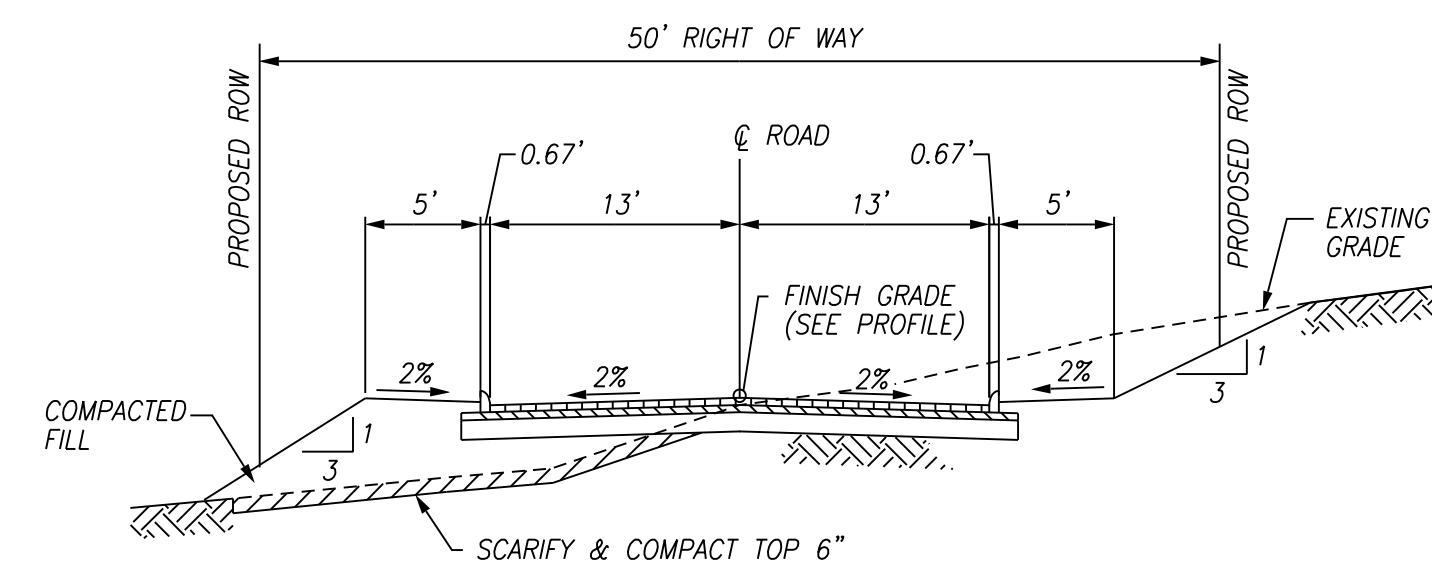
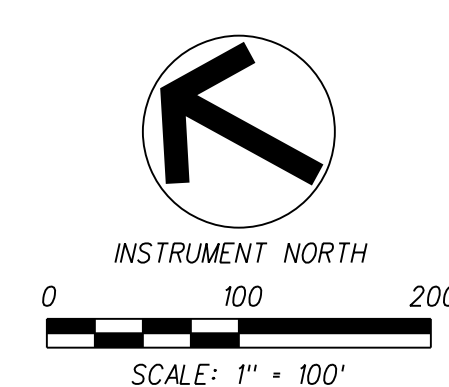




2
C1

TYPICAL 26' PUBLIC ROAD SECTION
NTS



1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED DECEMBER 17, 2019. TOPOGRAPHIC DATA WAS TAKEN FROM KGIS.
 2. PROPERTY CONCERNED REFLECTS PARCELS 105 03904, 105 040, & 105 025 AS SHOWN IN KNOX COUNTY CLT MAP 156. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 64.07± AC.
- OWNER: BALL HOMES, LLC
6309 WALDEN DRIVE
LEXINGTON, KY 40517
3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT. IN REAR. MINIMUM SETBACK 35'-FT. REQUESTED PERIPHERAL SETBACK FOR LOTS 1, 17, 18, 50, 86, 133, 134, AND 170 IS 15'-FT.
 4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. PROPOSED IMPROVEMENTS INCLUDE: 26" ALL PUBLIC ROAD, EXTRUDE CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT TO 125'-FT FOR ROAD "A" FROM STA 1+85.82 TO STA 3+09.35.
2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT TO 175'-FT FOR ROAD "A" FROM STA 5+11.36 TO STA 9+06.94.
3. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT TO 150'-FT FOR ROAD "C" FROM STA 5+30.60 TO STA 6+95.06.
4. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT TO 150'-FT FOR ROAD "C" FROM STA 7+45.06 TO STA 9+59.68.
5. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT TO 150'-FT FOR ROAD "C" FROM STA 18+81.99 TO STA 21+26.08.
6. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT TO 150'-FT FOR ROAD "C" FROM STA 24+41.58 TO STA 26+68.73.

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM BROKEN BACK CURVE TANGENT LENGTH FROM 150-FT TO 100-FT FOR ROAD "A" FROM STA 0+85.82 TO STA 1+85.82.
2. REDUCE MINIMUM BROKEN BACK CURVE TANGENT LENGTH FROM 150-FT TO 50-FT FOR ROAD "C" FROM STA 6+95.06 TO STA 7+45.06.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY
ENGINEERING AND PUBLIC WORKS:

1. REDUCE MINIMUM RIGHT-OF-WAY WIDTH FROM 50'-FT TO 40'-FT FOR ROAD "A" FROM STA 0+00.00 TO STA. 4+90.17.
2. REDUCE MINIMUM RIGHT-OF-WAY WIDTH FROM 50'-FT TO 40'-FT FOR ROAD "OLD ANDES" FROM STA 0+00.00 TO STA. 4+66.37.
3. REDUCE MINIMUM PAVEMENT WIDTH FROM 26'-FT TO 20'-FT FOR ROAD "A" FROM STA 0+00.00 TO STA. 5+00.68.
4. REDUCE MINIMUM PAVEMENT WIDTH FROM 26'-FT TO 20'-FT FOR ROAD "OLD ANDES" FROM STA 0+00.00 TO STA. 3+50.30.

PROPOSED DENSITY

SOUTH PROPERTY ALLOWED DENSITY	4 DU/AC
SOUTH PROPERTY AREA	30.94 AC
SOUTH PROPERTY ALLOWED UNITS	123 UNITS
NORTH PROPERTY ALLOWED DENSITY	3 DU/AC
NORTH PROPERTY AREA	18.91 AC
NORTH PROPERTY ALLOWED UNITS	57 UNITS
TOTAL PROPOSED ALLOWED UNITS	180 UNITS
TOTAL PROPOSED PROVIDED UNITS	170 UNITS

UTILITY OWNERS:

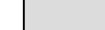
WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
P.O. BOX 51370
KNOXVILLE, TN 37950-1370
CONTACT: MR. WAYNE HASTINGS
OFFICE PHONE: 865.690.2521

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS McCORMICK
OFFICE PHONE: 865.558.2123

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: 865.988.0707

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILEY
OFFICE PHONE: 865.539.857

LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED REFORESTATION
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE

10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

ANDES TRACE SUBDIVISION
1609 OLD ANDES ROAD
KNOXVILLE, TENNESSEE 37931

BALL HOMES, LLC
6309 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: MR. D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

CONCEPT PLAN

Project	Sheet	PROJ. MGR.	DESIGNED BY	DRAWN BY
592.007			CHG	HNU
Date				
06/29/20				
Scale				
1"=100'				

File Name: J:\592\592.007\DWGS\Concept\592007c001.dgn
Plot Date: 8/6/2020

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8-SD-20-C / 8-F-20-UR
Revised: 8/6/2020

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 WILLIAM C. FULGHUM, JR., P.E.

TENNESSEE CERTIFICATE NO 0100940

File Name: J:\592\592.007 (DWG) Concept\592007.dwg
Plot Date: 7/31/2020

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8-SD-20-C
8-F-20-UR
Revised: 7/31/2020

LEGEND:	
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE
	PROPOSED STORM PIPE
	PROPOSED CONTOUR
	EXISTING CONTOUR

Project	Sheet
592.007	C2
Date	Scale
06/29/20	1"=100'
Revised/Issue	
No.	Date
0	07/28/20
1	08/29/20

CONCEPT GRADING PLAN

BALL HOMES, LLC
6309 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: MR. D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

ANDES TRACE SUBDIVISION
1609 OLD ANDES ROAD
KNOXVILLE, TENNESSEE 37931

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MACINDOE
& ASSOCIATES, INC.

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