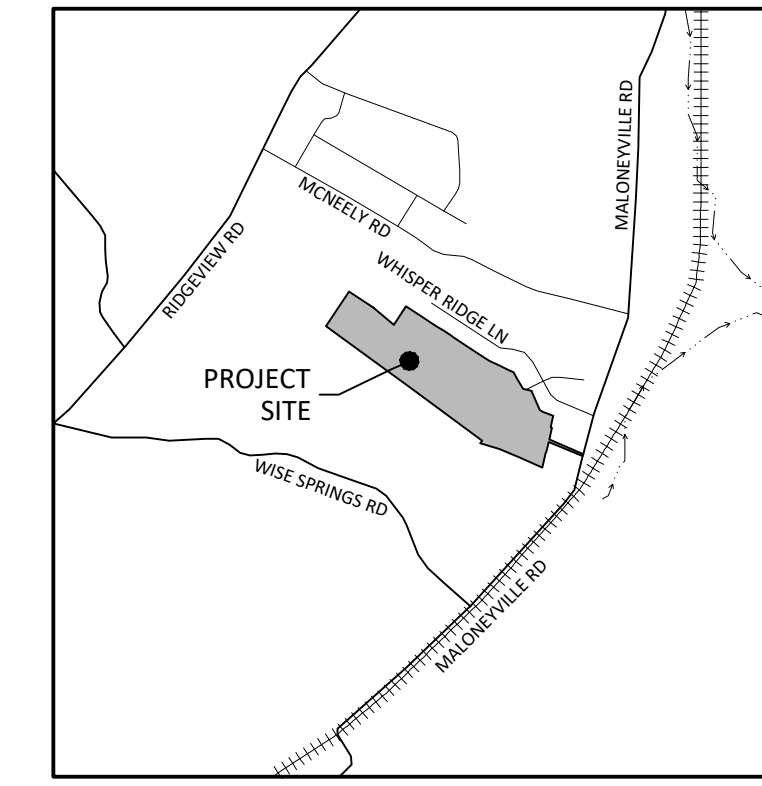


September 17, 2024 11:59:21 AM D:\GIS\Projects\10-SC-24-C\10-D-24-DP\CIP.dwg

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: CHRISTOPHER H. GOLLIER, P.E.
TENNESSEE CERTIFICATE NO.: 119773



NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM AVAILABLE KGIS MAPS.
- PROPERTY CONCERNED REFLECTS PARCEL 030 20812 & LOT 64R (PLAT # 202407170003281) AS SHOWN IN KNOX COUNTY CLT MAP 030. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONING DISTRICT. TOTAL AREA = ±34.26 AC.
- OWNER: GRAY BUTLER
576 TAZEVELL PIKE
LUTTRELL, TN 37779
- BUILDING SETBACKS ARE 20-FT. IN FRONT, MIN. 5-FT. ON SIDE, AND MIN. 15-FT IN REAR.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENT INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.

PROPOSED DENSITY

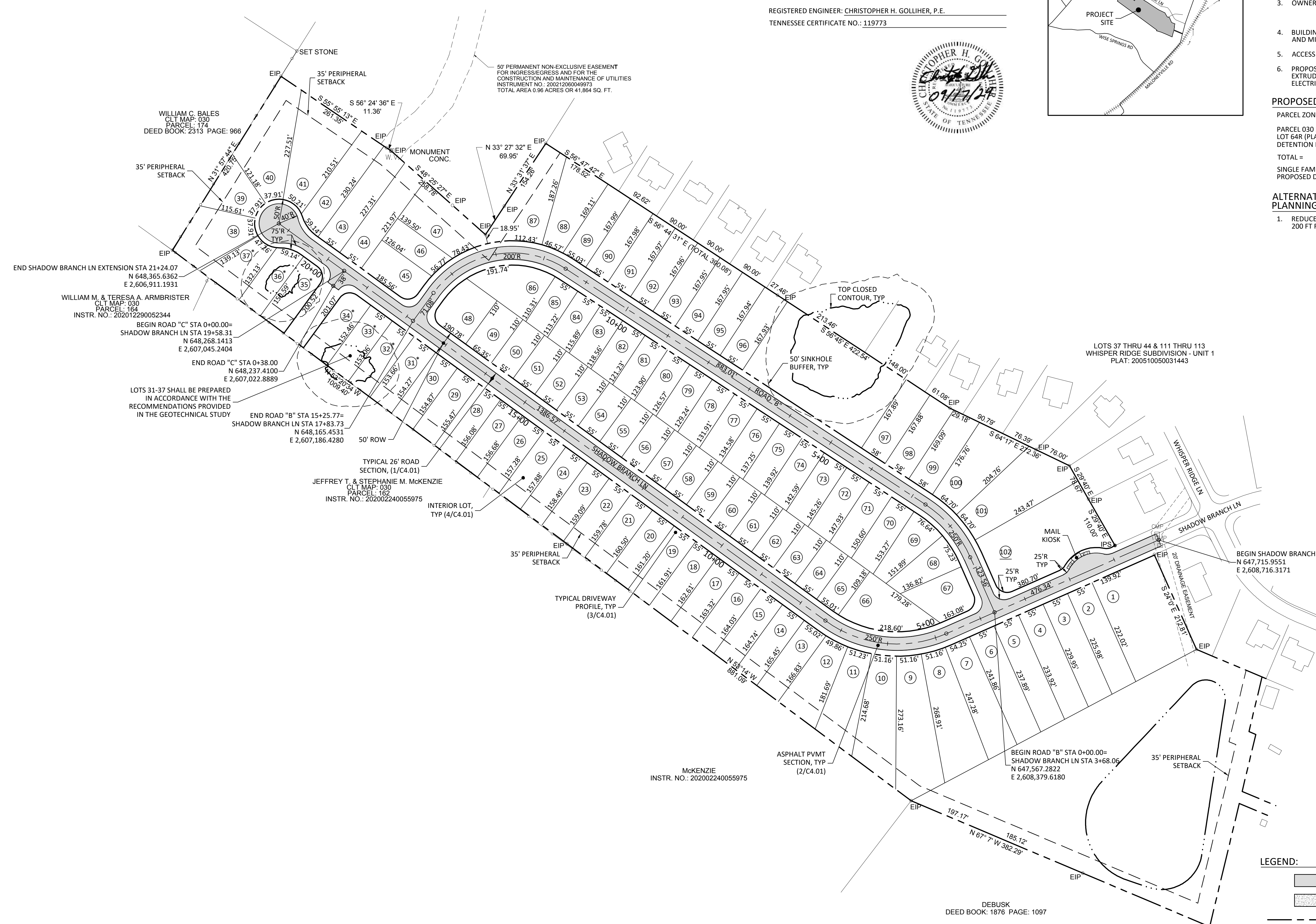
PARCEL ZONED PR ALLOWED DENSITY =	3 DU/AC
PARCEL 030 20812 AREA =	13.28 AC
LOT 64R (PLAT #202407170003281) AREA =	18.40 AC
DETENTION EASEMENT (PLAT #202407170003281) AREA =	2.58 AC
TOTAL =	34.26 AC
SINGLE FAMILY DWELLING UNITS =	102 UNITS
PROPOSED DENSITY =	2.98 DU/AC

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FT TO 200 FT FOR ROAD "B" FROM STA 11+50.23 TO STA 14+54.69.

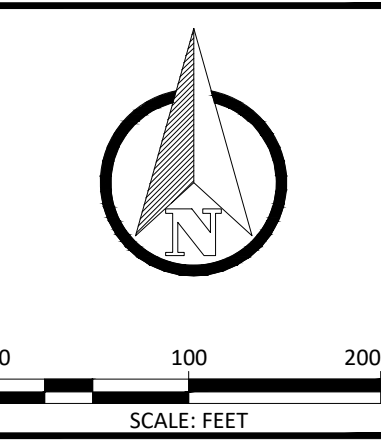
UTILITY OWNERS:

- WATER**
NORTHEAST KNOX UTILITY DISTRICT (NEKUD)
7214 WASHINGTON PIKE
CORYTON, TN 37721
OFFICE PHONE: 865.687.5345
- ELECTRIC, GAS, & SEWER**
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123
- TELEPHONE**
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MR. VAUGHN JONES
OFFICE PHONE: 865.539.8579



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPERTY/ROW LINE
- PROPOSED ROAD CENTER LINE
- (1/C.01) DETAIL REF. (DETAIL NO./SHT. NO.)
- TYP TYPICAL
- ① PROPOSED LOT NUMBER



BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
MR. BRIAN STEPHENS
BSTEPHENS@BALLHOMES.COM
859.268.1191

NO.	DATE	REVISION	BY
B	09/17/24	REVISED PER MPC COMMENTS	PRA

WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORYTON, TN 37721
CONCEPT PLAN OF WHISPER RIDGE
SUBDIVISION - UNIT 2
MPC FILE NUMBER: 10-SC-24-C/10-D-24-DP

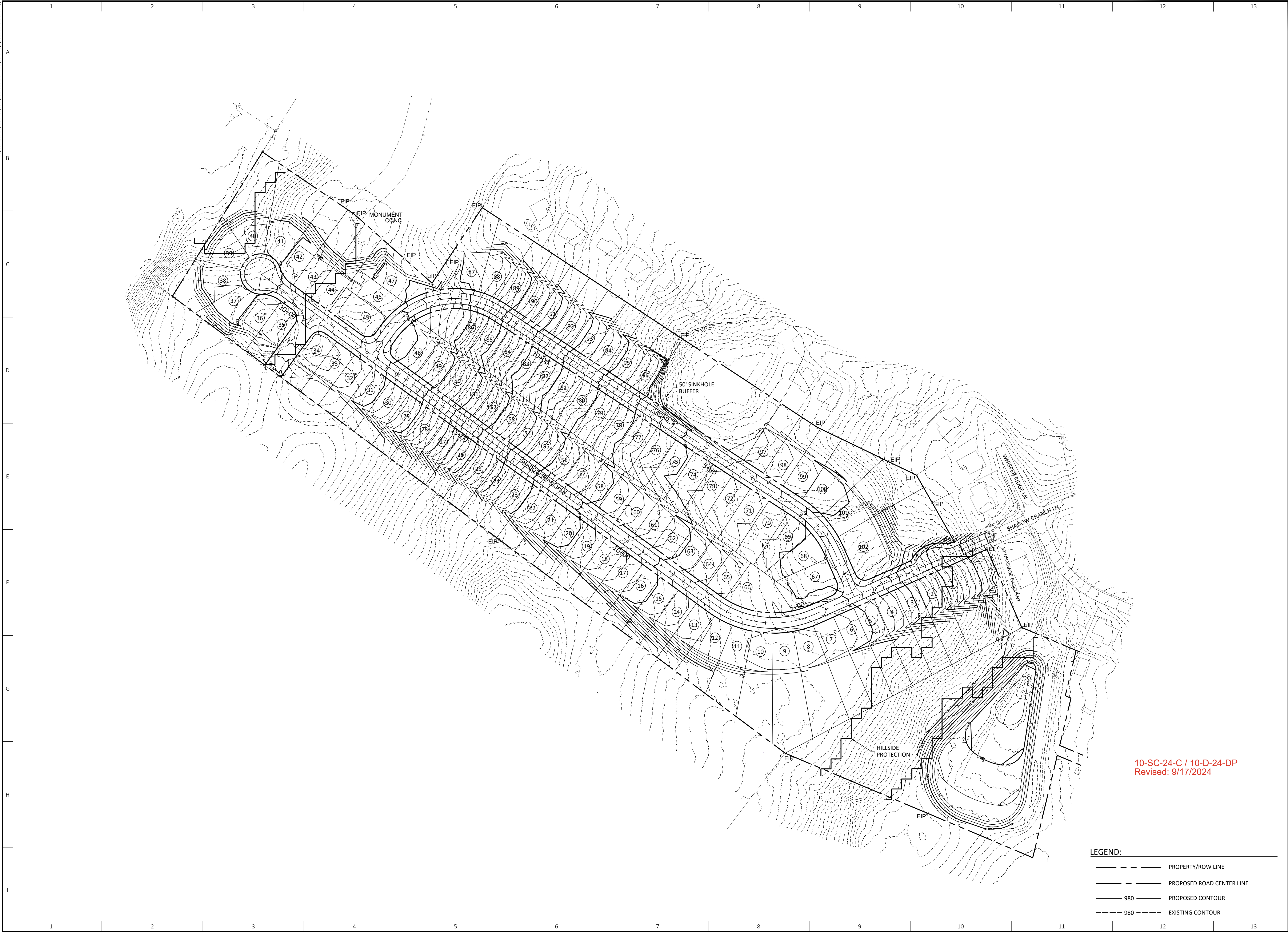
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592.016
DATE: 07/24/2024

C1.01

CONCEPT PLAN
07/24/2024

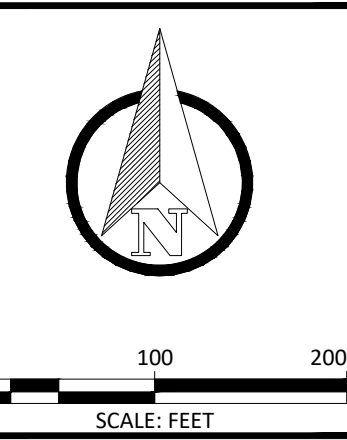
September 16, 2024 / 15921592.016 / 03-Prod/03-Dwg/10-D-24-DP-C-GR.dwg



10-SC-24-C / 10-D-24-DP
Revised: 9/17/2024

LEGEND:

---	PROPERTY/ROW LINE
---	PROPOSED ROAD CENTER LINE
---	980 PROPOSED CONTOUR
---	980 EXISTING CONTOUR



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 40517
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 859.268.1191

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WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORRYTON, TN 37721

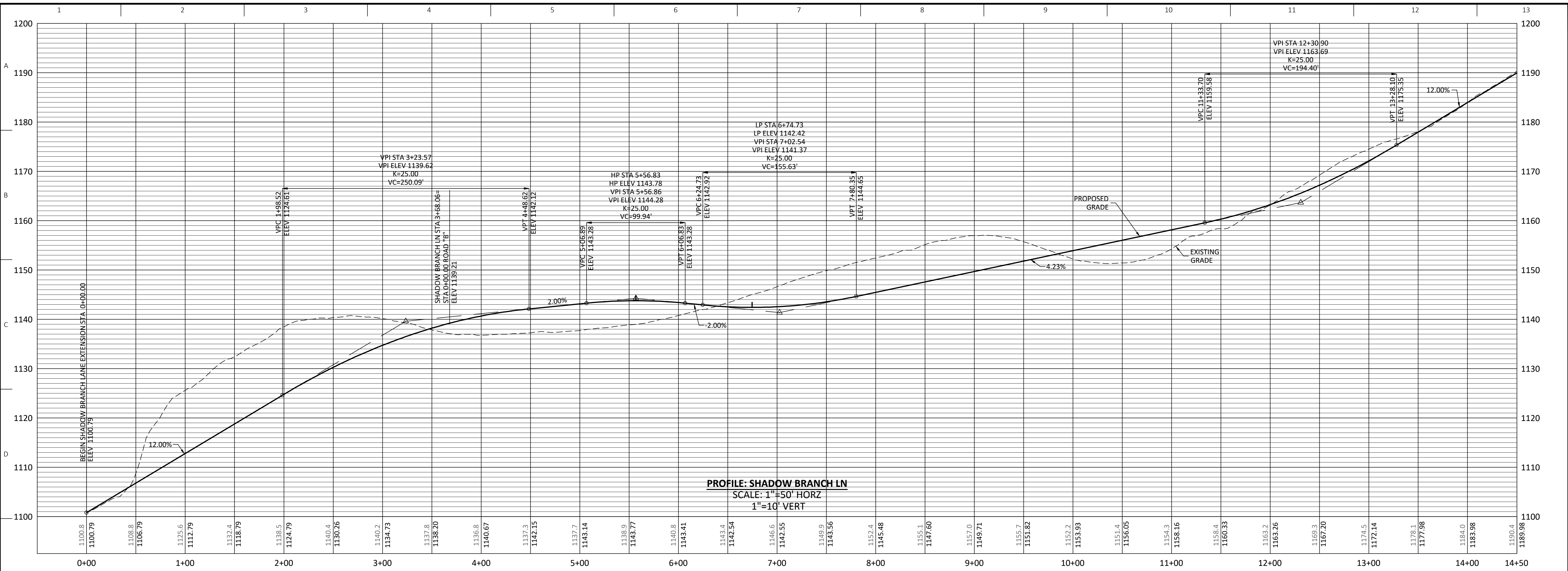
GRADING PLAN
MPC FILE NUMBER: 10-SC-24-C/10-D-24-DP

PRELIMINARY NOT FOR
CONSTRUCTION

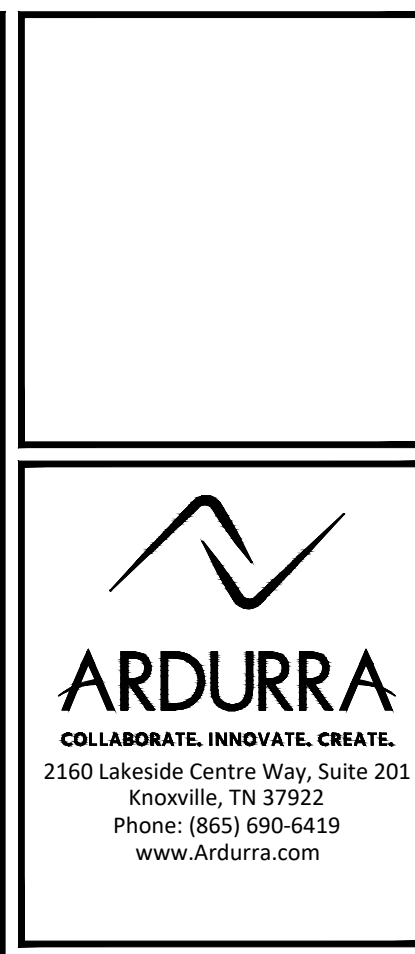
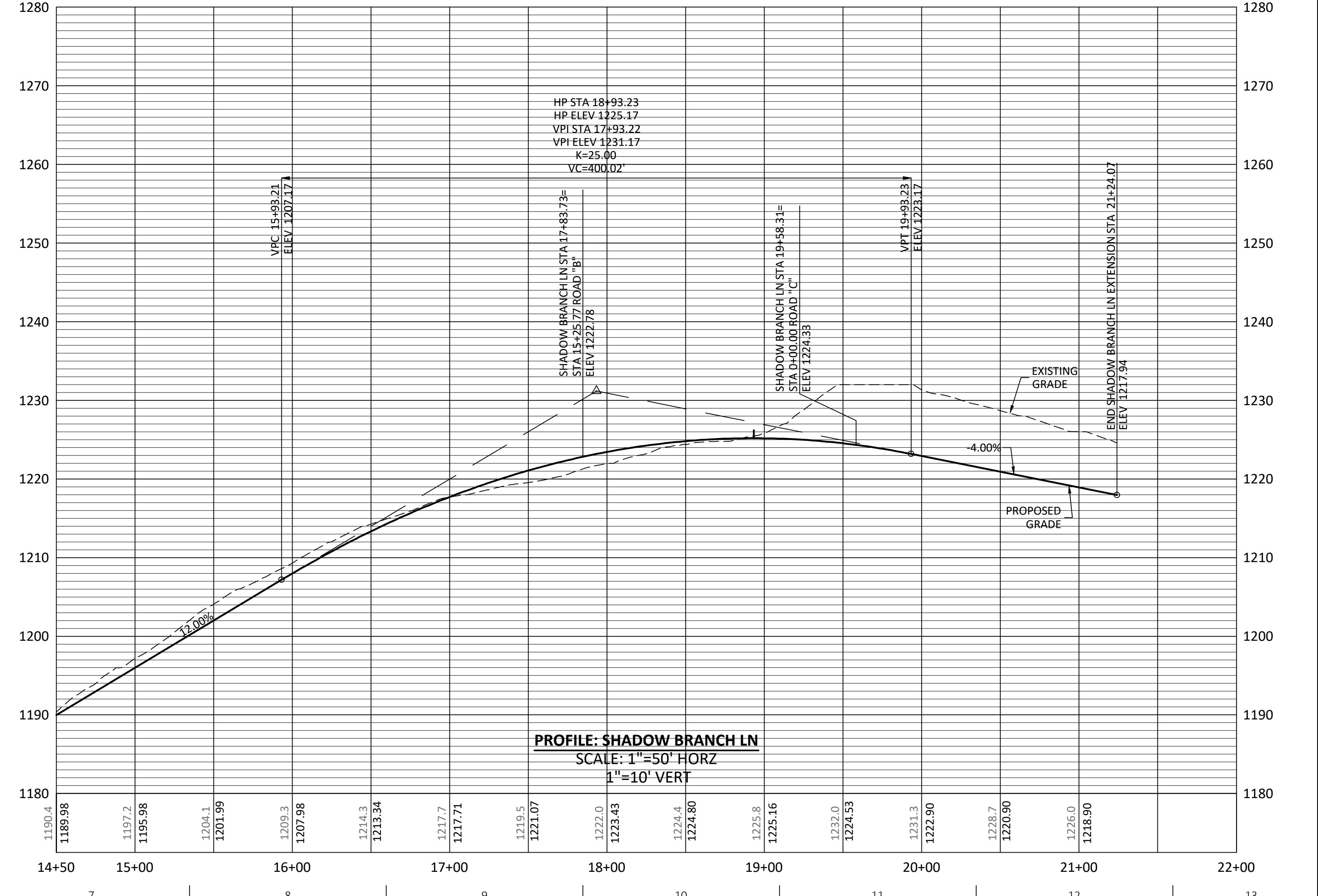
JOB NO: 592.016
DATE: 07/24/2024

C2.01

CONCEPT PLAN
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10-SC-24-C / 10-D-24-DP
Revised: 9/17/2024



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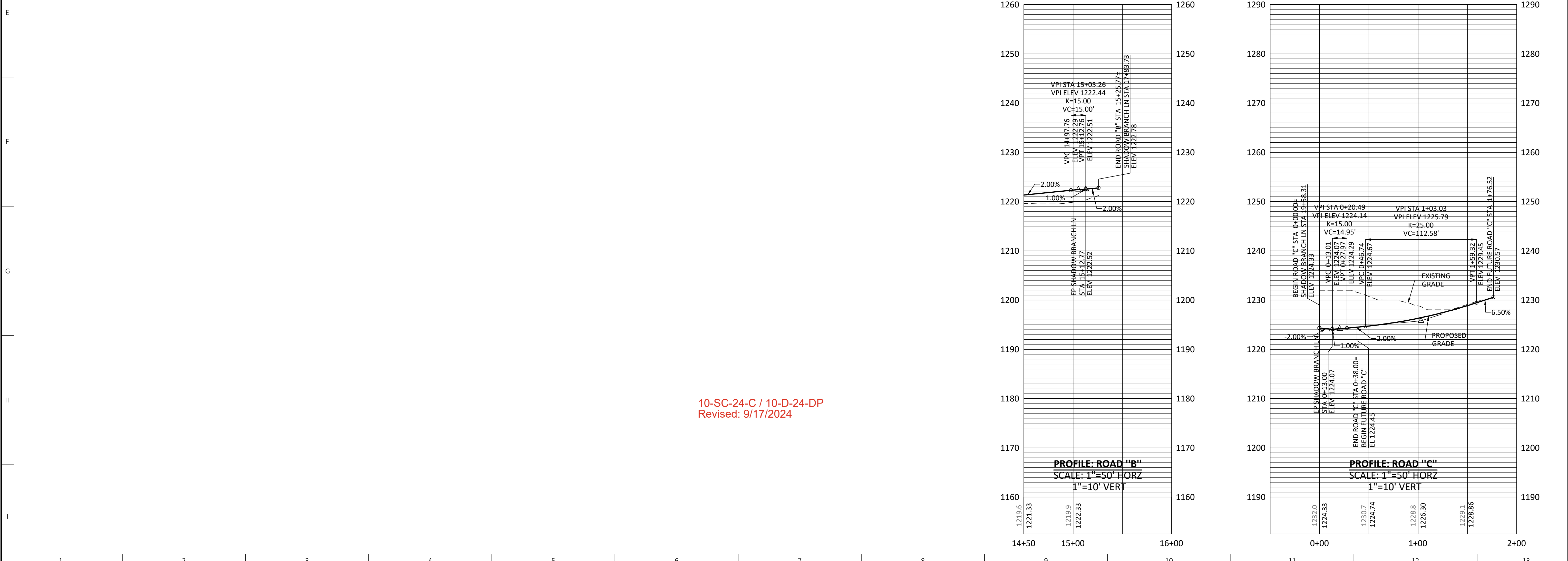
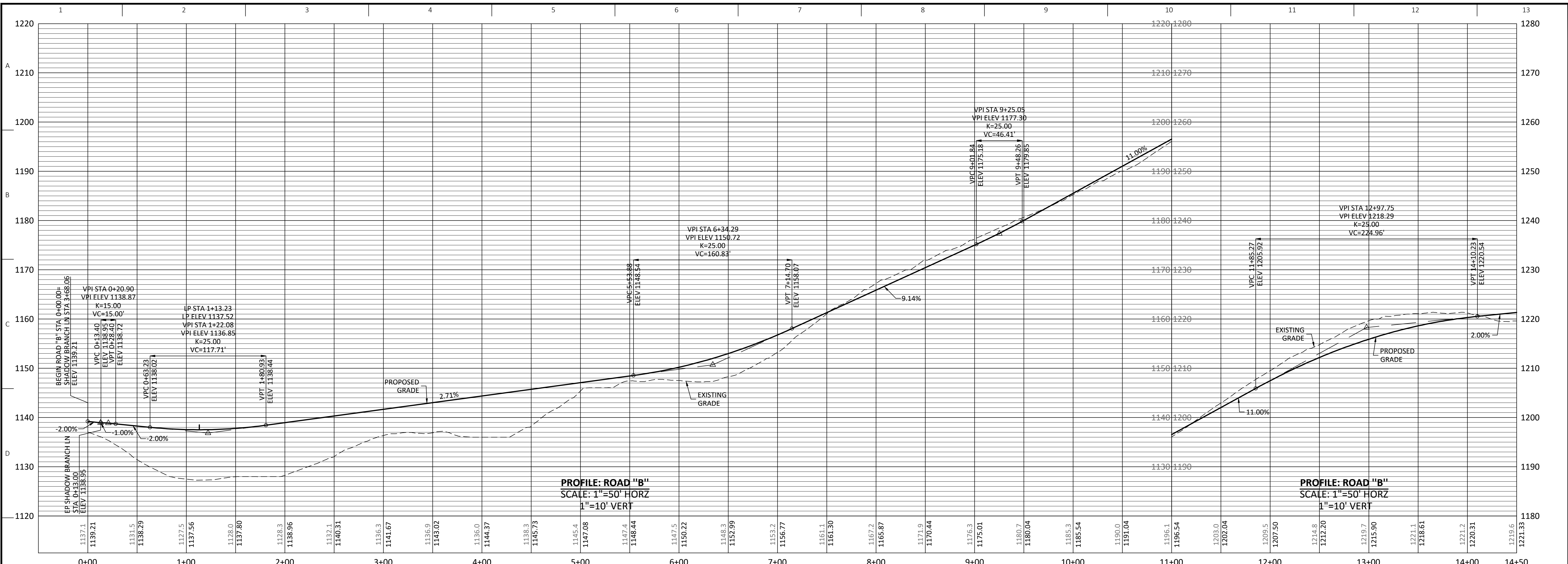
WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORYTON, TN 37721
ROAD PROFILES
MPC FILE NUMBER: 10-SC-24-C/10-D-24-DP

PRELIMINARY NOT FOR CONSTRUCTION

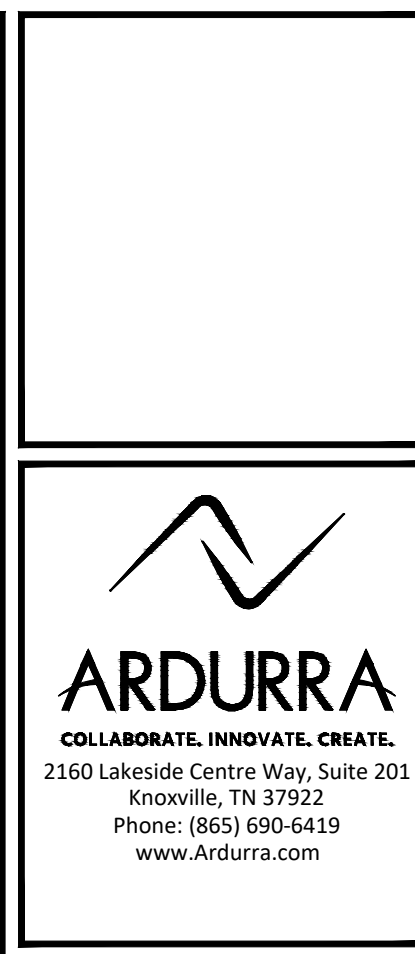
JOB NO: 592.016
DATE: 07/24/2024

C3.01

CONCEPT PLAN
07/24/2024



10-SC-24-C / 10-D-24-DP
Revised: 9/17/2024



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WHISPER RIDGE SUBDIVISION - UNIT 2
5478 SHADOW BRANCH LN
CORYTON, TN 37721

ROAD PROFILES
MPC FILE NUMBER: 10-SC-24-C/10-D-24-DP

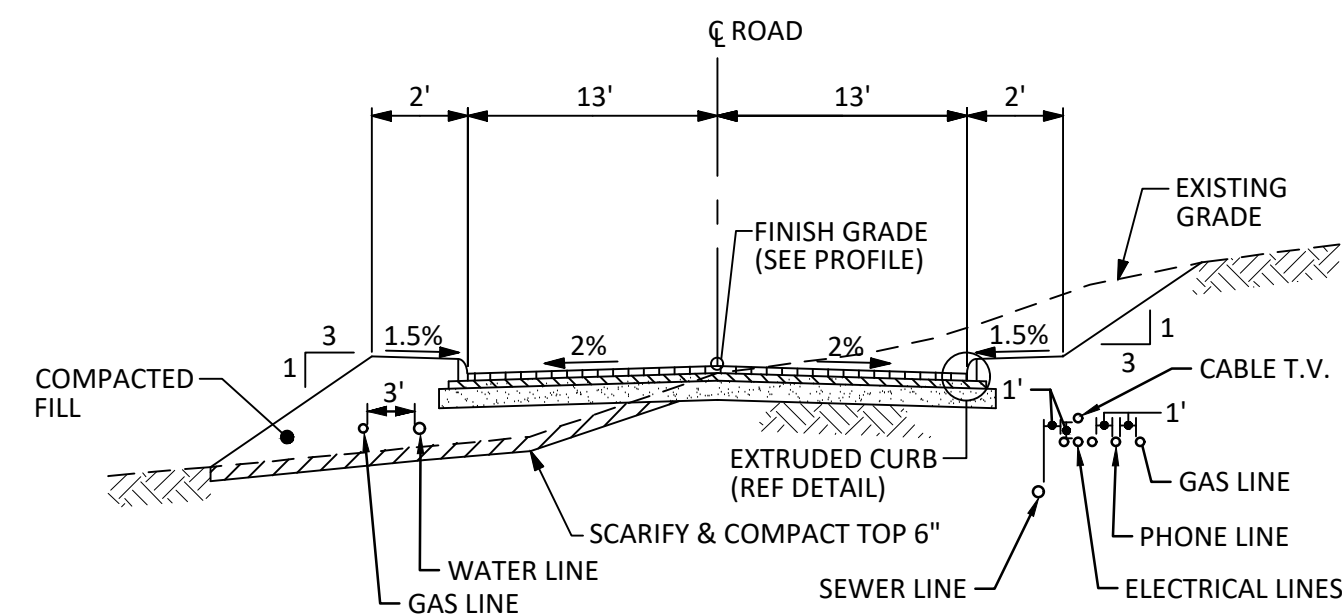
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 592.016
DATE: 07/24/2024

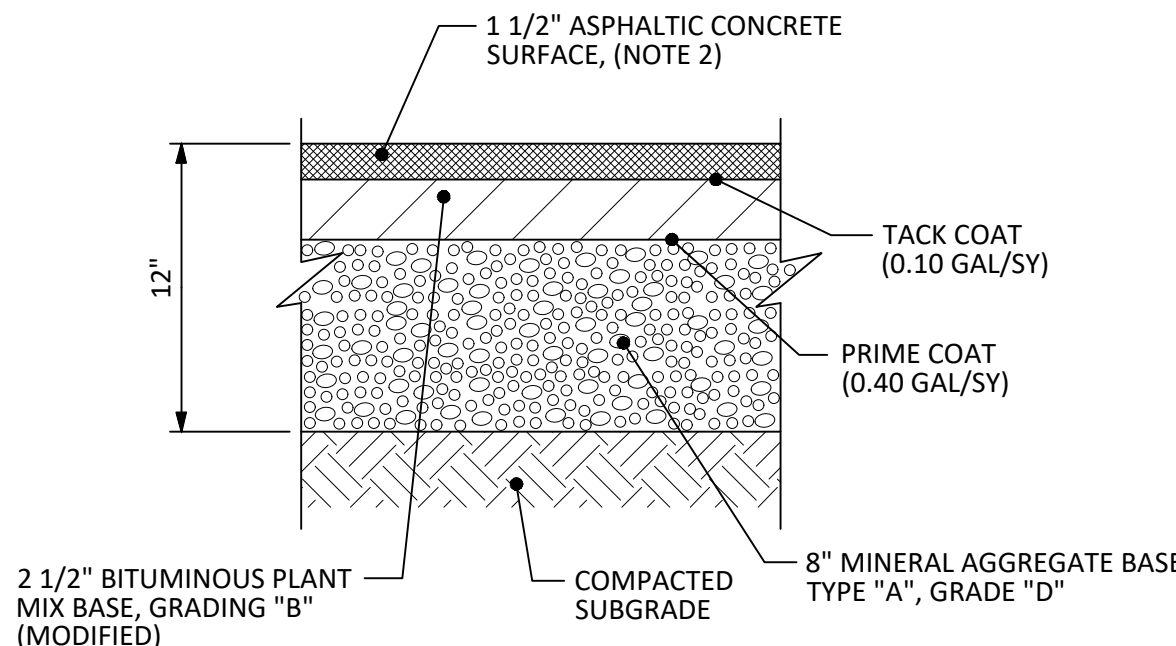
C3.02

CONCEPT PLAN
07/24/2024

September 16, 2024 11:59:21 AM 192.016 (03-Prop) (03-Dwg) (192016-C-DT) dwg



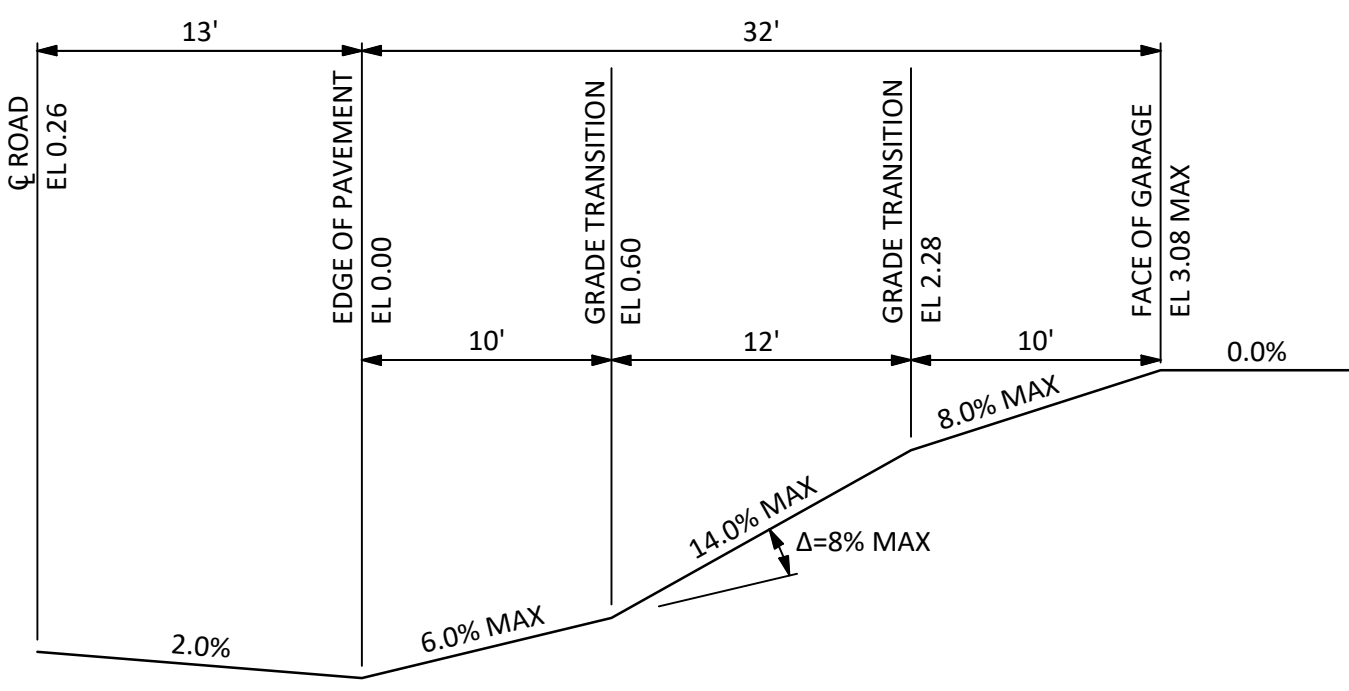
1
C4.01
TYPICAL 26' ROAD SECTION
NTS



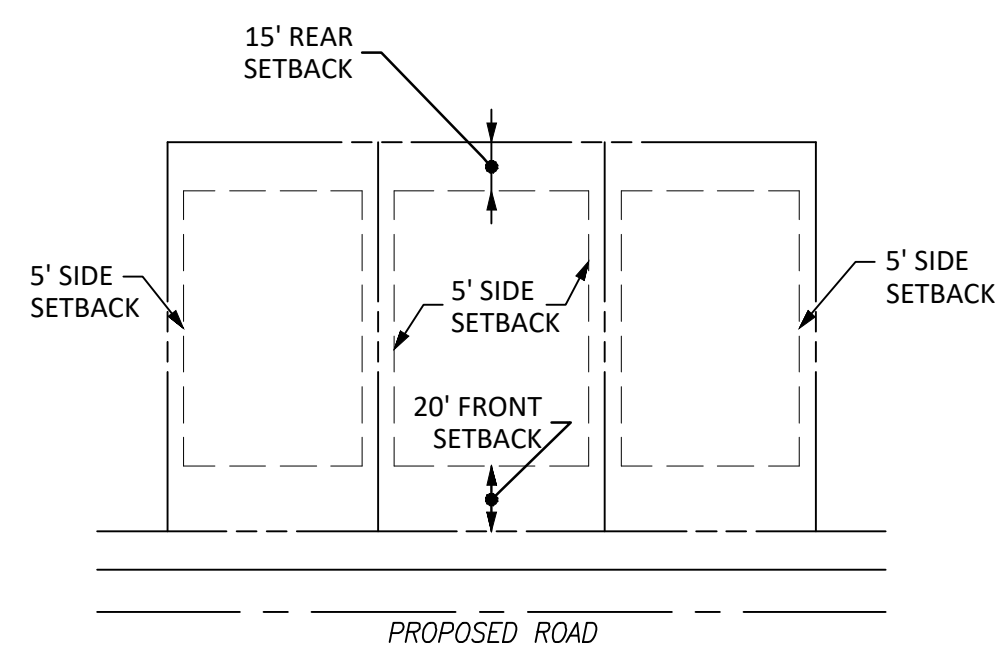
NOTES:

- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
- ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.

2
C4.01
ASPHALT PAVEMENT SECTION
NTS



3
C4.01
TYPICAL DRIVEWAY PROFILE
NTS



4
C4.01
TYPICAL INTERIOR LOT
NTS



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CORYTON, TN 37721

DETAILS
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C4.01

CONCEPT PLAN
07/24/2024

10-SC-24-C / 10-D-24-DP
Revised: 9/17/2024