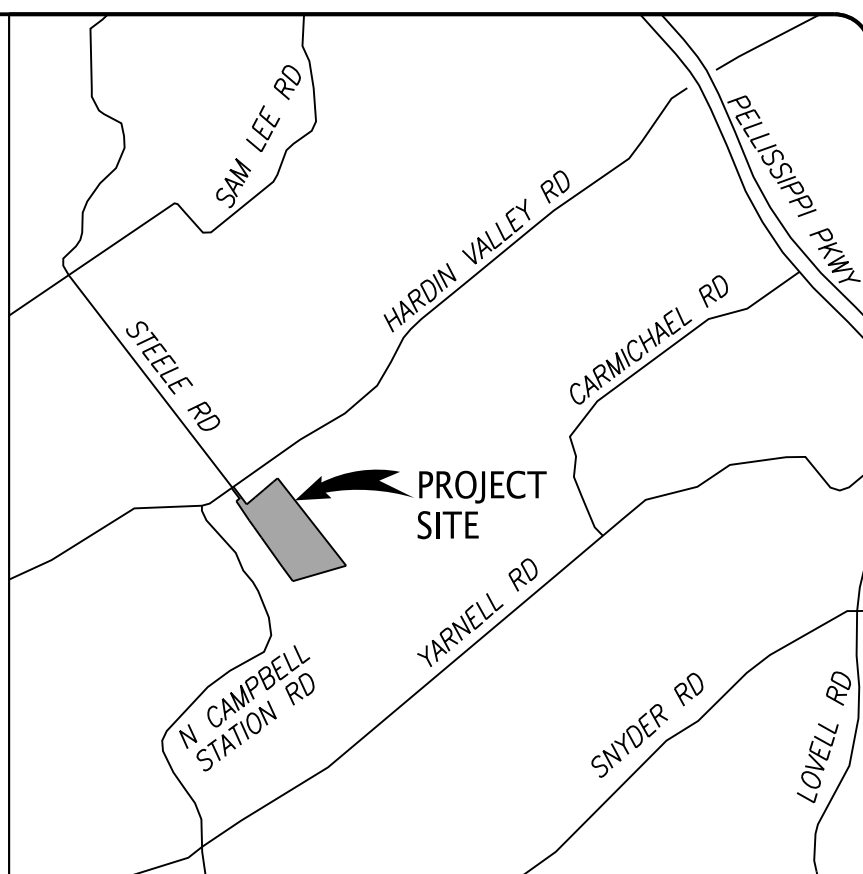
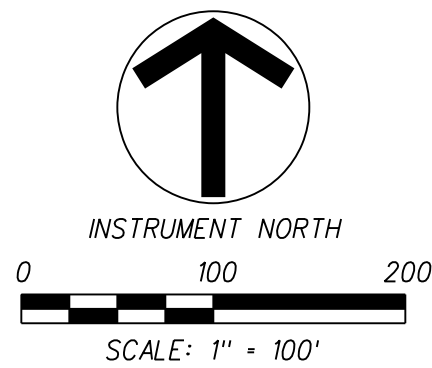
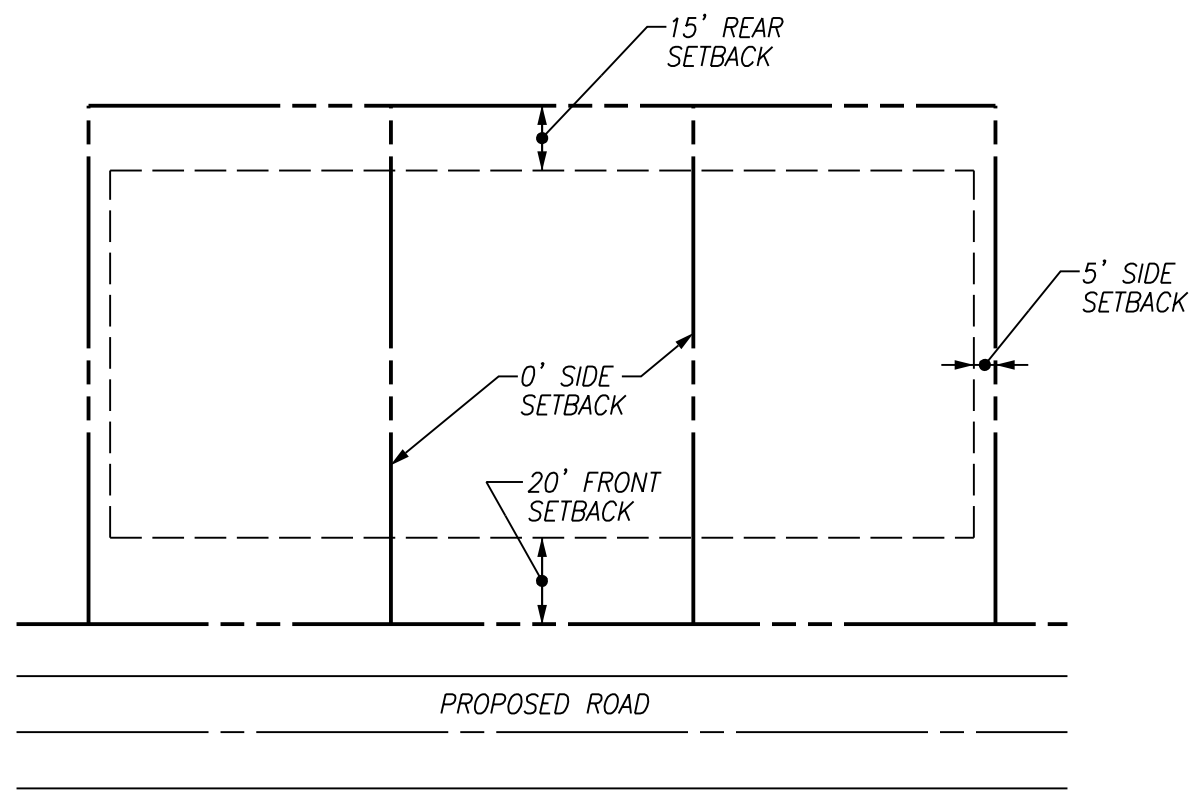
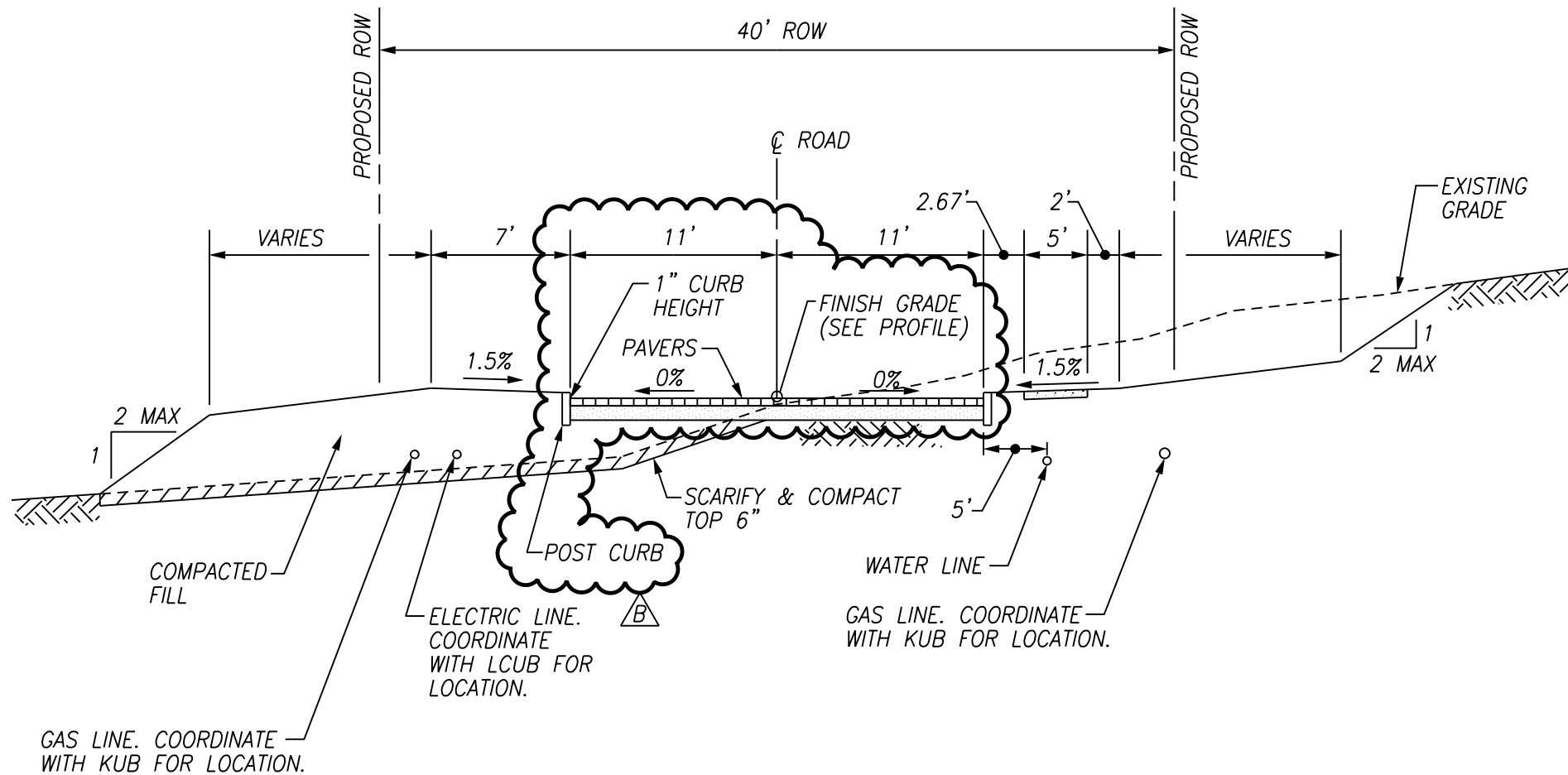
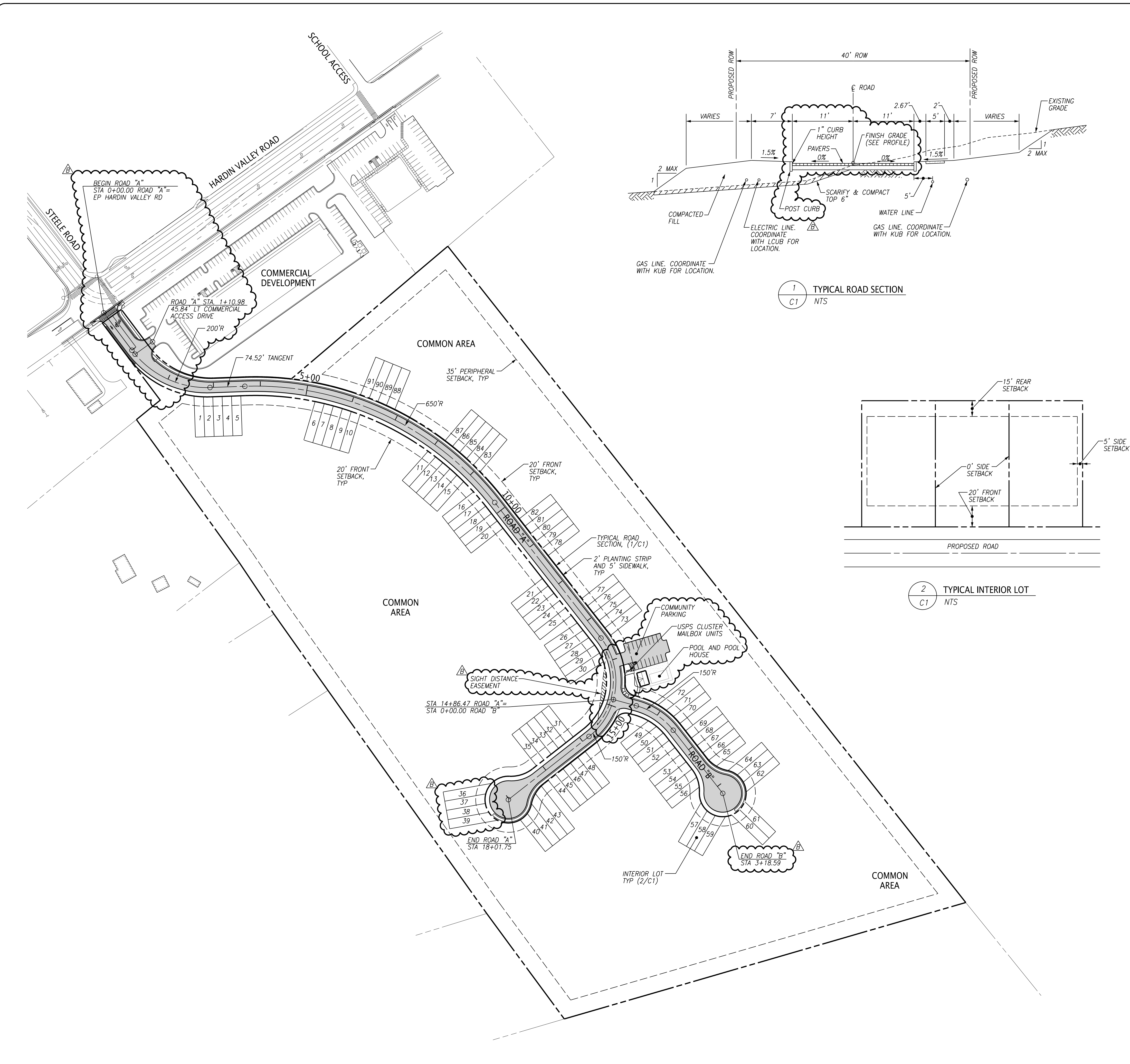


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Plot Date: 4/18/2019



GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
- PROPERTY CONCERNED REFLECTS PARCEL 117.027 AS SHOWN IN KNOX COUNTY CLT MAP 117. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 30.5± AC.
OWNER: HARDIN VALLEY LAND PARTNERS, LLC
10784 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENTS INCLUDE 22' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
- THE PROPOSED DENSITY IS 91 DU/30.5 AC = 2.98 DU/AC.
- PLANNING COMMISSION CASE NUMBER: 5-SO-19-C/5-G-19-UR

VARIANCE REQUESTS:

- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT. TO 200'-FT. FOR ROAD "A" FROM STA 1+00.19 TO STA 2+92.51.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT. TO 150'-FT. FOR ROAD "A" FROM STA 13+47.12 TO STA 15+82.74.
- REDUCE MINIMUM LOT WIDTH FROM 25'-FT. TO 20'-FT.
- INCREASE MAXIMUM ROAD GRADE FROM 12% TO 14% FOR ROAD "A" FROM STA 1+03.75 TO STA 13+38.53.
- REDUCE MINIMUM K-VALUE FROM K=25 TO K=15 FOR ROAD "A" AT STA 1+03.75.

UTILITY OWNERS:

WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
2328 LOVELL ROAD, P.O. BOX 51370
KNOXVILLE, TN 37931
CONTACT: MR. MARTIN GILLENWATERS
OFFICE PHONE: 865.690.2521, EXT. *833

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. JAY HINES
OFFICE PHONE: 865.986.6591

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

LEGEND:

- PROPOSED PAVERS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- BUILDING SETBACK



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

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NOT FOR
CONSTRUCTION

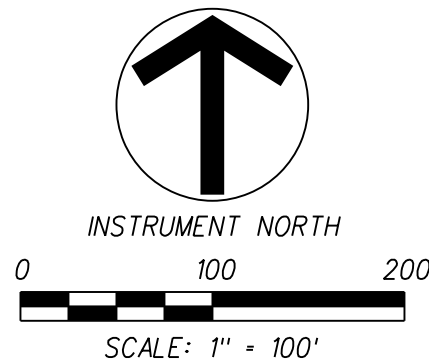
STEELE ROAD SUBDIVISION
11446 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

HARDIN VALLEY LAND
PARTNERS, LLC
10784 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
CONTACT: RUSTY BITTLE
TELEPHONE NO.: 865.670.7426
EMAIL: RUSTY@HARDINVALLEYLAND.COM

CONCEPT PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	REVISED PER MPC COMMENTS	ISSUED CONCEPT PLAN	Date
548.001	WCF	JCM			04/18/19
					03/25/19

Project	Sheet
Date	C1
Scale	
1"=100'	



———— 1000 ———— PROPOSED CONTOUR
 - - - - 1000 - - - - EXISTING CONTOUR

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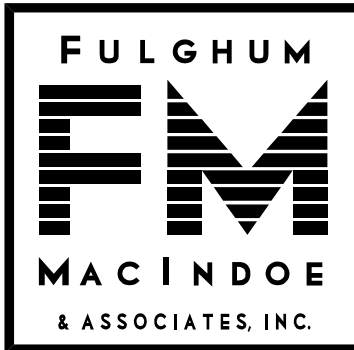
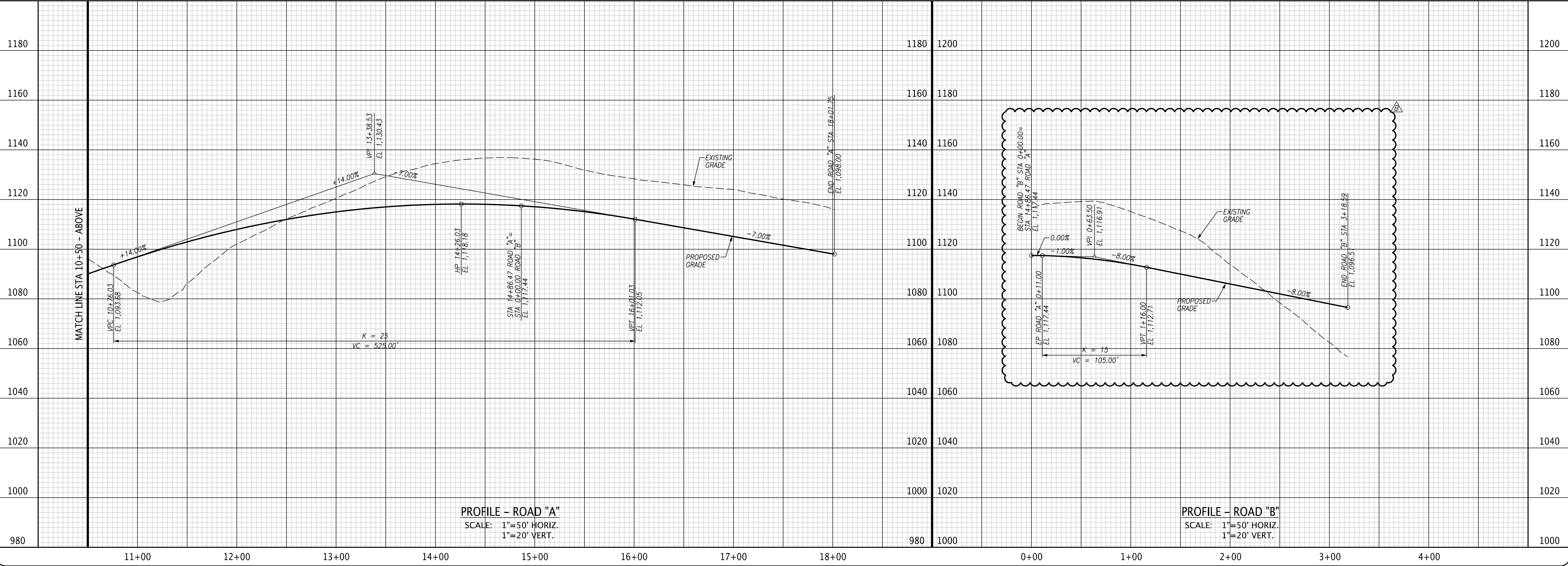
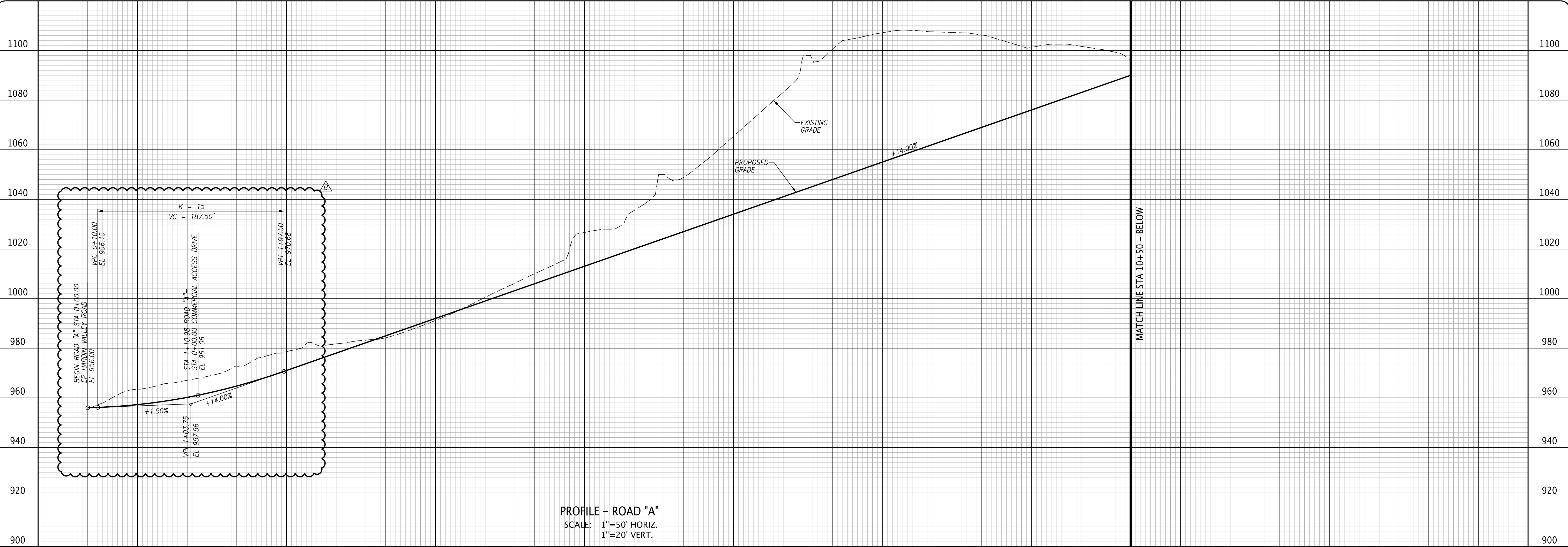
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GRADING PLAN

[illegible]

File Name: J:\548\548.001\DWG\Concept_Revision.dgn
Plot Date: 4/18/2019



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ROAD PROFILES

PROJ. NO.	MFC	DESIGNED BY	MFC	DRAWN BY	JCM	Project	Sheet	Date
A	A	REVISED PER MPC COMMENTS	ISSUED CONCEPT PLAN	Revision/Issue	No.	548.001	C3	03/25/19