

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 9-SE-15-C
 9-H-15-UR

AGENDA ITEM #: 15
AGENDA DATE: 9/10/2015

▶ **SUBDIVISION:** SAFE HARBOR DEVELOPMENT
 ▶ **APPLICANT/DEVELOPER:** SAFE HARBOR DEVELOPMENT
 OWNER(S): Darby Campbell

TAX IDENTIFICATION: 103 072 PT.

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** South & East side of Sam Lee Rd., west of Solway Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 109.6 acres

▶ **ZONING:** PR (Planned Residential) OB (Office, Medical and Related Services) & TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned BP/TO, OB/TO, PR and A.. Development in the area consists of apartments and Pellissippi State Community College to the south and east. Detached dwellings are located to the north and west of the site.

▶ **NUMBER OF LOTS:** 261

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Sam Lee Rd., a collector street with a pavement width of 18' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve radius from 250' to 175' at sta 50+25 of Road A
2. Horizontal curve radius from 250' to 225' at sta 20+00 of Road E
3. Horizontal curve radius from 250' to 100' at sta 4+25 of Road J
4. Horizontal curve radius from 250' to 100 at sta 6+50 of Road J
5. Horizontal curve radius from 250' to 200' at sta 10+50 of Road J
6. Horizontal curve radius from 250' to 150' at sta 13+50 of Road K
7. Broken back curve tangent length from 150' to 121' between sta 35+42 and sta 36+63 of Road A
8. Broken back curve tangent length from 150' to 118' between sta 48+38 and sta 49+55 of Road A
9. Broken back curve tangent length from 150' to 138' between sta 2+08 and sta 3+46 of Road J
10. Vertical curve variance from 225' to 135' at sta 48+15 of Road A
11. Vertical curve variance from 125' to 75' at sta 49+50 of Road A

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1 - 12 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**

APPROVE the Concept Plan subject to 10 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at both proposed subdivision entrances on Sam Lee Rd.
6. Place note #9 from the concept plan which deals with building in the vicinity of the a sinkhole on the final plat
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.
9. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan, along one side of portions of roads B, D, E, I, K & A. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

- ▶ **APPROVE the Development Plan for up to 261 detached dwellings on individual lots subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. All recreational facilities shown on the development plan being constructed/installed as part of the first unit of this subdivision

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to develop a 261 lot detached residential subdivision on 109.6 acres. Approximately 75 acres of the site was rezoned in 2004 to PR (Planned Residential) at a density of up to 2.5 dwellings per acre. The development density of the PR zoned portion of the proposed subdivision is 2.48 du/ac. The remaining 34 acres of the site is zoned OB (Office, Medical and Related Services) which permits residential development as regulated in the RB (General Residential) zone. The RB regulations require that all lots contain a minimum of 10,000 sq. ft. and it requires greater building setbacks than the PR zone.

It has been the practice of the MPC to require that a development with more than 150 lots have multiple access points. The proposed plan shows that access to this development will via two entrances. Both access points will be to Sam Lee Rd. At present, Sam Lee Rd. is classified as a collector street with a pavement width of 18 feet. Before the final plat is approved for this project, the applicant's engineer will be required to certify that the required sight distance is present at the Sam Lee Rd. entrances. Because this project will generate more than 750 trips per day, a traffic study was required. The traffic study did not identify that any road improvements would be necessitated by this subdivision.

Due to the size of the development, staff has requested that amenities be provided within the subdivision. A community swimming pool and clubhouse are proposed as amenities to be constructed as part of this project. The applicant has stated that the amenities will be constructed as part of the first phase of this development. Staff has recommended that sidewalks be provided in the development in order to provide for pedestrian access to the amenities area. Additionally, sidewalks help with building a sense of community in the subdivision.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the recent rezoning recommendation.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR and OB zoning of this site will allow a density up to 2.5 du/ac. At a proposed density of 2.48 du/ac, the proposed PR zoned portion of the subdivision is consistent with the Sector Plan and recommended zoning density. The proposed density of 2.39 du/ac for the entire project is consistent with the LDR (Low Density Residential) designation of the site.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

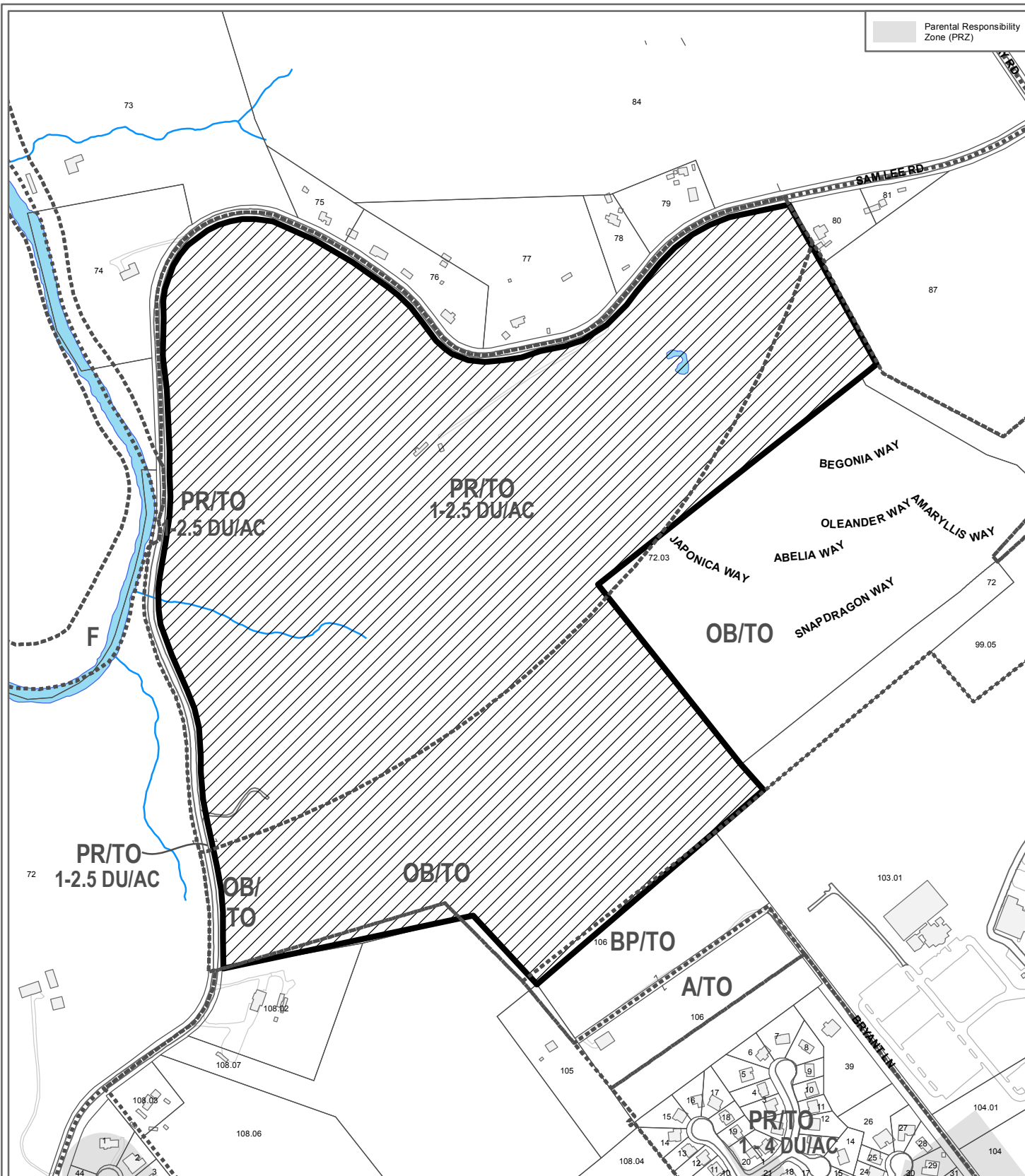
ESTIMATED STUDENT YIELD: 139 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

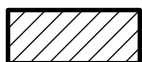
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**9-SE-15-C / 9-H-15-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) OB (Office, Medical and Related Services) & TO (Technology Overlay)

Original Print Date: 8/25/2015

Revised:

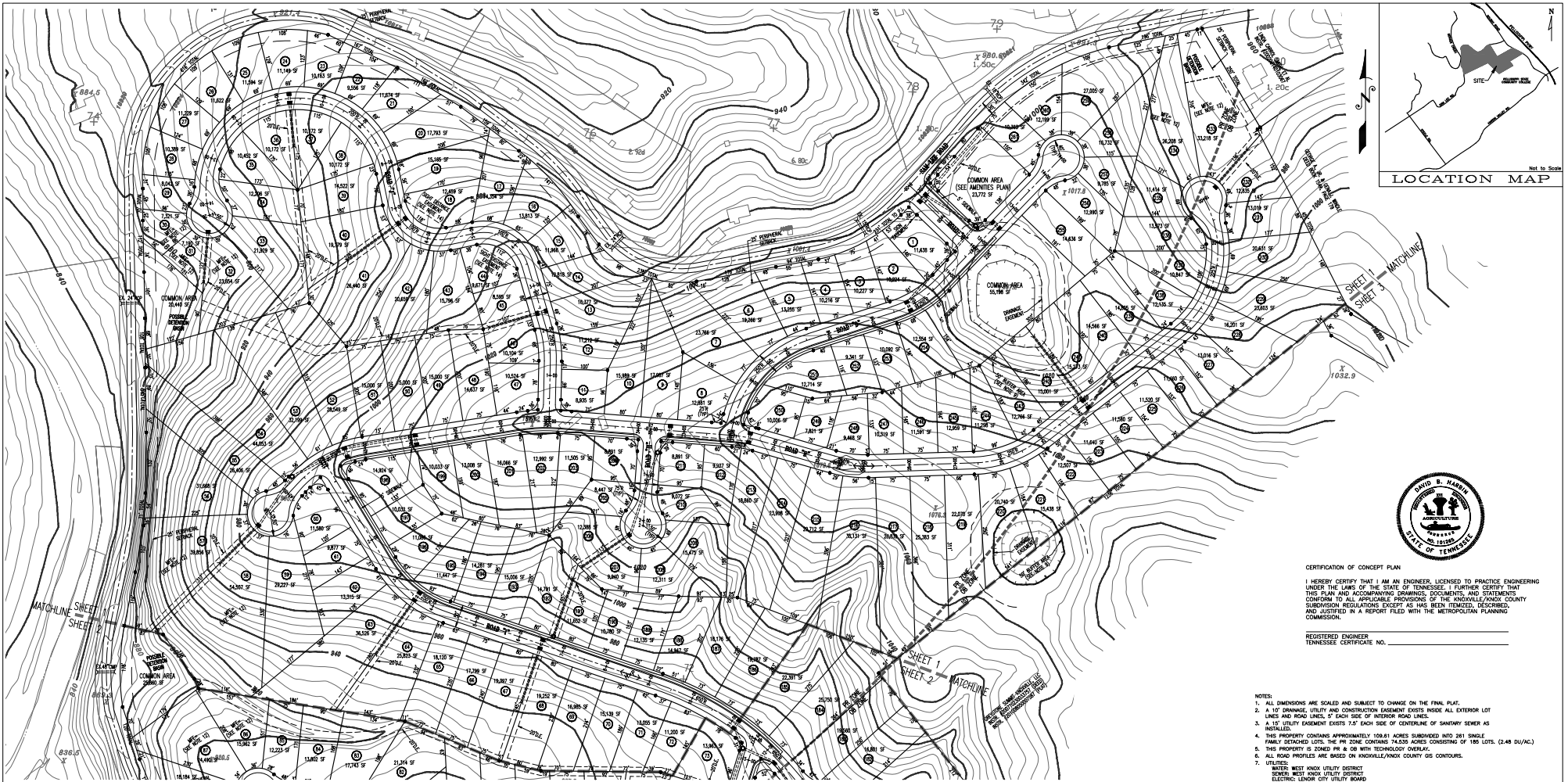
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Safe Harbor Development
Safe Harbor Development

Map No: 103

Jurisdiction: County

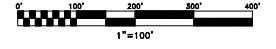
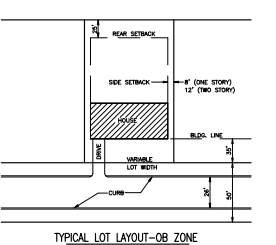
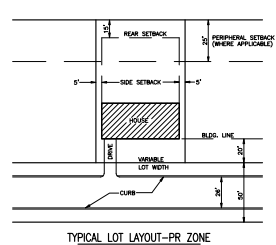
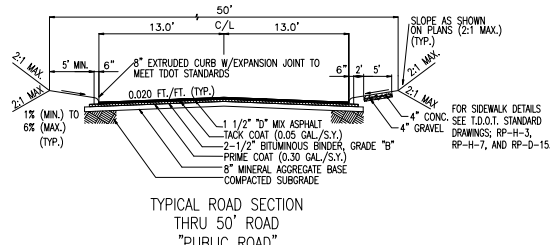




REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. _____

STATE OF TENNESSEE

- NOTES:**
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS BESIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INDICATED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 109.61 ACRES SUBDIVIDED INTO 261 SINGLE FAMILY DETACHED LOTS. THE PW ZONE CONTAINS 16.26 ACRES CONSISTING OF 126 LOTS (2.48 DU/AC).
 5. THIS PROPERTY IS ZONED PH & OR WITH TECHNOLOGY OVERLAY.
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 7. UTILITIES:
 SOLELY WEST KNOX UTILITY DISTRICT
 ELECTRIC: KNOX CITY UTILITY BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. NO BUILDINGS WILL BE ALLOWED WITHIN THE R/W OF THE SINGHOLE.
 10. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 100' BUFFER AREAS SURROUNDING THESE LOTS. THIS REPORT MAY BE REQUIRED FOR LOTS 120-123, 126, 127, 129, 130, 220, 221, 241 & 242.
 MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE R/W OF THE SINGHOLE ON THAT LOT.
 11. UNIMPAVED ROADS:
 a) HORIZONTAL CURVE LENGTH FROM 250' TO 175': STA 50+25 TO ROAD "A"
 b) HORIZONTAL CURVE LENGTH FROM 250' TO 100': STA 4+25 TO ROAD "C"
 c) HORIZONTAL CURVE LENGTH FROM 250' TO 150': STA 13+50 TO ROAD "D"
 d) HORIZONTAL CURVE LENGTH FROM 250' TO 200': STA 10+50 TO ROAD "E"
 e) TANGENT LENGTH ON BROKEN-BACK CURVE FROM 150' TO 175': STA 35+42 TO STA 36+43, ROAD "C"
 f) TANGENT LENGTH ON BROKEN-BACK CURVE FROM 150' TO 118': STA 48+08 TO STA 49+45, ROAD "C"
 g) TANGENT LENGTH FROM 225' TO 135': STA 48+15 TO STA 2+08 TO STA 3+44, ROAD "D"
 h) VERTICAL CURVE LENGTH FROM 125' TO 75': STA 49+00 TO ROAD "A"
 i) VERTICAL CURVE LENGTH FROM 95' TO 60': STA 0+40 TO ROAD "E"
 12. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 13. MINIMUM FLOOR ELEVATION FOR LOTS 28-31, 54, 55, 81-84, 90, 91, 93, 105, 210 & 220 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ON OR ADJACENT TO THAT LOT.
 14. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 15. SIGHT DISTANCE EASEMENTS ACROSS LOTS 18 & 44 RESTRICTS STRUCTURES OR VEGETATION THAT MAY OBSCURE THE VISION OF THE TRAVELING TRAFFIC.
 16. SIGHT DISTANCE CERTIFICATION REQUIRED AT THE INTERSECTION OF ROAD "D" AND SAM LEE ROAD.



9-SE-15-C/9-H-15-UR
 Revised: 8/26/2015

BATSON, DIMMS, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
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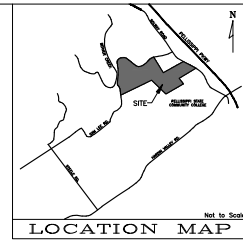
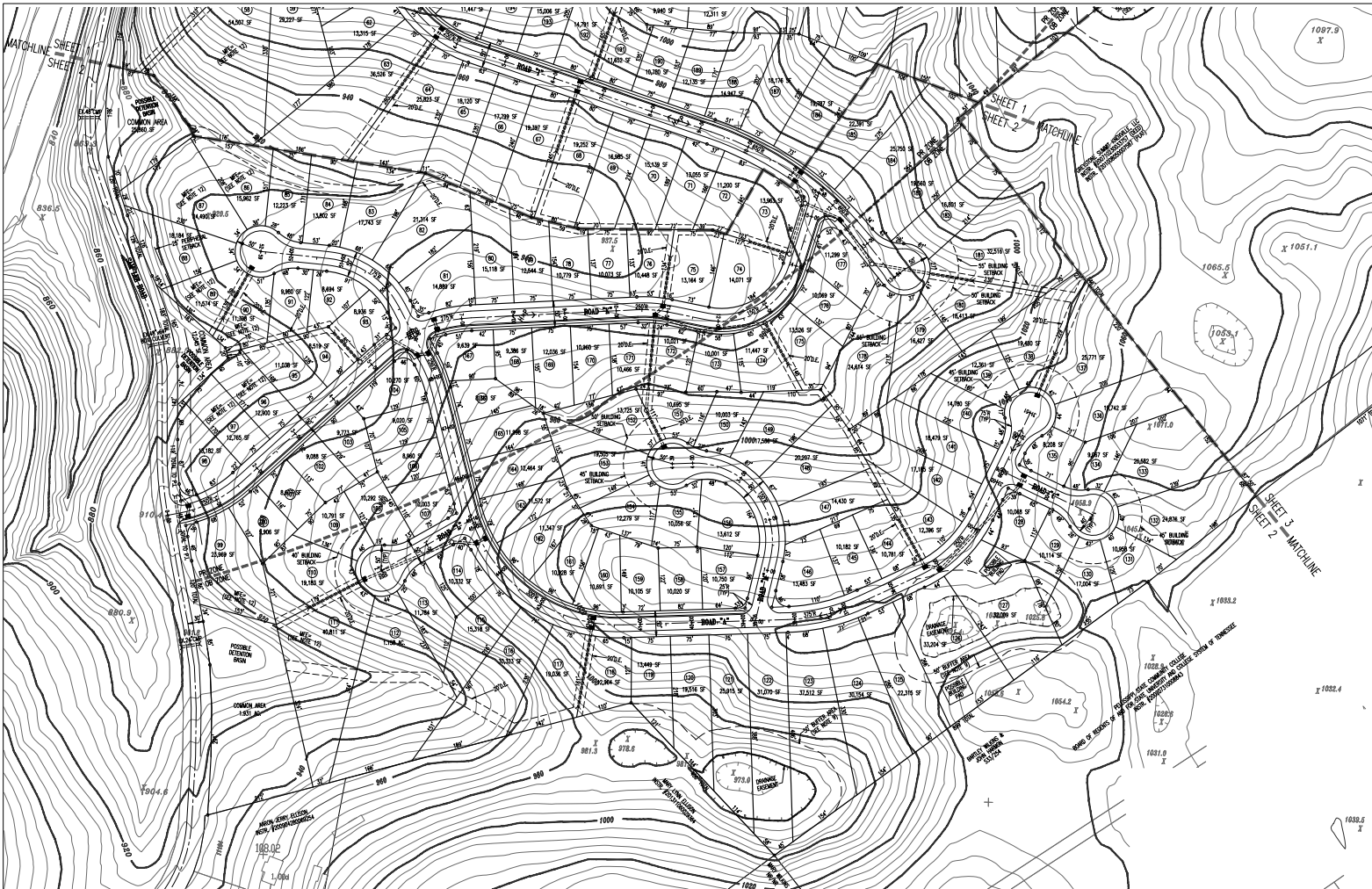
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CHECKED	xxx	8/25/15	1				

SCALE
 1" = 100'
 DATE
 07/27/15

OWNER:
 SAFE HARBOR DEVELOPMENT, LLC
 c/o DARRY CAMPBELL
 308 LETTERMAN RD.
 KNOXVILLE, TENNESSEE 37919

DEED REFERENCES: DEED BOOK 2272, PAGE 295
 DEED BOOK 2272, PAGE 298

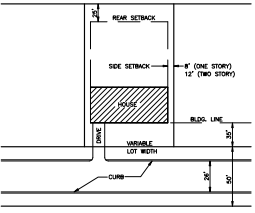
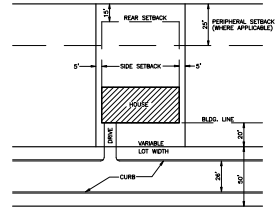
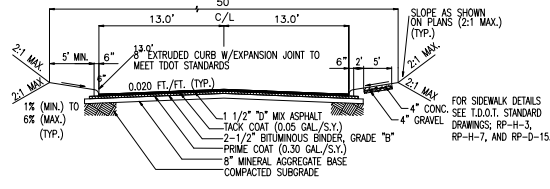
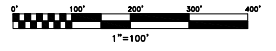
CONCEPT & DEVELOPMENT PLAN FOR SAFE HARBOR DEVELOPMENT, LLC-SAM LEE RD.		23973-SP1
CLT MAP 103, PART OF PARCEL 72 DISTRICT 6, KNOX COUNTY, TENNESSEE		
SHEET 1	OF	9 SHEETS
c:\23973\23973.DWG		



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TITLED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. _____

- NOTES:**
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS SHOWN.
 - THIS PROPERTY CONTAINS APPROXIMATELY 109.61 ACRES SUBDIVIDED INTO 261 SINGLE FAMILY DETACHED LOTS. THE PW ZONE COVERS 19.26 ACRES CONSISTING OF 126 LOTS (248 DU/AC).
 - THIS PROPERTY IS ZONED PH 4 OR WITH TECHNOLOGY OVERLAY.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 - UTILITIES:
 SOLELY WEST KNOX UTILITY DISTRICT
 ELECTRIC: KNOX CITY UTILITY BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELLSOUTH
 - BOUNDARY SURVEY BY OTHERS.
 - NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE.
 - A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE RIM OF SINKHOLE AND SURROUNDING AREAS. THIS REPORT MAY BE REQUIRED FOR LOTS 120-123, 126, 127, 129, 130, 220, 221, 241 & 242.
 - MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.
 - UNIMPROVED LOTS:
 a) HORIZONTAL CURVE LENGTH FROM 250' TO 175'; STA 50+25 TO ROAD "A"
 b) HORIZONTAL CURVE LENGTH FROM 250' TO 100'; STA 20+00 TO ROAD "A"
 c) HORIZONTAL CURVE LENGTH FROM 250' TO 100'; STA 4+25 TO ROAD "A"
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 h) VERTICAL CURVE LENGTH FROM 125' TO 135'; STA 48+15 TO STA 2+08 TO STA 3+44, ROAD "A"
 i) VERTICAL CURVE LENGTH FROM 125' TO 75'; STA 49+00 TO ROAD "A"
 j) VERTICAL CURVE LENGTH FROM 95' TO 80'; STA 0+40 TO ROAD "B"
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - MINIMUM FLOOR ELEVATION FOR LOTS 28-31, 54, 55, 81-84, 90, 91, 93, 105, 219 & 220 IS ONE FOOT ABOVE THE RIM OF THE DETENTION BASIN ON OR ADJACENT TO THAT LOT.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - SHORT DISTANCE EASEMENTS ACROSS LOTS 18 & 44 RESTRICTS STRUCTURES OR VEGETATION THAT MAY OBSCURE THE VIEW OF THE TREASURING TABLES.
 - SHORT DISTANCE CERTIFICATION REQUIRED AT THE INTERSECTION OF ROAD "D" AND SAM LEE ROAD.



9-SE-15-C / 9-H-15-UR
 Revised: 8/26/2015

BATSON, HIMS, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@hnp-p.com

DESIGNED	xxx								
DRAWN	xxx								
CHECKED	xxx	1	8/25/15	MPC COMMENTS					
		NO.	DATE	REVISION		APPR.	NO.	DATE	REVISION

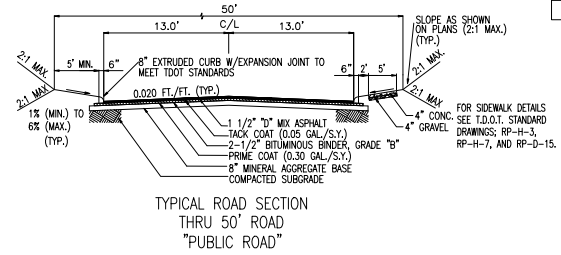
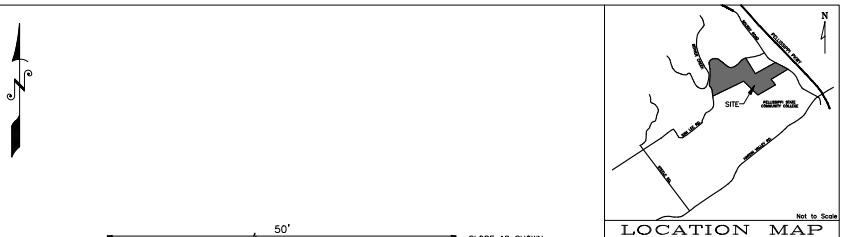
SCALE
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 DATE
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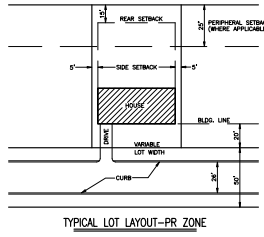
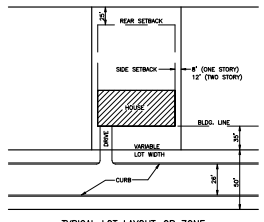
DEED REFERENCES: DEED BOOK 2272, PAGE 295
 DEED BOOK 2272, PAGE 298

CONCEPT & DEVELOPMENT PLAN FOR
SAFE HARBOR DEVELOPMENT, LLC-SAM LEE RD.
 CLT MAP 103, PART OF PARCEL 72
 DISTRICT 6, KNOX COUNTY, TENNESSEE

23973-SP2
 SHEET 2 OF 9 SHEETS
 c:\23973\23973.DWG



9-SE-15-C / 9-H-15-UR
Revised: 8/26/2015



CERTIFICATION OF CONCEPT PLAN
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REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

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 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS SHOWN.
 - THIS PROPERTY CONTAINS APPROXIMATELY 109.61 ACRES SUBDIVIDED INTO 261 SINGLE FAMILY DETACHED LOTS. THE PR ZONE CONTAINS 14.28 ACRES CONSISTING OF 185 LOTS (2.48 DU/AC).
 - THIS PROPERTY IS ZONED PR & OB WITH TECHNOLOGY OVERLAY.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 - UTILITIES:
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
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d) HORIZONTAL CURVE LENGTH FROM 250' TO 100'; STA 6+00, ROAD "D"
e) HORIZONTAL CURVE LENGTH FROM 250' TO 100'; STA 13+50, ROAD "E"
f) HORIZONTAL CURVE LENGTH FROM 250' TO 200'; STA 10+50, ROAD "F"
g) TANGENT LENGTH ON BROKEN-BACK CURVE FROM 150' TO 171'; STA 35+42 TO STA 36+43, ROAD "G"
h) TANGENT LENGTH ON BROKEN-BACK CURVE FROM 100' TO 118'; STA 48+08 TO STA 49+45, ROAD "H"
i) TANGENT LENGTH ON BROKEN-BACK CURVE FROM 100' TO 137'; STA 2+08 TO STA 3+44, ROAD "I"
j) VERTICAL CURVE LENGTH FROM 125' TO 75'; STA 49+00, ROAD "A"
k) VERTICAL CURVE LENGTH FROM 125' TO 135'; STA 48+15, ROAD "I"
l) VERTICAL CURVE LENGTH FROM 95' TO 80'; STA 0+40, ROAD "E"
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
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 - RIGHT DISTANCE CERTIFICATION REQUIRED AT THE INTERSECTION OF ROAD "D" AND SAM LEE ROAD.

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4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

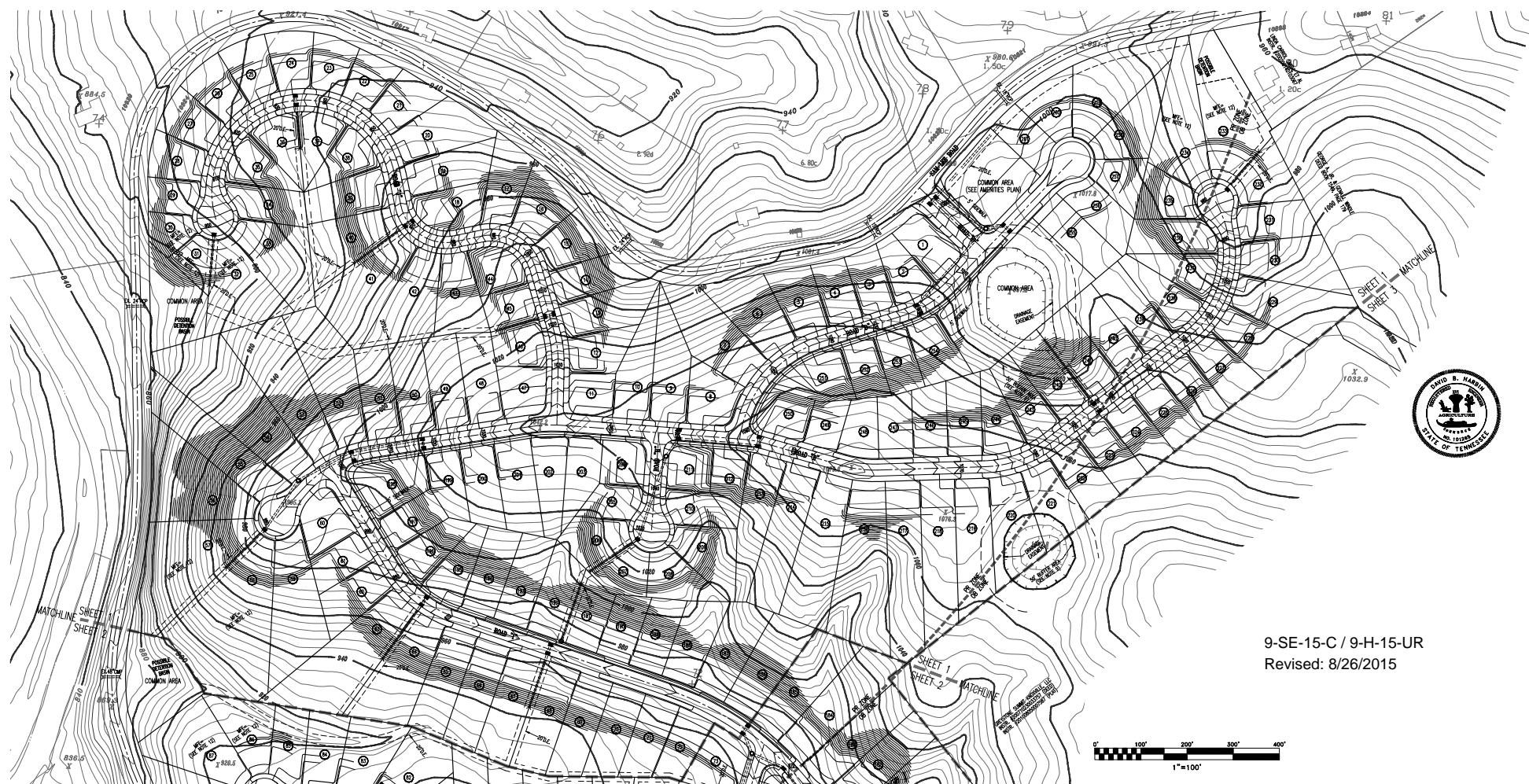
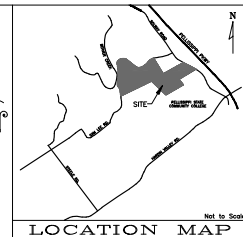
DESIGNED	xxx								
DRAWN	xxx								
CHECKED	xxx	1	8/25/15	MPC COMMENTS					
		NO.	DATE	REVISION		APPR.	NO.	DATE	REVISION

SCALE
1" = 100'
DATE
07/27/15

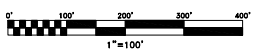
OWNER:
SAFE HARBOR DEVELOPMENT, LLC
c/o DARBY CAMPBELL
308 LETTERMAN RD.
KNOXVILLE, TENNESSEE 37919
DEED REFERENCES: DEED BOOK 2272, PAGE 295
DEED BOOK 2272, PAGE 298

CONCEPT & DEVELOPMENT PLAN FOR
SAFE HARBOR DEVELOPMENT, LLC-SAM LEE RD.
CLT MAP 103, PART OF PARCEL 72
DISTRICT 6, KNOX COUNTY, TENNESSEE

23973-SP3
SHEET 3 OF 9 SHEETS
Q:\23973\23973.DWG



9-SE-15-C / 9-H-15-UR
Revised: 8/26/2015



BATSON, HIMS, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	xxx																				
DRAWN	xxx																				
CHECKED	xxx	1	8/25/15	MPC COMMENTS	REVISION	APPR.	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	NO.	DATE	

SCALE
1" = 100'
DATE
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OWNER:
SAFE HARBOR DEVELOPMENT, LLC
C/O DARBY CAMPBELL
308 LETTERMAN RD.
KNOXVILLE, TENNESSEE 37919
DEED REFERENCES: DEED BOOK 2272, PAGE 295
DEED BOOK 2272, PAGE 298

GRADING PLAN FOR
SAFE HARBOR DEVELOPMENT, LLC-SAM LEE RD.
CLT MAP 103, PART OF PARCEL 72
DISTRICT 6, KNOX COUNTY, TENNESSEE

23973-GP1
SHEET 4 OF 9 SHEETS
Q:\23973\23973.DWG

