

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

TENNESSEE CERTIFICATE NO. 1914

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 A IN KNOX COUNTY. REQUESTED ZONE IS PR.

BOUNDARY INFORMATION TAKEN FROM DEEDS.

TOPOGRAPHY TAKEN FROM FIELD SURVEY AT 2' CONTOUR INTERVAL.

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

PROPERTY IS MOSTLY GRASS.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY

APPROPRIATE REVIEW AGENCIES AND PERMITS

OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY

WEST KNOX 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 DEDICATED PUBLIC RIGHT-OF-WAYS.

ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.

ALL LOTS TO HAVE 2 CAR GARAGE.

WAIVER FOR PERIPHERAL SETBACK OF 20' REQUESTED DUE TO

SHAPE OF PROPERTY AND LONG DISTANCE TO NEARBY HOMES.

SUBDIVISION VARIANCE REQUESTED TO REDUCE MINIMUM HORIZONTAL

CURVE RADIUS TO 75' AT PC STA 4+15.61, ROAD "A".

ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE

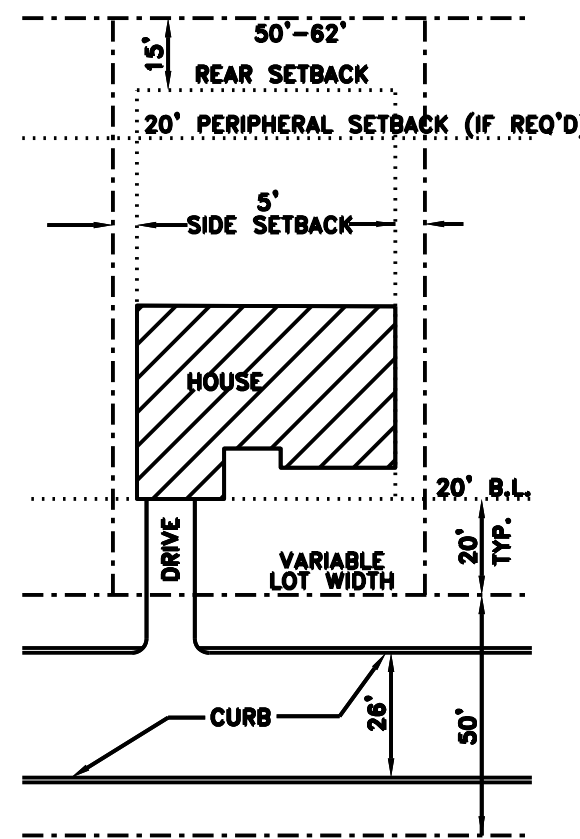
DESIGNED TO BE UNDERGROUND.

ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS

PROVIDED BY THE RESPONSIBLE AGENCY. UTILITY, DRAINAGE, AND CONSTRUCTION

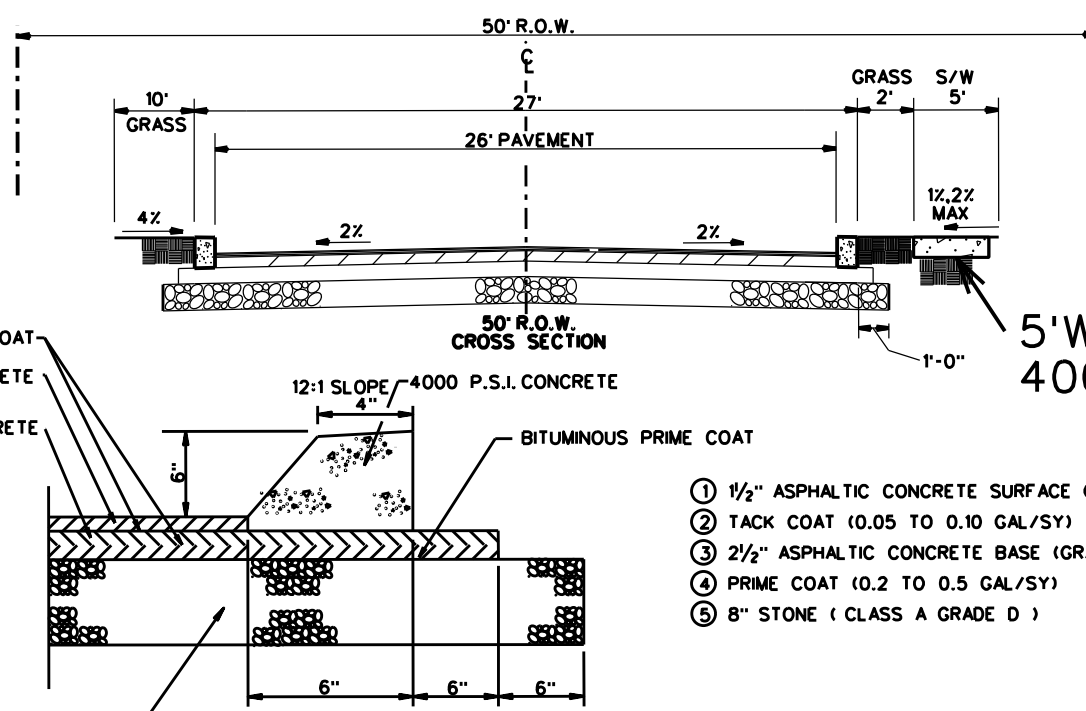
EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND

5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION

N.T.S.



EXTRUDED CURB

ROAD "A"
RESIDENTIAL LOCAL STREET (50' R.O.W.)

50 25 0 25 50 100
SCALE: 1" = 50'



SITE DATA

EXISTING:

ZONING: A (PR PENDING)

DENSITY: 5.0 UNITS PER ACRE (PENDING)

SETBACKS (PR):

FRONT - 20'

SIDE - 5'

REAR - 15'

PERIPHERAL - 20' ALL LOTS

AREA: 2.85 ACRES +/-

DENSITY: 9 LOTS AT 3.2 UNITS PER ACRE

LOT SIZE: VARIES FROM 50'-62' WIDE X

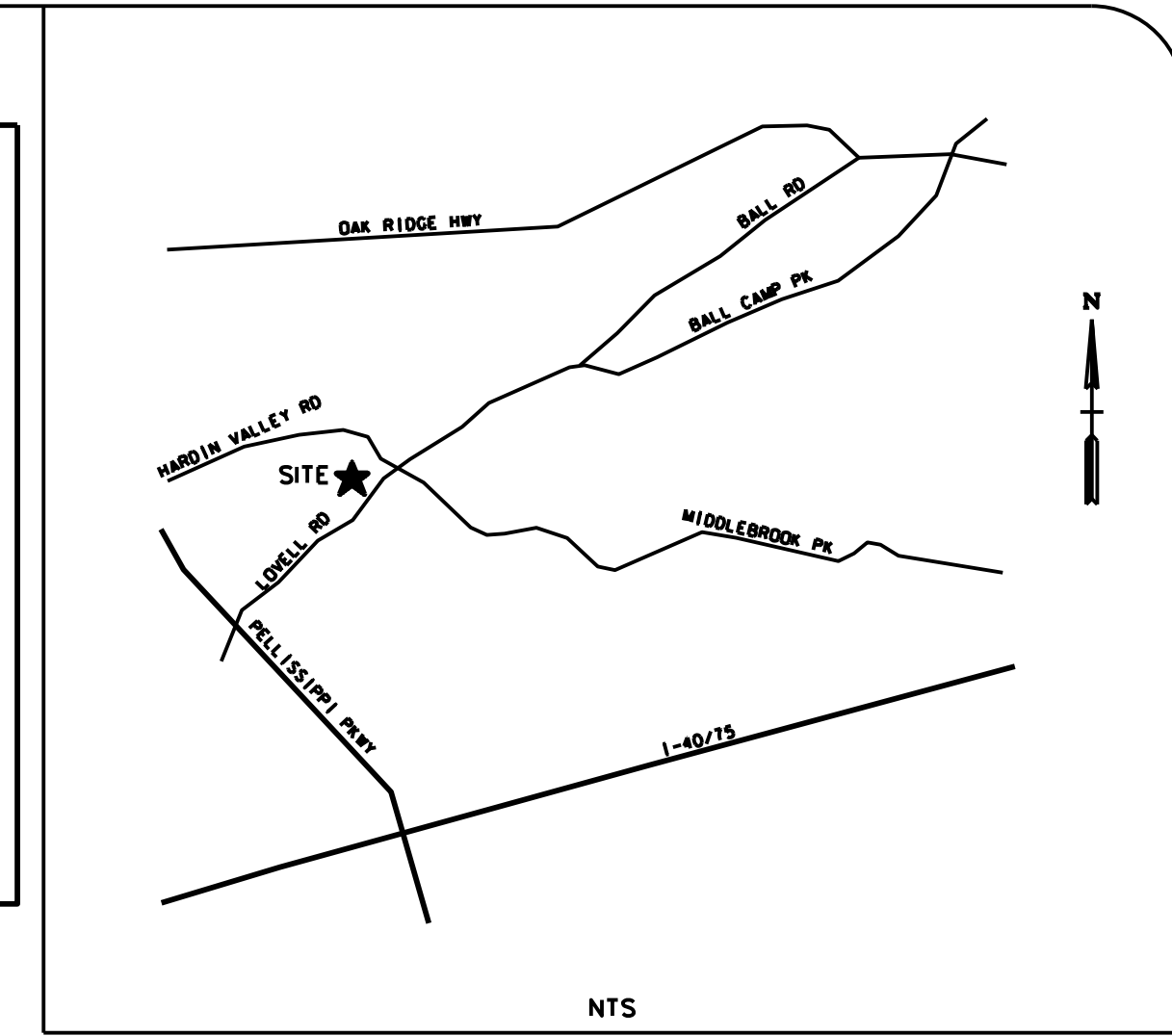
89'-146' DEEP

OPEN SPACE: 0.20 AC

OSR = 0.20 / 2.85 = 7%

PARKING:

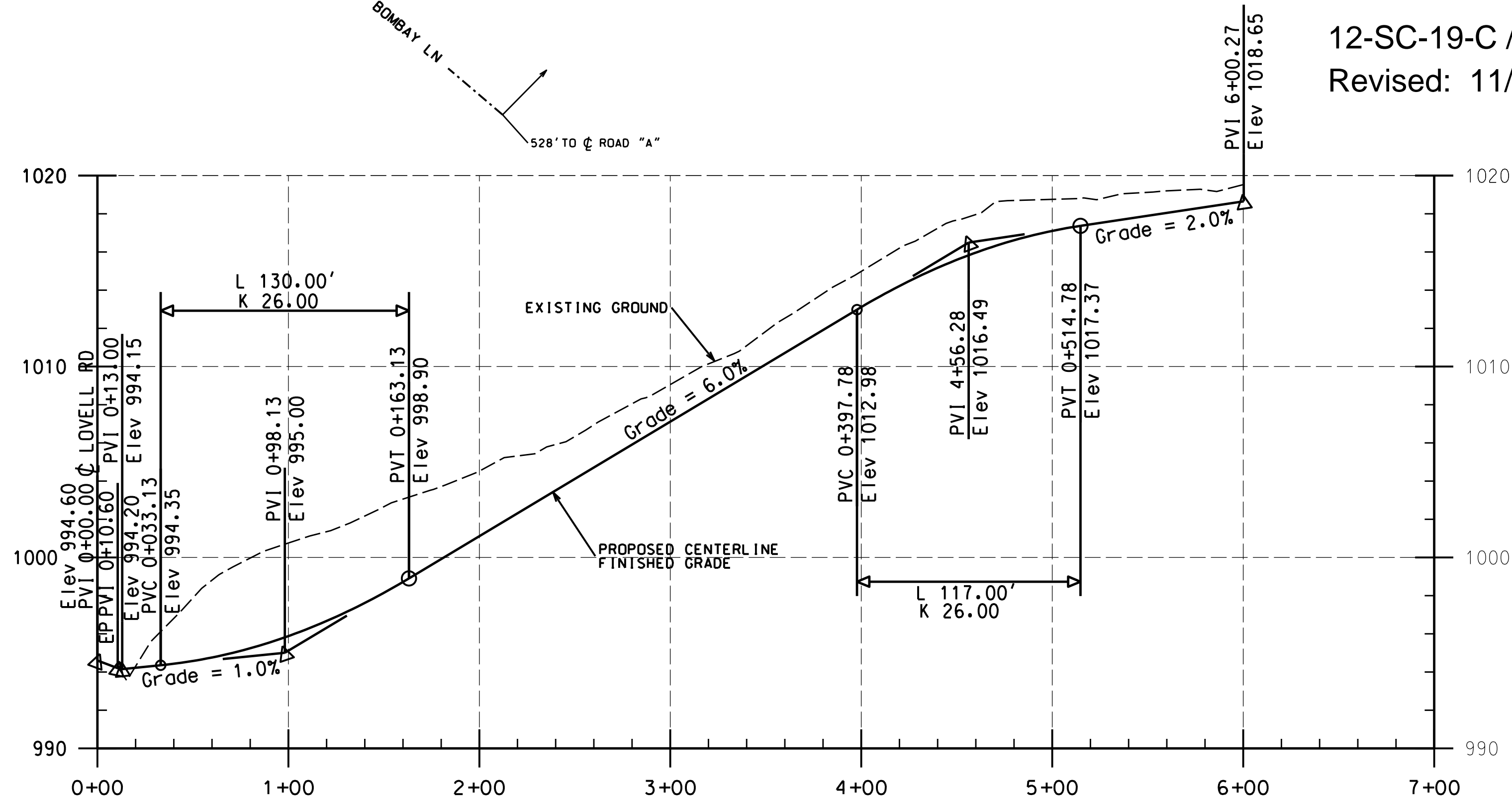
2 GARAGE SPACES PER LOT



VICINITY MAP

LEGEND

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



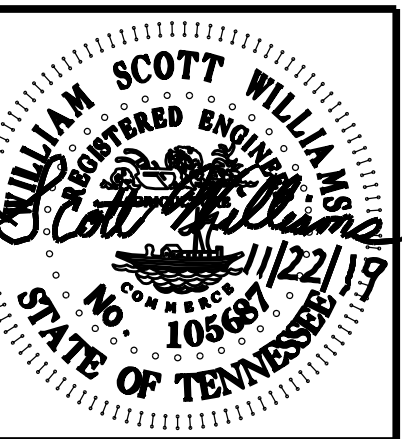
12-SC-19-C / 12-E-19-UR
Revised: 11/25/2019

FOR REVIEW - NOT FOR CONSTRUCTION

CONCEPT PLAN

2213 LOVELL ROAD PROPERTY

2213 & 2211 LOVELL ROAD
KNOX COUNTY, TENNESSEE
CLT MAP 104 PARCELS 170.10 & 170.11
12-SC-19-C / 12-E-19-UR



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CC1

JOB NO. 1935