

HILLSIDE PROTECTION:	TOTAL AREA(S.F.)	DISTURBED AREA(S.F.)	PERCENTAGE
ALL SLOPES	111,514	72,745	65%
SLOPES GREATER THAN 25%	10,548	8,438	87%
SLOPES BETWEEN 15 & 24.99%	100,097	64,307	64%

AREA WITHIN ROADS AND DRIVEWAYS= 22,960 S.F. 21% (MAXIMUM ALLOWABLE 50%)

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 9,870 ACRES SUBDIVIDED INTO 85 SINGLE FAMILY ATTACHED LOTS AND 9 COMMON AREAS.
  - THIS PROPERTY IS ZONED PRC 10 DU/AC.
  - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
  - UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: KUDB  
GAS: KUB  
TELEPHONE: BELLSOUTH
  - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 20'  
REAR- 15'  
SIDE- 5' (0' UNDER BUILDINGS)
  - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS:  
a) INTERSECTION GRADE FROM 1.00% TO 3.00% STA 0+13 TO STA 0+55 ROAD "B"  
b) INTERSECTION GRADE FROM 1.00% TO 2.75% STA 6+00 TO STA 7+89 ROAD "T"  
c) INTERSECTION GRADE FROM 1.00% TO 2.35% STA 0+13 TO STA 2+66 ROAD "D"  
d) INTERSECTION GRADE FROM 1.00% TO 2.00% STA 0+13 TO STA 1+00 ROAD "E"  
e) INTERSECTION GRADE FROM 1.00% TO 3.00% STA 0+10 TO STA 1+30 ROAD "F"  
f) RIGHT-OF-WAY WIDTH FOR ALL PUBLIC & PRIVATE ROADS FROM 50' TO 40'.
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOXVILLE / KNOX COUNTY PLANNING ARE AS FOLLOWS:  
a) ROADWAY GRADE FROM 12.00% TO 15.00% STA 1+30 TO STA 6+00 ROAD "T"  
b) REDUCING LOT FRONTAGE FROM 25' TO 22'.
  - VGRANGES APPROVED BY KNOXVILLE /KNOX COUNTY PLANNING ARE AS FOLLOWS:  
a) END PUBLIC ROAD WITH TEMPORARY TURNAROUND AS SHOWN.  
b) VERTICAL CURVE LENGTH FROM 300' TO 240', STATION 1+30 ROAD "T" (K VALUE FROM 25 TO 20).
  - PERIPHERAL SETBACK REDUCTION ALONG PELLISSIPPI PARKWAY IS REQUESTED FROM 35' TO 25'.
  - 2 CANOPY TREES ARE REQUIRED IN THE PARKING AREA.

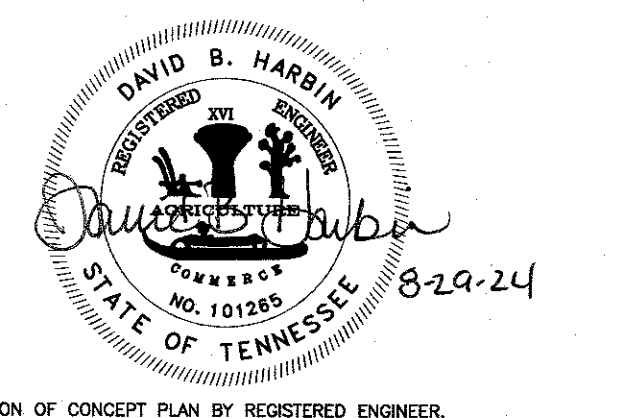
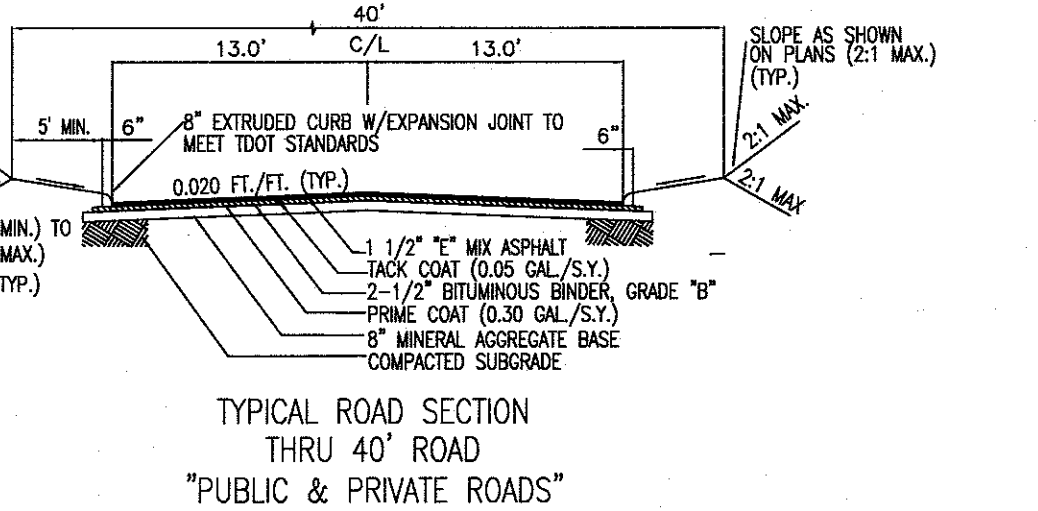
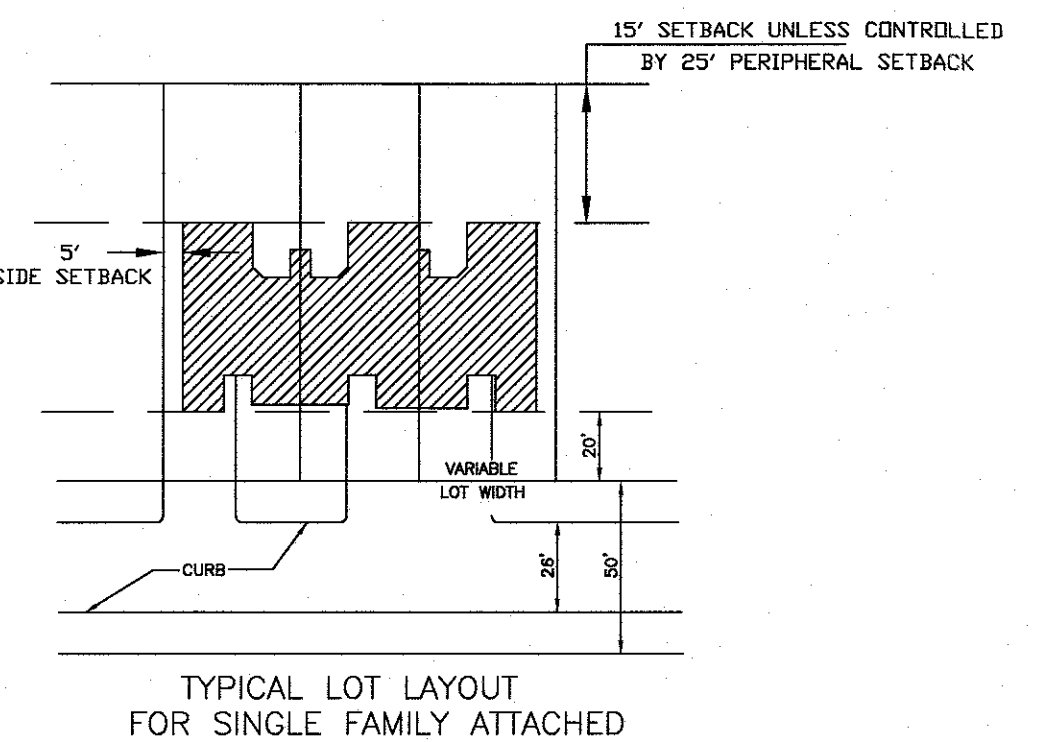
DEVELOPMENT INTENSITY	DEVELOPMENT INTENSITY WITHIN THE HILLSIDE PROTECTION AREA (HPA)
BASED ON SMALLEST LOT AREA OF 1,795 S.F.	BASED ON AN HPA OF 111,588 S.F. OR 2.56 ACRES.
<b>GROUND AREA COVER (GAC)</b> BUILDING FOOT PRINT/GROSS LOT AREA 866/1,795=48.3%	<b>GROUND AREA COVER (GAC)</b> TOTAL BUILDING FOOTPRINT/GROSS HPA GAC = 6,222 S.F. OR 5.6%
<b>FLOOR AREA RATIO (FAR)</b> BUILDING FOOT PRINT/GROSS LOT AREA 1770/1,795=98.6%	<b>FLOOR AREA RATIO (FAR)</b> TOTAL FLOOR AREA = 2X THE TOTAL BUILDING FOOTPRINT/GROSS HPA FAR = 12,444 S.F. OR 11.2%
<b>IMPERVIOUS AREA RATIO (IAR)</b> IMPERVIOUS AREA/GROSS LOT AREA 1290/1795=71.9%	<b>IMPERVIOUS AREA RATIO (IAR)</b> IMPERVIOUS AREA/GROSS HPA IAR = ROADS + DRIVEWAYS + HOMES = 28,895 S.F. OR 25.9%

- TICDA WAIVERS ARE AS FOLLOWS:
- GROUND AREA COVERAGE (GAC) FROM 25% TO 48.3%.
  - FLOOR AREA RATIO (FAR) FROM 30% TO 98.6%.
  - IMPERVIOUS AREA RATIO (IAR) FROM 70% TO 71.9%.
  - GROUND DISTURBANCE WITHIN THE H.P. OVERLAY FROM 1.2 ACRES TO 1.67 ACRES.
  - 100' BUILDING SETBACK.
  - ALLOW 7 TOWNHOMES FROM THE MAXIMUM ONE WITHIN THE HILLSIDE PROTECTION OVERLAY.
  - ALLOW TO DISTURB MORE THAN 50% ON SLOPES 15-24.99%, REQUESTING 64% LAND DISTURBANCE.

NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:  
**CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY**  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ABIDED BY.



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 SUPPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
**David B Harbin**  
PROFESSIONAL ENGINEER  
TENNESSEE LICENSE NO. 101265 DATE: 8-29-24

OWNER/DEVELOPER  
**ARCIP HOROBET**  
3105 W. GALLAHER FERRY RD.  
KNOXVILLE, TN 37932  
PHONE: (865) 607-1167

6-SB-24-C/6-E-24-DP

SCALE  
HORIZONTAL: 1"= 50'  
VERTICAL: 2" INTERVAL

DEED REFERENCE: INSTR. #202402010036844

DATE  
5/29/24

1"=50'

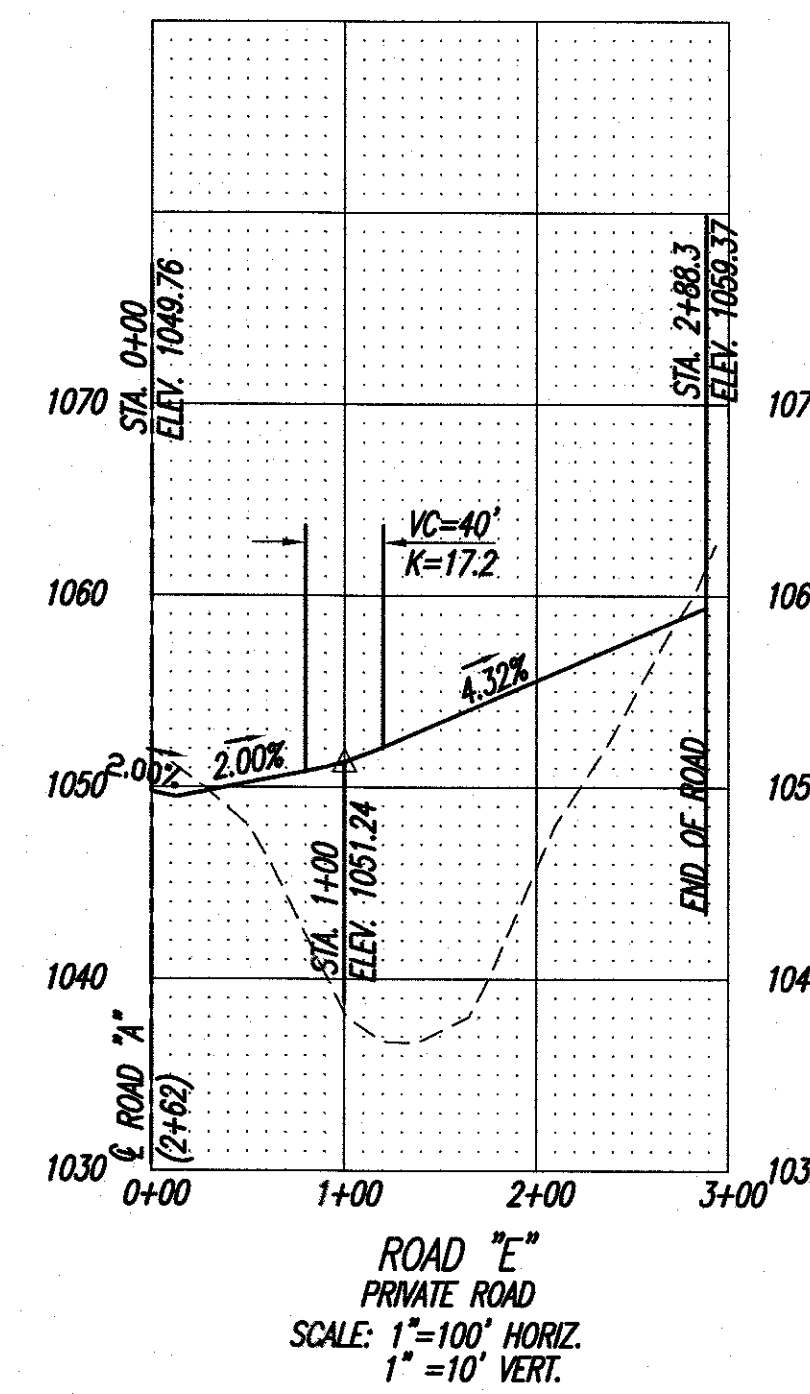
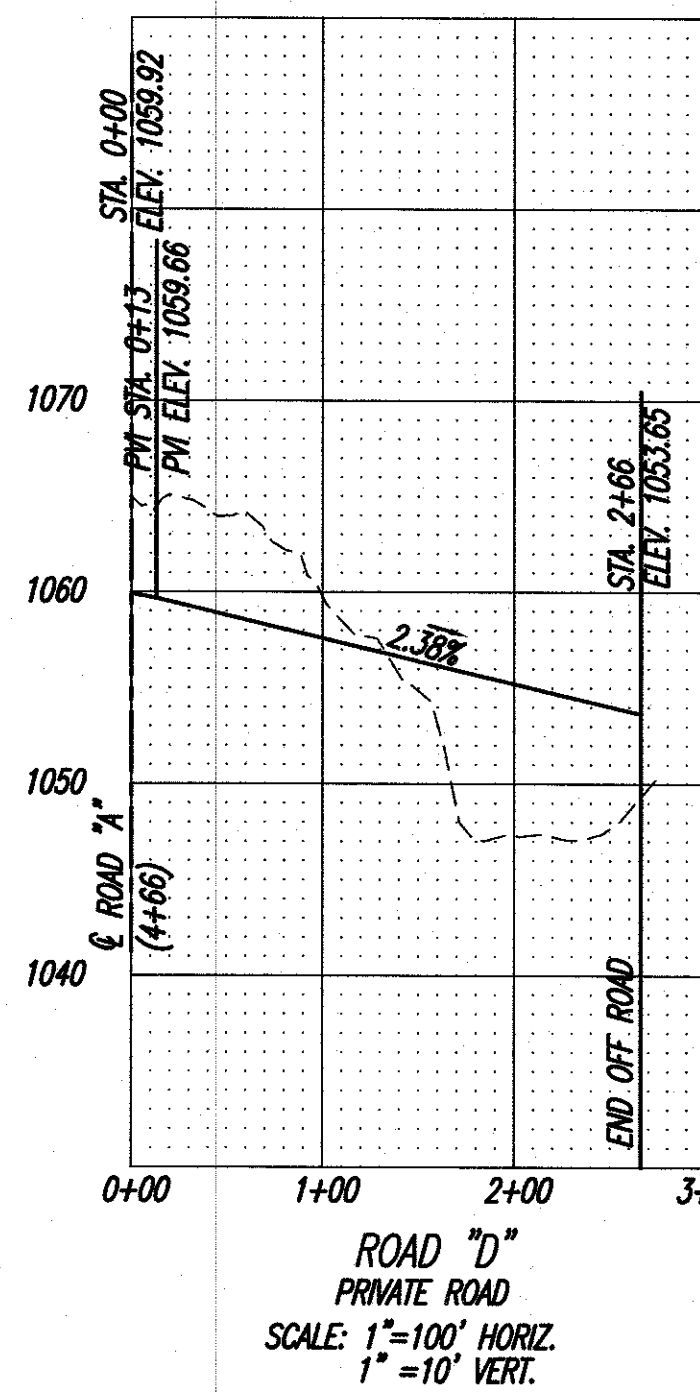
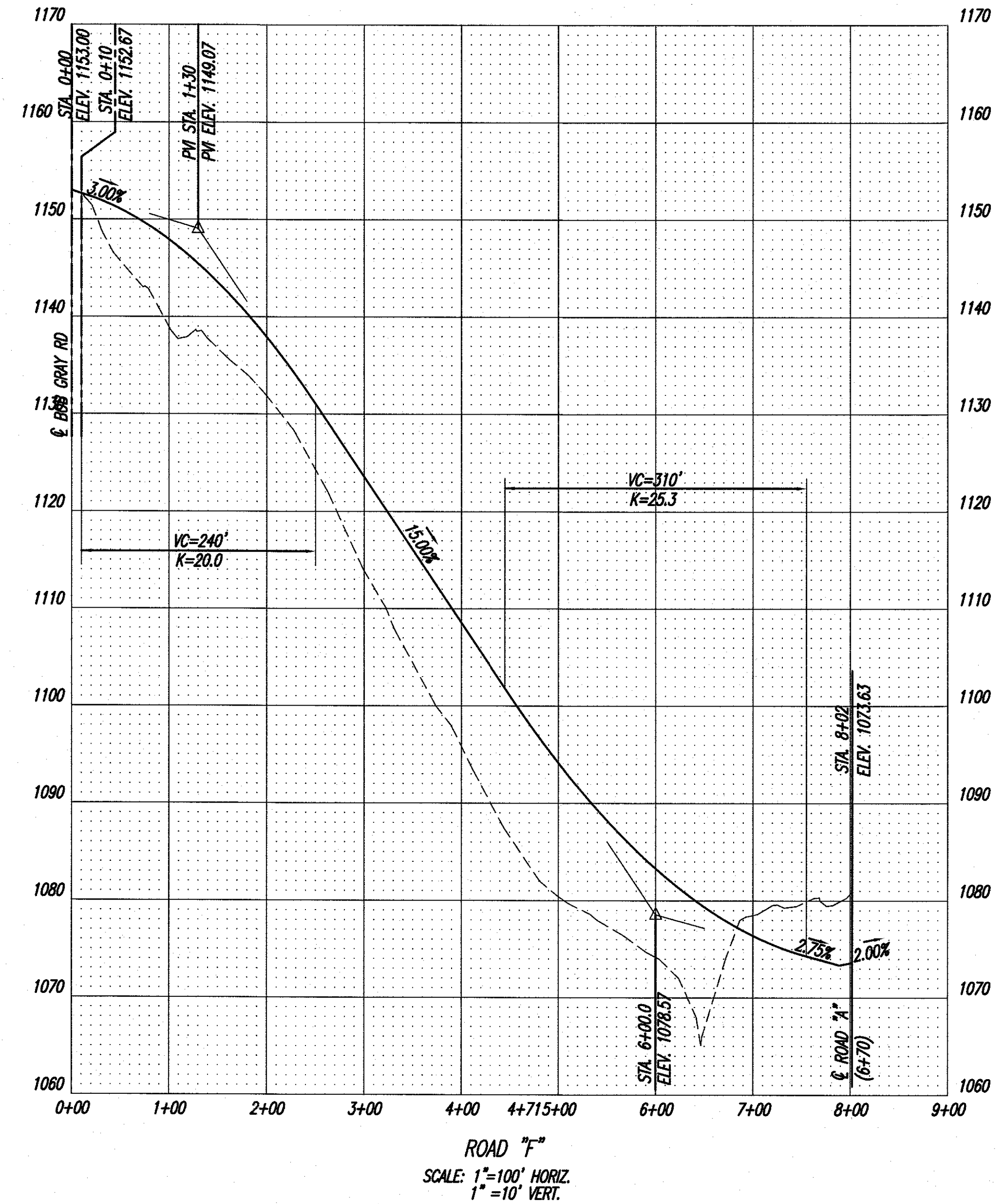
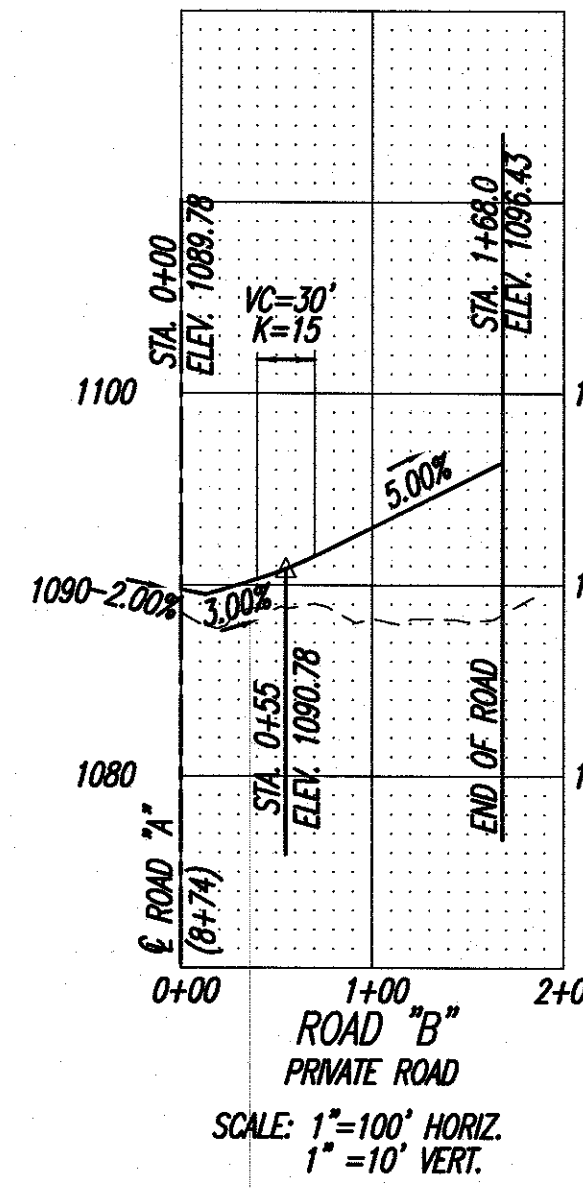
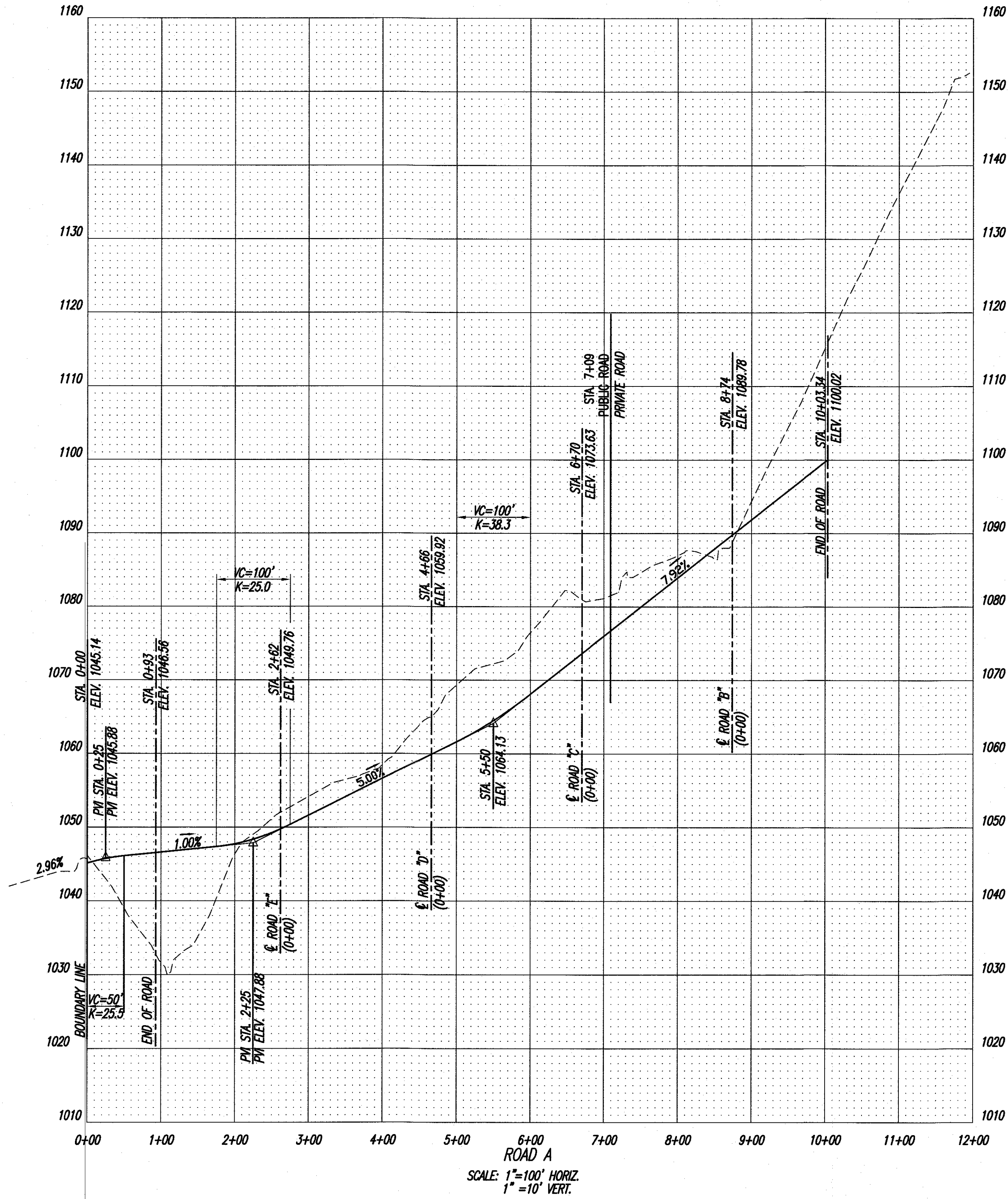
CONCEPT & DEVELOPMENT PLAN FOR  
**HOROBET ON BOB GRAY ROAD**  
TAX MAP118 PARCEL 71  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-SP  
SHEET 1 OF 4 SHEET(S)  
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**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED	DBH									
DRAWN	TPD	5	8-29-24							
CHECKED	DBH	4	8-23-24							
		3	8-01-24							
		2	7-16-24							
		1	6-21-24							
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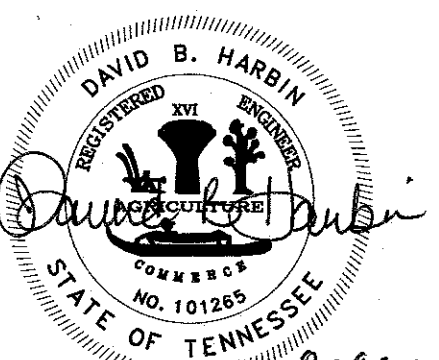


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		1	6-21-24	KKCP COMMENTS					
CHECKED	DBH								

DATE  
4/17/24

ROAD PROFILES FOR  
HOROBET ON BOB GRAY ROAD  
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6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE



25545-RP

SHEET 2 OF 4 SHEET(S)

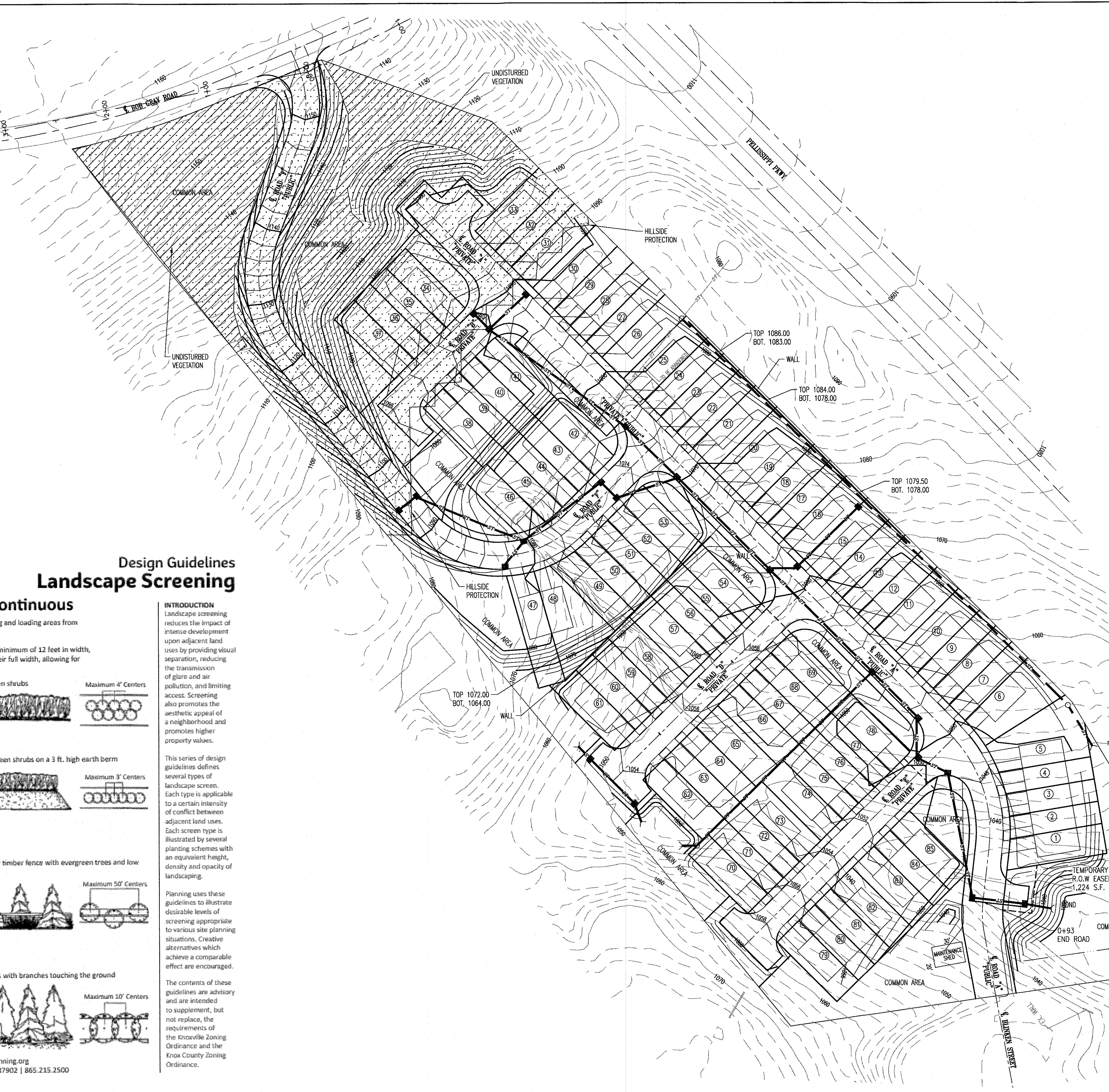
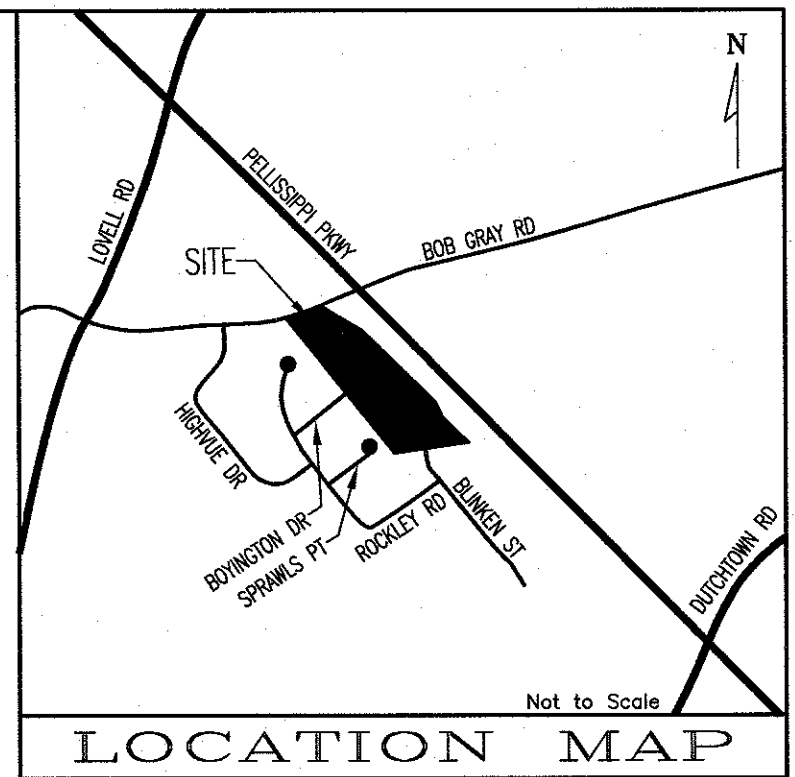
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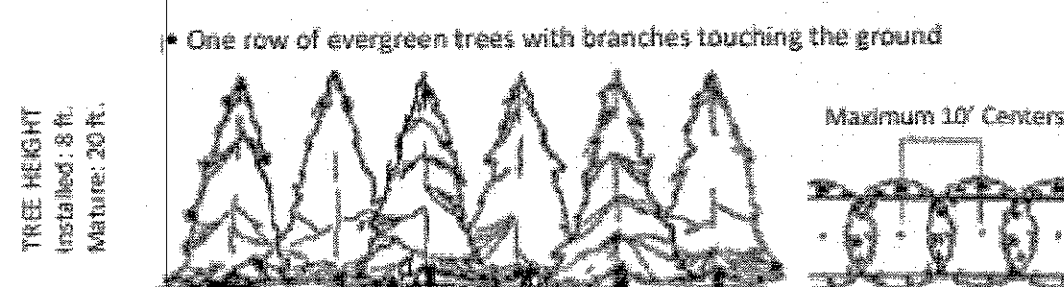
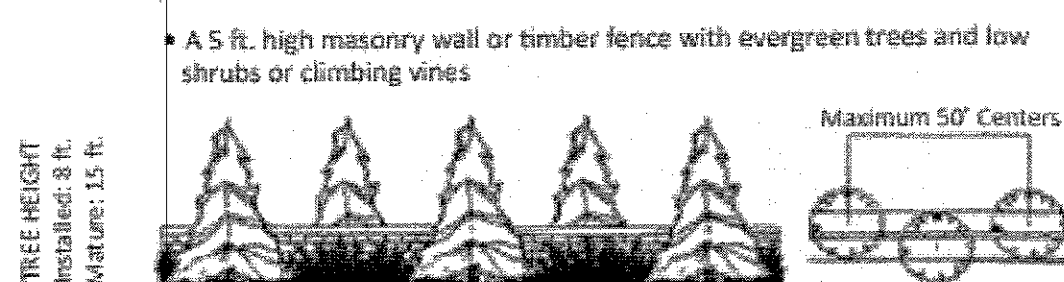
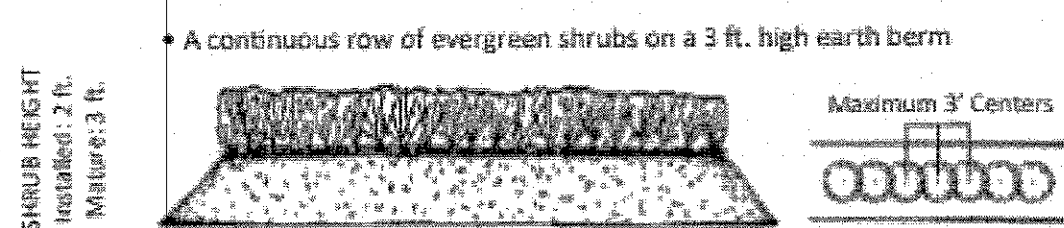
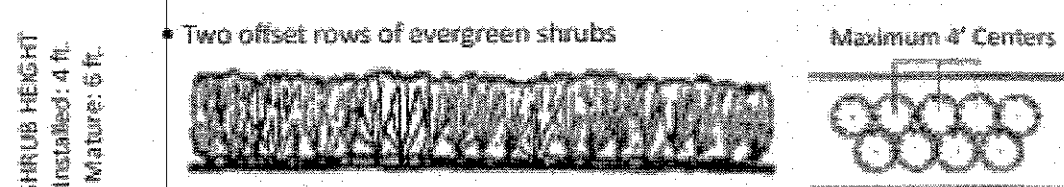


### Design Guidelines Landscape Screening

#### Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



Knoxville-Knox County Planning | KnoxPlanning.org  
400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500

INTRODUCTION  
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

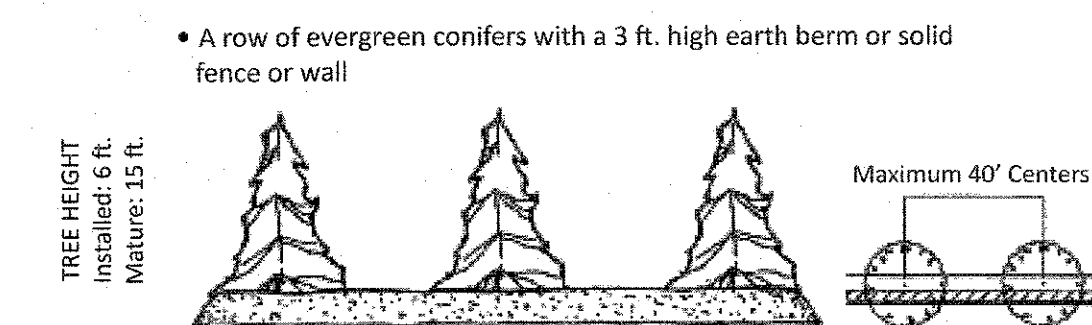
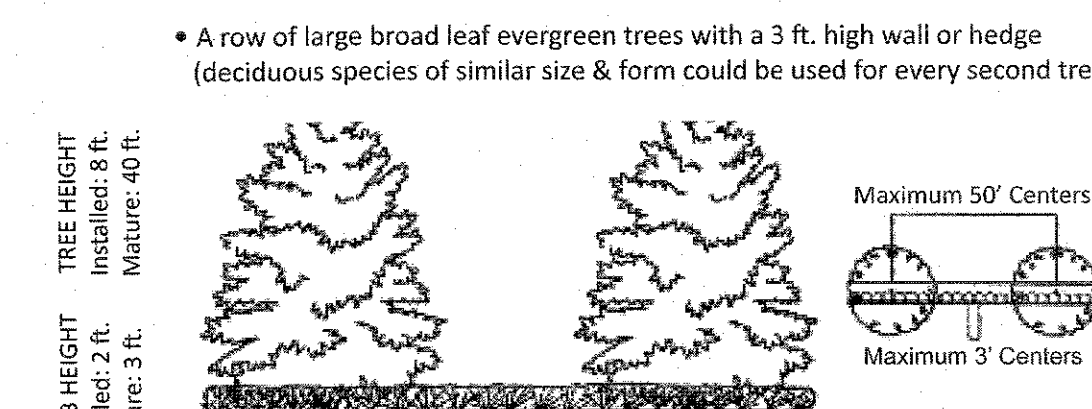
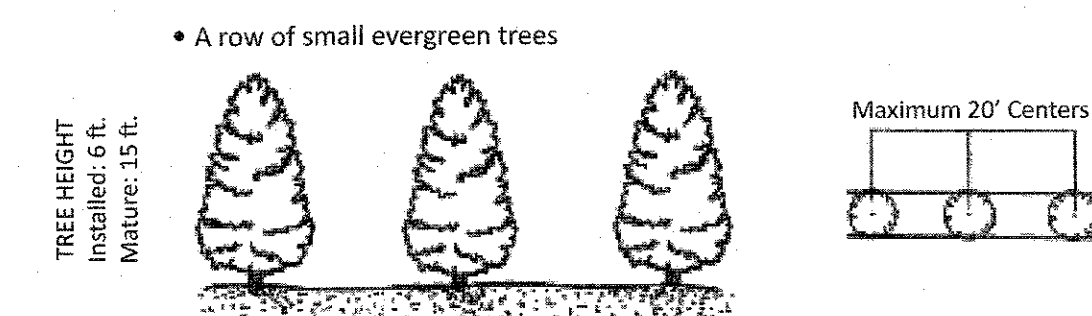


### Design Guidelines Landscape Screening

#### Type "C" Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



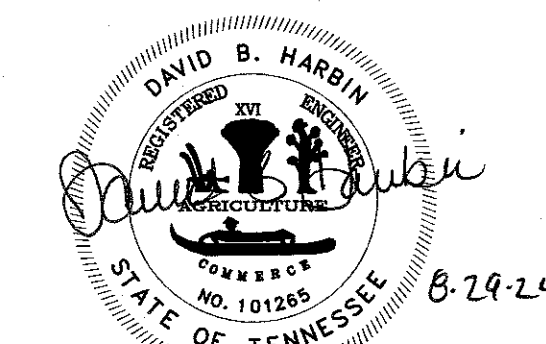
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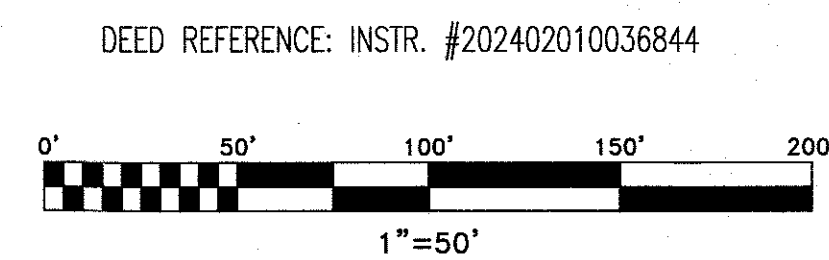


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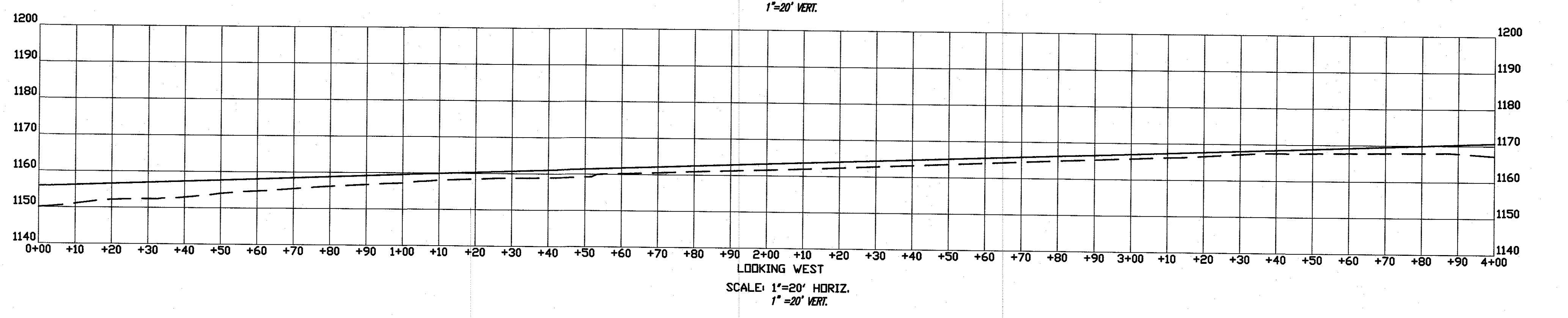
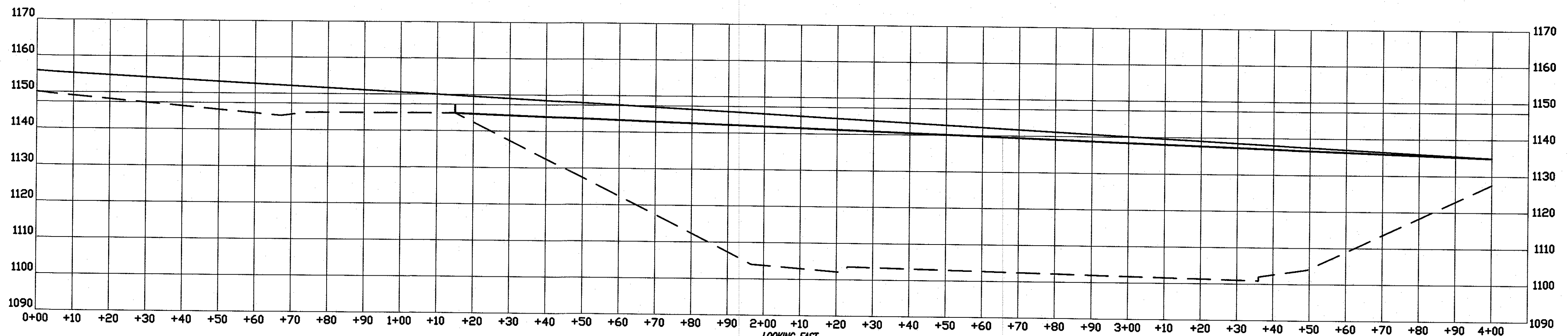
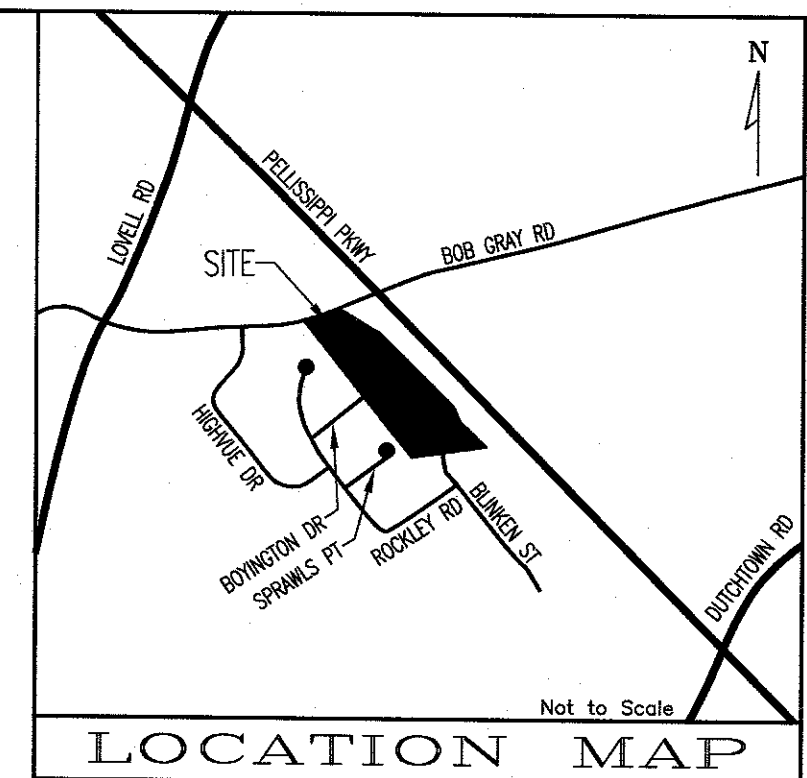
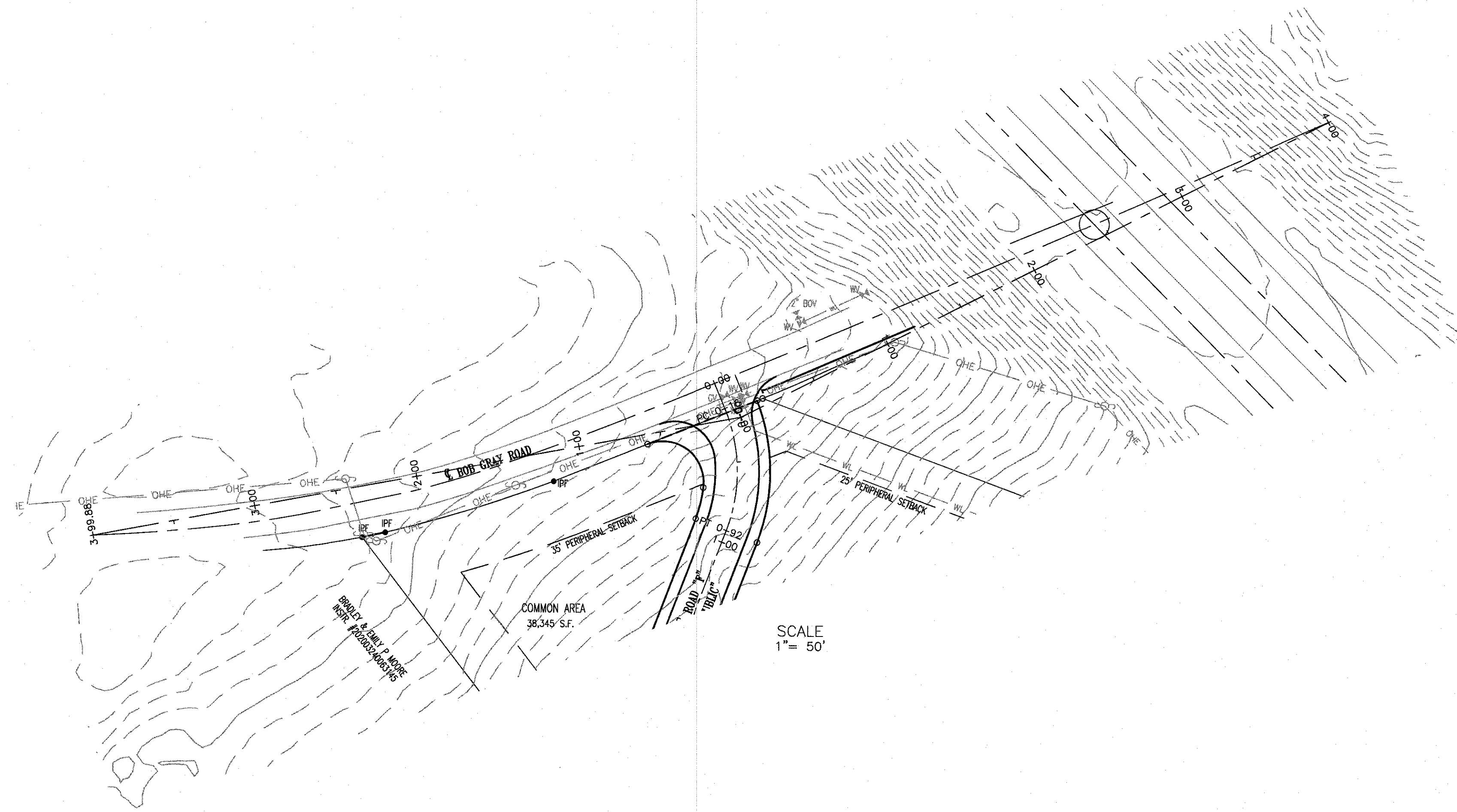
SCALE  
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CONCEPT GRADING & DRAINAGE PLAN FOR  
HOROBET ON BOB GRAY ROAD  
TAX MAP118 PARCEL 71  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

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SHEET 3 OF 4 SHEET(S)  
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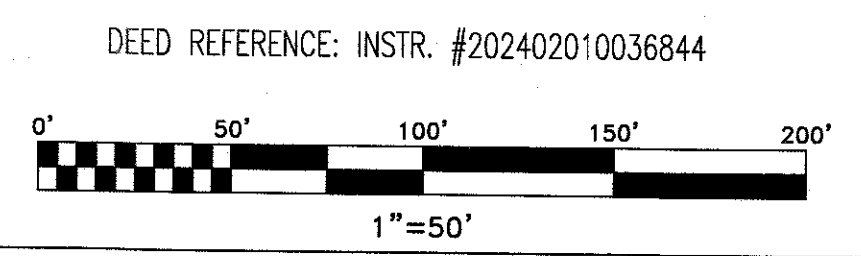




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DEED REFERENCE: INSTR. #202402010036844

SIGHT DISTANCE PLAN & PROFILE  
**HOROBET ON BOB GRAY ROAD**  
 TAX MAP 118 PARCEL 71  
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-SD  
 SHEET 4 OF 4 SHEET(S)  
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