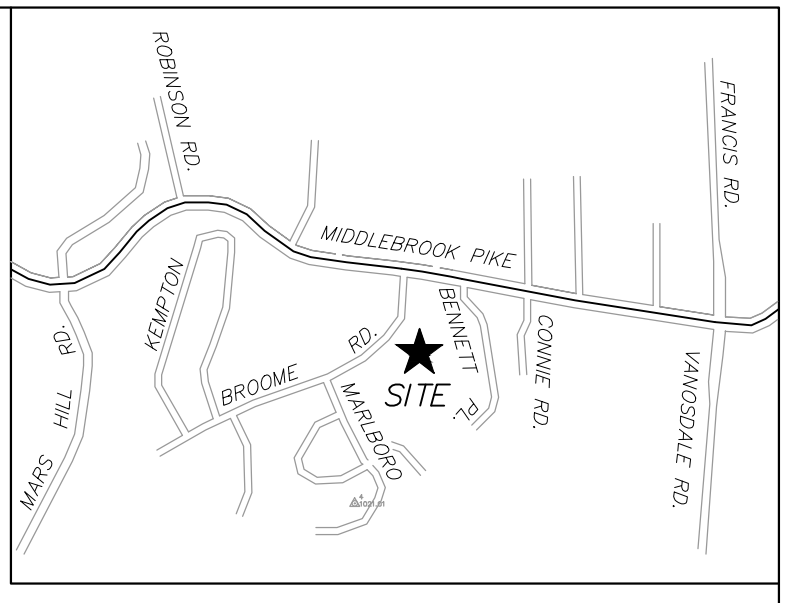
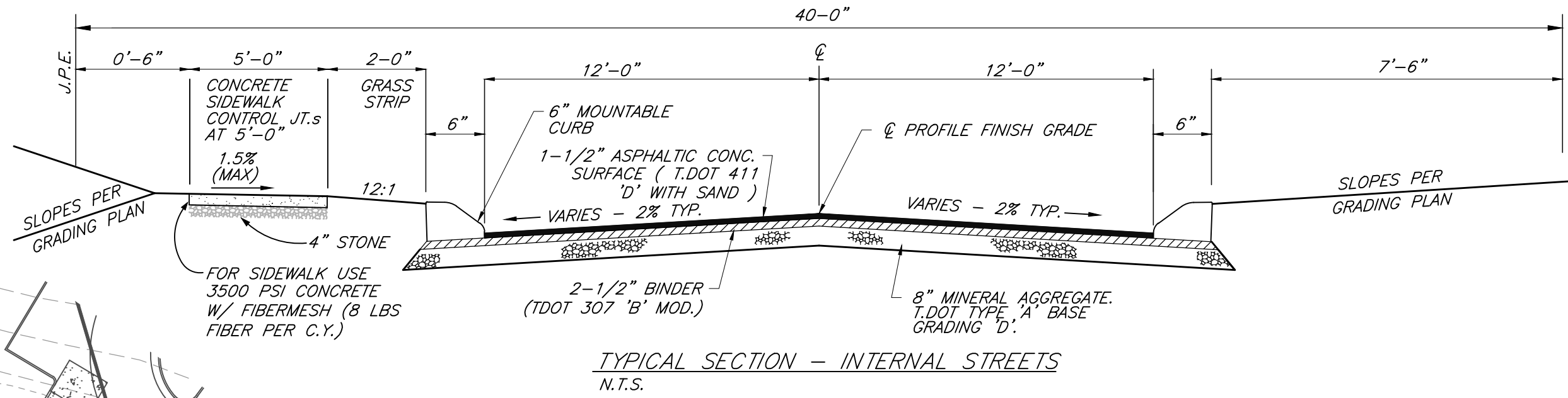
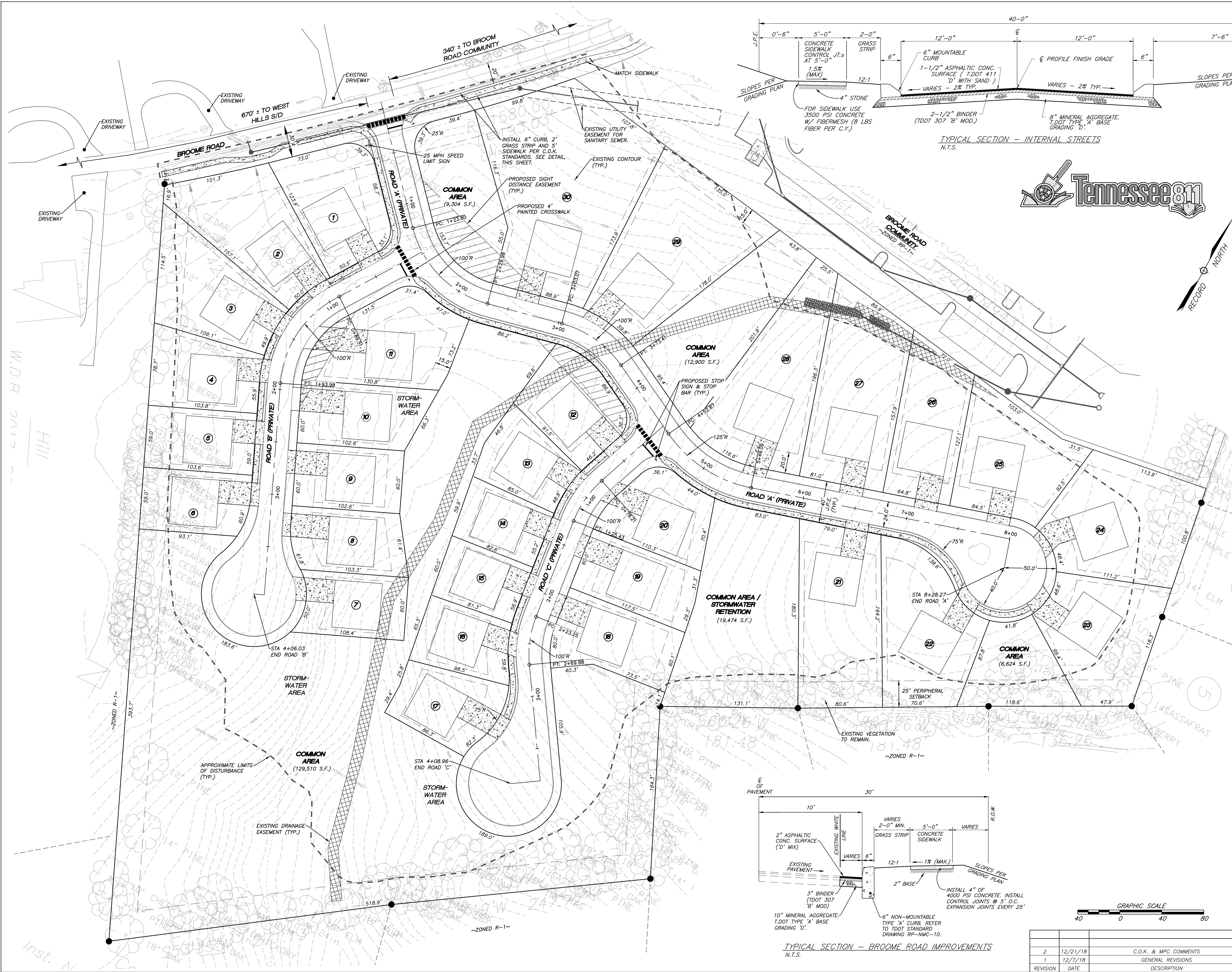
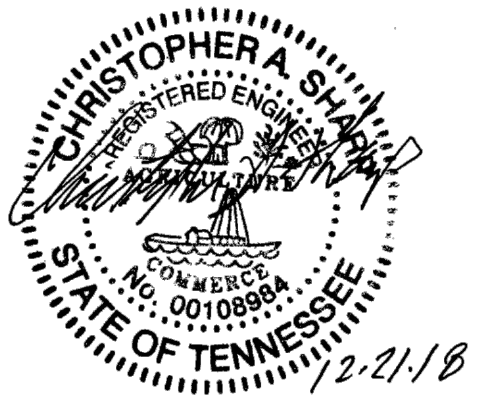




- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. 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. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. OPEN SPACE REQUIREMENT (15% OF TOTAL AREA):
TOTAL AREA = 541,049 S.F.
REQUIRED OPEN SPACE = 0.15 x 541,050 = 81,158 S.F.
PROPOSED OPEN SPACE = 177,812 S.F. (33%)
 5. THE PARCEL IS ZONED RP-1. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
PERIPHERY BOUNDARY: ALL BUILDINGS SHALL HAVE A MINIMUM SETBACK REQUIREMENT FROM THE PERIPHERY BOUNDARY OF NOT LESS THAN TWENTY-FIVE (25) FEET, WITH TWO (2) FEET ADDITIONAL FOR EACH FLOOR ABOVE TWO (2), EXCEPT THAT WITHIN THE HILLSIDE AND RIDGETOP PROTECTION AREA AS ESTABLISHED BY THE HILLSIDE AND RIDGETOP PROTECTION PLAN THIS REQUIREMENT SHALL NOT APPLY TO ANY PERIPHERY BOUNDARY SETBACK THAT IS ALSO A FRONT YARD SETBACK.
FRONT YARD: NOT LESS THAN TWENTY (20) FEET.
SIDE: NOT LESS THAN FIVE (5) FEET.
REAR: NOT LESS THAN FIFTEEN (15) FEET.
 6. POPULATION DENSITY: 30 DWELLING UNITS / 12.42-AC = 2.4 UNITS / ACRE
 7. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
- REQUESTED SUBDIVISION VARIANCES:**
1. REDUCE THE REQUIRED TANGENT LENGTH FOR BROKEN BACK CURVE FROM 150' TO 144'.
 2. REDUCE THE REQUIRED DEPTH OF A DOUBLE FRONTAGE LOT FROM 150' TO 123'.

1-SA-19-C
1-D-19-UR
Revised: 12/21/2018



MPC FILE# 1-D-19-UR
SHEET C-1 (SHEET 2 OF 5)

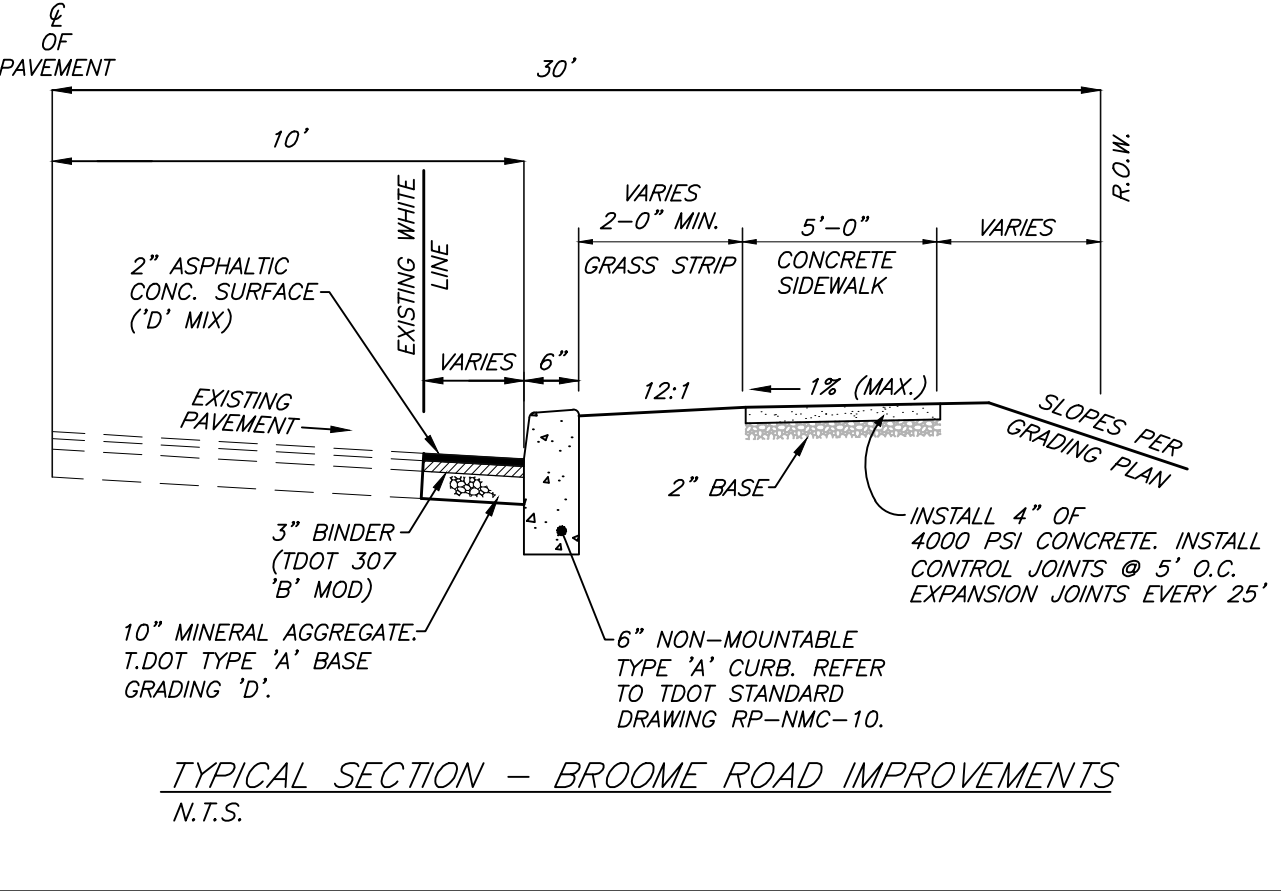
SITE PLAN
THE MOODY PROPERTY
SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909

CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 46	CITY BLOCK NO. 46500
CLT MAP 106	GROUP A
SCALE: 1"=40'	PARCEL 39
	NOVEMBER 26, 2018

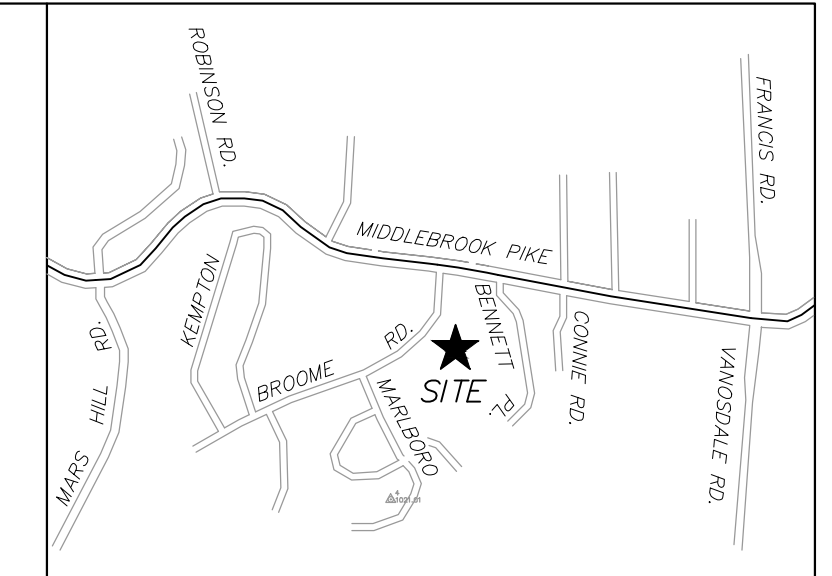
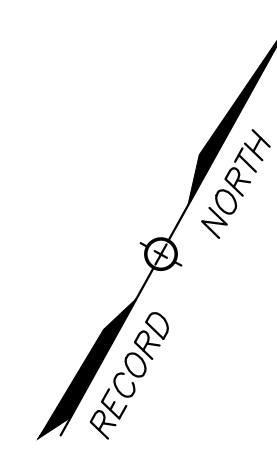
OWNER:
WANDA L. & PLUMLEE MOODY
P.O. BOX 50863
KNOXVILLE, TN 37950
(865) 690-2766

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

DWN: CLM	CHK: CAS	DWG. NO. 1811031
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REVISION	DATE	DESCRIPTION	BY
2	12/21/18	C.O.K. & MPC COMMENTS	BS
1	12/7/18	GENERAL REVISIONS	BS



- 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 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. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

W.D.B. 2017, PG. 592



1-SA-19-C
1-D-19-UR
Revised: 12/21/2018



MPC FILE# 1-D-19-UR
SHEET C-2 (SHEET 3 OF 5)

PRELIMINARY GRADING PLAN
THE MOODY PROPERTY

SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909

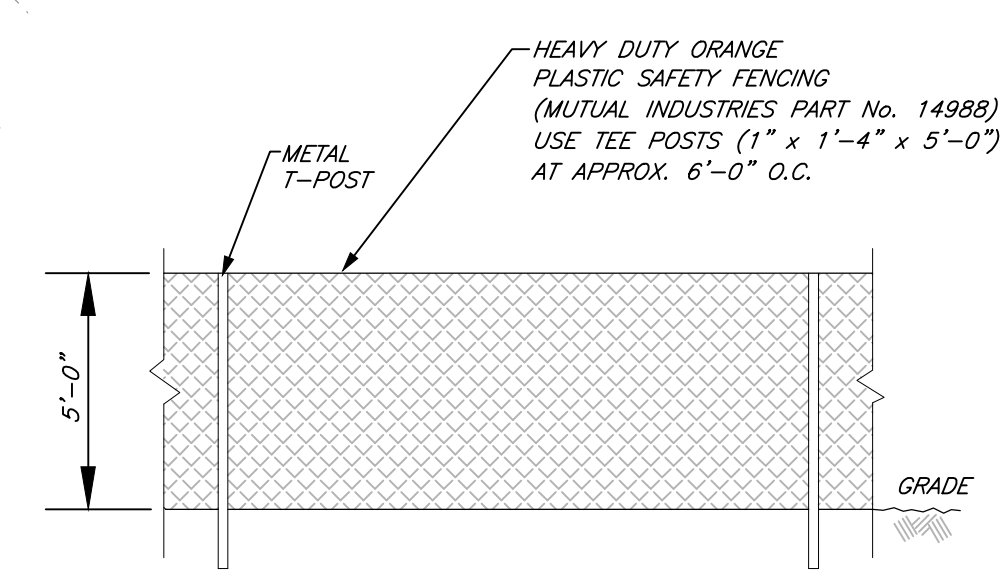
CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 46	CITY BLOCK NO. 46500
CLT MAP 106	GROUP A PARCEL 39
SCALE: 1"=40'	NOVEMBER 26, 2018

OWNER:

WANDA L. & PLUMLEE MOODY
P.O. BOX 50863
KNOXVILLE, TN 37950
(865) 690-2766

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 1811031



*NOTE: TREE PROTECTIVE FENCE TO BE USED FOR PROTECTION OF TREES AND OTHER SPECIFIED SITE FEATURES
TREE PROTECTION FENCE
N.T.S.



REVISION	DATE	DESCRIPTION	BY
2	12/21/18	C.O.K. & MPC COMMENTS	BS
1	12/7/18	GENERAL REVISIONS	BS