



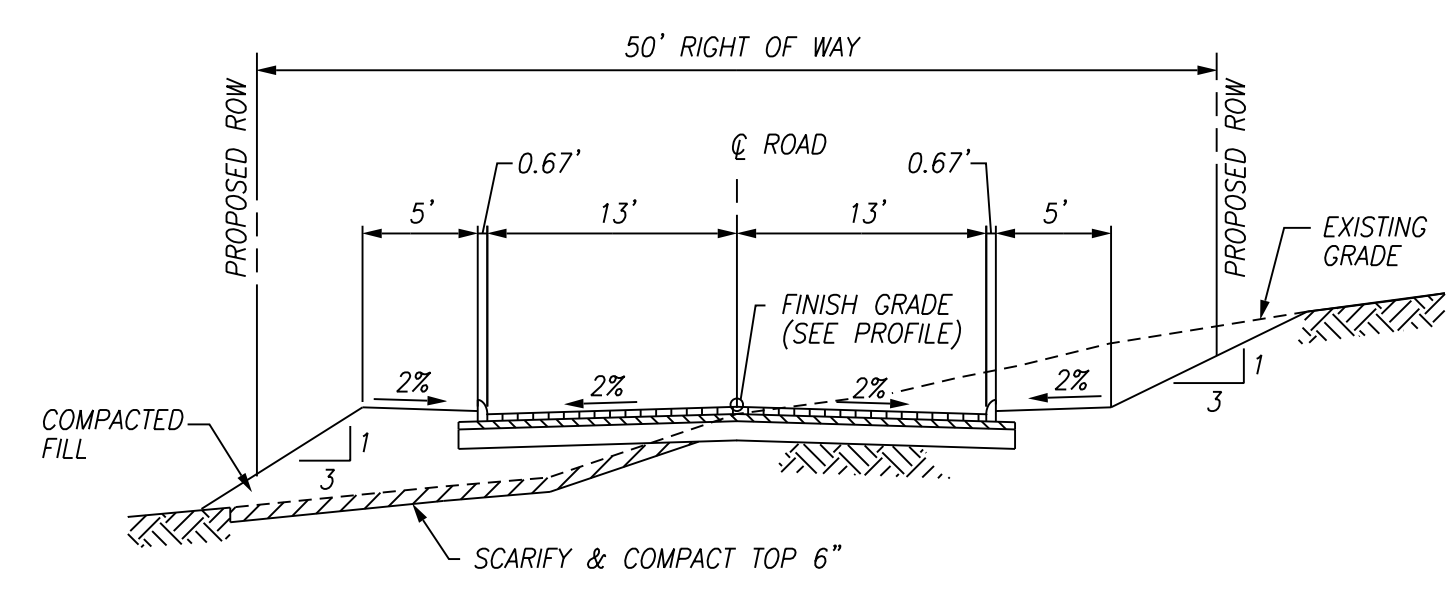
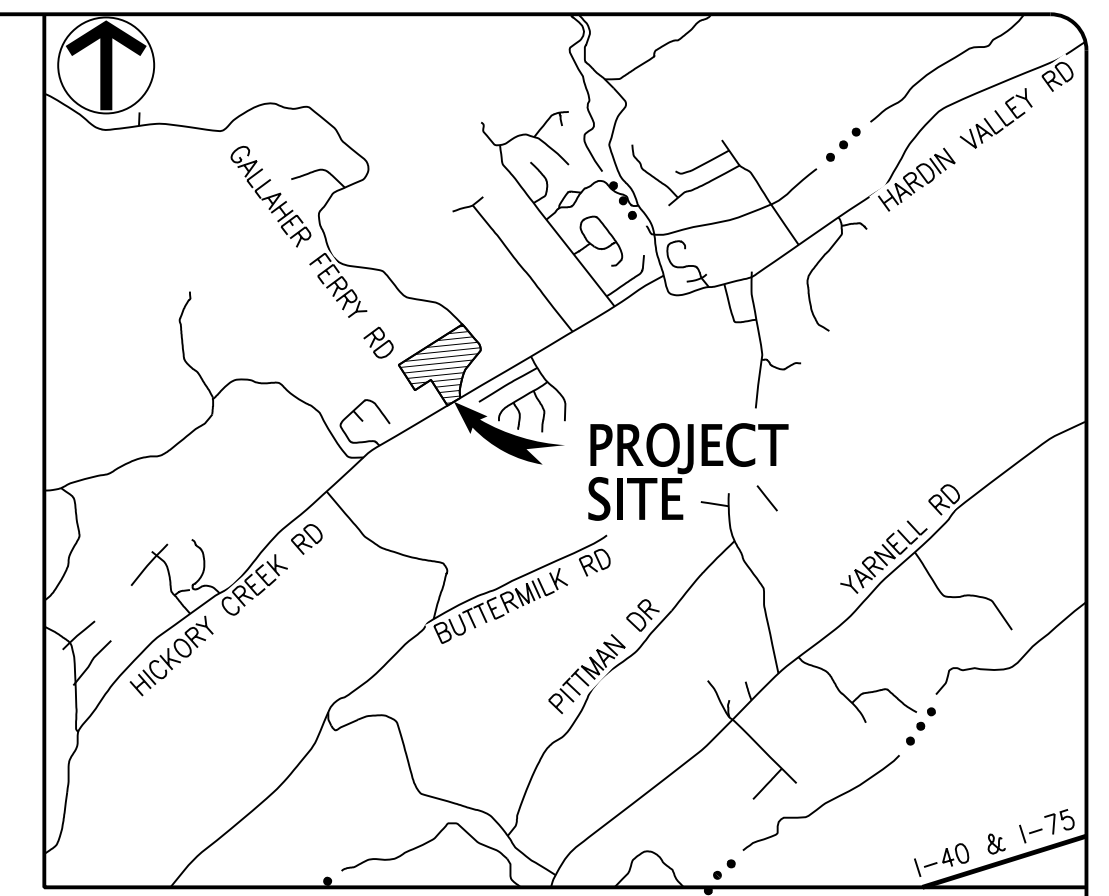
10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

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CONSTRUCTION

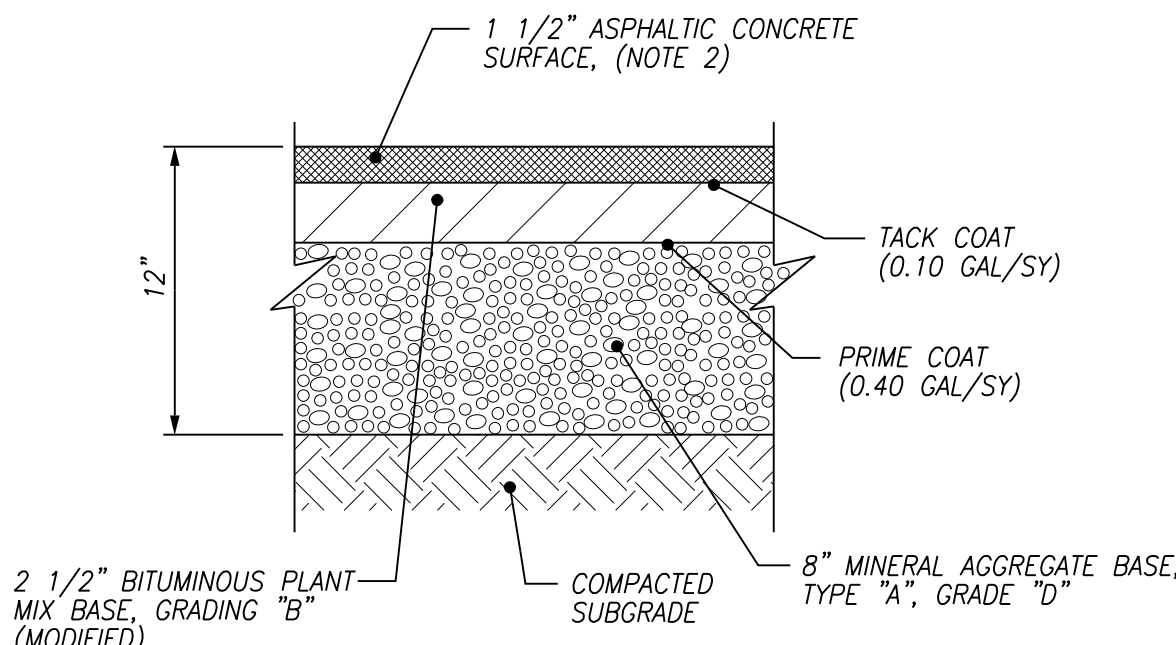
W GALLAHER FERRY ROAD
SUBDIVISION
2205 W GALLAHER FERRY ROAD
KNOXVILLE, TENNESSEE 37932

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

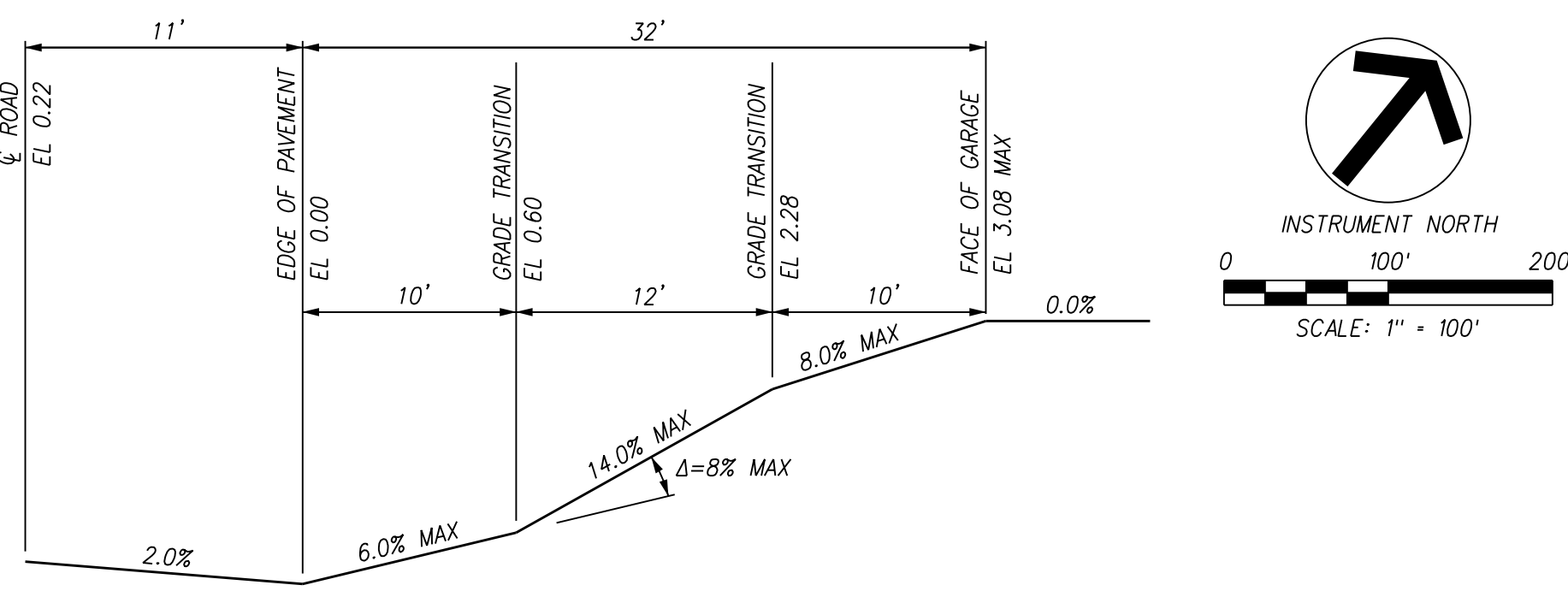
CONCEPT PLAN



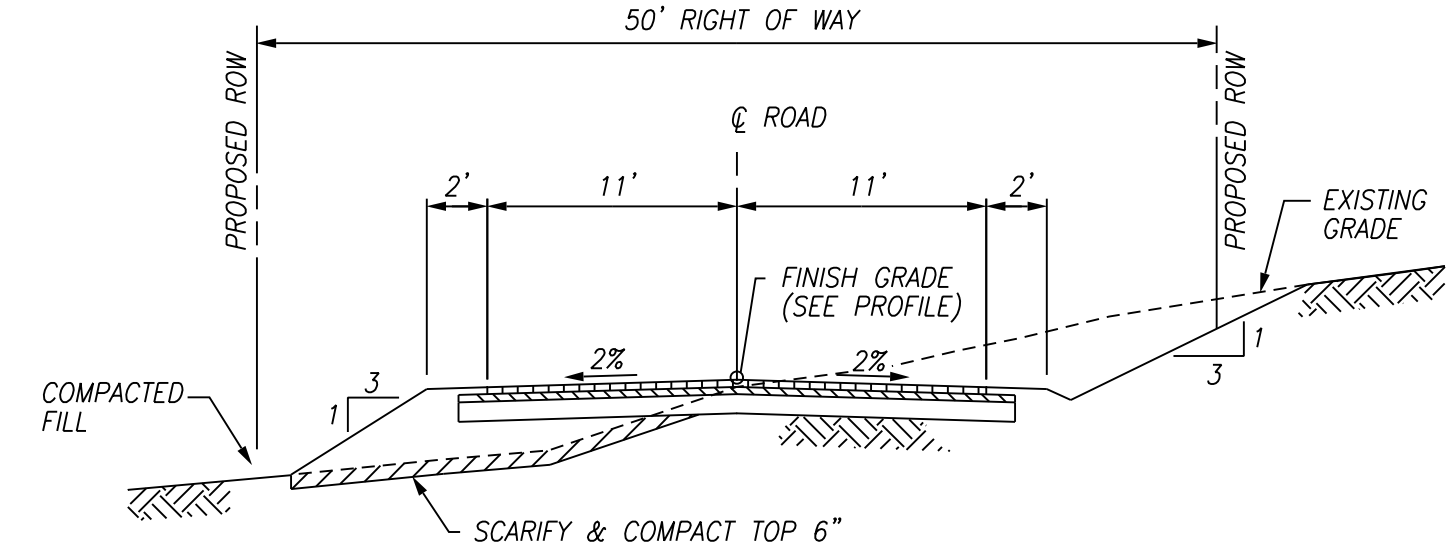
1 TYPICAL 26' PUBLIC ROAD SECTION
C1 NTS



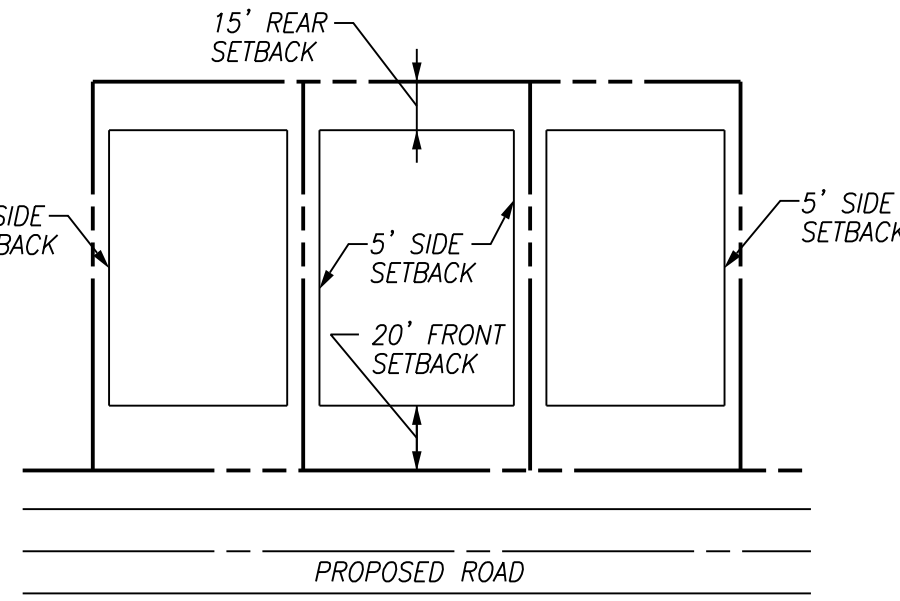
3 ASPHALT PAVEMENT SECTION
C1 NTS



4 TYPICAL DRIVEWAY PROFILE
C1 NTS



2 TYPICAL 22' PUBLIC ROAD SECTION
C1 NTS



5 TYPICAL INTERIOR LOT
C1 NTS

NOTES:
1. 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.
2. 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.

- GENERAL NOTES:**
- THE BOUNDARY DATA WAS PROVIDED BY LYNCH SURVEYS, LLC, DATED FEBRUARY 3, 2022. THE TOPOGRAPHIC DATA WAS TAKEN FROM KGIS THAT WAS OBTAINED NOVEMBER 4, 2021.
 - PROPERTY CONCERNED REFLECTS PARCEL 129.035 AS SHOWN IN KNOX COUNTY CUT MAP 29. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 23.26± AC.
OWNER: BALL HOMES, LLC
6309 WALDEN DRIVE
LEXINGTON, KY 40517
 - BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT. IN REAR. THE PERIPHERAL SETBACK IS 35'-FT.
 - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS. LOTS 1-14 ACCESSED OFF OF W GALLAHER FERRY RD.
 - 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
 - MPC FILE NUMBERS: 4-SE-22-C / 4-1-22-UR

PROPOSED DENSITY

PARCEL ZONED PR ALLOWED DENSITY	3.5 DU/AC
PROPERTY ZONED PR AREA	23.26 AC
SINGLE FAMILY DEWELLING UNITS	81 UNITS
PROPOSED DENSITY	3.48 DU/AC

- UTILITY OWNERS:**
- WATER & SEWER**
WEST KNOX UTILITY DISTRICT (WKUD)
P.O. BOX 51370
KNOXVILLE, TN 37950-1370
CONTACT: MR. WAYNE HASTINGS
OFFICE PHONE: 865.690.2521
- GAS**
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123
- ELECTRIC**
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37711
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: 865.988.0707
- TELEPHONE**
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILEY
OFFICE PHONE: 865.539.8571

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- INCREASE THE MAX GRADE FOR W. GALLAHER FERRY RD FROM 12% TO 12.5%.

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCE W. GALLAHER FERRY RD K VALUE FROM 25 TO 20 AT STA 9+48
- REDUCE W. GALLAHER FERRY RD K VALUE FROM 25 TO 20 AT STA 11+34

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

- INCREASE THE INTERSECTION GRADE AT HICKORY CREEK RD FROM 1% TO 3%

Planning
KNOXVILLE KNOX COUNTY

File No.: 4-SE-22-C / 4-1-22-UR

Date submitted: 3/28/2022

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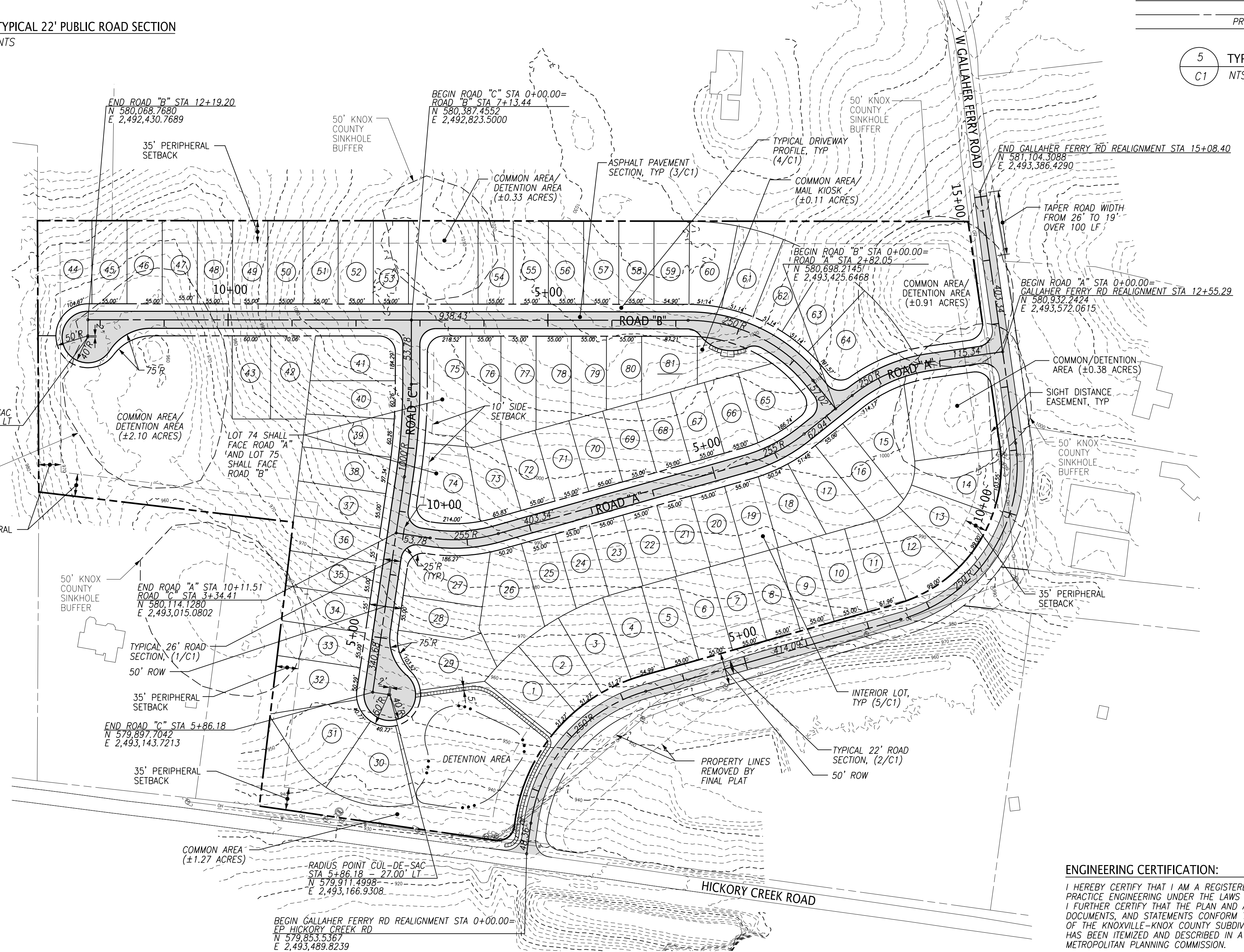
LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE

ENGINEERING CERTIFICATION:

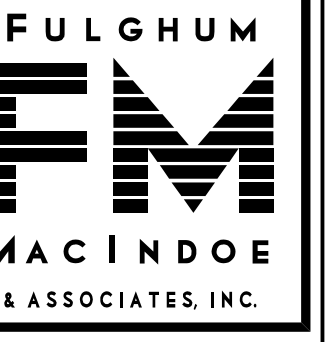
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT 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



Project	592.014
Date	02/28/22
Scale	1"=100'

C1



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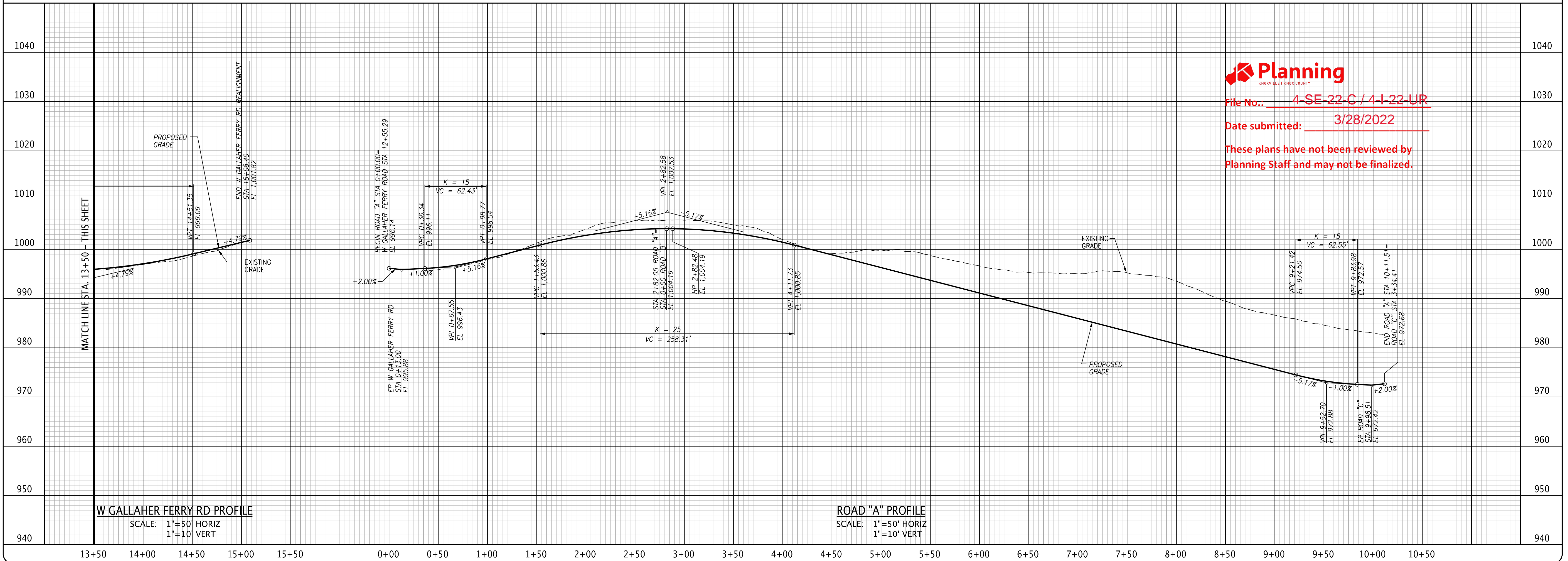
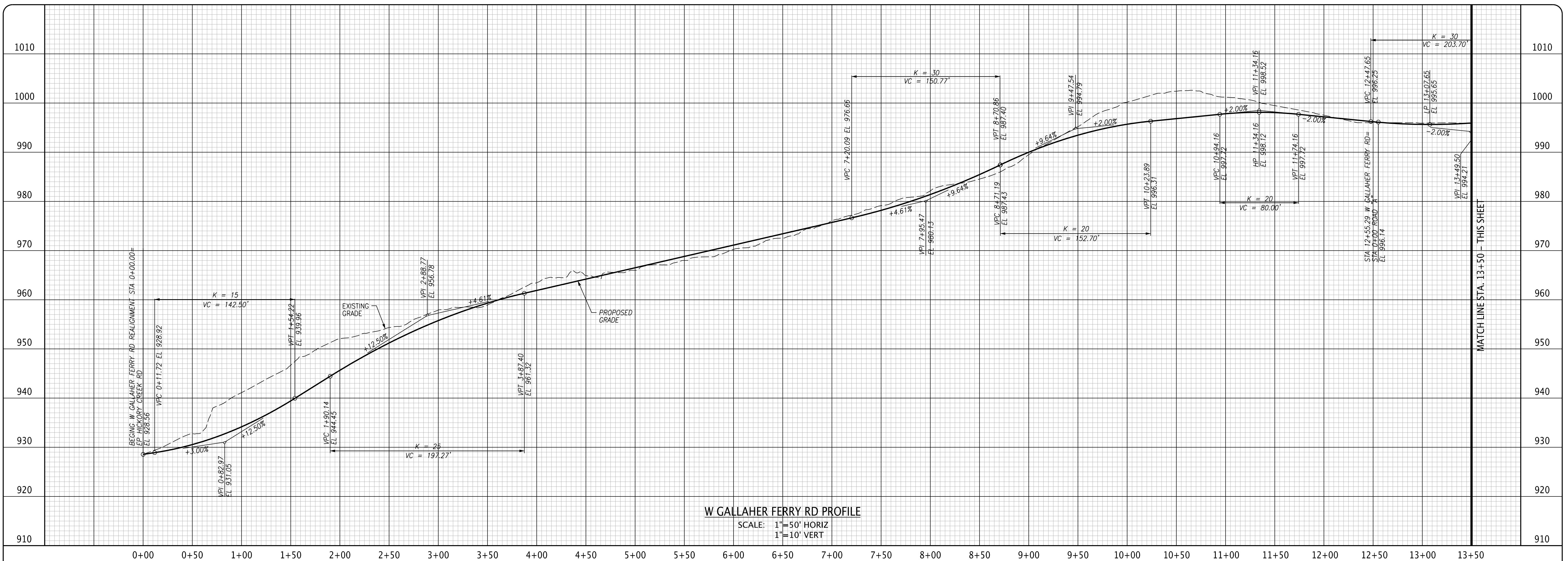
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ROAD PROFILES

PROJ. NO.	592.014	DATE	02/28/22
DESIGNED BY	CHG	ISSUED	CONCEPT PLAN
DRAWN BY	TLH	REVISION/ISSUE	
NO.		NO.	

Project: 592.014
Date: 02/28/22
Scale: AS NOTED
Sheet: C3



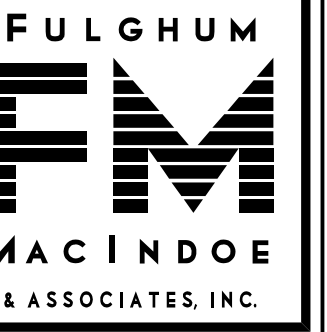
Planning
KNOXVILLE, TENNESSEE

File No.: 4-SE-22-C / 4-I-22-UR
Date submitted: 3/28/2022

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Planning Staff and may not be finalized.

File Name: \1699\592.014\DWG\592014p00.dwg
Plot Date: 3/28/2022

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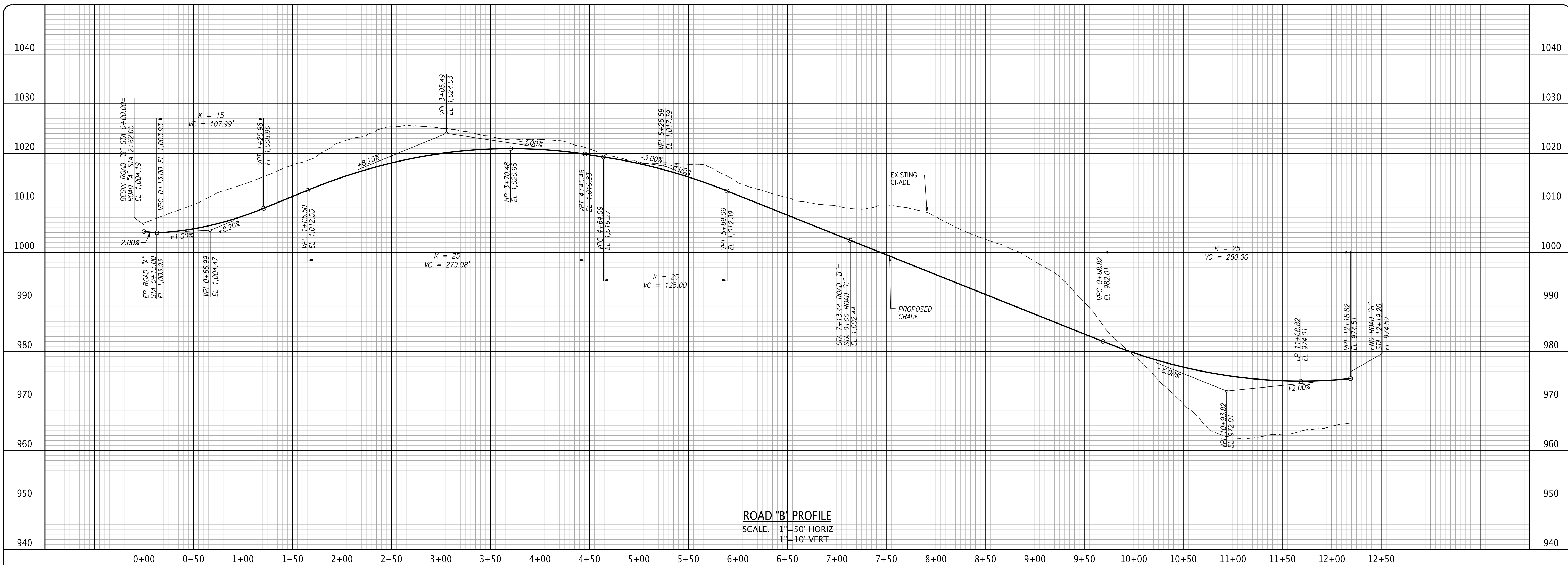
ROAD PROFILES



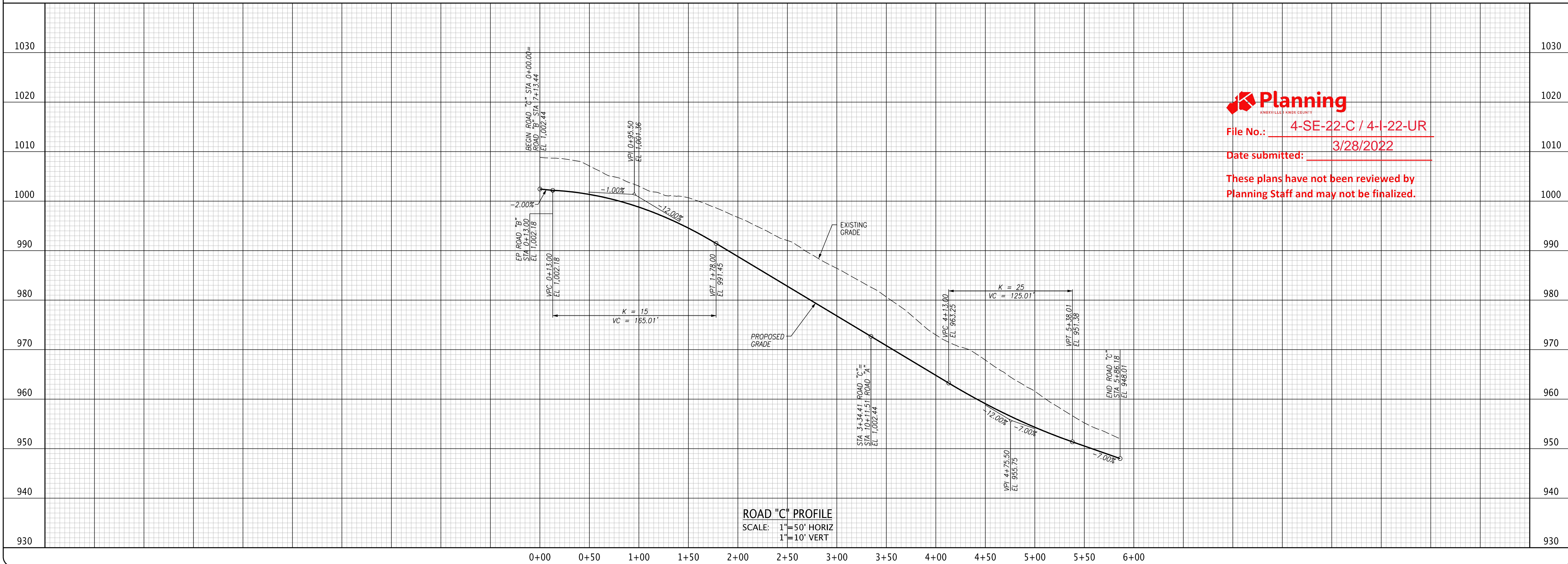
File No.: 4-SE-22-C / 4-I-22-UR

Date submitted: 3/28/2022

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ROAD "B" PROFILE
SCALE: 1"=50' HORIZ
1"=10' VERT



ROAD "C" PROFILE
SCALE: 1"=50' HORIZ
1"=10' VERT

File Name: \1\693\592\014\DWG\592014p04.dgn
Plot Date: 3/28/2022

PROJ. MGR.	DESIGNED BY	DRAWN BY	Date
	WCF	CHG	03/28/22
			02/28/22
			Revision/Issue
			No.
Project	592.014		
Date	02/28/22		
Scale	AS NOTED		
Sheet	C4		