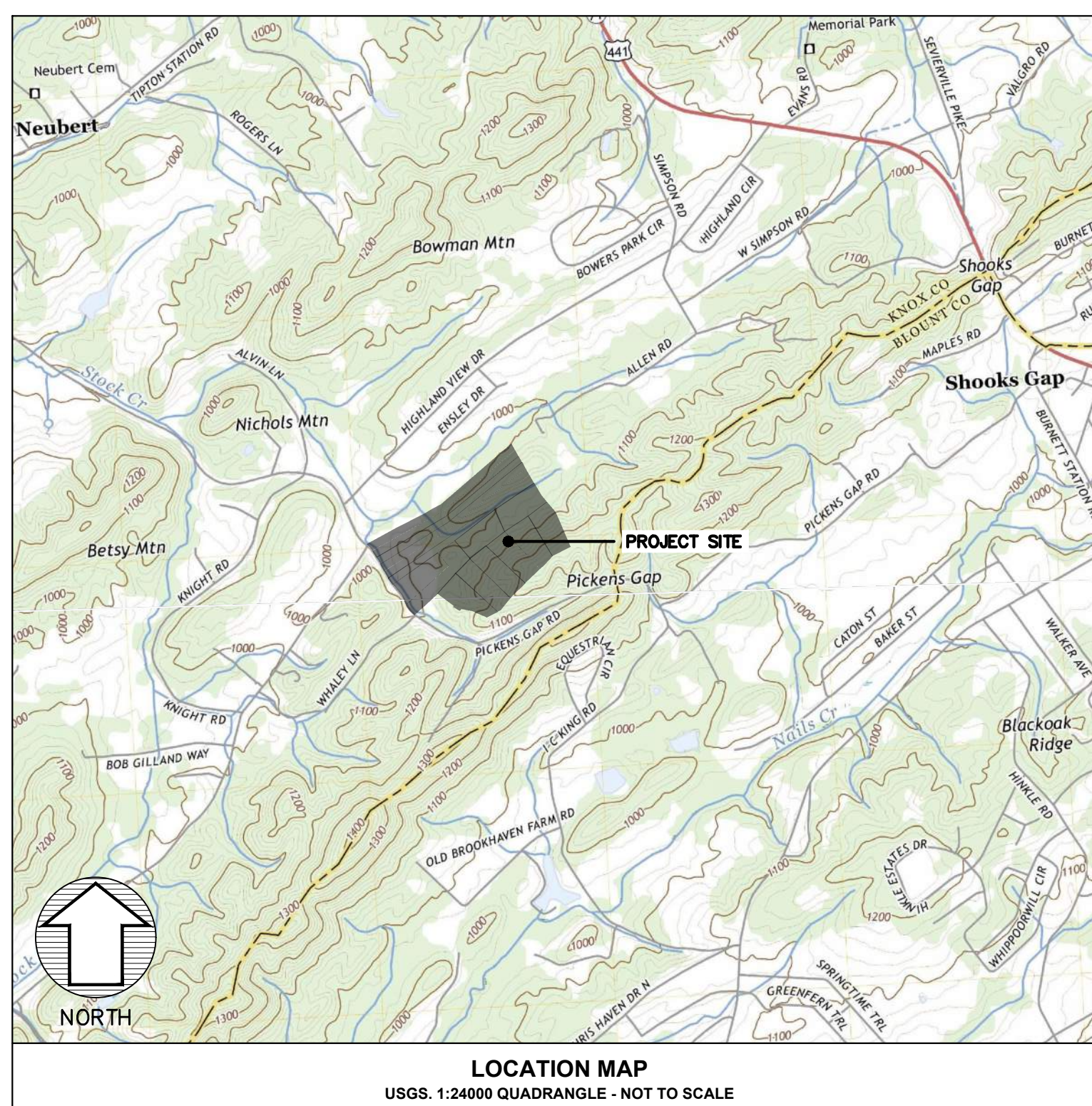


PICKENS GAP RD. SUBDIVISION

CONCEPT PLAN - KNOX COUNTY # (5-SE-25-C / 5-J-25-DP)

PREPARED FOR:
HEARTLAND DEVELOPMENT

**8922 PICKENS GAP ROAD
KNOXVILLE TN - 37920**



	DRAWINGS INDEX
SHEET #	DESCRIPTION
C-000	COVER SHEET
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-200	CONCEPT PLAN - SITE LAYOUT
C-201	CONCEPT PLAN - SITE LAYOUT, LOTS CONFIGURATION
C-300	CONCEPT PLAN - SITE GRADING
C-500	CONCEPT PLAN - UTILITIES
C-600	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 1 OF 6
C-601	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 2 OF 6
C-602	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 3 OF 6
C-603	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 4 OF 6
C-604	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 5 OF 6
C-605	CONCEPT PLAN ROAD DESIGN - PLAN & PROFILE SHEET 6 OF 6
C-606	CONCEPT PLAN ROAD DESIGN - PICKENS GAP RD. SIGHT DISTANCE



PROPERTY INFORMATION:

PARCEL ID: 150 044 (150 04402; 150 04403; 150 04404; 150 04405
150 04406; 150 04407; 150 04408; 150 04409; 150 04410
150 04411; 150 04412; 150 04413; 150 04414; 150 04415
150 04416)

ZONING: PR(k) < 2 DU/AC 4-V-24-RZ
USE: SINGLE FAMILY RESIDENTIAL
CONTROL MAP: 150
DISTRICT: D9
ACRES: ±84.56AC (COMBINED)
PARCEL N°: 44
COUNTY: KNOX

ENGINEERING:

LJA ENGINEERING, INC.
CONTACT: GREG PRESNELL, PE.
PHONE: (865) 217-1210
EMAIL: GPRESNELL@LJA.COM
265 BROOKVIEW CENTRE WAY, SUITE 201
KNOXVILLE, TN 37919

SURVEY:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CONTACT: EZRA GLAFENHEIN.
PHONE: (865) 977-9997
EMAIL: WWW.CECINC.COM
2704 CHEROKEE FARM WAY, SUITE 101
KNOXVILLE, TN 37920

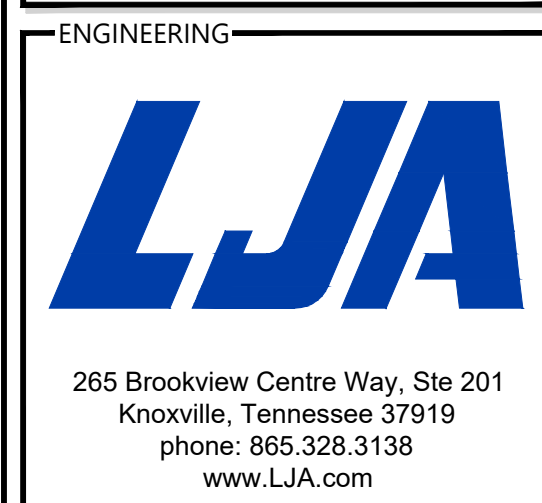
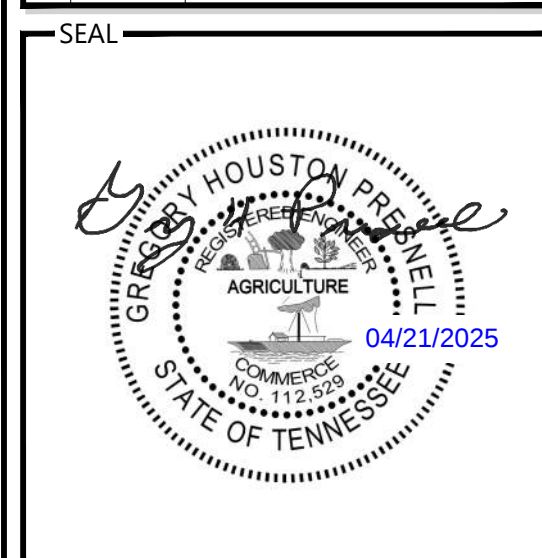
REVIEWER:

KNOXVILLE - KNOX COUNTY PLANNING
PHONE: (865) 215-2500
EMAIL: CONTACT@KNOXPLANNING.ORG
400 MAIN ST, SUITE 403
KNOXVILLE, TN 37902

SERVICE PROVIDERS:

KNOXVILLE UTILITY BOARD (KUB)
ELECTRIC SERVICE
 PHONE: (865) 524-2911
 HOSKINS CENTER
 4505 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37921-5530

KNOX CHAPMAN UTILITY DISTRICT
WATER AND WASTEWATER SERVICE
 PHONE: (865) 577-4497
 1905 E JOHN SEVIER HIGHWAY
 KNOXVILLE, TN 37920

[illegible]

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PROJECT _____

PROJECT NAME
**PICKENS GAP
ROAD
SUBDIVISION**

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

150 044

150 04402; 150 04403;
150 04404; 150 04405;
150 04406; 150 04407;
150 04408; 150 04409;
150 04410; 150 04411;
150 04412; 150 04413;
150 04414; 150 04415;
150 04416

KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE APRIL - 2025

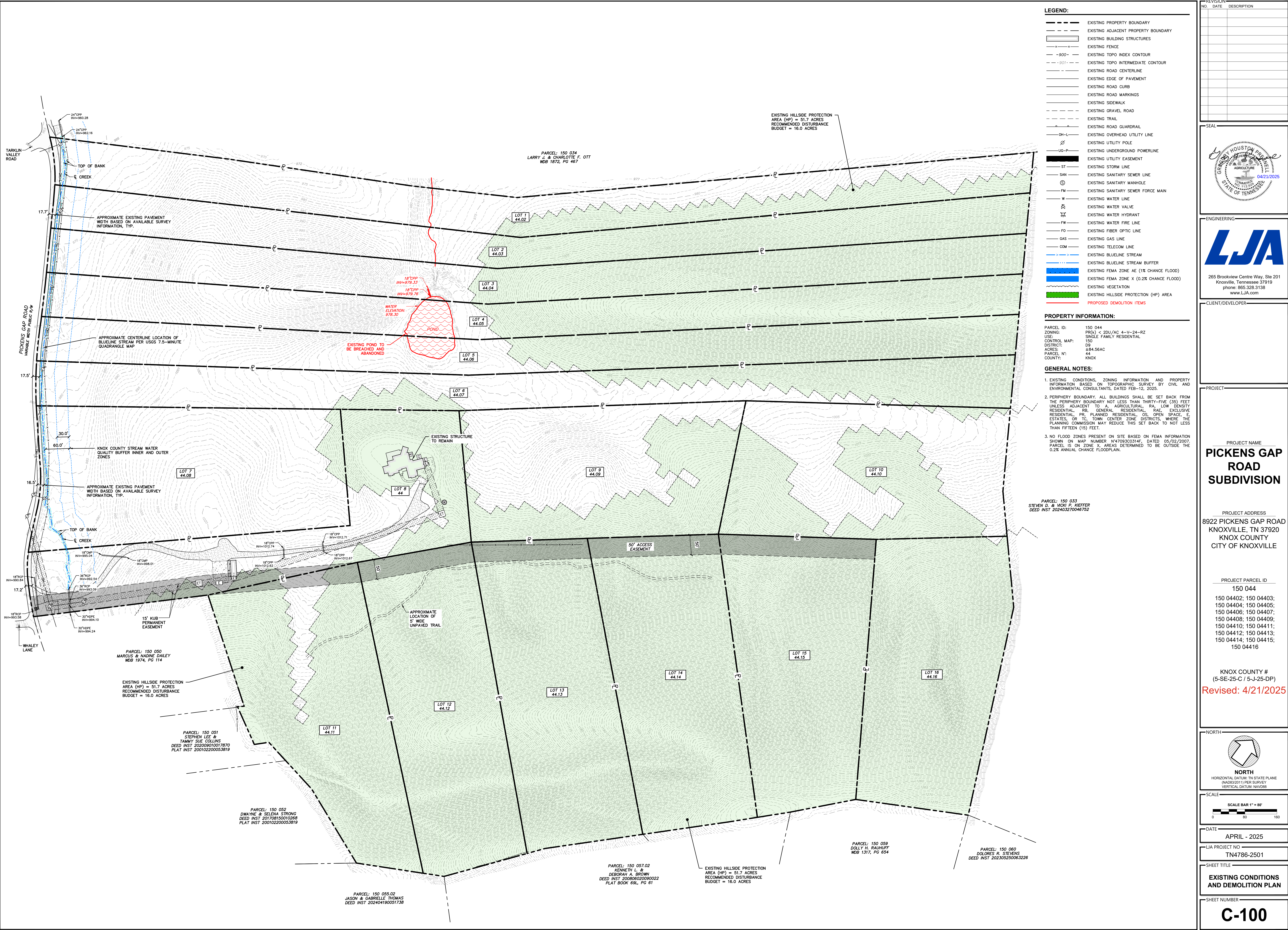
LJA PROJECT NO. TN4786-2501

SHEET TITLE _____

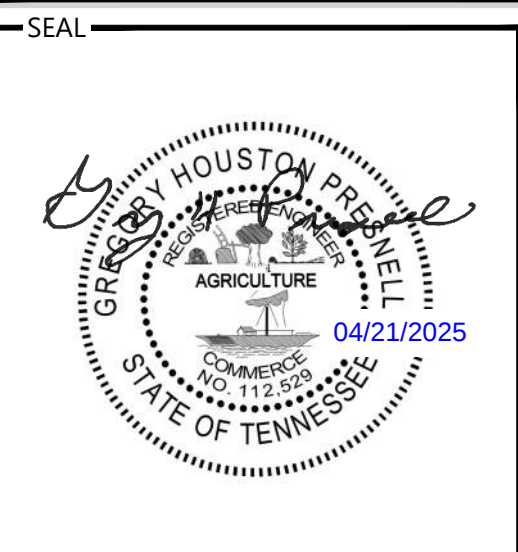
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REVISION		
NO.	DATE	DESCRIPTION



ENGINEERING

LJA

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044

150 04402; 150 04403;
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150 04414; 150 04415;
150 04416

KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 80'

0 80 160

DATE
APRIL - 2025

LJA PROJECT NO
TN4786-2501

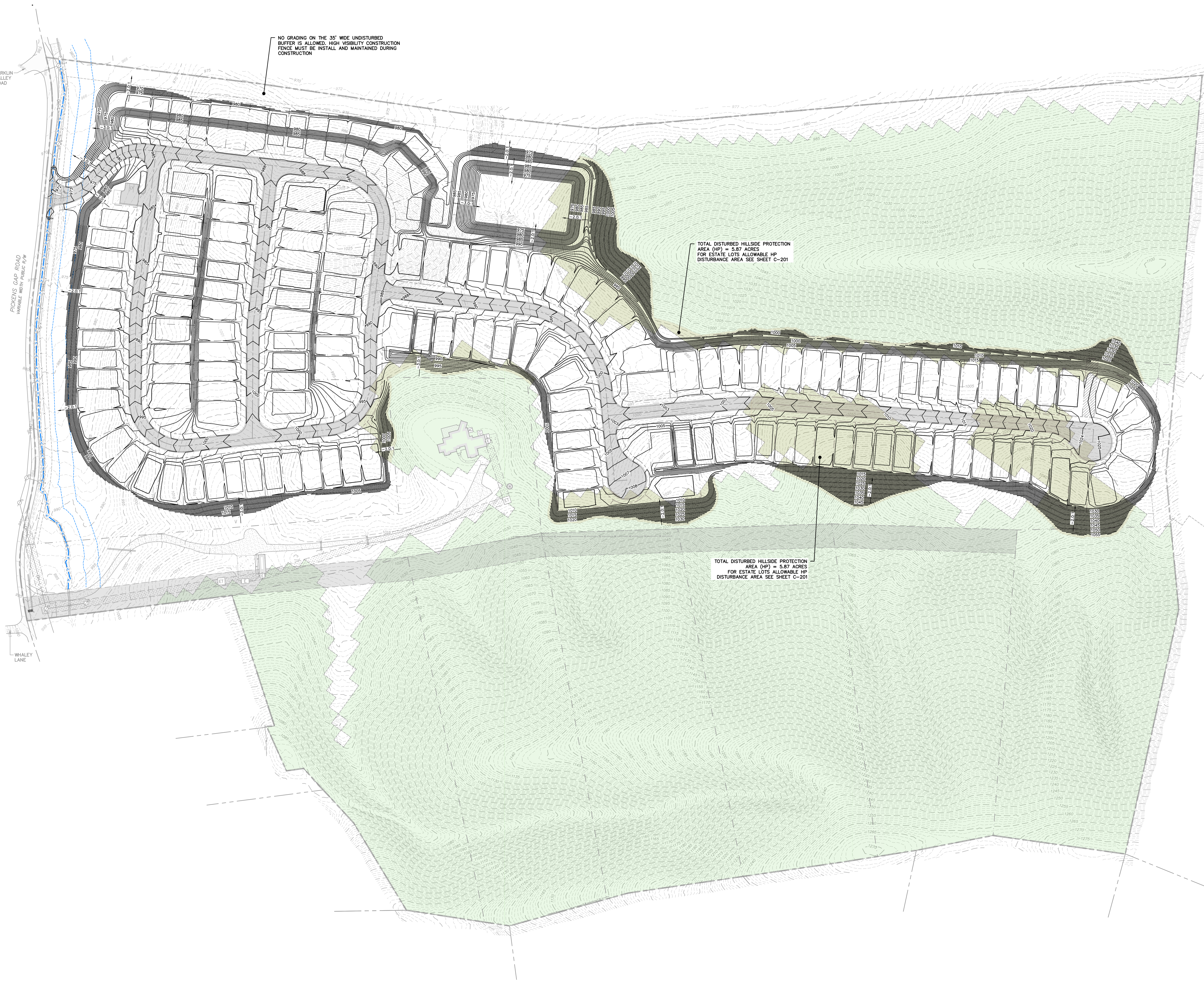
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EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER
C-100

NORTH



NORTH
HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88



	EXISTING PROPERTY BOUNDARY
	EXISTING ADJACENT PROPERTY BOUNDARY
	EXISTING BUILDING STRUCTURES
	EXISTING FENCE
	EXISTING TOPO INDEX CONTOUR
	EXISTING TOPO INTERMEDIATE CONTOUR
	EXISTING ROAD CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING ROAD CURB
	EXISTING ROAD MARKINGS
	EXISTING SIDEWALK
	EXISTING GRAVEL ROAD
	EXISTING TRAIL
	EXISTING ROAD GUARDRAIL
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING UNDERGROUND POWERLINE
	EXISTING UTILITY EASEMENT
	EXISTING STORM LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER FORCE MAIN
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING WATER HYDRANT
	EXISTING WATER FIRE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELECOM LINE
	EXISTING BLUELINE STREAM
	EXISTING BLUELINE STREAM BUFFER
	EXISTING FEMA ZONE AE (1% CHANCE FLOOD)
	EXISTING FEMA ZONE X (0.2% CHANCE FLOOD)
	EXISTING VEGETATION
	EXISTING HILLSIDE PROTECTION (HP) AREA
	PROPOSED LOT LINE
	PROPOSED SETBACKS
	PROPOSED ROAD CENTERLINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED ROAD CURB
	PROPOSED ROAD RIGHT OF WAY
	PROPOSED ROAD MARKINGS
	PROPOSED SIGHT DISTANCE TRIANGLES
	PROPOSED BUILDING STRUCTURES
	PROPOSED BUILDING MISCELLANEOUS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED RETAINING WALL
	DISTURBED HILLSIDE PROTECTION (HP) AREA

PARCEL ID: 150 044
ZONING: PR(k) < 2DU/AC 4-V-24-R
USE: SINGLE FAMILY RESIDENTIAL
CONTROL MAP: 150
DISTRICT: D9
ACRES: ±84.56AC
PARCEL N': 44
COUNTY: KNOX

RAW EARTHWORK VOLUMES IN CUBIC YARDS (CY):

- ±197,770 CY OF CUT
- ±162,993 CY OF FILL

DISTURBED SURFACE:	±1,239,622 SF
• CUT AREA	±642,195 SF
• FILL AREA	±597,427 SF
ASSUMED TOPSOIL THICKNESS:	±6 INCHES
ESTIMATED TOPSOIL VOLUME:	±22,956 CY.

ADJUSTED EARTHWORK VOLUMES

- ±185,878 CY OF CUT
- ±174,057 CY OF FILL

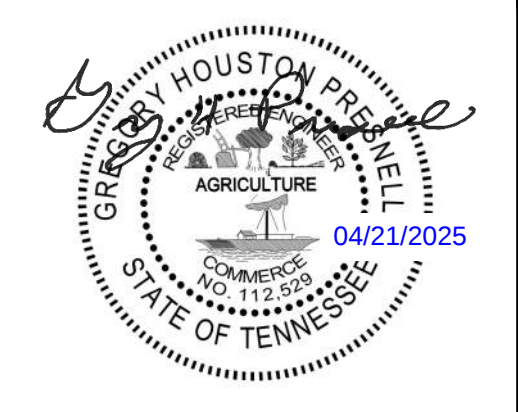
EXCESS CUT MATERIAL: ±11,821 CY

GENERAL NOTES:

1. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION BASED ON TOPOGRAPHIC SURVEY BY CIVIL AND ENVIRONMENTAL CONSULTANTS, DATED FEB-12, 2025.
2. PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN FIFTY-FIVE (55) FEET UNLESS ADJACENT TO A RESIDENTIAL, R/L, OR OPEN SPACE. THE RESIDENTIAL, RB, GENERAL RESIDENTIAL, RA, EXCLUSIVE RESIDENTIAL, RP, PLANNED RESIDENTIAL, OS, OPEN SPACE, OR TO THE CENTER ZONE DISTRICTS. WHERE A PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N+709300314F, DATED 05/02/2007. THE 2025 FLOOD ZONE INFORMATION IS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

[illegible]

—SEAL



—ENGINEERING



265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

— CLIENT/DEVELOPER

PROJECT NAME
**PICKENS GAP
ROAD
SUBDIVISION**

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID

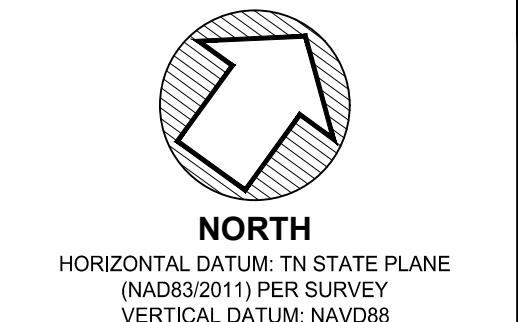
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150 04414; 150 04415;
150 04416

KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

—NORTH



—SCALE—

SCALE BAR 1" = 80'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 80, and 160.

DATE APRIL - 2025

— LJA PROJECT NO —
TN4786-2501

— SHEET TITLE

**CONCEPT PLAN
SITE GRADING**

—SHEET NUMBER

C-300

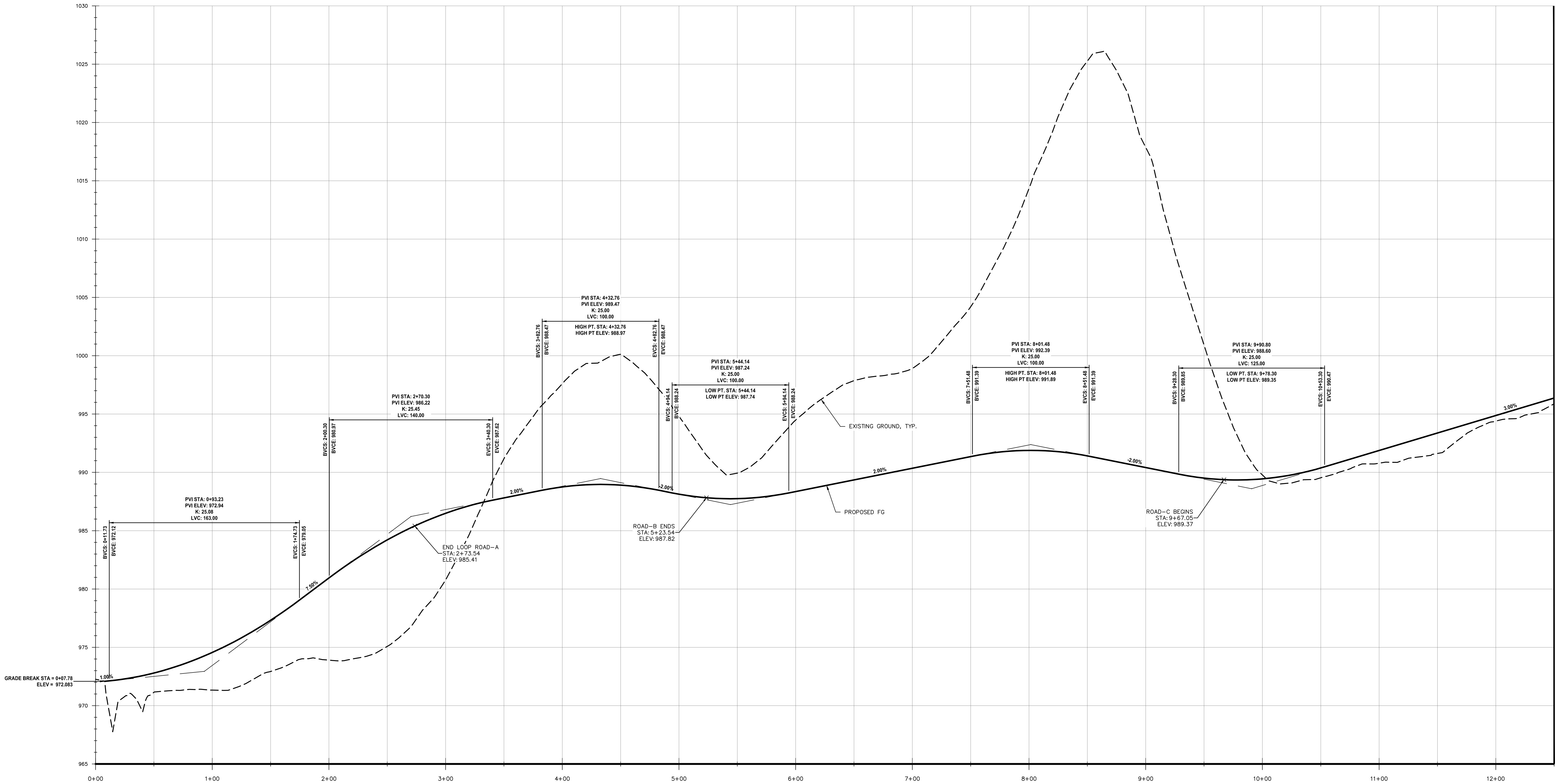


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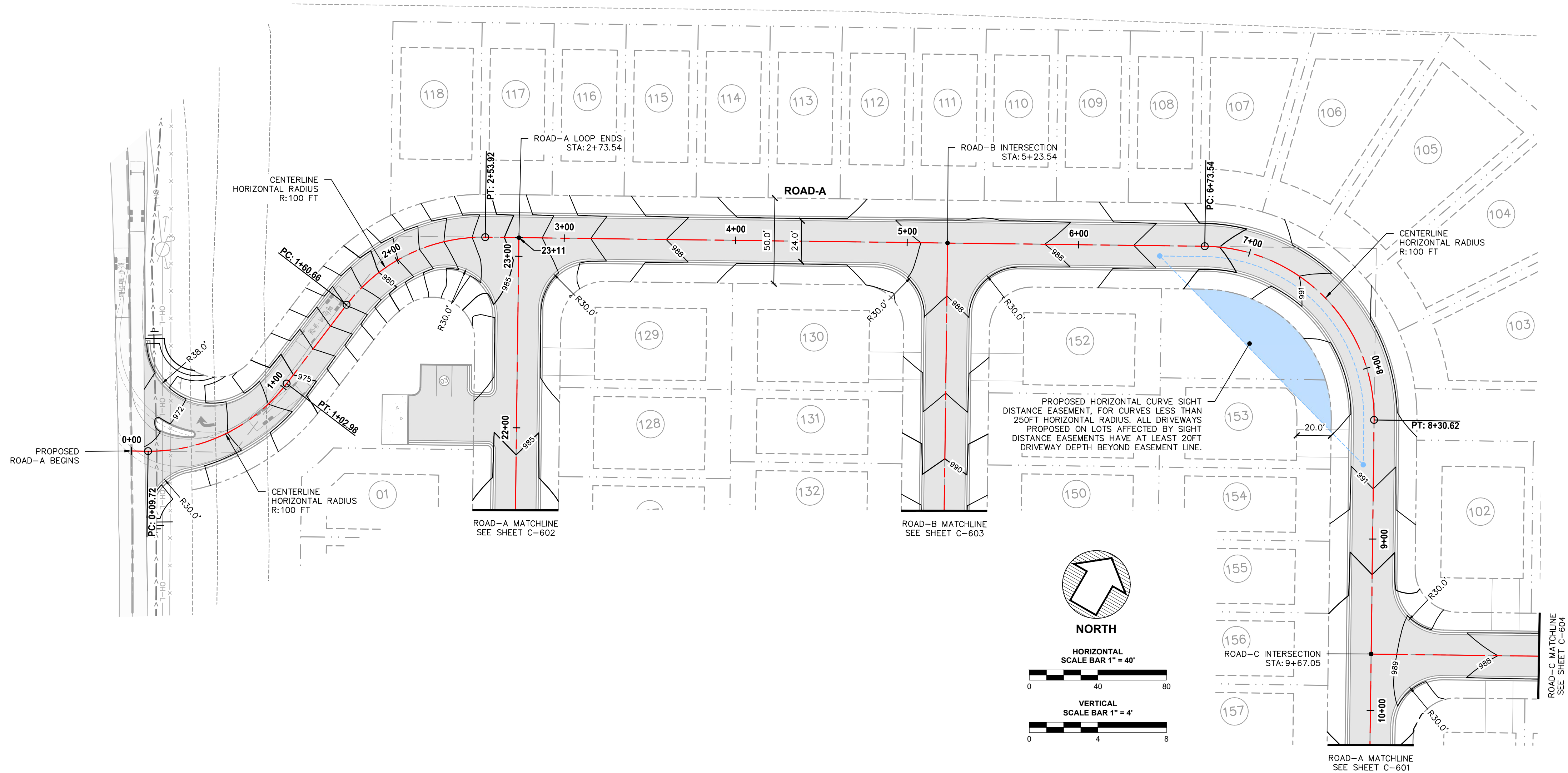
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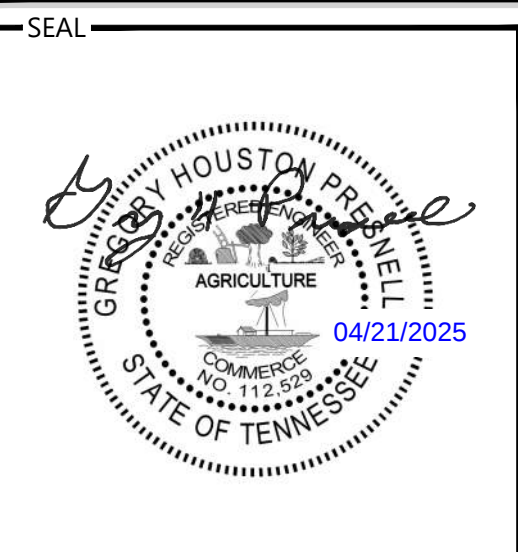
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ROAD-A PROFILE
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



REVISION		
NO.	DATE	DESCRIPTION



ENGINEERING

LJA

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
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www.LJA.com

CLIENT/DEVELOPER

PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044
150 04402; 150 04403;
150 04404; 150 04405;
150 04406; 150 04407;
150 04408; 150 04409;
150 04410; 150 04411;
150 04412; 150 04413;
150 04414; 150 04415;
150 04416

KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

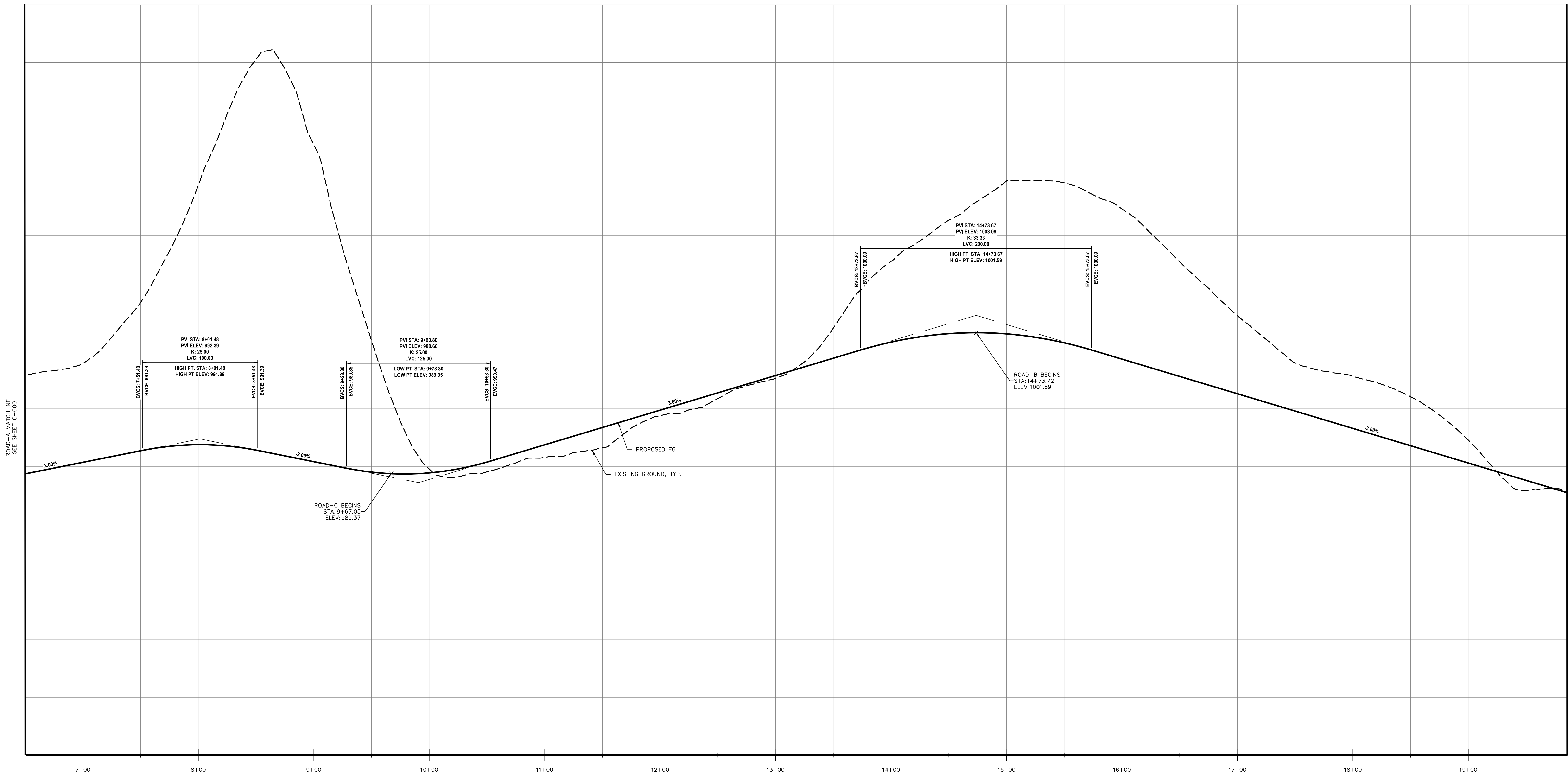
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APRIL - 2025

LJA PROJECT NO
TN4786-2501

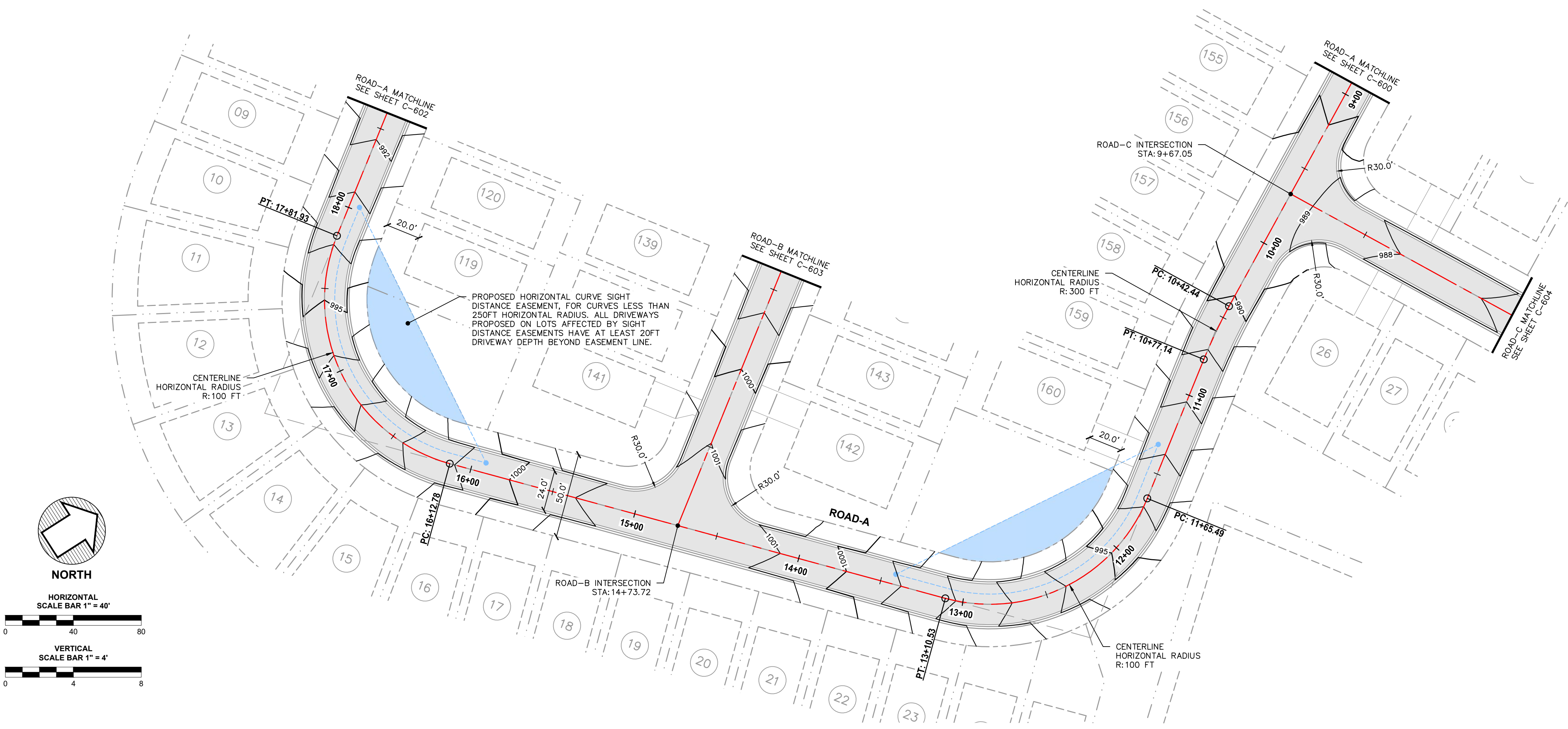
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ROAD DESIGN - PLAN AND
PROFILE SHEET 1 OF 6**

SHEET NUMBER
C-600

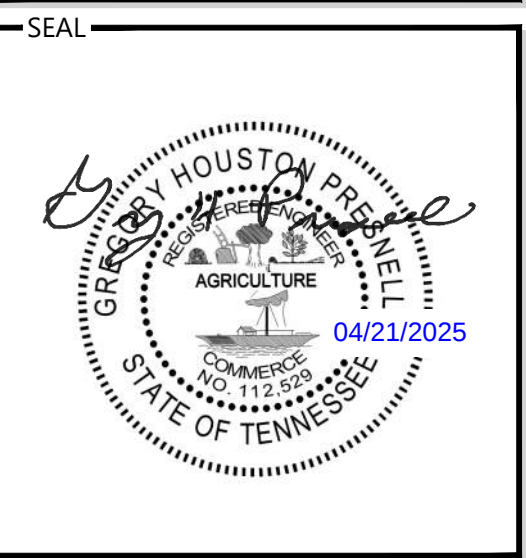
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Vertical Scale: 1" = 4'



REVISION		
NO.	DATE	DESCRIPTION



PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044
150 04402; 150 04403;
150 04404; 150 04405;
150 04406; 150 04407;
150 04408; 150 04409;
150 04410; 150 04411;
150 04412; 150 04413;
150 04414; 150 04415;
150 04416

KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

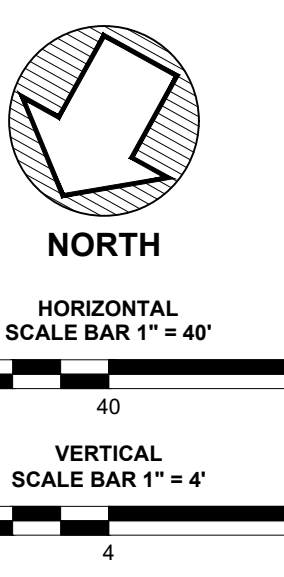
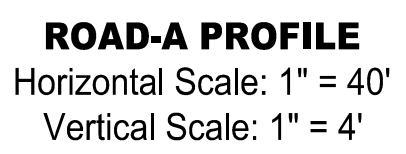
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DATE
APRIL - 2025

LJA PROJECT NO
TN4786-2501

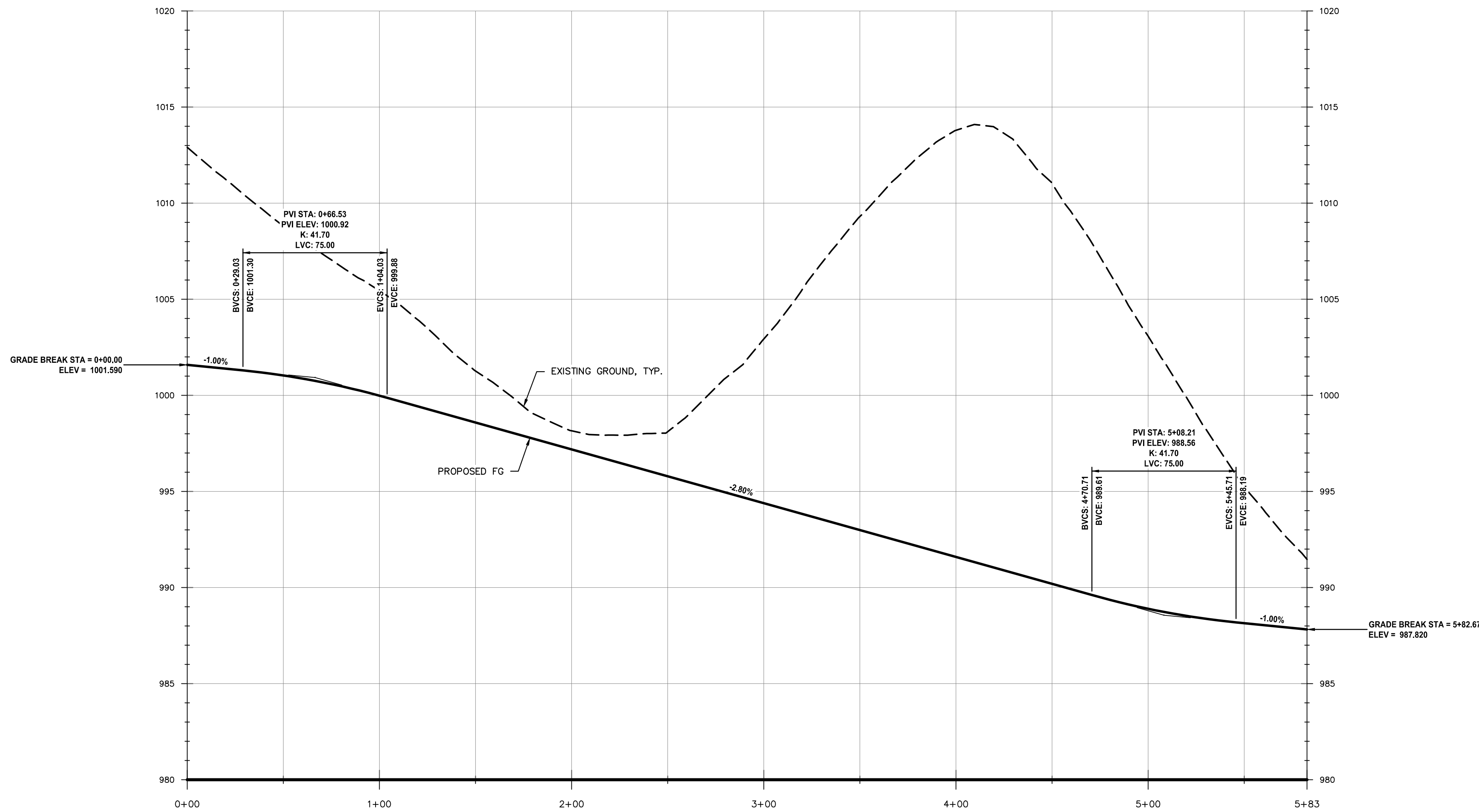
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SHEET NUMBER
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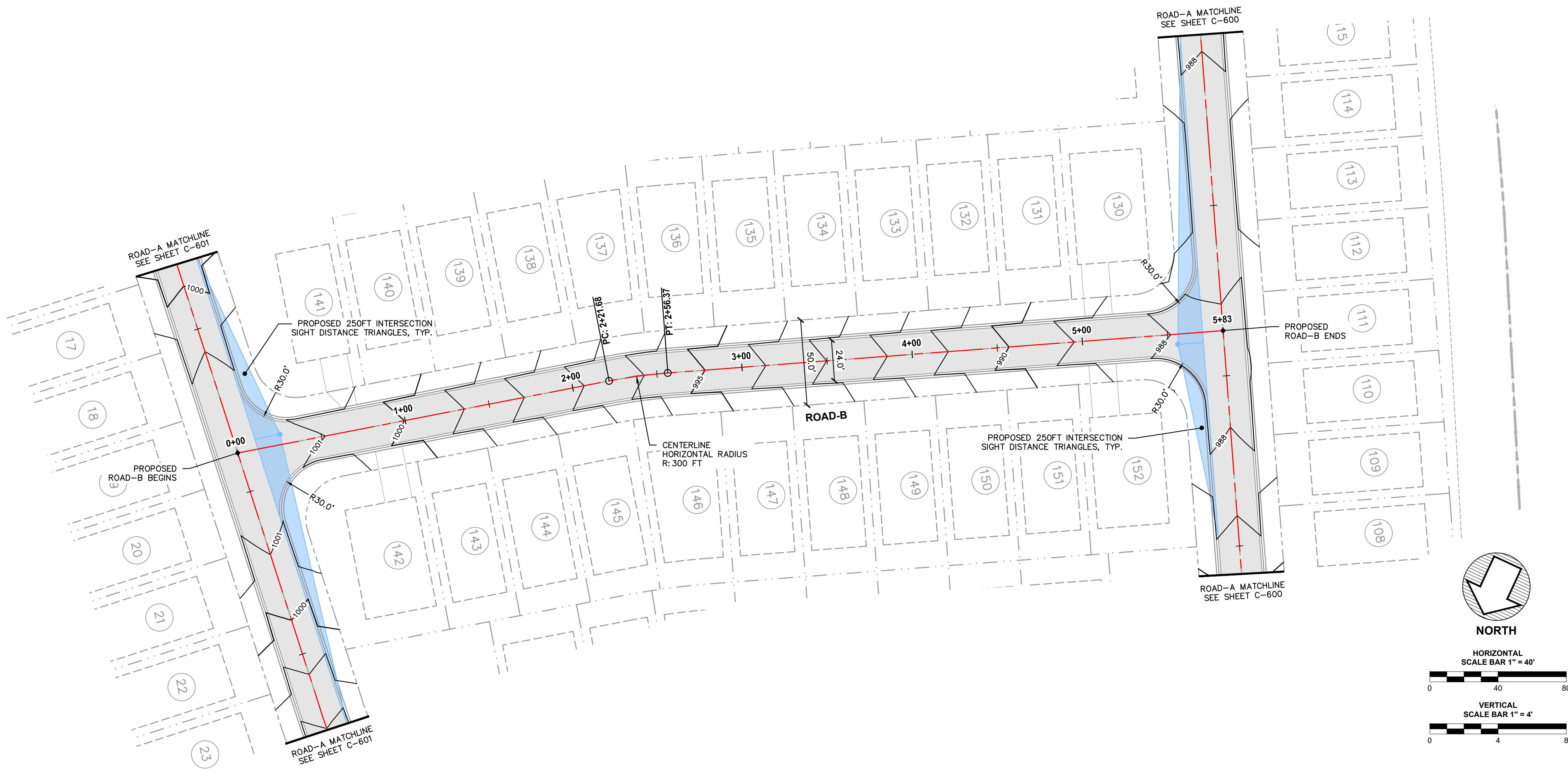


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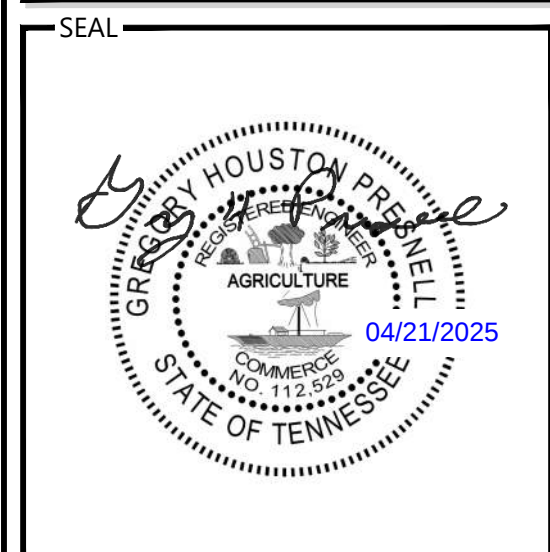
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ROAD-B PROFILE
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



REVISION		
NO.	DATE	DESCRIPTION



ENGINEERING

LJA

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044
150 04402; 150 04403;
150 04404; 150 04405;
150 04406; 150 04407;
150 04408; 150 04409;
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150 04414; 150 04415;
150 04416

KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

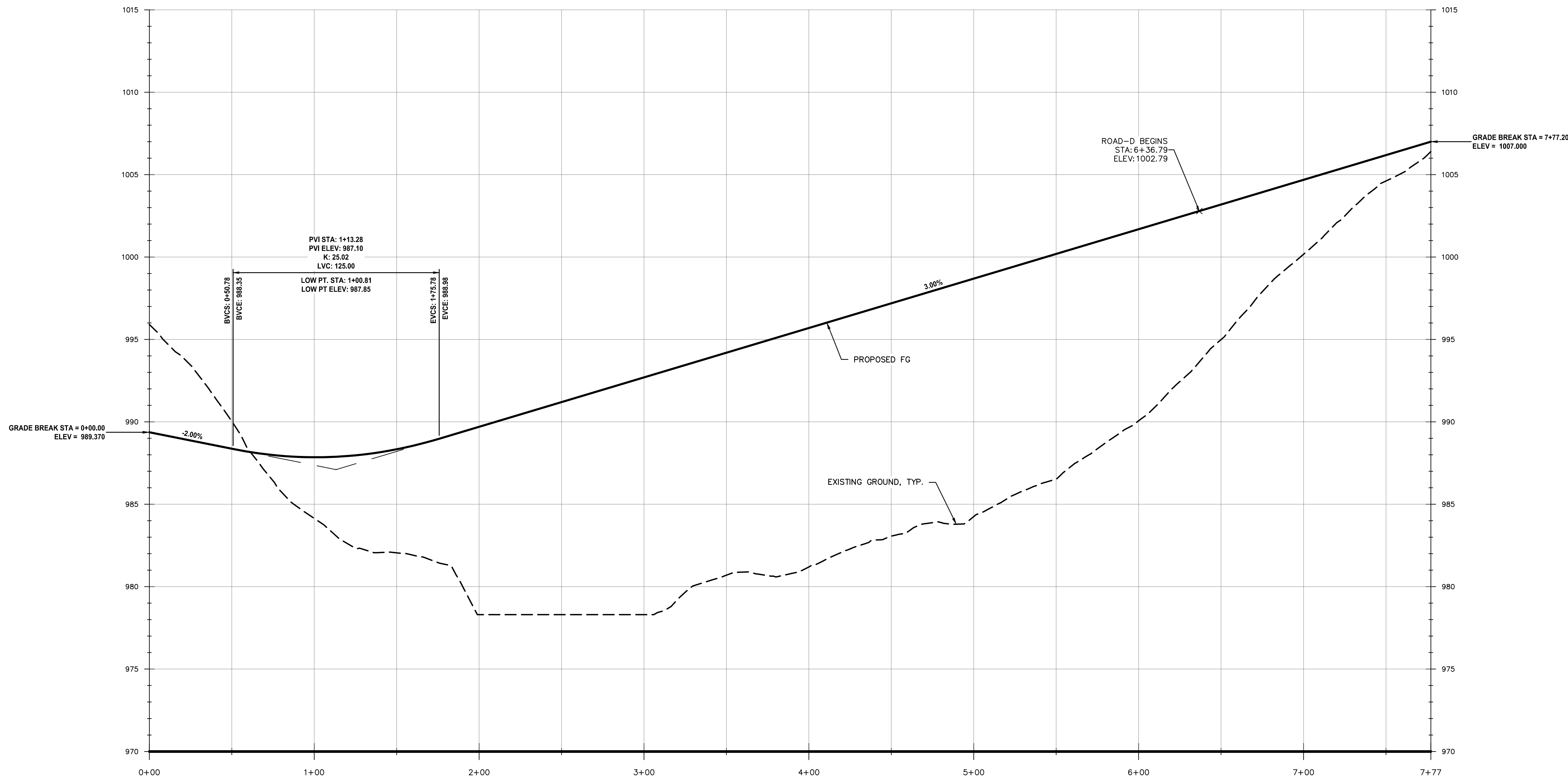
DATE
APRIL - 2025

LJA PROJECT NO
TN4786-2501

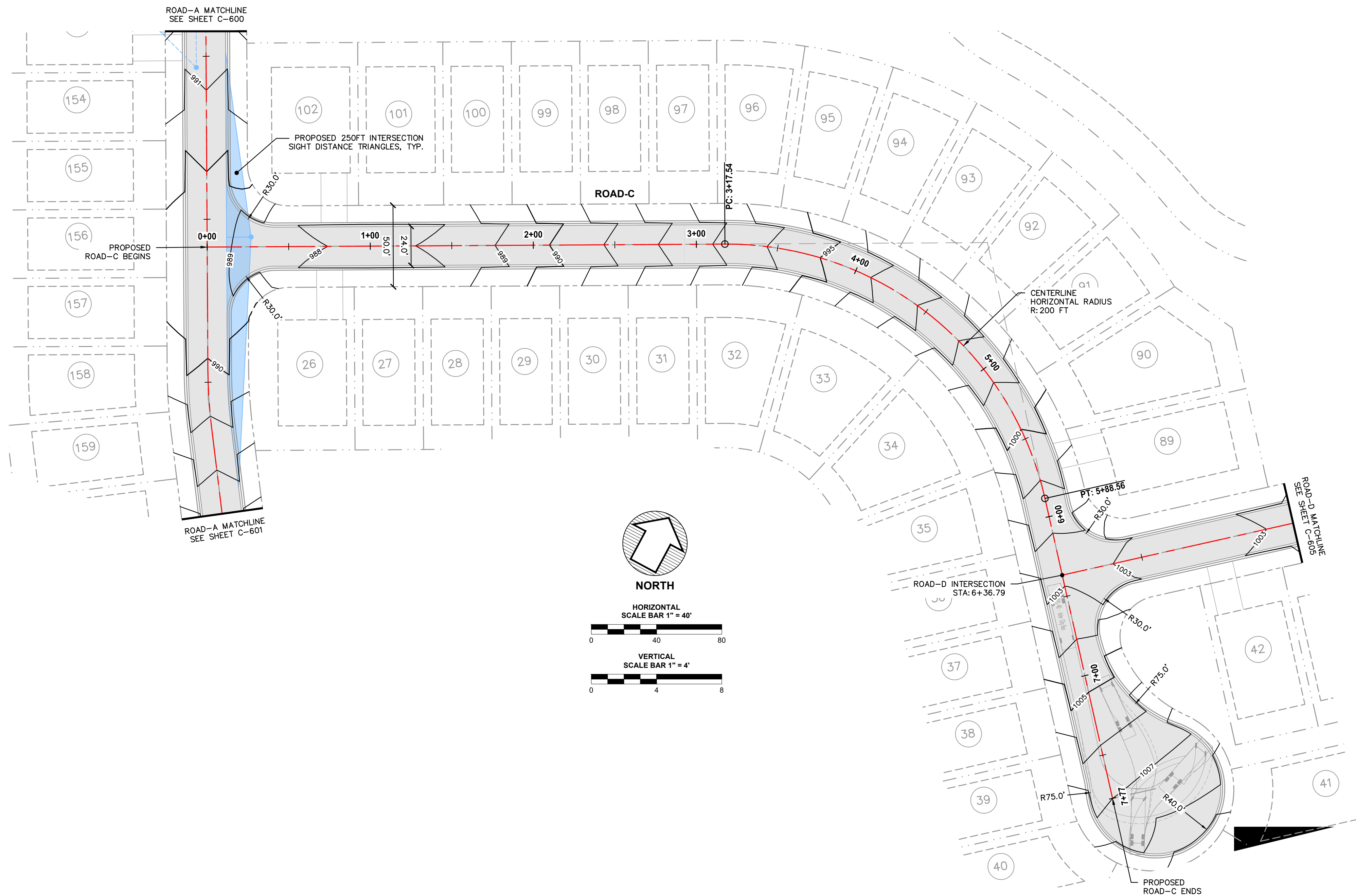
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PROFILE SHEET 4 OF 6**

SHEET NUMBER
C-603

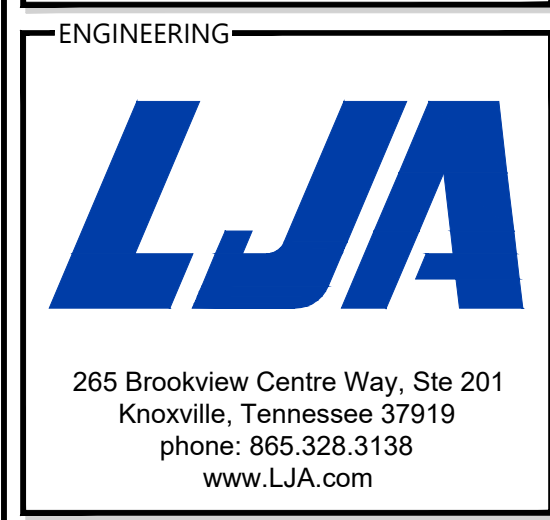
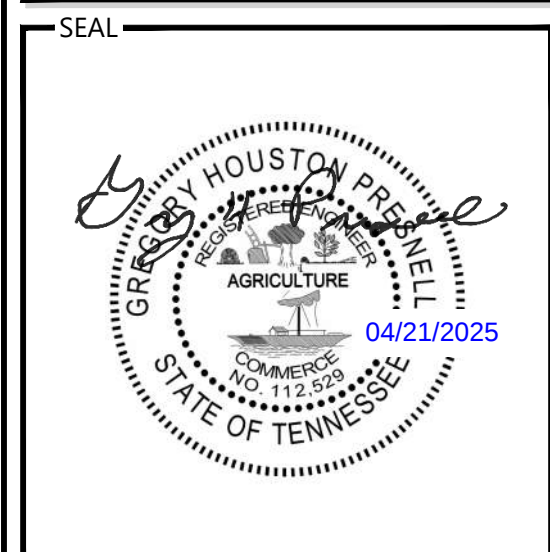
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PLOT DATE: Friday, April 18, 2025 10:37:00 AM



ROAD-C PROFILE
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



REVISION		
NO.	DATE	DESCRIPTION



PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
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KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83(2011)) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

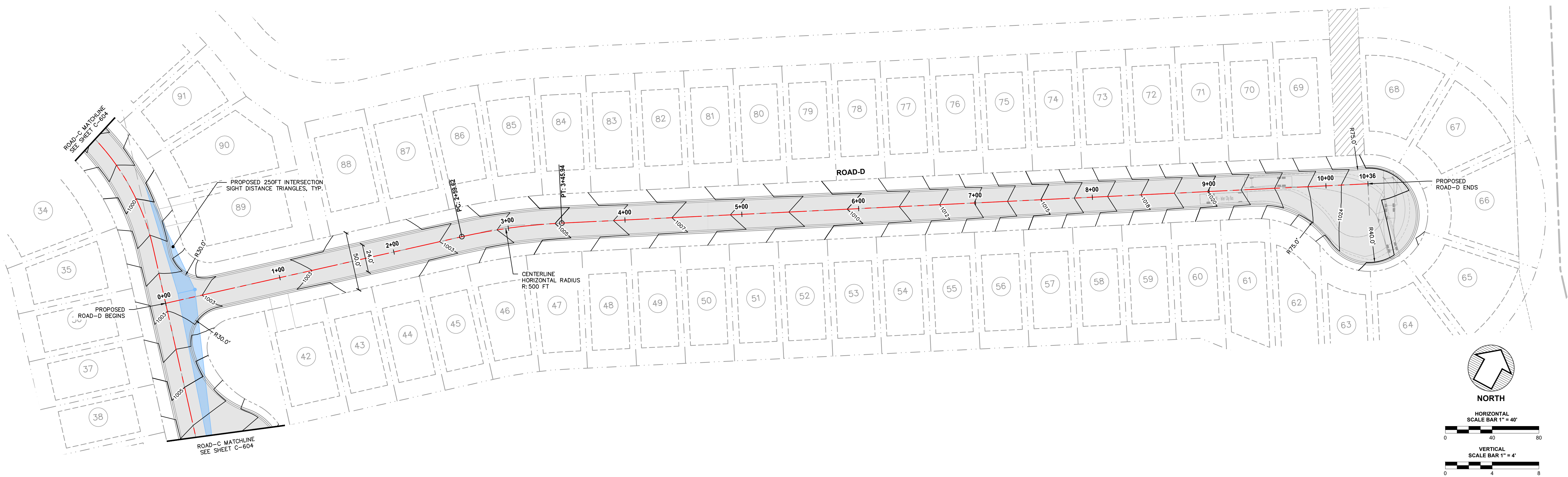
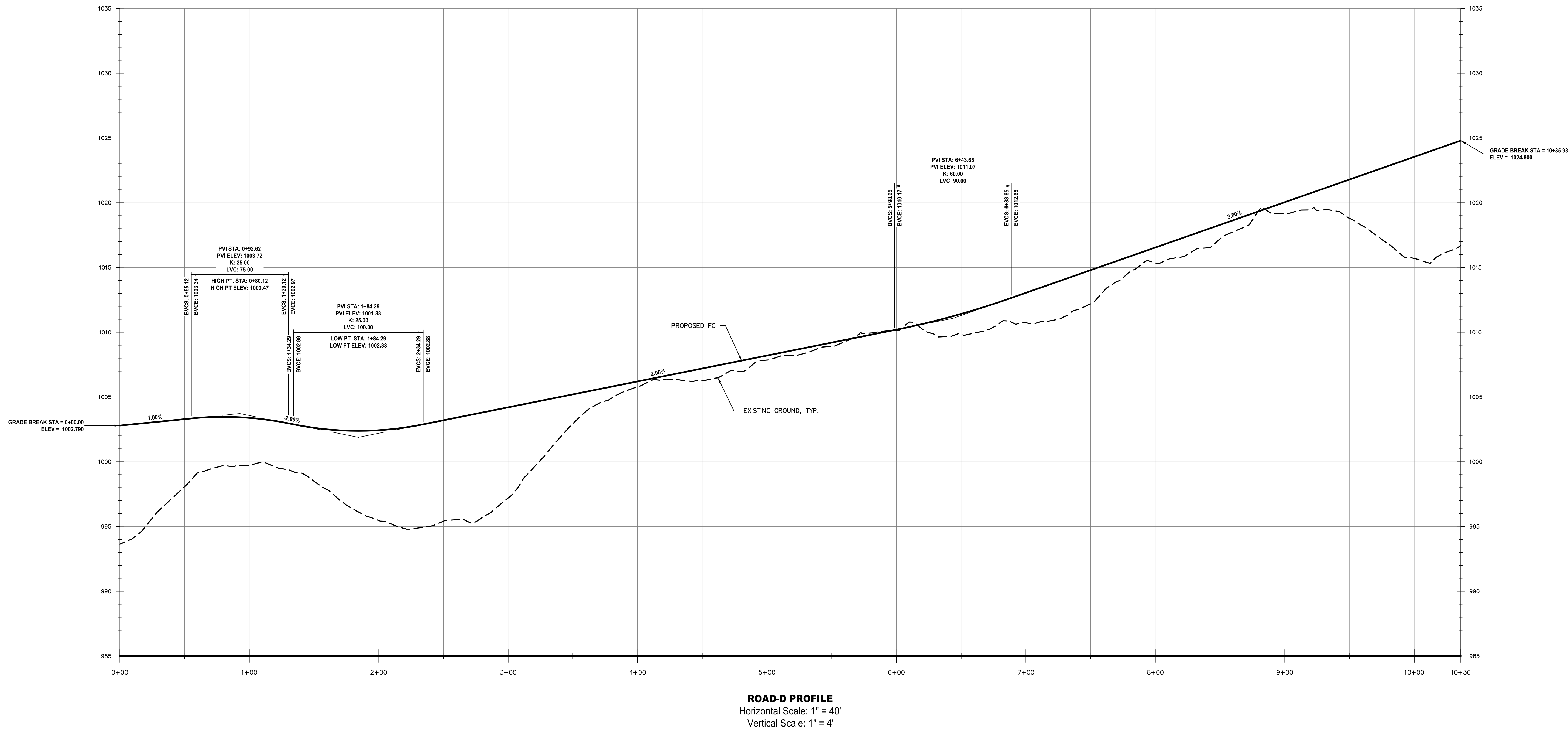
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APRIL - 2025

LJA PROJECT NO
TN4786-2501

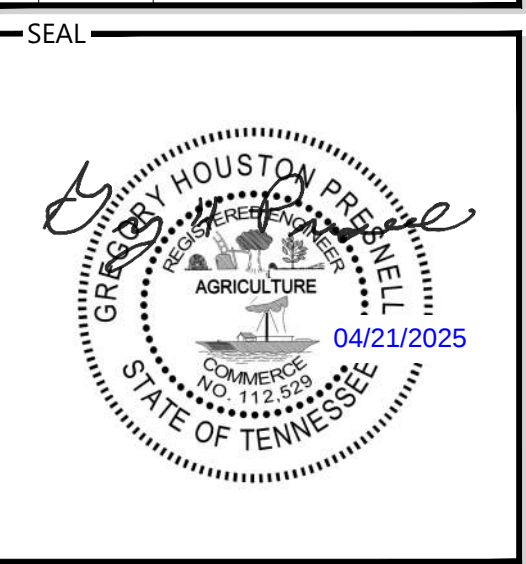
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ROAD DESIGN - PLAN AND
PROFILE SHEET 5 OF 6**

SHEET NUMBER
C-604

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REVISION	
NO.	DESCRIPTION



ENGINEERING

LJA

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044
150 04402; 150 04403;
150 04404; 150 04405;
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150 04416

KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

HORIZONTAL
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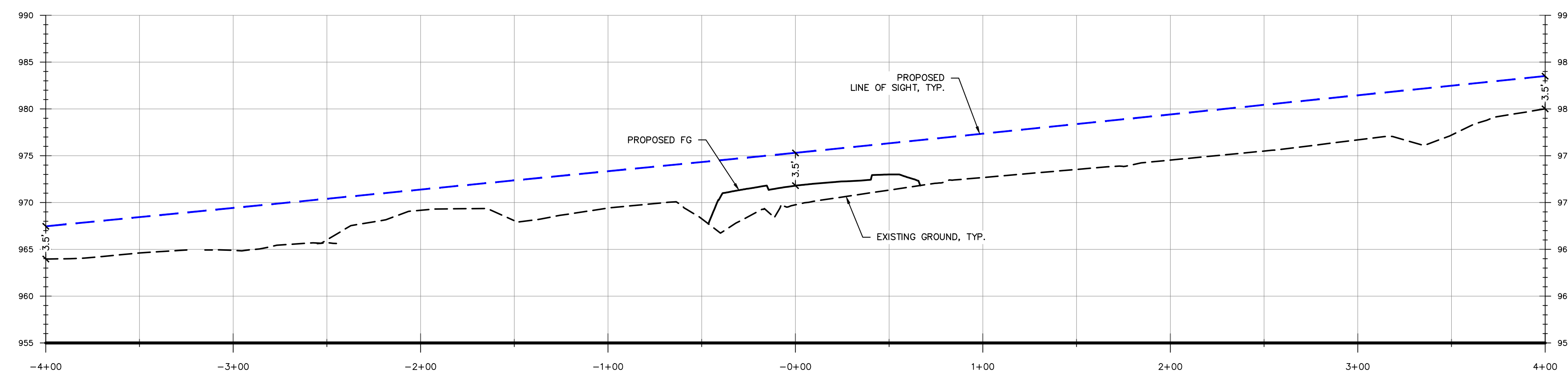
VERTICAL
SCALE BAR 1" = 4'

DATE
APRIL - 2025

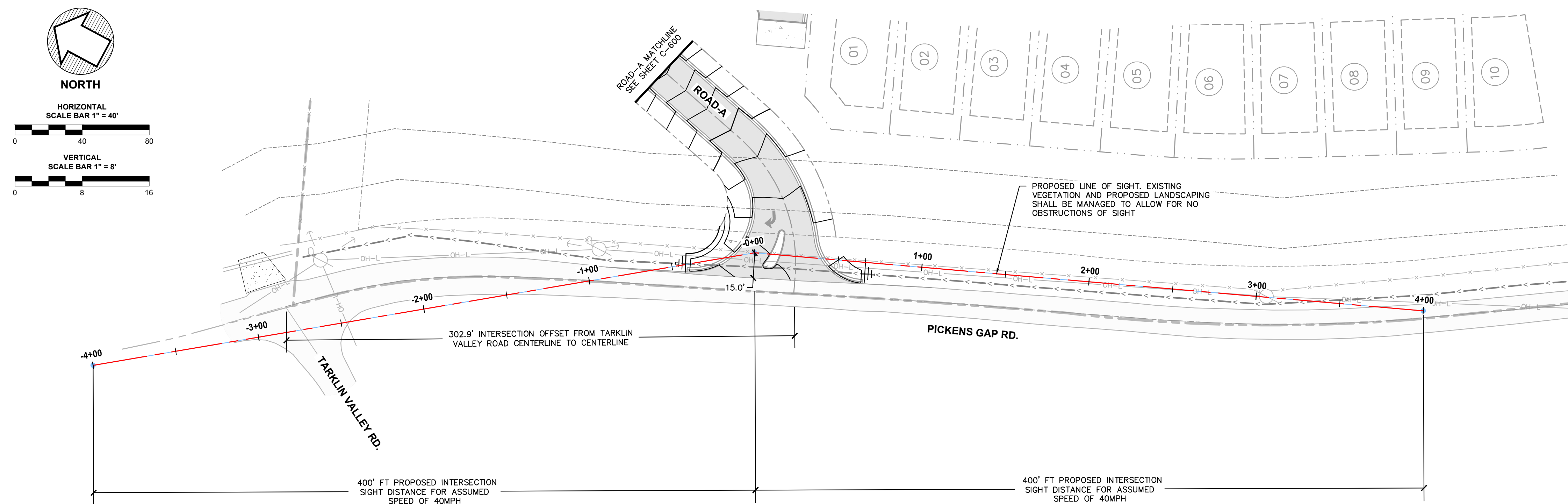
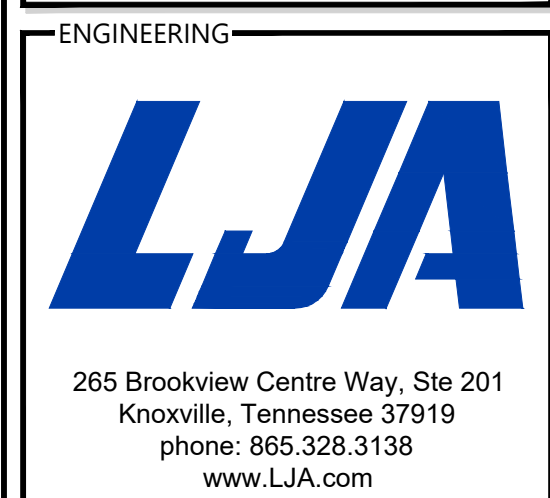
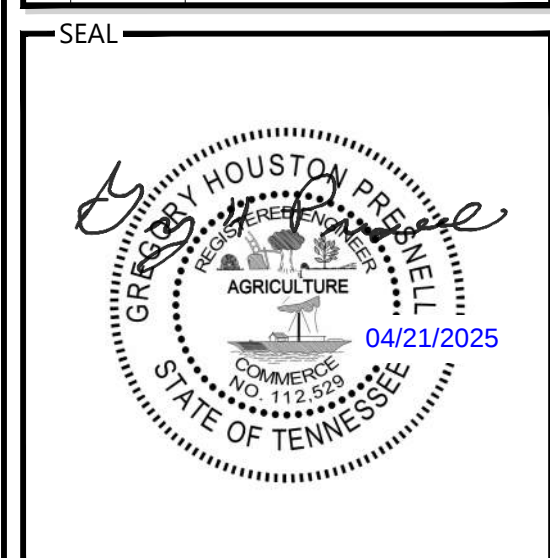
LJA PROJECT NO
TN4786-2501

SHEET TITLE
**CONCEPT PLAN
ROAD DESIGN - PLAN AND
PROFILE SHEET 6 OF 6**

SHEET NUMBER
C-605



PICKENS GAP RD. SIGHT DISTANCE PROFILE
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 8'

[illegible]

CLIENT/DEVELOPER _____

PROJECT _____

PROJECT NAME
**PICKENS GAP
ROAD
SUBDIVISION**

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044
150 04402; 150 04403;
150 04404; 150 04405;
150 04406; 150 04407;
150 04408; 150 04409;
150 04410; 150 04411;
150 04412; 150 04413;
150 04414; 150 04415;
150 04416

KNOX COUNTY #
(5-SE-25-C / 5-J-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE _____

DATE APRIL - 2025

LJA PROJECT NO —————
TN4786-2501

SHEET TITLE —

**CONCEPT PLAN
ROAD DESIGN - PICKENS
GAP RD. SIGHT DISTANCE**

SHEET NUMBER _____

C-606