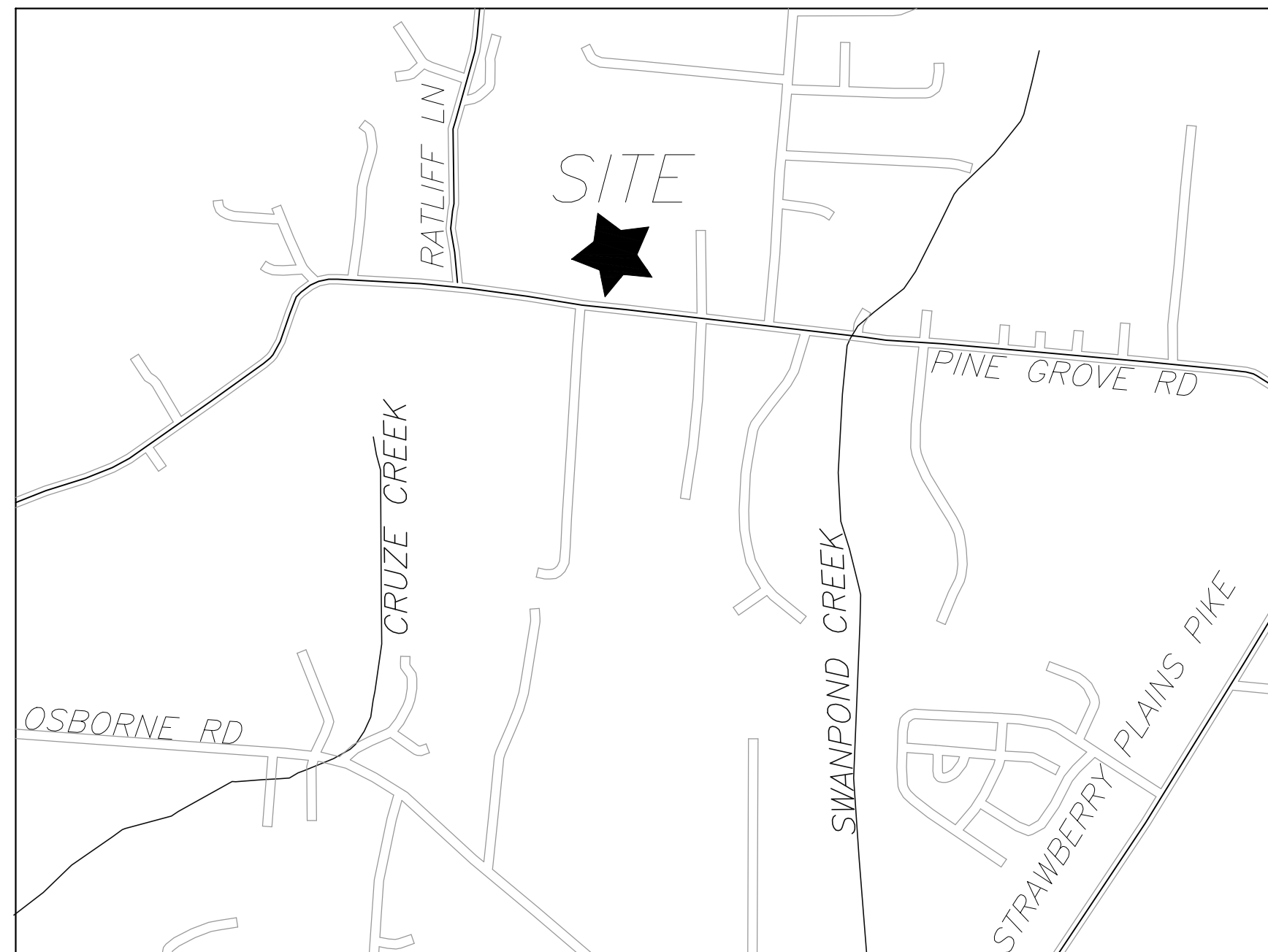


USE ON REVIEW

U.E.I. PROJECT NO. 2105011

PINE GROVE SUBDIVISION

SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE, TENNESSEE 37914
CLT MAP 84, PARCEL 035.00



LOCATION MAP

OWNER / DEVELOPER:
JOHN A. MASON &
AK HOLDINGS, LLC. – SERIES 13, LLC.
2101 COUNCIL FIRE DRIVE
KNOXVILLE, TN 37918

 SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(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
SITE PLAN	C-1
ROADWAY PROFILE	C-2

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:
1) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5% AT THE INTERSECTION OF ROAD "A" AND PINE GROVE ROAD.

MPC FILE# 6-SB-21-C / 6-C-21-UR



File No.: 6-SB-21-C / 6-C-21-UR

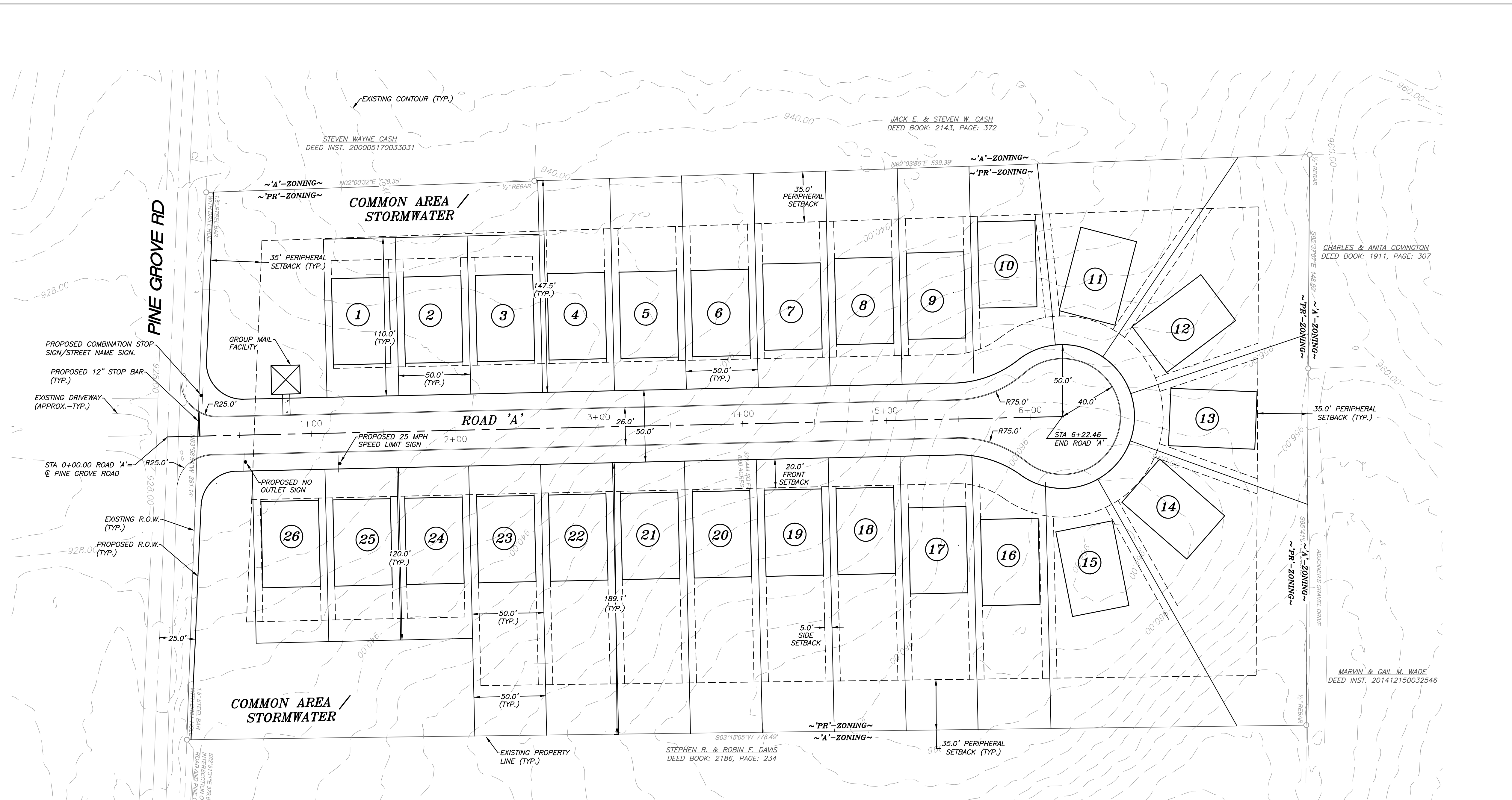
Date submitted: 5/24/2021

These plans have not been reviewed by
Planning Staff and may not be finalized.

NO.	DATE	REVISIONS
2	5/24/21	GENERAL REVISIONS



LOCATION MAP



SITE PLAN NOTES:

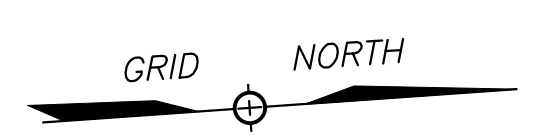
1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES 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.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 6.90 ACRES.
6. THE DEVELOPMENT PROPOSES 26-UNITS (3.8 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 0.79± ACRE (11.5%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
10. 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.
11. DWELLINGS TO BE A MIX OF SINGLE STORY AND 2 STORY. ALL WILL HAVE 2-CAR GARAGES.



File No.: 6-SB-21-C / 6-C-21-UR

Date submitted: 5/24/2021

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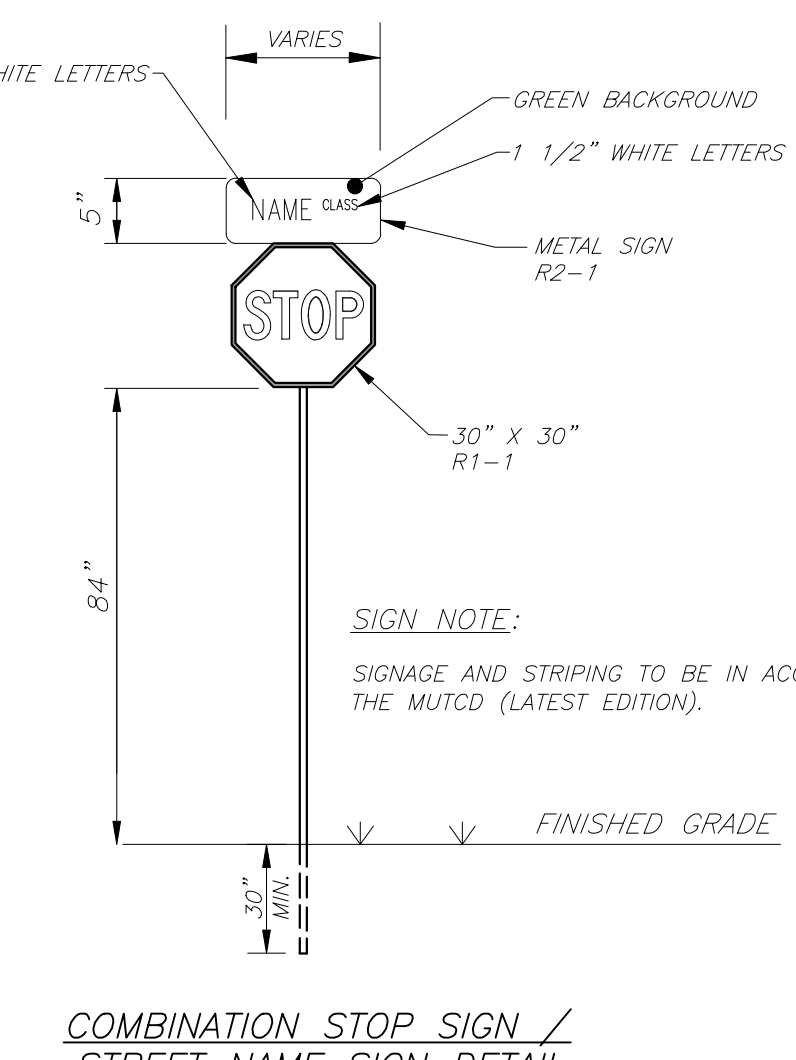
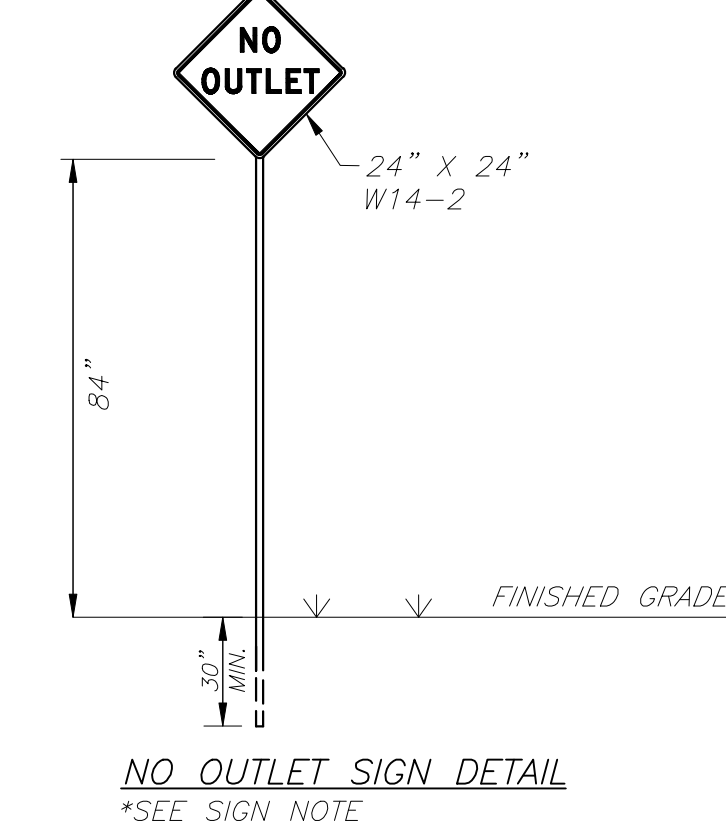
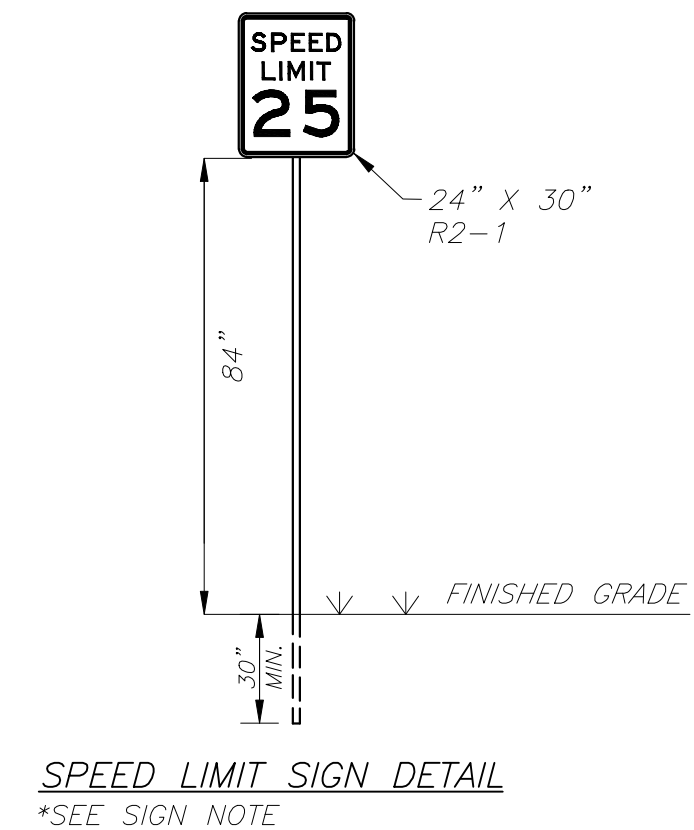
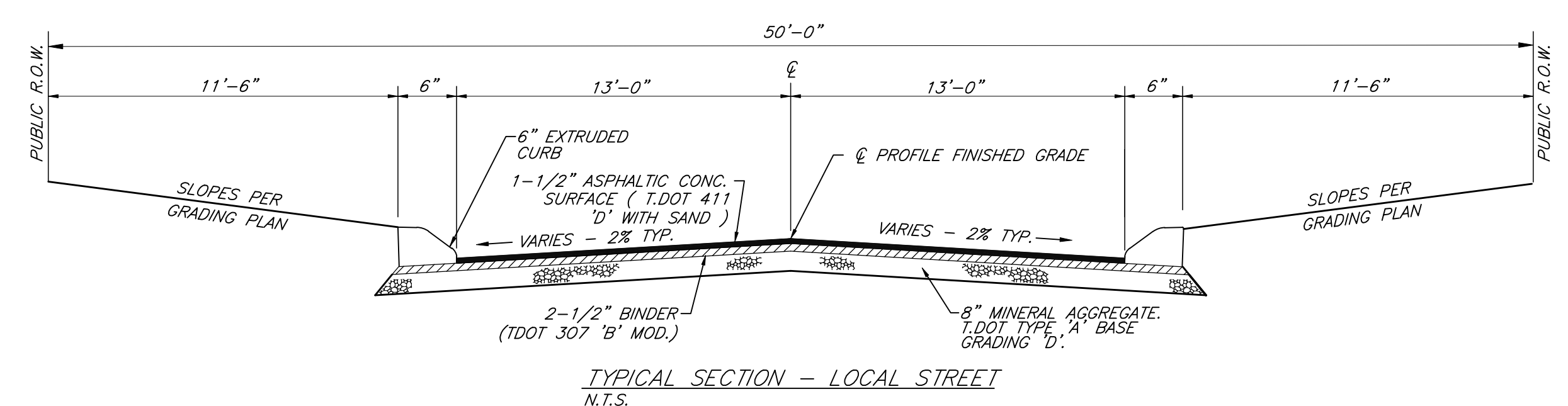


MPC FILE# 6-SB-21-C / 6-C-21-UR

SHEET C-1 2 OF 3

SITE PLAN
PINE GROVE SUBDIVISION
 SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE (37914)
 OWNER / DEVELOPER:
JOHN A. MASON & AK HOLDINGS, LLC. - SERIES 13, LLC.
 2101 COUNCIL FIRE DRIVE
 KNOXVILLE, TN 37918

DIST. NO. SB KNOX CO., TN
 CLT MAP 84 PARCEL 035.00
 SCALE: 1"=40' APRIL 26, 2021



REFERENCE:
 DEED INST. 202102240068847

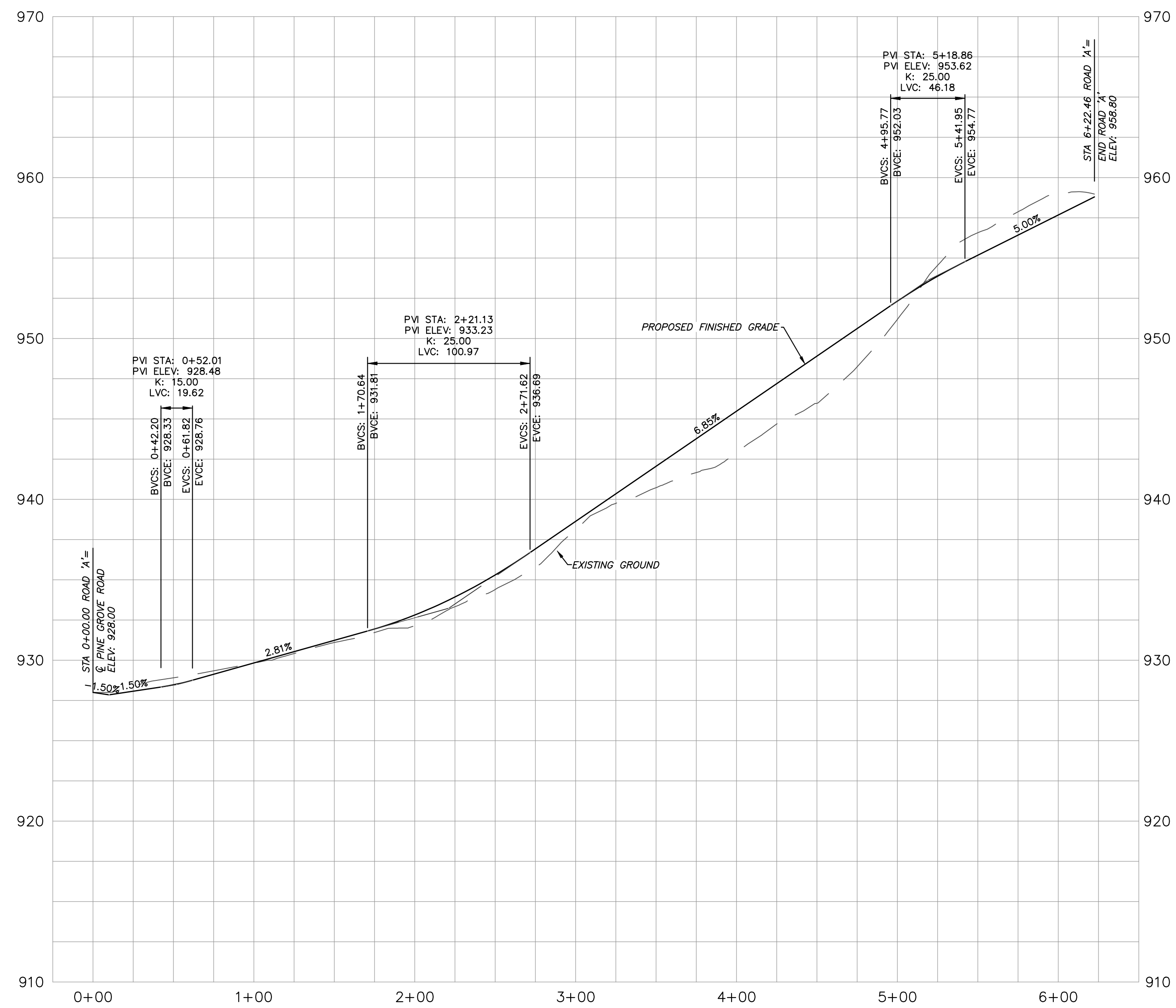
REVISION	DATE	DESCRIPTION	CAS
1	5/24/21	GENERAL REVISIONS	CAS
		DESCRIPTION	BY



URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2105011





PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



File No.: **6-SB-21-C / 6-C-21-UR**

Date submitted: **5/24/2021**

These plans have not been reviewed by
 Planning Staff and may not be finalized.

MPC FILE# 6-SB-21-C / 6-C-21-UR

SHEET C-2 3 OF 3

ROAD 'A' PROFILE
PINE GROVE SUBDIVISION
 SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE (37914)
 OWNER / DEVELOPER:
**JOHN A. MASON &
 AK HOLDINGS, LLC. - SERIES 13, LLC.**
 2101 COUNCIL FIRE DRIVE
 KNOXVILLE, TN 37918
 DIST. NO. SB KNOX CO., TN.
 CLT MAP 84 PARCEL 035.00
 SCALE: AS NOTED APRIL 26, 2021



URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	5/24/21	GENERAL REVISIONS	CAS

DWN: CLM	CHK: CAS	DWG. NO. 2105011
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