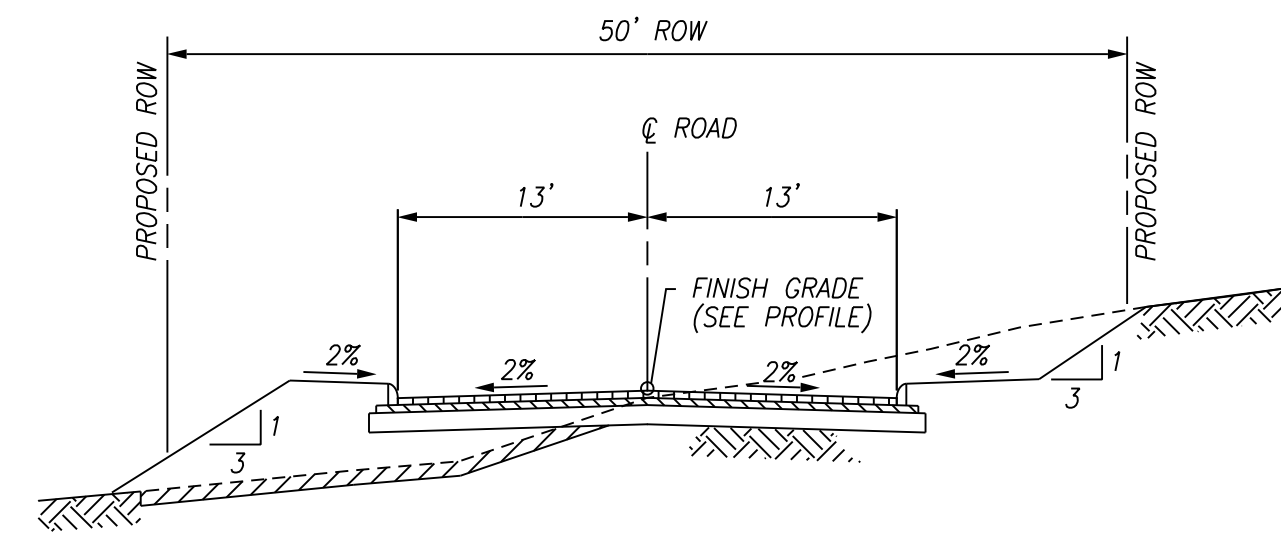
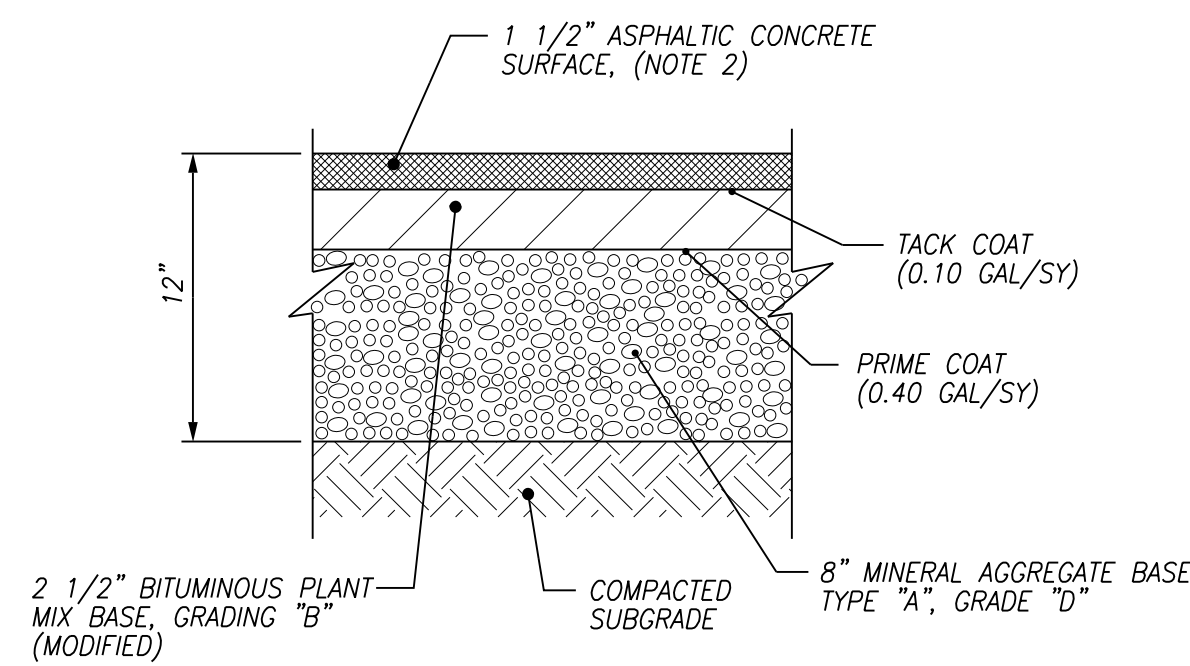


**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL:**

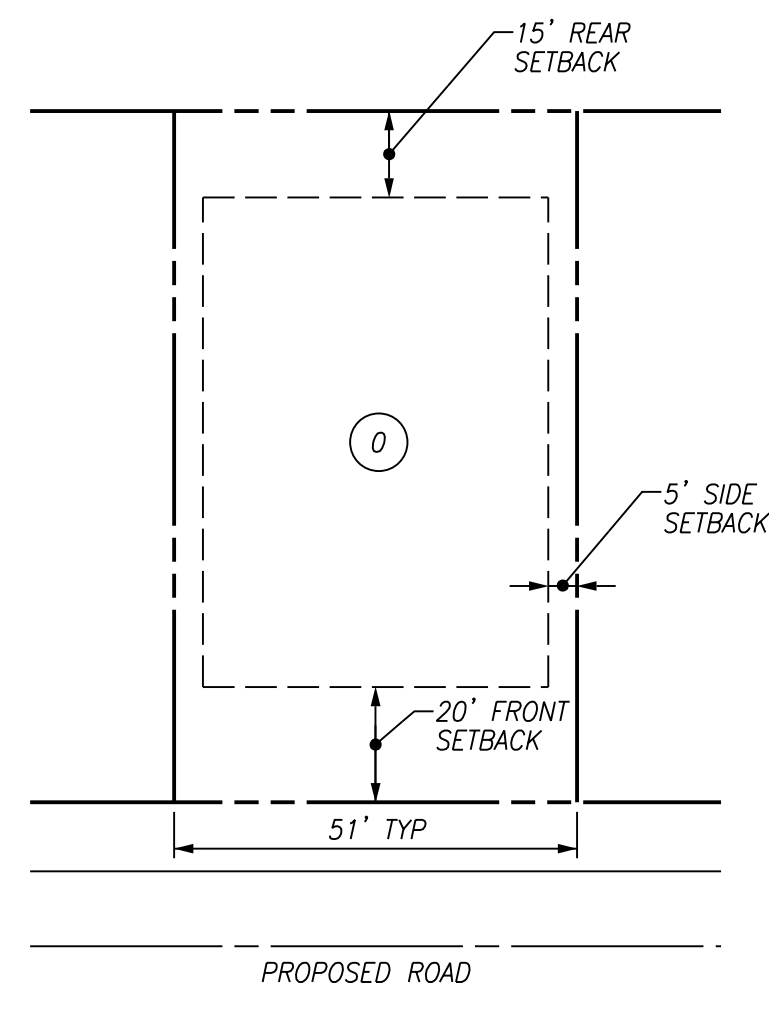
1. INCREASE INTERSECTION APPROACH GRADE FOR ROAD "A" AT FOUNTAIN CITY ROAD FROM 1% TO 1.5%.
2. INCREASE INTERSECTION APPROACH GRADE FOR ROAD "B" AT ROAD "A" FROM 1% TO 2%.



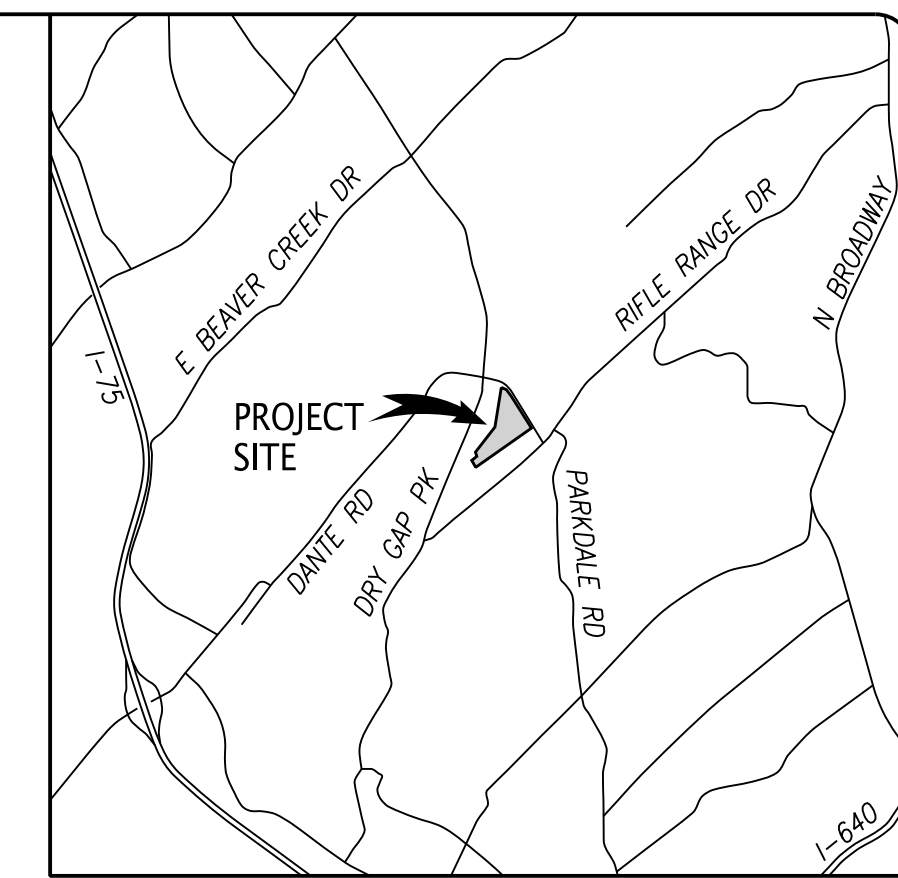
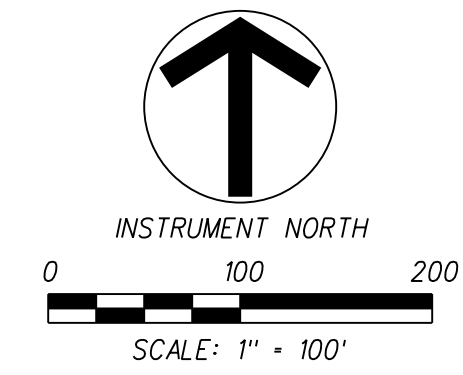
1 TYPICAL 26' ROAD SECTION  
C1 NTS



2 ASPHALT PAVEMENT SECTION  
C1 NTS



3 TYPICAL INTERIOR LOT  
C1 NTS



LOCATION MAP  
(NOT TO SCALE)

**GENERAL NOTES:**

1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS, LLC. THE TOPOGRAPHIC DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCEL 125.15 AS SHOWN IN KNOX COUNTY CLT MAP 57. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 18.8± AC.  
OWNER: MESANA INVESTMENTS, LLC  
P.O. BOX 11315  
KNOXVILLE, TN 37939
3. BUILDING SETBACKS ARE 20'-FT IN FRONT, 5'-FT ON SIDE AND 15'-FT IN REAR. PERIPHERAL SETBACK IS 35'-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS EXCEPT FOR LOTS 31-33.
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" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
7. PROPOSED DENSITY IS 33 DU/18.8 AC. = 1.8 DU/AC.
8. PLANNING STAFF RECOMMENDED A PERIPHERAL SETBACK REDUCTION FROM 35'-FT TO 25'-FT ALONG FOUNTAIN CITY ROAD WHERE THE 25'-FT COMMON STRIP IS LOCATED. THE REDUCTION APPLIES TO LOT 1 AND LOTS 5-7.
9. LOTS 31-33 SHALL HAVE A SHARED DRIVEWAY CONNECTION TO FOUNTAIN CITY ROAD.
10. PLANNING FILE NUMBER: 2-SA-22-C/2-B-22-UR.

**UTILITY OWNERS:**

**WATER & SEWER**

HALLSDALE-POWELL UTILITY DISTRICT (HPUD)  
3745 CUNNINGHAM ROAD  
KNOXVILLE, TN 37918  
CONTACT: MR. CODY HUMPHREY  
OFFICE PHONE: 865.922.7547

**ELECTRIC**

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

**GAS**

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

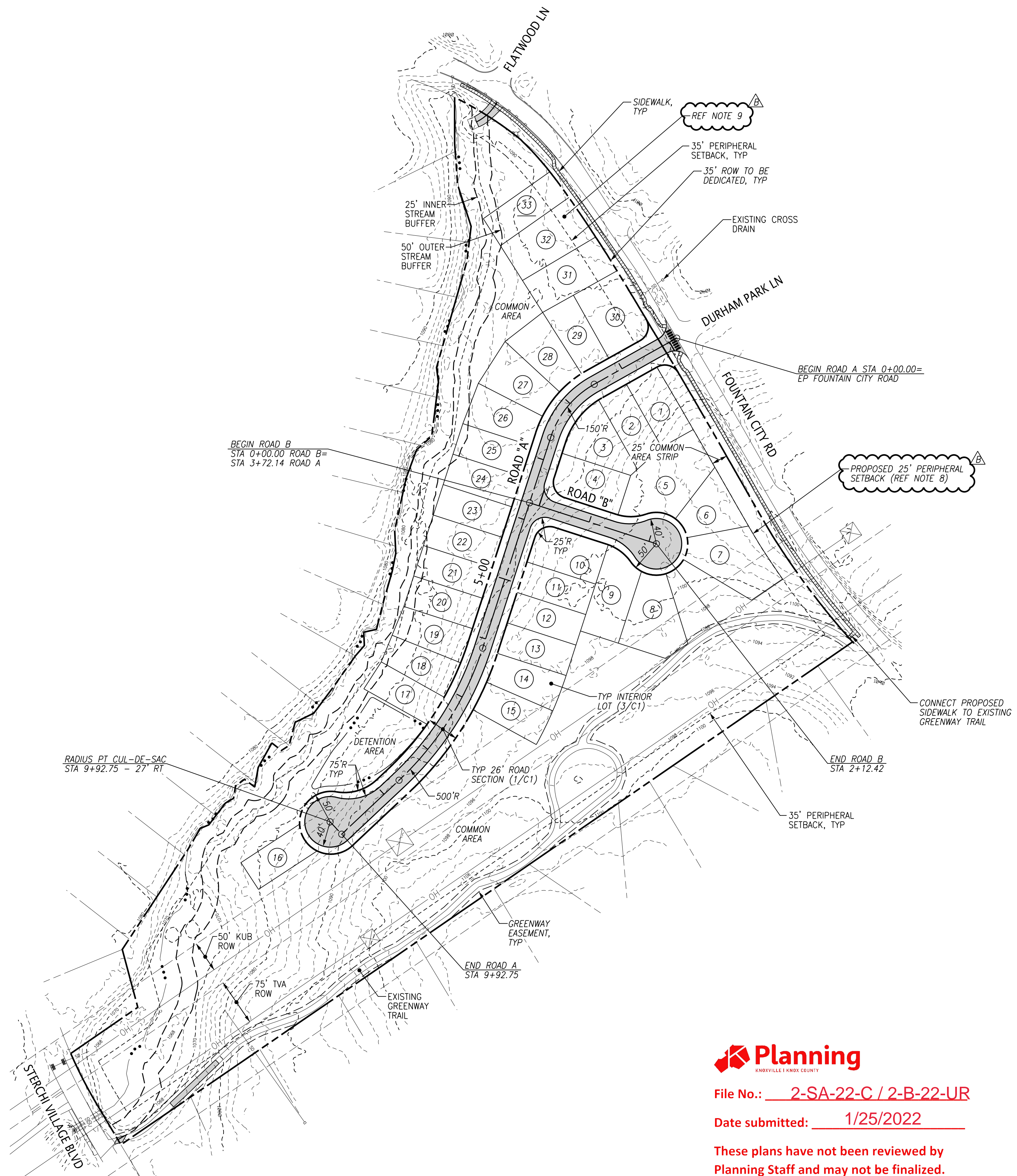
**ENGINEERING CERTIFICATION:**

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 J. CARTER MCCALL, P.E.  
TENNESSEE CERTIFICATE NO. 120322

**LEGEND:**

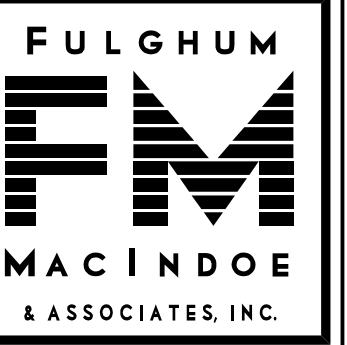
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPERTY/ROW LINE
	ADJOINING PROPERTY LINE
	PROPOSED ROAD CENTER LINE
	BUILDING SETBACK
	EXISTING CONTOUR
	DETAIL REF (DETAIL NO/SHT NO)
	TYPICAL



File No.: 2-SA-22-C / 2-B-22-UR

Date submitted: 1/25/2022

These plans have not been reviewed by Planning Staff and may not be finalized.



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

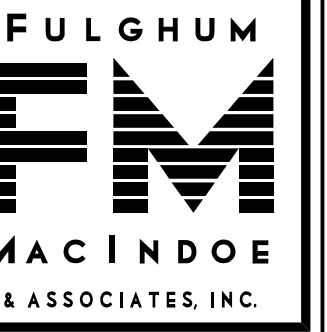
PRELIMINARY  
NOT FOR  
CONSTRUCTION

STERCHI VILLAGE SUBDIVISION  
6585 FOUNTAIN CITY ROAD  
KNOXVILLE, TENNESSEE 37918

MESANA INVESTMENTS, LLC  
P.O. BOX 11315  
KNOXVILLE, TN 37939  
CONTACT: SCOTT DAVIS  
TELEPHONE NO.: 865.693.3356  
EMAIL: swd444@gmail.com

CONCEPT PLAN

DESIGNED BY	JCM	DATE	01/25/22
DRAWN BY	JCM	DATE	12/13/21
PROJ. MGR.	WCF	REVISION/ISSUE	1
		NO.	
Project	525.019	Sheet	C1
Date	12/13/21		
Scale	1"=100'		



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NOT FOR  
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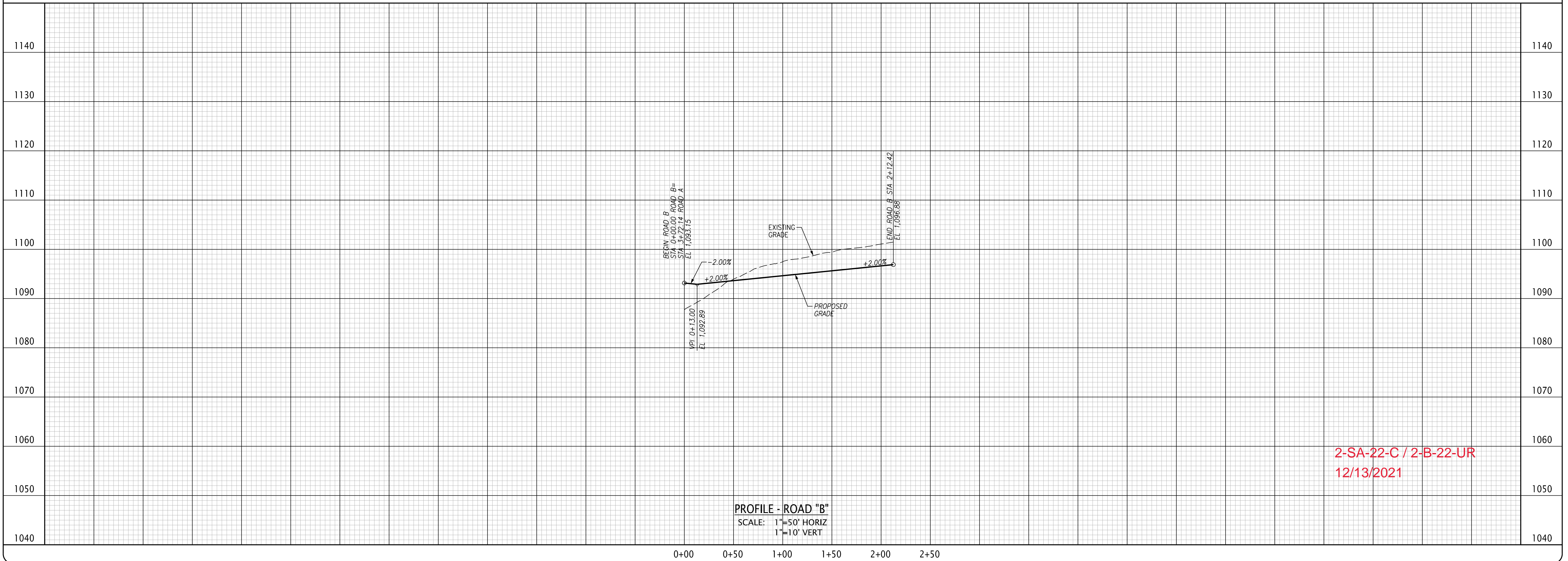
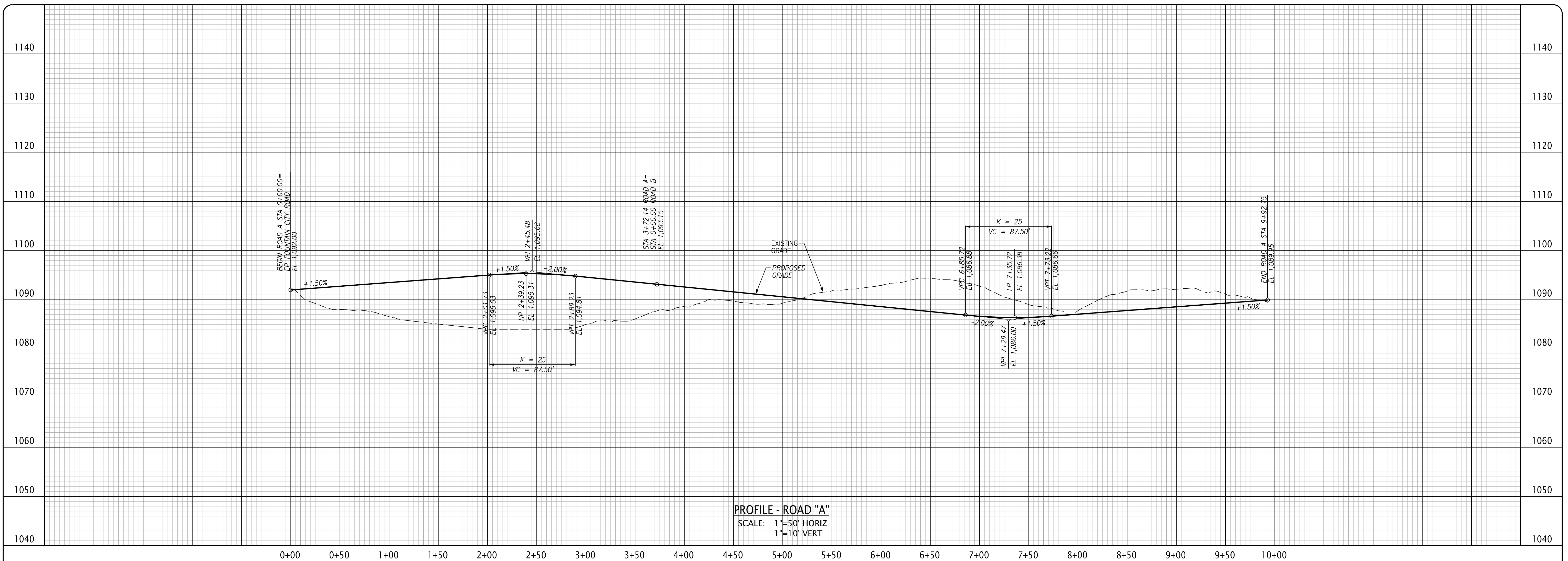
STERCHI VILLAGE SUBDIVISION  
6585 FOUNTAIN CITY ROAD  
KNOXVILLE, TENNESSEE 37918

MESANA INVESTMENTS, LLC  
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EMAIL: swd444@gmail.com

ROAD PROFILES

PROJ. NO.	DESIGNED BY	DRAWN BY	Date
	WCF	JCM	12/13/21
			Revision/Issue
			No.

Project	Sheet
525.019	C2
Date	12/13/21
Scale	AS NOTED



2-SA-22-C / 2-B-22-UR  
12/13/2021

File Name: A:\6250\_525.019\DWG\Concept\525019-002.dwg  
Plot Date: 12/13/2021