

**LEGEND**

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- NUMBER OF PARKING SPACES
- COORDINATE POINT
- ACCESSIBLE PARKING
- ACCESSIBLE RAMP

SYNERGY GOLF GROUP LLC  
#201905030064652  
0 LINKSVUE DRIVE

PROTECT EXISTING TREES/VEGETATION IN UNDISTURBED AREAS TO THE MAXIMUM EXTENT POSSIBLE TO PROVIDE ADDITIONAL SCREENING.

MORGAN M. & ANNA M. COX  
#201804300063733  
922 SIGNATURE LANE

CARROL R. & JOLENE J. SHANKS  
#200312290064786  
923 SIGNATURE LANE

KELLY J. DELL  
#201006280080690  
917 SIGNATURE LANE

KELLY J. DELL  
#201006280080690  
911 SIGNATURE LANE

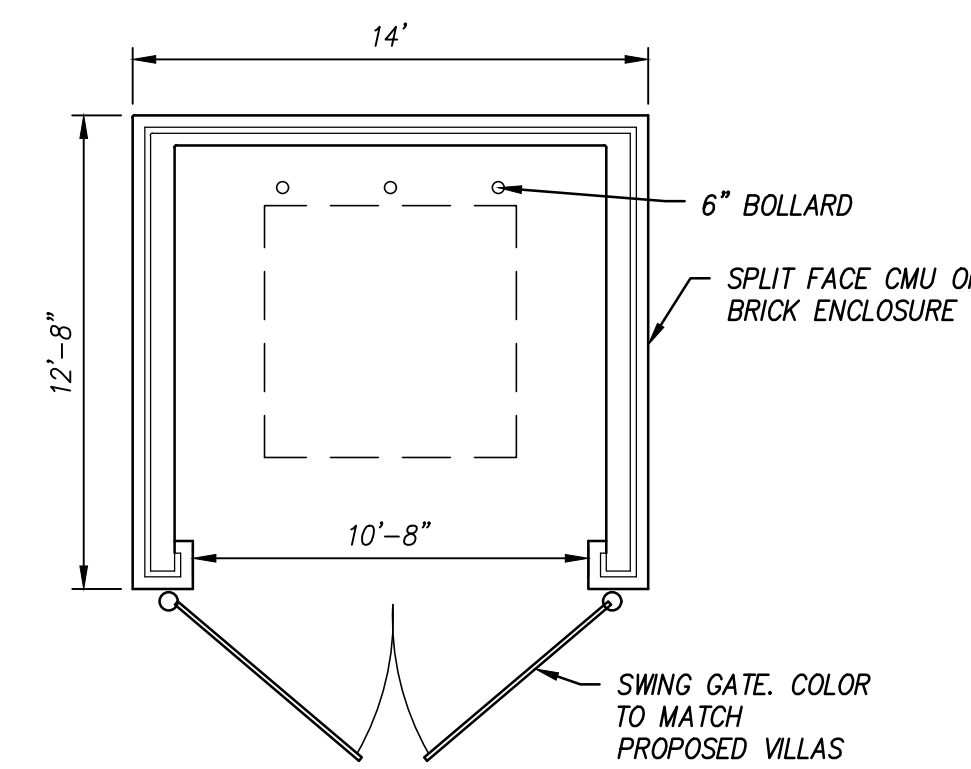
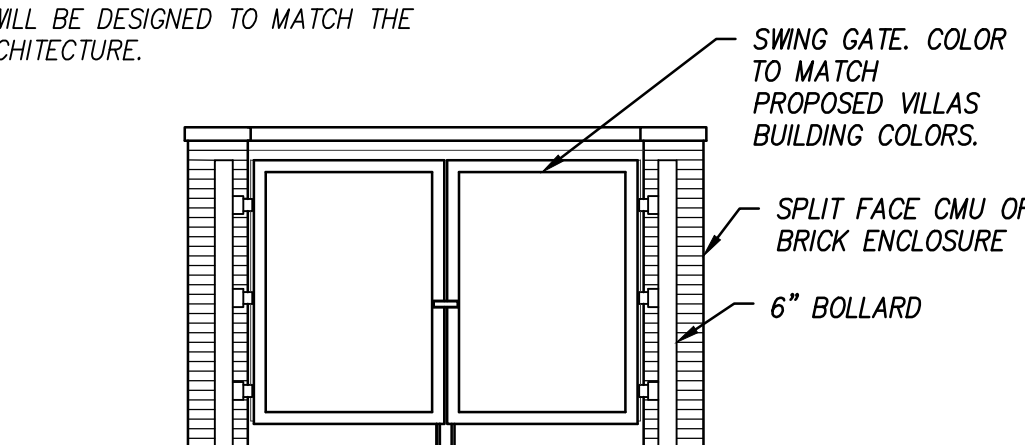
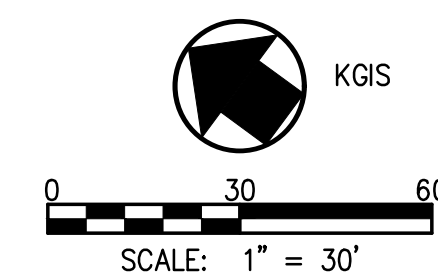
PROTECT EXISTING TREES/VEGETATION IN UNDISTURBED AREAS TO THE MAXIMUM EXTENT POSSIBLE TO PROVIDE ADDITIONAL SCREENING.

NANAYAKKARA & SALPITIKORALAGE GUNATHNE  
#201908200012705  
907 SIGNATURE LANE

PROPOSED BUILDING 2  
GARAGE - 15,875 S.F.  
1ST FLOOR - 15,875 S.F.  
2ND FLOOR - 15,875 S.F.  
3RD FLOOR - 15,875 S.F.

PROPOSED BUILDING 1  
GARAGE - 15,875 S.F.  
1ST FLOOR - 15,875 S.F.  
2ND FLOOR - 15,875 S.F.  
3RD FLOOR - 15,875 S.F.

NOTES:  
1. ENCLOSURE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL DESIGN TO BE INCLUDED IN FUTURE PERMITTING SUBMITTALS.  
2. ENCLOSURE SHALL BE SPLIT FACE CMU OR BRICK AND WILL BE DESIGNED TO MATCH THE BUILDING ARCHITECTURE.



A TRASH/DUMPSTER ENCLOSURE  
1.01 N.T.S.

- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY KNOXVILLE GEOGRAPHIC INFORMATION SERVICES.
  - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
  - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND KNOX COUNTY STANDARD SPECIFICATIONS.
  - PROPERTY CONCERNED REFLECTS PARCEL 49 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 144. ZONING FOR THE PROPERTY IS PR 1-3 DU/AC "PLANNED RESIDENTIAL". TOTAL AREA IS 3.9± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 3.5± ACRES. CITY BLOCK NUMBER IS 5102.
  - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY ZONING ORDINANCE.  
FRONT = 20'  
SIDE = 5'  
REAR = 15'
  - OWNER: RONALD A WATKINS  
8907 LINKSVUE DR.  
KNOXVILLE, TN 37922  
DEVELOPER: RONALD A WATKINS  
8907 LINKSVUE DR.  
KNOXVILLE, TN 37922
  - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
  - PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.

2-B-24-DP  
Revised: 1/29/2024

PLANNING COMMENTS	01/19/2024
PLANNING COMMENTS	01/29/2024
REVISIONS	DATE
<b>CANNON &amp; CANNON INC</b>	
TEL 865.670.8555   10085 Investment Drive www.cannon-cannon.com   Suite 190 Knoxville, TN 37932	

CLIENT: **PARTNERS DEVELOPMENT**  
520 WEST SUMMITT HILL DRIVE, SUITE 603  
KNOXVILLE, TN 37902

PROJECT: **CLUBHOUSE VILLAS**  
913 GETTYSVUE DRIVE  
KNOXVILLE, TN 37922

**SITE LAYOUT PLAN**

<b>DEVELOPMENT PLAN SUBMITTAL 2-B-24-DP</b>	CCI PROJECT NO.	00695-0004		
	DRAWING DATE	DECEMBER 19, 2023		
	PM	AWG	PIC	-
	DRAWN	CO	CHECKED	-
<b>C1.01</b>				

**PARKING SUMMARY:**

MULTI-DWELLING STRUCTURES:  
1 1/2 SPACES PER DWELLING UNIT FOR THE FIRST 20 UNITS, PLUS  
1 1/2 ADDITIONAL SPACES FOR EACH 2 OR MORE BEDROOM UNITS  
1 ADDITIONAL SPACE FOR EACH 1 BEDROOM DWELLING UNIT

PROPOSED UNITS = (12) 3 BEDROOM & (28) 2 BEDROOM  
TOTAL UNITS = 40

REQUIRED PARKING:  
60 SPACES

PROVIDED PARKING:  
TOTAL STANDARD SPACES INSIDE PARKING GARAGES = 64 SPACES  
TOTAL ACCESSIBLE SPACES INSIDE PARKING GARAGES = 4 SPACES  
TOTAL SPACES INSIDE GARAGES = 68 SPACES

TOTAL STANDARD SPACES OUTSIDE = 41 SPACES  
TOTAL ACCESSIBLE SPACES OUTSIDE = 4 SPACES  
TOTAL SPACES OUTSIDE = 45 SPACES

TOTAL SPACES PROVIDED = 113 SPACES

SEE SHEET C1.03 FOR DRIVEWAY A PROFILE

HEAVY DUTY ASPHALT TYP.

EXTRUDED CURB TYP.

A TRASH/DUMPSTER ENCLOSURE, TYP.

GETTYSVUE DRIVE  
(PUBLIC RIGHT-OF-WAY)

BEGIN DRIVEWAY A  
STA. 0+00.00

SEE SHEET C1.03 FOR SECTION VIEW

122.6'

2+65

5' TYP.

17.5'

2'

17.5'

17.5'

2'

17.5'

17.5'

2'

17.5'

26'

10.5'

10.5'

10.5'

0+00

1+00

2+00

3+00

4+00

5+00

6+00

7+00

8+00

9+00

10+00

11+00

12+00

13+00

14+00

15+00

16+00

17+00

18+00

19+00

20+00

SEE SHEET C1.03 FOR DRIVEWAY A PROFILE

HEAVY DUTY ASPHALT TYP.

EXTRUDED CURB TYP.

A TRASH/DUMPSTER ENCLOSURE, TYP.

GETTYSVUE DRIVE  
(PUBLIC RIGHT-OF-WAY)

BEGIN DRIVEWAY A  
STA. 0+00.00

SEE SHEET C1.03 FOR SECTION VIEW

122.6'

2+65

5' TYP.

17.5'

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17.5'

2'

17.5'

26'

10.5'

10.5'

10.5'

0+00

1+00

2+00

3+00

4+00

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7+00

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11+00

12+00

13+00

14+00

15+00

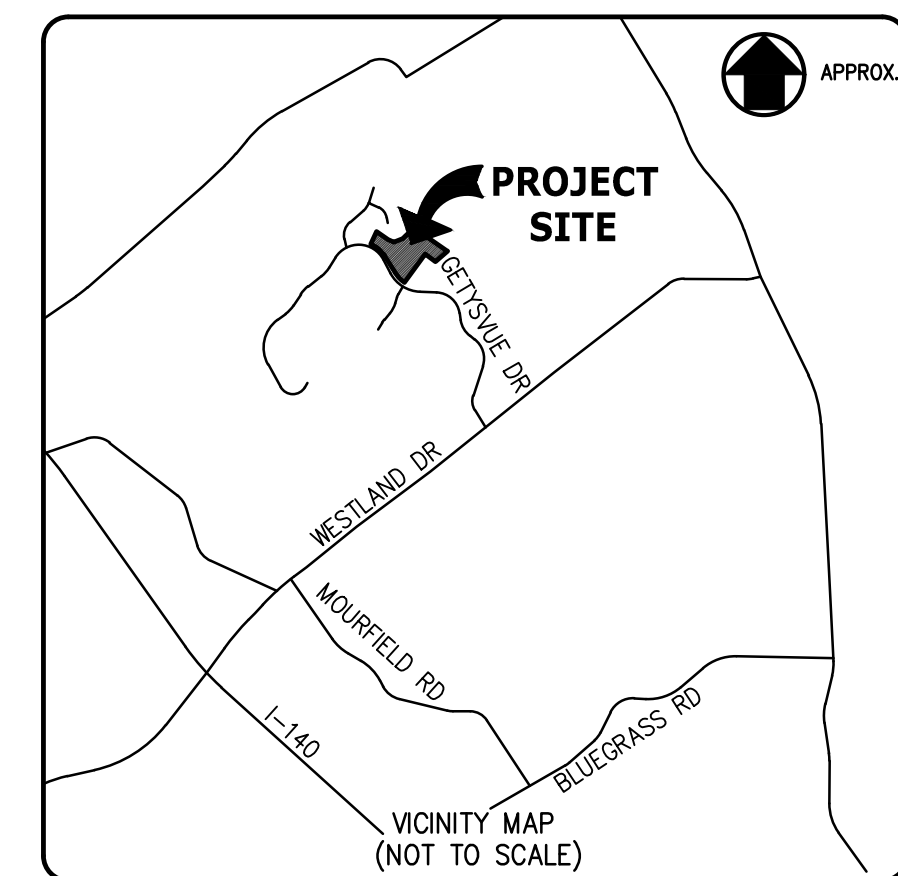
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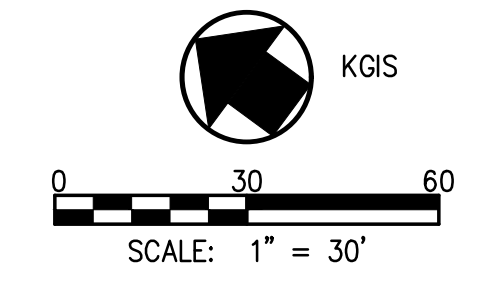
17+00

18+00

19+00

20+00





SYNERGY GOLF GROUP LLC  
 #201905030064652  
 0 LINKSVUE DRIVE

24" WHITE-OAK

PROPOSED BUILDING 2

MORGAN M. & ANNA M. COX  
 #201804300063733  
 922 SIGNATURE LANE

SIGNATURE LANE

CARROL R. & JOLENE J. SHANKS  
 #200312230064786  
 923 SIGNATURE LANE

KELLY J. DELL  
 #201006280080690  
 917 SIGNATURE LANE

KELLY J. DELL  
 #201006280080690  
 911 SIGNATURE LANE

PROPOSED BUILDING 1

DRIVEWAY A

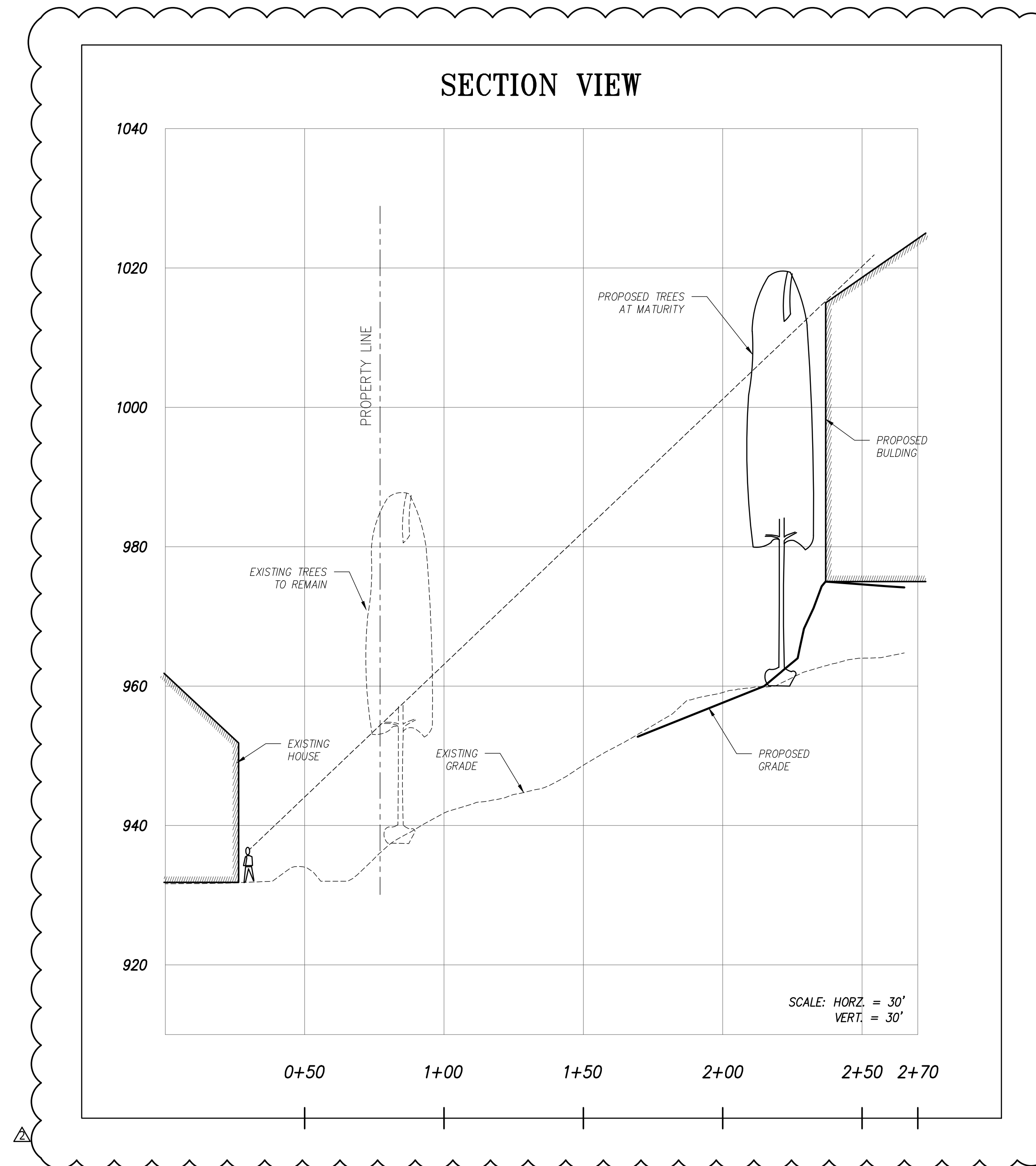
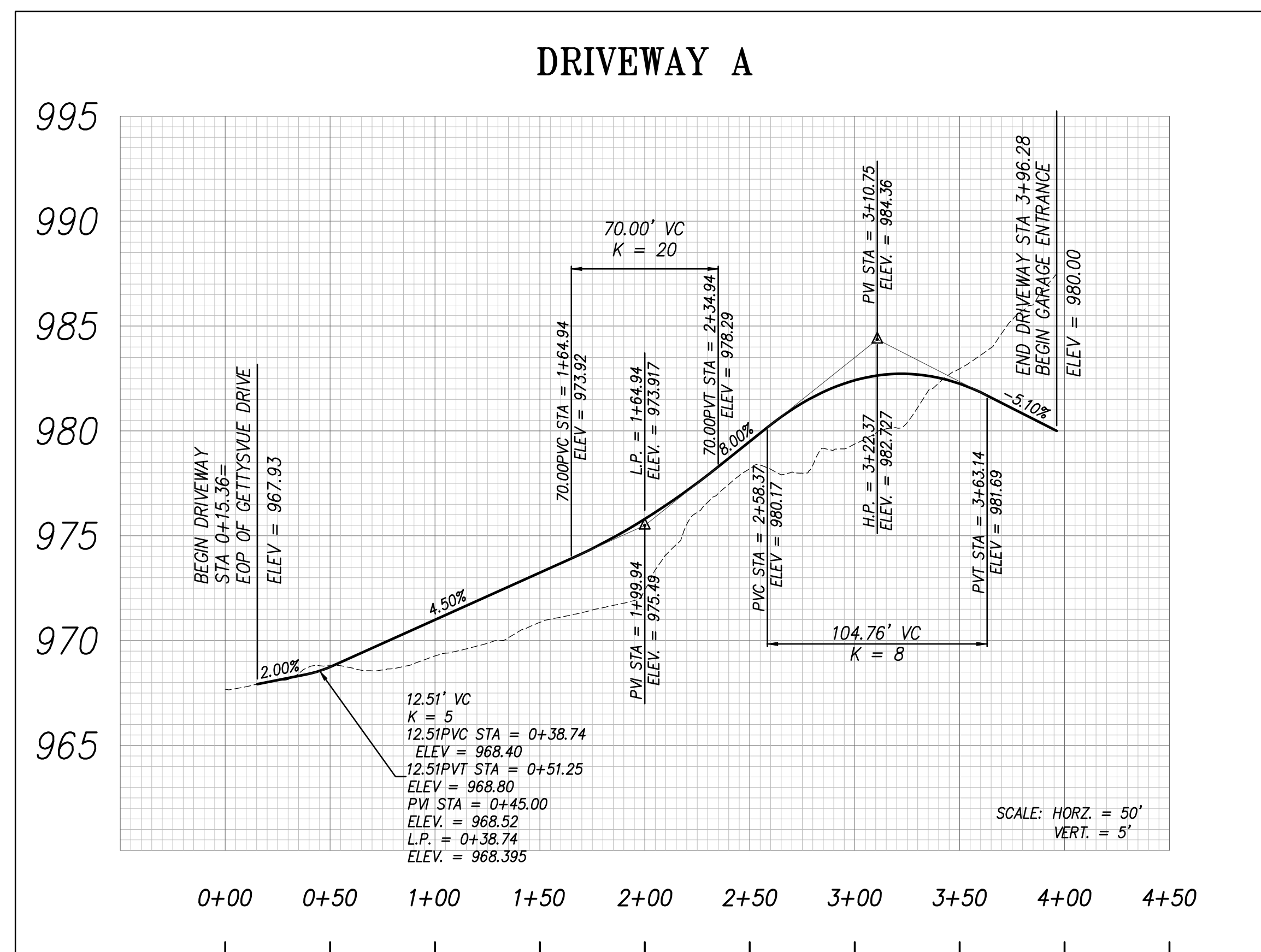
NANAYAKKARA & SALPITIKORALALAGE  
 GUNATHNE  
 #201908200012705  
 907 SIGNATURE LANE

GETTYSVUE DRIVE  
 (PUBLIC RIGHT-OF-WAY)

POLO CLUB LANE

2-B-24-DP  
 Revised: 1/29/2024

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REVISIONS	DATE								
<b>CANNON &amp; CANNON INC</b> TEL: 865.670.8555   10085 Investment Drive WWW.CANNON-CANNON.COM   Suite 120 Knoxville, TN 37932									
CLIENT:	<b>PARTNERS DEVELOPMENT</b> 520 WEST SUMMITT HILL DRIVE, SUITE 603 KNOXVILLE, TN 37902								
PROJECT:	<b>CLUBHOUSE VILLAS</b> 913 GETTYSVUE DRIVE KNOXVILLE, TN 37922								
<b>TURNING MOVEMENTS PLAN</b>									
<b>DEVELOPMENT PLAN SUBMITTAL 2-B-24-DP</b>	CCI PROJECT NO. 00695-0004								
	DRAWING DATE DECEMBER 19, 2023								
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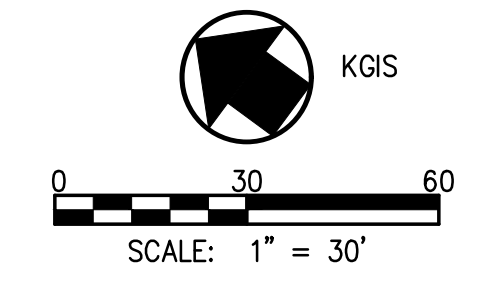


2-B-24-DP  
Revised: 1/29/2024

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	PM	AWG	PIC	-					
DRAWN	CO	CHECKED	-						
<b>C1.03</b>									

**LEGEND**

---884---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50 +	PROPOSED SPOT ELEVATION
1 C4.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
===ST===	EXIST. STORM
---SA---	EXIST. SEWER
---W---	EXIST. WATER
---X---	EXIST. FENCE
⊕	EXIST. POWER POLE



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY KNOXVILLE GEOGRAPHIC INFORMATION SERVICES. THE DISTURBED AREA IS APPROXIMATELY 3.5± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 3.9± ACRES.
  - STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
  - A DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
  - EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
  - THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
  - ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
  - STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
  - ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEEDDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
  - TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:
- | SEEDING DATES | GRASS SEED       | PERCENTAGES |
|---------------|------------------|-------------|
| 1/1 TO 5/1    | ITALIAN RYE      | 33%         |
|               | KOREAN LESPEDEZA | 33%         |
|               | SUMMER OATS      | 34%         |
| 5/1 TO 7/15   | SUDAN - SORGHUM  | 100%        |
| 5/1 TO 7/15   | STAR MILLET      | 100%        |
| 7/15 TO 1/1   | BALBOA RYE       | 67%         |
| 7/15 TO 1/1   | ITALIAN RYE      | 33%         |
- PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:
- | SEEDING DATES | GRASS SEED            | PERCENTAGES        |
|---------------|-----------------------|--------------------|
| 2/1 TO 7/1    | KENTUCKY 31 FESCUE    | 80%                |
|               | KOREAN LESPEDEZA      | 15%                |
|               | ENGLISH RYE           | 5%                 |
| 6/1 TO 8/15   | KENTUCKY 31 FESCUE    | 55%                |
|               | ENGLISH RYE           | 20%                |
|               | KOREAN LESPEDEZA      | 15%                |
| 4/15 TO 8/15  | BERMUDAGRASS (MULLED) | 70%                |
|               | ANNUAL LESPEDEZA      | 30%                |
|               | 8/1 TO 12/1           | KENTUCKY 31 FESCUE |
| ENGLISH RYE   |                       | 20%                |
| WHITE CLOVER  |                       | 10%                |
| 2/1 TO 12/1   | KENTUCKY 31 FESCUE    | 70%                |
|               | CROWN VETCH           | 25%                |
|               | ENGLISH RYE           | 5%                 |
- MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
  - DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
  - NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
  - TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
  - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
  - 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.

PLANNING COMMENTS	01/19/2024
PLANNING COMMENTS	01/29/2024

REVISIONS

REVISIONS	DATE

**CANNON & CANNON INC**  
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 WWW.CANNON-CANNON.COM | Suite 190  
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PROJECT: **CLUBHOUSE VILLAS**  
 913 GETTYSVUE DRIVE  
 KNOXVILLE, TN 37922

**SITE GRADING AND DRAINAGE PLAN**

<b>DEVELOPMENT PLAN SUBMITTAL 2-B-24-DP</b>	CCI PROJECT NO.	00695-0004	
	DRAWING DATE	DECEMBER 19, 2023	
	PM	AWG	PIC
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<b>C2.01</b>			

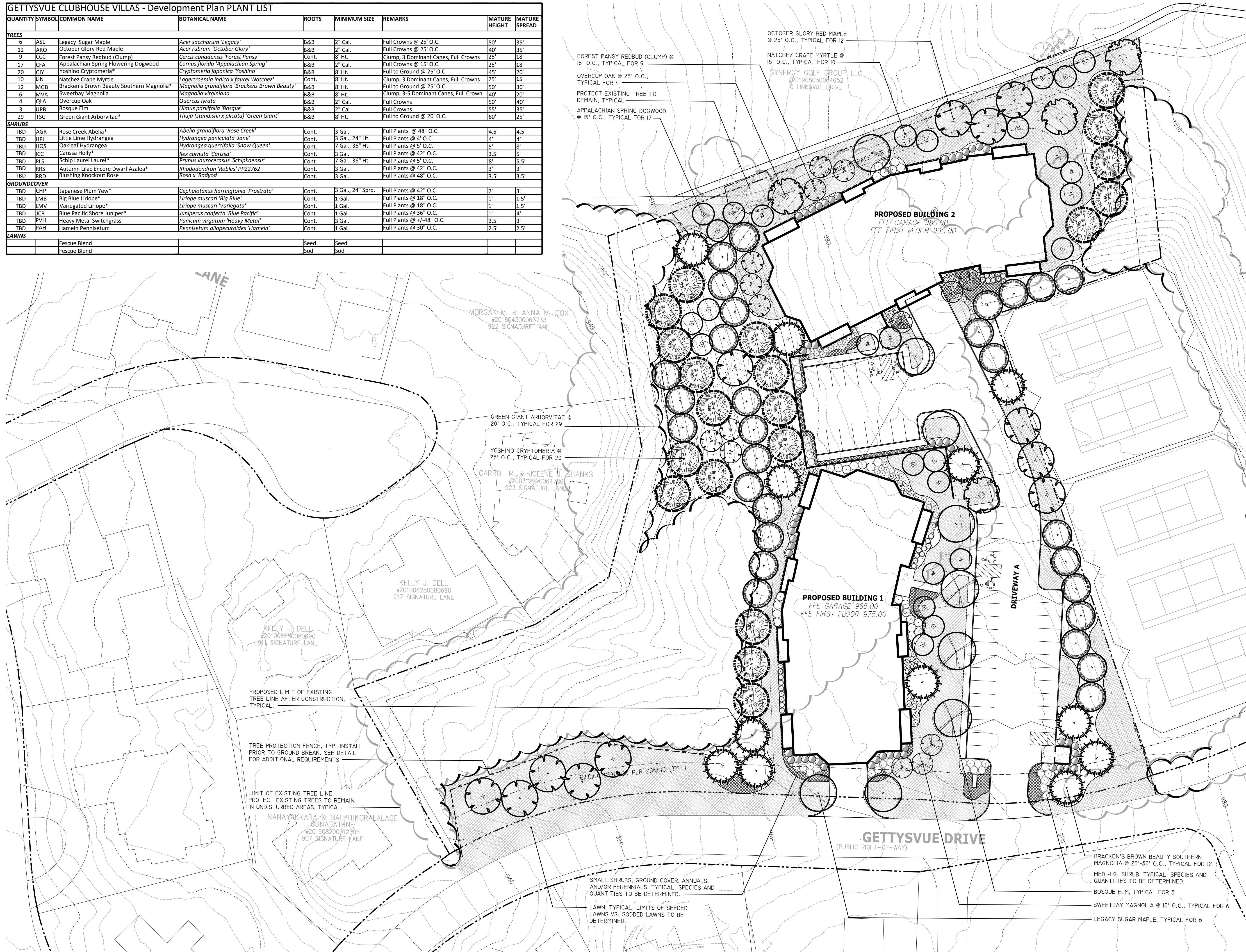
2-B-24-DP  
 Revised: 1/29/2024

**GETTYSVUE CLUBHOUSE VILLAS - Development Plan PLANT LIST**

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS	MATURE HEIGHT	MATURE SPREAD
<b>TREES</b>								
6	ASL	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	B&B	2" Cal.	Full Crowns @ 25' O.C.	50'	35'
12	ARO	October Glory Red Maple	<i>Acer rubrum</i> 'October Glory'	B&B	2" Cal.	Full Crowns @ 25' O.C.	40'	35'
9	CCC	Forest Pansy Redbud (Clump)	<i>Cercis canadensis</i> 'Forest Pansy'	Cont.	8" Ht.	Clump, 3 Dominant Canes, Full Crowns	25'	18'
17	CFA	Appalachian Spring Flowering Dogwood	<i>Cornus florida</i> 'Appalachian Spring'	B&B	2" Cal.	Full Crowns @ 15' O.C.	25'	18'
20	CJY	Yoshino Cryptomeria*	<i>Cryptomeria japonica</i> 'Yoshino'	B&B	8" Ht.	Full to Ground @ 25' O.C.	45'	20'
10	LIN	Natchez Crape Myrtle	<i>Lagerstroemia indica</i> x <i>faurei</i> 'Natchez'	Cont.	8" Ht.	Clump, 3 Dominant Canes, Full Crowns	25'	15'
12	MGB	Bracken's Brown Beauty Southern Magnolia*	<i>Magnolia grandiflora</i> 'Brackens Brown Beauty'	B&B	8" Ht.	Full to Ground @ 25' O.C.	50'	30'
6	MVA	Sweetbay Magnolia	<i>Magnolia virginiana</i>	B&B	8" Ht.	Clump, 3-5 Dominant Canes, Full Crown	40'	20'
4	QLA	Overcup Oak	<i>Quercus lyrata</i>	B&B	2" Cal.	Full Crowns	50'	40'
3	UPB	Bosque Elm	<i>Ulmus parvifolia</i> 'Bosque'	B&B	2" Cal.	Full Crowns	55'	35'
29	TSG	Green Giant Arborvitae*	<i>Thuja (standishii x plicata)</i> 'Green Giant'	B&B	8" Ht.	Full to Ground @ 20' O.C.	60'	25'
<b>SHRUBS</b>								
TBD	AGR	Rose Creek Abelia*	<i>Abelia grandiflora</i> 'Rose Creek'	Cont.	3 Gal.	Full Plants @ 48" O.C.	4.5'	4.5'
TBD	HPJ	Little Lime Hydrangea	<i>Hydrangea paniculata</i> 'Jane'	Cont.	3 Gal., 24" Ht.	Full Plants @ 4' O.C.	4'	4'
TBD	HQS	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i> 'Snow Queen'	Cont.	7 Gal., 36" Ht.	Full Plants @ 5' O.C.	5'	8'
TBD	ICC	Carissa Holly	<i>Ilex cornuta</i> 'Carissa'	Cont.	3 Gal.	Full Plants @ 42" O.C.	3.5'	5'
TBD	PLS	Schip Laurel Laurel*	<i>Prunus laurocerasus</i> 'Schipkaensis'	Cont.	7 Gal., 36" Ht.	Full Plants @ 5' O.C.	8'	5.5'
TBD	RRS	Autumn Lilac Encore Dwarf Azalea*	<i>Rhododendron</i> 'Robles' PP22762	Cont.	3 Gal.	Full Plants @ 42" O.C.	3'	3'
TBD	RRD	Blushing Knockout Rose	<i>Rosa</i> x 'Radyad'	Cont.	3 Gal.	Full Plants @ 48" O.C.	3.5'	3.5'
<b>GROUND COVER</b>								
TBD	CHP	Japanese Plum Yew*	<i>Cephalotaxus harringtonia</i> 'Prostrata'	Cont.	3 Gal., 24" Sprd.	Full Plants @ 42" O.C.	2'	3'
TBD	LMB	Big Blue Liriope*	<i>Liriope muscari</i> 'Big Blue'	Cont.	1 Gal.	Full Plants @ 18" O.C.	1'	1.5'
TBD	LMV	Variiegated Liriope*	<i>Liriope muscari</i> 'Variegata'	Cont.	1 Gal.	Full Plants @ 18" O.C.	1'	1.5'
TBD	JCB	Blue Pacific Shore Juniper*	<i>Juniperus conferta</i> 'Blue Pacific'	Cont.	1 Gal.	Full Plants @ 36" O.C.	1'	4'
TBD	PVH	Heavy Metal Switchgrass	<i>Panicum virgatum</i> 'Heavy Metal'	Cont.	3 Gal.	Full Plants @ +/- 48" O.C.	3.5'	3'
TBD	PAH	Hamel Pennisetum	<i>Pennisetum allopecuroides</i> 'Hamel'	Cont.	1 Gal.	Full Plants @ 30" O.C.	2.5'	2.5'
<b>LAWNS</b>								
		Fescue Blend		Seed	Seed			
		Fescue Blend		Sod	Sod			

**NOTES:**

- THE 3.9 ACRE PARCEL IS ZONED PR. ABUTTING PROPERTIES ARE ZONED PR FOR MUNICIPAL REVIEW AND NOT FOR CONSTRUCTION.
- A SURVEY OF THE PROPERTY HAS NOT BEEN COMPLETED. BOUNDARIES AND TOPOGRAPHIC ELEMENTS ILLUSTRATED ARE BASED ON KGIS DATA. EXISTING INDIVIDUAL TREES ILLUSTRATED WERE DERIVED FROM AERIAL PHOTOGRAPHY.
- THE DEVELOPMENT PLAN LANDSCAPE PLAN ILLUSTRATES PROPOSED TREE SPECIES, LOCATIONS, AND QUANTITIES. SHRUBS AND GROUND COVERS ILLUSTRATED ARE CONCEPTUAL IN NATURE WITH SPECIES AND QUANTITIES TO BE DETERMINED IN A FUTURE PHASE.
- PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.
- FOR LANDSCAPING BEDS (AREAS OF MASS PLANTING OF SHRUBS AND/OR GROUND COVERS) TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEUS MATERIAL TO A DEPTH OF NOT LESS THAN 1'; ELIMINATING UNEVEN AREAS AND LOWSPOTS; REMOVING FOREIGN MATERIALS; SPREADING 8" MINIMUM TOPSOIL; DEFINE BEDS WITH TRENCHED EDGING AT LAWNS.
- IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 8" DEPTH AT PLANTING BEDS. ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY; CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINED SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 4 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
- CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
- PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS.
- TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF LOSS.



2-B-24-DP  
Revised: 1/29/2024

**THE PENLAND STUDIO**  
LANDSCAPE ARCHITECTURE  
2110 HOLDERWOOD LANE  
KNOXVILLE, TENNESSEE 37922  
865.335.3584

REVISION 2	1/29/2024
PLANNING COMMENTS	1/19/2024
REVISIONS	DATE

**CANNON & CANNON INC**  
TEL: 865.670.8555 | 10025 Investment Drive  
www.cannon-cannon.com | Suite 120  
Knoxville, TN 37932

**CLIENT:**  
**PARTNERS DEVELOPMENT**  
520 WEST SUMMITT HILL DRIVE, SUITE 603  
KNOXVILLE, TN 37902

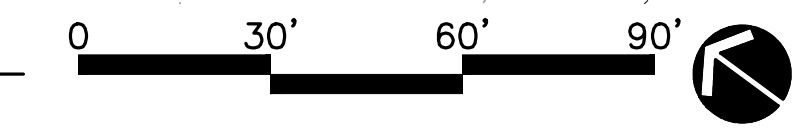
**PROJECT:**  
**CLUBHOUSE VILLAS**  
913 GETTYSVUE DRIVE  
KNOXVILLE, TN 37922

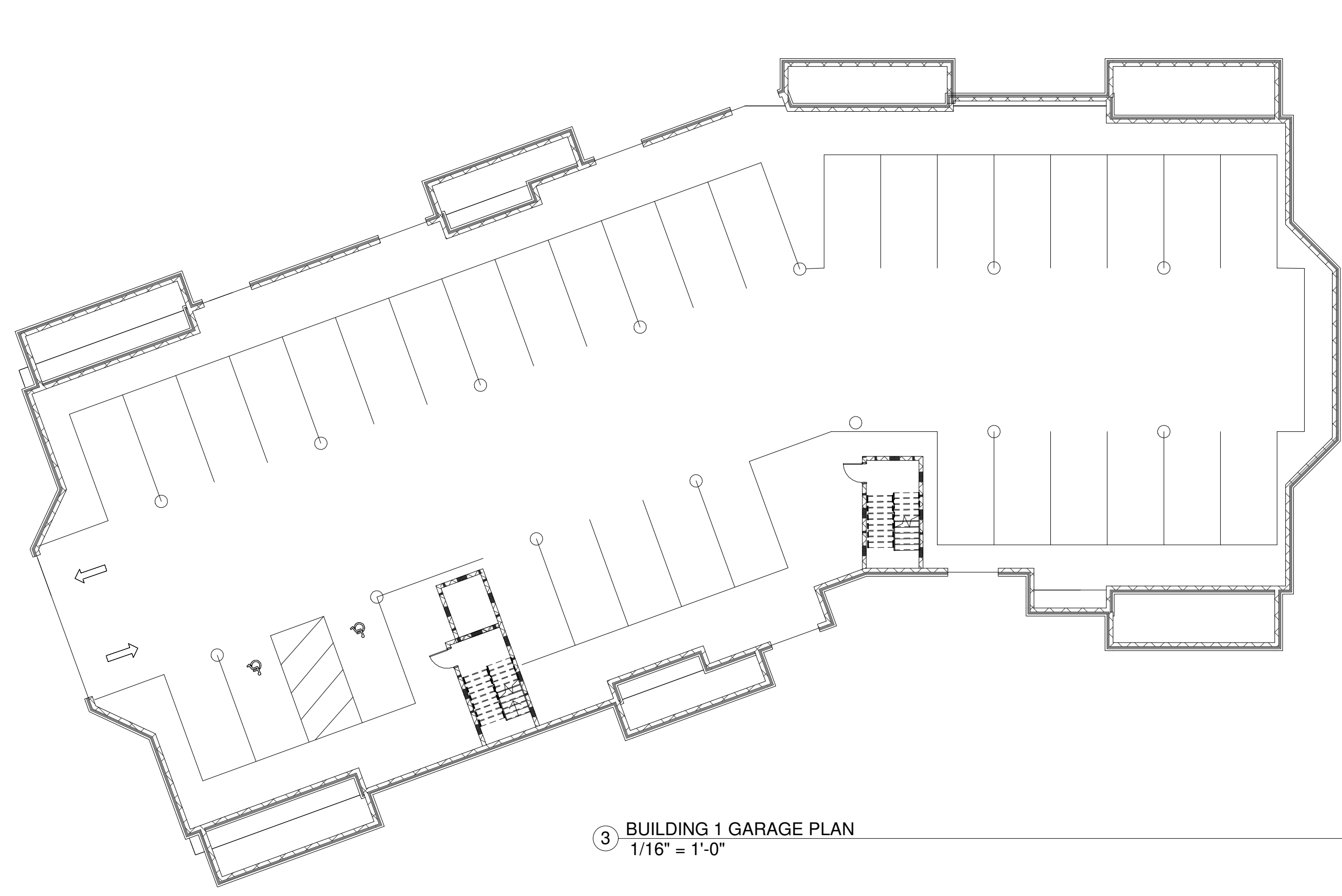
**LANDSCAPE PLAN**

CCI PROJECT NO.	00695-0004		
DRAWING DATE	JANUARY 29, 2024		
PM	AWG	PIC	-
DRAWN	TPS	CHECKED	TPS

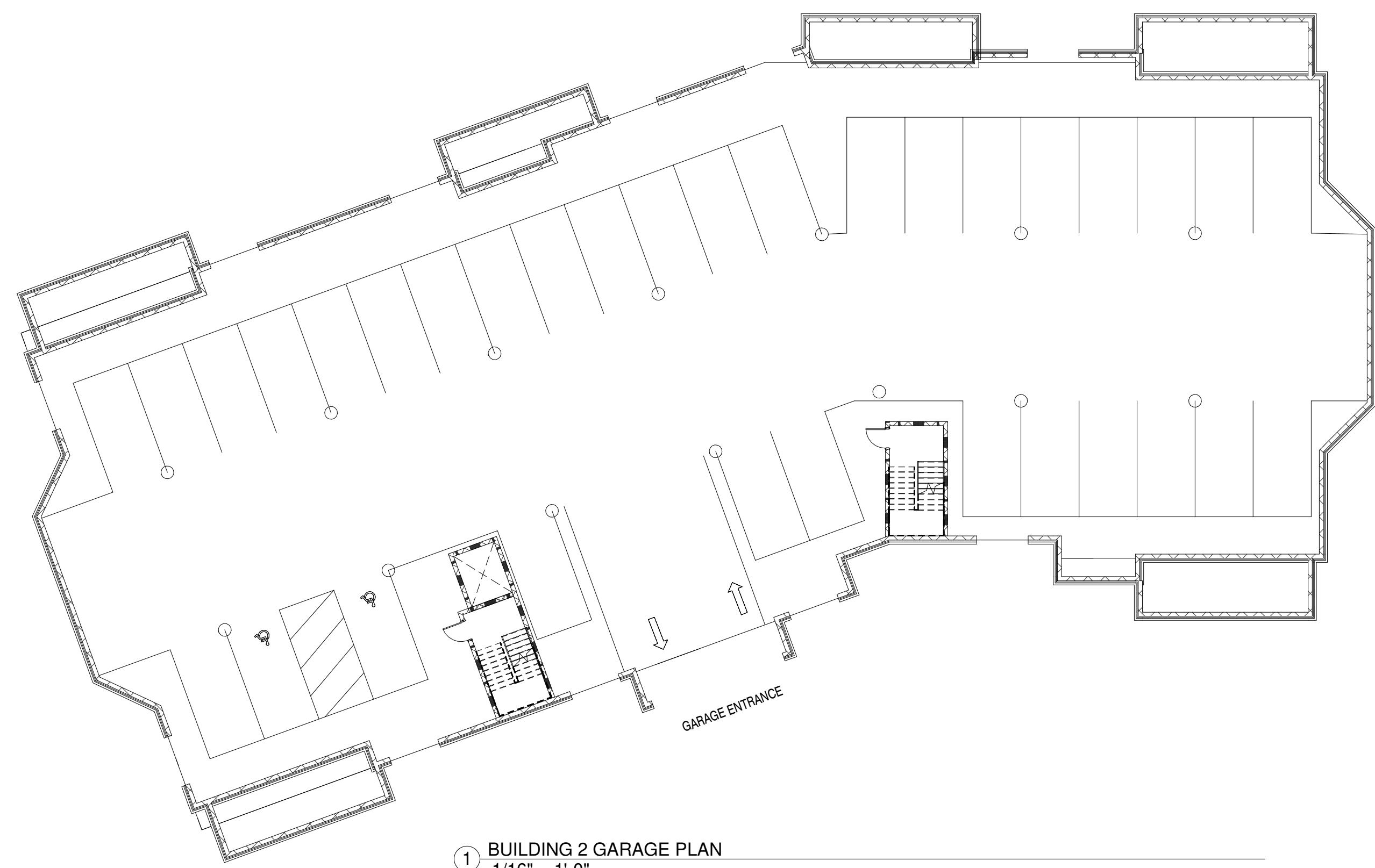
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**L1.01**

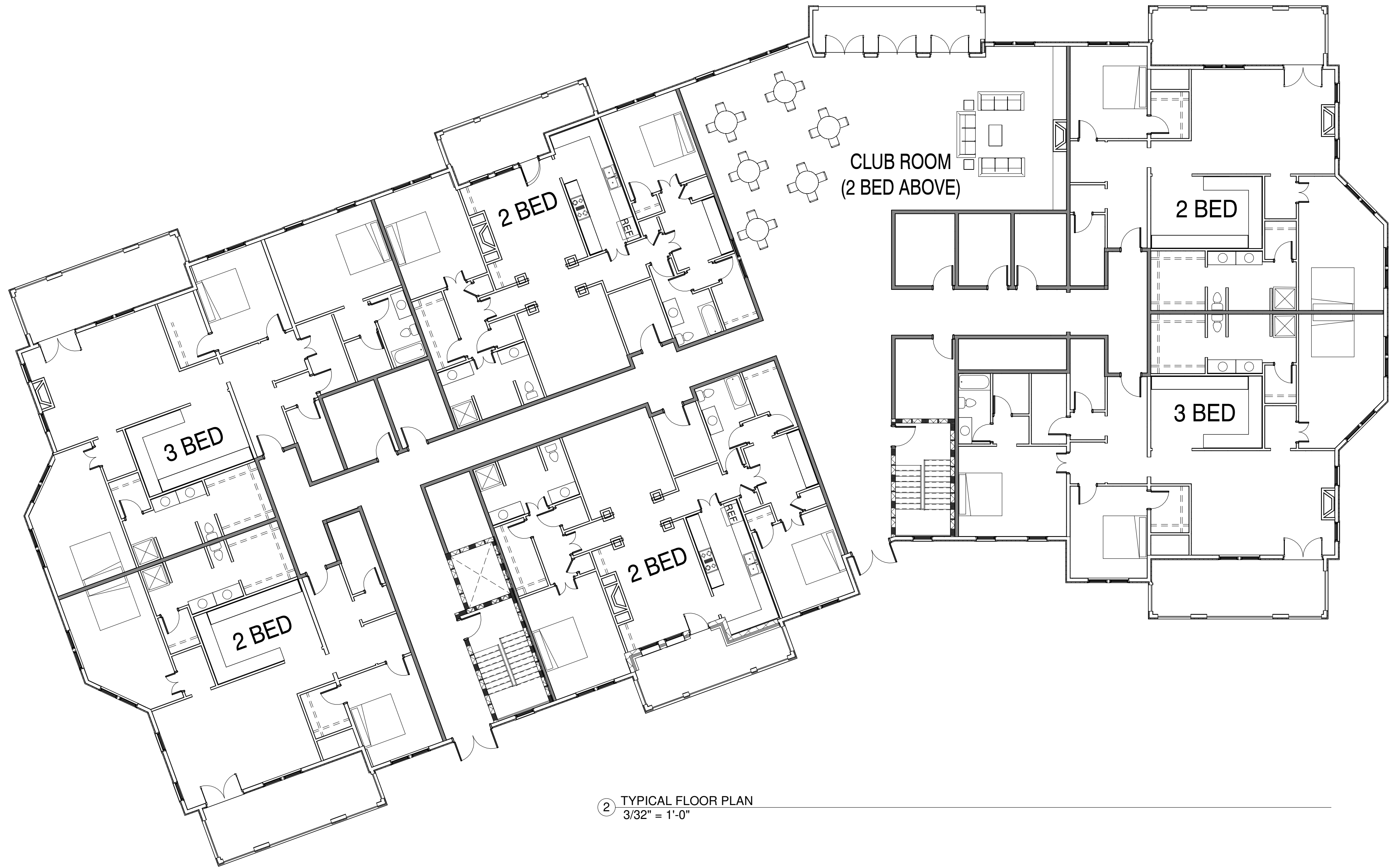




3 BUILDING 1 GARAGE PLAN  
1/16" = 1'-0"



1 BUILDING 2 GARAGE PLAN  
1/16" = 1'-0"



2 TYPICAL FLOOR PLAN  
3/32" = 1'-0"

2-B-24-DP  
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Revisions:

No.	Date

Drawing Title:  
FLOOR PLANS

Date: 1/29/24

Project No. -

Sheet No.  
SD.01



1 FRONT ELEVATION - BUILDING 1 (DRIVEWAY A)  
3/32" = 1'-0"



2 REAR ELEVATION - BUILDING 1 (RESIDENCE VEIW)  
3/32" = 1'-0"



4 SIDE ELEVATION - BUILDING 1 (GETTYSVUE DRIVE)  
3/32" = 1'-0"



3 LEFT ELEVATION (GARAGE ENTRANCE) - BUILDING 1  
3/32" = 1'-0"

Revisions:

No.	Date

Drawing Title:  
BUILDING 1 - ELEVATIONS

Date: 1/29/24

Project No. -

Sheet No.  
**SD.02**

2-B-24-DP  
Revised: 1/29/2024



1 REAR ELEVATION (18TH HOLE) - BUILDING 2  
3/32" = 1'-0"



2 FRONT ELEVATION (GARAGE ENTRANCE) - BUILDING 2  
3/32" = 1'-0"



3 LEFT ELEVATION - BUILDING 2  
3/32" = 1'-0"



4 RIGHT ELEVATION - BUILDING 2  
3/32" = 1'-0"

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Revisions:

No.	Date

Drawing Title:  
BUILDING 2 - ELEVATIONS

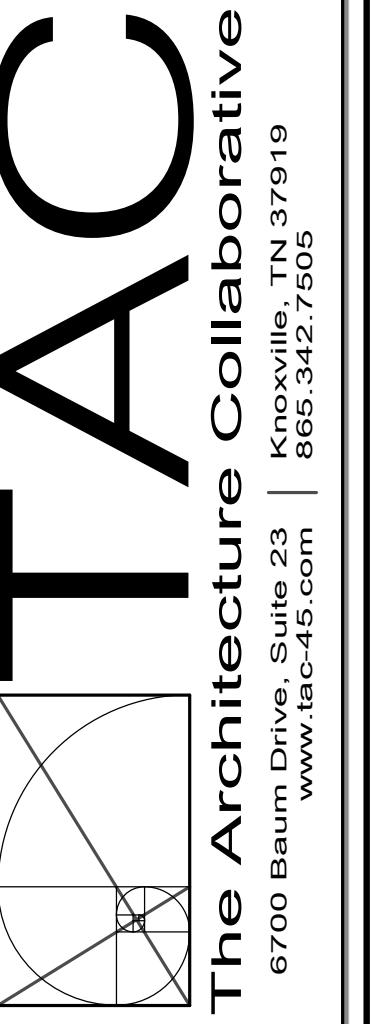
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Project No. -

Sheet No.  
SD.03

2-B-24-DP  
Revised: 1/29/2024





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 www.tac-4b.com

A NEW DEVELOPMENT FOR:  
**CLUBHOUSE VILLAS - (2-B-24-DP)**  
 913 GETTYSVUE DRIVE  
 KNOXVILLE, TN 37922

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Revisions:

No.	Date

Drawing Title:  
 PERSPECTIVE VIEWS

Date: 1/29/24

Project No. -

Sheet No.  
**SD.04**

2-B-24-DP  
 Revised: 1/29/2024