

**Applicant:** LOVELL PLACE LLC & LOVELL PLACE AT CORNERSTONE LLC

**Request:** BUILDING PERMIT

**Meeting Date:** 8/5/2024

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**Address:** 1013 & 1033 Lovell Rd

**Map/Parcel Number:** 118 049 & 05001

**Location:** West side of Lovell Rd, north of Cornerstone Dr

**Existing Zoning:** OB (Office, Medical, and Related Services), A (Agricultural), TO (Technology Overlay)

**Proposed Zoning:** CA (General Business) (6-U-24-RZ)

**Existing Land Use:** Agriculture/forestry/vacant land, single family residential

**Proposed Land Use:** N/A

**Appx. Size of Tract:** 7 acres

**Accessibility:** Access is via Lovell Rd, a minor arterial street with 67 ft of pavement width within 67 ft of right-of-way range of 113-158 ft.

**Surrounding Zoning and Land Uses:** North: OB (Office, Medical, and Related Services), TO (Technology Overlay) - Agriculture/forestry/vacant land

South: CB (Business and Manufacturing) - Agriculture/forestry/vacant land, office

East: RA (Low Density Residential), A (Agricultural), OB (Office, Medical, and Related Services), TO (Technology Overlay) - Single family residential, multifamily residential (under construction)

West: OB (Office, Medical, and Related Services) - Multifamily residential (under construction)

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**Comments:** This is a request to grade the subject property. Part of the property is in the HP (Hillside Protection) area, and part of the property is in the TO (Technology Overlay) zone. Only the part of the parcel that is zoned TO and in the HP area will be subject to TTCCA Guidelines pertaining to the HP area.

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**Design Guideline  
Conformity:**

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**Waivers and Variances  
Requested:**

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**Staff Recommendation:**

Postpone the application 90 days until the November 12, 2024 meeting as requested by the applicant.



# Request to Postpone • Table • Withdraw

Lovell Place LLC & Lovell Place at Cornerstone Drive, LLC

7/29/2024

Applicant Name (as it appears on the current TTCDA agenda)

Date of Request

August 5, 2024

File Number(s)

Scheduled Meeting Date

6-A-24-TOG

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by 3:30PM on Monday the week prior to the TTCDA meeting. All requests must be acted upon by the TTCDA, except new applications which are eligible for one 30-day automatic postponement.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the November 12th, 2024 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Any application may be withdrawn by the applicant prior to and/or during the TTCDA meeting in which the application is heard. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the TTCDA before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

  
Applicant Signature

Ruth T. Ellis

Please Print

865-567-1716

ruth@ellislawtn.com

Phone Number

Email

## STAFF ONLY

  
Staff Signature

Whitney Warner

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Request to Postpone • Table • Withdraw

Lovell Place LLC & Lovell Place at Cornerstone LLC

5/16/2024

Applicant Name (as it appears on the current TTCDA agenda)

Date of Request

June 10, 2024

File Number(s)

Scheduled Meeting Date

6-A-24-TOG

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by 3:30PM on Monday the week prior to the TTCDA meeting. All requests must be acted upon by the TTCDA, except new applications which are eligible for one 30-day automatic postponement.

**SELECT ONE:**  30 days  60 days  90 days

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865-567-1716

ruth@ellislawtn.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Whitney Warner

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

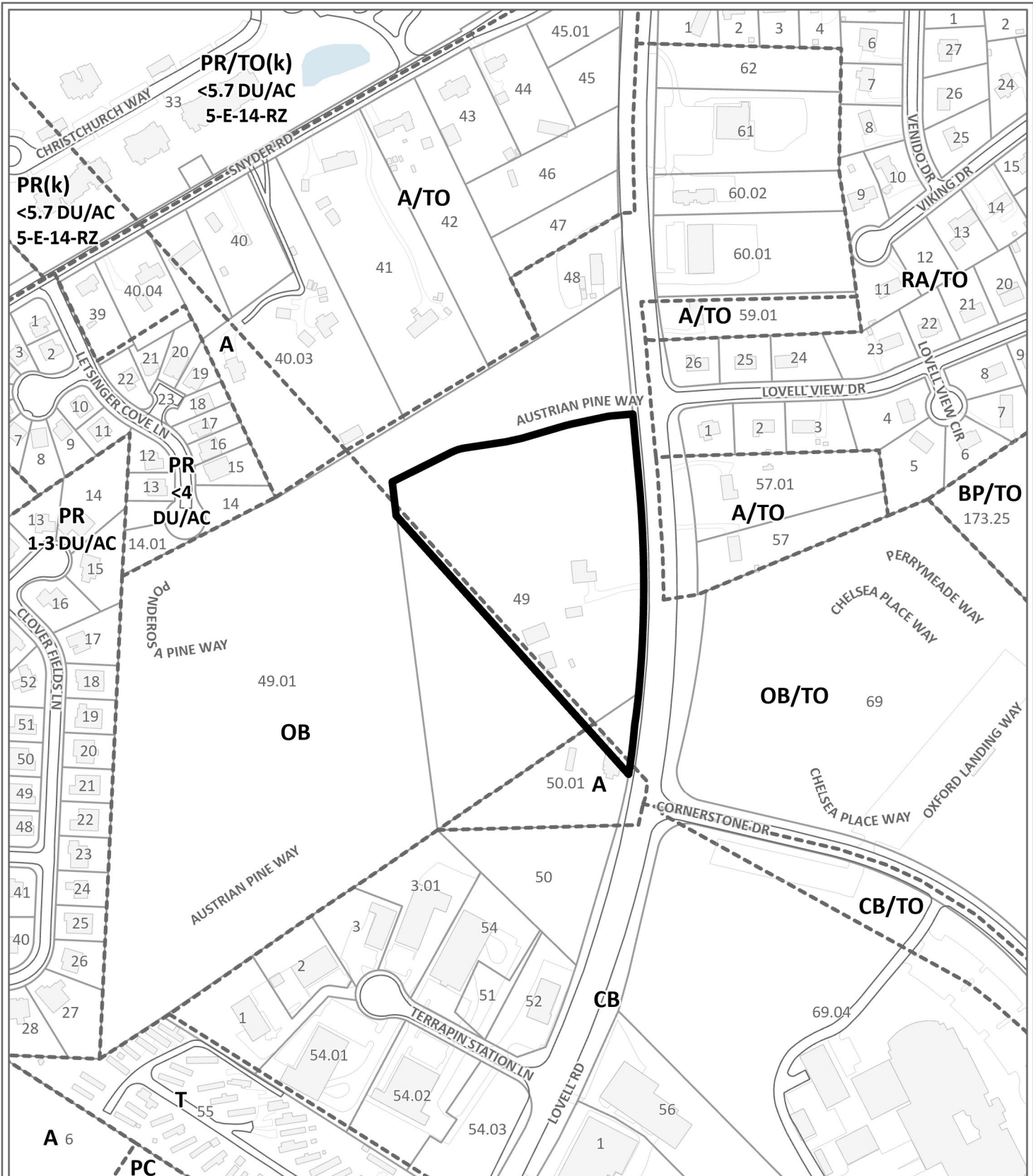
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**CERTIFICATE OF APPROPRIATENESS**

**6-A-24-TOG**

**Petitioner:** Lovell Place LLC & Lovell Place at Cornerstone LLC



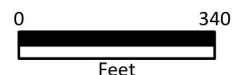
Purpose of Request: Building Permit - Grading Plan

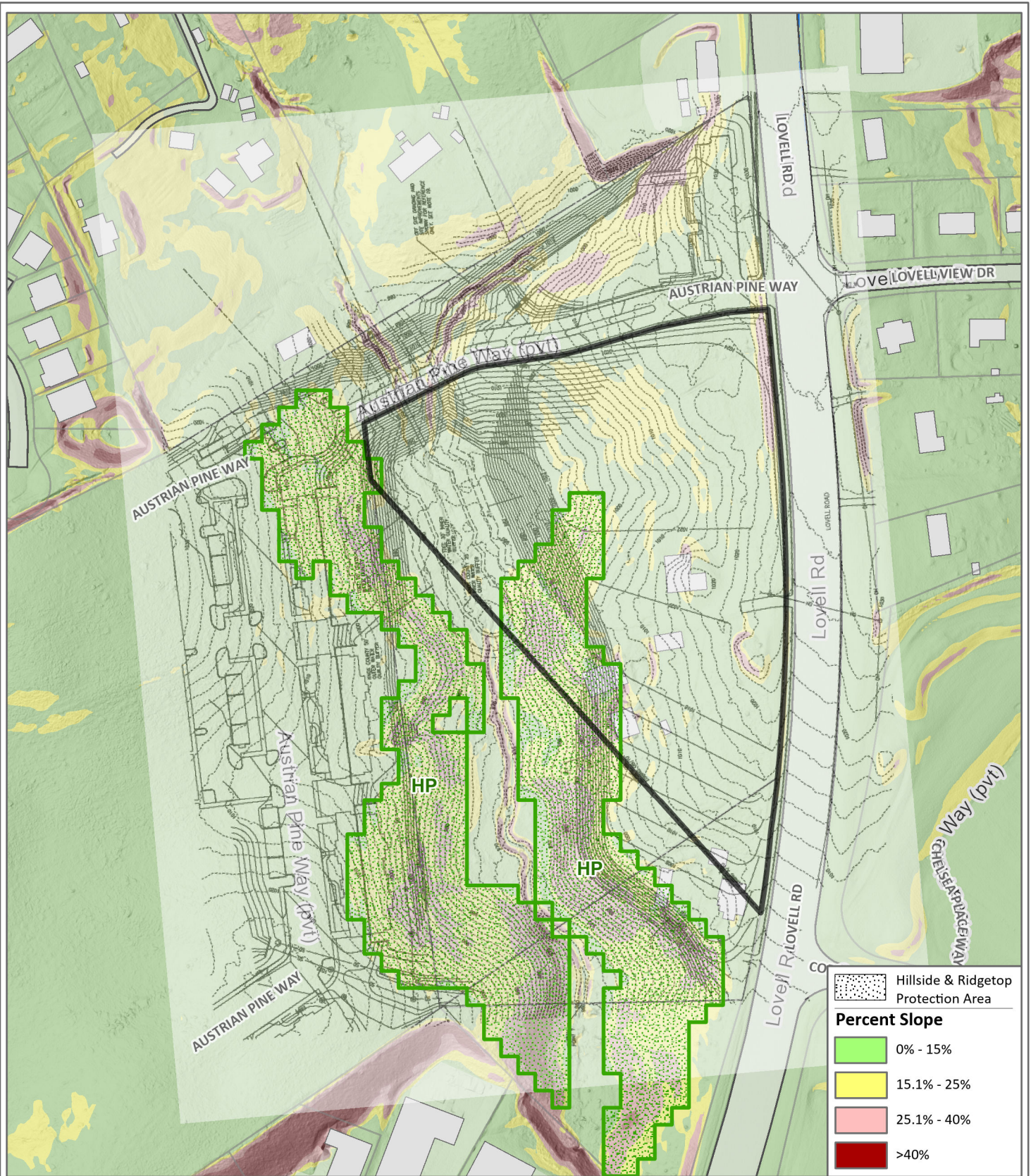
**Map No:** 118

**Jurisdiction:** County

**Original Print Date:** 5/13/2024

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





**Exhibit B**

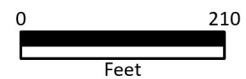
**6-A-24-TOG**

**Petitioner:**

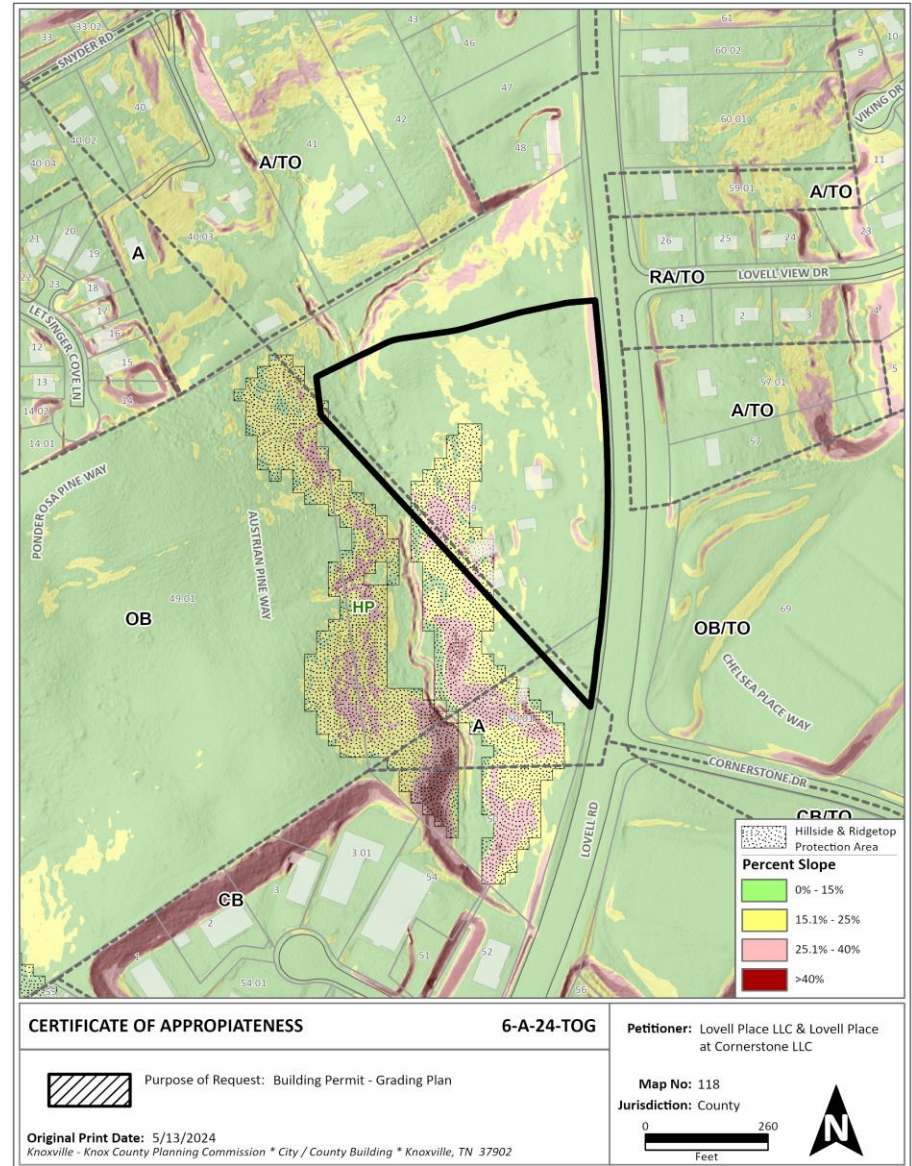
 Case boundary

**Map No:**  
**Jurisdiction:**

**Original Print Date:** 5/13/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



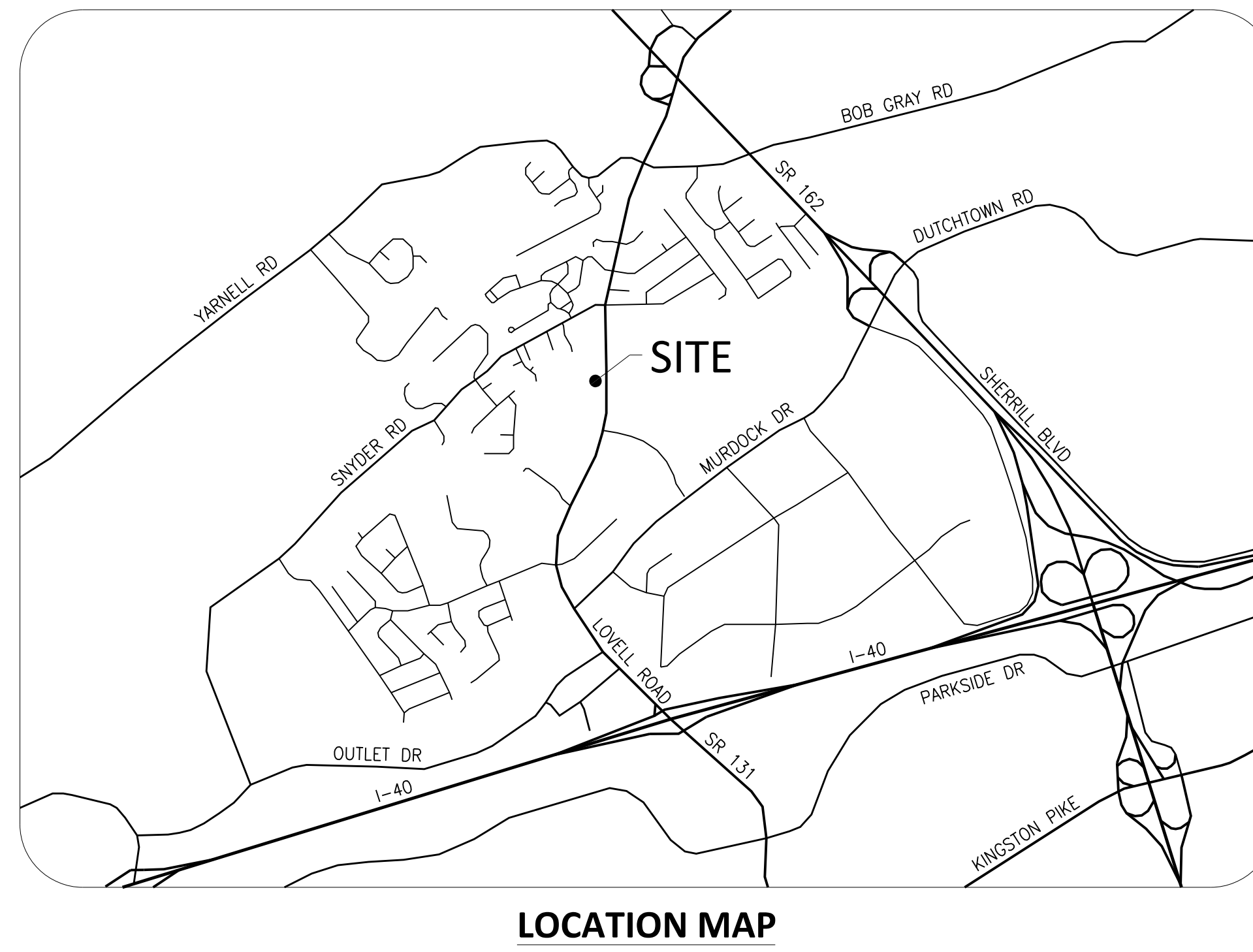
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>7.10</b>		
Non-Hillside	6.31	N/A	
0-15% Slope	0.08	100%	0.08
15-25% Slope	0.49	50%	0.25
25-40% Slope	0.20	20%	0.04
Greater than 40% Slope	0.02	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	0.79	Recommended disturbance budget within HP Area (acres)	<b>0.37</b>
		Percent of HP Area	<b>46.6%</b>



# LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES

## INITIAL FILL PLANS

### 1013 AND 1033 LOVELL ROAD KNOXVILLE, TENNESSEE 37932



#### DRAWING INDEX

SHEET NO.	REV. NO.	ISSUE DATE	TITLE
C0.01	0	04/01/24	COVER SHEET & INDEX
C1.01	0	04/01/24	GRADING PLAN
C2.01	0	04/01/24	EPSC PLAN - STAGE 1
C2.02	0	04/01/24	EPSC PLAN - STAGE 2
C2.03	0	04/01/24	EPSC PLAN - STAGE 3
C2.04	0	04/01/24	EPSC PLAN - STAGE 4
C3.01	0	04/01/24	DETAILS



RUTH T. ELLIS,  
MANAGER  
4192 TOWANDA TRAIL  
KNOXVILLE, TN  
37919  
RUTH T. ELLIS, MANAGER  
ruth@ellislawfirm.com  
(865) 567-3726

File Name: J:\243\243-221\DWG\Initial Fill Plans\243221.dwg  
 Plot Date: 4/1/2024

LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
 1013 & 1033 LOVELL ROAD - INITIAL FILL PLANS  
 KNOXVILLE, TN 37932

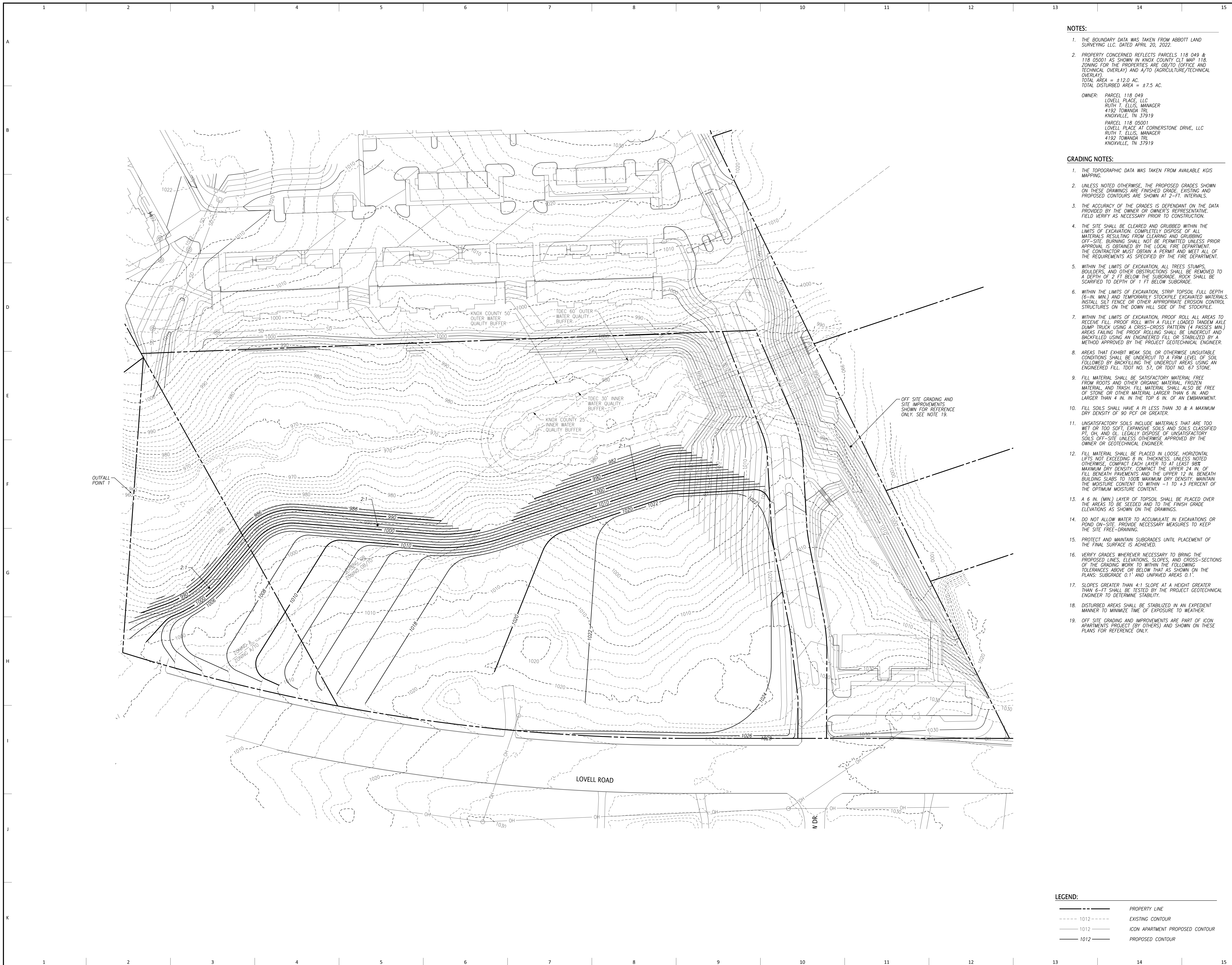
COVER SHEET AND INDEX



JOB NO: 243.223  
DATE: 04/01/24

**C0.01**

IFC  
04/01/24



**NOTES:**

1. THE BOUNDARY DATA WAS TAKEN FROM ABBOTT LAND SURVEYING LLC, DATED APRIL 20, 2022.
  2. PROPERTY CONCERNED REFLECTS PARCELS 118 049 & 118 05001 AS SHOWN IN KNOX COUNTY CLT MAP 118. ZONING FOR THE PROPERTIES ARE 08/T0 (OFFICE AND TECHNICAL OVERLAY) AND A/T0 (AGRICULTURE/TECHNICAL OVERLAY).  
TOTAL AREA = ±12.0 AC.  
TOTAL DISTURBED AREA = ±7.5 AC.
- OWNER: PARCEL 118 049  
LOVELL PLACE, LLC  
RUTH T. ELLIS, MANAGER  
4192 TOWANDA TRAIL  
KNOXVILLE, TN 37919  
PARCEL 118 05001  
LOVELL PLACE AT CORNERSTONE DRIVE, LLC  
RUTH T. ELLIS, MANAGER  
4192 TOWANDA TRAIL  
KNOXVILLE, TN 37919

**GRADING NOTES:**

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KOIS MAPPING.
2. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2-FT. INTERVALS.
3. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
4. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING. OFF-SITE BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED FROM THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
5. WITHIN THE LIMITS OF EXCAVATION, ALL TREES STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
6. WITHIN THE LIMITS OF EXCAVATION, STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
7. WITHIN THE LIMITS OF EXCAVATION, PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL, DOT NO. 57, OR DOT NO. 67 STONE.
8. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, DOT NO. 57, OR DOT NO. 67 STONE.
9. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
10. FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
11. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS AND SOILS CLASSIFIED PT, OH, AND OL. LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
12. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. UNLESS NOTED OTHERWISE, COMPACT EACH LAYER TO AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
13. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
15. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
16. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1' AND UNPAVED AREAS 0.1'
17. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
18. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDITIOUS MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.
19. OFF SITE GRADING AND IMPROVEMENTS ARE PART OF ICON APARTMENTS PROJECT (BY OTHERS) AND SHOWN ON THESE PLANS FOR REFERENCE ONLY.

**LEGEND:**

- - - - - PROPERTY LINE
- - - - - 1012 - - - - - EXISTING CONTOUR
- - - - - 1012 - - - - - ICON APARTMENT PROPOSED CONTOUR
- 1012 ————— PROPOSED CONTOUR

**ARDURRA**  
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2160 Lakeside Centre Way, Suite 201  
Knoxville, TN 37932  
Phone: (865) 699-6419  
www.Ardurra.com

**RUTH T. ELLIS,  
MANAGER**  
4192 TOWANDA TRAIL  
KNOXVILLE, TN  
37919

RUTH T. ELLIS, MANAGER  
ruth@ellislawn.com  
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**LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES**  
1013 & 1033 LOVELL ROAD - INITIAL FILL PLANS  
KNOXVILLE, TN 37932

**GRADING PLAN**

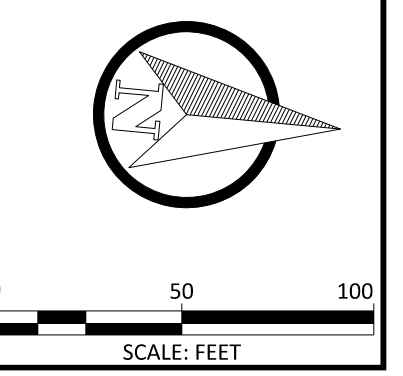
**PROFESSOR H. G. WATKINS**  
Professional Engineer  
04/01/24  
STATE OF TENNESSEE

JOB NO: 243.223  
DATE: 04/01/24

**C1.01**  
IFC  
04/01/24

File Name: J:\243\243-223\DWG\243-223\040124\C1.01.dwg Plot Date: 04/01/24





RUTH T. ELLIS, MANAGER  
4192 TOWANDA TRAIL  
KNOXVILLE, TN 37919  
ruth@ellislawtn.com  
(865) 567-1716

**EPSC NOTES:**

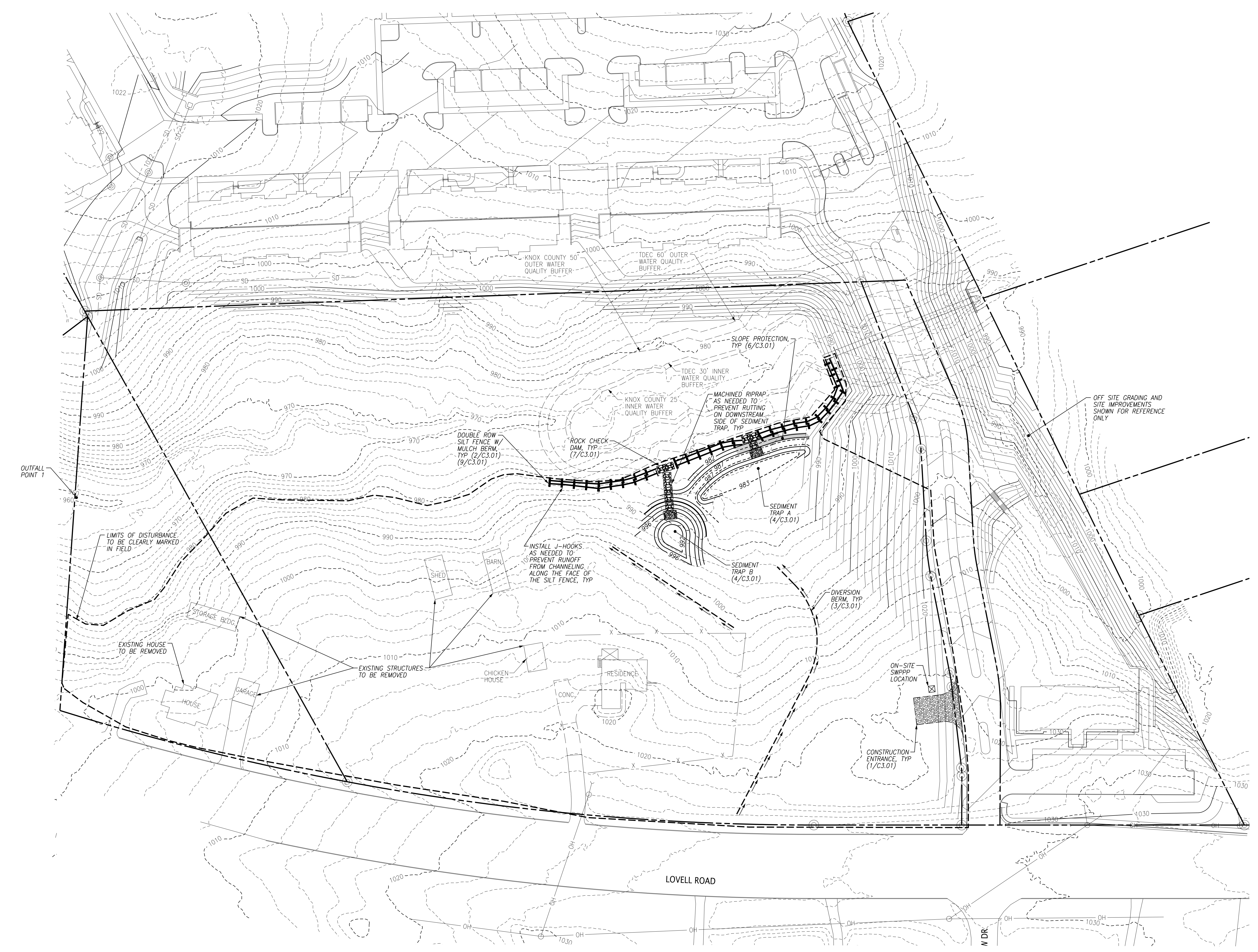
1. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TDEC'S EROSION AND SEDIMENT CONTROL HANDBOOK AND TDEC'S CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
2. INSTALL TEMPORARY SEDIMENT TRAP(S) WHERE SHOWN OR AS OTHERWISE APPROPRIATE. CONSTRUCT AND MAINTAIN IN ACCORDANCE WITH THE REQUIREMENTS OF TDEC'S EROSION & SEDIMENT CONTROL HANDBOOK. MUDDY WATER COLLECTED IN SEDIMENT TRAP(S) SHALL BE HELD UNTIL IT IS AT LEAST AS CLEAR AS UPSTREAM WATER BEFORE IT IS DISCHARGED TO SURFACE WATERS. DISCHARGE THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION & SEDIMENTATION.
3. INSTALL TEMPORARY DIVERSION BERMS OR DIVERSION CHANNELS AS NECESSARY TO DIVERT STORM WATER FROM RUNNING ONTO THE DISTURBED AREAS AND TO DIVERT RUNOFF FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT TRAP(S).
4. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
5. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.
6. UNLESS NOTED OTHERWISE, PERMANENT SEEDING SHALL BE FESCUE (TALL TURF-TYPE, CHEWINGS, OR CREEPING RED) AND SHALL BE FRESH CLEAN AND OF NEW CROP SEED. SEED AT A RATE OF 8 LBS./1000 S.F. USE A SLOW-RELEASE STARTER FERTILIZER AT 1 LB. NITROGEN PER 1,000 S.F. WITH LIME AT A RATE OF 50 LBS. PER 1,000 S.F. IF GRADING IS PERFORMED DURING THE WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE AT A RATE OF 3 LBS. PER 1,000 S.F. TO ASSURE STABILIZATION DURING THE WINTER SEASON.
7. UNLESS NOTED OTHERWISE, MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDING AREAS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SITE CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
9. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY PER KNOX COUNTY STORMWATER MANAGEMENT MANUAL, VOLUME 2, CHAPTER 9.
10. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE, EROSION PREVENTION AND SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**EPSC - STAGE 1 SEQUENCING NOTES:**

1. BEGIN STAGE 1 EROSION & SEDIMENT CONTROL BY INSTALLING A STABILIZED CONSTRUCTION ENTRANCE. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
2. INSTALL SILT FENCE AS SHOWN ON THIS PLAN.
3. INSTALL SEDIMENT TRAPS AND DIVERSION BERMS AS SHOWN ON THIS PLAN.
4. STAGE 1 EROSION AND SEDIMENT CONTROL (EPSC) MEASURES SHALL BE IN PLACE BEFORE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING OR FILLING OCCURS, EXCEPT AS SUCH WORK MAY BE NECESSARY TO INSTALL EPSC MEASURES.
5. THIS WILL END STAGE 1.

**KNOX COUNTY STANDARD NOTES:**

1. REFER TO SHEET C2.02 FOR KNOX COUNTY STANDARD NOTES.



**LEGEND:**

- PROPOSED SLOPE PROTECTION
- PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- TEMPORARY ROCK CHECK DAM
- TEMPORARY STONE FILTER RING
- PROPOSED CONTOUR (BY OTHERS)
- PROPOSED CONTOUR (BY OTHERS)
- EXISTING CONTOUR
- PROPERTY LINE
- DETAIL REF. (DETAIL NO./SHT. NO.) TYP

LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
1013 & 1033 LOVELL ROAD - INITIAL FILL PLANS  
KNOXVILLE, TN 37932

EPSC PLAN - STAGE 1

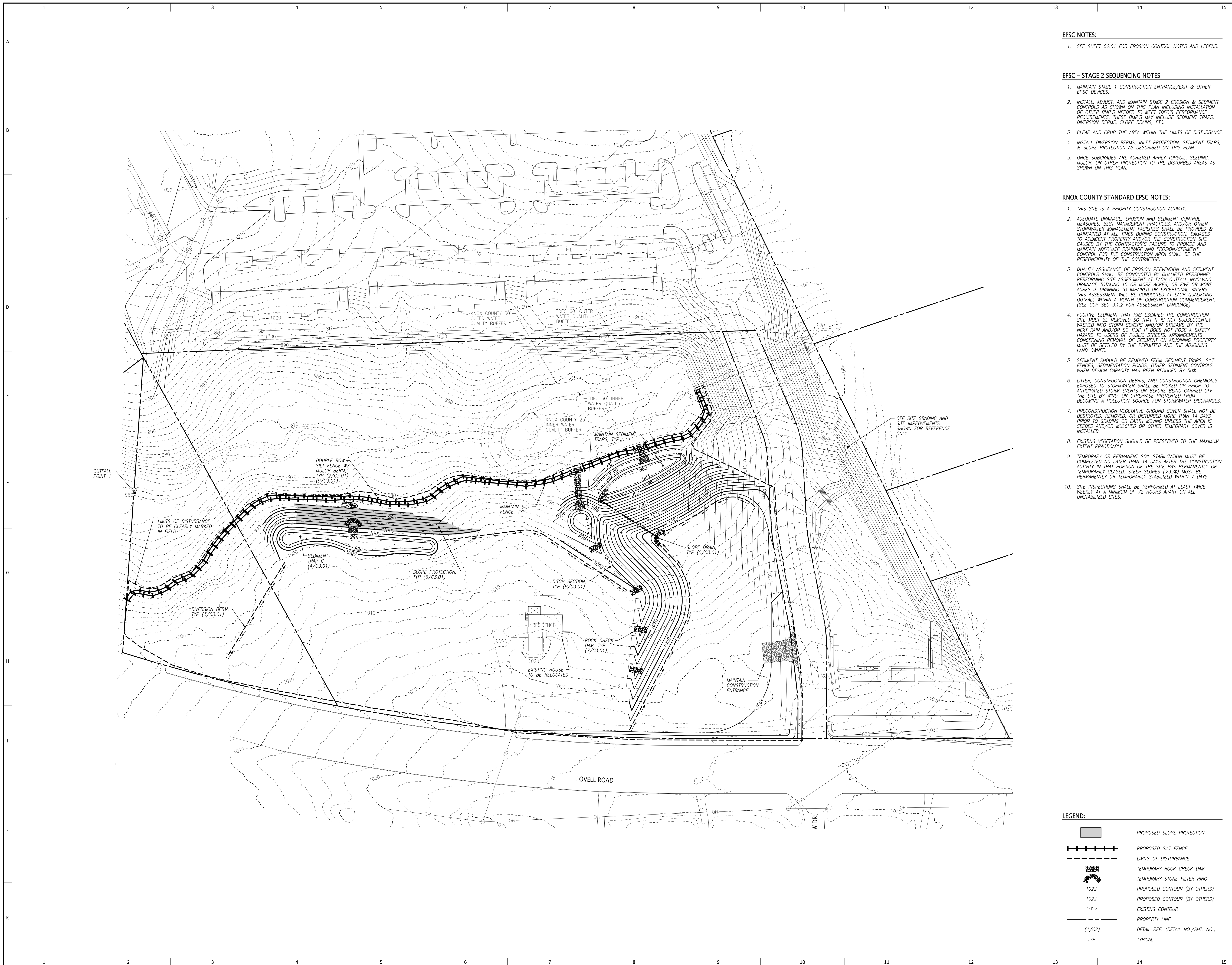


JOB NO: 243.223  
DATE: 04/01/24

**C2.01**

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04/01/24

File Name: J:\243\243.223\DWG\EPSC\Initial Fill Plans\419226201.dwg  
Plot Date: 4/1/2024



**EPSC NOTES:**

1. SEE SHEET C2.01 FOR EROSION CONTROL NOTES AND LEGEND.

**EPSC - STAGE 2 SEQUENCING NOTES:**

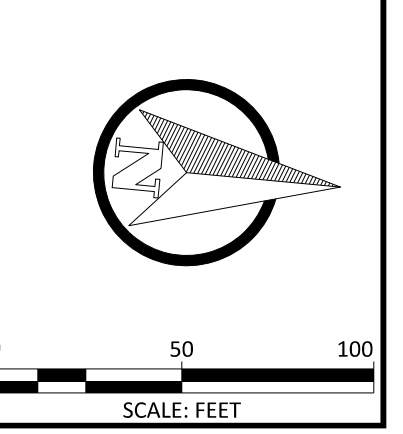
1. MAINTAIN STAGE 1 CONSTRUCTION ENTRANCE/EXIT & OTHER EPSC DEVICES.
2. INSTALL, ADJUST, AND MAINTAIN STAGE 2 EROSION & SEDIMENT CONTROLS AS SHOWN ON THIS PLAN INCLUDING INSTALLATION OF OTHER BMP'S NEEDED TO MEET TDEC'S PERFORMANCE REQUIREMENTS. THESE BMP'S MAY INCLUDE SEDIMENT TRAPS, DIVERSION BERMS, SLOPE DRAINS, ETC.
3. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF DISTURBANCE.
4. INSTALL DIVERSION BERMS, INLET PROTECTION, SEDIMENT TRAPS, & SLOPE PROTECTION AS DESCRIBED ON THIS PLAN.
5. ONCE SUBGRADES ARE ACHIEVED APPLY TOPSOIL, SEEDING, MULCH, OR OTHER PROTECTION TO THE DISTURBED AREAS AS SHOWN ON THIS PLAN.

**KNOX COUNTY STANDARD EPSC NOTES:**

1. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED & MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CGP SEC 3.1.2 FOR ASSESSMENT LANGUAGE)
4. FLUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTED AND THE ADJOINING LAND OWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>35%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.

**LEGEND:**

- PROPOSED SLOPE PROTECTION
- PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- TEMPORARY ROCK CHECK DAM
- TEMPORARY STONE FILTER RING
- PROPOSED CONTOUR (BY OTHERS)
- EXISTING CONTOUR
- PROPERTY LINE
- DETAIL REF. (DETAIL NO./SHT. NO.) TYP



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MANAGER**  
4192 TOWANDA TRAIL  
KNOXVILLE, TN  
37919

RUTH T. ELLIS, MANAGER  
ruth@rtellslaw.com  
(865) 567-1716

**LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES**  
1013 & 1033 LOVELL ROAD - INITIAL FILL PLANS  
KNOXVILLE, TN 37932

**EPSC PLAN - STAGE 2**



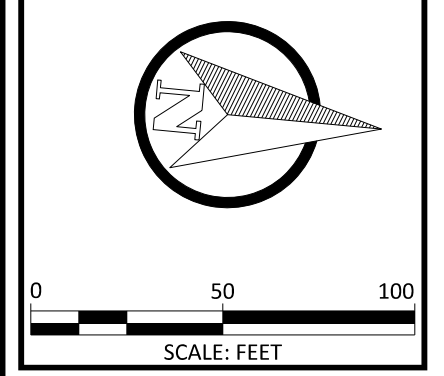
JOB NO: 243.223  
DATE: 04/01/24

**C2.02**  
IFC  
04/01/24

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Plot Date: 4/1/2024

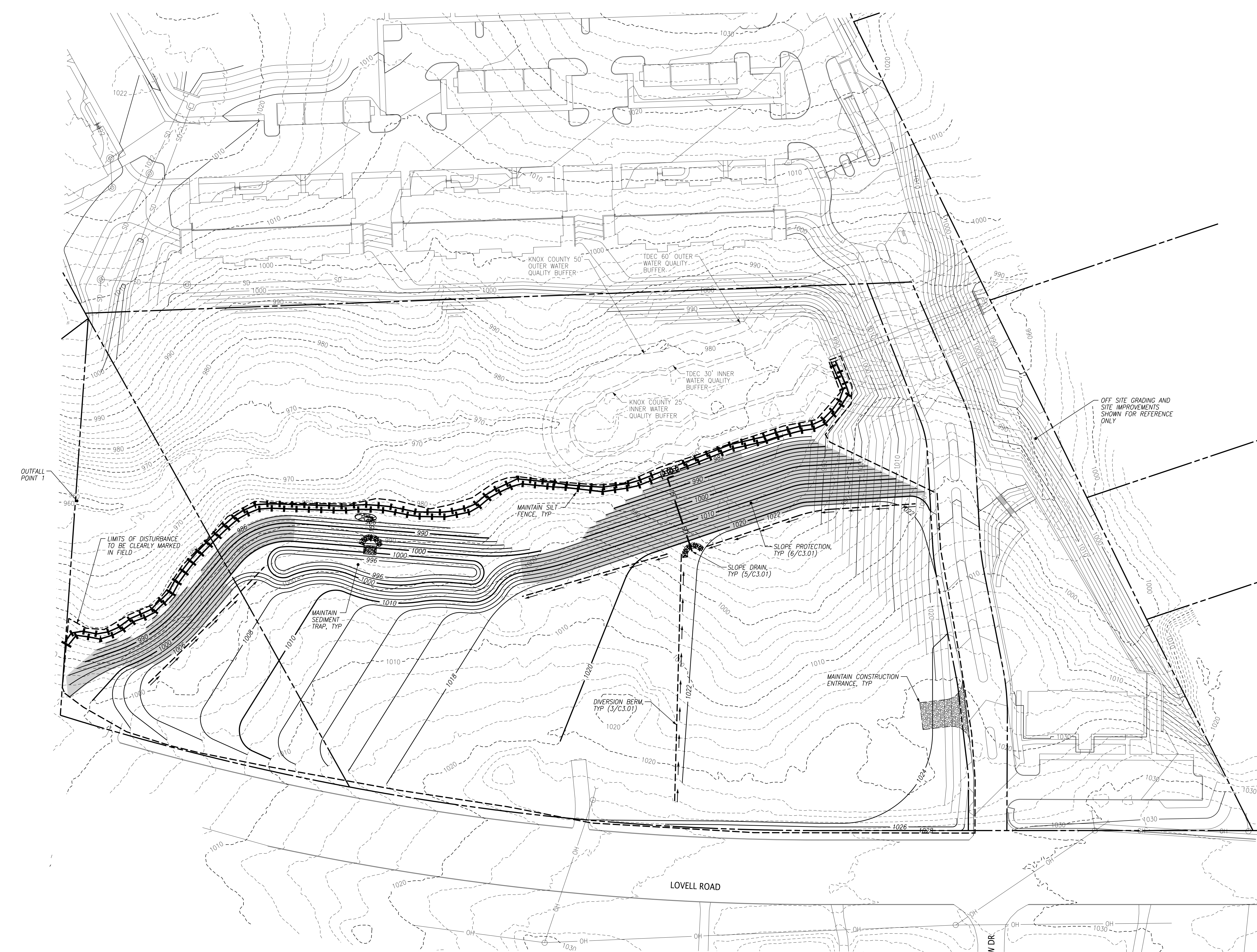
- EPSC NOTES:**
- REFER TO SHEET C2.01 FOR EROSION CONTROL NOTES AND LEGEND.
  - REFER TO SHEET C2.02 FOR KNOX COUNTY STANDARD NOTES.

- EPSC - STAGE 3 SEQUENCING NOTES:**
- MAINTAIN STAGE 2 CONSTRUCTION ENTRANCE/EXIT & OTHER EPSC DEVICES.
  - INSTALL, ADJUST, AND MAINTAIN STAGE 3 EROSION & SEDIMENT CONTROLS AS SHOWN ON THIS PLAN INCLUDING INSTALLATION OF OTHER BMP'S NEEDED TO MEET TDEC'S PERFORMANCE REQUIREMENTS. THESE BMP'S MAY INCLUDE SEDIMENT TRAPS, DIVERSION BERMS, SLOPE DRAINS, ETC.
  - BEGIN MASS GRADING.
  - INSTALL DIVERSION BERMS, TEMPORARY SEDIMENT TRAPS, INLET PROTECTION, SLOPE DRAINS, & SLOPE PROTECTION AS DESCRIBED ON THIS PLAN.
  - CLEAN OUT ANY ACCUMULATED SEDIMENT FROM THE SEDIMENT TRAPS AS NECESSARY.
  - AS SOON AS PRACTICAL, RE-SPREAD TOPSOIL AND APPLY SEEDING & MATING OR MULCH TO DISTURBED AREAS.



**RUTH T. ELLIS,  
MANAGER**  
4192 TOWANDA TRAIL  
KNOXVILLE, TN  
37919

RUTH T. ELLIS, MANAGER  
ruth@ellislawtn.com  
(865) 567-1716



**LEGEND:**

	PROPOSED SLOPE PROTECTION
	PROPOSED SILT FENCE
	LIMITS OF DISTURBANCE
	TEMPORARY ROCK CHECK DAM
	TEMPORARY STONE FILTER RING
	PROPOSED CONTOUR (BY OTHERS)
	PROPOSED CONTOUR (BY OTHERS)
	EXISTING CONTOUR
	PROPERTY LINE
	DETAIL REF. (DETAIL NO./SHT. NO.)
	TYPICAL

LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
1013 & 1033 LOVELL ROAD - INITIAL FILL PLANS  
KNOXVILLE, TN 37932

EPSC PLAN - STAGE 3



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DATE: 04/01/24

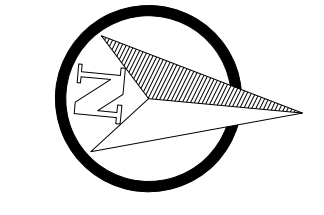
**C2.03**  
IFC  
04/01/24

**EPSC NOTES:**

1. REFER TO SHEET C2.01 FOR EROSION CONTROL NOTES AND LEGEND.
2. REFER TO SHEET C2.02 FOR KNOX COUNTY STANDARD NOTES.

**EPSC - STAGE 4 SEQUENCING NOTES:**

1. MAINTAIN STAGE 3 EPSC DEVICES.
2. INSTALL, ADJUST, AND MAINTAIN STAGE 4 EROSION & SEDIMENT CONTROLS AS SHOWN ON THIS PLAN INCLUDING INSTALLATION OF OTHER BMP'S NEEDED TO MEET TDEC'S PERFORMANCE REQUIREMENTS. THESE BMP'S MAY INCLUDE SEDIMENT TRAPS, DIVERSION BERMS, SLOPE DRAINS, ETC.
3. INSTALL DIVERSION BERMS, SLOPE DRAINS, & SLOPE PROTECTION AS DESCRIBED ON THIS PLAN.
4. AS SOON AS PRACTICAL, RE-SREAD TOPSOIL AND APPLY SEEDING & MATTING OR MULCH TO DISTURBED AREAS.
5. REMOVE AND DISPOSE OF REMAINING EPSC DEVICES ONCE THE SITE IS FULLY STABILIZED.
6. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) AFTER THE COMPLETE INSTALLATION AND SUCCESSFUL ESTABLISHMENT IF THE FINAL STABILIZATION ACTIVITIES HAVE OCCURRED AT THE SITE.

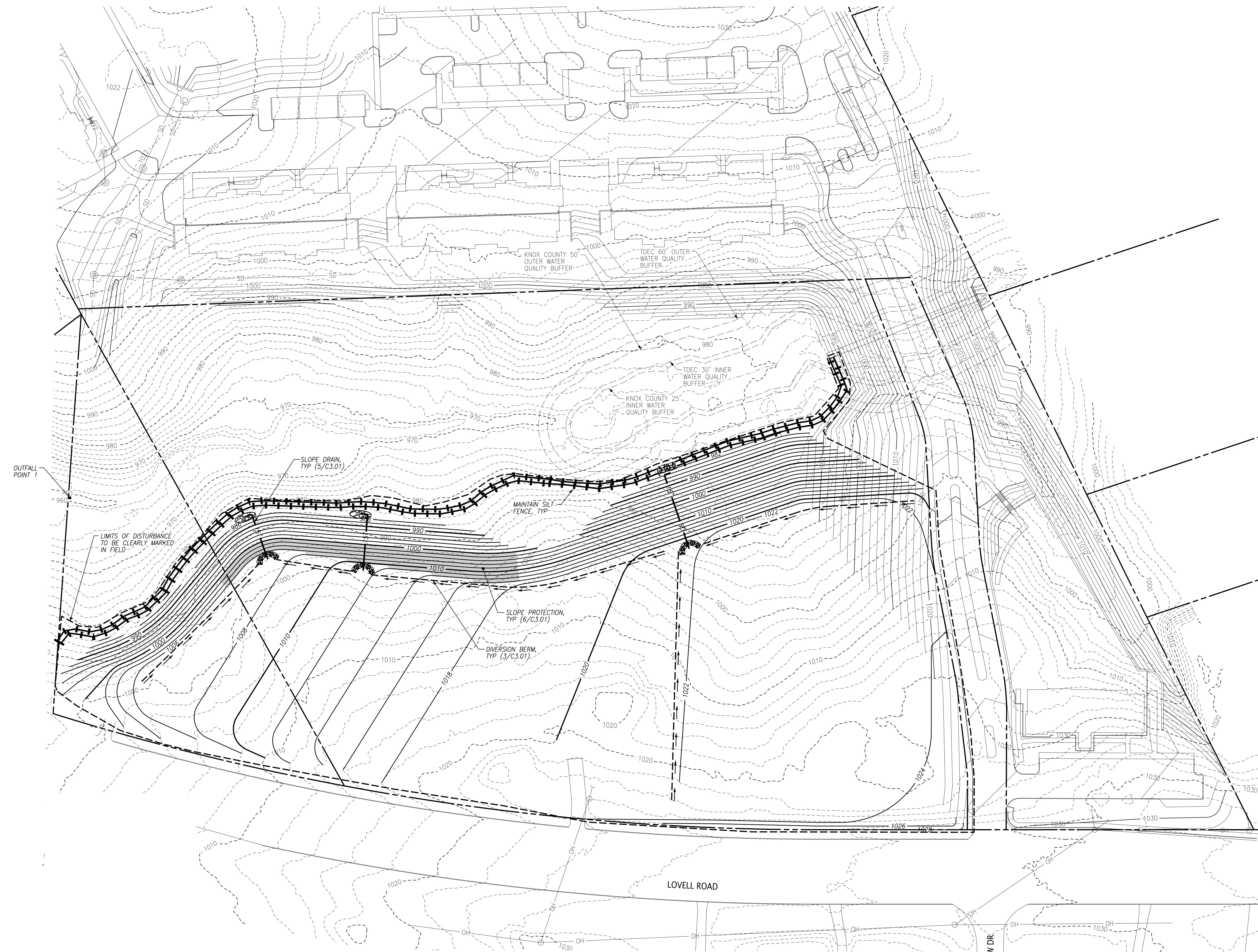


0 50 100  
SCALE: FEET



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4192 TOWANDA TRAIL  
KNOXVILLE, TN  
37919

RUTH T. ELLIS, MANAGER  
ruth@ellislawtn.com  
(865) 567-1716



**LEGEND:**

- PROPOSED SLOPE PROTECTION
- PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- TEMPORARY ROCK CHECK DAM
- TEMPORARY STONE FILTER RING
- PROPOSED CONTOUR (BY OTHERS)
- EXISTING CONTOUR
- PROPERTY LINE
- DETAIL REF. (DETAIL NO./SHT. NO.)
- TYP
- TYPICAL

LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
1013 & 1033 LOVELL ROAD - INITIAL FILL PLANS  
KNOXVILLE, TN 37932

EPSC PLAN - STAGE 4

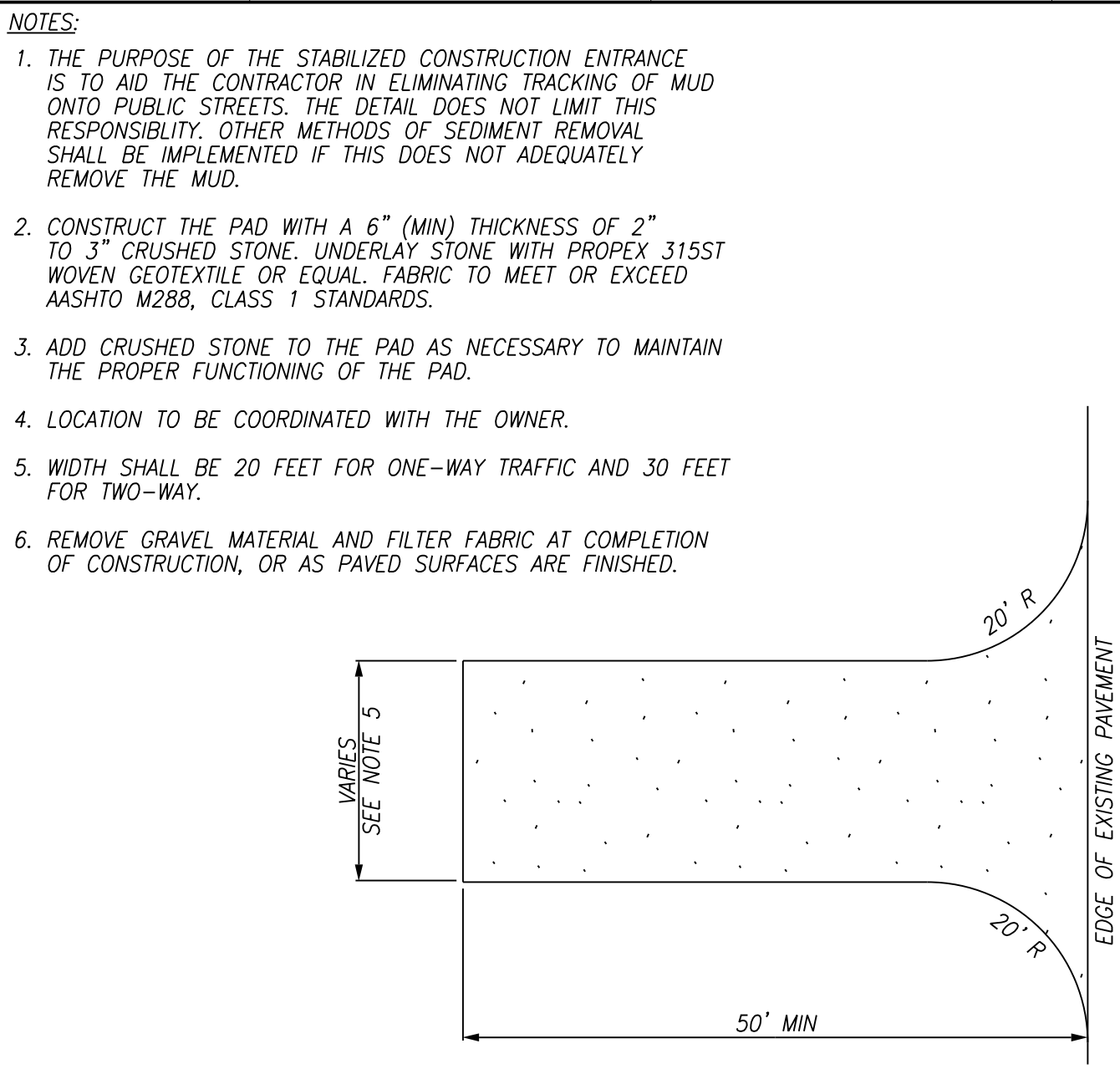


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DATE: 04/01/24

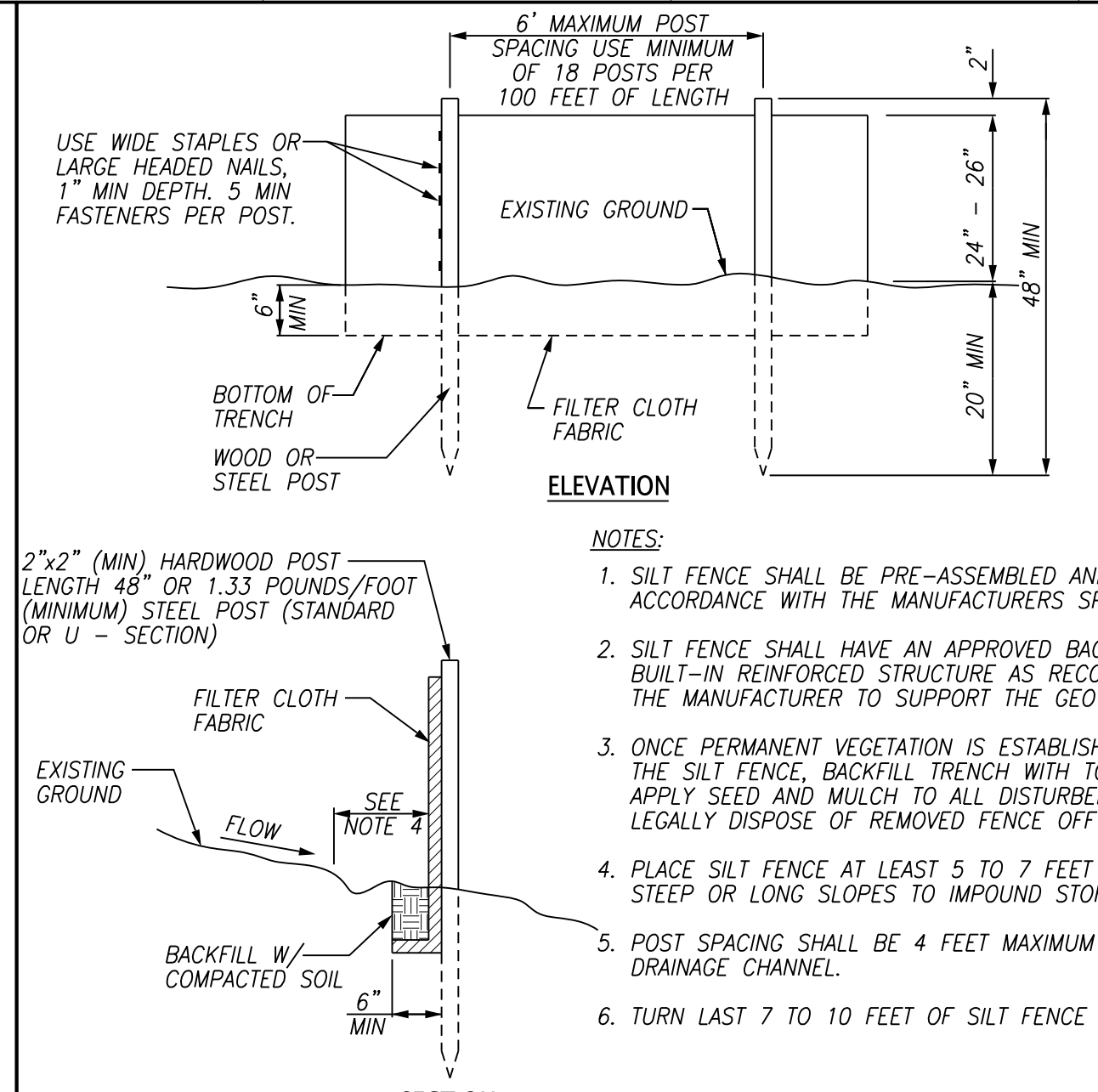
**C2.04**

IFC  
04/01/24

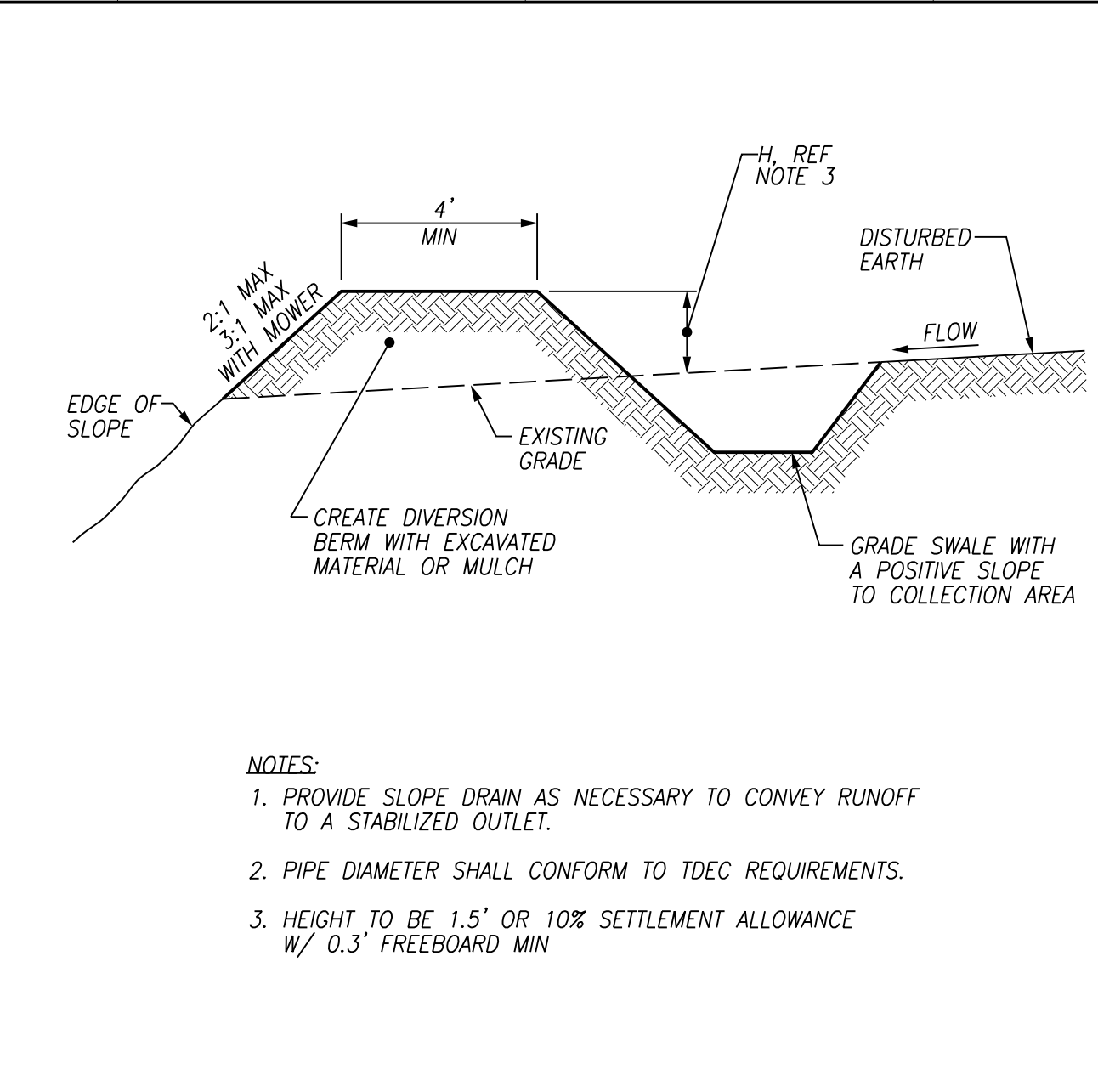
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Plot Date: 4/1/2024



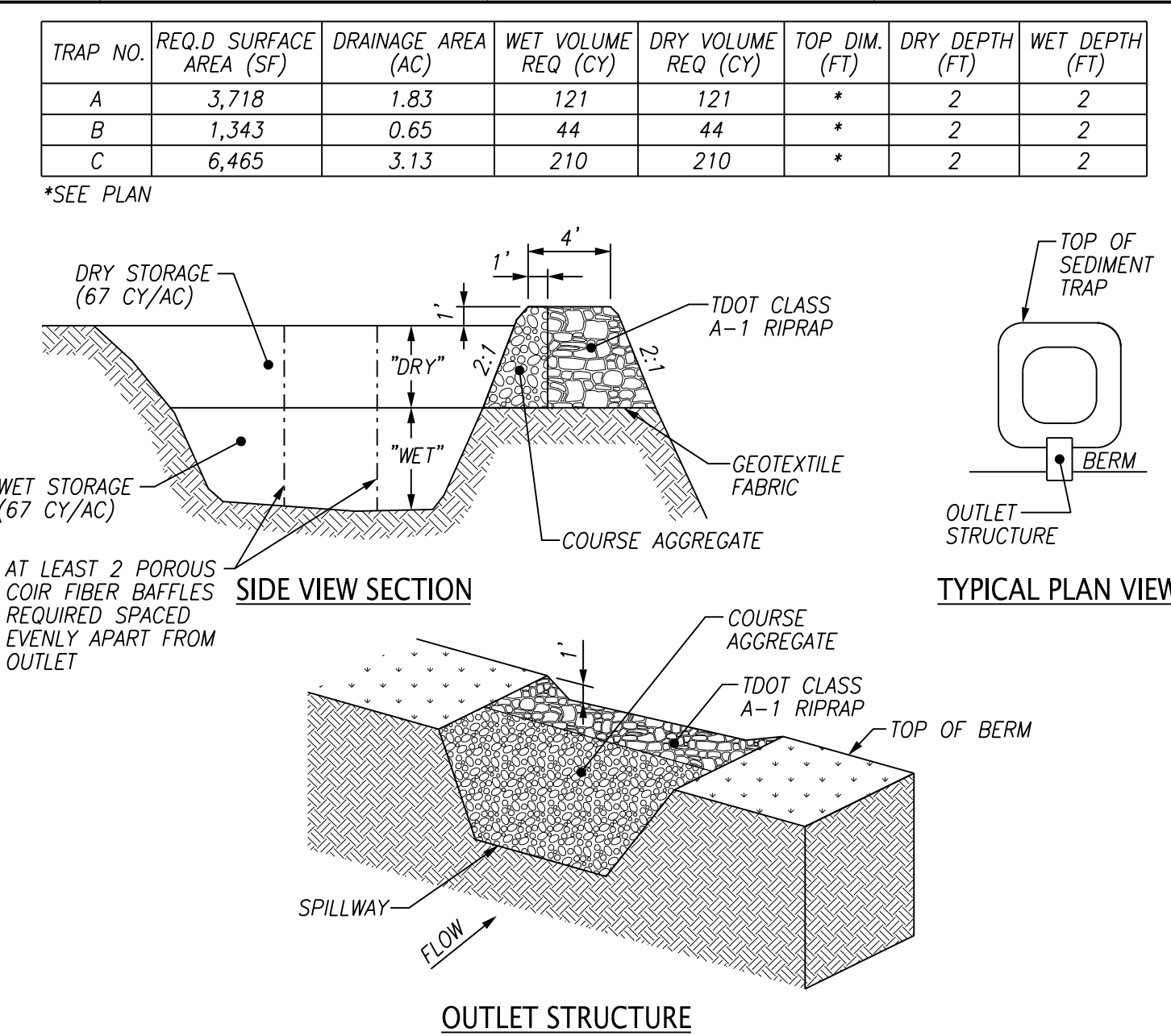
**1 CONSTRUCTION ENTRANCE**  
C3.01 NTS



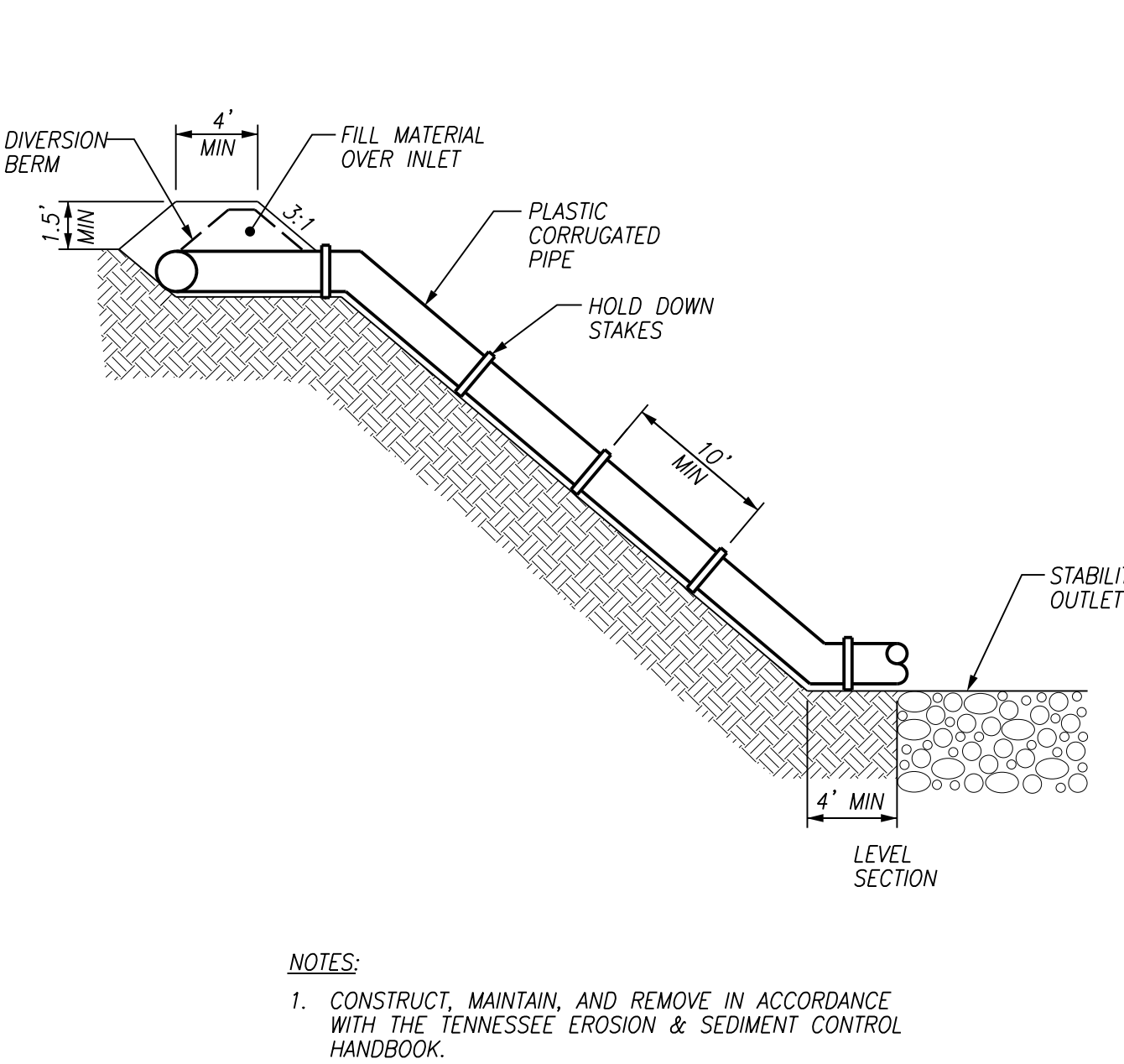
**2 SILT FENCE**  
C3.01 NTS



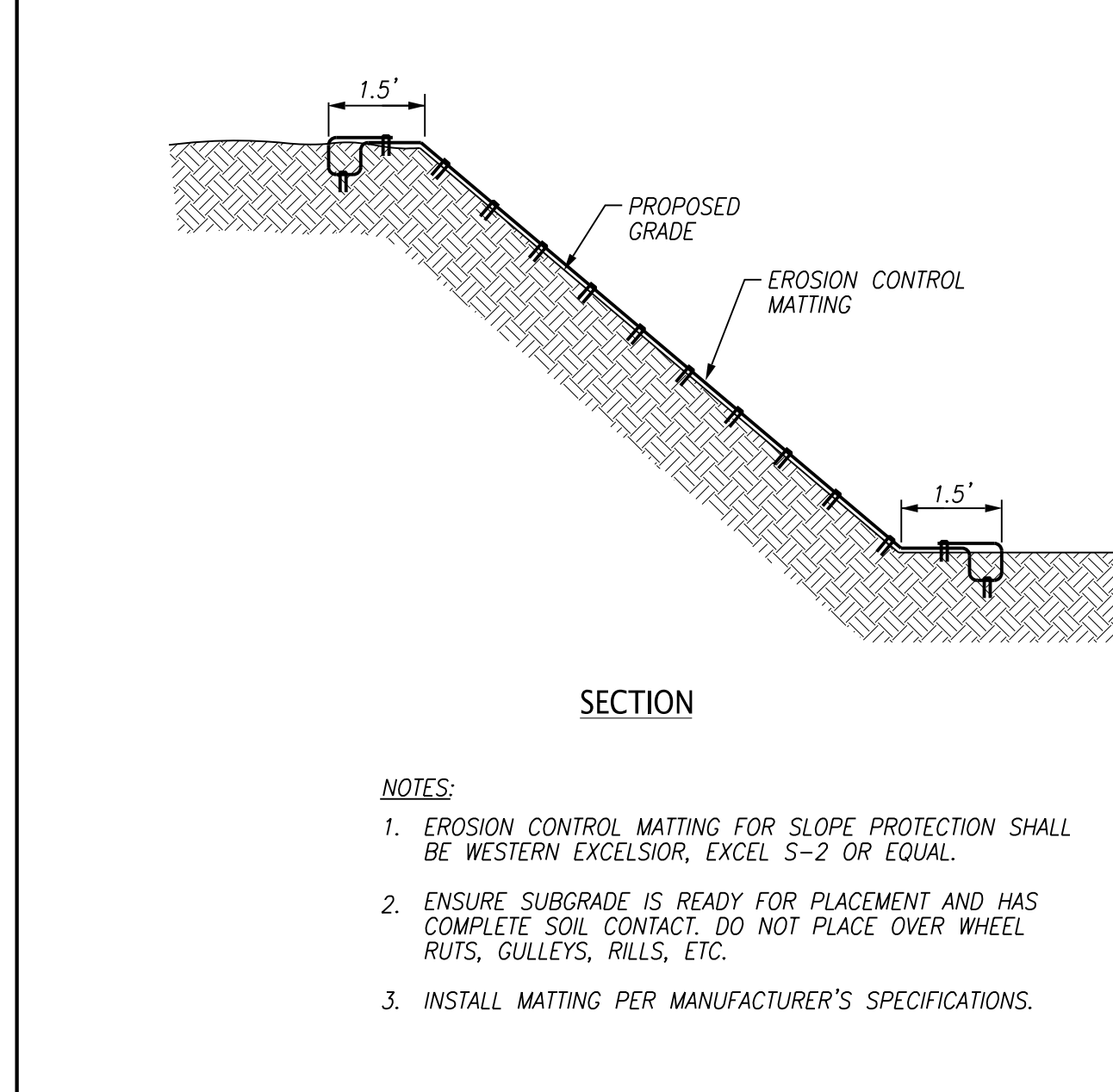
**3 DIVERSION BERM**  
C3.01 NTS



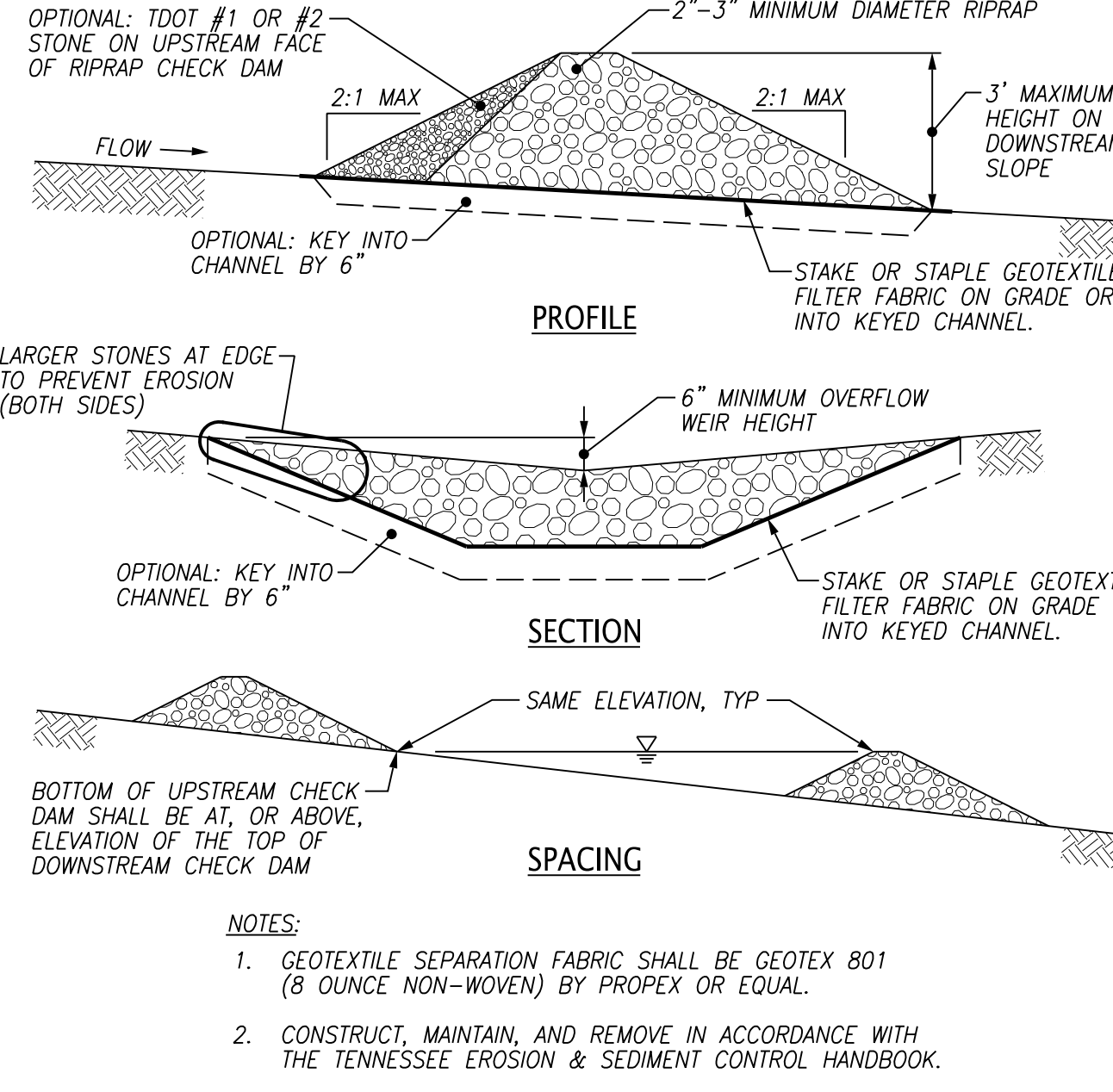
**4 TEMPORARY SEDIMENT TRAP AND OUTLET**  
C3.01 NTS



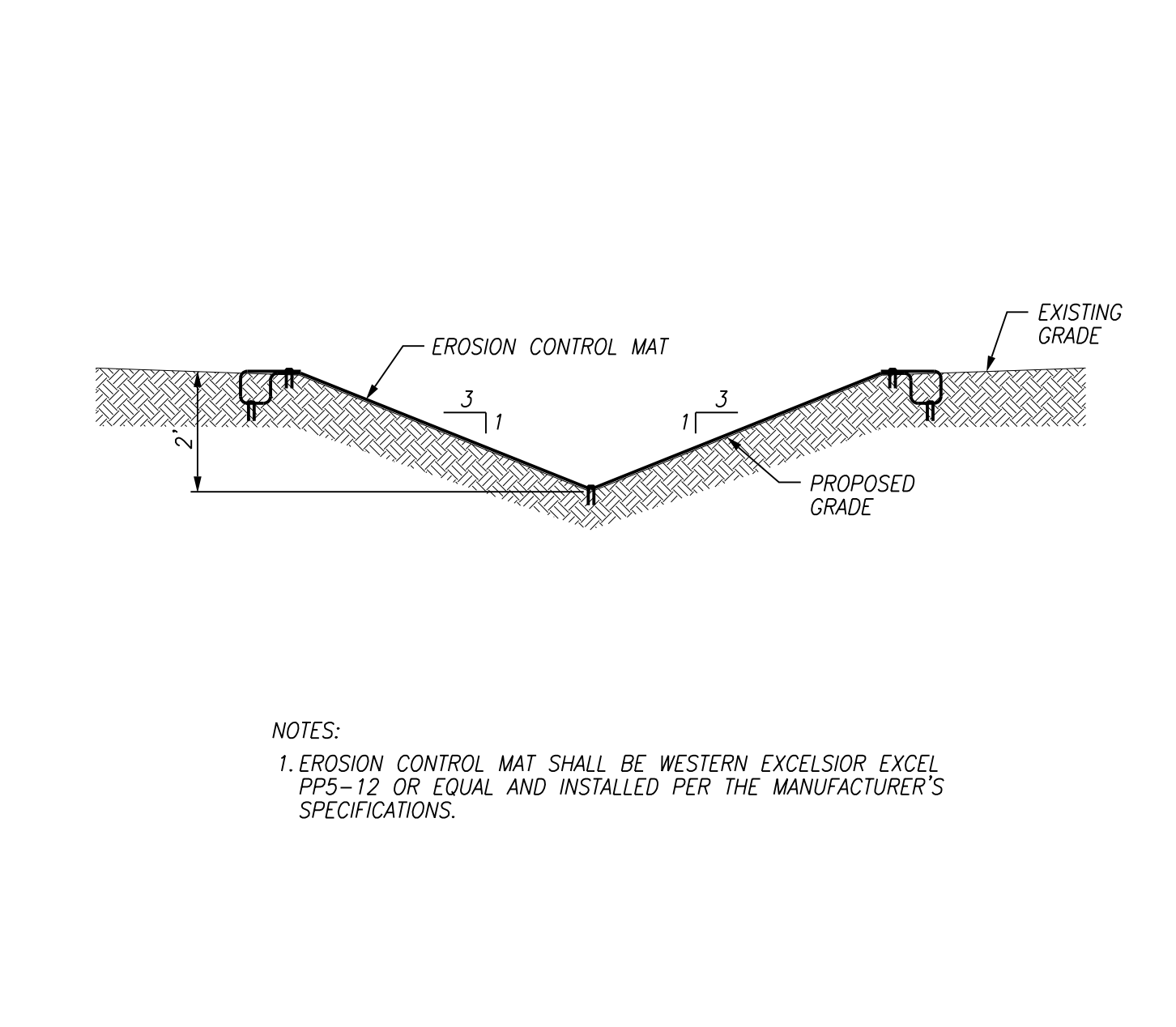
**5 SLOPE DRAIN**  
C3.01 NTS



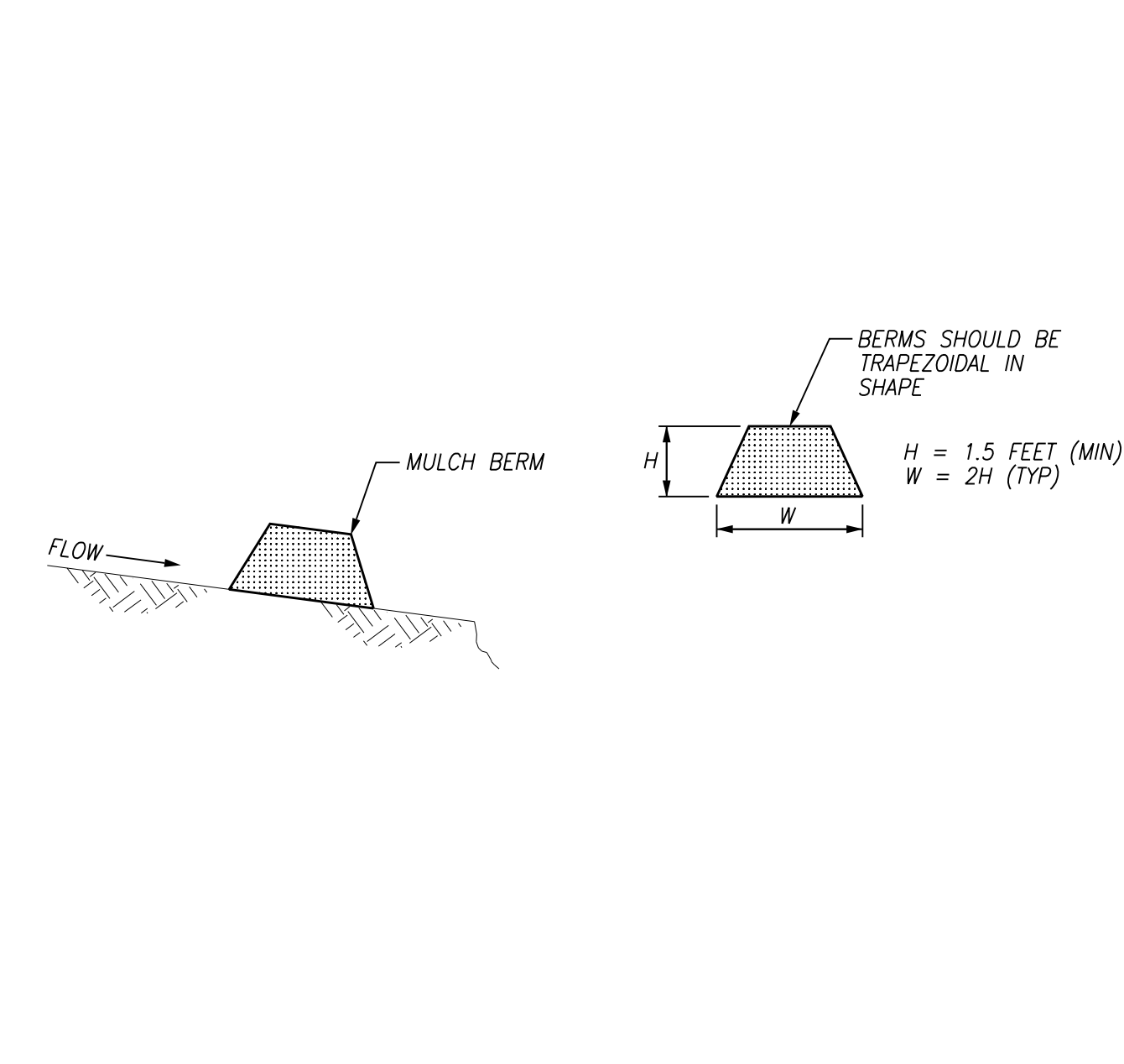
**6 SLOPE PROTECTION**  
C3.01 NTS



**7 TEMPORARY ROCK CHECK DAM**  
C3.01 NTS



**8 TYPICAL DITCH SECTION**  
C3.01 NTS



**9 MULCH BERM**  
C3.01 NTS



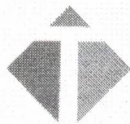
**RUTH T. ELLIS, MANAGER**  
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LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
1013 & 1033 LOVELL ROAD - INITIAL FILL PLANS  
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JOB NO: 243.223  
DATE: 04/01/24

**C3.01**  
IFC  
04/01/24



<input 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	

Lovell Place LLC & Lovell Place at Cornerstone Drive, LLC

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

April 1, 2024

June 10, 2024

6-A-24-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 H. Gollhofer, P.E.

Ardurra Group, Inc

NAME

COMPANY

2160 Lakeside Centre Way, Suite 201

Knoxville

TN

37922

ADDRESS

CITY

STATE

ZIP

865-251-5341

cgollhofer@ardurra.com

PHONE

EMAIL

### CURRENT PROPERTY INFO

MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

Ruth T. Ellis, Manager

4192 Towanda Trail

ruth@ellislawtn.com

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

1013 & 1033 Lovell Road

PROPERTY ADDRESS

118 05001 & 118 049

N

~12 Acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

### STAFF USE ONLY

West side of Lovell Rd, north of Cornerstone Dr

CITY  COUNTY

GENERAL LOCATION

6th

DISTRICT

OB, A, TO

O, GC, HP

ZONING

SECTOR PLAN  
LAND USE CLASSIFICATION

Northwest County

Agriculture/forestry/vacant land and single family residential

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:

Rough Grading Plan

**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	CODE	TOTAL
FEE	FEE	
1102 / \$450		\$450.00

**AUTHORIZATION**

By signing below

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

*Ruth T. Ellis, Mgr.*  
APPLICATION AUTHORIZED BY

Owner

4/1/24

AFFILIATION

DATE

865-567-1716

ruth@ellislawtn.com

PHONE NUMBER

EMAIL

*Michelle Portier*  
STAFF SIGNATURE

Michelle Portier

04/18/2024, SG

PRINT NAME

DATE PAID