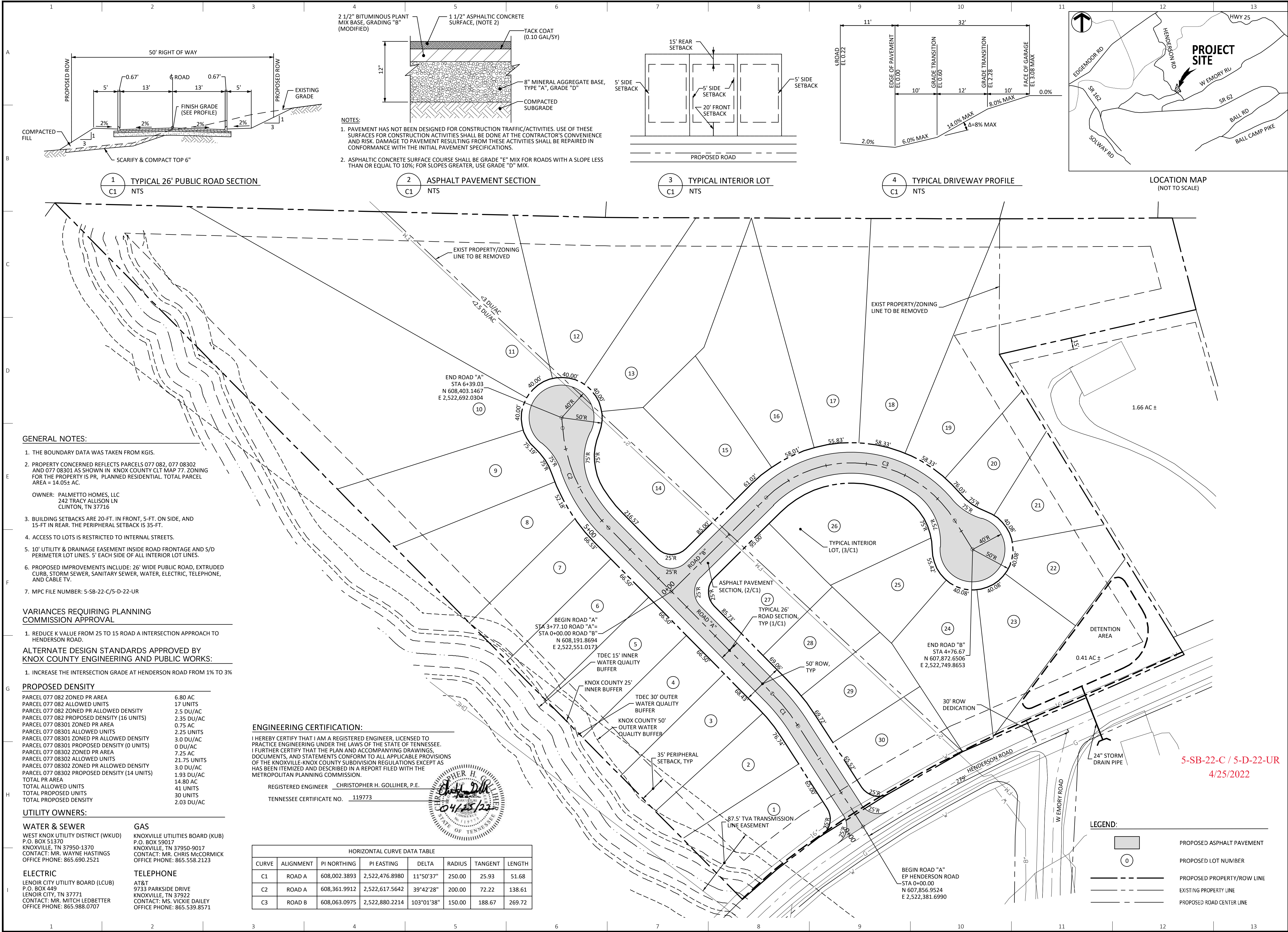




GENERAL NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM KGIS.
2. PROPERTY CONCERNED REFLECTS PARCELS 077 082, 077 08302 AND 077 08301 AS SHOWN IN KNOX COUNTY CLT MAP 77. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 14.05± AC.

OWNER: PALMETTO HOMES, LLC
242 TRACY ALLISON LN
CLINTON, TN 37716
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT IN REAR. THE PERIPHERAL SETBACK IS 35-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
7. MPC FILE NUMBER: 5-SB-22-C/5-D-22-UR

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL

1. REDUCE K VALUE FROM 25 TO 15 ROAD A INTERSECTION APPROACH TO HENDERSON ROAD.

ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

1. INCREASE THE INTERSECTION GRADE AT HENDERSON ROAD FROM 1% TO 3%

PROPOSED DENSITY

PARCEL 077 082 ZONED PR AREA	6.80 AC
PARCEL 077 082 ALLOWED UNITS	17 UNITS
PARCEL 077 082 ZONED PR ALLOWED DENSITY	2.5 DU/AC
PARCEL 077 082 PROPOSED DENSITY (16 UNITS)	2.35 DU/AC
PARCEL 077 08301 ZONED PR AREA	0.75 AC
PARCEL 077 08301 ALLOWED UNITS	2.25 UNITS
PARCEL 077 08301 ZONED PR ALLOWED DENSITY	3.0 DU/AC
PARCEL 077 08301 PROPOSED DENSITY (0 UNITS)	0 DU/AC
PARCEL 077 08302 ZONED PR AREA	7.25 AC
PARCEL 077 08302 ALLOWED UNITS	21.75 UNITS
PARCEL 077 08302 ZONED PR ALLOWED DENSITY	3.0 DU/AC
PARCEL 077 08302 PROPOSED DENSITY (14 UNITS)	1.93 DU/AC
TOTAL PR AREA	14.80 AC
TOTAL ALLOWED UNITS	41 UNITS
TOTAL PROPOSED UNITS	30 UNITS
TOTAL PROPOSED DENSITY	2.03 DU/AC

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

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

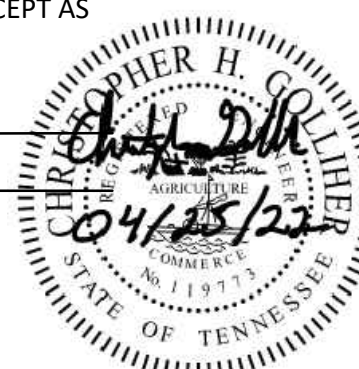
TELEPHONE

AT&T
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. GOLLIERH, P.E.**
TENNESSEE CERTIFICATE NO. **119773**



HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD A	608,002.3893	2,522,476.8980	11°50'37"	250.00	25.93	51.68
C2	ROAD A	608,361.9912	2,522,617.5642	39°42'28"	200.00	72.22	138.61
C3	ROAD B	608,063.0975	2,522,880.2214	103°01'38"	150.00	188.67	269.72

NOTES:

1. 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.
2. 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.

0 50 100
SCALE: FEET

ARDURRA
COLLABORATE. INNOVATE. CREATE.
10330 Hardin Valley Road, Suite 201
Knoxville, TN 37932
Phone: (865) 690-6419
www.Ardurra.com

PALMETTO HOMES, LLC
242 TRACE ALLICON LN
CLINTON, TN 37716

KEVIN NELSON
KEVINNELSON@YAHOO.COM
865-389.9692

NO.	DATE	REVISION	BY
1	04/25/2022	REVISED PER MPC COMMENTS	CHG

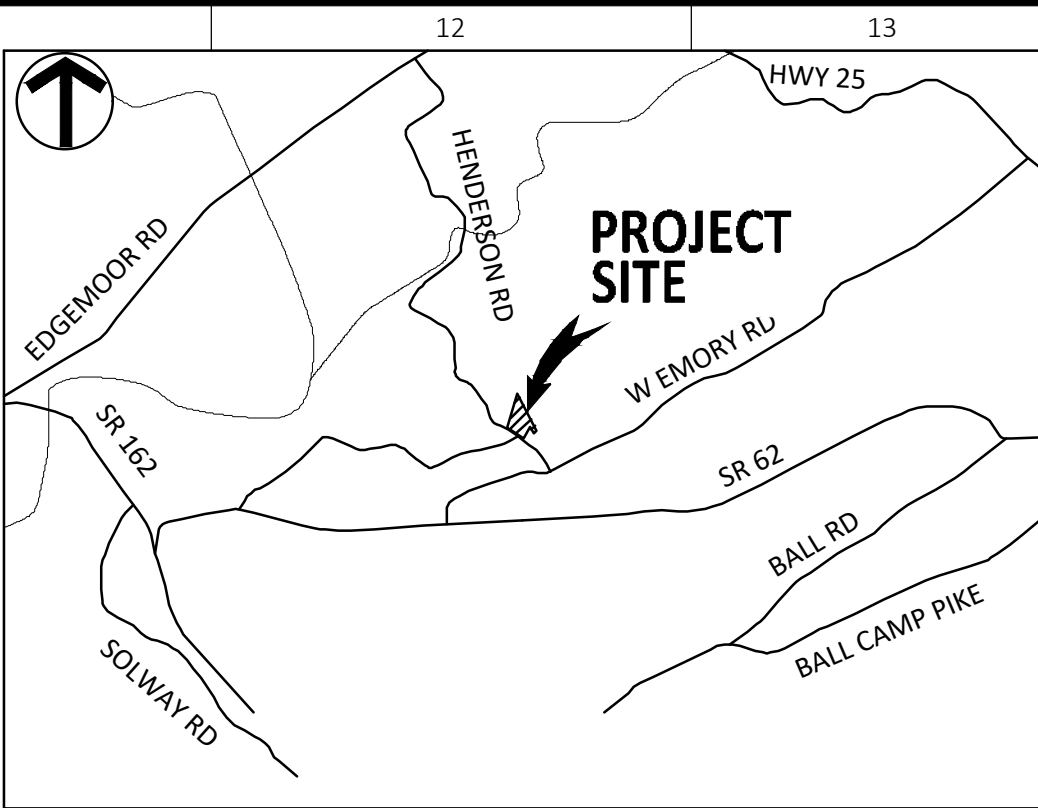
HENDERSON ROAD DEVELOPMENT
8935 W EMORY ROAD
KNOXVILLE, TN 37931

CONCEPT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 243.217
DATE: 03/25/2022

C1.01
CONCEPT PLAN
03/25/2022



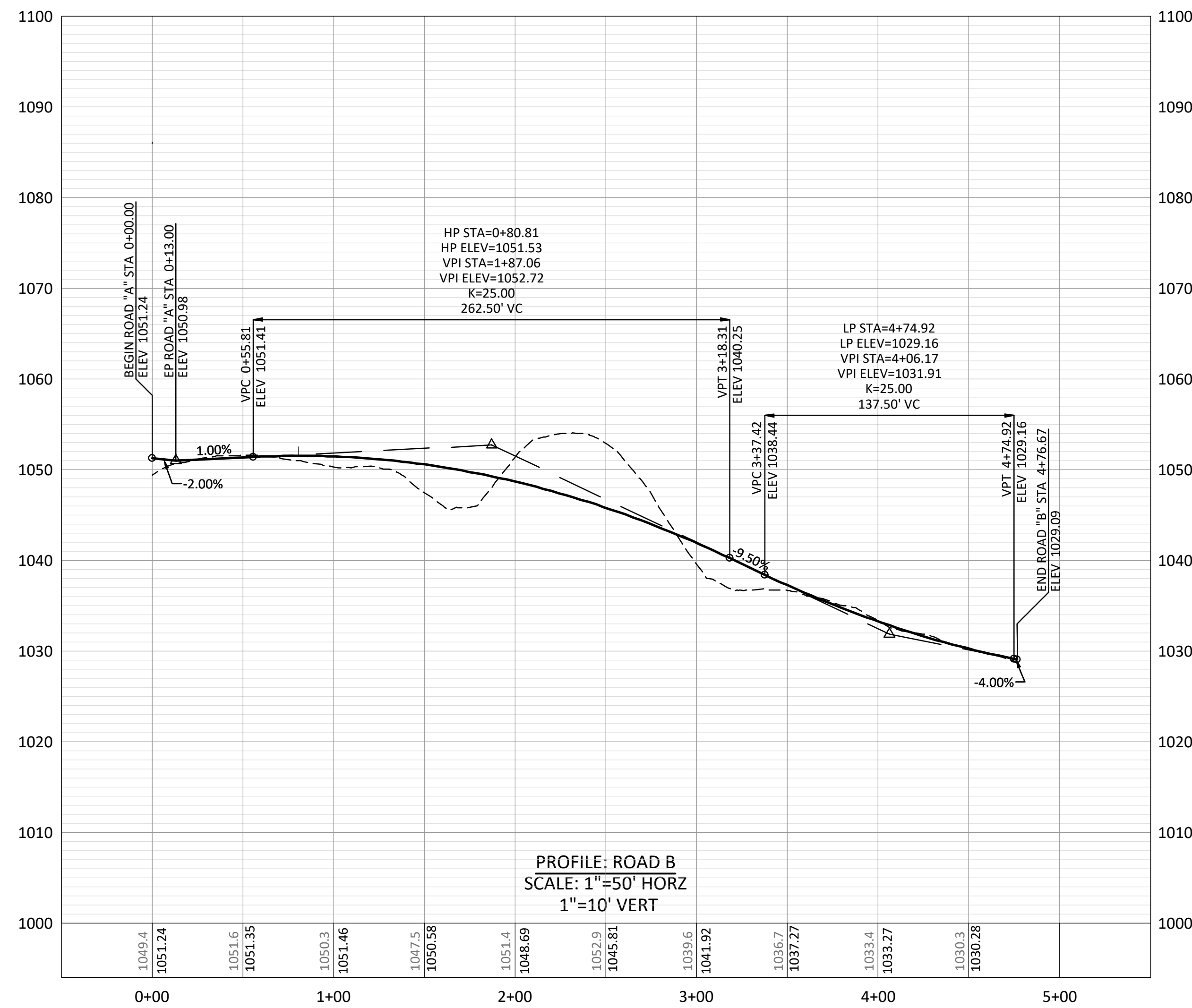
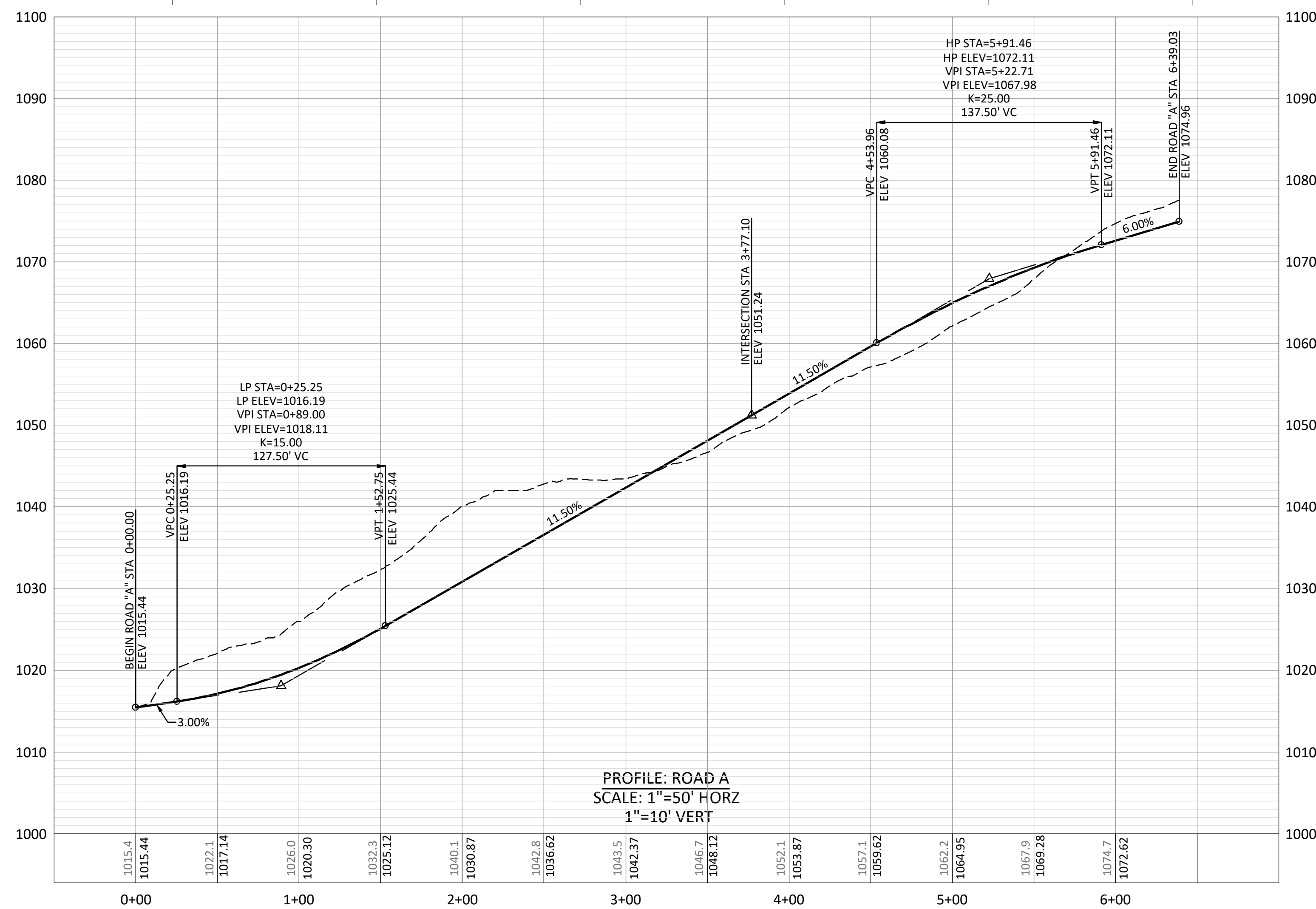
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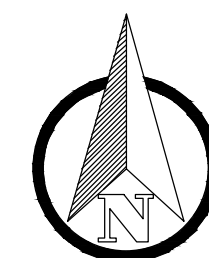
CONCEPT GRADING

JOB NO:	243.217
DATE:	03/25/2022

CONCEPT PLAN
03/25/2022



5-SB-22-C / 5-D-22-UR
4/25/2022



0 50 100
SCALE: FEET



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A	04/25/2022	REVISED PER MPC COMMENTS	CHG

**HENDERSON ROAD DEVELOPMENT
8935 W EMORY ROAD
KNOXVILLE, TN 37931**

ROAD PROFILES

PRELIMINARY NOT
FOR
CONSTRUCTION

JOB NO:	243.217
DATE:	03/25/2022

C2.01

CONCEPT PLAN
03/25/2022