

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

**Request:** BUILDING PERMIT

**Meeting Date:** 2/10/2025

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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:** CA (General Business), TO (Technology Overlay)

**Proposed Zoning:** N/A

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

**Proposed Land Use:** N/A

**Appx. Size of Tract:** 7.1 acres

**Accessibility:** Access is via Lovell Road, a minor arterial street with 67 ft of pavement width within a right-of-way width ranging from 113 to 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 for a grading plan for two parcels comprising 12 total acres on Lovell Road, though only a portion of the site is in the TO (Technology Overlay) zone and under the purview of the TTCDA. The total area within the TO under TTCDA review is approximately 7.1 acres. Of that acreage, only 0.79 acres are within the Hillside Protection (HP) area. Most of this land is in the 0-25% slope range, though there is a pocket of topography in the 25-40% range.

Approximately 50% of the HP area in the TO zone was disturbed, as is evident in the 1959 aerial map (see waiver request and attachments). Planning considers disturbed areas to be exempt from the HP guidelines since the intent of this section is to protect natural slopes, and in previously disturbed cases, the natural slope has already been altered. The portion of the HP area that has not been disturbed is subject to TTCDA regulations.

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:

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

1. Some grading has already occurred stemming from the multifamily development along the northern and western boundaries of the property. This is consistent with Section 1.2.1, which keeps grading to a minimum during the development process.

2. The proposed grading plan is aligned with Section 1.2.2 which calls for grading to complement natural landforms. The proposed grading would allow the stormwater to run in the same general direction. For example, a natural depression in the land would remain. The proposed grading smooths out the part of the site to be developed, with that part of the site sloping down to meet the natural depression, further defining it as a means of stormwater mitigation. Additionally, silt fencing will be provided around the required 60-ft stream buffers to protect water quality.
3. Section 1.2.3 prohibits any land disturbance until a Certificate of Appropriateness (COA) is issued. Land disturbance is defined as grading or vegetation removal. Other than the grading for the adjacent site, which has a COA, no grading has occurred.
4. Section 1.5 pertaining to open space calls to preserve areas for aesthetics and conservation. Development in this area is not expected to impair any views since the site is lower than the surrounding properties to the north and west. There is a blue line stream on the property, and the water quality buffers will preserve a 60-ft wide area along the stream.
5. The applicant has noted the vegetation on the property includes Bradford pears and Osage orange trees, which are invasive species. While a landscaping plan will not be reviewed until site plans are submitted, Section 3.1.6 prohibits and calls for removing invasive species. Planning finds that the plan provided has met the intent of the guidelines, which include the prevention of erosion, preservation of vegetation, and preservation of scenic views.
6. As mentioned previously, part of the site is in the HP area. Section 1.12, Hillside and Ridgetop Development, has specific requirements for HP (Hillside Protection) areas. Subsection 1.12.1.C requires compliance with the Hillside and Ridgetop Protection Plan, which includes guidelines for land disturbance. The recommended disturbance budget is 0.37 acres, and the applicant requests to disturb 0.664 acres in the HP area. A waiver is required to exceed the maximum disturbance recommended by the Guidelines. Approximately half of the HP area in the TO zone has already been disturbed and therefore considered exempt; the other half is subject to TTCDA regulations. Planning supports the requested waiver since most of the land in the HP area is below a 25% slope, much of the HP area within the TO zone has been previously disturbed, the proposed grading is supported by Knox County Engineering and Public Works, and buffers will be provided to protect the land around the stream.
7. A second waiver is needed to increase the land disturbance of land with slopes 25% or greater from 0% to 78.45% (0.091 acres). Staff supports the requested waiver because the disturbance is outside stream buffers and invasive trees will be removed.

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 CA (General Business) and TO (Technology Overlay) in Knox County. The CA zone is for general retail business and services. 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. Compliance with zoning requirements will be determined during review of site plans.

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

1. This grading plan should not adversely affect any surrounding properties. Site plans show the required stream buffers, and the plans must comply with Knox County and the Tennessee Department of Environment and Conservation stormwater management plan requirements.

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

1. Knox County Engineering staff has reviewed the project and found it to be in compliance with engineering requirements, including those for stormwater.

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<b>Design Guideline Conformity:</b>	With the recommended conditions and waiver, the proposed development conforms to the TTCDA Design Guidelines.
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**Waivers and Variances Requested:** 1) Increase the maximum disturbance area from 0.37 to 0.664 acres.  
2) Increase the land disturbance within the Hillside Protection area on slopes 25% or greater from 0% to 78.45%.

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**Staff Recommendation:**

Staff recommends approval of this request for a Certificate of Appropriateness for a grading permit, subject to 3 conditions, and recommends the actions listed below on the required waivers from the Design Guidelines.

**WAIVER REQUEST RECOMMENDATIONS:**

- 1) Increase the maximum disturbance area from 0.37 to 0.664 acres because most of the land in the HP area is below a 25% slope, the majority of the HP area within the TO zone has been previously disturbed, the proposed grading is supported by Knox County Engineering and Public Works, and buffers will be provided to protect the land around the stream.
- 2) Increase the land disturbance within the Hillside Protection area on slopes 25% or greater from 0% to 78.45% because the disturbance is outside stream buffers and invasive trees will be removed.

**APPROVE WITH THE FOLLOWING 3 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.

6 A 24 TOG

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From Benjamin C. Mullins <bnullins@fmsllp.com>

Date Thu 12/5/2024 12:05 PM

To Whitney Warner <whitney.warner@knoxplanning.org>

Cc Chris Golliher <cgolliher@ardurra.com>; Ruth Ellis <Ruth@ellislawtn.com>

Whitney,

Chris forwarded me your email to him about 1013 and 1033 Lovell Road not being on the November agenda. We would actually want this to be put on the February, 2025 agenda, as we are still working on some miscellaneous matters with Knox County. If that's agreeable, then please let me know.

Thanks!

**Benjamin C. Mullins** *Attorney*

 [Frantz, McConnell and Seymour, LLP](#). Established in 1902. Client centric and committed to [success](#).

**550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902**

**phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)**

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[ile](#) [dln](#) [ok](#) [ger](#)

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*For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)*



# 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

Scheduled Meeting Date

6-A-24-TOG

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 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.

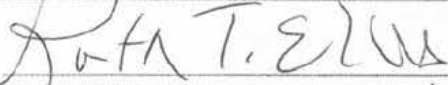
## TABLE

*\*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

Phone Number

ruth@ellislawtn.com

Email

## STAFF ONLY



Staff Signature

Whitney Warner

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No Amount:

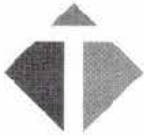
Approved by:

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.

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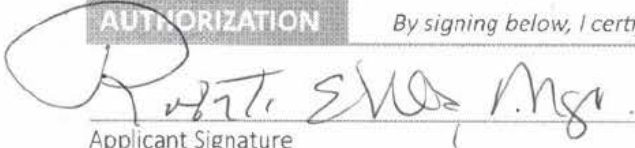
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## AUTHORIZATION

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

  
Applicant Signature

Ruth T. Ellis, Manager  
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:

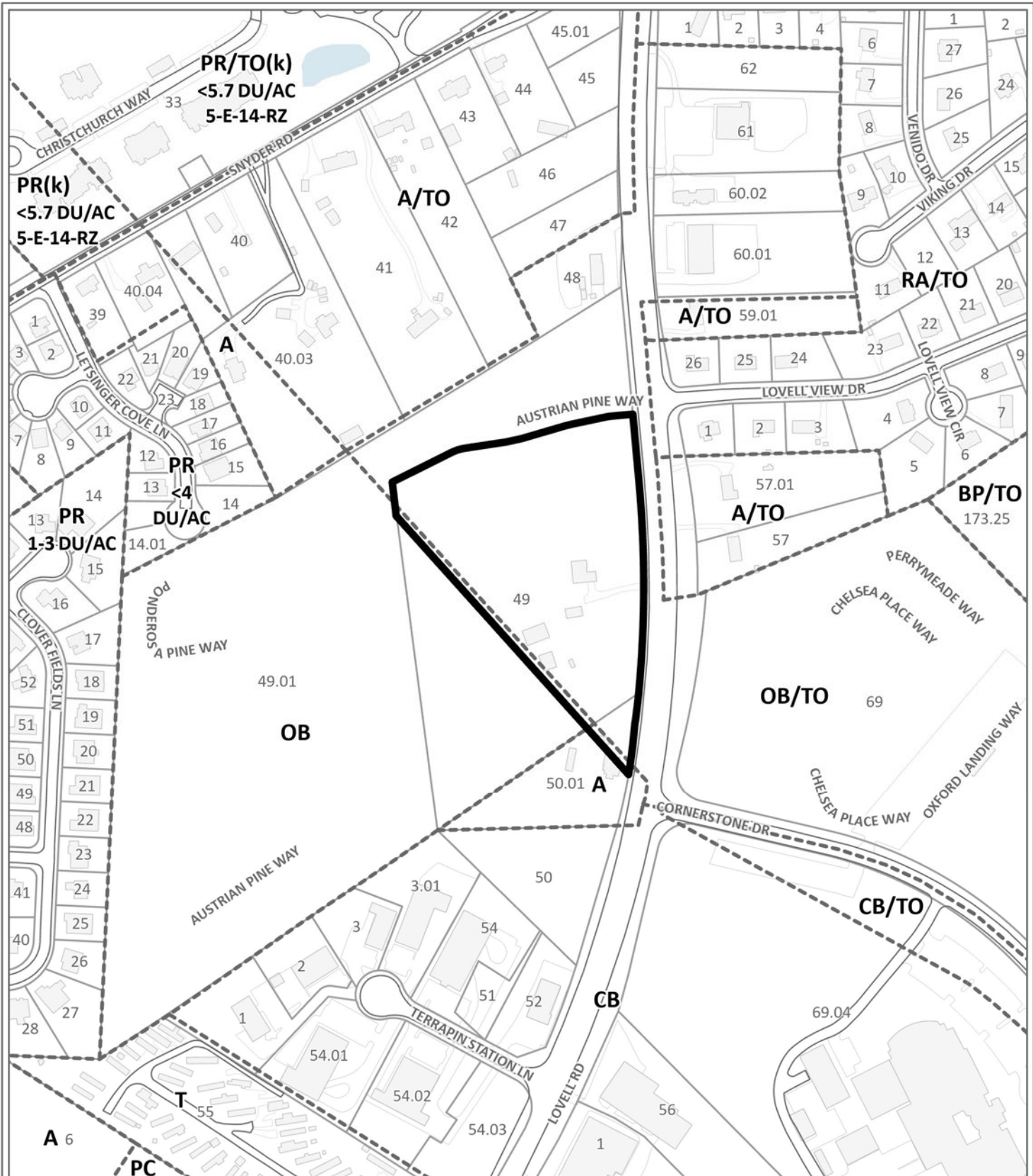
Date:

Payee Name

Payee Phone

Payee Address





**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

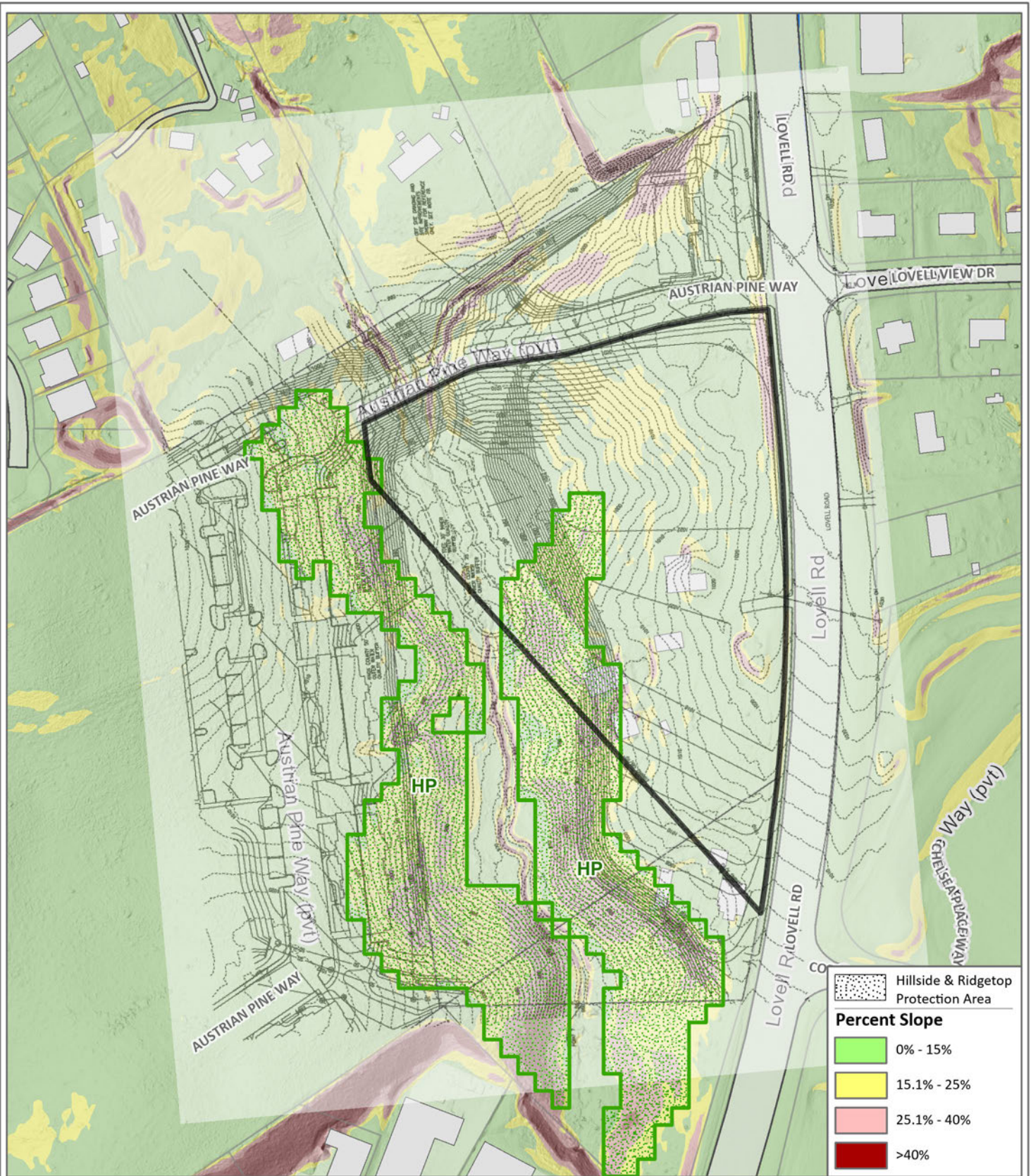
**Jurisdiction:** County

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

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







**Exhibit B**

**6-A-24-TOG**

**Petitioner:**

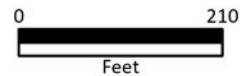


Case boundary

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

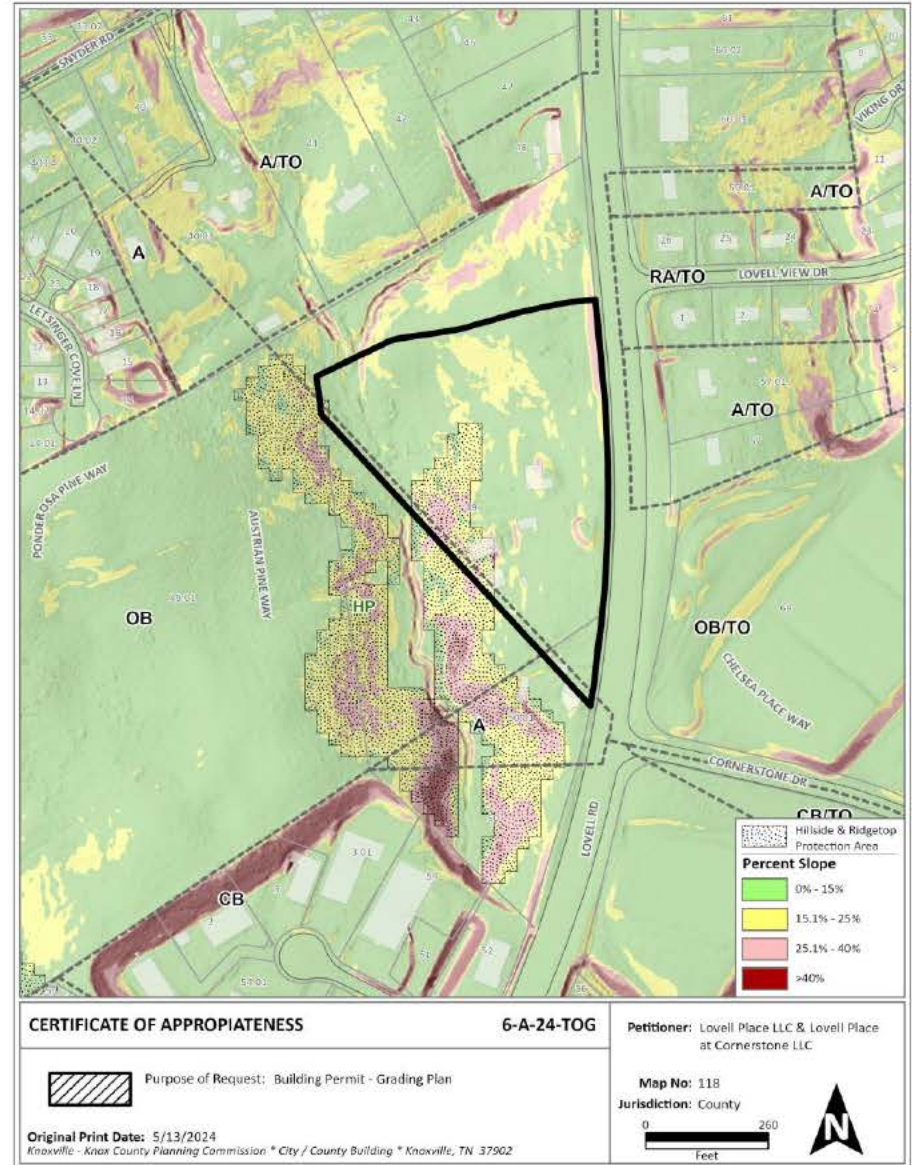
**Original Print Date:** 5/13/2024

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

1013 AND 1033 LOVELL ROAD  
KNOXVILLE, TENNESSEE 37932



LOCATION MAP

**DRAWING INDEX**

SHEET NO.	REV. NO.	ISSUE DATE	TITLE
C0.01	4	01/22/25	COVER SHEET & INDEX
C1.01	4	01/22/25	GRADING PLAN
C2.01	4	01/22/25	EPSC PLAN - STAGE 1
C2.02	4	01/22/25	EPSC PLAN - STAGE 2
C2.03	4	01/22/25	EPSC PLAN - STAGE 3
C3.01	1	12/13/24	STORM DRAINAGE PLAN
C4.01	1	12/13/24	DETAILS
C4.02	2	12/13/24	DETAILS



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

RUTH T. ELLIS, MANAGER  
rdellis@ardurra.com  
(865) 347-2716

NO.	DATE	BY	CHKD.	APP.
1	01/22/25	R. ELLIS		
2	01/22/25	R. ELLIS		
3	01/22/25	R. ELLIS		
4	01/22/25	R. ELLIS		

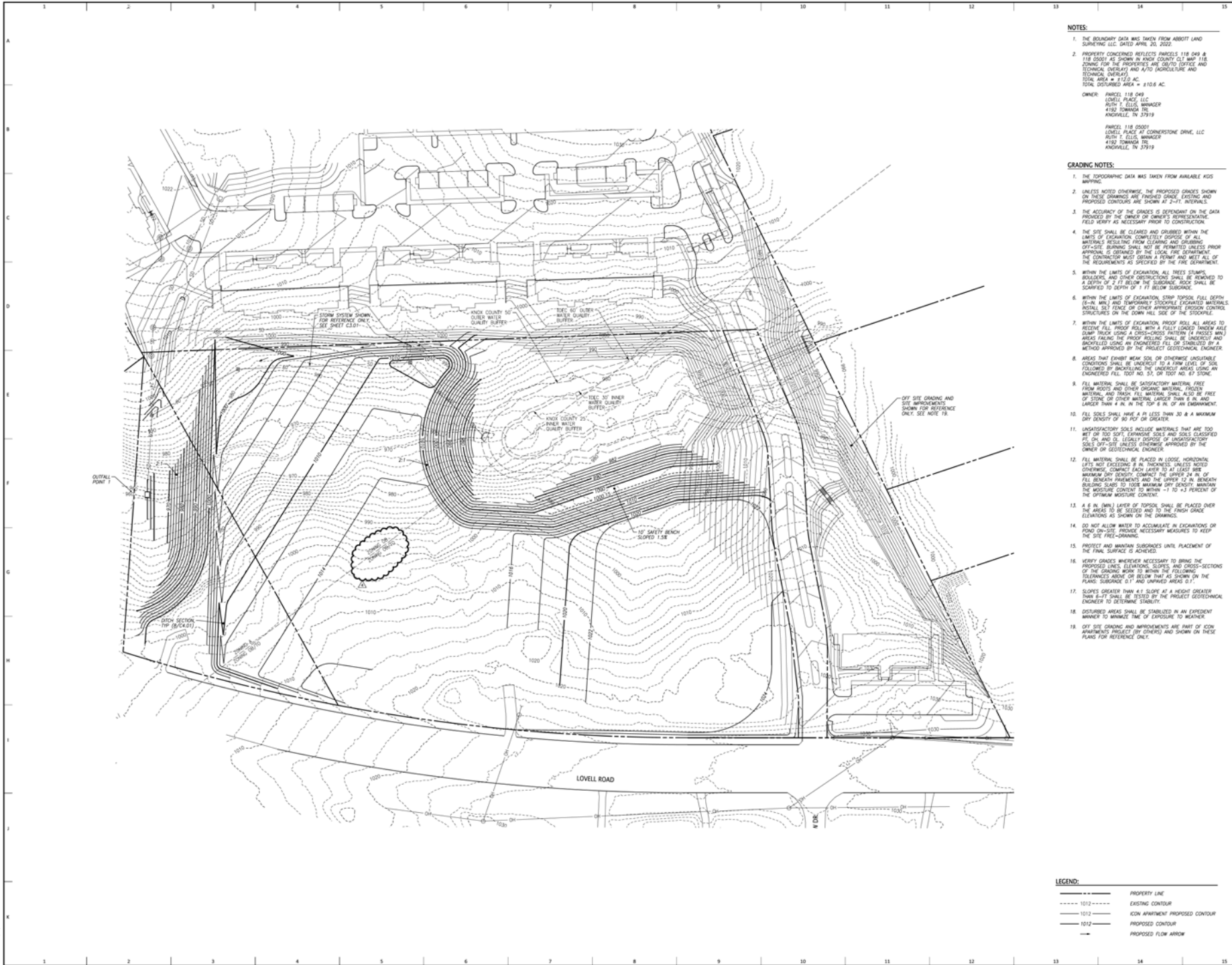
LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
1013 & 1033 LOVELL ROAD  
KNOXVILLE, TN 37932  
COVER SHEET AND INDEX



JOB NO: 245227  
DATE: 12/05/2024

**C0.01**

ISC  
12/05/2023



**NOTES:**

1. THE BOUNDARY DATA WAS TAKEN FROM ABBOTT LAND SURVEYING LLC DATED APRIL 20, 2022.
  2. PROPERTY CONCERNED REFLECTS PARCELS 118 049 & 118 05011 AS SHOWN IN KNOX COUNTY CL1 MAP 118 20006 FOR THE PROPERTIES ARE 05/10 (ZONING AND TECHNICAL OVERLAY) AND A/70 (AGRICULTURE AND TECHNICAL OVERLAY).  
TOTAL AREA = 212.0 AC.  
TOTAL DISTURBED AREA = 210.6 AC.
- OWNER: PARCEL 118 049  
LOVELL PLACE, LLC  
RUTH T. ELLIS, MANAGER  
1490 TOWNHILL TRL  
KNOXVILLE, TN 37919
- PARCEL 118 05011  
LOVELL PLACE AT CORNERSTONE DRIVE, LLC  
RUTH T. ELLIS, MANAGER  
1490 TOWNHILL TRL  
KNOXVILLE, TN 37919

**GRADING NOTES:**

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE ADS MAPPING.
2. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2'-H' INTERVALS.
3. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR ANY OTHER REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
4. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY EXPOSED MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE BURNING SHALL NOT BE REMOVED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
5. WITHIN THE LIMITS OF EXCAVATION, ALL TREES STUMP, LOGS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SURFACE. ROCK SHALL BE SCARRED TO A DEPTH OF 1 FT BELOW SURFACE.
6. WITHIN THE LIMITS OF EXCAVATION, STOP TOPSOIL FILL DEPTH FROM 18" MIN AND EXPOSED UNDESIRABLE ORGANIC 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 TANDER AXLE CLAMP TRUCK USING A CRUSHED MATERIAL (4" MAXIMUM SIZE) AREAS FACING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN APPROVED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
8. AREAS THAT EXHIBIT HEAVY SOIL OR OTHERWISE UNSATURABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, 100% NO. 20, OR TOPSOIL AND 4% STONE.
9. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROCKS AND OTHER ORGANIC MATERIAL. FROSTEN 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 ENVIRONMENT.
10. FILL SOILS SHALL HAVE A PL LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
11. UNSATURFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS AND SOILS CLASSIFIED PL OR AND IS LEGALLY EXPOSED OF UNSATURFACTORY 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 95% OF MAXIMUM DRY DENSITY. COMPACT THE UPPER 12" IN BENEATH FINISH GRADE AND THE UPPER 12" IN BENEATH FINISH GRADE TO 98% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN +1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
13. A 6" IN THIN LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED 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 SURROUNDS UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
16. VERIFY GRADES WHENEVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES AND CROSS-SECTIONS WITHIN TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS SURROUNDED 1" AND APPROVED BY THE CITY.
17. SLOPES GREATER THAN 4:1 SLOPE OR 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 EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.
19. OFF-SITE GRADING AND IMPROVEMENTS ARE PART OF ICDA APARTMENTS PROJECT (BY OWNER) AND SHOWN ON THESE PLANS FOR REFERENCE ONLY.

**LEGEND:**

- — — — — PROPERTY LINE
- -- --- EXISTING CONTOUR
- - - - - ICDA APARTMENTS PROPOSED CONTOUR
- — — — — PROPOSED CONTOUR
- --> PROPOSED FLOW ARROW

**ARDURA**  
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KNOXVILLE, TN 37919  
RUTH T. ELLIS, MANAGER  
865.347.2716

NO.	DATE	BY	CHKD.	APP.	DESCRIPTION
1	12/05/2023	RD	RD	RD	ISSUED FOR PERMITS
2	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
3	12/05/2023	RD	RD	RD	REVISED TO ADD ON-SITE CALCULATIONS
4	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
5	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
6	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
7	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
8	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
9	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
10	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
11	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
12	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
13	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
14	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
15	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
16	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
17	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
18	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
19	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE
20	12/05/2023	RD	RD	RD	REVISED TO ADD DRAINAGE

LOVELL PLACE AT CORNERSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
1013 & 1033 LOVELL ROAD  
KNOXVILLE, TN 37932

**GRADING PLAN**

0172023  
RUTH T. ELLIS  
STATE OF TENNESSEE  
REGISTERED PROFESSIONAL ENGINEER

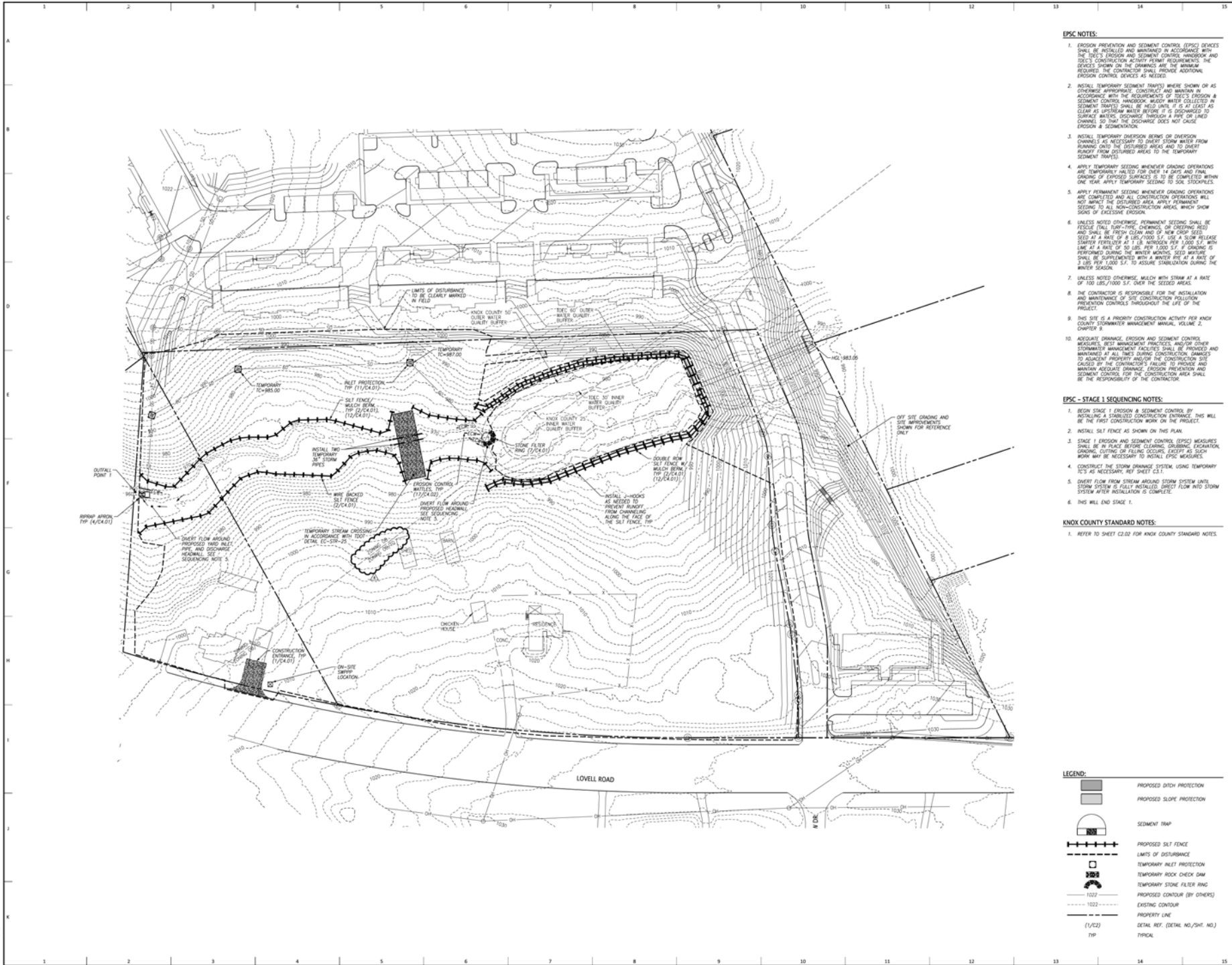
ICDA  
12/05/2023

**C1.01**

12/05/2023

File Name: I:\CADD\2023\12\05\1013\1033\1013\_1033\_C1.01.dwg  
Plot Date: 12/05/2023





- EPSC NOTES:**
1. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE DISTRICT EROSION AND SEDIMENT CONTROL HANDBOOK AND THE DISTRICT CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS. THE DISTRICT SHOWS THE MINIMUM REQUIREMENTS FOR THE PERMIT. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
  2. INSTALL TEMPORARY SEDIMENT TRAPS WHERE SHOWN OR AS OTHERWISE APPROPRIATE. CONSTRUCT AND MAINTAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT EROSION AND SEDIMENT CONTROL HANDBOOK. MUDFLOW WATER COLLECTED IN SEDIMENT TRAPS SHALL BE HELD UNTIL IT IS AT LEAST AS CLEAR AS UPSTREAM WATER BEFORE IT IS DISCHARGED TO SURFACE WATER. DISCHARGE THROUGH A PIPE OR LEAD CHANNEL, SO THAT THE DISCHARGE DOES NOT CAUSE EROSION & SEDIMENTATION.
  3. INSTALL TEMPORARY DIVERSION BENCHES OR DIVERSION CHANNELS AS NECESSARY TO DIVERT STORM WATER FROM PLANNING ONTO THE DISTURBED AREAS AND TO DIVERT RUNOFF FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT TRAPS.
  4. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FROM GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SLOE 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, CHEMICAL OR CRYSTALLINE) AND SHALL BE FRESH CLEAN AND OF NEW CROP SEED. SEED AT A RATE OF 100 LBS./1000 S.F. USE A SLOW RELEASE STARTER FERTILIZER AT 1 LB. NITROGEN PER 1000 S.F. WITH LIME AT A RATE OF 50 LBS. PER 1000 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 1000 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 SEEDED 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. STAGE 1 EROSION AND SEDIMENT CONTROL (EPSC) MEASURES SHALL BE IN PLACE BEFORE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING OR FILLING OCCURS. EXCEPT AS SHOWN, WORK MAY BE NECESSARY TO INSTALL EPSC MEASURES.
  4. CONSTRUCT THE STORM DRAINAGE SYSTEM USING TEMPORARY T-C'S AS NECESSARY. REF. SHEET C3.1.
  5. DIVERT FLOW FROM STREAM AROUND STORM SYSTEM UNTIL STORM SYSTEM IS FULLY INSTALLED. DIRECT FLOW INTO STORM SYSTEM AFTER INSTALLATION IS COMPLETE.
  6. THIS WILL END STAGE 1.

**KNOX COUNTY STANDARD NOTES:**

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

- LEGEND:**
- PROPOSED DITCH PROTECTION
  - PROPOSED SLOPE PROTECTION
  - SEDIMENT TRAP
  - PROPOSED SILT FENCE
  - TEMPORARY INLET PROTECTION
  - TEMPORARY ROCK CHECK DAM
  - TEMPORARY STONE FILTER RING
  - PROPOSED CONTOUR (BY OTHERS)
  - EXISTING CONTOUR
  - PROPERTY LINE
  - DETAIL REF. (DETAIL NO./SHT. NO.)
  - TYPICAL

1310 Lakeside Center Way, Suite 200  
Knoxville, TN 37922  
Phone: (865) 890-8419  
www.ardurra.com

RUTH T. ELLIS, MANAGER  
4192 TOWANDA TRAIL  
KNOXVILLE, TN 37919  
RUTH T. ELLIS, MANAGER  
rdellis@ardurra.com  
(865) 347-2716

NO.	DATE	DESCRIPTION	BY	CHK.
1	12/05/2023	ISSUED FOR PERMITTING	RD	RD
2	12/05/2023	REVISED TO ADD KNOX COUNTY COMMENTS	RD	RD
3	12/05/2023	REVISED TO ADD KNOX COUNTY COMMENTS	RD	RD
4	12/05/2023	REVISED TO ADD KNOX COUNTY COMMENTS	RD	RD
5	12/05/2023	REVISED TO ADD KNOX COUNTY COMMENTS	RD	RD

LOVELL PLACE AT CORNELLSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
1013 & 1033 LOVELL ROAD  
KNOXVILLE, TN 37932

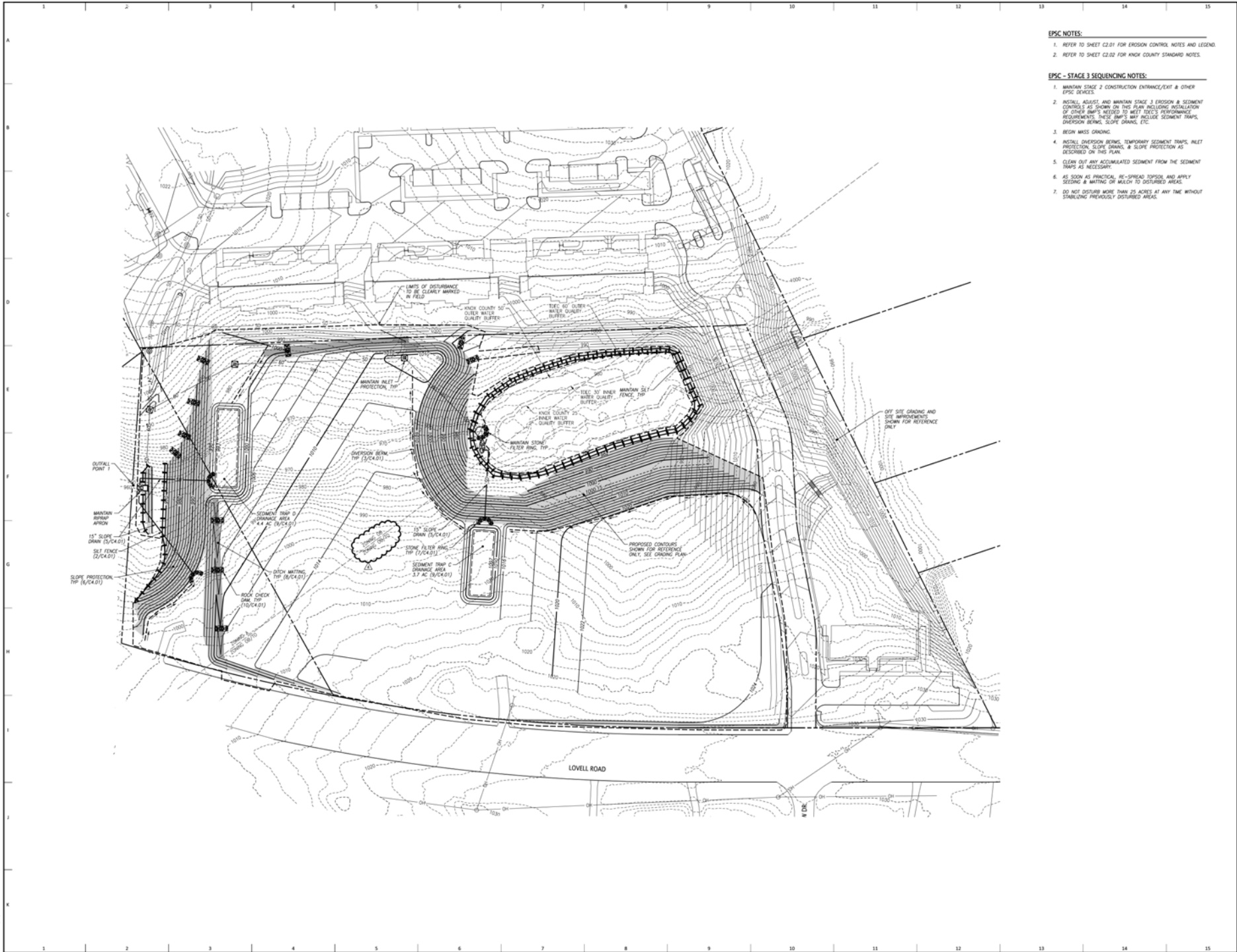
EPSC PLAN - STAGE 1

01/2/2024

**C2.01**

12/05/2023



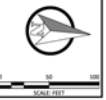


**EPSC NOTES:**

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 3 SEQUENCING NOTES:**

1. MAINTAIN STAGE 2 CONSTRUCTION ENTRANCE/EXIT & OTHER EPSC DEVICES.
2. INSTALL, ADJUST, AND MAINTAIN STAGE 3 EROSION & SEDIMENT CONTROL 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, OVERFLOW BEAMS, SLOPE DRAINS, ETC.
3. BEGIN MASS GRADING.
4. INSTALL OVERFLOW BEAMS, TEMPORARY SEDIMENT TRAPS, INLET PROTECTION, SLOPE DRAINS, & SLOPE PROTECTION AS DESCRIBED ON THIS PLAN.
5. CLEAN OUT ANY ACCUMULATED SEDIMENT FROM THE SEDIMENT TRAPS AS NECESSARY.
6. AS SOON AS PRACTICAL, RE-SREAD TOPSOIL AND APPLY SEEDING & MATTING OF MULCH TO DISTURBED AREAS.
7. DO NOT DISTURB MORE THAN 2% ACRES AT ANY TIME WITHOUT STABILIZING PREVIOUSLY DISTURBED AREAS.



**ARDURRA**  
 2348 Lakeland Center Way, Suite 200  
 Knoxville, TN 37921  
 Phone: (865) 890-8419  
 www.ardurra.com

RUTH T. ELLIS,  
 MANAGER  
 4192 TOWANDA TRAIL  
 KNOXVILLE, TN 37919  
 RUTH T. ELLIS, MANAGER  
 (865) 347-2716

NO.	DATE	REVISION
1	01/22/2023	ISSUED FOR PERMITS
2	01/22/2023	REVISED TO ADD COUNTY COMMENTS
3	01/22/2023	REVISED TO ADD COUNTY COMMENTS
4	01/22/2023	REVISED TO ADD COUNTY COMMENTS
5	01/22/2023	REVISED TO ADD COUNTY COMMENTS
6	01/22/2023	REVISED TO ADD COUNTY COMMENTS
7	01/22/2023	REVISED TO ADD COUNTY COMMENTS
8	01/22/2023	REVISED TO ADD COUNTY COMMENTS
9	01/22/2023	REVISED TO ADD COUNTY COMMENTS
10	01/22/2023	REVISED TO ADD COUNTY COMMENTS
11	01/22/2023	REVISED TO ADD COUNTY COMMENTS
12	01/22/2023	REVISED TO ADD COUNTY COMMENTS
13	01/22/2023	REVISED TO ADD COUNTY COMMENTS
14	01/22/2023	REVISED TO ADD COUNTY COMMENTS
15	01/22/2023	REVISED TO ADD COUNTY COMMENTS

LOVELL PLACE AT CORNELLSTONE DRIVE, LLC & LOVELL PLACE, LLC PROPERTIES  
 1013 & 1033 LOVELL ROAD  
 KNOXVILLE, TN 37932  
 EPSC PLAN - STAGE 3

SEMPER PAR  
 01/22/23  
 01/22/23

009 NO: 243227  
 DATE: 12/01/2021

**C2.03**  
 REC 12/05/2023

File Name: I:\CADD\2023\1001\1001\1001\1001\1001.dwg  
 Plot Date: 12/05/2023













January 20<sup>th</sup>, 2025

Ms. Whitney Warner  
Planner  
Knoxville-Knox County Planning  
400 Mian St., Suite 403  
Knoxville, TN 37902

Re: 1013 & 1033 Lovell Rd TTCDA Waiver Request (6-A-24-TOG)

Ms. Warner:

On behalf of Ruth T. Ellis, Mgr., applicant for the Lovell Place properties, we would like to request waivers to specific subsections of the TTCDA Guidelines for Hillside and Ridgetop Development (i.e., Section 1.12) noting that the submitted plans strive to meet the intent of the guidelines either directly or as best alternative measures. Please consider granting the following waivers:

Section 1.12.4.B: Permit development within the hillside protection area outside of the shown stream buffers (see attachment 1). The TTCDA zone only resides on a portion of the project properties. The proposed grading plan shows that only a minor portion of the hillside protection resides within the TTCDA zone and it all falls within a smaller ditch area in the middle of the property. Attachment 1 shows the disturbance limits and hillside protection calculations. The project properties have a historical use of pasture and farming practices dating back to as recent as 2016 and going back through the latest available aerial photographs dating back to 1959. Between 2014 and present day a slow transition has occurred in use which has allowed various invasive species, including Pear and Osage Orange, and other non-native species to take root in portions of the old pastureland. Since scenic views are not and have never been present in the subject area, the area has been farmed in the recent past, and there are non-desirable invasive vegetation species currently located within the subject area, we request approval of a waiver to increase the disturbance within the hillside protection zone as described above.

We believe that the TTCDA Board desires a balanced approach which achieves both unity and flexibility and that the guidelines be uniformly applied to all developments. We offer that the proposed grading plan is consistent in character and nature with other adjacent developments with similar topography and physical constraints.

Ms. Warner  
January 20<sup>th</sup>, 2025  
Page 2 of 2

The submitted plans have been approved by TDEC (See NOC attached) and approval by Knox County is expected prior to the TTCDA hearing. We believe that this proposed waiver request to the stated guidelines are consistent with the spirit and intent of your guidelines as well and if approved will maintain or enhance the overall visual quality and continuity within the corridor, will minimize the adverse environmental effects of development (e.g., sediment ponds, slope protection, stream buffers), and will complement and improve the infrastructure available within the Technology Corridor.

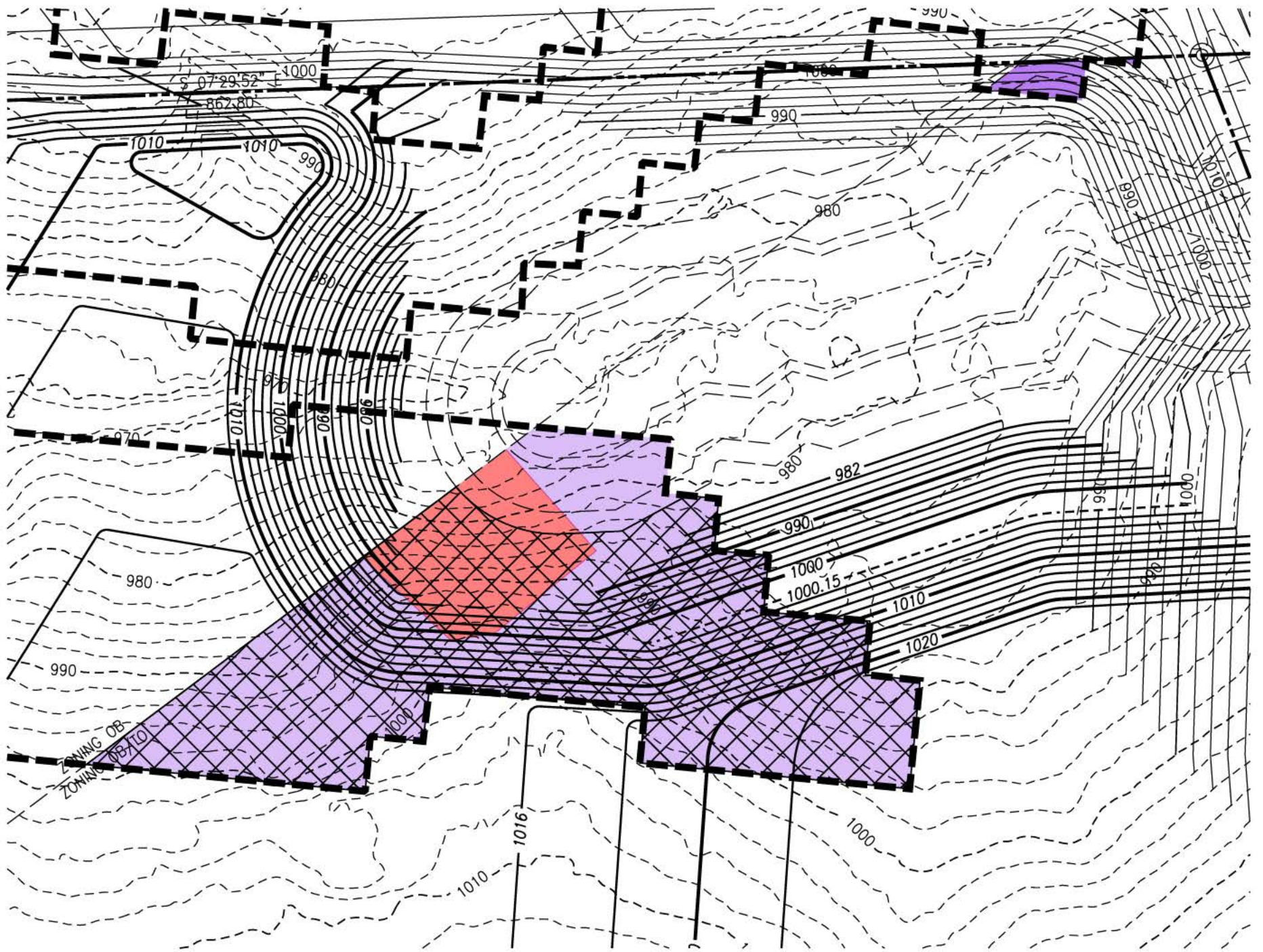
We appreciate your time and consideration of this request. Please contact me if you have any questions.

Thank you,

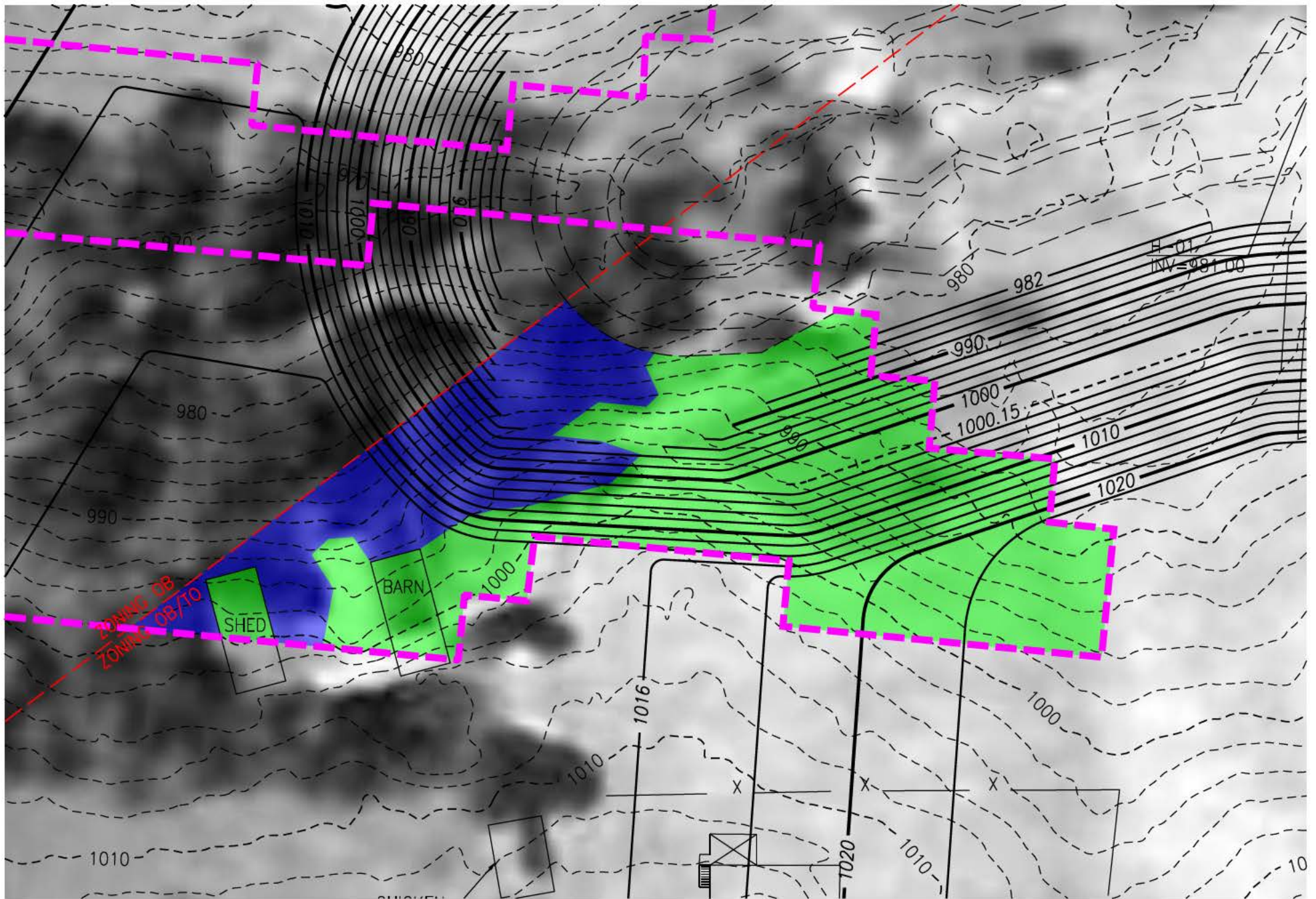


Christopher H. Gollhofer, P.E.

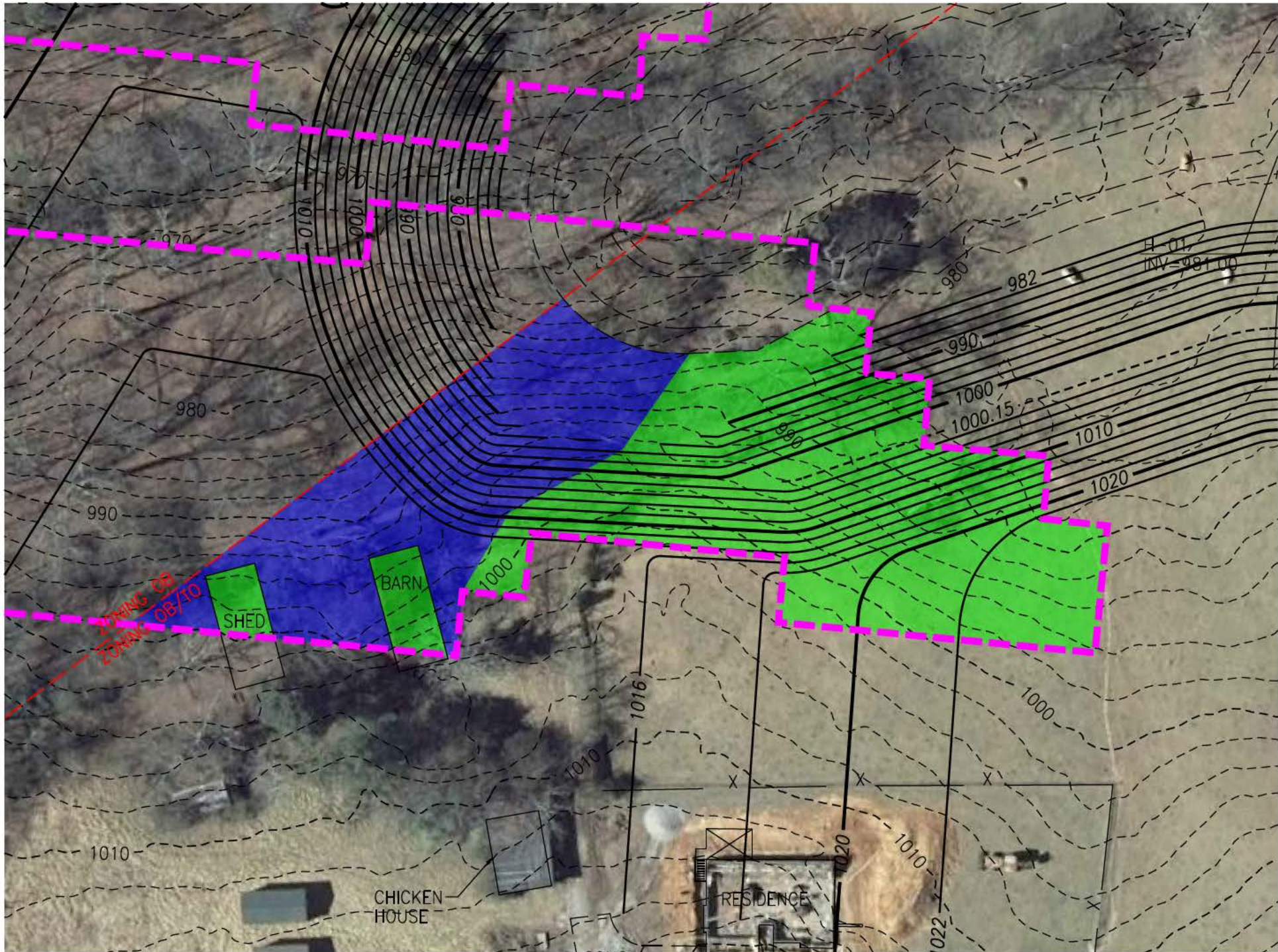
c: Ruth T. Ellis, Manager  
Michelle Portier, AICP, Planning Services Manager  
Ben Mullins, Esq.















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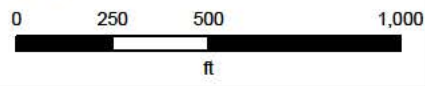
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### 1959 - LOVELL AERIAL

**Knoxville - Knox County - KUB Geographic Information System**



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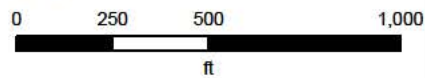
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### 2007 - LOVELL AERIAL

### Knoxville - Knox County - KUB Geographic Information System

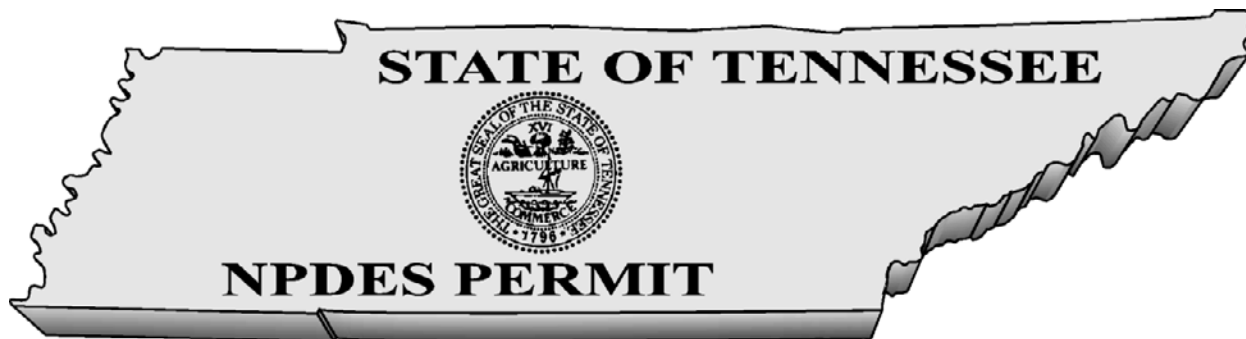


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**Tracking Number TNR137411**

**NOTICE OF COVERAGE UNDER THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (CGP)**

Tennessee Department of Environment and Conservation  
Division of Water Resources  
William R. Snodgrass Tennessee Tower  
312 Rosa L. Parks Avenue, 11th Floor  
Nashville, TN 37243

Under authority of the Tennessee Water Quality Control Act of 1977 (T.C.A. 69-3-101 et seq.) and the delegation of authority from the United States Environmental Protection Agency under the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977 (33 U.S.C. 1251, et seq.):

Name of the Construction Project: **Lovell Place (10.62 acres)**  
Master Tracking Number at the Site: **TNR137411**  
Permittee Name: **Lovell Place at Cornerstone Drive, LLC and Lovell Place, LLC**  
Project Name: **Lovell Place at Cornerstone Drive**  
Contractor(s): **no contractor**  
is authorized to discharge: **storm water associated with construction activity**  
from site located at: **1013 Lovell Road, Knox County**  
to receiving waters named: **Turkey Creek**  
in accordance with effluent limitations, monitoring requirements and other conditions set forth herein.

Likely presence of threatened or endangered species in one mile radius: **YES**

Likely presence of threatened or endangered species downstream: **YES**

Additional pollution prevention requirements apply for discharges into waters which TDEC identifies as:

**- Exceptional Tennessee Waters: NO**

Your coverage under the CGP shall become effective on **May 8, 2024**, and shall be terminated upon receipt of [Notice of Termination](#).

A copy of the CGP can be obtained from  
<https://www.tn.gov/content/tn/environment/permit-permits/water-permits1/npdes-permits1/npdes-stormwater-permitting-program/npdes-stormwater-construction-permit.html>



- |  |  |  |
|--|--|--|
| <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. Gollither, P.E

Ardurra Group, Inc

NAME

COMPANY

2160 Lakeside Centre Way, Suite 201

Knoxville

TN

37922

ADDRESS

CITY

STATE

ZIP

865-251-5341

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

- CITY    COUNTY

West side of Lovell Rd, north of Cornerstone Dr

6th

GENERAL LOCATION

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**

**ZONING VARIANCE**

SUMMARY OF WORK TO BE PERFORMED:

Rough Grading Plan

SUMMARY OF ZONING VARIANCE REQUEST:

**REZONING**

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

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

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

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

**SIGNAGE**

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

**STAFF USE ONLY**

- TTCDA Checklist
- Property Owners/Option Holders

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

**AUTHORIZATION**

By signing below

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

*Robert T. Ello, Mgr.*  
APPLICATION AUTHORIZED BY

Owner  
AFFILIATION

4/1/24  
DATE

865-567-1716  
PHONE NUMBER

EMAIL

*Michelle Portier*  
STAFF SIGNATURE

Michelle Portier  
PRINT NAME

04/18/2024, SG  
DATE PAID