

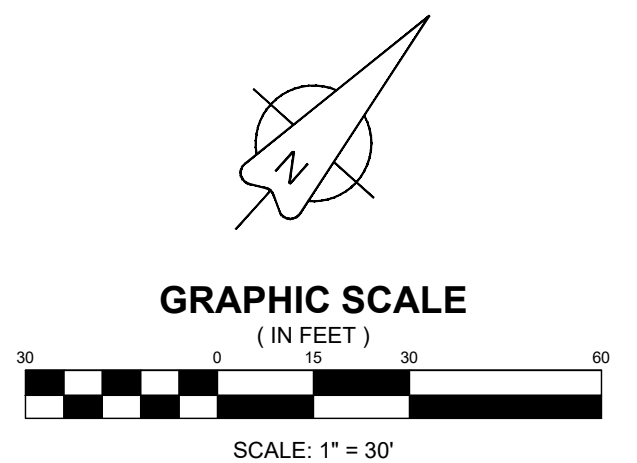
SITE DATA	
EXISTING AREA:	± 3.84 ACRES
EXISTING ZONING:	PR (UP TO 12 DU/AC) [APPROVED REZONING FROM KNOX COUNTY MEETING MAY 2023]
EXISTING SECTOR PLAN:	MDR [APPROVED REZONING FROM KNOX COUNTY MEETING MAY 2023]
ALLOWED DENSITY:	PR = 12 DU/AC = 12 x ±3.84 = 46 DU TOTAL
PROPOSED DENSITY:	46 UNITS / ± 3.84 = ± 11.98 DU/AC
TYPE OF RESIDENTIAL:	ATTACHED TOWNHOMES (2+ BEDROOMS)
SETBACKS:	
- PERIPHERAL:	15' TO 35' (SEE PLAN FOR PROPOSED LOCATIONS)
- ADJACENT ZONING:	
- NORTH:	ROW & RA
- SOUTH:	PR & RA
- WEST & EAST:	RA
MAXIMUM SITE COVERAGE:	50% BY BUILDINGS
- PROPOSED SITE COVERAGE:	± 0.63 AC BUILDINGS / ± 3.84 AC = 16%
HEIGHT REGULATIONS:	HOUSES SHALL NOT EXCEED (3) STORIES
PARKING AREA:	PROPOSED PARKING & AISLES ± 1.1 AC / 47,675 SF

PARKING CALCULATIONS		
	MINIMUM REQUIRED	PROPOSED
STANDARD PARKING SPACES	RESIDENTIAL/MULTI-DWELLING = (1.5) PER DWELLING UNIT FOR FIRST 20 UNITS + (1.5) FOR EA. TWO+ BEDROOM UNIT IN EXCESS OF 20 = 20 UNITS x (1.5) + 26 UNITS x (1.5) = 69	90
ACCESSIBLE PARKING SPACES	0	0
COMPACT PARKING SPACES	0	0
STANDARD PARKING SPACE SIZE = 90-DEGREES = 9' WIDE X 15.5' LONG PARALLEL = 8' WIDE X 22.5' LONG PARKING AISLE WIDTH = 26'		

- GENERAL NOTES:**
- PROPERTY LINE AND CADASTRAL LINework INFORMATION OBTAINED FROM KGIS AND DEED INFORMATION.
 - TOPOGRAPHIC INFORMATION SHOWN OBTAINED FROM TN PUBLIC USGS 3DEP LIDAR FOR KNOX COUNTY DATED 2016.
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR PERIMETER BOUNDARY LINES.
 - LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATE AND OBTAINED FROM PROVIDER UTILITY MAPS. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AS REQUIRED IN PROXIMITY TO WORK.
 - UTILITY PROVIDERS:
 - WATER = FIRST UTILITY DISTRICT KNOX
 - SEWER = FIRST UTILITY DISTRICT KNOX
 - GAS = KNOXVILLE UTILITIES BOARD
 - ELECTRIC = KNOXVILLE UTILITIES BOARD

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS EVIDENCED ON FEMA FIRM MAP # 4709C0206P WITH AN EFFECTIVE DATE OF 05/02/2007.

PROPERTY OWNER
WESTLAND DEVELOPMENT GROUP CONTACT: JOSHUA HENSON joshua@hensondev.com
APPLICANT / DEVELOPER
HENSON DEVELOPMENTS CONTACT: JOSHUA HENSON joshua@hensondev.com



LEGEND	
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	EXISTING PROPERTY BOUNDARY
---	ADJACENT PROPERTY LINES
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD POWER/UTILITY
---	EXISTING WATER LINE
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE

7-B-23-DP
6/26/2023

REVISIONS

NO.	DATE	REVISION
1	6/26/2023	REVISED PER KNOX PLANNING COMMENTS DATED 6/14 & 6/16/2023

DATE: 05/30/2023

SCALE: AS SHOWN

DRAWN BY: T-SQUARE

REVIEWER: TET

CONCEPT SITE PLAN

7919,7923,7927,7931,7933 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

Preliminary Plan For
Review Purposes Only

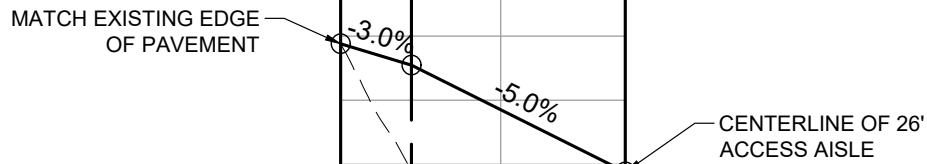
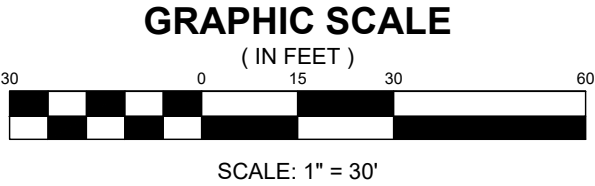
06/26/2023

PROJECT

23-0515

SHEET

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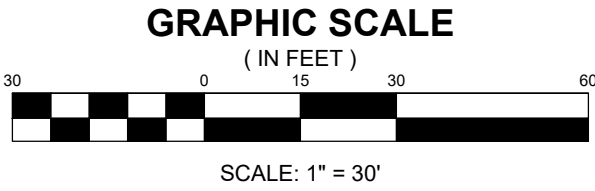
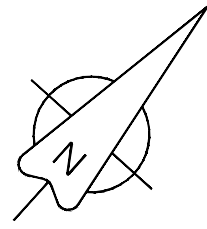
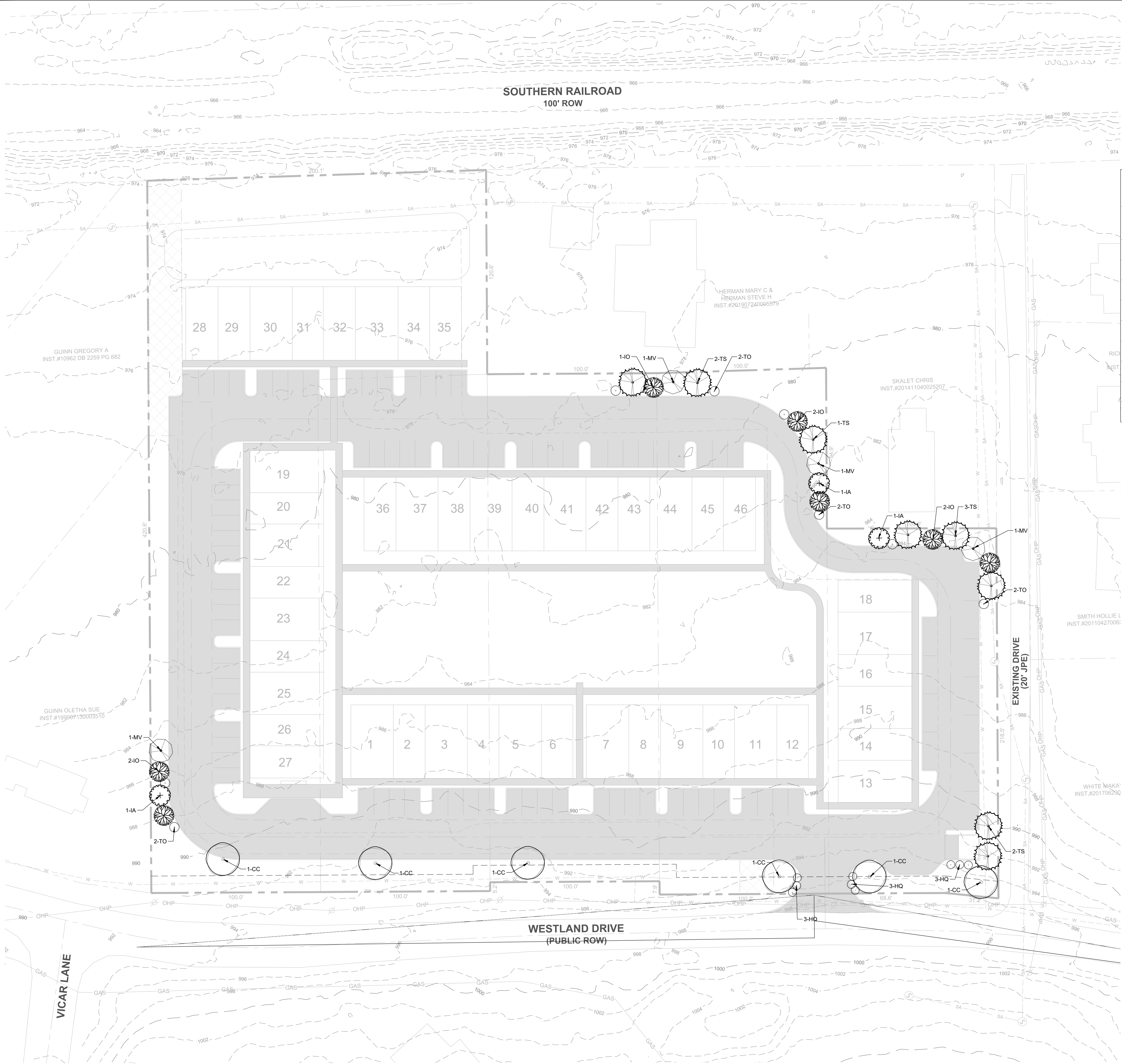
<p>PROPERTY OWNER</p> <p>WESTLAND DEVELOPMENT GROUP CONTACT: JOSHUA HENSON joshua@hensondev.com</p>
<p>APPLICANT / DEVELOPER</p> <p>HENSON DEVELOPMENTS CONTACT: JOSHUA HENSON joshua@hensondev.com</p>

7919, 7923, 7927, 7931, 7933 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

The seal is circular with a double-lined border. The outer ring contains the text "TIMOTHY E. TURNER" at the top and "STATE OF TENNESSEE" at the bottom. The inner circle features the words "REGISTERED ENGINEER" at the top and "AGRICULTURE" at the bottom. In the center is a graphic of a plow and a sheaf of wheat. Below the graphic is the number "101743". A signature, "Timothy E. Turner", is written across the seal.

23-0515

1



PLANT LIST						
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	NOTES
TREE						
6-CC	Cercis canadensis	Eastern Redbud	6' HT	AS SHOWN	20'-30'	DECIDUOUS
8-TS	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	12' HT	AS SHOWN	60'-70'	EVERGREEN
4-MV	Magnolia virginiana	Sweetbay Magnolia	12' HT	AS SHOWN	10'-30'	DECIDUOUS
SHRUBS						
9-HQ	Hydrangea quercifolia	Oakleaf Hydrangea	3 GAL	AS SHOWN	3'-5'	DECIDUOUS
6-IO	Ilex opaca	American Holly	3 GAL	AS SHOWN	40'-60'	EVERGREEN
3-IA	Ilex x attenuata 'Fosteri'	Foster Holly	3 GAL	AS SHOWN	20'-30'	EVERGREEN
8-TO	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	3 GAL	AS SHOWN	6'	EVERGREEN

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS EVIDENCED ON FEMA FIRM MAP # 4709C0266F WITH AN EFFECTIVE DATE OF 08/02/2007.

PROPERTY OWNER
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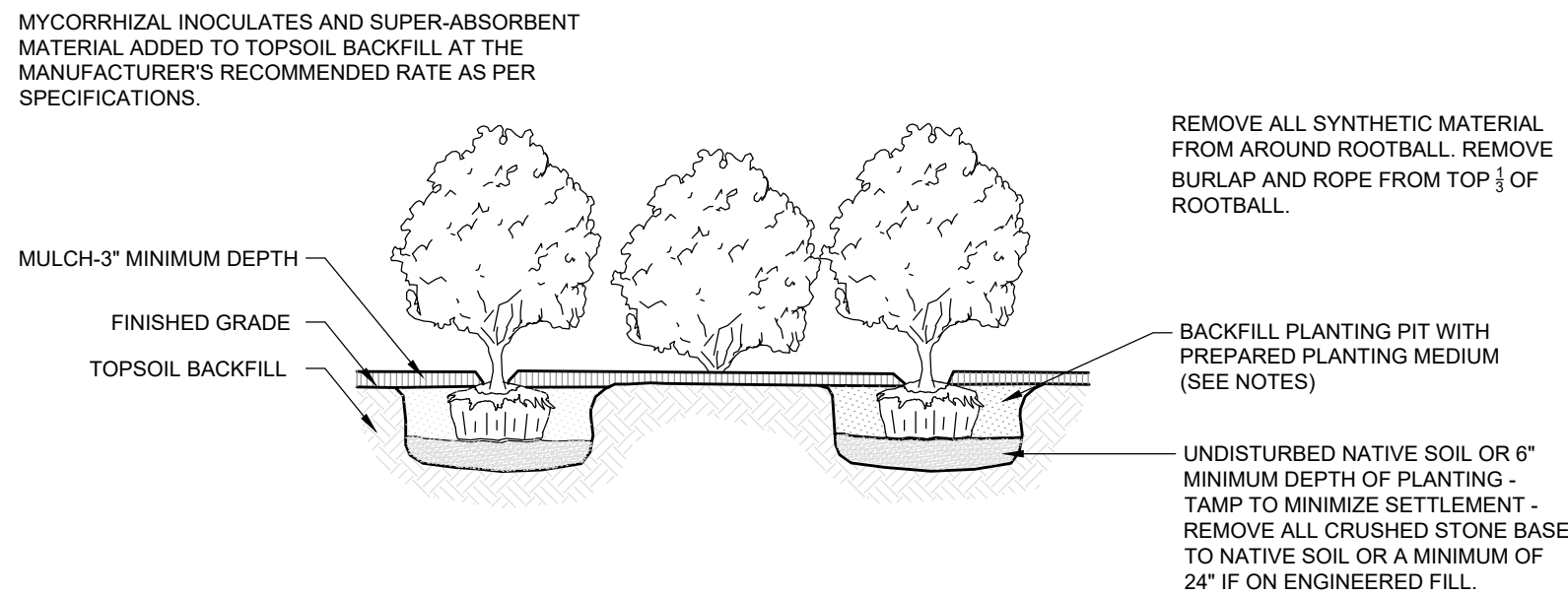
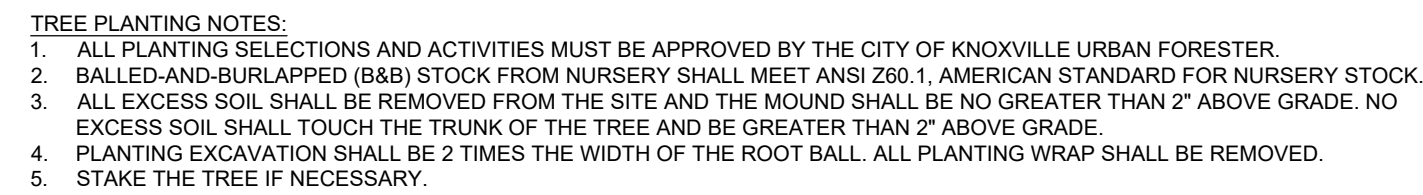
LANDSCAPE PLAN

7919,7923,7927,7931,7933 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

Preliminary Plan For
Review Purposes Only

PROJECT
23-0515

SHEET
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SHRUB PLANTING IN GROUP DETAIL

1. UTILITY SERVICES EXIST ON SITE. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, RIGHT-OF-WAYS, EASEMENTS, ETC., SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND UTILITY COMPANIES. COMMENCEMENT OF PROJECT INSTALLATION INDICATES ACKNOWLEDGMENT OF AND ACCEPTANCE BY THE CONTRACTOR OF EXISTING CONDITIONS.
2. ACTUAL AS-BUILT AND/OR EXISTING SITE CONDITIONS MAY VARY AS SHOWN ON THIS PLAN.
3. DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE IMPROVED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
5. FINAL ACCEPTANCE, THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE WILL PROVIDE THE FINAL INSPECTION. SHOULD THE INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY ALL DEFICIENCIES.
6. DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION. THE PROJECT SITE SHALL BE LEFT IN A CLEAN CONDITION AT THE END OF EVERY WORK DAY.
7. CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITY.
8. THE LOCATION OF ALL PLANT MATERIALS SHOWN ON THE PLAN SHALL BE FIELD LOCATED AND STAKED/FLAGGED BY THE CONTRACTOR. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE OWNER OR LANDSCAPE ARCHITECT.
9. REMOVE ALL METAL BASKETS, STRINGS AND OTHER TIES FROM TREES.
10. FERTILIZE ALL PLANTS WITH 16-16-16 SLOW RELEASE FERTILIZER AT THE RATE OF: 3 POUNDS PER CUBIC YARD OF SOIL MIX. 3 POUNDS PER 100 SF OF BED FOR SHRUBS AND GROUND COVER.
11. ONLY 1/2" BURLAP OR TWINE SHALL BE USED. DO NOT TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED. IF ROOTS ARE GIRDLING OR CIRCLING THEY MUST BE LOOSENOED OR CUT.
12. THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, AND PROTECTED FROM FREEZING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
13. FOLD DOWN OR CUT THE BURLAP FROM THE TOP 1/3 OF THE BALL OR TO THE WIDEST TOP EDGE OF THE BALL IN ORDER TO EXPOSE THE TOP OF THE PLANT OF THE BALL. RECHECK FOR DAMAGE TO THE PLANT.
14. TREE BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF THE TREE.
15. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPALINUS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE SHALL BE REJECTED.
16. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE. NO PLANT MATERIAL REQUIRED TO BE BALLED OR BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN DAMAGED.
17. PRE-EMERGENT HERBICIDE (TRIFLURALIN OR EQUIVALENT) SHALL BE APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS, PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL.
18. ONLY BEDS ARE TO BE CLOSELY MAINTAINED. CONTRACTOR SHALL RECEIVE A MINIMUM 3" DEEP SHREDDED HARDWOOD MULCH LAYER. CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL, INCLUDING GRASS AREAS, UNTIL FINAL ACCEPTANCE BY OWNER.
19. WATER ALL PLANT MATERIAL AT TIME OF PLANTING. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE.
20. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OR ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.
21. CONTRACTOR SHALL BE REQUIRED TO CLOSET MATCH SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANTS MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO PLANTS, GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO CHARGE TO THE OWNER.
22. ONLY ONE REPLACEMENT PER TREE, SHRUB, OR PLANT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS EVIDENCED ON FEMA FIRM MAP # 47093C0266F WITH AN EFFECTIVE DATE OF 05/02/2007.

PROPERTY OWNER
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APPLICANT / DEVELOPER
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DATE:	NO.	DATE	REVISIONS
05/30/2023	1	6/26/2023	REVISED PER KNOX PLANNING COMMENTS DATED 6/14 & 6/16/2023
SCALE:			
AS SHOWN			
DRAWN BY:			
T-SQUARE			
REVIEWER:			
TET			

LANDSCAPE DETAILS

77919, 7923, 7927, 7931, 7933 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

WESTLAND TOWNHOMES

**Preliminary Plan For
Review Purposes Only**

PROJECT
23-0515

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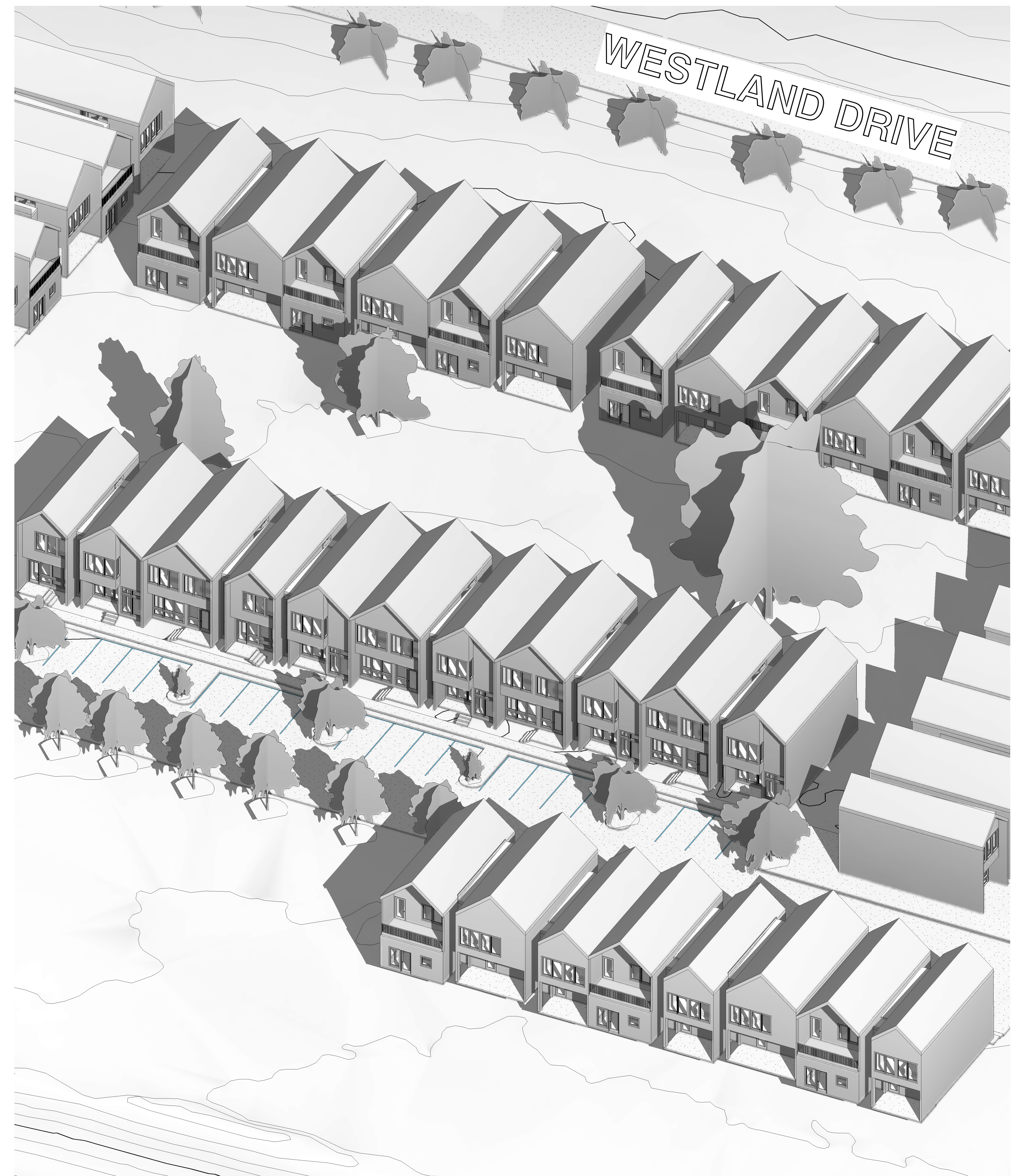
2 BUILDING A FRONT
A004 1/8" = 1'-0"



3 BUILDING A REAR
A004 1/8" = 1'-0"

Site Design

HENSON DEVELOPMENT
7927 WESTLAND DRIVE
KNOXVILLE, TN 37919
06/26/23



1 Axon
A004