

TOTAL AREA =
15.743 ACRES

INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 45

REQUESTED VARIANCES:

Road Grades: 14.7% Rd B

Horizontal curves:

Centerline radius 250 to 100 Trulock St STA 6+50 (intersection)
Centerline radius 250 to 100 Trulock St STA 10+00

Curb Return:

Reduce Curb Return on Lot 40, Goldie Lane from 75' Radius to 50' Radius.

Periphery Setback:

Reduce the Periphery Setback from 35' to 25'

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAT 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 LAND SURVEYOR:

TENNESSEE CERTIFICATE NO: 2442

DATE:

TRENT
CLT: 143 00903
DEED: 2066-301
LOT 7
R L VARNER HEIRS S/D
M149-A

ZONING: A

ZONING: RA

UNIT 2
LOVELL HILLS
628-55

ZONING: PR

25

25

UNIT 6
LOVELL HILLS
L160-B

25

24

22

21

20

19

ZONING: PR

NOTES:

1. TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG ALL STREET RIGHT-OF-WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG INTERIOR LOT LINES.
3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
4. ALL PROPOSED ROADS TO BE 50' PUBLIC RIGHT OF WAY.
5. CONSTRUCTION PLANS MUST BE APPROVED BY KNOX COUNTY ENGINEERING AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
7. PROPERTY LABELED 65 IS TO BE TRANSFERRED OVER TO TRENT AND COMBINED INTO LOT 7 OF THE R L VARNER HEIRS S/D AND WILL NOT BE SUBJECT MILL CREEK MANOR COVENANTS AND RESTRICTIONS.
8. PROPERTY LABELED 55 IS TO BE TRANSFERRED OVER TO BEELER AND COMBINED INTO LOT 3 OF THE R L VARNER HEIRS S/D AND WILL NOT BE SUBJECT MILL CREEK MANOR COVENANTS AND RESTRICTIONS.

8-SB-16-C

8-E-16-UR

Revised: 7/27/2016



PROPERTY DATA:

ADDRESS: 516 CANTON HOLLOW RD

PARCEL ID:

AREA: 685,779.41 SQ.FT. (INCL. R.O.W.)
15.743 AC.

ZONING: PR <4 DU/AC

TOTAL LOTS: 45

DENSITY: 2.86 DU/AC

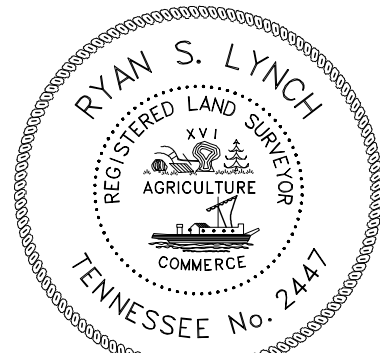
COMMON AREA: 0.919 AC (5.84%)

SETBACKS:

FRONT: 20'
SIDE: 5' REAR: 15'
PERIPHERAL: 35' (15' WITH PLANNING COMMISSION APPROVAL)

UTILITIES:

SEWER & WATER: F.U.D.
GAS & ELECTRIC: K.U.B.
PHONE: AT&T
CABLE: COMCAST



Certification of Class and Accuracy of Survey.

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1"=15,000' as shown thereon.

Surveyor

Tenn. Reg. No. 2442

TYPICAL LOT DIAGRAM

N.T.S.

ZONING: A

BEELER

CLT: 143 00907

DEED: 20140728-0005355

LOT 3

R L VARNER HEIRS S/D

M149-A

COMMON AREA
5776.75 SQ FT
0.13 ACRES

COMMON AREA

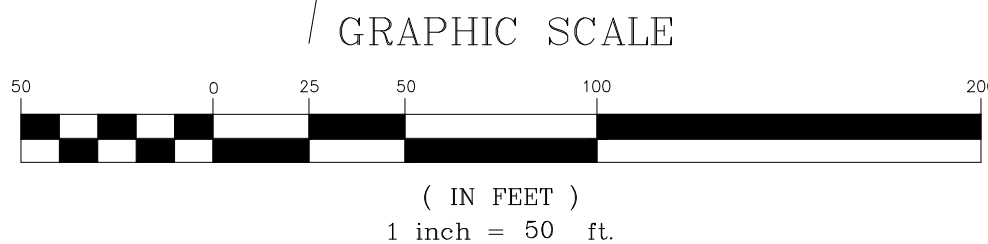
28478.73 SQ FT

0.61 ACRES

DUNCAN
CLT: 143 FAO 1901
DEED: 2275-496

ZONING: PR

OWNER:
RALPH L. VARNER
516 CANTON HOLLOW RD
KNOXVILLE, TENNESSEE 37934



DEVELOPMENT AND CONCEPT PLAN OF:

Mill Creek Manor

Canton Hollow Rd

Tax ID: 143 00906 516

District W6,

Knox County, Tennessee

SURVEY FOR:

HomeStead Land Holdings

122 Perimeter Park Rd

Knoxville, Tennessee 37922

Phone 865-690-3200

REVISIONS

NO.	REVISIONS	DATE
1	MPC Comments 07/27/2016	
2		
3		
4		
5		
6		

DRAWN BY: R. LYNCH, M.E.S.

CHECKED BY: R. LYNCH

APPROVED BY: R.S.L.

SCALE: 1"=50'

DATE: 06/23/2016

LYNCH SURVEYS LLC

SUBDIVISIONS | AS-BUILTS | SITE DESIGN

4405 COSTER RD. KNOXVILLE, TENN. 37912

865-584-2630 FAX: 865-584-2601 WWW.LYNCHSURVEY.COM

PROJECT NO.

3888

SHEET:

1 OF 4

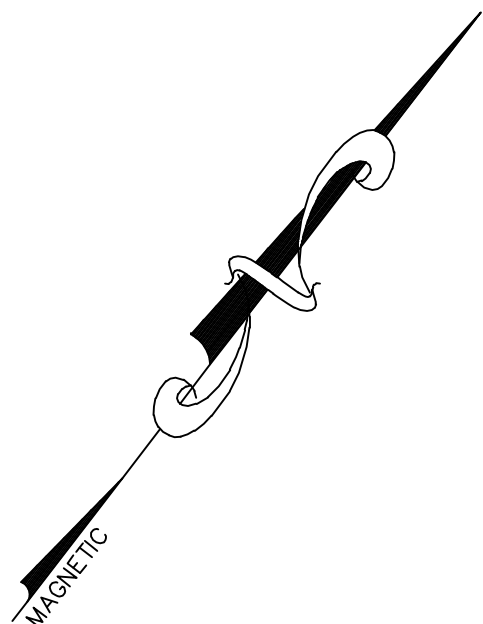
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8-E-16-UR
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PRELIMINARY GRADING
CONCEPT PLAN

SURVEY FOR: DEVELOPMENT AND CONCEPT PLAN OF:

HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

Mill Creek Manor
Canton Hollow Rd
Tax ID: 143 00906 516
District W6,
Knox County, Tennessee

SHEET:
2 OF 4

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
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DRAWN BY: R. LYNCH, M.E.S.	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 06/23/2016	5
	6