

LANDSCAPING:

1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING," OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.

EROSION CONTROL:

1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND KNOX COUNTY DEPARTMENT OF ENGINEERING REQUIREMENTS.
2. AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am an engineer, licensed to do 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 Metropolitan Planning Commission.

Jeff Beckett, P.E.
Engineer
Tennessee Certificate No. 105722

PARCEL 17.06
3.84 AC
PARTNERS V, LLC
DEED #20110112-0042970
PC/TO ZONING

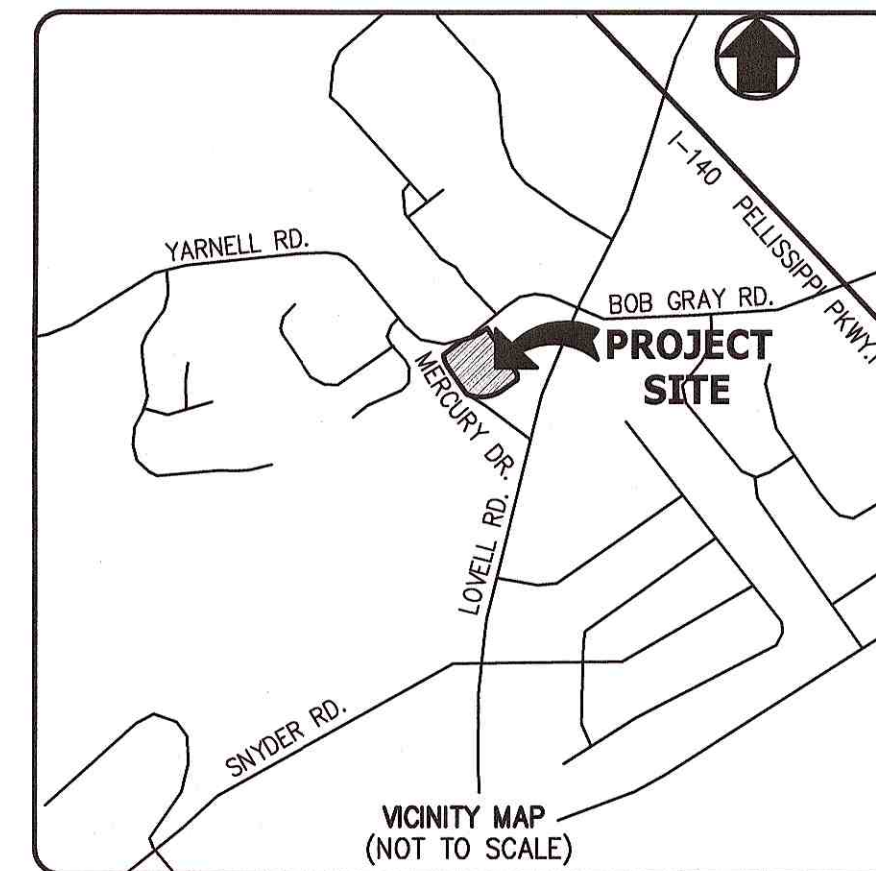
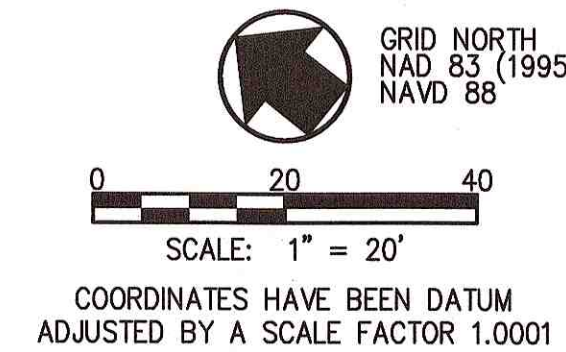
PARCEL 18.00
93,521.91 S.F.
2.147 AC.
PARTNERS V, LLC
#20141230-0035440

PARCEL 32.01
EJ PROPERTIES, LLC
DEED #20060215-0069192
PLAT #20060124-0062283
2.26 AC

15' UTILITY EASEMENT
#199910140029702

15' UTILITY EASEMENT
#200802050058469

REQUESTED VARIANCE:
SUBDIVISION REGULATION ARTICLE 62-84
REDUCE THE MINIMUM CORNER RADIUS
FROM 25 FT. TO ZERO.



NOTES:

1. KNOX COUNTY CLT MAP NO. 118, PARCEL 18, DISTRICT W6.
2. ZONING: PR/TO, "PLANNED RESIDENTIAL/TECHNOLOGY OVERLAY", PROPOSED DEVELOPMENT REFLECTS A DENSITY OF 5.6 UNITS PER ACRE.
3. AREA OF PROPOSED SUBDIVISION = 2.0 ACRES TOTAL.
4. ACCESS ROADS SHALL BE PUBLIC ROADWAYS.
5. TOTAL NUMBER OF LOTS = 11 TOTAL.
MIN. LOT AREA = 3,000 S.F. FOR PR.
SETBACKS: FRONT YARD = 20 FEET
PERIPHERY = 35'/15' AS NOTED
SIDE = 5 FEET
REAR = AS NOTED
6. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED.
7. INTERIOR CURBS ARE TO BE 6 INCH EXTRUDED CONCRETE.
8. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONFIRM THERE ARE NO CONFLICTS WITH THE PROPOSED IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION.
9. ALL LOT ACCESS TO BE INTERNAL.
10. OWNER: PARTNERS V LLC
8907 LINKSVUE DR.
KNOXVILLE, TN 37922
11. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY CANNON AND CANNON, INC. DATED SEPTEMBER 19, 2012 AND DECEMBER 14, 2014. TOPOGRAPHIC INFORMATION BY CANNON & CANNON, INC. SUPPLEMENTED BY KGIS. EXISTING CONTOURS SHOWN WITHIN PARCEL 18 PER INITIAL SITE PREPARATION PLANS DATED 08-04-2015.
12. GRADING FOR INDIVIDUAL LOTS WILL BE PROVIDED UPON BUILDING PERMIT SUBMITTAL.

LEGEND

- PROPOSED ASPHALT PAVEMENT
- EXIST CONTOUR LINE
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE

REVISED PER MPC COMMENTS 10-28-2015

REVISIONS DATE

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 8560 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

CLIENT: **PARTNERS V, LLC.**
7812 BADGETT ROAD
KNOXVILLE, TN 37919

PROJECT: **MERCURY DRIVE SUBDIVISION**
10644 MERCURY DRIVE
KNOX COUNTY, TN 37932

SITE LAYOUT PLAN

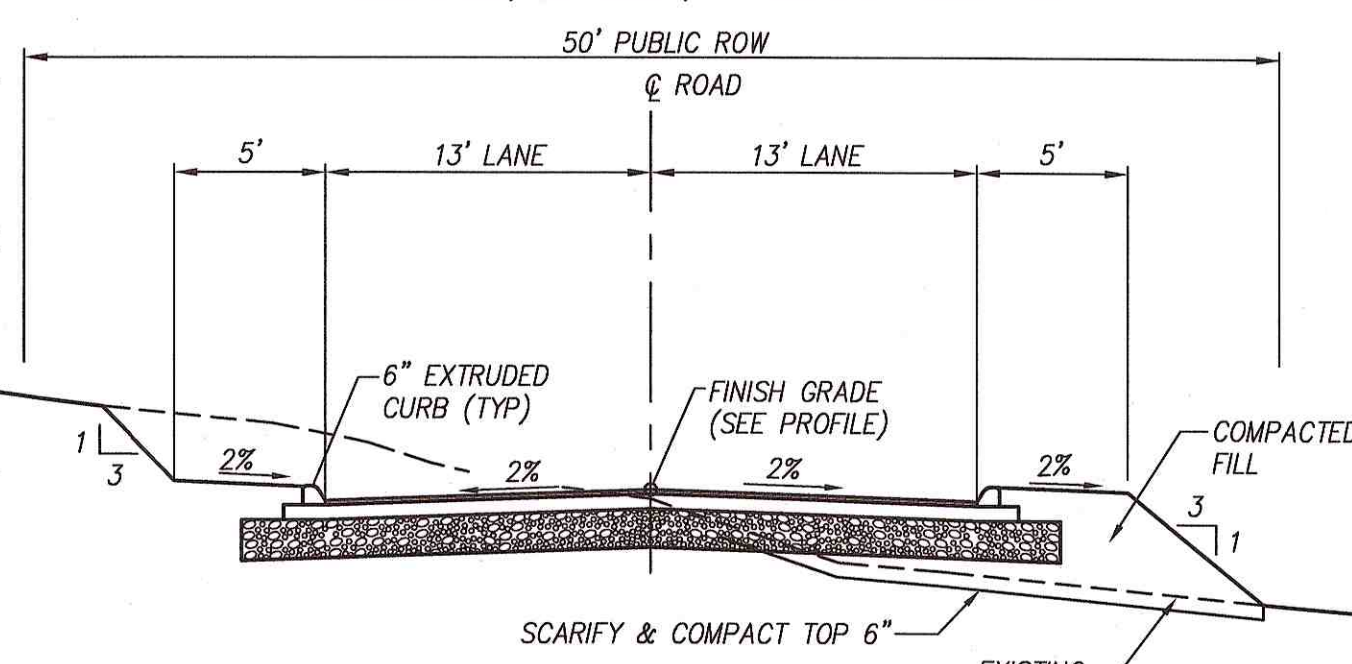
CCI PROJECT NO. 00980-0000
DRAWING DATE SEPTEMBER 28, 2015
PM RJB PIC -
DRAWN JTP CHECKED -

PRELIMINARY
FOR REVIEW
ONLY

C1.01

11-SA-15-C/11-G-15-UR
Revised: 10/28/2015

NOTE: THE TYPICAL ASPHALT SECTION SHALL CONSIST OF
8" BASE STONE, 2.5" BINDER, 1.5" SURFACE COURSE D'MIX..



1
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TYPICAL SECTION
N.T.S.