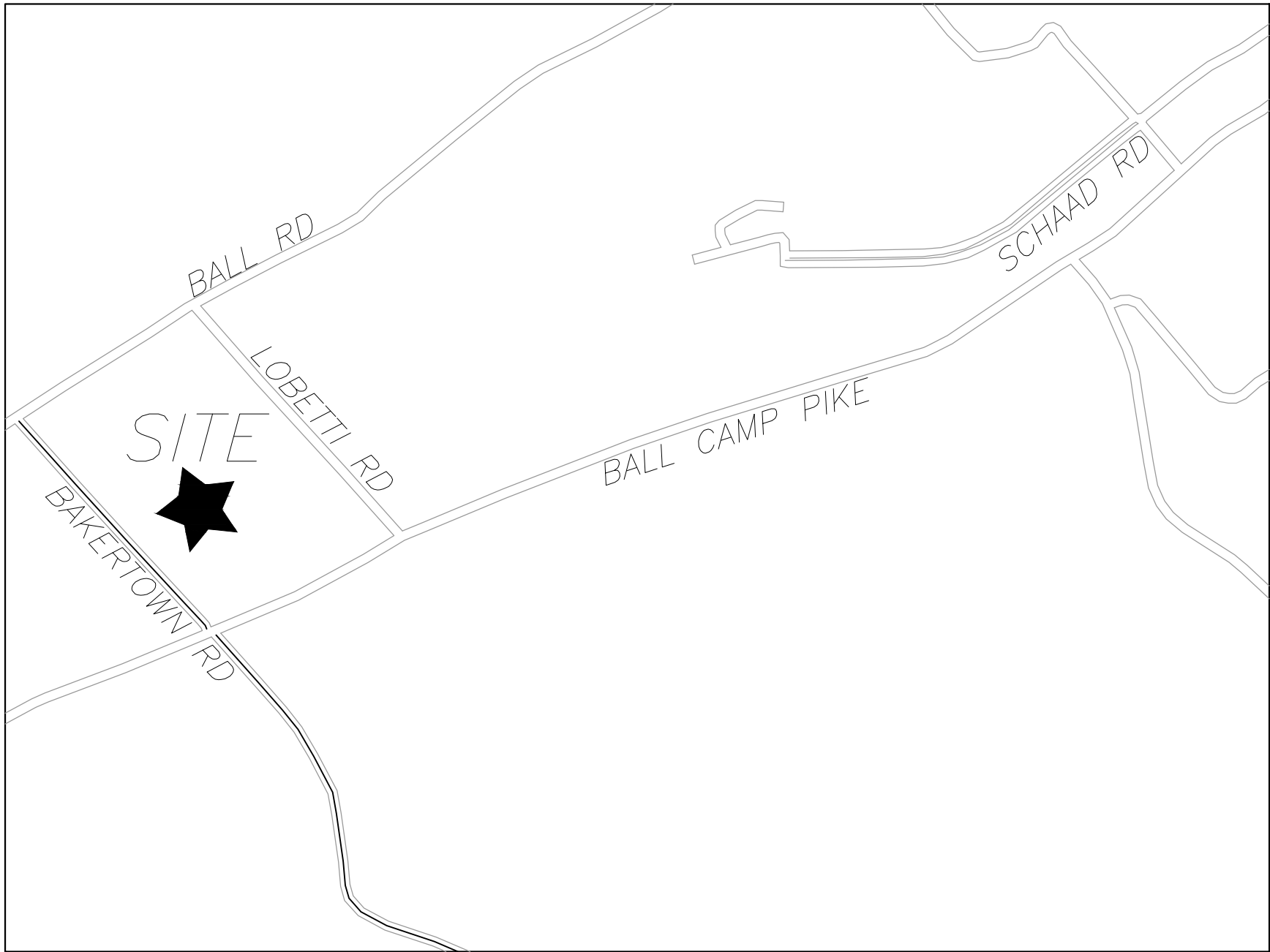


CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2103004

CARDINAL LANDING

SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE, TENNESSEE 37931
CLT MAP 91, PARCEL 256.08



LOCATION MAP

DEVELOPER:
TURNER HOMES, LLC.
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 804-9802



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 WEST KNOX UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
PROPERTY DATA MAP	C-1
SITE PLAN	C-2
ROAD PROFILES	C-3

6-SF-22-C
5.25.2022

MPC FILE NUMBER 6-SF-22-C

1	5/25/22	RESUBMITTAL
ISSUE NO.	DATE	DESCRIPTION

DENSITY NOTE:

PER MPC CASE NUMBERS 8-SF-05-C AND 8-J-05-UR AND PLAT INSTRUMENT NO. 200807220005317, EXCESS DENSITY FROM BAKERTOWN WOODS AND BAKERTOWN STATION SUBDIVISIONS IS SHARED WITH THE SUBJECT PROPERTY AND LOT 3 OF BALL CAMP COMMERCIAL PARTNERS' PROPERTY (200807220005317).

AREA SUMMARY:

BAKERTOWN WOODS AREA: 48.6-ACRES
BAKERTOWN STATION AREA: 24.0-ACRES
LOT 3 BALL CAMP PARTNERS: 1.2-ACRES
SUBJECT PROPERTY: 9.06-ACRES
TOTAL: 82.9-ACRES

TOTAL NUMBER OF UNITS ALLOWED = 82.9 x 4 = 332 DU

TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

BAKERTOWN WOODS: 102 DU
BAKERTOWN STATION: 96 DU
LOT 3: 0 DU
TOTAL: 198 DU

THEREFORE THE REMAINING # OF ALLOWABLE UNITS = 332 - 198 = 134

PROPOSED NUMBER OF UNITS = 72

BAKERTOWN STATION:

AREA SUMMARY:

BAKERTOWN STATION AREA: 24.0-ACRES
TOTAL NUMBER OF UNITS ALLOWED = 24.0 x 4 = 96 DU

TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

BAKERTOWN STATION: 96 DU

BAKERTOWN WOODS:

AREA SUMMARY:

BAKERTOWN WOODS AREA: 48.6-ACRES
TOTAL NUMBER OF UNITS ALLOWED = 48.6 x 4 = 194.4 DU

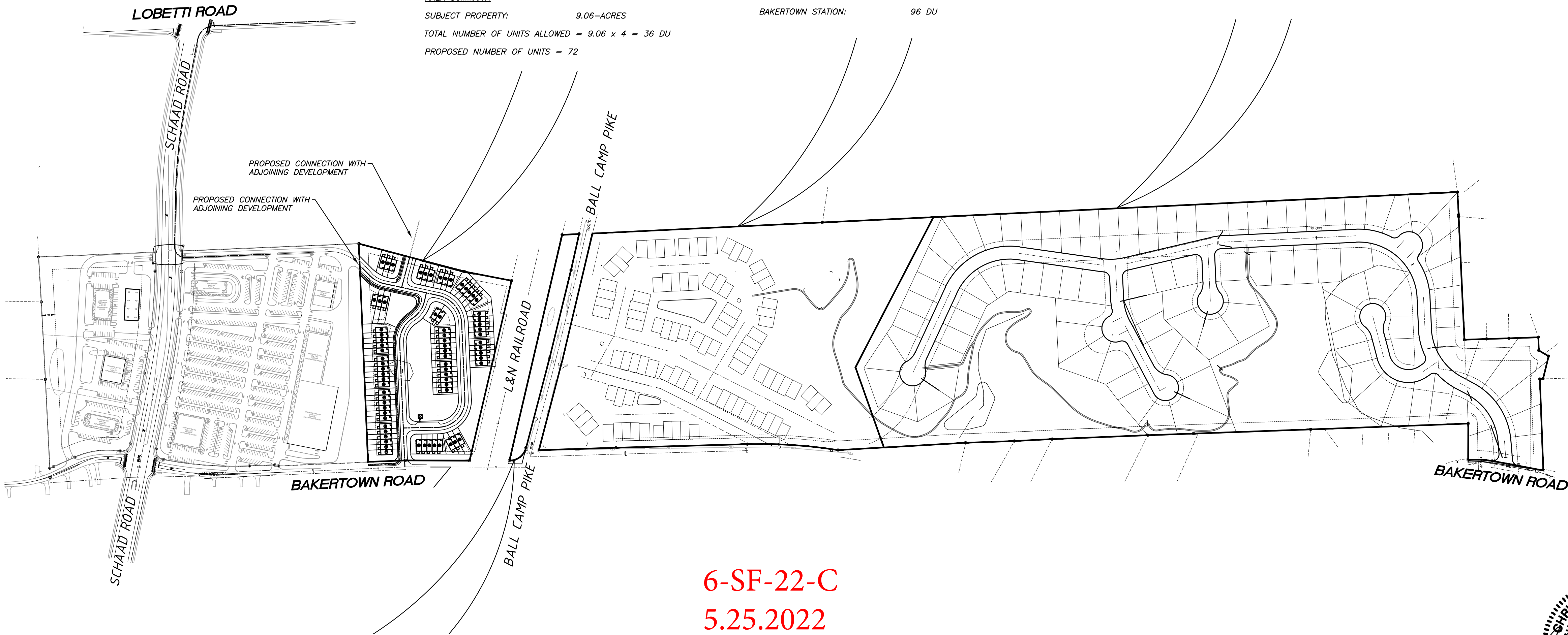
TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

BAKERTOWN WOODS: 102 DU

SUBJECT PROPERTY:

AREA SUMMARY:

SUBJECT PROPERTY: 9.06-ACRES
TOTAL NUMBER OF UNITS ALLOWED = 9.06 x 4 = 36 DU
PROPOSED NUMBER OF UNITS = 72



6-SF-22-C
5.25.2022

LOT 3:

AREA SUMMARY:

LOT 3 BALL CAMP PARTNERS: 1.2-ACRES
TOTAL NUMBER OF UNITS ALLOWED = 1.2 x 4 = 4.8 DU

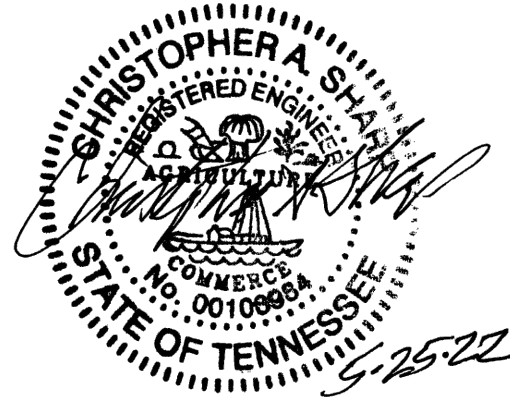
TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

LOT 3: 0 DU




REFERENCE:
DEED INST. #20211001-0026923
PLAT INST. #200807220005317

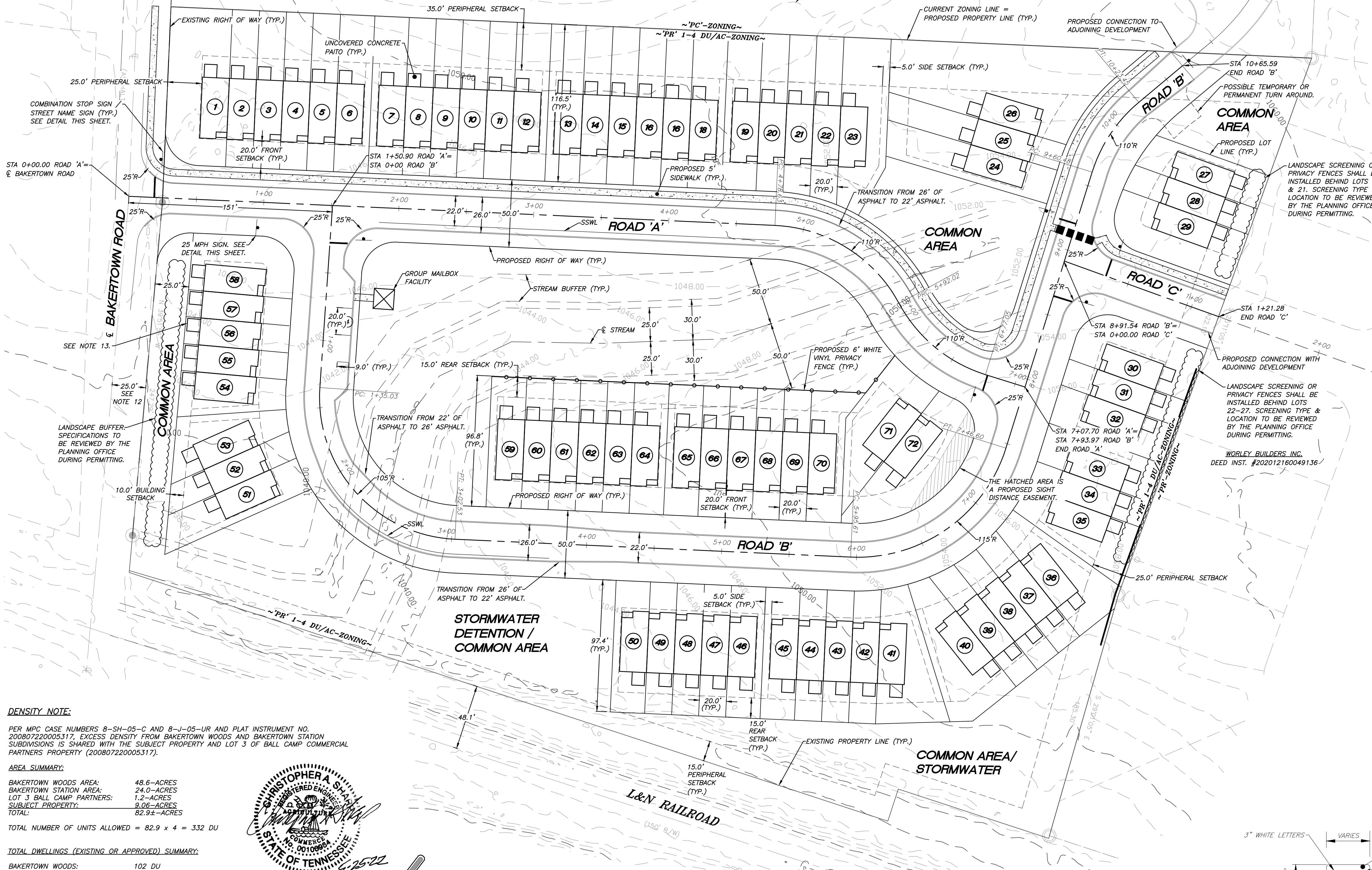
REVISION	DATE	DESCRIPTION	CAS
1	5/25/22	GENERAL REVISIONS	BY



MPC FILE NUMBER 6-SF-22-C
SHEET C-1

PROPERTY DATA MAP		
CARDINAL LANDING		
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)		
DEVELOPER:	TURNER HOMES, LLC. 11543 KINGSTON PIKE KNOXVILLE, TN 37934 (865) 804-9802	
DIST. NO. W6 CLT MAPS 91 SCALE: 1"=250'	KNOX CO., TN. PARCEL 256.08 APRIL 26, 2022	
		
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2103004

BALL CAMP COMMERCIAL PARTNERS PROPERTY
DEED INST. #200507250007476
PLAT INST. # 200807220005317



DENSITY NOTE:
PER MPC CASE NUMBERS 8-SH-05-C AND 8-J-05-UR AND PLAT INSTRUMENT NO. 200807220005317, EXCESS DENSITY FROM BAKERTOWN WOODS AND BAKERTOWN STATION SUBDIVISIONS IS SHARED WITH THE SUBJECT PROPERTY AND LOT 3 OF BALL CAMP COMMERCIAL PARTNERS PROPERTY (200807220005317).

AREA SUMMARY:

BAKERTOWN WOODS AREA:	48.6-ACRES
BAKERTOWN STATION AREA:	24.0-ACRES
LOT 3 BALL CAMP PARTNERS:	1.2-ACRES
SUBJECT PROPERTY:	9.06-ACRES
TOTAL:	82.9±-ACRES

TOTAL NUMBER OF UNITS ALLOWED = 82.9 x 4 = 332 DU

TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

BAKERTOWN WOODS:	102 DU
BAKERTOWN STATION:	96 DU
LOT 3:	0 DU
TOTAL:	198 DU

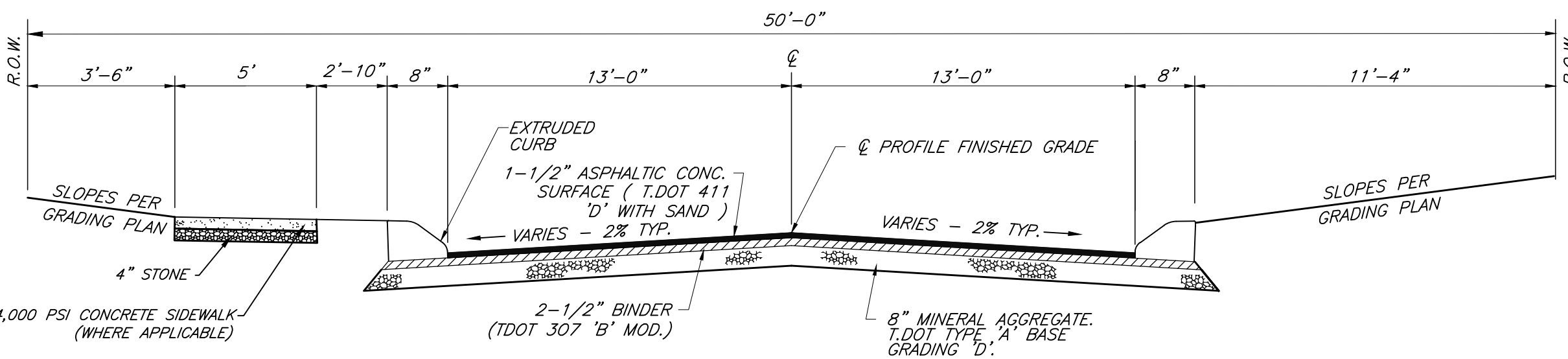
THEREFORE THE REMAINING # OF ALLOWABLE UNITS = 332 - 198 = 134

PROPOSED NUMBER OF UNITS = 72



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: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 5/25/2022



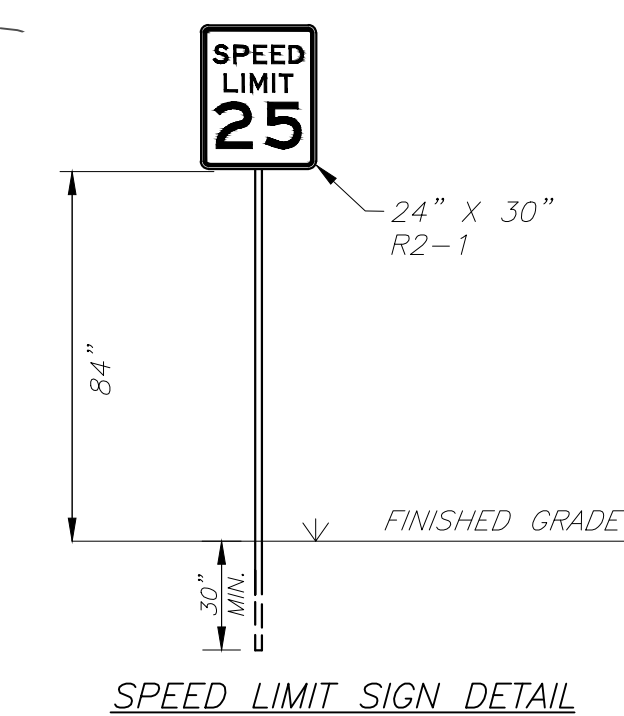
TYPICAL SECTION - LOCAL STREET
N.T.S.



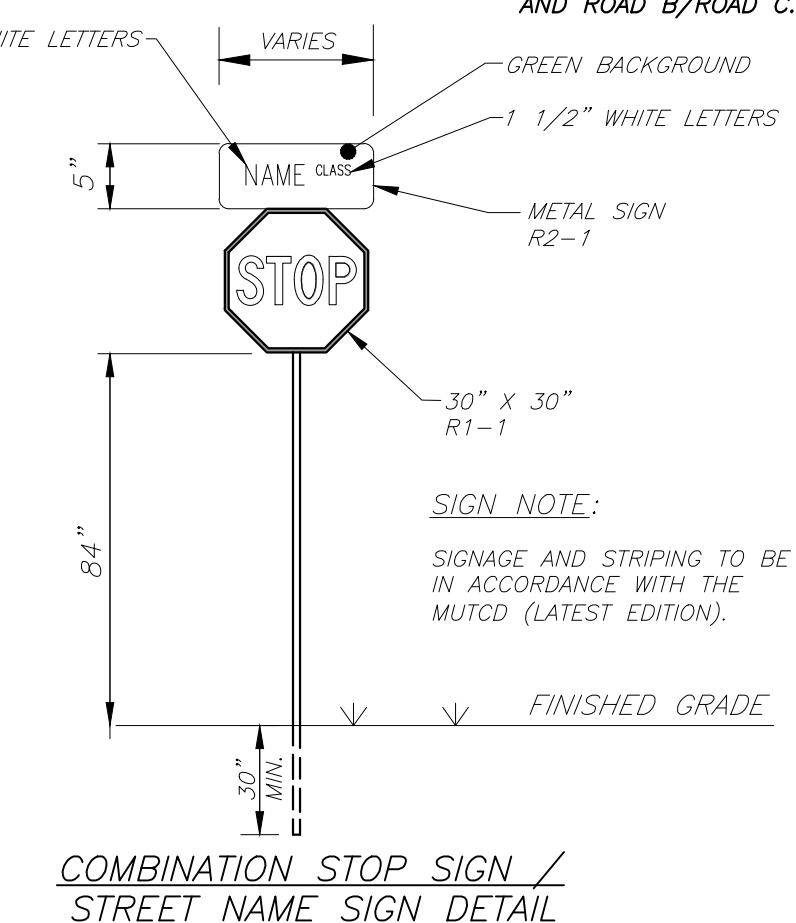
- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY-FIVE (35) FEET ALONG THE NORTHERN BOUNDARY LINE. TWENTY-FIVE (25) FEET ALONG THE EASTERN BOUNDARY LINE. FIFTEEN (15) FEET ALONG THE SOUTHERN BOUNDARY LINE.
SIDE: FIVE (5) FEET EXCEPT ZERO LOT LINES.
REAR: FIFTEEN (15) FEET
 - 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 NAVD88.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE TOTAL AREA OF THE DEVELOPMENT IS 9.07 ACRES
 - THE DEVELOPMENT PROPOSES 72-UNITS (7.94 UNITS PER ACRE).
 - PROPOSED COMMON AREA (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 2.6± ACRES (28.7%)
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - FOR BOUNDARY AND EASEMENT INFORMATION, REFER TO PLAT INSTRUMENT NUMBER 200807220005317.
 - A VARIANCE WAS APPROVED AT THE SEPTEMBER 8, 2005 PLANNING COMMISSION MEETING TO REDUCE THE REQUIRED RIGHT-OF-WAY FROM 30' TO 25' FROM CENTERLINE OF BAKERTOWN ROAD.
 - FOR ORIGINAL APPROVED CONDITIONS REFER TO MPC FILE# 6-SA-21-C / 6-B-21-UR
 - AT THE TIME OF PLATTING, A VARIANCE WILL BE REQUESTED TO REDUCE / REMOVE THE 5' UTILITY AND DRAINAGE EASEMENT WITHIN LOTS 53 THROUGH 58.
 - INSTALL DOUBLE SOLID YELLOW LINES ALONG THE CENTERLINES OF ROADS 'A' AND 'B' THROUGH THE ASPHALT WIDTH TRANSITIONS.
 - BAKERTOWN ROAD SHALL BE WIDENED TO A MINIMUM OF 20' BETWEEN THE INTERSECTION OF ROAD 'A' AND THE END OF THE ONGOING SCHAAD ROAD IMPROVEMENTS.
 - ALL PROPOSED ROADS SHALL BE SUPERELEVATED PER AASHTO STANDARDS THROUGH HORIZONTAL CURVES.

- VARIANCE REQUESTS:**
- REDUCE THE TANGENT DISTANCE FOR REVERSE CURVES FROM 50' TO 0' AT STATION 5+92.02 ROAD A.
 - REDUCE THE MINIMUM INTERSECTION SPACING FROM 125' TO 97.57' (INTERSECTION OF ROADS A & C).
 - REDUCE THE REQUIRED MINIMUM INTERSECTION SIGHT DISTANCE FROM 250' TO 155' AT THE INTERSECTION OF ROADS 'A' AND 'B'.
- ALTERNATIVE DESIGN STANDARD REQUESTS:**
- REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 105' BETWEEN STATIONS 1+35.03 AND 3+02.53 (ROAD B).
 - REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 115' BETWEEN STATIONS 5+95.61 AND 7+46.60 (ROAD B).
 - REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 110' BETWEEN STATIONS 9+60.48 AND 10+23.45 (ROAD B).
 - INCREASE THE INTERSECTION GRADE FROM 1% TO 1.66% AT THE INTERSECTION OF ROAD A AND ROAD B/ROAD C.
 - INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTIONS OF ROAD A/ROAD B AND ROAD B/ROAD C.

Revised: 6/2/2022
MPC FILE NUMBER 6-SF-22-C
SHEET C-2



SPEED LIMIT SIGN DETAIL

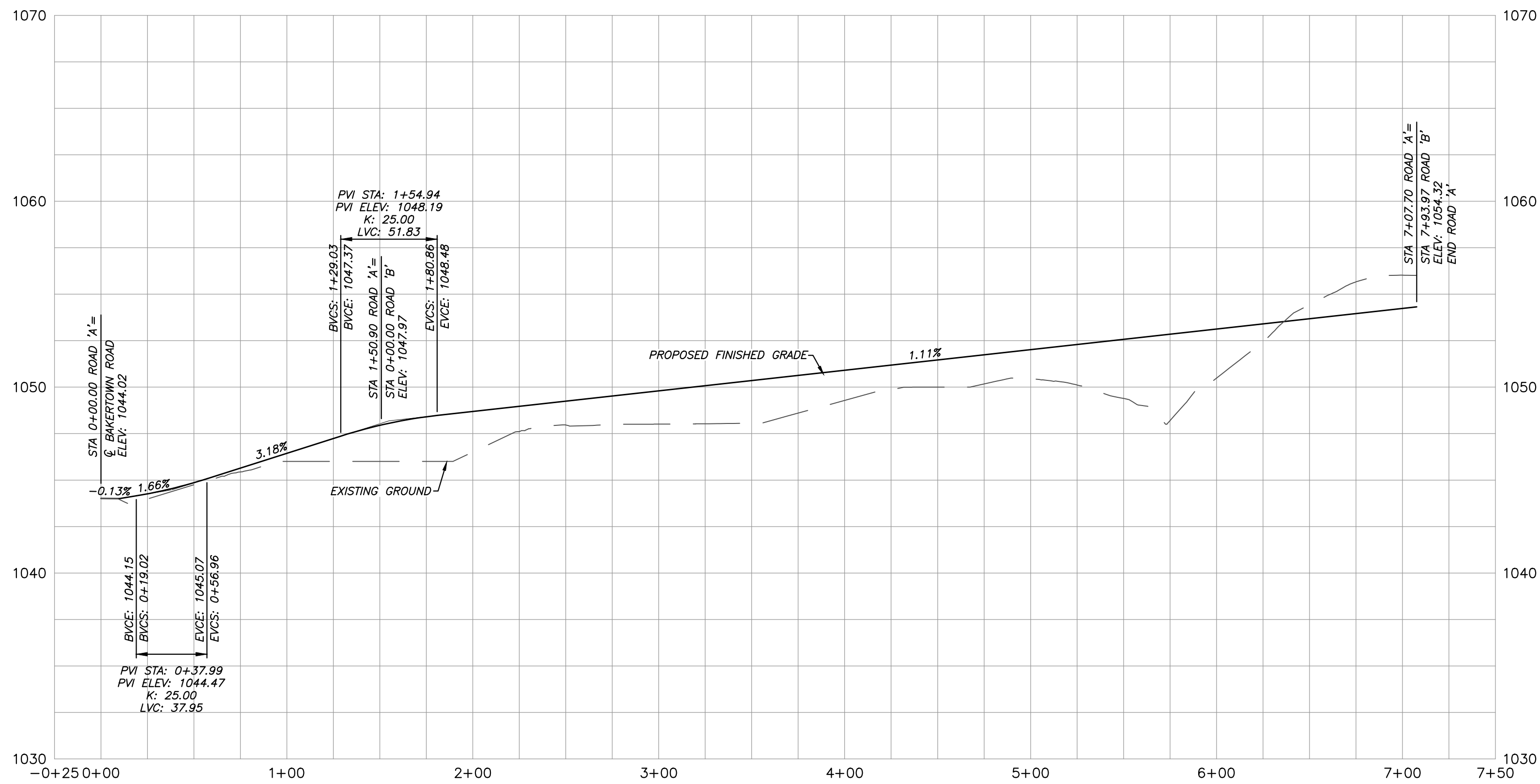


COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

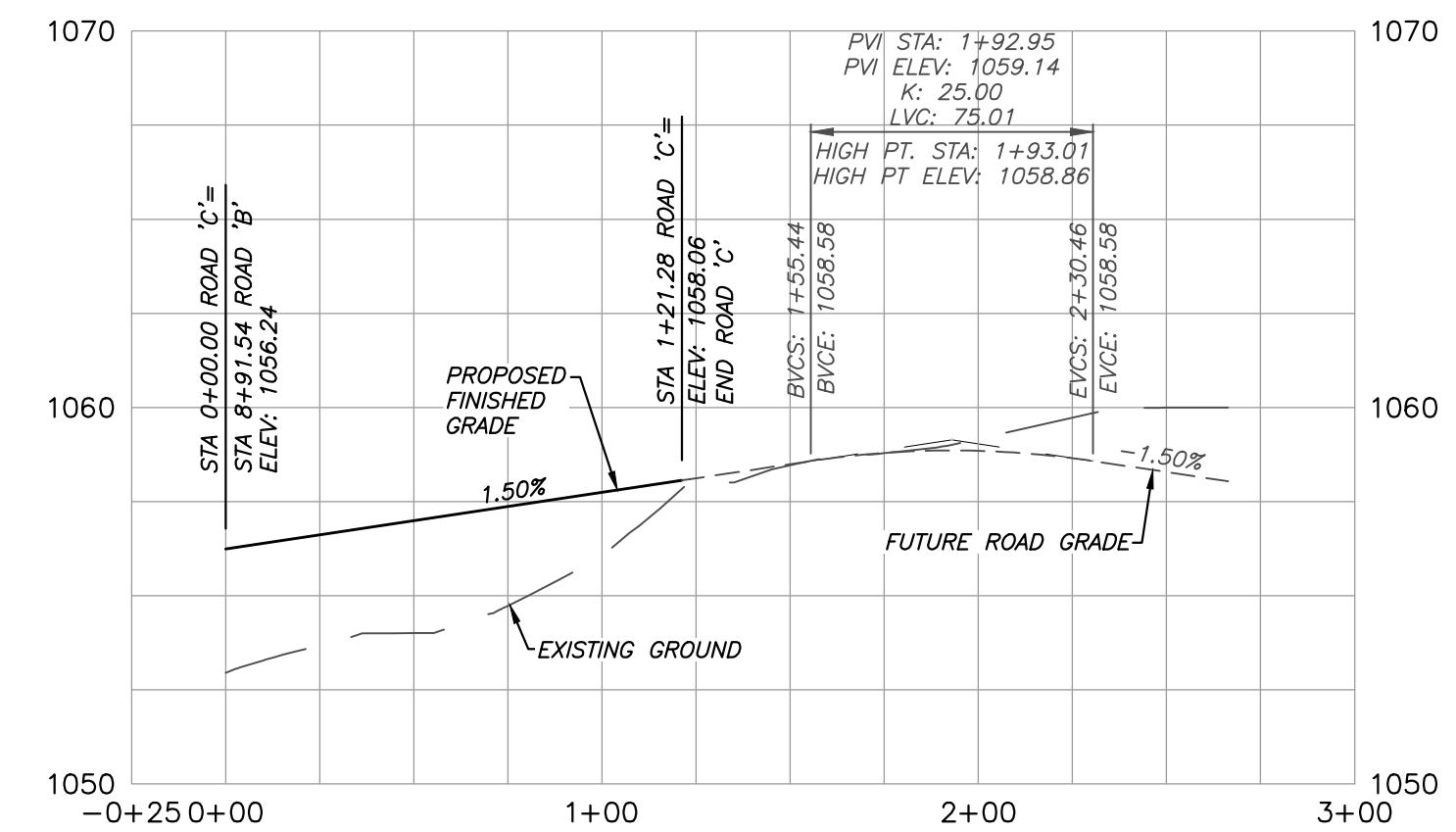
REFERENCE:
DEED INST. #20211001-0026923
PLAT INST. #200807220005317

REVISION	DATE	DESCRIPTION	BY
2	6/2/22	MODIFIED LOTS 71 AND 72	CAS
1	5/25/22	PER MPC AND KNOX COUNTY COMMENTS	CAS

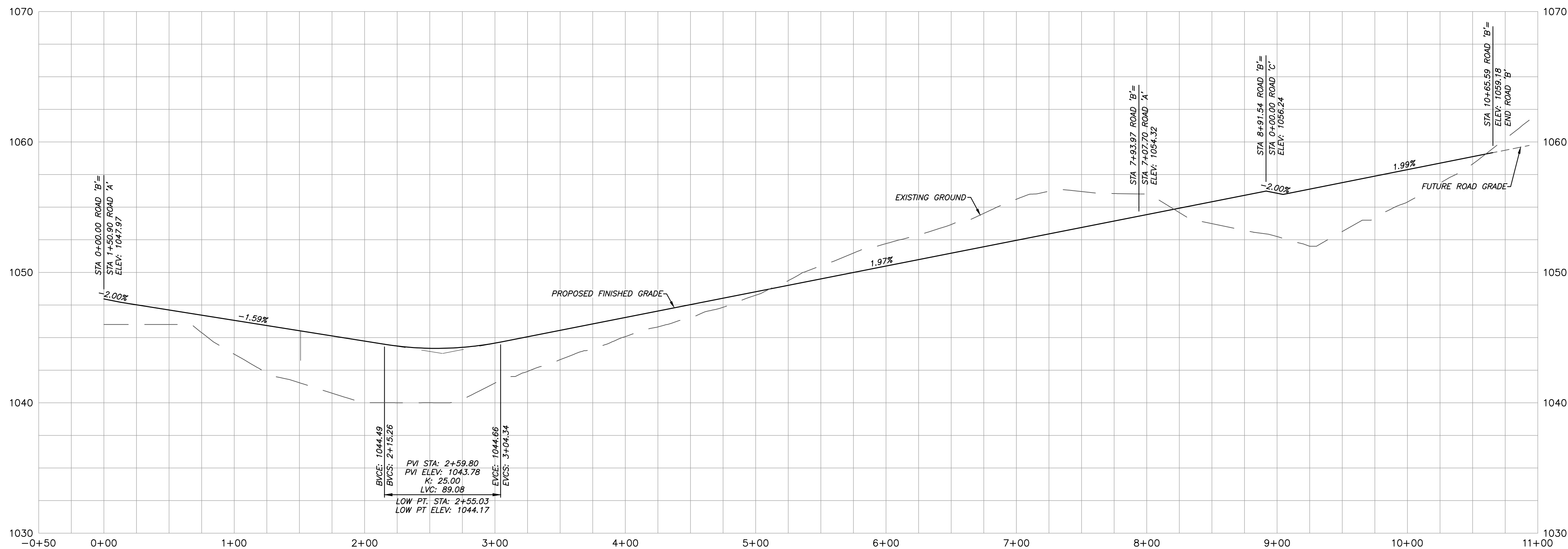
SITE PLAN CARDINAL LANDING SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)		
DEVELOPER: TURNER HOMES, LLC. 11543 KINGSTON PIKE KNOXVILLE, TN 37934 (865) 804-9802		
DIST. NO. W6 CLT MAPS 91 SCALE: 1"=40'	KNOX CO., TN. PARCEL 256.08 APRIL 26, 2022	
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2103004



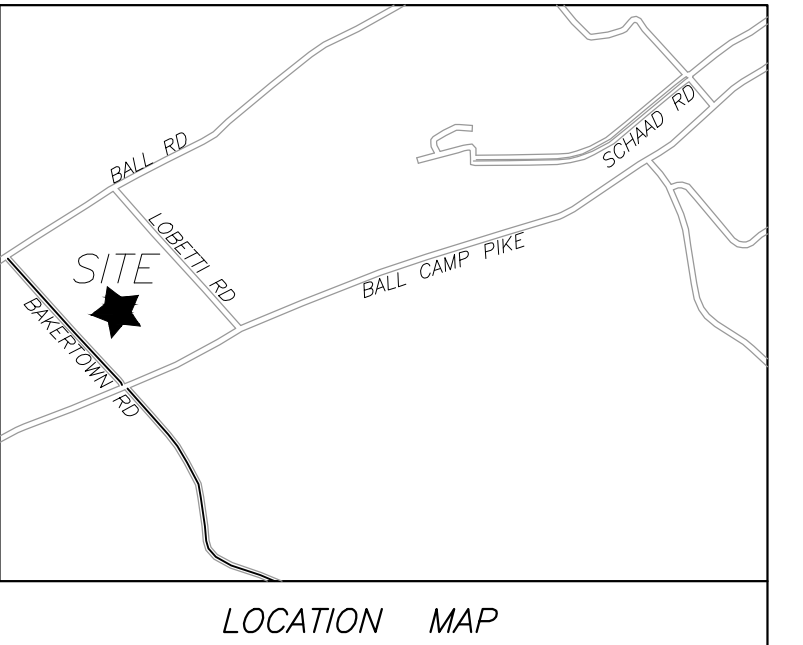
PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



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



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



MPC FILE NUMBER 6-SF-22-C
SHEET C-3

ROAD PROFILES
CARDINAL LANDING
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)

DEVELOPER: **TURNER HOMES, LLC.**
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 804-9802

DIST. NO. W6 KNOX CO., TN.
CLT MAPS 91 PARCEL 256.08
SCALE: AS NOTED APRIL 26, 2022

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

1	5/25/22	RESUBMITTAL	CAS
REVISION	DATE	DESCRIPTION	BY

6-SF-22-C
5.25.2022