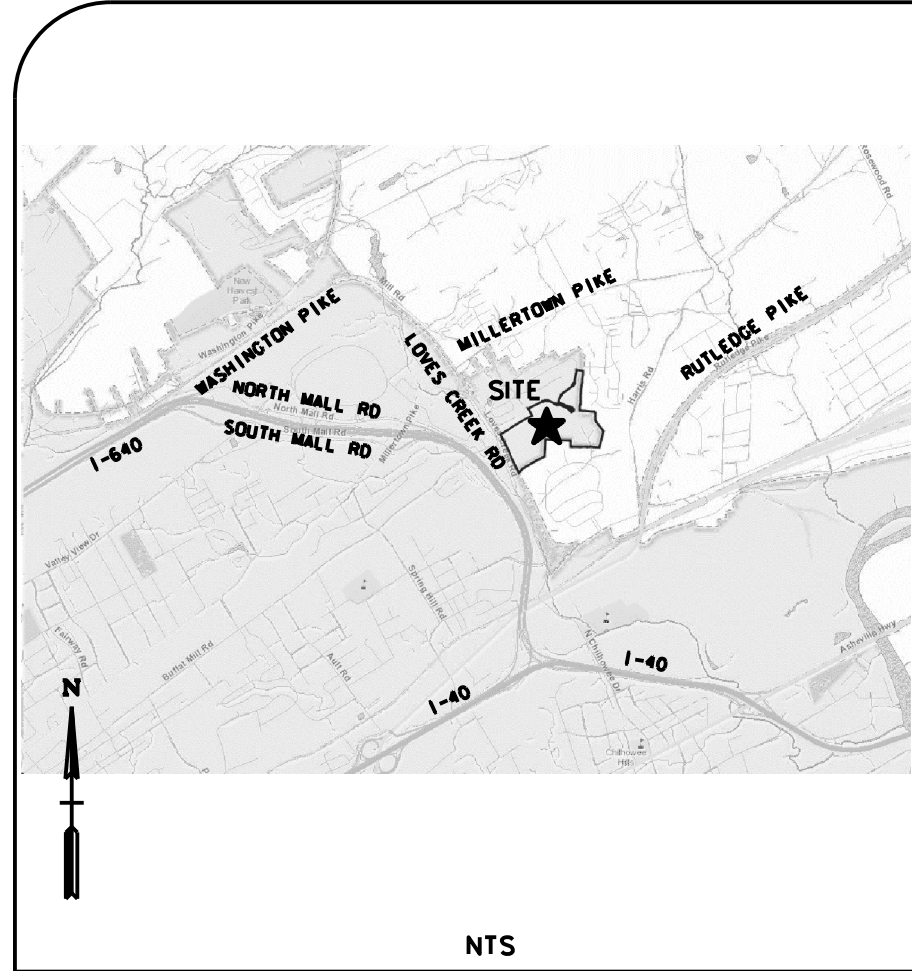


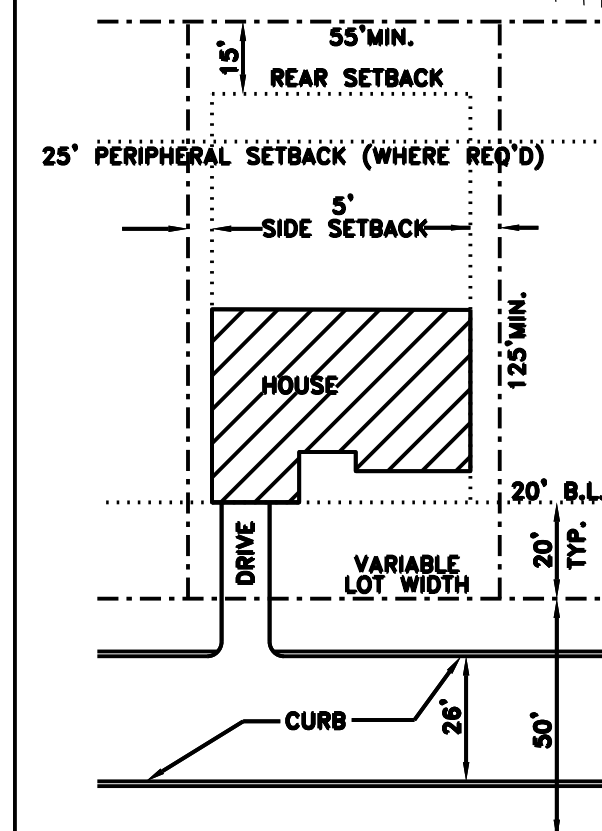


VICINITY MAP

SITE DATA

EXISTING:  
ZONING: RP-1  
DENSITY: 1-3 DU/AC  
SETBACKS (RP-1):  
FRONT - 25'  
SIDE - 5'  
REAR - 15'  
PERIPHERAL - 25'  
PROPOSED:  
AREA: 63.67 ACRES +/-  
DENSITY: 160 LOTS AT 2.51 DU/ACRE  
LOT SIZE: 55' WIDE x 125' DEEP (MIN)  
OPEN SPACE: 30.64 AC  
OSR = 30.64 / 63.67 = 48%  
PARKING:  
2 GARAGE SPACES PER LOT

NTS



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

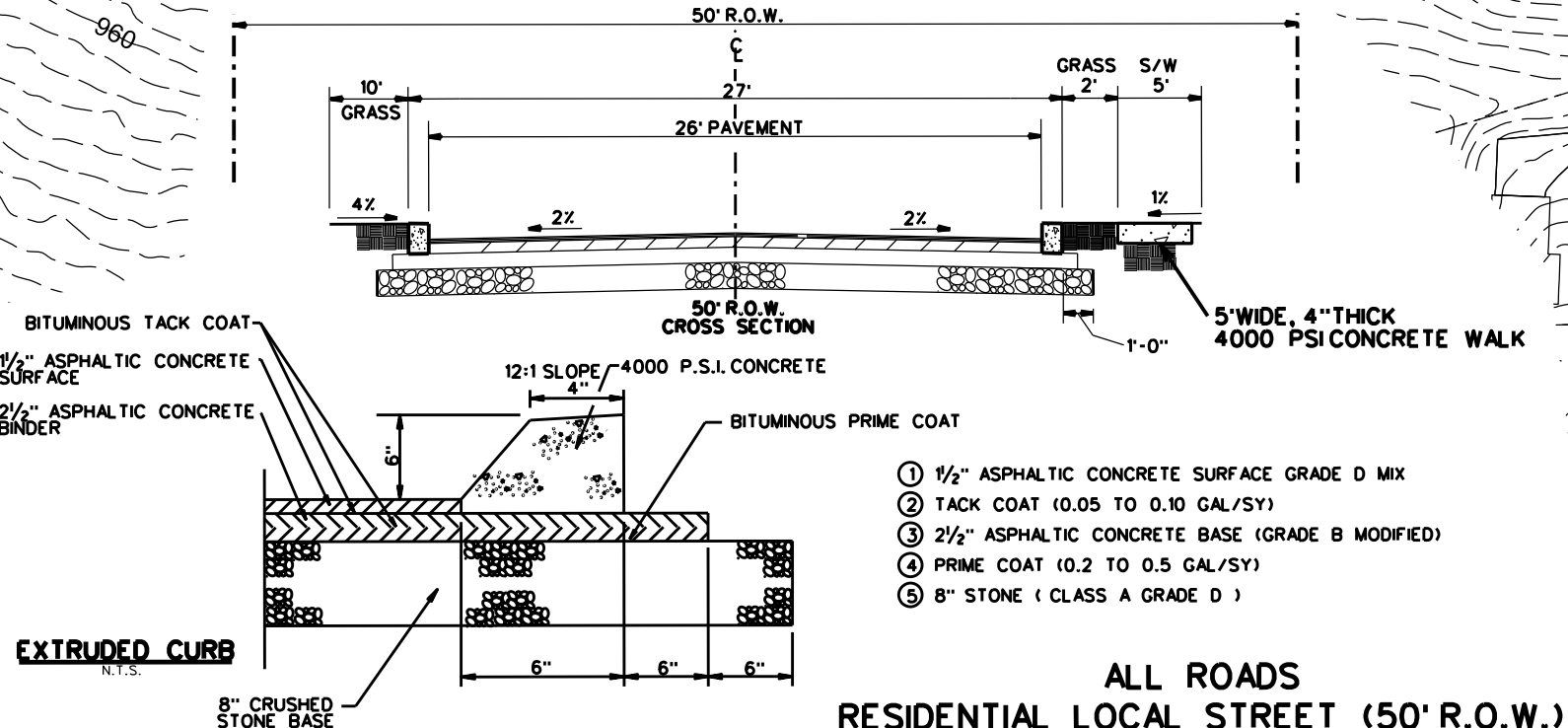
CERTIFICATION OF CONCEPT PLAN

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.

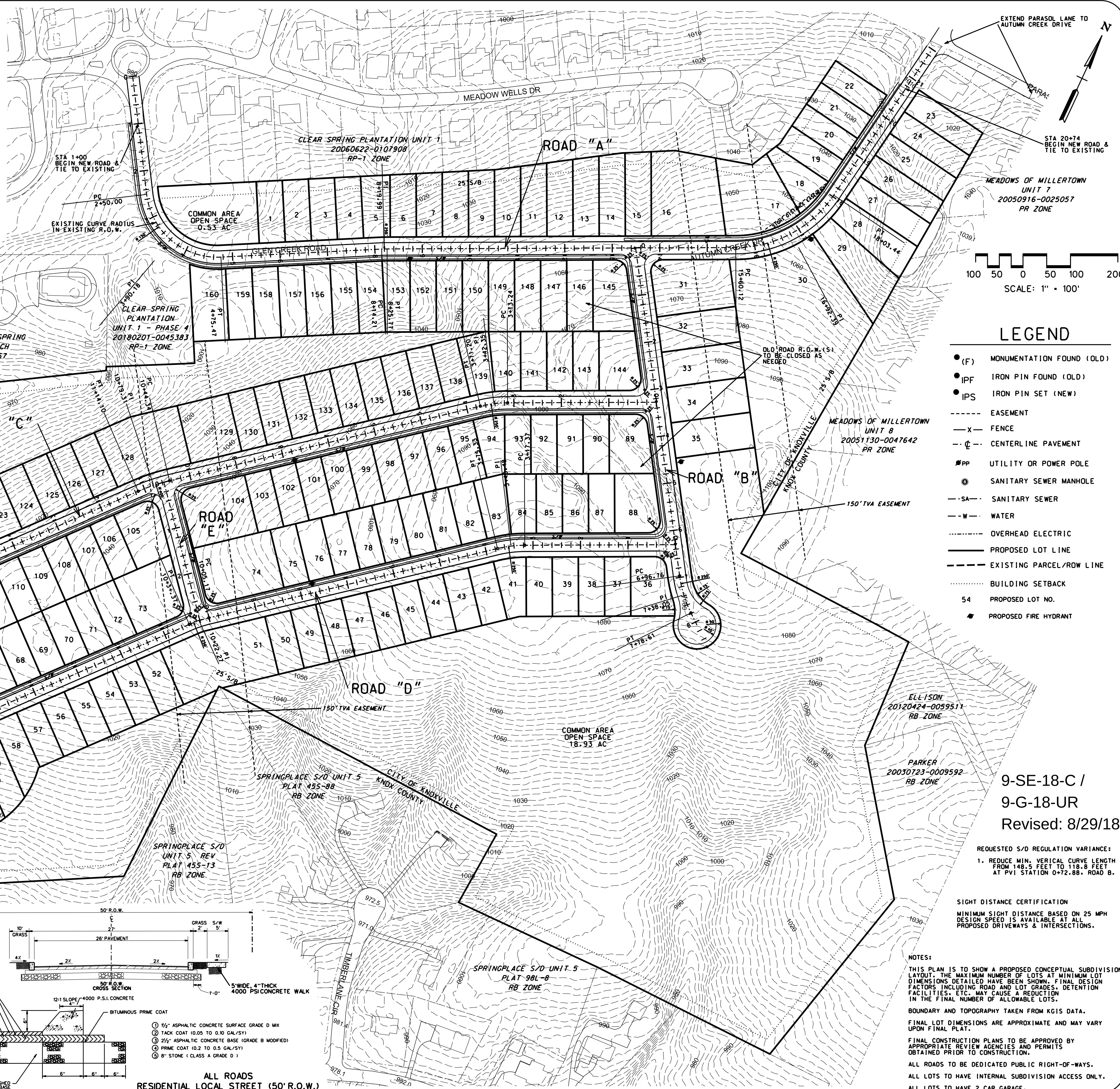
Scott Williams

SURVEYOR

TENNESSEE CERTIFICATE NO. 1914



ALL ROADS  
RESIDENTIAL LOCAL STREET (50' R.O.W.)



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- © SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- EXISTING PARCEL/ROW LINE
- BUILDING SETBACK
- 54 PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT

9-SE-18-C /  
9-G-18-UR  
Revised: 8/29/18

REQUESTED S/D REGULATION VARIANCE:  
1. REDUCE MIN. VERTICAL CURVE LENGTH FROM 144.5 FEET TO 118.8 FEET AT PVI STATION 0+72.88, ROAD B.

SIGHT DISTANCE CERTIFICATION  
MINIMUM SIGHT DISTANCE BASED ON 25 MPH DESIGN SPEED IS AVAILABLE AT ALL PROPOSED DRIVEWAYS & INTERSECTIONS.

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.  
BOUNDARY AND TOPOGRAPHY TAKEN FROM KGIS DATA.  
FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.  
FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO 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.

FOR REVIEW - NOT FOR CONSTRUCTION MPC FILE NO. 9-SE-18-C and 9-G-18-UR

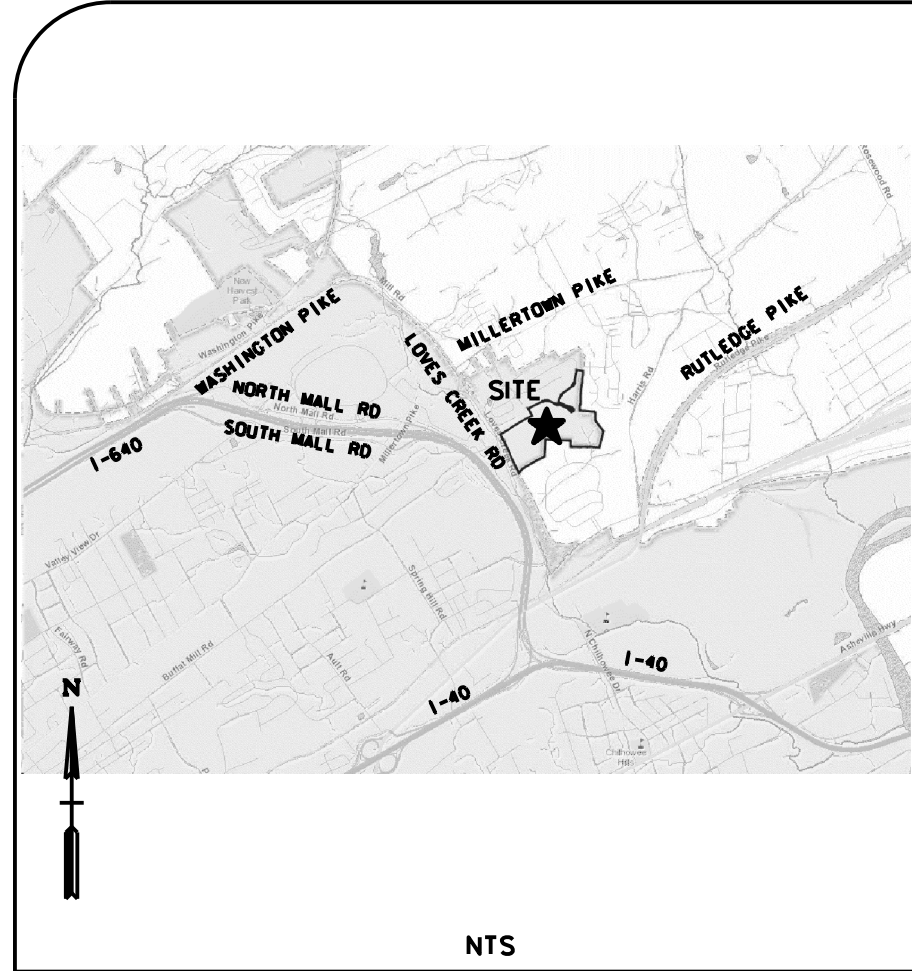
| REVISIONS | DATE    | DESCRIPTION |
|-----------|---------|-------------|
| NO.       | 8/26/18 | MPC COMM.   |
| 1         |         |             |

CONCEPT PLAN  
THE HIGHLANDS AT  
CLEAR SPRING  
GLEN CREEK ROAD  
KNOXVILLE, TENNESSEE  
CLT MAP 60 H.E. PARCEL 103.01  
WARD 32, CITY BLOCK 32546



W. SCOTT WILLIAMS ASSOCIATES  
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CIVIL ENGINEERING  
LAND SURVEYING  
4530 Annalee West  
P.O. Box 11  
Knoxville, TN 37921  
E-Mail: wscottwilliams@comcast.net

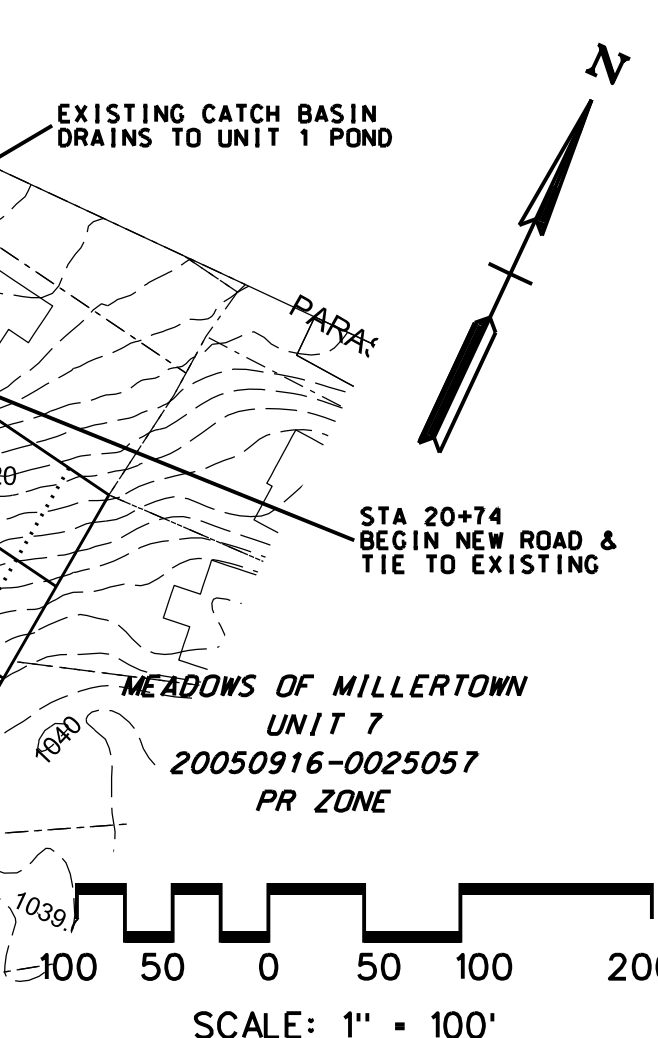
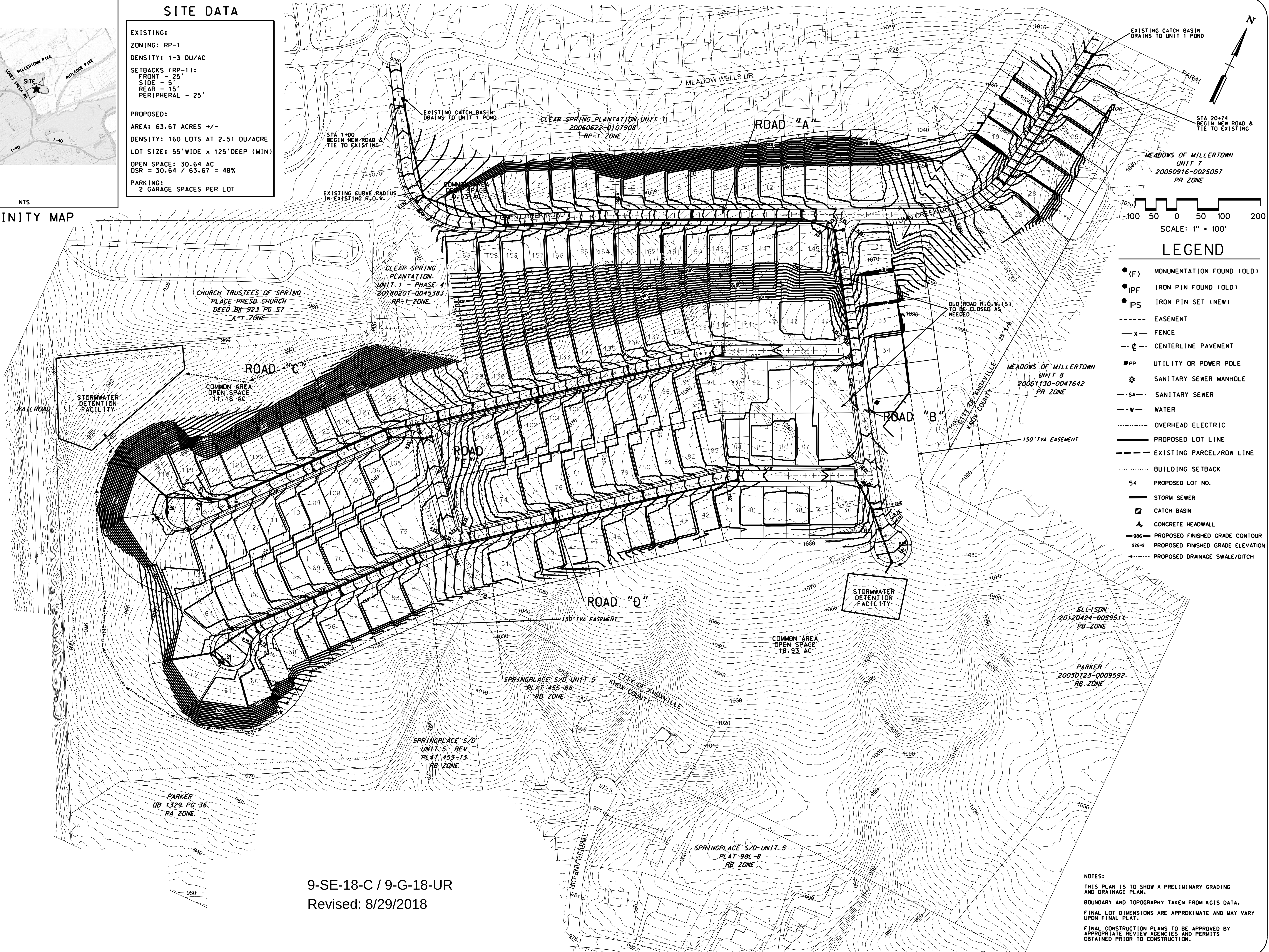
CLIENT:  
TRANS-SOUTH PROPERTIES, CP  
7204 MCKEEN LN  
KNOXVILLE, TN 37909  
ORIGINAL ISSUE:  
JULY 16, 2018  
SHEET NO.  
CC1  
JOB NO. 1843



VICINITY MAP

SITE DATA

EXISTING:  
ZONING: RP-1  
DENSITY: 1-3 DU/AC  
SETBACKS (RP-1):  
FRONT - 25'  
SIDE - 5'  
REAR - 15'  
PERIPHERAL - 25'  
PROPOSED:  
AREA: 63.67 ACRES +/-  
DENSITY: 160 LOTS AT 2.51 DU/ACRE  
LOT SIZE: 55' WIDE x 125' DEEP (MIN)  
OPEN SPACE: 30.64 AC  
OSR = 30.64 / 63.67 = 48%  
PARKING:  
2 GARAGE SPACES PER LOT



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- (PF) IRON PIN FOUND (OLD)
- (PS) IRON PIN SET (NEW)
- EASEMENT
- X- FENCE
- CL- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- ..... OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- EXISTING PARCEL/ROW LINE
- ..... BUILDING SETBACK
- 54 PROPOSED LOT NO.
- STORM SEWER
- CATCH BASIN
- ▲ CONCRETE HEADWALL
- 986- PROPOSED FINISHED GRADE CONTOUR
- 926+9 PROPOSED FINISHED GRADE ELEVATION
- ..... PROPOSED DRAINAGE SWALE/DITCH

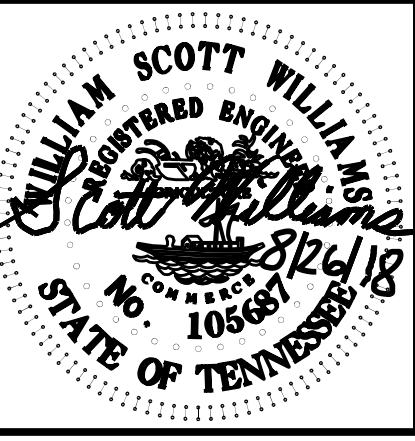
9-SE-18-C / 9-G-18-UR  
Revised: 8/29/2018

NOTES:  
THIS PLAN IS TO SHOW A PRELIMINARY GRADING AND DRAINAGE PLAN.  
BOUNDARY AND TOPOGRAPHY TAKEN FROM KGIS DATA.  
FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.  
FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

FOR REVIEW - NOT FOR CONSTRUCTION

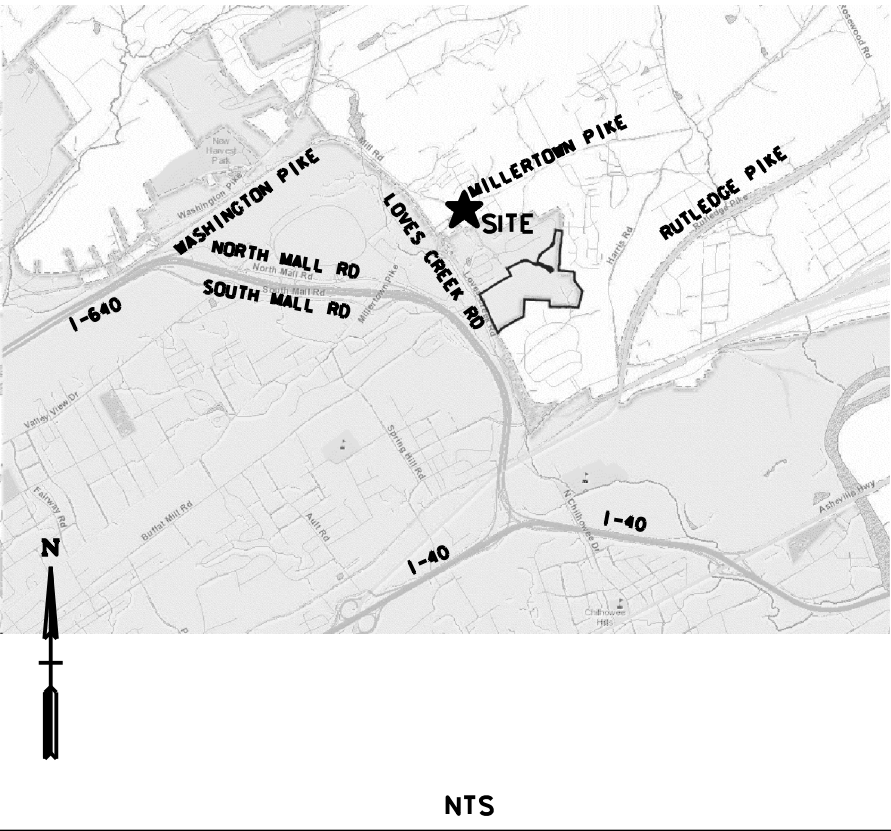
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PRELIMINARY GRADING AND DRAINAGE PLAN  
THE HIGHLANDS AT CLEAR SPRING  
GLEN CREEK ROAD  
KNOXVILLE, TENNESSEE  
CLT MAP 60 H.E. PARCEL 103.01  
WARD 32, CITY BLOCK 32546



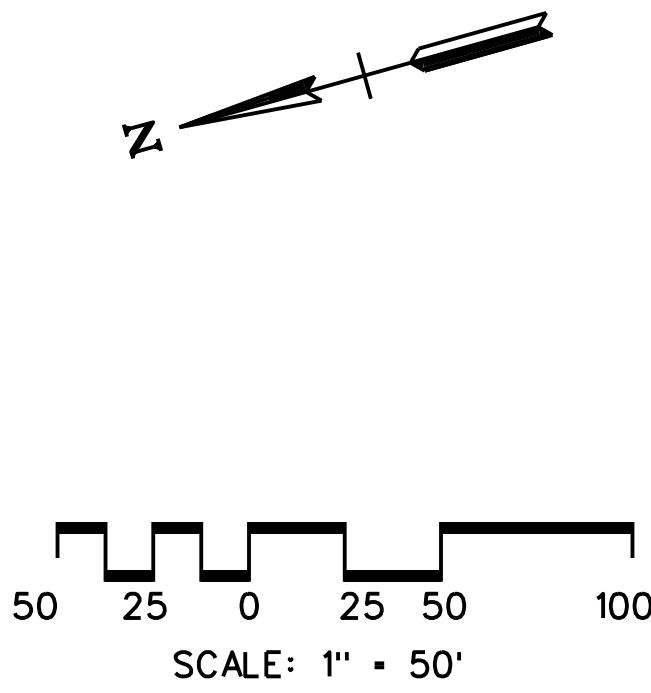
W. SCOTT WILLIAMS ASSOCIATES  
CONSULTING ENGINEERING  
CIVIL AND SURVEYING  
4530 Annalee West  
P.O. Box 11885  
Knoxville, TN 37921  
E-Mail: wscottwilliams@comcast.net

CLIENT:  
TRANS-SOUTH PROPERTIES, CP  
1204 McPARK LN  
KNOXVILLE, TN 37909  
ORIGINAL ISSUE:  
JULY 16, 2018  
SHEET NO.  
CC3  
JOB NO. 1843



VICINITY MAP

PROPOSED EDGE OF PAVEMENT  
REMOVE/RELOCATE POWER POLES, SIGNS, GUARDRAIL, ETC.  
PROPOSED R.O.W. ACQUISITION  
BY CLIENT (1500 SF +/-)



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- X — FENCE
- - C - - CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- © SANITARY SEWER MANHOLE
- - SA - - SANITARY SEWER
- - W - - WATER
- ..... OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- - - - EXISTING PARCEL/ROW LINE
- ..... BUILDING SETBACK
- 54 PROPOSED LOT NO.

9-SE-18-C / 9-G-18-UR  
Revised: 8/29/2018

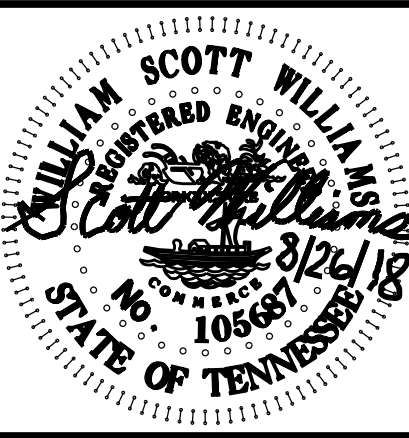
NOTES:  
R.O.W. ACQUISITION AND UTILITY RELOCATIONS ARE THE RESPONSIBILITY OF THE DEVELOPER.  
A SURVEY WILL BE NEEDED TO PROVIDE FINAL DESIGN AND R.O.W. DOCUMENTS.

| REVISIONS |                  |
|-----------|------------------|
| NO.       | DATE DESCRIPTION |
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ROAD IMPROVEMENT PLAN

THE HIGHLANDS AT CLEAR SPRING

GLEN CREEK ROAD  
KNOXVILLE, TENNESSEE  
CLT MAP 60 H E PARCEL 103.01  
WARD 32, CITY BLOCK 32546



W. SCOTT WILLIAMS ASSOCIATES

CONSULTING  
CIVIL ENGINEERING  
LAND SURVEYING

4530 Annalee West  
PO BOX 37921  
KNOXVILLE, TN 37921  
P: 615.665.692-6889  
E: Wiliam@scottwilliamsassoc.net

CLIENT:  
TRANS-SOUTH PROPERTIES, CP

7204 WPEAKE LN  
KNOXVILLE, TN 37909

ORIGINAL ISSUE:  
AUG 26, 2018

SHEET NO.  
CC4

JOB NO. 1843