

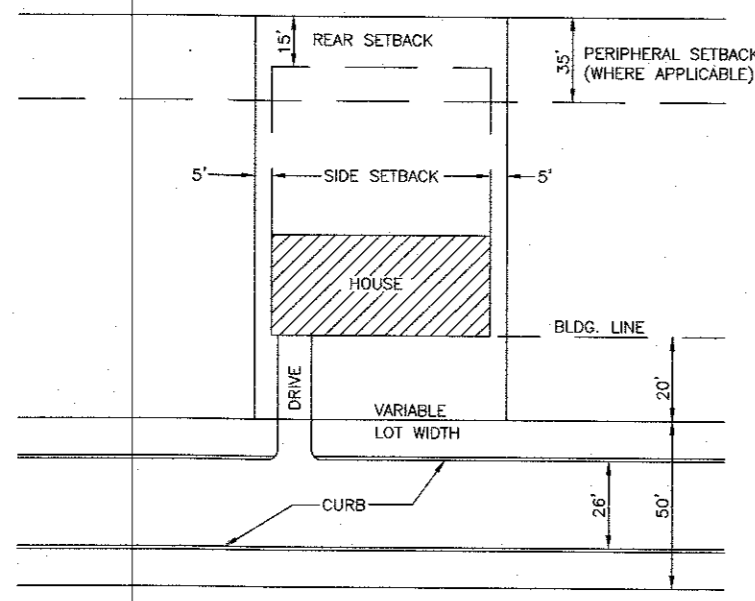
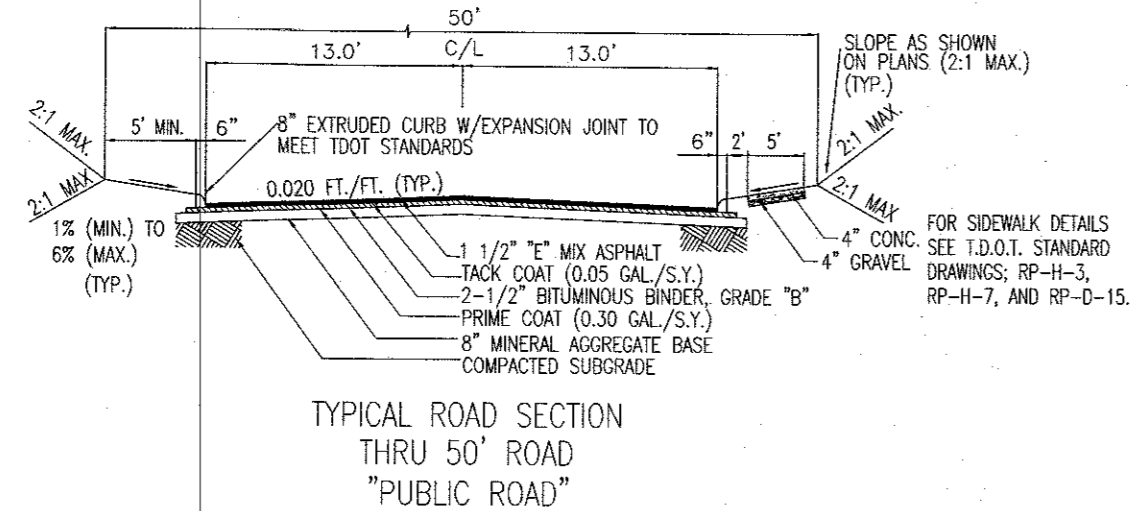
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

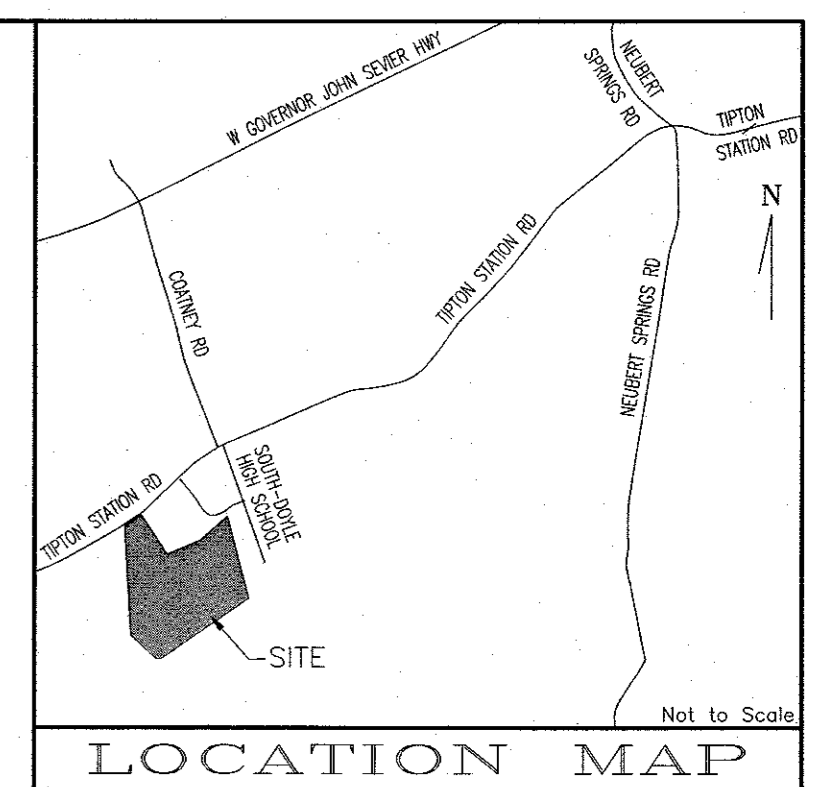
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

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.



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED



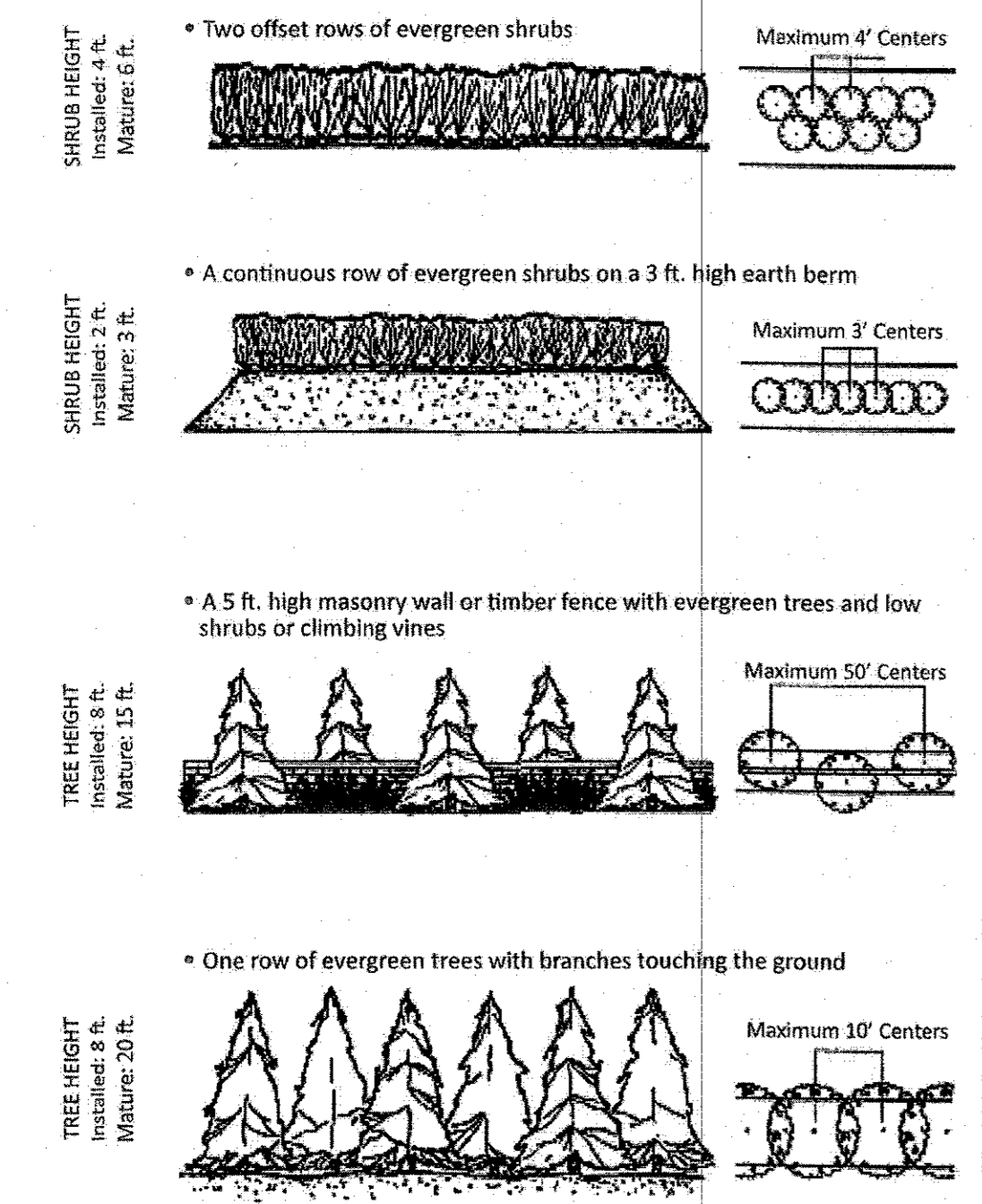
- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS 20.21 ACRES SUBDIVIDED INTO 74 DETACHED SINGLE FAMILY LOTS AND 3 COMMON AREA LOTS OF 1.832 ACRES.
 - THIS PROPERTY IS ZONED PR.
 - ALL SURVEY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY MAP PROVIDED BY MBI ASSOCIATES ON AUGUST 16, 2023. ROAD PROFILES ARE BASED ON THIS INFORMATION.
 - UTILITIES:
WATER: KNOX CHAPMAN UTILITY DISTRICT
SEWER: KNOX CHAPMAN UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
CABLE TV: COMCAST
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 15'
SIDE- 5'
A 35' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
 - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON SURVEY PROVIDED BY MBI ASSOCIATES. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 - 50' JOINT PERMANENT ACCESS AND UTILITY EASEMENT TO REMAIN OPEN AND TRAVERSABLE DURING THE CONSTRUCTION PROCESS.
 - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
a) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 5+25 TO STA 5+86, ROAD "A"
b) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 0+13 TO STA 1+75, ROAD "B"
c) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 0+13 TO STA 1+00, ROAD "C"
d) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 2+75 TO STA 3+66, ROAD "C"
e) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 0+13 TO STA 1+00, ROAD "E"
f) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 5+00 TO STA 6+64, ROAD "E"
 - ALTERNATE DESIGN STANDARDS APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING ARE AS FOLLOWS:
ROAD "B" HORIZONTAL CURVE RADIUS FROM 250' TO 100' STA 6+50
 - THE 25' STREAM BUFFER MUST REMAIN IN ITS UNDISTURBED STATE. GRADING MAY BE ALLOWED BETWEEN THE 25' AND 50' BUFFER HOWEVER NO PAVEMENT OR OTHER IMPERVIOUS SURFACE IS ALLOWED. SLOPES MUST BE RE-VEGETATED.
 - THE EXISTING ACCESS EASEMENT WILL BE RELEASED BY AGREEMENT WITH THE AFFECTED PARTIES. NEW ACCESS WILL BE PROVIDED AT THE TERMINUS OF PUBLIC ROAD "D".

Planning Design Guidelines 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.



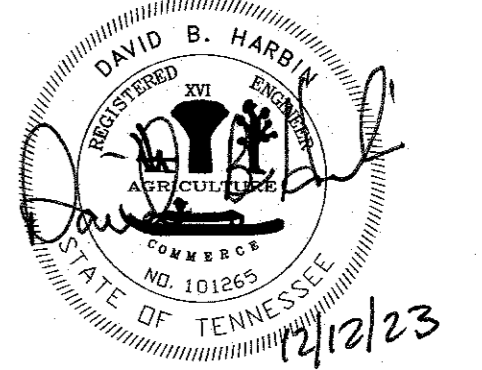
INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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



CERTIFICATION OF CONCEPT PLAN:
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 ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: *David B. Harb*
TENNESSEE CERTIFICATE NO.: 121223

OWNER/DEVELOPER
CMH HOMES, INC
500 CLAYTON ROAD
MARYVILLE, TN 37804
865-380-3000

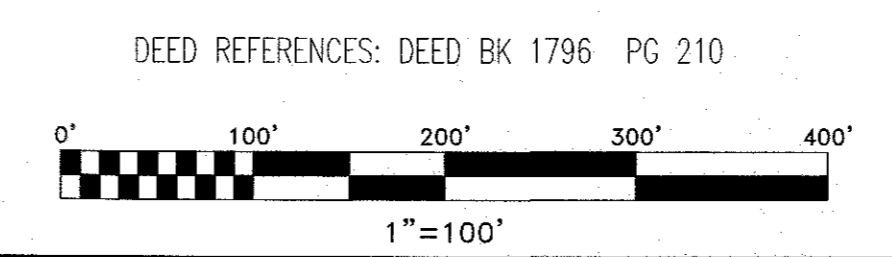
1-SC 24-C/1-B-24-DP

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	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD	2 10/03/23	REVISED PER KKCP COMMENTS					
CHECKED	DBH	1 9/15/23	REVISED PER KKCP COMMENTS					

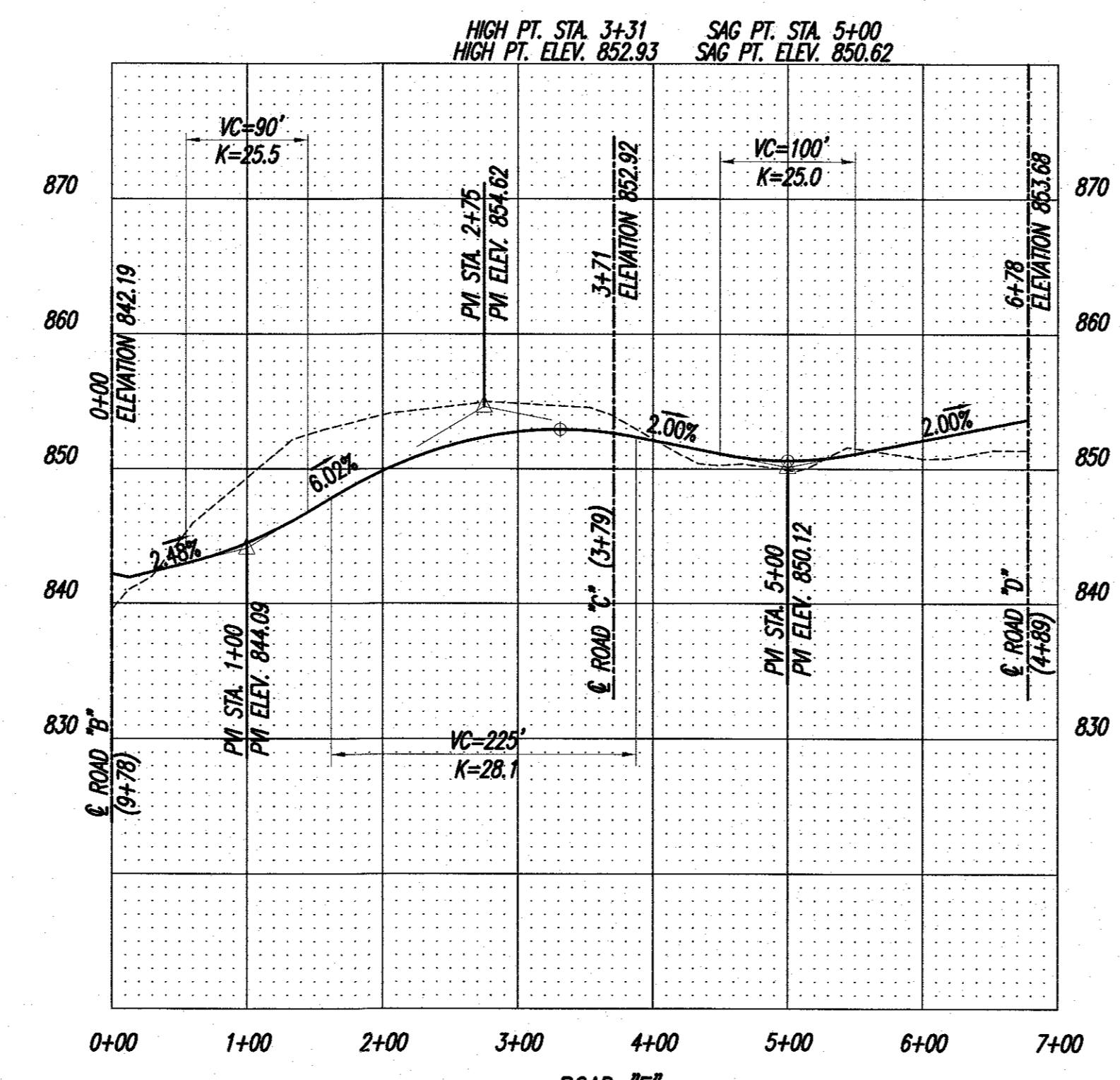
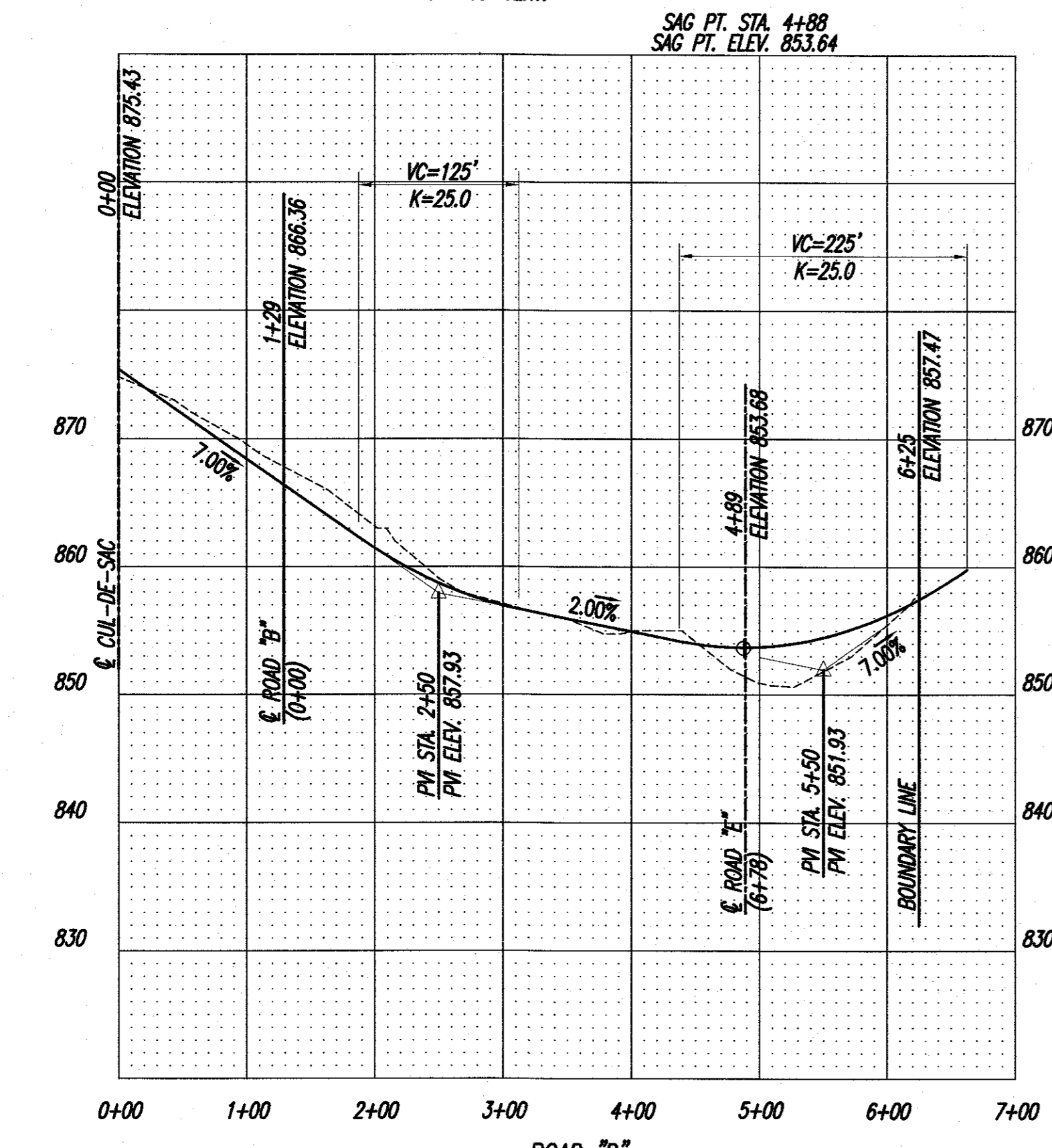
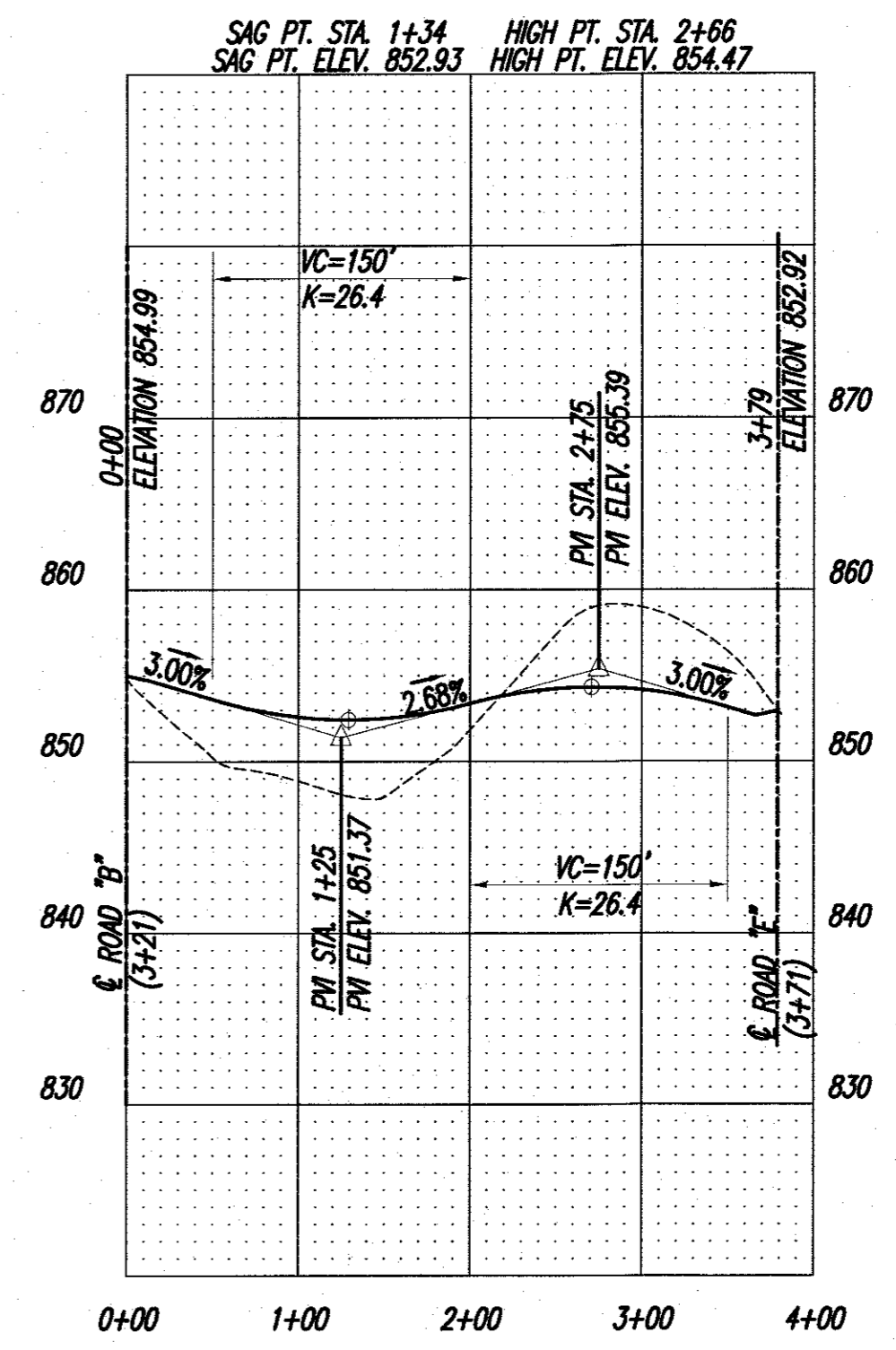
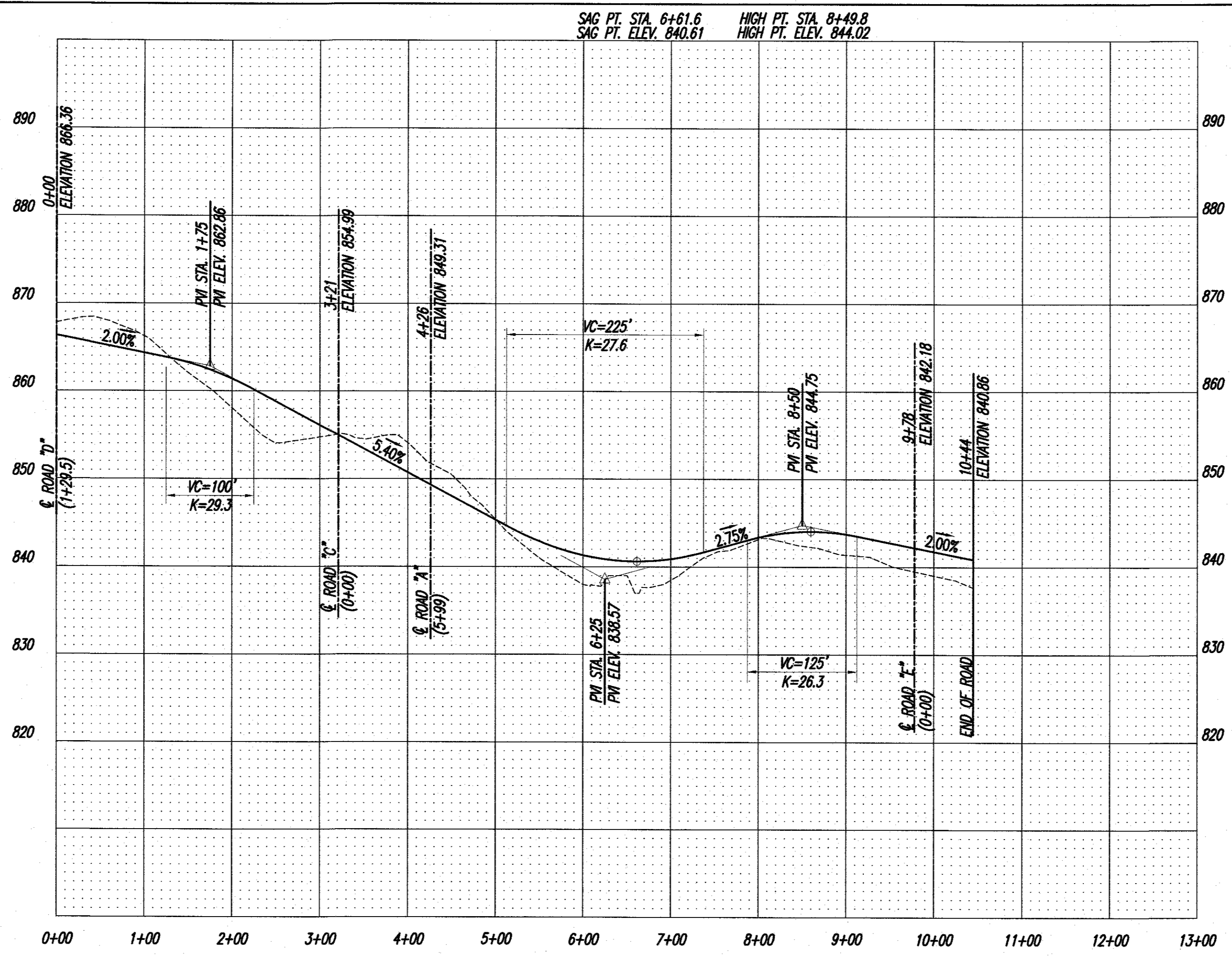
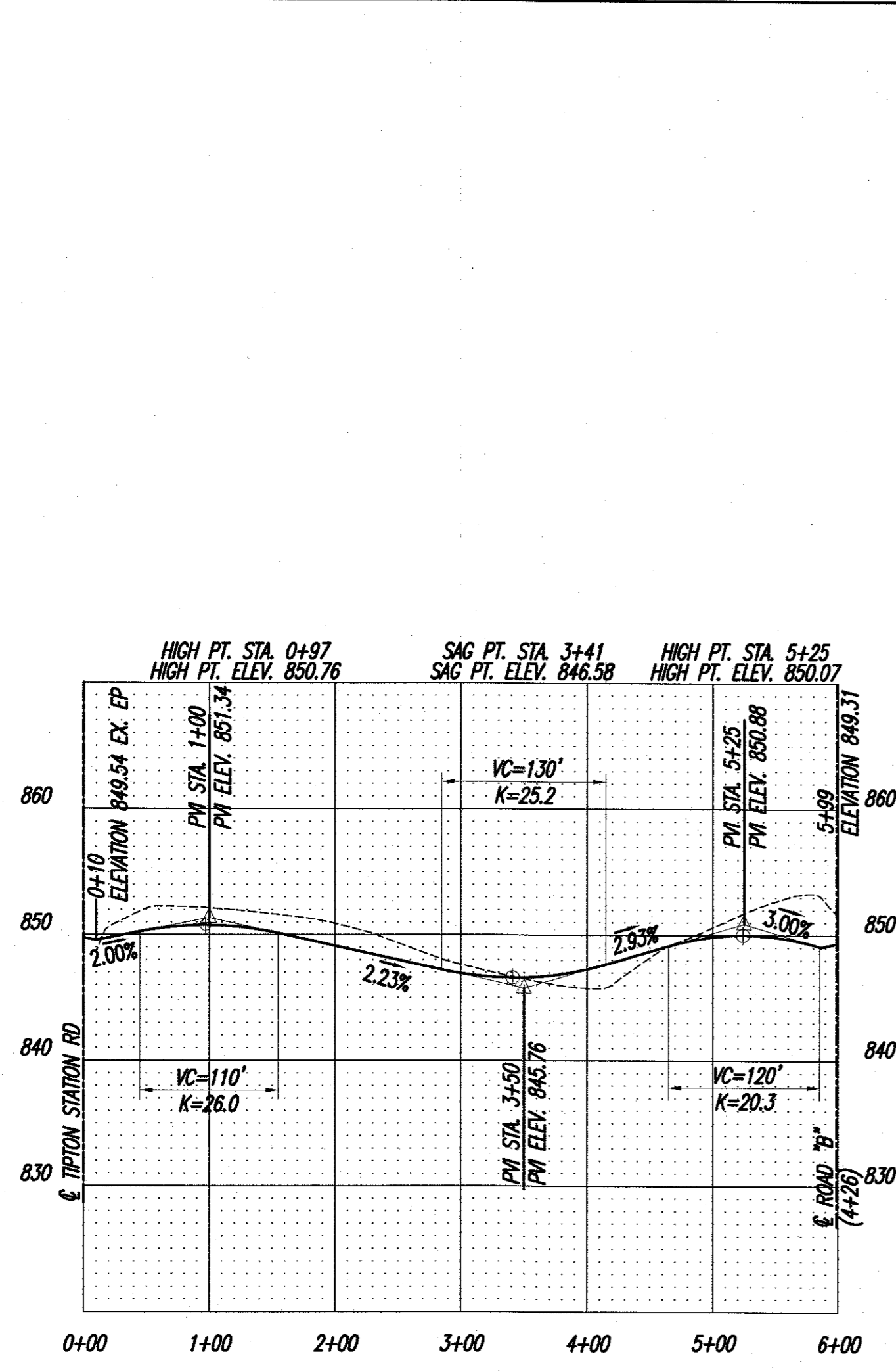
SCALE
HORIZONTAL: 1"=100'
VERTICAL: 2" INTERVAL

DATE
11/20/23



CONCEPT PLAN FOR
CMH HOMES, INC ON TIPTON STATION ROAD
TAX MAP 148 PARCEL 108.04
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25531-CP
SHEET 1 OF 2 SHEET(S)
Q:\25531\25531-C.DWG



OWNER/DEVELOPER
 CMH HOMES, INC
 500 CLAYTON ROAD
 MARYVILLE, TN 37804
 865-380-3000

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 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH									
DRAWN	TPD									
CHECKED	DBH									
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	
		2	10/03/23	REVISED PER KKCP COMMENTS						
		1	9/15/23	REVISED PER KKCP COMMENTS						

DATE	8/17/23
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ROAD PROFILE FOR
 CMH HOMES, INC ON TIPTON STATION ROAD
 TAX MAP 148 PARCEL 108.04
 9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25531-RP
 SHEET 2 OF 2 SHEET(S)
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