

CLUBHOUSE PARKING DETAIL  
NTS

EXISTING SANITARY  
SEWER TO BE  
RELOCATED AS  
NEEDED, TYP

END ROAD "F" STA 3+78.48=  
EP MCINTYRE ROAD  
N: 621,117.0300  
E: 2,600,294.3627

**GENERAL NOTES:**

1. THE BOUNDARY AND TOPOGRAPHIC DATA WAS TAKEN FROM KGIS THAT WAS OBTAINED NOVEMBER 30, 2020.
2. PROPERTY CONCERNED REFLECTS PARCEL 060PA025 AS SHOWN IN KNOX COUNTY CLT MAP 60. ZONING FOR THE PROPERTY IS RN-2, SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT, CITY BLOCK NO. 32650., WARD NO. 32. TOTAL AREA = 70.34± AC.
3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, MIN. 5'-FT. ON SIDE (AVG. COMBINED TOTAL 15'-FT.), AND 25'-FT. IN REAR. CORNER SETBACK IS 12'-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
7. MPC FILE NUMBER: 2-SB-23-C

**PROPOSED DENSITY**

PARCEL ZONED PR ALLOWED DENSITY	ZONE RN-2
PROPERTY ZONED PR AREA	70.34 AC
SINGLE FAMILY DWELLING UNITS	290 UNITS
PROPOSED DENSITY	4.12 DU/AC
COMMON AREA	±13.20 AC

- VARIANCE REQUEST:**
1. REDUCE INTERSECTION SPACING FROM 300' TO 190' FOR ROAD "A" & LOCARNO DRIVE

**LEGEND:**

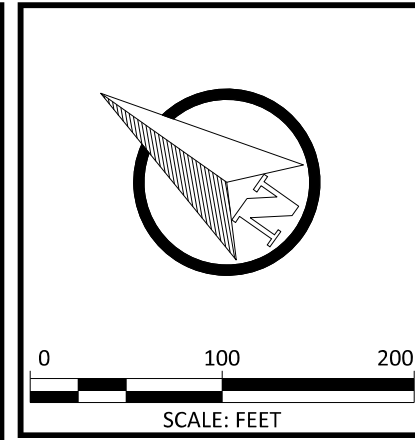
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE

- UTILITY OWNERS:**
- WATER & SEWER**  
KNOXVILLE UTILITIES BOARD (KUB)  
4505 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: TIM BRANSON  
OFFICE PHONE: 865.558.2552
  - GAS**  
KNOXVILLE UTILITIES BOARD (KUB)  
4505 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: TIM BRANSON  
OFFICE PHONE: 865.558.2552
  - ELECTRIC**  
KNOXVILLE UTILITIES BOARD (KUB)  
4505 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: TIM BRANSON  
OFFICE PHONE: 865.558.2552
  - TELEPHONE**  
AT&T-BELLSOUTH TELECOMMUNICATIONS, LLC  
9733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: ROBERT KNIGHT  
OFFICE PHONE: 865.456.5736

**ENGINEERING CERTIFICATION:**

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 ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER CHRISTOPHER H. GOLLIHER, P.E.  
TENNESSEE CERTIFICATE NO. 119773



**ARDURRA**  
COLLABORATE. INNOVATE. CREATE.  
2160 Lakeside Centre Way, Suite 201  
Knoxville, TN 37922  
Phone: (865) 690-6419  
www.Ardurra.com

**RAND PARTNERS, LLC**  
118 N. PETERS RD  
SUITE 304  
KNOXVILLE, TN 37923  
JAKE STENZIANO  
STENZIANO12@YAHOO.COM  
585-329-4796

NO.	DATE	BY	REVISION
C	03/20/23	PRA	REVISED PER MPC COMMENTS
B	03/21/23	PRA	REVISED LOT LAYOUT
A	03/17/23	PRA	REVISED FOR CONVERTING DUPLICATES TO SINGLE FAMILY HOMES

**BUFFAT MILL ESTATES**  
5233 MCINTYRE ROAD  
KNOXVILLE, TN 37914

**LAYOUT AND PAVING PLAN**

**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NO: 720.001  
DATE: 12/12/2022

**C1**  
CONCEPT PLAN  
12/12/2022



**HILLSIDE PROTECTION**  
 HILLSIDE PROTECTION AREA: 28.18 AC  
 ALLOWED DISTURBED HILLSIDE PROTECTION AREA: 19.13 AC  
 DISTURBED HILLSIDE PROTECTION AREA: 22.86 AC  
 % DISTURBED HILLSIDE PROTECTION AREA: 81.12%



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NO.	DATE	REVISION	BY
E	06/25/24	REVISED PER MPC COMMENTS	CHG
D	05/17/24	REVISED HILLSIDE PROTECTION AREA	PRA
C	03/20/23	REVISED PER MPC COMMENTS	PRA
B	03/21/23	REVISED LOT LAYOUT	PRA
A	03/17/23	REVISED FOR CONVERTING DUPLEXES TO SINGLE FAMILY HOMES	PRA

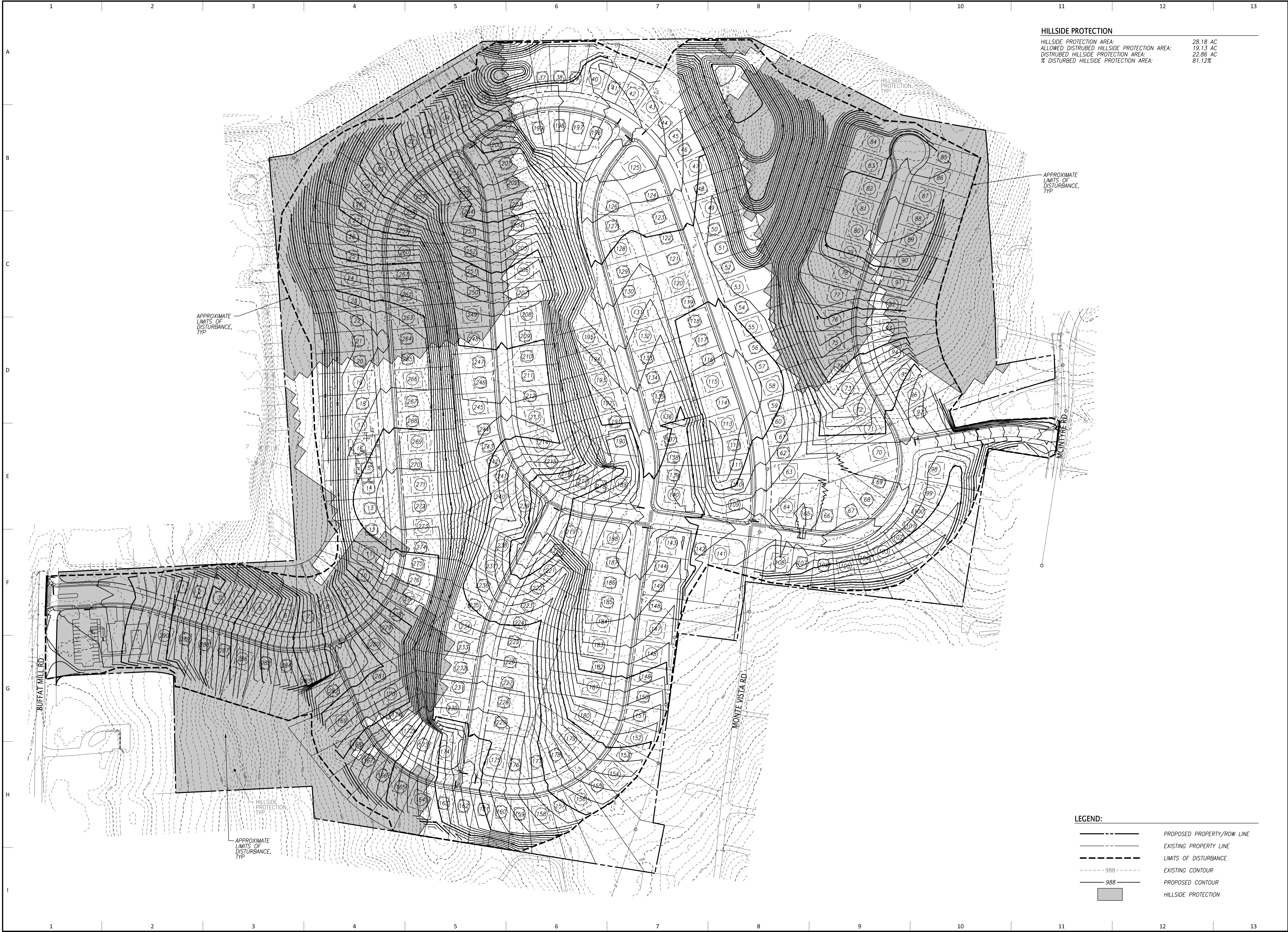
**BUFFAT MILL ESTATES**  
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**PRELIMINARY GRADING PLAN**

**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NO: 720.001  
 DATE: 12/12/2022

**C2**

IFC  
 12/12/2022



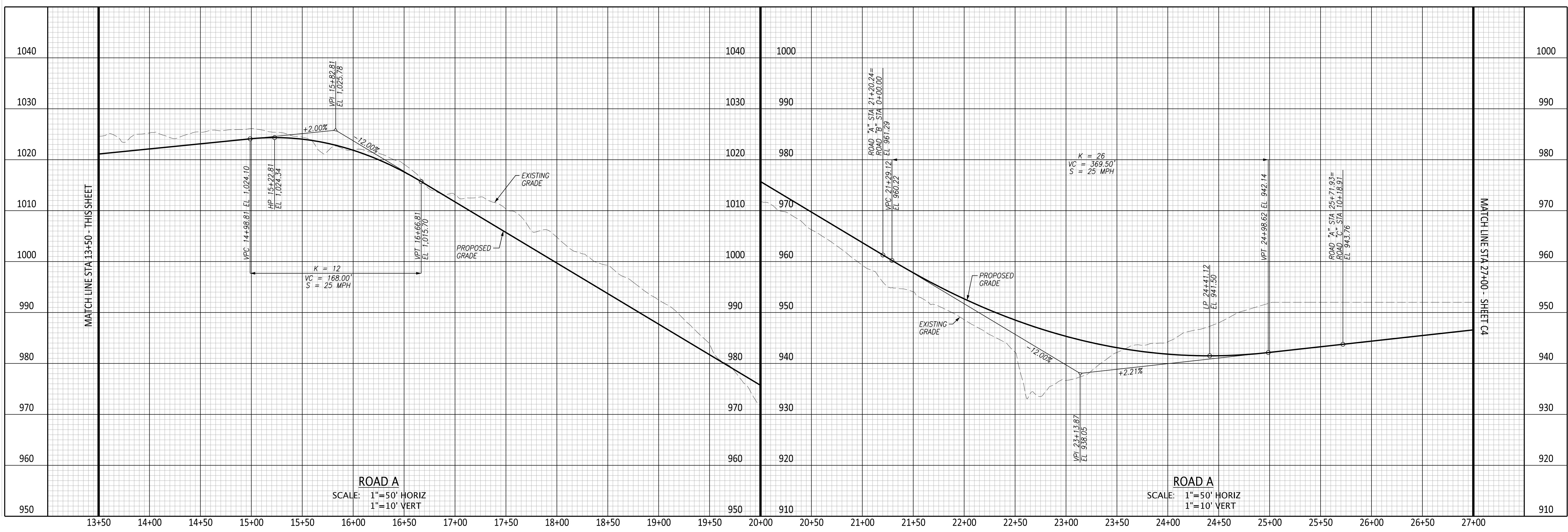
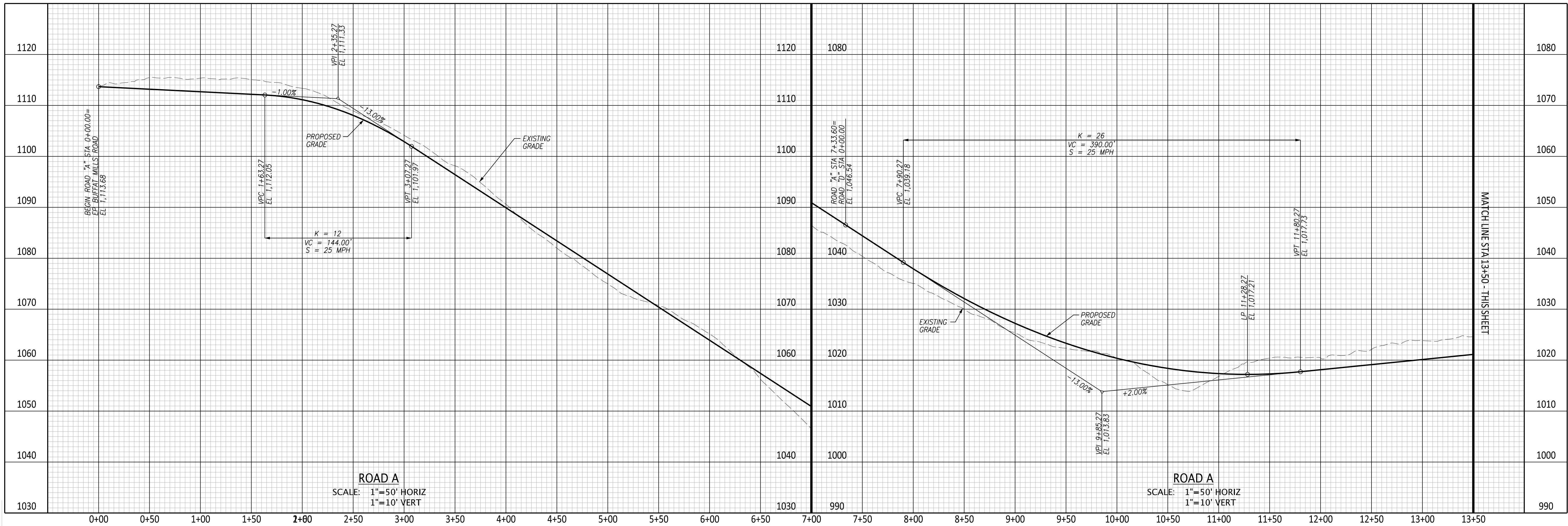
**LEGEND:**

	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	HILLSIDE PROTECTION

File Name: A:\220\_720\001\WORKS\720001\p02.dgn  
 Plot Date: 6/25/2024



File Name: \\1270\720\001\DWG\1270001\CP001.dgn  
 Plot Date: 5/10/2023



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B	03/20/23	PRA	REVISED FOR VPC COMMENTS

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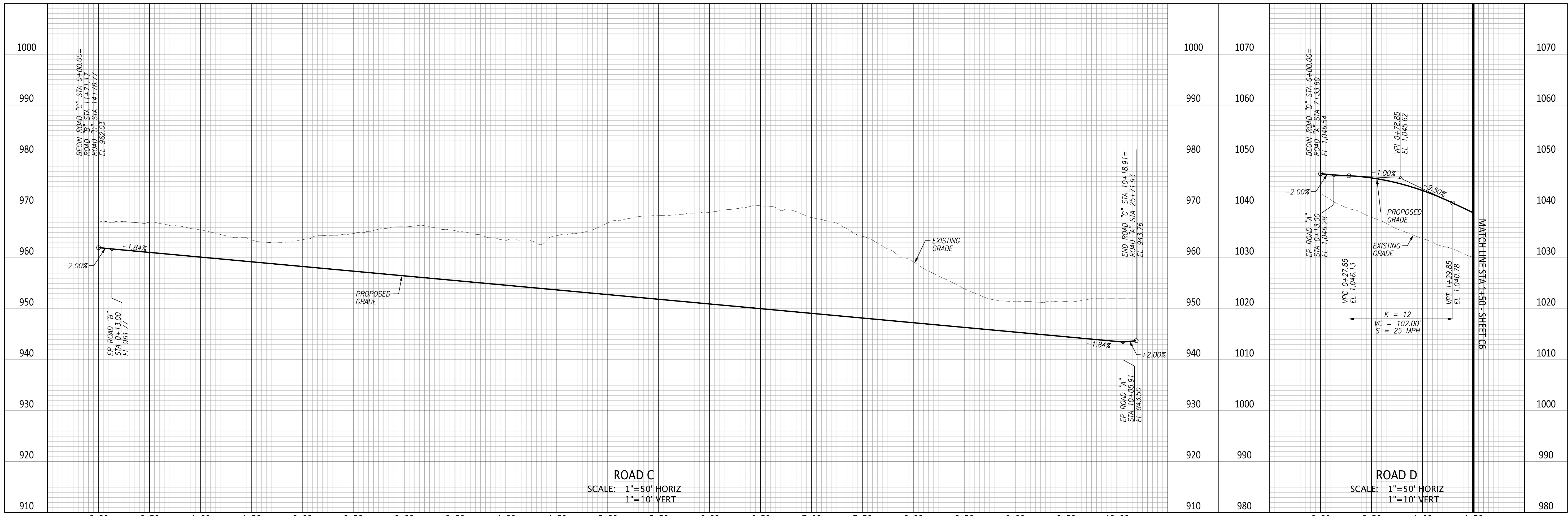
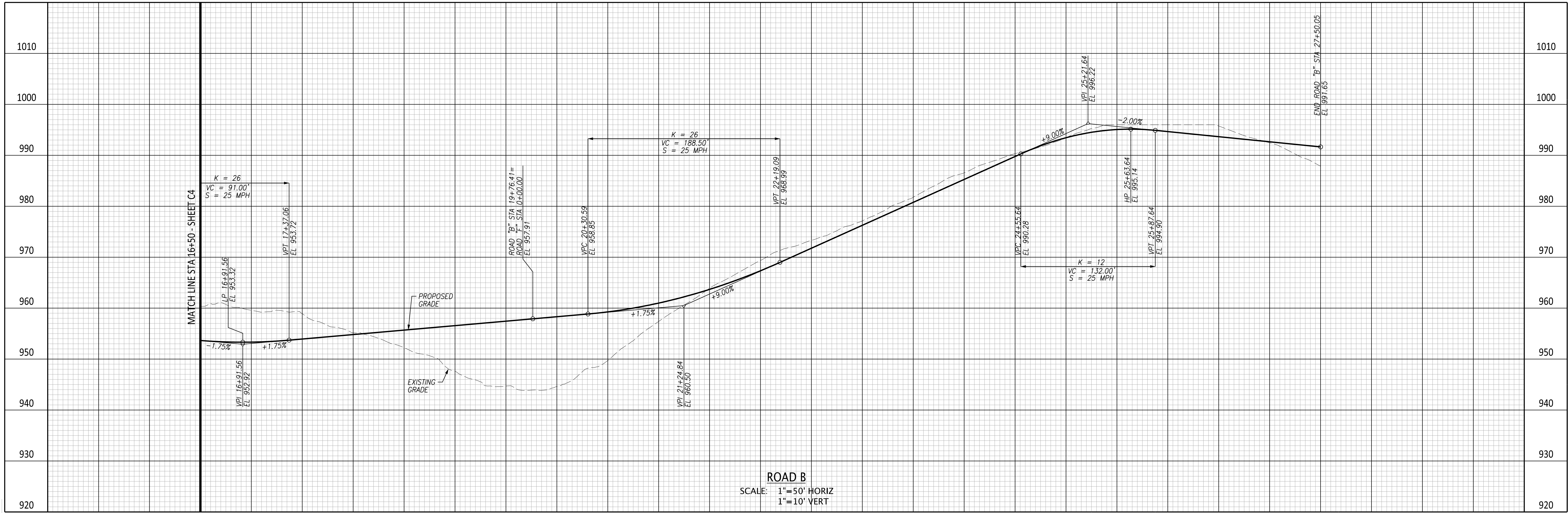
**ROAD PROFILES**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NO: 720.001  
 DATE: 12/12/2022

**C3**

CONCEPT PLAN  
 12/12/2022



File Name: A:\200\720\001\DWG\122001-CP-005.dwg  
 Plot Date: 5/10/2023



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NO.	DATE	BY	REVISION
A	03/17/23	PRA	REVISED FOR CONVERTING DUPLEXES TO SINGLE FAMILY HOMES
B	03/30/23	PRA	REVISED FOR MPC COMMENTS

**BUFFAT MILL ESTATES**  
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**ROAD PROFILES**

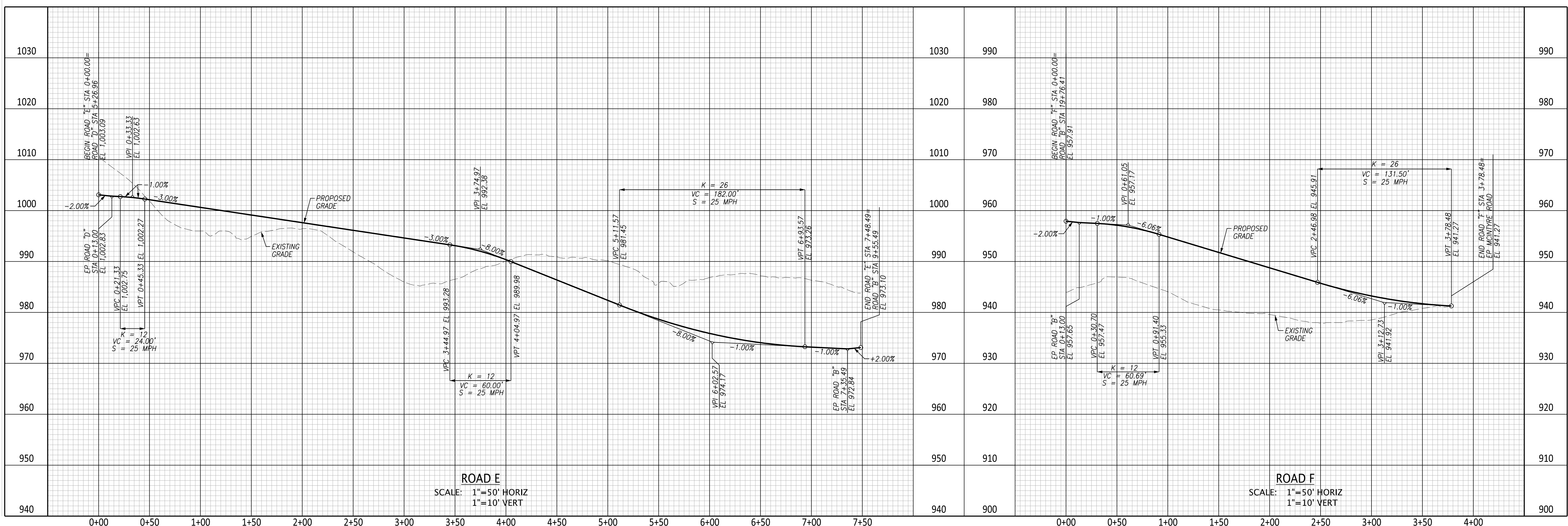
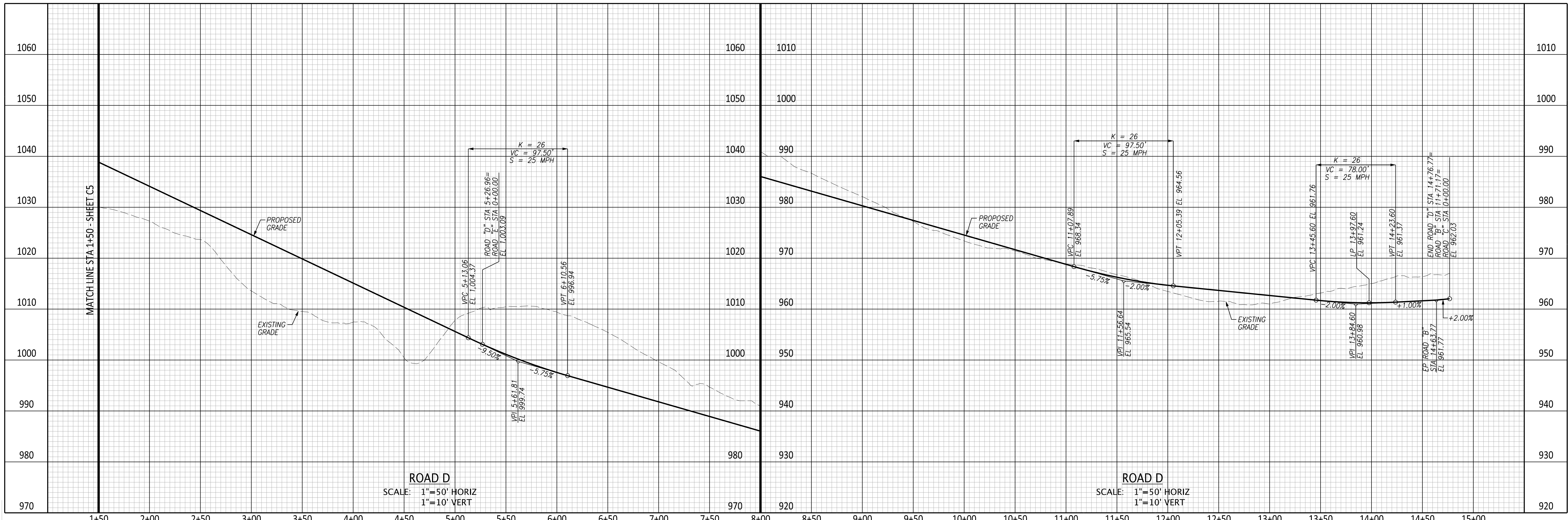
**PRELIMINARY**  
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JOB NO: 720.001  
 DATE: 12/12/2022

**C5**

CONCEPT PLAN  
 12/12/2022

File Name: A:\200\720\001\DWG\120001-CP-006.dgn  
 Plot Date: 3/30/2023



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B	03/30/23	PR	REVISED FOR MPC COMMENTS
A	03/17/23	PR	REVISED FOR CONVERTING DUPLEXES TO SINGLE FAMILY HOMES

**BUFFAT MILL ESTATES**  
**5233 MCINTYRE ROAD**  
**KNOXVILLE, TN 37914**

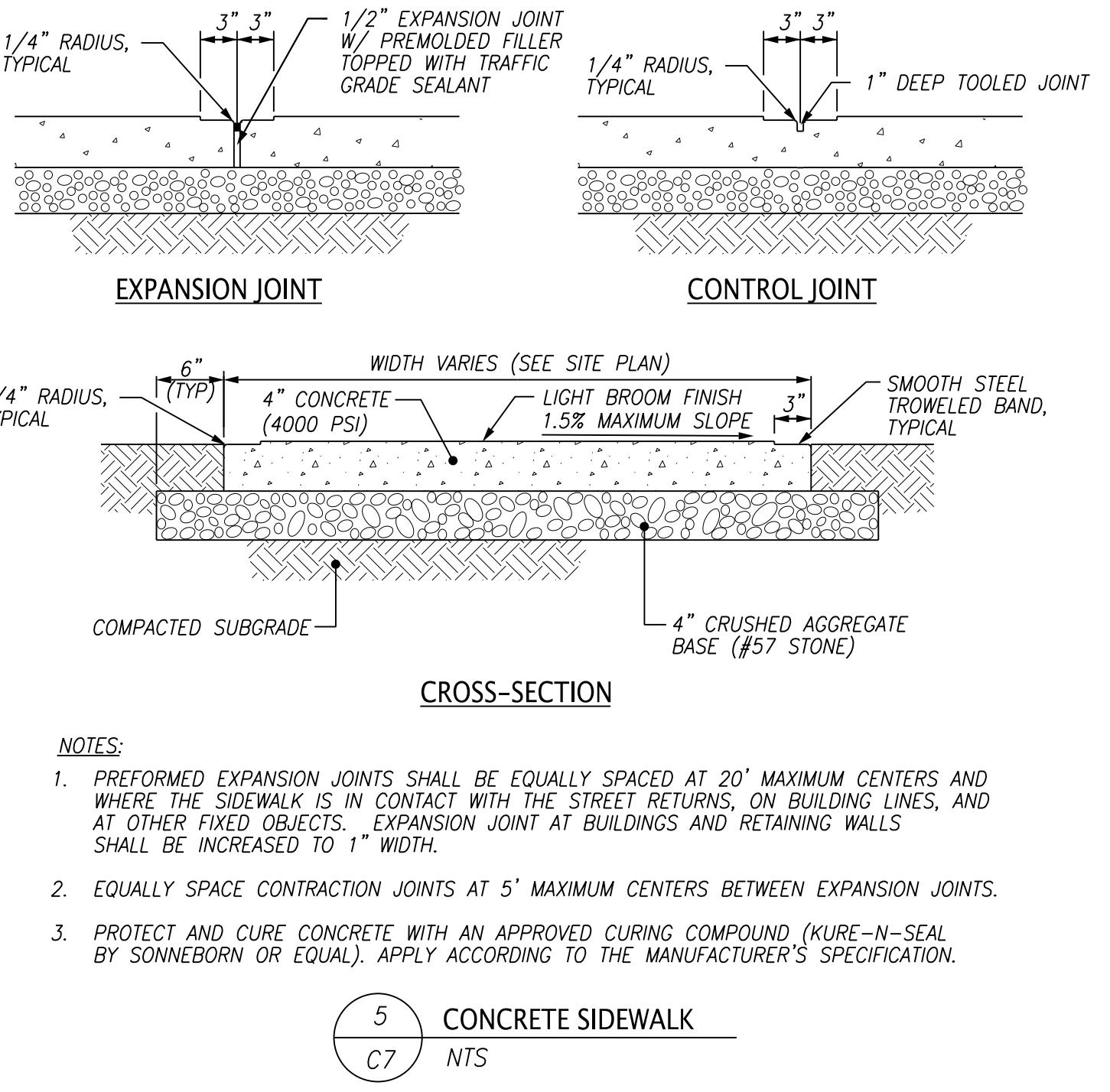
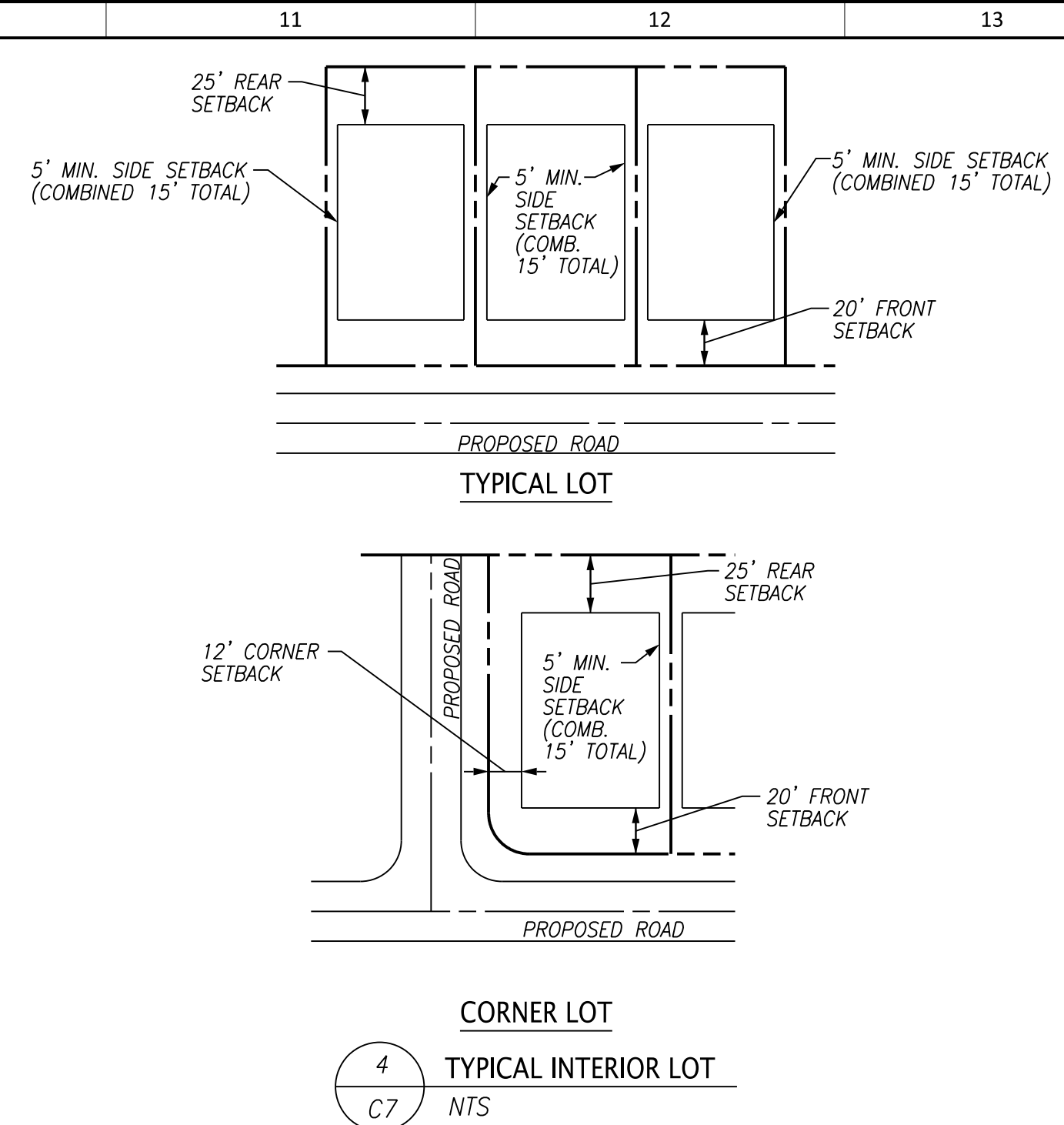
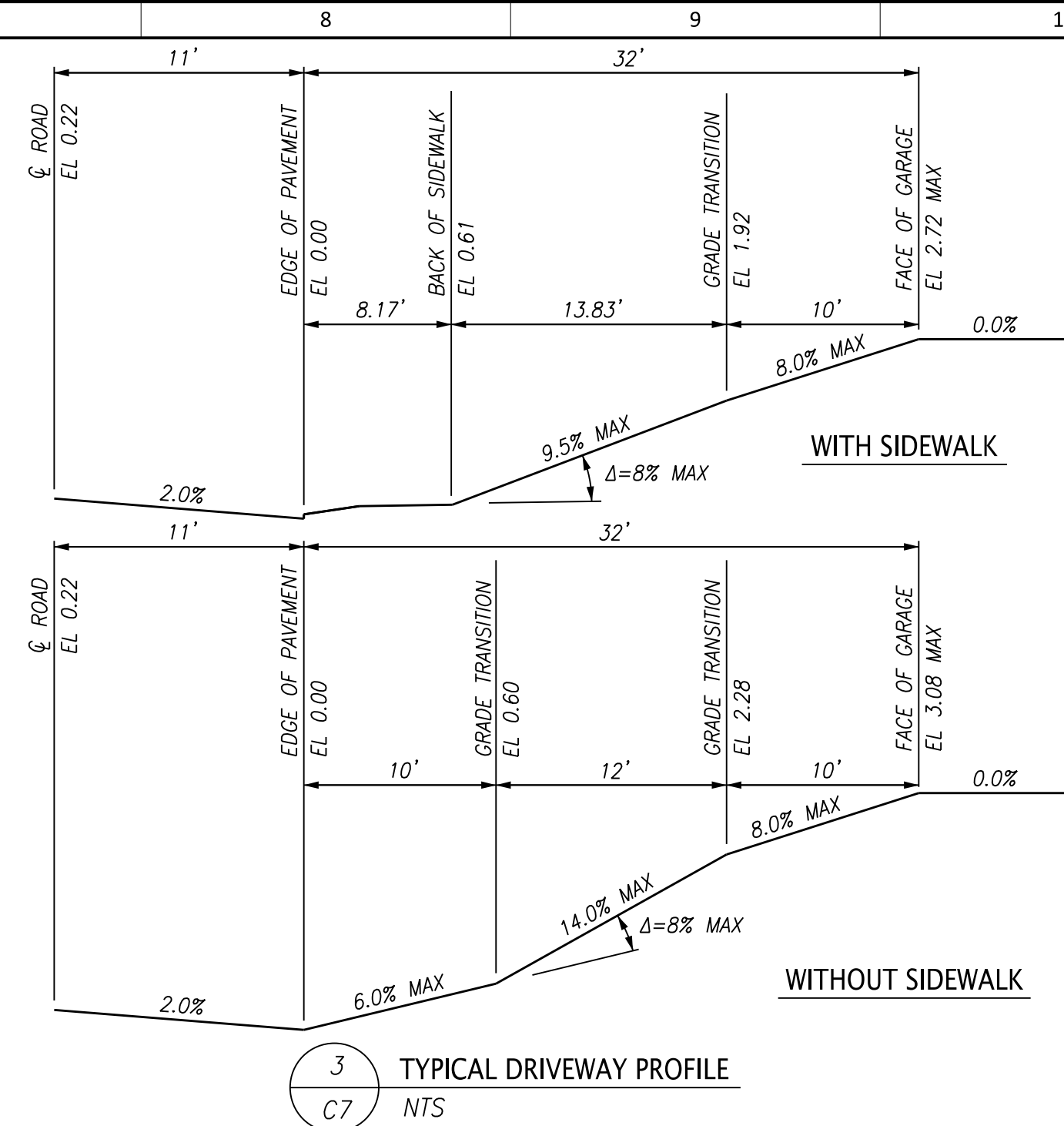
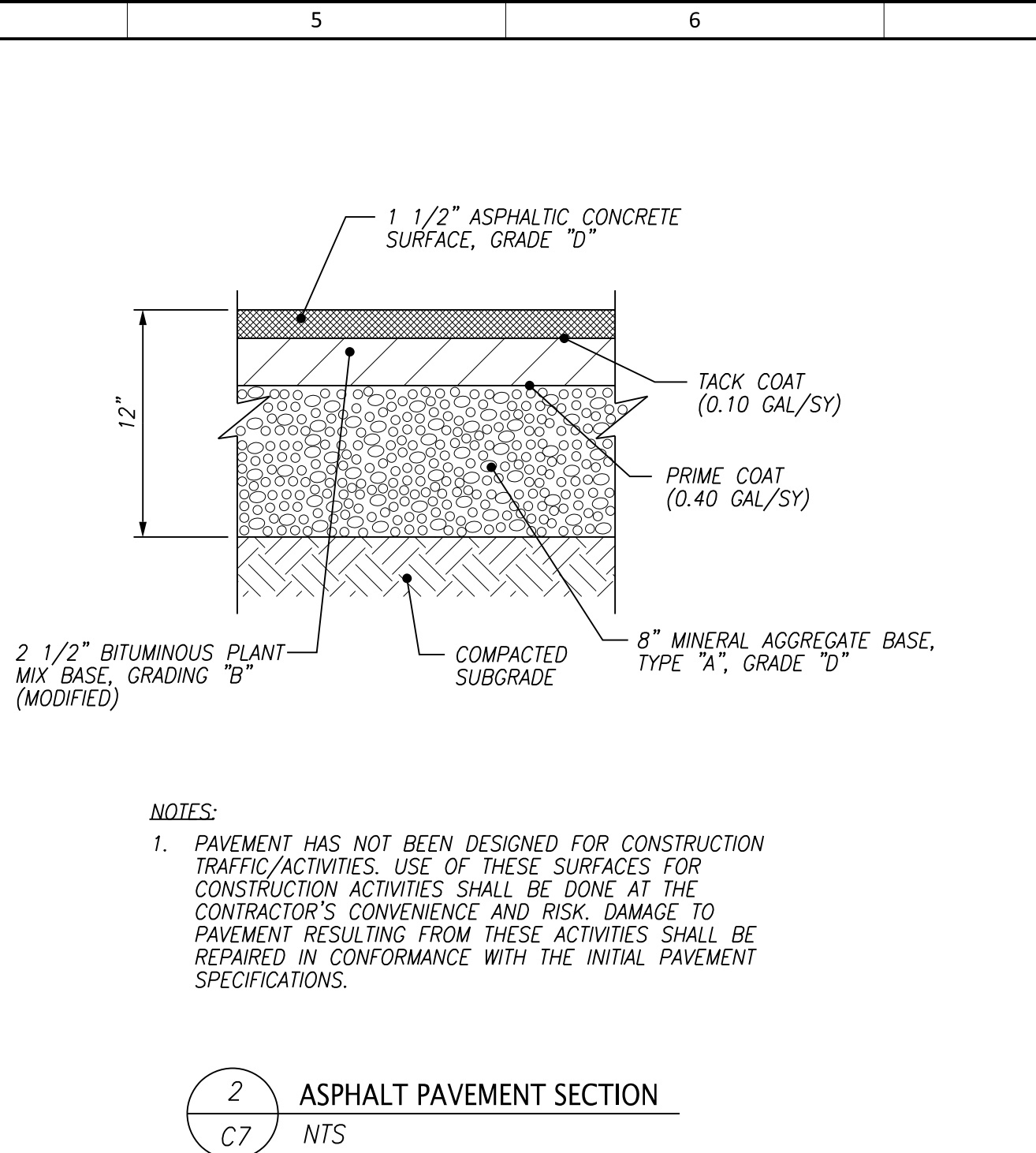
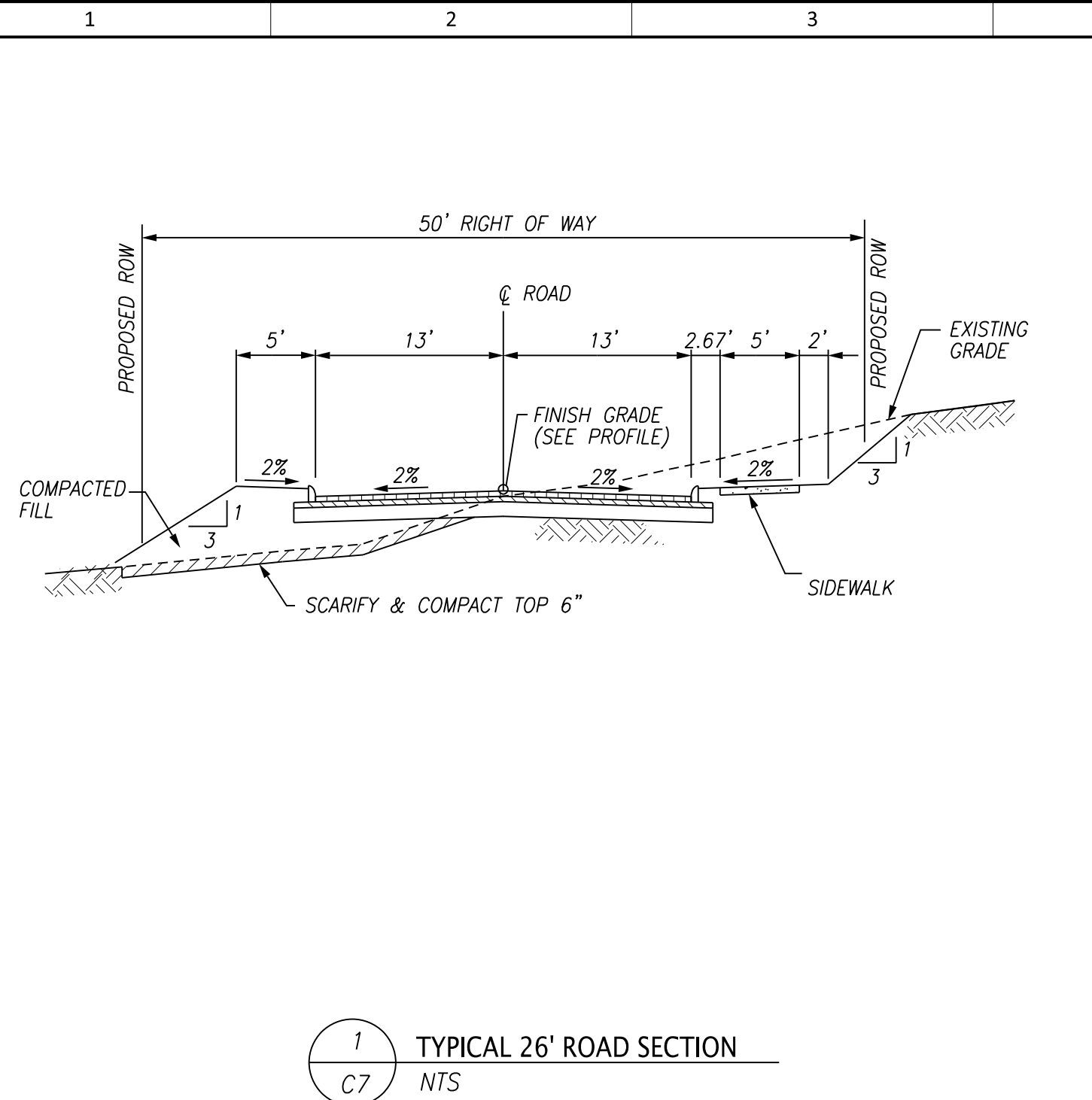
**ROAD PROFILES**

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**NOT FOR**  
**CONSTRUCTION**

JOB NO: 720.001  
 DATE: 12/12/2022

**C6**

CONCEPT PLAN  
 12/12/2022



**NOTES:**  
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

**NOTES:**  
1. PREFORMED EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' MAXIMUM CENTERS AND WHERE THE SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES, AND AT OTHER FIXED OBJECTS, EXPANSION JOINT AT BUILDINGS AND RETAINING WALLS SHALL BE INCREASED TO 1" WIDTH.  
2. EQUALLY SPACE CONTRACTION JOINTS AT 5' MAXIMUM CENTERS BETWEEN EXPANSION JOINTS.  
3. PROTECT AND CURE CONCRETE WITH AN APPROVED CURING COMPOUND (KURE-N-SEAL BY SONNEBORN OR EQUAL), APPLY ACCORDING TO THE MANUFACTURER'S SPECIFICATION.



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**DETAILS**

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**C7**

CONCEPT PLAN  
12/12/2022