

- 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 PHASE CONTAINS APPROXIMATELY 7,401 S.F. SUBDIVIDED INTO 4 SINGLE FAMILY ATTACHED LOTS.
 - THIS PROPERTY IS ZONED PRC 10 DU/AC.
 - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LOUB
GAS: KUB
TELEPHONE: BELLSOUTH
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 15'
SIDE- 5' (0' UNDER BUILDINGS)
PERIPHERAL SETBACKS 35'-30' (SEE MAP FOR LOCATION.)
 - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 - REQUEST A 30' PERIPHERAL SETBACK ALONG BOB GRAY ROAD.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

| DEVELOPMENT INTENSITY | | DEVELOPMENT INTENSITY WITHIN THE HILLSIDE PROTECTION AREA (HPA) | |
|--|-------------------|---|--|
| BASED ON SMALLEST LOT AREA OF 1,640 S.F. | | BASED ON AN HPA OF 111,588 S.F. OR 2.56 ACRES. | |
| GROUND AREA COVER (GAC) | | GROUND AREA COVER (GAC) | |
| BUILDING FOOT PRINT/GROSS LOT AREA | 920/1,640=56.1% | TOTAL BUILDING FOOTPRINT/GROSS HPA | GAC = 9,902 S.F. OR 8.8% |
| FLOOR AREA RATIO (FAR) | | FLOOR AREA RATIO (FAR) | |
| BUILDING FOOT PRINT/GROSS LOT AREA | 1840/1,640=112.2% | TOTAL FLOOR AREA = 2X THE TOTAL BUILDING FOOTPRINT/GROSS HPA | FAR = 19,804 S.F. OR 17.7% |
| IMPERVIOUS AREA RATIO (IAR) | | IMPERVIOUS AREA RATIO (IAR) | |
| IMPERVIOUS AREA/GROSS LOT AREA | 1340/1640=81.7% | IMPERVIOUS AREA/GROSS HPA | IAR = ROADS + DRIVEWAYS + HOMES = 34,703 S.F. OR 31.1% |

- TICDA WAIVERS ARE AS FOLLOWS (BASED ON 20' BY 42' BUILDINGS W/ A 10'x10' PATIO)
- GROUND AREA COVERAGE (GAC) FROM 25% TO 56.1%.
 - FLOOR AREA RATIO (FAR) FROM 30% TO 112.2%.
 - IMPERVIOUS AREA RATIO (IAR) FROM 70% TO 81.7%.
 - DECREASE BUILDING SETBACK FROM 100' TO 35' ADJACENT TO RESIDENTIAL.
 - GROUND DISTURBANCE WITHIN THE H.P. OVERLAY FROM 1.2 ACRES TO 1.89 ACRES.
 - INCREASE THE NUMBER OF BUILDING (TOWNHOUSES) FROM 1 TO 11 INSIDE THE HILLSIDE PROTECTION AREA.
 - ALLOW TO DISTURB MORE THAN 50% ON SLOPES 15-24.99%. REQUESTING 74% LAND DISTURBANCE.



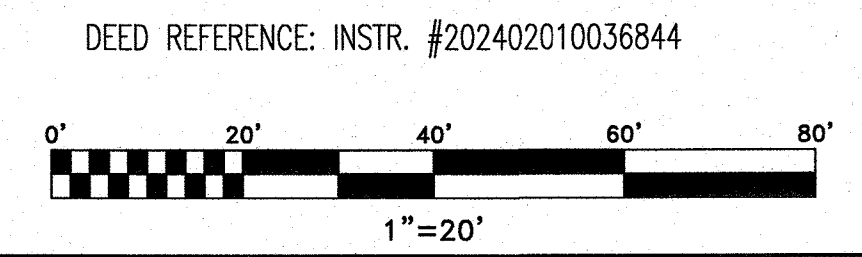
OWNER/DEVELOPER
ARCIP HOROBET
3105 W. GALLAHER FERRY RD
KNOXVILLE, TN 37932
(865) 607-1167

5-D-26-DP

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

| DESIGNED | DBH | | | | | | |
|----------|-----|-----|---------|------------------|-------|-----|------|
| DRAWN | SEW | | | | | | |
| CHECKED | DBH | | | | | | |
| | | NO. | DATE | REVISION | APPR. | NO. | DATE |
| | | 2 | 5-06-26 | BUILDING SIZES | | | |
| | | 1 | 4-21-26 | PER KKCP COMMENT | | | |
| | | | | REVISION | | | |

SCALE
HORIZONTAL: 1"= 20'
VERTICAL: 2" INTERVAL
DATE
2/18/26



CONCEPT & USE ON REVIEW PLAN FOR
PHASE II EVERGREEN MANOR
TAX MAP 118 PARCEL 71
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-2-C
SHEET 1 OF 2 SHEET(S)
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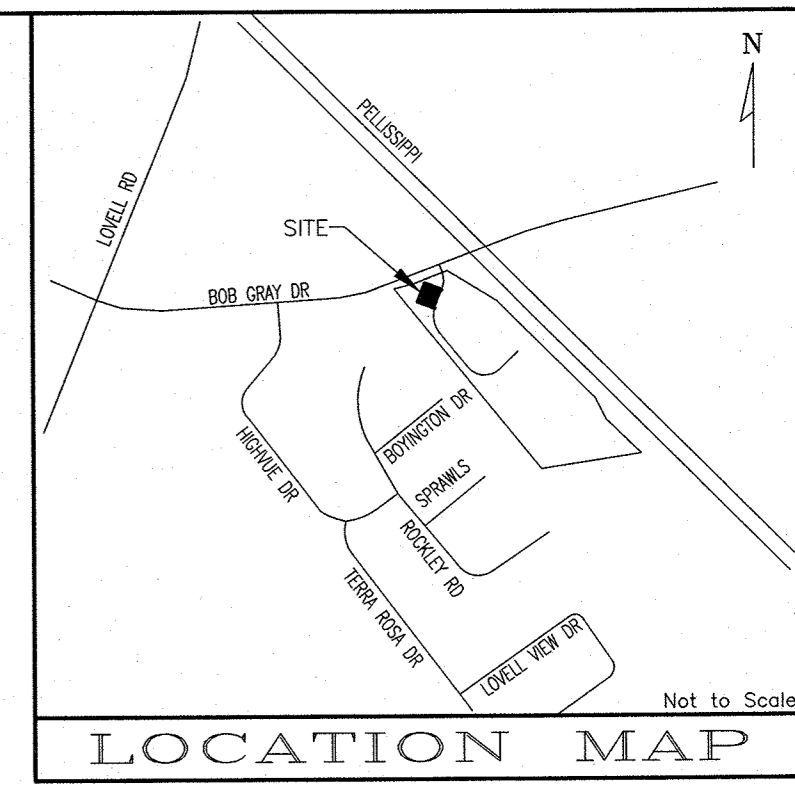
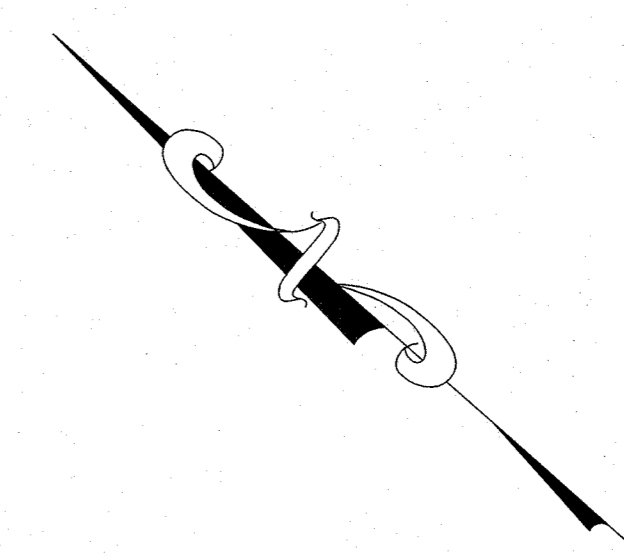
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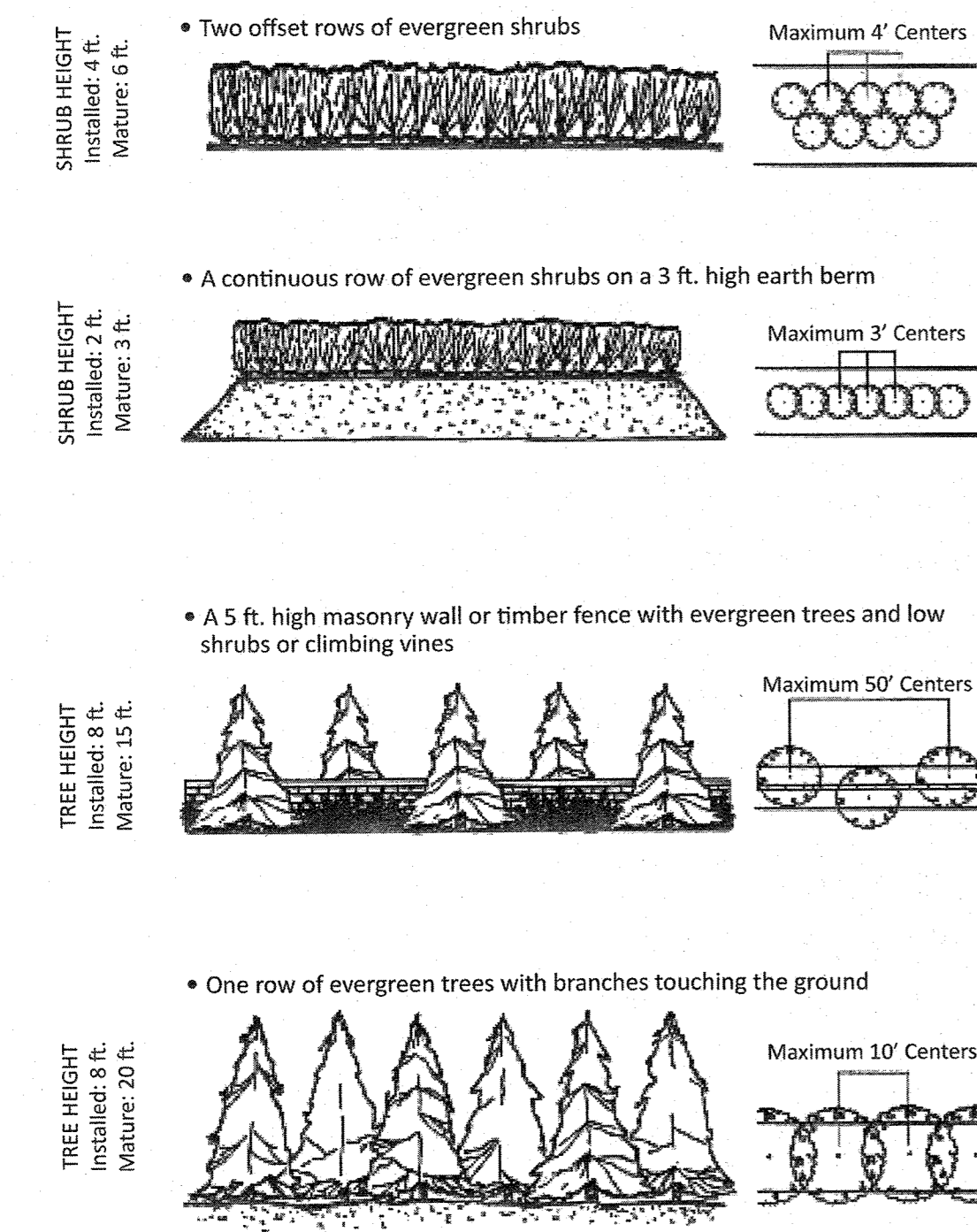
Planning
 KNOXVILLE & KNOX COUNTY

**Design Guidelines
 Landscape Screening**

Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



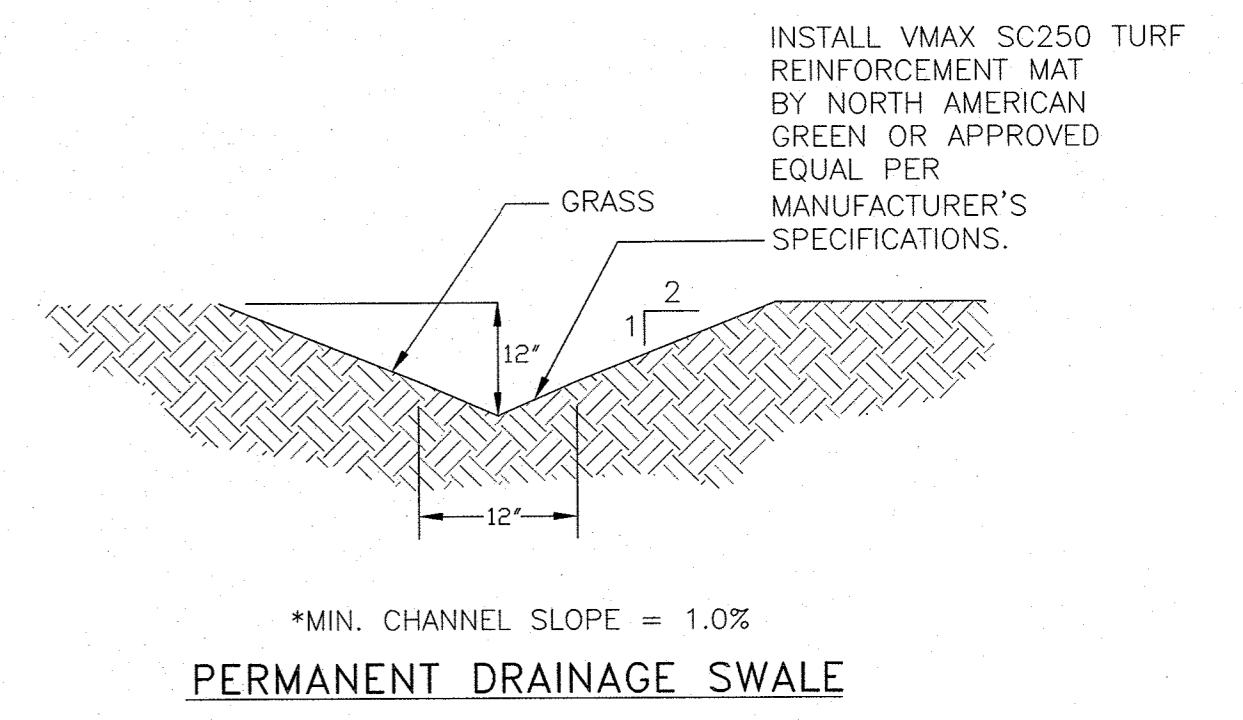
INTRODUCTION
 Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

Knoxville-Knox County Planning | KnoxPlanning.org
 400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500

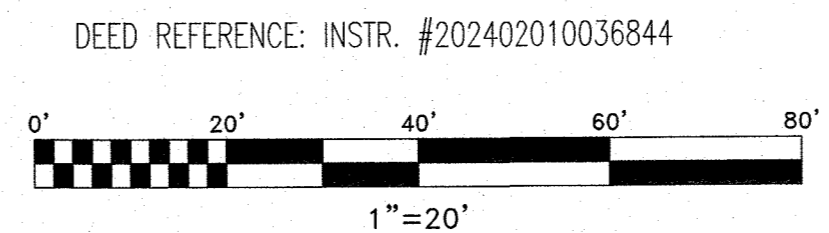


OWNER/DEVELOPER
 ARCIP HOROBET
 3105 W. GALLAHER FERRY RD
 KNOXVILLE, TN 37932
 (865) 607-1167

5-D-26-DP

SCALE
 HORIZONTAL: 1" = 20'
 VERTICAL: 2" INTERVAL

DATE
 02/19/26



**GRADING & DRAINAGE PLAN FOR
 PHASE II EVERGREEN MANOR**

TAX MAP 118 PARCEL 71
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-2-GP
 SHEET 2 OF 2 SHEET(S)

BATSON, HIMES, NORVELL & POE
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| DESIGNED | DBH | DATE | REVISION | APPR. | NO. | DATE | REVISION | APPR. |
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Q:\25545\PHASE 2\25545-2-C.DWG