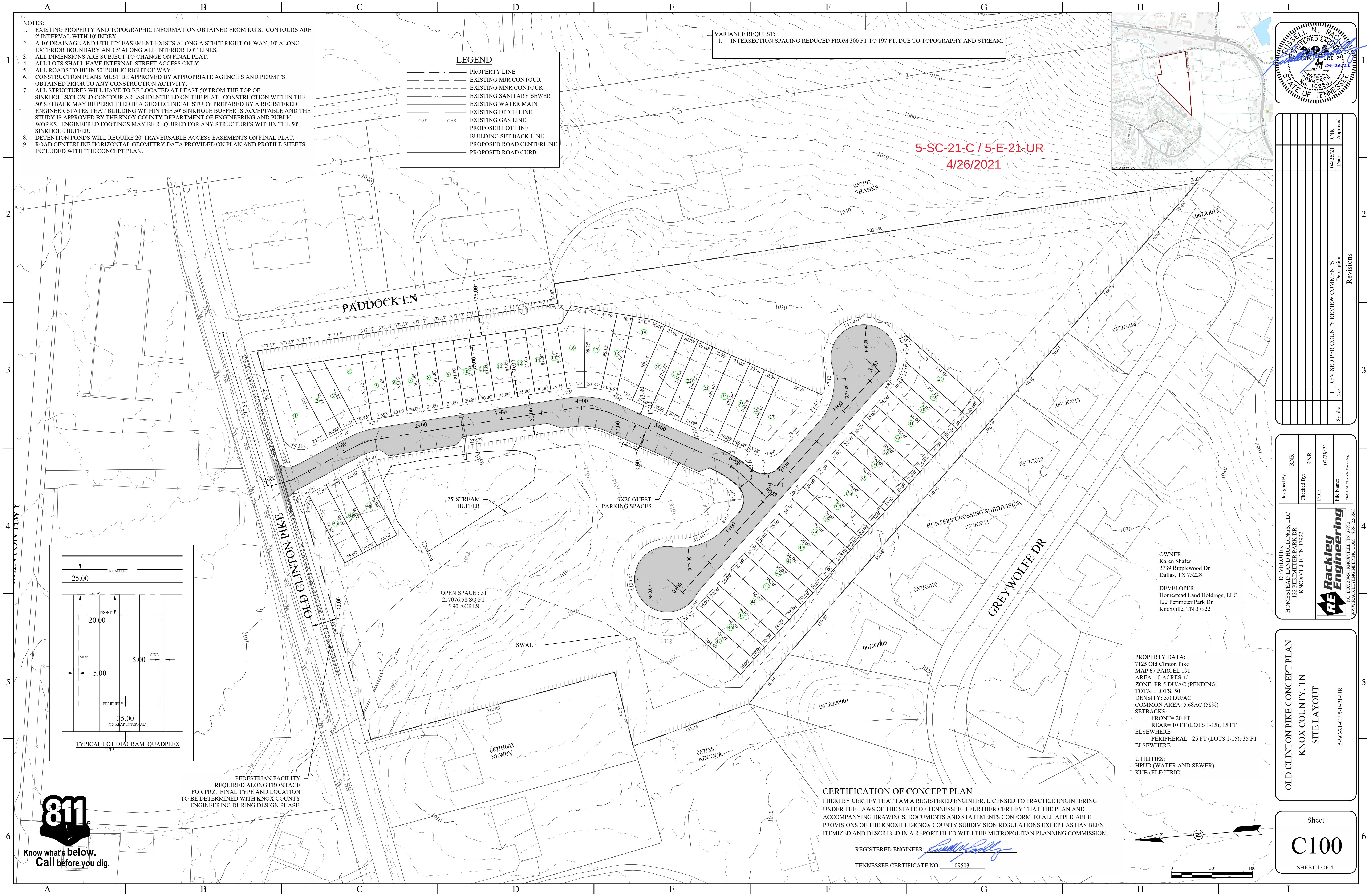




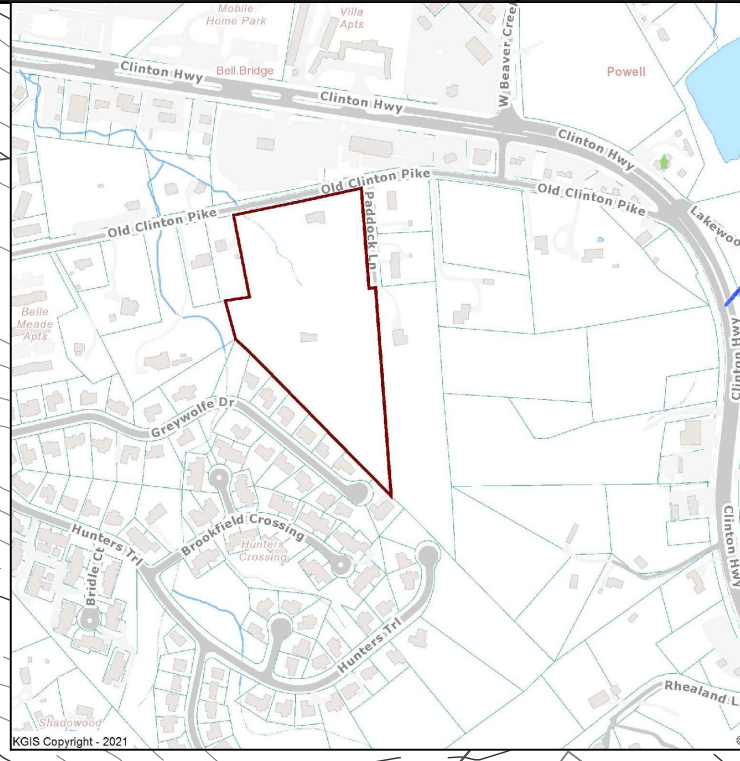
- NOTES:
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
 - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
 - ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
 - ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
 - CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE TOP OF SINKHOLES/CLOSED CONTOUR AREAS IDENTIFIED ON THE PLAT. CONSTRUCTION WITHIN THE 50' SETBACK MAY BE PERMITTED IF A GEOTECHNICAL STUDY PREPARED BY A REGISTERED ENGINEER STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. ENGINEERED FOOTINGS MAY BE REQUIRED FOR ANY STRUCTURES WITHIN THE 50' SINKHOLE BUFFER.
 - DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
 - ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

LEGEND

- PROPERTY LINE
- EXISTING MJR CONTOUR
- EXISTING MNR CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING DITCH LINE
- EXISTING GAS LINE
- PROPOSED LOT LINE
- BUILDING SET BACK LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD CURB

VARIANCE REQUEST:
1. INTERSECTION SPACING REDUCED FROM 300 FT TO 197 FT, DUE TO TOPOGRAPHY AND STREAM.

5-SC-21-C / 5-E-21-UR
4/26/2021



Revisions			
Symbol	No.	Description	Approval
	1	REVISED PER COUNTY REVIEW COMMENTS	RNR

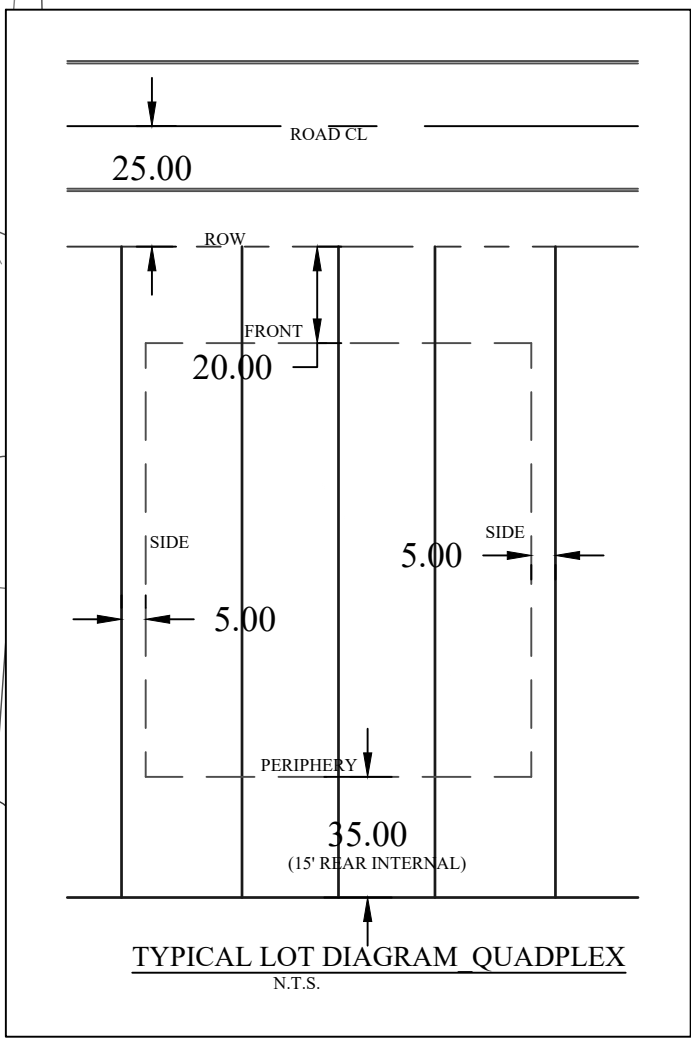
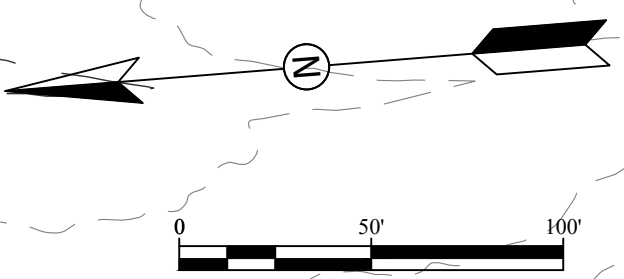
Designed By: RNR
Checked By: RNR
Date: 03/29/21
File Name: 210319 Old Clinton Pike Parcel Map
DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922
OWNER: Karen Shafer
2739 Ripplewood Dr
Dallas, TX 75228
DEVELOPER: Homestead Land Holdings, LLC
122 Perimeter Park Dr
Knoxville, TN 37922



PROPERTY DATA:
7125 Old Clinton Pike
MAP 67 PARCEL 191
AREA: 10 ACRES +/-
ZONE: PR 5 DU/AC (PENDING)
TOTAL LOTS: 50
DENSITY: 5.0 DU/AC
COMMON AREA: 5.68AC (58%)
SETBACKS:
FRONT= 20 FT
REAR= 10 FT (LOTS 1-15), 15 FT
ELSEWHERE
PERIPHERAL= 25 FT (LOTS 1-15); 35 FT
ELSEWHERE
UTILITIES:
HPUD (WATER AND SEWER)
KUB (ELECTRIC)

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 IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

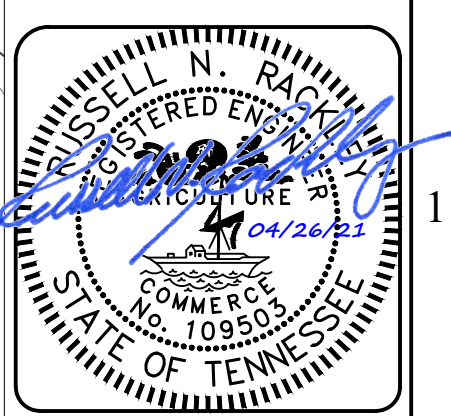
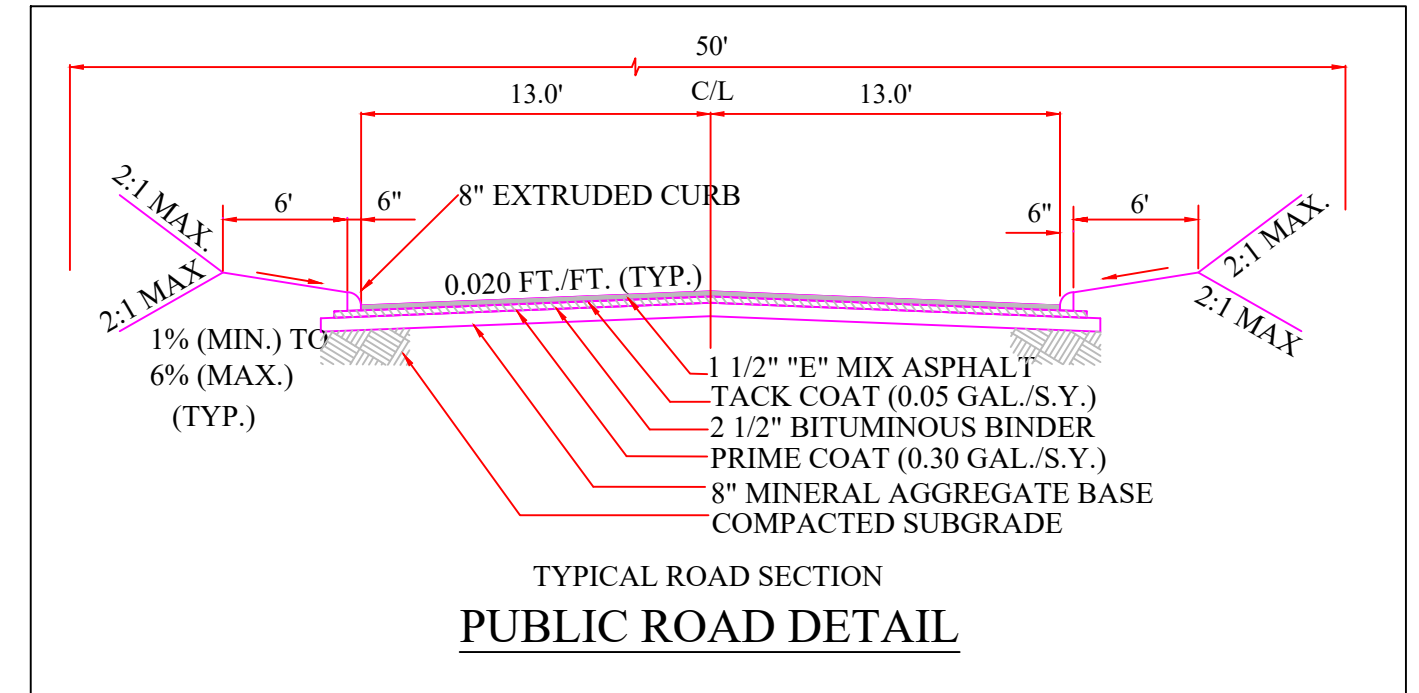
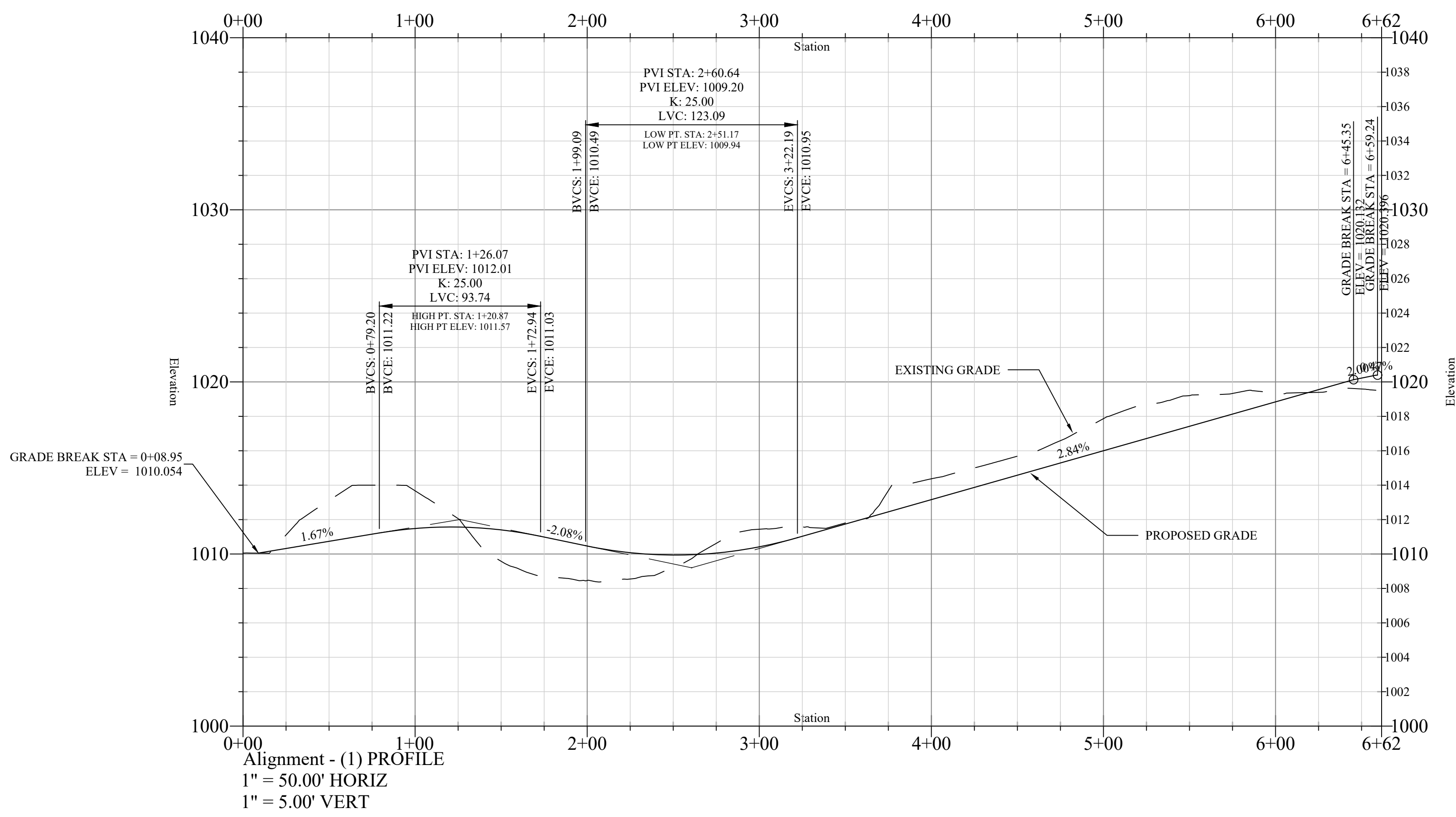
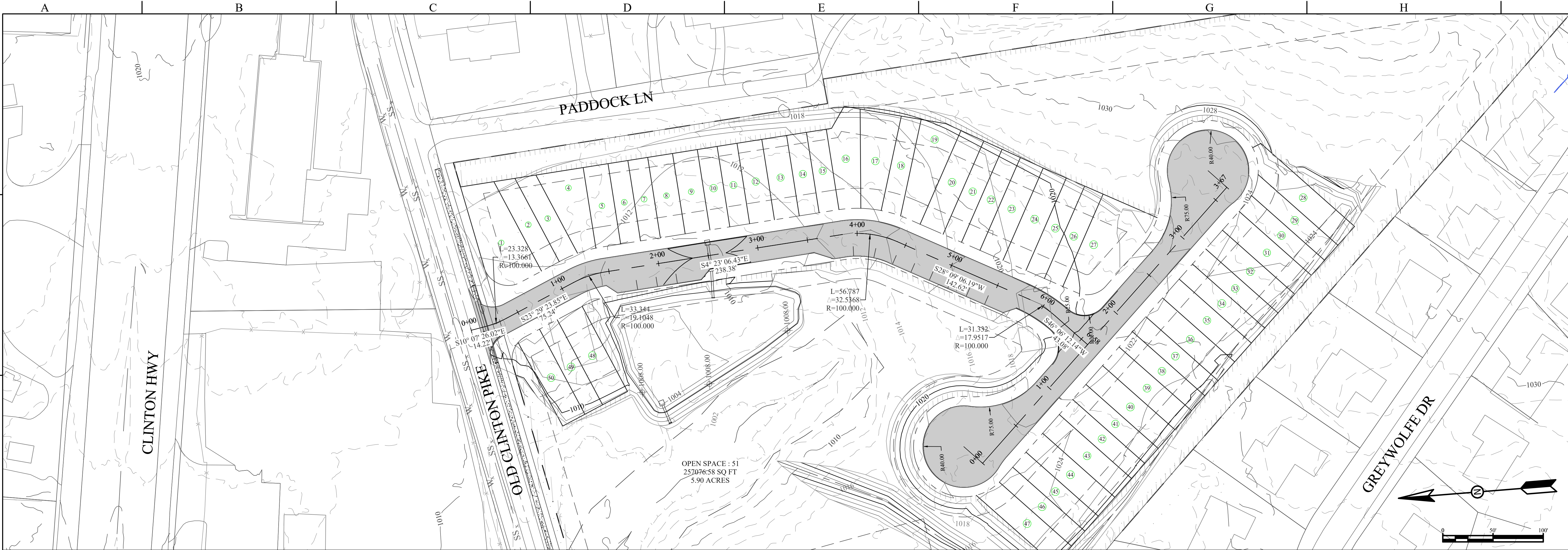
REGISTERED ENGINEER: *Russell N. Rackley*
TENNESSEE CERTIFICATE NO: 109503



PEDESTRIAN FACILITY
REQUIRED ALONG FRONTAGE
FOR PRZ. FINAL TYPE AND LOCATION
TO BE DETERMINED WITH KNOX COUNTY
ENGINEERING DURING DESIGN PHASE.



OLD CLINTON PIKE CONCEPT PLAN
KNOX COUNTY, TN
SITE LAYOUT



Revisions			
Symbol	No.	Description	Approval
	1	REVISED PER COUNTY REVIEW COMMENTS	RNR

Designed By: RNR

Checked By: RNR

Date: 03/28/21

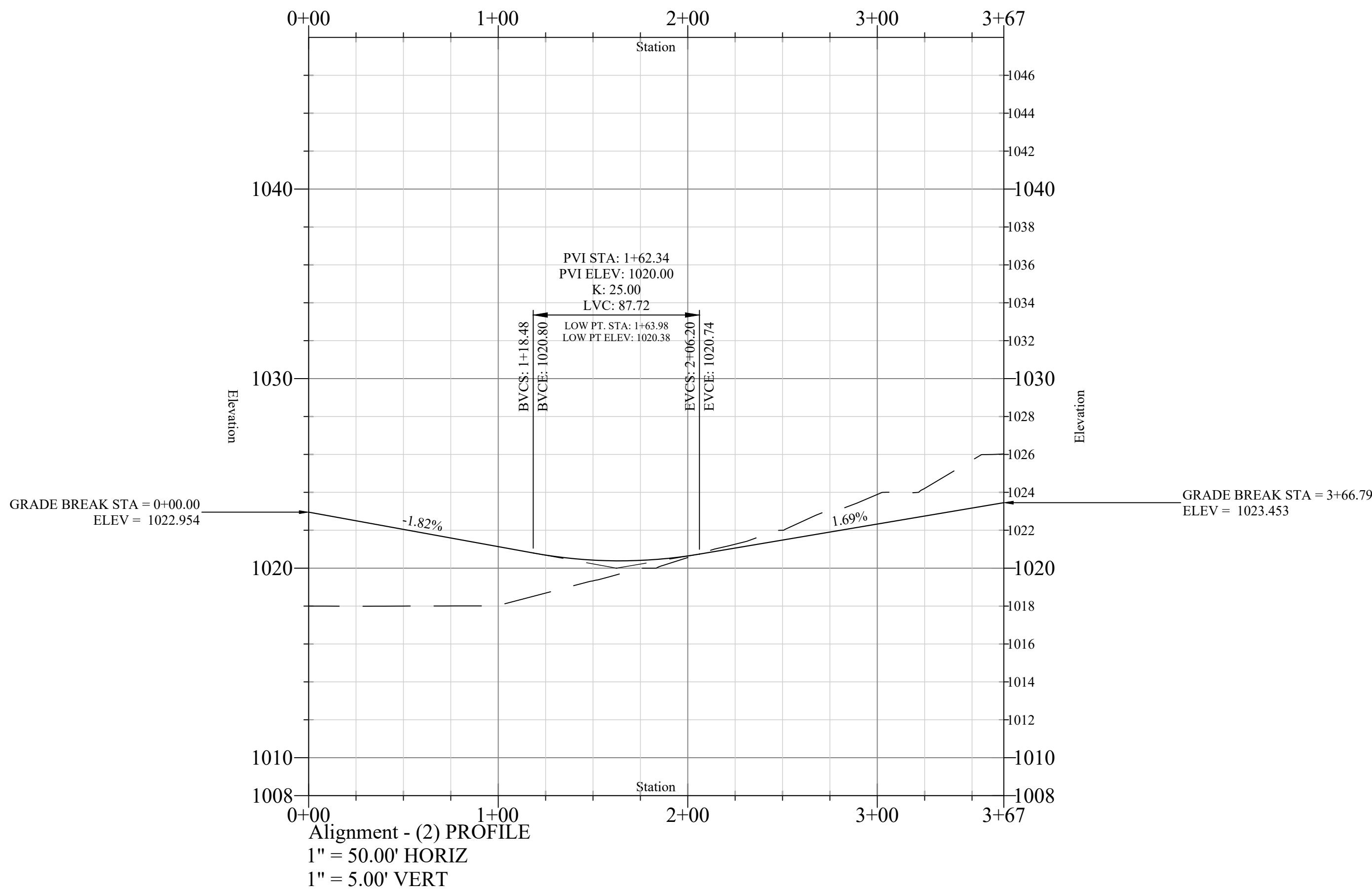
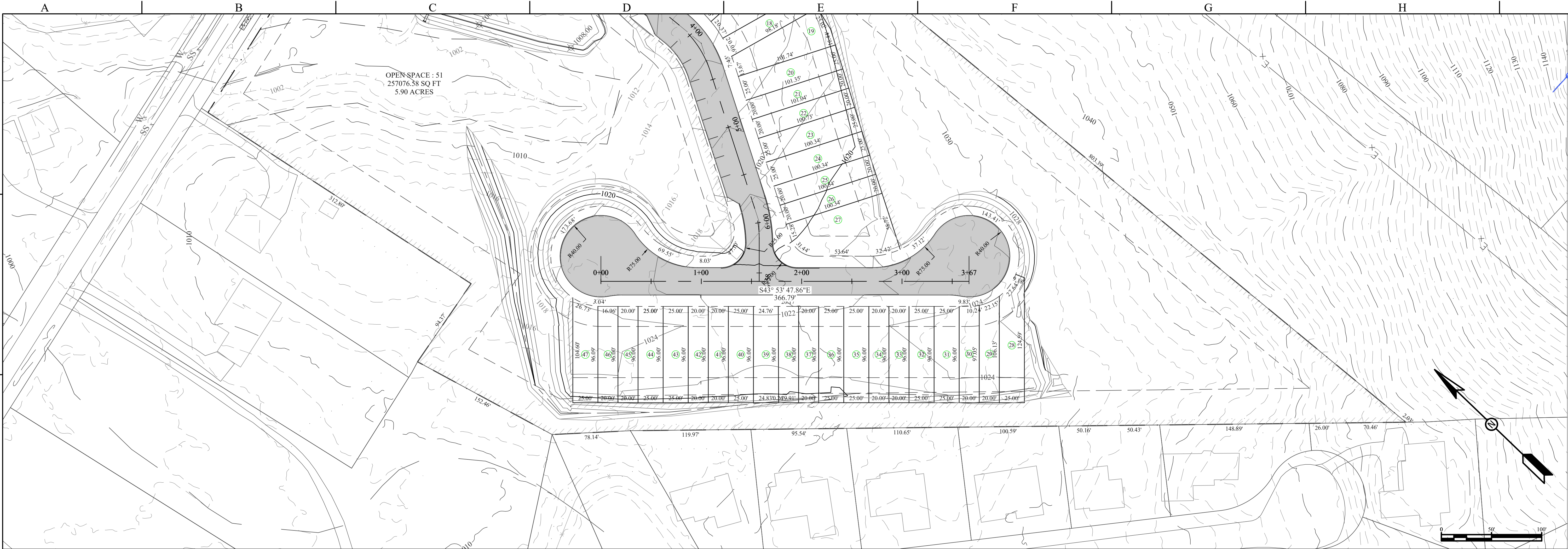
File Name: 5-SC-21-C / 5-E-21-UR

Developer: HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

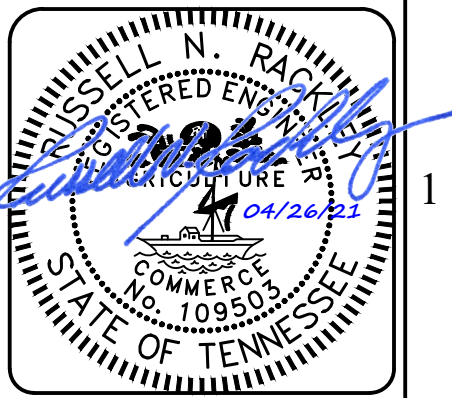
Rackley Engineering
PO BOX 3556, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-6560

OLD CLINTON PIKE CONCEPT PLAN
KNOX COUNTY, TN
PLAN AND PROFILE

5-SC-21-C / 5-E-21-UR



5-SC-21-C / 5-E-21-UR
4/26/2021



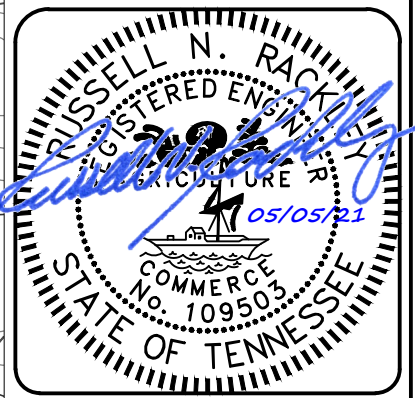
Revisions			
Symbol	No.	Description	Approval
	1	REVISED PER COUNTY REVIEW COMMENTS	RNR
		Date	04/26/21

Designed By: RNR
Checked By: RNR
Date: 03/29/21
File Name: 5-SC-21-C / 5-E-21-UR

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

Rackley Engineering
PO BOX 3556, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-5560

OLD CLINTON PIKE CONCEPT PLAN
KNOX COUNTY, TN
PLAN AND PROFILE
5-SC-21-C / 5-E-21-UR



Revisions			
Symbol	No.	Description	Date
	1	REVISED PER COUNTY REVIEW COMMENTS	04/26/21
	2	ADD FINAL TREE LAYER FOR CLARITY OF CLEARING LIMITS	05/05/21
			Approved
			RNR

Designed By:	RNR
Checked By:	RNR
Date:	03/29/21
File Name:	210101 Old Clinton Pike Prelim.dwg
DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922	
Rackley Engineering P.O. BOX 3856, KNOXVILLE, TN 37930 WWW.RACKLEYENGINEERING.COM 865-622-5560	

OLD CLINTON PIKE CONCEPT PLAN
KNOX COUNTY, TN
GRADING AND DRAINAGE

Sheet
C103
SHEET 4 OF 4

5-SC-21-C / 5-E-21-UR
Revised: 5/5/2021

LEGEND	
	EXISTING LOT LINE
	PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED CURB
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SWALE
	PROPOSED STORM DRAIN
	PROPOSED CONSTRUCTION LIMIT

TYPE 'B' SINGLE
ROW SCREENING INFILL
WHERE NEEDED.

CLEARING LIMIT

25' STREAM
BUFFER

OPEN SPACE : 51
257076.58 SQ FT
5.90 ACRES

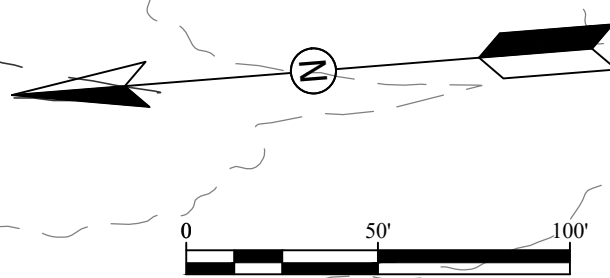
PADDOCK LN

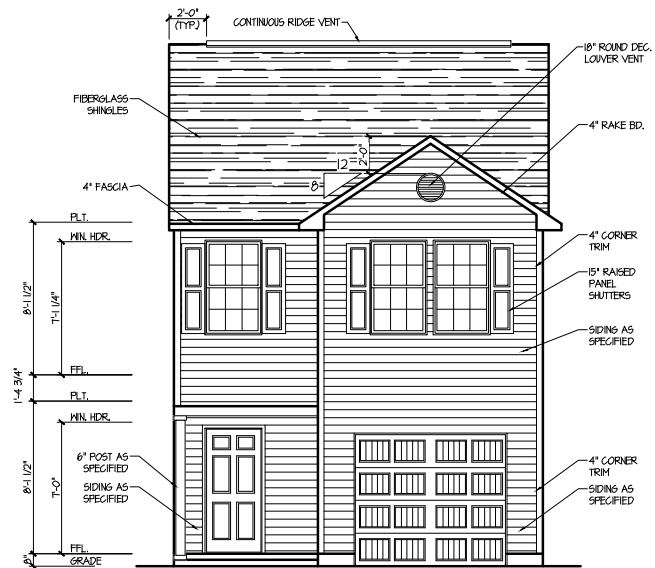
GREYWOLFE DR

OLD CLINTON PIKE

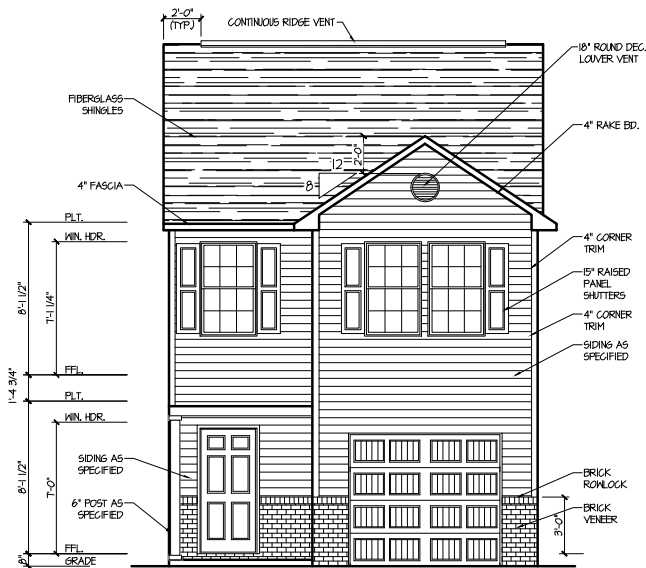


Know what's below.
Call before you dig.

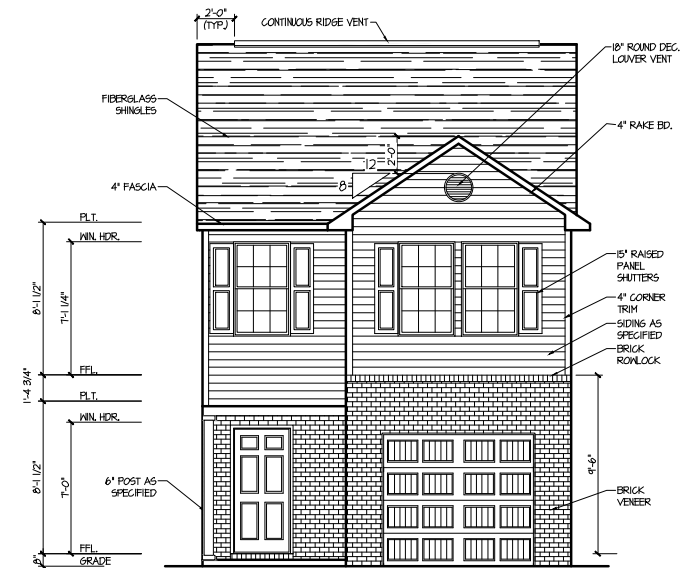




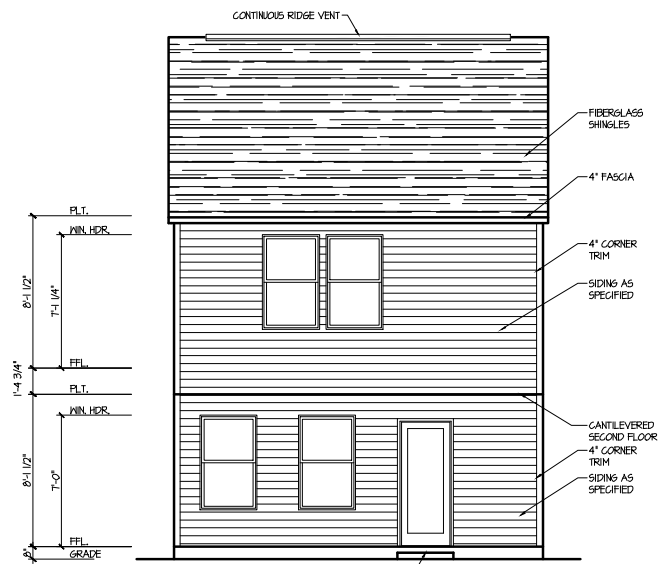
FRONT ELEVATION



FRONT ELEVATION W/
OPT. BRICK WAINSCOAT



FRONT ELEVATION W/
OPT. FIRST FLOOR BRICK



REAR ELEVATION

5-SC-21-C / 5-E-21-UR
4/26/2021