

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

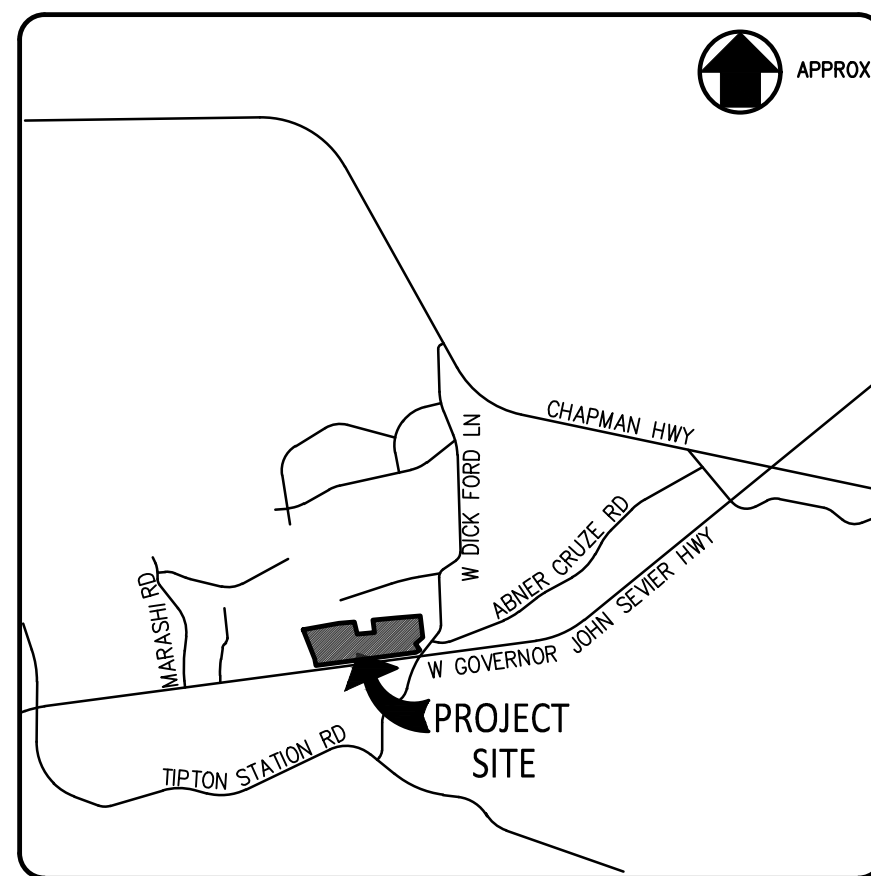
1. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD B FROM 250' TO 100' AT CURVE C1.
2. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD B FROM 250' TO 100' AT CURVE C2.

ALTERNATIVE DESIGN STANDARDS TO BE APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT GOVERNOR JOHN SEVER HWY.
2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT ROAD B.
3. REDUCE THE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40' ON ROAD A.
4. REDUCE THE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40' ON ROAD B.

TN STATE PLANE
NAD 1983
NAVD 88

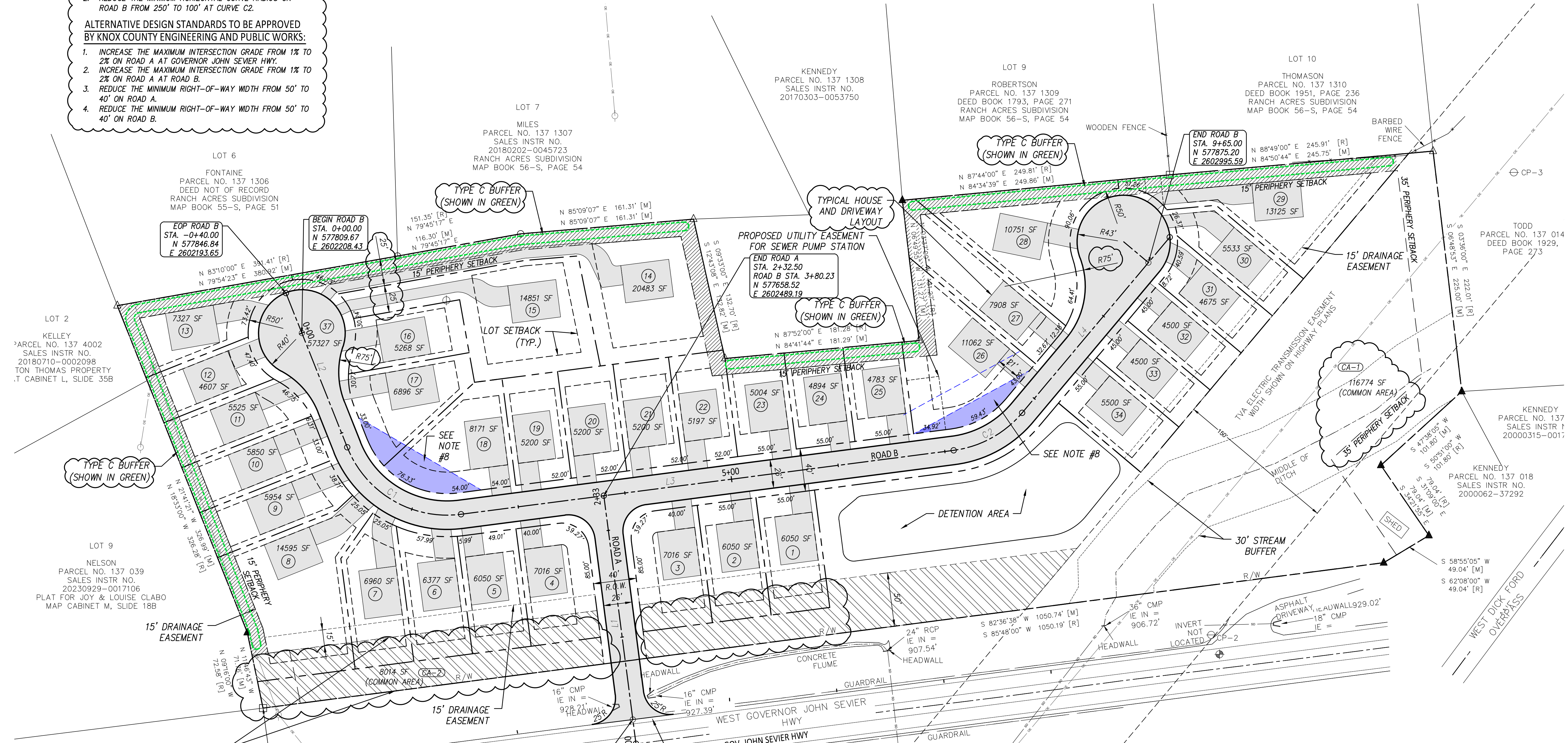
SCALE: 1" = 50'



GENERAL NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY L.I. SMITH AND ASSOCIATES, INC., DATED 5/10/2024.
2. PROPERTY CONCERNED REFLECTS PARCEL 013 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 137. ZONING FOR THE PROPERTY IS PR (PLANNED RESIDENTIAL) UP TO 4 DU/AC. CONDITIONS OF PR ZONING APPROVAL:
 - THERE WILL BE A TYPE C LANDSCAPE SCREEN ON THE NORTHERN BOUNDARY OF THE DEVELOPMENT;
 - DEVELOPER WILL WORK WITH THE PROPERTY OWNER ON THE WESTERN BOUNDARY (KENNETH NELSON) TO DEVELOP A PLAN FOR A LANDSCAPE BUFFER ALONG THE WESTERN BOUNDARY;
 - ENSURING BUILDING HEIGHT WITHIN 1,000 FT OF W GOVERNOR JOHN SEVER HIGHWAY SHALL NOT EXCEED 35 FT PER TN CODE § 54-17-115;
 - PRESERVING AND PROTECTING THE CRITICAL ROOT ZONE OF A 50-FT TREE BUFFER ALONG THE HIGHWAY CORRIDOR PER THE GOVERNOR JOHN SEVER SCENIC HIGHWAY CORRIDOR STUDY.
3. OWNER: **RMF LLC**, ATTN: RUSSELL F MORRIS III, 104 WOODMONT BLVD, STE 405, NASHVILLE, TN 37205
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. PROPOSED IMPROVEMENTS INCLUDE 26" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
6. STREAM BUFFER SHALL MEET TDEC AND KNOX COUNTY REQUIREMENTS (30' AVERAGE BUFFER FROM TOP OF BANK AND 15' MINIMUM).
7. PLANS SHOWN FOR APPROVAL OF DEVELOPMENT PLAN AND CONCEPT PLAN BY PLANNING COMMISSION ONLY. FINAL CONSTRUCTION PLANS TO BE APPROVED BY KNOX COUNTY.
8. A HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF COMMON AREAS.
9. APPROXIMATE LOCATION OF REQUIRED SIGHT DISTANCE EASEMENT. LOCATION TO BE INCLUDED AS PART OF FINAL CONSTRUCTION DOCUMENTS. ANY LOTS WITH A SIGHT-DISTANCE EASEMENT MUST HAVE A DRIVEWAY LOCATED OUTSIDE OF THE EASEMENT OR HAVE A DRIVEWAY DEPTH OF 20 FEET BEYOND THE SIGHT-DISTANCE EASEMENT.

PROPOSED DENSITY:
 TOTAL PROPERTY AREA = 9.88 AC
 ALLOWED DENSITY IN PR ZONING = 8 DU/AC
 NUMBER OF PROPOSED SF DWELLING UNITS = 34
 PROPOSED DENSITY IS 34 DU/9.88 AC = 3.44 DU/AC



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED R.O.W./PROPERTY LINE
- BUILDING SETBACK LINE

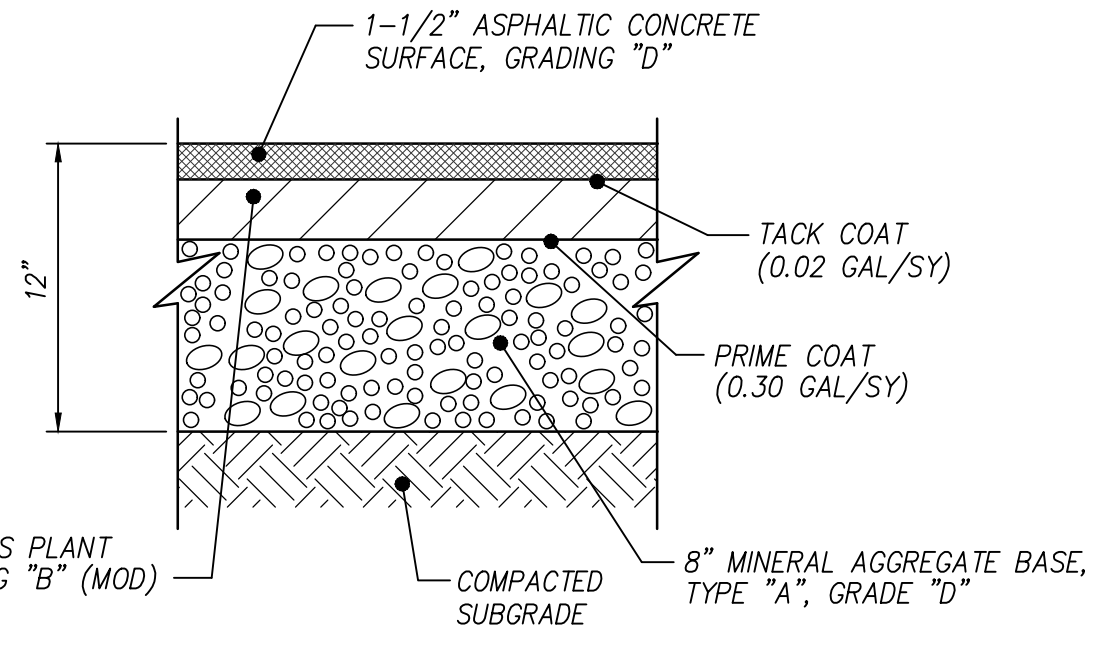
ROAD HORIZONTAL LINE DATA TABLE

LINE NO.	DISTANCE	BEARING
L1	232.50'	N07° 23' 22.21"W
L2	154.24'	S21° 41' 21.30"E
L3	461.92'	N82° 36' 37.79"E
L4	213.25'	N40° 02' 57.98"E

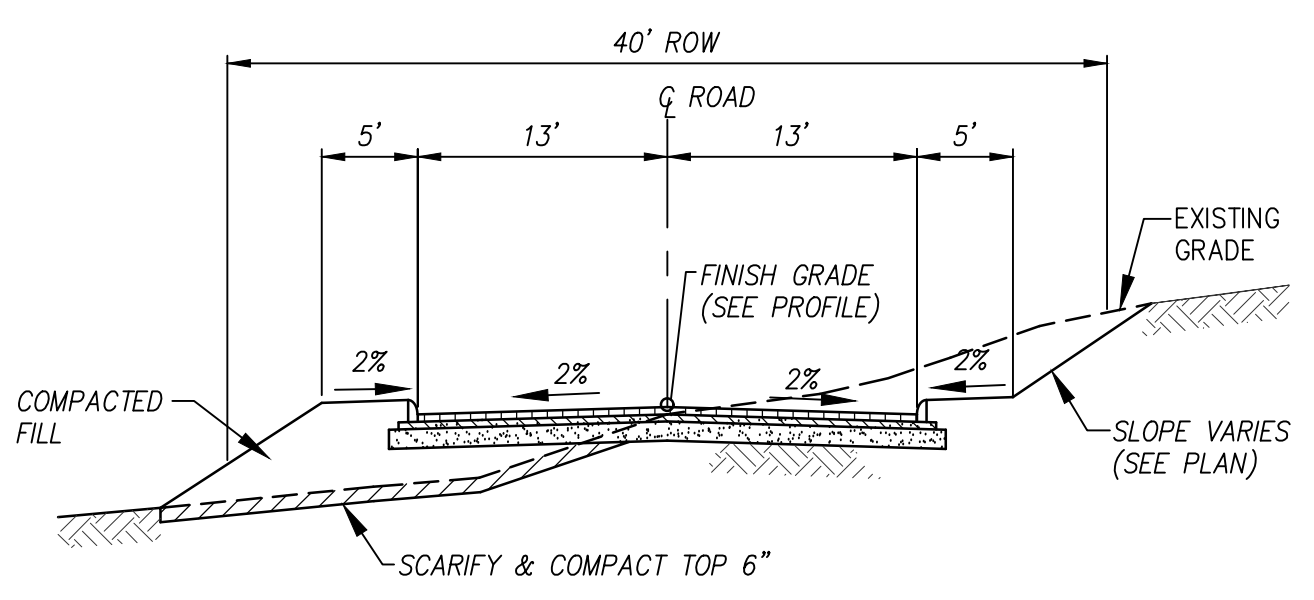
ROAD HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES	P.C. STATION	P.T. STATION	DELTA ANGLE	RADIUS	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
C1	N: 577631.31 E: 2602279.37	1+14.24	2+46.36	075° 42' 01"	100.000'	132.12'	S59° 32' 21.75"E	122.72'
C2	N: 577705.73 E: 2602853.14	7+08.28	7+82.56	042° 33' 40"	100.000'	74.28'	N61° 19' 47.89"E	72.59'

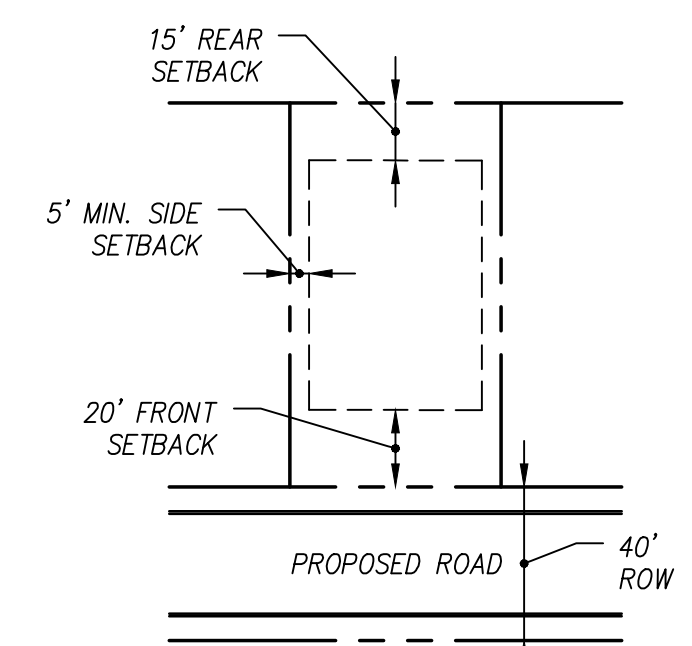
ENGINEERING CERTIFICATION:
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.
 REGISTERED ENGINEER: JASON R. HUNT, P.E.
 TENNESSEE LICENSE NO. 112.487
 DATE: 08/26/2024



01 ASPHALT PAVEMENT SECTION N.T.S.



02 TYPICAL ROAD SECTION N.T.S.



03 TYPICAL INTERIOR LOT N.T.S.



CANNON & CANNON INC.
 10025 Investment Drive, Suite 120
 Knoxville, TN 37932
 865.670.8555
 www.cci-corp.com

CLIENT: **RMF DEVELOPMENT COMPANY**
 104 WOODMONT BLVD, STE 405
 NASHVILLE, TN 37205

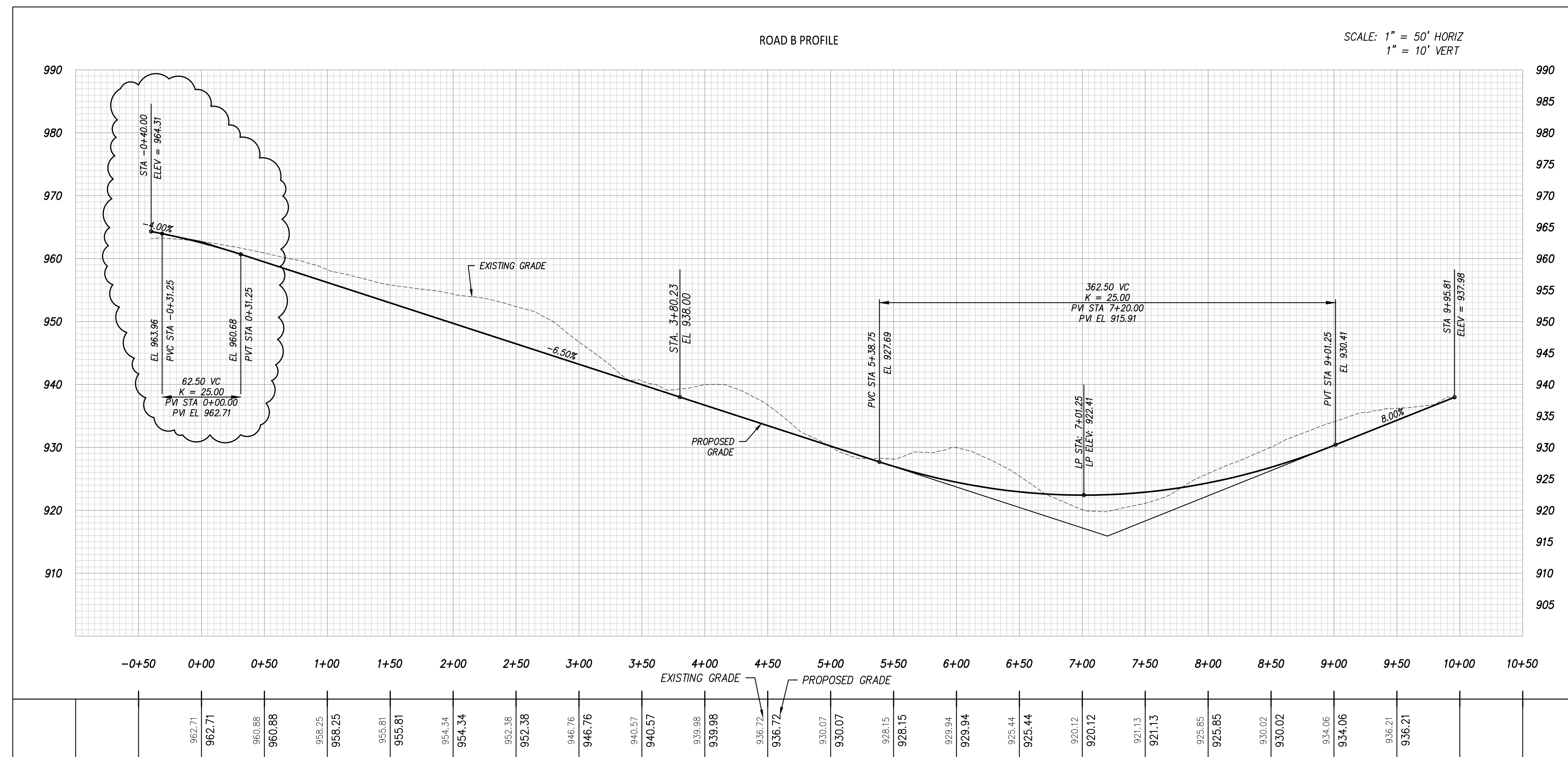
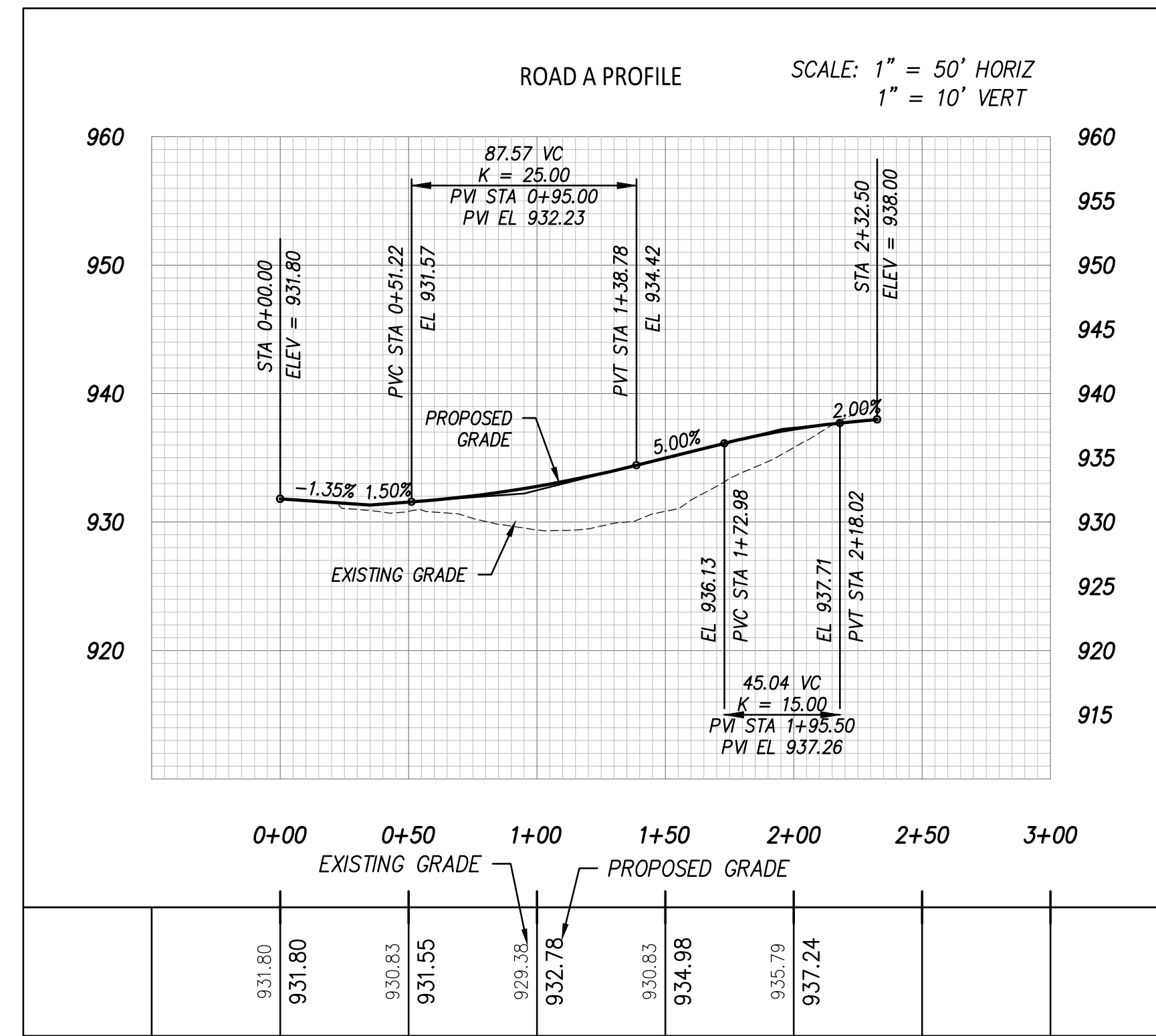
PROJECT: **717 W GOVERNOR JOHN SEVIER HIGHWAY**
 KNOXVILLE, TN 37920

CONCEPT PLAN

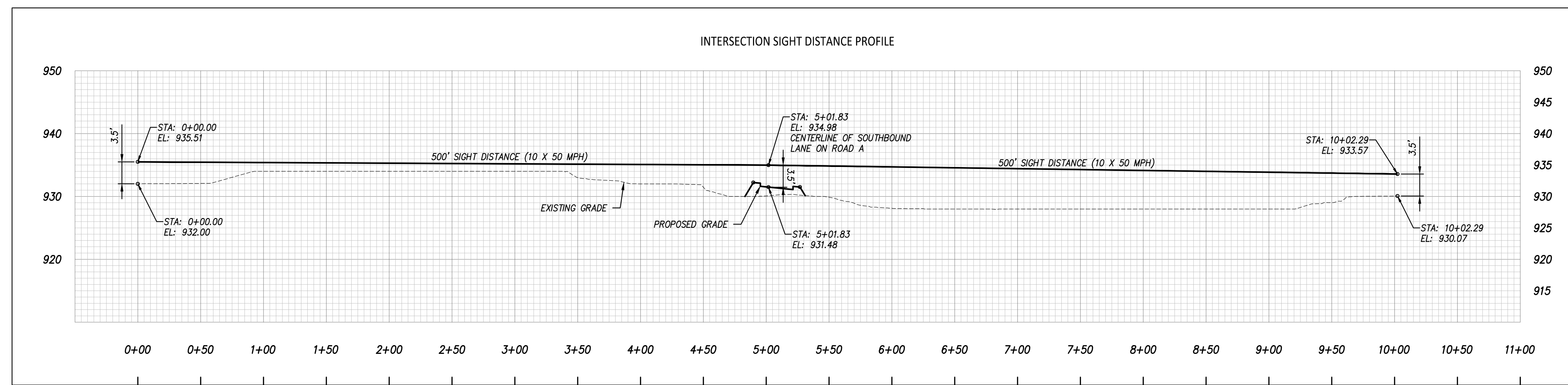
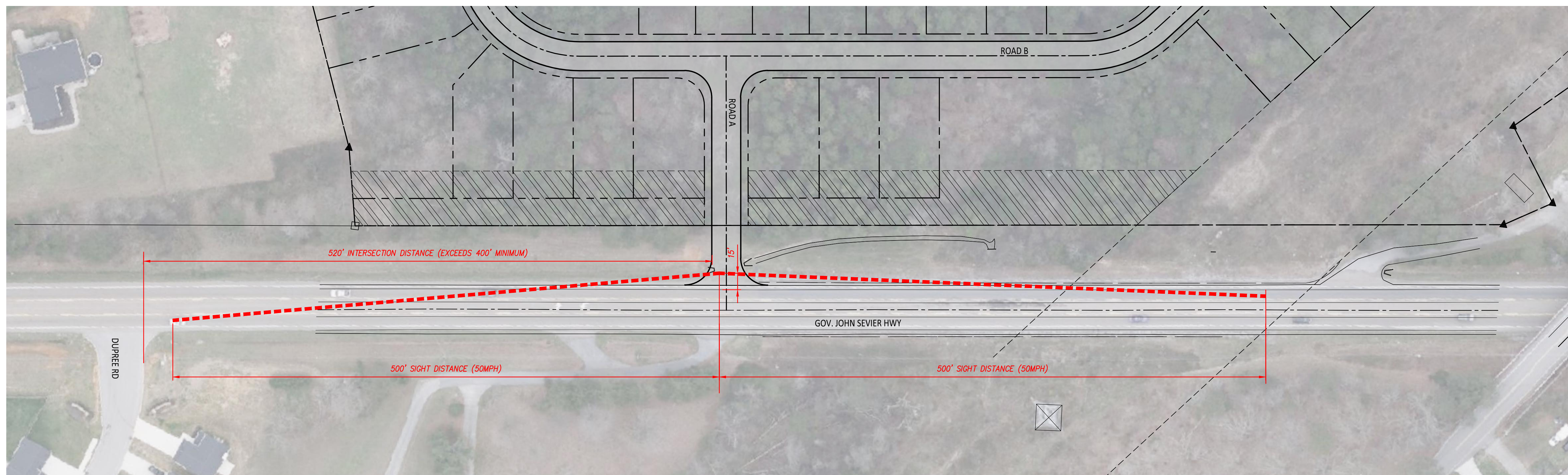
CCI PROJECT NO. 01825-0000
 DRAWING DATE: JULY 25, 2024
 PROJ. MANAGER: J. HUNT
 DRAWN BY: C. OAKS


FILE NUMBER
 9-SD-24-C
 9-F-24-DB

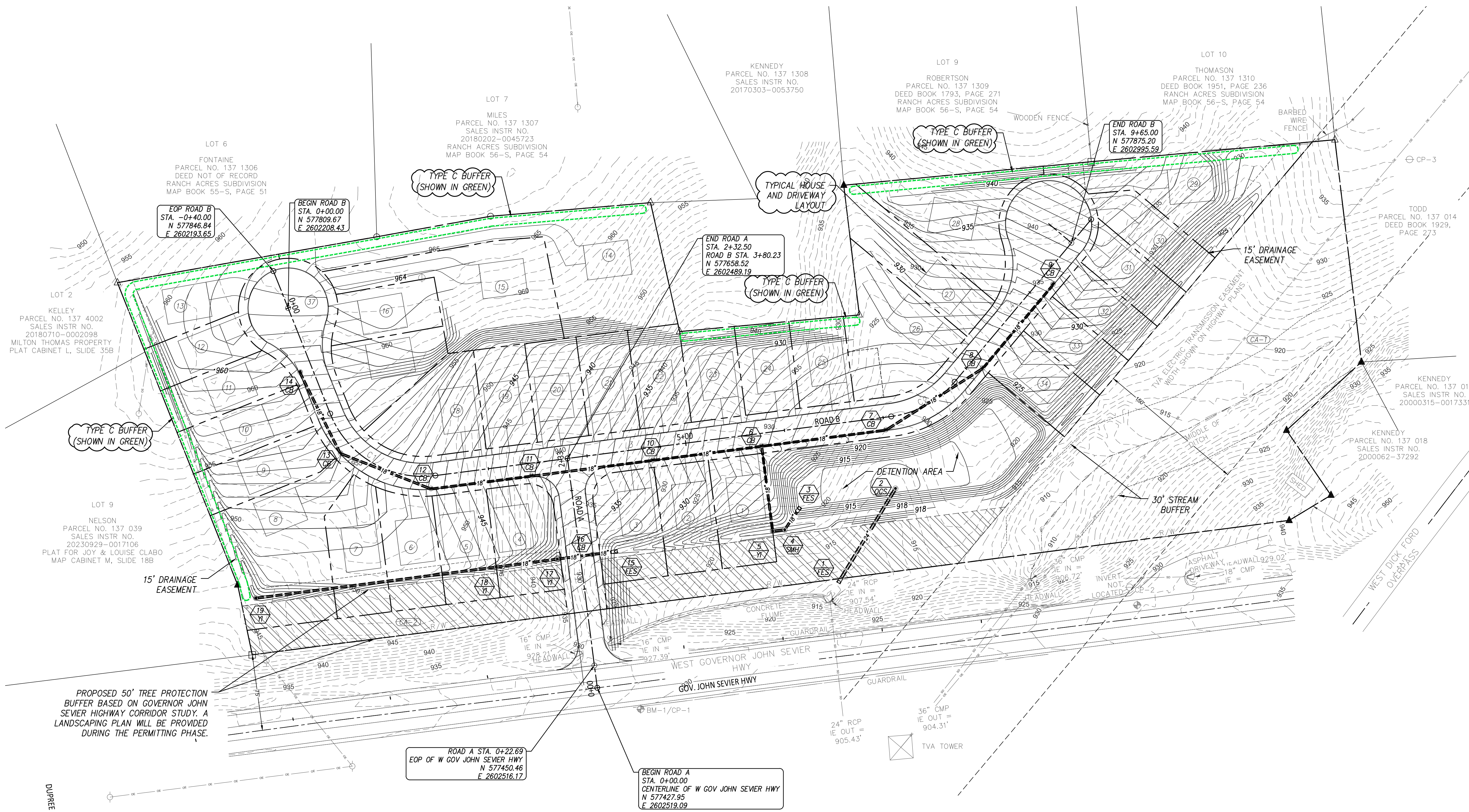
C101



REVISIONS	DATE
CANNON & CANNON INC 10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	
CLIENT: RMF DEVELOPMENT COMPANY 104 WOODMONT BLVD, STE 405 NASHVILLE, TN 37205	
PROJECT: 717 W GOVERNOR JOHN SEVIER HIGHWAY KNOXVILLE, TN 37920	
ROADWAY PROFILES	
FILE NUMBER 9-SD-24-C 9-F-24-DB	CCI PROJECT NO. 01825-0000 DRAWING DATE JULY 25, 2024 PROJ. MANAGER: J. HUNT DRAWN BY: C. OAKS
C102	



REVISIONS	DATE
 CANNON & CANNON INC 10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	
CLIENT: RMF DEVELOPMENT COMPANY 104 WOODMONT BLVD, STE 405 NASHVILLE, TN 37205	
PROJECT: 717 W GOVERNOR JOHN SEVIER HIGHWAY KNOXVILLE, TN 37920	
SIGHT DISTANCE PROFILE	
FILE NUMBER 9-SD-24-C 9-F-24-DB	CCI PROJECT NO. 01825-0000 DRAWING DATE JULY 25, 2024 PROJ. MANAGER: J. HUNT DRAWN BY: C. OAKS
C103	



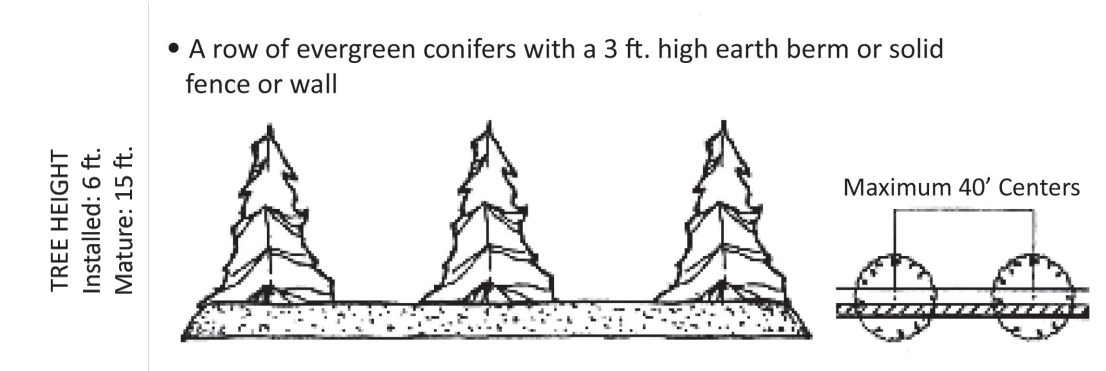
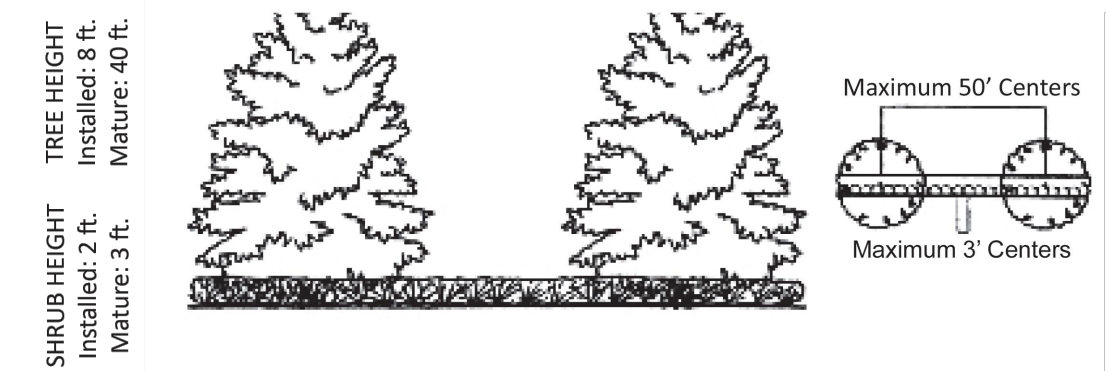
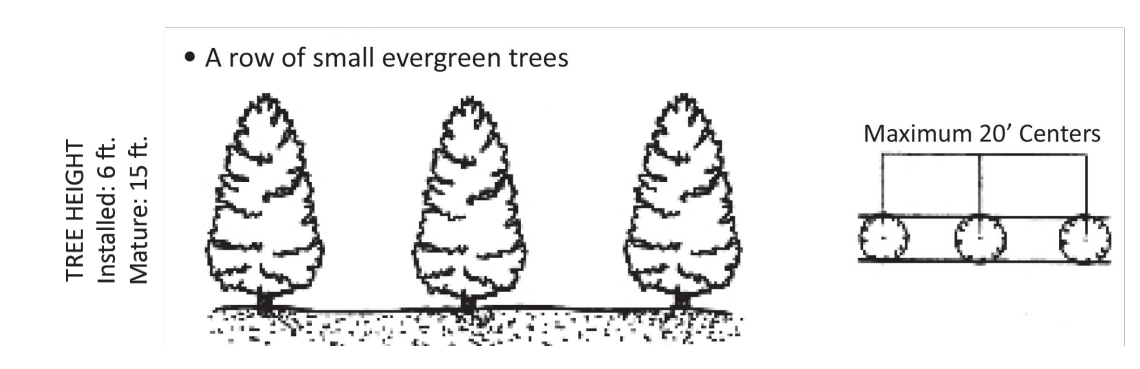
PROPOSED 50' TREE PROTECTION BUFFER BASED ON GOVERNOR JOHN SEVIER HIGHWAY CORRIDOR STUDY. A LANDSCAPING PLAN WILL BE PROVIDED DURING THE PERMITTING PHASE.

Type "C" Screen: Partial

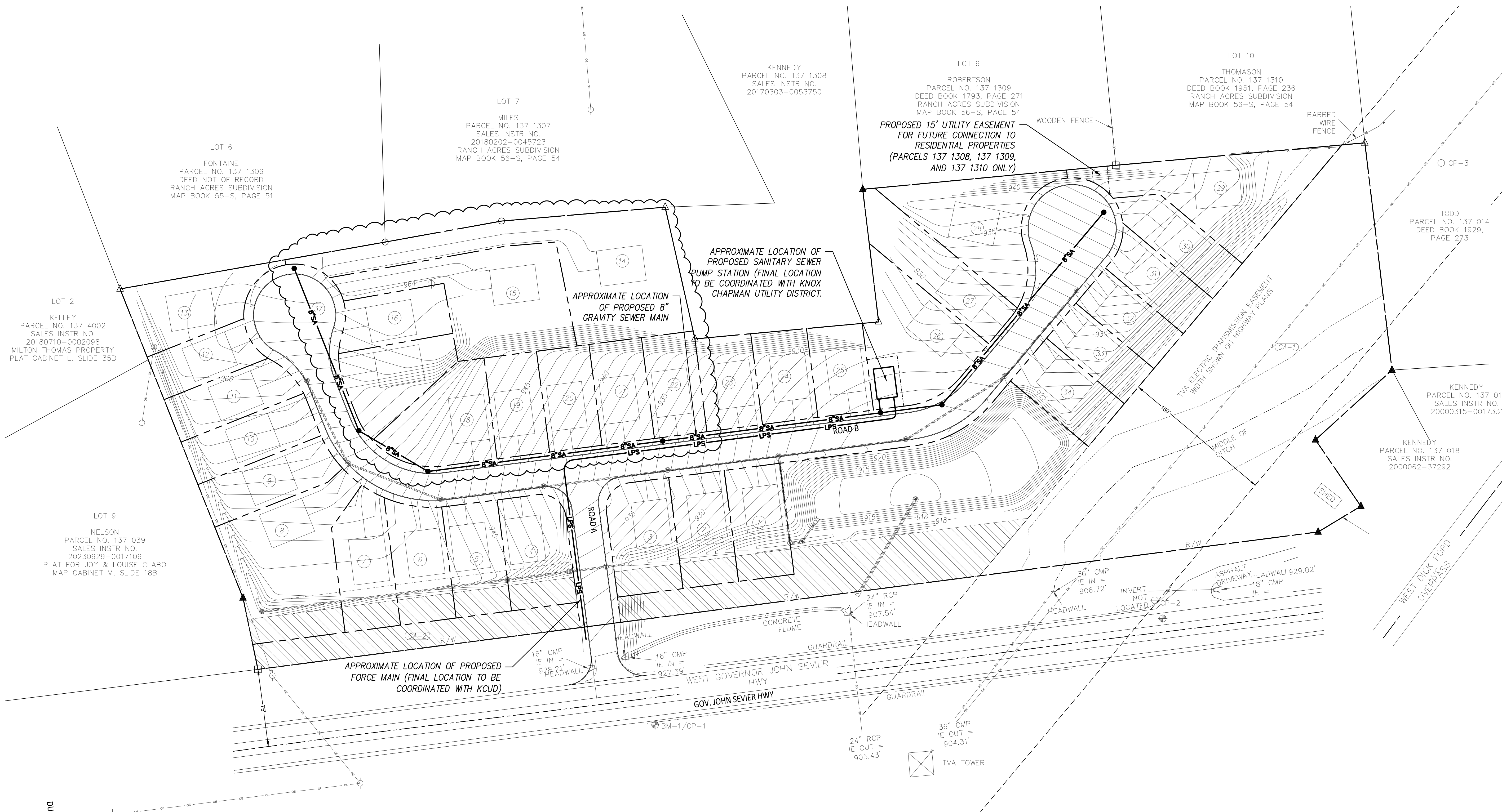
APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

• A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)



REVISIONS	DATE
CLIENT: RMF DEVELOPMENT COMPANY 104 WOODMONT BLVD, STE 405 NASHVILLE, TN 37205	
PROJECT: 717 W GOVERNOR JOHN SEVIER HIGHWAY KNOXVILLE, TN 37920	
CONCEPT GRADING AND DRAINAGE PLAN	
CCI PROJECT NO. 01825-0000 DRAWING DATE JULY 25, 2024 PROJ. MANAGER: J. HUNT DRAWN BY: C. OAKS	10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com
FILE NUMBER 9-SD-24-C 9-F-24-DB	
C201	



SPECIAL NOTE:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL SANITARY SEWER LAYOUT TO ACCOMMODATE A FUTURE CONNECTION TO THE EXISTING RESIDENTIAL PROPERTIES TO THE NORTH. FUTURE CONNECTION TO BE INSTALLED BY OTHERS AND TO BE COORDINATED WITH KNOX CHAPMAN UTILITY DISTRICT (KCUD). FUTURE CONNECTION LIMITED TO PARCELS AS NOTED AND ONLY INTENDED FOR EXISTING RESIDENTIAL PROPERTIES (NO FUTURE DEVELOPMENT).
2. FINAL DESIGN AND LAYOUT OF SANITARY SEWER GRAVITY AND FORCE MAIN TO BE COORDINATED WITH KCUD.

REVISIONS	DATE
10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	
CLIENT: RMF DEVELOPMENT COMPANY 104 WOODMONT BLVD, STE 405 NASHVILLE, TN 37205	
PROJECT: 717 W GOVERNOR JOHN SEVIER HIGHWAY KNOXVILLE, TN 37920	
CONCEPT SANITARY SEWER PLAN	
CCI PROJECT NO. 01825-0000 DRAWING DATE JULY 25, 2024 PROJ. MANAGER: J. HUNT DRAWN BY: C. OAKS	
FILE NUMBER 9-SD-24-C 9-F-24-DB	
C301	

