

**DEVELOPER:**  
TURNER HOMES, LLC  
11543 KINGSTON PIKE  
KNOXVILLE, TN 37934  
PH. (865) 777-1700

**SITE INFORMATION:**

**PARCEL 1**  
OWNER: BUCKNER INVESTMENT TRUST  
ADDRESS: 8531 TROUTMAN LN  
CLT MAP: 105  
PARCEL: 17  
PARCEL ID: 105AA017  
DISTRICT: W6  
ACREAGE: 10.61 AC  
EXISTING ZONING: PR UP TO 7 DU/AC

**PARCEL 2**  
BUCKNER PERRY LEE & JACKIE SMITH BUCKNER  
ADDRESS: 1925 ANDES RD  
CLT MAP: 105  
PARCEL: 2  
PARCEL ID: 105AA002  
DISTRICT: W6  
ACREAGE: 4.01 AC  
EXISTING ZONING: PR UP TO 7 DU/AC

**WATERSHED:** BEAVER CREEK

**SUBDIVISION SUMMARY:**  
TRACT SIZE = 14.61 ACRES  
2 EXISTING SINGLE RESIDENTIAL (LOT 1)  
NUMBER OF LOTS PROPOSED = 97 BUILDING LOTS  
5 SINGLE RESIDENTIAL  
92 ATTACHED UNITS

PROPOSED ROADS ARE TO BE PRIVATE ROADS 25' WIDE PAVEMENT W/EXTRUDED CURBS.

ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREETS ONLY, EXCEPT LOTS 1, 93, 94, & 95.

HILLSIDE PROTECTION MEASURED = 1.93 ACRES  
HILLSIDE PROTECTION AREA DISTURBED = 1.56 ACRES

POTABLE WATER IS AVAILABLE TO THE PROPERTY FROM WEST KNOX UTILITY DISTRICT.

SANITARY SEWER SEWER CROSSES THE PROPERTY AND IS AVAILABLE TO THE SITE FROM WEST KNOX UTILITY DISTRICT.

**PROPOSED BUILDING SETBACKS**

FRONT: 20 FEET  
SIDE: 5 FEET  
REAR: 15 FEET  
PERIPHERY: 25 FEET

**VARIANCES:**

REDUCE THE MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150 FT TO 10 FT FROM STA 16+03.04 TO 16+13.04

REDUCE THE MINIMUM INTERSECTION SEPARATION BETWEEN ROAD 'A' AND NORWAY STREET FROM 300 FT TO 176 FT.

REDUCE THE MINIMUM RIGHT-OF-WAY INTERSECTION RADIUS ON THE NORTH SIDE OF ROAD 'A' AT ANDES ROAD FROM 25' TO 0'.

REDUCE THE MINIMUM INTERSECTION CURB RADIUS ON THE NORTH SIDE OF ROAD 'A' AT ANDES ROAD FROM 25' TO 12'.

REDUCE THE MINIMUM VERTICAL CURVE K VALUE FROM K=25 TO K=20.73 ON ROAD 'A' AT STA 14+37.72

REDUCE THE MINIMUM PRIVATE RIGHT-OF-WAY WIDTH FROM 50 FT TO 40 FT. AT STA 7+00.00 TO THE TERMINUS OF THE ROAD.

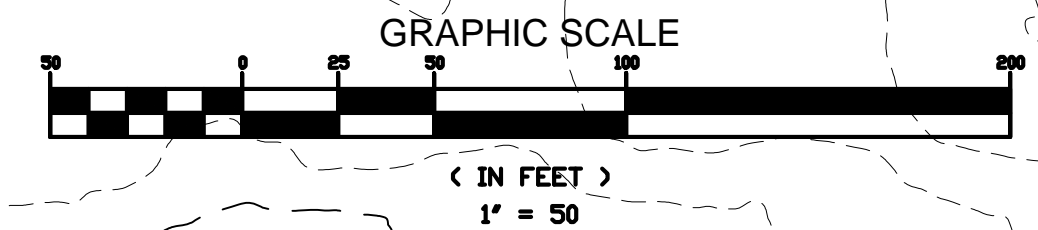
REDUCE THE MINIMUM PAVEMENT WIDTH FROM 26 FT TO 25 FT.

REDUCE THE MINIMUM FRONT SETBACK FROM 20 FT TO 18.5 FT. FOR LOTS 29 TO 54.

REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FT TO 100 FT ON ROAD 'A' AT STA 6+35.70, STA 14+42.13, STA 16+08.25 AND STA 21+14.41.

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-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer: *[Signature]*  
Tennessee License No. 16625 Date: 6/27/22



NUMBER:	REVISION:	DATE:

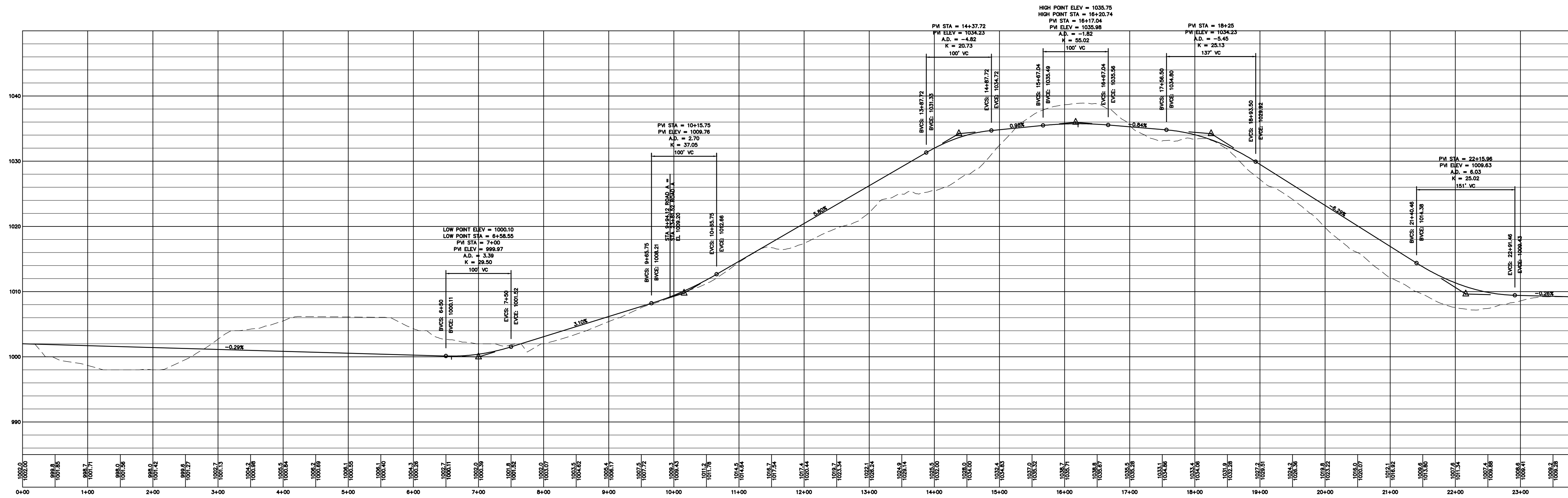
**WELROC ENTERPRISES LLC**  
Consulting · Development · Engineering

376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

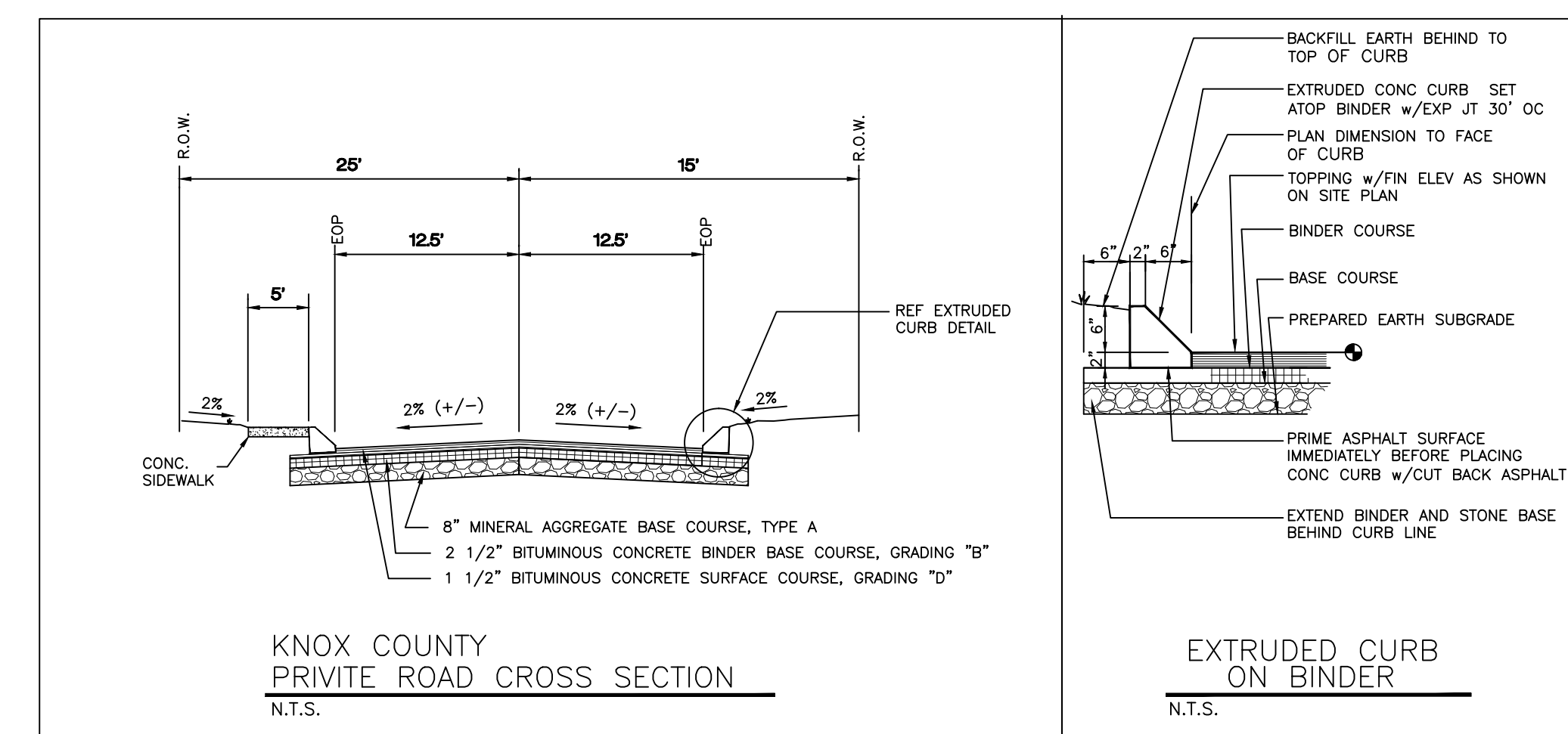
CONCEPT PLAN  
ANDES HILL SUBDIVISION  
KNOX COUNTY

Revised: 6/27/2022  
6-SD-22-C / 6-G-22UR

SCALE: 1"=50'  
DATE: 6/27/22  
DRAWN BY: SCH  
CHECKED BY: CRC  
SHEET: 1 OF 4



ROAD A PROFILE  
SCALE: HORIZ. 1"=100'  
VERT. 1"=10'



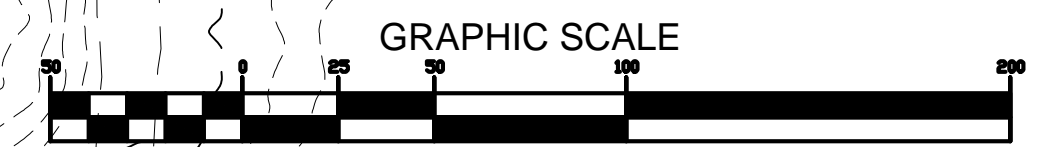
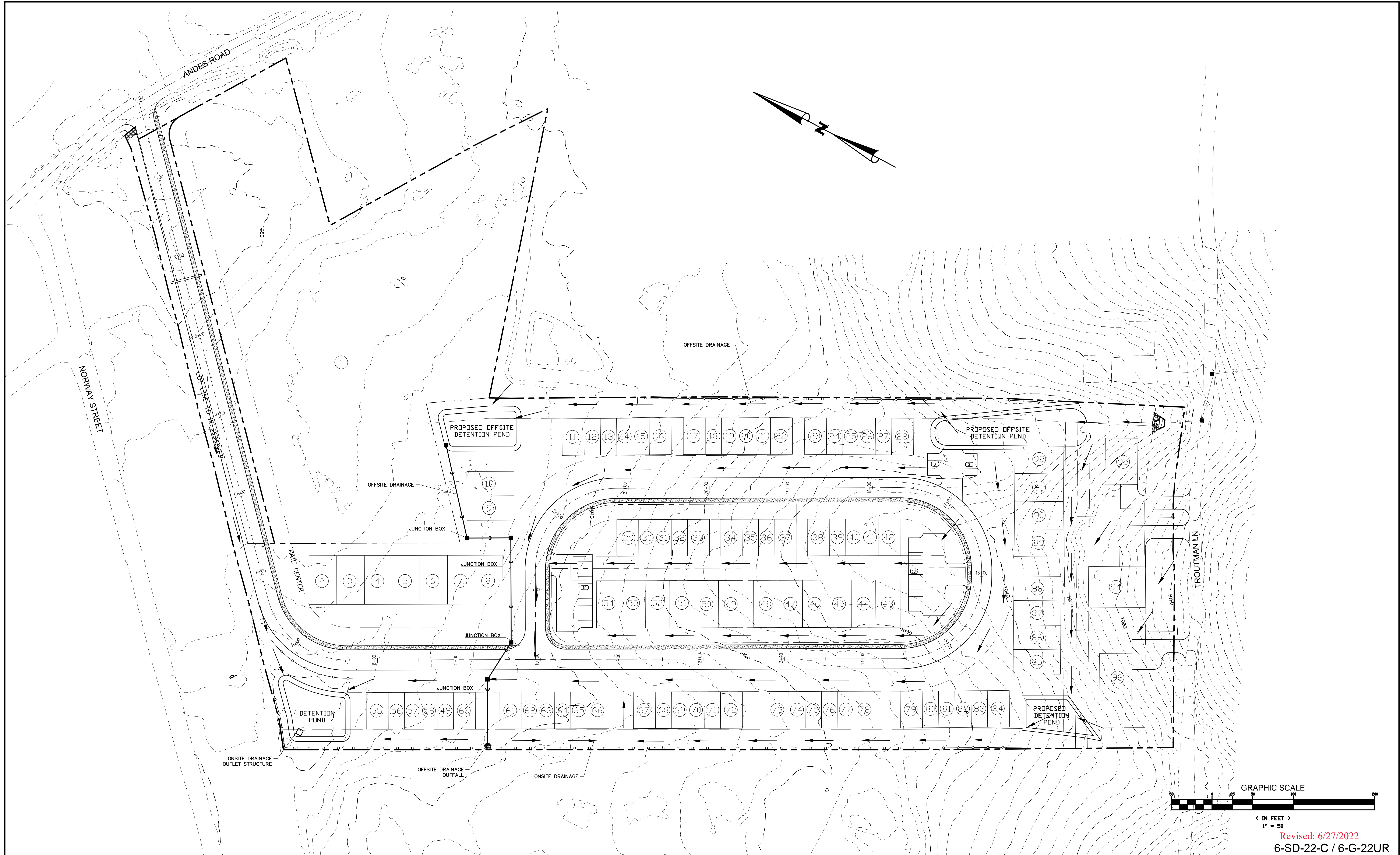
Revised: 6/27/2022  
6-SD-22-C / 6-G-22UR

NUMBER:	REVISION:	DATE:

**WELROC ENTERPRISES LLC**  
Consulting · Development · Engineering  
376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

ROAD PROFILE  
ANDES HILL SUBDIVISION  
KNOX COUNTY

SCALE: AS NOTED  
DATE: 6/27/22  
DRAWN BY: SCH  
CHECKED BY: CRC  
SHEET: 2 OF 4



Revised: 6/27/2022  
6-SD-22-C / 6-G-22UR

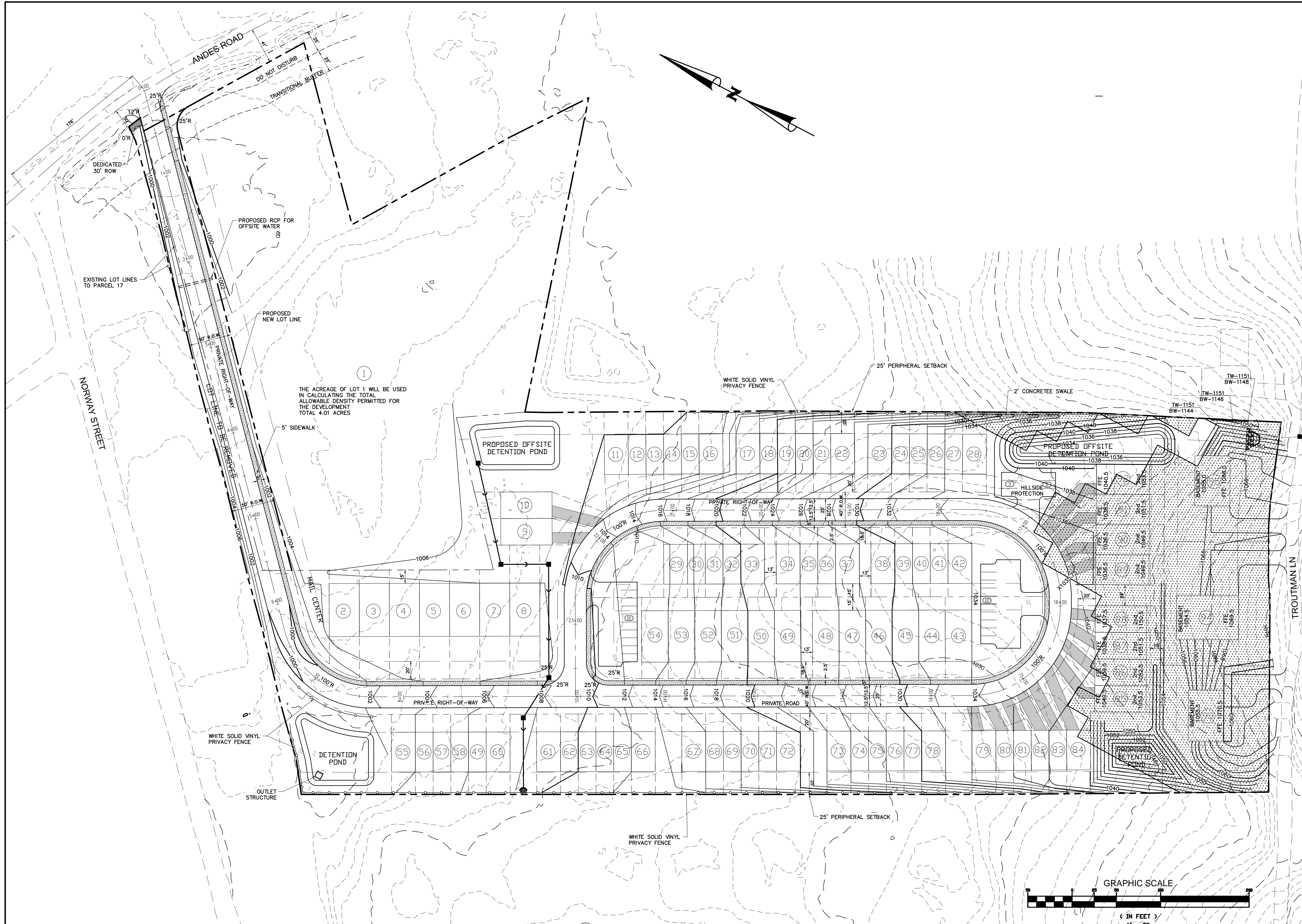
NUMBER:	REVISION:	DATE:

**WELROC ENTERPRISES LLC**  
Consulting · Development · Engineering

376 LOCHMERE DRIVE  
MORRISTOWN, TENNESSEE, 37814

DRAINAGE PLAN
ANDES HILL SUBDIVISION
KNOX COUNTY

	SCALE: 1"=50'
	DATE: 6/27/22
	DRAWN BY: SCH
	CHECKED BY: CRC
SHEET: 3 OF 4	



**LOCATION MAP**  
SCALE: NTS

**DEVELOPER:**  
TURNER HOMES, LLC  
11543 KINGSTON PIKE  
KNOXVILLE, TN 37934  
PH. (865) 777-1700

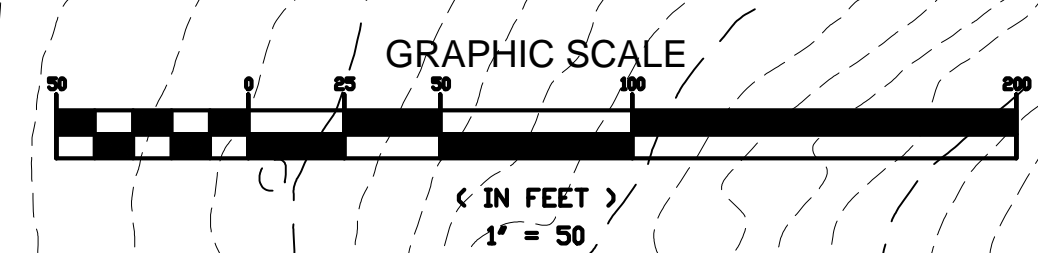
**SITE INFORMATION:**  
**PARCEL 1**  
 OWNER: BUCKNER INVESTMENT TRUST  
 ADDRESS: 8531 TROUTMAN LN  
 CLT MAP: 105  
 PARCEL: 17  
 PARCEL ID: 105AA017  
 DISTRICT: W6  
 ACREAGE: 10.61 AC  
 EXISTING ZONING: PR UP TO 7 DU/AC  
**PARCEL 2**  
 BUCKNER PERRY LEE & JACKIE SMITH BUCKNER  
 ADDRESS: 1925 ANDES RD  
 CLT MAP: 105  
 PARCEL: 2  
 PARCEL ID: 105AA002  
 DISTRICT: W6  
 ACREAGE: 4.01 AC  
 EXISTING ZONING: PR UP TO 7 DU/AC

**WATERSHED:** BEAVER CREEK  
**SUBDIVISION SUMMARY:**  
 TRACT SIZE = 14.61 ACRES  
 2 EXISTING SINGLE RESIDENTIAL (LOT 1)  
 NUMBER OF LOTS PROPOSED = 97 BUILDING LOTS  
 5 SINGLE RESIDENTIAL  
 92 ATTACHED UNITS  
 PROPOSED ROADS ARE TO BE PRIVATE ROADS 25' WIDE PAVEMENT W/EXTRUDED CURBS.  
 ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREETS ONLY, EXCEPT LOTS 1, 93, 94, & 95.  
 HILLSIDE PROTECTION MEASURED = 1.93 ACRES  
 HILLSIDE PROTECTION AREA DISTURBED = 1.56 ACRES

POTABLE WATER IS AVAILABLE TO THE PROPERTY FROM WEST KNOX UTILITY DISTRICT.  
 SANITARY SEWER SEWER CROSSES THE PROPERTY AND IS AVAILABLE TO THE SITE FROM WEST KNOX UTILITY DISTRICT.

**PROPOSED BUILDING SETBACKS**  
 FRONT: 20 FEET  
 SIDE: 5 FEET  
 REAR: 15 FEET  
 PERIPHERY: 25 FEET

**VARIANCES:**  
 REDUCE THE MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150 FT TO 10 FT FROM STA 16+03.04 TO 16+13.04  
 REDUCE THE MINIMUM INTERSECTION SEPARATION BETWEEN ROAD 'A' AND NORWAY STREET FROM 300 FT TO 176 FT.  
 REDUCE THE MINIMUM RIGHT-OF-WAY INTERSECTION RADIUS ON THE NORTH SIDE OF ROAD 'A' AT ANDES ROAD FROM 25' TO 0'.  
 REDUCE THE MINIMUM INTERSECTION CURB RADIUS ON THE NORTH SIDE OF ROAD 'A' AT ANDES ROAD FROM 25' TO 12'.  
 REDUCE THE MINIMUM VERTICAL CURVE K VALUE FROM K=25 TO K=20.73 ON ROAD 'A' AT STA 14+37.72  
 REDUCE THE MINIMUM PRIVATE RIGHT-OF-WAY WIDTH FROM 50 FT TO 40 FT. AT STA 7+00.00 TO THE TERMINUS OF THE ROAD.  
 REDUCE THE MINIMUM PAVEMENT WIDTH FROM 26 FT TO 25 FT.  
 REDUCE THE MINIMUM FRONT SETBACK FROM 20 FT TO 18.5 FT. FOR LOTS 29 TO 54.  
 REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FT TO 100 FT ON ROAD 'A' AT STA 6+35.70, STA 14+42.13, STA 16+08.25 AND STA 21+14.41.



Revised: 6/27/2022  
 6-SD-22-C / 6-G-22UR

NUMBER:	REVISION:	DATE:

**WELROC ENTERPRISES LLC**  
 Consulting · Development · Engineering  
 376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

**GRADING PLAN**  
**ANDES HILL SUBDIVISION**  
**KNOX COUNTY**

SCALE: 1"=50'  
 DATE: 6/27/22  
 DRAWN BY: SCH  
 CHECKED BY: CRC  
 SHEET: 4 OF 4