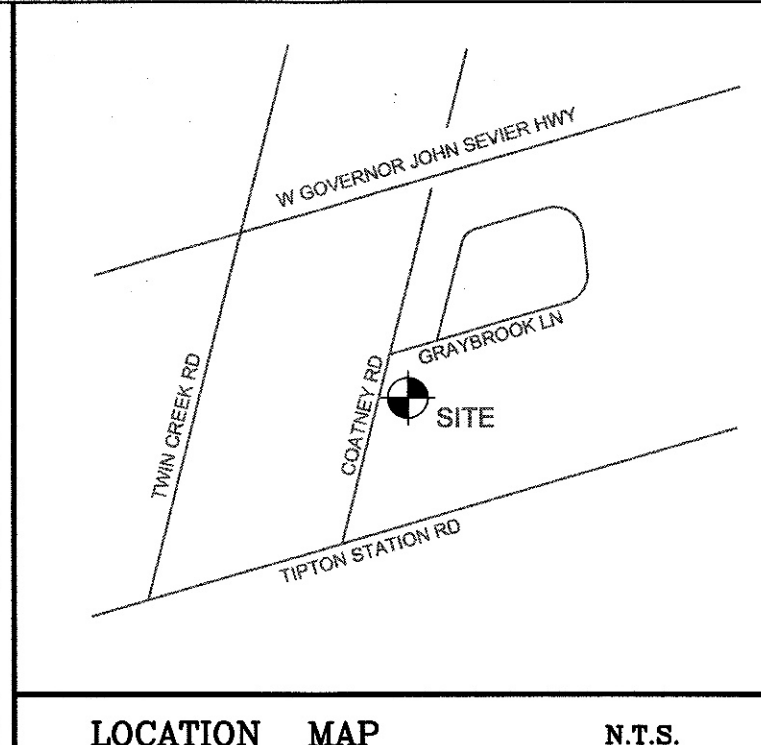
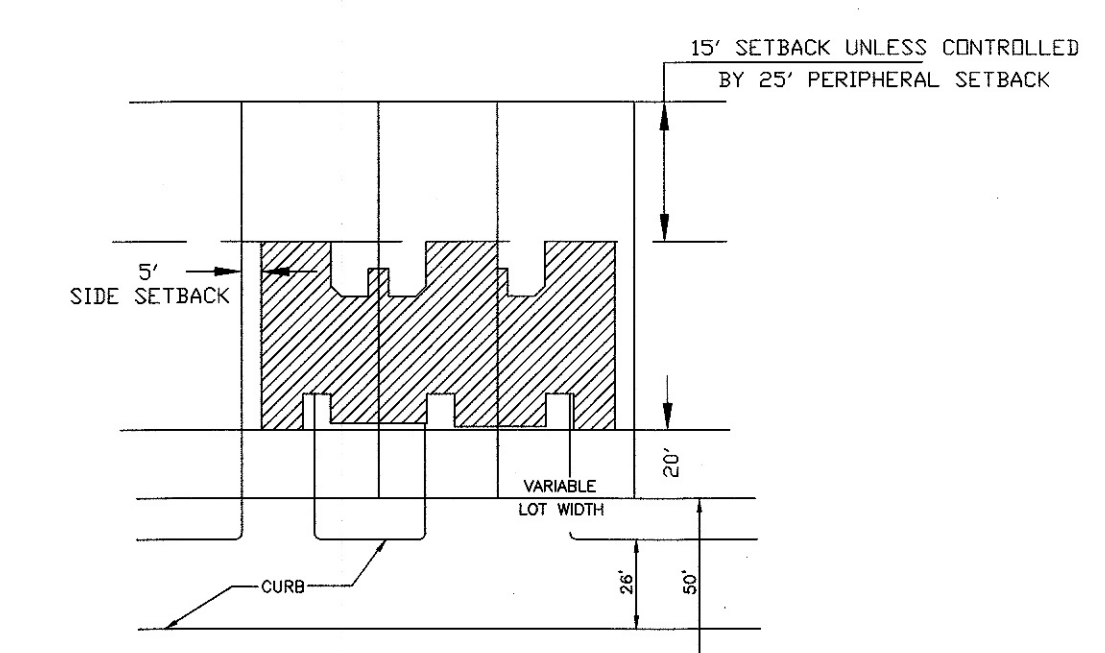
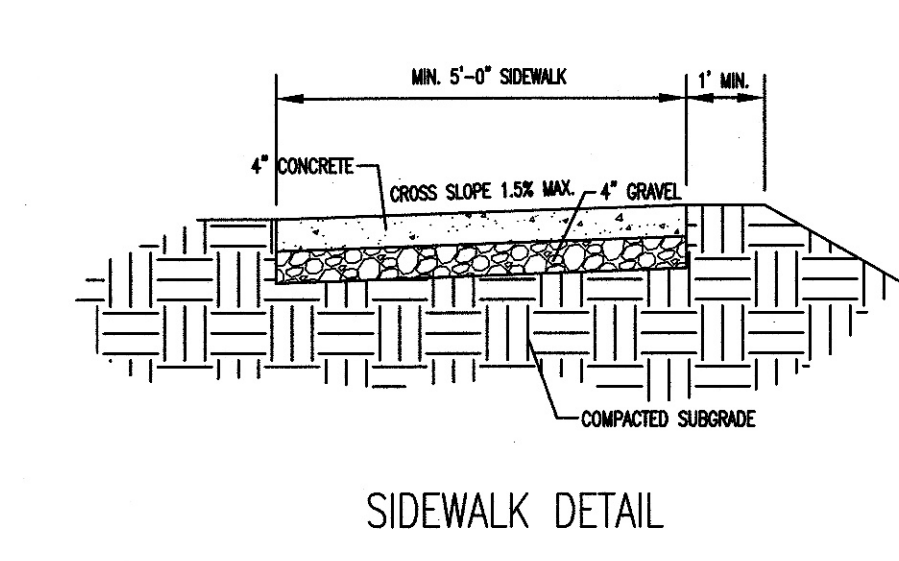
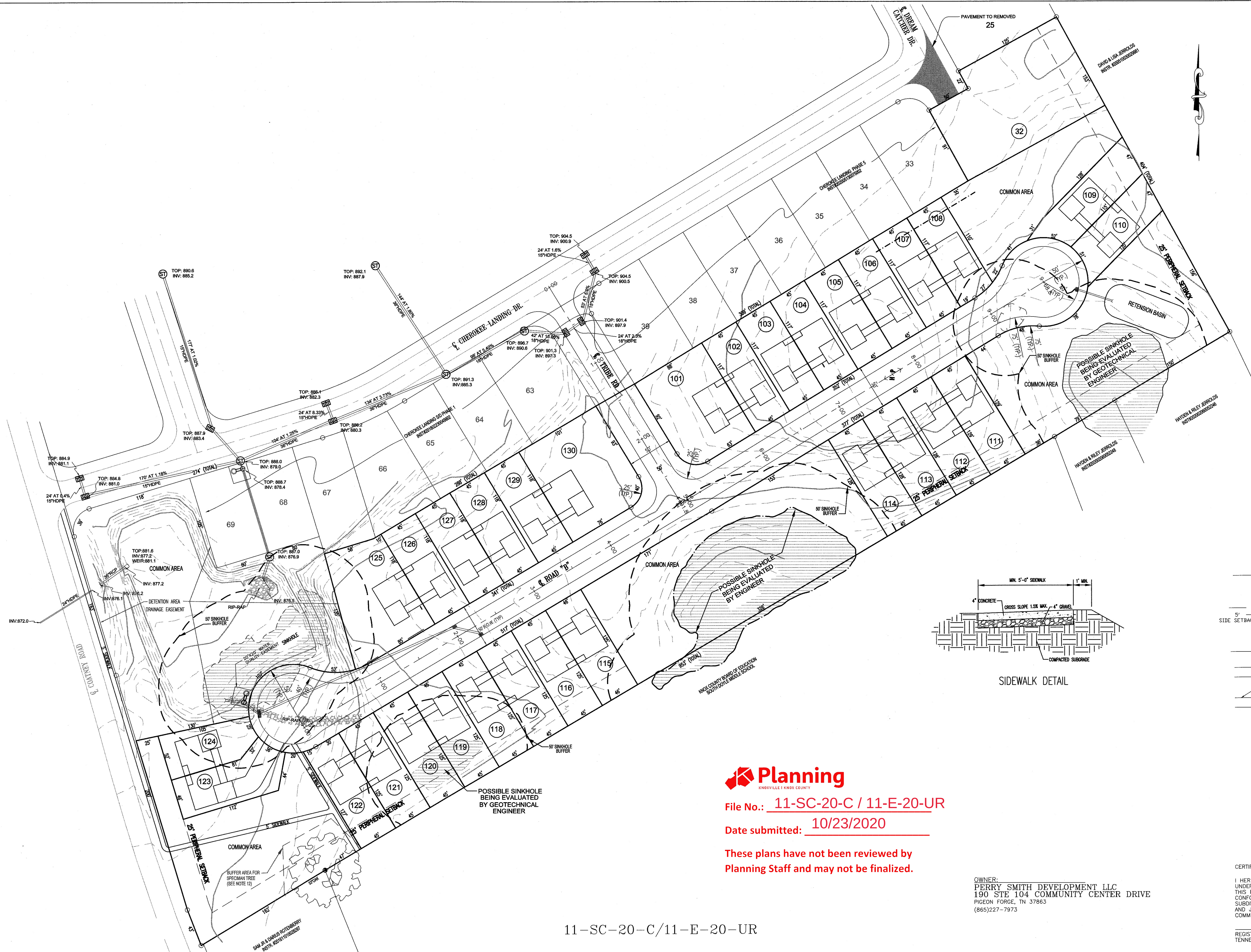




- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PHASE CONTAINS APPROXIMATELY 8.80 ACRES SUBDIVIDED INTO 30 SINGLE FAMILY ATTACHED LOTS, 1 SINGLE FAMILY DETACHED LOT, AND 5 COMMON AREA LOTS CONTAINING 4.43 ACRES. THE ENTIRE DEVELOPMENT NOW CONTAINS 69 SINGLE DETACHED LOTS AND 30 SINGLE FAMILY ATTACHED LOTS ON 25.59 ACRES.
  5. THIS PROPERTY IS ZONED PR AT FOUR UNITS PER ACRE.
  6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
  7. UTILITIES:  
WATER: KNOX CHAPMAN UTILITY DISTRICT  
SEWER: KNOX CHAPMAN UTILITY DISTRICT  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  8. BOUNDARY SURVEY BY NORVELL & POE ENGINEERS.
  9. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES. THIS REPORT MAY BE REQUIRED FOR LOTS 117-122 & 124. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.
  10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  11. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  12. NO GRADING OR CLEARING IS ALLOWED WITHIN THE TREE BUFFER AREA.
  13. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT.....20'  
SIDES.....5' (0' UNDER BUILDINGS)  
REAR.....15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)



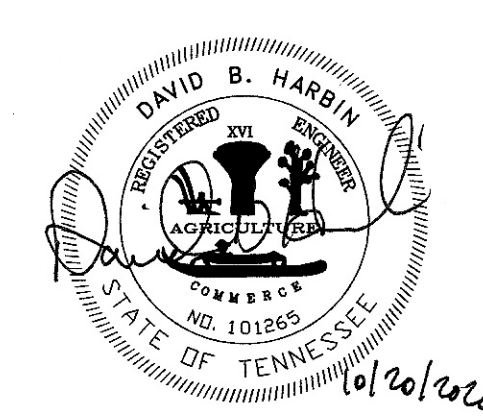
**Planning**  
KNOXVILLE | KNOX COUNTY

File No.: 11-SC-20-C / 11-E-20-UR

Date submitted: 10/23/2020

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

OWNER:  
PERRY SMITH DEVELOPMENT LLC  
190 STE 104 COMMUNITY CENTER DRIVE  
PIGEON FORGE, TN 37863  
(865)227-7973



CERTIFICATION OF CONCEPT PLAN

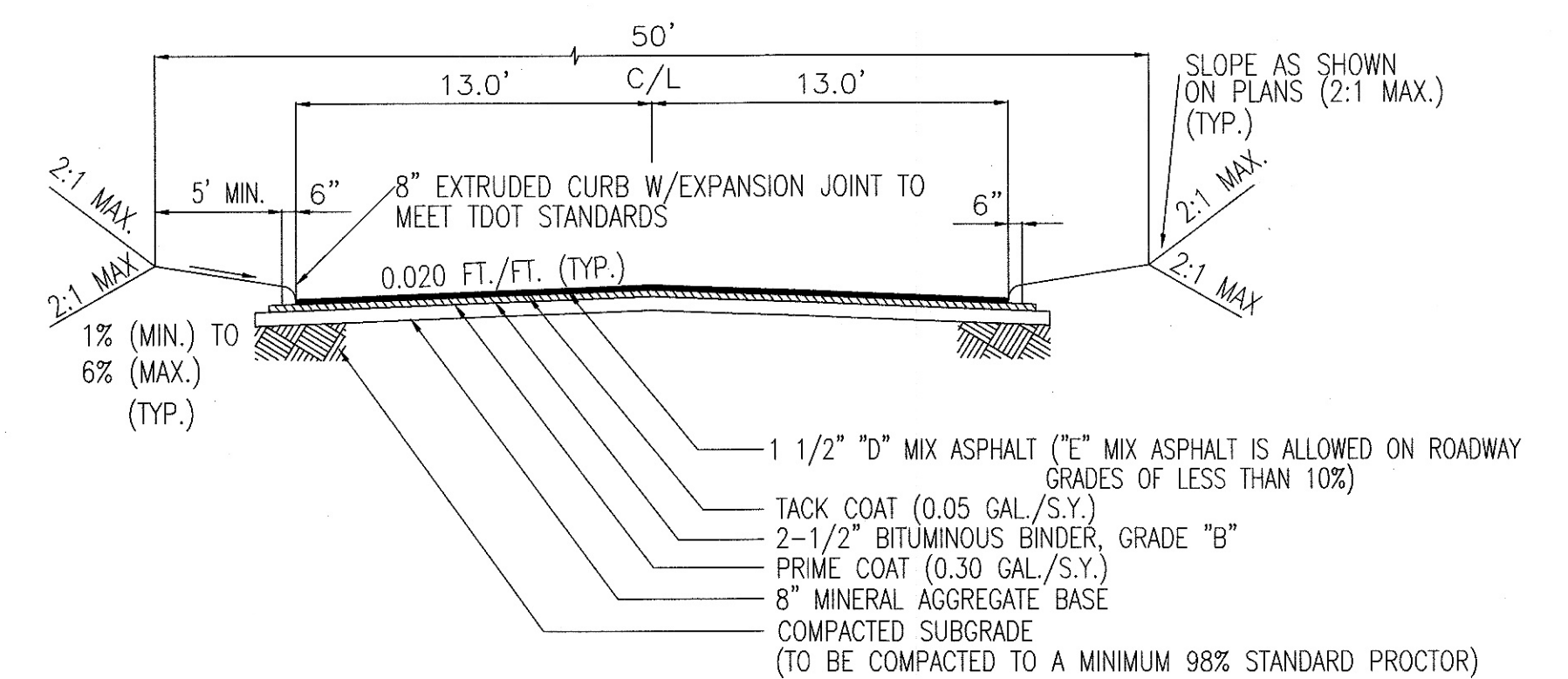
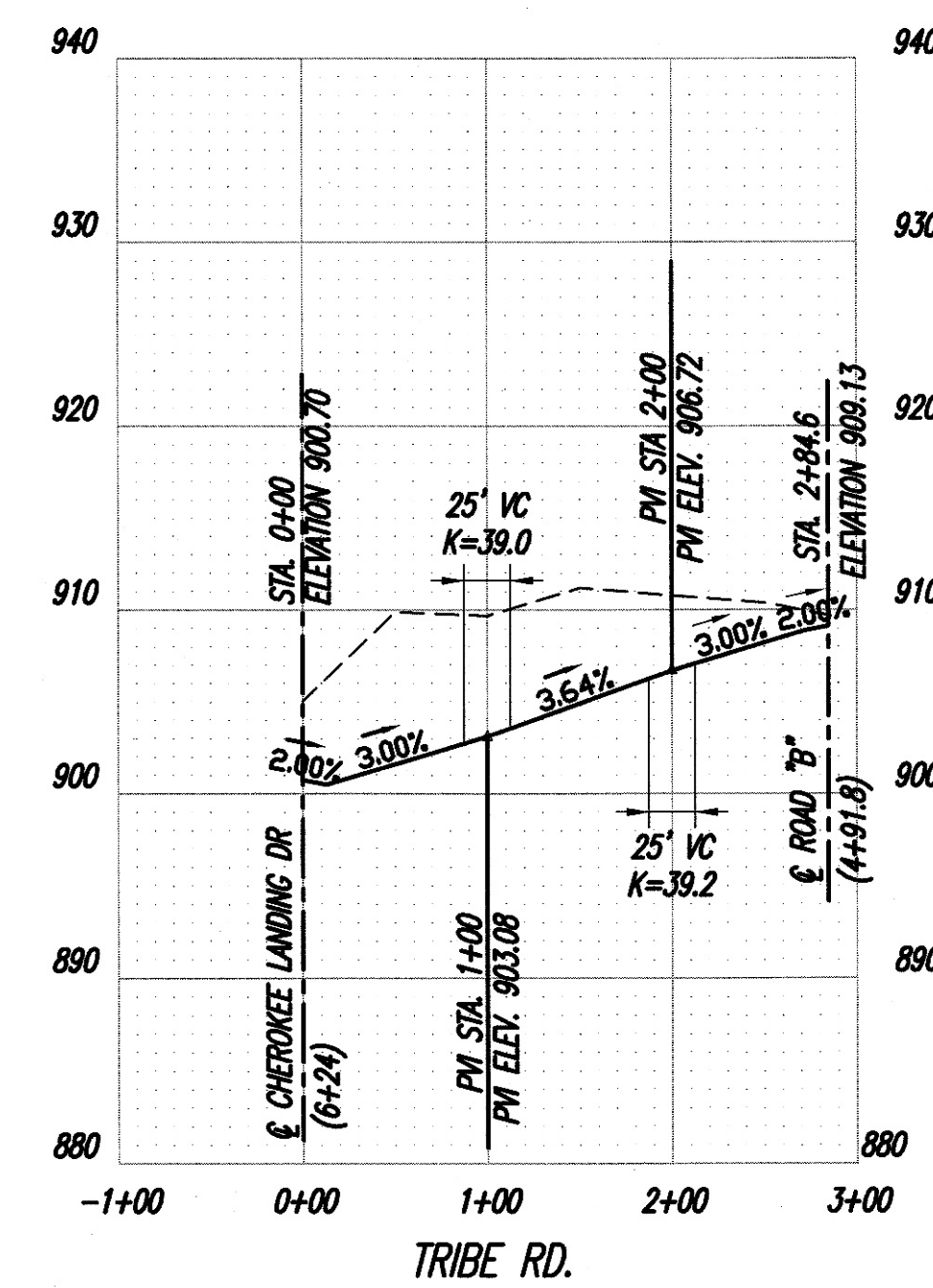
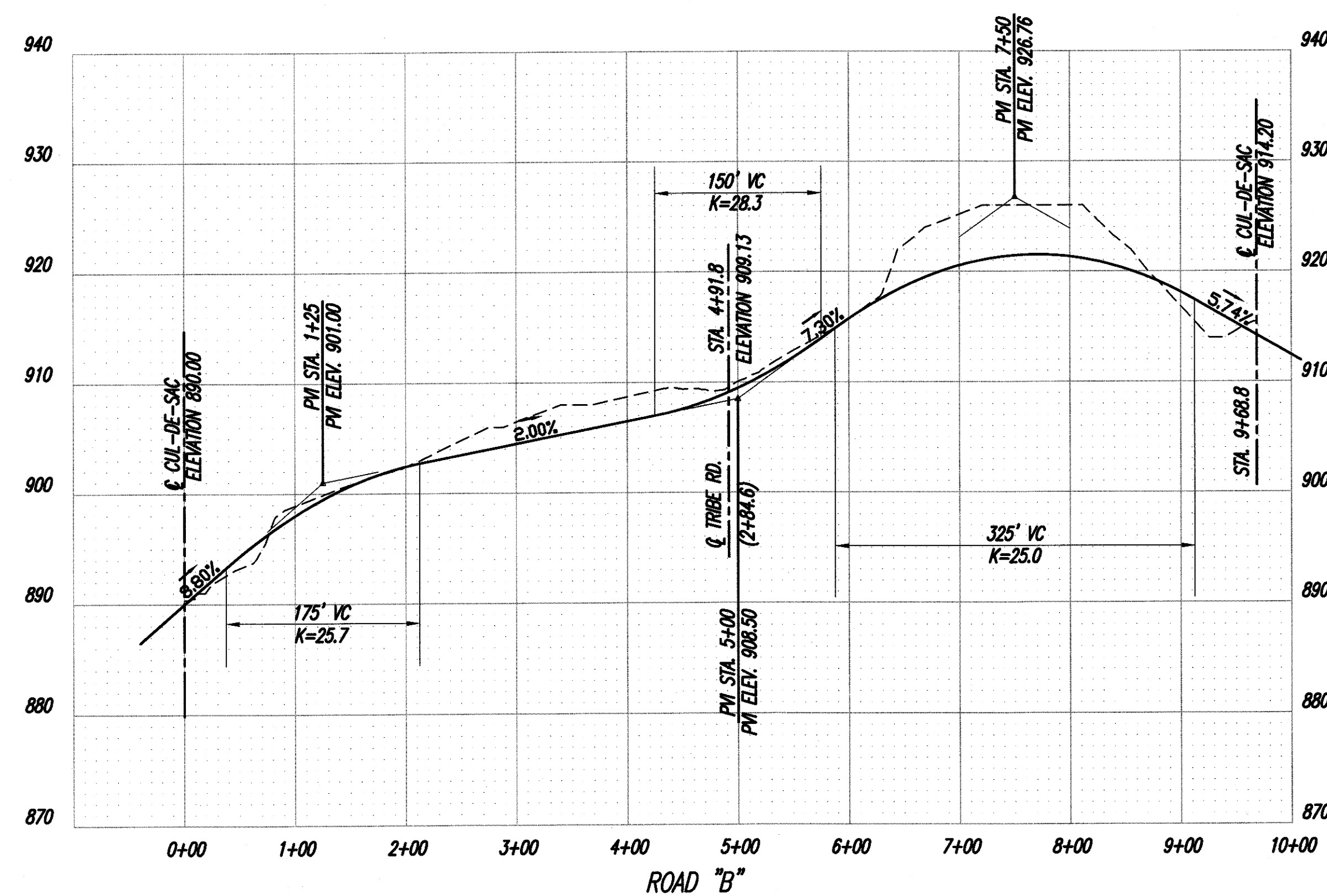
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. 101265

11-SC-20-C/11-E-20-UR

|  |              |     |      |          |       |                 |                                                                                                                                                    |                                                                                                                                |                                             |
|--|--------------|-----|------|----------|-------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
|  | DESIGNED DBH |     |      |          |       | SCALE<br>1"=50' | <p>DEED REFERENCES: INST #201511050028397<br/>PLAT REFERENCE: INST #201807110002289<br/>PLAT REFERENCE: INST #201809210018969, 201809210018969</p> | CONCEPT & DEVELOPMENT PLAN FOR<br>CHEROKEE LANDING<br>PHASE 6<br>TAX MAP 136, PARCEL 119<br>DISTRICT 9, KNOX COUNTY, TENNESSEE | SHEET 1<br>OF<br>1 SHEET<br>Q/24995-R-C-DWG |
|  | DRAWN SEW    |     |      |          |       | DATE<br>9/23/20 |                                                                                                                                                    |                                                                                                                                |                                             |
|  | CHECKED DBH  |     |      |          |       |                 |                                                                                                                                                    |                                                                                                                                |                                             |
|  |              | NO. | DATE | REVISION | APPR. |                 |                                                                                                                                                    |                                                                                                                                |                                             |





TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PUBLIC ROAD"



File No.: 11-SC-20-C / 11-E-20-UR

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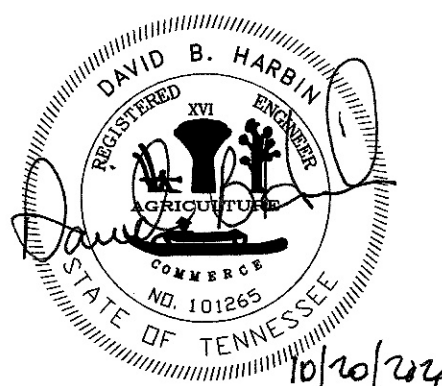
11-SC-20-C/11-E-20-UR

OWNER:  
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CERTIFICATION OF CONCEPT PLAN

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REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. 101265



BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: 865-588-6472  
FAX: 865-588-6473

DESIGNED DBH/JCC

DRAWN TPD/JCC

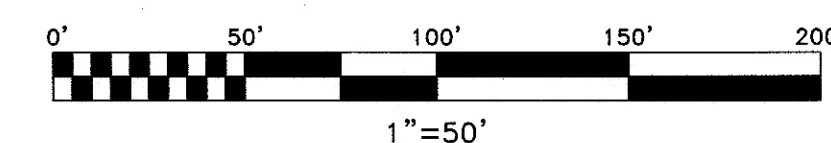
CHECKED JCC

| NO. | DATE     | REVISION       | APPR. |
|-----|----------|----------------|-------|
| 2   | 12/21/16 | MPC COMMENTS   |       |
| 1   | 12/06/16 | OVERALL LAYOUT |       |

SCALE  
1"=100'H  
10'V

DATE  
10/18/16

DEED REFERENCES: INST #201511050028397  
PLAT REFERENCE: INST #201807110002289  
PLAT REFERENCE: INST #201809210018969, 201809210018969



CONCEPT & DEVELOPMENT PLAN FOR  
CHEROKEE LANDING  
PHASE 6  
TAX MAP 136, PARCEL 119  
DISTRICT 9, KNOX COUNTY, TENNESSEE

SHEET 1 OF 3 SHEETS

24995-C

Q:\24995\24995-C.DWG