



SINCE 1979

STERLING ENGINEERING, INC.
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

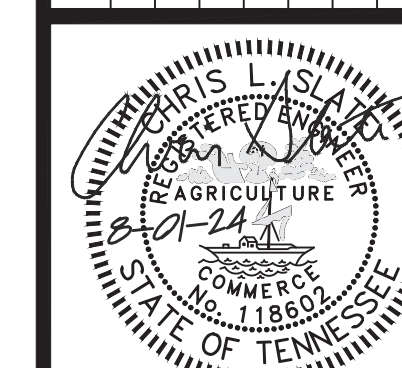
KNOX COUNTY, TN

EXISTING CONDITIONS
HAWK'S RIDGE
SUBDIVISION
RED DOOR HOMES

FILE NUMBER 8-SA-24-C / 8-B-24-DP

REVISIONS

DATE BY



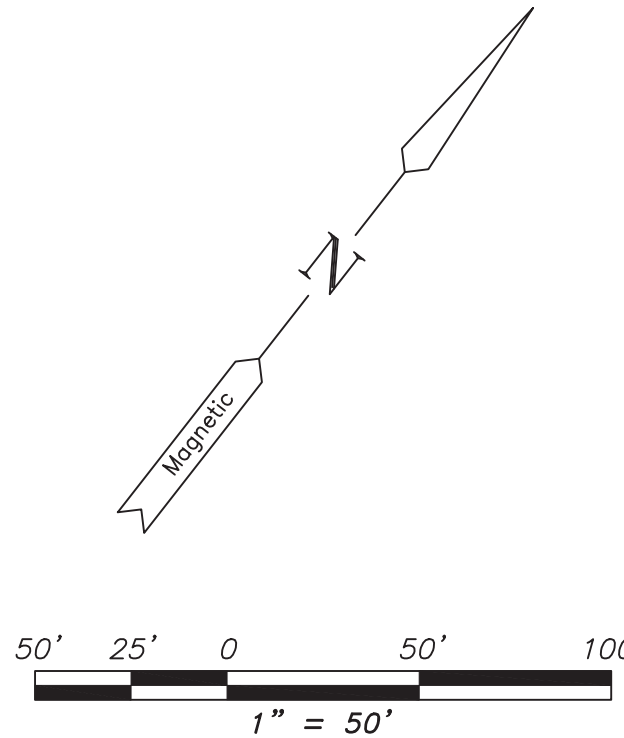
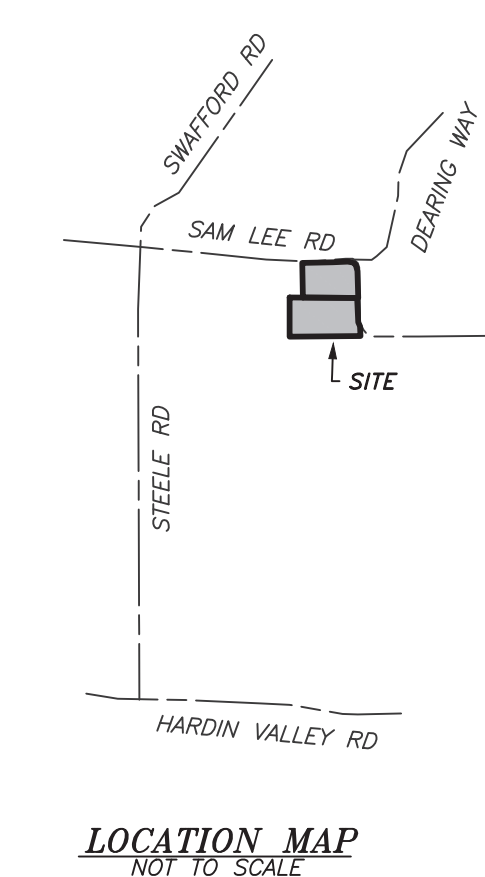
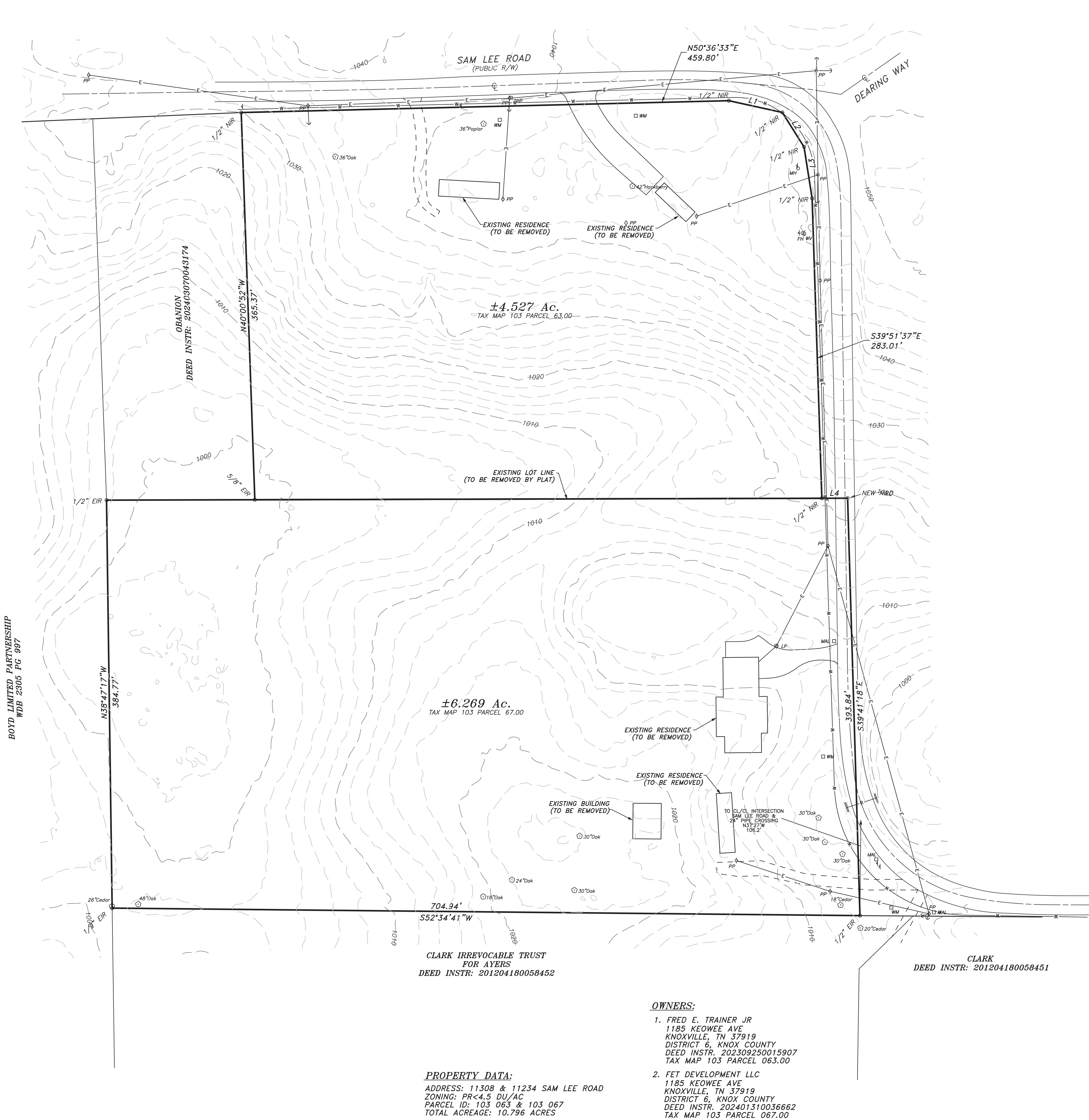
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SHEET

CP.1

DESIGNED: **SDJ**
DRAWN: **SDJ**
CHECKED: **CLS**
DATE: **4/9/24**
SCALE: **1" = 50'**
DRAWING: **7887-CP1**

PROJECT NO. **SEI#7887**



BOYD LIMITED PARTNERSHIP
WDB 2305 PG 997

OBANION
DEED INSTR: 202403070043174

±4.527 Ac.
TAX MAP 103 PARCEL 63.00

±6.269 Ac.
TAX MAP 103 PARCEL 67.00

CLARK IRREVOCABLE TRUST
FOR AYERS
DEED INSTR: 201204180058452

CLARK
DEED INSTR: 201204180058451

PROPERTY DATA:
ADDRESS: 11308 & 11234 SAM LEE ROAD
ZONING: PR-4.5 DU/AC
PARCEL ID: 103 063 & 103 067
TOTAL ACREAGE: 10.796 ACRES

OWNERS:
1. FRED E. TRAINER JR
1185 KEOWEE AVE
KNOXVILLE, TN 37919
DISTRICT 6, KNOX COUNTY
DEED INSTR. 202309250015907
TAX MAP 103 PARCEL 063.00
2. FET DEVELOPMENT LLC
1185 KEOWEE AVE
KNOXVILLE, TN 37919
DISTRICT 6, KNOX COUNTY
DEED INSTR. 202401310036662
TAX MAP 103 PARCEL 067.00

- LEGEND:**
- POB POINT OF BEGINNING
 - EIR EXISTING IRON ROD
 - EIP EXISTING IRON PIPE
 - NIR NEW IRON ROD
 - N&D NAIL & DISK
 - AC. ACRES
 - SF SQUARE FEET
 - WDB WARRANTY DEED BOOK
 - MRB MISC. RECORD BOOK
 - PG PAGE
 - TYP TYPICAL
 - R/W RIGHT-OF-WAY
 - C CENTERLINE
 - FH FIRE HYDRANT
 - MB MAIL BOX
 - MH MANHOLE (EXISTING)
 - PP POWER POLE (PP)
 - I SIGN (POST)
 - TREE
 - TRP TELEPHONE RISER/PEDESTAL
 - WM WATER METER
 - WV WATER VALVE
 - BOUNDARY LINE
 - ROAD RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - EDGE OF ROAD
 - EDGE OF GRAVEL/ROAD
 - R REINFORCED CONCRETE PIPE (RCP)
 - E ELECTRIC LINE (OVERHEAD)



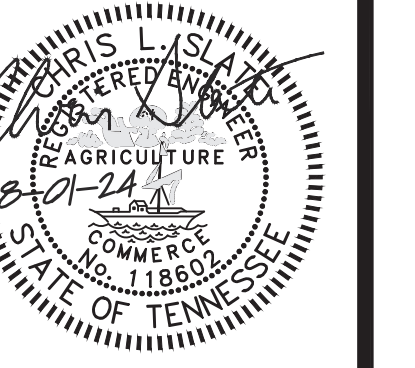
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KNOX COUNTY, TN

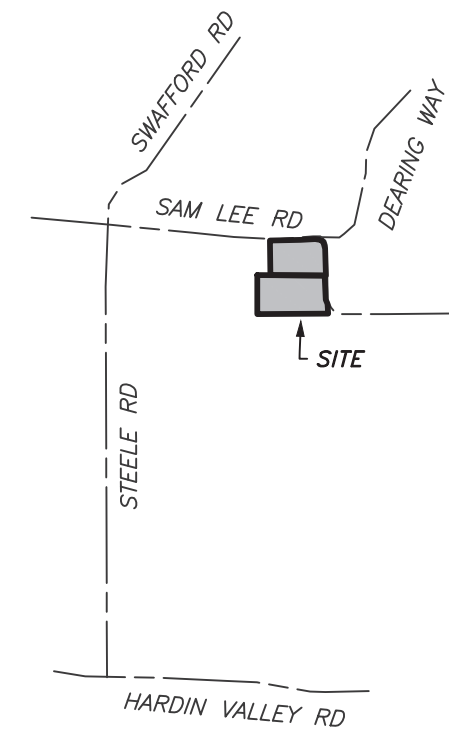
CONCEPT PLAN
HAWK'S RIDGE
SUBDIVISION
RED DOOR HOMES FILE NUMBER 8-SA-24-C / 8-B-24-DP

DATE	BY	REVISIONS

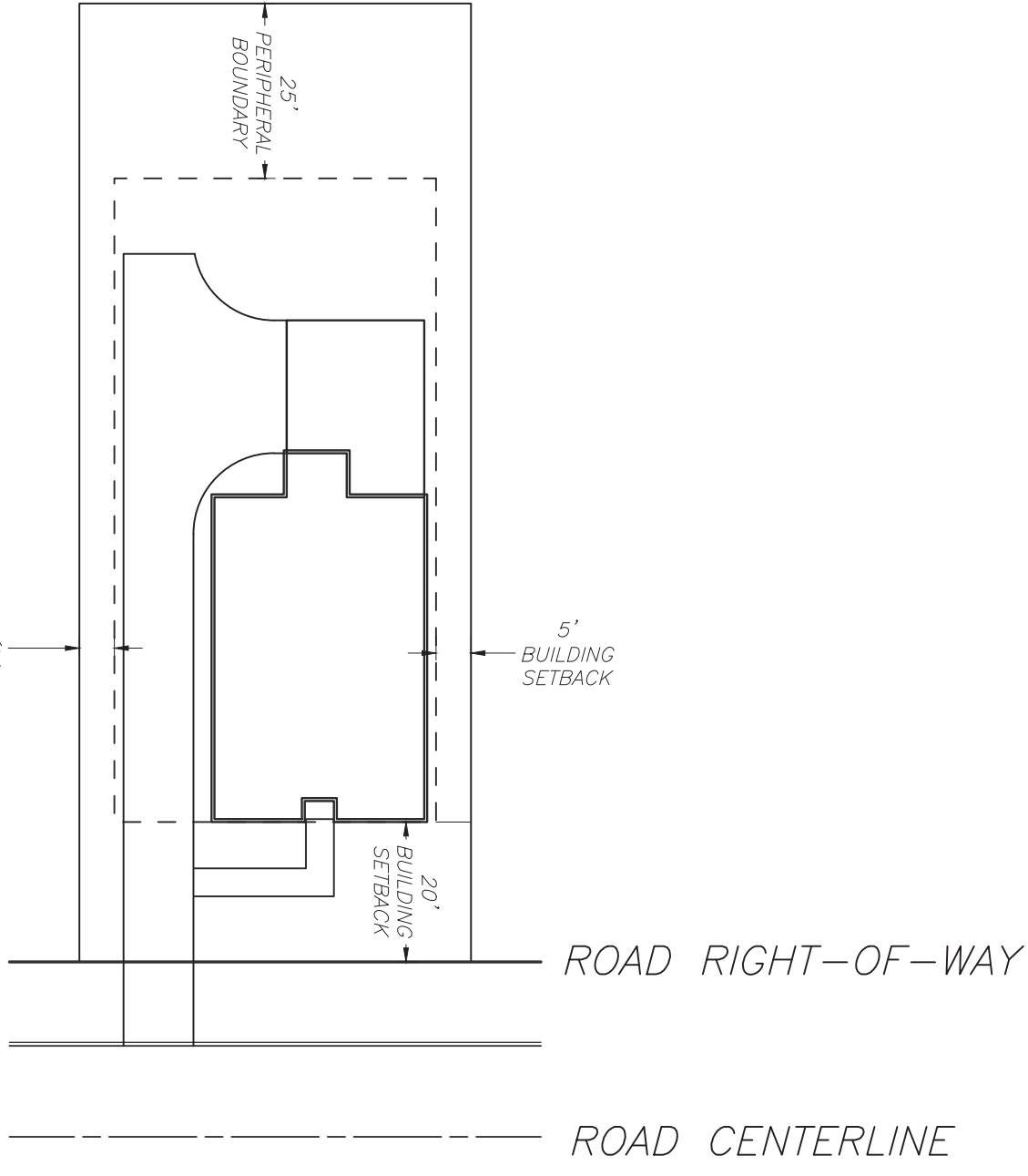
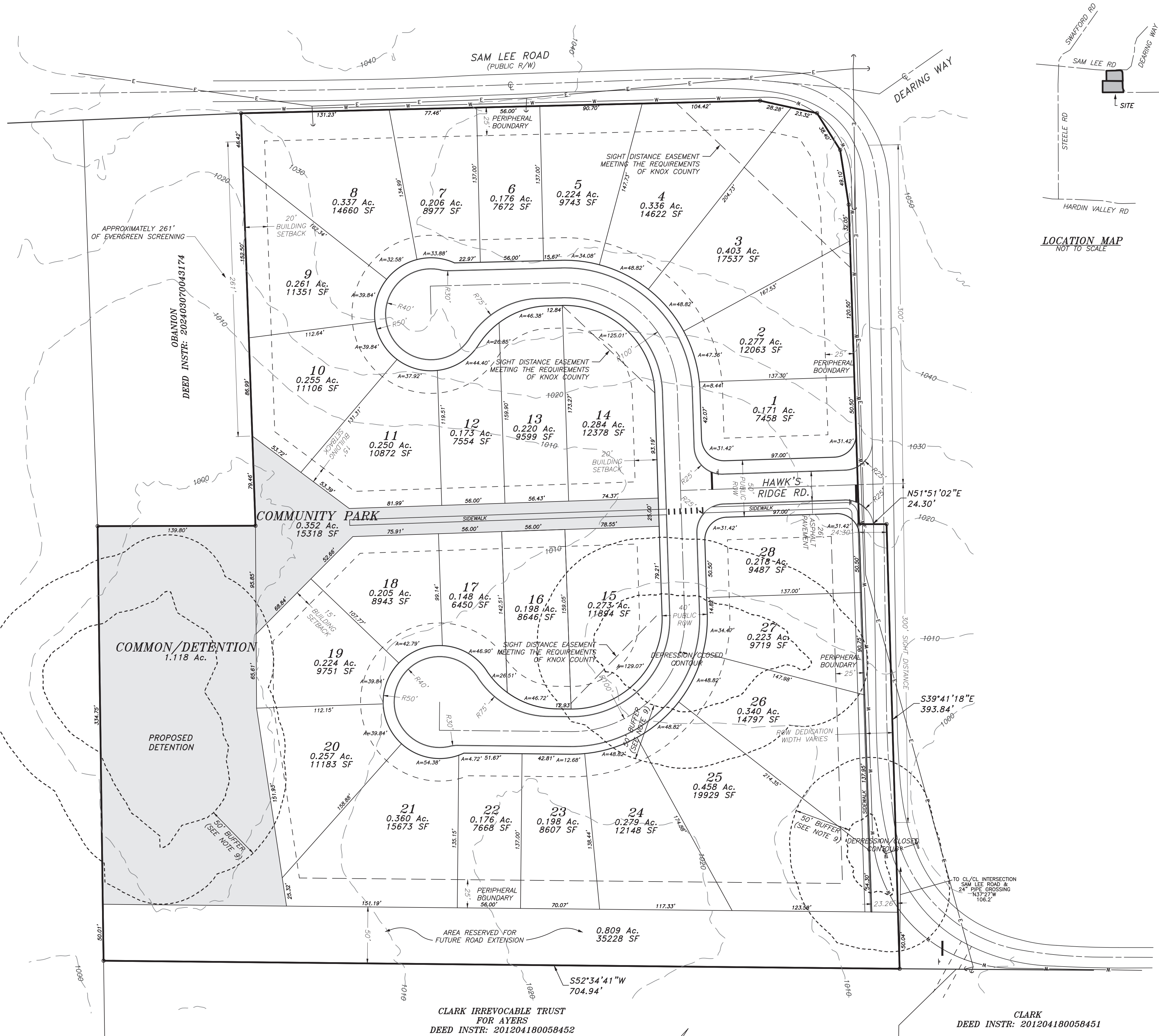


SHEET
CP.2

DESIGNED: **SDJ**
DRAWN: **SDJ**
CHECKED: **CLS**
DATE: **4/9/24**
SCALE: **1" = 50'**
DRAWING: **7887-CP2**
PROJECT NO.: **SEI#7887**



LOCATION MAP
NOT TO SCALE



TYPICAL LOT DETAIL

- NOTES:**
- CLT Map 103 Parcels 063 & 067.
 - Number of Lots - 28
 - Area Subdivided - 10.796 Acres
 - This property is zoned PR<4.5.
 - All lots on this plat will have access from internal streets only.
 - 10' Utility and Drainage Easement inside Right-of-Way lines, 5' along all other property lines.
 - Proposed Building Setbacks:
Front: 20'
Rear: 15'
Side: 5'
 - This proposed development is to be served by public utilities.
 - Areas identified as closed depressions can be removed from the plat if Engineering and Public Works agrees with the findings of the geo-tech study during the design plan phase.

- LEGEND:**
- POB POINT OF BEGINNING
 - EIR EXISTING IRON ROD
 - EIP EXISTING IRON PIPE
 - NIR NEW IRON ROD
 - N&D NAIL & DISK
 - Ac. ACRES
 - SF SQUARE FEET
 - WDB WARRANTY DEED BOOK
 - MRB MISC. RECORD BOOK
 - PG PAGE
 - TYP TYPICAL
 - R/W RIGHT-OF-WAY
 - C CENTERLINE
 - FDH FIRE HYDRANT
 - MB MAIL BOX
 - MH MANHOLE (EXISTING)
 - PP POWER POLE (PP)
 - POST SIGN (POST)
 - TREE
 - TRP TELEPHONE RISER/PEDESTAL
 - WM WATER METER
 - WV WATER VALVE
 - OW BOUNDARY LINE
 - ROAD RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - EDGE OF ROAD
 - EDGE OF GRAVEL/ROAD
 - RCP REINFORCED CONCRETE PIPE (RCP)
 - E ELECTRIC LINE (OVERHEAD)

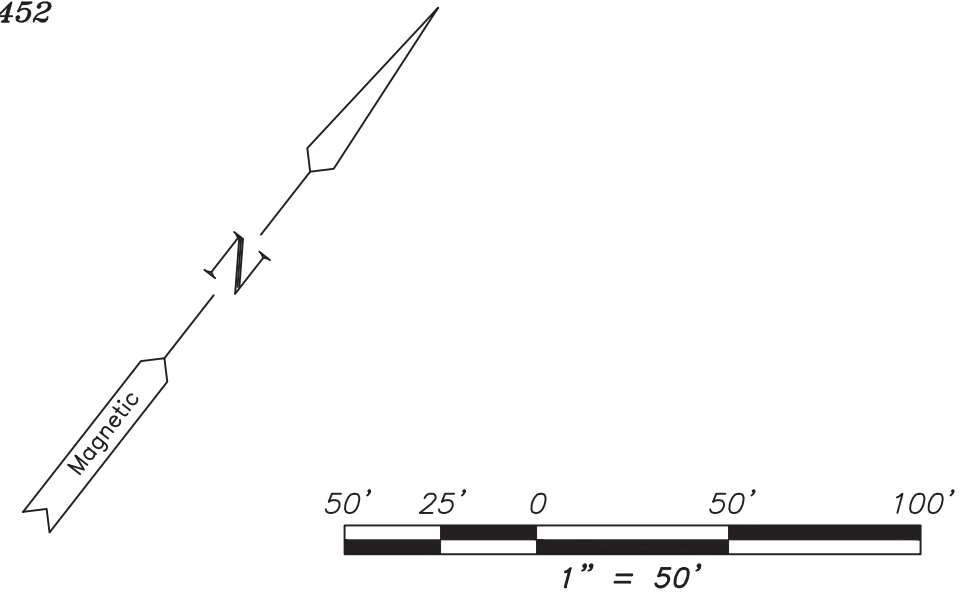
Certification of Concept Plan by Registered Engineer

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: *Christopher L. Slade*

Tennessee License No. 118602

Date: 07/31/2024

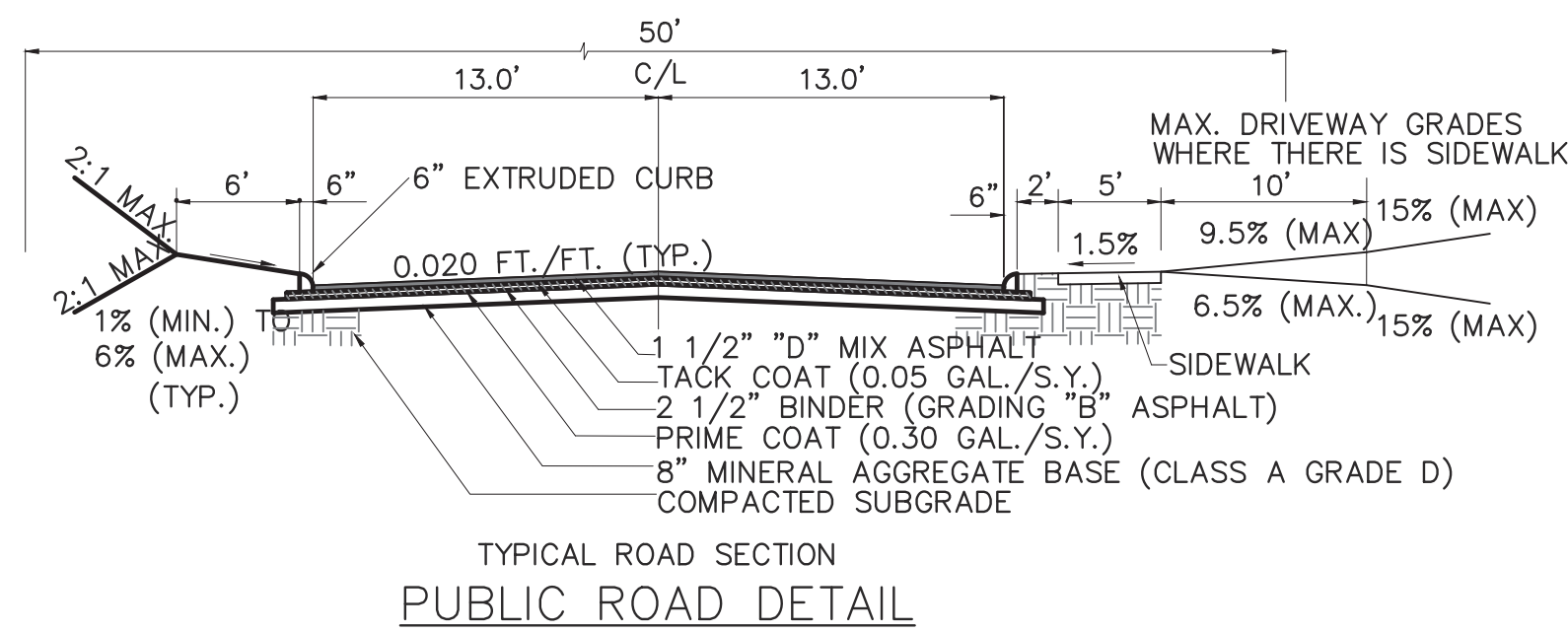


8-SA-24-C / 8-B-24-DP
Revised: 8/1/2024

PROPERTY DATA:
ADDRESS: 11308 & 11234 SAM LEE ROAD
DISTRICT 6, KNOX COUNTY
PARCEL ID: 103 063 & 103 067
TOTAL ACREAGE: 10.796 ACRES

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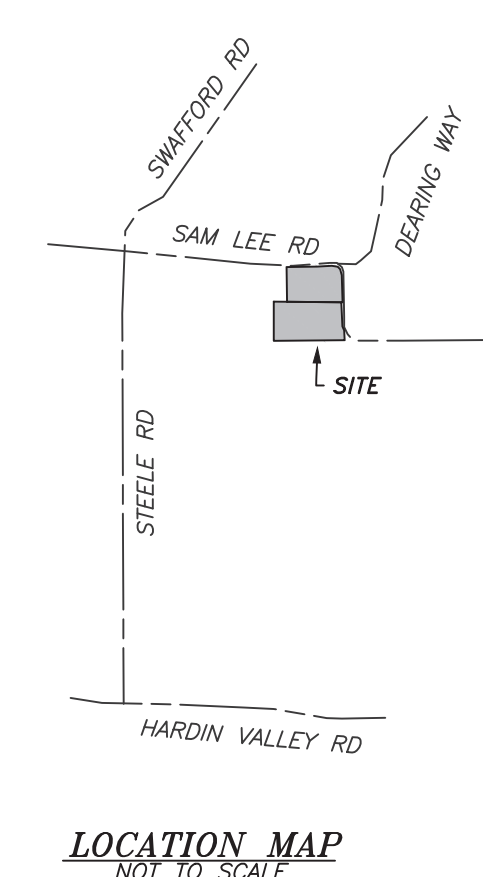
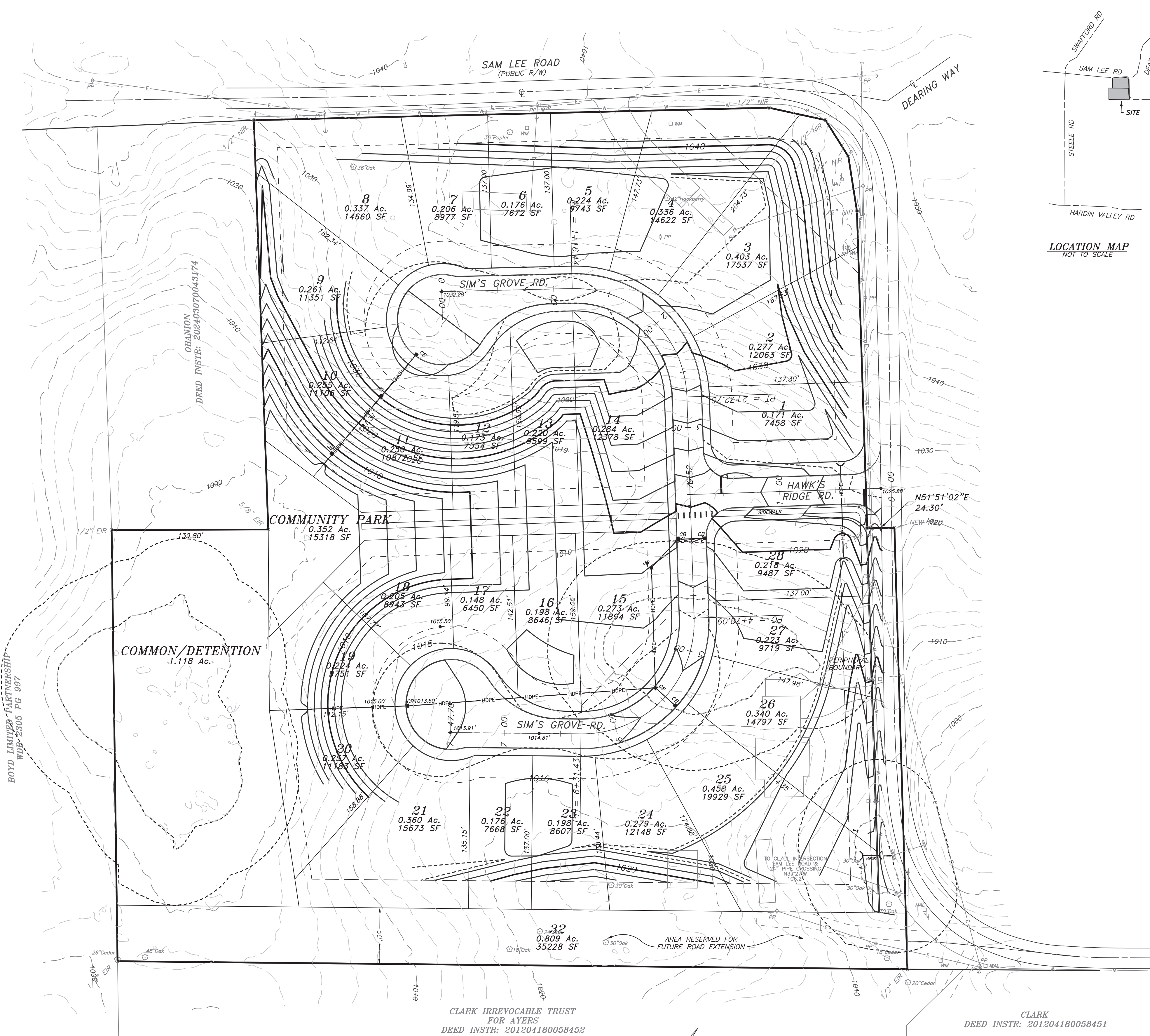
TYPICAL ROAD SECTION
PUBLIC ROAD DETAIL

NOTES:

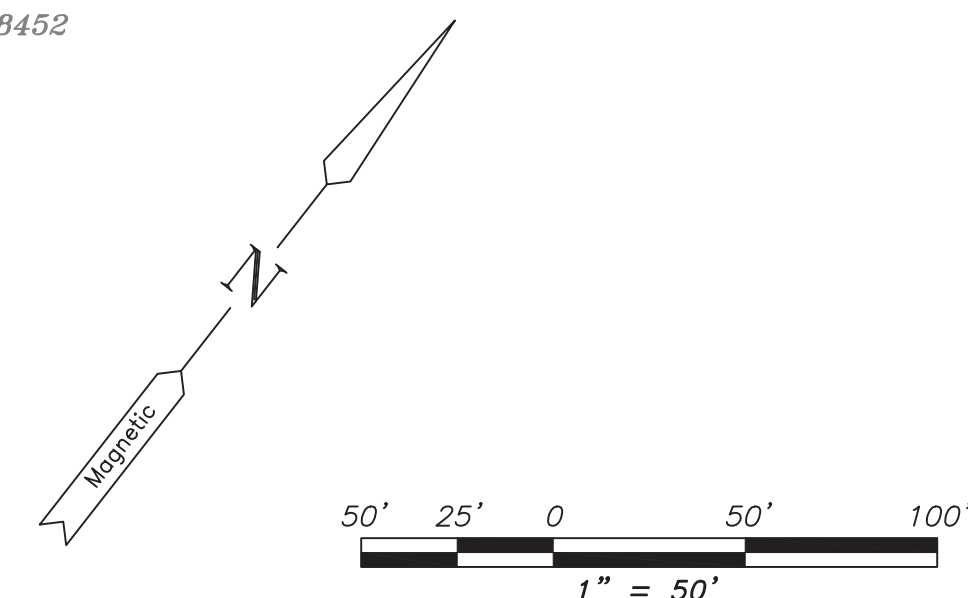
1. CLT Map 103 Parcels 063 & 067.
2. Number of Lots - 28
3. Area Subdivided - 10.796 Acres
4. This property is zoned PR-4.5.
5. All lots on this plat will have access from internal streets only.
6. 10' Utility and Drainage Easement inside Right-of-Way lines, 5' along all other property lines.
7. Proposed Building Setbacks:
 - Front: 20'
 - Rear: 15'
 - Side: 5'
8. This proposed development is to be served by public utilities.

LEGEND:

- POB POINT OF BEGINNING
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- EIP EXISTING IRON PIPE
- NIR NEW IRON ROD
- N&D NAIL & DISK
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- MRB MISC. RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- FIH FIRE HYDRANT
- MB MAIL BOX
- OMH MANHOLE (EXISTING)
- PP POWER POLE (PP)
- POST SIGN (POST)
- TREE
- TRP TELEPHONE RISER/PEDESTAL
- WM WATER METER
- WV WATER VALVE
- CB CATCH BASIN (DESIGN)
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- EDGE OF GRAVEL/ROAD
- RCR REINFORCED CONCRETE PIPE (RCR)
- SMOOTH-WALL PLASTIC PIPE (HDPE)
- ELECTRIC LINE (OVERHEAD)



LOCATION MAP
NOT TO SCALE



8-SA-24-C / 8-B-24-DP
Revised: 8/1/2024

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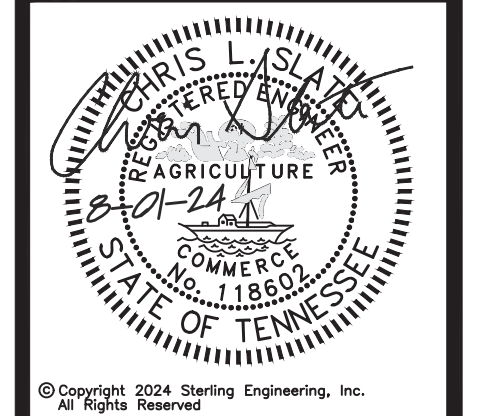
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KNOX COUNTY, TN
ROAD AND GRADING PLAN
HAWK'S RIDGE
SUBDIVISION
RED DOOR HOMES FILE NUMBER 8-SA-24-C / 8-B-24-DP

DATE	BY	REVISIONS



SHEET
CP.3.1

DESIGNED: **SDJ**
DRAWN: **SDJ**
CHECKED: **CLS**
DATE: **4/12/24**
SCALE: **1" = 50'**
DRAWING: **7887-CP3**
PROJECT NO.: **SEI#7887**



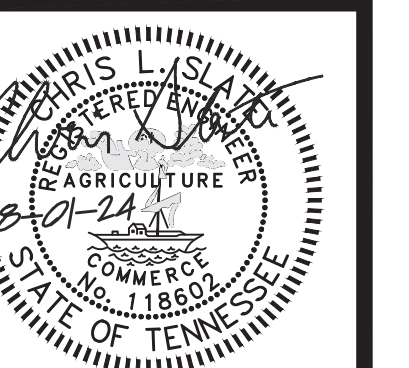
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KNOX COUNTY, TN

HAWK'S RIDGE ROAD PROFILE
HAWK'S RIDGE
SUBDIVISION
RED DOOR HOMES FILE NUMBER 8-SA-24-C / 8-B-24-DP

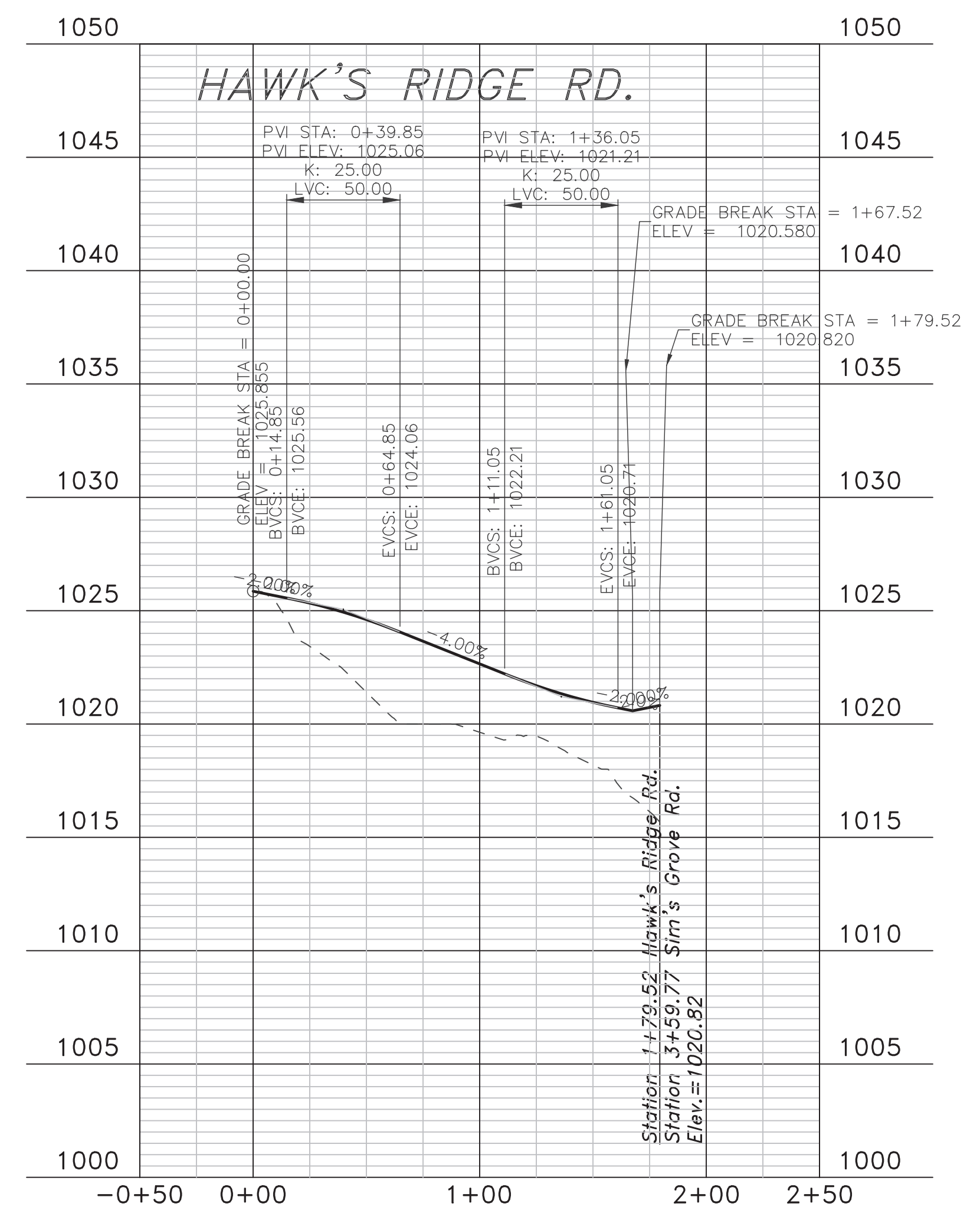
DATE	BY	REVISIONS



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SHEET
CP.3.2

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SCALE: **1" = 50'**
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PROJECT NO.: **SEI#7887**



8-SA-24-C / 8-B-24-DP
Revised: 8/1/2024



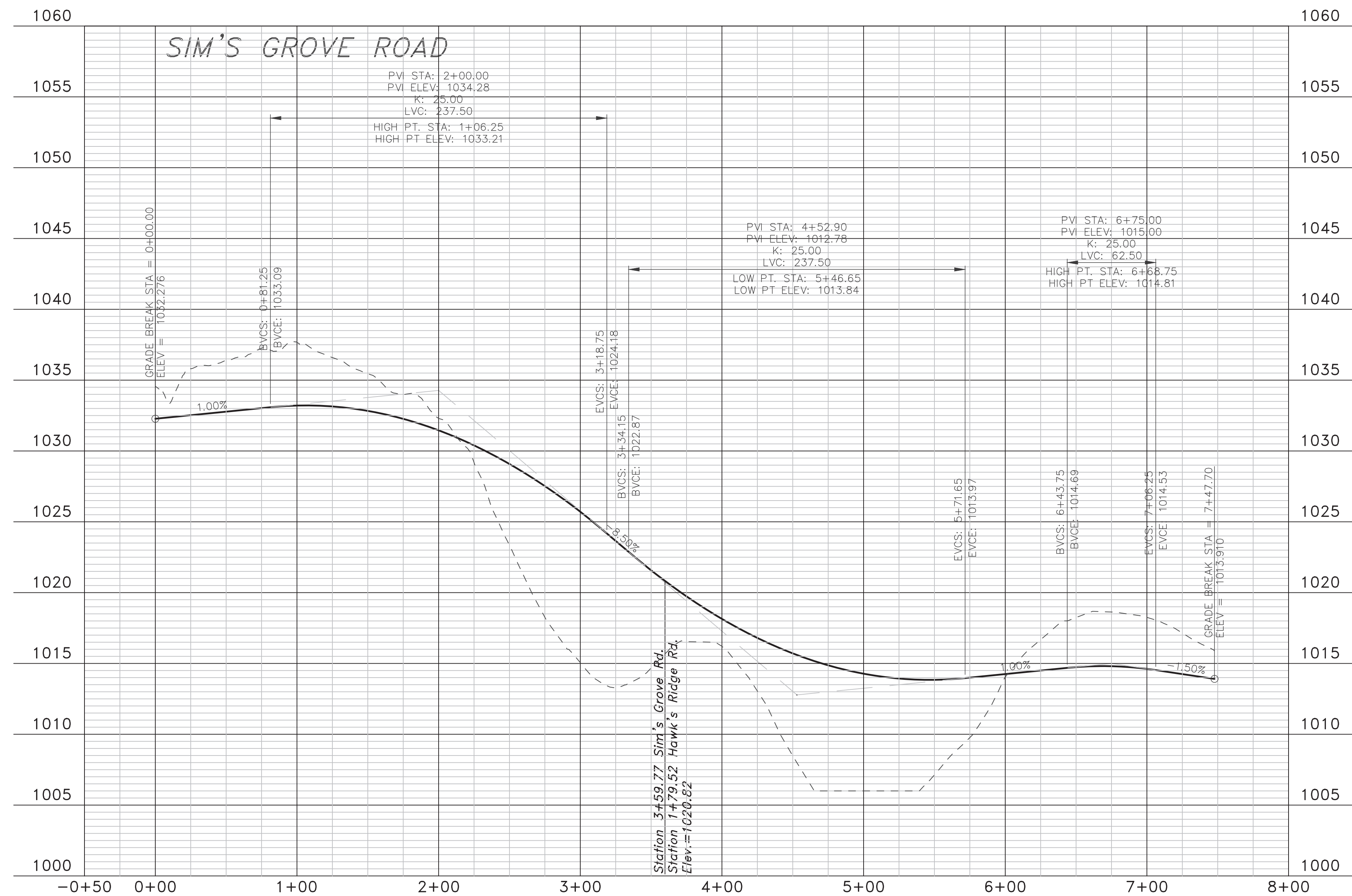
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FAX: 865-981-2815
www.sterling.us.com

KNOX COUNTY, TN

SIM'S GROVE ROAD PROFILE
HAWK'S RIDGE
SUBDIVISION
RED DOOR HOMES FILE NUMBER 8-SA-24-C / 8-B-24-DP

8-SA-24-C / 8-B-24-DP
Revised: 8/1/2024



REVISIONS

DATE BY



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SHEET
CP.3.3

DESIGNED: **SDJ**
DRAWN: **SDJ**
CHECKED: **CLS**
DATE: **4/12/24**
SCALE: **1" = 50'**
DRAWING: **7887-CP3**
PROJECT NO.: **SEI#7887**