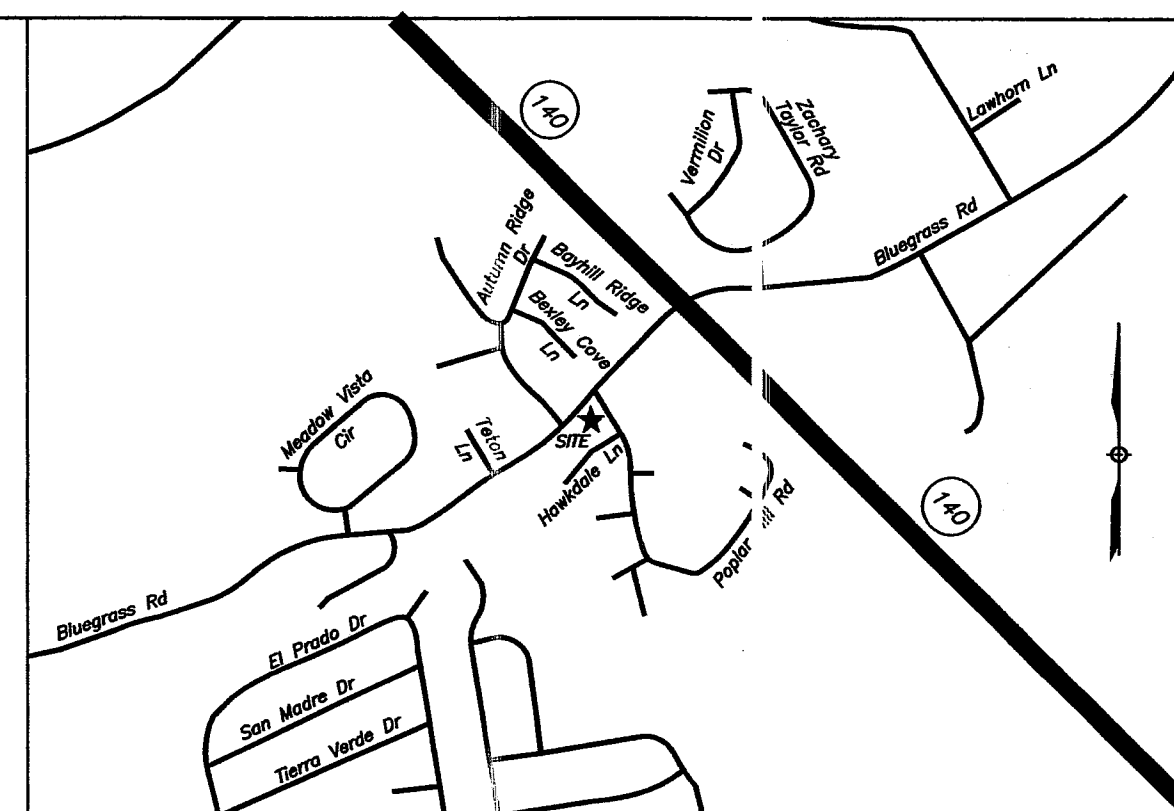
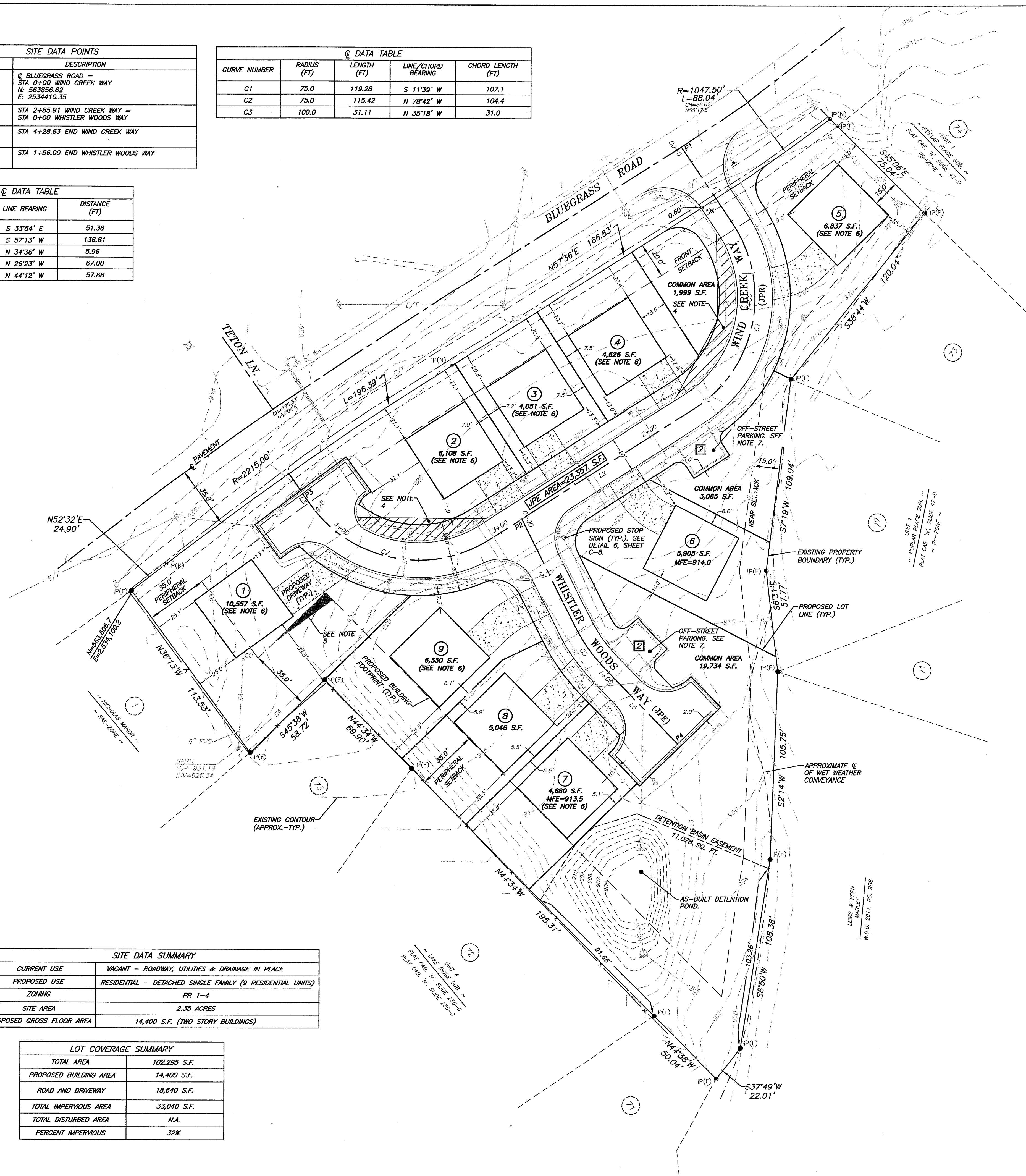


SITE DATA POINTS	
SITE DATA LABEL	DESCRIPTION
P1	© BLUEGRASS ROAD = STA 0+00 WIND CREEK WAY N: 56356.62 E: 2534410.35
P2	STA 2+85.91 WIND CREEK WAY = STA 0+00 WHISTLER WOODS WAY
P3	STA 4+28.63 END WIND CREEK WAY
P4	STA 1+56.00 END WHISTLER WOODS WAY

© DATA TABLE				
CURVE NUMBER	RADIUS (FT)	LENGTH (FT)	LINE/CHORD BEARING	CHORD LENGTH (FT)
C1	75.0	119.28	S 11°39' W	107.1
C2	75.0	115.42	N 78°42' W	104.4
C3	100.0	31.11	N 35°18' W	31.0

© DATA TABLE		
LINE NUMBER	LINE BEARING	DISTANCE (FT)
L1	S 33°54' E	51.36
L2	S 57°13' W	136.61
L3	N 34°36' W	5.96
L4	N 26°23' W	67.00
L5	N 44°12' W	57.88



LOCATION MAP

SETBACKS ARE PER KNOX COUNTY PR ZONING ORDINANCE AND ARE AS FOLLOWS:

PERIPHERY BOUNDARY:

ALL BUILDINGS OR STRUCTURES SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE FEET UNLESS ADJACENT TO PLANNED RESIDENTIAL. THIS IS TO REQUEST THAT THE PLANNING COMMISSION REDUCE THE PERIPHERY SETBACK TO FIFTEEN FEET IN THE AREAS SHOWN. THE 15 FOOT SETBACK IS SHOWN ONLY WHERE THE DEVELOPMENT ADJUTS AREAS ZONED PLANNED RESIDENTIAL.

DEFAULT PR SETBACKS:

FRONT = 20 FEET
REAR = 15 FEET
SIDE = 5 FEET

SITE PLAN NOTES:

- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLLS, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TERN ON-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- FOR JOINT PERMANENT EASEMENT CROSS-SECTION, SEE DETAIL 1 SHEET C-9. DRIVEWAYS TO BE A MINIMUM OF 20' IN LENGTH.
- A FINAL PLAT WILL BE REQUIRED PRIOR TO THE RELEASE OF OCCUPANCY CERTIFICATES.
- THE VISIBILITY TRIANGLE SHALL REMAIN FREE OF OBSTRUCTION (I.E. LANDSCAPING, FENCES, ETC.)
- THE PERIPHERAL SETBACK WAS REDUCED FROM 35 TO 25' IN THE SHADED AREA SHOWN AT THE FEBRUARY 08 MEETING OF THE KNOX COUNTY BOARD OF ZONING APPEALS.
- SETBACKS SUBJECT TO APPROVAL BY KNOX COUNTY BZA.
- OFF STREET PARKING (AS-BUILT) ARE A MINIMUM OF 10'x20'.
- ALL UNITS TO HAVE 2-CAR GARAGES.
- ON JUNE 10, 2010, THE METROPOLITAN PLANNING COMMISSION APPROVED A VARIANCE FROM THE REQUIREMENT OF THE MINIMUM SUBDIVISION REGULATIONS THAT THE JOINT PERMANENT EASEMENTS (JPE) SERVING THE SUBDIVISION SHALL MEET THE SAME CONSTRUCTION STANDARDS AS A PUBLIC STREET AND APPROVED THE JPE AS CONSTRUCTED UNDER USE-ON-REVIEW AT PROVAL 5-A-08-UR.

SITE DATA SUMMARY	
CURRENT USE	VACANT - ROADWAY, UTILITIES & DRAINAGE IN PLACE
PROPOSED USE	RESIDENTIAL - DETACHED SINGLE FAMILY (9 RESIDENTIAL UNITS)
ZONING	PR 1-4
SITE AREA	2.35 ACRES
PROPOSED GROSS FLOOR AREA	14,400 S.F. (TWO STORY BUILDINGS)

LOT COVERAGE SUMMARY	
TOTAL AREA	102,295 S.F.
PROPOSED BUILDING AREA	14,400 S.F.
ROAD AND DRIVEWAY	18,640 S.F.
TOTAL IMPERVIOUS AREA	33,040 S.F.
TOTAL DISTURBED AREA	N.A.
PERCENT IMPERVIOUS	32%

KNOX COUNTY BZA VARIANCE SUMMARY	
LOT NO.	VARIANCE DESCRIPTION
1	REDUCE THE FRONT SETBACK FROM 20 FEET TO 13 FEET. REDUCE THE PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET.
2	REDUCE THE FRONT SETBACK FROM 20 FEET TO 11.5 FEET.
3	REDUCE THE FRONT SETBACK FROM 20 FEET TO 13 FEET.
4	REDUCE THE FRONT SETBACK FROM 20 FEET TO 12.5 FEET.
5	REDUCE THE FRONT SETBACK FROM 20 FEET TO 9.5 FEET.
7	REDUCE THE FRONT SETBACK FROM 20 FEET TO 10 FEET.
9	REDUCE THE FRONT SETBACK FROM 20 FEET TO 7 FEET.

6-SA-10-C
6-F-10-UR



REVISED
6-1-10

SHEET C-2
3 OF 10

CONCEPT PLAN OF
BLUEGRASS MEADOWS

KNOXVILLE, TN KNOX COUNTY
CLT MAP 154 PARCEL 001
SCALE: 1"=30' APRIL 26, 2010

OWNER/DEVELOPER:
BLUEGRASS MEADOWS, LLC
1904 HIDDEN MEADOW
KNOXVILLE, TN 37922
(865) 66-3719

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 965-1924



REVISION	DATE	DESCRIPTION	BY
2	6/1/10	ADDED JPE NOTE	CAS
1	5/24/10	REVISED PER KNOX COUNTY MPC	BDS
		DESCRIPTION	

DWN: CAS CHK: CAS DWG. NO. 1004010