

FILE LOCATION: s:\hardscape\projects\786-2401 - john sevier single family residential\02-design\civil\dwg\c200_schematic documents\1786-2401_c200.dwg
PLOT DATE: Thursday, June 12, 2025 4:08:30 PM



LEGEND:	
	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 GRAVEL ROAD
	EXISTING TRAIL
	EXISTING ROAD GUARDRAIL
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING EASEMENT
	EXISTING 100 YR FLOODLINE
	EXISTING 500 YR FLOODLINE
	EXISTING FEMA FLOODWAY LINE
	EXISTING VEGETATION
	PROPOSED LOT LINE
	PROPOSED SETBACKS
	PROPOSED ROAD CENTERLINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED ROAD CURB
	PROPOSED ROAD MARKINGS
	PROPOSED ROAD RIGHT OF WAY
	PROPOSED ASPHALT PAVEMENT
	PROPOSED DRAINAGE EASEMENT

PROPERTY INFORMATION:

PARCEL ID: 111058; 11103605
ZONING: PR-4.50U/AC; PR-3.9DU/AC
USE: SINGLE FAMILY RESIDENTIAL
CONTROL MAP: 111
DISTRICT: D9
ACRES: ±17.48AC; ±18.79AC
PARCEL N°: 58; 3605
COUNTY: KNOX

DENSITY INFORMATION:

PROPOSED LOTS: 145 TOTAL - 146 TOTAL

ZONING DISTRICT DENSITY ANALYSIS:

NORTH ZONING DISTRICT
AREA: 18.79AC - ALLOWED DENSITY = 3.9 DU/AC
PROPOSED LOTS IN NORTH ZONING DISTRICT = 67 LOTS 68 LOTS
PROPOSED DENSITY = 3.56 DU/AC 3.62 DU/AC

SOUTH ZONING DISTRICT
AREA: 17.48AC - ALLOWED DENSITY = 4.5 DU/AC
PROPOSED LOTS IN SOUTH ZONING DISTRICT = 78 LOTS
PROPOSED DENSITY = 4.46 DU/AC

GENERAL NOTES:

- SEE SHEET C-001 FOR GENERAL NOTES.
- SPECIAL FLOOD HAZARD AREAS SHOWN BASED ON FEMA FIRM MAP # 47093C0310F WITH AN EFFECTIVE DATE OF 05/02/2007.
100-YEAR FLOOD ELEVATION = 829.7
500-YEAR FLOOD ELEVATION = 838.0
MINIMUM FINISH FLOOR ELEVATION = 839.0
- PROPOSED BUILDING SETBACKS ARE:
3.1. FRONT = 20 FEET
3.2. SIDE = 5 FEET
3.3. REAR = 15 FEET
3.4. PERIPHERAL = 35 FEET
3.5. CORNER LOT SIDE ADJACENT ROW = 15 FEET
- CONTRACTOR SHALL PREPARE AND PROVIDE AN APPLICABLE TRAFFIC CONTROL PLAN FOR WORK IN THE RIGHT OF WAY AND COORDINATE REVIEW/APPROVALS PRIOR TO BEGINNING WORK IN THE RIGHT OF WAY.

7-A-25-DP
Revised: 6/16/2025

NO.	DATE	DESCRIPTION
1	10/30/2020	REV. PER KNOX CO & KCD COMMENTS DATED 10/30 & 10/23
1	6/12/2025	REVISED PER KNOX PLANNING COMMENTS DATED 6/11

SEAL

ENGINEERING

LJA

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CLIENT/DEVELOPER

HEARTLAND DEVELOPMENT

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PROJECT

PROJECT NAME
PRICES POINT SUBDIVISION

PROJECT ADDRESS
0 E GOVERNOR JOHN SEVIER HWY
KNOXVILLE - TN 37920
KNOX COUNTY

KNOX PLANNING #
7-A-25-DP

NORTH

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

SCALE
SCALE BAR 1" = 60'

0 60 120

DATE
OCTOBER - 2024

LJA PROJECT NO
TN4786-2401

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C-200