

SITE DATA

EXISTING:
 ZONING: PR
 DENSITY: 1-8 DU/AC

BUILDING SETBACKS:
 FRONT - 20' W/O GARAGE & 15' W/GARAGE.
 SIDE - 5'
 REAR - 15'
 PERIPHERAL - 35'

AREA: 5.2 ACRES +/-

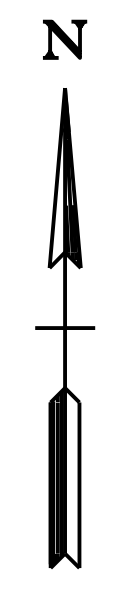
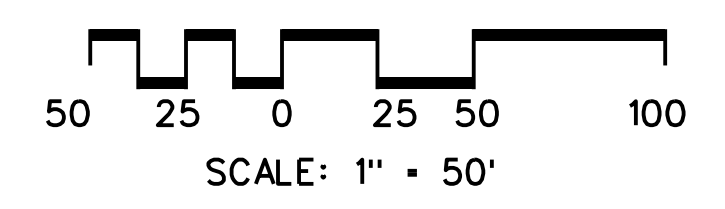
PROPOSED:
 DENSITY: 37 LOTS AT 7.12 DU/AC
 LOT SIZE: 18.33'-26' WIDE x 105'-150' DEEP
 OPEN SPACE: 1.82 AC
 OSR = 35%

PARKING:
 1 GARAGE SPACE & 1 PARKING SPACE PER LOT 1-20
 2 GARAGE SPACES PER LOT 21-33
 2 PARKING SPACES PER LOT 34-37
 15 GUEST SPACES (1 PER 2.5 UNITS)

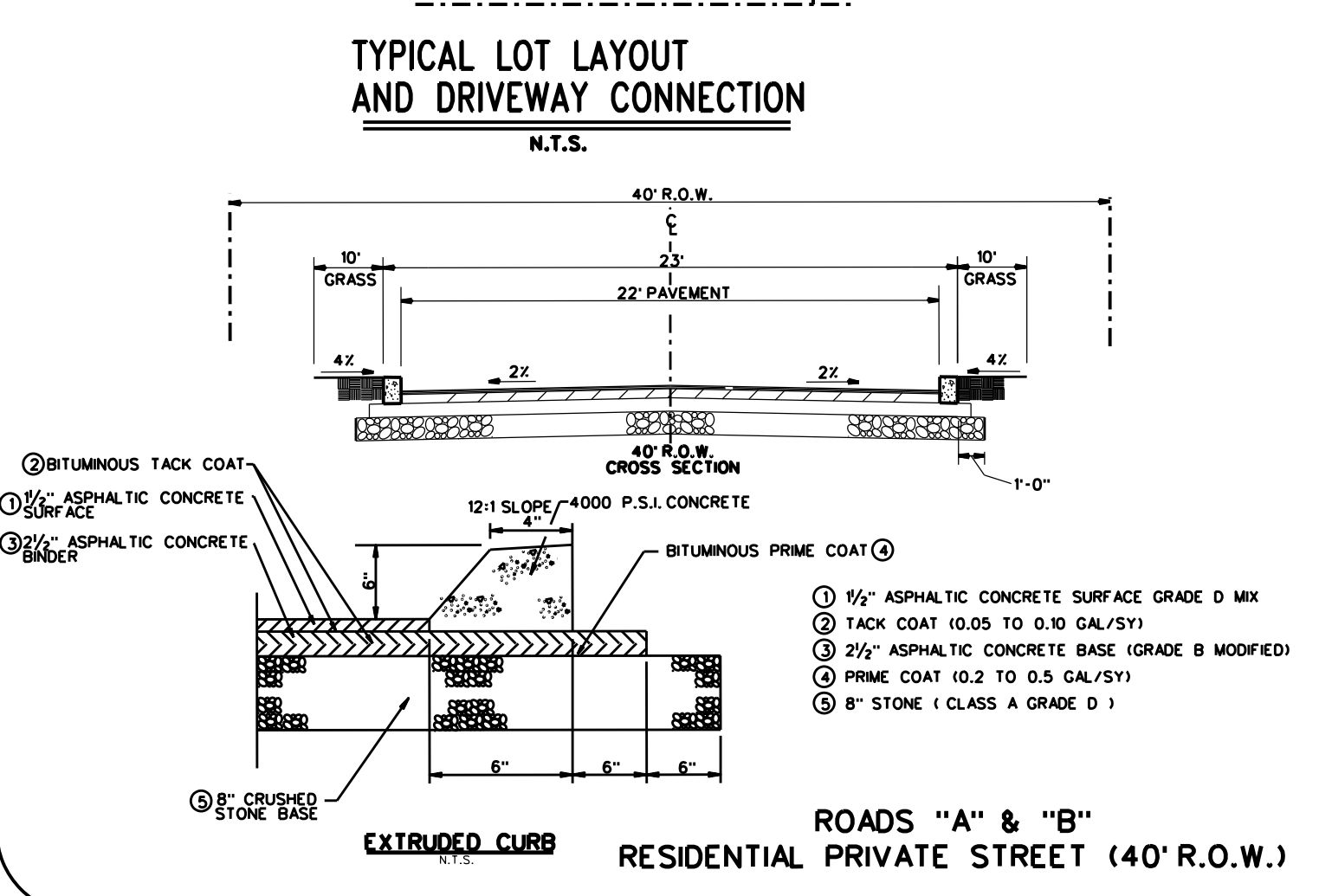
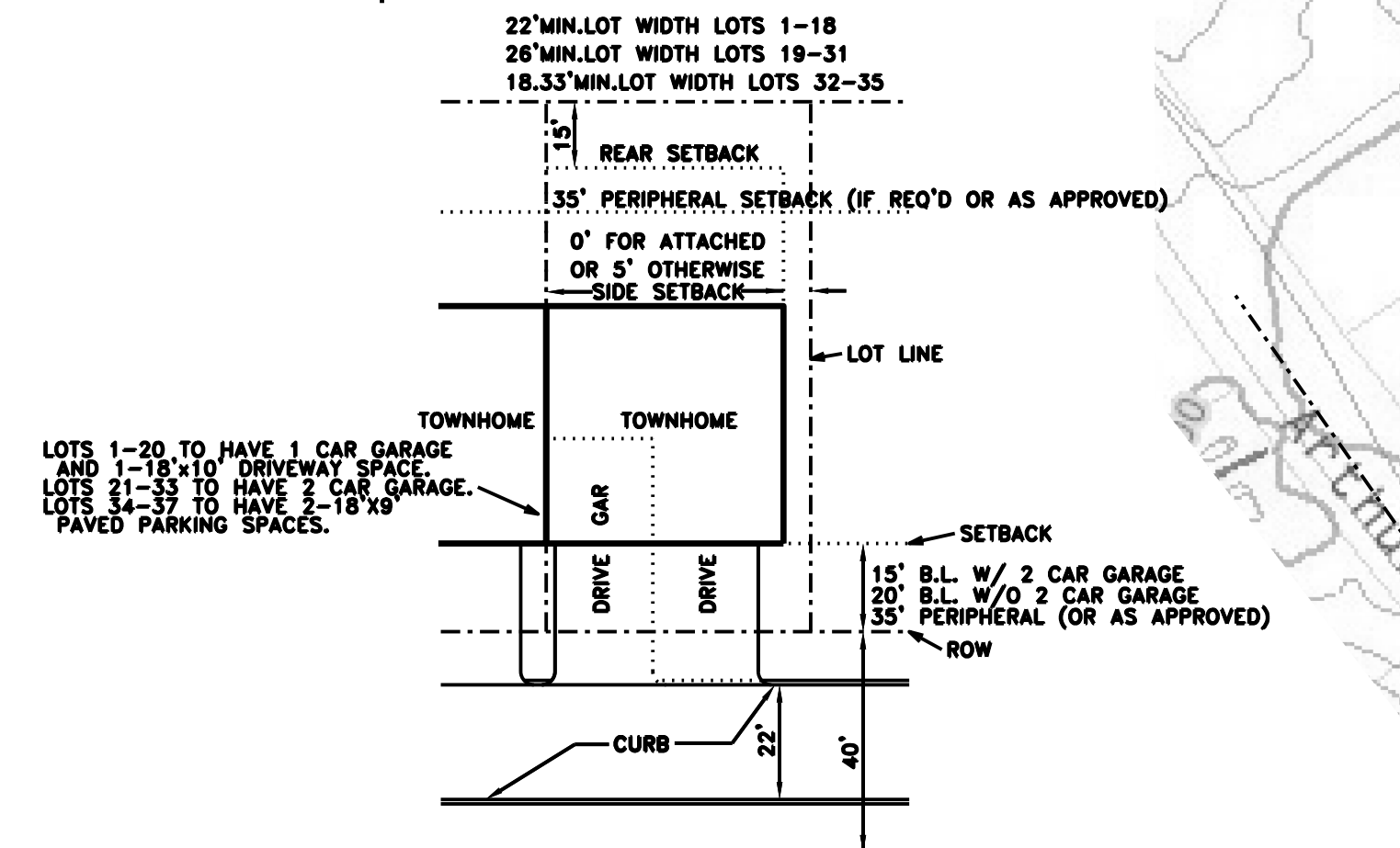
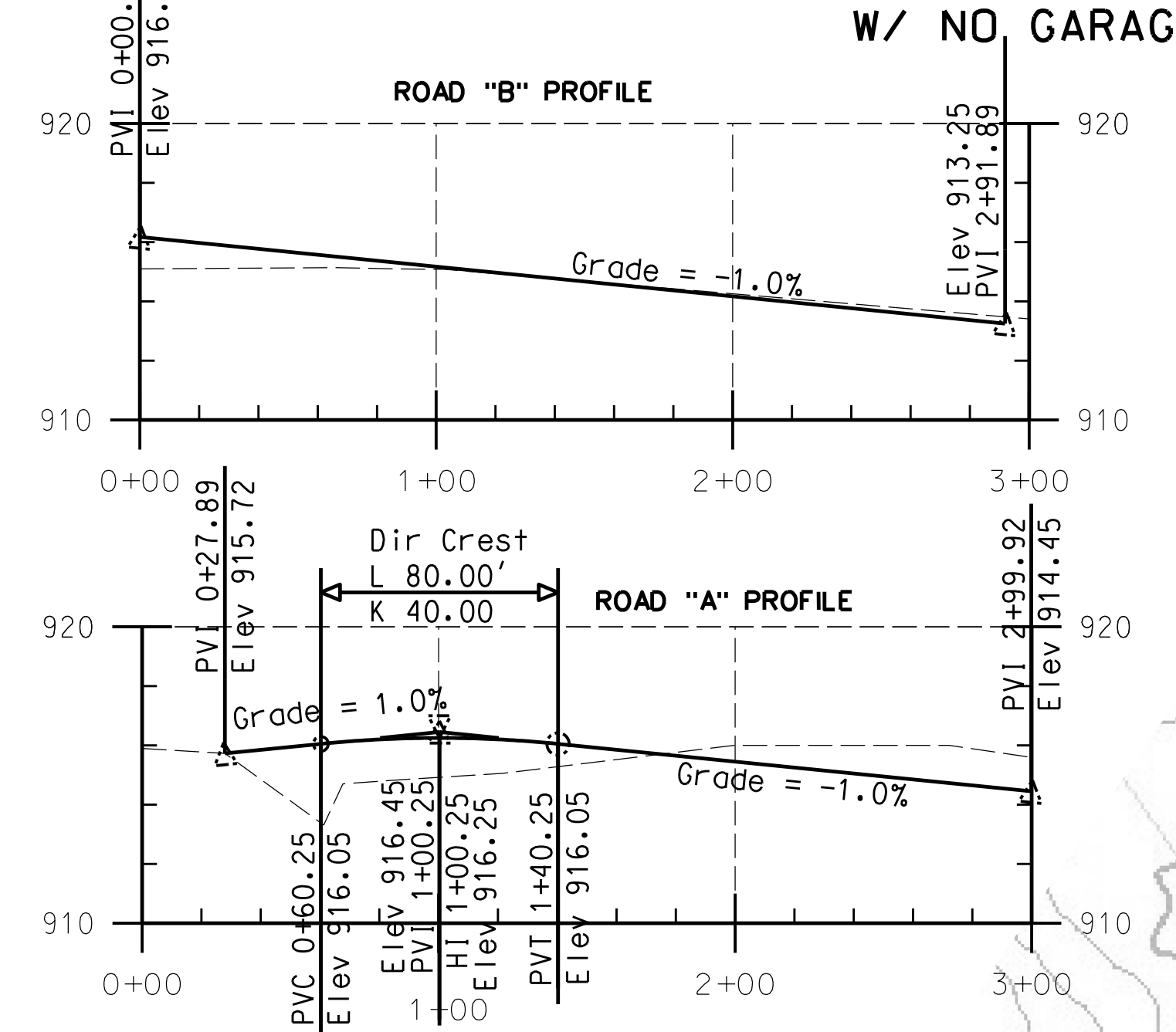
LEGEND

- CENTERLINE PAVEMENT
- BOUNDARY LINES
- PARCEL / ZONING LINES
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- Ⓣ PROPOSED LOT NO.

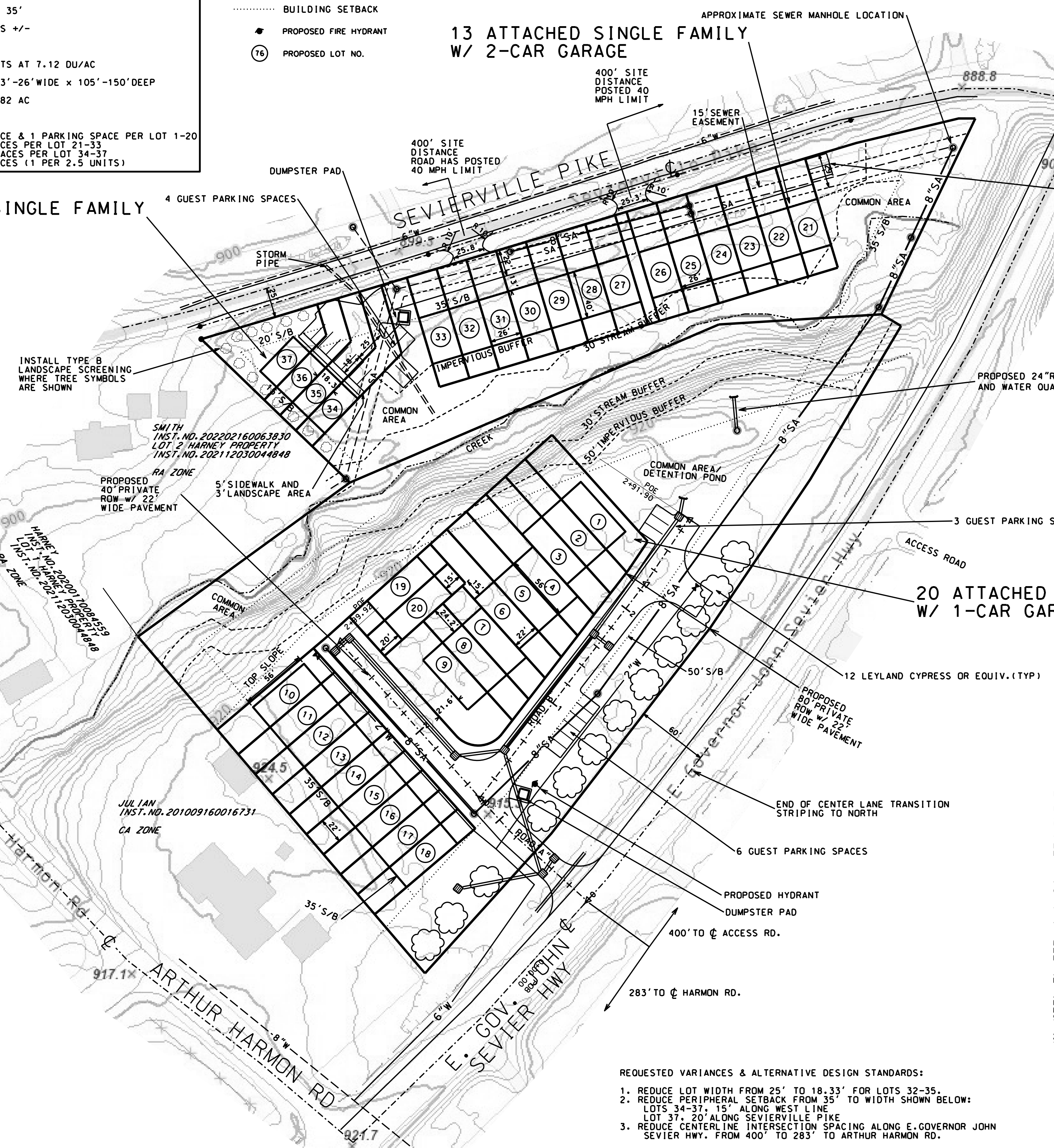
IMPERVIOUS AREA STREAM BUFFER AVERAGING CALCULATIONS (NORTH SIDE):
 REQ'D: 510 LF BUFFER x 50' = 25,500 SF
 PROPOSED: 26,000 SF



VICINITY MAP



13 ATTACHED SINGLE FAMILY W/ 2-CAR GARAGE



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.

THIS PROPERTY IS ZONED PR IN KNOX COUNTY.

BOUNDARY INFORMATION TAKEN FROM DEEDS. TOPOGRAPHY TAKEN FROM FIELD SURVEY AT 2' CONTOUR INTERVAL.

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

PROPERTY IS MOSTLY GRASS WITH WOODS ALONG CREEK.

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

WATER AND SEWERAGE CONNECTIONS PROVIDED BY KNOX CHAPMAN UTILITY DISTRICT. UTILITIES SHOWN FOR LOCATION ONLY.

THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

ALL ROADS TO BE PRIVATE RIGHT-OF-WAYS.

ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS WITH ACCESS TO PUBLIC ROADS VIA PRIVATE DRIVES AS SHOWN.

LOTS 1-20 TO HAVE 1 CAR GARAGE AND 1-18'x10' DRIVEWAY SPACE.
 LOTS 21-33 TO HAVE 2 CAR GARAGE.
 LOTS 34-37 TO HAVE 2-18'x9' PAVED PARKING SPACES.

ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE DESIGNED TO BE UNDERGROUND.

ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.

A HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF PRIVATE ROADS, SHARED PARKING, AND COMMON AREAS.

- REQUESTED VARIANCES & ALTERNATIVE DESIGN STANDARDS:**
1. REDUCE LOT WIDTH FROM 25' TO 18.33' FOR LOTS 32-35.
 2. REDUCE PERIPHERAL SETBACK FROM 35' TO WIDTH SHOWN BELOW: LOTS 34-37, 15' ALONG WEST LINE LOT 37, 20' ALONG SEVIERVILLE PIKE
 3. REDUCE CENTERLINE INTERSECTION SPACING ALONG E.GOVERNOR JOHN SEVIER HWY. FROM 400' TO 283' TO ARTHUR HARMON RD.

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING 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.

Scott Williams
 SURVEYOR

12-SA-22-C / 12-A-22-DP
 Revised: 2/1/2023

TENNESSEE CERTIFICATE NO. 1914

FOR REVIEW - NOT FOR CONSTRUCTION

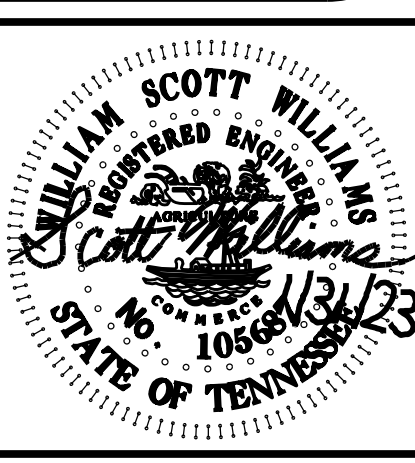
REVISIONS

NO.	DATE	DESCRIPTION
1	11/18/22	PC COMM.
2	1/18/23	PC COMM.
3	1/31/23	PC COMM.

CONCEPT PLAN

SCOTT CAMPBELL S/D

CLT 124 M.A. PARCEL 10
 KNOX COUNTY, TN
 12-SA-22-C / 12-A-22-DP



W. SCOTT WILLIAMS & ASSOCIATES

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OWNER:

ORIGINAL ISSUE:
OCT. 21, 2022

SHEET NO.
CC1

JOB NO. 1528