

- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF HOISTE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLIANCE INFORMATION FROM BEARS SUPPLIED BY HOISTE, UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN 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.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. OPEN SPACE REQUIREMENT (15% OF TOTAL AREA):
TOTAL AREA = 541,050 S.F.
PROPOSED OPEN SPACE = 5.15 x 541,050 = 81,158 S.F.
PROPOSED OPEN SPACE = 178,088 S.F. (33%)
 5. THE PARCELS IS ZONED RP-1. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
PERIPHERY BOUNDARY: ALL BUILDINGS SHALL HAVE A MINIMUM SETBACK REQUIREMENT FROM THE PERIPHERY BOUNDARY OF NOT LESS THAN TWENTY-FIVE (25) FEET, WITH TWO (2) FEET ADDITIONAL FOR EACH FLOOR ABOVE THE (25) FEET, EXCEPT THAT WITHIN THE HILLSIDE AND RIDGETOP PROTECTION AREA THE REQUIREMENT SHALL NOT APPLY TO ANY PERIPHERY BOUNDARY SETBACK THAT IS ALSO A FRONT YARD SETBACK.
FRONT YARD: NOT LESS THAN TWENTY (20) FEET.
SIDE: NOT LESS THAN FIVE (5) FEET.
REAR: NOT LESS THAN FIFTEEN (15) FEET.
6. POPULATION DENSITY: 30 DWELLING UNITS / 12.42-AC = 2.4 UNITS / ACRE
7. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.

- REQUESTED SUBDIVISION VARIANCES:**
1. REDUCE THE REQUIRED TANGENT LENGTH FOR BROKEN BACK CURVE FROM 150' TO 70.0'.
 2. REDUCE THE REQUIRED TANGENT LENGTH FOR REVERSE CURVE FROM 50' TO 44.72'.
 3. REDUCE THE REQUIRED DEPTH OF A DOUBLE FRONTAGE LOT FROM 150' TO 125'.

Revised: 1/7/2019



1-SA-19-C
MPC FILE# 1-D-19-U
SHEET C-1 (SHEET 2 OF 5)

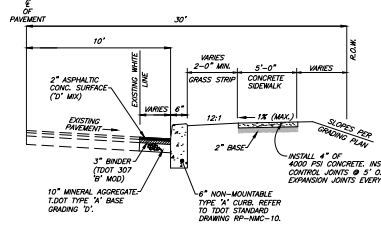
SITE PLAN
THE MOODY PROPERTY
SITE ADDRESS: 0 BROOM ROAD, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO., TN
WARD NO. 46 CITY BLOCK NO. 46500
CLT MAP 106 GROUP A PARCEL 39
SCALE: 1"=40' NOVEMBER 26, 2018

OWNER: **WANDA L. & PLUMLEE MOODY**
P.O. BOX 50863
KNOXVILLE, TN 37950
(865) 690-2766

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

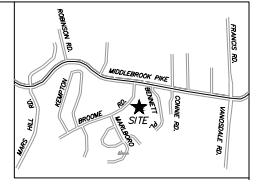
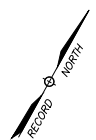
DWG. NO.	1811031		
CHK:	CAS		
DWN:	CLM		
BY:			
REVISION	DATE	DESCRIPTION	BY
3	1/4/19	C.O.K. & MPC COMMENTS	BS
2	12/21/18	C.O.K. & MPC COMMENTS	BS
1	12/21/18	GENERAL REVISIONS	BS



TYPICAL SECTION - BROOM ROAD IMPROVEMENTS
N.T.S.

GRAPHIC SCALE
40 0 40 80

3	1/4/19	C.O.K. & MPC COMMENTS	BS
2	12/21/18	C.O.K. & MPC COMMENTS	BS
1	12/21/18	GENERAL REVISIONS	BS



GRADING PLAN NOTES:

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W.D.B. 2017, PG. 592

Revised: 1/7/2019



1-SA-19-C

MPC FILE# 1-D-19-UR
SHEET C-2 (SHEET 3 OF 5)

PRELIMINARY GRADING PLAN
THE MOODY PROPERTY
SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909

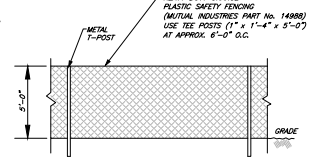
CITY OF KNOXVILLE KNOX CO., TN
WARD NO. 46 CITY BLOCK NO. 46500
CLT MAP 106 GROUP A PARCEL 39
SCALE: 1"=40' NOVEMBER 26, 2018

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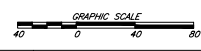


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DWG. NO. 1811031



NOTE: TREE PROTECTIVE FENCE TO BE USED FOR PROTECTION OF TREES AND OTHER SPECIFIED SITE FEATURES
N.T.S.



REVISION	DATE	DESCRIPTION	BY
3	1/4/19	C.O.M. & MPC COMMENTS	BS
2	12/21/18	C.O.M. & MPC COMMENTS	BS
1	12/21/18	GENERAL REVISIONS	BS



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