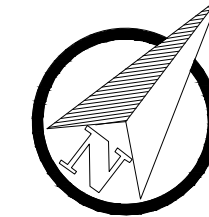
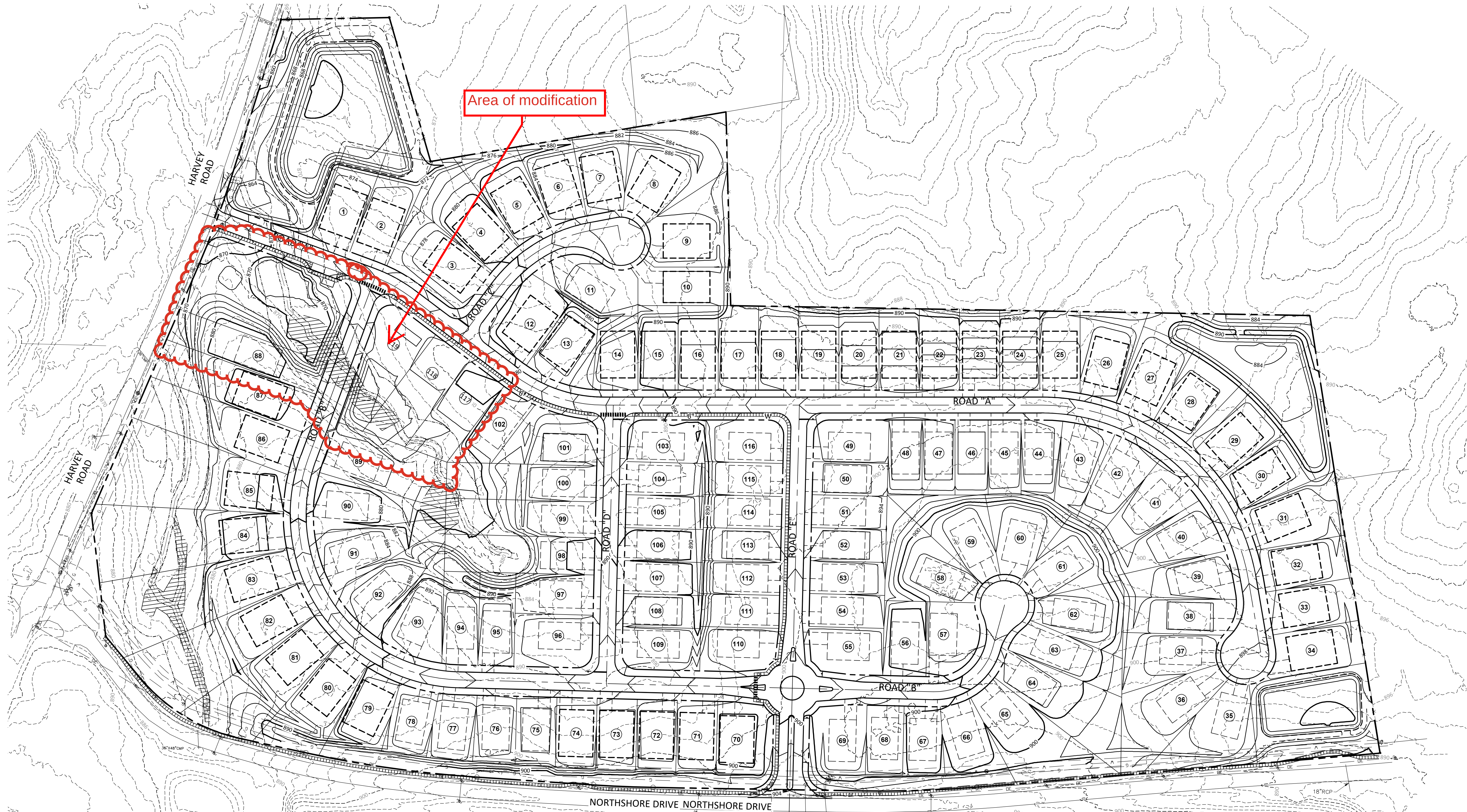




April 23, 2025 C:\Users\jessproza\Documents\Arduro, Inc\776-003\Project Files\03-Prod\03-Dwg\776003-C-CP.dwg

LEGEND:

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED ASPHALT PAVEMENT



0 80 160
SCALE: FEET

ARDURRA
COLLABORATE. INNOVATE. CREATE.
402 BNA Drive, Suite 200
Nashville, TN 37217
Phone: (615) 251-5072
www.Ardurra.com

HERITAGE LAND
DEVELOPMENT
PARTNERS, LLC
3571 LOUISVILLE ROAD
LOUISVILLE, TN 37777

MR. CONNOR KELLY
CKELLY@COOKBROSHOMES.COM
865-851-7373

NO.	DATE	REVISION	BY
B	10/25/24	REVISED PER MPC COMMENTS	LIM
A	8/19/24	ISSUE FOR CONCEPT PLAN REVIEW	

ENCLAVE AT HARVEY SUBDIVISION
1630 HARVEY ROAD KNOXVILLE, TN 37922

CONCEPT GRADING PLAN
PLANNING FILE NUMBERS: 11-SB-24-C / 11-B-24-DP

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 776.003
DATE: 8/19/24

C2.00

CONCEPT PLAN

November 7, 2024 C:\Users\mpaul\OneDrive\Ardu\Projects\11-SB-24-C\11-SB-24-C.dwg

GENERAL NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM KGIS
- PROPERTY CONCERNED REFLECTS PARCELS 169 009 AS SHOWN IN KNOX COUNTY CLT MAP 169. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 42.44 ± AC.

OWNER: HERITAGE LAND DEVELOPMENT, LLC
3571 LOUISVILLE ROAD
LOUISVILLE, TN 37777
- BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT. IN REAR. THE PERIPHERAL SETBACK IS 35-FT. ALONG NORTHSHORE DRIVE AND HARVEY ROAD AND 25FT. ALONG THE NORTHERN PROPERTY LINES.
- 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
- LOT 88 WILL ONLY BE ACCESSED FROM THE PROPOSED INTERNAL ROADS. LOTS 69 AND 70 WILL ONLY ACCESS ROAD "B".
- EPW HAS NOT PROVIDED FEEDBACK REGARDING 1% GRADE RETAINED ON ROAD "A". ADDITIONAL CATCH BASINS MAY BE REQUIRED, AND THIS WILL BE DETERMINED DURING THE DESIGN PLAN PHASE.

PROPOSED DENSITY:

TOTAL PR AREA: 42.44 AC.
TOTAL PROPOSED UNITS: 116 UNITS
TOTAL PROPOSED DENSITY: 2.73 UNITS/AC.

UTILITY OWNERS:

WATER & SEWER

FIRST UTILITY DISTRICT
122 DURWOOD RD
KNOXVILLE, TN 37922
CONTACT: MR. EDWIN DEYTON
OFFICE PHONE: 865.966.9741

ELECTRIC

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

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. VICKIE DAILEY
OFFICE PHONE: 865.539.8571

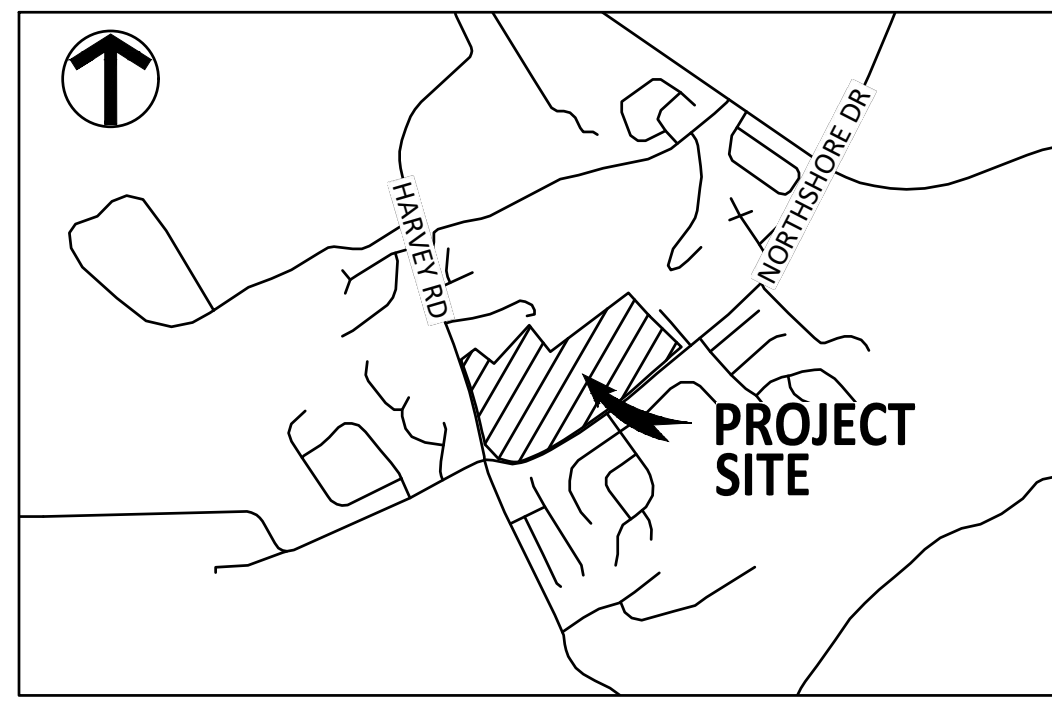
LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY BOUNDARY
- PROPOSED ROW LINE
- EXISTING ROW LINE
- ROAD CENTERLINE
- PROPOSED PERIPHERAL SETBACK
- PROPOSED STREAM BUFFER

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED IN THE STATE OF TENNESSEE, AND 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 THE REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

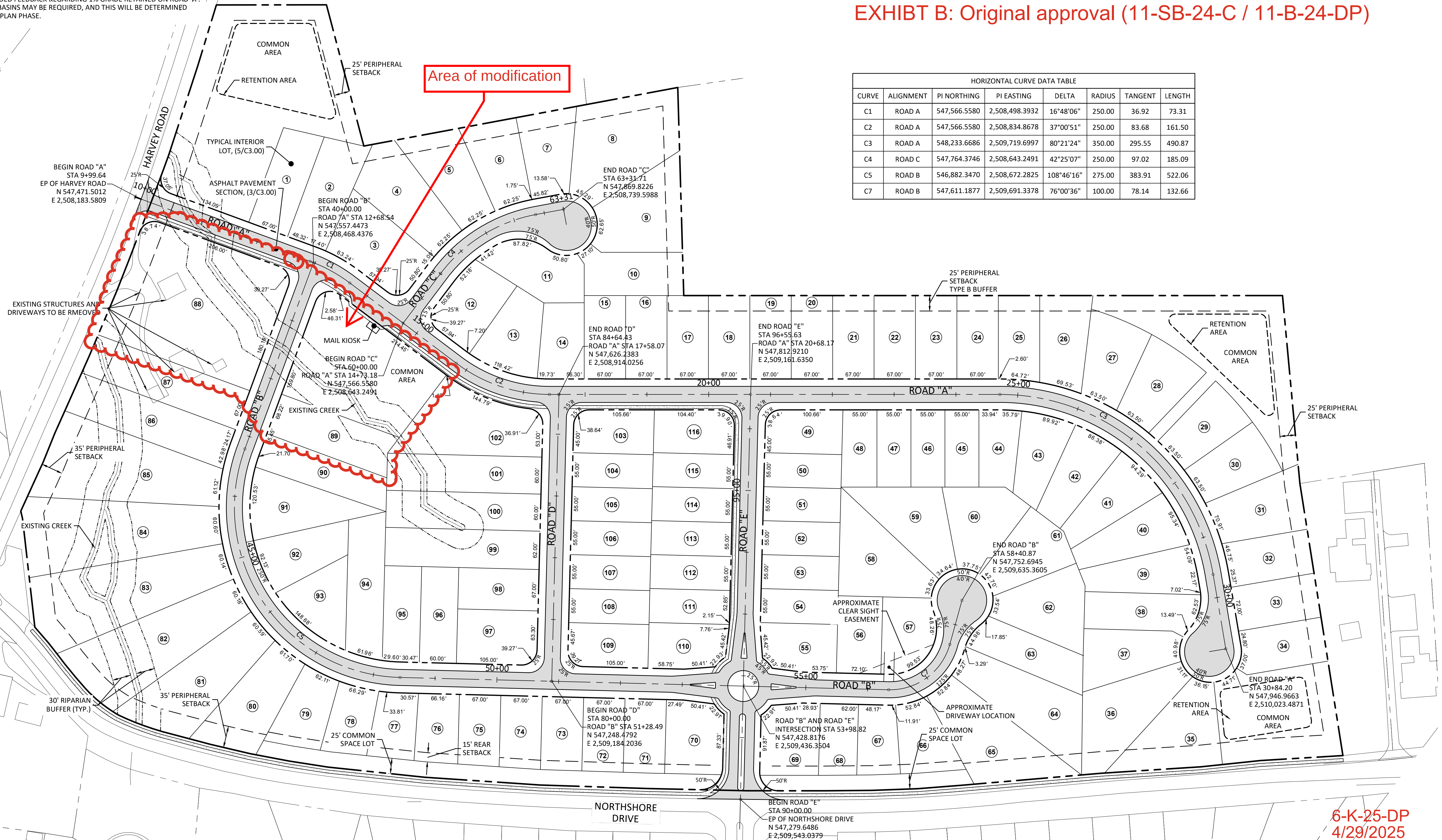
REGISTERED ENGINEER: AARON M. GRAY
TENNESSEE CERTIFICATE NO.: 0108410



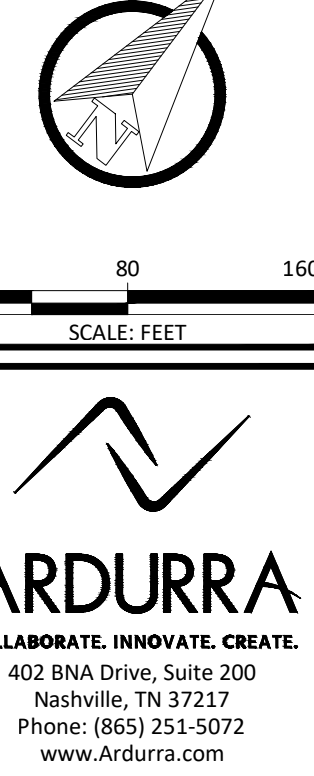
LOCATION MAP
(NOT TO SCALE)

EXHIBT B: Original approval (11-SB-24-C / 11-B-24-DP)

HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD A	547,566.5580	2,508,498.3932	16°48'06"	250.00	36.92	73.31
C2	ROAD A	547,566.5580	2,508,834.8678	37°00'51"	250.00	83.68	161.50
C3	ROAD A	548,233.6686	2,509,719.6997	80°21'24"	350.00	295.55	490.87
C4	ROAD C	547,764.3746	2,508,643.2491	42°25'07"	250.00	97.02	185.09
C5	ROAD B	546,882.3470	2,508,672.2825	108°46'16"	275.00	383.91	522.06
C7	ROAD B	547,611.1877	2,509,691.3378	76°00'36"	100.00	78.14	132.66



6-K-25-DP
4/29/2025



HERITAGE LAND DEVELOPMENT PARTNERS, LLC
3571 LOUISVILLE ROAD
LOUISVILLE, TN 37777

MELINDA LUNSFORD
MLUNSFORD@CBH.EMAIL
865-851-7373

NO.	DATE	REVISION	BY
1	8/19/24	ISSUE FOR CONCEPT PLAN REVIEW	LM
2	8/19/24	REVISED PER MPC COMMENTS	LM

HARVEY LANE SUBDIVISION
1630 HARVEY ROAD (PARCEL 169 009)
KNOXVILLE, TN 37922
CONCEPT LAYOUT AND PAVING PLAN
PLANNING FILE NUMBERS: 11-SB-24-C / 11-B-24-DP

PRELIMINARY
NOT FOR
CONSTRUCTION

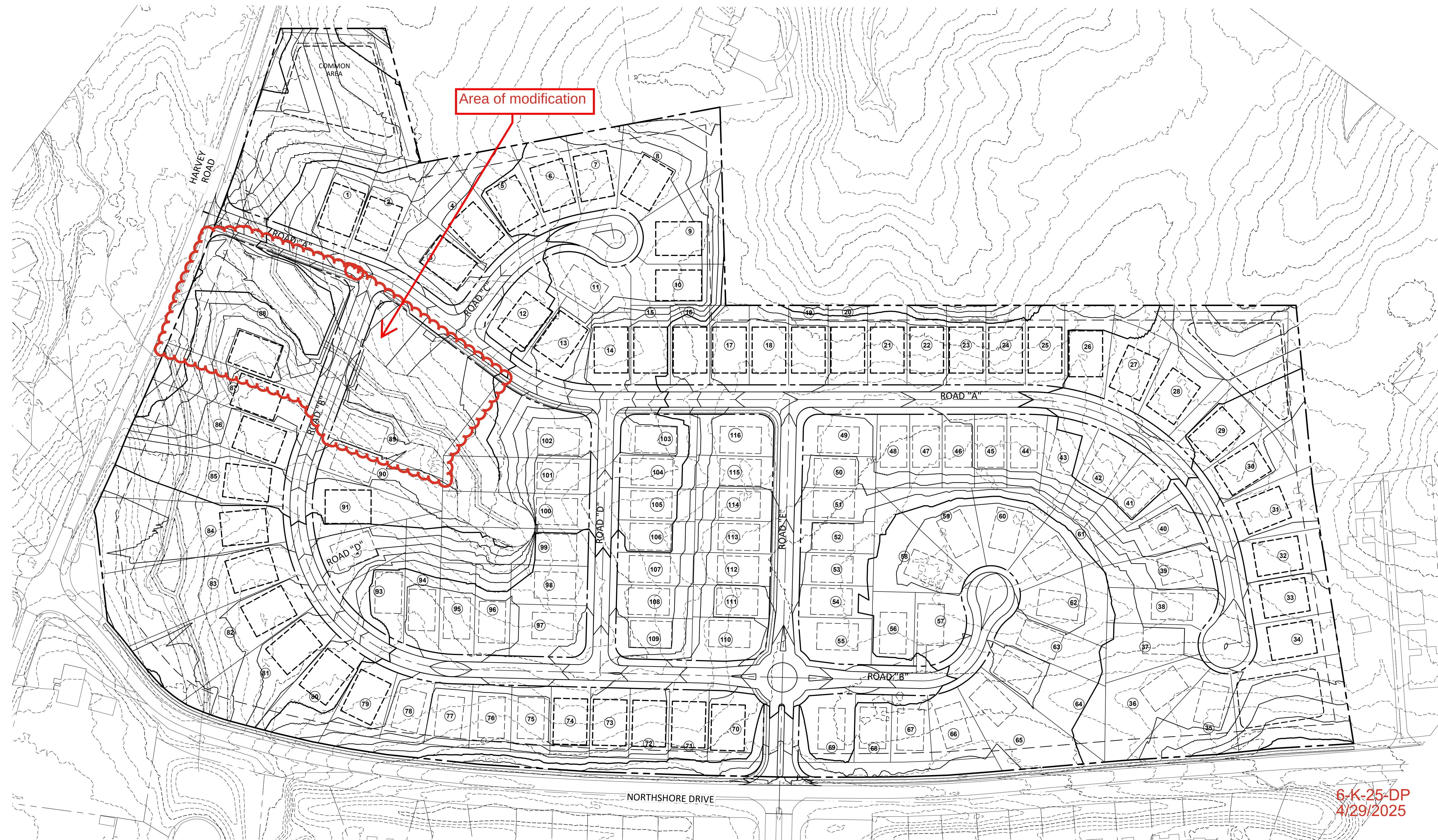
JOB NO: 776.003
DATE: 8/19/24

C1.00

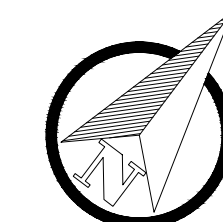
CONCEPT

Legend:

- 890 PROPOSED CONTOUR
- 880 EXISTING CONTOUR
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED ASPHALT PAVEMENT



EXHIBT B: Original approval (11-SB-24-C / 11-B-24-DP)



0 80
SCALE: FEET



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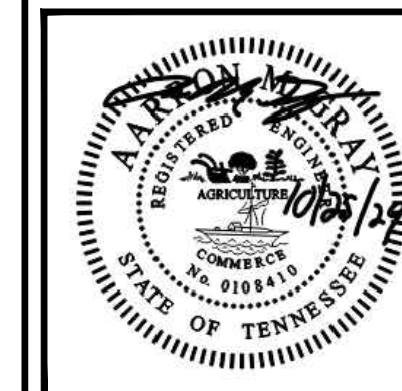
HERITAGE LAND
DEVELOPMENT
PARTNERS, LLC
3571 LOUISVILLE ROAD
LOUISVILLE, TN 3777

MELINDA LUNSFORD
MLUNSFORD@CBH.EMAIL
865-851-7373

[illegible]

HARVEY LANE SUBDIVISION
1630 HARVEY ROAD (PARCEL 169 009)
KNOXVILLE, TN 37922

CONCEPT GRADING PLAN
PLANNING FILE NUMBERS: 11-SB-24-C / 11-B-24-DP



JOB NO:	776.00
DATE:	8/19/2

C2.00

CONCEPT

6-K-25-DF
4/29/2025