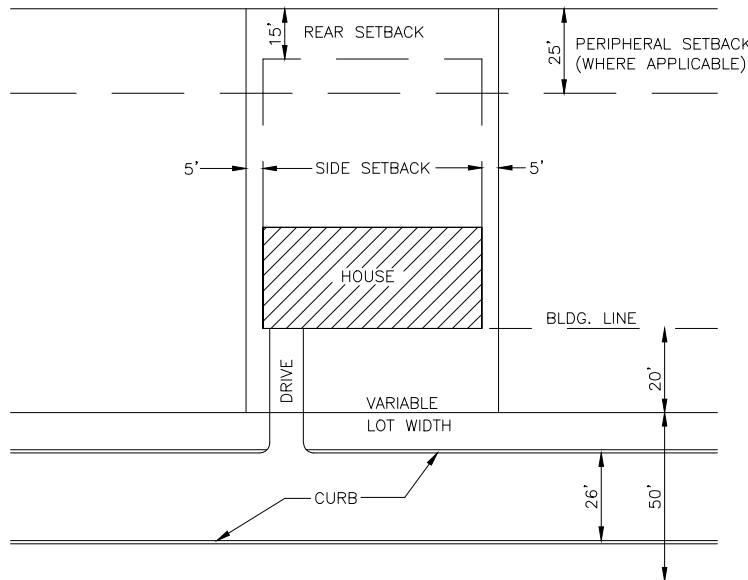
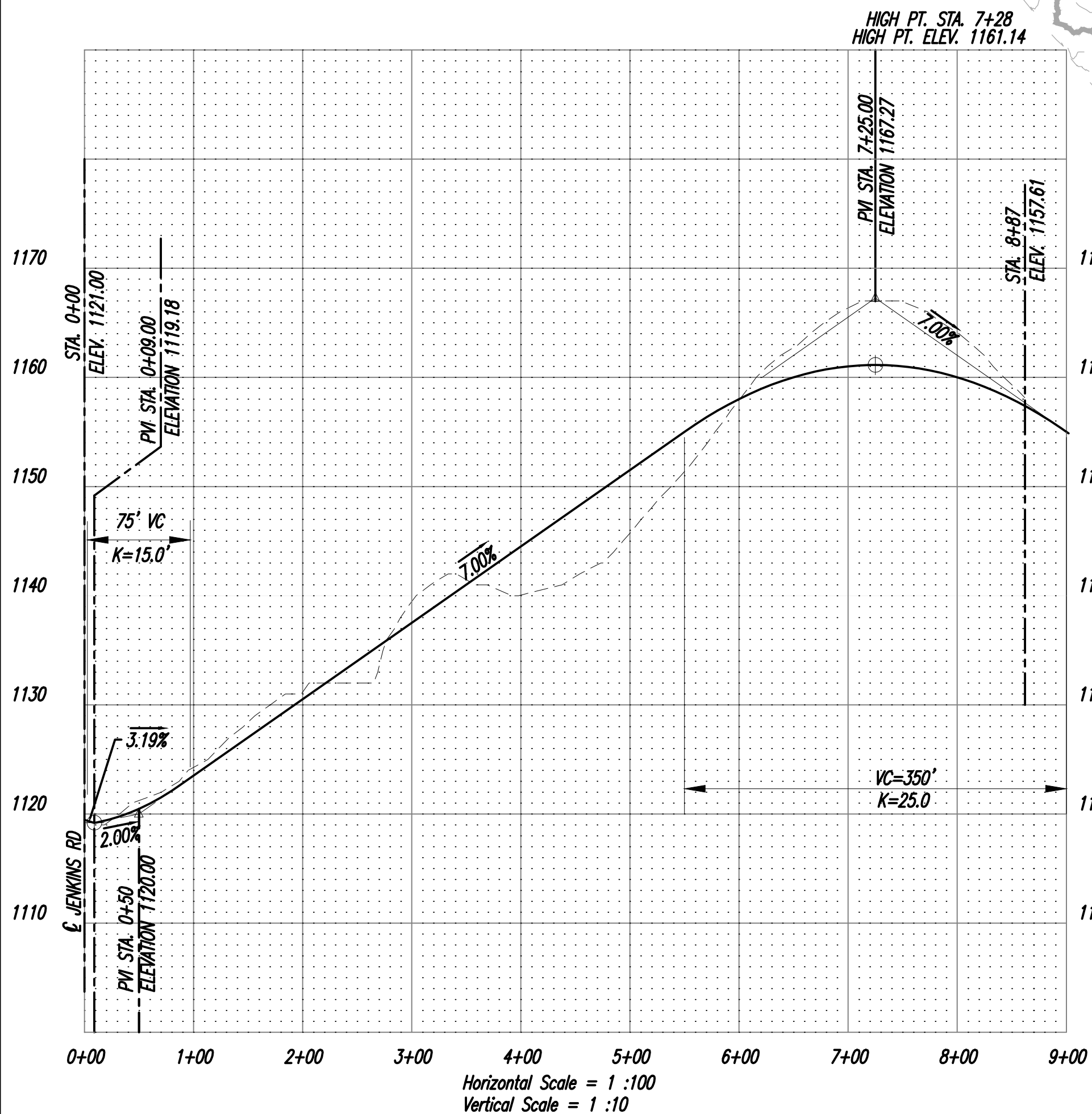
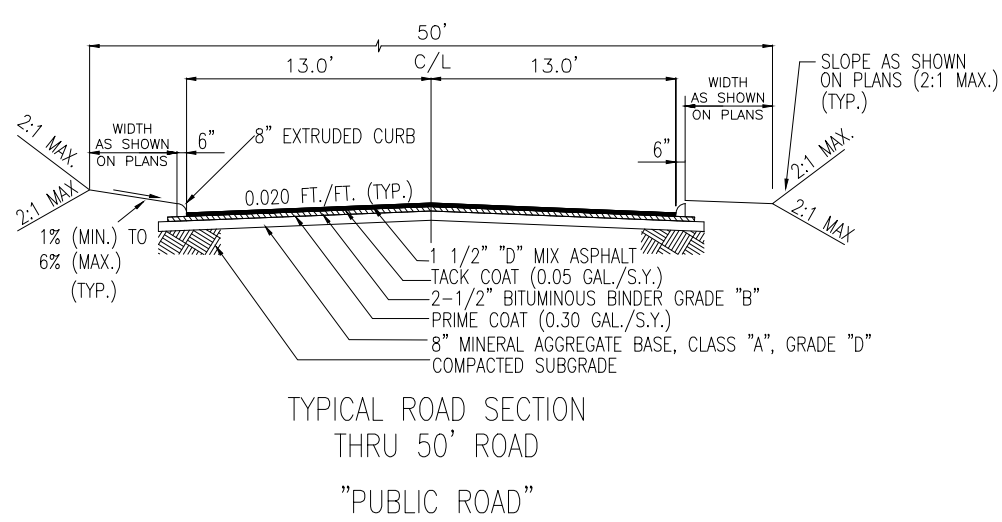




TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



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. _____ DATE: _____

Revised: 6/27/2022

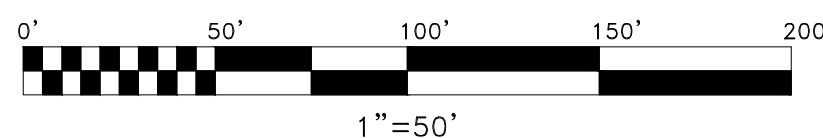
7-SB-22-C/7-B-22-UR

SCALE
1"= 50'
VERTICAL: 1" INTERVAL

DATE

6/22/22

DEED REFERENCE: INSTR. #202109280026032



1"=50'

CONCEPT & DEVELOPMENT PLAN FOR
LEONARD DEVELOPMENT-JENKINS ROAD
TAX MAP 105FA, PARCEL 10
DISTRICT 6, KNOX COUNTY, TENNESSEE

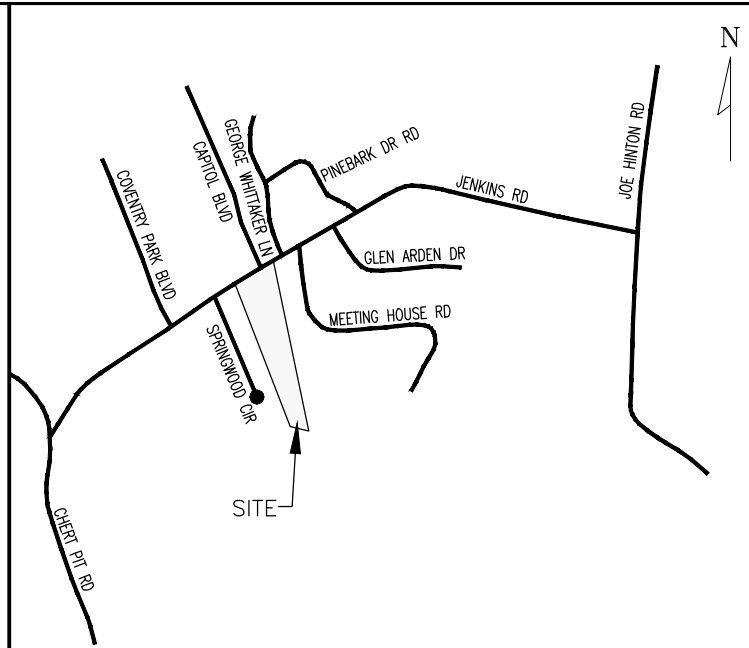
24929-C

SHEET 1 OF 1 SHEET(S)

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 6.06 ACRES SUBDIVIDED INTO 22 SINGLE FAMILY ATTACHED LOTS AND 3 COMMON AREAS.
- THIS PROPERTY IS ZONED PR (PENDING)
- ALL ROAD PROFILES ARE BASED ON STATE OF TENNESSEE UDAR CONTOURS.
- UTILITIES: WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
- BOUNDARY SURVEY BY OTHERS.
- VARIANCE REQUIRED:
A. CENTERLINE ROADWAY RADIUS FROM 100' TO 75' AT STA. 8+00
B. MINIMUM VERTICAL CURVE FROM K = 25 TO K = 15, STA. 0+50
C. REDUCE INTERSECTION SPACING BETWEEN THE CENTERLINE OF LOCAL ROADS FROM 125' TO 60'. (CAPITAL BLVD & PROPOSED ROAD)
- ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING.
A. INTERSECTION GRADE FROM 1% TO 2% AT JENKINS ROAD.
- BUILDING SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
- ALL LOTS TO HAVE VEHICULAR ACCESS FROM INTERNAL STREET ONLY.

LOCATION MAP



Not to Scale



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

KNOX PLANNING COMMENTS

REVISION

APPR.

NO. DATE

REVISION

APPR.