

ASSOCIATED DESIGN GROUP, INC.

Civil • Structural / Design Consultants

May 7, 2007

Metropolitan Planning Commission
City County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Reference: **Concept Plan of Elk Ridge Subdivision**

6.5B-07-C

Subject: **List of Required & Proposed Improvements**

Dear Sir or Madam,

Associated Design Group, Inc. (ADG) is pleased to present you with the List of Required and Proposed Improvements for the above referenced project as required by the Metropolitan Planning Commission (MPC).

1. The proposed subdivision is located at the intersection of Kimberlin Heights Road and Aaron Lane in Knoxville, TN. Potable water service is currently unavailable in the area. However, after speaking with Mr. Jerry Mason of the Knox-Chapman Utility Department, we have determined an existing 8" water main with adequate pressure and flow is located in the area of Kimberlin Heights Road and Porterfield Gap Road. A water line extension from Porterfield Gap Road to Aaron Lane via Kimberlin Heights Road will be required to serve the proposed project with potable water.
2. Aaron Lane is an existing road inside the county that the developer proposes to improve to meet the minimum design standards set forth in the *Knoxville-Knox County Minimum Subdivision Regulations*. ADG proposes the existing road improvements begin at Station 1+25.76 and continue through the end of the existing roadway ending at approximately Station 19+50.00 as indicated in the Concept Plans for Elk Ridge Subdivision, Sheet C-03. New road construction will then take place from Station 19+50 to the end of the proposed roadway as indicated in the aforementioned drawings.

Sincerely,



Travis Henegar, E.I.T.
Project Engineer



OFFICE OF COUNTY MAYOR

Department of Community Services • Knox County Health Department
140 Dameron Avenue, Knoxville, TN 37917-6413

April 4, 2007

Associated Design Group, Inc.
215 Center Park Drive
Suite 200
Knoxville, TN 37922

Re: John Davis Development/Wilderness Trails Subdivision
Aaron Road Property
CLT Maps 127 and 126
PARCELS 2 and 186.04 respectively
135.78 Acres
72 Proposed Lots
Knox County, TN

To Travis Henegar:

Knox County Health Department (KCHD) personnel Darlene Gwaltney and John Violette completed a Preliminary Soil Map and review of the proposed lots on March 30, 2007. The soils were found to be MARGINAL to SEVERE with expected soil percolation rates of 75 to over 75 minutes per inch (MPI). Some severely limiting factors for drainfield installation exist in this proposed subdivision. They are as follows: steep slopes, gullied/eroded areas, rock ledges and outcrops, shallow depths to rock, a large drainage area, and soils with slow permeability rates. Some lots may require soil percolation tests to be performed. It is expected that after the lots are bush hogged and staked and the High Intensity Soil Survey Map is completed, lot lines will have to be adjusted or removed in order to utilize the acceptable soil areas for subsurface sewage disposal systems. A final determination will be made after the High Intensity Soil Map is completed for each lot.

Sincerely,

Darlene M. Gwaltney
Soil Scientist
Environmental Health Division



Knox-Chapman Utility District

DATE: May 3, 2007

To Whom It May Concern:

This letter is to verify that Knox Chapman Utility District has water available at Porterfield Gap Rd. and Kimberlin Hgts Pike. If there is any other questions concerning this matter do not hesitate to call the office at 577-4497.

Sincerely,

KNOX-CHAPMAN UTILITY DISTRICT

**Jerry Mason
Assistant Manager**



Knoxville Utilities Board

May 4, 2007

Assoc Design Group
Travis Henegar
215 Centerpark Ln Suite 200
Knoxville, TN 37922

Re: 8335 Aaron Ln

This letter is in response to your request concerning the availability of utility services. In this instance, utility facilities are located at the address referenced above.

- Electric Service

If you are an individual building a single-family home, then you are not subject to KUB's Sewer Capacity Reservation Program process or fees. KUB approves single-family homes through a process already in place with the City and County building permit offices.

For multiple units, commercial, governmental or industrial developments a Capacity Review Application must be submitted along with a \$300 capacity review fee for each new project. KUB will evaluate your request and notify you whether sewer capacity is available or offer to meet to discuss options.

If KUB has capacity, you must make a reservation to help protect your interests by ensuring that service will be available when your project is complete. A reservation means another project -- even one in service sooner -- will not stop yours from connecting to the system. The reservation deposit is \$600 per residential unit or \$4 per gallon of projected daily flow for commercial, industrial, or governmental developments (Deposits are refundable under the terms of the Extension Agreement.)

If the capacity or location of the existing facilities is not adequate, KUB may require a contribution in aid of construction (CIAC) from the property owner to offset the cost of installing additional facilities as required to meet the needs of the proposed development. These services will be furnished in accordance with the KUB's standard Rules and Regulations and standard service policies.

These utility services will be supplied after formal application has been made, after any CIAC monies have been received, and as soon as construction schedules and availability of materials will permit.

If you need additional information or are interested in making service(s) available, please call me at 558-2535.

Sincerely,

A handwritten signature in black ink that reads "Alberta H Jones". The signature is written in a cursive, flowing style.

Alberta H Jones
New Service Department



Knox-Chapman Utility District

April 23, 2007

Attention: Travis Henegar

The Fire Hyd. At 2309 Kimberlin Hgts and Hodges Ferry

Pressure is: 110

Flow per min. 1000 gals.

Res. Pressure 40



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KNOXVILLE ENVIRONMENTAL FIELD OFFICE
3711 MIDDLEBROOK PIKE
KNOXVILLE, TENNESSEE 37921-6538
PHONE (865) 594-6035 STATEWIDE 1-888-891-8332 FAX (865) 594-6105

April 10, 2007

Mr. John Davis
Premier Mountain Realty Inc.
10334 Chapman Highway
Seymour, Tennessee 37865

RE: **SITE REVIEW AND STREAM DETERMINATION**

Unnamed tributary to French Broad River
Aaron Lane south of Kimberlin Heights Road
35° 55' 44.2", -83° 43' 42.7"
Knox County

Dear Mr. Davis:

At your engineer's request, Jason Mann conducted a site review of the above referenced site to determine the presence or absence of *Waters of the State* and the need for Aquatic Resource Alteration permits. This site review occurred on April 5, 2007.

The approximate location of the water channel examined at this site is marked on the attached map. The watercourse highlighted in red on the attached map is determined to be *Waters of the State*. A properly authorized Aquatic Resource Alteration Permit or 401 Water Quality Certification is required prior to conducting alterations to the stream. If you have any questions regarding the location, please contact this office prior to any alterations being conducted.

The stream determination was based on one or more of the following: lack of vegetation in the channel, evidence of aquatic life with extended life cycles, evidence of groundwater discharge or a high water table, presence of perennial hydrophytic vegetation, mottled/reduced soils, redoximorphic concentrations along root zones, and a well-defined channel.

The *Waters of the State* determination for this water channel is only applicable for a one-year period. After April 5, 2008 further investigation is required prior to any aquatic resource alterations. If you have any questions, please contact Jason Mann at 865-594-1077.

Sincerely,

Baxter Wilson, Environmental Specialist
Division of Water Pollution Control

cc: File--Waters of the State/Knox County
Travis Henegar, Associated Design Group, 215 Center Park Drive, Suite 200, Knoxville,
Tennessee 37922-2116