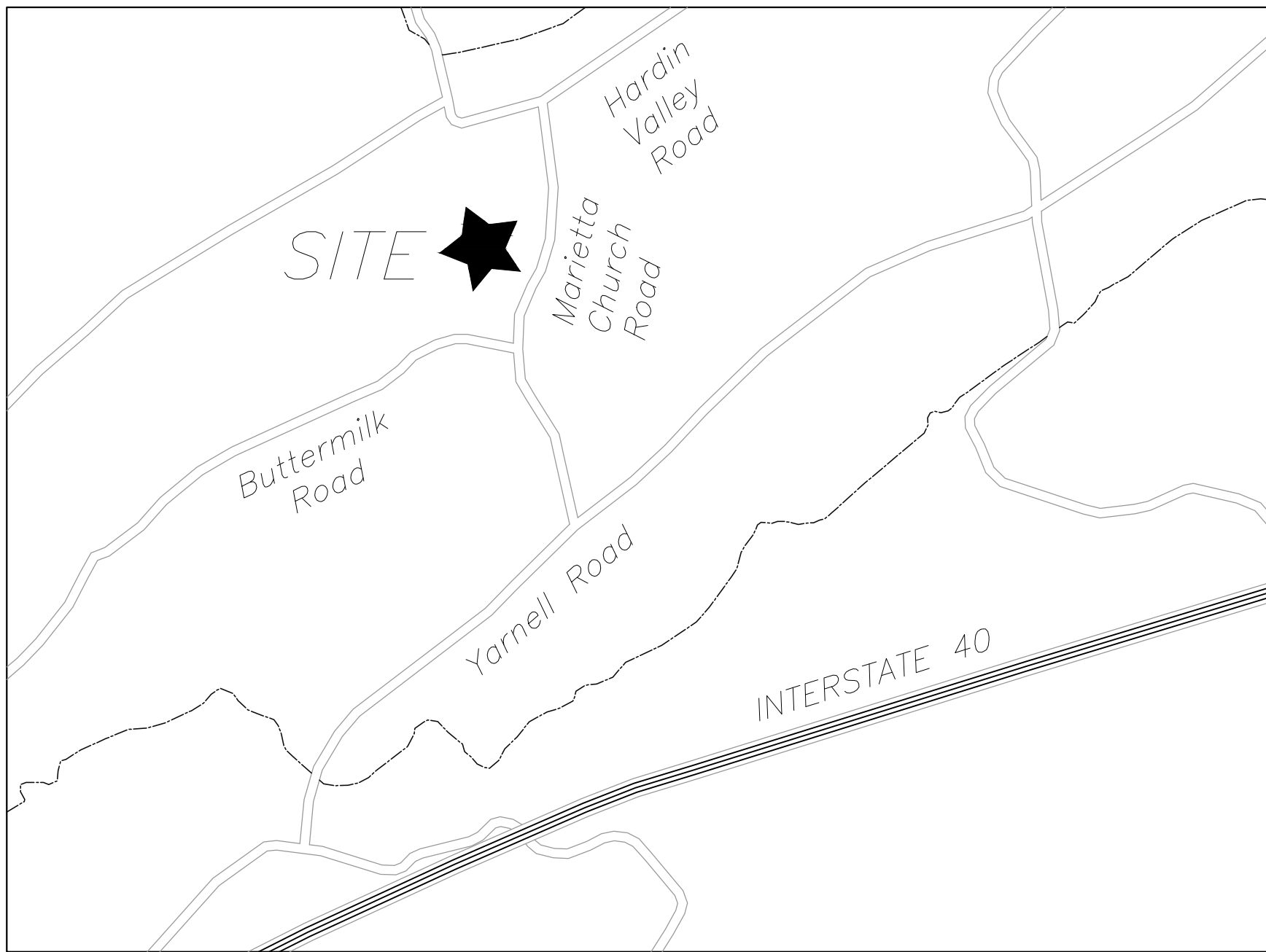


USE ON REVIEW

U.E.I. PROJECT NO. 1810024

BROADY GLEN SUBDIVISION

SITE ADDRESS: 1921 MARIETTA CHURCH ROAD, KNOXVILLE, TENNESSEE 37932
CLT MAP 129, PARCELS 123 & 124



LOCATION MAP

OWNER:
HMH DEVELOPMENT, INC.
12125 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
(865) 414-5347



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	— AS DIRECTED BY LENOIR CITY UTILITIES BOARD
GAS	— AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER	— AS DIRECTED BY WEST KNOX UTILITIY DISTRICT
TELEPHONE	— AS DIRECTED BY AT&T
CABLE	— AS DIRECTED BY COMCAST
SITE DEVELOPMENT	— KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET

SITE PLAN

GRADING PLAN

ROADWAY PROFILE

SHEET

C-0

C-1

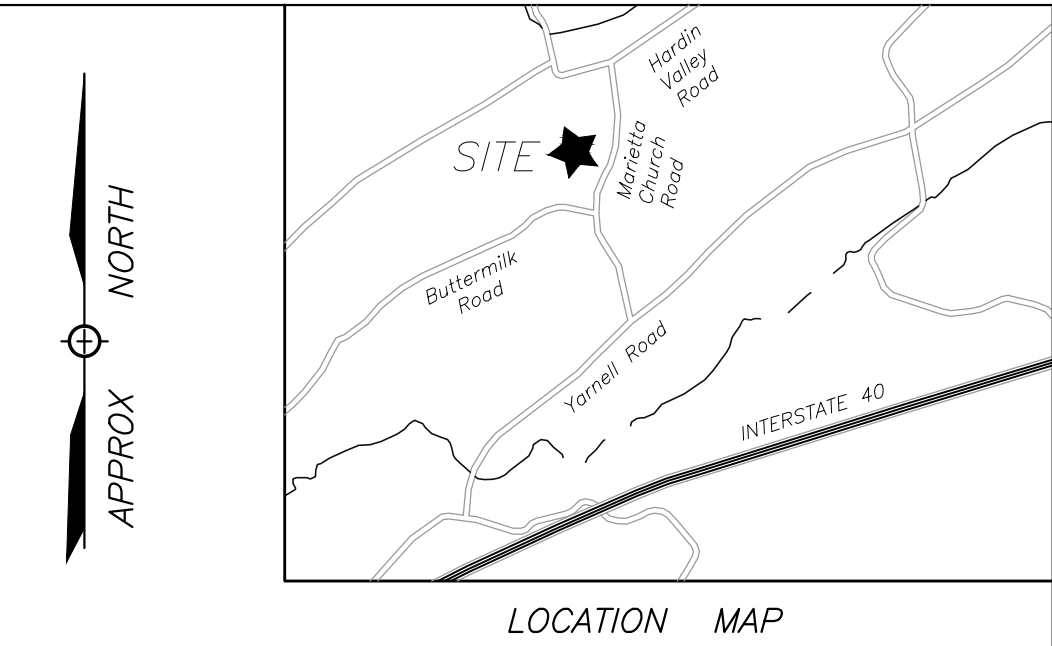
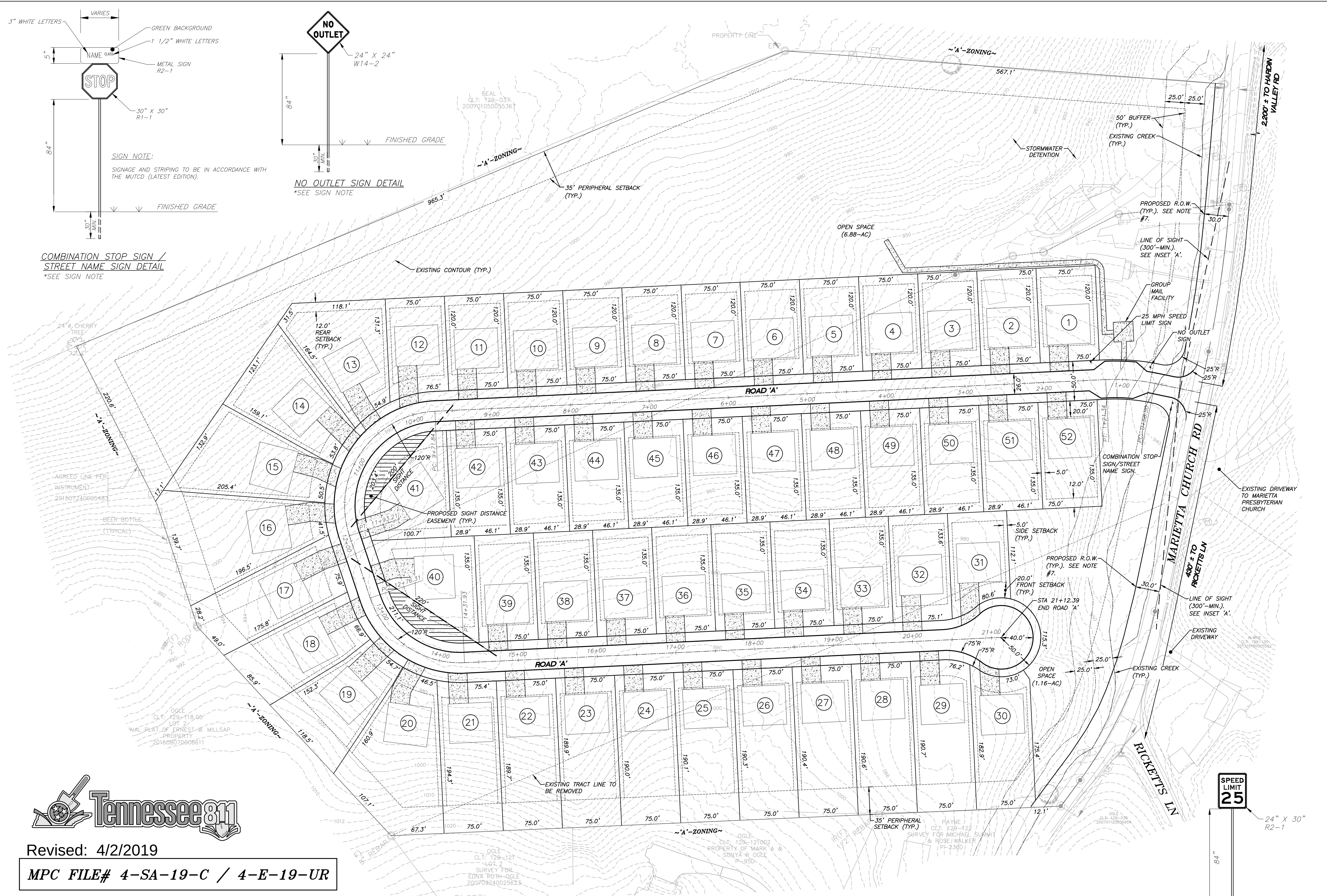
C-2

C-3

Revised: 4/2/2019

MPC FILE# 4-SA-19-C / 4-E-19-UR

3	4/2/19	RESUBMITTAL
2	3/21/19	RESUBMITTAL
ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: HOUSES, TWENTY (20) FEET. ALL OTHER AS DETERMINED BY THE PLANNING COMMISSION WITH THE SETBACK BEING INCREASED IN PROPORTION TO STRUCTURE HEIGHT, BUT NOT LESS THAN FIFTEEN (15) FEET FROM A STREET OR ROAD RIGHT-OF-WAY.

PERIPHERY: 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 TO TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.

SIDE: AS DETERMINED BY THE PLANNING COMMISSION BUT NOT GREATER THAN FIFTEEN (15) FEET UNLESS THIS SETBACK IS ALSO THE PERIPHERY BOUNDARY. WHERE SIDE YARDS ARE REDUCED TO ZERO (0) THE DEVELOPMENT SITE PLANS AND RESTRICTIVE COVENANTS WHICH PROVIDE FOR THE PRIVACY OF SUCH UNITS AND THE RIGHT OF MAINTENANCE OF EXTERIOR WALLS FACING ADJACENT PROPERTIES SHALL BE SUBMITTED TO MPC. FOR THIS SUBDIVISION, 5' SIDE SETBACKS ARE BEING PROPOSED.

REAR: AS DETERMINED BY THE PLANNING COMMISSION BUT THE PLANNING COMMISSION MAY NOT REQUIRE A SETBACK GREATER THAN THIRTY-FIVE (35) FEET. FOR THIS SUBDIVISION, 12' REAR SETBACKS ARE BEING PROPOSED.
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 24.941 ACRES.
 6. THE DEVELOPMENT PROPOSES 52-UNITS (2.08 UNITS PER ACRE).
 7. THE AREA AFTER R.O.W. DEDICATIONS IS 24.345 ACRES.
 8. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 8.0± ACRES (33%).
 9. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 10. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

- VARIANCE REQUESTS:**
1. REDUCE THE REQUIRED ϵ RADIUS FROM 250' TO 120' BETWEEN STATIONS 9+71.84 AND 11+93.21 AND BETWEEN STATIONS 12+76.31 AND 14+31.93.
 2. REDUCE THE REQUIRED TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 83' (BETWEEN STATIONS 11+93.21 AND 12+76.31).
 3. REDUCE THE REQUIRED K-VALUE FROM 25 TO 20.00 BETWEEN STATIONS 0+12.43 AND 1+19.33 AND BETWEEN STATIONS 1+34.23 AND 2+71.70.

REFERENCE:
PARCEL 123:
DEED BOOK 1647, PAGE 121
PARCEL 124:
DEED INST. 201507240005483

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

SHEET C-1

SITE PLAN

BROADY GLEN SUBDIVISION

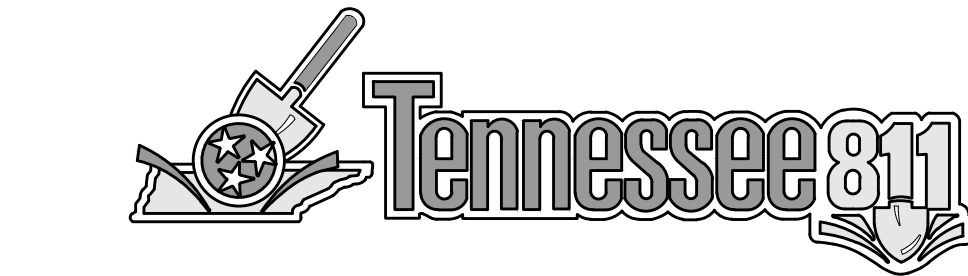
SITE ADDRESS: 1921 MARIETTA CHURCH ROAD (37932)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 129 PARCELS 123 & 124
SCALE: 1"=60' FEBRUARY 25, 2019

DEVELOPER: **HMH DEVELOPMENT, INC.**
12125 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
(865) 414-5347

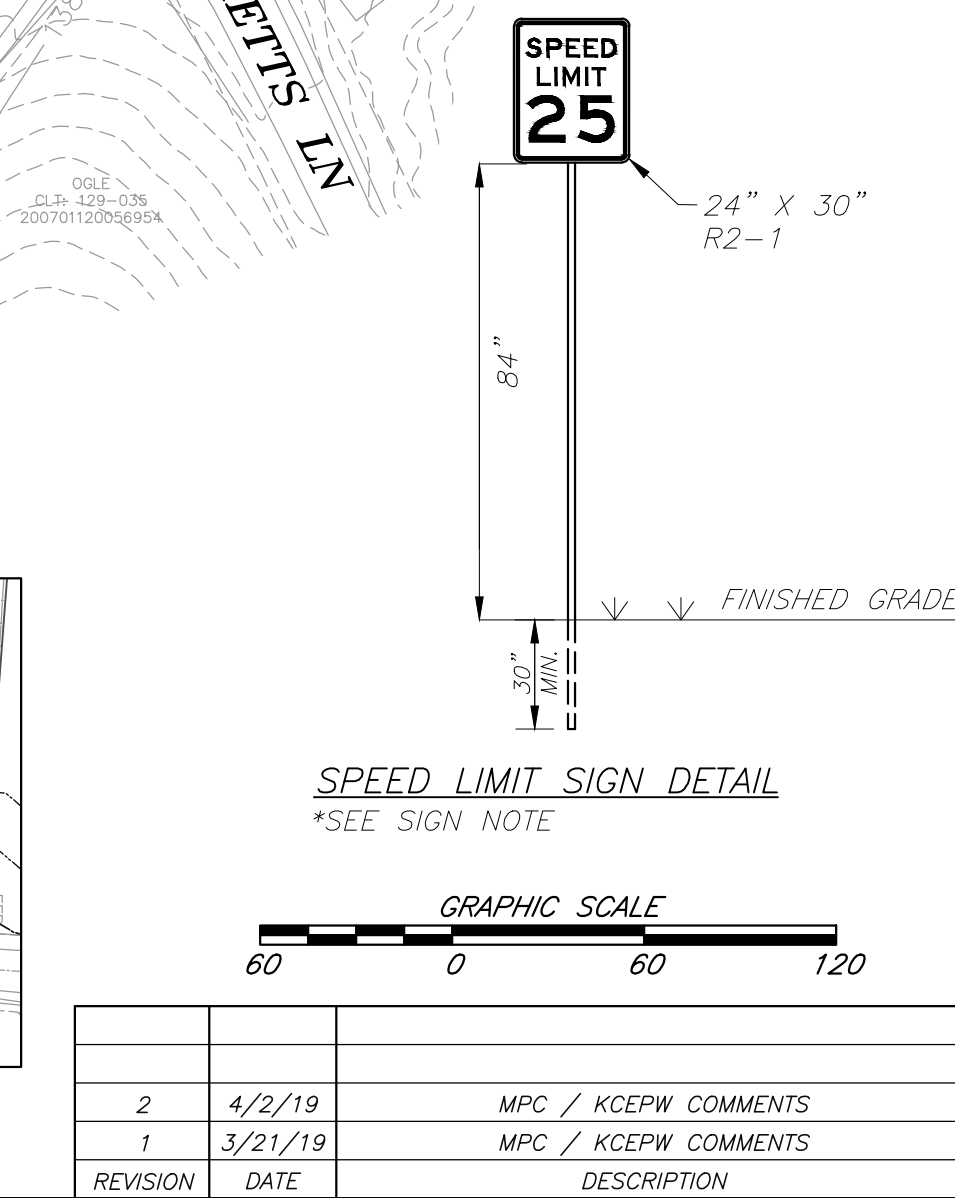
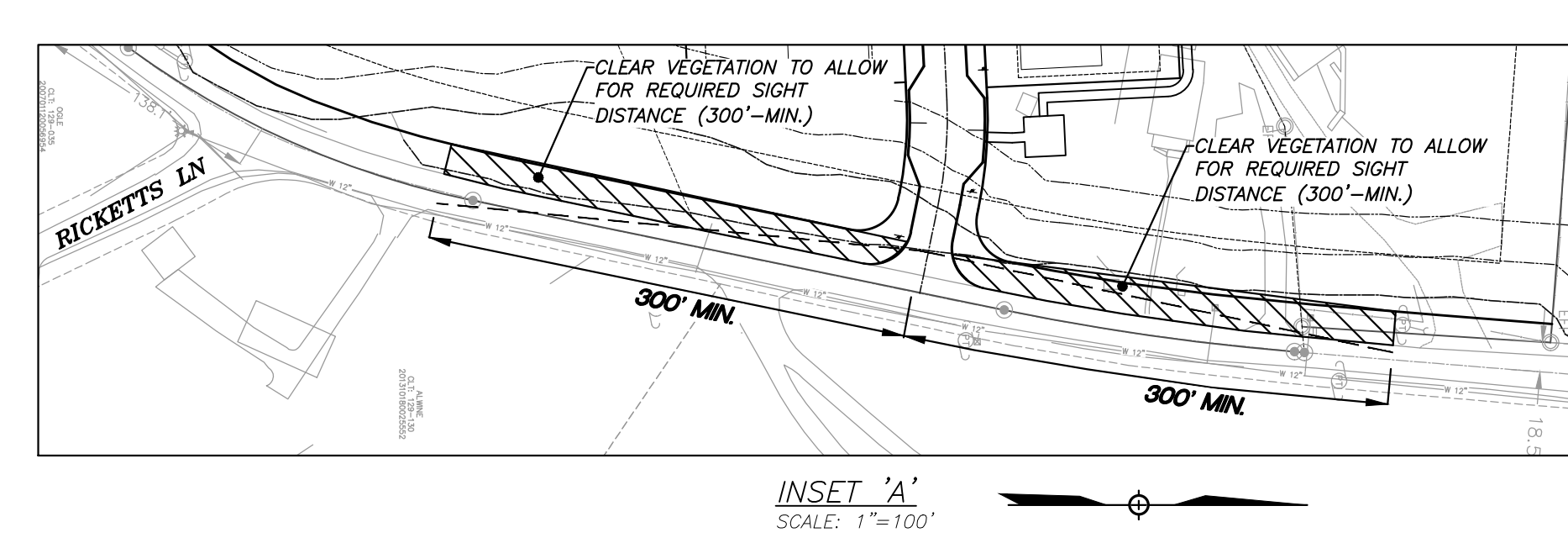
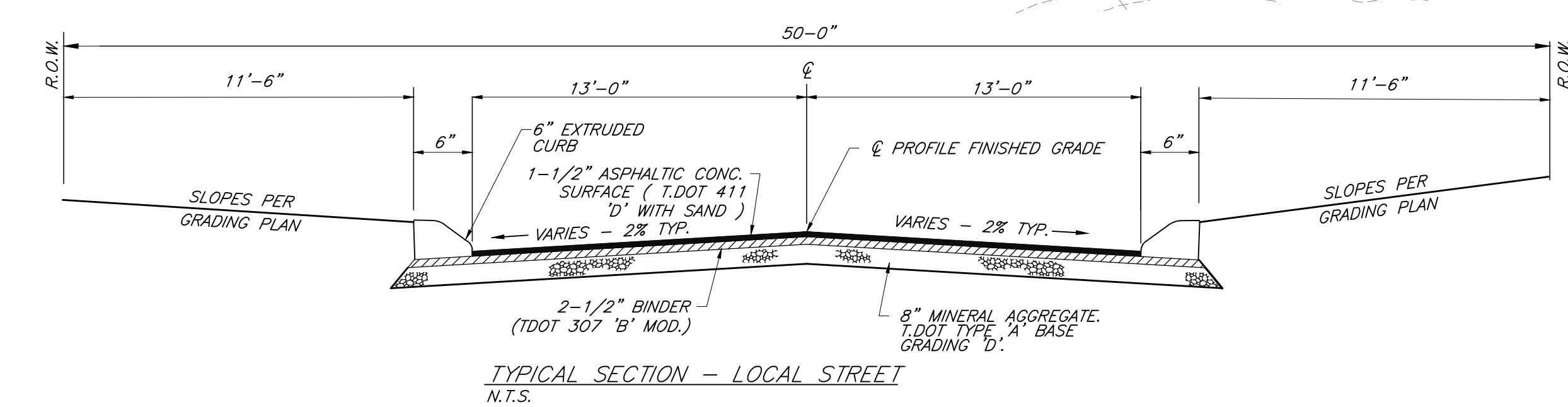
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRACUT, TENNESSEE 37922
(865) 966-1924

DWN: BDS CHK: CAS DWG. NO. 1810024



Revised: 4/2/2019

MPC FILE# 4-SA-19-C / 4-E-19-UR





- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

REFERENCE:
PARCEL 123:
DEED BOOK 1647, PAGE 121
PARCEL 124:
DEED INST. 201507240005483

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

SHEET C-2

PRELIMINARY GRADING PLAN

BROADY GLEN SUBDIVISION

SITE ADDRESS: 1921 MARIETTA CHURCH ROAD (37932)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 129 PARCELS 123 & 124
SCALE: 1"=60' FEBRUARY 25, 2019

DEVELOPER: **HMH DEVELOPMENT, INC.**
12125 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
(865) 414-5347

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

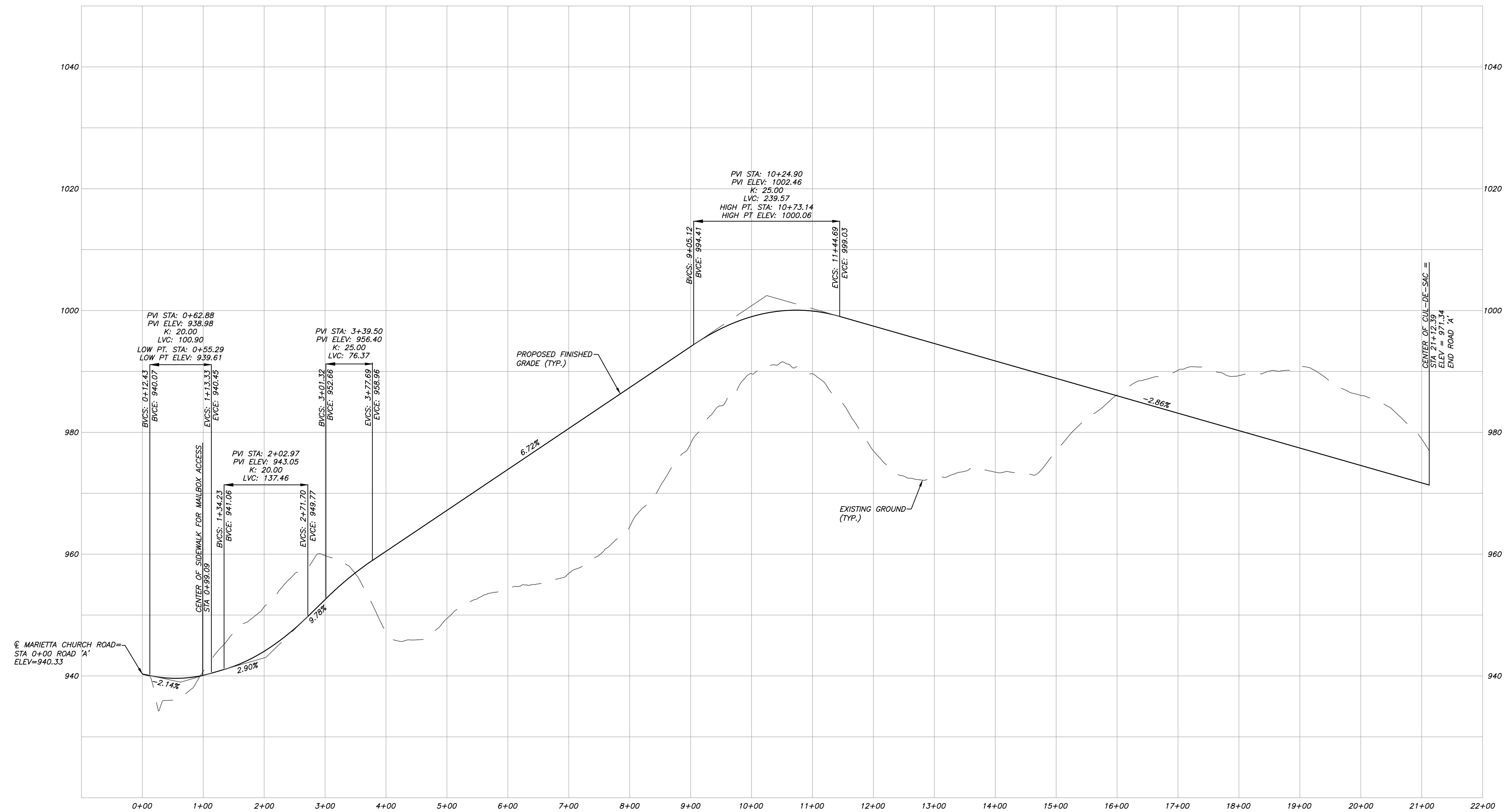
DWN: BDS CHK: CAS DWG. NO. 1810024



Revised: 4/2/2019

MPC FILE# 4-SA-19-C / 4-E-19-UR

GRAPHIC SCALE			
60	0	60	120
2	4/2/19	GENERAL REVISIONS	CAS
1	3/21/19	MPC / KCEPW COMMENTS	BS
REVISION	DATE	DESCRIPTION	BY



PROFILE VIEW ROAD 'A':
1"=100' (HORIZ.)
1"=10' (VERT.)

Revised: 4/2/2019

MPC FILE# 4-SA-19-C / 4-E-19-UR

REVISION	DATE	DESCRIPTION	BY
2	4/2/19	MPC / KCEPW COMMENTS	BS
1	3/21/19	MPC / KCEPW COMMENTS	CAS

SHEET C-3		
ROAD 'A' PROFILE		
BROADY GLEN SUBDIVISION		
SITE ADDRESS: 1921 MARIETTA CHURCH ROAD (37932)		
DIST. NO. W6	KNOX CO., TN.	
CLT MAP 129	PARCELS 123 & 124	
SCALE: AS NOTED	FEBRUARY 25, 2019	
DEVELOPER:	HMH DEVELOPMENT, INC. 12125 HARDIN VALLEY ROAD KNOXVILLE, TN 37932 (865) 414-5347	
	URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924	
DWN: BDS	CHK: CAS	DWG. NO. 1810024