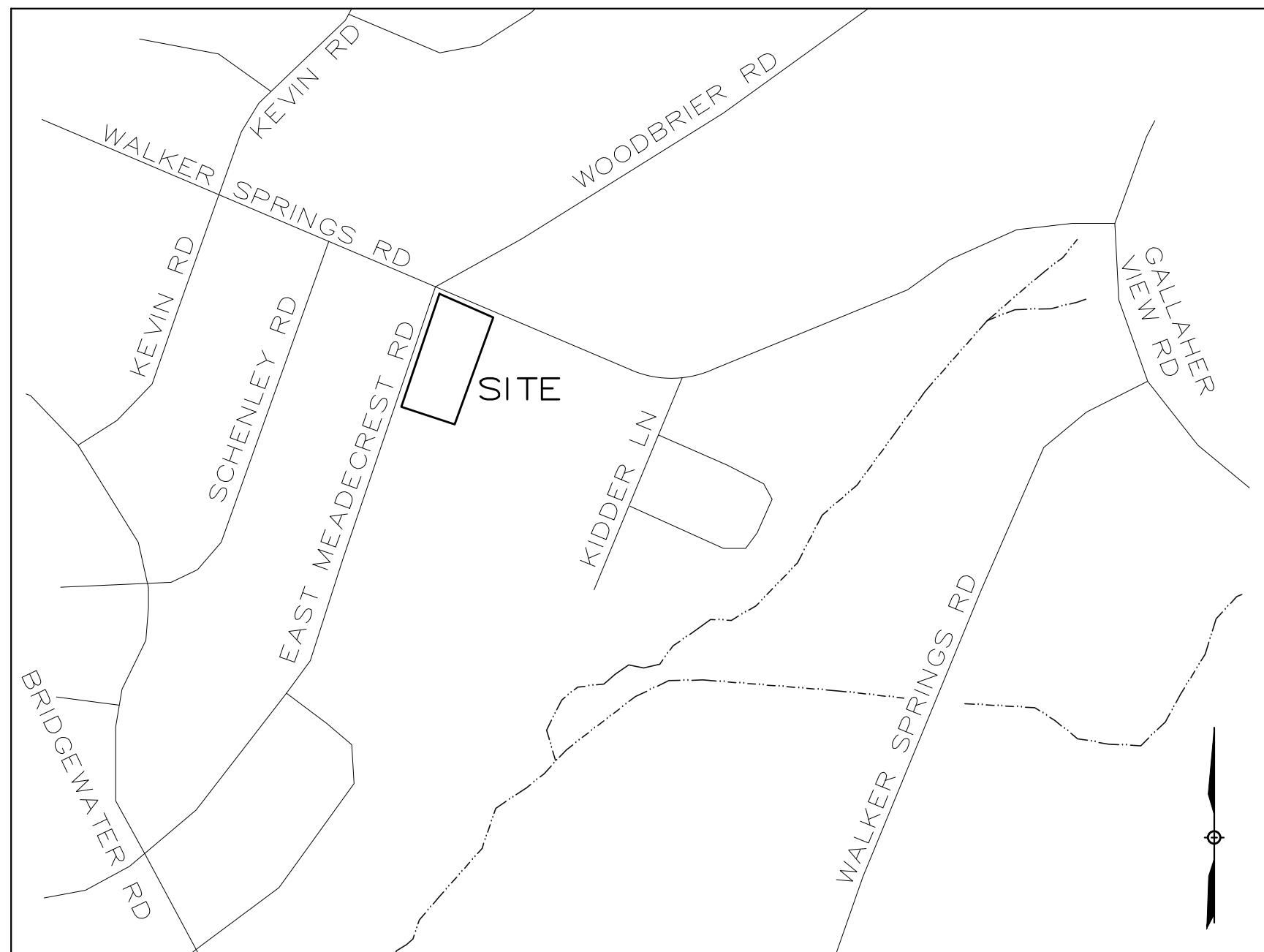


CONCEPT PLAN

U.E.I. PROJECT NO. 2511031

0 EAST MEADECREST DRIVE

SITE ADDRESS: 0 EAST MEADECREST DRIVE, KNOXVILLE, TENNESSEE 37923
PARCEL ID: 119EC01902



LOCATION MAP — N.T.S.

DEVELOPER:
2335 DEVELOPMENT, LLC
4722 KINGSTON PIKE
KNOXVILLE, TN 37919



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	— AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS	— AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER	— AS DIRECTED BY KNOXVILLE UTILITIES BOARD
SEWER	— AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE	— AS DIRECTED BY AT&T
CABLE	— AS DIRECTED BY COMCAST
SITE DEVELOPMENT	— KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

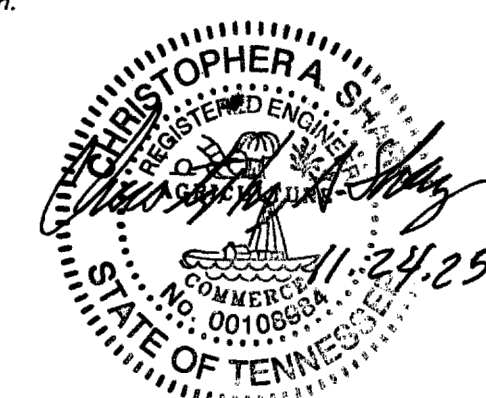
TITLE

TITLE SHEET
SITE PLAN

SHEET

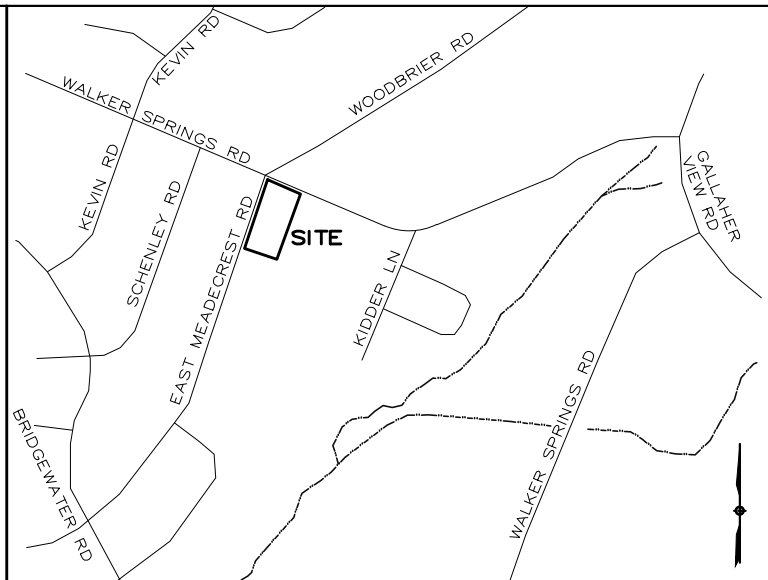
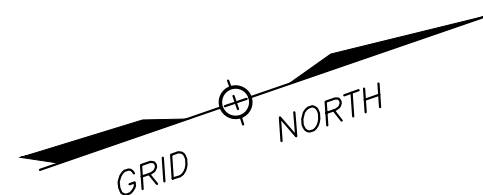
C-0
C-1

Certification of Concept Plan by Registered Engineer
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: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 11/24/25



KNOX PLANNING FILE# 1-SA-26-C / 1-B-26-DP

3	12/16/25	SUBMITTAL 3
2	12/11/25	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



LOCATION MAP - N.T.S.

SITE PLAN NOTES:

1. A PORTION OF THE PROPERTY IS ZONED 'PR' (<7.5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: TWENTY (20) FEET

PERIPHERY: THIRTY-FIVE (35) FEET, THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.

SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.

REAR: FIFTEEN (15) FEET

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS 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.

3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 1.63 ACRES

6. THE DEVELOPMENT PROPOSES 9 LOTS (5.5 DU/AC)

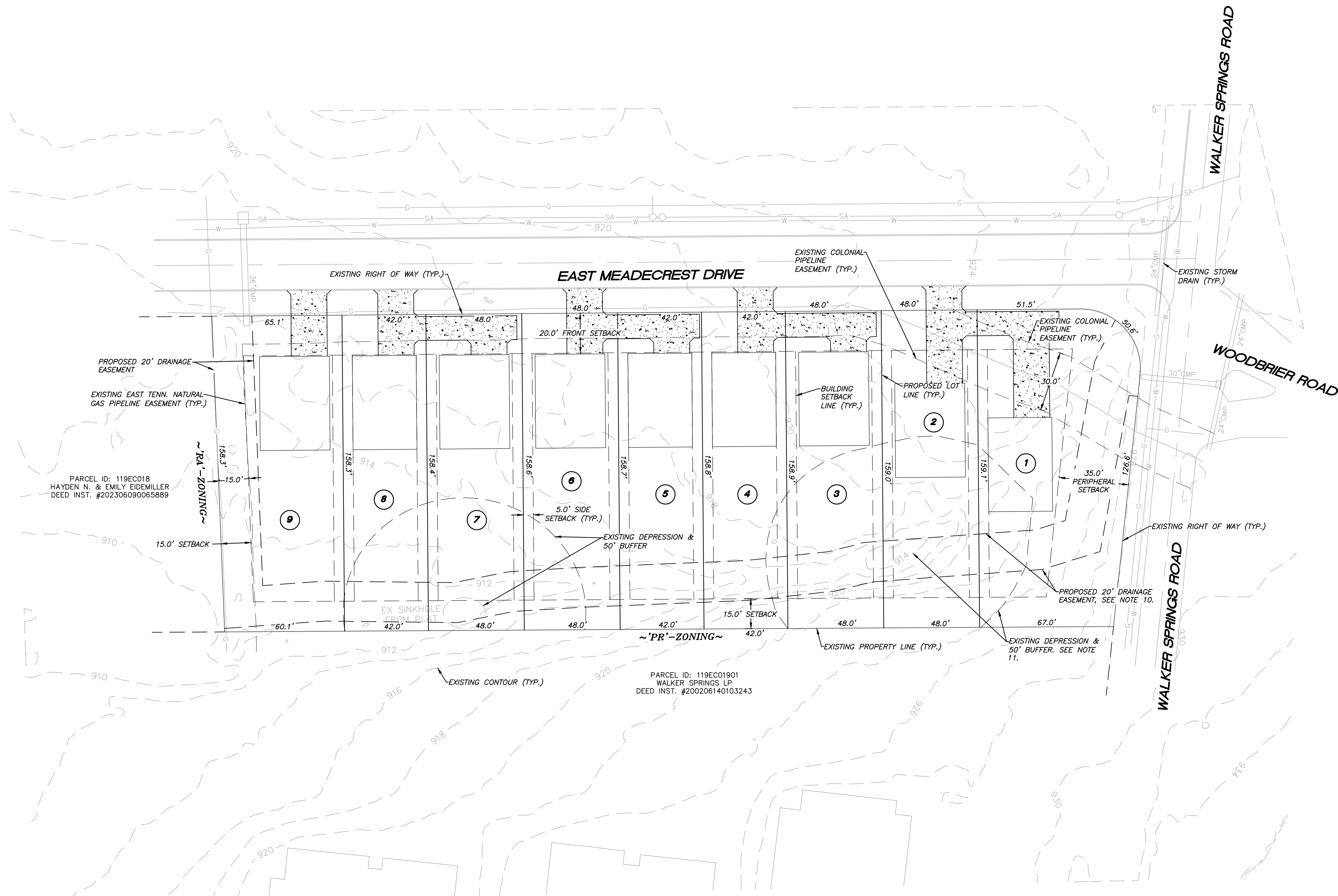
7. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.

8. NO AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION.

9. PROPOSED IMPERVIOUS AREA=19,980± S.F.

10. A PORTION OF THE DRAINAGEWAY & EASEMENT TO BE RELOCATED (REPLANTED) DURING PERMITTING.

11. THERE SHALL BE NO VERTICAL CONSTRUCTION WITHIN 50' OF THE LIP OF THE DEPRESSION WITHOUT DOCUMENTATION FROM A (TN) LICENSED GEOTECHNICAL ENGINEER THAT THE DEPRESSION IS NOT A SINKHOLE AND IS SUITABLE FOR CONSTRUCTION.



Certification of Concept Plan by Registered Engineer
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 *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 11/24/25



REFERENCE:
DEED INST. #202104200086678

REVISION	DATE	DESCRIPTION	BY
2	12/16/25	SUBMITTAL 3	CAS
1	12/11/25	SUBMITTAL 2	CAS

SHEET C-1

SITE PLAN
0 EAST MEADECREST DRIVE

SITE ADDRESS: 0 EAST MEADECREST DRIVE (37923)

DEVELOPER:

2335 DEVELOPMENT, LLC
4722 KINGSTON PIKE
KNOXVILLE, TN 37919

DIST. NO. W6

KNOX CO., TN.

SCALE: 1"=30'

NOVEMBER 19, 2025

PARCEL ID: 119EC01902



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2511031



KNOX PLANNING FILE# 1-SA-26-C / 1-B-26-DP