

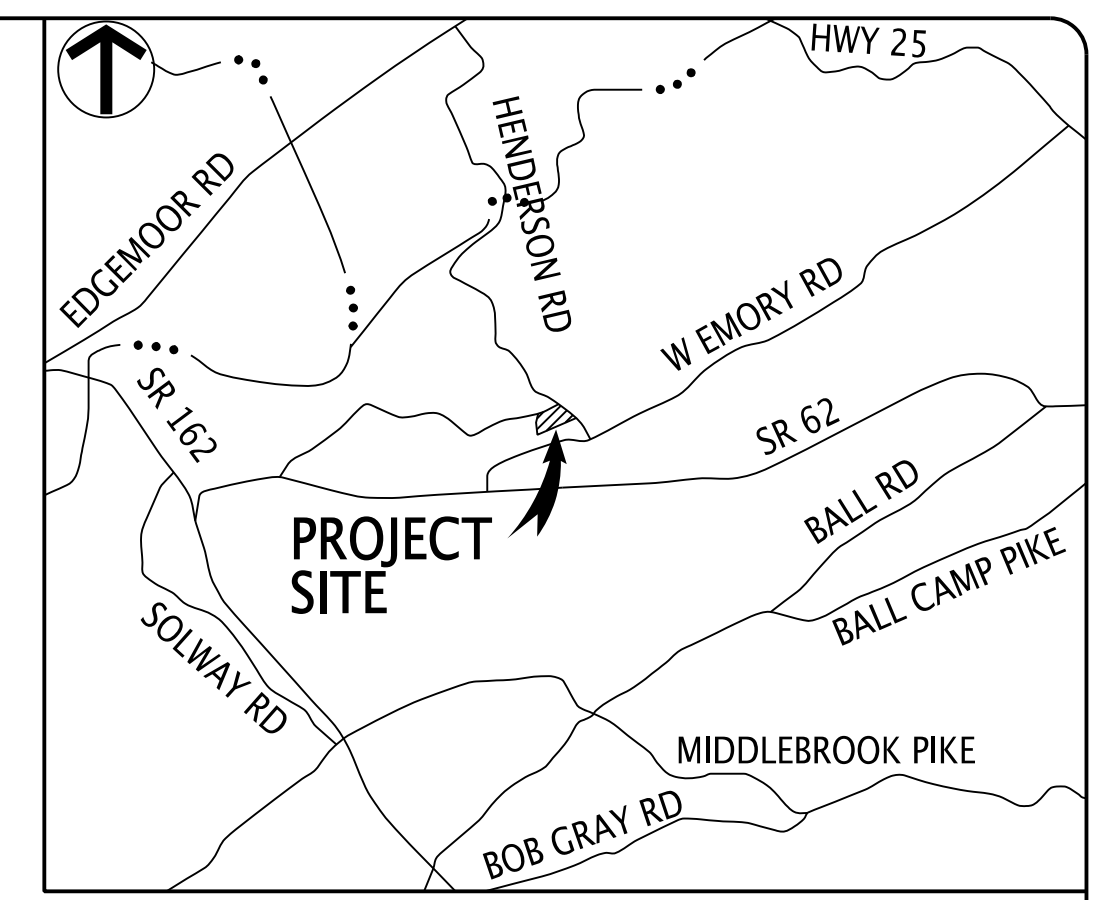
10330 HARDIN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6448  
www.fulghummacindoe.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

EMORY GREEN SUBDIVISION  
8935 W EMORY ROAD  
KNOXVILLE, TENNESSEE 37931

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

CONCEPT PLAN



LOCATION MAP  
(NOT TO SCALE)

GENERAL NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED AUGUST 27, 2020.
- PROPERTY CONCERNED REFLECTS PARCELS 077 083 AS SHOWN IN KNOX COUNTY CLT MAP 77 ZONING FOR THE PROPERTY IS PR. PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 36.41± AC. TOTAL AREA ZONED PR = ±28.06 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.
- 15'-FT PERIPHERAL SETBACK WAS PREVIOUSLY APPROVED FOR ±190 FT (20%) ALONG THE W. EMORY ROAD BOUNDARY. 20'-FT PERIPHERAL SETBACK WAS PREVIOUSLY APPROVED FOR THE FRONTAGE ALONG OLD COBBS FERRY ROAD.
- 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 CASE NUMBERS: 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	62 UNITS
CONDOMINIUM DWELLING UNITS	58 UNITS
TOTAL DWELLING UNITS	120 UNITS
PROPOSED DENSITY	4.28 DU/AC

PARKING SUMMARY - WEST

REQUIRED PARKING FOR RESIDENTIAL	
30 DWELLINGS @ 2 PARKING SPACES PER DWELLING UNIT	60
TOTAL PARKING PROVIDED	
GARAGE SPACES	30
STANDARD SPACES (9'x17.5')	35
TOTAL	65 SPACES

PARKING SUMMARY - EAST

REQUIRED PARKING FOR RESIDENTIAL	
28 DWELLINGS @ 2 PARKING SPACES PER DWELLING UNIT	56
TOTAL PARKING PROVIDED	
GARAGE SPACES	28
STANDARD SPACES (9'x17.5')	28
TOTAL	56 SPACES

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 37711 CONTACT: MR. MITCH LEDBETTER OFFICE PHONE: 865.988.0707	<b>TELEPHONE</b> AT&T 9733 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MS. VICKIE DAILEY OFFICE PHONE: 865.539.8571



File No.: **4-SD-21-C / 4-D-21-UR**  
Date submitted: **3/22/2021**

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Planning Staff and may not be finalized.

ENGINEERING CERTIFICATION:

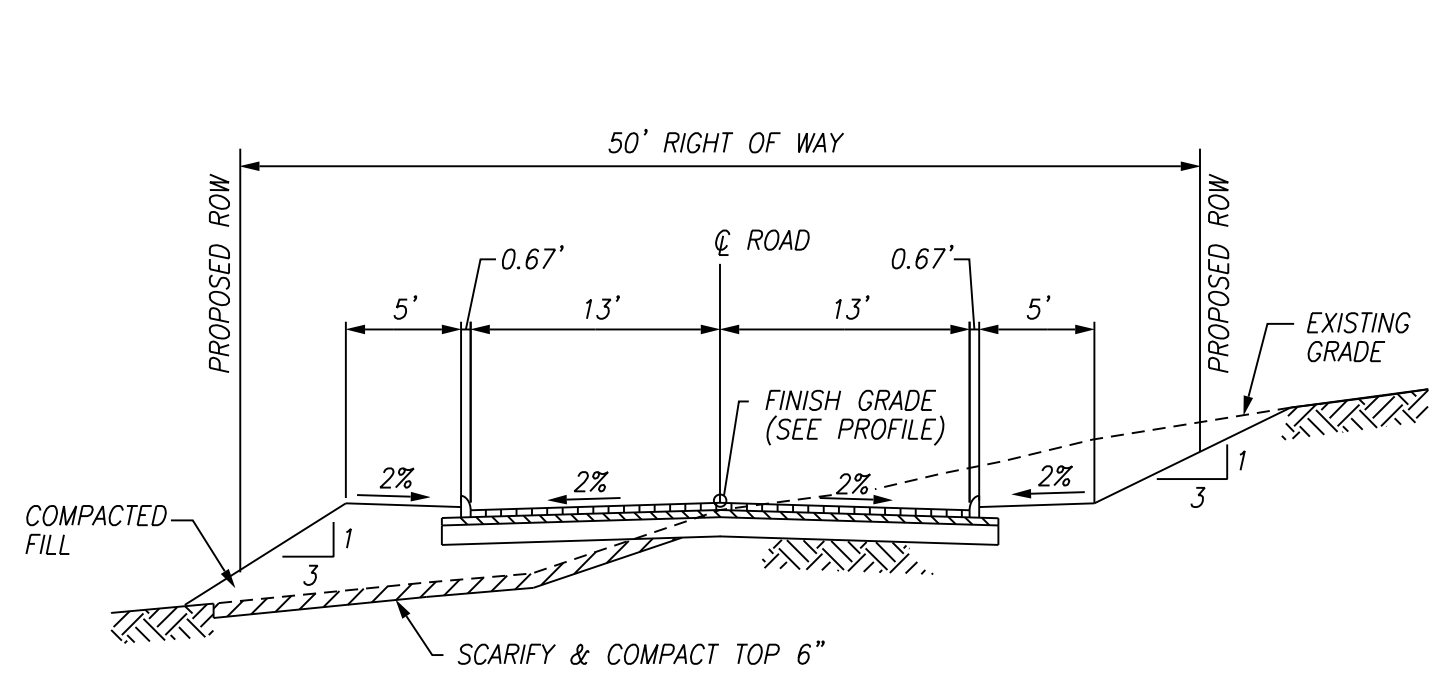
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT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

REGISTERED ENGINEER WILLIAM C. FULGHUM, JR., P.E.  
TENNESSEE CERTIFICATE NO. 0100940

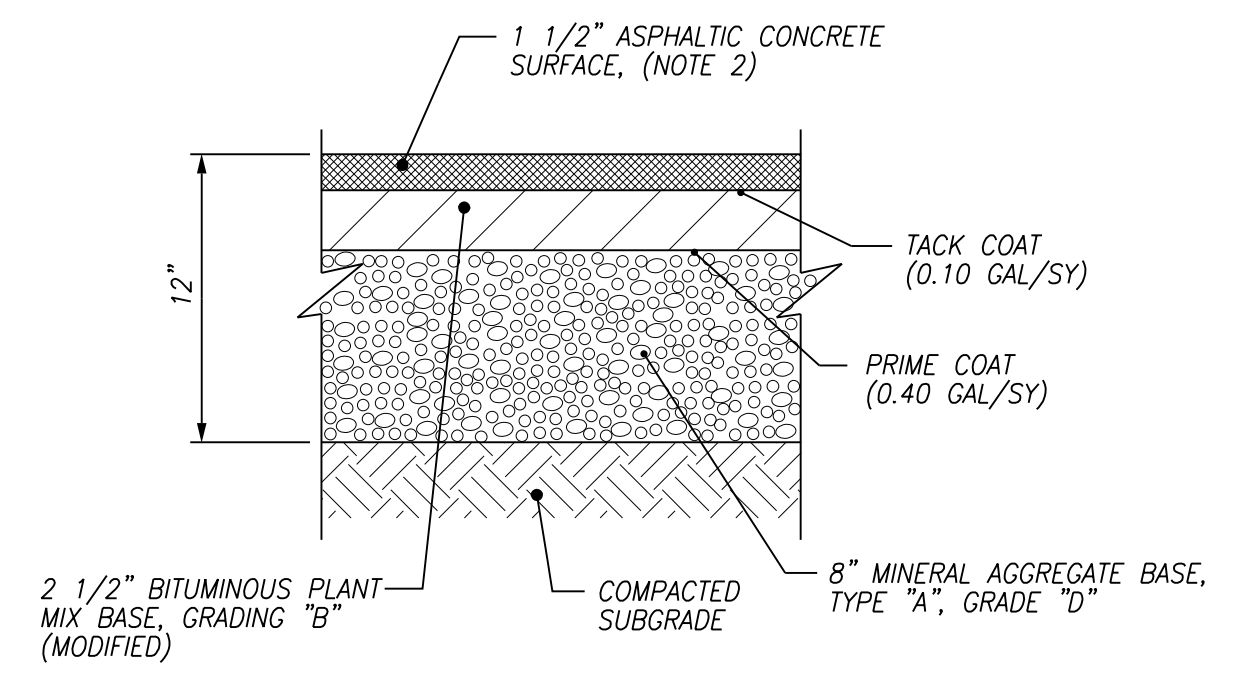
LEGEND:

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

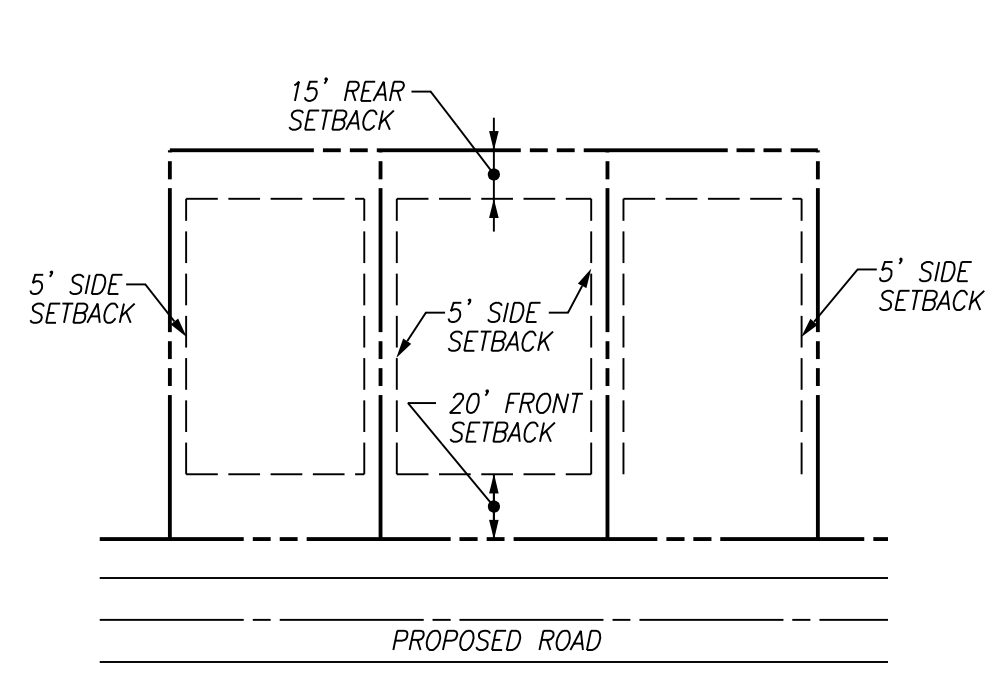
Project	592.009	Sheet	<b>C1</b>
Date	10/26/20	Scale	
Scale	1"=100'		



1 TYPICAL 26' PUBLIC ROAD SECTION  
C1 NTS

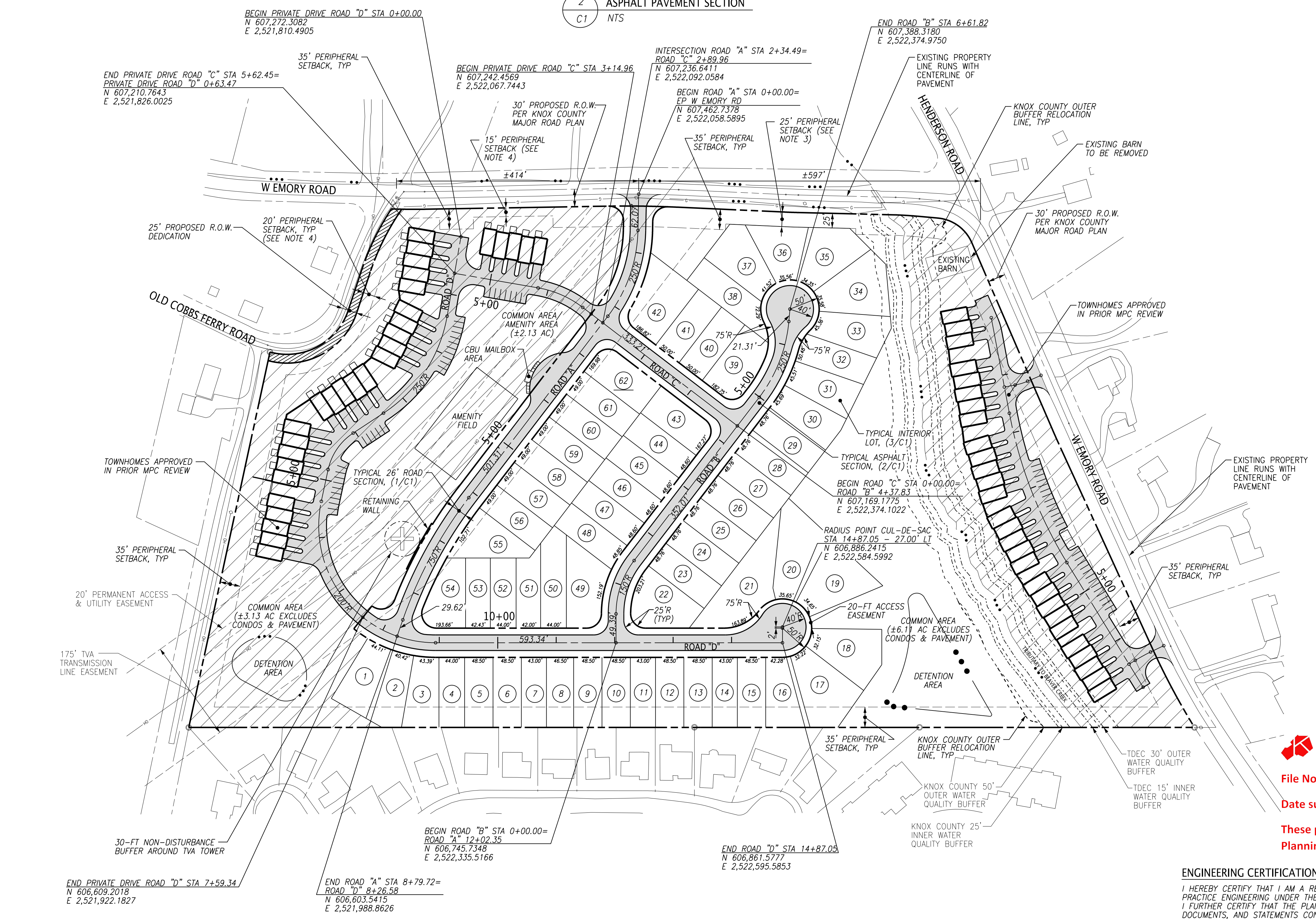


2 ASPHALT PAVEMENT SECTION  
C1 NTS



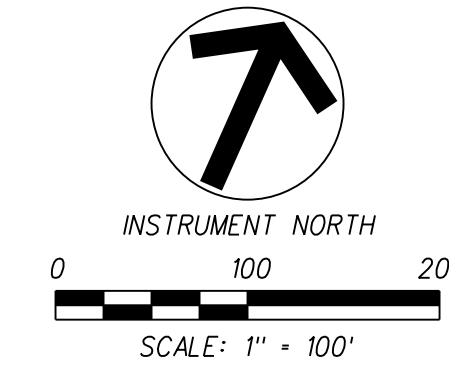
3 TYPICAL INTERIOR LOT  
C1 NTS

- 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.

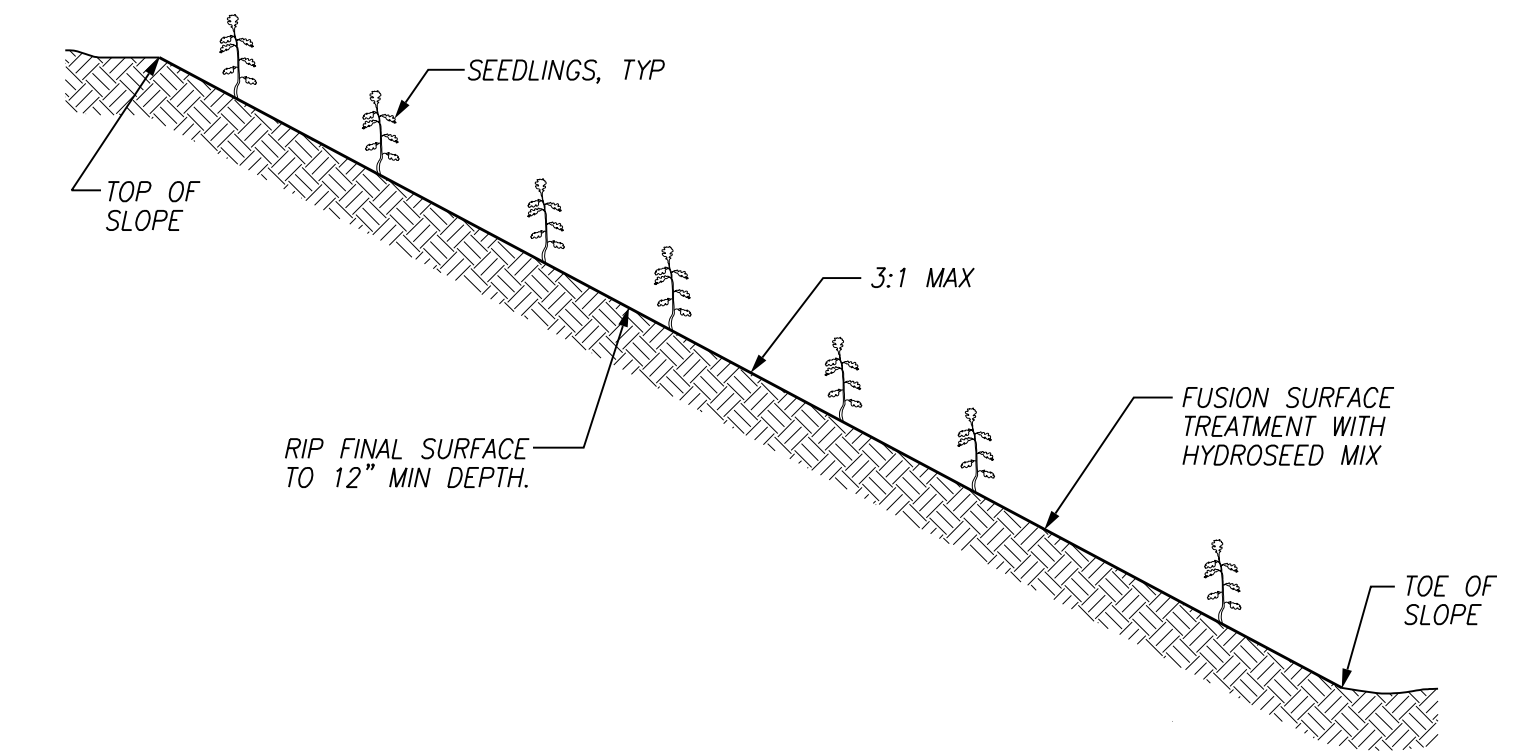


File Name: \\16931582\003\WORKS\592009\4901.dgn  
Plot Date: 3/17/2021





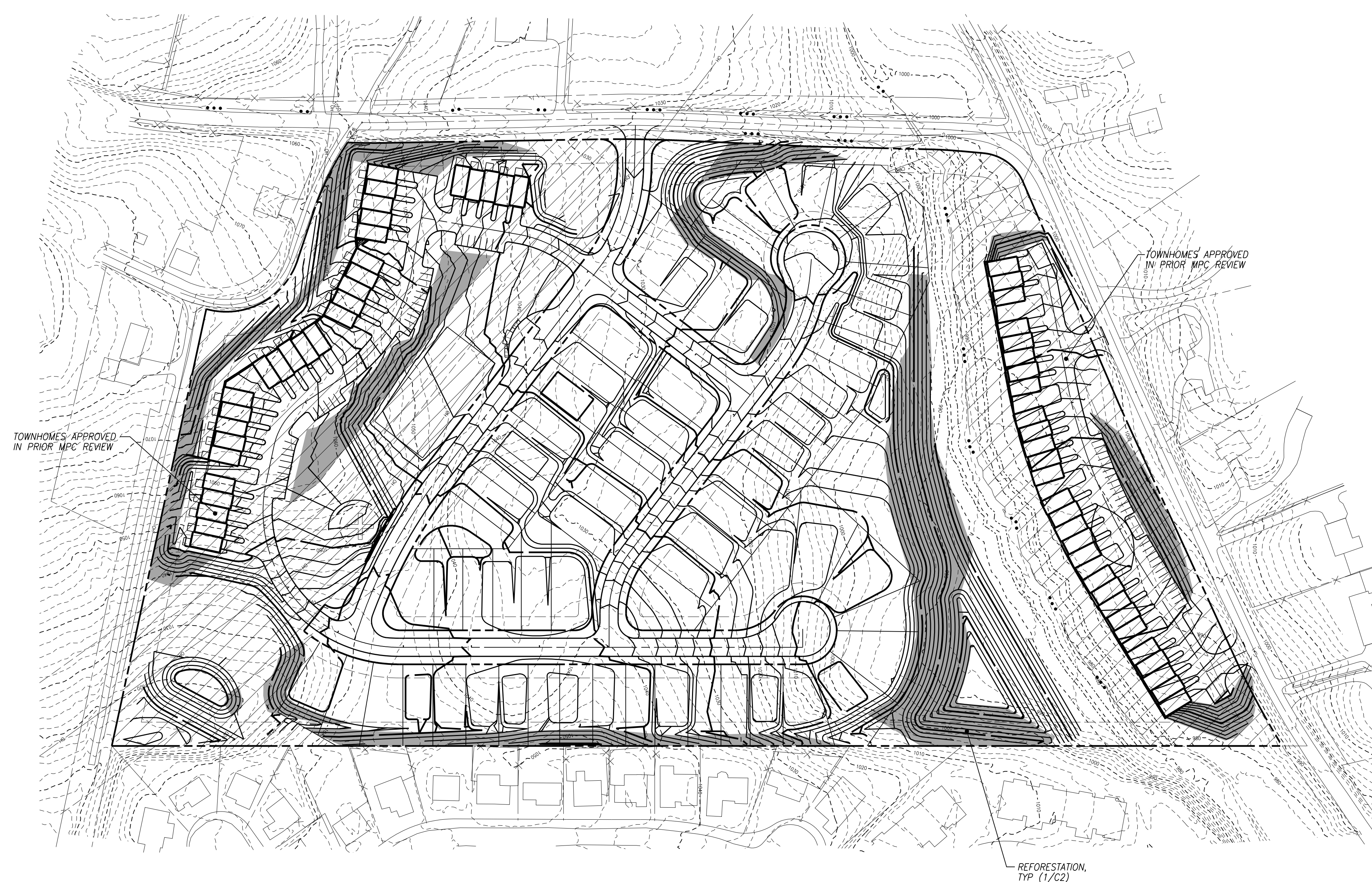
- GENERAL NOTES:**
1. TOPOGRAPHIC DATA WAS TAKEN FROM KGIS.
  2. PLANNING COMMISSION CASE NUMBER: 12-SD-20-C/12-F-20-UR.



**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 INC 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 GRAIN (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



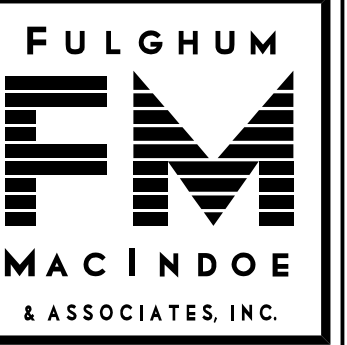
File No.: 4-SD-21-C / 4-D-21-UR

Date submitted: 3/22/2021

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**LEGEND:**

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



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CONCEPT GRADING PLAN

PROJ. MFR.	DESIGNED BY	CHK	DRN BY	HNU	Date
	REVISED PER MPC COMMENTS				03/22/21
	REVISED SINGLE FAMILY LOTS				02/18/21
	REVISED PER MPC COMMENTS				11/23/20
	ISSUED FOR REVIEW				10/26/20
No.	Revision/Issue				Date

Project: 592.009  
Date: 10/26/20  
Scale: 1"=100'

C2

File Name: \\16971582\003\WORKS\592009\003.dgn  
Plot Date: 3/22/2021





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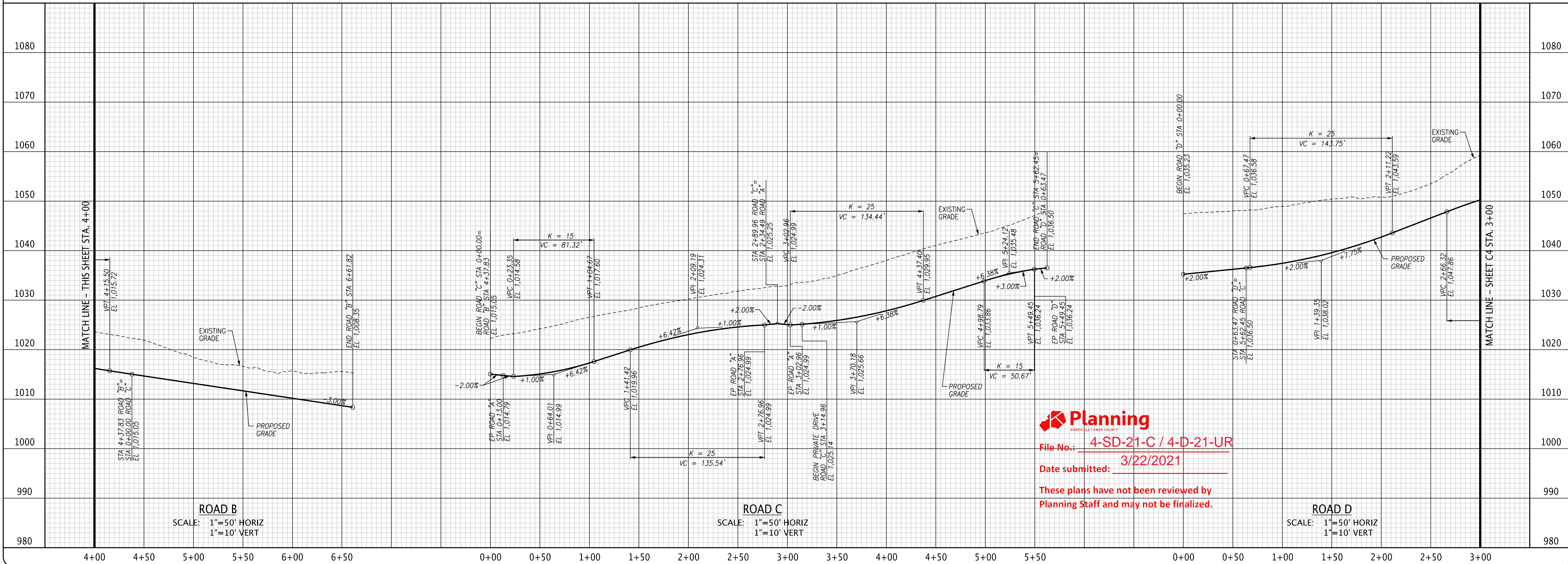
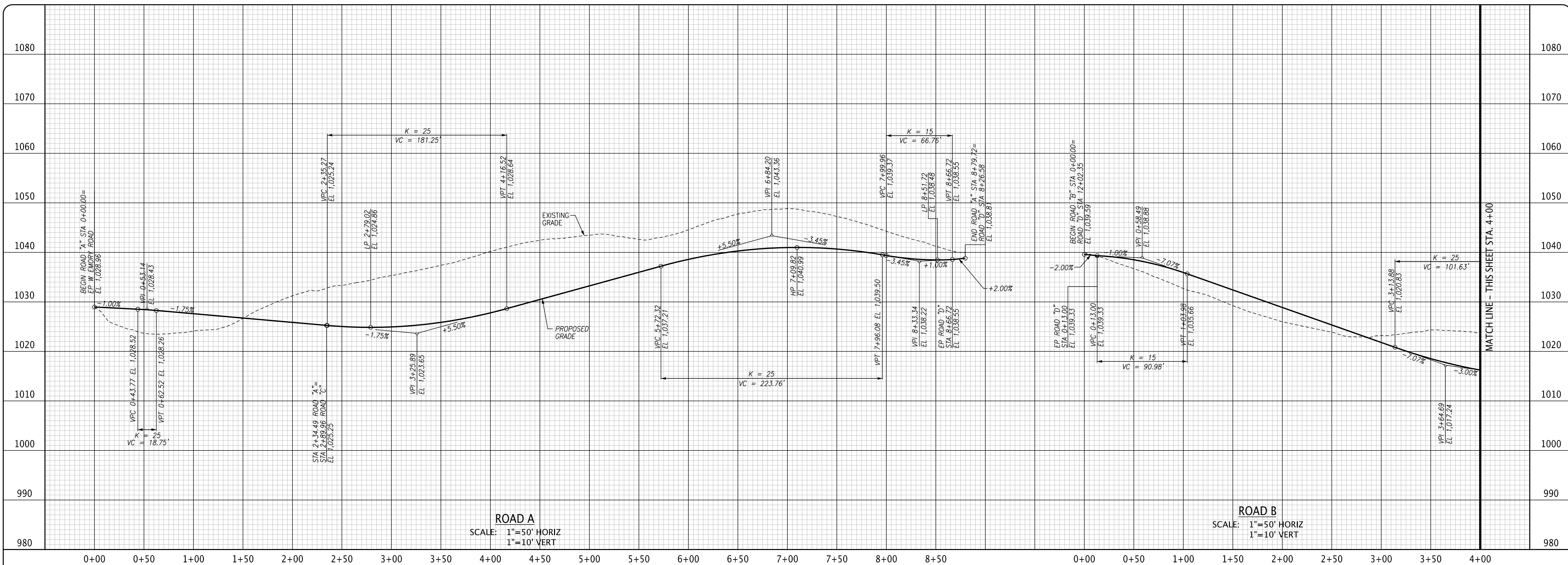
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ROAD PROFILES

PROJ. WBS.	DESIGNED BY	CHK	DRAWN BY	DATE
592.009	WCF	CHG	HNU	03/22/21
				02/18/21
				11/23/20
				10/26/20

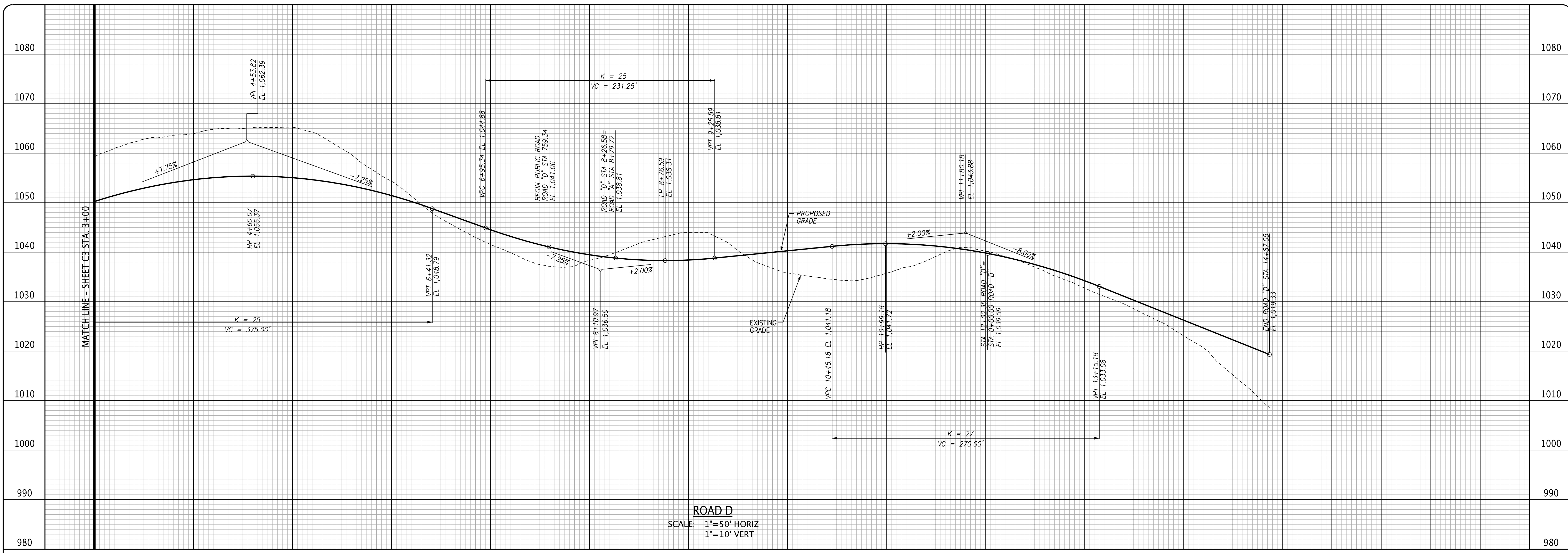
Project	592.009	Sheet	C3
Date	10/26/20	Scale	AS NOTED



**Planning**  
KNOXVILLE LE NOX COUNTY  
File No.: 4-SD-21-C / 4-D-21-UR  
Date submitted: 3/22/2021  
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File Name: A:\6921\592\009\DWG\592009.dwg  
Plot Date: 3/17/2021

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**ROAD PROFILES**

PROJ. NO.	DESIGNED BY	DRAWN BY	Date
592.009	CHG	HNU	03/22/21
	REVISOR		
1	REVISED PER MPC COMMENTS		02/18/21
2	REVISED PER MPC COMMENTS		11/23/20
3	ISSUED FOR REVIEW		10/26/20

Project: 592.009  
 Date: 10/26/20  
 Scale: AS NOTED

**Planning**  
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**C4**

File Name: \\16921\592\009\WORKS\592009p04.dgn  
 Plot Date: 3/17/2021