



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

▶ **FILE #:** 1-SC-17-C
1-D-17-UR

AGENDA ITEM #: 17
AGENDA DATE: 1/12/2017

▶ **SUBDIVISION:** VINING MILL
▶ **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC
OWNER(S): Homestead Land Holdings, LLC

TAX IDENTIFICATION: 129 12601 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2010 Marietta Church Rd

▶ **LOCATION:** Southeast side of Hardin Valley Rd., east side of Marietta Church Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek and Hickory Creek

▶ **APPROXIMATE ACREAGE:** 111 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant land - A (Agricultural) and PR (Planned Residential)
South: Vacant land - A (Agricultural)
East: Vacant land - A (Agricultural)
West: Rural residential and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 190

SURVEYOR/ENGINEER: Rackley Engineering

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 22' pavement width within a 40' - 60' right-of-way, and Marietta Church Rd., a minor collector street with a 19' pavement width within a 40' of right-of-way.

- ▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Reduce sag k from 25 to 20 on English Ivy Ln at STA 1+06.
 2. Reduce centerline radius from 250 to 150 on English Ivy Ln at STA 43+00.
 3. Reduce centerline radius from 250 to 200 on Boston Ivy Ln at STA 3+00.
 4. Reduce minimum tangent between broken back curves from 150 to 100 on Boston Ivy Ln at STA 5+25.
 5. Increase maximum road grade from 12% to 14.89% on Boston Ivy Ln at STA 6+00.
 6. Increase maximum road grade from 12% to 13.17% on Boston Ivy Ln at STA 14+00.
 7. Increase maximum road grade from 12% to 13.31% on Velvet Leaf

Ln at STA 2+25.

8. Reduce crest k from 25 to 19 on Velvet Leaf Ln at STA 4+05.

9. Reduce centerline radius from 250 to 150 on Leatherback Rd at STA 4+00.

10. Reduce centerline radius from 250 to 223 on Leatherback Rd at STA 9+50.

11. Reduce centerline radius from 250 to 100 on Leatherback Rd at STA 12+00.

12. Reduce centerline radius from 250 to 100 on Leatherback Rd at STA 13+75.

13. Increase maximum road grade from 12% to 14.63% on Leatherback Rd at STA 2+00.

14. Increase maximum road grade from 12% to 15% on Leatherback Rd at STA 12+60.

15. Reduce sag k from 25 to 15 at intersection Leatherback Rd and Marietta Church Rd.

16. Reduce crest k from 25 to 19 on Leatherback Rd at STA 4+43.

17. Reduce sag k from 25 to 20 on Leatherback Rd at STA 10+20.

18. Reduce transition radius for the Needlegrass Ln cul-de-sac from 75' to 25' on inside of road centerline curve.

STAFF RECOMMENDATION:

- **APPROVE** variances 1-18 because the site's topography and shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 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 (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Installation of the separate westbound left turn lane on Hardin Valley Road with a storage bay length of a minimum of 100 feet as identified in the Traffic Impact Study (TIS) prepared by Ajax Engineering and dated November 28, 2016. This turn lane should be installed prior to the 60th building permit, which is stated in the TIS.
5. The final design and details for implementation of the intersection improvements for English Ivy Ln. at Hardin Valley Rd. shall be worked out between the applicant and the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
6. At the design plan stage of the subdivision review, increased side yard setbacks may be required by the Knox County Department of Engineering and Public Works for lots along street grades of 10% or greater.
7. During the design plan stage of the subdivision review the applicant shall work with the Knox County Department of Engineering and Public Works and Planning Commission staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as natural undisturbed areas. These areas shall be identified on the final plat and protective covenants for the subdivision as natural undisturbed area with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary for the natural undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Obtaining any grading and slope easements that will be needed for grading the site.
10. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blue line stream on the property.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
12. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.
13. 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 190 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 111 acre tract into 190 detached residential lots and common area (29.88 acres) at a density of 1.71 du/ac. This property which is zoned PR (Planned Residential) is located on the southeast side of Hardin Valley Rd. and east side of Marietta Church Rd. The proposed subdivision will be served by public streets with access out to both Hardin Valley Rd. and Marietta Church Rd. The Planning Commission had recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 2 du/ac on August 11, 2016. The Knox County Commission approved the rezoning request on September 26, 2016.

A Traffic Impact Study was prepared by Ajax Engineering for this development with the last revision date being March 30, 2016. The study recommends turn lane improvements on Hardin Valley Rd. at the proposed subdivision entrance.

Staff had evaluated street connections from this development into adjoining tracks of land and it was determined that the subdivision layout and steep topography did not provide any logical street connections. Staff is encouraging the applicant to work with any adjoining land owners that would be interested in connecting to the proposed street network within this subdivision.

While this site is not within the parental responsibility zone, sidewalks will be provided on one side of English Ivy Ln. from Hardin Valley Rd. to Leatherback Dr. and along Leatherback Dr. to Marietta Church Rd. This will provide pedestrian access along the two main streets with a connection to the amenity area that is being provided at the main entrance to the subdivision at Hardin Valley Rd.

The proposed subdivision layout includes a significant amount of common area which includes 29.88 acres (26.9% of the site). The majority of the common area includes the steeper portions of the site. The preliminary grading plan is limiting the disturbance into these common areas. The applicant has expressed a willingness to work with staff to reduce the impact on the common area. Approximately 21.81 acres of the common area will remain undisturbed. The areas of the site that can remain undisturbed must be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 1.71 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.
3. The applicant has laid out the development to stay off the steeper portions of the site. The concept plan has included the steeper area within common area, and with the recommended conditions, those areas will be protected from development.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street and a minor collector street.

3. The proposed residential development at a density of 1.71 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 2 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development at a density of 1.71 du/ac is consistent with the sector plan.

2. The majority of this site is located within the hillside protection area. The proposed concept plan includes 29.88 acres (26.9%) in common areas. The majority of that area includes the steeper portions of the site. Staff is recommending a condition that clearing and grading be restricted in those areas and protective measures be included within the protective covenants for these undisturbed areas.

3. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

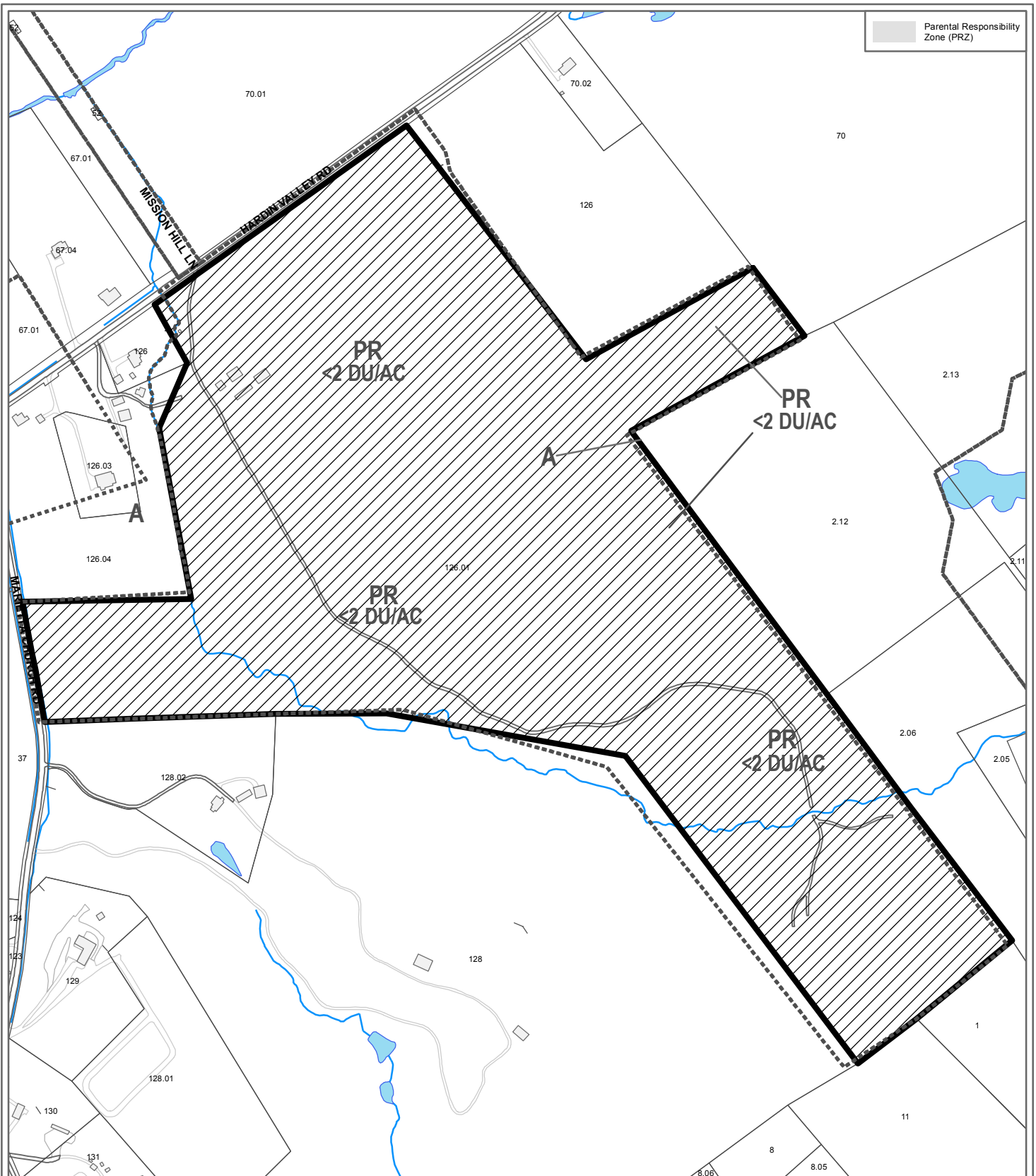
ESTIMATED STUDENT YIELD: 101 (public and private school children, ages 5-18 years)

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.

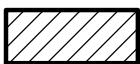
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**1-SC-17-C / 1-D-17-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Homestead Land Holdings, LLC
Vining Mill

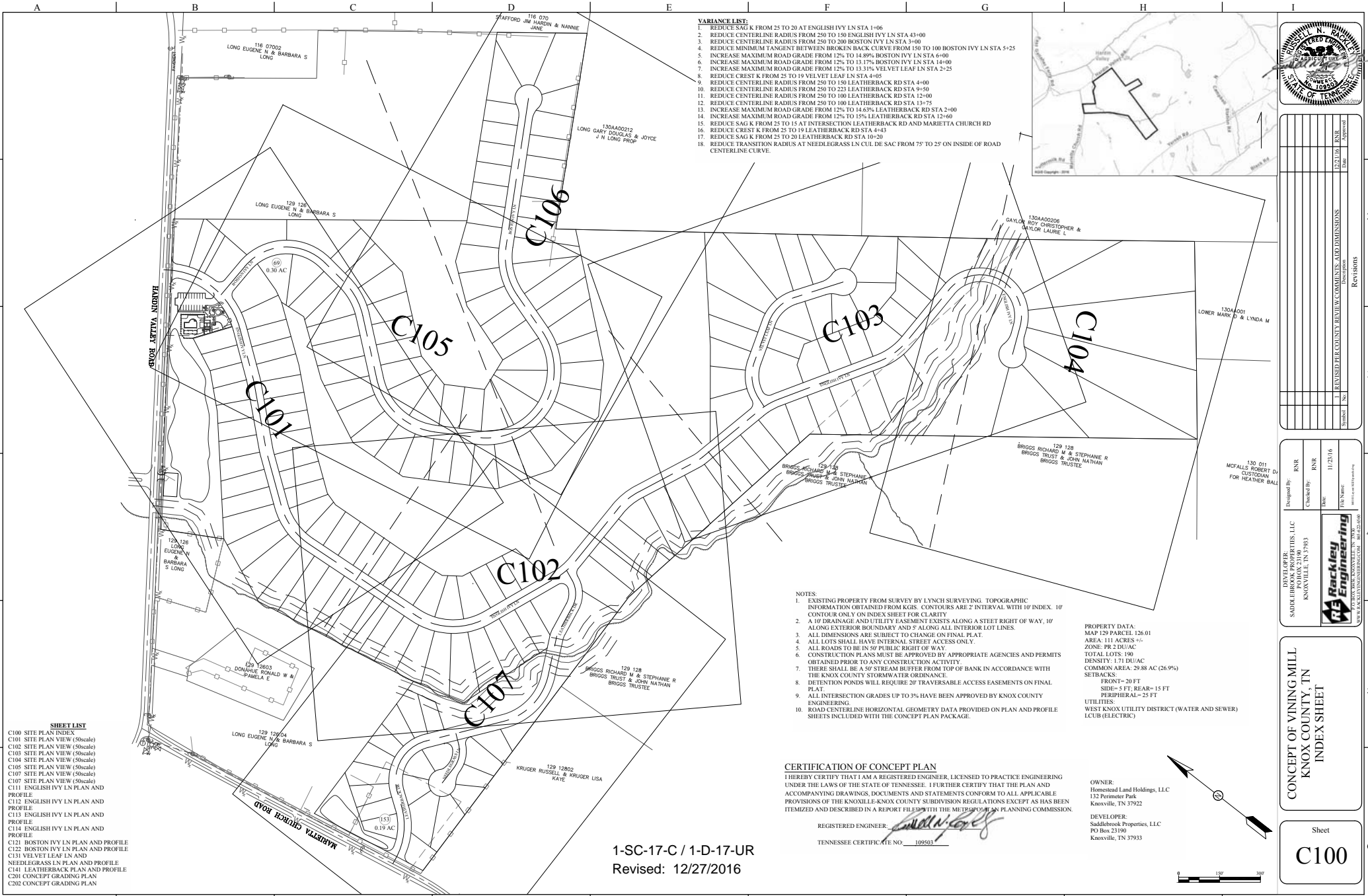


Detached Residential Subdivision in PR (Planned Residential)

Map No: 129
Jurisdiction: County



Original Print Date: 12/21/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- VARIANCE LIST**
1. REDUCE SAG K FROM 25 TO 20 AT ENGLISH IVY LN STA 1+06
 2. REDUCE CENTERLINE RADIUS FROM 250 TO 150 ENGLISH IVY LN STA 43+00
 3. REDUCE CENTERLINE RADIUS FROM 250 TO 200 BOSTON IVY LN STA 3+00
 4. REDUCE MINIMUM TANGENT BETWEEN BROKEN BACK CURVE FROM 150 TO 100 BOSTON IVY LN STA 5+25
 5. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 14.89% BOSTON IVY LN STA 6+00
 6. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 13.17% BOSTON IVY LN STA 14+00
 7. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 13.31% VELVET LEAF LN STA 2+25
 8. REDUCE CREST K FROM 25 TO 19 VELVET LEAF LN STA 4+05
 9. REDUCE CENTERLINE RADIUS FROM 250 TO 150 LEATHERBACK RD STA 4+00
 10. REDUCE CENTERLINE RADIUS FROM 250 TO 225 LEATHERBACK RD STA 9+50
 11. REDUCE CENTERLINE RADIUS FROM 250 TO 100 LEATHERBACK RD STA 12+00
 12. REDUCE CENTERLINE RADIUS FROM 250 TO 100 LEATHERBACK RD STA 13+75
 13. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 14.63% LEATHERBACK RD STA 2+00
 14. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 15% LEATHERBACK RD STA 12+00
 15. REDUCE SAG K FROM 25 TO 15 AT INTERSECTION LEATHERBACK RD AND MARIETTA CHURCH RD
 16. REDUCE CREST K FROM 25 TO 19 LEATHERBACK RD STA 4+43
 17. REDUCE SAG K FROM 25 TO 20 LEATHERBACK RD STA 10+20
 18. REDUCE TRANSITION RADIUS AT NEEDLEGRASS LN CUL DE SAC FROM 75' TO 25' ON INSIDE OF ROAD CENTERLINE CURVE.

- NOTES:**
1. EXISTING PROPERTY FROM SURVEY BY LYNCH SURVEYING. TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX. 10' CONTOUR ONLY ON INDEX SHEET FOR CLARITY.
 2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
 3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
 4. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
 5. ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
 6. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 7. THERE SHALL BE A 50' STREAM BUFFER FROM TOP OF BANK IN ACCORDANCE WITH THE KNOX COUNTY STORMWATER ORDINANCE.
 8. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
 9. ALL INTERSECTION GRADES UP TO 3% HAVE BEEN APPROVED BY KNOX COUNTY ENGINEERING.
 10. ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS IS INCLUDED WITH THE CONCEPT PLAN PACKAGE.

CERTIFICATION OF CONCEPT PLAN
 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 KNOX/LEKNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER: *[Signature]*
 TENNESSEE CERTIFICATE NO. 109503

1-SC-17-C / 1-D-17-UR
 Revised: 12/27/2016

- SHEET LIST**
- C100 SITE PLAN INDEX
 - C101 SITE PLAN VIEW (50scale)
 - C102 SITE PLAN VIEW (50scale)
 - C103 SITE PLAN VIEW (50scale)
 - C104 SITE PLAN VIEW (50scale)
 - C105 SITE PLAN VIEW (50scale)
 - C107 SITE PLAN VIEW (50scale)
 - C111 ENGLISH IVY LN PLAN AND PROFILE
 - C112 ENGLISH IVY LN PLAN AND PROFILE
 - C113 ENGLISH IVY LN PLAN AND PROFILE
 - C114 ENGLISH IVY LN PLAN AND PROFILE
 - C121 BOSTON IVY LN PLAN AND PROFILE
 - C122 BOSTON IVY LN PLAN AND PROFILE
 - C131 VELVET LEAF LN AND NEEDLEGRASS LN PLAN AND PROFILE
 - C141 LEATHERBACK PLAN AND PROFILE
 - C201 CONCEPT GRADING PLAN
 - C202 CONCEPT GRADING PLAN



Symbol	No.	Description	Date	Approval
	1	REVISION PER COUNTY REVIEW COMMENTS, ADD DIMENSIONS	12/27/16	RNR

Designed By:	RNR	11/27/16
Checked By:	RNR	
Drawn By:	TKM	

DEVELOPER: SADDLEBROOK PROPERTIES, LLC
 1300 VILLAGE LANE
 KNOXVILLE, TN 37933

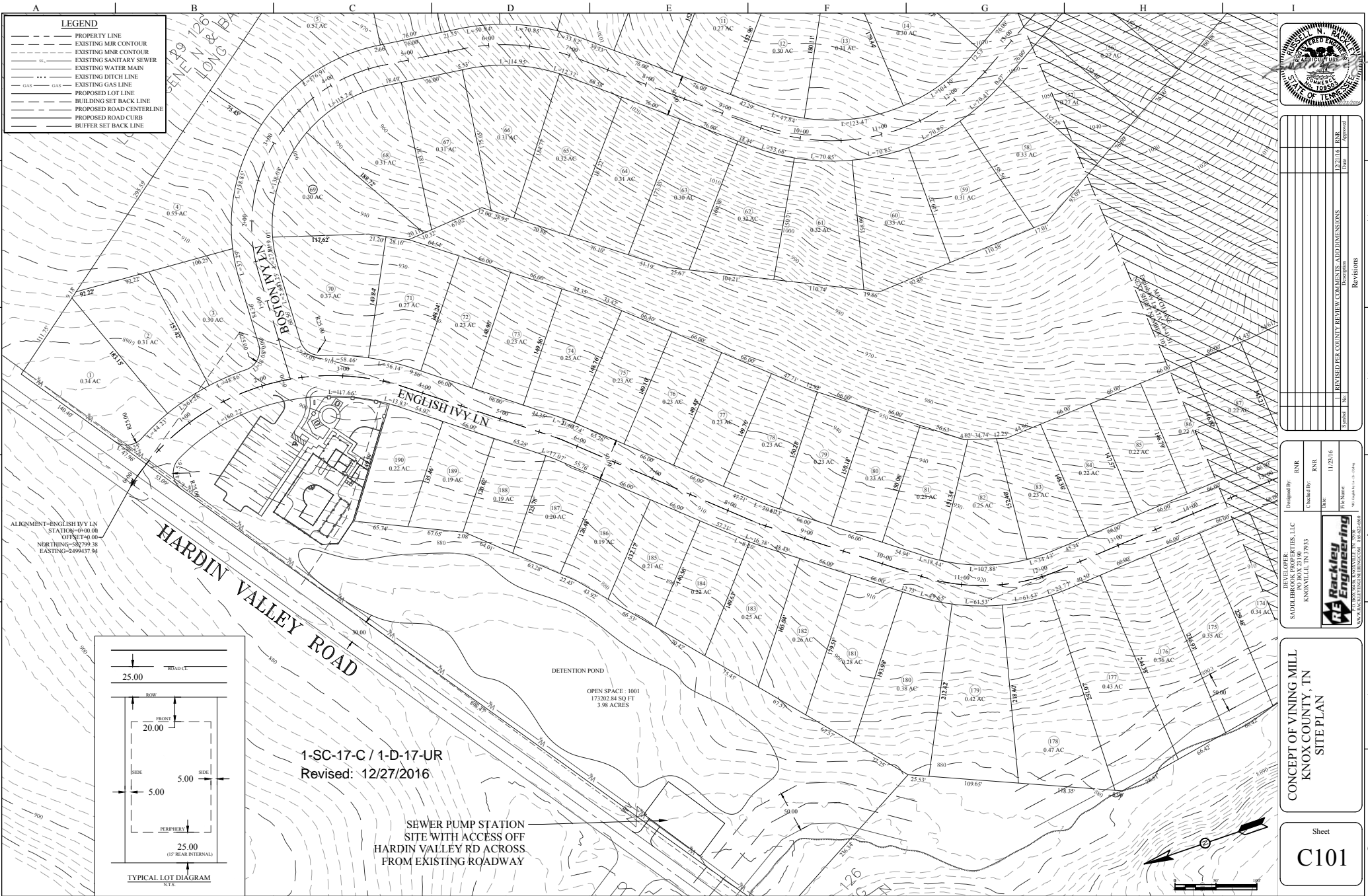
RE Rackley Engineering
 1000 N. W. 10TH AVENUE, SUITE 100
 KNOXVILLE, TN 37922

PROPERTY DATA:
 MAP: 129 PARCEL: 126.01
 AREA: 111 ACRES +/-
 ZONE: PR 2 DU/AC
 TOTAL LOTS: 100
 DENSITY: 1.71 DU/AC
 COMMON AREA: 29.88 AC (26.9%)
 SETBACKS:
 FRONT= 20 FT
 SIDE= 5 FT, REAR= 15 FT
 PERIPHERAL= 25 FT
 UTILITIES:
 WEST KNOX UTILITY DISTRICT (WATER AND SEWER)
 LCUV (ELECTRIC)

OWNER:
 Homestead Land Holdings, LLC
 132 Perimeter Park
 Knoxville, TN 37922

DEVELOPER:
 Saddlebrook Properties, LLC
 PO Box 23190
 Knoxville, TN 37933

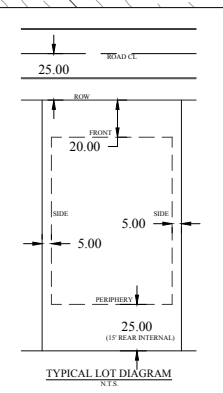
Sheet
C100



LEGEND

- PROPERTY LINE
- - - EXISTING M/R CONTOUR
- - - EXISTING M/R CONTOUR
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER MAIN
- - - EXISTING DITCH LINE
- - - EXISTING GAS LINE
- - - PROPOSED LOT LINE
- - - BUILDING SET BACK LINE
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED ROAD CURB
- - - BUFFER SET BACK LINE

ALIGNMENT-ENGLISH IVY LN
 STATION=+0+00.00
 OFFSET=140.00'
 NORTHING=582799.38
 EASTING=2499437.94



1-SC-17-C / 1-D-17-UR
 Revised: 12/27/2016

SEWER PUMP STATION
 SITE WITH ACCESS OFF
 HARDIN VALLEY RD ACROSS
 FROM EXISTING ROADWAY

DETECTION POND
 OPEN SPACE : 1001
 171202.84 SQ FT
 3.98 ACRES



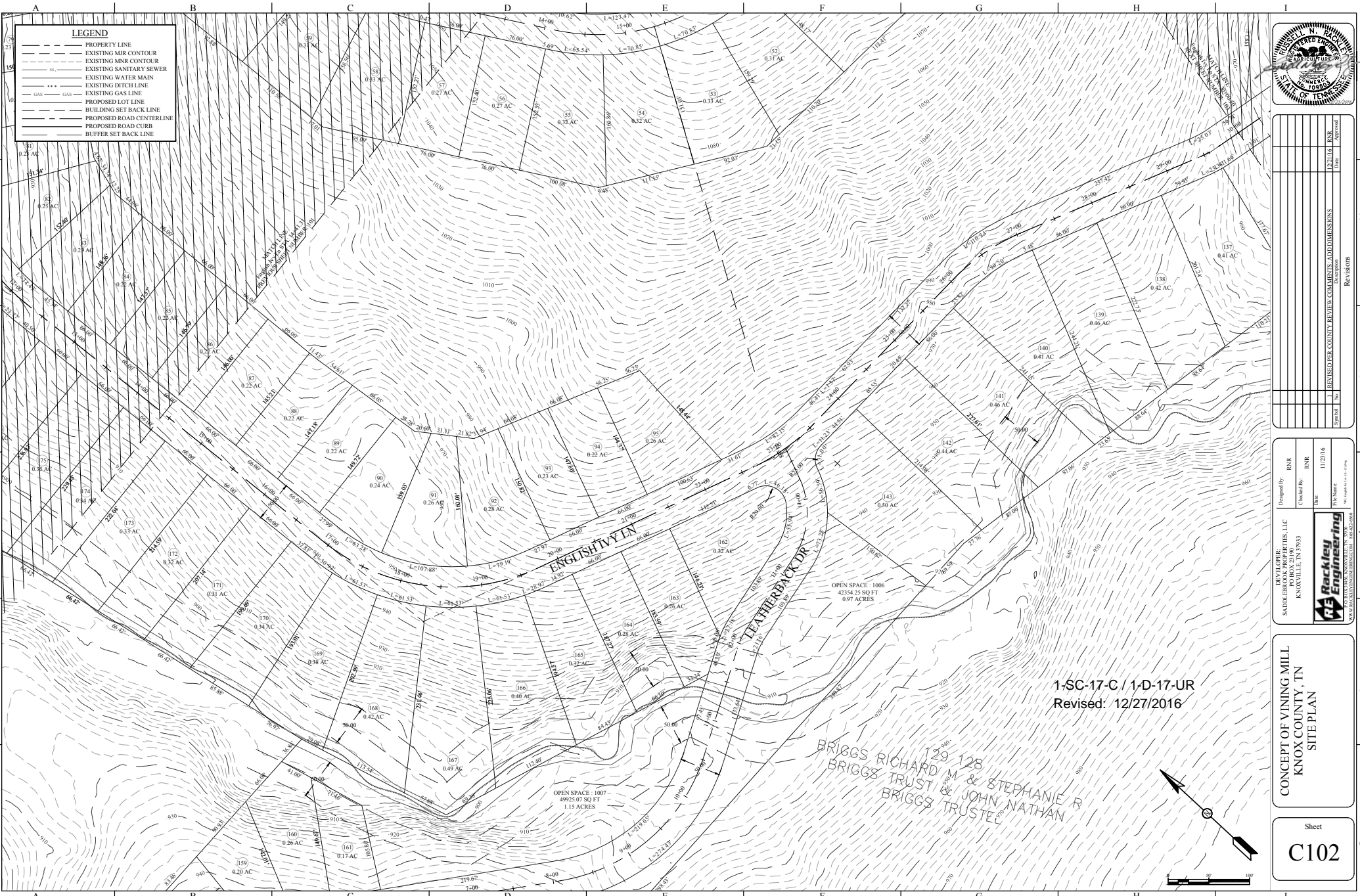
SPIN	NO.	DATE	REVISIONS
1	REVISION PER COUNTY REVIEW COMMENTS, ADD DIMENSIONS	12/21/16	RNR

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 11/29/16
 PROJECT: SADDLEBROOK PROPERTIES, LLC
 KNOXVILLE, TN 37933

RE Rackley Engineering
 1000 W. BARTON BLVD., SUITE 200
 KNOXVILLE, TN 37933

CONCEPT OF VINING MILL
 KNOX COUNTY, TN
 SITE PLAN

Sheet
C101



LEGEND

- PROPERTY LINE
- - - EXISTING M/R CONTOUR
- - - EXISTING M/R CONTOUR
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER MAIN
- - - EXISTING DITCH LINE
- - - EXISTING GAS LINE
- - - PROPOSED LOT LINE
- - - BUILDING SET BACK LINE
- - - PROPOSED ROAD CURB
- - - PROPOSED ROAD CENTERLINE
- - - BUFFER SET BACK LINE



SPRINT	NO.	DATE	REVISIONS
1	REVISED PER COUNTY REVIEW COMMENTS, ADD DIMENSIONS	12/21/16	ENR

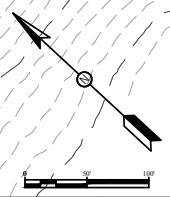
DESIGNED BY	ENR
CHECKED BY	ENR
DATE	11/29/16
PROJECT NAME	BRIGGS TRUST
SCALE	AS SHOWN

DEVELOPER: SADDLEBROOK PROPERTIES, LLC
KNOXVILLE, TN 37933

RE Rackley Engineering
1000 W. BRYANT STREET, SUITE 200
KNOXVILLE, TN 37912

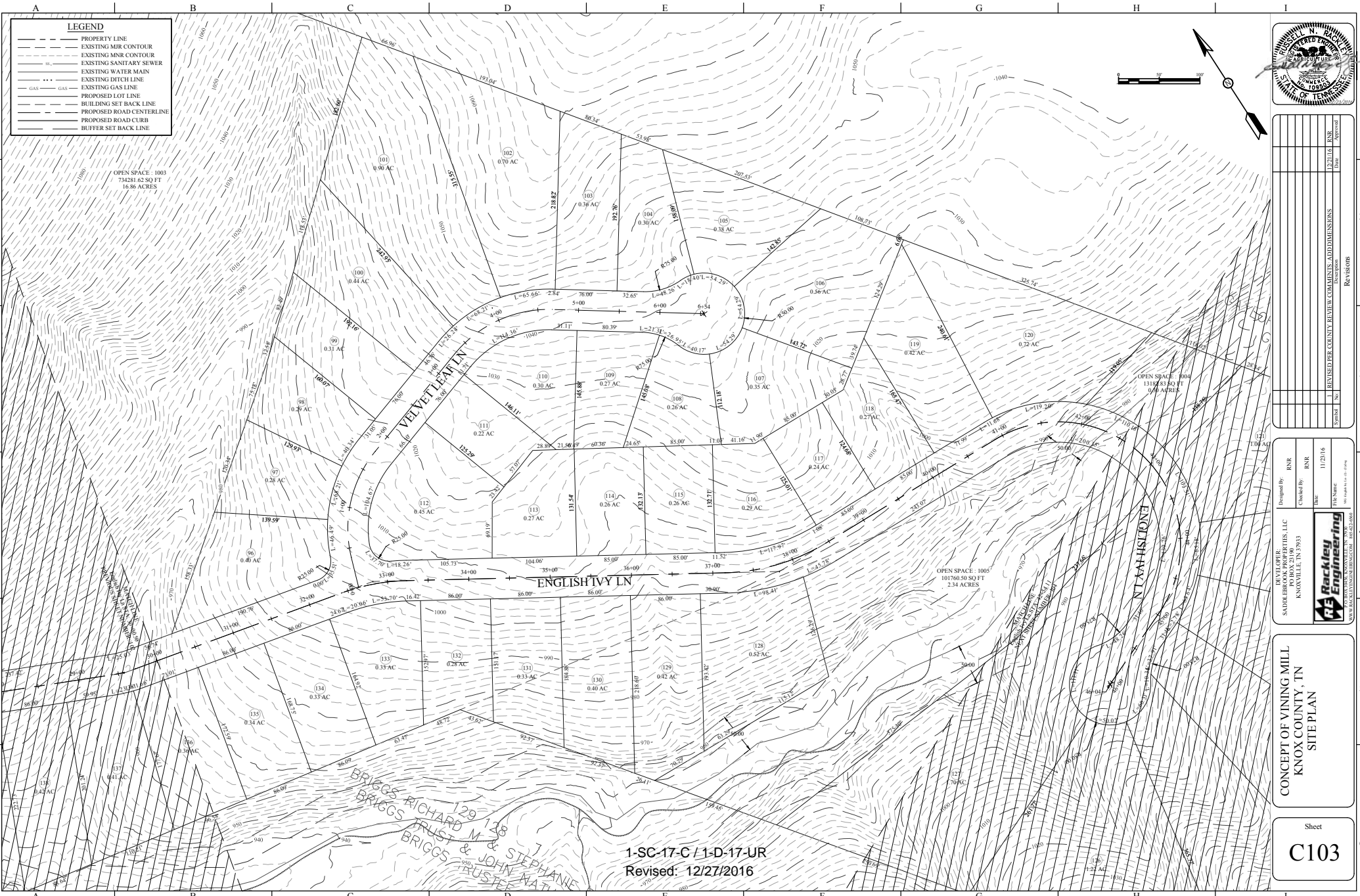
1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016

BRIGGS RICHARD M & STEPHANIE R
BRIGGS TRUST & JOHN NATHAN
BRIGGS TRUSTEL



CONCEPT OF VINING MILL
KNOX COUNTY, TN
SITE PLAN

Sheet
C102



LEGEND

- PROPERTY LINE
- - - EXISTING MNR CONTOUR
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER MAIN
- - - EXISTING DITCH LINE
- - - EXISTING GAS LINE
- - - PROPOSED LOT LINE
- - - BUILDING SET BACK LINE
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED ROAD CURB
- - - BUFFER SET BACK LINE



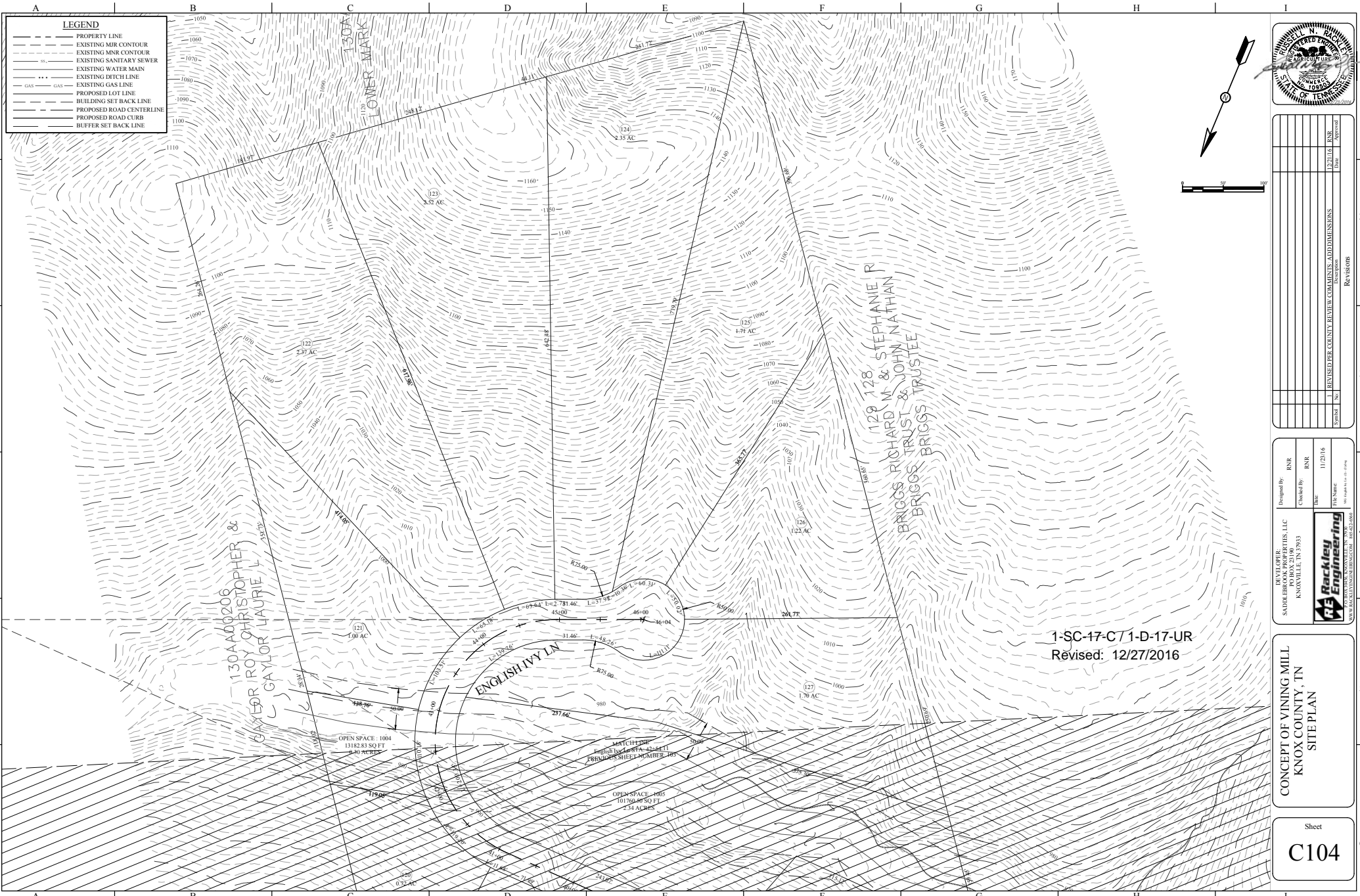
SPRING	NO.	DATE	REVISIONS

DESIGNED BY: RNR	CHECKED BY: RNR	DATE: 11/20/16
PROJECT OPER: SADDLEBROOK PROPERTIES, LLC	PROJECT: KNOXVILLE, TN 37933	PROJECT NO: 16-0000
<small>WWW.RACKLEYENGINEERING.COM 202.255.2500</small>		

**CONCEPT OF VINING MILL
KNOX COUNTY, TN
SITE PLAN**

Sheet
C103

1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016



SPIN	NO.	REVISION	DATE	APPROVAL
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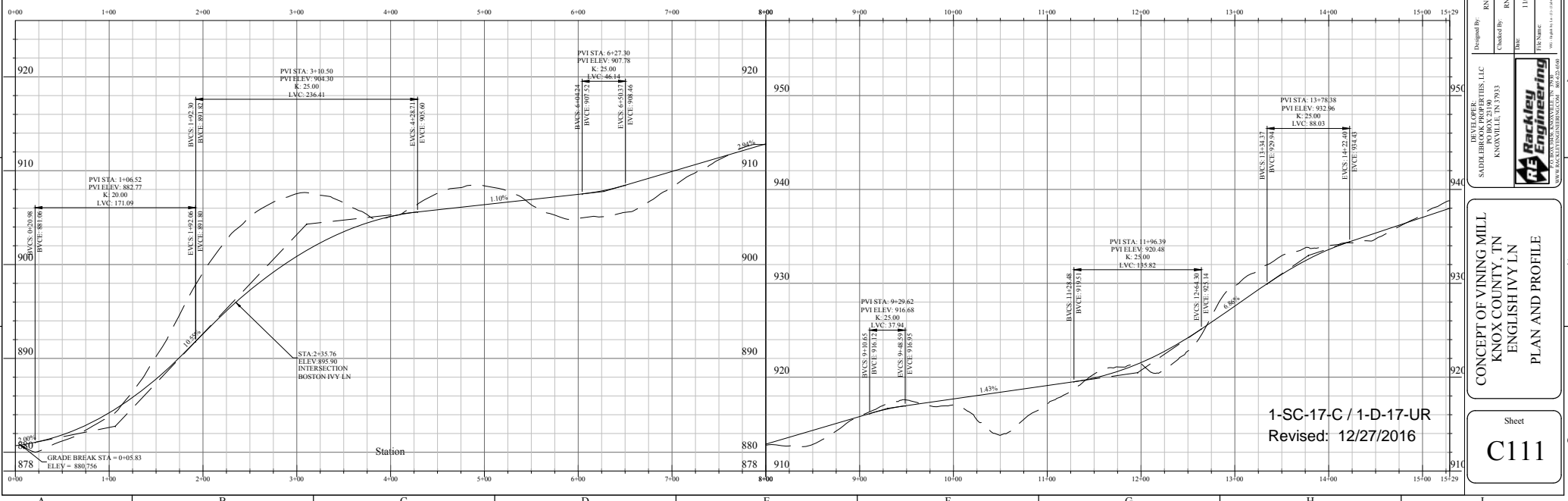
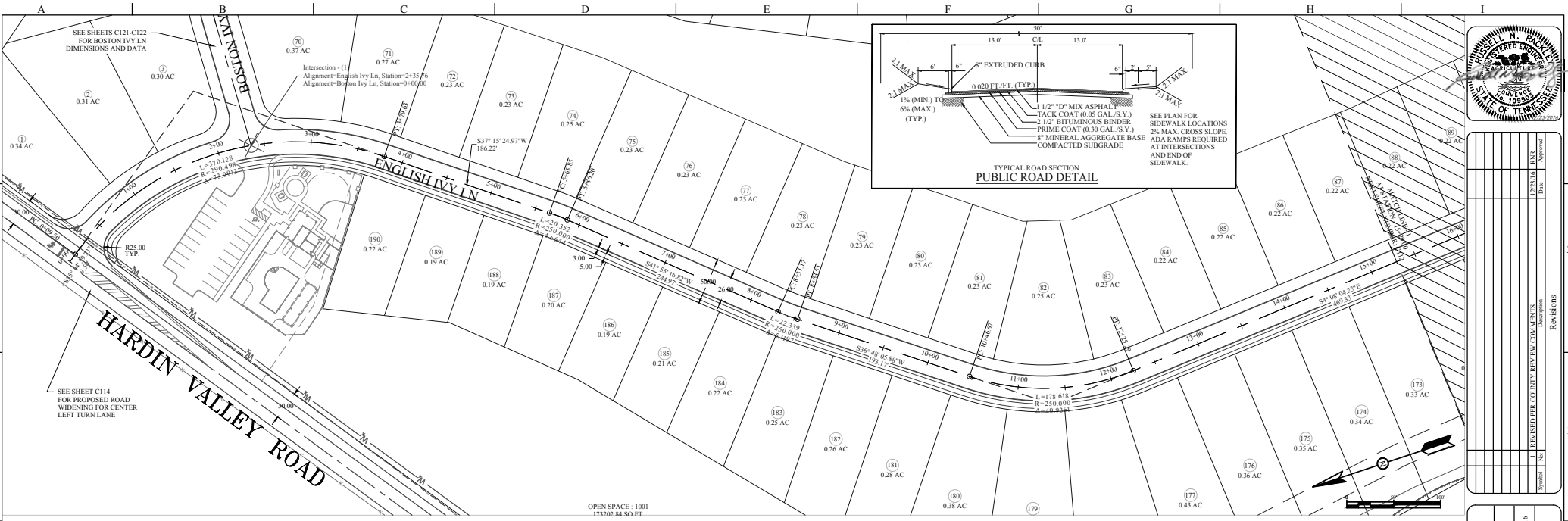
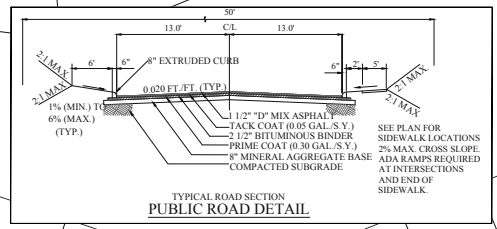
DESIGNED BY	RNR
CHECKED BY	RNR
DATE	11/29/16
DRAWN BY	TRN

DEVIL OPER
 SADDLERBROOK PROPERTIES, LLC
 KNOXVILLE, TN 37933
RE Rackley Engineering
 1000 EAST MAIN STREET, SUITE 200
 KNOXVILLE, TN 37912

SHEET
C104

1-SC-17-C/1-D-17-UR
 Revised: 12/27/2016

CONCEPT OF VINING MILL
 KNOX COUNTY, TN
 SITE PLAN



Revised	By	Date	Approved
1	REUSED PER COUNTY COMMITTEE	12/23/16	RNR

DESIGN BY: RNR
 CHECKED BY: RNR
 DATE: 11/27/16
 DRAWN BY: RNR

DESIGN FIRM:
 SADDLEBROOK PROPERTIES, LLC
 KNOXVILLE, TN 37933

CONCEPT OF VINING MILL
 KNOX COUNTY, TN
 ENGLISH IVY LN
 PLAN AND PROFILE

Sheet
C111



SPIN	NO.	REVISION	DATE	APPROVAL
1	1	REVISION PER COUNTY REVIEW COMMENTS	12/23/16	NSR

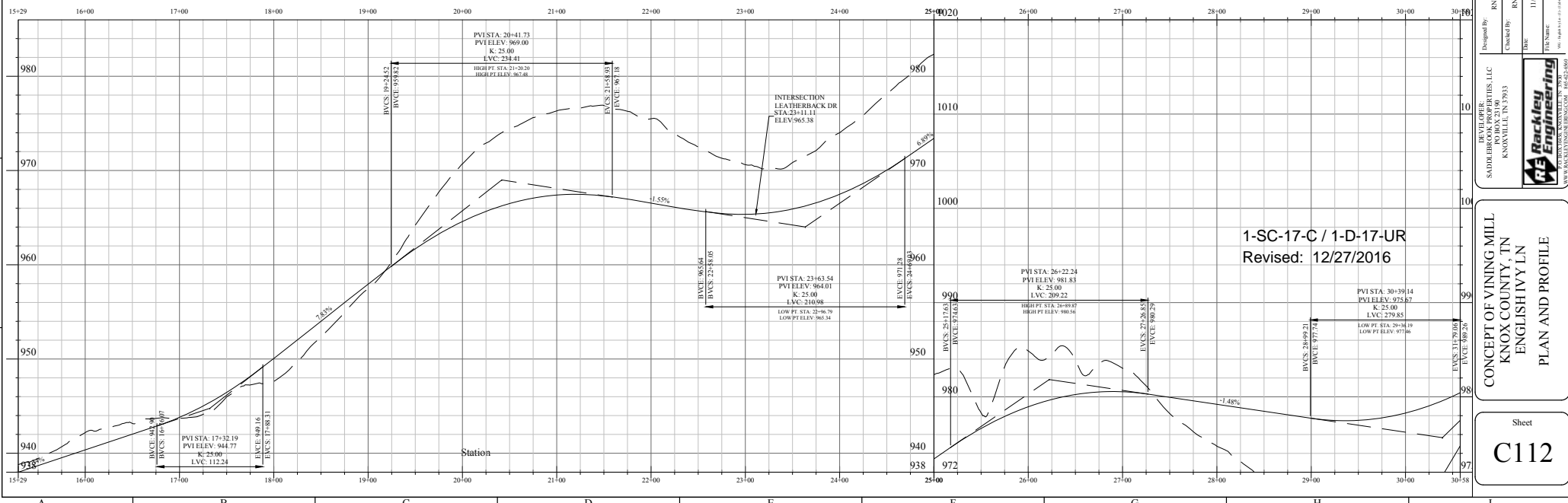
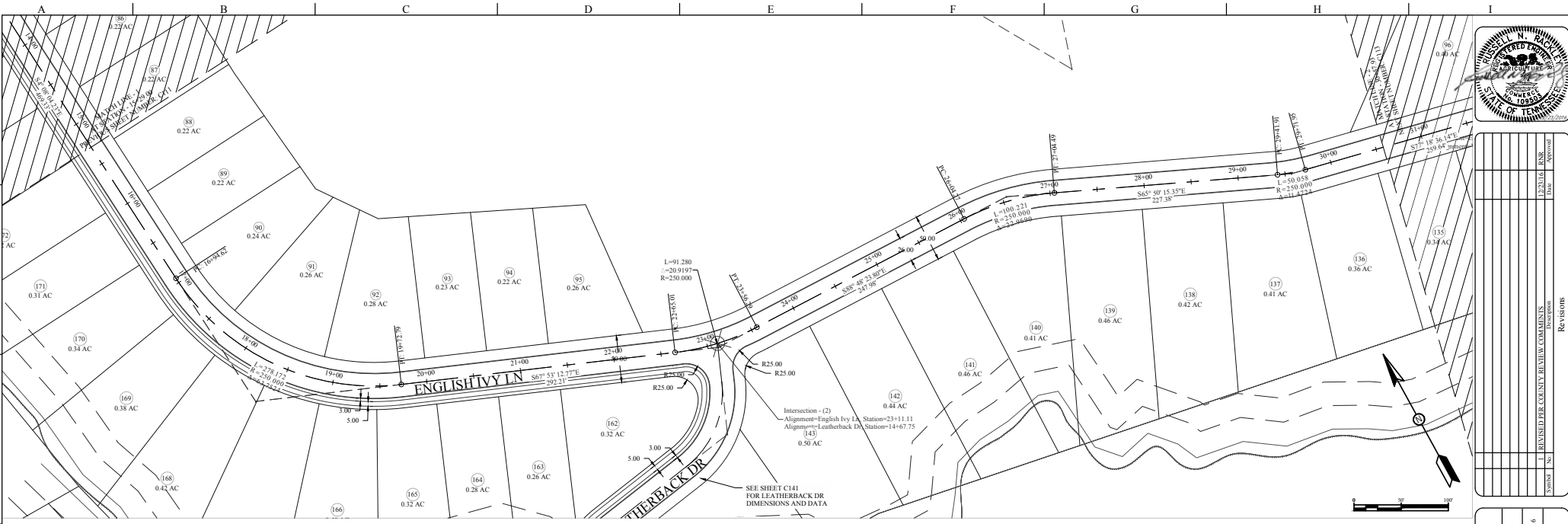
DESIGNED BY	NSR
CHECKED BY	NSR
DATE	11/21/16
DRAWN BY	NSR
SCALE	AS SHOWN

DRYVIL OPER
SADDLEBROOK PROPERTIES, LLC
KNOXVILLE, TN 37933

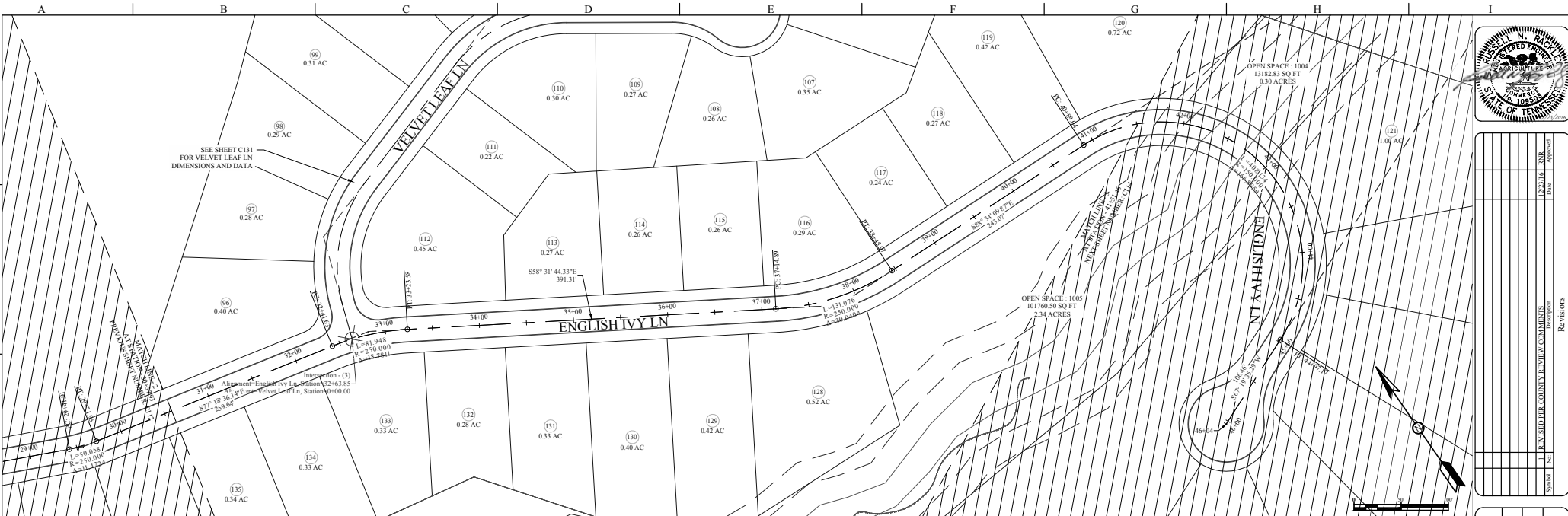
RE Rackley Engineering
1000 EAST WASHINGTON STREET, SUITE 202, KNOXVILLE, TN 37912
WWW.RACKLEYENGINEERING.COM | 615.252.5500

CONCEPT OF VINING MILL
KNOX COUNTY, TN
ENGLISH IVY LN
PLAN AND PROFILE

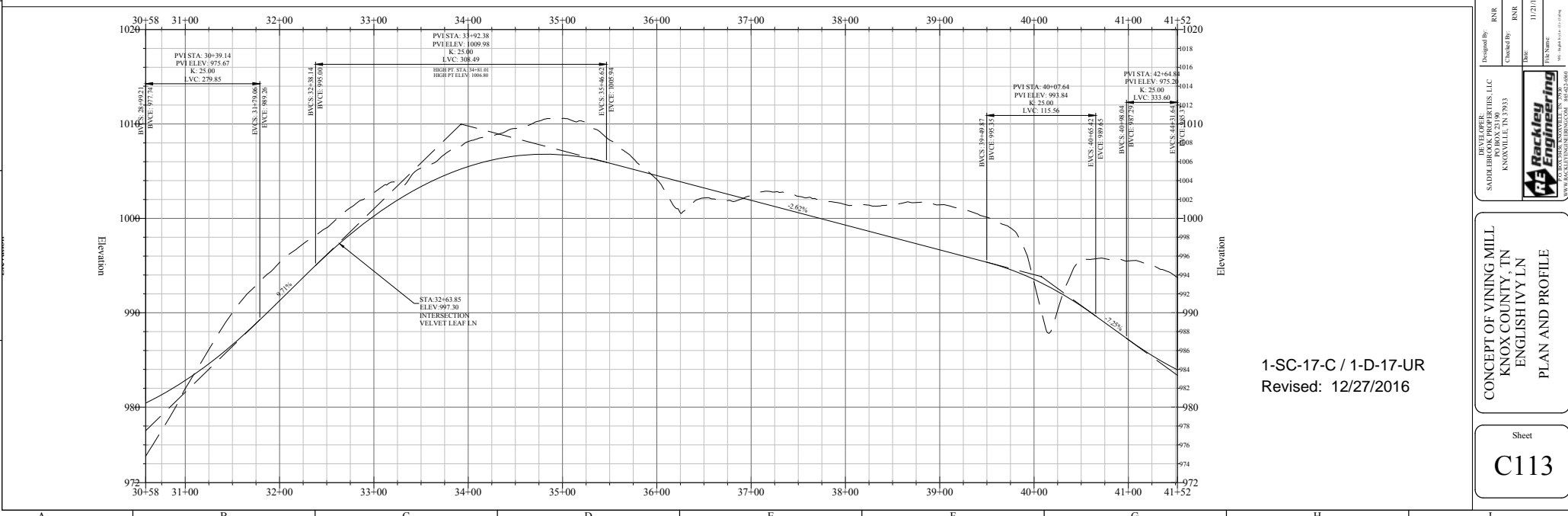
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C112



1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016



SPIN	NO.	REVISIONS PER COUNTY REVIEW COMMITTEE	DATE	APPROVAL
1		REVISED PER COUNTY REVIEW COMMITTEE	12/23/16	NSR



DESIGN BY: RSR
SADDLEBROOK PROPERTIES, LLC
KNOXVILLE, TN 37933

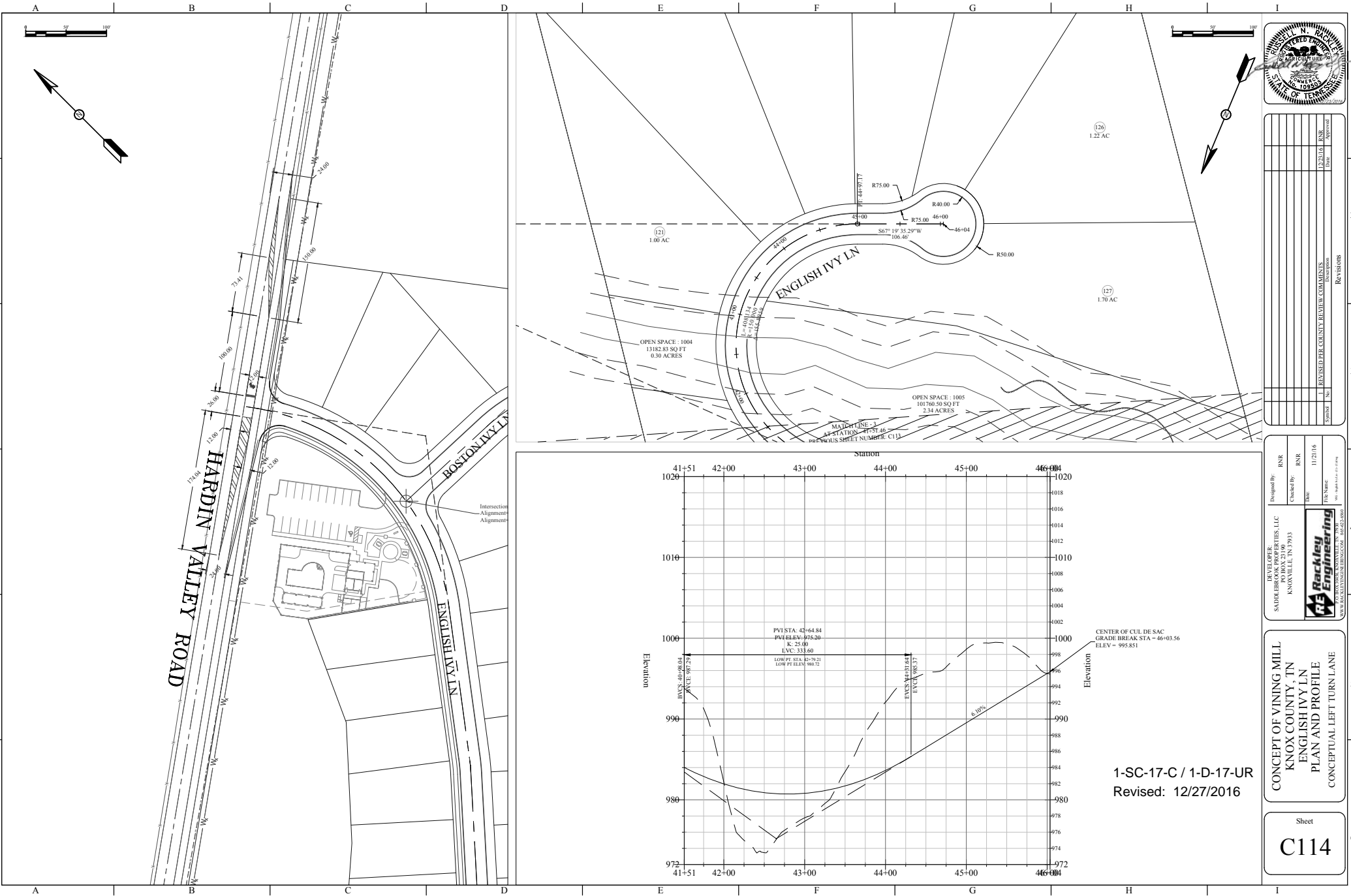
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DATE: 11/21/16
FOR: WBS

WWW.RACKLEYENGINEERING.COM

CONCEPT OF VINING MILL
KNOX COUNTY, TN
ENGLISH IVY LN
PLAN AND PROFILE

1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016

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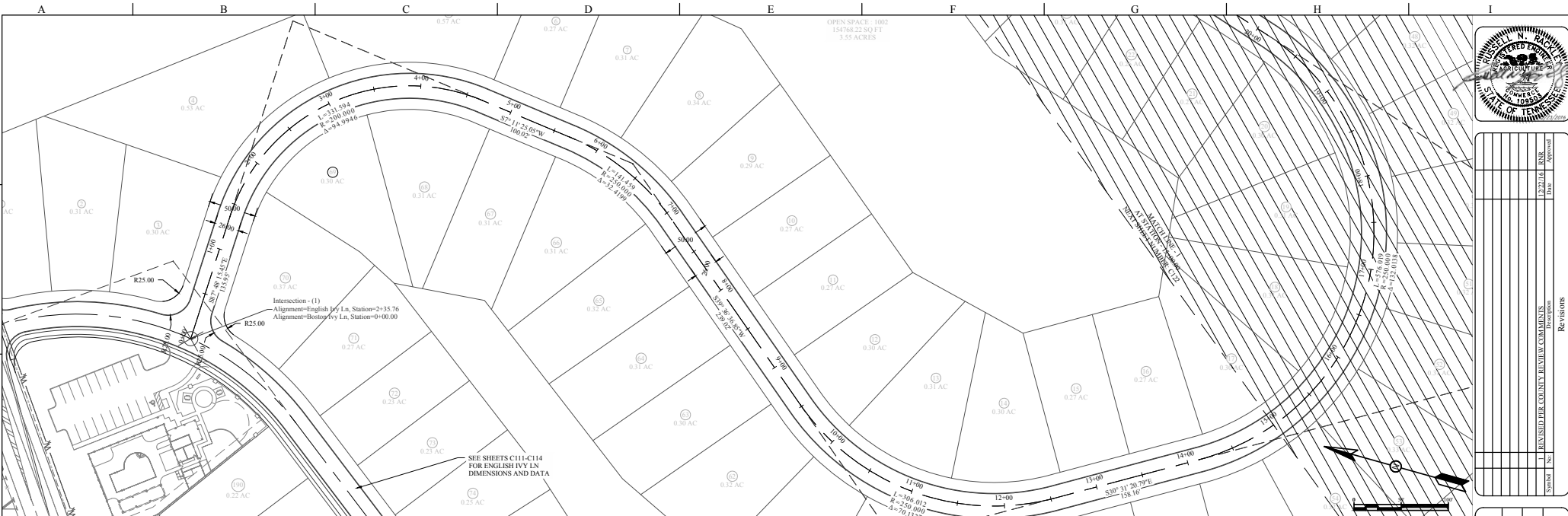


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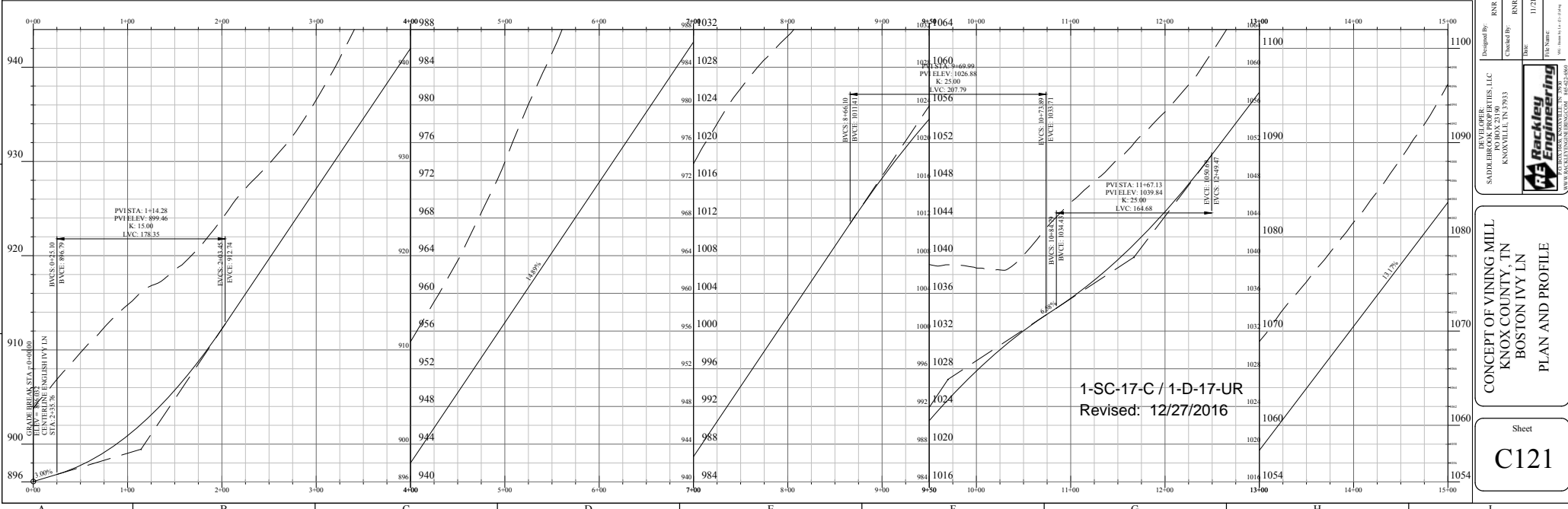
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 DATE: 11/21/16
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 PROJECT NO: 16-0000000000-0000000000

CONCEPT OF VINING MILL
 KNOX COUNTY, TN
 ENGLISH IVY LN
 PLAN AND PROFILE
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Designed By:	NSR	1/27/16
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CONCEPT OF VINING MILL
KNOX COUNTY, TN
BOSTON IVY LN
PLAN AND PROFILE

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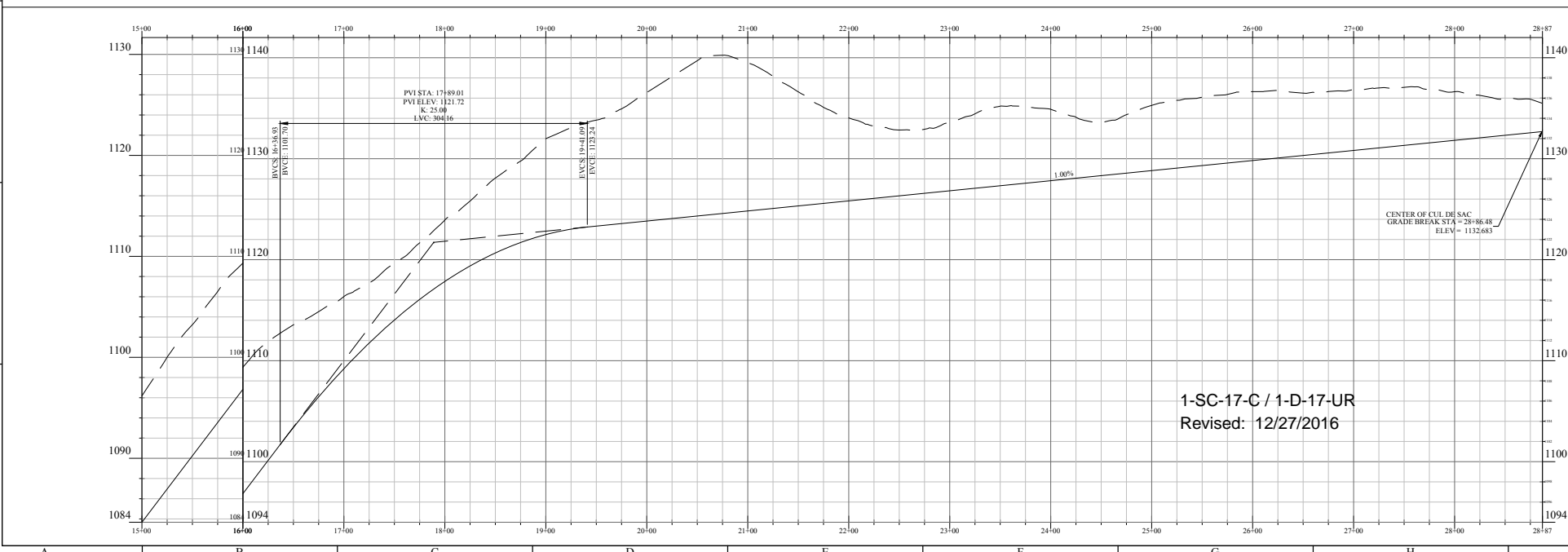
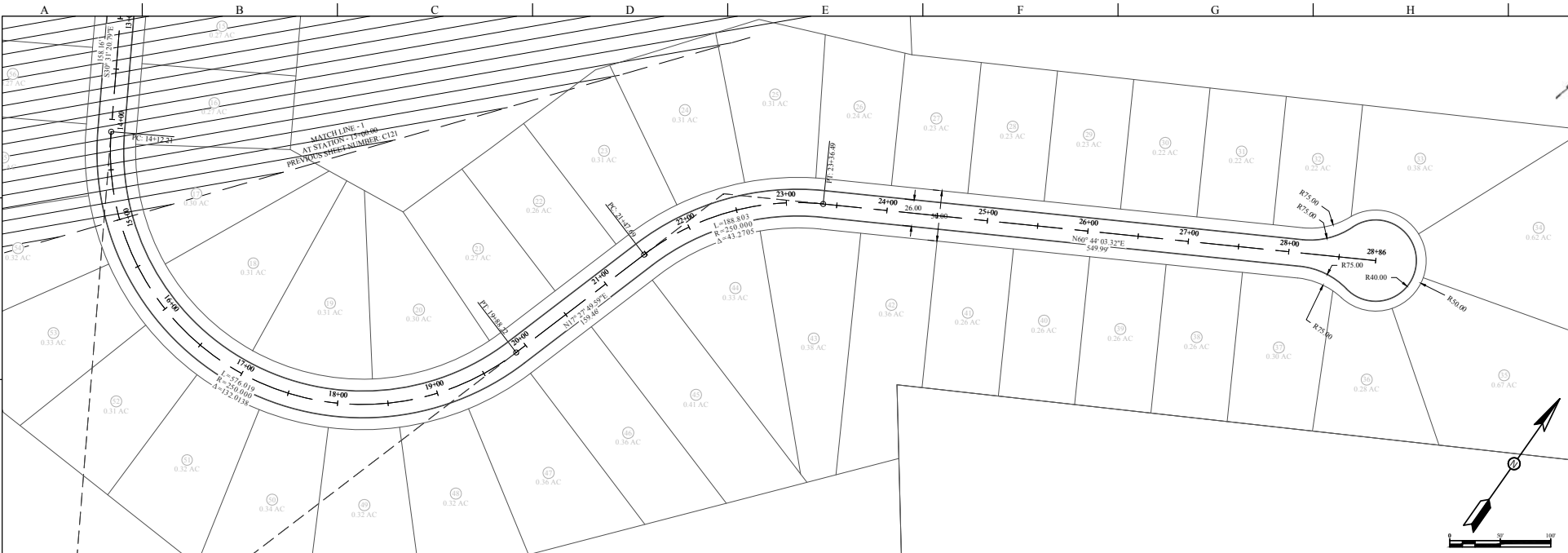
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DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
KNOXVILLE, TN 37933

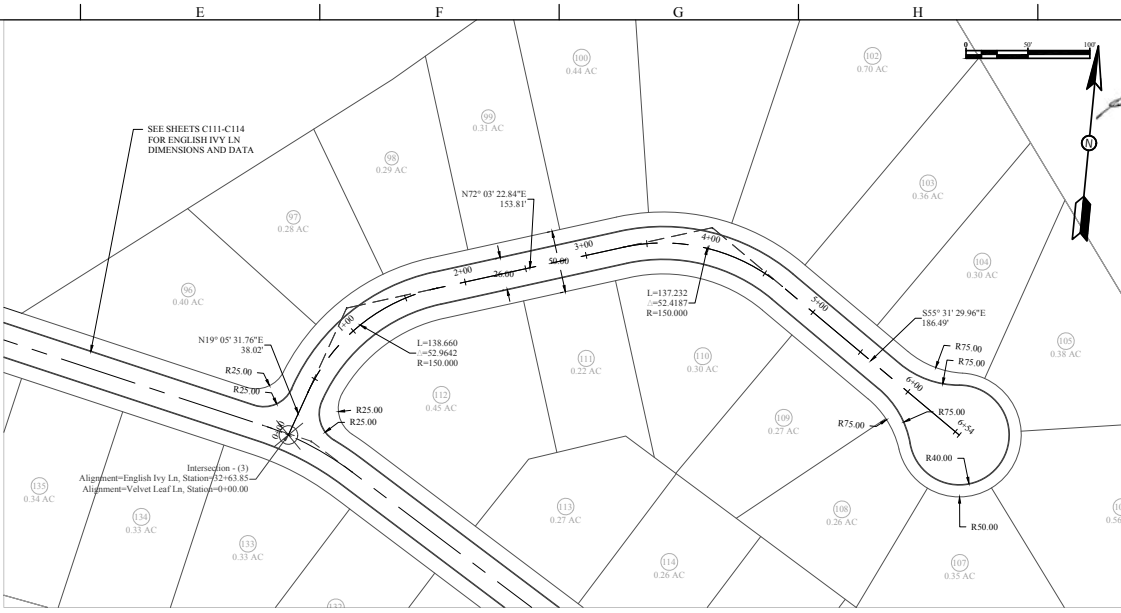
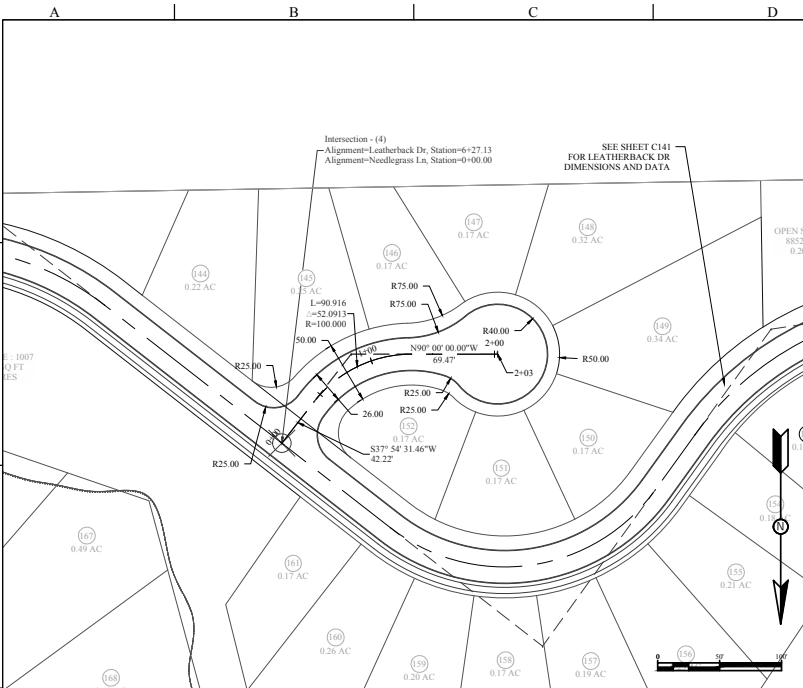
RE Rackley Engineering
1000 W. BROADWAY, SUITE 1000
MEMPHIS, TN 38103

CONCEPT OF VINING MILL
KNOX COUNTY, TN
BOSTON IVY LN
PLAN AND PROFILE

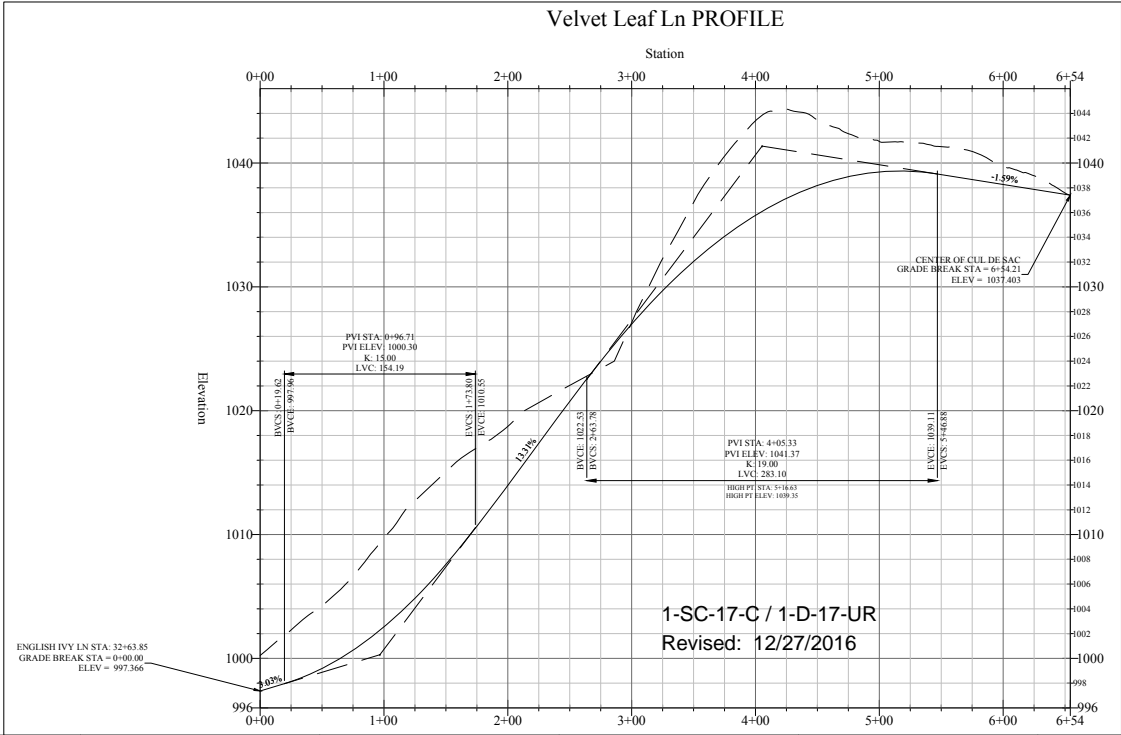
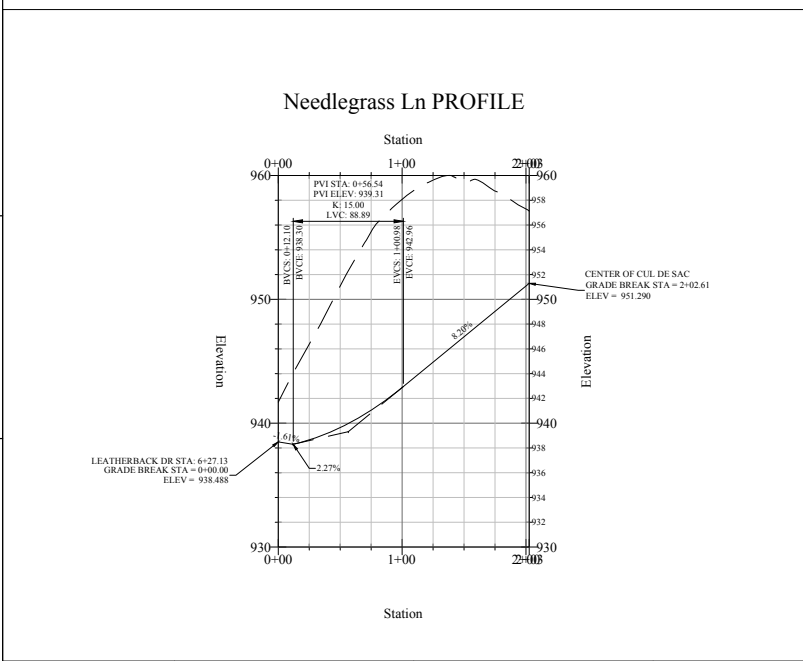
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Revised: 12/27/2016



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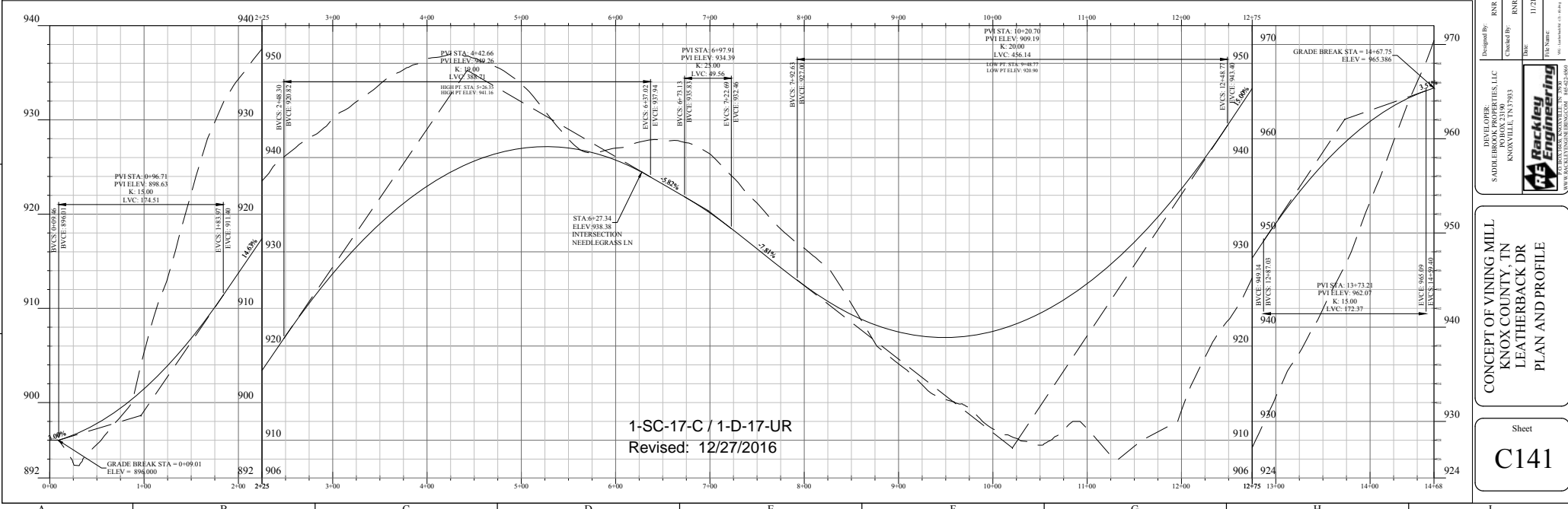
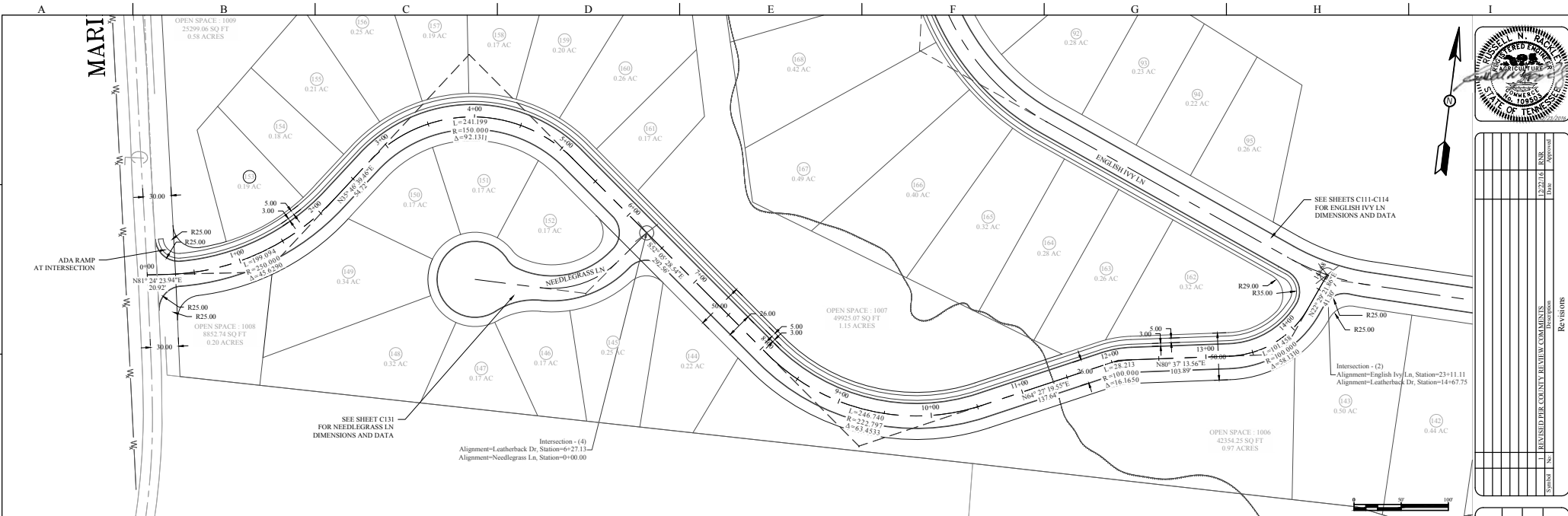
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CONCEPT OF VINING MILL
 KNOX COUNTY, TN
 VELVET LEAF LN
 & NEEDLEGRASS LN
 PLAN AND PROFILE

RE Rackley Engineering
 1000 HARRISON AVENUE, SUITE 200
 KNOXVILLE, TN 37913

1-SC-17-C / 1-D-17-UR
 Revised: 12/27/2016

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C131



SPIN	NO.	REVISION	DATE	BY	APPROVED
1	1	REVISED PER COUNTY REVIEW COMMITTEE	12/25/16	NSR	

Designed By: NSR
 Checked By: NSR
 Date: 11/21/16
 Title: VERT
 Scale: 1" = 10' VERT
 100% CONTRACTED TO DATE

Developer: SADDLE CREEK UTILITIES, LLC
 PO BOX 2190
 KNOXVILLE, TN 37933

RE Rackley Engineering
 1000 W. UNIVERSITY BLVD., SUITE 200
 KNOXVILLE, TN 37938

CONCEPT OF VINING MILL
 KNOX COUNTY, TN
 LEATHERBACK DR
 PLAN AND PROFILE

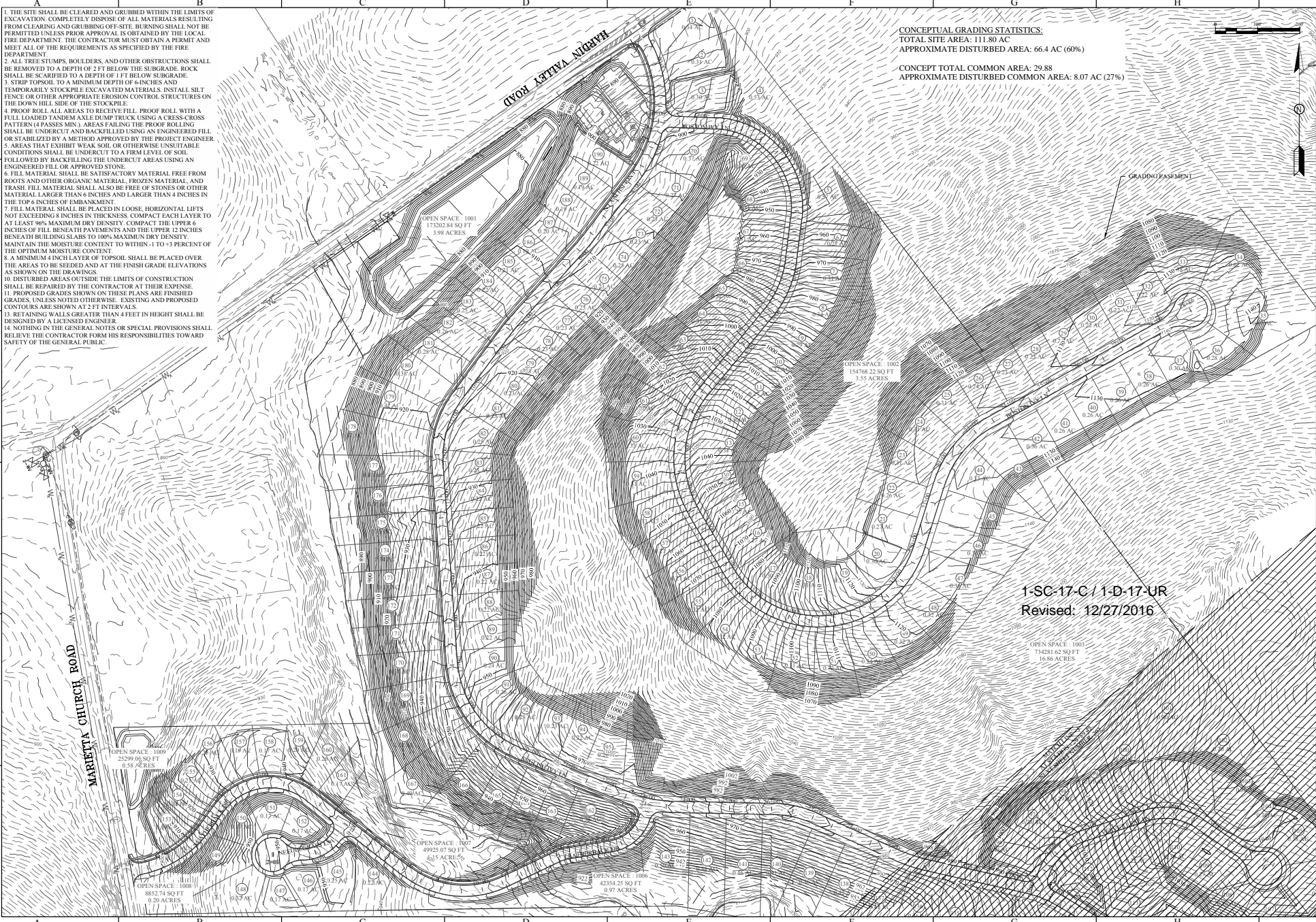
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1. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
2. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
3. STRIP TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
4. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER.
5. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.
6. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT.
7. FILL MATERIAL SHALL BE PLACED IN LOOSE HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN +/- 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
8. A MINIMUM 4 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEED AND AT THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
9. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
11. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS.
13. RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT SHALL BE DESIGNED BY A LICENSED ENGINEER.
14. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.

CONCEPTUAL GRADING STATISTICS:
 TOTAL SITE AREA: 111.80 AC
 APPROXIMATE DISTURBED AREA: 66.4 AC (60%)
 CONCEPT TOTAL COMMON AREA: 29.88
 APPROXIMATE DISTURBED COMMON AREA: 8.07 AC (27%)



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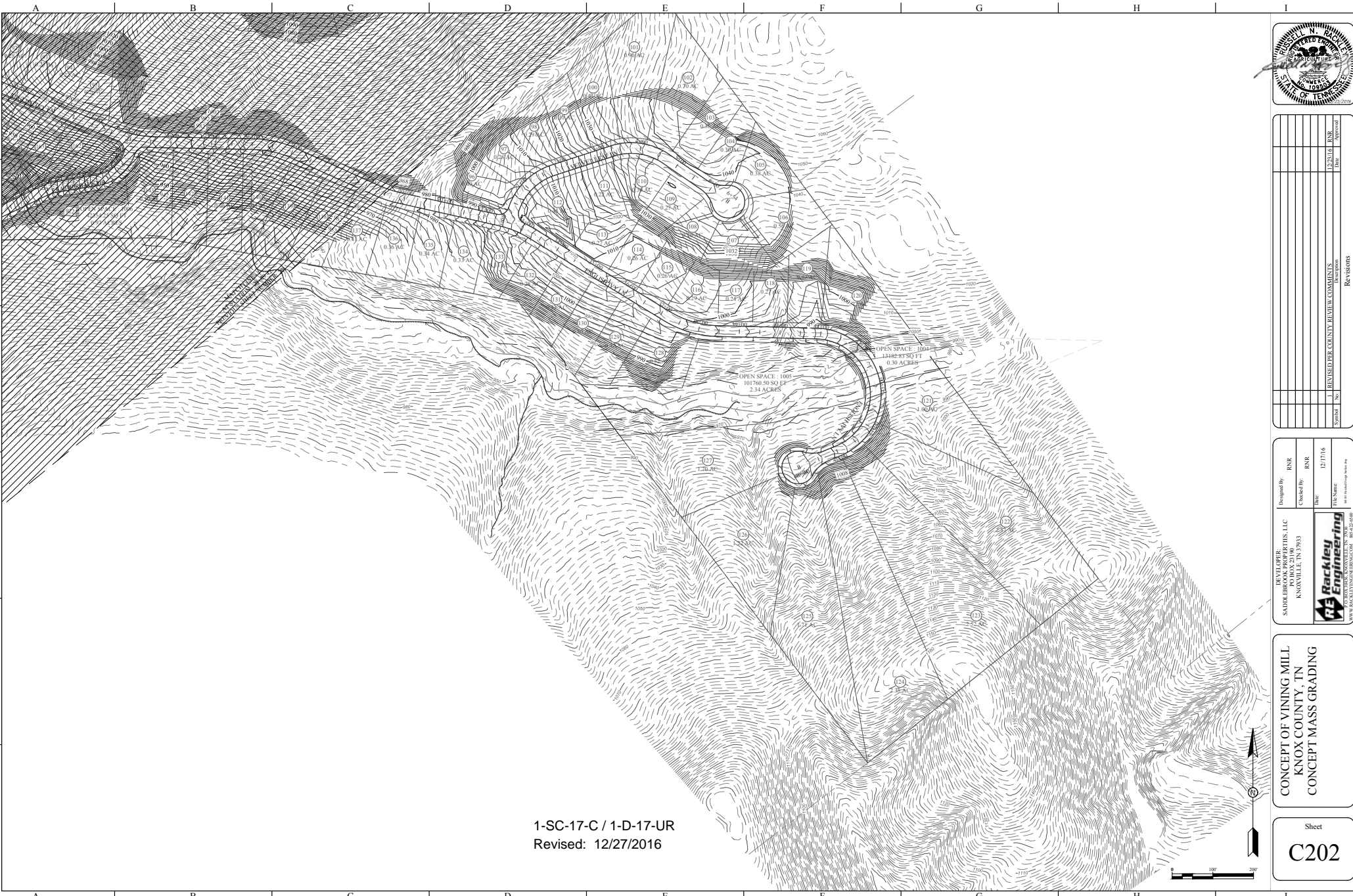
DESIGNED BY: RSR
 CHECKED BY: RSR
 DATE: 12/17/16
 TITLE: CONCEPT MASS GRADING

DEVELOPER: SADDLEBROOK PROPERTIES, LLC
 KNOXVILLE, TN 37933

RE Rackley Engineering
 1000 N. W. 10TH AVENUE, SUITE 100
 MIAMI, FL 33136

CONCEPT OF VINING MILL
 KNOX COUNTY, TN
 CONCEPT MASS GRADING

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1-SC-17-C / 1-D-17-UR
 Revised: 12/27/2016



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DESIGNED BY: RSR
 CHECKED BY: RSR
 DATE: 12/17/16
 PROJECT: 1-SC-17-C / 1-D-17-UR

DEVIL OPER:
 SADDLEBROOK PROPERTIES, LLC
 KNOXVILLE, TN 37933

RE Rackley Engineering
 1000 W. BRYAN BLVD., SUITE 200
 KNOXVILLE, TN 37918
 WWW.RACKLEYENGINEERING.COM

CONCEPT OF VINING MILL
 KNOX COUNTY, TN
 CONCEPT MASS GRADING

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SITE NOTES

1. SURVEY DATA SUPPLIED BY BAGLEY ENGINEERING. REVIEW AND BECOME FAMILIAR WITH SITE BEFORE COMMENCING WORK. VERIFY LOCATIONS OF ALL UTILITIES, SUBSURFACE DRAINAGE AND CONDITIONS, WHICH MAY BE IN THE WAY OR AFFECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL TENNESSEE ONE CALL TO REQUEST EXACT FIELD LOCATION OF UTILITIES. PROJECT AND MAINTAIN EXISTING UTILITIES AND SITE FEATURES AS REQUIRED. VERIFY LOCATION ALL EXISTING UTILITIES, SETBACKS AND PROPERTY LINES PRIOR TO CONSTRUCTION.
2. PERMITS AND STANDARDS: CONTRACTOR SHALL OBTAIN AND SUBMIT ALL NECESSARY CONSTRUCTION PERMITS FOR WORK. CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND RECEIVE GOVERNMENTAL APPROVAL WHERE NECESSARY PRIOR TO CONSTRUCTION. SUBMIT COPIES TO OWNER PRIOR TO CONSTRUCTION. INSTALL MATERIALS AND EQUIPMENT AS PER SPECIFICATIONS, INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
4. REFERENCE STANDARDS: TENNESSEE DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS (TEAM, DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MARCH 1, 1981 AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS EROSION AND SEDIMENT CONTROL HANDBOOK"
5. LAYOUT: THE CONTRACTOR SHALL DEFINE ALL CONSTRUCTION ACCESS AND ACTIVITY TO AREAS DESIGNED BY THE PROJECT DESIGNER / OWNER WITHIN LIMITS OF CONSTRUCTION ZONE. THE SITE LAYOUT IS BASED ON TN STATE PLANE COORDINATE SYSTEM SUPPLIED WITH SURVEY. MINOR LAYOUT ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACHIEVE THE DESIGNED ALIGNMENT. THE CONTRACTOR SHALL VERIFY ALL GRADES AND FINAL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY FOR DECISION.

8. CONCRETE WALKS: CONCRETE SHALL BE 4000 PSI, 4 INCHES THICK PLACED ON A MINIMUM OF 4 INCH STONE BASE. CONCRETE IN TURN ARCS SHALL BE 8 INCHES THICK ON 8 INCH STONE BASE. REINFORCEMENT SHALL BE #6X NO. 10/10 W/M OR FIBERESH. FINISH IS TO BE MEDIUM BROOM. REMOVE TOPSOIL LAYER AND COMPACT SUBGRADE BASE. CROSS PITCH WALKS 2 PERCENT TOWARD ROADWAY OR AS INDICATED. EXPANSION JOINTS SHALL BE PROVIDED FOR SIDEWALKS AT 20 FEET O.C. AND TOOLED JOINTS EVERY 3 FEET O.C. EXPANSION JOINTS SHALL BE PROVIDED AT ALL JUNCTIONS BETWEEN CONCRETE PAVEMENT, WALLS, STEPS, BULKING OR OTHER SITE STRUCTURES.
9. CURBS: CURBS SHALL BE MACHINED FORMED CONCRETE TO MATCH DEVELOPMENT CURBING.
10. GRASS SEEDING: PERMANENT SEEDING SHALL BE "KENTUCKY 31" TALL FESCUE AT A RATE OF 7 LBS. PER 1000 SQ. FT. WITH FERTILIZER. SEEDING MAY BE ADJUSTED WITH LANDSCAPE ARCHITECT'S APPROVAL DUE TO CLIMATE CONDITIONS. IF SEEDING IS PERFORMED DURING WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE OR OTHER APPROPRIATE MIXTURE TO ASSURE STABILIZATION DURING THE WINTER SEASON. SEED AND OVERSEED ALL EXISTING AND PROPOSED LAWN AREAS WITHIN THE ENTIRE CONSTRUCTION AREA. MULCH WITH STRAW TO A LOOSE DEPTH OF 1 1/2 IN. MINIMUM DEPTH. PROVIDE AN ESTABLISHED FULL LAWN. GRASSING AND MULCHING OF ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS NOTED OTHERWISE. HARDENED SOIL SHALL BE LOOSENEO TO A DEPTH OF 6" AND TOPSOIL REGRADE AS NOTED BEFORE SEEDING.
11. GRASSING AND MULCHING OF ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS NOTED OTHERWISE. HARDENED SOIL SHALL BE LOOSENEO TO A DEPTH OF 6" AND TOPSOIL REGRADE AS NOTED BEFORE SEEDING.
12. GRASSING AND MULCHING OF ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS NOTED OTHERWISE. HARDENED SOIL SHALL BE LOOSENEO TO A DEPTH OF 6" AND TOPSOIL REGRADE AS NOTED BEFORE SEEDING.
13. GRASSING AND MULCHING OF ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS NOTED OTHERWISE. HARDENED SOIL SHALL BE LOOSENEO TO A DEPTH OF 6" AND TOPSOIL REGRADE AS NOTED BEFORE SEEDING.

SWIMMING POOL SPECIFICATIONS

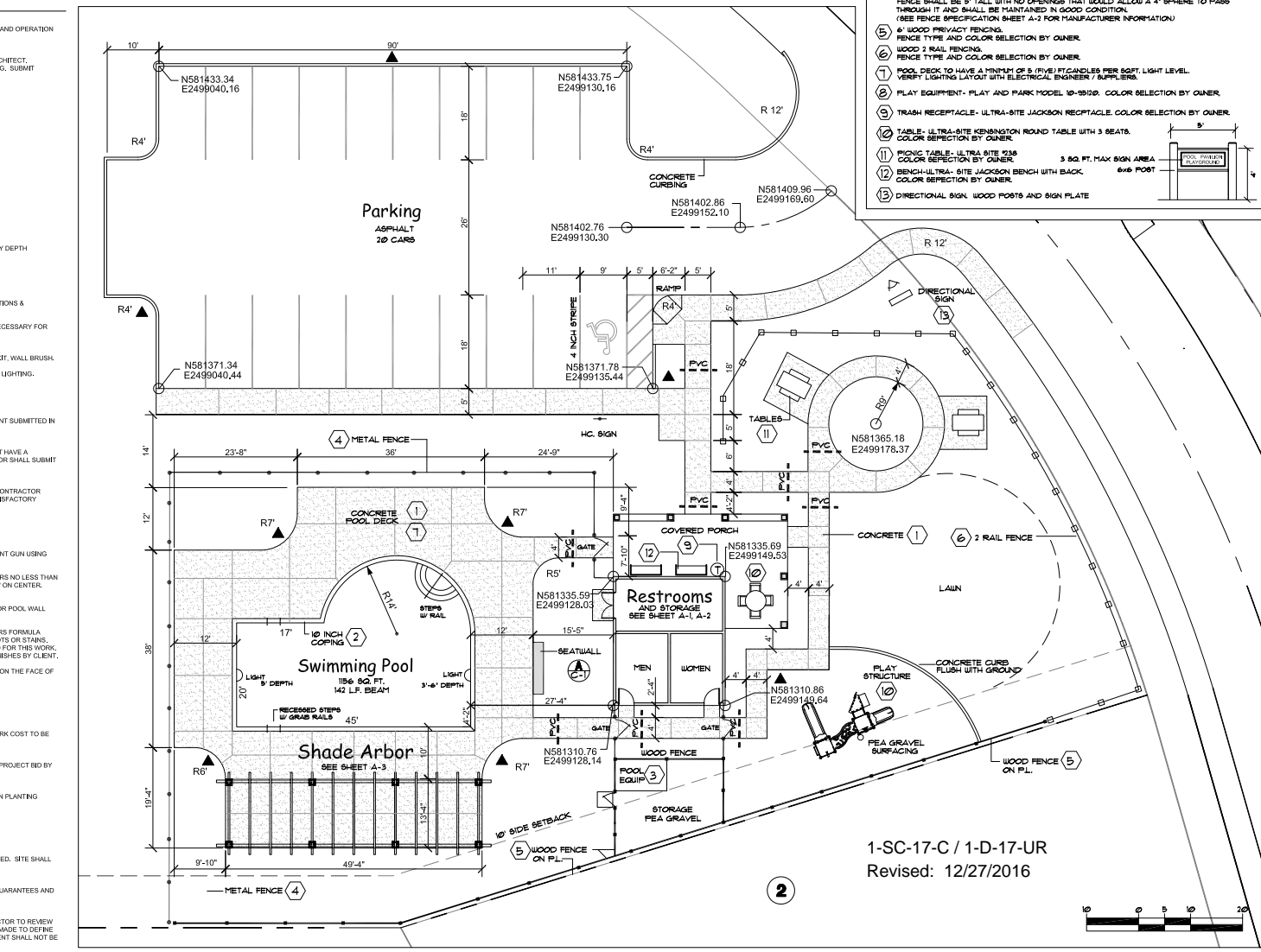
- SCOPE OF WORK:**
THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION AND OPERATION OF THE POOL AS PER PLANS.
- THE WORK SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:**
1. OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE PROJECT. SUPPLY COPIES TO OWNER AND LANDSCAPE ARCHITECT.
 2. PREPARE SUBMITTALS AND CONSTRUCTION SHEETS OF ALL EQUIPMENT AS NECESSARY FOR PERMITTING. SUBMIT COPIES TO OWNER AND LANDSCAPE ARCHITECT.
 3. LAYOUT THE POOL AREA. SECURE LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT PRIOR TO BEGINNING CONSTRUCTION.
 4. EXCAVATION AND DISPOSAL OF EXCESS SOIL OFF SITE ALONG WITH SITE GRADING.
 5. STEEL REINFORCEMENT, GUNITE, PLUMBING & POOL MECHANICALS. SETTING FROST PROOF TILE AND PLASTERING.
 6. PLUMBING (WATER & GAS) AND ELECTRICAL HOOKUP OF POOL EQUIPMENT.
 7. SITE CLEANUP.
 8. POOL START UP (LOCAL & WRITTEN INSTRUCTION TO OWNERS).
 9. GUARANTEE CONSTRUCTION AND EQUIPMENT FOR A MINIMUM OF ONE YEAR FROM ACCEPTANCE.
- REGULATORY AGENCY:** NSPL, ASTM & APPROPRIATE STATE, COUNTY AND CITY GOVERNING BODIES.
- ADDITIONAL WORK INCLUDED:**
1. GENERAL FINISH GRADING AND DRAINAGE OF POOL AREA.
 2. POOL DECKING-CONCRETE.
 3. METAL & WOOD FENCING.
 4. PREPARE ALL NECESSARY PERMIT APPLICATIONS FORMS AND DRAWINGS AND SECURE CONSTRUCTION PERMIT.
- WORK NOT INCLUDED:**
1. LANDSCAPE, IRRIGATION AND LIGHTING.
 2. PAVING AND PARKING LOT CONSTRUCTION.

- POOL MATERIALS:**
1. GUNITE POOL (AS PER PLANS) WITH DEPTH OF 3/4" TO 5/2" FROM TOP OF WATER LINE AS SHOWN. CONTRACTOR TO VERIFY DEPTH REQUIREMENTS WITH OWNER PRIOR TO EXCAVATION.
 2. CUSTOM STEPS WITH RAIL & REDCESSED STEPS. VERIFY WITH OWNER.
 3. FROST PROOF TILE WITH COLOR SELECTED BY OWNER.
 4. PRE-CAST COPING.
- POOL EQUIPMENT:**
1. POOL EQUIPMENT (PUMP & FILTER) SHALL BE SIZED FOR 8 HOUR TURNOVER RATE. CONTRACTOR SHALL SUBMIT CALCULATIONS & EQUIPMENT SPECIFICATION CHARTS TO LANDSCAPE ARCHITECT.
 2. FILTER SHALL BE CARTRIDGE FILTER. CONTRACTOR TO SUPPLY OPTIONS IN BID FORM.
 3. AUTOMATIC SURFACE SKIMMERS AND DIRECTIONAL FLOW WLETS. CONTRACTOR TO SPECIFY NUMBER AND LOCATIONS NECESSARY FOR EFFICIENT WATER FLOW.
 4. 12" WATT LED UNDERWATER POOL LIGHTS WITH DIMMER SWITCHES.
 5. 1" MAIN POOL DRAIN AND SPA DRAIN WITH HYDROSTATIC RELIEF VALVE.
 6. MANUAL POOL CLEANING EQUIPMENT TO INCLUDE ONE VACUUM HEAD, VACUUM HOSE, TELESCOPIC POLE, NET, TEST KIT, WALL BRUSH.
 7. (1) 400.00 BTU POOL HEATER (OPTIONAL). CONTRACTOR TO VERIFY HEATER SIZE FOR POOL.
 8. ELECTRICAL AND SWITCH CONTROL FOR SEPARATE CONTROL OF POOL LIGHTING, WATERFALL AND OUTDOOR LANDSCAPE LIGHTING.
 9. AUTOMATIC WATER LEVELING SYSTEM.
 10. POLARIS CLEANING SYSTEM OR APPROVED EQUAL.
 11. AUTOMATIC CALCIBATOR - WITH OPTION OF SALT WATER SYSTEM.
 12. CONTRACTOR TO SPECIFY ALL ADDITIONAL EQUIPMENT NECESSARY FOR OPERATION.
 13. POOL ALARMS MECHANICAL AS PER CODE.
 14. ALL ADDITIONAL EQUIPMENT NECESSARY FOR OPERATION. PROVIDE BROCHURES AD SPECIFICATIONS FOR ALL EQUIPMENT SUBMITTED IN PROPOSAL.

- CONSTRUCTION:**
1. A QUALIFIED COMPETENT SWIMMING POOL CONTRACTOR SHALL PERFORM ALL WORK ON THE POOL. CONTRACTOR MUST HAVE A CURRENT TENNESSEE GENERAL CONTRACTORS LICENSE, WHICH SPECIFICALLY QUALIFIES HIM FOR THIS WORK. CONTRACTOR SHALL SUBMIT COPIES OF LICENSE TO OWNER WITH BID FORM.
- THE FOLLOWING SPECIFICATION ESTABLISHES THE MINIMUM CONSTRUCTION REQUIREMENTS. CONTRACTOR MAY SUBMIT ALTERNATE METHOD OF CONSTRUCTION FOR APPROVAL BY CONTRACTING OFFICER. THE POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ENGINEERING AND POOL MECHANICS NECESSARY FOR A QUALITY AND SATISFACTORY CONSTRUCTION AND OPERATION OF THE POOL. CONTRACTOR SHALL GUARANTEE POOL SHELL FOR MINIMUM OF ONE YEAR.

- POOL FLOOR:**
SHALL BE 6" THICK 4000 PSI CONCRETE REINFORCED WITH #3 REBARS NOT LESS THAN 12" CENTERS EACH WAY.
- POOL WALLS:**
GUNITE WORK SHALL BE A MINIMUM OF 600 LBS CEMENT PER YARD. HYDRATION SHALL OCCUR AT THE NOZZLE OF THE GUNITE GUN USING JUST ENOUGH WATER SO THAT NO SLUMP SHALL OCCUR IN THE GUNITE.
- POOL SHELL:**
CONCRETE PNEUMATICALLY APPLIED WITH MINIMUM 12"x12" CONTINUOUS BOND BEAM. STEEL WILL BE #3 REBARS NOT LESS THAN 12" CENTERS EACH WAY FOR POOL DEPTH UP TO 5 FEET. VERTICAL REBARS AFTER 5 FOOT DEPTH SHALL BE A MINIMUM OF 6" ON CENTER. SURFACE OF CONCRETE WILL BE CUT TO GRADE AND NOT TROWELED.
- POOL WALLS TO BE STRUCTURALLY ENGINEERED BY CONTRACTOR. CONTRACTOR TO SUBMIT PLAN AND SPECIFICATIONS FOR POOL WALL STRUCTURE WITH BID.**
- BASE BID SHALL INCLUDE:** INTERIOR PLASTERED WITH "MARICITE", MARICITE TO HAVE ADD MIXTURE AS MANUFACTURED BY CRS FORMULA STOW (OR APPROVED EQUAL) TO IMPROVE DURABILITY. POOL PLASTER FINISH SHALL BE SMOOTH AND FREE OF ROUGH SPOTS OR STAINS. PLASTER WORK SHALL BE INSTALLED BY A COMPETENT QUALIFIED POOL PLASTERER. OTHER TRADESMAN MAY NOT BE USED FOR THIS WORK. SUBMIT OPTIONS FOR "PEBBLE FINISH" OR APPROVED EQUAL. SUBMIT REFERENCE PROJECTS FOR VIEWING OF OPTIONAL FINISHES BY CLIENT.
- CONTRACTOR SHALL INSTALL A BORDER OF 6 X 8 INCH FROST PROOF CERAMIC TILE AROUND THE PERIMETER OF POOL, AND ON THE FACE OF CUSTOM STEPS.
- CONTRACTOR SHALL SUBMIT TILE SAMPLES FOR APPROVAL BY OWNER.
- PLUMBING:**
ALL PLUMBING AND FRESH WATER HOOKUP FOR POOL EQUIPMENT WILL BE SUPPLIED BY THE CONTRACTOR.
- ELECTRICAL:**
ALL ELECTRICAL (INCLUDING HOOKUP) TO BE INSTALLED BY LICENSED CLASS A ELECTRICAL CONTRACTOR. ELECTRICAL WORK COST TO BE INCLUDED IN PROJECT BID BY POOL CONTRACTOR.
- GAS HOOKUP:**
ALL GAS WORK (INCLUDING HOOKUP) TO BE INSTALLED BY A LICENSED CONTRACTOR. GAS WORK COST TO BE INCLUDED IN PROJECT BID BY POOL CONTRACTOR.
- GRADING:**
CONTRACTOR SHALL GRADE POOL AND BACK YARD AS PER GRADING PLANS. PROVIDE A MINIMUM OF 6 INCHES OF TOPSOIL IN PLANTING AREAS.
- COORDINATION:**
POOL CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES ON THE PROJECT SITE. NOTIFY THE LANDSCAPE ARCHITECT SHOULD ANY DISCREPANCIES OR PROBLEMS OCCUR DURING CONSTRUCTION.
- CLEANUP:**
DURING THE COURSE OF CONSTRUCTION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED. SITE SHALL BE THOROUGHLY CLEANED UPON COMPLETION OF WORK.
- TURNOVER:**
UPON COMPLETION OF THE POOL, THE CONTRACTOR SHALL SUPPLY TO THE OWNER COPIES OF ALL EQUIPMENT MANUALS, GUARANTEES AND WARRANTIES. PROVIDE WRITTEN AND "HANDS ON" INSTRUCTION OF THE OPERATION OF THE POOL EQUIPMENT.

- SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE:**
TOWARD COMPLETION OF WORK A MEETING SHALL BE HELD BETWEEN OWNER, LANDSCAPE ARCHITECT AND POOL CONTRACTOR TO REVIEW ALL WORK FOR COMPLETION AND ACCEPTANCE. SHOULD ANY ITEMS BE FOUND TO BE INCOMPLETE A PUNCH LIST SHALL BE MADE TO DEFINE ANY OUTSTANDING WORK. UPON COMPLETION OF FINAL PUNCH LIST, WORK WILL BE ACCEPTED AS COMPLETE. FINAL PAYMENT SHALL NOT BE ISSUED UNTIL ALL WORK IS ACCEPTED.



LEGEND

- NEW CONCRETE PAVING
- 4" SCHEDULE 40 PVC PIPE SLEEVE
- NORTHING AND EASTING COORDINATE POINT
- KEY NOTE TAG
- DETAIL SHEET NUMBER
- LIGHT POLE (SELECTION BY OWNER)
- LIGHTING CALCULATIONS BY ELECTRICAL ENGINEER / SUPPLIER
- SIGN FLOOD LIGHT

KEY NOTES

1. POOL DECK - CONCRETE 4 INCH THICK REINFORCED CONCRETE WITH LIGHT BROOM FINISH. EXPANSION / TOOLED JOINTS AS SHOWN.
2. 8" 10" RISE NATIONL POOL TILE BEN PRE-CAST COPING WITH FULL BULLNOSE EDGE. COLOR SELECTION BY OWNER.
3. CONCRETE POOL EQUIPMENT PAD WITH BRICK WALL AND WOOD FENCING ENCLOSURE. VERIFY POOL EQUIPMENT SPACE REQUIREMENTS WITH POOL CONTRACTOR PRIOR TO CONSTRUCTION.
4. SWIMMING POOL TO BE ENCLOSED BY A FENCE WITH SELF-CLOSING SELF-LATCHING GATE TO PREVENT UNCONTROLLED ACCESS BY CHILDREN FROM STREET OF ADJACENT PROPERTIES. FENCE SHALL BE 6' TALL WITH NO OPENINGS THAT WOULD ALLOW A 4" SPHERE TO PASS THROUGH IT AND SHALL BE MAINTAINED IN GOOD CONDITION. (SEE FENCE SPECIFICATION SHEET A-2 FOR MANUFACTURER INFORMATION)
5. WOOD PRIVACY FENCING. FENCE TYPE AND COLOR SELECTION BY OWNER.
6. WOOD 2 RAIL FENCING. FENCE TYPE AND COLOR SELECTION BY OWNER.
7. POOL DECK TO HAVE A MINIMUM OF 8" RISE FROM GRADE. VERIFY LIGHT LEVEL.
8. VERIFY LIGHTING LAYOUT WITH ELECTRICAL ENGINEER / SUPPLIER.
9. PLAY EQUIPMENT- PLAY AND PARK MODEL 10-100.00. COLOR SELECTION BY OWNER.
10. TRASH RECEPTACLE- ULTRA-SITE KENBANGTON RECEPTACLE. COLOR SELECTION BY OWNER.
11. TABLE- ULTRA-SITE KENBANGTON ROUND TABLE WITH 3 SEATS. COLOR SELECTION BY OWNER.
12. BENCH-ULTRA-SITE KENBANGTON BENCH WITH BACK. COLOR SELECTION BY OWNER.
13. DIRECTIONAL SIGN- WOOD POSTS AND SIGN PLATE.

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE, INC. LAND PLANNING
259 N. WEDGEWOOD RD., SUITE 201, KNOXVILLE, TN 37912
(615) 598-1333

Swimming Pool - Layout & Dimension
Saddlebrook - Long Property
Knoxville, Tennessee

JOB NO. 216-091
DRAWN: MVA/RJM
DATE: DEC. 2, 2016
REVISIONS: NONE

SCALE 1" = 10'

C-1

SUBDIVISION - CONCEPT



Name of Applicant: HOMESTAD LAND HOLDINGS, LLC

Date Filed: 11/28/2016

Meeting Date: 1/12/2017

Application Accepted by: Marc Payne

Fee Amount: 6,200.00 File Number: Subdivision - Concept 1-5C-17-C

Fee Amount: — Related File Number: Development Plan 1-D-17-UR

PROPERTY INFORMATION

Subdivision Name: VINING MILL

Unit/Phase Number: _____

General Location: NEAR INTERSECTION OF HARDIN VALLEY RD & MARIETTA CHURCH RD.

Tract Size: 111.8 AC No. of Lots: 190

Zoning District: PR-2

Existing Land Use: VACANT

Planning Sector: NW COUNTY LDR

Growth Policy Plan Designation: 12URAL

Census Tract: 59.05

Traffic Zone: 222

Parcel ID Number(s): 129 12601

Jurisdiction: City Council _____ District
 County Commission 6 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WKUD

Water WKUD

Electricity CCUB

Gas KUB

Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: #

Company: HOMESTAD LAND HOLDINGS, LLC

Address: 132 PERIMETER PARK

City: KNOXVILLE State: TN Zip: 37933

Telephone: _____

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: RUSSELL N. RACKLEY, PE

Company: RACKLEY ENGINEERING

Address: PO BOX 30456

City: KNOXVILLE State: TN Zip: 37930

Telephone: 865-850-1535

Fax: _____

E-mail: RNRACKLEY@RACKLEYENGINEERING.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: ENGINEER ABOVE

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. SEE ATTACHED LIST

Justify variance by indicating hardship: _____

2. _____

Justify variance by indicating hardship: _____

3. _____

Justify variance by indicating hardship: _____

4. _____

Justify variance by indicating hardship: _____

5. _____

Justify variance by indicating hardship: _____

6. _____

Justify variance by indicating hardship: _____

7. _____

Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: PROJECT ENTG.

Address: _____

City: _____ State: _____ Zip: _____

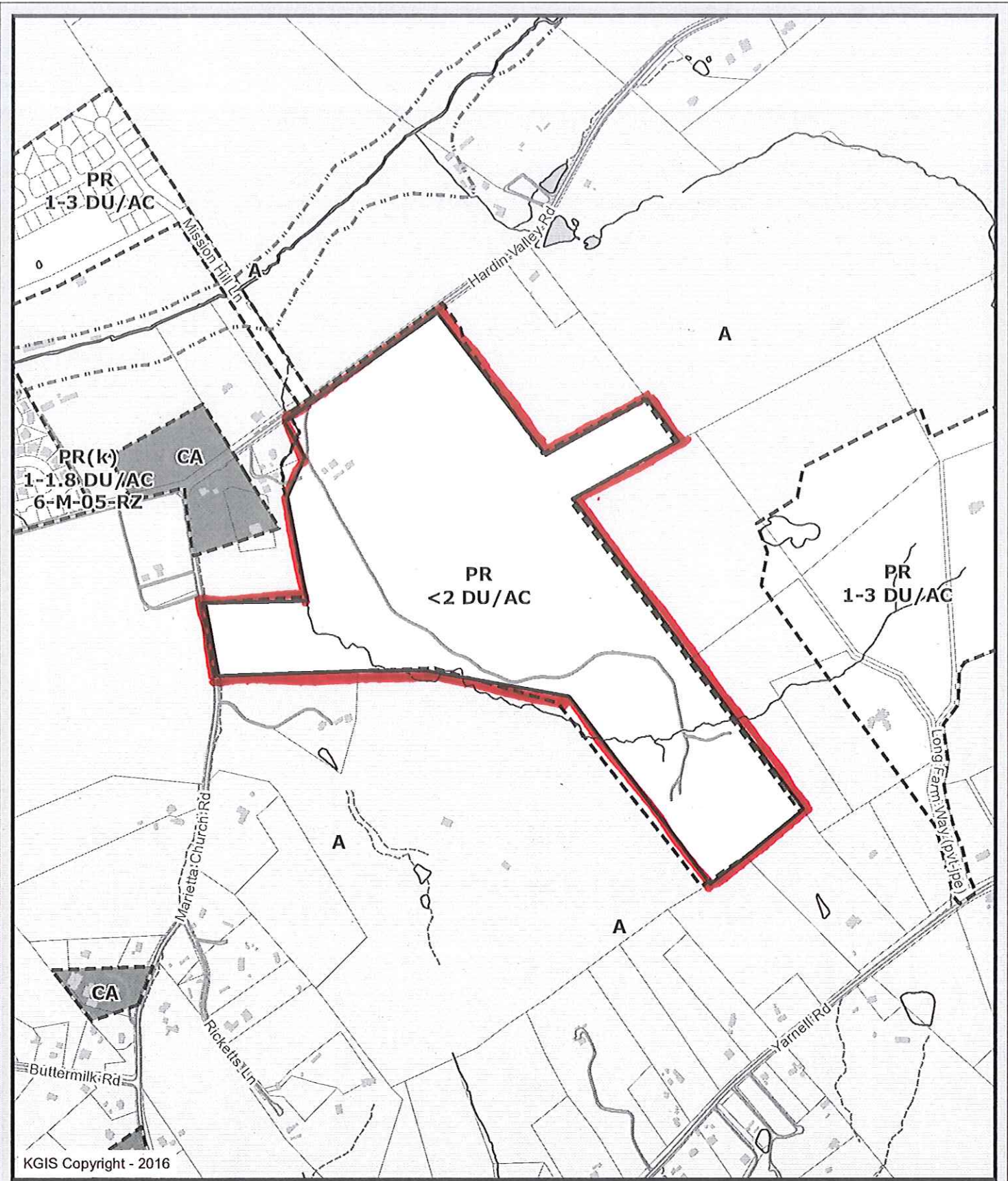
Telephone: _____

Fax: _____

E-mail: _____

Signature: [Handwritten Signature]

Date: 11/20/16

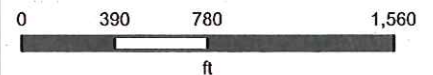


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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