

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 27.539 ACRES SUBDIVIDED INTO 83 SINGLE FAMILY ATTACHED LOTS, 3 SINGLE FAMILY DETACHED LOTS (86 TOTAL LOTS) AND 3 COMMON AREAS.
5. THIS PROPERTY IS ZONED PR (PENDING)
6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
7. UTILITIES:
WATER: NORTHEAST KNOX UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: TDS TELECOM
8. BOUNDARY SURVEY BY OTHERS.
9. NO BUILDINGS OR STRUCTURES ALLOWED WITHIN THE TVA POWERLINE EASEMENT.
10. VARIANCE APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING:
REDUCE THE MINIMUM VERTICAL CURVE ON ROAD "A" FROM K=25 TO K=15 AT STA. 0+75
11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SOLE STABILITY ON ALL FILL SLOPES.
12. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS:
 - a) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD "A" AT BEELER ROAD
 - b) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD "B" AT ROAD "A"
 - c) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD "C" AT ROAD "A"
 - d) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD "D" AT ROAD "A"
13. ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREETS ONLY, EXCEPT LOTS 94-86
14. NEIGHBORHOOD ENTRANCE SIGNS ARE TO MEET THE REQUIREMENTS OF SECTION 3.90 ("SIGNS, BILLBOARDS AND OTHER ADVERTISING STRUCTURES") OF THE KNOX COUNTY ZONING ORDINANCE
15. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE/POND. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLE/POND. THIS REPORT MAY BE REQUIRED FOR LOTS 10+11,14+15,19+20. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE/POND.
16. BUILDING SETBACKS:
FRONT.....20'
SIDE.....5' (0' UNDER BUILDINGS)
REAR.....15'(UNLESS CONTROLLED BY A 35' OR 25' PERIPHERAL SETBACK - SEE MAP FOR LOCATIONS)
17. NO STRUCTURES ARE ALLOWED WITHIN TVA POWERLINE EASEMENT
18. A TURNAROUND WILL BE REQUIRED ON EACH DRIVEWAY FOR LOTS 84-86



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 METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 101265 DATE: 6/23/2022

OWNER
LARRY W. & LINDA SUE BAYLESS
6840 BEELER RD
KNOXVILLE, TN 37918
PHONE: (865)

DEVELOPER
B&B BUILDERS
c/o JASON BAKER
P.O. BOX 71233
KNOXVILLE, TN 37938
PHONE: (865) 607-3326

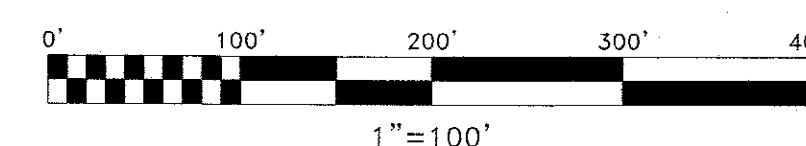
USE ON REVIEW REQUEST

ALLOW A 25' PERIPHERAL SETBACK ON LOTS 23, 65, 66, 67,
& 68, AND LOTS 84-86 (FRONT SETBACK ALONG BEELER ROAD)
(THE 35' SETBACK ON ALL OTHER AREAS TO REMAIN)

HARDSHIP - NARROWNESS OF LOT LIMITS BUILDING SIZES

Revised: 6/27/2022

7-SA-22-C/7-A-22-UR



CONCEPT & DEVELOPMENT PLAN FOR
B&B BUILDERS-BEELER ROAD

TAX MAP 29, PART OF PARCEL 188.03
DISTRICT 6, KNOX COUNTY, TENNESSEE

25418-C

SHEET 1 OF 2 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
CHECKED	DBH

1	6/23/22
NO	DATE

KKCP COMMENTS
REVISION[illegible]

REVISION

	SCALE HORIZONTAL: 1"=100'
	DATE 04/20/22

CONCEPT & DEVELOPMENT PLAN FOR
B&B BUILDERS-BEELER ROAD

TAX MAP 29, PART OF PARCEL 188.03
DISTRICT 6, KNOX COUNTY, TENNESSEE

25418-C

SHEET 1 OF 2 SHEET(S)

Q:\25418\25418-C.DWG

