



APPROXIMATE LOCATION OF PROPOSED MAIL KIOSK

30' PERIPHERY SETBACK

PROPOSED UTILITY EASEMENT

ROLL UP CURB AND GUTTER, TYP.
LIGHT DUTY ASPHALT PAVEMENT, TYP.

PROPOSED HORIZONTAL CURVE SIGHT DISTANCE EASEMENT, FOR CURVES LESS THAN 250FT HORIZONTAL RADIUS. ALL DRIVEWAYS PROPOSED ON LOTS AFFECTED BY SIGHT DISTANCE EASEMENT HAVE AT LEAST 20FT DRIVEWAY DEPTH BEYOND EASEMENT LINE.

ROAD CENTERLINE
D=8845.01'
R=184.22'
AL=198.50'
CHL=307.47'
CHL=277.64'

APPROXIMATE FOOTPRINT OF PROPOSED BUILDINGS. FINAL LOCATION TO COORDINATE WITH TVA FLOWAGE EASEMENT MODIFICATION.

EXISTING TVA ABANDONMENT AREA

500 YEAR FLOODPLAIN

822' FLOWAGE EASEMENT

100 YEAR FLOODPLAIN

NO FILL LINE

35' PERIPHERY SETBACK

EXISTING DRIVEWAY TO BE REMOVED

MALONEY ROAD 40' PUBLIC R.O.W.

GREENWAY EASEMENT

30' PERIPHERY SETBACK

35' PERIPHERY SETBACK

EXISTING ACCESS EASEMENT TO BE REMOVED BY PLAT

TENNESSEE RIVER

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 James I. Smith, P.E.
Tennessee License No. 108821
Date: 4/28/2025

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING STRUCTURE
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED ROADWAY CENTERLINE
- PROPOSED MOUNTABLE CURB AND GUTTER
- PROPOSED EASEMENT
- PROPOSED EASEMENT
- PROPOSED PAVEMENT

PROPERTY NOTES

OWNER: MALONEY ESTATES, LLC
357 BLUE PEACOCK WAY
SEYMOUR, TN 37865
TOTAL AREA: 24.2 ACRES
TOTAL LOTS: 15 (PROPOSED)
PARCELS: 135 002, 135 00301, 135 003, 135 00601, 135 00602
DISTRICT: D9
ZONING: CURRENT: A (AGRICULTURAL)
PROPOSED: PR (PLANNED RESIDENTIAL)

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCE K VALUE OF VERTICAL CURVE FROM 25 TO 10 FROM STATION 0+25.08 TO 1+25.08
- REDUCE K VALUE OF VERTICAL CURVE FROM 25 TO 11.5 FROM STATION 2+10.03 TO 4+54.70
- ALLOW PRIVATE PROPERTY ACCESS EASEMENT TO CONNECT TO PRIVATE R.O.W. RATHER THAN PUBLIC R.O.W. FOR LOTS 9,10,11, AND 12.

UTILITY OWNERS:

WATER, SEWER, GAS, AND ELECTRIC:
KNOXVILLE UTILITIES BOARD (KUB)
4505 MIDDLEBROOK PIKE, KNOXVILLE, TN 37921
CONTACT: MR. BRIAN CRAFT
OFFICE PHONE: (865) 558-2508

TRAFFIC NOTES

PROPOSED SPEED LIMIT: 15 MPH

DENSITY NOTES

AREA ABOVE FLOWAGE EASEMENT: 8.55 ACRES
PROPOSED DENSITY: 1.75
REQUESTED DENSITY: 2.00

NOTES

MFE IS TO BE 1' ABOVE THE 500 YEAR FLOODPLAIN ELEVATION.

PLANNING COMMISSION FILE NUMBER:
5-SD-25-C/S-I-25-DP



SCALE IN FEET
0 50 100

REFERENCE
1. EXISTING CONDITIONS ARE SHOWN FROM DATA AVAILABLE ON KGIS MAPS AND ARE INTENDED FOR CONCEPT PURPOSES ONLY

REVISION RECORD

NO	DATE	DESCRIPTION

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cccinc.com



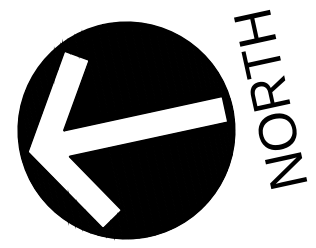
Civil & Environmental Consultants, Inc.

MALONEY ESTATES, LLC
MALONEY ESTATES
MALONEY ROAD, KNOXVILLE TN

CONCEPT LAYOUT PLAN

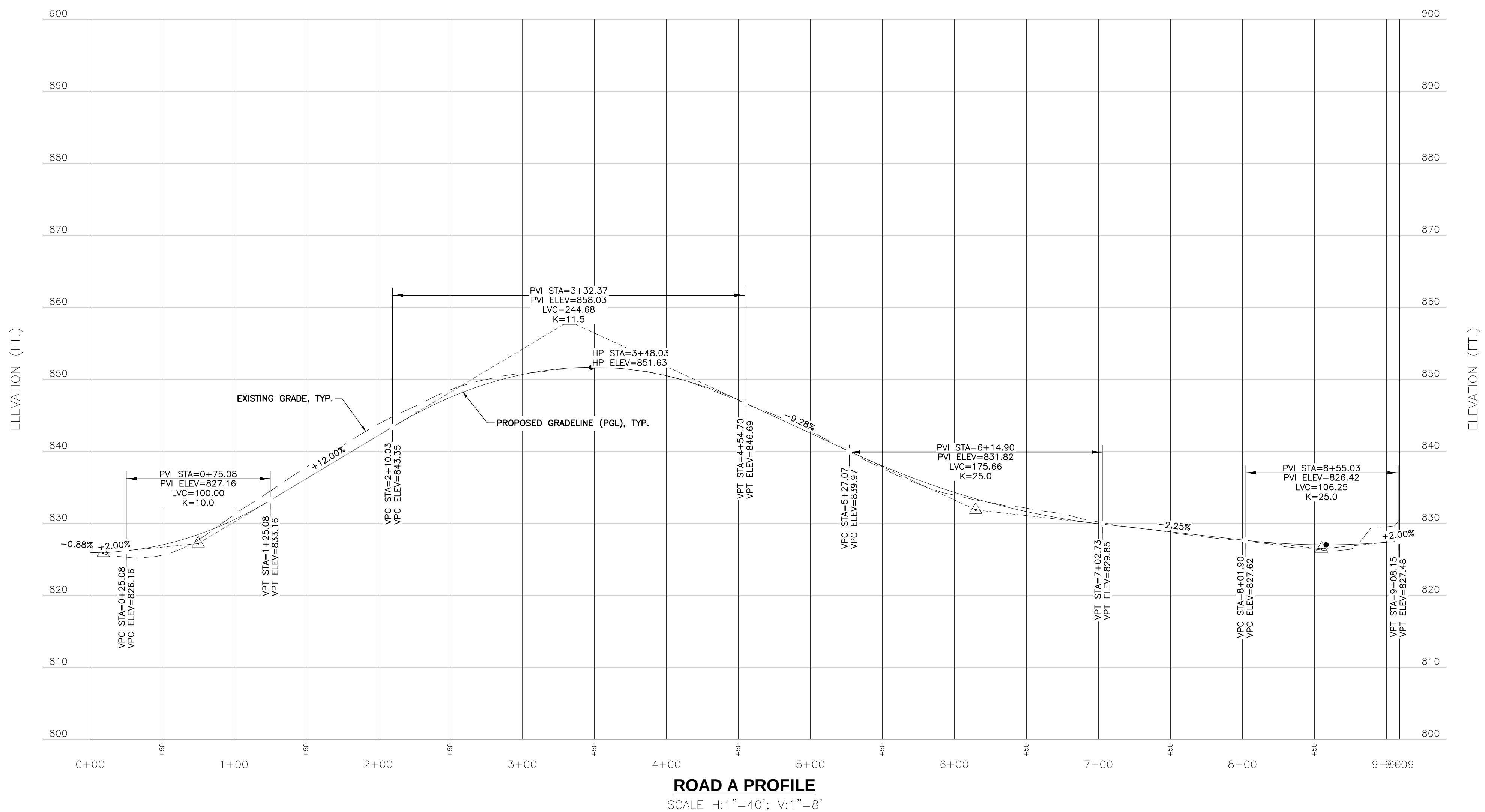
DATE:	APRIL 2025	DRAWN BY:	JRB
DWG SCALE:	AS SHOWN	CHECKED BY:	JUS
PROJECT NO:	347-229	APPROVED BY:	JUS

DRAWING NO.:
C200



- LEGEND
- EXISTING INDEX (MAJOR) CONTOUR
 - EXISTING INTERMEDIATE (MINOR) CONTOUR
 - PROPOSED SUBJECT PROPERTY BOUNDARY
 - PROPOSED ROADWAY CENTERLINE
 - PROPOSED MOUNTABLE CURB AND GUTTER
 - PROPOSED EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED INDEX (MAJOR) CONTOUR
 - PROPOSED INTERMEDIATE (MINOR) CONTOUR

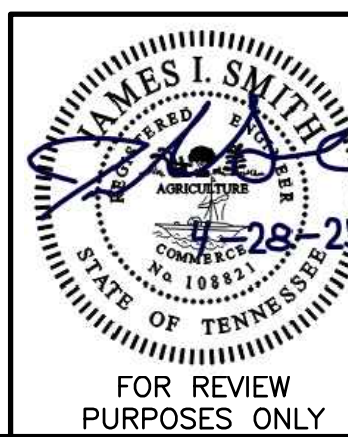
SCALE IN FEET
0 50 100



REFERENCE

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PLANNING COMMISSION FILE NUMBER:
5-SD-25-C/S-I-25-DP



PROPOSED POSTED SPEED: 15 MPH

CONCEPT PLAN AND PROFILE

DRAWING NO.:	JRB
DATE:	APRIL, 2025
DWG SCALE:	AS SHOWN
PROJECT NO.:	347-229
APPROVED BY:	JUS

MALONEY ESTATES, LLC
MALONEY ESTATES
MALONEY ROAD, KNOXVILLE TN



2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

REVISION RECORD

DISCUSSION

NO. DATE

DRAWING NO.:

C600