

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

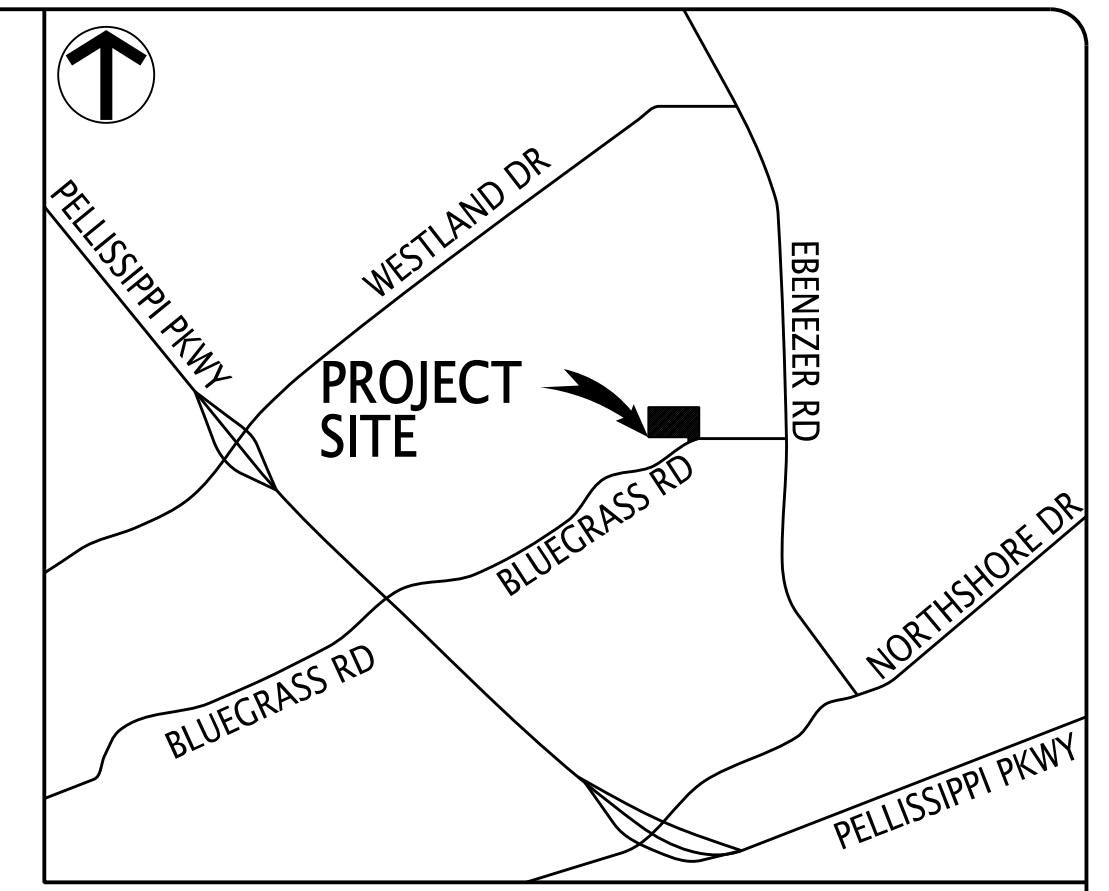
BLUEGRASS SUBDIVISION  
9005 BLUEGRASS RD  
KNOXVILLE, TENNESSEE 37922

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

CONCEPT PLAN

PROJ. NO.	592.011	DATE	01/25/20
DESIGNED BY	CHG	REVISION/ISSUE	
DRAWN BY	CHG	NO.	
ISSUED FOR REVIEW	02/17/21		
REVISED PER MPC COMMENTS	01/25/20		

Project Sheet  
Date 01/25/20  
Scale 1"=40'  
**C1**



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM AVAILABLE KGIS DATA RECEIVED ON NOVEMBER 5, 2020.
- PROPERTY CONCERNED REFLECTS PARCEL 144.10601 AS SHOWN IN KNOX COUNTY CLT MAP 144. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 10.08± 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 IS REQUESTED FOR LOTS 1-3, 9-11 & 34-35. 20'-FT. PERIPHERAL SETBACK IS REQUESTED FOR SOUTH SIDE OF LOT 1.
- 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 FILE NUMBERS: 3-SD-21-C/ 3-G-21-UR

PROPOSED DENSITY

PARCEL ZONED PR ALLOWED DENSITY	4 DU/AC
PROPERTY ZONED PR AREA	10.08 AC
SINGLE FAMILY DWELLING UNITS	37 UNITS
PROPOSED DENSITY	3.67 DU/AC



File No.: **3-SD-21-C / 3-G-21-UR**

Date submitted: **2/18/2021**

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

UTILITY OWNERS:

**WATER & SEWER**  
FIRST UTILITY DISTRICT (FUD)  
122 DURWOOD ROAD  
KNOXVILLE, TN 37922  
CONTACT: MR. TROY WEDEKIND  
OFFICE PHONE: 865.966.9741

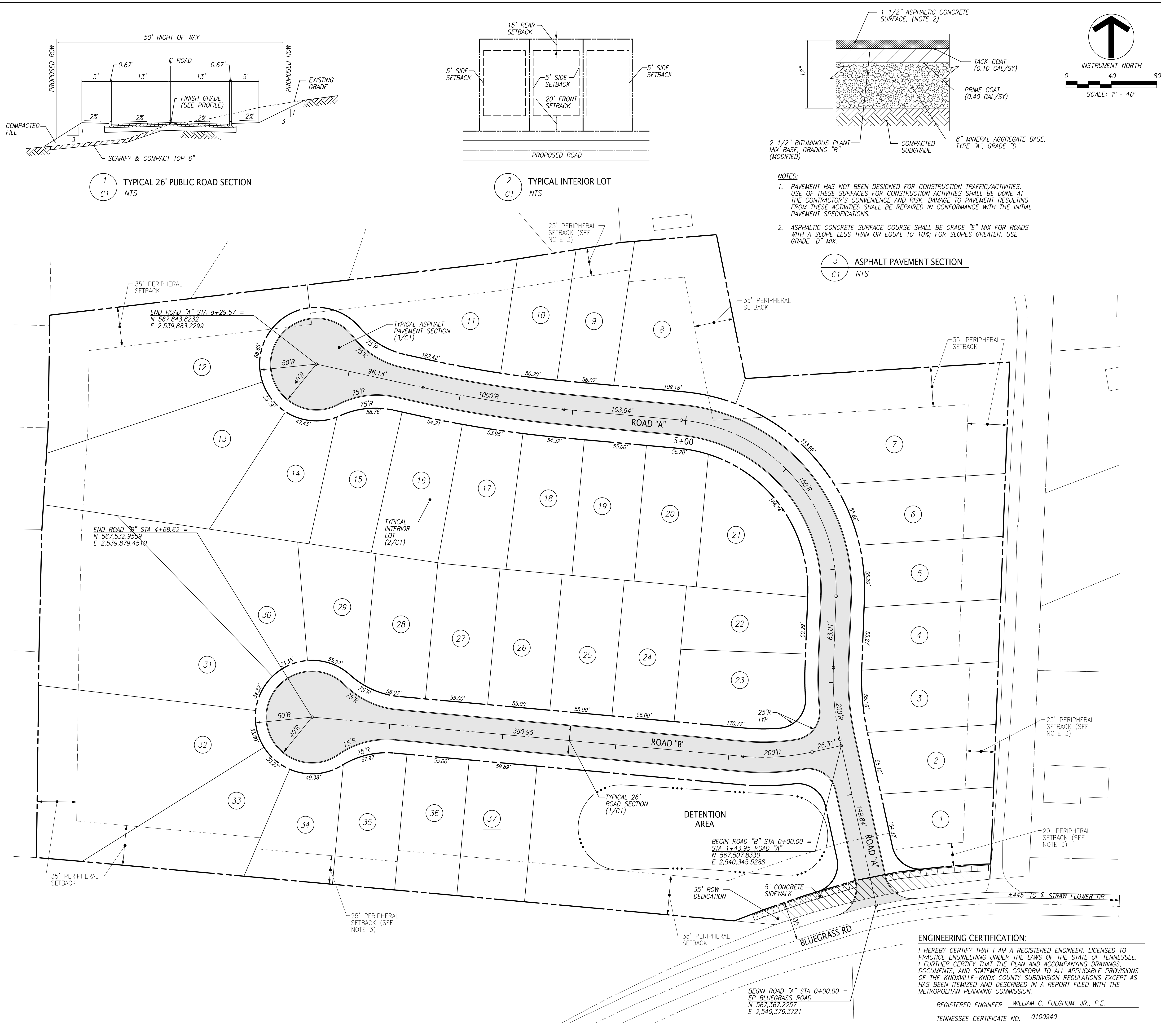
**GAS**  
KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 59017  
KNOXVILLE, TN 37950-9017  
CONTACT: MR. CHRIS MCCORMICK  
OFFICE PHONE: 865.558.2123

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

**TELEPHONE**  
AT&T  
8733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MS. VICKIE DAILEY  
OFFICE PHONE: 865.539.8571

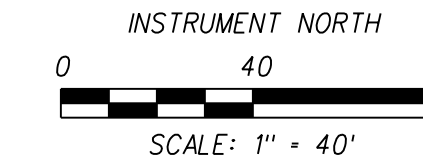
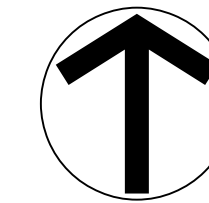
LEGEND:

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



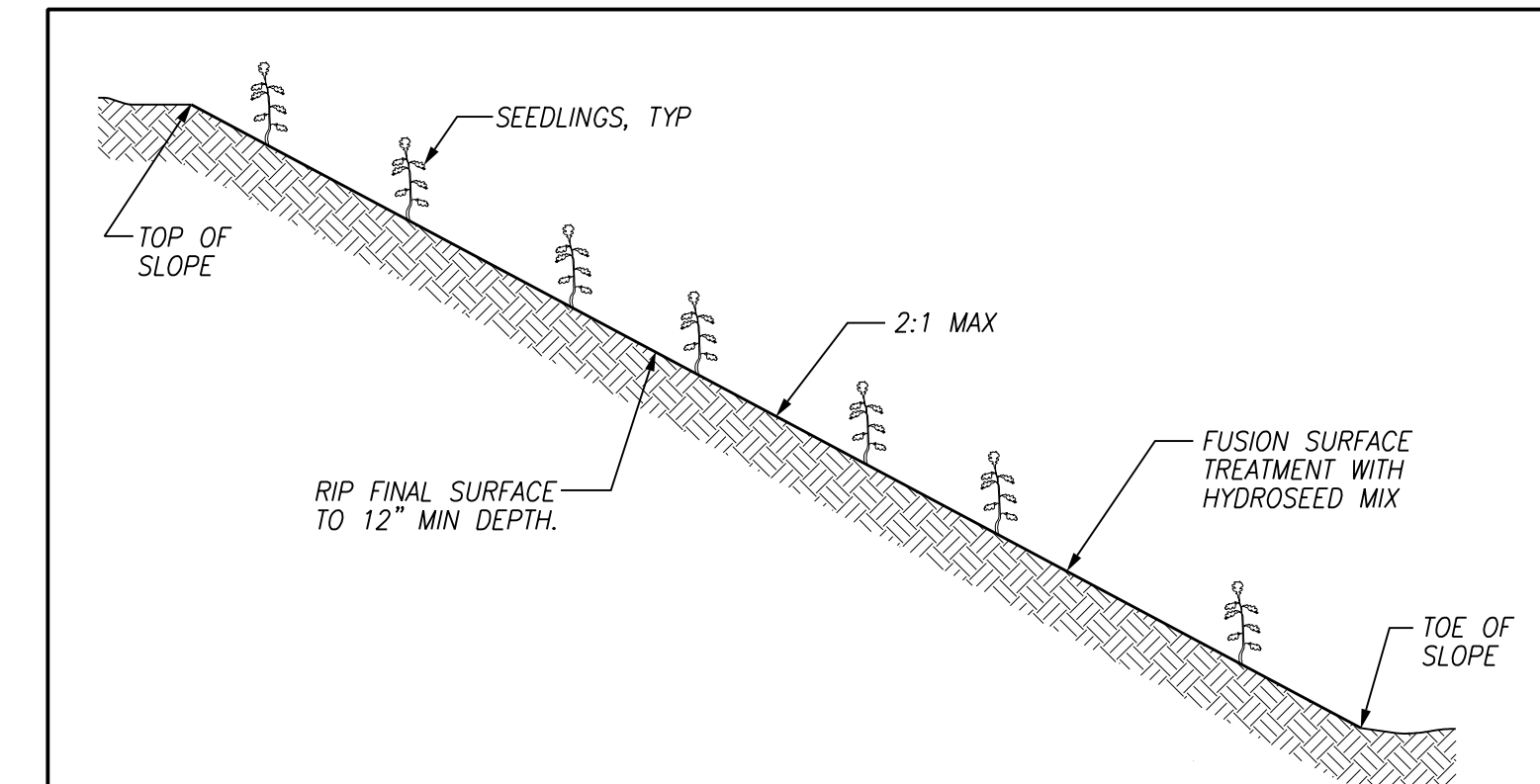
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Plot Date: 2/18/2021





**GRADING NOTES:**

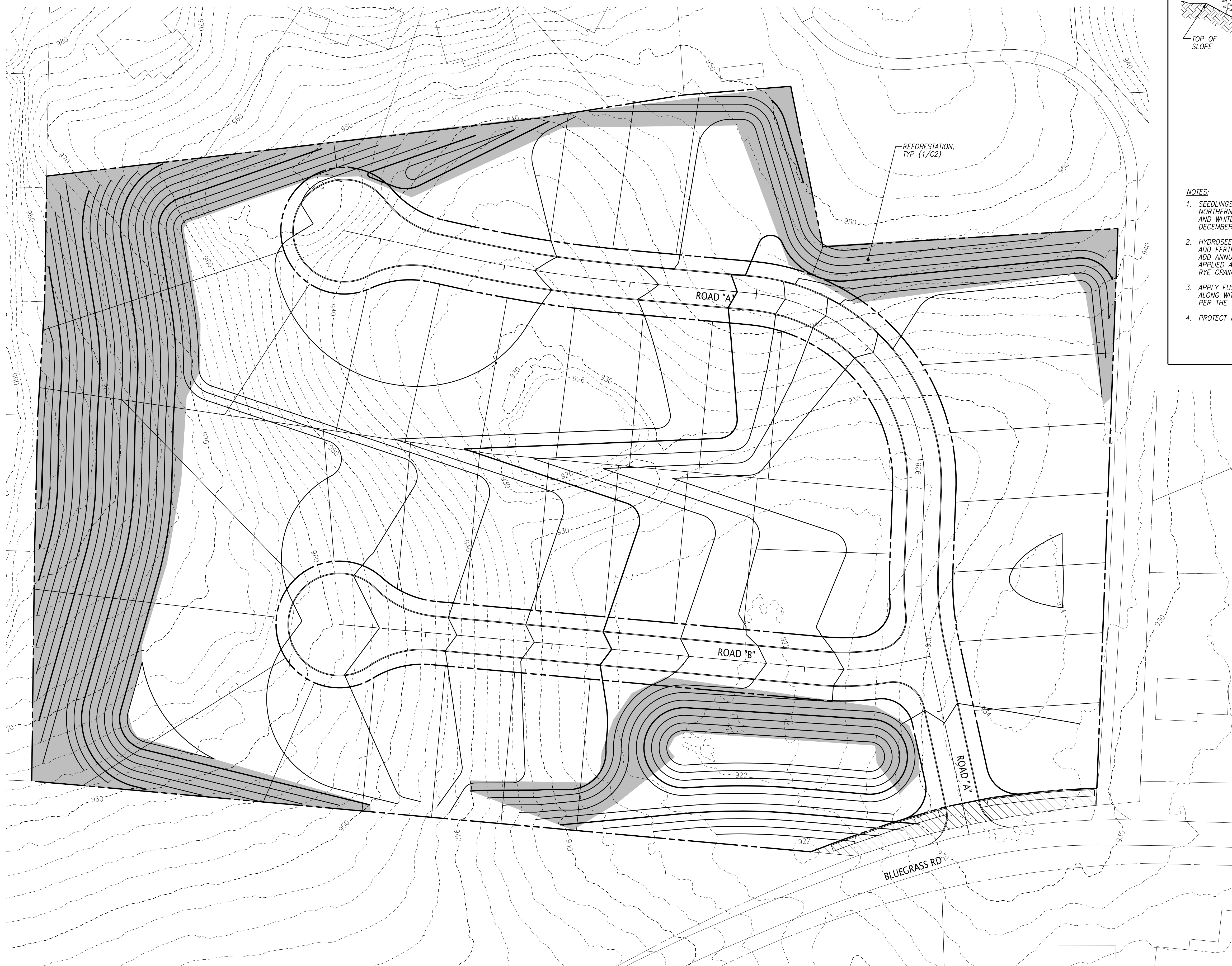
1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KGIS DATA PROVIDED ON NOVEMBER 5, 2020.



**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 GRASS (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 REFORESTATION  
C2 NTS



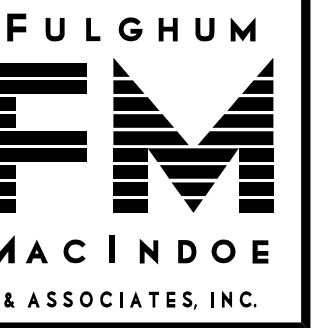
File No.: **3-SD-21-C / 3-G-21-UR**

Date submitted: **2/18/2021**

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**LEGEND:**

- PROPOSED REFORESTATION
- PROPOSED PROPERTY/ROW LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE



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**CONCEPT GRADING PLAN**

PROJ. MFR.	DESIGNED BY	DRAWN BY	CHK	Date
	WCF	CHG	CHG	
				02/17/21
				01/25/20

Project	592.011
Date	01/25/20
Scale	1"=40'
Sheet	<b>C2</b>



