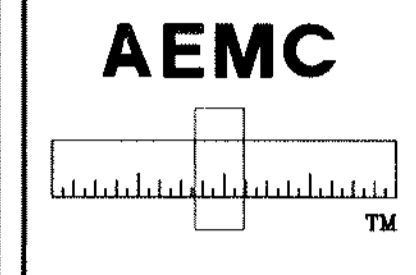
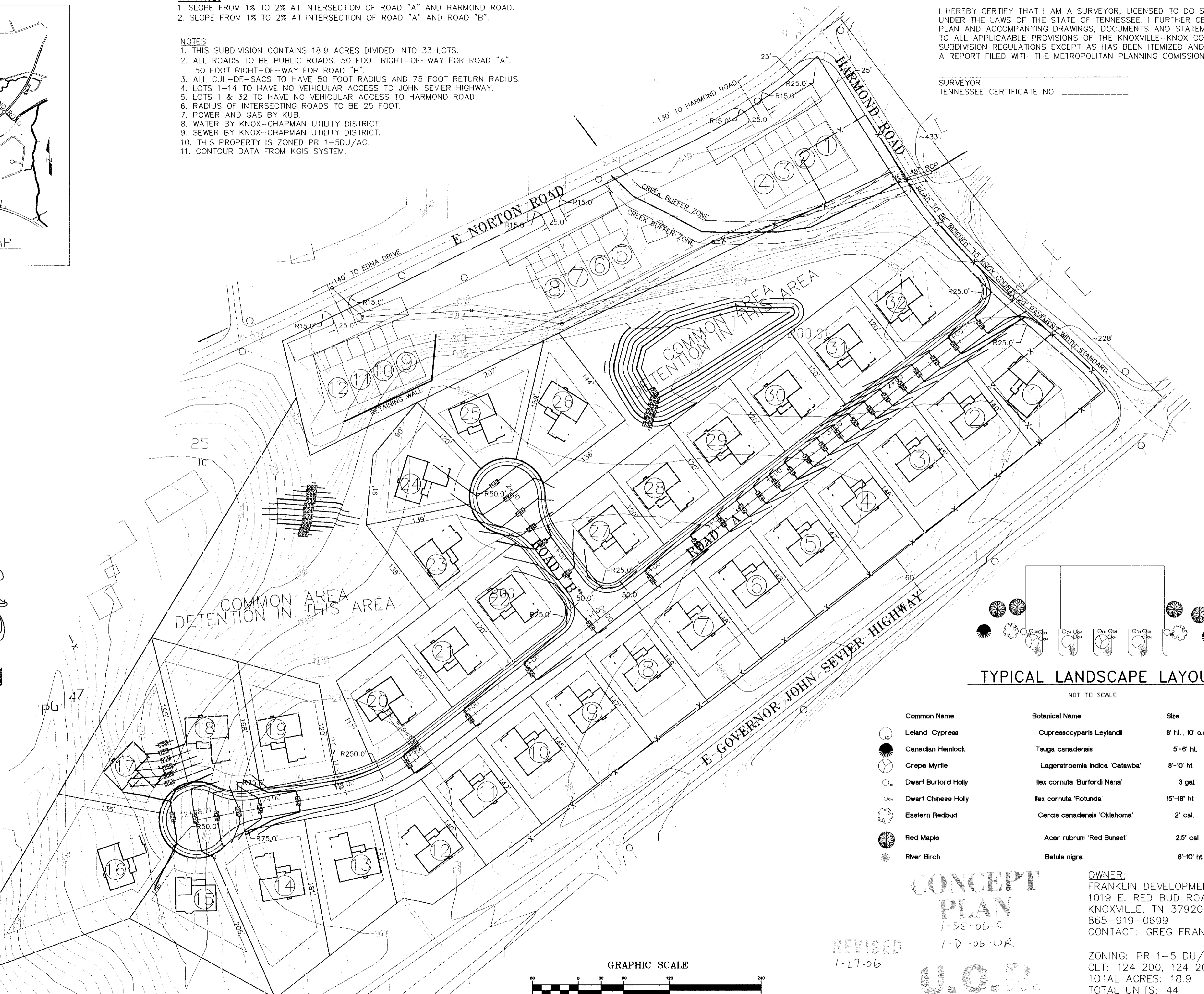


- VARIANCES**
1. SLOPE FROM 1% TO 2% AT INTERSECTION OF ROAD "A" AND HARMOND ROAD.
  2. SLOPE FROM 1% TO 2% AT INTERSECTION OF ROAD "A" AND ROAD "B".

- NOTES**
1. THIS SUBDIVISION CONTAINS 18.9 ACRES DIVIDED INTO 33 LOTS.
  2. ALL ROADS TO BE PUBLIC ROADS. 50 FOOT RIGHT-OF-WAY FOR ROAD "A".  
50 FOOT RIGHT-OF-WAY FOR ROAD "B".
  3. ALL CUL-DE-SACS TO HAVE 50 FOOT RADIUS AND 75 FOOT RETURN RADIUS.
  4. LOTS 1-14 TO HAVE NO VEHICULAR ACCESS TO JOHN SEVIER HIGHWAY.
  5. LOTS 1 & 32 TO HAVE NO VEHICULAR ACCESS TO HARMOND ROAD.
  6. RADIUS OF INTERSECTING ROADS TO BE 25 FOOT.
  7. POWER AND GAS BY KUB.
  8. WATER BY KNOX-CHAPMAN UTILITY DISTRICT.
  9. SEWER BY KNOX-CHAPMAN UTILITY DISTRICT.
  10. THIS PROPERTY IS ZONED PR 1-50U/AC.
  11. CONTOUR DATA FROM KGIS SYSTEM.

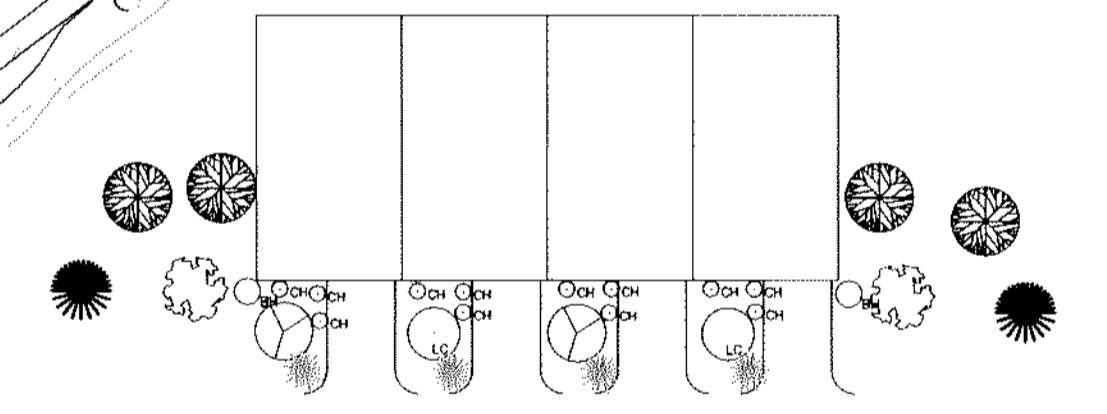
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED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

SURVEYOR  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_



**APPLIED ENGINEERING & MANAGEMENT CORPORATION**  
2111 WOODSON DRIVE, SW  
KNOXVILLE, TN 37920  
(865) 588-6355

**CONCEPT PLAN**  
**VILLAGE OF JOHN SEVIER**  
KNOX COUNTY  
TENNESSEE



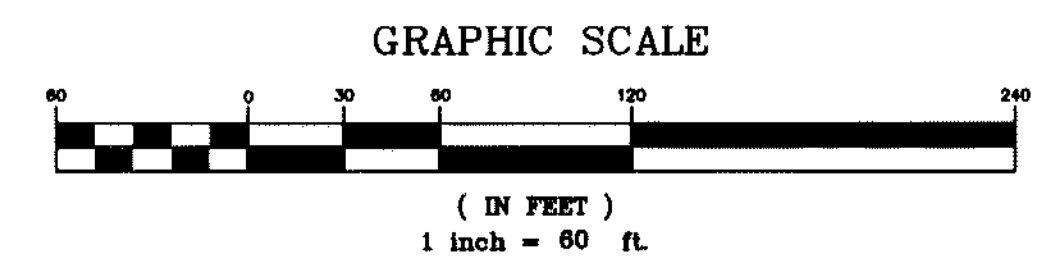
TYPICAL LANDSCAPE LAYOUT  
NOT TO SCALE

Common Name	Botanical Name	Size	Remarks
Leland Cypress	<i>Cupressocyparis Leylandii</i>	8' ht., 10' o.c.	Dense Pyramidal
Canadian Hemlock	<i>Taiga canadensis</i>	5'-6' ht.	Dense shape
Crepe Myrtle	<i>Lagerstroemia indica 'Catawba'</i>	8'-10' ht.	Multi-trunk
Dwarf Burford Holly	<i>Ilex cornuta 'Burfordi Nana'</i>	3 gal.	Compact form
Dwarf Chinese Holly	<i>Ilex cornuta 'Rotunda'</i>	15'-18' ht.	Dense shape
Eastern Redbud	<i>Cercis canadensis 'Oklahoma'</i>	2' cal.	Multi-trunk
Red Maple	<i>Acer rubrum 'Red Sunset'</i>	25' cal.	Wide crown
River Birch	<i>Betula nigra</i>	8'-10' ht.	Multi-trunk

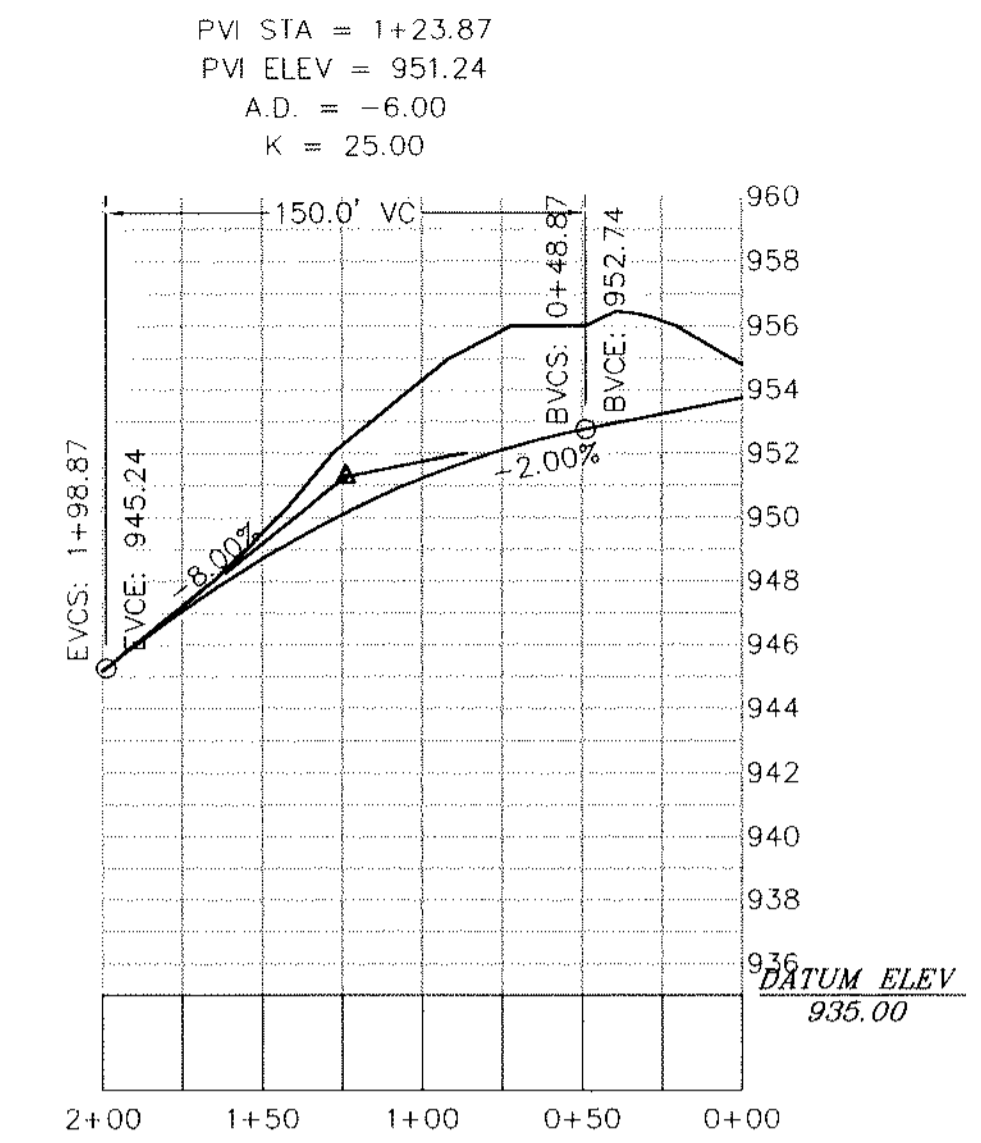
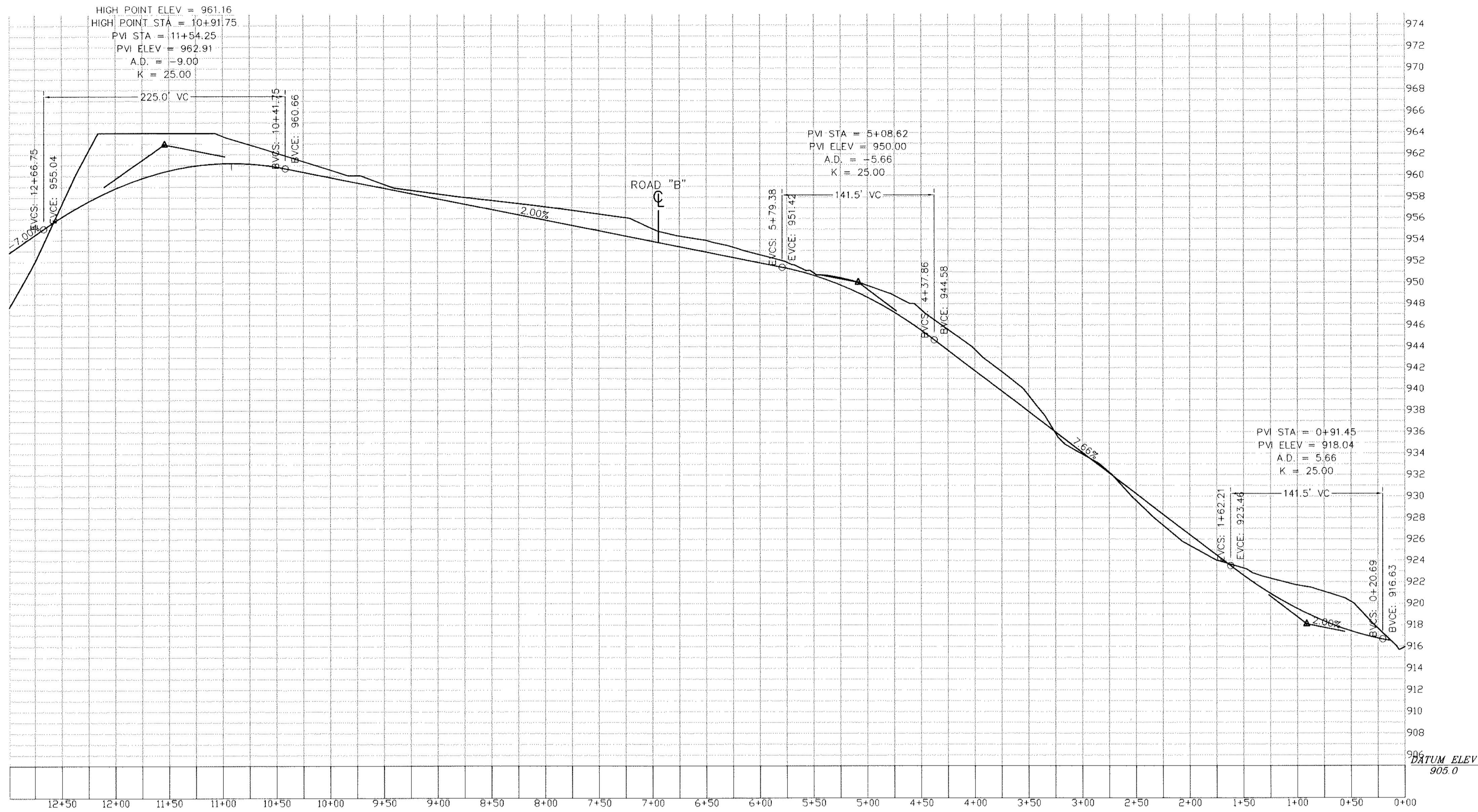
**CONCEPT PLAN**  
1-SE-06-C  
1-D-06-UR  
**U.O.R.**  
DATE \_\_\_\_\_

**OWNER:**  
FRANKLIN DEVELOPMENT, LLC  
1019 E. RED BUD ROAD  
KNOXVILLE, TN 37920  
865-919-0699  
CONTACT: GREG FRANKLIN

ZONING: PR 1-5 DU/AC  
CLT: 124 200, 124 20001  
TOTAL ACRES: 18.9  
TOTAL UNITS: 44  
DEVELOPMENT DENSITY: 2.3 DU/AC

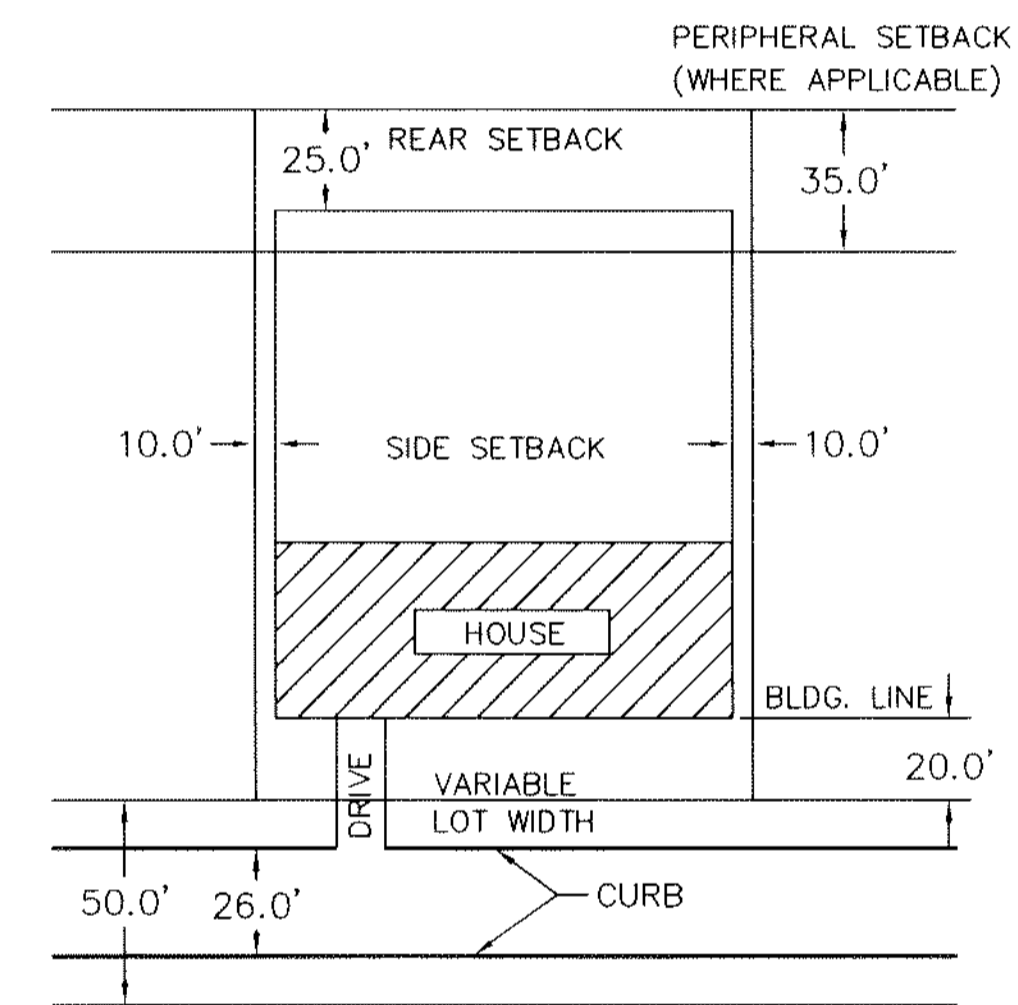


DATE:	10/05
SCALE:	1"=60'
DRAWN BY:	JT
CHECKED BY:	JBT
REVISIONS:	
01/06 - MPC COMMENTS	
DRAWING NO:	FV-001
SHEET:	CP1
OF:	2



### ROAD "B"

HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 6'



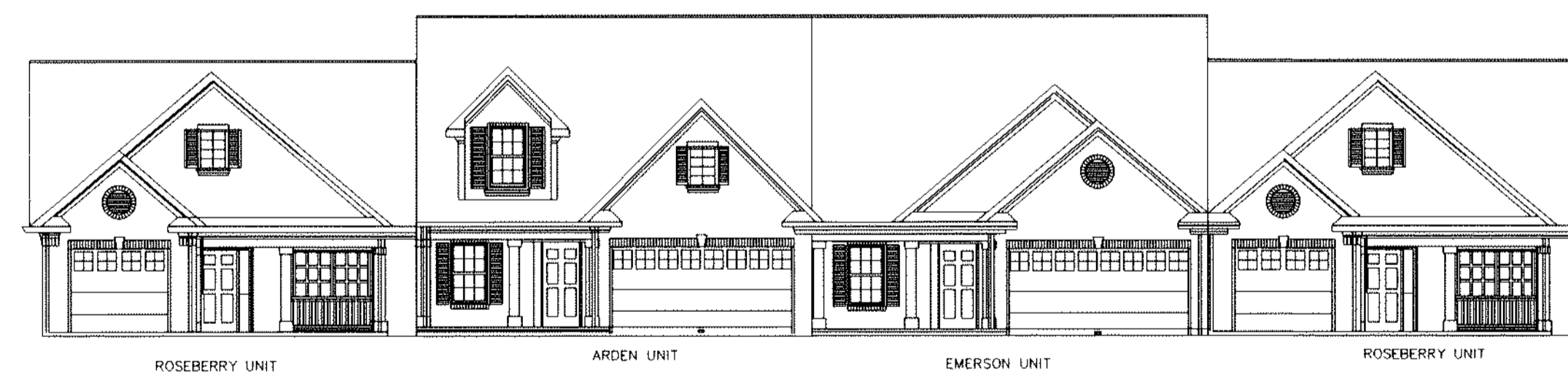
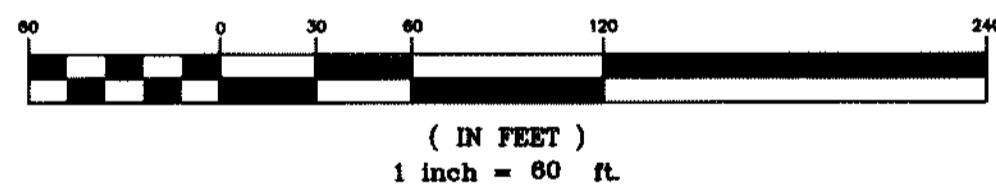
### TYPICAL LOT LAYOUT

NOT TO SCALE

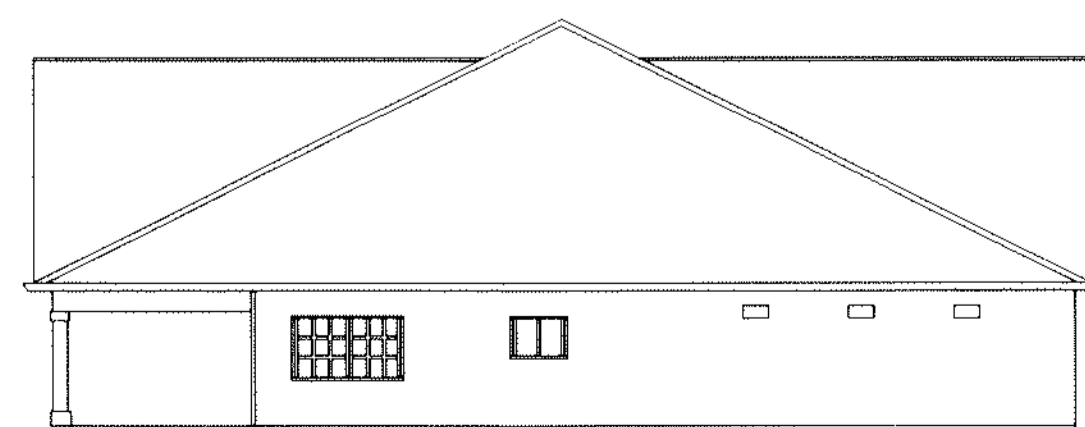
### ROAD "A"

HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 6'

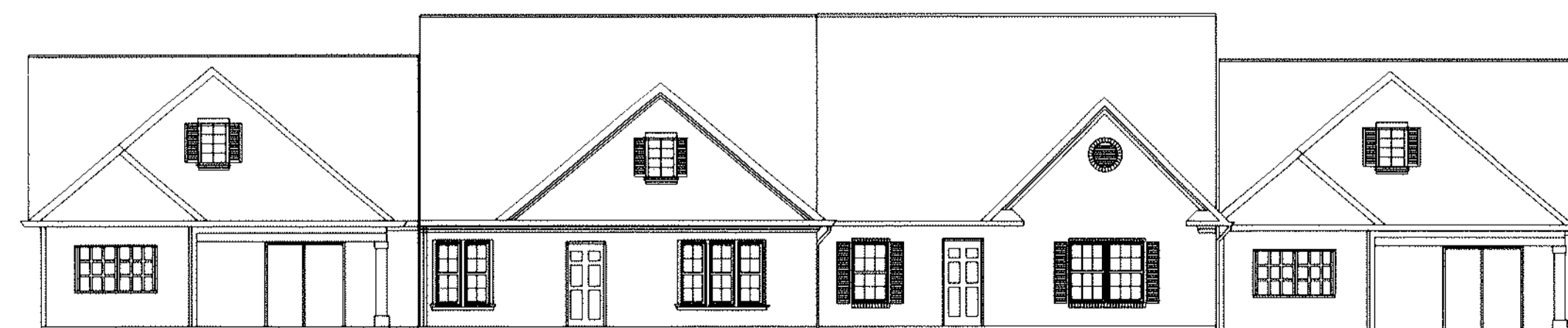
#### GRAPHIC SCALE



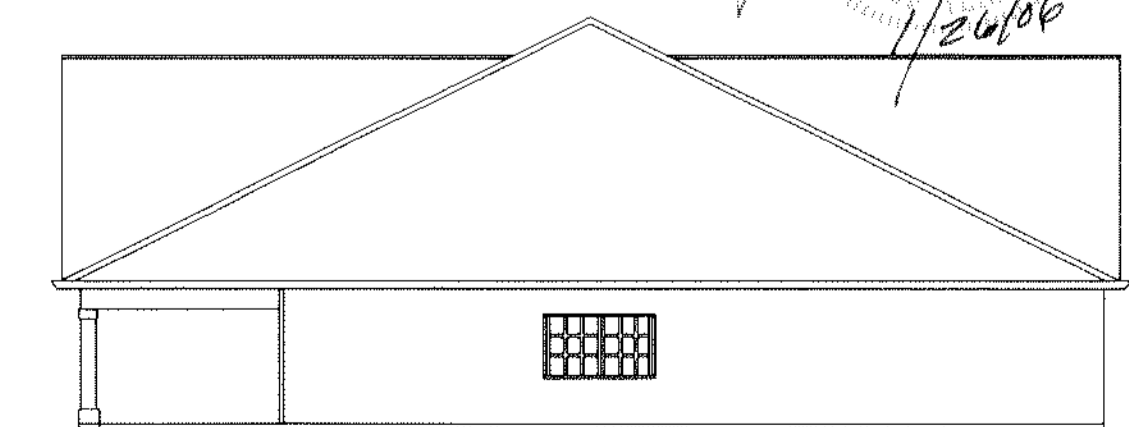
TYPICAL FRONT ELEVATION OF UNITS



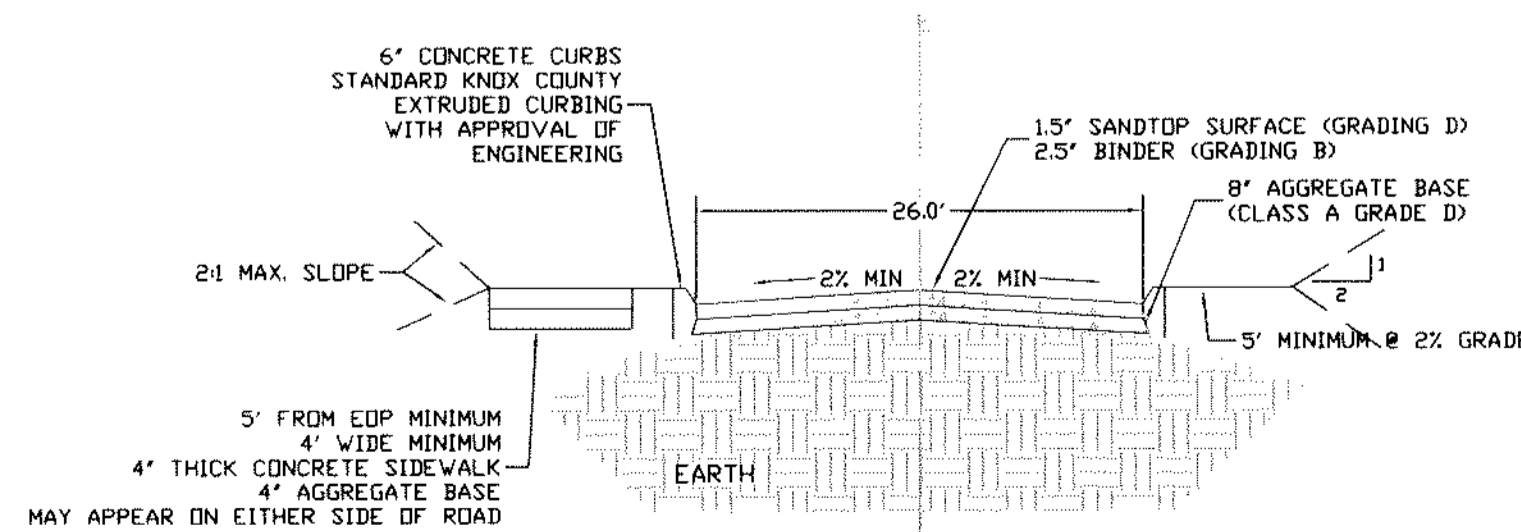
TYPICAL LEFT ELEVATION



TYPICAL REAR ELEVATION OF UNITS



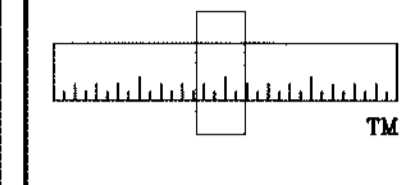
TYPICAL RIGHT ELEVATION



### TYPICAL ROAD CROSS SECTION

NOT TO SCALE

AEMC



APPLIED ENGINEERING  
 & MANAGEMENT CORPORATION  
 2111 WOODSON DRIVE, SW  
 KNOXVILLE, TN 37920  
 (865) 568-6355

CONCEPT PLAN

VILLAGE OF JOHN SEVIER

KNOX COUNTY  
 TENNESSEE

DATE:	10/05
SCALE:	NTS
DRAWN BY:	JT
CHECKED BY:	JBT

REVISIONS:
01/06 - MPC COMMENTS

DRAWING NO. FV-002

SHEET:

CP2

OF: 2

1-SE-06-C  
 1-D-06-UR

