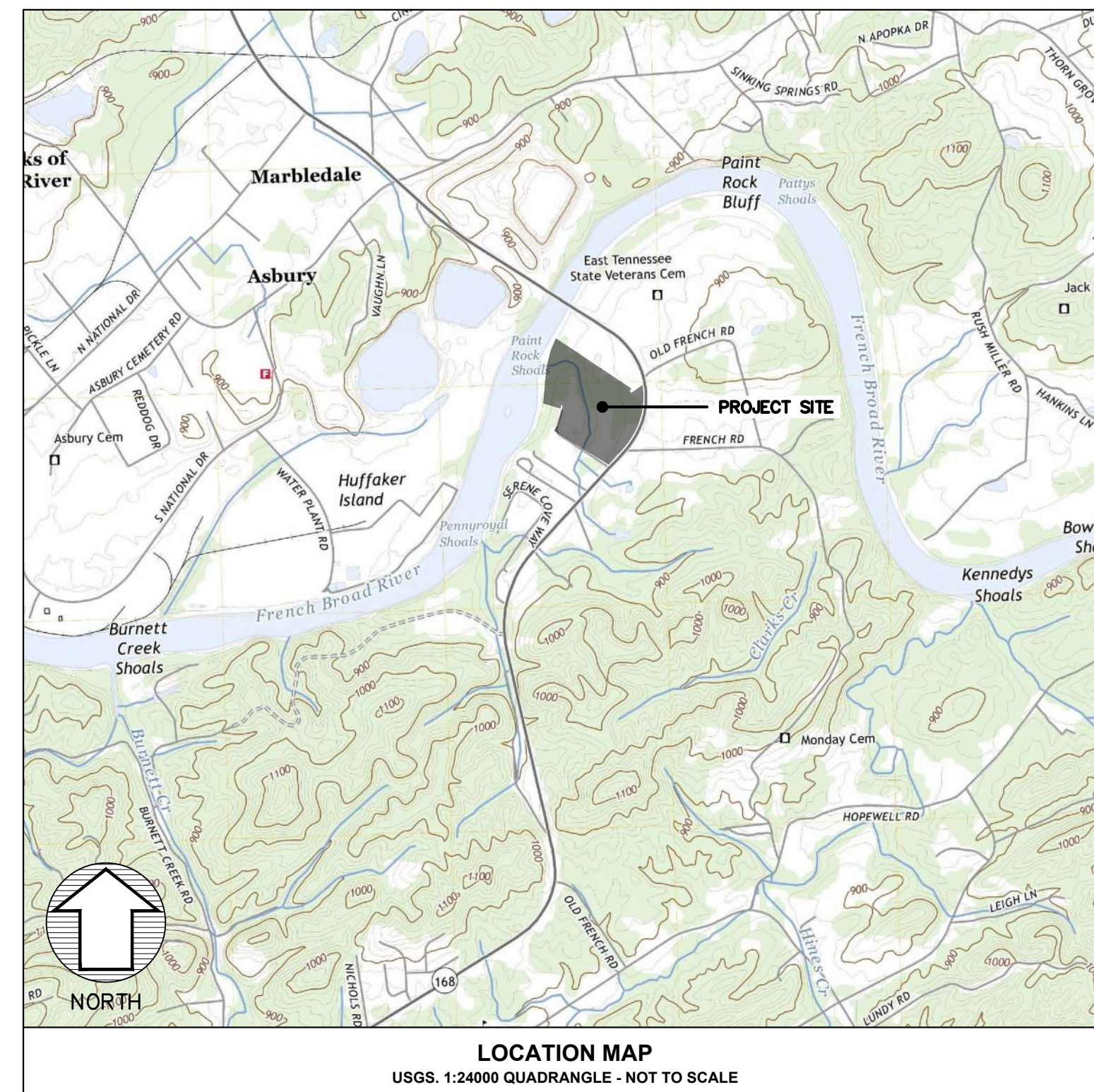


# PRICES POINT SUB-DIVISION KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)

## PREPARED FOR: HEARTLAND DEVELOPMENT

GOVERNOR JOHN SEVIER HWY  
KNOXVILLE TN - 37920



DRAWINGS INDEX	
SHEET #	DESCRIPTION
C-000	COVER SHEET
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-200	CONCEPT PLAN - SITE LAYOUT
C-201	CONCEPT PLAN - SITE LAYOUT, LOTS CONFIGURATION
C-300	CONCEPT PLAN - SITE GRADING
C-500	CONCEPT PLAN - UTILITIES
C-600	ROAD DESIGN - PLAN & PROFILE SHEET 1 OF 5
C-601	ROAD DESIGN - PLAN & PROFILE SHEET 2 OF 5
C-602	ROAD DESIGN - PLAN & PROFILE SHEET 3 OF 5
C-603	ROAD DESIGN - PLAN & PROFILE SHEET 4 OF 5
C-604	ROAD DESIGN - PLAN & PROFILE SHEET 5 OF 5



**PROPERTY INFORMATION:**

PARCEL ID: 111058; 11103605  
 ZONING: PR<4.5DU/AC; PR<3.9DU/AC  
 USE: SINGLE FAMILY RESIDENTIAL  
 CONTROL MAP: 111  
 DISTRICT: D9  
 ACRES: ±17.48AC;±18.79AC  
 PARCEL N°: 58; 3605  
 COUNTY: KNOX

**ENGINEERING:**

**LJA ENGINEERING, INC.**  
 CONTACT: GREG PRESNELL, PE.  
 PHONE: (865) 217-1210  
 EMAIL: GPRESNELL@LJA.COM  
 265 BROOKVIEW CENTRE WAY, SUITE 201  
 KNOXVILLE, TN 37919

**SURVEY:**

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**  
 CONTACT: DAVID D. MULLINS.  
 PHONE: (865) 977-9997  
 EMAIL: WWW.CECINC.COM  
 2704 CHEROKEE FARM WAY, SUITE 101  
 KNOXVILLE, TN 37920

**REVIEWER:**

**KNOXVILLE - KNOX COUNTY PLANNING**  
 PHONE: (865) 215-2500  
 EMAIL: CONTACT@KNOXPLANNING.ORG  
 400 MAIN ST, SUITE 403  
 KNOXVILLE, TN 37902

**SERVICE PROVIDERS:**

**KNOXVILLE UTILITY BOARD (KUB)  
 ELECTRIC SERVICE**  
 PHONE: (865) 524-2911  
 HOSKINS CENTER  
 4505 MIDDLEBROOK PIKE  
 KNOXVILLE, TN 37921-5530

**KNOX CHAPMAN UTILITY DISTRICT  
 WATER AND WASTEWATER SERVICE**  
 PHONE: (865) 577-4497  
 1905 E JOHN SEVIER HIGHWAY  
 KNOXVILLE, TN 37920

NO.	DATE	DESCRIPTION	BY	CHK	APV
01	03/29/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

SEAL/DRAFT  
STAMP

ENGINEERING



265 BROOKVIEW CENTRE  
WAY, SUITE 201  
KNOXVILLE, TN 37919

CLIENT



PRICES POINT SUBDIVISION  
KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)

GOVERNOR JOHN SEVIER HWY  
KNOXVILLE - TN37920

COVER SHEET

CHECK BY: GHP  
APPROVED BY: GHP

SCALE: AS SHOWN  
DRAWN BY: LBP

PROJECT N°: TN4786-2401  
DATE: FEB/2024

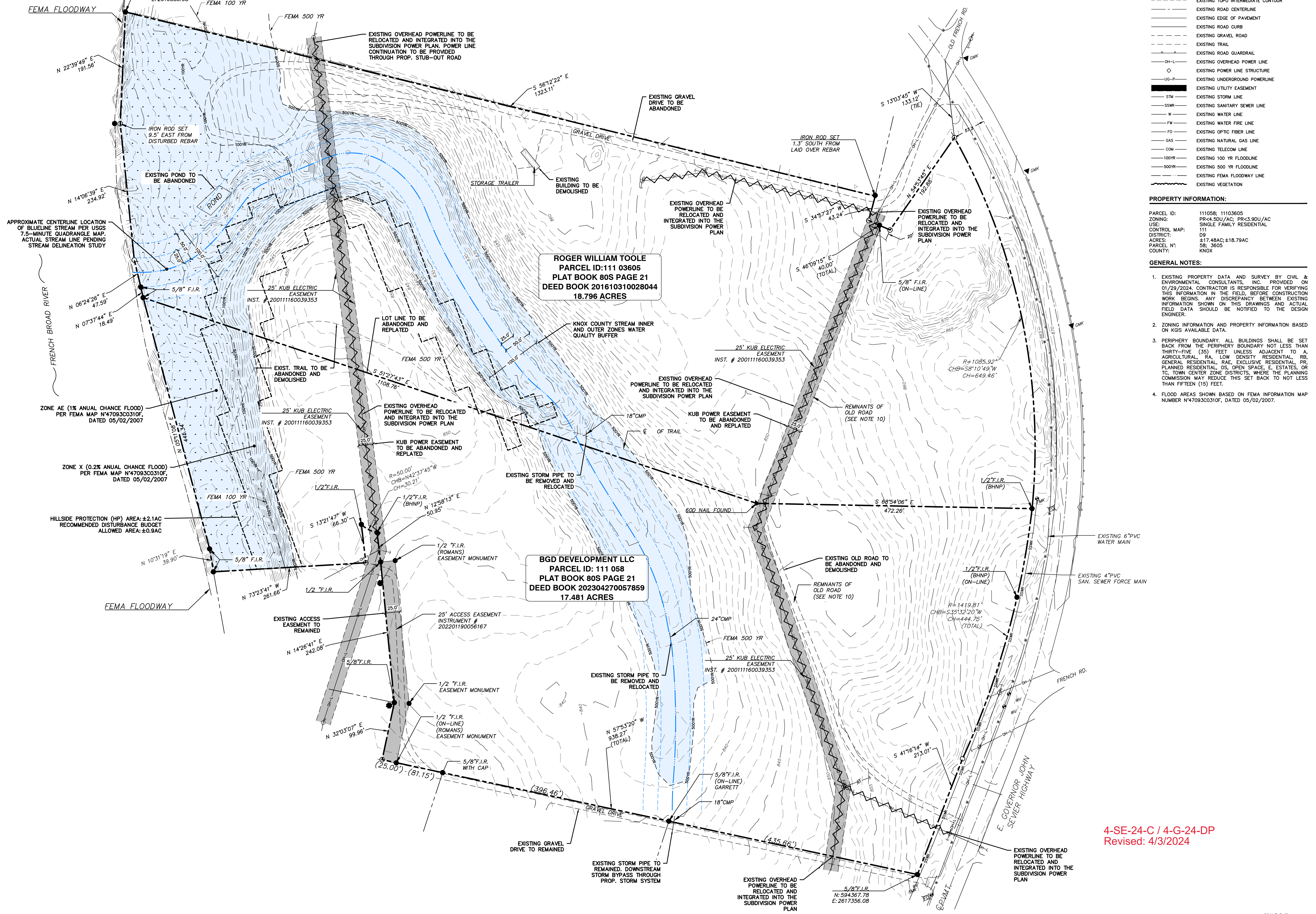
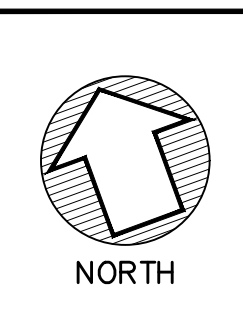
SHEET NUMBER

**C-000**

4-SE-24-C / 4-G-24-DP  
Revised: 4/3/2024



FILE LOCATION: s:\land\knoxville\174786-2401 - john sewer single family residential\02-design\02-2401\174786-2401.dwg (1/14/2024 3:31:41 PM) PLOT DATE: Tuesday, April 2, 2024 3:31:41 PM



**LEGEND**

[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJACENT PROPERTY BOUNDARY
[Symbol]	EXISTING BUILDING STRUCTURES
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TOPO INDEX CONTOUR
[Symbol]	EXISTING TOPO INTERMEDIATE CONTOUR
[Symbol]	EXISTING ROAD CENTERLINE
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING ROAD CURB
[Symbol]	EXISTING GRAVEL ROAD
[Symbol]	EXISTING TRAIL
[Symbol]	EXISTING ROAD GUARDRAIL
[Symbol]	EXISTING OVERHEAD POWER LINE
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[Symbol]	EXISTING UNDERGROUND POWERLINE
[Symbol]	EXISTING UTILITY EASEMENT
[Symbol]	EXISTING STORM LINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING WATER FIRE LINE
[Symbol]	EXISTING OPTIC FIBER LINE
[Symbol]	EXISTING NATURAL GAS LINE
[Symbol]	EXISTING TELECOM LINE
[Symbol]	EXISTING 100 YR FLOODLINE
[Symbol]	EXISTING 500 YR FLOODLINE
[Symbol]	EXISTING FEMA FLOODWAY LINE
[Symbol]	EXISTING VEGETATION

**PROPERTY INFORMATION:**

PARCEL ID: 111058; 11103605  
 ZONING: PR-4.5DU/AC, PR-3.9DU/AC  
 USE: SINGLE FAMILY RESIDENTIAL  
 CONTROL MAP: 111  
 DISTRICT: D9  
 ACRES: ±17.48AC; ±18.79AC  
 PARCEL N°: 58, 3605  
 COUNTY: KNOX

- GENERAL NOTES:**
- EXISTING PROPERTY DATA AND SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. PROVIDED ON 01/29/2024. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THIS INFORMATION IN THE FIELD, BEFORE CONSTRUCTION WORK BEGINS. ANY DISCREPANCY BETWEEN EXISTING INFORMATION SHOWN ON THIS DRAWINGS AND ACTUAL FIELD DATA SHOULD BE NOTIFIED TO THE DESIGN ENGINEER.
  - ZONING INFORMATION AND PROPERTY INFORMATION BASED ON KGIS AVAILABLE DATA.
  - PERIPHERY BOUNDARY. 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.
  - FLOOD AREAS SHOWN BASED ON FEMA INFORMATION MAP NUMBER N°4709300310F, DATED 05/02/2007.

NO.	DATE	DESCRIPTION
01	03/29/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS

**SEAL/DRAFT STAMP**

**ENGINEERING**

**LJA**  
 LAND DEVELOPMENT  
 265 BROOKVIEW CENTRE  
 WAY, SUITE 201  
 KNOXVILLE, TN 37919

**CLIENT**

**HEARTLAND**  
 DEVELOPMENT

**PRICES POINT SUBDIVISION**  
**KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)**

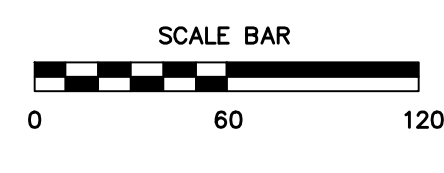
**GOVERNOR JOHN SEVIER HWY**  
**KNOXVILLE - TN37920**

**EXISTING CONDITIONS AND DEMO PLAN**

SCALE: AS SHOWN  
 DRAWN BY: LBP  
 CHECK BY: GHP  
 APPROVED BY: GHP

PROJECT N° TN4786-2401  
 DATE: FEB/2024

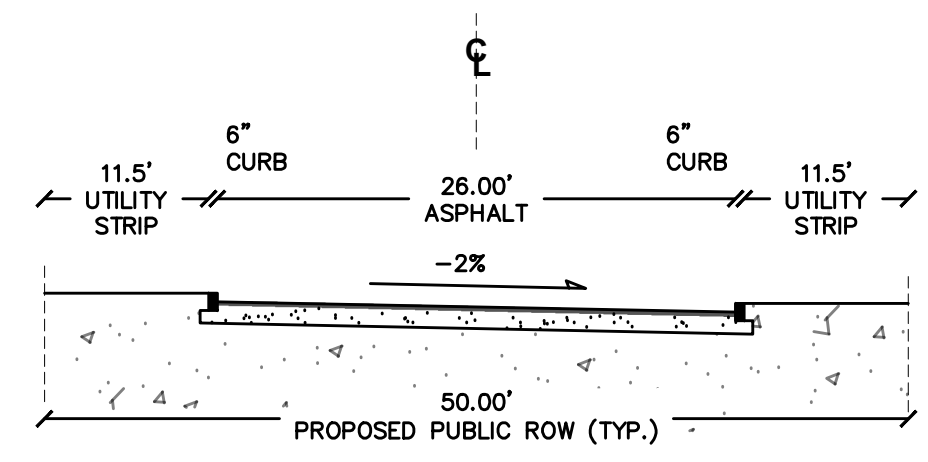
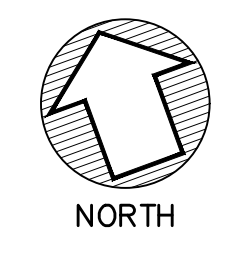
SHEET NUMBER  
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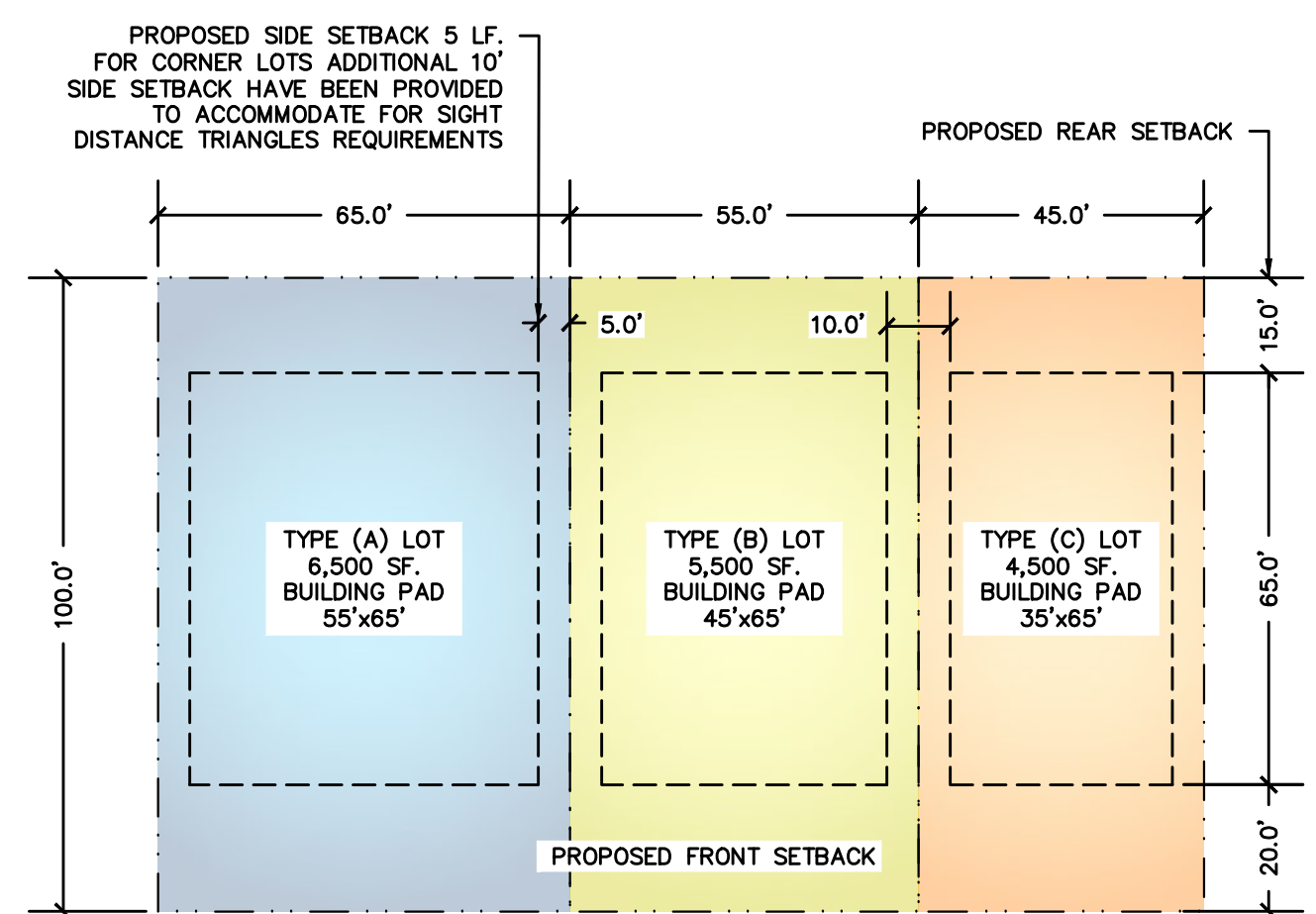
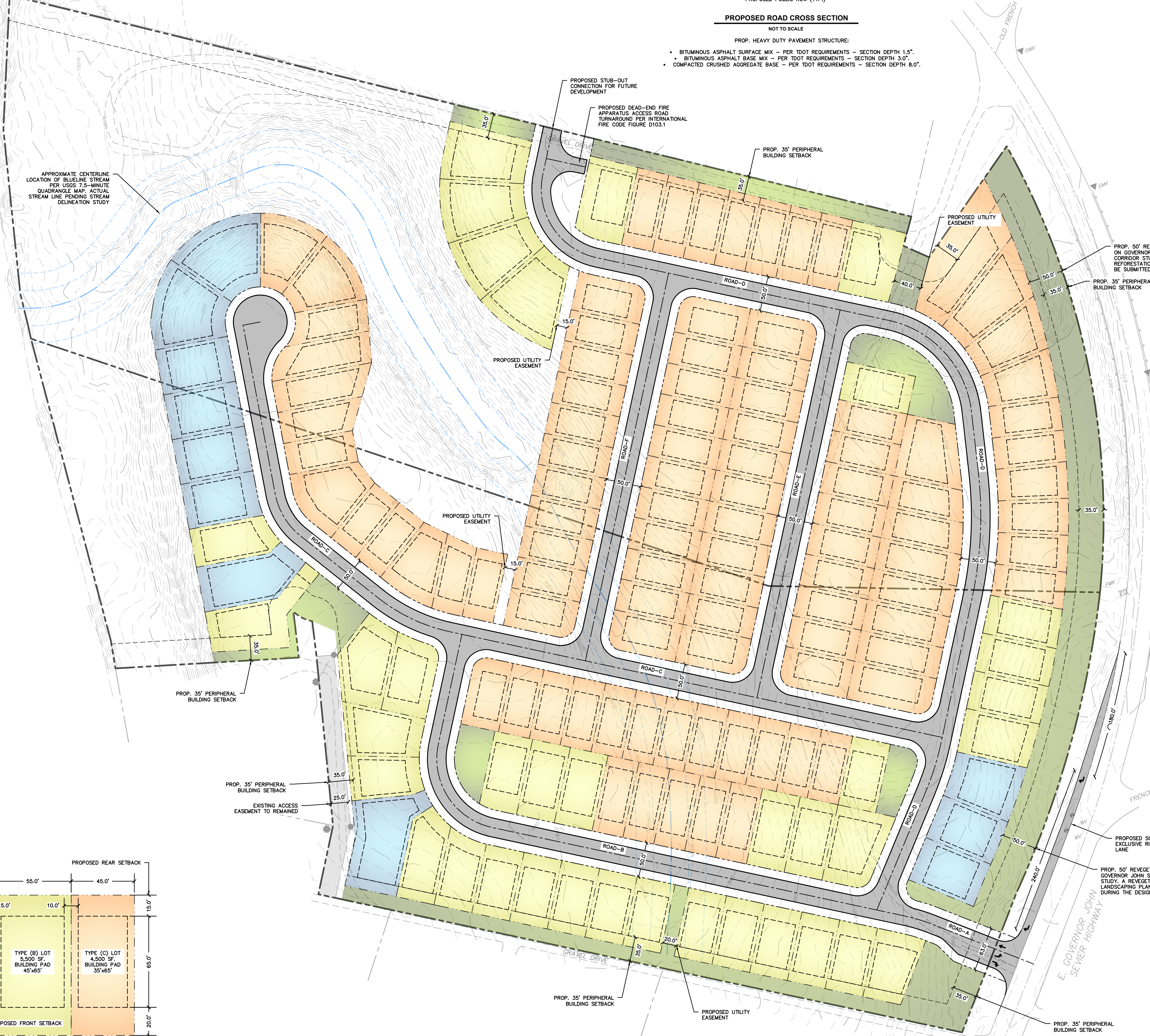
4-SE-24-C / 4-G-24-DP  
 Revised: 4/3/2024



FILE LOCATION: s:\land\knoxville\1786-2401 - john sever single family residential\02-design\2\_sch.dwg (1786-2401)\_c01\_200 PLOT DATE: Tuesday, April 2, 2024, 3:35:11 PM



**PROPOSED ROAD CROSS SECTION**  
NOT TO SCALE  
PROP. HEAVY DUTY PAVEMENT STRUCTURE:  
• BITUMINOUS ASPHALT SURFACE MIX - PER TDOT REQUIREMENTS - SECTION DEPTH 1.5"  
• BITUMINOUS ASPHALT BASE MIX - PER TDOT REQUIREMENTS - SECTION DEPTH 3.0"  
• COMPACTED CRUSHED AGGREGATE BASE - PER TDOT REQUIREMENTS - SECTION DEPTH 8.0"



**PROPOSED SINGLE FAMILY LOT TYPES**  
SCALE 1"=30'

**LEGEND**

[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJACENT PROPERTY BOUNDARY
[Symbol]	EXISTING BUILDING STRUCTURES
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TOPO INDEX CONTOUR
[Symbol]	EXISTING TOPO INTERMEDIATE CONTOUR
[Symbol]	EXISTING ROAD CENTERLINE
[Symbol]	EXISTING EDGE OF PAVEMENT
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[Symbol]	EXISTING OPTIC FIBER LINE
[Symbol]	EXISTING NATURAL GAS LINE
[Symbol]	EXISTING TELECOM LINE
[Symbol]	EXISTING 100 YR FLOODLINE
[Symbol]	EXISTING 500 YR FLOODLINE
[Symbol]	EXISTING FEMA FLOODWAY LINE
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED SETBACKS
[Symbol]	PROPOSED ROAD CENTERLINE
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[Symbol]	PROPOSED ROAD MARKINGS
[Symbol]	PROPOSED ROAD RIGHT OF WAY
[Symbol]	PROPOSED BUILDING MISCELLANEOUS
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED HD ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT

**PROPERTY INFORMATION:**  
PARCEL ID: 111058; 11103605  
ZONING: PR-4.5DU/AC, PR-3.9DU/AC  
USE: SINGLE FAMILY RESIDENTIAL  
CONTROL MAP: 111  
DISTRICT: D9  
ACRES: ±17.48AC; ±18.79AC  
PARCEL N: 58, 3605  
COUNTY: KNOX

**DENSITY INFORMATION:**  
1. PROPOSED SINGLE FAMILY LOTS:  
• 11 TYPE (A) 65 LF WIDE LOTS - ±6,500 SF  
• 37 TYPE (B) 55 LF WIDE LOTS - ±5,500 SF  
• 97 TYPE (C) 45 LF WIDE LOTS - ±4,500 SF  
PROPOSED TYPICAL LOT DEPTH FOR ALL LOT TYPES IS 100LF (SEE LOT DETAIL THIS SHEET)  
PROPOSED AVERAGE LOT SIZE ±4,907 SF  
PROPOSED LOTS 145 TOTAL  
SITE ACREAGE ±36.27 AC  
PROPOSED DENSITY ±4.00 DU/AC  
PROPOSED OPEN SPACE ±11.53 AC (31.8% OF SITE)

2. ZONING DISTRICT DENSITY ANALYSIS:  
NORTH ZONING DISTRICT  
AREA: 18.796 AC - DENSITY 3.9 DU/AC  
PROP. LOTS IN NORTH ZONING DISTRICT = 67 LOTS  
SOUTH ZONING DISTRICT  
AREA: 17.481 AC - DENSITY 4.5 DU/AC  
PROP. LOTS IN SOUTH ZONING DISTRICT = 78 LOTS

**GENERAL NOTES:**  
1. EXISTING PROPERTY DATA AND SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. PROVIDED ON 01/29/2024. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THIS INFORMATION IN THE FIELD, BEFORE CONSTRUCTION WORK BEGINS. ANY DISCREPANCY BETWEEN EXISTING INFORMATION SHOWN ON THIS DRAWINGS AND ACTUAL FIELD DATA SHOULD BE NOTIFIED TO THE DESIGN ENGINEER.  
2. ZONING INFORMATION AND PROPERTY INFORMATION BASED ON KGIS AVAILABLE DATA.  
3. PERIPHERY BOUNDARY. 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.

NO.	DATE	DESCRIPTION	BY	CHK	APY
01	03/26/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

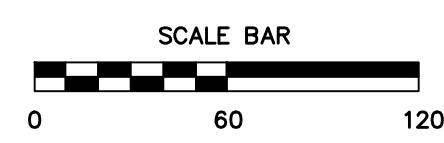
**SEAL/DRAFT STAMP**  
ENGINEERING



**CONCEPT PLAN - SITE LAYOUT**  
PRICES POINT SUBDIVISION  
KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)  
GOVERNOR JOHN SEVIER HWY  
KNOXVILLE - TN37920

PROJECT N°	TN4786-2401	SCALE:	AS SHOWN	CHECK BY:	GHP
DATE:	FEB/2024	DRAWN BY:	LBP	APPROVED BY:	GHP

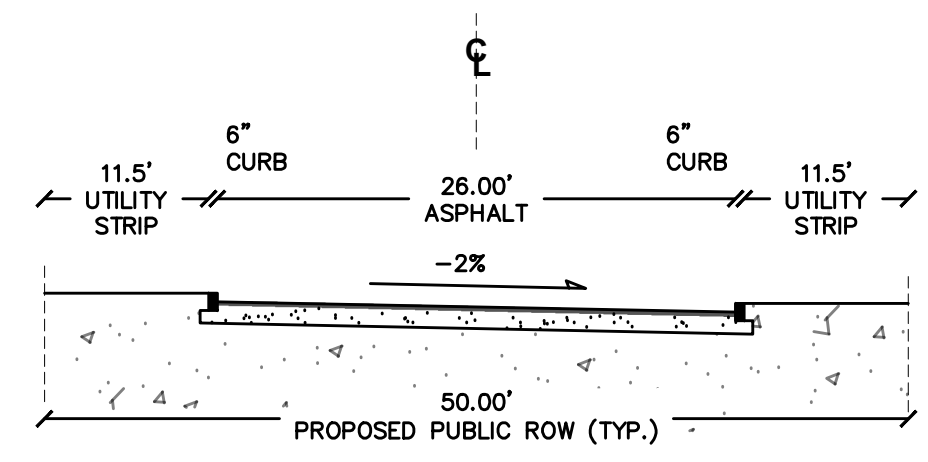
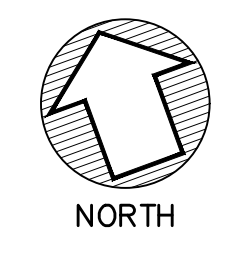
SHEET NUMBER  
**C-200**



4-SE-24-C / 4-G-24-DP  
Revised: 4/3/2024



FILE LOCATION: e:\land\knoxville\174786-2401 - john sever single family residential\02-design\174786-2401.dwg (1/14/2024 10:40:00 AM) PLOT DATE: Tuesday, April 2, 2024 3:36:32 PM



PROPOSED ROAD CROSS SECTION  
NOT TO SCALE  
PROP. HEAVY DUTY PAVEMENT STRUCTURE:  
• BITUMINOUS ASPHALT SURFACE MIX - PER TDOT REQUIREMENTS - SECTION DEPTH 1.5".  
• BITUMINOUS ASPHALT BASE MIX - PER TDOT REQUIREMENTS - SECTION DEPTH 3.0".  
• COMPACTED CRUSHED AGGREGATE BASE - PER TDOT REQUIREMENTS - SECTION DEPTH 8.0".

LEGEND

[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJACENT PROPERTY BOUNDARY
[Symbol]	EXISTING BUILDING STRUCTURES
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TOPO INDEX CONTOUR
[Symbol]	EXISTING TOPO INTERMEDIATE CONTOUR
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[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING ROAD CURB
[Symbol]	EXISTING GRAVEL ROAD
[Symbol]	EXISTING TRAIL
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[Symbol]	EXISTING OVERHEAD POWER LINE
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[Symbol]	EXISTING WATER LINE
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[Symbol]	EXISTING NATURAL GAS LINE
[Symbol]	EXISTING TELECOM LINE
[Symbol]	EXISTING 100 YR FLOODLINE
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[Symbol]	EXISTING FEMA FLOODWAY LINE
[Symbol]	EXISTING VEGETATION
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[Symbol]	PROPOSED SETBACKS
[Symbol]	PROPOSED ROAD CENTERLINE
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[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED HD ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT

PROPERTY INFORMATION:  
PARCEL ID: 111058; 11103605  
ZONING: PR-4.5DU/AC, PR-3.9DU/AC  
USE: SINGLE FAMILY RESIDENTIAL  
CONTROL MAP: 111  
DISTRICT: D29  
ADRES: ±17.48AC; ±18.79AC  
PARCEL N: 58, 3605  
COUNTY: KNOX

DENSITY INFORMATION:  
1. PROPOSED SINGLE FAMILY LOTS:  
• 11 TYPE (A) 65 LF WIDE LOTS - ±6,500 SF  
• 37 TYPE (B) 55 LF WIDE LOTS - ±5,500 SF  
• 97 TYPE (C) 45 LF WIDE LOTS - ±4,500 SF  
PROPOSED TYPICAL LOT DEPTH FOR ALL LOT TYPES IS 100LF (SEE LOT DETAIL THIS SHEET)  
PROPOSED AVERAGE LOT SIZE ±4,907 SF  
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SITE ACREAGE ±36.27 AC  
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PROPOSED OPEN SPACE ±11.53 AC (31.8% OF SITE)

2. ZONING DISTRICT DENSITY ANALYSIS:  
NORTH ZONING DISTRICT  
AREA: 18.795AC - DENSITY 3.9 DU/AC  
PROP. LOTS IN NORTH ZONING DISTRICT = 67 LOTS  
SOUTH ZONING DISTRICT  
AREA: 17.481AC - DENSITY 4.5 DU/AC  
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GENERAL NOTES:  
1. EXISTING PROPERTY DATA AND SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. PROVIDED ON 01/29/2024. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THIS INFORMATION IN THE FIELD, BEFORE CONSTRUCTION WORK BEGINS. ANY DISCREPANCY BETWEEN EXISTING INFORMATION SHOWN ON THIS DRAWINGS AND ACTUAL FIELD DATA SHOULD BE NOTIFIED TO THE DESIGN ENGINEER.  
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NO.	DATE	DESCRIPTION	BY	CHK	APP
01	03/29/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

SEAL/DRAFT STAMP

ENGINEERING



265 BROOKVIEW CENTRE WAY, SUITE 201 KNOXVILLE, TN 37919

CLIENT

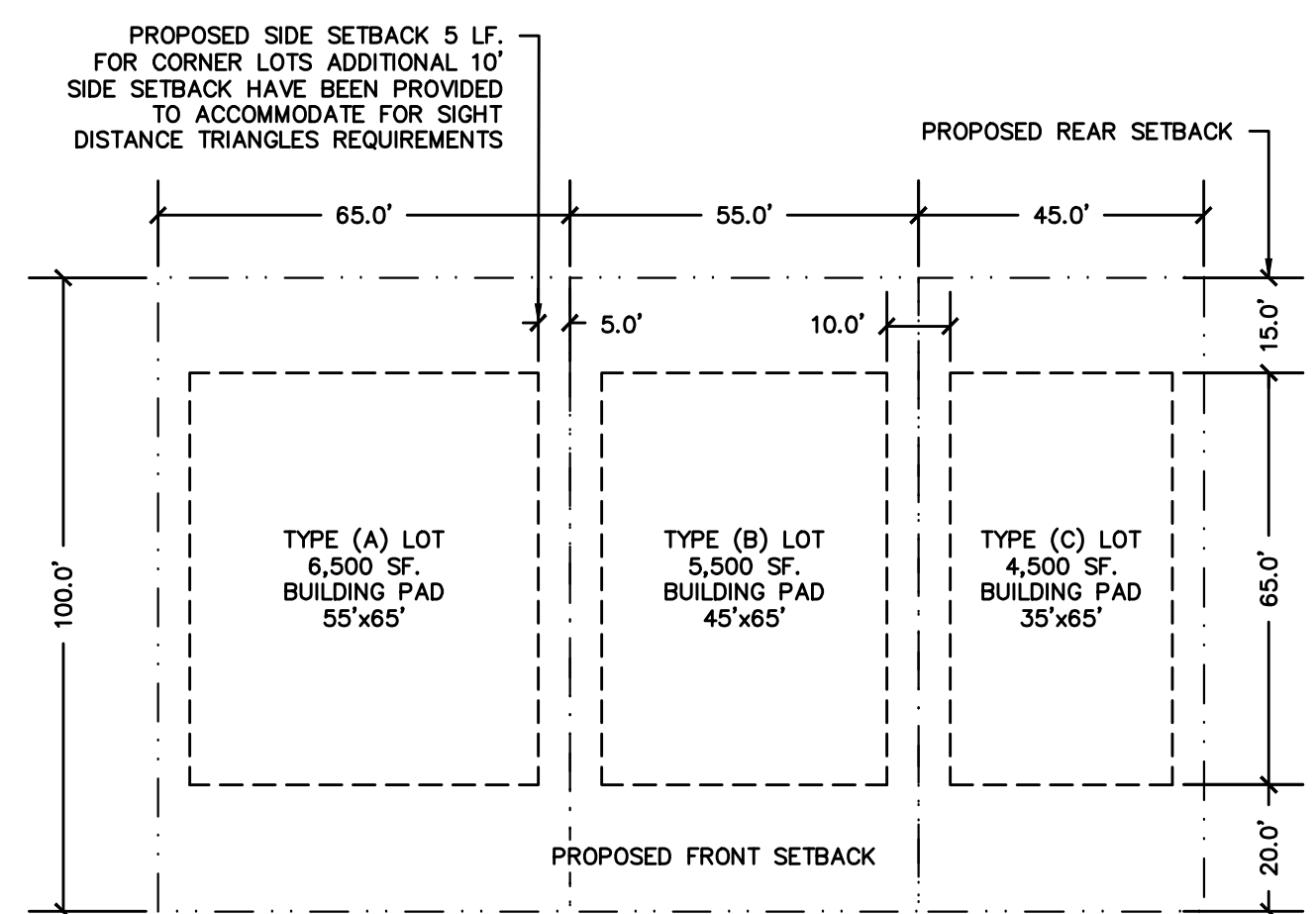


CONCEPT PLAN - SITE LAYOUT  
LOTS CONFIGURATION  
PRICES POINT SUBDIVISION  
KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)  
GOVERNOR JOHN SEVIER HWY  
KNOXVILLE - TN37920

PROJECT N°	TN4786-2401	CHECK BY:	GHP
DATE:	FEB/2024	APPROVED BY:	GHP
SCALE:	AS SHOWN	DRAWN BY:	LBP

SHEET NUMBER

C-201

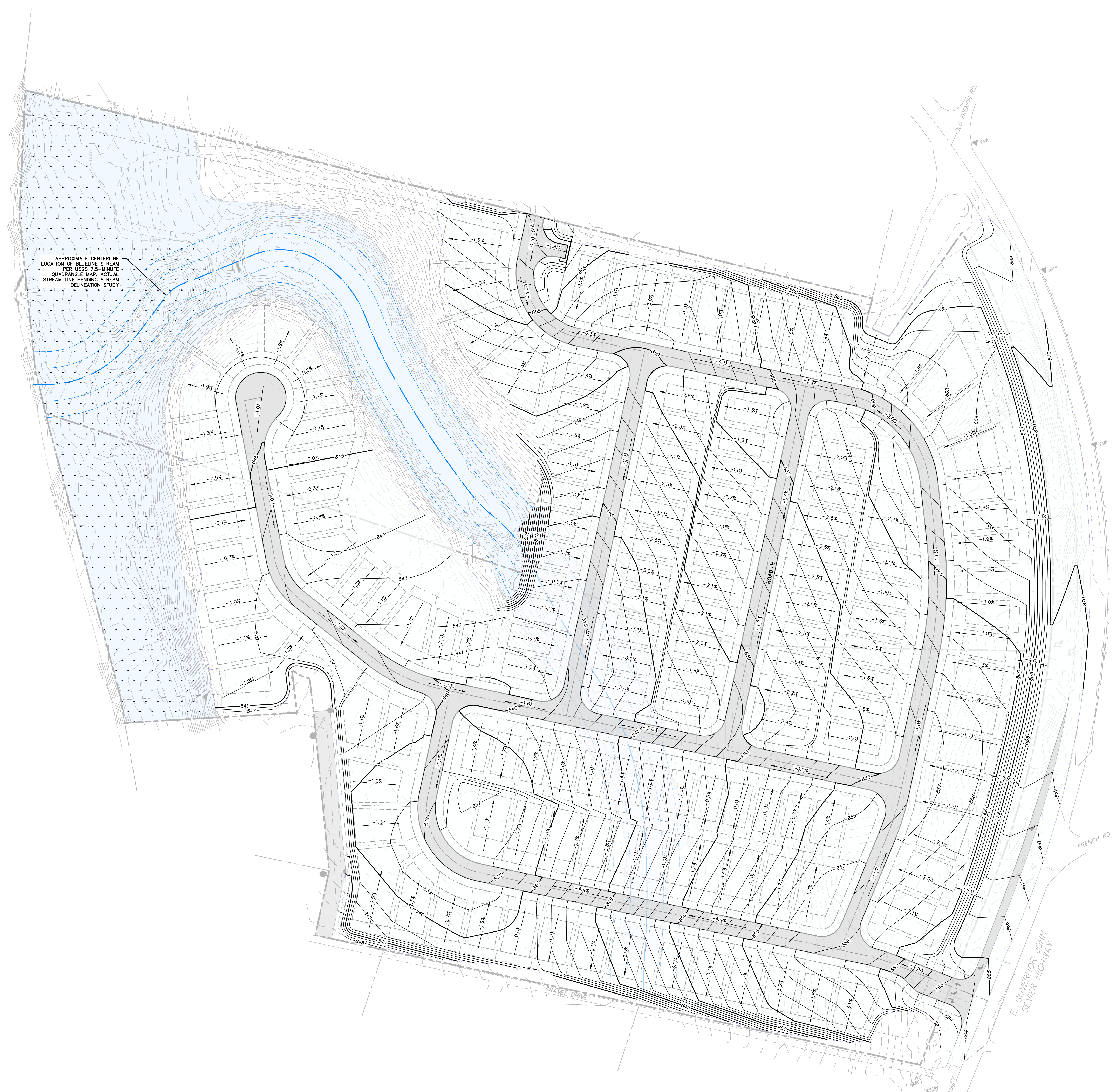
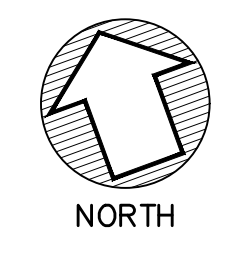


PROPOSED SINGLE FAMILY LOT TYPES  
SCALE 1"=30'

4-SE-24-C / 4-G-24-DP  
Revised: 4/3/2024



FILE LOCATION: s:\west\knoxville\tr786-2401 - john sewer single family residential\02-design\02-site\01\tr786-2401\_001\_000  
 PLOT DATE: Tuesday, April 2, 2024 3:36:12 PM



APPROXIMATE CENTERLINE LOCATION OF BLUELINE STREAM PER USGS 7.5-MINUTE QUADRANGLE MAP. ACTUAL STREAM LINE PENDING STREAM DELINEATION STUDY

**LEGEND**

[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJACENT PROPERTY BOUNDARY
[Symbol]	EXISTING BUILDING STRUCTURES
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TOPO INDEX CONTOUR
[Symbol]	EXISTING TOPO INTERMEDIATE CONTOUR
[Symbol]	EXISTING ROAD CENTERLINE
[Symbol]	EXISTING EDGE OF PAVEMENT
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[Symbol]	EXISTING TRAIL
[Symbol]	EXISTING ROAD GUARDRAIL
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[Symbol]	PROPOSED ROAD MARKINGS
[Symbol]	PROPOSED ROAD RIGHT OF WAY
[Symbol]	PROPOSED BUILDING MISCELLANEOUS
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED HD ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED TOPO INDEX CONTOUR
[Symbol]	PROPOSED TOPO INTERMEDIATE CONTOUR

**PROPERTY INFORMATION:**

PARCEL ID: 111058; 11103605  
 ZONING: PR-4-50U/AC; PR-3-90U/AC  
 USE: SINGLE FAMILY RESIDENTIAL  
 CONTROL MAP: 111  
 DISTRICT: D9  
 ACRES: ±17.48AC; ±18.79AC  
 PARCEL N°: 58; 3605  
 COUNTY: KNOX

NO.	DATE	DESCRIPTION	BY	CHK	APP
01	03/29/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

**SEAL/DRAFT STAMP**

ENGINEERING

265 BROOKVIEW CENTRE WAY, SUITE 201 KNOXVILLE, TN 37919

CLIENT

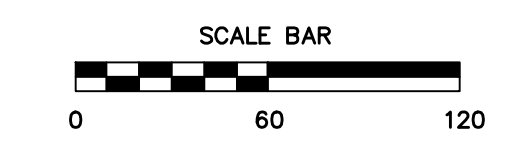
**PRICES POINT SUBDIVISION**  
**KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)**

**GOVERNOR JOHN SEVIER HWY**  
**KNOXVILLE - TN37920**

<b>CONCEPT PLAN - SITE GRADING</b>	CHECK BY: GHP
PROJECT N°: TN4786-2401	SCALE: AS SHOWN
DATE: FEB/2024	DRAWN BY: LBP
	APPROVED BY: GHP

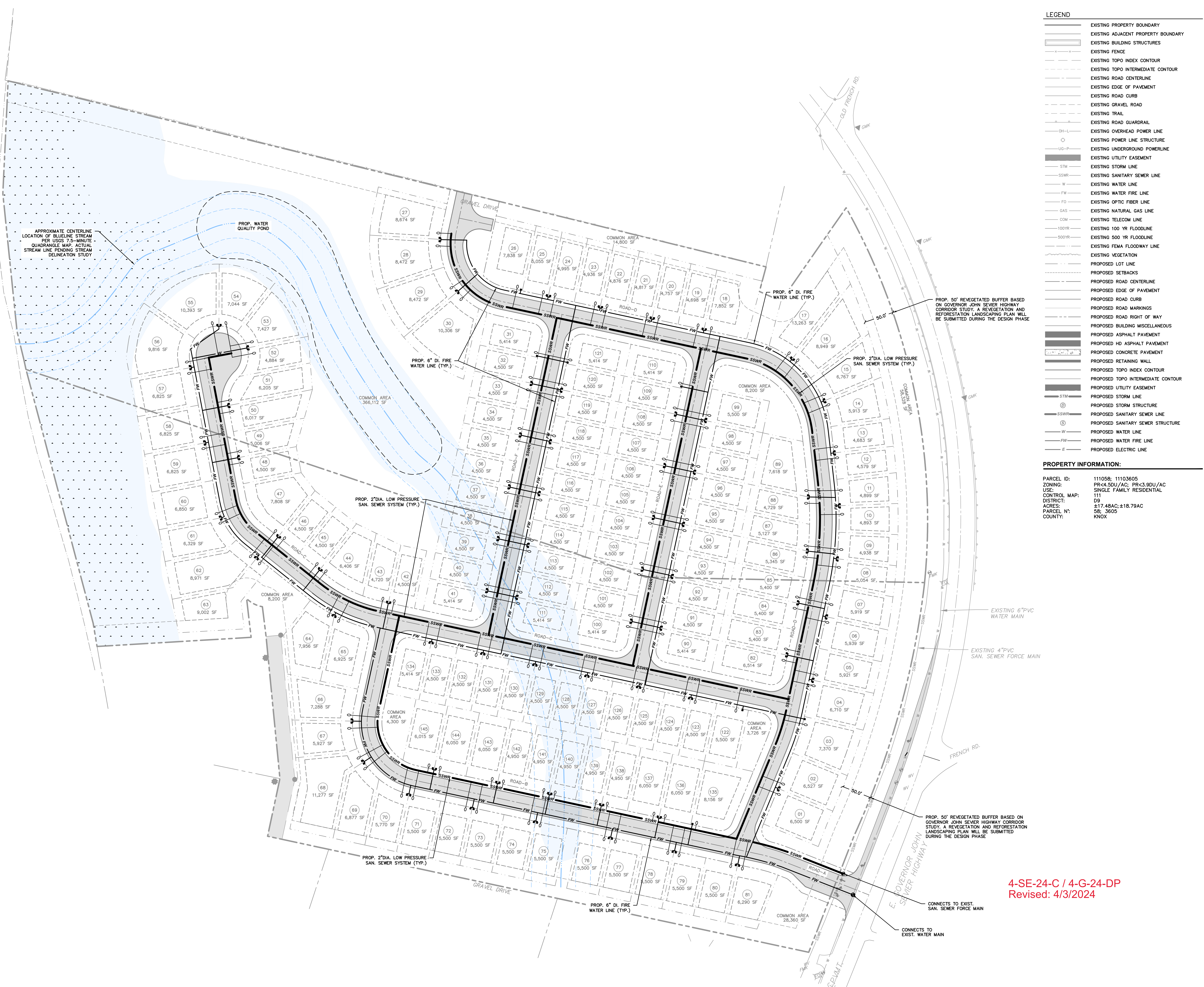
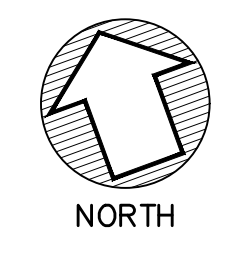
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**C-300**

4-SE-24-C / 4-G-24-DP  
 Revised: 4/3/2024





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 PLOT DATE: Tuesday, April 2, 2024, 3:40:39 PM



**LEGEND**

[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJACENT PROPERTY BOUNDARY
[Symbol]	EXISTING BUILDING STRUCTURES
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TOPO INDEX CONTOUR
[Symbol]	EXISTING TOPO INTERMEDIATE CONTOUR
[Symbol]	EXISTING ROAD CENTERLINE
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING ROAD CURB
[Symbol]	EXISTING GRAVEL ROAD
[Symbol]	EXISTING TRAIL
[Symbol]	EXISTING ROAD GUARDRAIL
[Symbol]	EXISTING OVERHEAD POWER LINE
[Symbol]	EXISTING POWER LINE STRUCTURE
[Symbol]	EXISTING UNDERGROUND POWERLINE
[Symbol]	EXISTING UTILITY EASEMENT
[Symbol]	EXISTING STORM LINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING WATER FIRE LINE
[Symbol]	EXISTING OPTIC FIBER LINE
[Symbol]	EXISTING NATURAL GAS LINE
[Symbol]	EXISTING TELECOM LINE
[Symbol]	EXISTING 100 YR FLOODLINE
[Symbol]	EXISTING 500 YR FLOODLINE
[Symbol]	EXISTING FEMA FLOODWAY LINE
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED SETBACKS
[Symbol]	PROPOSED ROAD CENTERLINE
[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	PROPOSED ROAD CURB
[Symbol]	PROPOSED ROAD MARKINGS
[Symbol]	PROPOSED ROAD RIGHT OF WAY
[Symbol]	PROPOSED BUILDING MISCELLANEOUS
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED HD ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
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[Symbol]	PROPOSED STORM STRUCTURE
[Symbol]	PROPOSED SANITARY SEWER LINE
[Symbol]	PROPOSED SANITARY SEWER STRUCTURE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED WATER FIRE LINE
[Symbol]	PROPOSED ELECTRIC LINE

**PROPERTY INFORMATION:**

FARCEL ID: 111058; 11103605  
 ZONING: PR<4.50U/AC; PR<3.90U/AC  
 USE: SINGLE FAMILY RESIDENTIAL  
 CONTROL MAP: 111  
 DISTRICT: D9  
 ACRES: ±17.48AC; ±18.79AC  
 PARCEL N: 58; 3605  
 COUNTY: KNOX

NO.	DATE	DESCRIPTION	BY	CHK	APP
01	03/29/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

**SEAL/DRAFT STAMP**

ENGINEERING

**LJA**  
 LAND DEVELOPMENT  
 265 BROOKVIEW CENTRE  
 WAY, SUITE 201  
 KNOXVILLE, TN 37919

CLIENT

**HEARTLAND**  
 DEVELOPMENT

**CONCEPT PLAN - UTILITIES**

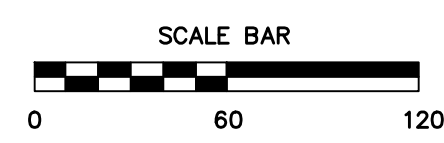
PRICES POINT SUBDIVISION  
 KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)

Governor John Sevier Hwy  
 Knoxville - TN37920

PROJECT N°	TN4786-2401	CHECK BY:	GHP
DATE:	FEB/2024	APPROVED BY:	GHP
SCALE:	AS SHOWN	DRAWN BY:	LBP

SHEET NUMBER

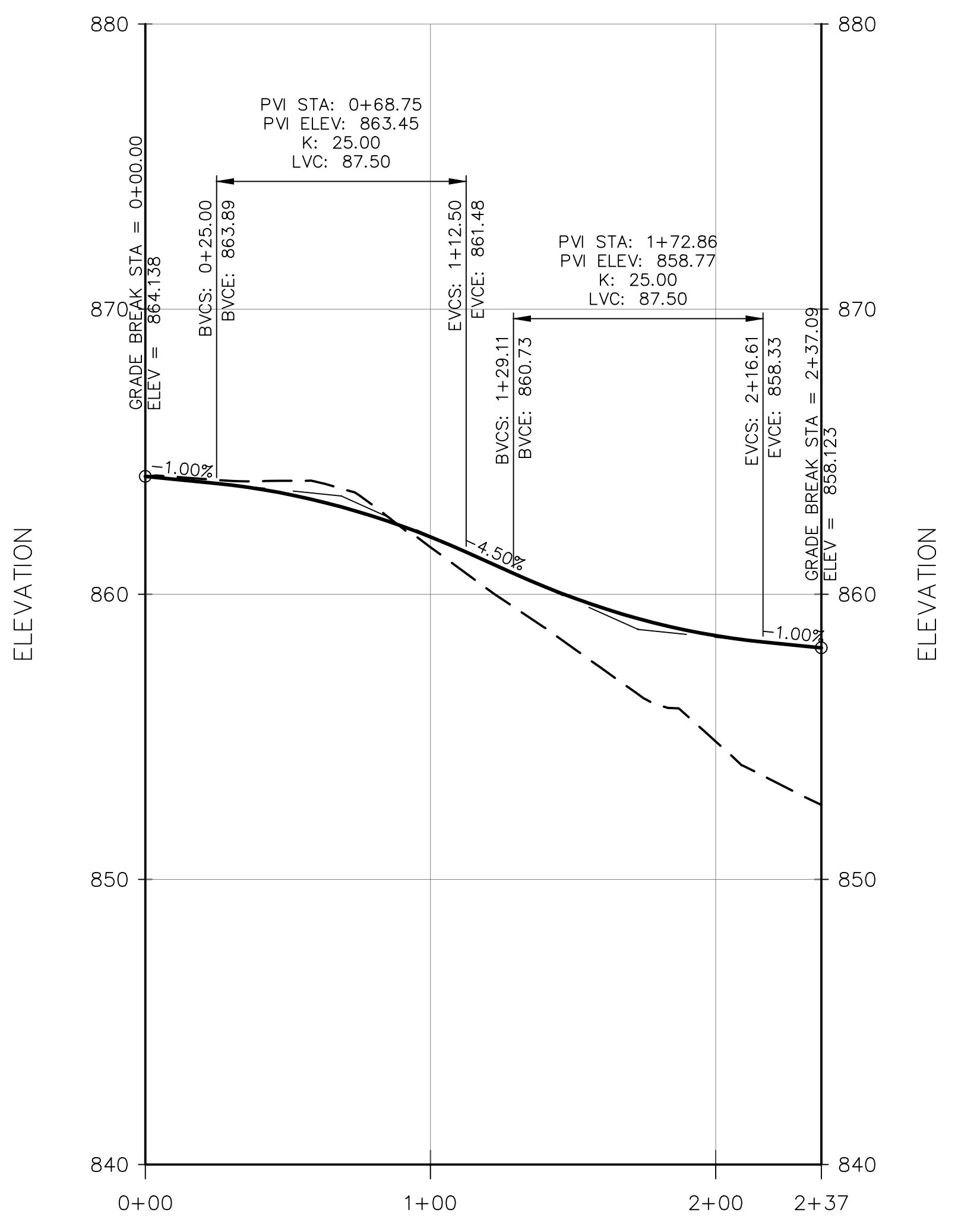
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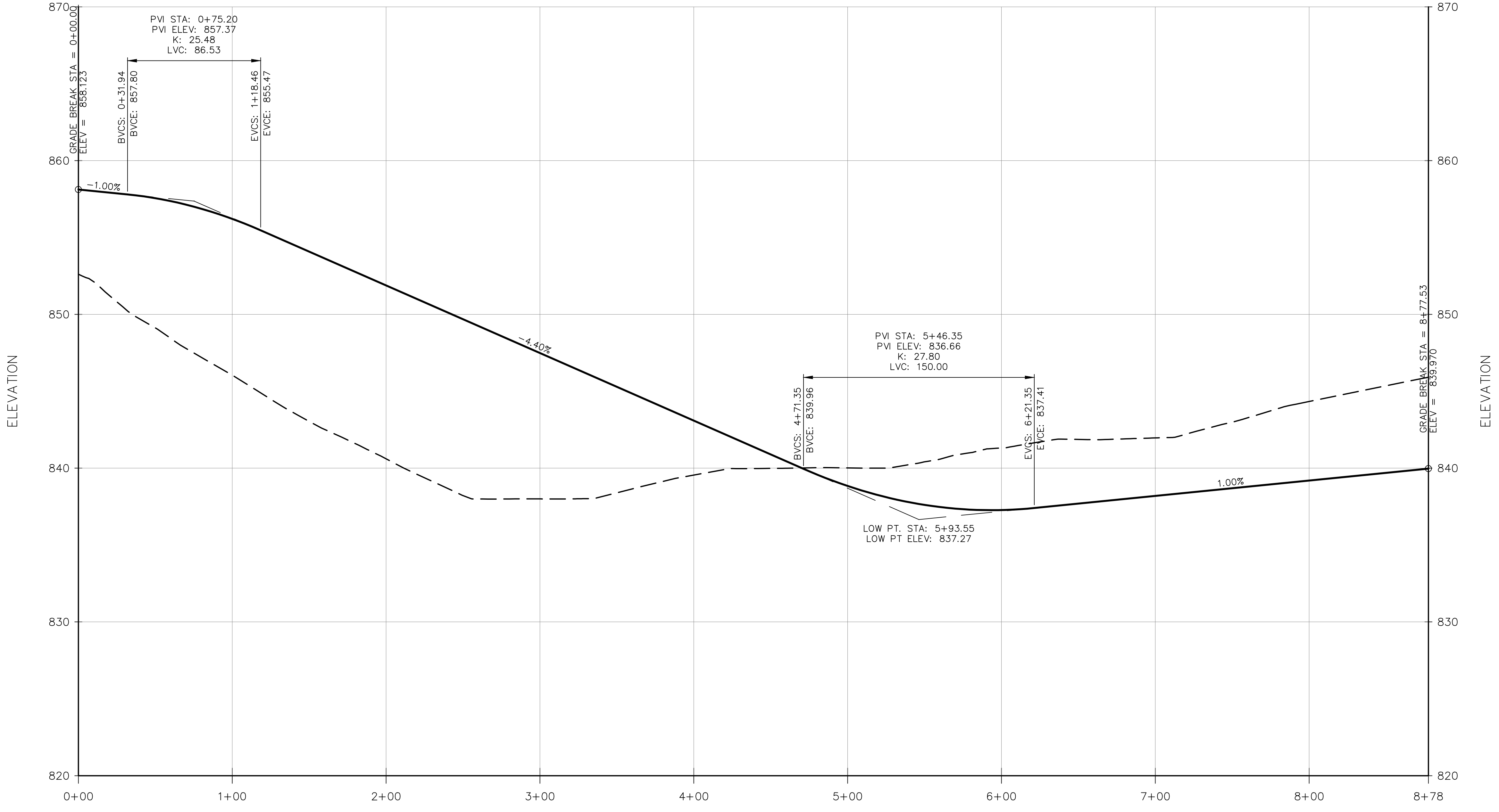
4-SE-24-C / 4-G-24-DP  
 Revised: 4/3/2024



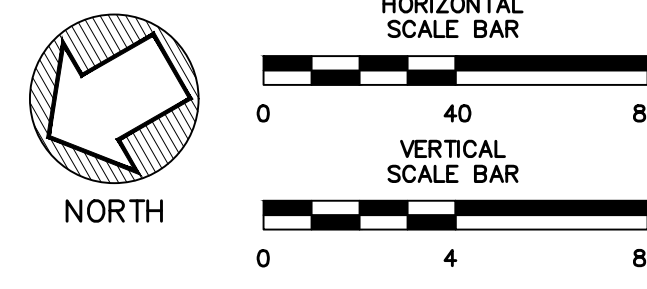
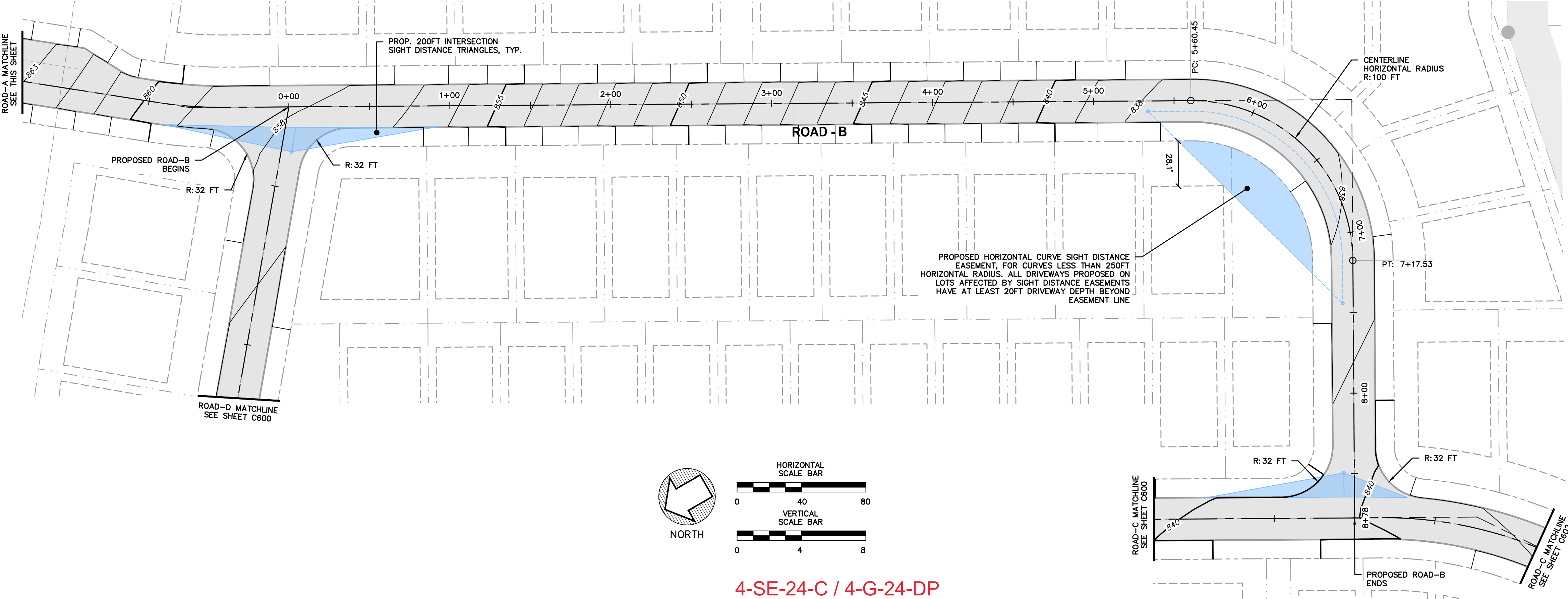
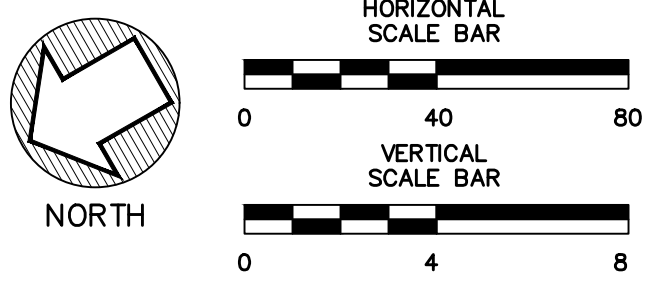
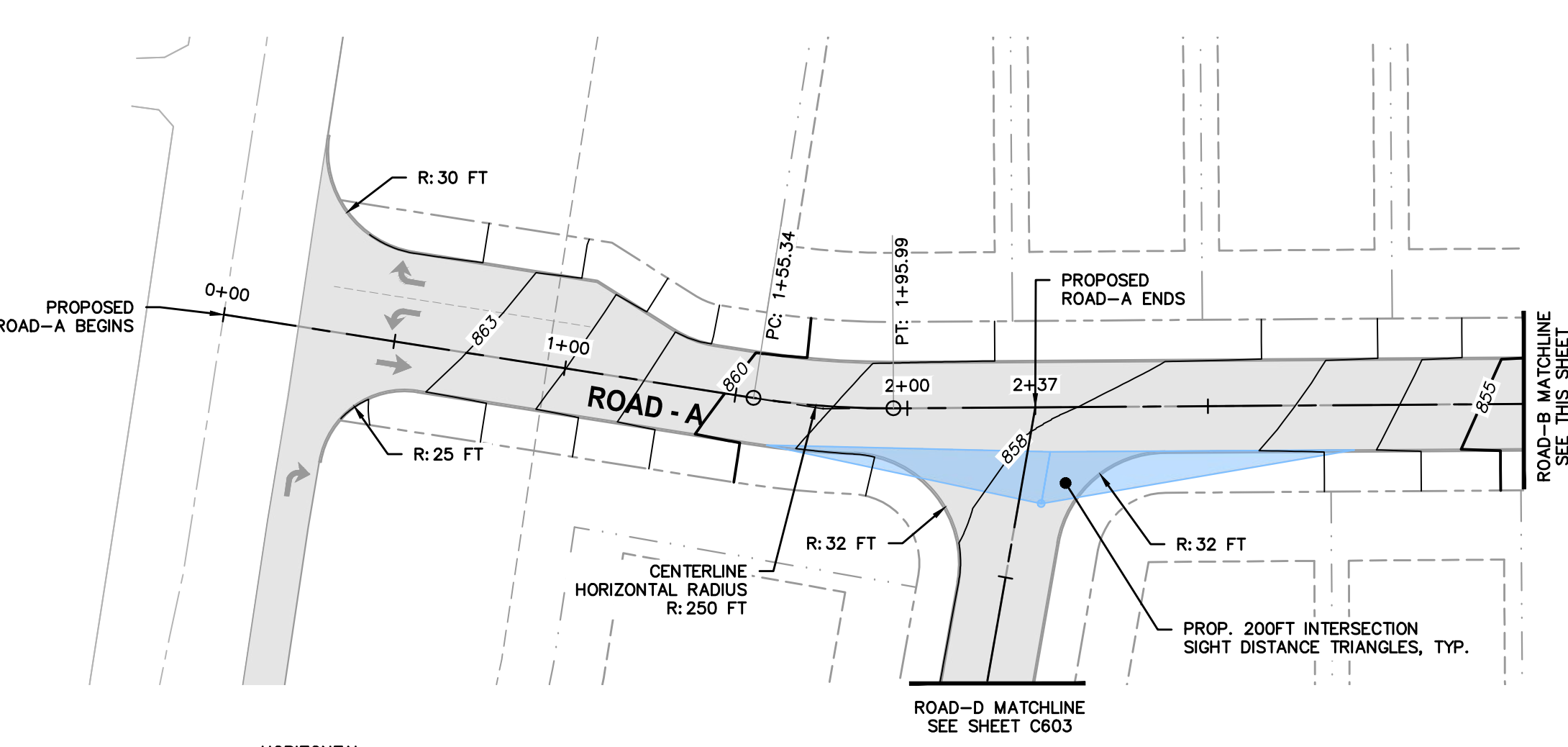
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ROAD-A PROFILE



ROAD-B PROFILE



4-SE-24-C / 4-G-24-DP  
 Revised: 4/3/2024

NO.	DATE	DESCRIPTION	BY	CHK	APPV
01	03/26/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

**SEAL/DRAFT STAMP**

ENGINEERING

265 BROOKVIEW CENTRE  
 WAY, SUITE 201  
 KNOXVILLE, TN 37919

CLIENT

PRICES POINT SUBDIVISION  
 KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)

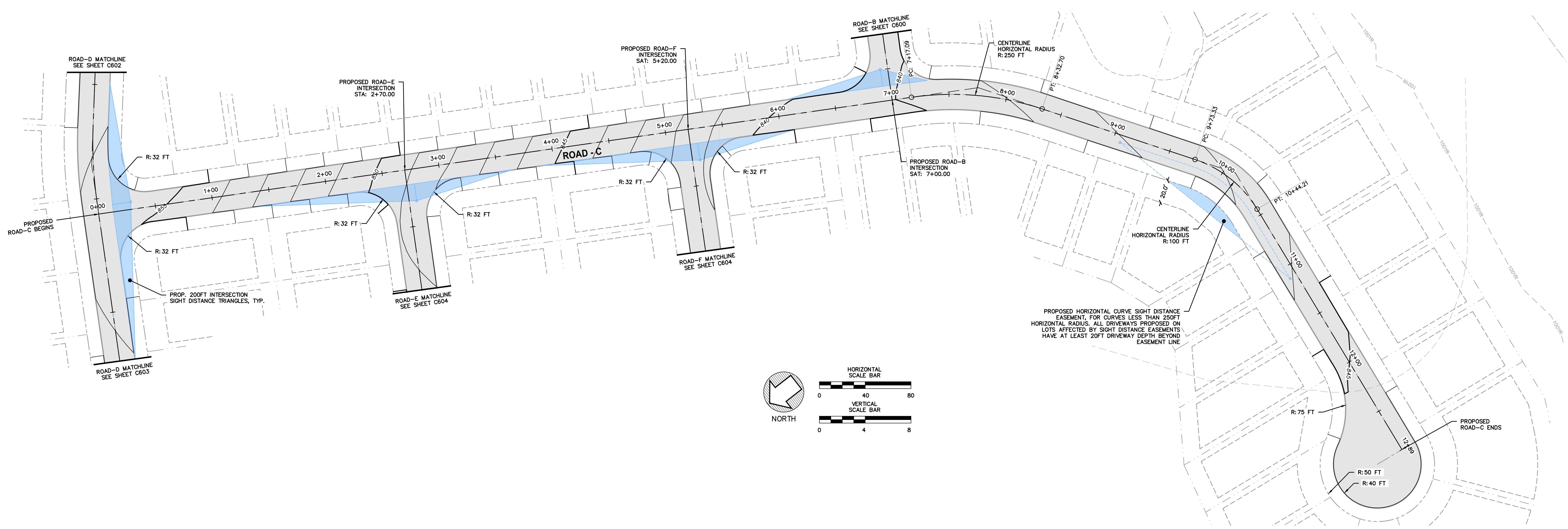
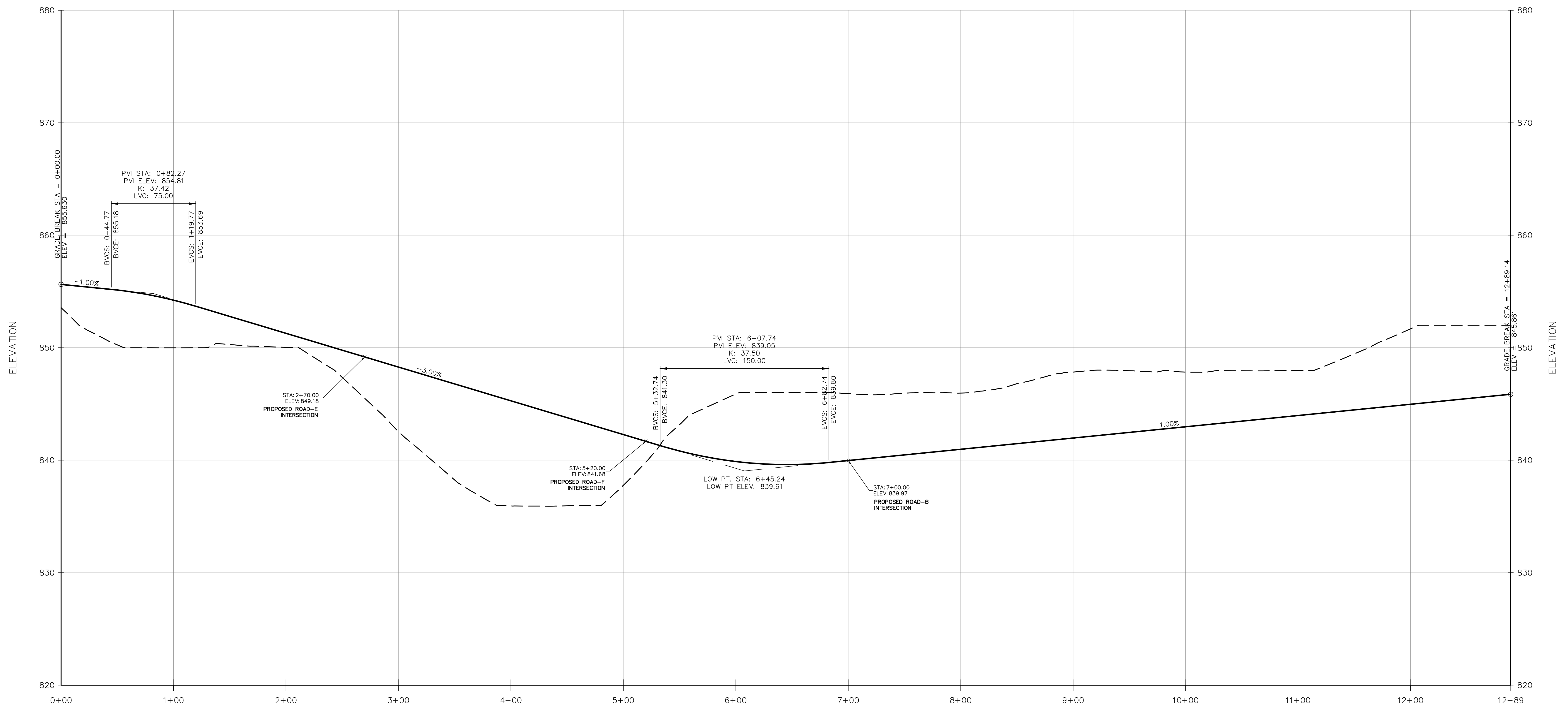
GOVERNOR JOHN SEVIER HWY  
 KNOXVILLE - TN37920

PROJECT N°	TN4786-2401	CHECK BY:	GHP
DATE:	FEB/2024	APPROVED BY:	GHP
SCALE:	AS SHOWN	DRAWN BY:	LBP

SHEET NUMBER  
**C-600**



FILE LOCATION: s:\land\knoxville\1786-2401 - john sevier single family residential\02-design\2-svll.dwg (1786-2401)\_c600  
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4-SE-24-C / 4-G-24-DP  
Revised: 4/3/2024

NO.	DATE	DESCRIPTION	BY	CHK	APP
01	03/26/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

**SEAL/DRAFT STAMP**

ENGINEERING

265 BROOKVIEW CENTRE  
 WAY, SUITE 201  
 KNOXVILLE, TN 37919

CLIENT

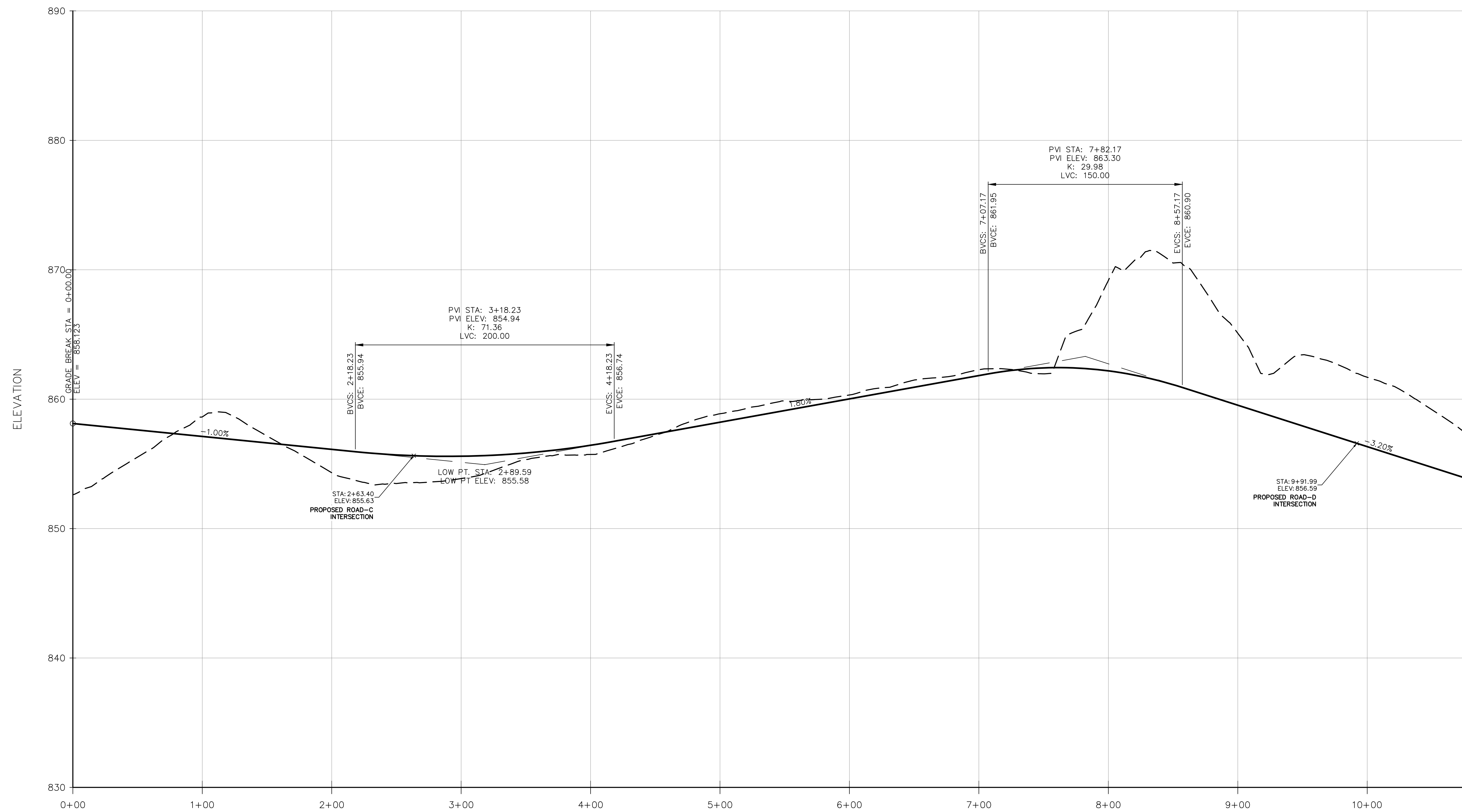
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**KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)**  
 GOVERNOR JOHN SEVIER HWY  
 KNOXVILLE - TN37920

CONCEPT PLAN - ROAD DESIGN PLAN & PROFILE SHEET 2 OF 5		CHECK BY:	GHP
PROJECT N°	TN4786-2401	SCALE:	AS SHOWN
DATE:	FEB/2024	DRAWN BY:	LBP
		APPROVED BY:	GHP

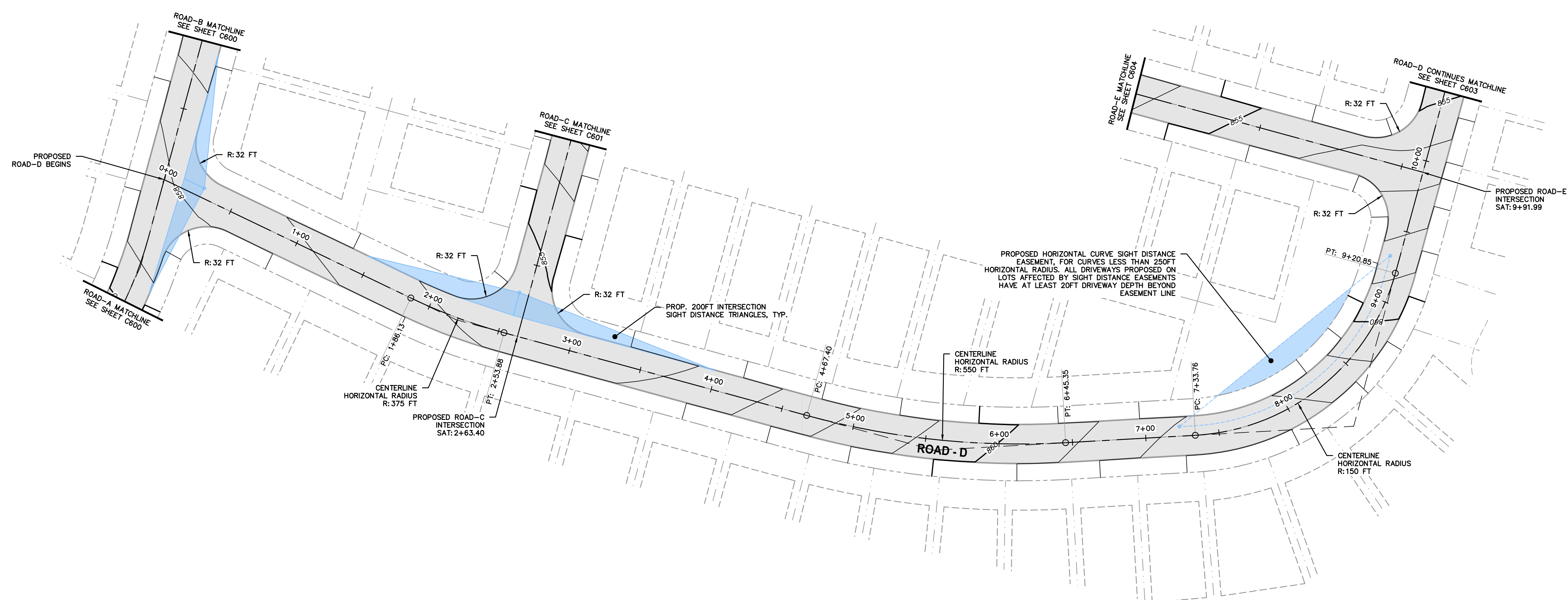
SHEET NUMBER  
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ROAD-D PROFILE

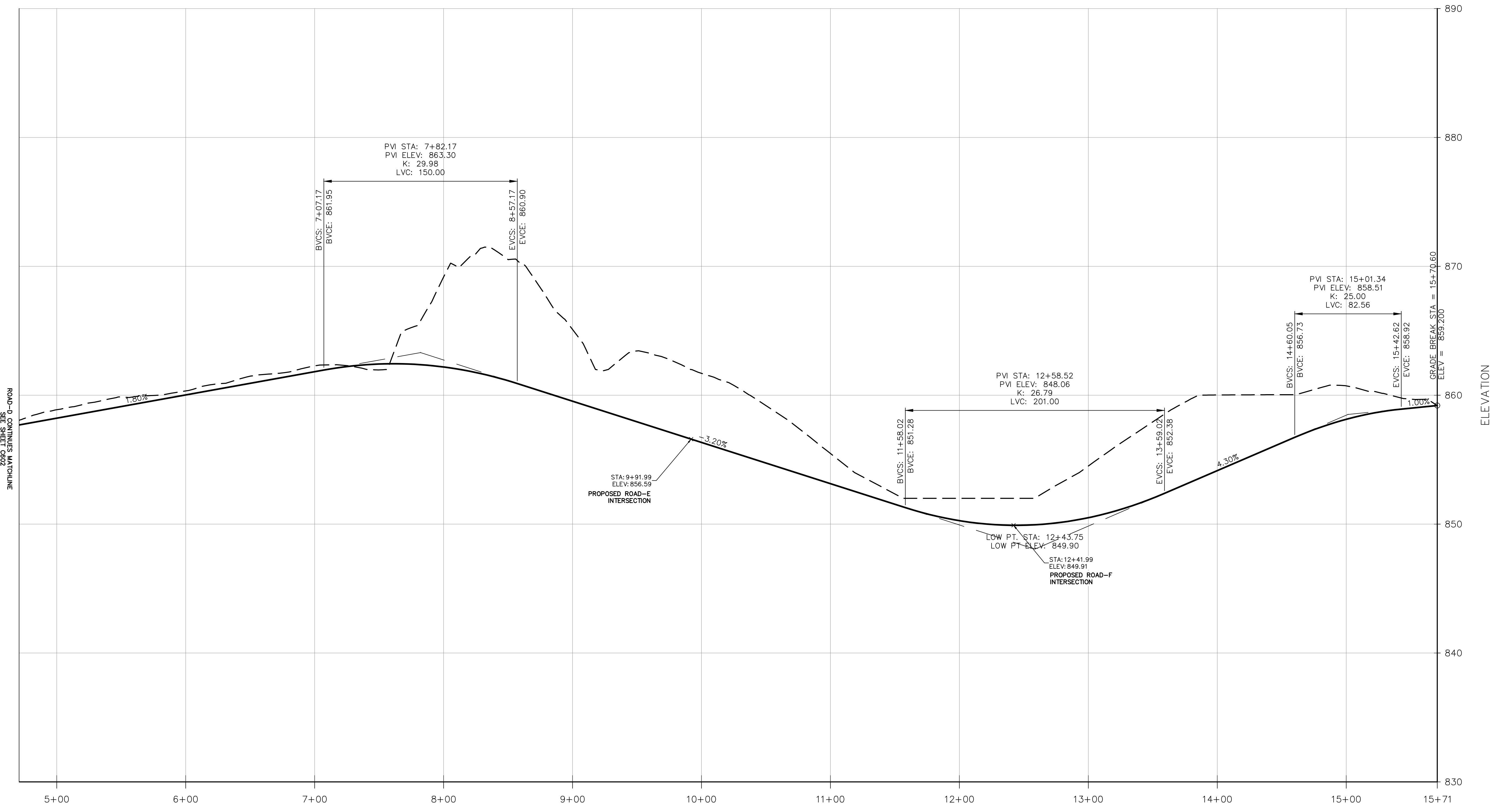


4-SE-24-C / 4-G-24-DP  
 Revised: 4/3/2024

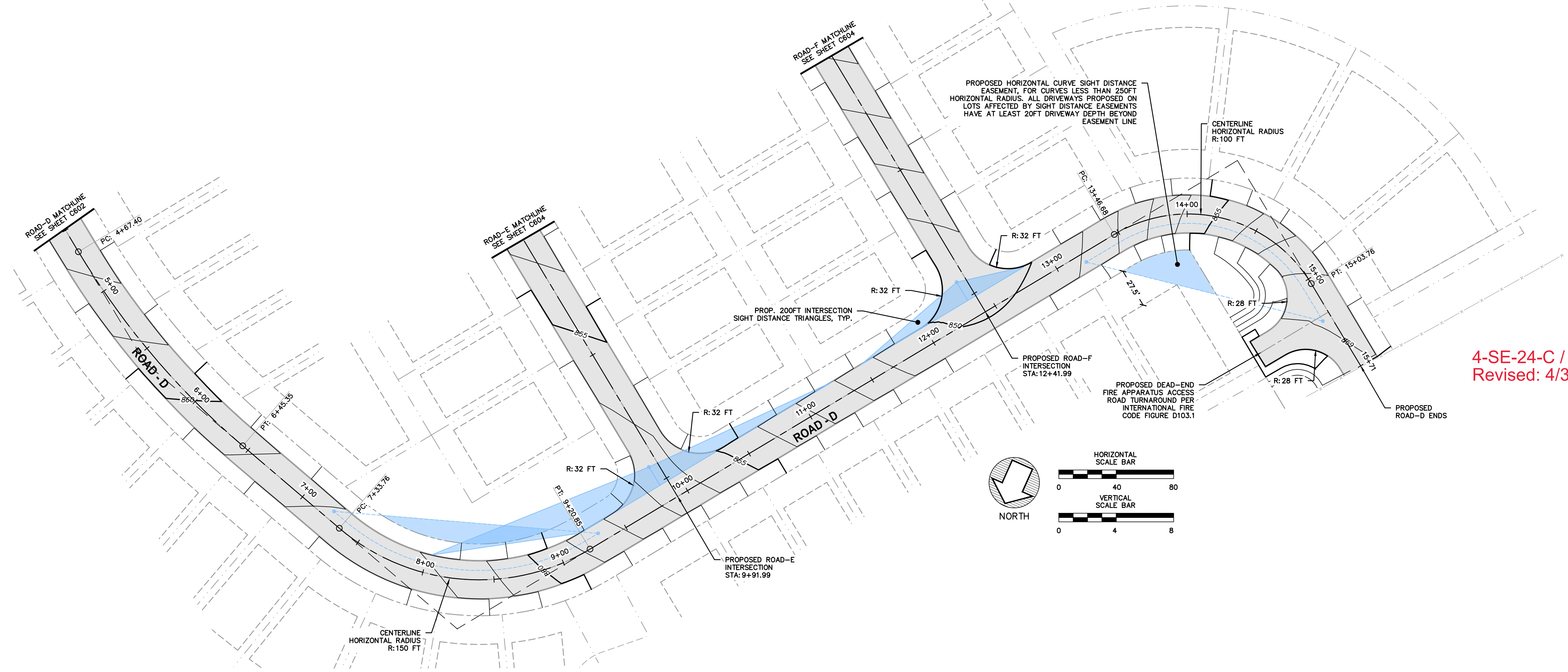
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BY		CHK			
APV					
<b>SEAL/DRAFT STAMP</b>					
ENGINEERING					
265 BROOKVIEW CENTRE WAY, SUITE 201 KNOXVILLE, TN 37919					
CLIENT					
PRICES POINT SUBDIVISION KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)			GOVERNOR JOHN SEVIER HWY KNOXVILLE - TN37920		
CONCEPT PLAN - ROAD DESIGN PLAN & PROFILE SHEET 3 OF 5			SCALE: AS SHOWN DRAWN BY: LBP	CHECK BY: GHP APPROVED BY: GHP	DATE: FEB/2024
SHEET NUMBER					
<b>C-602</b>					



FILE LOCATION: s:\west\knoxville\1786-2401 - john sevier single family residential\02-design\02\_svil\1786-2401\_c01.dwg PLOT DATE: Tuesday, April 2, 2024 3:47:38 PM



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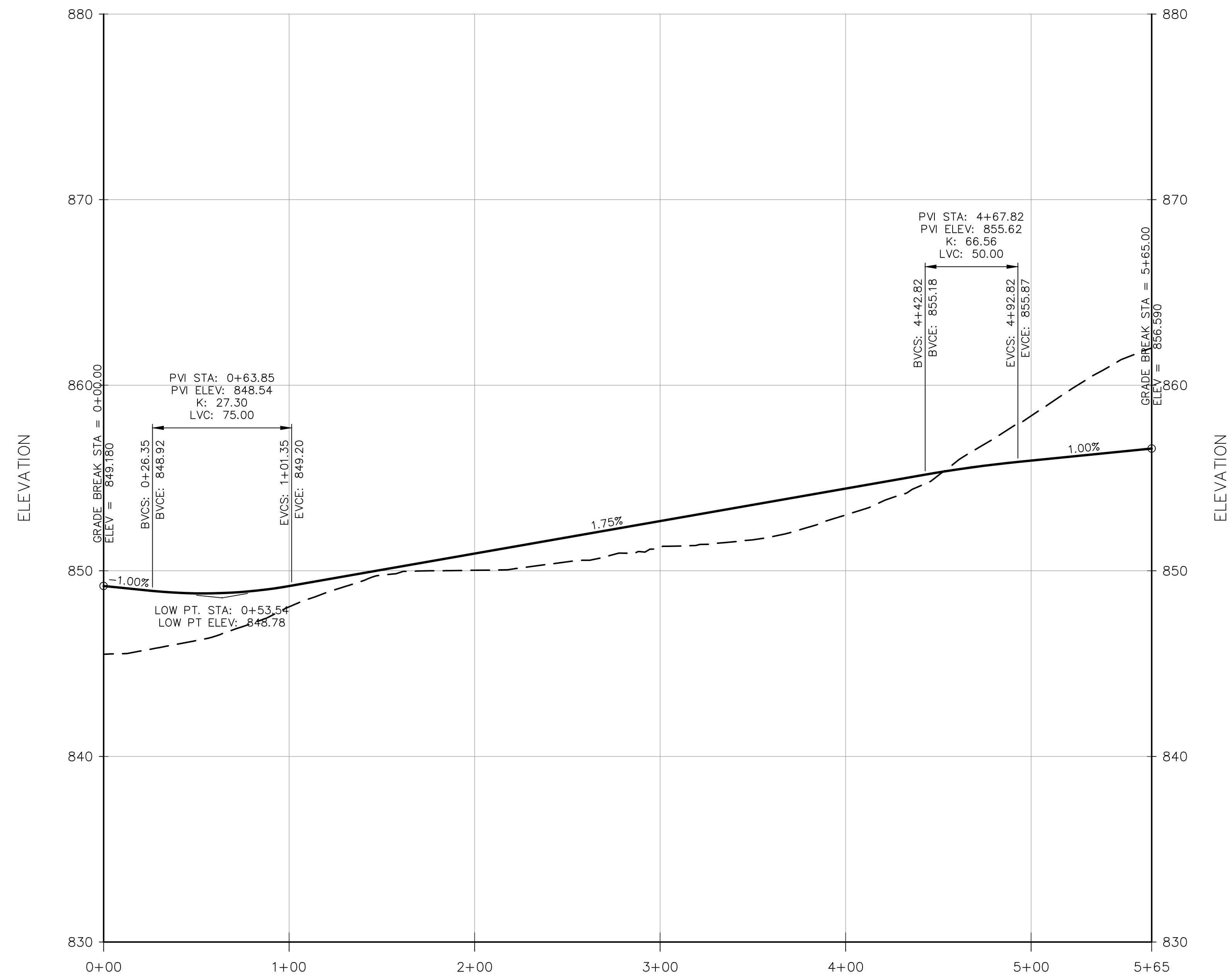


4-SE-24-C / 4-G-24-DP  
Revised: 4/3/2024

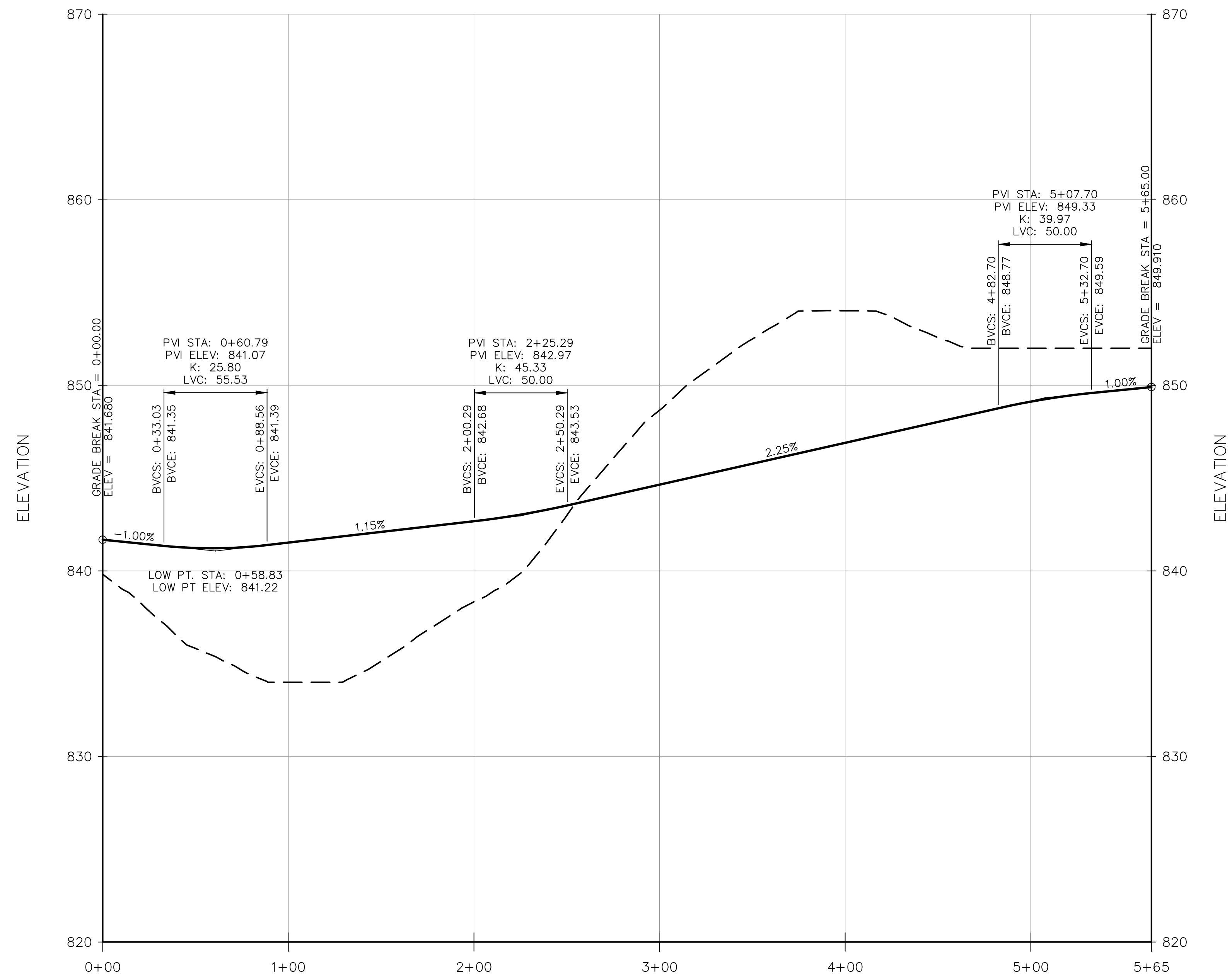
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GOVERNOR JOHN SEVIER HWY KNOXVILLE - TN37920		SHEET NUMBER <b>C-603</b>		
CLIENT <b>HEARTLAND DEVELOPMENT</b>		DESCRIPTION KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS		
ENGINEERING <b>LJA LAND DEVELOPMENT</b> 265 BROOKVIEW CENTRE WAY, SUITE 201 KNOXVILLE, TN37919		NO. 01		
DATE 03/29/24		BY CHK		



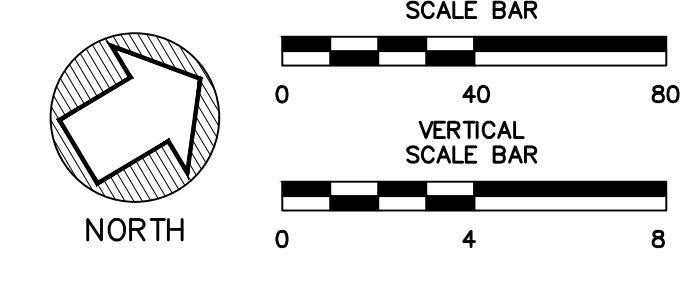
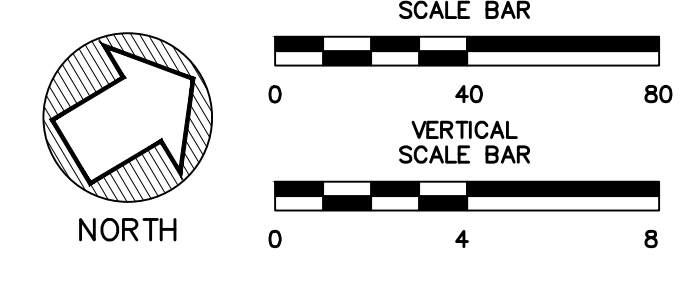
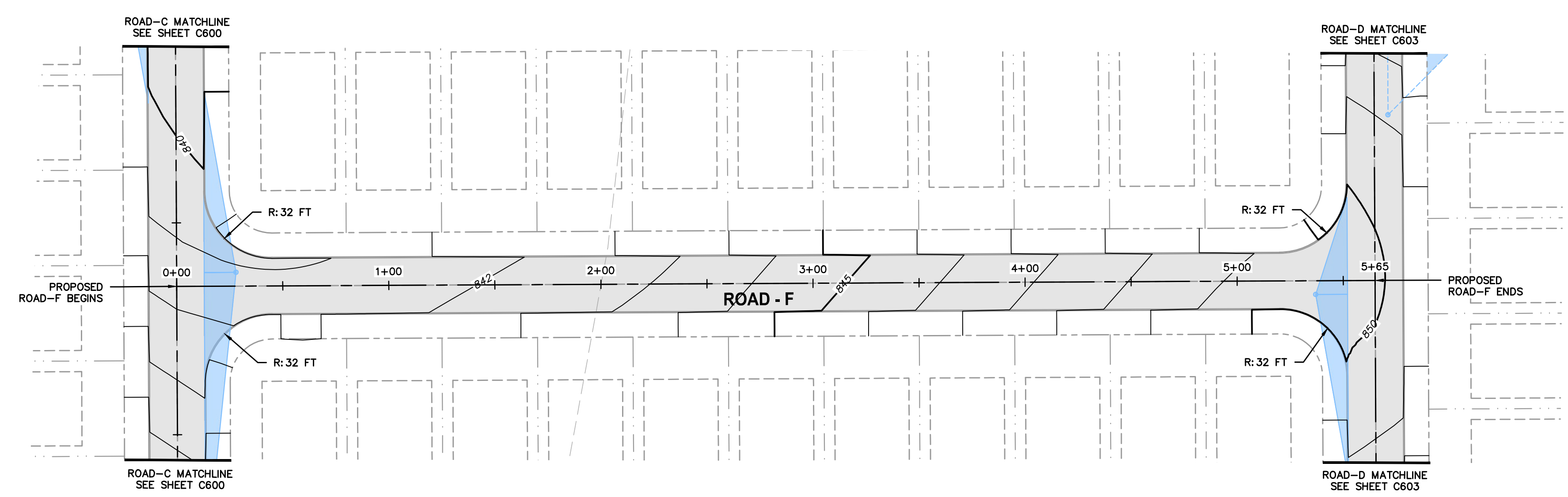
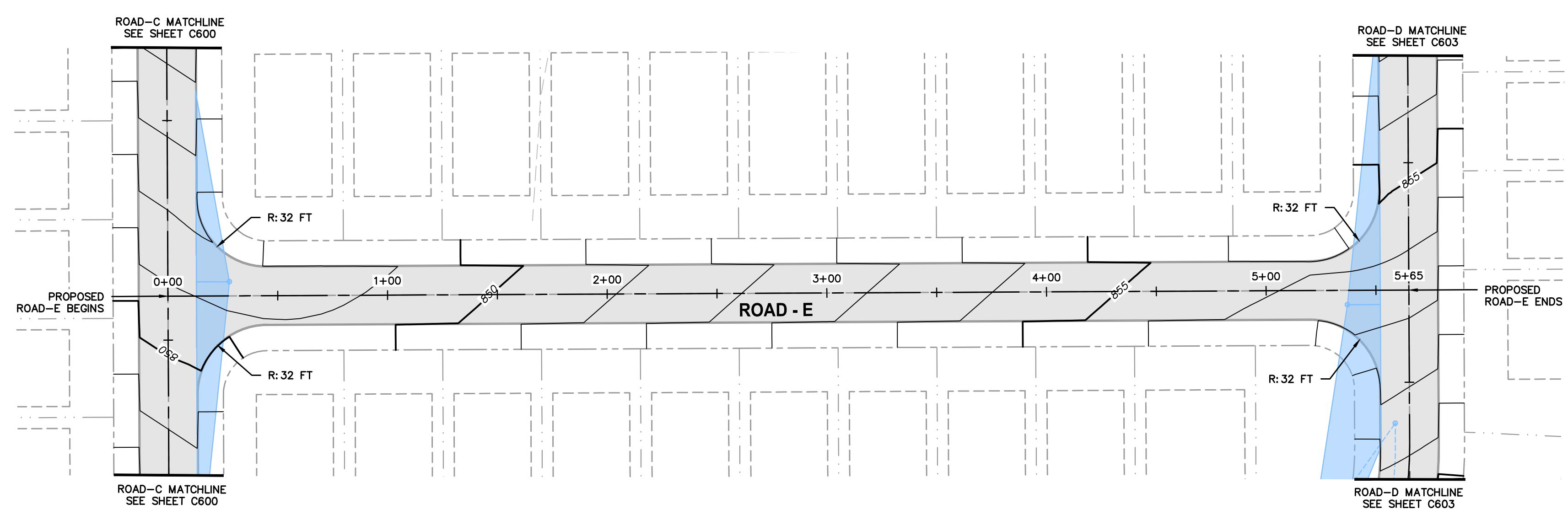
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ROAD-E PROFILE



ROAD-F PROFILE



4-SE-24-C / 4-G-24-DP  
Revised: 4/3/2024

NO.	DATE	DESCRIPTION	BY	CHK	APPV
01	03/29/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

**SEAL/DRAFT STAMP**

ENGINEERING

265 BROOKVIEW CENTRE WAY, SUITE 201 KNOXVILLE, TN 37919

CLIENT

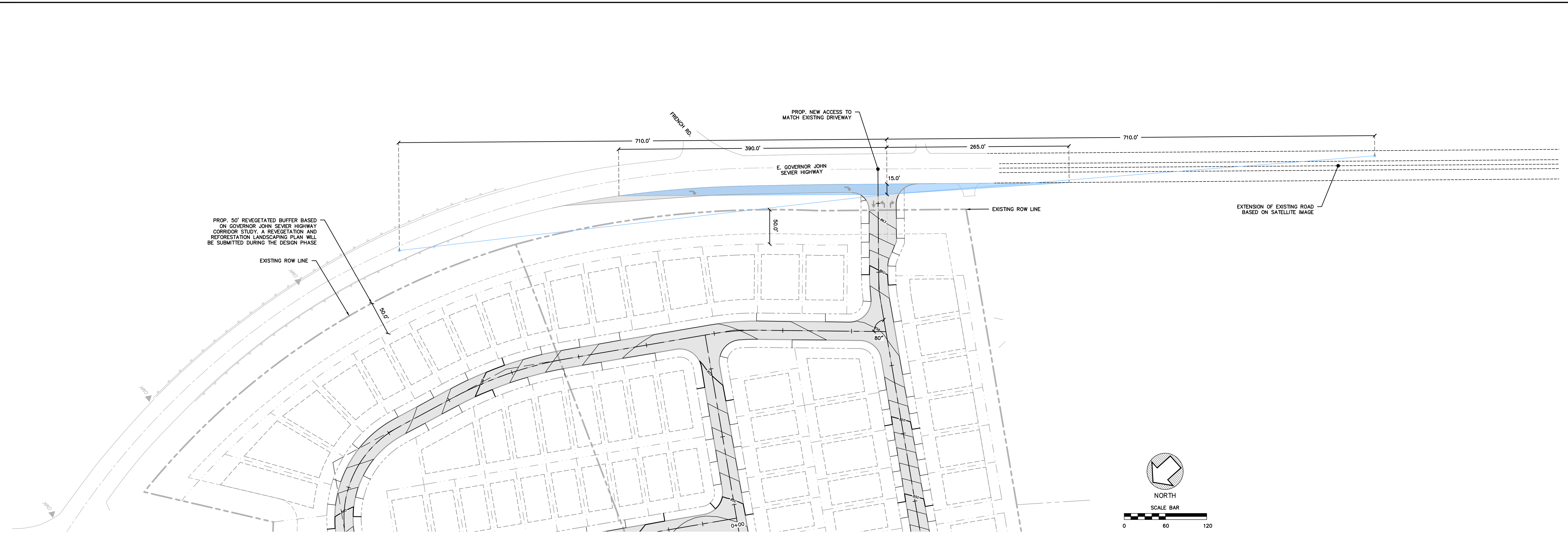
PRICES POINT SUBDIVISION  
KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)

GOVERNOR JOHN SEVIER HWY  
KNOXVILLE - TN37920

PROJECT N°	TN4786-2401	CHECK BY:	GHP
DATE:	FEB/2024	AS SHOWN	APPROVED BY:
		DRAWN BY:	LBP
			GHP

SHEET NUMBER  
**C-604**





NO.	DATE	DESCRIPTION	BY	CHK	APP
01	03/29/24	KNOX COUNTY CONCEPT REVIEW STAFF COMMENTS			

**SEAL/DRAFT STAMP**

ENGINEERING

**LJA**  
LAND DEVELOPMENT

265 BROOKVIEW CENTRE WAY, SUITE 201  
KNOXVILLE, TN 37919

CLIENT

**HEARTLAND**  
DEVELOPMENT

**PRICES POINT SUBDIVISION**  
**KNOX COUNTY N° (4-SE-24-C / 4-G-24-DP)**

**GOVERNOR JOHN SEVIER HWY**  
**KNOXVILLE - TN37920**

**CONCEPT PLAN - ROAD DESIGN**  
**JOHN SEVIER HWY SIGHT DISTANCE**

CHECK BY: GHP  
APPROVED BY: GHP

SCALE: AS SHOWN  
DRAWN BY: LBP

PROJECT N°: TN4786-2401  
DATE: FEB/2024

SHEET NUMBER  
**C-605**

REV. XXXXXX TEXT

**2 LANE UNDIVIDED ROADWAY - SYMMETRICAL**

**FLARED FOR OPPOSING LEFT TURN CENTERED ON ALIGNMENT - 2 LANE 2 WAY**

**FLARED FOR SINGLE SIDE LEFT TURN CENTERED ON ALIGNMENT - 2 LANE 2 WAY**

Design Speed (MPH)	d	d <sub>L</sub>	d <sub>R</sub>	Design Speed (MPH)	d	d <sub>L</sub>	d <sub>R</sub>	Design Speed (MPH)	d	d <sub>L</sub>	d <sub>R</sub>
15	170	120	75	15	210	150	95	15	255	180	115
20	225	160	100	20	280	200	125	20	340	240	155
25	260	195	125	25	350	250	160	25	425	300	190
30	335	240	150	30	420	295	190	30	510	360	225
35	390	275	175	35	490	345	220	35	595	420	265
40	445	315	200	40	560	395	250	40	680	480	305
45	500	350	225	45	630	445	280	45	765	540	340
50	555	390	250	50	700	495	310	50	850	605	380
55	610	430	275	55	770	545	345	55	930	660	415
60	665	470	300	60	840	595	375	60	1015	720	450
65	720	510	325	65	910	645	405	65	1100	780	490
70	775	550	350	70	980	695	440	70	1185	840	530

PASSENGER VEHICLE    SU VEHICLE    COMBINATION VEHICLE

**2 LANE UNDIVIDED**  
SIGHT DISTANCE (d) AND RELATED DISTANCES (d<sub>L</sub>, d<sub>R</sub>) (FEET)

Design Speed (MPH)	d	d <sub>L</sub>	d <sub>R</sub>	Design Speed (MPH)	d	d <sub>L</sub>	d <sub>R</sub>	Design Speed (MPH)	d	d <sub>L</sub>	d <sub>R</sub>
15	180	100	70	15	225	125	85	15	270	150	105
20	235	130	90	20	300	165	115	20	360	200	140
25	285	165	115	25	375	205	145	25	450	250	170
30	365	195	135	30	450	250	170	30	540	295	205
35	415	225	155	35	525	290	200	35	630	345	240
40	475	260	180	40	600	330	225	40	720	395	270
45	530	290	200	45	675	370	255	45	810	445	305
50	590	325	220	50	750	410	285	50	900	495	340
55	650	355	245	55	825	450	310	55	990	540	375
60	710	390	265	60	900	490	340	60	1080	590	405
65	765	420	290	65	975	530	370	65	1170	640	440
70	825	455	315	70	1050	575	400	70	1260	690	475

PASSENGER VEHICLE    SU VEHICLE    COMBINATION VEHICLE

**2 LANE 2 WAY - FLARED FOR LEFT TURNS**  
SIGHT DISTANCE (d) AND RELATED DISTANCES (d<sub>L</sub>, d<sub>R</sub>) (FEET)

**SPECIAL NOTES**

- INTERSECTION SIGHT DISTANCE VALUES ARE PROVIDED FOR PASSENGER VEHICLES, SINGLE UNIT (SU) VEHICLES AND COMBINATION VEHICLES. INTERSECTION SIGHT DISTANCE BASED ON THE PASSENGER VEHICLE IS SUITABLE FOR MOST INTERSECTIONS, WHERE SUBSTANTIAL VOLUMES OF HEAVY VEHICLES ENTER THE MAJOR ROAD, SUCH AS FROM RAMP TERMINALS WITH STOP CONTROL OR ROADWAYS SERVING TRUCK TERMINALS, THE USE OF TABULATED VALUES FOR (SU) VEHICLES OR COMBINATION VEHICLES SHOULD BE CONSIDERED.
- ALL PROPERTY NEEDED TO ACHIEVE SIGHT DISTANCE AT INTERSECTIONS SHOULD BE ACQUIRED AS RIGHT-OF-WAY. SEE STD DWG RD11-SD-1 FOR RIGHT-OF-WAY LINE PLACEMENT.

STATE OF TENNESSEE  
STANDARD DRAWING  
DEPARTMENT OF TRANSPORTATION

**INTERSECTION SIGHT DISTANCE 2-LANE ROADWAYS**

01-01-2019    RD11-SD-3

LEGEND  
AREAS FREE OF SIGHT OBSTRUCTIONS

NOTE: SEE RD11-SD-1 FOR INTERSECTING ROADWAY ORIGIN OF CLEAR SIGHT AND QUADRANT CORNER CLIPS.

NOT TO SCALE

4-SE-24-C / 4-G-24-DP  
Revised: 4/3/2024

2/13/2019 10:07:15 AM  
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