NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

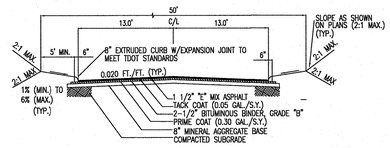
NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

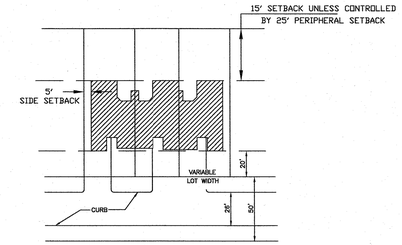
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

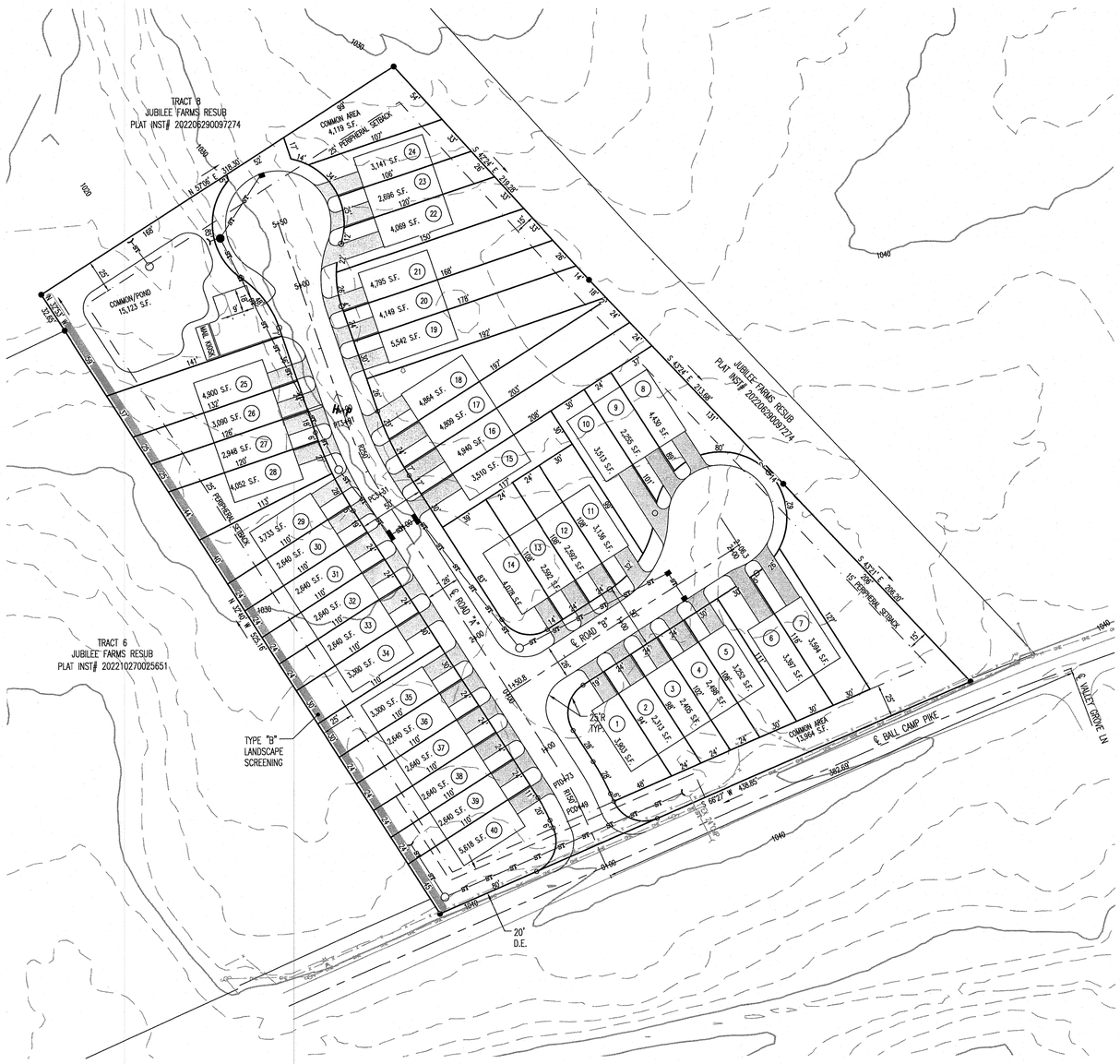
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY ATTACHED



LANDSCAPE SCREENING

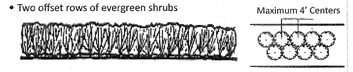
Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

SHRUB HEIGHT Installed: 4 ft. Mature: 6 ft.

- Two offset rows of evergreen shrubs



SHRUB HEIGHT Installed: 2 ft. Mature: 3 ft.

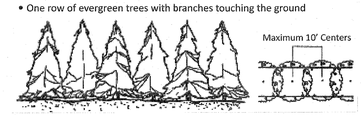
- A continuous row of evergreen shrubs on a 3 ft. high earth berm

TREE HEIGHT Installed: 8 ft. Mature: 15 ft.

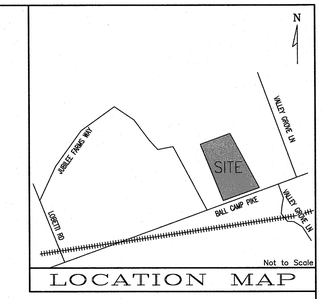
- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines

TREE HEIGHT Installed: 8 ft. Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500

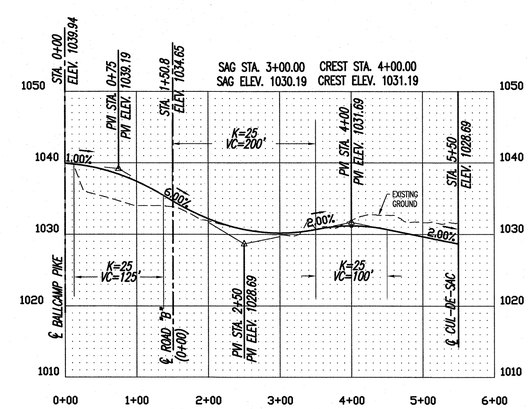


LOCATION MAP

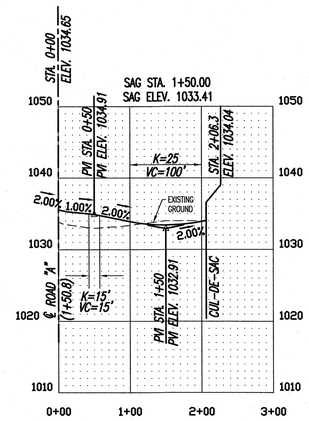
GRID NORTH

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
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 5.05 ACRES SUBDIVIDED INTO 40 SINGLE FAMILY ATTACHED LOTS, 3 COMMON AREA LOTS & PUBLIC RIGHT OF WAY.
5. THIS PROPERTY IS ZONED PR(0@<8 DU/AC 11-A-24RZ .
6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
7. UTILITIES:
   WATER: KNOXVILLE UTILITIES BOARD
   SEWER: KNOXVILLE UTILITIES BOARD
   ELECTRIC: KNOXVILLE UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: AT&T
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT- 20'
   REAR- 15'
   SIDE- 5' (0' UNDER BUILDINGS)
10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
11. VARIANCES REQUESTED: ALLOW A T TURN AROUND ON THE END OF A PUBLIC ROAD ON BOTH ROADS "A" AND "B".
12. PROPERTY PLATTED AS TRACT 7 OF THE JUBILEE FARMS SUBDIVISION, RECORDED AS INSTRUMENT# 202008060010565.
13. A 15' AND 25' PERIPHERAL SETBACK IS REQUESTED, SEE MAP FOR LOCATIONS.
14. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX PLANNING IS AS FOLLOWS: REDUCTION IN STREET FRONTAGE FOR A LOT FROM 25' TO 24'.



ROAD "A"
Horizontal Scale = 1 :100
Vertical Scale = 1 :10



ROAD "B"
Horizontal Scale = 1 :100
Vertical Scale = 1 :10

DAVID B. HARBIN REGISTERED ENGINEER COMMERCE NO. 101285 STATE OF TENNESSEE 7/23/25

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 REMEDIED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 101285 DATE: 7/23/25

OWNER/DEVELOPER
REECE VALIARIANO
405 MONTBROOK LN
KNOXVILLE TN, 37919
(865) 202-8832

8-SB-25-C/8-G-25-DP

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 SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/23/25	KNOX PLANNING COMMENTS	

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
6/16/25

0' 50' 100' 150' 200'
1"=50'

CONCEPT PLAN & USE ON REVIEW PLAN FOR
VALIARIANO PROPERTY ON BALLCAMP PIKE
TAX MAP 91 PARCEL 201.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25653-C

SHEET 1 OF 1 SHEET(S)

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