



					PRA
					PRA
					BY
B	09/25/25		REVISED PER MPC COMMENTS		
A	09/12/25		REVISED PER MPC COMMENTS		
NO.	DATE		REVISION		

ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924

OVERALL PLAN

MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

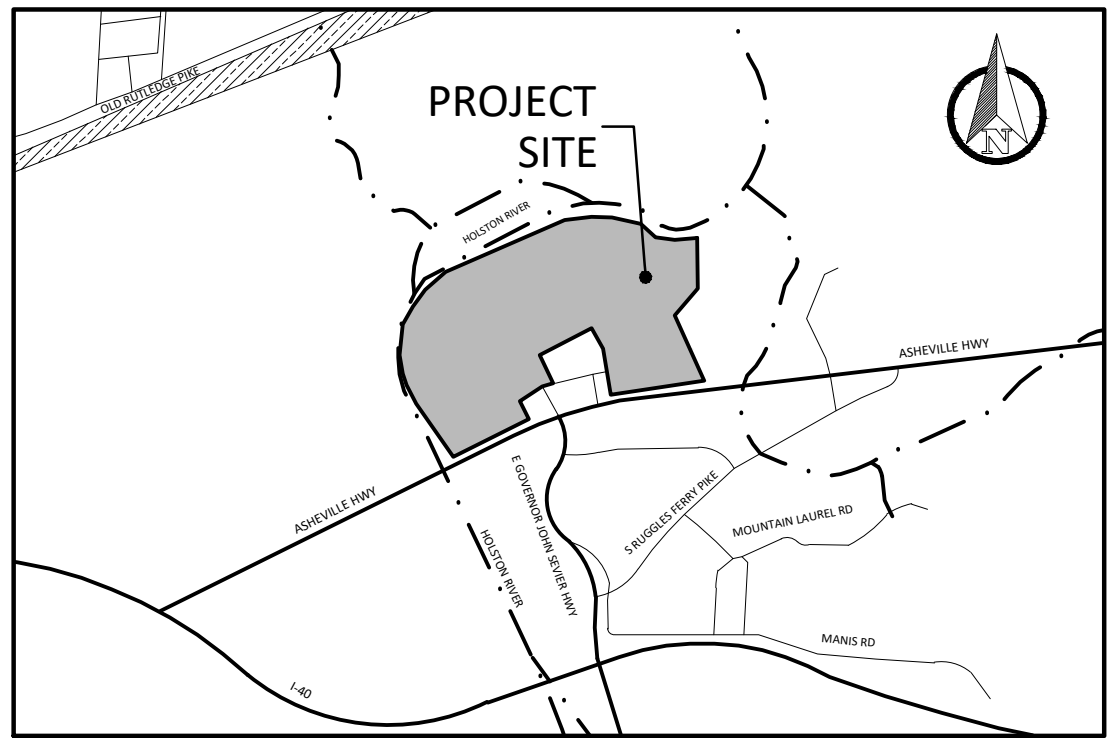
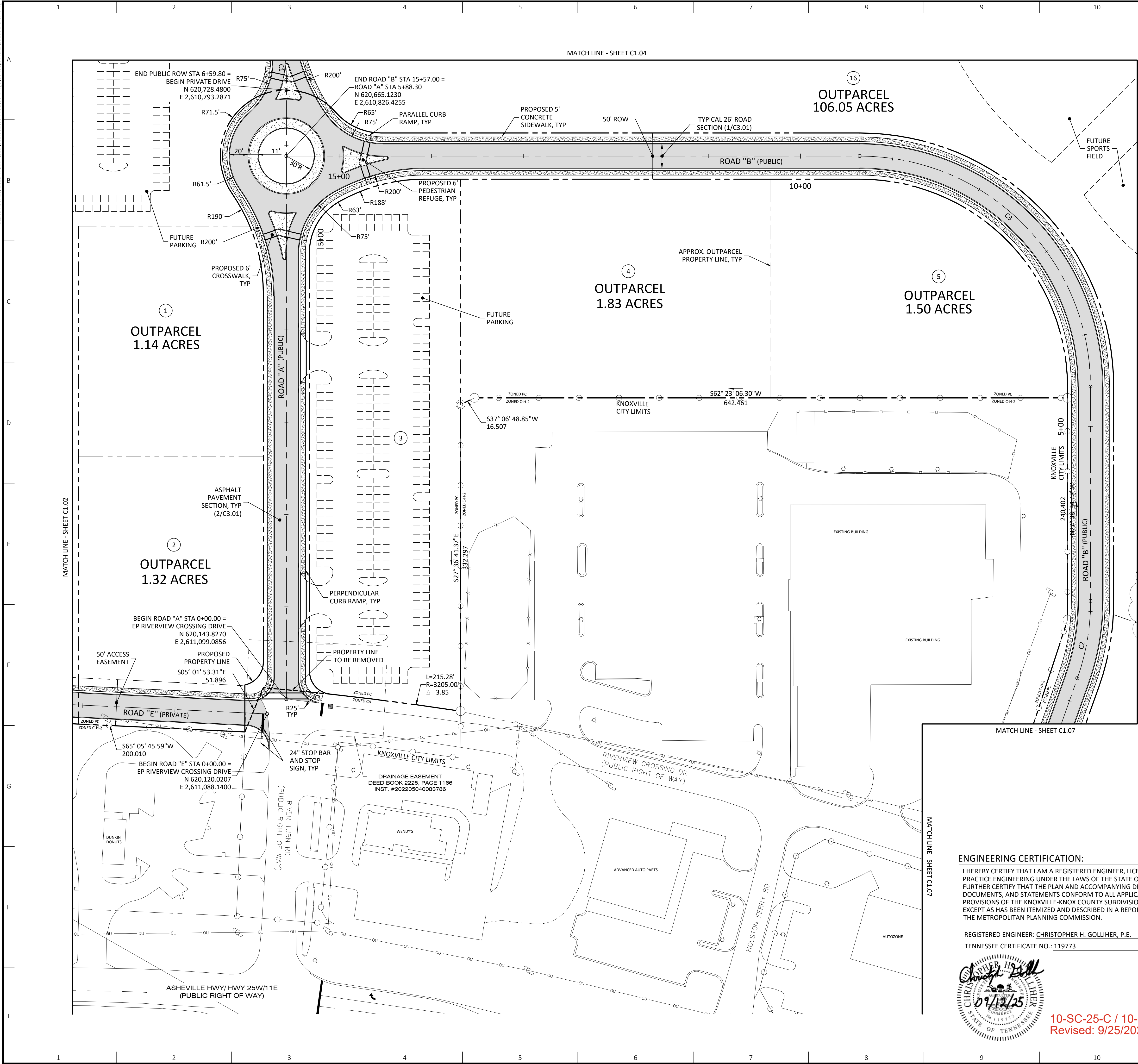
**PRELIMINARY NOT FOR
CONSTRUCTION**

JOB NO:	800.001
DATE:	08/25/2025

C0.01

CONCEPT PLAN
08/25/25

September 25, 2025 1:KNOX(800)800.001.03-Proj(03-Dwg)Concept Plans(800001-C-CP.dwg)



- NOTES:**
- THE BOUNDARY DATA WAS TAKEN FROM MBI COMPANIES, INC. DATED MAY 12, 2025.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 - PROPERTY CONCERNED REFLECTS PARCELS 071.001, 072.001 AND 072.002 AS SHOWN BY CONTROL MAPS 071 & 072. ZONING FOR THE PROPERTY IS PC, PLANNED COMMERCIAL AND CA, COMMERCIAL. TOTAL AREA = ±139.23 AC. TOTAL DISTURBED AREA = ±108.44 AC.
 - FOR CA ZONING, BUILDING SETBACKS ARE 25-FT. IN FRONT, 5-FT. ON SIDE AND 16-FT. REAR. FOR PC ZONING, THE PERIPHERAL SETBACK IS 50-FT.
 - PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, AND ELECTRIC.

UTILITY OWNERS:
WATER, ELECTRIC, GAS, & SEWER
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MR. VAUGHN JONES
OFFICE PHONE: 865.539.8579

- ALTERNATIVE DESIGN STANDARDS REQUIRING ENGINEERING AND PUBLIC WORKS APPROVAL:**
- INCREASE THE MAXIMUM GRADE ON ROAD "A" AT THE APPROACH TO THE RIVERVIEW CROSSING DR INTERSECTION FROM ONE (1) PERCENT TO THREE (2) PERCENT
 - INCREASE THE MAXIMUM GRADE ON ROAD "D" AT THE APPROACH TO THE ASHEVILLE HWY INTERSECTION FROM ONE (1) PERCENT TO THREE (3) PERCENT

- VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
- REDUCE THE MINIMUM INTERSECTION CURB AND RIGHT-OF-WAY RADII FROM 75-FT TO 25-FT
 - REDUCE THE MINIMUM VERTICAL CURVE K-VALUE FROM 25 TO 15 FOR ROAD "D" AT STA 0+55.57
 - REDUCE THE MINIMUM VERTICAL CURVE K-VALUE FROM 25 TO 15 FOR ROAD "D" AT STA 2+04.24

LEGEND:

	PROPOSED ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPERTY/ROW LINE
	OUTPARCEL PROPERTY LINE
	PROPOSED ROAD CENTER LINE
	DETAIL REF. (DETAIL NO./SHT. NO.)
	TYPICAL

HORIZONTAL CURVE DATA TABLE						
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT
C1	ROAD "A"	620,959.9112	2,610,672.2387	90°00'00"	250.00	392.70
C2	ROAD "B"	620,603.6210	2,611,841.8249	19°32'06"	250.00	43.04
C3	ROAD "B"	621,068.7937	2,611,598.1991	89°58'08"	250.00	249.86

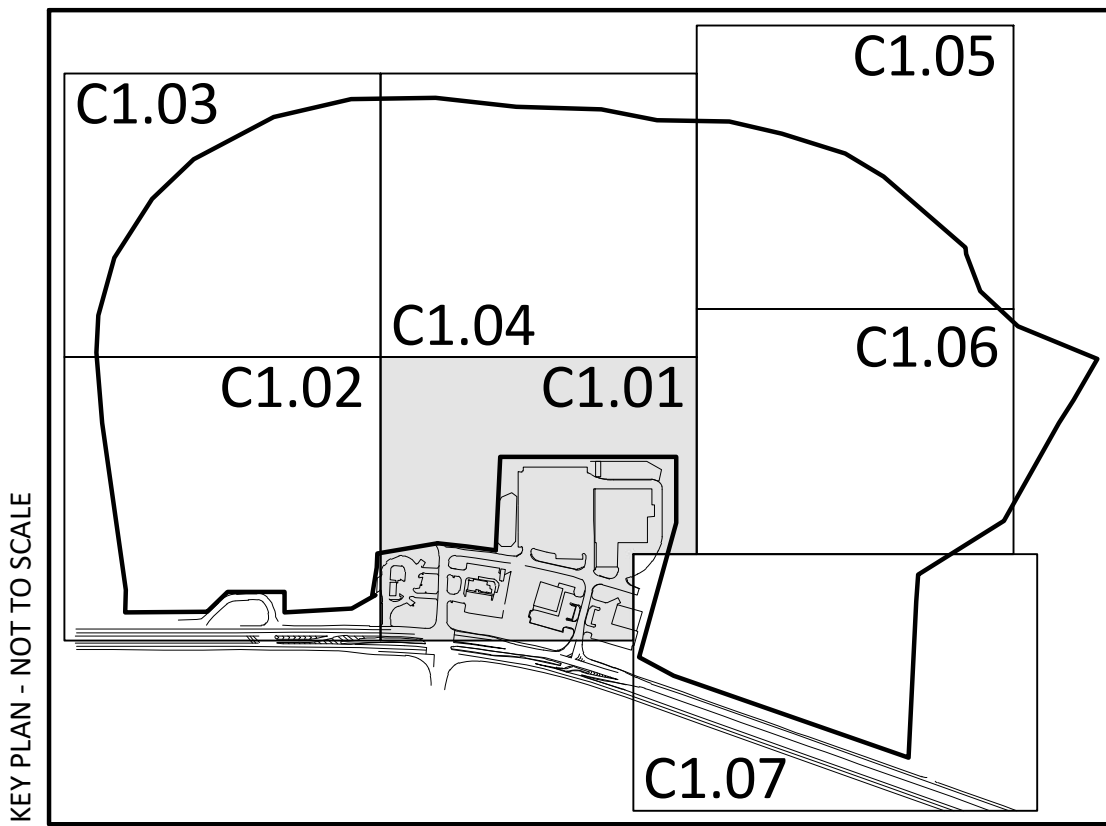
ENGINEERING CERTIFICATION:

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: CHRISTOPHER H. GOLLIHER, P.E.
TENNESSEE CERTIFICATE NO.: 119773



10-SC-25-C / 10-H-25-DP
Revised: 9/25/2025



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716.880.4254

NO.	DATE	REVISION	BY
1	09/25/25	REVISED PER MPC COMMENTS	PRA
2	09/25/25	REVISED PER MPC COMMENTS	PRA

ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924

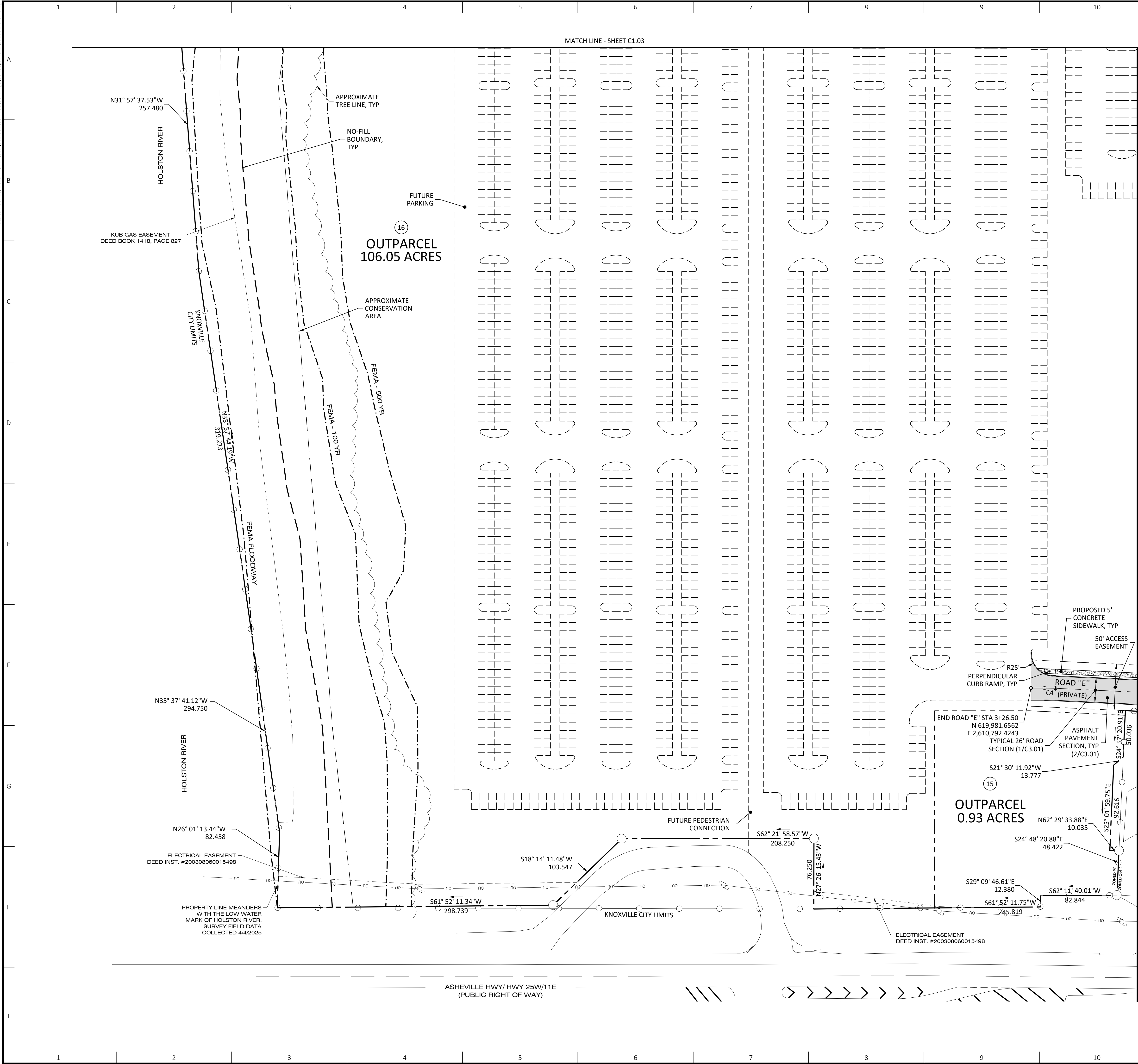
CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

PRLIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
DATE: 08/25/2025

C1.01
CONCEPT PLAN
08/25/25

September 25, 2025 \V\K\800\800.001\03-Prod\03-Dwg\Concept Plans\800001-C-CP.dwg



- NOTES:
- REFER TO SHEET C1.01 FOR GENERAL NOTES

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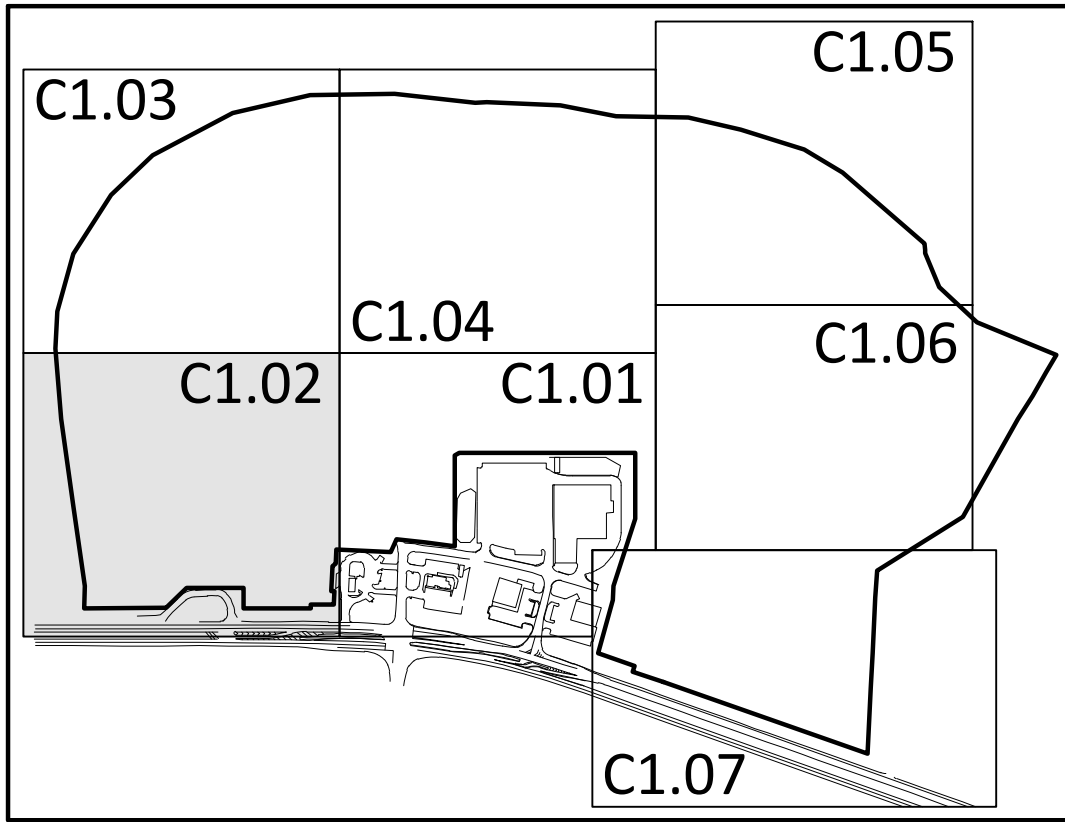
REGISTERED ENGINEER: CHRISTOPHER H. GOLLIHER, P.E.
TENNESSEE CERTIFICATE NO.: 119773



10-SC-25-C / 10-H-25-DP
Revised: 9/25/2025

HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C4	ROAD "E"	619,991.2030	2,610,810.6769	2°42'27"	250.00	5.91	11.81

- LEGEND:
- PROPOSED ASPHALT
 - PROPOSED CONCRETE SIDEWALK
 - PROPERTY/ROW LINE
 - OUTPARCEL PROPERTY LINE
 - PROPOSED ROAD CENTER LINE
 - DETAIL REF. (DETAIL NO./SHT. NO.)
 - TYPICAL



0 50 100
SCALE: FEET

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REVISION		DATE	NO.	BY
REVISED PER MPC COMMENTS		09/25/25	B	PRA
REVISED PER MPC COMMENTS		09/12/25	A	PRA

ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924

CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

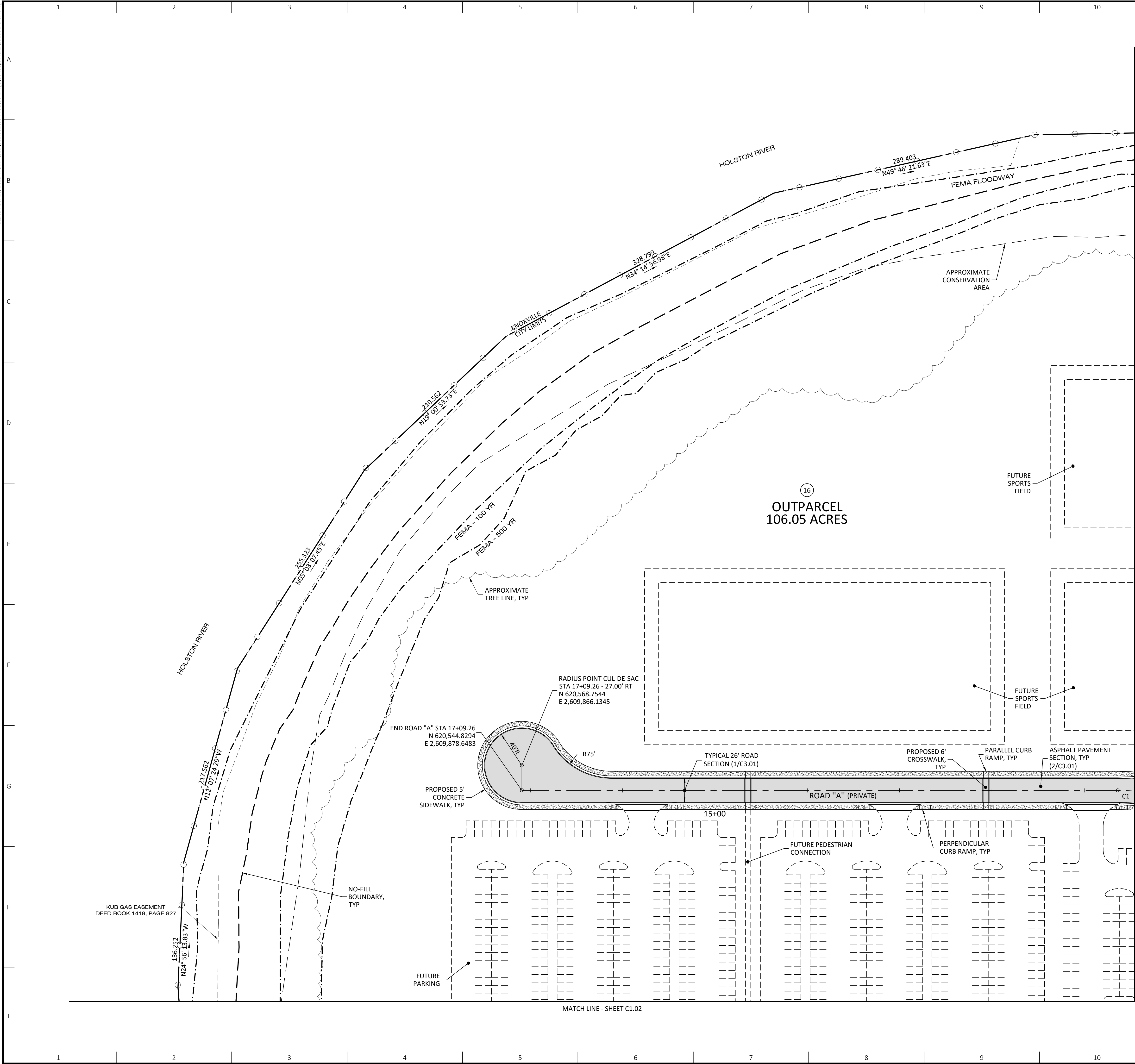
PRLIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
DATE: 08/25/2025

C1.02

CONCEPT PLAN
08/25/25

September 25, 2025 \\V:\KNOX\800\800.001\03-Prod\03-Dwg\Concept Plans\800001-C-CP.dwg



NOTES:

1. REFER TO SHEET C1.01 FOR GENERAL NOTES.

ENGINEERING CERTIFICATION:

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REGISTERED ENGINEER: CHRISTOPHER H. GOLLIHER, P.E.

TENNESSEE CERTIFICATE NO.: 119773

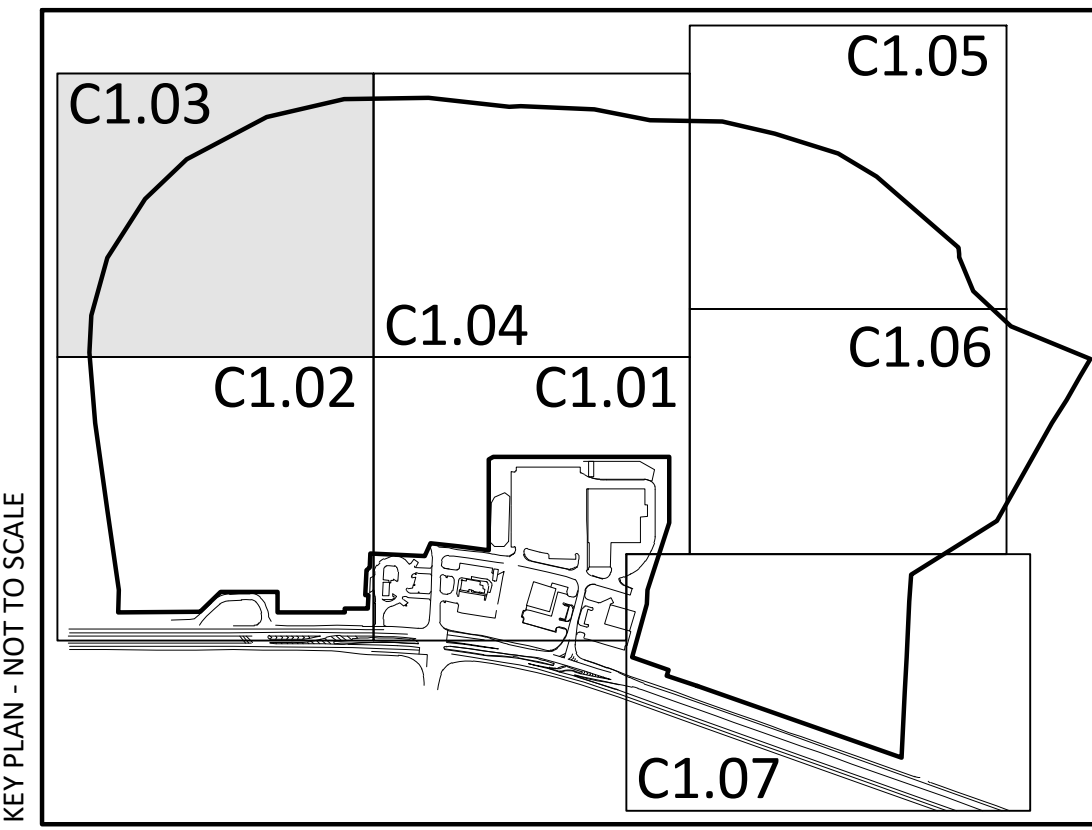


10-SC-25-C / 10-H-25-DP
Revised: 9/25/2025

HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD "A"	620,959.9112	2,610,672.2387	90°00'00"	250.00	250.00	392.70

LEGEND:

- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPERTY/ROW LINE
- OUTPARCEL PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- DETAIL REF. (DETAIL NO./SHT. NO.)
- TYPICAL



SCALE: FEET

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716.880.4254

NO.	DATE	REVISION	BY
B	09/25/25	REVISED PER MPC COMMENTS	PRA
A	09/12/25	REVISED PER MPC COMMENTS	PRA

ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924

CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

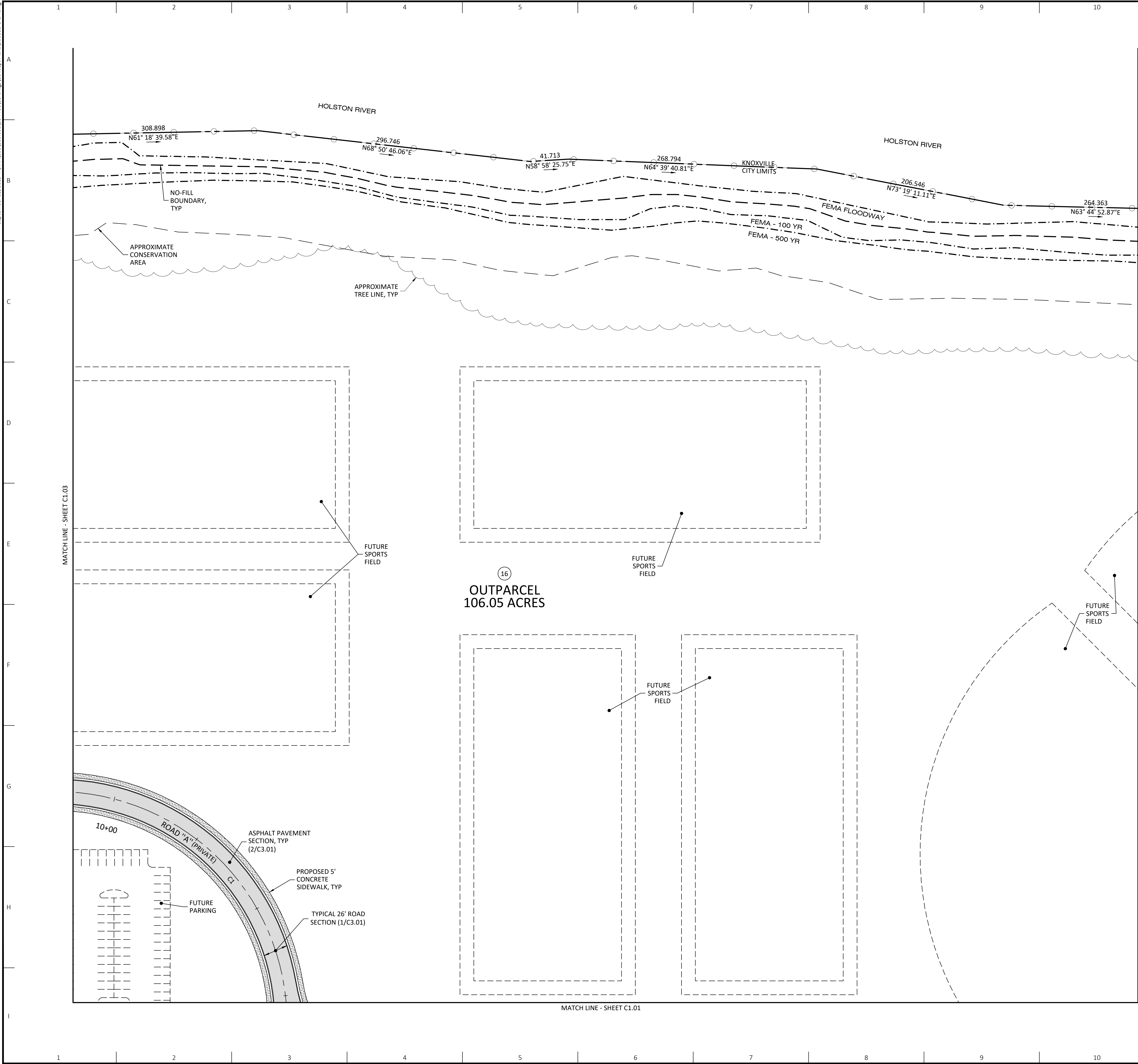
PRLIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
DATE: 08/25/2025

C1.03

CONCEPT PLAN
08/25/25

September 25, 2025 1:KNA(800)000.001.03-Prod(03-Dwg)Concept Plans(800001-C-CP.dwg)



NOTES:

1. REFER TO SHEET C1.01 FOR GENERAL NOTES.

ENGINEERING CERTIFICATION:

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REGISTERED ENGINEER: CHRISTOPHER H. GOLLIER, P.E.

TENNESSEE CERTIFICATE NO.: 119773



0 50 100
SCALE: FEET

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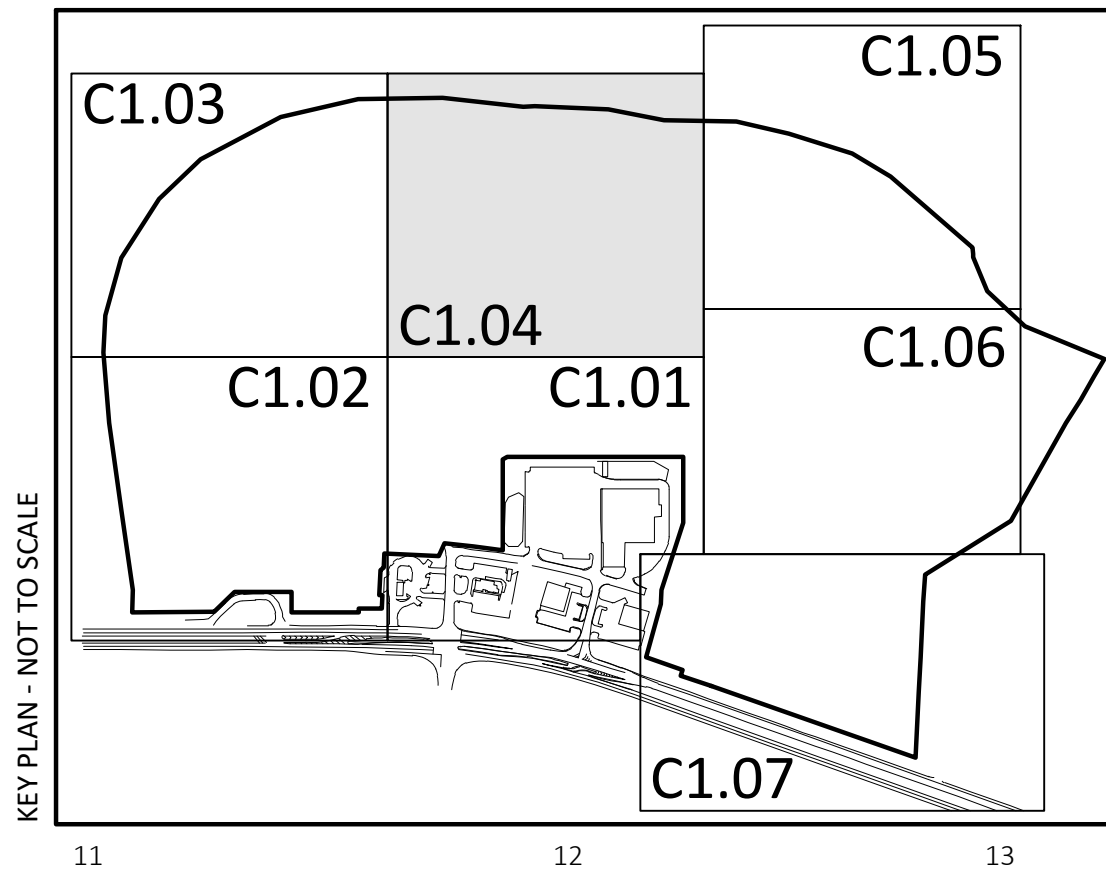
REVISION		DATE	NO.	BY
		09/25/25	B	PRA
		09/12/25	A	PRA

10-SC-25-C / 10-H-25-DP
Revised: 9/25/2025

HORIZONTAL CURVE DATA TABLE						
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT LENGTH
C1	ROAD "A"	620,959.9112	2,610,672.2387	90°00'00"	250.00	392.70

LEGEND:

- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPERTY/ROW LINE
- OUTPARCEL PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- DETAIL REF. (DETAIL NO./SHT. NO.)
- TYPICAL



ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924

CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

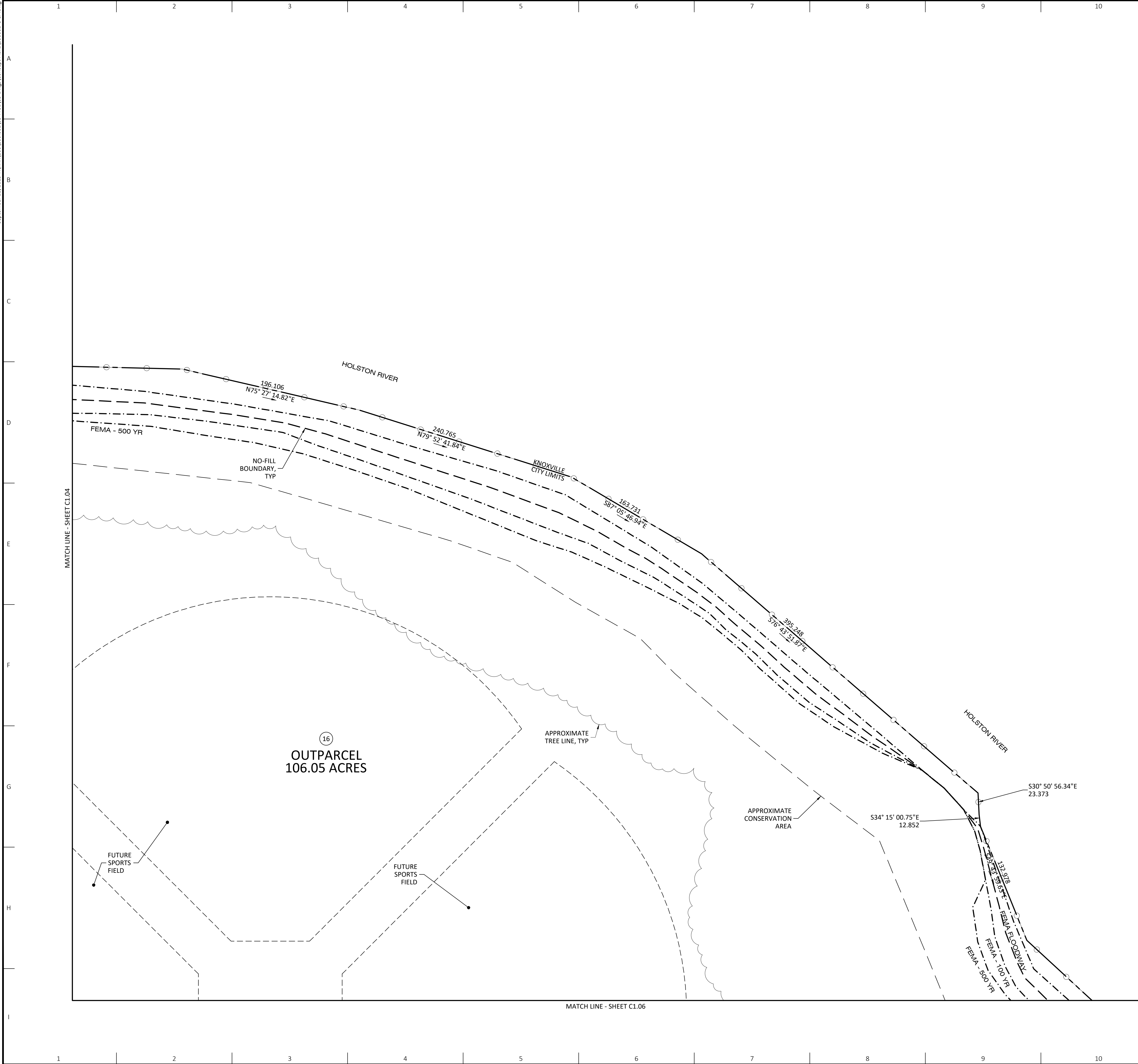
PRLIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
DATE: 08/25/2025

C1.04

CONCEPT PLAN
08/25/25

September 25, 2025 1:KNN\800\800.001\03-Prod\03-Dwg\Concept Plans\800001-C-CP.dwg



NOTES:

1. REFER TO SHEET C1.01 FOR GENERAL NOTES.

ENGINEERING CERTIFICATION:

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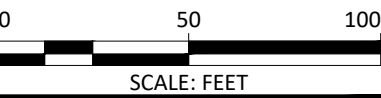
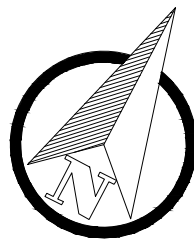
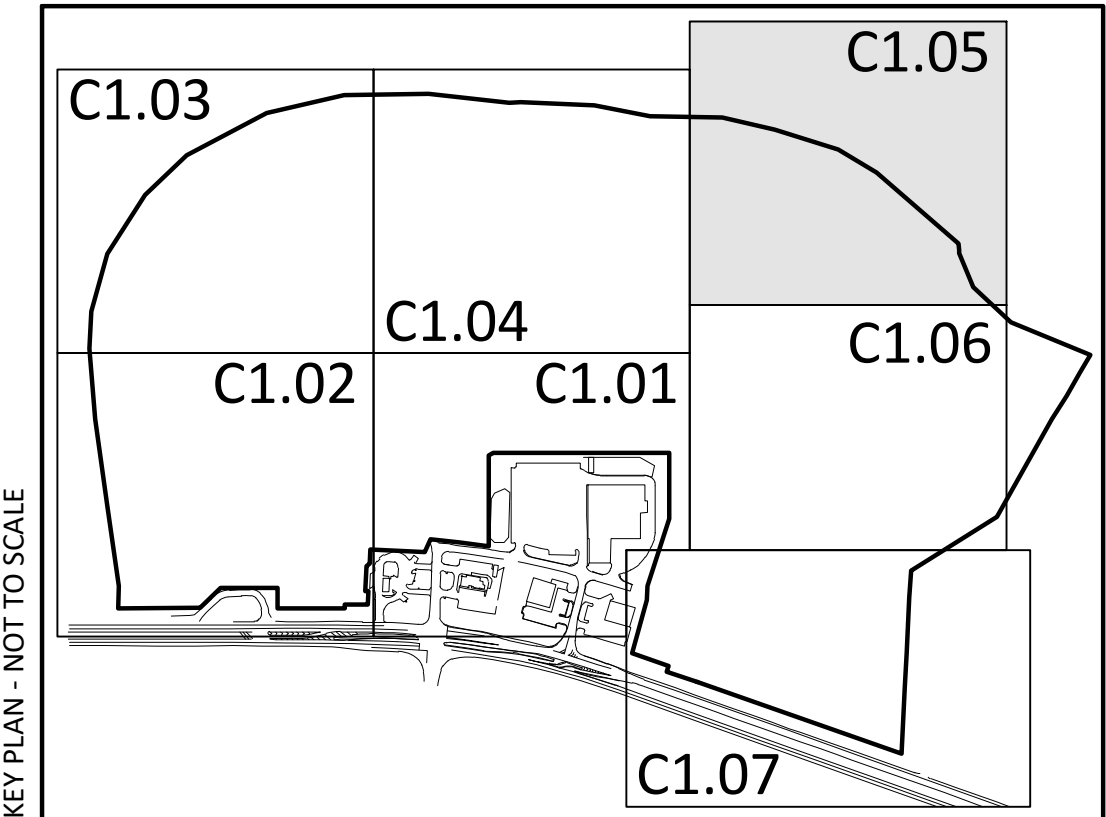
REGISTERED ENGINEER: CHRISTOPHER H. GOLLIHER, P.E.
TENNESSEE CERTIFICATE NO.: 119773



10-SC-25-C / 10-H-25-DP
Revised: 9/25/2025

LEGEND:

- PROPOSED ASPHALT
- PROPERTY/ROW LINE
- FUTURE LOT LINE
- PROPOSED ROAD CENTER LINE
- (1/C1.01) TYP
- DETAIL REF. (DETAIL NO./SHT. NO.) TYPICAL



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NO.	DATE	REVISION	BY
B	09/25/25	REVISED PER MPC COMMENTS	PRA
A	09/12/25	REVISED PER MPC COMMENTS	PRA

ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924

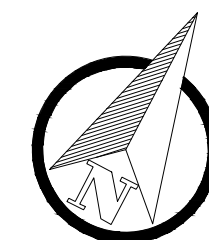
CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

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JOB NO: 800.001
DATE: 08/25/2025

C1.05

CONCEPT PLAN
08/25/25



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[illegible]

ASHEVILLE HIGHWAY DEVELOPMENT 6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924	CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP
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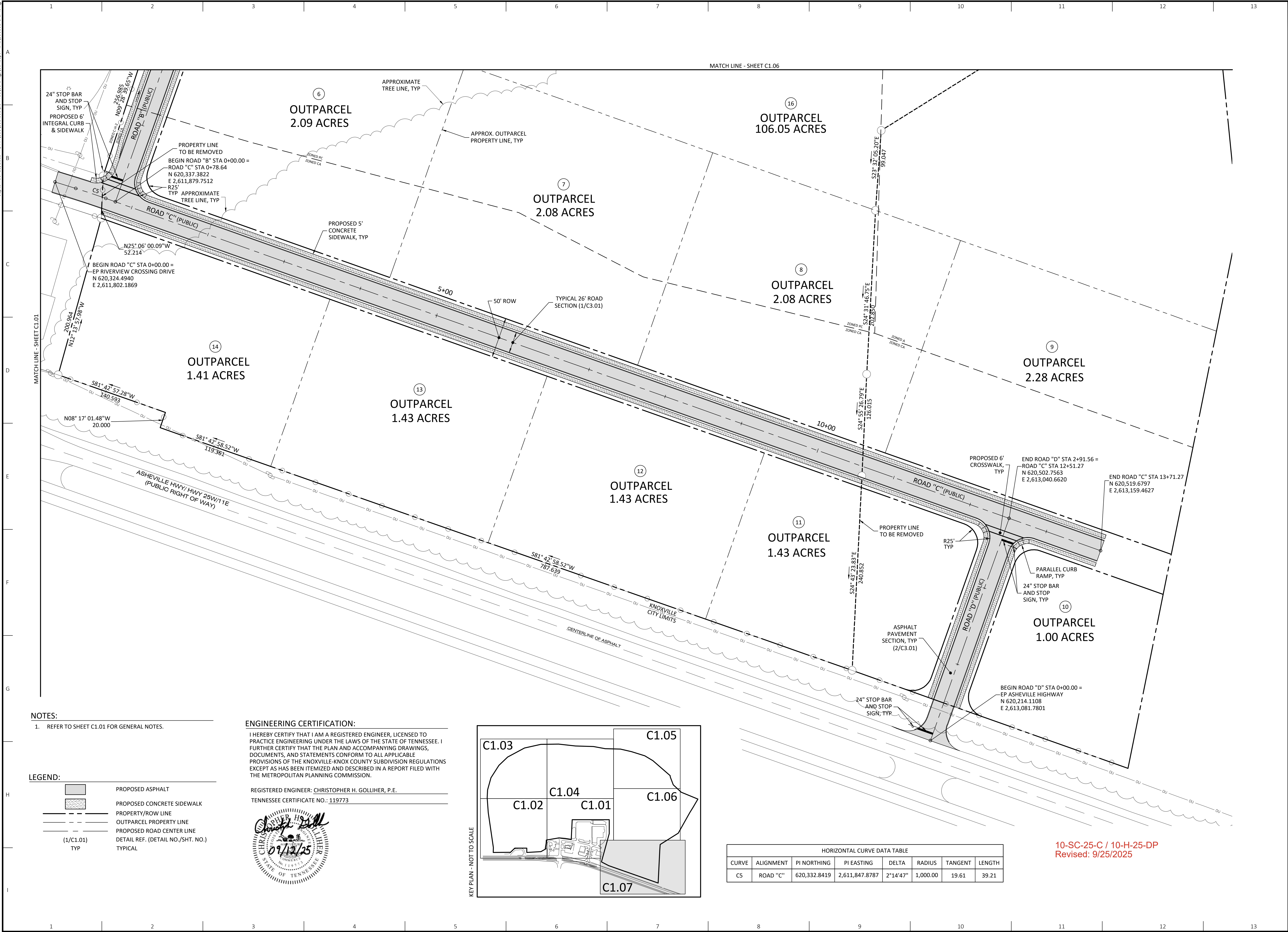
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JOB NO:	800.001
DATE:	08/25/2025

C1.06

CONCEPT PLAN
08/25/25

September 25, 2025 1:KNA(800)800.001.03-Prod(03-Dwg)Concept Plans(800001-C-CP.dwg)

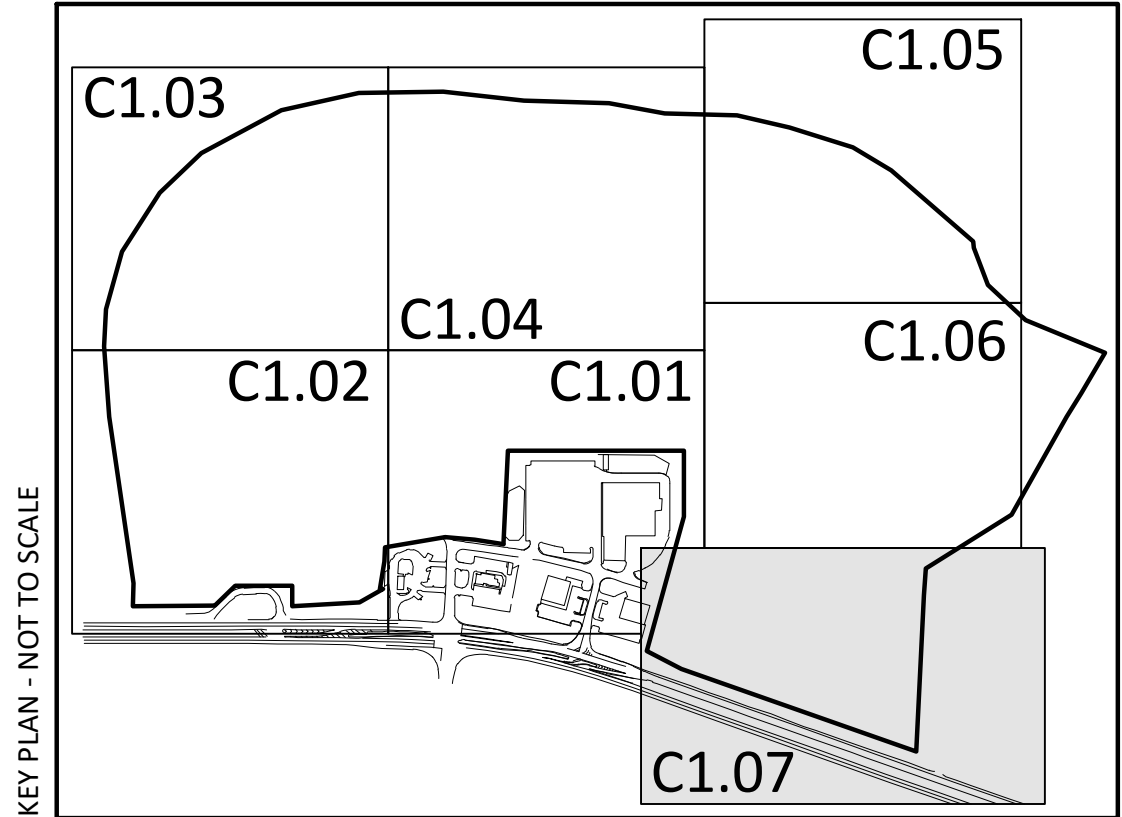


NOTES:
1. REFER TO SHEET C1.01 FOR GENERAL NOTES.

LEGEND:
[Symbol] PROPOSED ASPHALT
[Symbol] PROPOSED CONCRETE SIDEWALK
[Symbol] PROPERTY/ROW LINE
[Symbol] OUTPARCEL PROPERTY LINE
[Symbol] PROPOSED ROAD CENTER LINE
[Symbol] DETAIL REF. (DETAIL NO./SHT. NO.)
(1/C1.01) TYP

ENGINEERING CERTIFICATION:
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REGISTERED ENGINEER: CHRISTOPHER H. GOLLIHER, P.E.
TENNESSEE CERTIFICATE NO.: 119773



HORIZONTAL CURVE DATA TABLE						
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT
C5	ROAD "C"	620,332.8419	2,611,847.8787	2°14'47"	1,000.00	19.61

10-SC-25-C / 10-H-25-DP
Revised: 9/25/2025

0 50 100
SCALE: FEET

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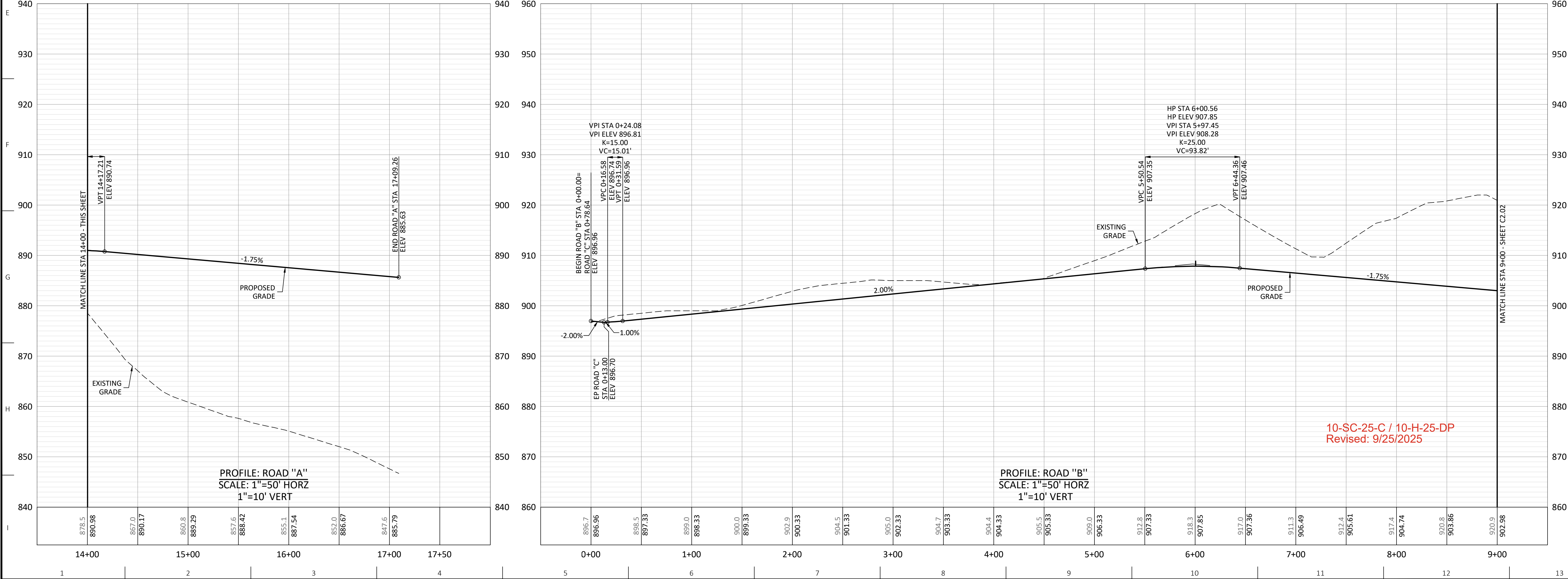
ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924
CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

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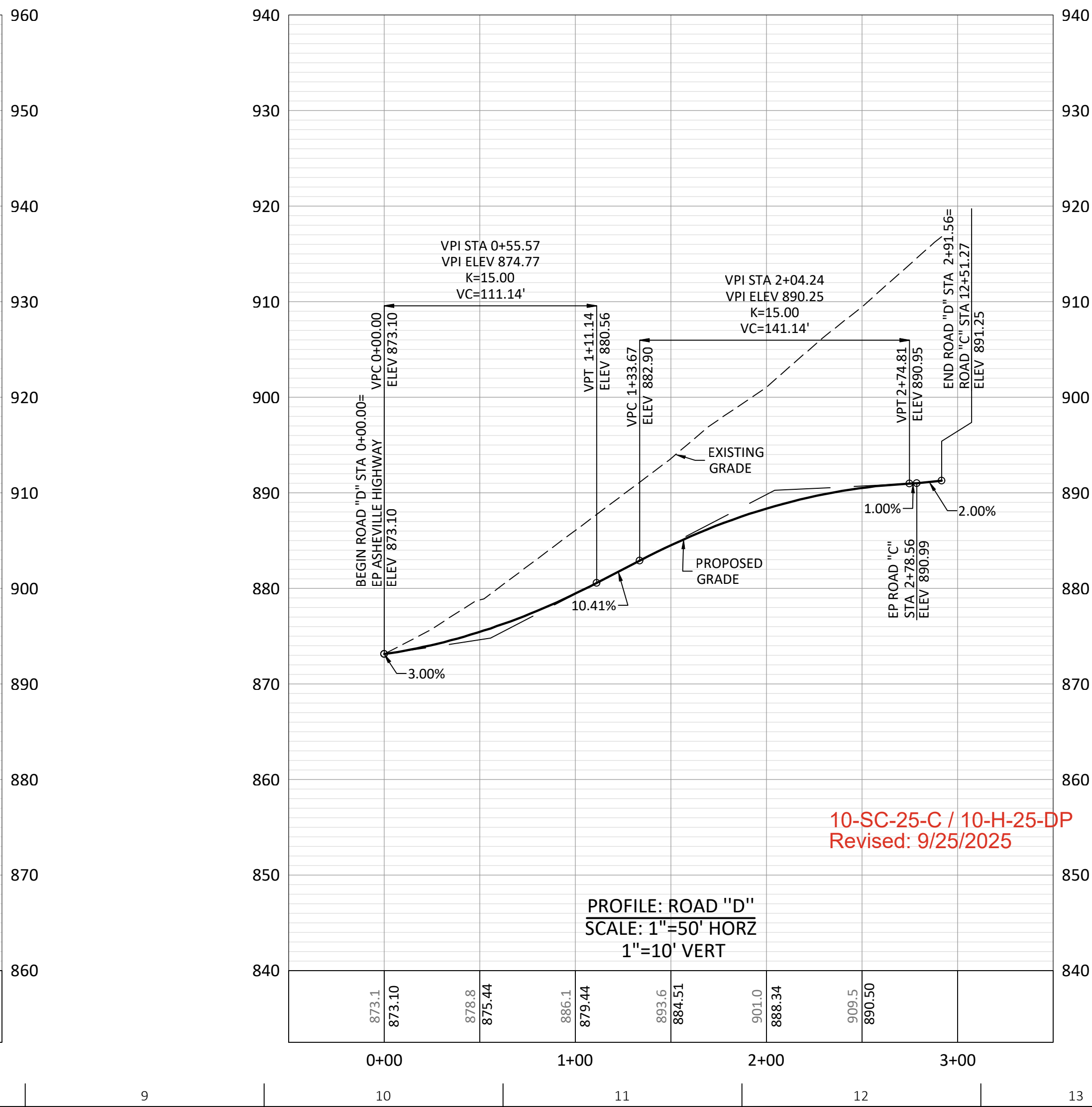
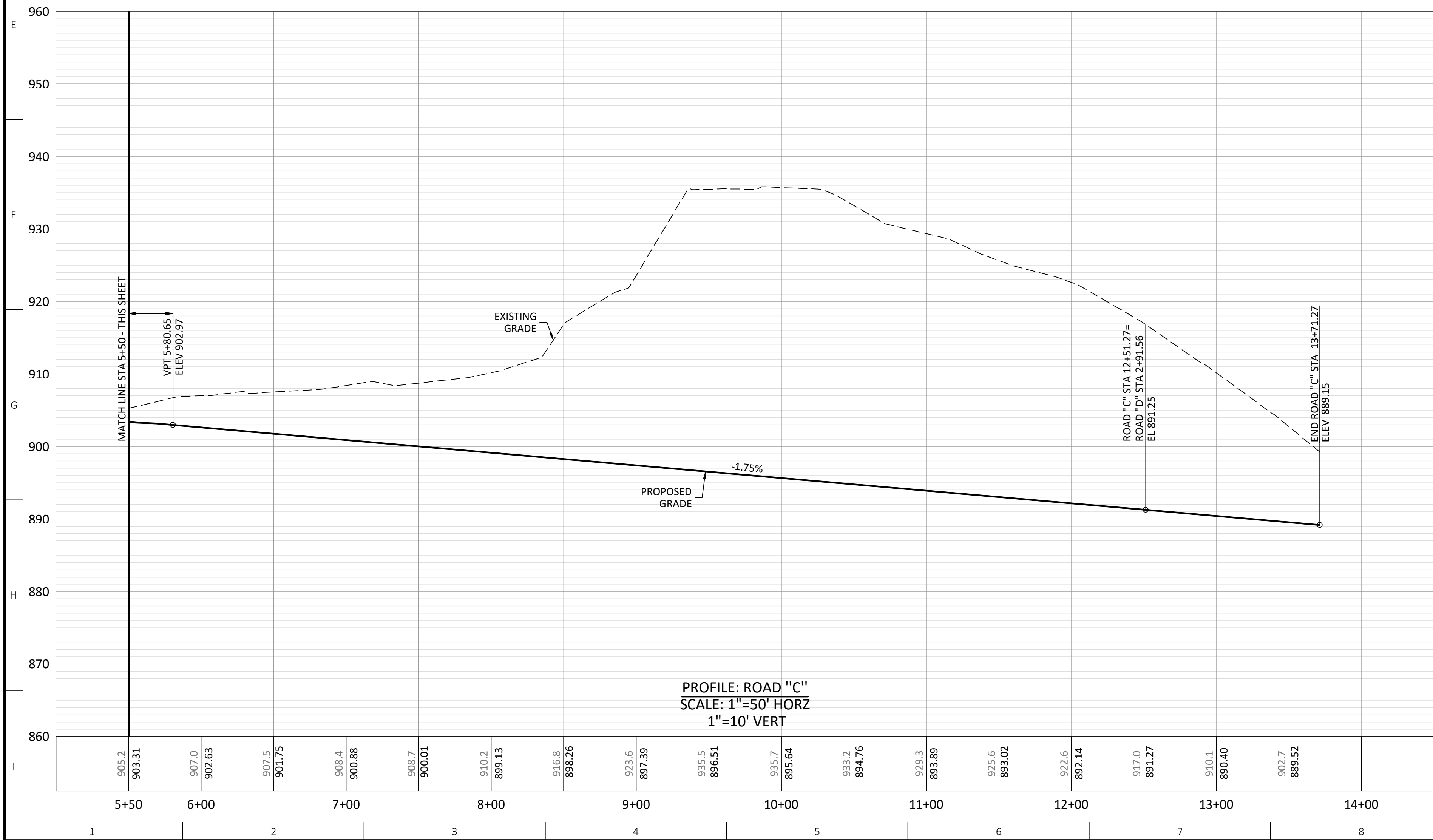
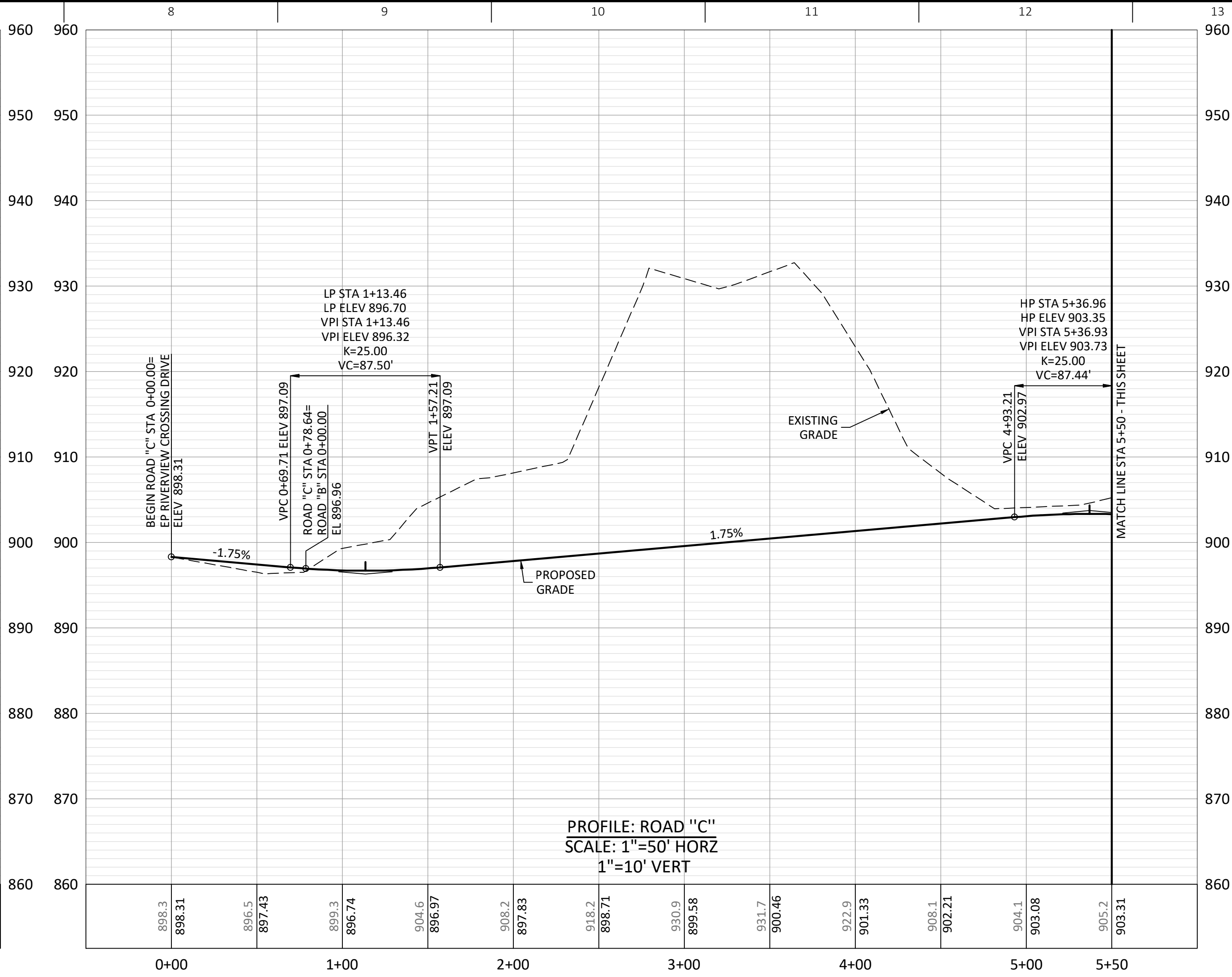
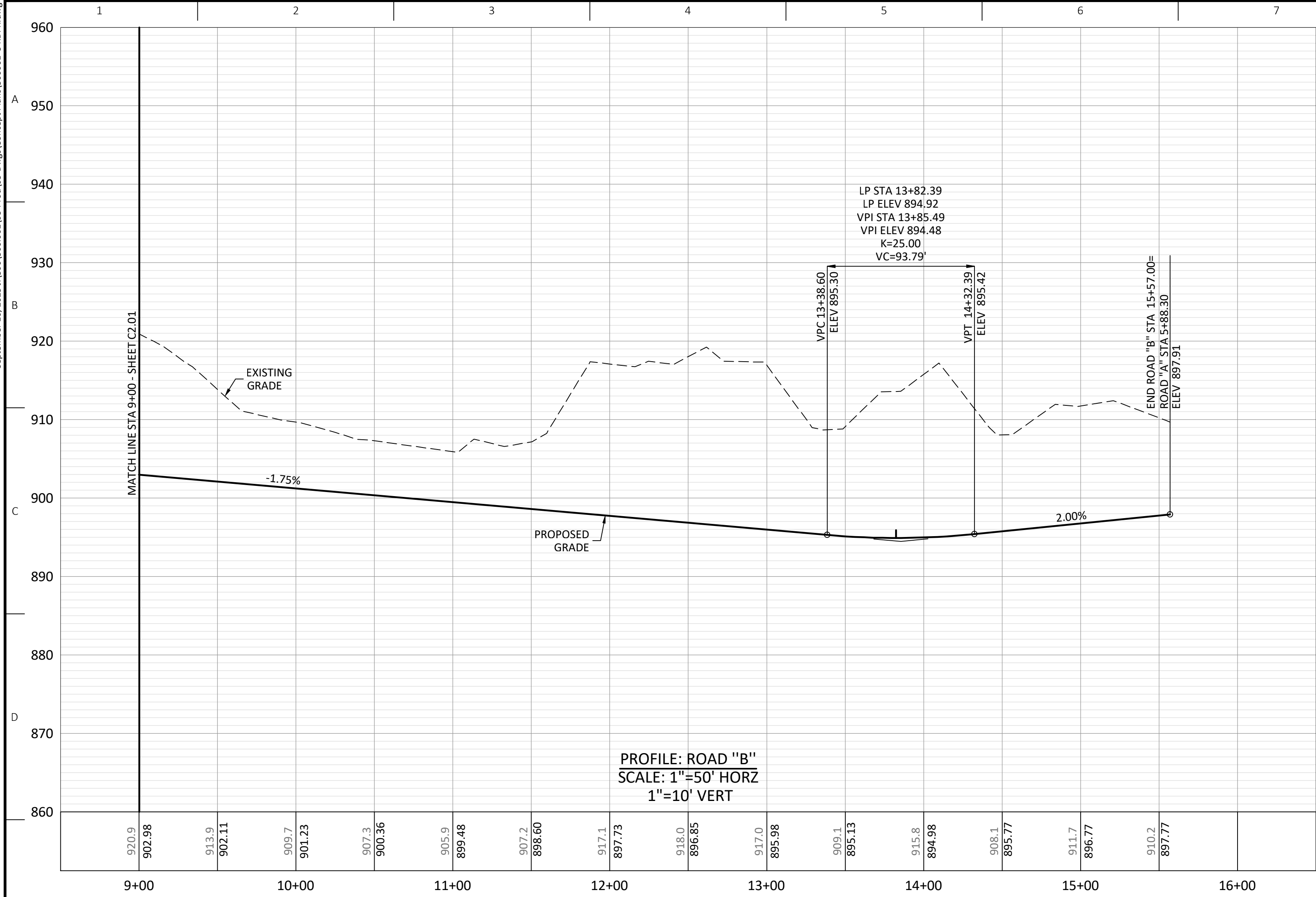
JOB NO: 800.001
DATE: 08/25/2025

C1.07

CONCEPT PLAN
08/25/25



September 16, 2025 1:\9001800.001\03-Prod\03-Dwg\Concept Plans\800001-C-RP.RVT.dwg



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NO.	DATE	REVISION	BY
A	09/12/25	REVISED PER MPC COMMENTS	PRA

ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924

ROAD PROFILES
MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

PRLIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
DATE: 08/25/2025

C2.02

CONCEPT PLAN
08/25/25

[illegible]

**ASHEVILLE HIGHWAY DEVELOPMENT
6125 RIVERVIEW CROSSING DR
KNOXVILLE, TN 37924**

ROAD PROFILES
MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP

PRELIMINARY NOT FOR
CONSTRUCTION

JOB NO:	800.001
DATE:	08/25/2025

C2.03

CONCEPT PLAN
08/25/25

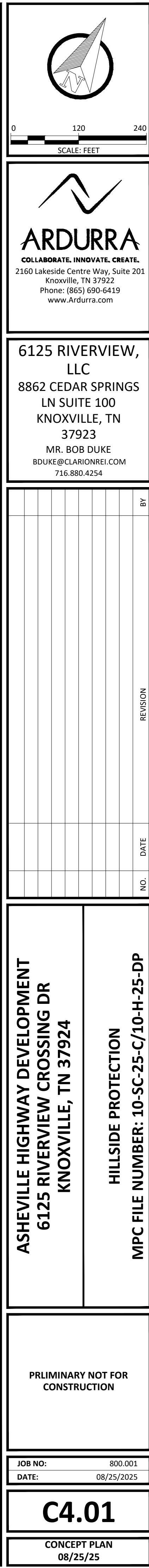
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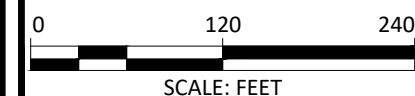
ASHEVILLE HIGHWAY DEVELOPMENT 6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924	DETAILS MPC FILE NUMBER: 10-SC-25-C/10-H-25-DP
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JOB NO:	800.001
DATE:	08/25/2025

C3.01

CONCEPT PLAN
08/25/25





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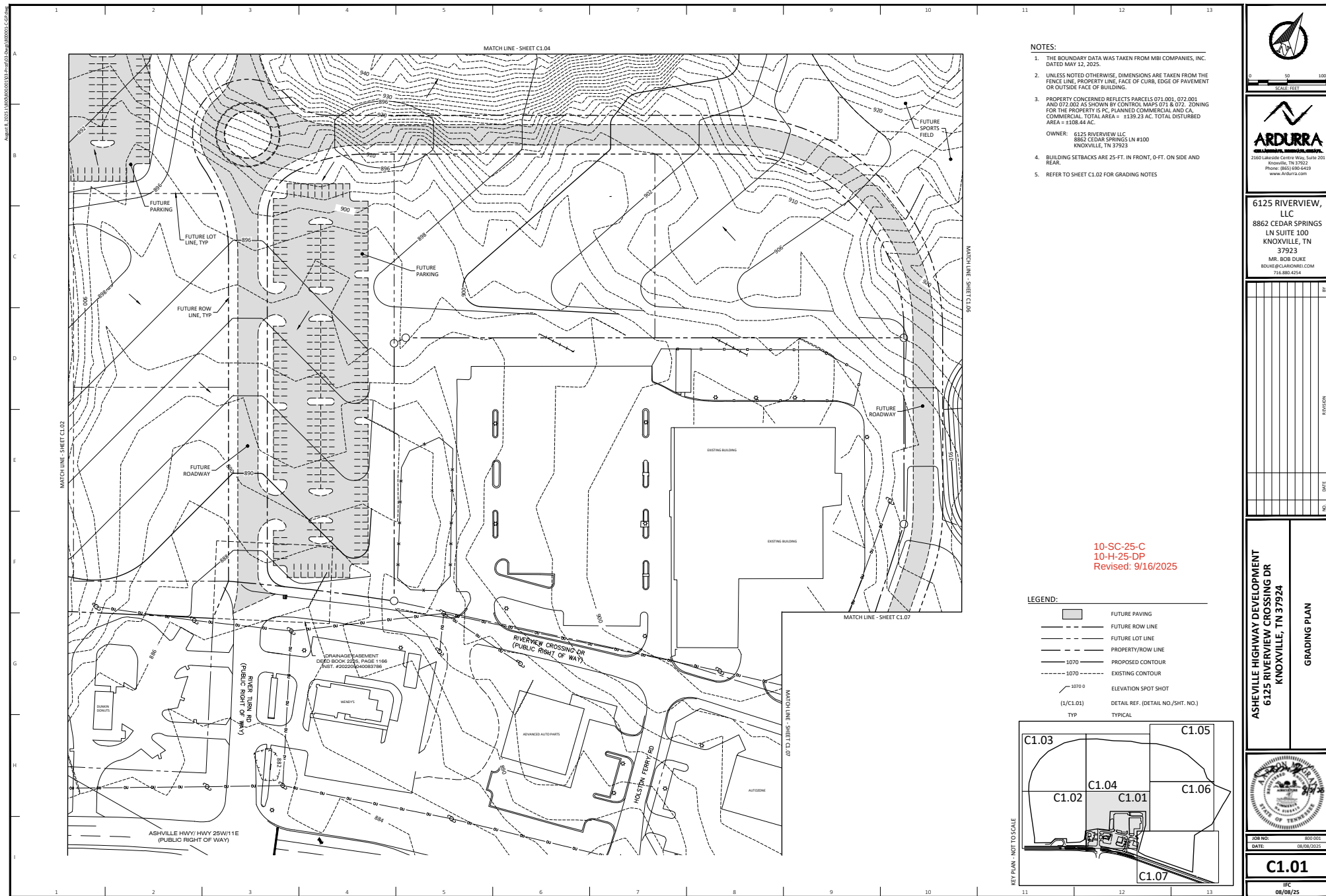
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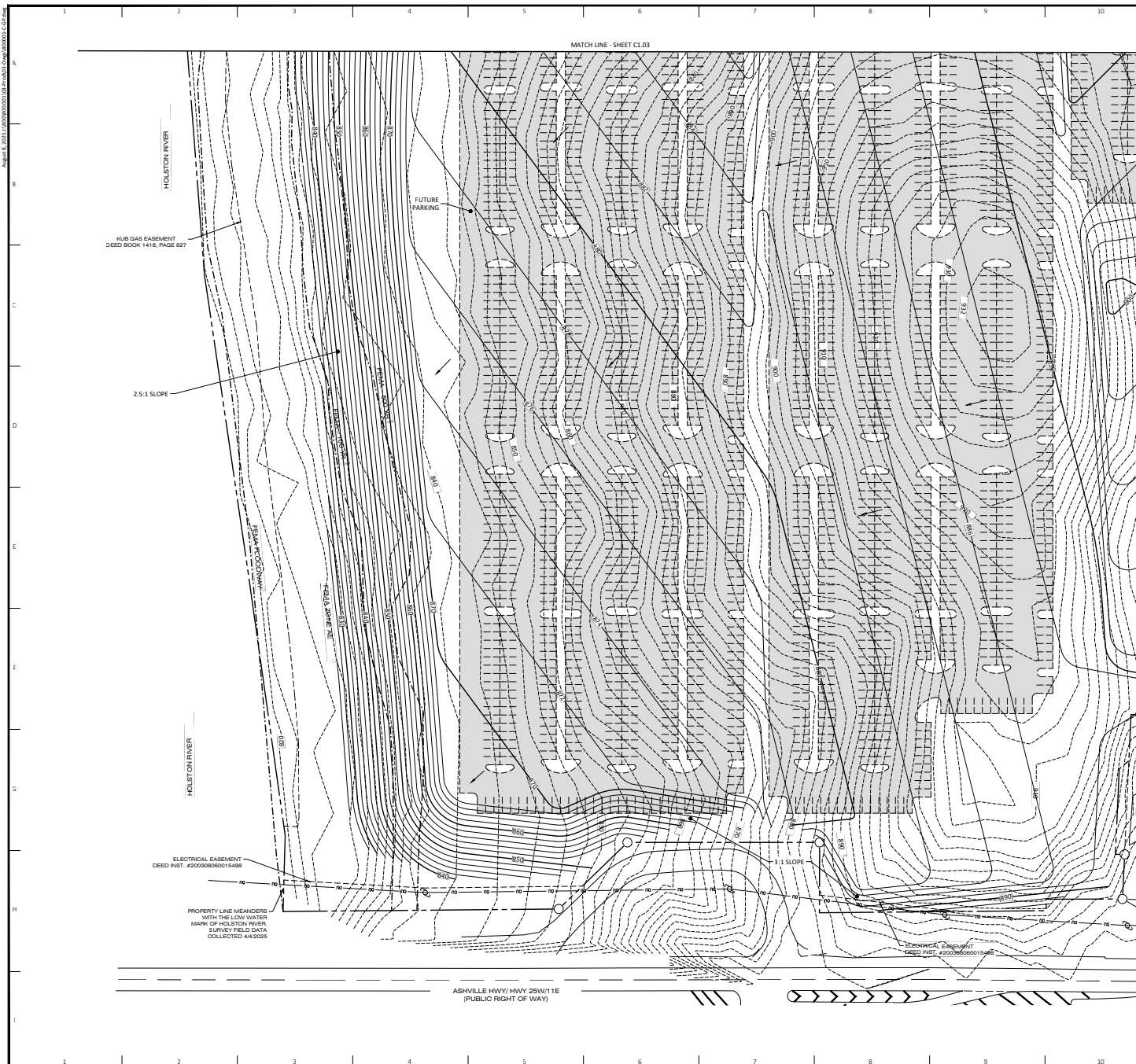
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JOB NO:	800.001
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C4.02

CONCEPT PLAN
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C1.02

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