

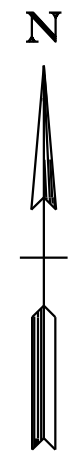
VICINITY MAP
N.T.S.

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

REGISTERED ENGINEER
TENNESSEE LICENSE NO.
DATE: 7/8/25

Scott Williams
105687

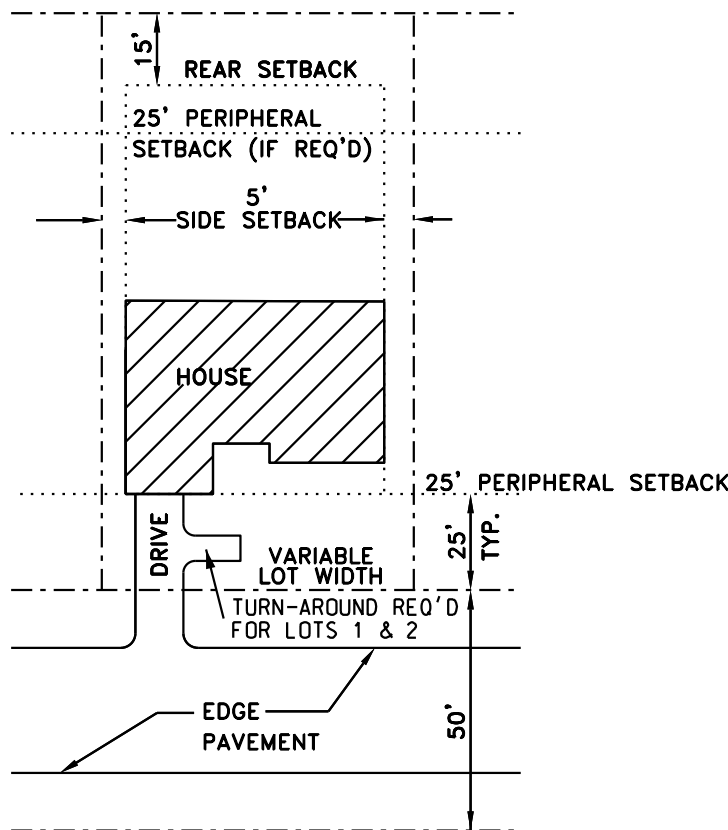
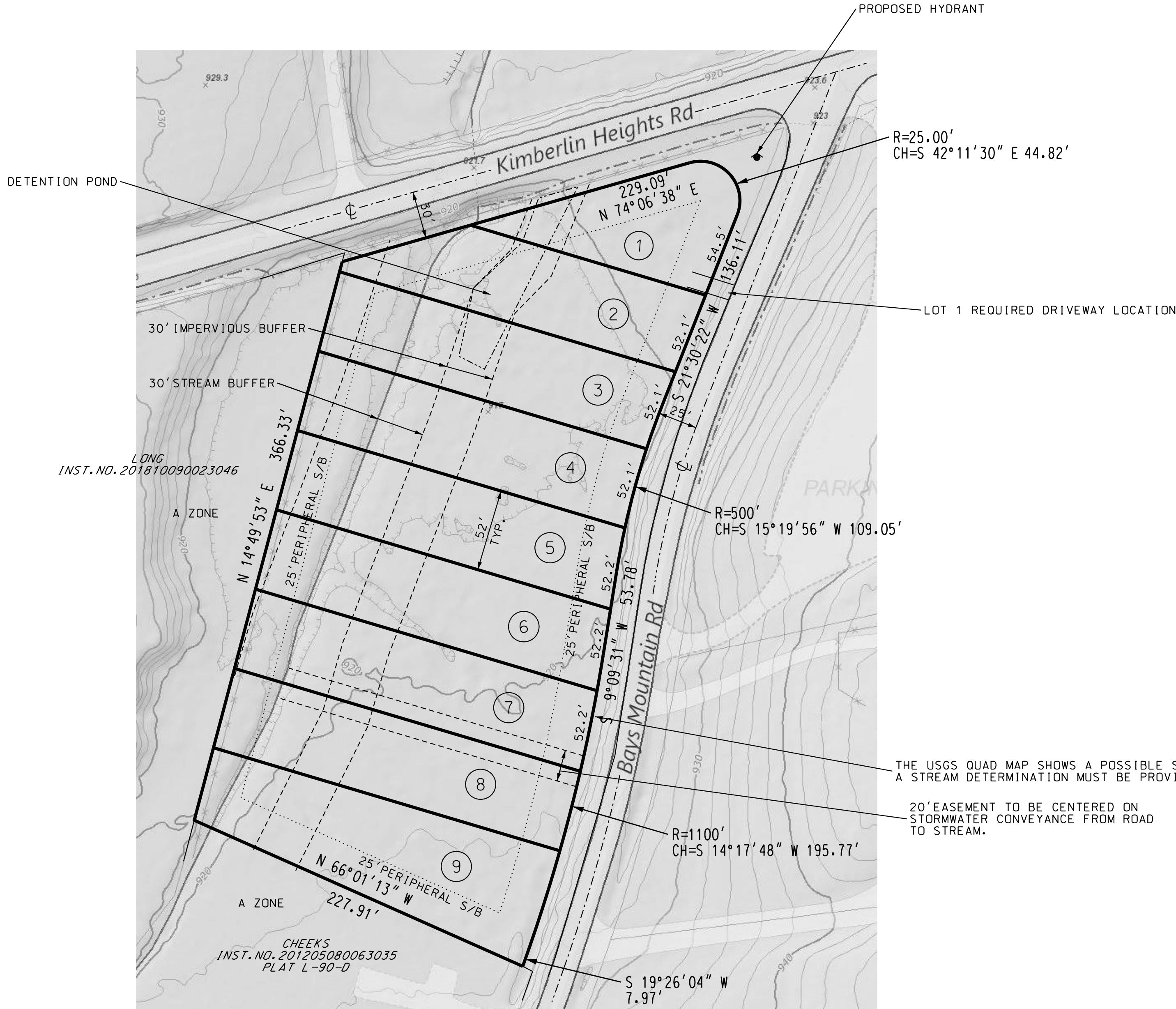


SITE DATA:

EXISTING
ZONING: PR
DENSITY: < 3 DU/AC
AREA: 3.29 AC
PROPOSED
SETBACKS (PR): FRONT - 20', SIDE - 5', REAR - 15',
PERIPHERAL - 25'
DENSITY: 9 LOTS AT 2.74 UNITS PER ACRE
APPROX. LOT SIZE: 52' WIDE x 230' DEEP
PARKING: 2 GARAGE SPACES PER LOT

LEGEND

- BOUNDARY LINES
- BUILDING SETBACK
- PROPOSED LOT NO.
- EASEMENT
- CENTERLINE PAVEMENT
- SIDEWALK



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

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 LOT GRADES, DETENTION FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF BUILDABLE LOTS. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAN.

THIS PLAN WAS PREVIOUSLY APPROVED UNDER FILE NUMBERS 2-SB-21-C & 2-D-21-UR.

THIS PROPERTY IS ZONED PR IN KNOX COUNTY.

BOUNDARY INFORMATION TAKEN FROM KGIS. TOPOGRAPHY TAKEN FROM KGIS AERIAL TOPO. CONTOUR INTERVAL IS 2'.

PROPERTY IS WOODED.

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

WATER AND SEWERAGE CONNECTIONS PROVIDED BY KNOX CHAPMAN UTILITY DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.

LOTS 1 & 2 TO HAVE TURN-AROUND DRIVEWAY TO PREVENT BACKING INTO PUBLIC ROAD. TURN-AROUND OPTIONAL BUT RECOMMENDED FOR OTHER LOTS.

ALL LOTS TO HAVE MIN. 2 CAR GARAGE PARKING OR 1 CAR GARAGE W/ 1 CAR DRIVEWAY PARKING.

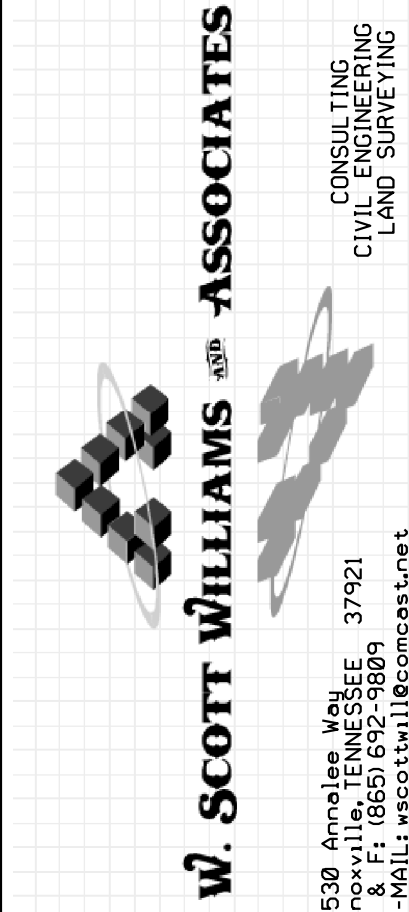
MIN. PAD ELEVATION TO BE 1' ABOVE 923.0+/-.

THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT OF TEN (10) IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

REVISIONS			
NO.	DATE	DESCRIPTION	
1	1/22/21	PC COMMENTS	
2	6/18/25	RE-ISSUE	
3	7/8/25	PC COMM.	

CONCEPT PLAN OF:

CAMP FOX S/D
CLT MAP 126 PARCEL 138-03
DISTRICT 9, KNOX COUNTY, TN
8-SA-25-C / 8-E-25-OP



CLIENT:
SOGLE PROPERTIES, LLC
7907 WELLS SCENIC VIEW LN.
KNOXVILLE, TN 37938
865-105-2066

ORIGINAL ISSUE:
DEC. 28, 2020

SHEET NO.
CC1

JOB NO. 1993