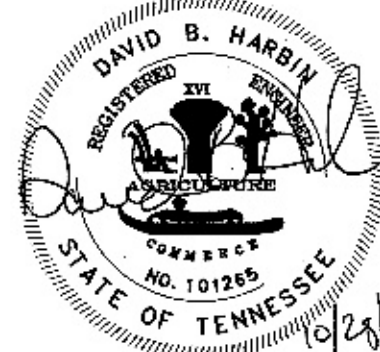


● IPF	IRON PIN FOUND
○ IPF	IRON PIN SET
□ PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECT
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CA	COMMON AREA
■	CATCH BASIN
□	JUNCTION BOX
---	DRAINAGE EASEMENT
---	DRAINAGE PIPE (PROPOSED)
---	PERIPHERAL SETBACK
---	ROADWAY CENTERLINE
---	PHASE LINE
---	FENCE

OWNER: LOT 67R-1

CASCADE FALLS, LLC
c/o TERRY PATTON
8118 SPICE TREE WAY
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 679-3697



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.

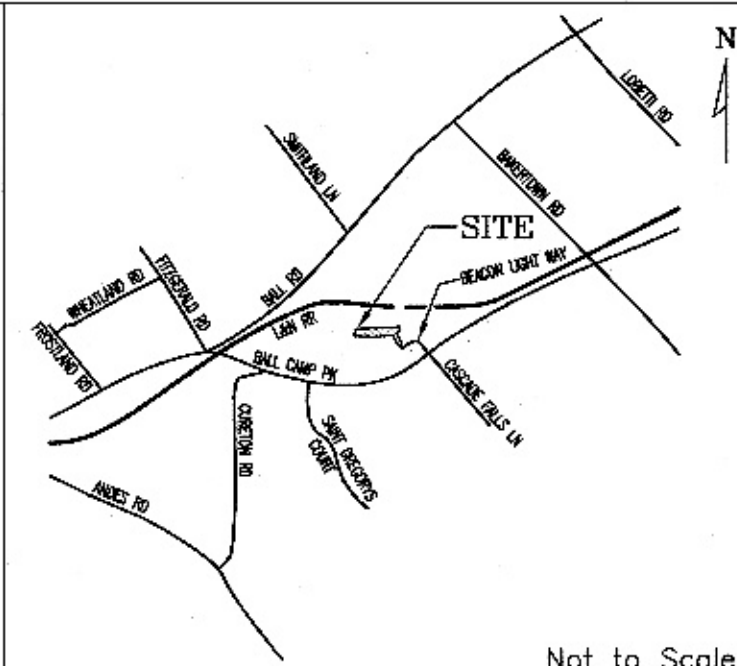
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY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

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 101265 DATE: 10/28/19

Revised: 11/27/2019

12-SE-19-C/12-G-19-UR



LOCATION MAP

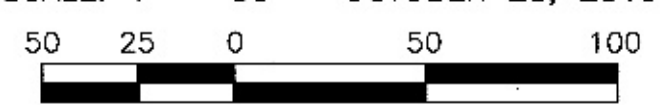
NOTES:

- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
- 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES EXCEPT UNDER BUILDINGS WHERE 0' LOT LINES EXIST, PLUS OTHER EASEMENTS AS SHOWN.
- SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
- THIS PROPERTY IS ZONED PR @ 7 DU/ACRE.
- THIS SUBDIVISION CONTAINS 12,696 SQUARE FEET COMPRISED OF 1 SINGLE FAMILY ATTACHED LOT AND 1 SINGLE FAMILY DETACHED LOT.
- BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...10.5' (SEE NOTES 7a & 7c)
SIDES...10'
REAR...10' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
- VARIANCES APPROVED BY THE KNOX COUNTY BOARD OF ZONING APPEALS ARE AS FOLLOWS:
a) REDUCTION OF ALL FRONT BUILDING SETBACKS FROM 20' TO 12.5' AND REDUCE THE FRONT/SIDE SETBACK ON LOT 50 & 106 FROM 20' TO 3' DUE TO CORNER LOT AT THEIR DECEMBER 17, 2008 MEETING.
b) REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FOR ALL LOTS FROM 2 TO 1.5 SPACES PER DWELLING UNIT AT THEIR DECEMBER 17, 2008 MEETING.
c) A FURTHER REDUCTION OF ALL FRONT BUILDING SETBACKS FROM 12.5 FEET TO 10.5 FEET AT THE MAY 27, 2009 MEETING.
- NORTH BASED ON A PLAT RECORDED AS INSTR. #200704180085236 OF ADJACENT PROPERTY (CASCADE VILLAS).
- THE JOINT PERMANENT EASEMENT IS ESTABLISHED AND RECORDED AS INSTR. #200904200067128.
- DRAINAGE EASEMENT ESTABLISHED BY INST. # 200311120052349. THIS CONCEPT PLAN REQUESTS THE ELIMINATION OF THE DRAINAGE EASEMENT AND TO CREATE LOT 67-R1.
- PRIVATE ACCESS EASEMENT ESTABLISHED BY INST. # 201905180067489.

TOTAL ACRES: 17.94 AC
ALLOWABLE DENSITY: 7 DU/AC
CURRENT DENSITY: 6.52 DU/AC

CONCEPT AND DEVELOPMENT PLAN FOR CASCADE VILLAS, PHASE 3D LOT 67R1

CLT MAP 091-JB, PARCEL 18
DISTRICT 6, KNOX COUNTY, TN.
SCALE: 1" = 50' OCTOBER 28, 2019



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

PLAT REFERENCE: INSTR. #201801030040349
DEED REFERENCE: INSTR. #201511050028582

24176-3D-FP

Q:\24176\PHASE 3\FINAL\24176-3D-67-C.DWG