

Applicant: ARCIP HOROBET
Request: BUILDING PERMIT
Meeting Date: 9/9/2024

Address: 0 Pellissippi Pkwy
Map/Parcel Number: 118 071
Location: South side of Bob Gray Rd, west side of Pellissippi Pkwy
Existing Zoning: PR (k) (Planned Residential) up to 10 du/ac, TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Agriculture/forestry/vacant land
Proposed Land Use: Attached residential subdivision
Appx. Size of Tract: 9.87 acres
Accessibility: Access is via Bob Gray Rd, a major collector street with 20 ft of pavement width within 48 ft of right-of-way.
Surrounding Zoning and Land Uses:
 North: RA (Low Density Residential), TO (Technology Overlay) - Rural residential
 South: PR (Planned Residential) up to 12 du/ac, TO (Technology Overlay) - Multifamily residential
 East: Pellissippi Parkway right-of-way
 West: RA (Low Density Residential), TO (Technology Overlay) - Single family residential

Comments: The applicant is proposing to subdivide this 9.87-acre tract into 85 lots with attached houses at Bob Gray west of Pellissippi Pkwy. The development will yield a density of 8.6 du/ac.

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

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

1. This is a request for an 85-lot subdivision that will be accessed off of Bob Gray Rd, Pellissippi Parkway borders to the east. The proposed subdivision would have public and private streets. The main spine, which is comprised of Road F and part of Road A (as shown on the plan) will be public roads. Road A will end at the shared property line with Parkway Heights, the townhouse subdivision abutting the proposed development to the south. Parkway Heights shows the Blinken Street right-of-way terminating at the shared property line, but the street is not built out the full length of the right-of-way. A temporary turnaround is being proposed until such time as the development is completed, at which point the connection between Road A and Blinken Street will be created.

The right-of-way stub out is a condition of the rezoning (12-F-23-RZ) in recognition of the fact that the Parkway Heights community's only access point is off of Pellissippi Parkway. The Tennessee Department of Transportation (TDOT) has stated they would be in favor of closing the street connection to Pellissippi Parkway upon development of the subject property once a stub-

out connection to the adjacent subdivision to the south has been provided as it will improve safety for the residents of Parkway Heights and allow them to access Pellissippi Parkway via the Lovell Road or Dutchtown Road interchanges.

2. The attached houses are on individual lots. The applicant is requesting waivers for Ground Area Coverage (GAC) (Guideline 1.3.1), Floor Area Ratio (FAR) (Guideline 1.3.2), and Impervious Area Ratio (IAR) (Guideline 1.3.3). These guidelines were created for office/business parks. When medium density residential developments were added to the guidelines in 2011, townhome developments on individual lots were not considered. The PR zone allows clustering on the property to concentrate development in less environmentally sensitive areas of a property. When looking at the property as a whole, the GAC is 18.70%, FAR 35%, and IAR is 41.54%. In this case, only the FAR is out of compliance with the guidelines, at 35%, up from 30%. The guidelines were written to require a low FAR to keep large industrial, commercial, multifamily buildings from blocking ridge views and include more open space. In this case, the townhomes have a maximum height of 35 ft, which is similar to the residential zoning in the area. Staff will support waivers to GAC from 25% to 48.3%, FAR from 30% to 98.6%, and IAR from 70% to 71.9%.

3. The townhomes are 2-stories, 1,770 sq ft of floor area. The exterior is mostly brick with some board and batten siding on the 2nd story. The units are 2 and 3 bedrooms with covered front porches and concrete back patios. The buildings are to be subdued in color.

4. The applicant is also requesting a waiver for the 100 ft setback adjacent to residential (Guideline 1.4.1). This setback was created prior to medium residential development inclusion in the TTCDA guidelines and is appropriate when commercial or industrial development is adjacent to residential. Since these townhomes are on a similar scale as single family homes, staff will support this waiver. Additionally, there is a 35 ft peripheral setback, and landscape screening has been provided, which are appropriate setbacks with residential properties with a single family residential scale adjacent to residential zones.

5. Conditions of the zoning 12-F-23-RZ require Type C landscape screen (see excerpt on grading plan sheet) along the western and southern property lines. This is a landscape buffer with a minimum width of 8 ft. This is not a fully screening landscape buffer. Staff is requiring a Type B landscape buffer with a minimum width of 12 ft, along the western property line. Type B screen is a typical recommendation between different housing types. The parking lot will be required to have 2 canopy trees and shrubbery per the landscape guidelines. The preservation of mature trees on the northern end of the property and entrance landscaping satisfies the rest of the landscaping guidelines. The landscape guidelines for buildings do not require waivers and will not be applied to the townhomes because they are on individual lots where the residents can create their own landscape plan.

6. Additional and more stringent standards are applied to Hillside Protection (HP) area within the Technology Overlay. The slope analysis determines how much land can be disturbed within the HP area and is used as a guideline during development plan review but has not been enforced as part of the zoning ordinance in the County. The application of HP disturbance limits is considered exempt when the site has been previously disturbed. For this property, the slope analysis recommends disturbing 1.2 acres of the 2.56 acres. There are 7 townhomes as well as the entrance road within the HP area. In the case of the TTCDA guidelines, the applicant is requesting a waiver to go over the land disturbance budget of 1.2 acres to 1.67 acres (Guideline 1.12.1.C). Staff supports the waiver because the entrance is off of Bob Gray, which will be relandscaped. Most of the slopes over 25% were previously created when a driveway was cut from Bob Gray Road rendering them "previously disturbed".

The applicant is requesting a waiver to the Hillside and Ridgetop Development guidelines on slopes 15-24.99% to go above the 50% maximum land disturbance to 64% land disturbance (Guideline 1.12.4.B). The plan will disturb 1.2 acres or 65% of the Hillside Protection area on slopes 15-25%. Staff supports the waiver request because most of the land disturbance is to accommodate road access from Bob Gray Rd.

The last waiver request is to allow more than one building within the HP area (1.12.1.A). Medium residential density shall not exceed 5,000 sq ft per building per two acres in the HP area. For 2.56 acres, the applicant can have one building and a building footprint of 6,400 sq ft. Seven townhomes are located within the HP area with a footprint of 6,222 sq ft.

Limiting the number of buildings makes the most sense when the development has larger but fewer multi-story structures. When looking at the site as a whole, only 7 buildings out of 85 buildings or 8.2% of structures are within the HP area. The HP area also has stringent development intensity standards for GAC (5.7%), FAR (11.6%), and IAR (50%). Since the development meets these standards, staff will support the waiver to allow 7 buildings within the HP area.

7. Lighting is only applicable to the parking lot and not the individual home or roads. No signage or lighting has been proposed at this time. Any future signage or lighting will have to be approved by the TTCDA Board.

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. The property is zoned PR (k) (Planned Residential) with a density of up to 10 du/ac, subject to 4 conditions. 1) Providing a Type C landscape buffer, 2) providing a 35 ft peripheral boundary along the western and southern property lines, 3) completing a traffic study, and 4) providing a right-of-way stub-out to the Parkway Heights subdivision for a future connection to Blinken Street. This property is within the TO (Technology Overlay) zone and must meet the (Tennessee Technology Corridor Development Authority) TTCDA Guidelines for a development plan approval. Case 6-C-24-TOB is scheduled to be heard September 9, 2024.
2. The applicant is proposing to subdivide this 9.87-acre tract into 85 lots with attached houses. The development will yield a density of 8.6 du/ac. The PR zone allows attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).
3. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft. The applicant is requesting a 25 ft peripheral boundary along the eastern boundary line along Pellissippi Parkway.
4. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the zoning requirements for residences in the area.
5. The applicant has requested a variance for a road to dead end without a cul-de-sac turnaround. Since this road may connect with Blinken St in the future, a cul-de-sac turnaround is not required. A second variance is requested noting entrance topography issues to reduce the vertical curve length from 300 ft to 240 ft (k value 25 to 20). There are 6 Alternative Design Standards, 2 of which require Planning Commission Approval.

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

1. The property's land use classification is SMR (Suburban Mixed Residential) in the Knox County Comprehensive Plan. Attached houses are considered primary uses in the SMR place type. Attached residential such as duplexes, multiplexes, and townhomes should have the scale of a single family home. The attached houses are 2-stories 1,765 sq ft floor area, which meets this criteria.
2. Landscape screening has been added adjacent to the surrounding, lower density residential subdivisions. This is consistent with Implementation Policy 2.1 to create buffer or transition standards between different land uses.

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

1. Engineering supports both variance requests and the 8 alternative design standards.

**Design Guideline
Conformity:**

With approval of the recommended conditions and waivers, the proposed development conforms to the TTCDA Design Guidelines.

- Waivers and Variances Requested:**
1. Increase the Ground Area Coverage (GAC) from 25% to 48.3% (Guideline 1.3.1).
 2. Increase the Floor Area Ratio (FAR) from 30% to 98.6% (Guideline 1.3.2).
 3. Increase the Impervious Area Ratio (IAR) from 70% to 71.9% (Guideline 1.3.3).
 4. Reduce the 100-ft building setback to 35 ft (Guideline 1.4.1).
 5. Increase the land disturbance within the Hillside Protection Area from 1.2 acres to 1.67 acres (Guideline 1.12.1.C).
 6. Increase the land disturbance on slopes 15-24.99% from 50% to 64% (Guideline 1.12.4.B).
 7. Increase the number of buildings within the Hillside Protection area from 1 to 7 (Guideline 1.12.1.A).
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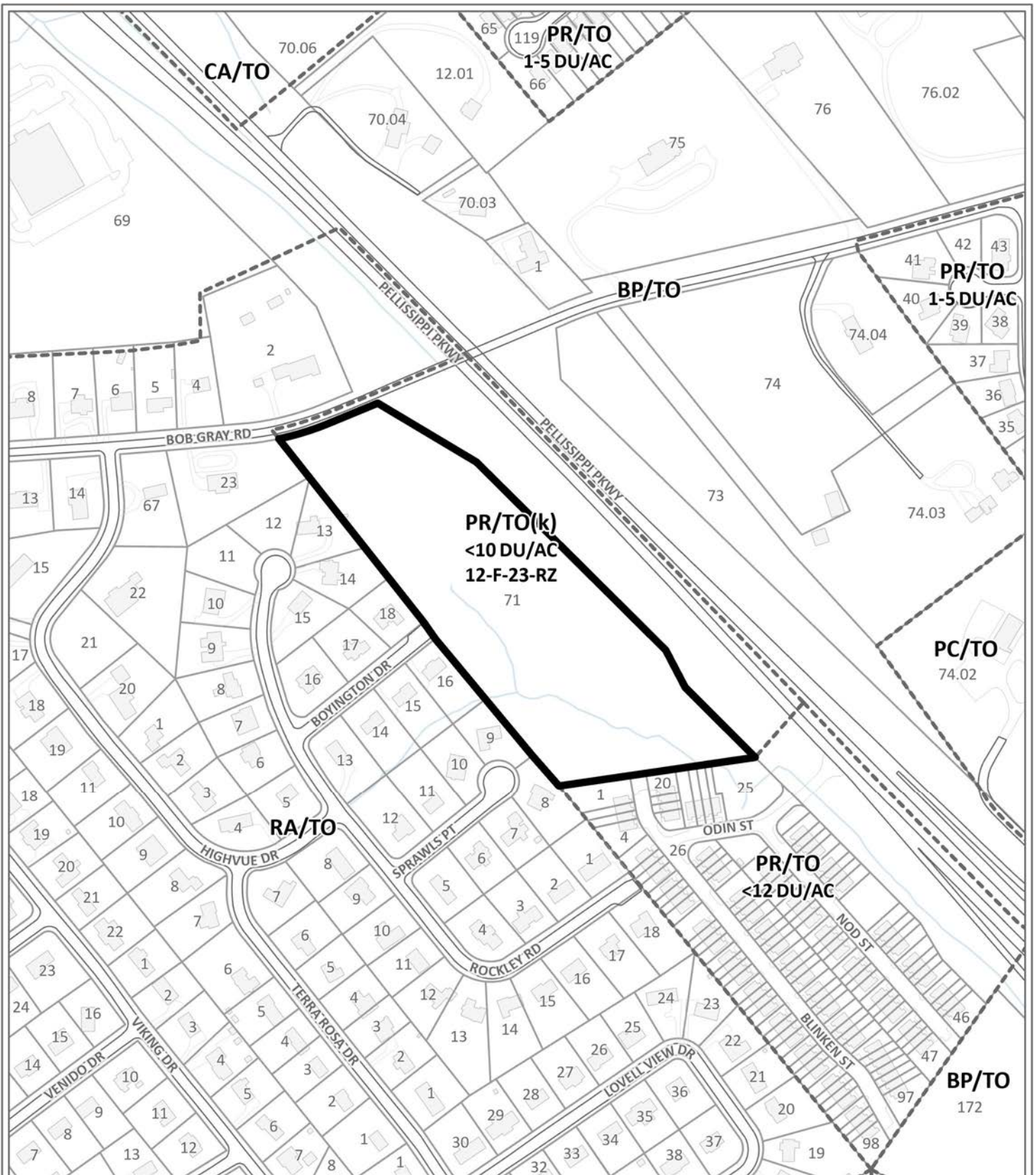
Staff Recommendation:

Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Increase the Ground Area Coverage (GAC) from 25% to 48.3% (Guideline 1.3.1) because townhomes on individual lots distort the GAC of the entire property, which follows the guidelines at 18.7%.
- 2) Increase the Floor Area Ratio (FAR) from 30% to 98.6% (Guideline 1.3.2) because townhomes on individual lots distort the FAR of the entire property, which is only 35%, slightly over the 30% maximum. The buildings have a maximum height of 35 ft.
- 3) Increase the Impervious Area Ratio (IAR) from 70% to 71.9% (Guideline 1.3.3) because townhomes on individual lots distort the IAR of the entire property, which follows the guidelines at 41.54%.
- 4) Reduce the 100-ft building setback to 35 ft (Guideline 1.4.1) because these townhomes are on a similar scale as single family homes, and a 35 ft peripheral setback with landscape screening has been provided.
- 5) Increase the land disturbance within the Hillside Protection Area from 1.2 acres to 1.67 acres (Guideline 1.12.1.C) to accommodate road access.
- 6) Increase the land disturbance on slopes 15-24.99% from 50% to 64% (Guideline 1.12.4.B) to accommodate road access.
- 7) Increase the number of buildings within the Hillside Protection area from 1 to 7 (Guideline 1.12.4.B) because the GAC, FAR, and IAR within the Hillside Protection area have met the guidelines.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to 11 conditions:

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Providing the right-of-way stub-out at the southern terminus of Road A to the end of the property line, which aligns with the right-of-way of the adjoining subdivision Parkway Heights.
6. Implementing the recommendations of the Transportation Impact Study for The Bob Gray Road Subdivision by Ajax Engineering, April 2024. A Memorandum of Understanding with Knox County Engineering and Public Works for completing off-site road improvements may be required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
7. 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 an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
8. Certifying that the required sight distance is available along Bob Gray Rd in both directions at the Road F intersection during the design plan phase.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the conditions of the rezoning 12-F-23-RZ.
10. The maximum height will be 35 ft for attached houses.
11. Obtaining Planning Commission approval of the development plans (Case 6-SB-24-C/6-E-24-DP).



CERTIFICATE OF APPROPRIATENESS

6-C-24-TOB

Petitioner: Arcip Horobet



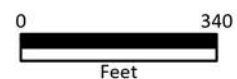
Purpose of Request: Building Permit - New Construction

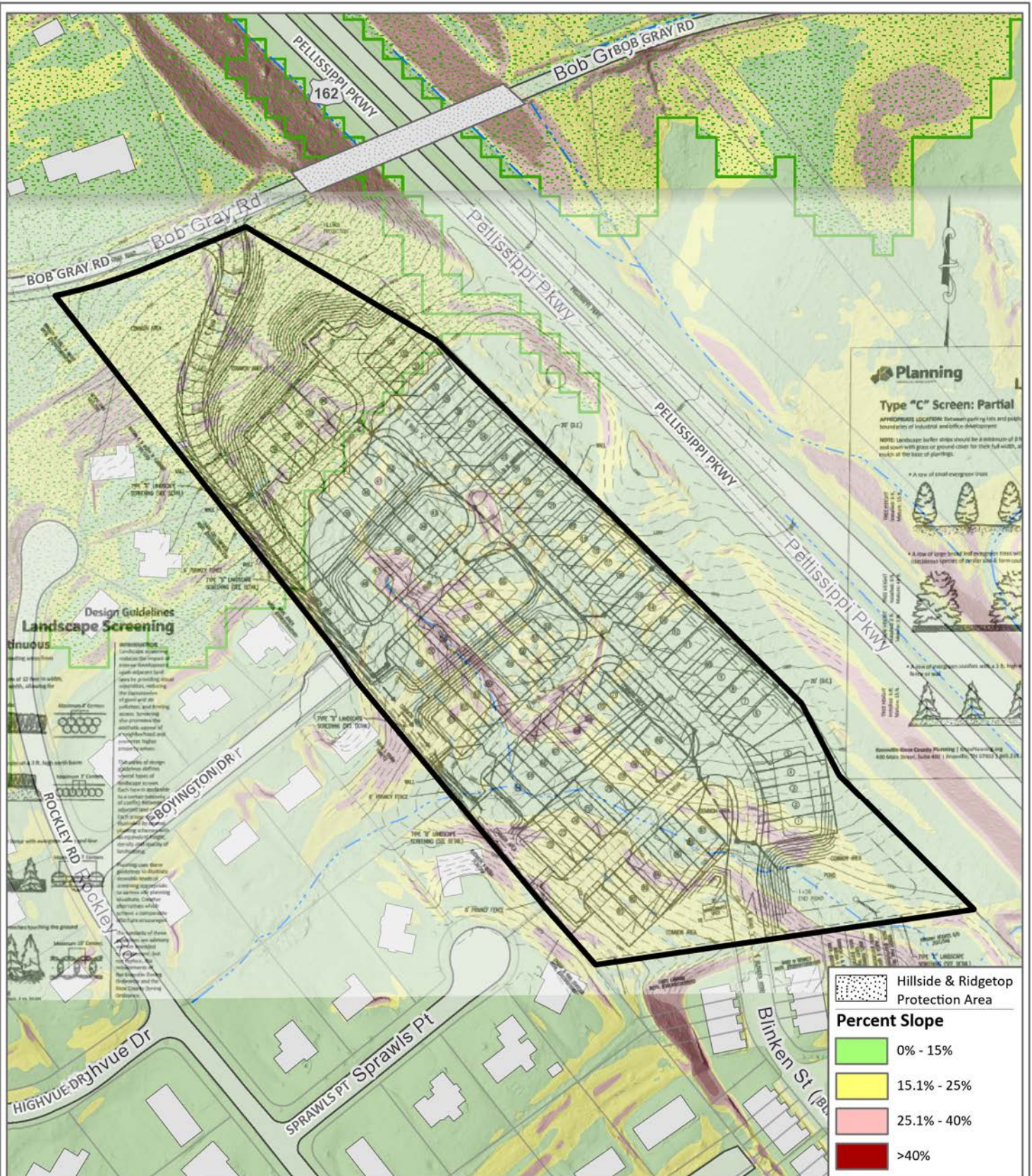
Map No: 118

Jurisdiction: County

Original Print Date: 5/3/2024

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





Supplemental Map

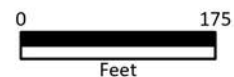
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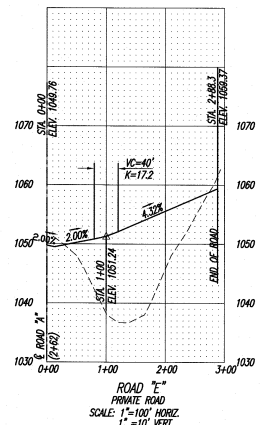
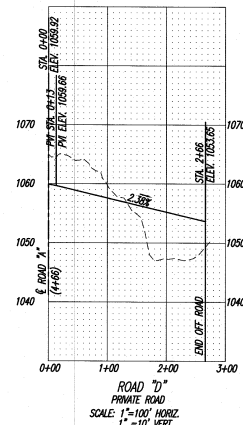
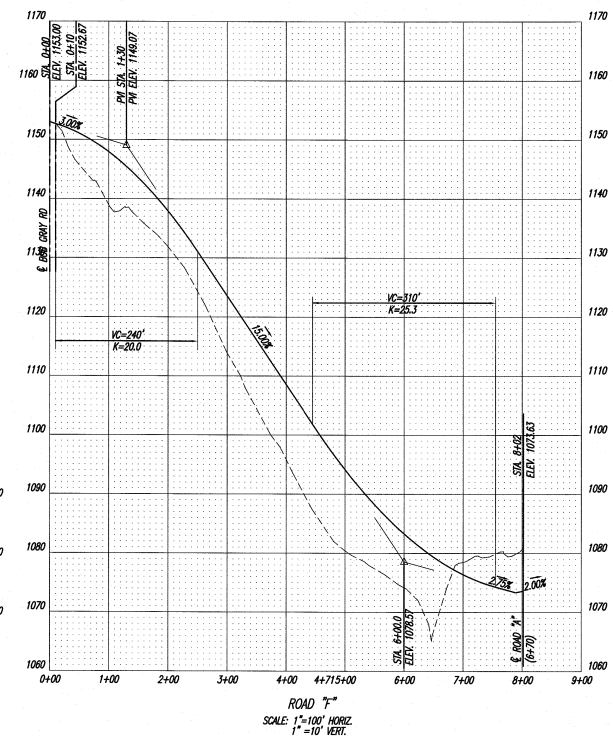
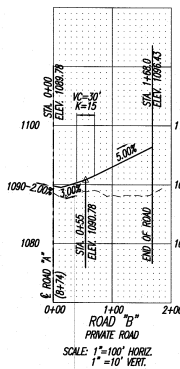
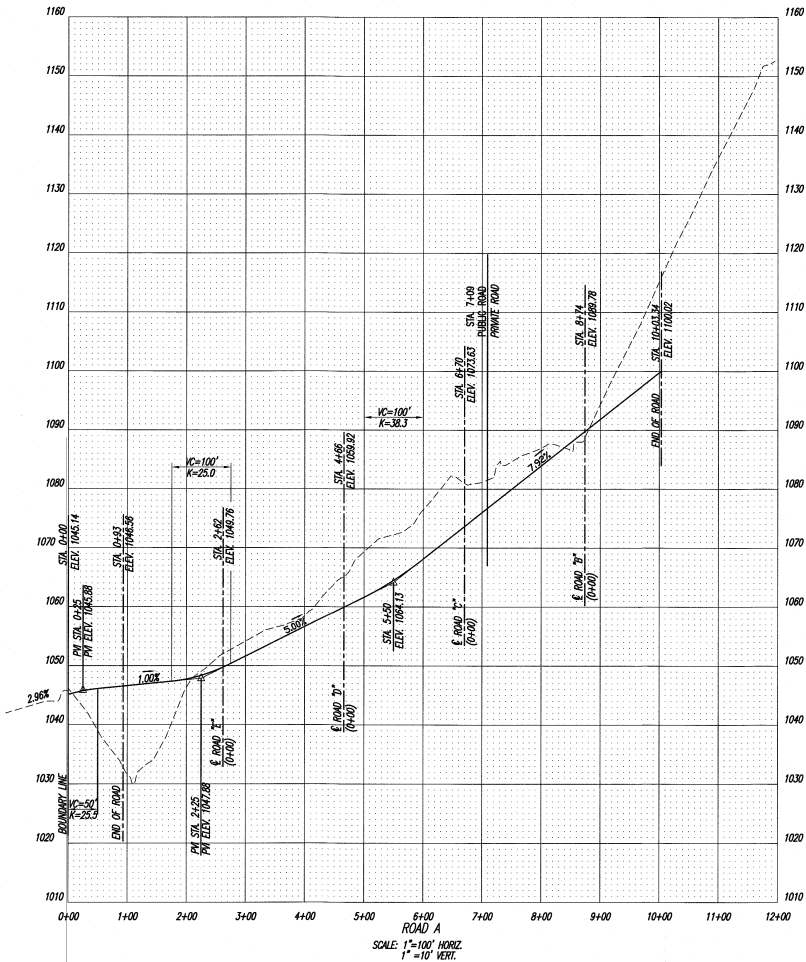
Petitioner: Lovell Place LLC & Lovell Place at Cornerstone LLC

 Case Boundary

Map No: 118
Jurisdiction: County

Original Print Date: 7/31/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





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 email: hbn@bnp.com

DESIGNED	DBH								
DRAWN	TPD	5	8-29-24	KKCP COMMENTS					
		4	8-23-24	KKCP COMMENTS					
		3	8-01-24	KKCP COMMENTS					
		2	7-16-24	KKCP COMMENTS					
		1	6-21-24	KKCP COMMENTS					
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

DATE
4/17/24

ROAD PROFILES FOR
HOROBET ON BOB GRAY ROAD
 TAX MAP 118 PARCEL 71
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

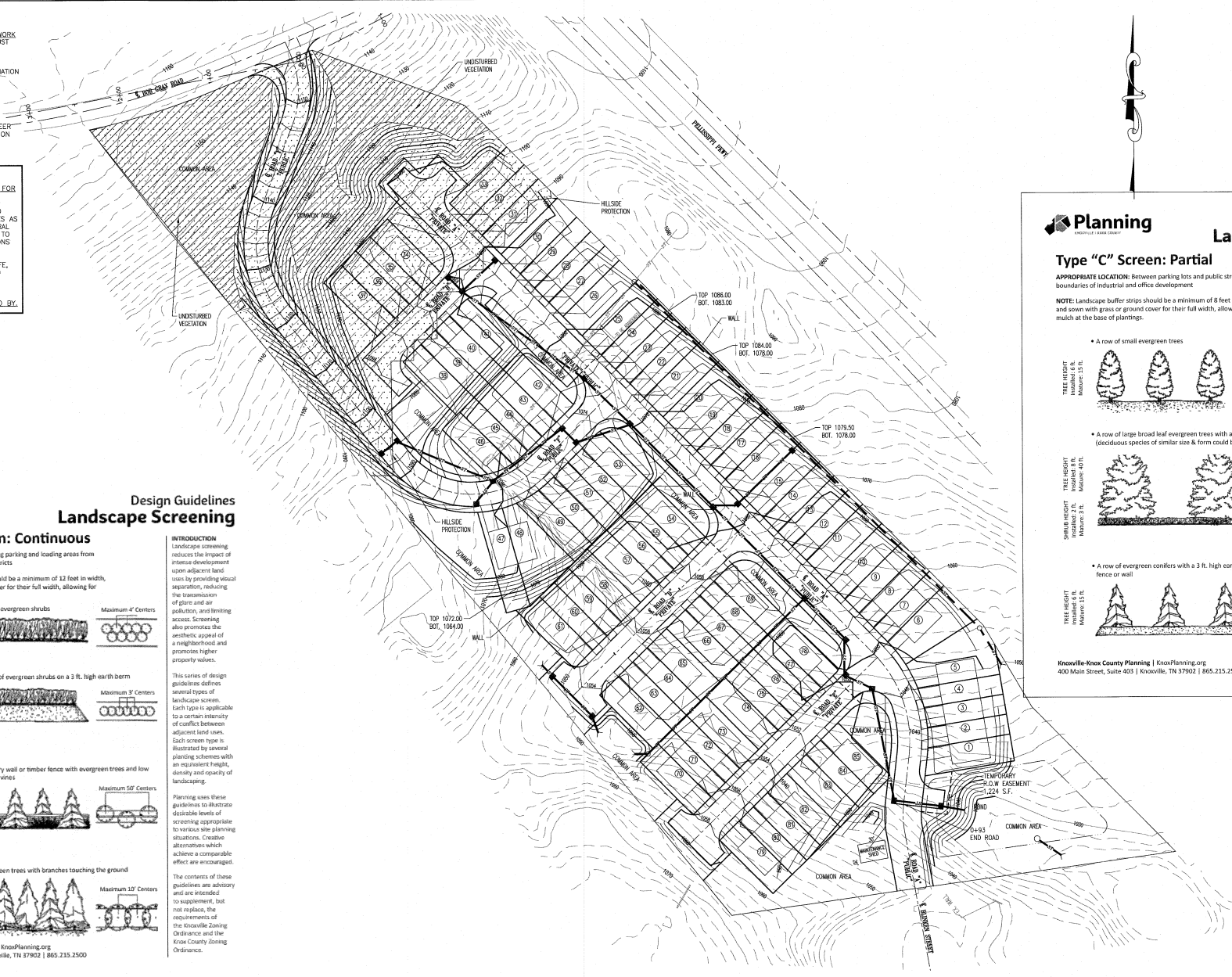
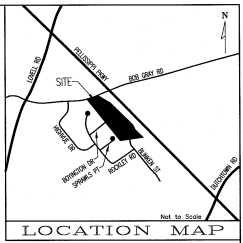


25545-RP
 SHEET 2 OF 4 SHEET(S)
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NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

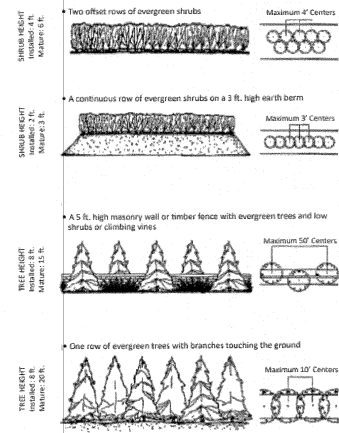


Design Guidelines Landscape Screening

Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also enhances the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

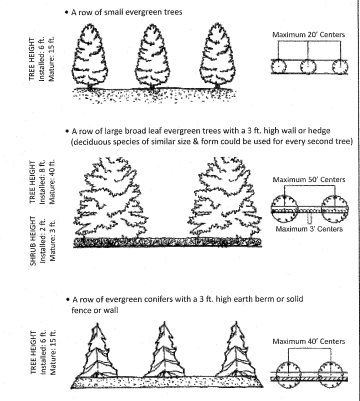


Design Guidelines Landscape Screening

Type "C" Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



INTRODUCTION
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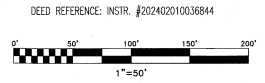


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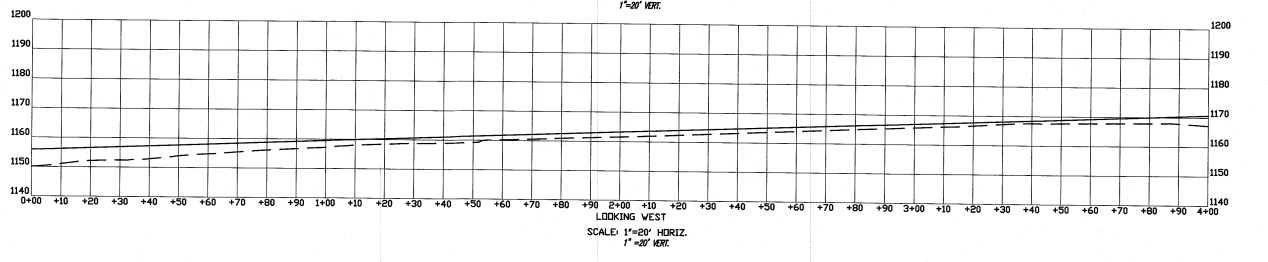
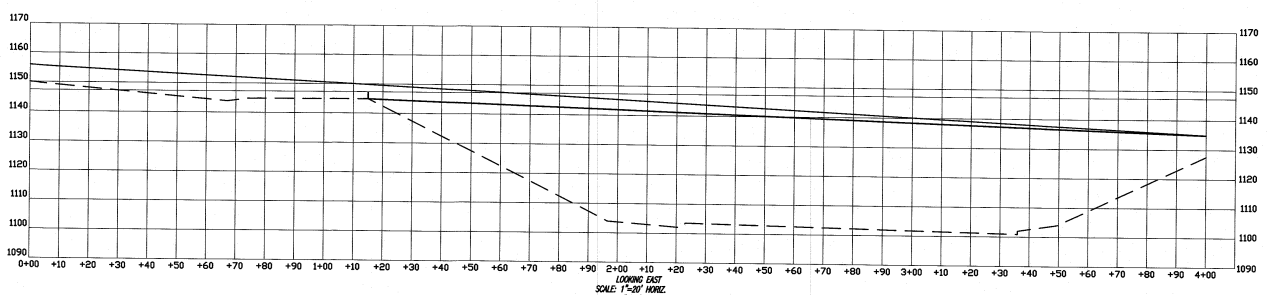
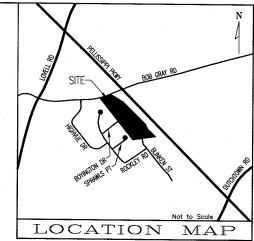
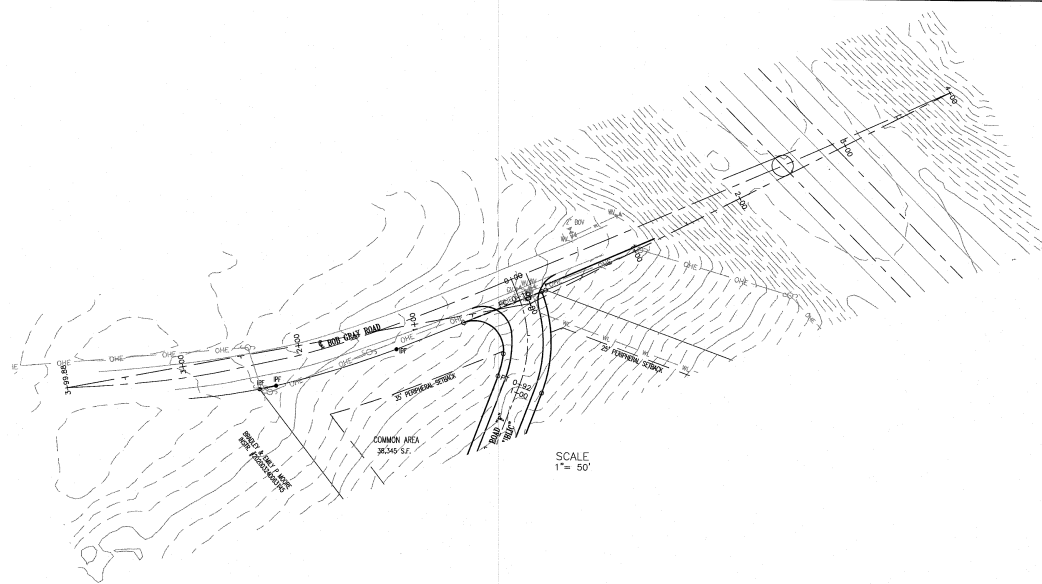
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		4-8-23-24						
		3-8-01-24						
		2-7-16-24						
		1-8-21-24						

SCALE	DATE
HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL	5/29/24



CONCEPT GRADING & DRAINAGE PLAN FOR
HOROBET ON BOB GRAY ROAD
TAX MAP 11B PARCEL 71
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-GP
SHEET 3 OF 4 SHEET(S)
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B.29.L4

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 emh@bhn-p.com

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD	5	8-29-24	KKCP COMMENTS					
		4	8-23-24	KKCP COMMENTS					
		3	8-01-24	KKCP COMMENTS					
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SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 2" INTERVAL

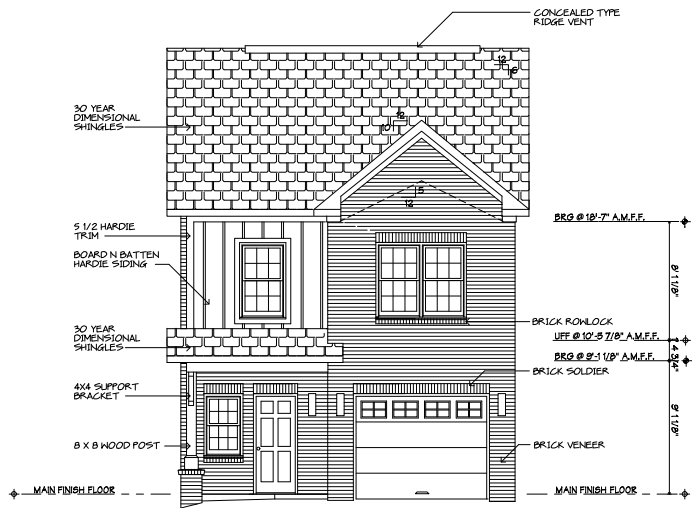
DATE
 5/29/24

DEED REFERENCE: INSTR. #202402010036844

SIGHT DISTANCE PLAN & PROFILE
HOROBET ON BOB GRAY ROAD
 TAX MAP 11B PARCEL 71
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-SD
 SHEET 4 OF 4 SHEET(S)

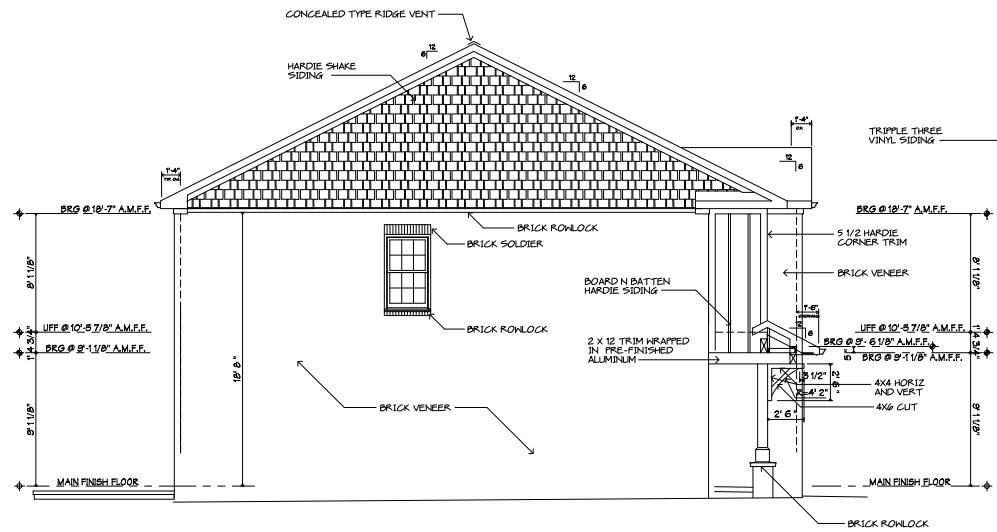
AN INSTRUMENT OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF WYSTWIND DESIGNS, INC. AND AS SUCH, ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT AND WITHOUT WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.



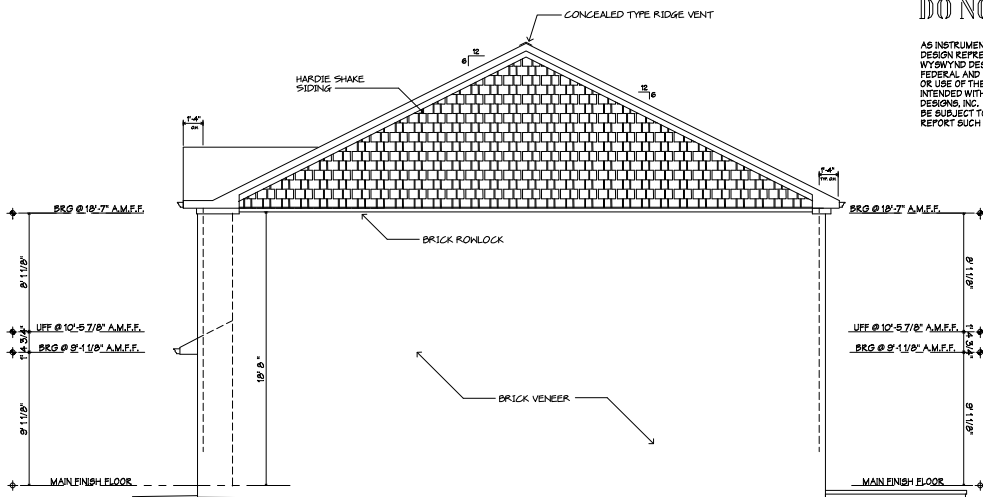
1 FRONT ELEVATION
 SCALE $\frac{1}{4}'' = 1'-0''$

NOTE:

1. BUILDING MATERIALS ARE TO BE SUBDUED IN COLOR



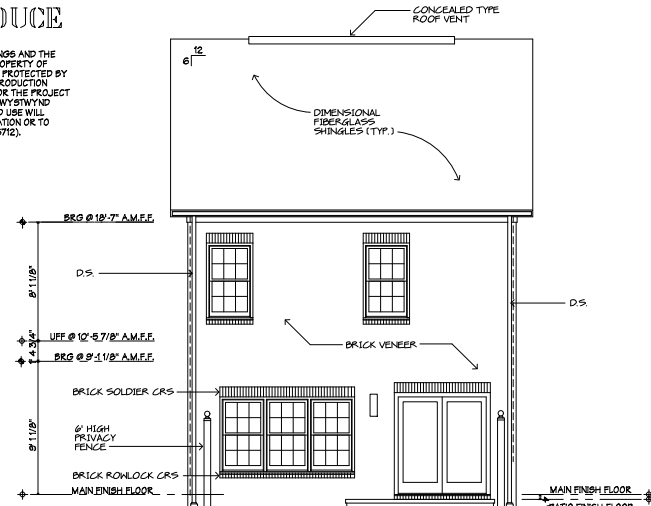
3 LEFT SIDE ELEVATION
 SCALE $\frac{1}{4}'' = 1'-0''$



2 RIGHT SIDE ELEVATION
 SCALE $\frac{1}{4}'' = 1'-0''$

DO NOT REPRODUCE

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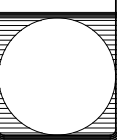


4 REAR ELEVATION
 SCALE $\frac{1}{4}'' = 1'-0''$

NO	REVISION	DATE

WYSTWIND DESIGNS, INC
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 PHONE: 865-584-6712 FAX: 865-584-5999
 E-MAIL: erf@wystwind.com

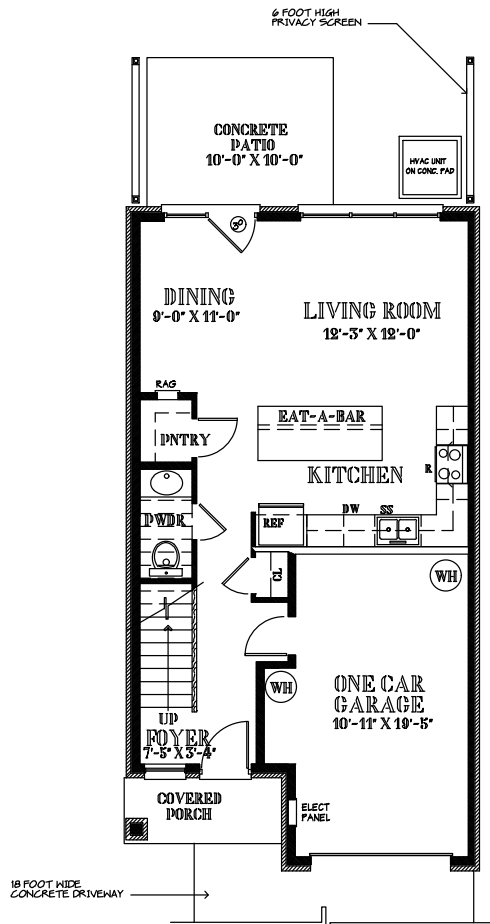
THE RESERVE AT BOB GRAY
 PLANNED UNIT DEVELOPMENT - THE CENTER
 DEVELOPED BY AIRCHIP HOBOET
 KNOXVILLE, TENNESSEE



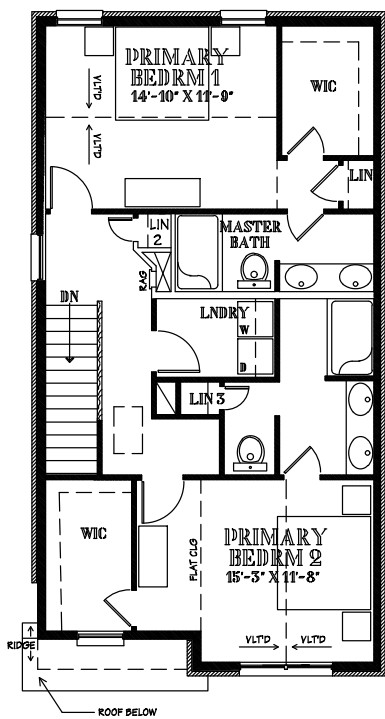
DRAWN	Ric
CHECKED	Ric
DATE	08-20-24
SCALE	
JOB NO.	10024044
SHEET	

A-3A
 OF SHEETS

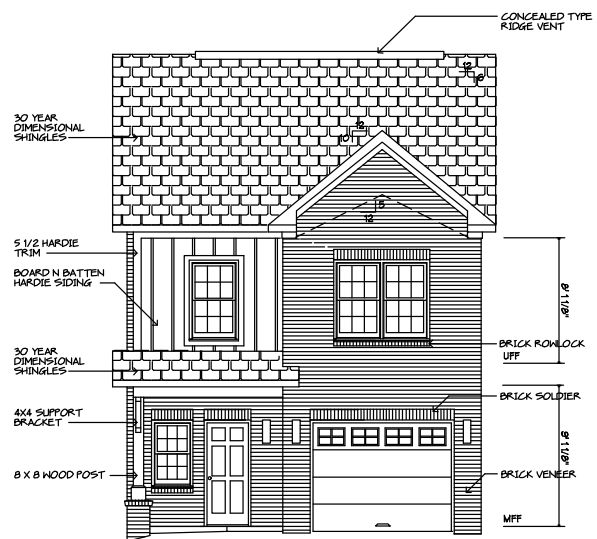
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MAIN FLOOR PLAN



UPPER FLOOR PLAN



FRONT ELEVATION

OVERALL DIMENSIONS
22-0 X 42-0
WIDTH X DEPTH

THE WITHERS

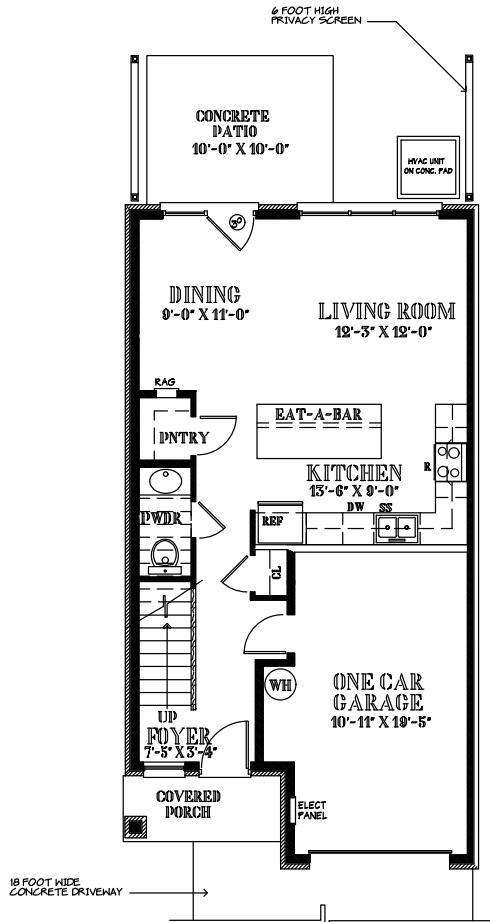
SINGLE FAMILY ATTACHED HOUSE

SQUARE FOOTAGE

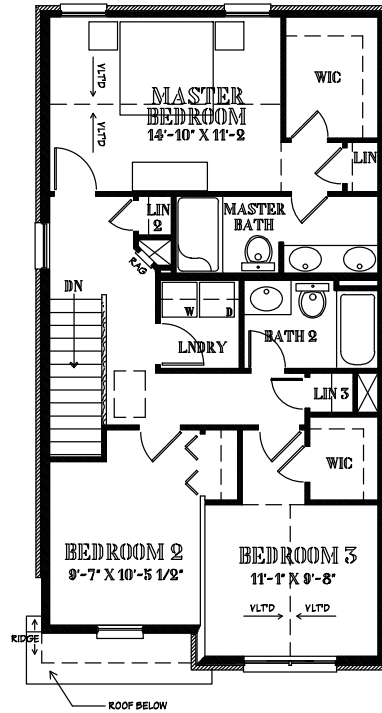
MAIN	615 SQ FT
UPPER	904 SQ FT
GARAGE	246 SQ FT

WYSTWYND
DESIGNS

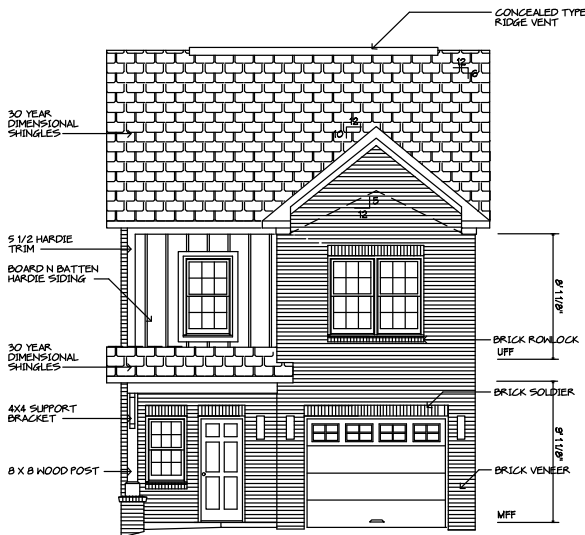
401 NORTH FOREST PARK BLVD.
KNOXVILLE, TN 37919
PH 865.584.6712 EMAIL drm@wystwynd.com
WEB: wystwynd.com



MAIN FLOOR PLAN



UPPER FLOOR PLAN



FRONT ELEVATION

THE CENTER

SINGLE FAMILY ATTACHED HOUSE

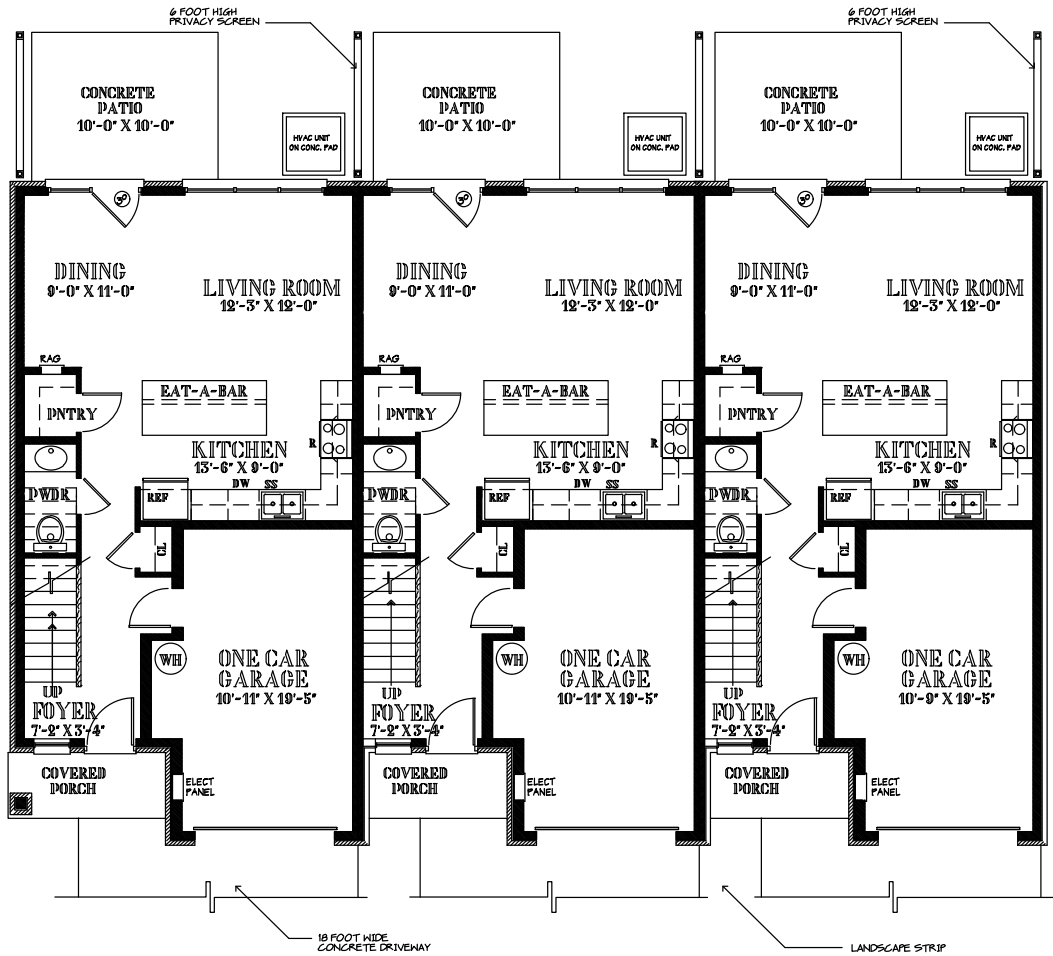
SQUARE FOOTAGE

MAIN	615 SQ FT
UPPER	904 SQ FT
GARAGE	246 SQ FT

OVERALL DIMENSIONS
22-0 X 42-0
WIDTH X DEPTH

WYSTWYND
DESIGNS

401 NORTH FOREST PARK BLVD.
KNOXVILLE, TN 37919
PH 865.584.6712 EMAIL drm@wystwynd.com
WEB: wystwynd.com



TYPICAL THREE UNIT BUILDING PLAN



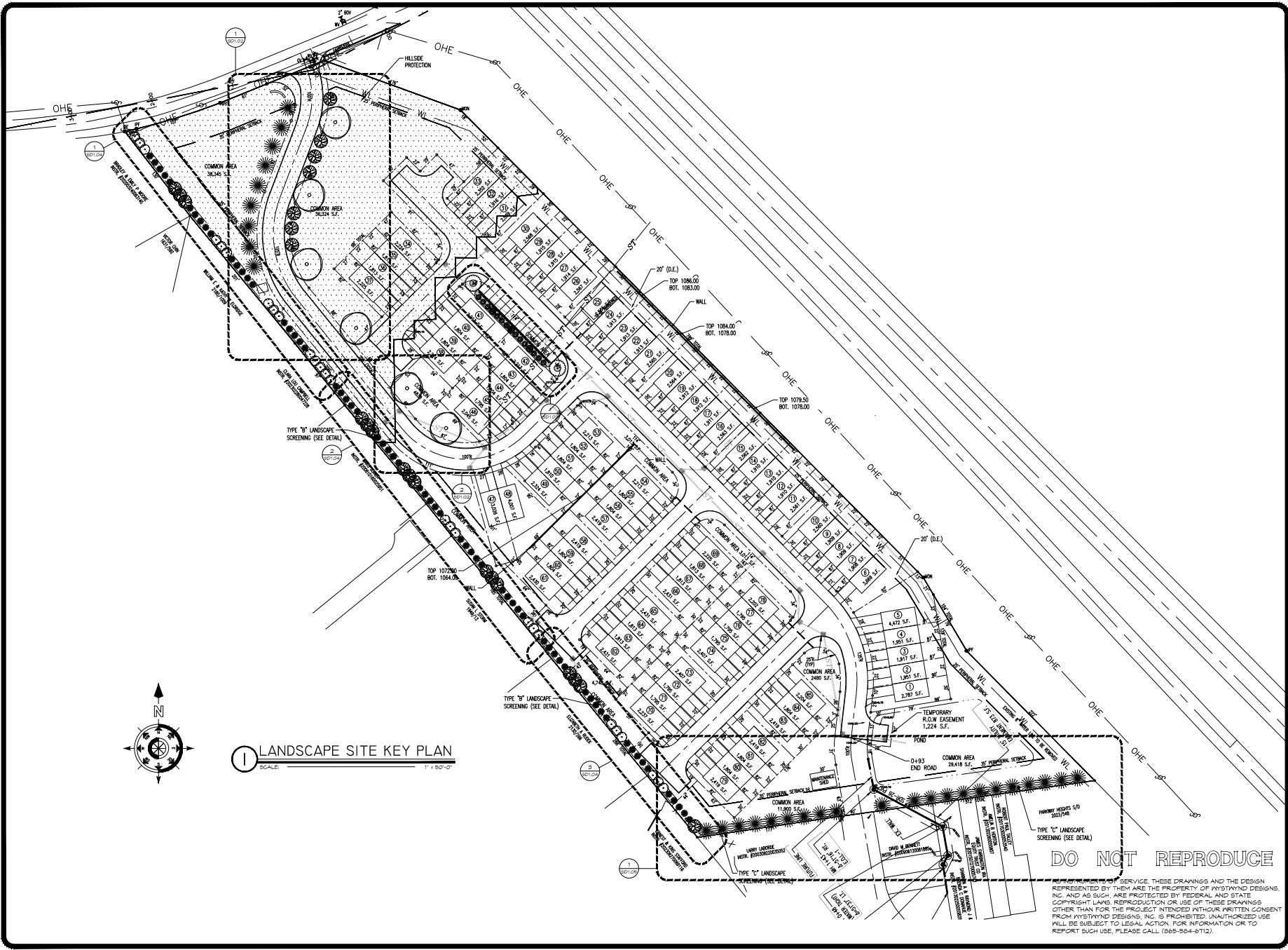
TYPICAL THREE UNIT FRONT ELEVATION

OVERALL DIMENSIONS
66-0 X 42-0
WIDTH X DEPTH

WYSTWYND
DESIGNS

401 NORTH FOREST PARK BLVD.
KNOXVILLE, TN 37919
PH 865.584.6712 EMAIL drm@wystwynd.com
WEB: wystwynd.com

PROJECT: August 1, 2024 5:41:18 PM WYSTWYND\SERV\WYSTWYND\DEV\PROJ\322A\3204 AKSP_HORZENT\3A044 - BOB GRAY DEVELOPMENT\LANDSCAPE PLANS.DWG
 WYSTWYND\SERV\WYSTWYND\DEV\PROJ\322A\3204 AKSP_HORZENT\3A044 - BOB GRAY DEVELOPMENT\LANDSCAPE PLANS.DWG



1 LANDSCAPE SITE KEY PLAN
 SCALE: 1" = 50'-0"

REVISIONS	DESCRIPTION	BY/DATE


WYSTWYND
 DESIGN
 444 Main St. 11th Fl.
 Knoxville, TN 37901
 PH: 606-544-9778 FAX: 606-544-9779
 WWW.WYSTWYND.COM

BOB GRAY DEVELOPMENT
PLANNED UNIT DEVELOPMENT
 IN KNOXVILLE, TN 37932

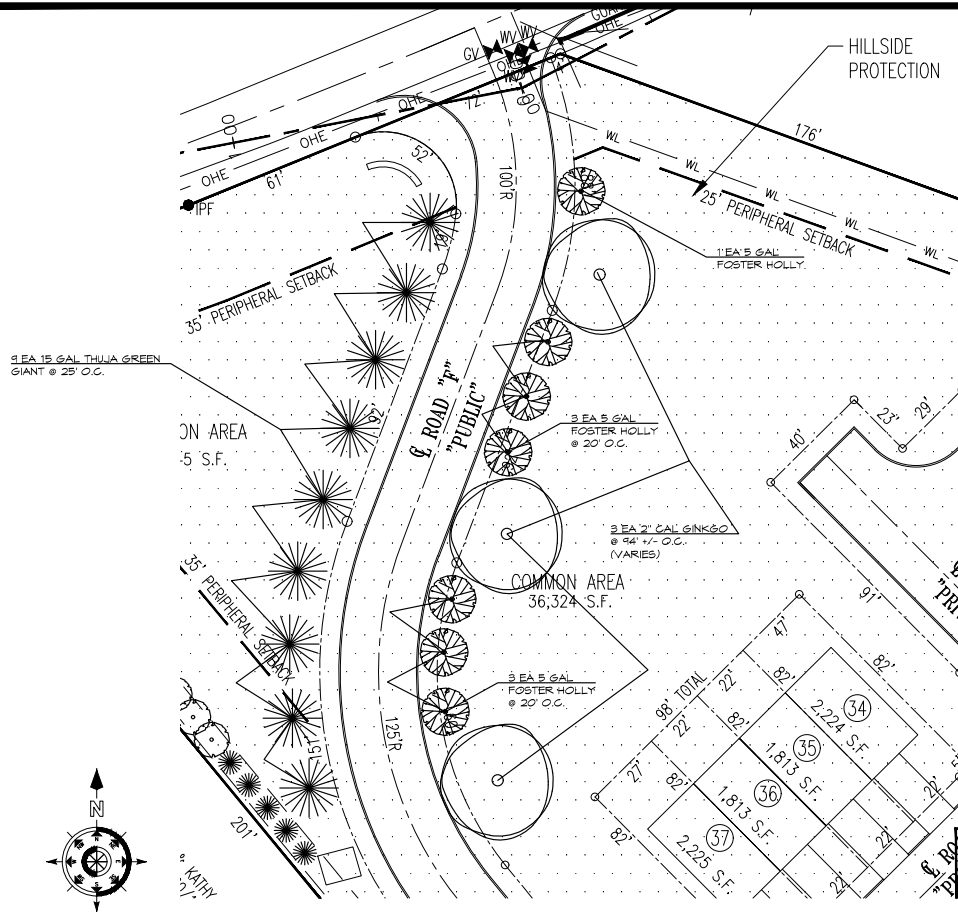
DATE	08/26/24
PROJECT	LANDSCAPE PLANS.DWG
NO.	1004_3A044

SD1.01

DO NOT REPRODUCE

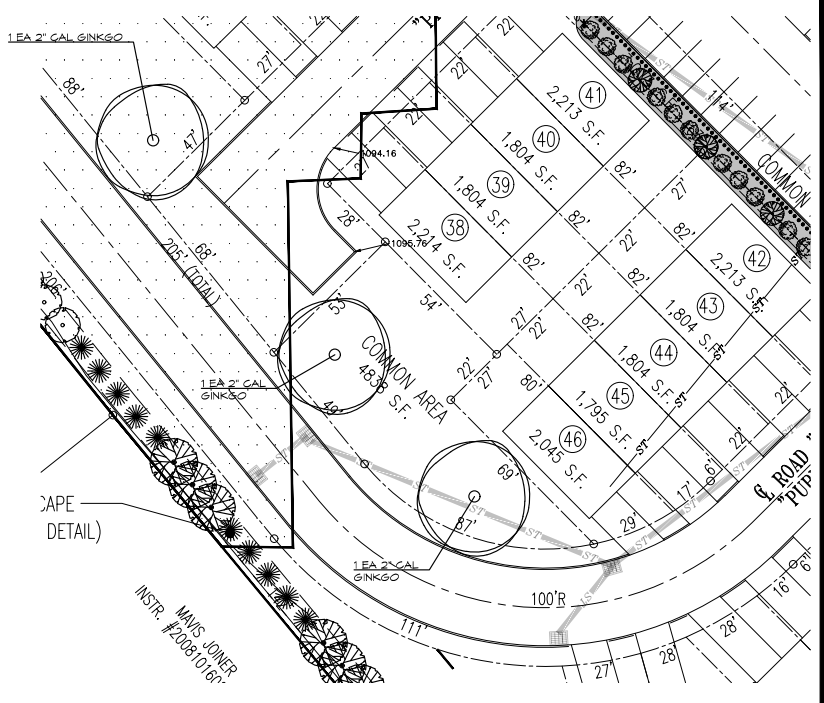
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Address: August 1, 2024 5:41:18 PM WYSTYND-SEN/SEN/WYSTYND/SEN_VPROJ/3224/1024_ARCF_HORZENT/3404 - BOB GRAY DEVELOPMENT/LANDSCAPE PLANS.DWG
 WYSTYND-SEN/SEN/WYSTYND/SEN_VPROJ/3224/1024_ARCF_HORZENT/3404 - BOB GRAY DEVELOPMENT/LANDSCAPE PLANS.DWG



1 PLANTINGS AT BOB GRAY ENTRANCE PART "A"
 SCALE: 1" = 20'-0"

COMMON NAME	BOTANICAL NAME	FLOWER COLOR	FALL FOLIAGE COLOR	PLANTED SIZE				SPACING	MATURE SIZE		QTY	NOTES
				HEIGHT	CALIPER	CONTAINER	DIA		HEIGHT	DIA		
LARGE CANOPY TREES	THUJA GREEN GIANT		Evergreen			1.5 GAL.		25' O.C.	50' to 60'	12' to 20'	9	
MEDIUM TREES	GINKGO		Golden Yellow		2"			VARIES	35' to 50'	35'	6	HALF PLANT ONLY
SMALL TREES	FOSTER HOLLY		Evergreen	MIN 6'		5 GAL.		20' O.C.	20'	12'	7	
SHRUBS												
PERENNIALS												
TOTAL											22	



2 PLANTINGS AT BOB GRAY ENTRANCE PART "B"
 SCALE: 1" = 20'-0"

DO NOT REPRODUCE

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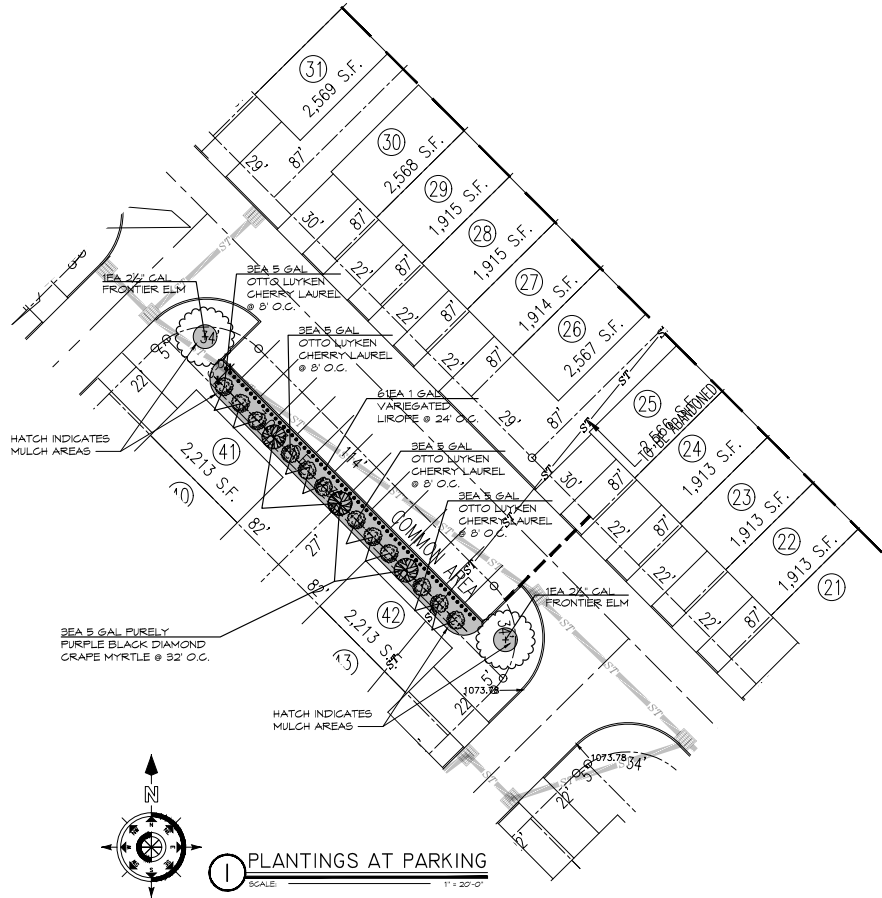
REVISION	DESCRIPTION	DWG

BOB GRAY DEVELOPMENT
PLANNED UNIT DEVELOPMENT
 IN KNOXVILLE, TN 37902

DATE	08/26/24
PROJECT	LANDSCAPE PLANS.DWG
SCALE	100% (AS SHOWN)
DATE	

SD102

Modisys, August 1, 2024, 5:41:18 PM \\WYSTWYND-SERVEN\WYSTWYND\SERVER\FRQ\3224\1024_AKGF_HOK02BT\3404 - BOB GRAY DEVELOPMENT\LANDSCAPE PLANS.DWG
 WYSTWYND-SERVEN\WYSTWYND\SERVER\FRQ\3224\1024_AKGF_HOK02BT\3404 - BOB GRAY DEVELOPMENT\LANDSCAPE PLANS.DWG



I PLANTINGS AT PARKING
SCALE: 1" = 20'-0"

COMMON NAME	BOTANICAL NAME	FLOWER COLOR	FALL FOLIAGE COLOR	PLANTED SIZE				SPACING	MATURE SIZE		QTY	NOTES
				HEIGHT	CALIPER	CONTAINER	DIA		HEIGHT	DIA		
LARGE CANOPY TREES												
MEDIUM TREES	FRONTIER ELM	Ulmus minor x parvifolia "FRONTIER"	Burgundy/Purple		2 1/2"			VARIES	25' to 40'	15' to 30'	2	
SMALL TREES	PURELY PURPLE BLACK DIAMOND GRAPE MYRTLE	Lagerstroemia hybrid	Bright Purple	Dark Red-Black		5 GAL		32' O.C.	10' to 12'	6' to 8'	3	
SHRUBS	OTTO LUYKEN CHERRY LAUREL	Prunus laurocerasus 'Otto Luyken'	White	Glossy Green		5 GAL		8' O.C.	3' to 10'	6" to 8"	12	
PERENNIALS	VARIEGATED LIROPE	Liriope muskati Variegata	Purple	Green		1 GAL		24' O.C.	12" to 15"	12"	61	
TOTAL											78	

DO NOT REPRODUCE

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NO.	REVISIONS DESCRIPTION	BY/DATE

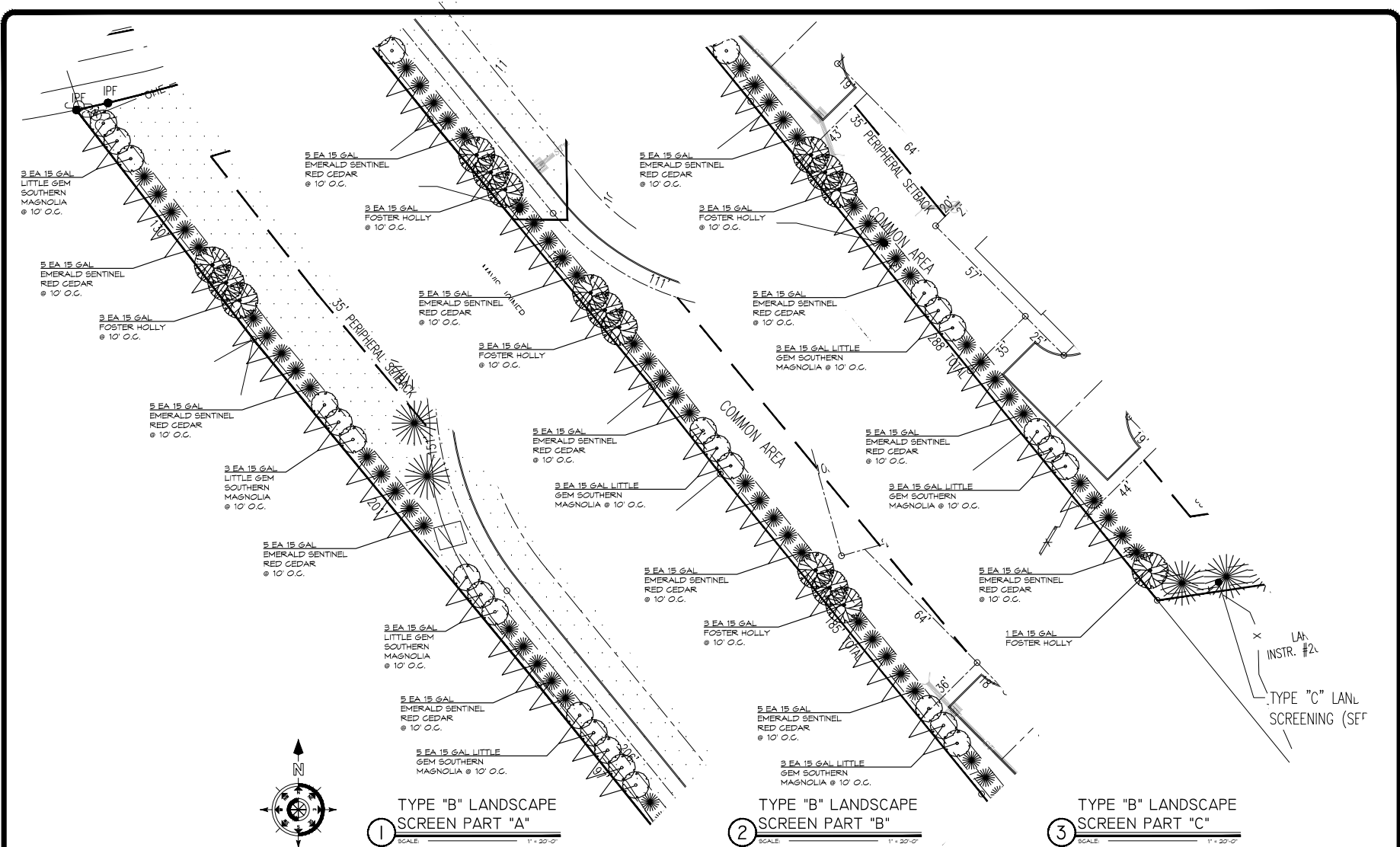
BOB GRAY DEVELOPMENT
PLANNED UNIT DEVELOPMENT
 IN KNOXVILLE, TN 37932

TITLE: CB
 DRAWN: BOW
 DATE: 08/26/24
 PROJECT: LANDSCAPE PLANS.DWG
 DRAWN BY: 1004742624
 SHEET:

SD103

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Modisys, August 1, 2024, 5:41:18 PM WYSTWYND-SEK/ENR/VSTWYND/SEK/ENR_P/03/0324/1034_AKGF_HORIGDET/3404 - BOB GRAY DEVELOPMENT/LANDSCAPE PLANS.DWG
 WYSTWYND-SEK/ENR/VSTWYND/SEK/ENR_P/03/0324/1034_AKGF_HORIGDET/3404 - BOB GRAY DEVELOPMENT/LANDSCAPE PLANS.DWG



COMMON NAME	BOTANICAL NAME	FLOWER COLOR	FALL FOLIAGE COLOR	PLANT LIST				MATURE SIZE			QTY	NOTES
				HEIGHT	CALIPER	CONTAINER	DIA	HEIGHT	DIA			
LARGE CANOPY TREES	TRILIA GREEN GIANT <i>Trilisa standishii</i> x <i>piccata</i> Green Giant <i>Veronica biloba</i> Trilition-Sentry		Evergreen		2"	15 GAL		25' O.C.	50 to 60"	12" to 20"	3	MALE PLANT ONLY
MEDIUM TREES			Golden Yellow					VARIABLE	30 to 50"	35"	6	
SMALL TREES	FOSTER HOLLY		Evergreen	MIN 6'		5 GAL		20' O.C.	20'	12"	7	
SHRUBS												
PERENNIALS												
TOTAL											22	

DO NOT REPRODUCE

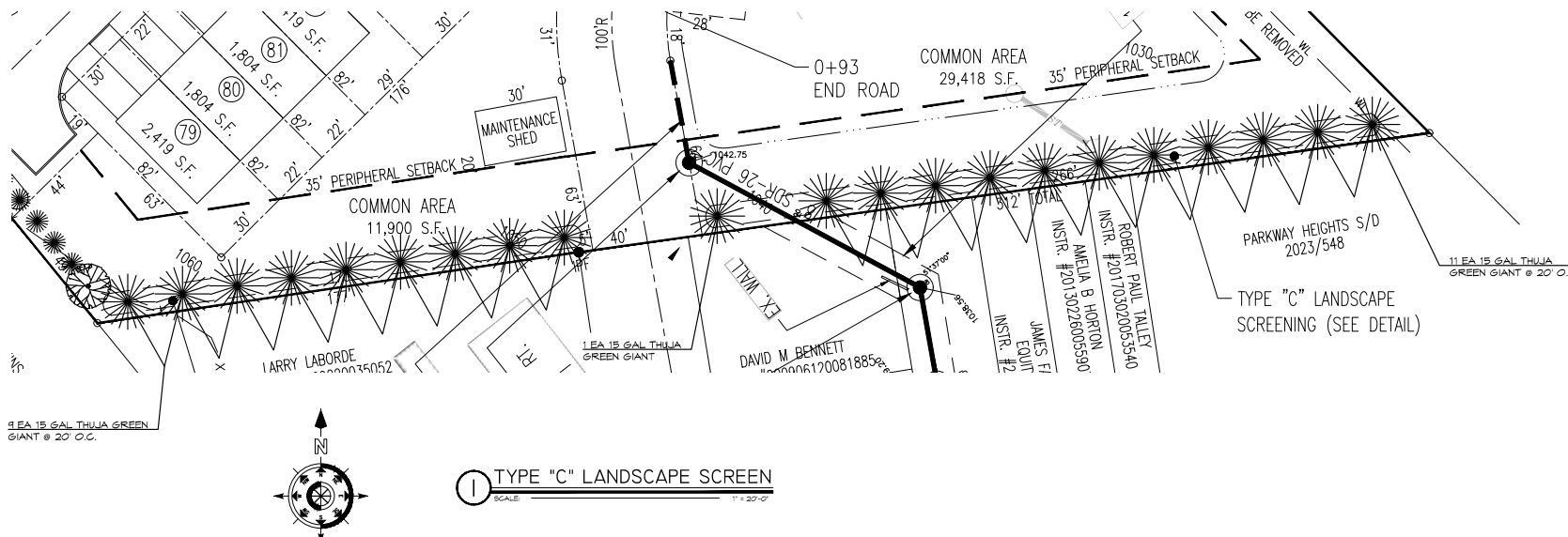
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NO.	REVISIONS DESCRIPTION	DATE

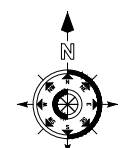
WYSTWYND DESIGNS, INC.
 444 N. Main St., Suite 100
 Knoxville, TN 37902
 PH: 865-534-8121 FAX: 865-534-8122
 WWW: www.wystwynd.com

**BOB GRAY DEVELOPMENT
 PLANNED UNIT DEVELOPMENT
 IN KNOXVILLE, TN 37932**

DATE: 08/26/24
 DRAWING: LANDSCAPE PLANS.DWG
 PROJECT: 100% 3424A
 SHEET: SD1.04

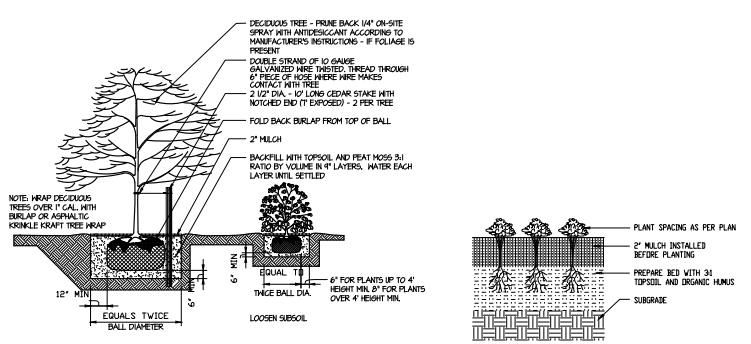


1 EA 15 GAL THUIA GIANT @ 20' O.C.



1 TYPE "C" LANDSCAPE SCREEN
SCALE: 1" = 20'-0"

	COMMON NAME	BOTANICAL NAME	FLOWER COLOR	FALL FOLIAGE COLOR	PLANT LIST				SPACING	MATURE SIZE		QTY	NOTES
					HEIGHT MIN 6'	CALIPER	CONTAINER	DIA		HEIGHT	DIA		
LARGE CANOPY TREES	THUIA GREEN GIANT	<i>Thuja standishii x plicata</i> 'Green Giant'		Evergreen			15 GAL		20' O.C.	50' to 60'	12' to 20'	21	
MEDIUM TREES													
SMALL TREES													
SHRUBS													
PERENNIALS													
TOTAL												21	



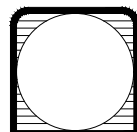
2 PLANTING DETAILS TREES AND SHRUBS
SCALE: NO SCALE

- LANDSCAPE NOTES:**
1. ALL SCREENING SHRUBS SHALL BE INSTALLED AT A MINIMUM SIZE OF THREE(3) GALLONS AND HAVE AN EXPECTED MATURITY HEIGHT OF AT LEAST 6' AND A MATURE CANOPY SPREAD OF AT LEAST 5'
 2. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
 3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
 5. ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF HARDWOOD BARK MULCH.
 6. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
 7. TREES SHALL BE PLANTED A LEAST FIVE (5) FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3) CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS APPROVAL IS GRANTED.
 8. ALL TREE PLANTED WITH IN FIVE (5) FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER.
 9. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
 10. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
 11. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
 12. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
 13. IN MEDIANS, ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT.
 14. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
 15. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.

DO NOT REPRODUCE

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REVISION	DESCRIPTION	DATE



WYSTWYND DESIGNS
444 Main St. Suite 101
Knoxville, TN 37902
PH: 865-534-6121 FAX: 865-534-6122
WWW: wystwynd.com

BOB GRAY DEVELOPMENT
PLANNED UNIT DEVELOPMENT
IN KNOXVILLE, TN 37932

DATE: 08/26/24
PROJECT: LANDSCAPE PLANS.DWG
SCALE: 100% 24x36

SD105

PROJECT: 2024-08-14 14:18 PM WYSTWYND-SEN-ENVIRONMENTAL-DESIGN-PROJECTS\WYSTWYND\PROJECTS\2024\0324\0324_AKGF_HORIGRET\34044 - BOB GRAY DEVELOPMENT\LANDSCAPE PLANS.DWG
 WYSTWYND-SEN-ENVIRONMENTAL-DESIGN-PROJECTS\WYSTWYND\PROJECTS\2024\0324\0324_AKGF_HORIGRET\34044 - BOB GRAY DEVELOPMENT\LANDSCAPE PLANS.DWG

<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 type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

Arzcap Horobet
PUBLISHED APPLICANT NAME - no individuals on behalf of -

04/29/2024 DATE FILED

6/13/24 MEETING DATE (IF APPLICABLE)

6-C-24-TOB FILE NUMBER
~~6-F-24-C~~
~~6-F-24-OP~~

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

APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

DAVID HARBIN NAME

BATSON Himes Norvell +POE COMPANY

4334 PAPERMILL DR ADDRESS

KNOXVILLE CITY TN STATE 37909 ZIP

865-588-6472 PHONE

mike@bhn-p.com
harbin@bhn-p.com EMAIL

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

3105 W Galbather Ferry Rd
KNOXVILLE, TN 37932 OWNER ADDRESS

865-607-1167 OWNER PHONE/EMAIL

0 Pellissippi Pkwy - southside of Bob Gray rd, west side of Pellissippi PROPERTY ADDRESS

118 071 PARCEL ID(S)

N PART OF PARCEL? (Y/N)

9.87 acres TRACT SIZE

STAFF USE ONLY

South side of Bob Gray Rd, west side of Pellissippi Pkwy GENERAL LOCATION

CITY COUNTY

3rd DISTRICT

PR up to 10 du/ac ZONING

SMR (Suburban Mixed Residential) SECTOR PLAN / LAND USE CLASSIFICATION

n/a PLANNING SECTOR

Agiculture/forestry/vacant 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

ZONING VARIANCE

SUMMARY OF WORK TO BE PERFORMED:

New townhouse development

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.

David B Harbin
APPLICATION AUTHORIZED BY

SURVEYOR
AFFILIATION

4.30.24
DATE

816-588-6472
PHONE NUMBER

harbin@bhn-p.com, mike@bhn-p.com
EMAIL

Michelle Portier
STAFF SIGNATURE

Michelle Portier
PRINT NAME

04/29/2024, SG
DATE PAID