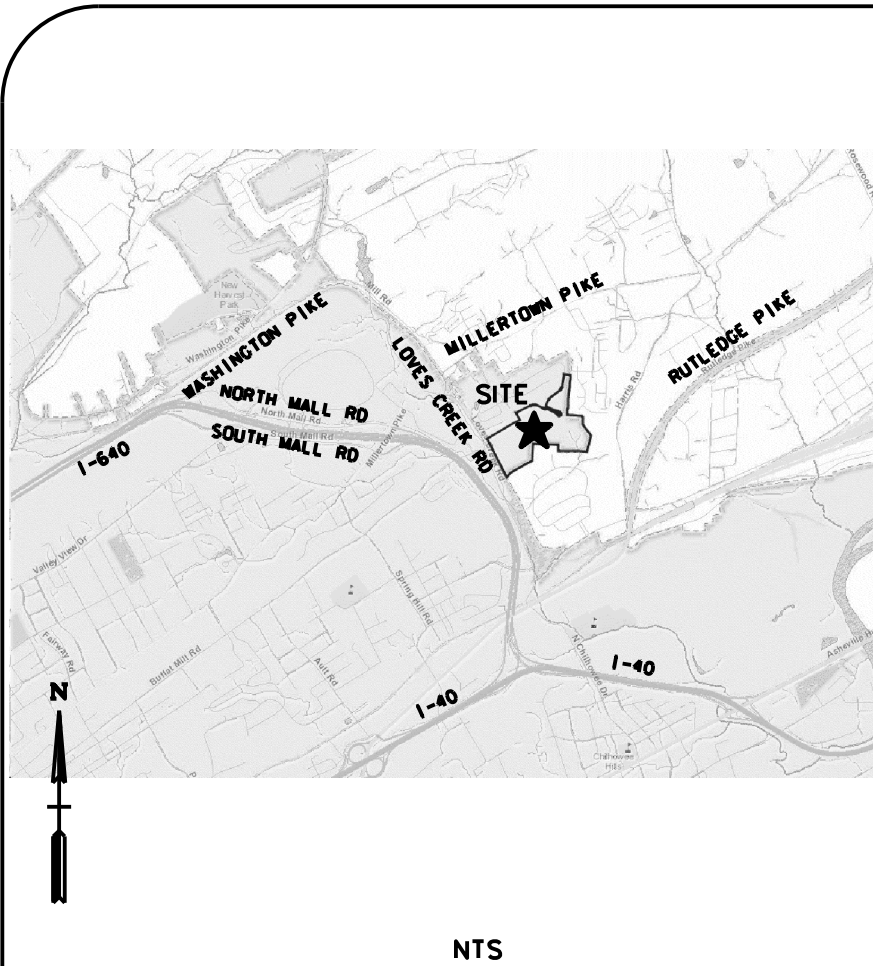
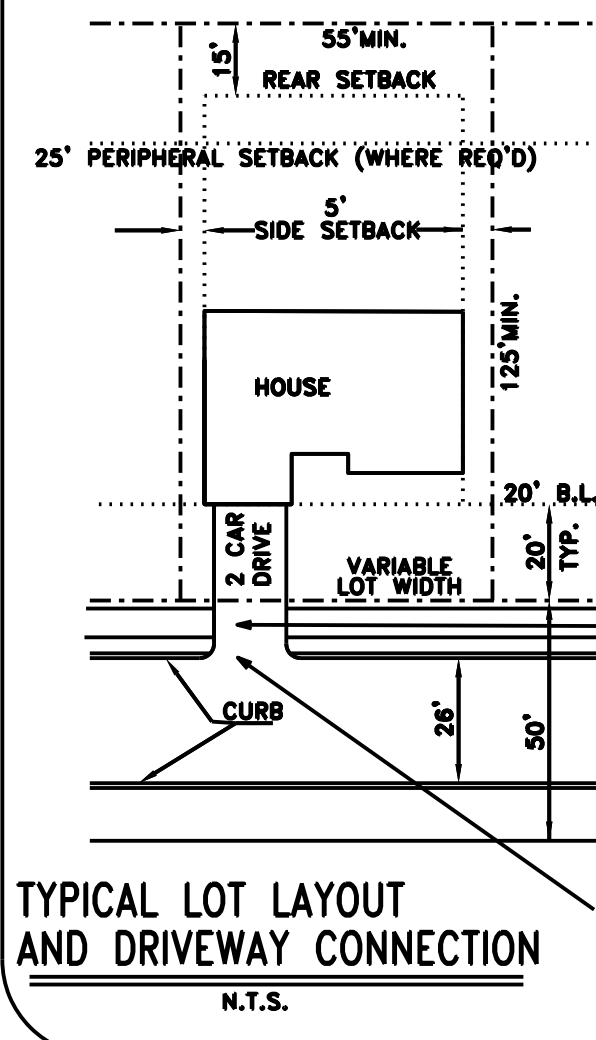
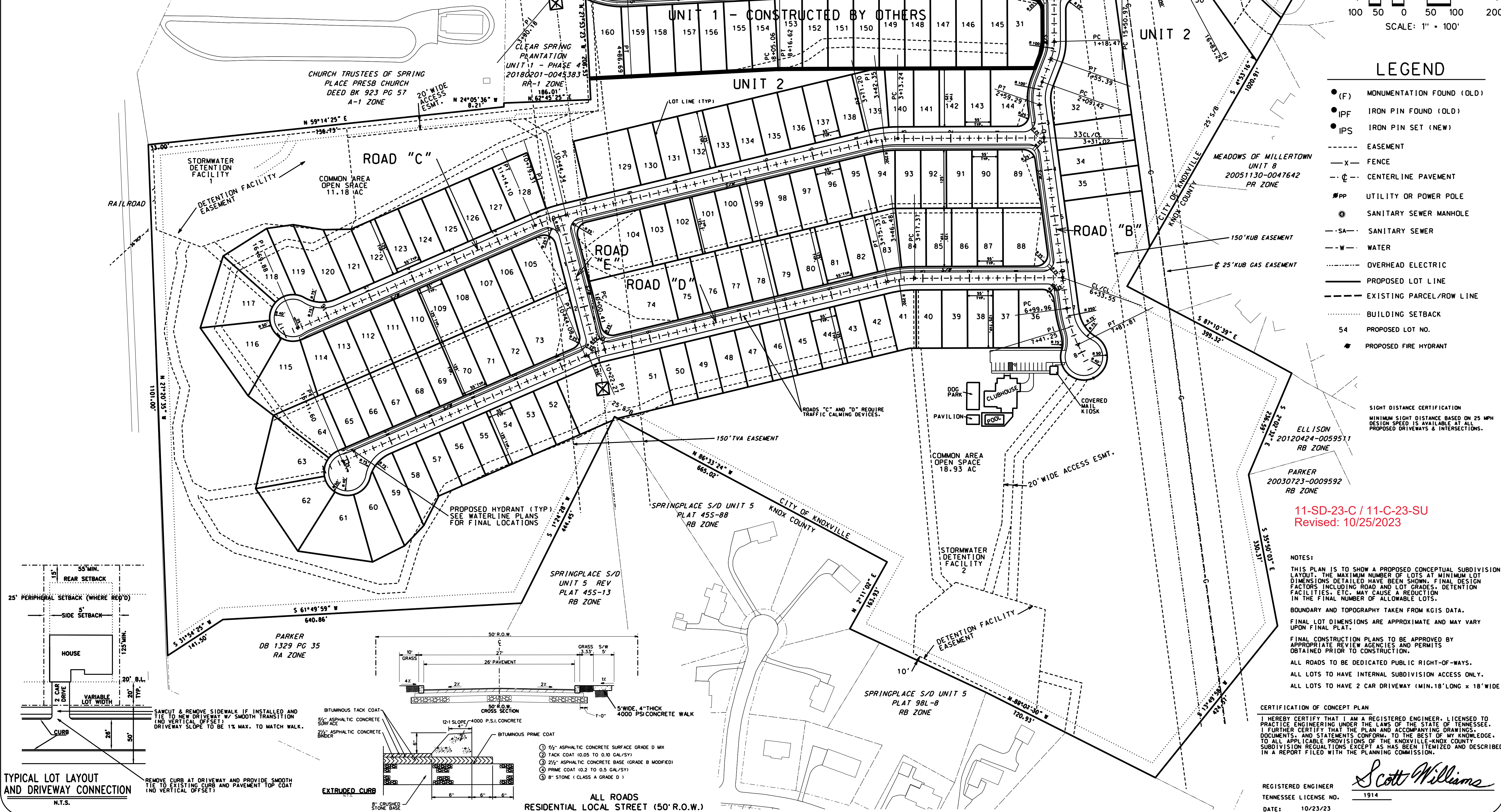




SITE DATA	
EXISTING:	
ZONING:	RP-1
DENSITY:	1-3 DU/AC
SETBACKS (RP-1):	
FRONT	- 25'
SIDE	- 5'
REAR	- 15'
PERIPHERAL	- 25'
PROPOSED:	
AREA:	72.7 AC TOTAL, 61.97 AC UNIT 2
DENSITY:	160 LOTS AT 2.2 DU/ACRE, 120 LOTS UNIT 2
LOT SIZE:	55' WIDE x 125' DEEP (MIN)
OPEN SPACE:	30.64 AC
OSR	= 30.64 / 72.7 = 42%
PARKING UNIT 2:	
2 DRIVEWAY SPACES PER LOT	
12 SPACES FOR CLUBHOUSE/POOL	

VICINITY MAP



LEGEND	
● (F)	MONUMENTATION FOUND (OLD)
● (PF)	IRON PIN FOUND (OLD)
● (IPS)	IRON PIN SET (NEW)
---	EASEMENT
-X-	FENCE
-CL-	CENTERLINE PAVEMENT
PP	UTILITY OR POWER POLE
SS	SANITARY SEWER MANHOLE
SA	SANITARY SEWER
W	WATER
---	OVERHEAD ELECTRIC
---	PROPOSED LOT LINE
---	EXISTING PARCEL/ROW LINE
---	BUILDING SETBACK
54	PROPOSED LOT NO.
+	PROPOSED FIRE HYDRANT

11-SD-23-C / 11-C-23-SU
Revised: 10/25/2023

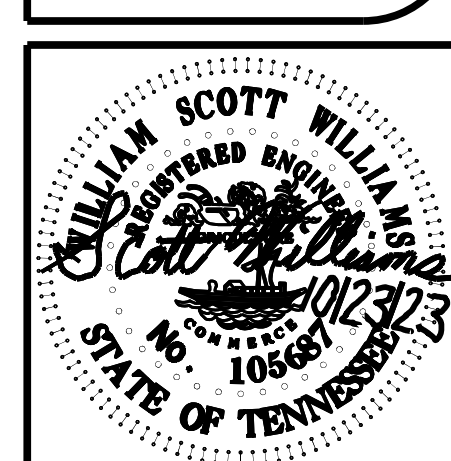
NOTES:
THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADES, DETENTION FACILITIES, ETC., MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.
BOUNDARY AND TOPOGRAPHY TAKEN FROM KGIS DATA.
FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.
FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.
ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.
ALL LOTS TO HAVE 2 CAR DRIVEWAY (MIN. 18' LONG x 18' WIDE).

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 HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.
REGISTERED ENGINEER
TENNESSEE LICENSE NO. 1914
DATE: 10/23/23

11-SD-23-C and 11-C-23-SU

REVISIONS	
NO.	DATE DESCRIPTION
1	5/24/19 CITY COMM.
2	9/22/19 CITY COMM.
3	10/17/19 CITY COMM.
4	11/17/19 CITY COMM.
7	9/20/23 PH2 SUBMITTAL
8	10/23/23 PC COMM.

CONCEPT PLAN
THE HIGHLANDS AT
CLEAR SPRING - UNIT 2



W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4538 Annalee Way
Knoxville, TN 37921
P: 865.586.5865
E: williams@wscottwilliams.com

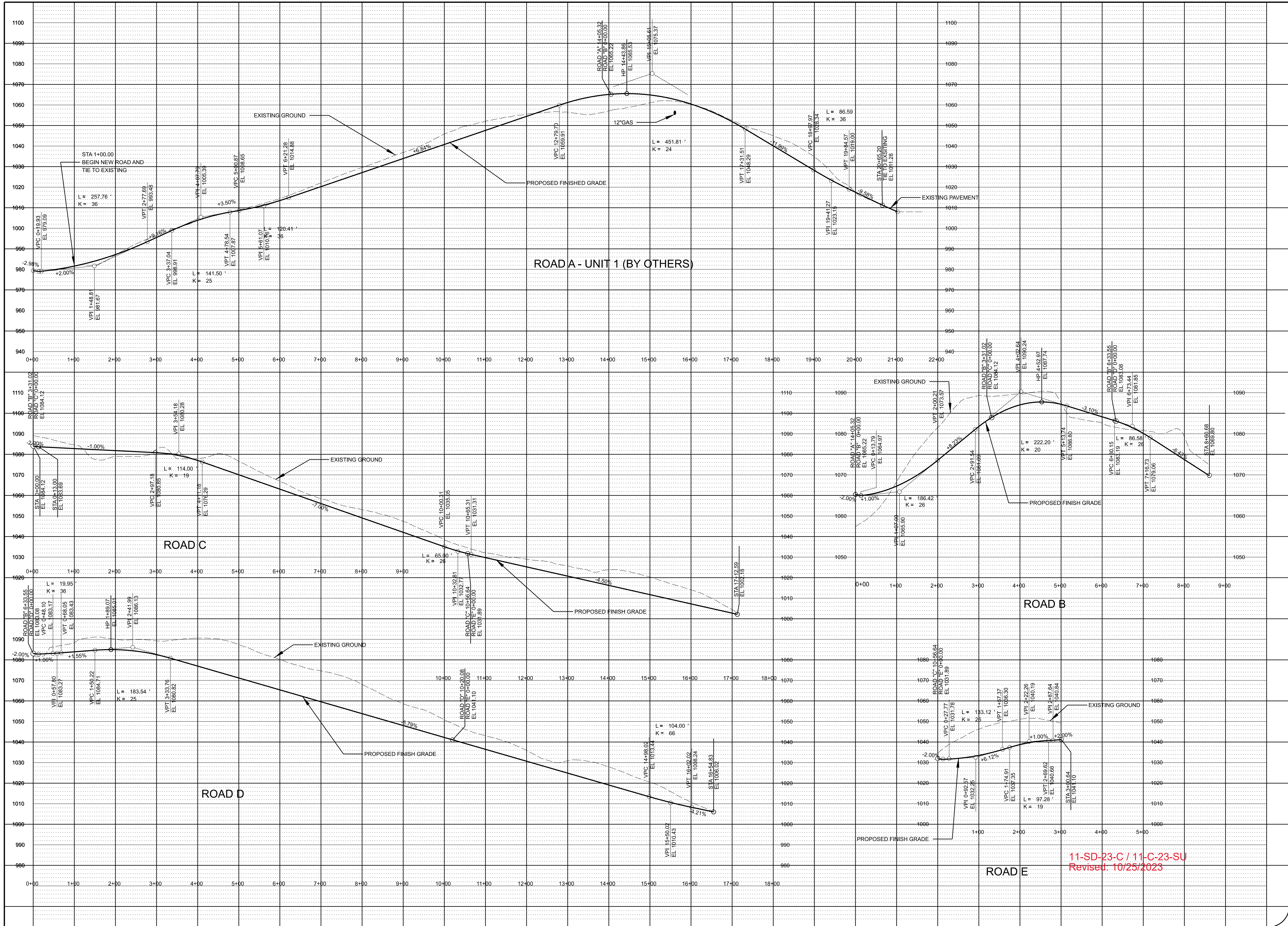
CLIENT:
Flournoy Development Group
1100 Brookstone Centre Pkwy
Columbus, GA 31904

ORIGINAL ISSUE:
MARCH 26, 2019

SHEET NO.
CC1

JOB NO: 1843(4)

1" = 100' H, 1" = 20' V



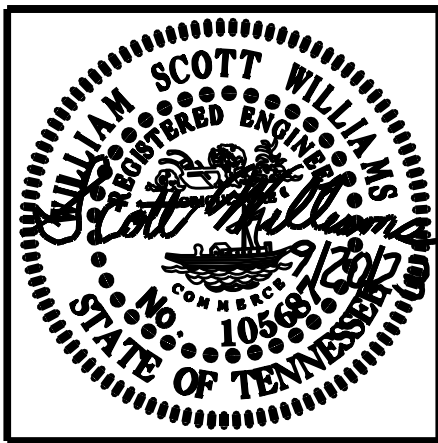
MPC FILE NO. 11-SD-23-C and 11-C-23-SU

REVISIONS	
NO.	DATE DESCRIPTION
1	5/24/19 CITY COMM.
2	8/9/19 KUB COMM.
3	9/22/19 CITY COMM.
4	10/17/19 CITY COMM.
7	9/20/23 PH2 UPDATE

ROAD PROFILES

THE HIGHLANDS AT CLEAR SPRING - UNIT 2

5145 AUTUMN CREEK DR.
KNOXVILLE, TENNESSEE
CLT MAP 60 H E PARCEL 103.01
WARD 32, CITY BLOCK 32546



W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4538 Annalee Way
Perrville, TN 37856
P: 615.865.5886
E: williams@scottwilliams.net

CLIENT:
Flournoy Group
Development Group
1100 Brookstone Centre Pkwy
Columbus, GA 31904

ORIGINAL ISSUE:
MAR. 26, 2019

SHEET NO.
CC2

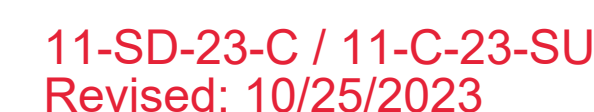
JOB NO. 1843

11-SD-23-C / 11-C-23-SU
Revised: 10/25/2023



EXISTING:
ZONING: RP-1
DENSITY: 1-3 DU/AC
SETBACKS (RP-1):
FRONT - 25'
SIDE - 5'
REAR - 15'
PERIPHERAL - 25'

PROPOSED:
AREA: 72.7 AC TOTAL, 61.97 AC UNIT 2
DENSITY: 160 LOTS AT 2.2 DU/ACRE.
120 LOTS UNIT 2
LOT SIZE: 55' WIDE x 125' DEEP (MIN)



NOTES:

THIS PLAN IS TO SHOW A PRELIMINARY GRADING
AND DRAINAGE PLAN.

BOUNDARY AND TOPOGRAPHY TAKEN FROM KGIS DATA.

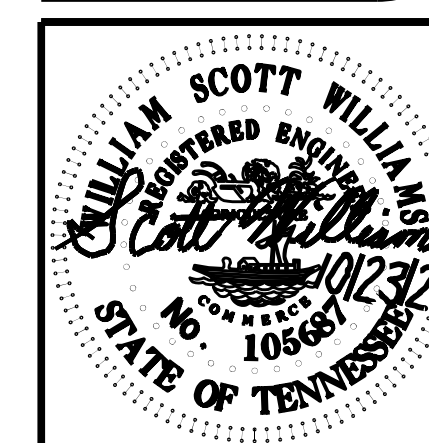
FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY
UPON FINAL PLAT.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY
APPROPRIATE REVIEW AGENCIES AND PERMITS
OBTAINED PRIOR TO CONSTRUCTION.

REVISONS	
NO.	DATE DESCRIPTION
1	8/26/18 MPC COMM.
2	3/07/19 SLOPED LOTS
7	9/20/23PH2 SUBMITTAL
8	10/23/23 PC COMM.

PRELIMINARY GRADING
AND DRAINAGE PLAN

THE HIGHLANDS AT
CLEAR SPRING - UNIT 2



 **W. SCOTT WILLIAMS ASSOCIATES**
CONSULTING
CIVIL ENGINEERING
38 Anolis Way
St. Louis, MO 63104
(314) 865-5522
37921

CLIENT:

**Flournoy
Development Group**

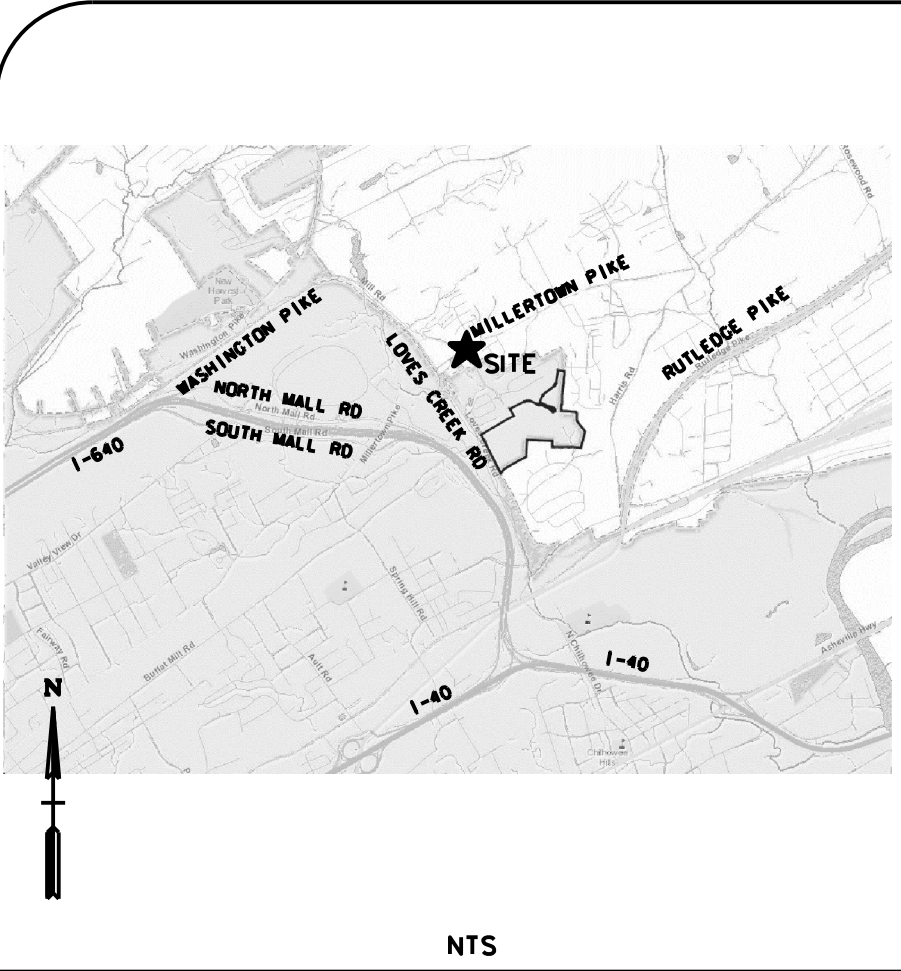
1100 Brookstone Centre Pkwy

ORIGINAL ISSUE:
JULY 16, 2018

SHEET NO.

CC3

JOB NO. 1843(4



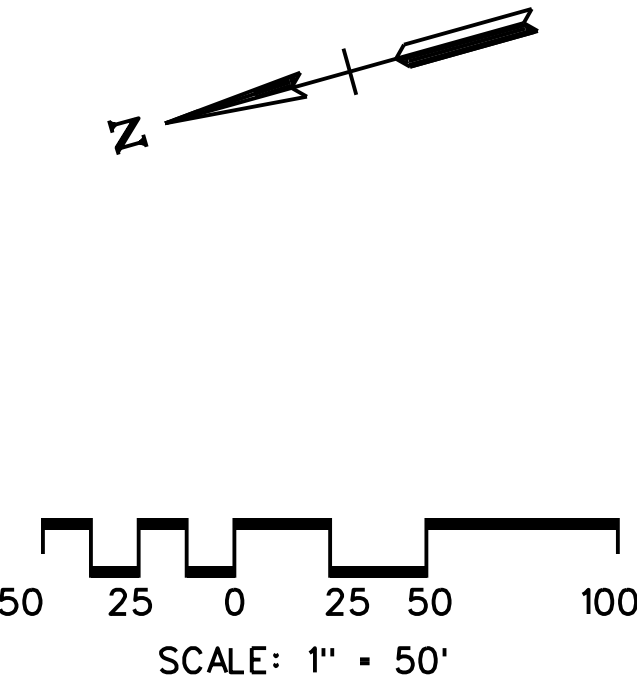
VICINITY MAP

PROPOSED EDGE OF PAVEMENT
REMOVE/RELOCATE POWER POLES, SIGNS, GUARDRAIL, ETC.
PRIOR R.O.W. ACQUISITION
(1500 SF +/-)



NOTES:
UTILITY RELOCATIONS ARE THE RESPONSIBILITY OF THE DEVELOPER.

11-SD-23-C / 11-C-23-SU
Revised: 10/25/2023

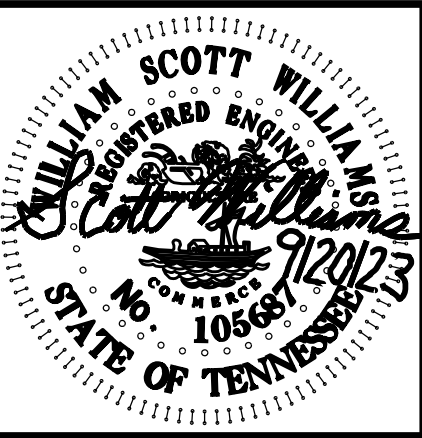


LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- X- FENCE
- CL- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- © SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- - - - - EXISTING PARCEL/ROW LINE
- BUILDING SETBACK
- 54 PROPOSED LOT NO.

FOR REVIEW - NOT FOR CONSTRUCTION

REVISIONS		ROAD IMPROVEMENT PLAN	
NO.	DATE	THE HIGHLANDS AT CLEAR SPRING	
7	9/20/23	PH2 SUBMITTAL	
		CLEAN CREEK ROAD	
		KNOXVILLE, TENNESSEE	
		CLT MAP 60 H E PARCEL 103.01	
		WARD 32, CITY BLOCK 32546	



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1100 Brookstone Centre Pkwy
Columbus, GA 31904

ORIGINAL ISSUE:
AUG 26, 2018

SHEET NO.
CC4

JOB NO. 1843(4)