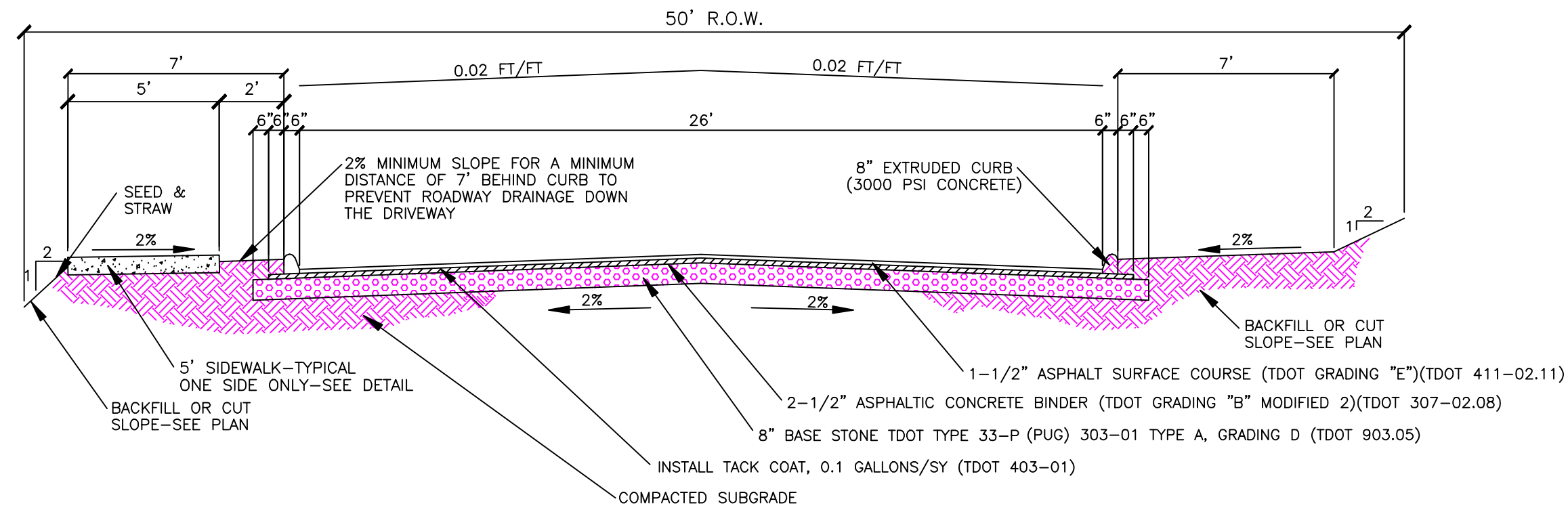
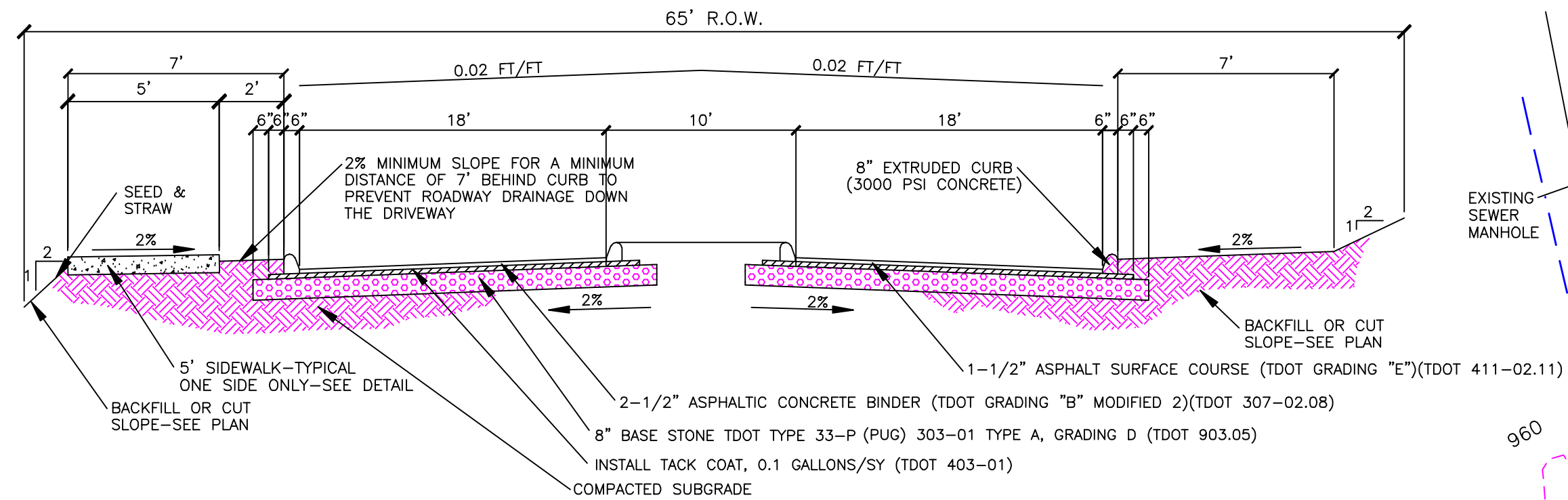


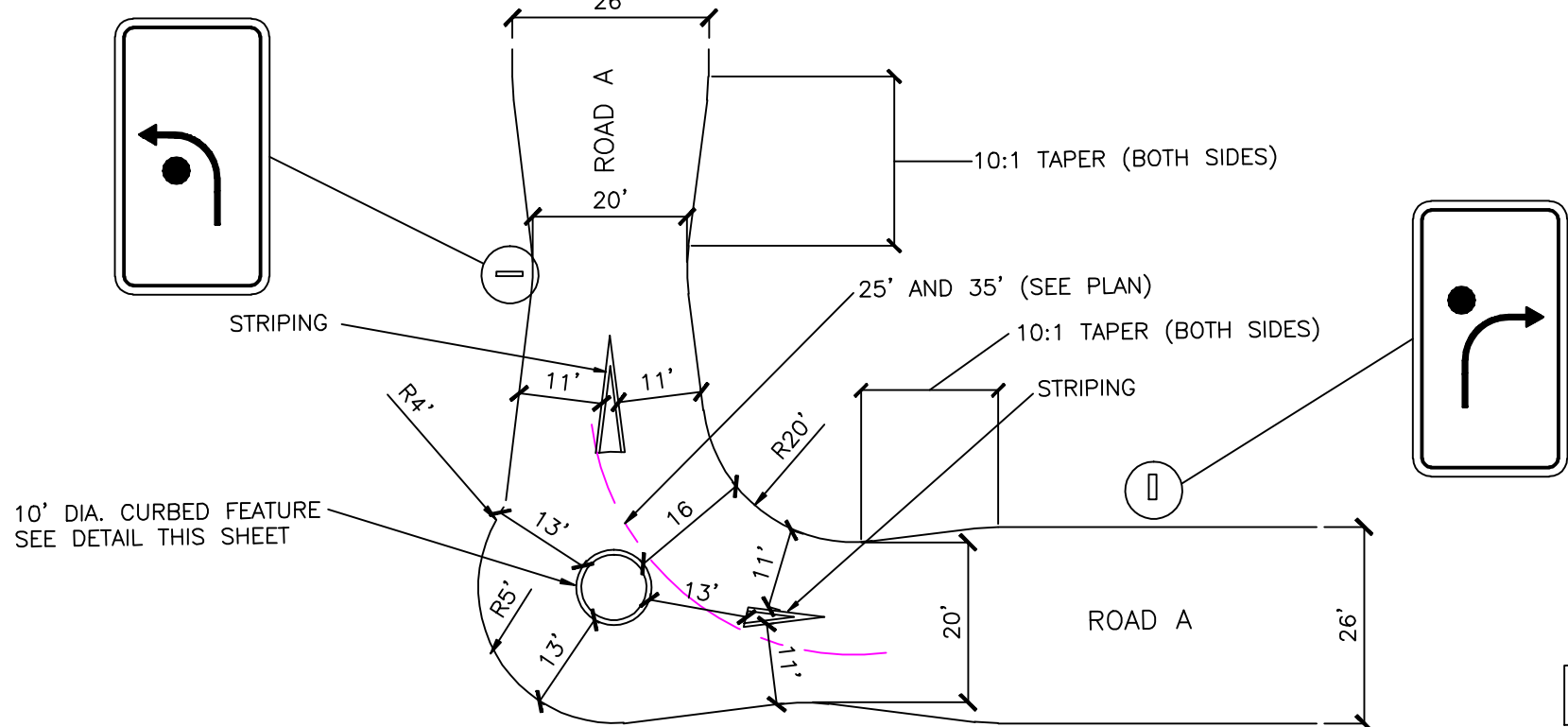
SCALE: 1"=50'



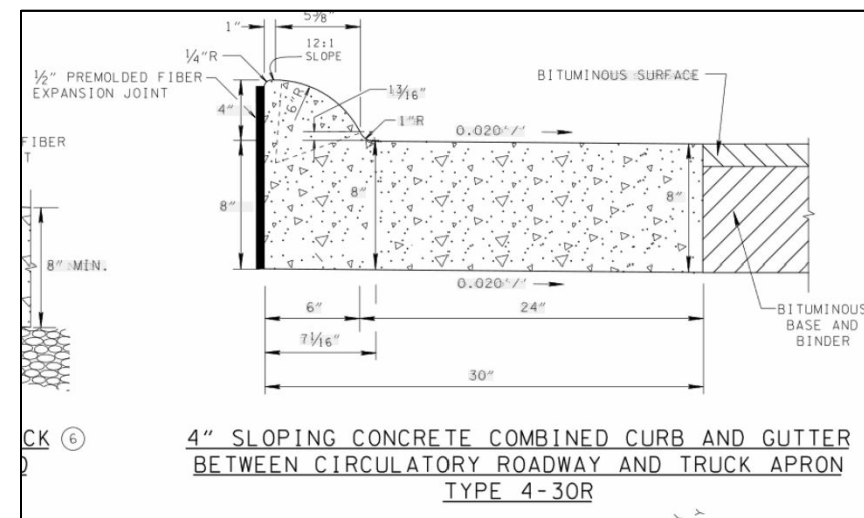
TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE



TYPICAL KNOX COUNTY BOULEVARD ROAD CROSS SECTION
NOT TO SCALE



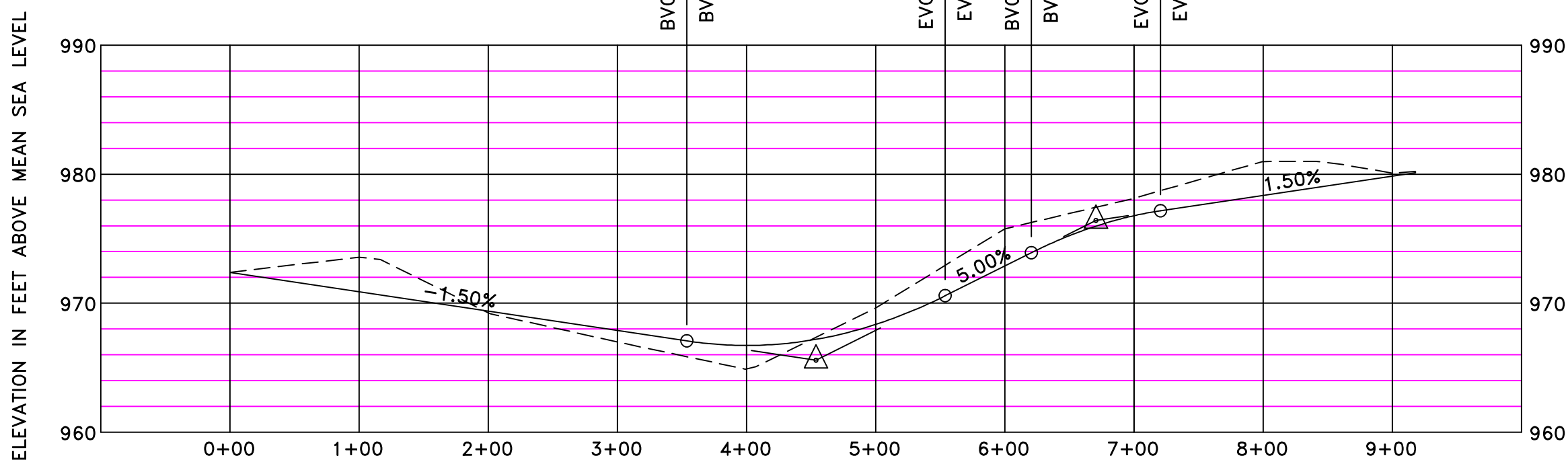
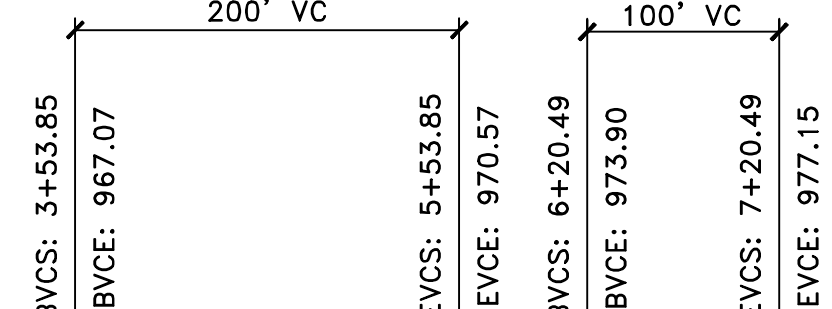
SEE DETAIL A THIS SHEET



DETAIL A
NOT TO SCALE

LOW POINT ELEV = 966.73
LOW POINT STA = 4+00
PVI STA = 4+53.85
PVI ELEV = 965.57
A.D. = 6.50
K = 30.77

PVI STA = 6+70.49
PVI ELEV = 976.40
A.D. = -3.50
K = 28.57



NAOMI CIRCLE PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.

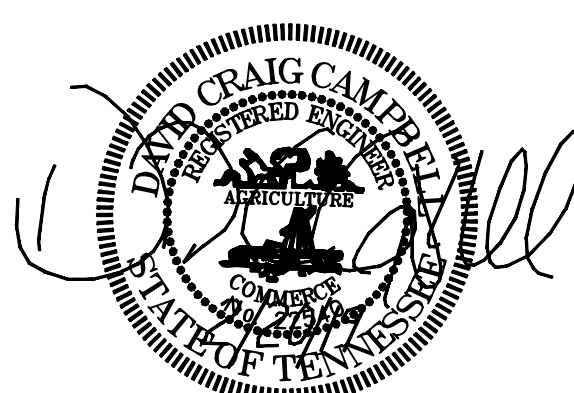
COKEBURY UNITED METHODIST CHURCH
0 FRANKLIN BLVD
131 12707
ZONE OA

BROWN LYTLE BROWN SUSAN W
9733 FRANKLIN HILL BLVD
PARCEL 132H029
ZONE RA

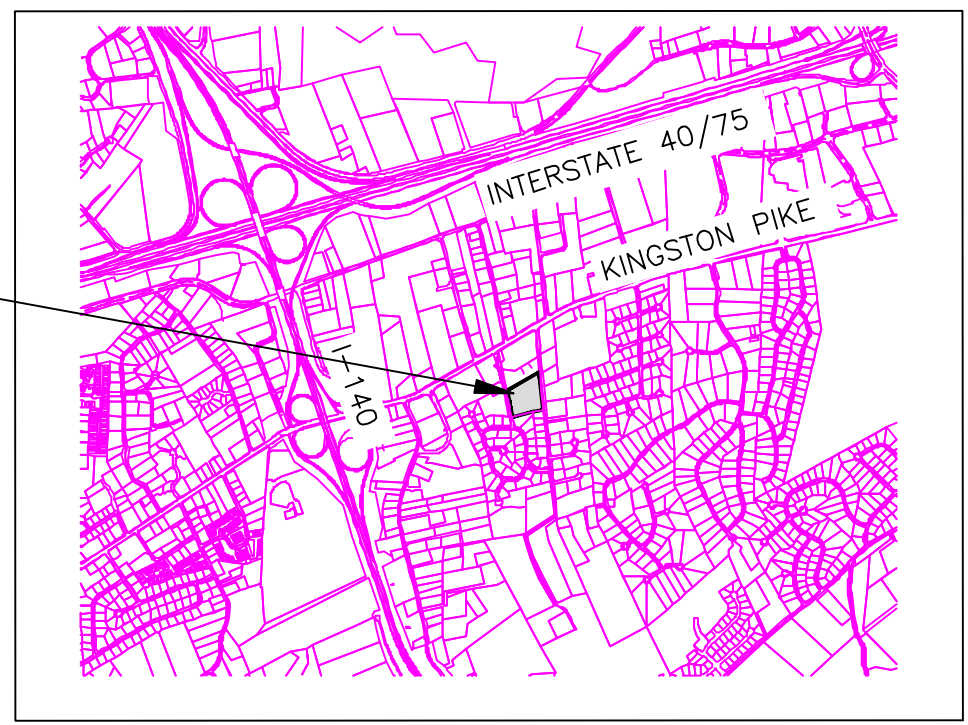
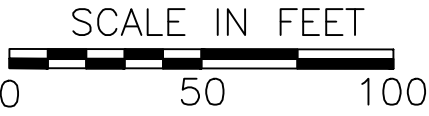
REED MICHAEL L & REED
REBECCA B
149 TRIPLETT LN
PARCEL 132H045
ZONE RA

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

D. J. Campbell TN PE 22540



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.
OSHA RULES SHALL BE ABIDED BY



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
- ENGINEER HAS PREPARED GRADING PLAN USING BEST AVAILABLE DATA (KNOX COUNTY GIS TOPOGRAPHY). ENGINEER HAS PREPARED A PRELIMINARY SOIL BALANCE BASED ON THIS INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY GRADES AND ELEVATIONS AT THE SITE IN ORDER TO BALANCE CUT AND FILL.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- CLT 132 PARCEL 021
- TOTAL AREA=5.6 ACRES
- ZONING: PR PENDING
- NO. OF SINGLE RESIDENTIAL LOTS PROPOSED=26
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS.
- 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES

VARIANCE REQUESTED:

- REAR SETBACK ALONG EASTERN AND SOUTHERN PROPERTY LINES 25' TO 15'.
- LOTS 9-13 SINGLE SIDED LOT DPTH FROM 150' TO 115'.
- STA 0+69.55 HORIZONTAL CURVE RADIUS FROM 250' TO 125'.
- STA 3+74.59 HORIZONTAL CURVE RADIUS FROM 250' TO 35'.
- STA 5+37.62 HORIZONTAL CURVE RADIUS FROM 250' TO 25'.
- STA 8+30.17 HORIZONTAL CURVE RADIUS FROM 250' TO 150'.

WAIVER REQUESTED:

- WAIVER REQUESTED TO ALLOW ENTRANCE ROAD SLOPES = 1.5%.

SETBACKS:

FRONT:	20 FT.
SIDE:	5 FT.
REAR:	15 FT.
PERIPHERAL:	35 FT. (VARIANCE TO 15' REQUESTED ALONG EASTERN AND SOUTHERN PROPERTY LINE)

UTILITY PROVIDERS:

WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOIR CITY UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
NATURAL GAS: KNOX UTILITY BOARD
TELEPHONE: AT&T

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- PROPOSED DROP INLET



SCALE: 1"=50'
23 MAY 2019

Revised: 6/28/2019 SHEET ONE

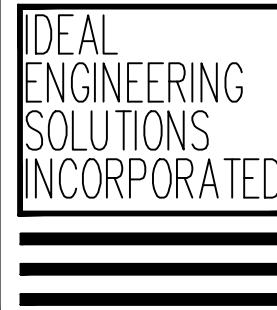
CONCEPT PLAN
FILE NUMBERS 6-SE-19-C AND 6-E-19-UR
GLENROTHES
KNOX COUNTY, TENNESSEE

Prepared For:

Steve Maddox
101 Dalton Place Way
Knoxville, Tennessee 37912
(865) 322-9910

Planning Agency:

Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500



Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575