



1-SA-24-C
11/14/2023

PROPERTY OWNER/DEVELOPER:
LANCE WILD
EMORY LAND, LLC
2814 BYINGTON SOLWAY ROAD
KNOXVILLE, TN 37931
(865) 705-2782

SIGHT DISTANCE NOTE:
500' SIGHT DISTANCE IS AVAILABLE
AT E. EMORY ROAD ENTRANCE

UTILITIES:
SEWER.....HALLSDALE-POWELL UTILITY DISTRICT
WATER.....HALLSDALE-POWELL UTILITY DISTRICT
ELECTRIC.....KNOXVILLE UTILITIES BOARD
TELEPHONE.....AT&T
WASTE DISPOSAL.....PRIVATE HAULER

- VARIANCES REQUESTED:**
- VERTICAL CURVE VARIANCE ON PROPOSED ROAD FROM K=25 TO K=20 AT STA 01+11.12 (PVI), STA. 14+51.07 AND STA 14+91.07.
 - BROKEN BACK TANGENT VARIANCE ON PROPOSED ROAD FROM 150' TO 40.00' BETWEEN STA. 14+51.07 AND STA 14+91.07.
 - HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 125' BEGINNING AT STA 05+54.64.
 - HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 125' BEGINNING AT STA 12+54.72.
 - HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 125' BEGINNING AT STA 14+91.07.
 - HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 125' BEGINNING AT STA 22+24.16.
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 1.5 PERCENT AT STA 04+25.99.
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 1.5 PERCENT AT STA 25+57.91.

CERTIFICATION OF CONCEPT PLAN:

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

[Signature]
REGISTERED ENGINEER
TENNESSEE CERTIFICATION NO. 124635

PROPERTY NOTES:

- THIS PROPERTY CONTAINS APPROX. 17.09 ACRES SUBDIVIDED INTO 60 SINGLE FAMILY DETACHED LOTS (3.5 DU/AC).
- THIS PROPERTY IS CURRENTLY ZONED PR - PLANNED RESIDENTIAL (<4.0 DU/AC).
- ADJACENT PROPERTIES ARE CURRENTLY ZONED A, RA & PR.
- CLT MAP 37, PARCEL 230.05, DISTRICT E6.
- SETBACKS:
FRONT - 20 FT.
SIDE - 5 FT.
REAR - 15 FT.
PERIPHERAL - 35 FT.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES. 5' EACH SIDE OF INTERIOR LOT

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS DISCREPANCIES OR INCONSISTENCIES TO SITE. INCORPORATED AT (865) 777-4160.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
- ALL BOUNDARY, TOPOGRAPHY, GRADING AND UTILITIES ARE BASED UPON SURVEY PROVIDED BY LYNCH SURVEYS, LLC, ON 02/20/2022.
- ALL SIDEWALK WITHIN PROPOSED ROAD RIGHT-OF-WAY SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION TO BE ESTABLISHED.
- A GEOTECHNICAL STUDY WILL BE PROVIDED FOR LOTS 34-36 DURING PERMITTING.

EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Concept Plan

Mockingbird Meadows Subdivision

2129 Emory Road
Knoxville, Tennessee 37938
Emory Land, LLC

REVISIONS		
NO.	DATE	COMMENTS
1	05/25/2022	Planning Dept. Comments
2	10/12/2023	SideWalk Connection to Hoff Lane Removed from Plan

ORIGINAL ISSUE: 04/22/2022

SITE PROJECT #: 2059

FILE: Concept

C1.0