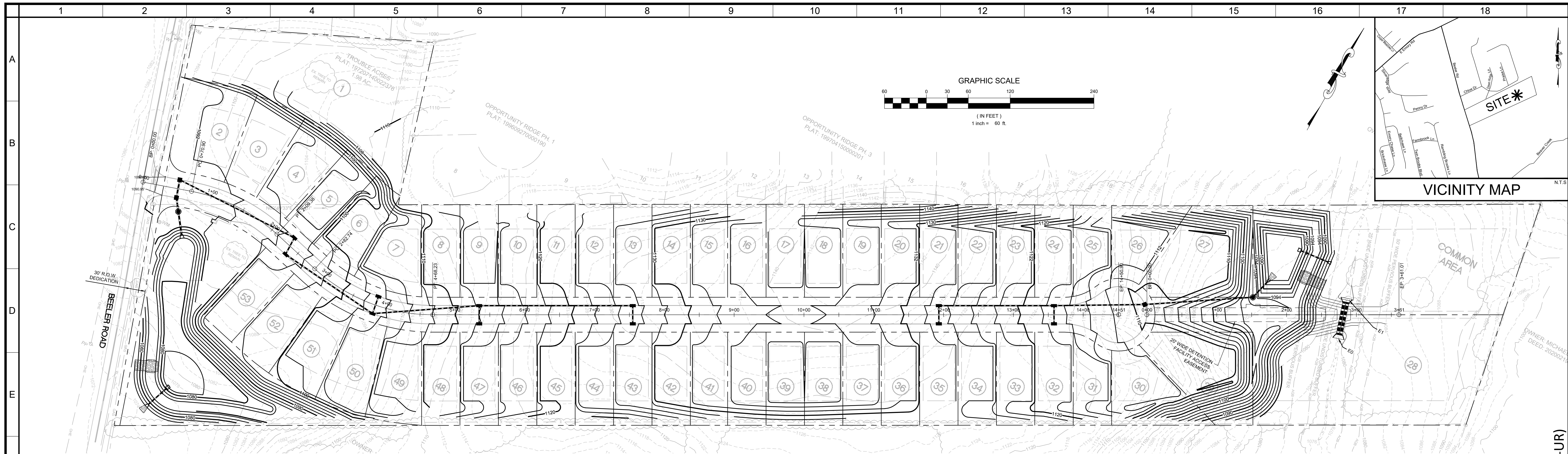
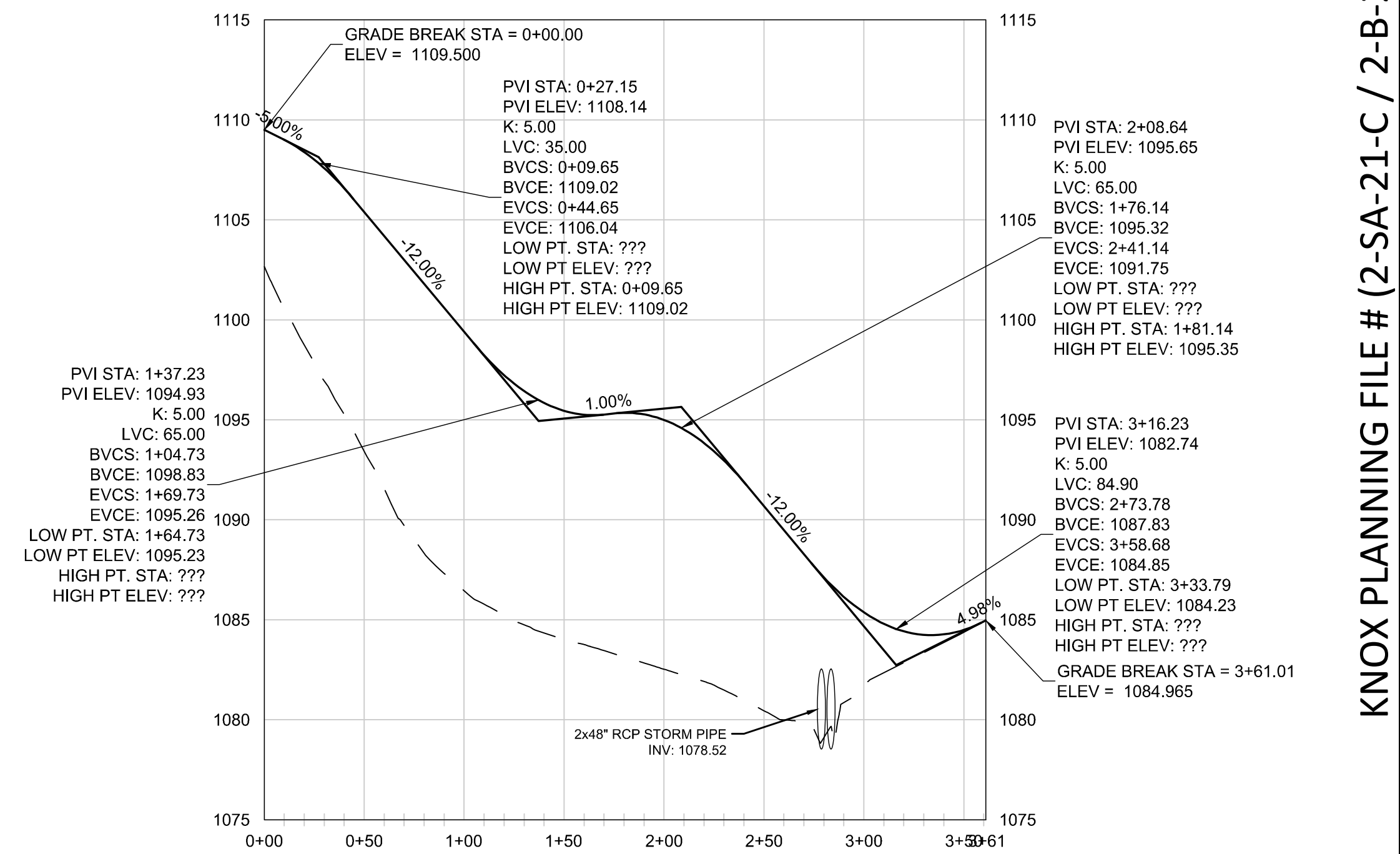
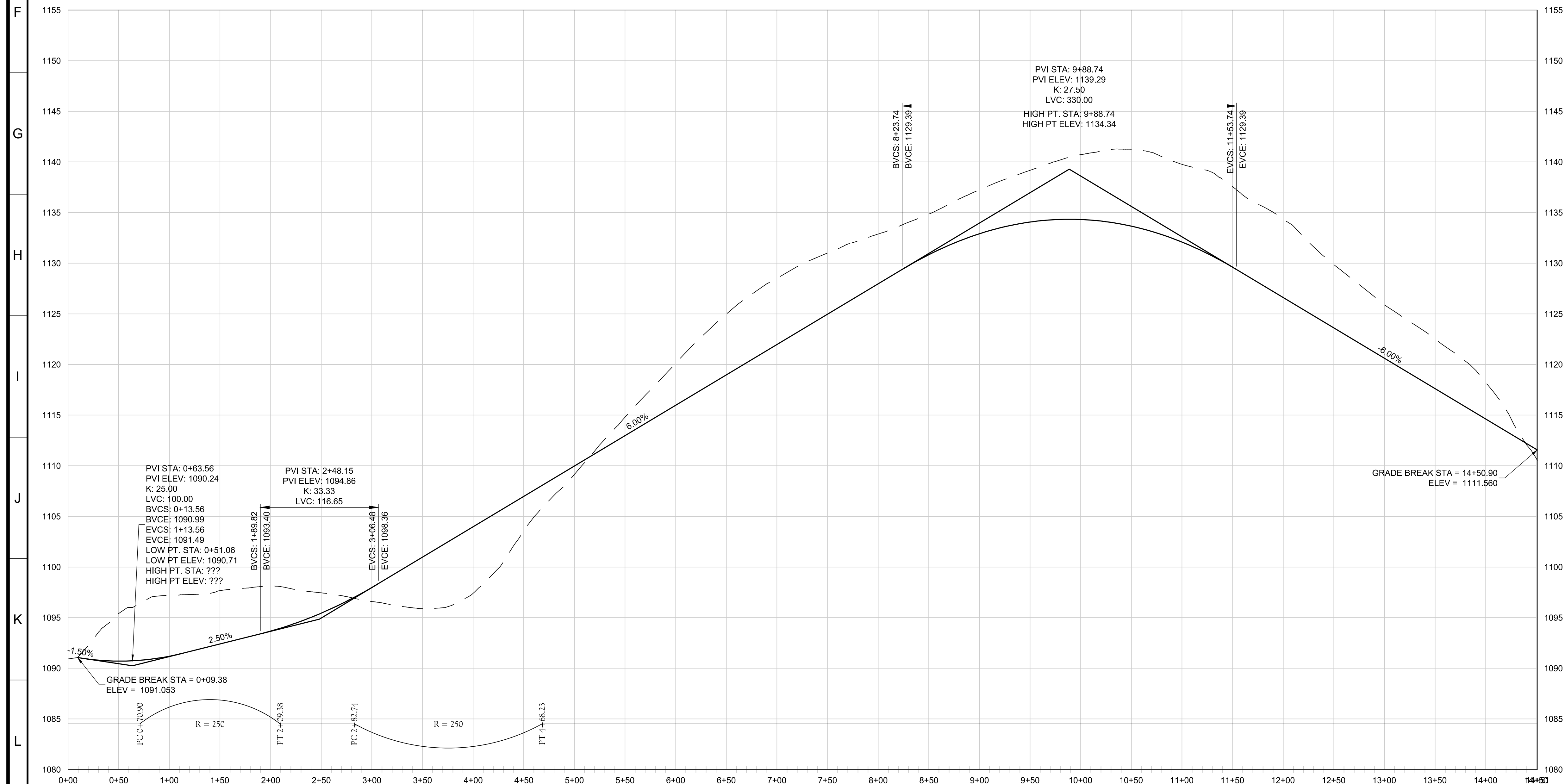


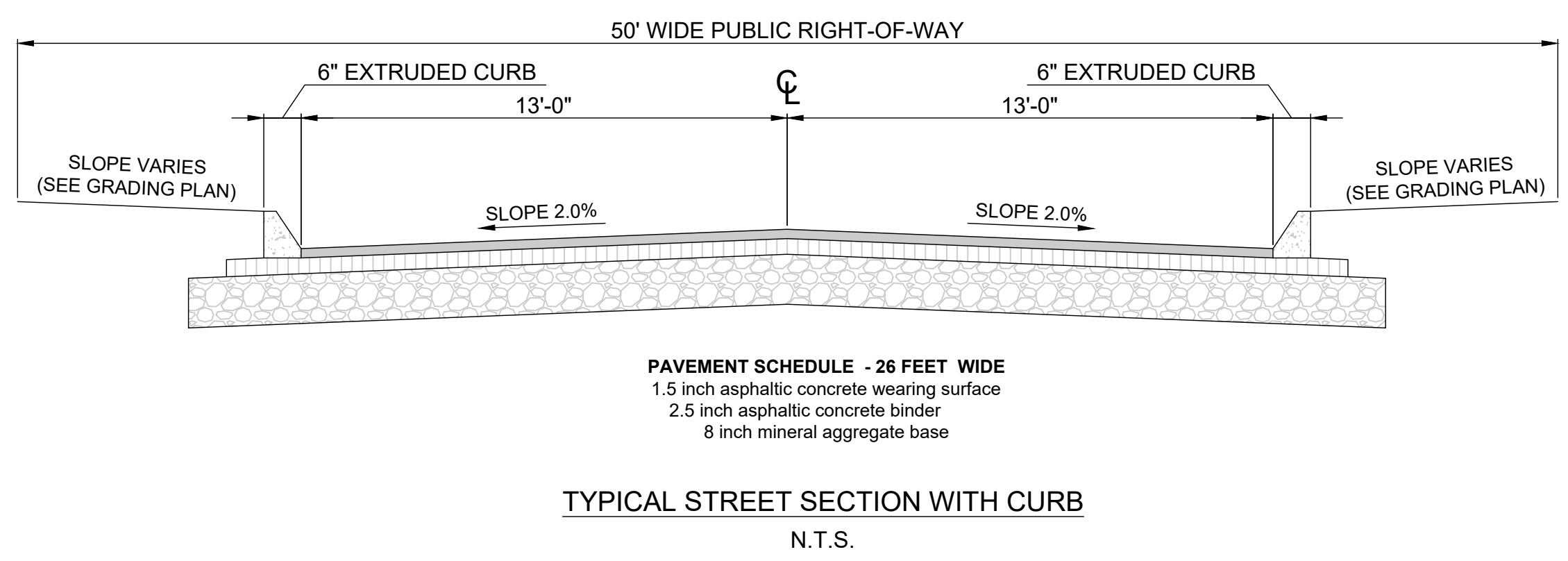
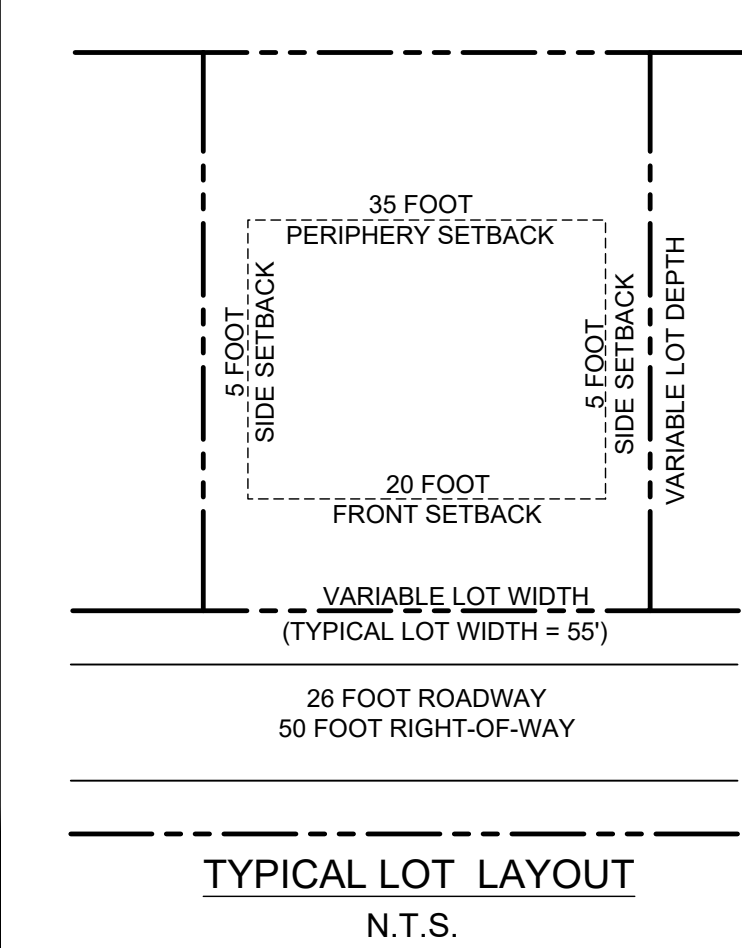


EST. 1997  
CIVIL ENGINEERS & SURVEYORS

10215 Technology Drive, Suite 304  
Knoxville, TN 37932  
(865) 777-4160  
www.site-incorporated.com



Lot 28 Driveway Profile  
Horizontal Scale: 1"=60'  
Vertical Scale: 1"=6'



**CERTIFICATION OF CONCEPT PLAN**

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

*Gregory C. Berryman*  
REGISTERED ENGINEER  
TENNESSEE CERTIFICATION NO. 107153

**NOTES:**

- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
- THIS PROPERTY CONTAINS APPROXIMATELY 16.20 ACRES SUBDIVIDED INTO 53 SINGLE FAMILY DETACHED LOTS (3.25 DU/AC).
- A PORTION OF THIS PROPERTY (14.22 AC) IS CURRENTLY ZONED PR (3.25 DU/AC).
- A PORTION OF THIS PROPERTY (1.98 AC) WAS APPROVED ON CONSENT TO ZONE PR (4.0 DU/AC) PER ITEM NUMBER 12-C-20-RZ AT 12/10/2020 MEETING.
- ALL BOUNDARY, ROAD PROFILES AND PRELIMINARY GRADING BASED TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY SITE, INC. DATED 11/12/2020.
- UTILITY AND DRAINAGE EASEMENTS WILL BE PROVIDED PER SECTION 3.11 OF THE SUBDIVISION REGULATIONS.
- ALL LOTS WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM EXCEPT LOT 1.

Proposed Road Profile  
Horizontal Scale: 1"=60'  
Vertical Scale: 1"=6'

Beeler Farms  
Residential Subdivision



File No.: 2-SA-21-C / 2-B-21-UR

Date submitted: 1/25/2021

These plans have not been reviewed by  
Planning Staff and may not be finalized.

KNOX PLANNING FILE # (2-SA-21-C / 2-B-21-UR)

Concept Plan

REVISIONS

ORIGINAL ISSUE: 12/22/2020  
SITE PROJECT #: 2015  
FILE: 2015-Grading

CP