



Regional Planning Commission Agenda

June 23, 2025 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 05 19 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Frank Leonard - Review of Plan of Services for proposed annexation - Located off Crooke Rd.
 - b. Paul Tambe - Seeking Approval for Plan Alteration on Building Arrangement - Located in the Cherokee Bay Development
 - c. Chris Sharp - Preliminary Plan Review/ Approval for 61-Lot Subdivision - Located Off Black Oak Rd. and Old A.J. Highway
 - d. Stephanie Rustin - Review/ Consideration of County Resolution 2025-14 - A resolution to reflect certain prohibited uses and permitted uses in the A-1, R-1, R-2, RR and C-2 zoning Districts.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

May 19th, 2025

5:30 P.M.

Members' Present

Spencer Gatlin, Chairman

Jeff Chitwood, Secretary

Kevin Bunch

Kyle Cutshaw

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Shiela Purkey, Councilwoman

Ailene Combs, Councilwoman

James Gallup, City Manager

Ekem Amonoo-Lartsen, ETDD Planner

Mindy Williams

Deb Young

Eugene Coleman, Engineer

Chairman Gatlin called the meeting to order at 5:30 P.M. Mr. Chitwood note that on the April 28th previous minutes, Spencer Gatlin was absent, but the minutes stated Chairman Gatlin called the meeting to order. This was incorrect. Mr. Gatlin was absent and Acting Chairman Cain

called the meeting to order. Motion by Mr. Cutshaw, second by Mr. Newman to approve April 28th, 2025, Planning Commission minutes as amended. Approved unanimously.

Citizens Comments

None.

Old Business

Food City/ TDOT – Review/ Approve Proposed Entrance for New Food City Location – Located off Broadway Blvd. and Highway 92

Mr. Houston informed the members of the Commission that a meeting between himself, Porter Massengill (director of public works), Nick Bernard (TDOT), and the food city representatives had taken place tentatively on May 1st. During this meeting the alternative designs and concerns were discussed along with the suggestions offered by the Commission. The primary concerns being, use of the First Bank Parking lot as a drive through to go west on Broadway Blvd., as well as hindering access to commercial property on the north side of Broadway Blvd. Mr. Bernard with TDOT presented some issues with the suggestions and provided some renderings of why they would not be ideal. The acceleration/ deceleration lanes suggested, due to the length requirements of the acceleration lane would encroach into the existing median cut allowing access to the First Bank Parking lot. The center asphalt median lane suggestion would not be ideal because the existing median is too wide and would allow for three vehicles to stack side by side creating confusion and safety concerns, leaving the original TDOT design as the primary option for allowing the entrance to be used as ingress/ egress for the new Food City. The Food City representatives stated there was a cross-access agreement between all three parcels. Mr. Chitwood asked about the cross-access agreement and what it allowed. Chairman Gatlin asked Mr. Coleman if he had a copy of the cross-access agreement which he did not. After considerable discussion about the primary concerns and not knowing what the cross-access agreement allows. A motion to approve contingent on ensuring both other parties (Mossy Creek Mining, First Bank) have been educated on the plan and are willing to accept the proposed median alteration was made by Mr. Chitwood, seconded by Mr. Bunch. The item was approved with contingencies unanimously.

New Business

Trenton and Lauren White – Plat Review/ Approval – 2 Lot Subdivide located off Stevens Rd.

After a brief discussion the Plat was found to meet all the requirements for subdivide. The Plat was approved unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Other Items for Discussion

Adjourn

Having no further business, the meeting was adjourned at 6:12 P.M.



CITY OF JEFFERSON CITY

MITCH CAIN, MAYOR

JAMES A. GALLUP, CITY MANAGER

Annexation Study Summary

Parcel I.D. 023 049.00

Frank Leonard

The requested annexation is located off Crooke Rd. It is an 11.54-Acre parcel that is currently an open, rolling field with a moderate slope. This annexation request provided two separate concept plans with the single home concept the most likely concept. The single home concept would provide 55 high-density single-family homes with a density of 4.78 du/ac. The townhome concept would further increase the density with 106 townhome units with a density of 9.5 du/ac. This could potentially provide an estimated population increase of 165 residents to 318 residents at an average of three per household.

This parcel is in the Jefferson City Regional Growth boundary and is currently zoned I-1 Industrial. Approximately ¼ of a mile of Crooke Rd. fronts the property and is currently county maintained. Crooke Rd. is approximately 21 feet wide and is in a fair condition. Per the annexation request letter, a zoning of R-2 (multiple family residential district) is proposed but R-3 (High Density Planned Residential Development District) would be most appropriate.

The estimated assessed valuation of this proposed subdivision based on the most likely concept (single-family homes) is \$17,010,000.00 which would produce \$51,030.00 in estimated property taxes annually. This estimate is based on current rates for building per square foot and the proposed home size noted by the requestor with the additional land value. Homes may be assessed at a higher or lower value than these estimates.

This parcel can be serviced by the Jefferson City Fire Department with a current response time of 3-4 minutes. The total number of fire hydrants to be installed by the developer will depend on the presence or absence of sprinkler systems.

This parcel can be serviced by the Jefferson City Police department, with a private call response time of 2 and ½ minutes. Based on an estimate of 200 additional residents the total annual expense for servicing this proposal would require an additional .5 police officers and cost an estimated \$70,000.00 annually.

This parcel can be serviced for water and sewer by Jefferson City. There is an adequate supply of water to service the location, and the sewage treatment plant can absorb the additional load. There is a special condition that could present problems for sanitation and that is the Industrial pretreatment at the JLG facility. Three existing water lines would need to be replaced with larger lines for fire hydrants. Any new utility lines to service the dwelling units would be the responsibility of the developer. To extend the

sanitary sewer service line to meet the developer would cost the city an estimated \$40,000.00. No estimated timeline was given for this extension. Appalachian Electric provides electrical services.

This annexation based on the concept plans provided would certainly add additional high density housing opportunities along with an increased tax revenue and voter base. One impact to be aware of is the increased traffic at the Crooke Rd. and Highway 92 intersection. This intersection is already a hazardous intersection, and a traffic impact study may be necessary.

Jeff Houston



City Planning Assist

Mossy Creek Farms, LLC

P.O. Box 617

Jefferson City, TN 37760

City Council of Jefferson City, TN
112 City Center Drive
Jefferson City, TN 37760

April 18, 2025

RE: Crooke Rd. Annexation & Rezoning

Mossy Creek Farms, LLC is currently under contract to sell Parcel ID 023 049.00 ("Parcel") located on Crooke Rd. to Leonard Development, LLC. It is Leonard Development LLC's intent to request an annexation of the Parcel into Jefferson City and have the property rezoned.

Mossy Creek Farms, LLC is requesting as the owner of the Parcel and on behalf of Leonard Development LLC to the City Council of Jefferson City, TN the following:

1. Annexation of parcel 023 049.00 into Jefferson City, TN.
2. Rezone the Parcel to R-2 for Plan Unit Development (PUD). The initial plan is for a PUD townhome development consisting of 70 – 100 townhome units.

Thank you for your consideration in this matter. For any specific details or question, please contact Frank Leonard with Leonard Development, LLC at 865-970-9888 or by email at Frank@LeonardDevelopment.net.

Truly,

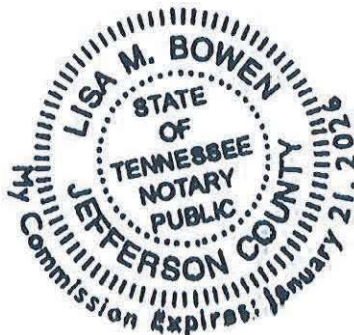
Libby Moser, President

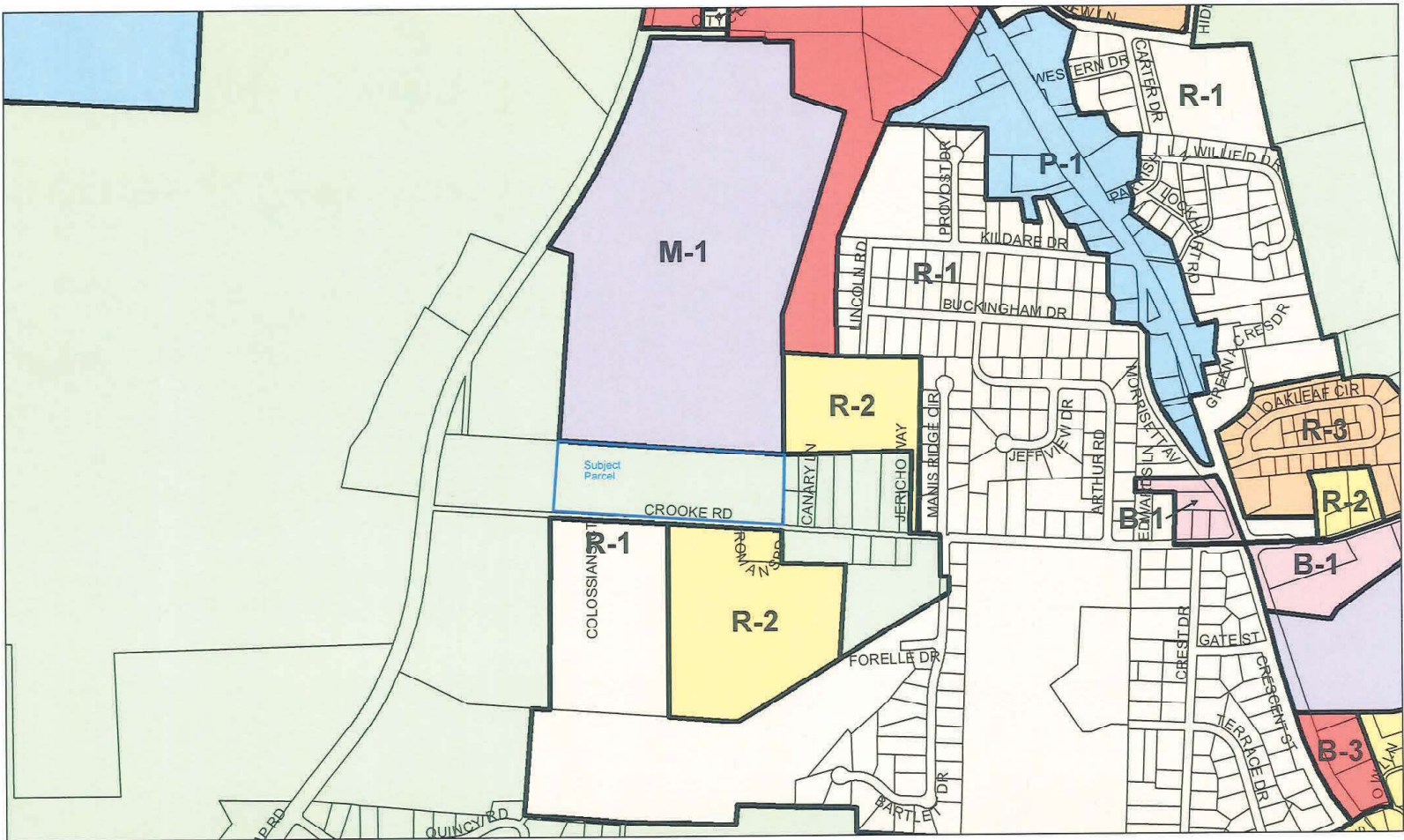
Libby Moser

4/18/2025

Lisa M. Bowen

1/21/2026

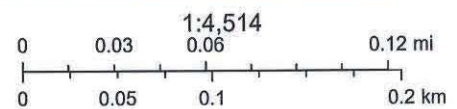






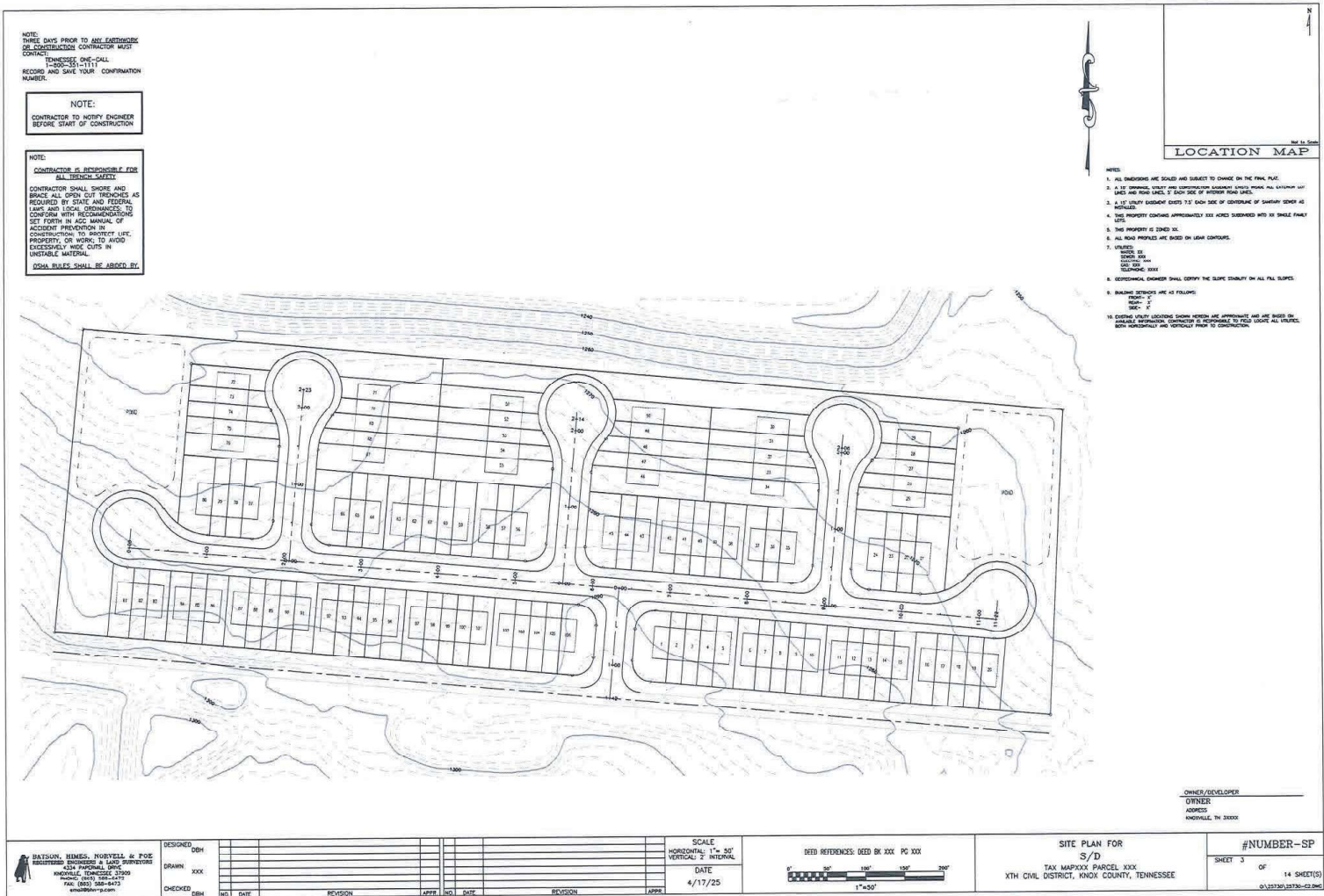
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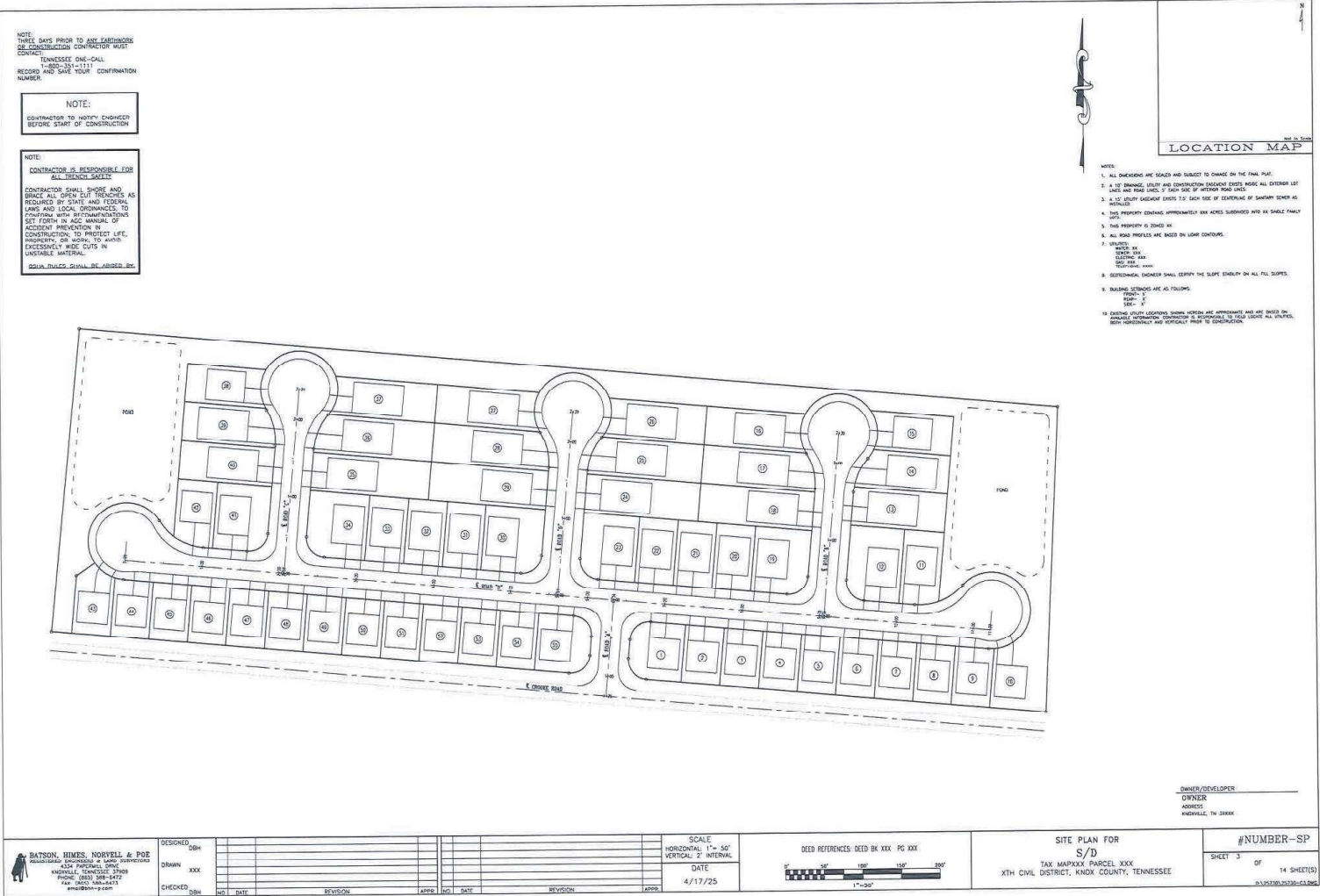
County: JEFFERSON
 Owner: MOSSY CREEK FARMS LLC
 Address: CROOKE RD
 Parcel ID: 023 049.00
 Deeded Acreage: 11.54
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





JEFFERSON CITY, TENNESSEE
Resolution 2025-____
**THIS IS A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE MOSSY CREEK
FARMS LLC PROPERTY**

WHEREAS, TCA 6-51-102, as amended, requires that a plan of service be adopted by the governing body of a city prior to passage of an ordinance annexing an area; and

WHEREAS, the City of Jefferson City is contemplating annexation of The Mossy Creek Farms LLC property (Map 023, Parcel 049.00) located in the 4th Civil District of Jefferson County see attached plat

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF JEFFERSON CITY, TENNESSEE;

Section 1. Pursuant to the provisions of T.C.A. Section 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of service:

A. Police

1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

B. Fire

1. Fire Protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation. The current ISO rating is ISO level three (3).

C. Water

1. The developer has agreed to complete the extension of main water lines to provide service for the proposed development. Any new main lines and service lines for domestic use as part of the newly proposed development are to be provided by the developer.

2. Water for fire protection will be provided once the extension of water main lines to provide service to the proposed development is complete. The new fire hydrants and lines to service the new fire hydrants as part of the proposed development are to be provided by the developer.

D. Sanitary Sewers

1. The developer has agreed to install the necessary intercepting and trunk sewers to service the proposed development.

2. Construction of intercepting and trunk sewers as part of the proposed development are to be installed by the developer. The collection sewers for the proposed residences will then be connected to those sewers in accordance with current policies of the City.

E. Refuse Collection

The same regular refuse collection service now provided within the city will be extended to the annexed area or proposed residential development once the roadways and infrastructure of the proposed development have been dedicated and accepted by the city. After which refuse collection will begin once the current city contractor has been notified, and the proposed development added to their route.

F. Streets

1. Streets as part of the proposed development, designed and constructed to meet the requirements of the Jefferson City Subdivision Regulations, are to be installed by the developer. Emergency maintenance of Streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) of the proposed development by the city, will begin after dedication and acceptance of the streets by the city.

2. Routine maintenance, on the same basis as in the present city, will begin upon dedication and acceptance of the streets by the city.

3. Installation of storm drainage facilities, curbs, and gutters as part of the proposed development are to be installed by the developer. Reconstruction and resurfacing of streets, repair of storm drainage facilities, curbs, gutters, and other major improvements will be accomplished under current policies of the city only after dedication and acceptance of streets and infrastructure by the city.

4. Cleaning of streets having curbs and gutters will begin within Two (2) weeks after the effective date of the acceptance of streets and infrastructure by the city, on the same basis as the cleaning of streets within the present city.

G. Schools

Schools for the proposed development are located in Jefferson County. Notification to the School System will be given thirty (30) days prior to the second reading and public hearings for the Resolutions of Annexation and Plan of Services.

H. Inspection Services

Any inspection services now provided by the city (building, plumbing, mechanical, etc.) will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. The property herein annexed shall be zoned (R-3 High Density Planned Residential Development District Requested and recommended based on proposed plan) _____ District.

J. Street Lighting

Streetlights will be installed in the proposed development by the developer, under the standards currently prevailing in the existing city.

K. Recreation

Future residents of the proposed development may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

L. Miscellaneous

1. Where needed street name signs will be installed within approximately six (6) months after dedication and acceptance of the streets and infrastructure by the city.
2. The same regular Brush and Junk Collection Services now provided by the city will be extended to the annexed area or proposed development within two (2) weeks after the dedication and acceptance of streets and infrastructure by the city.

Passed the ____ Day of ____, 2025 the public welfare requiring it.

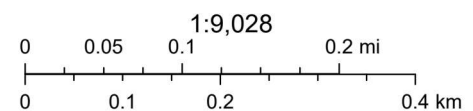
Attest: _____
Bettina Chandler
City Recorder

Mitch Cain
Mayor



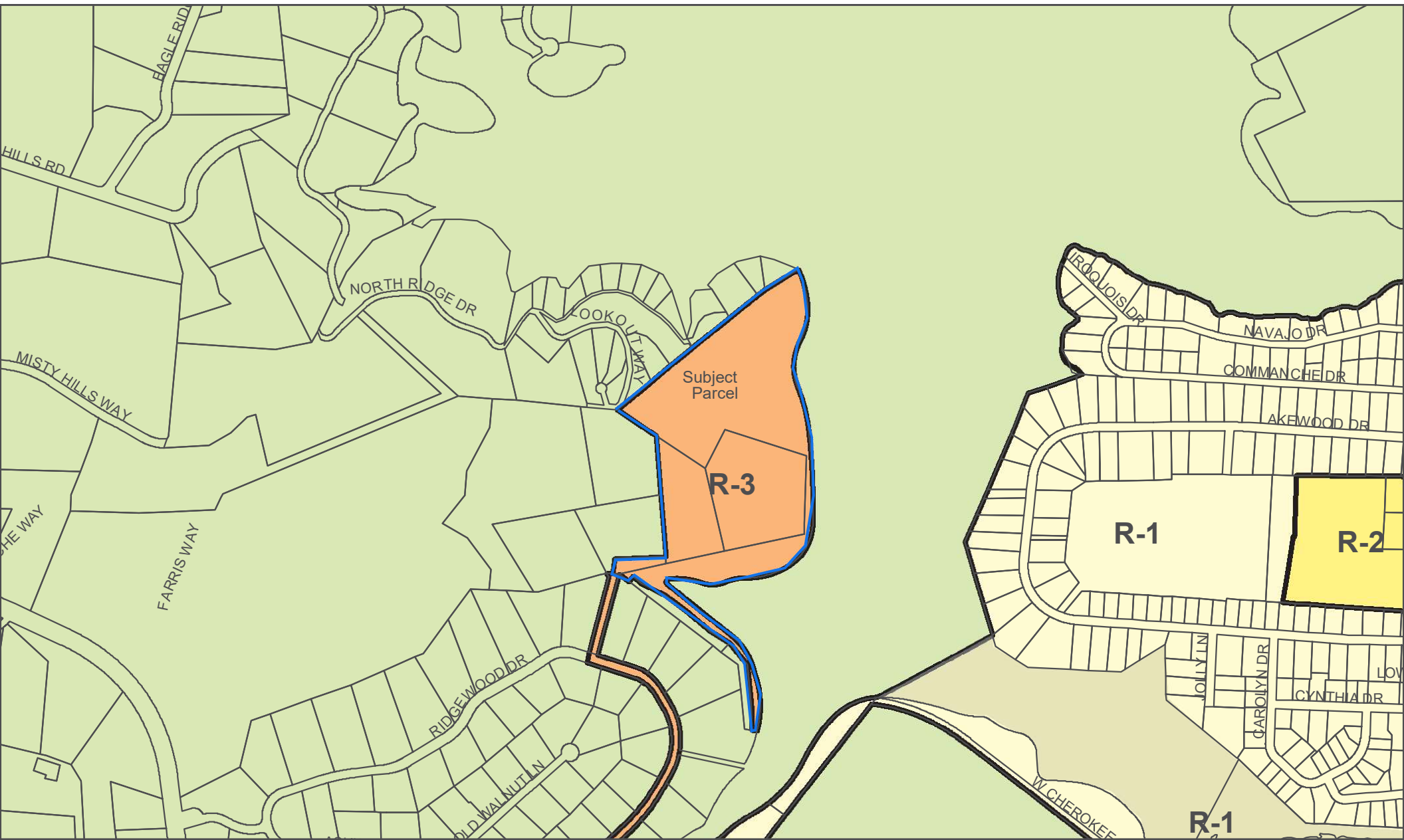
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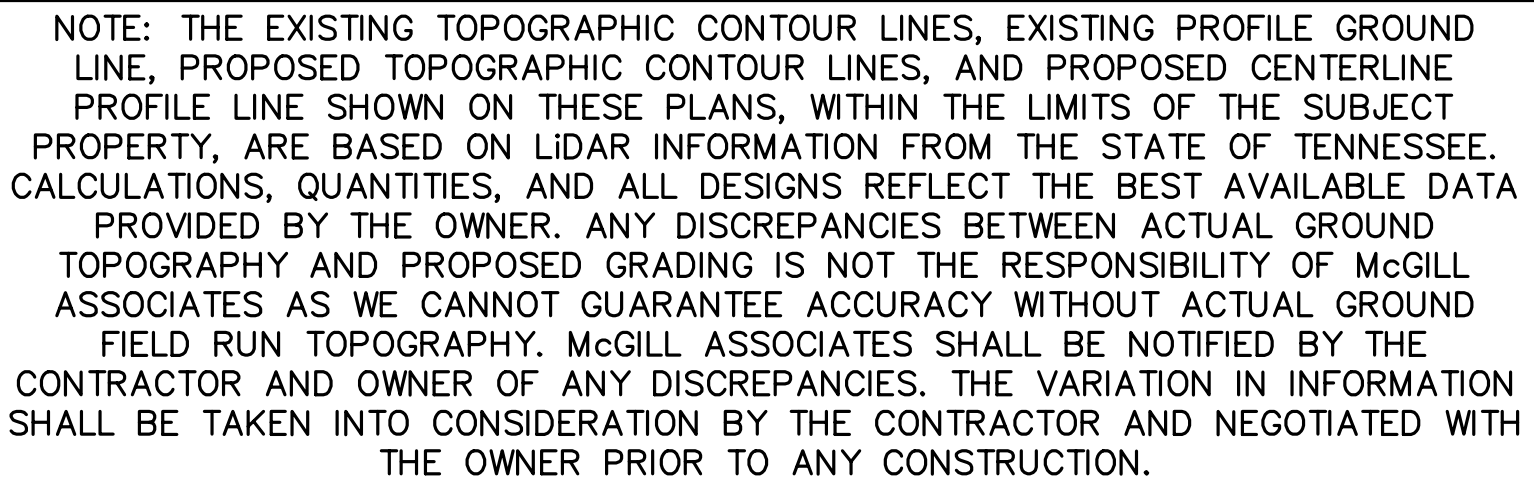
County: JEFFERSON
 Owner: CHEROKEE BAY LLC
 Address: RIDGEWOOD DR OFF
 Parcel ID: 014 039.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

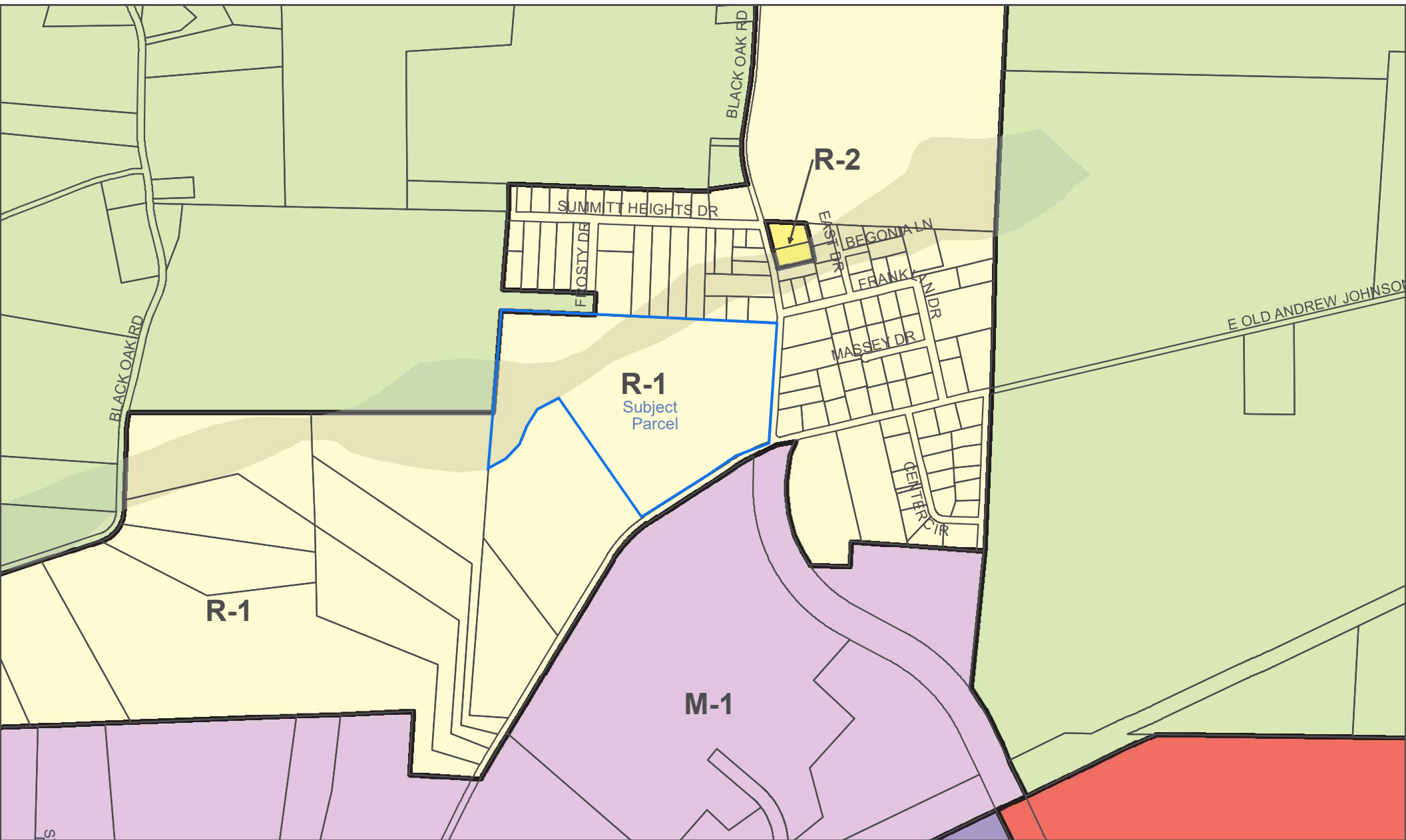
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





UNIT NO.	DESCRIPTION	UNIT NO.	DESCRIPTION
1	GARAGE BASEMENT	48	REAR WALK OUT BSMT
2	GARAGE BASEMENT	49	REAR WALK OUT BSMT
3	GARAGE BASEMENT	50	REAR WALK OUT BSMT
4	GARAGE BASEMENT	51	REAR WALK OUT BSMT
5	GARAGE BASEMENT	52	REAR WALK OUT BSMT
6	GARAGE BASEMENT	53	REAR WALK OUT BSMT
7	GARAGE BASEMENT	54	REAR WALK OUT BSMT
8	GARAGE BASEMENT	55	REAR WALK OUT BSMT
9	GARAGE BASEMENT	56	REAR WALK OUT BSMT
10	GARAGE BASEMENT	57	REAR WALK OUT BSMT
11	REAR WALK OUT BSMT	58	REAR WALK OUT BSMT
12	REAR WALK OUT BSMT	59	REAR WALK OUT BSMT
13	REAR WALK OUT BSMT	60	REAR WALK OUT BSMT
14	REAR WALK OUT BSMT	61	REAR WALK OUT BSMT
15	REAR WALK OUT BSMT	62	REAR WALK OUT BSMT
16	REAR WALK OUT BSMT	63	REAR WALK OUT BSMT
17	REAR WALK OUT BSMT	64	REAR WALK OUT BSMT
18	REAR WALK OUT BSMT	65	REAR WALK OUT BSMT
19	REAR WALK OUT BSMT	66	REAR WALK OUT BSMT
20	REAR WALK OUT BSMT	67	REAR WALK OUT BSMT
21	REAR WALK OUT BSMT	68	REAR WALK OUT BSMT
22	REAR WALK OUT BSMT	69	REAR WALK OUT BSMT
23	REAR WALK OUT BSMT	70	REAR WALK OUT BSMT
24	REAR WALK OUT BSMT	71	REAR WALK OUT BSMT
25	REAR WALK OUT BSMT	72	REAR WALK OUT BSMT
26	REAR WALK OUT BSMT	73	REAR WALK OUT BSMT
27	REAR WALK OUT BSMT	74	SLAB ON GRADE
28	REAR WALK OUT BSMT	75	SLAB ON GRADE
29	REAR WALK OUT BSMT	76	SLAB ON GRADE
30	REAR WALK OUT BSMT	77	GARAGE BASEMENT
31	REAR WALK OUT BSMT	78	GARAGE BASEMENT
32	REAR WALK OUT BSMT	79	GARAGE BASEMENT
33	REAR WALK OUT BSMT	80	GARAGE BASEMENT
34	REAR WALK OUT BSMT	81	SLAB ON GRADE
35	REAR WALK OUT BSMT	82	SLAB ON GRADE
36	REAR WALK OUT BSMT	83	SLAB ON GRADE
37	REAR WALK OUT BSMT	84	SLAB ON GRADE
38	REAR WALK OUT BSMT	85	SLAB ON GRADE
39	REAR WALK OUT BSMT	86	SLAB ON GRADE
40	REAR WALK OUT BSMT	87	SLAB ON GRADE
41	REAR WALK OUT BSMT	88	SLAB ON GRADE
42	REAR WALK OUT BSMT	89	SLAB ON GRADE
43	REAR WALK OUT BSMT	90	SLAB ON GRADE
44	REAR WALK OUT BSMT	91	SLAB ON GRADE
45	REAR WALK OUT BSMT		
46	REAR WALK OUT BSMT		
47	REAR WALK OUT BSMT		

Section 5, Item c.

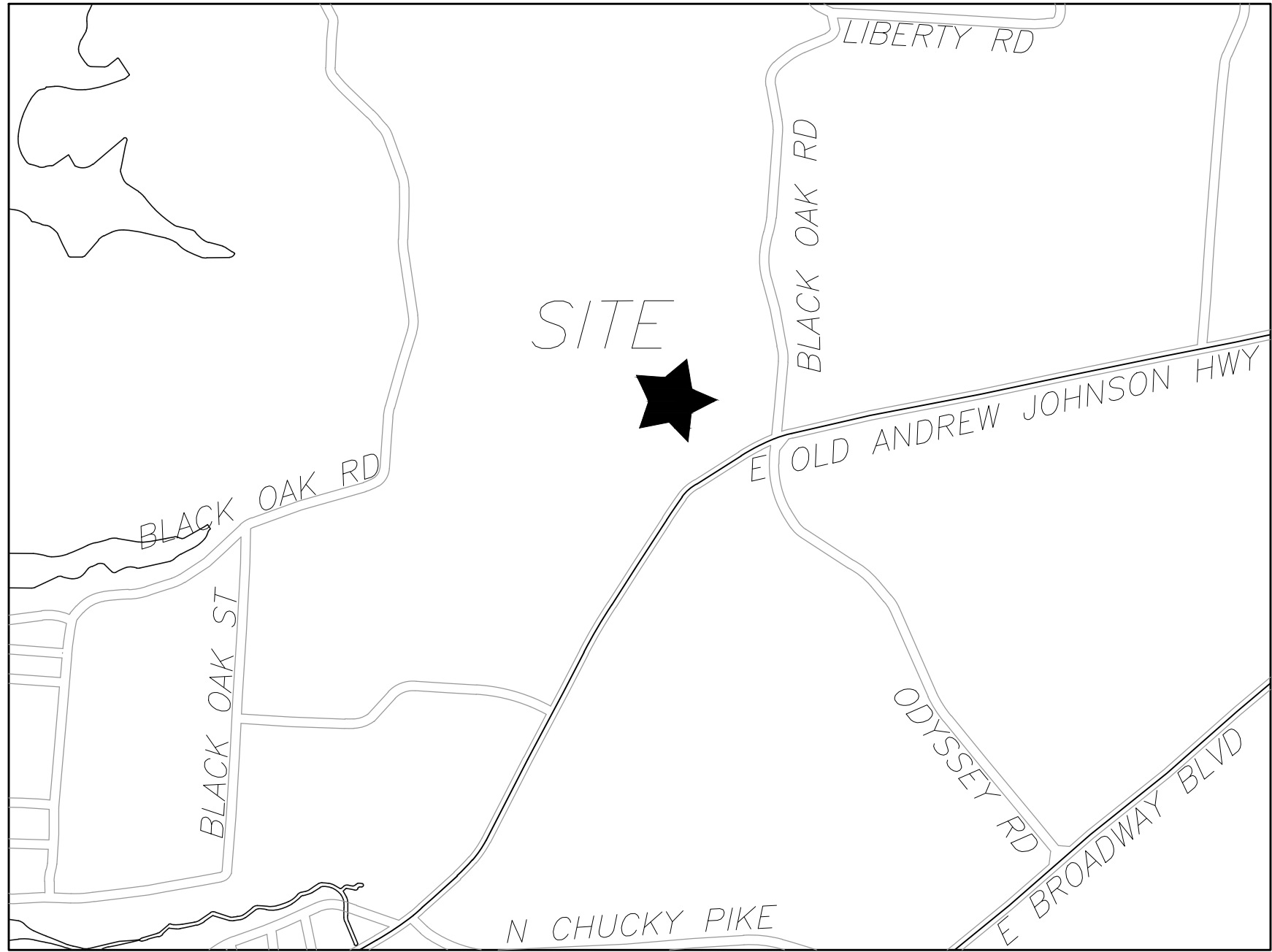


SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2505010

CANNONS CROSSING S/D

SITE ADDRESS: 412 EASST OLD A.J. HIGHWAY, JEFFERSON CITY, TENNESSEE 37760
TAX MAP: 15, PARCEL: 10.00



OWNER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

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

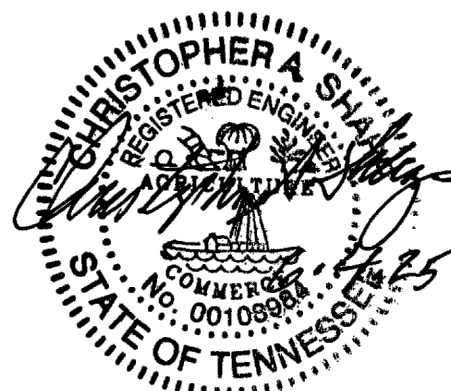
SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	– AS DIRECTED APPALACHIAN ELECTRIC
GAS	– AS DIRECTED BY JEFFERSON-COCKE COUNTY U.D.
WATER & SEWER	– AS DIRECTED BY JEFFERSON CITY UTILITIES
TELEPHONE	– AS DIRECTED BY AT&T
CABLE	– AS DIRECTED BY COMCAST
SITE DEVELOPMENT	– JEFFERSON CITY STANDARDS AND SPECIFICATIONS

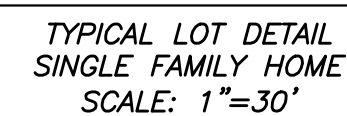
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION / DEMOLITION PLAN	C-1
SITE PLAN	C-2 & C-3
GRADING PLAN	C-4 & C-5
DRAINAGE PLAN	C-6 & C-7
DRAINAGE PROFILES	C-8 THRU C-10
EROSION & SEDIMENT CONTROL PLAN (PHASE 1)	C-11 & C-12
EROSION & SEDIMENT CONTROL PLAN (PHASE 2)	C-13 & C-14
EROSION & SEDIMENT CONTROL PLAN (PHASE 3)	C-15 & C-16
ROAD PROFILES	C-17 & C-18
CONSTRUCTION DETAILS	C-19 THRU C-22
PUBLIC WATER LINE PLAN	WA-1
WATER LINE PROFILES	WA-2 THRU WA-5
PUBLIC SANITARY SEWER PLAN	SA-1
SANITARY SEWER PROFILES	SA-2 THRU SA-5

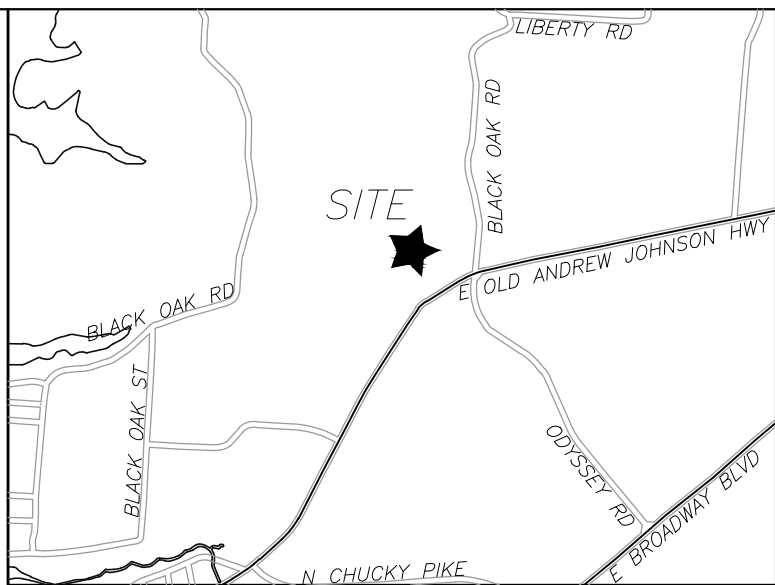
1	6/4/25	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION



REVISION	DATE	DESCRIPTION	BY



	URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	DWN: CLM CHK: CAS DWG. NO. 2505010
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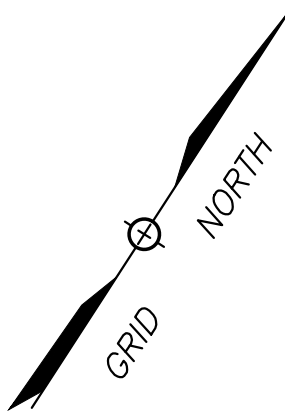


LOCATION MAP

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'R-1'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: THIRTY (30) FEET
SIDE: FIFTEEN (15) FEET
REAR: THIRTY (30) FEET
2. 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.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
4. ALL WORK SHALL BE IN ACCORDANCE WITH JEFFERSON CITY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA OF THE DEVELOPMENT IS 32.477± ACRES.
6. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
7. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
8. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES.
9. SEE SHEET C-1 FOR LOCAL STREETS TYPICAL SECTION.

REFERENCE:
DEED BOOK: 363, PAGE: 92



SHEET C-2

SITE PLAN
CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER: CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

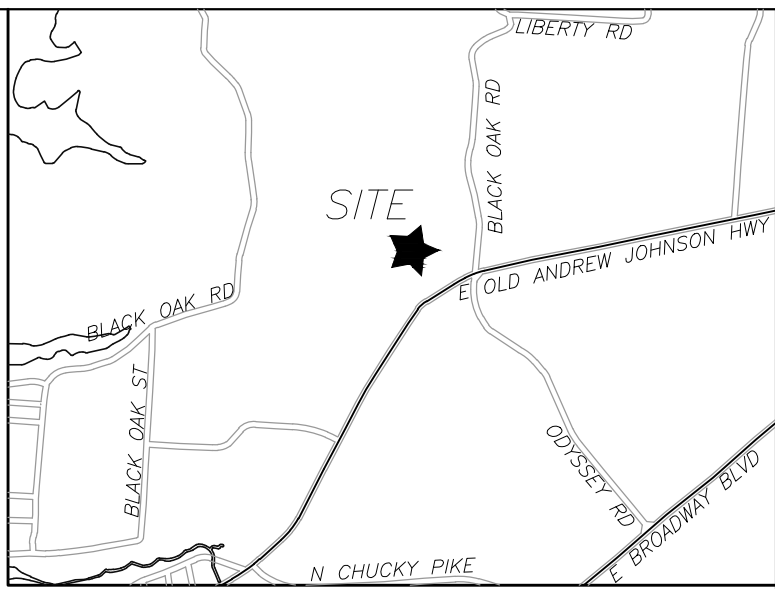
DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: 1"=40' JUNE 4, 2025

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



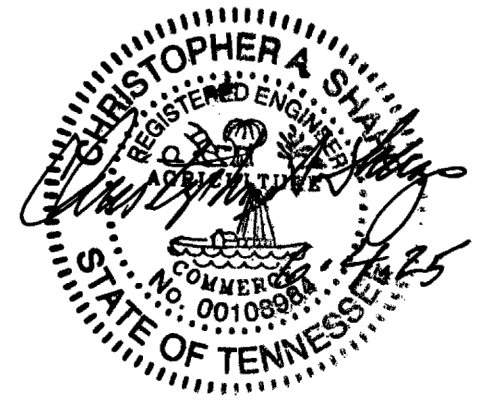
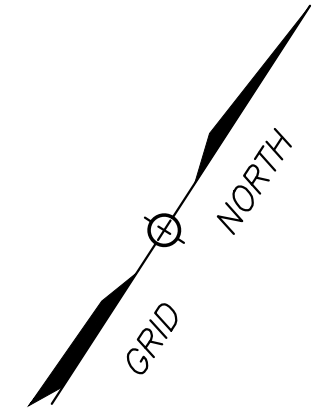
REVISION	DATE	DESCRIPTION	BY

DWN: CLM CHK: CAS DWG. NO. 2505010



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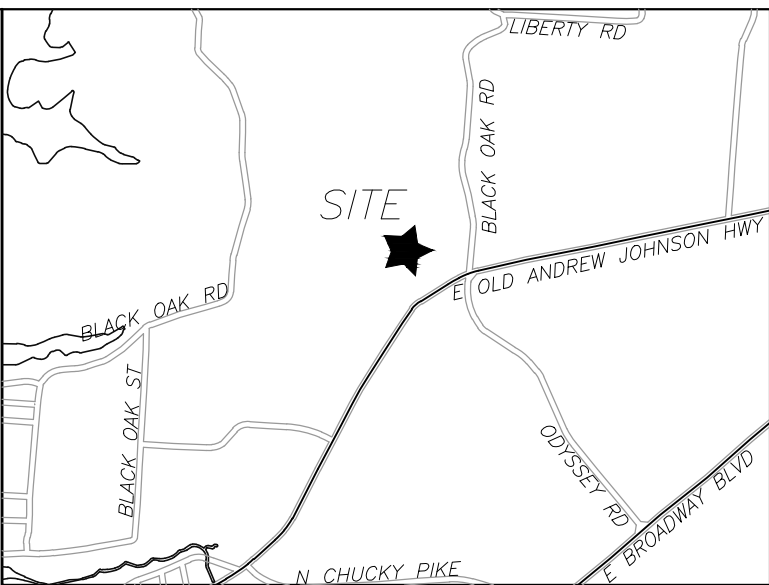


SHEET C-3

SITE PLAN		
CANNONS CROSSING S/D		
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)		
DEVELOPER:		
CRAFTED MILESTONE, LLC		
296 BOYDS SCHOOL ROAD		
MORRISTOWN, TN 37813		
DIST NO. 04		JEFFERSON CITY, TN
TAX MAP: 15	PARCEL: 10.00	
SCALE: 1"=40'	JUNE 4, 2025	
		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2505010

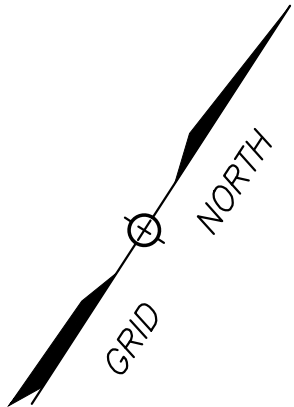


REVISION	DATE	DESCRIPTION	BY



GRADING PLAN NOTES:

1. 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 COMPILED 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.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE JEFFERSON CITY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SWPPP AND RELATED PERMITS ISSUED BY JEFFERSON CITY.
4. CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPREADING AND SEEDING. SURROUND TOPSOIL PILE WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONSITE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 98 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (21.7± ACRES).
11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND FLATWORK.
12. IT IS THE RESPONSIBILITY OF THE OWNER TO ATTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
13. THE VERTICAL DATUM IS NAVD88.
14. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1. MAT SHALL BE WESTERN EXCELSIOR PP5-8, OR EQUIVALENT.
15. COMMON AREAS TO SERVE AS DRAINAGE EASEMENTS WHERE APPLICABLE.



REFERENCE:
DEED BOOK: 363, PAGE: 92



SHEET C-4

GRADING PLAN
CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

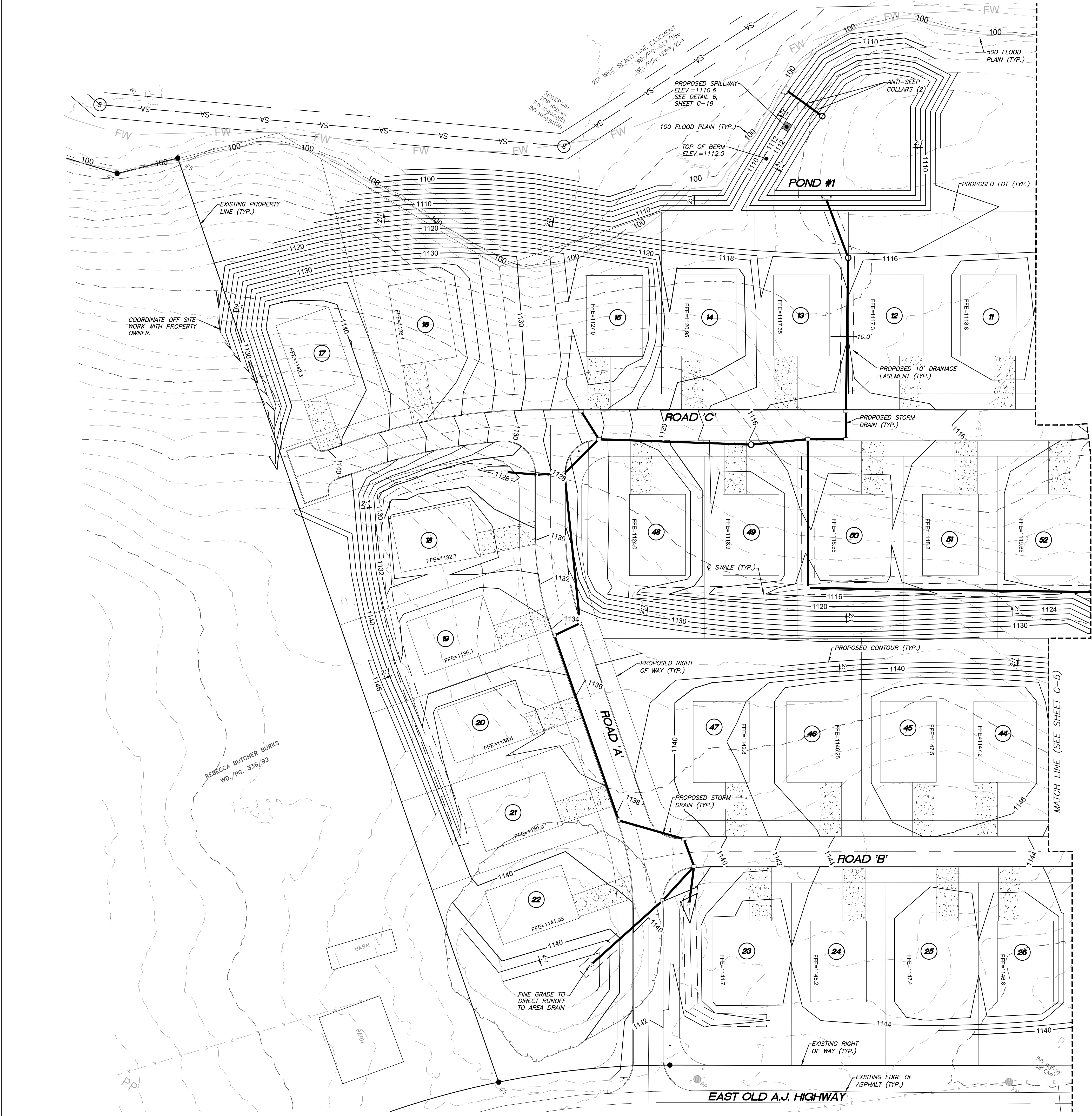
DEVELOPER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: 1"=40' JUNE 4, 2025

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

DWN: CLM CHK: CAS DWG. NO. 2505010

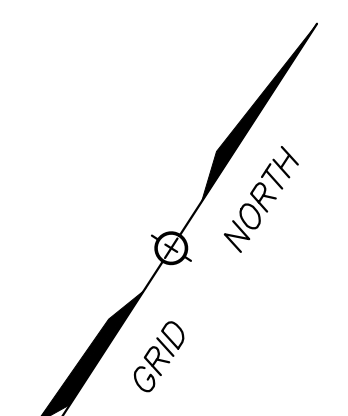
REVISION	DATE	DESCRIPTION	BY





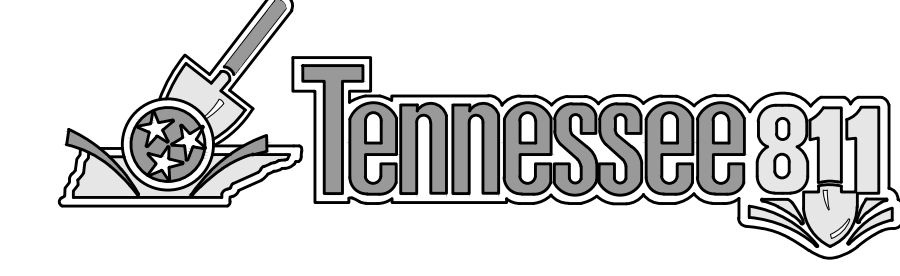
- GRADING PLAN NOTES:**
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 3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SWPPP AND RELATED PERMITS ISSUED BY JEFFERSON CITY.
 4. CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
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 13. THE VERTICAL DATUM IS NAVD88.
 14. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1. MAT SHALL BE WESTERN EXCELSIOR PPS-8-B, OR EQUIVALENT.
 15. COMMON AREAS TO SERVE AS DRAINAGE EASEMENTS WHERE APPLICABLE.

REFERENCE:
DEED BOOK: 363, PAGE: 92

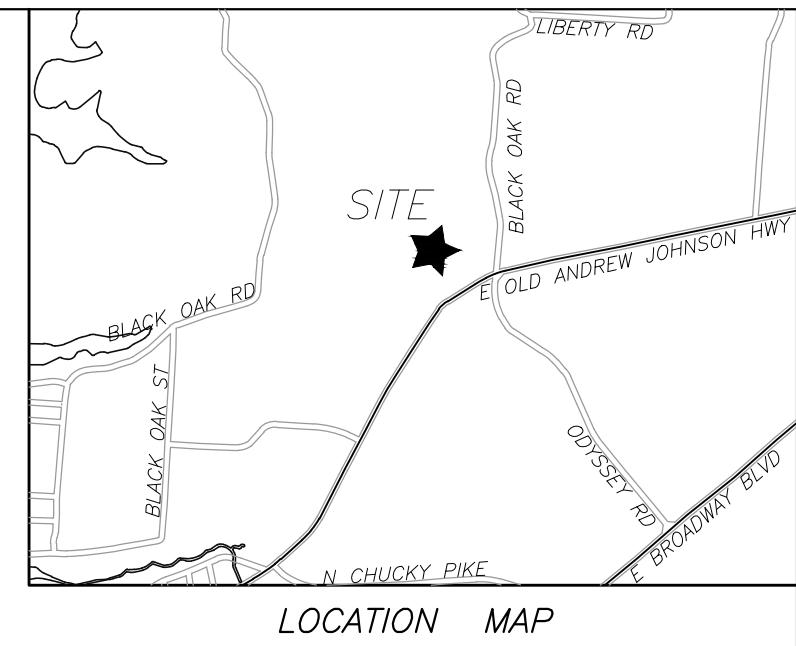
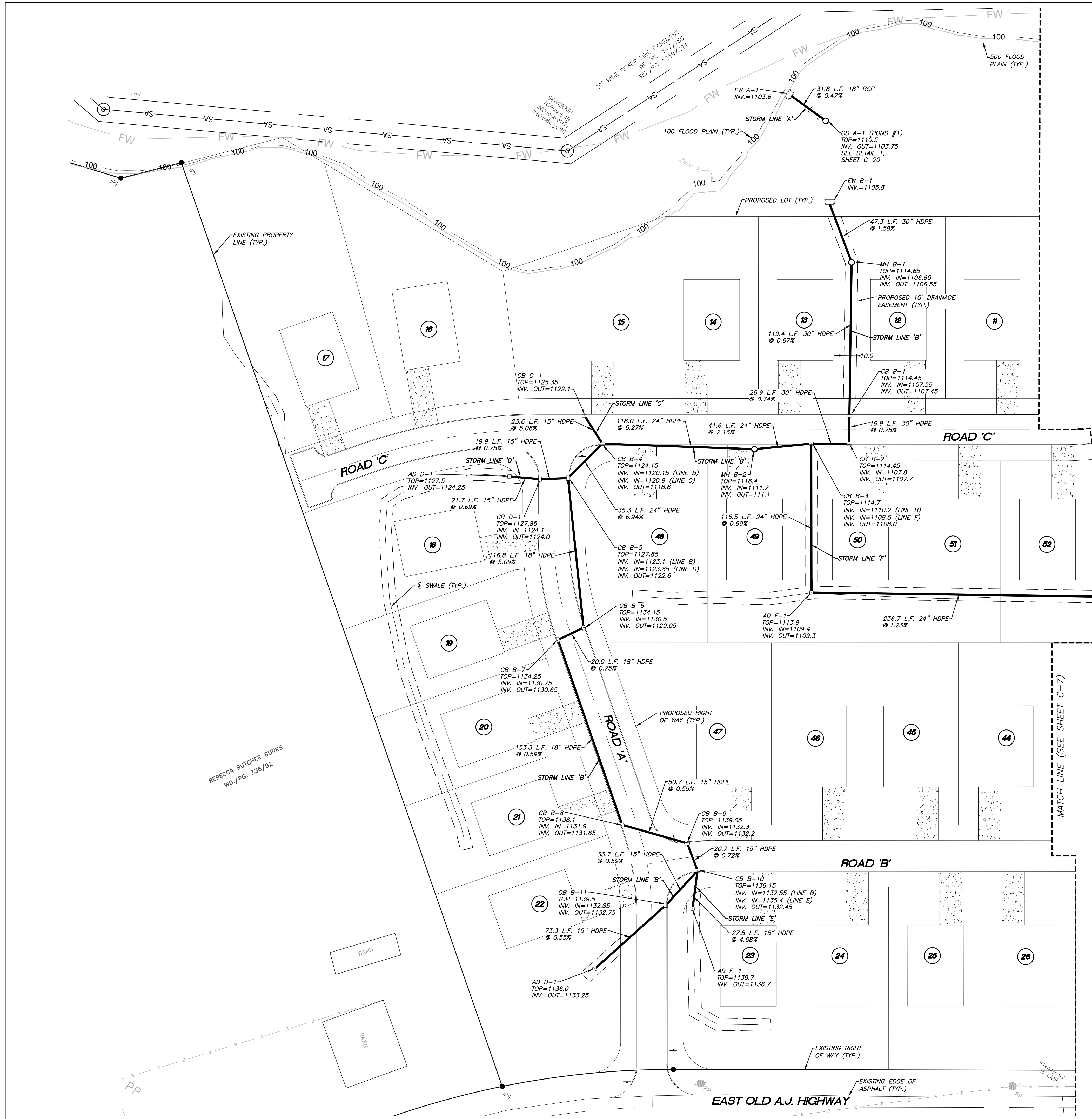


SHEET C-5

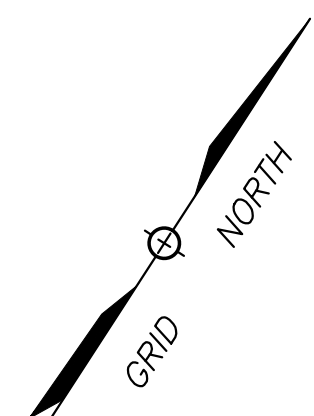
GRADING PLAN		
CANNONS CROSSING S/D		
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)		
DEVELOPER:		
CRAFTED MILESTONE, LLC 296 BOYDS SCHOOL ROAD MORRISTOWN, TN 37813		
DIST NO. 04		JEFFERSON CITY, TN
TAX MAP: 15		PARCEL: 10.00
SCALE: 1"=40'		JUNE 4, 2025
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2505010



REVISION	DATE	DESCRIPTION	BY



- DRAINAGE NOTES:**
1. CORRUGATED POLYETHYLENE PIPE (HDPE) SHALL BE AASHTO M-252/M-294 TYPE S WITH SOIL-TIGHT JOINTS WITH RUBBER GASKET CONFORMING TO ASTM F477 (HANCOR HI-Q OR ADS N-12 ARE ACCEPTABLE PRODUCTS). REFER TO TDOT STANDARD DWG D-PB-2 FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 2. ALL CONCRETE PIPE SHALL BE CLASS III.
 3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF JEFFERSON CITY.
 4. ALL PIPING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.
 5. ALL CATCH BASINS, AREA DRAIN GRATES AND MANHOLE COVERS REQUIRE PERMANENTLY CAST ENVIRONMENTAL MESSAGE, I.E. "NO DUMPING, DRAINS TO RIVER".
 6. CASTINGS FOR THE PROPOSED STRUCTURES ARE AS FOLLOWS:
MANHOLES: V-1045 FRAME, 1040 COVER
OUTLET STRUCTURES: WELDED BAR GRATE
CATCH BASINS: V-4074-2
AREA DRAINS: V-4880-2
 7. ALL MATERIALS AND INSTALLATION METHODS SHALL BE PER TDOT'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
 8. COMMON AREAS SHALL SERVE AS STORMWATER EASEMENTS, WHERE APPLICABLE.



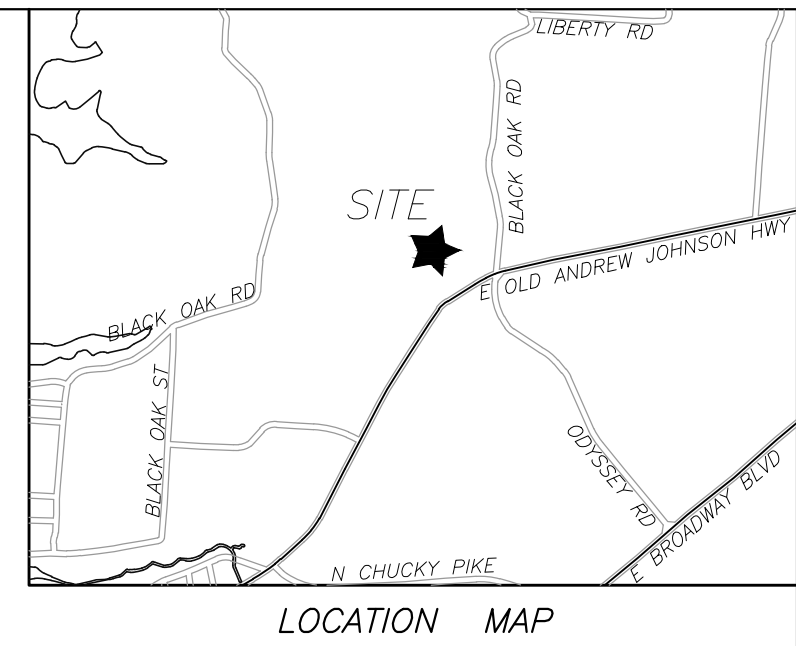
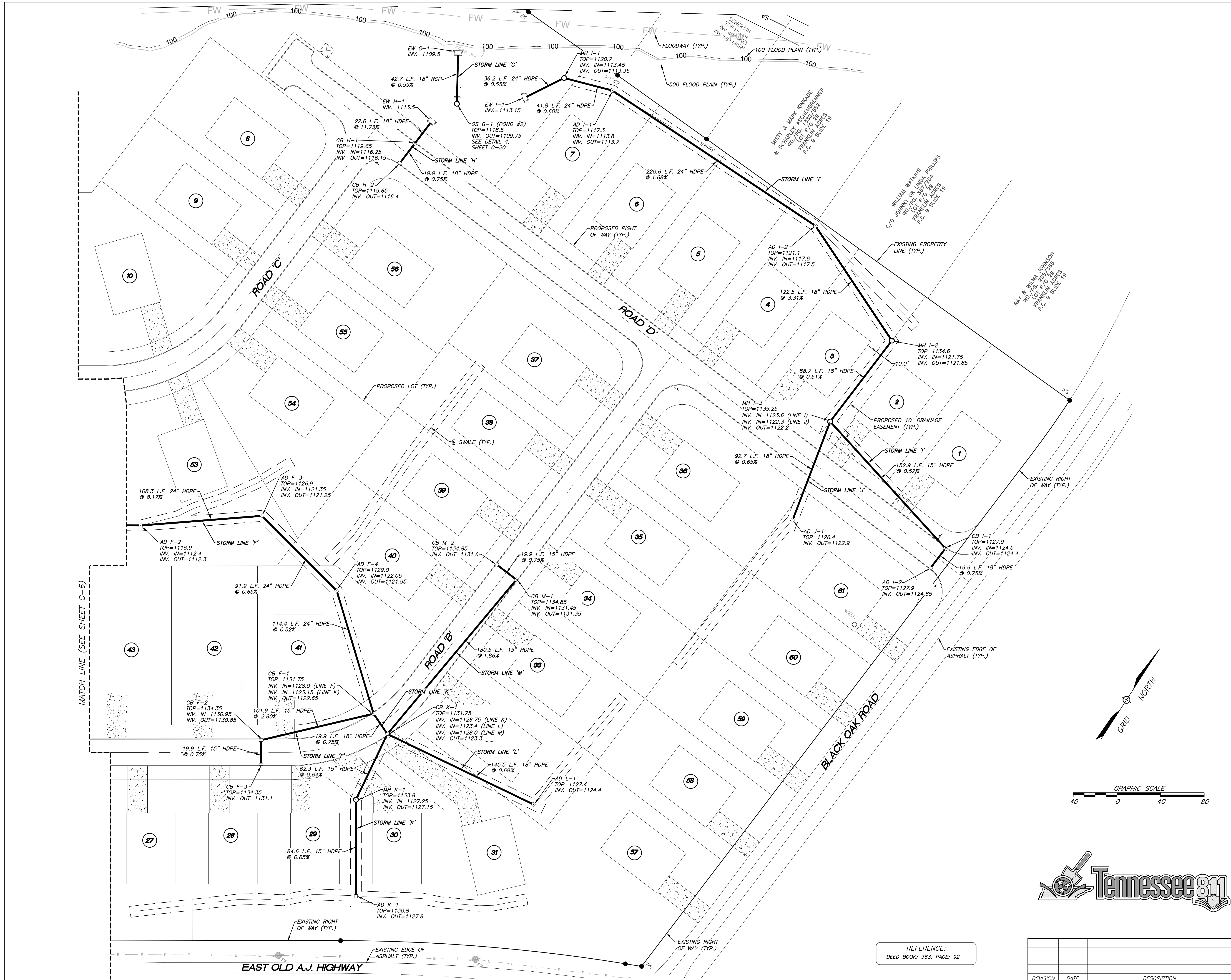
REFERENCE:
DEED BOOK: 363, PAGE: 92



SHEET C-6

DRAINAGE PLAN	
CANNONS CROSSING S/D	
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)	
DEVELOPER:	
CRAFTED MILESTONE, LLC 296 BOYDS SCHOOL ROAD MORRISTOWN, TN 37813	
DIST NO. 04	JEFFERSON CITY, TN
TAX MAP: 15	PARCEL: 10.00
SCALE: 1"=40'	JUNE 4, 2025
 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS
DWG. NO. 2505010	

REVISION	DATE	DESCRIPTION	BY

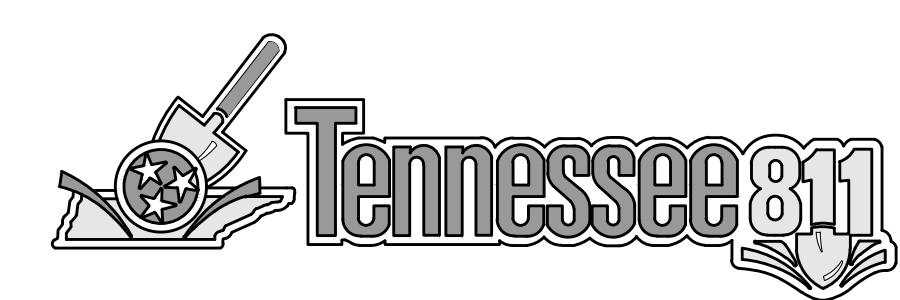


- DRAINAGE NOTES:**
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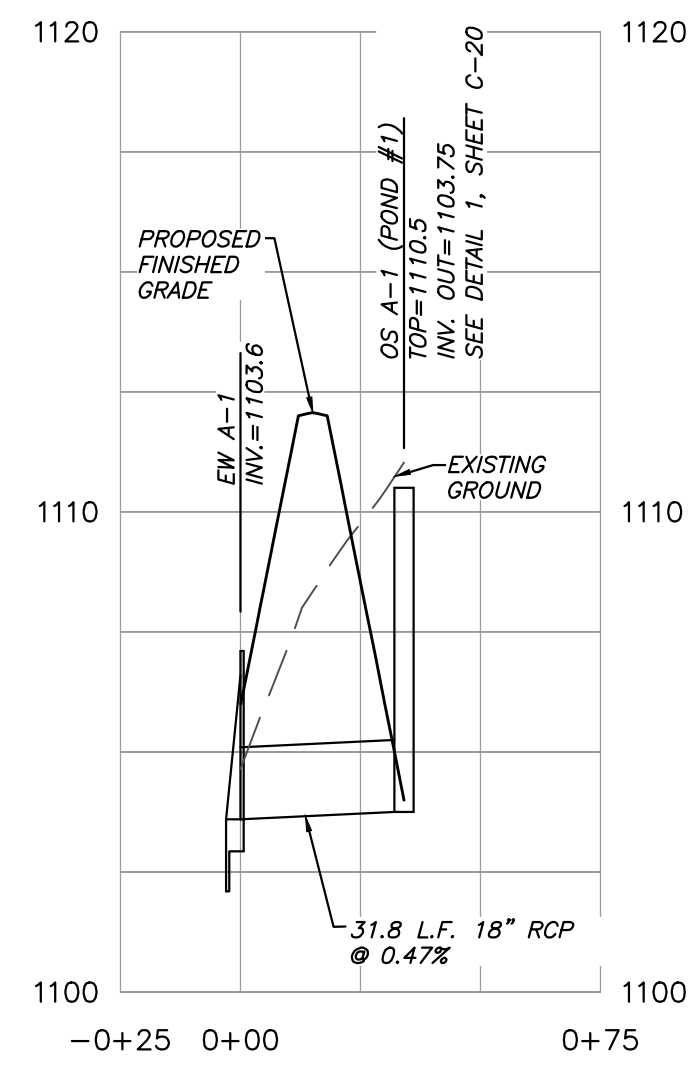
SHEET C-7

DRAINAGE PLAN		
CANNONS CROSSING S/D		
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)		
DEVELOPER:	CRAFTED MILESTONE, LLC 296 BOYDS SCHOOL ROAD MORRISTOWN, TN 37813	
DIST NO. 04	JEFFERSON CITY, TN	
TAX MAP: 15	PARCEL: 10.00	
SCALE: 1"=40'	JUNE 4, 2025	
	URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS	DWG. NO. 2505010

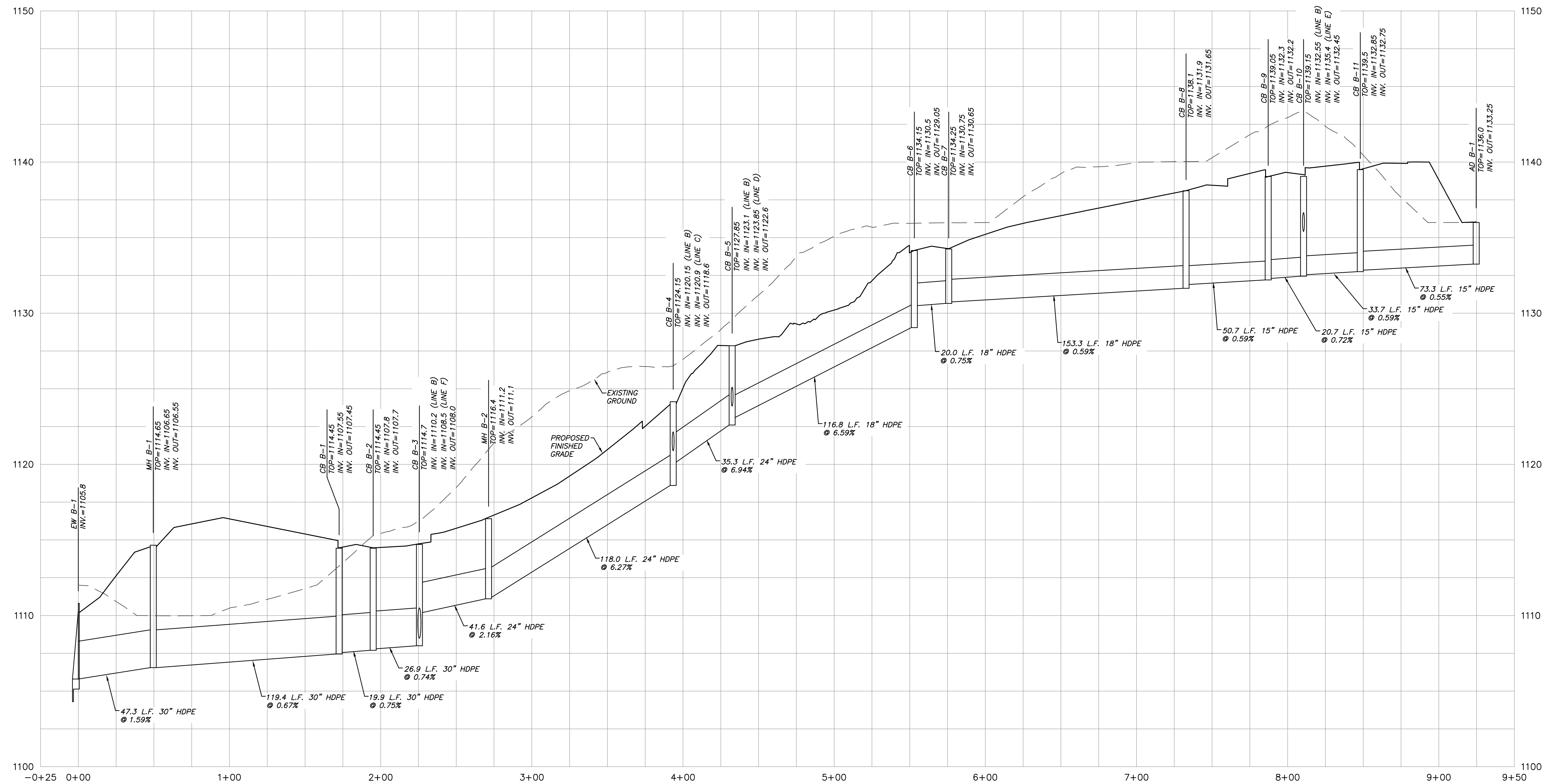


REVISION	DATE	DESCRIPTION	BY

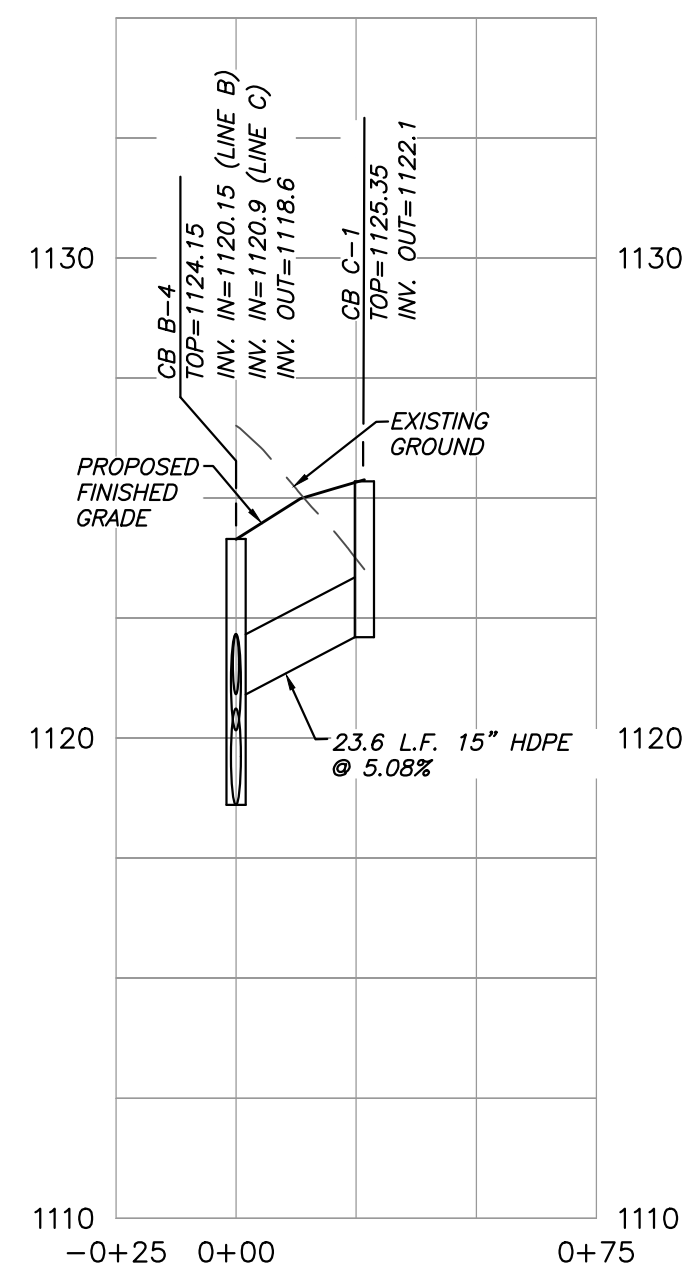
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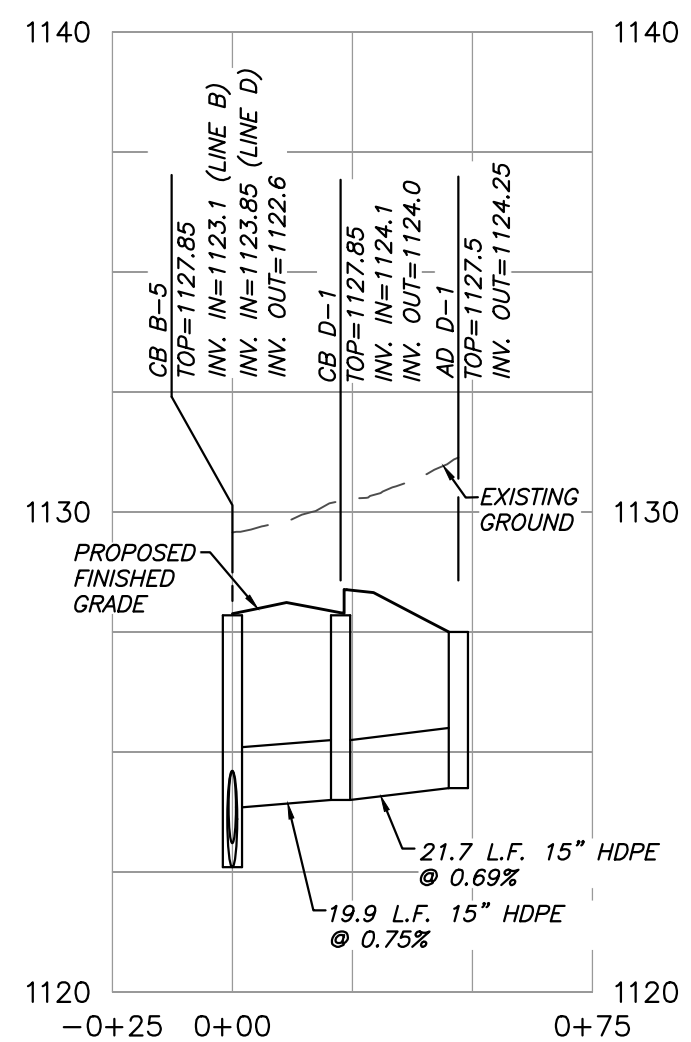
PROFILE VIEW: STORM LINE 'A'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



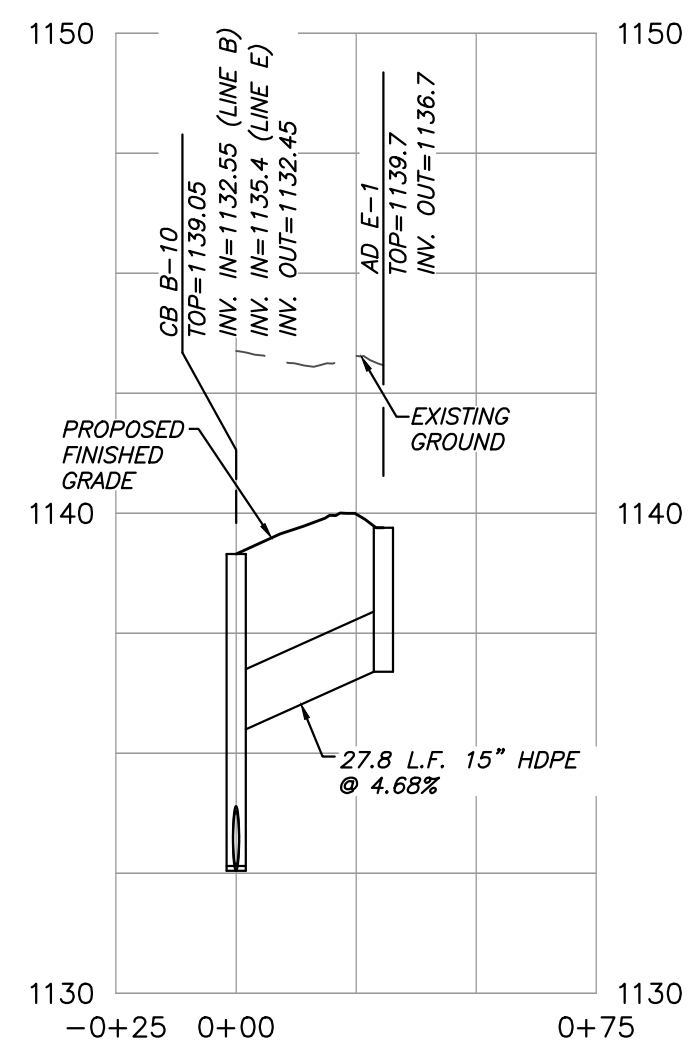
PROFILE VIEW: STORM LINE 'B'
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1"=4' (VERTICAL)



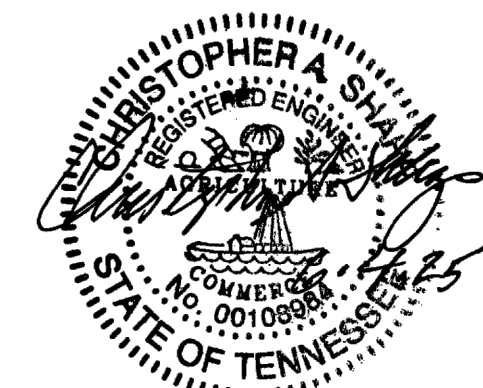
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1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE VIEW: STORM LINE 'D'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE VIEW: STORM LINE 'E'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



SHEET C-8

DRAINAGE PROFILES
CANNONS CROSSING S/D

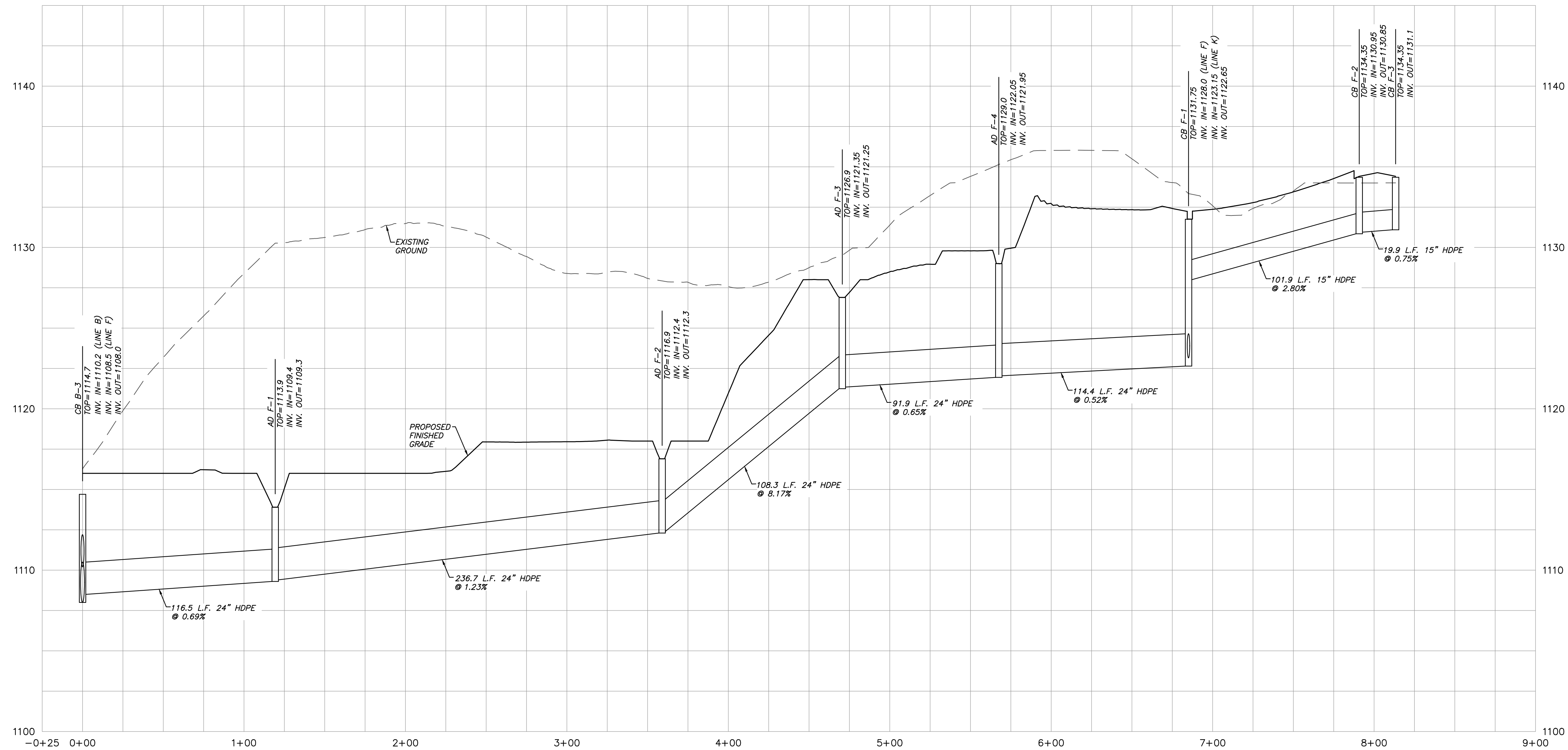
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

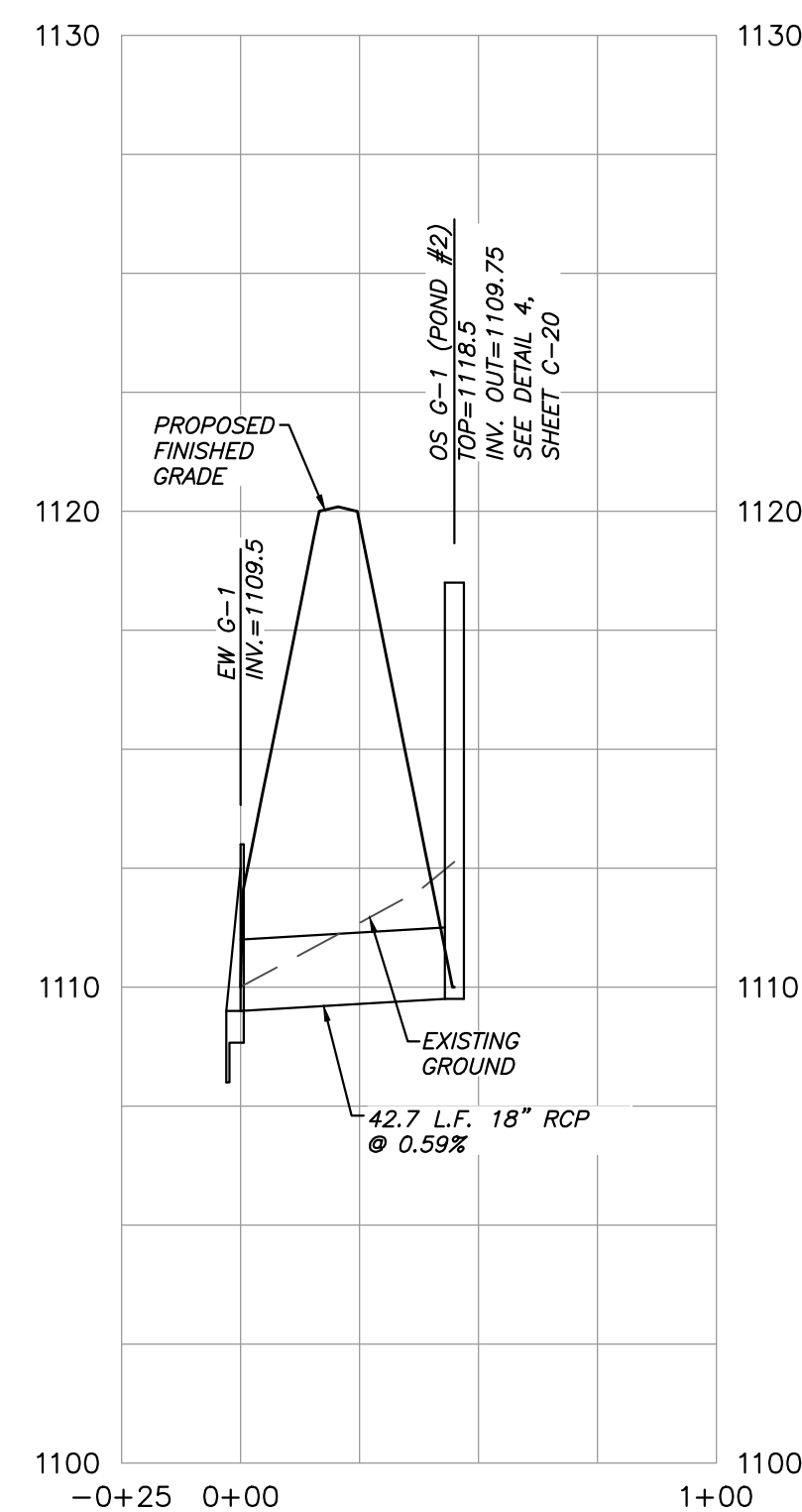
DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: AS NOTED JUNE 4, 2025

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

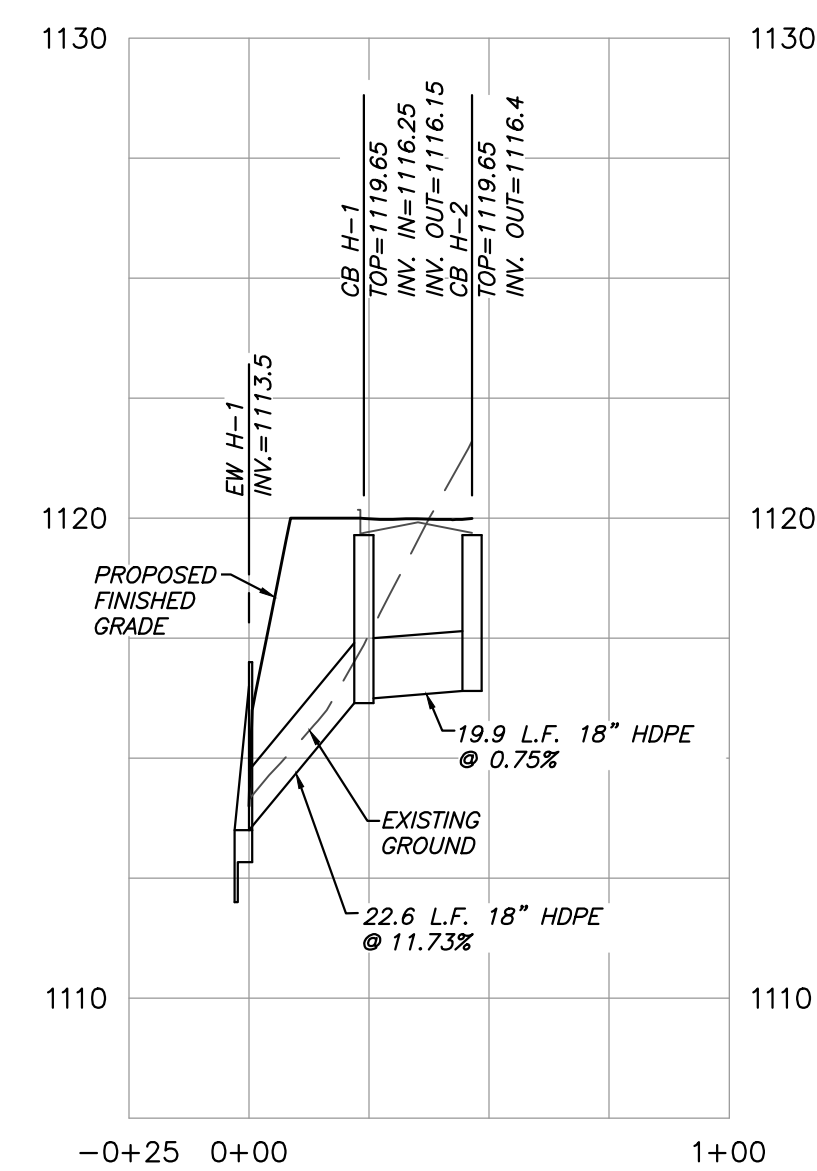
REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2505010



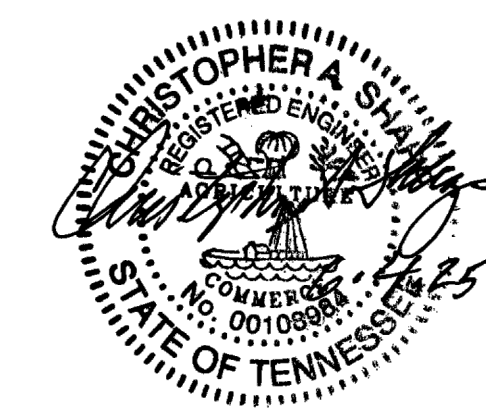
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1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE VIEW: STORM LINE 'G'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE VIEW: STORM LINE 'H'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



SHEET C-9

DRAINAGE PROFILES
CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER: CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

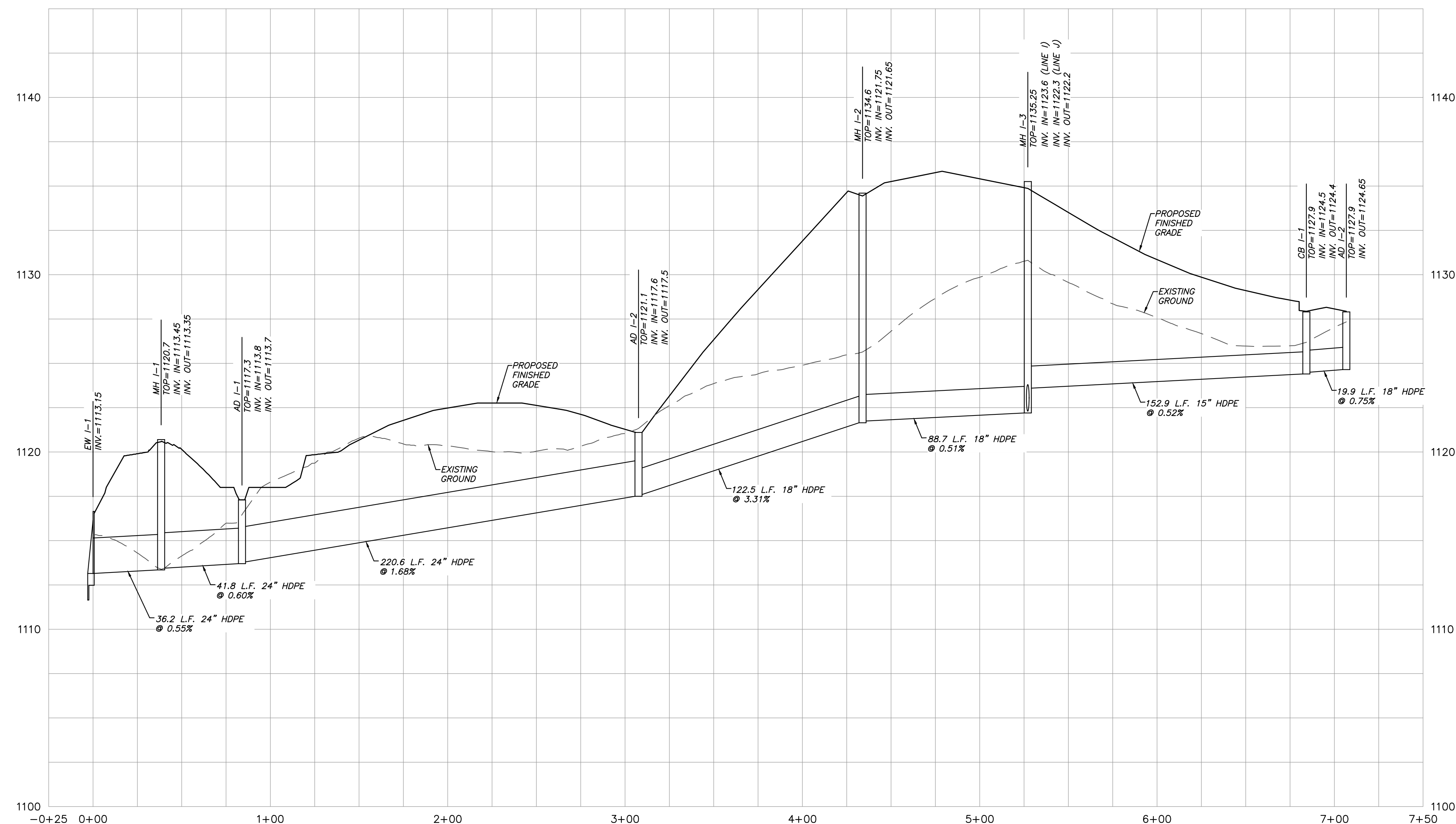
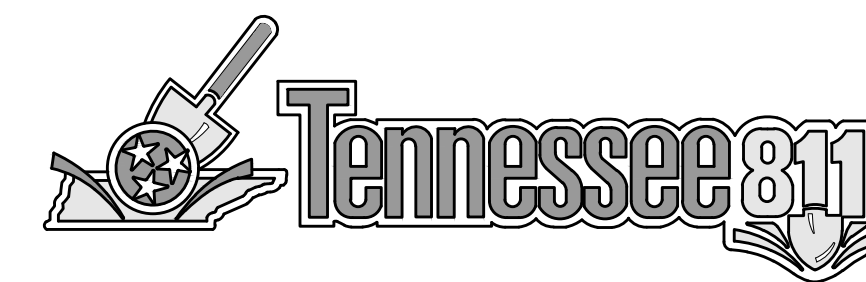
DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: AS NOTED JUNE 4, 2025

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

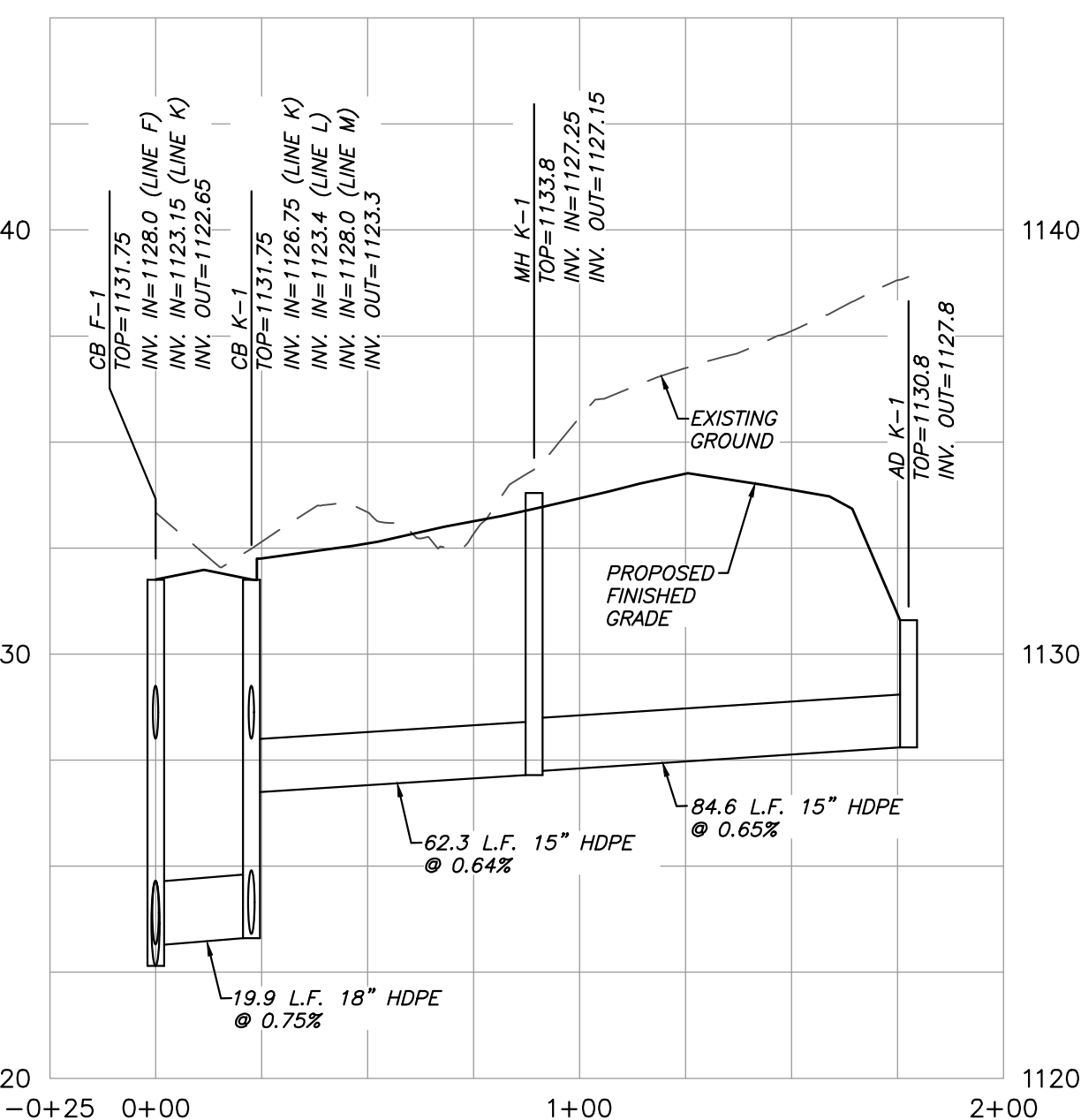
DWN: CLM CHK: CAS DWG. NO. 2505010

REVISION	DATE	DESCRIPTION	BY

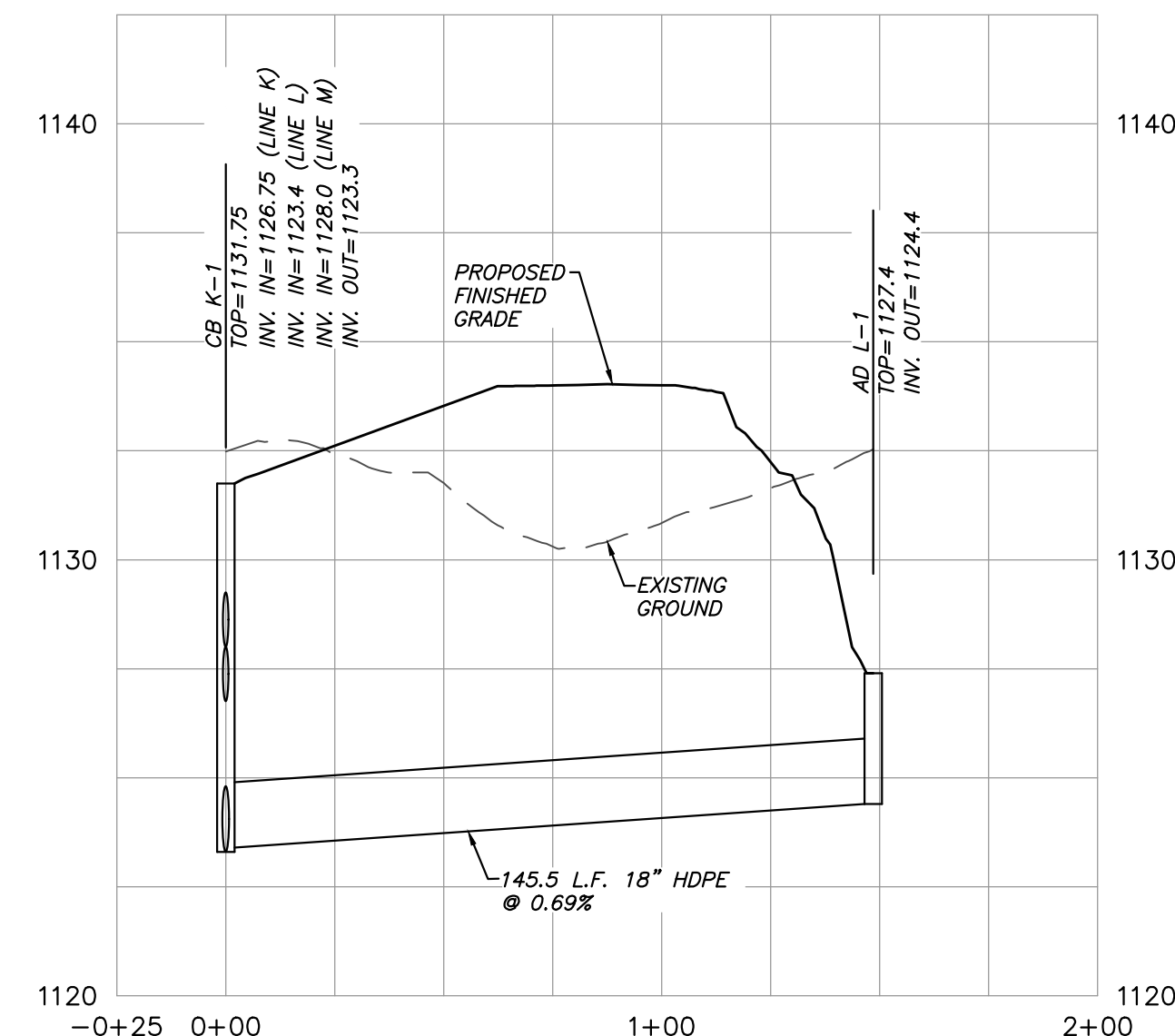




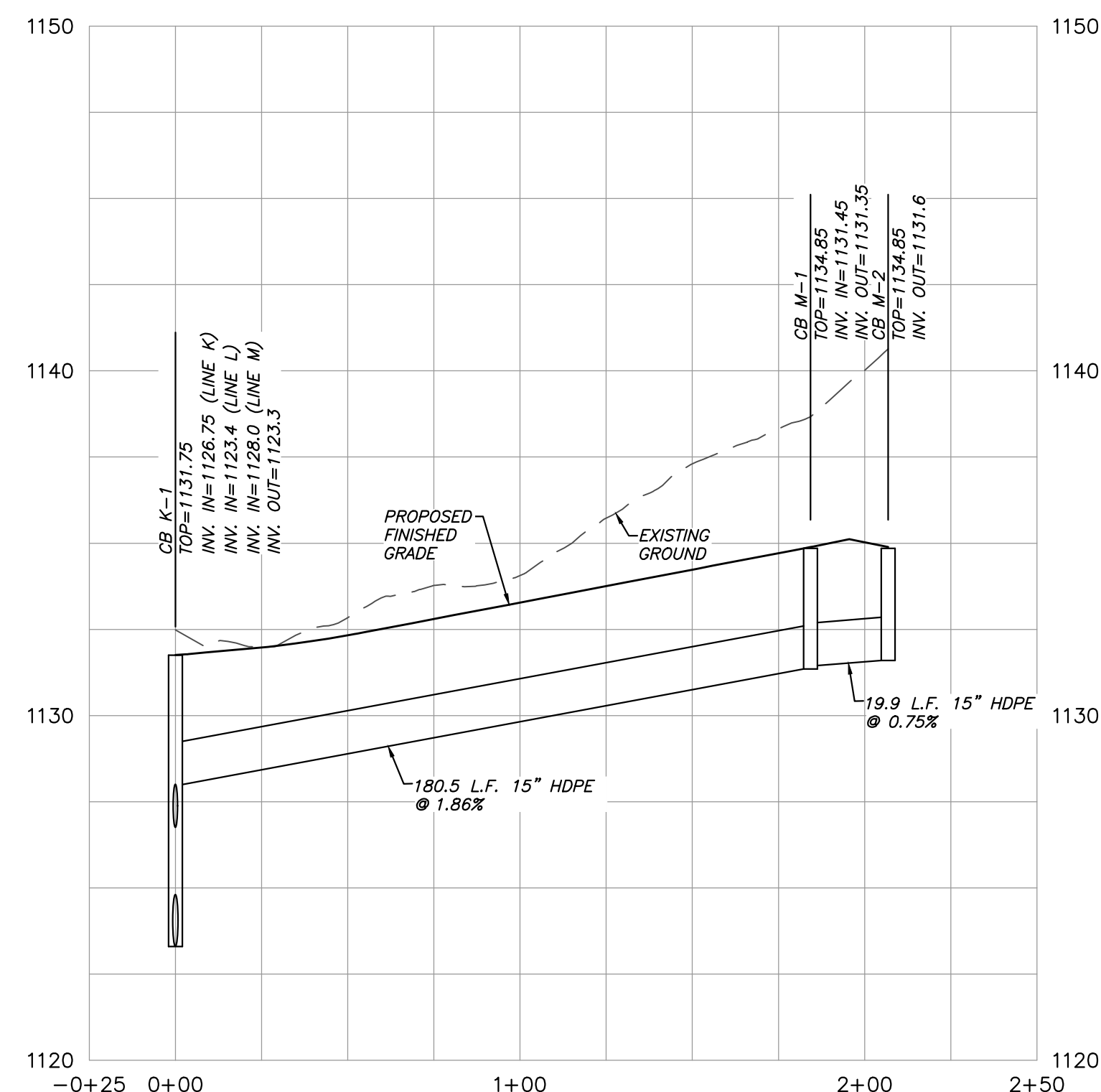
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1"=4' (VERTICAL)



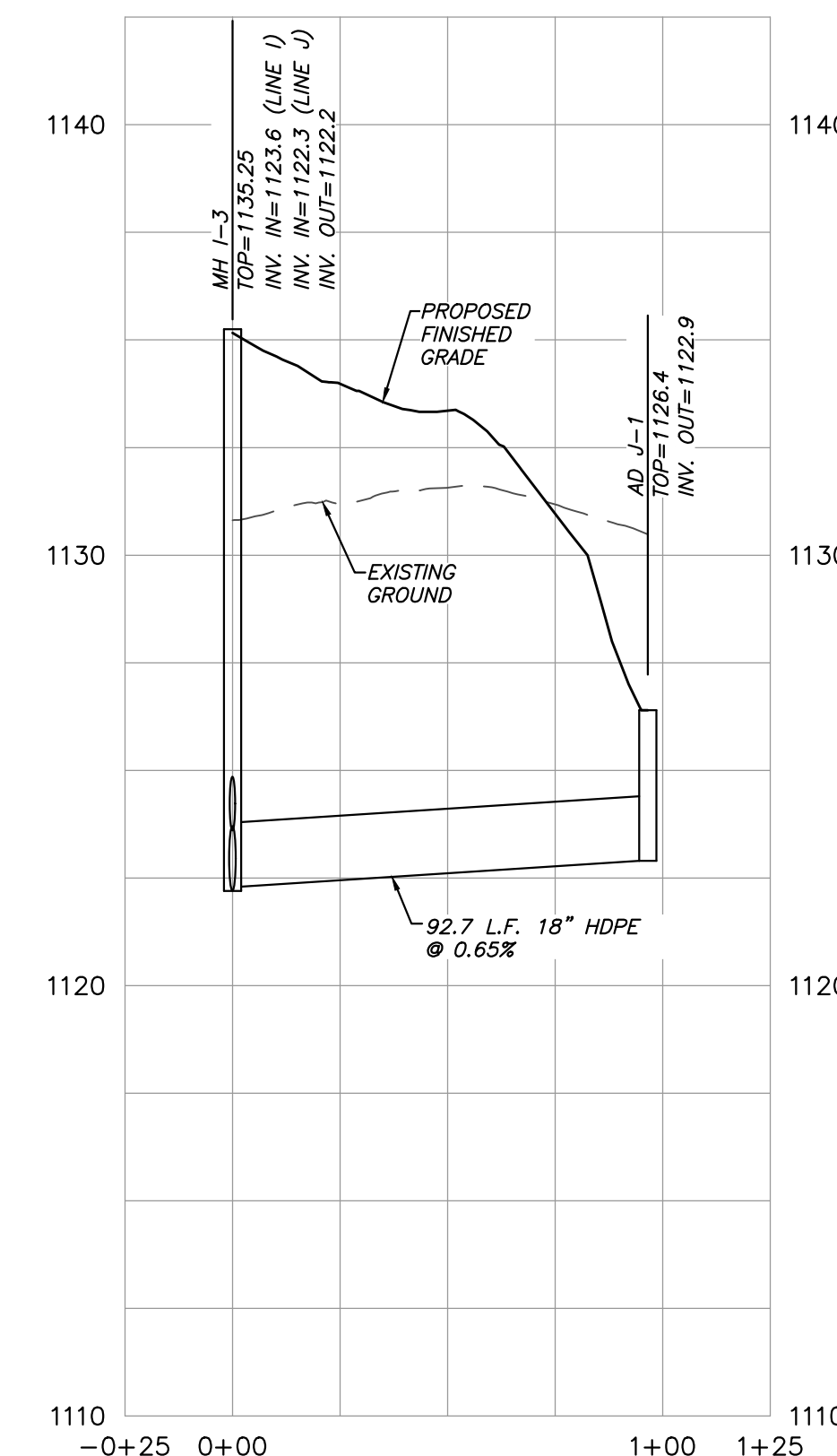
PROFILE VIEW: STORM LINE 'K'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE VIEW: STORM LINE 'L'
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1"=4' (VERTICAL)

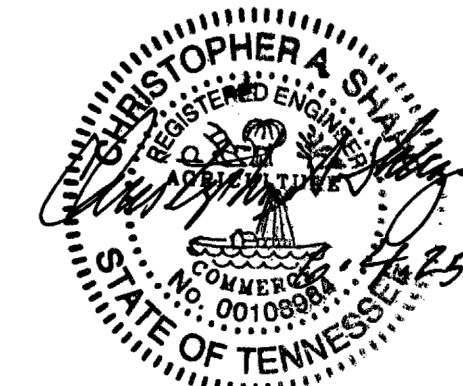


PROFILE VIEW: STORM LINE 'M'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE VIEW: STORM LINE 'J'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)

REVISION	DATE	DESCRIPTION	BY



SHEET C-10

DRAINAGE PROFILES

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

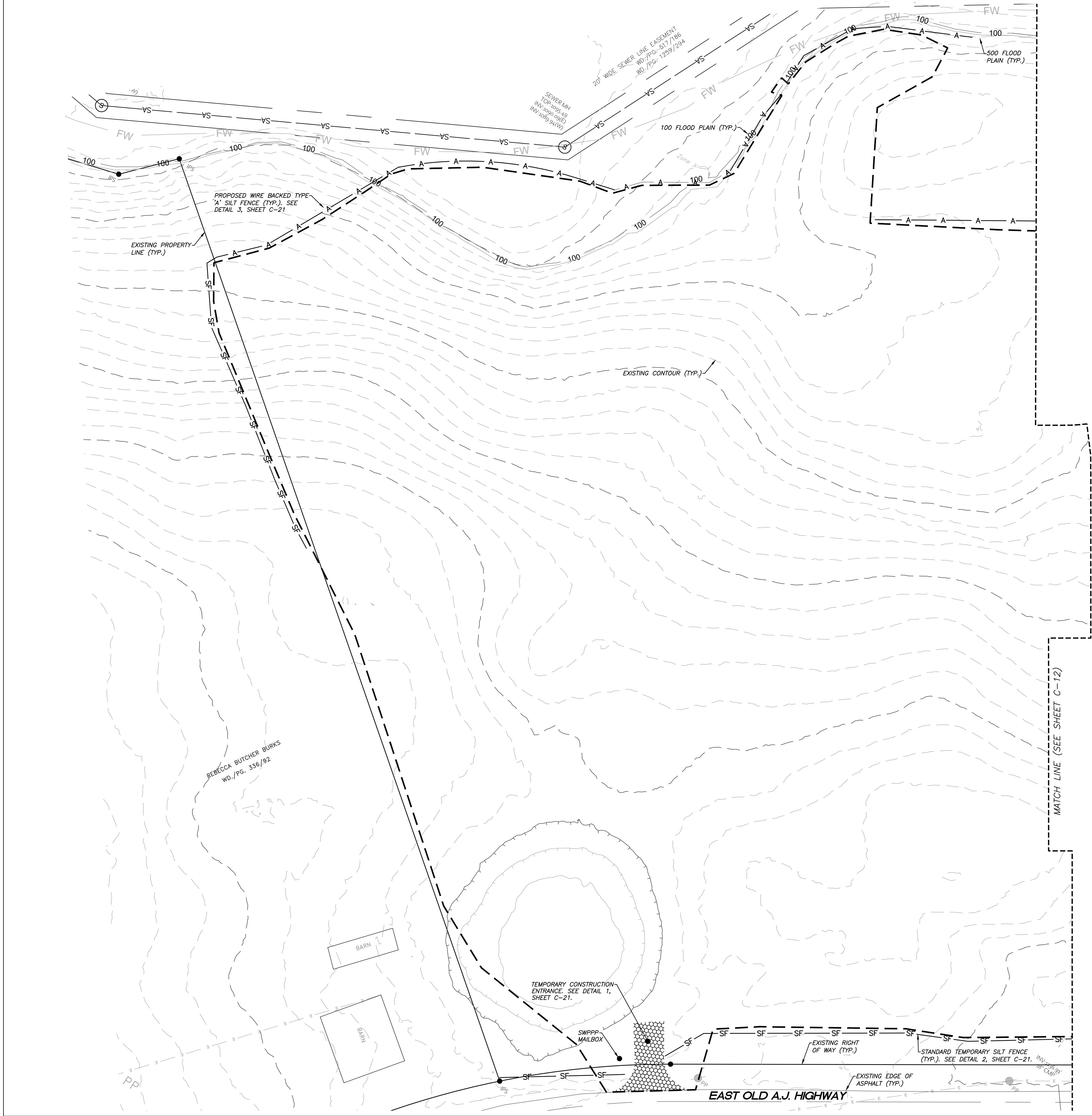
SCALE: AS NOTED

JUNE 4, 2025



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

DWN: CLM CHK: CAS DWG. NO. 2505010



SEQUENCE OF WORK ACTIVITIES:

PHASE 1:

1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAILBOX TO POST SWPPP.
2. ATTEND PRE-CONSTRUCTION WITH JEFFERSON CITY.

PHASE 2:

3. INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAILS ON SHEET C-20.
4. STRIP AND STOCKPILE REMAINING TOPSOIL.
5. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
6. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.

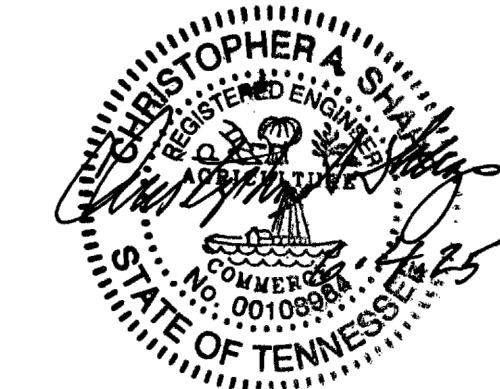
PHASE 3:

7. CUT/FILL FOR THE OVERALL SITE.
8. INSTALL DRAINAGE & UTILITIES. INLETS SHALL BE PROTECTED USING SILT SACK INLET PROTECTION PER THE ATTACHED DETAILS.
9. FINALIZE SUB-GRADE, STONE AND RESPREAD TOPSOIL.
10. INSTALL PAVING & CURBING.
11. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
12. FOLLOWING STABILIZATION, MODIFY OUTLET STRUCTURE TO MAKE PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE THE POND TO ITS DESIGN VOLUME. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF JEFFERSON CITY.

*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

1. 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.
2. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4"
AGRICULTURAL LIME - 3 TONS/ACRE
3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.
100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL)
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEED. SPARSE AREAS SHALL BE SCARIFIED AND RESEED UNTIL A FULL STAND IS ESTABLISHED.
5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. SEE DETAILS ON SHEET C-20 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
8. THE PROPOSED SEDIMENT CONTROL MEASURES ARE DESIGNED TO ACCOMMODATE A 5-YEAR, 24-HOUR STORM.
9. THE TOTAL AREA DISTURBED AS PART OF THIS PHASE IS APPROXIMATELY 21.7-ACRES.
10. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
11. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.



SHEET C-11

EROSION & SEDIMENT CONTROL PLAN (PHASE 1)

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: 1"=40'

JUNE 4, 2025



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

DWN: CLM

CHK: CAS

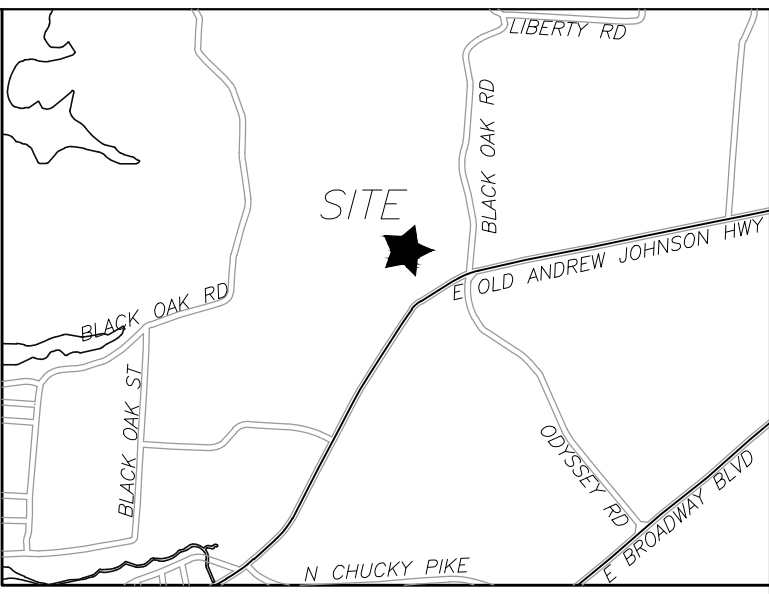
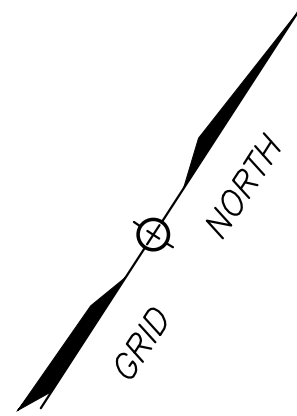
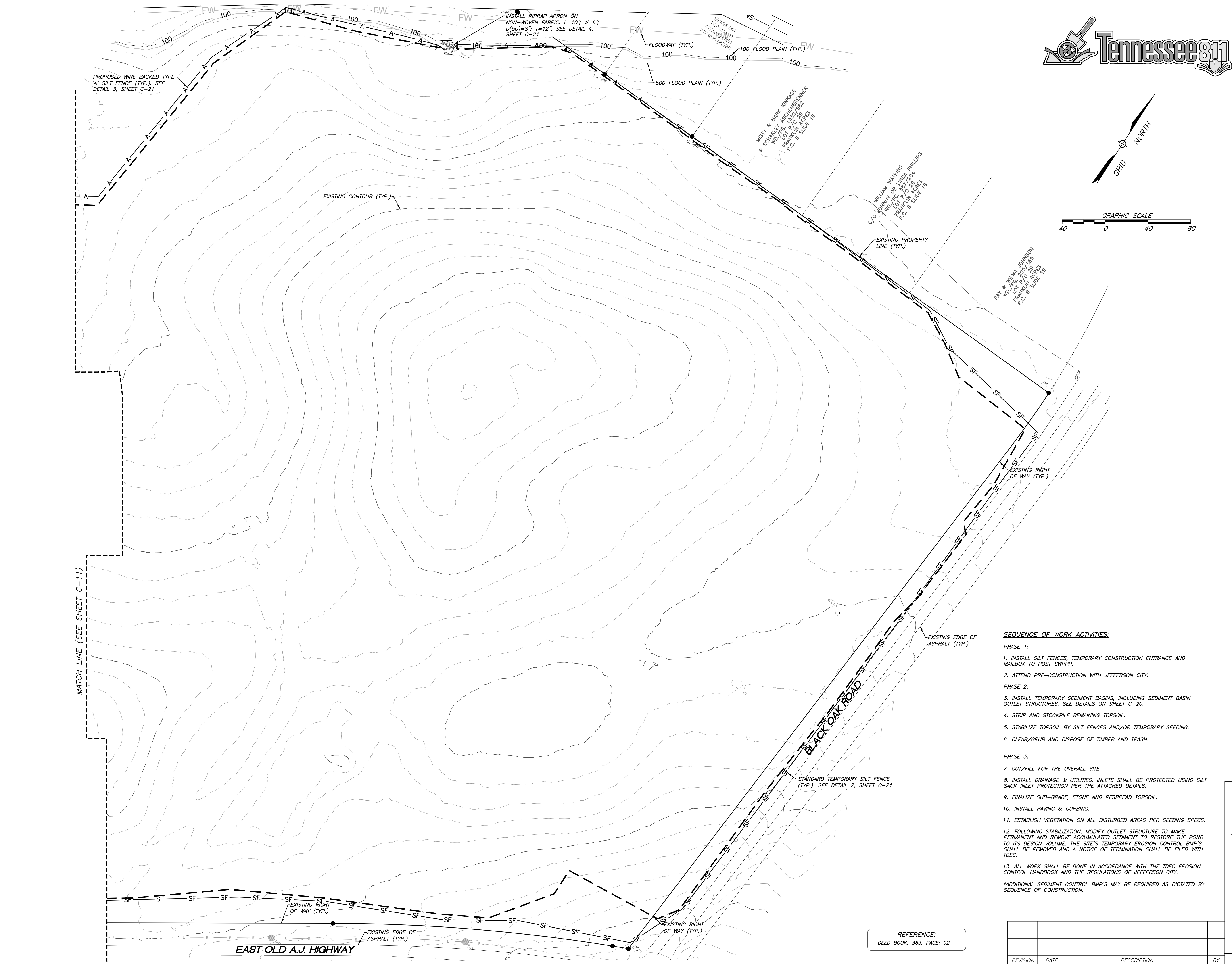
DWG. NO. 2505010



REFERENCE:

DEED BOOK: 363, PAGE: 92

REVISION	DATE	DESCRIPTION	BY



EROSION & SEDIMENT CONTROL NOTES

1. 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 COMPILED 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 TOWN 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.
2. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4"
AGRICULTURAL LIME - 3 TONS/ACRE
3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.
100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL)
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEED. SPARSE AREAS SHALL BE SCARIFIED AND RESEED UNTIL A FULL STAND IS ESTABLISHED.
5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. SEE DETAILS ON SHEET C-20 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
8. THE PROPOSED SEDIMENT CONTROL MEASURES ARE DESIGNED TO ACCOMMODATE A 5-YEAR, 24-HOUR STORM.
9. THE TOTAL AREA DISTURBED AS PART OF THIS PHASE IS APPROXIMATELY 21.7-ACRES.
10. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
11. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.

SEQUENCE OF WORK ACTIVITIES:

- PHASE 1:
1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAILBOX TO POST SWPPP.
 2. ATTEND PRE-CONSTRUCTION WITH JEFFERSON CITY.
- PHASE 2:
3. INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAILS ON SHEET C-20.
 4. STRIP AND STOCKPILE REMAINING TOPSOIL.
 5. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 6. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
- PHASE 3:
7. CUT/FILL FOR THE OVERALL SITE.
 8. INSTALL DRAINAGE & UTILITIES. INLETS SHALL BE PROTECTED USING SILT SACK INLET PROTECTION PER THE ATTACHED DETAILS.
 9. FINALIZE SUB-GRADE, STONE AND RESPREAD TOPSOIL.
 10. INSTALL PAVING & CURBING.
 11. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
 12. FOLLOWING STABILIZATION, MODIFY OUTLET STRUCTURE TO MAKE PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE THE POND TO ITS DESIGN VOLUME. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF JEFFERSON CITY.

*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

REFERENCE:
DEED BOOK: 363, PAGE: 92



SHEET C-12

EROSION & SEDIMENT CONTROL PLAN (PHASE 1)

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

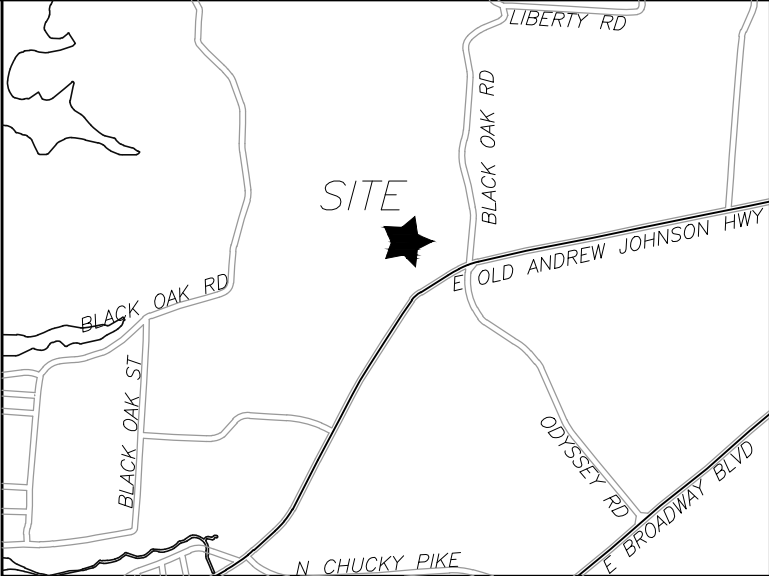
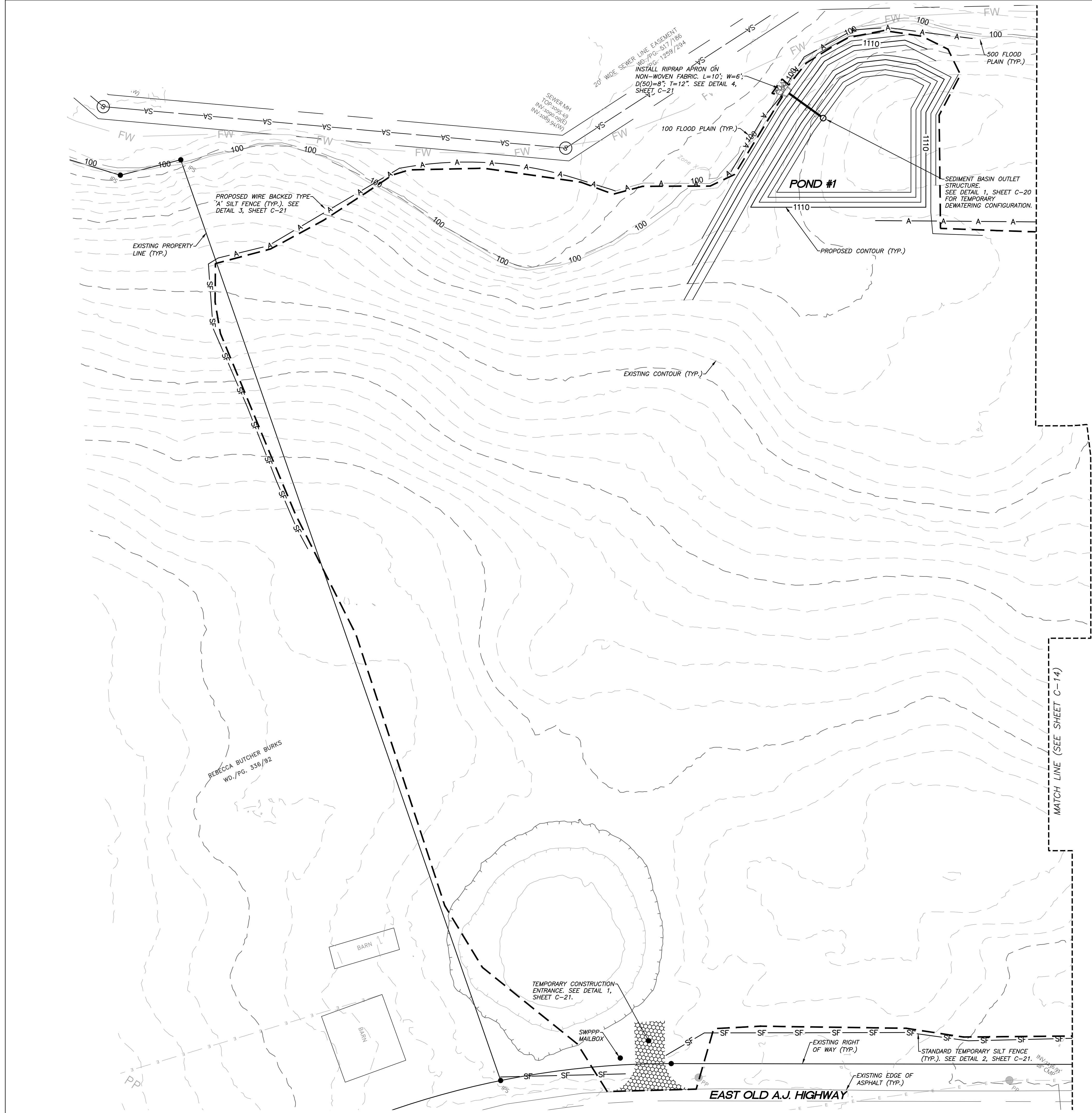
DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: 1"=40' JUNE 4, 2025



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

DWN: CLM CHK: CAS DWG. NO. 2505010

REVISION	DATE	DESCRIPTION	BY



LOCATION MAP

SEQUENCE OF WORK ACTIVITIES:

PHASE 1:

1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAILBOX TO POST SWPPP.
2. ATTEND PRE-CONSTRUCTION WITH JEFFERSON CITY.

PHASE 2:

3. INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAILS ON SHEET C-20.
4. STRIP AND STOCKPILE REMAINING TOPSOIL.
5. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
6. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.

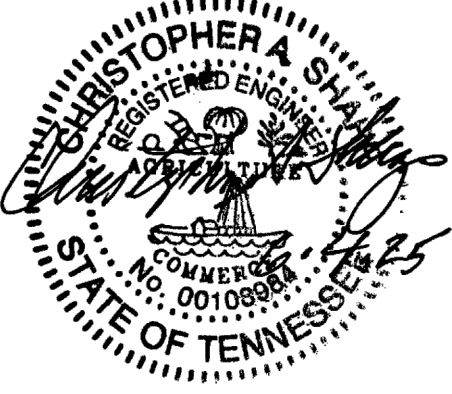
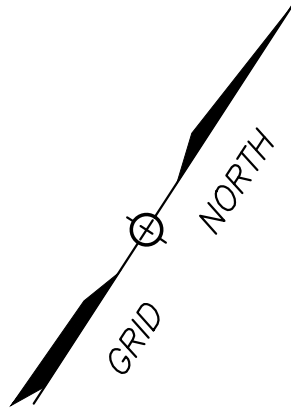
PHASE 3:

7. CUT/FILL FOR THE OVERALL SITE.
8. INSTALL DRAINAGE & UTILITIES. INLETS SHALL BE PROTECTED USING SILT SACK INLET PROTECTION PER THE ATTACHED DETAILS.
9. FINALIZE SUB-GRADE, STONE AND RESPREAD TOPSOIL.
10. INSTALL PAVING & CURBING.
11. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
12. FOLLOWING STABILIZATION, MODIFY OUTLET STRUCTURE TO MAKE PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE THE POND TO ITS DESIGN VOLUME. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF JEFFERSON CITY.

*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

1. 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.
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3. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4"
AGRICULTURAL LIME - 3 TONS/ACRE
3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.
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6. SEE DETAILS ON SHEET C-20 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
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8. THE PROPOSED SEDIMENT CONTROL MEASURES ARE DESIGNED TO ACCOMMODATE A 5-YEAR, 24-HOUR STORM.
9. THE TOTAL AREA DISTURBED AS PART OF THIS PHASE IS APPROXIMATELY 21.7-ACRES.
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11. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.



SHEET C-13

EROSION & SEDIMENT CONTROL PLAN (PHASE 2)

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: 1"=40'

JUNE 4, 2025



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

DWN: CLM

CHK: CAS

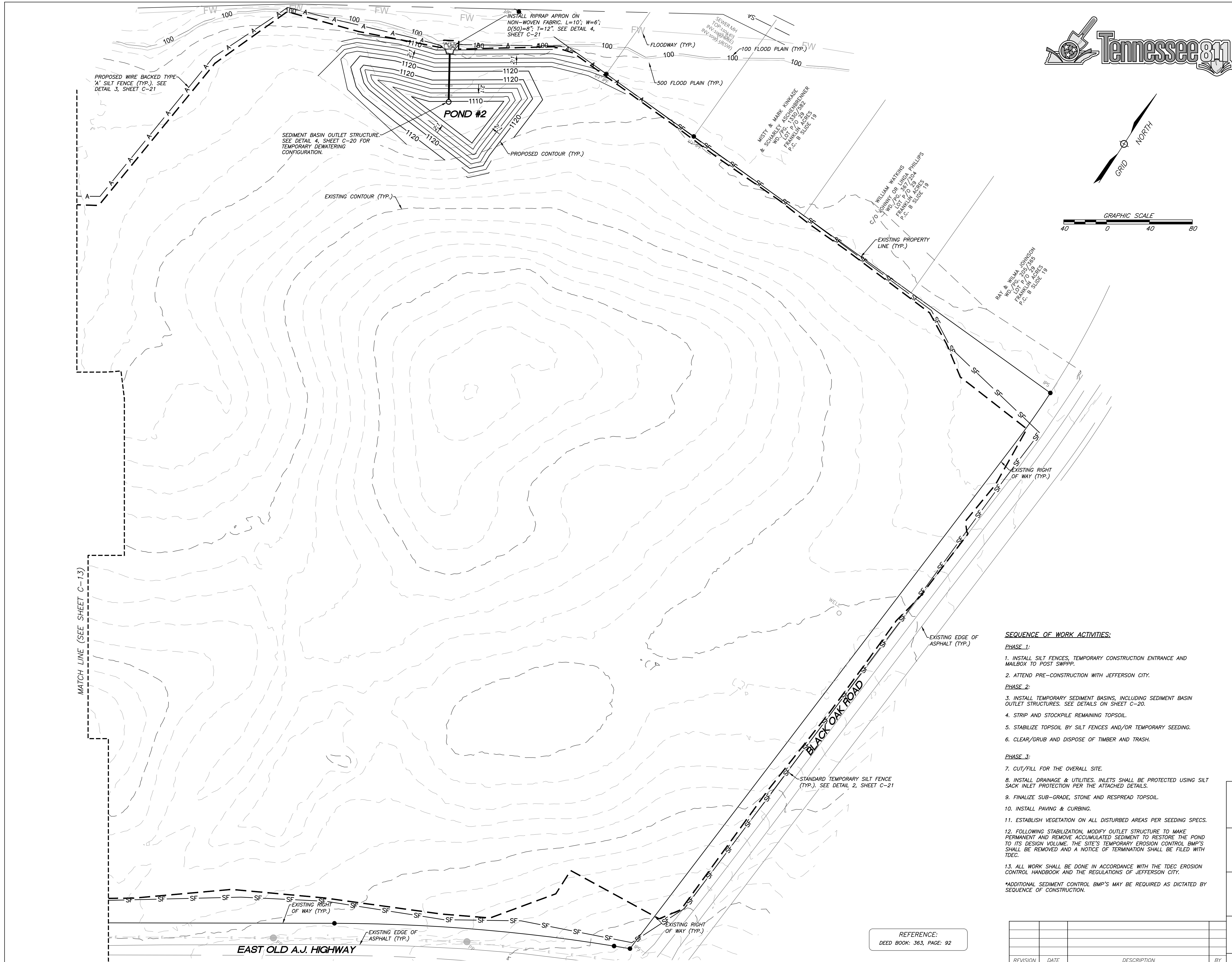
DWG. NO. 2505010



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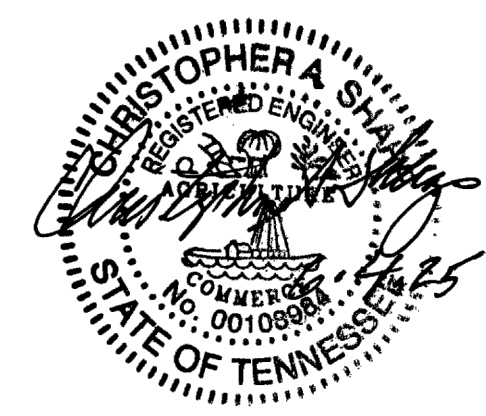
DEED BOOK: 363, PAGE: 92

REVISION	DATE	DESCRIPTION	BY



- EROSION & SEDIMENT CONTROL NOTES**
- 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 COMPLYING 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 TOWN 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.
 - THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
 - ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4"
AGRICULTURAL LIME - 3 TONS/ACRE
3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.
100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL)
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEED. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
 - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - SEE DETAILS ON SHEET C-20 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
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 - THE TOTAL AREA DISTURBED AS PART OF THIS PHASE IS APPROXIMATELY 21.7-ACRES.
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 - THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.

- SEQUENCE OF WORK ACTIVITIES:**
- PHASE 1:**
- INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAILBOX TO POST SWPPP.
 - ATTEND PRE-CONSTRUCTION WITH JEFFERSON CITY.
- PHASE 2:**
- INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAILS ON SHEET C-20.
 - STRIP AND STOCKPILE REMAINING TOPSOIL.
 - STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 - CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
- PHASE 3:**
- CUT/FILL FOR THE OVERALL SITE.
 - INSTALL DRAINAGE & UTILITIES. INLETS SHALL BE PROTECTED USING SILT SACK INLET PROTECTION PER THE ATTACHED DETAILS.
 - FINALIZE SUB-GRADE, STONE AND RESPREAD TOPSOIL.
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 - ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
 - FOLLOWING STABILIZATION, MODIFY OUTLET STRUCTURE TO MAKE PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE THE POND TO ITS DESIGN VOLUME. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
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- *ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.



SHEET C-14

EROSION & SEDIMENT CONTROL PLAN (PHASE 2)
CANNONS CROSSING S/D
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER: CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

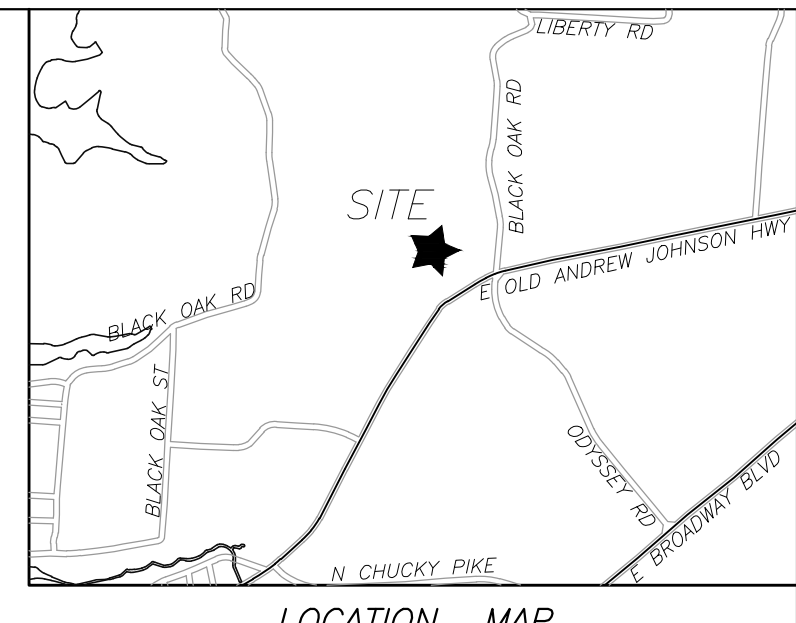
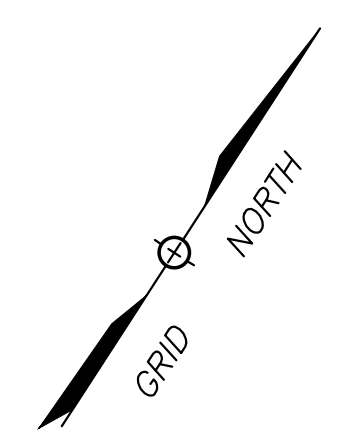
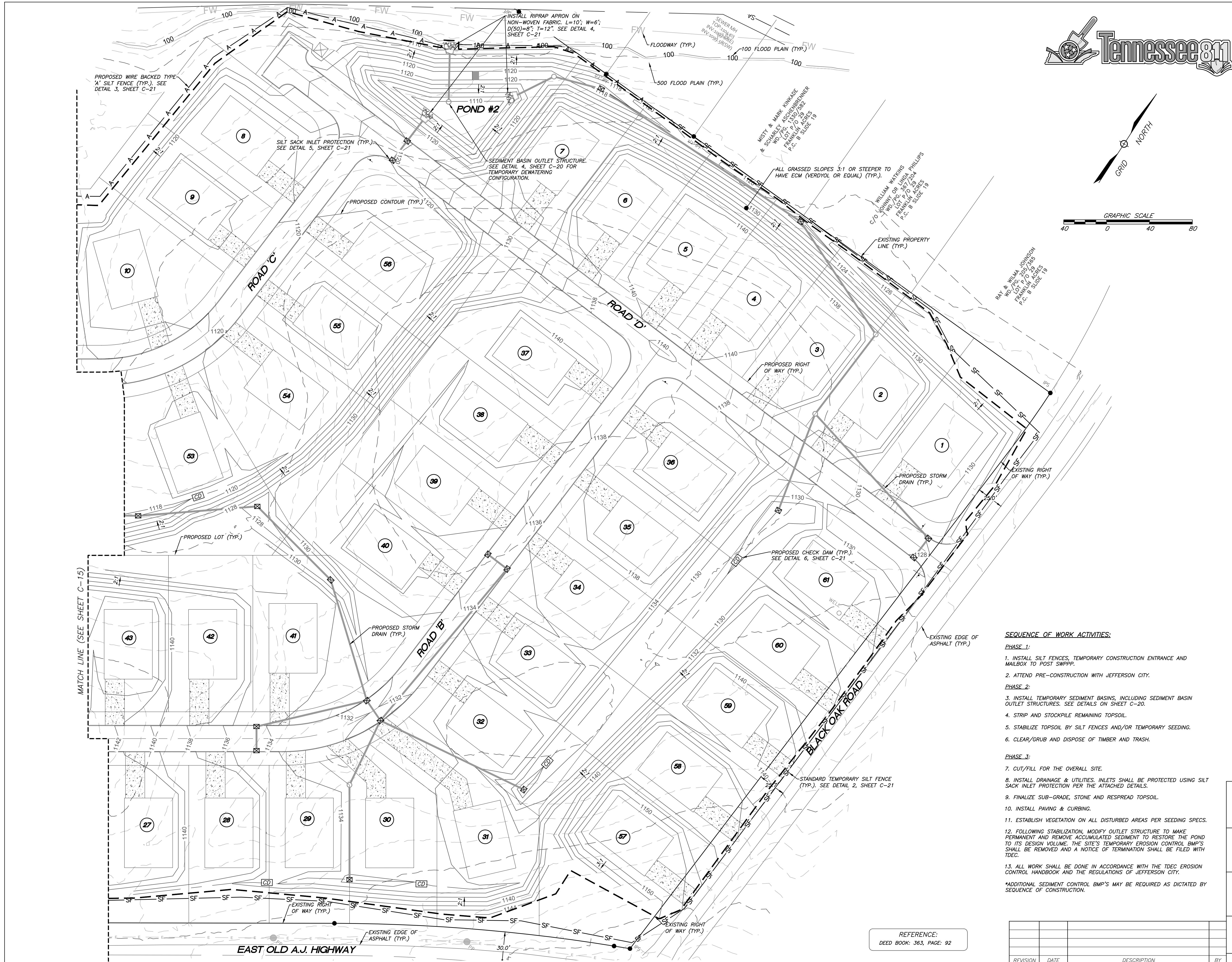
DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: 1"=40' JUNE 4, 2025

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

DWN: CLM CHK: CAS DWG. NO. 2505010

REVISION	DATE	DESCRIPTION	BY

REFERENCE:
DEED BOOK: 363, PAGE: 92



EROSION & SEDIMENT CONTROL NOTES

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0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.
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5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. SEE DETAILS ON SHEET C-20 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
8. THE PROPOSED SEDIMENT CONTROL MEASURES ARE DESIGNED TO ACCOMMODATE A 5-YEAR, 24-HOUR STORM.
9. THE TOTAL AREA DISTURBED AS PART OF THIS PHASE IS APPROXIMATELY 21.7-ACRES.
10. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
11. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.

SEQUENCE OF WORK ACTIVITIES:

- PHASE 1:**
1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCE AND MAILBOX TO POST SWPPP.
 2. ATTEND PRE-CONSTRUCTION WITH JEFFERSON CITY.
- PHASE 2:**
3. INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAILS ON SHEET C-20.
 4. STRIP AND STOCKPILE REMAINING TOPSOIL.
 5. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 6. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
- PHASE 3:**
7. CUT/FILL FOR THE OVERALL SITE.
 8. INSTALL DRAINAGE & UTILITIES. INLETS SHALL BE PROTECTED USING SILT SACK INLET PROTECTION PER THE ATTACHED DETAILS.
 9. FINALIZE SUB-GRADE, STONE AND RESPREAD TOPSOIL.
 10. INSTALL PAVING & CURBING.
 11. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
 12. FOLLOWING STABILIZATION, MODIFY OUTLET STRUCTURE TO MAKE PERMANENT AND REMOVE ACCUMULATED SEDIMENT TO RESTORE THE POND TO ITS DESIGN VOLUME. THE SITE'S TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND A NOTICE OF TERMINATION SHALL BE FILED WITH TDEC.
 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF JEFFERSON CITY.
- *ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.



SHEET C-16

EROSION & SEDIMENT CONTROL PLAN (PHASE 3)

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

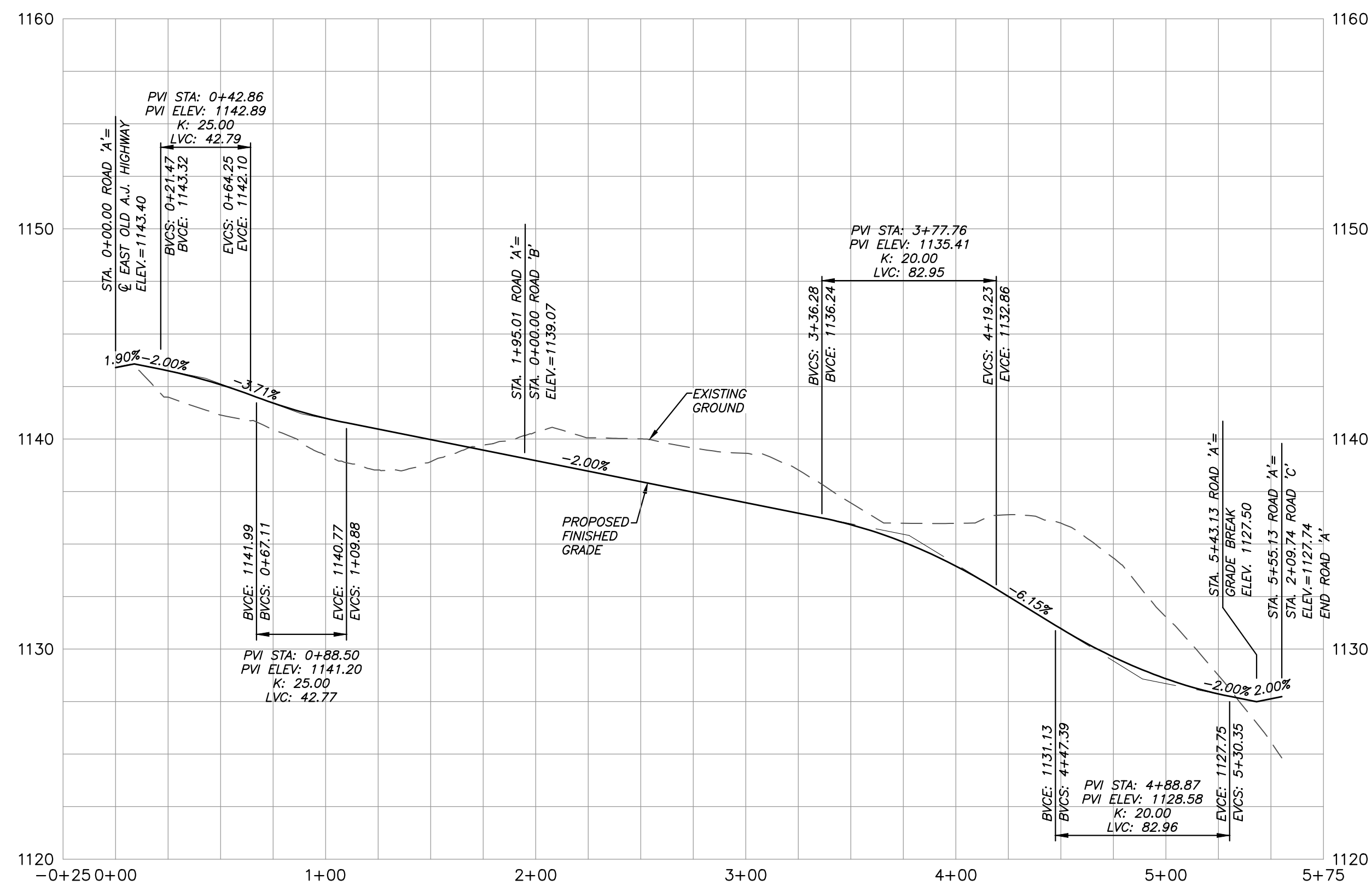
DEVELOPER: CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: 1"=40' JUNE 4, 2025

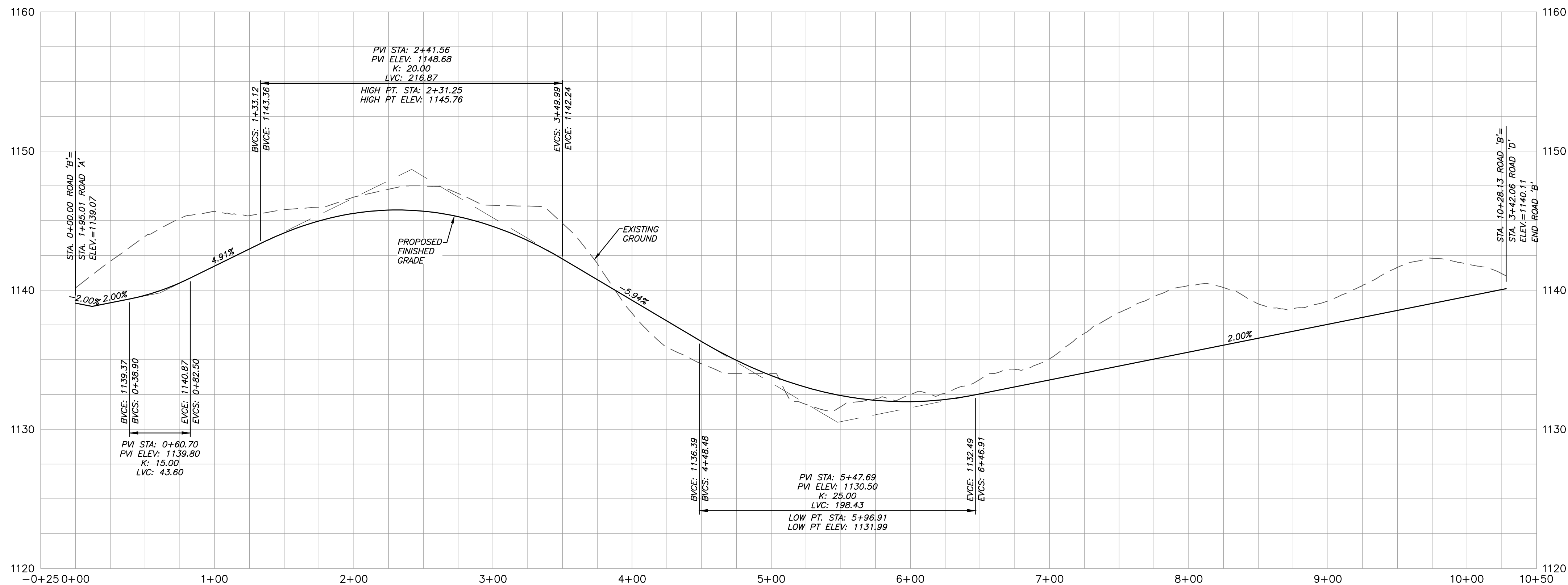
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY

REFERENCE:
DEED BOOK: 363, PAGE: 92



PROFILE-ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



SHEET C-17

ROAD PROFILES

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: AS NOTED

JUNE 4, 2025



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

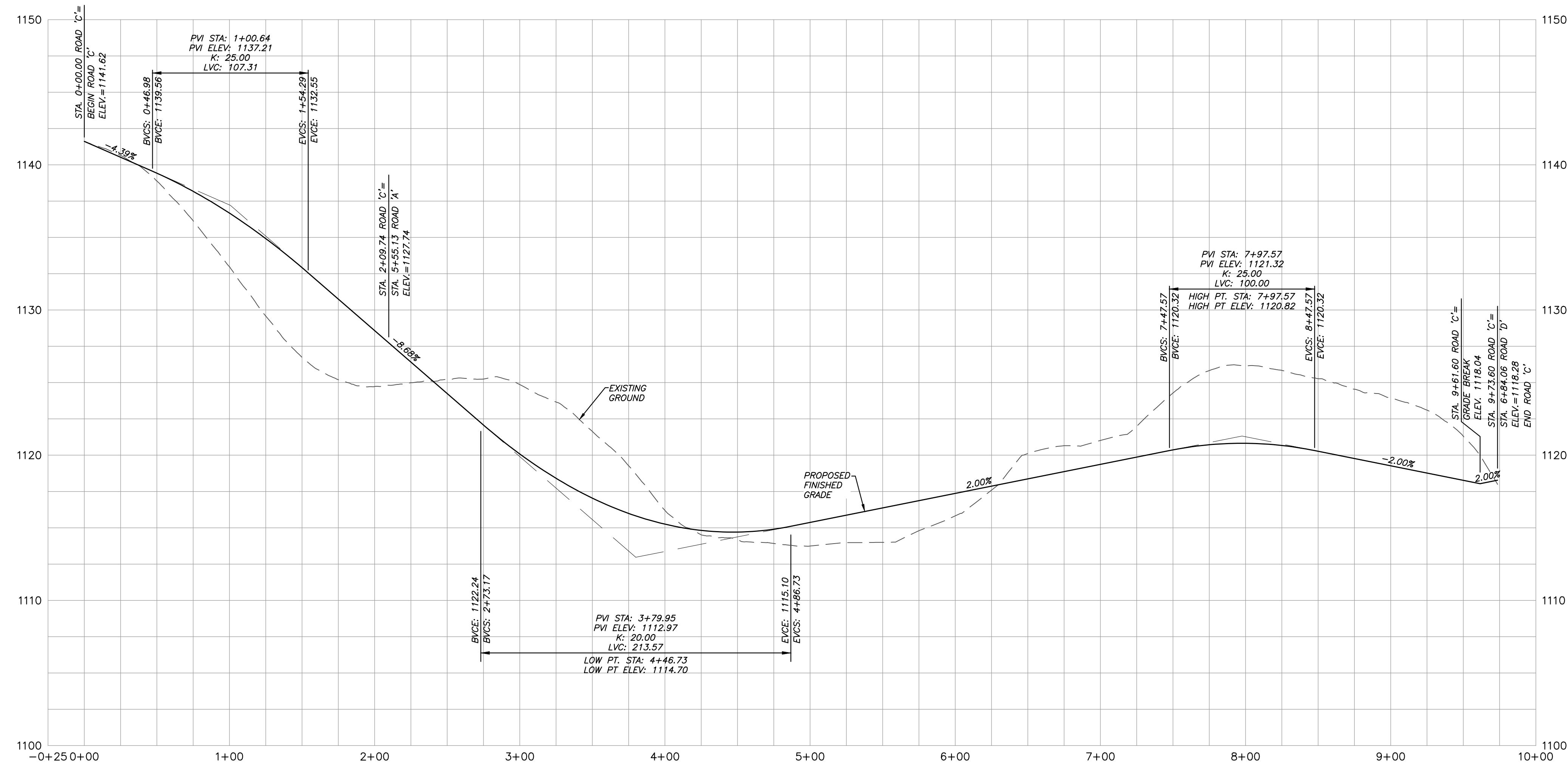
DWN: CLM

CHK: CAS

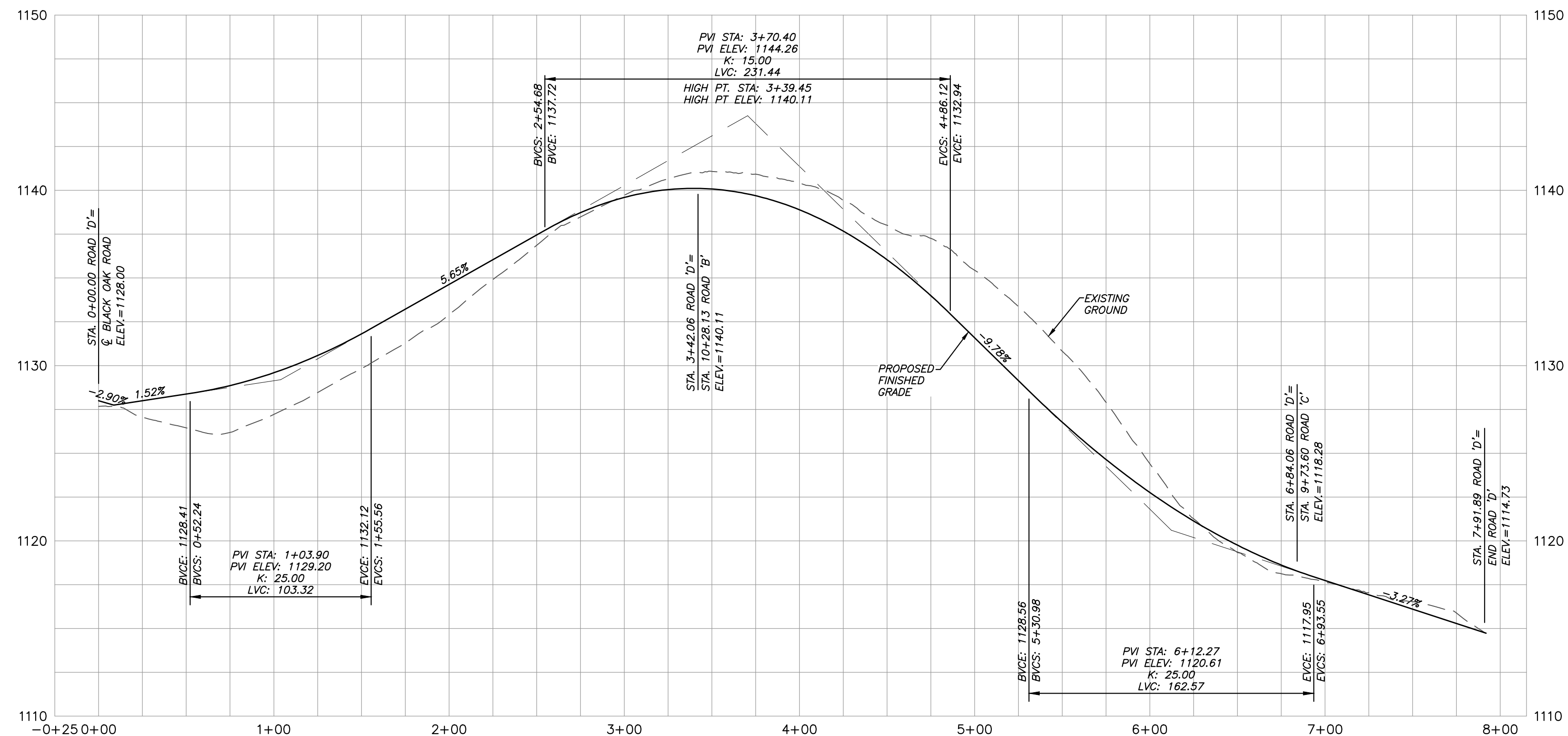
DWG. NO. 2505010



REVISION	DATE	DESCRIPTION	BY



PROFILE-ROAD 'C'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-ROAD 'D'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



SHEET C-18

ROAD PROFILES

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: AS NOTED

JUNE 4, 2025



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

DWN: CLM

CHK: CAS

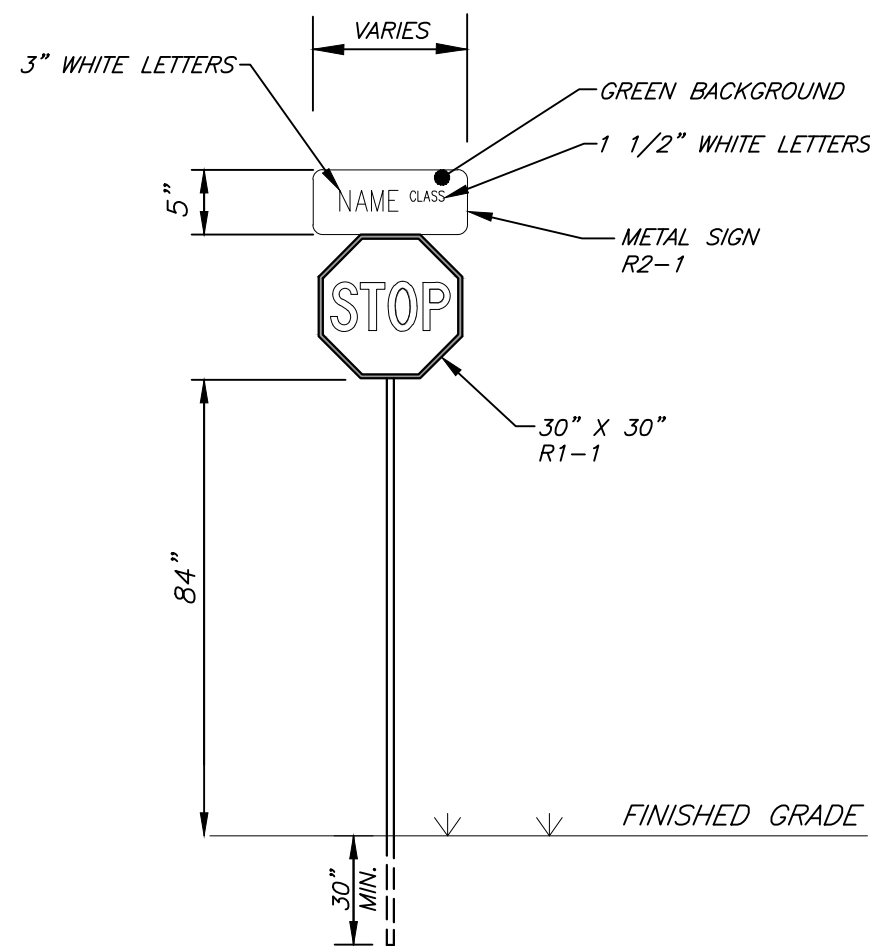
DWG. NO. 2505010

REVISION	DATE	DESCRIPTION	BY

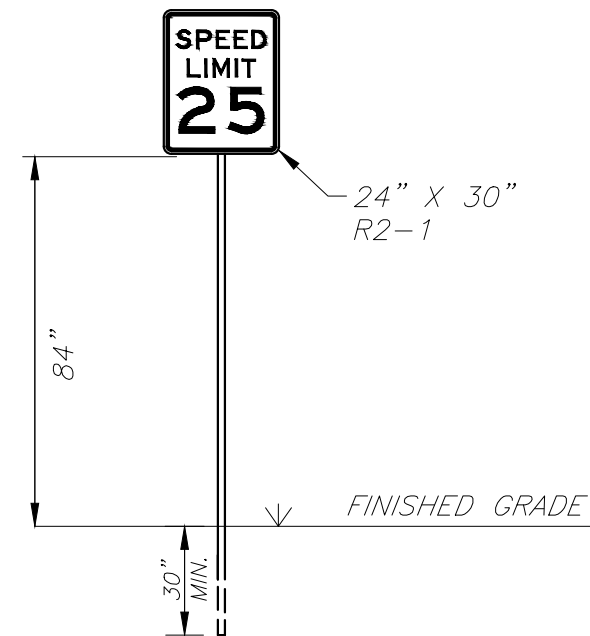


SIGN NOTE:

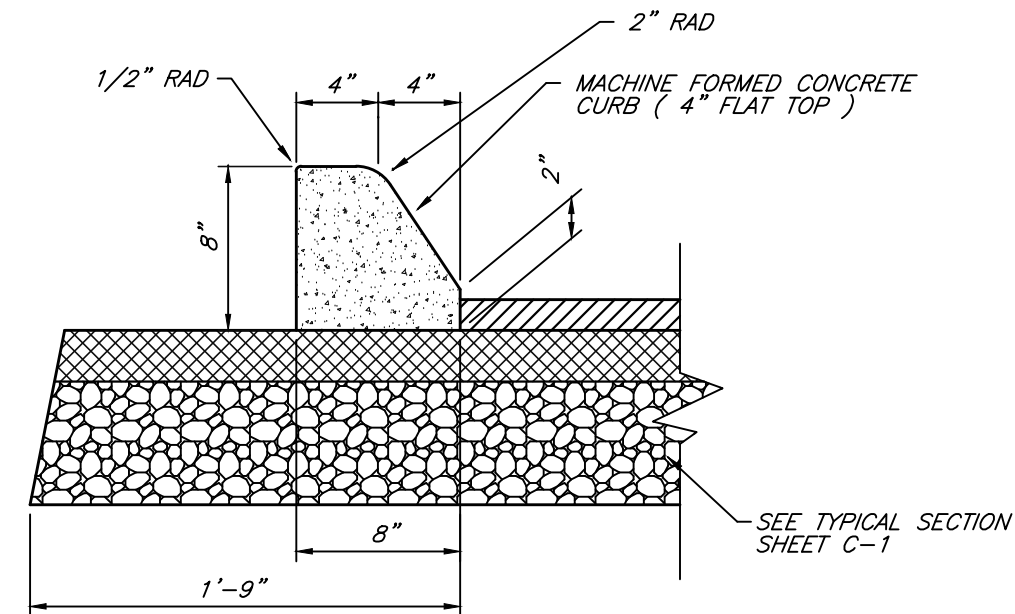
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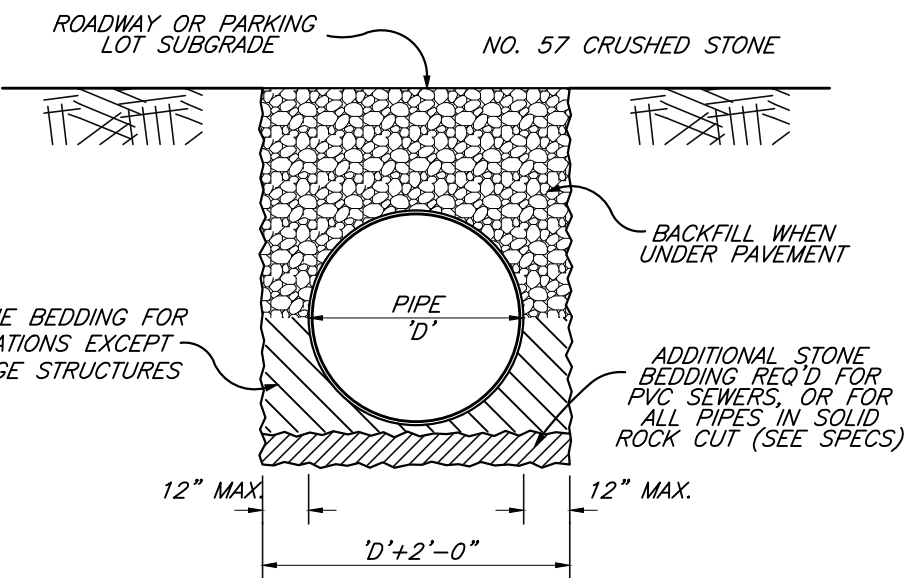
1 COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
C-19 N.T.S.



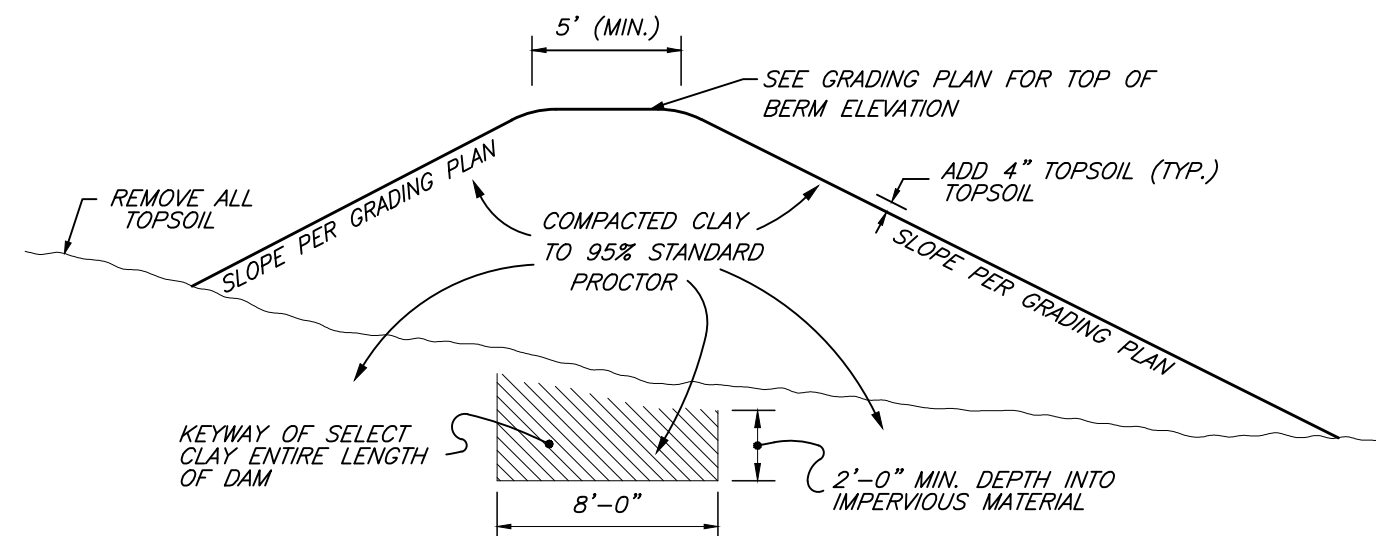
2 SPEED LIMIT SIGN DETAIL
C-19 N.T.S.



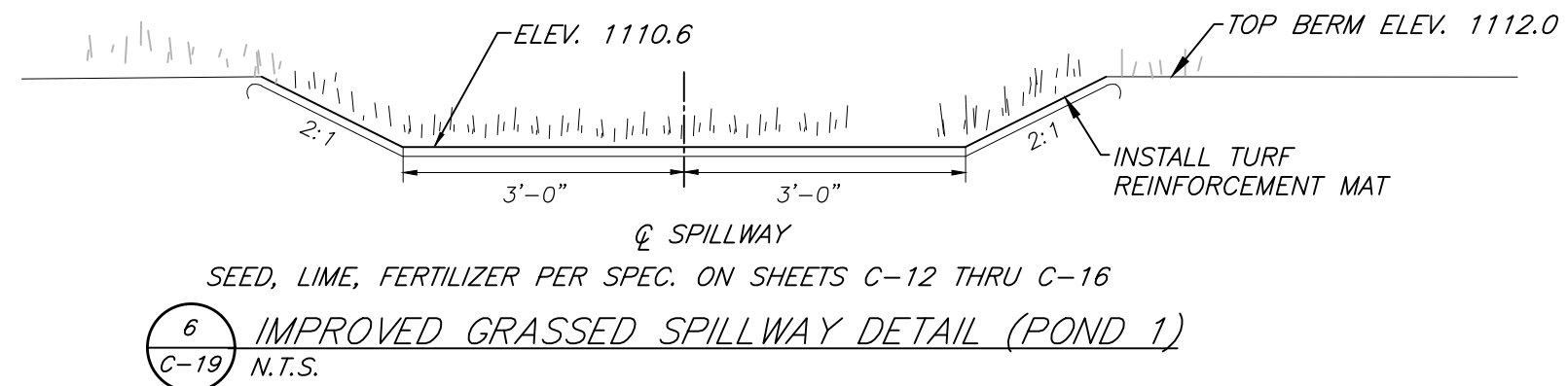
3 TYPE 'B' CURB AND PAVEMENT DETAIL
C-19 N.T.S.



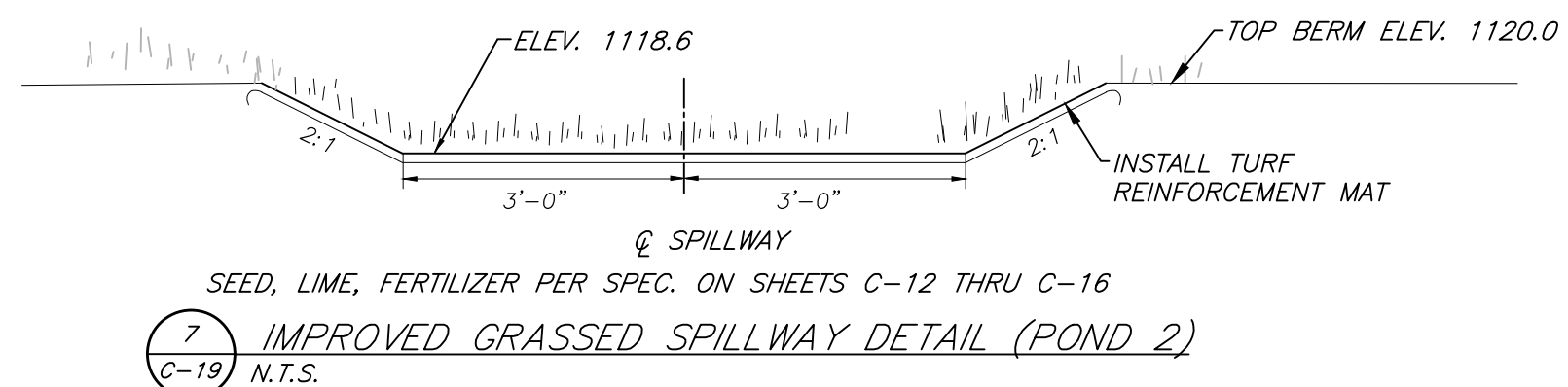
4 PIPE BEDDING & BACKFILL DETAIL
C-19 N.T.S.



5 DAM DETAIL
C-19 TYPICAL SECTION



6 IMPROVED GRASSED SPILLWAY DETAIL (POND 1)
C-19 N.T.S.



7 IMPROVED GRASSED SPILLWAY DETAIL (POND 2)
C-19 N.T.S.

SHEET C-19

CONSTRUCTION DETAILS

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: AS NOTED

JUNE 4, 2025



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

DWN: CLM

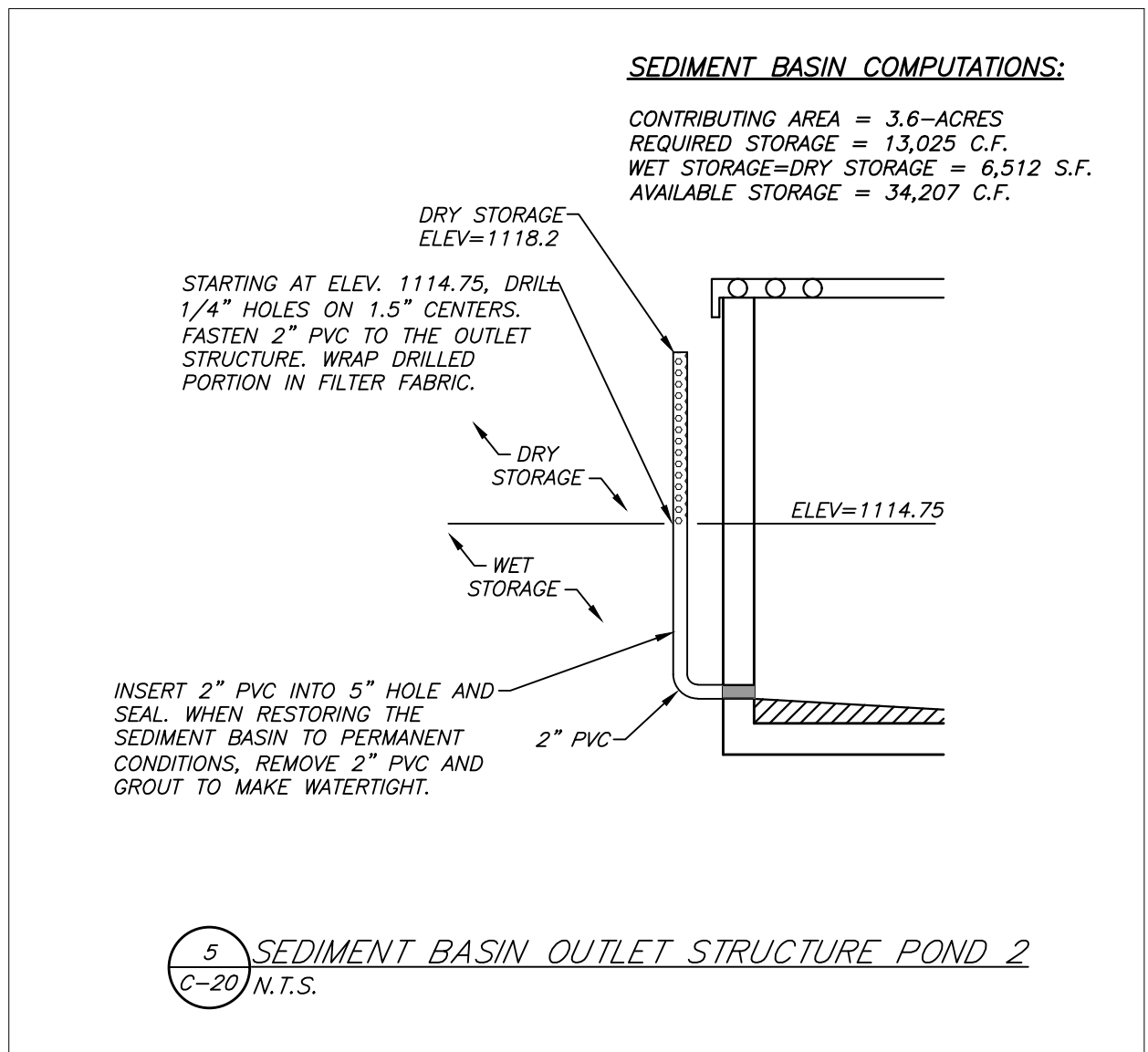
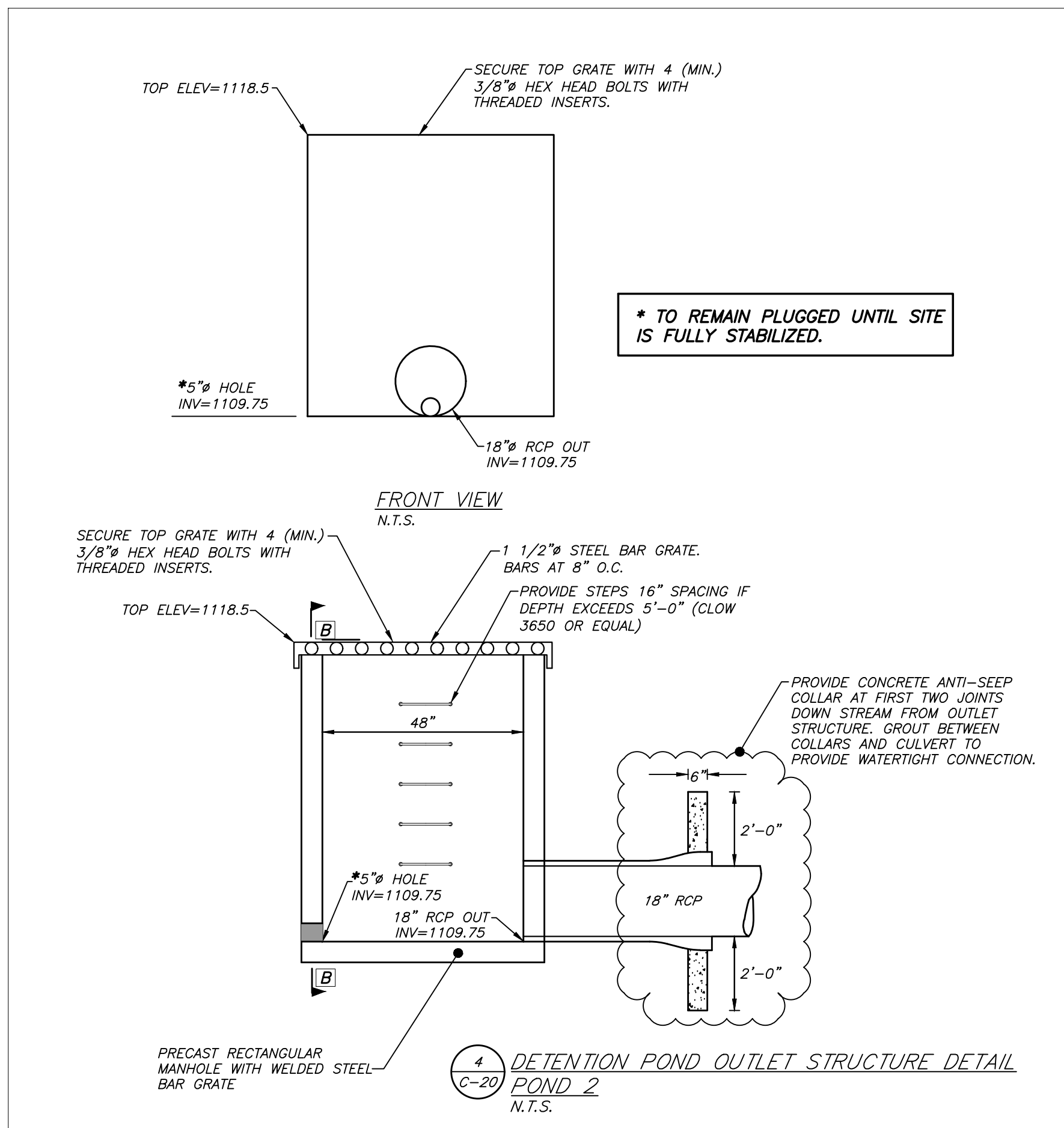
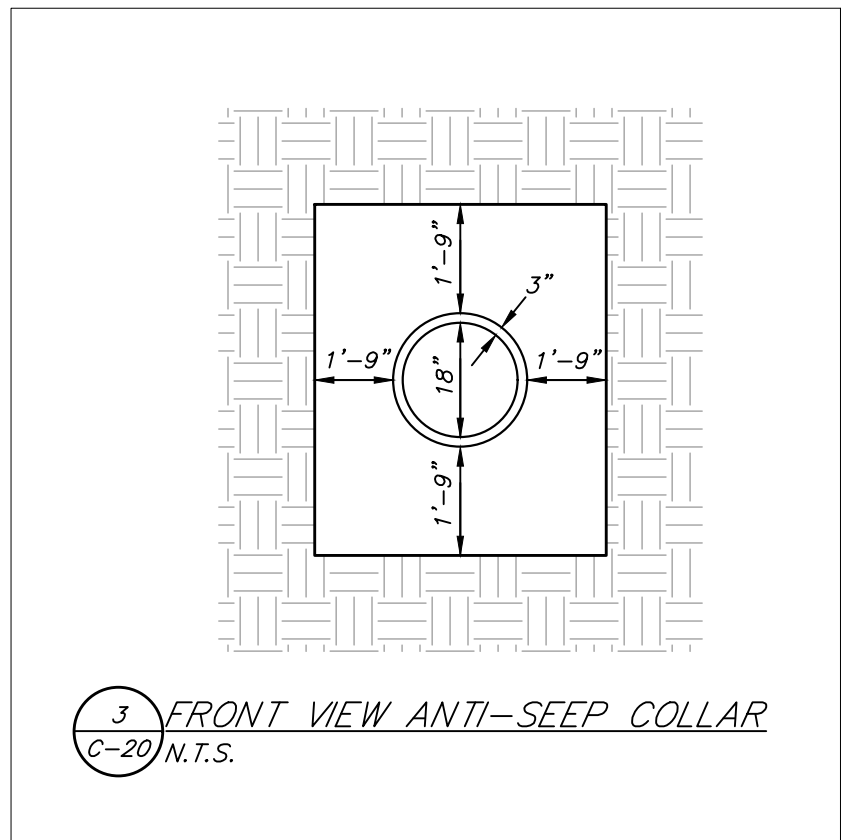
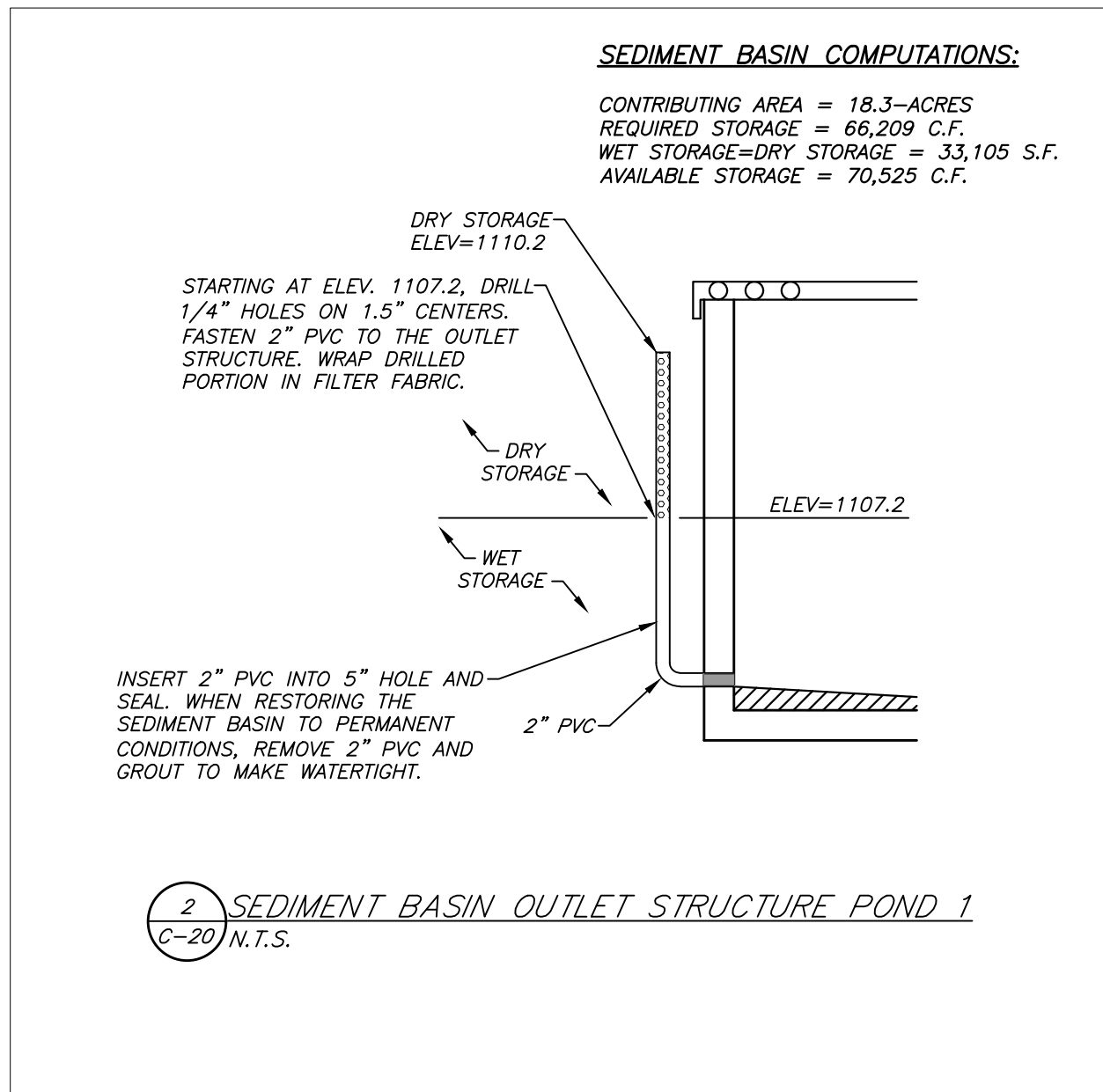
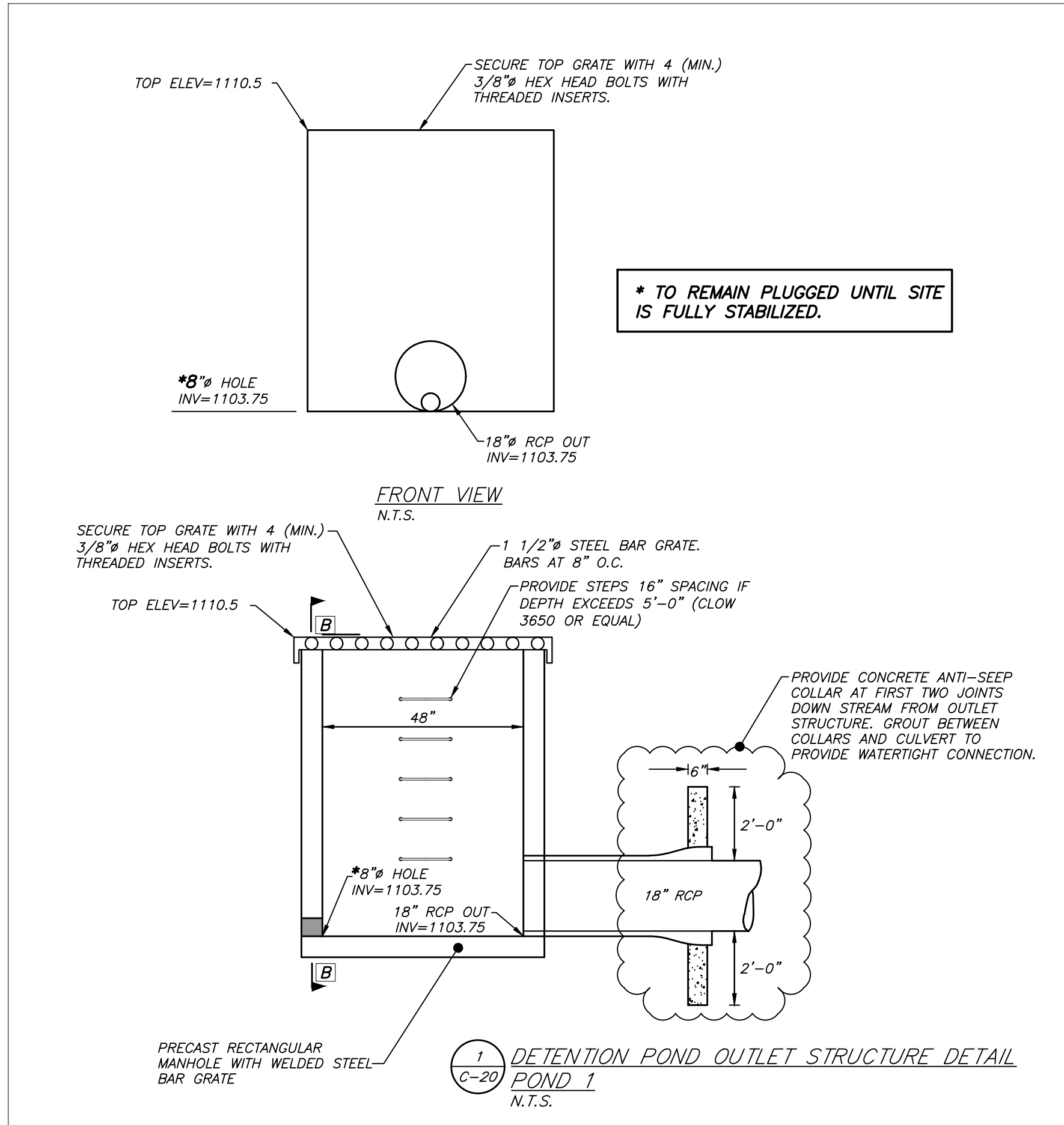
CHK: CAS

DWG. NO. 2505010



REVISION	DATE	DESCRIPTION	BY





SHEET C-20

CONSTRUCTION DETAILS

CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: AS NOTED

JUNE 4, 2025



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

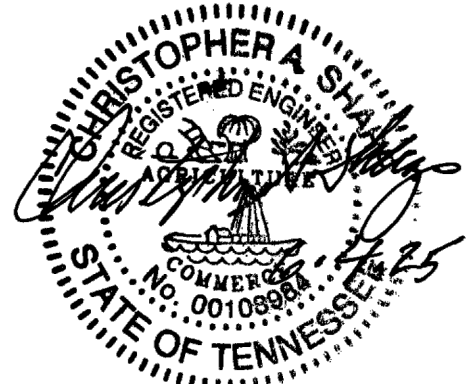
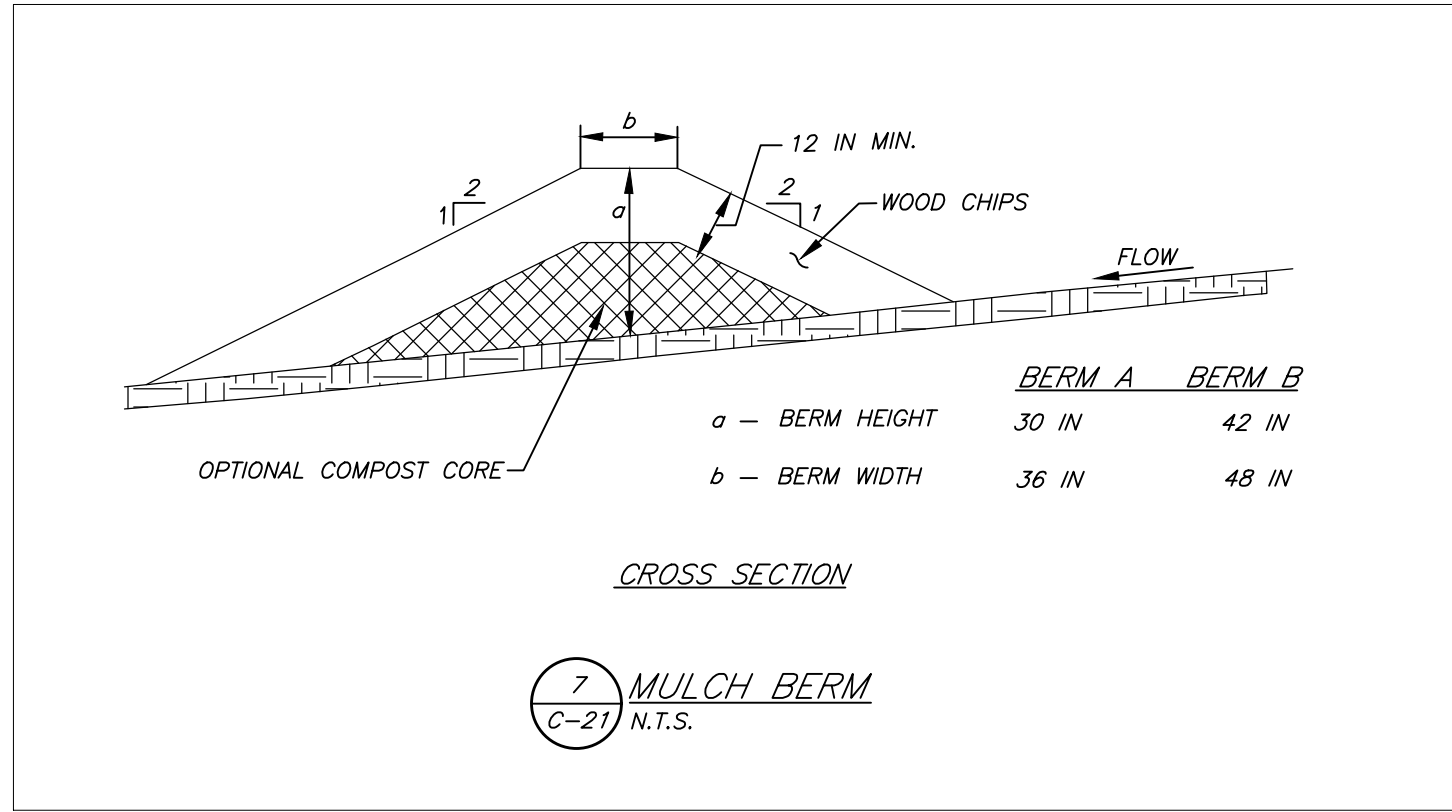
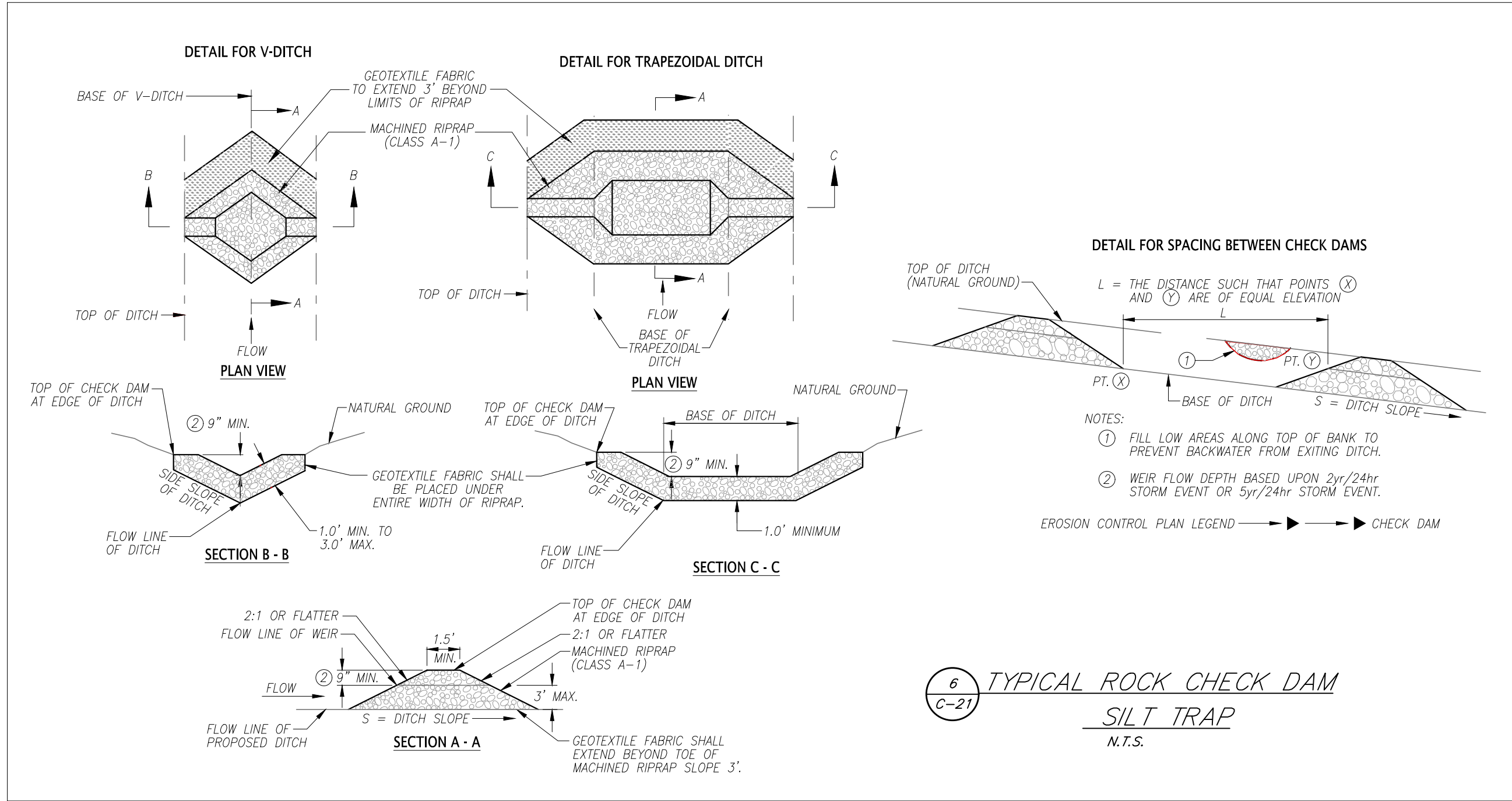
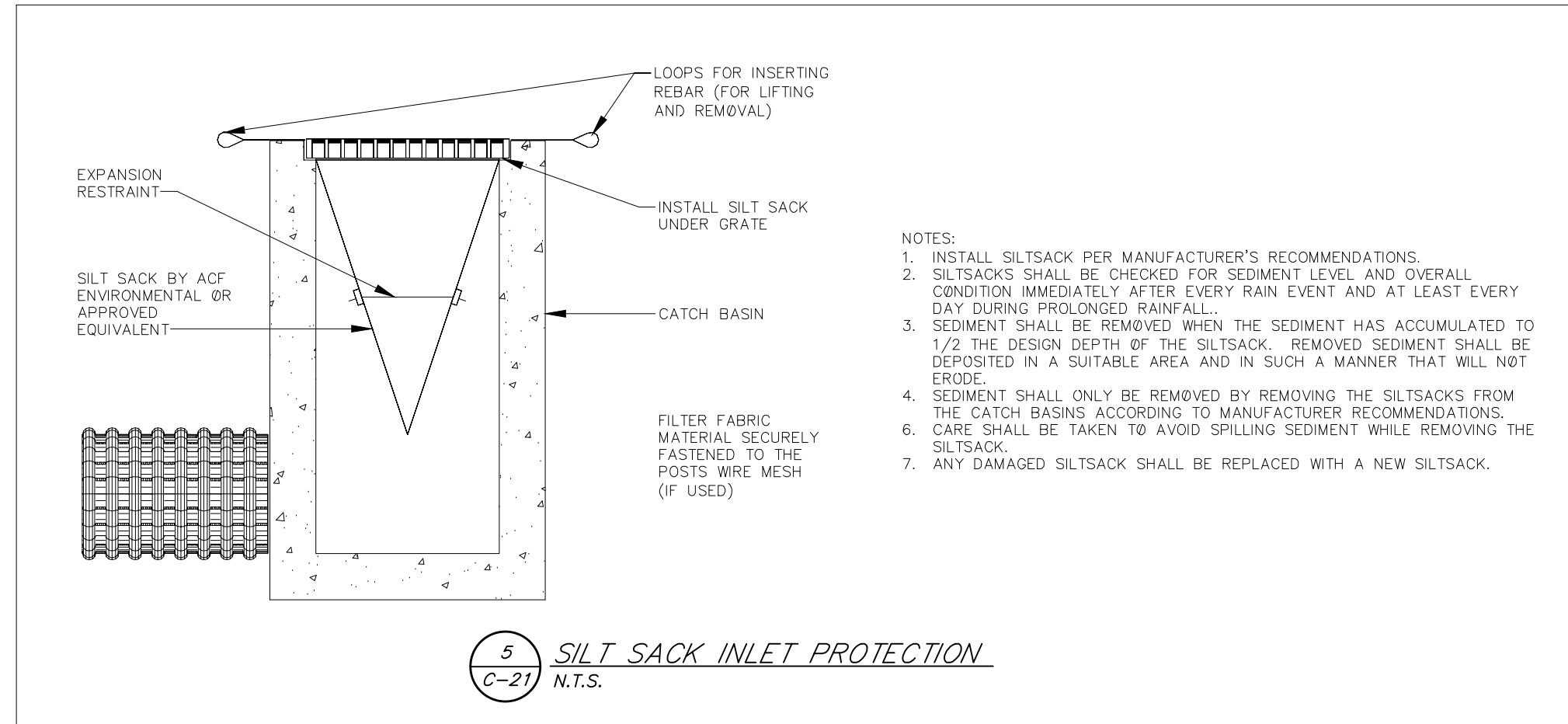
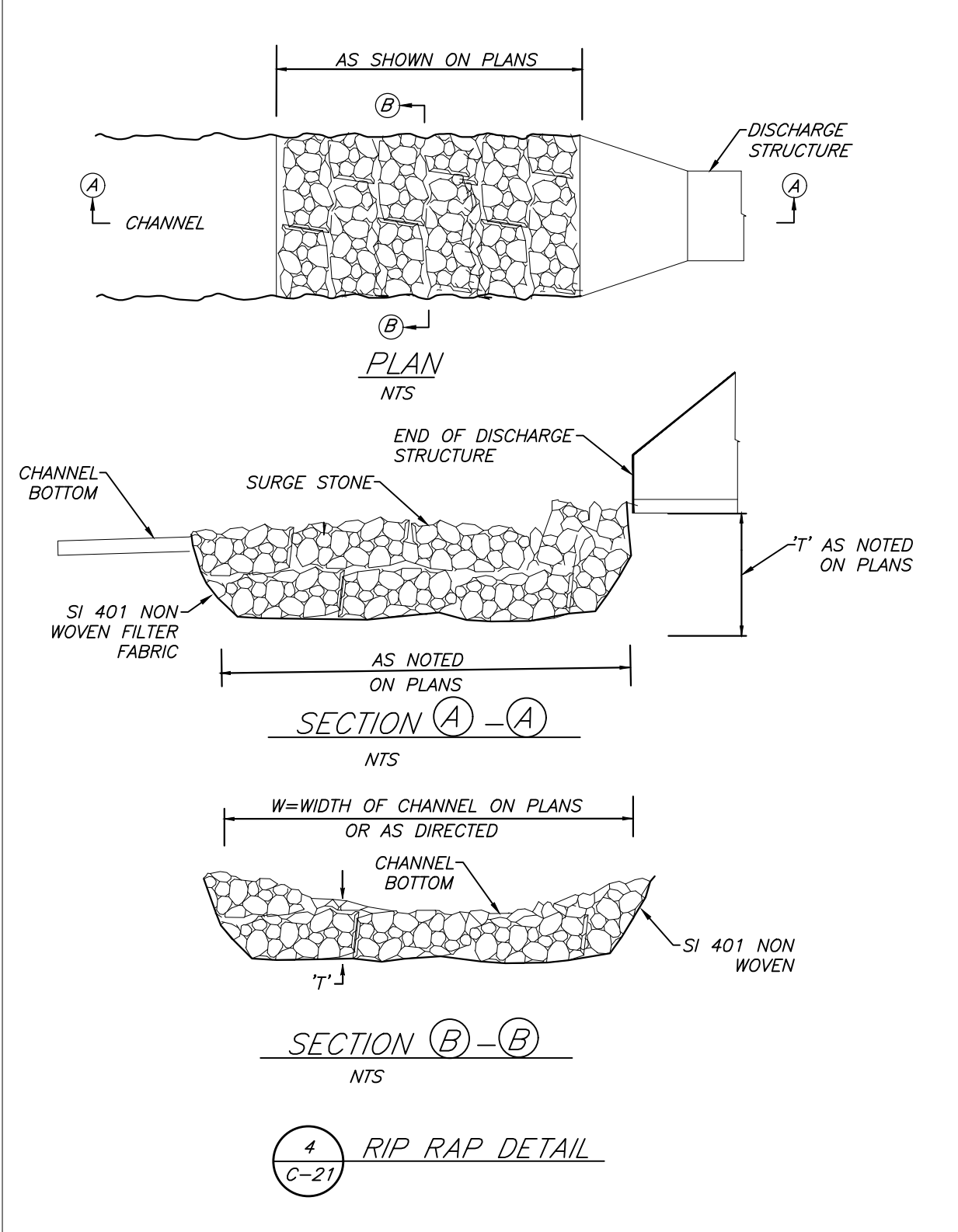
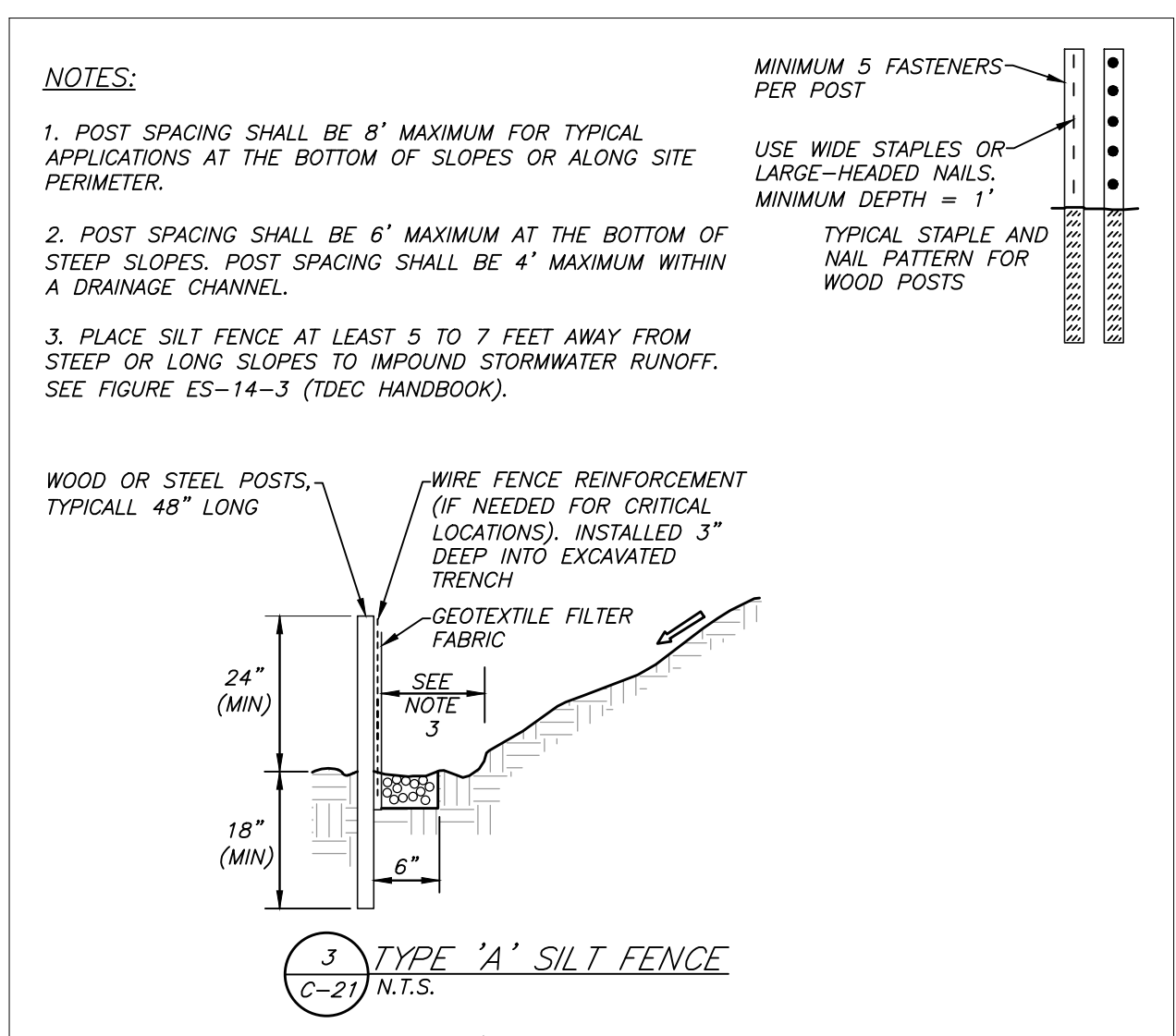
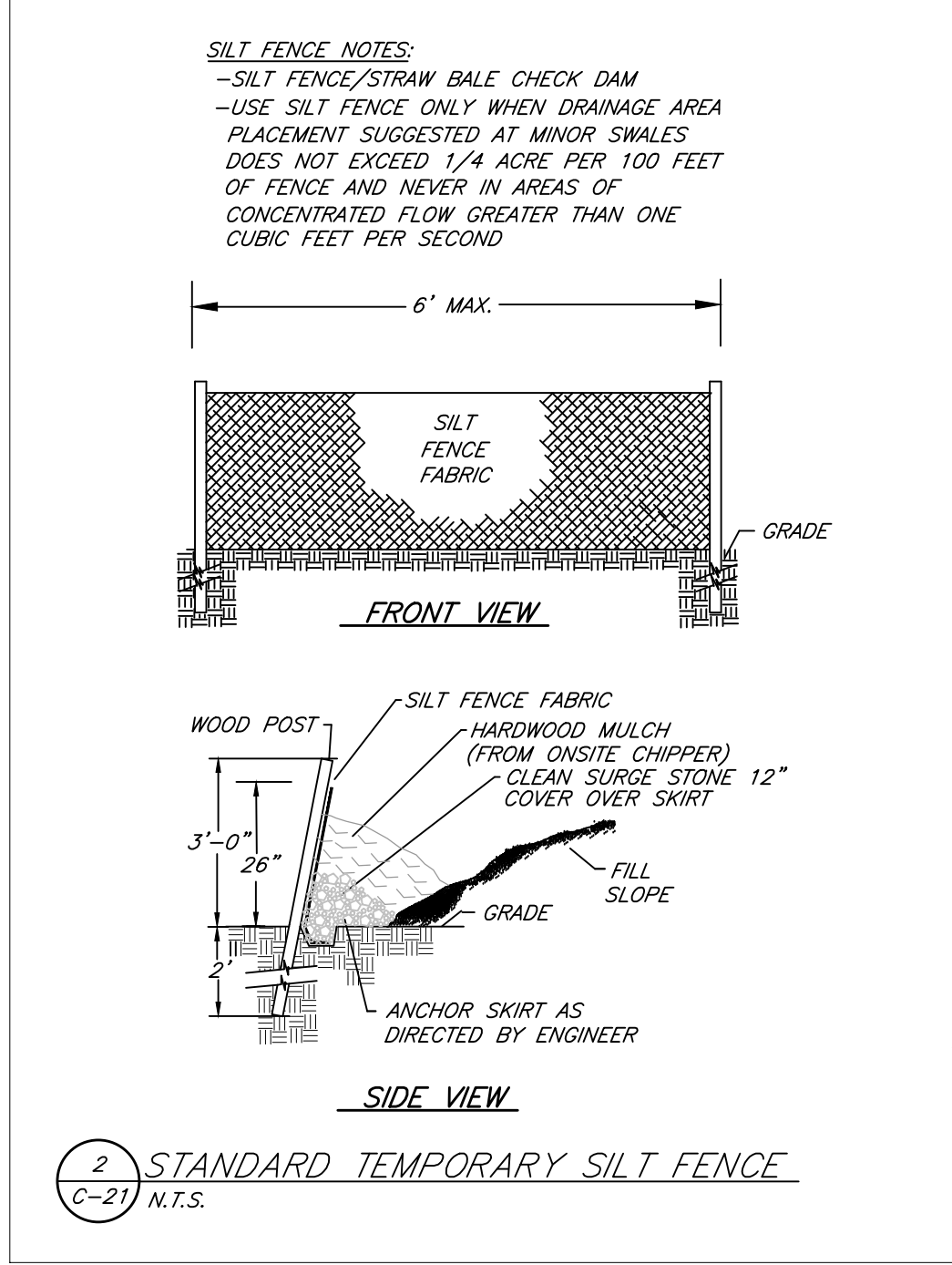
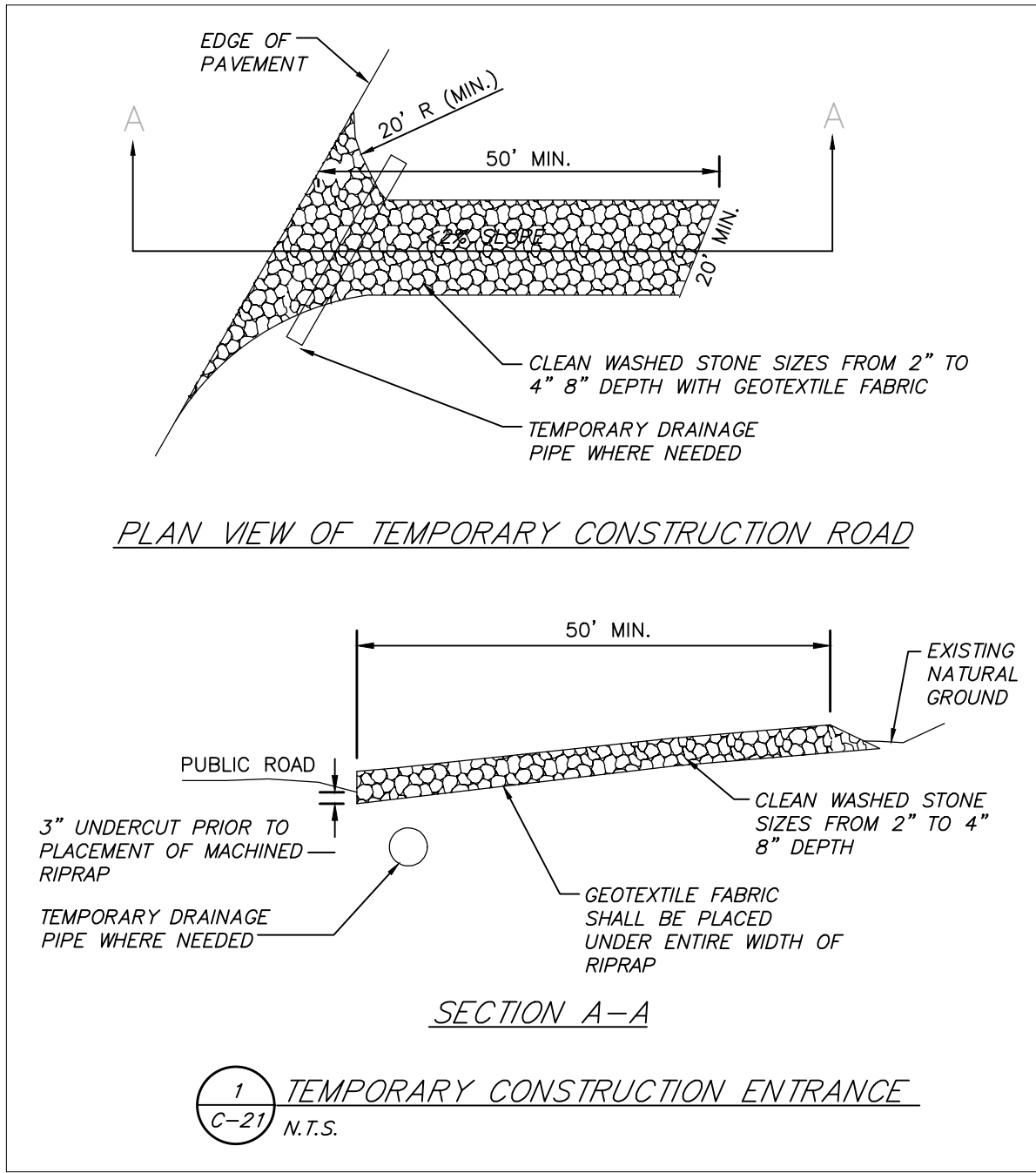
DWN: CLM

CHK: CAS

DWG. NO. 2505010



REVISION	DATE	DESCRIPTION	BY



SHEET C-21

CONSTRUCTION DETAILS		
CANNONS CROSSING S/D		
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)		
DEVELOPER:		
CRAFTED MILESTONE, LLC		
296 BOYDS SCHOOL ROAD		
MORRISTOWN, TN 37813		
DIST NO. 04		JEFFERSON CITY, TN
TAX MAP: 15		PARCEL: 10.00
SCALE: AS NOTED		JUNE 4, 2025
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2505010

REVISION	DATE	DESCRIPTION	BY



Channel Installation
Instructions EXCEL PP5-8™

Step 1 - Site Preparation

Prepare site to design profile and grade. Remove debris, rocks, clods, etc. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

Step 2 - Seeding

Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

Step 3 - Staple Selection

At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

Step 4 - Excavate Anchor Trench and Secure Blanket

Excavate a trench along the top of the channel side slopes and the upstream terminal end of the channel to secure the edges of the blanket. The trench should run along the length and width of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

Step 5 - Secure Body of Blanket

Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unstapled to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mowers and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

Step 6 - Continue Along Slope - Complete Installation

Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.5' intervals along the terminal edge.

Product Application/Equivalency Specifications

Excel PP5-8 is produced by Western Excelsior and consists of a permanent Rolled Erosion Control Product (RECP) comprised of a synthetic fiber blend matrix mechanically (stitch) bound between two, UV stable heavy duty synthetic nets (top and bottom). The expected longevity of Excel PP5-8 is greater than 36 months (actual longevity dependent on field and climatic conditions). Excel PP5-8 is designed and manufactured to provide immediate erosion control and permanent turf reinforcement and is comprised of physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE_EXCEL_PP58_SPEC and performance information may be found on document WE_EXCEL_PP58_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel PP5-8 must meet identical criteria as Excel PP5-8 as follows:

1. Consist of synthetic fiber matrix confined between two UV stable, heavy duty synthetic nets.
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance. Provide permanent turf reinforcement with longevity greater than three years, immune from moisture damage or chemical conditions within the soil.
3. Listing within AASHTO NTPEP database.
4. Meet ECTC specification for category 5A product.

Document # WE_EXCEL_PP58_CII

Slope Installation
Instructions EXCEL PP5-8™

Step 1 - Site Preparation

Prepare site to design profile and grade. Remove debris, rocks, clods, etc. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

Step 2 - Seeding

Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

Step 3 - Staple Selection

At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

Step 4 - Excavate Anchor Trench and Secure Blanket

Excavate a trench along the top of the slope to secure the upstream end of the blanket. The trench should run along the length of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

Step 5 - Secure Body of Blanket

Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unstapled to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mowers and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

Step 6 - Continue Along Slope - Complete Installation

Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.5' intervals along the terminal edge.

Product Application/Equivalency Specifications

Excel PP5-8 is produced by Western Excelsior and consists of a permanent Rolled Erosion Control Product (RECP) comprised of a synthetic fiber blend matrix mechanically (stitch) bound between two, UV stable heavy duty synthetic nets (top and bottom). The expected longevity of Excel PP5-8 is greater than 36 months (actual longevity dependent on field and climatic conditions). Excel PP5-8 is designed and manufactured to provide immediate erosion control and permanent turf reinforcement and is comprised of physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE_EXCEL_PP58_SPEC and performance information may be found on document WE_EXCEL_PP58_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel PP5-8 must meet identical criteria as Excel PP5-8 as follows:

1. Consist of synthetic fiber matrix confined between two UV stable, heavy duty synthetic nets.
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance. Provide permanent turf reinforcement with longevity greater than three years, immune from moisture damage or chemical conditions within the soil.
3. Listing within AASHTO NTPEP database.
4. Meet ECTC specification for category 5A product.

Document # WE_EXCEL_PP58_SII

Instalación en Canal
Instrucciones EXCEL PP5-8™

Paso 1 - Preparación del Lugar

Prepare el lugar según el perfil del diseño y de la pendiente. Remueva el escombros, piedras, y terrones, etc. La superficie de la tierra debe estar lisa antes de la instalación para asegurar que el cojín permanezca en contacto con la pendiente.

Paso 2 - Semilla

El sembrado de la semilla en el lugar se debe hacer de acuerdo a los requisitos del diseño o a los requisitos locales y estatales, según sea necesario.

Paso 3 - Selección de Grapas

Lo mínimo que se debe usar son grapas de calibre 11, de 6 in. de largo y 1 in. de corona para sujetar el cojín a la superficie de la tierra. La instalación en tierra rocosa, arenosa o suelta puede requerir grapas más largas.

Paso 4 - Excave Zanja para Anclaje y Sujete el Cojín

Excave una zanja a lo largo de la parte superior de las pendientes de los lados del canal y la orilla de arriba del canal para sujetar las orillas del cojín. La zanja debe correr a lo largo y ancho de la instalación, tener 6 in. de ancho y 6 in. de profundidad. Engrape el cojín a lo largo del fondo de la zanja; llénala con tierra compactada, empalme el cojín hacia la parte inferior de la pendiente y sujételo con una hilera de grapas (Vea las Figuras A, E y F).

Paso 5 - Sujete el Cuerpo del Cojín

Desenrolle el cojín hacia abajo desde la zanja de anclaje. Engrape el cuerpo del cojín siguiendo el patrón que se muestra en la Figura D. Deje la punta del cojín sin engrapar para que lo pueda empalmar como se muestra en la Figura B. Coloque el cojín que baja por debajo del de arriba para formar un patrón como de tejas. Engrape las uniones como se muestra en la figura E. Sujete el cojín de bajada con el patrón de engrapado que se muestra en la Figura D. El patrón de engrapado de la Figura D refleja el mínimo de grapas que se debe usar. Se pueden requerir más grapas para asegurar que el cojín quede sujetado suficientemente para resistir podadoras y tráfico a pie y para asegurar que el cojín permanezca en contacto con la superficie de la tierra en toda el área. Además, los puntos críticos requieren grapas adicionales. Los puntos críticos están identificados en la Figura G.

Paso 6 - Continúe a lo largo de la Pendiente - Termine la Instalación

Empalme los cojines adyacentes como se muestra en la Figura C y repita el Paso 5. Sujete la parte inferior de la pendiente usando el patrón de grapas que se muestra en la Figura E. Sujete las orillas de la instalación engrapando a intervalos de 1.5' a lo largo de la orilla.

Aplicación del Producto/Especificaciones de Equivalencia

Excel PP5-8 es producido por Western Excelsior y consiste de un Producto permanente en Rollo para Control de la Erosión (PCER), formado de una matriz de una mezcla de fibra sintética unida mecánicamente (cosida) entre dos redes sintéticas, de uso rudo, estabilizadas UV (parte superior e inferior). La vida útil del EXCEL PP5-8 es más de 36 meses. (La vida útil real depende del campo y de las condiciones climáticas). El EXCEL PP5-8 está diseñado y fabricado para proporcionar control inmediato de la erosión y refuerzo permanente para el césped y tiene las suficientes propiedades físicas para proporcionar la vida útil y el rendimiento esperado. Las especificaciones del producto se encuentran en el documento WE_EXCEL_PP58_SPEC y la información de rendimiento se puede encontrar en el documento WE_EXCEL_PP58_PERF. Todos los documentos están disponibles en Western Excelsior Technical Support (Soporte Técnico de Western Excelsior) o en www.westernexcelsior.com. Además de lo anterior, los productos equivalentes a Excel PP5-8 deben cumplir con los siguientes criterios idénticos a Excel PP5-8:

1. Consistente de una matriz de fibra sintética entre dos redes sintéticas de uso rudo, estabilizadas UV.
2. Suficiente fuerza de tensión, grosor y cobertura para mantener su integridad durante la instalación y asegurar el rendimiento del material. Proporcionar refuerzo para el césped con una vida útil de más de tres años, inmune al daño de la humedad o condiciones químicas dentro de la tierra.
3. Incluido en la base de datos AASHTO NTPEP.
4. Cumplir especificación ECTC para productos de categoría 5A.

Document # WE_EXCEL_PP58_CII

Instalación en Pendiente
Instrucciones EXCEL PP5-8™

Paso 1 - Preparación del Lugar

Prepare el lugar según el perfil del diseño y de la pendiente. Remueva el escombros, piedras, y terrones, etc. La superficie de la tierra debe estar lisa antes de la instalación para asegurar que el cojín permanezca en contacto con la pendiente.

Paso 2 - Semilla

El sembrado de la semilla en el lugar se debe hacer de acuerdo a los requisitos del diseño o a los requisitos locales y estatales, según sea necesario.

Paso 3 - Selección de Grapas

Lo mínimo que se debe usar son grapas de calibre 11, de 6 in. de largo y 1 in. de corona para sujetar el cojín a la superficie de la tierra. La instalación en tierra rocosa, arenosa o suelta puede requerir grapas más largas.

Paso 4 - Excave Zanja para Anclaje y Sujete el Cojín

Excave una zanja a lo largo de la parte superior de las pendientes para sujetar la punta de arriba del cojín. La zanja debe correr a lo largo de la instalación, tener 6 in. de ancho y 6 in. de profundidad. Engrape el cojín a lo largo del fondo de la zanja; llénala con tierra compactada, empalme el cojín hacia la parte inferior de la pendiente y sujételo con una hilera de grapas (Vea las Figuras A, E y F).

Paso 5 - Sujete el Cuerpo del Cojín

Desenrolle el cojín hacia abajo desde la zanja de anclaje. Engrape el cuerpo del cojín siguiendo el patrón que se muestra en la Figura D. Deje la punta del cojín sin engrapar para que lo pueda empalmar como se muestra en la Figura B. Coloque el cojín que baja por debajo del de arriba para formar un patrón como de tejas. Engrape las uniones como se muestra en la figura E. Sujete el cojín de bajada con el patrón de engrapado que se muestra en la Figura D. El patrón de engrapado de la Figura D refleja el mínimo de grapas que se debe usar. Se pueden requerir más grapas para asegurar que el cojín quede sujetado suficientemente para resistir podadoras y tráfico a pie y para asegurar que el cojín permanezca en contacto con la superficie de la tierra en toda el área. Además, los puntos críticos requieren grapas adicionales. Los puntos críticos están identificados en la Figura G.

Paso 6 - Continúe a lo largo de la Pendiente - Termine la Instalación

Empalme los cojines adyacentes como se muestra en la Figura C y repita el Paso 5. Sujete la parte inferior de la pendiente usando el patrón de grapas que se muestra en la Figura E. Sujete las orillas de la instalación engrapando a intervalos de 1.5' a lo largo de la orilla.

Aplicación del Producto/Especificaciones de Equivalencia

Excel PP5-8 es producido por Western Excelsior y consiste de un Producto permanente en Rollo para Control de la Erosión (PCER), formado de una matriz de una mezcla de fibra sintética unida mecánicamente (cosida) entre dos redes sintéticas, de uso rudo, estabilizadas UV (parte superior e inferior). La vida útil del EXCEL PP5-8 es más de 36 meses. (La vida útil real depende del campo y de las condiciones climáticas). El EXCEL PP5-8 está diseñado y fabricado para proporcionar control inmediato de la erosión y refuerzo permanente para el césped y tiene las suficientes propiedades físicas para proporcionar la vida útil y el rendimiento esperado. Las especificaciones del producto se encuentran en el documento WE_EXCEL_PP58_SPEC y la información de rendimiento se puede encontrar en el documento WE_EXCEL_PP58_PERF. Todos los documentos están disponibles en Western Excelsior Technical Support (Soporte Técnico de Western Excelsior) o en www.westernexcelsior.com. Además de lo anterior, los productos equivalentes a Excel PP5-8 deben cumplir con los siguientes criterios idénticos a Excel PP5-8:

1. Consistente de una matriz de fibra sintética entre dos redes sintéticas de uso rudo, estabilizadas UV.
2. Suficiente fuerza de tensión, grosor y cobertura para mantener su integridad durante la instalación y asegurar el rendimiento del material. Proporcionar refuerzo para el césped con una vida útil de más de tres años, inmune al daño de la humedad o condiciones químicas dentro de la tierra.
3. Incluido en la base de datos AASHTO NTPEP.
4. Cumplir especificación ECTC para productos de categoría 5A.

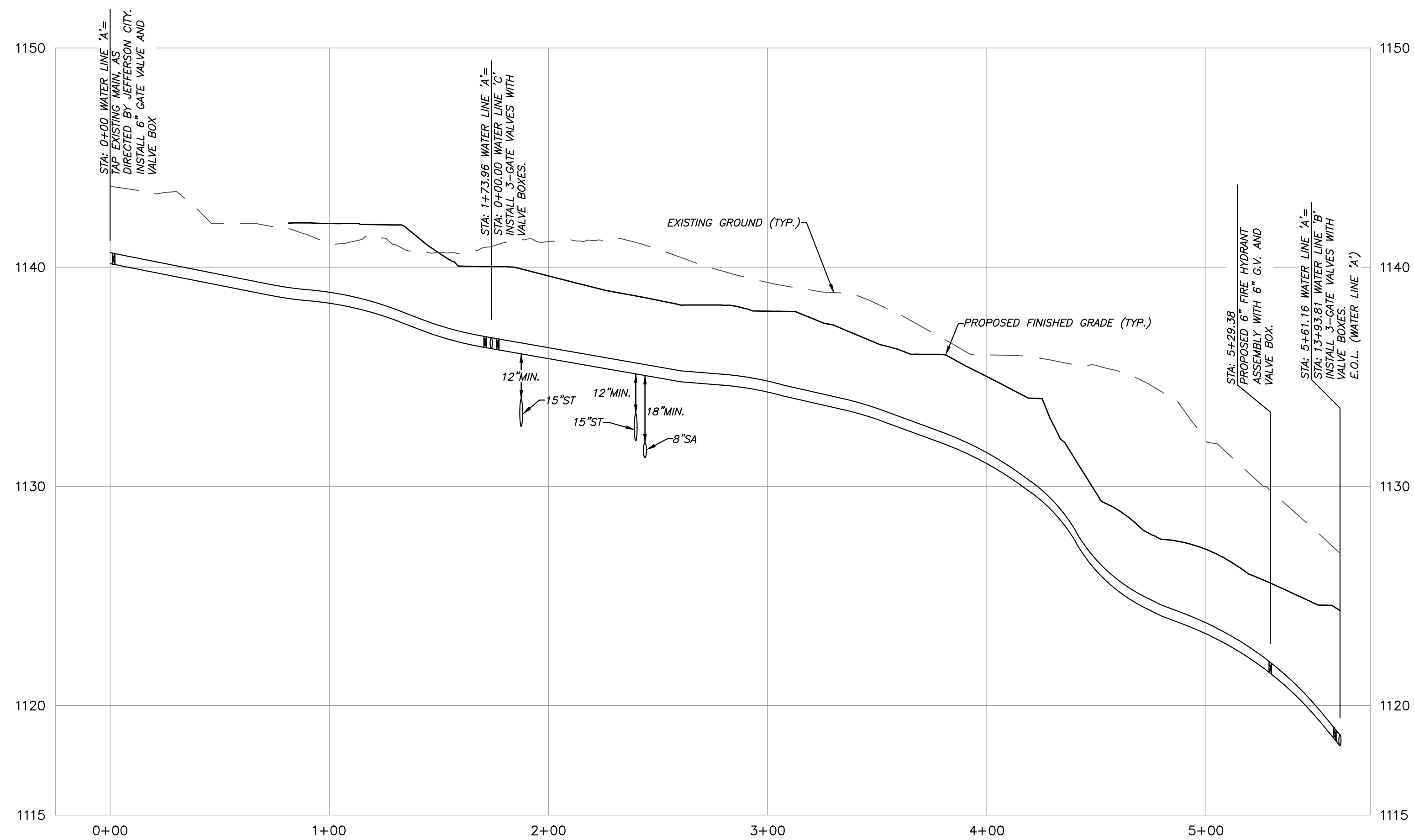
Document # WE_EXCEL_PP58_SII



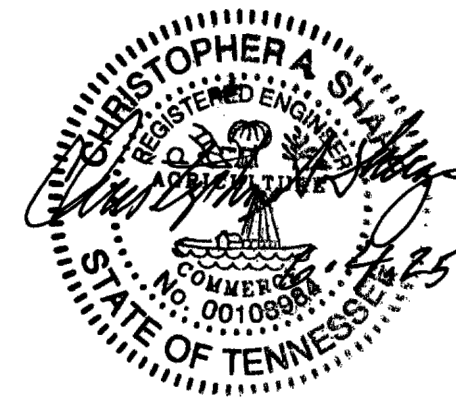
REVISION	DATE	DESCRIPTION	BY

SHEET C-22		
CONSTRUCTION DETAILS		
CANNONS CROSSING S/D		
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)		
DEVELOPER:		
CRAFTED MILESTONE, LLC		
296 BOYDS SCHOOL ROAD		
MORRISTOWN, TN 37813		
DIST NO. 04		
JEFFERSON CITY, TN		
TAX MAP: 15		
PARCEL: 10.00		
SCALE: AS NOTED		
JUNE 4, 2025		
		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2505010





PROFILE VIEW: WATER LINE 'A'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



REVISION	DATE	DESCRIPTION	BY

SHEET WA-2

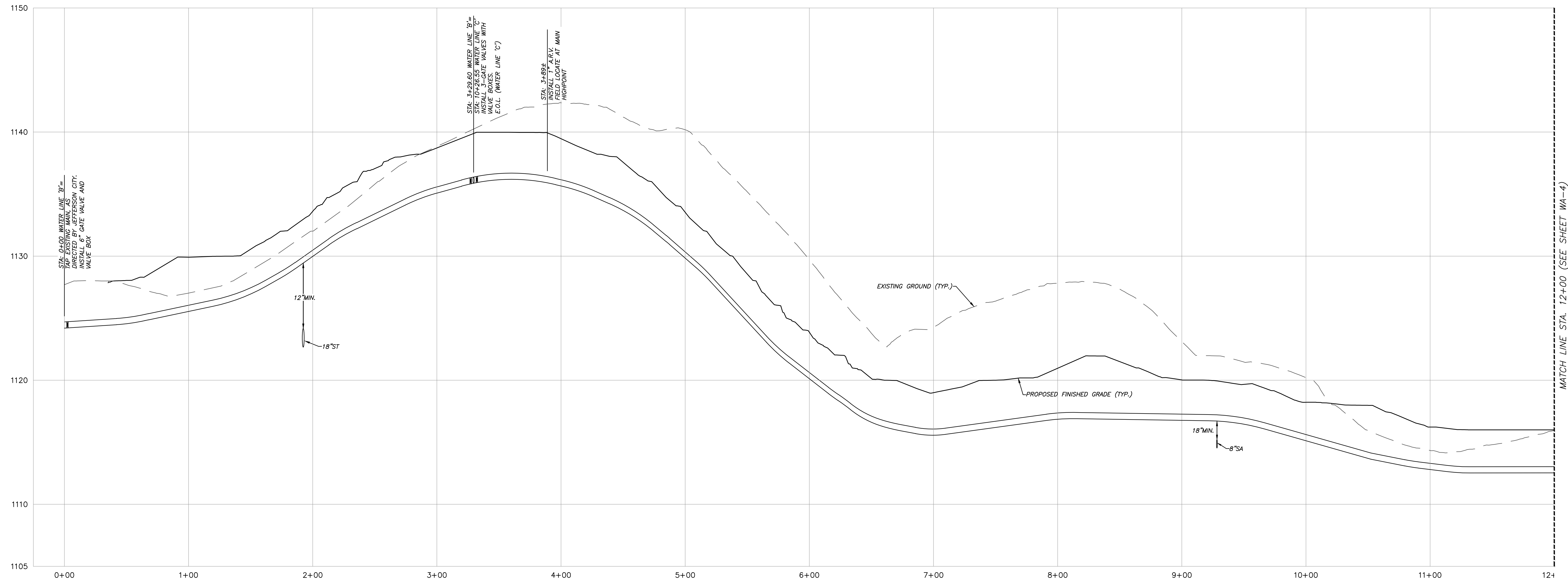
WATER LINE PROFILE
CANNONS CROSSING S/D
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER: **CRAFTED MILESTONE, LLC**
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

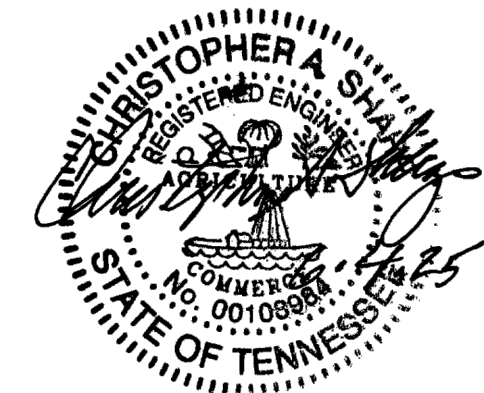
DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: AS NOTED JUNE 4, 2025

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

DWN: RS CHK: CAS DWG. NO. 2505010



PROFILE VIEW: WATER LINE 'B'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



REVISION	DATE	DESCRIPTION	BY	DWN: RS	CHK: CAS

SHEET WA-3

WATER LINE PROFILE
CANNONS CROSSING S/D
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

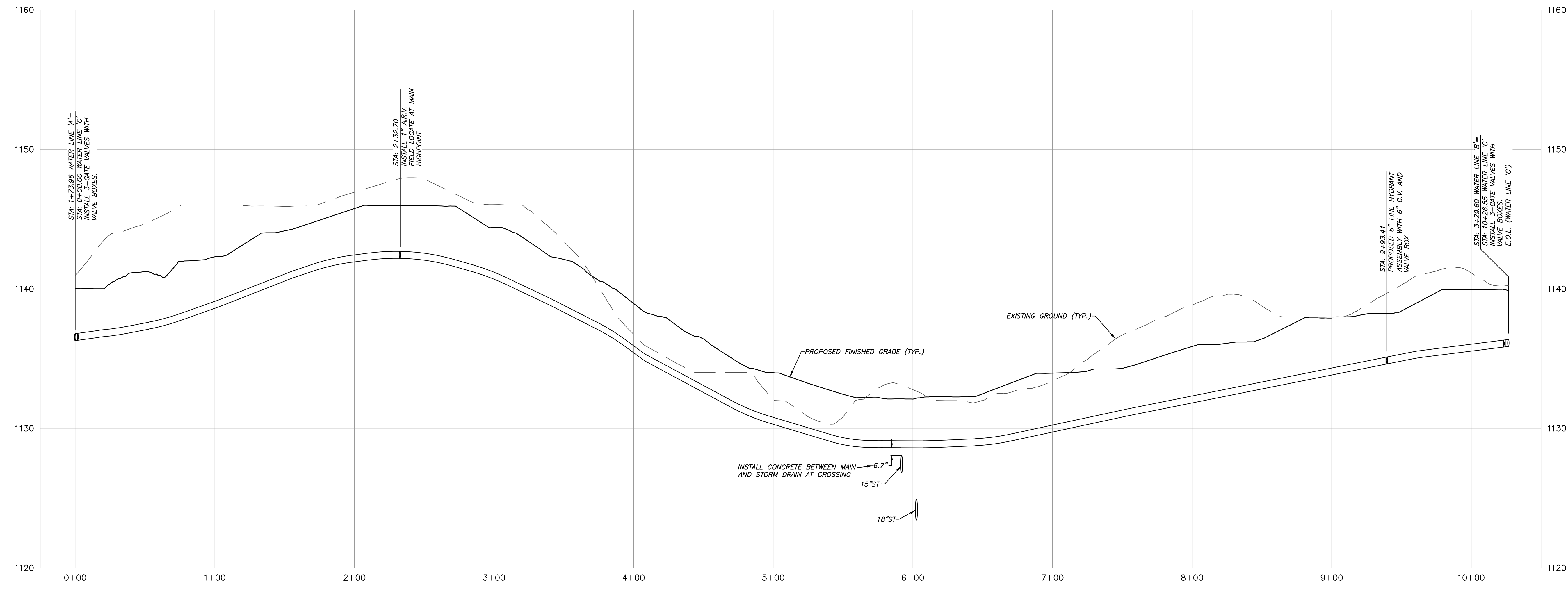
DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: AS NOTED JUNE 4, 2025

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



REVISION	DATE	DESCRIPTION	BY





PROFILE VIEW: WATER LINE 'C'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



REVISION	DATE	DESCRIPTION	BY

SHEET WA-5

WATER LINE PROFILE
CANNONS CROSSING S/D
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04 JEFFERSON CITY, TN
TAX MAP: 15 PARCEL: 10.00
SCALE: AS NOTED JUNE 4, 2025

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

DWN: RS	CHK: CAS	DWG. NO. 2505010
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GENERAL NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, VALVE VALES, ETC., AND COMPLYING WITH ALL CITY PLANS SPECIFIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN TRANSFER TO LOCATE ALL UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY DURING THE CONSTRUCTION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE DEPTH OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. PIPE SHALL BE BACKFILLED WITH STONE WHEN UNDER OR WITHIN 3 FEET OF PAVEMENT.
3. IF APPLICABLE, THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING SERVICE OUTAGES WITH THE OWNER.
4. ALL WATER LINE MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO JEFFERSON CITY UTILITIES STANDARDS AND SPECIFICATIONS.
5. EASEMENTS SHALL BE RESERVED ABOVE ALL UTILITIES INSTALLED OUTSIDE OF PUBLIC RIGHTS OF WAY.
6. EASEMENTS SHALL BE DEDICATED 7.5' ON BOTH SIDES OF INSTALLED UTILITIES AND APPLICABLE AREAS WHERE THEY ARE INSTALLED OUTSIDE OF PUBLIC RIGHTS OF WAY.



SHEET SA-1

PUBLIC SANITARY SEWER PLAN
CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04

JEFFERSON CITY, TN

TAX MAP: 15

PARCEL: 10.00

SCALE: 1"=60'

JUNE 4, 2025



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

DWN: CLN

CHK: CAS

DWG. NO. 2505010

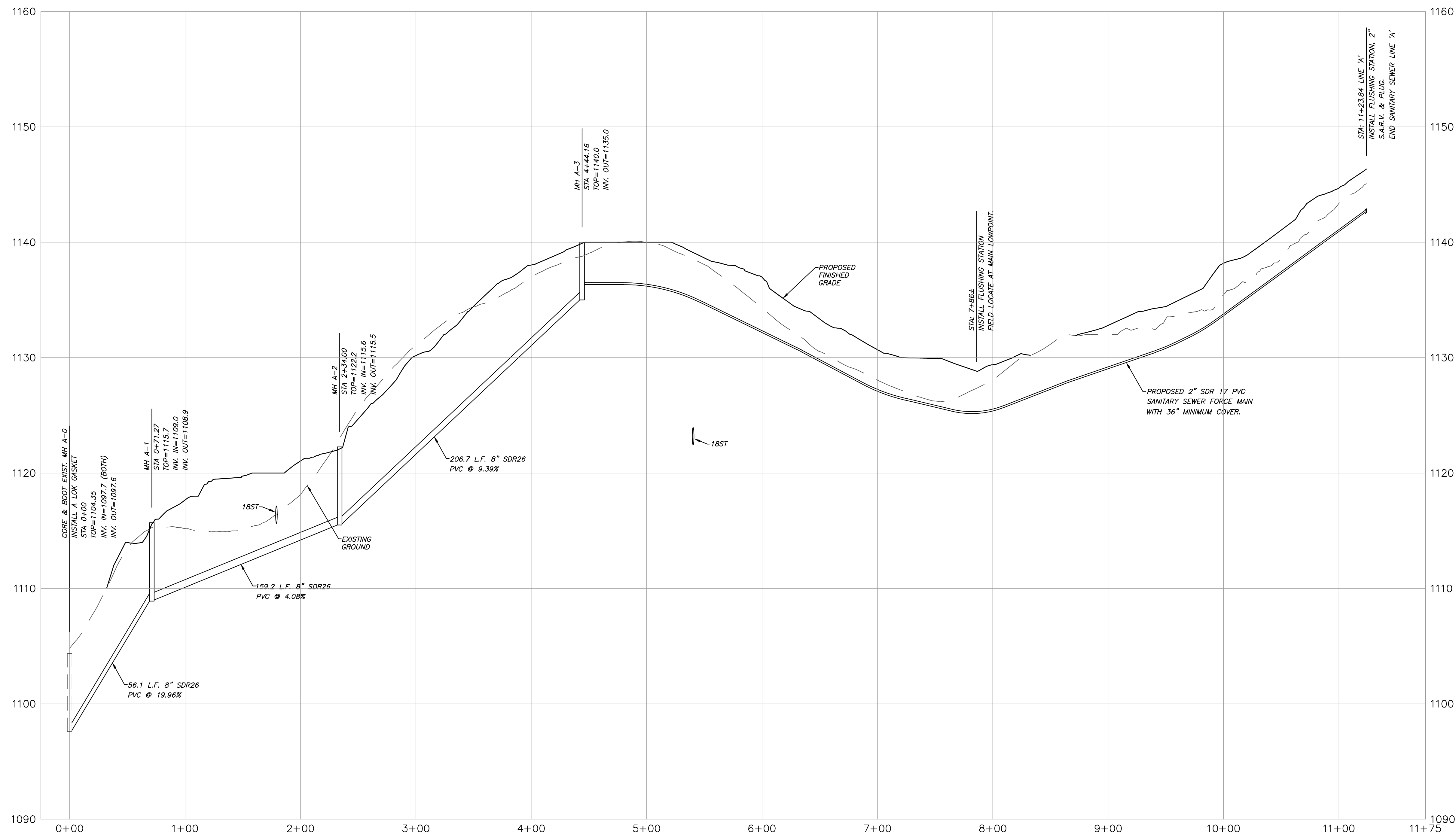
LEGEND:

	PROPOSED SANITARY SEWER SERVICE
	PROPOSED SANITARY SEWER VALVE
	PROPOSED LOW PRESSURE SEWER
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MAIN

REFERENCE:
DEED BOOK: 1525, PAGE: 406
PLAT BOOK: L, PAGE: 26

REVISION	DATE	DESCRIPTION	BY





PROFILE-SEWER LINE A
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

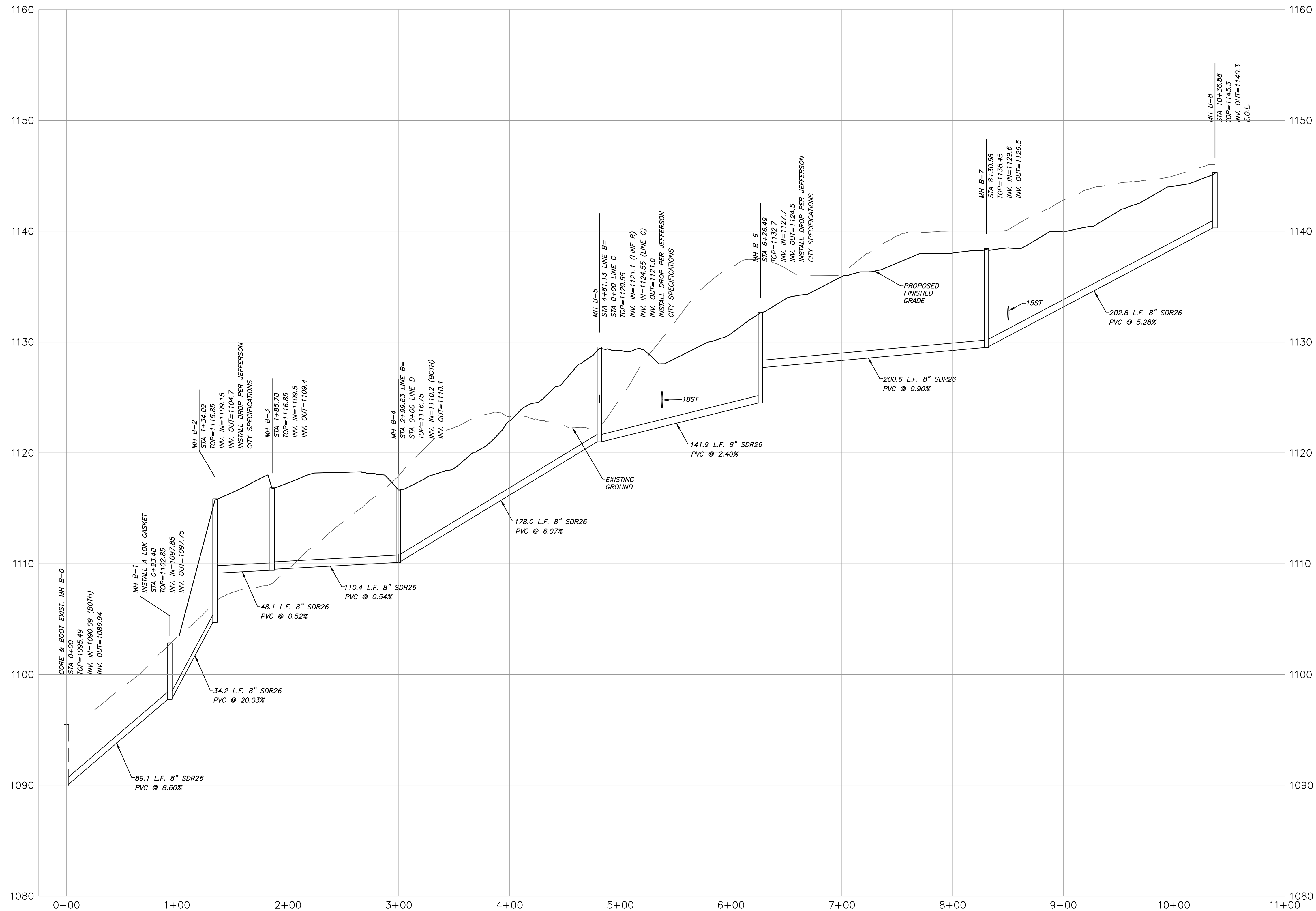


SHEET SA-2

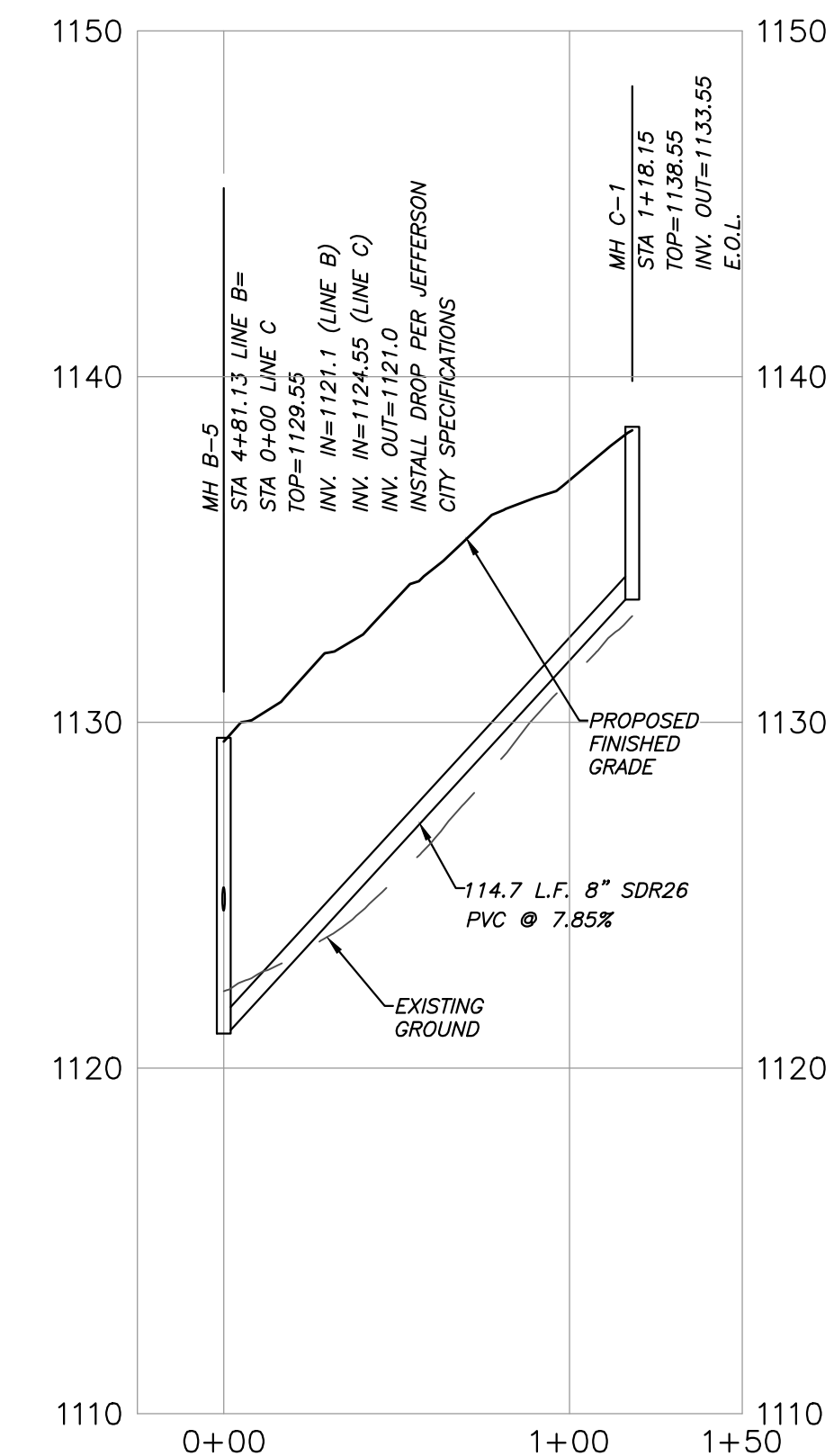
SANITARY SEWER PROFILE CANNONS CROSSING S/D SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)		
DEVELOPER: CRAFTED MILESTONE, LLC 296 BOYDS SCHOOL ROAD MORRISTOWN, TN 37813		
DIST NO. 04	JEFFERSON CITY, TN	
TAX MAP: 15	PARCEL: 10.00	
SCALE: AS NOTED	JUNE 4, 2025	
 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2505010



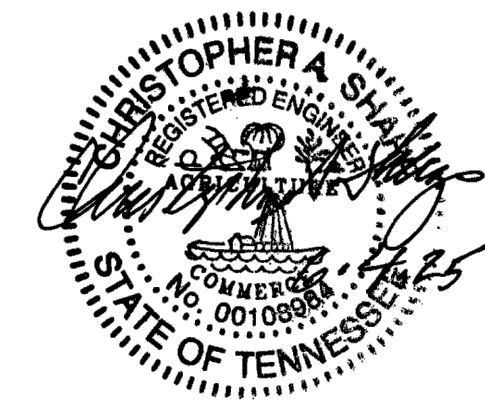
REVISION	DATE	DESCRIPTION	BY



PROFILE-SEWER LINE B
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-SEWER LINE C
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

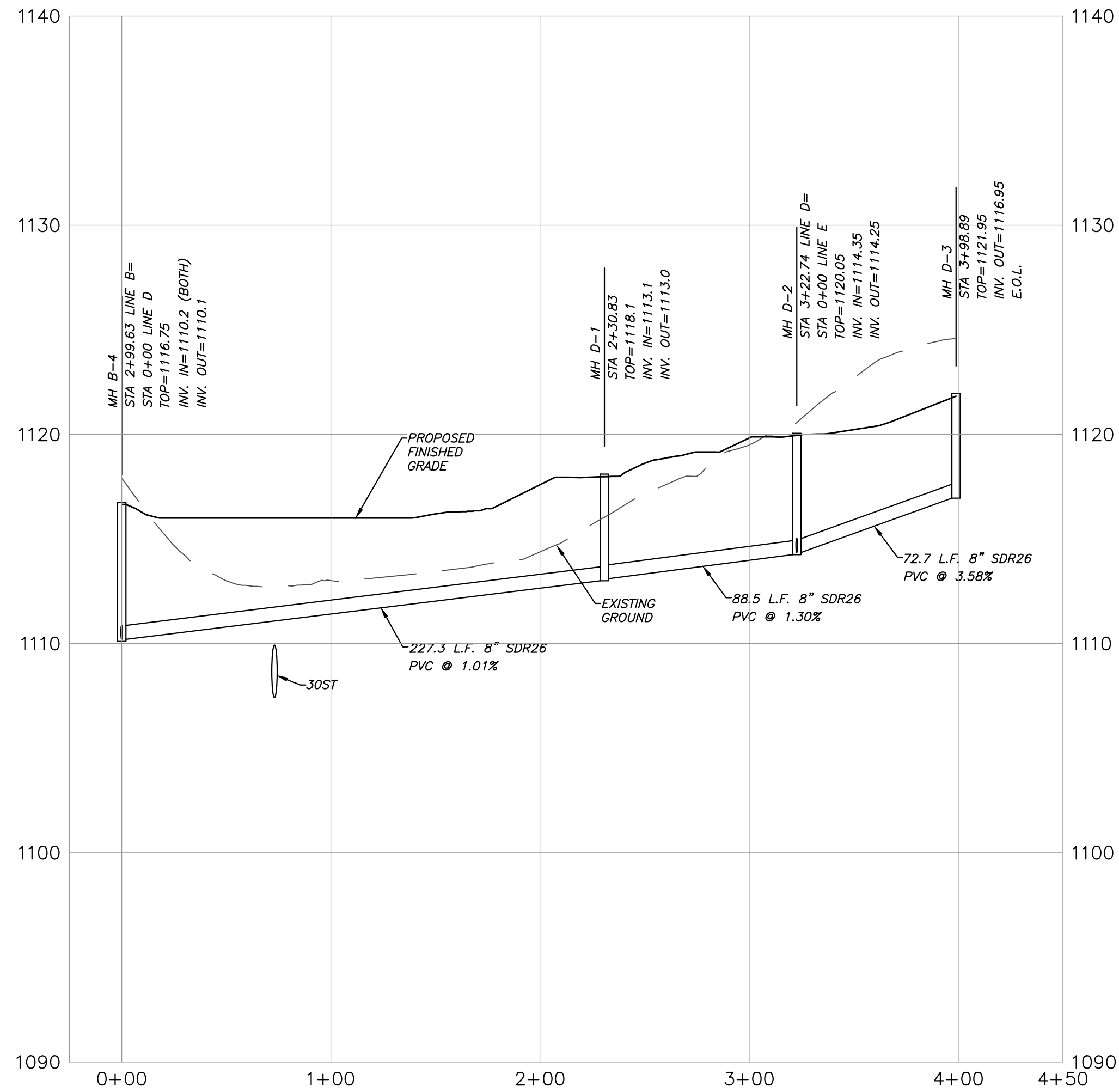


SHEET SA-3

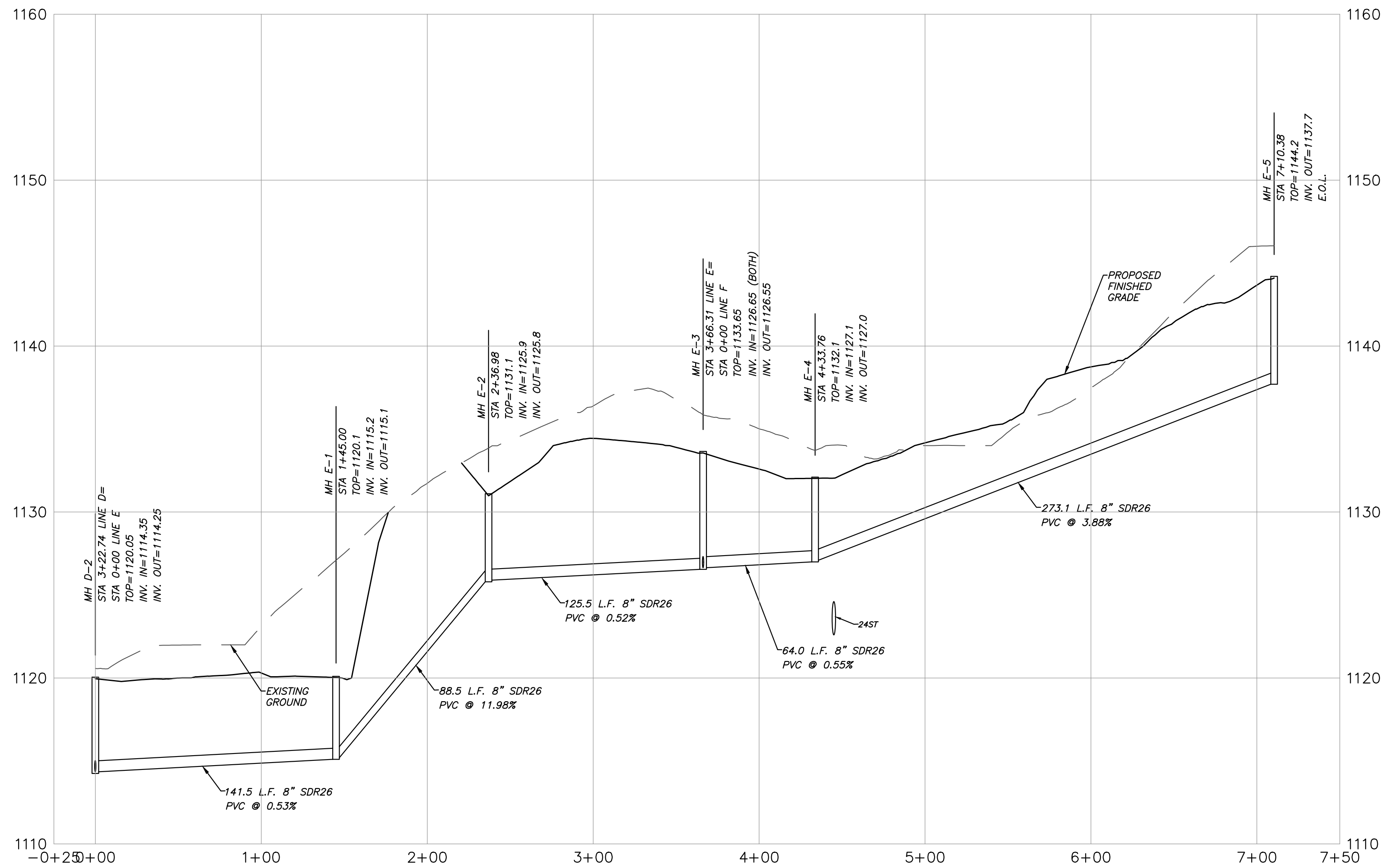
SANITARY SEWER PROFILE		
CANNONS CROSSING S/D		
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)		
DEVELOPER:	CRAFTED MILESTONE, LLC 296 BOYDS SCHOOL ROAD MORRISTOWN, TN 37813	
DIST NO. 04	JEFFERSON CITY, TN	
TAX MAP: 15	PARCEL: 10.00	
SCALE: AS NOTED	JUNE 4, 2025	
	URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS	DWG. NO. 2505010



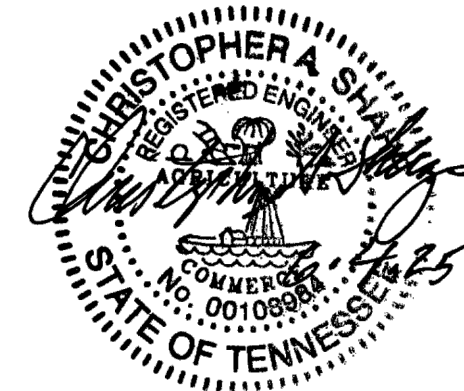
REVISION	DATE	DESCRIPTION	BY



PROFILE-SEWER LINE D
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-SEWER LINE E
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



REVISION	DATE	DESCRIPTION	BY

SHEET SA-4

SANITARY SEWER PROFILE
CANNONS CROSSING S/D
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

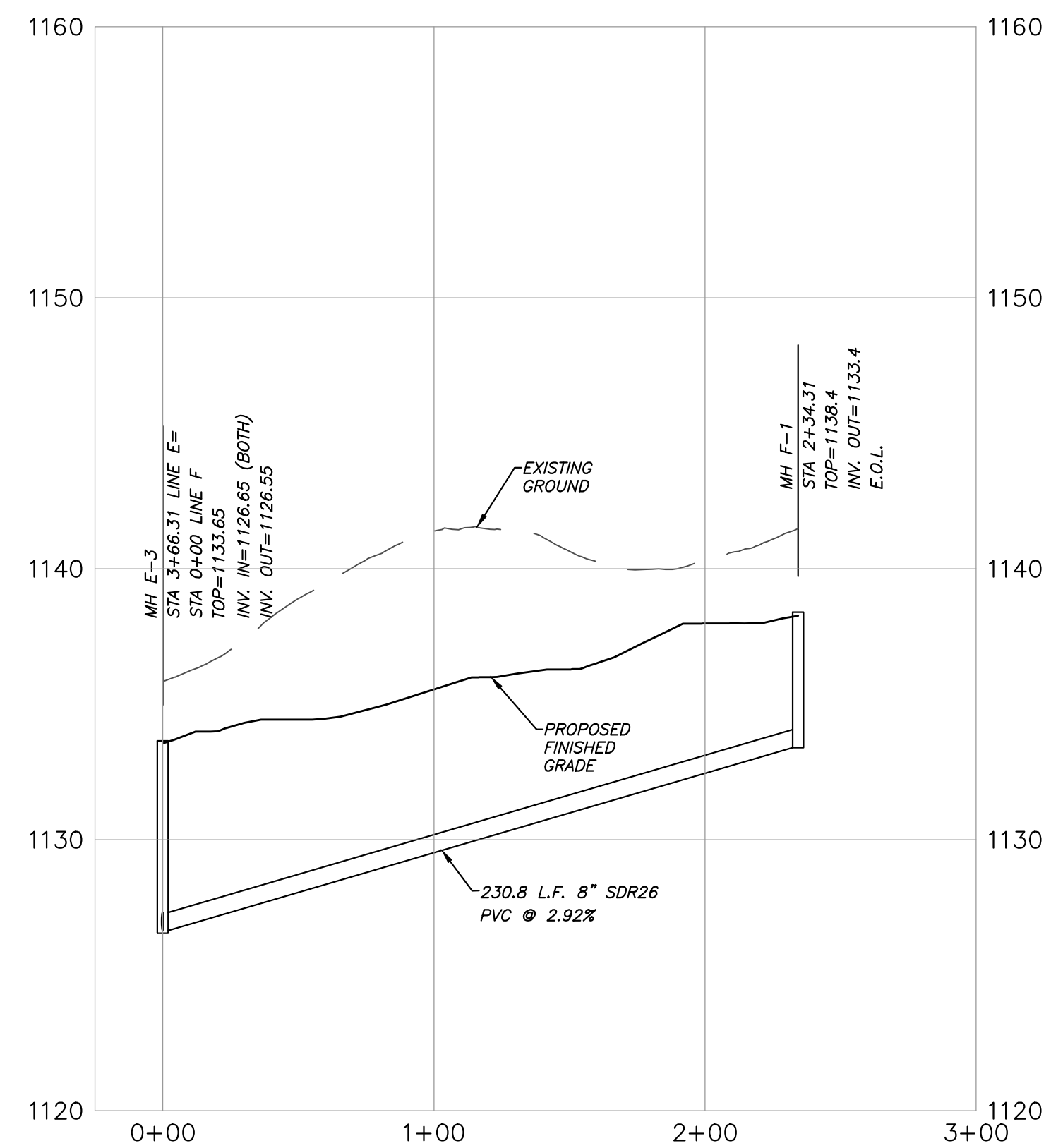
DEVELOPER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04
TAX MAP: 15
SCALE: AS NOTED

JEFFERSON CITY, TN
PARCEL: 10.00
JUNE 4, 2025

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

DWN: CLM
CHK: CAS
DWG. NO. 2505010



PROFILE-SEWER LINE F
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

SHEET SA-5

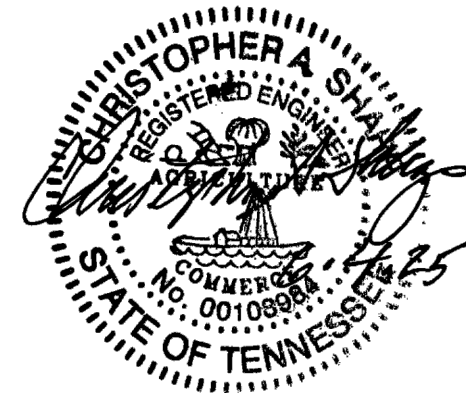
SANITARY SEWER PROFILE
CANNONS CROSSING S/D
SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04
TAX MAP: 15
SCALE: AS NOTED

JEFFERSON CITY, TN
PARCEL: 10.00
JUNE 4, 2025

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



REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2505010			



RESOLUTION 2025-14

A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT CERTAIN PROHIBITED USES AND PERMITTED USES IN THE A-1, R-1, R-2, RR AND C-2 ZONING DISTRICTS

WHEREAS, The Jefferson County Regional Planning Commission, has reviewed the provisions of the Jefferson County Zoning Resolution (hereinafter “Zoning Resolution”) and believes that certain provisions of the Zoning Resolution should be amended;

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Regional Planning Commission that it recommends the Board of Commissioners of Jefferson County (hereinafter referred to as the “Board”) amend the Zoning Resolution as follows:

Section 1. Article 9.3 A.12. Permitted Uses is hereby amended by deleting in this Section 12, after the phrase “including: marinas,” the words “*travel trailer parks*,”.

Section 2. Article 9.3 B. Uses Prohibited: is hereby amended by deleting the current sentence/section and substituting the following sentence: “*Campgrounds, manufactured residential dwelling parks (mobile home parks), recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle titled to the property owner/renter is not prohibited by this section. In no event can the use of a recreational vehicle, travel trailer, camper, motor home, tent or readily removable shed or other structures that do not meet the adopted building codes be considered a principal use, primary use, or accessory use in the A-1 zone.*”

Section 3. Article 9.4.B Prohibited Uses is hereby amended by deleting the current sentence/section and substituting the following sentence: “*Campgrounds, manufactured residential dwelling parks (mobile home parks), recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle titled to the property owner/renter is not prohibited by this section. In no event can the use of a recreational vehicle, travel trailer, camper, motor home, tent or readily removable shed or other structures that do not meet the adopted building codes be considered a principal use, primary use, or accessory use in the R-1 zone.*”

Section 4. Article 9.5.A.1 Permitted Uses is hereby amended by adding after the phrase “and multi-family dwellings” the words “and manufactured residential dwelling park (mobile home park).”

Section 5. Article 9.5.B is hereby amended by deleting the current sentence/section and substituting the following sentence: *“Campgrounds, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle titled to the property owner/renter is not prohibited by this section. In no event can the use of a recreational vehicle, travel trailer, camper, motor home, tent or readily removable shed or other structures that do not meet the adopted building codes be considered a principal use, primary use, or accessory use in the R-2 zone.”*

Section 6. Article 9.6.B Prohibited Uses is hereby amended by deleting the current sentence/section and substituting the following sentence: *“Campgrounds, manufactured residential dwelling parks (mobile home parks), mobile homes single chassis, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle titled to the property owner/renter is not prohibited by this section. In no event can the use of a recreational vehicle, travel trailer, camper, motor home, tent or readily removable shed or other structures that do not meet the adopted building codes be considered a principal use, primary use, or accessory use in the RR zone.”*

Section 7. Article 9.8 A. Permitted Uses: is hereby amended by adding a paragraph 18, which states: *“Campgrounds, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks.”*

BE IT FURTHER RESOLVED that these regulations shall take effect immediately upon passage, the public welfare requiring it.

BE IT FURTHER RESOLVED, if any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.

Date Considered by Jefferson County Regional Planning Commission: May 27, 2025

Approve X **Denied**

Chairman Jefferson County Regional Planning Commission

Secretary Jefferson County Regional Planning Commission

Date Considered by Jefferson City Regional Planning Commission: _____

Approved **Denied**

Chairman Jefferson City Regional Planning Commission

Secretary Jefferson City Regional Planning Commission

Date Considered by Town of Dandridge Regional Planning Commission: _____

Approved **Denied**

Chairman Dandridge Regional Planning Commission

Secretary Dandridge Regional Planning Commission

Date Considered by Town of White Pine Regional Planning Commission: _____

Approved **Denied**

Chairman White Pine Regional Planning Commission

Secretary White Pine Regional Planning Commission

Date of Public Hearing- Jefferson County Board of Commissioners: _____

Date of Voting Meeting Jefferson County Board of Commissioners: _____

Ayes: **Nays:** - **Passed:** **Failed:**

Chairman Jefferson County Board of Commissioners

Jefferson County Clerk

Approved _____ Vetoed _____

County Mayor, Mark Potts **Approved** _____ **Denied** _____

Chairman Dandridge Regional Planning Commission