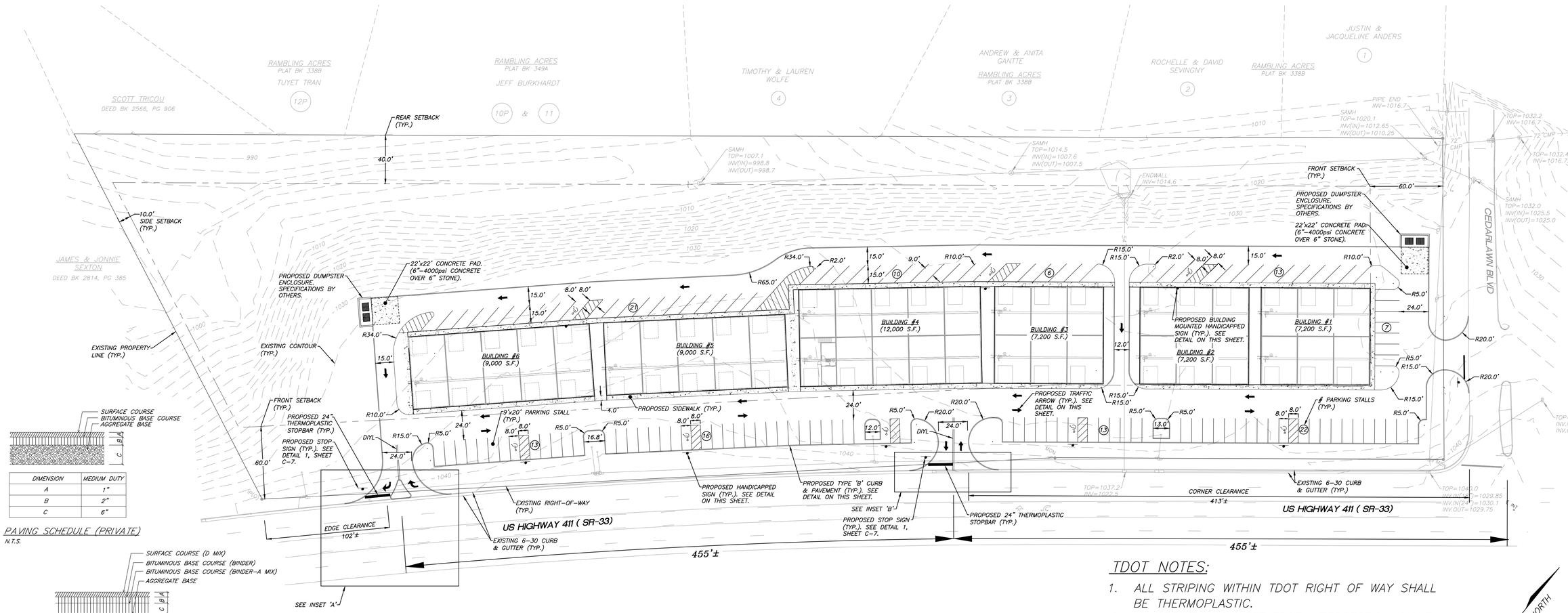
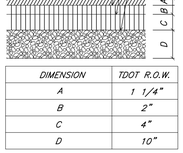


DIMENSION	MEDIUM DUTY
A	1"
B	2"
C	6"

PAVING SCHEDULE (PRIVATE)
N.T.S.



DIMENSION	TDOT R.O.W.
A	1 1/4"
B	2"
C	4"
D	10"

PAVING SCHEDULE - HWY 411 (SR-33)
N.T.S.

SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.

2. THIS PROPERTY IS ZONED 'C' - COMMERCIAL DISTRICT. REQUIRED BUILDING SETBACKS AS FOLLOWS:

FRONT:

THE MINIMUM DEPTH OF THE FRONT BUILDING SETBACK SHALL BE 30 FEET FROM ANY ROAD RIGHT-OF-WAY OR EASEMENT LINE, WITH THE FOLLOWING EXCEPTIONS: (A) THE LOT FRONTS ON AN ARTERIAL ROAD AS SHOWN ON THE MAJOR ROAD PLAN OF BLOUNT COUNTY, IN WHICH CASE THE FRONT SETBACK SHALL BE 60 FEET FOR PRINCIPAL ARTERIAL ROADS AND 40 FEET FOR MAJOR ARTERIAL ROADS.

SIDE:

THE MINIMUM BUILDING SETBACK FROM THE SIDE PROPERTY LINE SHALL BE TEN FEET.

REAR:

THE MINIMUM BUILDING SETBACK FROM THE REAR PROPERTY LINE SHALL BE 20 FEET FOR THE PRINCIPAL STRUCTURE, AND FIVE FEET FOR ANY ACCESSORY STRUCTURE.

3. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

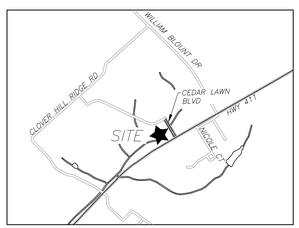
4. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.

5. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.

6. ALL WORK SHALL BE IN ACCORDANCE WITH BLOUNT COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

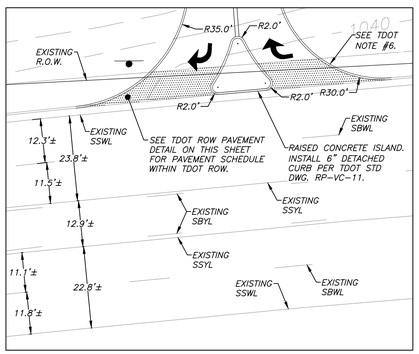
PARKING SUMMARY:

PROPOSED # PARKING STALLS = 131
PROPOSED HANDICAP PARKING STALLS = 8

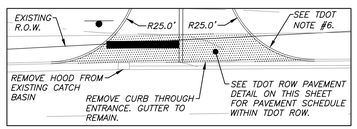


LOCATION MAP - N.T.S.

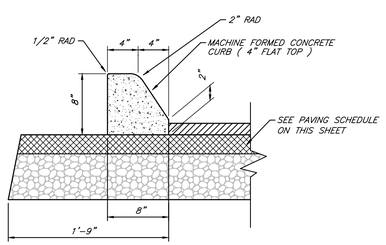
LOT COVERAGE SUMMARY	
CURRENT USE	VACANT
PROPOSED USE	OFFICE / WAREHOUSE
ZONING	C
TOTAL AREA	6.64-ACRES (289,139± S.F.)
TOTAL BUILDING AREA	51,600 S.F.
PROPOSED WALKS AND ASPHALT	76,674 S.F.
TOTAL IMPERVIOUS AREA	128,274 S.F. (44.4%)



INSET 'A'
N.T.S.



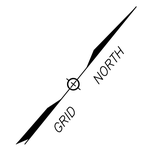
INSET 'B'
N.T.S.



TYPE 'B' CURB AND PAVEMENT DETAIL
N.T.S.

TDOT NOTES:

1. ALL STRIPING WITHIN TDOT RIGHT OF WAY SHALL BE THERMOPLASTIC.
2. ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
3. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ON TDOT RIGHT OF WAY.
4. AADT: 28,478
5. POSTED SPEED = 45 MPH
6. NEW CURB W/IN TDOT R.O.W. TO BE 6" DETACHED CURB PER TDOT STD DWG. RP-VC-11.



REFERENCE:
DEED BOOK 2841, PAGE 1853

GRAPHIC SCALE
40 0 40 80

REVISION	DATE	DESCRIPTION	
2	4/13/26	REVISED PER TDOT COMMENTS	BS
1	4/8/26	GENERAL REVISIONS	BS

SHEET C-1

SITE PLAN

HWY 411 FLEX SPACE

SITE ADDRESS: HWY 411 S (37801)

OWNER/DEVELOPER:
WR EXCHANGE COORDINATOR LLC
2814 BYINGTON SOLWAY RD
KNOXVILLE, TN 37931

DIST. NO. 06 — BLOUNT COUNTY, TN.
SCALE: 1"=40' — APRIL 1, 2026
TAX MAP: 078 — PARCEL: 65.00

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS | CHK: CAS | DWG. NO. 2603005