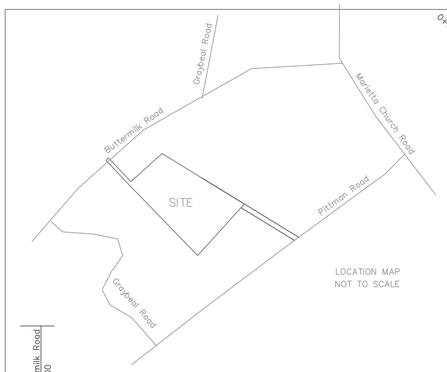

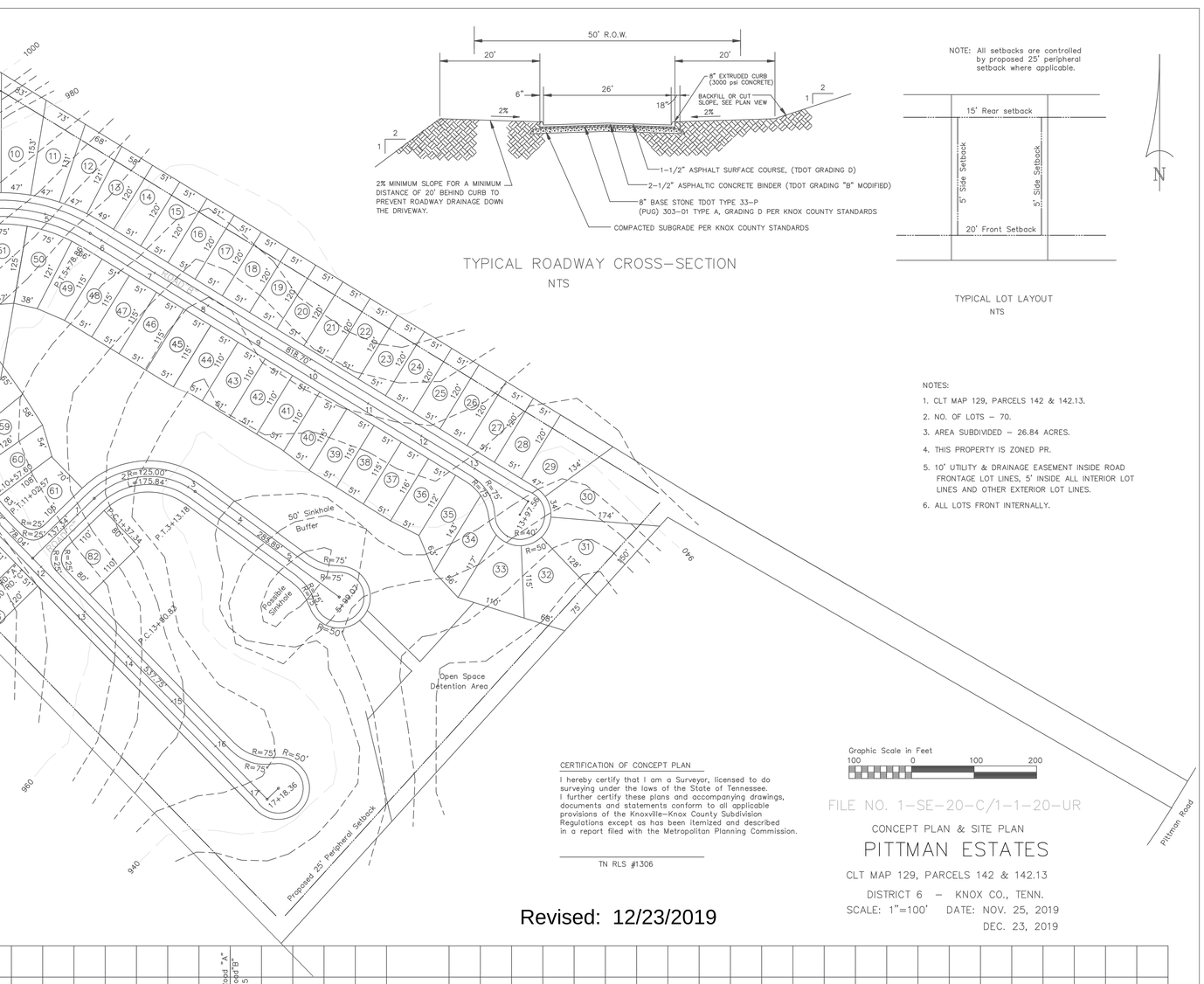

Graybeal Road
Buttermilk Road
Marietta Church Road
SITE
Pittman Road
LOCATION MAP
NOT TO SCALE
0+0 @ CL Buttermilk Road
515' to CL of Graybeal Road extended
CL Buttermilk Road
R=25'
ROAD "A"
ROAD "B"
ROAD "C"
50' Sinkhole Buffer
Possible Sinkhole
Open Space Detention Area
Proposed 25' Peripheral Setback
Pittman Road
50' R.O.W.
20'
26'
6"
18"
2%
8" EXTRUDED CURB (3000 psi CONCRETE)
BACKFILL OR CUT SLOPE, SEE PLAN VIEW
2% MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 20' BEHIND CURB TO PREVENT ROADWAY DRAINAGE DOWN THE DRIVEWAY.
1-1/2" ASPHALT SURFACE COURSE, (TDOT GRADING D)
2-1/2" ASPHALTIC CONCRETE BINDER (TDOT GRADING "B" MODIFIED)
8" BASE STONE TDOT TYPE 33-P (PUG) 303-01 TYPE A, GRADING D PER KNOX COUNTY STANDARDS
COMPACTED SUBGRADE PER KNOX COUNTY STANDARDS
15' Rear setback
5' Side Setback
20' Front Setback
N
0+0 @ CL Buttermilk Road EL. 1081.00
VPI 1+06 VPI EL. 1077.82
192.00' VC K=16.00
-1.00%
-15.00%
1044.03'
7+22.94 Road "A"=0+00 Road "B" El. 986.25
300' VC K=27.27
VPI 8+00 VPI EL. 973.72
-4.00%
11+75.81 Road "A"=0+00 Road "C" El. 958.69
100' V.C. K=50
VPI 13+50 VPI EL. 951.72
-3.00%
VPI 0+60.00 VPI EL. 958.09
96.00' VC K=16.00
-7.00%
100' V.C. K=25.00
VPI 3+50 VPI EL. 937.76
VPI 3+50.00 VPI EL. 979.25
-2.00%
200' VC K=40.00
150' VC K=27.27
VPI 7+50 VPI EL. 951.25
-1.50%
VPI 12+00 VPI EL. 944.50
100' V.C. K=40.00
Graphic Scale in Feet
100 0 100 200

NOTE: All setbacks are controlled by proposed 25' peripheral setback where applicable.

TYPICAL ROADWAY CROSS-SECTION
NTS

TYPICAL LOT LAYOUT
NTS

NOTES:

1. CLT MAP 129, PARCELS 142 & 142.13.
2. NO. OF LOTS – 70.
3. AREA SUBDIVIDED – 26.84 ACRES.
4. THIS PROPERTY IS ZONED PR.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE LOT LINES, 5' INSIDE ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.
6. ALL LOTS FRONT INTERNALLY.

VARIANCE REQUESTS:

1. VARIANCE OF K VALUE FROM 25.00 TO 16.00, ROAD A, 0+10 TO 2+02.
2. VARIANCE OF RIGHT-OF-WAY CORNER RADII AT THE INTERSECTION OF ROAD A AND BUTTERMILK ROAD FROM 25' TO 0'.

WAIVER REQUESTS:

1. WAIVER OF SLOPE OF ROAD A AT BUTTERMILK ROAD OF 1.00% TO 3.00%.
2. WAIVER OF ROAD SLOPE OF ROAD A, STA. 1+06 TO 8+00 15.00%.
3. WAIVER OF SLOPE OF ROAD B AT 0+0 TO 3+50 1.00% TO 2.00%.

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN. 37804
PH. 406-7324

OWNER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN. 37939
PH. (865) 693-3356

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville–Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

TN RLS #1306

Revised: 12/23/2019

FILE NO. 1-SE-20-C/1-1-20-UR

CONCEPT PLAN & SITE PLAN
PITTMAN ESTATES
CLT MAP 129, PARCELS 142 & 142.13
DISTRICT 6 – KNOX CO., TENN.
SCALE: 1"=100' DATE: NOV. 25, 2019
DEC. 23, 2019