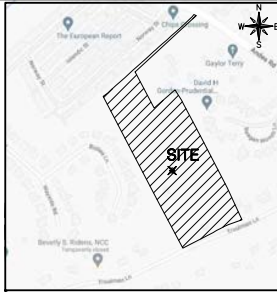
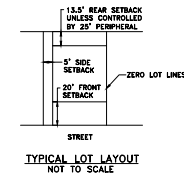


Agenda Item #28



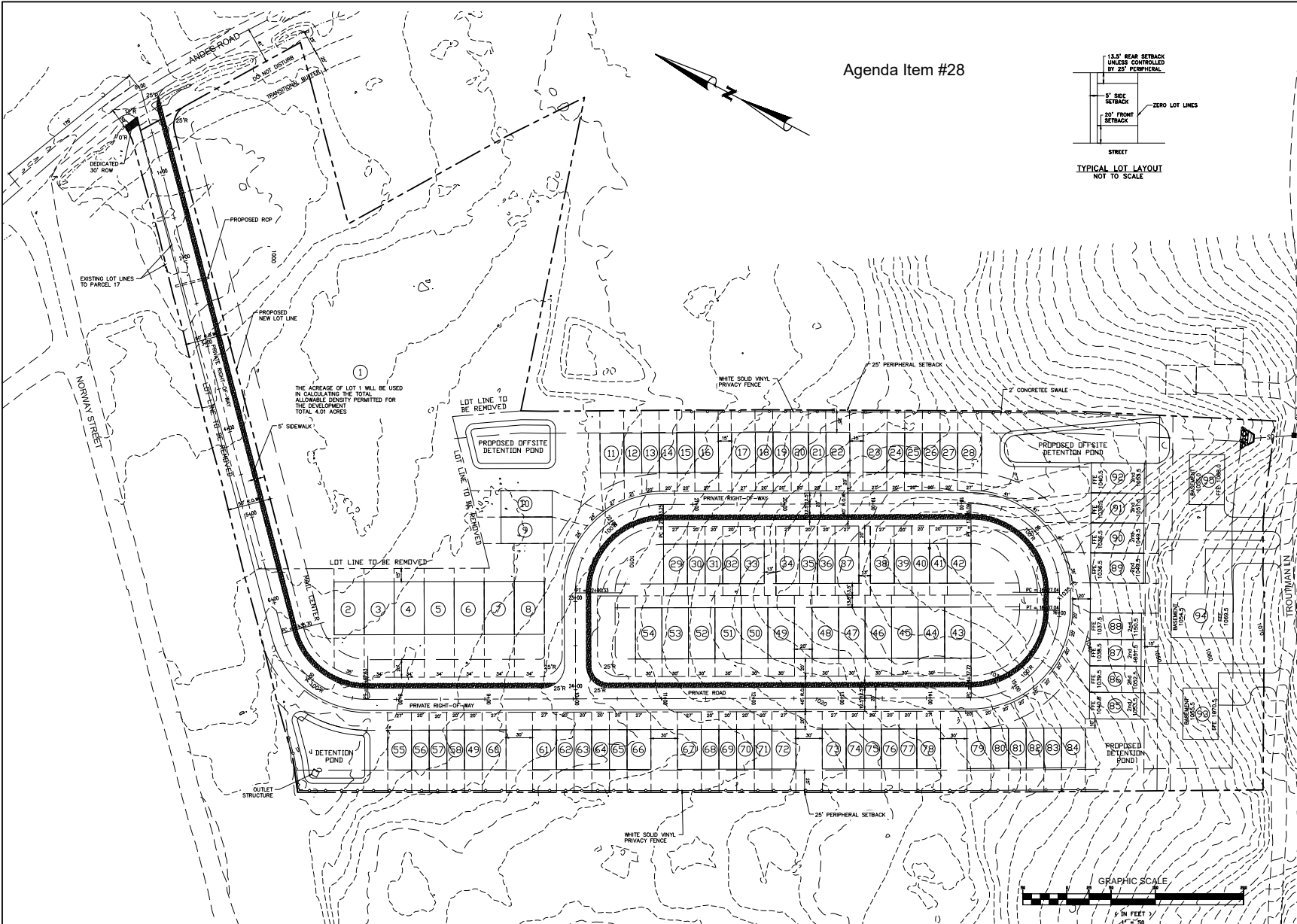
DEVELOPER:
TUCKER HOMES
11443 KINGSTON PIKE
KNOXVILLE, TN 37934
PH: (865) 777-1700

SITE INFORMATION:
PARCEL 1
OWNER: BUCKNER INVESTMENT TRUST
ADDRESS: 8531 TROUTMAN LN
CLT MAP: 105
PARCEL: 17
PARCEL ID: 105A0017
DISTRICT: 96
ACRAGE: 10.81 AC
EXISTING ZONING: PR UP TO 7 DU/AC

PARCEL 2
BUCKNER FERRY LEE & JACKIE SMITH BUCKNER
ADDRESS: 1928 ANDER RD
CLT MAP: 105
PARCEL: 2
PARCEL ID: 105A0002
DISTRICT: 96
ACRAGE: 4.01 AC
EXISTING ZONING: PR UP TO 7 DU/AC

WATERSHED: BEAVER CREEK
SUBDIVISION SUMMARY:
TRACT SIZE = 14.81 ACRES
NUMBER OF LOTS PROPOSED = 95 BUILDING LOTS
3 SINGLE RESIDENTIAL
92 ATTACHED UNITS
PROPOSED ROADS ARE TO BE PRIVATE ROADS 25' WIDE
PAVEMENT W/STRUCTURED CURBS
ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREETS ONLY.
HILLSIDE PROTECTION MEASURED = 1.93 ACRES
HILLSIDE PROTECTION AREA DISTURBED = 1.56 ACRES
CERTIFICATION IN SECTION 2101.2a & b IN SUBDIVISION REGULATIONS
POTABLE WATER IS AVAILABLE TO THE PROPERTY.
SANITARY SEWER SEWER CROSSES THE PROPERTY AND IS AVAILABLE TO THE SITE.
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 20 FT FROM STA 16+07.04 TO 16+27.04
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 ANDER ROAD FROM 25' TO 0'.
REDUCE THE MINIMUM INTERSECTION CURB RADIUS ON THE NORTH SIDE OF ROAD 'A' AT ANDER ROAD FROM 25' TO 12'.
REDUCE THE MINIMUM VERTICAL CURVE 'K' VALUE FROM K=25 TO K=20.73 ON ROAD 'A' AT STA 13+47.72.
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 28 FT TO 25 FT.
REDUCE THE MINIMUM REAR SETBACK FROM 15 FT TO 13.5 FT. FOR LOTS 29 TO 54.
REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FT TO 100 FT ON ROAD 'A' AT STA 6+35.76, STA 14+37.72, STA 16+27.05, AND STA 21+33.25.



NUMBER:	REVISION:	DATE:

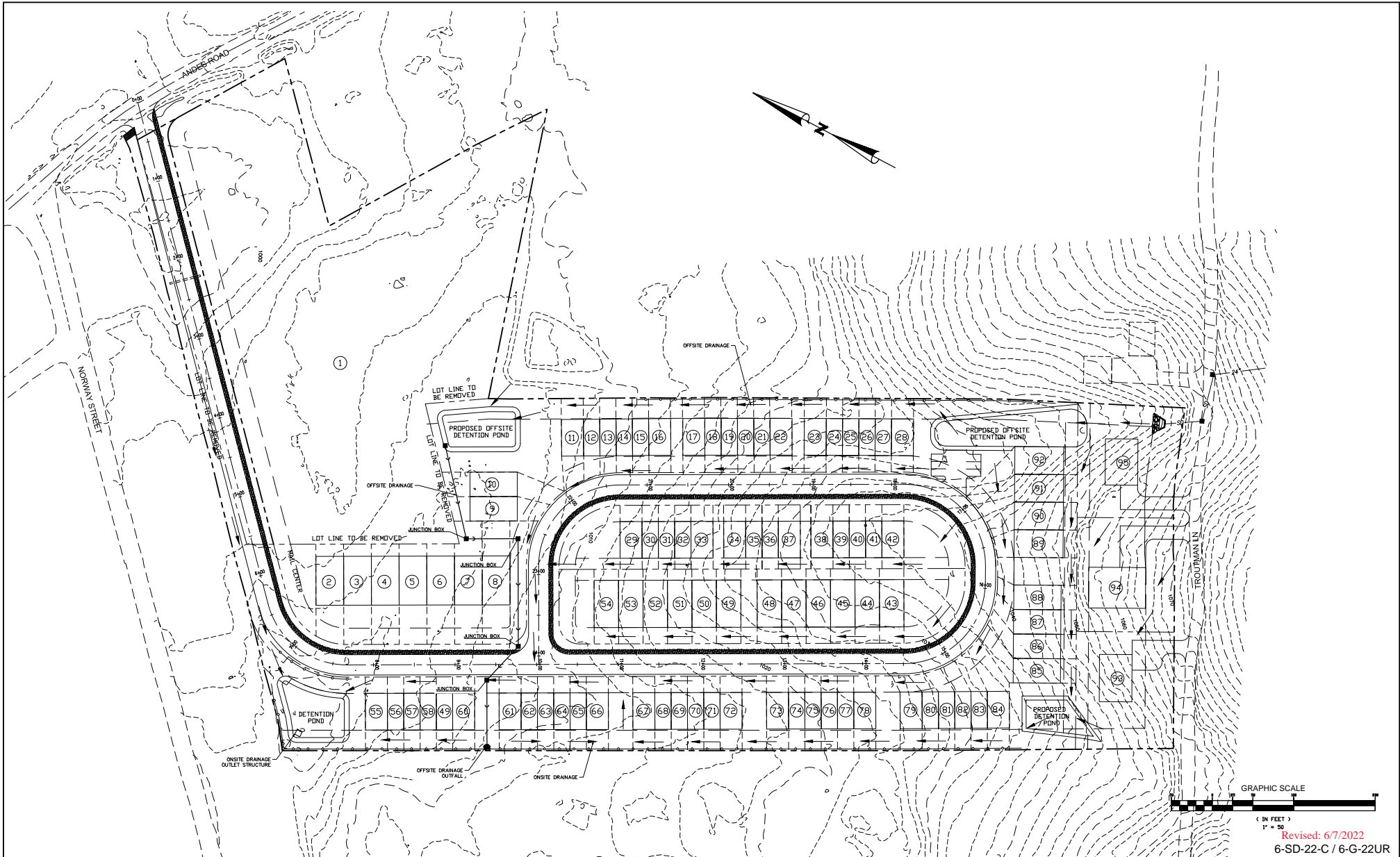
WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

CONCEPT PLAN
ANDES HILL SUBDIVISION
KNOX COUNTY

SCALE: 1"=50'
DATE: 4/25/22
DRAWN BY: SCH
CHECKED BY: CRC
SHEET: 1 OF 4

Revised: 6/7/2022
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

Revised: 6/7/2022

6-SD-22-C / 6-G-22UR

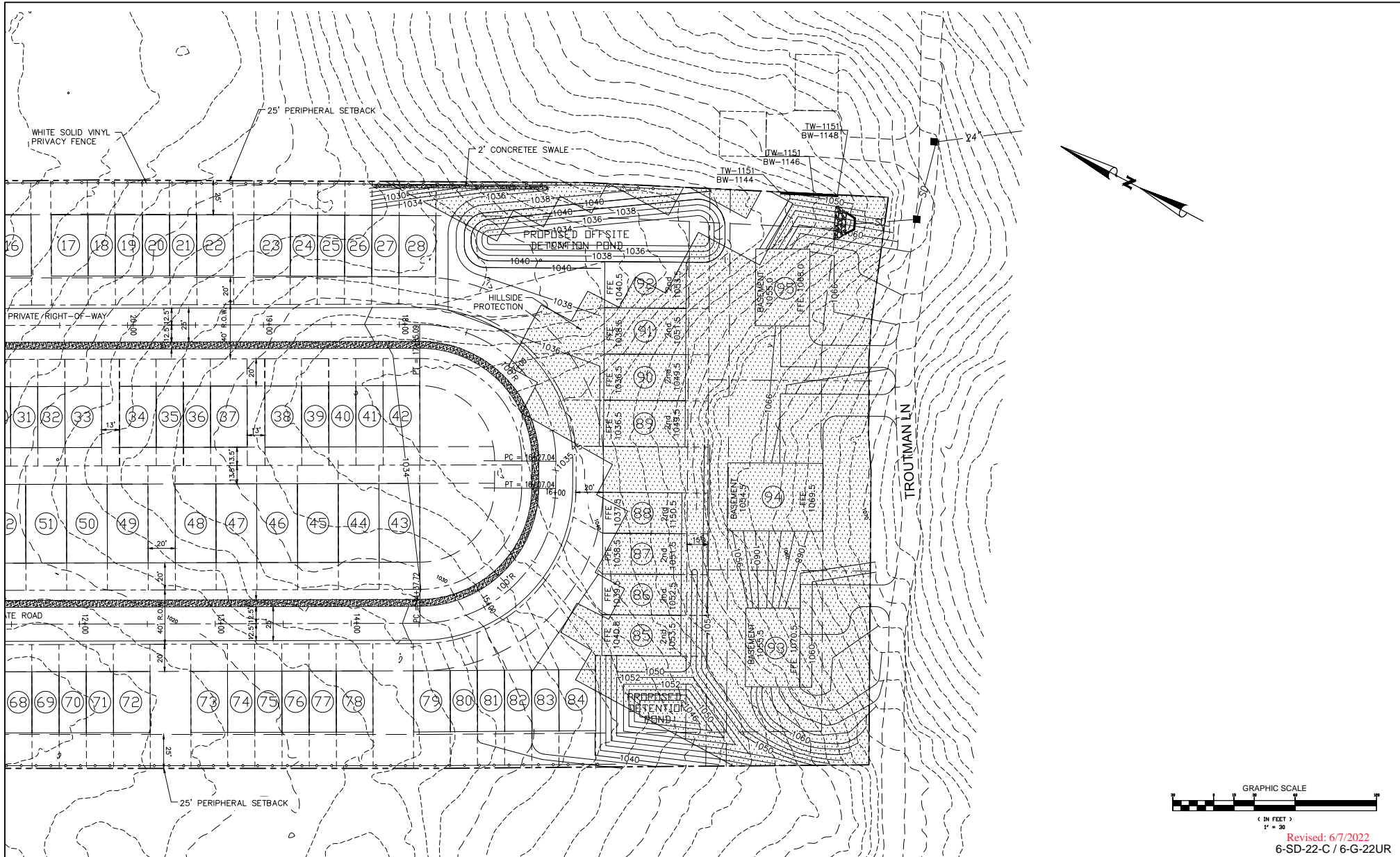
SCALE: 1"=50'

DATE: 5/23/22

DRAWN BY: SCH

CHECKED BY: CRC

SHEET: 3 OF 4



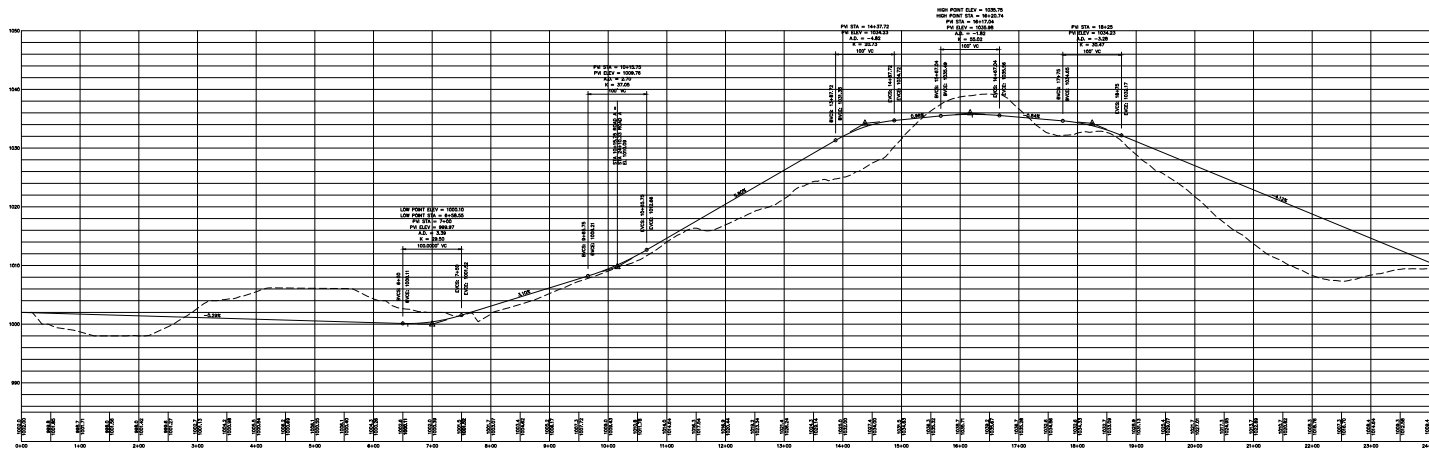
NUMBER:	REVISION:	DATE:

WELROC ENTERPRISES LLC
 Consulting • Development • Engineering

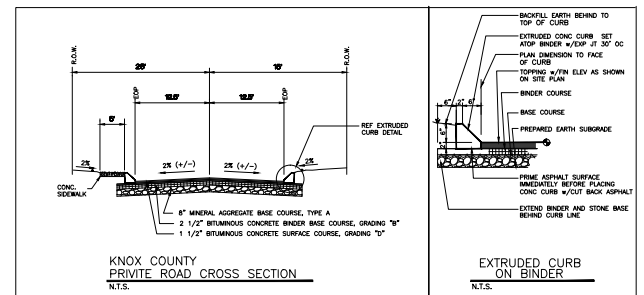
376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

GRADING PLAN	1"=30'
ANDES HILL SUBDIVISION	5/23/22
KNOX COUNTY	SCH
	Y: CRC
	4 OF 4





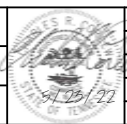
ROAD A PROFILE
 SCALE: HORIZ. 1"=100'
 VERT. 1"=10'



NUMBER:	REVISION:	DATE:

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 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

ROAD PROFILE
ANDES HILL SUBDIVISION
KNOX COUNTY



Revised: 6/7/2022
 6-SD-22-C / 6-G-22UR

SCALE:	AS NOTED
DATE:	5/23/22
DRAWN BY:	SCH
CHECKED BY:	CRC
SHEET:	2 OF 4