

REQUESTED VARIANCE/ALTERNATIVE DESIGN STANDARDS

1. INCREASE ROCK POINT DRIVE INTERSECTION GRADE AT MCCALLA AVENUE FROM 1% TO 2%.
2. INCREASE PELHAM ROAD INTERSECTION GRADE AT ROCK POINT DRIVE FROM 1% TO 3%.
3. FOR INTERSECTION OF ROCK POINT DRIVE AT MCCALLA AVENUE, REDUCE SOUTHERN CURB RADIUS AND PROPERTY LINE RADIUS FROM 75 FT TO 25 FT FOR NON-TRUCK ROUTE.
4. FOR INTERSECTION OF PELHAM ROAD AT ROCK POINT DRIVE, REDUCE WESTERN CURB RADIUS AND PROPERTY LINE RADIUS FROM 75 FT TO 25 FT FOR NON-TRUCK ROUTE.
5. FOR INTERSECTION OF PELHAM ROAD AT ROCK POINT DRIVE, REDUCE EASTERN CURB RADIUS FROM 75 FT TO 0 FT AND PROPERTY LINE RADIUS FROM 50 FT TO 0 FT FOR NON-TRUCK ROUTE.

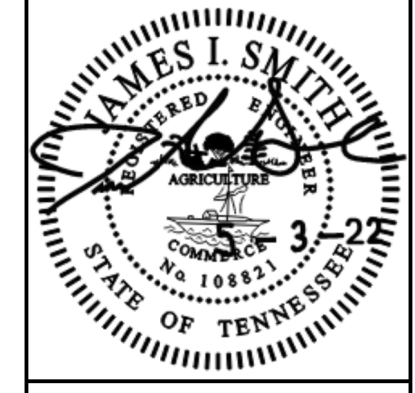
5-SC-22-C
 Revised: 5/4/2022

NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SMOKEY MOUNTAIN LAND SURVEYING, INC. DATED 03/29/21 & AVAILABLE KGIS MAPS.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. PROPERTY CONCERNED REFLECTS PELHAM ROAD RIGHT-OF-WAY AND PARCELS 0711A020, 0711A021, 0711A022, 0711A023, 0711A024, 0711A025, 0711A026, 0711A027, 070ME001, 070ME002, 070ME00201, 070ME00202, 070ME00203, AND 070ME03901 AS SHOWN IN KNOX COUNTY CLT MAPS 70 AND 71. ZONING FOR THE PROPERTIES IS C-G-2, RN-1 & I-G WITH HP OVERLAY. CITY BLOCK NO. 31050 AND 13122, WARD NO. 31. TOTAL PROJECT AREA = 8.42± AC. TOTAL DISTURBED AREA = 8.10± AC.
7. OWNER: ROCK POINT DEVELOPMENT, LLC. 900 S GAY STREET, SUITE 1900 KNOXVILLE, TN 37902
8. PRE-PROJECT IMPERVIOUS AREA = ±2.94 ACRES. POST-PROJECT IMPERVIOUS AREA = ±1.20 ACRES. NET REDUCTION = ±1.74 ACRES.
9. REMOVED ROADS/RIGHT OF WAYS ARE SUBJECT TO REVIEW BY THE PLANNING COMMISSION AND APPROVAL BY THE CITY OF KNOXVILLE FOR STREET CLOSURES.



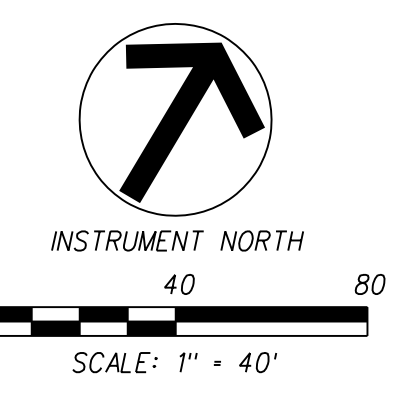
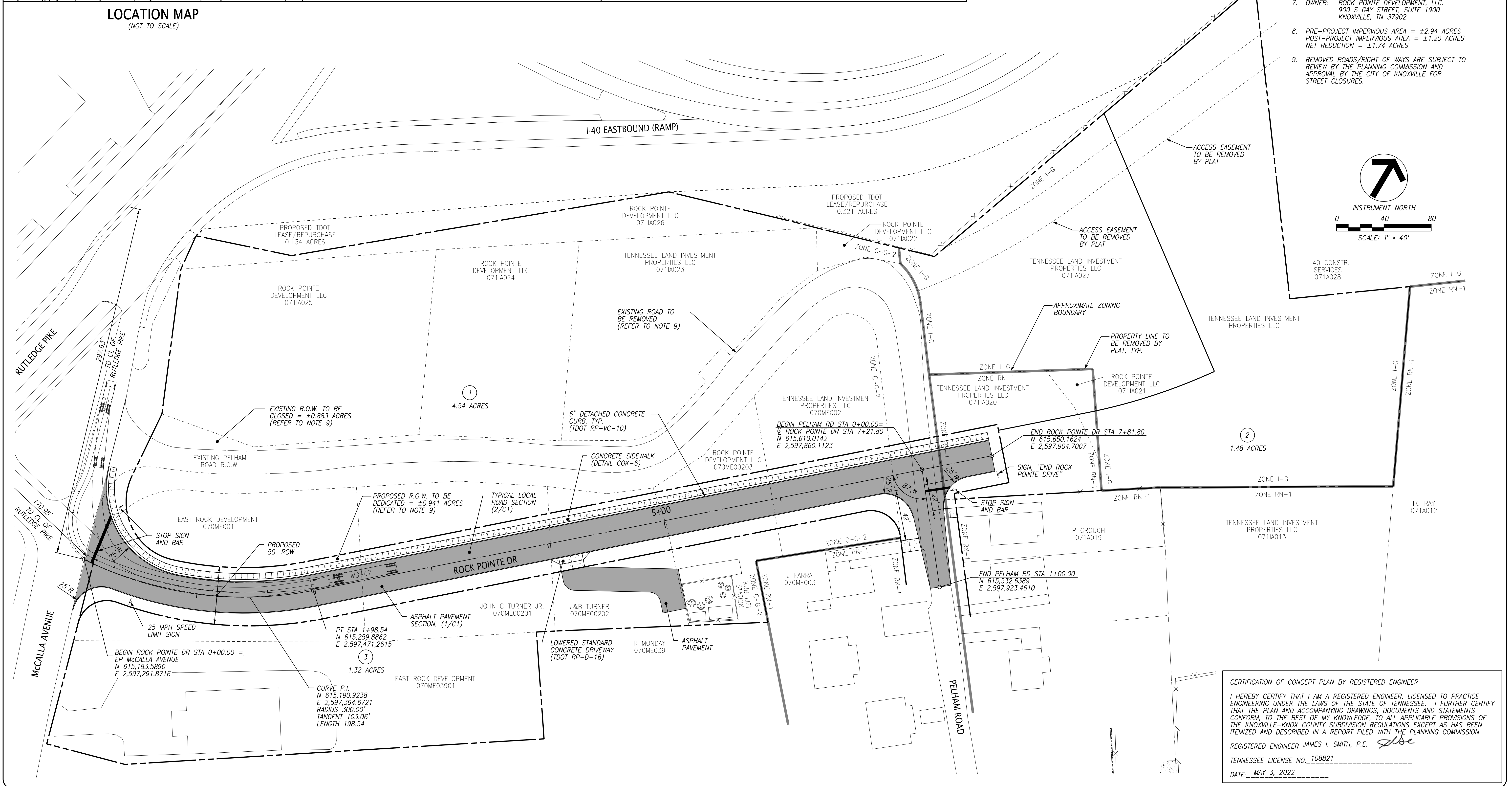
10330 HARDIN VALLEY ROAD
 SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6448
 www.fulghummacindoe.com



**CONCEPT PLAN OF
 ROCK POINT CROSSING**
 MCCALLA AVE
 KNOXVILLE, TENNESSEE 37914
 FILE (5-SC-22-C)

ROCK POINT DEVELOPMENT, LLC
 P.O. BOX 6069
 KNOXVILLE, TN 37914
 CONTACT: CHRIS BURKHART
 TELEPHONE NO.: 865.329.3232
 EMAIL: CHRISB@SHORESOUTH.COM

LAYOUT PLAN



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.
 REGISTERED ENGINEER JAMES I. SMITH, P.E. *JIS*
 TENNESSEE LICENSE NO. 108821
 DATE: MAY 3, 2022

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|---------------------------|---------------------------|---------------------------|----------|--------|
| PROJ. MGR. | DESIGNED BY | DRAWN BY | Project | Sheet |
| | JIS | JIS | 398.007 | C1 |
| REVISION PER MPC COMMENTS | REVISION PER MPC COMMENTS | REVISION PER MPC COMMENTS | Date | Scale |
| 05/03/22 | 04/25/22 | 12/23/21 | 12/23/21 | 1"=40' |
| ISSUED FOR CONCEPT PLAN | | | | |

File Name: A:\2022\1288\0711\05\1288007_C1_001.dgn
 Plot Date: 5/4/2022