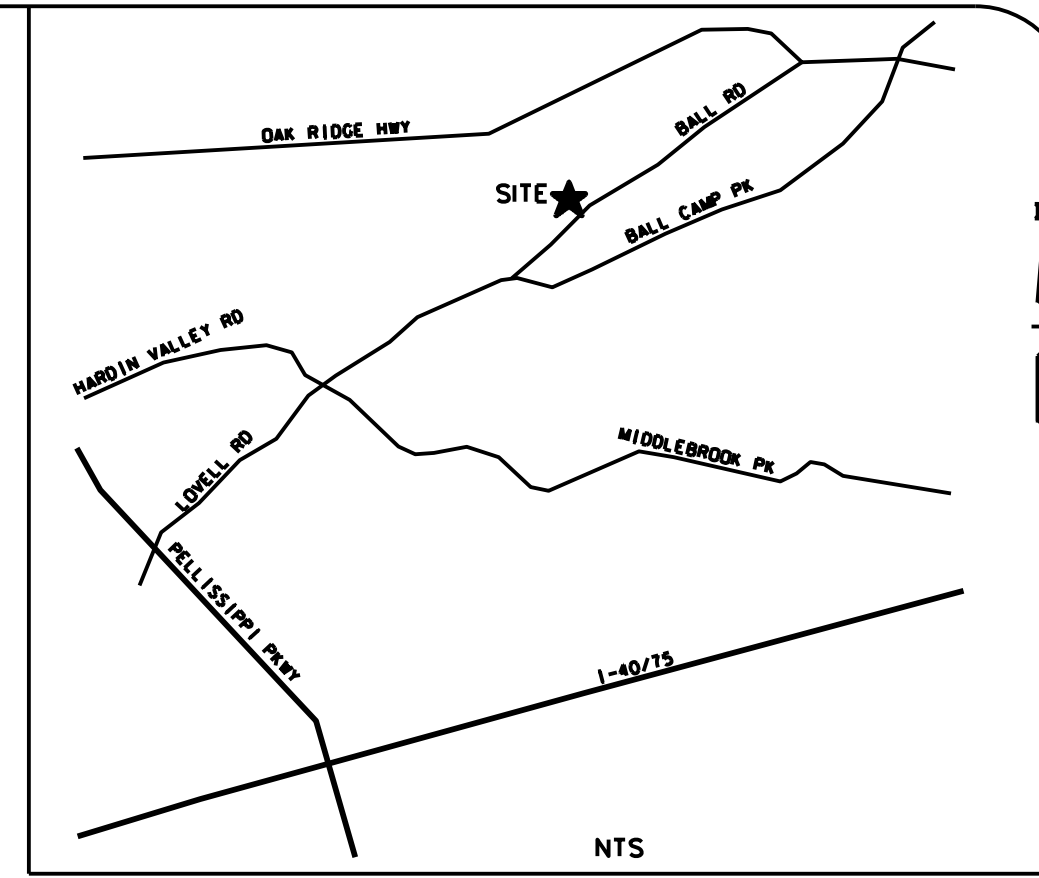


50 25 0 25 50 100

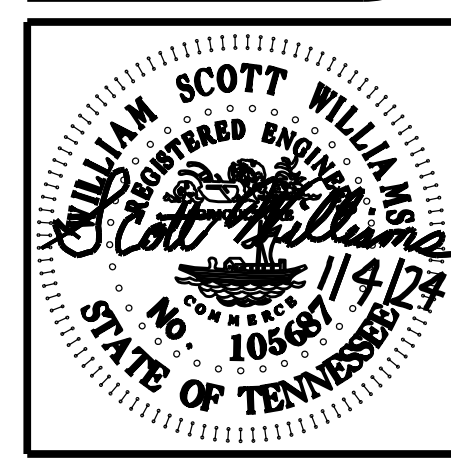
SCALE: 1" = 50'

EXISTING:
ZONING: PR UP TO 3.75 DU/AC
DENSITY: UP TO 3.75 UNITS PER ACRE
SETBACKS (PR):
FRONT - 20'
SIDE - 5'
REAR - 15'
PERIPHERAL - 35' (OR AS SHOWN)
AREA: 15.8283 ACRES
PROPOSED:
DENSITY: 59 LOTS AT 3.73 UNITS PER ACRE
AVG. LOT SIZE: VARIES FROM 36'-62' WIDE x
88'-123'DEEP
OPEN SPACE: 2.325 AC
OSR = 2.325 / 15.8283 = 14.7%
PARKING:
2 GARAGE SPACES PER LOT

[illegible]

CONCEPT PLAN

SPARKS MEADOW WEST S/D
6925 BALL ROAD
KNOX COUNTY, TENNESSEE
CLT MAP 091 PARCEL 077.09
6TH CIVIL DISTRICT
1-SD-24-C / 1-C-24-DP



W. SCOTT WILLIAMS AND ASSOCIATES

**CONSULTING
CIVIL ENGINEERING
LAND SURVEYING**

**1530 Annelee Way
Knoxville, TENNESSEE 37921
P & F: (865) 692-9809
E-MAIL: wscottwill@comcast.net**

CLIENT: **WORLEY BUILDERS, INC.**

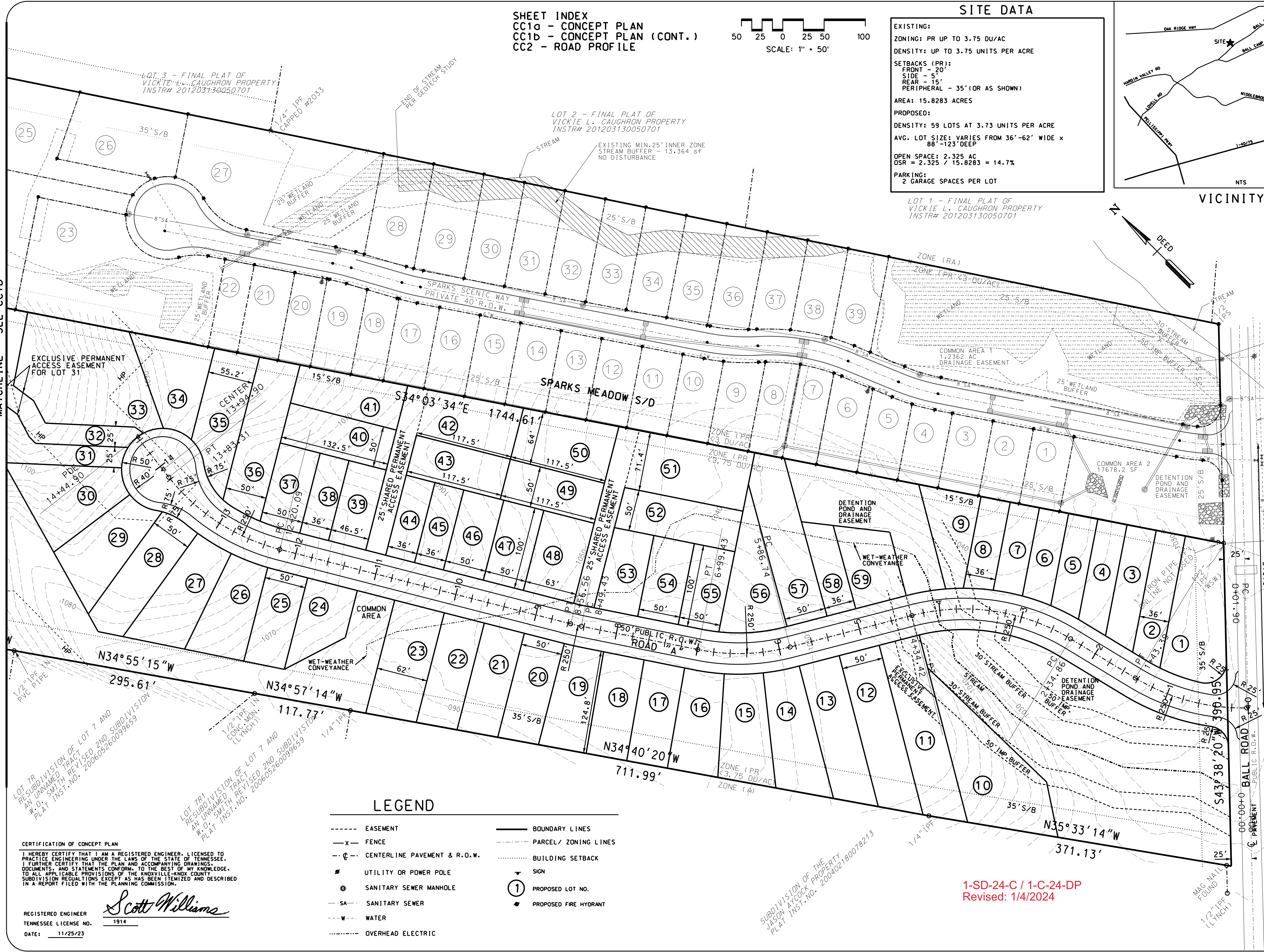
PO BOX 71022
KNOXVILLE, TN 37938
Office.865.922.2600

ORIGINAL ISSUE:
NOV. 25, 2023

CC1a

JOB NO. 2191(2)

MATCHLINE - SEE CC1b



-----	EASEMENT		BOUNDARY LINES
—X—	FENCE	-----	PARCEL / ZONING LINES
—C—	CENTERLINE PAVEMENT & R.O.W.		BUILDING SETBACK
	UTILITY OR POWER POLE		SIGN
	SANITARY SEWER MANHOLE		PROPOSED LOT NO.
—SA—	SANITARY SEWER		PROPOSED FIRE HYDRANT
---W---	WATER		
.....	OVERHEAD ELECTRIC		

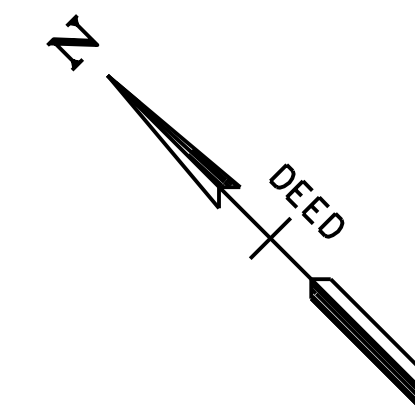
CERTIFICATION OF CONCEPT PLAN

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 THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

REGISTERED ENGINEER
TENNESSEE LICENSE NO. 1914
DATE: 11/25/23

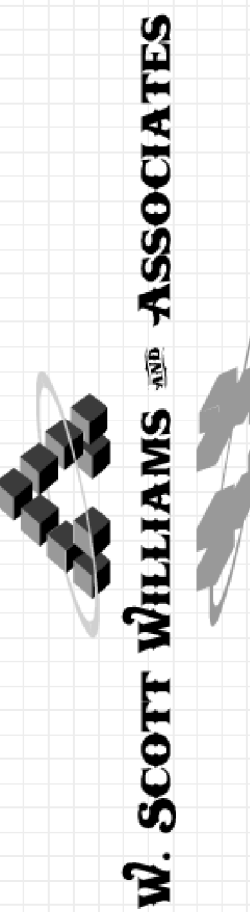
1-SD-24-C / 1-C-24-DP
Revised: 1/4/2024

SUBDIVISION OF THE
JASON ATCOCK PROPERTY
PLAT INST. NO. 200402180078213

CONCEPT PLAN (CONT.)SPARKS MEADOW WEST 370
COSE BAIL ROAD

CLT MAP 091 PARCEL 077.09
6TH CIVIL DISTRICT

NOT FOR CONSTRUCTION



noxville, TENNESSEE 37921
& F: (865) 692-9809
MAIL: wscottwill@comcast.net

WORLEY BUILDERS, INC.
PO BOX 71022
KNOXVILLE, TN 37938

FINAL ISSUE:
NOV. 25, 2023

HEET NO.

CC 1 b

JOB NO. 2191(2)

1/2
IPF
CAPPER
#197

LOT 4
W.O. SMITHS REVISED
2ND SUBDIVISION ON BALL RD
PLAT BOOK 25 PAGE 48

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 THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

Scott Williams

-----	EASEMENT
—X—	FENCE
—C—	CENTERLINE PAVEMENT & R.O.W.
■	UTILITY OR POWER POLE
⊙	SANITARY SEWER MANHOLE
—SA—	SANITARY SEWER
---W---	WATER
.....	OVERHEAD ELECTRIC

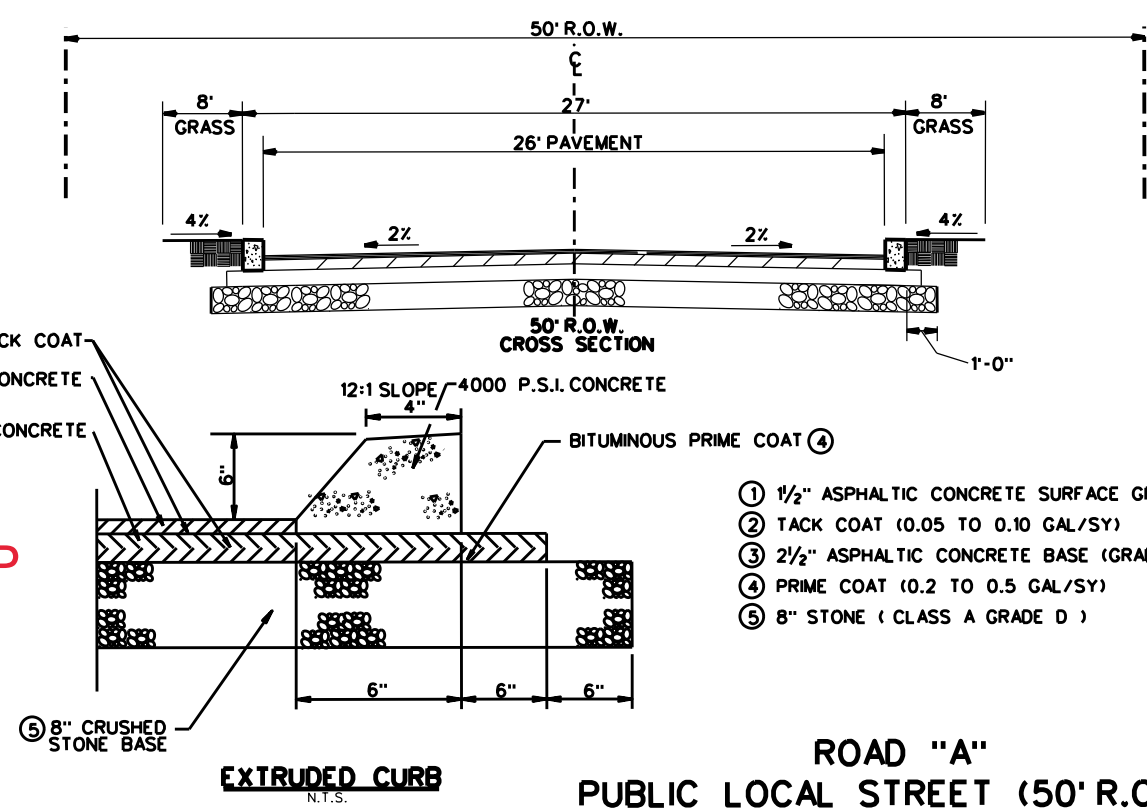
 BOUNDARY LINES
 PARCEL/ ZONING LINE
 BUILDING SETBACK
 SIGN
 PROPOSED LOT NO.
 PROPOSED FIRE HYDRANT

LOT 5 SMITHS REVISED
W.D. SUBDIVISION ON BAL
2ND BOOK 25 PAGE 48
PLAT

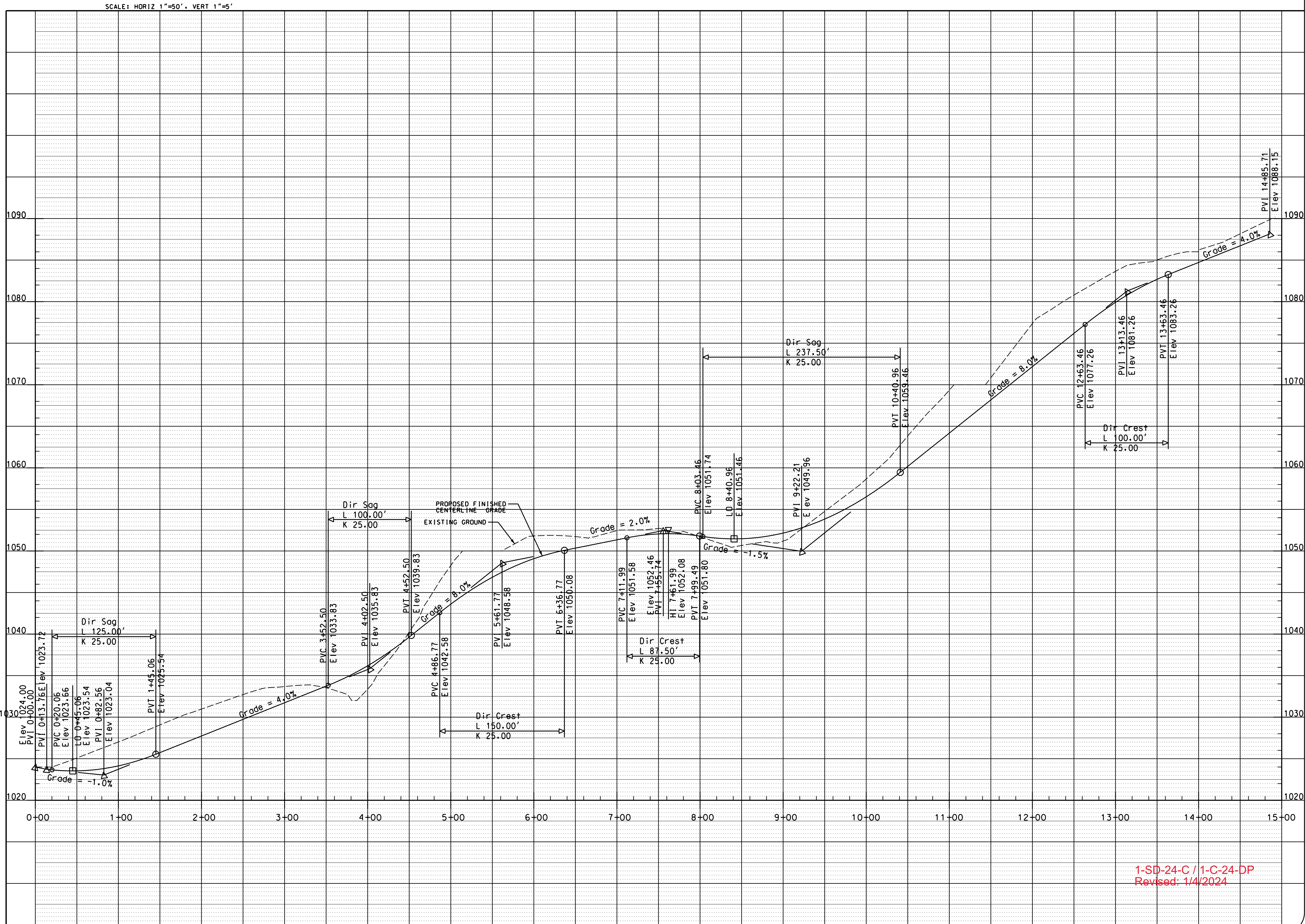
LOT 6 SMITHS REVISED BAL
W.O. SUBDIVISION ON BAL
PLAT BOOK 25 PAGE 48

LOT 7R
RESUBDIVISION OF LOT 7 AND
AN UNNAMED TRACT
W.D. SMITH REVISED 2ND SUBDIVISION
PLAT INSTR. NO. 206605260099659

1-SD-24-C / 1-C-24-DP
Revised: 1/4/2024



ROAD "A"
PUBLIC LOCAL STREET (50' R.O.W.)



1-SD-24-C / 1-C-24-DP
Revised: 1/4/2024

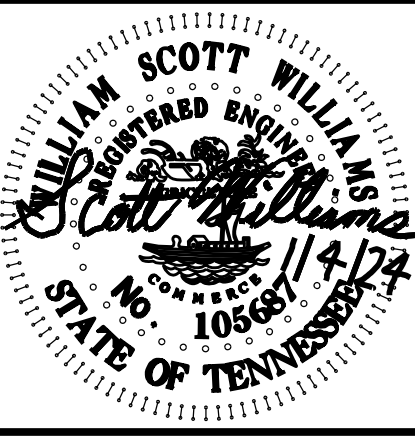
NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/20/23	PC COMM.
2	1/4/24	PC COMM.

ROAD PROFILE

SPARKS MEADOW WEST S/D

6925 BALL ROAD
KNOX COUNTY, TENNESSEE
CLT MAP 051 PARCEL 077.09
CLT LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



W. SCOTT WILLIAMS ASSOCIATES

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

4538 Annalee Way
Greenville, SC 29615
P: 864.666.5889
E: williams@wscottnet.com

CLIENT:

WORLEY BUILDERS, INC.

PO BOX 11022
KNOXVILLE, TN 37928
OFFICE: 605.522.6880

ORIGINAL ISSUE:
NOV. 25, 2023

SHEET NO.
CC2

JOB NO. 2191121