

CONCEPT PLAN/USE ON REVIEW

U.E.I. PROJECT NO. 1907017

BRANDYWINE AT PEPPER RIDGE

SITE ADDRESS: 1808 NORTH CAMPBELL STATION, KNOXVILLE, TENNESSEE 37932
CLT MAP 117, PARCEL 11



LOCATION MAP

OWNER:
HUGHSTON HOMES
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

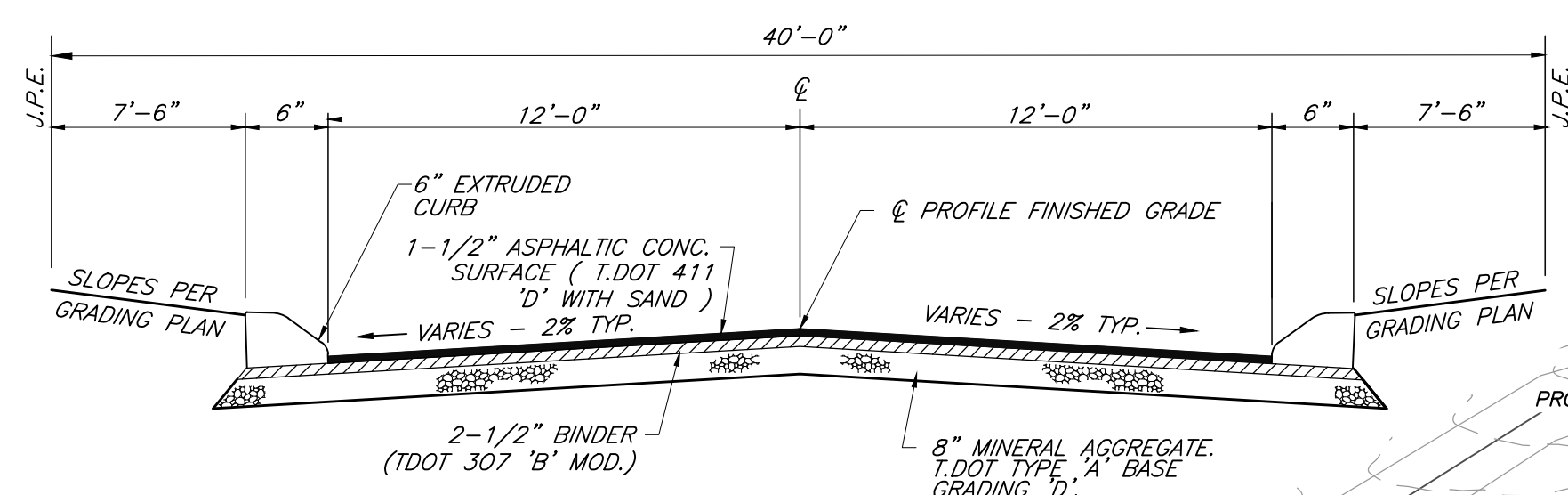
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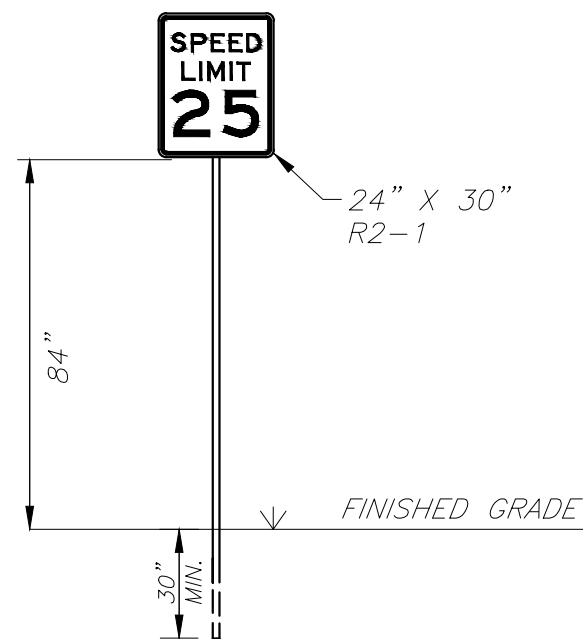
Revised: 10/28/2019

MPC FILE# 11-SD-19-C / 11-H-19-UR

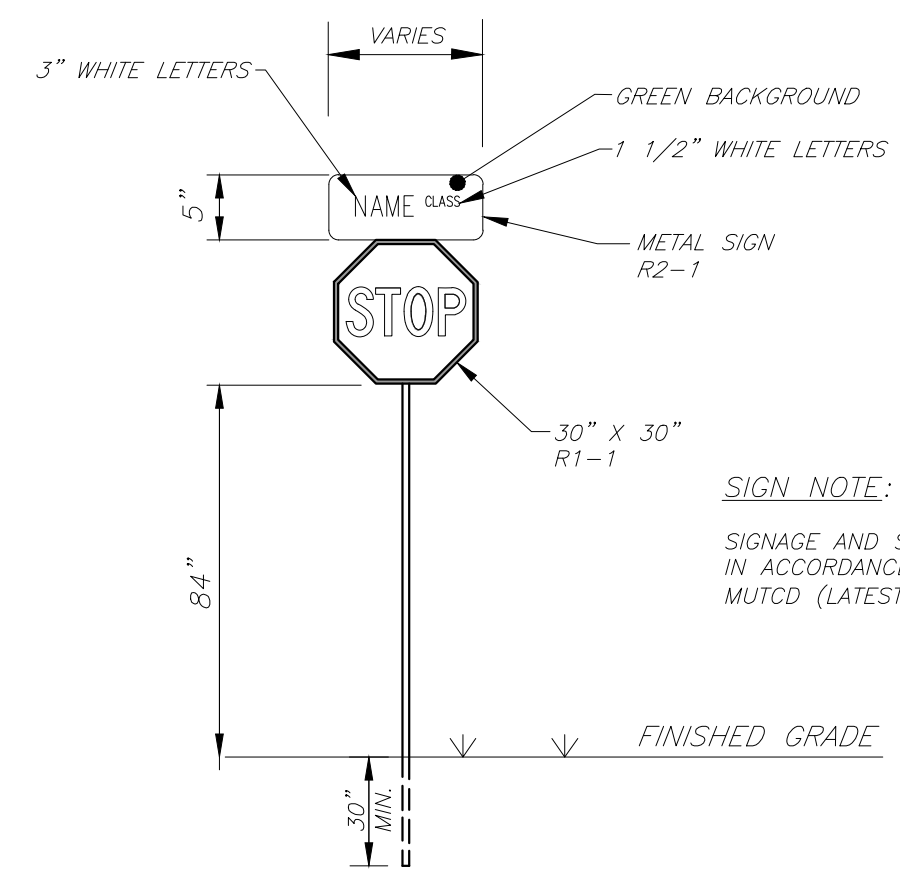
2	10/28/19	SUBMITTAL 2
1	9/30/19	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION



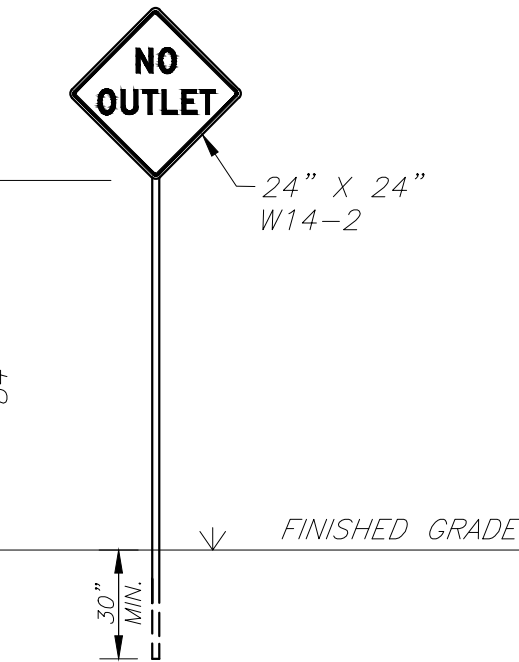
TYPICAL SECTION - PRIVATE R.O.W.
N.T.S.



SPEED LIMIT SIGN DETAIL



COMBINATION STOP SIGN /
STREET NAME SIGN DETAIL



NO OUTLET SIGN DETAIL

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: TWENTY FIVE (25) FEET (MINIMUM)
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 COMPILING 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 TOWN 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 NAVD88.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 20.1 ACRES.
6. THE DEVELOPMENT PROPOSES 24-UNITS (1.19 UNIT PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 10.22± ACRES (51%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. PROJECT ORIGINALLY SUBMITTED UNDER MPC FILE#: 6-SC-17-C / 6-K-17-UR WHICH HAS EXPIRED.
11. A PORTION OF THE PROPERTY IS CURRENTLY BEING IMPROVED PER SITE DEVELOPMENT DRAWINGS BY ROBERT CAMPBELL & ASSOCIATES, TITLED "BRANDYWINE AT PEPPER RIDGE" DATED 6/14/17.
12. 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.
13. THE PRIVATE RIGHT OF WAY WILL ALSO SERVE AS A UTILITY EASEMENT.

SUBDIVISION VARIANCES:

1. REDUCE THE REQUIRED LOT DEPTH FOR DOUBLE FRONTAGE LOTS FROM 150' TO 111'
2. REDUCE THE REQUIRED K VALUE AT THE NON-CONTIGUOUS LEG OF A TEE INTERSECTION FROM 15 TO 12.

Revised: 10/28/2019

MPC FILE# 11-SD-19-C / 11-H-19-UR



REVISION	DATE	DESCRIPTION	CAS BY
1	10/28/19	GENERAL REVISIONS	CAS

SHEET C-1

CONCEPT PLAN

BRANDYWINE AT PEPPER RIDGE

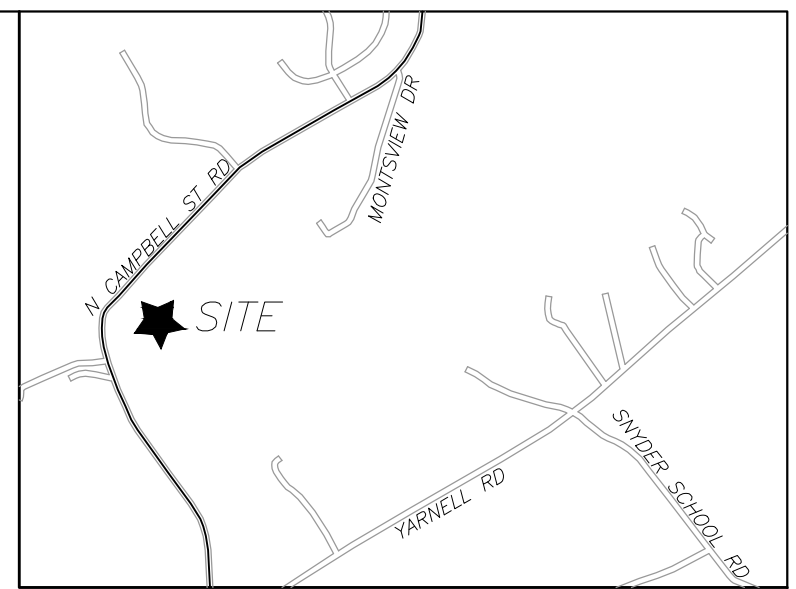
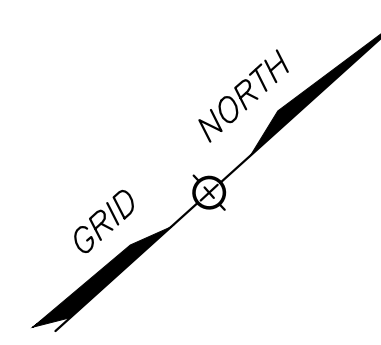
SITE ADDRESS: 1808 NORTH CAMPBELL STATION ROAD (37932)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 117 PARCEL 11
SCALE: 1"=60' SEPTEMBER 30, 2019

DEVELOPER: HUGHSTON HOMES
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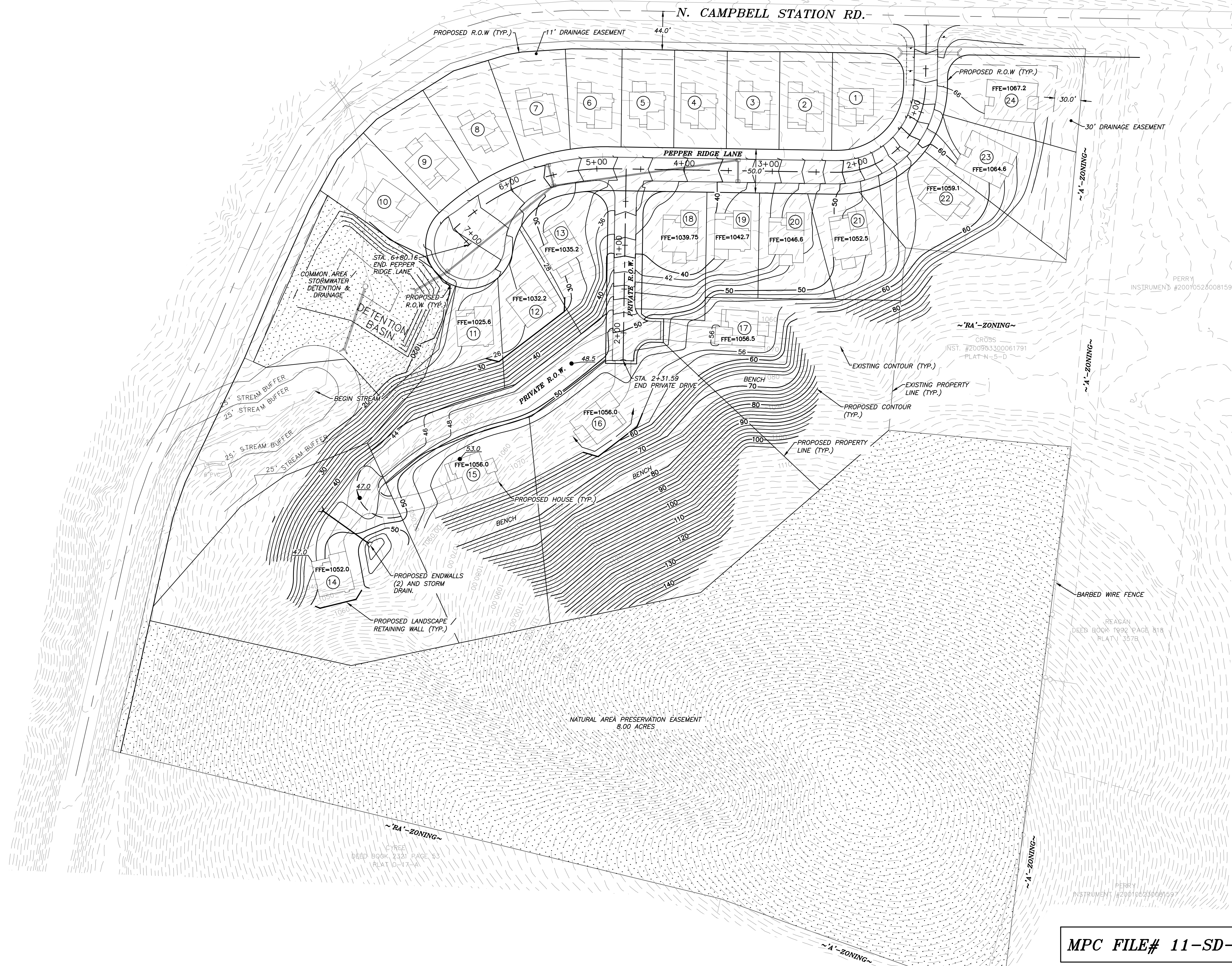
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DWN: CLM CHK: CAS DWG. NO. 1907017



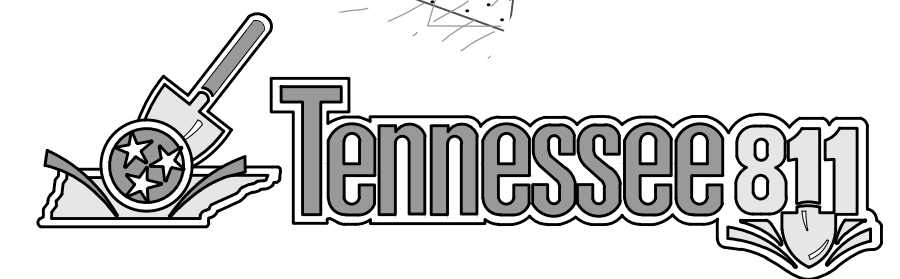
GENERAL NOTES:

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 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.
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SHEET C-2

PRELIMINARY GRADING PLAN

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