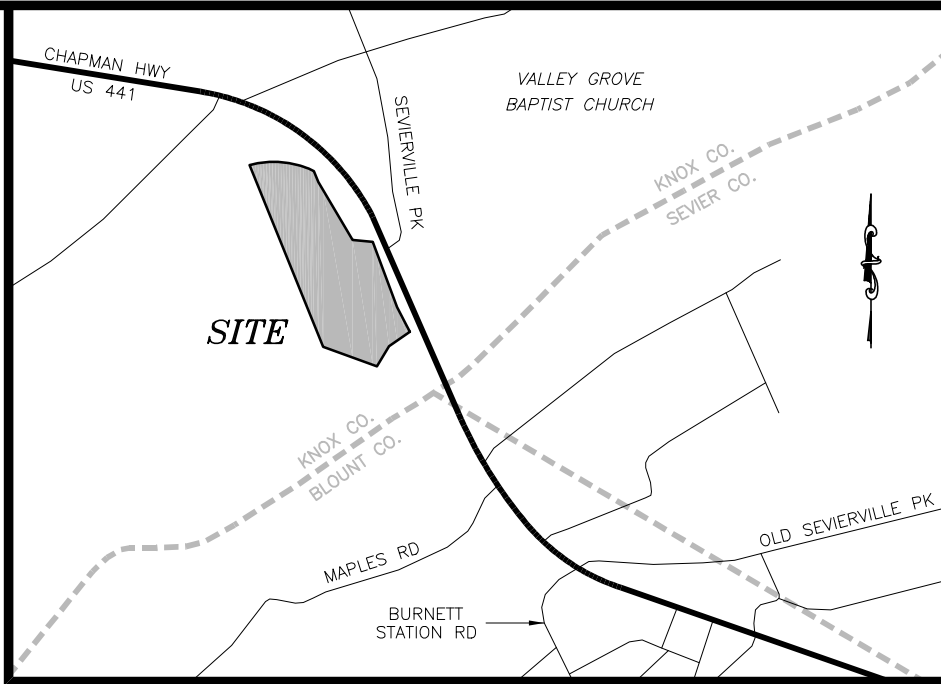
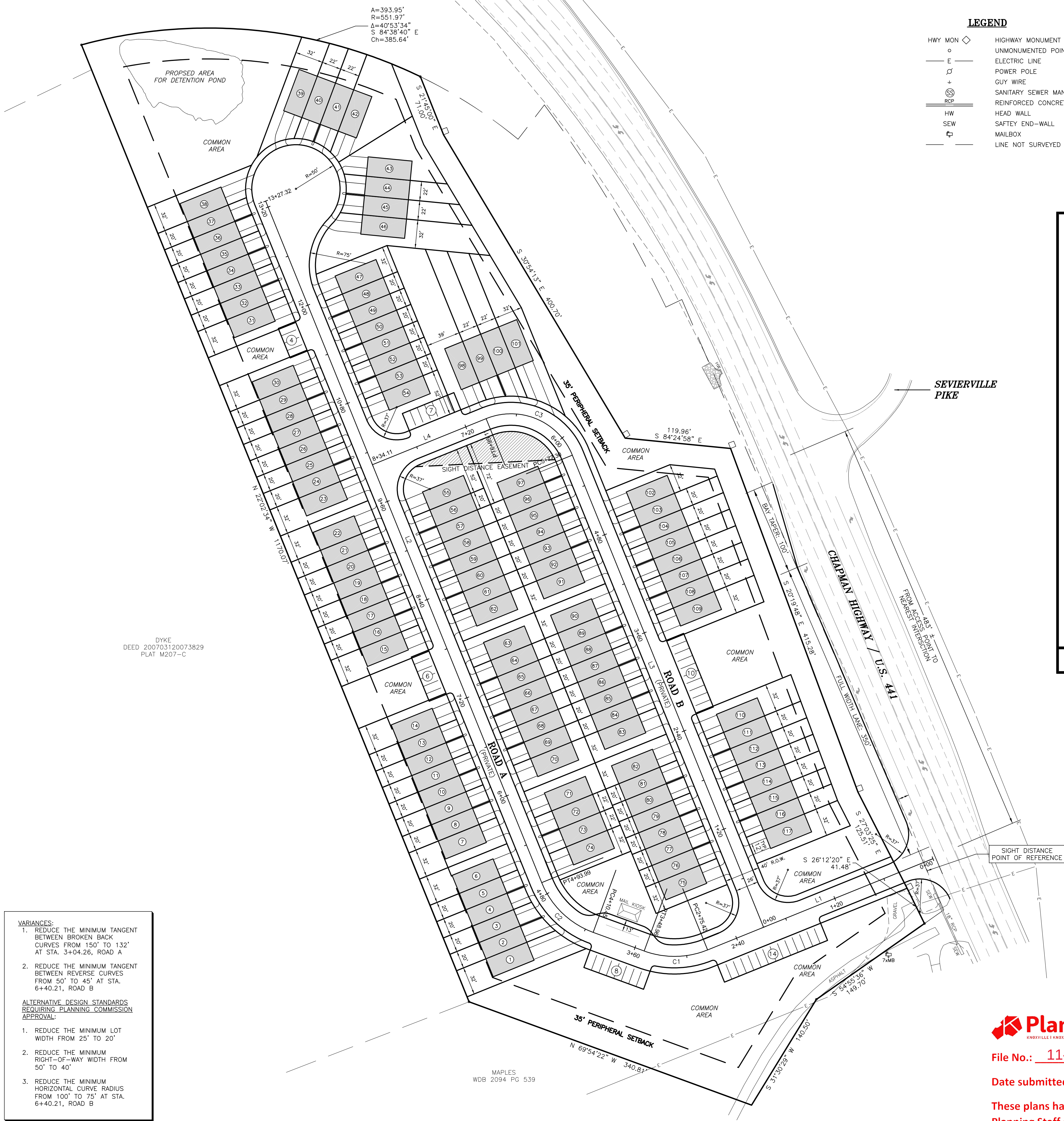




VICINITY MAP
NOT TO SCALE

ADDRESS:
9109 CHAPMAN HWY.
KNOXVILLE, TN 37920

ZONING:
PR (1-10 DU/AC)

DEVELOPER:
TIM WYATT
209 EAST MAIN ST.
SEVIERVILLE, TN 37862
(678) 792-0928

PROPERTY OWNER:
FRANK APARICIO (CONTACT)
F&T, LLC 2011 INVESTMENT
SERVICES TRUST
P.O. BOX 477
PIGEON FORGE, TN 37868
(865) 453-1665

TAX MAP: 150 PARCEL: 020.00

DISTRICT: 9th DEED: 201905170067736

NUMBER OF UNITS:
117

UNIT SIZE:
SEE TYP. UNIT DETAIL

NO. OF PROP. PARKING SPACES:
49 (TYP. 9'x18')

SUBDIVISION TO BE COMPLETED IN
ONE PHASE

SETBACKS:
15' REAR WHERE PERIPHERAL
SETBACK DOES NOT APPLY

20' FRONT

NO SIDE SETBACKS

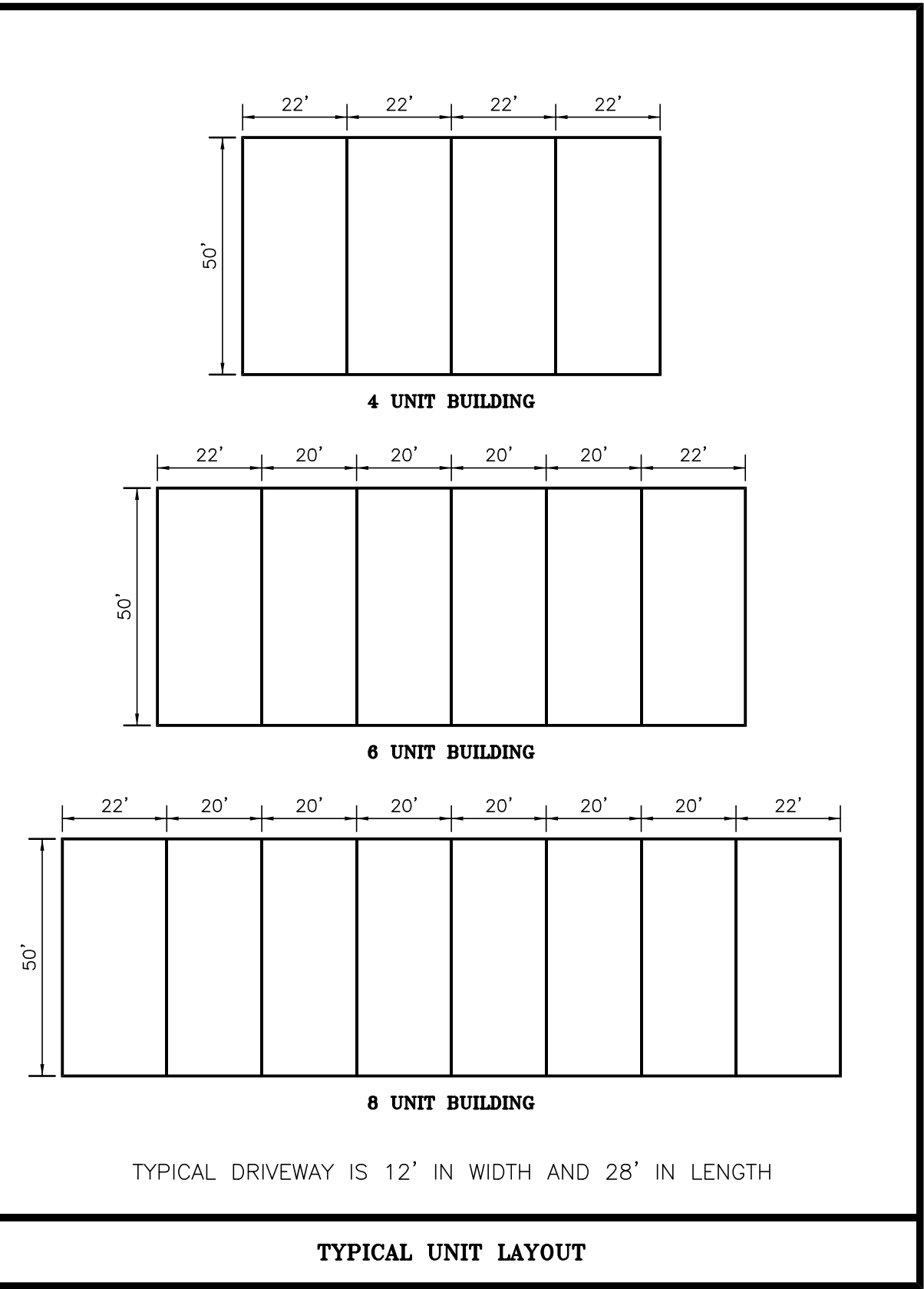
35' PERIPHERAL SETBACK

UTILITIES PROVIDED BY:
KNOX CHAPMAN UTILITY DISTRICT
(WATER & SEWER)

KNOXVILLE UTILITIES BOARD
(ELECTRIC)

TOTAL COMMON AREA: 3.38 ACRES

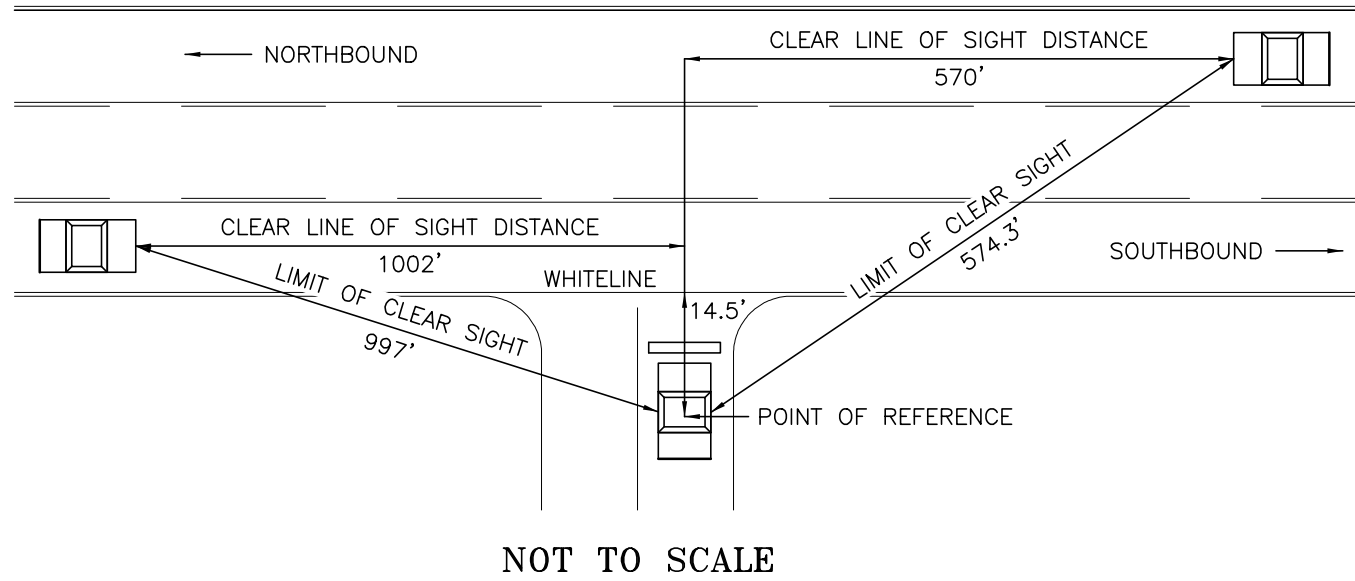
AREA TO BE DISTURBED: 12.43 AC



ROAD CENTERLINE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	73.54'	71.90'	S 89°01'32" W	42°08'12"
C2	100.00'	83.54'	81.13'	N 45°58'28" W	47°51'48"
C3	75.00'	117.81'	106.07'	N 67°02'34" W	90°00'00"

LINE	BEARING	DISTANCE
L1	S 87°57'26" W	1276.42'
L2	N 22°02'34" W	833.33'
L3	N 22°02'34" W	577.30'
L4	S 67°57'26" W	139.00'

TOTAL AREA OF PROPERTY = 12.43 ACRES



T.D.O.T. SIGHT DISTANCE = 625'
KNOX COUNTY SIGHT DISTANCE = 500'
SPEED LIMIT = 50mph

- VARIANCES:
- REDUCE THE MINIMUM TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 132' AT STA. 3+04.26, ROAD A
 - REDUCE THE MINIMUM TANGENT BETWEEN REVERSE CURVES FROM 50' TO 45' AT STA. 6+40.21, ROAD B
- ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
- REDUCE THE MINIMUM LOT WIDTH FROM 25' TO 20'
 - REDUCE THE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40'
 - REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 100' TO 75' AT STA. 6+40.21, ROAD B



File No.: 11-SD-21-C / 11-C-21-UR
Date submitted: 11/26/2021

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Planning Staff and may not be finalized.

11-C-21-UR

11-SD-21-C

CONCEPT PLAN / USE ON REVIEW

ROMANS
Engineering

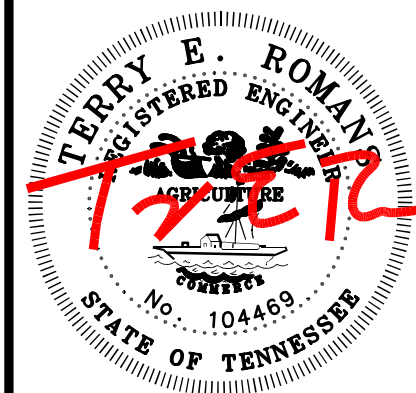


1931 Hopewell Road Knoxville, TN 37920
Phone (865) 679-5736 romansengineering@gmail.com

TERRI'S PLACE
MULTI FAMILY RESIDENTIAL BUILDINGS
KNOXVILLE, TENNESSEE

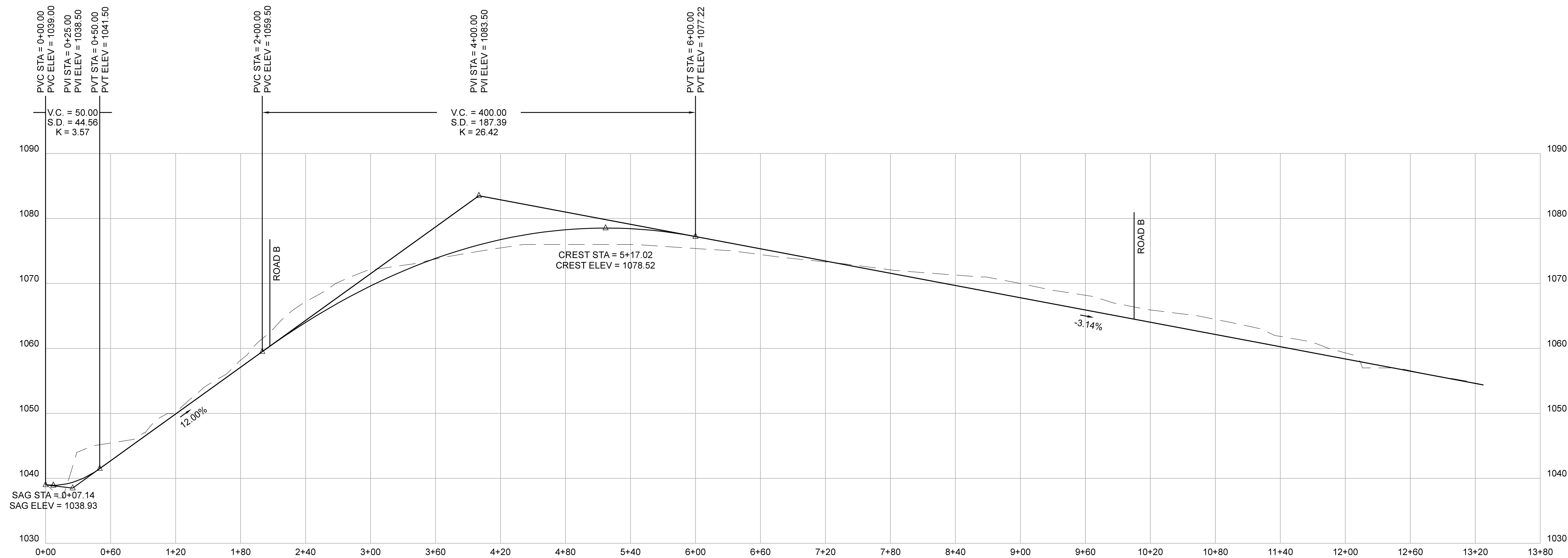
SITE LAYOUT

NUMBER:	DATE:	REVISIONS:	REVISIONS:
1	10/26/21	REVISE PER COMMENTS	

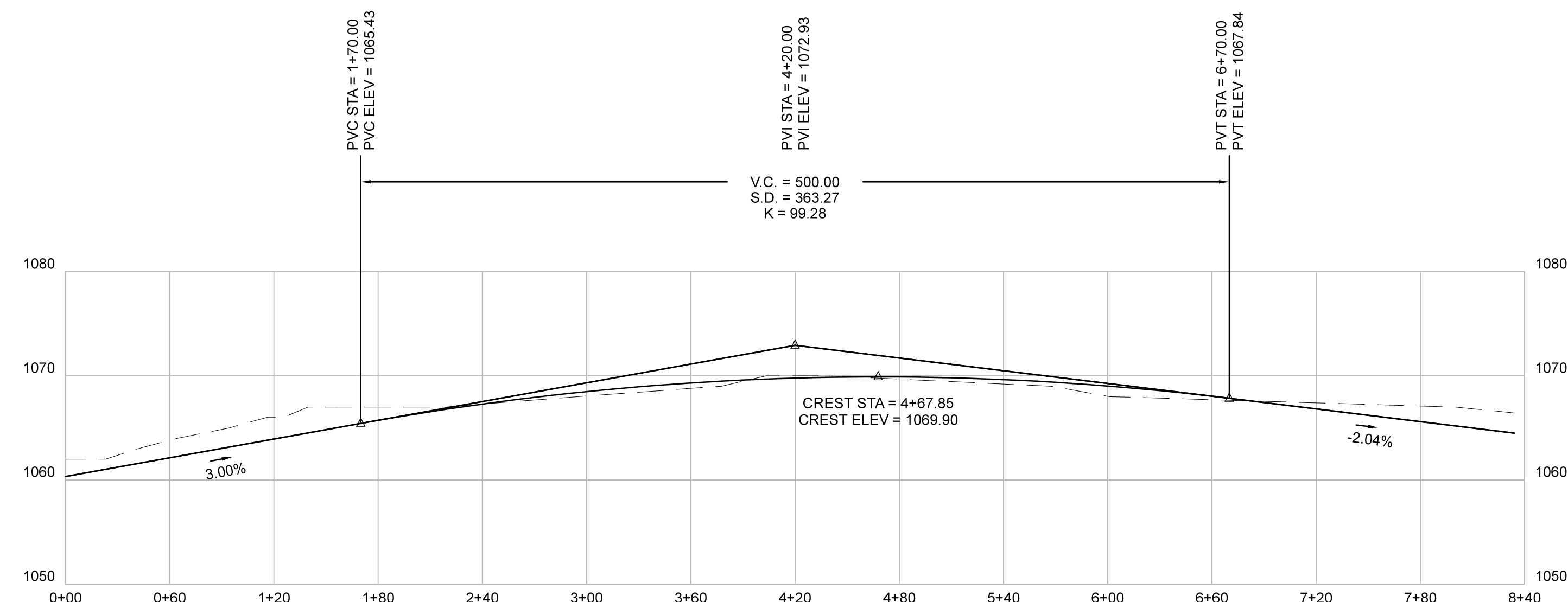


JOB NO: 21-85-1
DATE: 10/26/21
DRAWN: JME
CHECKED: TER

C-1



"ROAD A"



"ROAD B"



File No.: 11-SD-21-C / 11-C-21-UR

Date submitted: 11/26/2021

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TERRI'S PLACE
MULTI FAMILY RESIDENTIAL BUILDINGS
KNOXVILLE, TENNESSEE

ROADWAY PROFILE

DATE:	10/26/21				
REVISIONS:					
NUMBER:	1				



JOB NO: 21-85-1
DATE: 10/26/21
DRAWN: JME
CHECKED: TER

C-2

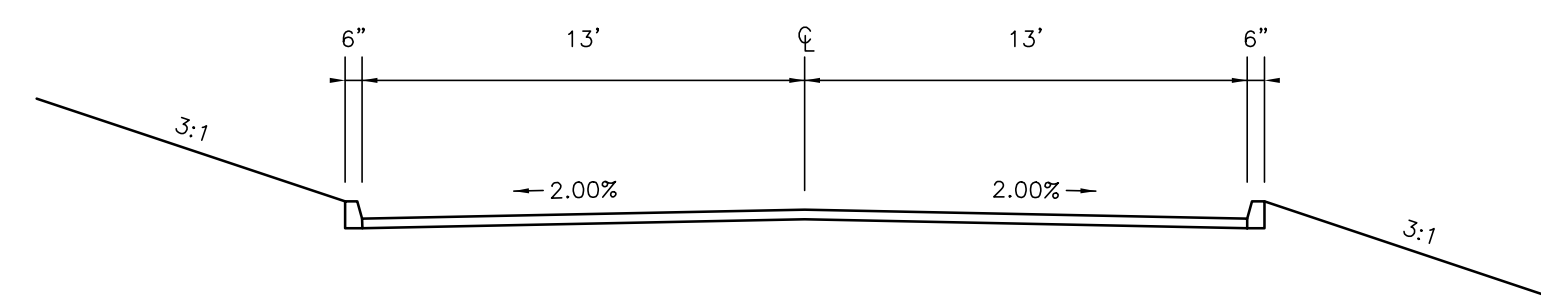
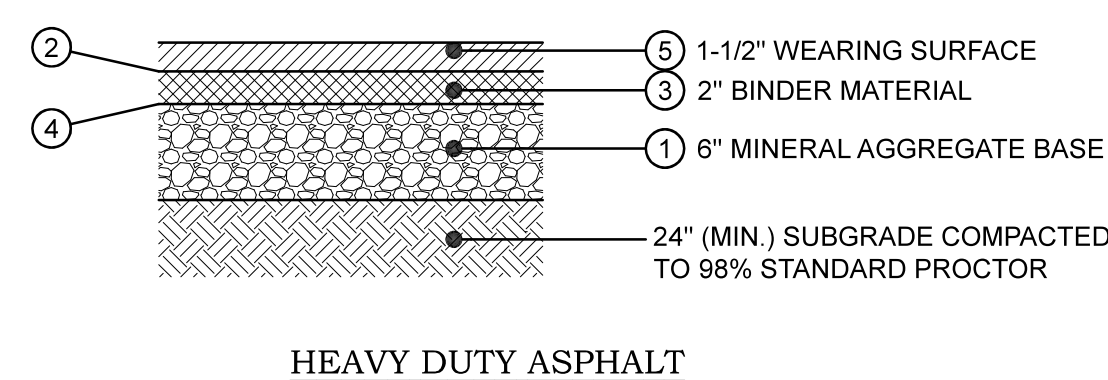
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ROADWAY PROFILE

SCALE | HORIZONTAL: 1 INCH = 60 FEET
VERTICAL: 1 INCH = 10 FEET

AS NOTED

PAVEMENT SCHEDULE	
①	MINERAL AGGREGATE BASE - MINERAL AGGREGATE, TYPE "A" BASE, GRADING D
②	PRIME COAT - BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 0.20-0.50 GAL./S.Y.
③	BINDER MATERIAL - BITUMINOUS PLANT MIX BASE (HOT MIX) GRADING "BM" ASPHALTIC CEMENT FOR BITUMINOUS PLANT BASE MIX (PG64-22)
④	TACK COAT - BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.02 GAL./S.Y.
⑤	WEARING SURFACE MATERIAL - ASPHALTIC CONCRETE SURFACE (HOT MIX) GRADING "E" ASPHALT CEMENT FOR ASPHALTIC CONCRETE SURFACE (PG64-22)



1

PAVEMENT SCHEDULE

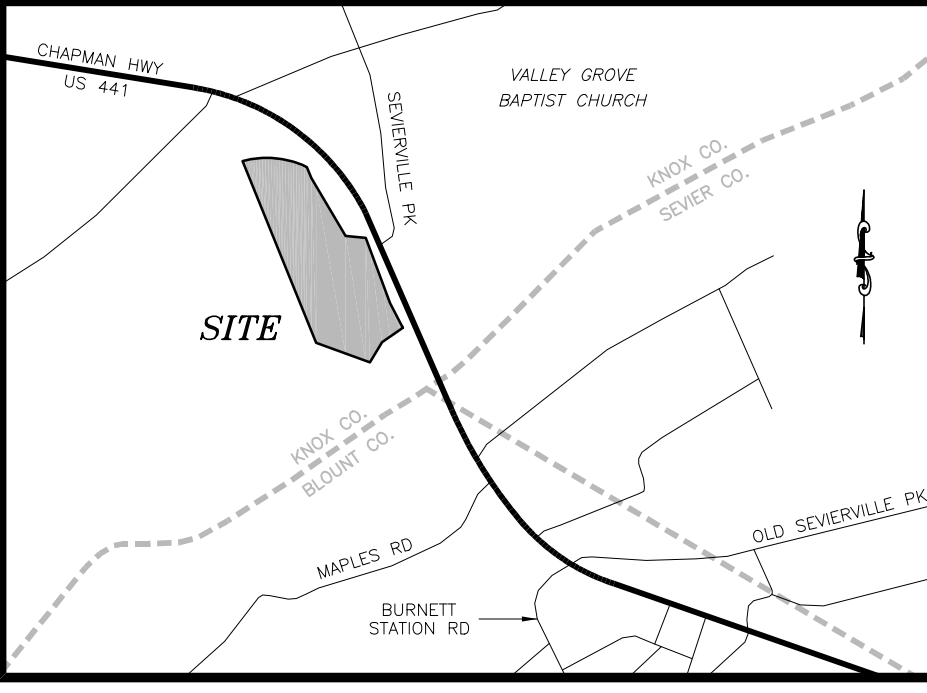
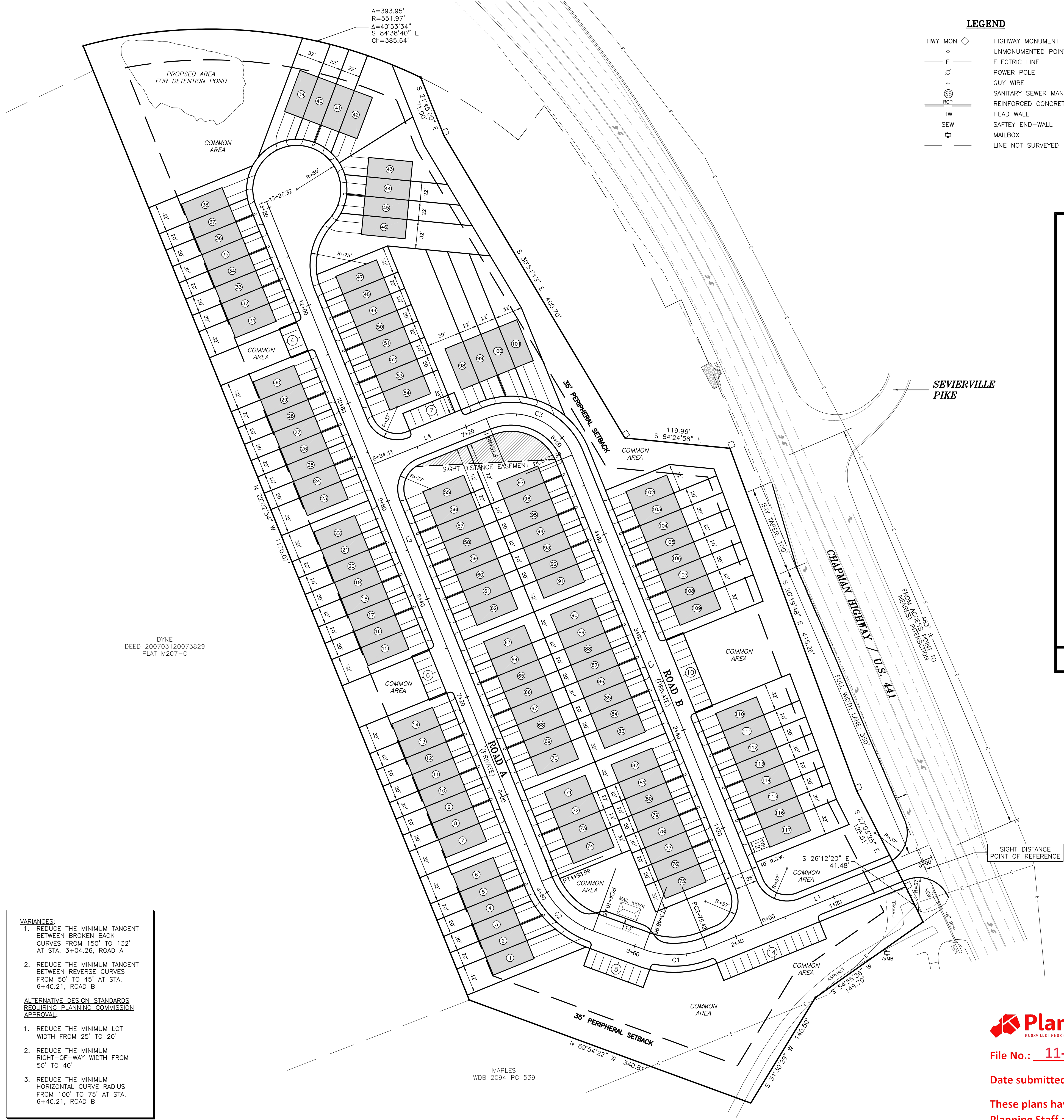
NTS

2

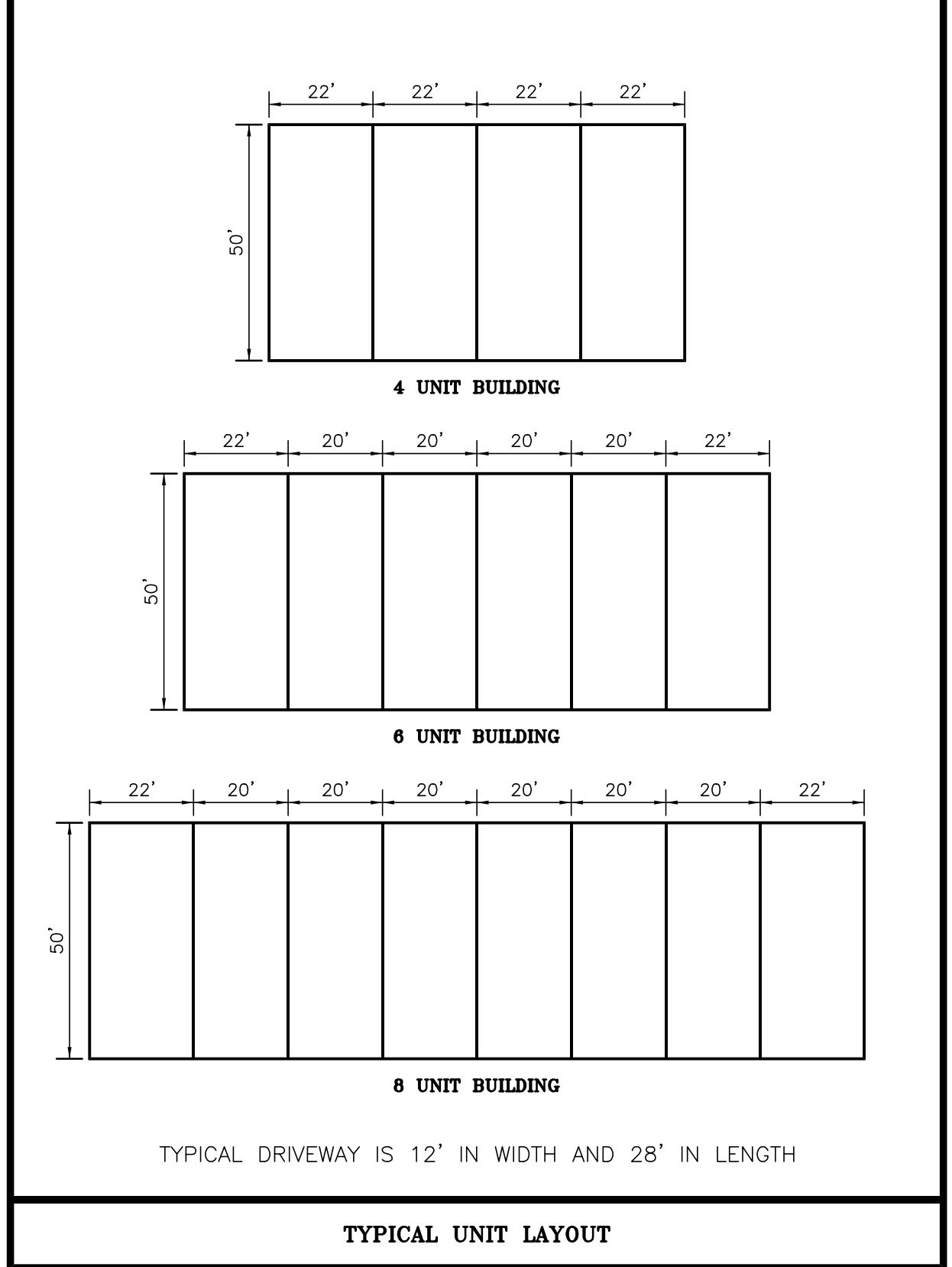
ROADWAY SECTION

NTS

11-C-21-UR | 11-SD-21-C
CONCEPT PLAN / USE ON REVIEW



VICINITY MAP
NOT TO SCALE



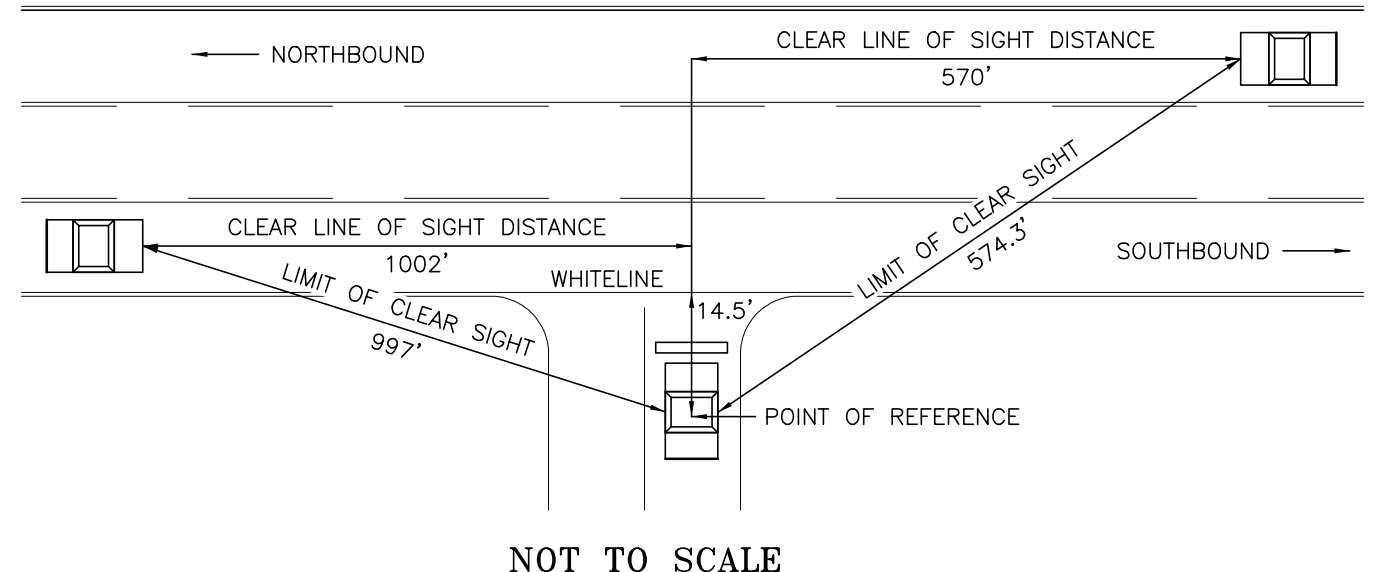
ROAD CENTERLINE DATA					
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TOTAL AREA OF PROPERTY = 12.43 ACRES

TOTAL COMMON AREA: 3.38 ACRES

AREA TO BE DISTURBED: 12.43 AC

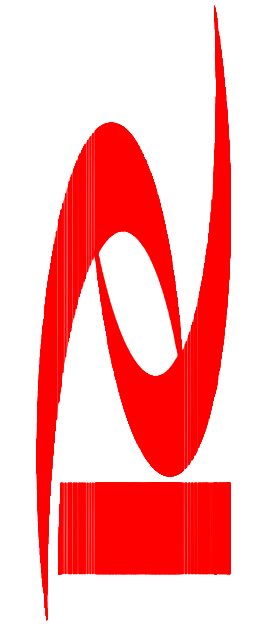


NOT TO SCALE

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TERRI'S PLACE
MULTI FAMILY RESIDENTIAL BUILDINGS
KNOXVILLE, TENNESSEE

SITE LAYOUT

NUMBER	DATE	REVISIONS	REVISION COMMENTS
1	10/26/21		



JOB NO: 21-85-1
DATE: 10/26/21
DRAWN: JME
CHECKED: TER

C-1

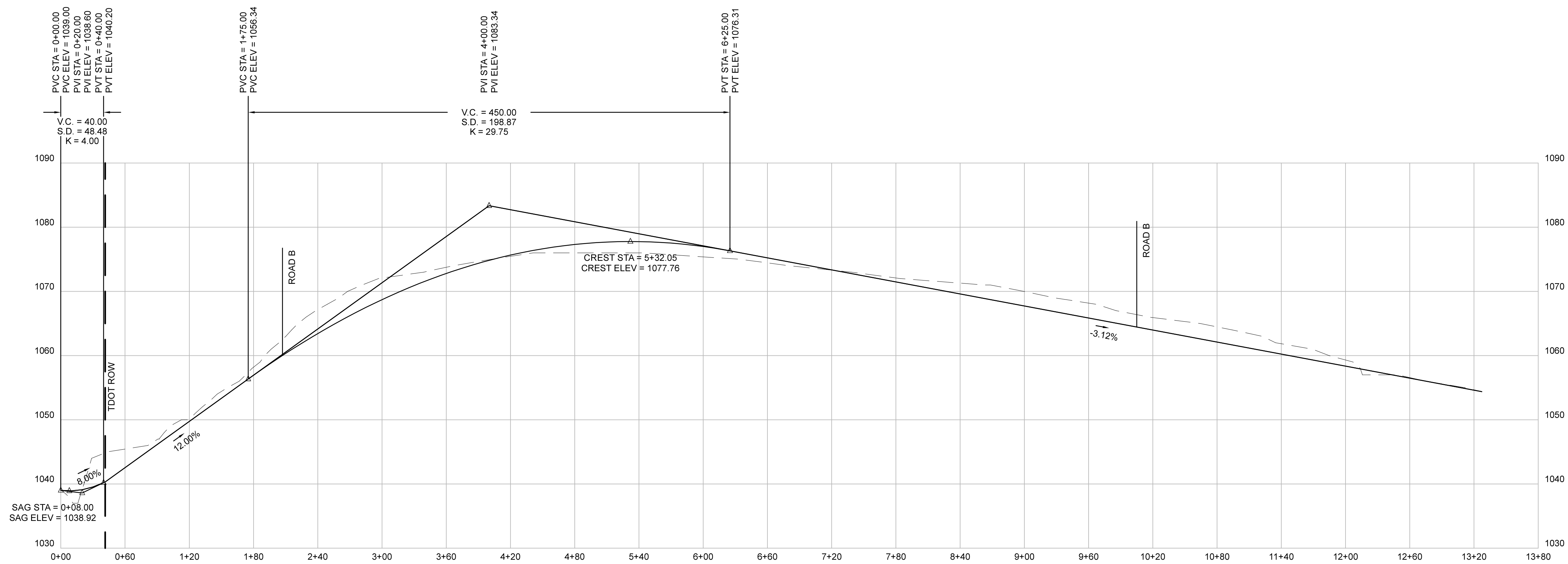


File No.: **11-SD-21-C / 11-C-21-UR**
Date submitted: **11/26/2021**

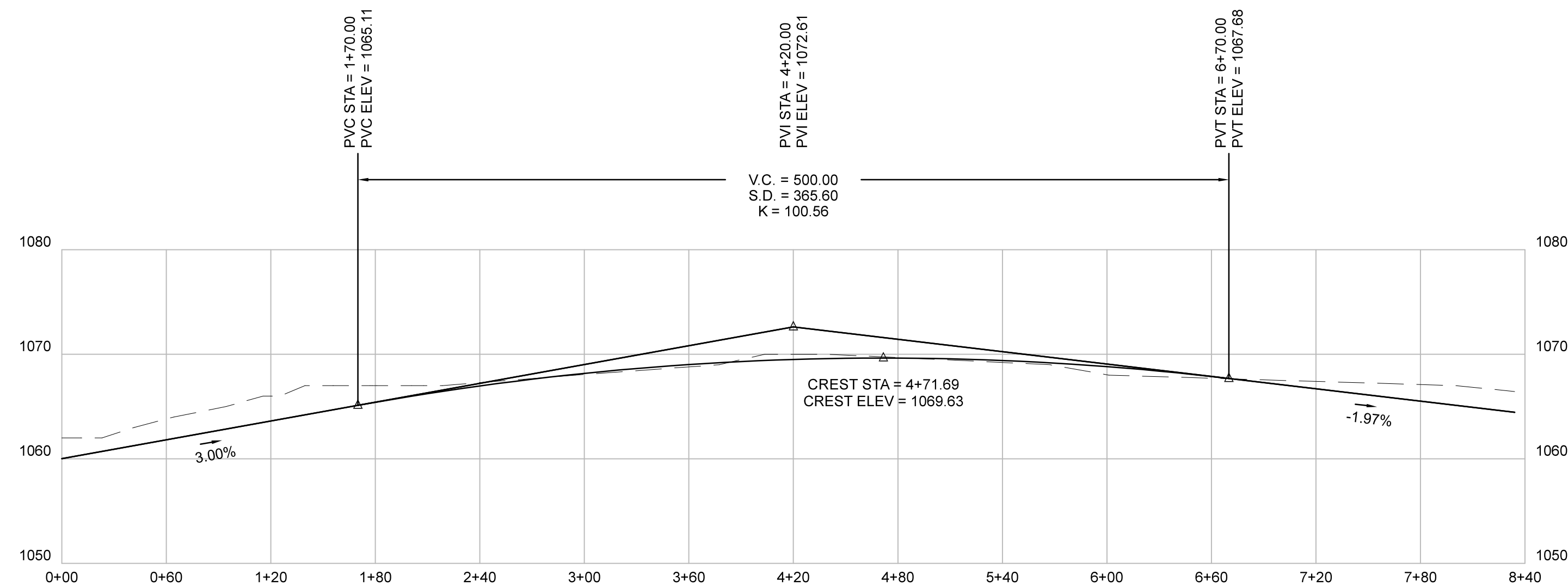
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11-C-21-UR **11-SD-21-C**

CONCEPT PLAN / USE ON REVIEW



"ROAD A"



"ROAD B"



File No.: 11-SD-21-C / 11-C-21-UR

Date submitted: 11/27/2021

These plans have not been reviewed by
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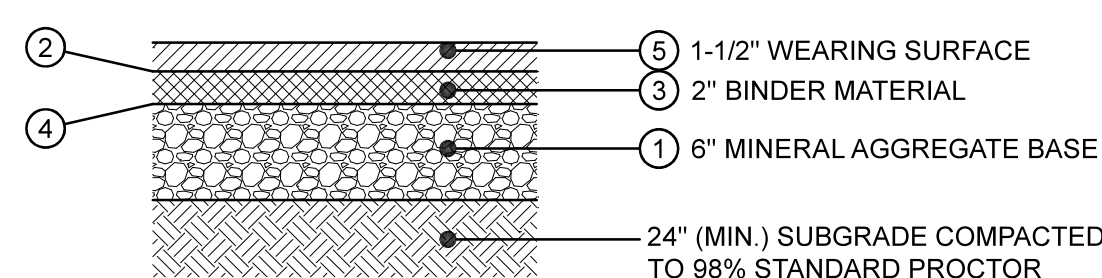
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ROADWAY PROFILE

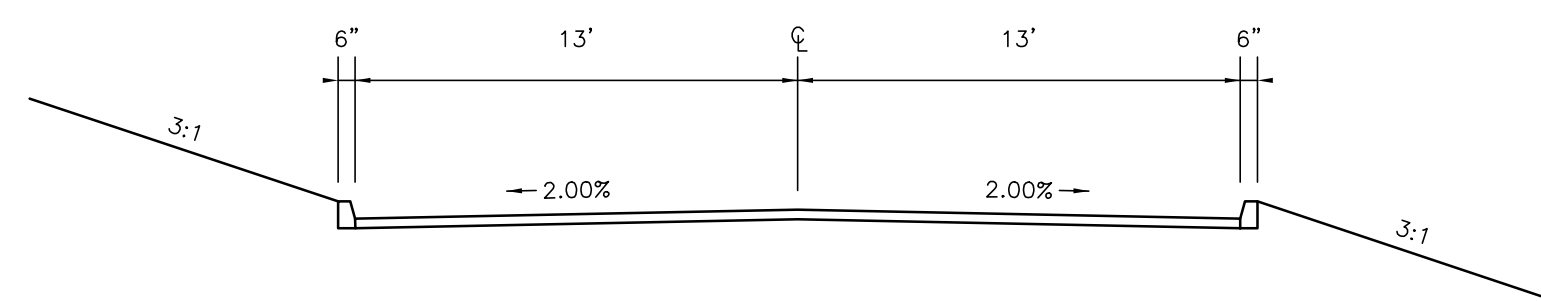
AS NOTED

SCALE | HORIZONTAL: 1 INCH = 80 FEET
VERTICAL: 1 INCH = 10 FEET

PAVEMENT SCHEDULE	
①	MINERAL AGGREGATE BASE - MINERAL AGGREGATE, TYPE "A" BASE, GRADING D
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HEAVY DUTY ASPHALT



1

PAVEMENT SCHEDULE

NTS

2

ROADWAY SECTION

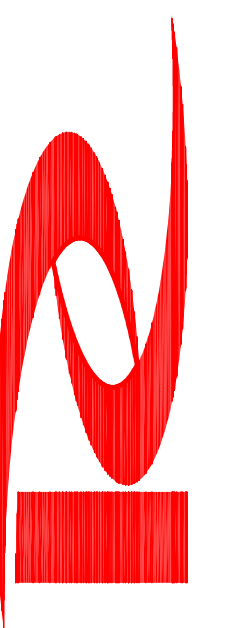
NTS

11-C-21-UR

11-SD-21-C

CONCEPT PLAN / USE ON REVIEW

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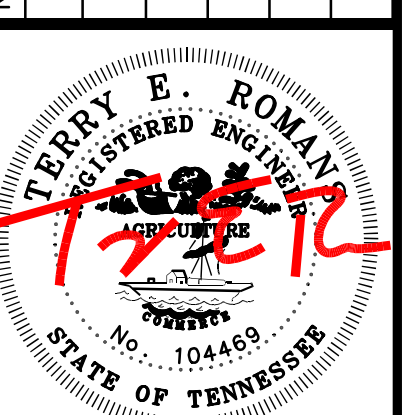


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TERRI'S PLACE
MULTI FAMILY RESIDENTIAL BUILDINGS
KNOXVILLE, TENNESSEE

ROADWAY PROFILE

DATE:	10/26/21
REVISIONS:	
NUMBER:	1



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DRAWN: JME
CHECKED: TER

C-2