


A map of the Project Site area. The map shows several roads: SR 9, Cate Rd, W Emory Rd, W Beaver Creek Dr, Oak Ridge Hwy, Ball Rd, Ball Camp Pike, Henderson Rd, and W Emory Rd. The Project Site is marked with a black square. Melton Hill Reservoir is located to the north of the site. A north arrow is in the top left corner.

LOCATION MAP  
(NOT TO SCALE)

NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED NOVEMBER 10, 2004. THE TOPOGRAPHIC DATA WAS TAKEN FROM KGIS.
  2. PROPERTY CONCERNED REFLECTS PARCEL 078 035 AS SHOWN IN KNOX COUNTY CLT MAP 078. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA =  $\pm 19.46$  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 20-FT. (REDUCED PERIPHERAL SETBACK WAS APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-8A-21-C/8-C-21-UR)
  4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
  5. 10-FT UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5-FT EACH SIDE OF ALL INTERIOR LOT LINES.
  6. UNIT 1 = 70 LOTS (17.38 AC)  
UNIT 2 = 9 LOTS (2.08 AC)  
TOTAL = 79 LOTS (19.46 AC)
  7. PROPOSED OVERALL DENSITY IS 79 DU/19.46 AC = 4.06 DU/AC
  8. PLANNING CASE NUMBER: 8-A-21-C/8-C-21-UR 

UTILITY OWNERS:

## WATER &amp; SEWER

WEST KNOX UTILITY DISTRICT (WKUD)  
P.O. BOX 51370  
KNOXVILLE, TN 37950-1370  
CONTACT: MR. WAYNE HASTINGS  
OFFICE PHONE: 865.690.2521

## 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: MR. VAUGHN JONES  
OFFICE PHONE: 865.539.8579

## 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 J. CARTER MCCALL, P.E.  
TENNESSEE CERTIFICATE NO. 120322

LEGEND:

	PROPOSED LOT NUMBER
	PROPERTY/ROW LINE
	BUILDING SETBACK
(1/C1)	DETAIL REF (DETAIL NO/SHT NO)
TYP	TYPICAL

**FULGHUM**  
**FM**  
**MACINDOE**  
**& ASSOCIATES, INC.**

10330 HARDIN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6448  
[www.fulghummacindoe.com](http://www.fulghummacindoe.com)

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DORCHESTER SUBDIVISION UNIT 2  
7509 CARPENTER ROAD  
KNOXVILLE, TENNESSEE 37931

**MESANA INVESTMENTS, LLC**  
P.O. BOX 11315  
KNOXVILLE, TN 37939  
CONTACT: MR. SCOTT DAVIS  
TELEPHONE NO.: 865.693.3356  
EMAIL: [swd444@gmail.com](mailto:swd444@gmail.com)

# CONCEPT PLAN

PROJ. MGR.	WCf	DESIGNED BY	JCM	DRAWN BY	JCM
<u>PA</u>		REVISED PER PLANNING STAFF COMMENTS			07/23/21
<u>PA</u>		ISSUED CONCEPT PLAN			06/23/21
		Revision / Issue			Date

Project	525.013
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Date  
06/23/21

Scale	
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