

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING 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.

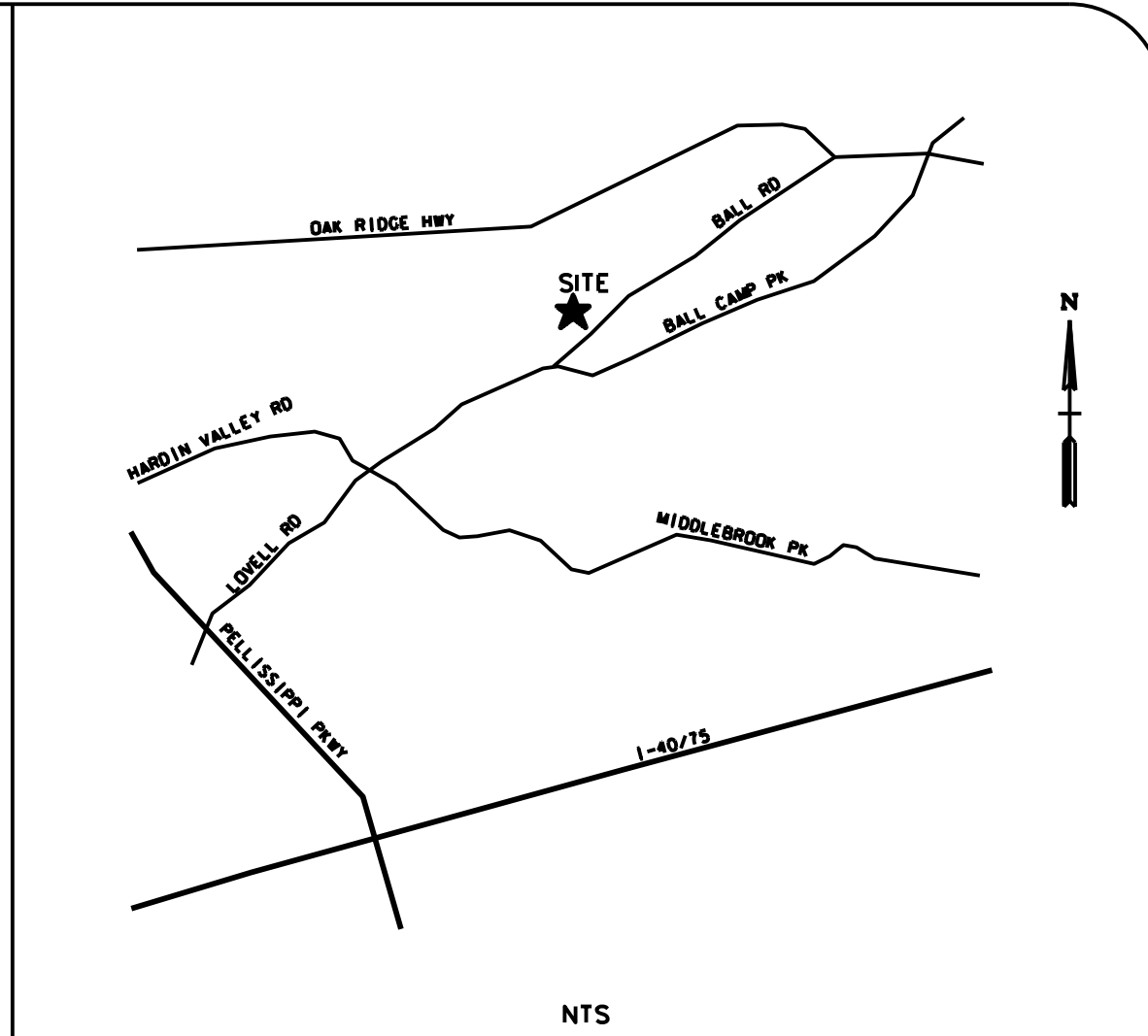
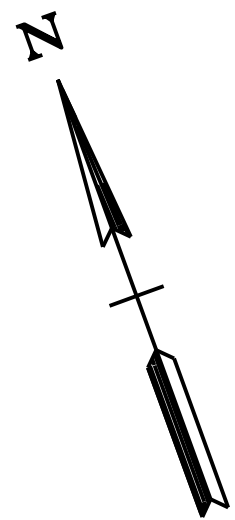
Scott Williams

SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

SITE DATA

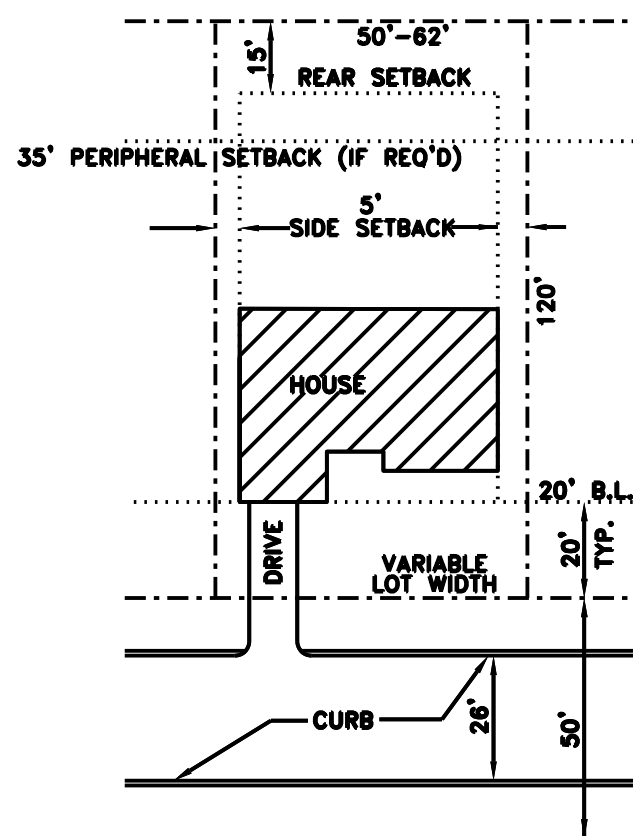
EXISTING:
ZONING: A (PR PENDING)
DENSITY: 5.0 UNITS PER ACRE (PENDING)
SETBACKS (PR):
FRONT - 20'
SIDE - 5'
REAR - 15'
PERIPHERAL - 35'
PROPOSED:
AREA: 26.86 ACRES +/-
DENSITY: 72 LOTS AT 2.68 UNITS PER ACRE
LOT SIZE: VARIES FROM 50'-62' WIDE x 125'DEEP
OPEN SPACE: 8.33 AC
OSR = 8.33 / 26.86 = 31%
PARKING:
2 GARAGE SPACES PER LOT



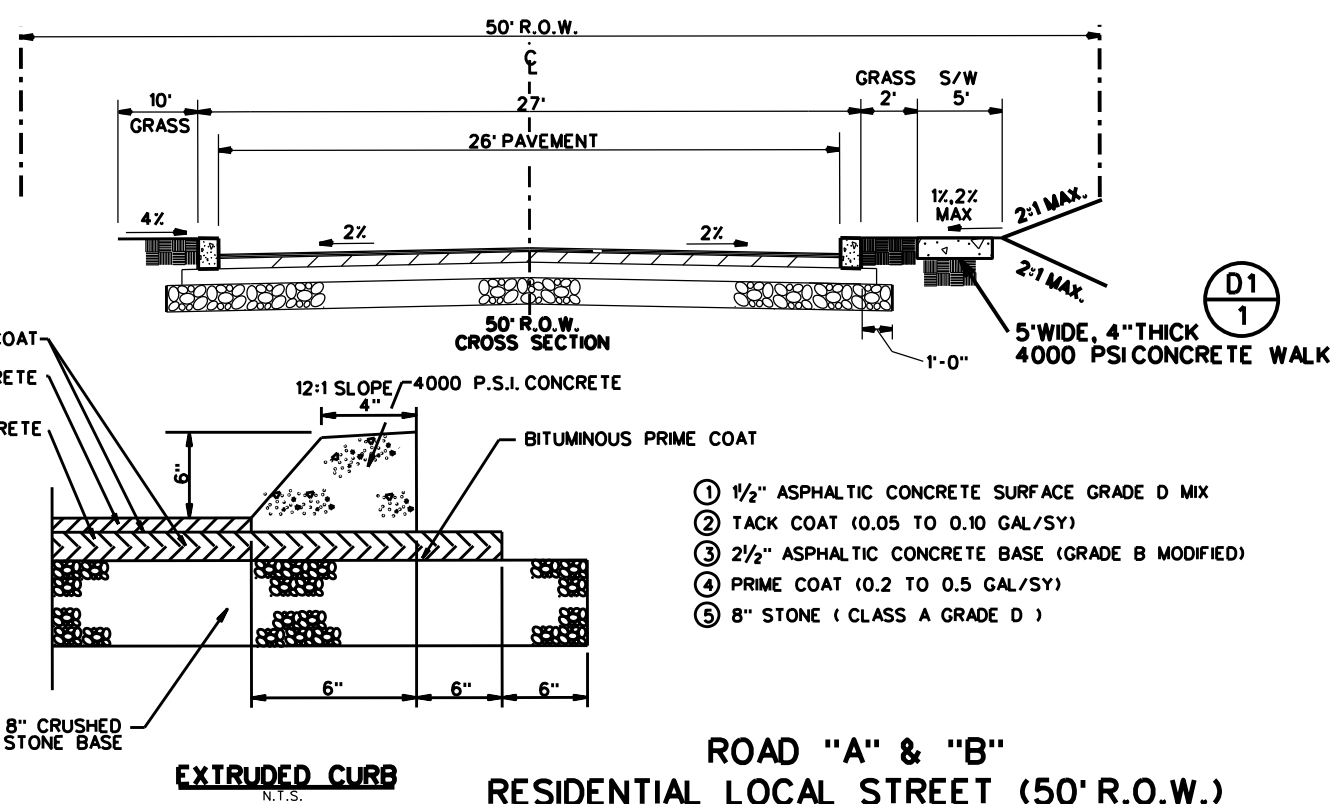
VICINITY MAP

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- x- FENCE
- C- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- - - - - PARCEL/ ZONING LINES
- BUILDING SETBACK
- HEAVY DUTY PAVEMENT
- ▲ SIGN
- Ⓛ DETAIL SHEET
DETAIL NUMBER
- ① PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT



TYPICAL LOT LAYOUT
AND DRIVEWAY CONNECTION
N.T.S.



GENERAL NOTES:

NOTES:

THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADES, DETENTION FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.

THIS PROPERTY IS ZONED A IN KNOX COUNTY. REQUESTED ZONE IS PR. REQUESTED SETBACKS ARE FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 35'. APPROXIMATE TOTAL AREA: 26.86 ACRES (EXCLUDES REMNANT LOT).

BOUNDARY TAKEN FROM DEED. TOPOGRAPHY TAKEN FROM KGIS AERIAL TOPO AT 2' CONTOUR INTERVAL. FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT. PROPERTY IS MOSTLY GRASS WITH STEEPER WOODED AREAS TO THE NORTH SIDE.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES SHOWN FOR LOCATION ONLY. SEE WATER AND SEWER PLANS FOR DETAIL.

THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS. ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY. ALL LOTS TO HAVE 2 CAR GARAGE.

7-SE-18-C
7-F-18-UR
Revised: 6/26/2018

- REQUESTED VARIANCES:
1. REDUCE HORIZ. TANGENT LENGTH BETWEEN REVERSE CURVES TO 11' FROM STA 1+74.01 TO STA 1+85.32
 2. REDUCE PERIPHERAL SETBACK TO 25' ALONG LOTS 1-23 & 26
 3. REDUCE TANGENT LENGTH TO 11 FEET AT STATION 1+74.01 ROAD A.
 4. REDUCE TANGENT LENGTH TO 11 FEET AT STATION 7+84.70 ROAD A.
 5. REDUCE TANGENT LENGTH TO 11 FEET AT STATION 9+09.45 ROAD A.

FOR REVIEW - NOT FOR CONSTRUCTION

REVISIONS		DATE	DESCRIPTION
NO.	1	6/25/18	MPC COMM.

CONCEPT PLAN
BALL ROAD S/D
7121 BALL ROAD
KNOX COUNTY, TENNESSEE
CLT MAP 6TH CIVIL DISTRICT ST. 87-01
MPC FILE # 7-SE-18-C / 7-F-18-UR



W. SCOTT WILLIAMS ASSOCIATES
4538 Ardenway
KNOXVILLE, TN 37921
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CLIENT:
WORLEY BUILDERS, INC.
PO BOX 71022
KNOXVILLE, TN 37938
OFFICE: 865-592-2600
ORIGINAL ISSUE:
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SHEET NO.
CC1
JOB NO. 1830

ROAD "B"

PROPOSED CL FINISH GRADE

EXISTING GROUND

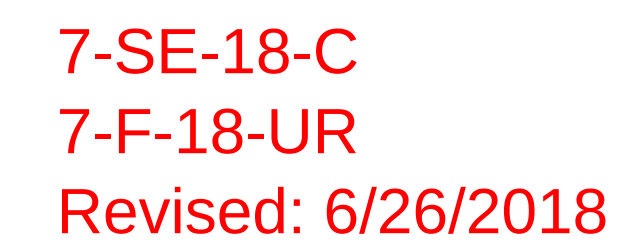
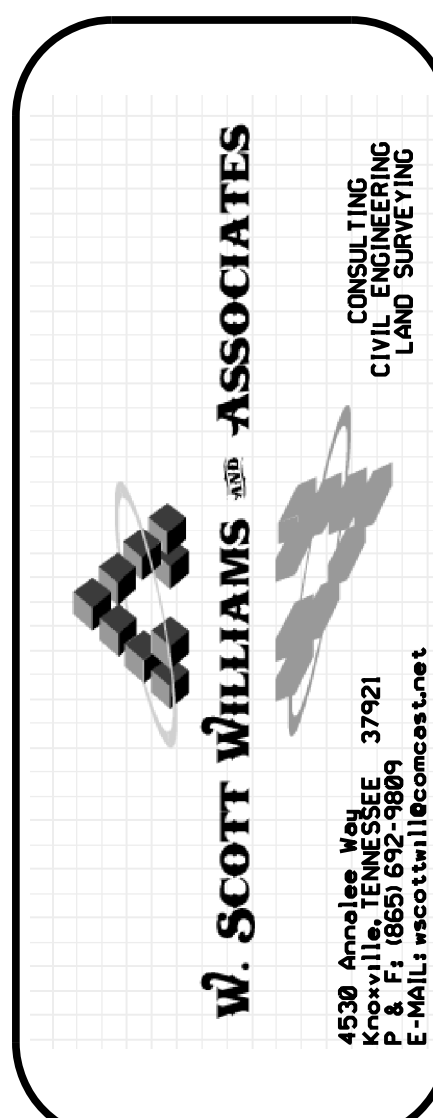
Grades: 3.00%, 10.00%, 5.50%

Key Points and Elevations:

- Station 0+00: Elev 1047.94 (RD BI = CL RD IA 17+01.59)
- Station 0+30.00: Elev 1047.66 (PVI 0+3.00)
- Station 0+63.44: Elev 1049.17 (PVC 0+63.44)
- Station 1+15.94: Elev 1050.74 (PVI 1+15.94)
- Station 1+68.44: Elev 1055.99 (PVI 1+68.44)
- Station 3+88.74: Elev 1078.02 (PVC 3+88.74)
- Station 4+44.99: Elev 1083.65 (PVI 4+44.99)
- Station 5+01.24: Elev 1086.81 (PVI 5+01.24)
- Station 5+02.55: Elev 1086.81 (PVI 5+02.55)

Horizontal Distances:

- 105.00' (from 0+30.00 to 1+15.94)
- 112.50' (from 3+88.74 to 5+01.24)
- 25.00' (from 4+44.99 to 5+01.24)

[illegible]

CLIENT:

WORLEY BUILDERS, INC.

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KNOXVILLE TN 37938
Office: 865.922.2600

ORIGINAL ISSUE:

MAY 21, 2018

SHEET NO.

CC2

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