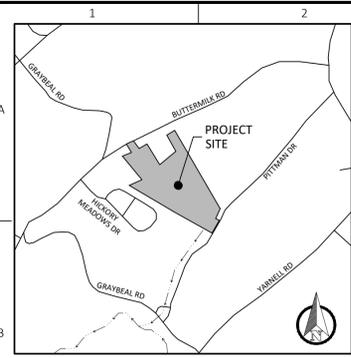


February 18, 2026 11:00 AM 1992.1592.021.08-Prop(03-Dwg) Concept 05 Lot(15)0201-CCP.dwg



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. GOLLICHER, P.E.
 TENNESSEE CERTIFICATE NO.: 119773



PROPOSED DENSITY

PARCEL ZONED PR ALLOWED DENSITY = 2 DU/AC
 PR ZONE PARCEL AREA = 47.88 AC
 SINGLE FAMILY DWELLING UNITS = 95 UNITS
 PROPOSED DENSITY = 1.98 DU/AC

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- INCREASE THE ROAD GRADE FROM 12% TO 15% ON ROAD "A".
- REDUCE PAVEMENT WIDTH FROM 26' TO 20' ON ROAD "B" WHERE IT CONNECTS TO HICKORY MEADOWS SUBDIVISION.
- REDUCE ROW WIDTH FROM 50' TO 40' ON ROAD "B" WHERE IT CONNECTS TO HICKORY MEADOWS SUBDIVISION.
- INCREASE THE ALLOWABLE INTERSECTION GRADE FROM 1% TO 2% AT THE BEGINNING OF PROPOSED ROAD "A" AS IT INTERSECTS BUTTERMILK ROAD.

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCE THE K VALUE FROM 25 TO 20 AT ROAD "A" AND BUTTERMILK RD.
- REDUCE THE K VALUE FROM 25 TO 15 AT ROAD "B" AND HICKORY MEADOWS DR.

NOTES:

- THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KGIS MAPS. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS, LLC. DATED SEPTEMBER 25, 2025.
- PROPERTY CONCERNED REFLECTS PARCELS 129 096 AND 129 103 AS SHOWN IN KNOX COUNTY CLT MAP 129. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONING DISTRICT. TOTAL AREA 129 096 = ±4.84 AC. TOTAL AREA 129 103 = ±4.04 AC.
- OWNER: 129 096 KIRKMAN JOHN Q 12434 BUTTERMILK RD KNOXVILLE, TN 37932
 129 103 LONGWORTH DAVID MARION & JUANITA EVELYN 12412 BUTTERMILK RD KNOXVILLE, TN 37932
- BUILDING SETBACKS ARE 20-FT. IN FRONT, MIN. 5-FT. ON SIDE, MIN. 15-FT. IN REAR, AND MIN. 35-FT. PERIPHERAL (15' PERIPHERAL FOR LOT 95, AND 20' PERIPHERAL FOR LOTS 1 & 94)
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENT INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.

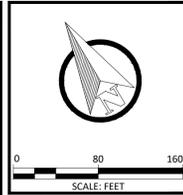
UTILITY OWNERS:

WATER & SEWER
 WEST KNOX UTILITY DISTRICT (WKUD)
 P.O. BOX 51370
 KNOXVILLE, TN 37950-1370
 CONTACT: MR. JIM REESE
 OFFICE PHONE: 865.690.2521

ELECTRIC
 LENOIR CITY UTILITIES 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



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

BALL HOMES, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY 40517
 MR. BRIAN STEPHENS
 BSTEPHENS@BALLHOMES.COM
 859.268.1191

NO.	DATE	REVISION	BY
1	02/15/26	REVISED PER MPC COMMENTS	PRG

BUTTERMILK ROAD SUBDIVISION
 12434 BUTTERMILK RD KNOXVILLE, TN 37932
 MPC FILE NUMBER: 3-SC-26-C/3-A-26-DP

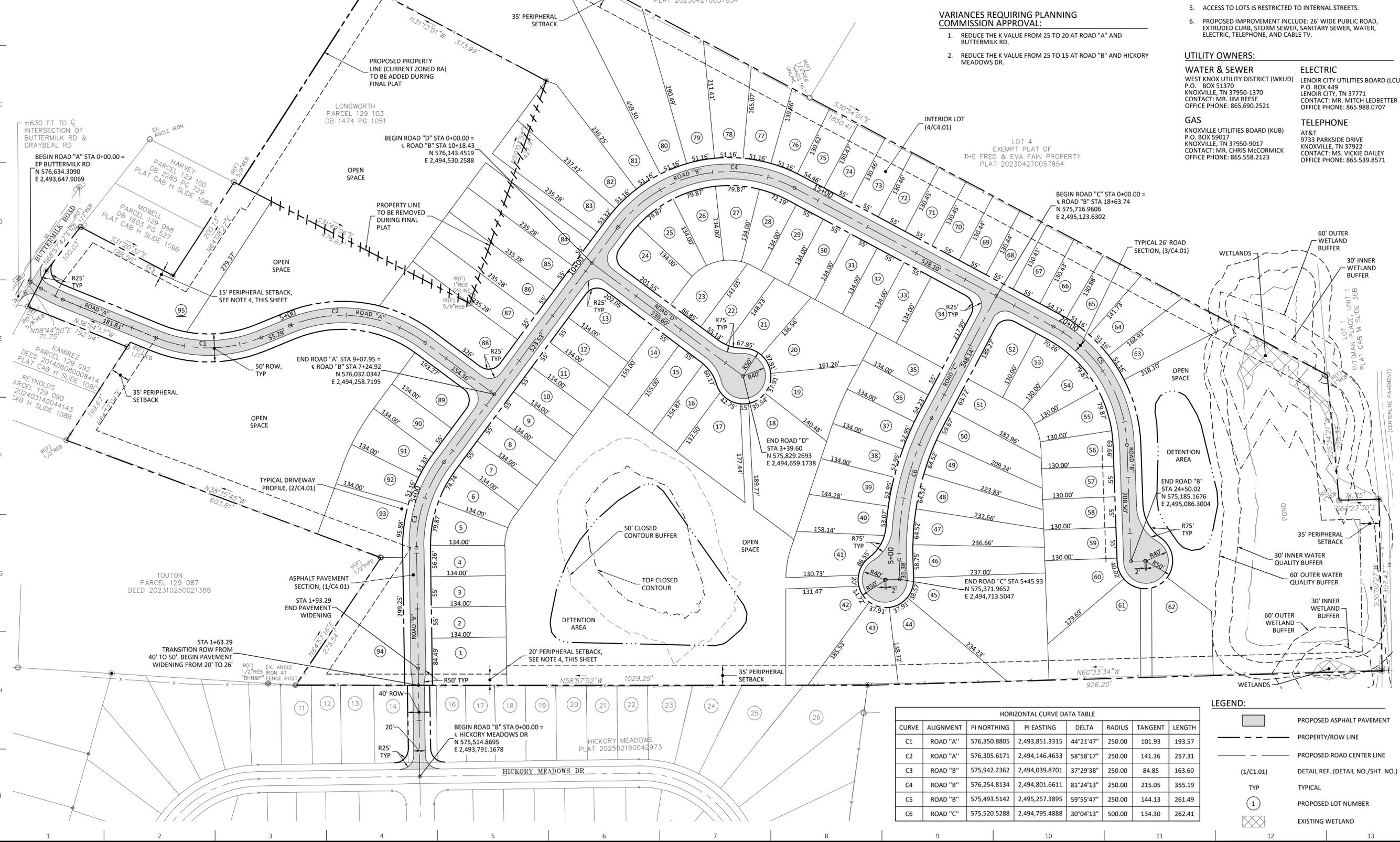
CONCEPT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592.021
 DATE: 01/15/2026

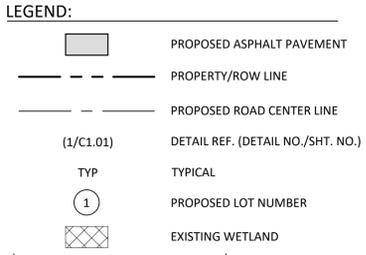
C1.01

CONCEPT PLAN
 01/15/26

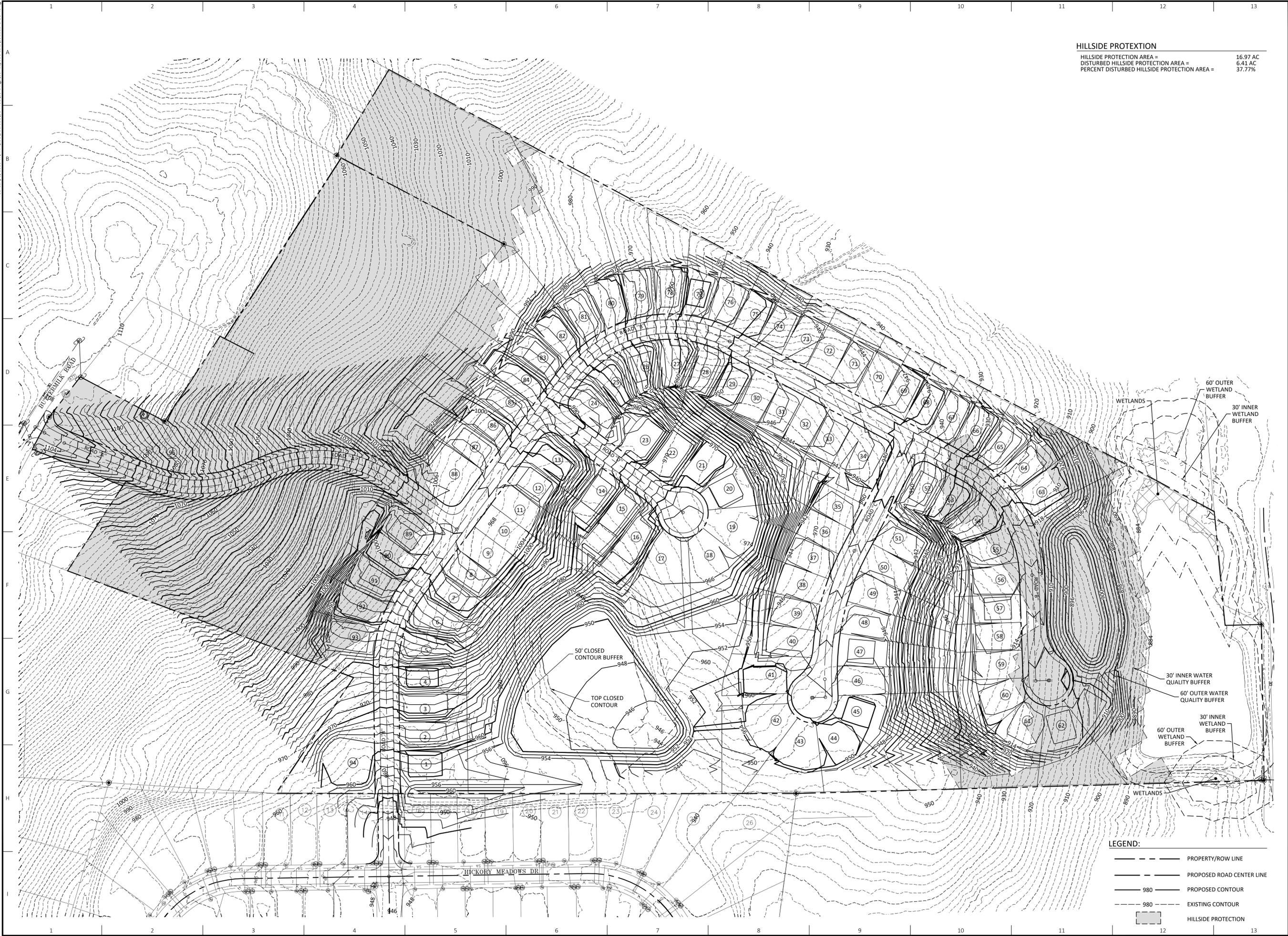


HORIZONTAL CURVE DATA TABLE

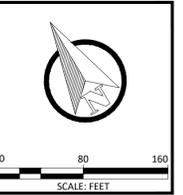
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD "A"	576,350.8805	2,493,851.3315	44°21'47"	250.00	101.93	193.57
C2	ROAD "A"	576,305.6171	2,494,146.4633	58°58'17"	250.00	141.36	257.31
C3	ROAD "B"	575,942.2362	2,494,039.8701	37°29'38"	250.00	84.85	163.60
C4	ROAD "B"	576,254.8134	2,494,801.6611	81°24'13"	250.00	215.05	355.19
C5	ROAD "B"	575,493.5142	2,495,257.3895	59°55'47"	250.00	144.13	261.49
C6	ROAD "C"	575,520.5288	2,494,795.4888	30°04'13"	500.00	134.30	262.41



February 6, 2026 Y:\NM\19921592.02\103-Prop\103-Dwg\1-Concept 35 Lots 1992021-C-CGP.dwg



HILLSIDE PROTECTION
 HILLSIDE PROTECTION AREA = 16.97 AC
 DISTURBED HILLSIDE PROTECTION AREA = 6.41 AC
 PERCENT DISTURBED HILLSIDE PROTECTION AREA = 37.77%



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 LEXINGTON, KY
 40517
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 859.268.1191

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

BUTTERMILK ROAD SUBDIVISION
 12434 BUTTERMILK RD KNOXVILLE, TN 37932
 MPC FILE NUMBER: 3-SC-26-C/3-A-26-DP

GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592.021
 DATE: 01/15/2026

C2.01
 CONCEPT PLAN
 01/15/26

LEGEND:

	PROPERTY/ROW LINE
	PROPOSED ROAD CENTER LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	HILLSIDE PROTECTION

