

CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 1905008

BUTTERMILK ROAD SUBDIVISION

SITE ADDRESS: BUTTERMILK ROAD, KNOXVILLE, TENNESSEE 37932  
CLT MAP 129, PARCELS 77.01 & 77.02



LOCATION MAP

OWNER / DEVELOPER:  
HUGHSTON HOMES OF TENNESSEE  
8219 NORTH CROSSING COURT  
FORTSON, GA 31808  
(478) 258-2540



SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

**SPECIFICATIONS**  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

|                  |                                              |
|------------------|----------------------------------------------|
| ELECTRICAL       | – AS DIRECTED BY LENOIR CITY UTILITIES BOARD |
| GAS              | – AS DIRECTED BY KNOXVILLE UTILITIES BOARD   |
| WATER & SEWER    | – AS DIRECTED BY WEST KNOX UTILITY DISTRICT  |
| TELEPHONE        | – AS DIRECTED BY AT&T                        |
| CABLE            | – AS DIRECTED BY COMCAST                     |
| SITE DEVELOPMENT | – KNOX COUNTY STANDARDS AND SPECIFICATIONS   |

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Revised: 10/28/2019

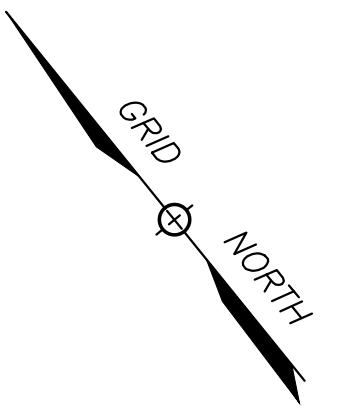
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| 2         | 10/28/19 | SUBMITTAL 2 |
| 1         | 9/30/19  | SUBMITTAL 1 |
| ISSUE NO. | DATE     | DESCRIPTION |





LOCATION MAP



**SITE PLAN NOTES:**

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: HOUSES, TWENTY (20) FEET  
PERIPHERY: THIRTY FIVE (35) FEET  
SIDE: FIVE (5) FEET  
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA OF THE DEVELOPMENT IS 25.9± ACRES.
6. THE DEVELOPMENT PROPOSES 39-UNITS (1.5 UNITS PER ACRE).
7. PROPOSED OPEN SPACE = 14.05± ACRES (54%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. THE 50' BUFFERS WERE TESTED AND DEEMED BUILDABLE PER THE REPORT PREPARED BY GEOSERVICES, LLC, TITLED 'REPORT OF LIMITED GEOTECHNICAL EXPLORATION, BUTTERMILK ROAD SUBDIVISION, KNOX COUNTY, TENNESSEE; GEOSERVICES PROJECT NO 21-19674'.
10. REMOVE EXISTING VEGETATION WITHIN THE SIGHT TRIANGLE SHOWN HEREON. THE EMBANKMENT THAT PARALLELS BUTTERMILK ROAD WILL ALSO NEED TO BE LOWERED ON BOTH SIDES OF THE ENTRANCE TO ENSURE A MINIMUM OF 300' OF UNOBSTRUCTED SIGHT DISTANCE IN BOTH DIRECTIONS.
11. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
12. THE DISTANCE BETWEEN THE EDGE OF PAVEMENT OF BUTTERMILK ROAD AND THE EDGE OF PAVEMENT OF ROAD 'B' ALONG ROAD 'A' IS 1,000 LINEAR FEET.

**VARIANCE / WAIVER REQUESTS:**

1. REDUCE THE REQUIRED K VALUE FROM 25 TO 15 BETWEEN STATIONS 0+11.99 AND 2+06.01 STREET 'A'.
2. INCREASE THE ALLOWABLE ROAD GRADE FROM 12% TO 14.93% ROAD 'A'.

SHEET C-1 2 OF 5

**SITE PLAN**  
**BUTTERMILK ROAD SUBDIVISION**

SITE ADDRESS: BUTTERMILK ROAD (379.32)

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 129 PARCEL 77.02  
SCALE: 1"=60' SEPTEMBER 30, 2019

DEVELOPER: HUGHSTON HOMES  
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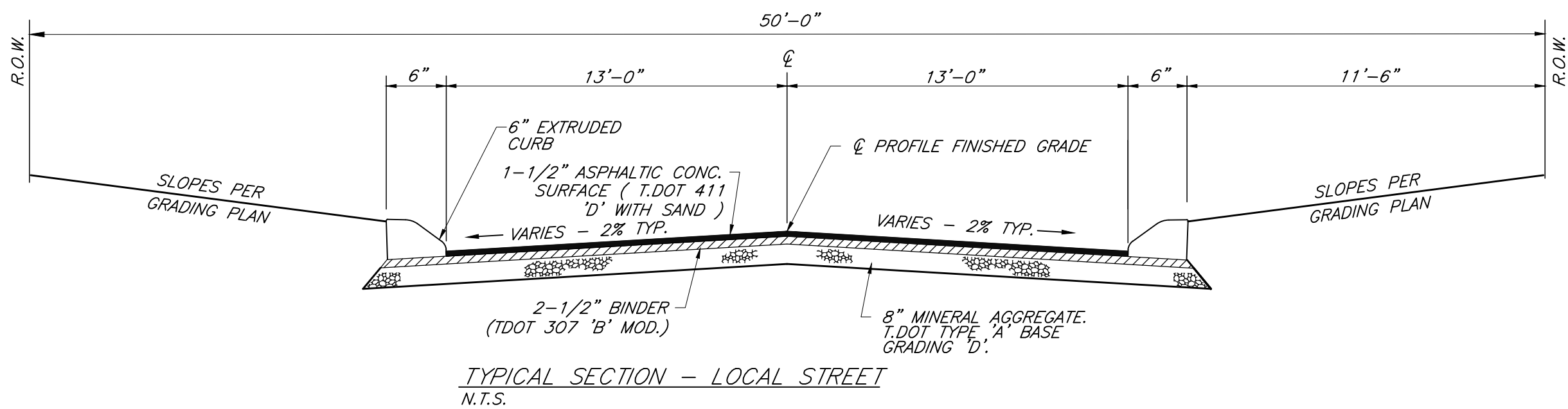
DWN: CLM CHK: CAS DWG. NO. 1905008

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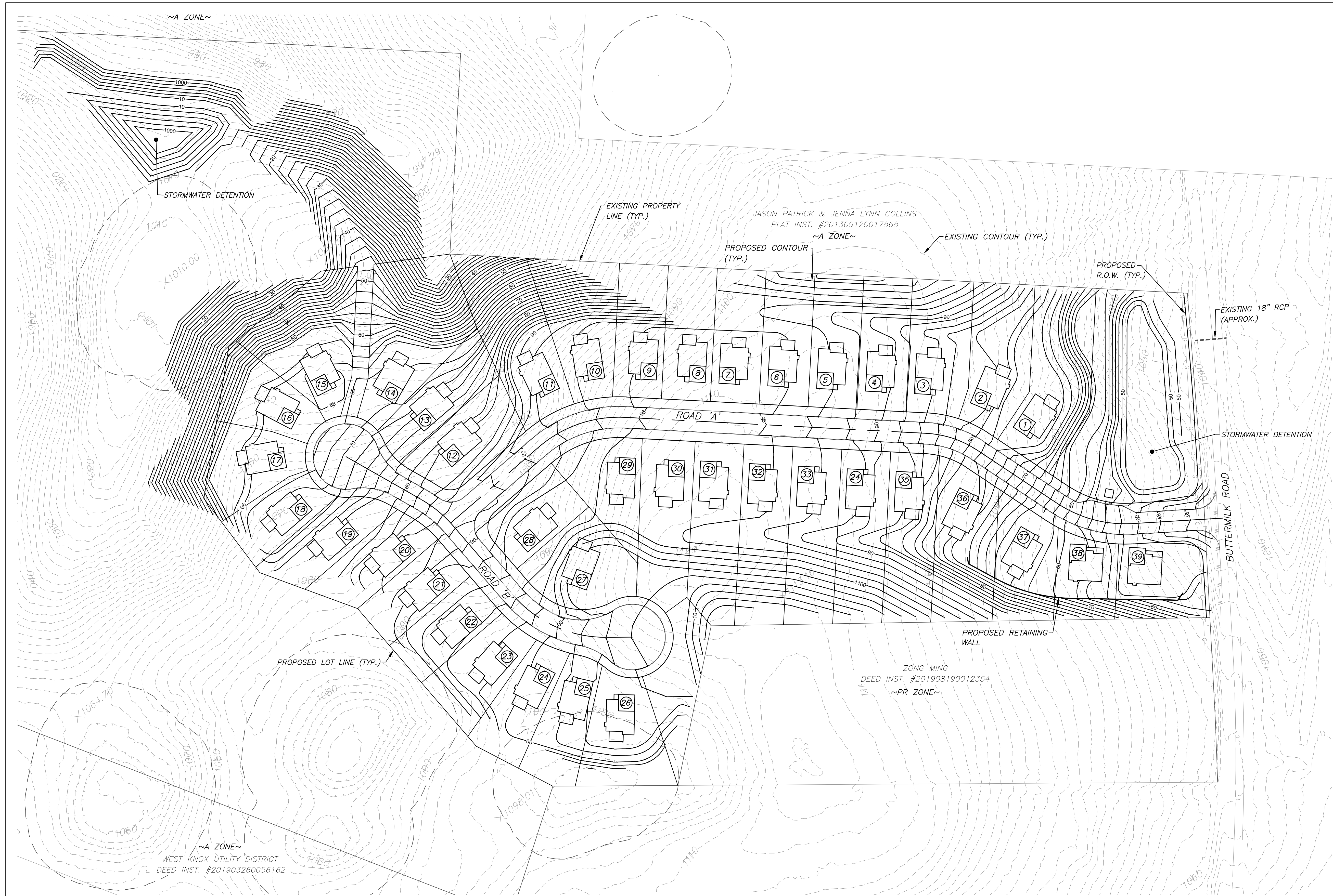
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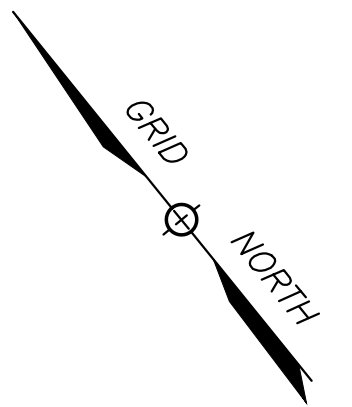
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| 1        | 10/28/19 | GENERAL REVISIONS | CAS |
|          |          |                   |     |







LOCATION MAP



**GENERAL NOTES:**

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
3. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

SHEET C-2 3 OF 5

**PRELIMINARY GRADING PLAN**  
**BUTTERMILK ROAD SUBDIVISION**

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| REVISION | DATE     | DESCRIPTION       | BY  |
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