

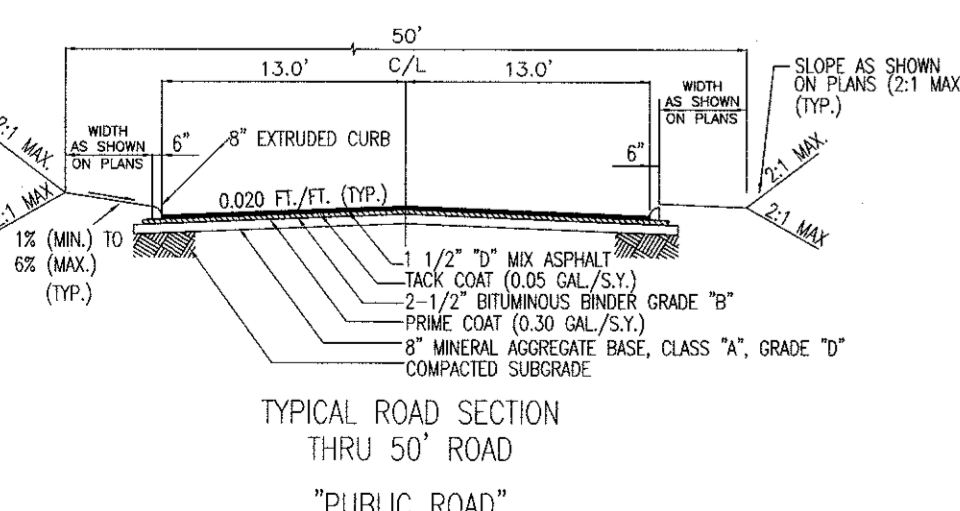
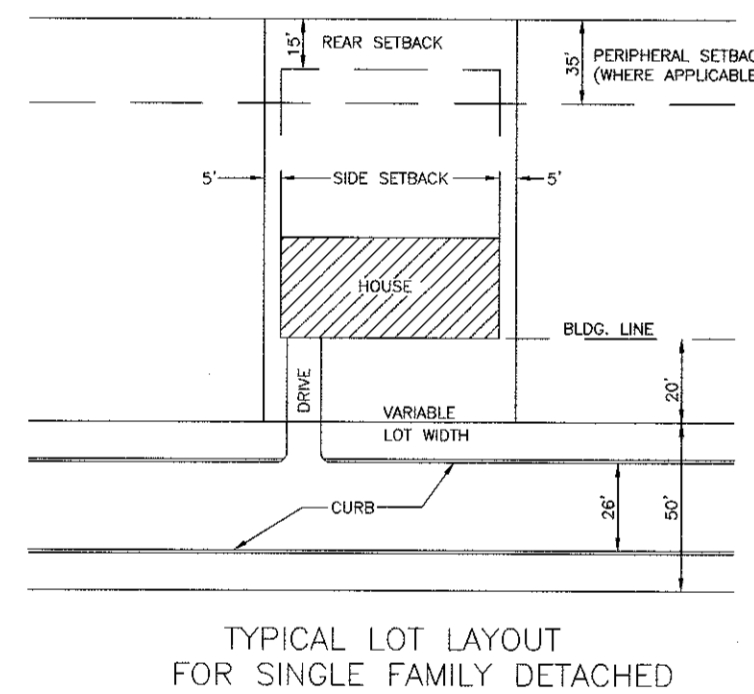
- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 29.31 ACRES SUBDIVIDED INTO 78 SINGLE FAMILY DETACHED LOTS AND 5 COMMON AREAS CONTAINING 5.50 ACRES.
  - THIS PROPERTY IS ZONED PR AT 3 UNITS PER ACRE.
  - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
  - UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  - BOUNDARY SURVEY BY OTHERS.
  - A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES.
  - NO VARIANCES REQUIRED.
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOXVILLE KNOX COUNTY PLANNING AT THE APRIL 9, 2021 MEETING ARE AS FOLLOWS:  
a. HORIZONTAL CURVE RADIUS FROM 250' TO 150' AT STA. 6+50 ROAD "C".  
b. HORIZONTAL CURVE RADIUS FROM 250' TO 100' AT STA. 7+25 ROAD "D".  
c. HORIZONTAL CURVE RADIUS FROM 250' TO 100' AT STA. 10+75 ROAD "D".
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AT THE APRIL 9, 2021 MEETING ARE AS FOLLOWS:  
ROADWAY GRADES AT INTERSECTIONS BETWEEN 1 AND 3 PERCENT.
  - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT.....20'  
SIDE.....5'  
REAR.....15'  
(A 35' PERIPHERAL SETBACK SUPERSEDES ALL OTHER SETBACKS).

4-SI-21-C  
4-H-21-UR  
2/24/2021



CERTIFICATION OF CONCEPT PLAN:  
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 ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED BY A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
REGISTERED ENGINEER: *David B. Harbin*  
TENNESSEE CERTIFICATE NO. 101285

DEVELOPER:  
M & M PARTNERS  
WALLACE McCLURE, JR., TRUSTEE  
114 DURWOOD RD.  
KNOXVILLE, TN 37922  
PHONE: (865) 693-3000



DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	CJS								
CHECKED	DBH								

SCALE  
HORIZONTAL: 1" = 100'  
VERTICAL: 2" INTERVAL

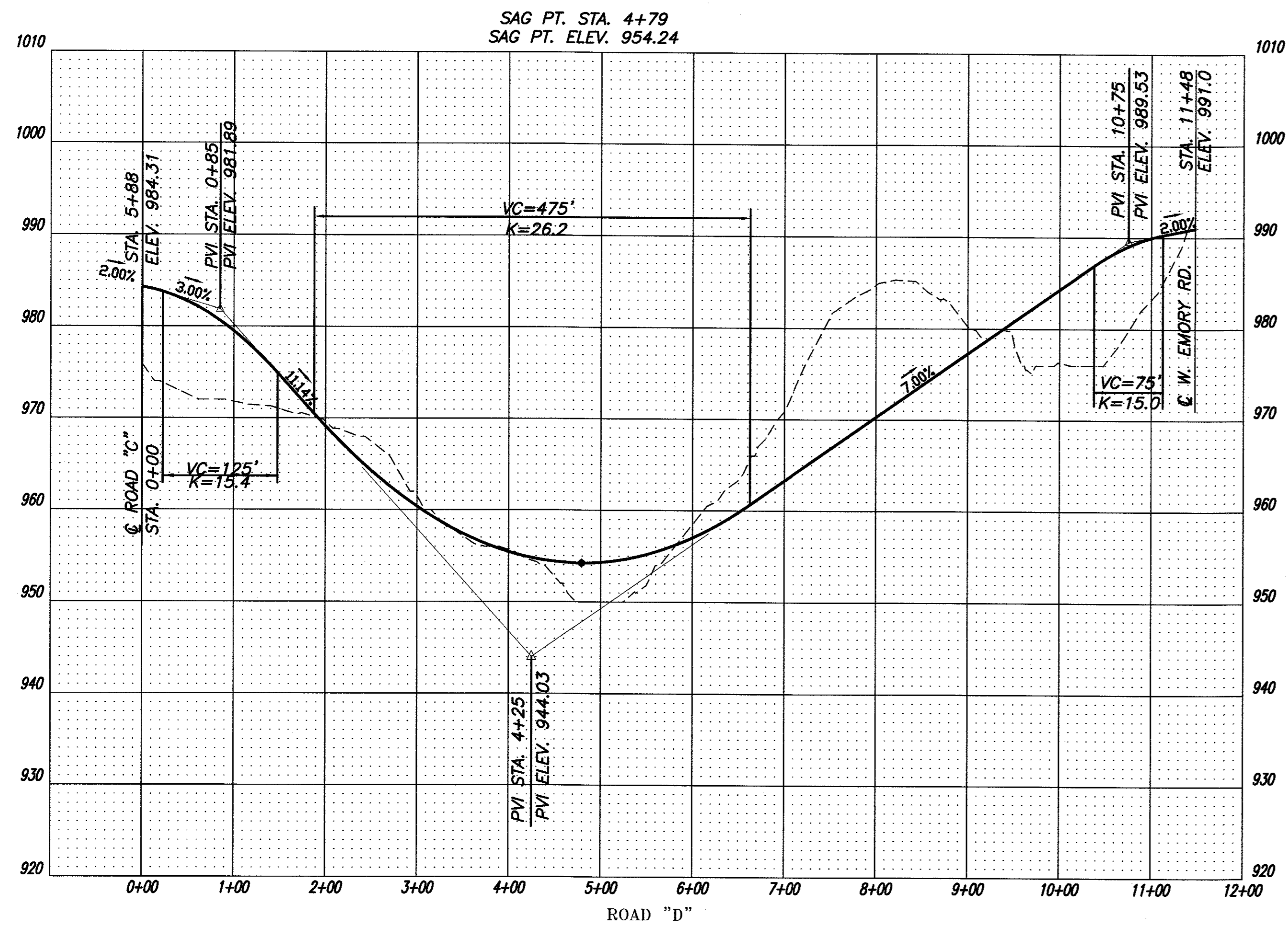
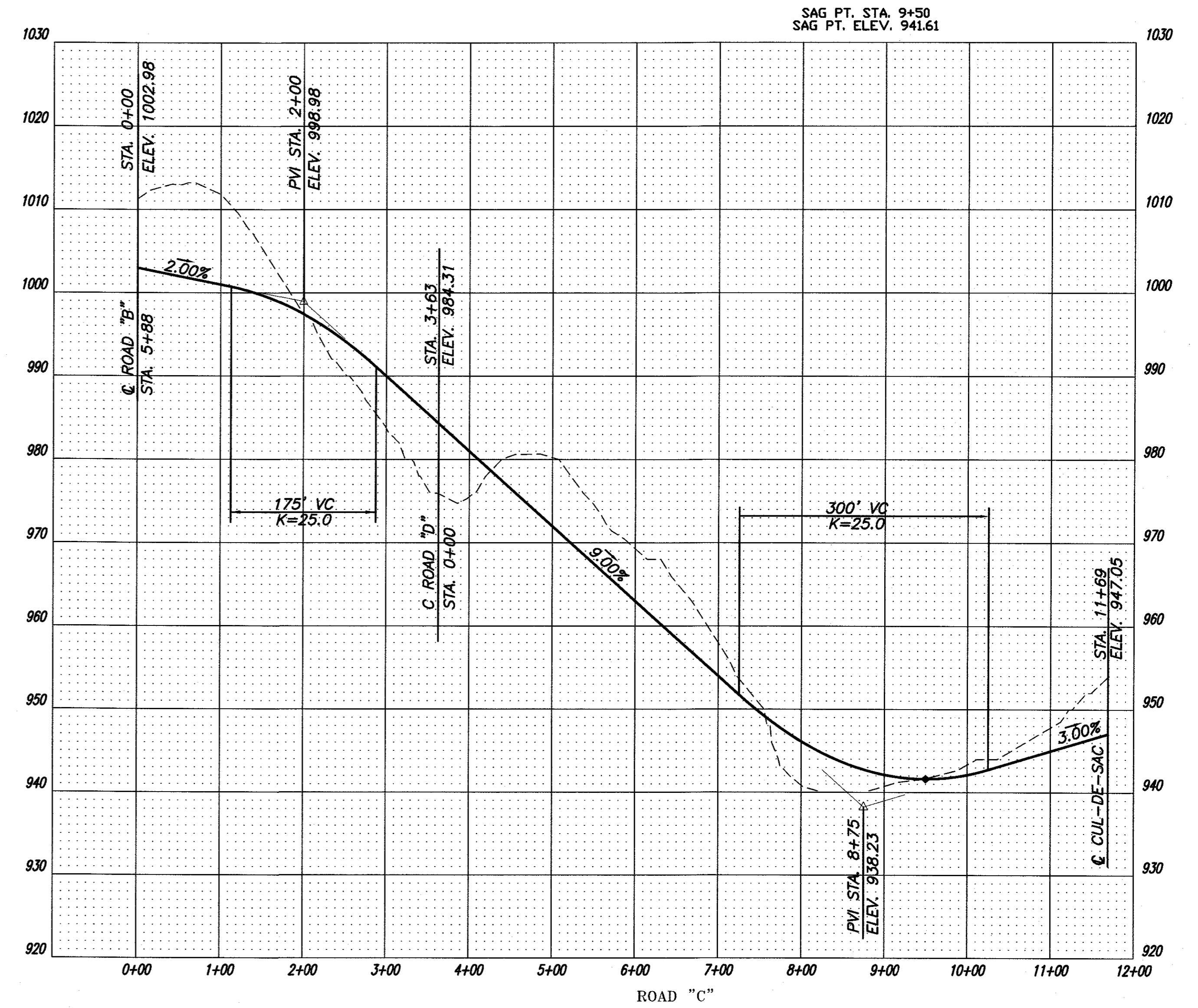
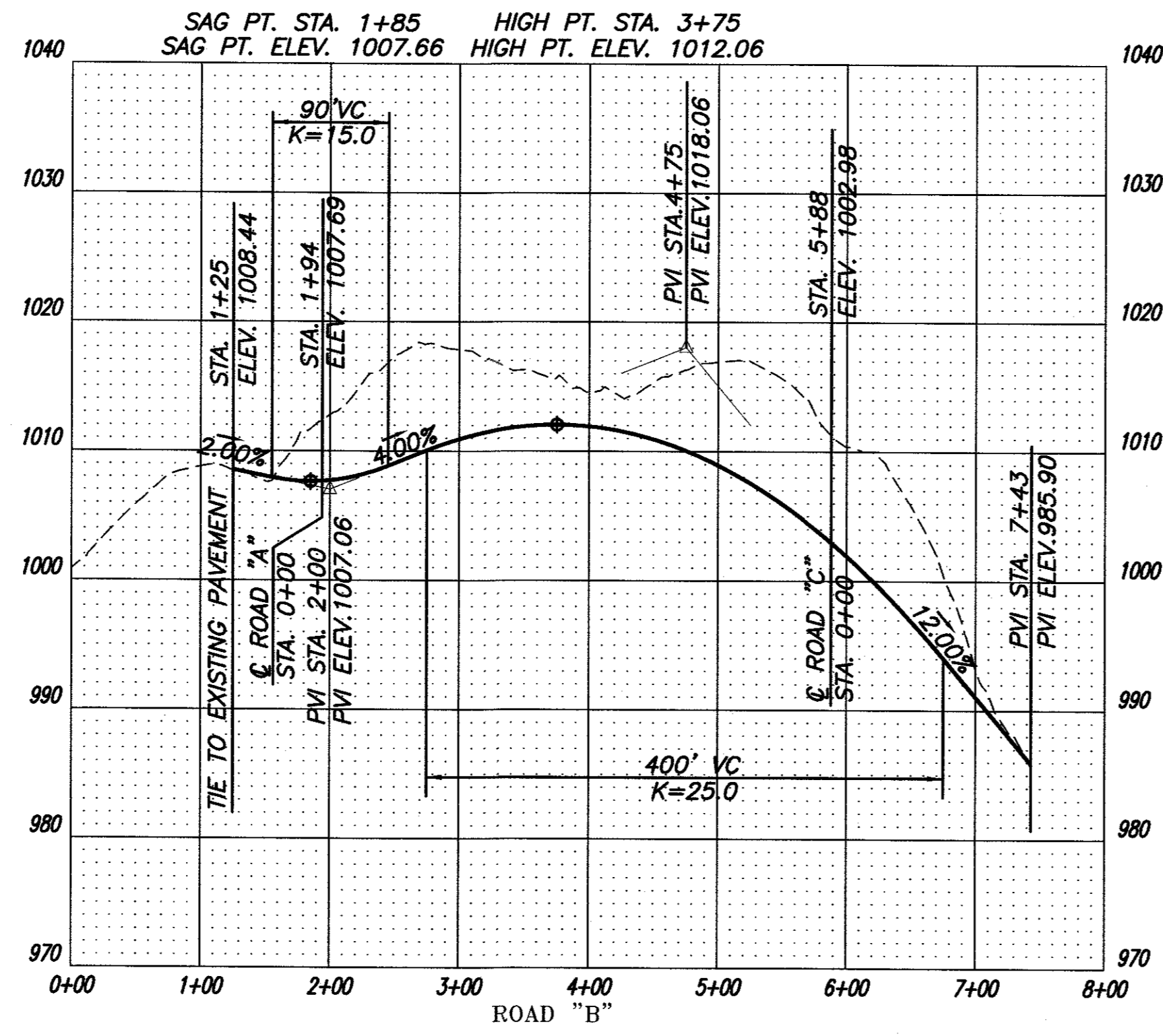
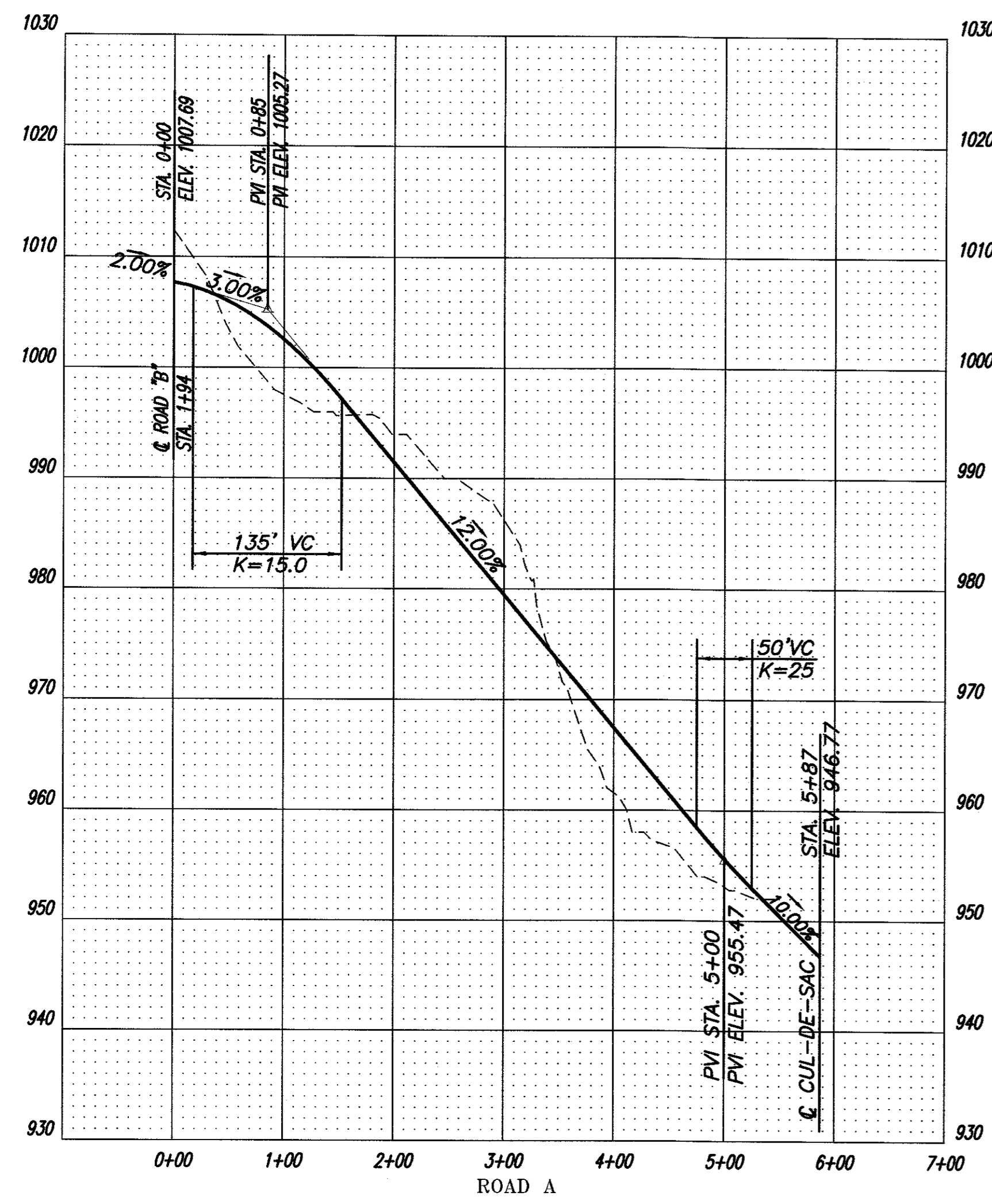
DATE  
02/10/21

1" = 100'

CONCEPT & DEVELOPMENT PLAN FOR  
M&M PARTERS- PEBBLEPASS LANE  
TAX MAP 76 PARCEL 31  
DISTRICT 6, KNOX COUNTY, TENNESSEE

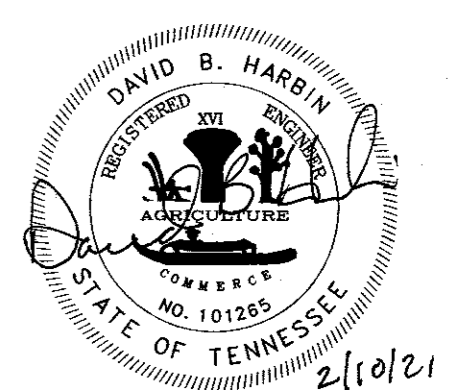
25287-SP  
SHEET 1 OF 2 SHEET(S)  
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BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4.334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
eml@bhn-p.com



4-SI-21-C  
4-H-21-UR  
2/24/2021

DEVELOPER:  
M & M PARTNERS  
WALLACE MCCLURE, JR., TRUSTEE  
114 DUNWOOD RD.  
KNOXVILLE, TN 37922  
PHONE: (865) 693-3000



BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
434 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	CJS								
CHECKED	DBH								

SCALE  
HORIZONTAL: 1" = 100'  
VERTICAL: 10" INTERVAL

DATE  
02/10/2021

ROAD PROFILES FOR  
M&M PARTERS- PEBBLEPASS LANE  
TAX MAP 76 PARCEL 31  
DISTRICT 6, KNOX COUNTY, TENNESSEE

25287-RP  
SHEET 2 OF 2 SHEET(S)