

NOT FOR
CONSTRUCTIONNOT FOR
CONSTRUCTION

TN

HATHAWAY
BZA SET

GROSS RESIDENTIAL

BLOUNT COUNTY

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE

SITE LAYOUT SHEET
KEY

PROJECT NO. 25174	DATE 05/08/2026
DRAWN BY AL	SCALE 1" = 60'
CHECKED BY CB	
SHEET NO.	

C1.00

HIGHWAY 411

WET WEATHER CONVEYANCE

15' WET WEATHER CONVEYANCE BUFFER

ACCENT WALL, TYP.
ENTRY SIGN
ORNAMENTAL FENCE, TYP.

SITE RETAINING WALL, TYP.

GARAGE 'A'
SEE ARCH PLANSGARAGE 'L'
SEE ARCH PLANSGARAGE 'K'
SEE ARCH PLANS

MAIL KIOSK

BARK PARK

PICKLEBALL COURT

ZONE C - COMMERCIAL
ZONE S - SUBURBANIZINGLEASING OFFICE
AND CLUBHOUSE

POOL

PLAYGROUND

GARAGE 'E'
SEE ARCH PLANSGARAGE 'F'
SEE ARCH PLANSGARAGE 'G'
SEE ARCH PLANSGARAGE 'H'
SEE ARCH PLANSBUILDING C-1
SEE ARCH PLANS

AMENITY CORRIDOR

GARAGE 'J'
SEE ARCH PLANSASPHALT PAVEMENT,
TYP.CONCRETE SIDEWALK,
TYP.

TRASH COMPACTOR

CONCRETE PAVEMENT,
TYP.

BARK PARK

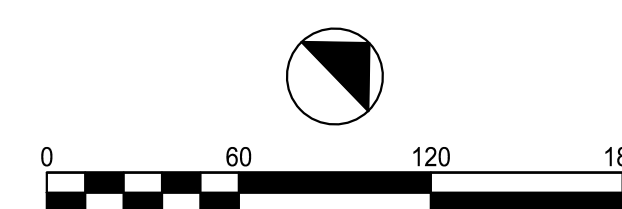
PROPERTY LINE, TYP.

10.00' ACCESSORY STRUCTURE
SETBACK LINE, TYP.40.00' SIDE PROPERTY
SETBACK LINE, TYP.

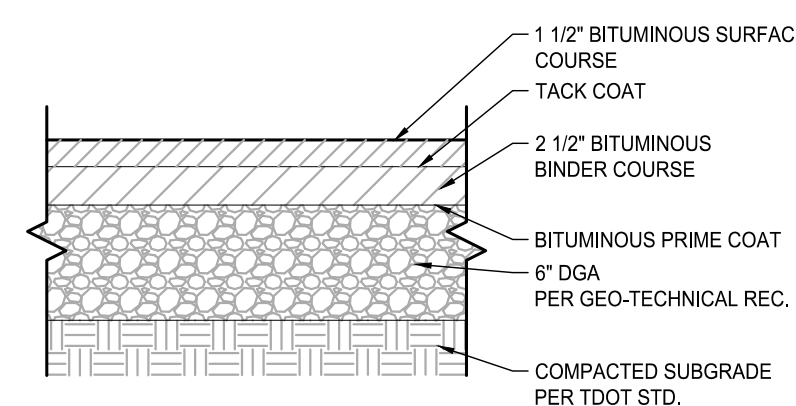
PARKING CALCULATION

REQUIRED SPACES:
2 SPACES PER UNIT
524 UNITS = 1048 REQUIRED SPACESPROVIDED SPACES:
STANDARD SPACES: 920
ADA SPACES: 24
GARAGE SPACES: 104
TOTAL SPACES: 1048

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE:
15% OF SITE AREA TO BE USABLE RECREATION AREA
40.35 ACRE SITE = 6.05 ACRES RECREATION AREA5% OF SITE AREA TO BE OPEN SPACE (OUTDOOR
RECREATION AREA COUNTS TOWARD OPEN SPACE)
40.35 ACRE SITE = 2.02 ACRES OPEN SPACEPROVIDED OPEN SPACE:
OUTDOOR RECREATION SPACE: 6.61 ACRES
SEE SHEET L1.00 FOR OPEN SPACE DELINEATION

- NOTES:
1. ASPHALTIC CONCRETE PAVING TO MEET TDOT STANDARDS.
 2. SURFACE COURSE NOT TO BE PAVED UNTIL ALL HEAVY CONSTRUCTION (AND RELATED TRAFFIC) IS COMPLETE.
 3. SPECIFICATION MAY CHANGE BASED ON SITE CONDITIONS AND GEO-TECHNICAL REC.



2

ASPHALT PAVEMENT
SCALE: NTSEXISTING VEGETATION TO PROVIDE REQUIRED
SCREENING AS REFERENCED IN BLOUNT
COUNTY ZONING ORDINANCE SECTION 7.6.A
ALONG PROPERTY BOUNDARY