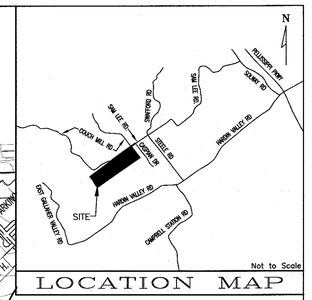


LOCATION MAP

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE 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 INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 131.2 ACRES SUBDIVIDED INTO 393 LOTS WITH 15 COMMON AREA LOTS CONTAINING 33.54 ACRES.
5. THIS PROPERTY IS ZONED PR (PENDING).
6. ALL ROAD PROFILES ARE BASED ON KGIS CONTOURS.
7. UTILITIES:
   WATER: WEST KNOX UTILITY DISTRICT
   SEWER: WEST KNOX UTILITY DISTRICT
   ELECTRIC: LENOIR CITY UTILITY BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: BELLSOUTH
8. BOUNDARY SURVEY BY OTHERS
9. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
10. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
11. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.
12. ALTERNATE DESIGN STANDARD APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING COMMISSION AT THEIR JANUARY 13, 2022 MEETING:

    REDUCING CENTERLINE ROADWAY RADIUS FROM 250 FEET TO 125 FEET AT STATION 21+50 ROAD "B".
13. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING IS AS FOLLOWS:

    ALLOW ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3%

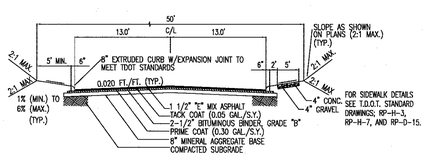
DAVID B. HARDIN
REGISTERED ENGINEER
ASSOCIATE
COMMERCE
NO. 101265
STATE OF TENNESSEE
11/9/21

CERTIFICATION OF CONCEPT PLAN

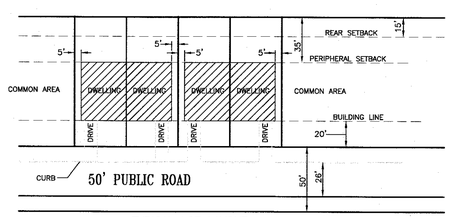
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT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

REGISTERED ENGINEER _____

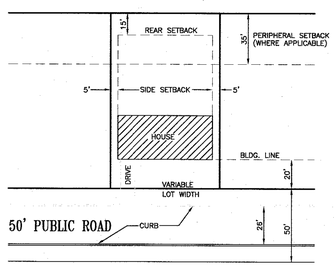
TENNESSEE CERTIFICATE NO. 101265



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"



TYPICAL LOT LAYOUT
ATTACHED TOWNHOMES
LOTS 5-40 & 118-196
NTS



TYPICAL LOT LAYOUT
DETACHED HOMES
LOTS 1-4, 41-117 & 197-393
NTS

Planning
KNOXVILLE | KNOX COUNTY

File No.: 1-SA-22-C / 1-D-22-UR

Date submitted: 11/29/2022

These plans have not been reviewed by Planning Staff and may not be finalized.

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

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65' WIDE DETACHED LOTS	128
TOTAL LOTS	393
LENGTH OF ROAD	16,330'
APPROX. ACREAGE	131.2±

BATSON, HIMES, 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 ###
DRAWN ###
CHECKED ###

NO.	DATE	REVISION	APPR.

NO.	DATE	REVISION	APPR.

SCALE
1"=100'

DATE
11/9/21

0' 100' 200' 300' 400'
1"=100'

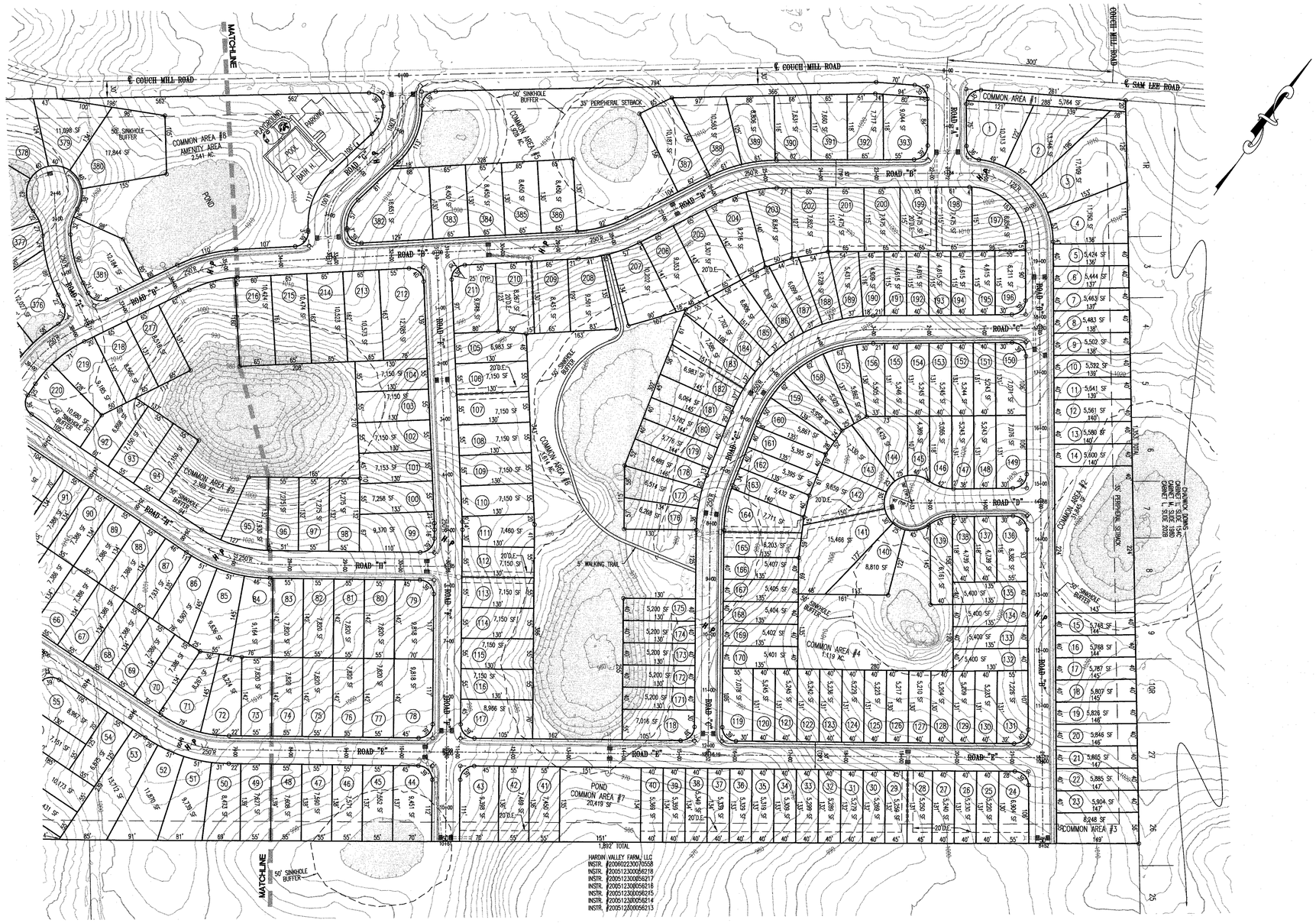
BROWN PROPERTY-COUCH MILL ROAD

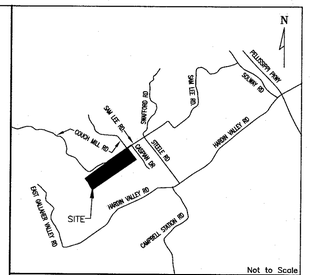
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-C1

SHEET 1 OF 5 SHEET(S)

Q:\25400\25400-C.DWG





Not to Scale

LOCATION MAP

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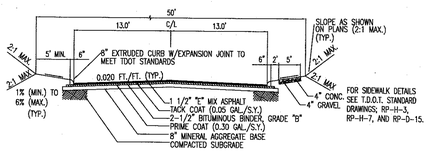

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THRU 50' ROAD
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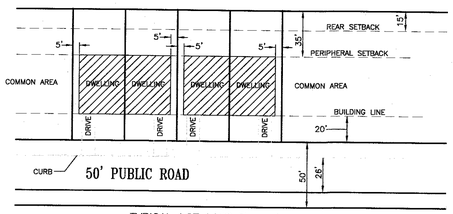
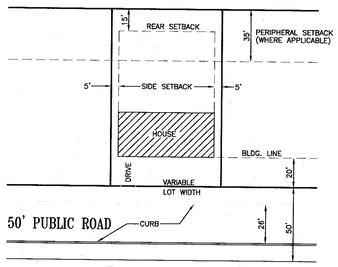


TYPICAL LOT LAYOUT
ATTACHED TOWNHOMES
LOTS 5-40 & 118-196
NTS



TYPICAL LOT LAYOUT
DETACHED HOMES
LOTS 1-4, 41-117 & 197-393
NTS

DAVID B. HARBIN
REGISTERED ENGINEER
TENNESSEE
No. 101265
SOMMERS
STATE OF TENNESSEE
11/9/22

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 KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER _____

TENNESSEE CERTIFICATE NO. 101265

Planning
KNOXVILLE | KNOX COUNTY

File No.: 1-SA-22-C / 1-D-22-UR

Date submitted: 11/29/2022

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

DESIGNED ###
DRAWN ###
CHECKED ###

NO.	DATE	REVISION	APPR.

NO.	DATE	REVISION	APPR.

SCALE 1"=100'

DATE 10/13/21

0' 100' 200' 300' 400'
1"=100'

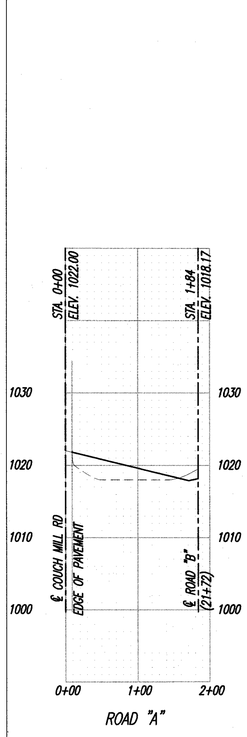
BROWN PROPERTY-COUCH MILL ROAD

TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-C2

SHEET 2 OF 5 SHEET(S)

Q:\25400\25400-C.DWG



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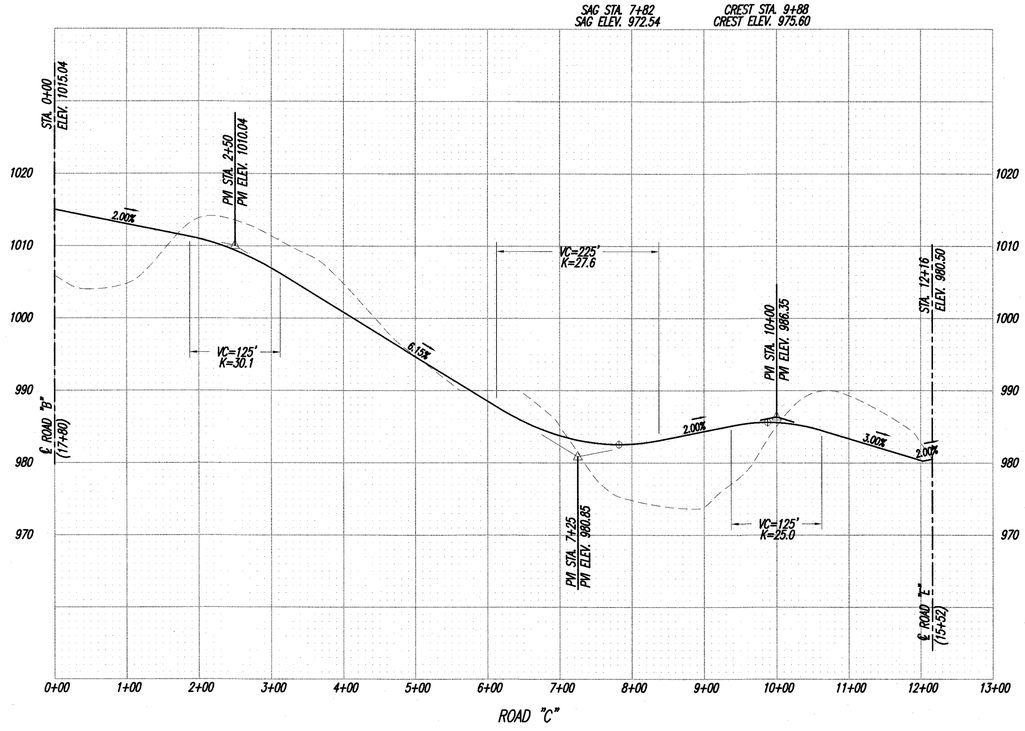
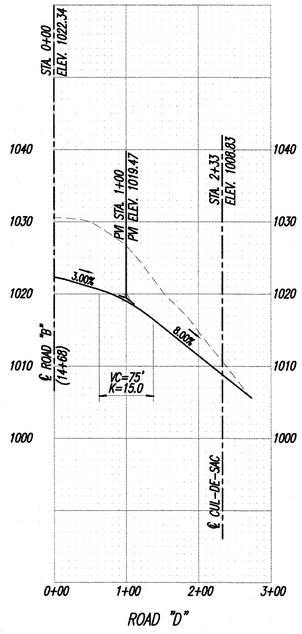


ROAD "C"



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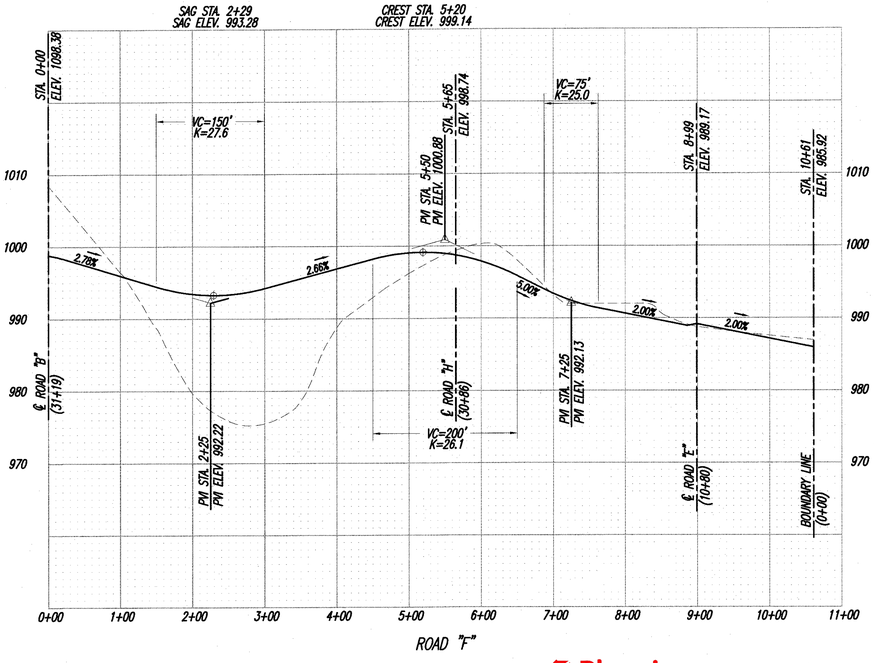

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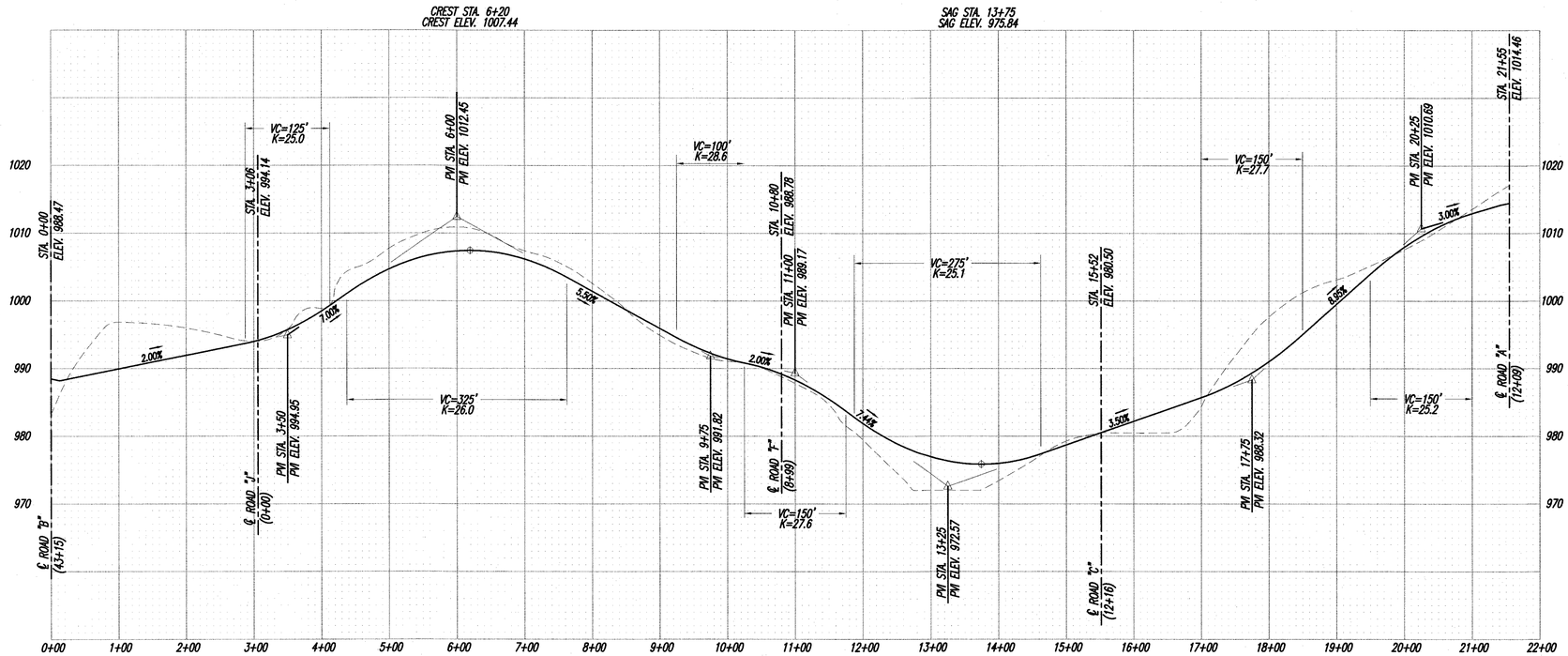

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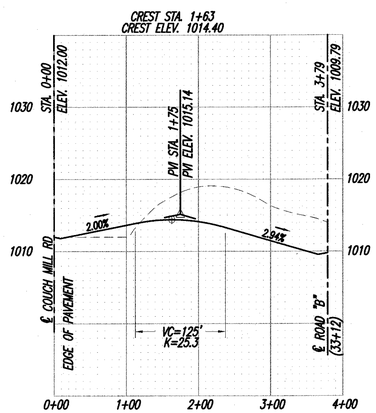
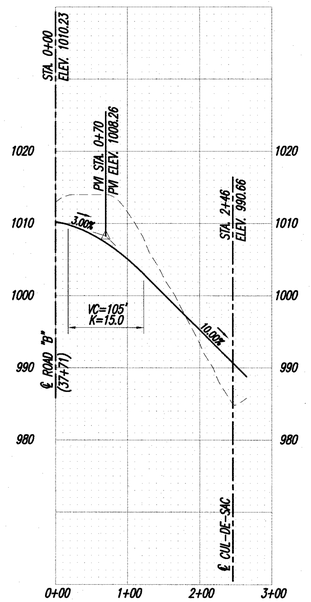


ROAD "C"



ROAD "I"

DAVID B. HARBIN
REGISTERED ENGINEER
No. 101265
STATE OF TENNESSEE
11/9/21

Planning
KNOXVILLE'S-KNOX COUNTY

File No.: 1-SA-22-C / 1-D-22-UR

Date submitted: 11/29/2022

These plans have not been reviewed by Planning Staff and may not be finalized.

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: 865-588-6472
FAX: 865-588-6473

DESIGNED DBH
DRAWN TPD
CHECKED DBH

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"=100'
VERTICAL: 1"=10'

DATE
11/9/21

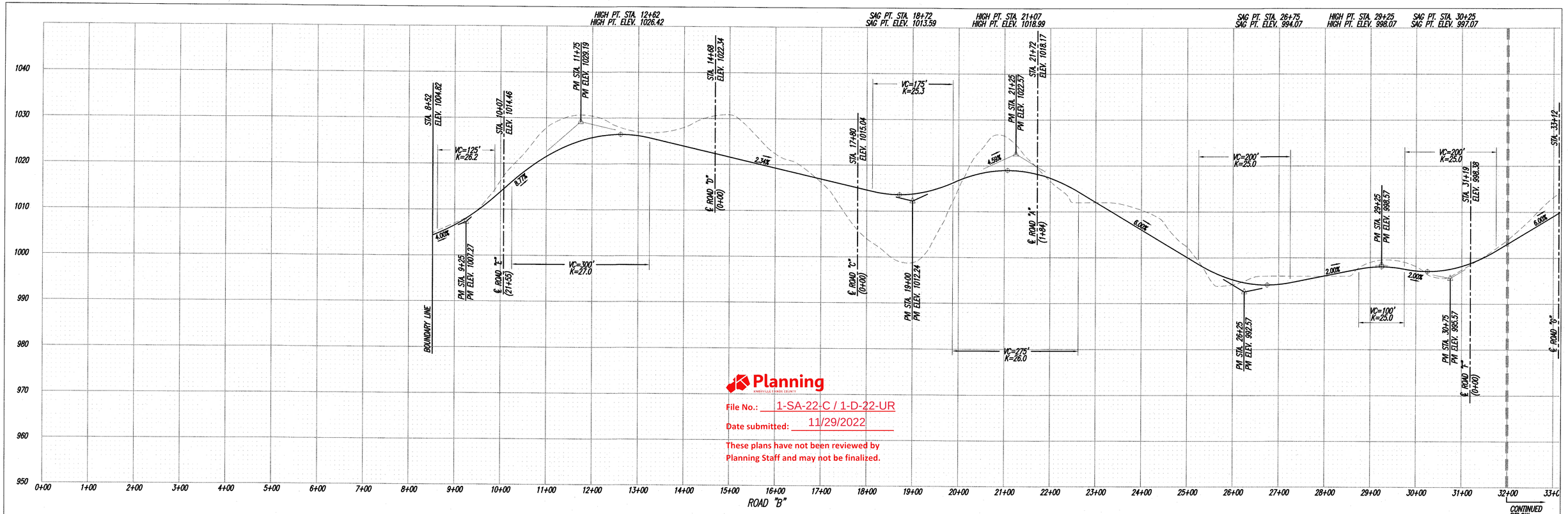
ROAD PROFILES FOR ROADS A, C, D & E
BROWN PROPERTY-COUCH MILL ROAD

TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP1

SHEET 3 OF 5 SHEETS

O:\25400\25400-C.dwg



Planning
KNOXVILLE-KNOX COUNTY
File No.: 1-SA-22-C / 1-D-22-UR
Date submitted: 11/29/2022
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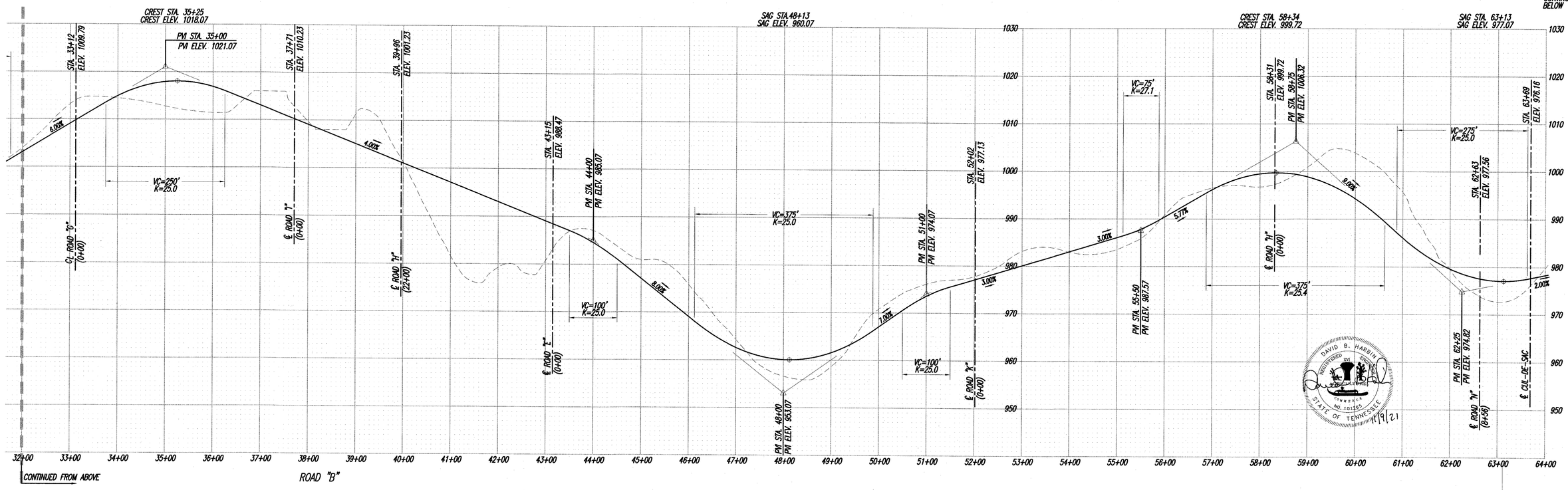


DAVID B. HARBIN
REGISTERED ENGINEER
No. 101255
STATE OF TENNESSEE
11/9/21

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: 865-588-6472
FAX: 865-588-6473

DESIGNED DBH
DRAWN
CHECKED DBH

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"=100'
VERTICAL: 1"=10'

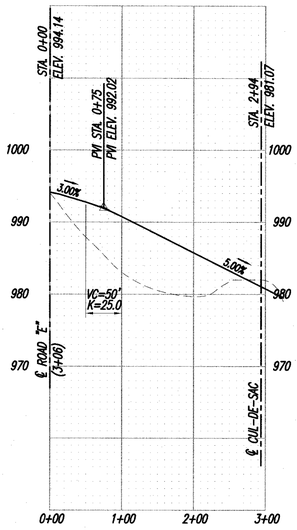
DATE
11/9/21

ROAD PROFILE FOR ROAD B
BROWN PROPERTY–COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP2

SHEET 4 OF 5 SHEETS

Q:\25400\25400-C.dwg



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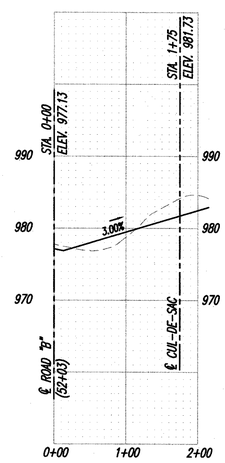

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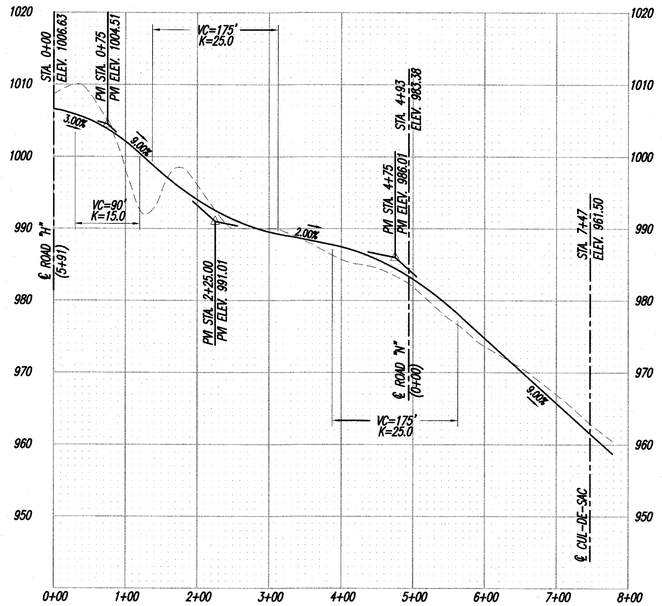

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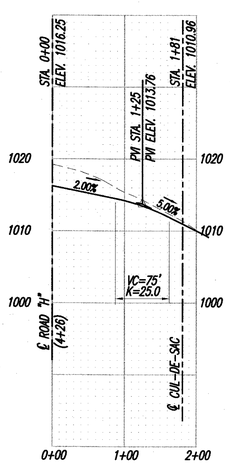

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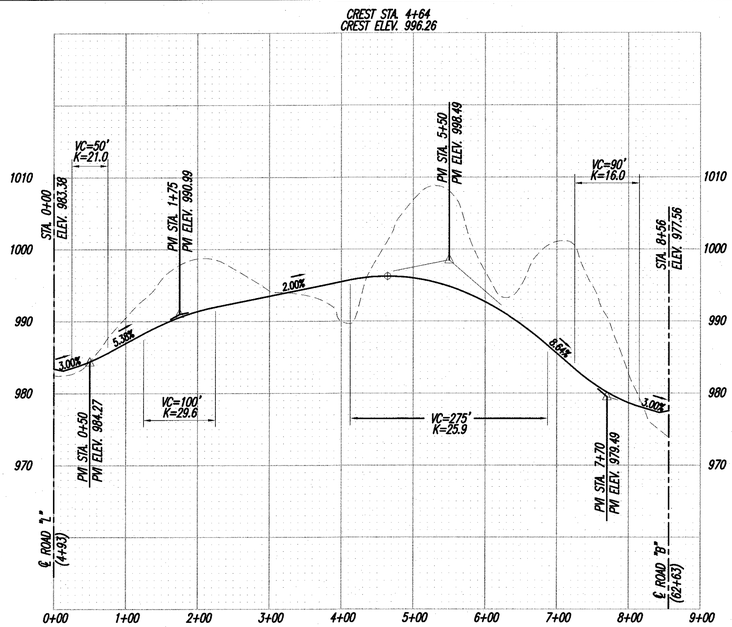

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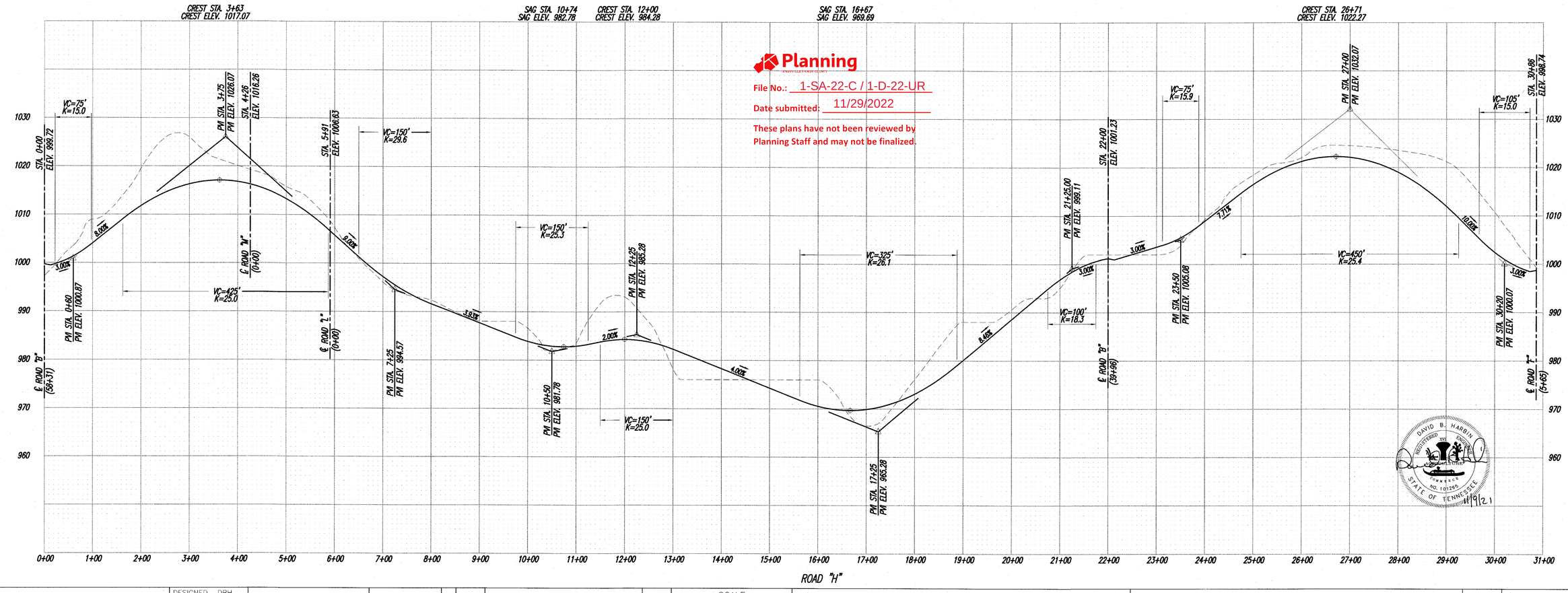

ROAD "H"

Planning
KNOXVILLE-KNOX COUNTY
File No.: 1-SA-22-C / 1-D-22-UR
Date submitted: 11/29/2022
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DAVID B. HARBIN
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
NO. 101285
11/9/21

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: 865-588-6472
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DESIGNED DBH
DRAWN
CHECKED DBH

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DATE
11/9/21

ROAD PROFILES FOR ROADS F, G, I, J, K & H
BROWN PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP3

SHEET 5 OF 5 SHEETS

Q:\25400\25400-C.dwg