

CONCEPT PLAN

U.E.I. PROJECT NO. 2502004

8007 MILLERTOWN PIKE

SITE ADDRESS: 8007 MILLERTOWN PIKE, KNOXVILLE, TENNESSEE 37924
TAX MAP: 51, PARCEL: 16



LOCATION MAP

DEVELOPER:
TROUT LANDING LLC
1104 CLINCH AVE
CLINTON, TN 37716
(865) 363-5626



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	– AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS	– AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER	– AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE	– AS DIRECTED BY AT&T
CABLE	– AS DIRECTED BY COMCAST
SITE DEVELOPMENT	– KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

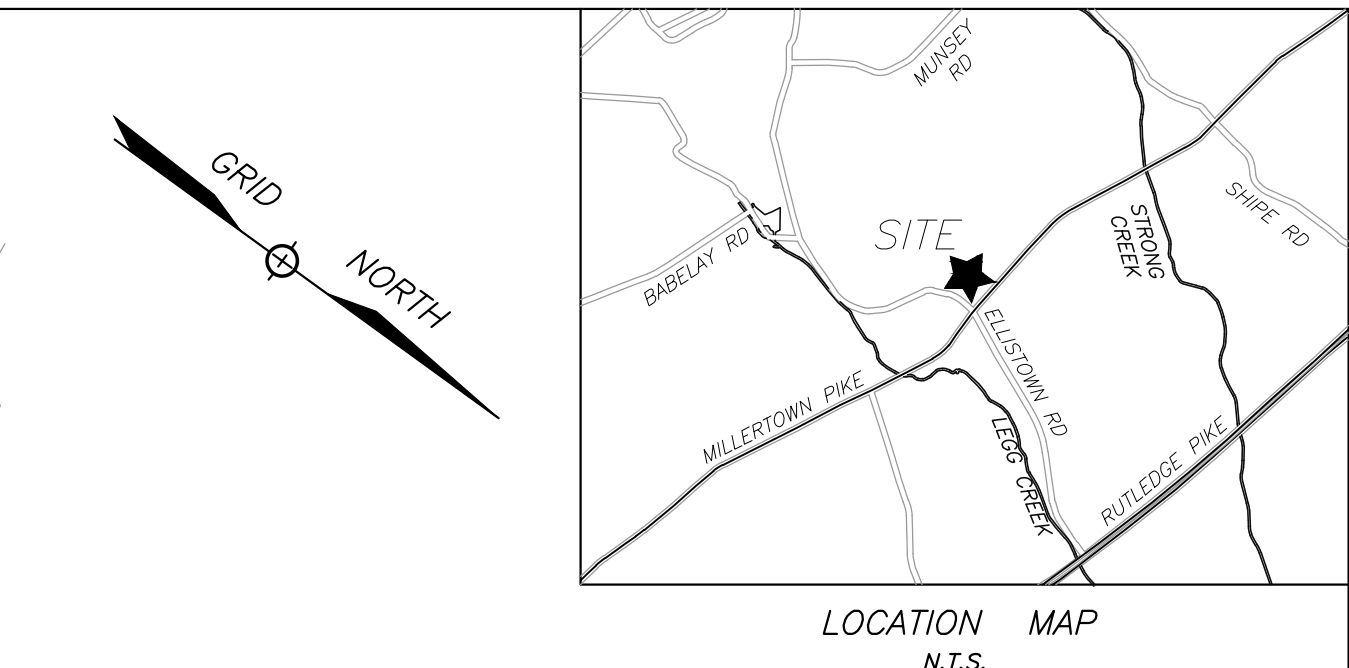
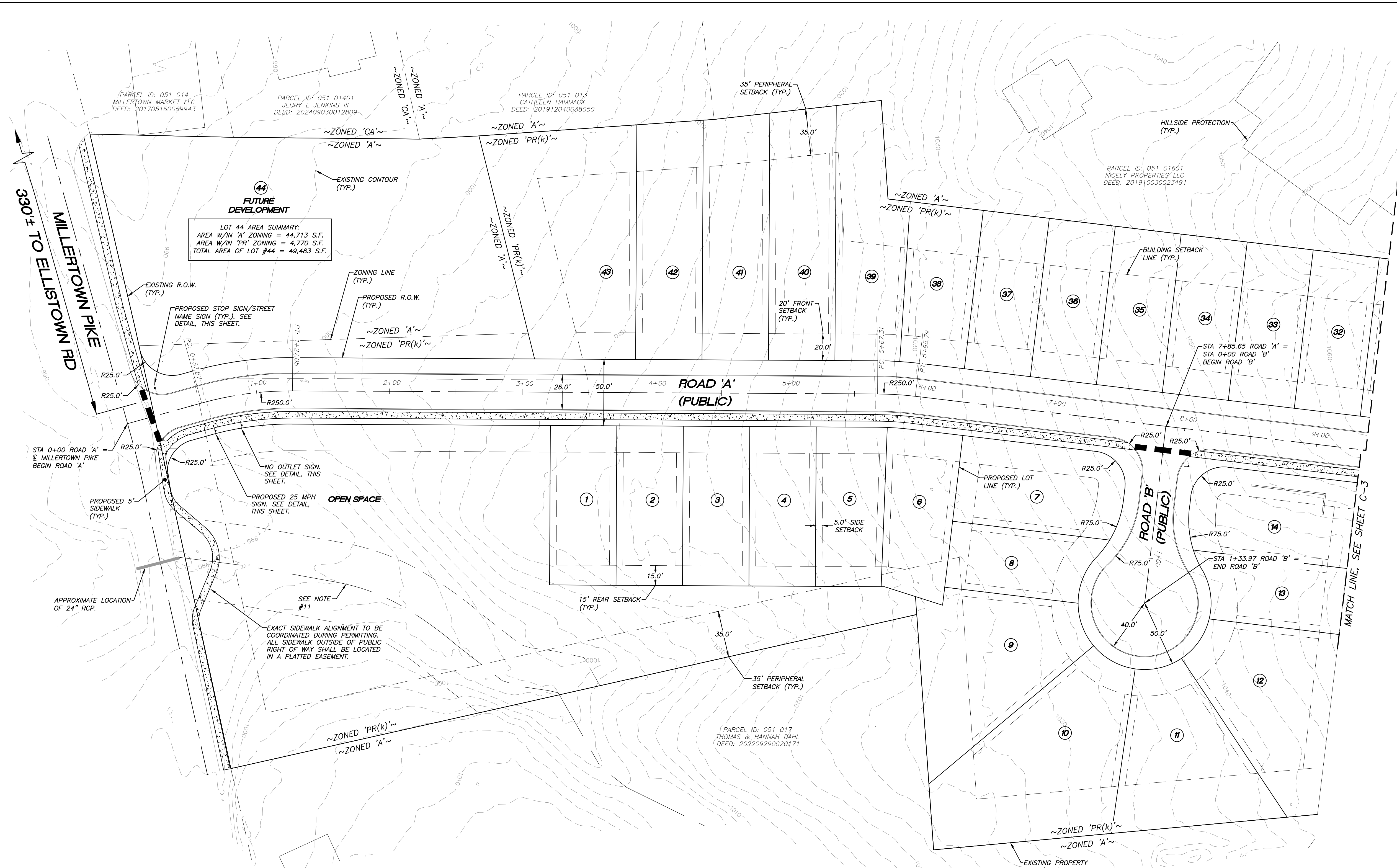
<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
KEY SHEET – TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
GRADING PLAN	C-4 & C-5
ROAD PROFILES	C-6 & C-7

MPC FILE# 5-SC-25-C/5-H-25-DP

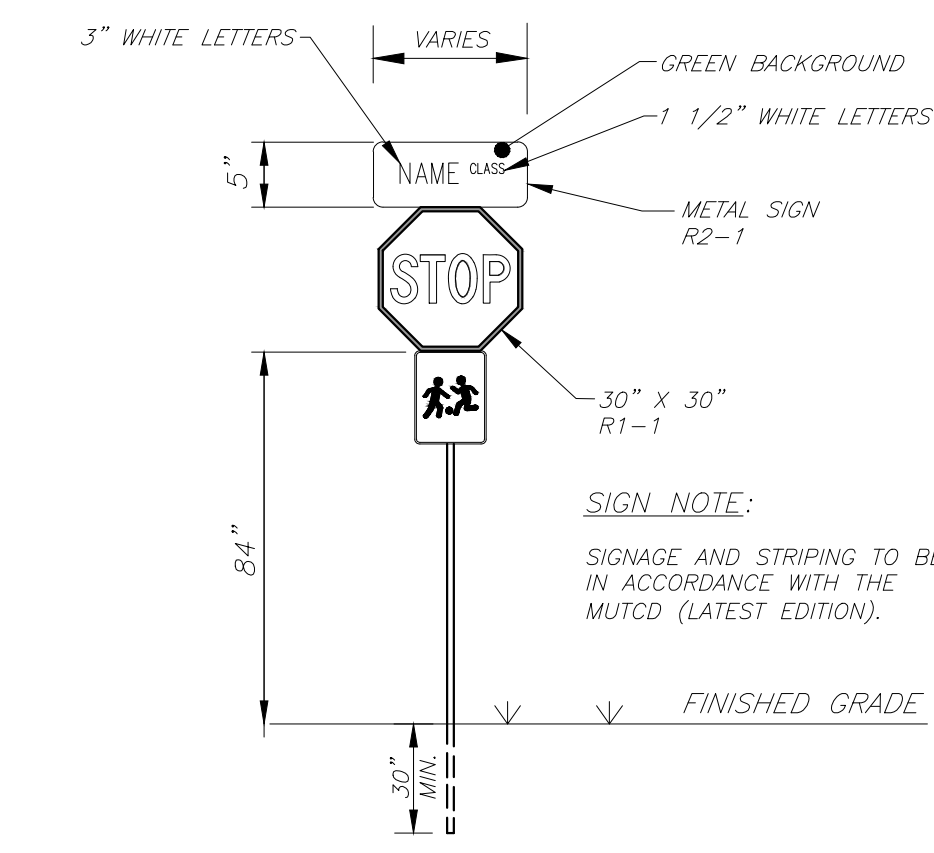
3	4/15/25	SUBMITTAL 3
2	3/24/25	SUBMITTAL 2
1	3/14/25	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION



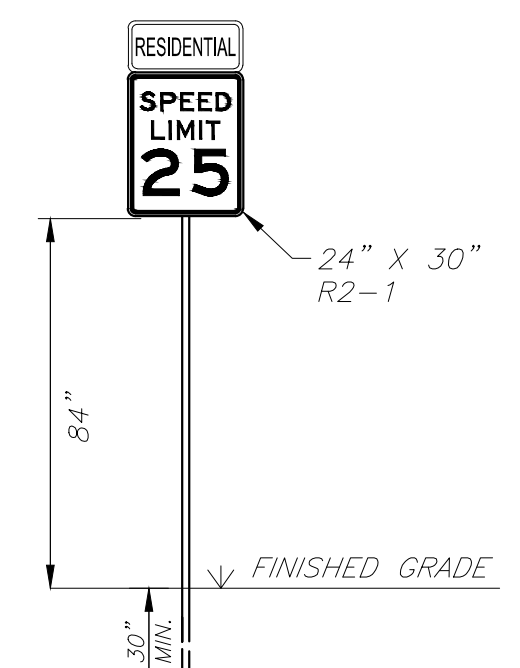
2	4/15/25	GENERAL REVISIONS	BS
1	3/24/25	GENERAL REVISIONS	BS
REVISION	DATE	DESCRIPTION	BY



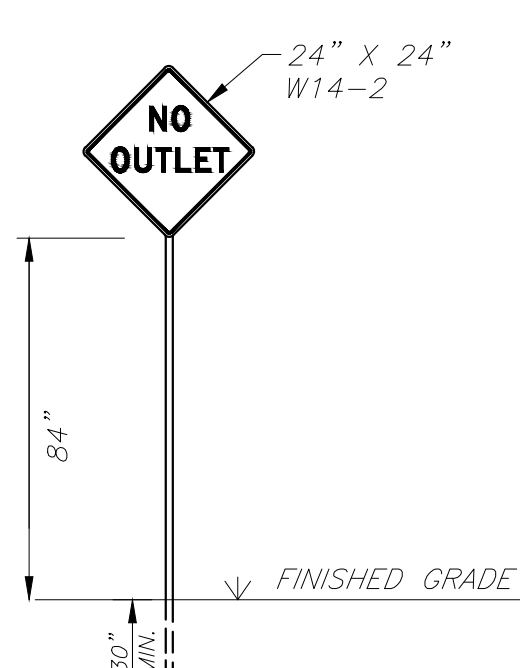
- SITE PLAN NOTES:**
- 092057 IS ZONED 'PR(k)' <2 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 20'
PERIPHERY: ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A, AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, 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.
SIDE: 5', UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
REAR: 15'
* REFER TO FILE # 1-G-25-RZ FOR CONDITIONS OF REZONING.
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE TOTAL AREA OF THE OVERALL DEVELOPMENT IS 22.68 ACRES. APPROXIMATELY 1.14-ACRE IS CONSIDERED 'FUTURE DEVELOPMENT'. THE REMAINING 21.54-ACRES OF THE DEVELOPMENT IS ZONED 'PR' AND CONSISTS OF 43 PROPOSED UNITS (2.00 UNITS PER ACRE).
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS AND SIDEWALKS THAT AREN'T REQUIRED BY KCEPW.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 12.5 ACRES.
 - SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 12.17± ACRES (56.5%).
 - A BLUE LINE APPEARS ON KGIS, A HYDROLOGIC DETERMINATION MAY BE REQUIRED TO DETERMINE WHETHER OR NOT THE FEATURE REQUIRES BUFFERING.
 - LOTS SHALL HAVE VEHICULAR ACCESS TO INTERIOR ROADS ONLY.



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.



SPEED LIMIT SIGN DETAIL
N.T.S.



NO OUTLET SIGN DETAIL
N.T.S.

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
DEED INST. 202308110007697
DEED INST. 202308110007698
PLAT INST. 202312270031820

MPC FILE# 5-SC-25-C/5-H-25-DP



REVISION	DATE	DESCRIPTION	BY
1	3/24/25	GENERAL REVISIONS	BS

SHEET C-2

SITE PLAN

8007 MILLERTOWN PIKE

SITE ADDRESS: 8007 MILLERTOWN PIKE (37924)

DIST. NO. N8

KNOX CO., TN.

CLT MAP 51

PARCEL 16

SCALE: 1"=40'

MARCH 14, 2025

DEVELOPER:

TROUT LANDING LLC

1104 CLINCH AVE

CLINTON, TN 37716

(865) 363-5626

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY RD, #201

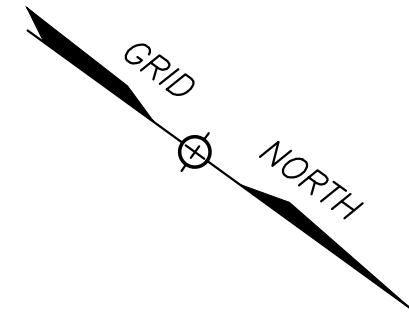
KNOXVILLE, TENNESSEE 37932

(865) 966-1924

DWN: BS

CHK: CAS

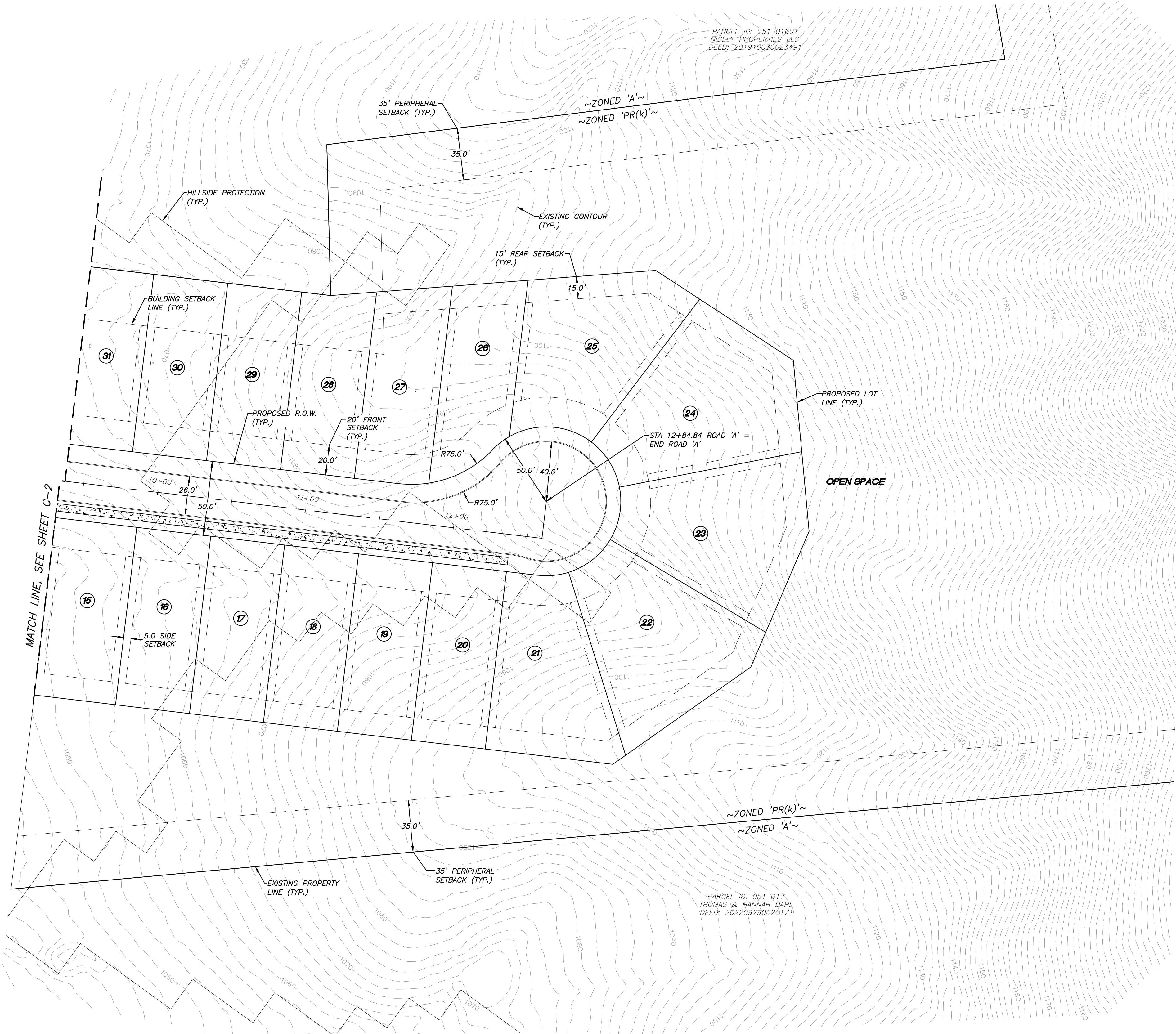
DWG. NO. 2502004



LOCATION MAP
N.T.S.

SITE PLAN NOTES:

- 092057 IS ZONED 'PR(k)' <2 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 20'
PERIPHERY: 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.
SIDE: 5', UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
REAR: 15'
* REFER TO FILE # 1-G-25-RZ FOR CONDITIONS OF REZONING.
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- THE TOTAL AREA OF THE OVERALL DEVELOPMENT IS 22.68 ACRES. APPROXIMATELY 1.14-ACRE IS CONSIDERED 'FUTURE DEVELOPMENT'. THE REMAINING 21.54-ACRES OF THE DEVELOPMENT IS ZONED 'PR' AND CONSISTS OF 43 PROPOSED UNITS (2.00 UNITS PER ACRE).
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS AND SIDEWALKS THAT AREN'T REQUIRED BY KCEPW.
- 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
- THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 12.5 ACRES.
- SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
- PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 12.17± ACRES (56.5%)
- A BLUE LINE APPEARS ON KGIS. A HYDROLOGIC DETERMINATION MAY BE REQUIRED TO DETERMINE WHETHER OR NOT THE FEATURE REQUIRES BUFFERING.
- LOTS SHALL HAVE VEHICULAR ACCESS TO INTERIOR ROADS ONLY.



SHEET C-3

SITE PLAN
8007 MILLERTOWN PIKE
SITE ADDRESS: 8007 MILLERTOWN PIKE (37924)

DIST. NO. N8 KNOX CO., TN.
CLT. MAP 51 PARCEL 16
SCALE: 1"=40' MARCH 14, 2025

DEVELOPER: **TROUT LANDING LLC**
1104 CLINCH AVE
CLINTON, TN 37716
(865) 363-5626

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS CHK: CAS DWG. NO. 2502004

MPC FILE# 5-SC-25-C/5-H-25-DP

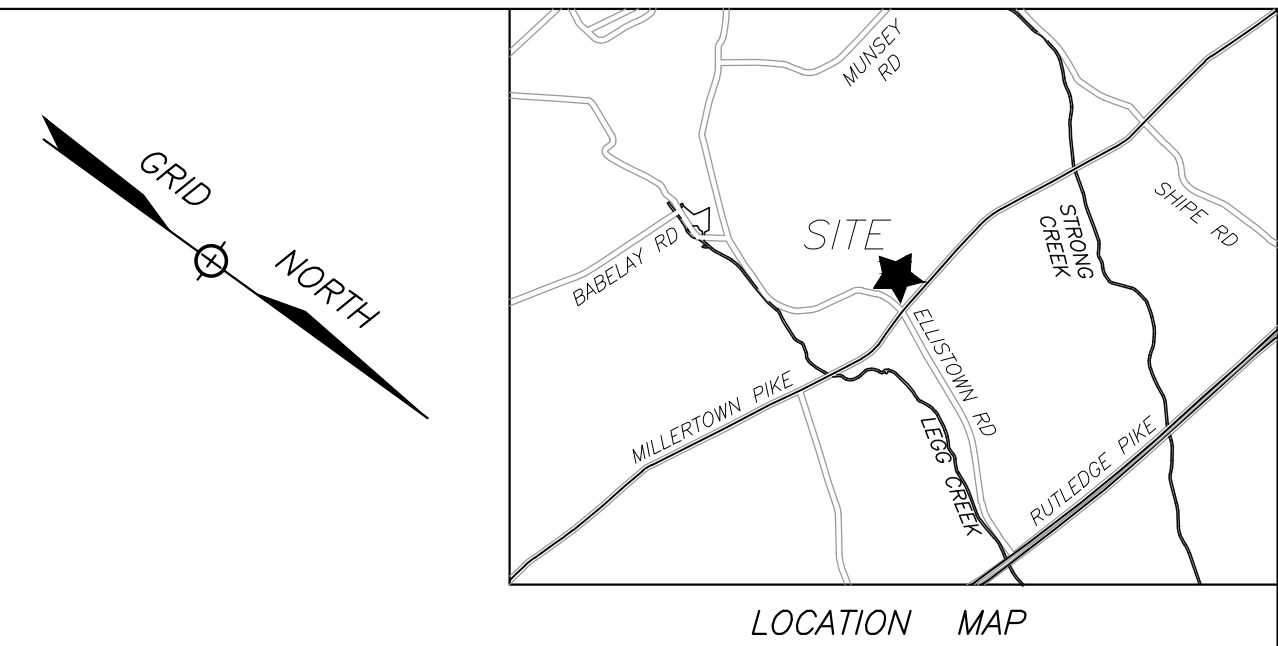
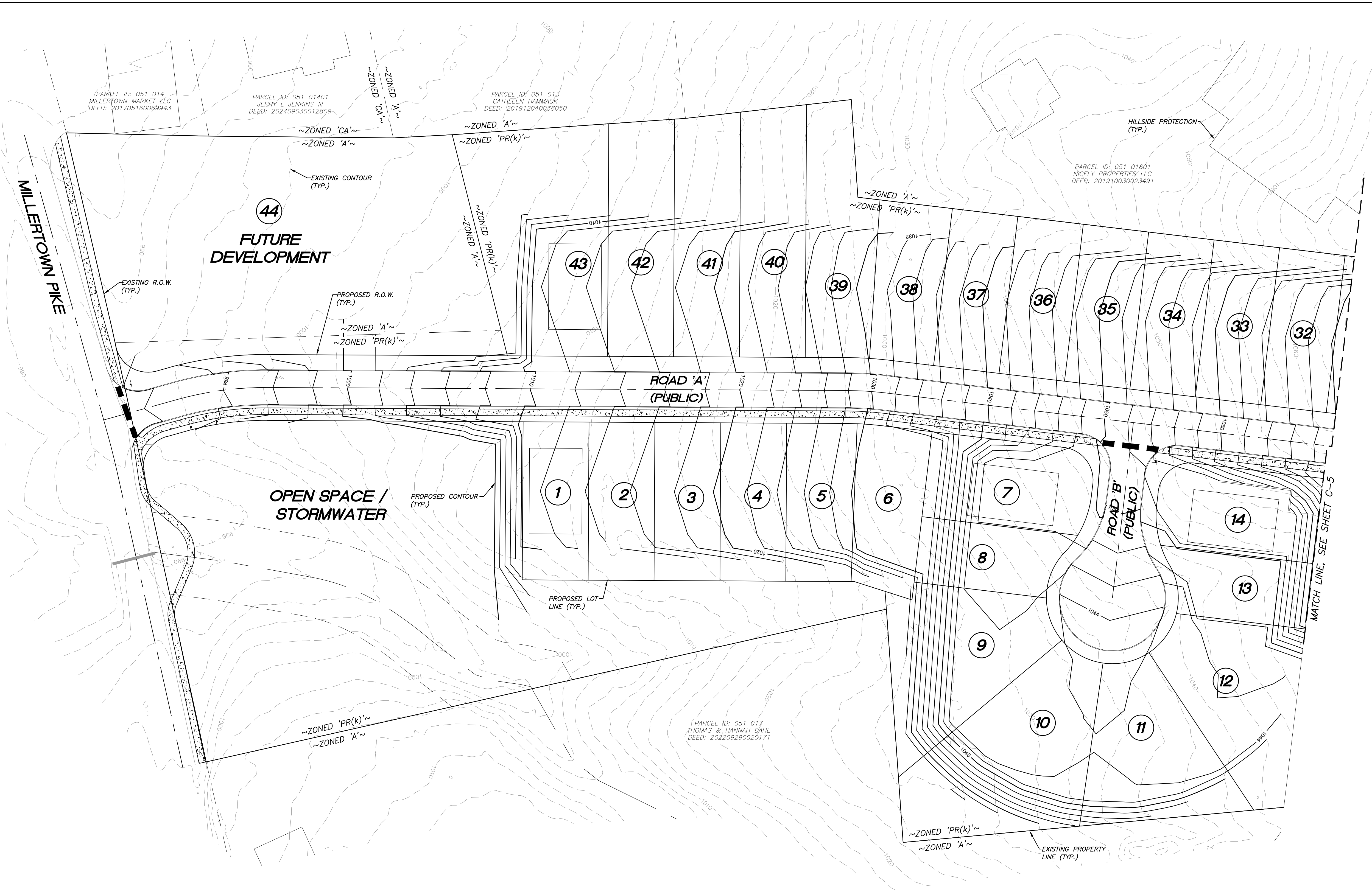


REVISION	DATE	DESCRIPTION	BY
1	3/24/25	GENERAL REVISIONS	BS



ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
DEED INST. 202308110007697
DEED INST. 202308110007698
PLAT INST. 202312270031820



HILLSIDE PROTECTION STATISTICS:
TOTAL AREA WITHIN HILLSIDE PROTECTION = 12.5-AC
PROPOSED DISTURBANCE WITHIN HILLSIDE AREA = 2.6-AC

ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
DEED INST. 202308110007697
DEED INST. 202308110007698
PLAT INST. 202312270031820

MPC FILE# 5-SC-25-C/5-H-25-DP



REVISION	DATE	DESCRIPTION	BY
1	3/24/25	ADDED SHEET	BS

SHEET C-4

GRADING PLAN

8007 MILLERTOWN PIKE

SITE ADDRESS: 8007 MILLERTOWN PIKE (37924)

DIST. NO. N8
CLT MAP 51
SCALE: 1"=40'

KNOX CO., TN.
PARCEL 16
MARCH 14, 2025

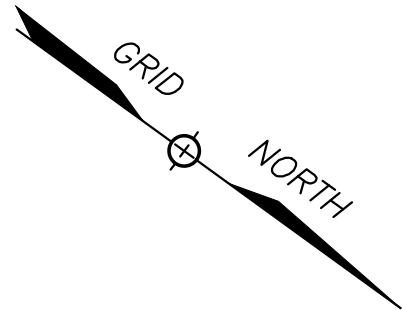
DEVELOPER:

TROUT LANDING LLC
1104 CLINCH AVE
CLINTON, TN 37716
(865) 363-5626

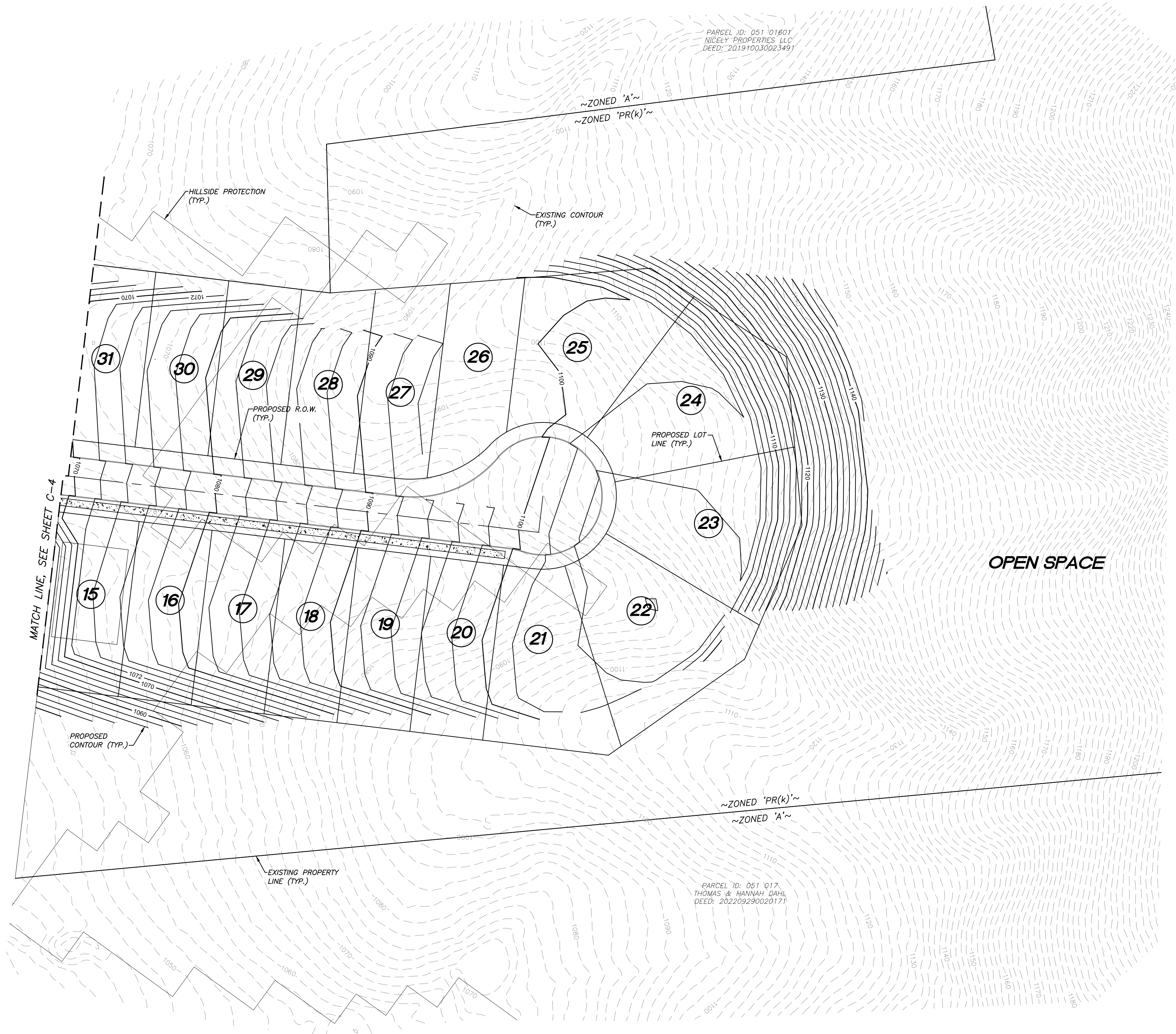
 **URBAN ENGINEERING, INC.**
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS	CHK: CAS	DWG. NO. 2502004
---------	----------	------------------





LOCATION MAP
N.T.S.



HILLSIDE PROTECTION STATISTICS:
TOTAL AREA WITHIN HILLSIDE PROTECTION = 12.5-AC
PROPOSED DISTURBANCE WITHIN HILLSIDE AREA = 2.6-AC

MPC FILE# 5-SC-25-C/5-H-25-DP



REVISION	DATE	DESCRIPTION	BY
1	3/24/25	ADDED SHEET	BS

SHEET C-5

GRADING PLAN

8007 MILLERTOWN PIKE

SITE ADDRESS: 8007 MILLERTOWN PIKE (37924)

DIST. NO. N8 KNOX CO., TN.
CLT. MAP 51 PARCEL 16
SCALE: 1"=40' MARCH 14, 2025

DEVELOPER: **TROUT LANDING LLC**
1104 CLINCH AVE
CLINTON, TN 37716
(865) 363-5626



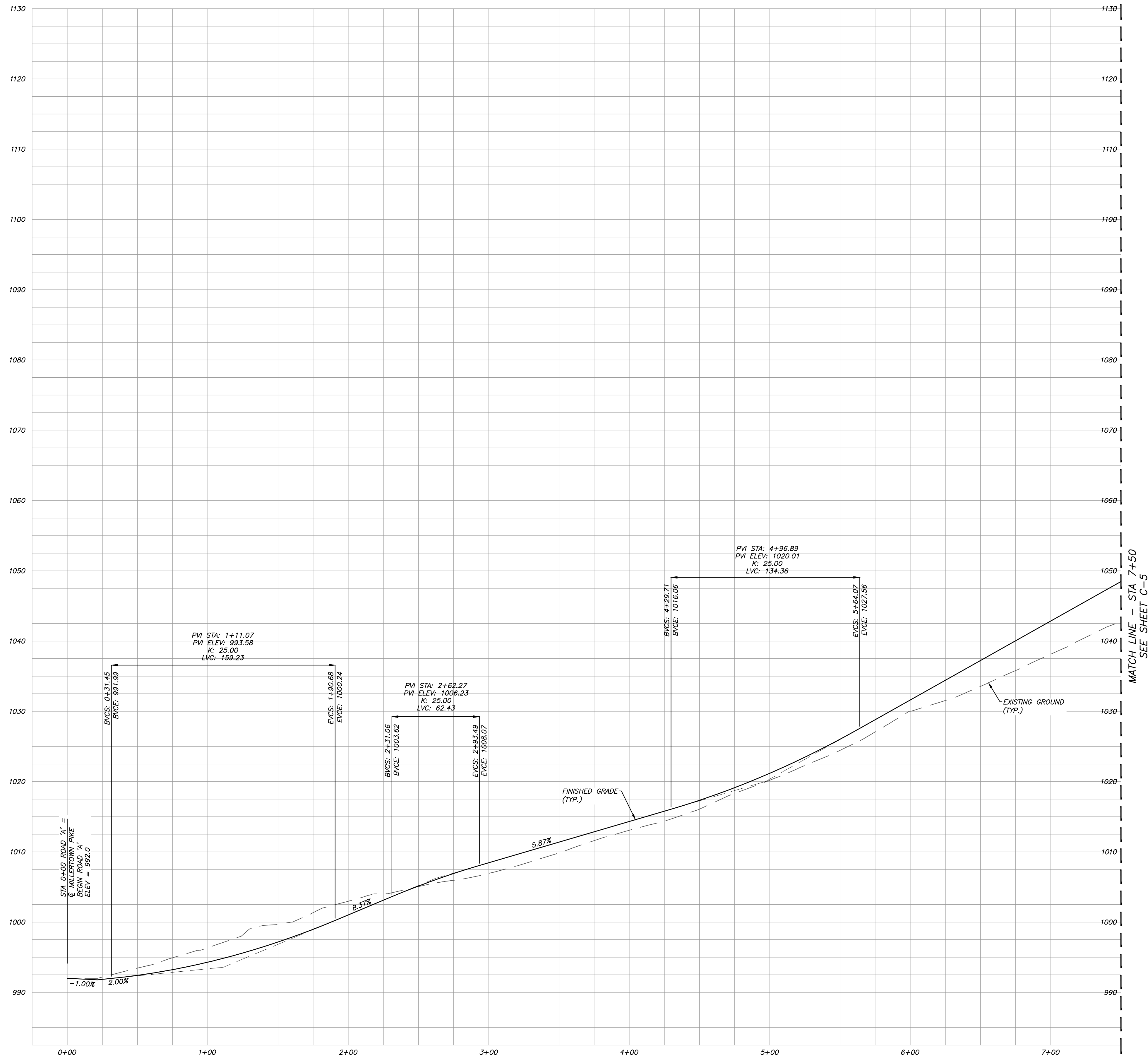
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS CHK: CAS DWG. NO. 2502004



ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
DEED INST. 202308110007697
DEED INST. 202308110007698
PLAT INST. 202312270031820



PROFILE VIEW: ROAD 'A'
1"=40' (HORIZONTAL)
1"=8' (VERTICAL)

MPC FILE# 5-SC-25-C/5-H-25-DP



REVISION	DATE	DESCRIPTION	BY
1	3/24/25	GENERAL REVISIONS	BS

SHEET C-6

ROAD PROFILES

8007 MILLERTOWN PIKE

SITE ADDRESS: 8007 MILLERTOWN PIKE (37924)

DIST. NO. N8

CLT. MAP 51

SCALE: AS NOTED

KNOX CO., TN.

PARCEL 16

MARCH 14, 2025

DEVELOPER:

TROUT LANDING LLC

1104 CLINCH AVE

CLINTON, TN 37716

(865) 363-5626

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY RD, #201

KNOXVILLE, TENNESSEE 37932

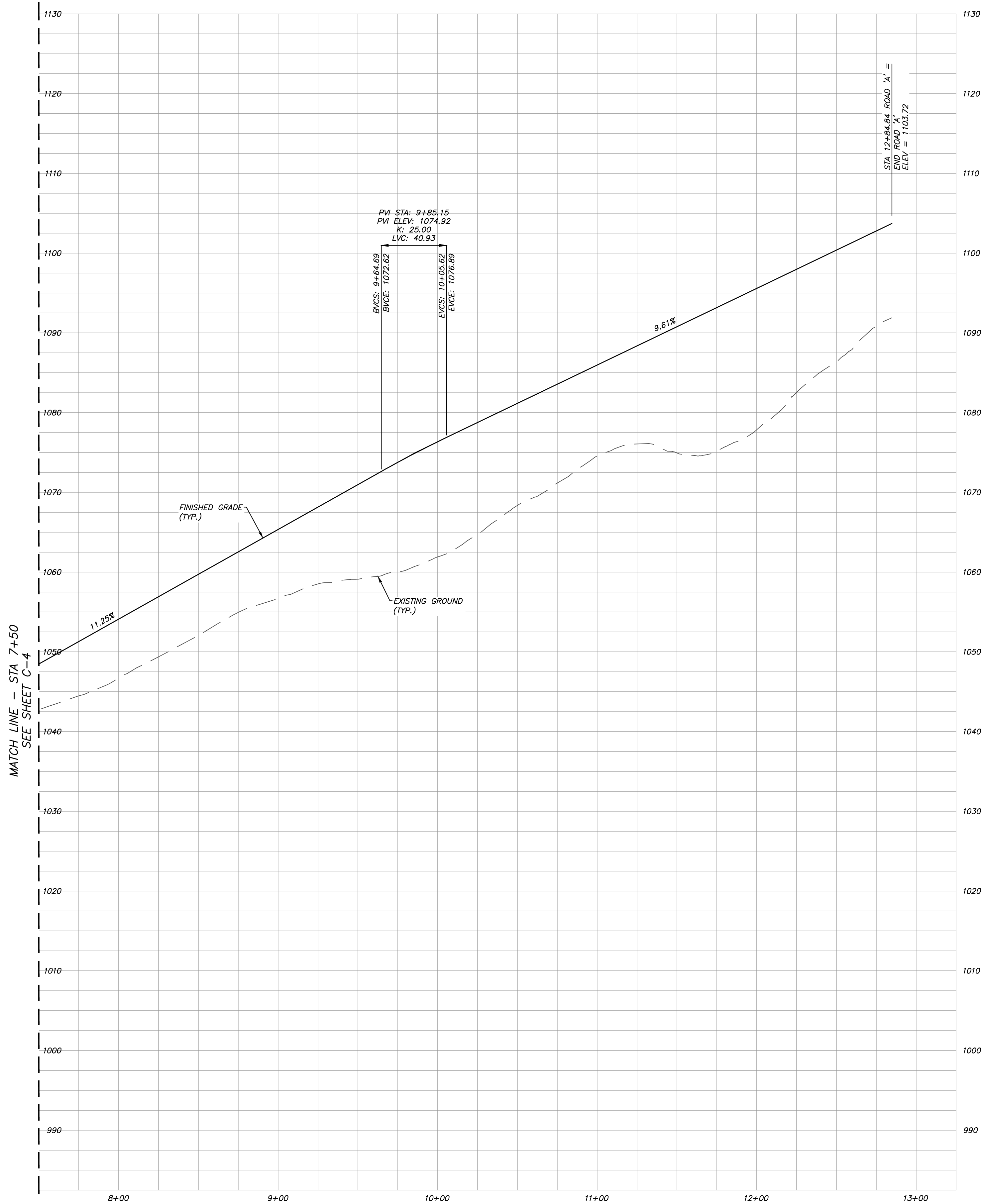
(865) 966-1924

DWN: BS

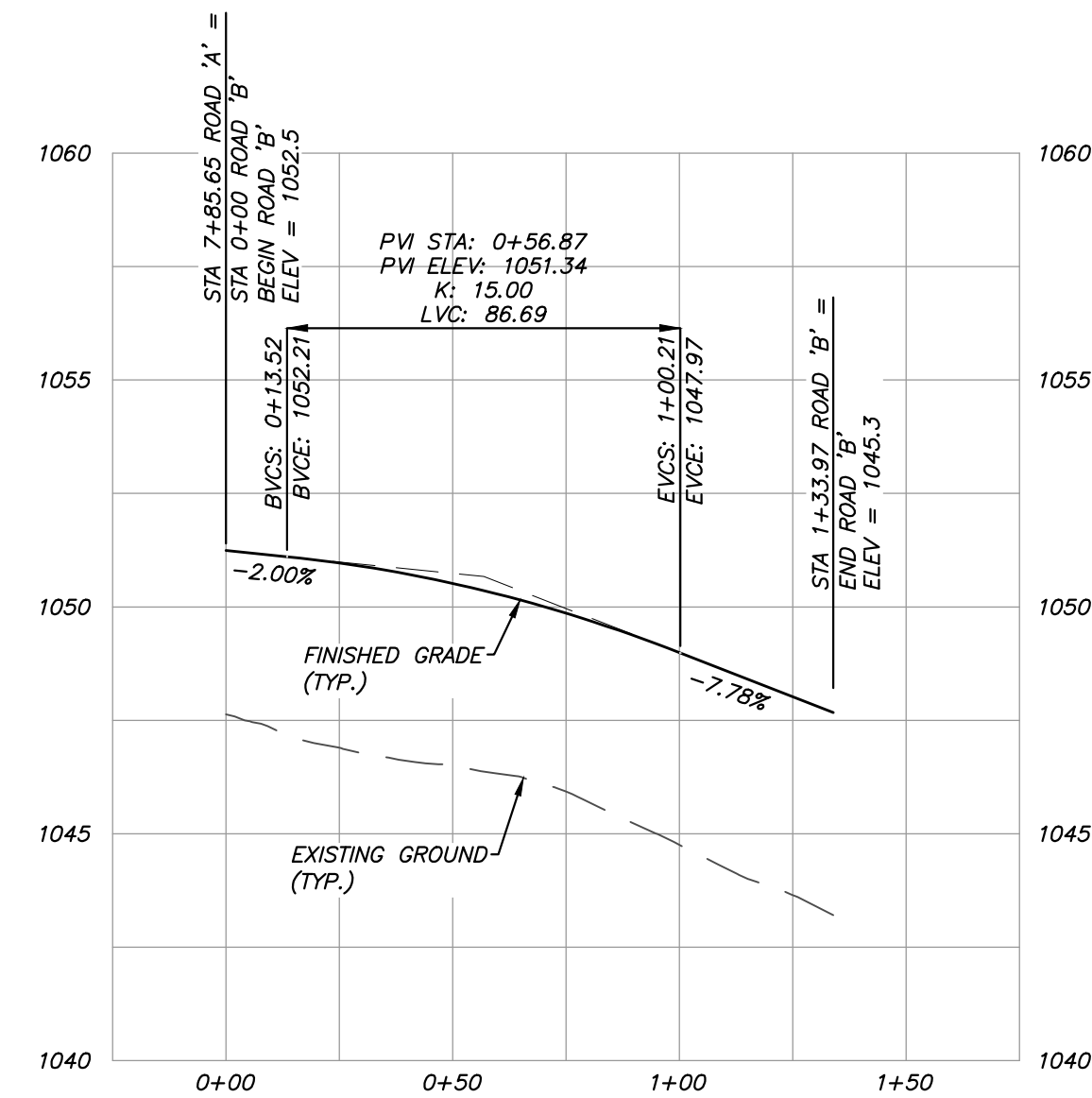
CHK: CAS

DWG. NO. 2502004





PROFILE VIEW: ROAD 'A'
1"=40' (HORIZONTAL)
1"=8' (VERTICAL)



PROFILE VIEW: ROAD 'B'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



REVISION	DATE	DESCRIPTION	BY
1	3/24/25	GENERAL REVISIONS	BS

SHEET C-7

ROAD PROFILES

8007 MILLERTOWN PIKE

SITE ADDRESS: 8007 MILLERTOWN PIKE (37924)

DIST. NO. N8

KNOX CO., TN.

CLT. MAP 51

PARCEL 16

SCALE: AS NOTED

MARCH 14, 2025

DEVELOPER:

TROUT LANDING LLC

1104 CLINCH AVE

CLINTON, TN 37716

(865) 363-5626



URBAN ENGINEERING, INC.

10330 HARDIN VALLEY RD, #201

KNOXVILLE, TENNESSEE 37932

(865) 966-1924

DWN: BS

CHK: CAS

DWG. NO. 2502004

MPC FILE# 5-SC-25-C/5-H-25-DP