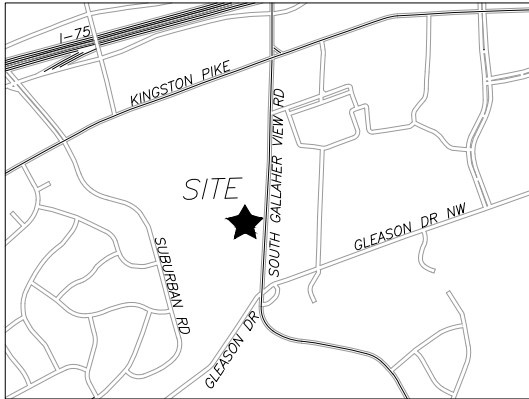


CONCEPT PLAN

U.E.I. PROJECT NO. 2305014

355 SOUTH GALLAHER VIEW RD

WARD NO. 47, CITY BLOCK NO. 46332  
 PARCEL ID #120PA00503



LOCATION MAP

OWNER/DEVELOPER:  
**BT DAVIS ENTERPRISES, LLC**  
 318 HAWTHORNE OAKS WAY  
 POWELL, TENNESSEE 37849  
 (865) 740-2473

SITE ENGINEER:  
**URBAN ENGINEERING, INC.**  
**CHRIS SHARP**  
 10330 HARDIN VALLEY RD, #201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

**SPECIFICATIONS**  
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

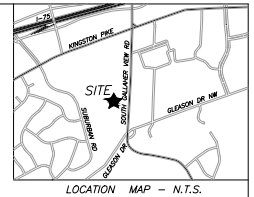
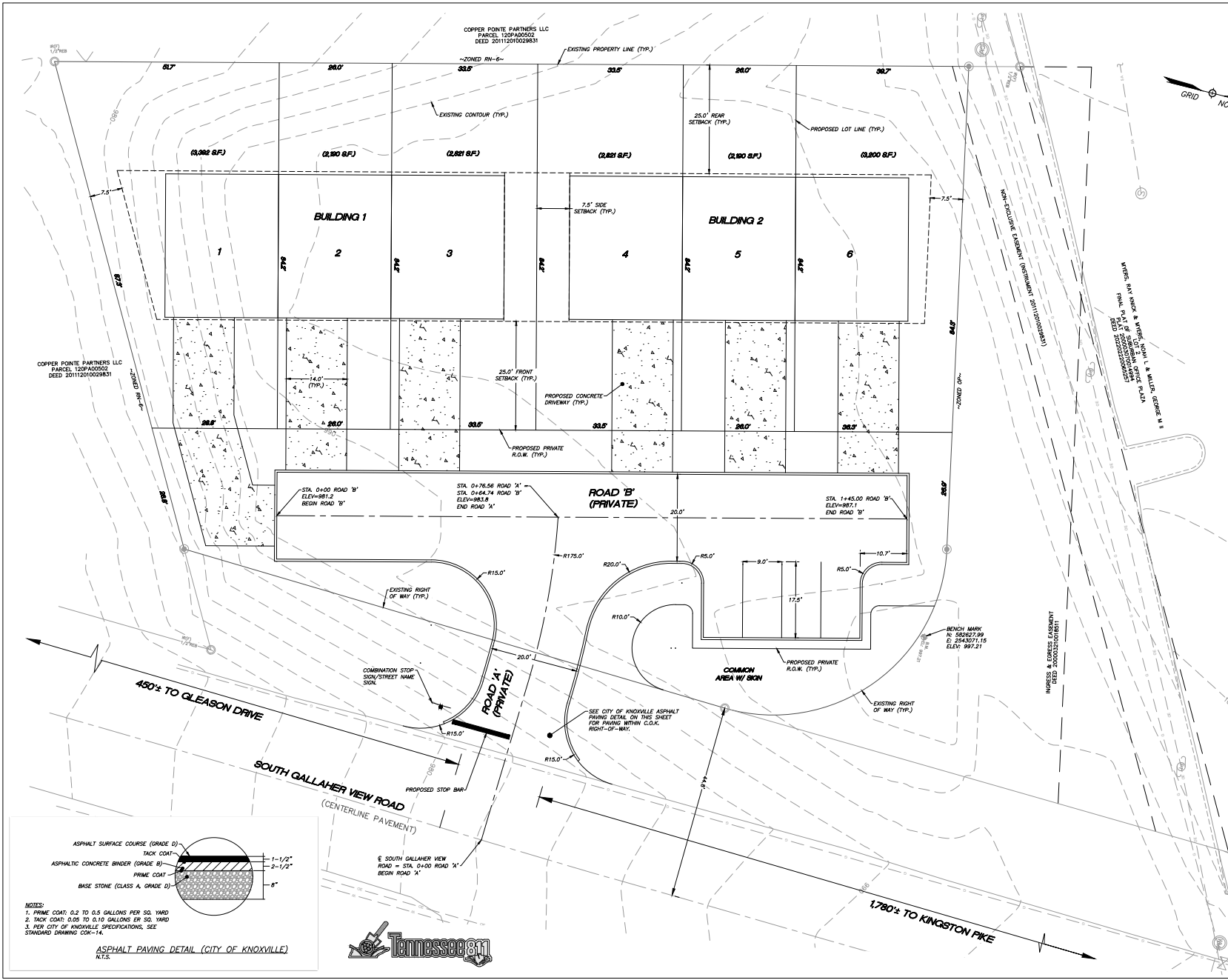
- ELECTRICAL - AS DIRECTED BY KUB
- GAS - AS DIRECTED BY KUB
- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY COMCAST
- TELEPHONE - AS DIRECTED BY AT&T
- CITY OF KNOXVILLE - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
CONCEPT PLAN	C-1
DRIVEWAY PROFILE	C-2

Certification of Concept Plan by Registered Engineer  
 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 the best of my knowledge, to all applicable provisions of the Knoxville County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.  
 Registered Engineer: *Christopher A. Sharp*  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 109984  
 Date: 1/27/25

ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
1. THE PARCEL IS ZONED RN-6. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:  
 FRONT: 25'  
 INTERIOR SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED  
 CORNER SIDE: 12'  
 REAR: 25'
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY WATKINS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  4. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
  5. TOTAL SITE AREA: 0.58 ACRE
  6. ALL PROPOSED UNITS TO HAVE GARAGES.
  7. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).

PARCEL SUMMARY: 120PA00503	
ADDRESS:	355 S GALLAHER VIEW RD, KNOXVILLE (37923)
DEED REFERENCE:	INSTRUMENT #20231130027655
EXISTING USE:	VACANT PARCEL
PROPOSED USE:	TOWNHOMES
ZONING:	RN-6
PROPERTY AREA (TOTAL):	25,414 S.F. (0.58-AC)
TOTAL PRE-DEVELOPED IMPERVIOUS AREA:	0 S.F. (0.00-AC)
TOTAL POST-DEVELOPED IMPERVIOUS AREA:	12,457 S.F. (0.28-AC)
PERCENT IMPERVIOUS:	49.0%

- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
1. INCREASE THE CENTERLINE GRADE FROM 1/8 TO 2/8 AT THE INTERSECTION OF ROAD A & S. GALLAHER ROAD
  2. REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROADS).



SHEET C-1

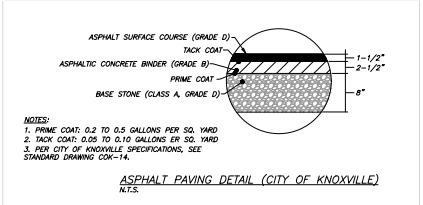
CONCEPT PLAN  
**355 S GALLAHER VIEW RD**  
 SITE ADDRESS: 355 S GALLAHER VIEW RD, KNOXVILLE (37919)

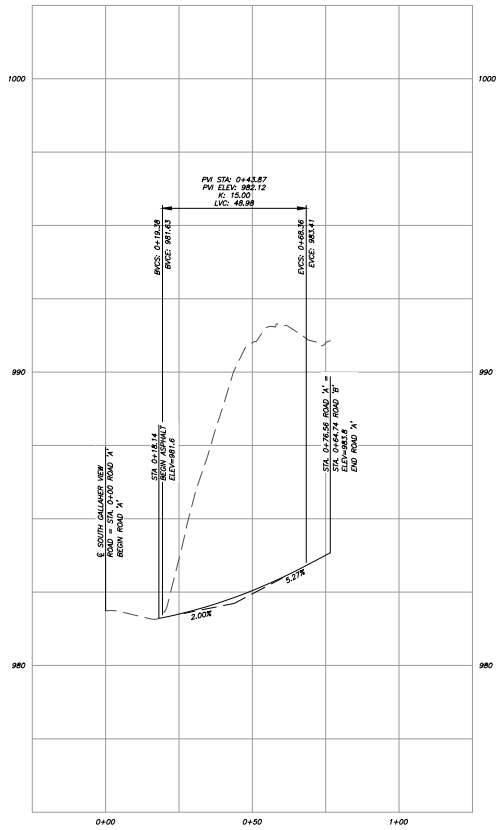
CITY OF KNOXVILLE KNOX CO. TENNESSEE  
 WARD NO. 47  
 PARCEL ID #120PA00503 CITY BLOCK NO. 46332  
 SCALE: 1"=10' JANUARY 27, 2025

DEVELOPER / OWNER: **BT DAVIS ENTERPRISES, LLC**  
 318 HAWTHORNE OAKS WAY  
 POWELL, TENNESSEE 37949  
 (865) 740-2473

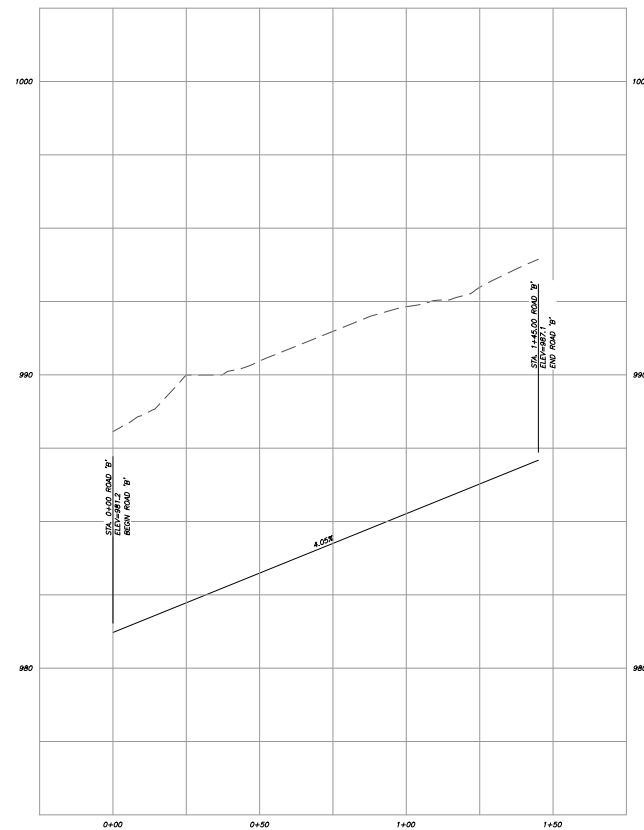
**URBAN ENGINEERING, INC.**  
 10330 HARDIN VALLEY RD, #201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWG: BS	CHK: CJS	DWG. NO. 2305014
REVISION	DATE	DESCRIPTION





**PROFILE VIEW: ROAD 'A'**  
 1"=20' (HORIZONTAL)  
 1"=2' (VERTICAL)



**PROFILE VIEW: ROAD 'B'**  
 1"=20' (HORIZONTAL)  
 1"=2' (VERTICAL)

SHEET C-2

PRIVATE DRIVEWAY PROFILE  
**355 S GALLAHER VIEW RD**  
 SITE ADDRESS: 355 S GALLAHER VIEW RD, KNOXVILLE (37919)  
 CITY OF KNOXVILLE KNOX CO. TENNESSEE  
 WARD NO. 47 CITY BLOCK NO. 46332  
 PARCEL ID #120PAD0503 JANUARY 27, 2025  
 SCALE: AS NOTED

DEVELOPER / OWNER: BT DAVIS ENTERPRISES, LLC  
 318 HAWTHORNE OAKS WAY  
 POWELL, TENNESSEE 37849  
 (865) 740-2473

URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY RD, #201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924



REVISION	DATE	DESCRIPTION	BY	DWG: BS	CHK: GAS	DWG. NO. 2305014

