

**Applicant:** DIANAS VIEW  
**Request:** BUILDING PERMIT  
**Meeting Date:** 12/9/2024

**Address:** 1316 Lovell Rd  
**Map/Parcel Number:** 118 H C 005 118HC004  
**Location:** East side of Lovell Rd, south of Yarnell Rd and Bob Gray Rd  
**Existing Zoning:** RB (General Residential), PC (Planned Commercial), TO (Technology Overlay)  
**Proposed Zoning:** N/A  
**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Proposed Land Use:** Grading plan for a 21-unit apartment building and a temporary stockpile on abutting property.  
**Appx. Size of Tract:** 2.32 acres  
**Accessibility:** Access is via Lovell Rd, a five-lane minor arterial street with a pavement width of 68 ft within a right-of-way of 85 ft.  
**Surrounding Zoning and Land Uses:**  
 North: Rural residential - A (Agricultural), TO (Technology Overlay)  
 South: Multifamily residential - PC (Planned Commercial), TO (Technology Overlay)  
 East: Agriculture/forestry/vacant land - RB (General Residential), RA (Low Density Residential), TO (Technology Overlay)  
 West: Agriculture/forestry/vacant land, office - PC (Planned Commercial), TO (Technology Overlay)

**Comments:** This is a request for a grading plan for two parcels comprising 2.32 acres on Lovell Rd. The northernmost parcel included in this request (118HC005) is to be developed, and the topsoil will be removed and stored on the abutting southern property (parcel 118HC004) in a stockpile. As depicted the stockpile comprises approximately 5,788 sq ft. The site plans state that the stockpile area will store topsoil and "other material". The other material will be other dirt.

The RB-zoned parcel will have a 25 ft entrance road for the apartment building. This PC-zoned property has a 20 ft construction access easement from Lovell Road that will also be used for driveway access after construction is complete. No permanent use has been proposed for the PC-zoned parcel at this time. The applicant has stated that the stockpile will be removed within 90 days.

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR GRADING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The grading plan shows a moderate change to the topography that grades the land so that the stormwater would run in the same general direction. This is aligned with Section 1.2.1 which calls for grading to complement natural land forms.
2. The TTCDA Design Guidelines do not have a lot of criteria for grading of lots when the HP area

does not apply. Other than complementing natural land forms, the only other stipulations are for grading to be prohibited in the TO zones until the TTCDA has approved the plans (and issued a Certificate of Appropriateness), and that grading be kept to a minimum during the development process. No grading has occurred at this time.

3. There is a sediment basin proposed along the Lovell Road frontage. Since the access to the site is in the narrow space between the sediment basin and the northern property line, any future development will occur to the rear of the sediment basin farther from Lovell Road.

4. Both parcels are in the Hillside Protection Overlay but have been previously disturbed. Because each lot has been previously disturbed, they are exempt from review under the Hillside and Ridgetop Development Guidelines (Section 1.12). The rear of the property will remain undisturbed. The plan marks the limits of disturbance, which include an approximately 0.6-acre area with trees.

5. The plan shows building setbacks for the RB zone. The TTCDA guidelines have more significant setbacks. The applicant will need to request waivers for setback reductions when the site plans come through the TTCDA. The site plan and building plans will be reviewed at that time.

**B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.**

1. This property is zoned RB (General Residential), PC (Planned Commercial), and TO (Technology Overlay). The PC zone requires the approval of the development plan by the Planning Commission (case 12-G-24-DP). No use has been determined for the PC portion. The applicant has stated that the stockpile on the property will be removed in 90 days.

2. The TO zone requires a grading plan and building plan to be reviewed before any permits are issued. A building plan will have to be returned to this body for review.

**C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.**

1. Silt fencing will be provided around the stockpile and the middle of the RB-zoned section at the low point, and the applicant must comply with the Knox County stormwater management plan requirements. This grading plan should not adversely affect any surrounding properties.

**D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.**

1. Knox County has no comments.

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<b>Design Guideline Conformity:</b>	With the recommended conditions, the proposed development conforms to the TTCDA Design Guidelines.
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<b>Waivers and Variances Requested:</b>	N/A
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**Staff Recommendation:**

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

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 4) Removal of the storage of topsoil and other material on parcel 118HC004 within 90 days of construction completion on parcel 118HC005.



# Request to Postpone • Table • Withdraw

H. R. DAVIS  
Applicant Name (as it appears on the current TTCDA agenda)

Date of Request

Scheduled Meeting Date

10-28-2024

File Number(s)

## 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 \_\_\_\_\_ 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.*

H. R. Davis  
Applicant Signature

H. R. DAVIS  
Please Print

865-804-8419  
Phone Number

hr\_davis2000@yahoo.com  
Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No Amount:

Approved by:

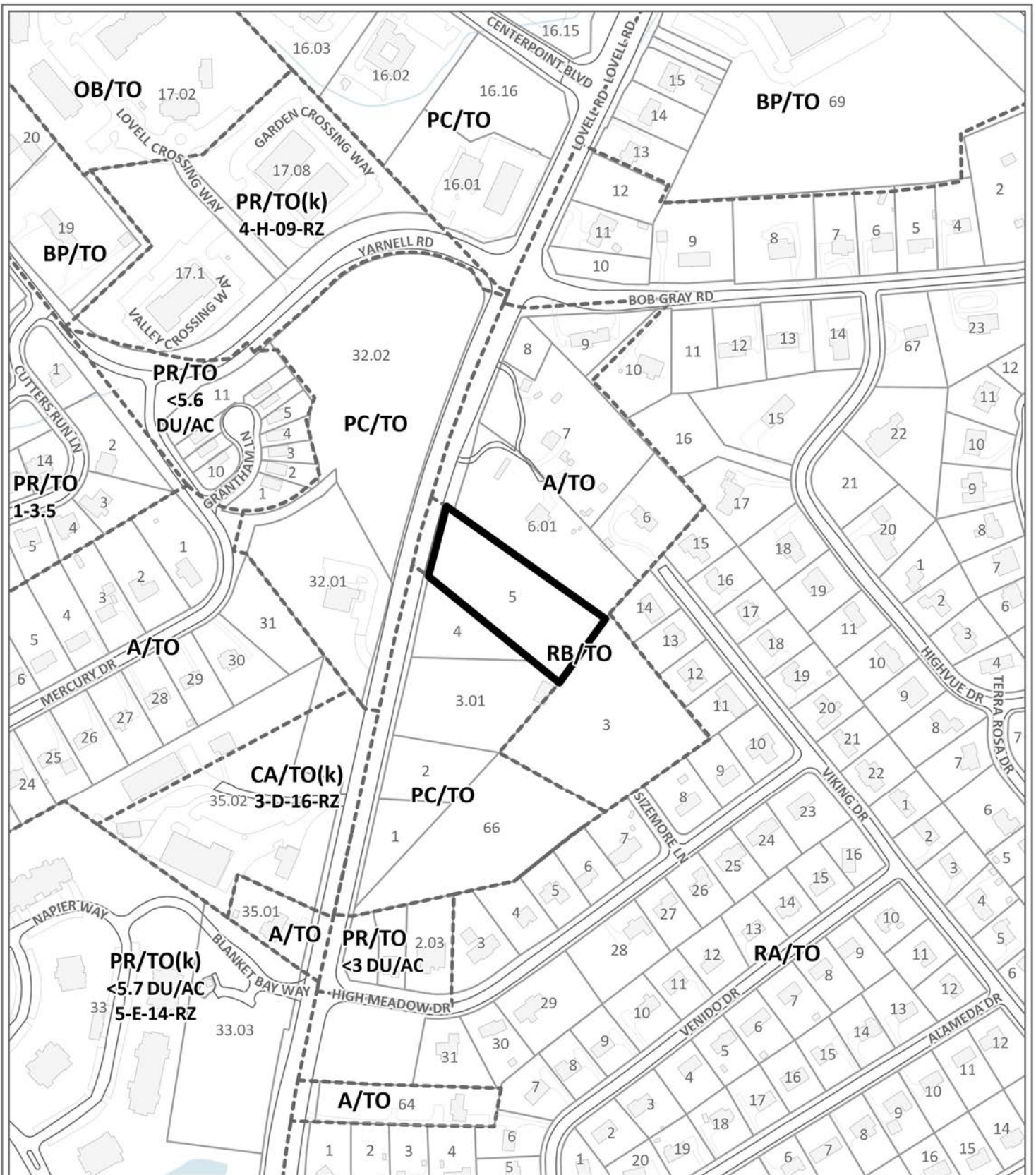
Date:

Payee Name

Payee Phone

Payee Address





**CERTIFICATE OF APPROPRIATENESS**

**10-A-24-TOG**

**Petitioner:** Diane's View



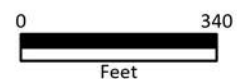
Purpose of Request: Building Permit - Grading Plan

**Map No:** 118

**Jurisdiction:** County

**Original Print Date:** 8/29/2024

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



# DIANAS VIEW

1316 LOVELL ROAD

DISTRICT 6\* KNOX COUNTY\* TENNESSEE

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## SHEET(S)

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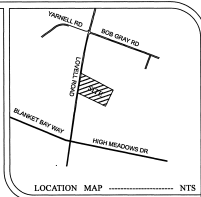
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S-1	SITE PLAN
S-2	SITE DETAILS
C-1	INITIAL GRADING PLAN
C-2	DURING CONSTRUCTION GRADING PLAN
C-3	POST CONSTRUCTION GRADING PLAN
C-4	SWPPP DETAILS

LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS

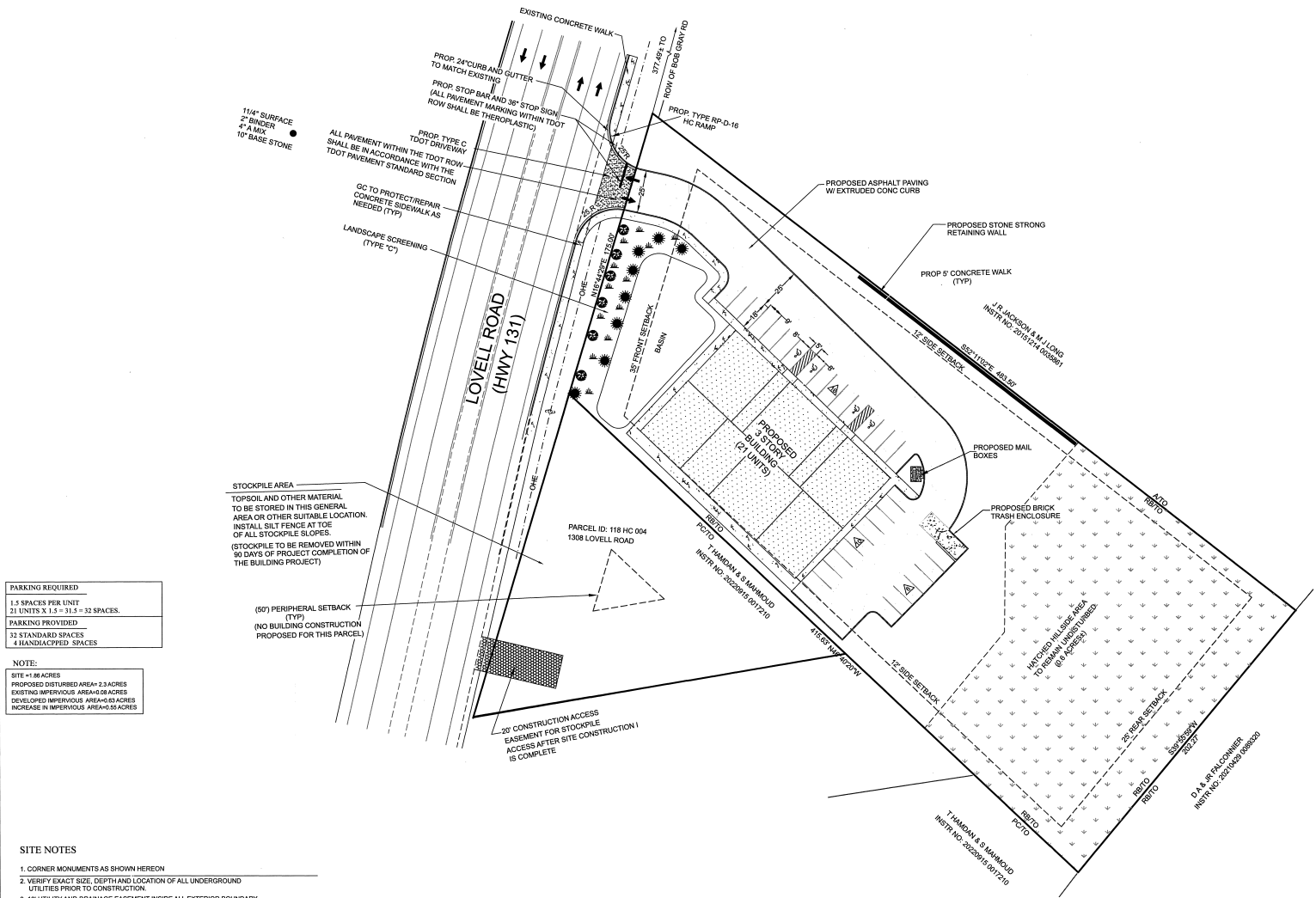
PH: (865) 671-0183  
FAX: (865) 671-0213  
EMAIL: rlemay@lemayassociates.com  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

OWNER / DEVELOPER  
H R DAVIS REVOCABLE TRUST  
P O BOX 1525  
NORRIS, TENNESSEE 37828



- LEGEND**
- I.R.(O) - IRON ROD (OLD)
  - I.R.(N) - IRON ROD (NEW)
  - CATCH BASIN
  - ⊠ JUNCTION BOX
  - ENDWALL
  - STORM DRAIN PIPE
  - ⊕ DETENTION BASIN OUTLET STRUCTURE
  - DETENTION EASEMENT
  - TRAVELABLE ACCESS EASEMENT
  - CENTERLINE RAV
  - SIDEWALK
  - BUILDING SETBACK LINE
  - APPROX. D.E. - APPROXIMATE DRAINAGE ESMT. ESMT. TO BE 10' EITHER SIDE OF PIPE (AS INSTALLED, VERIFY LOCATION)
  - EXISTING GRADE CONTOUR (APPROX)
  - TPO PAVING
  - STANDARD PAVING

- SITE UTILITIES**
- SANITARY SEWER : FIRST UTILITY DISTRICT
  - WATER : FIRST UTILITY DISTRICT
  - ELECTRIC : L.CUB
  - GAS : K.L.B.
  - TELEPHONE : BELLSOUTH
  - CABLE : COMCAST



**PARKING REQUIRED**

1.3 SPACES PER UNIT  
21 UNITS X 1.5 = 31.5 = 32 SPACES.

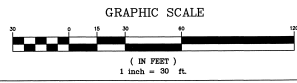
**PARKING PROVIDED**

32 STANDARD SPACES  
4 HANDICAPPED SPACES

**NOTE:**

SITE = 1.86 ACRES  
PROPOSED DISTURBED AREA = 1.8 ACRES  
EXISTING IMPERVIOUS AREA = 0.88 ACRES  
DEVELOPED IMPERVIOUS AREA = 0.63 ACRES  
INCREASE IN IMPERVIOUS AREA = 0.25 ACRES

- SITE NOTES**
1. CORNER MONUMENTS AS SHOWN HEREON
  2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
  3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
  4. DEED REFERENCE: INSTR. NO. 20221031 6068007 & 20220915 0017210
  5. PROPERTY SHOWN ON MAP 118, GROUP H, C, PARCELS 005 & 004
  6. PROPERTY ZONED: (R8) - GENERAL RESIDENTIAL
  7. TOTAL AREA OF SUBDIVISION: 1.86 ACRES (PARCEL 5) 0.48 ACRES (PARCEL 4)
  8. TOTAL PROPOSED LOTS: 1 (2) UNITS (11.29 UNITS/ACRE) PARCEL 4
  9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
  10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
  11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
  12. COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
  13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
  14. A PROP 10' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.
  15. A PLAT TO BE RECORDED REFLECTING ALL REQUIRED EASEMENTS.



**LeMAY AND ASSOCIATES** PH: 865-671-0183 FAX: 865-671-0213  
CONSULTING ENGINEERS 10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

SITE/ DEVELOPMENT PLAN

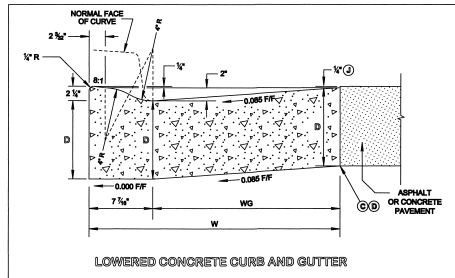
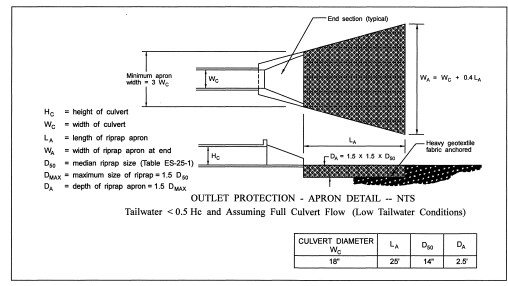
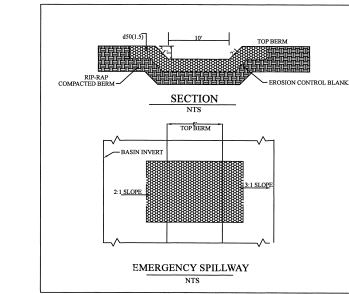
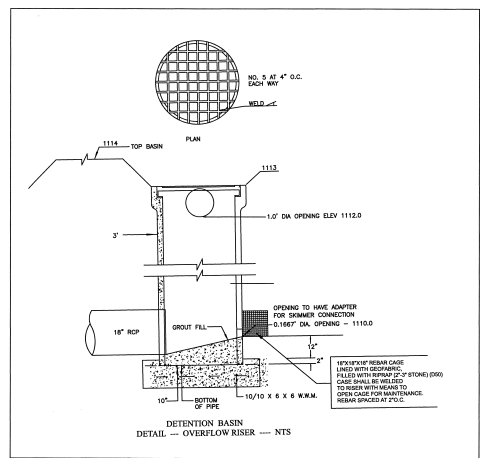
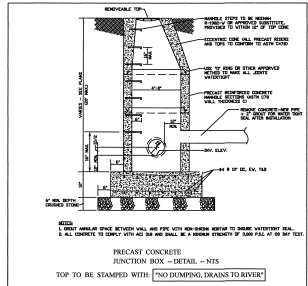
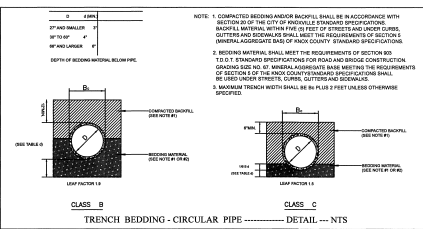
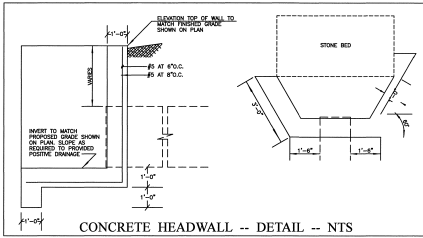
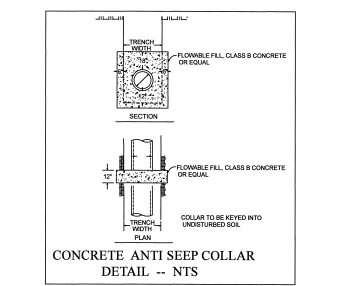
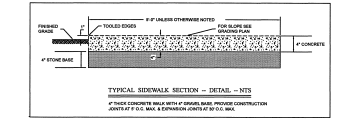
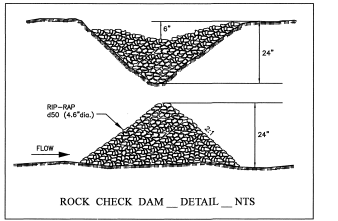
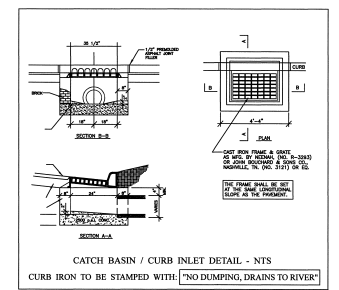
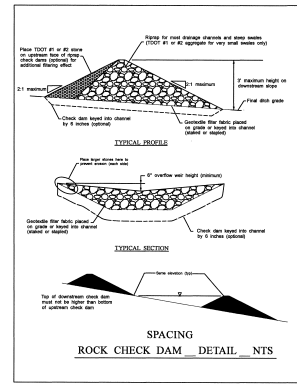
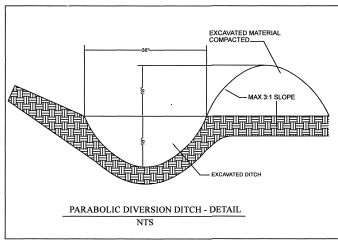
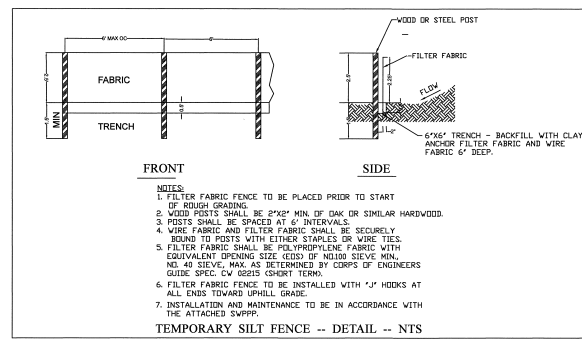
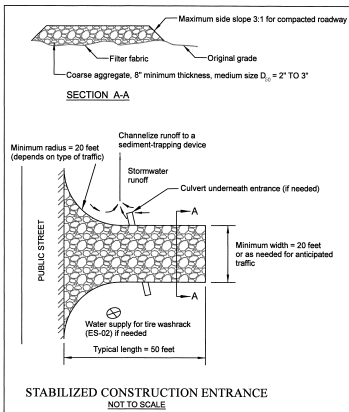
SHEET: 5-1

**DIANAS VIEW**

DISTRICT 6 • KNOX COUNTY • TENNESSEE  
PROPERTY SHOWN ON MAP 118 H, GROUP C, PARCEL 5 & 4  
ADDRESS: 1316 & 1308 LOVELL ROAD KNOXVILLE TENNESSEE

DRAWN BY: RELj	APPROVED BY: REL	DATE: 01-28-2024	MOST RECENT REVISIONS: 06-12-2024   10-26-2024	SCALE: 1" = 30'	DRAWING NUMBER: 4212
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**TTCTDA # (10-A-24-TOG)**  
OWNER / DEVELOPER  
H R DAVIS REVOCABLE TRUST  
P O BOX 1525  
NORRIS, TENNESSEE 37828



OWNER / DEVELOPER  
H R DAVIS REVOCABLE TRUST  
P O BOX 1525  
NOKRIS, TENNESSEE 37828

**SITE DETAILS** S-2

**DIANAS VIEW**

DISTRICT 6 • KNOX COUNTY • TENNESSEE  
PROPERTY SHOWN ON MAP 118 H, GROUP C, PARCEL 5  
ADDRESS: 1316 LOVELL ROAD, KNOXVILLE, TENNESSEE

DRAWN BY: REL	APPROVED BY: REL	DATE: 02-28-2024	DATE: 07-24-2024	MOST RECENT REVISIONS	SCALE:	DRAWING NUMBER: 6212
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**LeMAY AND ASSOCIATES** — PH: 865-671-0183 FAX: 865-671-0213  
CONSULTING ENGINEERS — 10816 KINGSTON PIKE  
— KNOXVILLE, TENNESSEE 37934

**GRADING AND EROSION CONTROL NOTES**

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CALL TENNESSEE TOLL-FREE SERVICE AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INADEQUACIES TO LOWMY & ASSOCIATES AT 865-671-0183.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND KNOX COUNTY REQUIREMENTS.
- THE REQUIREMENTS LISTED BELOW ARE INTENDED TO SERVE AS AN OUTLINE OF GENERAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE SET FORTH IN THESE DRAWINGS.

**PERMITS:**  
CONTRACTOR SHALL PAY GRADING PERMIT FEE AND POST GRADING BOND, AS REQUIRED.

**SEEDING:**  
INSTALL ALL CONSTRUCTION ENTRANCE, SILT FENCE AND EROSION CONTROL BERMS AND SEDIMENT RETENTION FACILITIES PRIOR TO THE START OF GRADING.

**CLEANING AND GRADING:**  
CLEAN ALL UTILITIES AND SITE SURFACES REGARDING DISPOSAL OF DEBRIS. DO NOT BURN DEBRIS IN SITE. VERIFY APPROVAL OF LOCAL AUTHORITY. CLEAR AND GRUB FOR NEW CONSTRUCTION AS NECESSARY.

**EXCAVATION PREPARATION:**  
VERIFY LOCATION AND EXISTENCE IN-SITE UTILITIES. PROTECT AND MAINTAIN EXISTING UTILITIES. REQUIRE ESTABLISH AND VERIFY EXISTING LINES, GRADE, AND DIMENSIONS AS SHOWN ON THE DRAWING. REPORT ANY DISCREPANCIES TO LOWMY & ASSOCIATES AT 865-671-0183 BEFORE COMMENCEMENT OF WORK.

**SAFETY:**  
SAFETY BARRIERS HAVING A MINIMUM OPENING OF 4" SHALL BE PROVIDED FOR ANY PIPE, OPENING OR EXCAVATION TO PREVENT CHILDREN OR LARGE ANIMALS FROM CRAWLING INTO THE STRUCTURE. BARRIERS SHALL BE WELDED 3/8" BARS # 4 OR SOLI BITE WIRE.

**TEMPORARY EROSION SWALES:**  
TEMPORARY EROSION SWALES SHALL BE CONSTRUCTED PRIOR TO STRIPPING OR ANY OTHER GRADING ACTIVITY. IF SUCH THIS GRADING, ALL TEMPORARY SEDIMENT TOWNS AND/OR PERMANENT SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO STRIPPING OR OTHER GRADING ACTIVITY.

**EXISTING TIE-IN ACCURACY:**  
EXISTING UTILITIES AND TIE-IN SHEETS ON SITE AND ON GRADING SURVEYING DATA. ELEVATIONS, TOPOGRAPHIC INFORMATION SHOWN HEREIN SHALL BE VERIFIED BY THE CONTRACTOR AND ANY ERRORS OR VARIATIONS SHALL BE REPORTED TO LOWMY AND ASSOCIATES PRIOR TO COMMENCEMENT OF WORK. ANY ERROR NOT REPORTED CANNOT BE CONSIDERED FOR ADJUSTMENT OR CORRECTED PRICE.

**STRIPPING AND GRADING ORDER:**  
STRIPPING SHALL BE STRIPPED AND TEMPORARILY STOCK PILED FOR LATER REUSE IN AREA SHOWN ON PLAN OR OTHER AGREED TO LOCATION ON SITE.

**SOIL TESTING:**  
ALL AREAS TO RECEIVE NEW STRUCTURAL FILL SHALL BE PROOF ROLLED OR TESTED BY A SOIL TESTING CHALKER OR LOWMY & ASSOCIATES. THE CONTRACTOR'S REPRESENTATIVE SHALL NOTIFY LOWMY & ASSOCIATES THAT ALL AREAS HAVE PASSED PROOF ROLL INSPECTION PRIOR TO COMMENCEMENT OF STRUCTURAL OR GENERAL BACKFILL. DO NOT COMMENCE FILL PRIOR TO SUCH NOTIFICATION.

**STRUCTURAL REINFORCEMENT:**  
REINFORCEMENT SHALL BE CONTRACTED TO A MINIMUM OF STANDARDS PRIOR TO IDENTIFY WITH STRUCTURE. CHALKER OR LOWMY & ASSOCIATES. THE CONTRACTOR'S REPRESENTATIVE SHALL NOTIFY LOWMY & ASSOCIATES THAT ALL AREAS HAVE PASSED PROOF ROLL INSPECTION PRIOR TO COMMENCEMENT OF STRUCTURAL OR GENERAL BACKFILL. DO NOT COMMENCE FILL PRIOR TO SUCH NOTIFICATION.

**GRADING TOLERANCE:**  
CONTRACTOR SHALL BEHOLD SUBJECT TO WITHIN AN AVERAGE OF 1/8" OF THE FOOT OF REQUIRED ELEVATION TO BEHOLD FINISHED GRADE INDICATED ON DRAWINGS OR AS APPROVED BY LOWMY AND ASSOCIATES.

**TESTING:**  
THE TEST SHALL INCLUDE TESTS FOR THE PROCTOR DENSITY ANALYSIS FROM SAMPLES COLLECTED AT LOCATIONS SPECIFIED BY THE INDEPENDENT QUALIFIED GEOTECHNICAL TESTING PARTY. CONTRACTOR SHALL INCLUDE IN THE BIDDING \$100 PER SOIL DENSITY DETERMINATION TESTS AFTER COMPLETION OF GRADING IF REQUIRED.

**TEMPORARY BANKS:**  
THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PREVENT TEMPORARY BANKS FROM ERODING THE SITE OR EXTENDING ALONGSIDE WATER QUALITY BUFFERS OR STRIPES. ALL KNOX COUNTY AND TIE REGULATIONS TO BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION PROCESS.

- SITE UTILITIES**
- SANITARY SEWER : FIRST UTILITY DISTRICT
  - WATER : FIRST UTILITY DISTRICT
  - ELECTRIC : KUDB
  - GAS : K.L.U.B.
  - TELEPHONE : BELLSOUTH
  - CABLE : COMCAST

**NOTE:**

SITE 11.86 ACRES  
PROPOSED DISTURBED 2.31 ACRES  
EXISTING IMPERVIOUS AREA=0.84 ACRES  
DEVELOPED IMPERVIOUS AREA=0.89 ACRES  
INCREASE IN IMPERVIOUS AREA=0.05 ACRES

- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
  - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - TO UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
  - DEED REFERENCE: INSTR. NO. 2022101 0026207
  - PROPERTY SHOWN ON MAP 118, GROUP H, C, PARCEL 545
  - PROPERTY ZONED: (R8) - GENERAL RESIDENTIAL
  - TOTAL AREA OF SUBDIVISION: 1.86 ACRES
  - TOTAL PROPOSED LOTS: 1
  - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
  - BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
  - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
  - CONSTRUCTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
  - A PROP 20 DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
  - A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.

**GRADING AND EROSION CONTROL NOTES**

Prior to grading, contractor shall strip site of all vegetation and topsoil in areas of grading operation. Areas of soft or unworkable materials shall be removed at the discretion of the soils engineer.

The contractor shall maintain positive drainage throughout the site and use all means necessary to prevent sediment from exiting the site.

Silt fence shall be placed preceding all culvert inlets or other drains and ditches before the runoff exits the project or enters a swale and at other locations designated by the engineer.

Silt fences and other erosion control devices shall be cleaned of accumulated sediment when approximately 50% filled with such sediment.

All dimensions and locations of temporary soil erosion and water pollution control devices shall be subject to adjustments as designated by the engineer.

The contractor shall notify the engineer of any changes in existing topographic features, spot elevations, or utilities shown on survey.

The contractor shall notify the engineer prior to culvert installations to verify inverts.

All graded areas including slopes are to be mulched and seeded as soon as possible after grading is completed.

All grading and drainage ordinances of Knox County Tennessee shall be followed.

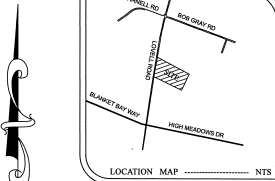
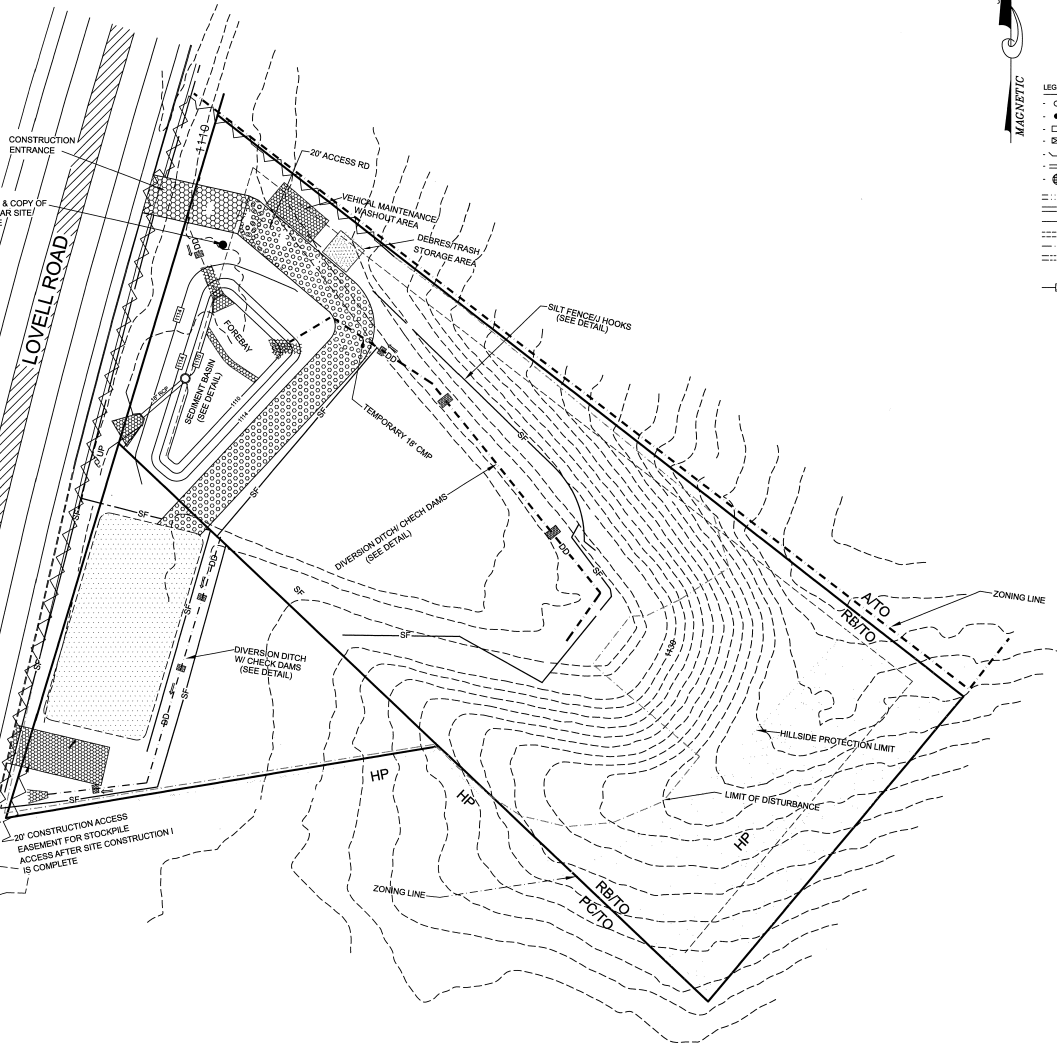
**SEEDING**

- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND DRAINAGE OF EXPOSED SUBSTRATE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOLE STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL BANK-ON-RETENTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

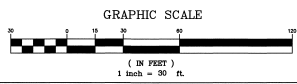
**SEQUENCE OF PRE-CONSTRUCTION ACTIVITIES**

THE CONSTRUCTION SEQUENCE FOR THIS PROJECT IS AS FOLLOWS:

- INSTALL SILT FENCE.
- INSTALL STOCKPILES PERMIT STAND.
- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL STORM SEDIMENT TRAP, DIVERSION DITCHES, AND THE REMAINDER OF EROSION CONTROL DEVICES.
- COMMENCE REQUIRED INSPECTIONS AND MAINTENANCE OF EROSION CONTROL SYSTEMS.



- LEGEND**
- (OLD) - IRON ROD (OLD)
  - (NEW) - IRON ROD (NEW)
  - CATCH BASIN
  - JUNCTION BOX
  - ENDWALL
  - STORM DRAIN PIPE
  - DETENTION BASIN OUTLET STRUCTURE
  - DETENTION EASEMENT
  - TRAVERSABLE ACCESS EASEMENT
  - CENTERLINE RW
  - SIDEWALK
  - BUILDING SETBACK LINE
  - APPX. D.E. - APPROXIMATE DRAINAGE EMT. EMT. TO BE 10' EITHER SIDE OF PIPE (AS INSTALLED, VERIFY LOCATION)
  - EXISTING GRADE CONTOUR (APPROX.)



**LeMAY AND ASSOCIATES** PH: 865-671-0183 FAX: 865-671-0213  
CONSULTING ENGINEERS 1816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

**INITIAL CONSTRUCTION GRADING PLAN** C-1

**TTCDA # (10-A-24-TOG)**

**OWNER / DEVELOPER**  
H R DAVIS REVOCABLE TRUST  
P O BOX 1525  
NORRIS, TENNESSEE 37828

**DIANAS VIEW**

DISTRICT 6 • KNOX COUNTY • TENNESSEE  
PROPERTY SHOWN ON MAP 118 H, GROUP C, PARCEL 5  
ADDRESS: 1316 LOVELL ROAD KNOXVILLE, TENNESSEE

DRAWN BY: REL	DATE: 01-26-2024	DATE: 04-22-2024	SCALE: 1" = 30'	DRAWING NUMBER: 6212
APPROVED BY: REL	DATE: 01-26-2024	DATE: 10-25-2024		



**GRADING AND EROSION CONTROL NOTES**

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CALL TENNESSEE ONE-CALL AT 1-800-250-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECTS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND KNOX COUNTY REQUIREMENTS.
5. THE REQUIREMENTS LISTED BELOW ARE INTENDED TO BE IN ADDITION TO GENERAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE SET FORTH IN THESE DRAWINGS.

**CONTRACTOR SHALL PAY GRADING FRONT FEE AND POST GRADING BOND, AS REQUIRED.**

**EROSION CONTROL:**  
 1. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE AND EROSION CONTROL BARRIERS AND SEDIMENT RETENTION FACILITIES PRIOR TO THE START OF GRADING.

**VEGETATION PRESERVATION:**  
 1. VERIFY LOCATION OF EXISTING ON-SITE UTILITIES, PROTECT AND MAINTAIN EXISTING UTILITIES AS REQUIRED. SCRAM ANY EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING EXISTING UTILITIES TO REMAIN AND ASSOCIATES AT LEAST 48 HOURS BEFORE COMMENCEMENT OF WORK.

**SEEDING:**  
 1. ALL SLOPES HAVING A MAXIMUM SLOPE OF 4:1 SHALL BE PROVIDED FOR ANY PIPE, OPENING OR LOCATIONS TO PREVENT COLLAPSE OR LARGE ANGLES FROM CRACKING INTO THE STRUCTURE. SEEDING SHALL BE PERFORMED WITHIN 72 HOURS OF COMPLETION OF GRADING.

**TEMPORARY EROSION CONTROL:**  
 1. ALL CONSTRUCTION SHALL BE CONSTRUCTED PRIOR TO STOPPING OR ANY OTHER GRADING ACTIVITY IF SHOWING THIS DRAWING. ALL TEMPORARY SEDIMENT TRAPS AND/OR FENCEMENTS AT EROSION CONTROL SHALL BE CONSTRUCTED PRIOR TO STOPPING OR OTHER GRADING ACTIVITY.

**EXISTING TREE SURVIVAL:**  
 1. EXISTING TREES SHALL BE PRESERVED AND MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING EXISTING TREES TO REMAIN AND ASSOCIATES AT LEAST 48 HOURS BEFORE COMMENCEMENT OF WORK.

**STOCKPILE AREA:**  
 1. STOCKPILE AREA SHALL BE TEMPORARILY STOCK PILED FOR LATER REUSE IN AREA SHOWN ON PLAN OR OTHER ACCESS TO LOCATION ON SITE.

**PROTECTIVE FILL:**  
 1. ALL AREAS TO BE PROTECTED BY STRUCTURAL FILL SHALL BE PROOF ROLLED OR TESTED BY A SOIL TESTING ENGINEER OR LEADY & ASSOCIATES. THE CONTRACTOR REPRESENTATIVE SHALL VERIFY LEADY & ASSOCIATES THAT ALL AREAS HAVE PASSED PROOF ROLL INSPECTION PRIOR TO COMPLETION OF STRUCTURAL OR GENERAL BACKFILL. DO NOT COMPACT FILL PRIOR TO SOIL INSPECTION.

**STRUCTURE OR ROADWAY:**  
 1. PROTECTIVE FILL SHALL BE COMPACTED TO A MINIMUM OF STANDARD PROCTOR DENSITY WITH MEDIUM MOISTURE. A 1/2" OF 3/4" GRADE SHALL BE PLACED OVER PROTECTIVE FILL. FROM ROADWAY RECEIVING STRUCTURE, BACKFILL SHALL BE PLACED IN 4" TO 8" LIFTS. NO DRAINAGE OR ROCK LARGER THAN 2" DIA. SHALL BE USED IN FILL AREAS.

**GRADING TOLERANCE:**  
 1. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO WITHIN AN AVERAGE OF 1/4" OF THE POST OF GRADING ELEVATION. TO BE FINISHED GRADES INDICATED BY SHADING OR AS APPROVED BY LEADY & ASSOCIATES.

**PROOF ROLLING:**  
 1. PROOF ROLLING SHALL BE PERFORMED FOR ONE PROCTOR DENSITY ANALYSIS FROM SAMPLES COLLECTED AT LOCATION SPECIFIED BY THE PROCTOR QUALITY CONTROL TESTING AGENCY AVAILABLE TO LEADY & ASSOCIATES.

**SOIL TESTING:**  
 1. ALL TESTS SHALL BE SPECIFICALLY STATE THAT THE TEST EITHER PASSES OR FAILS TO MEET THE REQUIREMENTS OF THE DRAWING. FAILURE TO MEET THE REQUIREMENTS SHALL BE REPORTED TO LEADY & ASSOCIATES IMMEDIATELY AFTER COMPLETION OF GRADING IF REQUIRED.

**STORMWATER MANAGEMENT:**  
 1. ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PREVENT STORMWATER RAINFALL FROM ENTERING ADJACENT WATER BODIES. BEFORE THE START OF CONSTRUCTION, ALL KNOX COUNTY AND TREC REGULATIONS TO BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION PROJECT.

**SEQUENCE OF DURING CONSTRUCTION ACTIVITIES**

- Continue required inspections of erosion control systems
- Clear and grub remainder of site to be graded
- Strip topsoil from area to be graded. Stock pile in area indicated on plan or other suitable area. Install silt fencing at toe of topsoil stockpiles.
- Remove any unsuitable material.
- Grade site to grades shown on Final Grading Plan.
- Maintain all erosion and sediment control measures to include silt fence, construction entrance, diversion ditches, sediment basin and any other measures utilized.
- Perform site assessment of all erosion control measures after 30 days. Continue to inspect and maintain all erosion control systems and file reports as required by the SWPPP.
- Stabilize the site with seed and straw and maintain all disturbed areas in accordance with the SWPPP.

**SITE UTILITIES**

- SANITARY SEWER : FIRST UTILITY DISTRICT
- WATER : FIRST UTILITY DISTRICT
- ELECTRIC : L/CUB
- GAS : K/LIB
- TELEPHONE : BELL/SOUTH
- CABLE : COMCAST

**NOTE:**

SITE #1.86 ACRES  
 PROPOSED IMPERVIOUS AREA=231 ACRES  
 EXISTING IMPERVIOUS AREA=0 ACRES  
 DEVELOPED IMPERVIOUS AREA=83 ACRES  
 INCREASE IN IMPERVIOUS AREA=148 ACRES

**SITE NOTES**

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
4. DEED REFERENCE: INSTR. NO. 2022101 020207 & 20220915 0017210
5. PROPERTY SHOWN ON MAP 118, GROUP C, PARCELS 005-0004
6. PROPERTY ZONED (RB) - GENERAL RESIDENTIAL
7. TOTAL AREA OF SUBDIVISION: 1.86 ACRES (PARCEL 5) 0.46 ACRES (PARCEL 4)
8. TOTAL PROPOSED LOTS: 1 (2) UNITS (15.28 UNITS/ACRES) PARCEL 4.
9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
12. CONNECTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF WATER PIPES AS INSTALLED.
14. A PROP 10' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.

**1. This 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 and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or 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. Fugitive 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 permittee with 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 15 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.

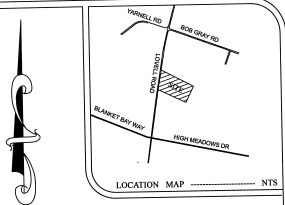
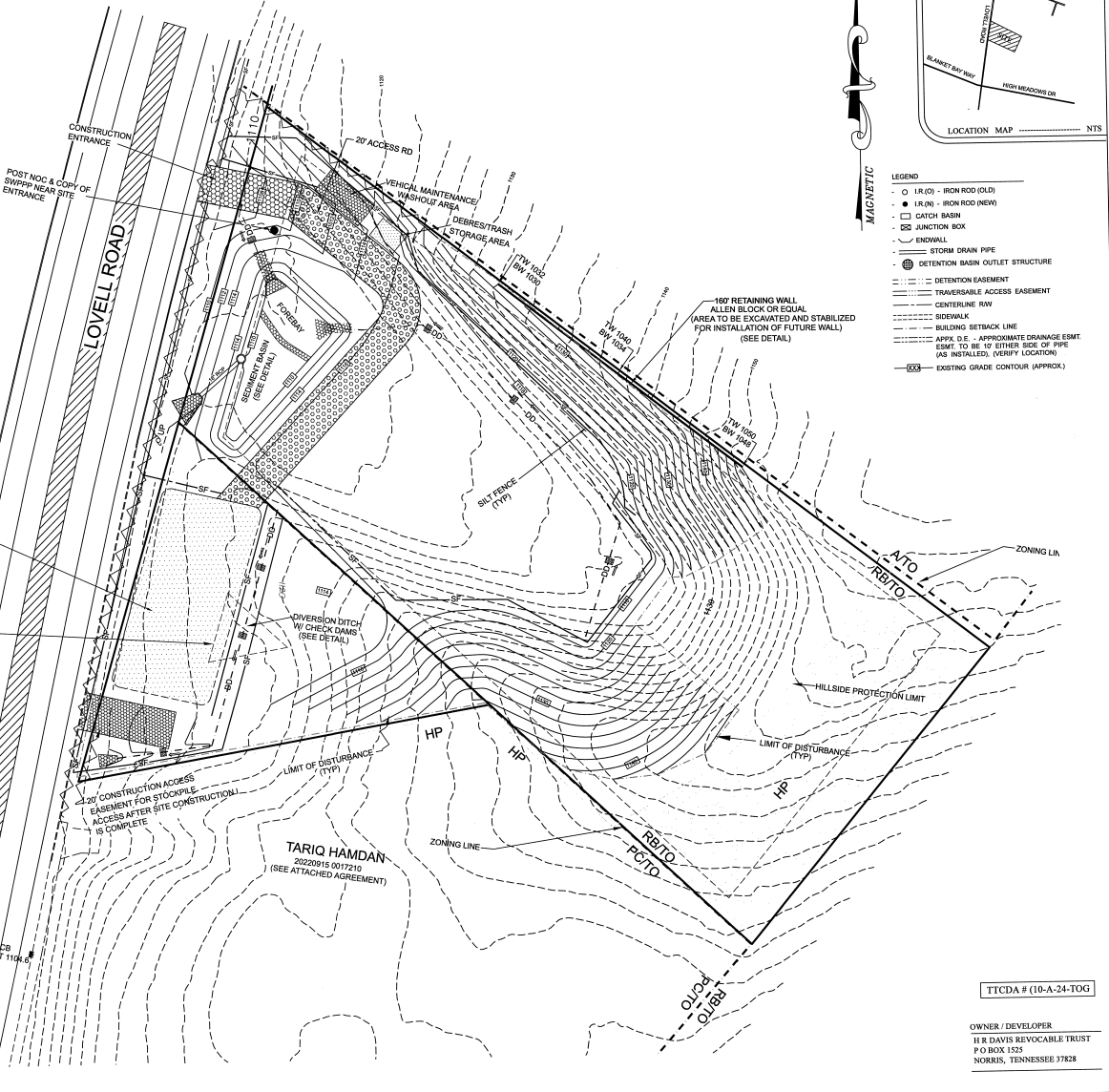
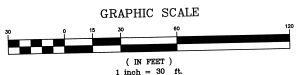
9. Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (>35 %) must be permanently or temporarily stabilized within 7 days.

10. Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all unstabilized sites.

**SEEDING**  
 A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.  
 B. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS DO NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

STOCKPILE AREA  
 TO BE STORED IN THIS GENERAL AREA OR OTHER SUITABLE LOCATION. INSTALL SILT FENCE AT TOE OF ALL STOCKPILE SLOPES. (STOCKPILE TO BE REMOVED WITHIN 90 DAYS OF PROJECT COMPLETION OF THE BUILDING PROJECT)

(50') PERIPHERAL SETBACK (TYP)



- LEGEND**
- IR (D) - IRON ROD (OLD)
  - IR (N) - IRON ROD (NEW)
  - CATCH BASIN
  - ⊗ JUNCTION BOX
  - ENDWALL
  - STORM DRAIN PIPE
  - ⊗ DETENTION BASIN OUTLET STRUCTURE
  - DETENTION EASEMENT
  - TRAVERSABLE ACCESS EASEMENT
  - CENTERLINE ROW
  - SIDEWALK
  - BUILDING SETBACK LINE
  - APPROX. D.E. - APPROXIMATE DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF PIPE (AS INSTALLED, VERIFY LOCATION)
  - EXISTING GRADE CONTOUR (APPROX.)

TTCTDA # (10-A-24-TOG)

OWNER / DEVELOPER  
 H R DAVIS REVOCABLE TRUST  
 P O BOX 1525  
 NORRIS, TENNESSEE 37828

**DURING CONSTRUCTION GRADING PLAN**

**DIANAS VIEW**

DISTRICT 6 • KNOX COUNTY • TENNESSEE  
 PROPERTY SHOWN ON MAP 118 H, GROUP C, PARCEL 5 & PRT 004  
 ADDRESS: 1316 LOVELL ROAD, KNOXVILLE, TENNESSEE

DRAWN BY: RELJ	APPROVED BY: REL	DATE: 01-26-2024	MOST RECENT REVISION: 04-22-2024	SCALE: 1" = 30'	DRAWING NUMBER: 6212
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**LeMAY AND ASSOCIATES**  
 CONSULTING ENGINEERS  
 PH: 865-671-0183 FAX: 865-671-0213  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934

**Standard Notes:**

1. This 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 and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or 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. Fugitive 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 permittee with the adjoining land owner.
5. Sediment should be removed from sediment traps, silt fences, sediment 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 discharge.
7. Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 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 15 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.

**SEQUENCE OF DURING CONSTRUCTION ACTIVITIES**

- Continue required inspections of erosion control systems
- Stabilize with seed and straw and continue maintenance of disturbed areas.
- File Notice of Termination once site is stabilized.

**SEEDING**

A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF DISTURBED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.

B. 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.

**STOCKPILE AREA**

OIL AND OTHER MATERIAL STORED IN THIS GENERAL OR OTHER SUITABLE LOCATION. ALL SILT FENCE AT TOE OF STOCKPILE SLOPES.

STOCKPILE TO BE REMOVED WITHIN 15 DAYS OF PROJECT COMPLETION OF BUILDING PROJECT.

**(50') PERIPHERAL SETBACK (TYP)**

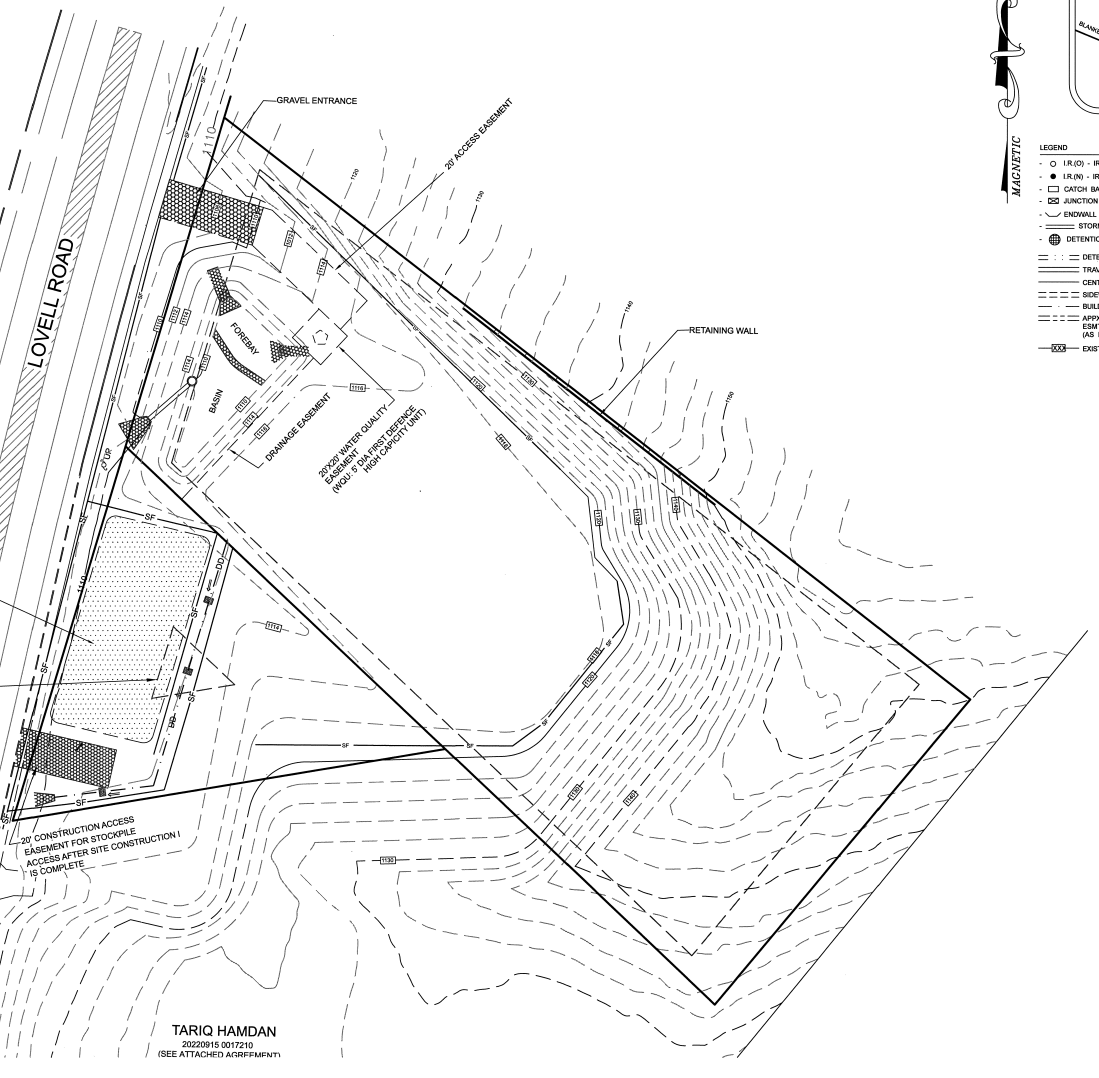
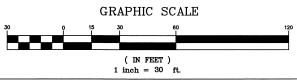
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**SITE UTILITIES**

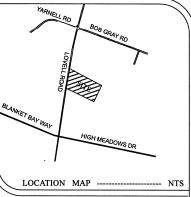
SANITARY SEWER : FIRST UTILITY DISTRICT  
 WATER : FIRST UTILITY DISTRICT  
 ELECTRIC : K.C.B.  
 GAS : K.U.B.  
 TELEPHONE : BELL SOUTH  
 CABLE : COMCAST

**SITE NOTES**

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 0' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
4. DEED REFERENCE: INSTR. NO. 2022031 002607 & 2022015 0017210
5. PROPERTY SHOWN ON MAP 116, GROUP H, C, PARCELS 800-804
6. PROPERTY ZONED: (RB) - GENERAL RESIDENTIAL
7. TOTAL AREA OF SUBDIVISION: 1.88 ACRES (PARCEL 5) 0.46 ACRES (PARCEL 4)
8. TOTAL PROPOSED LOTS: 1 (21) UNITS (11.29 UNITS/ACRE) PARCEL 4
9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
12. COMPACTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
14. A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.
15. A PLAN TO BE RECORDED REFLECTING ALL REQUIRED EASEMENTS.



**TARIQ HAMDAN**  
 2022015 0017210  
 (SEE ATTACHED AGREEMENT)



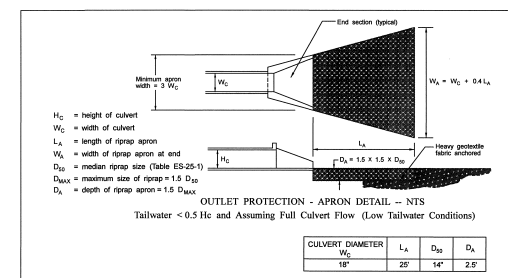
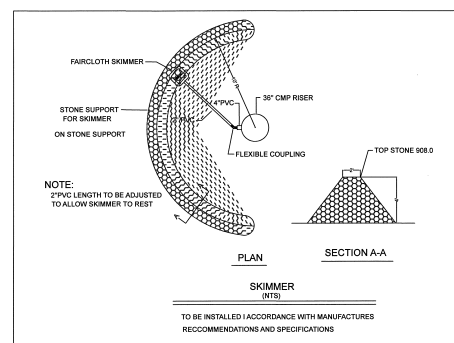
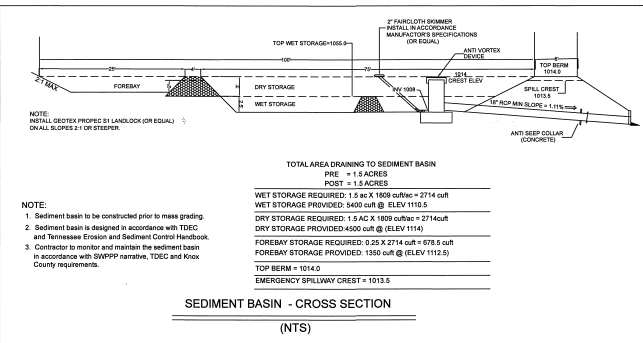
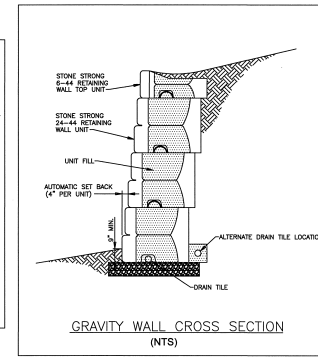
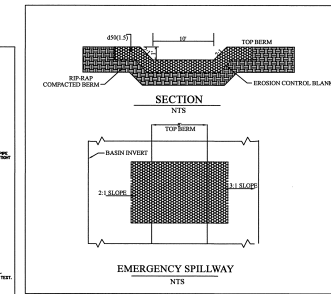
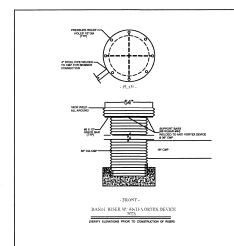
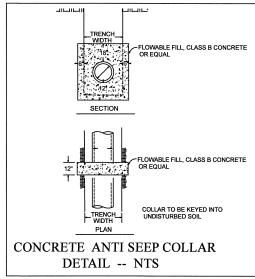
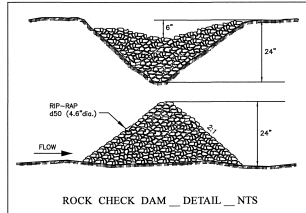
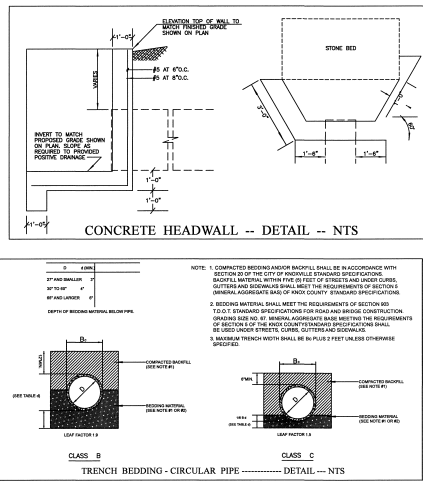
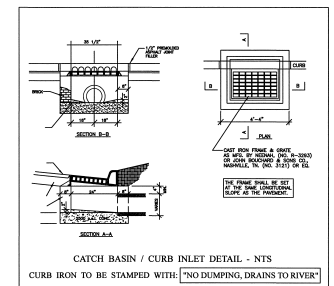
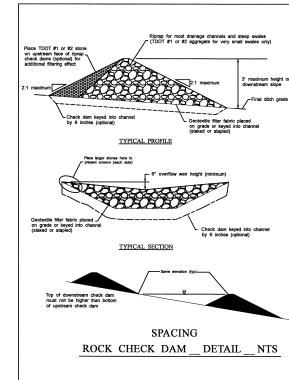
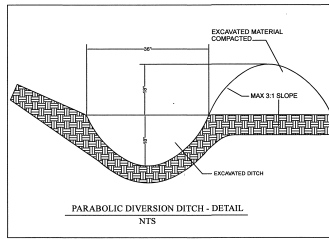
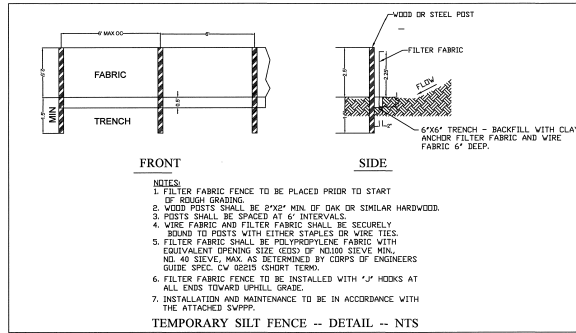
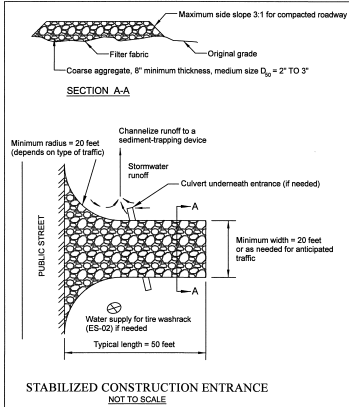
- LEGEND**
- I.R.(O) - IRON ROD (OLD)
  - I.R.(N) - IRON ROD (NEW)
  - CATCH BASIN
  - ⊠ JUNCTION BOX
  - ENDWALL
  - STORM DRAIN PIPE
  - ⊙ DETENTION BASIN OUTLET STRUCTURE
  - DETENTION EASEMENT
  - TRAVERSABLE ACCESS EASEMENT
  - CENTERLINE RW
  - SIDEWALK
  - BUILDING SETBACK LINE
  - APPX. D.E. - APPROXIMATE DRAINAGE ESMT. ESMT. TO BE 10' EITHER SIDE OF PIPE (AS INSTALLED, VERIFY LOCATION)
  - EXISTING GRADE CONTOUR (APPROX.)

**ITCDA # 10-A-24-TOG**

OWNER / DEVELOPER  
 H R DAVIS REVOCABLE TRUST  
 P O BOX 1522  
 NOKES, TENNESSEE 37628

POST CONSTRUCTION PLAN				C-3
<b>DIANAS VIEW</b>				
DISTRICT 6 * KNOX COUNTY * TENNESSEE PROPERTY SHOWN ON MAP 118 H, GROUP C, PARCEL 5 & 4 ADDRESS: 1216 & 1398 LOVELL ROAD* KNOXVILLE* TENNESSEE				
DRAWN BY: RELJ	APPROVED BY: REL	DATE: 02-28-2024	LAST REVISION BY: 07-14-2024	SCALE: 1" = 30'
			DATE: 10-25-2024	DRAWING NUMBER: 6212

**LeMAY AND ASSOCIATES** PH: 865-671-0183 FAX: 865-671-0213  
 CONSULTING ENGINEERS 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934



LeMAY AND ASSOCIATES PH: 865-671-0183 FAX: 865-671-0213  
 CONSULTING ENGINEERS 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934

SWPPP DETAILS C-4

**DIANAS VIEW**

DISTRICT 6 • KNOX COUNTY • TENNESSEE  
 PROPERTY SHOWN ON MAP 118 H, GROUP C, PARCEL 5  
 ADDRESS: 1316 LOVELL ROAD, KNOXVILLE, TENNESSEE

DRAWN BY:	APPROVED BY:	DATE:	MOIST REVISIONS:	SCALE:	DRAWING NUMBER:
REL/J	REL	02-28-2024	07-24-2024		6212

OWNER / DEVELOPER  
 H R DAVIS REVOCABLE TRUST  
 P O BOX 1525  
 NORRIS, TENNESSEE 37828



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

Dianas View

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

8/7/2024	9/30/2024	10-A-24-TOG
<b>DATE FILED</b>	<b>MEETING DATE (IF APPLICABLE)</b>	<b>FILE NUMBER</b>

### CORRESPONDENCE

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

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

Richard LeMay

<b>NAME</b>	<b>COMPANY</b>		
10816 Kingston Oike	Knoxville	Tn	37934
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
865 671 0183	rlemay@lemayassociates.com		
<b>PHONE</b>	<b>EMAIL</b>		

### CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

HR Davis	PO Box 1525 Norris,tn	865-804-8419
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
1316 Lovell Road		
<b>PROPERTY ADDRESS</b>		
118HC005 and part of 118HC004	No	2.52 ac
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

### STAFF USE ONLY

East side of Lovell Rd, south of Yarnell Rd and Bob Gray Rd	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
<b>GENERAL LOCATION</b>	3rd
RB, PC, TO	<b>DISTRICT</b>
	CMU (Corridor Mixed Use), HP (Hillside Protection)
<b>ZONING</b>	<b>SECTOR PLAN</b>
n/a	<b>LAND USE CLASSIFICATION</b>
<b>PLANNING SECTOR</b>	Agriculture/forestry/vacant land
	<b>EXISTING LAND USE</b>

## 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:

Grading plan for 21-unit apartment building, and temporary stockpile on abutting property.

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

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

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

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

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

## SIGNAGE

- YARD SIGN       BUILDING SIGN       OTHER SIGN
- AREA: \_\_\_\_\_      AREA: \_\_\_\_\_      AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_      FINISH: \_\_\_\_\_      TYPE: \_\_\_\_\_

## STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist <input type="checkbox"/> Property Owners/Option Holders	CODE FEE 1102	CODE FEE	TOTAL \$450.00
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## AUTHORIZATION

*By signing below*

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

Richard LeMay      Engineer      08/06/2024  
APPLICATION AUTHORIZED BY      AFFILIATION      DATE

865-671-0183      rlemay@lemayassociates.com  
PHONE NUMBER      EMAIL

*Shelley Gray*      Shelley Gray      Michelle Portier      08/12/2024, SG  
STAFF SIGNATURE      PRINT NAME      DATE PAID