

**GENERAL NOTES:**

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2'-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD88.
2. PROPERTY CONCERNED REFLECTS PARCEL 06704 AND A PORTION OF PARCEL 06701 AS SHOWN IN KNOX COUNTY CLT MAP 116. ZONING FOR THE PROPERTIES IS PR, PLANNED RESIDENTIAL, DISTRICT: W6. TOTAL AREA = 8.85± AC.
3. BUILDING SETBACKS INTERNAL TO SUBDIVISION ARE 20'-FT. IN FRONT, 9'-FT. ON SIDE AND 15'-FT. REAR. THE PERIPHERAL SETBACK IS 35'-FT., EXCEPT 30'-FT. FOR LOTS 1 & 21, & 20'-FT. FOR EASTERN LOT LINES OF LOTS 22-25.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS. LOTS 22-25 SHALL HAVE ACCESS TO MISSION HILL LANE.
5. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURBS, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
6. SITE DISTANCE IS GREATER THAN 400' TO THE WEST FROM THE PROPOSED ENTRANCE ALONG HARDIN VALLEY RD.
7. PLANNING COMMISSION CASE NUMBER: 12-SF-23-C, 12-G-23-DP

**PROPOSED DENSITY**

PARCEL ZONED PR ALLOWED DENSITY	3 DU/AC
PROPERTY ZONED PR AREA	8.85 AC
SINGLE FAMILY DWELLING UNITS	25 UNITS
PROPOSED DENSITY	2.82 DU/AC

**VARIANCES/ALTERNATE DESIGN STANDARDS**

1. DECREASE VERTICAL CURVE (CREST) K VALUE FOR ROAD A FROM 25 TO 20.
2. DECREASE VERTICAL CURVE (SAG) K VALUE FOR INTERSECTION OF ROAD A AND HARDIN VALLEY ROAD FROM 25 TO 15.
3. DECREASE MINIMUM DISTANCE BETWEEN MISSION HILL LANE AND ROAD A FROM 400 FEET TO 368 FEET.

**LEGEND:**

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	EASEMENT LINE
	NO-FILL LINE
	FLOODWAY/FLOOD LINE
	STREAM BUFFER
	HILLSIDE PROTECTION
	LOT NUMBER
	DETAIL REF. (DETAIL NO./SHT. NO.)

**UTILITY OWNERS:**

<b>WATER &amp; SEWER</b> WEST KNOX UTILITY DISTRICT (WKUD) P.O. BOX 51370 KNOXVILLE, TN 37950-1370 CONTACT: MR. WAYNE HASTINGS OFFICE PHONE: 865.690.2521	<b>GAS</b> KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 59017 KNOXVILLE, TN 37950-9017 CONTACT: MR. CHRIS MCCORMICK OFFICE PHONE: 865.558.2123
<b>ELECTRIC</b> LENOIR CITY UTILITY BOARD (LCUB) P.O. BOX 449 LENOIR CITY, TN 37771 CONTACT: MR. MITCH LEDBETTER OFFICE PHONE: 865.988.0707	<b>TELEPHONE</b> AT&T 9233 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MR. ROBERT KNIGHT OFFICE PHONE: 865.539.5243

**ENGINEERING CERTIFICATION**  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE DRAWINGS, SPECIFICATIONS, DOCUMENTS, AND STATEMENTS ACCOMPANYING THIS REPORT CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

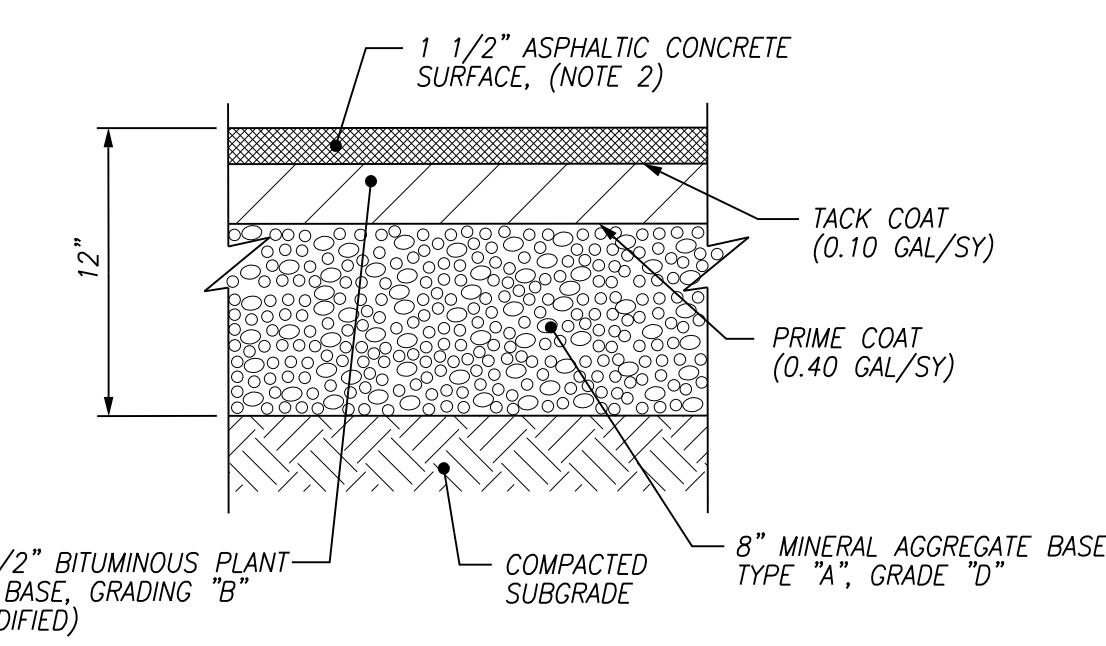
REGISTERED ENGINEER OF TENNESSEE: RYAN S. LYNCH  
TENNESSEE CERTIFICATE NO. 0108410

**12-SF-23-C / 12-G-23-DP**  
Revised: 11/27/2023

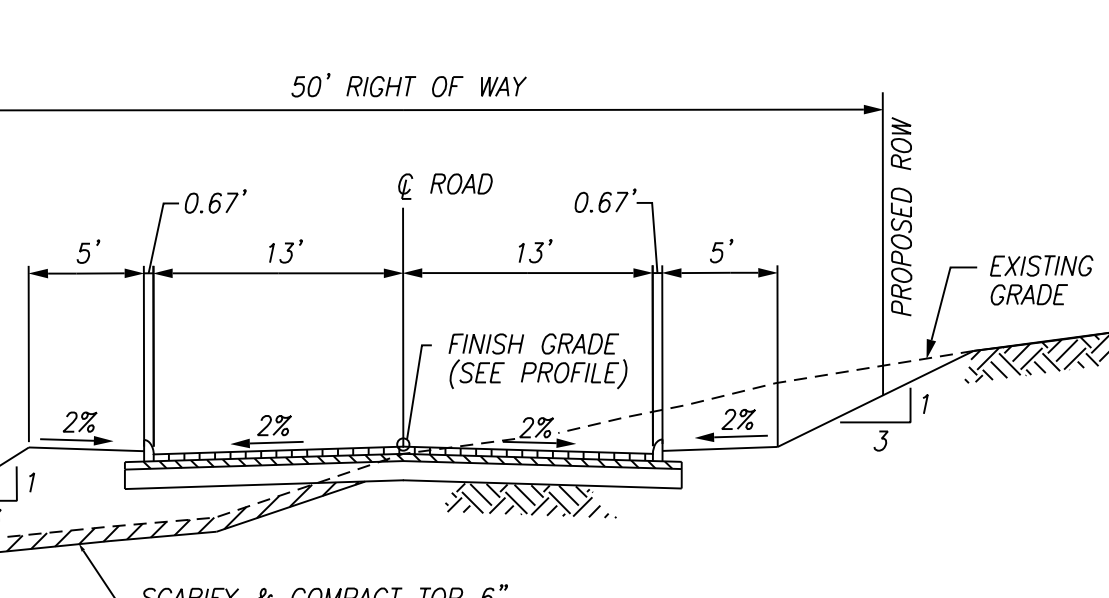


**Certification of Concept Plan by Registered Land Surveyor**  
I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my 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.

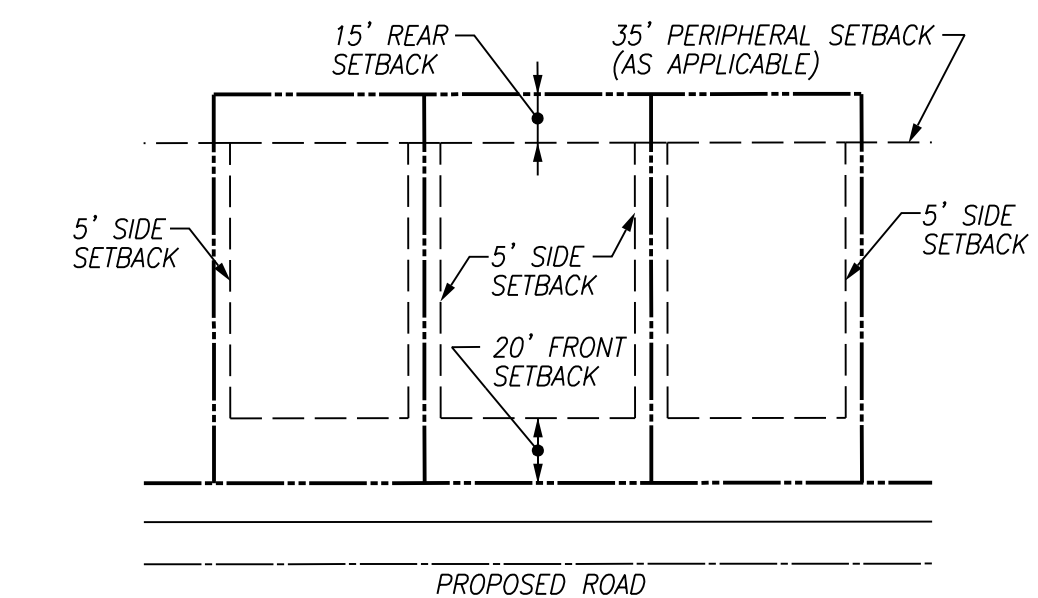
Registered Land Surveyor: RYAN S. LYNCH  
Tennessee License No. 2447  
Date: 11/27/2023



- NOTES:**
1. 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.
  2. 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.



**1 TYPICAL 26' PUBLIC ROAD SECTION**  
CP1 NTS



**2 TYPICAL INTERIOR LOT**  
CP1 NTS

**3 ASPHALT PAVEMENT SECTION**  
CP1 NTS

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

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**S&E PROPERTIES, LLC**  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919

MR. ERIC MOSELEY  
ERICMOSELEY@BELLSOUTH.NET  
865.539.1112

NO.	DATE	REVISED PER MFC COMMENTS	ANG	BY
B	11/27/23			
A	10/30/23	ISSUED FOR CONCEPT PLAN		

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**LANTERN PARK SUBDIVISION**  
HARDIN VALLEY ROAD  
KNOXVILLE, TN 37932

**CONCEPT PLAN**  
SITE LAYOUT

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**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

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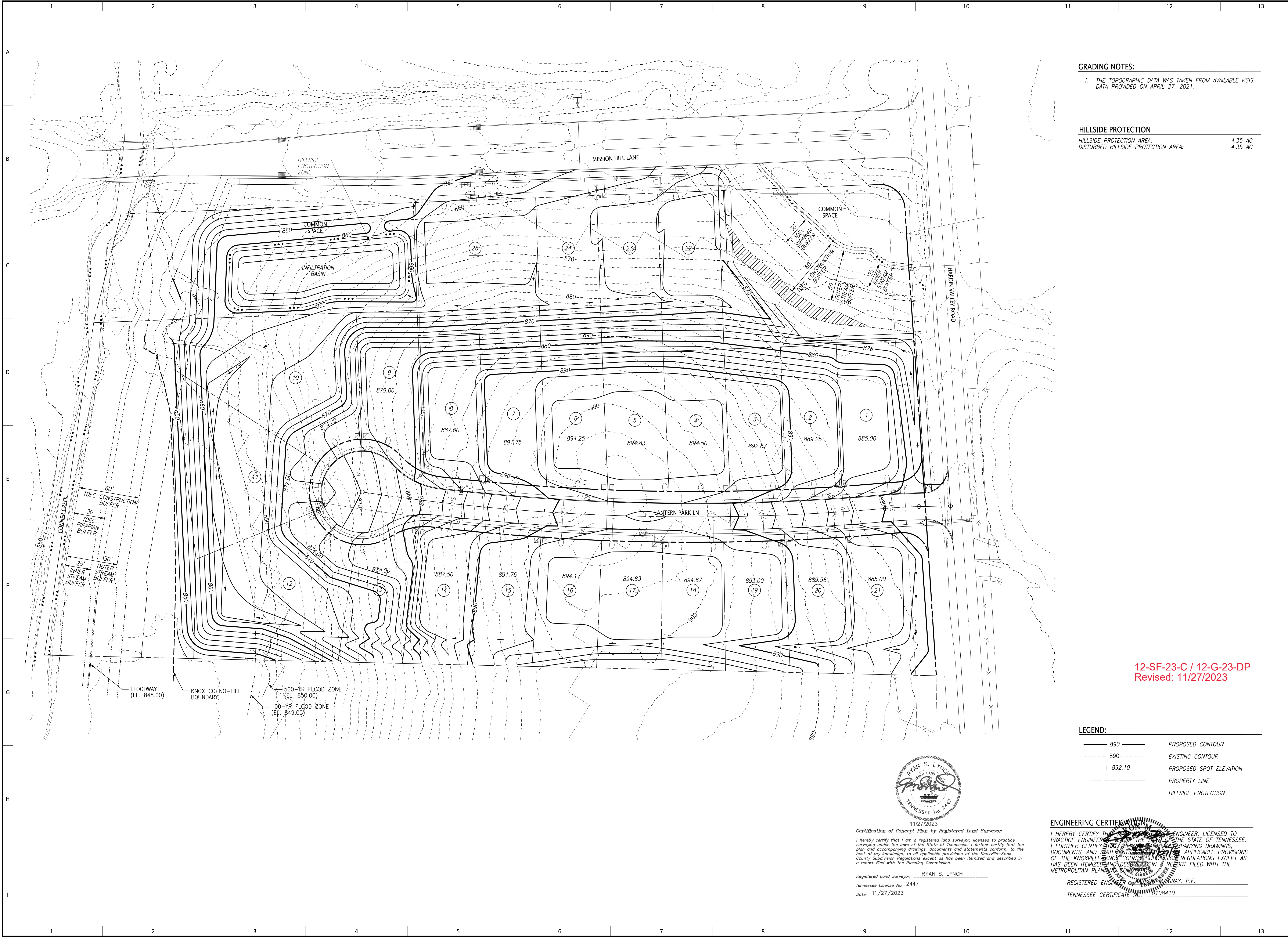
JOB NO: 330.018  
DATE: 05/21/21

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**CP1**

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CONCEPT PLAN  
10/30/2023



**GRADING NOTES:**

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KGIS DATA PROVIDED ON APRIL 27, 2021.

**HILLSIDE PROTECTION**  
 HILLSIDE PROTECTION AREA: 4.35 AC  
 DISTURBED HILLSIDE PROTECTION AREA: 4.35 AC

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A	10/30/23	ISSUED FOR CONCEPT PLAN	ANG

**LANTERN PARK SUBDIVISION**  
**HARDIN VALLEY ROAD**  
**KNOXVILLE, TN 37932**

**CONCEPT GRADING PLAN**

**12-SF-23-C / 12-G-23-DP**  
 Revised: 11/27/2023

**LEGEND:**

— 890 —	PROPOSED CONTOUR
- - - 890 - - -	EXISTING CONTOUR
+ 892.10	PROPOSED SPOT ELEVATION
---	PROPERTY LINE
- - - - -	HILLSIDE PROTECTION



**Certification of Concept Plan by Registered Land Surveyor**  
 11/27/2023  
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 Registered Land Surveyor: RYAN S. LYNCH  
 Tennessee License No. 2447  
 Date: 11/27/2023

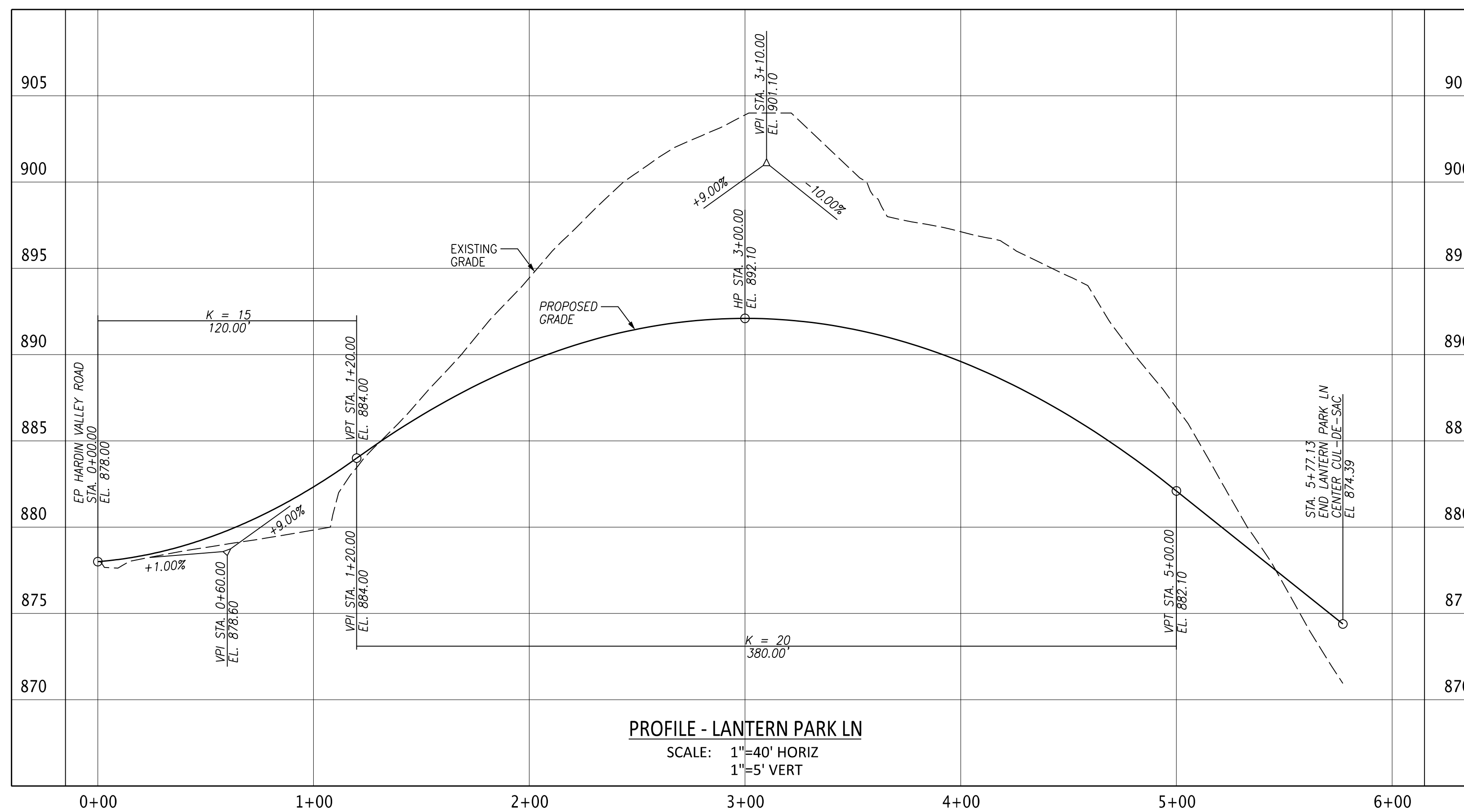
**ENGINEERING CERTIFICATION**  
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
 REGISTERED ENGINEER OF PROFESSIONAL ENGINEERING: RYAN S. GRAY, P.E.  
 TENNESSEE CERTIFICATE NO. 0108410

**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NO: 330.018  
 DATE: 05/21/21

**CP2**  
 CONCEPT PLAN  
 10/30/2023

File Name: \\1370\130\018\0065\Concept\130018-003.dgn  
 Plot Date: 11/27/2023



12-SF-23-C / 12-G-23-DP  
 Revised: 11/27/2023



**Certification of Concept Plan by Registered Land Surveyor**  
 11/27/2023  
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 Registered Land Surveyor: RYAN S. LYNCH  
 Tennessee License No. 2447  
 Date: 11/27/2023

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 REGISTERED ENGINEER OF MECHANICAL ENGINEERING: RYAN S. LYNCH, P.E.  
 TENNESSEE CERTIFICATE NO. 0108410



**S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919  
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NO.	DATE	REVISION	BY
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A	10/30/23	ISSUED FOR CONCEPT PLAN	AMG

**LANTERN PARK SUBDIVISION**  
**HARDIN VALLEY ROAD**  
**KNOXVILLE, TN 37932**  
**ROAD PROFILE**

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

JOB NO: 330.018  
 DATE: 05/21/21

**CP3**  
 CONCEPT PLAN  
 10/30/2023