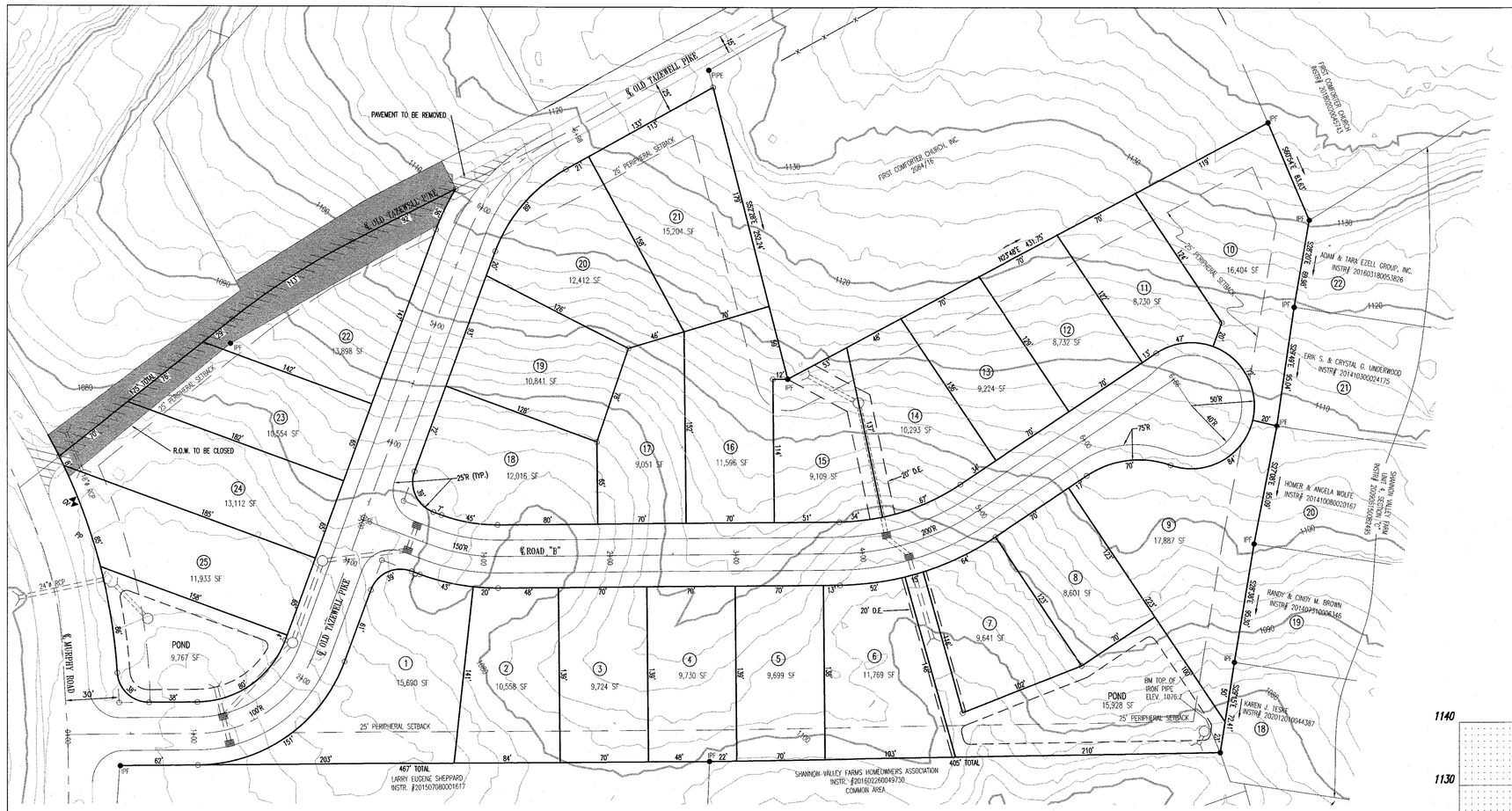
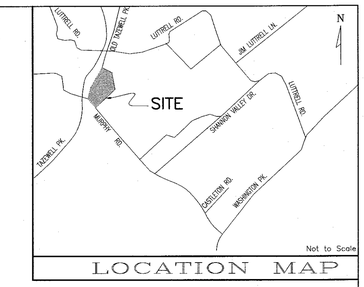




LOCATION MAP

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
TENNESSEE
NO. 101265
STATE OF TENNESSEE
9/27/21

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 8.506 ACRES SUBDIVIDED INTO 25 SINGLE FAMILY DETACHED LOTS AND 2 COMMON AREA LOTS.
5. THIS PROPERTY IS ZONED PR @ 1-3 DU/ACRE.
6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
7. UTILITIES:
   WATER: KNOXVILLE UTILITIES BOARD
   SEWER: KNOXVILLE UTILITIES BOARD
   ELECTRIC: KNOXVILLE UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: AT&T
8. BOUNDARY SURVEY BY BHN-P
9. NO VARIANCE REQUIRED

CERTIFICATION OF CONCEPT PLAN.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN 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.

REGISTERED ENGINEER David B Harbin

TENNESSEE CERTIFICATE NO. 101265

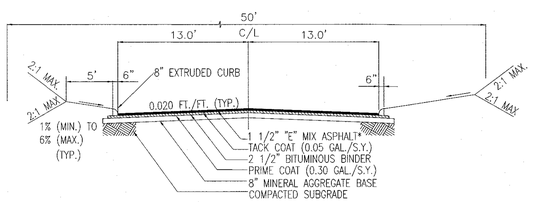
OWNER/DEVELOPER
JENKINS BUILDERS, INC.
5328 TURTLE POINT LANE
KNOXVILLE, TN 37919
PHONE: (865) 388-2753

Planning
KNOXVILLE | KNOX COUNTY

File No.: 10-SB-21-C / 10-D-21-UR

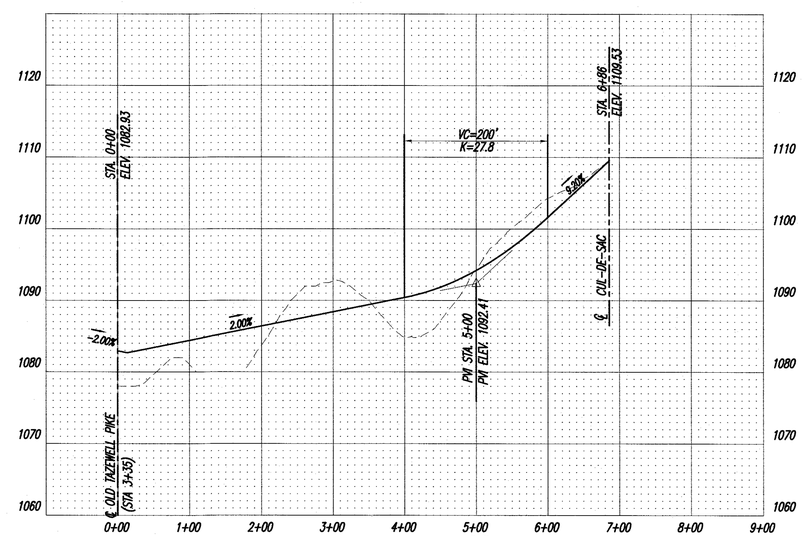
Date submitted: 9/30/2021

These plans have not been reviewed by Planning Staff and may not be finalized.

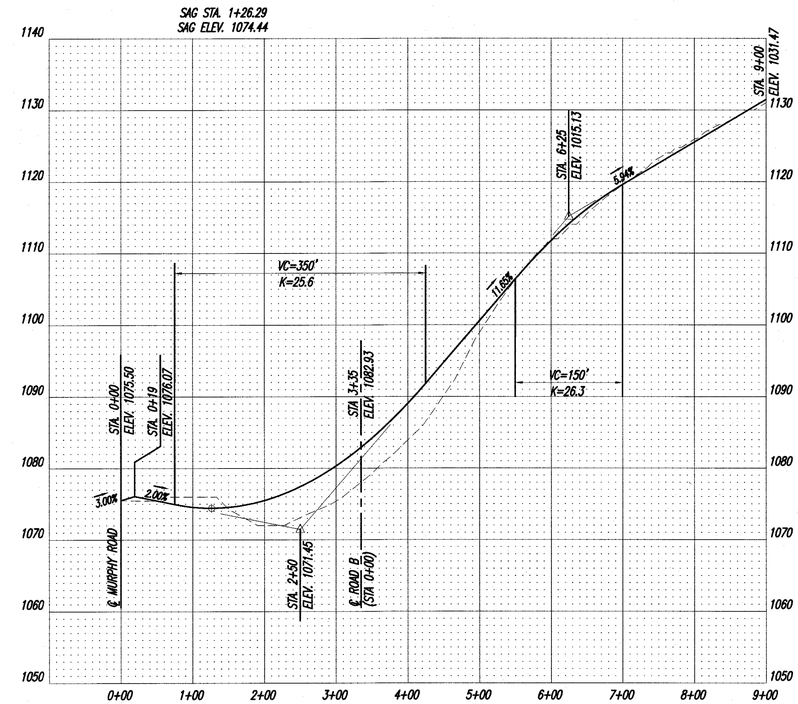


TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER



ROAD "B"
SCALE: 1"=100' HORIZ.
1"=10' VERT.



"OLD TAZEWELL PIKE"
SCALE: 1"=100' HORIZ.
1"=10' VERT.

10-SB-21C 10-D-21-UR

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED XXX
DRAWN XXX
CHECKED XXX

NO.	DATE	REVISION	APPR.
1	9-27-21	KKCP COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE 1"=50'

DATE 08/16/21

DEED REFERENCES: INSTR. #201810170024736

0' 50' 100' 150' 200'
1"=50'

CONCEPT & DEVELOPMENT PLAN AND
ROAD PROFILE FOR
JENKINS BUILDERS-MURPHY ROAD
TAX MAP 49, PARCEL 67.01
DISTRICT 8, KNOX COUNTY, TENNESSEE

25137-C

SHEET 1 OF 1 SHEET(S)

Q:\25137\25137-C.DWG