

VICINITY MAP

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 FIELD SURVEY AT 2' CONTOUR INTERVAL.

FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT. PROPERTY IS MOSTLY WOODED.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY K.U.B. UTILITIES SHOWN FOR LOCATION ONLY.

THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

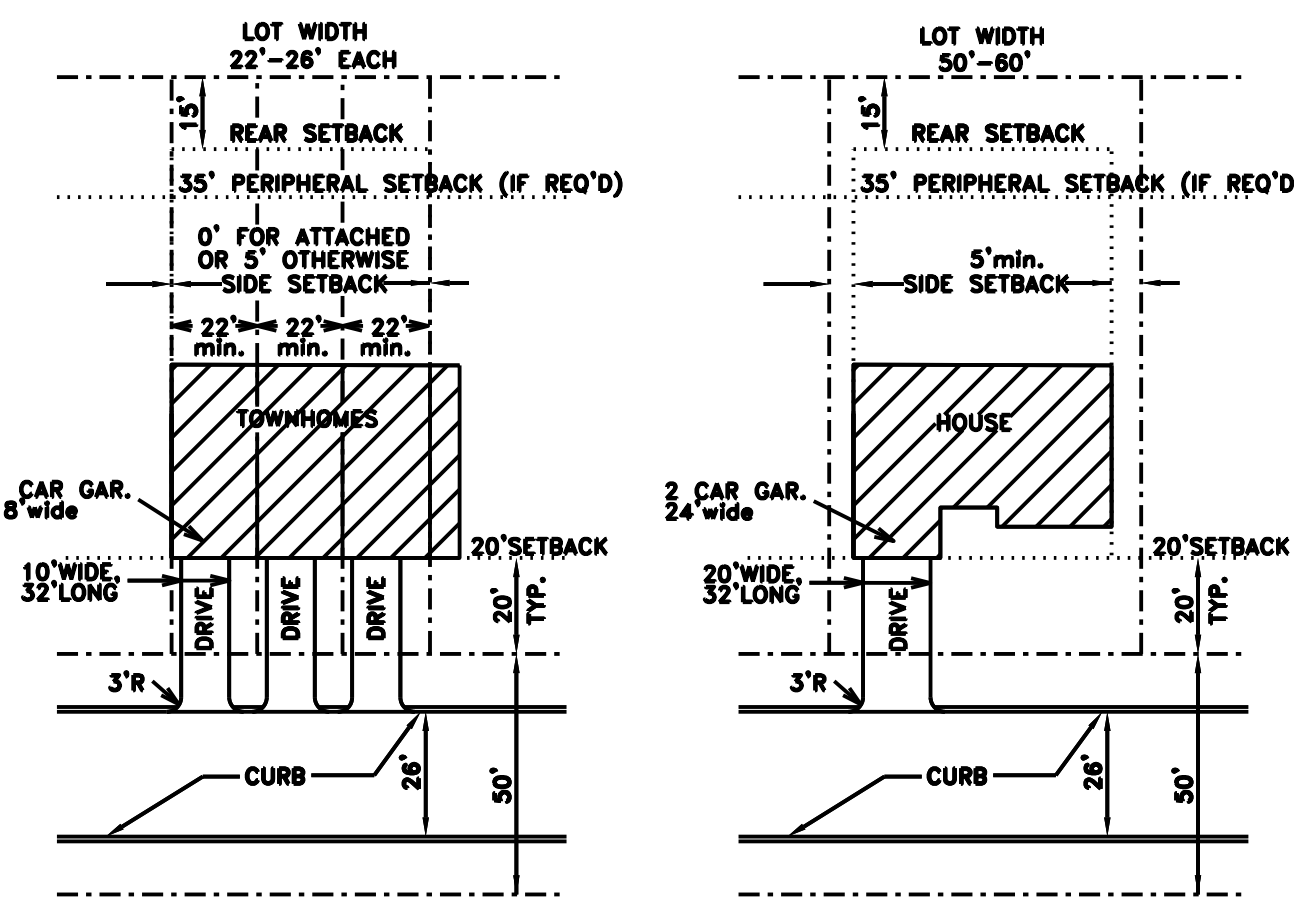
ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.

ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.

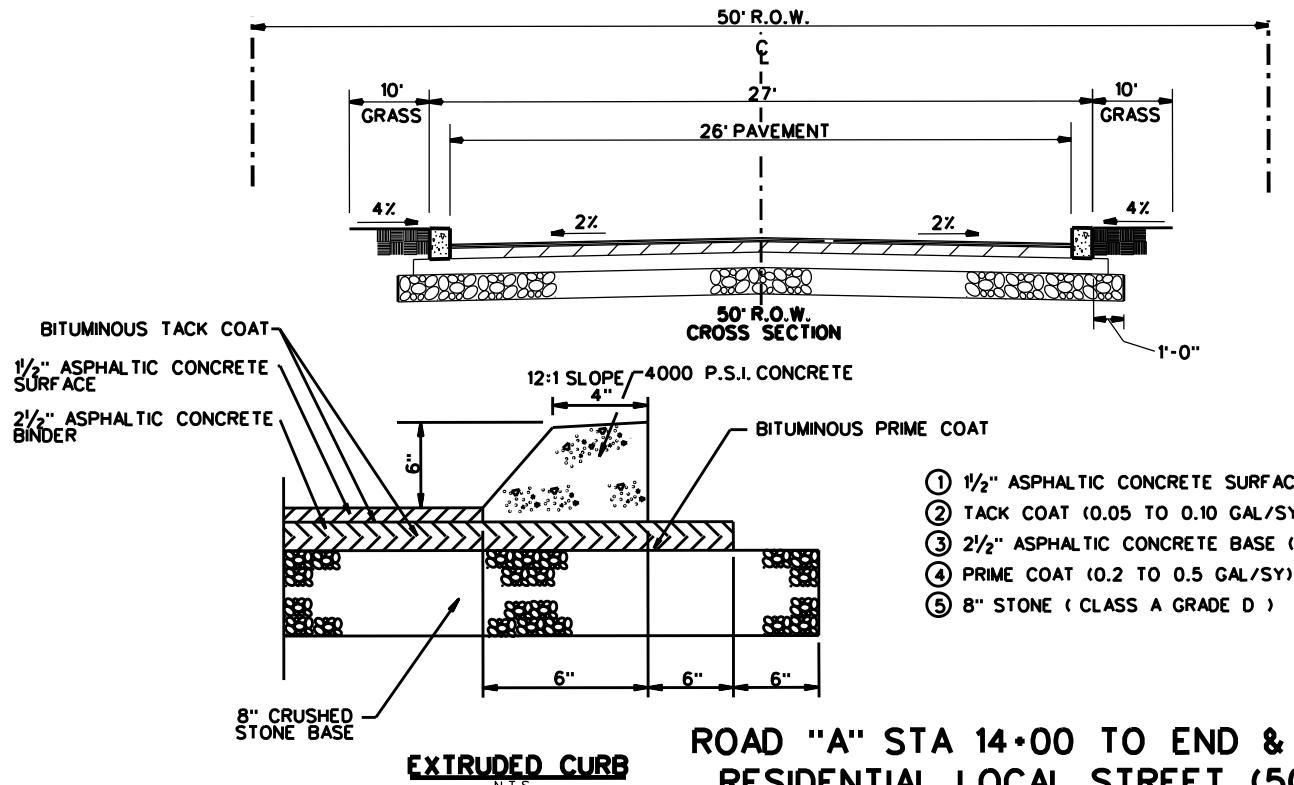
ALL LOTS TO HAVE 2 CAR GARAGE OR 1 CAR GARAGE W/ 1 DRIVEWAY SPACE.

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

ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. 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.



TYPICAL LOT LAYOUT (ATTACHED) AND DRIVEWAY CONNECTION
TYPICAL LOT LAYOUT (DETACHED) AND DRIVEWAY CONNECTION



ROAD "A" STA 14+00 TO END & ROAD "B" RESIDENTIAL LOCAL STREET (50' R.O.W.)

SITE DATA

EXISTING:
 ZONING: PR & F
 DENSITY: LESS THAN 2.51 DU/AC

BUILDING SETBACKS:
 FRONT - 20'
 SIDE - 5'
 REAR - 15'
 PERIPHERAL - 35'

AREA: 84.56 ACRES +/-
 DENSITY: 196 LOTS AT 2.31 UNITS PER ACRE
 LOT SIZE: VARIES FROM 22'-60' WIDE x 80'-100' DEEP

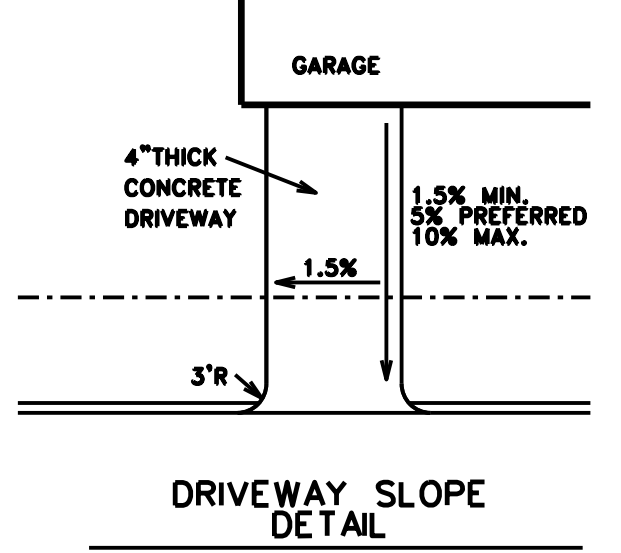
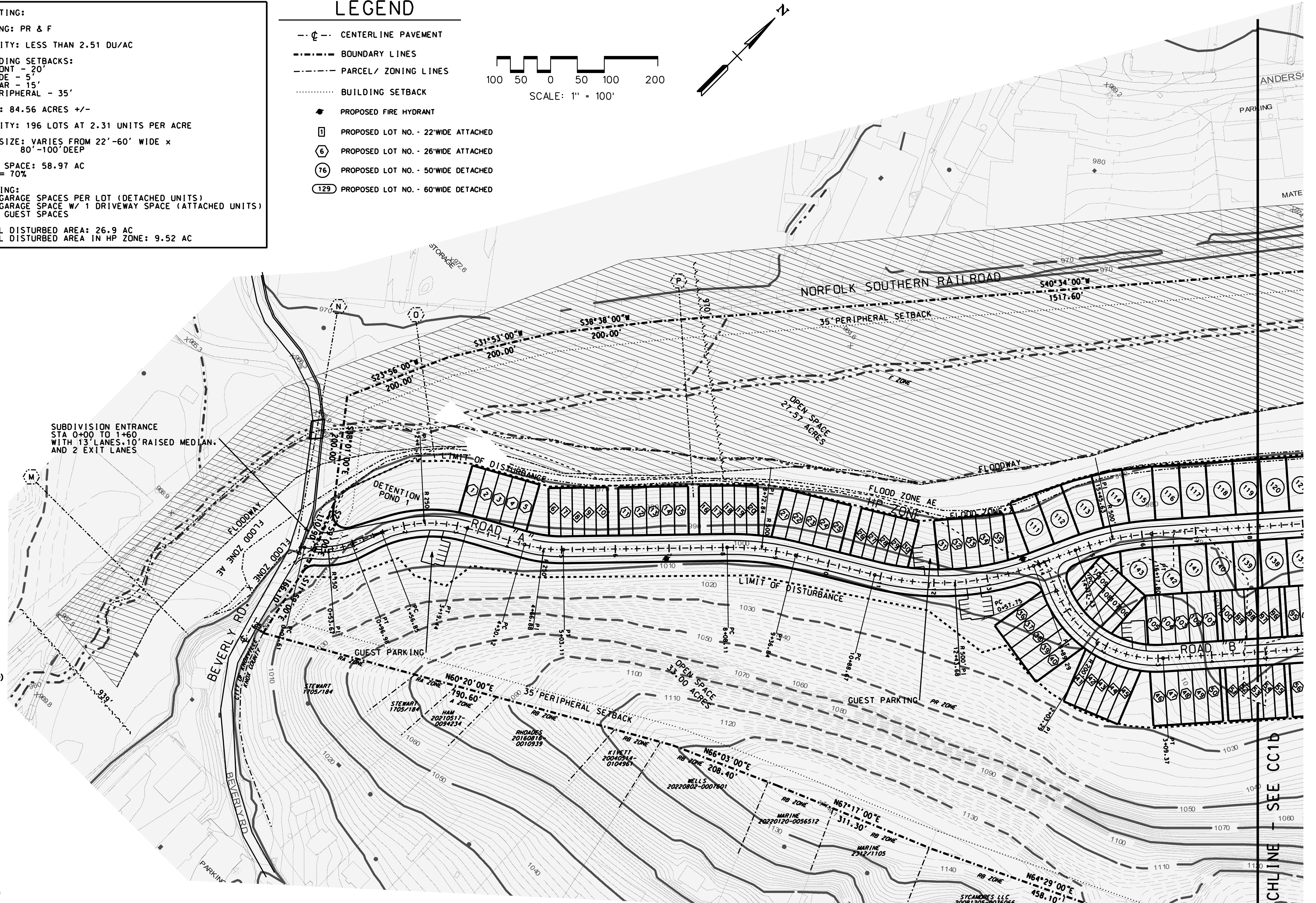
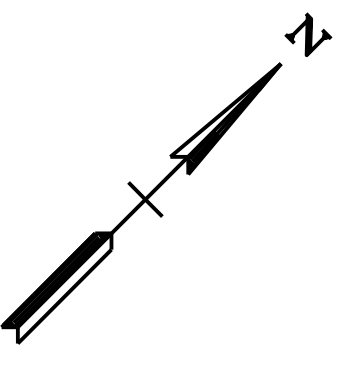
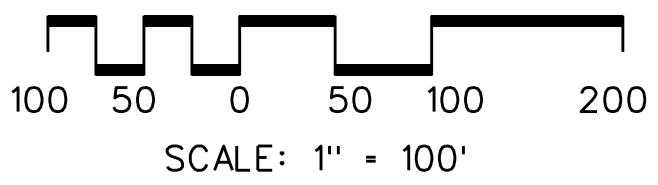
OPEN SPACE: 58.97 AC
 OSR = 70%

PARKING:
 2 GARAGE SPACES PER LOT (DETACHED UNITS)
 1 GARAGE SPACE W/ 1 DRIVEWAY SPACE (ATTACHED UNITS)
 20 GUEST SPACES

TOTAL DISTURBED AREA: 26.9 AC
 TOTAL DISTURBED AREA IN HP ZONE: 9.52 AC

LEGEND

- C- CENTERLINE PAVEMENT
- - - BOUNDARY LINES
- - - PARCEL / ZONING LINES
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- PROPOSED LOT NO. - 22' WIDE ATTACHED
- ⊖ PROPOSED LOT NO. - 26' WIDE ATTACHED
- ⊙ PROPOSED LOT NO. - 50' WIDE DETACHED
- ⊚ PROPOSED LOT NO. - 60' WIDE DETACHED



DRIVEWAY SLOPE DETAIL

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

- REQUESTED VARIANCES & ALTERNATIVE DESIGN STANDARDS:**
1. REDUCE ROAD A HORIZ. CURVE RADIUS FROM 250' TO 150' @ STA 0+53.67
 2. REDUCE ROAD A VERT. CURVE LENGTH FROM K=25 TO K=18.33 @ STA 0+93.22
 3. REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 2+03.29
 4. REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 17+89.77

12-SC-22-C / 12-C-22-DP
 Revised: 1/31/2023

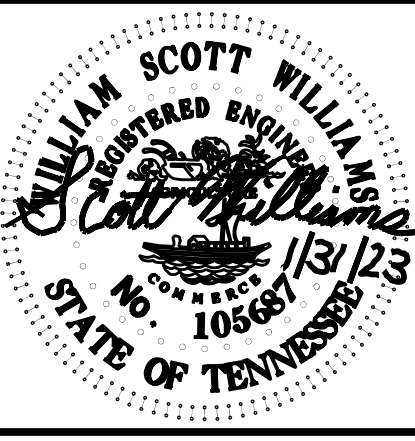
FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/21/22	PC COMM.
2	1/21/23	PC COMM.
3	1/31/23	PC COMM.

CONCEPT PLAN

THE PRESERVE AT WHITES CREEK

KNOX COUNTY, TENNESSEE
 4760 BEVERLY ROAD
 KNOX COUNTY PARCELS 002 & 002-01
 CLT MAP 059 CIVIL DISTRICT
 12-SC-22-C / 12-C-22-DP



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 E: willi@scottwilliamsassoc.com

CLIENT:

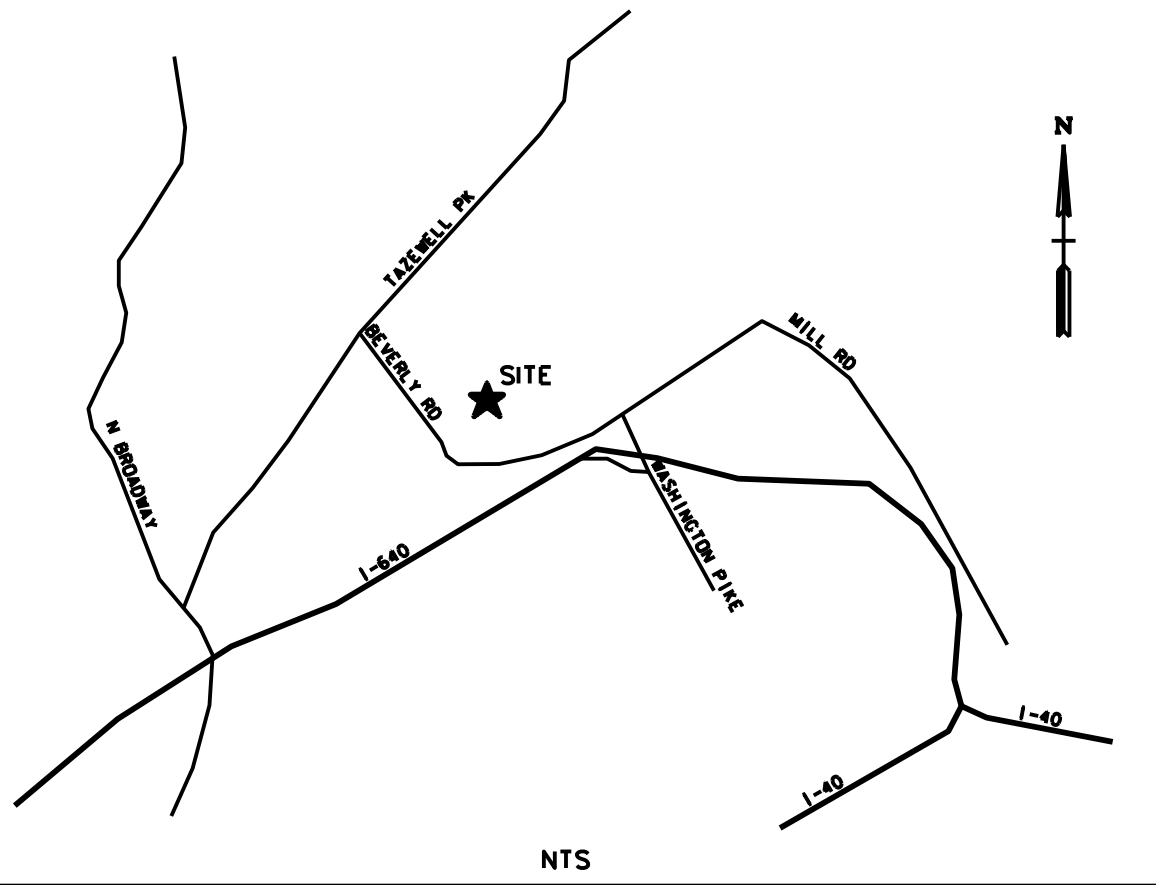
CAFÉ INTERNATIONAL, LLC

5408 FOUNTAIN GATE ROAD
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 615.586.5866

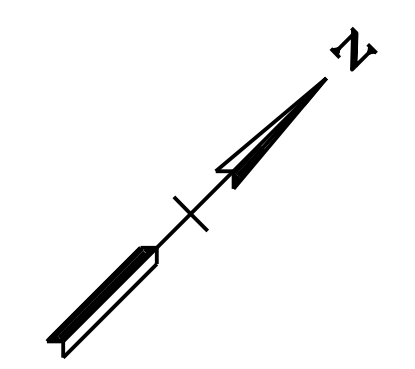
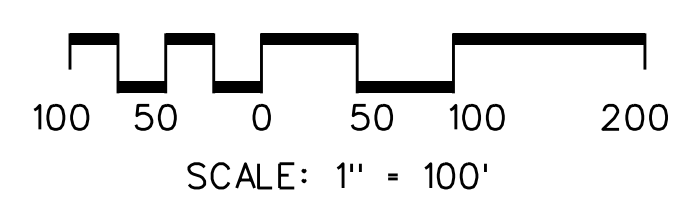
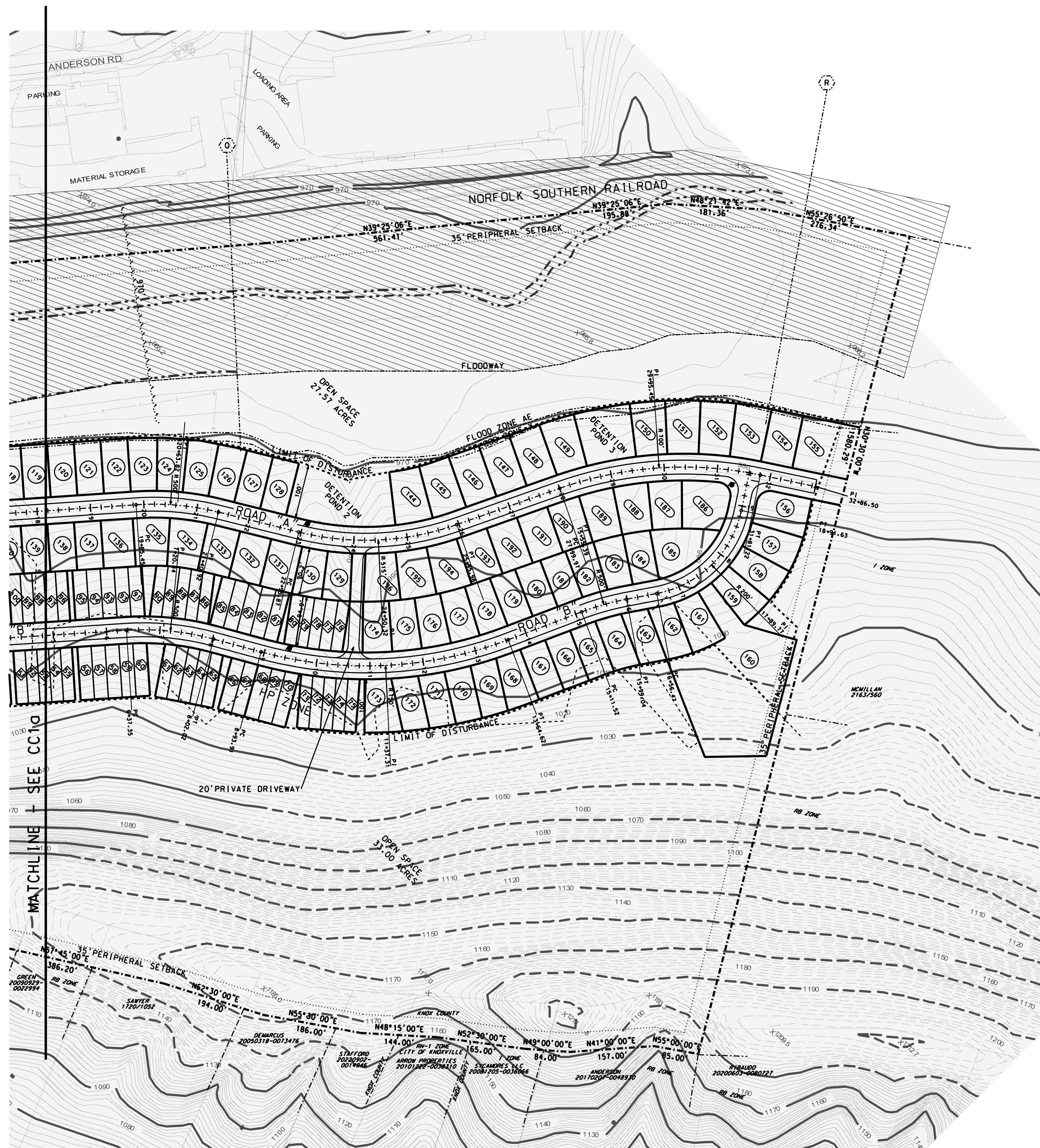
ORIGINAL ISSUE:
 OCT. 20, 2022

SHEET NO.
CC1a

JOB NO. 2220



VICINITY MAP



LEGEND

- CENTERLINE PAVEMENT
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
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Scott Williams

SURVEYOR

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 KNOX COUNTY, TENNESSEE
 CLT MAP 059 PARCELS 002 & 002-01
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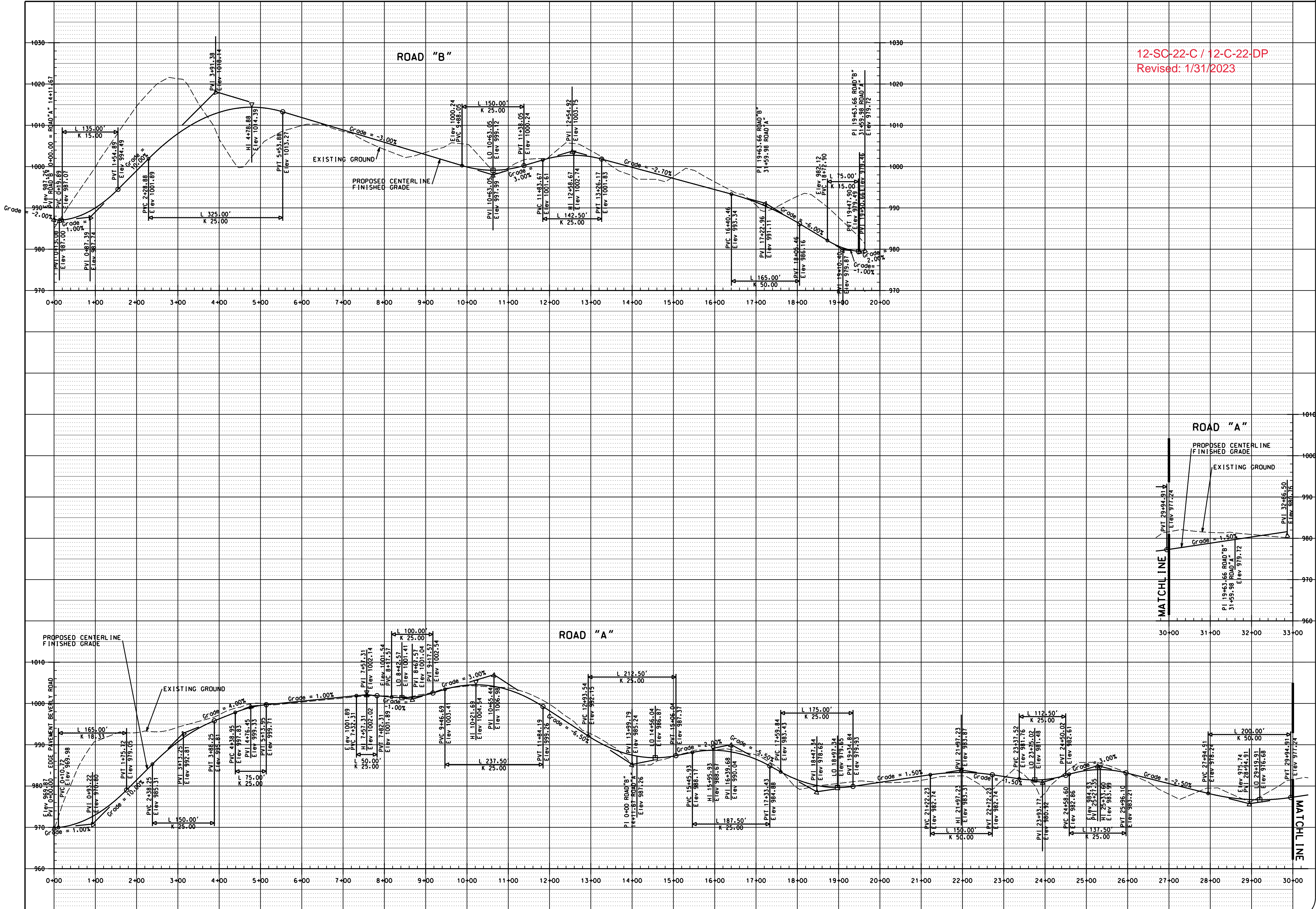
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CC1b

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12-SC-22-C / 12-C-22-DP
 Revised: 1/31/2023

SCALE: HORIZ. 1"=100'. VERT. 1"=10'



12-SC-22-C / 12-C-22-DP
Revised: 1/31/2023

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ROAD PROFILES
THE PRESERVE AT WHITES CREEK
4760 BEVERLY ROAD
KNOX COUNTY, TENNESSEE
CLT MAP 059 PARCELS 002 & 002.01
7TH CIVIL DISTRICT



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ORIGINAL ISSUE:
OCT. 20, 2022

SHEET NO.
CC2

JOB NO. 1935