

LEGEND

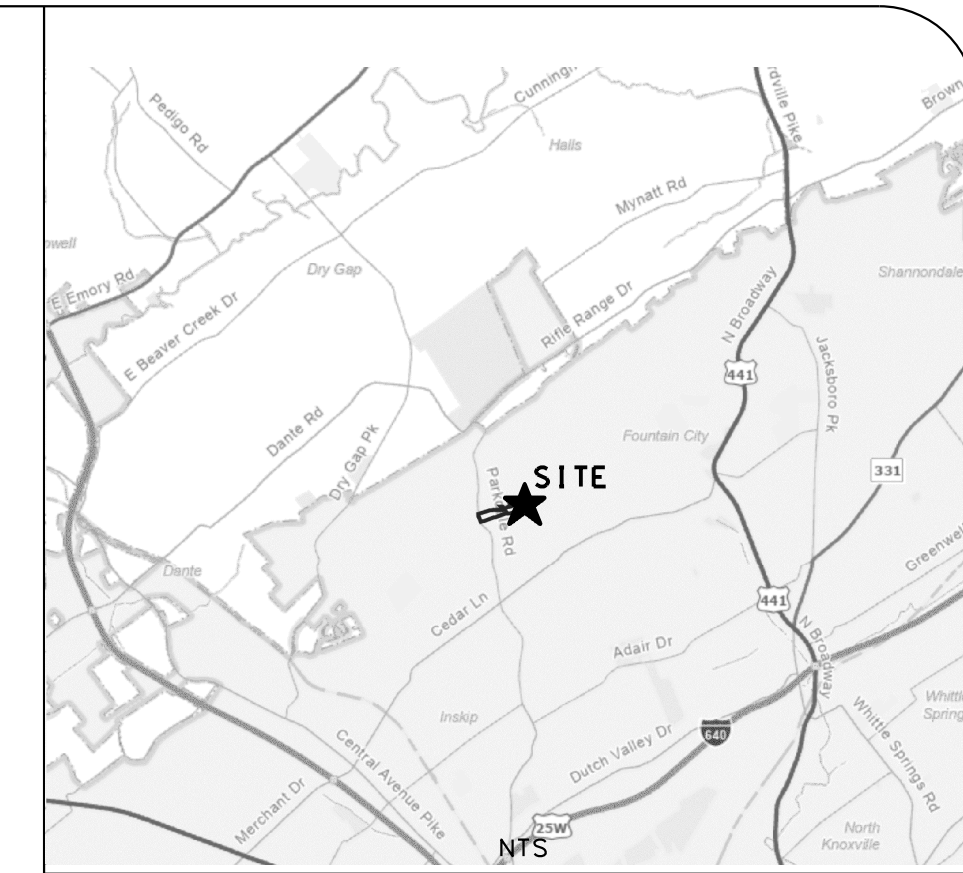
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT OR R.O.W.
- UTILITY OR POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- _____ BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- ⊕ SIGN
- ① PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT
- OVERHEAD ELECTRIC

SITE DATA

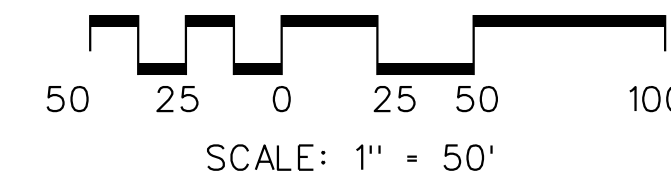
EXISTING:
 ZONING: RN-1 WITH HILLSIDE PROTECTION
 SETBACKS (RN-1):
 FRONT - 25'
 SIDE - 10'
 REAR - 25'

AREA: 10.02 ACRES (NOT SURVEYED)
 MIN. LOT SIZE - 10000 SF
 PROPOSED:
 DENSITY: 14 LOTS AT 1.4 UNITS PER ACRE
 AVG. LOT SIZE: 75' WIDE x 159' + DEEP
 OPEN SPACE: 2.49 AC
 OSR = 2.49 / 10.02 = 25%

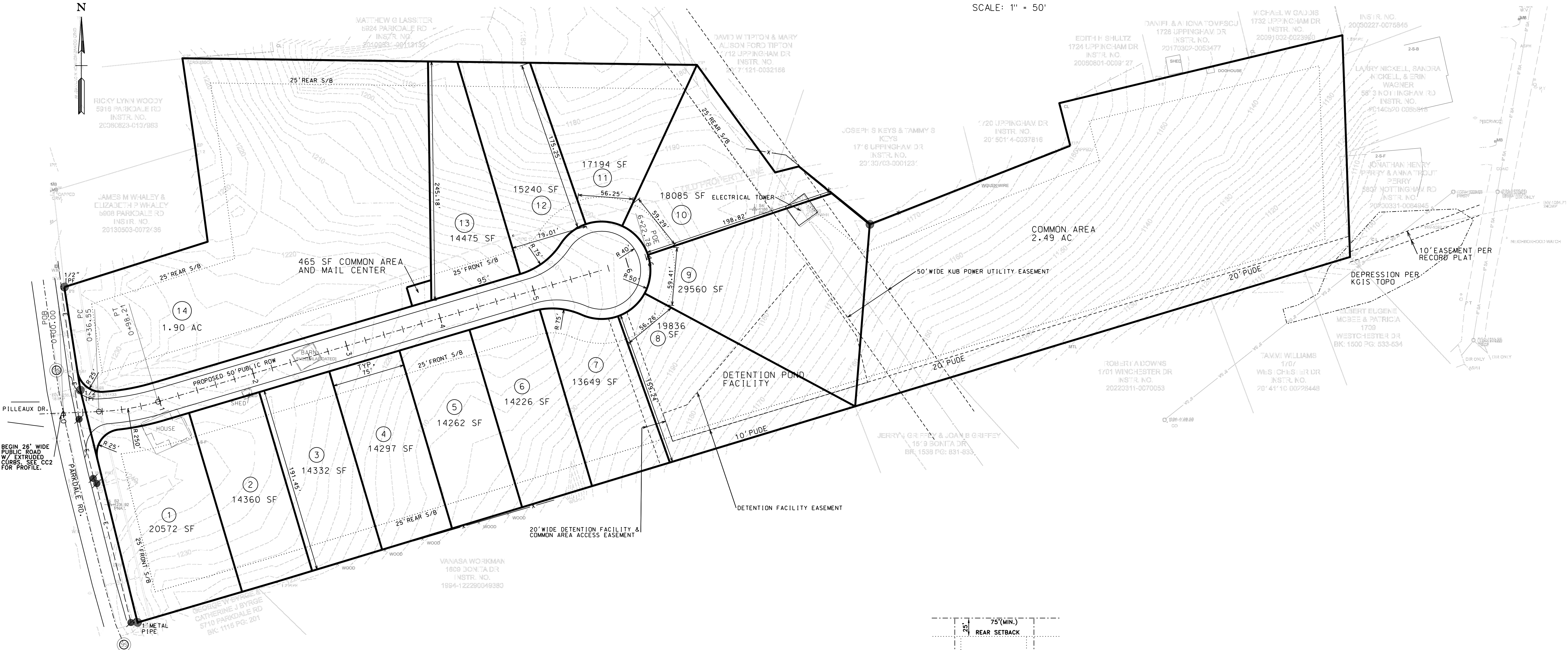
PARKING:
 2-3 GARAGE SPACES PER LOT



VICINITY MAP

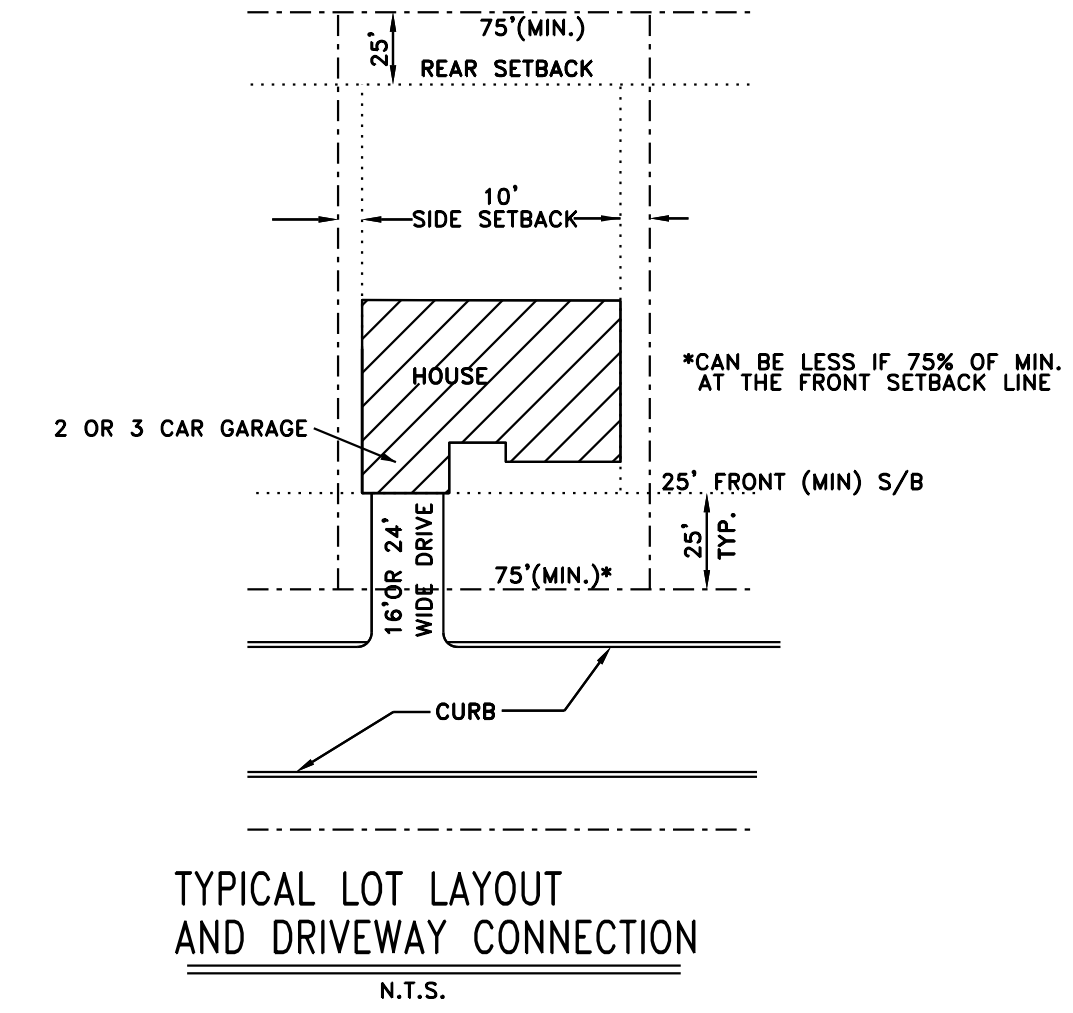
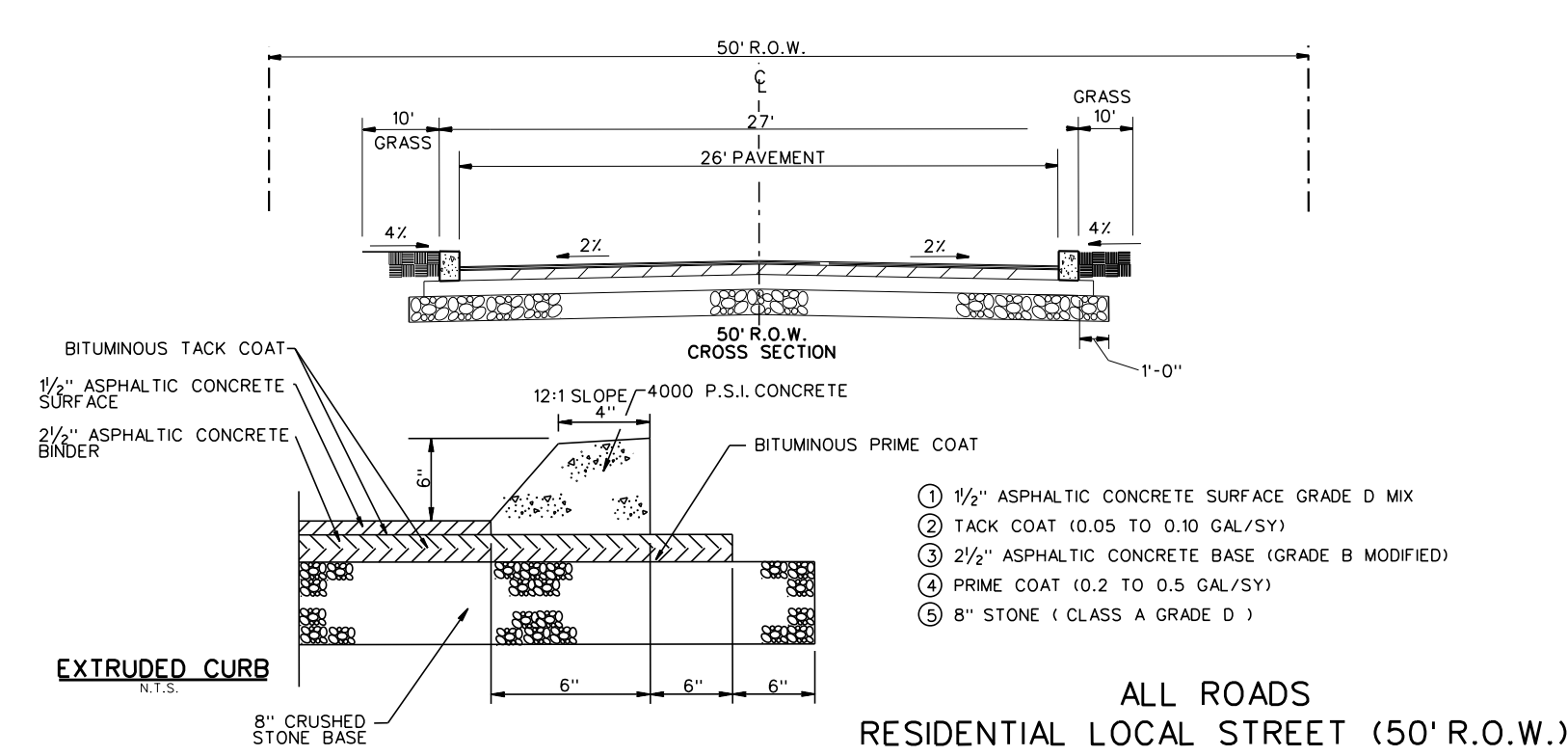


SITE DISTANCE ANALYSIS FOR THE INTERSECTION OF THE PROPOSED ROAD WITH PARKDALE RD.
 POSTED SPEED LIMIT OF PARKDALE RD - 30 MPH
 EXISTING GRADE OF PARKDALE - LESS THAN 1%
 PROPOSED GRADE OF NEW ROAD - 1%
 REQUIRED STOPPING SITE DISTANCE PER AASHTO TABLE 9-7 - 200'
 REQUIRED INTERSECTION SITE DISTANCE FOR PASSENGER CARS PER AASHTO TABLE 9-7 - 335'
 PROPOSED SITE DISTANCE - 400' TO THE NORTH AND 335' TO THE SOUTH



CERTIFICATION OF CONCEPT PLAN
 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 THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

Scott Williams
 REGISTERED ENGINEER
 TENNESSEE LICENSE NO. 105687
 DATE: 5/28/26



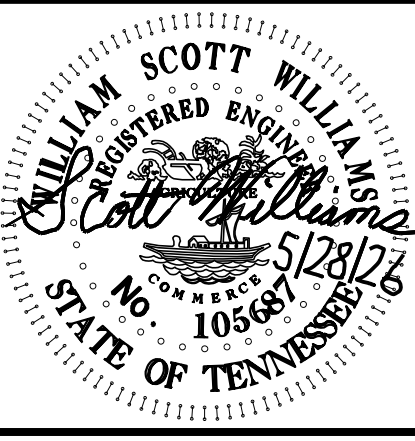
NOTES:
 THIS PLAN IS TO SHOW A SUBDIVISION CONCEPT PLAN.
 BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY OTHERS. CONTOURS SHOWN AT 2' INTERVAL.
 FINAL LOT QUANTITIES AND DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL APPROVALS.
 PROPERTY IS MOSTLY GRASS AND WOODS WITH AN OLD HOMESITE.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY KNOXVILLE UTILITY BOARD. UTILITIES SHOWN FOR GENERAL LOCATIONS ONLY AND ARE NOT FIELD LOCATED.
 THE OWNER SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
 ALL PROPOSED ROADS TO BE DEDICATED PUBLIC. SPEED LIMIT FOR DESIGN IS 15 MPH. SITE DISTANCE IS ADEQUATE AND SHALL BE CERTIFIED ON FINAL PLAT.
 ALL LOTS TO HAVE 2 OR 3 CAR GARAGE.
 ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE DESIGNED TO BE UNDERGROUND.
 THERE SHALL BE UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	5/18/26	PC COMM.
2	5/28/26	PC COMM.

CONCEPT PLAN
THE WOODS AT PARKDALE
 5800 & 0 PARKDALE ROAD
 KNOXVILLE, TENNESSEE
 CLT 058 1 C MAP PARCEL 9101 & 10
 WARD 36 BLOCK 36120
 8-3A-23-C

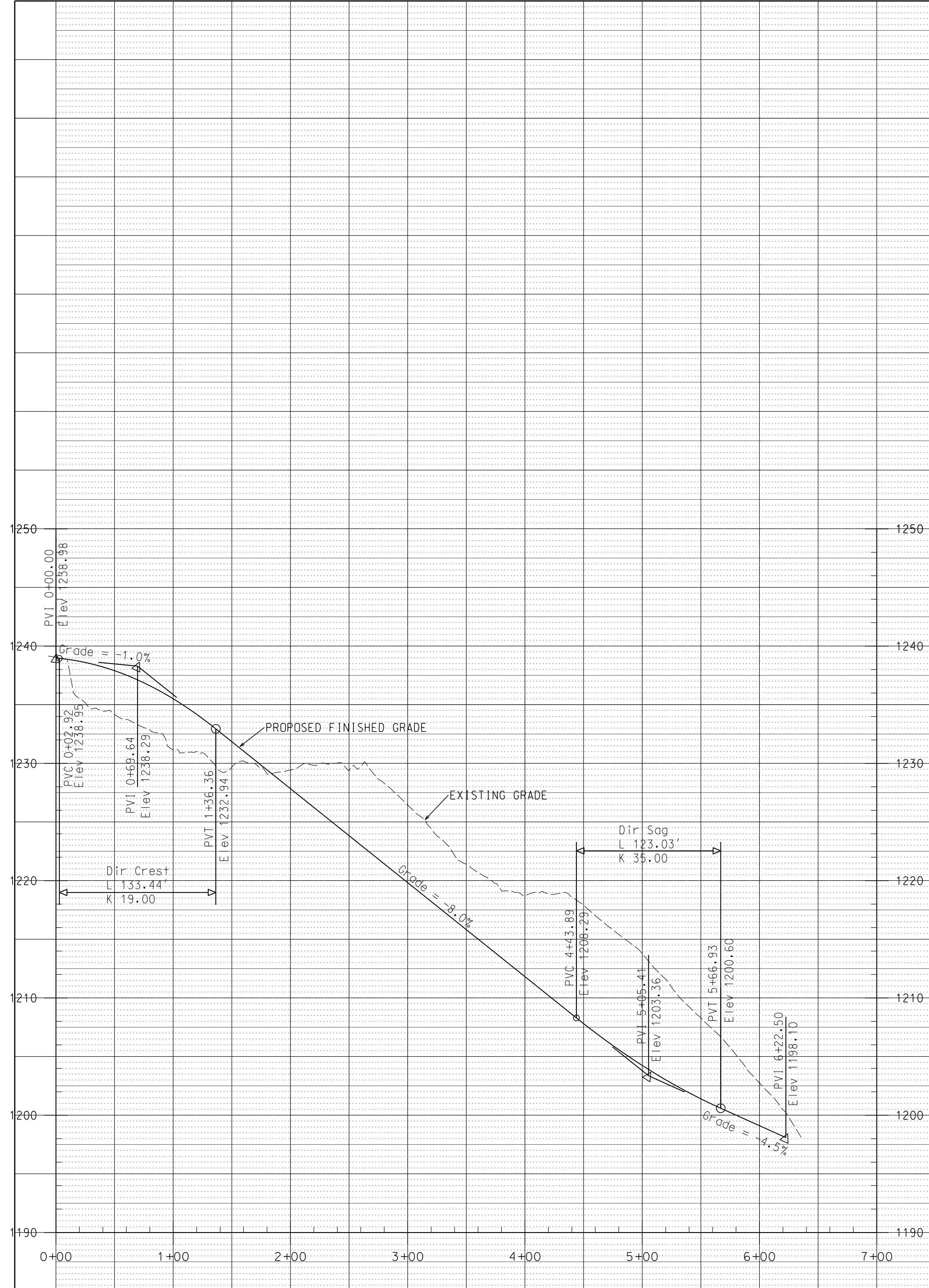


W. SCOTT WILLIAMS & ASSOCIATES
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 LAND SURVEYING
 4538 Annelise Way
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 P: 615-585-5889
 E: williams@wscottwilliams.com

CLIENT:
WORLEY BUILDERS, INC.
 60 BOX 11022
 KNOXVILLE, TN 37938
 OFFICE: 865.927.2600

ORIGINAL ISSUE:
APR. 25, 2026
 SHEET NO.
CC1
 JOB NO. 2413

SCALE: 1"=50'H, 1"=5'V

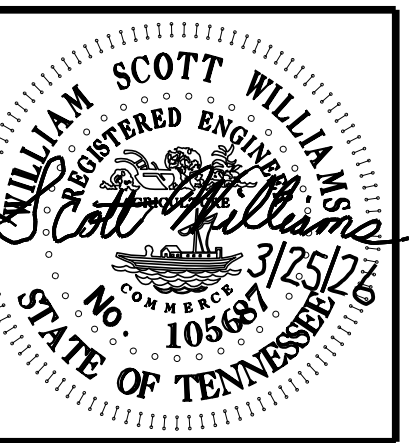


REVISIONS	
NO.	DATE DESCRIPTION

ROAD PROFILE

THE WOODS AT PARKDALE

5800 & O. PARKDALE ROAD
 KNOXVILLE, TENNESSEE
 CLT 058 T C MAP PARCEL 9.01 & 10
 WARD 36 BLOCK 36120
 7TH CIVIL DISTRICT
 8-58-63-6



W. SCOTT WILLIAMS ASSOCIATES

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ORIGINAL ISSUE:

MAR. 25, 2026

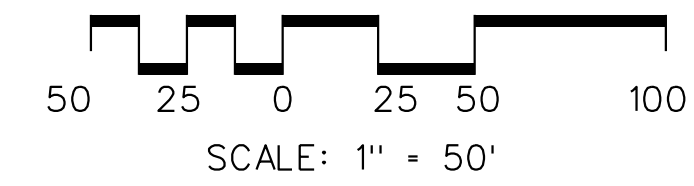
SHEET NO.

CC2

JOB NO. 2413

LEGEND

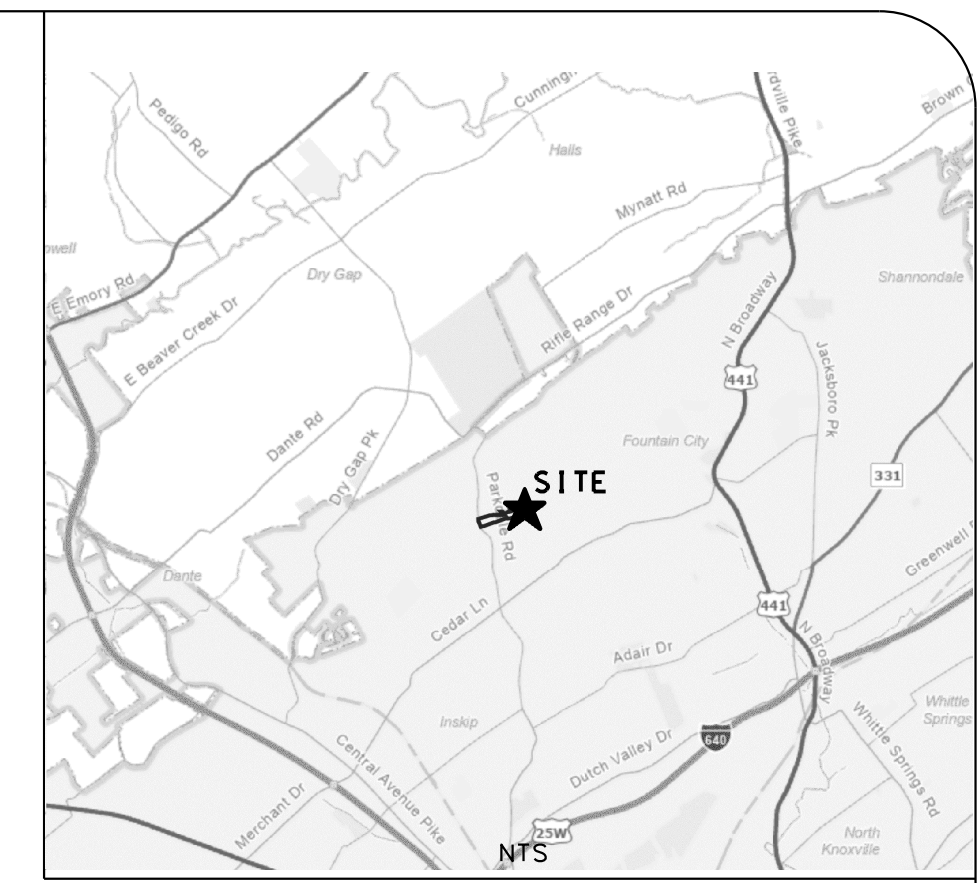
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- UTILITY OR POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- - - EXISTING CONTOUR
- — — PROPOSED CONTOUR
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- ⊕ SIGN
- ① PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT
- OVERHEAD ELECTRIC
- PROPOSED DITCH
- LIMIT OF DISTURBANCE



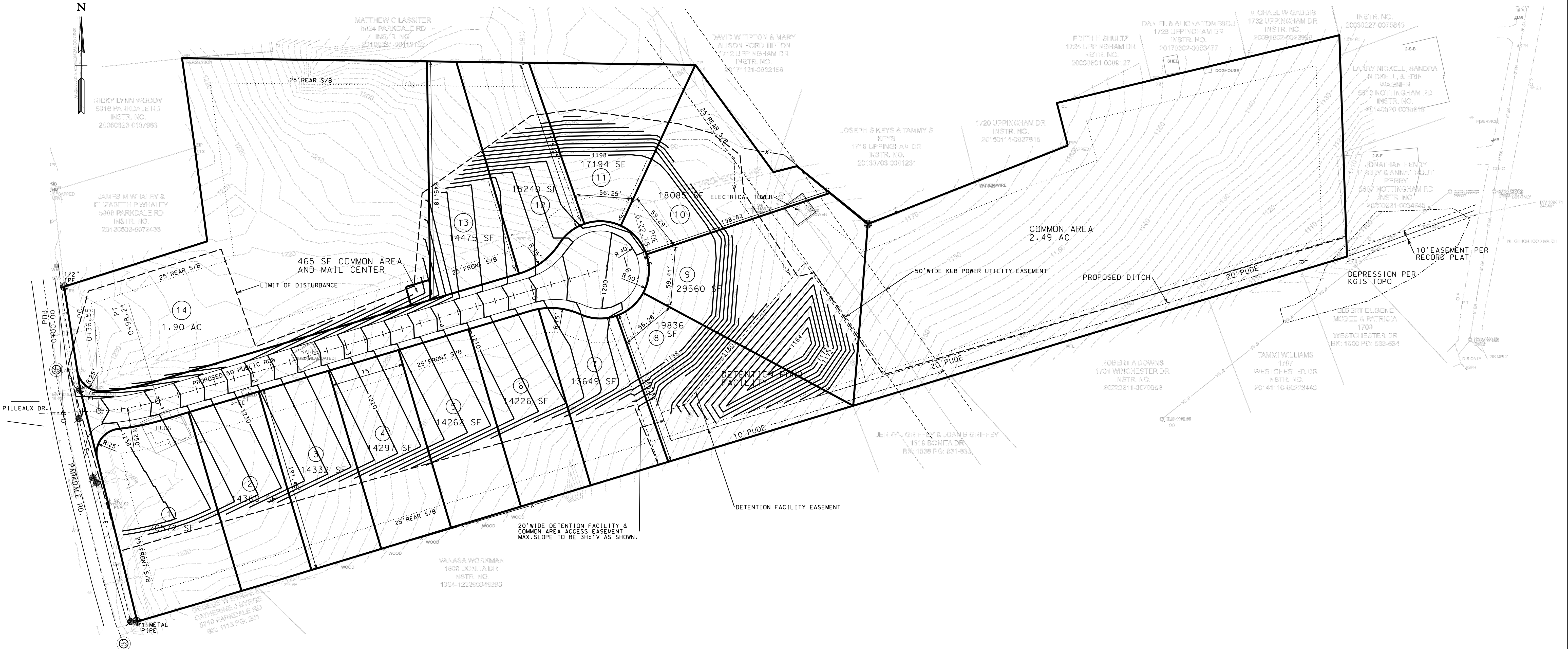
SITE DATA

EXISTING:
 ZONING: RN-1 WITH HILLSIDE PROTECTION
 SETBACKS (RN-1):
 FRONT - 25'
 SIDE - 10'
 REAR - 25'

AREA: 10.02 ACRES (NOT SURVEYED)
 PROPOSED:
 DENSITY: 14 LOTS AT 1.4 UNITS PER ACRE



VICINITY MAP

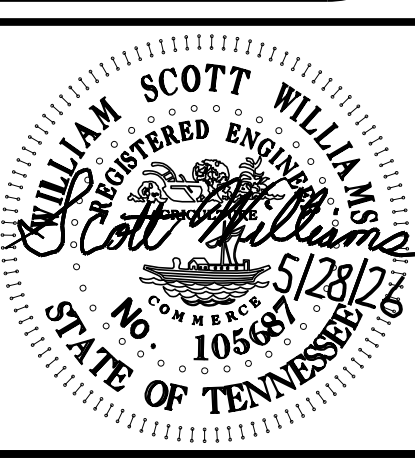


NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	PC COMM.
1	5/28/26		

PRELIMINARY GRADING & DRAINAGE PLAN

THE WOODS AT PARKDALE
 5800 & 0 PARKDALE ROAD
 KNOXVILLE, TENNESSEE
 CLT 058 1 C MAP PARCEL 9:01 & 10
 WARD 36 BLOCK 36120
 8-5A-P3-C



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 LAND SURVEYING

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ORIGINAL ISSUE:
APR. 25, 2026

SHEET NO.
CC3

JOB NO. 2413

NOTES:
 THIS PLAN IS TO SHOW A PRELIMINARY GRADING AND DRAINAGE PLAN.
 BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY OTHERS.
 FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 DISTURBED AREA - 4.72 ACRES