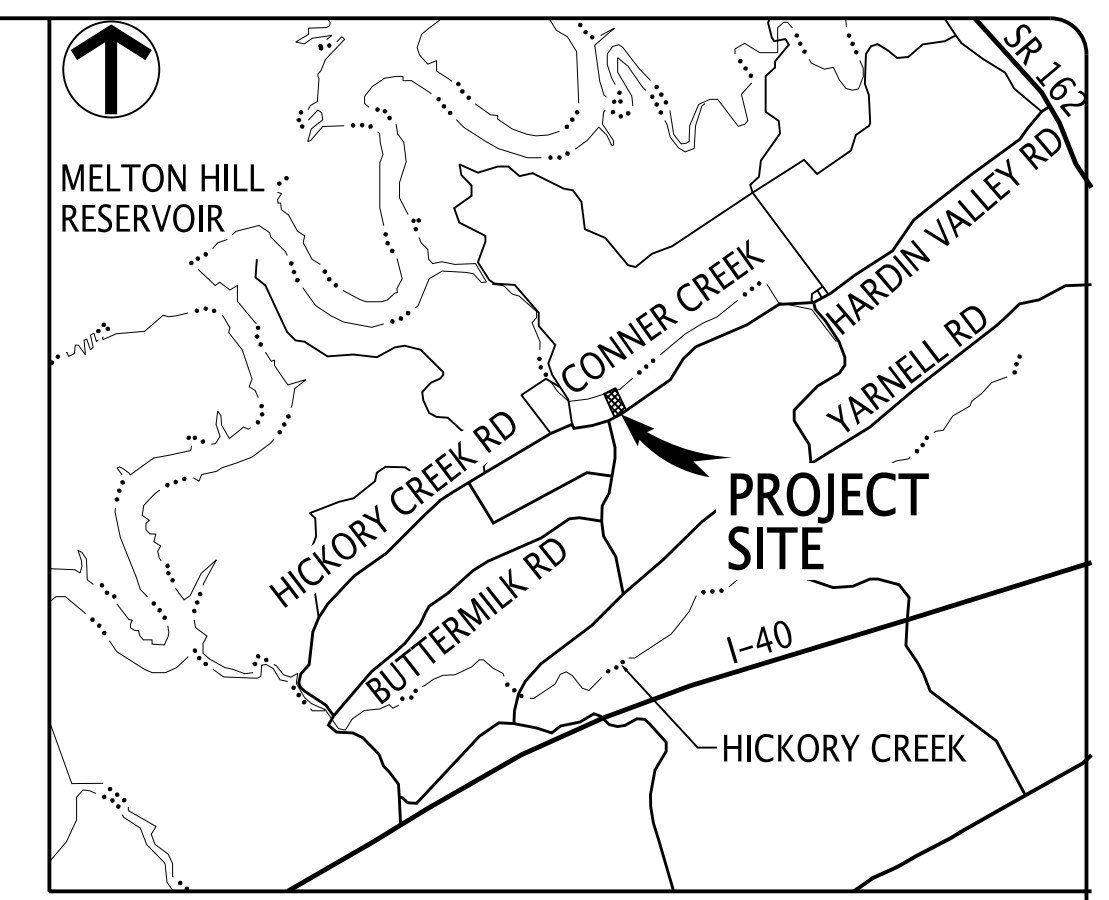


PROJ. NO.	DESIGNED BY	DATE	REVISION/ISSUE
1	AMG	12/20/2021	ISSUED CONCEPT PLAN
2	AMG	06/18/21	REVISED PER PLANNING COMMENTS
3	AMG	10/22/21	ADDED PARCEL
4	ADC	12/20/21	REVISED PER PLANNING COMMENTS



**PLANNING FILE NUMBERS (1-SB-22-C/1-G-22-UR)
GENERAL NOTES:**

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD88.
- PROPERTY CONCERNED REFLECTS PARCEL 06704 AND A PORTION OF PARCEL 06701 AS SHOWN IN KNOX COUNTY CLT MAP 116. ZONING FOR THE PROPERTIES IS PR, PLANNED RESIDENTIAL, DISTRICT: W6. TOTAL AREA = 8.85± AC.
OWNER: S & E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
- BUILDING SETBACKS INTERNAL TO SUBDIVISION ARE 20-FT. IN FRONT, 5-FT. ON SIDE AND 15-FT. REAR. THE PERIPHERAL SETBACK IS 35-FT. A 30-FT PERIPHERAL SETBACK HAS BEEN APPROVED FOR THE SOUTH SIDE OF LOT 20. A SIMILAR 30-FT PERIPHERAL SETBACK IS REQUESTED FOR LOT 1. A 20-FT PERIPHERAL SETBACK ON THE EAST SIDE IS REQUESTED FOR LOTS 22-26.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURBE, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
- SITE DISTANCE IS GREATER THAN 400' TO THE WEST FROM THE PROPOSED ENTRANCE ALONG HARDIN VALLEY RD.

PROPOSED DENSITY

PARCEL ZONED PR ALLOWED DENSITY	3 DU/AC
PROPERTY ZONED PR AREA	8.85 AC
SINGLE FAMILY DWELLING UNITS	26 UNITS
PROPOSED DENSITY	2.94 DU/AC

**APPROVED VARIANCES (09/09/2021)
PLANNING FILE NUMBERS 7-SA-21-C/7-C-21-UR:**

- DECREASE VERTICAL CURVE (CREST) K VALUE FOR ROAD A FROM 25 TO 20.
- DECREASE VERTICAL CURVE (SAG) K VALUE FOR INTERSECTION OF ROAD A AND HARDIN VALLEY ROAD FROM 25 TO 15.
- DECREASE MINIMUM DISTANCE BETWEEN MISSION HILL LANE AND ROAD A FROM 400 FEET TO 368 FEET.
- DECREASE IN PERIPHERAL SETBACK ON SOUTH SIDE OF LOT 20 FROM 35 FEET TO 30 FEET ON CONDITION OF DRIVEWAY FOR LOT 20 TO BE LOCATED ON UPHILL SIDE OF LOT.

LEGEND:

	ASPHALT PAVEMENT
	PROPERTY LINE
	EASEMENT LINE
	NO-FILL LINE
	FLOODWAY/FLOOD LINE
	STREAM BUFFER
	LOT NUMBER
	DETAIL REF. (DETAIL NO./SHT. NO.)

UTILITY OWNERS:

WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
P.O. BOX 51370
KNOXVILLE, TN 37950-1370
CONTACT: MR. WAYNE HASTINGS
OFFICE PHONE: 865.690.2921

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.538.2123

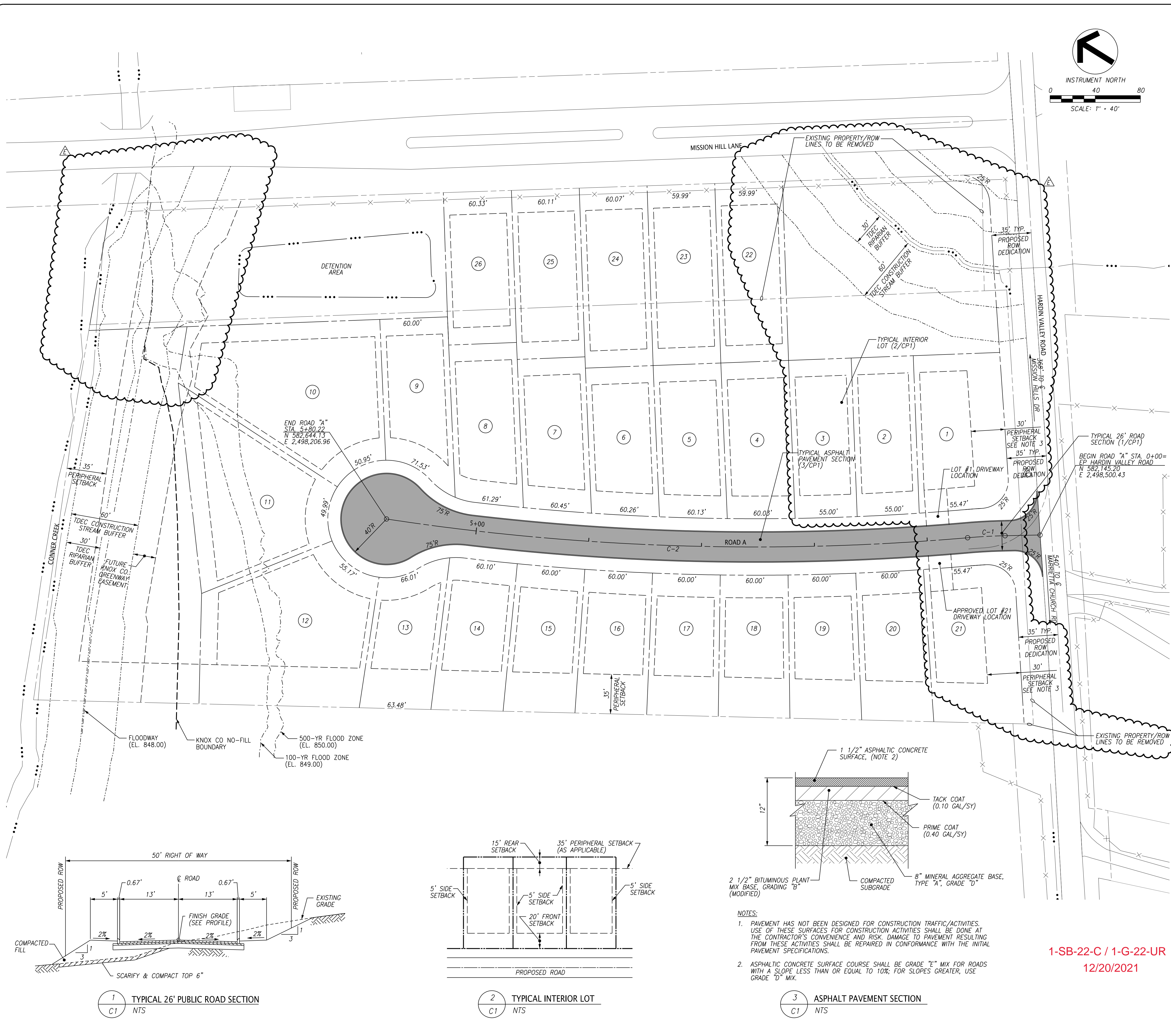
ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37711
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: 865.988.0707

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MR. ROBERT KNIGHT
OFFICE PHONE: 865.539.5243

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING 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.

REGISTERED ENGINEER AARRON M. GRAY, P.E.
TENNESSEE CERTIFICATE NO. 0108410



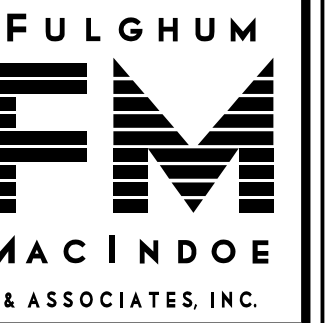
**1-SB-22-C / 1-G-22-UR
12/20/2021**

1 TYPICAL 26' PUBLIC ROAD SECTION
C1 NTS

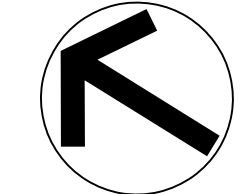
2 TYPICAL INTERIOR LOT
C1 NTS

3 ASPHALT PAVEMENT SECTION
C1 NTS

File Name: A:\3300_130_018\WORKS\130001\13001\13001.dgn
Plot Date: 12/20/2021



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com



INSTRUMENT NORTH
0 40 80
SCALE: 1" = 40'

PLANNING FILE NUMBERS (1-SB-22-C/1-G-22-UR)

GRADING NOTES:

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KGIS DATA PROVIDED ON APRIL 27, 2021.

PRELIMINARY
NOT FOR
CONSTRUCTION

MISSION HILLS SUBDIVISION
HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT
GRADING PLAN

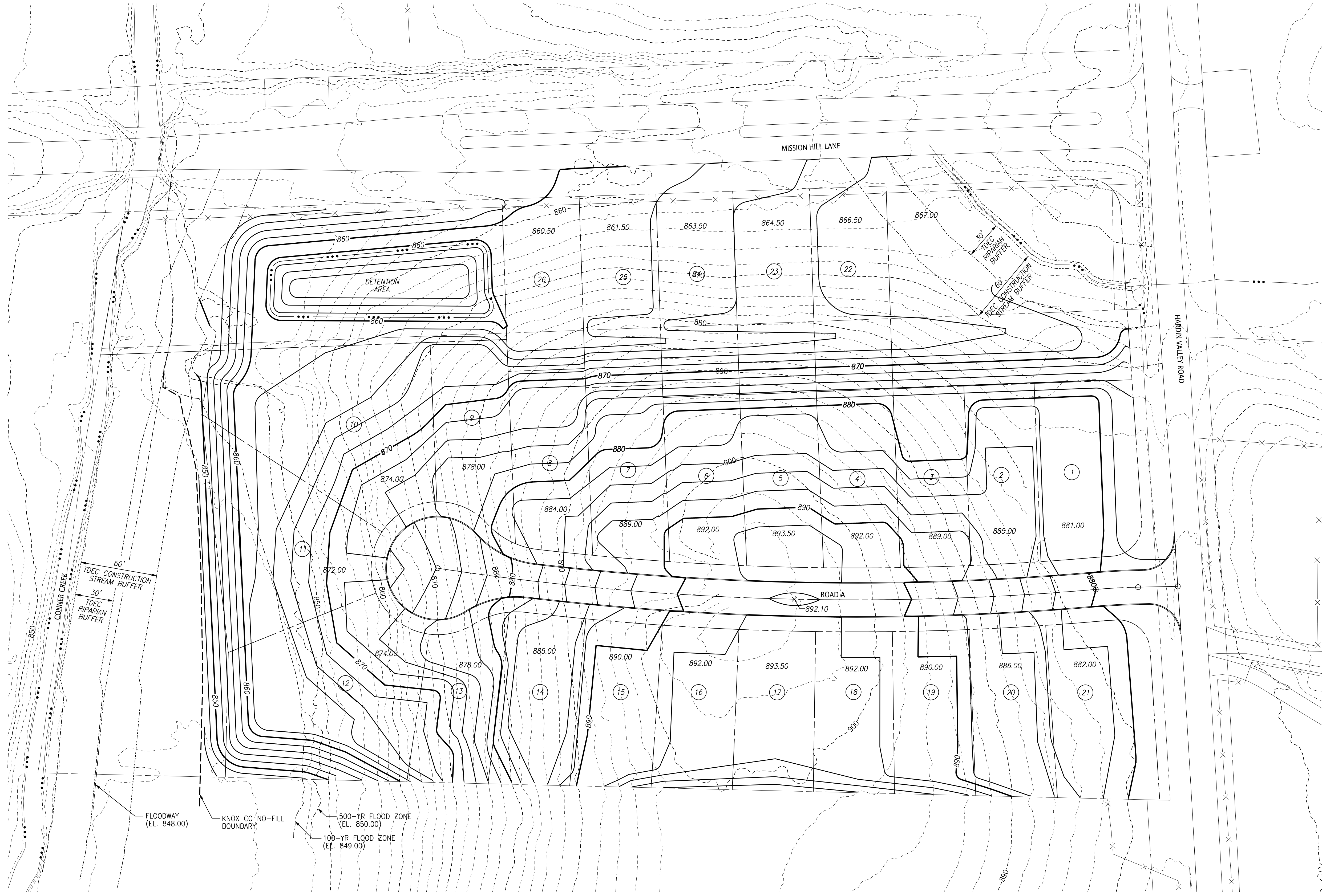
1-SB-22-C / 1-G-22-UR
12/20/2021

LEGEND:

- 890 — PROPOSED CONTOUR
- - - 890 - - - EXISTING CONTOUR
- + 892.10 PROPOSED SPOT ELEVATION
- - - - - PROPERTY LINE

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
330.018	AMG	ADC	12/20/21
	AMG		10/22/21
	AMG		06/18/21
	AMG		05/21/21

Project	Sheet
330.018	CP2
Date	05/21/21
Scale	1"=40'



FLOODWAY (EL. 848.00)
KNOX CO. NO-FILL BOUNDARY
500-YR FLOOD ZONE (EL. 850.00)
100-YR FLOOD ZONE (EL. 849.00)

File Name: A:\330.018\WORKS\330018p02.dgn
Plot Date: 12/20/2021

