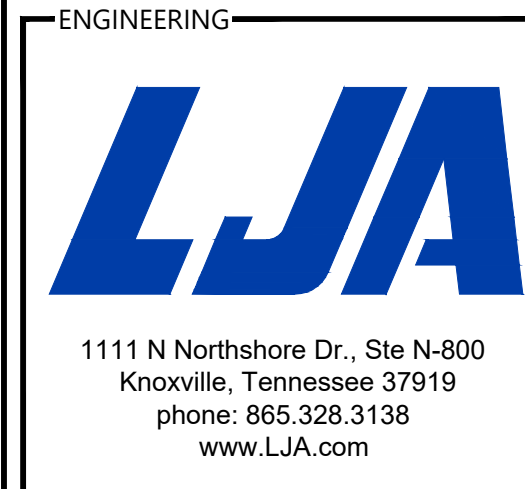
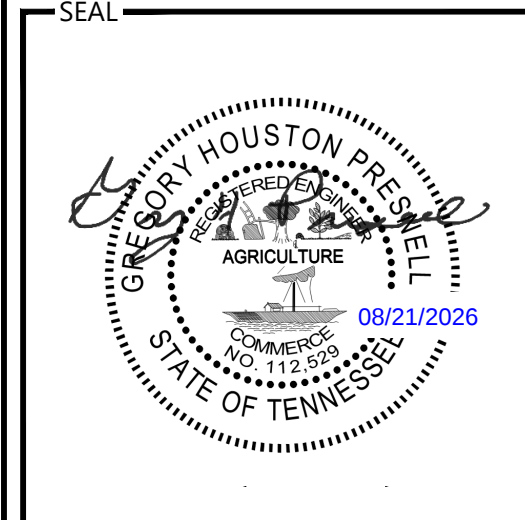


SHEET NUMBER _____



— — — — —	EXISTING PROPERTY BOUNDARY
— — — — —	EXISTING ADJACENT PROPERTY BOUNDARY
	EXISTING BUILDING STRUCTURES
— x — x —	EXISTING FENCE
— 660 —	EXISTING TOPO INDEX CONTOUR
— — — — —	EXISTING TOPO INTERMEDIATE CONTOUR
— — — — —	EXISTING ROAD CENTERLINE
— — — — —	EXISTING EDGE OF PAVEMENT
— — — — —	EXISTING ROAD CURB
— — — — —	EXISTING ROAD MARKINGS
— — — — —	EXISTING SIDEWALK
— — — — —	EXISTING GRAVEL ROAD
— — — — —	EXISTING TRAIL
— — — — —	EXISTING ROAD GUARDRAIL
OH—L—	EXISTING OVERHEAD UTILITY LINE
Ø	EXISTING UTILITY POLE
UG—P—	EXISTING UNDERGROUND POWERLINE
	EXISTING UTILITY EASEMENT
— ST —	EXISTING STORM LINE
— SAN —	EXISTING SANITARY SEWER LINE
⊗	EXISTING SANITARY MANHOLE
— FM —	EXISTING SANITARY SEWER FORCE MAIN
— W —	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING WATER HYDRANT
— FW —	EXISTING WATER FIRE LINE
— FO —	EXISTING FIBER OPTIC LINE
— GAS —	EXISTING GAS LINE
— COM —	EXISTING TELECOM LINE
— — — — —	EXISTING BLUELINE STREAM
— 100YR —	EXISTING BLUELINE STREAM BUFFER
100YR	EXISTING 100 YR FLOODLINE
500YR	EXISTING 500 YR FLOODLINE
— — — — —	EXISTING FEMA FLOODWAY LINE
— — — — —	PROPOSED DEMOLITION ITEMS

PROPERTY INFORMATION: | | | |--------------|-----------------------------------| | PARCEL ID: | 111 01602 - 111 BA010 | | ZONING: | (A) | | USE: | PLAN RESIDENTIAL (BR < 3.9 DU/AC) | | CONTROL MAP: | SINGLE FAMILY RESIDENTIAL | | DISTRICT: | 99 | | ADRES: | 911-544C (COMBINED) | | COUNTY: | 16.02 ~ 36.05 | | PARCEL N°: | KNOX | **GENERAL NOTES:** 1. EXISTING SITE BOUNDARY INFORMATION BASED ON CLIENT BOUNDARY SURVEY OF 28/07/2002. TOPOGRAPHIC INFORMATION BASED ON AVAILABLE TENNESSEE OPEN SOURCE LIDAR PROGRAM INFORMATION. CONTOURS SHOWN ON 1FT INTERVALS. 2. PERIPHERY BOUNDARY ALL BUILDINGS SHALL BE SET BACK FROM THE UNLESS ADJACENT TO A. AGRICULTURAL, RA LOW DENSITY RESIDENTIAL, BR GENER. RESIDENTIAL, RAE EXCLUSIVE RESIDENTIAL, PL PLANNED RESIDENTIAL, OS OPEN SPACE, ESTATES, OR TC TOWN CENTER ZONE DISTRICTS. WHERE THE ESTABLISHED SETBACK MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET. 3. SPECIAL FLOOD HAZARD AREAS SHOWN BASED ON FEMA FORM 7743(03/03/01F WITH AN EFFECTIVE DATE OF 05/02/2007). - * MINIMUM FLOOD ELEVATION = 829.7 - * MINIMUM FLOOD ELEVATION = 838.0 - * 500-YEAR FINISH FLOOR ELEVATION = 839.0 **FIELD SURVEY NOTES:** 1. SURVEYED AS MONUMENTED AND POSSESSED. 2. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR IN CONNECTION WITH THIS SURVEY. EASEMENTS AND OTHER ENCUMBRANCES NOT LISTED IN THE BASE DEED MAY AFFECT THIS PROPERTY. 3. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACQUAD, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011), DISTANCES WERE MEASURED BY ELECTRONIC MEANS. 4. ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY GPS RECEIVER BRK7 GPS RECEIVER, MODEL #D233981023248. POSTIONAL ACQUAD: TOMW+IPFW+MPPH+LPPH+MPPH TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC-NADOB/TAXIM/EPOCH: HORIZONTAL-NAD83 VERTICAL-NAVD83 PUBLISHED/FIXED/USED: USED: IDOT CANNOT PROVIDE NETWORK GEOID MODEL 2017 COMBINED GRID FACTORS: NONE APPLIED 5. THIS PROPERTY IS ZONED A 6. THIS PROPERTY CONTAINS 13.17 ACRES OF ONE PARCEL. 7. THIS IS A CATEGORY 1 SURVEY AS DEFINED IN SECTION 0820-03-05 "ACCURACY OF SURVEYS" IN THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYS 8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DRAWINGS. THEREFORE, IT DOES NOT WARRANT THAT UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE LOCATION OF WHICH HAS NOT BEEN INDICATED BY THE UTILITY COMPANIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. 9. CENTERLINE OF EAST GORDON JOHN SEVIER HWY IS AS SHOWN ON SHEET 3 AND 4 OF FEDERAL AID PROJECT NUMBER S-2591 (1) DISTRICT 1601 10. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBERS 19993-0101 DATED MAY 2, 2007, FOR KNOX COUNTY AND INCORPORATED AREAS, A PORTION OF THIS PROPERTY IS LOCATED IN ZONES X AND AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS. 11. PROPERTY LINES SHOWN DEPENDS SPECIALLY AS RECORDED UNDER DEED INSTR: 200507010000040 12. WIDTH KUB POWER EASEMENT UNKNOWN

[illegible]

PROJECT _____

PROJECT NAME

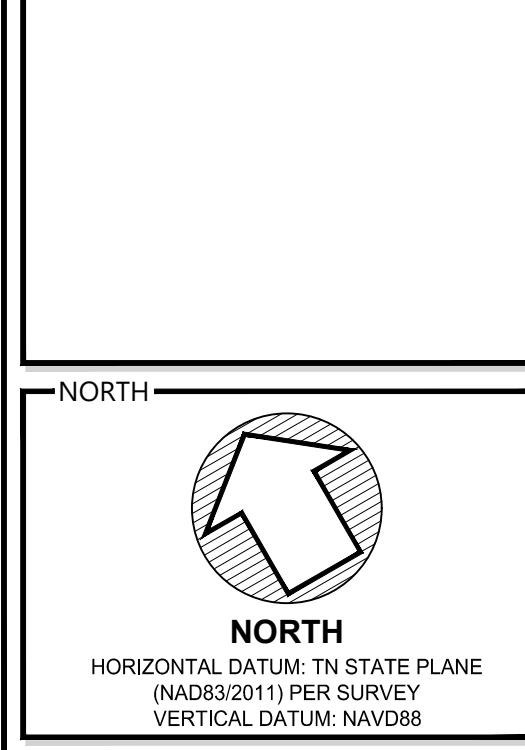
PRICES POINT CHURCH EXPANSION CONCEPT

PROJECT ADDRESS

2131 E. GOVERNOR
JOHN SEVIER HWY
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
111 01602 - 111 BA010

KNOX COUNTY #
9-SF-26-C / 9-E-26-DP



SCALE BAR 1" = 50'



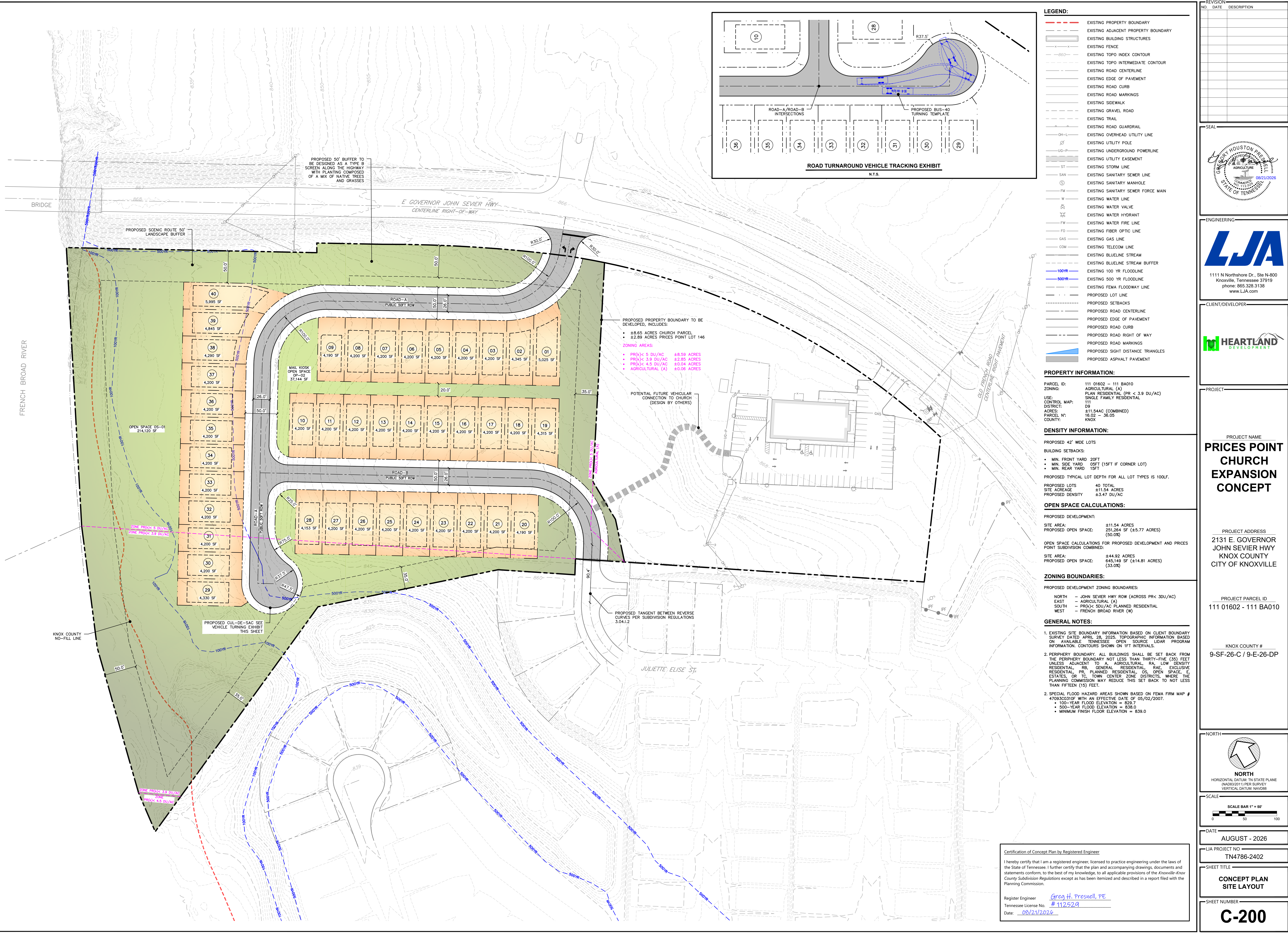
A horizontal scale bar with a black and white checkered pattern from 0 to 50 feet, and a solid black pattern from 50 to 100 feet. The numbers 0, 50, and 100 are placed below the bar.

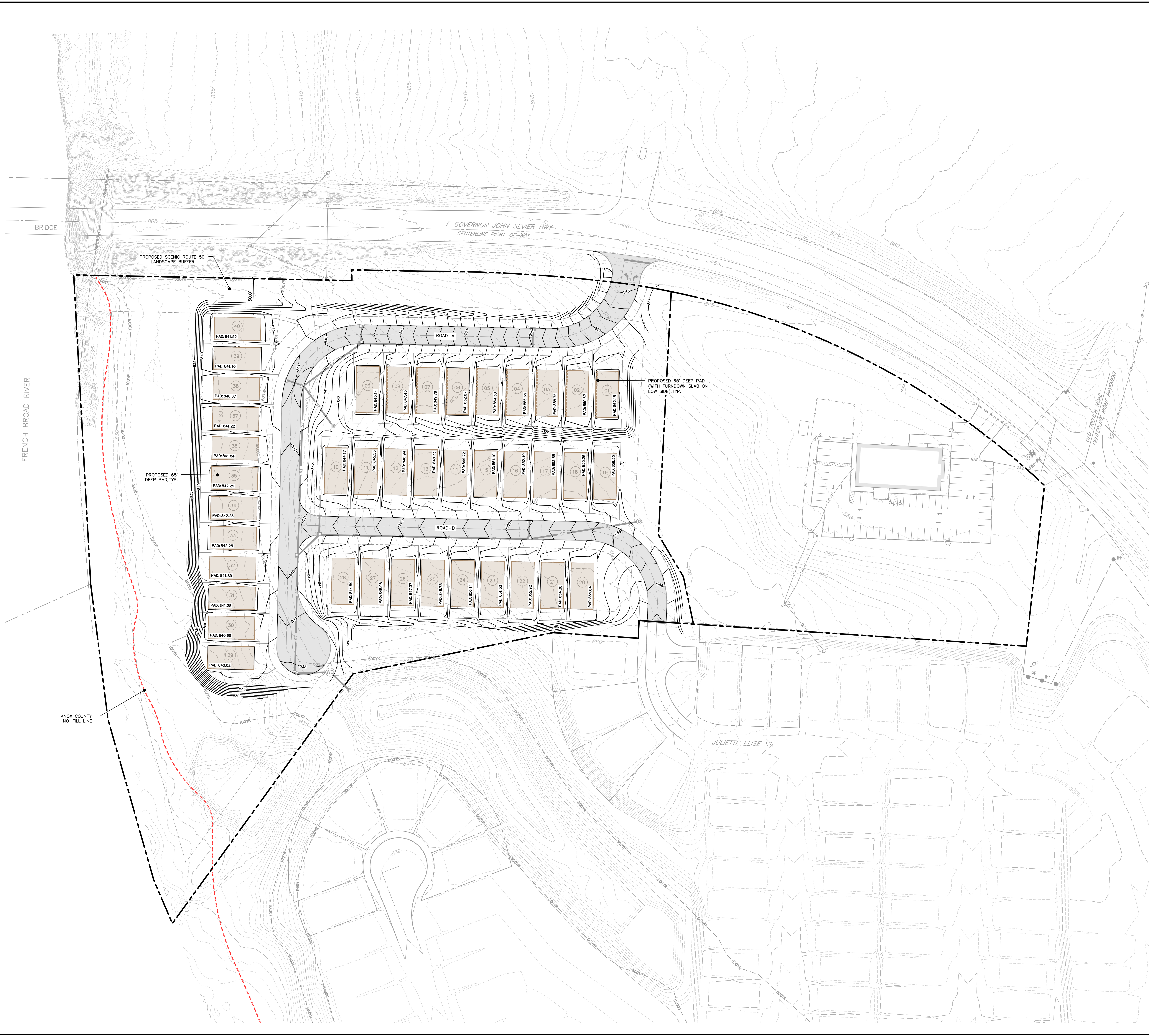
AUGUST - 2026

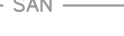
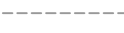
LJA PROJECT NO. TN4786-2402

**CONCEPT PLAN
EXISTING CONDITIONS
AND DEMOLITION PLAN**

SHEET NUMBER **C-100**





	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 ROAD MARKINGS
	EXISTING SIDEWALK
	EXISTING GRAVEL ROAD
	EXISTING TRAIL
	EXISTING ROAD GUARDRAIL
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING UNDERGROUND POWERLINE
	EXISTING UTILITY EASEMENT
	EXISTING STORM LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER FORCE MAIN
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING WATER HYDRANT
	EXISTING WATER FIRE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELECOM LINE
	EXISTING BLUELINE STREAM
	EXISTING BLUELINE STREAM BUFFER
	EXISTING 100 YR FLOODLINE
	EXISTING 500 YR FLOODLINE
	EXISTING FEMA FLOODWAY LINE
	EXISTING FEMA ZONE AE (1% CHANCE FLOOD)
	EXISTING FEMA ZONE X (0.2% CHANCE FLOOD)
	EXISTING VEGETATION
	EXISTING HILLSIDE PROTECTION (HP) AREA
	PROPOSED LOT LINE
	PROPOSED SETBACKS
	PROPOSED ROAD CENTERLINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED ROAD CURB
	PROPOSED ROAD RIGHT OF WAY
	PROPOSED ROAD MARKINGS
	PROPOSED SIGHT DISTANCE TRIANGLES
	PROPOSED BUILDING STRUCTURES
	PROPOSED BUILDING MISCELLANEOUS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED TOPO INDEX CONTOUR
	PROPOSED TOPO INTERMEDIATE CONTOUR
	PROPOSED PERMANENT GRADED SVALE

PROPERTY INFORMATION:

PARCEL ID: 111 01602 - 111 BA010
ZONING: AGRICULTURAL (A)
USE: PLAN RESIDENTIAL (PR < 3.9 DU/AC)
CONTROL MAP: SINGLE FAMILY RESIDENTIAL
DISTRICT: 111
ACRES: D9
PARCEL N°: ±11.54AC (COMBINED)
COUNTY: 16.02 - 36.05
KNOX

EARTHWORK CALCULATIONS:

RAW EARTHWORK VOLUMES IN CUBIC YARDS (CY):

- ±23,950 CY OF CUT
- ±19,475 CY OF FILL

DISTURBED SURFACE: ±314,585 S

- CUT AREA $\pm 107,080$ S
- FILL AREA $\pm 146,695$ S

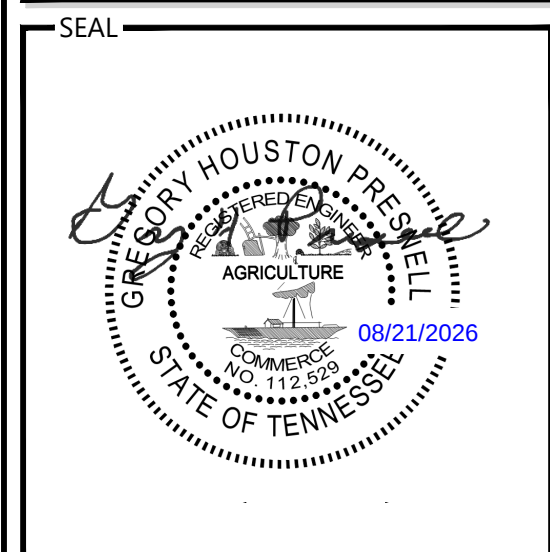
ASSUMED TOPSOIL THICKNESS: ±6 INCHES
ESTIMATED TOPSOIL VOLUME: ±5,825 CY.

- ADJUSTED EARTHWORK VOLUMES:

- ±20,840 CY OF CUT
- ±22,190 CY OF FILL

ON SITE BORROW MATER

- GENERAL NOTES:**
1. EXISTING SITE BOUNDARY INFORMATION BASED ON CLIENT SURVEY DATED APRIL 28, 2023. TOPOGRAPHIC INFORMATION BASED ON 2022 AERIAL PHOTOGRAPHY. THE 2022 AERIAL PHOTOGRAPHY IS AN INFORMATION. CONTOURS SHOWN ON 10' INTERVALS.
 2. PERIPHERY BOUNDARY, ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET. SETBACKS TO THE PERIPHERY BOUNDARY SHALL BE: AGRICULTURAL, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RB, EXCLUSIVE RESIDENTIAL, RB, HIGH DENSITY RESIDENTIAL, RB, OPEN SPACE, PLANNED, OR TOWN CENTER DISTRICTS. DISTRICTS, WHERE THE SETBACK COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN TWENTY (20) FEET.
 3. SPECIAL FLOOD HAZARD AREAS SHOWN BASED ON FEMA FIRM MAP # 47063-0103-1000, EFFECTIVE DATE OF 05/02/2020.
 - 100-YEAR FLOOD ELEVATION = 829.7'
 - 500-YEAR FLOOD ELEVATION = 838.0'
 - MINIMUM FINISH FLOOR ELEVATION = 839.0'

[illegible]

ENGINEERING



CLIENT/DEVELOPER _____



PROJECT _____

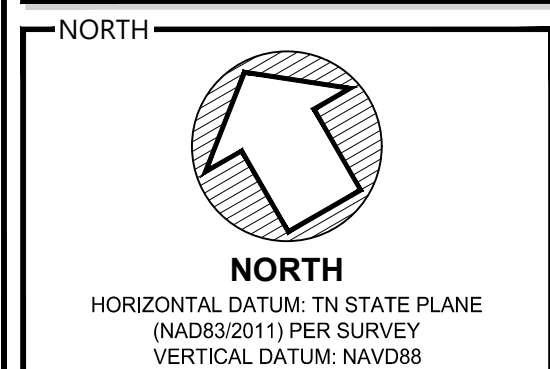
PROJECT NAME

**PRICES POINT
CHURCH
EXPANSION
CONCEPT**

PROJECT ADDRESS
2131 E. GOVERNOR
JOHN SEVIER HWY
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
111 01602 - 111 BA010

KNOX COUNTY #
9-SF-26-C / 9-E-26-DP



SCALE _____

SCALE BAR 1" = 50'



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' in the middle, and '100' at the right end.

DATE AUGUST - 2026

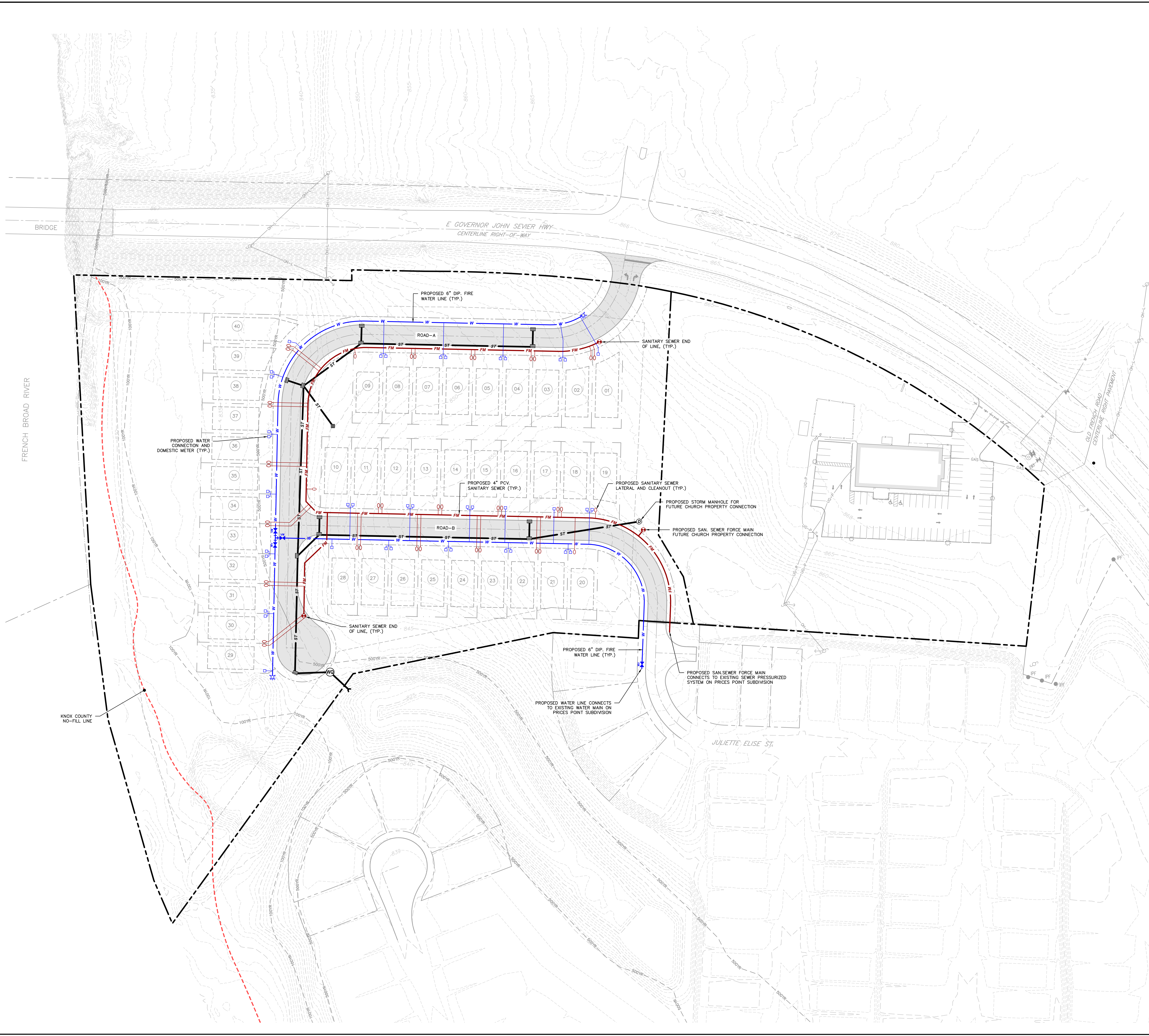
LJA PROJECT NO
TN4786-2402

SHEET TITLE

CONCEPT PLAN
SITE GRADING

SHEET NUMBER _____

C-300



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 ROAD MARKINGS
	EXISTING SIDEWALK
	EXISTING GRAVEL ROAD
	EXISTING TRAIL
	EXISTING ROAD GUARDRAIL
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING UNDERGROUND POWERLINE
	EXISTING UTILITY EASEMENT
	EXISTING STORM LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER STRUCTURE
	EXISTING SANITARY SEWER FORCE MAIN
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING WATER HYDRANT
	EXISTING WATER FIRE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELECOM LINE
	EXISTING BLUELINE STREAM
	EXISTING BLUELINE STREAM BUFFER
	EXISTING 100 YR FLOODLINE
	EXISTING 500 YR FLOODLINE
	EXISTING FEMA FLOODWAY LINE
	EXISTING FEMA ZONE AE (1% CHANCE FLOOD)
	EXISTING FEMA ZONE X (0.2% CHANCE FLOOD)
	EXISTING VEGETATION
	EXISTING HILLSIDE PROTECTION (HP) AREA
	PROPOSED LOT LINE
	PROPOSED SETBACKS
	PROPOSED ROAD CENTERLINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED ROAD CURB
	PROPOSED ROAD RIGHT OF WAY
	PROPOSED ROAD MARKINGS
	PROPOSED SIGHT DISTANCE TRIANGLES
	PROPOSED BUILDING STRUCTURES
	PROPOSED BUILDING MISCELLANEOUS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED STORM LINE
	PROPOSED STORM ROOF DRAIN
	PROPOSED STORM STRUCTURE
	PROPOSED STORM CURB INLET
	PROPOSED STORM AREA DRAIN
	PROPOSED UTILITY EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER FORCE MAIN
	PROPOSED SANITARY SEWER STRUCTURE
	PROPOSED WATER LINE
	PROPOSED WATER FIRE LINE
	PROPOSED WATER VALVE
	PROPOSED WATER HYDRANT

PROPERTY INFORMATION:

PARCEL ID: 111 01602 - 111 BA010
ZONING: AGRICULTURAL (A)
PLAN RESIDENTIAL (PR @ 3.9 DU/AC)
SINGLE FAMILY RESIDENTIAL
USE: CONTROL MAP: 111
SINGLE FAMILY RESIDENTIAL
ACRES: 111.54AC (COMBINED)
15.0 AC - 36.05 AC
PARCEL N: 15.0 AC
COUNTY: KNOX

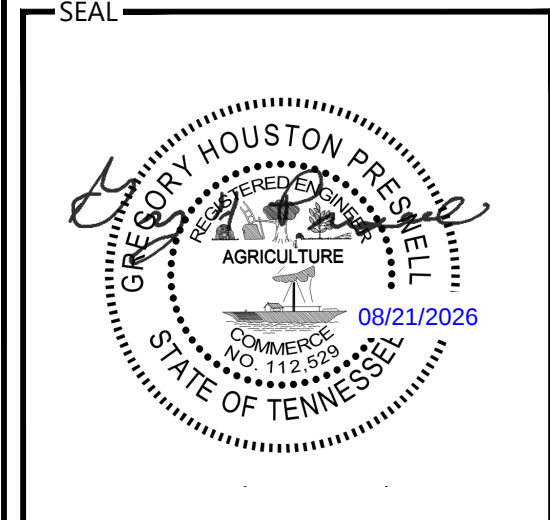
GENERAL NOTES:

1. EXISTING SITE BOUNDARY INFORMATION BASED ON CLIENT BOUNDARY SURVEY OF APRIL 28, 2023. TOPOGRAPHIC INFORMATION BASED ON AVAILABLE, UNTERSESS, OPEN SOURCE, LIDAR PROGRAM INFORMATION. CONTOURS SHOWN ON 1FT INTERVALS.

2. PERIPHERY BOUNDARY, ALL BUILDINGS SHALL BE SET BACK FROM PERIPHERY BOUNDARY LESS THAN THIRTY-FIVE (30) FEET UNLESS ADJACENT TO A AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, R, EXCLUSIVE RESIDENTIAL, P, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNED COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTY (15) FEET.

3. SPECIAL FLOOD HAZARD AREAS SHOWN BASED ON FEMA FIRM MAP # 47057C01, EFFECTIVE DATE 05/03/2007.

• 100-YEAR FLOOD ELEVATION = 829.7
• 500-YEAR FLOOD ELEVATION = 830.0
• MINIMUM FINISH FLOOR ELEVATION = 839.0

[illegible]

ENGINEERING

LJA

1111 N Northshore Dr., Ste N-800
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com



CLIENT/DEVELOPER

PROJECT _____

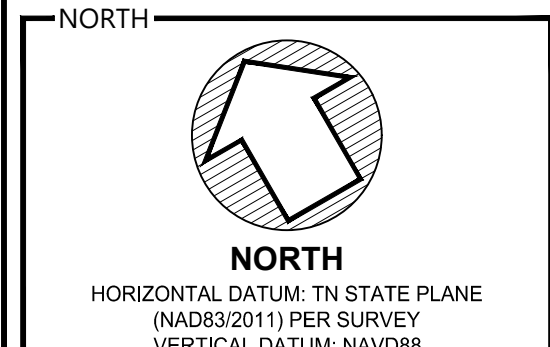
PROJECT NAME _____

**PRICES POINT
CHURCH
EXPANSION
CONCEPT**

PROJECT ADDRESS
2131 E. GOVERNOR
JOHN SEVIER HWY
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
111 01602 - 111 BA010

9-SF-26-C / 9-E-26-DP



SCALE

SCALE BAR 1" = 50'

0 50 100

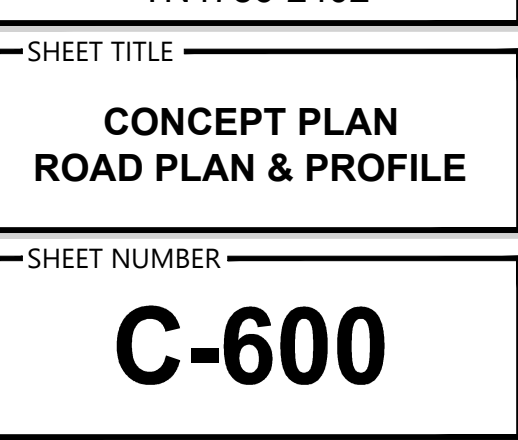
DATE AUGUST - 2026

LJA PROJECT NO. TN4786-2402

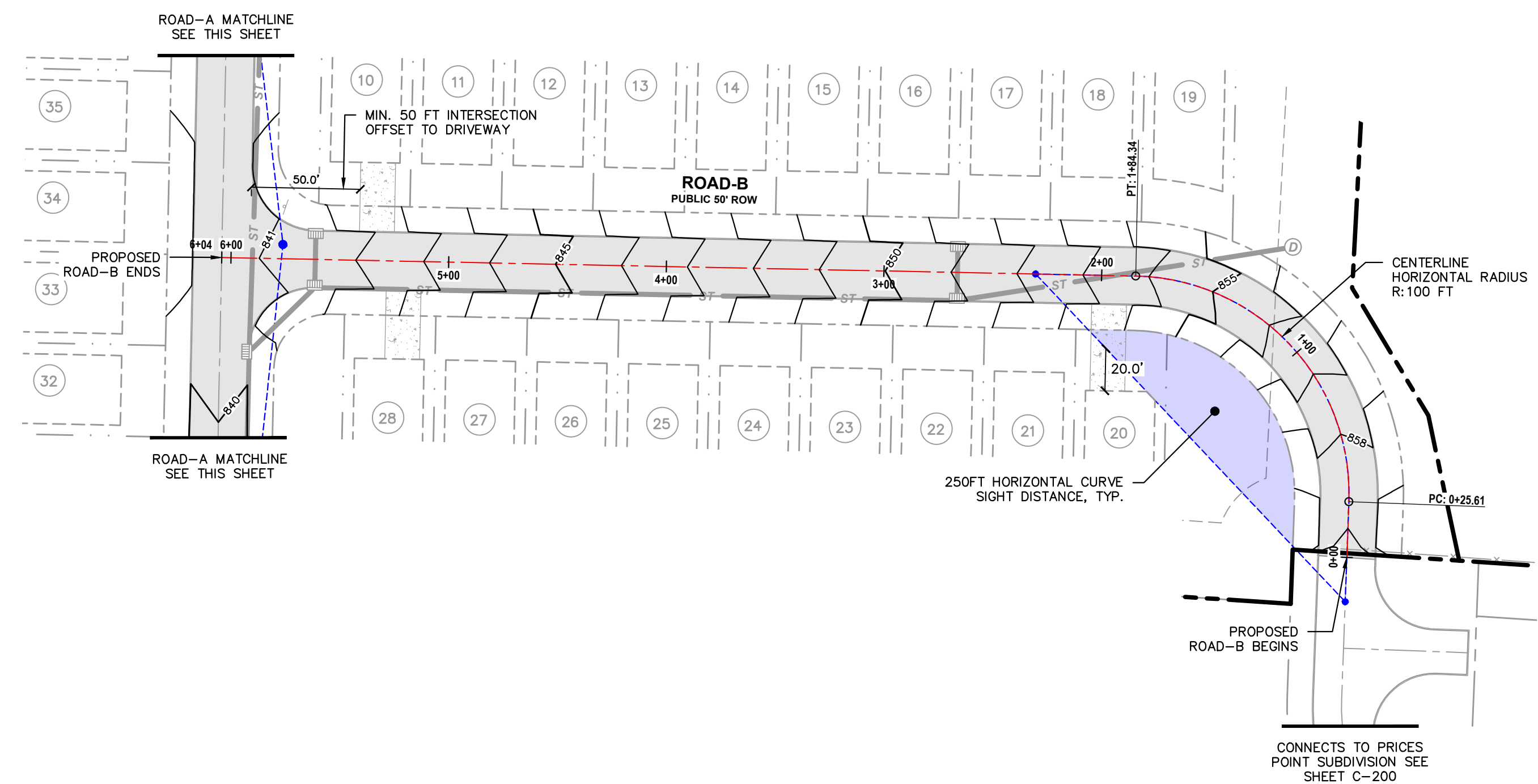
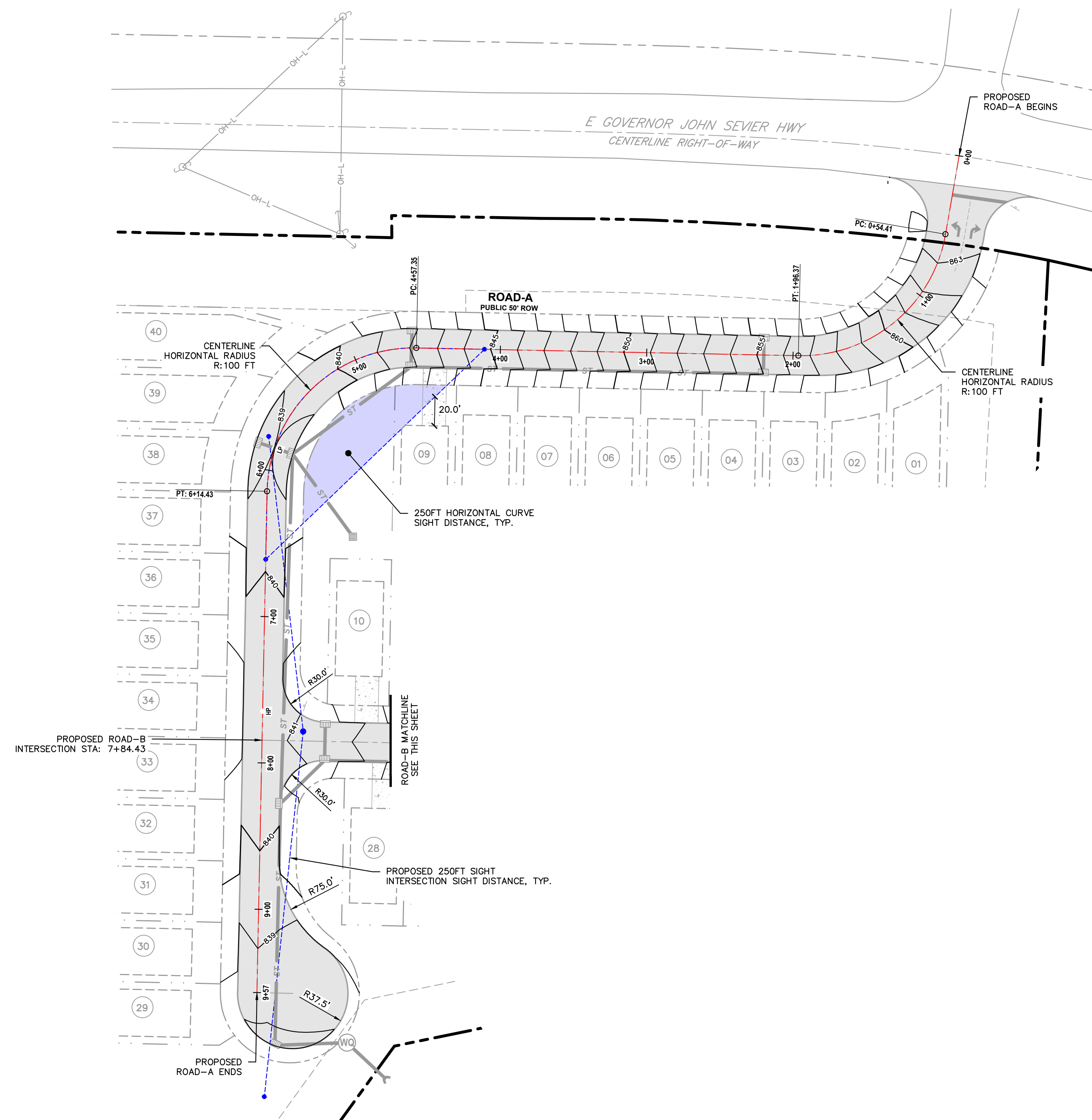
**CONCEPT PLAN
SITE UTILITIES**

SHEET NUMBER

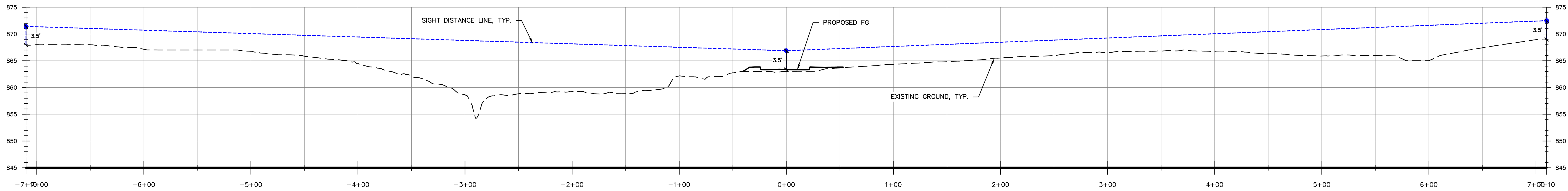
C-500



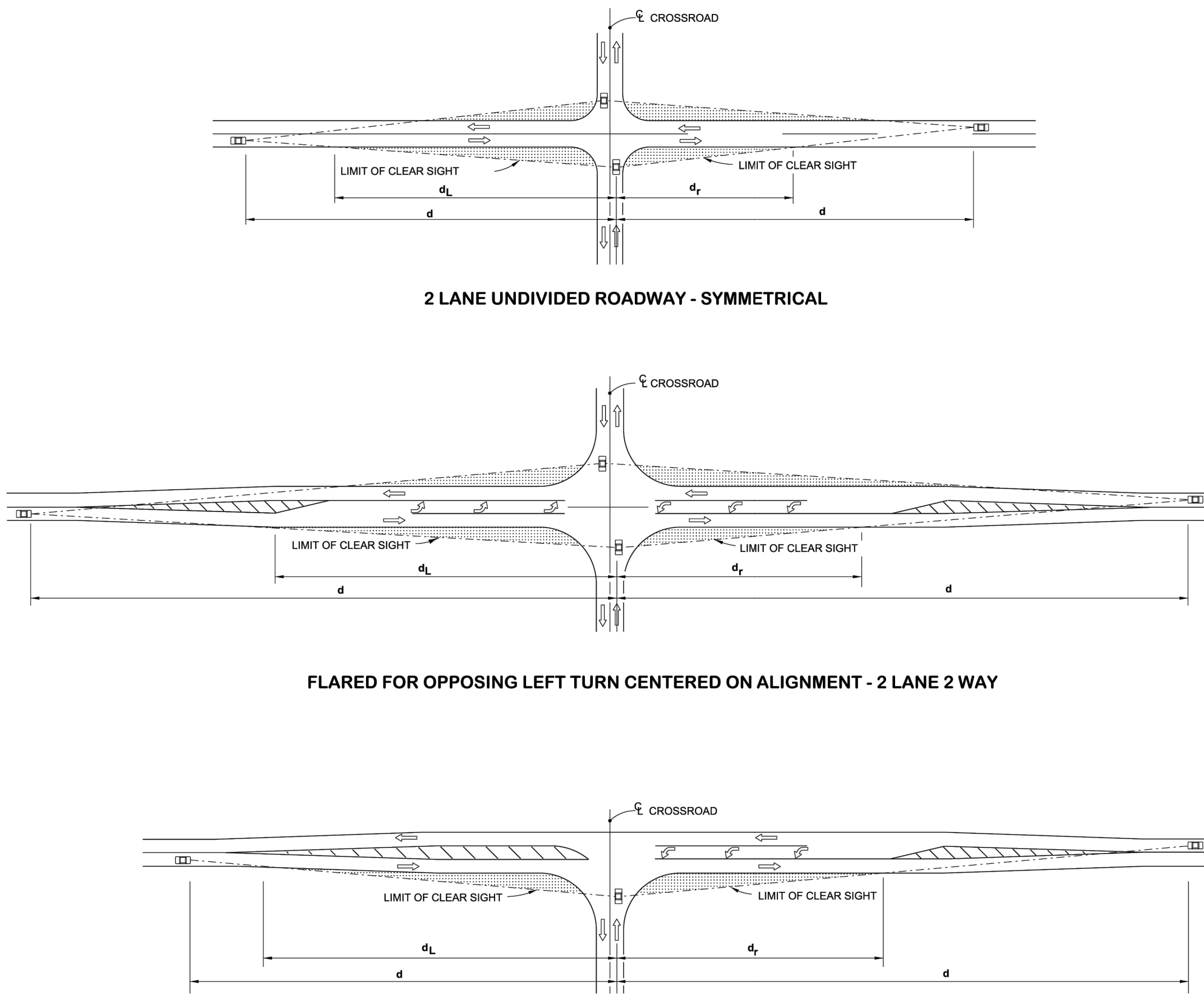
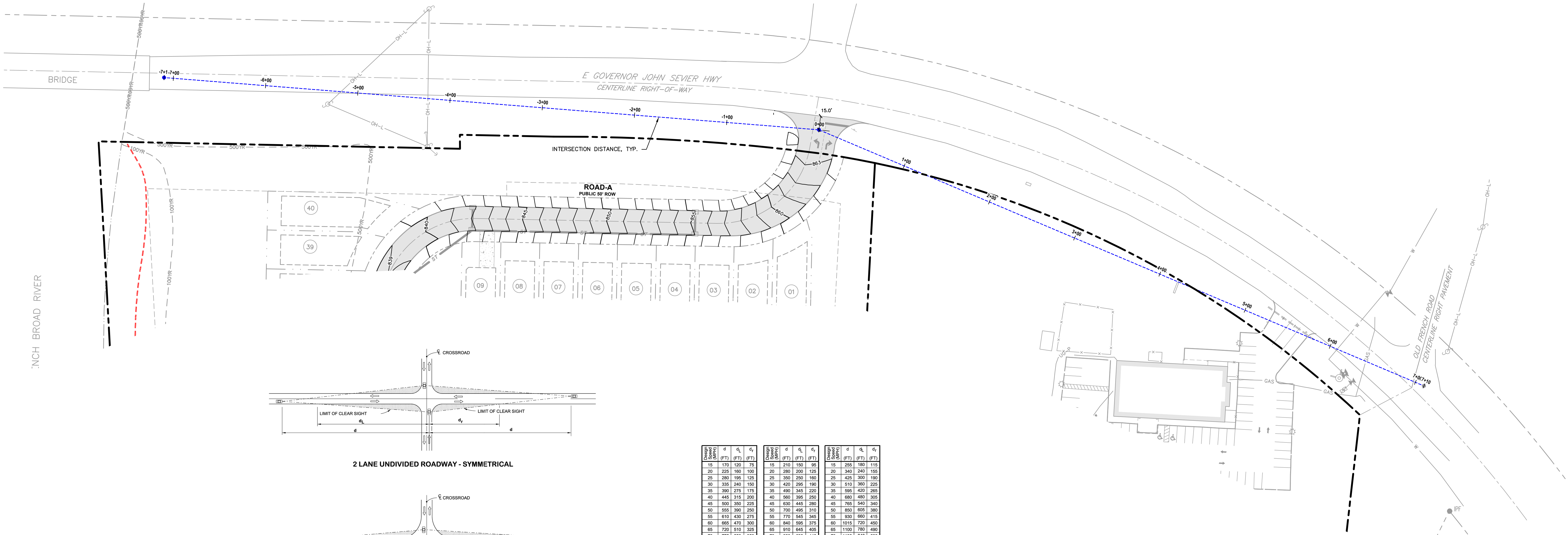
ROAD-B PROFILE
Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 5'



FILE LOCATION: s:\info\project\project\1786-2402 - heartland master services\agreement\22-1219\prices point phase 4 - concept\paper\1786-2402-2402-0001.dwg
PLOT DATE: Friday, August 21, 2026 10:48:00 AM
NOT TO SCALE



SIGHT DISTANCE PROFILE
Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 10'



LEGEND
AREAS FREE OF SIGHT OBSTRUCTIONS

NOTE: SEE RD11-SD-1 FOR INTERSECTING ROADWAY ORIGIN OF CLEAR SIGHT AND QUADRANT CORNER CLIPS

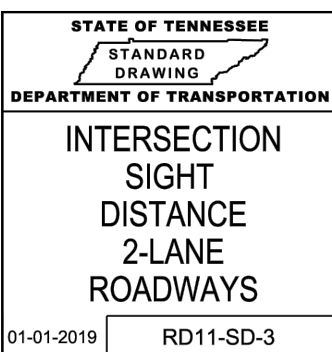
Vehicle Type	15'	20'	25'	30'	35'	40'	45'	50'	55'	60'	65'	70'
PASSENGER VEHICLE	150	180	210	240	270	300	330	360	390	420	450	480
SU VEHICLE	180	225	270	315	360	405	450	495	540	585	630	675
COMBINATION VEHICLE	210	270	330	390	450	510	570	630	690	750	810	870

2 LANE UNDIVIDED
SIGHT DISTANCE (d) AND RELATED DISTANCES (d_r, d_L) (FEET)

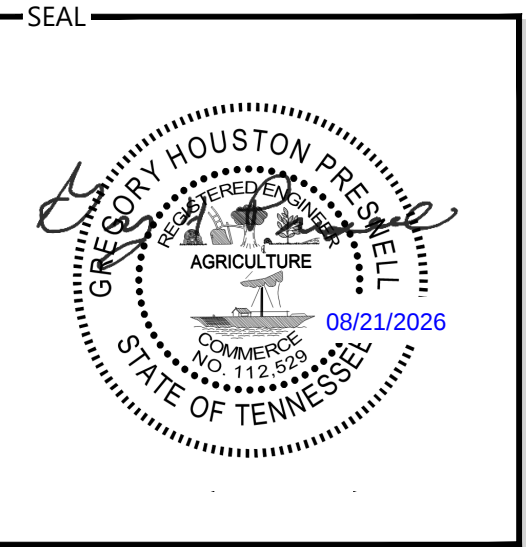
Vehicle Type	15'	20'	25'	30'	35'	40'	45'	50'	55'	60'	65'	70'
PASSENGER VEHICLE	150	180	210	240	270	300	330	360	390	420	450	480
SU VEHICLE	180	225	270	315	360	405	450	495	540	585	630	675
COMBINATION VEHICLE	210	270	330	390	450	510	570	630	690	750	810	870

2 LANE 2 WAY - FLARED FOR LEFT TURNS
SIGHT DISTANCE (d) AND RELATED DISTANCES (d_r, d_L) (FEET)

- SPECIAL NOTES**
- INTERSECTION SIGHT DISTANCE VALUES ARE PROVIDED FOR PASSENGER VEHICLES, SINGLE UNIT (SU) VEHICLES AND COMBINATION VEHICLES. INTERSECTION SIGHT DISTANCE BASES ON THE PASSENGER VEHICLE IS SUITABLE FOR MOST INTERSECTIONS. WHERE SUBSTANTIAL VOLUMES OF HEAVY VEHICLES ENTER THE MAJOR ROAD, SUCH AS FROM RAMP TERMINALS WITH STOP CONTROL OR ROADWAYS SERVING TRUCK TERMINALS, THE USE OF TABULATED VALUES FOR (SU) VEHICLES OR COMBINATION VEHICLES SHOULD BE CONSIDERED.
 - ALL PROPERTY NEEDED TO ACHIEVE SIGHT DISTANCE AT INTERSECTIONS SHOULD BE ACQUIRED AS RIGHT-OF-WAY. SEE STD DWG RD11-SD-1 FOR RIGHT-OF-WAY LINE PLACEMENT.



REVISION NO.	DATE	DESCRIPTION



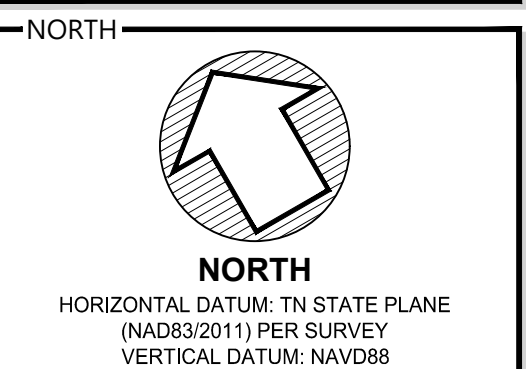
PROJECT

PROJECT NAME
PRICES POINT CHURCH EXPANSION CONCEPT

PROJECT ADDRESS
2131 E. GOVERNOR JOHN SEVIER HWY
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
111 01602 - 111 BA010

KNOX COUNTY #
9-SF-26-C / 9-E-26-DP



DATE
AUGUST - 2026

LJA PROJECT NO
TN4786-2402

SHEET TITLE
CONCEPT PLAN ACCESS ROAD SIGHT DISTANCE

SHEET NUMBER
C-601