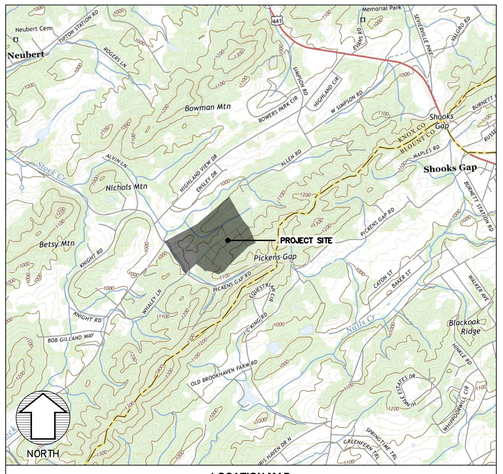
PICKENS GAP RD. SUBDIVISION

CONCEPT PLAN - KNOX COUNTY # (11-SE-24-C / 11-H-24-DP)

PREPARED FOR:

HEARTLAND DEVELOPMENT

8922 PICKENS GAP ROAD
KNOXVILLE TN - 37920



LOCATION MAP
USGS. 1:24000 QUADRANGLE - NOT TO SCALE

	DRAWINGS INDEX
SHEET #	DESCRIPTION
C-000	COVER SHEET
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-200	CONCEPT PLAN - SITE LAYOUT
C-201	CONCEPT PLAN - SITE LAYOUT, LOTS CONFIGURATION
C-300	CONCEPT PLAN - SITE GRADING
C-500	CONCEPT PLAN - UTILITIES
C-600	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 1 OF 6
C-601	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 2 OF 6
C-602	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 3 OF 6
C-603	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 4 OF 6
C-604	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 5 OF 6
C-605	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 6 OF 6
C-606	CONCEPT PLAN ROAD DESIGN - PICKENS GAP RD. SIGHT DISTANCE

PROJECT SITE
NOT TO SCALE

PROPERTY INFORMATION:

PARCEL ID:	150 044 (150 04402; 150 04403; 150 04404; 150 04405 150 04406; 150 04407; 150 04408; 150 04409; 150 04410 150 04411; 150 04412; 150 04413; 150 04414; 150 04415 150 04416)
ZONING:	PR(k) < 2 DU/AC 4-V-24-RZ
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	150
DISTRICT:	D9
ACRES:	±84.56AC (COMBINED)
PARCEL N°:	44
COUNTY:	KNOX

ENGINEERING:

LJA ENGINEERING, INC.
CONTACT: GREG PRESNELL, PE.
PHONE: (865) 217-1210
EMAIL:GPRESNELL@LJA.COM
265 BROOKVIEW CENTRE WAY, SUITE 201
KNOXVILLE, TN 37919

SURVEY:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CONTACT: EZRA GLAFENHEIN.
PHONE: (865) 977-9997
EMAIL:WWW.CECINC.COM
2704 CHEROKEE FARM WAY, SUITE 101
KNOXVILLE, TN 37920

REVIEWER:

KNOXVILLE - KNOX COUNTY PLANNING
PHONE: (865) 215-2500
EMAIL:CONTACT@KNOXPLANNING.ORG
400 MAIN ST, SUITE 403
KNOXVILLE, TN 37902

SERVICE PROVIDERS:

KNOXVILLE UTILITY BOARD (KUB)
ELECTRIC SERVICE
PHONE: (865) 524-2911
HOSKINS CENTER
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921-5530

KNOX CHAPMAN UTILITY DISTRICT
WATER AND WASTEWATER SERVICE
PHONE: (865) 577-4497
1905 E JOHN SEVIER HIGHWAY
KNOXVILLE, TN 37920

REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PRESNELL
AGRICULTURE
11/06/2024
STATE OF TENNESSEE

ENGINEERING

LJA
265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
NOVEMBER - 2024

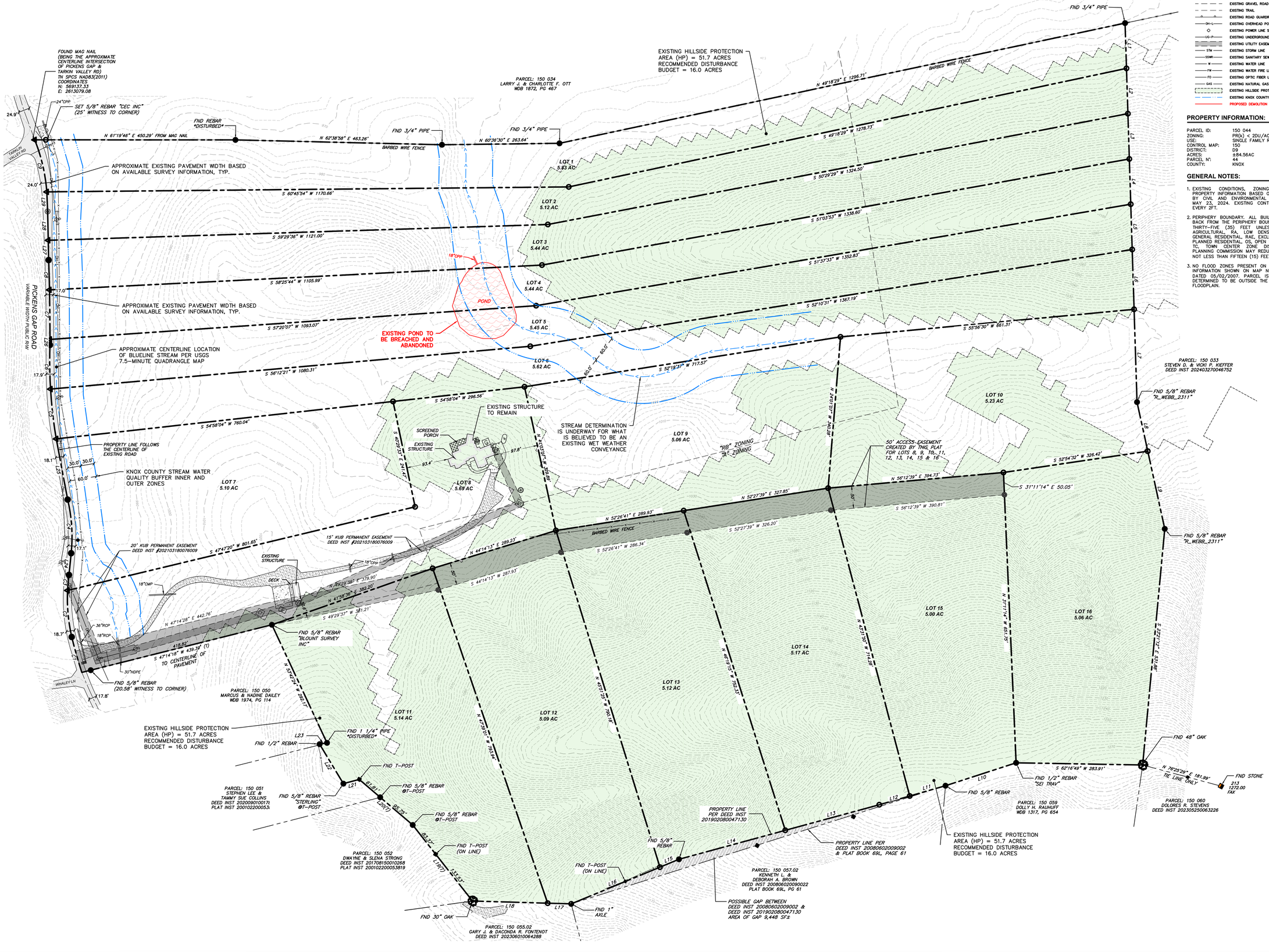
LJA PROJECT NO
TN4786-2402

SHEET TITLE
COVER SHEET

SHEET NUMBER
C-000

PLOT DATE: Tuesday, November 5, 2024 4:21:30 PM

FILE LOCATION: s:\sedfx\knoxville\projects\tn4786-2402 - heartland master services agreement\02-design\pickens gap rd property\2_civil dwg\tn4786-2402_c001_c000



LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- EXISTING TOPO INDEX CONTOUR
- EXISTING TOPO INTERMEDIATE CONTOUR
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CURB
- EXISTING GRAVEL ROAD
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- EXISTING OVERHEAD POWER LINE
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- EXISTING STORM LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER FIRE LINE
- EXISTING OPTIC FIBER LINE
- EXISTING NATURAL GAS LINE
- EXISTING HILLSIDE PROTECTION (HP) AREA
- EXISTING KNOX COUNTY STREAM BUFFER
- PROPOSED DEMOLITION ITEMS

PROPERTY INFORMATION:

PARCEL ID:	150 044
ZONING:	PR(s) < 2DU/AC 4-V-24-RZ
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	150
DISTRICT:	D9
ACRES:	±84.56AC
PARCEL N°:	44
COUNTY:	KNOX

GENERAL NOTES:

1. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION BASED ON FINAL PLAT SURVEY BY CIVIL AND ENVIRONMENTAL CONSULTANTS, DATED MAY 23, 2024. EXISTING CONTOUR INTERVAL SHOWN EVERY 2FT.
2. PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A, AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RAE, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N°47093C0314F, DATED 05/02/2007. PARCEL IS ON ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PARNELL — AGRICULTURE — STATE OF TENNESSEE — 11/06/2024

ENGINEERING

LJA
265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME

PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS

8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 80'
0 80 160

DATE

NOVEMBER - 2024

LJA PROJECT NO

TN4786-2402

SHEET TITLE

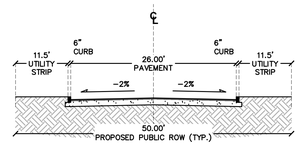
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER

C-100

PLOT DATE: Tuesday, November 5, 2024 4:23:57 PM

FILE LOCATION: e:\lwd\knoxville\projects\tn4786-2402 - heartland master services agreement\02-design\pickens gap rd property\2_civil dwg\tn4786-2402_c-01.dwg



PROPOSED ROAD CROSS SECTION

NOT TO SCALE

PROP. HEAVY DUTY PAVEMENT STRUCTURE:

- BITUMINOUS ASPHALT SURFACE MIX – PER TDOT REQUIREMENTS – SECTION DEPTH 1.5".
- BITUMINOUS ASPHALT BASE MIX – PER TDOT REQUIREMENTS – SECTION DEPTH 3.0".
- COMPACTED CRUSHED AGGREGATE BASE – PER TDOT REQUIREMENTS – SECTION DEPTH 8.0".

PROPOSED SINGLE FAMILY LOT TYPES

SCALE 1"=30'

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- EXISTING TOPO INDEX CONTOUR
- EXISTING TOPO INTERMEDIATE CONTOUR
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CURB
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- EXISTING WATER LINE
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- EXISTING OPTIC FIBER LINE
- EXISTING NATURAL GAS LINE
- EXISTING HILLSIDE PROTECTION (HP) AREA
- EXISTING KNOX COUNTY STREAM BUFFER
- PROPOSED LOT LINE
- PROPOSED SETBACKS
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ROAD CURB
- PROPOSED ROAD MARKINGS
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED BUILDING MISCELLANEOUS
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

PROPERTY INFORMATION:

PARCEL ID:	150 044
ZONING:	PR(k) < 2DU/AC 4-V-24-RZ
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	150
DISTRICT:	D9
ACRES:	±84.56AC
PARCEL N°:	44
COUNTY:	KNOX

DENSITY INFORMATION:

1. PROPOSED SINGLE FAMILY LOTS:

- 31 TYPE (A) 52' WIDE LOTS – ±5,200 SF
- 130 TYPE (B) 42' WIDE LOTS – ±4,200 SF
- 08 ESTATE TYPE LOTS

PROPOSED TYPICAL LOT DEPTH FOR ALL LOT TYPES IS 100LF. FOR LOT DIMENSIONS AND SETBACKS, SEE LOT DETAIL THIS SHEET.

FOR ESTATE LOTS THE PROPOSED SETBACKS ARE AS FOLLOWS: FRONT SETBACK 20FT, SIDE SETBACK 5FT, BACK SETBACK 15FT.

PROPOSED LOTS	169 TOTAL
SITE ACREAGE	±84.56 ACRES
PROPOSED DENSITY	±2.00 DU/AC

GENERAL NOTES:

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3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N°47093C0314F, DATED 05/02/2007. PARCEL IS ON ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REVISION

NO.	DATE	DESCRIPTION

SEAL

ENGINEERING

LJA
265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME

PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS

8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 80'
0 80 160

DATE

NOVEMBER - 2024

LJA PROJECT NO

TN4786-2402

SHEET TITLE

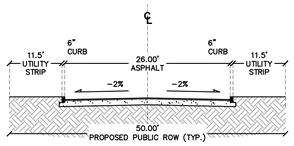
CONCEPT PLAN SITE LAYOUT

SHEET NUMBER

C-200

PLOT DATE: Wednesday, November 6, 2024 8:34:18 AM
FILE LOCATION: s:\knoxville\projects\tn4786-2402 - heartland master services agreement\02-design\pickens gap rd property\2_civil drwg\tn4786-2402_civil1_c200

PLOT DATE: Wednesday, November 6, 2024 8:36:26 AM



PROPOSED ROAD CROSS SECTION

NOT TO SCALE

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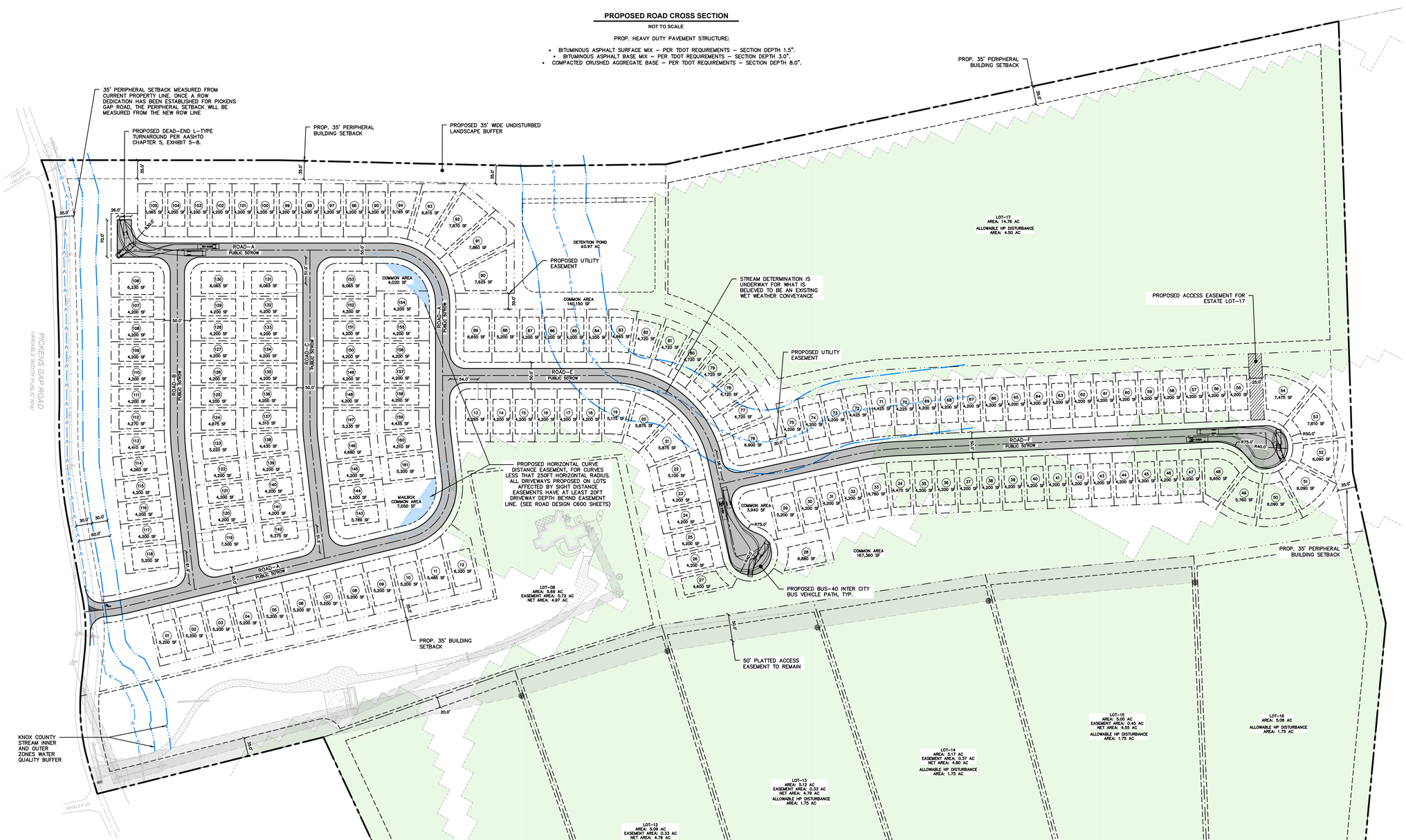

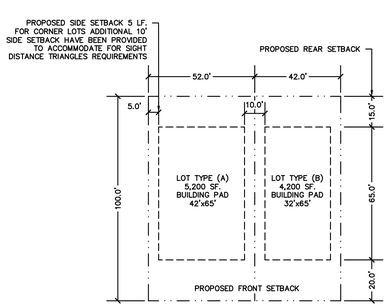

PROPOSED SINGLE FAMILY LOT TYPES

SCALE 1"=30'

LEGEND:

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PROPERTY INFORMATION:

PARCEL ID:	150 044
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PROPOSED DENSITY	±2.00 DU/AC

GENERAL NOTES:

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Certification of Concept Plan by Registered Engineer

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 the best of my knowledge, to all applicable provisions of the *Knoxville-Knox County Subdivision Regulations* except as has been itemized and described in a report filed with the Planning Commission.

Register Engineer: Greg H. Presnell, PE
Tennessee License No.: # 112529
Date: 11/01/2024

REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PRESNELL — REGISTERED ENGINEER — AGRICULTURE — 112529 — STATE OF TENNESSEE — 11/06/2024

ENGINEERING

LJA
265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME

PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS

8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 80'
0 80 160

DATE

NOVEMBER - 2024

LJA PROJECT NO

TN4786-2402

SHEET TITLE

CONCEPT PLAN SITE LAYOUT LOT CONFIGURATION

SHEET NUMBER

C-201

FILE LOCATION: s:\sedf\knoxville\projects\tn4786-2402 - heartland master services agreement\03-design\pickens gap rd prosperity\2_civil dwg\tn4786-2402_c011_c200

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- EXISTING TOPO INDEX CONTOUR
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- PROPOSED ROAD MARKINGS
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED BUILDING MISCELLANEOUS
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 900 PROPOSED TOPO INDEX CONTOUR
- 901 PROPOSED TOPO INTERMEDIATE CONTOUR
- PROPOSED PERMANENT GRADED SWALE

PROPERTY INFORMATION:

PARCEL ID:	150 044
ZONING:	PR(k) < 2DU/AC 4-V-24-RZ
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	150
DISTRICT:	D9
ACRES:	±84.56AC
PARCEL N°:	44
COUNTY:	KNOX

EARTHWORK CALCULATIONS:

RAW EARTHWORK VOLUMES IN CUBIC YARDS (CY):

- ±200,566 CY OF CUT
- ±194,174 CY OF FILL

DISTURBED SURFACE:	±1,322,635 SF
• CUT AREA	±645,462 SF
• FILL AREA	±677,173 SF
ASSUMED TOPSOIL THICKNESS:	±6 INCHES
ESTIMATED TOPSOIL VOLUME:	±24,493 CY.

ADJUSTED EARTHWORK VOLUMES:

- ±188,613 CY OF CUT
- ±206,715 CY OF FILL

ON SITE BORROW MATERIAL: ±18,101 CY

GENERAL NOTES:

1. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION BASED ON FINAL PLAT SURVEY BY CIVIL AND ENVIRONMENTAL CONSULTANTS, DATED MAY 23, 2024. EXISTING CONTOUR INTERVAL SHOWN EVERY 2FT.
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REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PARNELL
AGRICULTURE
11/06/2024
STATE OF TENNESSEE

ENGINEERING

LJA
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phone: 865.328.3138
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CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

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CITY OF KNOXVILLE

PROJECT PARCEL ID

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KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 80'
0 80 160

DATE

NOVEMBER - 2024

LJA PROJECT NO

TN4786-2402

SHEET TITLE

CONCEPT PLAN SITE GRADING

SHEET NUMBER

C-300

PLOT DATE: Tuesday, November 5, 2024 4:43:11 PM

FILE LOCATION: s:\eastknoxville\projects\tn4786-2402 - heartland master services agreement\02-design\pickens gap rd property\2_civil dwg\tn4786-2402_c-01 .c300

LEGEND:

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- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CURB
- EXISTING GRAVEL ROAD
- EXISTING TRAIL
- EXISTING ROAD GUARDRAIL
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER LINE STRUCTURE
- EXISTING UNDERGROUND POWERLINE
- EXISTING UTILITY EASEMENT
- EXISTING STORM LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER FIRE LINE
- EXISTING OPTIC FIBER LINE
- EXISTING NATURAL GAS LINE
- EXISTING HILLSIDE PROTECTION (HP) AREA
- EXISTING KNOX COUNTY STREAM BUFFER
- PROPOSED LOT LINE
- PROPOSED SETBACKS
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ROAD CURB
- PROPOSED ROAD MARKINGS
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED BUILDING MISCELLANEOUS
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STORM LINE
- PROPOSED STORM ROOF DRAIN
- PROPOSED STORM STRUCTURE
- PROPOSED STORM CURB INLET
- PROPOSED STORM AREA DRAIN
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED WATER LINE
- PROPOSED WATER FIRE LINE
- PROPOSED WATER VALVE
- PROPOSED WATER HYDRANT
- PROPOSED ELECTRIC LINE

PROPERTY INFORMATION:

PARCEL ID:	150 044
ZONING:	PR(s) < 2DU/AC 4-V-24-RZ
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	150
DISTRICT:	D9
ACRES:	±84.56AC
PARCEL N°:	44
COUNTY:	KNOX

GENERAL NOTES:

1. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION BASED ON FINAL PLAT SURVEY BY CIVIL AND ENVIRONMENTAL CONSULTANTS, DATED MAY 23, 2024. EXISTING CONTOUR INTERVAL SHOWN EVERY 2FT.
2. PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A, AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RAE, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N°47093C0314F, DATED 05/02/2007. PARCEL IS ON ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PARNELL
AGRICULTURE
STATE OF TENNESSEE
11/06/2024

ENGINEERING

LJA
265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME

PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS

8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 80'
0 80 160

DATE

NOVEMBER - 2024

LJA PROJECT NO

TN4786-2402

SHEET TITLE

CONCEPT PLAN UTILITIES

SHEET NUMBER

C-500

PLOT DATE: Tuesday, November 5, 2024 4:48:12 PM
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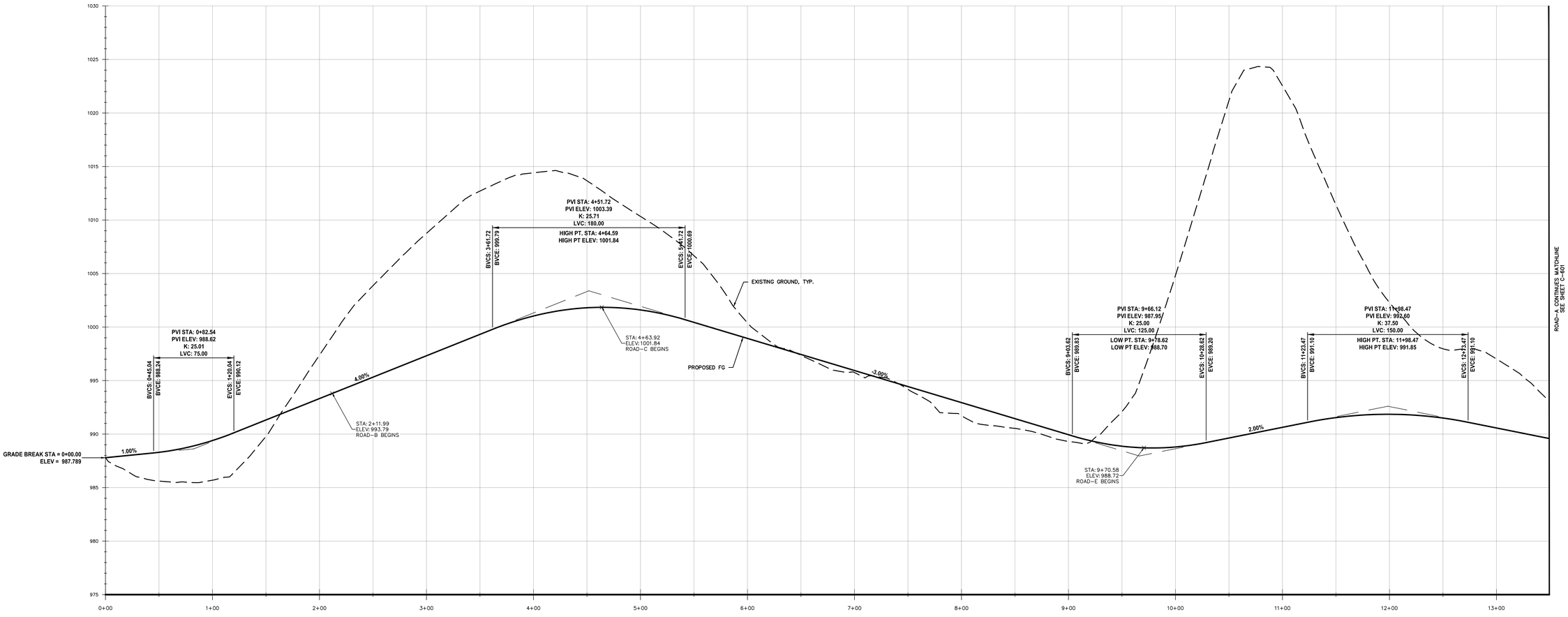

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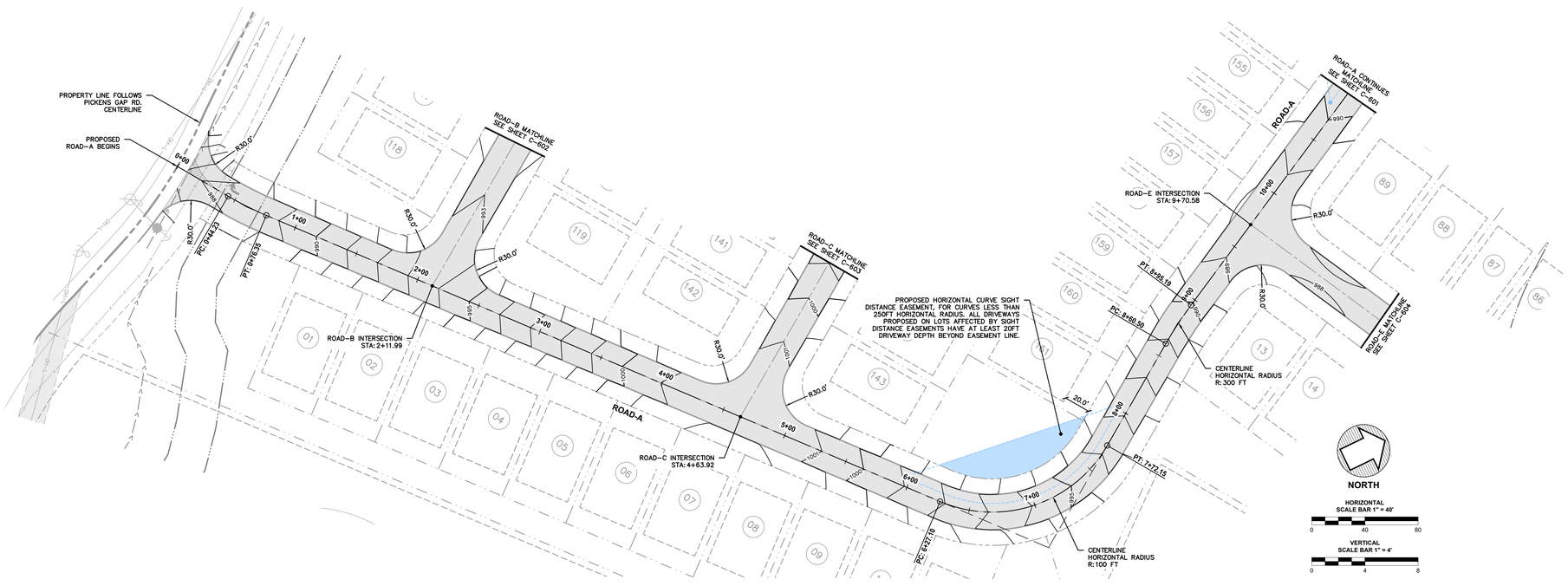

REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PARNELL
AGRICULTURE
No. 112-0001
STATE OF TENNESSEE
11/06/2024

ENGINEERING

LJA
265 Brookview Centre Way, Ste 201
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CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
NOVEMBER - 2024

LJA PROJECT NO
TN4786-2402

SHEET TITLE
CONCEPT PLAN
ROAD DESIGN - PLAN AND PROFILE SHEET 1 OF 6

SHEET NUMBER
C-600

PLOT DATE: Tuesday, November 5, 2024 4:51:39 PM

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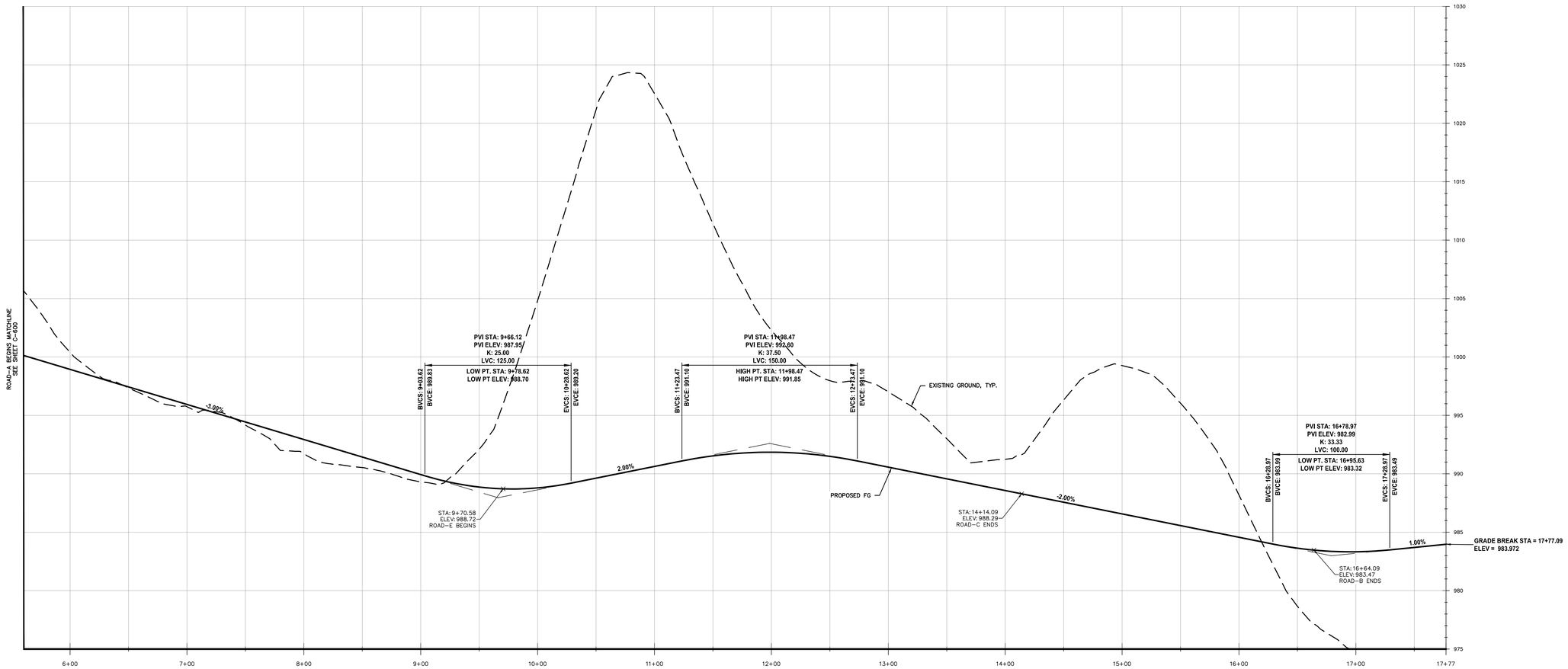

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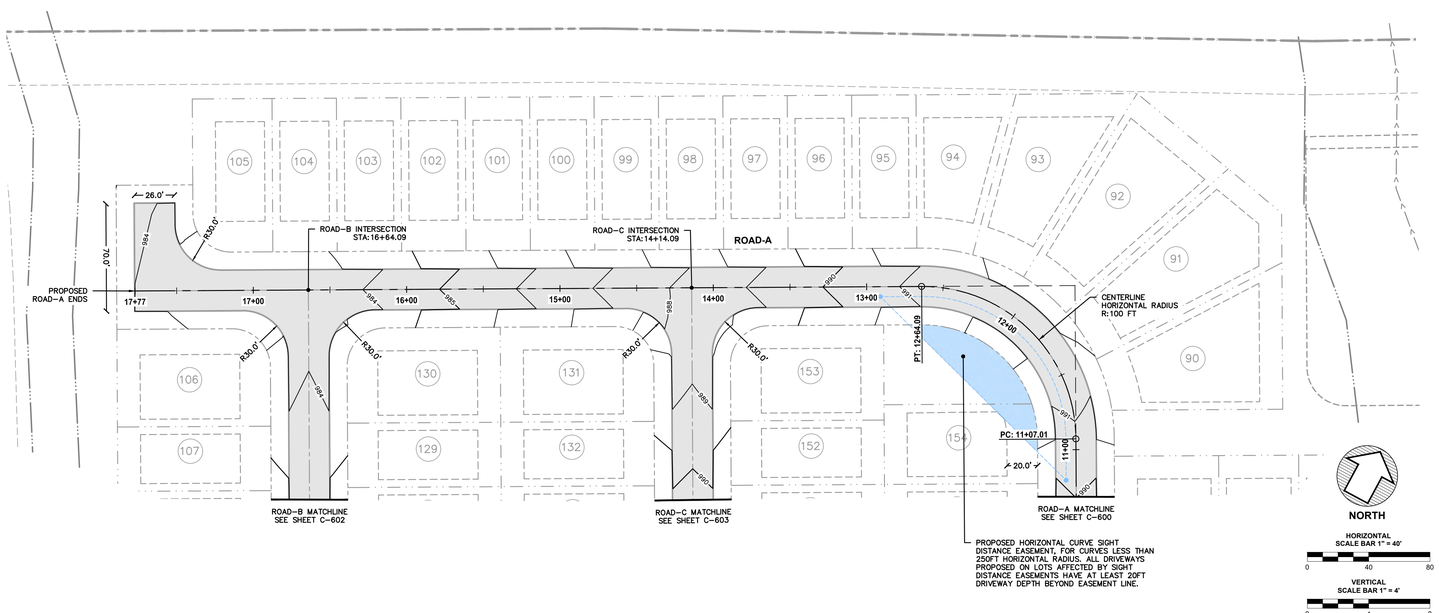
Vertical Scale: 1" = 4'



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REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PARNELL
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STATE OF TENNESSEE
11/06/2024

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CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME

PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS

8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE

NOVEMBER - 2024

LJA PROJECT NO

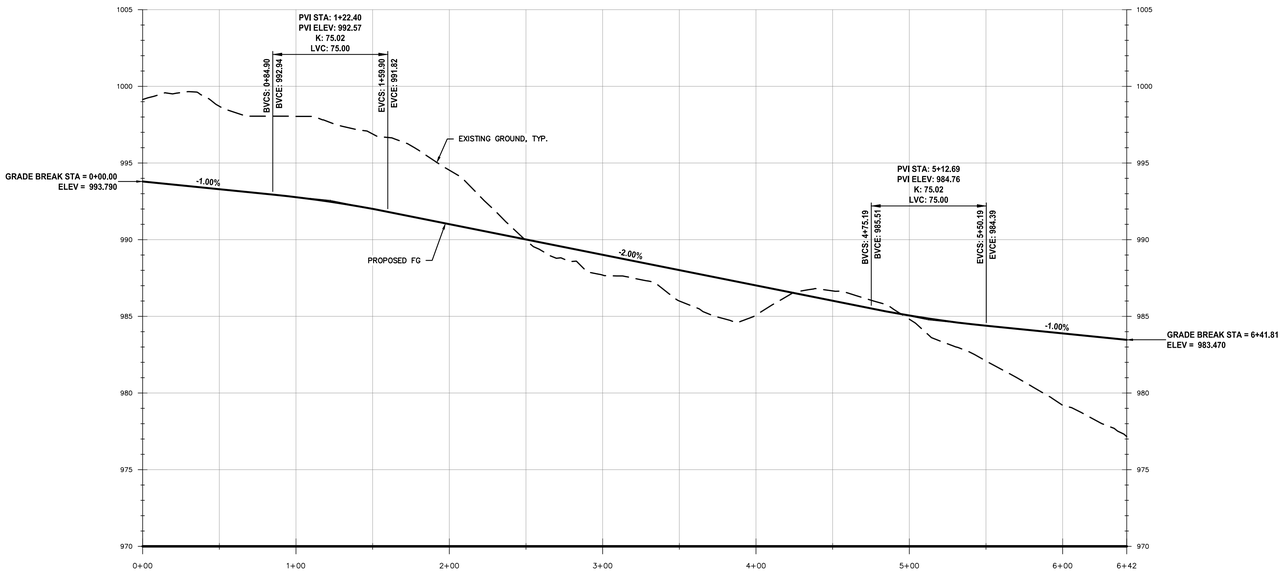
TN4786-2402

SHEET TITLE

CONCEPT PLAN
ROAD DESIGN - PLAN AND PROFILE SHEET 2 OF 6

SHEET NUMBER

C-601



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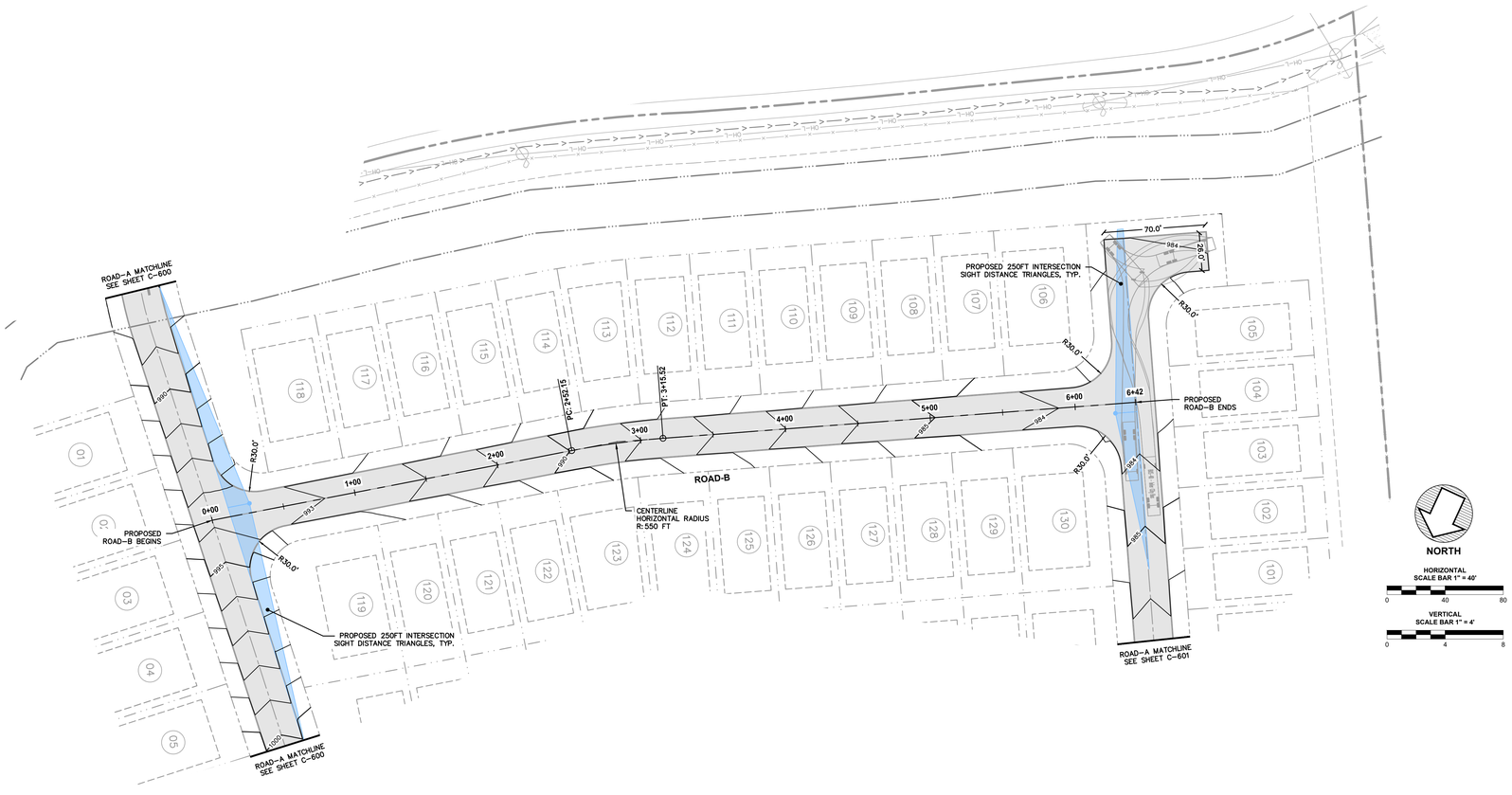
Vertical Scale: 1" = 4'



REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY W. HOUSTON PARKER
AGRICULTURE
STATE OF TENNESSEE
11/06/2024

ENGINEERING

LJA
265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
NOVEMBER - 2024

LJA PROJECT NO
TN4786-2402

SHEET TITLE
CONCEPT PLAN ROAD DESIGN - PLAN AND PROFILE SHEET 3 OF 6

SHEET NUMBER
C-602

PLOT DATE: Tuesday, November 5, 2024 4:55:19 PM

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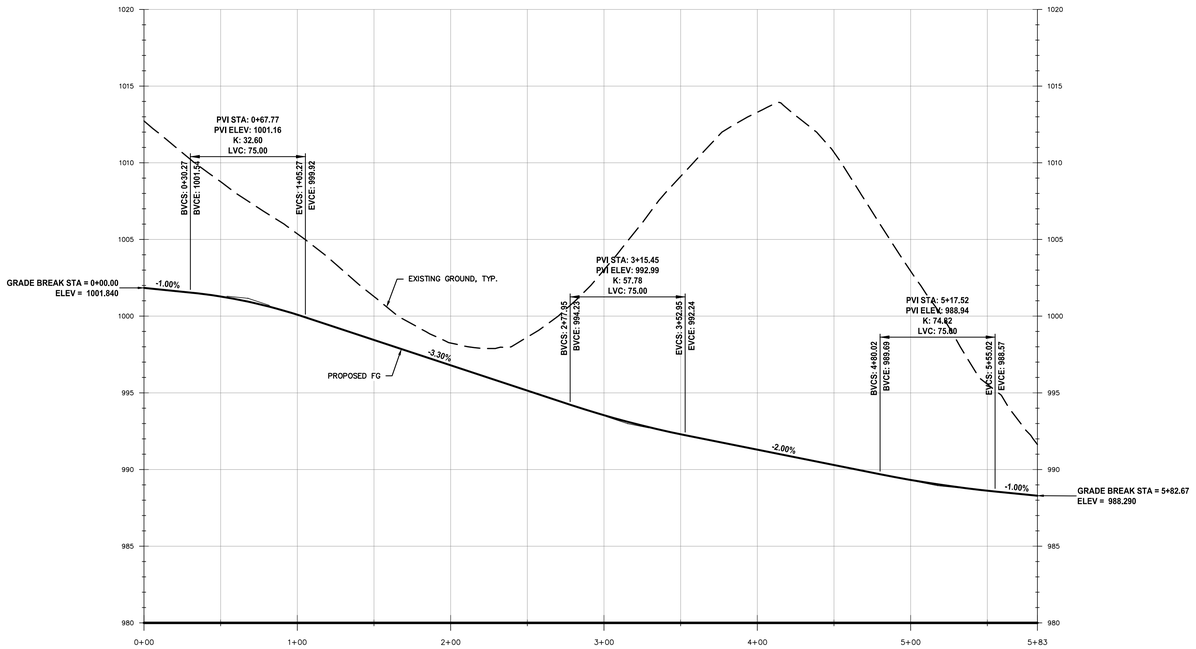

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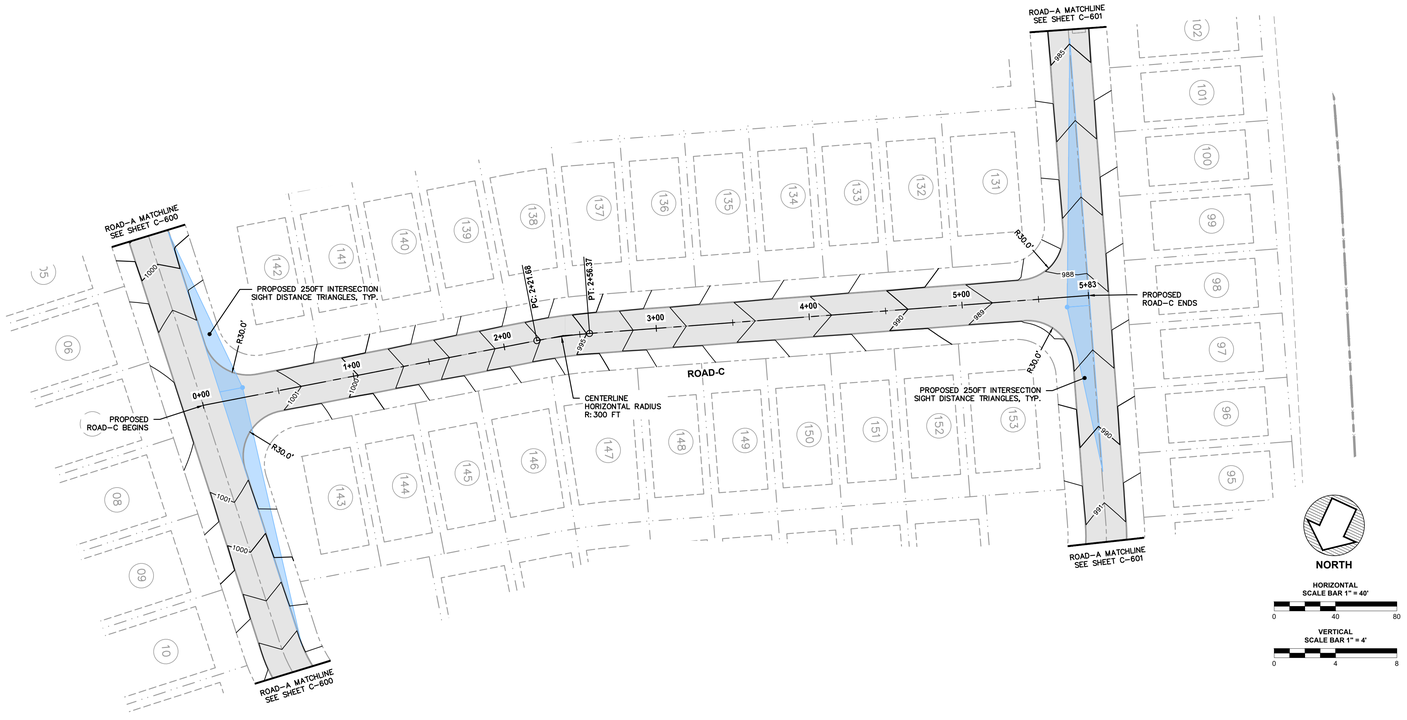

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REVISION

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GREGORY HOUSTON PARKER
AGRICULTURE
STATE OF TENNESSEE
11/06/2024

ENGINEERING

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Knoxville, Tennessee 37919
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CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME

PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS

8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE

NOVEMBER - 2024

LJA PROJECT NO

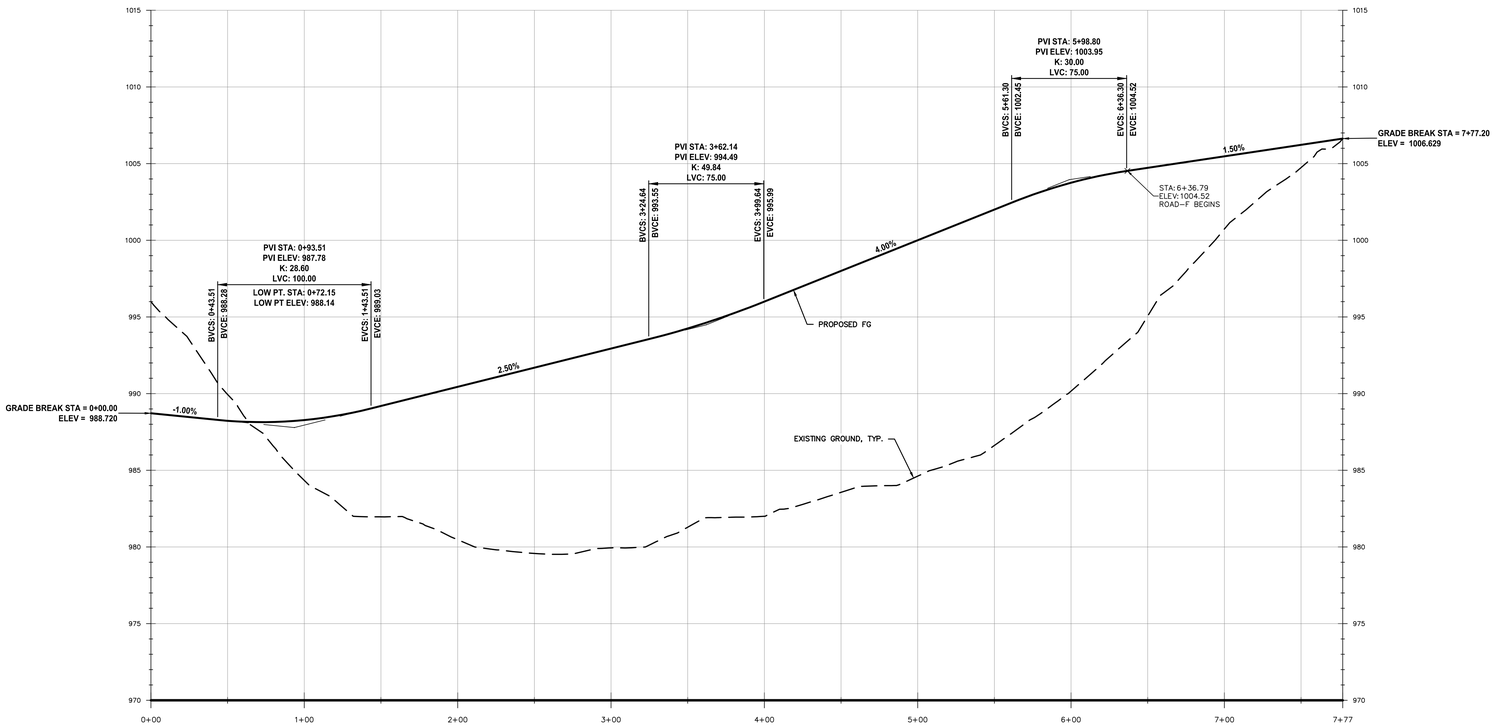
TN4786-2402

SHEET TITLE

CONCEPT PLAN ROAD DESIGN - PLAN AND PROFILE SHEET 4 OF 6

SHEET NUMBER

C-603



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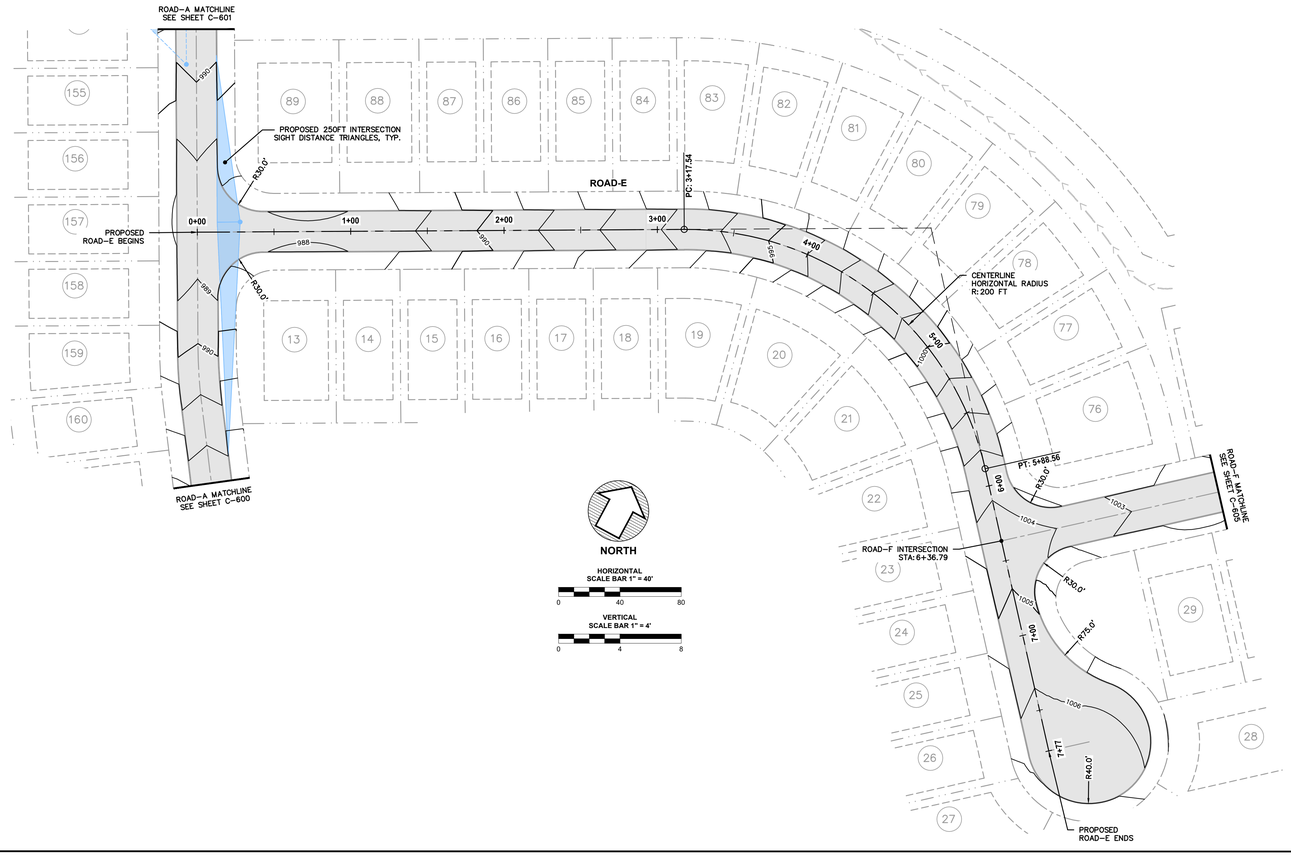

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NO.	DATE	DESCRIPTION

SEAL

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Knoxville, Tennessee 37919
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CLIENT/DEVELOPER

PROJECT

PROJECT NAME

PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS

8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE

NOVEMBER - 2024

LJA PROJECT NO

TN4786-2402

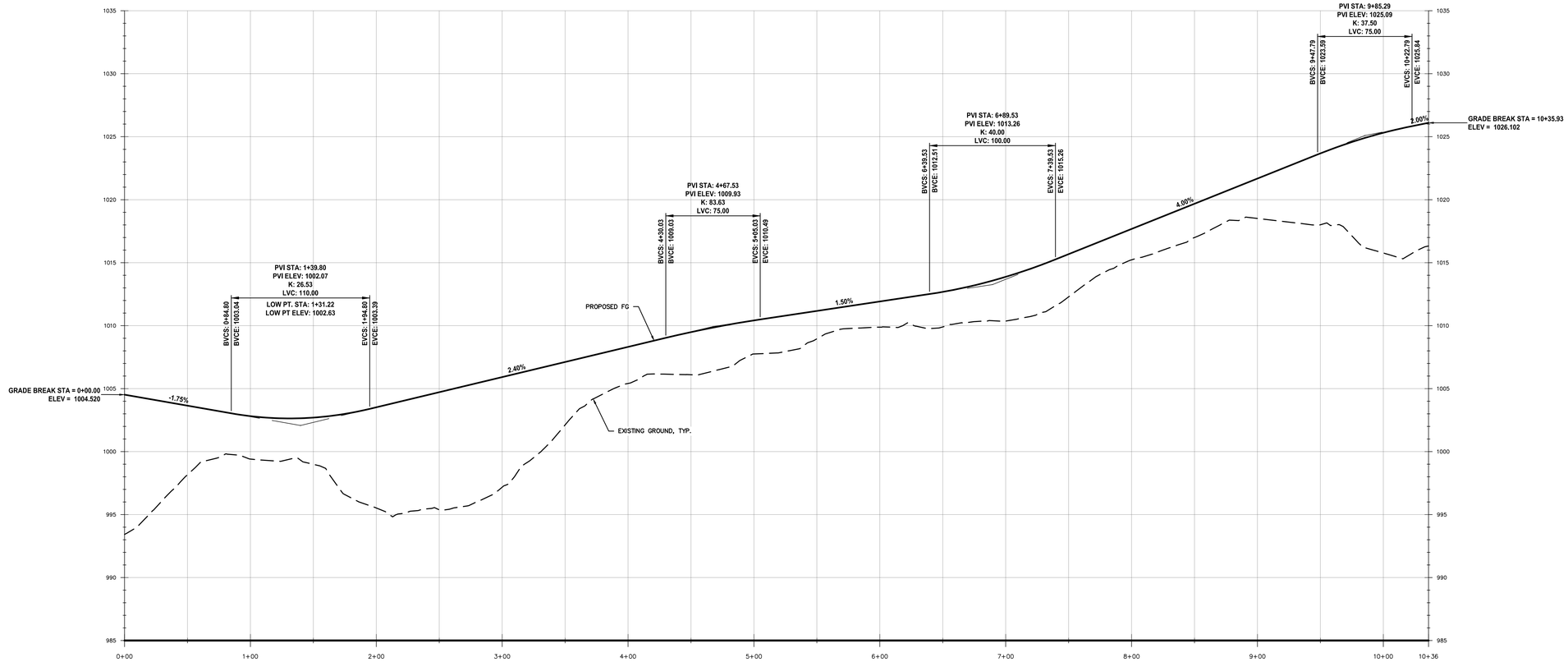
SHEET TITLE

CONCEPT PLAN ROAD DESIGN - PLAN AND PROFILE SHEET 5 OF 6

SHEET NUMBER

C-604

PLOT DATE: Tuesday, November 5, 2024 4:57:19 PM
FILE LOCATION: s:\sedfs\knoxville\projects\tn4786-2402 - heartland master services agreement\02-design\pickens gap rd property\2_civil design\4786-2402_c001_c600



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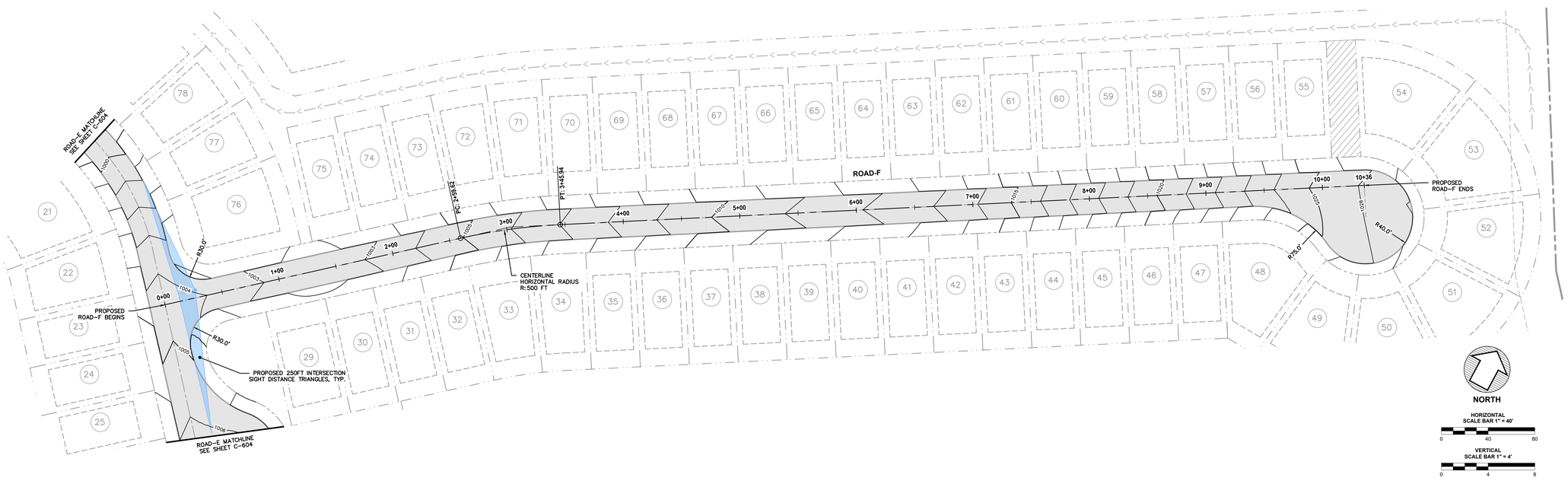


REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PARNELL
AGRICULTURE
No. 112-0001
STATE OF TENNESSEE
11/06/2024

ENGINEERING

LJA

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

PROJECT NAME

PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS

8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE

NOVEMBER - 2024

LJA PROJECT NO

TN4786-2402

SHEET TITLE

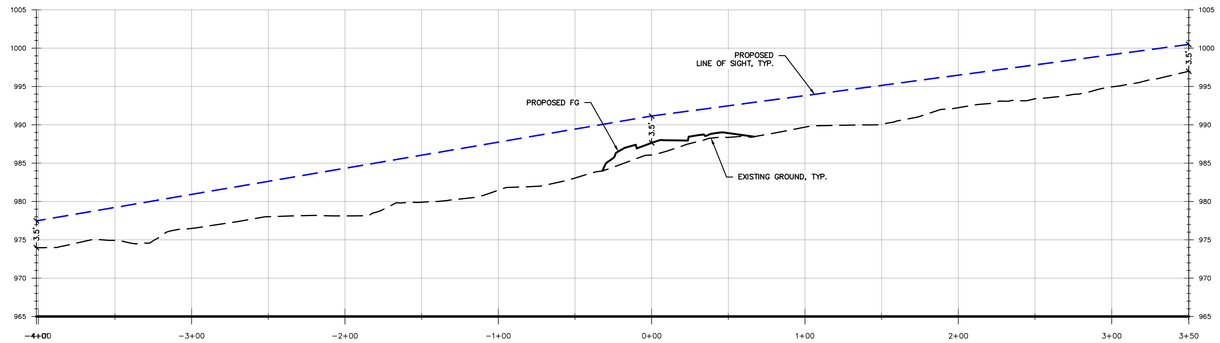
**CONCEPT PLAN
ROAD DESIGN - PLAN AND PROFILE SHEET 6 OF 6**

SHEET NUMBER

C-605

PLOT DATE: Tuesday, November 5, 2024 4:58:25 PM

FILE LOCATION: s:\sadi\knoxville\projects\tn4786-2402 - heartland master services agreement\02-design\pickens gap rd property\2_civil design\4786-2402_c-01 - c600



PICKENS GAP RD. SIGHT DISTANCE PROFILE
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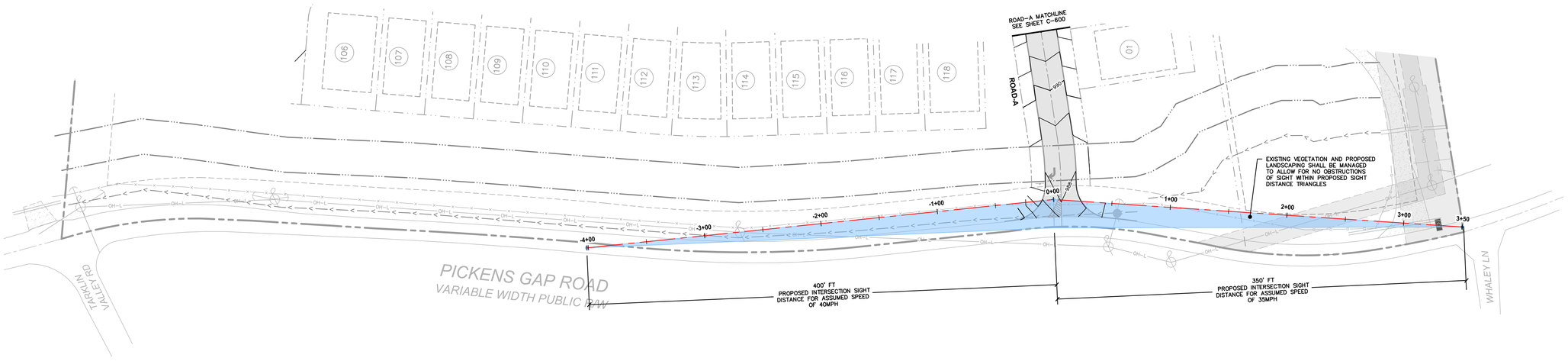

NORTH

HORIZONTAL
SCALE BAR 1" = 40'
0 40 80

VERTICAL
SCALE BAR 1" = 8'
0 8 16

REVISION

NO.	DATE	DESCRIPTION

SEAL

GREGORY HOUSTON PARNELL
AGRICULTURE
STATE OF TENNESSEE
11/06/2024

ENGINEERING

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CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

PROJECT

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PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
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KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
NOVEMBER - 2024

LJA PROJECT NO
TN4786-2402

SHEET TITLE
CONCEPT PLAN ROAD DESIGN - PICKENS GAP RD. SIGHT DISTANCE

SHEET NUMBER
C-606

PLOT DATE: Tuesday, November 5, 2024 5:00:23 PM

FILE LOCATION: s:\sedivisions\lja\projects\tn4786-2402 - heartland master services agreement\02-design\pickens gap rd property\2_civil dwg\tn4786-2402_co01_d600