

October 28, 2024 C:\Users\mdu\OneDrive\Documents\Ardurra, Inc\330-029\Project Files\03-Prop\03-Dwg\PLAN\_CSP.dwg

**GENERAL NOTES:**

1. THE BOUNDARY DATA WAS TAKEN FROM KGIS
2. PROPERTY CONCERNED REFLECTS PARCELS 130 037 AS SHOWN IN KNOX COUNTY CLT MAP 132. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 56.39± AC.  
OWNER: ANDERSON WILLIAM E ANDERSON KENNETH LYNN BROWN  
NANCY A DEBORD JULIA A TRUSTEE  
300 EBENEZER ROAD  
KNOXVILLE, TN 37923
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT. IN REAR. THE PERIPHERAL SETBACK IS 35-FT EXCEPT ALONG NORTH PROPERTY LINE WHERE IT IS 15-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS AND PROHIBITED FROM ROSEMONT BLVD, HEATHERWOOD BEND, AND RUSHMORE DR
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV

**PROPOSED DENSITY:**

TOTAL PR AREA:	33.14 AC.
TOTAL PROPOSED UNITS:	106 UNITS
TOTAL PROPOSED DENSITY:	3.20 UNITS/AC.

**UTILITY OWNERS:**

**WATER & SEWER**

FIRST UTILITY DISTRICT  
122 DURWOOD RD  
KNOXVILLE, TN 37922  
CONTACT: MR. EDWIN DEYTON  
OFFICE PHONE: 865.966.9741

**GAS**

KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 59017  
KNOXVILLE, TN 37950-9017  
CONTACT: MR. CHRIS McCORMICK  
OFFICE PHONE: 865.558.2123

**ELECTRIC**

KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 59017  
KNOXVILLE, TN 37950-9017  
CONTACT: MR. CHRIS McCORMICK  
OFFICE PHONE: 865.558.2123

**TELEPHONE**

AT&T  
9733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MS. VICKIE DAILEY  
OFFICE PHONE: 865.539.8571

**LEGEND:**

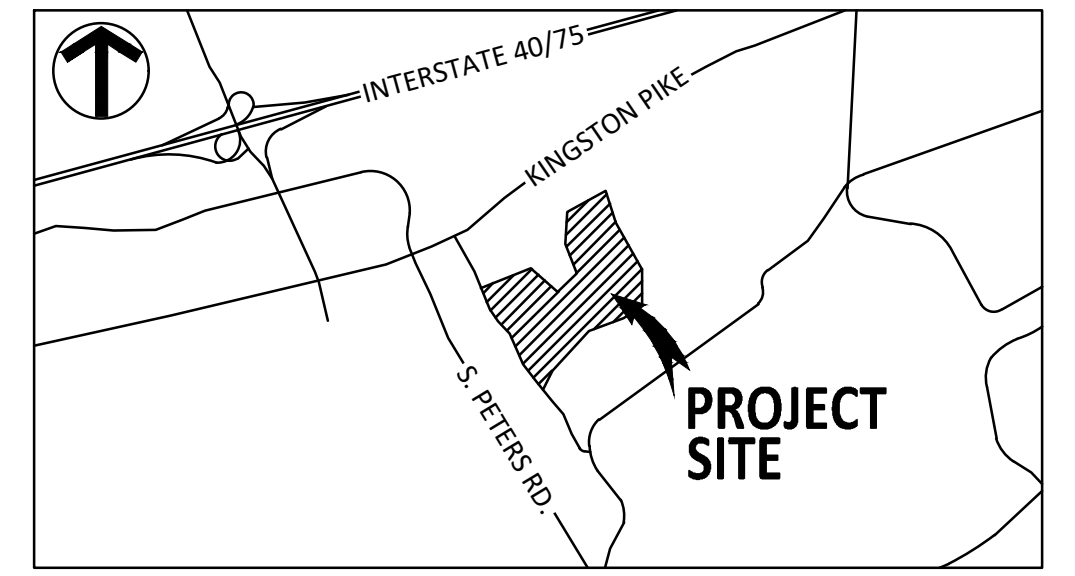
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW BOUNDARY
	EXISTING ROW LINE
	ROAD CENTERLINE
	EXISTING OVERHEAD POWER
	EXISTING NATURAL GAS
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER

HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD A	578,898.2724	2,538,333.3516	19°55'03"	250.00	43.90	86.91
C2	ROAD A	578,950.8758	2,538,562.7569	33°35'37"	468.00	141.27	274.40
C3	ROAD A	579,481.8681	2,539,066.5009	16°09'40"	250.00	35.49	70.52
C4	ROAD A	580,016.3046	2,539,979.3475	90°00'00"	250.00	250.00	392.70

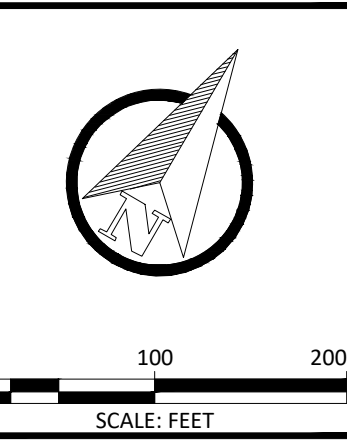
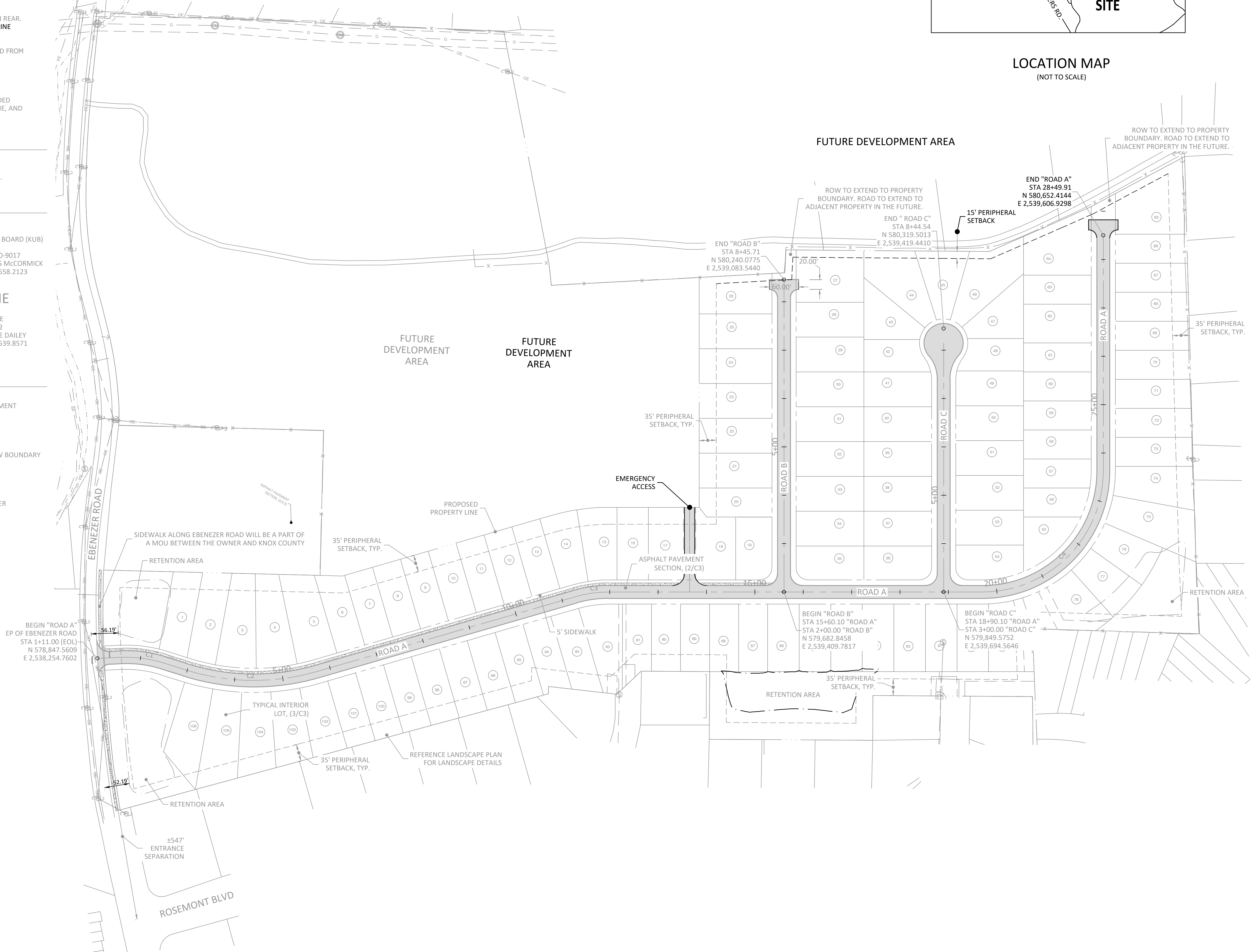
**ENGINEERING CERTIFICATION:**

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND SPECIFICATIONS 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 OF THE STATE OF TENNESSEE.

REGISTERED ENGINEER: AARRON M. GRA  
TENNESSEE CERTIFICATE NO.: 0108410



**LOCATION MAP**  
(NOT TO SCALE)



**ARDURRA**  
COLLABORATE. INNOVATE. CREATE.  
2160 Lakeside Centre Way, Suite 201  
Knoxville, TN 37922  
Phone: (865) 690-6419  
www.Ardurra.com

**S&E PROPERTIES**  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
CONTACT: MR. ERIC MOSELY  
EMAIL: ERICMOSELY@BELLSOUTH.COM  
TELEPHONE NO.: 865.539.1112

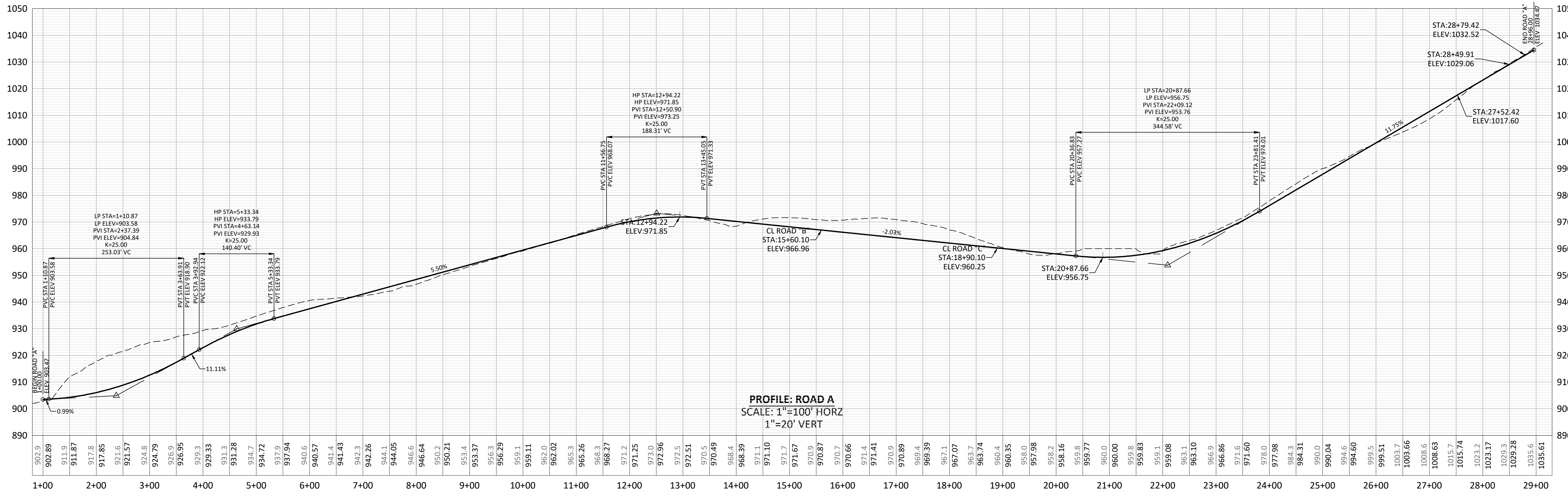
NO.	DATE	BY	REVISION
C	10/28/24		REVISED PER MPC COMMENTS
B	09/30/24		REVISED PER MPC COMMENTS
A	03/25/24		CONCEPT PLAN

**CONCEPT PLAN OF EBENEZER SUBDIVISION**  
**300 EBENEZER ROAD (PARCEL 130 037)**  
**KNOXVILLE, TN 37923**

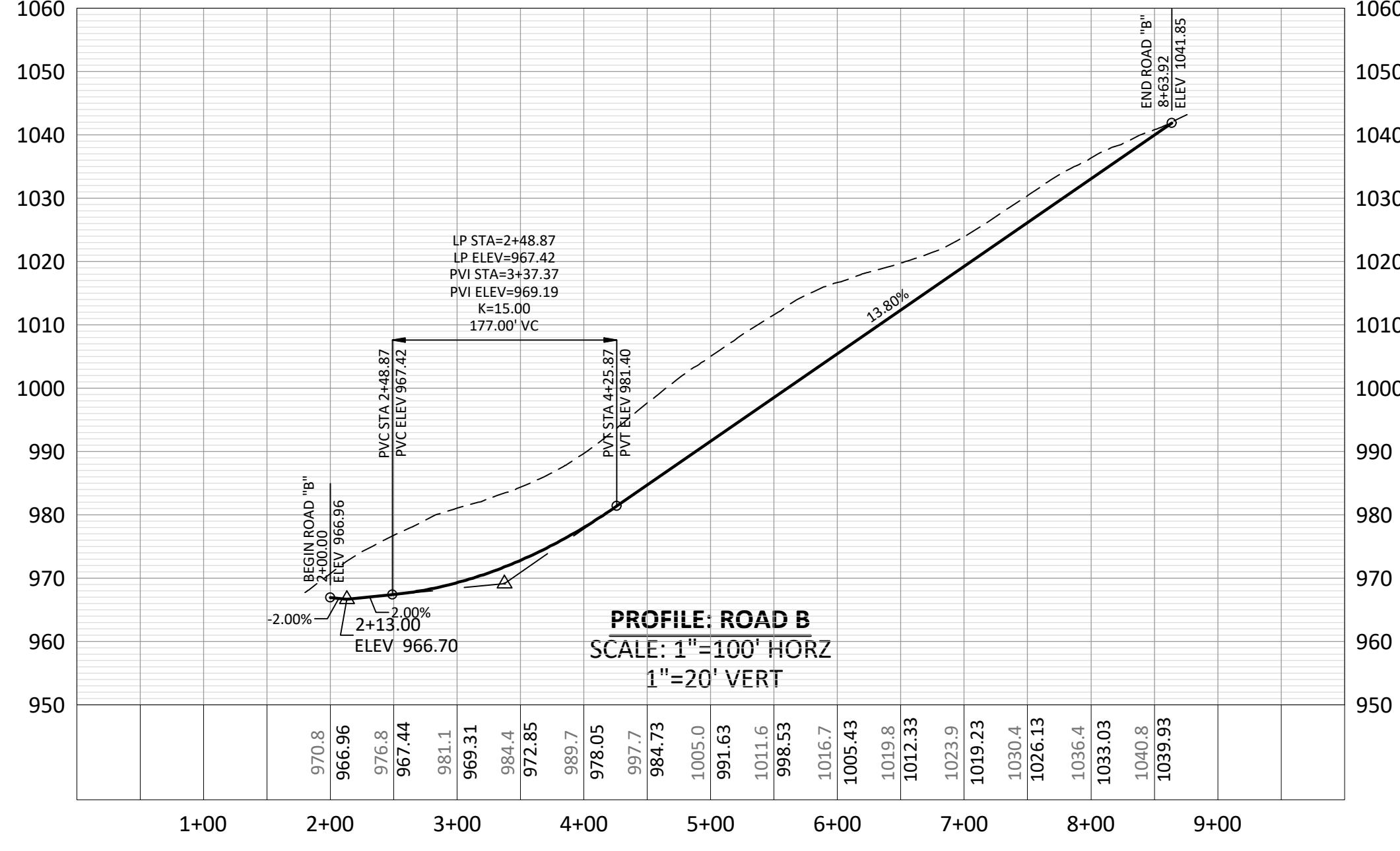
**CONCEPT PLAN**  
PLANNING FILE NUMBERS: 11-SI-24-C / 11-L-24-DP

JOB NO: 330.029  
DATE: 03/25/24

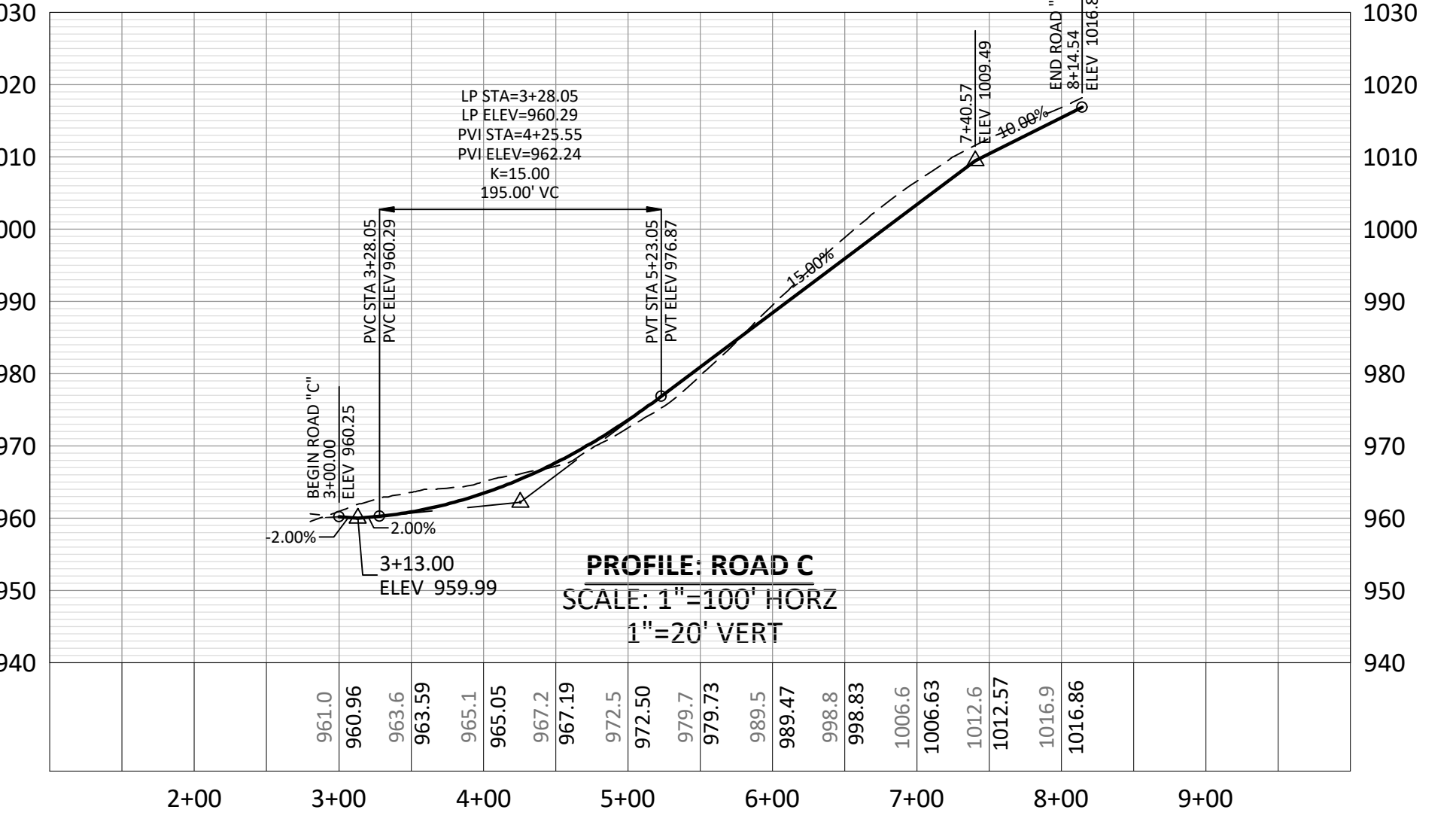
**C0.00**  
CONCEPT PLAN  
10/25/2024



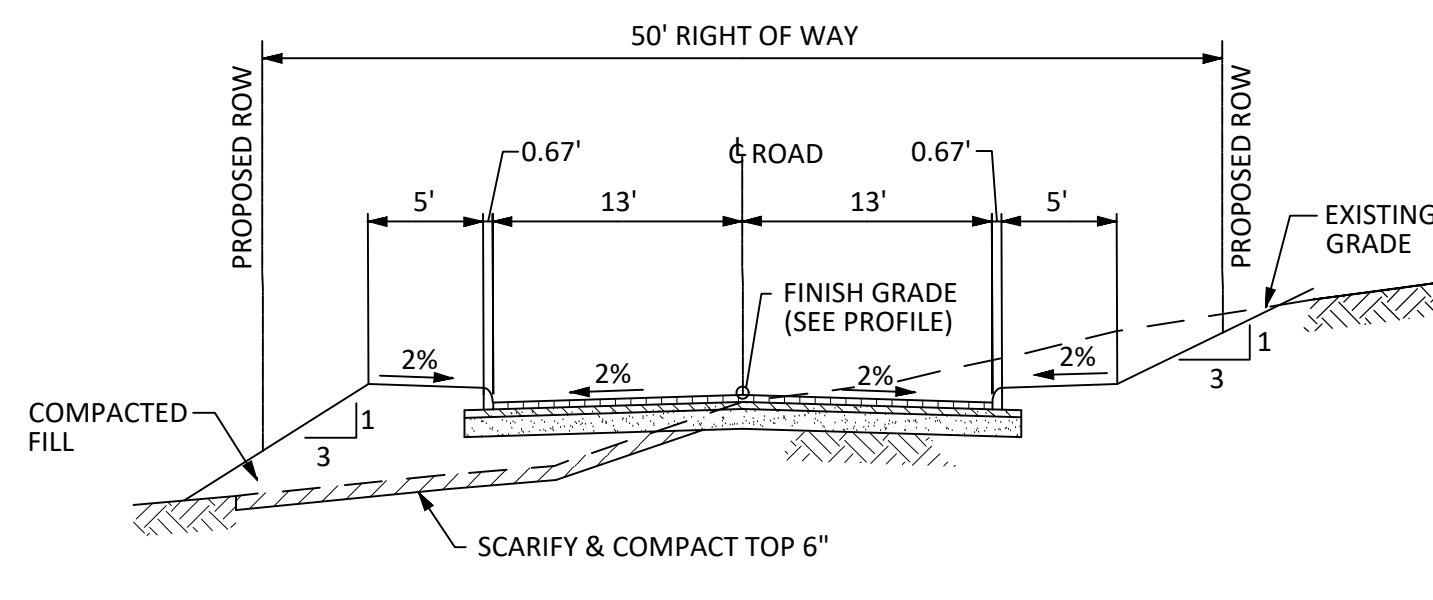
**PROFILE: ROAD A**  
SCALE: 1"=100' HORZ  
1"=20' VERT



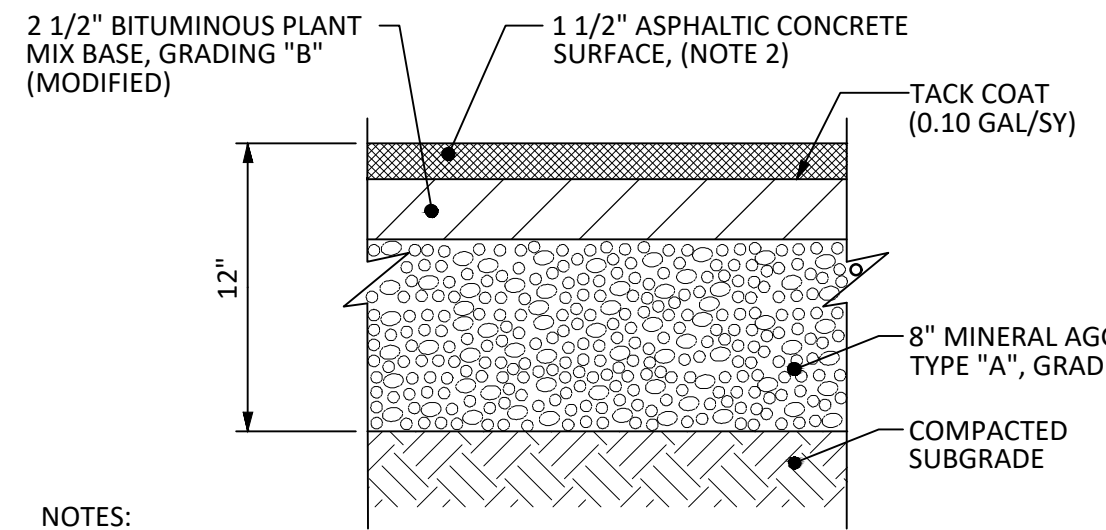
**PROFILE: ROAD B**  
SCALE: 1"=100' HORZ  
1"=20' VERT



**PROFILE: ROAD C**  
SCALE: 1"=100' HORZ  
1"=20' VERT

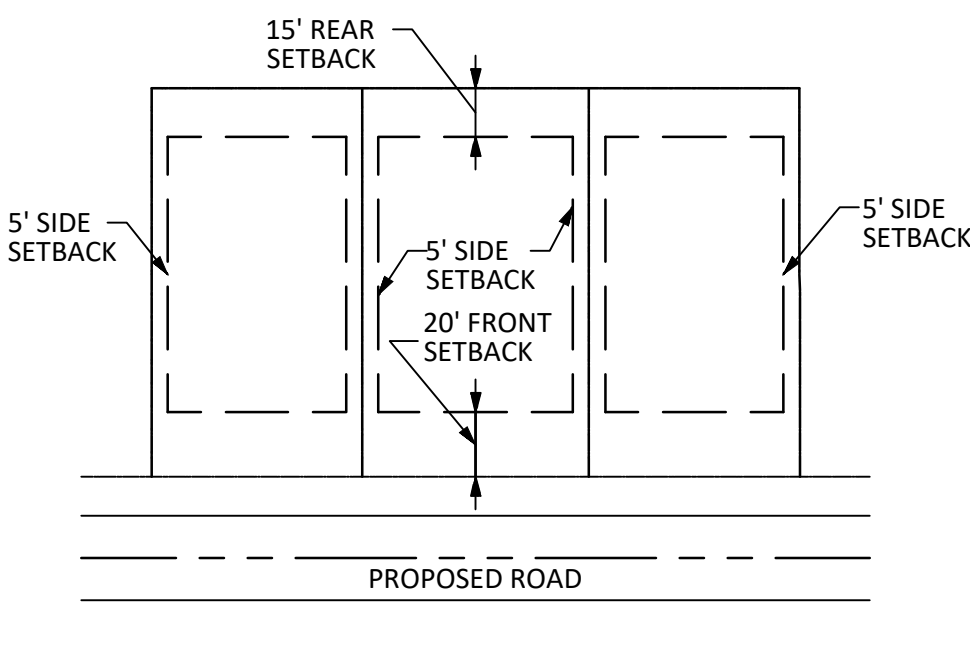


**1**  
C2.00 NTS  
TYPICAL 26' PUBLIC ROAD SECTION

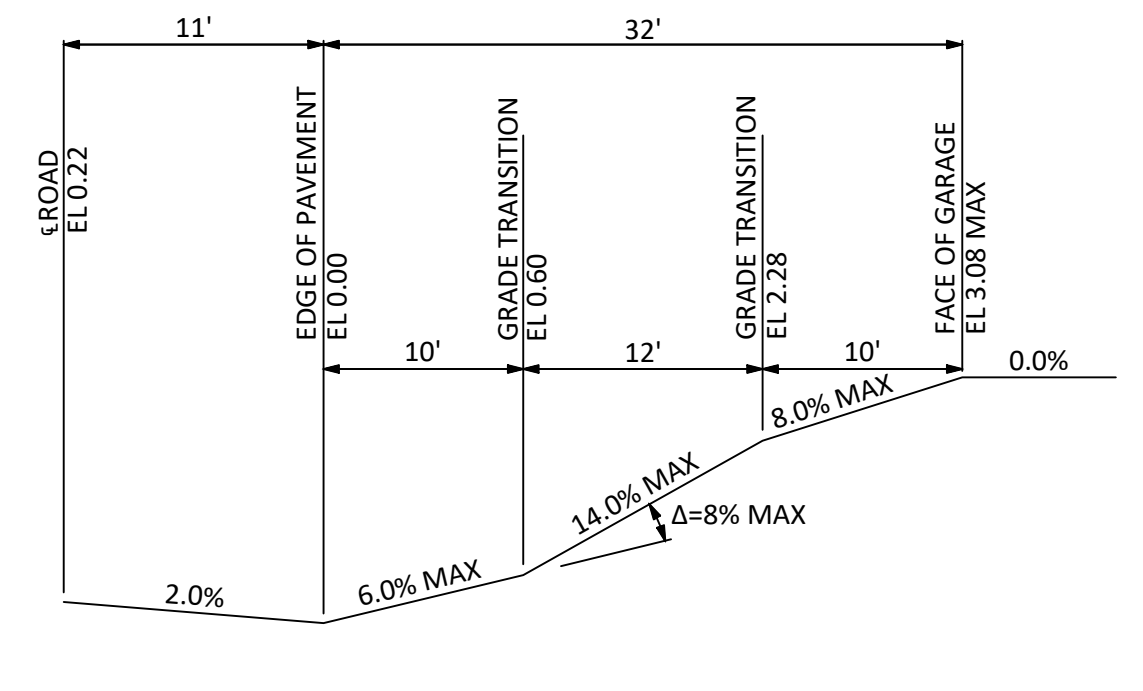


- NOTES:**
- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
  - ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.

**2**  
C2.00 NTS  
ASPHALT PAVEMENT SECTION



**3**  
C2.00 NTS  
TYPICAL INTERIOR LOT



**4**  
C2.00 NTS  
TYPICAL DRIVEWAY PROFILE



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**CONCEPT ROAD PROFILES & DETAILS**  
PLANNING FILE NUMBERS: 11-SI-24-C / 11-L-24-DP



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**C2.00**  
CONCEPT ROAD PROFILES & DETAILS