

SITE DEMOLITION NOTES:

1. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR MAPPING PROVIDED BY OTHERS DURING JULY OF 2017. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 1-800-351-1111 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS REQUIRED TO PERFORM DEMOLITION WORK.
3. CONTRACTOR SHALL PROPERLY DISPOSE OF DEMOLITION MATERIAL OFFSITE.
4. EXCAVATIONS FROM DEMOLITION ARE TO BE BACKFILLED WITH SOIL OR ENGINEERED FILL.
5. CONTRACTOR SHALL CONTACT THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING, 215-2148, PRIOR TO REMOVING OR ABANDONING ANY STORMWATER PIPES, PIPES AND STRUCTURES MUST BE EITHER COMPLETELY REMOVED OR ABANDONED IN PLACE.
 - IF REMOVED, ANY REMAINING STRUCTURES THAT WERE TIED TO THE PIPE MUST BE REPAIRED PER CITY OR TDDT STANDARDS. A FORMAL INSPECTION BY CITY ENGINEERING STAFF (OR 3RD PARTY PE) OF THE REPAIR IS REQUIRED BEFORE COVERING UP.
 - IF THE PIPE WILL BE ABANDONED IN PLACE, THE ENDS OF THE PIPE MUST BE BLOKED OFF PER CITY OR TDDT STANDARDS. THE ENTIRE VOLUME OF THE PIPE MUST THEN BE FILLED WITH FLOWABLE FILL OR CONCRETE. A CITY ENGINEERING INSPECTOR (OR 3RD PARTY PE) MUST BE PRESENT FOR THIS WORK.

SITE LAYOUT NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED NOVEMBER 1, 2021.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
4. PROPERTY CONCERNED REFLECTS THE FOLLOWING PARCEL: PARCEL 006.00 6480 KINGSTON PIKE KNOXVILLE, TENNESSEE 37919 PLAT REFERENCE: #20220404-0075990
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. ZONING FOR THE PROPERTY IS AG (AGRICULTURAL ZONING DISTRICT) AFTER REZONING APPROVAL ON 4/14/2022.
7. TOTAL AREA IS 15.67± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 3.2± ACRES. CITY BLOCK NUMBER IS 29220.
8. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
9. DEVELOPER: PIER GROUP LLC 6480 KINGSTON PIKE KNOXVILLE, TN 37919 CONTACT: NADIM ALBIRAN TEL. NO. (865) 300-4748
10. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
11. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
12. CERTIFICATE OF APPROPRIATENESS REQUIRED BY KNOXVILLE KNOX COUNTY PLANNING FOR HILLSIDE PROTECTION.
13. PROPOSED FOOTPATHS TO BE FIELD LOCATED WITH OWNER. CONTRACTOR TO FINE GRADE PATH AS REQUIRED.
14. CABIN LOCATION SHOWN ARE APPROXIMATE. FINAL CABIN LOCATION TO BE FIELD LOCATED WITH OWNER. CONTRACTOR TO ESTABLISH FINISHED FLOOR ELEVATION AS NEEDED TO WORK WITH EXISTING TERRAIN. ADA ACCESSIBLE UNITS TO CONFORM WITH SIDEWALK ELEVATIONS.
15. STANDARD AND PREMIUM CABINS AND BATH HOUSE ARE LOCATED OUTSIDE OF THE STORAGE ZONE FOR THE EXISTING SINKHOLES. "TV HOME UNITS" "TV PARK MODEL" SHOWN ARE MOBILE AND NOT PERMANENTLY ATTACHED TO A FOUNDATION.
16. STORMWATER RETENTION AND WATER QUALITY IS REQUIRED FOR THIS PROJECT SINCE THE SITE DISTURBANCE EXCEEDS 1 ACRE. THE EXISTING SINKHOLES WILL BE USED TO STORE THE FIRST FLUSH VOLUME. A SINKHOLE STUDY HAS BEEN PERFORMED. FINAL CALCULATIONS TO BE PROVIDED AS PART OF PERMIT REVIEW.

SITE GRADING AND EROSION CONTROL NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED NOVEMBER 1, 2021.
2. THE DISTURBED AREA IS APPROXIMATELY 3.2± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 15.67± ACRES.
3. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1 FT. INTERVALS.
4. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
5. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
6. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCAFFIRED TO A DEPTH OF 1 FT BELOW SUBGRADE.
7. STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
8. PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE SITE SPECIFIC REPORT OF GEOTECHNICAL EXPLORATION.
9. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
10. ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SEEDED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
11. NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
12. TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
13. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
14. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION. STABILIZATION TO BE COMPLETED WITHIN 7 DAYS FOR SLOPES GREATER THAN 35% ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
15. WHEN USING FERTILIZER, CONTRACTOR SHALL FIRST PERFORM A SOIL TEST AND KEEP THE REPORT WITH THE SWPPP DOCUMENTATION.

SEEDING MIXTURE CHART:

1. TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:		
SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
5/1 TO 7/15	SUDAN - SORGHUM	100%
5/1 TO 7/15	STAR MILLET	100%
7/15 TO 1/1	BALBOA RYE	67%
	ITALIAN RYE	33%
2. PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:		
SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
4/15 TO 8/15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

STORM PIPE INSTALLATION NOTES:

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF TDDT AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
3. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE IN ACCORDANCE WITH AASHTO M170 OR EQUAL UNLESS NOTED OTHERWISE.
4. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
5. PIPE WITH DEFLECTION 5% OR GREATER OR WITH UNDUE MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

SPECIAL EROSION CONTROL NOTES:

1. THE CONTRACTOR IS TO INSTALL ALL INITIAL DEVICES (SILT FENCE, CONSTRUCTION ENTRANCE AND INLET PROTECTION) SHOWN ON THESE PLANS ONCE AUTHORIZATION FROM THE CITY OF KNOXVILLE IS RECEIVED. ONCE THE DEVICES ARE INSTALLED THE ENGINEER WILL INSPECT THE INSTALLATION AND SEND CERTIFICATION TO CITY OF KNOXVILLE PRIOR TO OBTAINING THE GRADING PERMIT.
2. LIMITS OF DISTURBANCE SHALL BE CLEARLY MARKED IN THE FIELD.
3. EROSION PREVENTION AND SEDIMENT CONTROL METHODS AND DEVICES USED ARE DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5-YR, 24-HR STORM EVENT.

HILLSIDE PROTECTION AREA:

WITHIN HP OVERLAY:
DISTURBED AREA = 2.32 AC.
UNDISTURBED AREA = 11.29 AC.

OUTSIDE OF HP OVERLAY:
DISTURBED AREA = 0.85 AC.
UNDISTURBED AREA = 1.21 AC.

TOTAL SITE:
DISTURBED AREA = 3.20 AC.
UNDISTURBED AREA = 12.47 AC.

SPECIAL GRAVEL CONSTRUCTION NOTES:

1. ALL GRAVEL SHALL BE CLEAN STONE.
2. GRAVEL PARKING AREAS SHALL BE CLEARLY DELINEATED.
3. ALL GRAVEL AREAS REQUIRE PERIMETER CONTAINMENT.
4. GRAVEL PARKING LOTS SHALL INCLUDE GRID INSTALLATION, CONCRETE FLUSH CURB, OR FLUSH LANDSCAPE TIMBERS TO PREVENT RUTTING.

LEGEND

	ASPHALT PIMT (LIGHT DUTY)		EXISTING STORM SEWER LINE
	ASPHALT PIMT (HEAVY DUTY)		EXISTING WATER LINE
	CONCRETE SIDEWALK		EXISTING SANITARY SEWER LINE
	CONCRETE PAVEMENT		EXISTING LOW PRESSURE LINE
	EXIST. R.O.W. BUILDING SETBACK LINE		EXISTING GAS LINE
	EXIST. EASEMENT LINE		EXISTING UNDERGROUND POWER
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)		EXISTING FENCE
	NUMBER OF PARKING SPACE		EXISTING ELECTRIC LINE
	COORDINATE POINT		EXISTING GAS LINE
	ACCESSIBLE PARKING		EXISTING SIGN
	ACCESSIBLE RAMP		EXISTING TREE
	EXISTING CONTOUR PROPOSED CONTOUR PROPOSED SPOT ELEVATIONS: (FFE) FINISH FLOOR ELEV (TC) TOP BACK CURB (BC) BOTTOM OF CURB (SW) SIDEWALK (TS) TOP OF STEP (BS) BOTTOM OF STEP (TW) TOP OF WALL (BW) BOTTOM OF WALL		HORIZONTAL CONTROL POINT
	DIRECTION FLOW ARROW		EXISTING CATCH BASIN
	PROPOSED STORM CLEANOUT (SEE DETAIL)		SMALL ROUND DRAIN
	PROPOSED ROOF DRAIN		CORRUGATED METAL PIPE
	PROPOSED UNDERDRAIN		REINFORCED CONCRETE PIPE
	PROPOSED STORM STRUCTURE		EXISTING LIGHT POLE
	DIVERSION BERM		EXISTING POWER POLE
	TEMP. INLET PROTECTION (TYPE I)		EXISTING GUY ANCHOR
	TEMP. INLET PROTECTION (TYPE II)		EXISTING WATER VALVE
	STONE FILTER RING		EXISTING FIRE HYDRANT
	TEMPORARY ROCK CHECK DAM		EXISTING GAS METER
	PROPOSED EROSION CONTROL BLANKET		EXISTING GAS VALVE
	DISTURBED AREA LIMITS		EXISTING WATER METER
	DRAINAGE AREA		EXISTING SANITARY MANHOLE
	TEMPORARY SILT FENCE		EXISTING POWER MANHOLE
	TEMPORARY SILT FENCE WITH BACKING		EXISTING POWER MANHOLE
	TEMPORARY SEDIMENT TUBE		EXISTING TELEPHONE MANHOLE
	TEMPORARY EROSION EEL		PROPOSED AIR RELEASE VALVE
	FLOODWAY		PROPOSED FIRE HYDRANT
	100-YR FLOODPLAIN		PROPOSED WATER BLOWOFF VALVE
	500-YR FLOODPLAIN		FIRE DEPARTMENT CONNECTION
	NO-FILL LINE		POST INDICATOR VALVE
	FEMA ZONE A		PROPOSED WATER VALVE
	RIPARIAN BUFFER ZONE		PROPOSED FLUSH CONNECTION
	SINKHOLE BUFFER		PROPOSED E/ONE GRINDER PUMP
	HILLSIDE PROTECTION AREA		PROPOSED SANITARY MANHOLE
			PROPOSED SAN. CLEAN OUT
			PROPOSED ELECTRIC LINE
			PROPOSED SANITARY SEWER LINE
			PROPOSED WATER LINE
			PROPOSED WATER METER
			PROPOSED GAS LINE
			PROPOSED LOW PRESSURE SEWER
			PROPOSED STORM SEWER LINE

NO.	DATE:	ISSUE DESCRIPTION
1	02/24/2025	REVISED PER PLANNING REVIEW COMMENTS



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THE DROP INN CAMPGROUND
4507 SEVERVILLE PIKE
KNOXVILLE, TENNESSEE 37920

PROJECT:



10025 Investment Drive, Suite 120
Knoxville, TN 37932
865.670.8555
www.cci-corp.com

CLIENT:
PIER GROUP
PARTNERS IN EVERYTHING RECREATION
121 E. JACKSON AVENUE
KNOXVILLE, TENNESSEE 37915

CCT PROJ. NO. 01821-0000
DATE: JANUARY 24, 2025
PM/PC: J. HUNT
DRAWN BY: J. HUNT

GENERAL NOTES AND LEGENDS

C002

PARKING SUMMARY

REQUIRED SPACES:
 1 SPACE PER CAMPSITE
 MAXIMUM = 4 PER CAMPSITE

6 CARGO VAN CAMPSITES REQUIRE 6 SPACES
 15 "RV PARK MODEL" TINY HOME MOBILE CABIN CAMPSITES REQUIRE 15 SPACES
 5 STANDARD CABINS REQUIRE 5 SPACES
 TOTAL REQUIRED = 26 SPACES
 MAXIMUM NUMBER ALLOWED = 26 SITES X 4 = 104 SPACES
 LESS THAN 50 SPACES REQUIRES 4 BICYCLE PARKING SPACES

TOTAL SPACES PROVIDED:

CARGO VAN CAMPSITE PADS	34 SPACES (> 26)
"RV PARK MODEL" OR CARGO VAN TINY HOME MOBILE CABIN SITES	6 SPACES
CABINS (STANDARD PAVED)	3 SPACES
CABINS (ADA PAVED)	3 SPACES
CABINS (GRAVEL)	3 SPACES
BATH HOUSE (STANDARD PAVED)	2 SPACES
BATH HOUSE (ADA PAVED)	1 SPACE (VAN)
EXISTING HOUSE (GRAVEL)	1 SPACE
TOTAL STANDARD SPACES	30 SPACES
TOTAL ACCESSIBLE SPACES	4 SPACES (VAN)
*REQUIRED (26-50) 1 STANDARD + 1 VAN = 2 TOTAL BICYCLE PARKING PROVIDED	4 SPACES

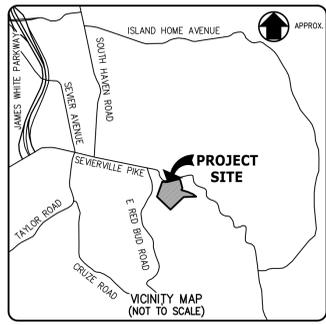
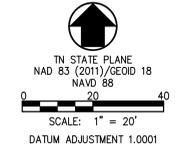
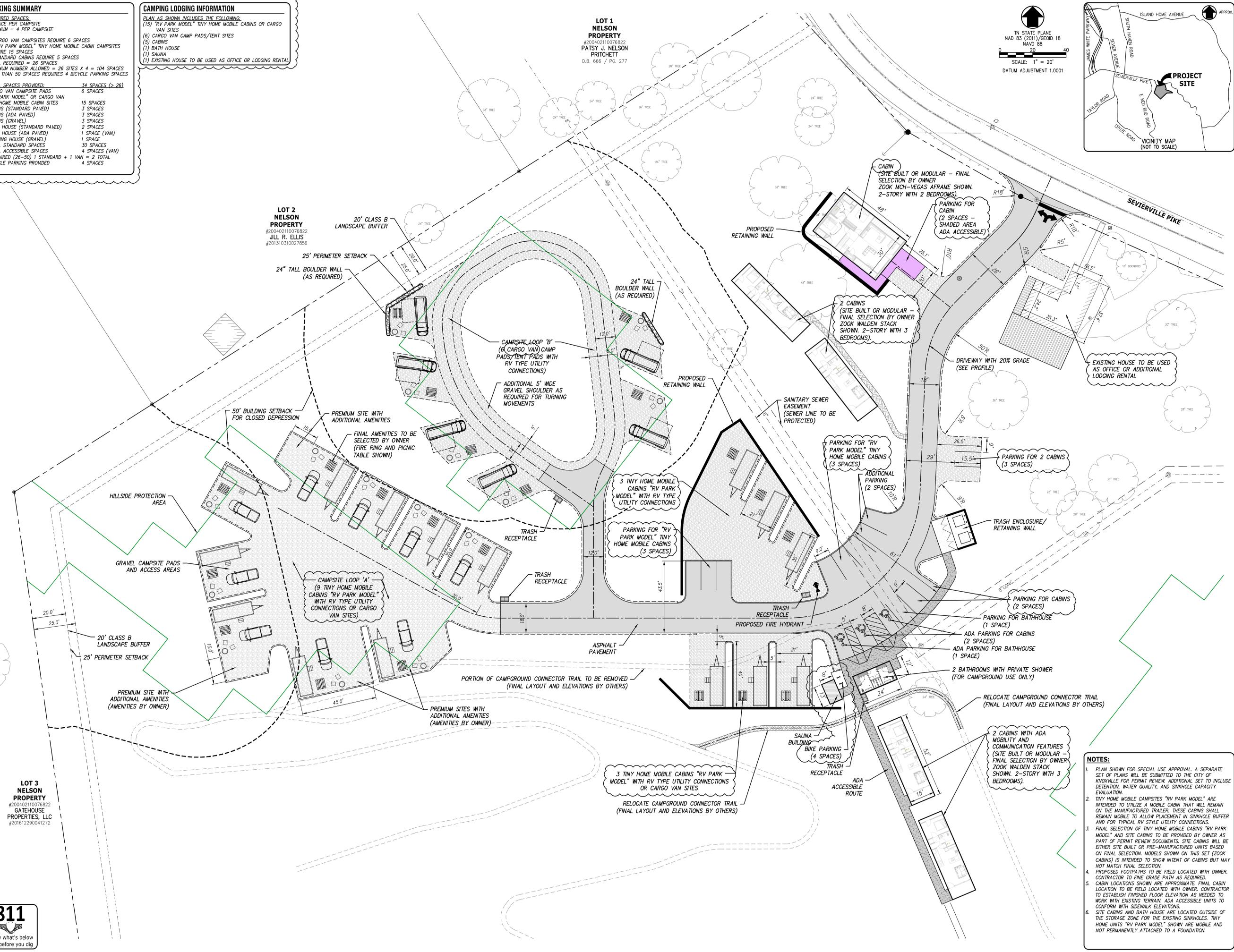
CAMPING LODGING INFORMATION

PLAN AS SHOWN INCLUDES THE FOLLOWING:

(15) "RV PARK MODEL" TINY HOME MOBILE CABINS OR CARGO VAN SITES
(6) CARGO VAN CAMP PADS/TENT SITES
(5) CABINS
(1) BATH HOUSE
(1) SAUNA
(1) EXISTING HOUSE TO BE USED AS OFFICE OR LODGING RENTAL

LOT 1 NELSON PROPERTY
 #200402110076822
 PATSY J. NELSON
 PRITCHETT
 D.B. 666 / PG. 277

LOT 2 NELSON PROPERTY
 #200402110076822
 JILL R. ELLIS
 #201310310027856



ISSUE DESCRIPTION

NO.	DATE	REVISION PER PLANNING REVIEW COMMENTS
1	02/24/2025	

SPECIAL USE SUBMITTAL 3-E-25-SU

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THE DROP INN CAMPGROUND
 4507 SEVIERVILLE PIKE
 KNOXVILLE, TENNESSEE 37920



10025 Investment Drive, Suite 120
 Knoxville, TN 37932
 865.670.8555
 www.cci-corp.com

CLIENT:
PIER GROUP PARTNERS IN EVERYTHING RECREATION
 121 E. JACKSON AVENUE
 KNOXVILLE, TENNESSEE 37915

CCT PROJ. NO. 01821-0000
 DATE: JANUARY 24, 2025
 PM/PC: J. HUNT
 DRAWN BY: J. HUNT

SITE LAYOUT PLAN (OVERALL)

C101

- NOTES:**
- PLAN SHOWN FOR SPECIAL USE APPROVAL. A SEPARATE SET OF PLANS WILL BE SUBMITTED TO THE CITY OF KNOXVILLE FOR PERMIT REVIEW. ADDITIONAL SET TO INCLUDE DETENTION, WATER QUALITY, AND SINKHOLE CAPACITY EVALUATION.
 - TINY HOME MOBILE CAMPSITES "RV PARK MODEL" ARE INTENDED TO UTILIZE A MOBILE CABIN THAT WILL REMAIN ON THE MANUFACTURED TRAILER. THESE CABINS SHALL REMAIN MOBILE TO ALLOW PLACEMENT IN SINKHOLE BUFFER AND FOR TYPICAL RV STYLE UTILITY CONNECTIONS.
 - FINAL SELECTION OF TINY HOME MOBILE CABINS "RV PARK MODEL" AND SITE CABINS TO BE PROVIDED BY OWNER AS PART OF PERMIT REVIEW DOCUMENTS. SITE CABINS WILL BE EITHER SITE BUILT OR PRE-MANUFACTURED UNITS BASED ON FINAL SELECTION. MODELS SHOWN ON THIS SET (ZOOK CABINS) IS INTENDED TO SHOW INTENT OF CABINS BUT MAY NOT MATCH FINAL SELECTION.
 - PROPOSED FOOTPATHS TO BE FIELD LOCATED WITH OWNER. CONTRACTOR TO FINE GRADE PATH AS REQUIRED.
 - CABIN LOCATIONS SHOWN ARE APPROXIMATE. FINAL CABIN LOCATION TO BE FIELD LOCATED WITH OWNER. CONTRACTOR TO ESTABLISH FINISHED FLOOR ELEVATION AS NEEDED TO WORK WITH EXISTING TERRAIN. ADA ACCESSIBLE UNITS TO CONFORM WITH SIDEWALK ELEVATIONS.
 - SITE CABINS AND BATH HOUSE ARE LOCATED OUTSIDE OF THE STORAGE ZONE FOR THE EXISTING SINKHOLES. TINY HOME UNITS "RV PARK MODEL" SHOWN ARE MOBILE AND NOT PERMANENTLY ATTACHED TO A FOUNDATION.

LOT 3 NELSON PROPERTY
 #200402110076822
 GATEHOUSE PROPERTIES, LLC
 #201612290041272

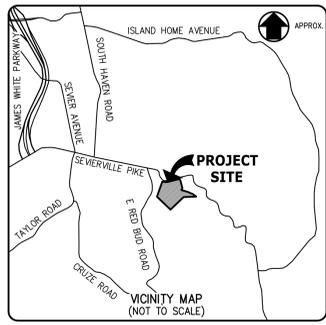
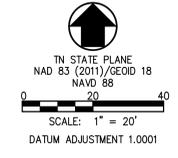


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**LOT 1
NELSON
PROPERTY**
#200402110076822
PATSY J. NELSON
PRITCHETT
D.B. 666 / PG. 277

**LOT 2
NELSON
PROPERTY**
#200402110076822
JILL R. ELLIS
#201310310027856

**LOT 3
NELSON
PROPERTY**
#200402110076822
GATEHOUSE
PROPERTIES, LLC
#201612290041272



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3-E-25-SU**

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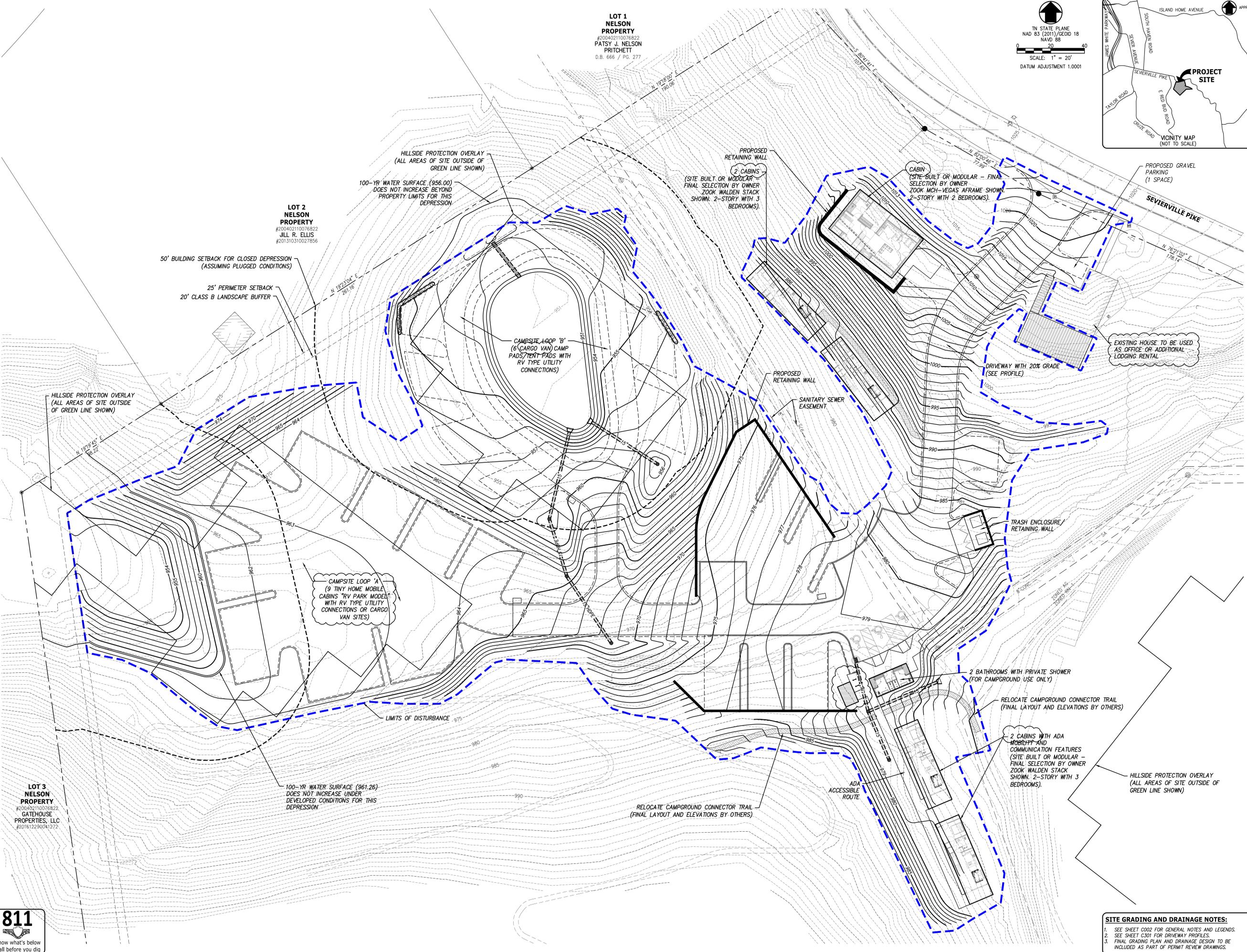
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**SITE GRADING &
DRAINAGE PLAN
(OVERALL)**

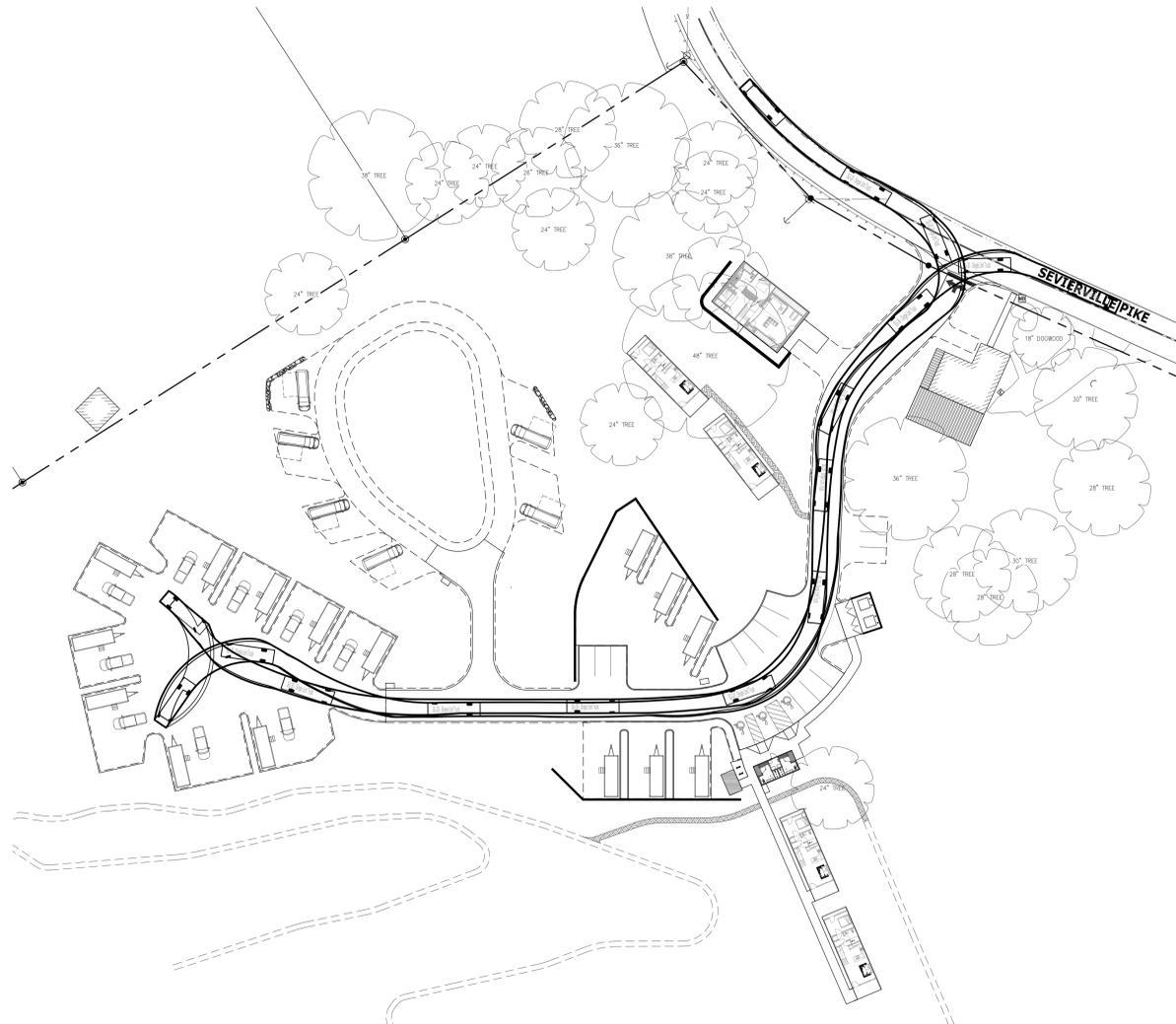
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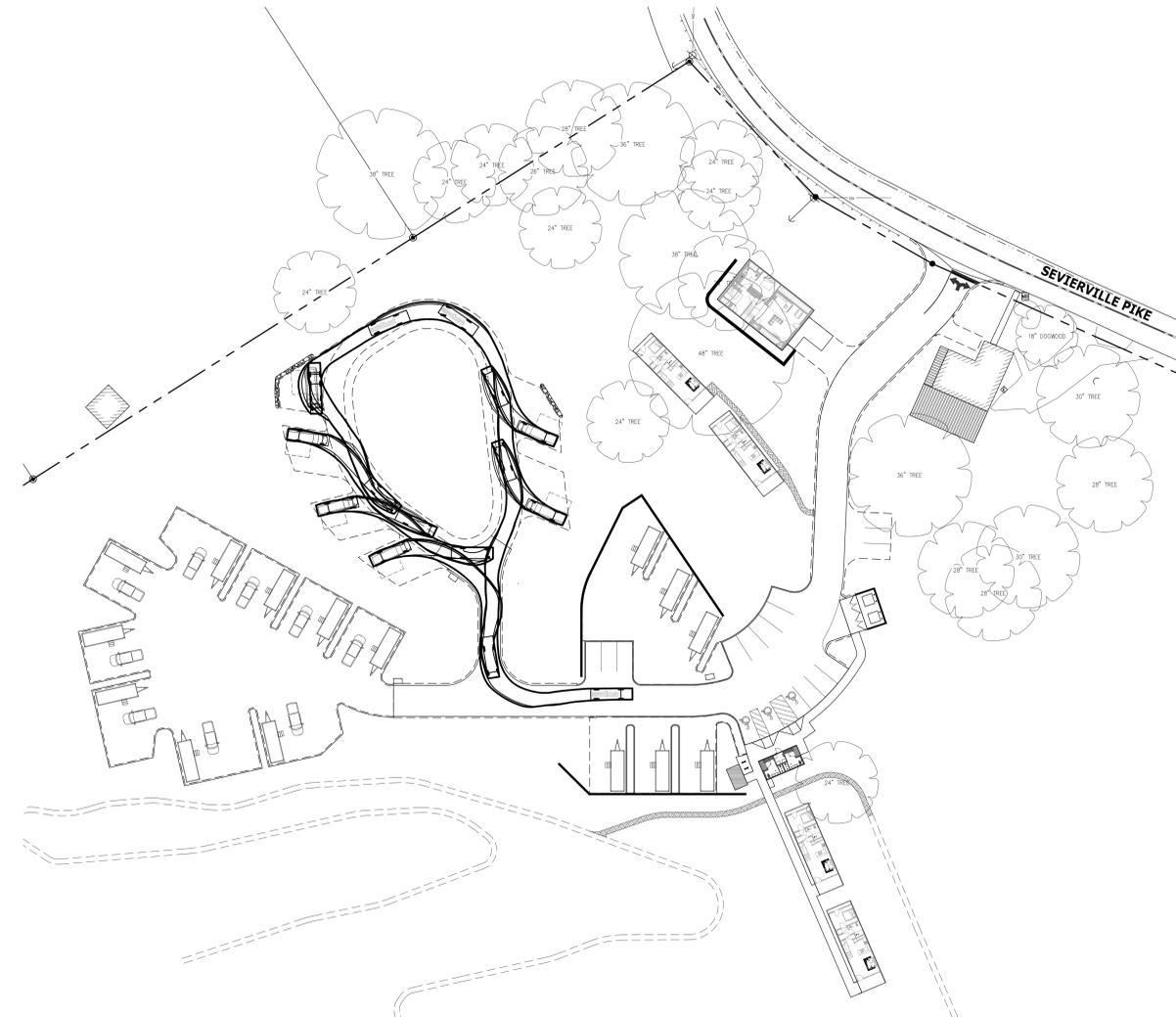
- SITE GRADING AND DRAINAGE NOTES:**
- SEE SHEET C002 FOR GENERAL NOTES AND LEGENDS.
 - SEE SHEET C301 FOR DRIVEWAY PROFILES.
 - FINAL GRADING PLAN AND DRAINAGE DESIGN TO BE INCLUDED AS PART OF PERMIT REVIEW DRAWINGS.

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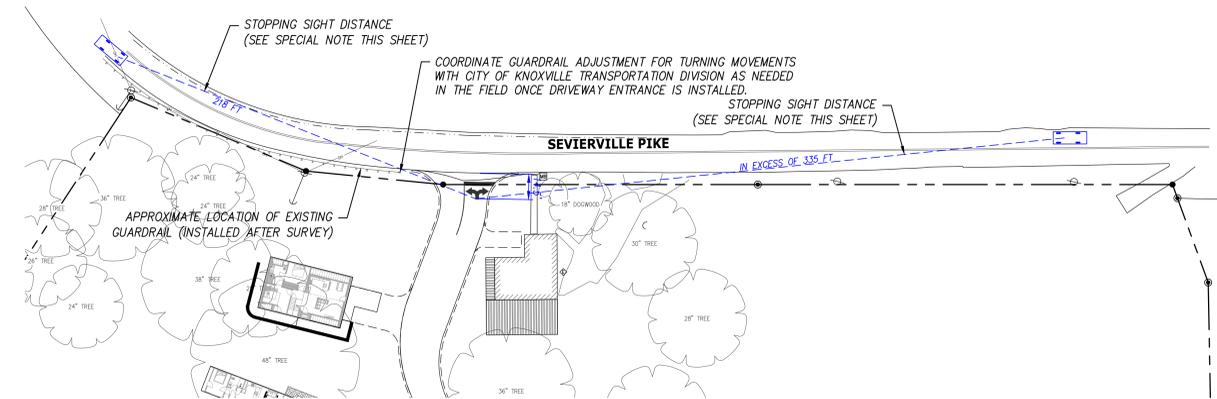




FIRE ACCESS CIRCULATION
SCALE: 1" = 40'



SPRINTER VAN CIRCULATION
SCALE: 1" = 40'



SIGHT DISTANCE
SCALE: 1" = 40'

SIGHT DISTANCE CALCULATION
SIGHT DISTANCE SHOWN BASED ON FIELD VISIT ON 02/22/22. POSTED SPEED LIMIT IS 30 MPH.
STOPPING SIGHT DISTANCE CRITERIA IS USED AT THIS LOCATION SINCE THE INTERSECTION INCLUDES A DRIVEWAY INSTEAD OF A CONNECTING ROADWAY.
PER AASHTO, A MINIMUM OF 200' IS REQUIRED FOR A DESIGN SPEED OF 30 MPH. A MINIMUM OF 218' IS PROVIDED IN THE WEST BOUND DIRECTION AND THE EAST BOUND IS IN EXCESS OF 335'.
IN ADDITION, THE EXISTING CURVE WEST OF THE PROPOSED DRIVEWAY CONNECTION HAS AN APPROXIMATE 200' RADIUS. A MINIMUM 250' RADIUS IS REQUIRED FOR A DESIGN SPEED OF 30 MPH WITH A SUPER ELEVATION OF 4%. THE EXISTING CURVE DOES NOT APPEAR TO HAVE A POSITIVE SUPER ELEVATION AND HAS A NEGATIVE SLOPE (SLOPING OPPOSITE DIRECTION) WHICH WOULD REQUIRE A GREATER RADIUS. THEREFORE, THE CURVE SHOULD HAVE A REDUCED SPEED WHICH WOULD DECREASE THE STOPPING SIGHT DISTANCE REQUIRED.

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**TURNING MOVEMENTS
& SIGHT DISTANCE**

C401

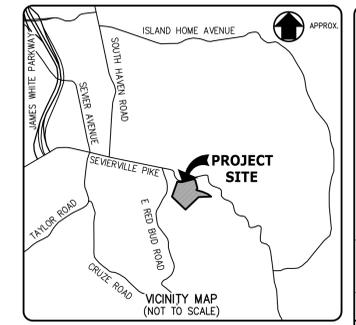
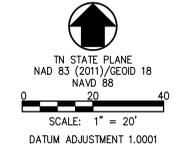
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LOT 1 NELSON PROPERTY
 #200402110076822
 PATSY J. NELSON
 PRITCHETT
 D.B. 666 / PG. 277

LOT 2 NELSON PROPERTY
 #200402110076822
 JILL R. ELLIS
 #201310310027856

LOT 3 NELSON PROPERTY
 #200402110076822
 GATEHOUSE
 PROPERTIES, LLC
 #201612290041272



NO.	DATE	ISSUE DESCRIPTION
1	02/24/2025	REVISED PER PLANNING REVIEW COMMENTS

SPECIAL USE SUBMITTAL
 3-E-25-SU

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

THE DROP INN CAMPGROUND
 4507 SEVIERVILLE PIKE
 KNOXVILLE, TENNESSEE 37920

PROJECT:



10025 Investment Drive, Suite 120
 Knoxville, TN 37932
 865.670.8555
 www.cci-corp.com

CLIENT:
PIER GROUP
 PARTNERS IN EVERYTHING
 RECREATION
 121 E. JACKSON AVENUE
 KNOXVILLE, TENNESSEE 37915

CCT PROJ. NO. 01821-0000
 DATE: JANUARY 24, 2025
 PM/PC: J. HUNT
 DRAWN BY: J. HUNT

CONCEPTUAL SITE UTILITY PLAN (WATER & SEWER)

C501

SITE UTILITY NOTES:
 1. SEE SHEET C002 FOR GENERAL NOTES AND LEGENDS.
 2. FINAL UTILITY PLAN AND DESIGN TO BE PROVIDED AS PART OF PERMIT REVIEW DRAWINGS.



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