

AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS

KNOXVILLE, KNOX COUNTY, TN

PREPARED FOR:
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
JANUARY 2020

LIST OF IMPROVEMENTS

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AND PROPOSED.

S BELL STREET

PROPOSED REALIGNMENT AND ELIMINATION OF INTERSECTION AT E. SUMMIT HILL DR.
PAVEMENT RESURFACING AND NEW ASPHALT
CURB AND GUTTER
10' SIDEWALKS ON BOTH SIDES OF REALIGNED STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

BURGE DRIVE

PROPOSED NEW ROAD
CURB AND GUTTER
SIDEWALKS ON BOTH SIDES OF STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

BOULEVARD & BOULEVARD EXTENSION

PROPOSED NEW BOULEVARD STYLE ROADS
28' CENTER MEDIAN WITH SIDEWALK
CURB AND GUTTER
6' SIDEWALKS ON BOTH SIDES OF STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

HARRIET TUBMAN STREET

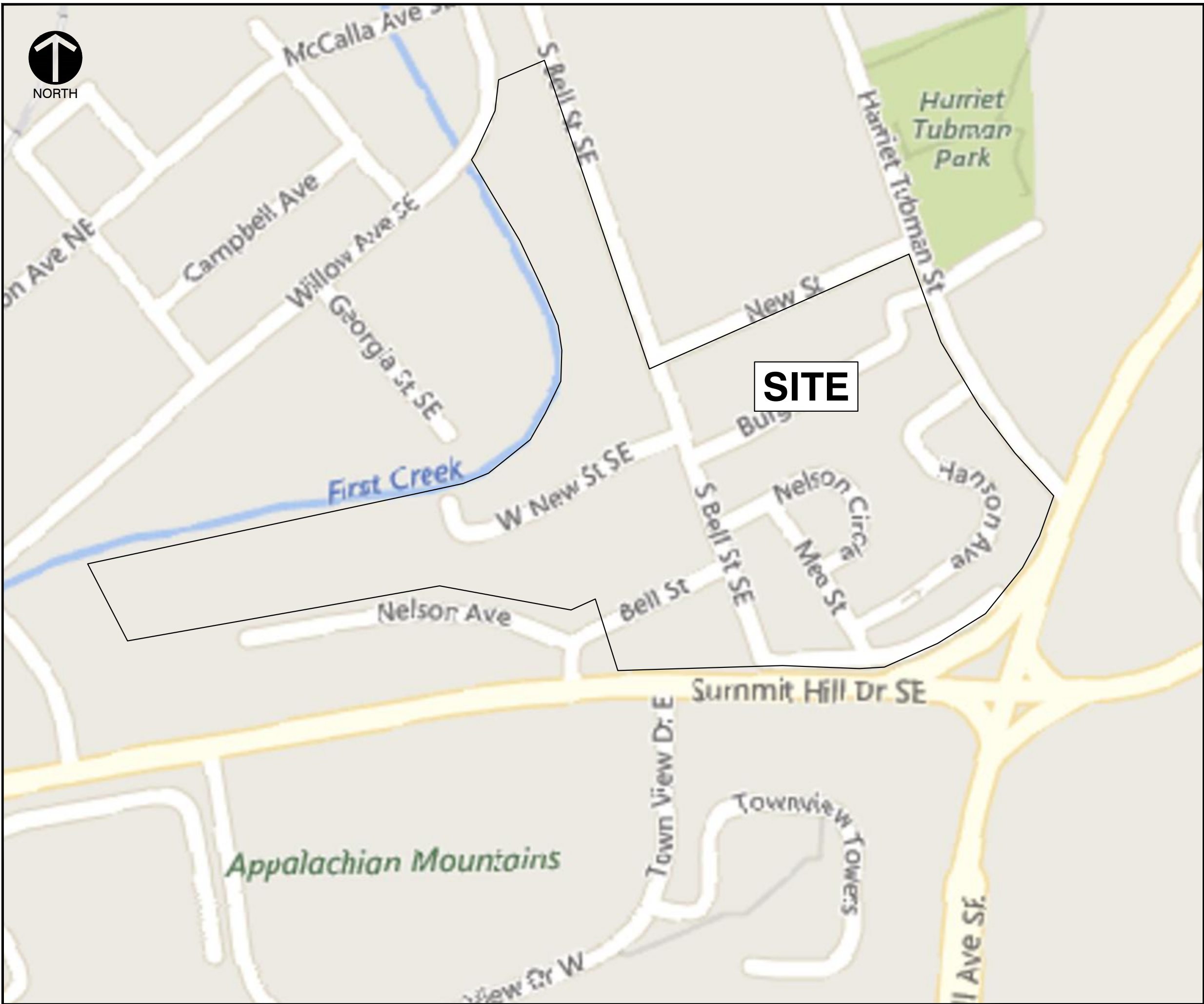
PROPOSED NEW 10' SIDEWALK ON WEST SIDE OF STREET

INTERSECTION OF MARTIN LUTHER KING JR AVE & E SUMMIT HILL DR

RECONSTRUCT RIGHT TURN LANE TO REDUCE SIZE OF EXISTING MEDIAN
NEW 10' SIDEWALK TO CONNECT TO SIDEWALK ON HARRIET TUBMAN STREET

E SUMMIT HILL DRIVE

NEW INTERSECTION AT PROPOSED REALIGNED S BELL STREET AND EXISTING TOWN
VIEW DR
MODIFIED MEDIANS AND STRIPING AT NEW PROPOSED INTERSECTION



SITE LOCATION MAP

IMAGE TAKEN FROM BING MAPS
N.T.S.

PLANNING COMMISSION NUMBER:
12-SF-19-C

Revised: 12/20/2019

PROPERTY INFORMATION

TOTAL ACREAGE: ± 23.0 ACRES
ZONING: R-2 RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
PARCEL ID'S: 095AJ007, 095HC003, 095AH025, 095GA013,
095GA014, 095HC001, 095HC002
ADDRESSES: 231 S. BELL ST., 205 OLD VINE AVE., 0 S. BELL
ST. 1124 WEST NEW ST., & 331 HARRIET TUBMAN ST.
CITY BLOCK: 12021, 07327

Sheet List Table

Sheet Number	Sheet Title
CP000	COVER SHEET
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CP201	CONCEPT INFRASTRUCTURE LAYOUT PLAN
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CP203	CONCEPT ROAD PROFILE PLAN
CP204	CONCEPT SITE LAYOUT PLAN
CP205	CONCEPT LOT LAYOUT PLAN
CP206	CONCEPT SITE LAYOUT PLAN - PHASE I
CP207	CONCEPT SITE LAYOUT PLAN - PHASE II
CP300	CONCEPT GRADING PLAN
CP301	CONCEPT GRADING PLAN - PHASE I
CP302	CONCEPT GRADING PLAN - PHASE II
CP400	CONCEPT DRAINAGE PLAN
CP500	CONCEPT UTILITY PLAN
CP800	DETAILS

OWNER/DEVELOPER

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
901 N. BROADWAY
KNOXVILLE, TN 37917
PH: (865) 403-1117

ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2704 CHEROKEE FARM WAY, STE. 101
KNOXVILLE, TN 37920
PH: (865) 977-9997
CONTACT: GREG PRESNELL, PE

UTILITY COMPANY

WATER & SANITARY SEWER SERVICE
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
865-524-2911

WATER AND SEWER SERVICES
ARE AVAILABLE TO ALL LOTS



Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920
Ph: 865.977.9997 - Fax: 865.977.9919
www.ccecinc.com

KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

COVER SHEET

DATE:	DECEMBER 9, 2019	DRAWN BY:	CRJ/JMB/ASL
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO:	194-4594	APPROVED BY:	GHP

DRAWING NO.:
CP000

**PRELIM.
FOR
REVIEW**



- LEGEND:**
- PROPOSED BOUNDARY
 - EXISTING PROPERTY LINE/RIGHT-OF-WAY
 - EXISTING COMBINED SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING UNDERGROUND ELEC. LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING STORM INLET
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS VALVE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK

- SITE KEYED NOTES**
- SIDEWALK RAMP
 - STOP CONDITION WITH PEDESTRIAN CROSSWALK, STOP BAR, AND STOP SIGN
 - CONNECT PROPOSED SIDEWALK TO EXISTING
 - 4" WIDE DOUBLE YELLOW SOLID LINE CENTERLINE STRIPING
 - 25 MPH SPEED LIMIT SIGN
 - PROPOSED CROSSWALK
 - YIELD SIGN
 - MATCH ELEVATION OF EXISTING ROAD
 - PROPOSED 6" SIDEWALK
 - PROPOSED 10" SIDEWALK
 - PROPOSED PARALLEL PARKING
 - PROPOSED 8' LANDSCAPING STRIP
 - PROPOSED 11.5' LANDSCAPING STRIP
 - PROPOSED 6' LANDSCAPING STRIP
 - EDGE OF SIDEWALK SET AT EDGE OF R.O.W. (TYPICAL)
 - PROPOSED PRIVATE DRIVE
 - NO U-TURN SIGN
 - DO NOT ENTER SIGN
 - ONE WAY SIGN
 - NO TRACTOR-TRAILER TRUCKS SIGN
 - ROUNDAABOUT 15MPH SIGN
 - PROPOSED R25' TRUCK APRON

- VARIANCES REQUESTED:**
- ALLOW THE USE OF AASHTO STANDARDS FOR INTERSECTION AND STOPPING SIGHT DISTANCE TRIANGLES AS OPPOSED TO THE CITY OF KNOXVILLE SUBDIVISION REGULATIONS.
 - ALLOW MINIMUM DISTANCE BETWEEN DRIVEWAYS TO BE 35' MEASURED FROM CENTERLINE OF DRIVEWAY TO CENTER LINE OF DRIVEWAY

- WAVERS REQUESTED:**
- REDUCE THE TRAVELED WAY ALONG PROPOSED BURGE DRIVE BETWEEN HARRIET TUBMAN STREET AND PROPOSED REALIGNED S. BELL STREET FROM 26 FEET TO 24 FEET
 - REDUCE THE TRAVELED WAY ALONG PROPOSED REALIGNED SOUTH BELL STREET FROM 26 FEET TO 24 FEET

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

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 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.
Registered Engineer: Light Seed
Tennessee Certification No. 112529

SCALE IN FEET
0 60 120

**PRELIM.
FOR
REVIEW**

CONCEPT SUBDIVISION LAYOUT PLAN

DRAWING NO.:
DATE: DECEMBER 9, 2019
DRAWN BY: CRJ/MWB/ASL
DWG SCALE: AS SHOWN
PROJECT NO.: 194-4594
CHECKED BY: MWB
APPROVED BY: GHP

KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

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2704 Cherokee Farm Way Suite 101 - Knoxville, TN 37920
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REVISION RECORD

DESCRIPTION

NO

DATE

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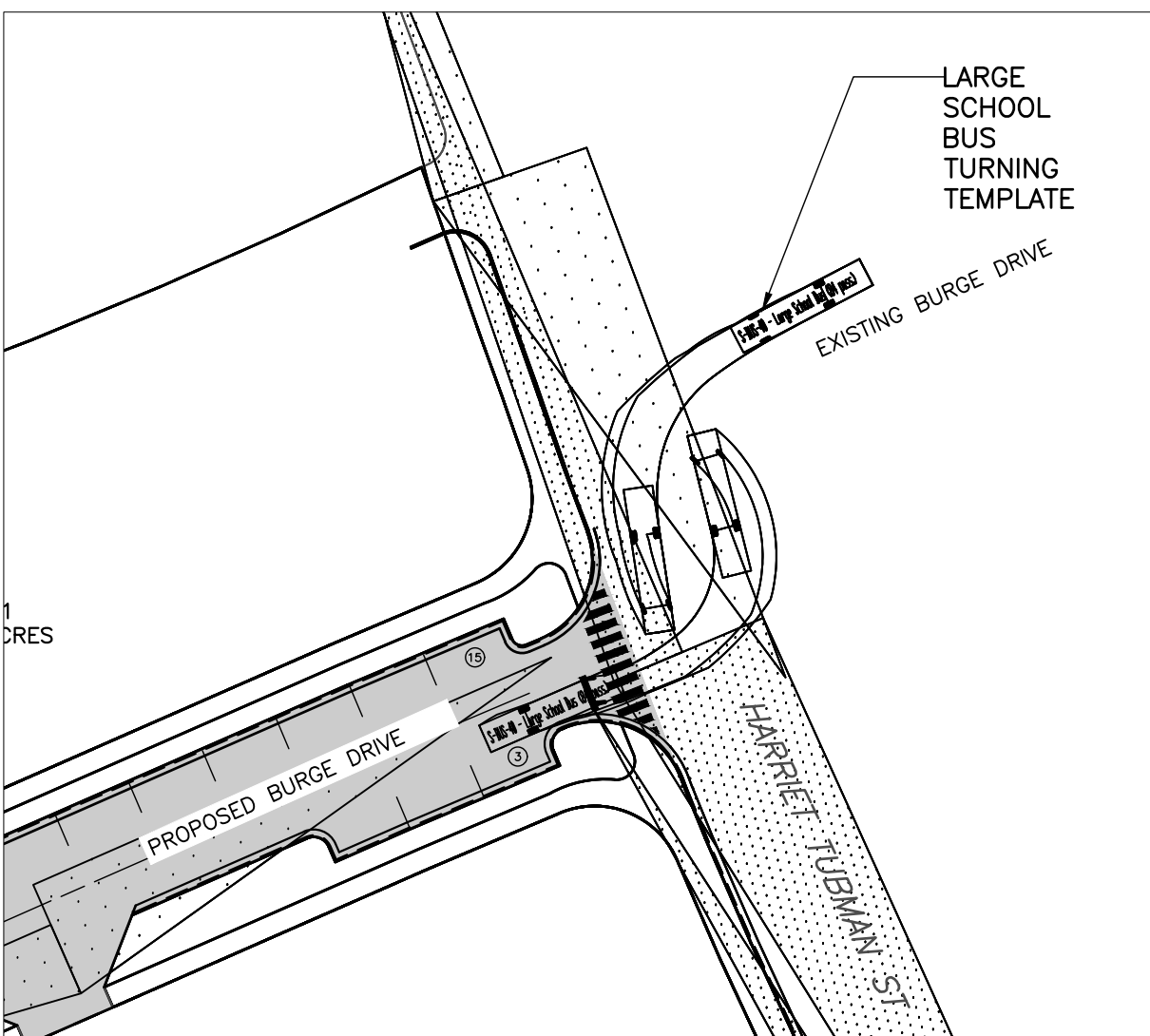
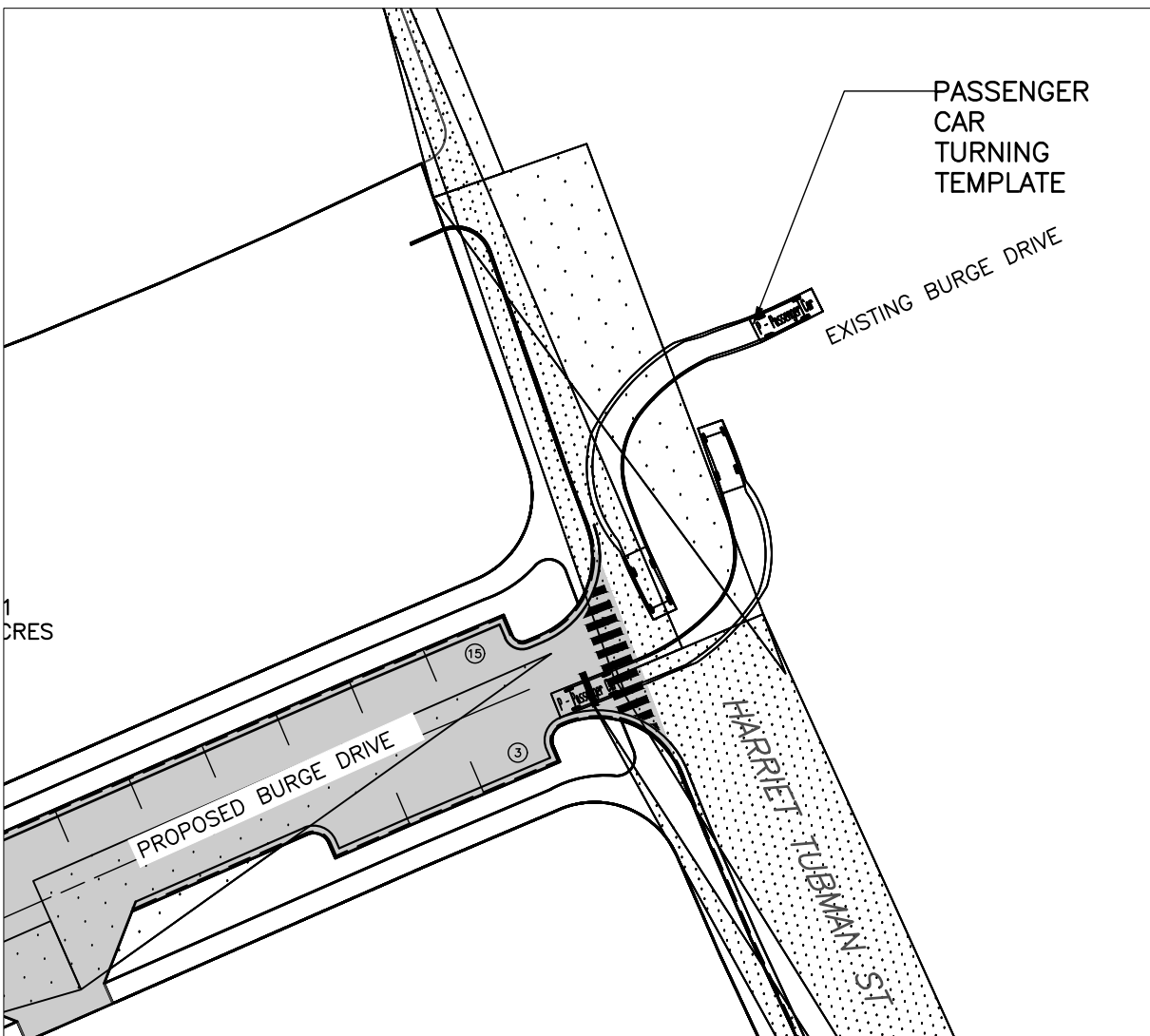
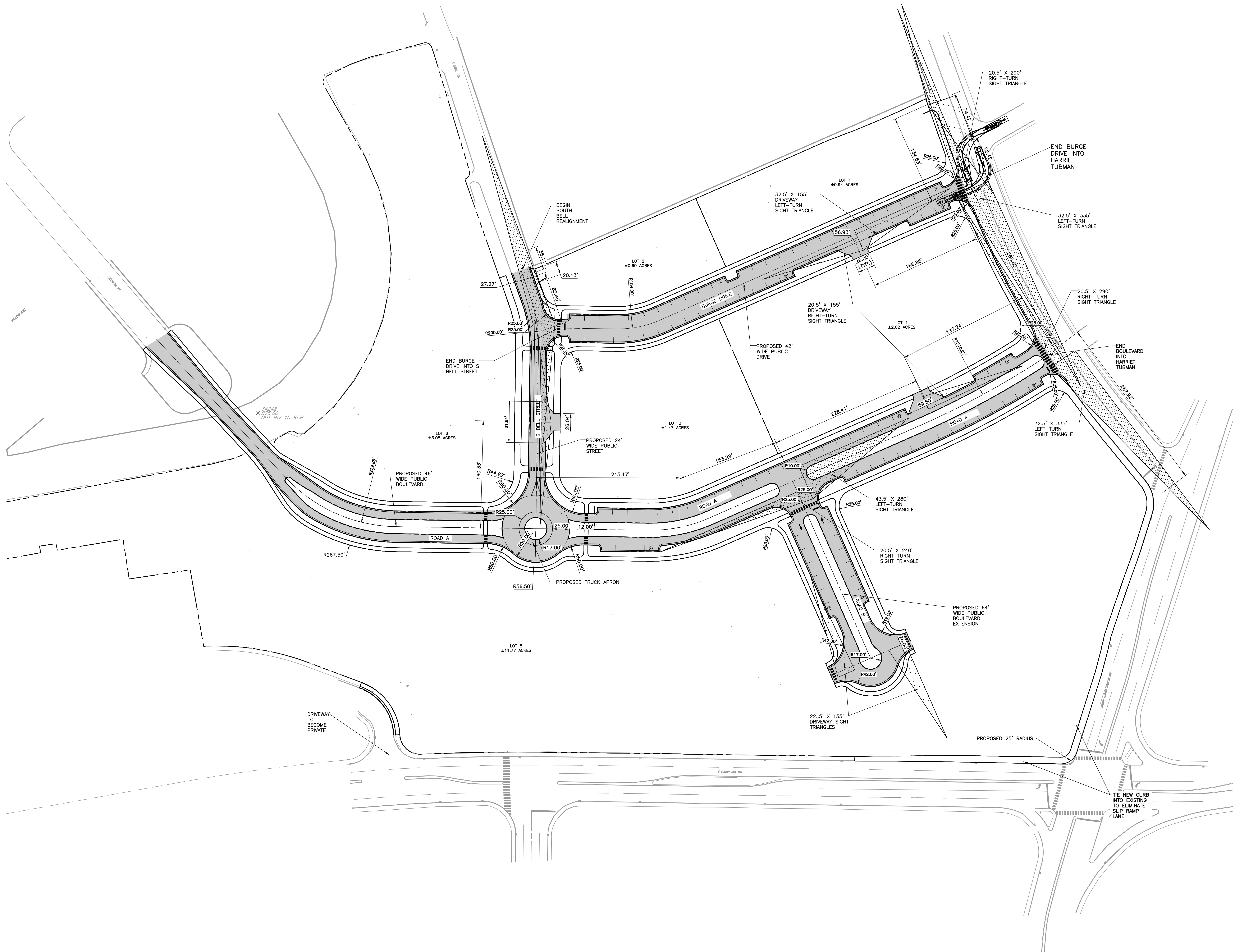


SITE AREA ANALYSIS

LOT 1	±0.94 ACRES
LOT 2	±0.60 ACRES
LOT 3	±1.48 ACRES
LOT 4	±2.02 ACRES
LOT 5	±11.79 ACRES
LOT 6	±3.09 ACRES
S BELL STREET ROW DEDICATION	±0.62 ACRES
BURGE DRIVE ROW DEDICATION	±1.00 ACRES
BOULEVARD ROW DEDICATION	±3.18 ACRES
TOTAL	±24.72 ACRES

LEGEND:

---	PROPOSED BOUNDARY
---	EXISTING PROPERTY LINE/RIGHT-OF-WAY
---	EXISTING COMBINED SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING UNDERGROUND ELEC. LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING POWER POLE
---	EXISTING LIGHT POLE
---	EXISTING STORM INLET
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS VALVE



BURGE VEHICLE TURNING TEMPLATES

VARIANCES REQUESTED:

1. ALLOW THE USE OF AASHTO STANDARDS FOR INTERSECTION AND STOPPING SIGHT DISTANCE TRIANGLES AS OPPOSED TO THE CITY OF KNOXVILLE SUBDIVISION REGULATIONS.
2. ALLOW MINIMUM DISTANCE BETWEEN DRIVEWAYS TO BE 35' MEASURED FROM CENTERLINE OF DRIVEWAY TO CENTER LINE OF DRIVEWAY.

WAIVERS REQUESTED:

1. REDUCE THE TRAVELED WAY ALONG PROPOSED BURGE DRIVE BETWEEN HARRIET TUBMAN STREET AND PROPOSED REALIGNED S BELL STREET FROM 26 FEET TO 24 FEET.
2. REDUCE THE TRAVELED WAY ALONG PROPOSED REALIGNED SOUTH BELL STREET FROM 26 FEET TO 24 FEET.

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

SCALE IN FEET
0 60 120

PRELIM.
FOR
REVIEW

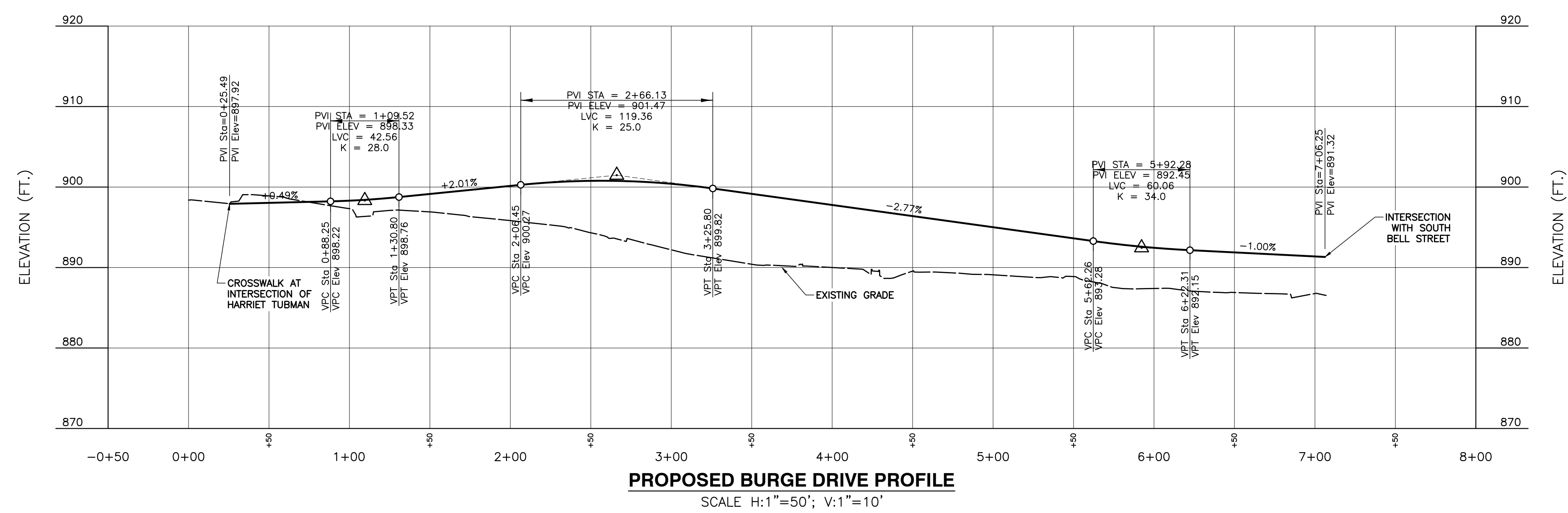
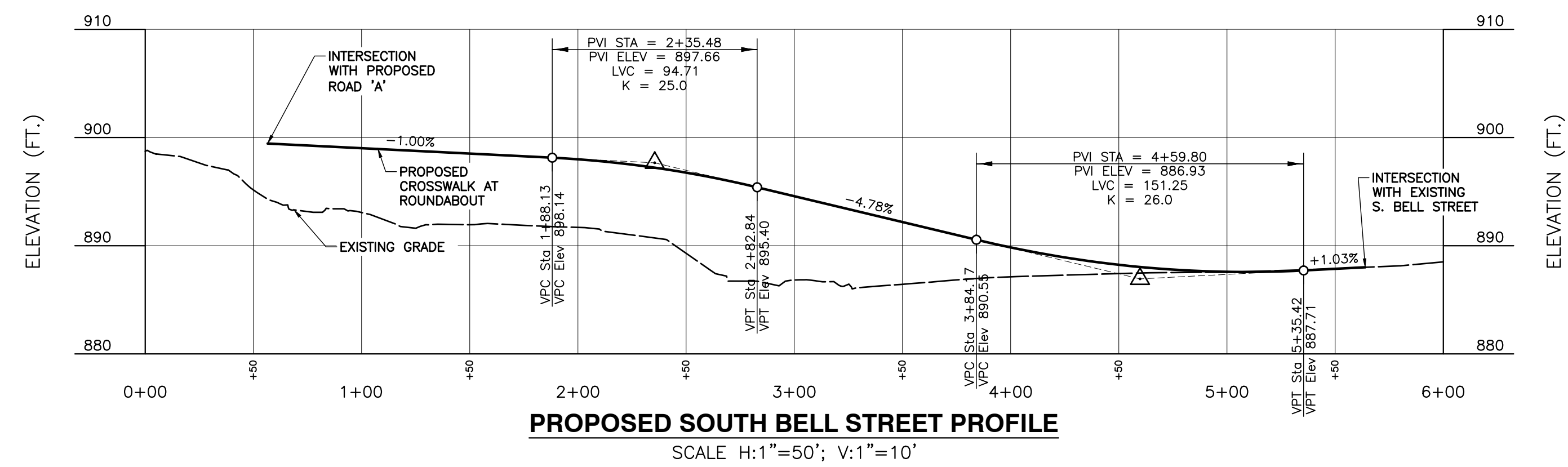
Civil & Environmental Consultants, Inc.
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KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

CONCEPT INFRASTRUCTURE LAYOUT PLAN

DATE:	DECEMBER 5, 2019	DRAWN BY:	CRJ/MWB/ASL
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO:	194-4594	APPROVED BY:	GHP

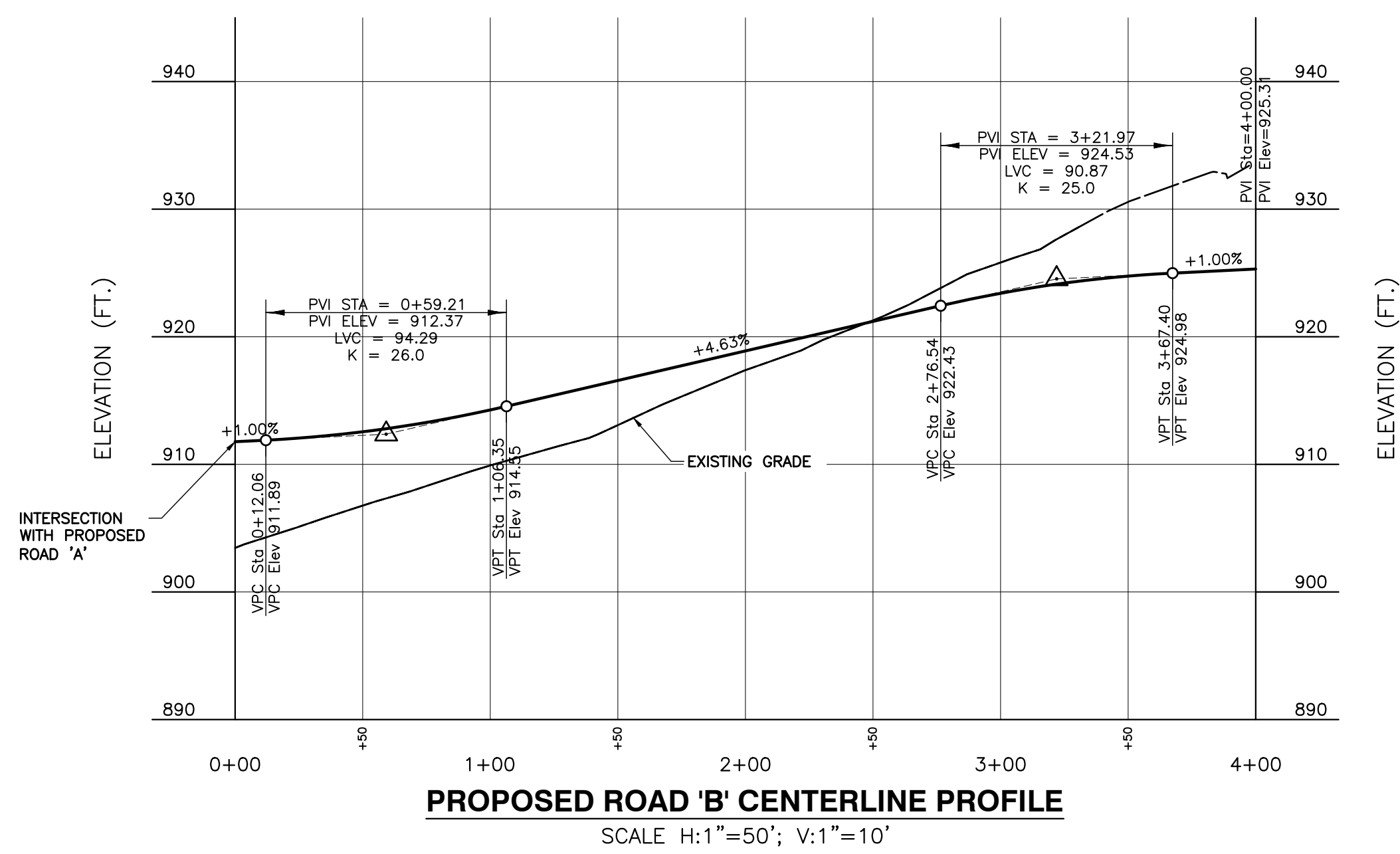
DRAWING NO.:
CP201



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

**PRELIM.
FOR
REVIEW**

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CP203

DRAWING NO.:

CONCEPT ROAD PROFILE PLAN

DATE:	DECEMBER 8, 2019	DRAWN BY:	CEJ/MW/ASL
DWG SCALE:		CHECKED BY:	MWB
PROJECT NO:		AS SHOWN	
APPROVED BY:		194-594	GHP

CEE

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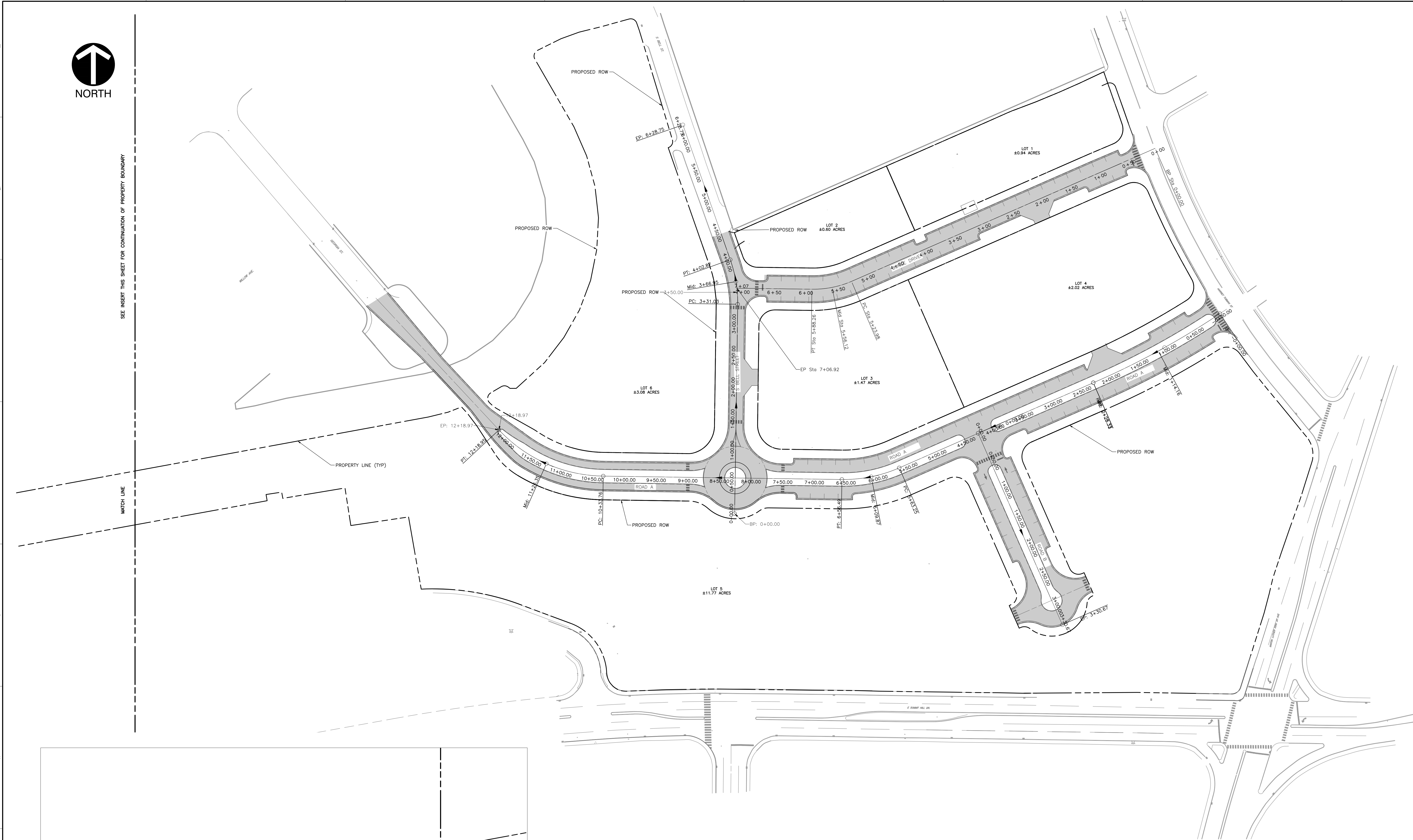
SEE INSERT THIS SHEET FOR CONTINUATION OF PROPERTY BOUNDARY

MATCH LINE

MATCH LINE

PROPERTY LINE (TYP)

CONTINUATION OF WESTERN PROPERTY BOUNDARY



SITE AREA ANALYSIS

LOT 1	±0.94 ACRES
LOT 2	±0.60 ACRES
LOT 3	±1.47 ACRES
LOT 4	±2.02 ACRES
LOT 5	±11.77 ACRES
LOT 6	±3.08 ACRES

S BELL STREET	
ROW DEDICATION	±0.63 ACRES
BURGE DRIVE	
ROW DEDICATION	±1.00 ACRES
BOULEVARD	
ROW DEDICATION	±3.18 ACRES
TOTAL	±22.62 ACRES

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C



**PRELIM.
FOR
REVIEW**

CONCEPT LOT LAYOUT PLAN

DATE:	DECEMBER 9, 2019	DRAWN BY:	CRJ/MWB/ASL
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO.:	194-594		
APPROVED BY:	GHP		

CP205

KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
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KNOXVILLE, KNOX COUNTY, TN

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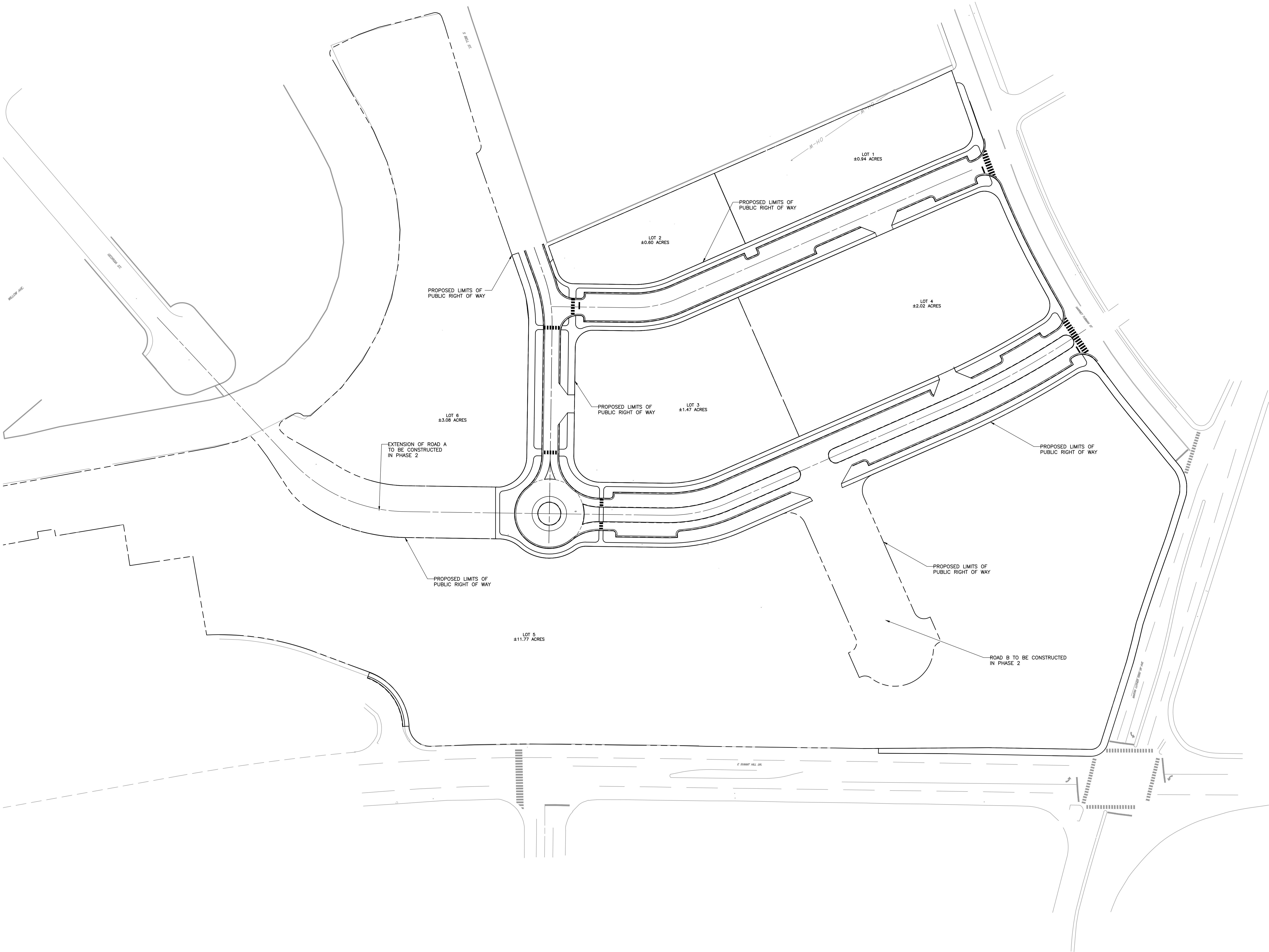
REVISION RECORD

NO. DATE DESCRIPTION

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- LEGEND:**
- PROPOSED BOUNDARY
 - EXISTING PROPERTY LINE/RIGHT-OF-WAY
 - EXISTING COMBINED SEWER LINE
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 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING STORM INLET
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS VALVE



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

SCALE IN FEET
0 60 120

**PRELIM.
FOR
REVIEW**

CONCEPT SITE LAYOUT PLAN - PHASE 1			
DATE:	DECEMBER 9, 2019	DRAWN BY:	CRJ/MWB/ASL
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO:	194-594	APPROVED BY:	GHP
CP206			

**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN**

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ph: 865.377.9957 - Fax: 865.977.9919
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REVISION RECORD

DESCRIPTION

NO. DATE



P. 19/19 [94-99] - 2020 [On] [CONCEPT RANGE] [94994-001] - 2020 - SITE UPROT PLAIN PHASE [img] [P001] [LS] [12/20/2019] - miran@nsl



SCALE IN FEET

0 60 120

CONCEPT SITE LAYOUT PLAN - PHASE II		KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS KNOXVILLE, KNOX COUNTY, TN		Civil & Environmental Consultants, Inc. 2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920 Ph: 865.977.9997 • Fax: 865.977.9919 www.cedicinc.com	
DATE	DECEMBER 9, 2019	DRAWN BY	CHJ/MWB/ASL	NO.	
HWS SCALE	AS SHOWN	CHECKED BY:	MWB	DESCRIPTION	
PROJECT NO.	19-0-004				
APPROVED BY:	GHP				

CP207



	PROPOSED BOUNDARY
	EXISTING PROPERTY LINE/RIGHT-OF-WAY
	EXISTING COMBINED SEWER LINE
	EXISTING STORM SEWER LINE
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	EXISTING OVERHEAD ELECTRIC
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	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING STORM INLET
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE

SCALE IN FEET

0 50 100

CONCEPT GRADING PLAN

CONCEPT GRADING PLAN

DATE	DECEMBER 9, 2019	DRAWN BY:	CRJ/MWB/ASL
DWG SCALE:		CHECKED BY:	MWB
PROJECT NO.			194-594
APPROVED BY:			GHP

DRAWING NO.:
CP300

**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN**

CEC

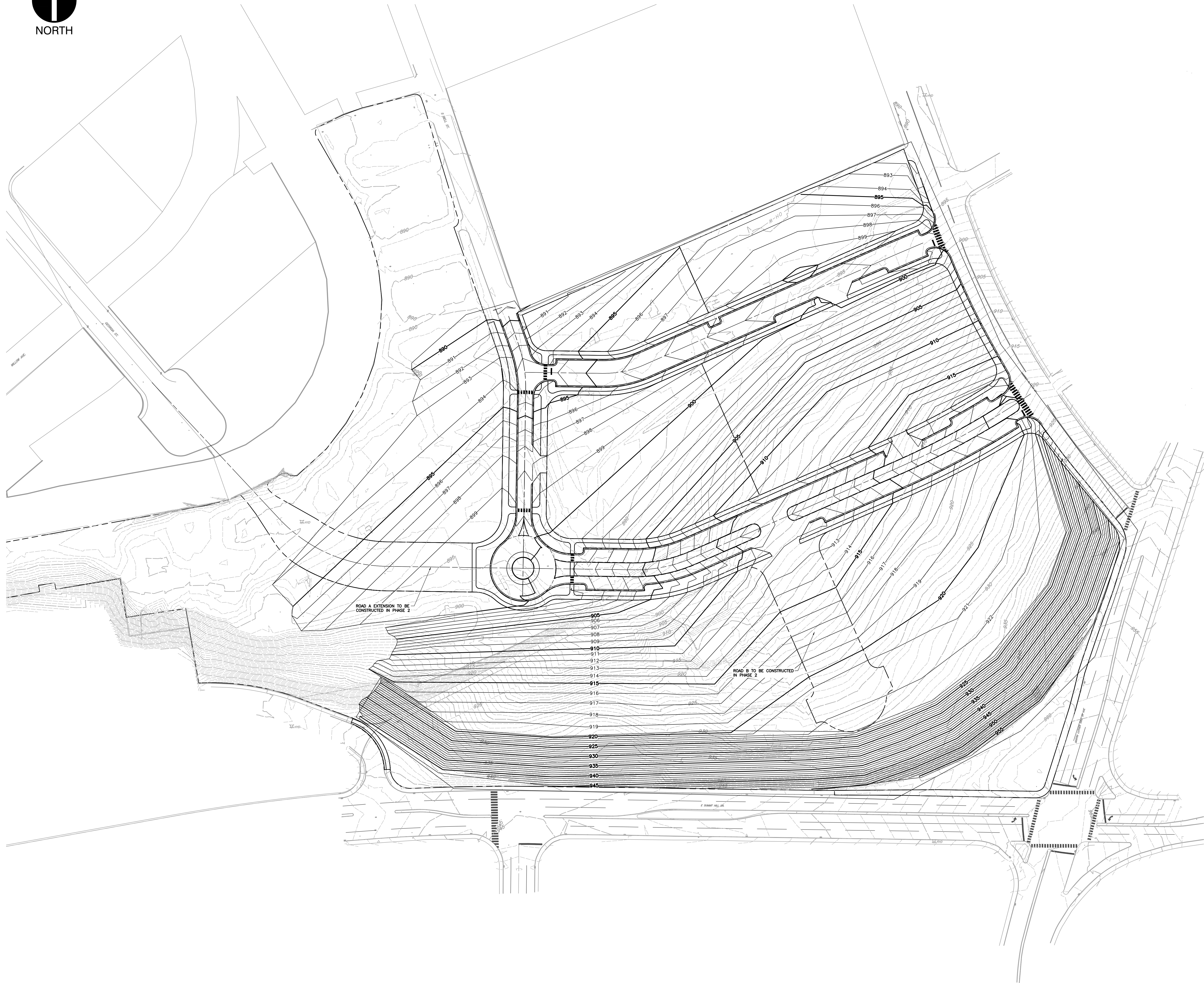
Civil & Environmental Consultants, Inc.
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Ph: 865.977.9997 · Fax: 865.977.9919
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LEGEND:

- PROPOSED BOUNDARY
- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- EXISTING COMBINED SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING UNDERGROUND ELEC. LINE
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- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

SCALE IN FEET
0 50 100

PRELIM.
FOR
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CONCEPT GRADING PLAN - PHASE I

DATE:	DECEMBER 9, 2019	DRAWN BY:	CRJ/MWB/ASL
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO:	194-4594		
APPROVED BY:			GHP

DRAWING NO.:
CP301

KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
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KNOXVILLE, KNOX COUNTY, TN

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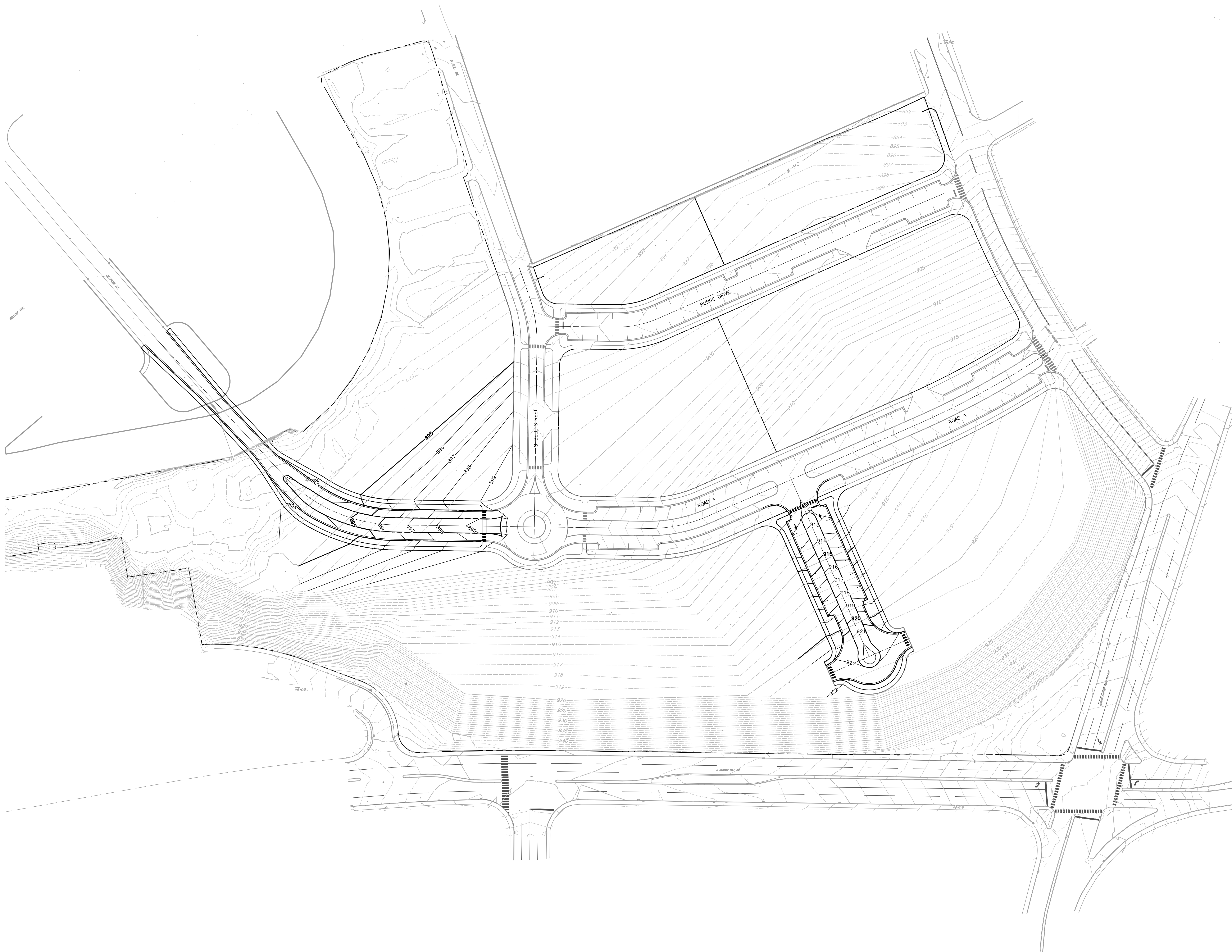
REVISION RECORD

NO. DATE DESCRIPTION

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- LEGEND:**
- PROPOSED BOUNDARY
 - - - EXISTING PROPERTY LINE/RIGHT-OF-WAY
 - CS EXISTING COMBINED SEWER LINE
 - ST EXISTING STORM SEWER LINE
 - UG-E EXISTING UNDERGROUND ELEC. LINE
 - OH-E EXISTING OVERHEAD ELECTRIC
 - ST EXISTING STORM SEWER LINE
 - G EXISTING GAS LINE
 - W EXISTING WATER LINE
 - PO EXISTING POWER POLE
 - LP EXISTING LIGHT POLE
 - SI EXISTING STORM INLET
 - WV EXISTING WATER VALVE
 - FD EXISTING FIRE HYDRANT
 - GV EXISTING GAS VALVE



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C



**PRELIM.
FOR
REVIEW**

194594-CV01-CP302-CONCEPT GRADING PHASE II - CP300 - PHASE II		KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS KNOXVILLE, KNOX COUNTY, TN		 Civil & Environmental Consultants, Inc. 2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920 ph: 865.377.9957 - Fax: 865.977.9919 www.ccecinc.com		REVISION RECORD	
DATE:	12/20/2019	DRAWN BY:	CRJ/MWB/ASL	NO.	1	DATE	
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB	DESCRIPTION			
PROJECT NO:	194-4594						
APPROVED BY:	GHP						
				CP302			



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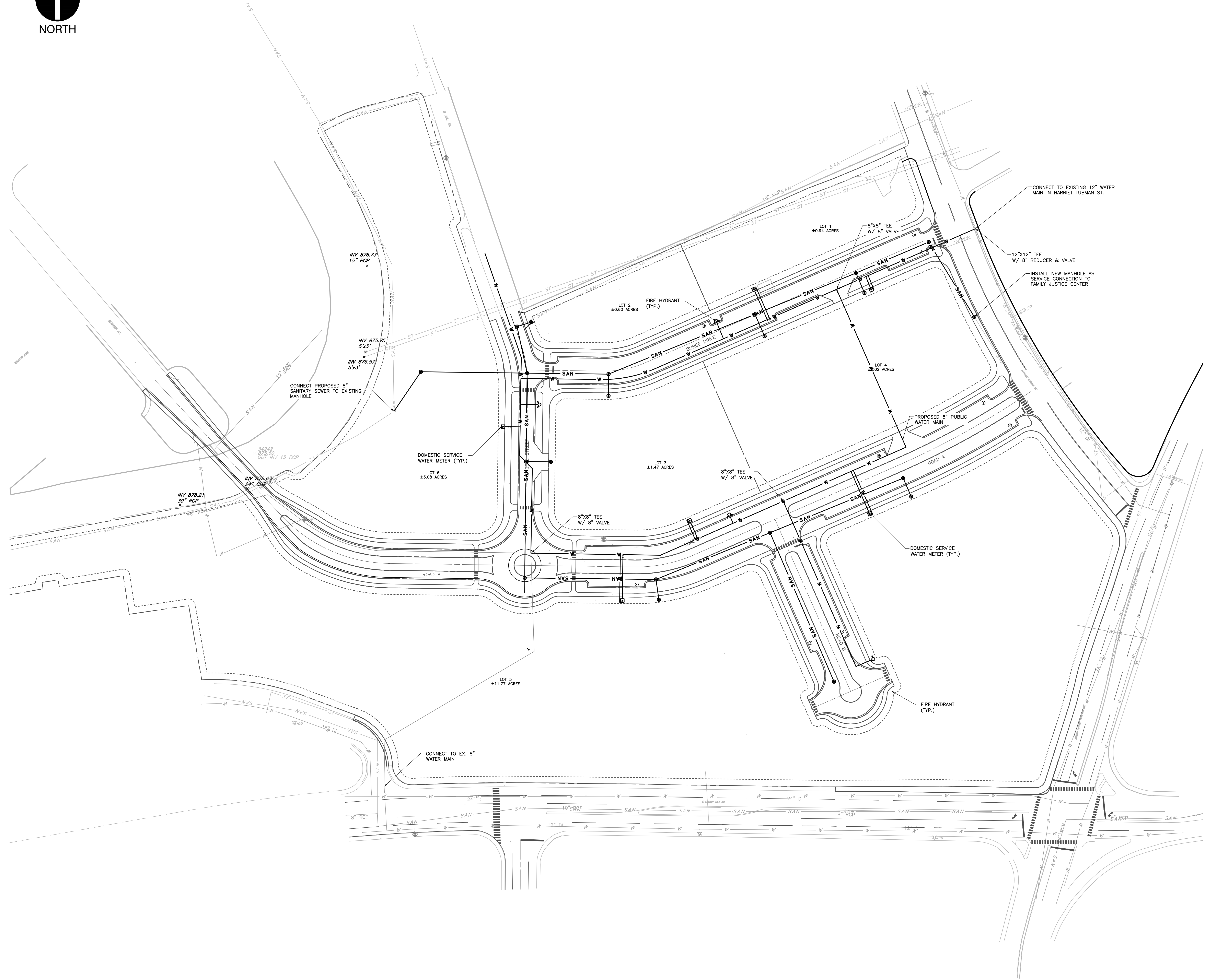


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REVISION RECORD	DESCRIPTION
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- LEGEND:**
- PROPOSED BOUNDARY
 - - - EXISTING PROPERTY LINE/RIGHT-OF-WAY
 - CS EXISTING COMBINED SEWER LINE
 - ST EXISTING STORM SEWER LINE
 - UG-E EXISTING UNDERGROUND ELEC. LINE
 - OH-E EXISTING OVERHEAD ELECTRIC
 - ST EXISTING STORM SEWER LINE
 - G EXISTING GAS LINE
 - W EXISTING WATER LINE
 - Q EXISTING POWER POLE
 - ☆ EXISTING LIGHT POLE
 - EXISTING STORM INLET
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING GAS VALVE
 - SAN PROPOSED SANITARY SEWER
 - ⊕ PROPOSED SEWER MANHOLE
 - W PROPOSED WATER LINE
 - ⊕ PROPOSED WATER METER



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

SCALE IN FEET
0 60 120

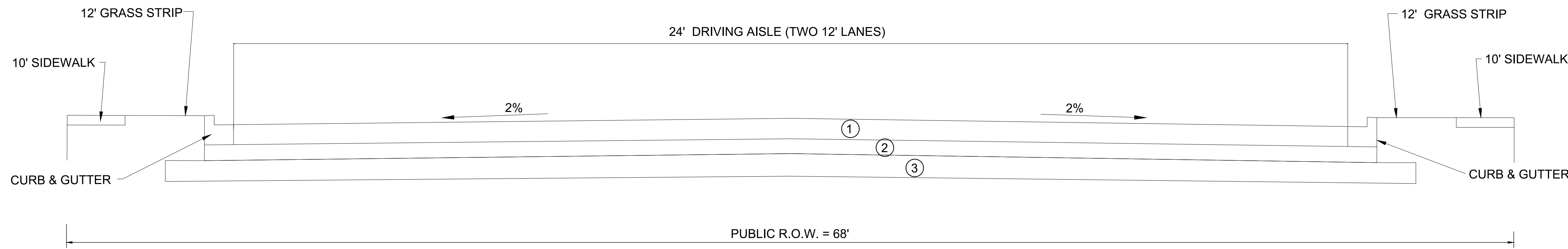
**PRELIM.
FOR
REVIEW**

REVISION RECORD	
NO	DATE

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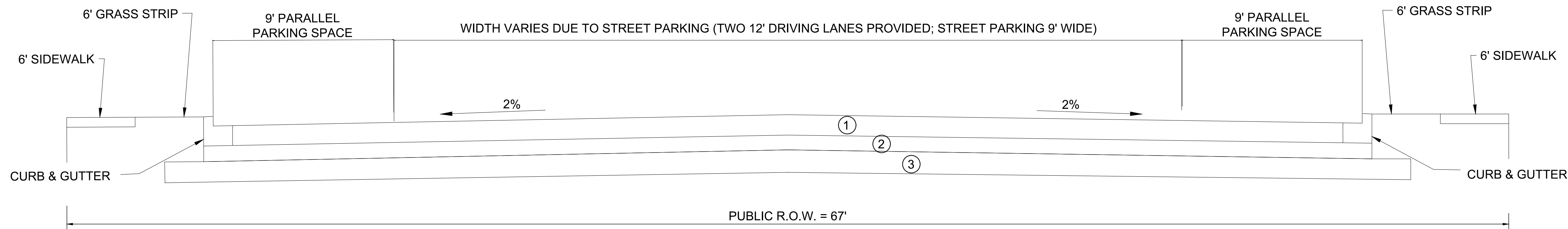
**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN**

194594-CV01-CP500-CONCEPT UTILITIES - CP500	
DATE:	DECEMBER 9, 2019
DRAWN BY:	CRJ/MWB/ASL
AS SHOWN	CHECKED BY:
PROJECT NO:	194-594
APPROVED BY:	GHP
CP500	



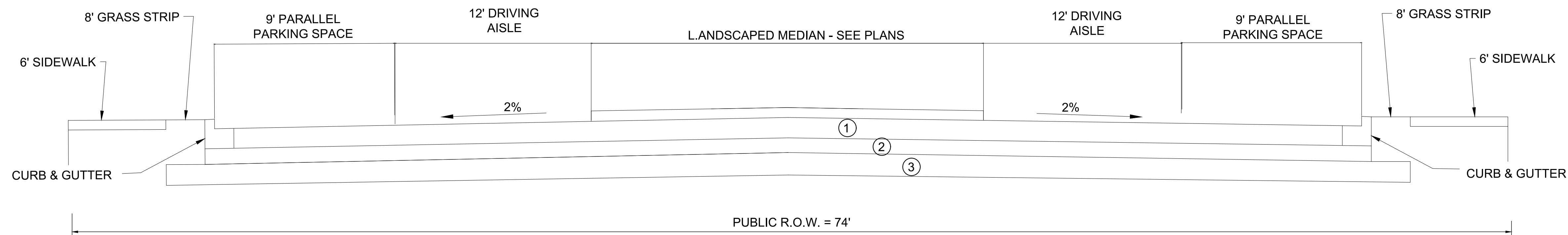
LOCAL STREET PAVEMENT SCHEDULE
1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
3. 8 INCH MINERAL AGGREGATE BASE TYPE A. GRADING D.

BELL STREET
LOCAL STREET SECTION
N.T.S.



LOCAL STREET PAVEMENT SCHEDULE
1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
3. 8 INCH MINERAL AGGREGATE BASE TYPE A. GRADING D.

BURGE DRIVE
LOCAL STREET SECTION
N.T.S.



LOCAL STREET PAVEMENT SCHEDULE
1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
3. 8 INCH MINERAL AGGREGATE BASE TYPE A. GRADING D.

BOULEVARD
LOCAL STREET SECTION
N.T.S.

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

PRELIM.
FOR
REVIEW

REVISION RECORD	
NO.	DATE

Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way · Suite 101 · Knoxville, TN 37920
Ph: 865.977.9997 · Fax: 865.977.9919
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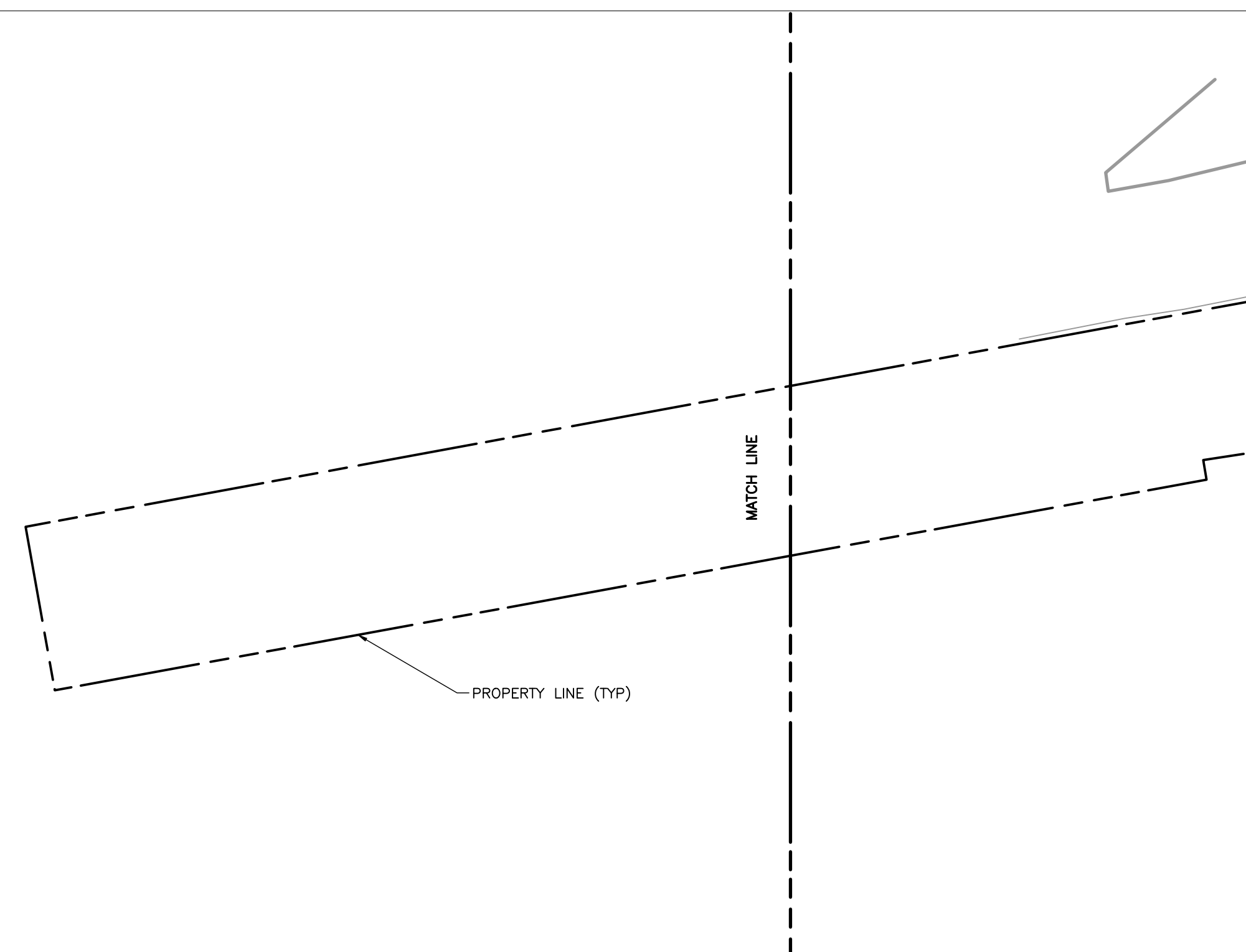
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

DETAILS	
DATE:	DECEMBER 9, 2019
DWG SCALE:	AS SHOWN
PROJECT NO.:	194-584
APPROVED BY:	GHP

DRAWING NO.:
CP800



SEE INSERT THIS SHEET FOR CONTINUATION OF PROPERTY BOUNDARY



LOT 1	±0.94 ACRES
LOT 2	±0.60 ACRES
LOT 3	±1.47 ACRES
LOT 4	±2.02 ACRES
LOT 5	±11.77 ACRES
LOT 6	±3.08 ACRES

S BELL STREET	
ROW DEDICATION	±0.51 ACRES
BURGE DRIVE	
ROW DEDICATION	±0.98 ACRES
ROAD A	
ROW DEDICATION	±2.56 ACRES
ROAD B	
ROW DEDICATION	±0.67 ACRES
TOTAL	±24.60 ACRES

SCALE IN FEET



0 60 120

**PRELIM.
FOR
REVIEW**

REVISION RECORD		DESCRIPTION
NO	DATE	



**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN**

CONCEPT LOT LAYOUT PLAN

DATE:	DECEMBER 9, 2019	DRAWN BY:	CRJ/MWB/ASL
DIMS SCALE:		AS SHOWN	MWB
PROJECT NO:		CHECKED BY:	194-594
APPROVED BY:			GPP

DRAWING NO.:

CP205