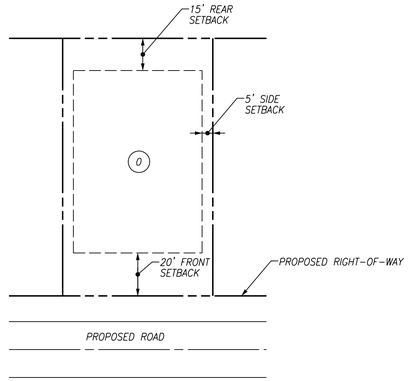
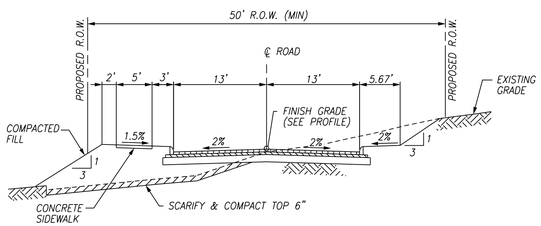
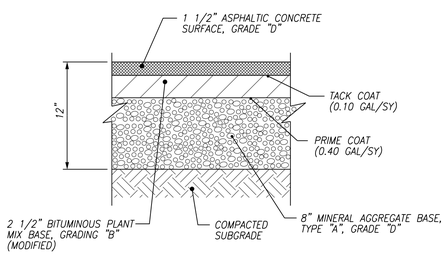


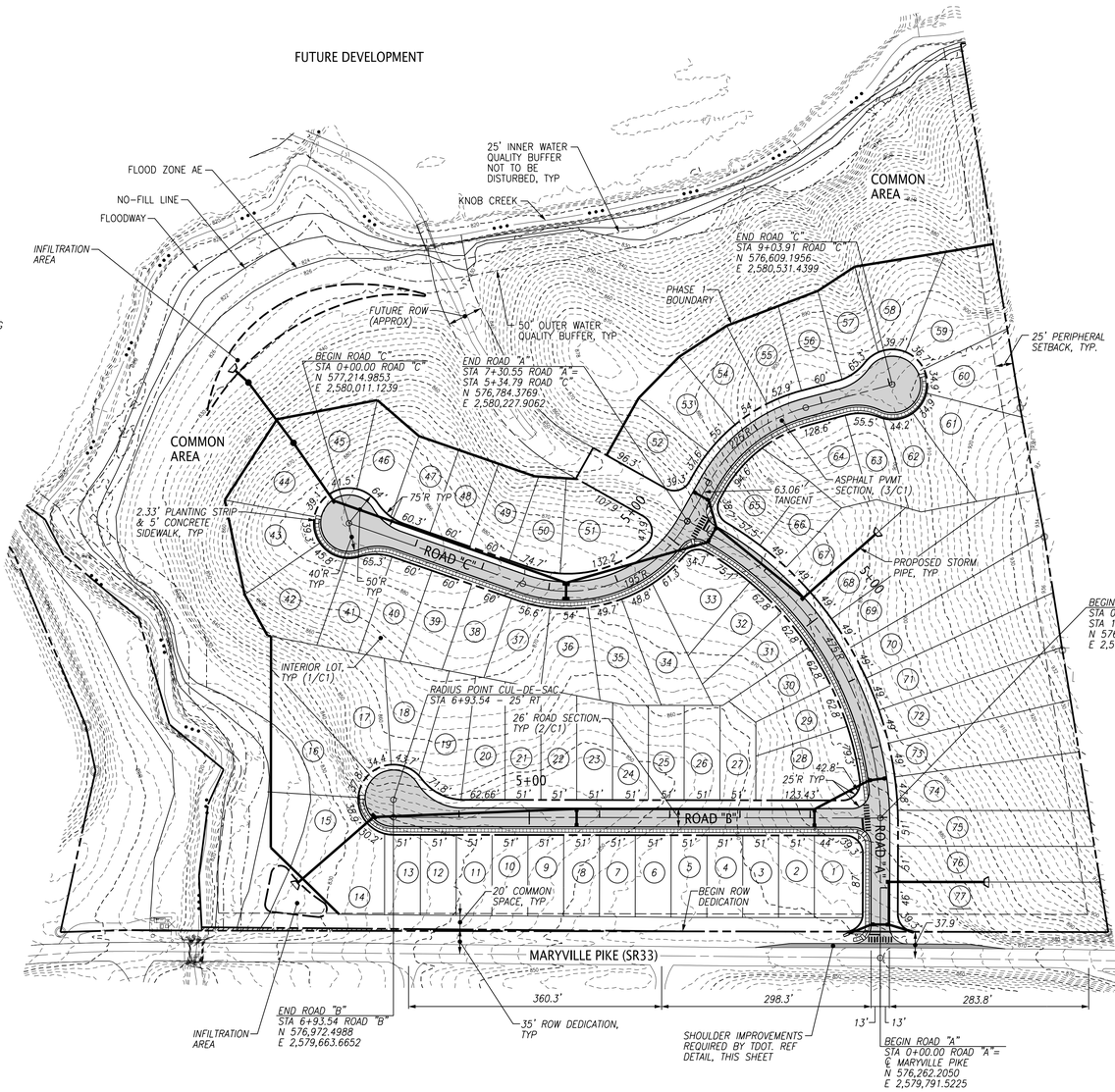
1 / C1 TYPICAL INTERIOR LOT
NTS

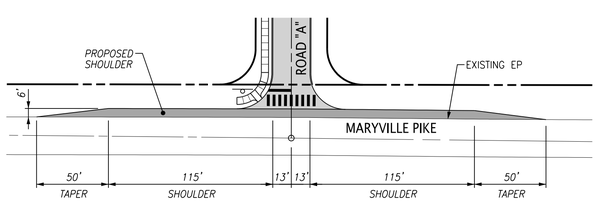


2 / C1 TYPICAL 26' ROAD SECTION
NTS



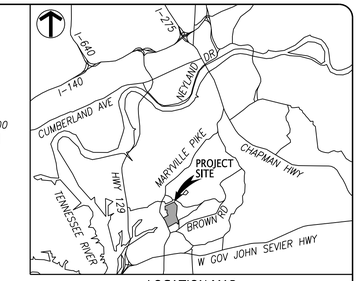
3 / C1 ASPHALT PAVEMENT SECTION
NTS





TDOT SHOULDER IMPROVEMENTS DETAIL
SCALE: 1"=50'

INSTRUMENT NORTH
0 100 200
SCALE: 1" = 100'



LOCATION MAP
(NOT TO SCALE)

NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED JUNE 7, 2018. TOPOGRAPHIC DATA WAS TAKEN FROM KGIS.
2. PROPERTY CONCERNED REFLECTS PARCEL 135 02202 AS SHOWN IN KNOX COUNTY CLT MAP 135. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 20.6± AC.

   OWNER: MESANA INVESTMENTS, LLC
   P.O. BOX 11315
   KNOXVILLE, TN 37939
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE AND 15-FT IN REAR. THE PERIPHERAL SETBACK IS 25-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
7. THE PROPOSED DENSITY IS 77 DU/20.6 AC = 3.74 DU/AC
8. PLANNING COMMISSION CASE NUMBER: 6-SF-19-C/6-F-19-UR

VARIANCE REQUESTS:

1. REDUCE MIN K-VALUE FOR VERTICAL CURVE FROM K=25 TO K=19 ROAD "A" STA 0+74.34
2. REDUCE MIN K-VALUE FOR VERTICAL CURVE FROM K=25 TO K=15 ROAD "C" STA 5+89.04

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

UTILITY OWNERS:

WATER & SEWER
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS McCORMICK
OFFICE PHONE: 865.558.2123

ELECTRIC
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS McCORMICK
OFFICE PHONE: 865.558.2123

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
- CONCRETE SIDEWALK
- 0 PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED SETBACK
- 920 EXISTING CONTOUR

6-SF-19-C / 6-F-19-UR
Revised: 6/3/2019

FULGHUM MACINDOE & ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

SEVIER MEADOWS SUBDIVISION
2315 COFF ROAD
KNOXVILLE, TENNESSEE 37920

MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd4444@gmail.com

CONCEPT PLAN

No.	Revision/Issue	Date	DRAWN BY	DESIGNED BY	PROJ. MGR.
1	REVISED PER MPC COMMENTS	06/03/19	JCM	WCF	WCF
2	REVISED PER MPC COMMENTS	05/28/19			
3	ISSUED CONCEPT PLAN	03/27/19			

Project 525.007
Date 3/27/19
Scale 1"=100'
Sheet C1

File Name: J:\525\525.007\DWGS\Concept Plan Revised\525007cp001.dgn
Plot Date: 6/3/2019

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