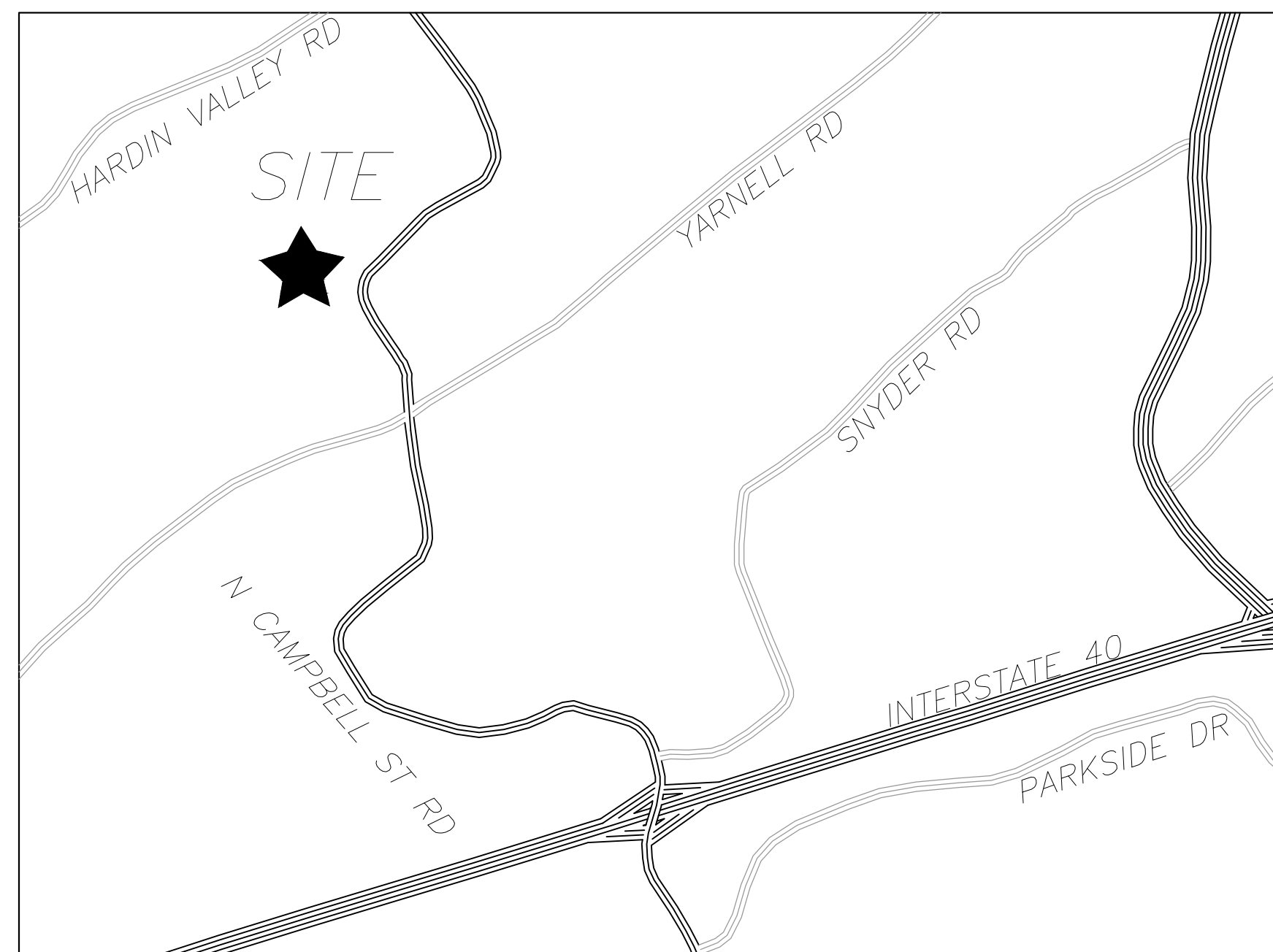


CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2008021

CATATOGA – PHASE 3

SITE ADDRESS: 0 LONG FARM WAY, KNOXVILLE, TENNESSEE 37932
TAX PARCEL: 130AA00212



LOCATION MAP

OWNER:
HMH DEVELOPMENT, INC.
12125 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
(865) 414-5347

 **SITE ENGINEER:**
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL – AS DIRECTED BY LENOIR CITY UTILITIES BOARD
- GAS – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER – AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- TELEPHONE – AS DIRECTED BY AT&T
- CABLE – AS DIRECTED BY COMCAST
- SITE DEVELOPMENT – KNOX COUNTY STANDARDS AND SPECIFICATIONS

MPC FILE# 4-SA-22-C / 4-C-22-UR

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
TYPICAL SECTION / KEY SHEET	C-1
SITE PLAN	C-2 THRU C-5
ROADWAY PROFILES	C-6 & C-7

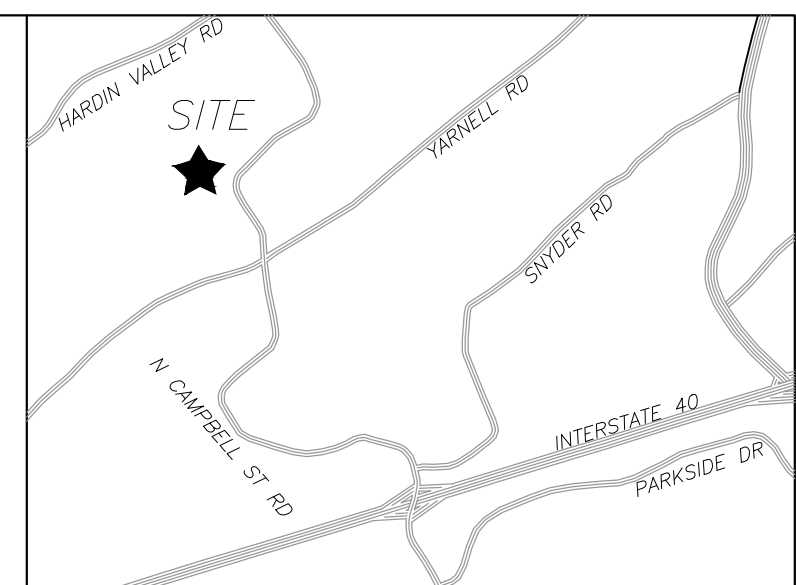


File No.: 4-SA-22-C / 4-C-22-UR

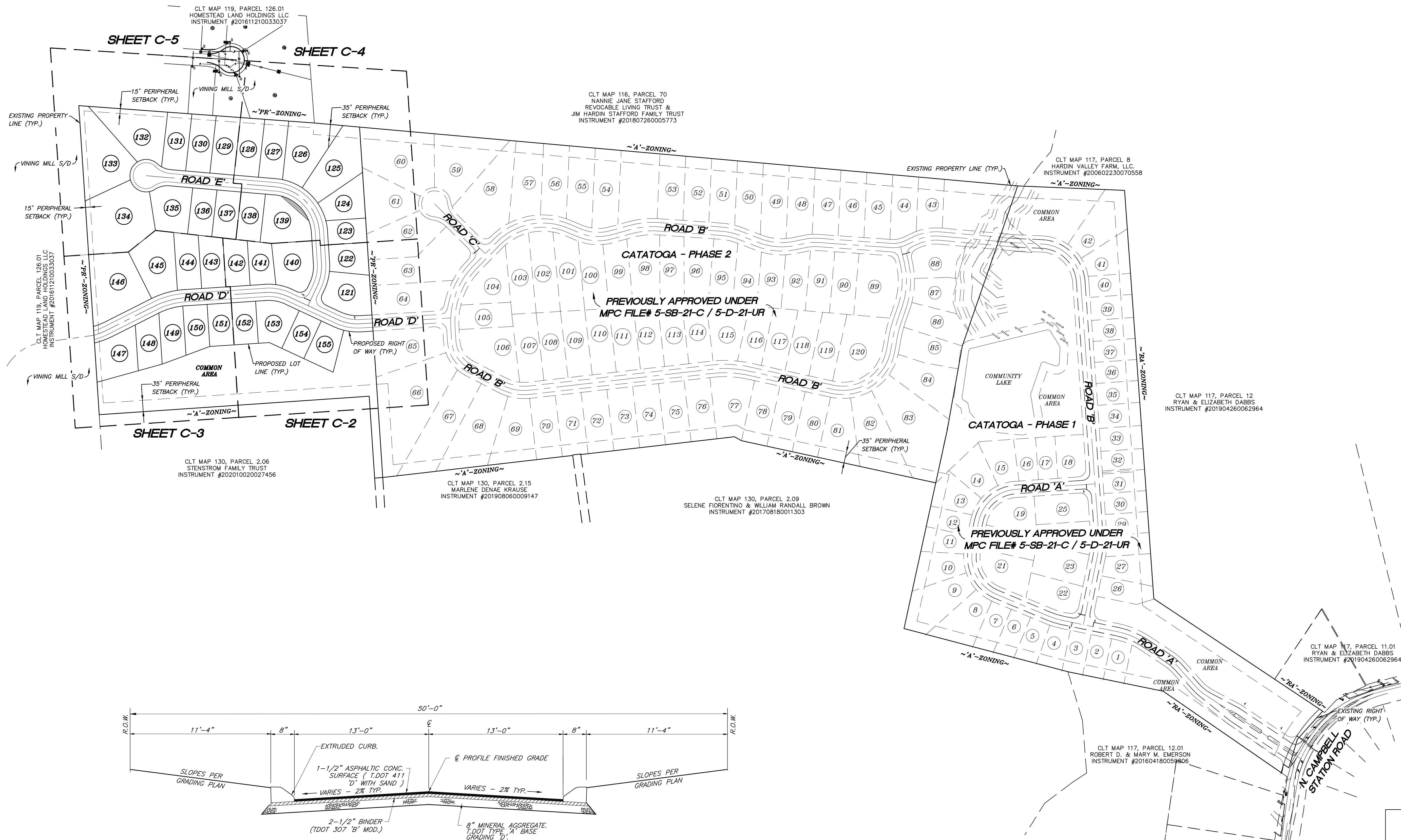
Date submitted: 3/25/2022

These plans have not been reviewed by Planning Staff and may not be finalized.

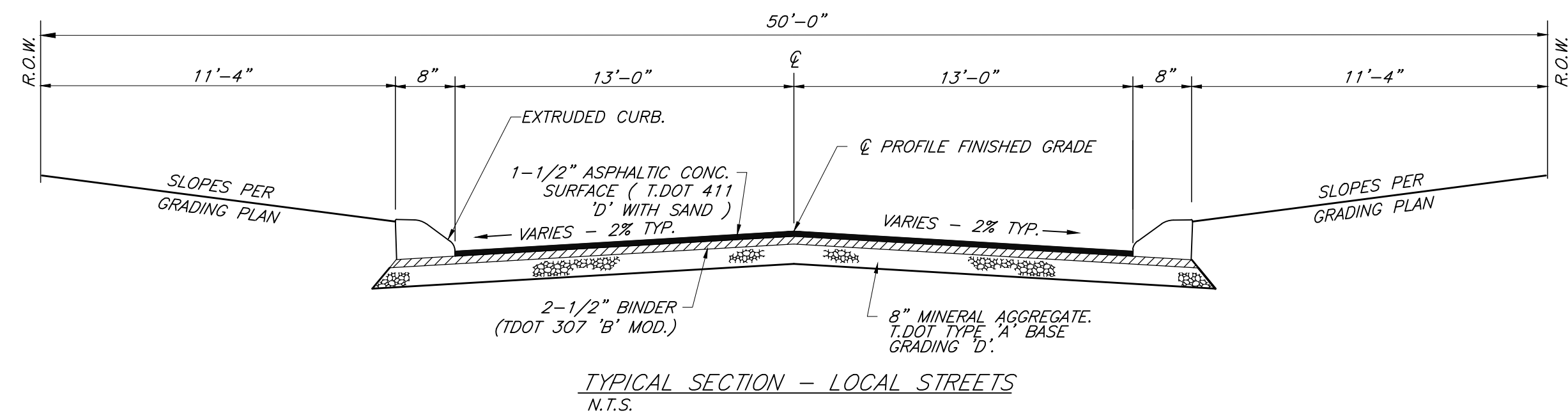
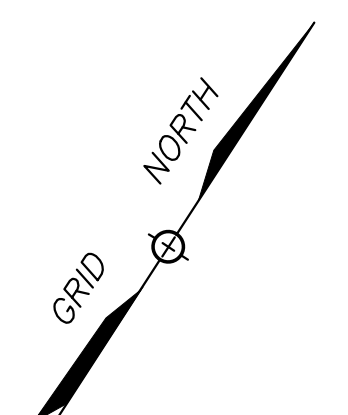
ISSUE NO.	DATE	DESCRIPTION
2	3/25/22	SUBMITTAL 2



LOCATION MAP



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM) UNLESS OTHERWISE APPROVED BY PLANNING COMMISSION.
 SIDE: FIVE (5) FEET
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 17.79 ACRES.
 6. THE DEVELOPMENT PROPOSES 35-UNITS (1.97 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.21± ACRES (18.0%).
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. THE TOTAL APPROXIMATE AREA DISTURBED AS PART OF THIS PROJECT 13.6± ACRES.



File No.: 4-SA-22-C / 4-C-22-UR

Date submitted: 3/25/2022

These plans have not been reviewed by Planning Staff and may not be finalized.

MPC FILE# 4-SA-22-C / 4-C-22-UR

REFERENCE:
 DEED INST. #202109070019543
 PLAT INST. #202009020018320

REVISION	DATE	DESCRIPTION	BY
1	3/25/22	GENERAL REVISIONS	CLM

SHEET C-1

TYPICAL SECTION / KEY SHEET
CATATOGA - PHASE 3
 SITE ADDRESS: 0 LONG FARM WAY (379.32)

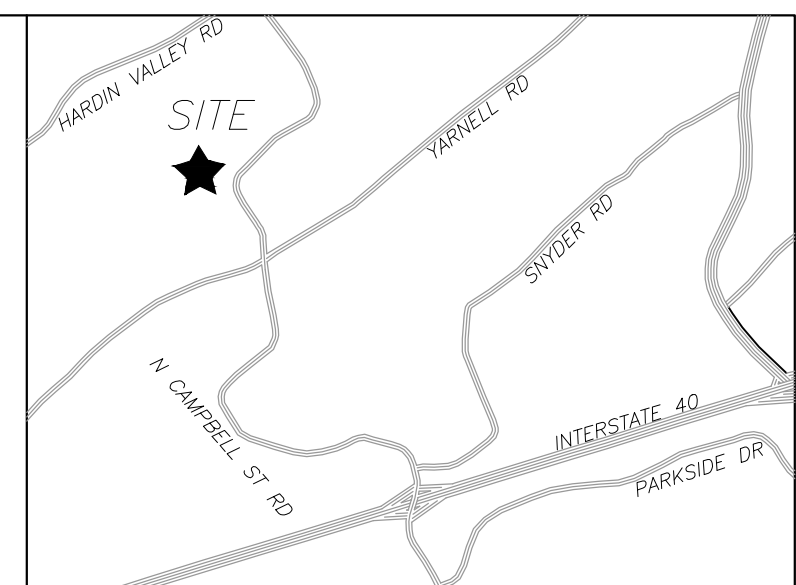
DEVELOPER: **HMH DEVELOPMENTS, INC.**
 12125 HARDIN VALLEY ROAD
 KNOXVILLE, TN 37932
 (865) 414-5347

DIST. NO. W6 KNOX CO., TN.
 SCALE: 1"=150' FEBRUARY 25, 2022
 TAX PARCEL: 130AA00212

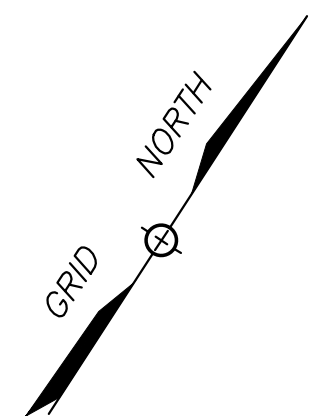
URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2008021





LOCATION MAP



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM) UNLESS OTHERWISE APPROVED BY PLANNING COMMISSION.
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 17.79 ACRES.
6. THE DEVELOPMENT PROPOSES 35-UNITS (1.97 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.21± ACRES (18.0%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
11. THE TOTAL APPROXIMATE AREA DISTURBED AS PART OF THIS PROJECT 13.6± ACRES.

REQUESTED ALTERNATIVE DESIGN STANDARDS

1. REDUCE THE REQUIRED MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FEET TO 150 FEET.



File No.: **4-SA-22-C / 4-C-22-UR**

Date submitted: **3/25/2022**

These plans have not been reviewed by Planning Staff and may not be finalized.

SHEET C-2

**SITE PLAN
CATATOGA - PHASE 3**

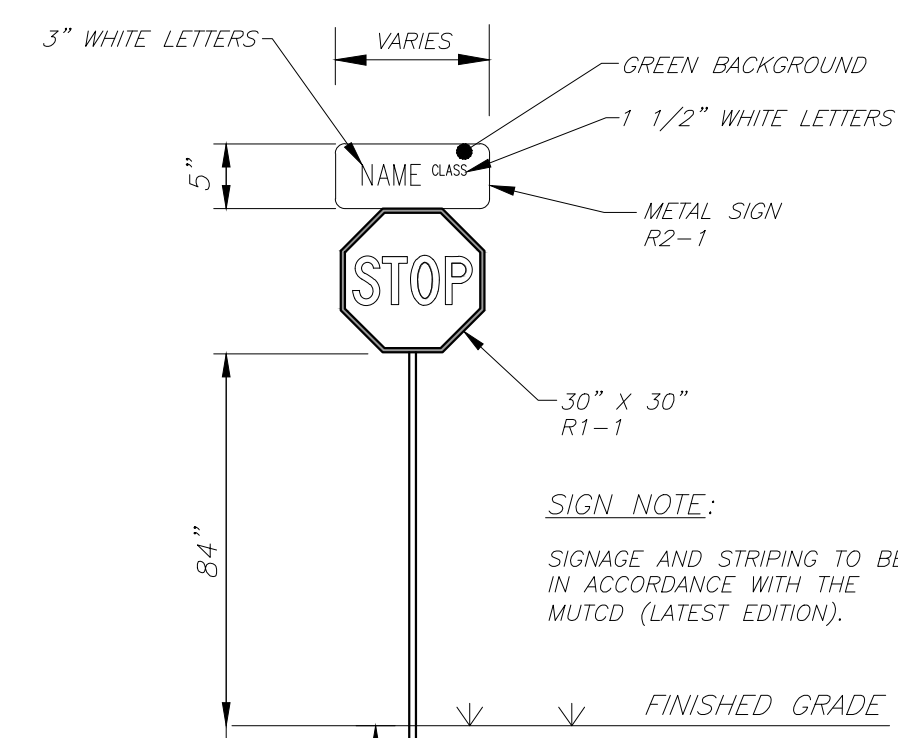
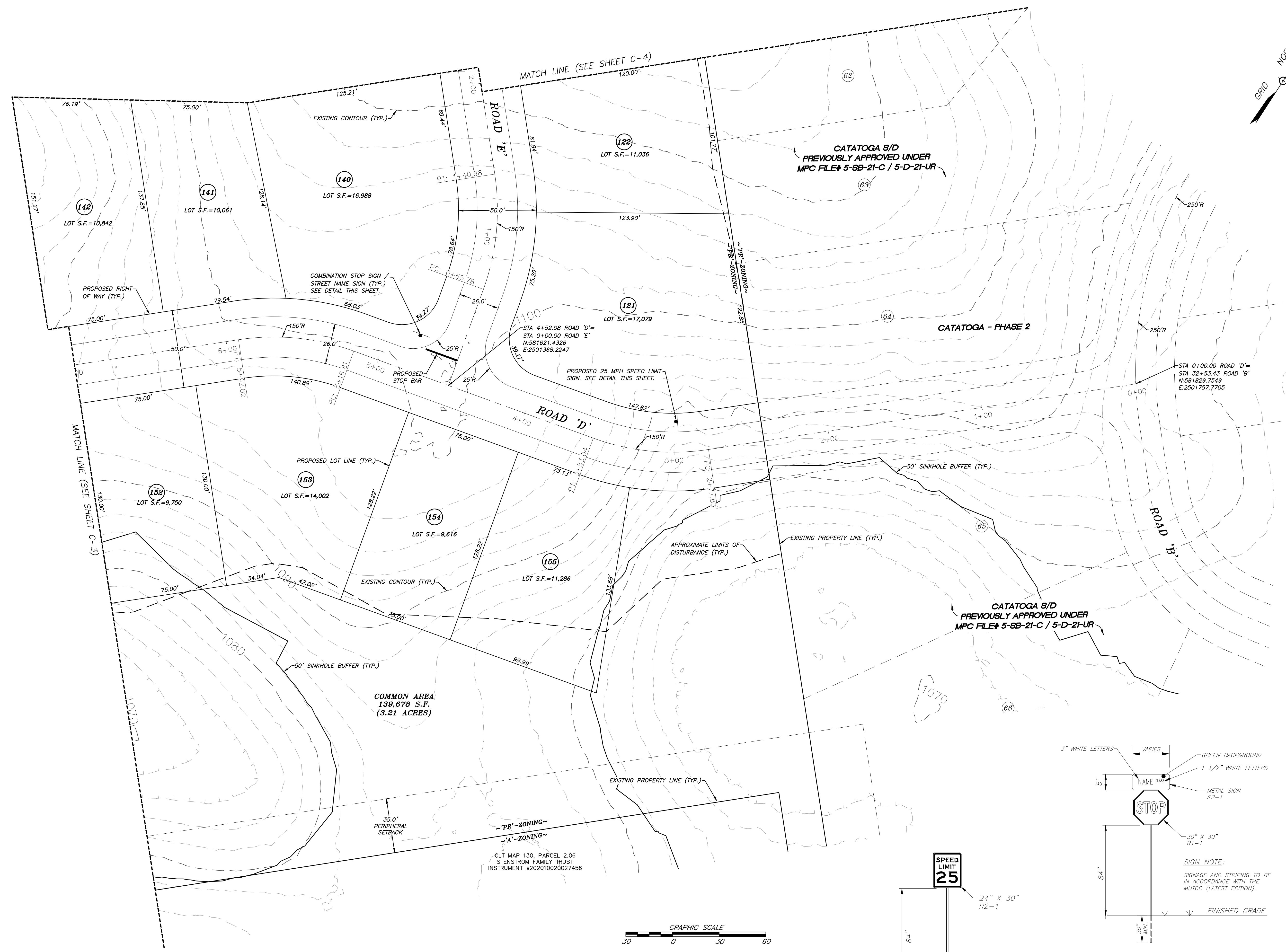
SITE ADDRESS: 0 LONG FARM WAY (37932)

DEVELOPER: **HMH DEVELOPMENTS, INC.**
12125 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
(865) 414-5347

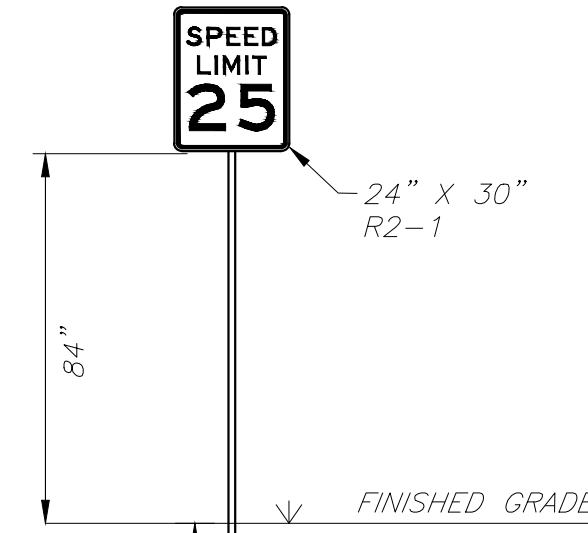
DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=30' FEBRUARY 25, 2022
TAX PARCEL: 130AA00212

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2008021



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL



SPEED LIMIT SIGN DETAIL

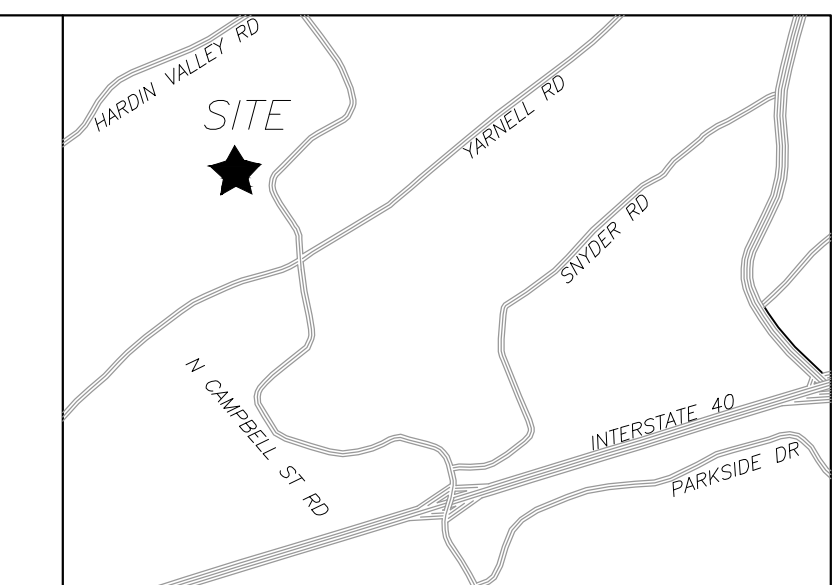
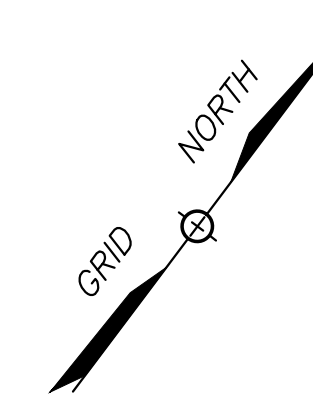


MPC FILE# 4-SA-22-C / 4-C-22-UR

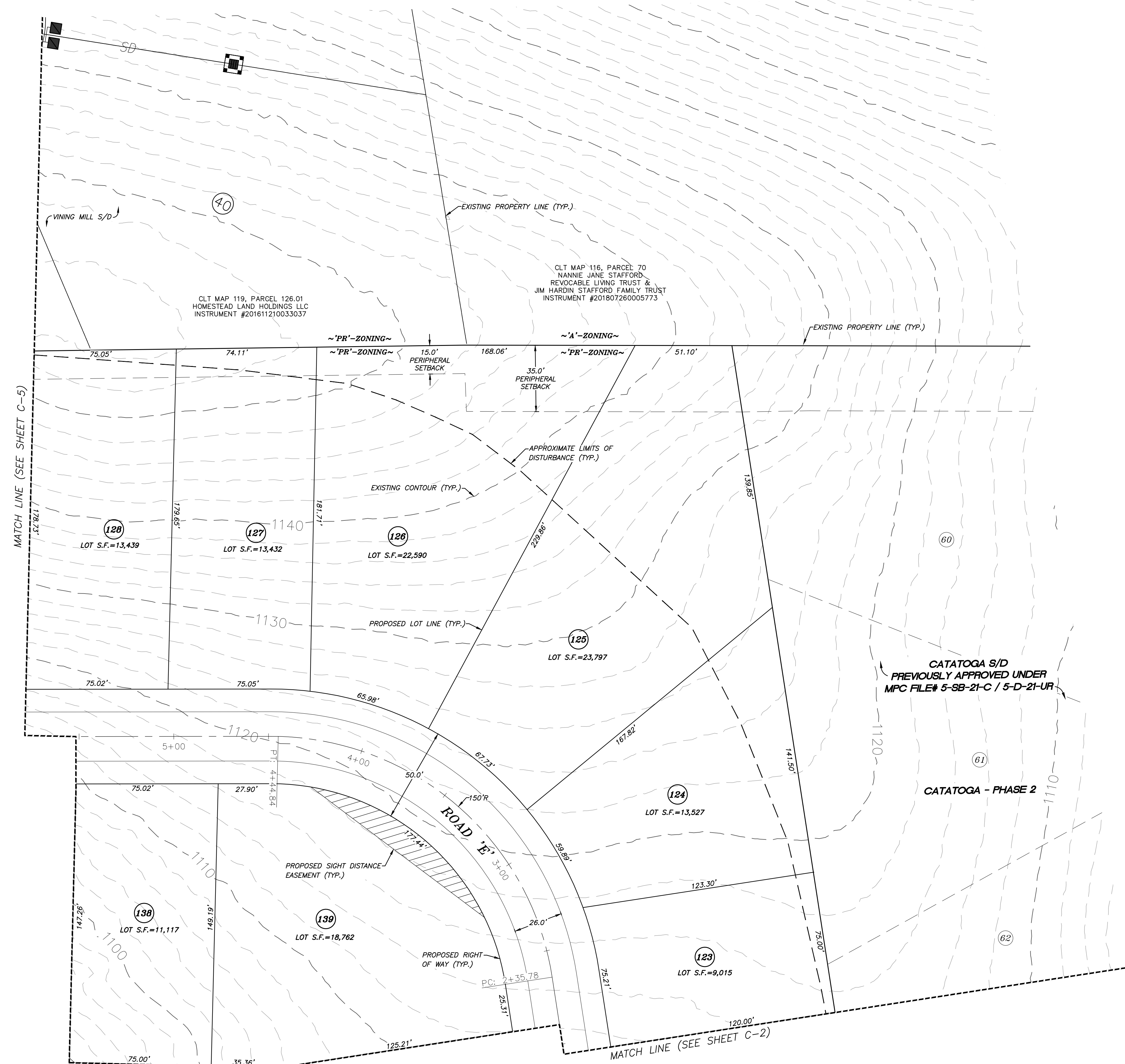
REFERENCE:
DEED INST. #202109070019543
PLAT INST. #202009020018320



REVISION	DATE	GENERAL REVISIONS DESCRIPTION	CLM BY
1	3/25/22		



LOCATION MAP



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM) UNLESS OTHERWISE APPROVED BY PLANNING COMMISSION.
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 17.79 ACRES.
6. THE DEVELOPMENT PROPOSES 35-UNITS (1.97 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.21± ACRES (18.0%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
11. THE TOTAL APPROXIMATE AREA DISTURBED AS PART OF THIS PROJECT 13.6± ACRES.



File No.: 4-SA-22-C / 4-C-22-UR
Date submitted: 3/25/2022

These plans have not been reviewed by Planning Staff and may not be finalized.

SHEET C-4

<p>SITE PLAN CATATOGA - PHASE 3 SITE ADDRESS: 0 LONG FARM WAY (379.32)</p>	
DEVELOPER:	<p>HMH DEVELOPMENTS, INC. 12125 HARDIN VALLEY ROAD KNOXVILLE, TN 37932 (865) 414-5347</p>
DIST. NO. W6	KNOX CO., TN.
SCALE: 1"=30'	FEBRUARY 25, 2022
TAX PARCEL: 130AA00212	

REFERENCE:
DEED INST. #202109070019543
PLAT INST. #202009020018320

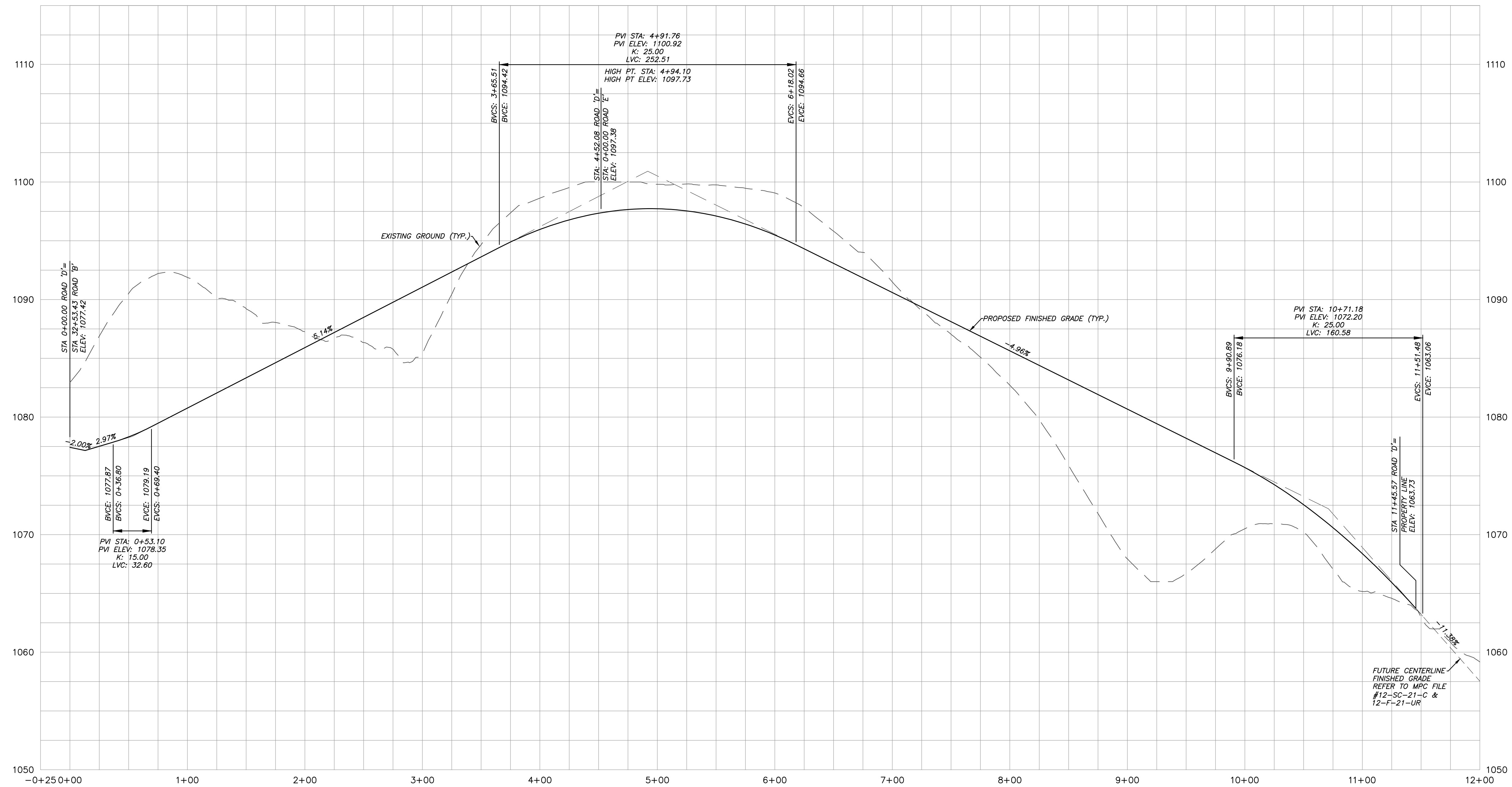
MPC FILE# 4-SA-22-C / 4-C-22-UR



REVISION	DATE	DESCRIPTION	BY
1	3/25/22	GENERAL REVISIONS	CLM

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2008021



PROFILE VIEW: ROAD 'D'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

MPC FILE# 4-SA-22-C / 4-C-22-UR



File No.: 4-SA-22-C / 4-C-22-UR

Date submitted: 3/25/2022

These plans have not been reviewed by
 Planning Staff and may not be finalized.

SHEET C-6

ROAD 'D' PROFILE
CATATOGA - PHASE 3
 SITE ADDRESS: 0 LONG FARM WAY (379.32)

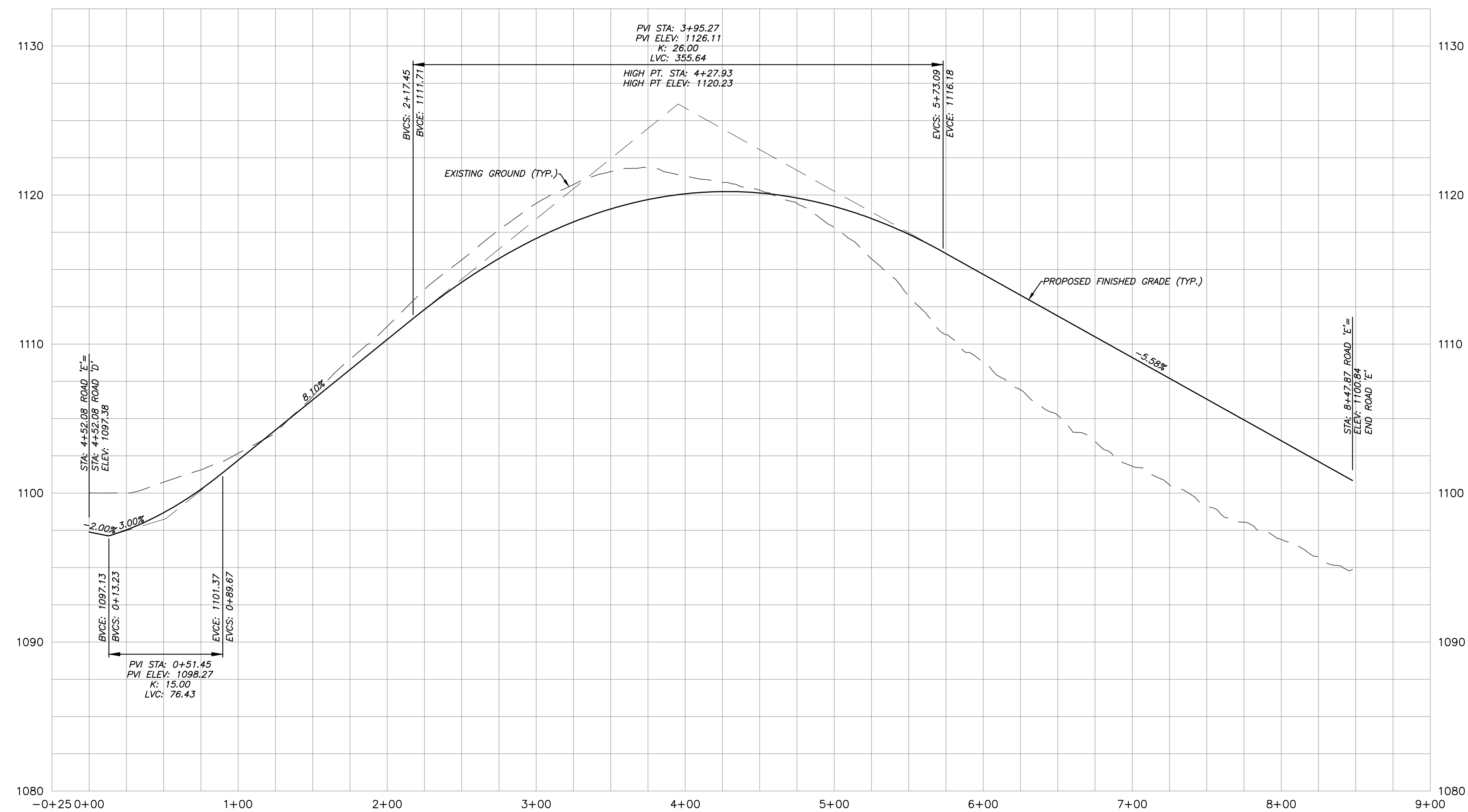
DEVELOPER: **HMH DEVELOPMENTS, INC.**
 12125 HARDIN VALLEY ROAD
 KNOXVILLE, TN 37932
 (865) 414-5347

DIST. NO. W6 KNOX CO., TN.
 SCALE: AS NOTED FEBRUARY 25, 2022
 TAX PARCEL: 130AA00212

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

REVISION	DATE	DESCRIPTION	CLM
1	3/25/22	GENERAL REVISIONS	CLM
			BY

DWN: CLM CHK: CAS DWG. NO. 2008021



PROFILE VIEW: ROAD 'E'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)

MPC FILE# 4-SA-22-C / 4-C-22-UR



File No.: **4-SA-22-C / 4-C-22-UR**

Date submitted: **3/25/2022**

These plans have not been reviewed by Planning Staff and may not be finalized.

SHEET C-7

ROAD 'E' PROFILE
CATATOGA - PHASE 3
 SITE ADDRESS: 0 LONG FARM WAY (379.32)

DEVELOPER: **HMH DEVELOPMENTS, INC.**
 12125 HARDIN VALLEY ROAD
 KNOXVILLE, TN 37932
 (865) 414-5347

DIST. NO. W6 KNOX CO., TN.
 SCALE: AS NOTED FEBRUARY 25, 2022
 TAX PARCEL: 130AA00212

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

REVISION	DATE	DESCRIPTION	CLM BY
1	3/25/22	GENERAL REVISIONS	CLM

DWN: CLM CHK: CAS DWG. NO. 2008021