



Past Oak Bend

A Lake-Front Community



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BEN JOHNSON ILLUSTRATIONS

P.O. Box 680474
Franklin, TN 37068
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www.benjohnsonillustrations.com



It wasn't until 1983, that Bob Goodall, Jr., established Goodall Homes, using the homebuilding knowledge he learned from his father, set out to develop a unique style of homes and communities he hadn't seen being used yet in this area. While Goodall Homes began in 1983, we adapt to the times and different lifestyles around us. We have withstood the test of time and continue to grow!

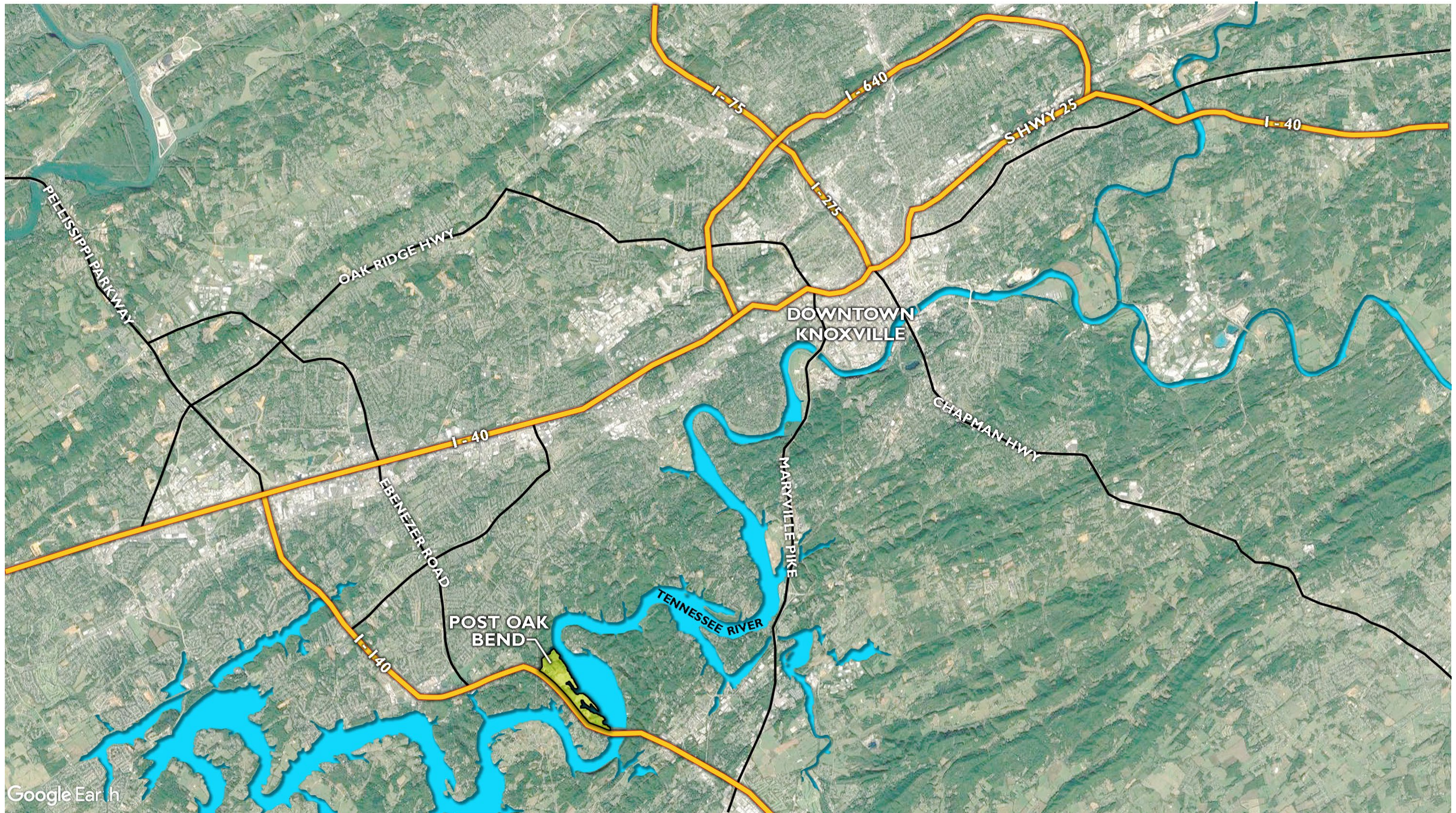
We have become the second largest homebuilder in Middle Tennessee, and have been listed in the top 10 of Nashville Business Journal's "Fastest Growing Private Companies" and The Tennessean's "Top Places to Work" for five years in a row. Now, as a Berkshire Hathaway company, Goodall Homes continues to excel.

We continue to thrive by sticking to our 6 Core Values: Glorify God by doing the right thing, Treat others like we want to be treated, Be humble, Relentlessly pursue improvement, Teach every team member to be a business owner, and to build a positive team and family atmosphere. By living by these core values, we get to achieve our company's purpose every day; to create opportunities to improve the lives of our team members, business partners, and customers.

Throughout Nashville and Knoxville, Goodall Homes designs and builds single-family homes, townhomes, courtyard cottages, villas, and condominiums—because we realize that "home" has its own meaning to you. No matter what we build and where, every home that bears the Goodall name carries our pride in craftsmanship, meticulous attention to detail, and personal commitment to our homeowners.

Master Plan

Vicinity Map



Google Earth



Zoning Map & Existing Land Use - Knox County, TN

Knox County Zoning

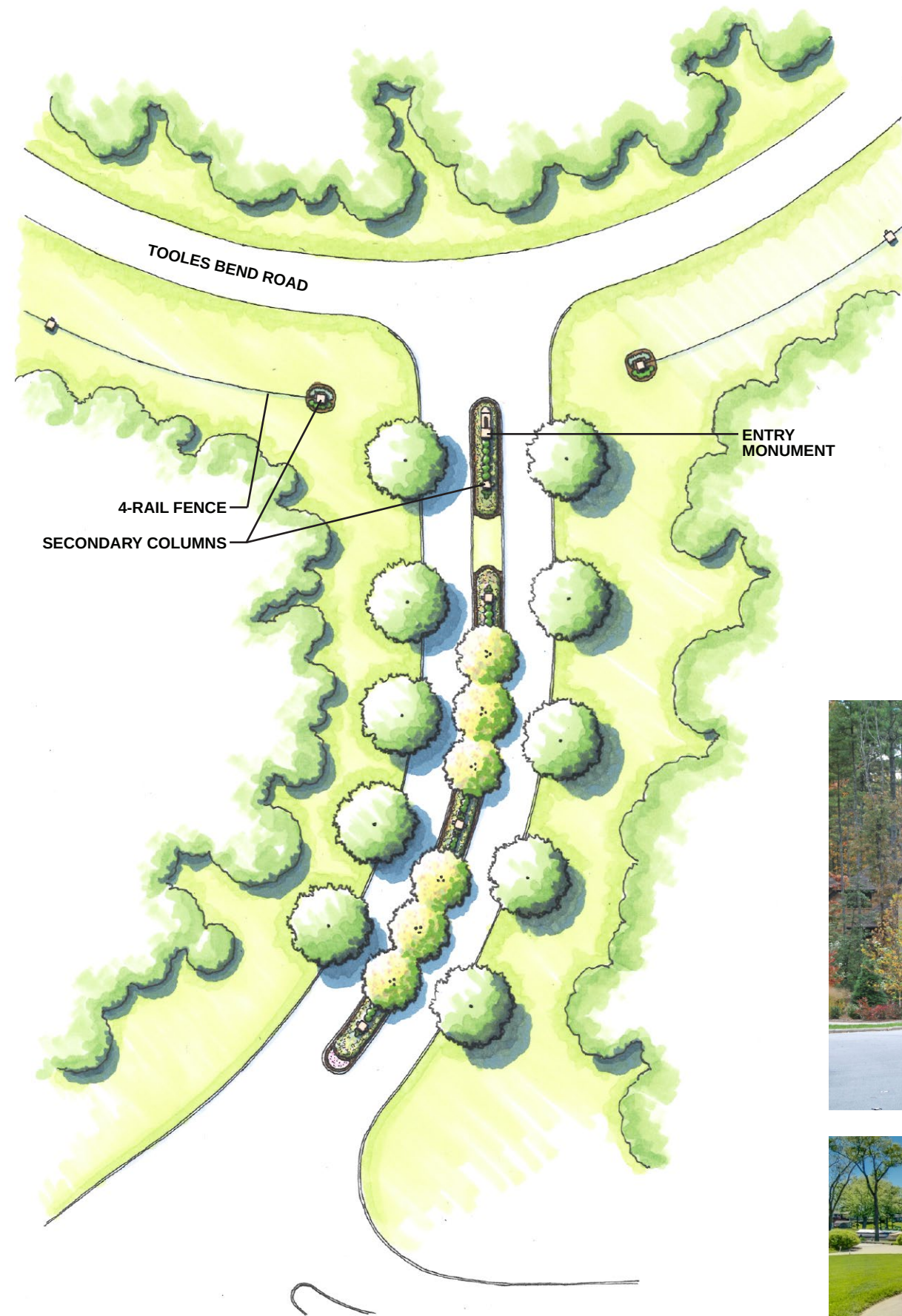
- Agricultural and Estate
- Business and Technology Park
- Neighborhood Commercial
- Central Business District
- Civic and Institutional
- Commercial
- Planned Commercial
- Historic Overlay
- Floodway
- Industrial
- Light Industrial
- Office
- Open Space
- Planned Residential
- Low Density Residential
- Multifamily Residential
- South Waterfront Form District
- Form District
- Traditional Neighborhood Development and Town Center



Master Plan



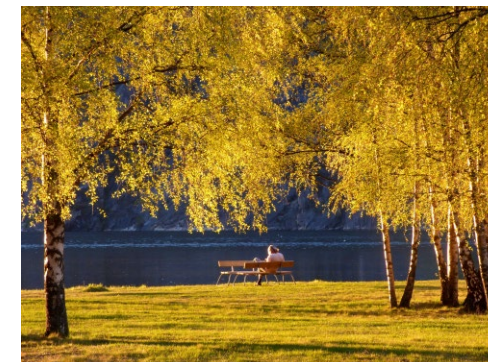
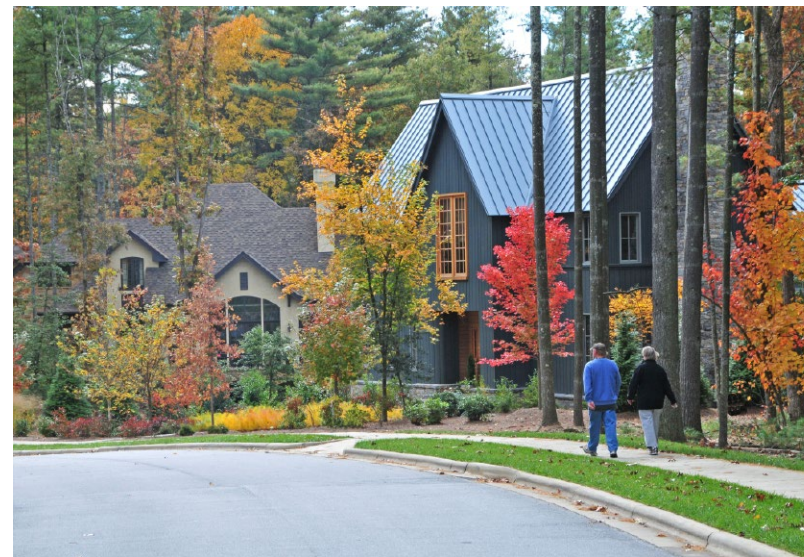
Entry Feature



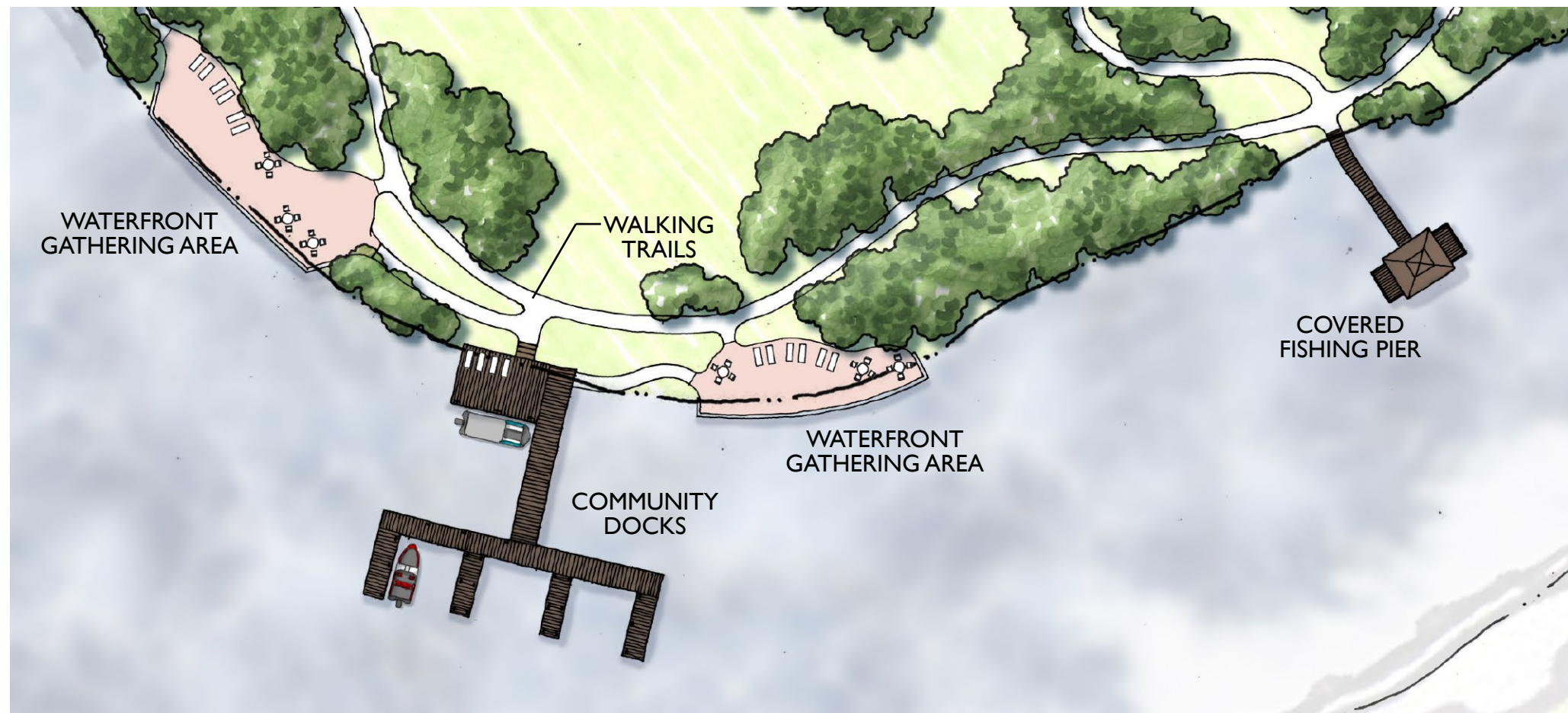
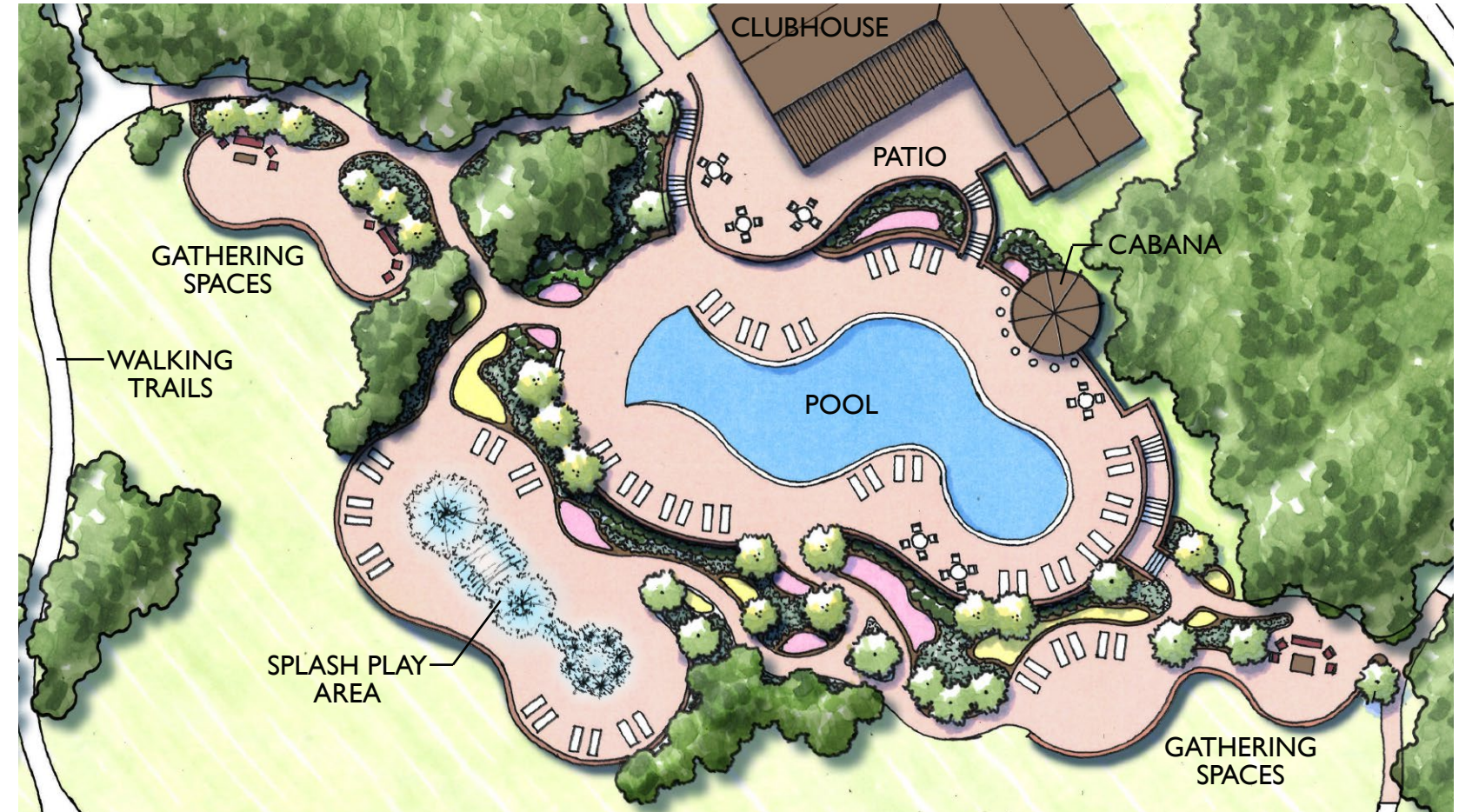
MAIN ENTRY DRIVE



ENTRY MONUMENT



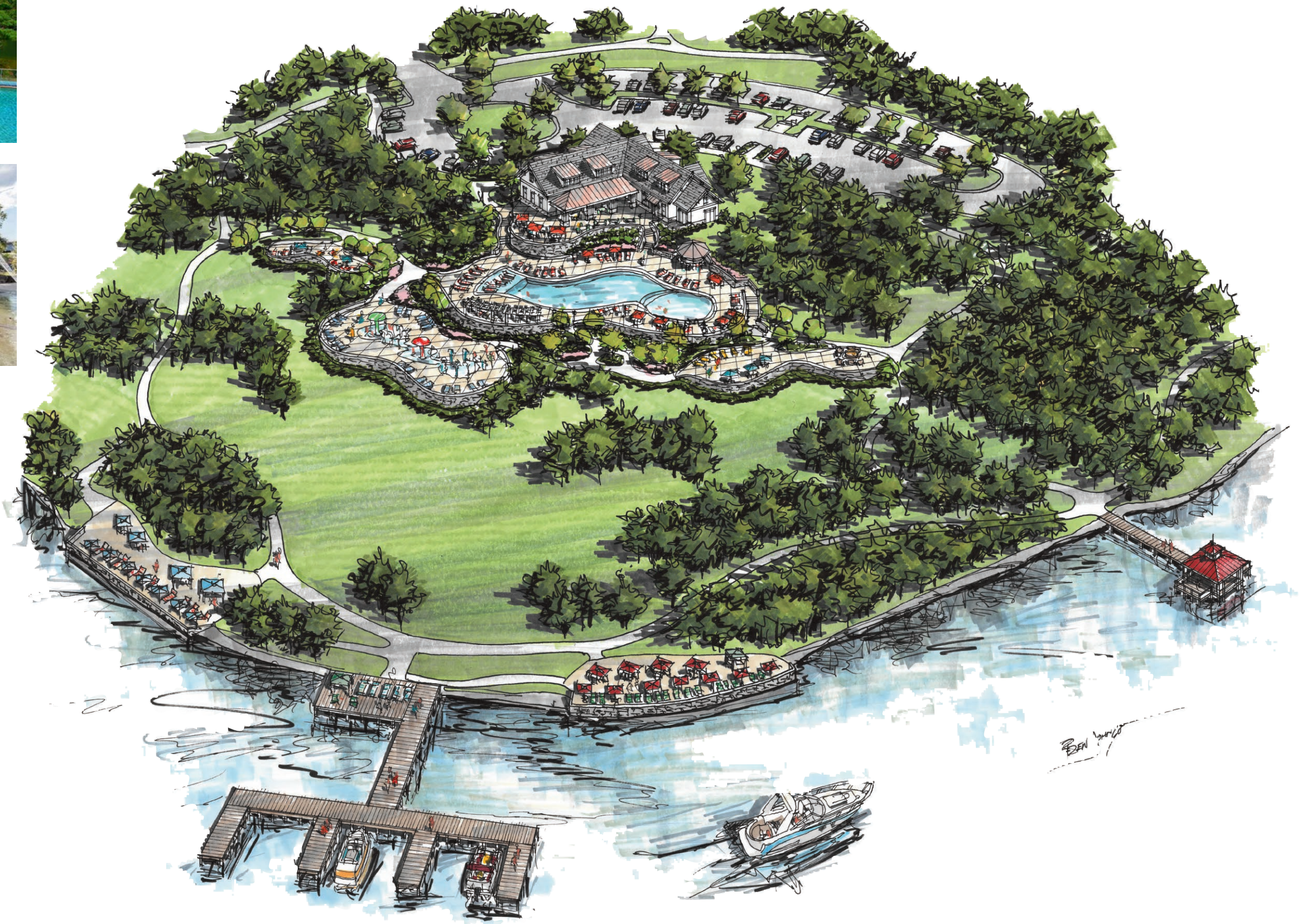
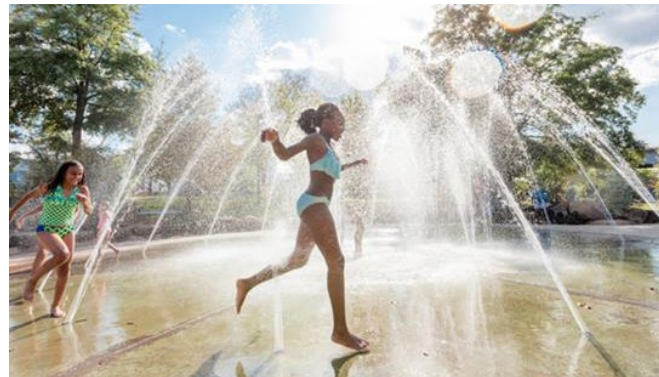
Amenity Area



The recreational hub of Post Oak Bend, the Amenity Center is located at the heart of the community and has something for everyone. The clubhouse sits at the top of the hill with a patio overlooking the pool area and the Lake. The beach entry pool and splash play area will keep the kids happy for hours, while the adults socialize at the cabana and relax in one of the many available gathering spaces.

Prefer being closer to the water? Take a walking trail down to the waterfront gathering areas and watch the boats come in to the community docks, or head over to the fishing pier to see if you can catch dinner!

Amenity Area

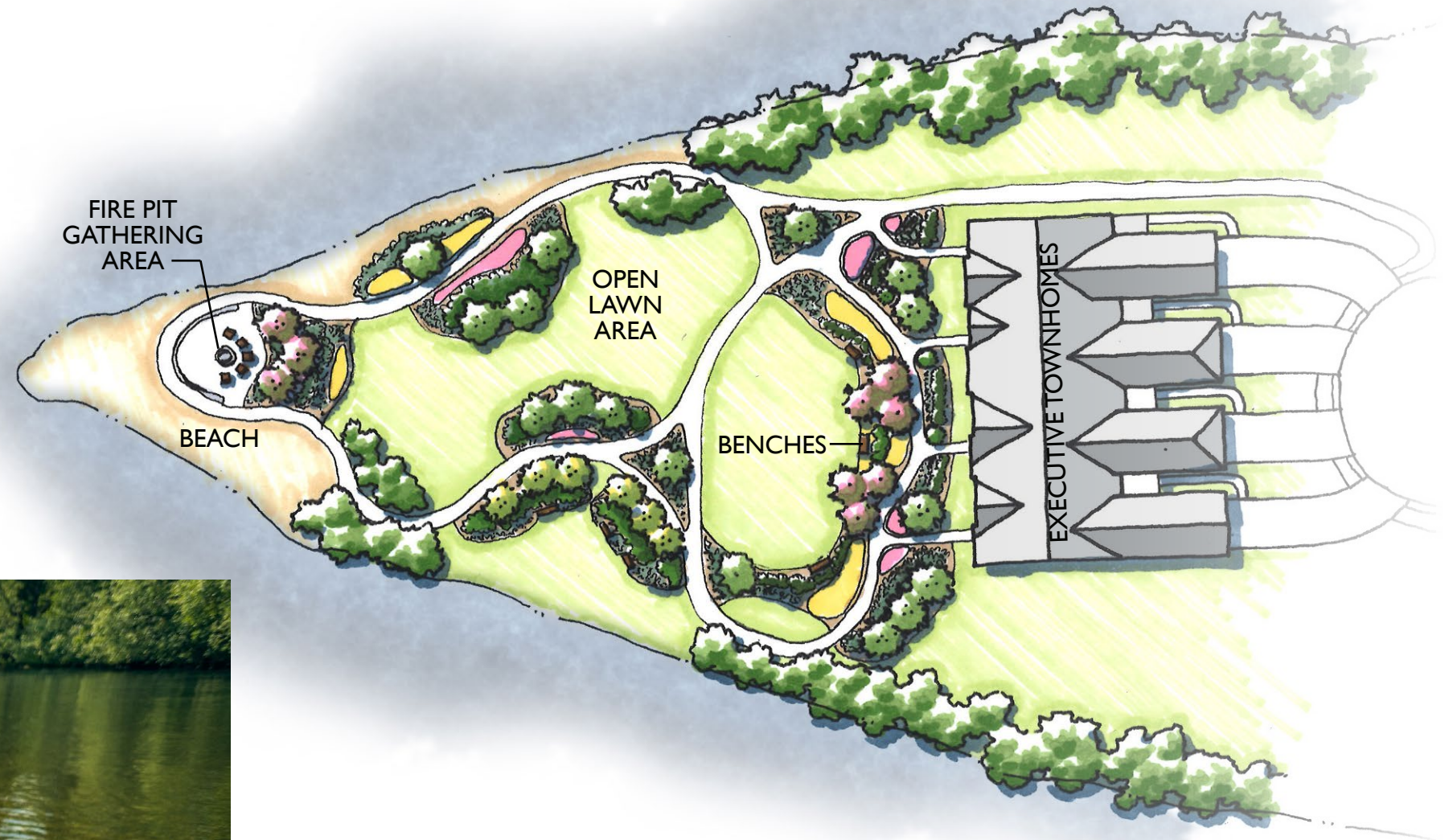


Pocket Parks

HILLVIEW PARK

One of the many available green spaces in the Post Oak Bend Community, Hillview Park is a passive recreational space where the activity is up to you. Relax and read a book on a shaded bench, or enjoy an outdoor game with your family on the open lawn.

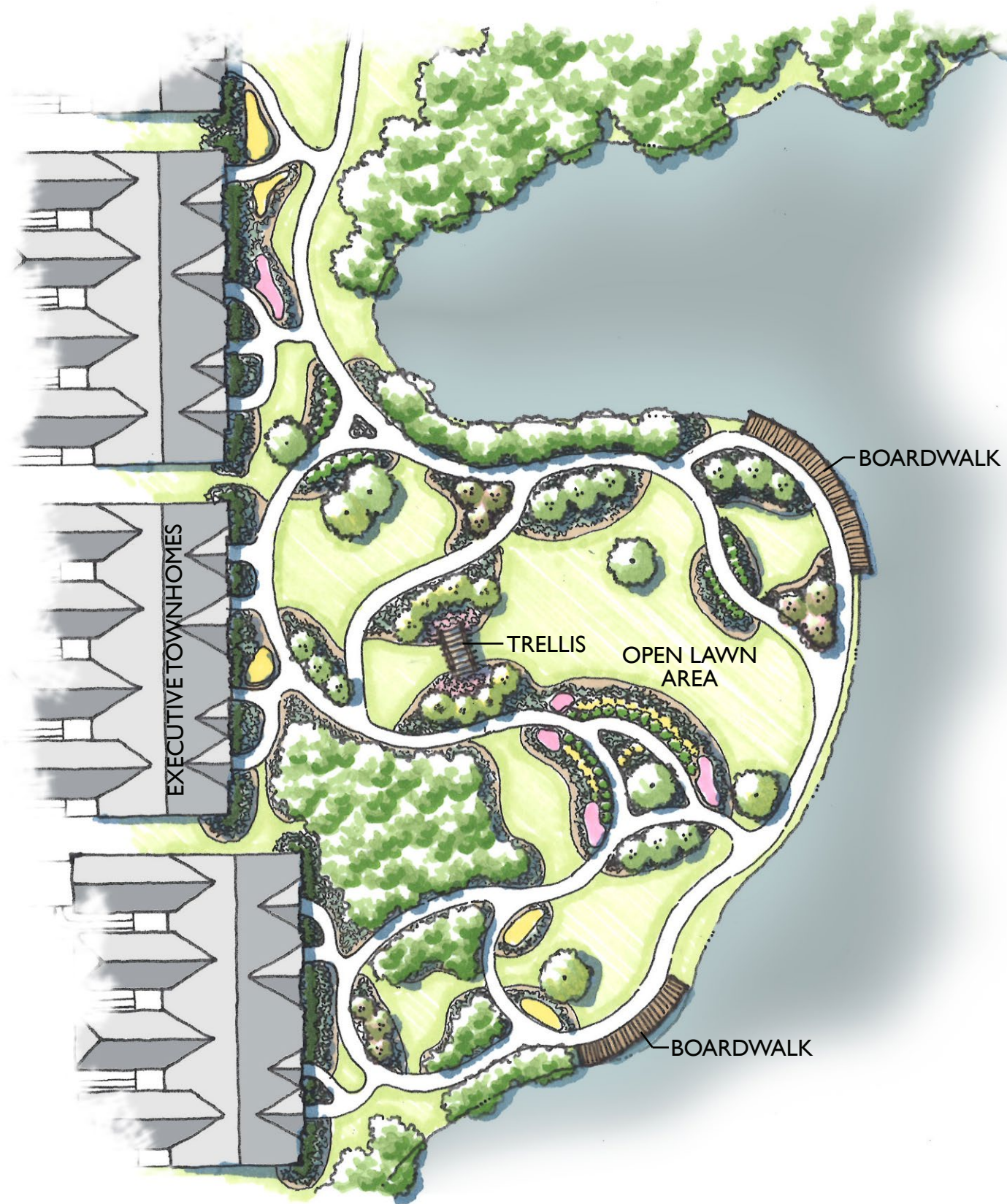




LAKE POINTE PARK

Sure to be a favorite amongst many community residents, Lake Point Park is home to Post Oak Bend's beach area. Spend the day soaking up the sun and splashing in the shallows of Fort Loudon Lake. Then, as the sun sets, share the stories of the day with neighbors while sitting around the fire pit and looking for shooting stars.

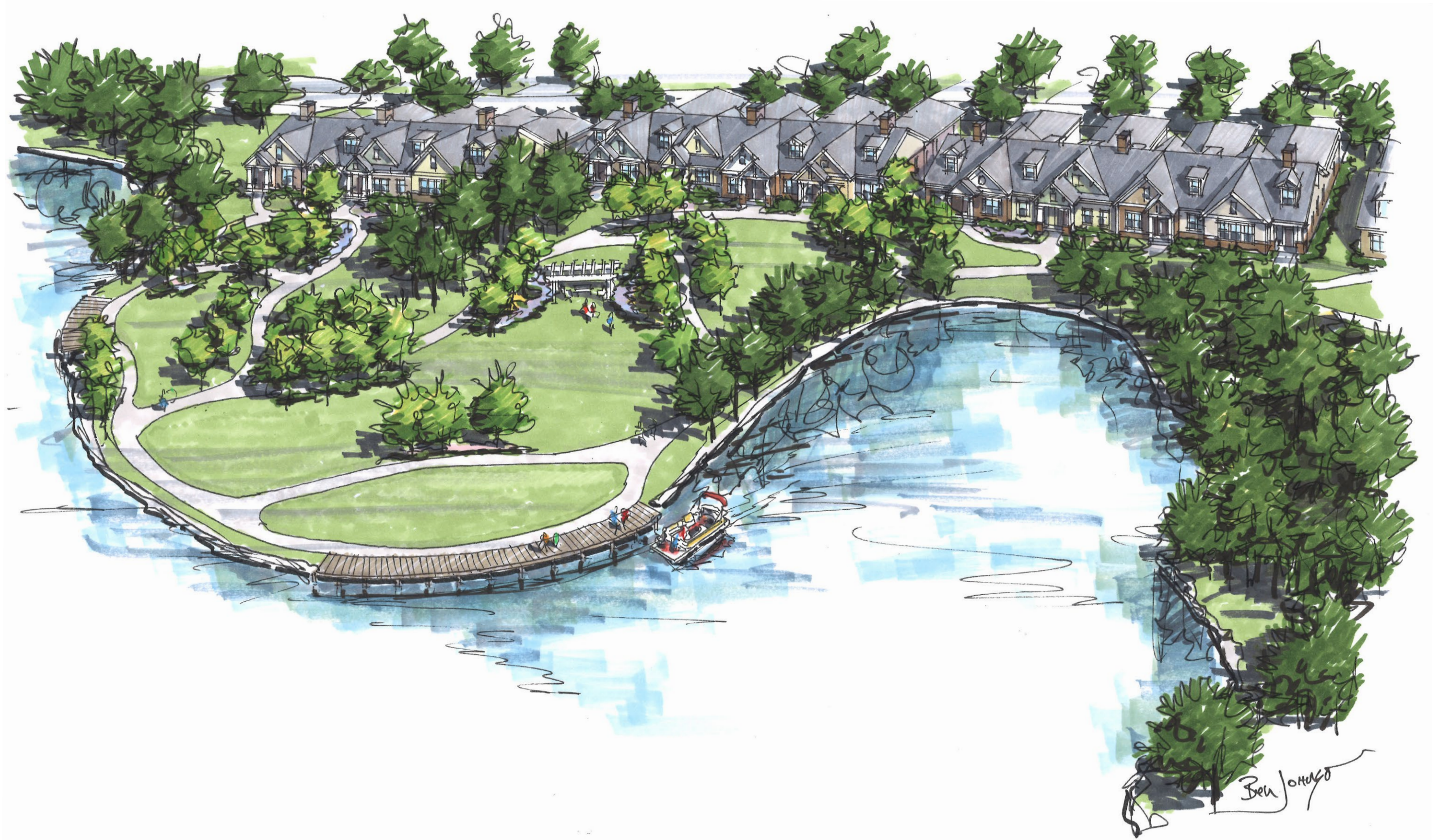
Pocket Parks



BOARDWALK PARK

As the name suggests, Boardwalk Park has two boardwalk areas perfect casting in a line, or for hopping on a boat for the day. Townhome residents will enjoy direct access, but the whole community will love exploring the space through a variety of trails and landscape areas.



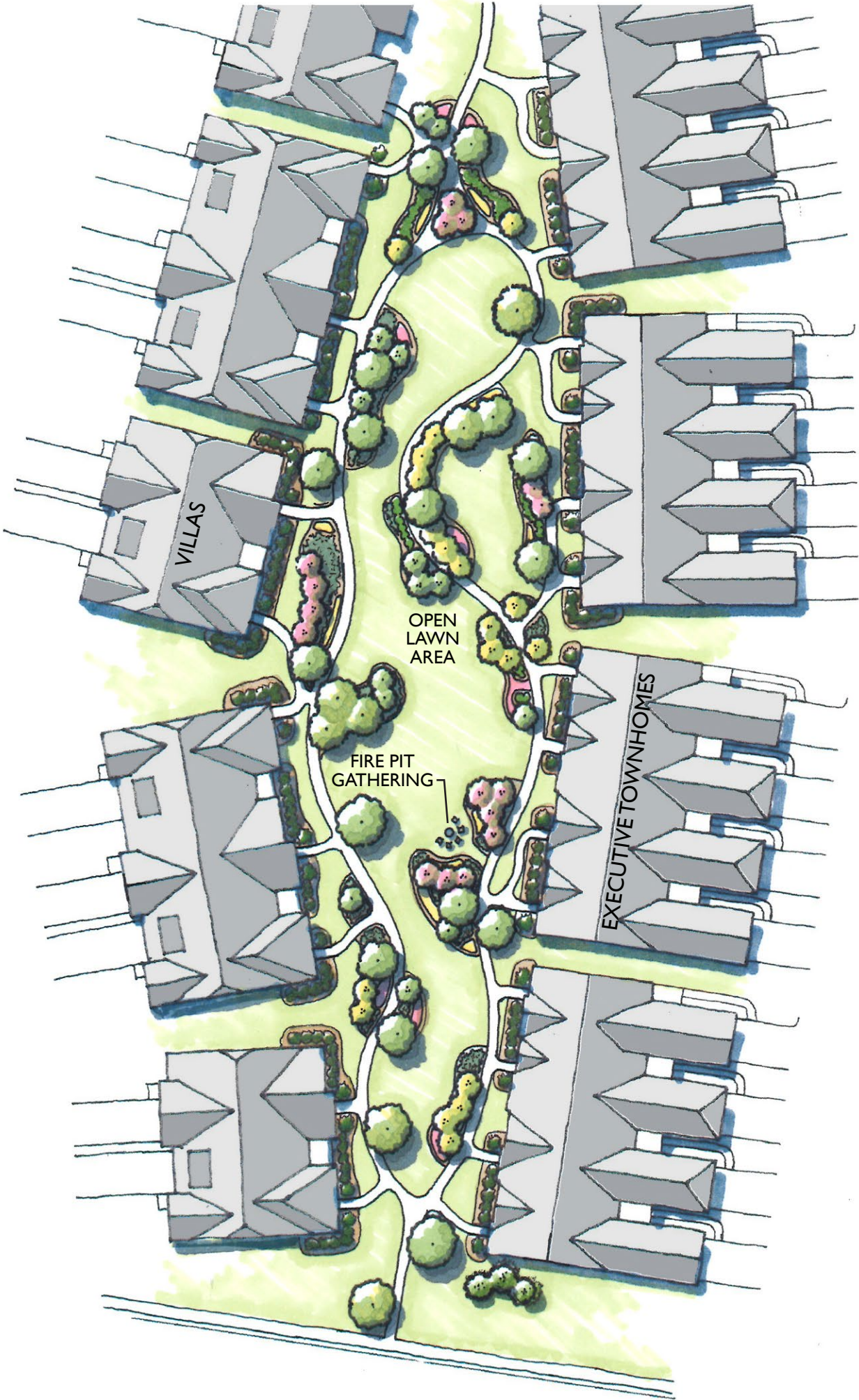


Pocket Parks



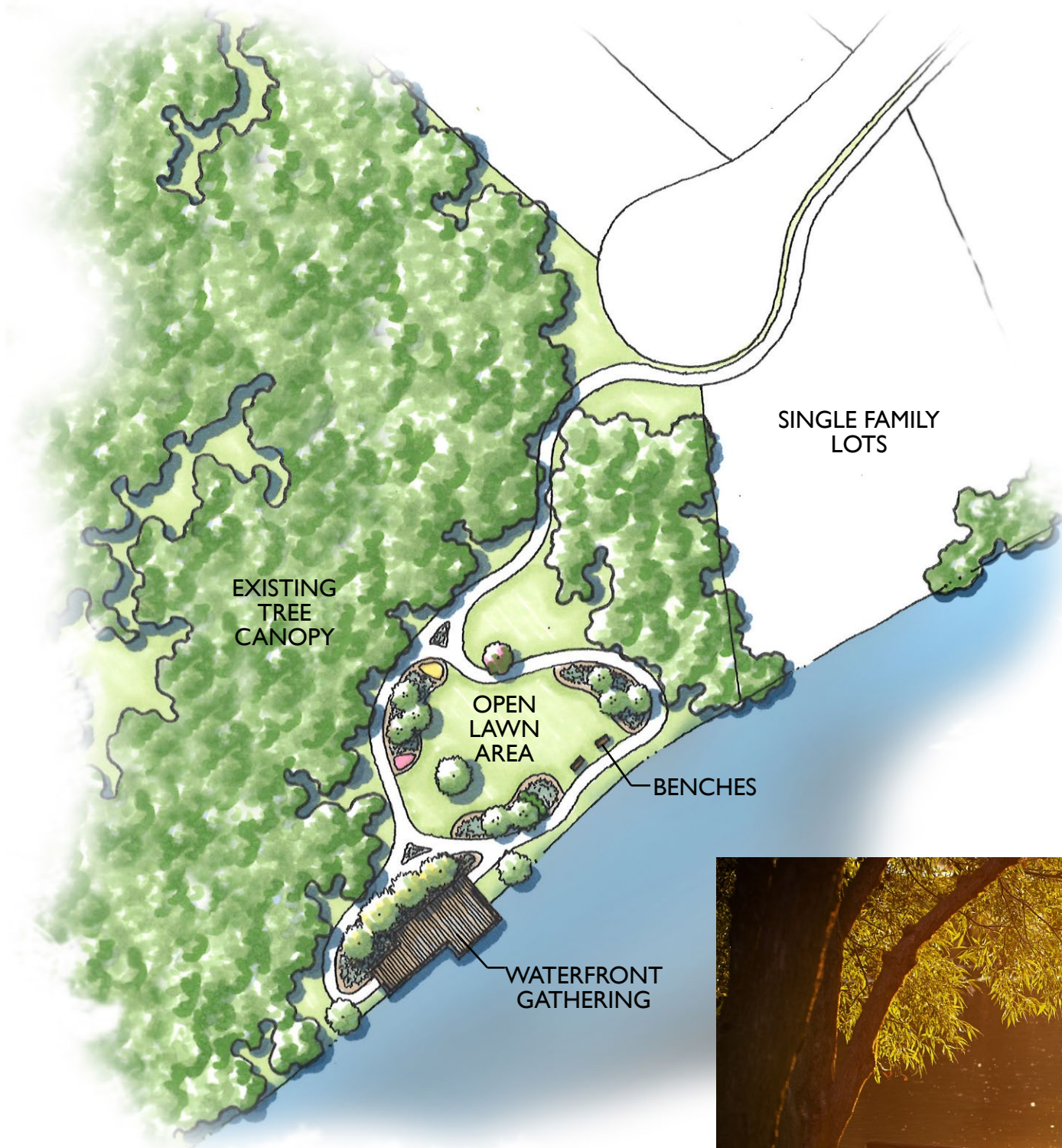
THE GARDENS

Located at the northern end of the property, The Gardens will serve as a trail head to the overall trail system for many Post Oak Bend residents. From season to season, the walking loop will feel like a completely new experience depending on which plant species are in bloom.



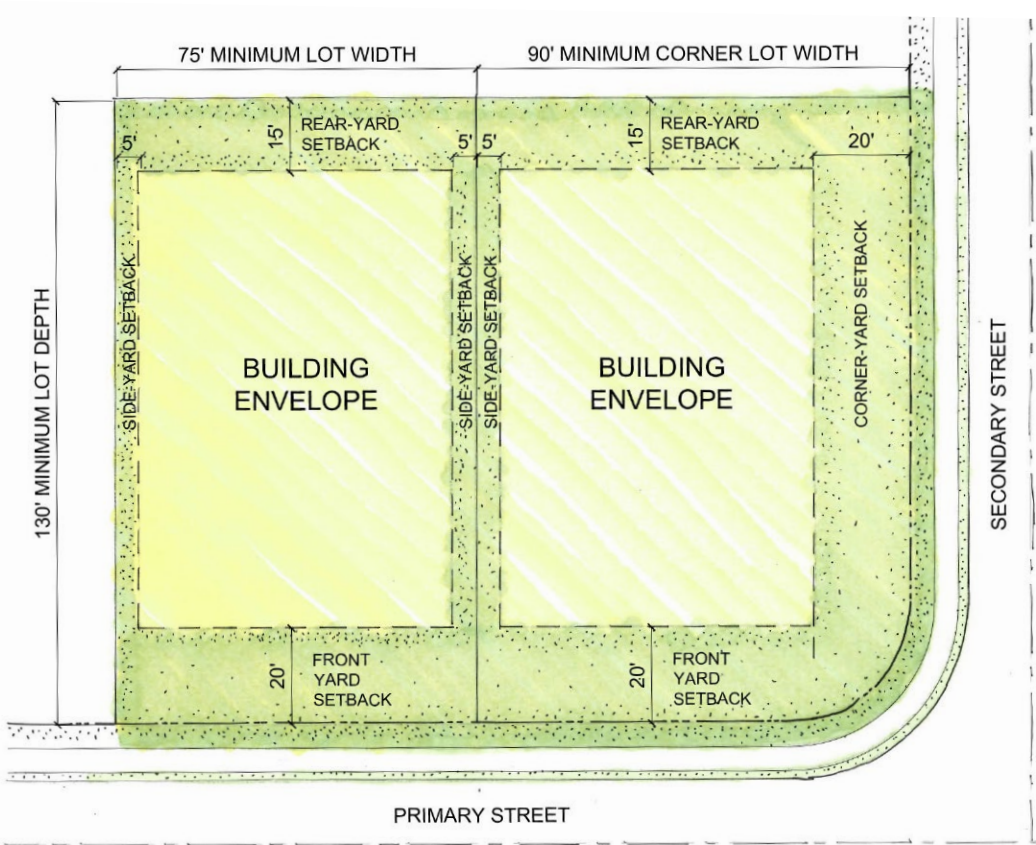
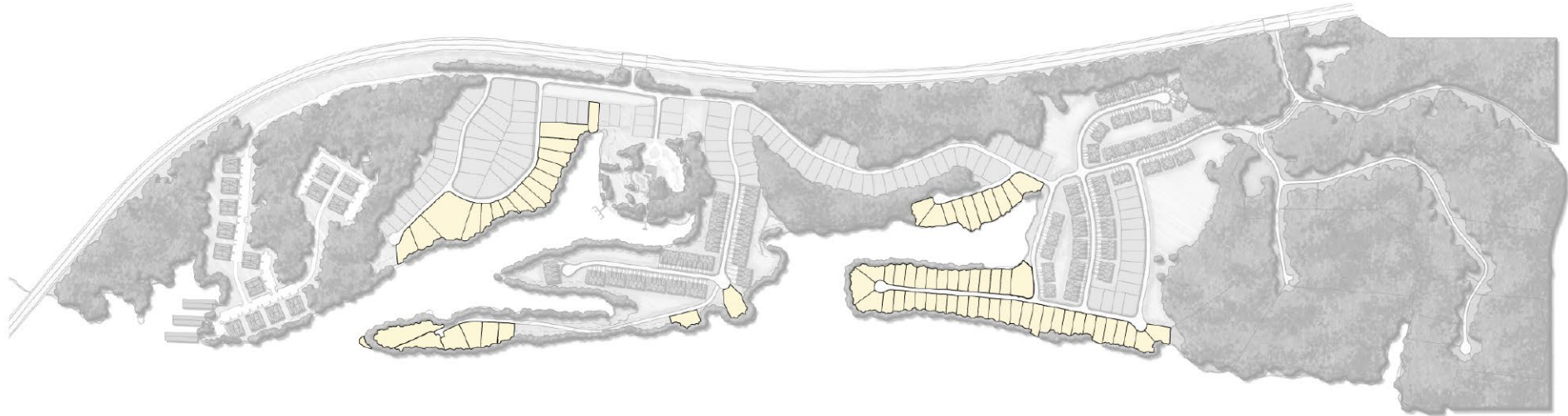
FOREST PARK

Take a walk to the lake and experience some of Post Oak Bend's naturally existing forested area along the way. Once at the waterfront, take a seat and clear your mind in this quiet and serene community treasure.



Architectural Design Guidelines

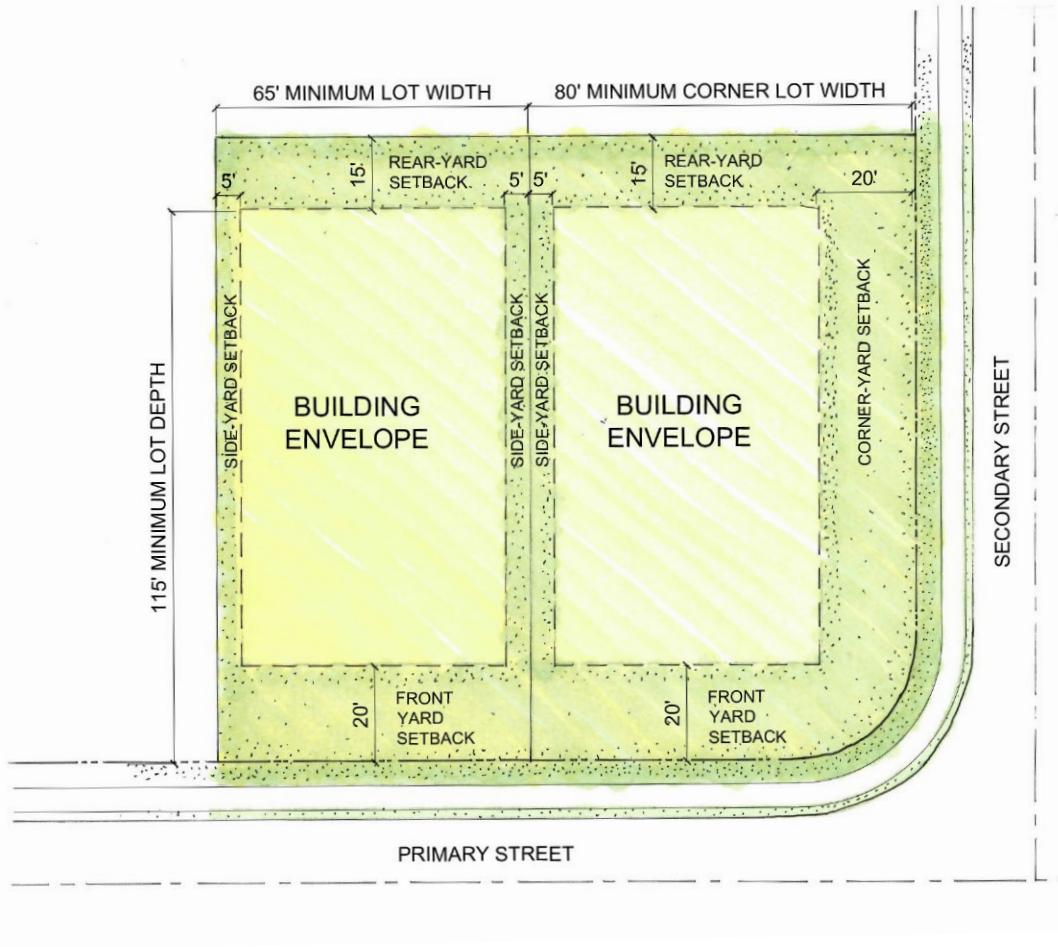
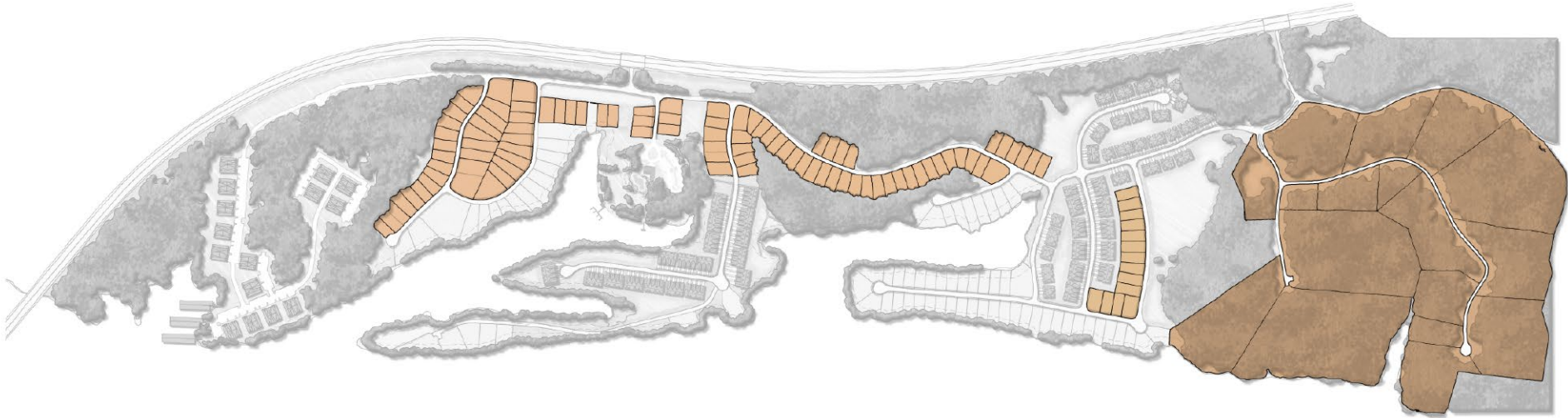
Single-Family Lake-Front Lots



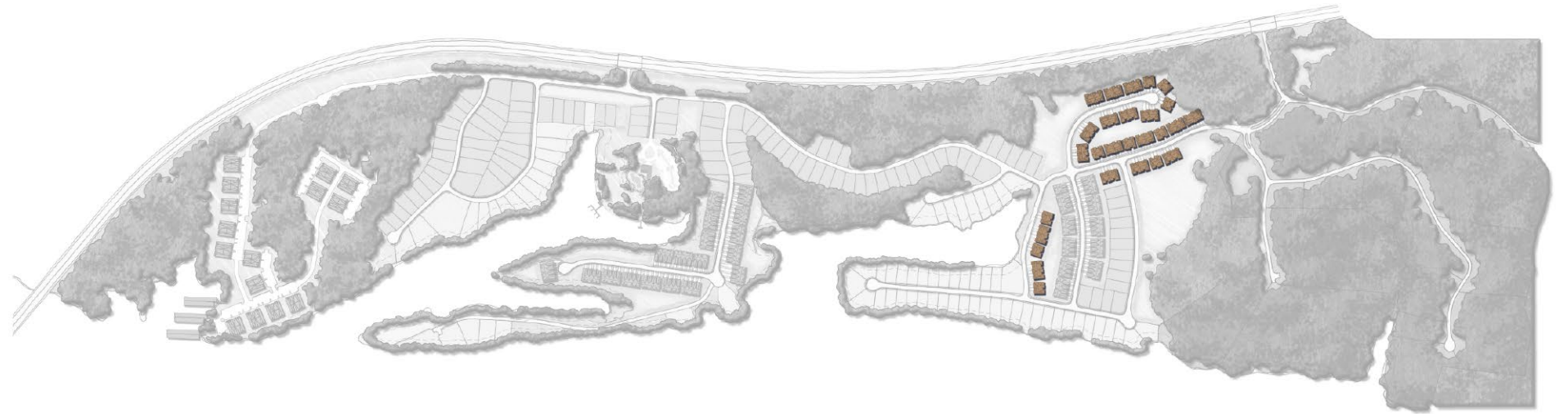
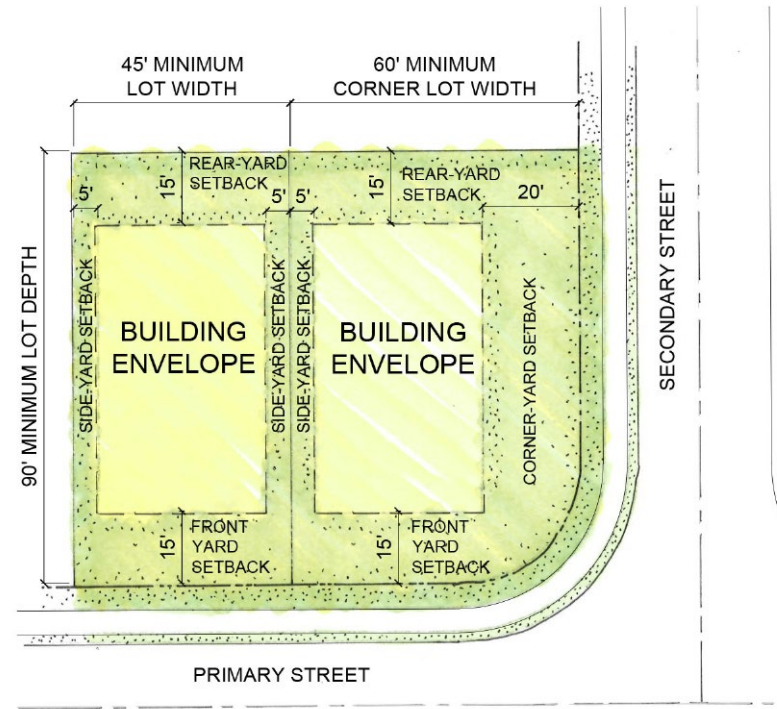
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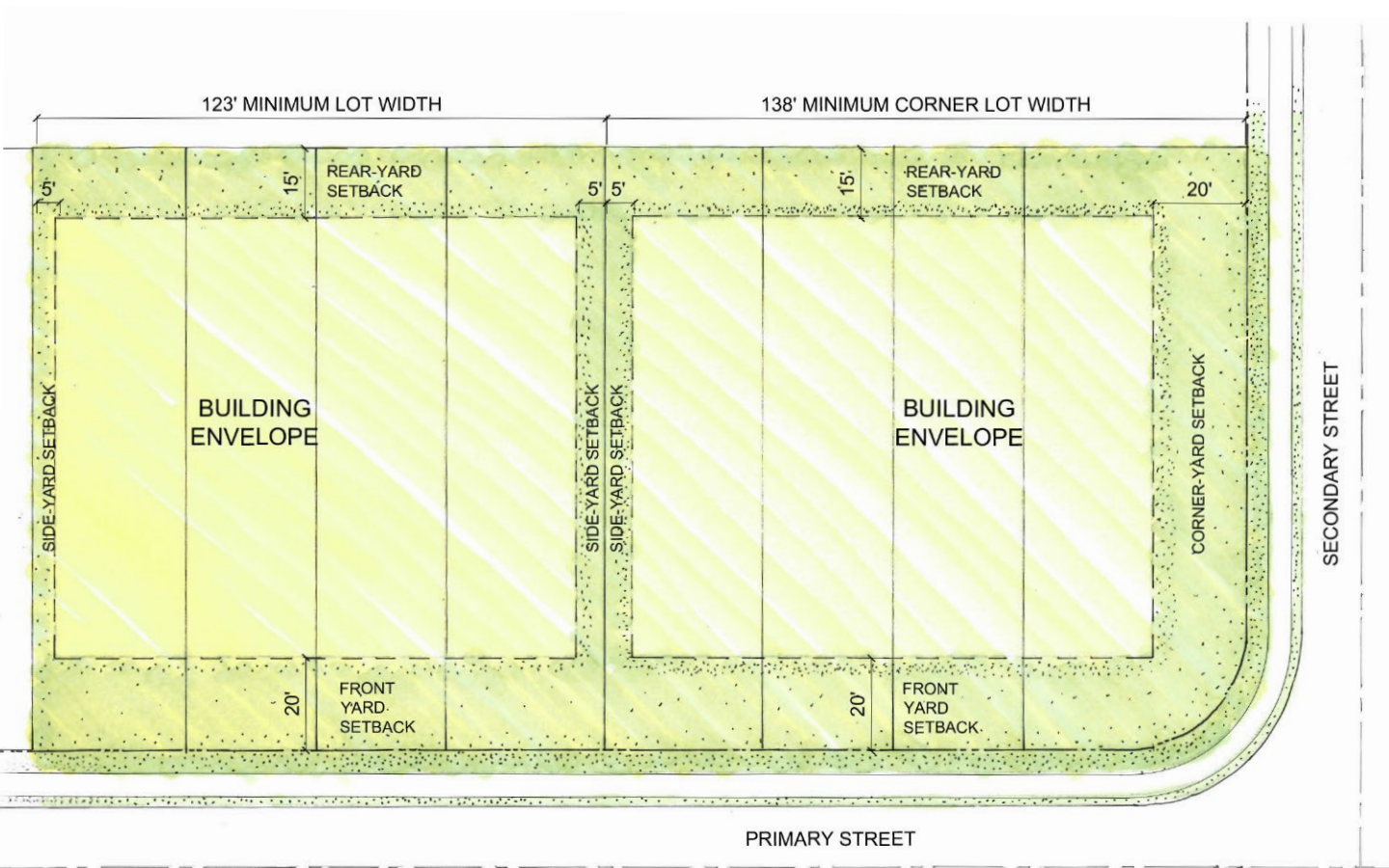
Single-Family & Estate Lots



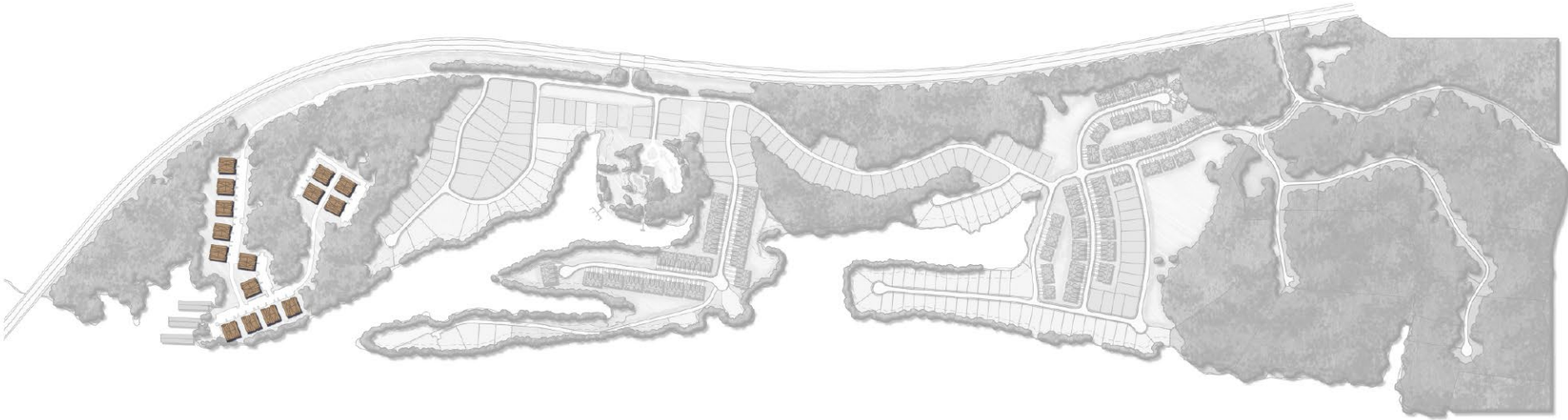
Villa Lots



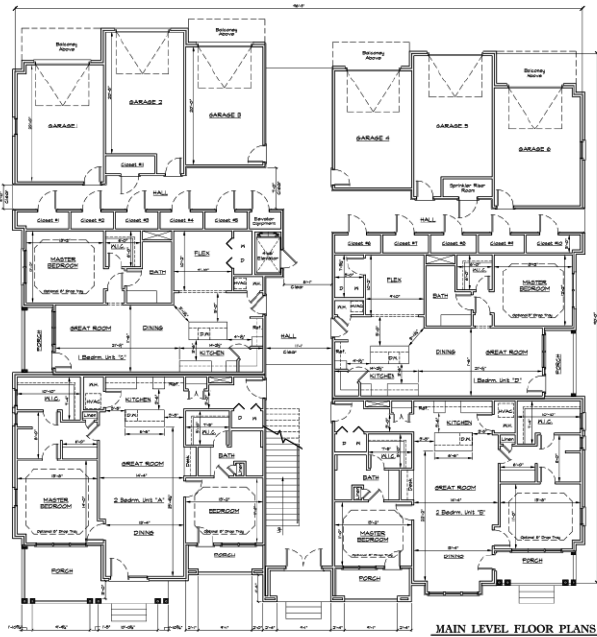
Executive Townhome Lots



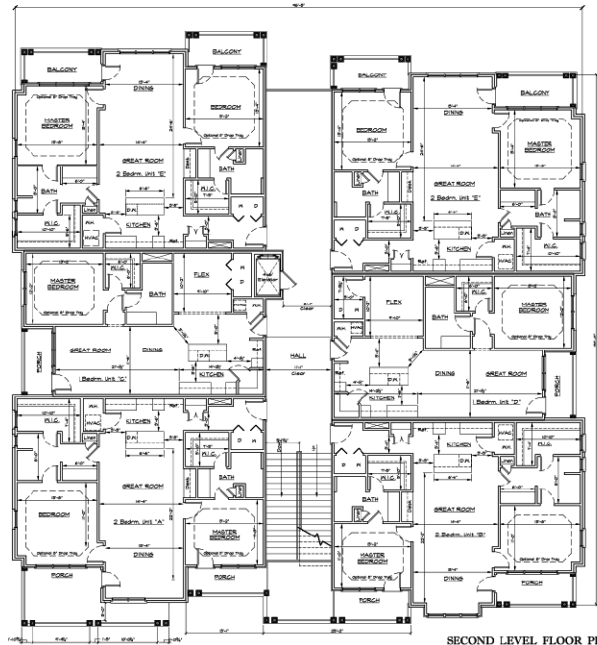
Stacked Flats



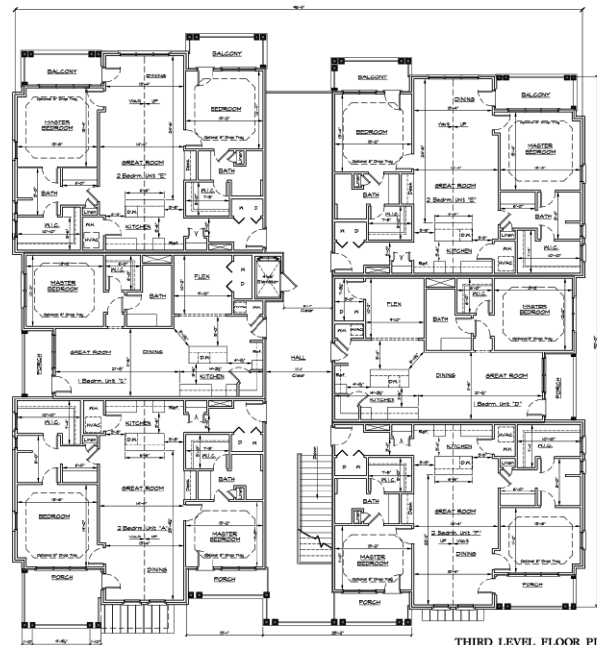
MATERIALS PROPORTION LEGEND	
1	BOARD AND BATTEN
2	BRICK
3	SIDING
4	ASPHALT SHINGLES
5	STANDING SEAM METAL ROOF
6	BRICK SOLDIER COURSE
7	LOUVERED GRILL



MAIN LEVEL FLOOR PLANS



SECOND LEVEL FLOOR PLANS

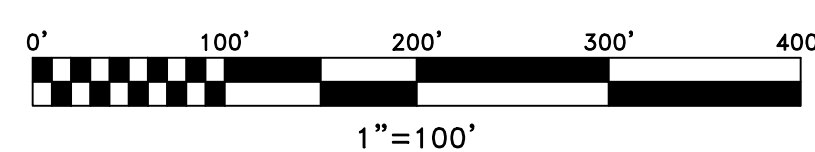


THIRD LEVEL FLOOR PLAN



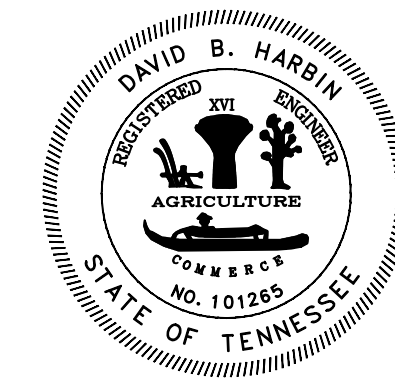
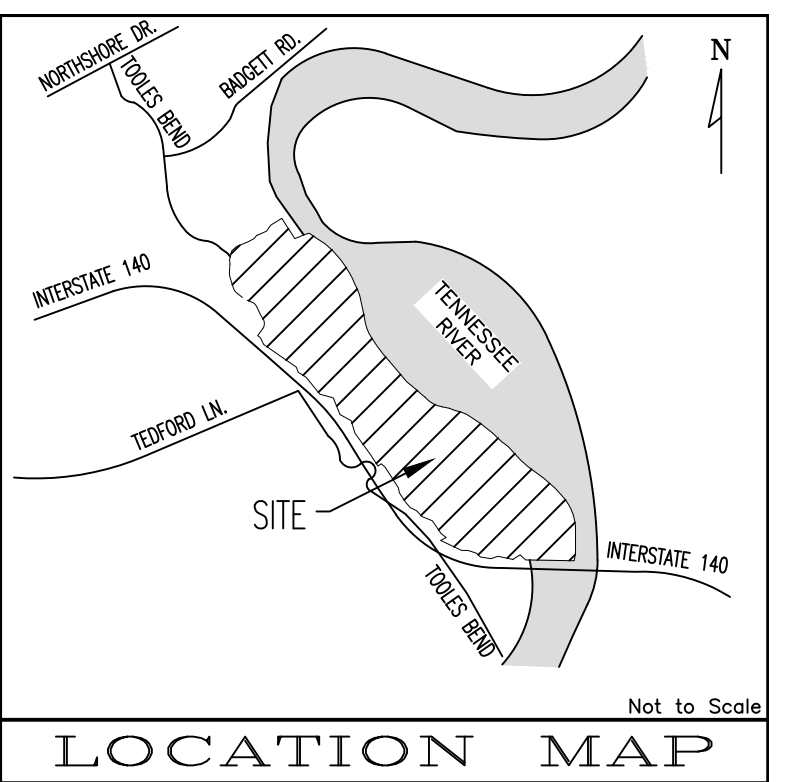
OWNER:
POST OAK BEND LLC
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265 BROOKVIEW CENTER WAY SUITE 600
KNOXVILLE, TN 37919
(865) 971-5103

5-25000\25000 C MAIN.DWG



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[illegible]



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CONCEPT & DEVELOPMENT PLAN
FOR
POST OAK BEND
MAP 155, PARCEL 82.02 & PART OF PARCEL 77
DISTRICT NO. 6, KNOX COUNTY, TENNESSEE

25000-SP3

SHEET 3 OF

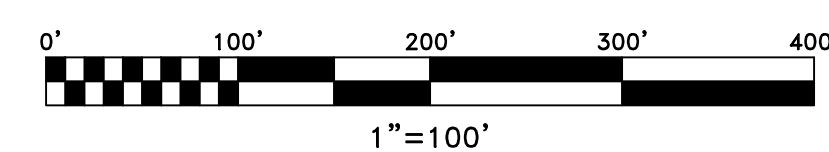
4-25000\25000 C MAIN.DWG

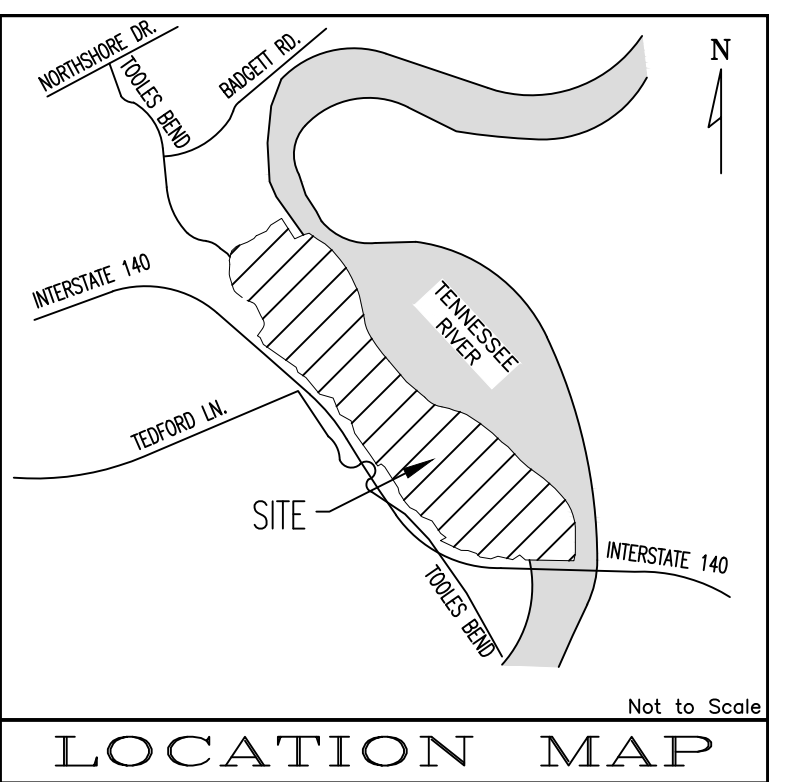


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SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2' INTERVAL
DATE
06/22/18





DEVELOPER	OWNER:
SAFE HARBOR DEVELOPMENT, LLC c/o CHRIS OOTEN 308 LETTERMAN RD. KNOXVILLE, TENNESSEE 37919 (865) 588-0321	POST OAK BEND LLC C/O R. CULVER SCHMID 265 BROOKVIEW CENTER WAY SUITE 600 KNOXVILLE, TN 37919 (865) 971-5103

CONCEPT & DEVELOPMENT PLAN
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DISTRICT NO. 6, KNOX COUNTY, TENNESSEE

25000-SP4	
SHEET 4	OF 9 SHEET(S)
Q:\25000\25000-C-MAIN.DWG	



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DESIGNED	DBH								
DRAWN	SEW								
CHECKED	DRH	1	07/24/18	MPC COMMENTS					
		NO	DATE	REVISION	ADDP	NO	DATE	REVISION	ADDP

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2' INTERVAL
DATE
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