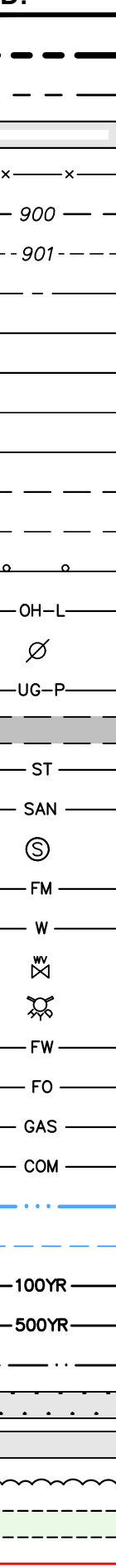
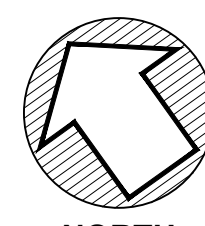
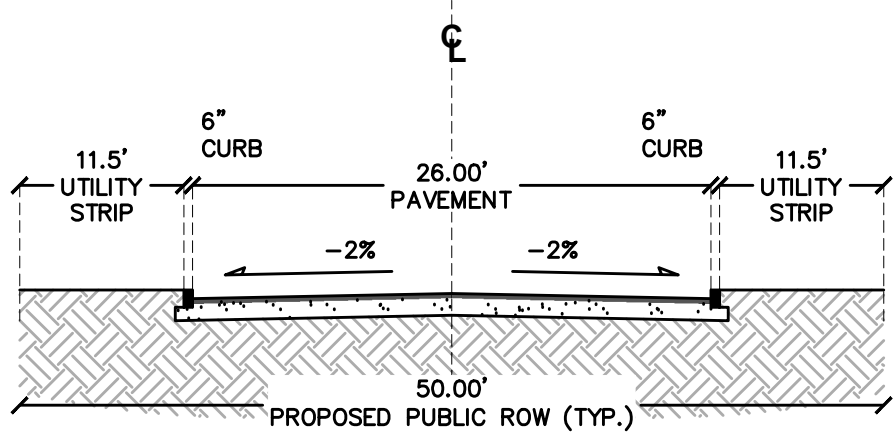


C-000



LEGEND:		REVISION NO. DATE DESCRIPTION	
			
PROPERTY INFORMATION:		SEAL FOR REVIEW PURPOSES ONLY	
PARCEL ID: 040 166 ZONING: PLANNED RESIDENTIAL (PR) 1-2.50U/AC USE: SINGLE FAMILY RESIDENTIAL CONTROL MAP: 40 DISTRICT: 1B ACRES: ±34.505AC PARCEL N°: 166 COUNTY: KNOX		ENGINEERING  265 Brookview Centre Way, Ste 201 Knoxville, Tennessee 37919 phone: 865.328.3138 www.LJA.com	
GENERAL NOTES:		CLIENT/DEVELOPER BRIGHTSIDE DEVELOPMENT. LLC	
1. PROPERTY BOUNDARY BY SURVEY PROVIDED BY CLIENT. SURVEY BY JAMES F. CROSS II REGISTER LAND SURVEYOR, DATED 11-12-2024. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION COMPLETED USING KGIS AND TENNESSEE PUBLIC LIDAR AVAILABLE INFORMATION. 2. PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A. AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RAE, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET. 3. NO FLOOD ZONES PRESENT ON SITE. BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N°47093C0158F, DATED 05/02/2007. PARCEL IS ON ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.		PROJECT PROJECT NAME SHIPE RD. SUBDIVISION PROJECT ADDRESS 4923 SHIPE RD CORRYTON, TN 37721 KNOX COUNTY PROJECT PARCEL ID 040 166 KNOX PLANNING # (5-SA-25-C/5-E-25-DP) Revised: 4/21/2025	
NORTH  NORTH HORIZONTAL DATUM: TN STATE PLANE NAD83(2011) PER SURVEY VERTICAL DATUM: NAVD83		SCALE SCALE BAR 1" = 60' 0 60 120	
DATE APRIL - 2025		SCALE SCALE BAR 1" = 60' 0 60 120	
UA PROJECT NO TN6093-2401		SCALE SCALE BAR 1" = 60' 0 60 120	
SHEET TITLE EXISTING CONDITIONS AND DEMOLITION PLAN		SCALE SCALE BAR 1" = 60' 0 60 120	
SHEET NUMBER C-100		SCALE SCALE BAR 1" = 60' 0 60 120	

FILE LOCATION: \\hds\hds\projects\240103-2401 - Shipe Road Residential Development\240103-2401 - c201.dwg
PLOT DATE: Monday, April 21, 2025 10:00:15 AM

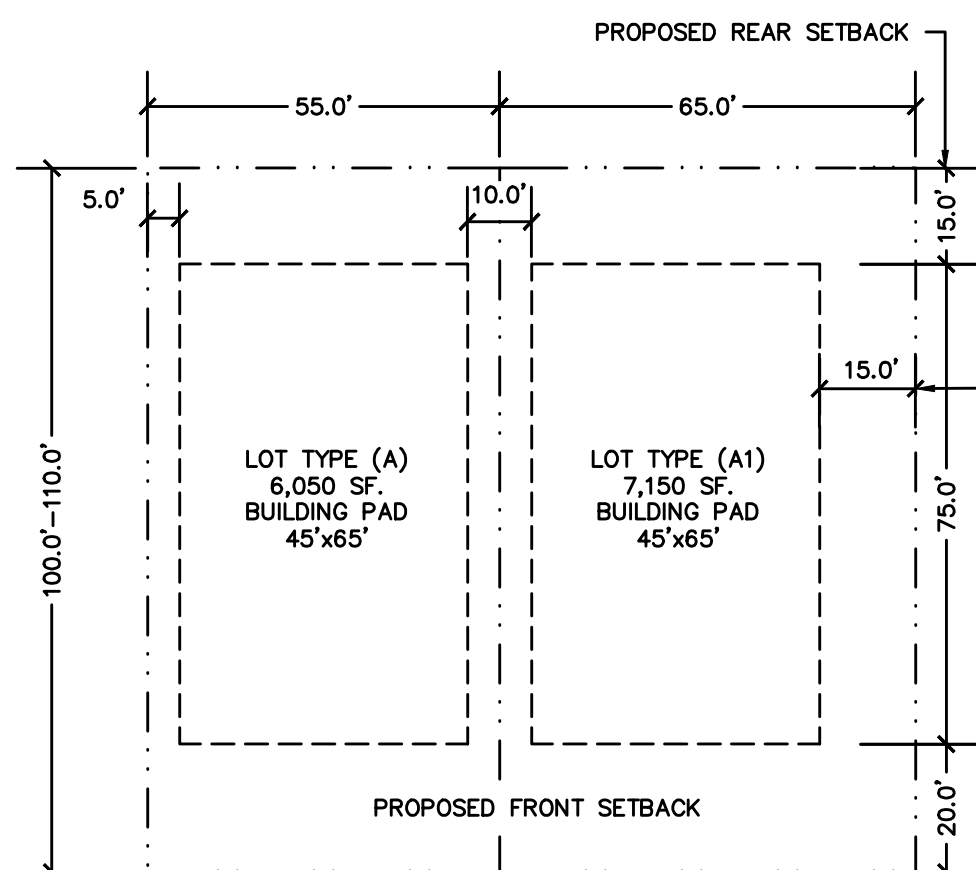
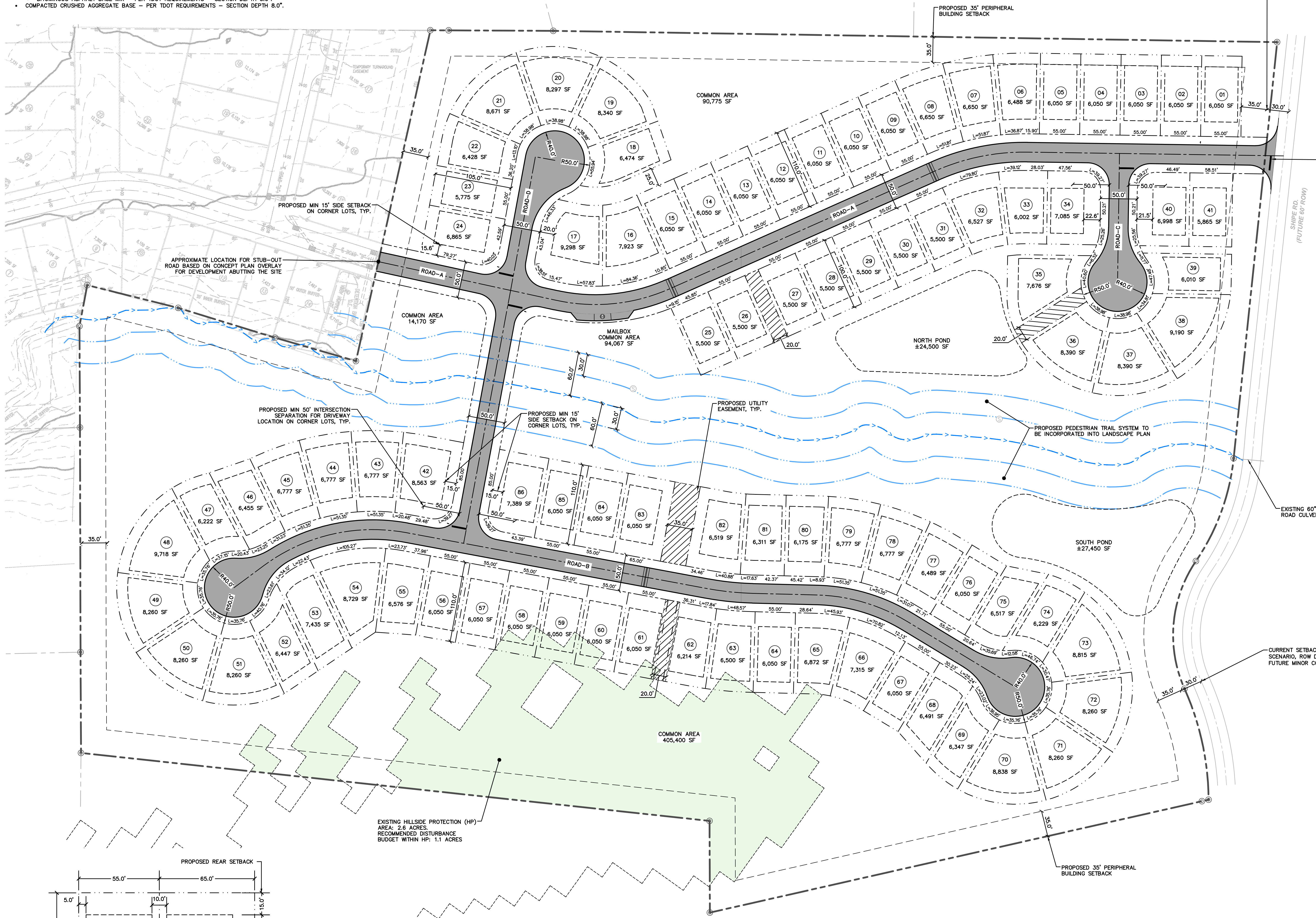


PROPOSED ROAD CROSS SECTION

NOT TO SCALE

PROP. HEAVY DUTY PAVEMENT STRUCTURE:

- BITUMINOUS ASPHALT SURFACE MIX - PER TDOT REQUIREMENTS - SECTION DEPTH 1.5"
- BITUMINOUS ASPHALT BASE MIX - PER TDOT REQUIREMENTS - SECTION DEPTH 3.0"
- COMPACTED CRUSHED AGGREGATE BASE - PER TDOT REQUIREMENTS - SECTION DEPTH 8.0"



PROPOSED SINGLE FAMILY LOT TYPES

SCALE 1"=30'

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- 900 EXISTING TOPO INDEX CONTOUR
- 901 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 LIGHT DUTY ASPHALT PAVEMENT

PROPERTY INFORMATION:

PARCEL ID: 040 166
ZONING: PLANNED RESIDENTIAL (PR) 1-2.50U/AC
USE: SINGLE FAMILY RESIDENTIAL
CONTROL MAP: 40
DISTRICT: N8
ACRES: ±34.505AC
PARCEL N°: 166
COUNTY: KNOX

DENSITY INFORMATION:

1. PROPOSED SINGLE FAMILY LOTS:

- 80 TYPE (A) 55' WIDE LOTS - ±6,050 SF
- 06 TYPE (A1) 65' WIDE LOTS - ±7,150 SF

PROPOSED TYPICAL LOT DEPTH FOR ALL LOT TYPES IS 110LF. FOR LOT DIMENSIONS AND SETBACKS, SEE LOT DETAIL THIS SHEET.

PROPOSED LOTS: 86 TOTAL
SITE ACREAGE: ±34.505 ACRES
PROPOSED DENSITY: ±2.50 DU/AC

OPEN SPACE CALCULATIONS:

SITE AREA: ±34.505 ACRES
PROPOSED OPEN SPACE: 744,874 SF (±17.100 ACRES) (50%)

GENERAL NOTES:

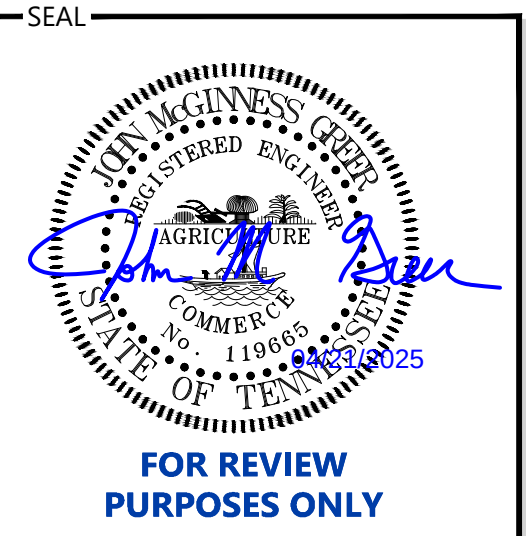
- PROPERTY BOUNDARY BY SURVEY PROVIDED BY CLIENT. SURVEY BY JAMES F. CROSS II REGISTER LAND SURVEYOR, DATED 11-12-2024. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION COMPLETED USING KIDS AND TENNESSEE PUBLIC LIDAR AVAILABLE INFORMATION.
- PERIPHERY BOUNDARY: ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A. AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RAE, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TO TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
- NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N47093C0154F, DATED 05/02/2007, AND MAP NUMBER N47093C0158F, DATED 05/02/2007. PARCEL IS ON ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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 itemized and described in a report filed with the Planning Commission.

Register Engineer: John M. Greer, PE
Tennessee License No.: #119665
Date: 04/21/2025

REVISION	
NO.	DESCRIPTION



CLIENT/DEVELOPER
BRIGHTSIDE DEVELOPMENT, LLC

PROJECT
SHIPE RD. SUBDIVISION

PROJECT NAME
SHIPE RD. SUBDIVISION

PROJECT ADDRESS
4923 SHIPE RD
CORYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX PLANNING #
(5-SA-25-C/5-E-25-DP)
Revised: 4/21/2025

NORTH
NORTH
HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE
SCALE BAR 1" = 60'
0 60 120

DATE
APRIL - 2025

LJA PROJECT NO
TN6093-2401

SHEET TITLE
**CONCEPT PLAN
SITE LAYOUT
LOT CONFIGURATION**

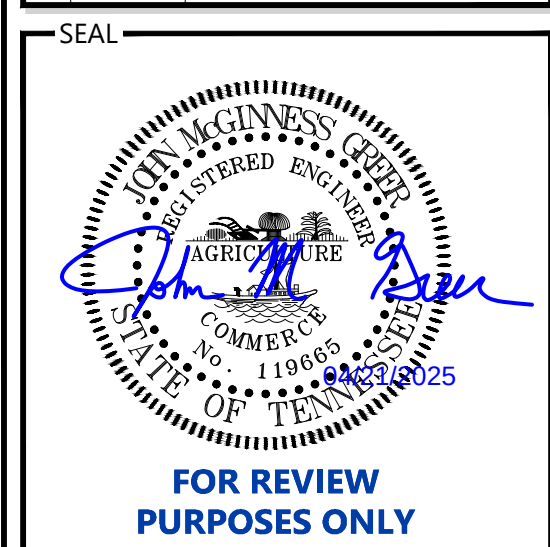
SHEET NUMBER
C-201



— — — — —	EXISTING PROPERTY BOUNDARY
— — — — —	EXISTING ADJACENT PROPERTY BOUNDARY
	EXISTING BUILDING STRUCTURES
— x — x —	EXISTING FENCE
900	EXISTING TOPO INDEX CONTOUR
901	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
	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
— — — — —	EXISTING BLUELINE STREAM BUFFER
100YR	EXISTING 100 YR FLOODLINE
500YR	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 LIGHT DUTY ASPHALT PAVEMENT
900	PROPOSED TOPO INDEX CONTOUR
901	PROPOSED TOPO INTERMEDIATE CONTOUR
> — — — — —	PROPOSED PERMANENT GRADED SWALE

PROPERTY INFORMATION:	
PARCEL ID:	040 166
ZONING:	PLANNED RESIDENTIAL (PR) 1-2.5DU/AC
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	
DISTRICT:	N8
ACRES:	±34.505AC
PARCEL N°:	
COUNTY:	KNOX
PRELIMINARY EARTHWORK CALCULATIONS:	
RAW EARTHWORK VOLUMES IN CUBIC YARDS (CY):	
• 1106,677 CY OF CUT	
• 777,167 CY OF FILL	
DISTURBED SURFACE:	
• CUT AREA	±976,906 SF
• FILL AREA	±251,630 SF
	±465,277 SF
ESTIMATED TOPSOIL THICKNESS:	±6 INCHES
ASSUMED TOPSOIL VOLUME:	±18,091 CY
ADJUSTED EARTHWORK VOLUMES:	
• 197,202 CY OF CUT	
• 85,783 CY OF FILL	
EXCESS CUT MATERIAL: ±11,419 CY	

- GENERAL NOTES:**
1. PROPERTY BOUNDARY BY SURVEY PROVIDED BY CLIENT. SURVEYOR JAMES F. CROSS II REGISTER LAND SURVEYOR, DATED 11-12-2012. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION SHALL BE USED IN CONJUNCTION WITH THE SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SURVEYED PROPERTY AND THE ADJACENT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SURVEYED PROPERTY AND THE ADJACENT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SURVEYED PROPERTY AND THE ADJACENT PROPERTY.
 2. PERIPHERY BOUNDARY AND ALL BUILDINGS SHALL BE SET BACK FROM PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A AGRICULTURAL, RURAL LOW DENSITY RESIDENTIAL, RESIDENTIAL OPEN SPACE, OPEN SPACE, ESTATES, OR MAY TOY CENTER TRACT. THE SETBACK SHALL BE NOT LESS THAN FIFTEEN (15) FEET.
 3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N1479830154F, DATED 05/02/2007, AND NUMBER N1479830158F, DATED 05/02/2007. PARCEL IS IN ZONE A. PARCEL IS NOT LOCATED IN THE 0.2% ANNUAL FLOODPLAIN.

[illegible]

ENGINEERING



CLIENT/DEVELOPER _____

**BRIGHTSIDE
DEVELOPMENT.
LLC**

PROJECT _____

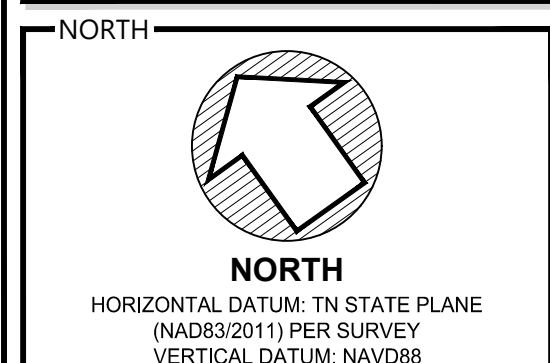
PROJECT NAME
**SHIPE RD.
SUBDIVISION**

PROJECT ADDRESS
4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX PLANNING #
(5-SA-25-C/5-E-25-DP)

Revised: 4/21/2025



SCALE _____



DATE APRIL - 2025

LJA PROJECT NO TN6093-2401

SHEET TITLE _____

CONCEPT PLAN
SITE GRADING

SHEET NUMBER _____

C-300



	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 HILLSLOPE VEGETATION (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 LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED STORM LINE
	PROPOSED STORM ROOF DRAIN
	PROPOSED STORM STRUCTURE
	PROPOSED STORM CURB INLET
	PROPOSED STORM AREA DRAIN
	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

PARCEL ID: 040 166
ZONING: PLANNED RESIDENTIAL (PR) 1-2.50U/AC
USE: SINGLE FAMILY RESIDENTIAL 40
CONTROL MAP: 40
DISTRICT: NB
ACRES: 15.34 ACRES
PARCEL N°: 166
INFORMATION: KNOX
COUNTY: KNOX

GENERAL NOTES:

1. PROPERTY BOUNDARY BY SURVEY PROVIDED BY CLIENT. SURVEY BY JAMES F. CROSS II REGISTER LAND SURVEYOR. DATED 11-12-2024. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION COMPLETED USING KGS AND TENNESSEE PUBLIC LAND AVAILABLE.

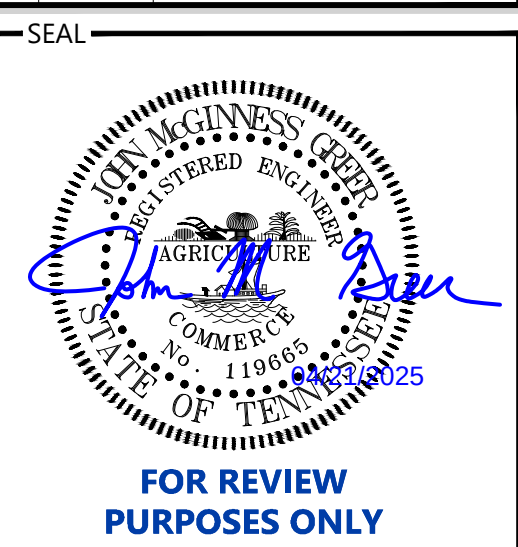
2. PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RECREATION, RESIDENTIAL, RAC, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL OS, OPEN SPACE, E ESTATES, OR TO TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.

3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N470930154F. DATED 05/02/2007, AND MAP NUMBER N470930158F. DATED 05/02/2007 . PARCEL IS ON ZONE X-1. PARCEL IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

1. PROPERTY BOUNDARY BY SURVEY PROVIDED BY CLIENT; SURVEY BY JAMES F. CROSS II REGISTER LAND SURVEYOR, DATED 11-12-2004. ALL REACTIONS, DISPUTES AND CHALLENGES TO THIS SURVEY SHALL BE COMPLETED USING KGS AND TENNESSEE PUBLIC LAND UNAVAILABLE INFORMATION.

2. PERIPHERY BOUNDARY, ALL BUILDINGS SHALL BE SET BACK FROM THE PERIMETER BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A AGRICULTURAL, R/L, LOW DENSITY RESIDENTIAL, RB/J, GENERAL RESIDENTIAL, RAQ, EXCLUSIVE RESIDENTIAL, RP, PLANNED COMMERCIAL, S, OR SPECIAL USE DISTRICTS. IF THE PARCEL IS IN ONE OF THESE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SETBACK TO BACK TO NOT LESS THAN FIFTEEN (15) FEET).

3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION. FLOOD NUMBER NOT USUALLY OBTAINED ON 06/02/2007, AND MAPS AVAILABLE NUMBER #47903C0158F, DATED 05/02/2007 - PARCEL IS ON ZONE X-1. FLOOD INSURANCE PREMIUMS WILL BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA.

[illegible]

ENGINEERING



— CLIENT/DEVELOPER —

**BRIGHTSIDE
DEVELOPMENT.
LLC**

PROJECT _____

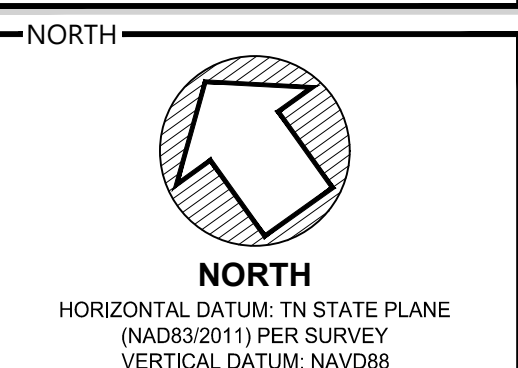
PROJECT NAME
**SHIPE RD.
SUBDIVISION**

PROJECT ADDRESS
4923 SHIPE RD
CORYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX PLANNING #
(5-SA-25-C/5-E-25-DP)

Revised: 4/21/2025



— SCALE —

SCALE BAR 1" = 60'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 60, and 120.

DATE APRIL - 2025

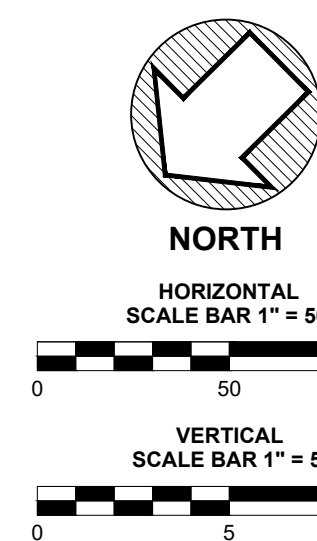
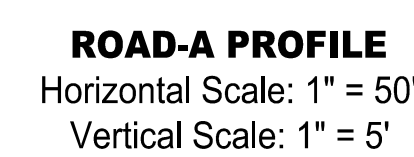
LJA PROJECT NO TN6093-2401

SHEET TITLE _____

CONCEPT UTILITY PLAN

SHEET NUMBER _____

C-500

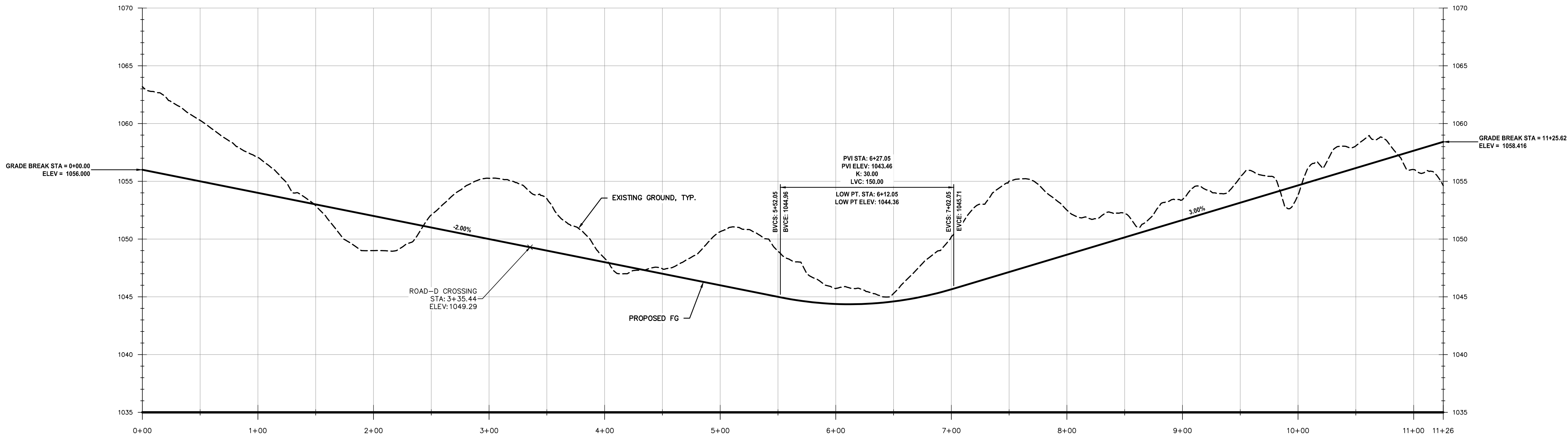


SHEET NUMBER **C-600**

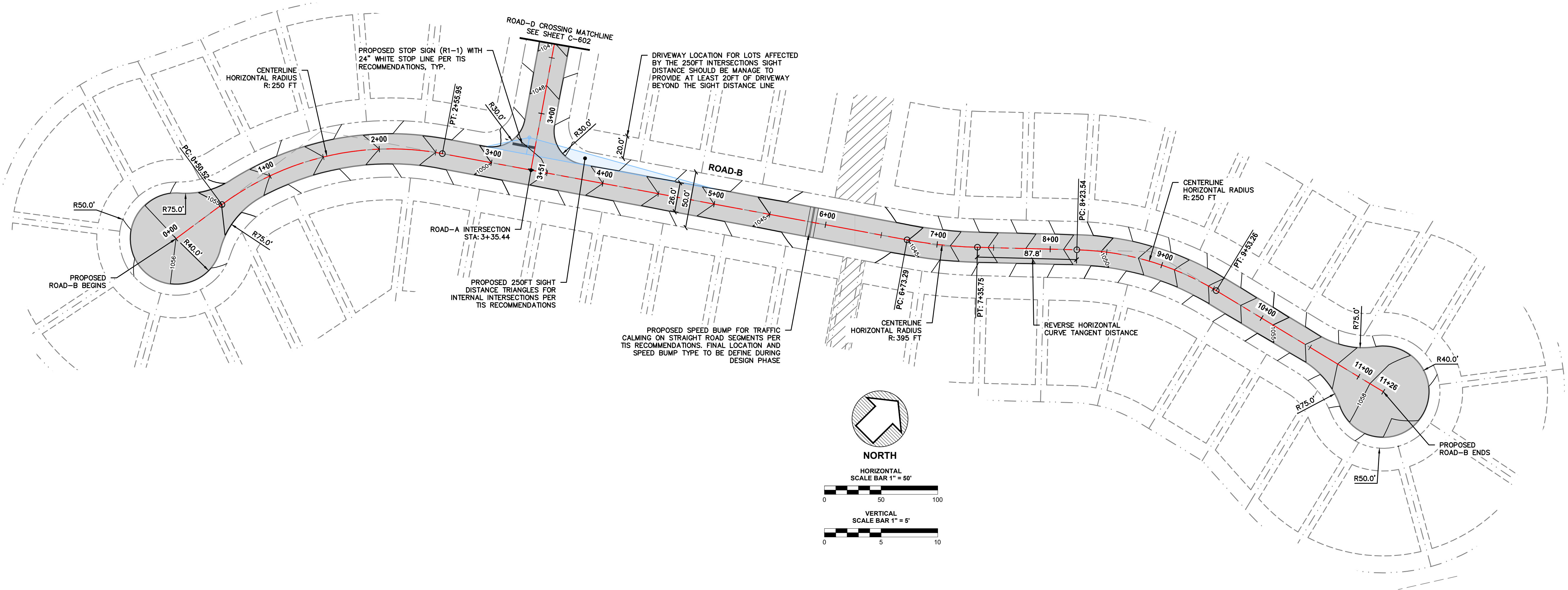
SHEET NUMBER **C-600**

PLOT DATE: Monday, April 21, 2025 10:07:35 AM

FILE LOCATION: z:\hwy\hwy6093\hwy6093-2401 - shipe rd\residential developments\02-design\02 civil design\03-2401_civil_4500



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



REVISION		
NO.	DATE	DESCRIPTION

SEAL

**FOR REVIEW
PURPOSES ONLY**

ENGINEERING

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

**BRIGHTSIDE
DEVELOPMENT.
LLC**

PROJECT

PROJECT NAME
**SHIPE RD.
SUBDIVISION**

PROJECT ADDRESS
4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX PLANNING #
(5-SA-25-C/5-E-25-DP)
Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
APRIL - 2025

LJA PROJECT NO
TN6093-2401

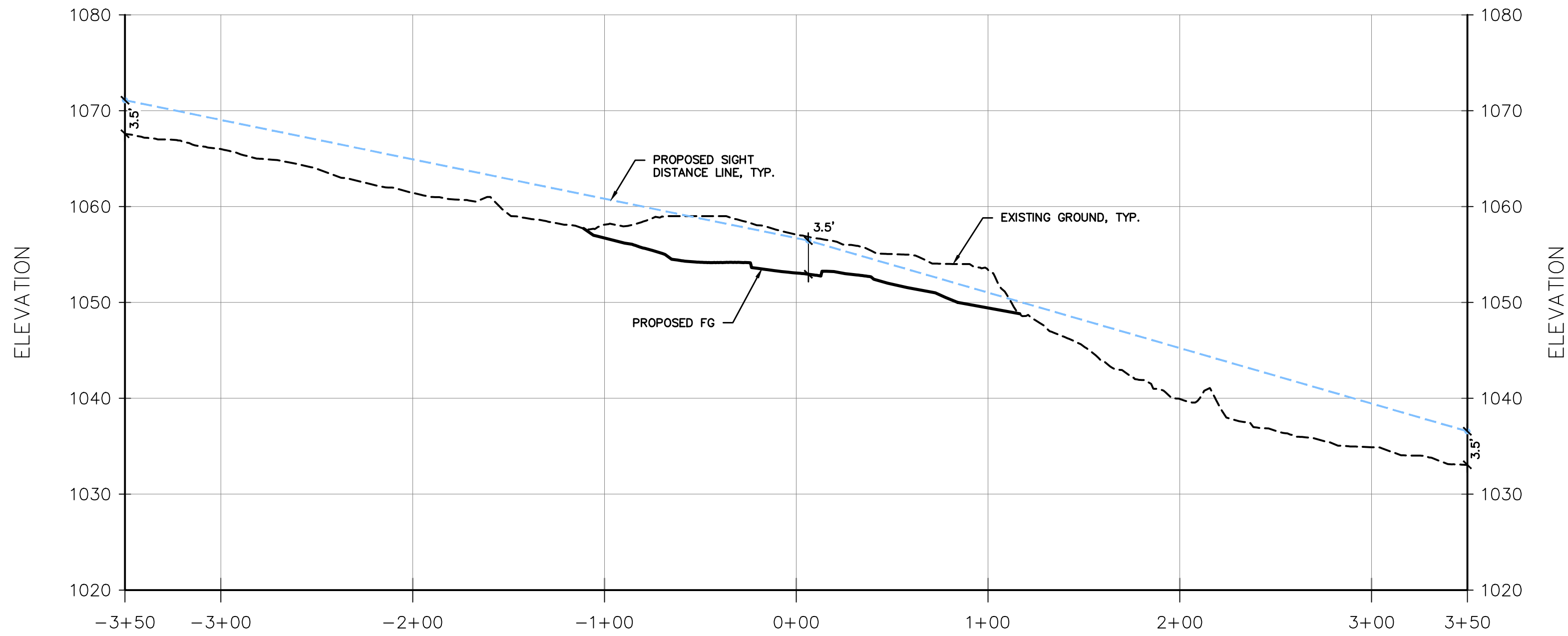
SHEET TITLE
**CONCEPT PLAN
ROAD DESIGN - PLAN AND
PROFILE SHEET 2 OF 3**

SHEET NUMBER
C-601

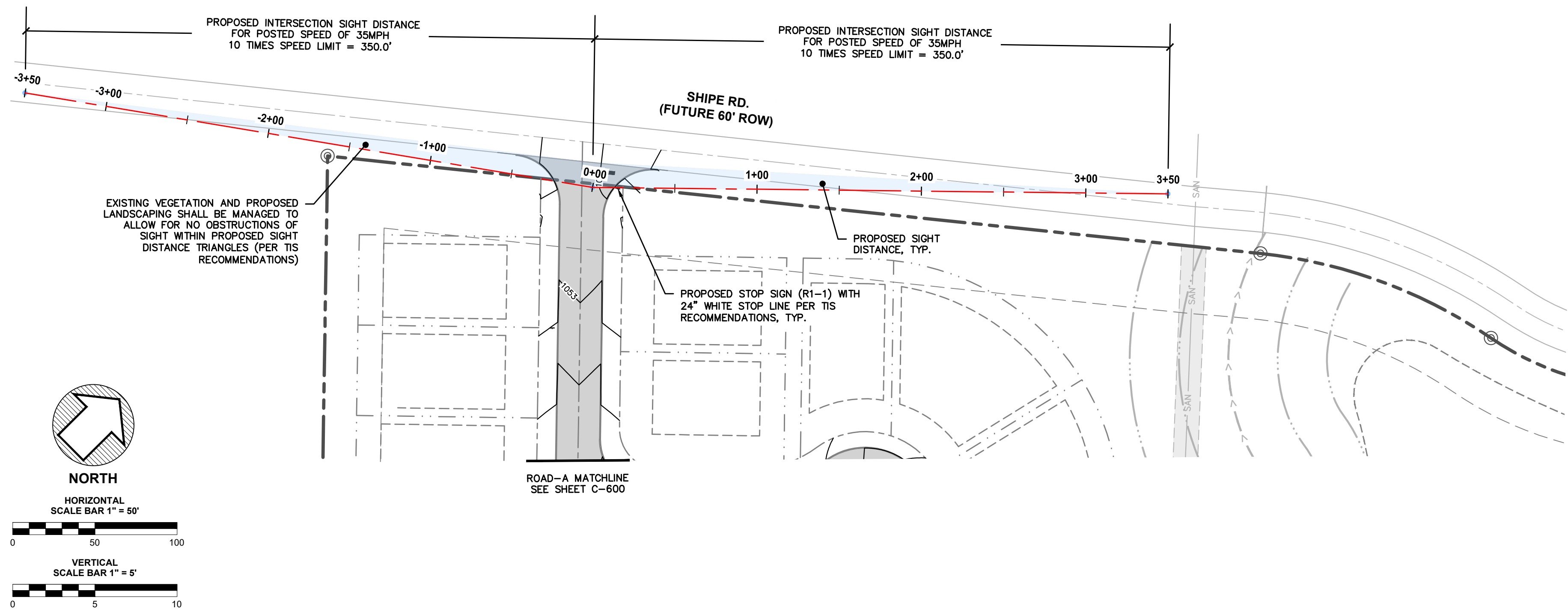
SHEET NUMBER **C-602**

PLOT DATE: Monday, April 21, 2025 10:28:38 AM

FILE LOCATION: s:\hwy\shipe\shipe\shipe\0603-2401 - shipe road residential development\02-design\c.dwg User: jld\0603-2401_c.dwg



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



REVISION		
NO.	DATE	DESCRIPTION

SEAL

**FOR REVIEW
PURPOSES ONLY**

ENGINEERING

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

**BRIGHTSIDE
DEVELOPMENT.
LLC**

PROJECT

PROJECT NAME
**SHIPE RD.
SUBDIVISION**

PROJECT ADDRESS
4923 SHIPE RD
CORYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX PLANNING #
(5-SA-25-C/5-E-25-DP)

Revised: 4/21/2025

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
APRIL - 2025

LJA PROJECT NO
TN6093-2401

SHEET TITLE
**CONCEPT PLAN
SHIPE ROAD SIGHT
DISTANCE**

SHEET NUMBER
C-603