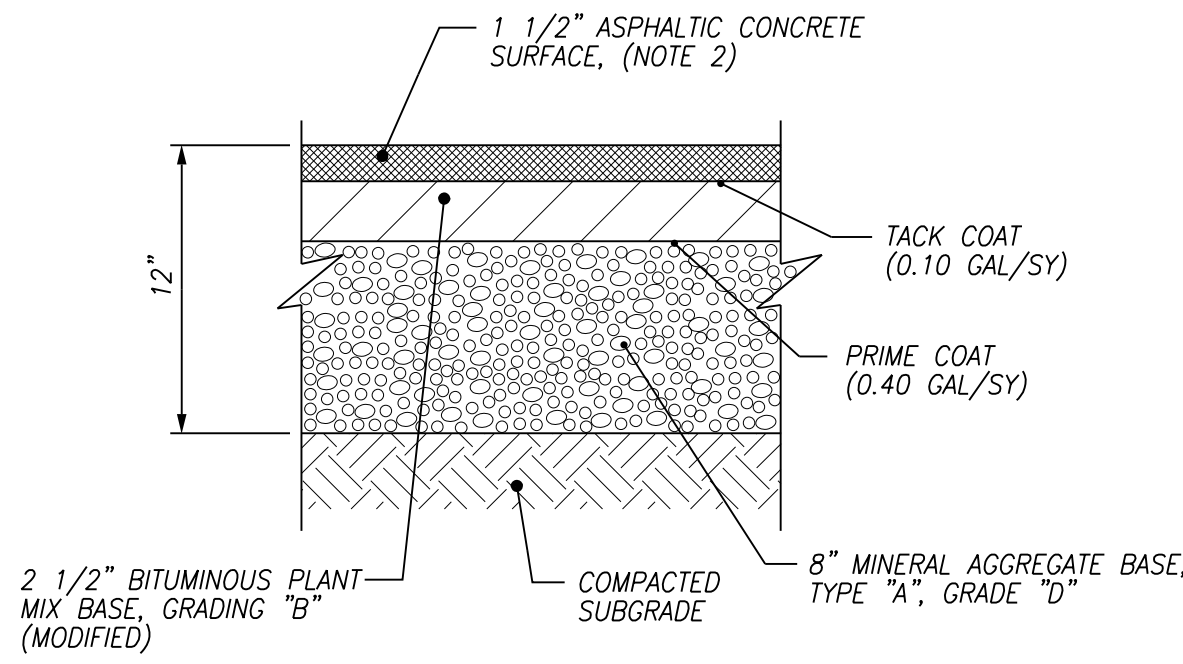


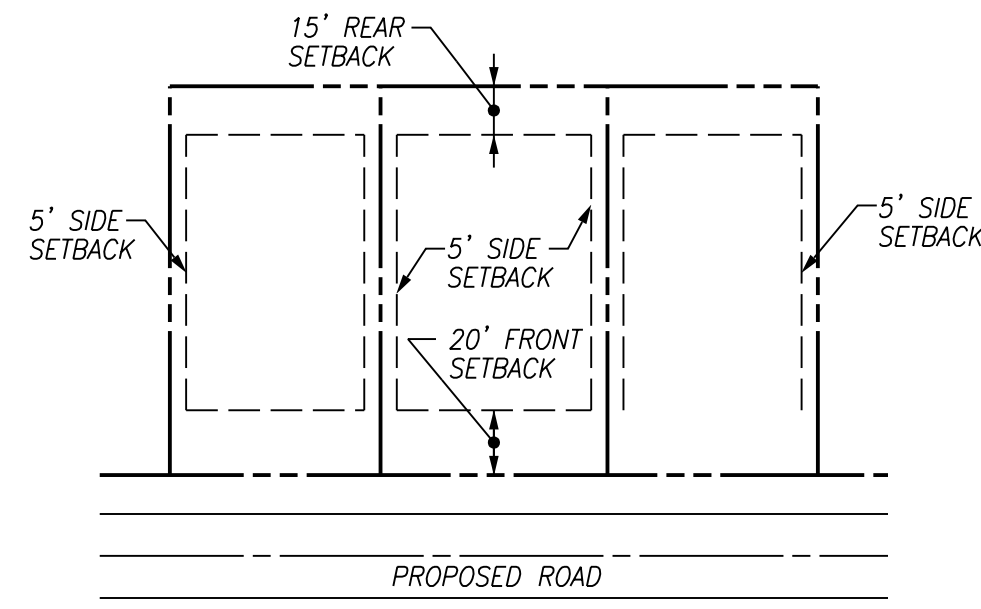
1
C1
NTS
TYPICAL 26' PUBLIC ROAD SECTION



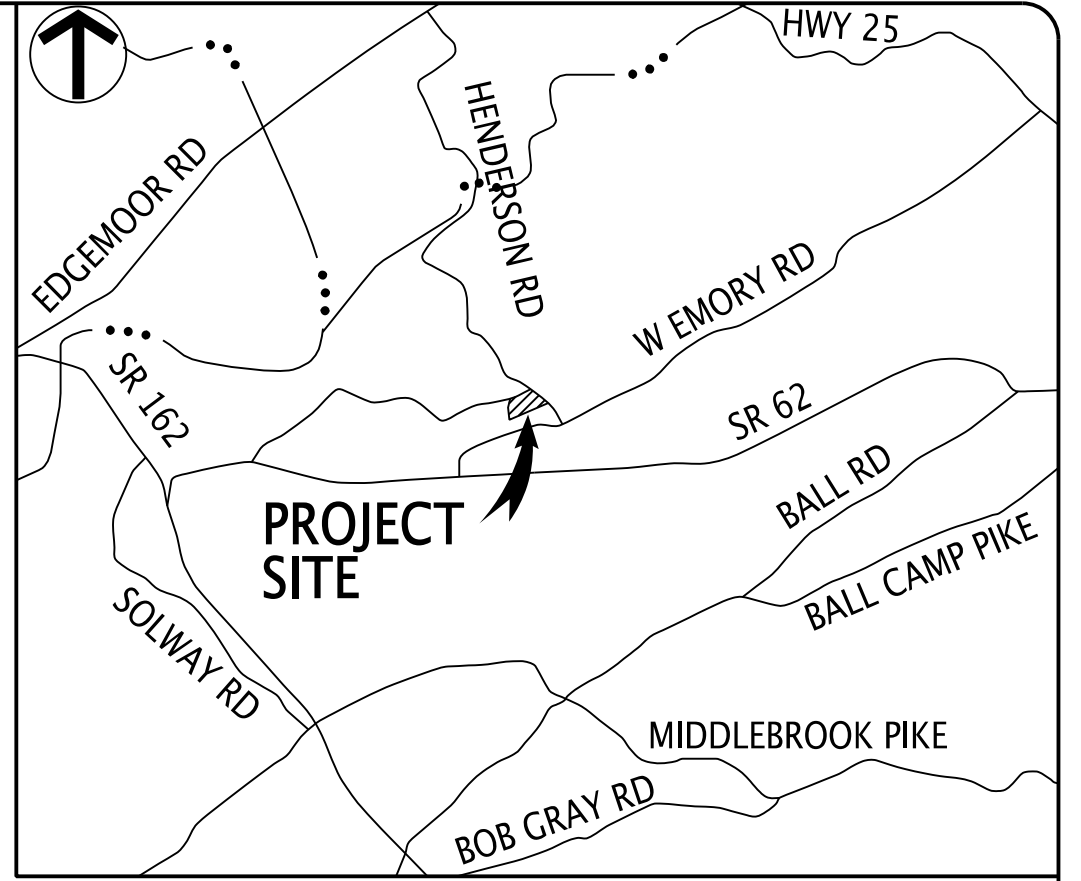
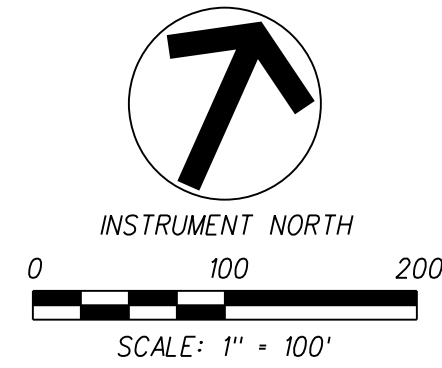
NOTES:

- 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
C1
NTS
ASPHALT PAVEMENT SECTION



3
C1
NTS
TYPICAL INTERIOR LOT



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED AUGUST 27, 2020.
- PROPERTY CONCERNED REFLECTS PARCELS 077 083 AS SHOWN IN KNOX COUNTY CLT MAP 77. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 36.41± AC. TOTAL AREA ZONED PR = ±28.06 AC.
OWNER: BALL HOMES, LLC
6309 WALDEN DRIVE
LEXINGTON, KY 40517
- BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT. IN REAR. THE PERIPHERAL SETBACK IS 35'-FT. 15'-FT. PERIPHERAL SETBACK IS REQUESTED FOR ±190 FT (20%) ALONG THE W. EMORY ROAD BOUNDARY. 20'-FT PERIPHERAL SETBACK IS REQUESTED FOR FRONTAGE ALONG OLD COBBS FERRY ROAD.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
- PLANNING COMMISSION CASE NUMBER: 12-SD-20-C/12-F-20-UR.

PROPOSED DENSITY

PARCEL ZONED PR ALLOWED DENSITY	5 DU/AC
PROPERTY ZONED PR AREA	28.06 AC
SINGLE FAMILY DWELLING UNITS	55 UNITS
CONDOMINIUM DWELLING UNITS	58 UNITS
TOTAL DWELLING UNITS	113 UNITS
PROPOSED DENSITY	4.03 DU/AC

PARKING SUMMARY - WEST

REQUIRED PARKING FOR RESIDENTIAL	30 DWELLINGS @ 2 PARKING SPACES PER DWELLING UNIT	60
TOTAL PARKING PROVIDED		
GARAGE SPACES	30	
STANDARD SPACES (9'x17.5')	35	
TOTAL	65	SPACES

PARKING SUMMARY - EAST

REQUIRED PARKING FOR RESIDENTIAL	28 DWELLINGS @ 2 PARKING SPACES PER DWELLING UNIT	56
TOTAL PARKING PROVIDED		
GARAGE SPACES	28	
STANDARD SPACES (9'x17.5')	28	
TOTAL	56	SPACES

UTILITY OWNERS:

WATER & SEWER

WEST KNOX UTILITY DISTRICT (WKUD)
P.O. BOX 51370
KNOXVILLE, TN 37950-1370
CONTACT: MR. WAYNE HASTINGS
OFFICE PHONE: 865.690.2521

ELECTRIC

LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: 865.988.0707

GAS

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:

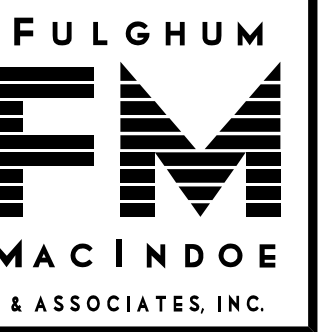
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE

ENGINEERING CERTIFICATION:

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 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.

REGISTERED ENGINEER WILLIAM C. FULGHUM, JR., P.E.

TENNESSEE CERTIFICATE NO. 0100940



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

EMORY GREEN SUBDIVISION
8935 W EMORY ROAD
KNOXVILLE, TENNESSEE 37931

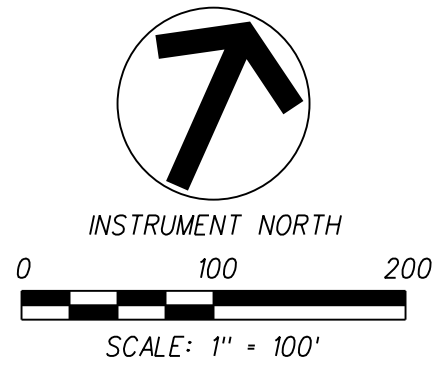
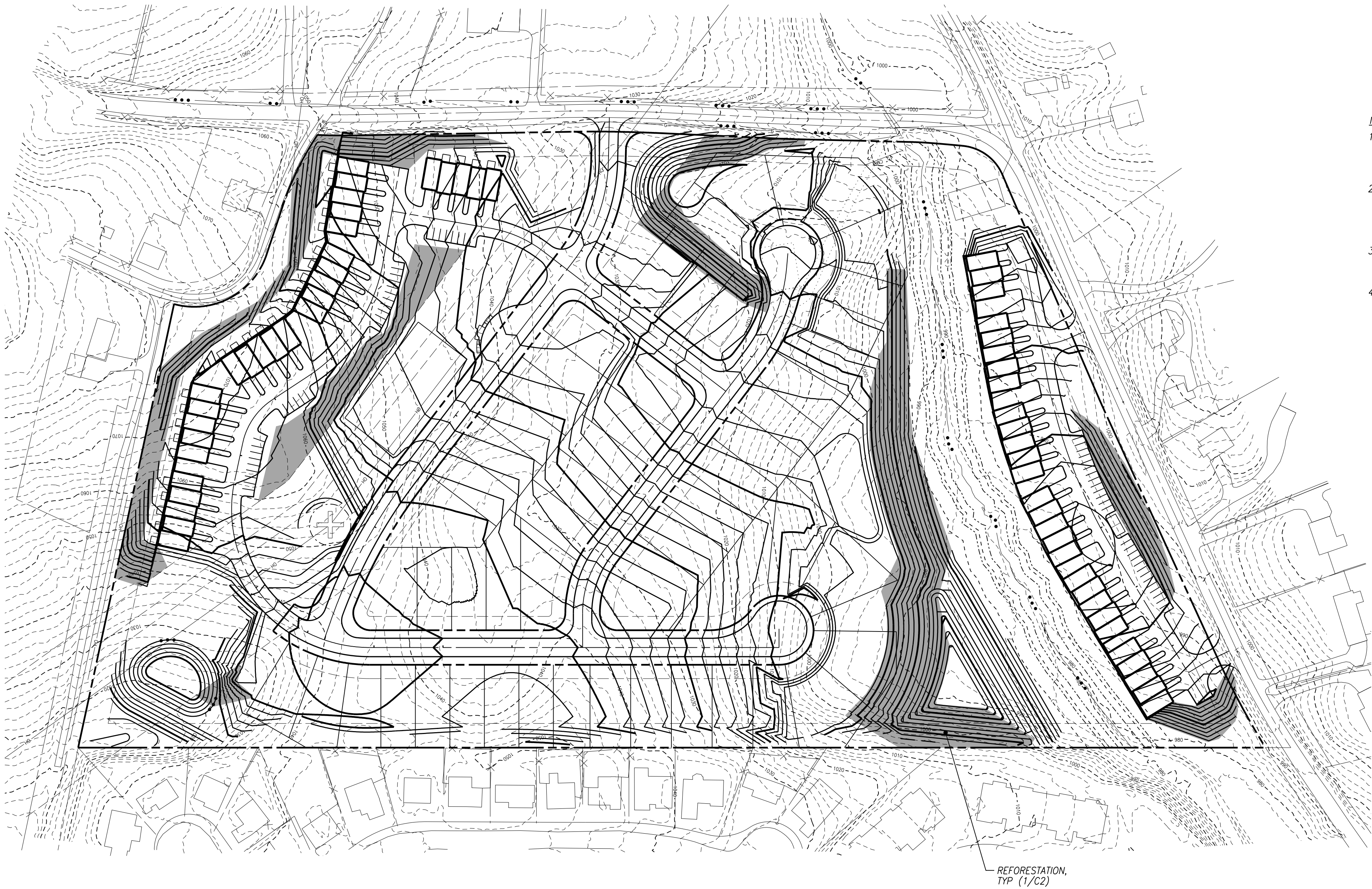
BALL HOMES, LLC
6309 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: MR. D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

CONCEPT PLAN

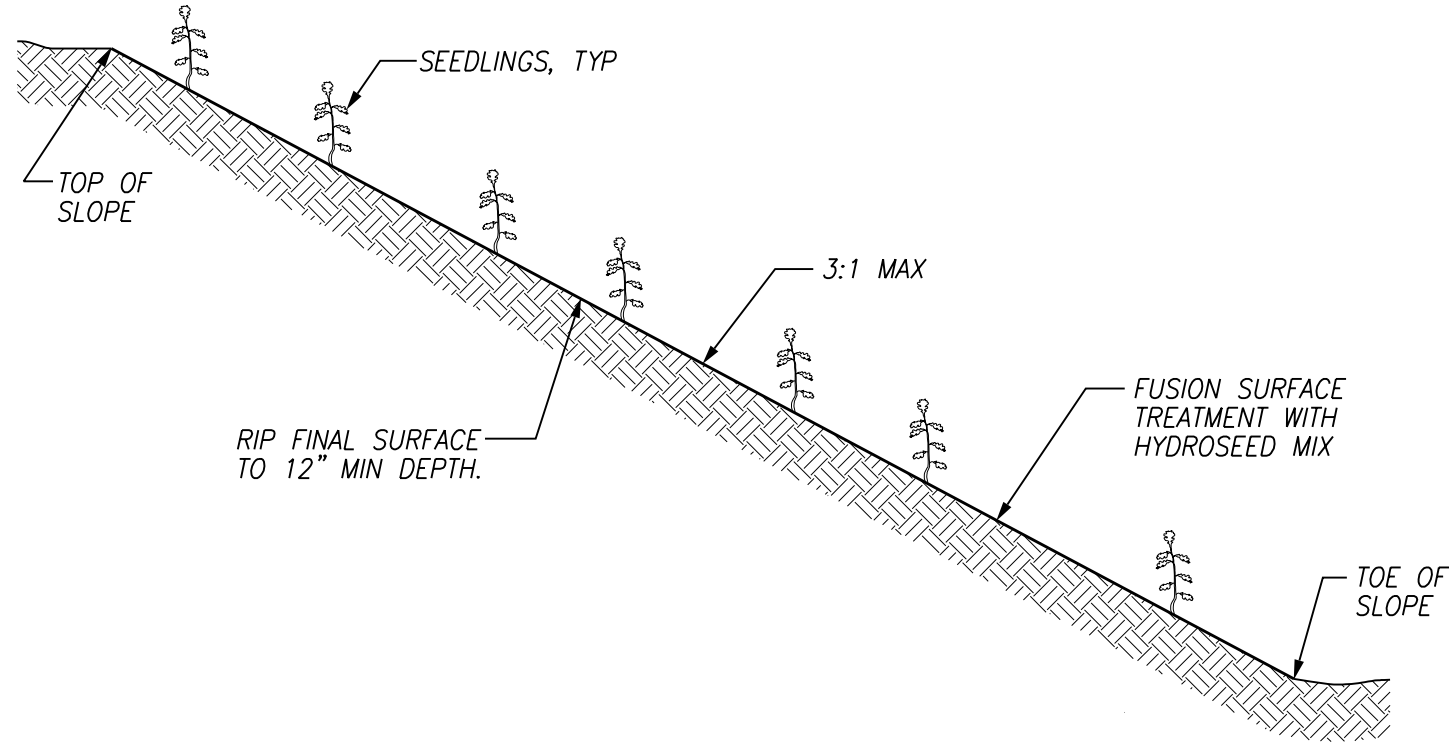
DESIGNED BY	CHK	11/23/20	Date
PROJ. MGR.	MCF	10/26/20	Revision/Issue
REVIEWED PER MPC COMMENTS			No.
ISSUED FOR REVIEW			
Project	592.009	Sheet	C1
Date	10/26/20		
Scale	1"=100'		

File Name: \\15921592.001\DWG\592000.dwg
Plot Date: 11/23/2020

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- GENERAL NOTES:
1. TOPOGRAPHIC DATA WAS TAKEN FROM KGIS.
 2. PLANNING COMMISSION CASE NUMBER: 12-SD-20-C/12-F-20-UR.



- NOTES:
1. SEEDLINGS SHALL BE A MIX OF AT LEAST 6 OF THE FOLLOWING SPECIES: AMERICAN PLUM, BLACKGUM, NORTHERN RED OAK, TULIP POPLAR, RED MAPLE, REDBUD, SCARLET OAK, SWEETGUM, SYCAMORE, AND WHITE OAK. INSTALL ON 12' X 12' GRID OR 300 PER ACRE. PLANTING DATES RANGE FROM DECEMBER TO MID-APRIL.
 2. HYDROSEED SLOPE WITH ERNST NC MOUNTAINS UPL MEADOW MIX (ERNMX 303). APPLY 20 LBS/AC. ADD FERTILIZER TO THE HYDROSEED MIX. USE 19-19-19 AND APPLIED AT A RATE OF 400 LBS/AC. ADD ANNUAL COVER CROP TO THE HYDROSEED MIX AS FOLLOWS: OATS (JANUARY TO FEBRUARY) APPLIED AT 30 LBS/AC; BROWNTOP MILLET (MARCH TO AUGUST) APPLIED AT 10 LBS/AC; WINTER RYE GRAIN (SEPTEMBER TO DECEMBER) APPLIED AT 30 LBS/AC.
 3. APPLY FUSION SURFACE TREATMENT (JEN-HILL CONSTRUCTION MATERIALS) AT A RATE OF 4,500 LBS/AC ALONG WITH THE HYDROSEED MIX. OBTAIN A SOIL SAMPLE TO CONFIRM THE APPLICATION RATE. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS.
 4. PROTECT FINISHED SLOPE FROM BEING DISTURBED.

1
C2
NTS
REFORESTATION

12-SD-20-C / 12-F-20-UR
11/23/2020

LEGEND:	
	PROPOSED REFORESTATION
	PROPOSED PROPERTY/ROW LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR

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MACINDOE
& ASSOCIATES, INC.

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CONTACT: MR. D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

CONCEPT GRADING PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
592.009	WCF	HNU	11/23/20
REVISIONS			DATE
REVISED PER MPC COMMENTS			11/23/20
ISSUED FOR REVIEW			10/26/20
Revision/Issue			Date
No.			
Project	592.009		
Date	10/26/20		
Scale	1"=100'		
Sheet	C2		

TYPE 'H' TOWNHOMES



12-SD-20-C / 12-F-20-UR

11/23/2020

TYPE 'G' TOWNHOMES

