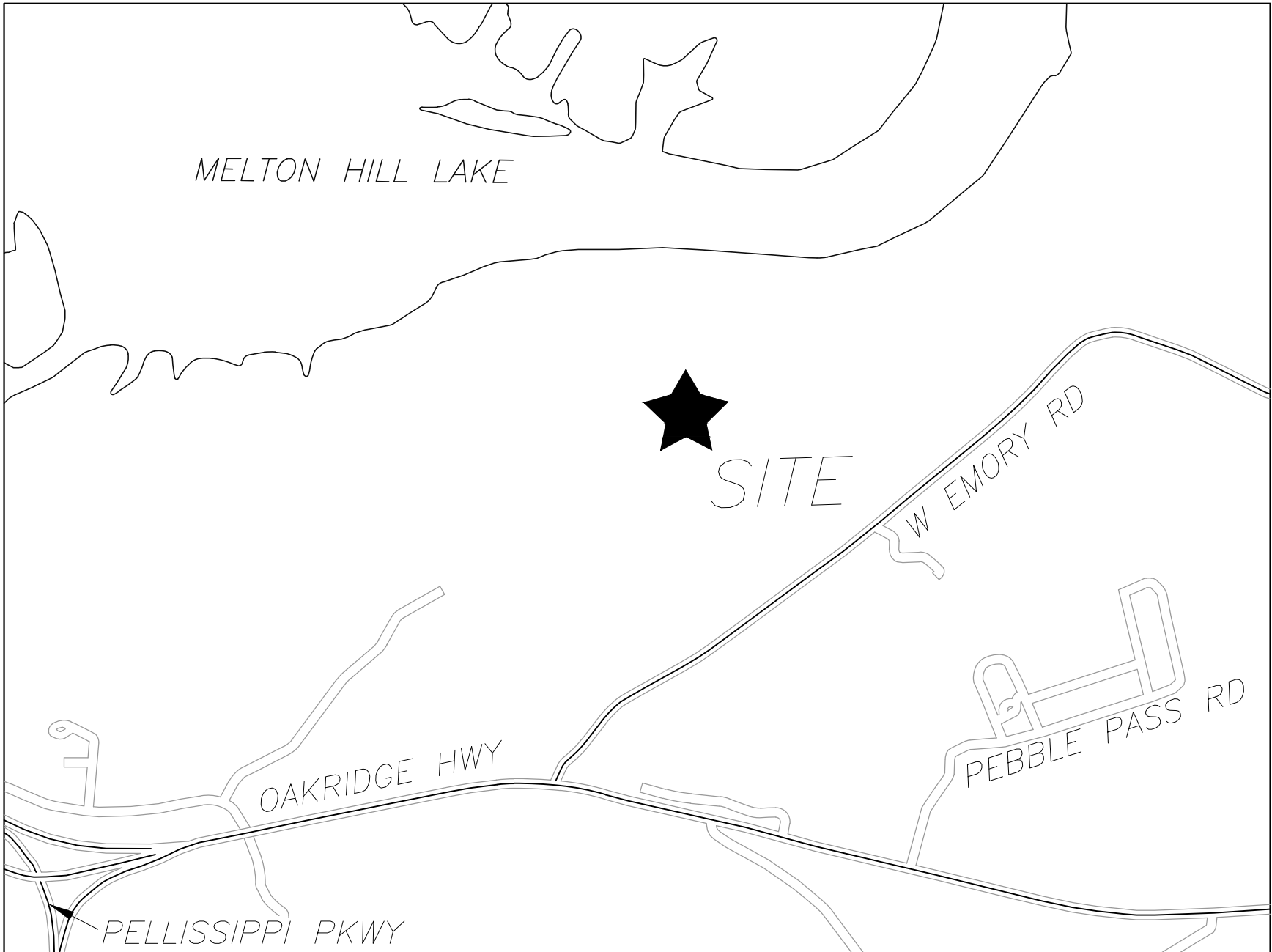


CONCEPT PLAN

U.E.I. PROJECT NO. 2211028

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE, TENNESSEE 37931
TAX MAP: 076, PARCELS: 018.00 & 021.00



LOCATION MAP

VARIANCE REQUESTS / ALTERNATIVE DESIGN STANDARD REQUESTS:

- 1) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 3+06.73 AND 4+11.52 (ROAD B)
- 2) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 5+54.83 AND 6+30.34 (ROAD B)
- 3) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 7+26.38 AND 8+20.44 (ROAD B)
- 4) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 10+30.90 AND 12+30.27 (ROAD B)
- 5) REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 22+02.09 AND 24+60.32 (ROAD B)
- 6) REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 25+83.41 AND 27+15.92 (ROAD B)
- 7) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 30+47.80 AND 32+43.67 (ROAD B)
- 8) REDUCE THE TANGENT DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 40' BETWEEN STATIONS 32+43.67 AND 32+83.67 (ROAD B)
- 9) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 32+83.67 AND 34+80.50 (ROAD B)
- 10) REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 43+57.11 AND 44+47.08 (ROAD B)
- 11) REDUCE THE CENTERLINE RADIUS FROM 250' TO 110' BETWEEN STATIONS 0+20.70 AND 0+88.47 (ROAD C)
- 12) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 5+36.55 AND 7+53.01 (ROAD C)
- 13) REDUCE THE TANGENT DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 34.73' BETWEEN STATIONS 7+53.01 AND 7+87.74 (ROAD C)
- 14) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 7+87.74 AND 9+45.16 (ROAD C)
- 15) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS A AND C
- 16) INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 14.58% BETWEEN STATIONS 2+13.81 AND 2+20.41 (ROAD A)
- 17) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD B AND WEST EMORY ROAD (ROAD B)
- 18) INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 12.01% BETWEEN STATIONS 1+84.73 AND 2+70.07 (ROAD B)
- 19) INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 12.47% BETWEEN STATIONS 43+05.38 AND 45+20.28 (ROAD B)
- 20) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS B AND C
- 21) REDUCE THE MINIMUM TANGENT FOR BROKEN BACK CURVES FROM 150 FT TO 96.04 FT ON ROAD 'B' BETWEEN STA 6+30.34 AND 7+26.38.
- 22) REDUCE THE MINIMUM TANGENT FOR BROKEN BACK CURVES FROM 150 FT TO 73.09 FT ON ROAD 'B' BETWEEN STA 44+47.08 AND 45+20.17.

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923



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 UTILITY DISTRICT
TELEPHONE — AS DIRECTED BY AT&T
CABLE — AS DIRECTED BY COMCAST
SITE DEVELOPMENT — KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET

TYPICAL SECTION / KEY SHEET

SITE PLAN

PRELIMINARY GRADING PLANS

ROADWAY PROFILES

SHEET

C-0

C-1

C-2 THRU C-5

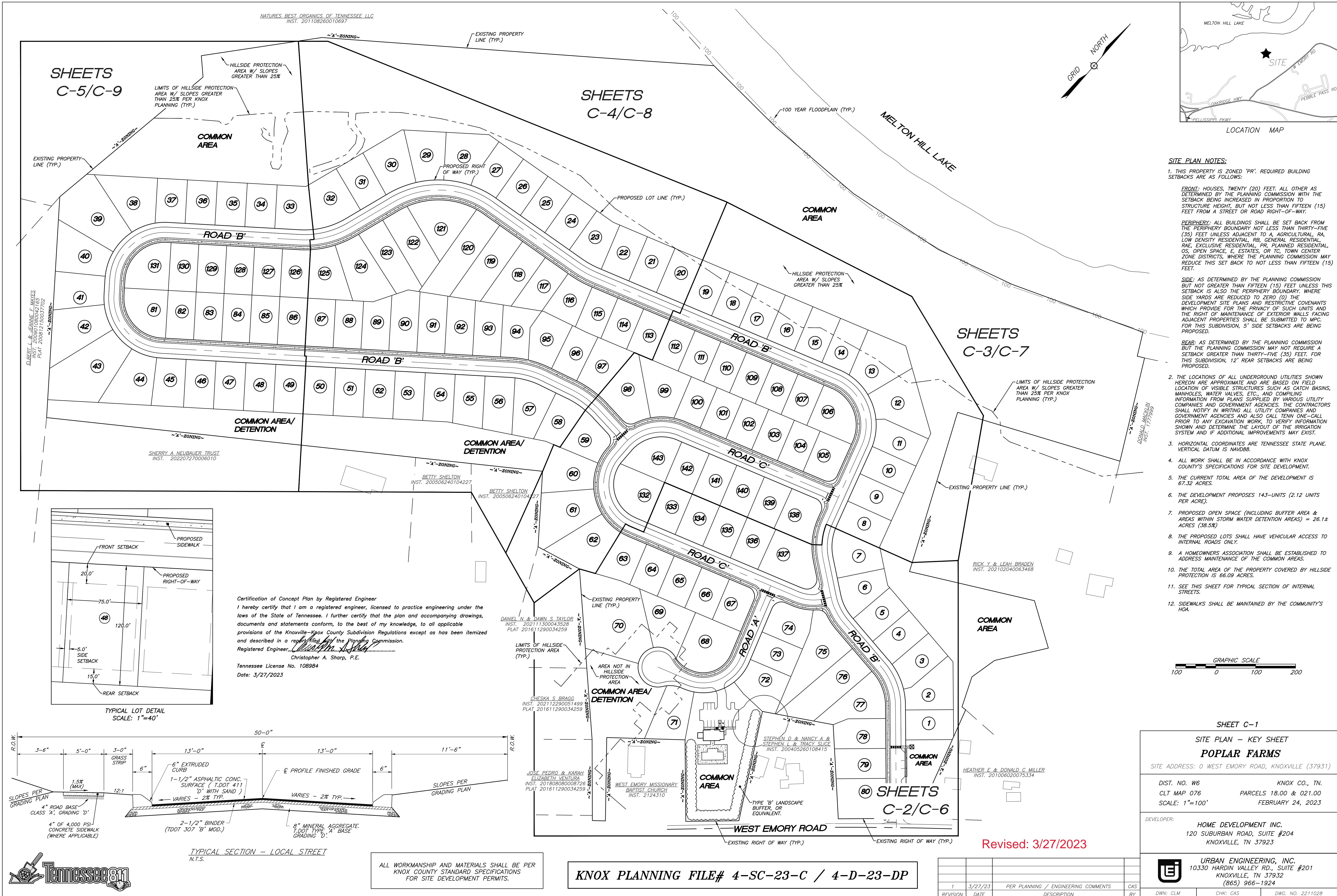
C-6 THRU C-9

C-10 THRU C-15

Revised: 3/27/2023

KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

2	3/37/23	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



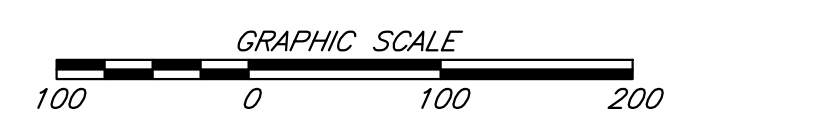
- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

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 TC, 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 67.32 ACRES.
 6. THE DEVELOPMENT PROPOSES 143-UNITS (2.12 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 26.1± ACRES (38.5%).
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 66.09 ACRES.
 11. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.
 12. SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.



SHEET C-1

SITE PLAN - KEY SHEET

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6

CLT MAP 076

SCALE: 1"=100'

KNOX CO., TN.

PARCELS 18.00 & 021.00

FEBRUARY 24, 2023

DEVELOPER:

HOME DEVELOPMENT INC.

120 SUBURBAN ROAD, SUITE #204

KNOXVILLE, TN 37923

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY RD., SUITE #201

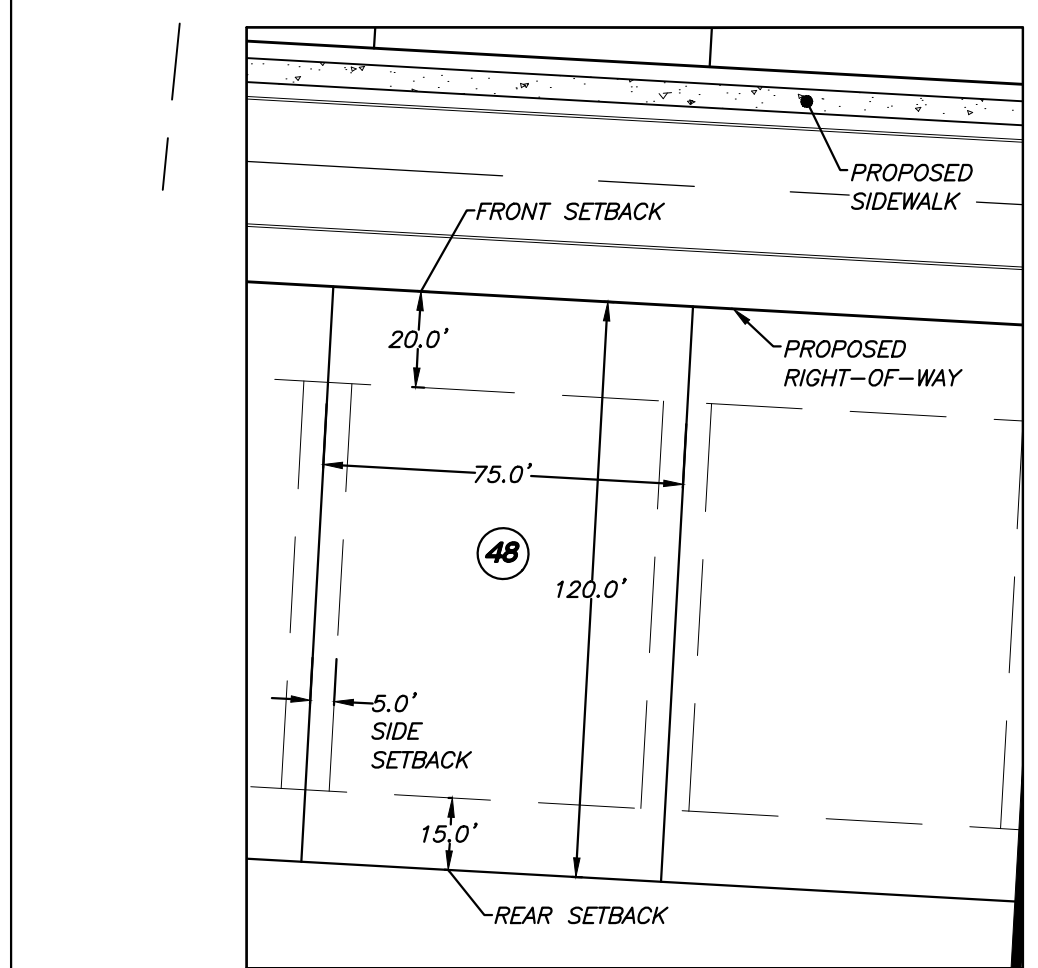
KNOXVILLE, TN 37932

(865) 966-1924

DWN: CLM

CHK: CAS

DWG. NO. 2211028



Certification of Concept Plan by Registered Engineer

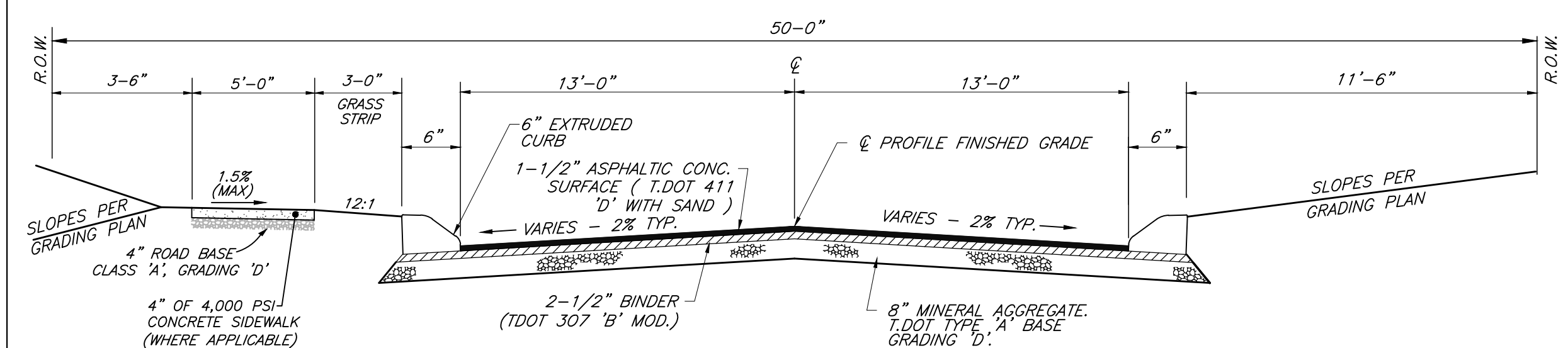
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer, *Christopher A. Sharp*

Christopher A. Sharp, P.E.

Tennessee License No. 108984

Date: 3/27/2023

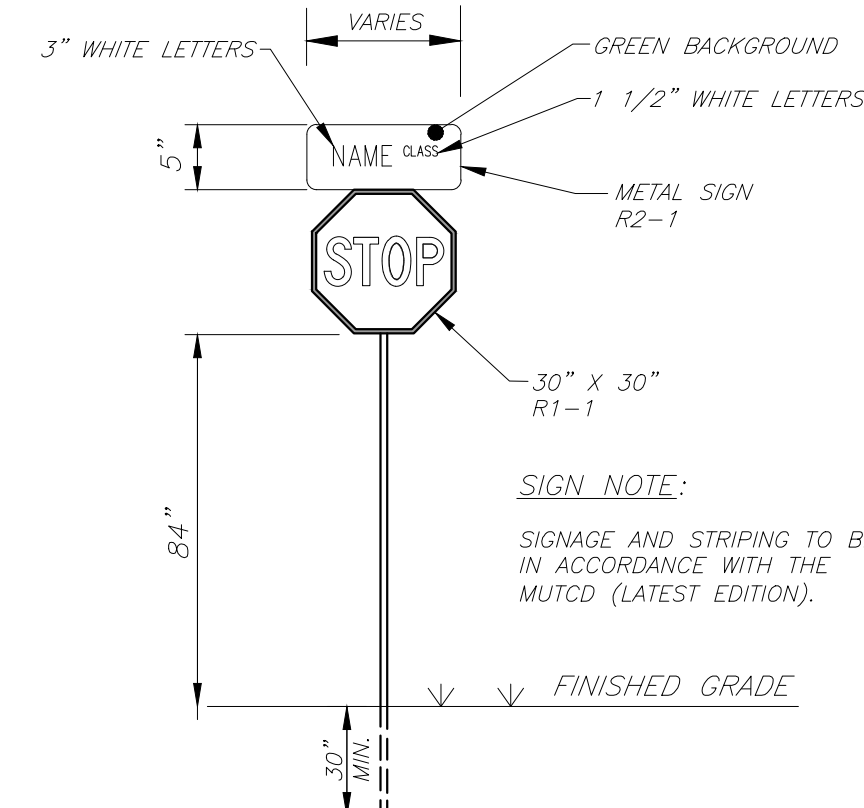


ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

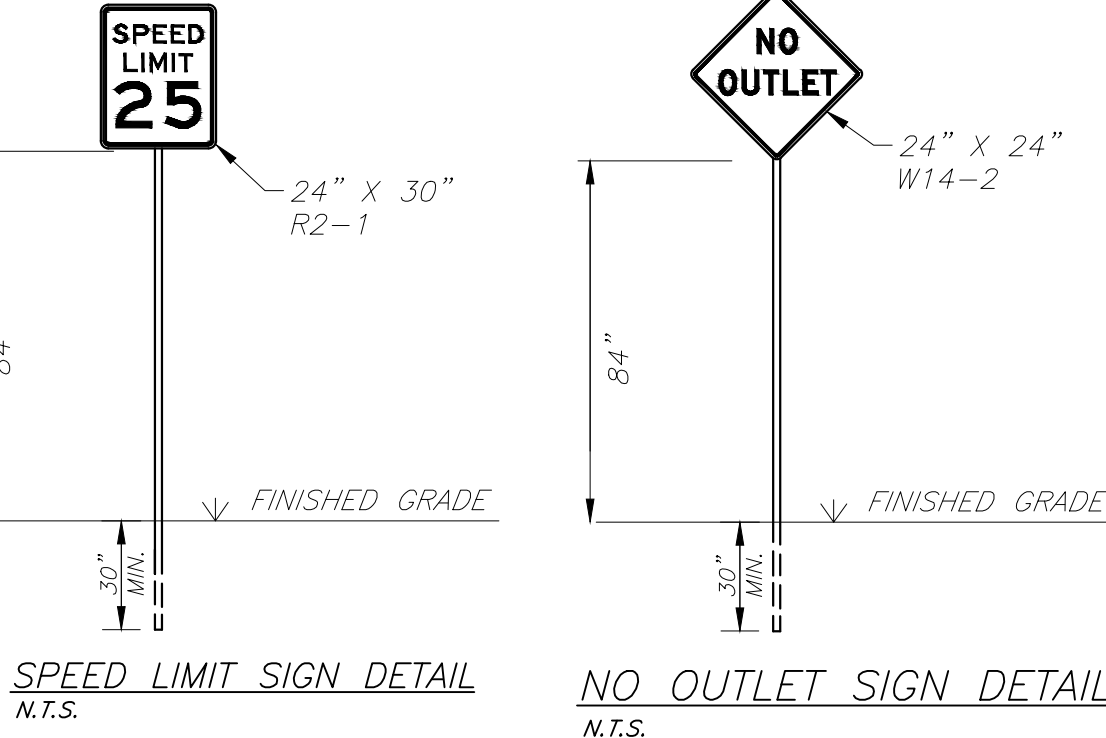
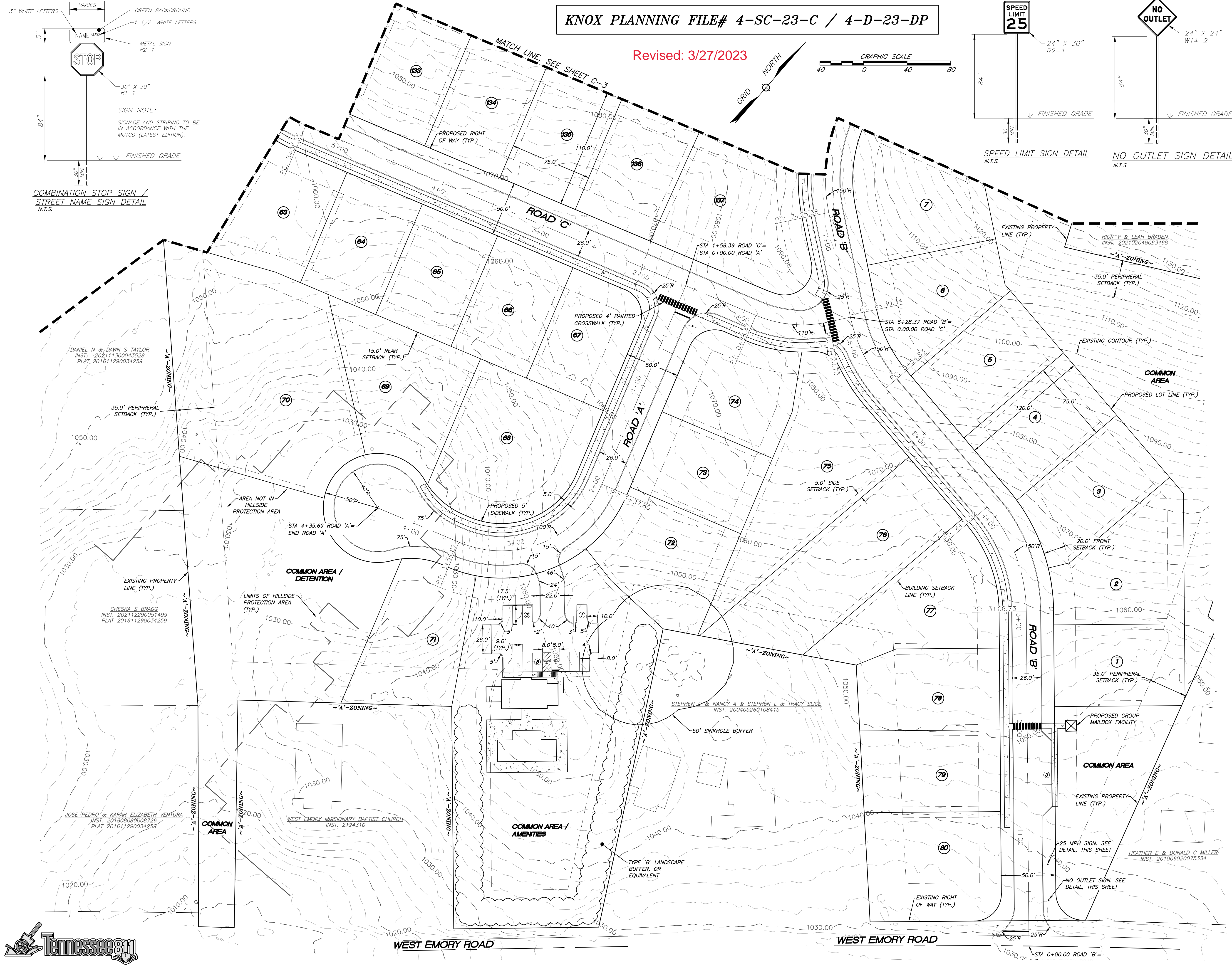
KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

Revised: 3/27/2023

REVISION	DATE	DESCRIPTION	CAS
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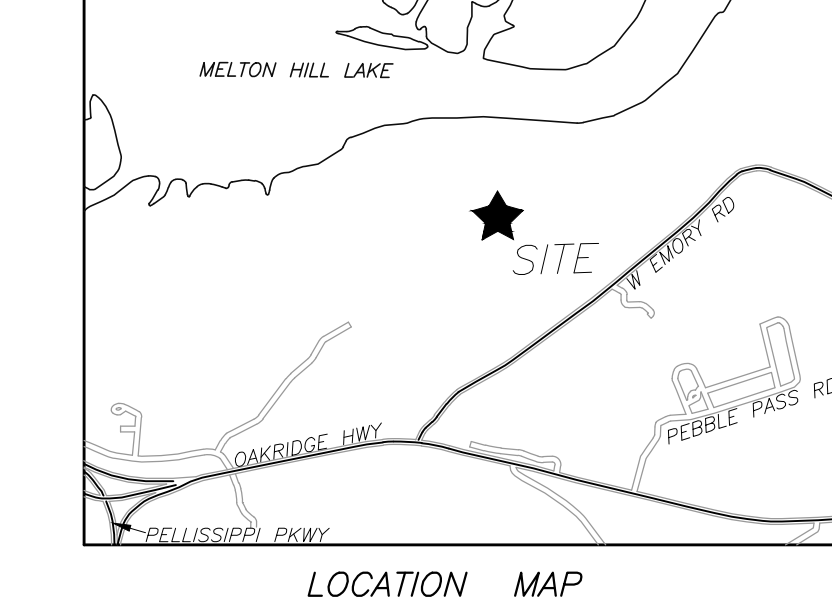


COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.



SPEED LIMIT SIGN DETAIL
N.T.S.

NO OUTLET SIGN DETAIL
N.T.S.



LOCATION MAP

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.

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3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 67.32 ACRES.

6. THE DEVELOPMENT PROPOSES 143-UNITS (2.12 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 26.1± ACRES (38.5%).

8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

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10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 66.09 ACRES.

11. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.

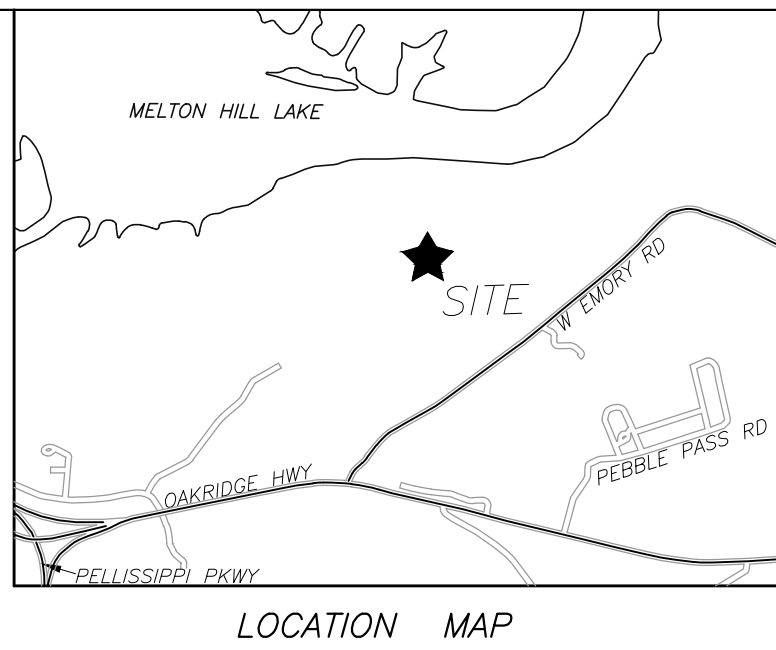
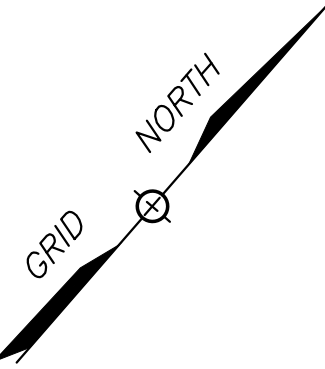
12. SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.

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

SHEET C-2			
SITE PLAN			
POPLAR FARMS			
ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)			
DIST. NO. W6		KNOX CO., TN.	
CLT MAP 076		PARCELS 18.00 & 021.00	
SCALE: 1"=40'		FEBRUARY 24, 2023	
DEVELOPER:			
HOME DEVELOPMENT INC. 120 SUBURBAN ROAD, SUITE #204 KNOXVILLE, TN 37923			
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD., SUITE #201 KNOXVILLE, TN 37932 (865) 966-1924			
N: CLM		CHK: CAS	DWG. NO. 2211028
3/27/23		PER PLANNING / ENGINEERING COMMENTS	CAS
N	DATE	DESCRIPTION	BY

KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

Revised: 3/27/2023



SITE PLAN NOTES:

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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.

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3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 67.32 ACRES.

6. THE DEVELOPMENT PROPOSES 143-UNITS (2.12 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 26.1± ACRES (38.5%).

8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 66.09 ACRES.

11. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.

12. SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.

SHEET C-3

SITE PLAN

POPLAR FARMS

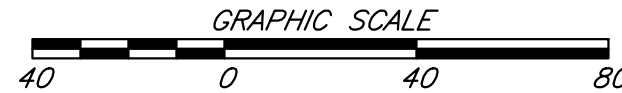
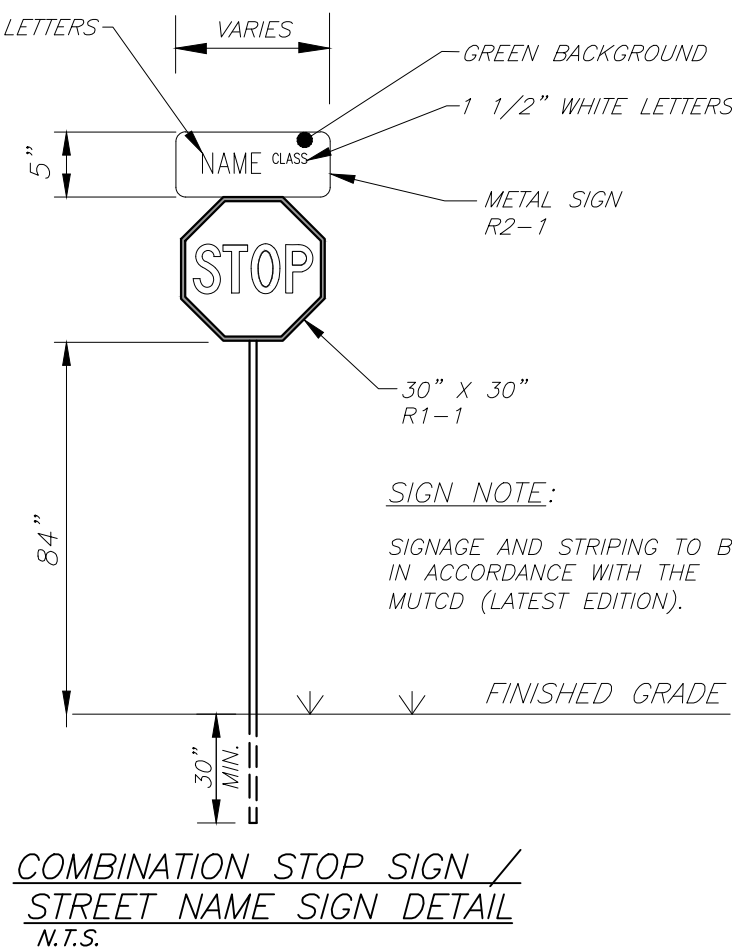
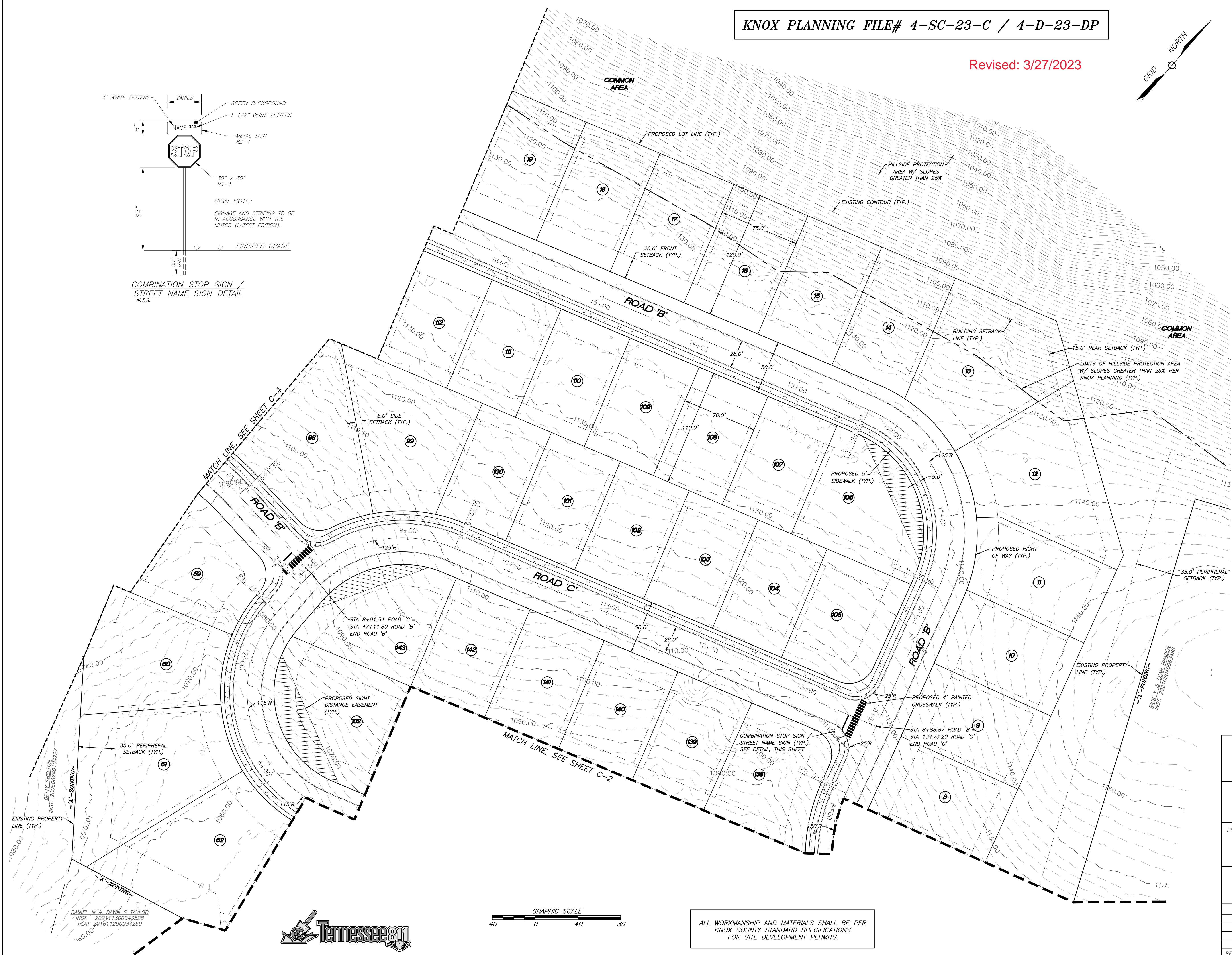
SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 076 PARCELS 18.00 & 021.00
SCALE: 1"=40' FEBRUARY 24, 2023

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN:	CLM	CHK:	CAS	DWG. NO.	2211028
1	3/27/23	PER PLANNING / ENGINEERING COMMENTS	CAS		
REVISION	DATE	DESCRIPTION	BY		

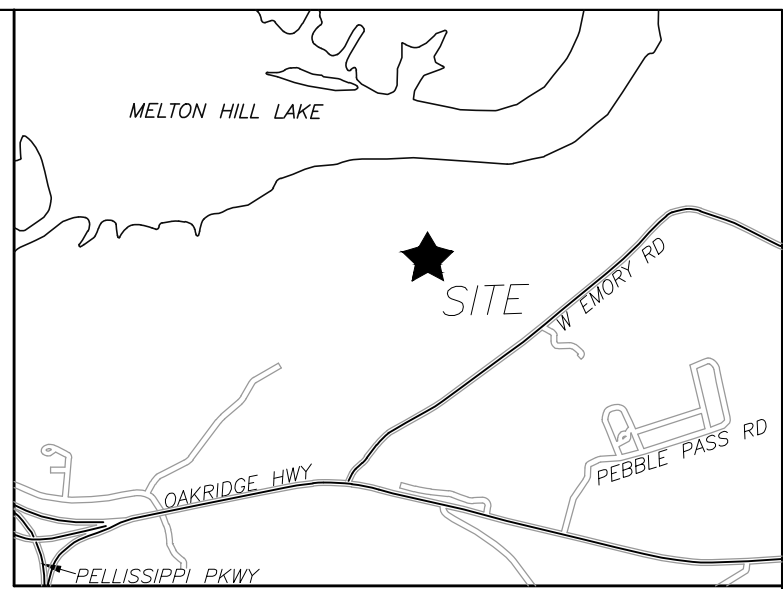
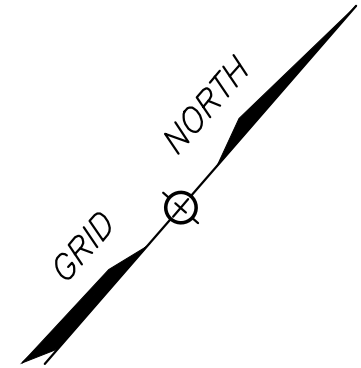


ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

Revised: 3/27/2023



LOCATION MAP

SITE PLAN NOTES:

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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.

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SHEET C-4

SITE PLAN

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 076 PARCELS 18.00 & 021.00
SCALE: 1"=40' FEBRUARY 24, 2023

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

URBAN ENGINEERING, INC.
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DWN: CLM CHK: CAS DWG. NO. 2211028

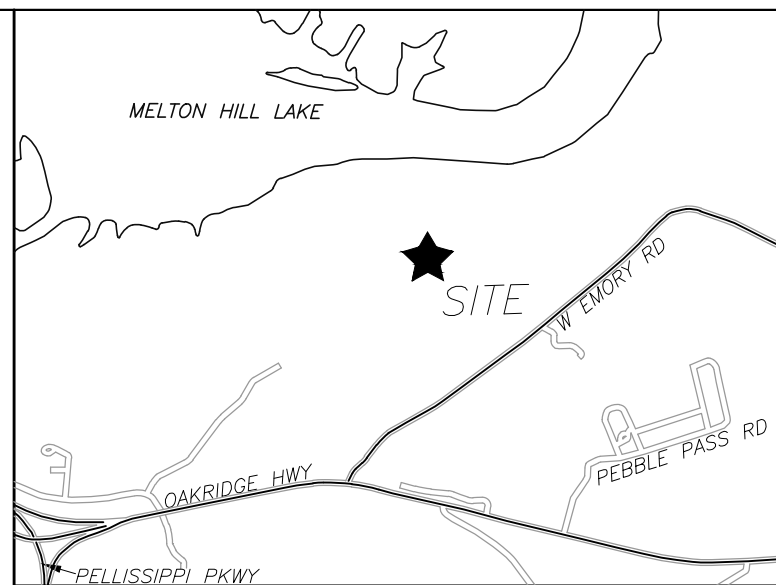
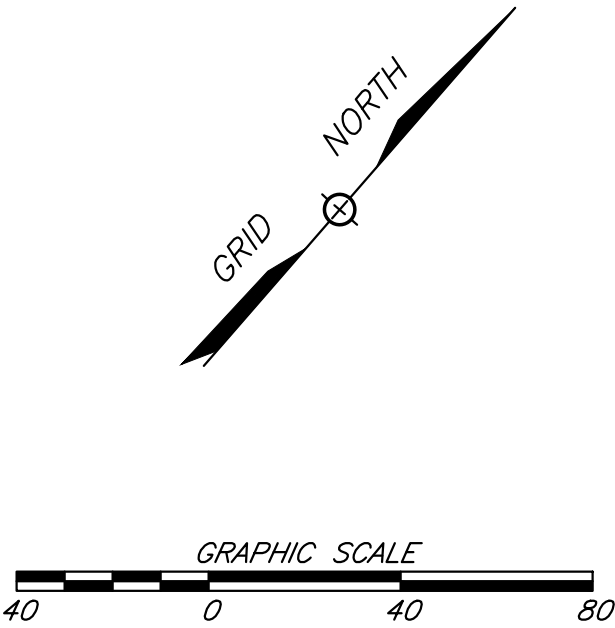
REVISION	DATE	DESCRIPTION	BY
1	3/27/23	PER PLANNING / ENGINEERING COMMENTS	CAS



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



Revised: 3/27/2023



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 TC, 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 NAVD88.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 67.32 ACRES.

6. THE DEVELOPMENT PROPOSES 143-UNITS (2.12 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 26.1± ACRES (38.5%).

8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 66.09 ACRES.

11. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.

12. SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.

SHEET C-5

SITE PLAN

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 076 PARCELS 18.00 & 021.00
SCALE: 1"=40' FEBRUARY 24, 2023

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2211028

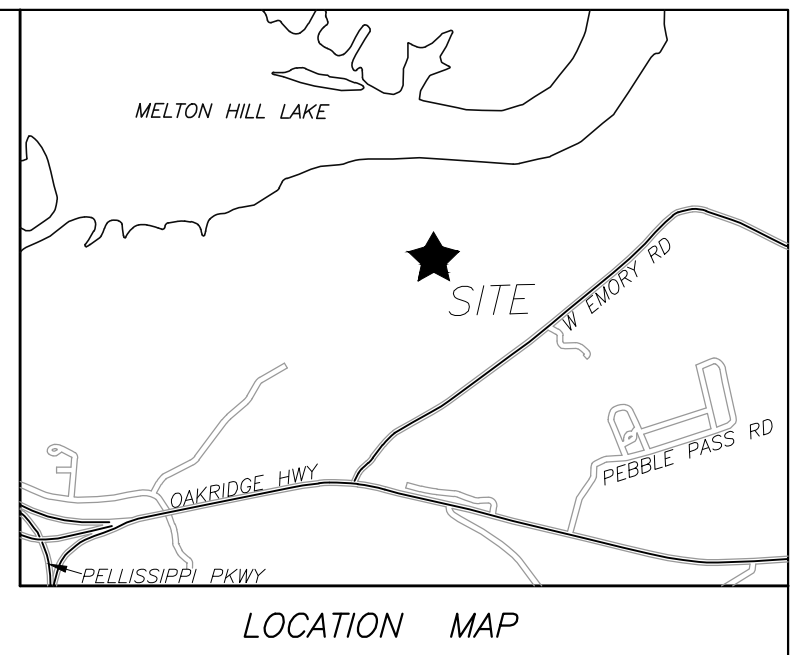
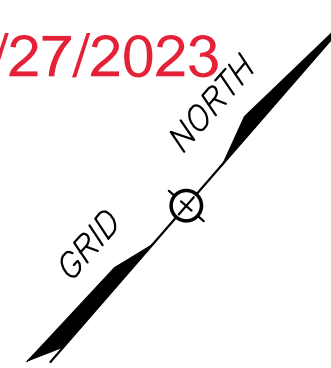
REVISION	DATE	DESCRIPTION	BY
1	3/27/23	PER PLANNING / ENGINEERING COMMENTS	CAS



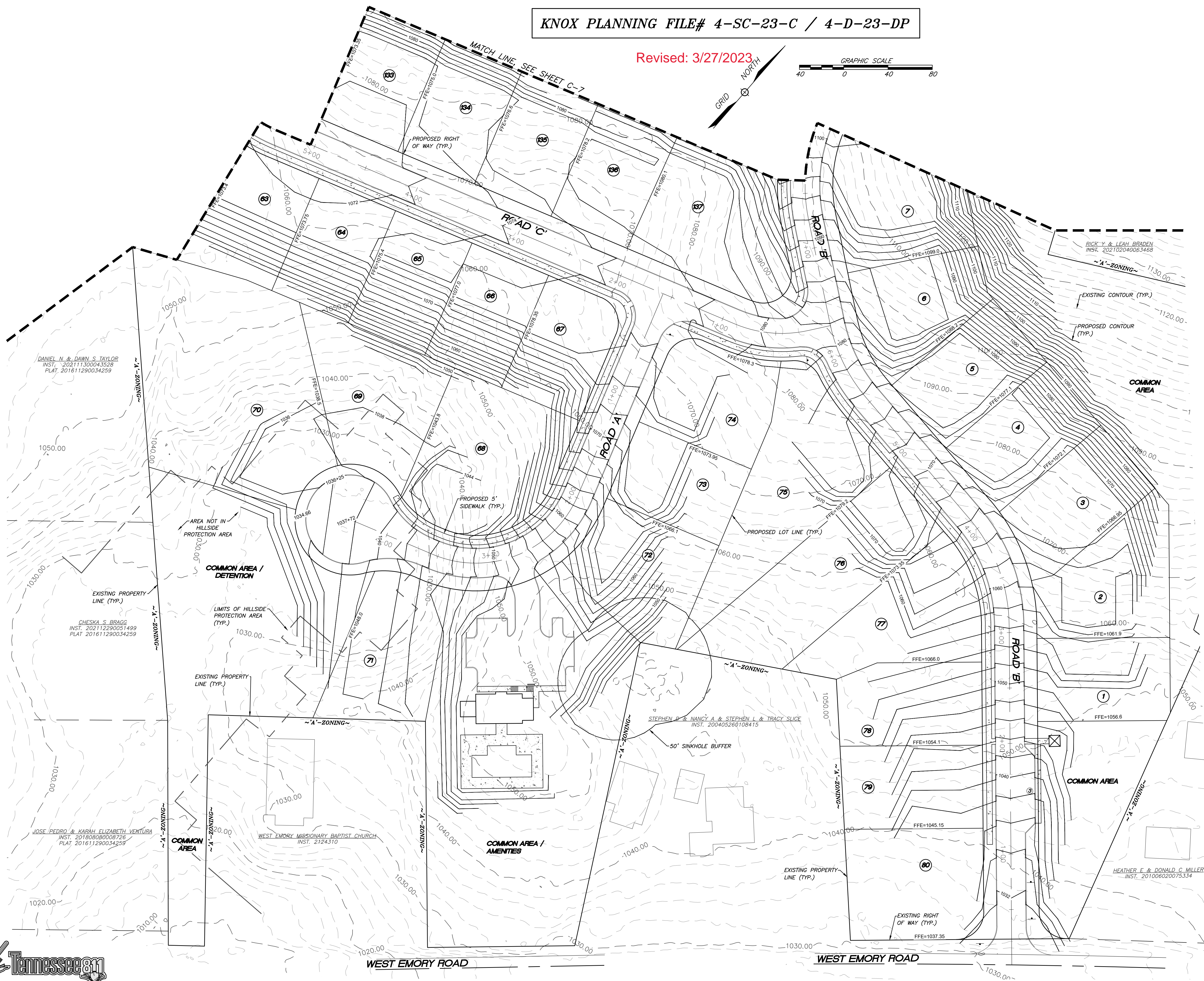
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

Revised: 3/27/2023



- GRADING PLAN NOTES:**
1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.
 2. THE APPROXIMATE DISTURBED AREA IN THE HP OVERLAY IS 30.0-ACRES.



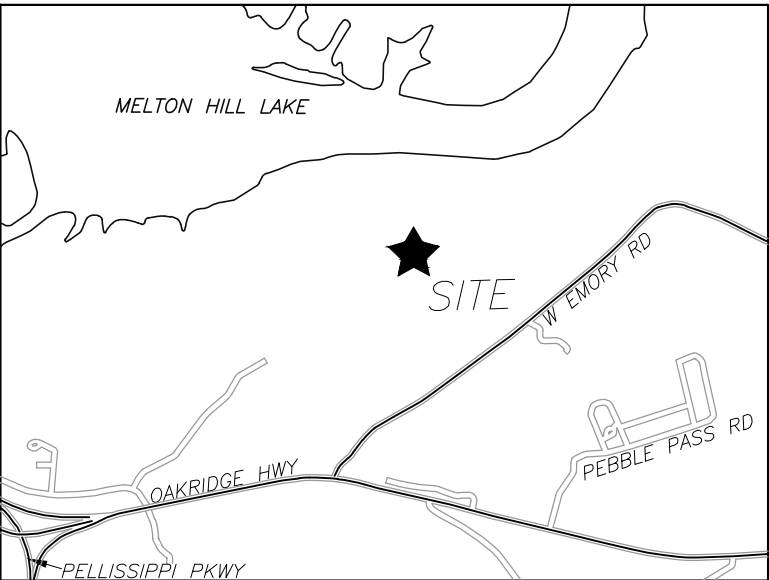
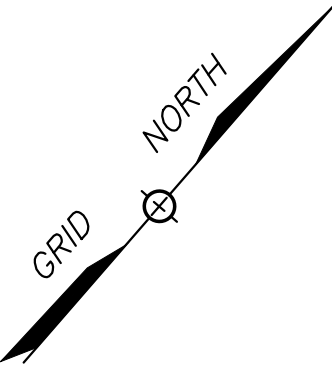
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

SHEET C-6			
PRELIMINARY GRADING PLAN			
POPLAR FARMS			
SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)			
DIST. NO. W6		KNOX CO., TN.	
CLT MAP 076		PARCELS 18.00 & 021.00	
SCALE: 1"=40'		FEBRUARY 24, 2023	
DEVELOPER:			
HOME DEVELOPMENT INC. 120 SUBURBAN ROAD, SUITE #204 KNOXVILLE, TN 37923			
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD., SUITE #201 KNOXVILLE, TN 37932 (865) 966-1924			
DWN: CLM		CHK: CAS	DWG. NO. 2211028
1	3/27/23	PER PLANNING / ENGINEERING COMMENTS	
REVISION	DATE	DESCRIPTION	



KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

Revised: 3/27/2023



LOCATION MAP

- GRADING PLAN NOTES:**
1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.
 2. THE APPROXIMATE DISTURBED AREA IN THE HP OVERLAY IS 30.0-ACRES.



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

SHEET C-7

PRELIMINARY GRADING PLAN
POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

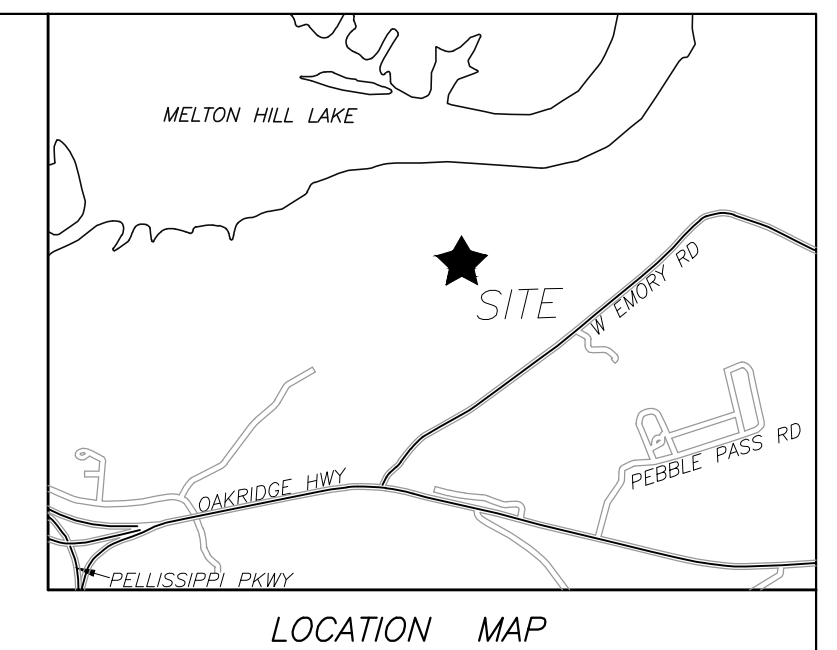
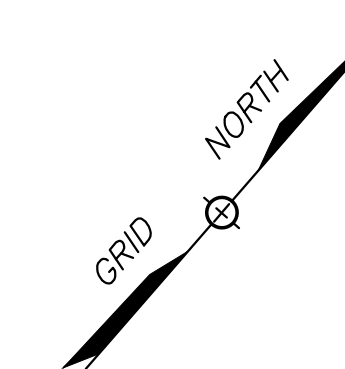
DIST. NO. W6 KNOX CO., TN.
CLT MAP 076 PARCELS 18.00 & 021.00
SCALE: 1"=40' FEBRUARY 24, 2023

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

 **URBAN ENGINEERING, INC.**
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN: CLM	CHK: CAS	DWG. NO. 2211028	
1	3/27/23	PER PLANNING / ENGINEERING COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

Revised: 3/27/2023

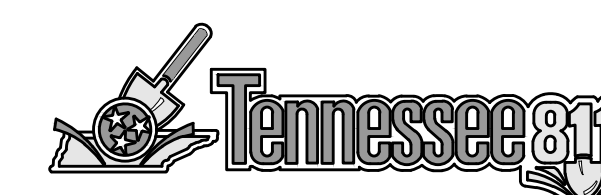


GRADING PLAN NOTES:

1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.
2. THE APPROXIMATE DISTURBED AREA IN THE HP OVERLAY IS 30.0-ACRES.



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



SHEET C-8

PRELIMINARY GRADING PLAN
POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6
CLT MAP 076
SCALE: 1"=40'

KNOX CO., TN.
PARCELS 18.00 & 021.00
FEBRUARY 24, 2023

DEVELOPER: HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

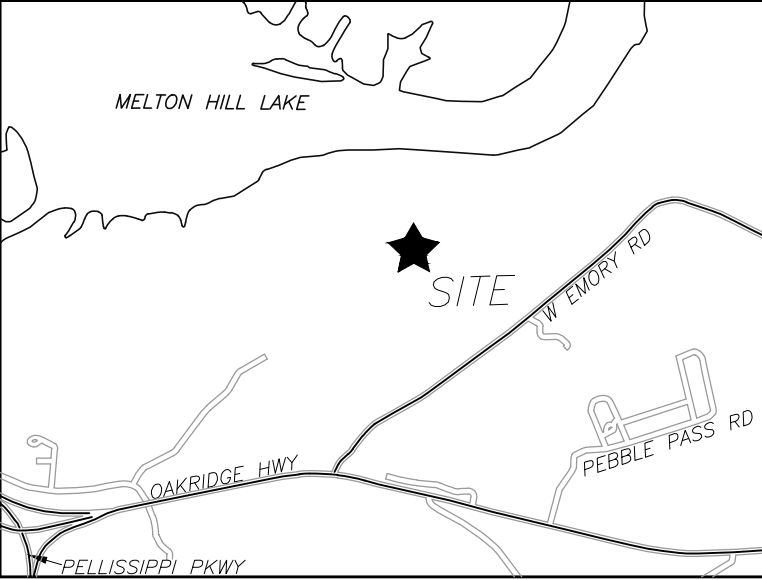
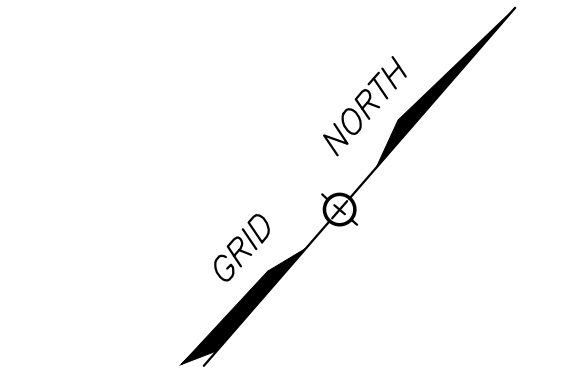


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

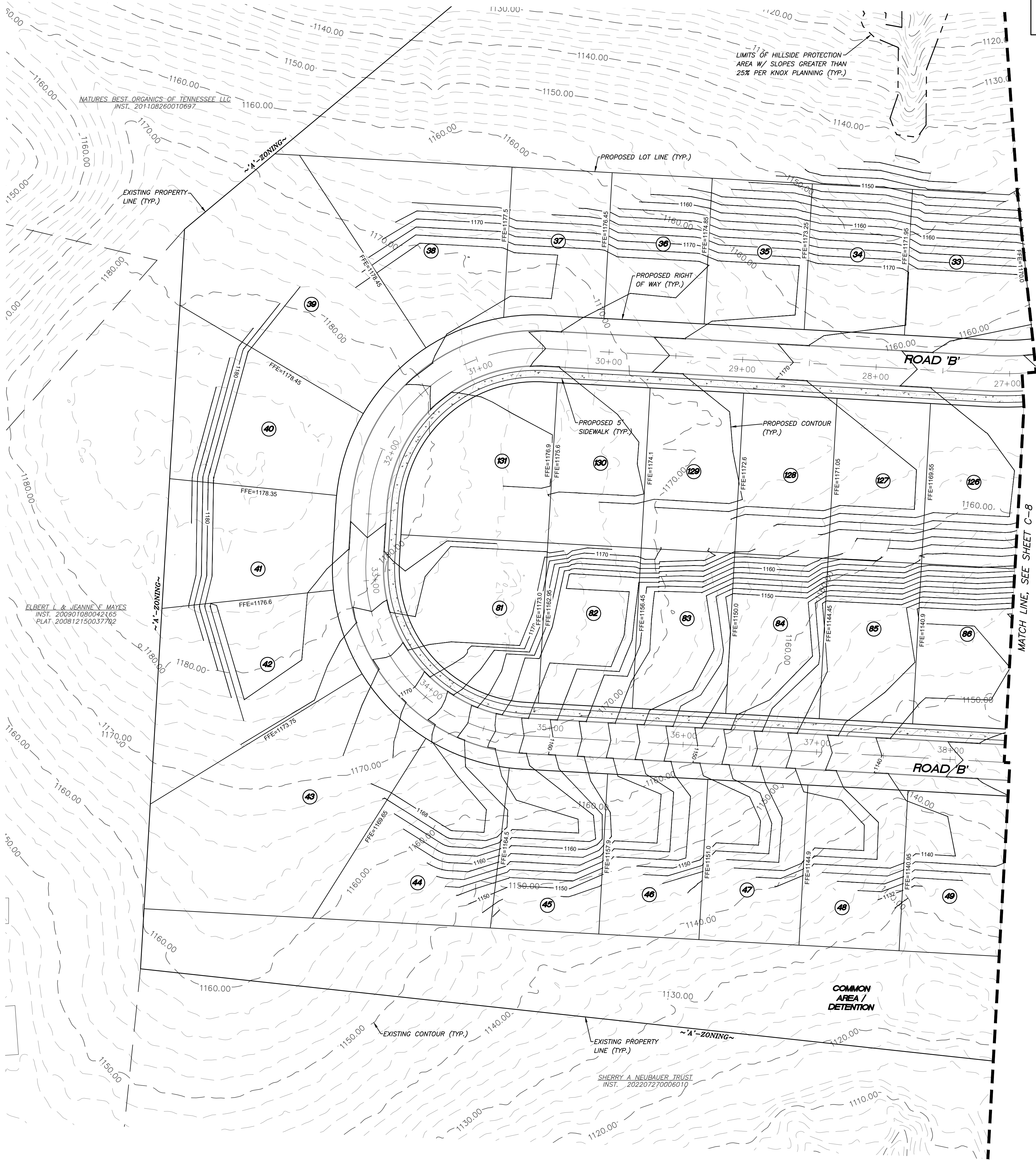
DWN: CLM	CHK: CAS	DWG. NO. 2211028
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1	3/27/23	PER PLANNING / ENGINEERING COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY


Revised: 3/27/2023

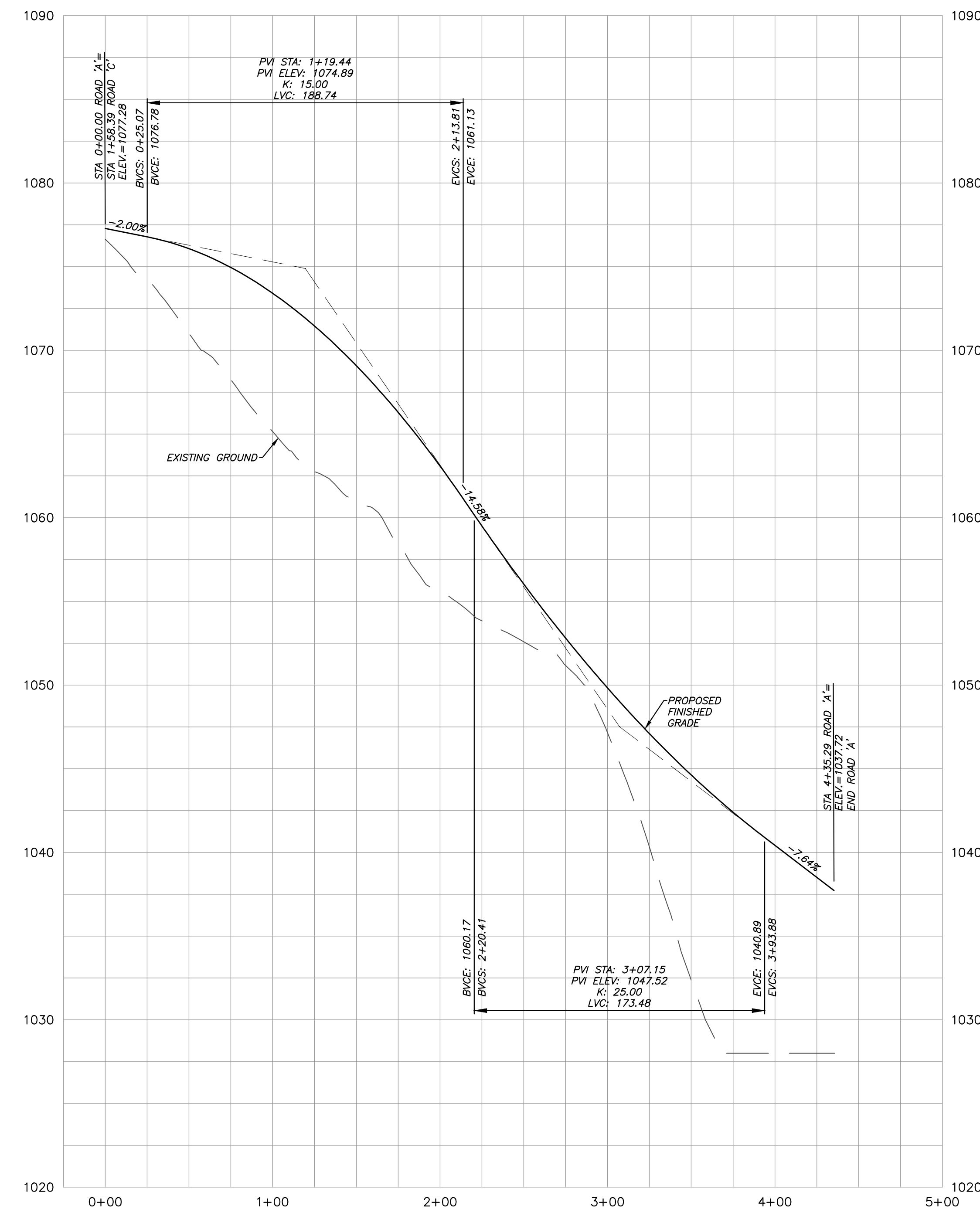


GRADING PLAN NOTES:
1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.
2. THE APPROXIMATE DISTURBED AREA IN THE HP OVERLAY IS 30.0-ACRES.



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

SHEET C-9			
PRELIMINARY PLAN			
POPLAR FARMS			
SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)			
DIST. NO. W6		KNOX CO., TN.	
CLT MAP 076		PARCELS 18.00 & 021.00	
SCALE: 1"=40'		FEBRUARY 24, 2023	
DEVELOPER:			
HOME DEVELOPMENT INC.			
120 SUBURBAN ROAD, SUITE #204			
KNOXVILLE, TN 37923			
URBAN ENGINEERING, INC.			
10330 HARDIN VALLEY RD., SUITE #201			
KNOXVILLE, TN 37932			
(865) 966-1924			
			
DWN: CLM		CHK: CAS	DWG. NO. 2211028
1	3/27/23	PER PLANNING / ENGINEERING COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY



PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

Revised: 3/27/2023

KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

SHEET C-10

ROAD PROFILES

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

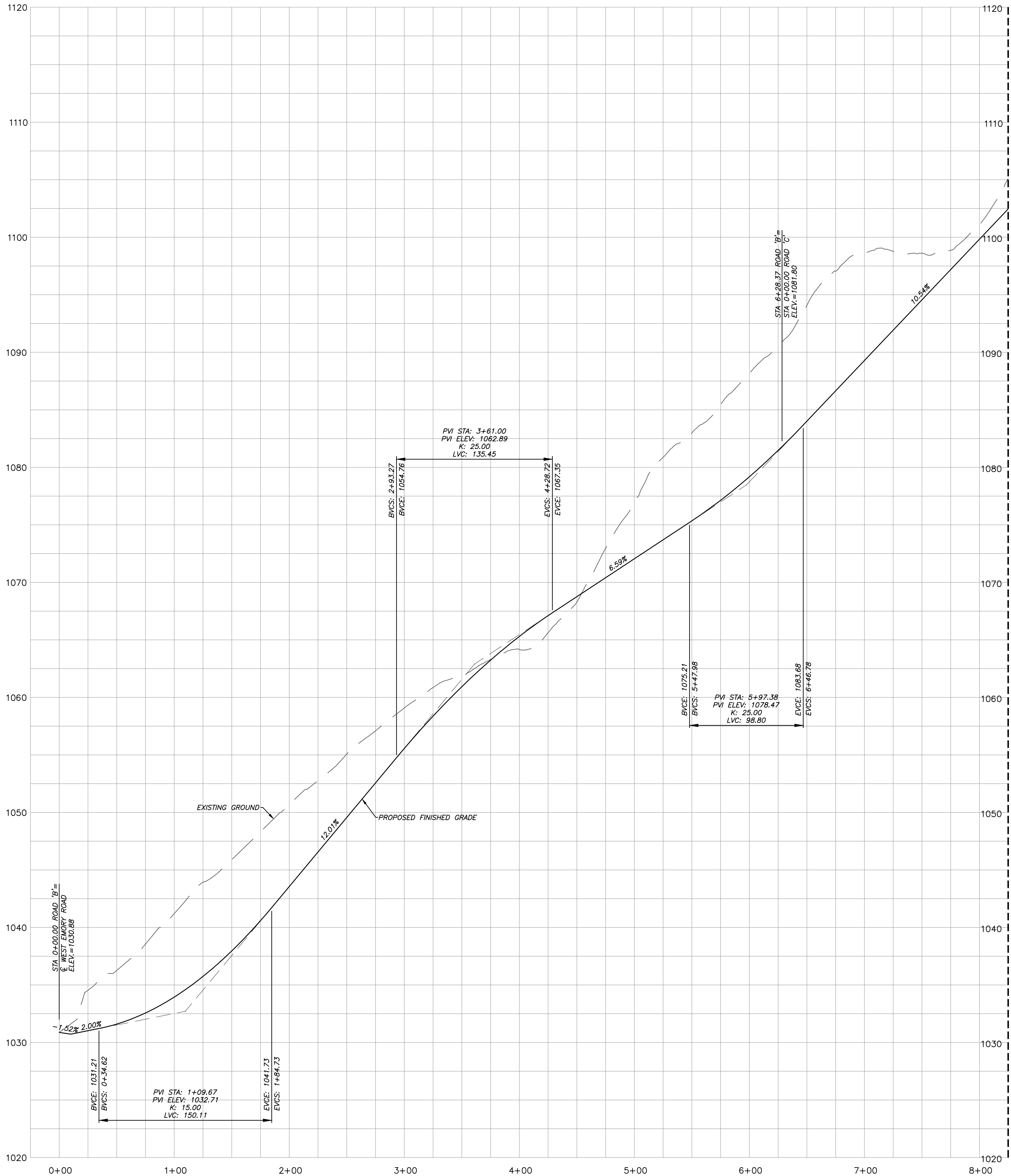
DIST. NO. W6 KNOX CO., TN.
CLT MAP 076 PARCELS 18.00 & 021.00
SCALE: AS NOTED FEBRUARY 24, 2023

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

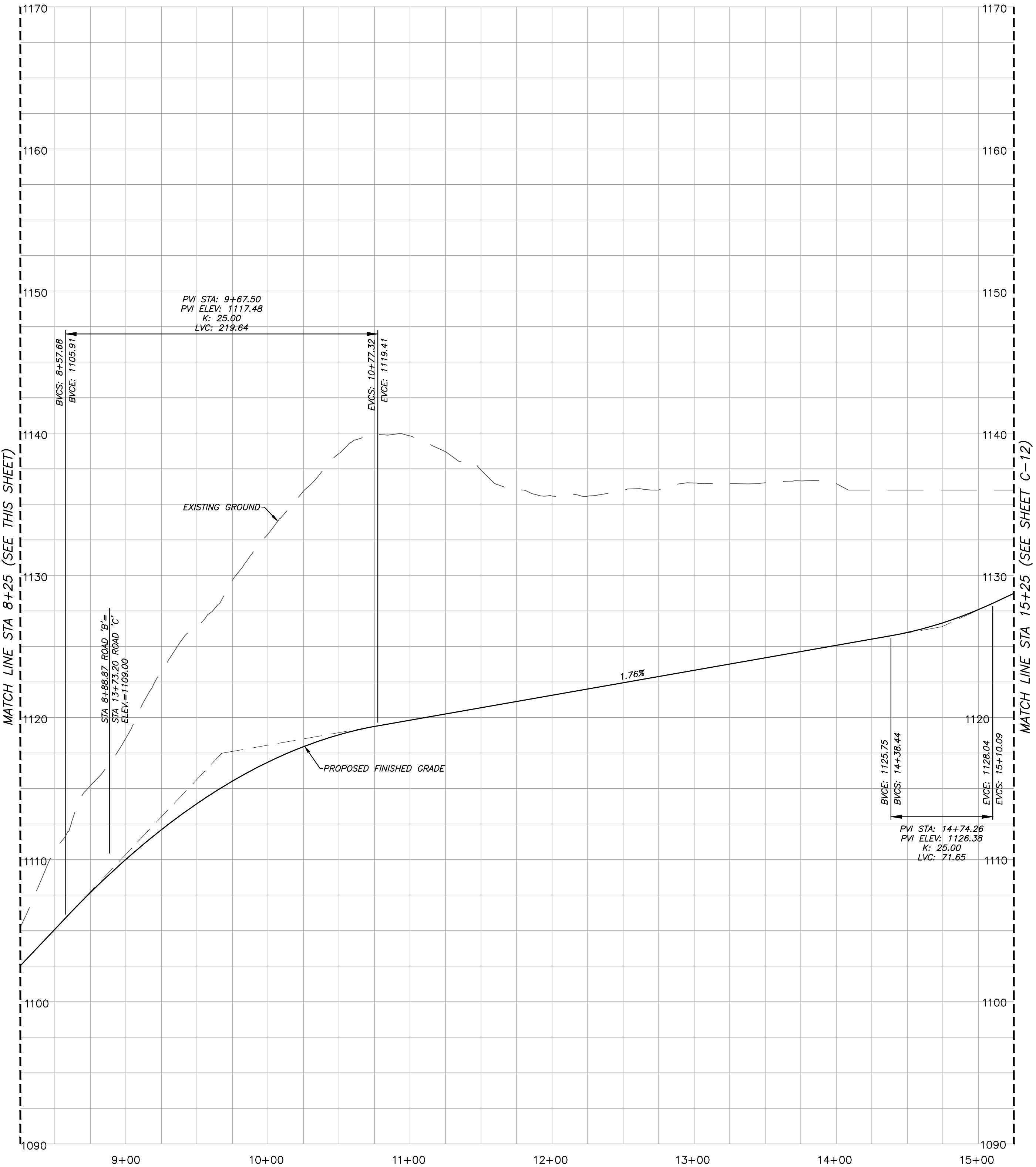
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN: CLM	CHK: CAS	DWG. NO. 2211028	
1	3/27/23	GENERAL REVISIONS	CAS
REVISION	DATE	DESCRIPTION	BY





PROFILE VIEW: ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE VIEW: ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

Revised: 3/27/2023

1	3/27/23	GENERAL REVISIONS	CAS
REVISION	DATE	DESCRIPTION	BY
DWN: CLM CHK: CAS DWG. NO. 2211028			

SHEET C-11

ROAD PROFILES

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6 KNOX CO., TN.

CLT MAP 076 PARCELS 18.00 & 021.00

SCALE: AS NOTED FEBRUARY 24, 2023

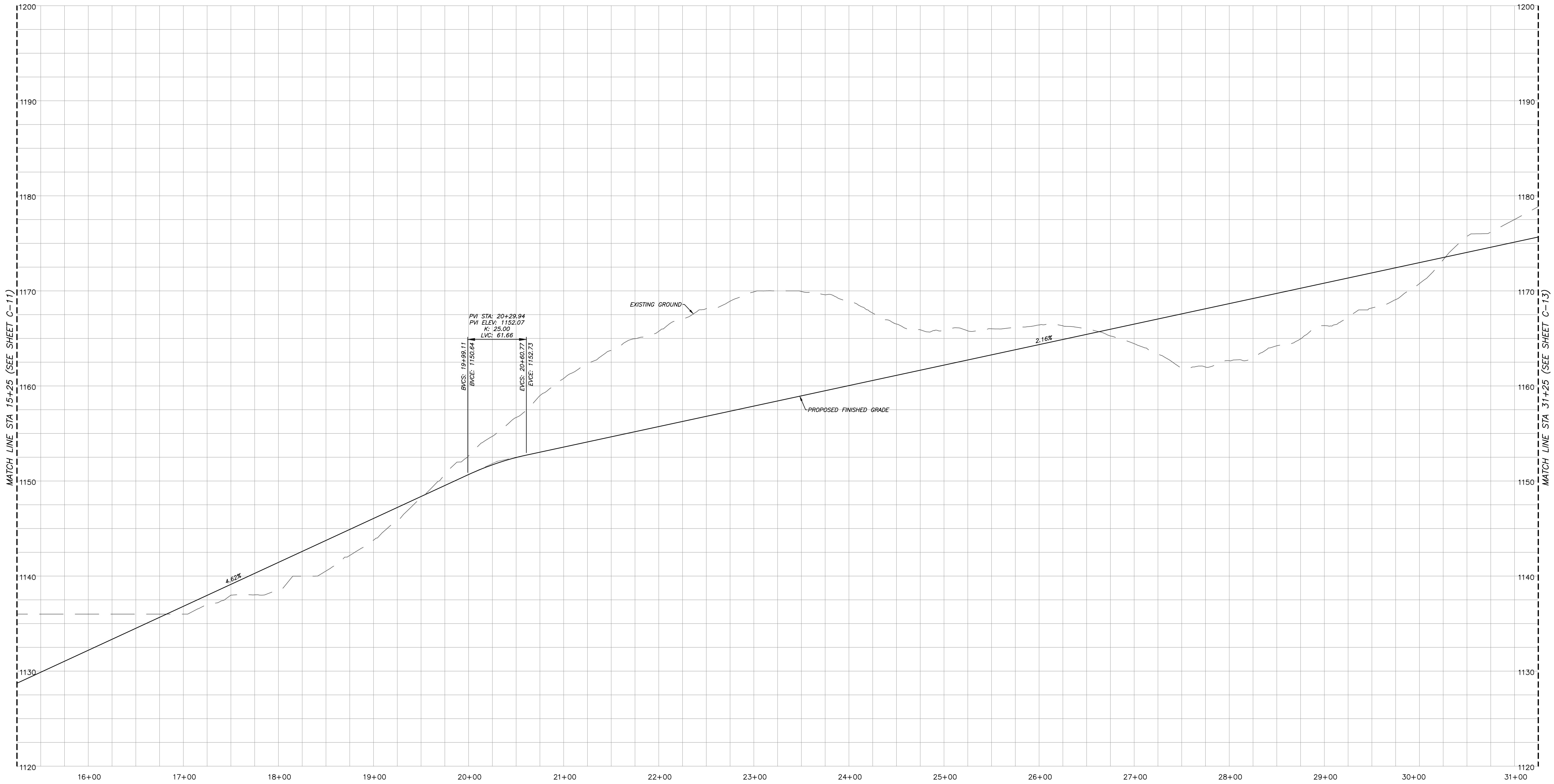
DEVELOPER:

HOME DEVELOPMENT INC.

120 SUBURBAN ROAD, SUITE #204

KNOXVILLE, TN 37923

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924



PROFILE VIEW: ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

Revised: 3/27/2023

KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

SHEET C-12

ROAD PROFILES

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6

KNOX CO., TN.

CLT MAP 076

PARCELS 18.00 & 021.00

SCALE: AS NOTED


FEBRUARY 24, 2023

DEVELOPER:

HOME DEVELOPMENT INC.

120 SUBURBAN ROAD, SUITE #204

KNOXVILLE, TN 37923



URBAN ENGINEERING, INC.

10330 HARDIN VALLEY RD., SUITE #201

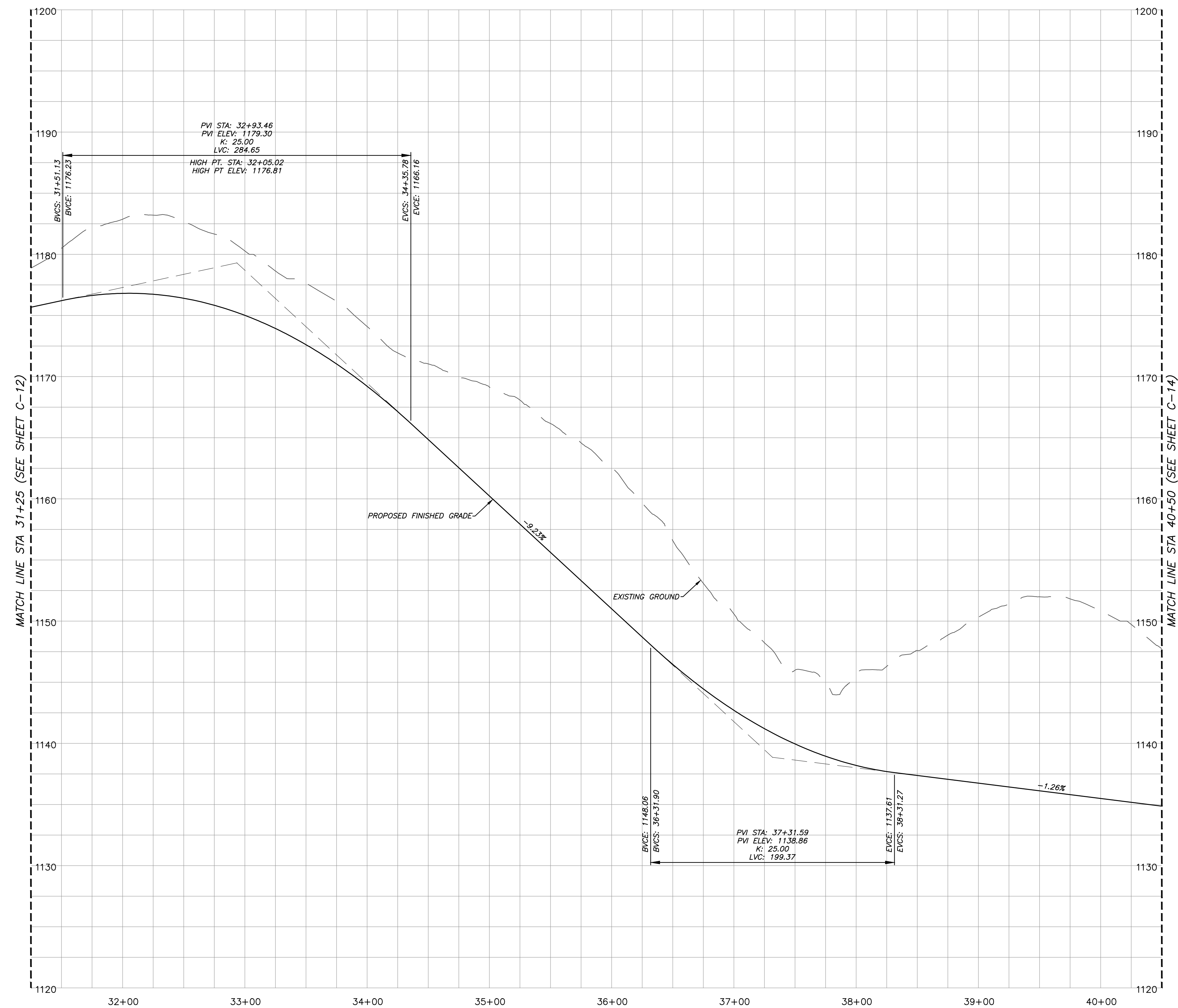
KNOXVILLE, TN 37932

(865) 966-1924

DWN: CLM	CHK: CAS	DWG. NO. 2211028
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1	3/27/23	GENERAL REVISIONS	CAS
REVISION	DATE	DESCRIPTION	BY



PROFILE VIEW: ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

Revised: 3/27/2023

KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

SHEET C-13

ROAD PROFILES

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 076 PARCELS 18.00 & 021.00
SCALE: AS NOTED FEBRUARY 24, 2023

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

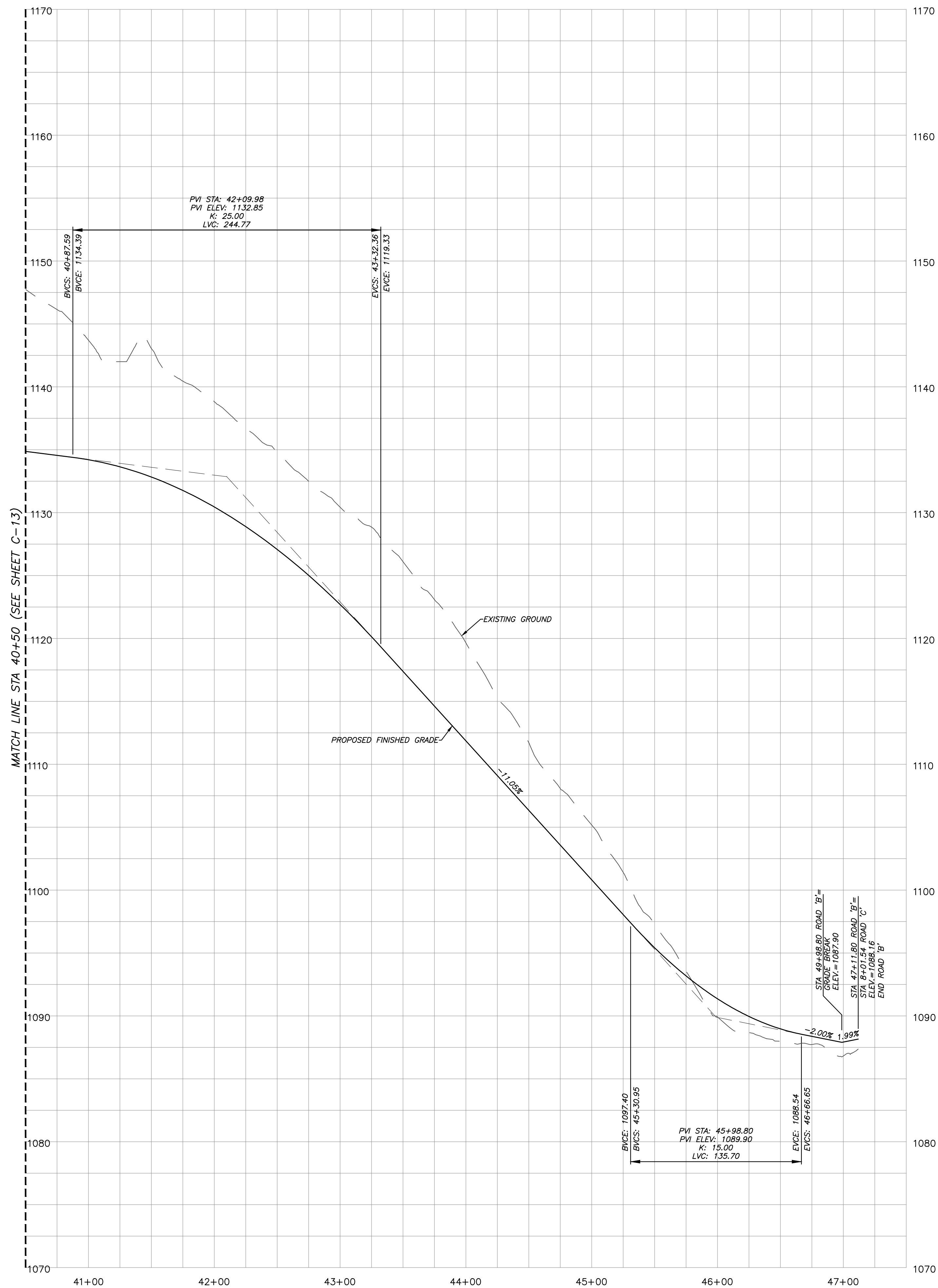


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

1	3/27/23	GENERAL REVISIONS	CAS	DWN: CLM	CHK: CAS
REVISION	DATE	DESCRIPTION	BY	DWG. NO. 2211028	



Revised: 3/27/2023



PROFILE VIEW: ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

SHEET C-14

ROAD PROFILES

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

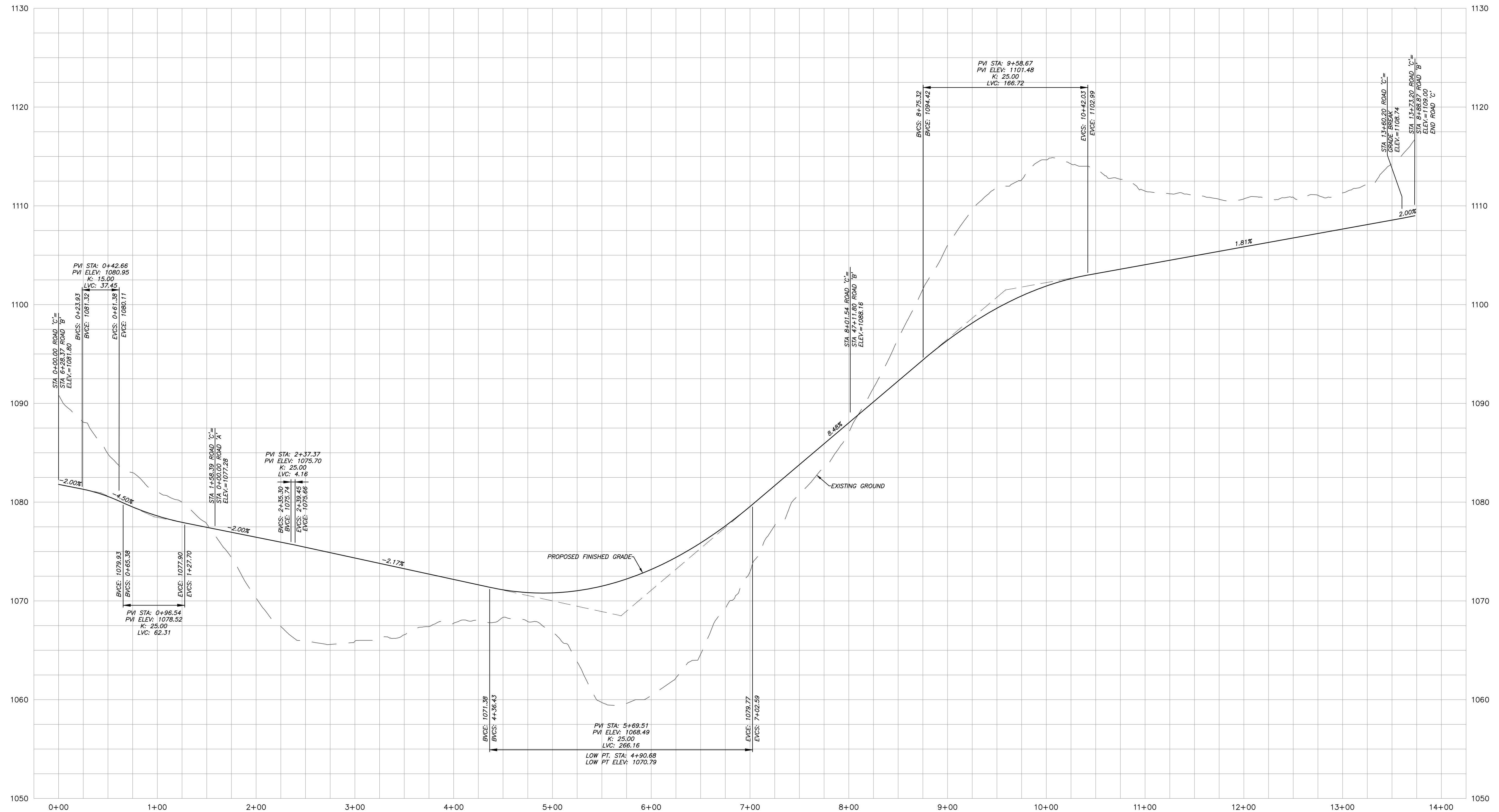
DIST. NO. W6 KNOX CO., TN.
CLT MAP 076 PARCELS 18.00 & 021.00
SCALE: AS NOTED FEBRUARY 24, 2023

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

1	3/27/23	GENERAL REVISIONS	CAS	DWN: CLM	CHK: CAS
REVISION	DATE	DESCRIPTION	BY	DWG. NO. 2211028	





PROFILE VIEW: ROAD 'C'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

SHEET C-15

ROAD PROFILES

POPLAR FARMS

SITE ADDRESS: 0 WEST EMORY ROAD, KNOXVILLE (37931)

DIST. NO. W6 KNOX CO., TN.

CLT MAP 076 PARCELS 18.00 & 021.00

SCALE: AS NOTED FEBRUARY 24, 2023

DEVELOPER:
HOME DEVELOPMENT INC.
120 SUBURBAN ROAD, SUITE #204
KNOXVILLE, TN 37923

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2211028

Revised: 3/27/2023

KNOX PLANNING FILE# 4-SC-23-C / 4-D-23-DP

REVISION	DATE	DESCRIPTION	CAS
1	3/27/23	GENERAL REVISIONS	
		DESCRIPTION	BY

