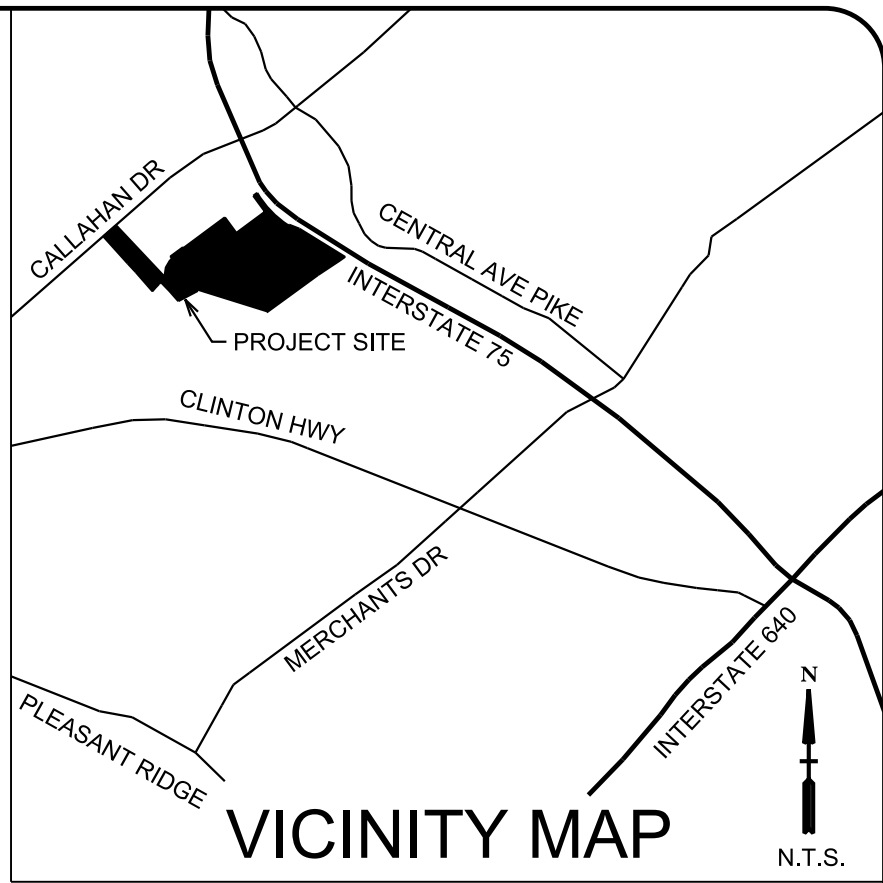
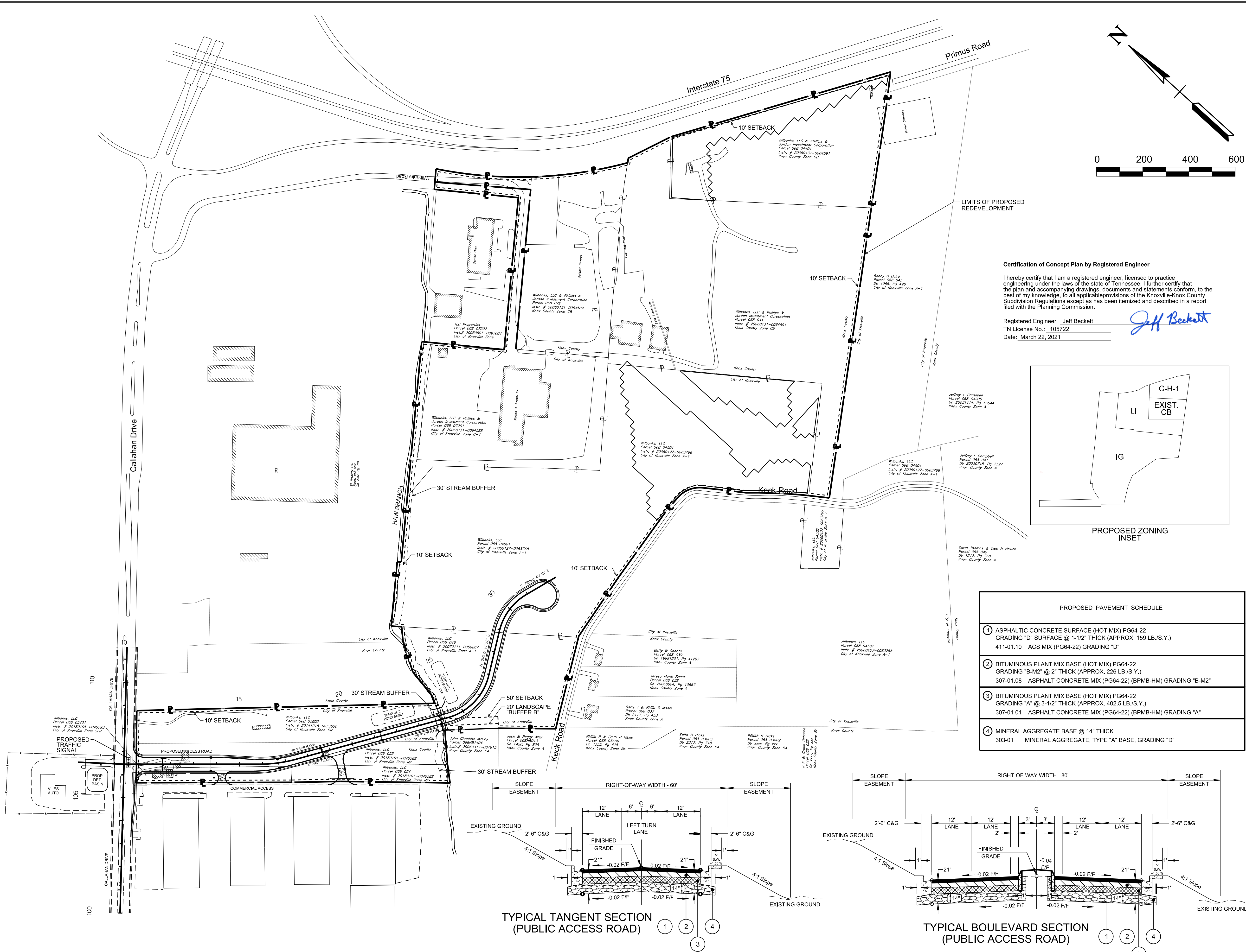




GENERAL NOTES

1) PROPERTY REFLECTS PARCELS:

CITY OF KNOXVILLE:

068 05602 - 726 CALLAHAN DRIVE, KNOXVILLE, TN 37912
068 046 - 0 KECK ROAD, KNOXVILLE, TN 37912
068 04501 - 6318 KECK ROAD, KNOXVILLE, TN 37912
068 04401 - 6302 KECK ROAD, KNOXVILLE, TN 37912

KNOX COUNTY:

068 05401 - 900 CALLAHAN DRIVE, KNOXVILLE, TN 37912
068 054 - 0 CALLAHAN DRIVE, KNOXVILLE, TN 37912
068 055 - 728 CALLAHAN DRIVE, KNOXVILLE, TN 37912
068 072 - 6621 WILBANKS ROAD, KNOXVILLE, TN 37912
068 07201 - 6601 WILBANKS ROAD, KNOXVILLE, TN 37912
068 044 - 6300 KECK ROAD, KNOXVILLE, TN 37912

TOTAL ACRES = 90+/-, 5 LOTS

2) CURRENT ZONING:

LI, C-H-2, AG, CB, C-H-1, C-G-1
CITY BLOCK #39963 & #39960

3) PROPOSED ZONING:

I-G, GENERAL INDUSTRIAL ZONING DISTRICT
C-H-1, HIGHWAY COMMERCIAL
LI, LIGHT INDUSTRIAL
EXISTING "CB", BUSINESS AND MANUFACTURING ZONE

PUBLIC UTILITIES

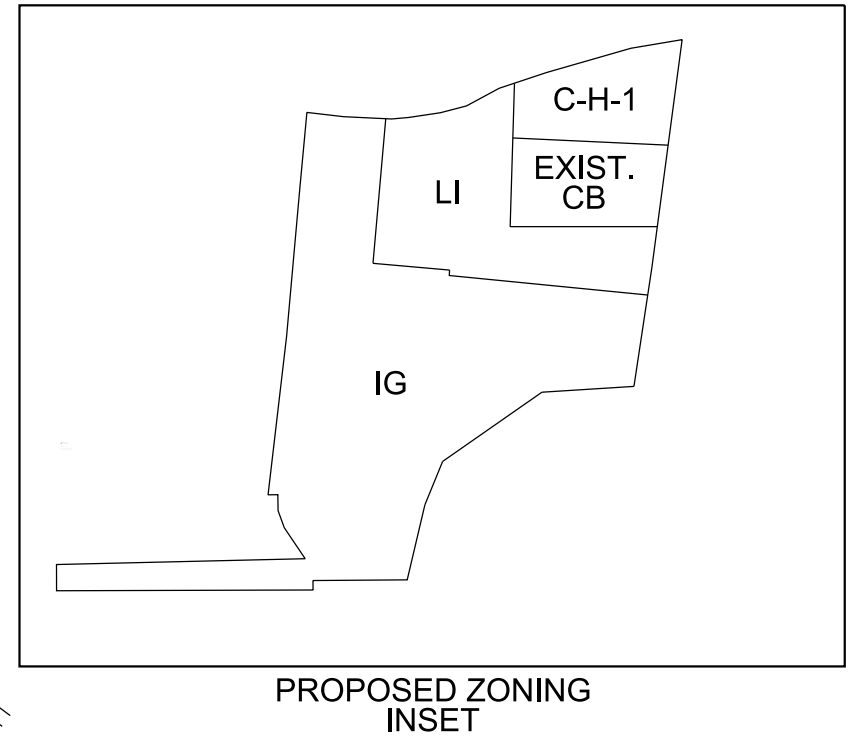
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
PHONE: AT&T

Certification of Concept Plan by Registered Engineer

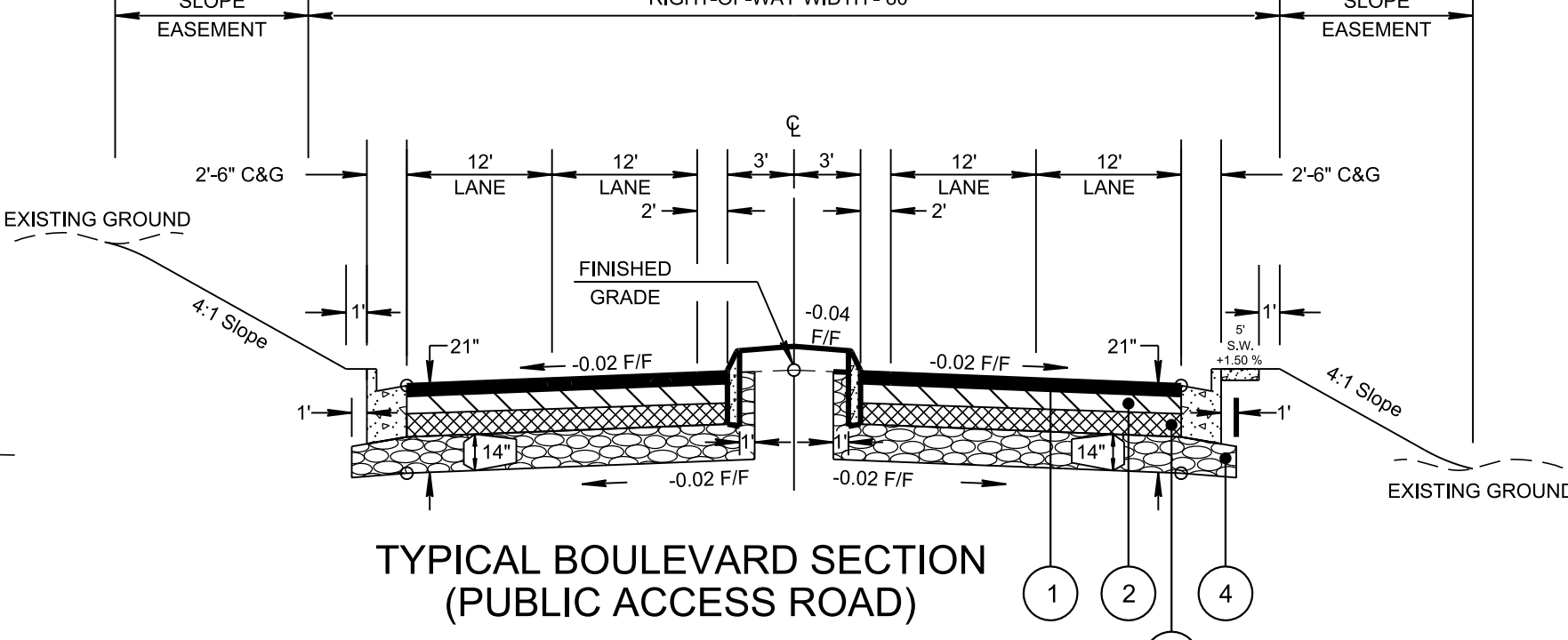
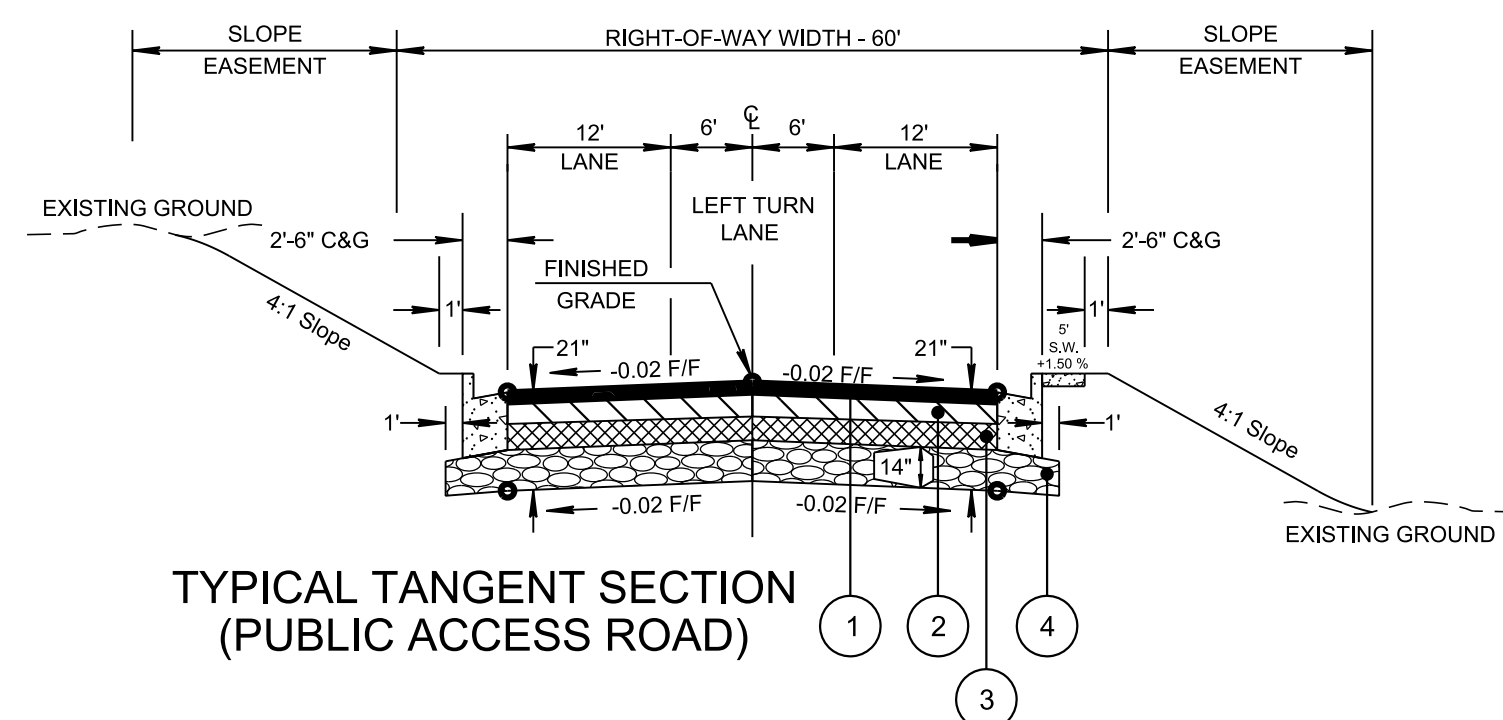
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the state of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County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

Registered Engineer: Jeff Beckett
TN License No.: 105722
Date: March 22, 2021

Jeff Beckett



PROPOSED PAVEMENT SCHEDULE	
①	ASPHALTIC CONCRETE SURFACE (HOT MIX) PG64-22 GRADING "D" SURFACE @ 1-1/2" THICK (APPROX. 159 LB./S.Y.) 411-01.10 ACS MIX (PG64-22) GRADING "D"
②	BITUMINOUS PLANT MIX BASE (HOT MIX) PG64-22 GRADING "B-M2" @ 2" THICK (APPROX. 226 LB./S.Y.) 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING "B-M2"
③	BITUMINOUS PLANT MIX BASE (HOT MIX) PG64-22 GRADING "A" @ 3-1/2" THICK (APPROX. 402.5 LB./S.Y.) 307-01.01 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING "A"
④	MINERAL AGGREGATE BASE @ 14" THICK 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"



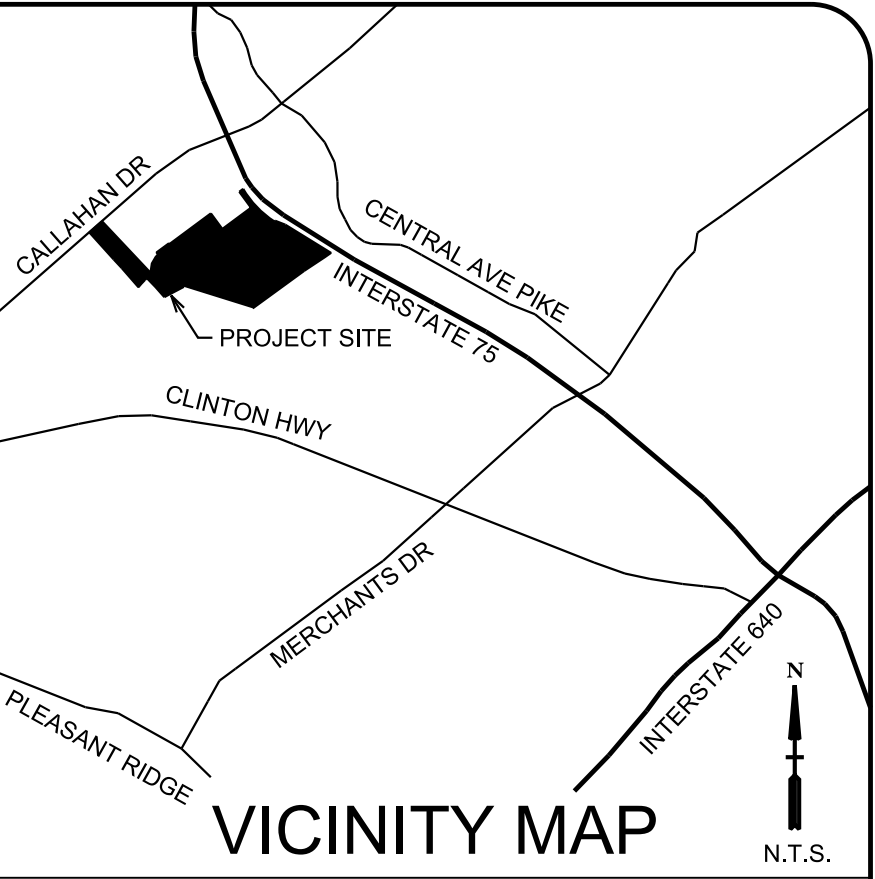
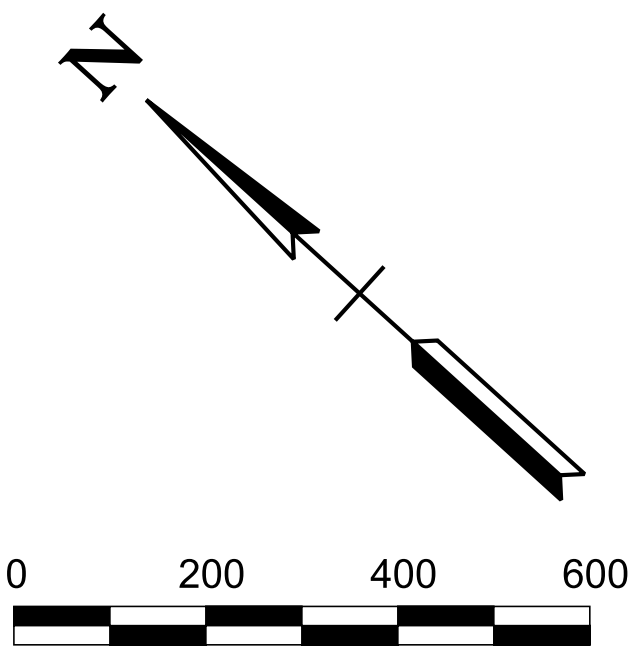
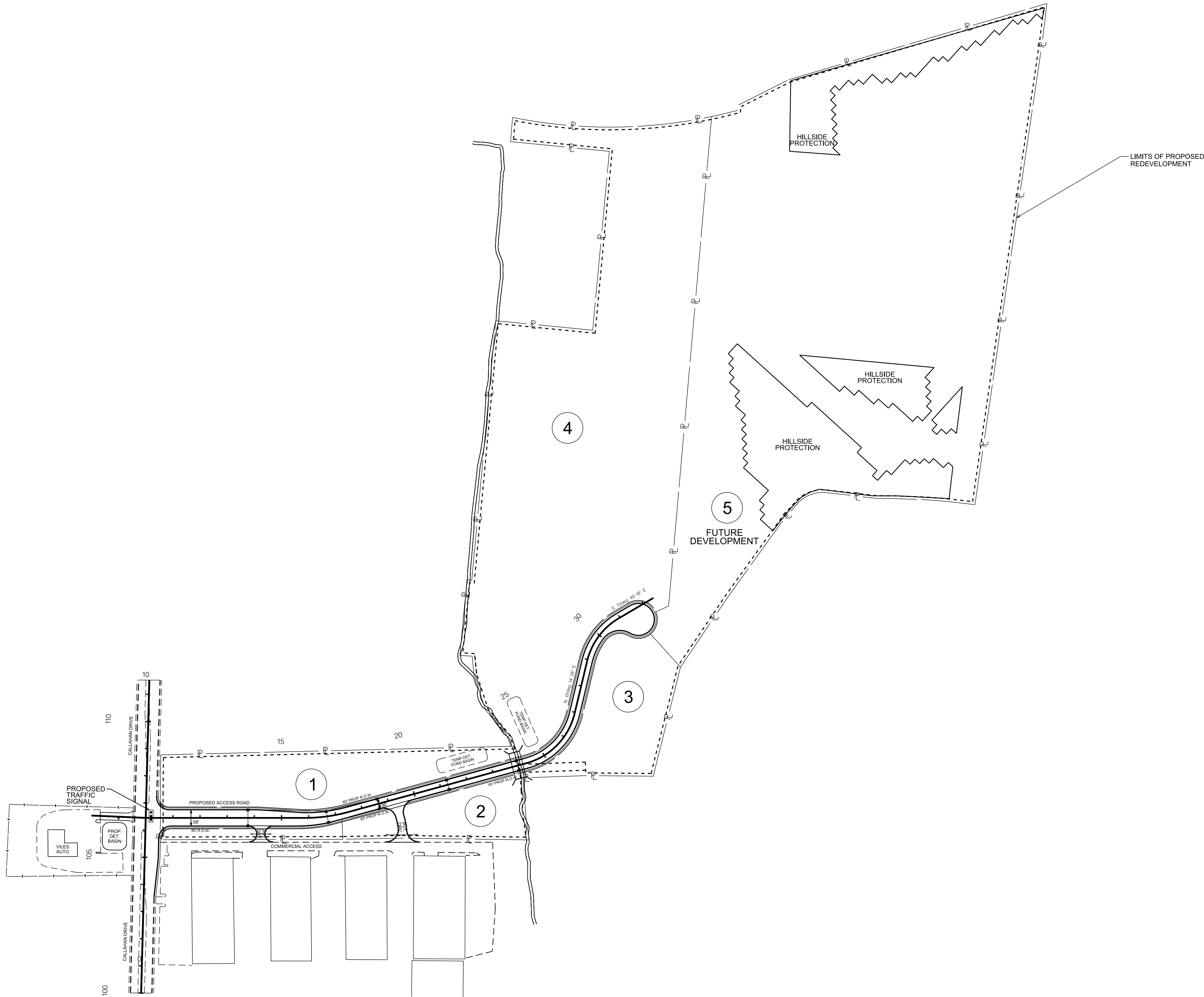
Planning
KNOXVILLE TRENDS CENTER

File No.: **4-SF-21-C**

Date submitted: **3/22/2021**

These plans have not been reviewed by Planning Staff and may not be finalized.

REVISED PER MPC COMMENTS	3-22-2021
REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT: PHILLIPS INFRASTRUCTURE HOLDINGS	
PROJECT: CALLAHAN DEVELOPMENT ACCESS ROAD CONCEPT	
CONCEPT PLAN	
PRELIMINARY	CCI PROJECT NO. 01555-0000
	DRAWING DATE FEBRUARY 19, 2021
	PM RJB PC RJB
	DRAWN WAS
1	

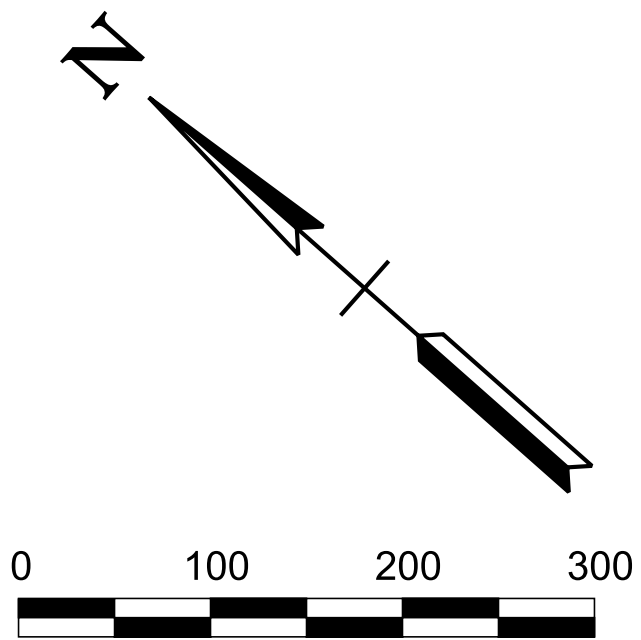
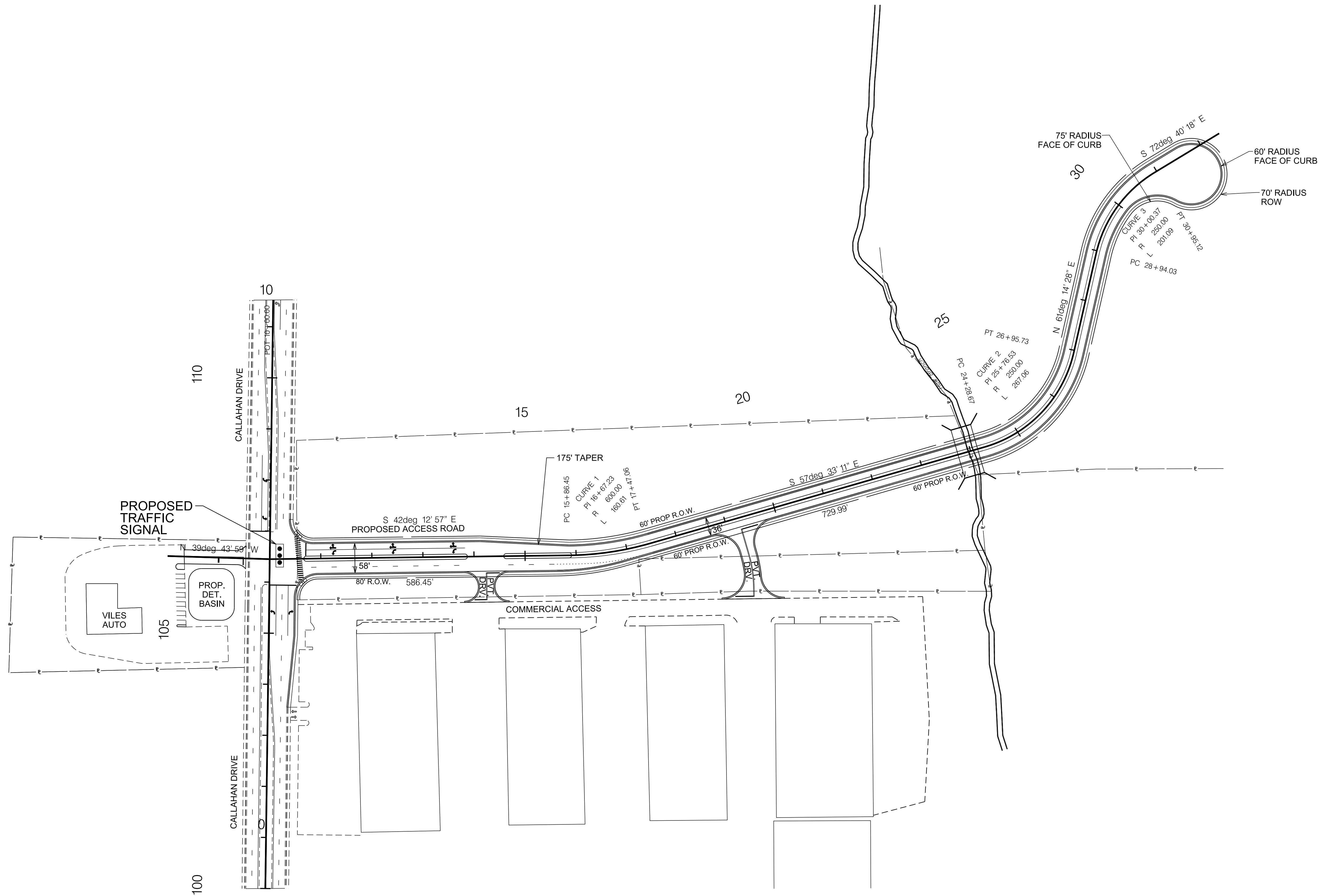


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CLIENT: PHILLIPS INFRASTRUCTURE HOLDINGS		
PROJECT: CALLAHAN DEVELOPMENT ACCESS ROAD CONCEPT		
CONCEPT PLAN PROPOSED LOTS		
PRELIMINARY	CCI PROJECT NO. 01555-0000	
	DRAWING DATE	FEBRUARY 19, 2021
	PM	RJB PC RJB
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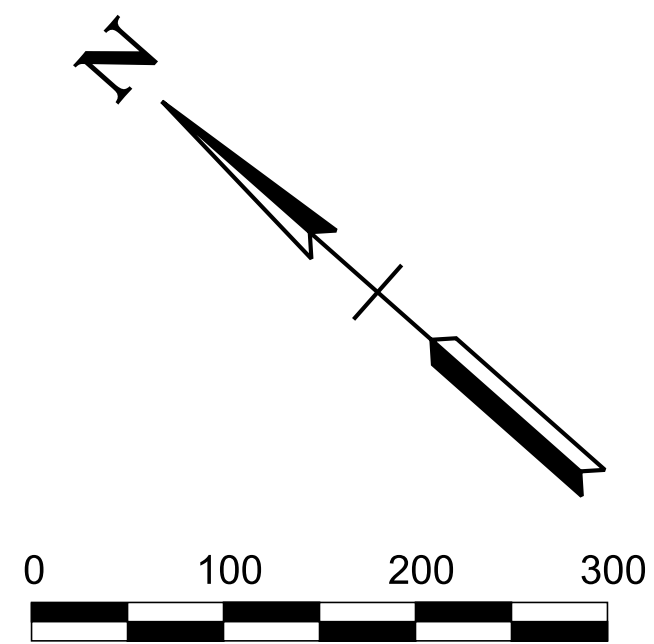
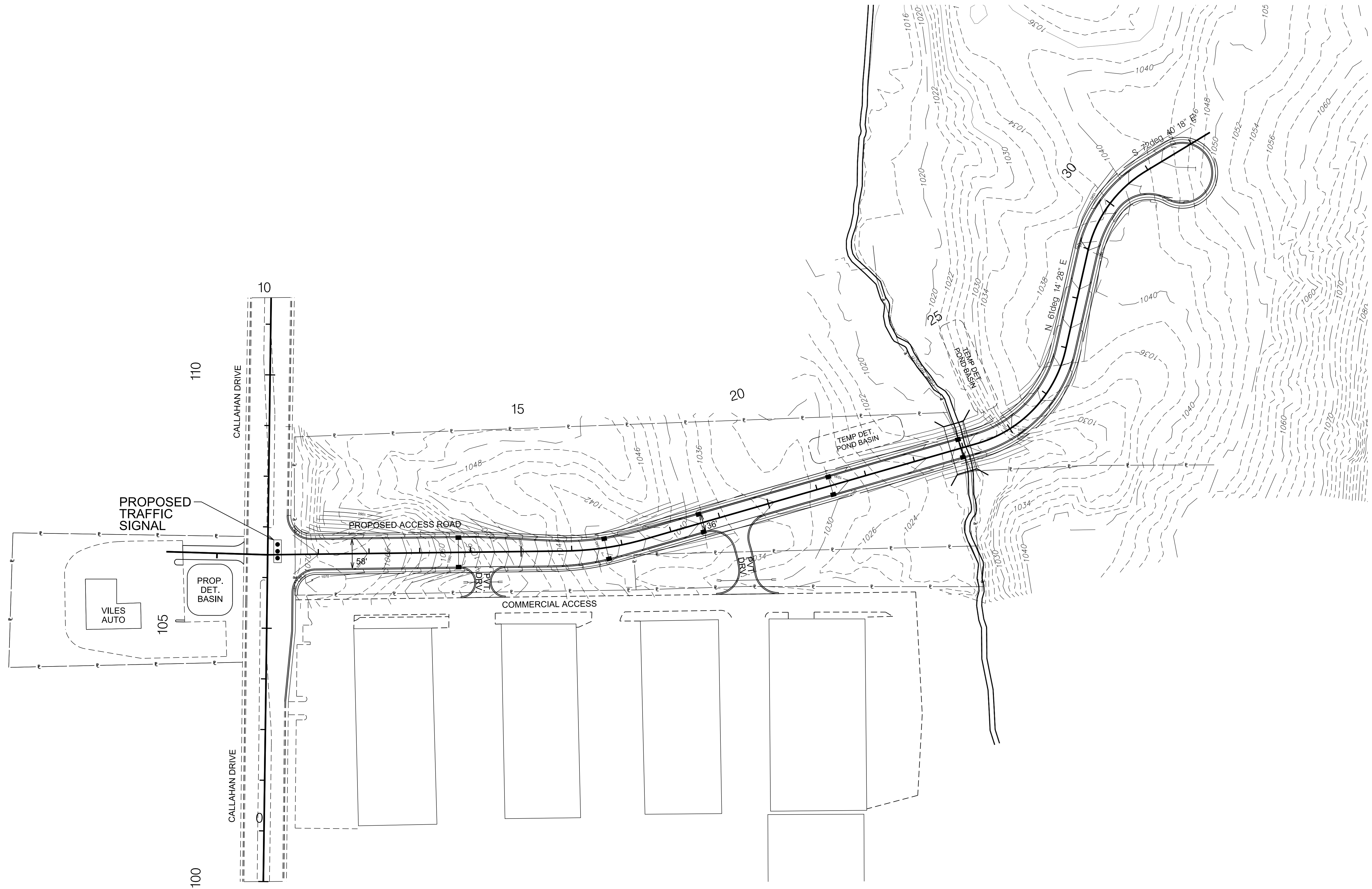


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CLIENT: PHILLIPS INFRASTRUCTURE HOLDINGS		
PROJECT: CALLAHAN DEVELOPMENT ACCESS ROAD CONCEPT		
CONCEPT PLAN LAYOUT		
PRELIMINARY	CCI PROJECT NO. 01555-0000	
	DRAWING DATE	FEBRUARY 19, 2021
	PM	RJB PC RJB
	DRAWN WAS	
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File No.: 4-SF-21-C

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CLIENT: PHILLIPS INFRASTRUCTURE HOLDINGS		
PROJECT: CALLAHAN DEVELOPMENT ACCESS ROAD CONCEPT		
CONCEPT GRADING PLAN		
PRELIMINARY	CCI PROJECT NO. 01555-0000	
	DRAWING DATE	FEBRUARY 19, 2021
	PM RJB	PC RJB
	DRAWN WAS	
2A		





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CONCEPT PROFILE		
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	DRAWING DATE FEBRUARY 19, 2021	
	PM RJB	PC RJB
	DRAWN WAS	
2B		