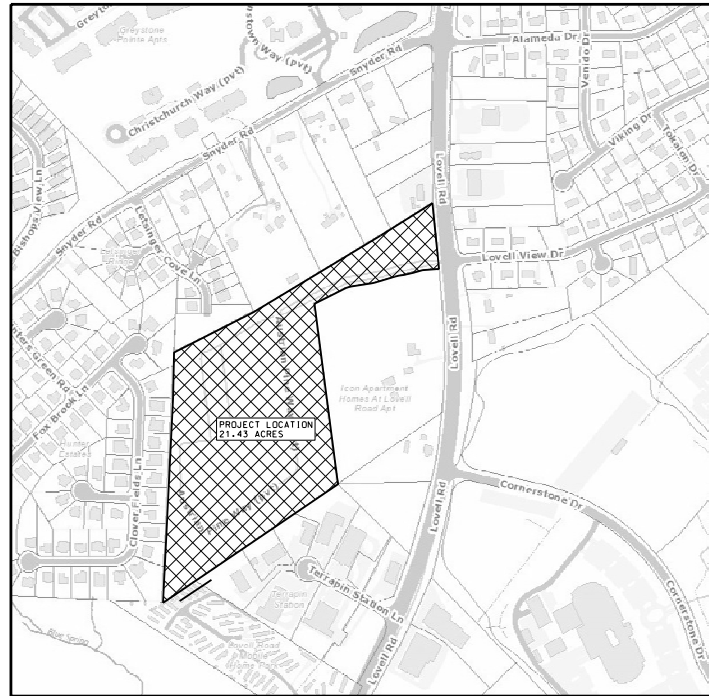
PREPARED BY:



1815 NANTASKET ROAD  
KNOXVILLE, TN 37922  
NATHAN SILVUS, P.E.  
(865) 414-0524

MPC FILE NO 6-D-22-UR

TTTDA FILE NO 6-B-22-TOB



LOCATION MAP  
(NOT TO SCALE)

PARENT PARCEL ID: 118-04901 AREA: 21.43 ACRES DISTRICT: 6  
KGIS ADDRESS: 10801 AUSTRIAN PINE WAY, KNOXVILLE, TN 37932  
GOVERNED BY KNOX COUNTY TENNESSEE  
(NOT WITHIN LIMITS OF CITY OF KNOXVILLE OR TOWN OF FARRAGUT)  
PRINTED: 09-01-2022

THESE PLANS SUPERSEDE ALL  
VERSIONS DATED PRIOR TO 09-01-2022

## CONTENTS

SCALE	TITLE
--	C0.0 COVER (REV 09-01-2022)
100	C1.1 PROJECT OVERVIEW (REV 09-01-2022)
50	C3.1 LAYOUT EAST (REV 09-01-2022)
50	C3.2 LAYOUT WEST (REV 09-01-2022)
--	C3.8 ADDRESSING (REV 09-01-2022)
50	C4.1 GRADING EAST (REV 09-01-2022)
50	C4.2 GRADING WEST (REV 09-01-2022)
100	C9.1 ROADWAY PROFILES (REV 09-01-2022)
	A-1 BUILDING A ELEVATIONS
	A-2 BUILDING B ELEVATIONS
	A-3 BUILDING B ELEVATIONS
	A-4 BUILDING C ELEVATIONS
	A-5 BUILDING C ELEVATIONS
	A-6 BUILDING A FLOOR PLANS
	A-7 BUILDING B FLOOR PLANS
	A-8 BUILDING C FLOOR PLANS
	A-9 CLUBHOUSE ELEVATIONS
	A-10 CLUBHOUSE PLANS
	A-11 MAINTENANCE ELEVATIONS AND PLANS
	A-12 TRASH ENCLOSURE ELEVATIONS AND PLANS
	A-13 BUILDING A RENDERED ELEVATION
	A-14 BUILDING B RENDERED ELEVATION
	A-15 BUILDING C RENDERED ELEVATION
	A-16 CLUBHOUSE RENDERED ELEVATION
	A-17 CLUBHOUSE RENDERED ELEVATION
	A-18 MAINTENANCE RENDERED ELEVATION
	LP001 LANDSCAPE NOTES (REV 09-01-2022)
	LP100 OVERALL LANDSCAPE PLAN (REV 09-01-2022)
	LP101 LANDSCAPE PLAN (REV 09-01-2022)
	LP102 LANDSCAPE PLAN (REV 09-01-2022)
	LP103 LANDSCAPE PLAN (REV 09-01-2022)
	LP104 LANDSCAPE PLAN (REV 09-01-2022)
	LP105 LANDSCAPE PLAN (REV 09-01-2022)
	LP106 LANDSCAPE PLAN - ILLUSTRATION (REV 09-01-2022)
	LP501 LANDSCAPE DETAILS (REV 09-01-2022)
	LP502 ENTRANCE SIGN (REV 09-01-2022)
	E-100 ELECTRICAL SITE PLAN (REV 09-01-2022)
	E-101 PHOTOMETRIC SITE PLAN (REV 09-01-2022)
	E-102 ELECTRICAL DETAILS (REV 09-01-2022)
	E-103 FIXTURE SPECIFICATIONS (REV 09-01-2022)

**DRAFT**  
NOT FOR CONSTRUCTION

Planning  
PLAN REVIEW CERTIFICATION  
Plan Approved: [Signature] Date: 9/14/2022  
Zoning: DB & OB/TD  
Planning File #: 6-D-22-UR REV.

APPROVED BY:  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



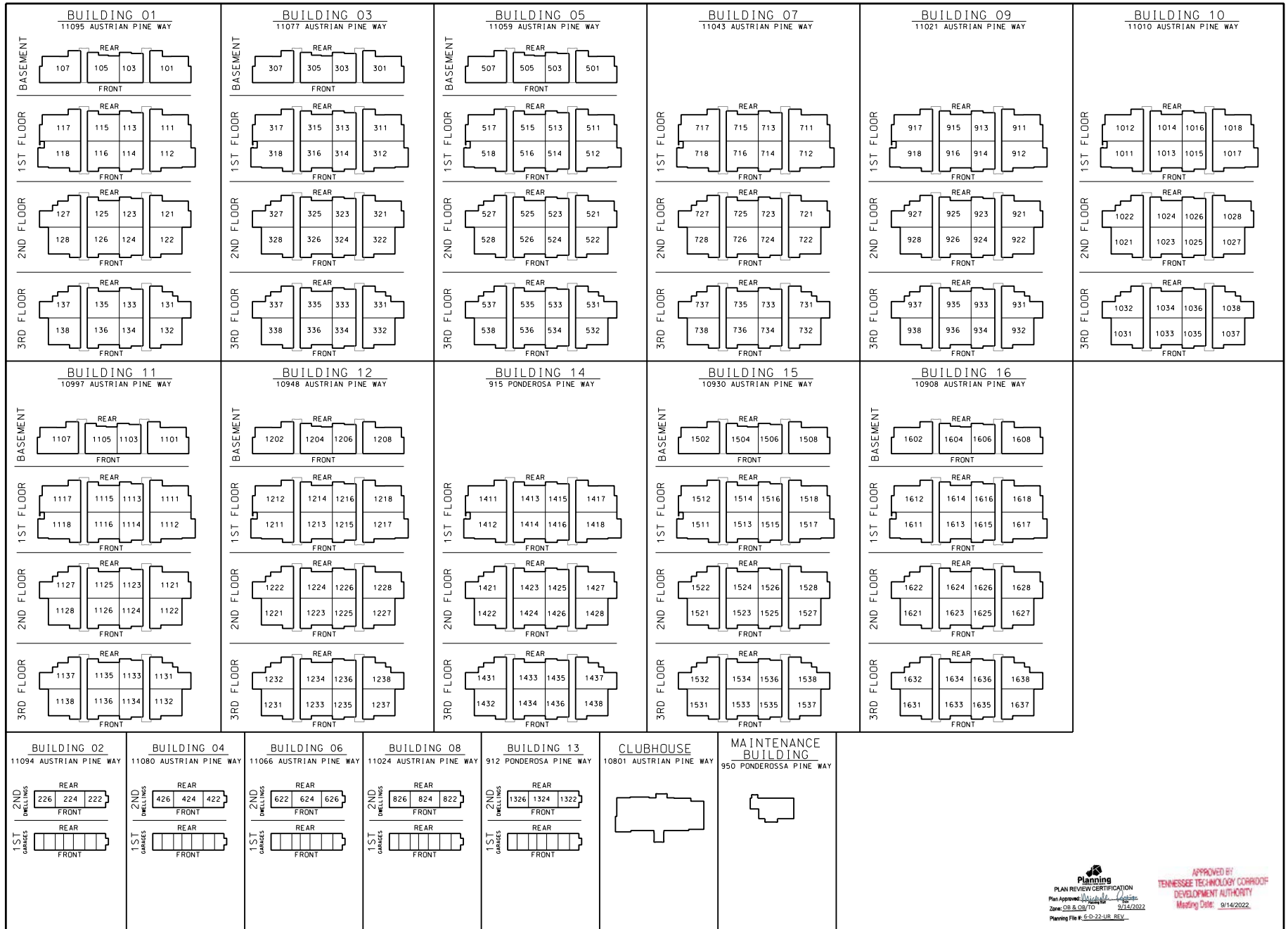












PROJECT		REVISIONS		DATE	
ICON APTS LOVELL LLC					
100 N. 11th St. BOZEMAN, MT 59719					
4057-5282-9100					
PARCEL: 101, 118-3490, DISTRICT 6 - 1.46 ACRES					
ENGINEER		SEER		NATHAN SILVER P.E. 100 NANTUCKET ROAD KNOXVILLE, TN 37902 615.628.1100	
DRAFT		ONLY		PLANNING USE TTCPA FILE: 6-0-23-108 MPC FILE: 6-0-23-108	
DATE: 09-01-2022		C3.8		ADDRESSING	

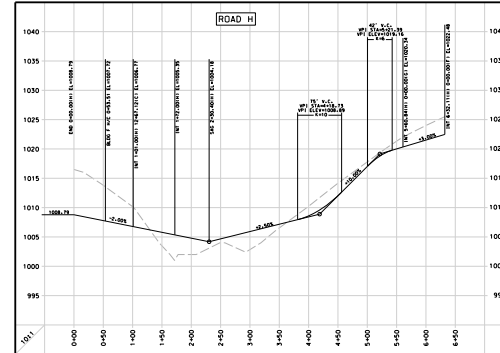
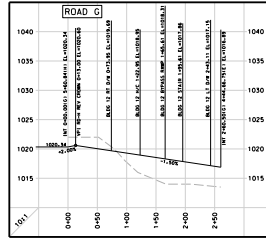
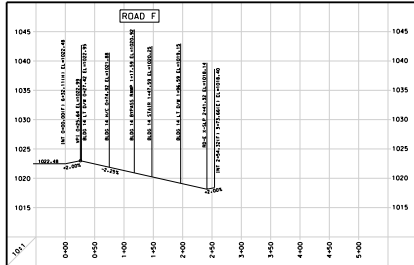
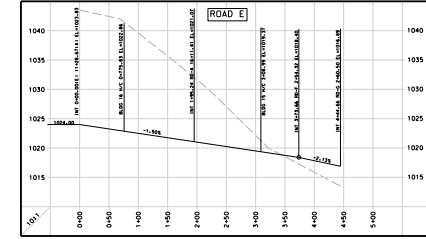
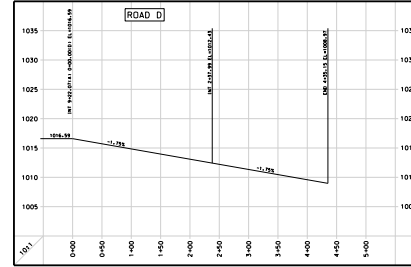
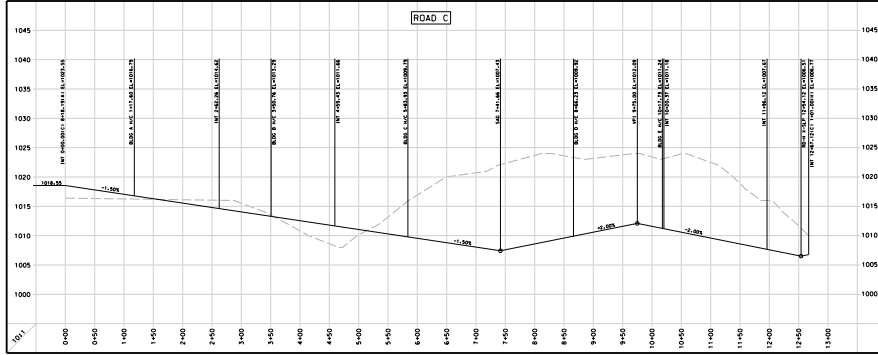
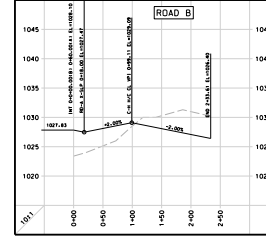
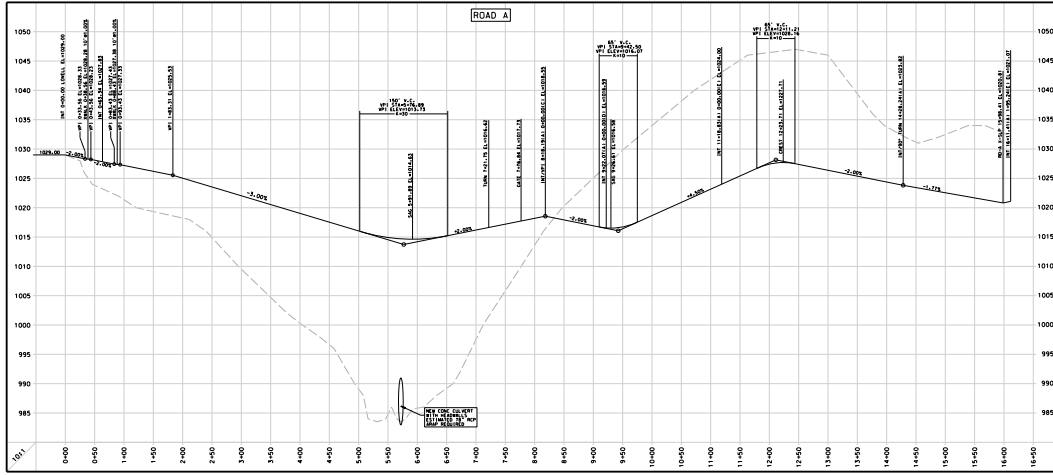
PLAN REVIEW CERTIFICATION
   
 Plan Approved: 10/14/2022
  
 Zone: C3 & C3-10
   
 Planning File #: 6-0-23-JR\_REV\_

APPROVED BY  
 TENNESSEE TECHNOLOGY CORRIDOR  
 DEVELOPMENT AUTHORITY  
 Meeting Date: 9/14/2022









Planning  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Date: 08/08/2022  
Planning File #: 6-D-22-UB REV

APPROVED BY  
TENNESSEE TECHNOLOGY CORROOF  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022

NO.	REVISIONS	DATE

**ICON APARTMENT HOMES AT LOVELL ROAD**  
NATHAN SILVER LLC  
100 N. NANTARSET ROAD  
KNOXVILLE, TN 37902  
PARCEL: 001-118-0490 DISTRICT: 6 ACRES: 2.143

**ICON APTS LOVELL LLC**  
100 N. NANTARSET ROAD  
BOZEMAN, MT 59719  
409.582.9100

ENGINEER  
**SEE**  
SILVER ENGINEERING CONSULTING  
NATHAN SILVER LLC  
100 NANTARSET ROAD  
KNOXVILLE, TN 37902  
BLAGOGEN

**DRAFT**  
PLANNING USE ONLY  
TTCPA FILE: 6-D-22-UB  
MPC FILE: 6-D-22-UB

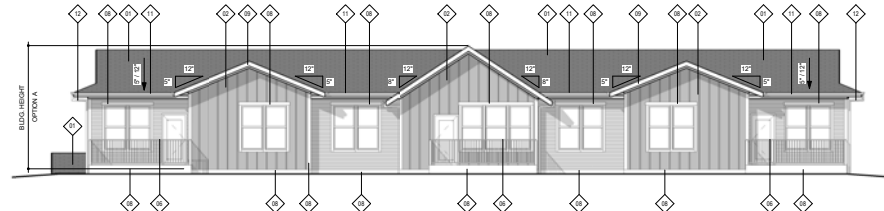
DATE: 09-01-2022  
SHEET: **C9.1**  
ROAD PROFILES

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

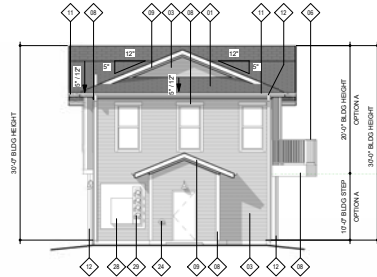
KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING, 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
04	DECORATIVE VINYL BALUS
05	DECORATIVE PAINT BRICKS
06	CEMENTITIOUS TBM - SHERWIN WILLIAMS SW7019 KESTREL WHITE
07	COLOR MATCHED ROCK BOARD - SHERWIN WILLIAMS SW7019 KESTREL WHITE
08	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7019 KESTREL WHITE
09	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7019 KESTREL WHITE
10	OVERHEAD GARAGE DOOR
11	FIRE DEPARTMENT CONNECTION
12	ELECTRICAL PANEL
13	ELECTRICAL METERS



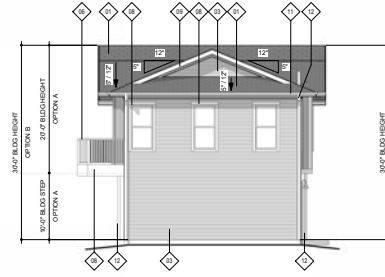
**3 REAR ELEVATION - BUILDING TYPE A - OPTION B**  
1/8" = 1'-0"



**2 REAR ELEVATION - BUILDING TYPE A - OPTION A**  
1/8" = 1'-0"



**5 RIGHT ELEVATION - BUILDING TYPE A**  
1/8" = 1'-0"



**4 LEFT ELEVATION - BUILDING TYPE A**  
1/8" = 1'-0"

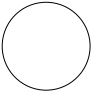


**1 FRONT ELEVATION - BUILDING TYPE A**  
1/8" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD  
10333 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
BOZEMAN, MT 59718  
OFFICE: 406.582.8100  
FAX: 406.582.8108

**KEPHART**  
community • planning • architecture  
2013 W ALABAMA STREET  
DENVER, COLORADO 80202  
www.kephart.com



DATE:  
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER  
BLDG A - ELEVATIONS

DRAWING NUMBER

**A-1**



DATE:  
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER  
BLOD B - ELEVATIONS

DRAWING NUMBER

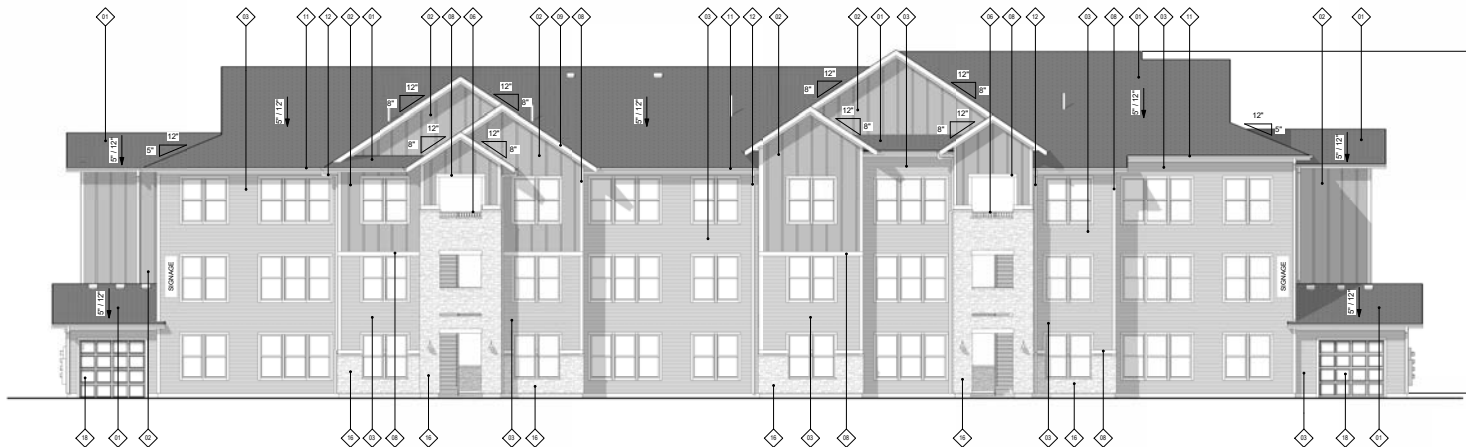
**A-2**

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
04	DECORATIVE TRIM, PAINTING
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7518 KESTREL WHITE
06	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7518 KESTREL WHITE
07	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7518 KESTREL WHITE
08	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7518 KESTREL WHITE
09	CEMENTITIOUS FENCE - SHERWIN WILLIAMS SW7518 KESTREL WHITE
10	ADHERED MASONRY VENEER
11	OVERHEAD GARAGE DOOR
12	FIRE DEPARTMENT CONNECTION
13	ELECTRICAL PANEL
14	ELECTRICAL METERS



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



**1 FRONT ELEVATION - BUILDING TYPE B**  
1/8" = 1'-0"

**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Zone: DB 5.08/70  
9/14/2022  
Planning File #: E-D-22-JR\_REV

APPROVED BY  
TENNESSEE TECHNOLOGY CORROOF  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



4/27/2024 11:03:04 AM C:\Users\jgoff\OneDrive\Documents\Projects\144000000\_144

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
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06	DECORATIVE TRIM, MILLING
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
09	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7016 KEISTREL WHITE
11	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
12	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
13	CEMENTITIOUS FENCE - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
14	ADHERED MASONRY VENEER
15	OVERHEAD GARAGE DOOR
24	FIRE DEPARTMENT CONNECTION
29	ELECTRICAL PANEL
29	ELECTRICAL METERS



2 RIGHT ELEVATION - BUILDING TYPE B  
1/8" = 1'-0"



1 LEFT ELEVATION - BUILDING TYPE B  
1/8" = 1'-0"

**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors  
244 North College Avenue #130  
Fort Collins, Colorado 80524  
P 970.499.3414  
www.norris-design.com

ICON APARTMENT HOMES AT LOVELL ROAD  
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OWNER:  
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**KEPHART**  
community • planning • architecture  
2015 WALNUT STREET  
DENVER, COLORADO 80202  
www.kephart.com

DATE:  
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER  
BLOGB - ELEVATIONS

DRAWING NUMBER

A-3

**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Date: 08.16.2022  
Drawing File #: 5-D-22-UB\_REV

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022

MATERIAL LEGEND	
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05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7018 KEISTREL WHITE
06	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS SW7016 KEISTREL WHITE
07	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7014 KEISTREL WHITE
08	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7014 KEISTREL WHITE
09	CEMENTITIOUS FENCE - SHERWIN WILLIAMS SW7016 KEISTREL WHITE
10	ADHERED MASONRY VENEER
11	OVERHEAD GARAGE DOOR
12	FIRE DEPARTMENT CONNECTION
13	ELECTRICAL PANEL
14	ELECTRICAL METERS



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

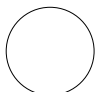


1 FRONT ELEVATION - BUILDING TYPE C  
1/8" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD  
10333 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
BOZEMAN, MT 59718  
OFFICE: 406.582.8100  
FAX: 406.582.8108

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NO.	DATE

SHEET NUMBER  
BLOC C - ELEVATIONS

DRAWING NUMBER

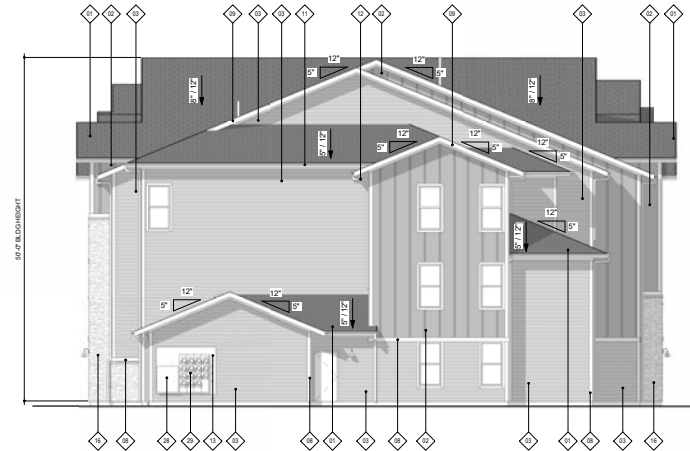
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**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Zone: CB & CB/TO  
Planning File #: S-D-22-418\_REV

APPROVED BY:  
TENNESSEE TECHNOLOGY CORROOF  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (BW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS BW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING 7" EXPOSURE - SHERWIN WILLIAMS BW7019 GAUNTLET GRAY
06	DECORATIVE TRIM, MILLING
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS BW7018 KEISTREL WHITE
09	CEMENTITIOUS FAUX BOARD - SHERWIN WILLIAMS BW7016 KEISTREL WHITE
11	PRE MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS BW7018 KEISTREL WHITE
12	PRE MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS BW7018 KEISTREL WHITE
13	CEMENTITIOUS FENCE - SHERWIN WILLIAMS BW7018 KEISTREL WHITE
15	ADHERED MASONRY VENEER
19	OVERHEAD GARAGE DOOR
24	FIRE DEPARTMENT CONNECTION
25	ELECTRICAL PANEL
29	ELECTRICAL METERS



② RIGHT ELEVATION - BUILDING TYPE C  
1/8" = 1'-0"



① LEFT ELEVATION - BUILDING TYPE C  
1/8" = 1'-0"

**NORRIS DESIGN**  
Planning | Landscape Architecture | Building

244 North College Avenue #130  
Fort Collins, Colorado 80524  
P: 970.499.3414  
www.norris-design.com

ICON APARTMENT HOMES AT LOVELL ROAD  
1033 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
BOZEMAN, MT 59718  
OFFICE: 406.582.8100  
FAX: 406.582.8108

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REVISIONS	
NO.	DATE

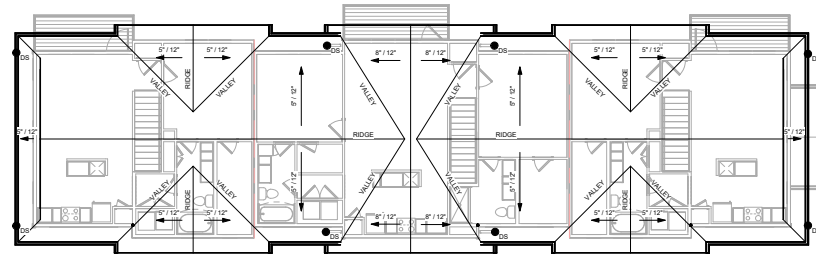
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BLOG C - ELEVATIONS

DRAWING NUMBER

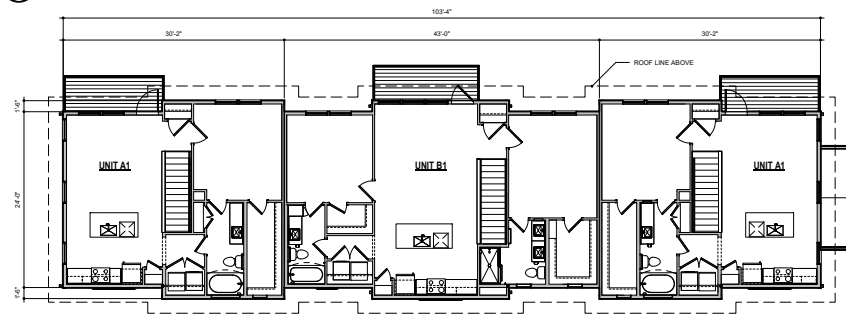
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**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Date: 08.16.2022  
Planning File #: S-D-22-18\_REV

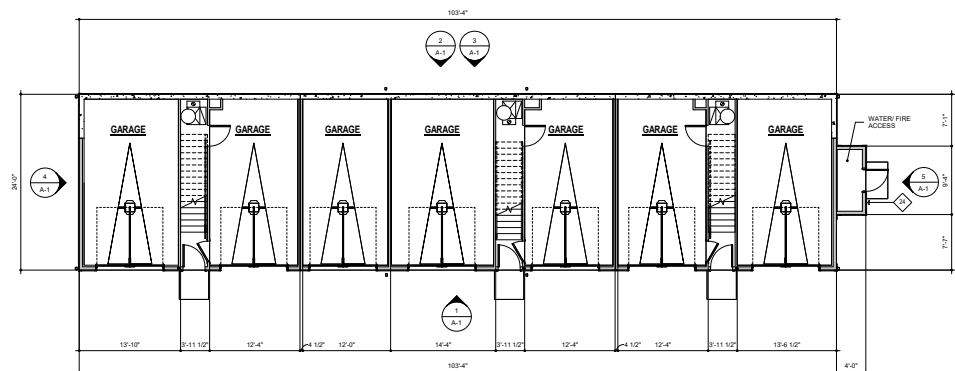
APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



3 ROOF - BUILDING TYPE A  
1/8" = 1'-0"



2 LEVEL 2- BUILDING TYPE A  
1/8" = 1'-0"

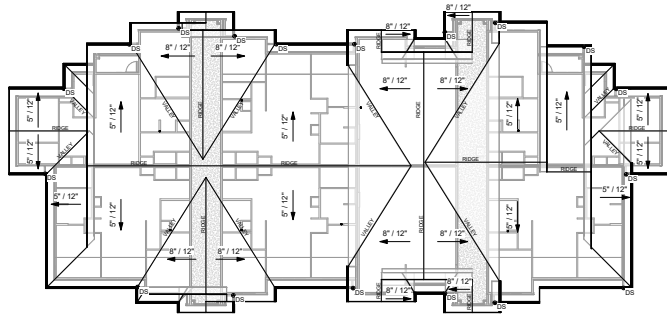


1 LEVEL 1- BUILDING TYPE A  
1/8" = 1'-0"

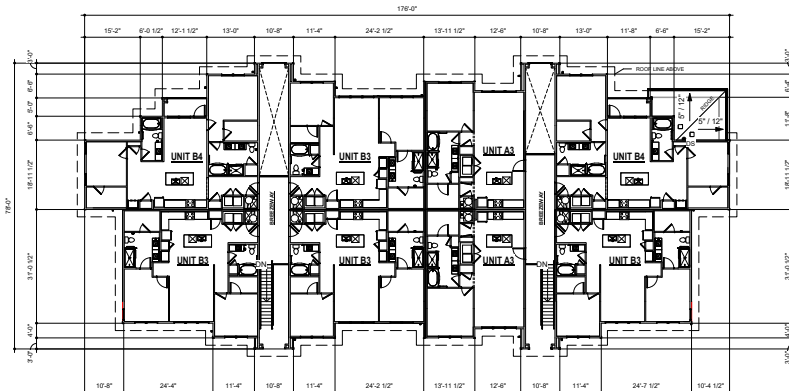
  
**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: Michelle Davis  
Zone: OB & OB/TO Date: 9/14/2022  
Planning File #: 6-D-22-UR\_REV

APPROVED BY:  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022

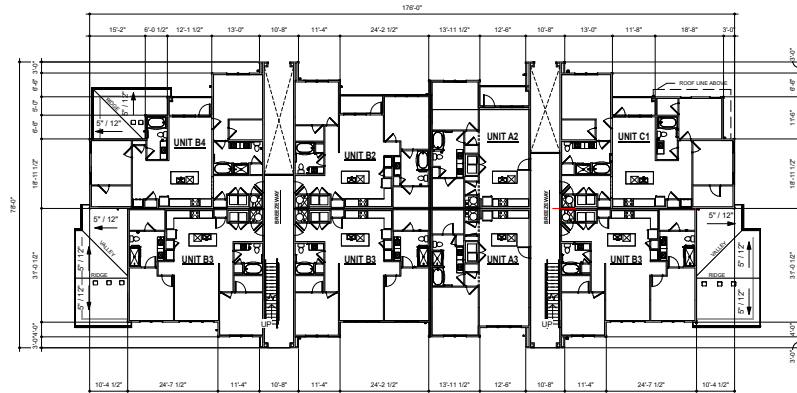




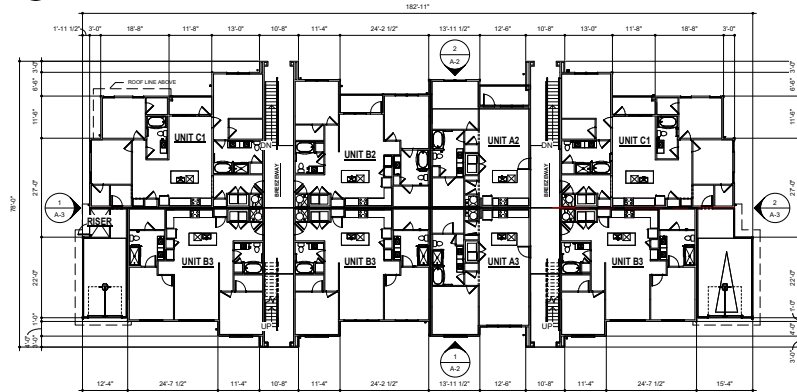
5 ROOF LEVEL - BUILDING TYPE B  
1/16" = 1'-0"



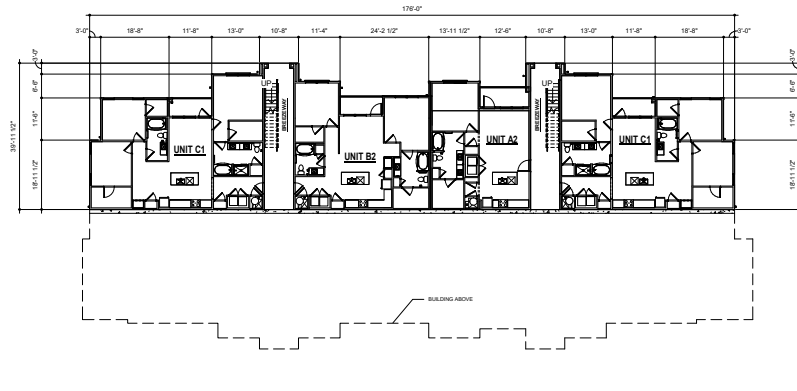
4 LEVEL 3 - BUILDING TYPE B  
1/16" = 1'-0"



3 LEVEL 2 - BUILDING TYPE B  
1/16" = 1'-0"



2 LEVEL 1 - BUILDING TYPE B  
1/16" = 1'-0"

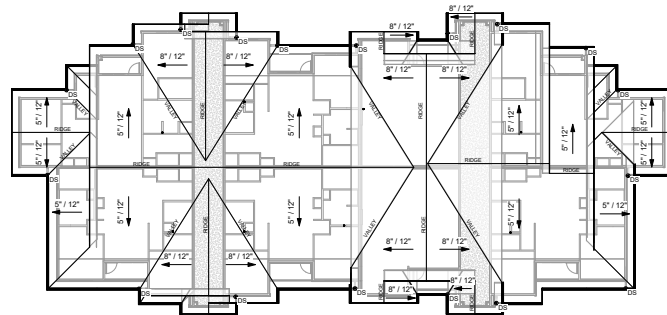


1 BASEMENT - BUILDING TYPE B  
1/16" = 1'-0"

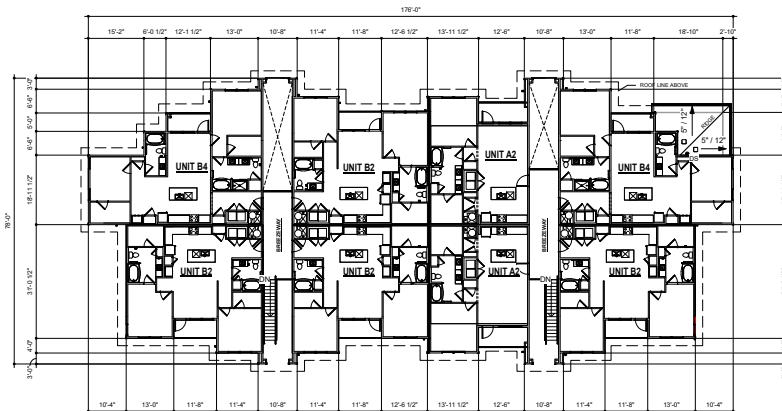
DATE: 04.22.2022	
REVISIONS	
NO.	DATE

SHEET NUMBER  
BLDG B - FLR PLANS

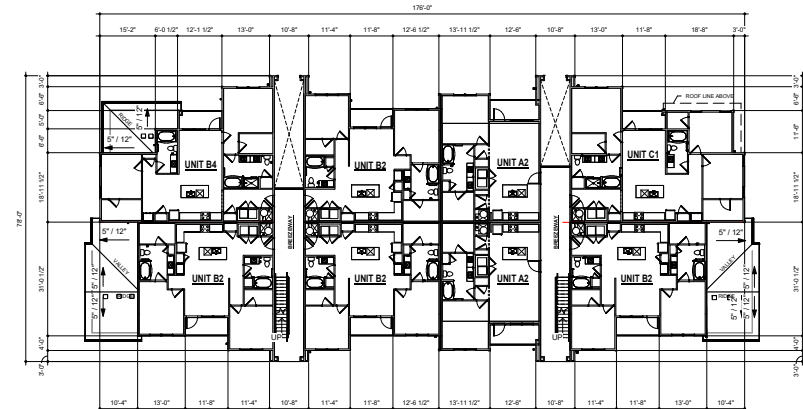
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**A-7**



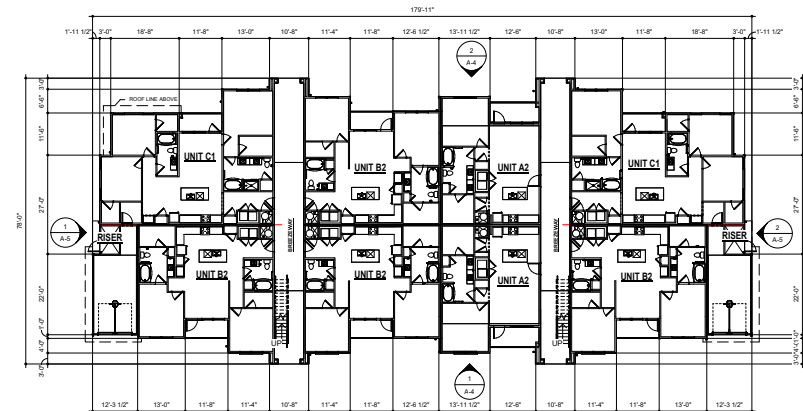
4 ROOF LEVEL - BUILDING TYPE C  
1/16" = 1'-0"



3 LEVEL 3 - BUILDING TYPE C  
1/16" = 1'-0"



2 LEVEL 2 - BUILDING TYPE C  
1/16" = 1'-0"



1 LEVEL 1 - BUILDING TYPE C  
1/16" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD  
1033 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
BOZEMAN, MT 59718  
OFFICE: 406.582.8100  
FAX: 406.582.8108

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SHEET NUMBER  
BLDG C - FLR PLANS

DRAWING NUMBER  
**A-8**

**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]* Date: 5/14/2022  
Drawn: C.B.S. Date: 5/14/2022  
Planning File #: S-D-22-18 REV.

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 5/14/2022

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (BW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (BW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES	
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS BW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING - 7" EXPOSURE - SHERWIN WILLIAMS BW7019 GAUNTLET GRAY
04	DECORATIVE VINYL RAILINGS
05	CEMENTITIOUS TRIM - SHERWIN WILLIAMS BW7516 KESTREL WHITE
06	CEMENTITIOUS FREEBOARD - SHERWIN WILLIAMS BW7516 KESTREL WHITE
07	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS BW7516 KESTREL WHITE
08	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS BW7516 KESTREL WHITE
09	DECORATIVE METAL AWNING - POWDERCOAT
10	ALUMINUM SLIDING GLASS DOOR
11	ADHESIVE MASONRY VENEER
12	OVERHEAD GARAGE DOOR
13	PRE-CAST/CAST CONCRETE
14	ELECTRICAL PANEL
15	ELECTRICAL METERS
16	GAS METER

**NORRIS DESIGN**  
*Planning | Landscape Architecture | Interiors*

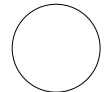
244 North College Avenue #130  
Fort Collins, Colorado 80524  
P: 970.499.3414  
www.norris-design.com

ICON APARTMENT HOMES AT LOVELL ROAD  
1033 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II, LLC  
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SUITE B  
BOZEMAN, MT 59718  
OFFICE: 406.582.8100  
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04.22.2022

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NO.	DATE

SHEET NUMBER  
CLUBHOUSE - ELEVATIONS

DRAWING NUMBER

**A-9**



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



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



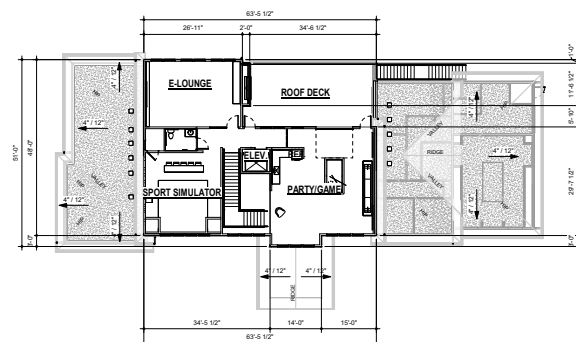
3 CLUBHOUSE - EAST ELEVATION  
1/8" = 1'-0"



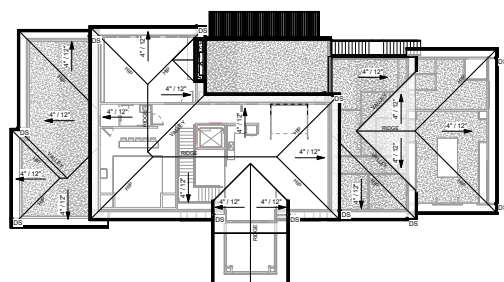
1 CLUBHOUSE - NORTH ELEVATION  
1/8" = 1'-0"

**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Date: 08.16.2022  
Planning File #: S-D-22-18 REV

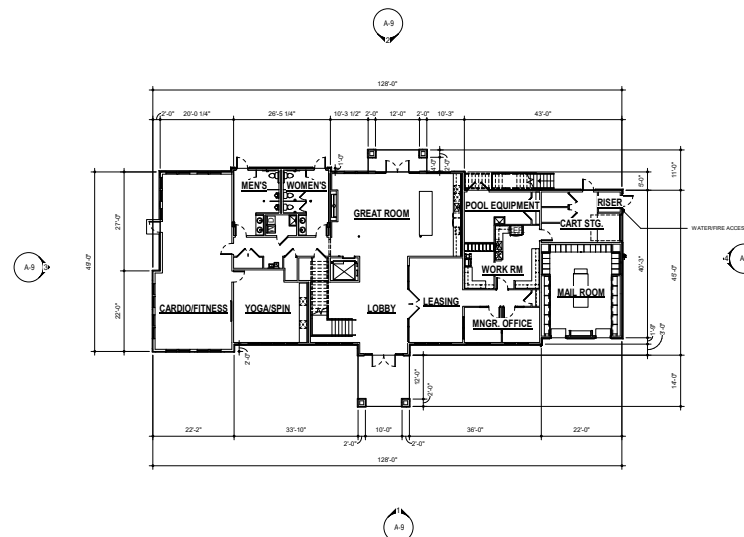
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DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



2 CLUBHOUSE SECOND FLOOR  
1/16" = 1'-0"



3 CLUBHOUSE ROOF PLAN  
1/16" = 1'-0"



1 CLUBHOUSE FIRST FLOOR  
1/16" = 1'-0"

1033 LOVELL ROAD  
CONCON APARTMENT HOMES AT LOVELL ROAD

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
BOZEMAN, MT 59718  
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DATE:  
04.22.2022

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SHEET NUMBER  
CLUBHOUSE - PLANS

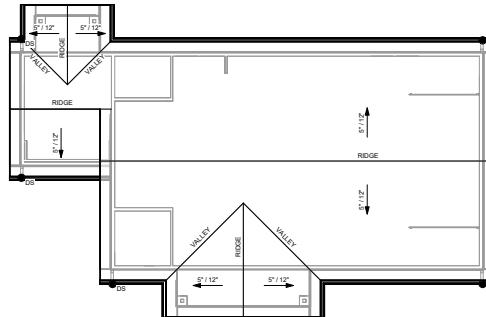
DRAWING NUMBER

**A-10**

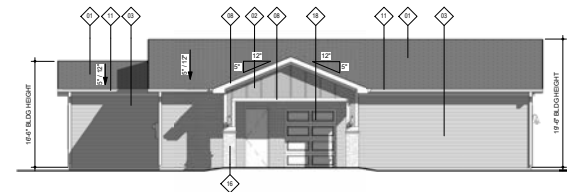
MATERIAL LEGEND		KEYNOTES	
	7" CEMENTITIOUS SIDING (BW 7019 GAUNTLET GRAY)	NO.	NOTE
	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY	01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
	BOARD AND BATTEN (BW 7047 PORPOISE)	02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7574 PORPOISE
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)	03	CEMENTITIOUS LAP SIDING - EXPOSURE - SHERWIN WILLIAMS SW7570 GAUNTLET GRAY
	ASPHALT ROOF SHINGLES (OWENS CORNING, ESTATE GRAY)	04	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7576 KESTREL WHITE
		05	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7578 KESTREL WHITE
		06	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7578 KESTREL WHITE
		07	POURED MASONRY VENEER
		08	OVERHEAD GARAGE DOOR

**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]* Date: 9/14/2022  
Zone: OB & OB/TO  
Planning File #: E-D-22-US\_REV

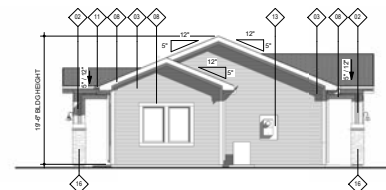
APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



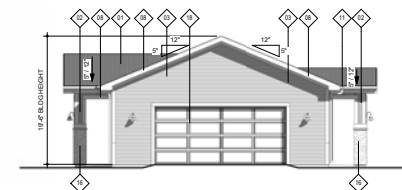
**6 MAINTENANCE ROOF PLAN**  
1/8" = 1'-0"



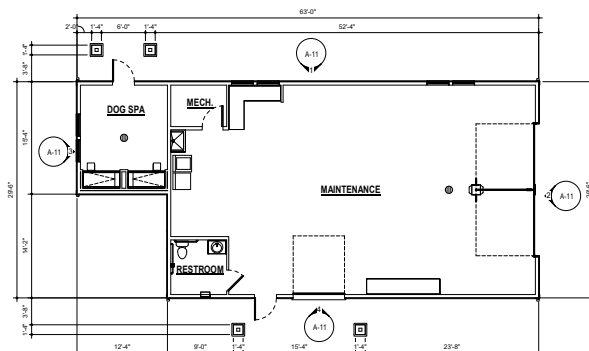
**4 REAR ELEVATION - MAINTENANCE**  
1/8" = 1'-0"



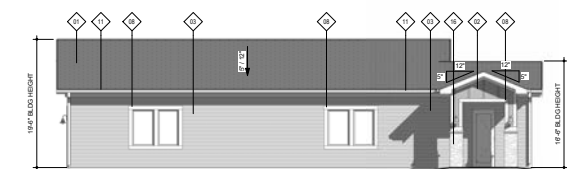
**3 RIGHT ELEVATION - MAINTENANCE**  
1/8" = 1'-0"



**2 LEFT ELEVATION - MAINTENANCE**  
1/8" = 1'-0"



**5 MAINTENANCE FIRST FLOOR**  
1/8" = 1'-0"

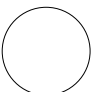


**1 FRONT ELEVATION - MAINTENANCE**  
1/8" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD  
10333 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
BOZEMAN, MT 59718  
OFFICE: 406.582.8100  
FAX: 406.582.8108

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NO.	DATE

SHEET NUMBER  
MAINTENANCE - ELEVATIONS & PLANS

DRAWING NUMBER

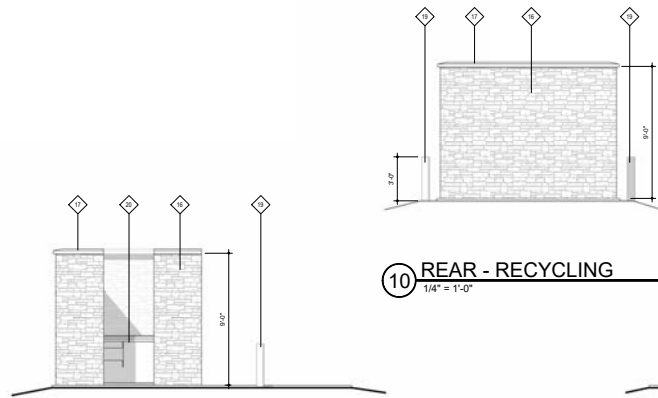
**A-11**

MATERIAL LEGEND	
	STONE CAP
	MANUFACTURED STONE VENEER (BONAL ECHO RIDGE CORBELSTONE)

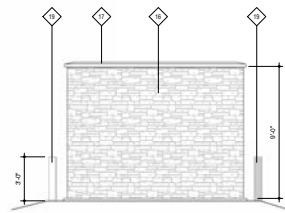
KEYNOTES	
NO.	NOTE
16	ADHERED MASONRY VENEER
17	ADHERED MASONRY CAP
18	6" SILLARD
20	DUMPSTER
21	COMPACTOR - RIDGEC 44 FEET MT. 34 CU YD
22	METAL ACCESS PANEL 48" X 48"
23	METAL TRASH ENCLOSURE GATE WITH HEAVY DUTY HINGES PROVIDE CAME BOLT LATCH

**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: 10/14/2022 by 10/14/2022  
Zone: DB & DB/10 9/14/2022  
Planning File #: S-2-22-LR\_REV

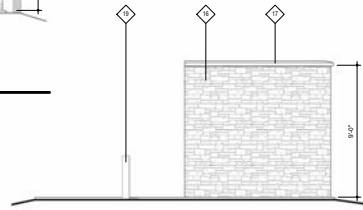
APPROVED BY  
TENNESSEE TECHNOLOGY CORROOF  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



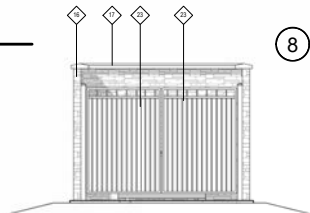
9 LEFT - RECYCLING  
1/4" = 1'-0"



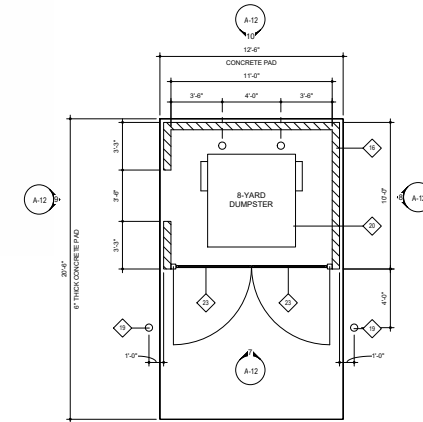
10 REAR - RECYCLING  
1/4" = 1'-0"



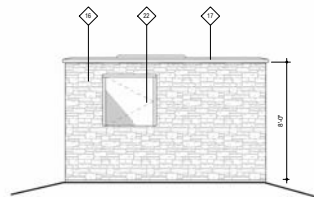
8 RIGHT - RECYCLING  
1/4" = 1'-0"



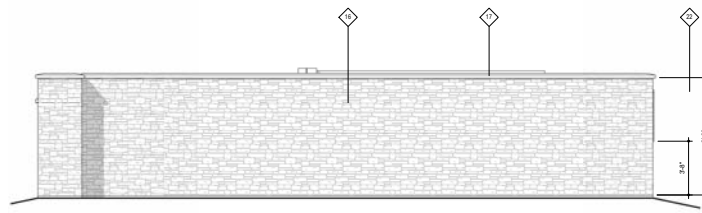
7 FRONT - RECYCLING  
1/4" = 1'-0"



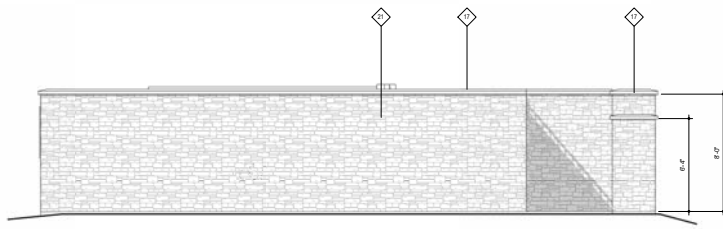
6 RECYCLING ENCLOSURE - FLOOR PLAN  
1/4" = 1'-0"



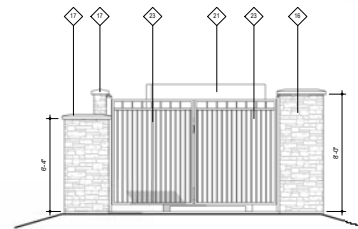
5 REAR - TRASH  
1/4" = 1'-0"



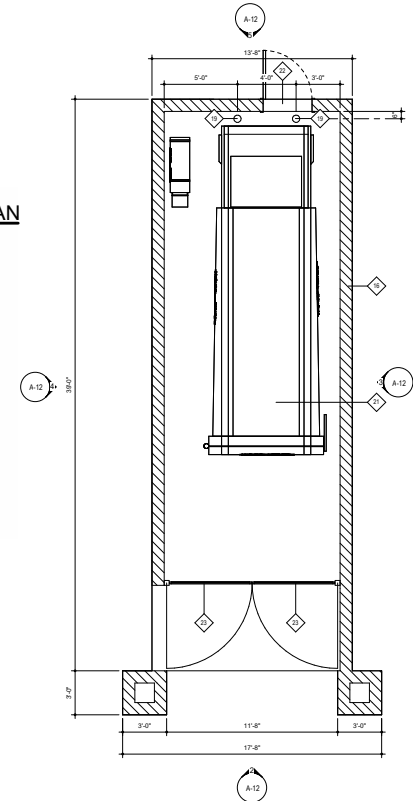
3 RIGHT - TRASH  
1/4" = 1'-0"



4 LEFT - TRASH  
1/4" = 1'-0"



2 FRONT - TRASH  
1/4" = 1'-0"

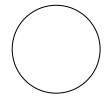


1 TRASH ENCLOSURE - FLOOR PLAN  
1/4" = 1'-0"

ICON APARTMENT HOMES AT LOVELL ROAD  
10333 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
BOZEMAN, MT 59718  
OFFICE: 406.582.8100  
FAX: 406.582.8108

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SHEET NUMBER  
TRASH ENCLOSURE -  
ELEVATIONS & PLANS

DRAWING NUMBER  
**A-12**





ASPHALT SHINGLES  
OWENS CORNING  
ESTATE GRAY

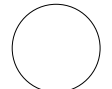
  
**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: Michelle [Signature]  
Zone: OB & OR/TO Date: 9/14/2022  
Planning File #: 6-D-22-UR REV

APPROVED BY:  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022

ICON APARTMENT HOMES AT LOVELL ROAD  
1033 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
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OFFICE: 406.582.8100  
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DATE:  
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER  
BLDG B - RENDER

DRAWING NUMBER

**A-14**



TRIM  
KESTREL WHITE  
SW 7516

LAP SIDING  
GAUNTLEY GRAY  
SW 7019

BOARD & BATTEN  
PORPOISE  
SW 7047

STONE VENEER  
BORAL ECHO RIDGE COBBLESTONE

ASPHALT SHINGLES  
OWENS CORNING  
ESTATE GRAY



**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Date: 08.08.2022  
Drawing: 5/14/2022  
Planning File #: S-D-22-18\_REV

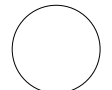
APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



ICON APARTMENT HOMES AT LOVELL ROAD  
1033 LOVELL ROAD  
KNOXVILLE, TN

OWNER:  
KNOXVILLE APARTMENT  
GROUP II LLC  
1735 SOUTH 19TH AVE  
SUITE B  
BOZEMAN, MT 59718  
OFFICE: 406.582.8100  
FAX: 406.582.8108

**KEPHART**  
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2015 WALNUT STREET  
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04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER  
BLDG C - RENDER

DRAWING NUMBER  
**A-15**



TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Date: 08/16/2022  
Drawing: 5/14/2022  
Planning File #: 5-D-22-18 REV

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022

ICON APARTMENT HOMES AT LOVELL ROAD  
1033 LOVELL ROAD  
KNOXVILLE, TN

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DATE:  
04.22.2022

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NO.	DATE

SHEET NUMBER  
CLUBHOUSE - RENDER

DRAWING NUMBER  
**A-16**



TRIM  
KESTREL WHITE  
SW 7516

LAP SIDING  
GAUNTLEY GRAY  
SW 7019

BOARD & BATTEN  
PORPOISE  
SW 7047

STONE VENEER  
BORAL ECHO RIDGE COBBLESTONE

ASPHALT SHINGLES  
OWENS CORNING  
ESTATE GRAY



**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: 9/14/2022  
Drawn: CJB & CMT  
Planning File #: S-D-22-18 REV

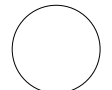
APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



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DATE:  
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER  
CLUBHOUSE - RENDER

DRAWING NUMBER  
**A-17**



TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY
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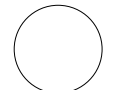
**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Date: 08/16/2022  
Drawing: 08/16/2022  
Planning File #: S-D-22-18 REV

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022

ICON APARTMENT HOMES AT LOVELL ROAD  
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DATE:  
04.22.2022

REVISIONS	
NO.	DATE

SHEET NUMBER  
MAINTENANCE - RENDER

DRAWING NUMBER

**A-18**



TRIM  
KESTREL WHITE  
SW 7516

LAP SIDING  
GAUNTLEY GRAY  
SW 7019

BOARD & BATTEN  
PORPOISE  
SW 7047

STONE VENEER  
BORAL ECHO RIDGE COBBLESTONE

ASPHALT SHINGLES  
OWENS CORNING  
ESTATE GRAY



**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]*  
Date: 08/16/2022  
Drawn: G.B. & O.T.O.  
Planning File #: S-D-22-18\_REV

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO THE SITE. IN AN EVENT THAT THE OWNER'S REPRESENTATIVE MAY REQUEST PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISCARDED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING PLANT MATERIAL. IN ANY ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS. PRIOR TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
6. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDED BEFORE IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE ALL IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAXIMUM SLOPE SHALL BE 2% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF HATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALLS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
8. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 6" - 12" AND AMENDED PER SPECIFICATIONS.
9. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 ycu/sq1.00sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
11. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNERS REPRESENTATIVE FOR TREE REMOVAL.
12. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID SHALL BE HAND DUG TO PROTECT GEO-GRID; IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNERS REPRESENTATIVE PRIOR TO DOING WORK.
13. TREES ARE TO BE MULCHED OR TURF AREAS TO RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
14. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY A 1/4 X GAUGE GROUND ROLL TOP, INTERLOCKING TYPE EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOFT FENCES WITHIN 5' OF PRE-EXISTING FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE PLANT BEDS UNLESS SPECIFIED ON THE PLANS.
15. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE PLANT, OVERLAP ABUTTING NATIVE AREAS TO THE FULL WIDTH OF THE SEEDER.
16. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED TO ORIGINAL WITH NEW SOIL TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
17. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE SPECIFIED ON THE PLANS.
18. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
19. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
20. PLANT MATERIALS TO BE PLANTED ON PLANS TO BE SHALL INCLUDE THE FOLLOWING: PLANTER MIX AND IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NEEDED SLEEVING PRIOR TO PLACEMENT OF PAVEMENT. MINIMUM BEACH PEBBLE TO BE USED AS LANDSCAPE MULCH IN PLANTERS. REFERENCE SGH-A LANDSCAPE PLANS FOR MULCH TYPE FOR ALL PLANTING AREAS.
21. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTION. EXCEPT AROUND ORNAMENTAL GRASSES.
22. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF KNOXVILLE AND KNOX COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
23. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE AND IRRIGATION PLANS.

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC BR	ACER RUBRUM 'BRANDYwine'	BRANDYwine RED MAPLE	B&B	2' CAL
CA FS	CARPINUS BETULUS	EUROPEAN HORNBANE	B&B	2' CAL
CE FR	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B&B	2' CAL
LA IN	LAGERSTROMIA INDICA	CRACK MYRTLE	B&B	2' CAL
MA GL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	B&B	2' CAL
QU NU	QUERCUS NUTTALLII	NUTTALL OAK	B&B	2' CAL
UL EM	ULMUS PARVIFOLIA 'EMER IT' TM	ALLEE LACEBARK ELM	B&B	2' CAL
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AB FR	ABIES FRASER	FRASER FIR	B&B	8' HT.
IL NE	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	B&B	8' HT.
TH OC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	B&B	8' HT.
TO GG	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B&B	8' HT.
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	6' CLUMP
MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B&B	1.5' CAL
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CVI	CONIOVY VIBURNUM	VIBURNUM X 'CONJOY'	B&B	#5 CONT.
OW DP	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	B&B	#5 CONT.
OSP	OGON SPIREA	SPIREA THUNBERGII 'OGON'	B&B	#5 CONT.
ZLA	ZABEL LAUREL	PRUNUS LAURICERASUS 'ZABELIANA'	B&B	#5 CONT.
RCK	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	B&B	#5 CONT.
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBH	BLUE BOYGINI HOLLY	ILEX X 'MESERVEAE' 'BLUE BOYBLUE GIRL'	B&B	#5 CONT.
BPJ	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'	B&B	#5 CONT.
BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	B&B	#5 CONT.
CAH	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	B&B	#5 CONT.
GSY	DAKOTA GREEN SPREADER 'VEW'	XUTIA X 'MEDIA' 'DAKOTA GREEN SPREADER'	B&B	#5 CONT.
DYH	DWARF 'YALOUN' HOLLY	ILEX VOMITORIA 'NANA'	B&B	#5 CONT.
GMD	GOLD MO	CHAMAECYPARIS PISIFERA 'FLIFERA AUREA'	B&B	#5 CONT.
GGB	GREEN GEM BOXWOOD	BUXUS X 'GREEN GEM'	B&B	#5 CONT.
GOJ	GREY OWL JUNIPER	JUNIPERUS SUECOWI 'OWI'	B&B	#5 CONT.
LOR	LOREPOTETALIM	LOREPOTETALIM 'CRENSHAW'S RUBY'	B&B	#5 CONT.
NIR	NIGRA ANEBERRY	ILEX GLABRA 'NIGRA'	B&B	#5 CONT.
SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	B&B	#5 CONT.

PDG	PINK MUHLY GRASS	MISCANTHUS SINENSIS 'GRACILIS'		#1	CONT.
PIG	PRAIRIE DROPSIED GRASS	SPOROBOLUS HETEROLEPIS		#1	CONT.
SS	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'		#1	CONT.
ZG	ZEBRA GRASS	MISCANTHUS SINENSIS 'ZEBRINUS'		#1	CONT.
<hr/>					
GROUND COVER		BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBL	BIG BLUE LIRIOPE	LIRIOPE MUSCARI		#1	CONT.
VL	VAREGATED LIRIOPE	LIRIOPE MUSCARI 'VAREGATA'		#1	CONT.
VC	VAREGATED SWEET FLAG	ACORUS GRAMINEUS 'OBOROZUKI'		#1	CONT.
HC	HEMOCALLIS	DAYLILIES		#1	CONT.

TTCCA Requirement Description	Acre	Trees Required	Trees Provided	Evergreens Required	Evergreens Provided
10 Large Trees Per Acre of Yard Space 25% Evergreens Shall Be Evergreen.	33	327	338	82	90

<i>TTCCA Requirement Description</i>	<i>Parking Spaces</i>	<i>Trees Required</i>	<i>Trees Provided</i>
(7) Medium/Large trees for every 10	546	55	56

TTCDA Requirement Description	Area (sf)	Landscape Area Required (sf)	Landscape Area Provided
5% of Parking Lot Surface Area to be Devoted to Paving Lot Planting	264,763	13238	21199

ICON APARTMENT HOMES AT LOVELL ROAD  
10801 AUSTRIAN PINE WAY  
KNOXVILLE, TN

OWNER:  
CON LOVELL APTS, LLC  
PO BOX 11890  
BOZEMAN, MT 59719  
409-582-8100  
ANNING COMMISSION  
CASE NUMBER:  
6-D-22-UR  
CDA CASE NUMBER:  
6-B-22-TOB

NOT FOR  
INSTRUCTION

DATE: 11/22 TTCDA

SHEET TITLE:  
OVERALL  
LANDSCAPE PLAN

LP100

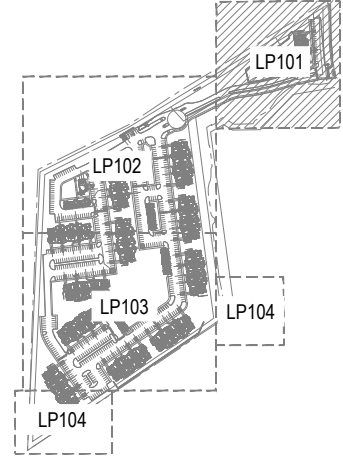


  
**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: Michael [Signature]  
Zone: OB & OB/TO 9/14/2022  
Planning File #: 6-D-22-UR REV

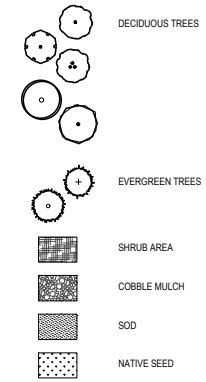
APPROVED BY:  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



KEY MAP



LEGEND



PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	34
CA FS	EUROPEAN HORNBEAN	10
CE FR	FOREST PANSY EASTERN REDBUD	11
LA IN	CRAPE MYRTLE	16
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	37
QO NU	NUTTALL OAK	48
UL EM	ALLEE LACEBARK ELM	50
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	133
IL NE	NELLIE R. STEVENS HOLLY	99
TH OC	AMERICAN ARBORVITAE	137
TO GG	GREEN GIANT ARBORVITAE	107
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	31

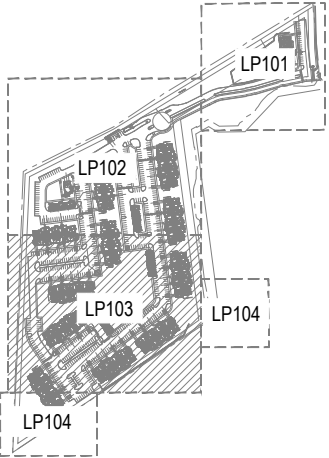




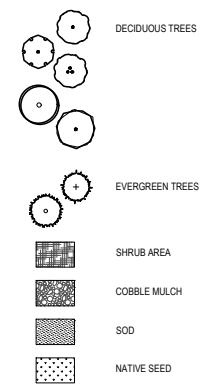




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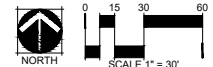
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**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *[Signature]* Date: 9/14/2022  
Zone: C18 & C19 TO  
Planning File #: 5-D-22-UR, REV.

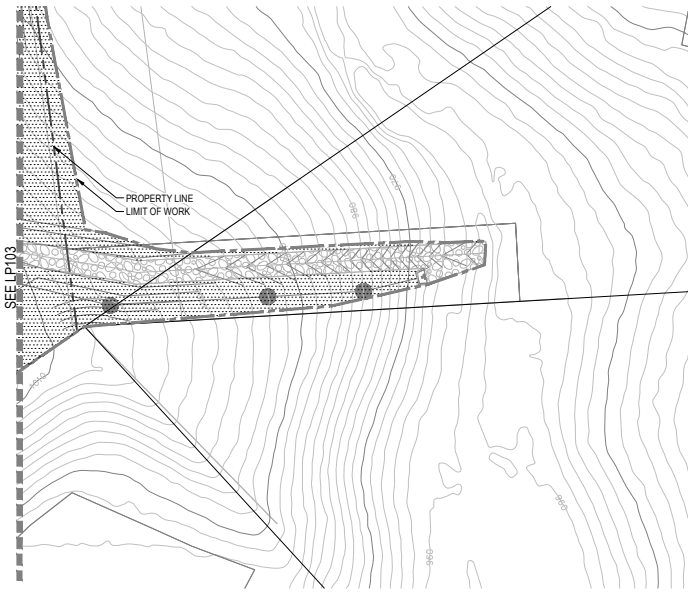
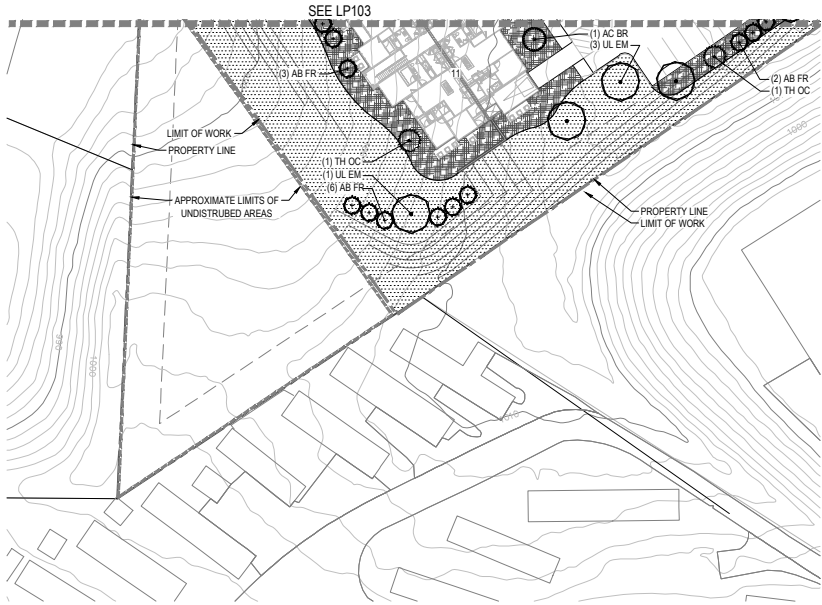
APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



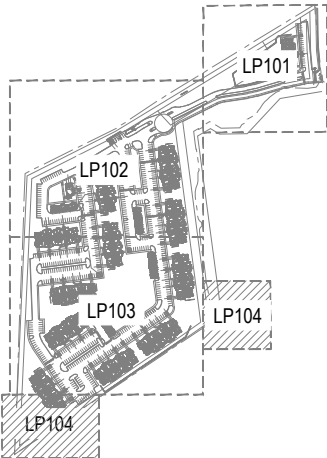
SEE LP104

SEE LP102

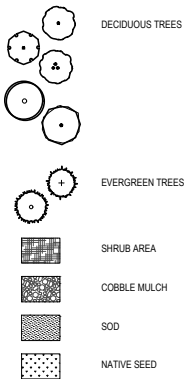
SEE LP104



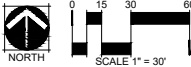
KEY MAP



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ICON APARTMENT HOMES AT LOVELL ROAD

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OWNER:  
ICON LOVELL APTS, LLC  
PO BOX 11890  
BOZEMAN, MT 59719  
409.582.8100  
PLANNING COMMISSION  
CASE NUMBER:  
6-D-22-UR  
TTODA CASE NUMBER:  
6-B-22-10B

NOT FOR  
CONSTRUCTION

DATE:  
08/01/22 TTODA

SHEET TITLE:  
LANDSCAPE  
PLAN

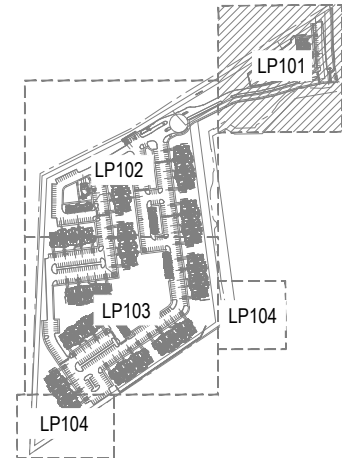
L104

Planning  
PLAN REVIEW CERTIFICATION  
Plan Approved: *Michael A. Hesse*  
Zone: DB.B.08/10 9/14/2022  
Planning File #: E-D-22-UR\_REV

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



KEY MAP



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10801 AUSTRIAN PINE WAY  
KNOXVILLE, TN

OWNER:  
ICON LOVELL APTS, LLC  
PO BOX 11890  
BOZEMAN, MT 59719  
409.562.8100  
PLANNING COMMISSION  
CASE NUMBER:  
6-D-22-UR  
TTODA CASE NUMBER:  
6-B-22-106

NOT FOR  
CONSTRUCTION

DATE:  
08/01/22 TTODA

SHEET TITLE:  
LANDSCAPE PLAN  
OPEN SPACE 1

L105



- 1 Pool step access on axis with entry
- 2 Raised spa with transfer wall
- 3 Linear fire feature
- 4 Sun shelf with lounge seating
- 5 Outdoor cabanas
- 6 Chaise lounge chairs
- 7 Artificial turf
- 8 Outdoor kitchen with grills and pizza oven
- 9 Outdoor dining seating
- 10 Ping pong table
- 11 Cornhole
- 12 Hammocks
- 13 Festoon lighting
- 14 Retaining wall, see civil
- 15 Clubhouse

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	34
CA FS	EUROPEAN HORNBEAN	10
CE FR	FOREST PANSY EASTERN REDBUD	11
LA IN	GRAPE MYRTLE	16
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	37
QO NU	NUTTALL OAK	48
UL EM	ALLEE LACEBARK ELM	50
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	133
IL NE	NELLIE R. STEVENS HOLLY	99
TH OC	AMERICAN ARBORVITAE	137
TO GG	GREEN GIANT ARBORVITAE	107
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	31
MA SS	SPRING SNOW CRAB APPLE	11

OPEN SPACE 1

CHECKED BY: JS  
DRAWN BY: AL

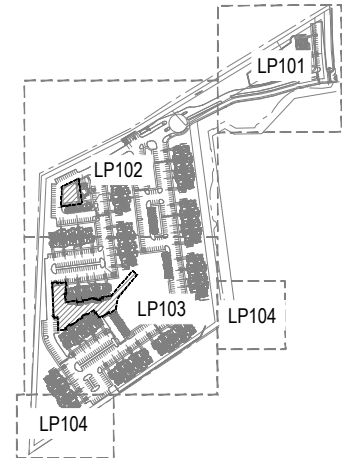


OPEN SPACE 2



OPEN SPACE 3

KEY MAP



PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	34
CA FS	EUROPEAN HORNBEAM	10
CE FR	FOREST PANSY EASTERN REDBUD	11
LA IN	GRAPE MYRTLE	16
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	37
OO NU	NUTTALL OAK	48
UL EM	ALLEE LACEBARK ELM	50
EVERGREEN TREES	COMMON NAME	QTY
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ORNAMENTAL TREES	COMMON NAME	QTY
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MA SS	SPRING SNOW CRAB APPLE	11

**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors  
1101 Barnook Street  
Denver, Colorado 80204  
P 303.852.1166  
www.norris-design.com

ICON APARTMENT HOMES AT LOVELL ROAD  
10801 AUSTRIAN PINE WAY  
KNOXVILLE, TN

OWNER:  
ICON LOVELL APTS, LLC

PO BOX 11890  
BOZEMAN, MT 59719  
406-562-8100

PLANNING COMMISSION  
CASE NUMBER:  
6-D-22-UR

TTODA CASE NUMBER:  
6-B-22-106

NOT FOR  
CONSTRUCTION

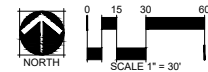
DATE:  
08/01/22 TTODA

SHEET TITLE:  
LANDSCAPE PLAN  
OPEN SPACE 2 & 3

LP106

Planning  
PLAN REVIEW CERTIFICATION  
Plan Approved: *Wendy Davis*  
Zone: OS B, OS 70  
9/15/2022  
Planning File #: 6-D-22-UR, REV.

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 9/14/2022



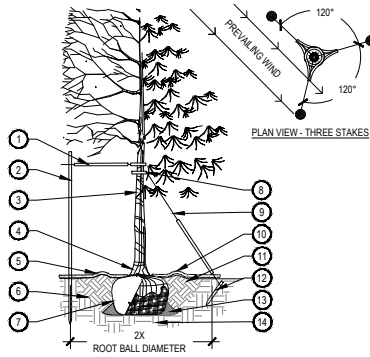
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#### PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

#### STAKING NOTES:

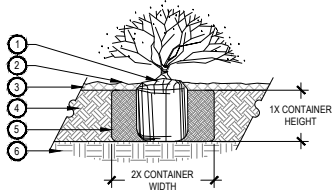
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



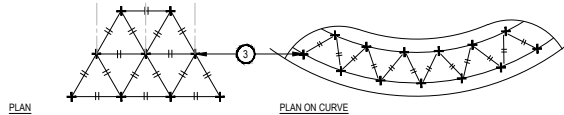
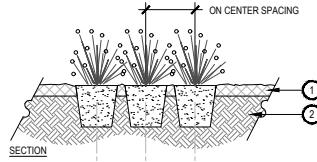
1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6-3/4" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
5. 2'-4" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE. TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-4" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

### 1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 6" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL



- PLAN
- NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

### 2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

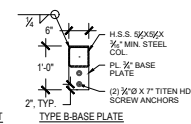
### 3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

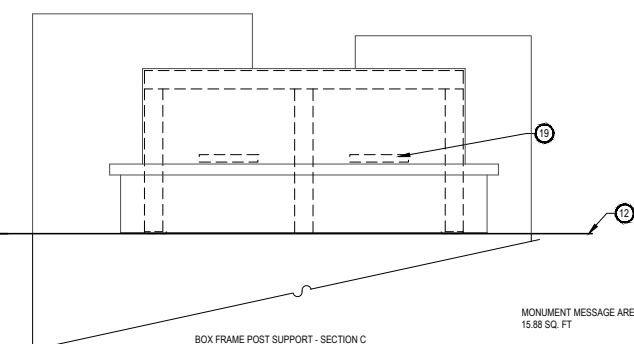
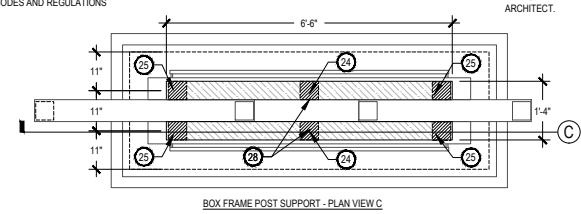
#### NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.



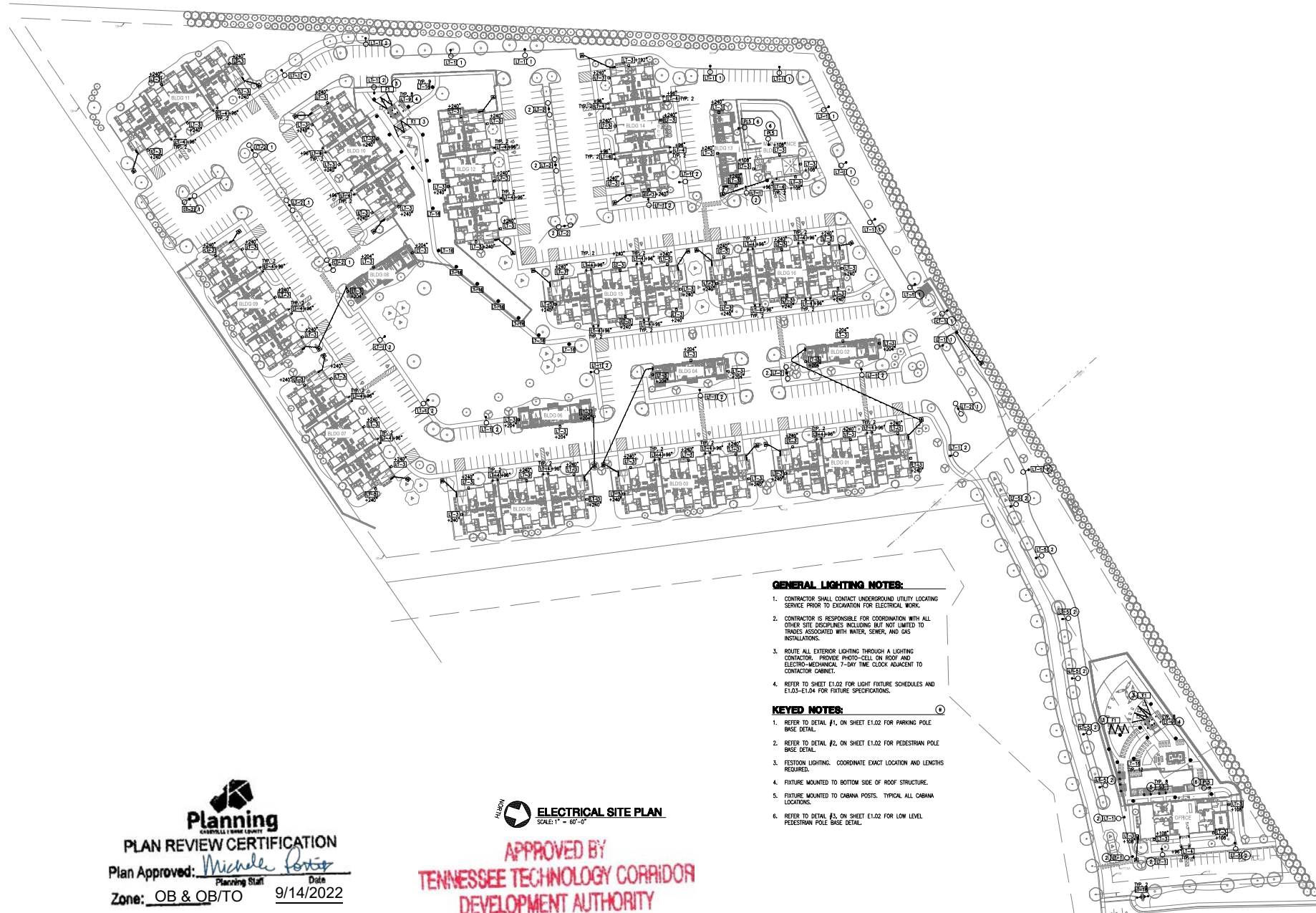


- NOTES:**
1. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC CONDITIONS RELATED TO THE FOOTING DESIGN OF THIS DETAIL.
  2. MORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THIS STRUCTURAL FOOTING AND REINFORCEMENT HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED ENGINEER. MORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURAL FOOTING DETAIL.
  3. SIGN CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.



SCALE: 3/4" = 1'-0"

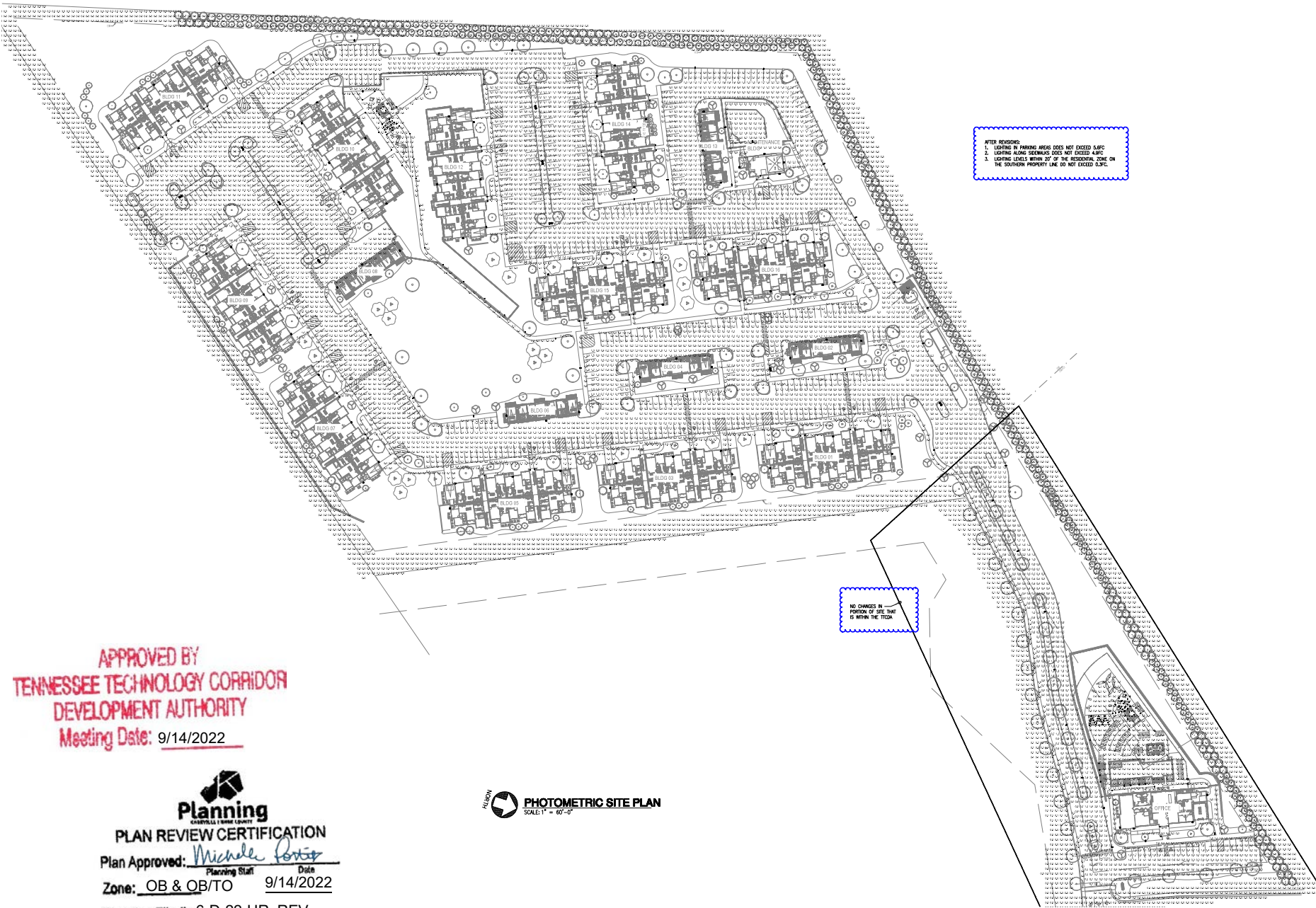
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DRAWN BY: *AL*



- GENERAL LIGHTING NOTES:**
1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
  3. ROUTE ALL EXTERIOR LIGHTING THROUGH A LIGHTING CONTRACTOR. PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONVICTION CABINET.
  4. REFER TO SHEET E1.02 FOR LIGHT FIXTURE SCHEDULES AND E1.03-E1.04 FOR FIXTURE SPECIFICATIONS.
- KEYED NOTES:**
1. REFER TO DETAIL #1, ON SHEET E1.02 FOR PARKING POLE BASE DETAIL.
  2. REFER TO DETAIL #2, ON SHEET E1.02 FOR PEDESTRIAN POLE BASE DETAIL.
  3. FESTOON LIGHTING. COORDINATE EXACT LOCATION AND LENGTHS REQUIRED.
  4. FIXTURE MOUNTED TO BOTTOM SIDE OF ROOF STRUCTURE.
  5. FIXTURE MOUNTED TO CABANA POSTS. TYPICAL ALL CABANA LOCATIONS.
  6. REFER TO DETAIL #3, ON SHEET E1.02 FOR LOW LEVEL PEDESTRIAN POLE BASE DETAIL.

**Planning**  
KNOXVILLE'S SMART GROWTH  
**PLAN REVIEW CERTIFICATION**  
Plan Approved: *Michelle Porter*  
Planning Staff Date  
Zone: OB & OB/TO 9/14/2022  
Planning File #: 6-D-22-UR REV

**ELECTRICAL SITE PLAN**  
SCALE: 1" = 10'-0"  
**APPROVED BY**  
**TENNESSEE TECHNOLOGY CORRIDOR**  
**DEVELOPMENT AUTHORITY**  
Meeting Date: 9/14/2022



APPROVED BY  
**TENNESSEE TECHNOLOGY CORRIDOR  
 DEVELOPMENT AUTHORITY**  
 Meeting Date: 9/14/2022



**PLAN REVIEW CERTIFICATION**

Plan Approved: Michelle Porter Planning Staff Date

Zone: OB & OB/TO 9/14/2022

Planning File #: 6-D-22-UR REV



CHECKED BY:  
 DAWNB  
 AL





The image displays a collection of 12 lighting product catalogs and brochures, organized in a grid-like fashion. Each document represents a different manufacturer and their product lines:

- Top Row (Left to Right):**
  - Cooper Lighting:** Features a variety of outdoor wall and ceiling lights, including the 'Epic' series. It includes detailed technical specifications, cut-off wall pack diagrams, and a full cut-off wall pack section.
  - Haco:** Focuses on landscape lighting, featuring the 'Haco' brand and 'Landscape' series. It includes product images, technical drawings, and a 'Haco' brand logo.
  - UCM2:** Promotes 'UNIVERSE' series lighting, highlighting features like 'UNIVERSE' and 'UNIVERSE'.
- Middle Row (Left to Right):**
  - Cooper Lighting:** Continues the outdoor lighting theme with more product images and technical details.
  - Haco:** Features a 'Haco' brand logo and technical specifications for landscape lighting.
  - UCM2:** Promotes 'UNIVERSE' series lighting, highlighting features like 'UNIVERSE' and 'UNIVERSE'.
- Bottom Row (Left to Right):**
  - Cooper Lighting:** Features a 'Cooper' brand logo and technical specifications for outdoor lighting.
  - Haco:** Features a 'Haco' brand logo and technical specifications for landscape lighting.
  - UCM2:** Promotes 'UNIVERSE' series lighting, highlighting features like 'UNIVERSE' and 'UNIVERSE'.

The documents are rich in technical information, including product names, specifications, and diagrams. They also feature various logos and branding elements for each manufacturer.





- |  |  |   |
|--|--|---|
| <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 |   |

Icon Apartment Homes on Lovell Rd

PUBLISHED APPLICANT NAME - no individuals on behalf of -

11-B-22-TOA

9/14/22  
DATE FILED

N/A  
MEETING DATE (IF APPLICABLE)

(16-B-22-TOB)  
FILE NUMBER previous case #

## CORRESPONDENCE

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

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

NATHAN SILVUS  
NAME

SBC, LLC  
COMPANY

1815 NANTUCKET ROAD  
ADDRESS

KNOXVILLE  
CITY

TN  
STATE

37922  
ZIP

865-414-0521  
PHONE

nathan@silvus.us  
EMAIL

## CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Peak Land Company Rentals, LLC  
OWNER NAME - if different -

1735 S. 19th AVE  
BOZEMAN, MT 59718  
OWNER ADDRESS

462.600.4101  
OWNER PHONE/EMAIL

10801 AUSTIN PARKWAY  
PROPERTY ADDRESS

118 04901  
PARCEL ID(S)

N  
PART OF PARCEL? (Y/N)

21.43  
TRACT SIZE

## STAFF USE ONLY

- ☐ CITY ☒ COUNTY

West side of Lovell Rd, north of Terrapin Station Ln

GENERAL LOCATION

6th

DISTRICT

OB and OB/TO

ZONING

O/HP

SECTOR PLAN  
LAND USE CLASSIFICATION

Northwest County

PLANNING SECTOR

Vacant land

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

## RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

## 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

\$0

CODE

FEE

TOTAL

Waived fee since area being revised is not technically in the TO overlay subject to TTCDA approval

## AUTHORIZATION

By signing below

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

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

DATE PAID

Michelle Portier

n/a; application processed on 9/14/2022