



SINCE 1979  
**STERLING**  
 CIVIL ENGINEERING  
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 LAND SURVEYING  
 LAND PLANNING

1000 WILLIAM BLOUNT DRIVE  
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**MORGANTON ROAD**  
 LANDSCAPE BUFFER PLAN  
**TOWNHOMES**  
 KV CONSTRUCTION, LLC  
 BLOUNT COUNTY, TN

REVISIONS	DATE	BY



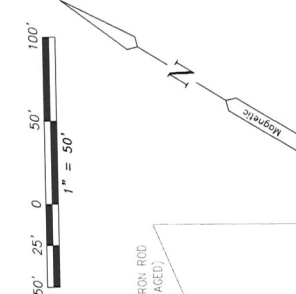
SHEET **CP.3**

DESIGNED: SDJ  
 DRAWN: SDJ  
 CHECKED: CLS  
 DATE: 04/06/26  
 SCALE: 1" = 50'

DRAWING: 8433-CP.3  
 PROJECT NO: SEI#8433



- LEGEND:**
- FR EXISTING IRON ROD
  - NR NEW IRON ROD
  - A= ARC LENGTH
  - R= RADIUS
  - D= CENTRAL ANGLE (DEG.)
  - C= CHORD LENGTH
  - AC ACRES
  - SF SQUARE FEET
  - WB WARRANT DEED BOOK
  - RB RECORD BOOK
  - TP PAGE
  - TYP TYPICAL
  - R/W R/W
  - RIGHT-OF-WAY
  - CENTRELINE
  - BOUNDARY LINE
  - ROAD RIGHT-OF-WAY LINE
  - LOT LINE
  - PARCEL LINE
  - BUILDING SETBACK LINE
  - ROAD CENTRELINE
  - EDGE OF ROAD
  - EDGE OF GRAVEL SHOULDER
  - ELECTRIC LINE (OVERHEAD)
  - EXISTING INTERMEDIATE CONTOUR
  - EXISTING INDEX CONTOUR
  - LANDSCAPE BUFFER



**PROPERTY INFO:**  
 ADDRESS: 2828 MORGANTON ROAD  
 ZONING: BLOUNT COUNTY C-COMMERCIAL

**OWNER/CLIENT:**  
 KV CONSTRUCTION, LLC  
 1552 CHERRYBROOK DRIVE  
 KNOXVILLE, TN 37912  
 865-860-4742 OUNT COUNTY  
 VOTER REG. NO. 2850 / PG. 504  
 TAX MAP 67 PARCEL 111.00

ELIGE JAMES BLAIR  
 & LUCILLE MCCALL  
 D.B. 585 / PG. 337



**LANDSCAPE BUFFER:**  
 Landscape buffers shall have either a solid nonmetallic fence of at least 6 feet in height or an evergreen hedge with ultimate height of 12 feet and a planted height of at least four feet and a depth of at least eight feet.

**SURVEY NOTES:**

- Survey information shown hereon taken from survey by Cannon and
- Property is Zoned Blount County C-Commercial
- Front Building setback shall be 40 feet from Morganton Road and 65 feet from William Blount Drive. All other setbacks shall be in accordance with the Zoning Ordinances.