



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 11-SA-21-C **AGENDA ITEM #:** 23
11-A-21-UR **AGENDA DATE:** 11/10/2021

▶ **SUBDIVISION:** SEAL PROPERTY SUBDIVISION

▶ **APPLICANT/DEVELOPER:** BALL HOMES, LLC

OWNER(S): K & S Exchange XIX, LLC

TAX IDENTIFICATION: 129 037 AND 037.02 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12140 Hardin Valley Road & 2001 Marietta Church Rd.

▶ **LOCATION:** Intersection of Hardin Valley Road and Hickory Creek Road, west side of Marietta Church Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 117 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences -- A (Agricultural) and PR (Planned Residential)
South: Residences -- A (Agricultural) and PR (Planned Residential)
East: Residences -- A (Agricultural) and PR (Planned Residential)
West: Residences -- A (Agricultural) and PR (Planned Residential)

▶ **NUMBER OF LOTS:** 272

SURVEYOR/ENGINEER: Brian Stephens / Ball Homes, LLC

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial with 20.5-ft of pavement width within 42-ft of right-of-way; Hickory Creek Road, a minor arterial with 20-ft pavement width within 48 to 56-ft of right-of-way; and Marietta Church Road, a minor collector with 20-ft of pavement width within 42-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** See previous approval (8-SC-20-C / 8-E-20-UR)

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 8 conditions.**

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Developer is to participate in the intersection improvements at Hardin Valley and Hickory Creek Road. The

level of participation will be determined by calculating the percentage increase in total trips added to the intersection as a result of the development. The developer will be responsible for this percentage of the design and construction of the improvement. Details for this agreement will be worked out during the design plan phase and a final agreement must be in place prior to the platting of any lots.

- 4) Platting the 20' greenway easement on the south side of the Hickory Creek Road right-of-way from the western property line to the Road 'A' intersection with the proposed traffic circle, as shown on the Concept Plan, or as otherwise required by the Knox County Department of Parks and Recreation and the Knox County Department of Engineering and Public Works.
- 5) Approval of the Road 'A' "loop lane" design that provides access for lots 20-23 by the Knox County Department of Engineering and Public Works during the design plan phase.
- 6) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Implementing the recommended transportation improvements in the Seal Property Subdivision Transportation Impact Analysis (Fulghum MacIndoe, 7/27/2020), as amended and approved by Planning Commission staff and the Knox County Department of Engineering and Public Works.
- 8) Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **Approve the development plan for up to 272 detached residential lots subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Implementing the reforestation of graded slopes as shown on sheet C1A and detailed on sheet C3 of the previous approval (8-SC-20-C / 8-E-20-UR). See Exhibit A for an excerpt of the reforestation detail from the previous approval. The timing for installation will be reviewed and approved by the Knox County Department of Engineering and Public Works during the design plan phase.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

This proposal is a revision to a previously approved subdivision for this property (8-SC-20-C / 8-E-20-UR) to increase the number of lots from 265 to 272 (7 additional lots). Some of the lot widths have been narrowed in the portion of the subdivision circled with revision clouds (see plan sheets C3-C5). The revised lot widths are no less than other lots previously approved within the subdivision.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

- A. The Northwest County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac.
- B. The property is in the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows limited extensions of LDR development of up to 3 du/ac.
- C. The proposed subdivision has a density of 2.32 du/ac.
- D. A 20' greenway easement will be provided on the south side of Hickory Creek Rd.
- E. With the reforestation of the disturbed areas within the Hillside Protection area, the proposal meets the recommendations of the Hillside and Ridgetop Protection Plan when the approved disturbance is more than recommended.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.
- B. The proposed subdivision will have lot sizes that are of similar size as lots in nearby subdivisions.
- C. The PR (Planned Residential) zoning for this site allows up to 2.8 du/ac and the proposed subdivision has a

density of 2.32 du/ac.

D. The applicant is proposing to reforest the hillside protection area that is disturbed and located in a common area.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed subdivision will have lot sizes that are of similar size as lots in nearby subdivisions.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential use is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of the adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This development will have direct access to Hardin Valley Road which is a minor arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

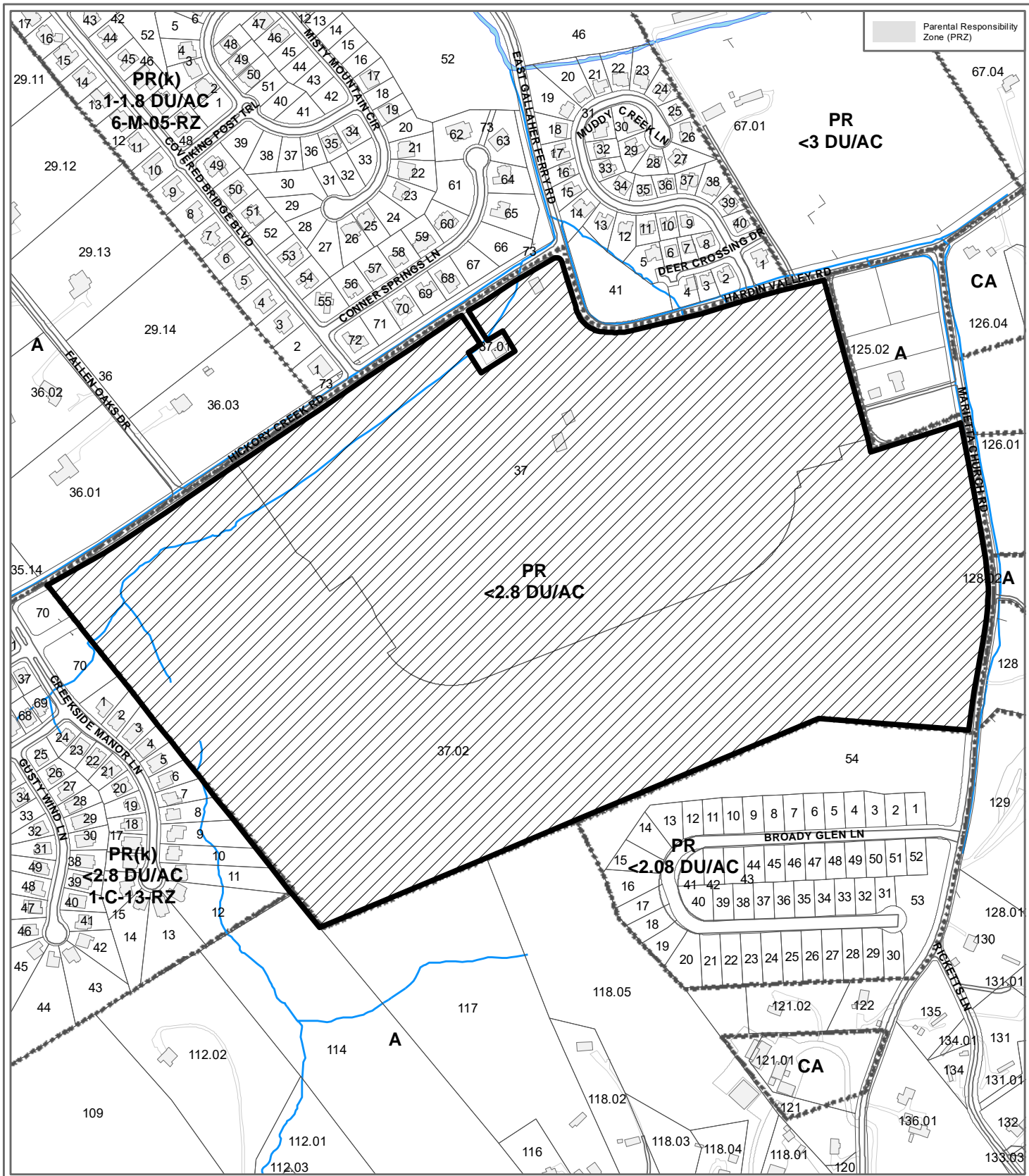
ESTIMATED STUDENT YIELD: 112 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**11-SA-21-C / 11-A-21-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Ball Homes, LLC
Seal Property Subdivision



Undefined in PR (Planned Residential)

Original Print Date: 10/13/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

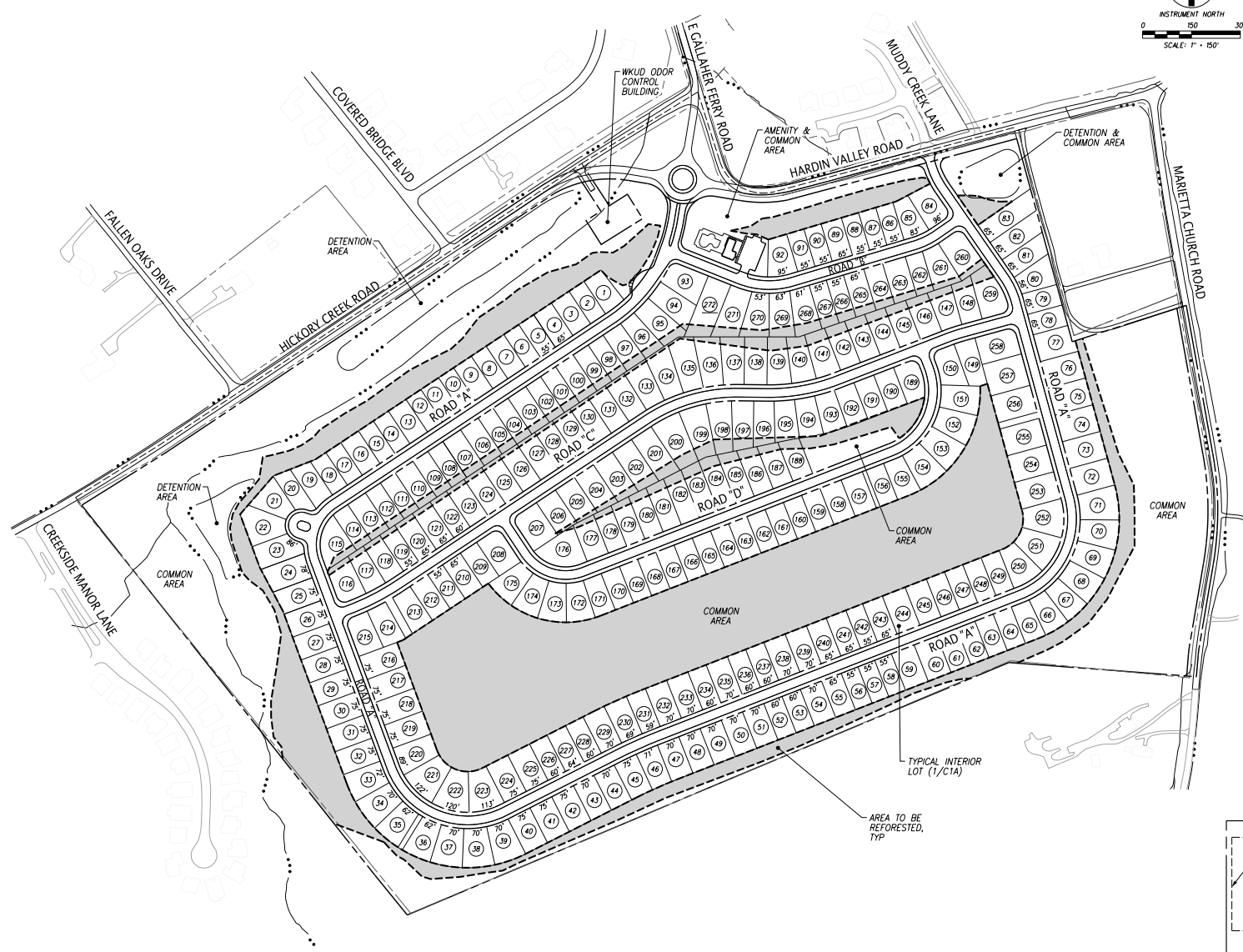
Map No: 129
Jurisdiction: County

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Feet



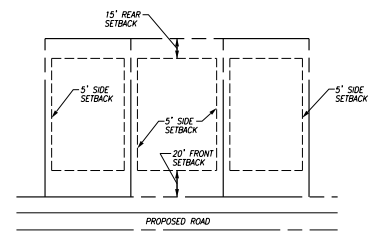
File Name: 11SA21C11A21UR.dwg
 Plot Date: 10/27/2021

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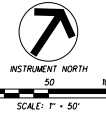
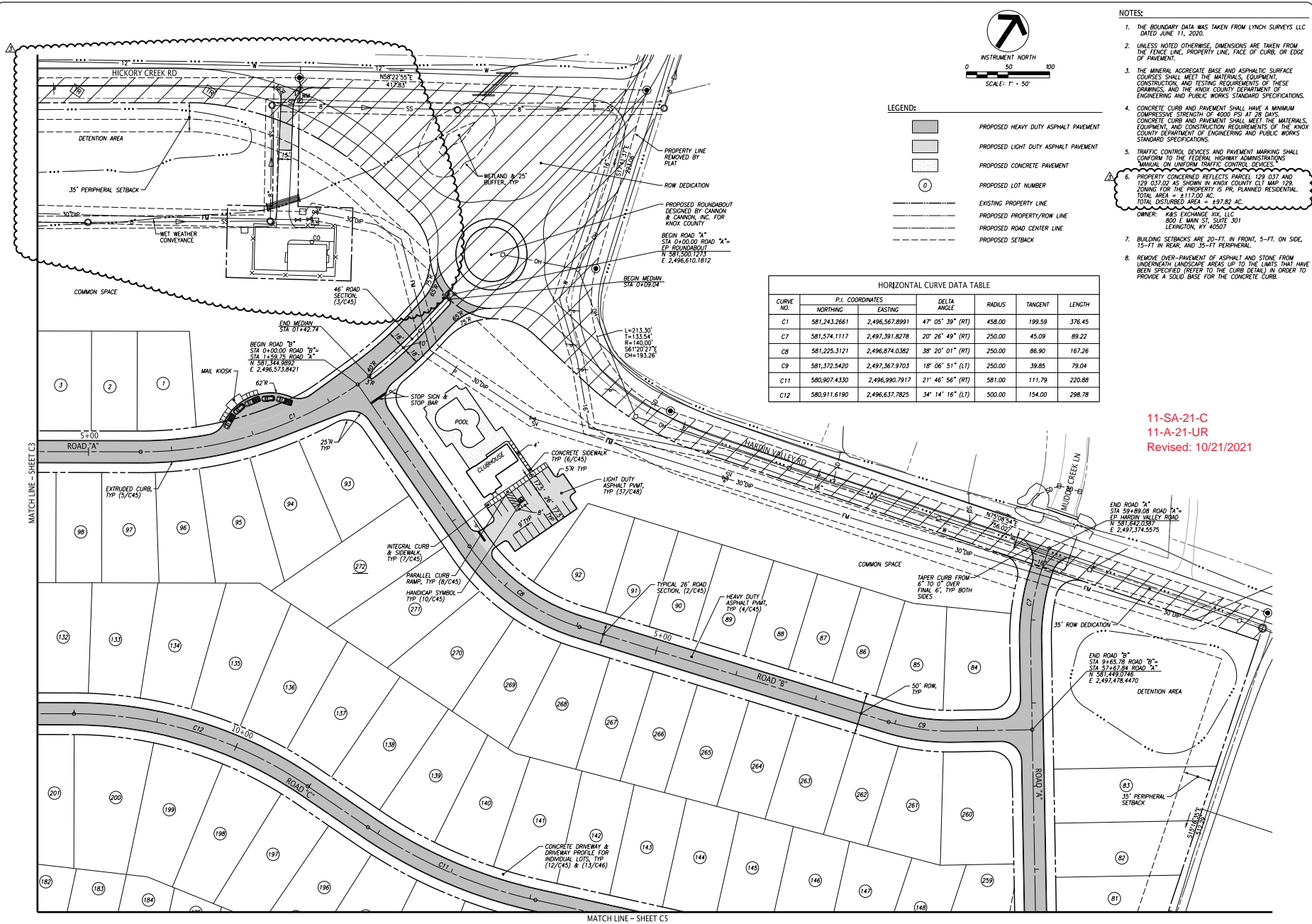
- NOTES:**
1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS, LLC DATED JUNE 11, 2020. THE TOPOGRAPHIC DATA WAS TAKEN FROM KGIS.
 2. PROPERTY CONCERNED REFLECTS PARCEL 129.037 & 129.037.02 AS SHOWN IN KNOX COUNTY CLT MAP 129. ZONING FOR THE PROPERTY IS RR - PLANNED RESIDENTIAL. TOTAL AREA = 1117.00 AC. TOTAL DISTURBED AREA = 497.82 AC. OWNER: K&S EXCHANGE XIX, LLC 800 E MAIN ST, SUITE 301 LEXINGTON, KY 40507
 3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, 15'-FT. IN REAR, AND 35'-FT. PERIMETER.
 4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. PROPOSED IMPROVEMENT INCLUDE: 26' WIDE PUBLIC ROAD, EXTRICDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
 7. REFER TO PLANNING COMMISSION FILE NUMBERS 8-SC-20-C & 8-E-20-UR FOR PREVIOUSLY APPROVED ALTERNATE DESIGN STANDARDS FROM THE 8/13/2020 MEETING.
 8. THE PROPOSED DENSITY IS 272 UNITS/117.00 AC = 2.32 DU/AC

11-SA-21-C
 11-A-21-UR
 Revised: 10/21/2021



1 TYPICAL INTERIOR LOT
 C1A NTS

10330 HARDEN VALLEY ROAD SUITE 201 KNOXVILLE, TN 37932 OFFICE: 865.690.6419 FAX: 865.690.6449 www.fulghumharris.com	
PRELIMINARY NOT FOR CONSTRUCTION	
SEAL PROPERTY SUBDIVISION 12140 HARDEN VALLEY ROAD KNOXVILLE, TENNESSEE 37932	
BALL HOMES, LLC 3600 WALDEN DRIVE LEXINGTON, KY 40517 CONTACT: MR. BRIAN STEPHENS, P.E. TELEPHONE NO.: 859.268.1191 EMAIL: bstephens@ballhomes.com	
OVERALL CONCEPT PLAN 11-SA-21-C / 11-A-21-UR	
DRAWN BY: JMW CHECKED BY: DMC IN CHARGE: MCF PROJECT NO.: ISSUED FOR REVIEW: No.	DATE: 10/27/21 REVISION/ISSUE:
Project: 592.006 Date: 07/27/20 Scale: 1" = 150'	Sheet: C1A

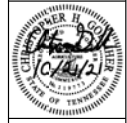


- LEGEND:**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED LOT NUMBER
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY/ROW LINE
 - PROPOSED ROAD CENTER LINE
 - PROPOSED SETBACK

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.L. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C1	581,243.2661	2,496,567.8991	47° 05' 39" (RT)	458.00	199.59	376.45
C7	581,574.1117	2,497,391.8278	20° 26' 49" (RT)	250.00	45.09	89.22
C8	581,225.3121	2,496,874.0382	38° 20' 01" (RT)	250.00	86.90	167.26
C9	581,372.5420	2,497,367.9703	18° 06' 51" (LT)	250.00	39.85	79.04
C11	580,907.4330	2,496,990.7917	21° 46' 56" (RT)	581.00	111.79	220.88
C12	580,911.6190	2,496,637.7825	34° 14' 16" (LT)	500.00	154.00	298.78

- NOTES:**
1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED JUNE 11, 2020.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, OR EDGE OF PAVEMENT.
 3. THE MINERAL, AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS STANDARD SPECIFICATIONS.
 4. CONCRETE CURBS AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS STANDARD SPECIFICATIONS.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 6. PROPERTY CONCERNED REFLECTS PARCEL 129 037 AND 129 03702 AS SHOWN IN KNOX COUNTY CLT MAP 129. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 117,000 AC. TOTAL DISTURBED AREA = 497.82 AC. OWNER: K&S EXCHANGE, INC. 800 E. MAIN ST., SUITE 301 LEWISTON, KY 40350
 7. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, 15'-FT. IN REAR, AND 35'-FT. PERIPHERAL.
 8. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAILS) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.

11-SA-21-C
11-A-21-UR
Revised: 10/21/2021



SEAL PROPERTY SUBDIVISION
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CONTACT: MR. BRISAN STEPHENS, P.E.
TELEPHONE NO.: 859,268,1191
EMAIL: bstephens@ballhomes.com

LAYOUT AND PAVING PLAN

PROJ. NO.	DATE	BY	REVISION/ISSUE
592.006	10/19/20	JMW	ISSUED FOR CONSTRUCTION
	12/22/20	DJC	REVISED PERIPHERAL SETBACK
	09/07/21	DJC	LOT LINE REVISIONS
	10/21/21	DJC	REVISED ROAD DRIVEWAY & PAVEMENT
	10/19/20	DJC	ISSUED FOR CONSTRUCTION

Project: 592.006
Date: 10/19/20
Scale: 1"=50'
Sheet: C2

PL 11-SA-21-C (10/19/20) (10/21/2021)
Rev. 10/21/2021

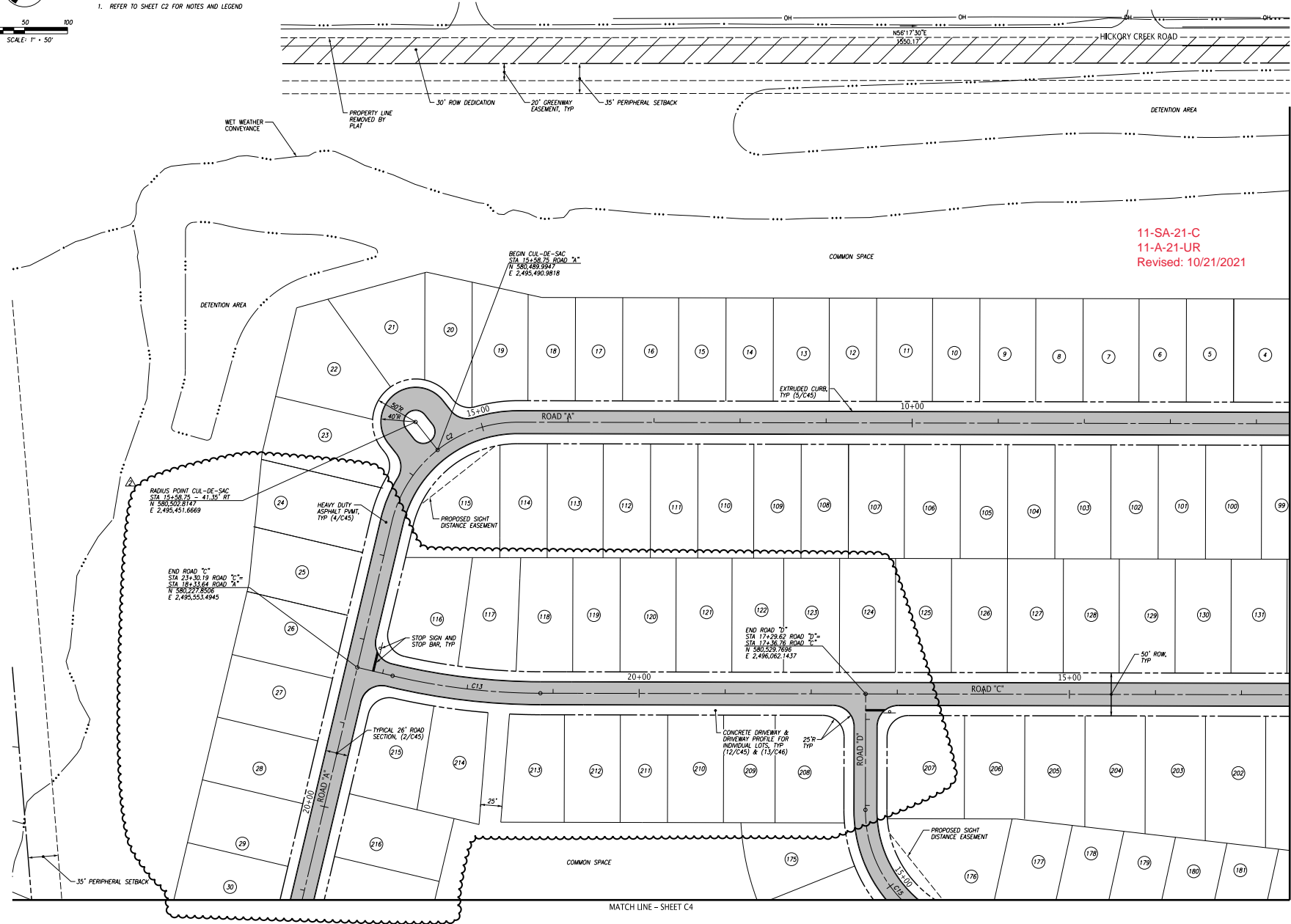
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0 50 100
SCALE: 1" = 50'

NOTES

1. REFER TO SHEET C2 FOR NOTES AND LEGEND



11-SA-21-C
11-A-21-UR
Revised: 10/21/2021



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LAYOUT AND PAVING PLAN

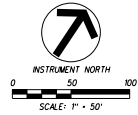
PROJ. NO.	DATE	BY	REVISION/ISSUE
	09/01/21	JMW	LOT LINE REVISIONS
	12/22/20	DJC	REVISED FOR HEAVY DUTY ASPHALT PAVT
	10/19/20	MCF	ISSUED FOR CONSTRUCTION
No.			Revision/Issue

Project: 592.006
Date: 10/19/20
Scale: 1"=50'
Sheet: C3

File Name: 11SA21C11A21UR11A21UR11A21UR11A21UR.dwg
Plot Date: 10/20/21

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HORIZONTAL CURVE DATA TABLE						
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	NORTHING	EASTING				
C3	579,497.5126	2,495,823.9611	96° 37' 40" (LT)	250.00	280.73	421.62
C4	579,830.6191	2,496,479.1668	5° 37' 58" (RT)	1,500.00	73.79	147.47
C15	580,316.6641	2,496,203.5070	77° 45' 28" (RT)	150.00	120.94	203.57

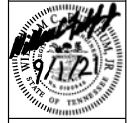


NOTES:
1. REFER TO SHEET C2 FOR GENERAL NOTES AND LEGEND.

11-SA-21-C
11-A-21-UR
Revised: 10/21/2021

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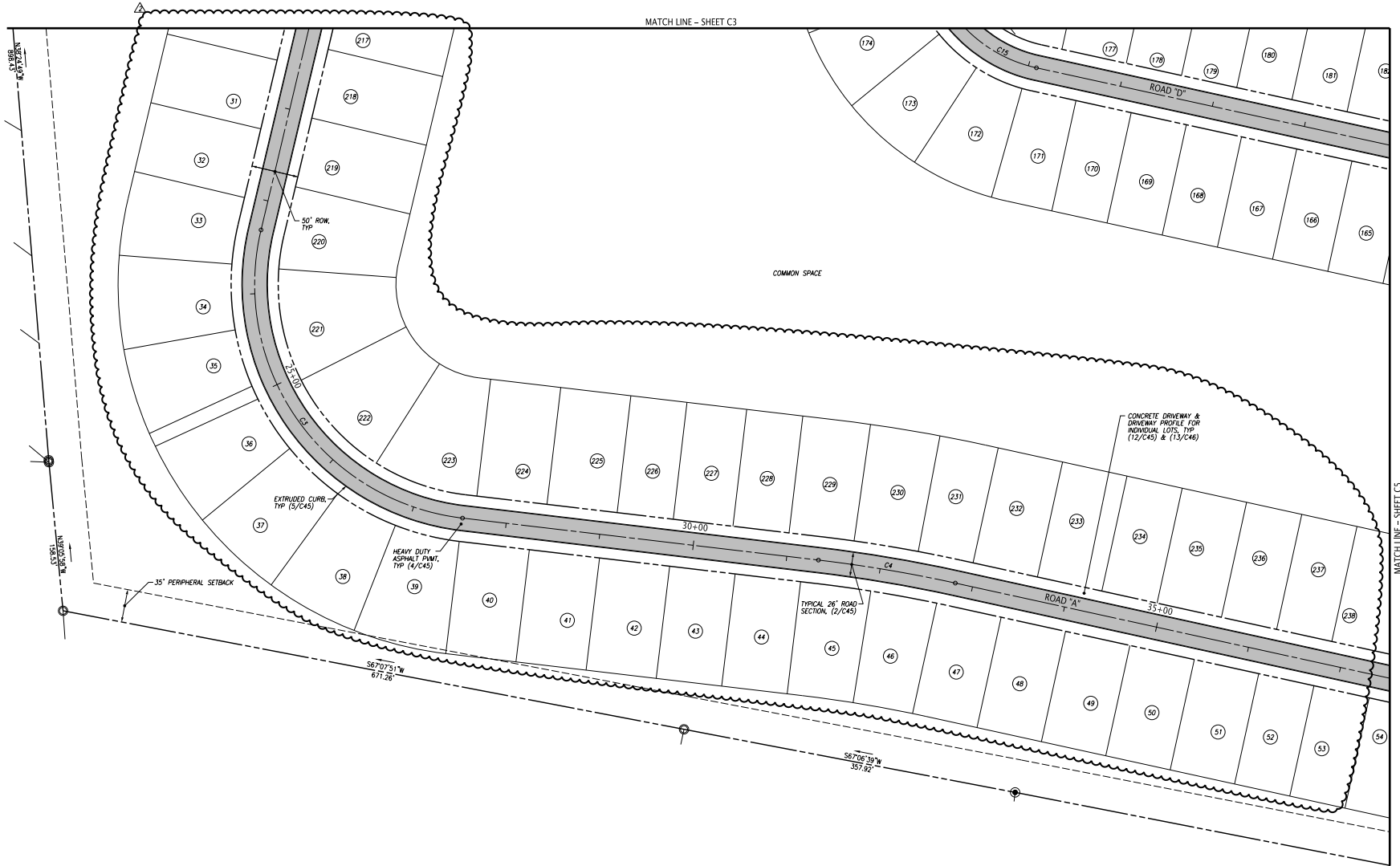
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EMAIL: bstephens@ballhomes.com

LAYOUT AND
PAVING PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
	JWF	09/20/21	
	DJC	12/22/20	
	MCF	10/19/20	

Project: 592.006
Sheet: C4
Date: 10/19/20
Scale: 1"=50'



File Name: 11SA-21C-11A-21-UR-11SA21C04.dwg
Plot Name: 11/2021

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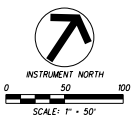


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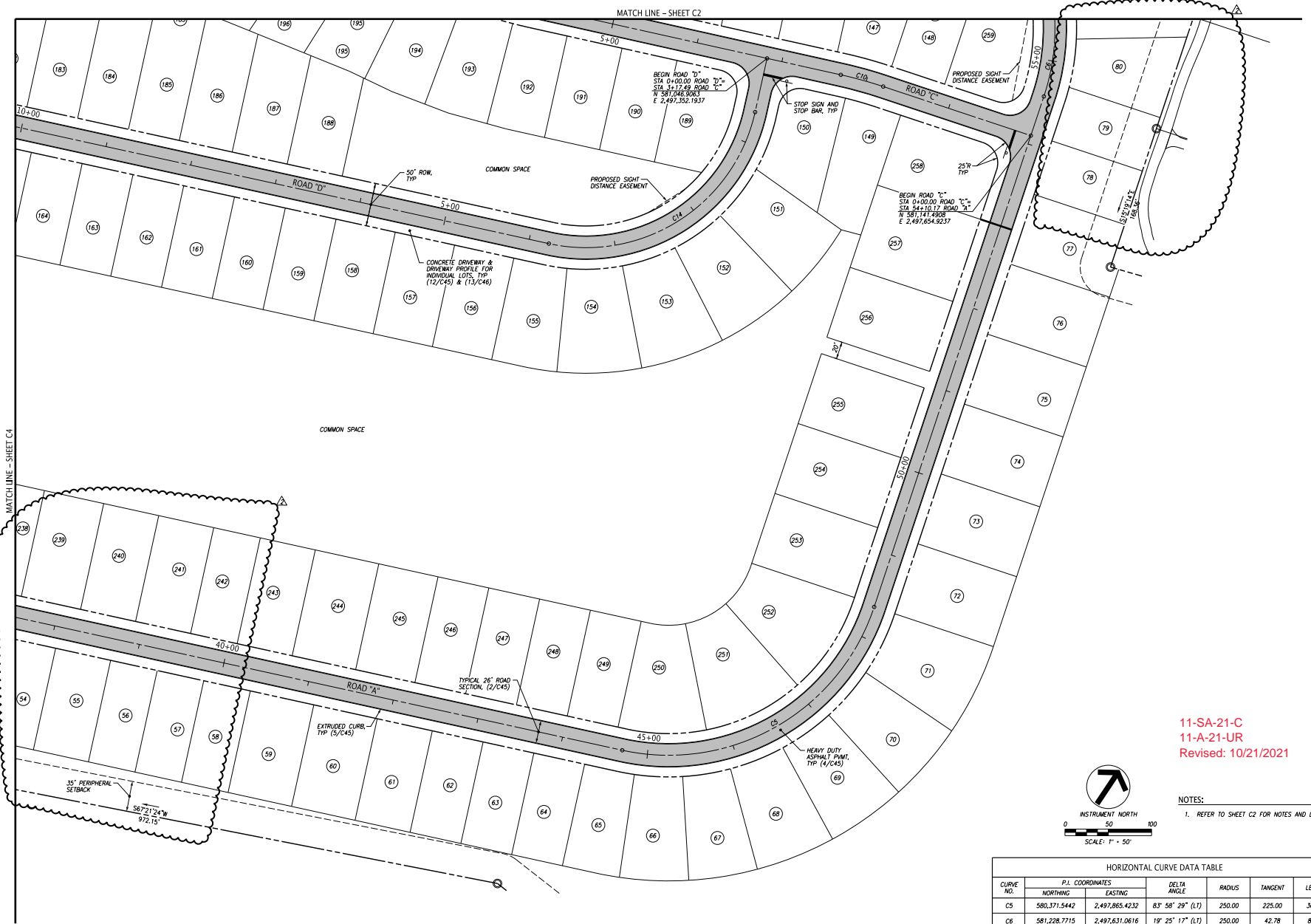
LAYOUT AND PAVING PLAN

11-SA-21-C
11-A-21-UR
Revised: 10/21/2021



NOTES:
1. REFER TO SHEET C2 FOR NOTES AND LEGEND

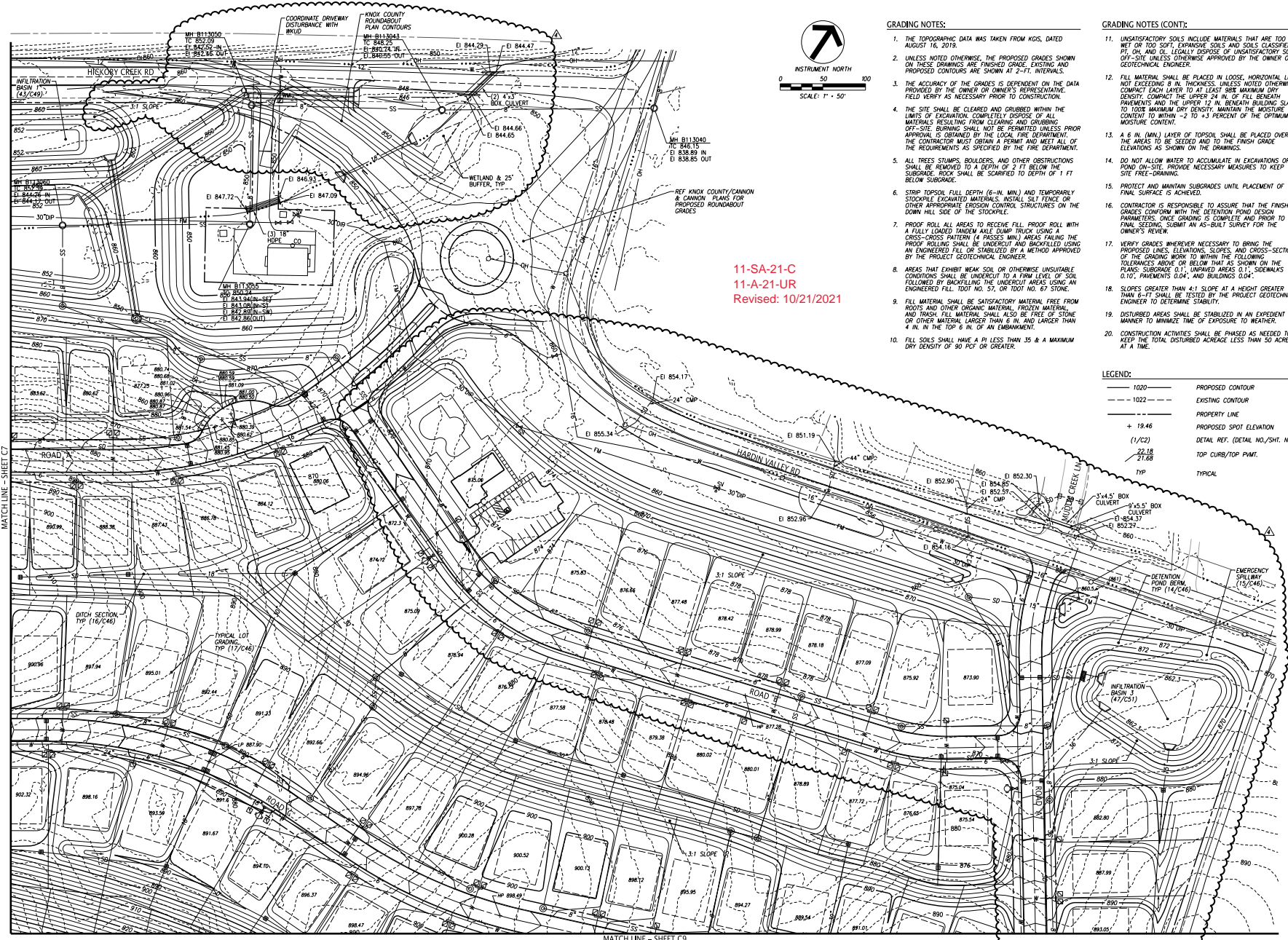
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	NORTHING	EASTING				
C5	580,371.5442	2,497,865.4232	83° 58' 29" (LT)	250.00	225.00	366.41
C6	581,228.7715	2,497,631.0616	19° 25' 17" (LT)	250.00	42.78	84.74
C10	581,087.4428	2,497,457.2314	5° 48' 43" (LT)	500.00	25.38	50.72
C14	580,801.7987	2,497,446.7864	89° 47' 12" (RT)	200.00	199.26	313.41



P.L. NO. 11-SA-21-C (11-A-21-UR) (11-A-21-UR) (11-A-21-UR) (11-A-21-UR)
 PLAN NO. 11/2021

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PROJECT NO.	592.006
DATE	10/19/20
SCALE	1"=50'
DESIGNED BY	DJC
DRAWN BY	JMW
CHECKED BY	DJC
ISSUED FOR CONSTRUCTION	12/22/20
ISSUED FOR CONSTRUCTION	10/19/20
REVISION/ISSUE NO.	
Project	Sheet
Date	10/19/20
Scale	1"=50'
C5	



- GRADING NOTES:**
1. THE TOPOGRAPHIC DATA WAS TAKEN FROM KOIS, DATED AUGUST 16, 2019.
 2. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2'-FT. INTERVALS.
 3. THE ACCURACY OF THE GRADES IS DEPENDENT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
 4. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
 5. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
 6. STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
 7. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEN AXLE GRAP TRUCK USING A CROSS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
 8. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, FOOT NO. 57, OR FOOT NO. 67 STONE.
 9. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL AND FRESH FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
 10. FILL SOILS SHALL HAVE A PI LESS THAN 35 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
- GRADING NOTES (CONT):**
11. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT. EXPANSIVE SOILS AND SOILS CLASSIFIED PT, OH, AND OL LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
 12. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LISTS NOT EXCEEDING 8 IN. THICKNESS. UNLESS NOTED OTHERWISE, COMPACT EACH LAYER TO AT LEAST 95% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE OPTIMUM MOISTURE CONTENT TO WITHIN -2 TO +3 PERCENT OF THE MAXIMUM MOISTURE CONTENT.
 13. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
 15. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
 16. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
 17. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1', UNPAVED AREAS 0.1', SIDEWALKS 0.1', PAVEMENTS 0.1', AND BUILDINGS 0.4'.
 18. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
 19. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDITIOUS MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.
 20. CONSTRUCTION ACTIVITIES SHALL BE PHASED AS NEEDED TO KEEP THE TOTAL DISTURBED ACREAGE LESS THAN 50 ACRES AT A TIME.

LEGEND:

1020	PROPOSED CONTOUR
---1022---	EXISTING CONTOUR
---	PROPERTY LINE
+ 19.46	PROPOSED SPOT ELEVATION
(1/22)	DETAIL REF. (DETAIL NO./SHT. NO.)
22.18	TYP. CURB/TOP PAVT.
21.68	TYP.
TYP	TYPICAL

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TELEPHONE NO.: 859.268.1191
EMAIL: bstephens@ballhomes.com

GRADING PLAN

DESIGNED BY	JMW	DATE	09/07/21
CHECKED BY	CHC	DATE	07/04/21
PROJECT NO.	592.006	DATE	12/22/20
SCALE	1"=50'	DATE	10/27/20
REVISION/ISSUE		DATE	10/19/20

Project: 592.006
Date: 10/19/20
Scale: 1"=50'

C6

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INSTRUMENT NORTH
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SCALE: 1" = 50'

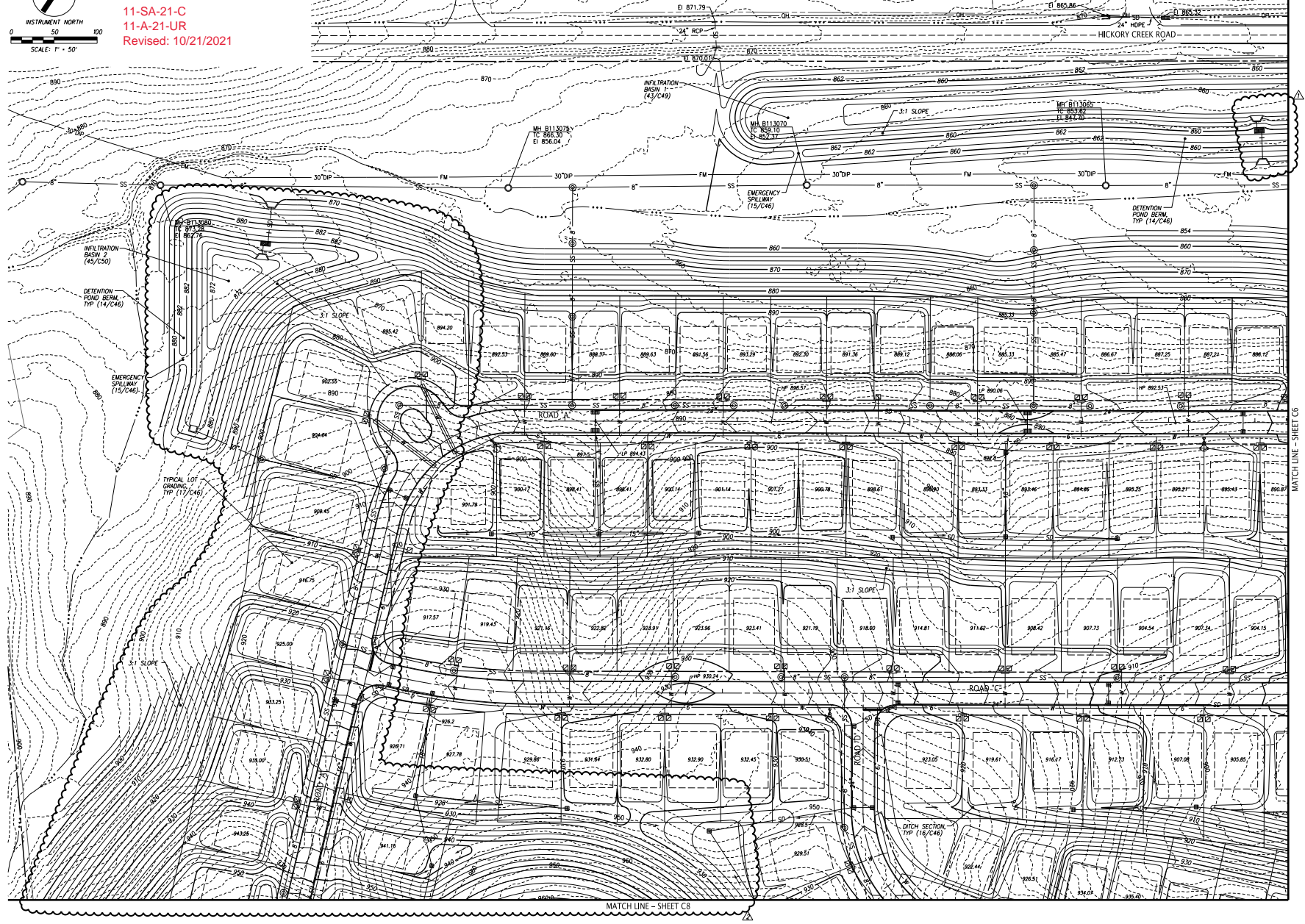
NOTES:

1. REFER TO SHEET C6 FOR GRADING NOTES AND LEGEND.

11-SA-21-C

11-A-21-UR

Revised: 10/21/2021



File Name: 11SA21UR11A21UR11A21UR11A21UR11A21UR.dwg
 Plot Name: 11/20/21

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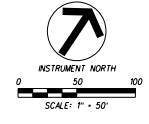
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TELEPHONE NO.: 859.268.1191
EMAIL: bstephens@ballhomes.com

GRADING PLAN

PROJ. NO.	REV.	ISSUED BY	DATE
		DMW	
		CHC	
		MEF	
		LOT LINE REVISIONS	09/07/21
		REVISED INFILTRATION BASIN / CATCH PIPE	07/04/21
		ISSUED FOR CONSTRUCTION	10/19/20

Project: 592.006
Date: 10/19/20
Scale: 1"=50'

C7



NOTES:
1. REFER TO SHEET C6 FOR GRADING NOTES AND LEGEND.

11-SA-21-C
11-A-21-UR
Revised: 10/21/2021



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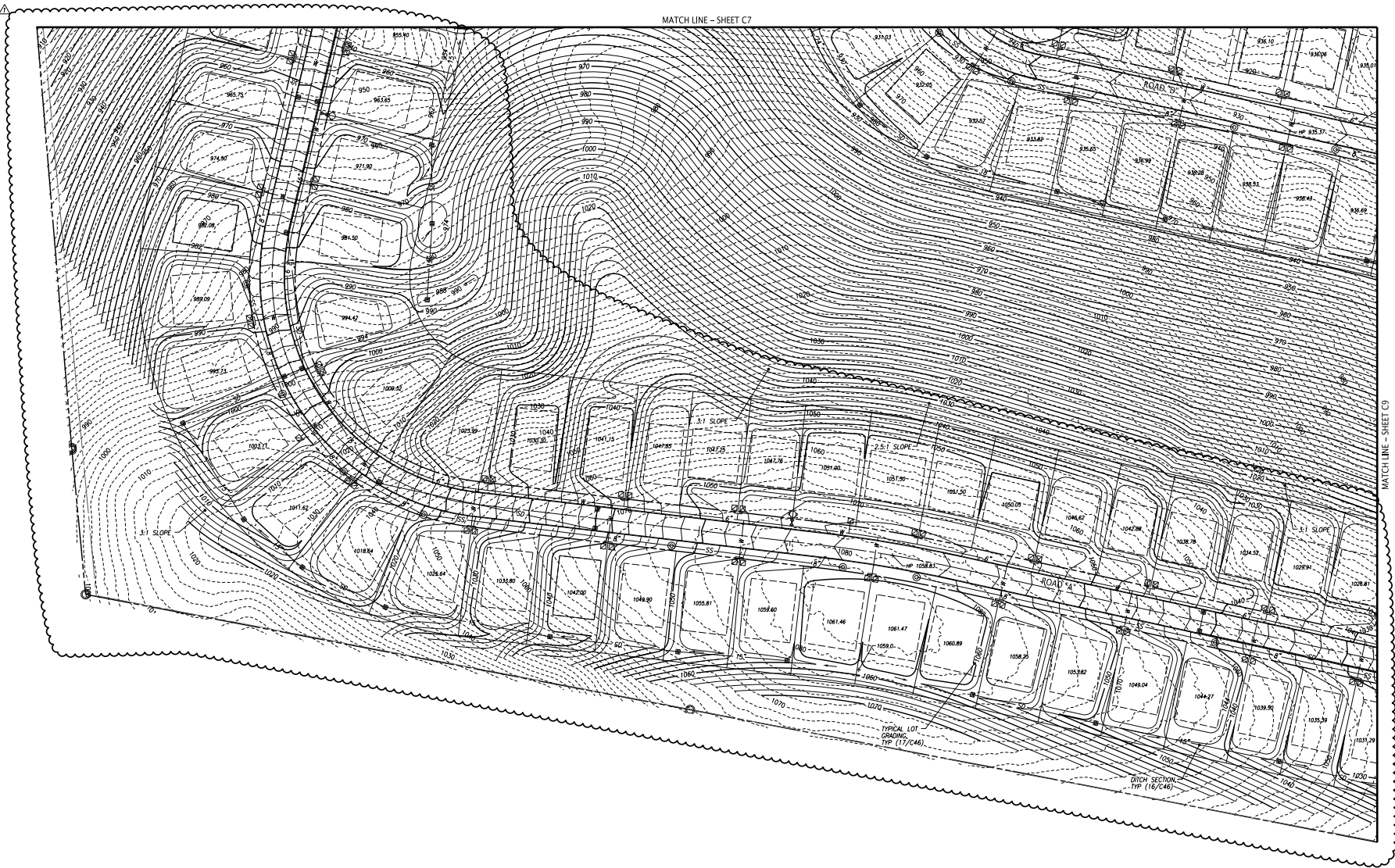
GRADING PLAN

NO.	DATE	REVISION/ISSUE
1	09/07/21	LOT LINE REVISIONS
2	10/19/20	ISSUED FOR CONSTRUCTION

Project: 592.006
Date: 10/19/20
Scale: 1"=50'
Sheet: C8

MATCH LINE - SHEET C7

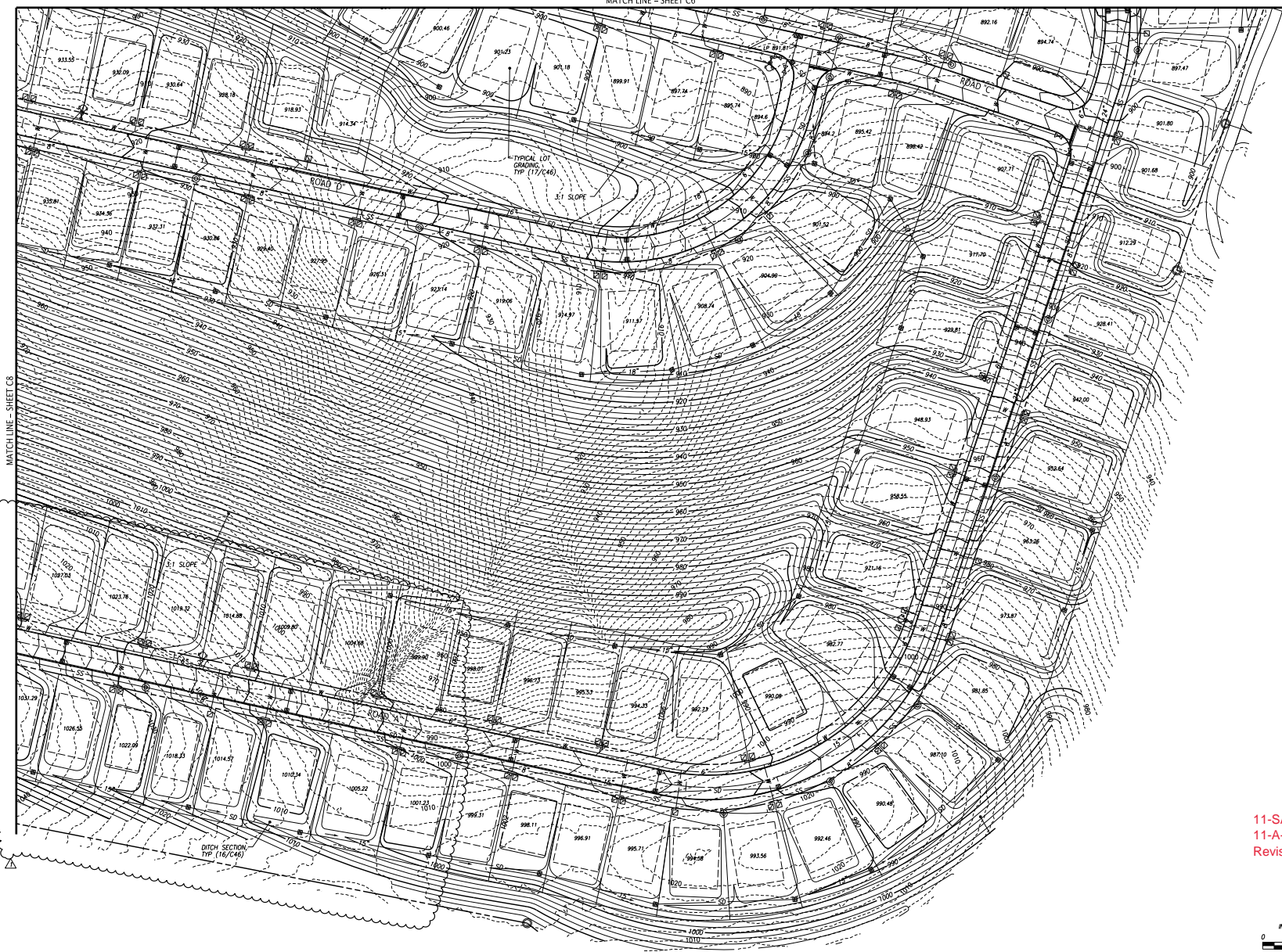
MATCH LINE - SHEET C9



File Name: 11SA21C11A21UR102100000000.dwg
Plot Date: 8/10/2021

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MATCH LINE - SHEET C6



11-A-21-C
11-A-21-UR
Revised: 10/21/2021

11-A-21-C
11-A-21-UR
Revised: 10/21/2021



INSTRUMENT NORTH
0 50 100
SCALE: 1" = 50'

NOTES:
1. REFER TO SHEET C6 FOR GRADING NOTES AND LEGEND.



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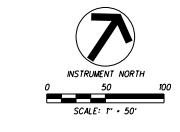
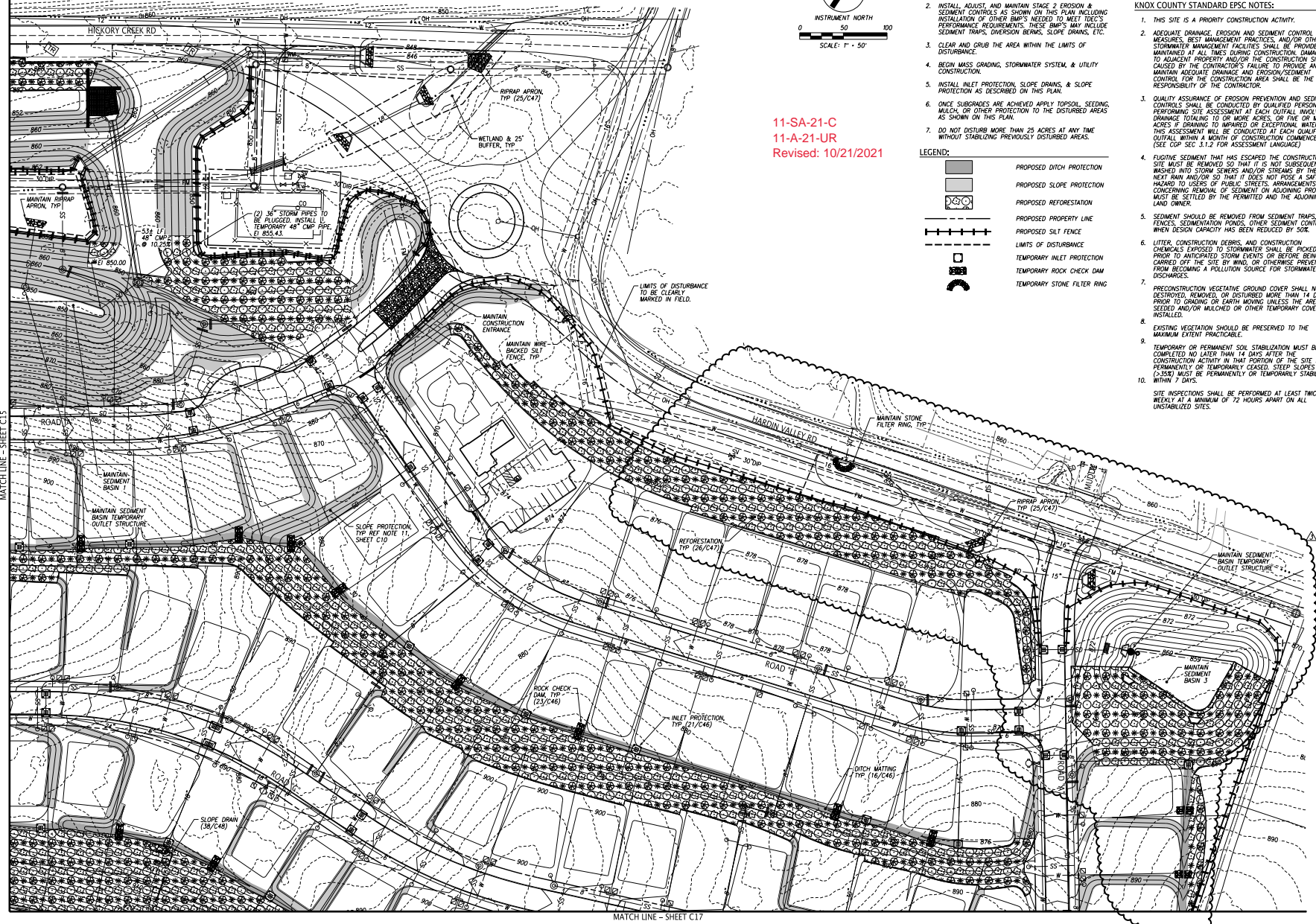
GRADING PLAN

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR CONSTRUCTION	10/19/20
2	LOT LINE REVISIONS	09/07/21

PROJECT	SHEET
592.006	C9

Date: 10/19/20
Scale: 1"=50'

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11-SA-21-C
11-A-21-UR
Revised: 10/21/2021

EPSC - STAGE 2 SEQUENCING NOTES:

1. MAINTAIN STAGE 1 CONSTRUCTION ENTRANCE/EXIT & OTHER EPSC DEVICES.
2. INSTALL, ADJUST, AND MAINTAIN STAGE 2 EROSION & SEDIMENT CONTROLS AS SHOWN ON THIS PLAN INCLUDING INSTALLATION OF OTHER BMP'S NEEDED TO MEET TDEC'S PERFORMANCE REQUIREMENTS. THESE BMP'S MAY INCLUDE SEDIMENT TRAPS, DIVERSION BERMS, SLOPE DRAINS, ETC.
3. CLEAR AND CRUB THE AREA WITHIN THE LIMITS OF DISTURBANCE.
4. BEGIN MASS GRADING, STORMWATER SYSTEM, & UTILITY CONSTRUCTION.
5. INSTALL INLET PROTECTION, SLOPE DRAINS, & SLOPE PROTECTION AS DESCRIBED ON THIS PLAN.
6. ONCE SUBGRADES ARE ACHIEVED APPLY TOPSOIL, SEEDING, MULCH, OR OTHER PROTECTION TO THE DISTURBED AREAS AS SHOWN ON THIS PLAN.
7. DO NOT DISTURB MORE THAN 25 ACRES AT ANY TIME WITHOUT STABILIZING PREVIOUSLY DISTURBED AREAS.

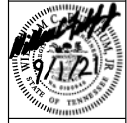
- LEGEND:**
- PROPOSED DITCH PROTECTION
 - PROPOSED SLOPE PROTECTION
 - PROPOSED REVEGETATION
 - PROPOSED PROPERTY LINE
 - PROPOSED SILT FENCE
 - LIMITS OF DISTURBANCE
 - TEMPORARY INLET PROTECTION
 - TEMPORARY ROCK CHECK DAM
 - TEMPORARY STONE FILTER RING

EPSC NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
1. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASUREMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED & MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROLS FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING VISUAL ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR THE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE COP, SEC. 11.2 FOR ASSESSMENT LANGUAGE.)
4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTED AND THE ADJOINING LAND OWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY SOIL.
6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
7. PRE-CONSTRUCTION VEGETATION GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDING AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>30%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.

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EMAIL: bstephens@ballhomes.com

EPSC PLAN - STAGE 2

PROJ. NO.	REV.	DESCRIPTION	DATE	BY	CHK	APP
592.006	1	LOT LINE REVISIONS	09/07/21	JWF		
	2	REVISED INFILTRATION BASIN & OUTFALL PIPE	07/04/21	JWF		
	3	REVISED BYPASS EPSC	12/22/20	JWF		
	4	ISSUED FOR CONSTRUCTION	10/19/20	JWF		

Project: 592.006
Date: 10/19/20
Scale: 1"=50'

C14

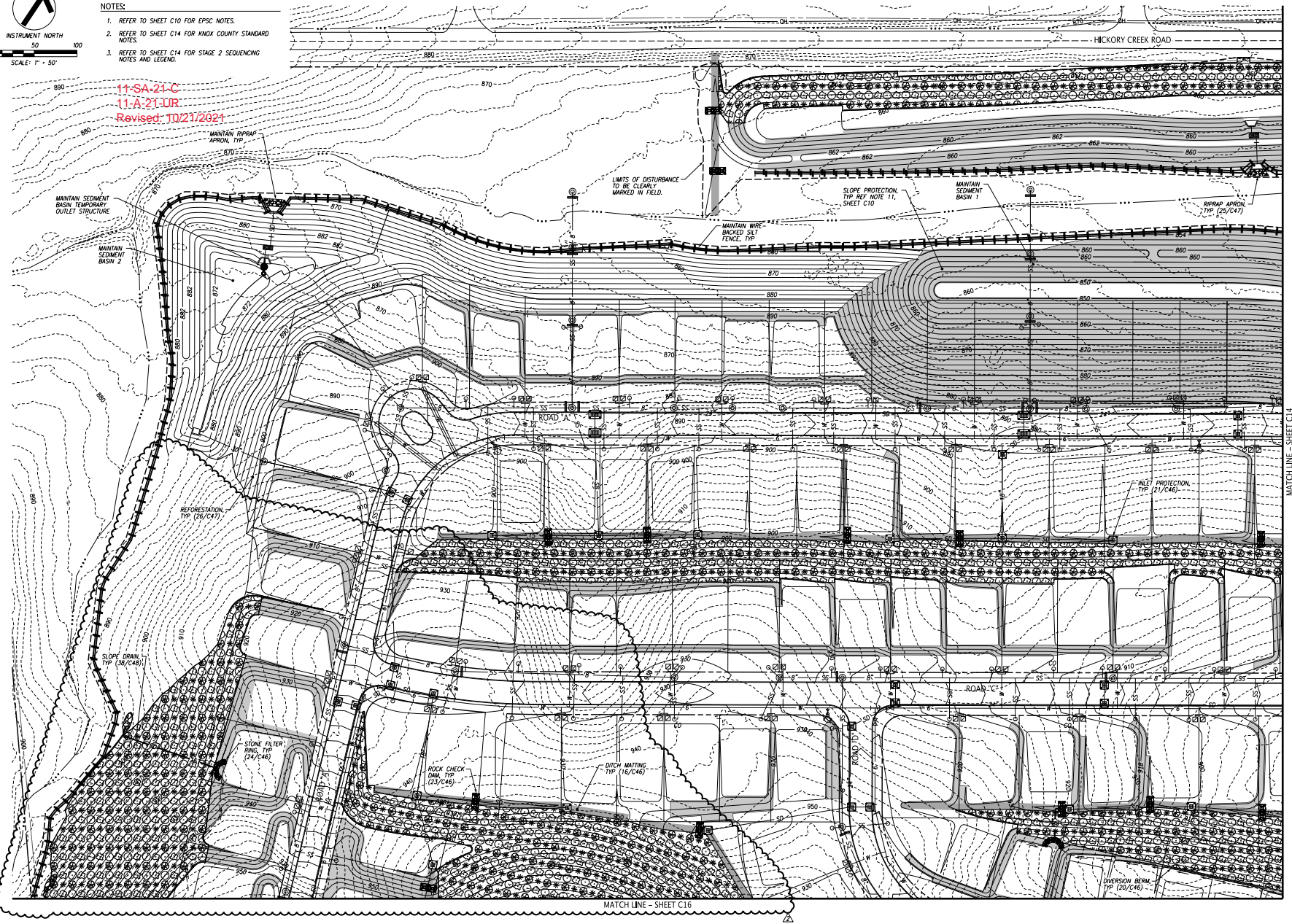


INSTRUMENT NORTH
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SCALE: 1" = 50'

NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
2. REFER TO SHEET C14 FOR ANOKA COUNTY STANDARD NOTES.
3. REFER TO SHEET C14 FOR STAGE 2 SEQUENCING NOTES AND LEGEND.

11-SA-21-C
11-A-21-UR
Revised: 10/21/2021



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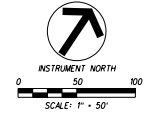
EPSC PLAN - STAGE 2

NO.	REVISION/ISSUE	DATE	DRAWN BY
1	ISSUED FOR CONSTRUCTION	10/19/20	JWF
2	REVISED BY OUTLET PIPE & SHAWING	07/04/21	DFC
3	LOT LINE REVISIONS	09/07/21	MCF

Project: 592.006
Date: 10/19/20
Scale: 1"=50'
Sheet: **C15**

File Name: 11-SA-21-C-UR-TWO-STAGES-100006615.dwg
Plot Name: 11/20/21

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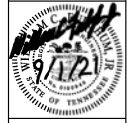


- NOTES:
1. REFER TO SHEET C10 FOR EPSC NOTES.
 2. REFER TO SHEET C14 FOR KNOX COUNTY STANDARD NOTES.
 3. REFER TO SHEET C14 FOR STAGE 2 SEQUENCING NOTES AND LEGEND.

11-SA-21-C
 11-A-21-UR
 Revised: 10/21/2021

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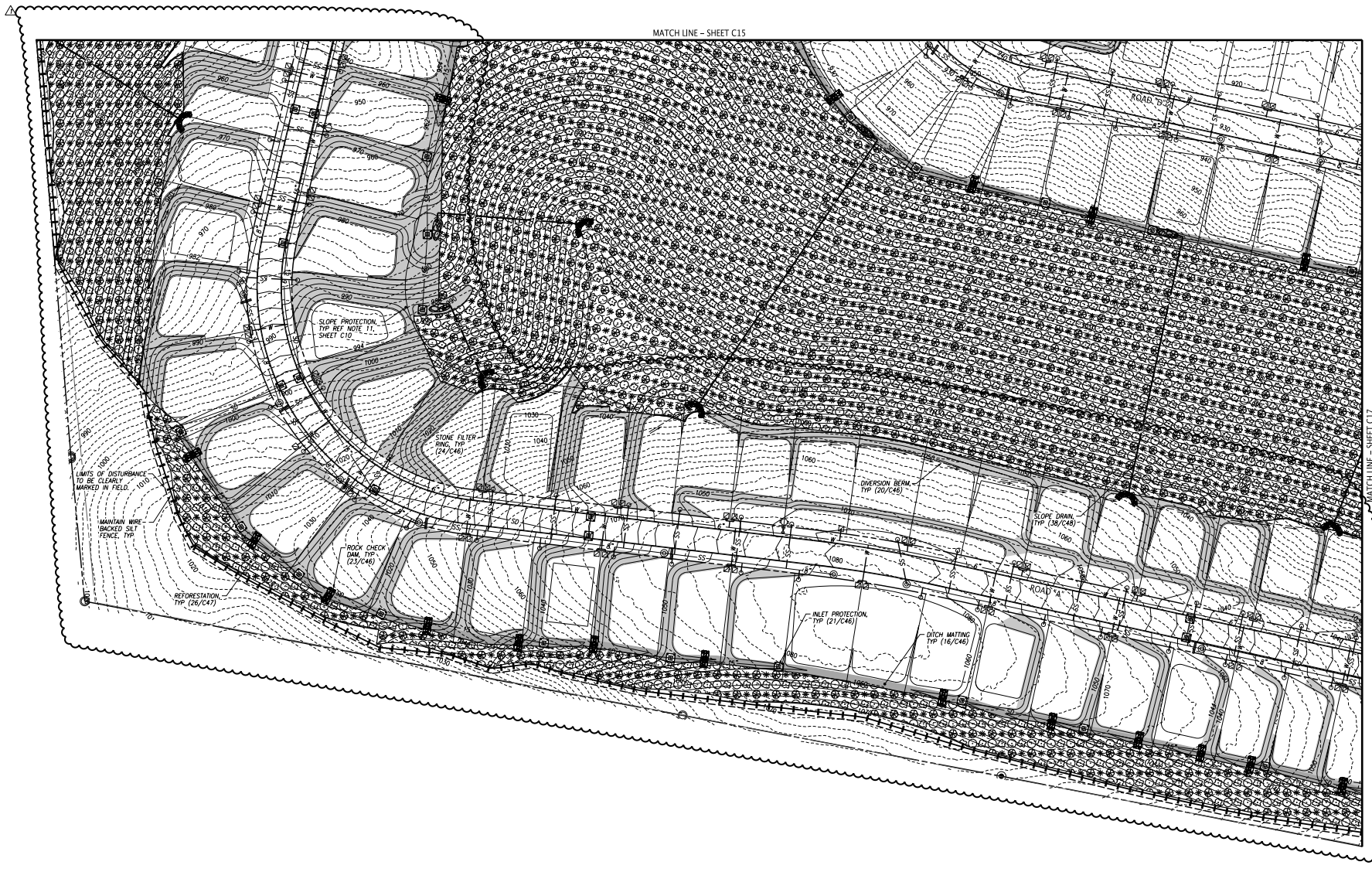
EPSC PLAN - STAGE 2

NO. 1	ISSUED BY	DATE
2	DESIGNED BY	DATE
3	CHECKED BY	DATE
4	APPROVED BY	DATE
5	REVISION/ISSUE	DATE

Project: 592.006
 Sheet: C16
 Date: 10/19/20
 Scale: 1"=50'

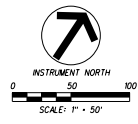
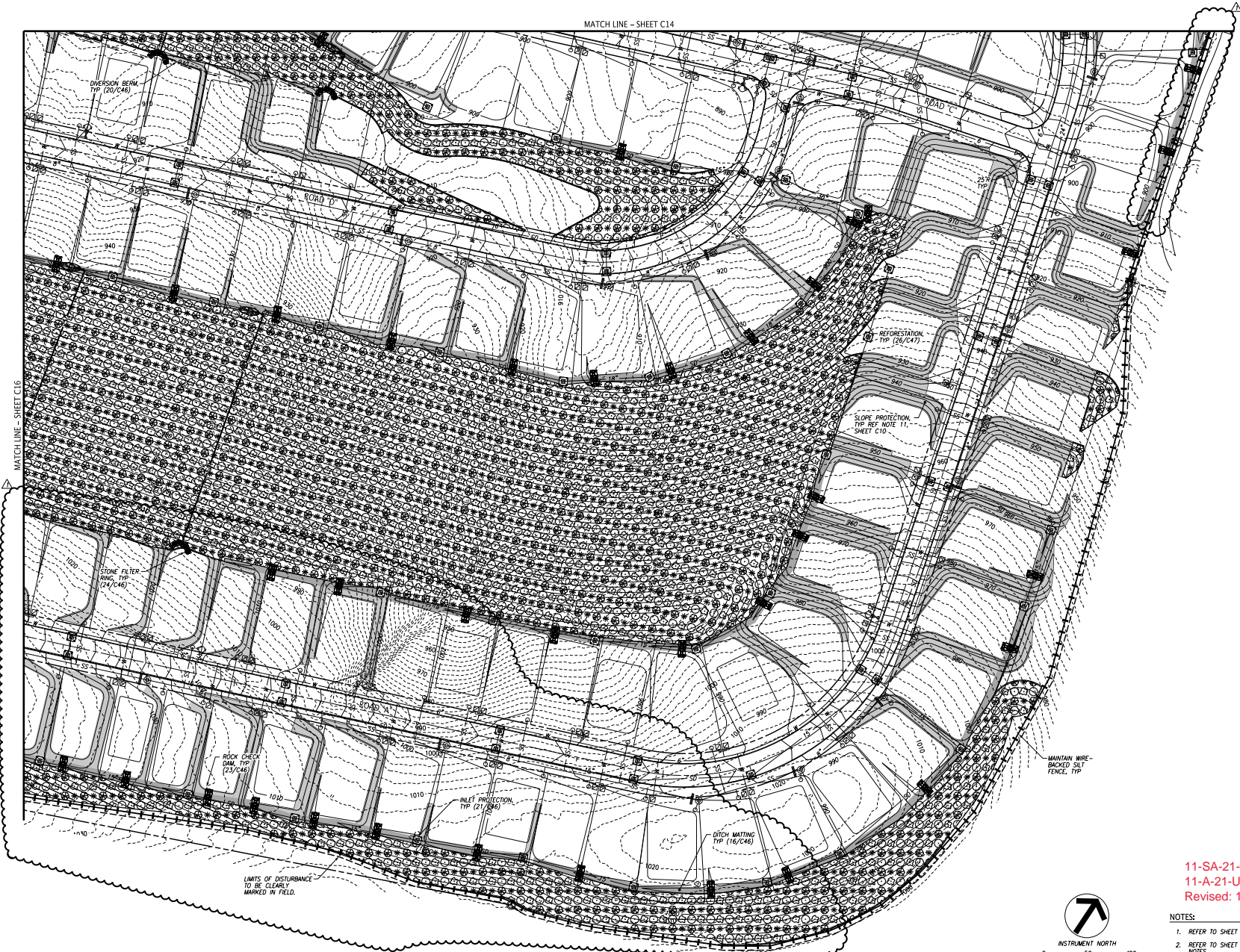
MATCH LINE - SHEET C15

MATCH LINE - SHEET C17



File Name: 11SA21C16.dwg
 Plot Name: 11/20/21

MATCH LINE - SHEET C14



11-SA-21-C
 11-A-21-UR
 Revised: 10/21/2021

NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
2. REFER TO SHEET C14 FOR KNOX COUNTY STANDARD NOTES.
3. REFER TO SHEET C14 FOR STAGE 2 SEQUENCING NOTES AND LEGEND.

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 Plot Date: 10/19/2021

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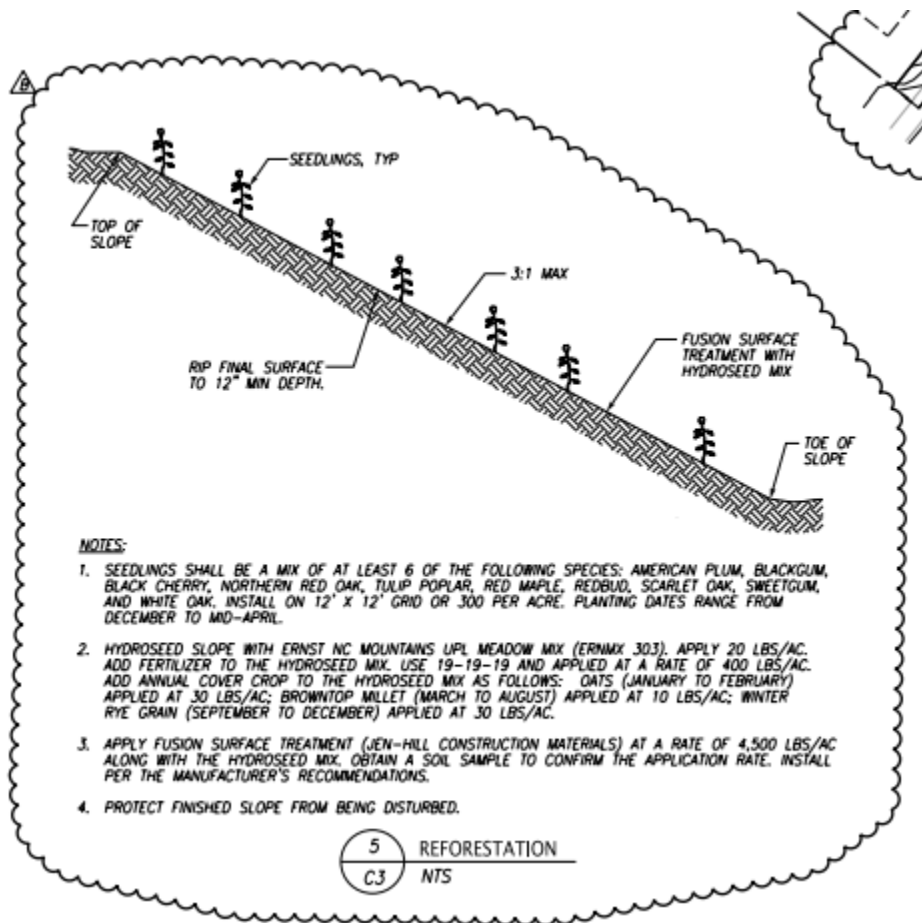
EPSC PLAN - STAGE 2

PROJ. NO.	11SA-21-C
ISSUED BY	DFC
DATE	09/07/21
LOT LINE REVISIONS	ISSUED FOR CONSTRUCTION
DATE	10/19/20
NO.	Revision/Issue
DATE	

Project	592.006
Sheet	C17
Date	10/19/20
Scale	1"=50'

EXHIBIT A
11-SA-21-C / 11-A-21-UR

Reforestation detail from sheet C3 (8-SC-20-C / 8-E-20-UR)





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Ball Homes, LLC

Developer

Applicant Name

Affiliation

9/15/2021

November 10, 2021

~~8-E-20-UR~~ 11-SA-21-C
~~8-SC-20-C~~ 11-A-21-UR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Mr. Brian Stephens

Ball Homes, LLC

Name

Company

3609 Walden Drive

Lexington

KY

40517

Address

City

State

Zip

859.268.1191

bstephens@ballhomes.com

Phone

Email

CURRENT PROPERTY INFO

K & S Exchange XIX, LLC

301 Suite 800 E. Main Street, Lexington KY 40507

Owner Name (if different)

Owner Address

Owner Phone

12140 Hardin Valley Rd + 2001 Marietta Church Rd. #UC 129 037 and 037.02

Property Address

Parcel ID

Intersection of Hardin Valley Rd & Hickory Creek Rd, west side of Marietta Church Rd. 117.0 ac

General Location

Tract Size

W6 6th

PR (<2.8 DU/AC)

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

LDR + HP

Rural

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): Single Family Residential

Other (specify): Detached residential subdivision

Seal Property Subdivision

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: 272

Other (specify): Detached residential subdivision (Note: 7 additional lots from previous approval 8-50-20-C / 8-E-20-UR)

Attachments / Additional Requirements

Zoning Change: _____
 Proposed Zoning _____

Plan Amendment Change: _____
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

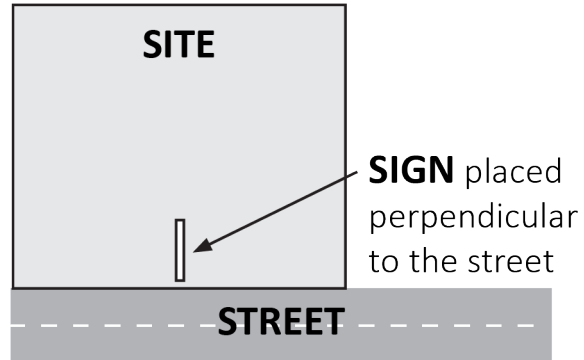
Other (specify): _____

<p>PLAT TYPE</p> <p><input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS</p> <p><input type="checkbox"/> Property Owners / Option Holders <input checked="" type="checkbox"/> Variance Request <i>(no change from previous approval)</i></p> <p>ADDITIONAL REQUIREMENTS</p> <p><input type="checkbox"/> Design Plan Certification (Final Plat only)</p> <p><input type="checkbox"/> Use on Review / Special Use (Concept Plan only)</p> <p><input type="checkbox"/> Traffic Impact Study</p>	FEE 1:	<u>0108</u> <i>Concept fee for 7 additional lots</i>	TOTAL:
	FEE 2:		<u>\$710</u>
	FEE 3:		

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Brian Stephens	9/13/21
Applicant Signature	Please Print	Date
859.268.1191	bstephens@ballhomes.com	
Phone Number	Email	
	Michael Reynolds	9/15/2021 ak
Staff Signature	Please Print	Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
 Sign posted by Applicant