

PROPOSED DUPLEX SUBDIVISION SPECIAL USE

4136 MCKAMEY ROAD KNOXVILLE, TENNESSEE

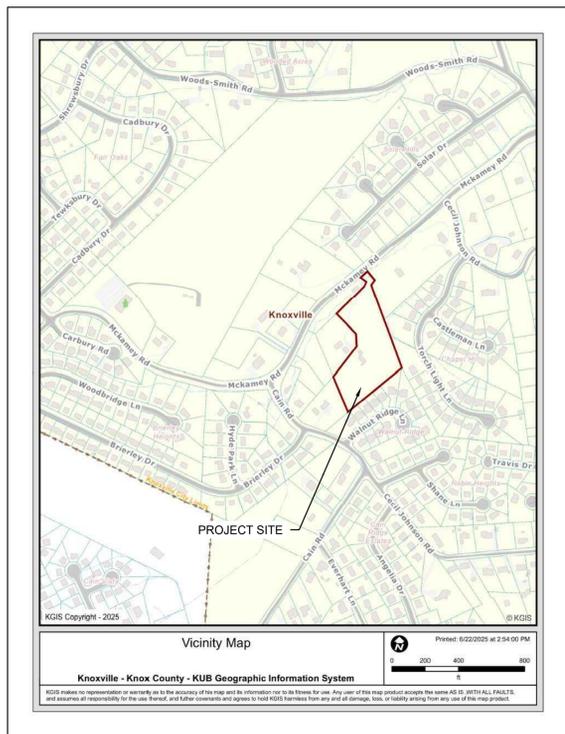
OCTOBER, 2025

SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

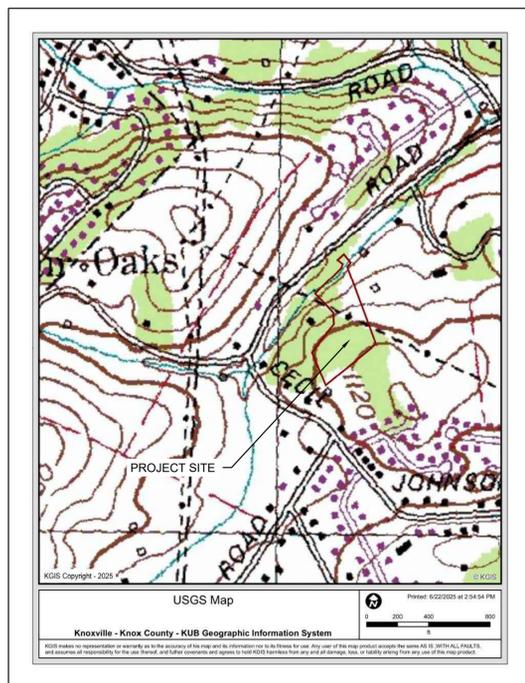


LIST OF DRAWINGS

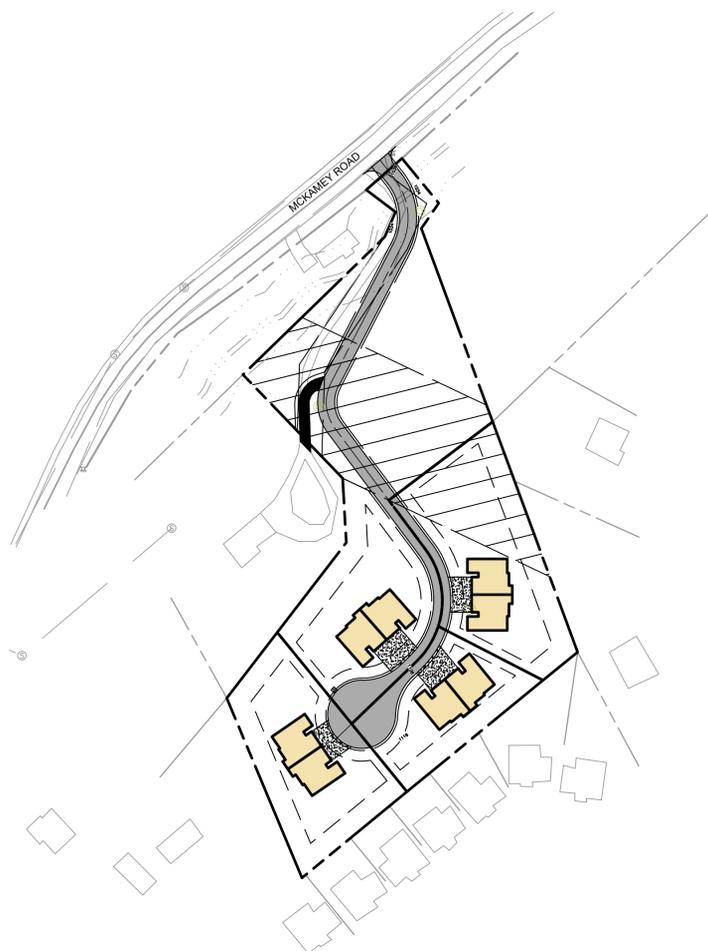
- C000 COVER SHEET
- C100 PROPERTY PLAT
- C101 EXISTING CONDITIONS PLAN
- C200 SITE LAYOUT PLAN
- C201 DRIVEWAY PROFILE
- C300 SITE GRADING PLAN
- C400 SITE DRAINAGE PLAN
- C500 SITE UTILITIES PLAN
- C600 HILLSIDE PROTECTION PLAN
- C700 SITE DISTANCE PROFILES



VICINITY MAP



USGS TOPO QUAD



OWNER: HOME SWEET HOMES, INC
2004 RADIANCE DR
KNOXVILLE, TN 37912

DESIGN ENGINEER: SPRINKLE ENGINEERING, LLC - MATT SPRINKLE, PE
PO BOX 4013
MARYVILLE, TN 37802
PHONE NUMBER: 865-599-9192
MATT@SPRINKLEENGINEERING.COM

PARCEL ID: 092LA00201
CITY BLOCK: 44510
ADDRESS: 4136 MCKAMEY ROAD
KNOXVILLE, TENNESSEE 37921

EXISTING USE: RESIDENTIAL
EXISTING ZONING: RN-1
PROPOSED USE: RESIDENTIAL
MIN LOT AREA(2F): 15,000SF
MIN LOT WIDTH: 75'
MAX BLDG HEIGHT: 35'
MAX BLDG COVERAGE: 30%
MAX IMPERVIOUS AREA: 40%
MIN FRONT SETBACK: ±10' OF THE AVG BLOCKFACE; IN NO CASE LESS THAN 25'
MIN INT. SIDE SETBACK: 8' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 20' COMBINED
MIN CORN. SIDE SETBACK: 15'
MIN REAR SETBACK: 25'

ACREAGE OF EX SITE: 3.90 AC
DISTURBED AREA: 2.8 AC(INCLUDES ENTIRE TVA EASEMENT AREA)
HP AREA BUDGET: 2.6 AC

BASIS OR BEARING

EXISTING BOUNDARY INFORMATION FROM SURVEY BY GARRETT & ASSOCIATES
DATED 2/9/2024. EXISTING TOPOGRAPHIC INFORMATION FROM STATE OF TN LIDAR
DATA.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD, PER THE
FEMA FLOOD INSURANCE RATE MAP NO.47093C0257G EFFECTIVE AUGUST 5, 2013.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE USED TO DEVELOP A VIEW OF THE
UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT
BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE
NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

NOTICE TO CONTRACTOR

- PRIOR TO CONSTRUCTION, DIGGING, OR EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA(S) OF CONSTRUCTION, WHETHER INDICATED ON THE PLANS OR NOT. CALL "811" A MINIMUM OF 72 HOURS PRIOR TO DIGGING OR EXCAVATING. REPAIRS TO ANY UTILITY DAMAGED RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

PROJECT NAME AND ADDRESS
PROPOSED RESIDENTIAL SUBDIVISION
4136 MCKAMEY ROAD
KNOXVILLE, TN 37921

FOR HOME SWEET HOMES, TN

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

DRAWN BY

MSS

DESIGNED

MSS

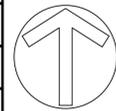
REVIEWED

MSS

DATE

10/27/25

NORTH ARROW



SHEET

C000

PLANNING FILE # 10-B-25-SU



Know what's below.
Call before you dig

10-B-25-SU
Revised: 10/27/2025

CITY OF KNOXVILLE OWNERSHIP AND GENERAL DEDICATION
 (I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plat of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) TYPE OUT Name: GLEN GLAFENHEIN
 Signature(s): *Glen Glafenheim*
 Owner(s) TYPE OUT Name: DAVID ALLEY
 Signature(s): *David Alley*
 Owner(s) TYPE OUT Name:
 Signature(s):
 Owner(s) TYPE OUT Name:
 Signature(s):
 Date: 04/09/2024

TAXES AND ASSESSMENTS
 THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
 SIGNED: *Donna Dyer* 4/10/20224
 CITY TAX CLERK/DATE

ZONING AND ASSESSMENTS
 SIGNED: _____
 KNOX COUNTY TRUSTEE
 ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:
 ZONING SHOWN ON OFFICIAL MAP: RN-1/HP
 DATE: 4/10/2024

ADDRESSING AND CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE-KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.
 SIGNED: *Madison Lewis*
 DATE: 04/10/2024

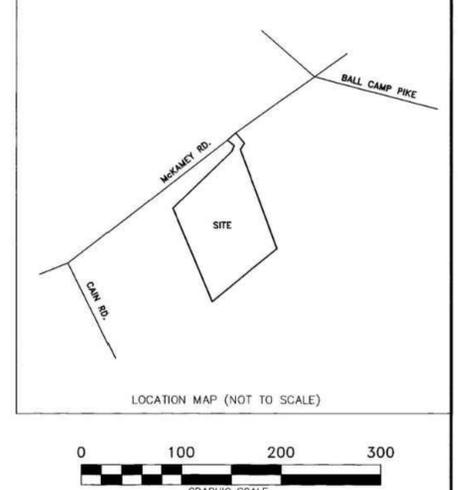
CITY ENGINEERING CERTIFICATION
 Certification by the Knoxville Department of Engineering.
 All final plats within the City of Knoxville shall be certified by the Knoxville Department of Engineering prior to final certification by the Planning Commission and shall be included on the plat as follows:
 City of Knoxville Department of Engineering The Knoxville Department of Engineering hereby approves this plat on this the day of **Thomas V. Clabo P.E. (VEH)** 4/10/2024
 Engineering Director

UTILITY PROVIDER
 Certification of Approval of Public Water System -- Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Utility Provider: *Dean Cummings* 4/10/24
 Authorized Signature for Utility/Date

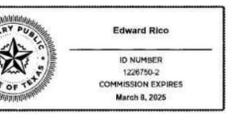
LEGEND

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION 1/2" IRON PIN SET NEW
- WM WATER METER
- EP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- LOT NEW LOT NUMBER
- ⊕ FH Fire Hydrant
- ⊕ S.S.M.H. Sanitary Sewer Manhole

LINE	BEARING	DISTANCE
L1	S39°25'55"E	68.20'
L2	S34°25'21"W	36.07'
L3	N23°20'26"E	31.72'
L4	N53°01'18"W	43.12'
L6	S53°01'18"E	60.55'
L7	S23°20'26"W	58.10'
L8	S33°55'24"W	174.50'
L9	S01°57'23"W	98.96'
L10	N01°57'23"E	78.58'
L11	N33°55'24"E	180.31'
L12	N48°35'41"E	30.63'
L13	N48°35'41"E	25.51'



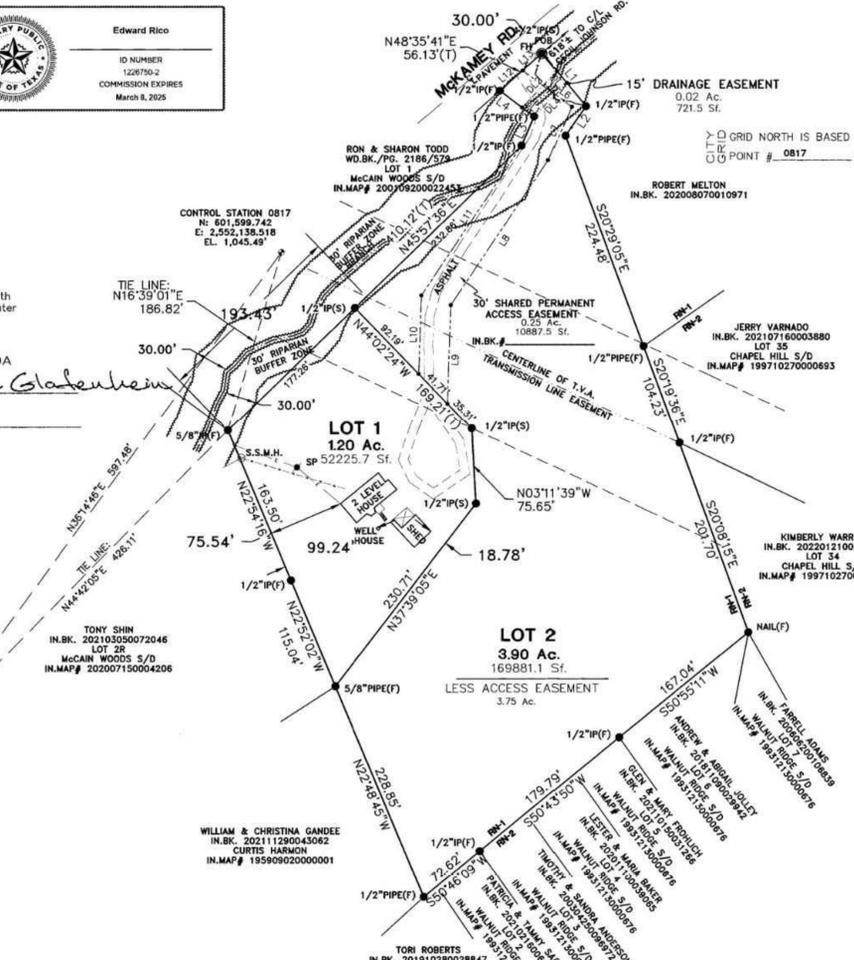
State of Texas, County of Hays
 On this 9th day of April, 2024
 Before me personally appeared Glen Glafenheim to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 Witness my hand and notarial seal, this day and year above.
 Written Edward Rico Notary
 My Commission expires 03/08/2025



Owner Certification for Public Sewer and Water Service--Minor Subdivision
 (I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Owners Printed Name(s): David Alley, Glen Glafenheim
 Signature(s): *David Alley, Glen Glafenheim*
 Date: 04/09/2024

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM MINOR SUBDIVISION
 THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THE SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOTS) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.
 SIGNED: *Dean Cummings* 4/1/24
 AUTHORIZED SIGNATURE FOR UTILITY/DATE
 KUB
 UTILITY PROVIDER

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING FINAL PLAT
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-3-405 OF TENNESSEE CODE, ANNOTATED. THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.
 SIGNED/DATED: *Ann D. Biorck* SS 4/10/2024



GRID NORTH IS BASED ON A BEARING OF S36°14'46"W 597.48' FROM CITY CONTROL
 POINT # 0817 TO 0818 DISTANCES HAVE NOT BEEN REDUCED TO GRID.

LINE	BEARING	DISTANCE
L1	N53°01'18"W	15.10'
L2	N44°25'21"W	45.89'
L3	S39°25'21"W	15.11'
L4	S43°32'21"W	46.32'

Nick McBride
 Register of Deeds
 Knox County

202405280059505

CERTIFICATION OF ACCURACY AND PRECISION
 I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.
 Part of all of this survey was performed using a CARLSON BR7 MULTIPLE FREQUENCY RECEIVER.
 Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
 Type of GPS field procedure: Real Time Kinematic Network
 Datum/Elevation: Horizontal-NAD 83, Vertical-NAVD 88
 Published/Field-control used: TONTONSS Reference Network
 Grid Model: 2011
 Combined corrections: none applied
 Eddy R. Garrett, Tennessee Certificate No. 1544

FLOOD CERTIFICATION
 This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.

CERTIFICATION OF FINAL PLAT -- ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the date of this survey.
 SIGNED: *Eddy R. Garrett* 2/9/2024
 Registered Land Surveyor: Eddy R. GARRETT
 Tennessee License No. 1544
 Date: 2/9/2024

A standard utility and drainage easement situated along lot lines in a subdivision, shall be dedicated to the public and to the appropriate Utility Agencies as follows:
 1. The required utility and drainage easement shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.

NOTES:
 NEW 1/2" IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.
 PROPERTY IS ZONED RN-1. BUILDING SETBACKS ARE PER ZONING.
 PROPERTY IS SERVED BY A PRIVATE WELL. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THE WELL MEETS ALL REQUIRED STANDARDS.
 THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
 THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
 PROPERTY CONSISTS OF TWO LOTS WITH A TOTAL AREA OF 5.10 ACRES.

COUNTERSIGNED
 KNOX COUNTY PROPERTY ASSESSOR
 MAY 23 2024
 BY: *John R. Whitehead*
 2-AA-24 44510-G

Final Plat of:
 GGDA, GP
 Located within the 5th district of KNOX county, Tennessee within the city of KNOXVILLE CITY WARD 44 CITY BLOCK 44510
 Tax Map/Group/Parcel# 092/A/002.00 Deed Ref. Bk/Pg: 202403120043788
 Bearing Base: Tn. State Grid

GARRETT ASSOCIATES
 EDDY R. GARRETT, RLS#1544
 4839 SHADY RD., STAMBERY PLAINS, TN 37871
 PHONE: (865)-933-5622 FAX: (865)-933-1277 3670134.318° -833921.028°
 EMAIL: GARRETT1544@GARRETTASSOCIATES.COM
 LAND SURVEYORS
 DATE 2/9/2024 SCALE 1"=100'
 REVISIONS
 DRAWN BY TDH DRAWING NO. 24-015



GENERAL NOTES

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PROPOSED RESIDENTIAL SUBDIVISION
 4136 MCKAMEY ROAD
 KNOXVILLE, TN 37921

FOR HOME SWEET HOMES, TN

CERTIFICATION
PRELIMINARY NOT FOR CONSTRUCTION

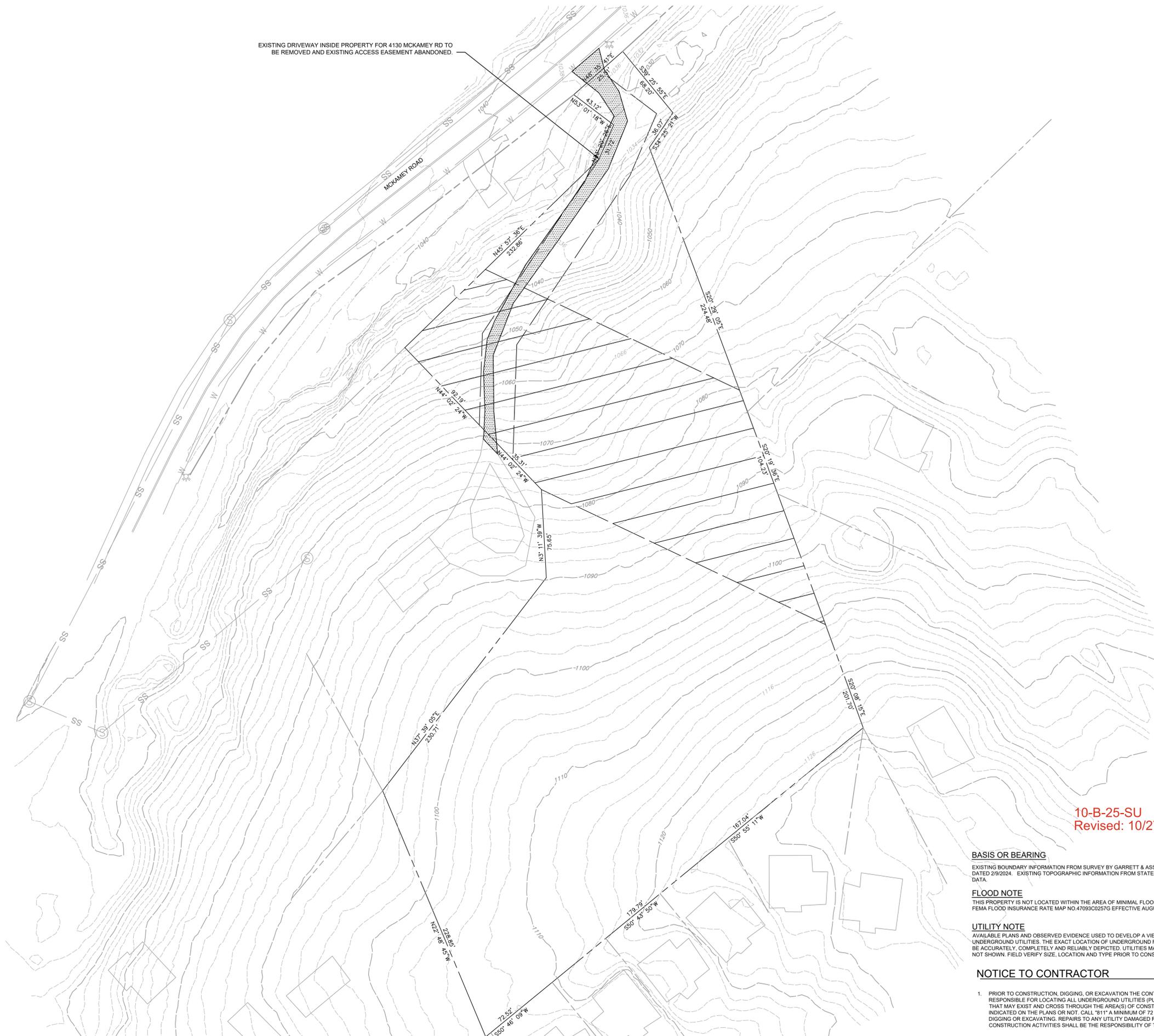
DRAWING TITLE
EXISTING PROPERTY PLAT
 SCALE AS NOTED

DRAWN BY MSS NORTH ARROW
 DESIGNED MSS
 REVIEWED MSS
 DATE 10/27/25

SHEET
C100

PLANNING FILE # 10-B-25-SU

EXISTING DRIVEWAY INSIDE PROPERTY FOR 4130 MCKAMEY RD TO BE REMOVED AND EXISTING ACCESS EASEMENT ABANDONED.



10-B-25-SU
Revised: 10/27/2025

BASIS OR BEARING

EXISTING BOUNDARY INFORMATION FROM SURVEY BY GARRETT & ASSOCIATES DATED 2/9/2024. EXISTING TOPOGRAPHIC INFORMATION FROM STATE OF TN LIDAR DATA.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP NO. 47099C0257G EFFECTIVE AUGUST 5, 2013.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

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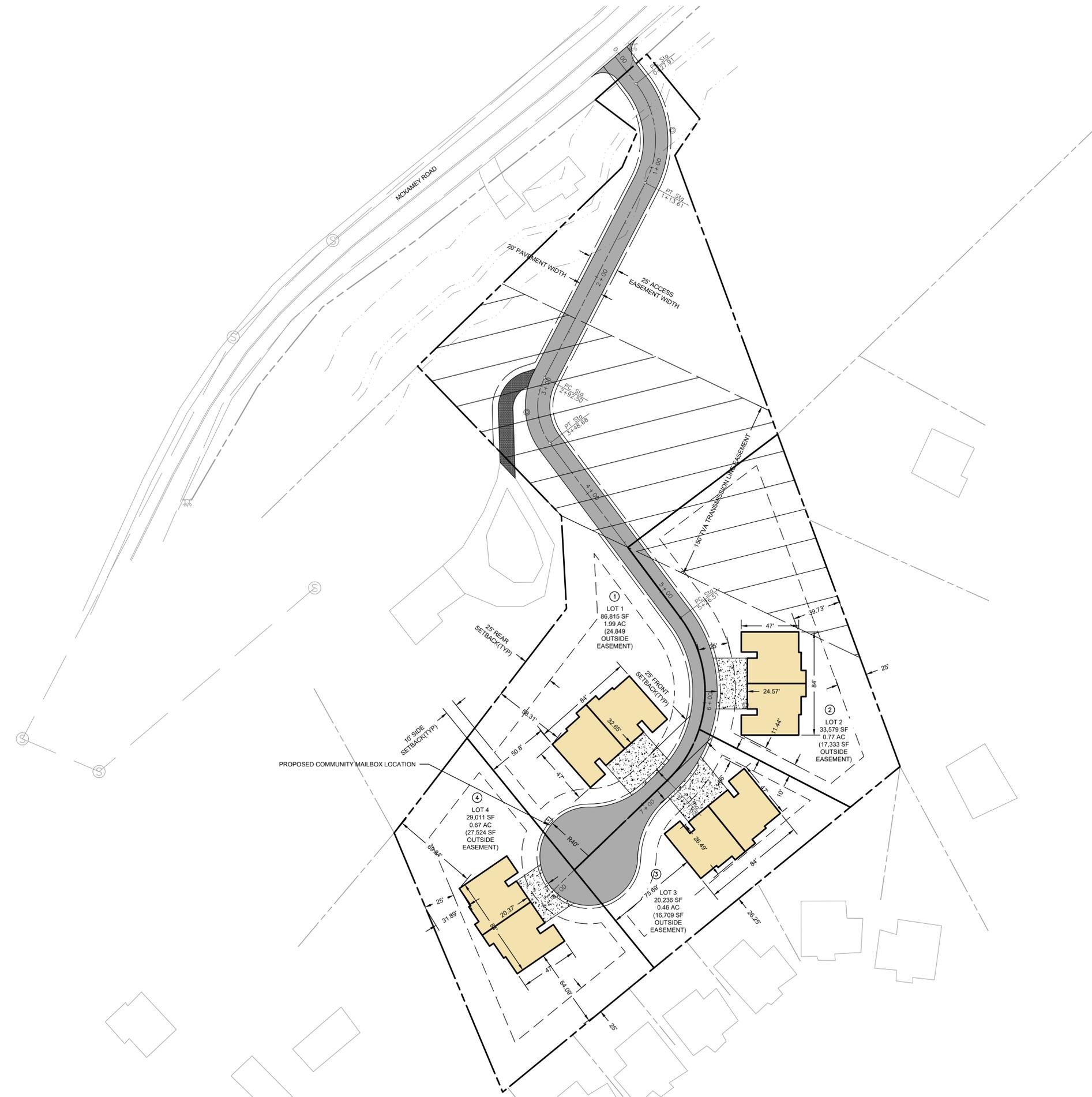
DRAWING TITLE
EXISTING SITE CONDITIONS

SCALE
1"=40'

DRAWN BY	MSS	NORTH ARROW
DESIGNED	MSS	
REVIEWED	MSS	
DATE	10/27/25	

SHEET
C101

PLANNING FILE # 10-B-25-SU



10-B-25-SU
Revised: 10/27/2025

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FOR
HOME SWEET HOMES, TN

CERTIFICATION

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DRAWING TITLE

SITE LAYOUT PLAN

SCALE
1"=40'

DRAWN BY	MSS	NORTH ARROW
DESIGNED	MSS	
REVIEWED	MSS	
DATE	10/27/25	

SHEET

C200

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DRAWING TITLE

**DRIVEWAY
 PROFILE**

SCALE
 1"=40'

DRAWN BY

MSS

DESIGNED

MSS

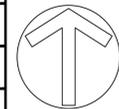
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MSS

DATE

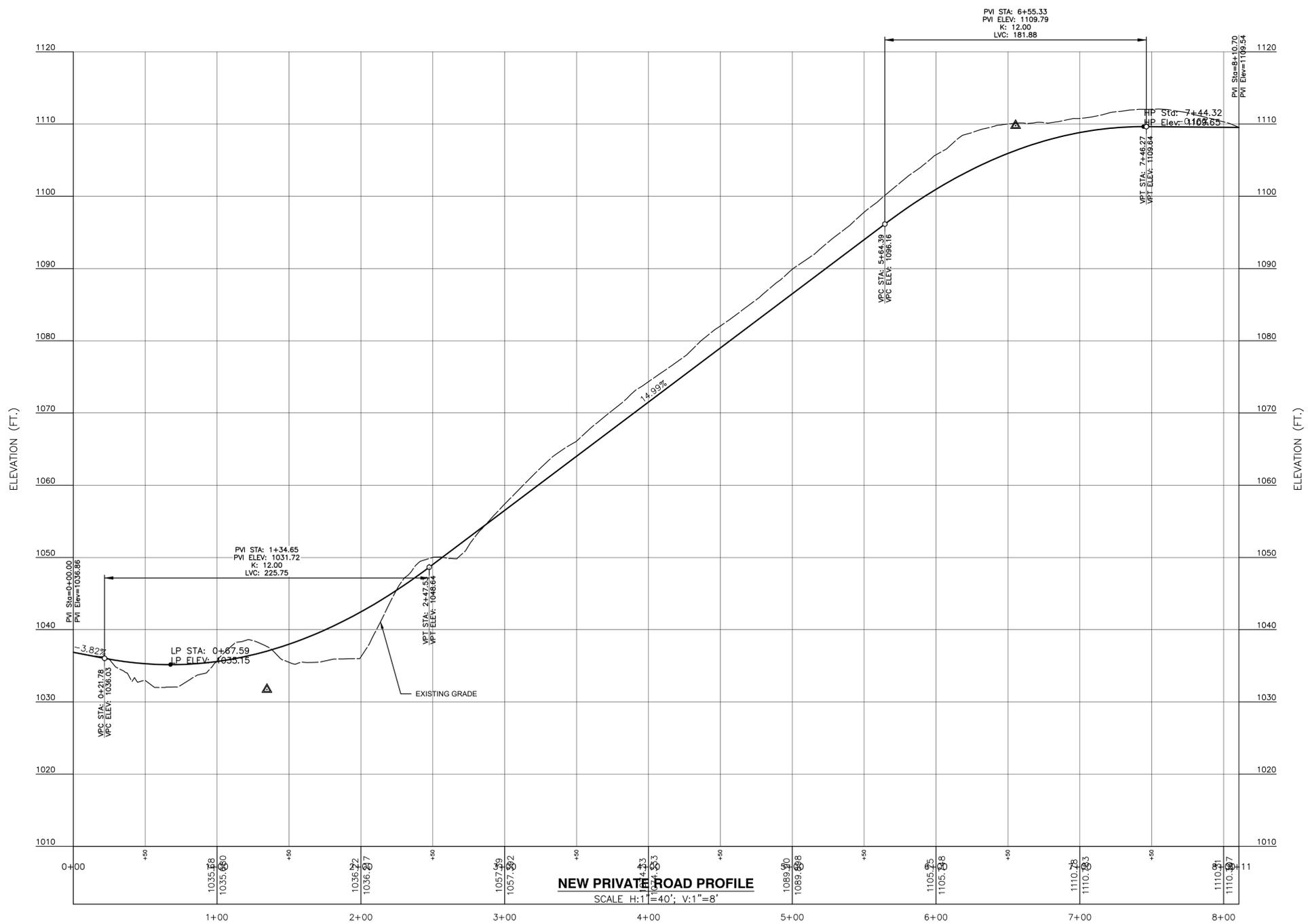
10/27/25

NORTH ARROW



SHEET

C201



10-B-25-SU
 Revised: 10/27/2025

PLANNING FILE # 10-B-25-SU



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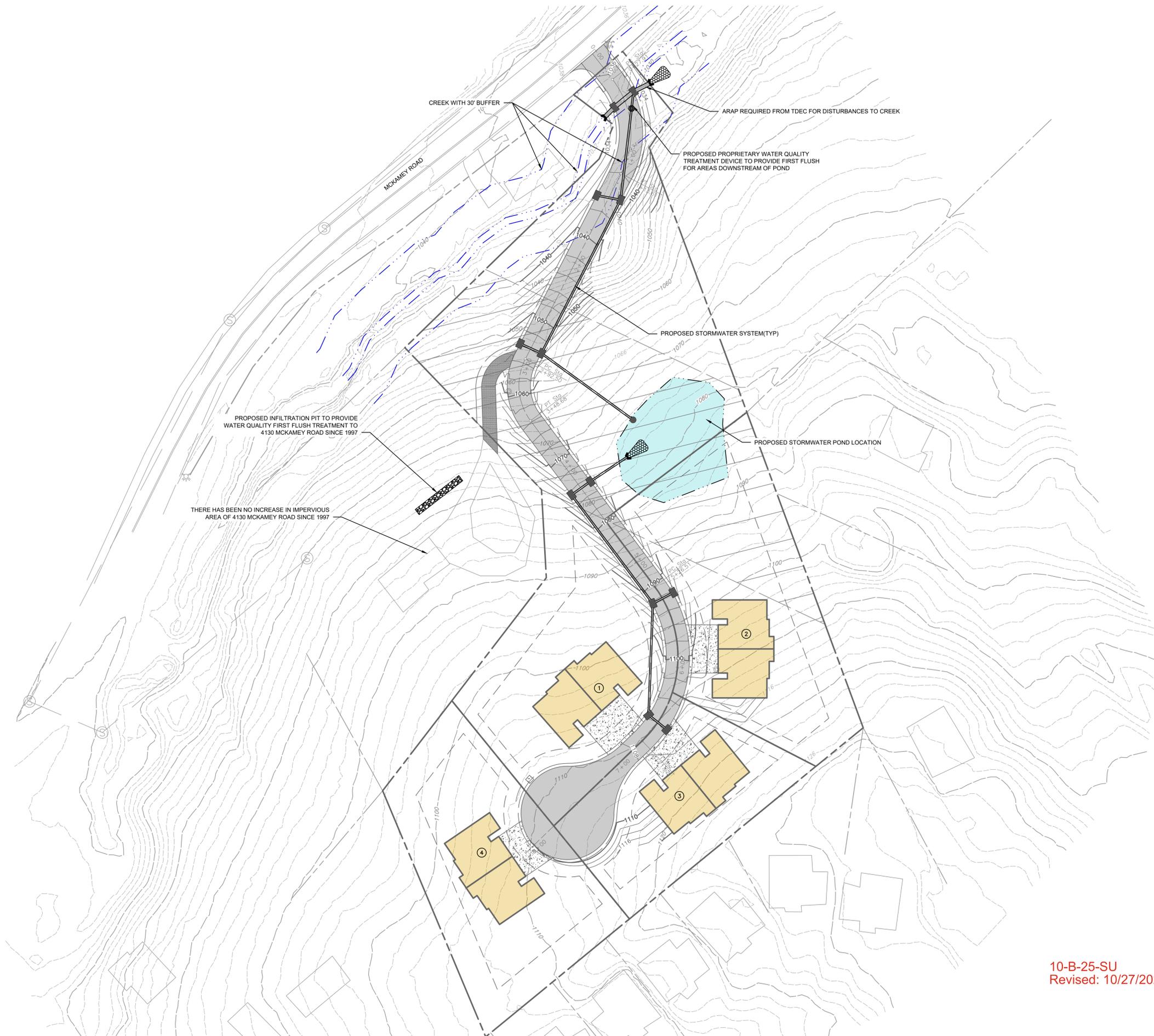
DRAWING TITLE
SITE GRADING PLAN

SCALE
1"=40'

DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

SHEET
C300

PLANNING FILE # 10-B-25-SU



10-B-25-SU
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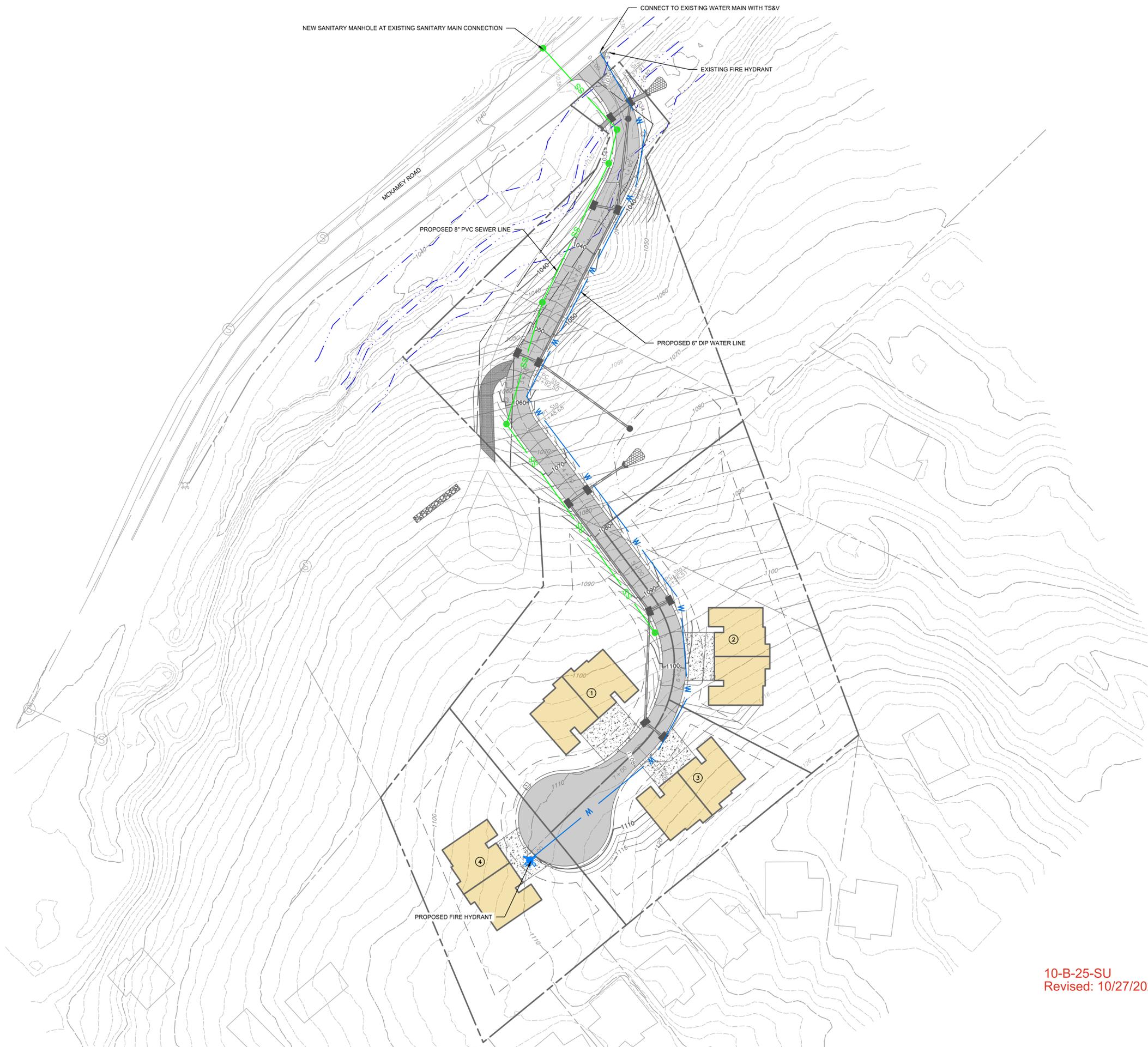
DRAWING TITLE
SITE DRAINAGE PLAN

SCALE
1"=40'

DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

SHEET
C400

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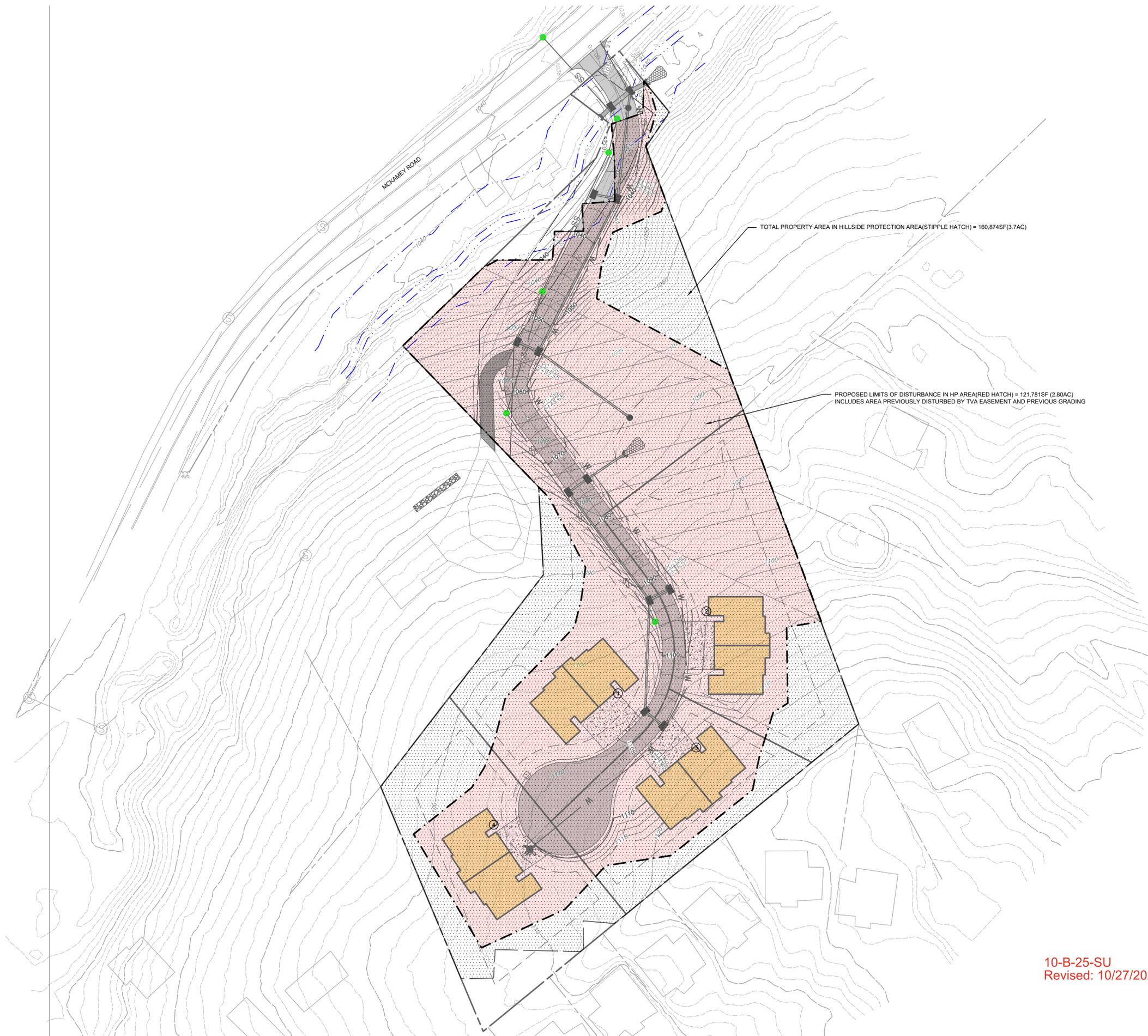
DRAWING TITLE
SITE UTILITY PLAN

SCALE
1"=40'

DRAWN BY	MSS	NORTH ARROW
DESIGNED	MSS	
REVIEWED	MSS	
DATE	10/27/25	

SHEET
C500

PLANNING FILE # 10-B-25-SU



TOTAL PROPERTY AREA IN HILLSIDE PROTECTION AREA(STIPPLE HATCH) = 160,874SF(3.7AC)

PROPOSED LIMITS OF DISTURBANCE IN HP AREA(RED HATCH) = 121,781SF (2.80AC)
INCLUDES AREA PREVIOUSLY DISTURBED BY TVA EASEMENT AND PREVIOUS GRADING

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DRAWING TITLE
HILLSIDE PROTECTION FIGURE

SCALE
1"=40'

DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

SHEET
C600

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 MARYVILLE, TN 37802



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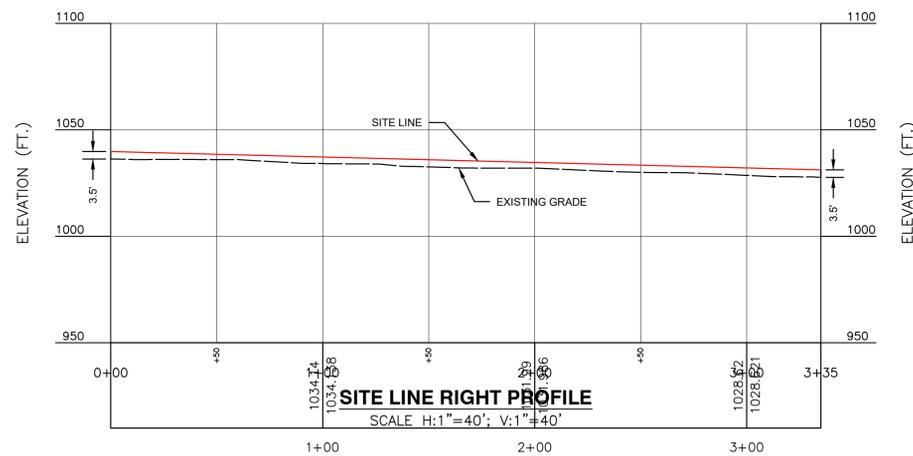
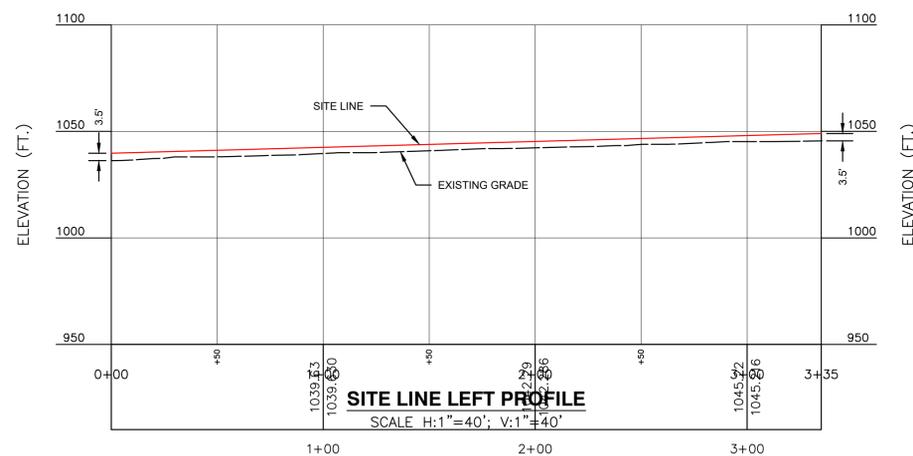
DRAWING TITLE
**SITE LINE
 PROFILES**

SCALE
 1"=40'

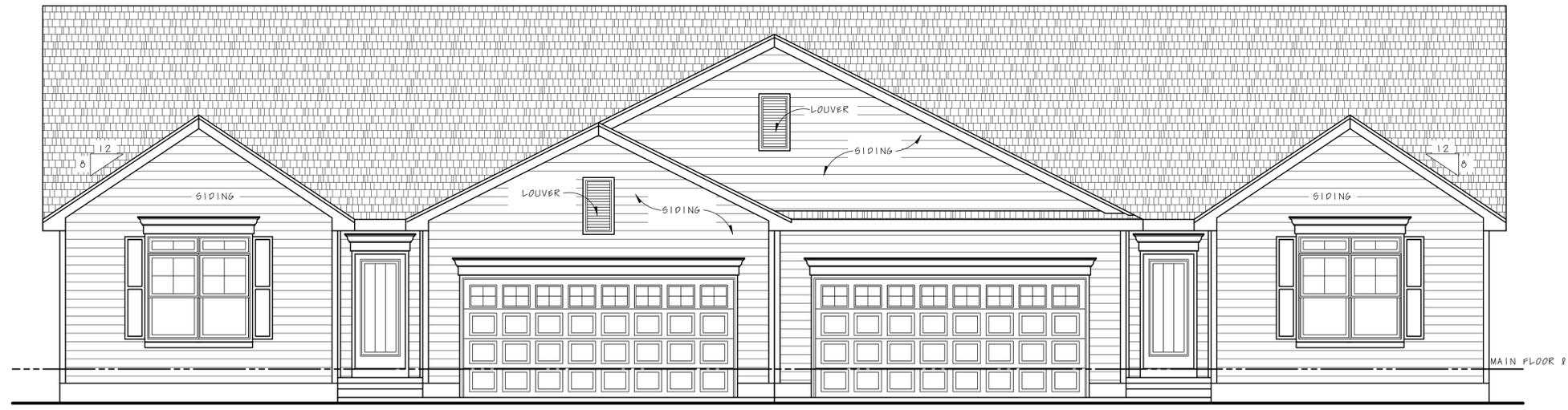
DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

SHEET
C700

PLANNING FILE # 10-B-25-SU



10-B-25-SU
 Revised: 10/27/2025



TOTAL FRONT WIDTH - 84'-0"
SPAN AT GARAGE DOORS - 36'-8"
43.64 PERCENT OF GARAGE AT FACADE

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

848 SQ FT OF SURFACE
130 SQ FT OF GLASS
15.33 PERCENT OF TRANSPARENCY

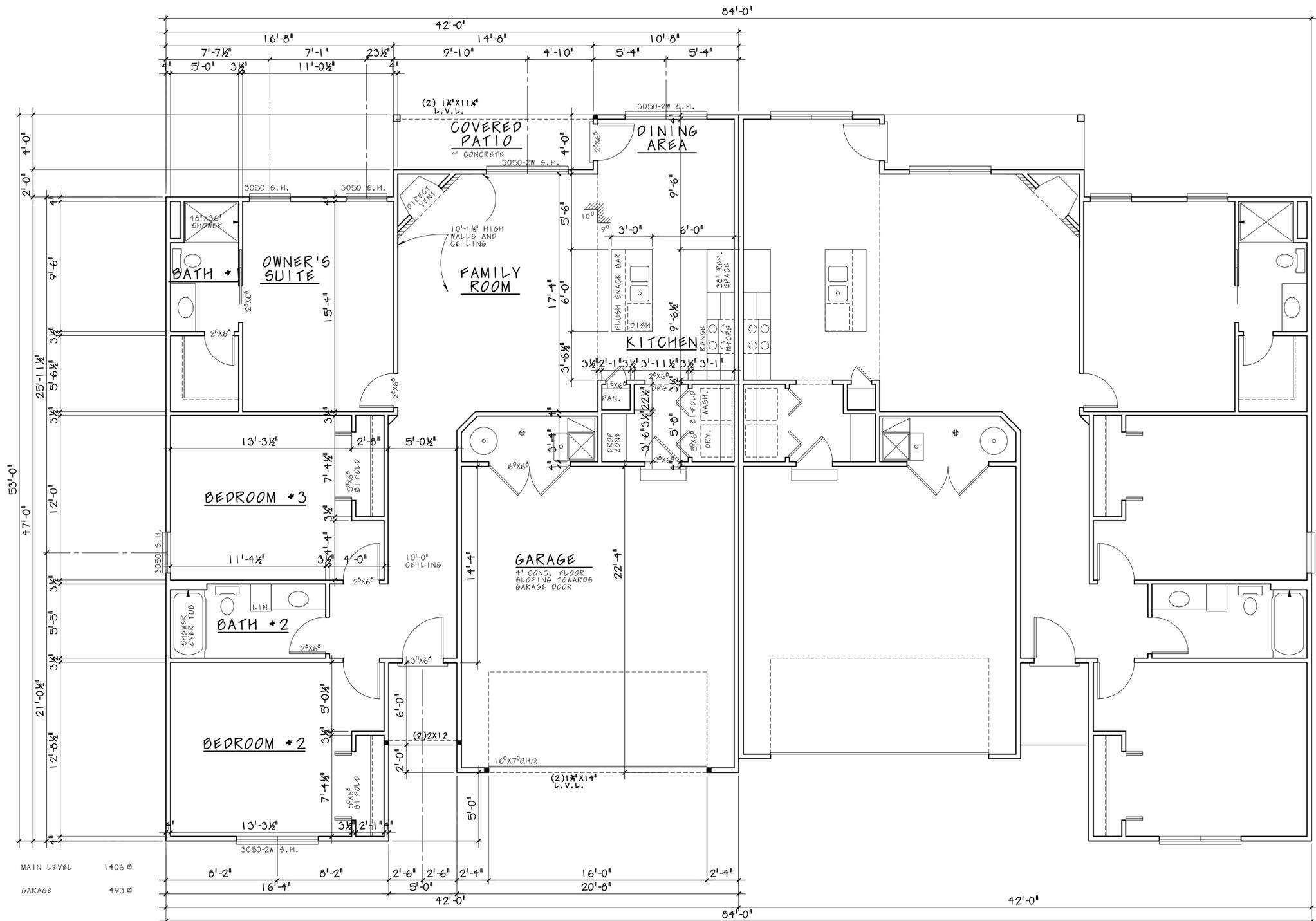
10-B-25-SU
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NOTE: ALL EXTERIOR WALLS ARE 4" (3/8" STUD - 1/2" SHEATHING) ALL INTERIOR WALLS ARE 3/8" UNLESS OTHERWISE SHOWN

NOTE: ALL MAIN FLOOR WALLS ARE 9'-1 1/2" HIGH UNLESS NOTED OTHERWISE

NOTE: ALL ANGLED WALLS ARE @ 45°

NOTE: ALL LVL'S ARE 1.96 OR BETTER



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

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