

SITE DATA

EXISTING:
 ZONING: A (PR UP TO 6 DU/AC, PENDING)
 DENSITY: UP TO 6 UNITS PER ACRE REQUESTED

SETBACKS (PR):
 FRONT - 20'
 SIDE - 5'
 REAR - 15'
 PERIPHERAL - 25' (OR AS APPROVED)

AREA: 5.5 ACRES (NOT SURVEYED)

PROPOSED:
 DENSITY: 27 LOTS AT 4.91 UNITS PER ACRE
 AVG. LOT SIZE: 50' WIDE x 100'-120' DEEP

OPEN SPACE: 0.583 AC
 OSR = 0.583 / 5.5 = 10.6%

PARKING:
 2 GARAGE SPACES PER LOT

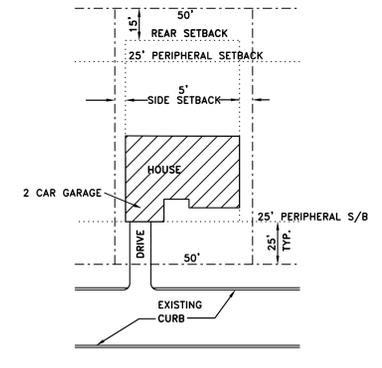


VICINITY MAP

LEGEND

- EASEMENT
- x- FENCE
- C- CENTERLINE PAVEMENT OR R.O.W.
- UTILITY OR POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- ⊙ SIGN
- ① PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT

REQUESTED VARIANCES AND ALTERNATIVE DESIGN STANDARDS:
 1. REDUCE PERIPHERAL REAR SETBACK TO 25' (AS SHOWN).
 2. REDUCE PERIPHERAL SIDE SETBACK TO 15' (AS SHOWN).



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION
 N.T.S.

NOTES:

THIS PLAN IS TO SHOW A SUBDIVISION CONCEPT PLAN.
 BOUNDARY INFORMATION TAKEN FROM DEED AND KGIS.ORG.
 TOPOGRAPHY TAKEN FROM KGIS.ORG INFO AT 2' CONTOUR INTERVAL.

FINAL LOT QUANTITIES AND DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL APPROVALS.
 PROPERTY IS MOSTLY GRASS WITH AN OLD PROPANE GAS BUSINESS.

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

WATER AND SEWERAGE CONNECTIONS PROVIDED BY FIRST UTILITY DISTRICT. UTILITIES SHOWN FOR GENERAL LOCATIONS ONLY AND ARE NOT FIELD LOCATED.

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

ALL PROPOSED ROADS TO BE PRIVATE DRIVEWAYS.

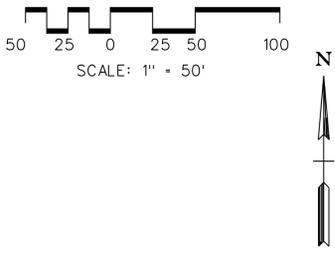
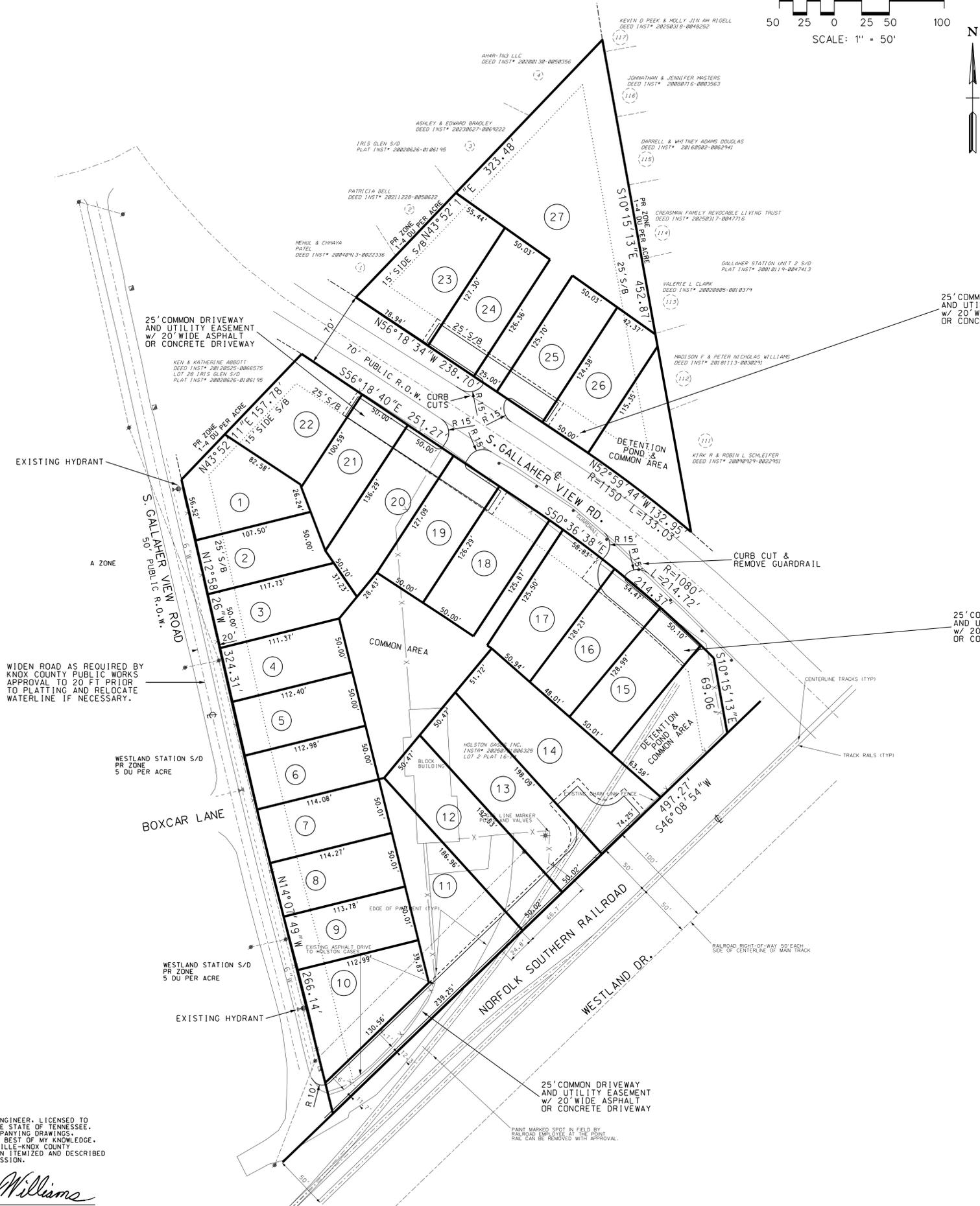
LOTS 11-27 TO HAVE A SHARED DRIVEWAY TO LIMIT ACCESS TO S. GALLAHER VIEW RD. LOTS 1-10 TO HAVE INDIVIDUAL DRIVEWAYS.

SITE DISTANCE TO BE CERTIFIED FOR LOTS 19-26 (MIN. 300 FT).

ALL LOTS TO HAVE 2 CAR GARAGE.

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

THERE SHALL BE 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.



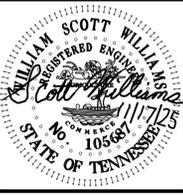
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/17/25	PC. COMM.

CONCEPT PLAN

THE COURTYARD AT WESTLAND

860 S. GALLAHER VIEW ROAD
 KNOX COUNTY, TENNESSEE
 CLT MAP 133, PARCEL 030 & 042
 6TH CIVIL DISTRICT
 12-58-63-6-7-12-10-63-DP



W. SCOTT WILLIAMS & ASSOCIATES

CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING

4538 Annelise Way
 Knoxville, TN 37921
 P: 615-585-5858
 E: williams@wscottwilliams.com

CLIENT:

WORLEY BUILDERS, INC.

RD BOX 11029
 KNOXVILLE, TN 37938
 OFFICE: 865.927.2600

ORIGINAL ISSUE:
 SEP. 2, 2025

SHEET NO.
CC1

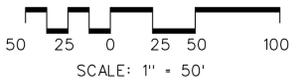
JOB NO. 2388

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.

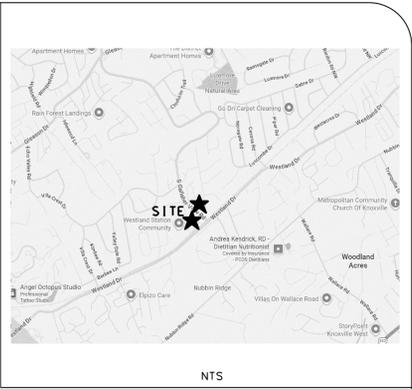
Scott Williams

REGISTERED ENGINEER
 TENNESSEE LICENSE NO. 105687
 DATE: 9/2/25



SITE DATA

EXISTING:
 AREA: 5.5 ACRES (NOT SURVEYED)
 PROPOSED:
 DISTURBED AREA - 5.5 AC
 IMPERVIOUS AREA - 2.0 AC



VICINITY MAP

LEGEND

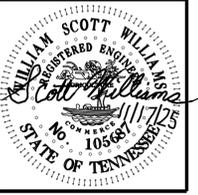
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- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- ⊙ SIGN
- ① PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT
- DRAINAGE PATH



NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	DESCRIPTION
	1	11/17/25	PC COMM.

PRELIMINARY DRAINAGE PLAN
 THE COURTYARD AT WESTLAND
 860 S. GALLAHER VIEW ROAD
 KNOX COUNTY, TENNESSEE
 CLT MAP 133, PARCELS 003 & 042
 12-55A-25-C-1, 12-C-25-DP



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 OFFICE: 865.927.2600

ORIGINAL ISSUE:
 SEP. 2, 2025

SHEET NO.
CC2

JOB NO. 2388

NOTES:
 THIS PLAN IS TO SHOW A PRELIMINARY DRAINAGE PLAN ONLY.
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