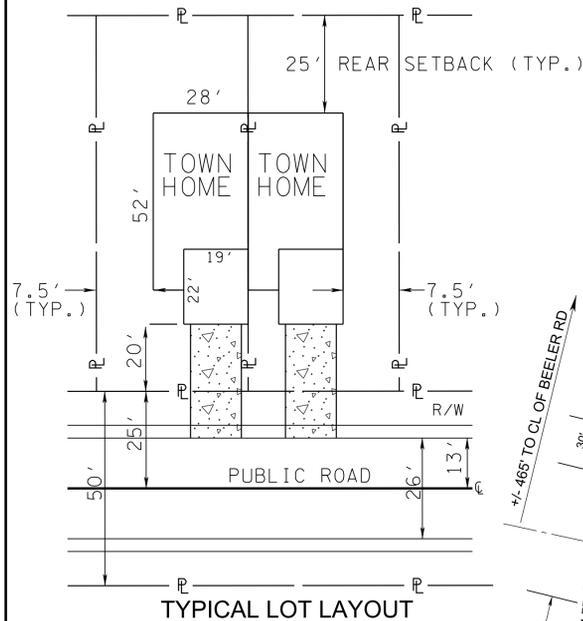


NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.

MINIMUM LOT SIZE = 3,000 SF



TYPICAL LOT LAYOUT



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.

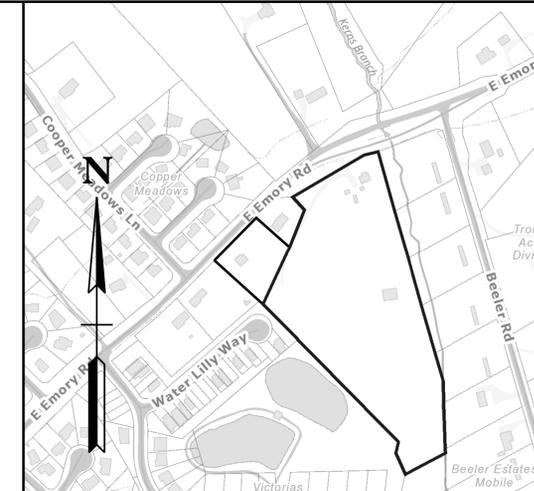
Registered Engineer: *Garrett M. Tucker*

Tennessee License No. 104281

Date: 11-12-25

NOTES:

- EXISTING CONTOURS BASED ON SURVEY BY RGCA.
- ACCESS TO UNITS 1-51 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO SINGLE-FAMILY UNITS 52-53 FROM E EMORY ROAD VIA PRIVATE DRIVEWAY.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- WATER & SEWER PROVIDERS: HPUD
- PROJECT CONSISTS OF TWO PHASES. PHASE ONE (1) INCLUDES THE PROPOSED SHEPHERDS LANDING SUBDIVISION AT 6812 E EMORY ROAD, UNITS 1-51. PHASE TWO (2) INCLUDES THE RESUBDIVISION OF THE DOSSET PROPERTY AT 6806 E EMORY ROAD, UNITS 52 & 53.
- REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25' ALONG WEST PROPERTY LINE ADJACENT TO VICTORIAS LANDING.
- PREVIOUS KNOX PLANNING FILE NO.: 10-SD-21-C / 10-F-21-UR



LOCATION MAP - NO SCALE

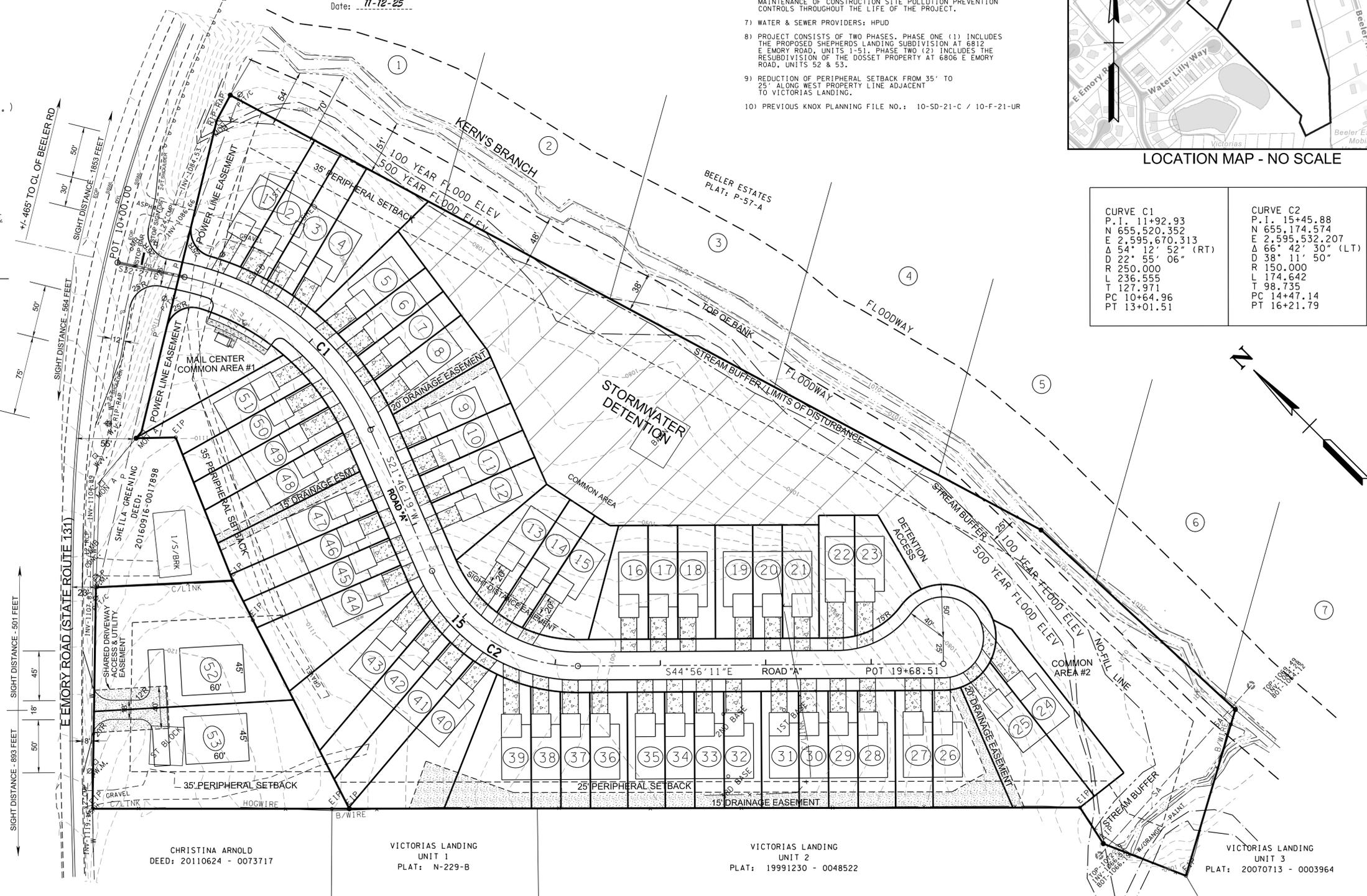
CURVE C1 P.I. 11+92.93 N 655,520.352 E 2,595,670.313 Δ 54° 12' 52" (RT) D 22' 55" 06" R 250.000 L 236.555 T 127.971 PC 10+64.96 PT 13+01.51	CURVE C2 P.I. 15+45.88 N 655,174.574 E 2,595,532.207 Δ 66° 42' 30" (LT) D 38' 11" 50" R 150.000 L 174.642 T 98.735 PC 14+47.14 PT 16+21.79
--	---

VARIANCE:

- REDUCTION OF VERTICAL CURVE LENGTH FROM 117 FEET TO 80 FEET AT STATION 10+40. FOR A REDUCTION OF THE K VALUE FROM 25 TO 17

LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET W/ ROD W/CAP
- MANHOLE
- LIGHT POLE
- SIGN
- W.V. WATER VALVE
- P/T/C POWER/TELEPHONE
- GUY WIRE
- W.M. WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- SF * SF * SF * SF SILT FENCE
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- MA EROSION CONTROL MATTING
- CD ROCK CHECK DAM
- - - 1150 EXISTING GRADE
- 1150 PROPOSED GRADE



CHRISTINA ARNOLD
DEED: 20110624 - 0073717

VICTORIAS LANDING
UNIT 1
PLAT: N-229-B

VICTORIAS LANDING
UNIT 2
PLAT: 19991230 - 0048522

VICTORIAS LANDING
UNIT 3
PLAT: 20070713 - 0003964

ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES
7523 TAGGART LN
KNOXVILLE TN, 37938
(865) 947-5996

DEVELOPER:
RELIANCE DEVELOPMENT, LLC
6716 CENTRAL AVENUE PIKE
SUITE 116
KNOXVILLE, TN 37912
EDDIE KHERANI
865-253-7866

CLT MAP: 20
PARCELS: 117 & 119
ZONING: PR (1-5 DU/AC)
MPC FILE NUMBER: 12-SB-25-C / 12-D-25-DP

TOTAL AREA: 10.79 ACRES
NUMBER OF LOTS: 53
DEED REFERENCE: 20161020 - 0025877
20060713 - 0003661

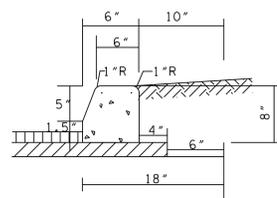
NO.	DATE	DESCRIPTION	BY	CKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

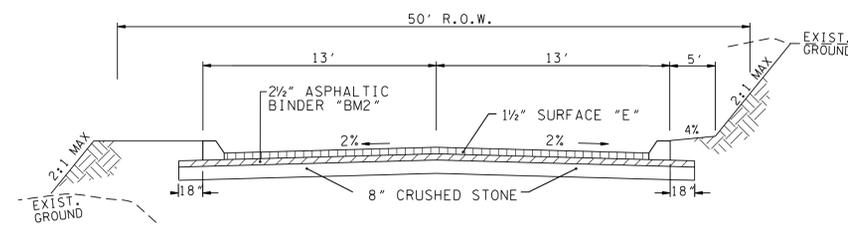
SHEPHERDS LANDING
CONCEPT PLAN

GENERAL LAYOUT

DESIGNED BY SWF/GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET no. C1
DRAWN BY SWF	DATE 11-12-25	FILE NO. 21180	



STANDARD DETAIL 6" EXTRUDED CURB

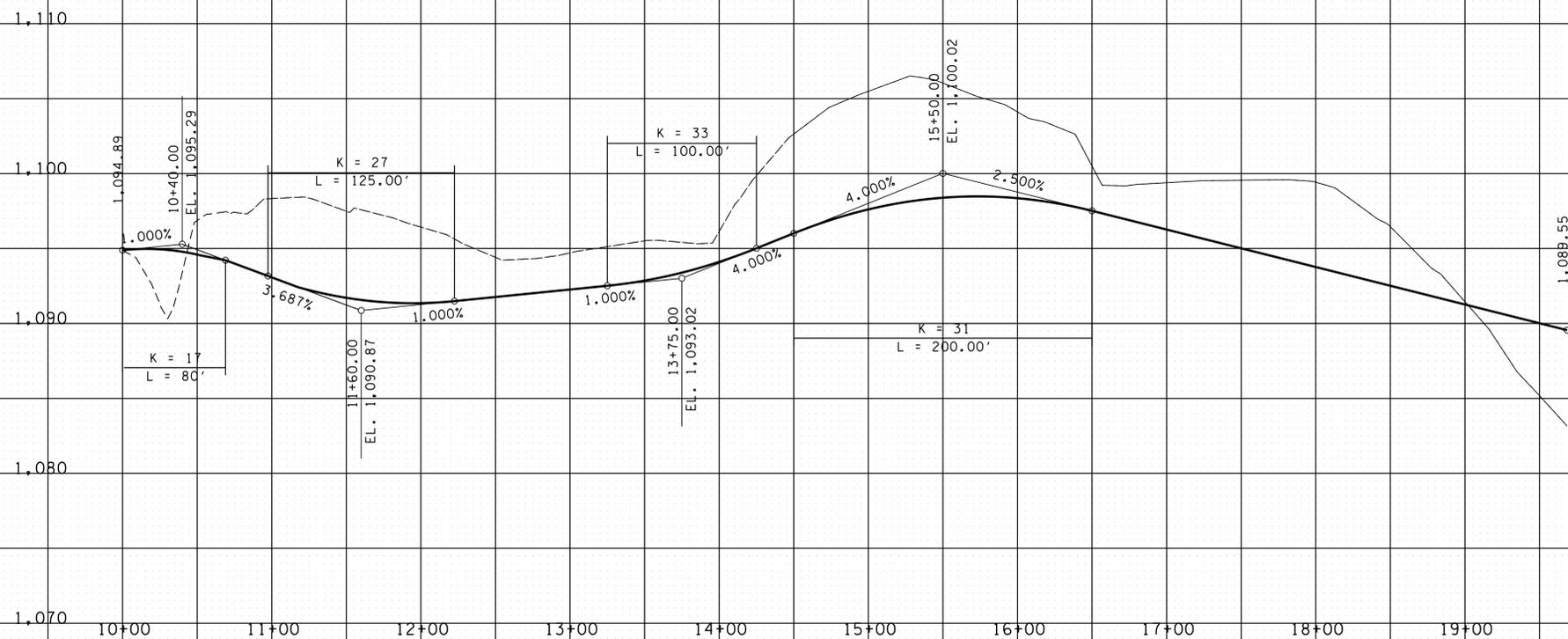


TYPICAL 2 LANE STREET PUBLIC ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



NO.	DATE	DESCRIPTION	BY	CHKD.



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

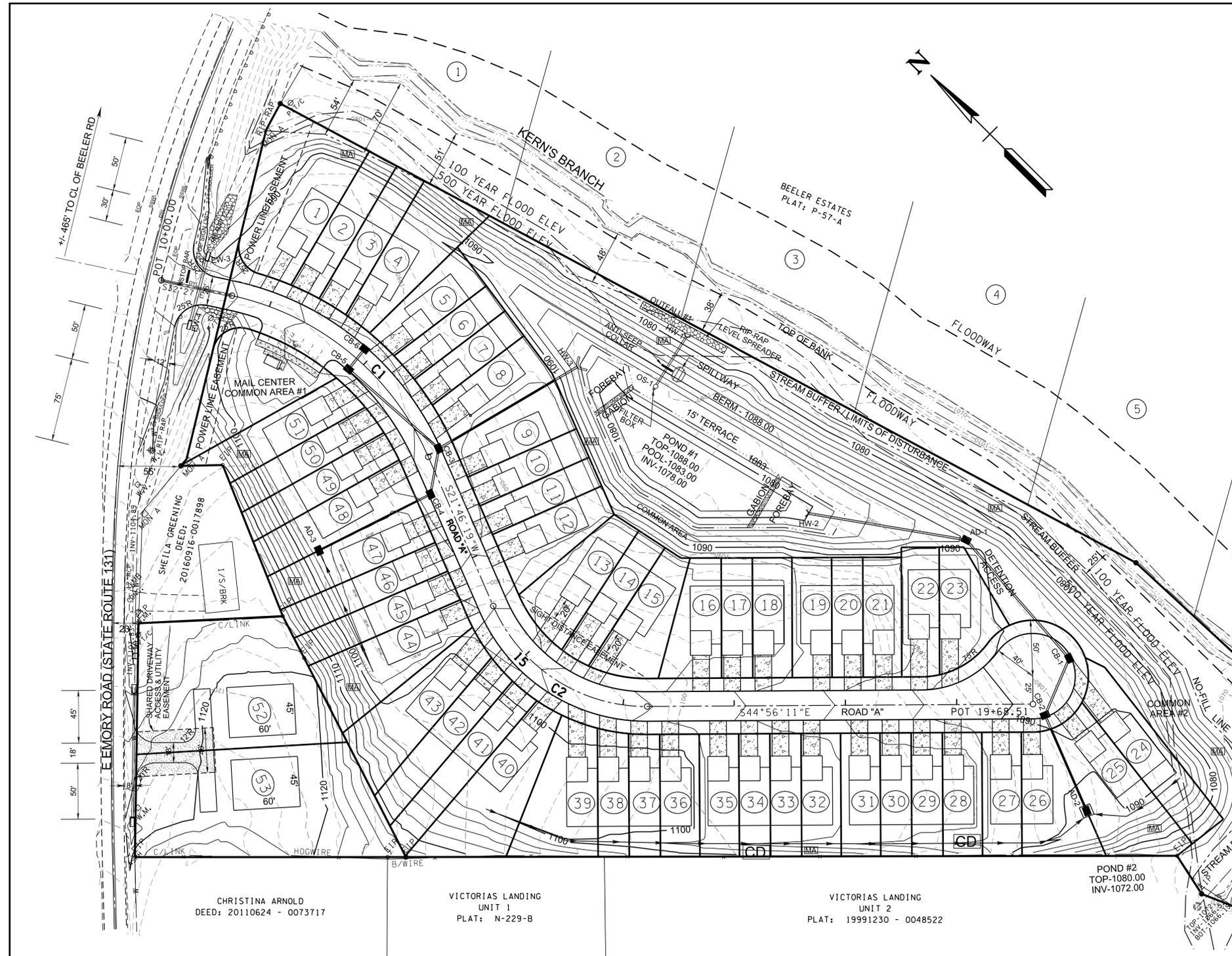
SHEPHERDS LANDING
CONCEPT PLAN

ROAD "A" PROFILE

DESIGNED BY SWF	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.
DRAWN BY SWF	DATE 10-22-25	FILE NO. 21180

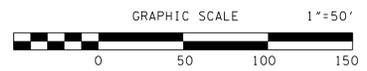
SHEET NO. **C2**
SHEETS

FROM	ELEVATION		TO	ELEVATION		LENGTH	SLOPE	DIA / MATERIAL
	GRATE	INVERT		GRATE	INVERT			
HW-1	---	1077.50	OS-1	---	1083.20	50	11.33%	18" RCP
HW-2	---	1080.00	AD-1	1088.00	1082.40	142	1.69%	18" HDPE
AD-1	1088.00	1082.50	CB-1	1088.20	1083.76	136	0.93%	18" HDPE
CB-1	1088.20	1083.86	CB-2	1089.00	1084.30	54	0.81%	18" HDPE
CB-2	1089.00	1084.40	AD-2	1088.00	1085.30	90	1.00%	15" HDPE
HW-3	---	1084.00	CB-3	1092.00	1085.30	140	0.93%	18" HDPE
CB-3	1092.00	1085.40	CB-4	1092.30	1087.10	40	4.25%	18" HDPE
CB-4	1092.30	1087.10	AD-3	1093.75	1090.75	112	3.26%	15" HDPE
CB-3	1092.00	1085.30	CB-5	1091.10	1086.40	106	1.04%	18" HDPE
CB-5	1091.10	1086.50	CB-6	1091.10	1087.00	22	2.27%	18" HDPE
EW-1	---	1110.78	EW-2	---	1116.14	112	4.79%	18" HDPE
EW-3	---	1088.80	EW-4	---	1092.00	56	5.71%	24" HDPE



CHRISTINA ARNOLD DEED: 20110624 - 0073717
 VICTORIAS LANDING UNIT 1 PLAT: N-229-B
 VICTORIAS LANDING UNIT 2 PLAT: 19991230 - 0048522
 VICTORIAS LANDING UNIT 3 PLAT: 20070713 - 0003964

LEGEND	
SF * SF * SF * SF	SILT FENCE
CE	CONSTRUCTION EXIT
IP	STORM DRAIN INLET PROTECTION
OP	STORM DRAIN OUTLET PROTECTION
→	OVERLAND DRAINAGE PATTERN
MA	EROSION CONTROL MATTING
CD	ROCK CHECK DAM
- - - 1150	EXISTING GRADE
1160	PROPOSED GRADE
o EIP	IRON PIN FOUND
PIPE ●	PIPE FOUND
G.V.	GAS VALVE
W.M.	WATER METER
MANHOLE	MANHOLE
SIGN	SIGN
W.V.	WATER VALVE
⊗	FIRE HYDRANT
P/T	POWER/TELEPHONE
⋯	GUY WIRE



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

SHEPHERDS LANDING
 CONCEPT PLAN

GRADING & DRAINAGE PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMT	RGC	1" = 50'	NO. C3
DRAWN BY	DATE	FILE NO.	
GMT	11-12-25	21180	

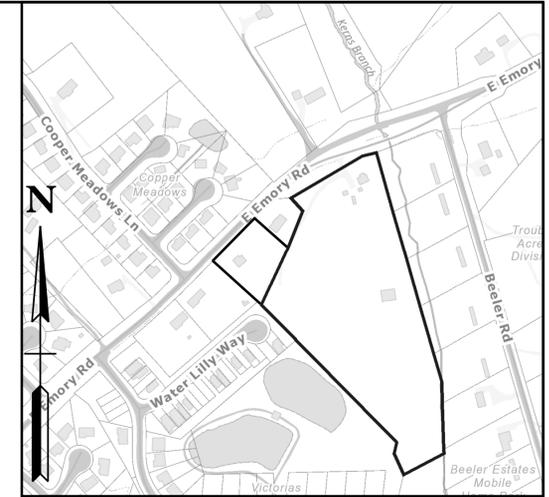
L:\GENERAL\2021\2180\2180_SHEETS.dgn 11/12/2025 12:09:36 PM

LEGEND

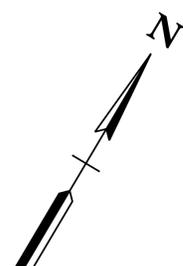
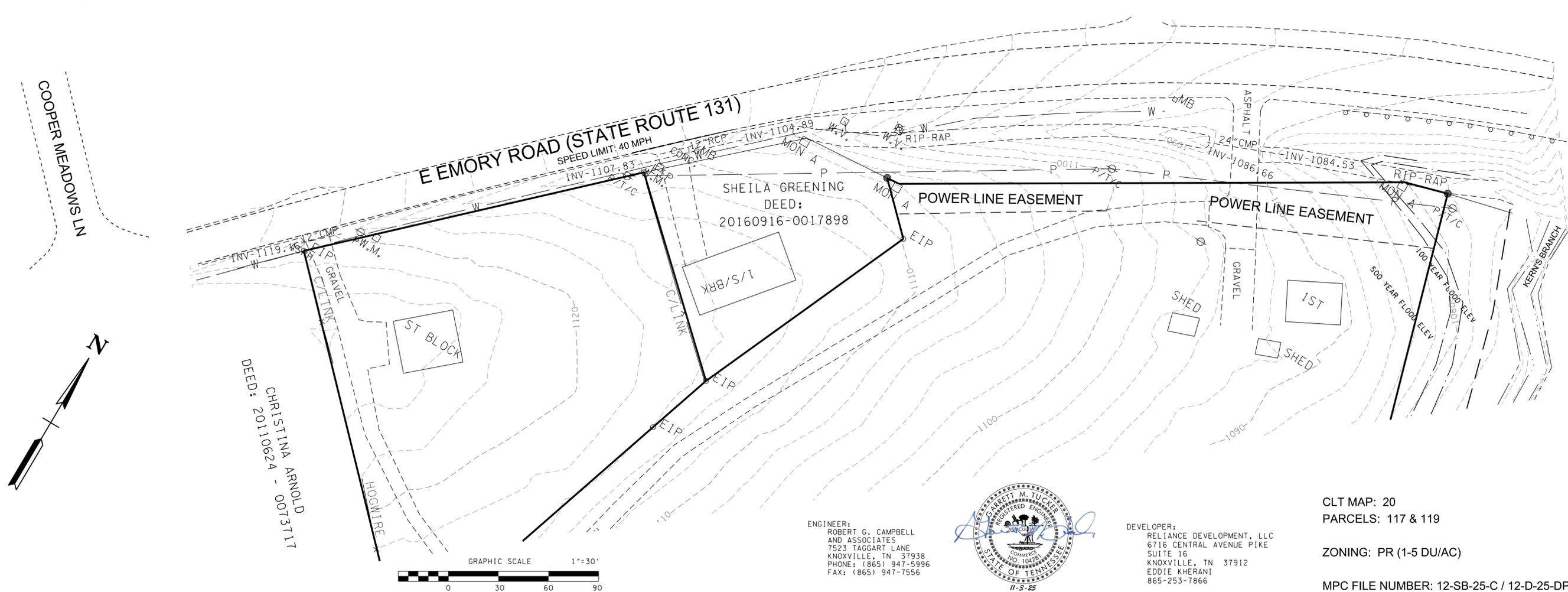
- EIP EXISTING IRON PIN
- WATER METER
- W.M. MANHOLE
- LIGHT POLE
- ⊥ SIGN
- W.V. □ WATER VALVE
- ⊕ POWER/TELEPHONE
- PT GUY WIRE
- ⊕ BENCH MARK / SURVEY CONTROL

NOTES:

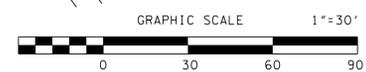
- 1) All driveways meet TDOT intersection sight distance requirements.
- 2) TRAFFIC IMPACT ANALYSIS BY ARDURRA
Turn Lane Warrant Analysis
At the intersection of Lovell Road (SR 131) at McClain Farm Way neither a northbound right turn lane nor a southbound left turn lane are recommended per the TDOT Highway System Access Manual (HSAM) Volume 3: Geometric Design Criteria dated April 2021.
- 3) Posted Speed Limit = 40 mph.
- 4) All striping in TDOT right-of-way to be thermoplastic.
Pavement markings per Standard Drawing T-M-1.
- 5) There will be no increase in the Q50 runoff from the development onto TDOT right-of-way.
- 6) TDOT D-SEW 1A Safety Endwalls for both ends of pipe.
Standard Drawing D-PE-18A / D-PE-24A
- 7) TDOT TRAFFIC MAPS AADT
S.R. 131 HALLS STA #009 = 5702
S.R. 131 GIBBS STA #019 = 12,226



LOCATION MAP - NO SCALE



DEED: 20110624 - 0073717
CHRISTINA ARNOLD



ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556



DEVELOPER:
RELIANCE DEVELOPMENT, LLC
6716 CENTRAL AVENUE PIKE
SUITE 16
KNOXVILLE, TN 37912
EDDIE KHERANI
865-253-7866

CLT MAP: 20
PARCELS: 117 & 119

ZONING: PR (1-5 DU/AC)

MPC FILE NUMBER: 12-SB-25-C / 12-D-25-DP

NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SHEPHERDS LANDING SITE DEVELOPMENT PLAN

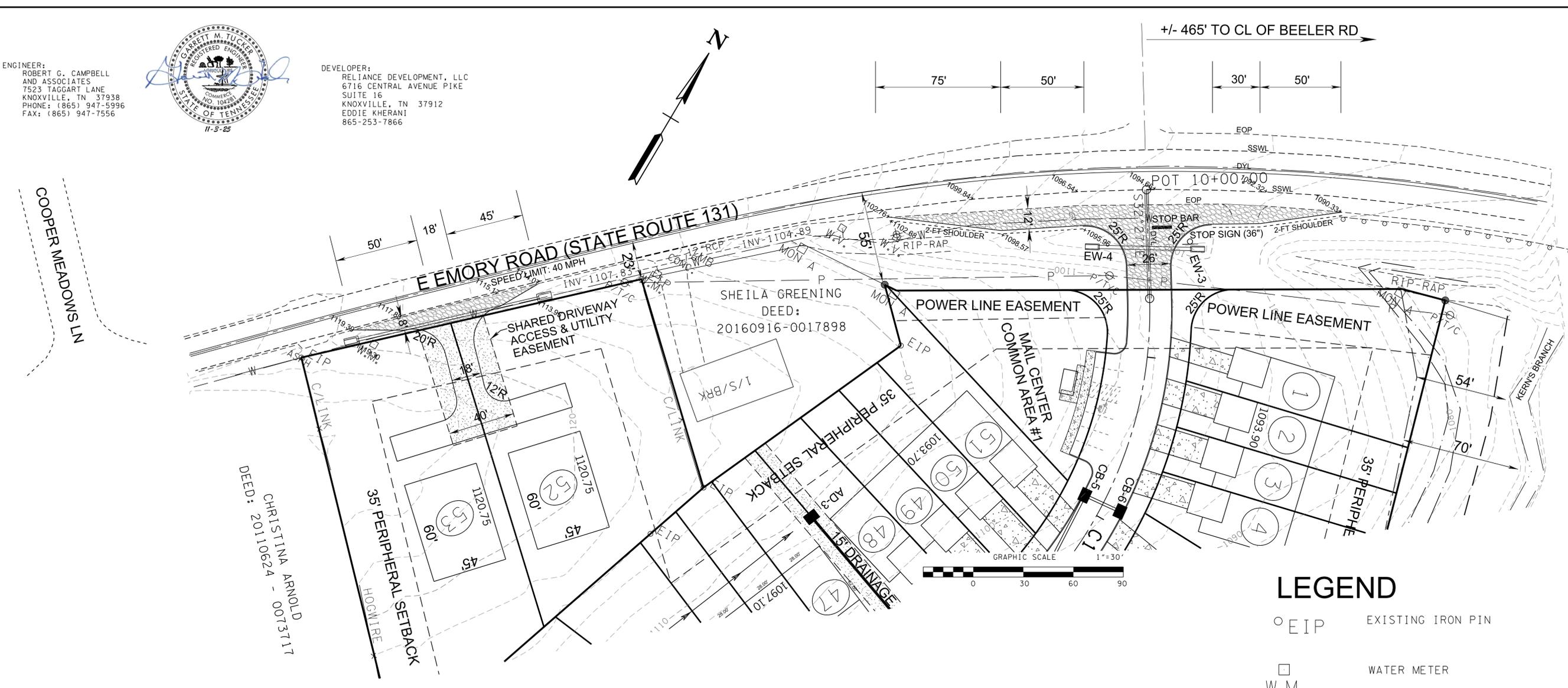
TDOT HIGHWAY ENTRANCE PLAN
PRESENT LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
GMT	RGC	AS SHOWN	T1
DRAWN BY	DATE	FILE NO.	
GMT	11-3-25	21180	

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

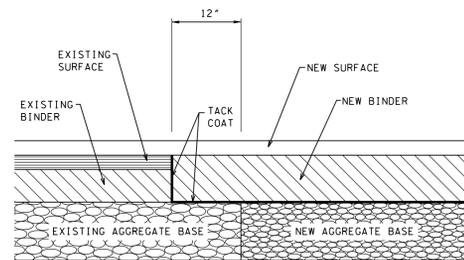


DEVELOPER:
RELIANCE DEVELOPMENT, LLC
6716 CENTRAL AVENUE PIKE
SUITE 16
KNOXVILLE, TN 37912
EDDIE KHERANI
865-253-7866



NOTES:

- 1) All driveways meet TDOT intersection sight distance requirements.
- 2) TRAFFIC IMPACT ANALYSIS BY ARDURRA
Turn Lane Warrant Analysis
At the intersection of Lovell Road (SR 131) at McClain Farm Way neither a northbound right turn lane nor a southbound left turn lane are recommended per the TDOT Highway System Access Manual (HSAM) Volume 3: Geometric Design Criteria dated April 2021.
- 3) Posted Speed Limit = 40 mph.
- 4) All striping in TDOT right-of-way to be thermoplastic.
Pavement markings per Standard Drawing T-M-1.
- 5) There will be no increase in the Q50 runoff from the development onto TDOT right-of-way.
- 6) TDOT D-SEW 1A Safety Endwalls for both ends of pipe.
Standard Drawing D-PE-18A / D-PE-24A
- 7) TDOT TRAFFIC MAPS AADT
S.R. 131 HALLS STA #009 = 5702
S.R. 131 GIBBS STA #019 = 12,226



PAVEMENT SECTION - LOVELL ROAD RIGHT-OF-WAY
NO SCALE

LEGEND

- EIP EXISTING IRON PIN
- W.M. WATER METER
- ⊙ MANHOLE
- LIGHT POLE
- ⊕ SIGN
- ⊕ W.V. WATER VALVE
- ⊕ PT POWER/TELEPHONE
- GUY WIRE
- ⊕ BENCH MARK / SURVEY CONTROL
- ▨ PAVEMENT WITHIN TDOT RIGHT-OF-WAY

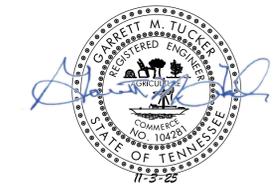
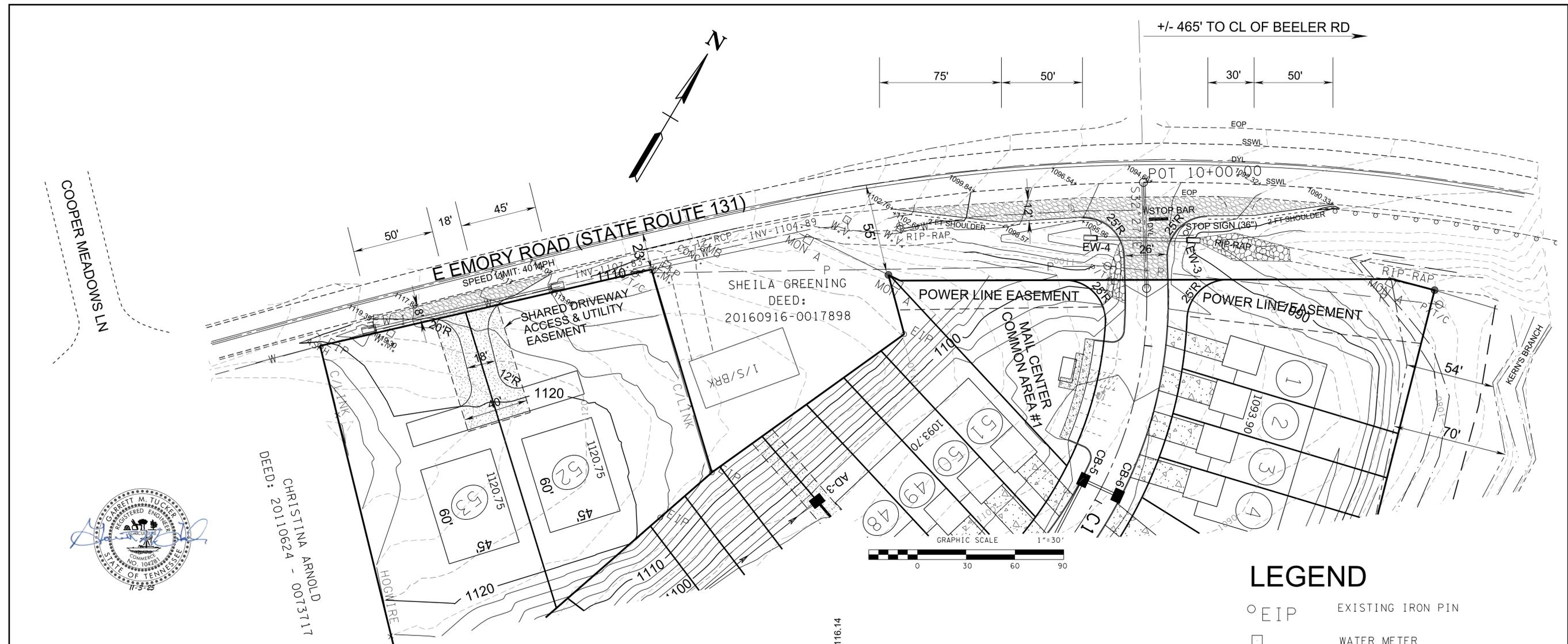
NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

**SHEPHERDS LANDING
SITE DEVELOPMENT PLAN**

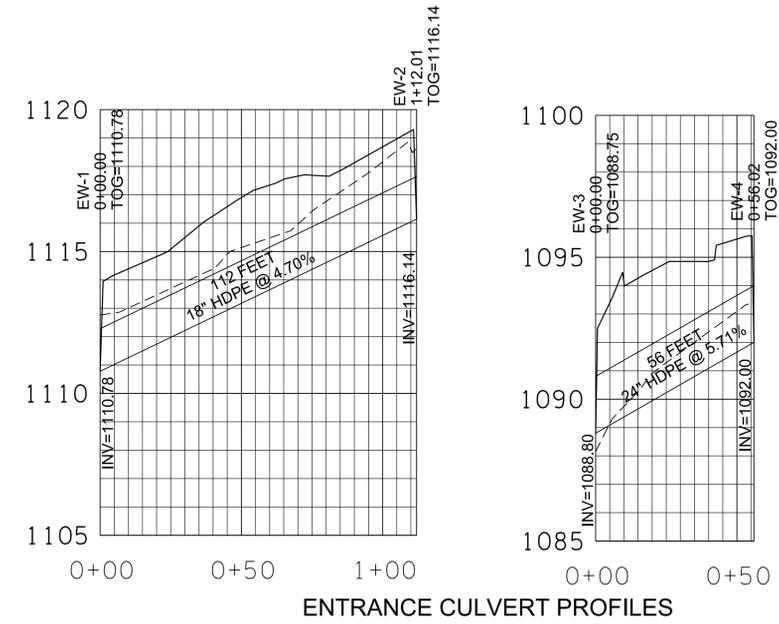
TDOT HIGHWAY ENTRANCE PLAN
PROPOSED LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
GMT	RGC	AS SHOWN	T2
DRAWN BY	DATE	FILE NO.	
GMT	11-3-25	21180	



NOTES:

- 1) All driveways meet TDOT intersection sight distance requirements.
- 2) TRAFFIC IMPACT ANALYSIS BY ARDURRA
Turn Lane Warrant Analysis
At the intersection of Lovell Road (SR 131) at McClain Farm Way neither a northbound right turn lane nor a southbound left turn lane are recommended per the TDOT Highway System Access Manual (HSAM) Volume 3: Geometric Design Criteria dated April 2021.
- 3) Posted Speed Limit = 40 mph.
- 4) All striping in TDOT right-of-way to be thermoplastic.
Pavement markings per Standard Drawing T-M-1.
- 5) There will be no increase in the Q50 runoff from the development onto TDOT right-of-way.
- 6) TDOT D-SEW 1A Safety Endwalls for both ends of pipe.
Standard Drawing D-PE-18A / D-PE-24A
- 7) TDOT TRAFFIC MAPS AADT
S.R. 131 HALLS STA #009 = 5702
S.R. 131 GIBBS STA #019 = 12,226



LEGEND

- EIP EXISTING IRON PIN
- WATER METER
- W.M.
- ⊙ MANHOLE
- LIGHT POLE
- ⊕ SIGN
- W.V. □ WATER VALVE
- ⊙ PT POWER/TELEPHONE
- ⋯ GUY WIRE
- ⊕ BENCH MARK / SURVEY CONTROL
- - - 980 - - - EXISTING TOPOGRAPHIC CONTOUR
- 980 — PROPOSED GRADING CONTOUR
- ▨ PAVEMENT WITHIN TDOT RIGHT-OF-WAY

NO.	DATE	DESCRIPTION	BY	CKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

**SHEPHERDS LANDING
SITE DEVELOPMENT PLAN**

**TDOT HIGHWAY ENTRANCE PLAN
PROPOSED GRADING & DRAINAGE**

DESIGNED BY GMT	CHECKED BY RGC	SCALE AS SHOWN	SHEET NO. T3
DRAWN BY GMT	DATE 11-3-25	FILE NO. 21180	



30151

30152

30153

30154

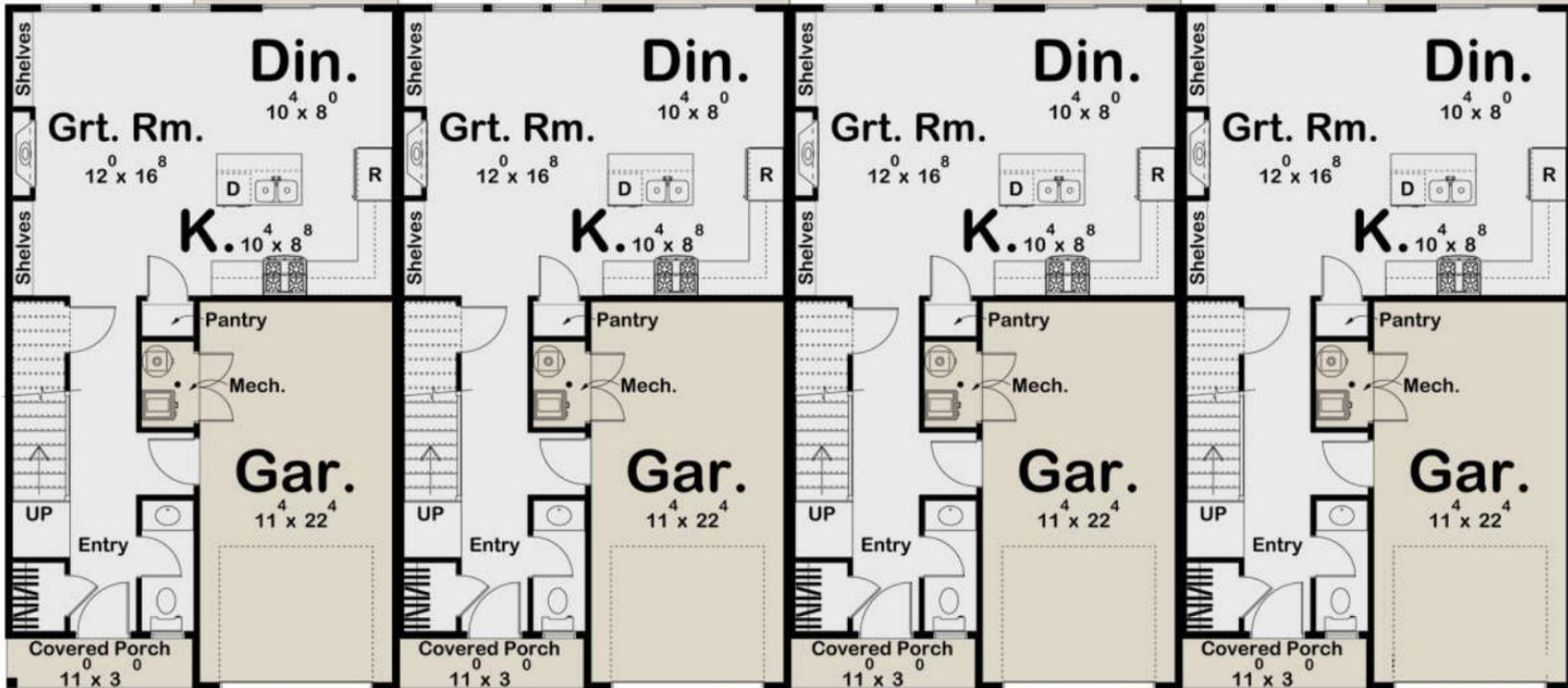


Patio

Patio

Patio

Patio





3052

3053

30154

Br.2

$11^0 \times 10^0$

Br.3

$11^0 \times 10^0$

DN

Linen

DN

Linen

DN

Linen

DN

Linen

D

Mbr.

$11^4 \times 14^8$

W 6×7^4

W 6×7^4

W 6×7^4

W 6×7^4

Folding

Folding

Folding

Folding

