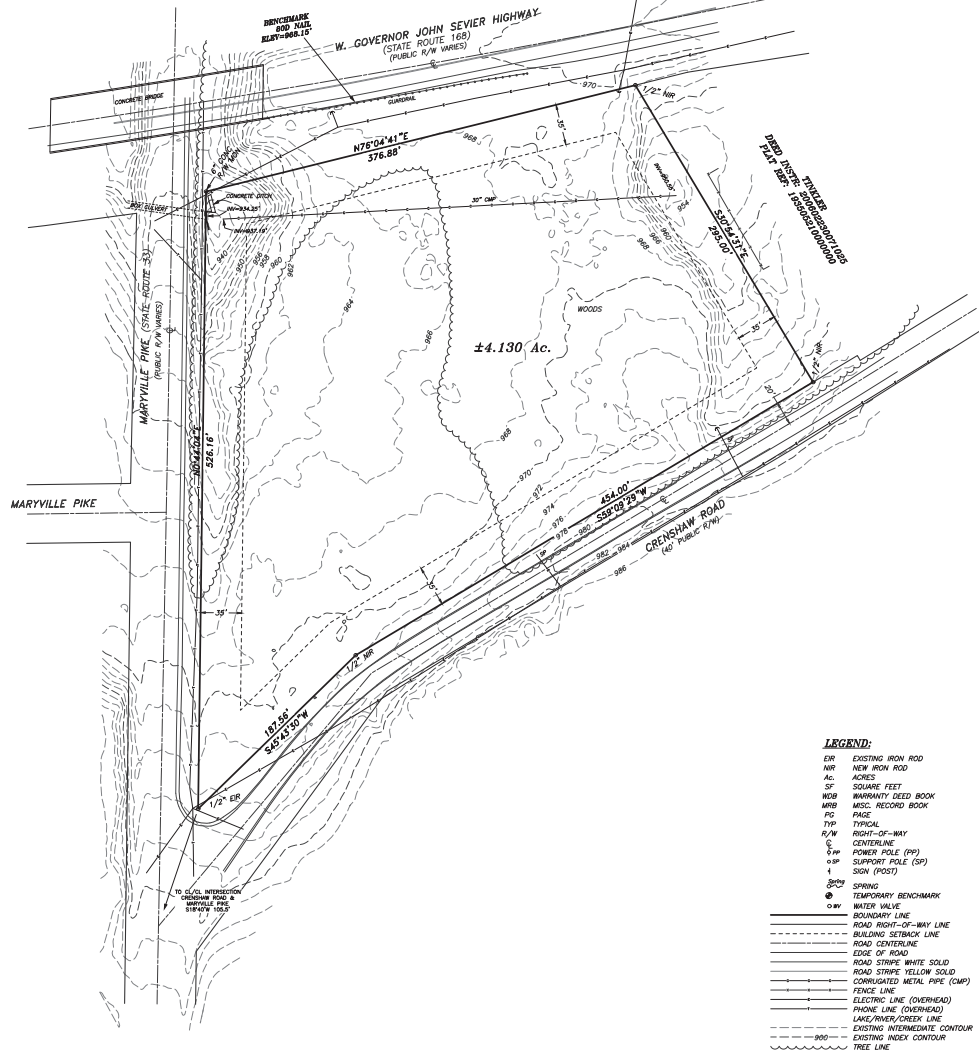


H:\757-Map\757-CP1.dwg 7/18/2024 10:22:03 AM c381w_11

SURVEYOR'S NOTES:

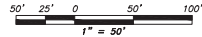
1. This property is zoned Knox County PR (Planned Residential).
2. Building setbacks shown hereon are according to the current zoning classification for the subject property.
3. Contours shown hereon were taken from State of Tennessee GIS LIDAR data supplemented with field locations. 2 foot Contour interval shown. Elevations are based on the NAVD83.
4. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to locate the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
6. This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Maps #17065C0238P and #17065C0238P, dated May 2, 2007.



LEGEND:

- ER EXISTING IRON ROD
- NR NEW IRON ROD
- AC ACRES
- SF SQUARE FEET
- NDB WARRANTY DEED BOOK
- MWB MISC. RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- PP POWER POLE (PP)
- SP SUPPORT POLE (SP)
- SIGN (POST)
- SPRING
- TEMPORARY BENCHMARK
- WB WATER WHEEL
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- ROAD STRIPE WHITE SOLID
- ROAD STRIPE YELLOW SOLID
- CORRUGATED METAL PIPE (CMP)
- FENCE LINE
- ELECTRIC LINE (OVERHEAD)
- PHONE LINE (OVERHEAD)
- LAKE/PIED/CREK LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- TREE LINE

OWNER:
JELLY BEAN PROPERTIES, LLC
1721 HIGHTBERT LN
KNOXVILLE, TN 37922
DISTRICT 8, KNOX COUNTY
DEED INSTR. 202305030058862
TAX MAP 147 PARCEL 109.00



8-A-24-DP
Revised 7/18/2024

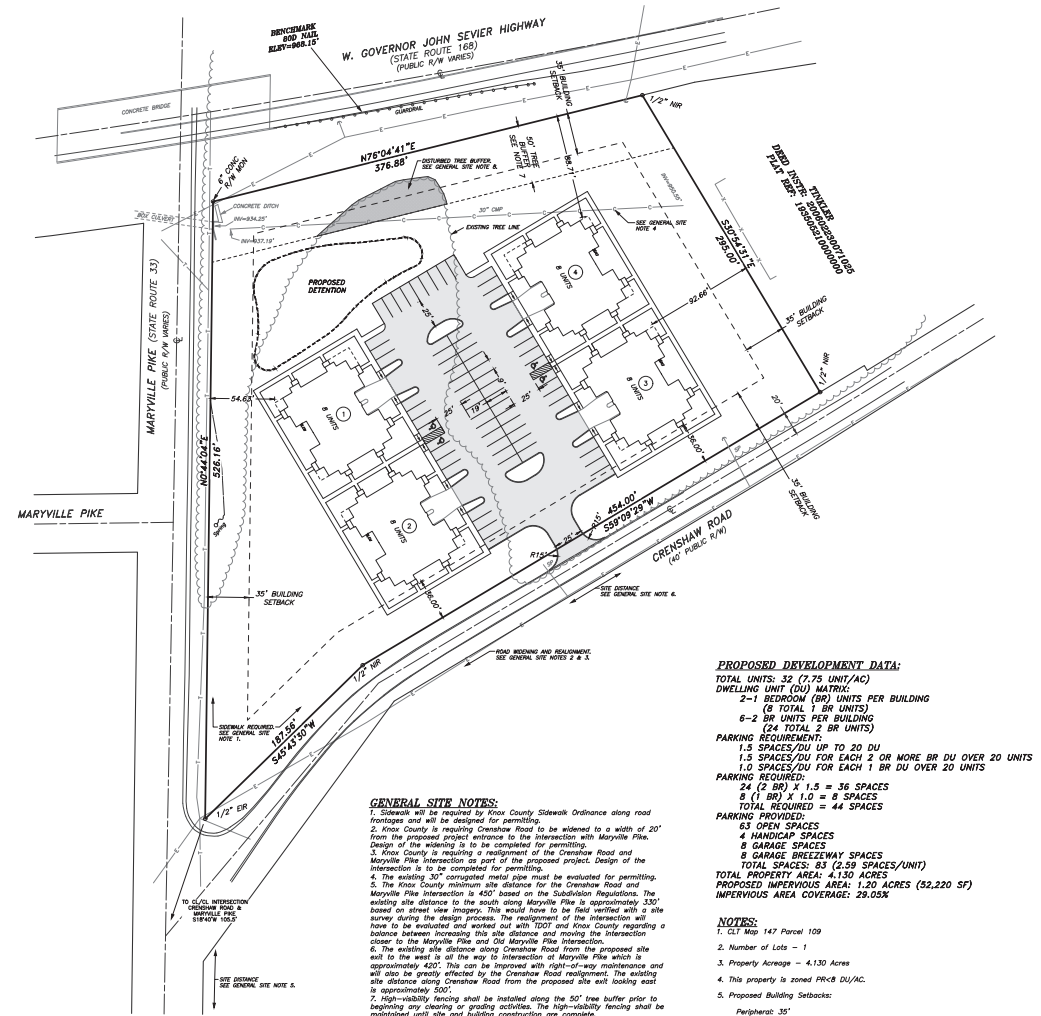
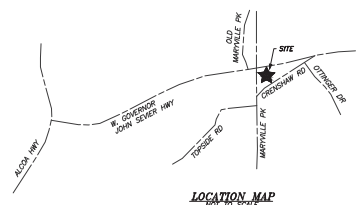
STERLING
SINCE 1979
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37603-6401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37603-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling-nc.com

EXISTING CONDITIONS KNOX CO FILE# 8-A-24-DP
CRENSHAW ROAD
MULTIFAMILY
JELLY BEAN PROPERTIES, LLC KNOX COUNTY, TN

DATE	BY	REVISIONS



SHEET
CP.1
DESIGNED: SDJ
DRAWN: SDJ
CHECKED:
DATE: 6/12/24
SCALE: 1" = 50'
DRAWING: 7757-CP.1
PROJECT NO: SEI#7757



- LEGEND:**
- EW EXISTING IRON ROD
 - NR NEW IRON ROD
 - A= ARC LENGTH
 - R= RADIUS
 - D= CENTRAL ANGLE (DELT)
 - B= CHORD BEARING
 - C= CHORD LENGTH
 - AL ACES
 - SF SQUARE FEET
 - WOB WARRANTY DEED BOOK
 - PS PASE
 - SC SEWER CLEAOUT
 - PH PRE HYDANT
 - FD FLOW DIRECTION
 - HP HANDICAP PARKING
 - HM HANDLE (EXISTING)
 - PP POWER POLE (PP)
 - SP SPOT HEIGHT
 - WM WATER METER (DESIGN)
 - WR WATER VALVE
 - RL ROADWAY LINE
 - RO ROAD RIGHT-OF-WAY LINE
 - LS LASEMENT LINE
 - BL BUILDING SETBACK LINE
 - RD ROAD CENTERLINE
 - ED EDGE OF ROAD
 - EO EDGE OF GRAVEL/ROAD
 - CC CONCRETE CURB
 - CS CONCRETE CURB
 - TO FRENCH DRAIN
 - EL ELECTRIC LINE (OVERHEAD)
 - EL ELECTRIC LINE (EXISTING U/G)
 - EL ELECTRIC LINE (DESIGN U/G)
 - W WATER LINE (EXISTING)
 - W WATER LINE (DESIGN)
 - SS SOWER LINE (EXISTING)
 - SS SOWER LINE (DESIGN)
 - EX EXISTING INTERMEDIATE CONTOUR
 - EX EXISTING INDEX CONTOUR
 - EX EXISTING INTERMEDIATE CONTOUR
 - EX EXISTING INDEX CONTOUR
 - FI SILT FENCE
 - GR GRAVEL PAIL
 - PA PROPOSED ASPHALT PARKING
 - BT PROPOSED TREE BUFFER CORRECTION

PROPOSED DEVELOPMENT DATA:
TOTAL UNITS: 32 (7.75 UNIT/AC)
DWELLING UNIT (DU) MATRIX:
2-1 BEDROOM (BR) UNITS PER BUILDING
(8 TOTAL 1 BR UNITS)
6-2 BR UNITS PER BUILDING
(24 TOTAL 2 BR UNITS)
PARKING REQUIREMENTS:
1.5 SPACES/DU UP TO 20 DU
1.5 SPACES/DU FOR EACH 2 OR MORE BR DU OVER 20 UNITS
1.0 SPACES/DU FOR EACH 1 BR DU OVER 20 UNITS
PARKING REQUIRED:
24 (2 BR) X 1.5 = 36 SPACES
8 (1 BR) X 1.0 = 8 SPACES
TOTAL REQUIRED = 44 SPACES
PARKING PROVIDED:
63 OPEN SPACES
4 HANDICAP SPACES
8 GARAGE SPACES
8 GARAGE BREZELWAY SPACES
TOTAL SPACES: 83 (2.58 SPACES/UNIT)
TOTAL PROPERTY AREA: 4,130 ACRES
PROPOSED IMPERVIOUS AREA: 1.20 ACRES (52,220 SF)
IMPERVIOUS AREA COVERAGE: 29.05%

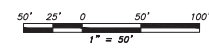
GENERAL SITE NOTES:
1. Sidewalk will be required by Knox County Sidewalk Ordinance along road frontages and will be designed for permitting.
2. Knox County is requiring Crenshaw Road to be widened to a width of 20' based on street view imagery. This would have to be field verified with a site survey during the design process. The requirement for widening is to be completed for permitting.
3. Knox County is requiring a redesign of the intersection of Crenshaw Road and Maryville Pike intersection as part of the proposed project. Design of the intersection is to be completed for permitting.
4. The existing 30" corrugated metal pipe must be evaluated for permitting.
5. The Knox County minimum site distance for the Crenshaw Road and Maryville Pike intersection is 450' based on the Subdivision Regulations. The existing site distance to the south along Maryville Pike is approximately 330' based on street view imagery. This would have to be field verified with a site survey during the design process. The requirement for widening is to be completed for permitting.
6. The Knox County is requiring a redesign of the intersection of Crenshaw Road and Maryville Pike intersection as part of the proposed project. Design of the intersection is to be completed for permitting.
7. High-visibility fencing shall be installed along the 50' tree buffer prior to beginning any clearing or grading activities. The high-visibility fencing shall be maintained until site and building construction are complete.
8. Disturbed tree buffer shall be replanted with trees to satisfy Knox County tree buffer regulations. The replanting plan will be reviewed and approved by Knox County Planning staff during permitting. Knox County prefers to keep the existing trees within the buffer in place as much as possible. Any further disturbance will result in additional replanting.

8-A-24-DP
Revised 7/18/2024

PROPERTY DATA:
ADDRESS: 0 CRENSHAW ROAD
ZONING: PR-C DU/AC
ACREAGE: 4,130 ACRES

OWNER:
JELLY BEAN PROPERTIES, LLC
1721 NIGHTBERRY LN
KNOXVILLE, TN 37922
DISTRICT 9, KNOX COUNTY
DEED INSTR. 202305050058862
TAX MAP 147 PARCEL 109.00

- NOTES:**
1. C11 Map 147 Parcel 109
 2. Number of Lots - 1
 3. Property Acreage - 4,130 Acres
 4. This property is zoned PR-C DU/AC.
 5. Proposed Building Setbacks:
Rear: 35'
Front: 20'
Side: 15'
 6. This proposed development is to be served by public utilities.



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37602-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling-llc.com

SITE DEVELOPMENT LAYOUT KNOX CO FILE# 8-A-24-DP
CRENSHAW ROAD
MULTIFAMILY
JELLY BEAN PROPERTIES, LLC
KNOX COUNTY, TN

DATE	BY	REVISIONS



SHEET
CP.2

DESIGNED:	SDJ
DRAWN:	SDJ
CHECKED:	
DATE:	6/12/24
SCALE:	1" = 50'
DRAWING:	7757-CP.2
PROJECT NO:	SEI#7757

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SINCE 1979

STERLING
ENGINEERING, INC.

**CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE 37802-6401
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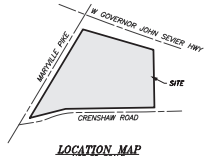
KNOX COUNTY, TN

FINAL STRUCTURAL CONTROL PLAN
CRENSHAW ROAD
PROPERTY
JELLY BEAN PROPERTIES, LLC

REVISIONS		
DATE	BY	DESCRIPTION
7/18/24	CS	Rev. per Knox Co. Concept Review



SHEET		CE.4
DESIGNED:	SWH	
DRAWN:	SWH	
CHECKED:	SDJ	
DATE:	8/3/23	
SCALE:	1" = 30'	
DRAWING:	7757-CE.4	
PROJECT NO:	SEI#7757	

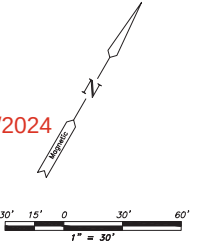


- LEGEND:**
- ER EXISTING IRON ROD
 - NR NEW IRON ROD
 - A= ARC LENGTH
 - R= RADIUS
 - D= CENTRAL ANGLE (DEG)
 - B= CHORD BEARING
 - C= CHORD LENGTH
 - AC ACRES
 - SF SQUARE FEET
 - WB WARRANTY DEED BOOK
 - PG PAGE
 - CD SEWER CLEANOUT
 - FD FLOW DIRECTION
 - PH FIRE HYDRANT
 - HP HANDICAP PARKING
 - ME MANHOLE (EXISTING)
 - PP POWER POLE (PP)
 - SH SPOT HEIGHT
 - WM WATER METER (DESIGN)
 - WV WATER VALVE
 - BL BOUNDARY LINE
 - RR ROAD RIGHT-OF-WAY LINE
 - EL EASEMENT LINE
 - BS BUILDING SETBACK LINE
 - RL ROAD CENTERLINE
 - ED EDGE OF ROAD
 - EG EDGE OF GRAVEL/ROAD
 - CC CONCRETE CURB
 - PS PARKING/LANE STRIPES (EXISTING)
 - FD FRENCH DRAIN
 - EO ELEC LINE (OVERHEAD)
 - EL ELECTRIC LINE (EXISTING U/G)
 - ED ELECTRIC LINE (DESIGN U/G)
 - W WATER LINE (EXISTING)
 - PC PVC PIPE LINE
 - SS SEWER LINE (EXISTING)
 - EX EXISTING INTERMEDIATE CONTOUR
 - IX EXISTING INDEX CONTOUR
 - DC DESIGN INTERMEDIATE CONTOUR
 - IXI DESIGN INDEX CONTOUR
 - SILT FENCE
 - GUARD RAIL
 - OUTFALL LOCATION
 - TDEC DISTURBED AREA

TDEC DISTURBED AREAS:
TOTAL DISTURBED AREAS: 2.89AC

DS DISTURBED AREA STABILIZATION
(W/ PERMANENT SEEDING)

MS MATING



OWNER/CLIENT:
JELLY BEAN PROPERTIES, LLC
1721 HIGHTOWER LANE
KNOXVILLE, TN 37922
865-755-7663

1 LOT ±4.06 AC.
INSTRUMENT NO. 202305030058862
TAX MAP 147 PARCEL 109

8-A-24-DP
Revised 7/18/2024



FRONT ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



8-A-24-DP
6/24/2024