



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 8-B-14-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 8/14/2014

▶ **APPLICANT:** SCOTT LEE GOEBEL

OWNER(S): Scott Lee Goebel

TAX ID NUMBER: 118 033

JURISDICTION: County Commission District 6

STREET ADDRESS: 10801 Snyder Rd

▶ **LOCATION:** West side of Lovell Rd., northwest side of Snyder Rd.

▶ **APPX. SIZE OF TRACT:** 63.81 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a five-lane (with center turn lane) minor arterial street, with a required right-of-way of 100 ft., and Snyder Road, a two-lane minor collector street, with a minimum of 20 ft. of pavement width within a minimum right-of-way of 50 ft. Snyder Road has a four-lane cross section and wider right-of-way at Lovell Road.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek and Hickory Creek

▶ **ZONING:** PR (Planned Residential) (k) /TO (Technology Overlay) and PR (Planned Residential) (k)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Apartment Development and Commercial Center  
5.42 du/ac

HISTORY OF ZONING: Property rezoned to PR (Planned Residential) at a density of up to 5.7 du/ac by Knox County Commission on June 23, 2014

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A (Agricultural) and PR (Planned Residential) with part of the area within TO (Technology Overlay)

South: Residences / A (Agricultural)/TO (Technology Overlay) & A (Agricultural)

East: Residences / RA (Low Density Residential) and A (Agricultural) with TO (Technology Overlay)

West: Residences and vacant land / PR (Planned Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is located in an area of mixed use development, with detached residential subdivisions under A, A/O, PR, PR/TO and RA/TO zoning and individual lots on the east side of Lovell Rd. developed with offices under OB zoning. Further to the north, near the Lovell Rd./Pellissippi Parkway interchange, are commercial, office and apartment uses under PR/TO, PC/TO and BP/TO zoning.

## STAFF RECOMMENDATION:

### ► **APPROVE the development plan for an apartment complex with up to 328 residential units subject to the following 13 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development. Grading of the site and removal of vegetation shall not occur prior to the review and approval of a development plan by TTCDA.
2. Prior to any site grading, identify the limits of disturbance (as identified on the grading plan) in the field in order to protect those areas of mature vegetation in the center of the site, along the western property line and in the northwest portion of the site.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
6. Revising the development plan to show the existing sidewalk along the Lovell Rd and the connection of the sidewalks to be installed by the developer. The sidewalk to be installed by the developer along Snyder Rd. shall extend along the entire street frontage. The sidewalk connections to and along Snyder Rd. shall be completed prior to the first occupancy permit for the development.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Installing the 70' southbound deceleration taper on Lovell Rd. at the development access drive, subject to approval by the Tennessee Department of Transportation (TDOT).
9. Obtaining all required permits from TDOT for the driveway connection and associated improvements on Lovell Rd..
10. The proposed controlled access gates are subject to approval by the Knox County Fire Marshal.
11. Obtaining a variance for the reduction in the parking stall size from 200 square feet to 162 square feet from the Knox County Board of Zoning Appeals.
12. The future commercial area is subject to a separate use on review application approval. The Traffic Impact Study submitted with this use on review approval may have to be updated with the review of the commercial area application.
13. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the PR (k) / TO and PR (k) zoning districts, as well as other criteria for approval of a use on review.

## COMMENTS:

The applicant is requesting approval of a 328 unit apartment development that will be located on the north side of Snyder Rd. and the west side of Lovell Rd. The Planning Commission considered a sector plan amendment (5-C-14-SP) and a rezoning (5-E-14-RZ) request for this site on May 8, 2014. The Planning Commission approved a sector plan amendment to medium density residential and recommended approval of the rezoning to PR (Planned Residential) and PR (Planned Residential)/TO (Technology Overlay) at a density of 5.7 du/ac., subject to the condition that there would be no clearing or grading of the site until a use on review development plan was reviewed and approved by the Planning Commission. The Knox County Commission approved the sector plan amendment and the rezoning on June 23, 2014.

The main entrance for the proposed apartment complex will be off of Snyder Rd. There will be a secondary access drive off of Lovell Rd. that will also serve as the access for the proposed future commercial area. The apartment complex will include 66 one bedroom units, 222 two bedroom units and 40 three bedroom units within 22 buildings. The building mix includes 7 two story buildings, 13 two/three story buildings and 2 three/four story buildings. The buildings will meet a 100' building setback from adjoining properties. The proposed parking will be located in surface parking areas with 64 spaces located within stand alone parking garages or garage units within four of the buildings. An amenity area is being provided near the main entrance that includes a clubhouse, fitness center, cabana and pool.

The PR (Planned Residential) district allows consideration of commercial uses in residential developments of at least 20 acres. One acre of commercial use is allowed for each 100 residential units proposed for the development. With 328 dwelling units, 3.28 acres of this development site could be considered for commercial development. The applicant has identified 3.24 acres for future commercial development which will require a separate use on review application and approval. The 3.24 acres utilized for the commercial use cannot be

used for residential density calculations. The area available for residential density calculations is 60.57 acres. The proposed density for this apartment complex is 5.42 du/ac.

The traffic impact study that was prepared for this proposed development, including the future commercial area, identified that there is adequate capacity with the existing street improvements to handle the impact of the proposed development. The only recommended street improvement is the installation of a 70' southbound deceleration taper on Lovell Rd. at the proposed development access drive.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA).

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

1. The proposed apartment development will have minimal impact on local services since all utilities are available to serve this site.
2. The traffic impact study that has been prepared for the development identifies that the street system will continue to operate at acceptable levels of services with the proposed development.
3. The applicant has designed the layout of the complex so as to reduce the impact on the steeper portions of the site. The development plan identifies the limits of land disturbance which allows for identification of the limits in the field in order to protect the existing vegetation in those areas.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed apartment development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial and a minor collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential (MDR) uses for this site. The proposed development at a density of 5.42 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 2776 (average daily vehicle trips)

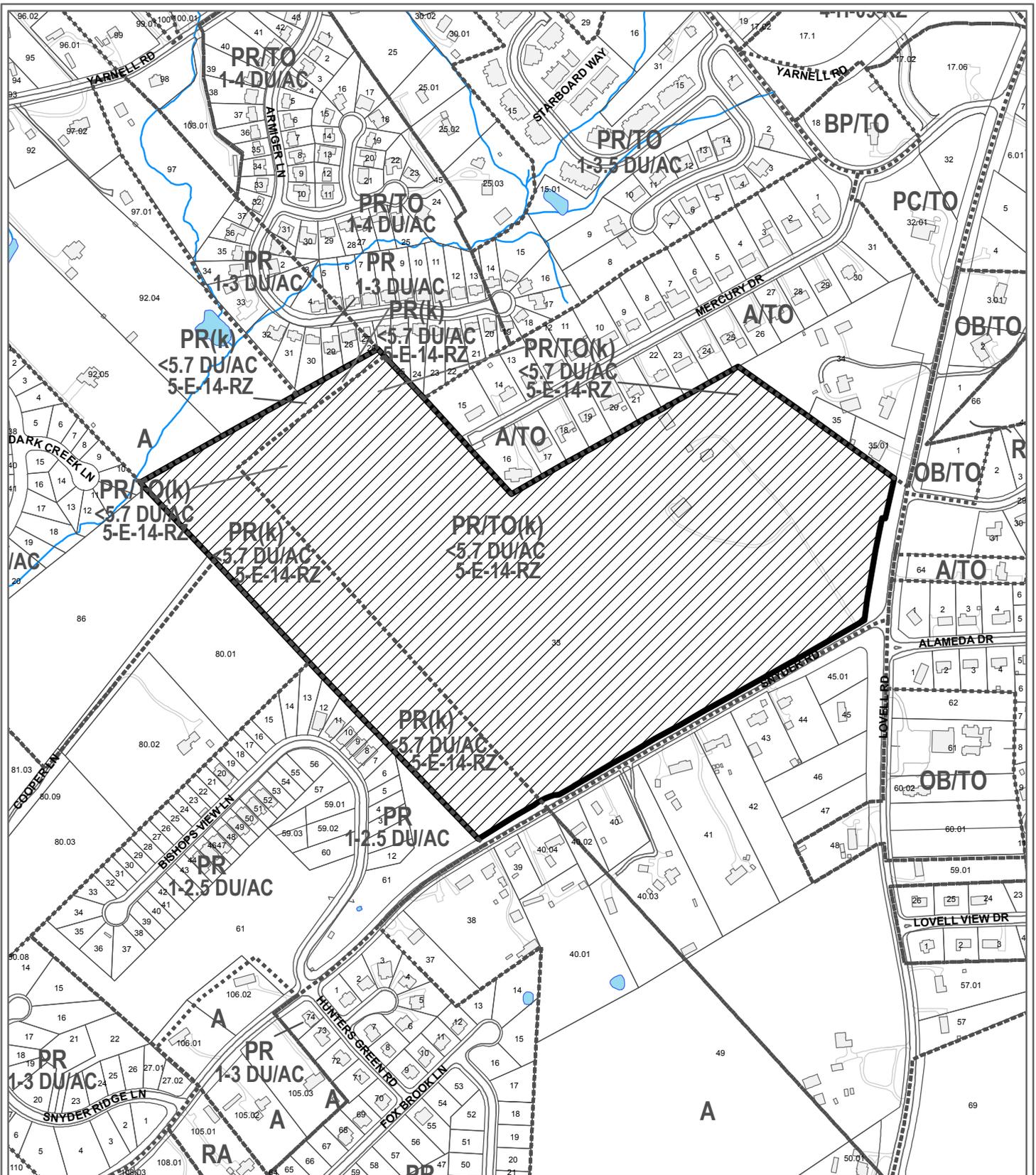
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 76 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-B-14-UR  
USE ON REVIEW**



Apartment Development and Commercial Center in PR (Planned Residential)/TO (Technology Overlay) and PR (Planned Residential)

Original Print Date: 7/17/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Goebel, Scott Lee

Map No: 118  
Jurisdiction: County



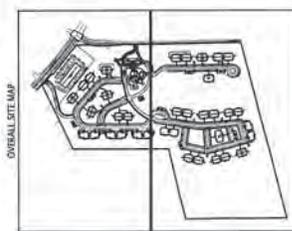
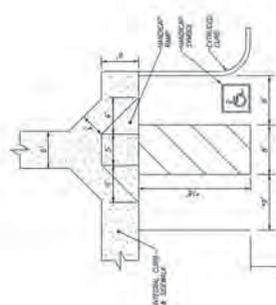


**UNIT MIX**

UNIT TYPE	NUMBER	SQ. FT.	TOTAL SQ. FT.
1	1	1000	1000
2	1	1500	1500
3	1	2000	2000
4	1	2500	2500
5	1	3000	3000
6	1	3500	3500
7	1	4000	4000
8	1	4500	4500
9	1	5000	5000
10	1	5500	5500
11	1	6000	6000
12	1	6500	6500
13	1	7000	7000
14	1	7500	7500
15	1	8000	8000
16	1	8500	8500
17	1	9000	9000
18	1	9500	9500
19	1	10000	10000
20	1	10500	10500
21	1	11000	11000
22	1	11500	11500
23	1	12000	12000
24	1	12500	12500
25	1	13000	13000
26	1	13500	13500
27	1	14000	14000
28	1	14500	14500
29	1	15000	15000
30	1	15500	15500
31	1	16000	16000
32	1	16500	16500
33	1	17000	17000
34	1	17500	17500
35	1	18000	18000
36	1	18500	18500
37	1	19000	19000
38	1	19500	19500
39	1	20000	20000
40	1	20500	20500
41	1	21000	21000
42	1	21500	21500
43	1	22000	22000
44	1	22500	22500
45	1	23000	23000
46	1	23500	23500
47	1	24000	24000
48	1	24500	24500
49	1	25000	25000
50	1	25500	25500
51	1	26000	26000
52	1	26500	26500
53	1	27000	27000
54	1	27500	27500
55	1	28000	28000
56	1	28500	28500
57	1	29000	29000
58	1	29500	29500
59	1	30000	30000
60	1	30500	30500
61	1	31000	31000
62	1	31500	31500
63	1	32000	32000
64	1	32500	32500
65	1	33000	33000
66	1	33500	33500
67	1	34000	34000
68	1	34500	34500
69	1	35000	35000
70	1	35500	35500
71	1	36000	36000
72	1	36500	36500
73	1	37000	37000
74	1	37500	37500
75	1	38000	38000
76	1	38500	38500
77	1	39000	39000
78	1	39500	39500
79	1	40000	40000
80	1	40500	40500
81	1	41000	41000
82	1	41500	41500
83	1	42000	42000
84	1	42500	42500
85	1	43000	43000
86	1	43500	43500
87	1	44000	44000
88	1	44500	44500
89	1	45000	45000
90	1	45500	45500
91	1	46000	46000
92	1	46500	46500
93	1	47000	47000
94	1	47500	47500
95	1	48000	48000
96	1	48500	48500
97	1	49000	49000
98	1	49500	49500
99	1	50000	50000
100	1	50500	50500
101	1	51000	51000
102	1	51500	51500
103	1	52000	52000
104	1	52500	52500
105	1	53000	53000
106	1	53500	53500
107	1	54000	54000
108	1	54500	54500
109	1	55000	55000
110	1	55500	55500
111	1	56000	56000
112	1	56500	56500
113	1	57000	57000
114	1	57500	57500
115	1	58000	58000
116	1	58500	58500
117	1	59000	59000
118	1	59500	59500
119	1	60000	60000
120	1	60500	60500
121	1	61000	61000
122	1	61500	61500
123	1	62000	62000
124	1	62500	62500
125	1	63000	63000
126	1	63500	63500
127	1	64000	64000
128	1	64500	64500
129	1	65000	65000
130	1	65500	65500
131	1	66000	66000
132	1	66500	66500
133	1	67000	67000
134	1	67500	67500
135	1	68000	68000
136	1	68500	68500
137	1	69000	69000
138	1	69500	69500
139	1	70000	70000
140	1	70500	70500
141	1	71000	71000
142	1	71500	71500
143	1	72000	72000
144	1	72500	72500
145	1	73000	73000
146	1	73500	73500
147	1	74000	74000
148	1	74500	74500
149	1	75000	75000
150	1	75500	75500
151	1	76000	76000
152	1	76500	76500
153	1	77000	77000
154	1	77500	77500
155	1	78000	78000
156	1	78500	78500
157	1	79000	79000
158	1	79500	79500
159	1	80000	80000
160	1	80500	80500
161	1	81000	81000
162	1	81500	81500
163	1	82000	82000
164	1	82500	82500
165	1	83000	83000
166	1	83500	83500
167	1	84000	84000
168	1	84500	84500
169	1	85000	85000
170	1	85500	85500
171	1	86000	86000
172	1	86500	86500
173	1	87000	87000
174	1	87500	87500
175	1	88000	88000
176	1	88500	88500
177	1	89000	89000
178	1	89500	89500
179	1	90000	90000
180	1	90500	90500
181	1	91000	91000
182	1	91500	91500
183	1	92000	92000
184	1	92500	92500
185	1	93000	93000
186	1	93500	93500
187	1	94000	94000
188	1	94500	94500
189	1	95000	95000
190	1	95500	95500
191	1	96000	96000
192	1	96500	96500
193	1	97000	97000
194	1	97500	97500
195	1	98000	98000
196	1	98500	98500
197	1	99000	99000
198	1	99500	99500
199	1	100000	100000

**VARIANCES REQUESTED**  
 1. MAXIMUM LOT COVERAGE: 35% TO 40%  
 2. MAXIMUM BUILDING HEIGHT: 35' TO 40'

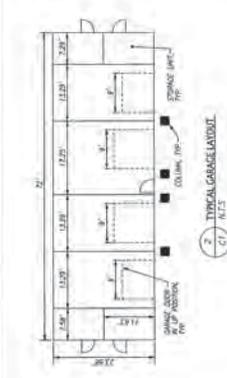
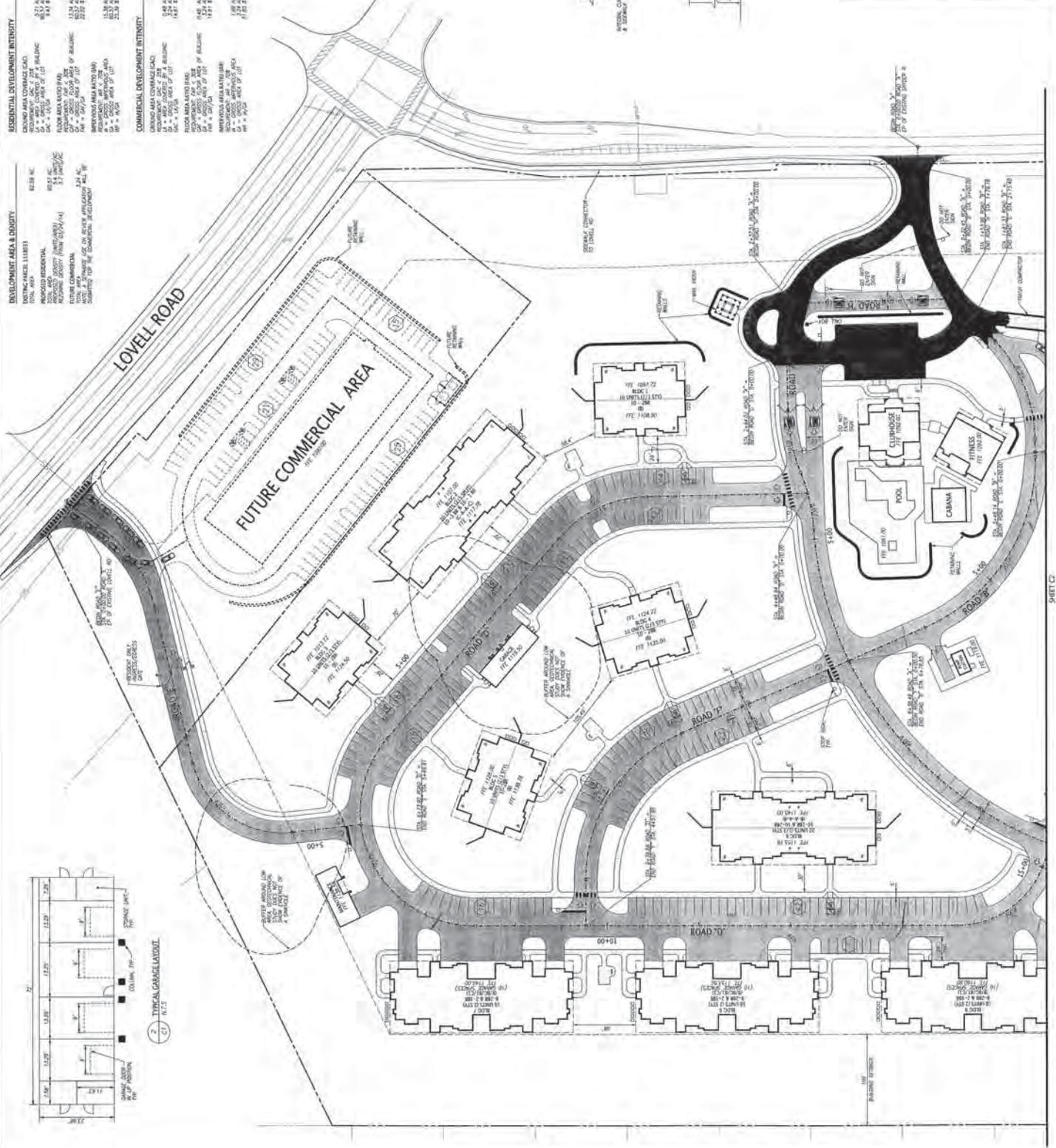
**PARKING SUMMARY**  
 REQUIRED PARKING SPACES: 100  
 PROVIDED PARKING SPACES: 100  
 TOTAL PARKING SPACES: 100

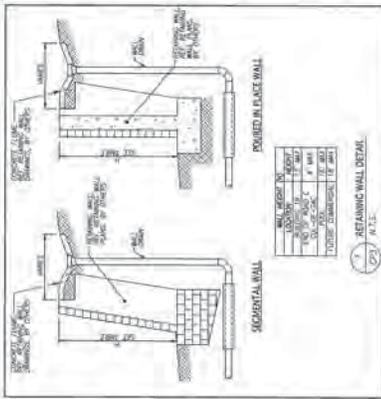


**DEVELOPMENT AREA & DENSITY**  
 TOTAL AREA: 82.58 AC  
 PROPOSED RESIDENTIAL: 100 UNITS  
 PROPOSED COMMERCIAL: 100 UNITS

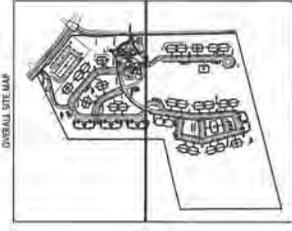
**RESIDENTIAL DEVELOPMENT INTENSITY**  
 SINGLE-FAMILY: 1.0 UNITS/AC  
 TOWNHOUSES: 2.0 UNITS/AC  
 APARTMENTS: 4.0 UNITS/AC

**COMMERCIAL DEVELOPMENT INTENSITY**  
 OFFICE: 1.0 UNITS/AC  
 RETAIL: 2.0 UNITS/AC  
 RESTAURANT: 3.0 UNITS/AC





J. B. WILSON  
 REVISIONS  
 07/20/14

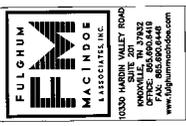


SHEET C4









1000 HARBIN VALLEY ROAD  
 KNOXVILLE, TN 37920  
 TEL: 615.585.1440  
 FAX: 615.585.1448  
 www.fulcrummacindoe.com

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

GREYSTONE AT SNYDER ROAD  
 10801 SNYDER RD  
 KNOXVILLE, TENNESSEE 37932

GREYSTONE PROPERTIES, LLC  
 7206 SCHOMBURG ROAD  
 COLUMBUS, GA 31909  
 CONTACT: MATT WHITE  
 TELEPHONE NO.: 706.221.7101  
 E-MAIL: white@greystoneproperties.com

NO.	DATE	REVISION/ISSUE
1	07/29/14	PROJECT
2		DATE
3		REVISION/ISSUE

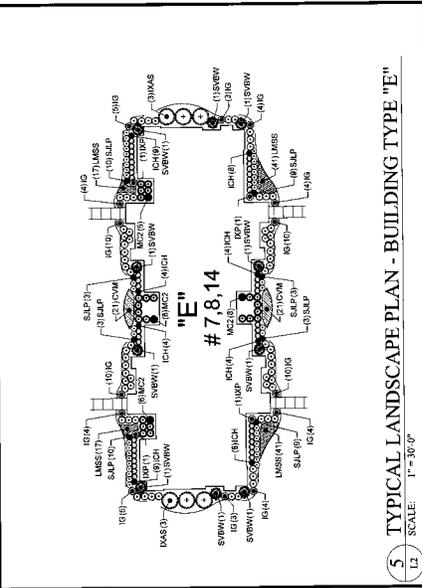
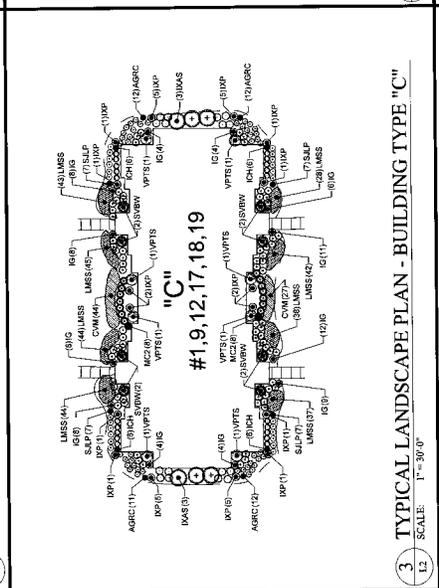
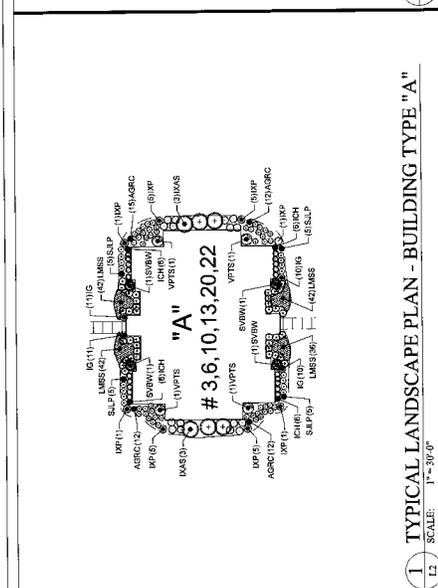
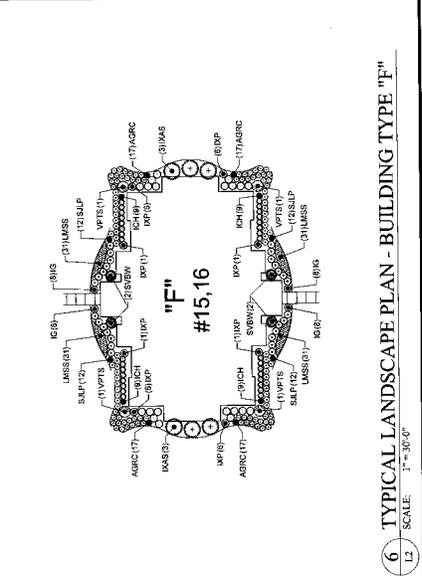
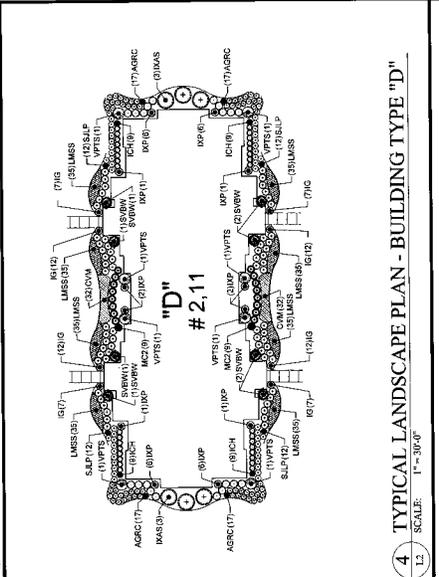
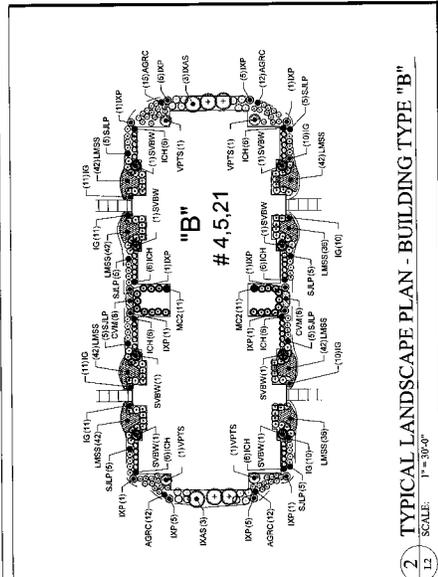
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	QTY.
⊕	AGR	Asclepias tuberosa 'Star Creek'	ROSE CREEK ADELIA	3 Gal.	286
⊕	ICH	Ilex cornuta 'Hogwooden'	HOODWOOD JAPANESE HOLLY	3 Gal.	218
⊕	IG	Ilex glabra 'Desai'	DEISA INKERRY HOLLY	3 Gal.	400
⊕	IAS	Ilex x attenuata 'Savannah'	SAVANNAH HOLLY	30 Gal.	36
⊕	IP	Ilex 'Patriot'	PATRIOT HOLLY	5 Gal.	148
⊕	M2	Muhlenbergia capillaris	PINKY MILKY	3 Gal.	84
⊕	SJP	Spiraea japonica 'Little Princess'	LITTLE PRINCESS JAPANESE SPIREA	3 Gal.	234
⊕	SWR	Syringa x vanhouttei 'Belle Waltham'	BRIDAL WREATH SPIREA	5 Gal.	42
⊕	VPT	Viburnum plicatum in lower stem 'Shasta'	SHASTA JAPANESE SNOWBALL	7 Gal.	28
⊕	COM	Conceptis verticillata 'Moundheim'	THREEDLEAF CORCORUS	1 gal.	24 c.c. 183
⊕	LMS	Liriodendron tulipifera 'Silver Sweep'	SILVER BIRNPROOF LILY TURF	1 gal.	16 c.c. 127

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	QTY.
⊕	AGR	Asclepias tuberosa 'Star Creek'	ROSE CREEK ADELIA	3 Gal.	286
⊕	ICH	Ilex cornuta 'Hogwooden'	HOODWOOD JAPANESE HOLLY	3 Gal.	218
⊕	IG	Ilex glabra 'Desai'	DEISA INKERRY HOLLY	3 Gal.	400
⊕	IAS	Ilex x attenuata 'Savannah'	SAVANNAH HOLLY	30 Gal.	36
⊕	IP	Ilex 'Patriot'	PATRIOT HOLLY	5 Gal.	148
⊕	M2	Muhlenbergia capillaris	PINKY MILKY	3 Gal.	84
⊕	SJP	Spiraea japonica 'Little Princess'	LITTLE PRINCESS JAPANESE SPIREA	3 Gal.	234
⊕	SWR	Syringa x vanhouttei 'Belle Waltham'	BRIDAL WREATH SPIREA	5 Gal.	42
⊕	VPT	Viburnum plicatum in lower stem 'Shasta'	SHASTA JAPANESE SNOWBALL	7 Gal.	28
⊕	COM	Conceptis verticillata 'Moundheim'	THREEDLEAF CORCORUS	1 gal.	24 c.c. 183
⊕	LMS	Liriodendron tulipifera 'Silver Sweep'	SILVER BIRNPROOF LILY TURF	1 gal.	16 c.c. 127

PLANT SCHEDULE BUILDING PLANTS

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	QTY.
⊕	AGR	Asclepias tuberosa 'Star Creek'	ROSE CREEK ADELIA	3 Gal.	286
⊕	ICH	Ilex cornuta 'Hogwooden'	HOODWOOD JAPANESE HOLLY	3 Gal.	218
⊕	IG	Ilex glabra 'Desai'	DEISA INKERRY HOLLY	3 Gal.	400
⊕	IAS	Ilex x attenuata 'Savannah'	SAVANNAH HOLLY	30 Gal.	36
⊕	IP	Ilex 'Patriot'	PATRIOT HOLLY	5 Gal.	148
⊕	M2	Muhlenbergia capillaris	PINKY MILKY	3 Gal.	84
⊕	SJP	Spiraea japonica 'Little Princess'	LITTLE PRINCESS JAPANESE SPIREA	3 Gal.	234
⊕	SWR	Syringa x vanhouttei 'Belle Waltham'	BRIDAL WREATH SPIREA	5 Gal.	42
⊕	VPT	Viburnum plicatum in lower stem 'Shasta'	SHASTA JAPANESE SNOWBALL	7 Gal.	28
⊕	COM	Conceptis verticillata 'Moundheim'	THREEDLEAF CORCORUS	1 gal.	24 c.c. 183
⊕	LMS	Liriodendron tulipifera 'Silver Sweep'	SILVER BIRNPROOF LILY TURF	1 gal.	16 c.c. 127

GENERAL NOTES:  
 1. ALL TOPOGRAPHIC INFORMATION AS PRESENTED WAS PROVIDED TO THE ARCHITECT BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL UTILITIES AND STRUCTURES WHICH MAY OR MAY NOT BE INDICATED ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, GAS, SEWER, AND TELEPHONE LINES. CONTRACTOR SHALL SHOW ON THESE PLANS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY REPAIR DAMAGES TO ORIGINAL CONDITION AT NO EXPENSE TO OWNER.  
 2. MATERIALS AND WORKMANSHIP ARE SUBJECT TO INSPECTION BY THE ARCHITECT AT ANY TIME AND PLACE BEFORE OR AFTER INSTALLATION. FOR COMPLIANCE, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL NOTES AND SPECIFICATIONS IN CONTRACT.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

barnes | gibson | patel  
ARCHITECTS

1001 W. MARKET ST. SUITE 200  
KNOXVILLE, TN 37902

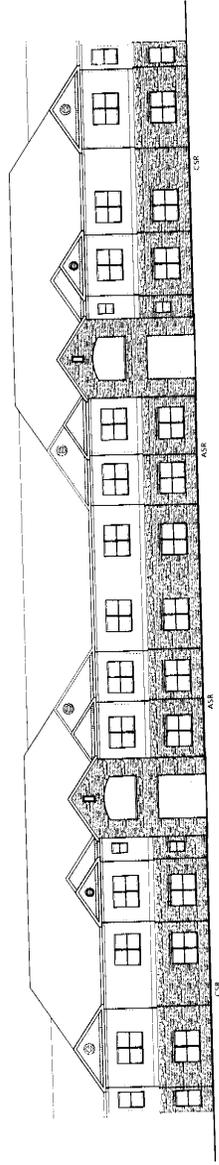
GREYSTONE AT SNYDER ROAD  
10801 SNYDER RT.  
KNOXVILLE, TENNESSEE 37932

GREYSTONE PROPERTIES, LLC  
/206 SCHOMBURG ROAD  
COLUMBUS, GA 31909  
CONTACT: WIL WHITE  
TELEPHONE NO. 706.327.0268  
EMAIL: WHITE@GREYSTONEPROPERTIES.NET

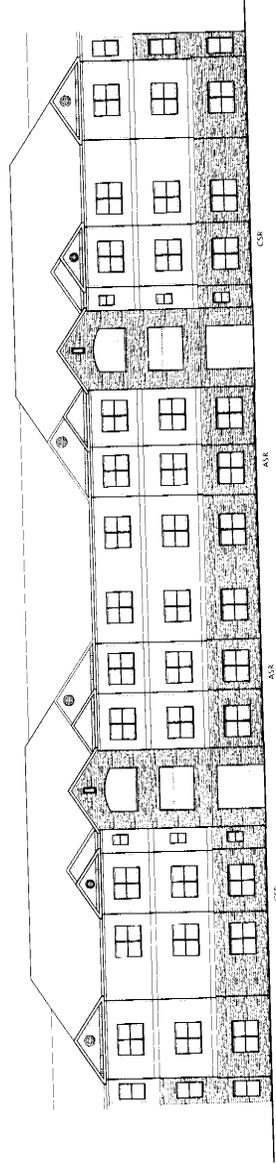
BUILDING 2  
PLAN & ELEVATIONS

No.	Revision/Issue	Date

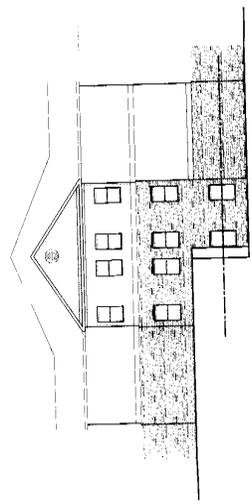
Project: 314.009  
Date: 06/20/14  
Scale: 1/8"=1'-0"  
Sheet: A2



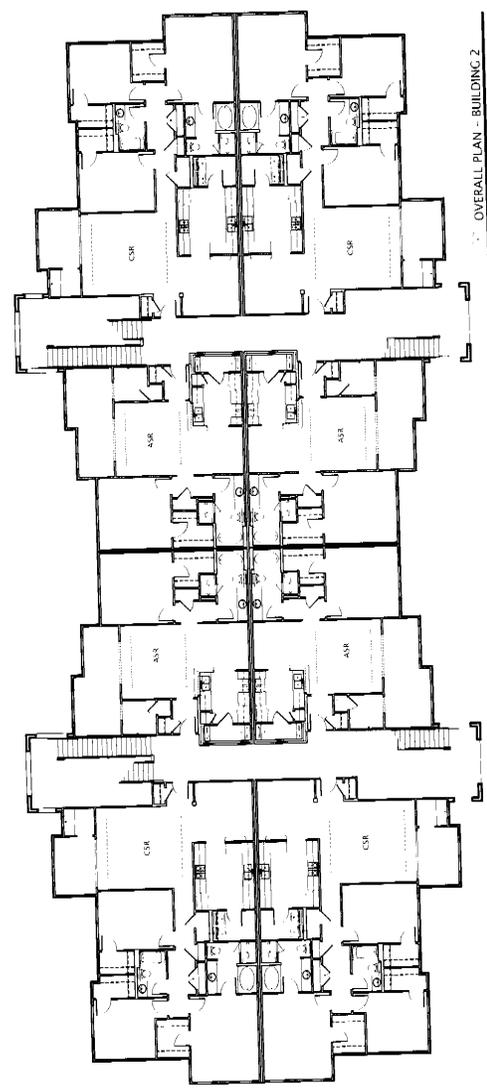
1 FRONT ELEVATION - BUILDING 2



2 REAR ELEVATION - BUILDING 2



3 TYPICAL SIDE ELEVATION - BUILDING 2



4 OVERALL PLAN - BUILDING 2

S.B.H./J.R.K.

Project	J14009
Date	09/29/14
Scale	1/8" = 1'-0"
Sheet	A4
No.	
Revision/Date	
Date	
NO. REV.	REASON FOR
S.F.	NO. REV.
S.F.	NO. REV.
S.F.	NO. REV.

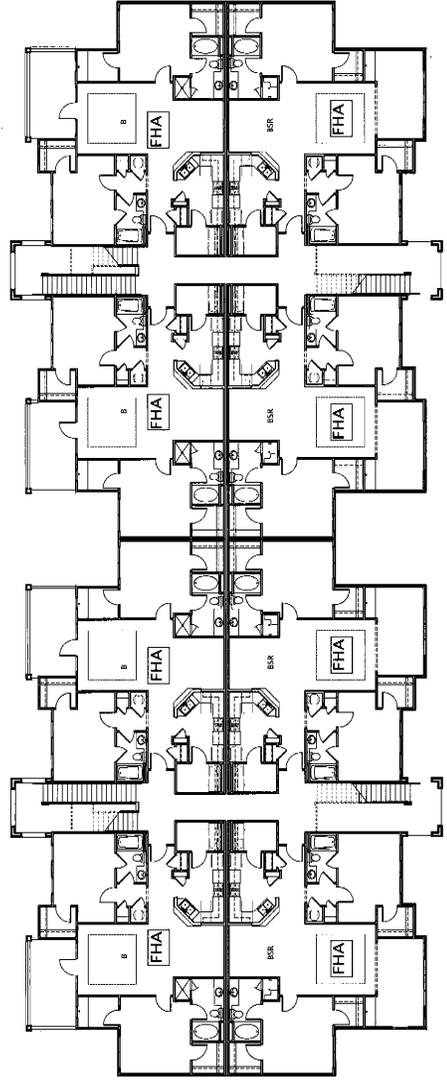
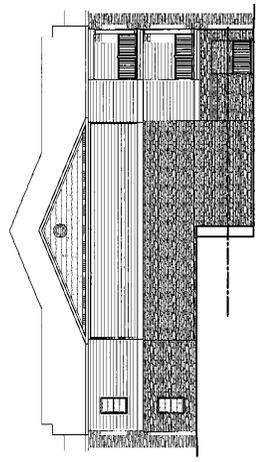
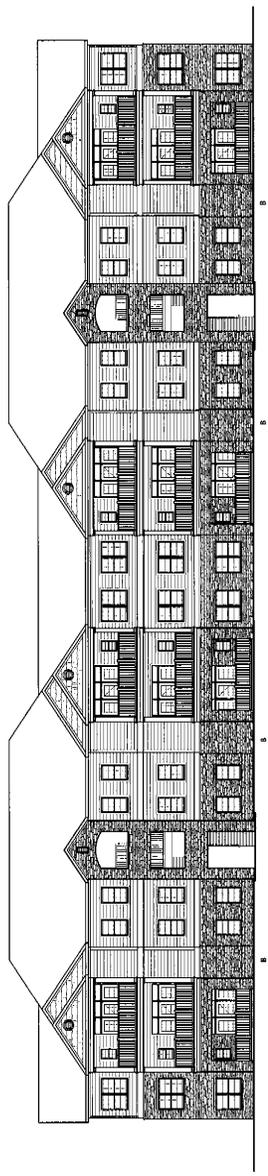
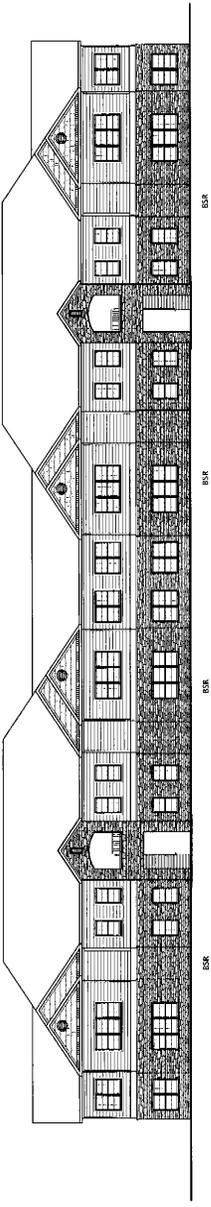
**BUILDINGS 4, 5, & 21  
PLAN & ELEVATIONS**

GREYSTONE PROPERTIES, LLC  
 7206 SCHMIDT ROAD  
 COLUMBUS, GA 31909  
 CONTACT: WILL WHITE  
 TELEPHONE NO.: 706.377.0268  
 EMAIL: white@greystoneproperties.net

GREYSTONE AT SNYDER ROAD  
 10801 SNYDER RD  
 KNOXVILLE, TENNESSEE 37932

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**barnes | gibson | patel**  
 ARCHITECTS  
 155 westmoreland | columbus, georgia 31901  
 info@bgn.com 706.658.8142







PRELIMINARY  
NOT FOR  
CONSTRUCTION

**Barnes | Gibson | Patel**  
ARCHITECTS

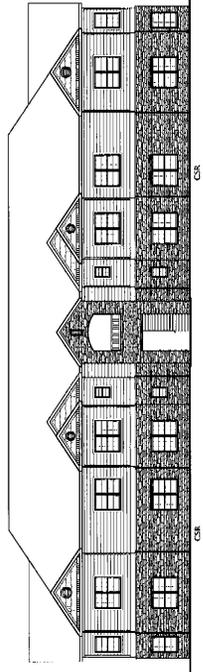
1366 westside rd | columbus, georgia 31906  
404.886.8142 | info@barnes-gibson-patel.com

GREYSTONE AT SNYDER ROAD  
10801 SNYDER RD  
KNOXVILLE, TENNESSEE 37932

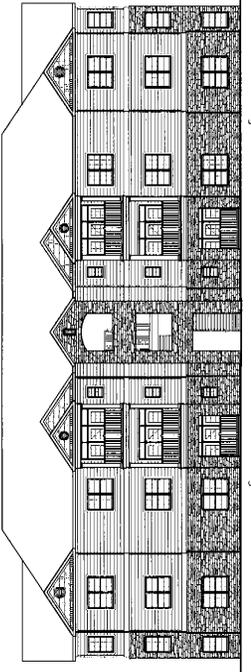
GREYSTONE PROPERTIES, LLC  
2266 SCHOMBURG ROAD  
COLUMBUS, GA 31909  
CONTACT: WILL WHITE  
TELEPHONE NO.: 706.327.0268  
EMAIL: [will@greystoneproperties.net](mailto:will@greystoneproperties.net)

**BUILDINGS 3 & 13**  
PLAN & ELEVATIONS

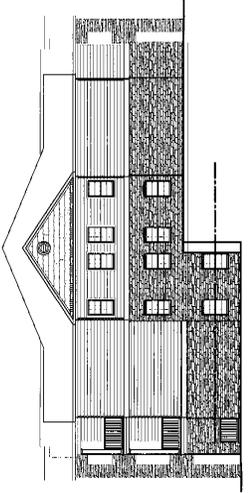
Project	214.009
Date	08/29/14
Scale	1/2"=1'-0"
Sheet	A11
No.	
Revised/Issue	
Date	
NO. MARK	S.F.
DELETED BY	S.F.
DRAWN BY	S.F.



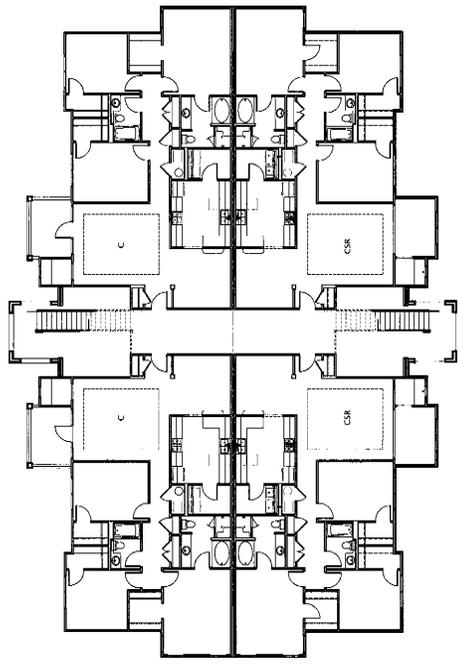
1. FRONT ELEVATION - BUILDING 15



2. REAR ELEVATION - BUILDING 15



3. TYPICAL SIDE ELEVATION - BUILDING 15

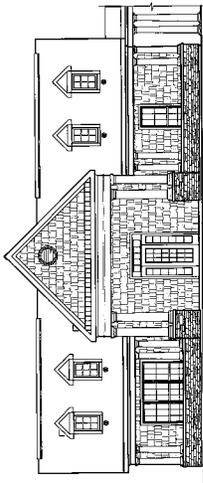


1. OVERALL PLAN - BUILDING 15

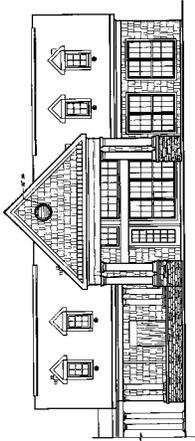
8-B-14-UR



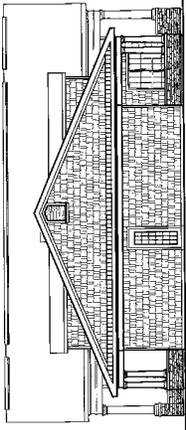




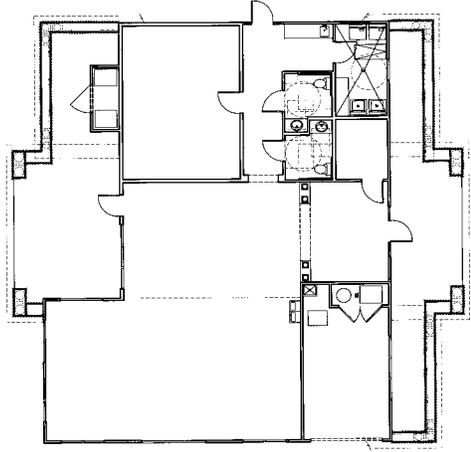
4 FRONT ELEVATION - CLUBHOUSE ACTIVITIES CENTER  
A18



2 REAR ELEVATION - CLUBHOUSE ACTIVITIES CENTER  
A18



3 SIDE ELEVATION - CLUBHOUSE ACTIVITIES CENTER  
A18



1 OVERALL PLAN - CLUBHOUSE ACTIVITIES CENTER  
A18

8-B-14-01R

1355 werten avenue rd | columbus, georgia 31907  
 studio@p-j.com | 706.653.8143  
**arnos | gibson | paler**  
 ARCHITECTS

**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION

GREYSTONE AT SNYDER ROAD  
 10801 SNYDER RD  
 KNOXVILLE, TENNESSEE 37932

GREYSTONE PROPERTIES, LLC  
 7206 SCHOMBURG ROAD  
 CLUMBUS, GA 31909  
 CONTACT: WILL WHITE  
 TELEPHONE NO.: 706.327.0268  
 EMAIL: white@greystoneproperties.net

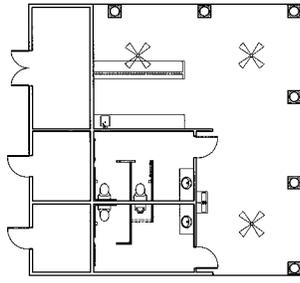
**CLUBHOUSE**  
**POOL CABANA**  
**PLAN & ELEVATIONS**

No.	Revision/Issue	Date

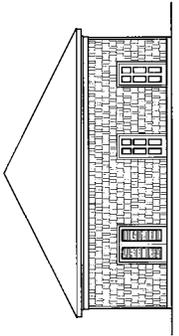
**A19**

8-B-14-012

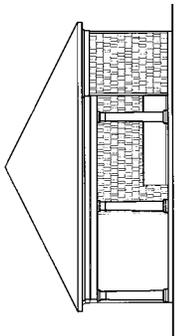
1 OVERALL PLAN - CLUBHOUSE POOL CABANA  
 A19



2 REAR ELEVATION- CLUBHOUSE POOL CABANA  
 A19



3 SIDE ELEVATION - CLUBHOUSE POOL CABANA  
 A19



4 FRONT ELEVATION - CLUBHOUSE POOL CABANA  
 A19

