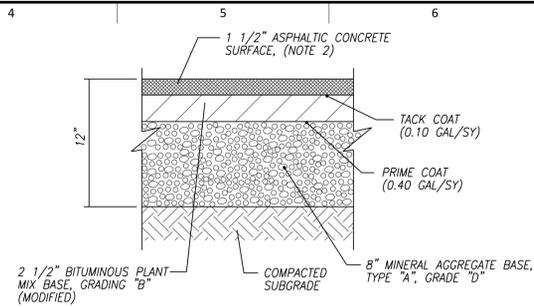


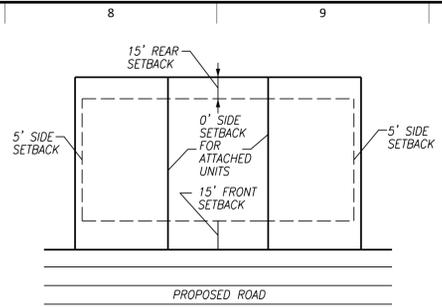
1 TYPICAL 26' PRIVATE ROAD SECTION
C1.01 NTS



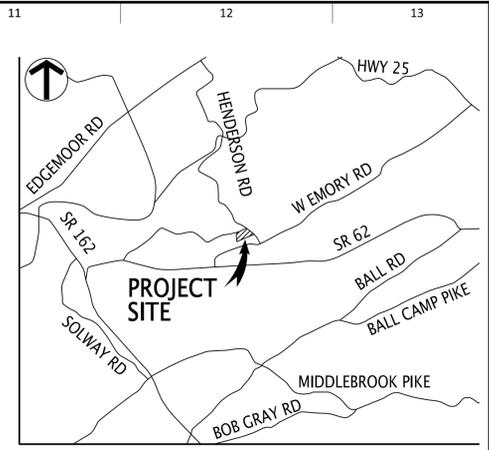
NOTES:

- 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 ASPHALT PAVEMENT SECTION
C1.01 NTS



3 TYPICAL INTERIOR LOT
C1.01 NTS



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 08304 AS SHOWN IN KNOX COUNTY CLT MAP 77. ZONING FOR THE PROPERTY IS PR. PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 5.42± AC. TOTAL AREA ZONED PR = ±5.42 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. 25-FT. PERIPHERAL SETBACK REQUESTED FOR LOTS 35-37.
- 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.
- SINGLE FAMILY LOTS WERE APPROVED IN PREVIOUS PLANNING COMMISSION MEETING CASE NUMBER 4-SD-21-C/4-D-21-UR. TOWNHOUSES WERE APPROVED IN PREVIOUS PLANNING COMMISSION MEETING 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 FROM PREVIOUS CONCEPT	62 UNITS
EAST TOWNHOME UNITS FROM PREVIOUS CONCEPT	28 UNITS
WEST TOWNHOME UNITS	30 UNITS
TOTAL DWELLING UNITS	120 UNITS
PROPOSED DENSITY	4.28 DU/AC

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCE THE VERTICAL CURVE K VALUE FROM 25 TO 20 ON ROAD "D" STA 4+14.66.
- REDUCE THE MINIMUM LENGTH FOR THE TANGENT CONNECTING THE BROKEN BACK HORIZONTAL CURVES FROM 150-FT TO 29-FT ON ROAD "D" FROM STA 5+54.26 TO 5+83.41
- REDUCE THE REQUIRED LOT DEPTH FOR DOUBLE FRONTAGE LOTS FROM 150' TO 110' FOR LOTS 85-88

ALTERNATIVE DESIGN STANDARDS REQUIRING ENGINEERING AND PUBLIC WORKS APPROVAL:

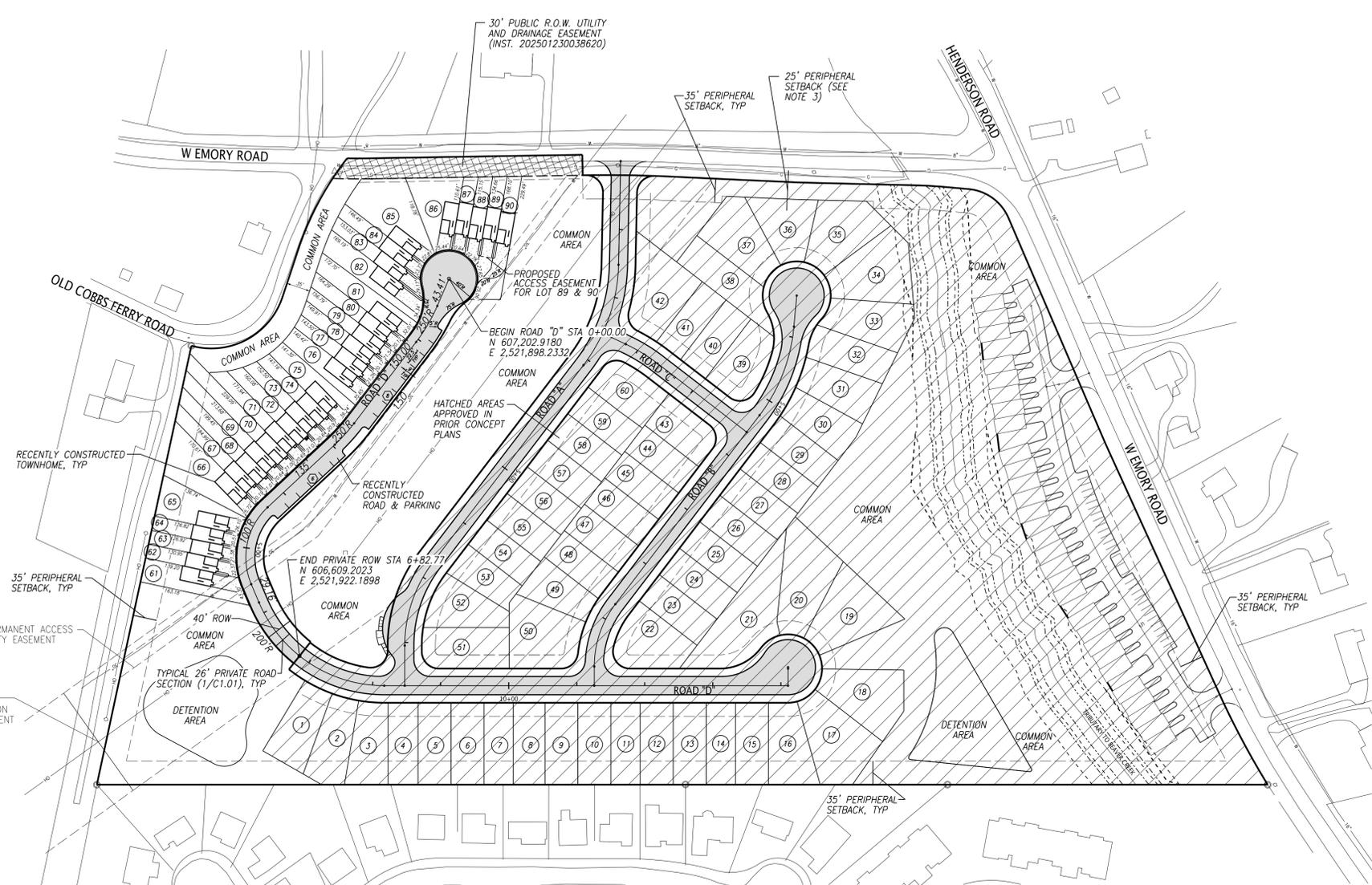
- REDUCE PRIVATE ROW FROM 50-FT TO 40-FT FOR ROAD "D" STA 0+00.00 TO STA 6+82.77.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCE LOT FRONTAGE MINIMUM FROM 25-FT TO 20-FT FOR LOTS 61 THROUGH 90.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 100-FT FOR ROAD "D" FROM STA 4+31.80 TO 5+54.26.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 200-FT FOR ROAD "D" FROM STA 5+83.41 TO 8+17.14.

LEGEND:

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



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

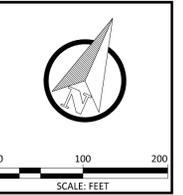
TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILEY
OFFICE PHONE: 865.539.8571

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 CHRISTOPHER H. GOLLIVER, P.E.
TENNESSEE CERTIFICATE NO. 119773



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

BALL HOMES, LLC
1914 PINNACLE
POINTE WAY
KNOXVILLE, TN
37922
MR. RYAN HICKEY
RHICKEY@BALLHOMES.COM
865.862.4774

NO.	DATE	BY	REVISION
B	02/10/26		REVISED PER MPC COMMENTS
A	02/06/26		REVISED PER MPC COMMENTS

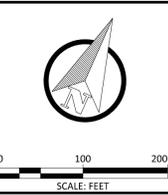
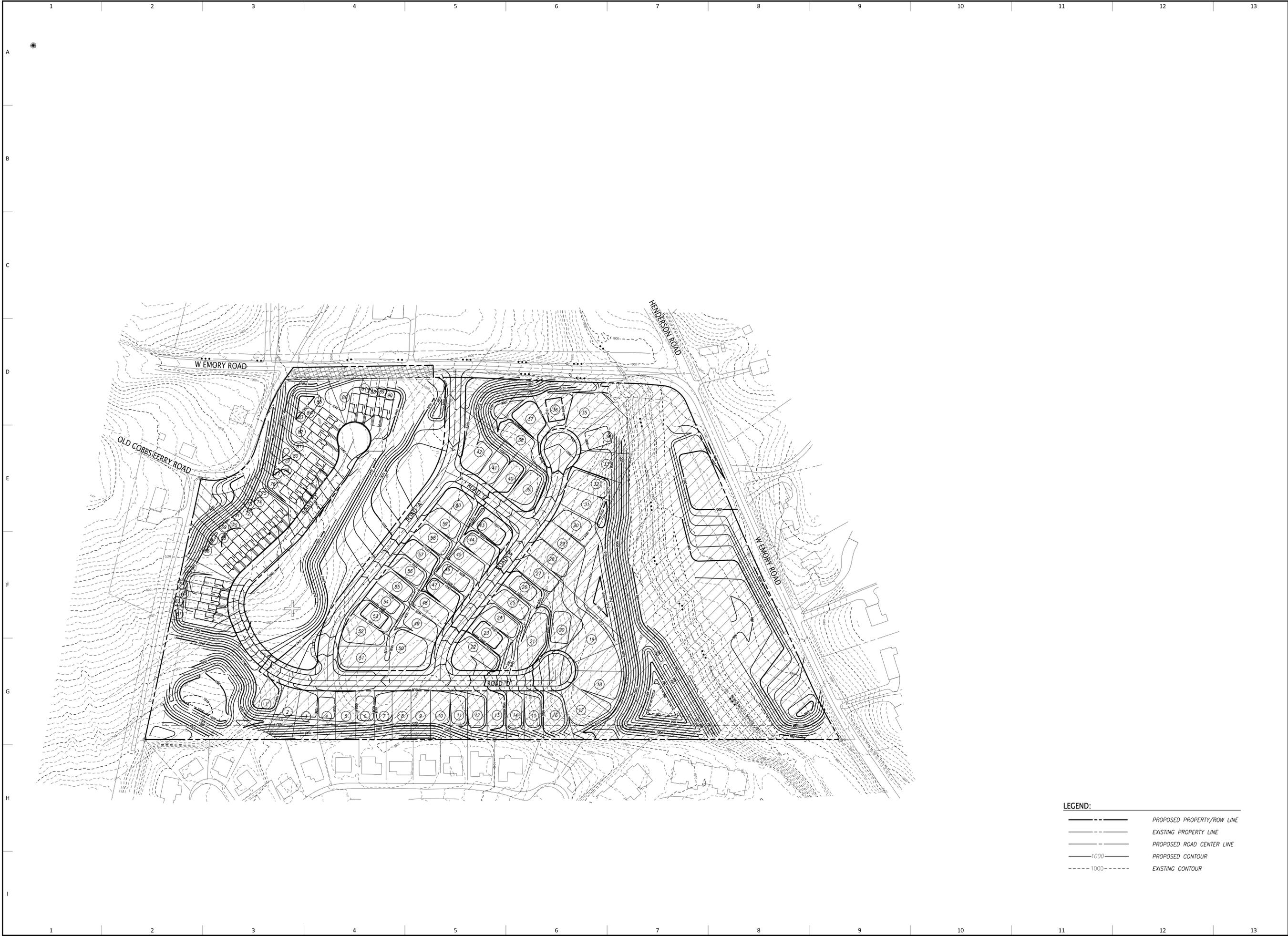
EMORY GREEN SUBDIVISION
8935 W EMORY ROAD
KNOXVILLE, TENNESSEE 37931
CONCEPT PLAN OF EMORY GREEN TOWNHOMES
MPC FILE NUMBER: 3-SB-26-C / 3-F-26-DP

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 592.009
DATE: 01/15/2026

C1.01

CONCEPT PLAN
01/15/26



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 RHICKEY@BALLHOMES.COM
 865.862.4774

NO.	DATE	REVISION	BY
A	02/06/26	REVISED PER MPC COMMENTS	

EMORY GREEN SUBDIVISION
 8935 W EMORY ROAD
 KNOXVILLE, TENNESSEE 37931
 CONCEPT PLAN OF EMORY GREEN TOWNHOMES
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**PRELIMINARY
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 CONSTRUCTION**

JOB NO: 592.009
 DATE: 01/15/2026

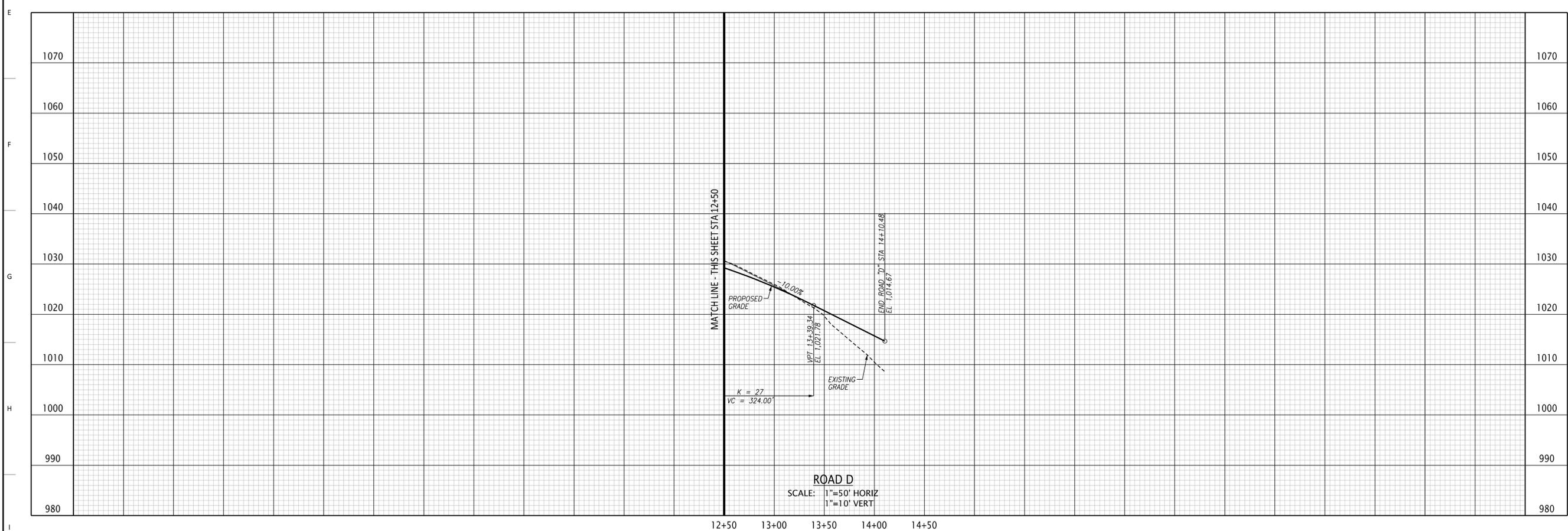
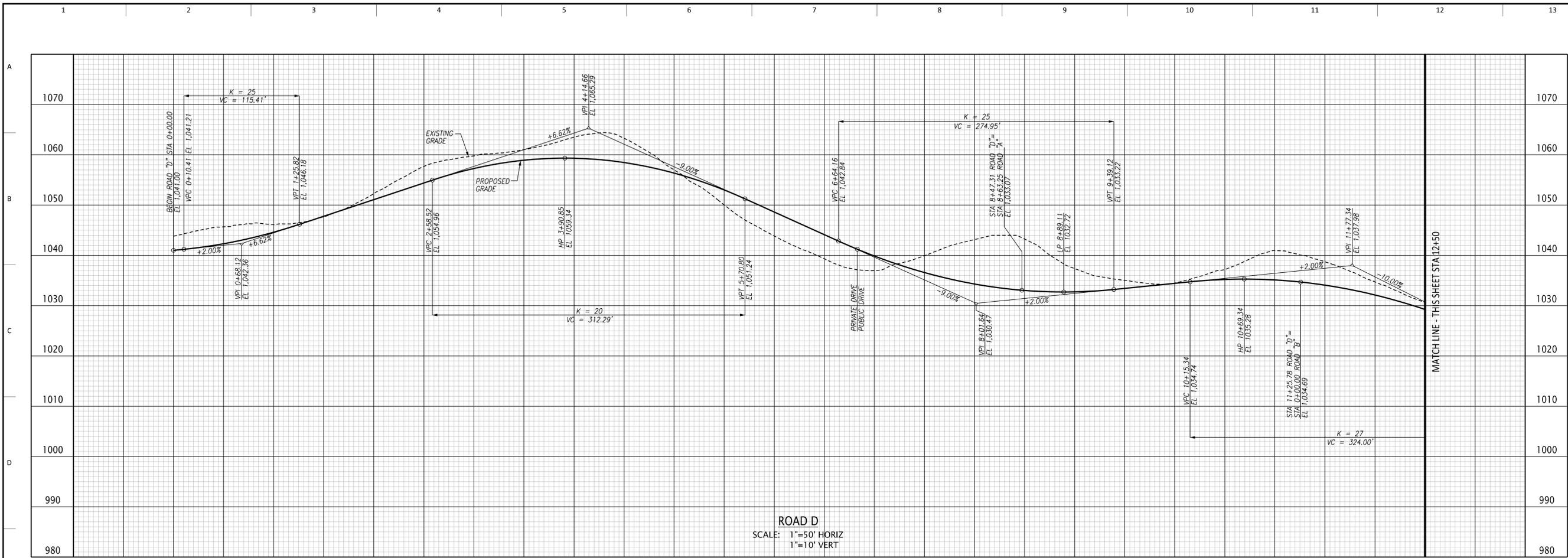
C1.02

CONCEPT PLAN
 01/15/26

LEGEND:

- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- 1000—— PROPOSED CONTOUR
- 1000----- EXISTING CONTOUR

File Name: 871612.dwg
 Plot Date: 8/15/26



BALL HOMES, LLC
 1914 PINNACLE
 POINTE WAY
 KNOXVILLE, TN
 37922
 MR. RYAN HICKEY
 RHICKEY@BALLHOMES.COM
 865.862.4774

NO.	DATE	REVISION	BY
A	02/06/16	REVISED PER MPC COMMENTS	PRA

EMORY GREEN SUBDIVISION
 8935 W EMORY ROAD
 KNOXVILLE, TENNESSEE 37931
 CONCEPT PLAN OF EMORY GREEN TOWNHOMES
 MPC FILE NUMBER: 3-SB-26-C / 3-F-26-DP

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NO: 592.009
 DATE: 01/15/2016

C1.03

CONCEPT PLAN
 01/15/26

File Name: 8/15/15
 Plot Date: 8/15/15