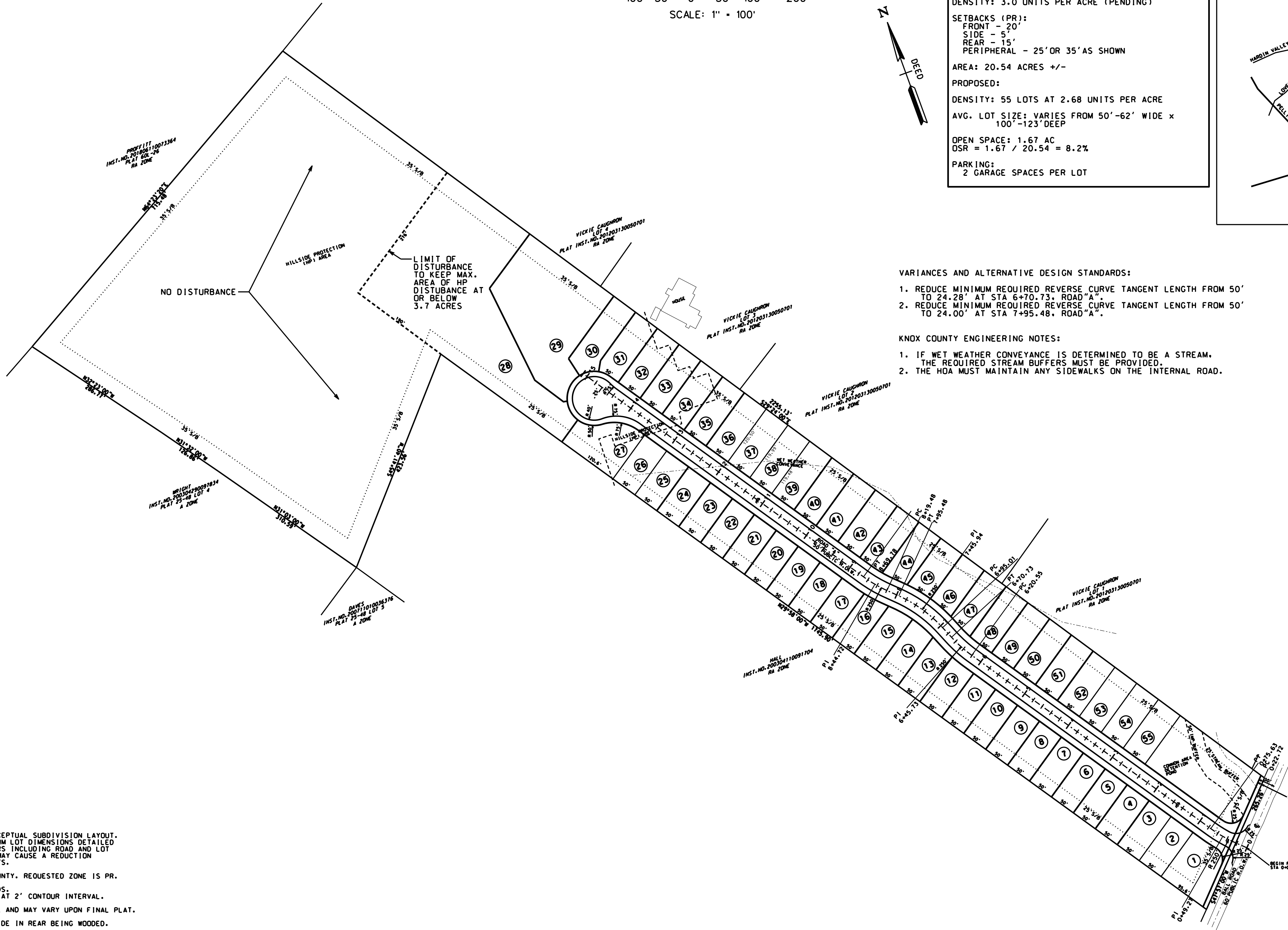
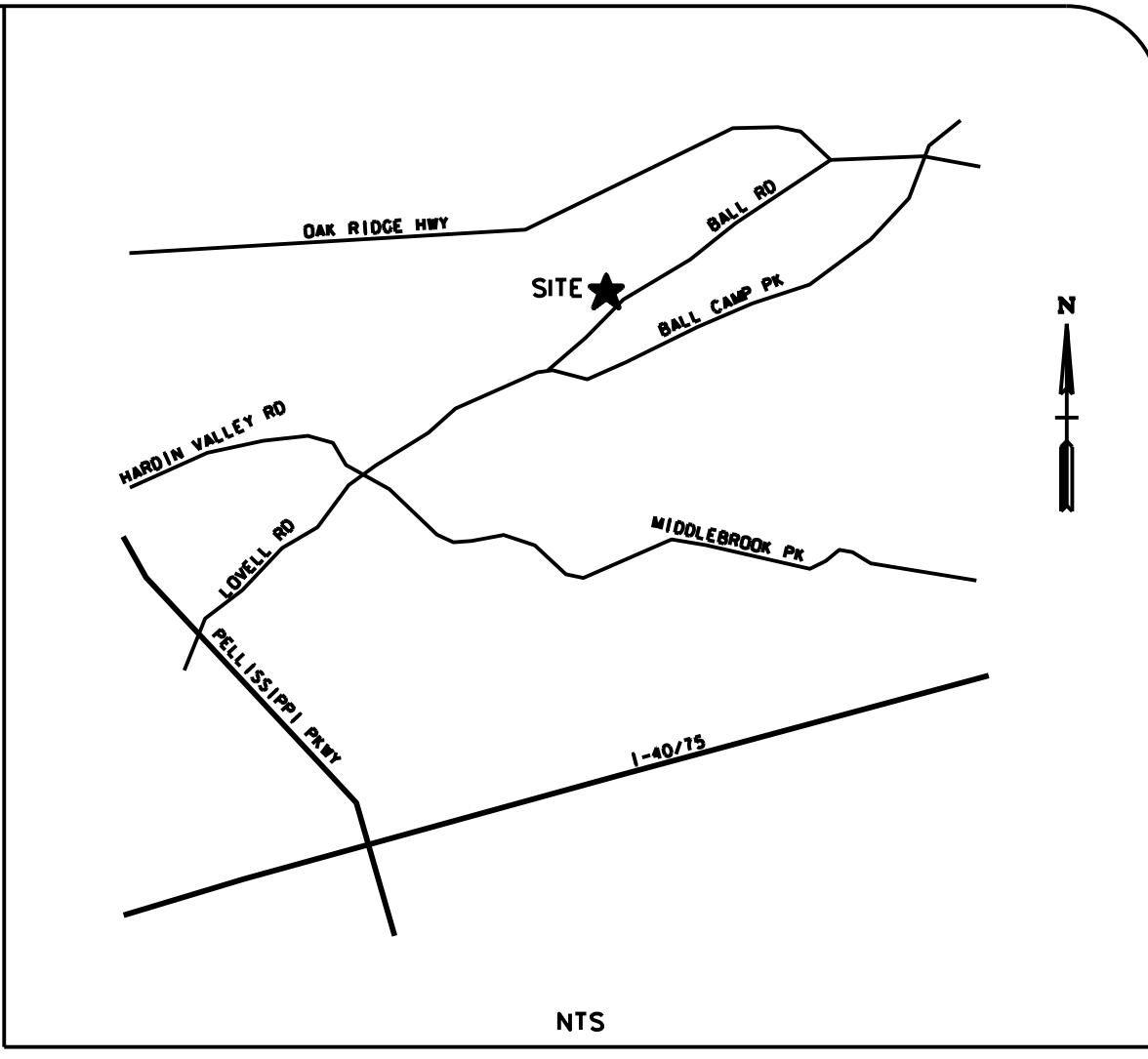


SHEET INDEX		
CC0	CONCEPT PLAN - OVERALL	
CC1	CONCEPT PLAN	
CC2	ROAD PROFILE	
CC3	CONCEPT DRAINAGE PLAN	



SITE DATA

EXISTING:
ZONING: A (PR-3 DU/AC PENDING)
DENSITY: 3.0 UNITS PER ACRE (PENDING)
SETBACKS (PR):
FRONT - 20'
SIDE - 5'
REAR - 15'
PERIPHERAL - 25' OR 35' AS SHOWN
AREA: 20.54 ACRES +/-
PROPOSED:
DENSITY: 55 LOTS AT 2.68 UNITS PER ACRE
AVG. LOT SIZE: VARIES FROM 50'-62' WIDE x 100'-123' DEEP
OPEN SPACE: 1.67 AC
OSR = 1.67 / 20.54 = 8.2%
PARKING:
2 GARAGE SPACES PER LOT



VICINITY MAP

- VARIANCES AND ALTERNATIVE DESIGN STANDARDS:**
1. REDUCE MINIMUM REQUIRED REVERSE CURVE TANGENT LENGTH FROM 50' TO 24.28' AT STA 6+70.73, ROAD "A".
 2. REDUCE MINIMUM REQUIRED REVERSE CURVE TANGENT LENGTH FROM 50' TO 24.00' AT STA 7+95.48, ROAD "A".
- KNOX COUNTY ENGINEERING NOTES:**
1. IF WET WEATHER CONVEYANCE IS DETERMINED TO BE A STREAM, THE REQUIRED STREAM BUFFERS MUST BE PROVIDED.
 2. THE HOA MUST MAINTAIN ANY SIDEWALKS ON THE INTERNAL ROAD.

- LEGEND**
- EASEMENT
 - X- FENCE
 - C- CENTERLINE PAVEMENT & R.O.W.
 - UTILITY OR POWER POLE
 - SANITARY SEWER MANHOLE
 - SA- SANITARY SEWER
 - W- WATER
 - OVERHEAD ELECTRIC
 - BOUNDARY LINES
 - - - - - PARCEL / ZONING LINES
 - BUILDING SETBACK
 - ↑ SIGN
 - ① PROPOSED LOT NO.
 - PROPOSED FIRE HYDRANT

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.

BOUNDARY INFORMATION TAKEN FROM DEEDS.
TOPOGRAPHY TAKEN FROM KGIS.ORG INFO AT 2' CONTOUR INTERVAL.

FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.

PROPERTY IS MOSTLY GRASS WITH HILLSIDE IN REAR BEING WOODED.

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 GENERAL LOCATIONS ONLY AND ARE NOT FIELD LOCATED.

THE OWNER 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.

WAIVER TO REDUCE PERIPHERAL SETBACK TO 25' REQUESTED DUE TO LIMITED WIDTH OF PROPERTY AND LONG DISTANCE TO NEARBY HOMES.

ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE DESIGNED TO BE UNDERGROUND.

THERE SHALL BE UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.

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

9-SC-22-C / 9-C-22-DP
Revised: 8/22/2022

FOR REVIEW - NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
1	8/11/22	CLIENT COMM.
2	8/22/22	PC COMM.

CONCEPT PLAN - OVERALL

SPARKS MEADOW S/D

6917 BALL ROAD
KNOX COUNTY, TENNESSEE
CLT MAP 081, PARCEL 077.09
CLT MAP 081, LOT 01, SURFIC
9-SC-22-C & 9-C-22-DP



W. SCOTT WILLIAMS & ASSOCIATES

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

4538 Annalee Way
Knoxville, TN 37921
P: 865.586.5865
E: willi@scottwilliamsassoc.net

CLIENT:

WORLEY BUILDERS, INC.

PO BOX 11022
KNOXVILLE, TN 37938
Office: 865.927.2600

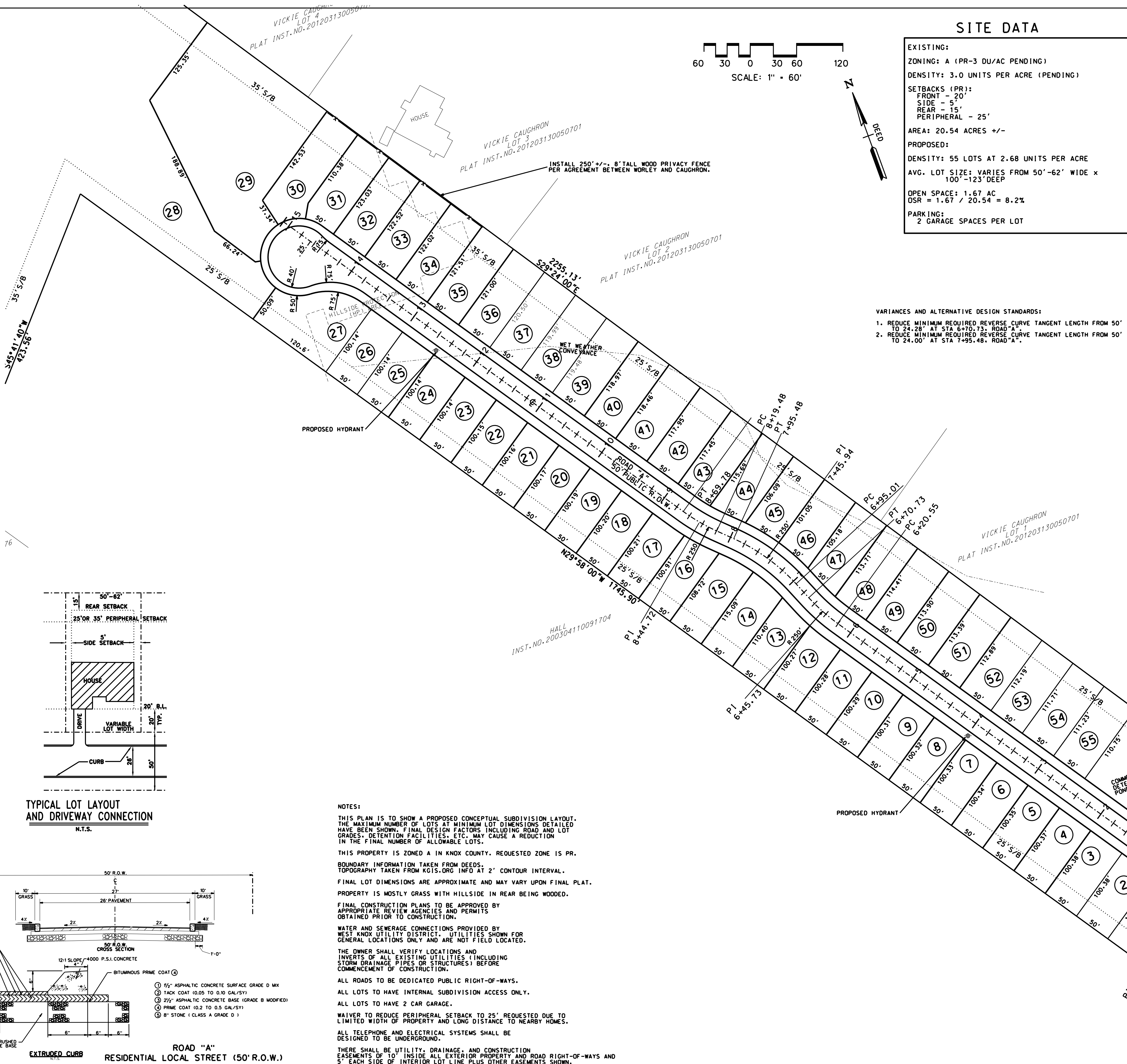
ORIGINAL ISSUE:

JULY 25, 2022

SHEET NO.

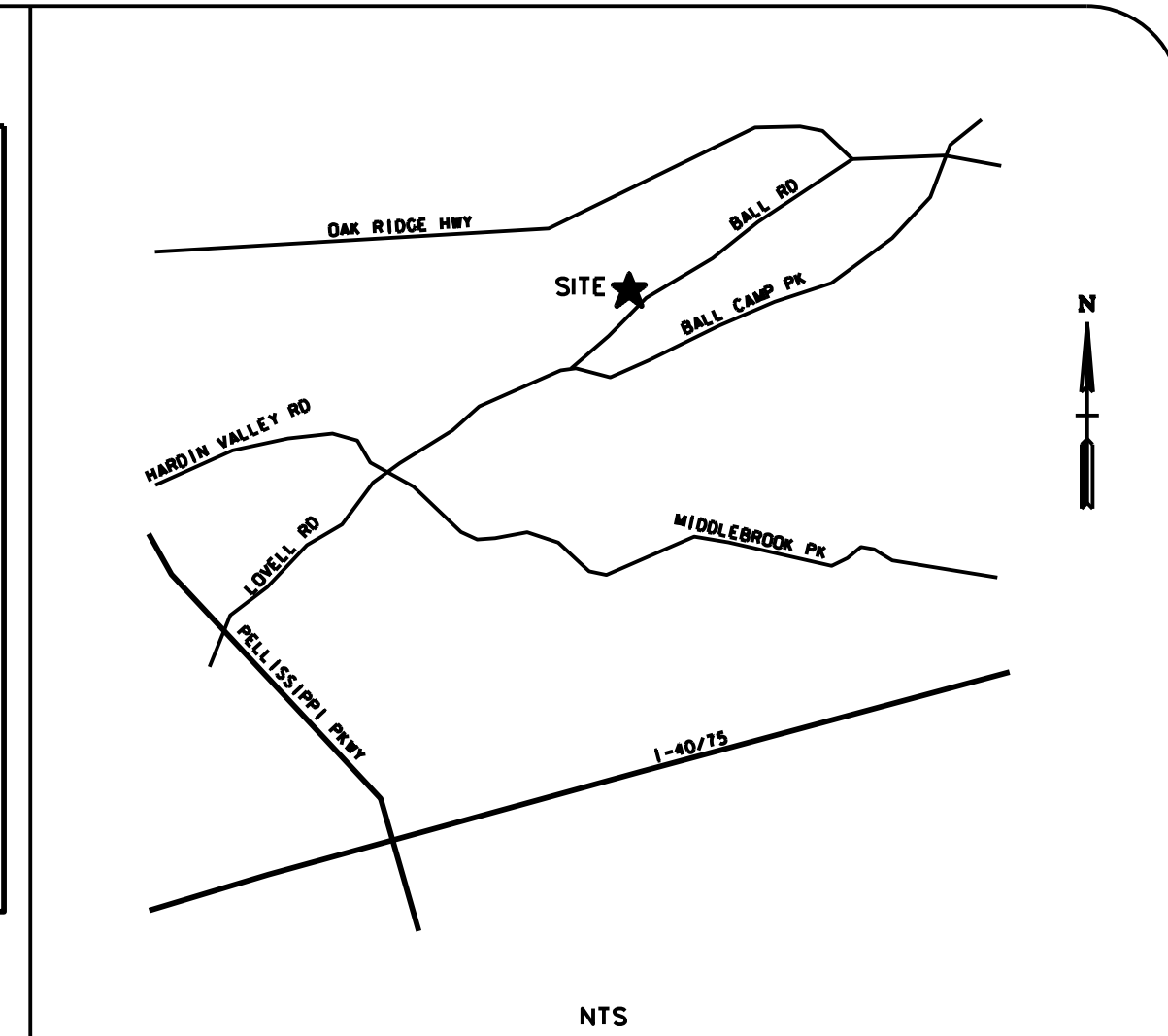
CC0

JOB NO. 2191



SITE DATA

EXISTING:
ZONING: A (PR-3 DU/AC PENDING)
DENSITY: 3.0 UNITS PER ACRE (PENDING)
SETBACKS (PR):
FRONT - 20'
SIDE - 5'
REAR - 15'
PERIPHERAL - 25'
AREA: 20.54 ACRES +/-
PROPOSED:
DENSITY: 55 LOTS AT 2.68 UNITS PER ACRE
AVG. LOT SIZE: VARIES FROM 50'-62' WIDE x 100'-123' DEEP
OPEN SPACE: 1.67 AC
OSR = 1.67 / 20.54 = 8.2%
PARKING:
2 GARAGE SPACES PER LOT



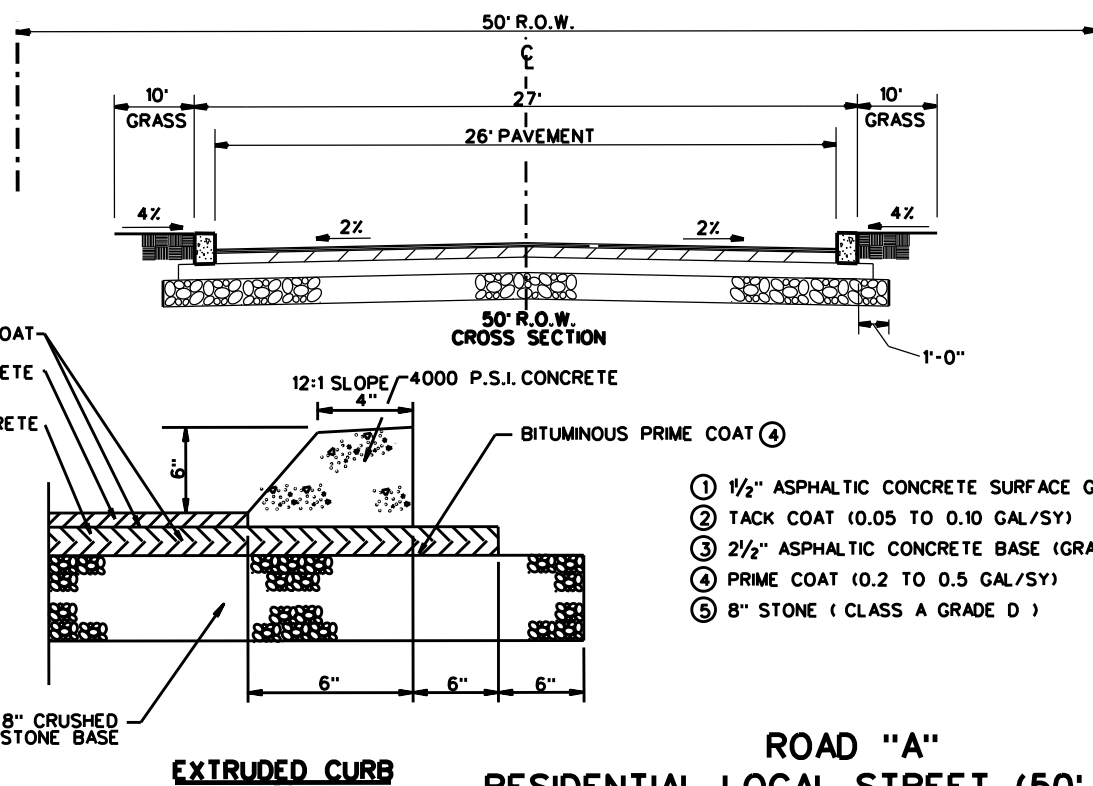
VICINITY MAP

LEGEND

- EASEMENT
- x- FENCE
- +--+ CENTERLINE PAVEMENT & R.O.W.
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL / ZONING LINES
- BUILDING SETBACK
- ① SIGN
- ① PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT
- x- FENCE

TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION

N.T.S.



ROAD "A"
RESIDENTIAL LOCAL STREET (50' R.O.W.)

FOR REVIEW - NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
1	8/11/22	CLIENT COMM.
2	8/22/22	PC COMM.



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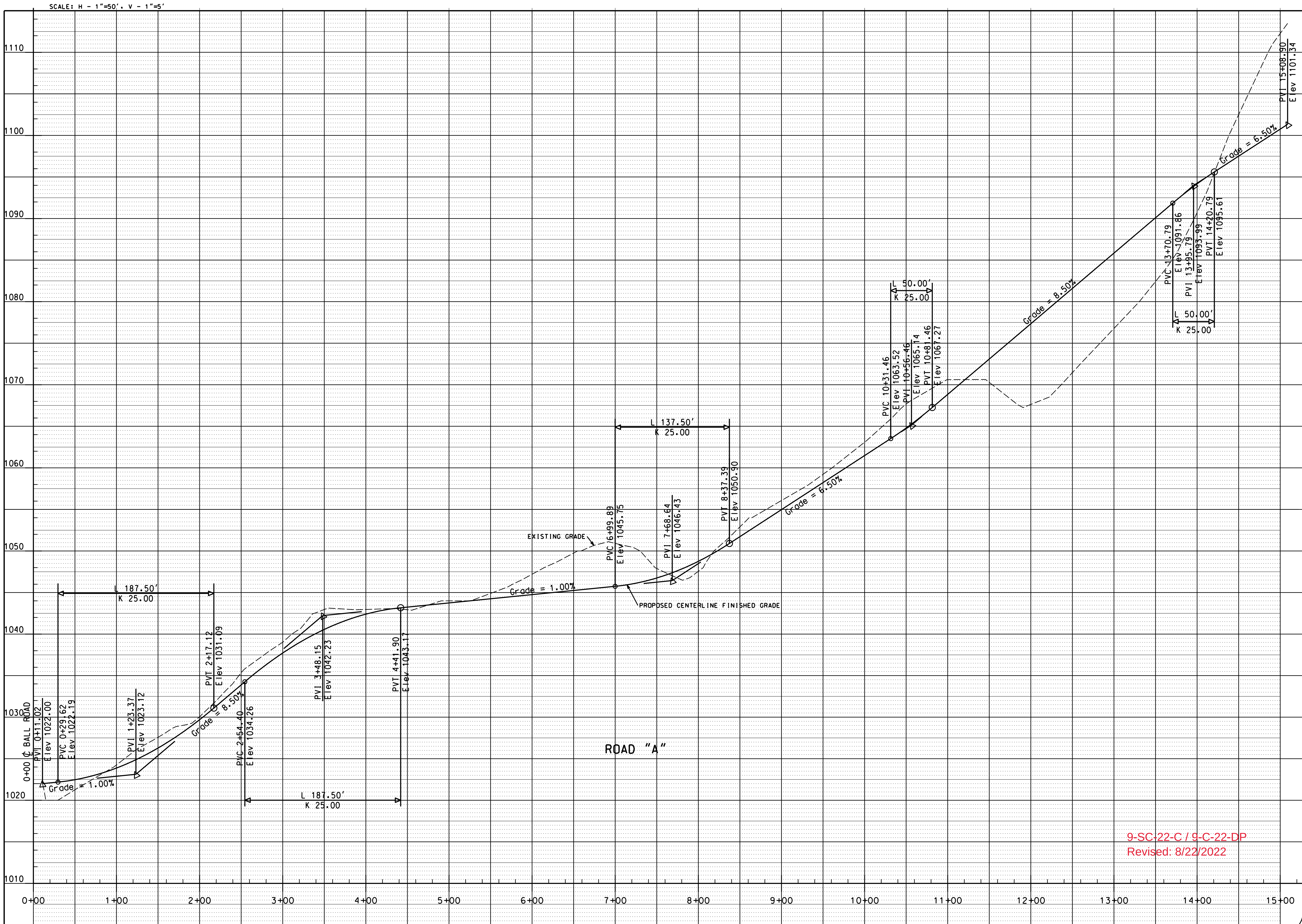
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SHEET NO.

CC1

JOB NO. 2191



9-SC-22-C / 9-C-22-DP
Revised: 8/22/2022

FOR REVIEW - NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE DESCRIPTION

ROAD PROFILE

SPARKS MEADOW S/D

6917 BALL ROAD
KNOX COUNTY, TENNESSEE
CLT MAP 051 PARCEL 077.09
CULL OF SURFIC
9-SC-22-C & 9-C-22-DP



W. SCOTT WILLIAMS ^{ASP} ASSOCIATES

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OFF: 662-865-522, 2600

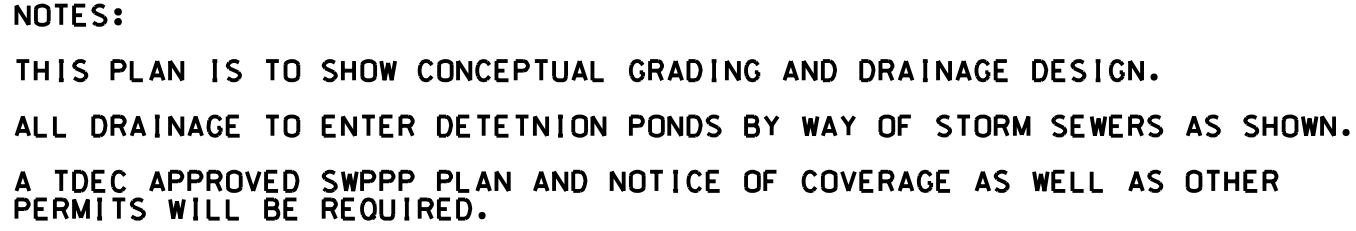
ORIGINAL ISSUE:

JULY 25, 2022

SHEET NO.

CC2

JOB NO. 2191



60 30 0 30 60 120

SCALE: 1" = 60'

EXISTING:
AREA: 20.54 ACRES +/-
PROPOSED:
DISTURBED AREA - 8.86 ACRES
IMPERVIOUS AREA - 5.75 ACRES



LEGEND

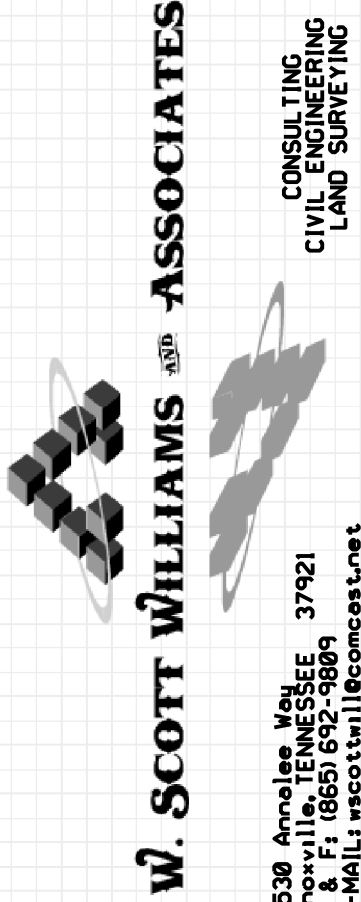
- EASEMENT
 — X — FENCE
 - - C - - CENTERLINE PAVEMENT
 ■ UTILITY OR POWER POLE
 ● SANITARY SEWER MANHOLE
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 — W — WATER
 OVERHEAD ELECTRIC
 _____ BOUNDARY LINES
 - - - - - PARCEL / ZONING LINES
 BUILDING SETBACK
 T SIGN
 ① PROPOSED LOT NO.
 ■ PROPOSED FIRE HYDRANT
 < - - - - - PROPOSED DRAINAGE

FOR REVIEW - NOT FOR CONSTRUCTION

[illegible]

CONCEPT DRAINAGE PLAN

SPARKS MEADOW S/D
6917 BALL ROAD
KNOX COUNTY, TENNESSEE
CLT MAP 091 PARCEL 077.09
6TH CIVIL DISTRICT
9-SC-22-C & 9-C-22-0P



WORLEY BUILDERS, INC.

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ORIGINAL ISSUE:
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SHEET NO.

CC3

JOB NO. 2191