

**Applicant:** BALL HOMES  
**Request:** BUILDING PERMIT  
**Meeting Date:** 5/9/2022

**Address:** 2655 Andover Hill and 0 Solway Rd.  
**Map/Parcel Number:** 103 086 AND 09601  
**Location:** East side of Solway Road across from the intersection with Greystone Summit Drive, abutting Pellissippi Parkway  
**Existing Zoning:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)  
**Proposed Zoning:** N/A  
**Existing Land Use:** Apartment complex (under construction)  
**Proposed Land Use:** Phase 2 of the Solway Apartment development  
**Appx. Size of Tract:** 40.86 acres  
**Accessibility:** Solway Road transitions from a major collector to a minor collector in front of this development. 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 Building  
 South: BP (Business and Technology Park) / TO (Technology Overlay) - Office building  
 East: Pellissippi Parkway Right-of-Way  
 West: BP (Business and Technology Park), OB (Office, Medical and Related Services), and TO (Technology Overlay) - Multifamily development

**Comments:**

- 1) The applicant is requesting approval of phase 2 of a multi-family development on two lots comprising approximately 41-acres on the northeast side of Solway Road at the eastern end of Sam Lee Road, southwest side of Pellissippi Parkway. The development is bounded by Pellissippi Parkway to the northeast and by a stream (Beaver Creek tributary) to the southwest. Phase 1 incorporated several apartment buildings clustered around the clubhouse and amenity area. A large portion of the Phase 1 site was located in the Hillside and Ridgetop Protection Area, with significant slope leading from the stream up towards Pellissippi Parkway. Phase 2 does not share these constraints.
- 2) The property was rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) in two separate applications in 2019 (File #'s 2-E-19-RZ and 5-H-19-RZ). The OB zoning district allows multi-dwelling development as a permitted use with a density less than 12 du/ac.
- 3) The development will consist of 404 units total, with 197 units built in phase 1 and 207 units proposed in phase 2. The number of units proposed on the 40.86 ac site yields a density of 9.85 du/ac, which is within the density permitted in the OB zone.
- 4) The unit mix is comprised of 63 1-bedroom units, 132 2-bedroom units, and 12 3-bedroom units. 3 of the 1-bedroom dwellings are carriage units located in the upper middle portion of the site near the Pellissippi Parkway right-of-way, and 204 units are apartments distributed among six buildings clustered together on the south side of the site.
- 5) A small portion of the southern tract is located in the Hillside Protection area, but it is mostly flat and is located adjacent to Solway Road. The proposed plan does not include any development in the HP area.
- 6) Access to the site is via a driveway off of Solway Road that will be a boulevard for the first

section of the driveway leading into the site. A stub-out at the end of the boulevard was provided in Phase 1 and a new access point from the stub-out is proposed as the internal driveway for the second phase of the apartments.

7) Fulghum MacIndoe & Associates, Inc. prepared a Traffic Impact Study (TIS) for Solway Apartments, the last revision of which was on June 29, 2020. The study recommended:

a) Expanding the southbound left-turn storage length or adding a second left-turn lane to the intersection of Solway Road and Hardin Valley Road; Knox County has stated that the Solway Road intersections at Sam Lee and Hardin Valley have existing needs independent of this development, and the County is looking into expanding the left turn lane at Hardin Valley as part of TDOT's work for the interchange.

b) A northbound turn lane at the intersection of Solway Road and Sam Lee Road; and

c) Installation of a southbound left-turn lane on Solway Road at the entrance for the apartments.

d) Knox County's Engineering Department will only require the southbound left turn lane at the apartment entrance, to be constructed prior to the start of phase 2 construction.

8) The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the Design Guidelines and those required by Knox County. The parking includes 320 surface parking spaces and 24 garage spaces.

9) An amenity area including a clubhouse and pool area were included in the Phase 1 proposal and are centrally located in the overall development. Waste management was also provided for the entire complex as part of phase 1.

10) A 20' wide greenway easement is being provided along the Solway Road frontage. The Pellissippi American Youth Soccer Organization (AYSO) fields are to the south, and this greenway connects to the adjacent parcel north of that, providing pedestrian access from this development almost all the way to the AYSO fields and existing greenways there. Internal sidewalks will provide pedestrian access to the greenway easement so that when the greenway is installed, residents of the development will have designated pedestrian access to it.

11) Because this portion of the site is relatively flat and the HP area is concentrated at the front of the site near the roadway, the HP regulations do not apply to phase 2.

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

13) The proposed lighting includes 51 building-mounted wall lighting fixtures attached to apartment buildings. The lights are located on the sides of the buildings facing the parking lot and provide lighting for the parking areas. There are also 14 light poles in other parking areas, 13 located at internally clustered parking spaces, and another below the carriages across from building 11.

14) The apartment building materials will be the same as those used during phase 1: a combination of brick, stone veneer, and vinyl siding on the walls, with dimensional shingles on the main roofline, with metal roofing used as an accent in limited amounts. The color scheme will be dark gray and tan.

15) The proposed landscape plan is in compliance with the Design Guidelines.

16) No signage is proposed at this time. Should signage be desired, it should be submitted with the Phase 2 application or as a separate application at a future time.

17) The Tennessee Department of Transportation (TDOT) has proposed a bridge crossing of Pellissippi Parkway that would connect Coward Mill Road to Solway Road. The site plans show one potential location of the new connection, which may span over the southern end of this property. The road alignment as provided by TDOT is very preliminary at this time and the exact boundaries are subject to change.

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**Design Guideline  
Conformity:**

The proposed plans are in compliance with the TTCDA Design Guidelines.

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**Waivers and Variances  
Requested:**

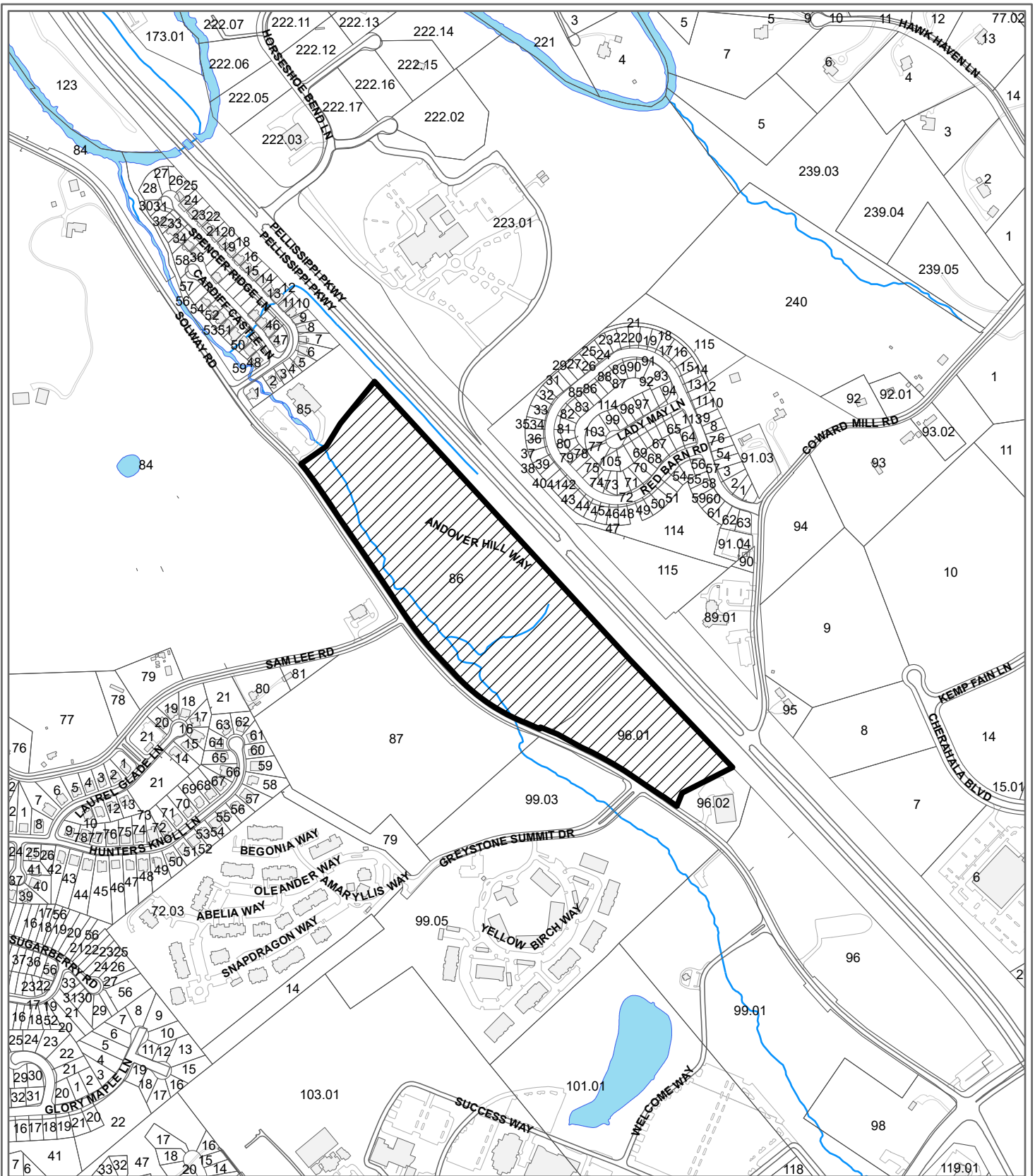
N/A

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**Staff Recommendation:**

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.



**5-D-22-TOB**  
**CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit

Original Print Date: 4/18/2022  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Ball Homes

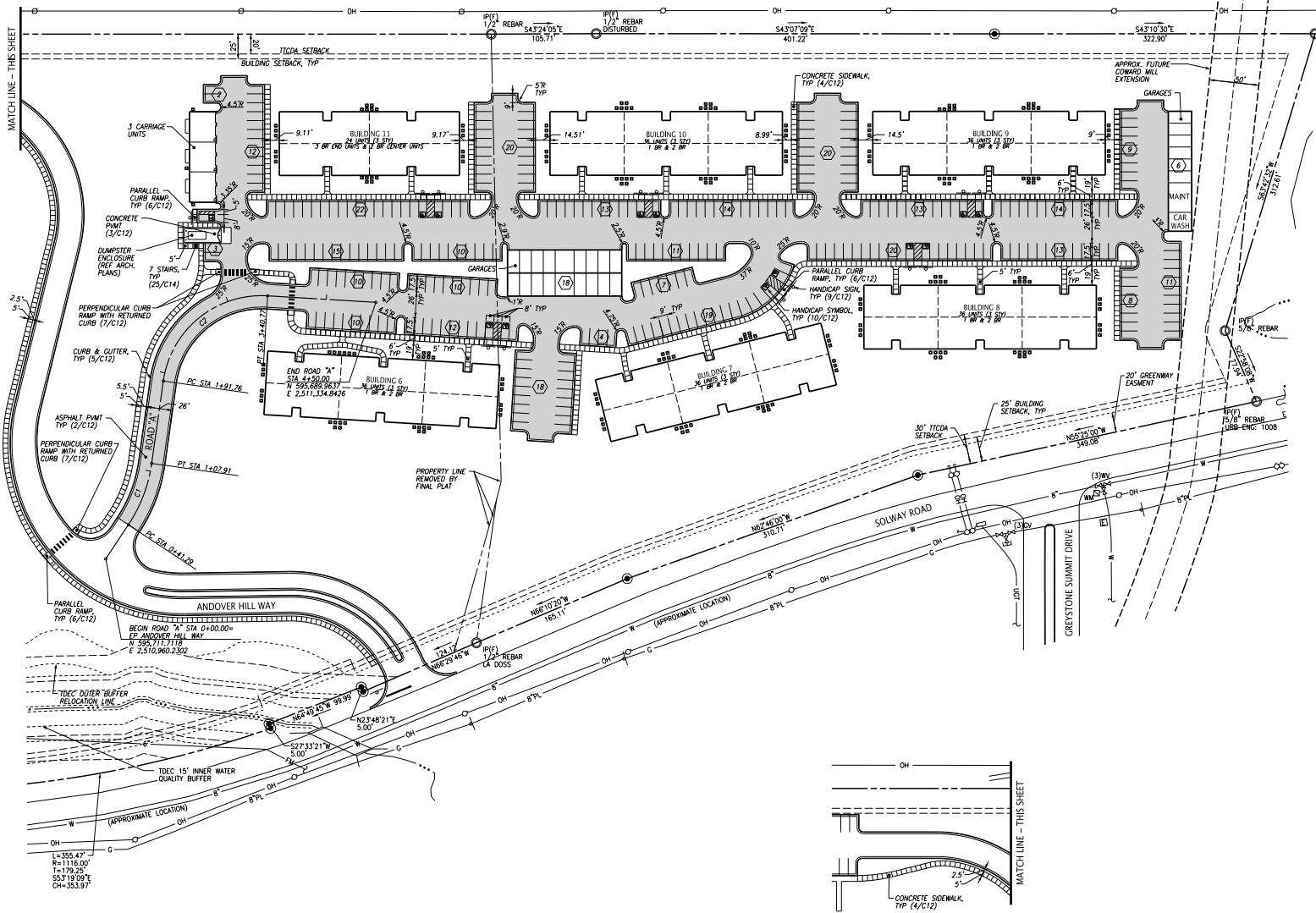
Map No: 103  
 Jurisdiction: County

0 750  
 Feet



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|-------------------|-------------|------------|----------|-------|--|
| Project           | 592.004     |            |          | Sheet |  |
| Date              | 04/13/22    |            |          | C1A   |  |
| Scale             | 1"=100'     |            |          |       |  |
| PROJ. NO.         | DESIGNED BY | CHECKED BY | TITLE    |       |  |
|                   |             |            |          |       |  |
|                   |             |            |          |       |  |
| ISSUED FOR REVIEW |             |            | 04/25/22 |       |  |

| HORIZONTAL CURVE DATA TABLE |                  |                |                |        |         |
|-----------------------------|------------------|----------------|----------------|--------|---------|
| CURVE NO.                   | P.I. COORDINATES |                | DELTA ANGLE    | RADIUS | TANGENT |
|                             | NORTHING         | EASTING        |                |        |         |
| C1                          | 595,724.2929     | 2,511,034.3279 | 29°26'50" (LT) | 150.00 | 33.87   |
| C2                          | 595,844.9729     | 2,511,206.1434 | 85°22'54" (RT) | 100.00 | 92.25   |



- NOTES:**
1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC. DATED MAY 25, 2018.
  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 SPECIFICATIONS, AND THE KNOX COUNTY DEPARTMENT OF ENGINEERING & PUBLIC WORKS 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 KNOX COUNTY DEPARTMENT OF ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.
  5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  6. PROPERTY CONCERNED REFLECTS PARCEL 103.086 & 103.087(1) AS SHOWN IN KNOX COUNTY CLT MAP 103. ZONING FOR THE PROPERTY IS OBT/O OFFICE, MEDICAL, AND RELATED SERVICES ZONE & TECHNOLOGY PARK OVERLAY DISTRICT. TOTAL AREA = 240.86 AC. TOTAL DISTURBED AREA = ±15.27 AC. OWNER: BALL HOMES, LLC. 3609 WALDEN DRIVE, LEXINGTON, KY 40517
  7. BUILDING SETBACKS ARE 25-FT. IN FRONT, 15-FT. ON SIDE AND 20-FT. REAR. TYPICAL SETBACKS ARE 30-FT. IN FRONT, 20-FT. ON SIDE AND 20-FT. ON REAR.
  8. 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.
  9. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

**PARKING SUMMARY**

|                                  |            |
|----------------------------------|------------|
| REQUIRED PARKING (168 UNITS)     |            |
| 20 UNITS @ 1.5 SP/UNIT =         | 30         |
| 43 1-BR UNITS @ 1.5 SP/UNIT =    | 64.5       |
| 144 2/3-BR UNITS @ 1.5 SP/UNIT = | 216        |
| TOTAL REQUIRED PARKING =         | 269 SPACES |
| MAXIMUM ALLOWABLE PARKING =      | 506 SPACES |
| TOTAL PARKING PROVIDED           |            |
| STANDARD SPACES (9'x18')         | 307        |
| GARAGES                          | 24         |
| HANDICAP (VAN) SPACES            | 13         |
| TOTAL                            | 344 SPACES |

| UNIT MIX |           |            |            |            |             |
|----------|-----------|------------|------------|------------|-------------|
| PHASE    | BLDG. NO. | 1 BR UNITS | 2 BR UNITS | 3 BR UNITS | TOTAL UNITS |
| 2        | 6         | 12         | 24         | 0          | 36          |
|          | 8         | 12         | 24         | 0          | 36          |
|          | 9         | 12         | 24         | 0          | 36          |
|          | 10        | 12         | 24         | 0          | 36          |
|          | 11        | 12         | 24         | 0          | 36          |
|          | 12        | 12         | 24         | 0          | 36          |
|          | CARRIAGE  | 3          | 0          | 0          | 3           |
| TOTALS   |           | 63         | 132        | 12         | 207         |

- LEGEND:**
- ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - PROPERTY LINE
  - PROPOSED ROAD CENTERLINE
  - PROPOSED BUILDING SETBACK
  - NUMBER OF PARKING SPACES
  - DETAIL REF. (DETAIL NO./SHT. NO.)
  - TYP
  - TYPICAL



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**SOLWAY ROAD APARTMENTS-  
PHASE II**  
SOLWAY ROAD  
KNOXVILLE, TENNESSEE 37931

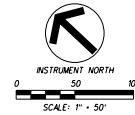
**BALL HOMES, LLC**  
3609 WALDEN DRIVE  
LEXINGTON, KY 40517  
CONTACT: D. RAY BALL, JR.  
TELEPHONE NO.: 855.268.1191

**LAYOUT AND  
PAVING PLAN**

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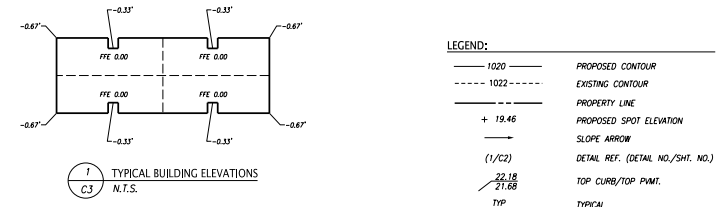
Project  
592.004  
Date  
04/13/22  
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1"=50'

**C2**



1. THE TOPOGRAPHIC DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED OCTOBER 8, 2021.
2. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOW THE EXISTING GRADATIONS AND THE PROPOSED GRADATIONS 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 VERIFICATION AS NECESSARY.
4. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION, COMPLETELY DISPOSE OF ALL MATERIAL RESULTING FROM EXCAVATION AND GRUBBING ON SITE OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE LOCAL AGENCY. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR THE DEPOSITION.
5. ALL TREES, STUMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 4 FT BELOW SUBGRADE.
6. STRIP TOPSOIL SHALL BEPT (6-16 IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILE FENCE OR CONSTRUCTION CONFINEMENT CONTAINMENT STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
7. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED 4000 LB. ROLL TO A FIRM LEVEL OF FIRM FILL. ALL AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED WITH AN ENGINEERED FILL. PROOF ROLLING SHALL BE APPROVED BY THE PROJECT GEOLOGICAL ENGINEER.
8. AREAS THAT EXHIBIT BAKING, OR OTHERWISE UNSUITABLE FOR PLANTING SHALL BE BROUGHT TO A FIRM LEVEL OF FIRM FILL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL. TEST NO. 100. 60. 67. STATE.
9. FILL MATERIAL SHALL OBTAIN FACTORY MATERIAL PROPERTIES FROM MATERIALS AND OTHER ORGANIC MATERIAL. PROOF ROLLING AND TRASH. FILL MATERIAL SHALL ALSO BE FREE FROM OTHER ORGANIC MATERIALS LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
10. FILL SOLS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM LIQUIDITY INDEX OF 1.0.
11. UNSATURATED SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT. EXPANSIVE SOILS AND SOILS CLASSIFIED BY DOT AND OR LOCALLY DERIVED OF UNSATURATED SOILS SHALL BE UNDERCUT AND BACKFILLED AS APPROVED BY THE OWNER OR GEOLOGICAL ENGINEER.
12. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LAYERS NOT EXCEEDING 12 IN. THICKNESS. EACH LAYER TO BE COMPACTED, COMPACT EACH LAYER TO AT LEAST 98% RELATIVE COMPACTION DENSITY. THE TOP 6 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH PAVEMENTS SHALL BE COMPACTED TO 100% OF THE MOISTURE CONTENT TO WITHIN -1 TO +3 % VARIATION OF THE OPTIMUM MOISTURE CONTENT.
13. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE FILL. AREAS TO BE SEEDING SHALL BE PLACED OVER ELEVATIONS AS SHOWN ON THE DRAWINGS.
14. DO NOT ALLOW MATERIAL TO ACCUMULATE IN EXCAVATIONS OR OTHER AREAS. TAKE 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 SUBGRADE'S UNTIL PLACEMENT OF THE SUBGRADE IS COMPLETE.
17. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. CONTRACTOR SHALL BE RESPONSIBLE TO FIRM, SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNERS REVIEW.
18. VERIFY GRADES WHEREVER NECESSARY TO BRING THE FINISHED GRADES TO THE DESIGN GRADES AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING: 1. FINISHED GRADES OF ALL AREAS OF THE FINISHED GRADES, SUBGRADE, 0.1", UNPAVED AREAS 0.1", SIDEWALKS AND PAVEMENTS 0.1".
19. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOLOGICAL ENGINEER TO DETERMINE STABILITY.
20. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE EROSION AND SEDIMENTATION.

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: ADAM JANORSCHKE 615.872.5149  
ADAM.JANORSCHKE@ENBRIDGE.COM



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## GRADING FLAIN

|          |         |          |                  |          |
|----------|---------|----------|------------------|----------|
| Project  | 92.004  | Unit     | Unit             | Date     |
| Revision | 1/13/22 | Revision | Revision / Issue | 04/25/22 |
| Sheet    | C3      |          |                  |          |





13 DIVERSION BERM  
C13 NTS

14 INLET PROTECTION  
C13 NTS

15 INLET SEDIMENT CONTROL DEVICE  
C13 NTS

16 TEMPORARY ROCK CHECK DAM  
C13 NTS

17 TYPICAL DITCH SECTION  
C13 NTS

18 TEMPORARY SEDIMENT TRAP AND OUTLET  
C13 NTS

19 EROSION CONTROL WATTLES  
C13 NTS

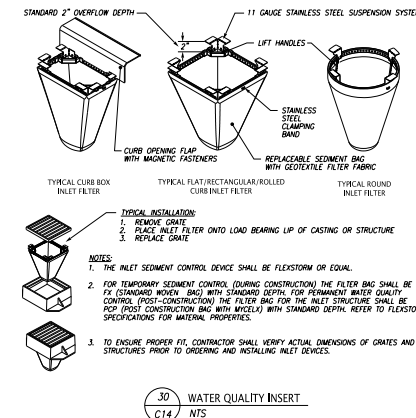
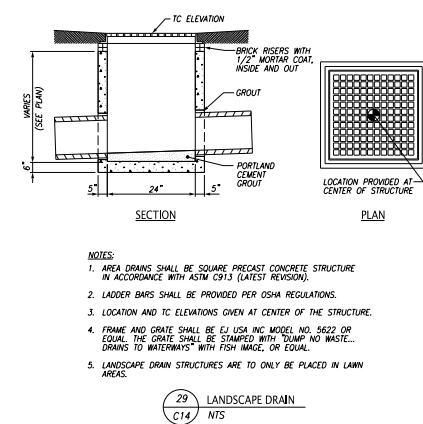
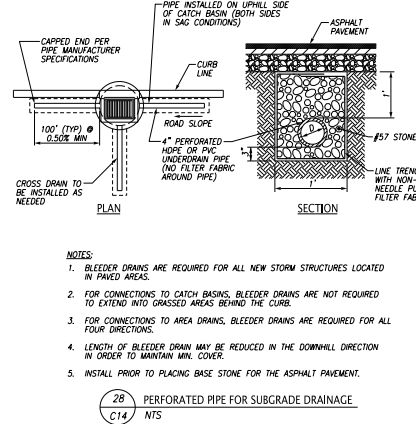
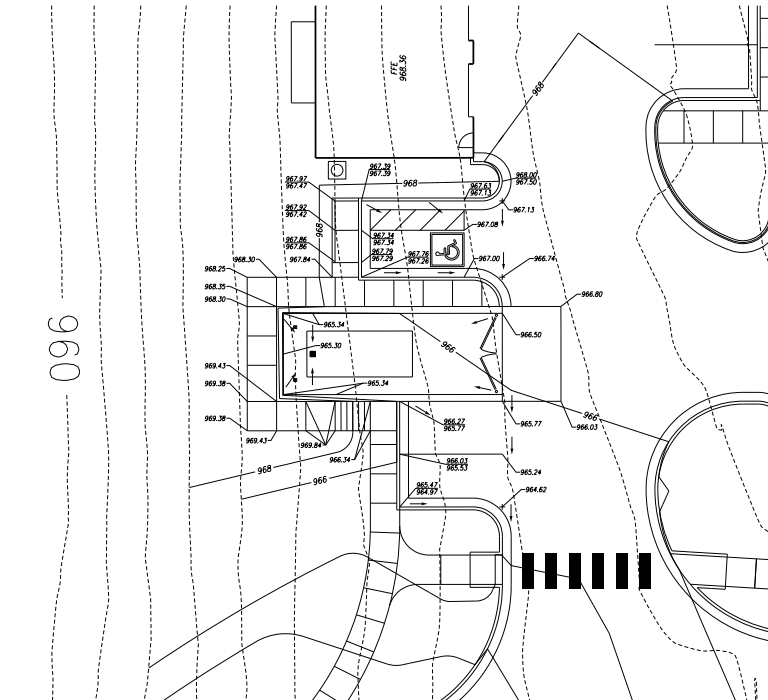
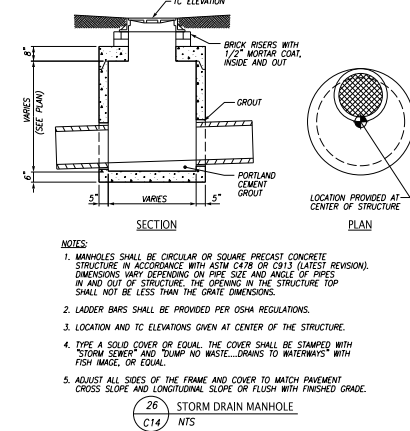
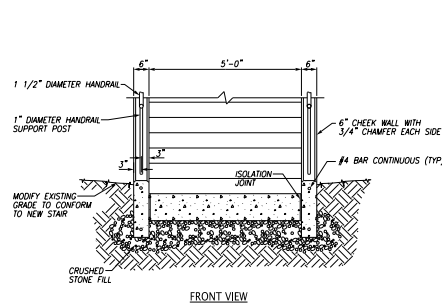
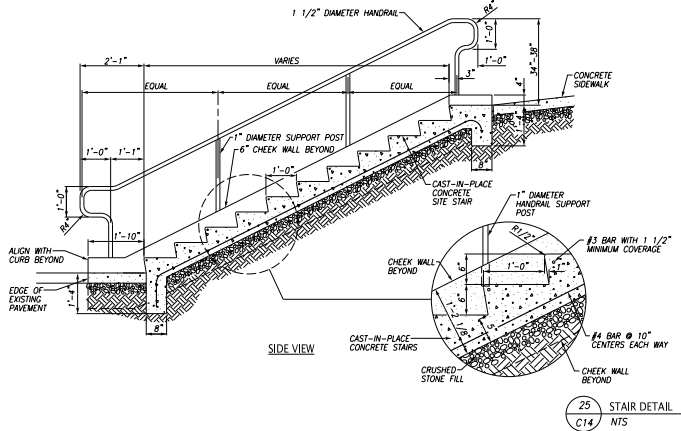
20 REFORESTATION  
C13 NTS

21 CONCRETE WASHOUT AREA  
C13 NTS

22 AREA DRAIN  
C13 NTS

23 SINGLE CATCH BASIN  
C13 NTS

BACKFILL FOR RIGID PIPE



**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-  
 PHASE II**  
 SOLWAY ROAD  
 KNOXVILLE, TENNESSEE 37931

**BALL HOMES, LLC**  
 3609 WALDEN DRIVE  
 LEXINGTON, KY 40517  
 CONTACT: D. RAY BALL, JR.  
 TELEPHONE NO.: 855.268.1191

**DETAILS**

| NO. | ISSUED FOR CONSTRUCTION | REVISION/ISSUE | DATE     |
|-----|-------------------------|----------------|----------|
| 1   | ISSUED FOR CONSTRUCTION |                | 04/29/22 |

Project: 592.004  
 Date: 04/13/22  
 Scale: NTS

Sheet: **C14**



[illegible]

- CANOPY / SHADE TREES:
- QP - Quercus phellos / White Oak
  - AR - Acer rubrum / Red Maple
  - QV - Quercus variata / Overcup Oak
  - UP - Ulmus parvifolia / Chinese Elm
- MEDIUM TREES:
- IO - Ilex opaca / American Holly
  - MG - Magnolia grandiflora / Southern Magnolia
  - SL - Liriodendron tulipifera / Eastern Red Cedar
- ORNAMENTAL (SMALL) TREES:
- CC - Cercis canadensis / Eastern Red Bud
  - LI - Lagerstroemia indica / Crepe Myrtle / "Natchez" (various)
  - JC - Juniper - hettii columnaris / Juniper "Hetz" / Columnar
- Shrubs
- Groundcover

MATCHLINE SHEET 11.1



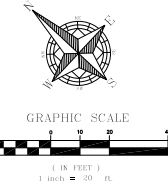
**SOLWAY ROAD APARTMENTS  
PHASE II**  
SOLWAY ROAD  
KNOXVILLE, TENNESSEE 37931  
TTCA PROJECT No. 5-D-2-2-T08

**BALL HOMES, LLC**  
3609 WALDEN DRIVE  
LEXINGTON, KY 40517  
CONTACT: D. RAY BALL, JR.  
TELEPHONE NO.: 859.268.119

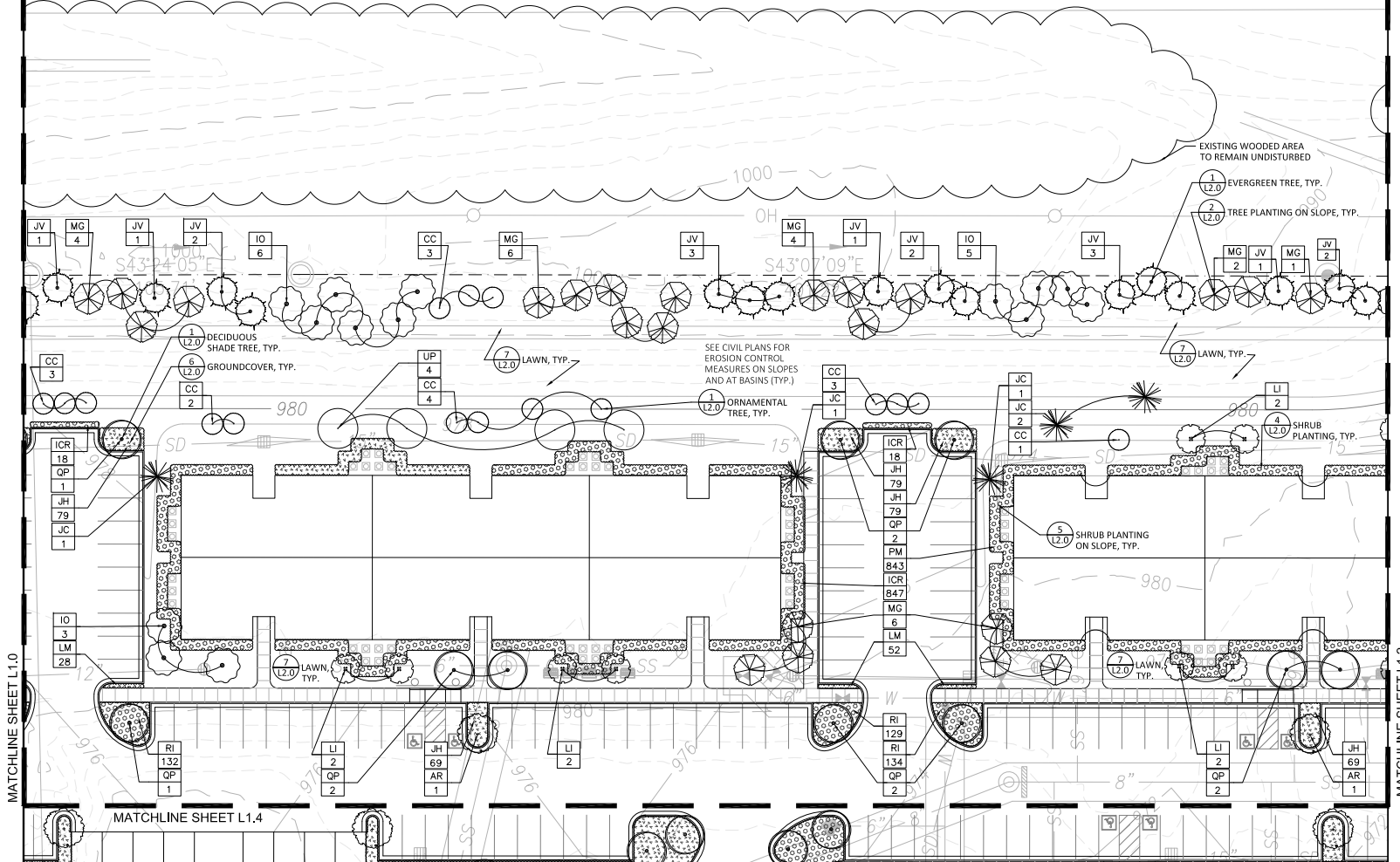


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| Project        | 592.004     | DESIGNED BY              | ADW | DOWN BY            | EZE |
| Date           | 03/28/22    |                          |     |                    |     |
| Scale          | 1" = 20'-0" |                          |     |                    |     |
| Sheet          |             | REVISED PER MPC COMMENTS |     | 04/25/22           |     |
| LANDSCAPE PLAN |             | B                        |     | Revisions / Issues |     |
| L1.0           |             | No.                      |     | Date               |     |

# PELLISSIPPI PARKWAY (SR162)

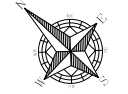
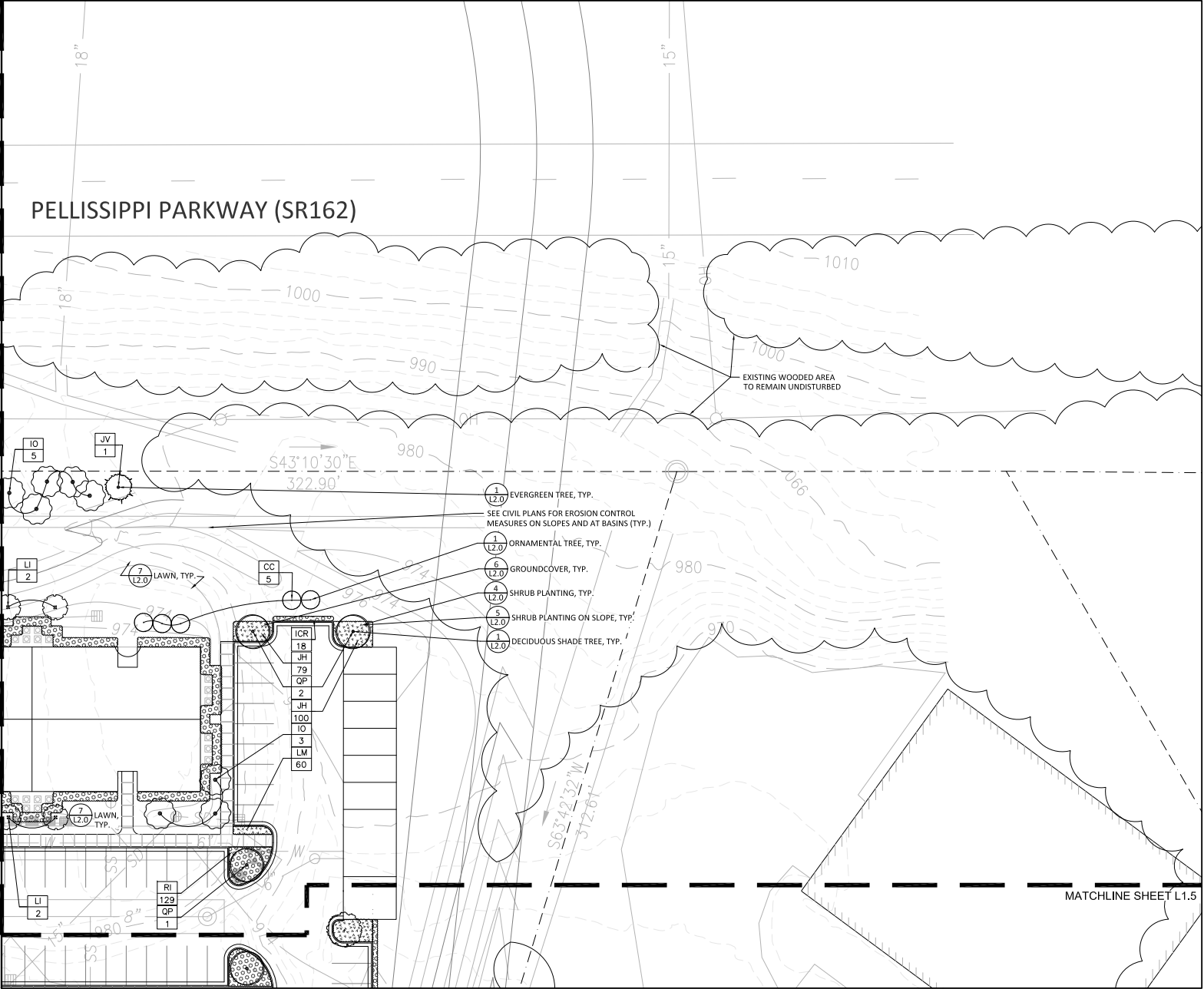


- CANOPY / SHADE TREES:**
- QP - Quercus phellos / Willow Oak
  - MR - Acer rubrum / Red Maple
  - QV - Quercus veneta / Overcup Oak
  - UP - Ulmus parvifolia / Chinese Elm
- MEDIUM TREES:**
- IO - Ilex opaca / American Holly
  - MG - Magnolia grandiflora / Southern Magnolia
  - JV - Juniperus virginiana / Eastern Red Cedar
- ORNAMENTAL (SMALL) TREES:**
- CC - Cercis canadensis / Eastern Red Bud
  - LI - Lagerstroemia indica / Crepe Myrtle "Baumster" Series
  - JC - Juniper c. hertzmanniana / Juniper "Nana" Columnar
- Legend:**
- Shrub
  - Groundcover

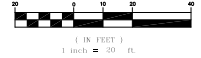


| DATE     | BY | REVISION                 | DATE     |
|----------|----|--------------------------|----------|
| 04/25/22 | DD | REVISED PER IFC COMMENTS | 04/25/22 |
|          |    | Revision/Issue           | Date     |
|          |    |                          |          |

MATCHLINE SHEET L1.1



GRAPHIC SCALE



CANOPY / SHADE TREES:

- QP - Quercus phellos / Willow Oak
- RI - Acer rubrum / Red Maple
- QV - Quercus veneta / Overcup Oak
- UP - Ulmus parvifolia / Chinese Elm

MEDIUM TREES:

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

ORNAMENTAL (SMALL) TREES:

- CC - Cercis canadensis / Eastern Red Bud
- LI - Lagerstroemia indica / Crepe Myrtle "Natchez" Series
- JV - Juniperus c. hectori / Columnar Juniper "Natchez" Columnar

- Grass
- Groundcover

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SOLWAY ROAD APARTMENTS  
PHASE II  
SOLWAY ROAD  
KNOXVILLE, TENNESSEE 37931  
TTCDA PROJECT NO. 5-D-22-TOB

BALL HOMES, LLC  
3609 WALDEN DRIVE  
LEWISTON, KY 40517  
CONTACT: D. RAY BALL, JR.  
TELEPHONE NO.: 855.268.1191

IBI  
PLACEMAKING

| DESIGNED BY | DATE     | REVISION | BY | DATE |
|-------------|----------|----------|----|------|
| NDH         | 04/25/22 |          |    |      |
| NDH         | 04/25/22 |          |    |      |
| NDH         | 04/25/22 |          |    |      |
| NDH         | 04/25/22 |          |    |      |

| PROJECT | SHEET |
|---------|-------|
| 592.004 | B     |

Date: 03/28/22

Scale: 1" = 20'-0"

LANDSCAPE PLAN

L1.2







**SOLWAY APARTMENTS PHASE II**  
**PLANT MATERIALS LIST**

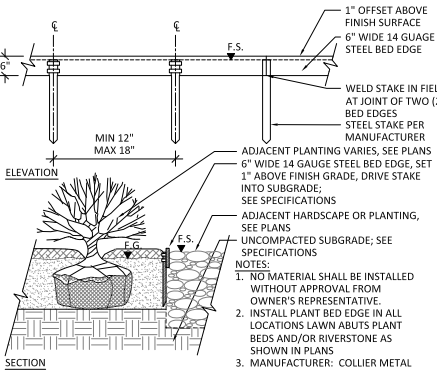
Hardiness Zone 7A

**TCDDA Design Guidelines Notes**

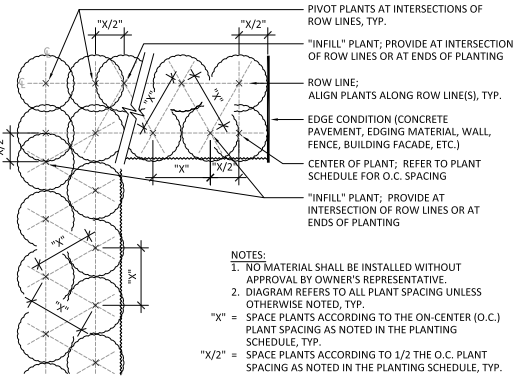
1. Landscaping species as per the TCDDA Design Guidelines, Appendix 3 and/or as appropriate for use in planting zone 7A and determined by the U.S. Department of Agriculture Plant Hardiness Zone Map.
2. Reference to plant species being native to south central United States as indicated by the TCDDA Design Guidelines.
3. Compliance for planting underneath or adjacent to overhead electrical wires as determined by the TCDDA Design Guidelines.
4. Percentage of evergreen trees - 10% of total trees (42%).
5. Total Number of Planting Spaces - 349. Canopy Trees Required - 35. Canopy Trees Provided - 09.

| Key                 | Scientific Name                         | Common Name                  | Native | Size specifications                 | Spacing  | Qty   | SUBT |
|---------------------|---|------------------------------|--------|-------------------------------------|----------|-------|------|
| <b>LARGE TREES</b>  |   |                              |        |                                     |          |       |      |
| GP                  | Quercus phellos                         | Willow Oak                   | Yes    | 12" high min. 2" caliper            | per plan | 51    |      |
| AK                  | Kear. rubrum                            | Red Maple                    | Yes    | 12" high min. 2" caliper            | per plan | 14    |      |
| CL                  | Quercus laevis                          | Overcup Oak                  | No     | 12" high min. 2" caliper            | per plan | 16    |      |
| UP                  | Ulmus parvifolia                        | Chinese Elm                  | No     | 12" high min. 2" caliper            | per plan | 36    | 109  |
| <b>MEDIUM TREES</b> |   |                              |        |                                     |          |       |      |
| MG                  | Magnolia grandiflora                    | Southern Magnolia            | Yes    | 6" high, 1-1/2" caliper             | per plan | 43    |      |
| IO                  | Ilex opaca                              | American Holly               | Yes    | 6" high, 1-1/2" caliper             | per plan | 47    |      |
| JV                  | Juniperus virginiana                    | Eastern Red Cedar            | Yes    | 8" high, 1-1/2" caliper, 10/10 base | per plan | 45    | 135  |
| <b>SMALL TREES</b>  |   |                              |        |                                     |          |       |      |
| CC                  | Cercis canadensis                       | Eastern Red Bud              | Yes    | 6" high, 1-1/2" caliper             | per plan | 27    |      |
| JL                  | Juniperus c. horizontalis               | Juniper "Tee" Columnar       | No     | 6" high, full to base               | per plan | 11    |      |
| LI                  | Lagerströmia indica (L. fauvelii) "Sis" | Southern Magnolia            | No     | 6" high, 1-1/2" caliper             | per plan | 36    | 104  |
| <b>SHRUBS</b>       |   |                              |        |                                     |          |       |      |
| ICR                 | Ilex cornuta "Rokunda"                  | Rokunda Holly                | N/A    | 18" high, full to base              | 24" OC   | 3,162 |      |
| PM                  | Podocarpus macrophyllus "Mik"           | Podocarpus "Mik"             | N/A    | 20" high x 18" spread, full to base | 24" OC   | 3,196 |      |
| RI                  | Raphiolepis indica "Eleanor Taylor"     | Raphiolepis "Eleanor Taylor" | N/A    | 2" - 15" high, full                 | 18" OC   | 1,413 |      |
| BHD                 | Buxus spp.                              | Bowwood "Hartford Dwarf"     | N/A    | 2" - 15" high, full                 | 18" OC   | 746   | 7811 |
| <b>GROUNDCOVERS</b> |   |                              |        |                                     |          |       |      |
| JH                  | Juniperus horizontalis                  | Juniper "Bar Harbor"         | N/A    | 6" - 12" high, full                 | 18" OC   | 1,682 |      |
| LM                  | Liriodendron "Big Blue"                 | Liriodendron "Big Blue"      | N/A    | 6" high, full                       | 12" OC   | 6743  | 7425 |

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



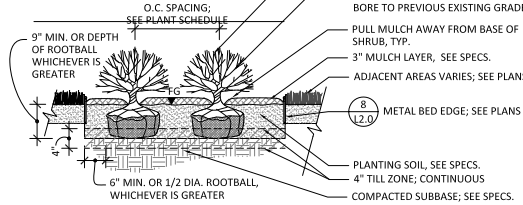
**8 METAL BED EDGE**  
N.T.S.



**9 SPACING DIAGRAM (TRIANGULATED)**  
N.T.S.

**NOTE:**

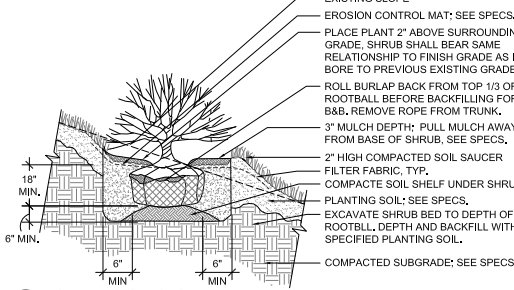
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- ALL SHRUBS SHALL BE FLOODED TWICE DURING FIRST 24-HOURS AFTER PLANTING.
- PLANTING SOIL SHALL BE CONTINUOUS WITHIN EACH SHRUB BED, ROUGH GRADE TO REMAIN ON SLOPE.
- FIRMED UP SOIL.
- TILL ZONE; INCORPORATE 2" OF APPROVED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



**4 SHRUB PLANTING**  
N.T.S.

**NOTES:**

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



**5 SHRUBS ON SLOPE**  
N.T.S.

**NOTE:**

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

**6 GROUNDCOVER / PERENNIAL PLANTING**  
N.T.S.

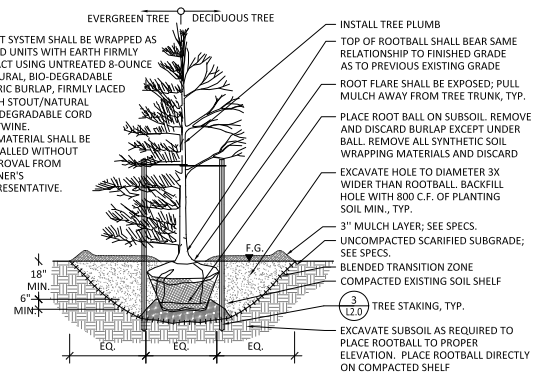
**NOTES:**

- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- SOAK ALL LAWN TWICE IN FIRST 24-HOURS AFTER INSTALL.
- TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.

**7 LAWN/SEED PLANTING**  
N.T.S.

**NOTES:**

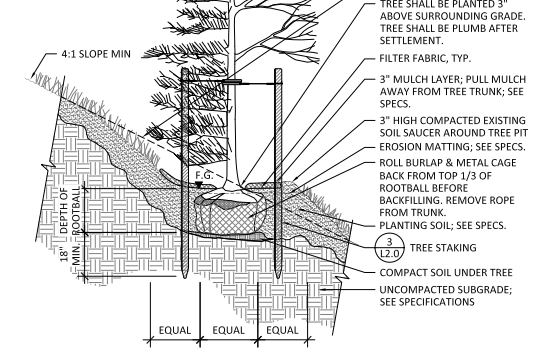
- ROOT SYSTEM SHALL BE WRAPPED AS SOLID UNITS WITH EARTH FIRMLY INTACT USING UNTREATED 8-OUNCE NATURAL, BIO-DEGRADABLE FABRIC BURLAP, FIRMLY LACED WITH STOUT/NATURAL BIO-DEGRADABLE CORD OR TWINE.
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.



**1 TREE PLANTING**  
N.T.S.

**NOTES:**

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



**2 TREE PLANTING ON SLOPE**  
N.T.S.

**NOTES:**

- TREE STRAP SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.
- STRAP SHALL BE GREEN, 3/4" WIDE POLYPROPYLENE MATERIAL, 900 LBS. BREAK STRENGTH.
- THE ENDS SHOULD BE TIED WITH A SLIDING KNOT ON THE STRAP THAT LEADS TO THE TREE.
- ADD RESISTANCE KNOT SO SLIDE KNOT DOESN'T CONSTRICT TRUNK.



**3 TREE STRAPPING**  
N.T.S.

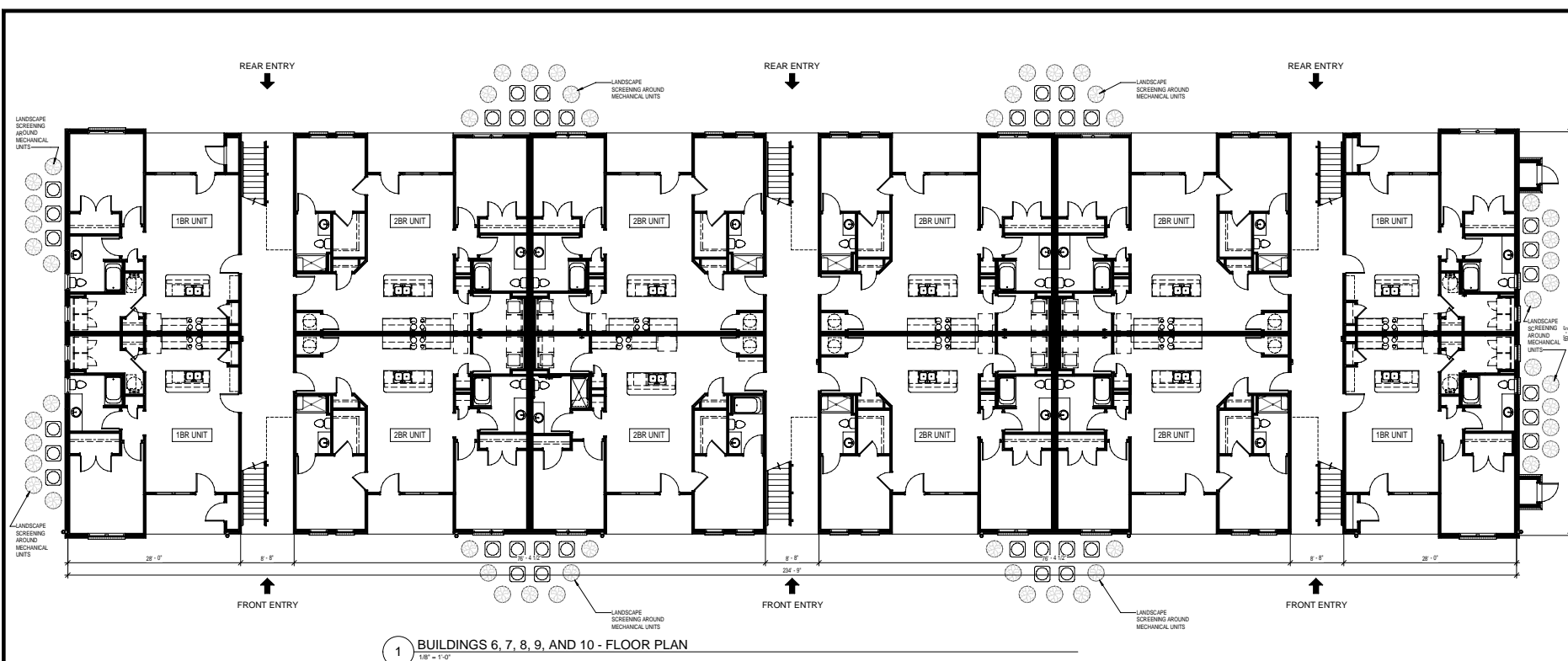
**FULGHUM**  
**MACINDOE**  
LANDSCAPE ARCHITECTS, INC.  
10330 HARDEN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6448  
www.fulghummacindoe.com

**SOLWAY ROAD APARTMENTS**  
**PHASE II**  
SOLWAY ROAD  
KNOXVILLE, TENNESSEE 37931  
TCDDA PROJECT No. 5-D-22-TOB

**BALL HOMES, LLC**  
3609 WALDEN DRIVE  
LEXINGTON, KY 40517  
CONTACT: D. RAY BALL, JR.  
TELEPHONE NO.: 853.268.1191

**PLACEMAKING**  
101 S. 1st St., Suite 201, Louisville, KY 40202  
402 S. 1st St., Suite 201, Louisville, KY 40202

| REVISION | DATE     | BY   | APP'D | REVISION | DATE     | BY   | APP'D |
|----------|----------|------|-------|----------|----------|------|-------|
| 1        | 04/25/22 | DATE |       | 1        | 04/25/22 | DATE |       |
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| 81       |          |      |       | 81       |          |      |       |
| 82       |          |      |       | 82       |          |      |       |
| 83       |          |      |       | 83       |          |      |       |
| 84       |          |      |       | 84       |          |      |       |
| 85       |          |      |       | 85       |          |      |       |
| 86       |          |      |       | 86       |          |      |       |
| 87       |          |      |       | 87       |          |      |       |
| 88       |          |      |       | 88       |          |      |       |
| 89       |          |      |       | 89       |          |      |       |
| 90       |          |      |       | 90       |          |      |       |
| 91       |          |      |       | 91       |          |      |       |
| 92       |          |      |       | 92       |          |      |       |
| 93       |          |      |       | 93       |          |      |       |
| 94       |          |      |       | 94       |          |      |       |
| 95       |          |      |       | 95       |          |      |       |
| 96       |          |      |       | 96       |          |      |       |
| 97       |          |      |       | 97       |          |      |       |
| 98       |          |      |       | 98       |          |      |       |
| 99       |          |      |       | 99       |          |      |       |
| 100      |          |      |       | 100      |          |      |       |



1 BUILDINGS 6, 7, 8, 9, AND 10 - FLOOR PLAN  
1/8" = 1'-0"

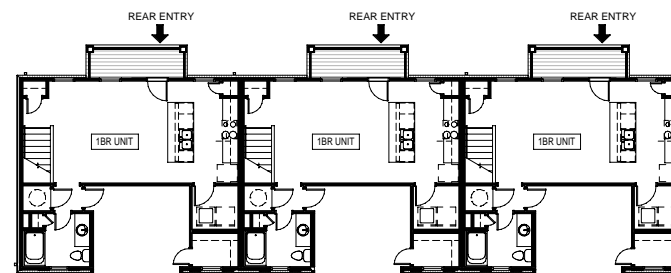


2 BUILDINGS 6, 7, 8, 9, AND 10 - ELEVATION  
1/8" = 1'-0"





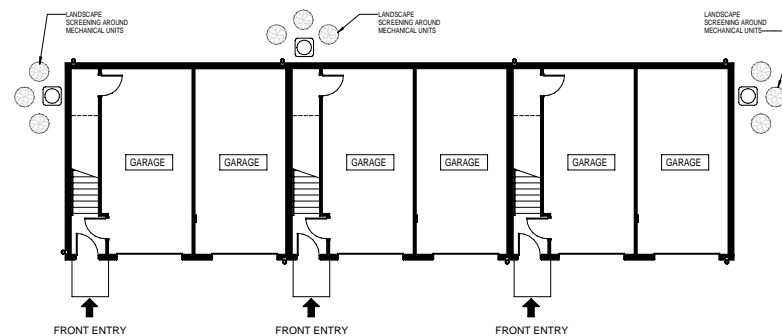
3 CARRIAGE HOUSE FRONT ELEVATION  
1/8" = 1'-0"



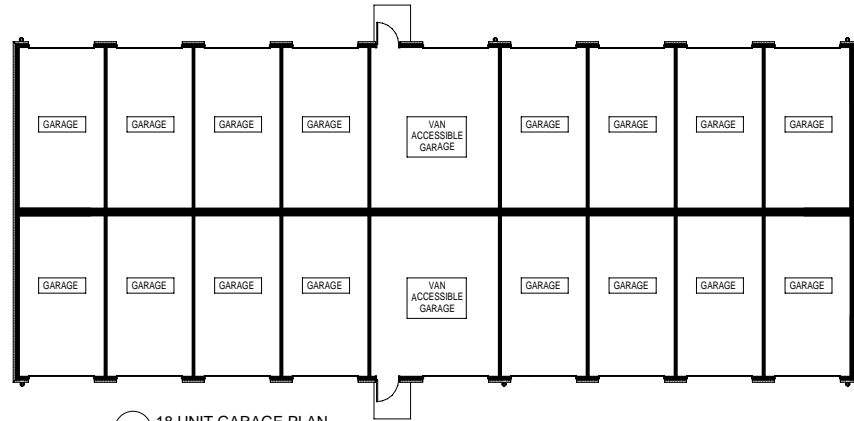
1 CARRIAGE HOUSE - SECOND FLOOR PLAN  
1/8" = 1'-0"



4 CARRIAGE HOUSE REAR ELEVATION  
1/8" = 1'-0"



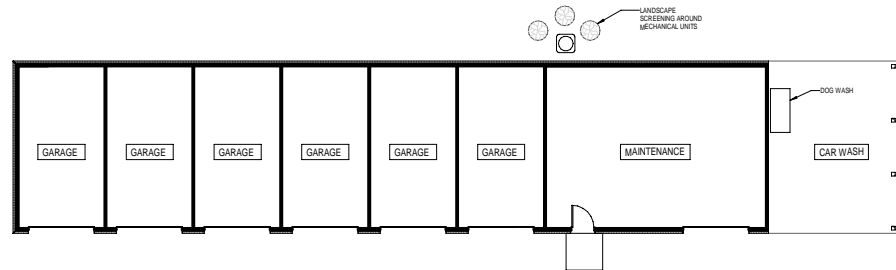
2 CARRIAGE HOUSE PLAN  
1/8" = 1'-0"



1 18 UNIT GARAGE PLAN  
1/8" = 1'-0"



2 18 UNIT GARAGE ELEVATION  
1/8" = 1'-0"



3 6 UNIT GARAGE, MAINTENANCE, CARWASH PLAN  
1/8" = 1'-0"



4 6 UNIT GARAGE, MAINTENANCE, CARWASH ELEVATION  
1/8" = 1'-0"



## FOUNDATION PLAN

299 SQUIRES CIRCLE  
LEXINGTON, KY

**BalHomes**  
Style from start to finish  
3609 WALDEN DRIVE  
LEXINGTON, KY 40502  
(859) 268-1191

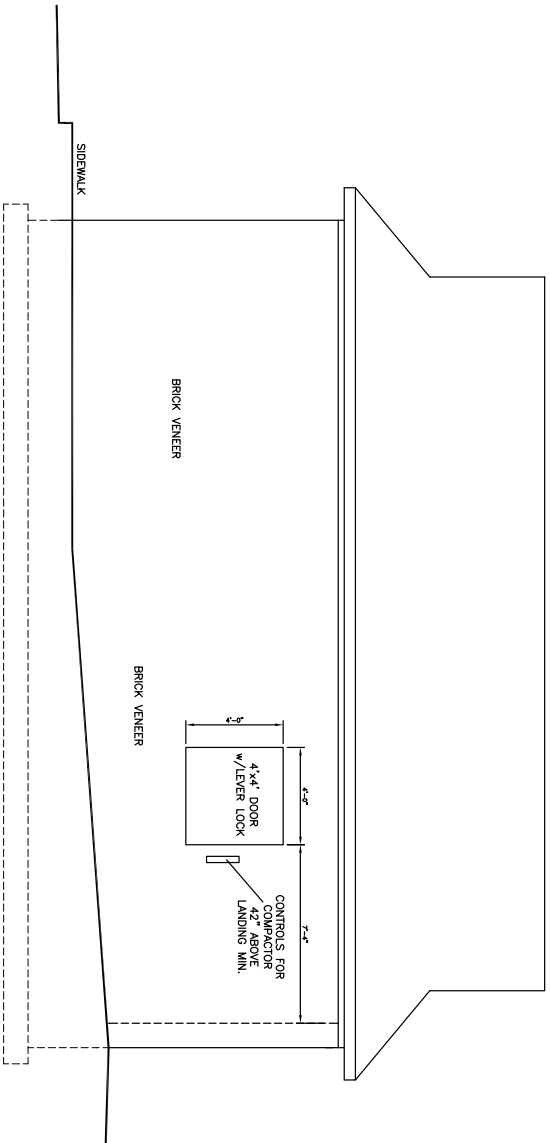
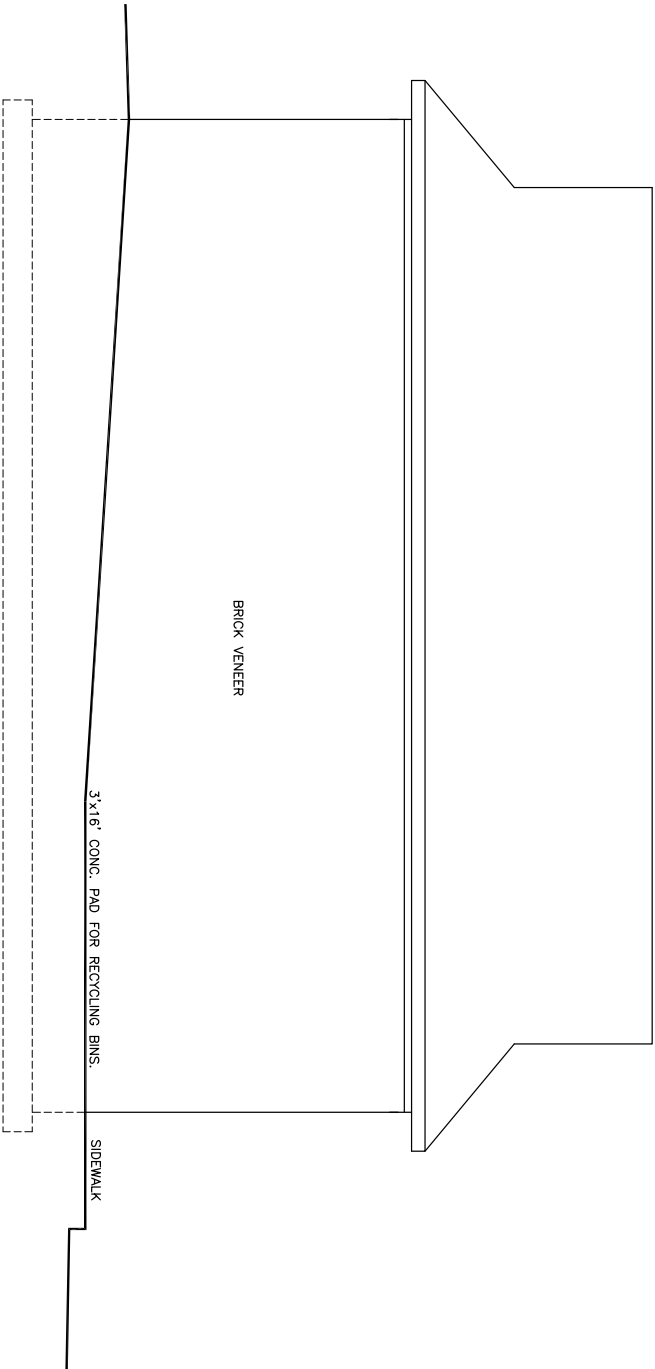
| Plot/FND | DATE |
|----------|------|
|----------|------|

| PLUMBING | DATE |
|----------|------|
|----------|------|

| PACKAGE | DATE |
|---------|------|
|---------|------|

REVISSED BY: DATE

REVISSED BY: DATE



|             |      |
|-------------|------|
| PLAT/FND    | DATE |
| PLUMBING    | DATE |
| PACKAGE     | DATE |
| REVISED BY: | DATE |
| REVISED BY: | DATE |

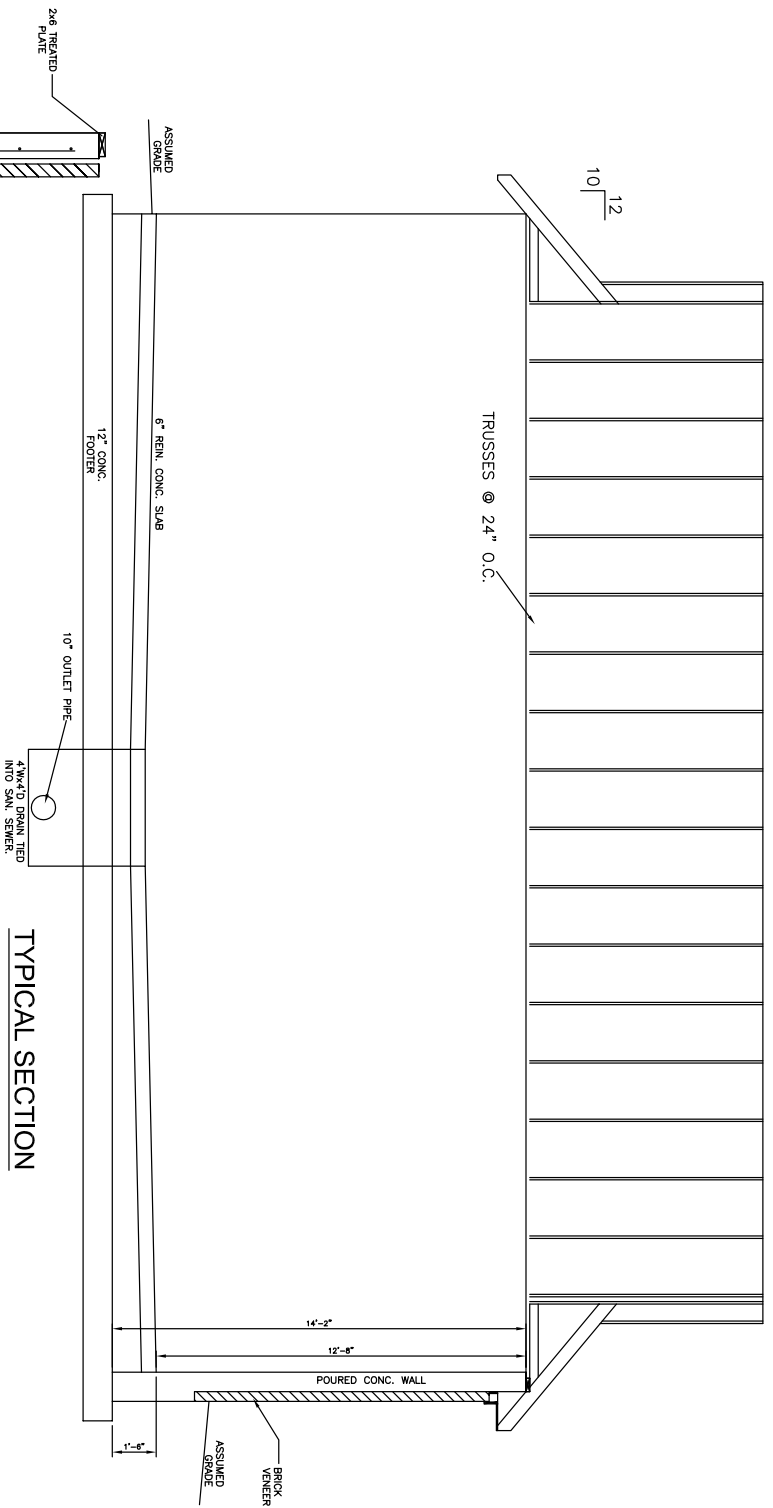
THE PENINSULA  
DUMPSTER ENCLOSURE

299 SQUIRES CIRCLE  
LEXINGTON, KY

BalHomes

©2015 HomeQuest by Balco

3609 WALDEN DRIVE  
LEXINGTON, KY 40502  
(502) 268-1191



TYPICAL SECTION

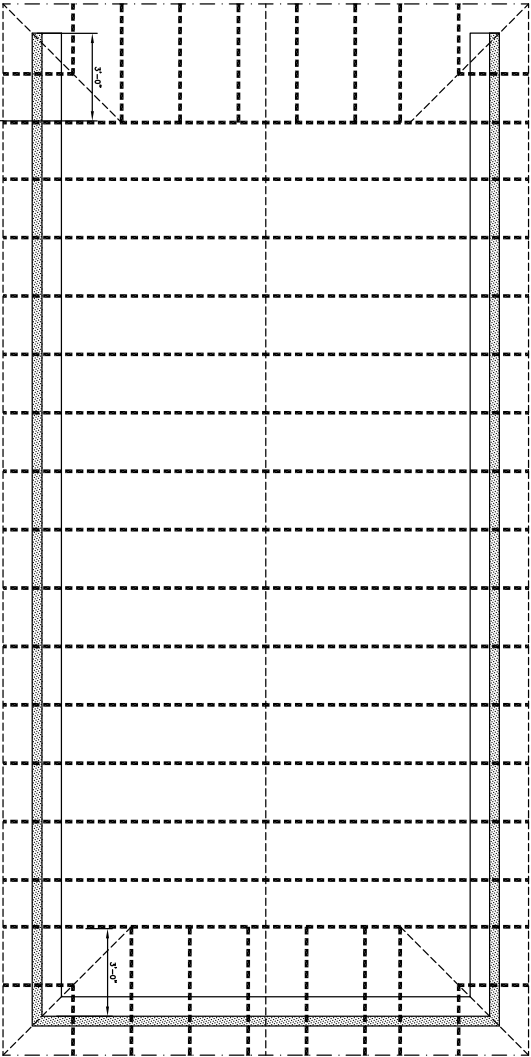
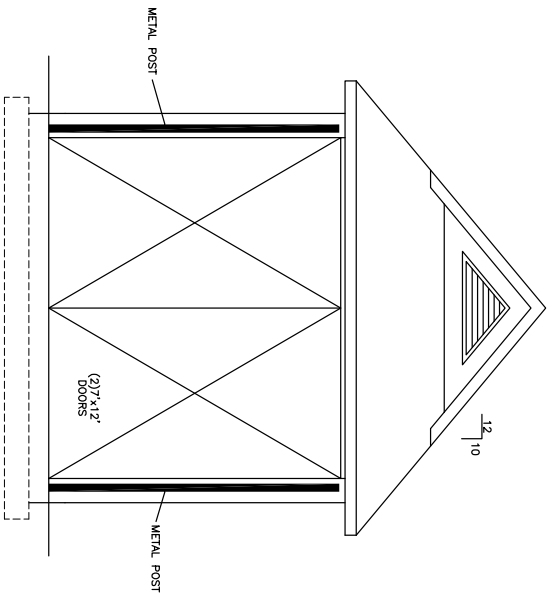
BSMT. POURED WALL SECTION  
BRICK TO GRADE

# THE PENINSULA DUMPSTER ENCLOSURE

299 SQUIRES CIRCLE  
LEXINGTON, KY

**BaHomes**  
3609 WALDEN DRIVE  
LEXINGTON, KY 40502  
(502) 268-1191

|             |      |
|-------------|------|
| PLAT/END    | DATE |
| PLUMBING    | DATE |
| PACKAGE     | DATE |
| REVISED BY: | DATE |
| REVISED BY: | DATE |



ROOF LAYOUT

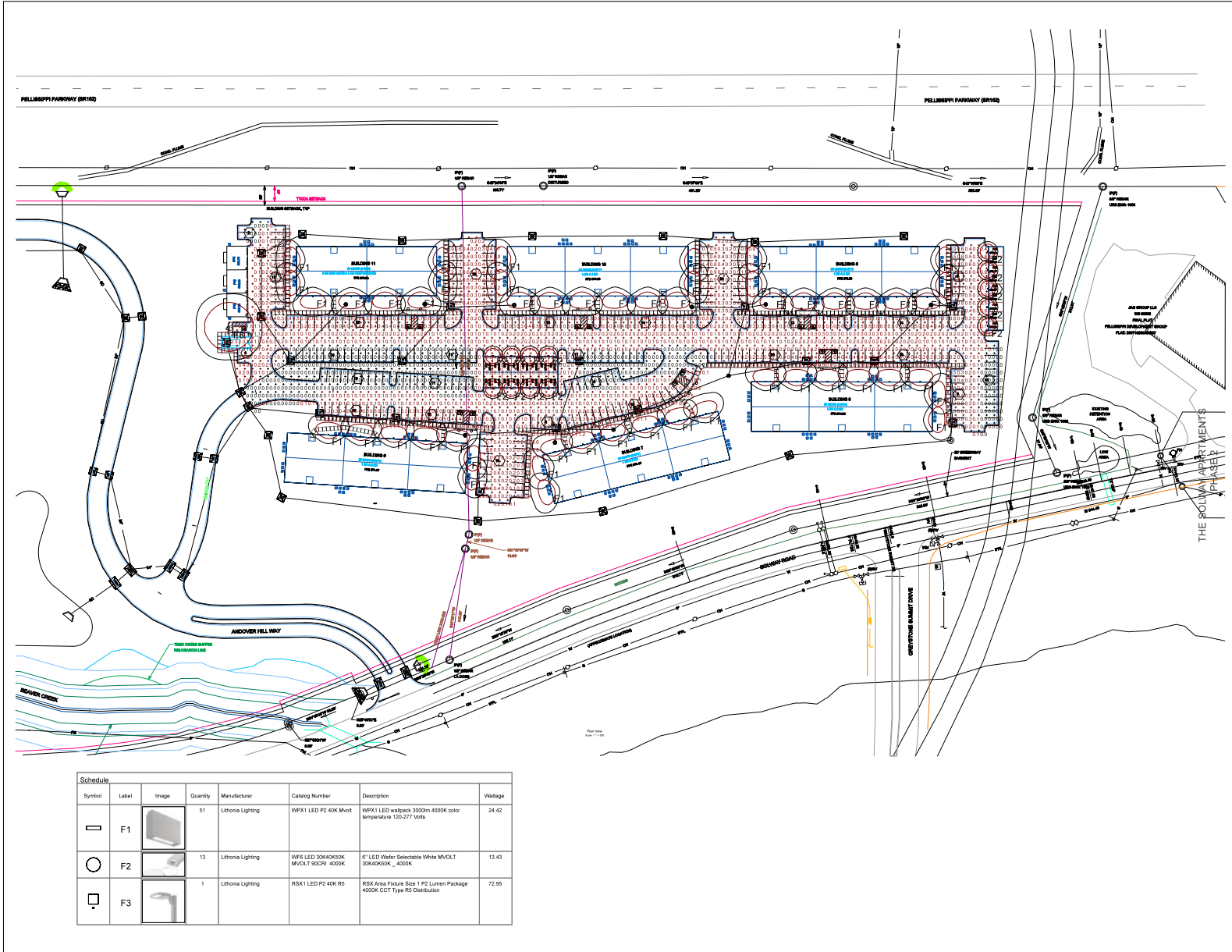
## "Carlisle" - Knoxville Selections

### Exterior

|                         |   |                         |  |
|-------------------------|---|-------------------------|--|
| Brick                   | ✓ | Donamire- queen         |  |
|                         |   |                         |  |
|                         |   |                         |  |
| Stone                   | ✓ | Echo Ridge Custom Light |  |
|                         |   | Homestead               |  |
|                         |   | Stonehouse Solutions    |  |
| Vinyl Siding            | ✓ | Sierra                  |  |
|                         |   | ABC                     |  |
|                         |   |                         |  |
| Vinyl Board n<br>Batten | ✓ | Graphite                |  |
|                         |   | ABC                     |  |
|                         |   |                         |  |
| Windows                 | ✓ | Clay                    |  |
|                         |   | Clay Ingels             |  |
|                         |   |                         |  |
| Ext. Doors              |   | Clay Ingels             |  |
|                         |   |                         |  |
|                         |   |                         |  |
| Soffit/Trim             | ✓ | Graphite                |  |
|                         |   | ABC                     |  |
|                         |   |                         |  |
| Gutters                 | ✓ | Tuxedo Gray             |  |
|                         |   |                         |  |
|                         |   |                         |  |
| Garage Doors            | ✓ | Clay                    |  |
|                         |   | Overhead Door Co.       |  |
|                         |   |                         |  |
| Posts/railing           |   |                         |  |
| Shingles                | ✓ | Driftwood- Dimensional  |  |
|                         |   |                         |  |
|                         |   |                         |  |

### Interior

|              |                               |  |  |
|--------------|-------------------------------|--|--|
| Cabinets     | Dwhite                        |  |  |
|              | Hager 859-621-5662            |  |  |
|              | Andy Richardson               |  |  |
| Counter Tops |                               |  |  |
| Vanities     |                               |  |  |
| Doors & Trim |                               |  |  |
| Handrail     |                               |  |  |
| Paint        | SW9165 Gossamer Veil          |  |  |
|              | Sherwin Williams              |  |  |
|              |                               |  |  |
| Carpet       | BX001/00751 Toast             |  |  |
|              | Flooring Gallery              |  |  |
|              |                               |  |  |
| Vinyl Tile   | Urban Organics/1100 Calacatta |  |  |
|              | Shaw                          |  |  |
|              |                               |  |  |
| Vinyl Plank  | VE381 Prominence Plus/        |  |  |
|              | 7065 Ash Oak                  |  |  |
|              | Shaw                          |  |  |
| Backsplash   | 3x12 Craft Fawn Gloss         |  |  |
|              | Satin Titanium 5/16" schluter |  |  |
|              | Running Bond Pattern          |  |  |
| Lighting     | TBD                           |  |  |
|              |                               |  |  |
|              |                               |  |  |
| Hardware     | Satin Nickel                  |  |  |
|              |                               |  |  |
|              |                               |  |  |
| Appliances   | GE stainless package          |  |  |
|              | Hager 859-621-5662            |  |  |
|              | Andy Richardson               |  |  |



FINAL DOCUMENTS



**TEC**  
Consulting  
Engineers, P.C.  
203 E. Main Woods Ln.  
Hartsville, TN 37038  
812.457.4778  
tecengineering@gmail.com

**THE CARLISLE**  
APARTMENTS AND CLUBHOUSE  
KNOXVILLE, TENNESSEE  
OR  
**RML CONSTRUCTION**  
LEXINGTON, KENTUCKY

JOB NO. 2003  
DATE Feb 3, 2021  
DRAWN A.J.W.  
CHECKED ADW

COPYRIGHT © 2021  
SHERMAN CARTER BARNHART  
ARCHITECTS

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |

SHEET

**SU1.1**



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

Ball Homes, LLC.

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

03/28/22

May 9, 2022

**5-D-22-TOB**

**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

Christopher Golliher, PE

Ardurra Group, Inc

**NAME**

**COMPANY**

10330 Hardin Valley Rd, Suite 201

Knoxville

TN

37932

**ADDRESS**

**CITY**

**STATE**

**ZIP**

865.690.6419

cgolliher@ardurra.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 and 0 Solway Rd

**PROPERTY ADDRESS**

103 086 and 103 09601

Y

32.49 acres + 8.37 ac = 40.86 ac

**PARCEL ID(S)**

**PART OF PARCEL? (Y/N)**

**TRACT SIZE**

## STAFF USE ONLY

East side of Solway Rd across from intersection with Greystone Summit Dr; abutts  
Pellissippi Pkway

☐ CITY ☒ COUNTY

6th

**GENERAL LOCATION**

**DISTRICT**

OB/TO

MU-SD, NWCO-6 and MDR/O

**ZONING**

**SECTOR PLAN  
LAND USE CLASSIFICATION**

Northwest County

Apartment complex under construction (Phase 1) and vacant land

**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

## RENOVATION OR EXPANSION

### SUMMARY OF WORK TO BE PERFORMED:

Phase 2 of the Solway Apartment Projects

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- |                                    |  |                                     |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____                        | AREA: _____                            | AREA: _____                         |
| HEIGHT: _____                      | HEIGHT: _____                          | HEIGHT: _____                       |
| FINISH: _____                      | FINISH: _____                          | TYPE: _____                         |

## STAFF USE ONLY

- ☐ TTCDA Checklist  
☐ Property Owners/Option Holders

CODE

FEE

801 / \$450.00

CODE

FEE

TOTAL

\$450.00

## AUTHORIZATION

By signing below

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



APPLICATION AUTHORIZED BY

Owner

AFFILIATION

03/25/22

DATE

859.268.1191

PHONE NUMBER

bstephens@ballhomes.com

EMAIL



STAFF SIGNATURE

Michelle Portier

PRINT NAME

3/29/2022 swm

DATE PAID