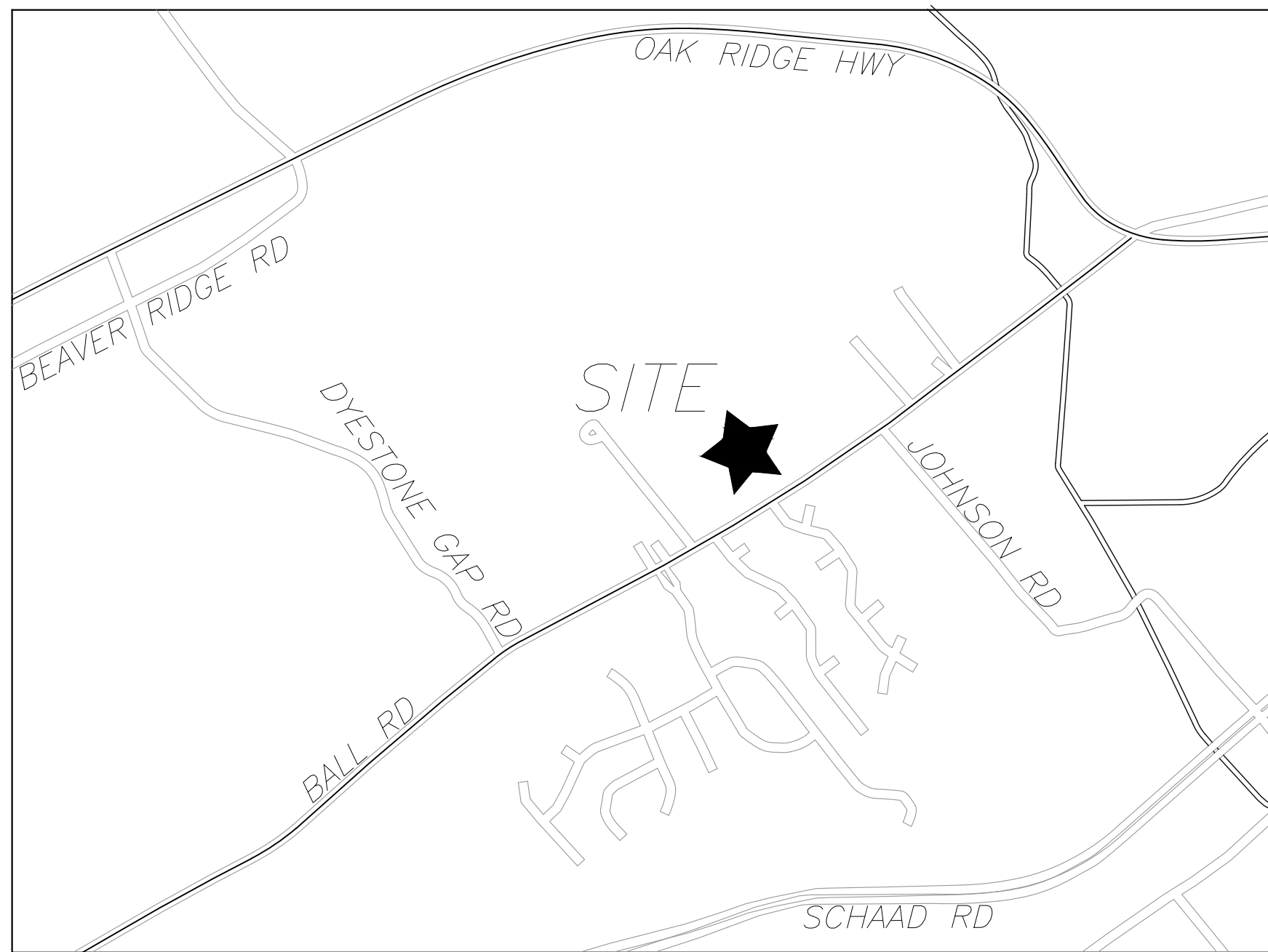


CONCEPT PLAN

U.E.I. PROJECT NO. 2510029

0 BALL ROAD

SITE ADDRESS: 0 BALL ROAD, KNOXVILLE, TENNESSEE 37931
CLT MAP 78, PARCEL 254



LOCATION MAP — N.T.S.

DEVELOPER:

JOPA PROPERTIES, LLC

11453 KINGSTON PIKE
KNOXVILLE, TN 37934



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

PRELIMINARY GRADING PLAN

ROAD PROFILES

SHEET

C-0

C-1

C-2

C-3

ALTERNATIVE DESIGN STANDARDS:

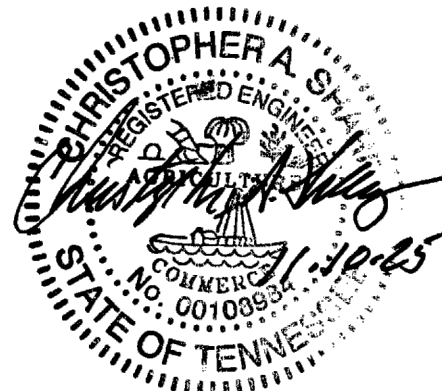
- 1) REDUCE THE MINIMUM LOT FRONTAGE TO 17.2'.
- 2) INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD A AND BALL ROAD.
- 3) INCREASE THE CENTERLINE GRADE TO 2% AT THE INTERSECTION OF ROADS A & B.

Revised: 12/11/2025

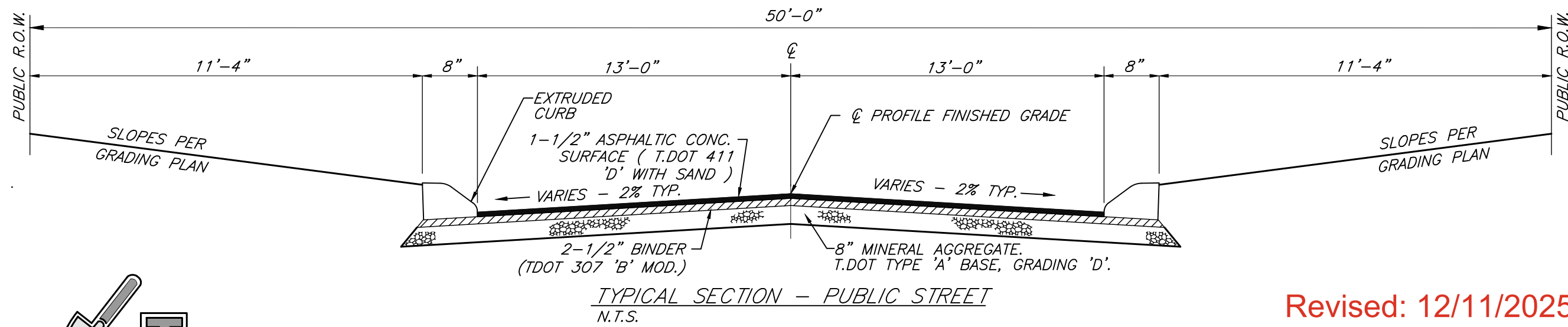
MPC FILE# 1-SE-26-C/1-F-26-DP

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: 11/10/25



2	12/10/25	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

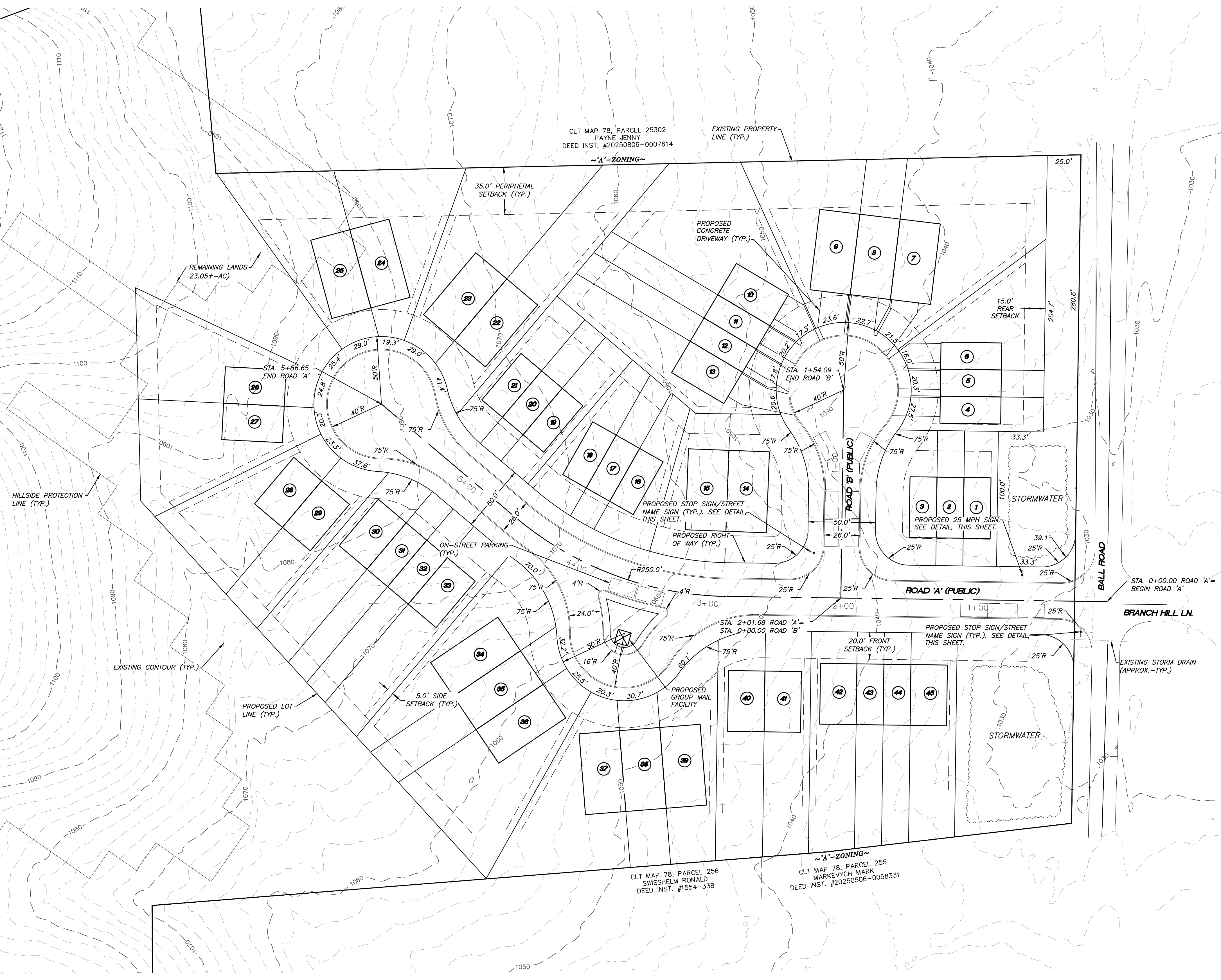


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Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 11/10/25

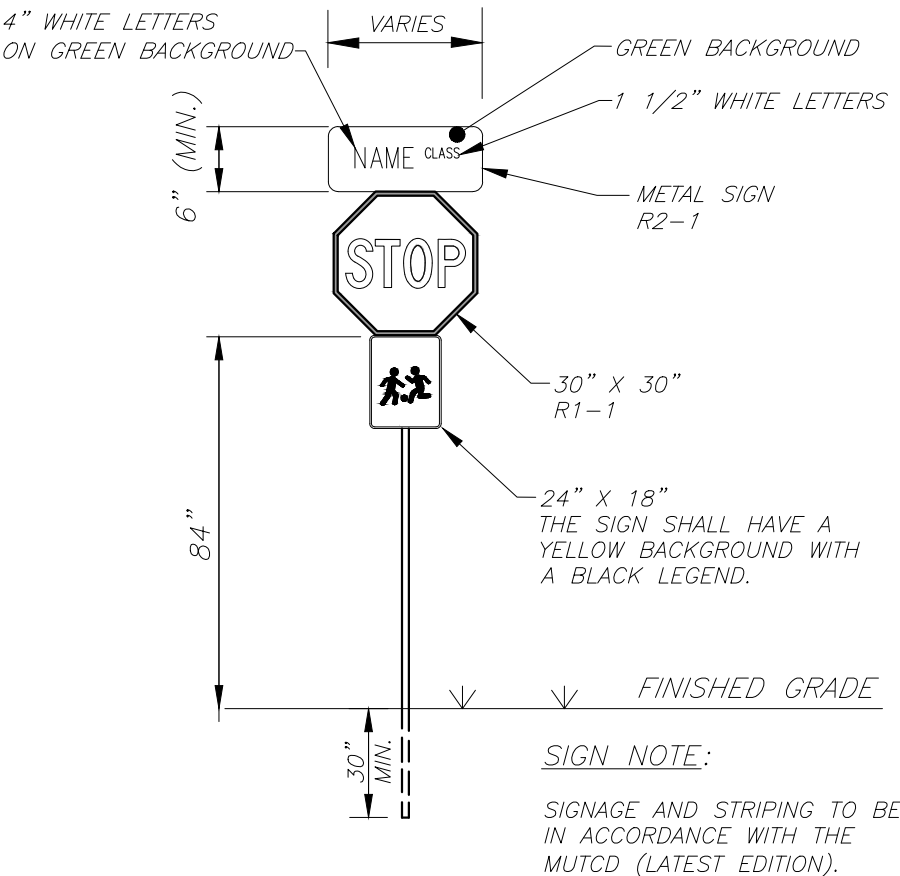
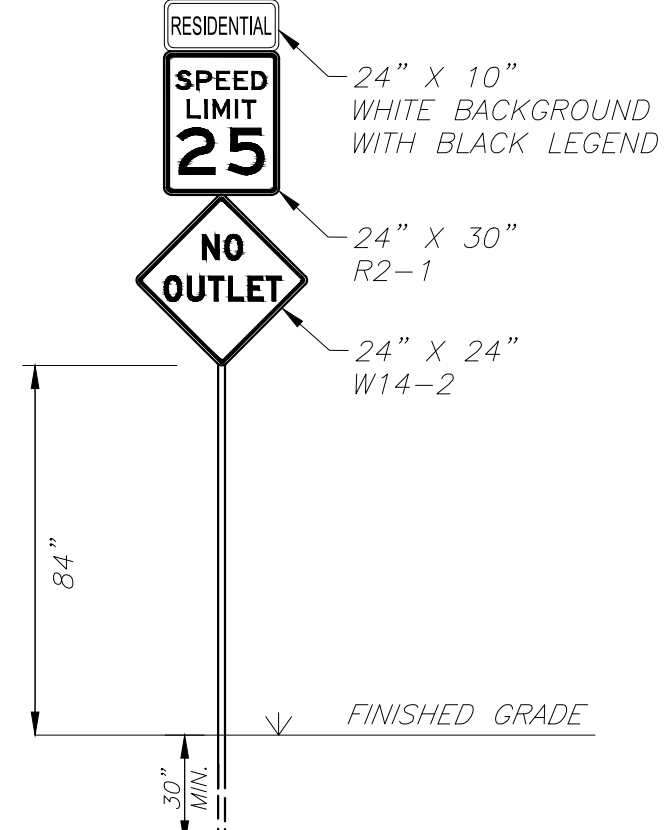
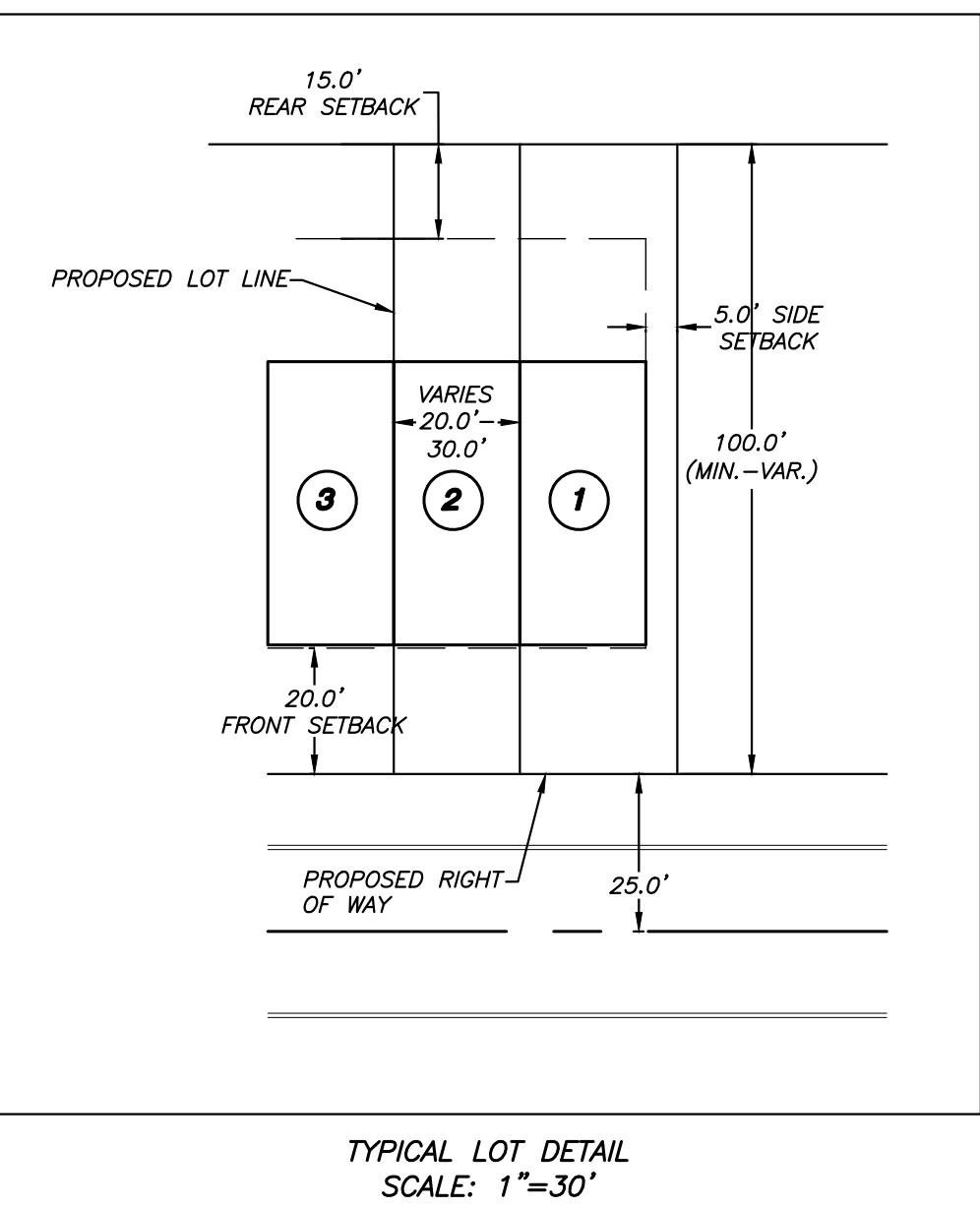
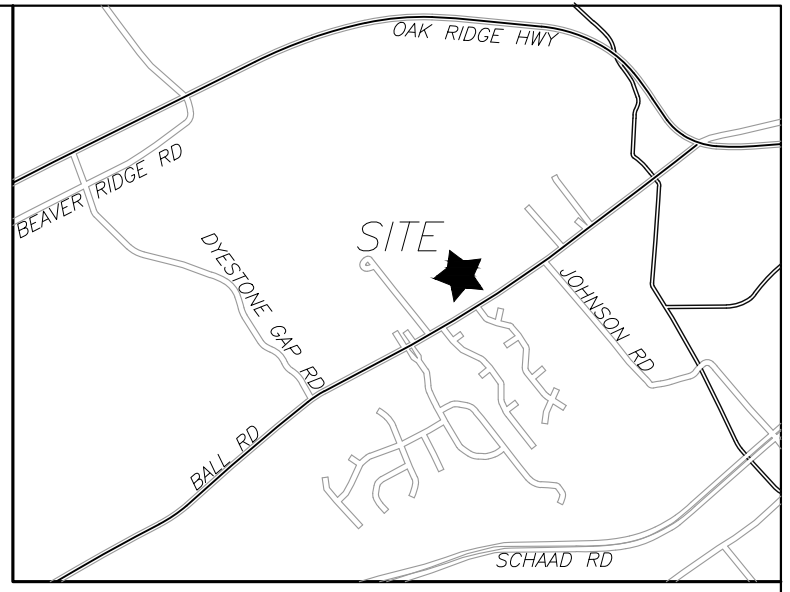


Revised: 12/11/2025

MPC FILE# 1-SE-26-C/1-F-26-DP



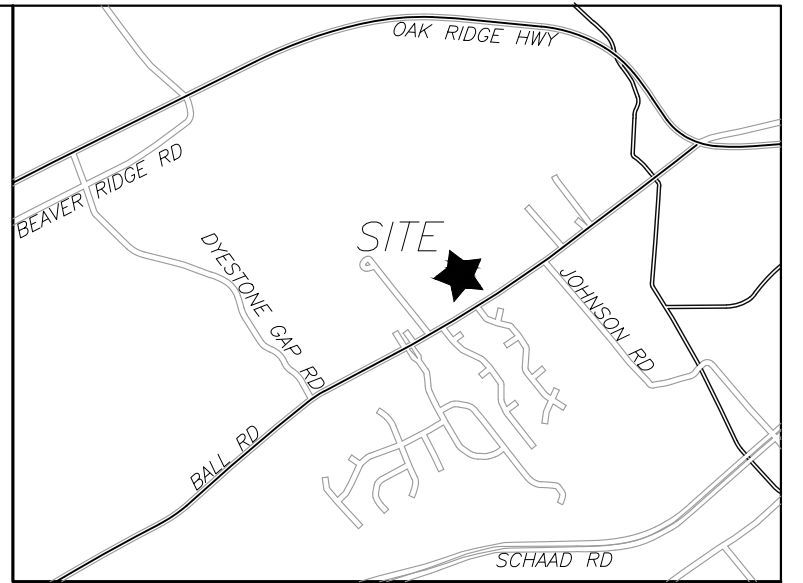
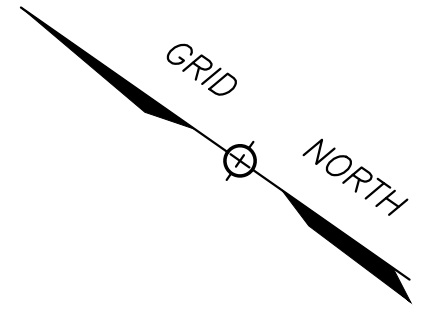
- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "PR" (<1.7 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
PERIPHERY: THIRTY-FIVE (35) FEET.
SIDE: FIVE (5) FEET EXCEPT ZERO LOT LINES.
REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING 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 TOTAL PROPERTY P AREA IS 32-AC.
 6. THE DEVELOPMENT PROPOSES 45-UNITS (1.4 UNITS PER ACRE).
 7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF COMMON AREAS.
 9. 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.
 10. SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY; THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.



SHEET C-1

SITE PLAN 0 BALL ROAD SITE ADDRESS: 0 BALL ROAD, KNOXVILLE (37931)		
DEVELOPER: JOPA PROPERTIES, LLC. 11543 KINGSTON PIKE KNOXVILLE, TN 37934 (865) 777-1700		
DIST. NO. W6	KNOX CO., TN.	
CLT MAP 78	PARCEL 254	
SCALE: 1"=40'	OCTOBER 22, 2025	
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		

REVISION	DATE	DESCRIPTION	CAS	BY
1	12/10/25	SUBMITTAL 2	CAS	



LOCATION MAP

GRADING PLAN NOTES:

THERE WILL BE APPROXIMATELY 0.2 ACRES OF DISTURBANCE IN HILLSIDE PROTECTION.



Revised: 12/11/2025

MPC FILE# 1-SE-26-C/1-F-26-DP

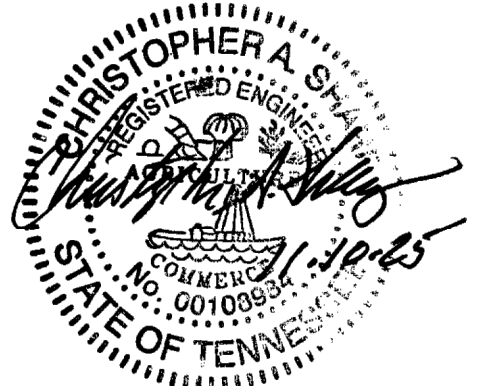
Certification of Concept Plan by Registered Engineer

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, P.E.*

Tennessee License No. 108984

Date: 11/10/25



SHEET C-2

PRELIMINARY GRADING PLAN

0 BALL ROAD

SITE ADDRESS: 0 BALL ROAD, KNOXVILLE (37931)

DEVELOPER:

JOPA PROPERTIES, LLC.
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

DIST. NO. W6

KNOX CO., TN.

CLT MAP 78

PARCEL 254

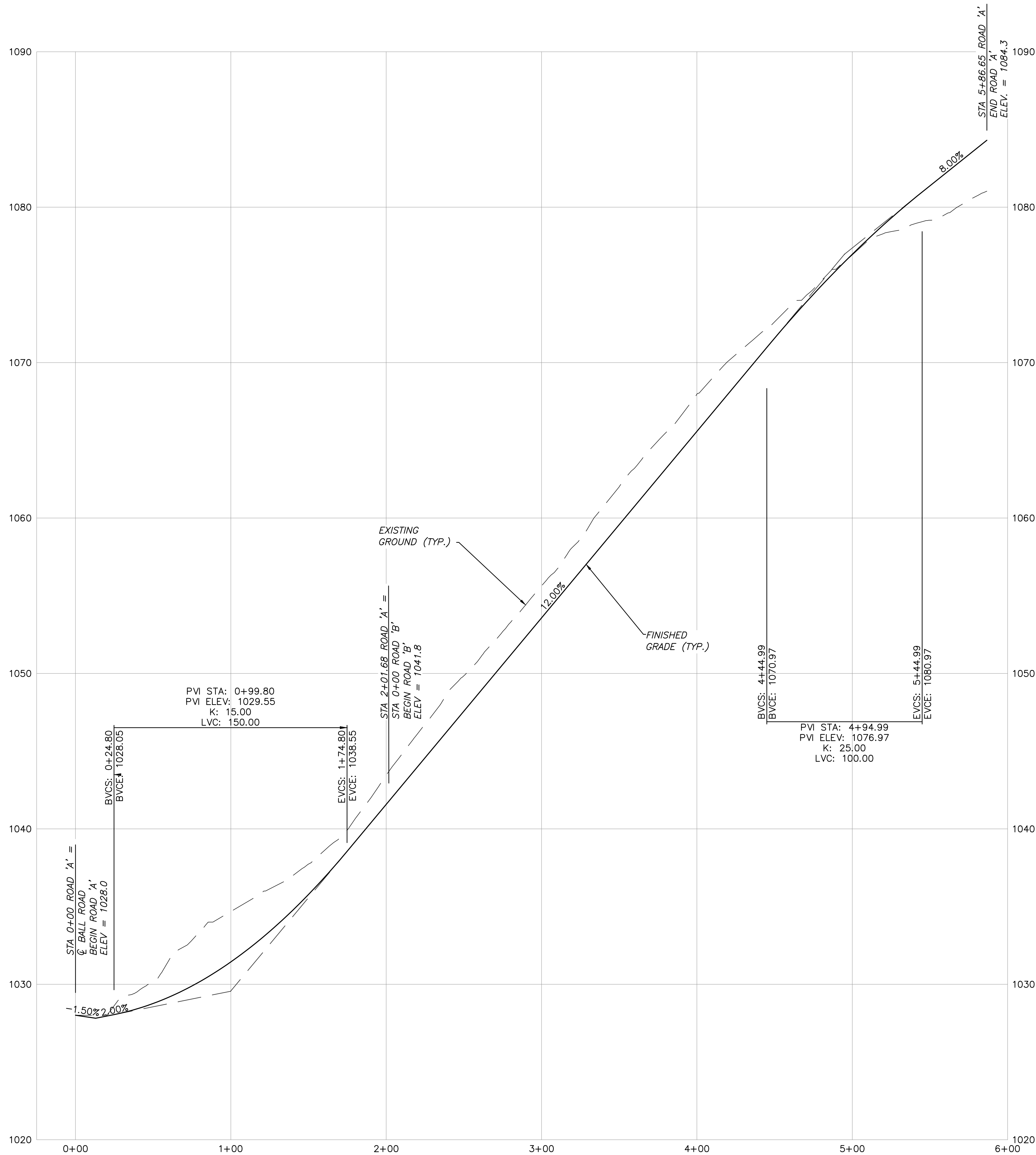
SCALE: 1"=40'

OCTOBER 22, 2025

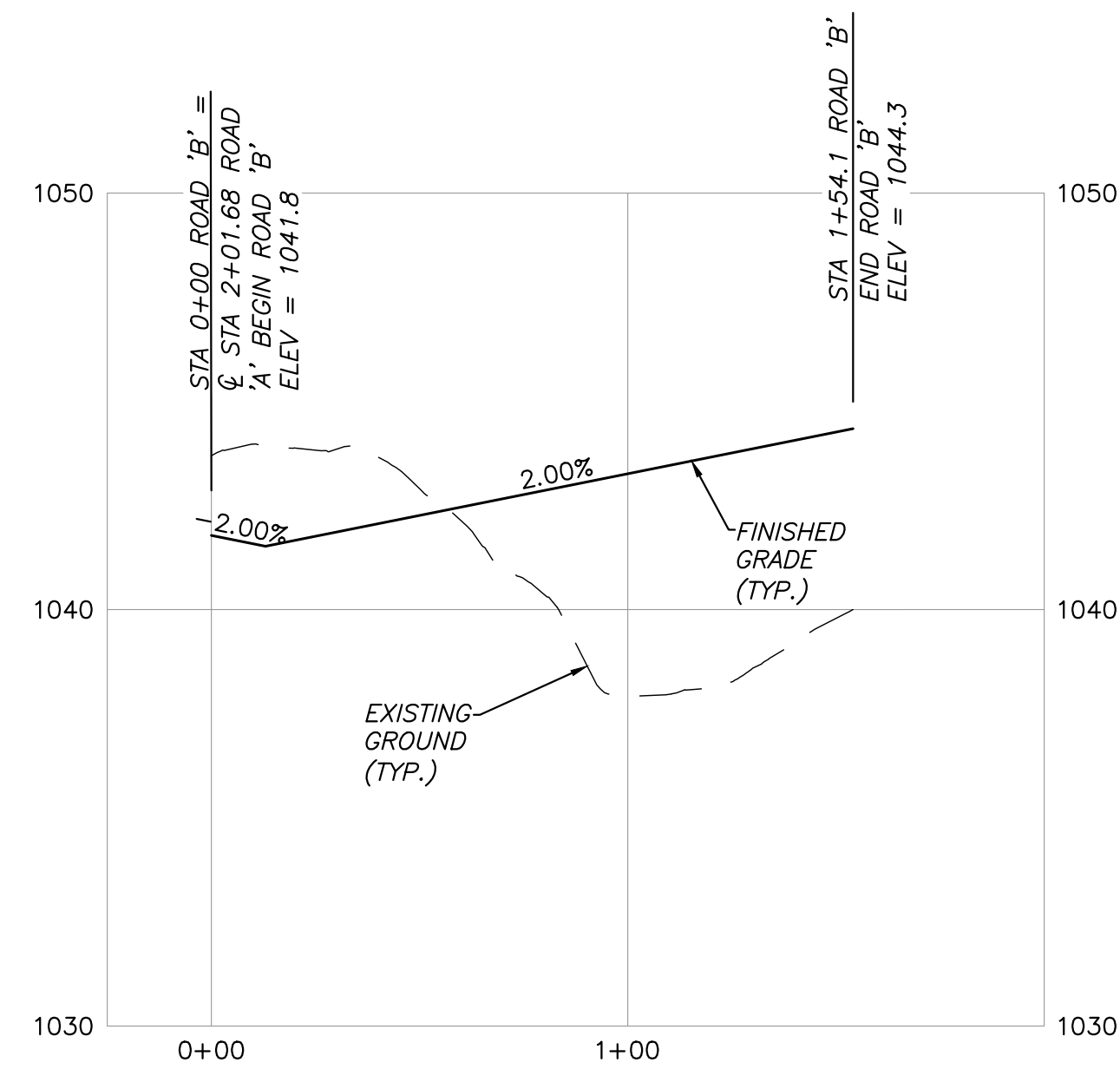


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

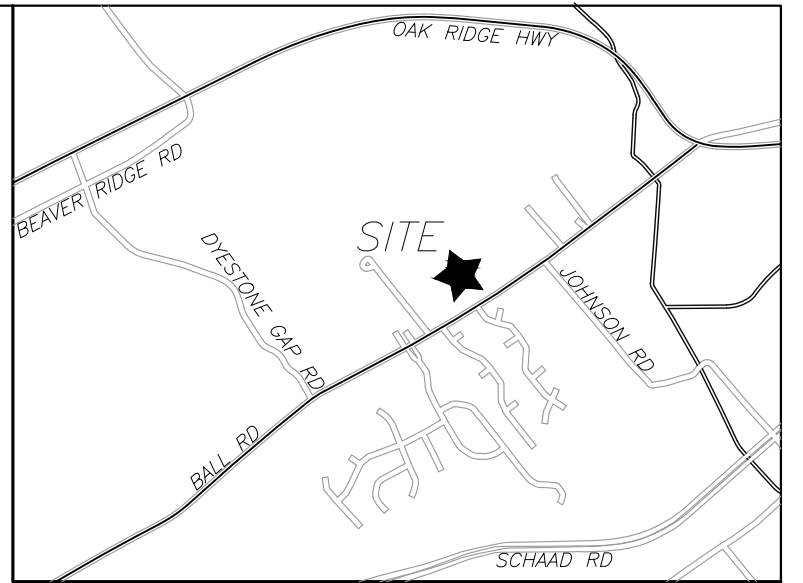
1	12/10/25	SUBMITTAL 2	CAS		
REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS
					DWG. NO. 2510029



PROFILE VIEW: ROAD 'A'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE VIEW: ROAD 'B'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



LOCATION MAP

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Registered Engineer: Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 11/10/25



SHEET C-3

ROAD PROFILES
0 BALL ROAD

SITE ADDRESS: 0 BALL ROAD, KNOXVILLE (37931)

DEVELOPER: **JOPA PROPERTIES, LLC.**
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

DIST. NO. W6 KNOX CO., TN.
CLT MAP 78 PARCEL 254
SCALE: AS NOTED OCTOBER 22, 2025



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

DWN: CLM CHK: CAS DWG. NO. 2510029

MPC FILE# 1-SE-26-C/1-F-26-DP

Revised: 12/11/2025

REVISION	DATE	DESCRIPTION	BY
1	12/10/25	SUBMITTAL 2	CAS

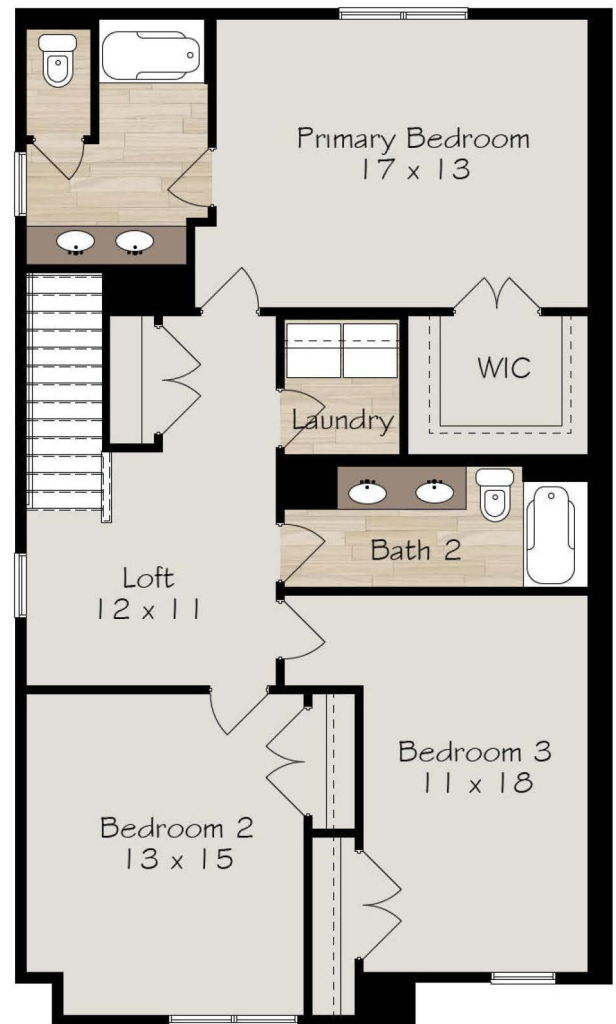
THE COSMO

3 BED - 2.5 BATH
1,937 SQUARE FOOT*

MAIN FLOOR: 732 SF
SECOND FLOOR: 1,205 SF

EXPLORE OUR INTERACTIVE HOME DESIGN TOOL TO SEE
AVAILABLE PLAN CHANGES AND UPGRADES

1-SE-26-C / 1-F-26-DP
Revised: 12/11/2025



DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

*Denotes base square footage. All square footage & dimensions are approximate and subject to change with plan changes. All elevations & floor plans are artistic representations and do not always reflect standard materials or styles. Builder reserves the right to make substitutions, change prices, products, & specifications without notice or obligation.

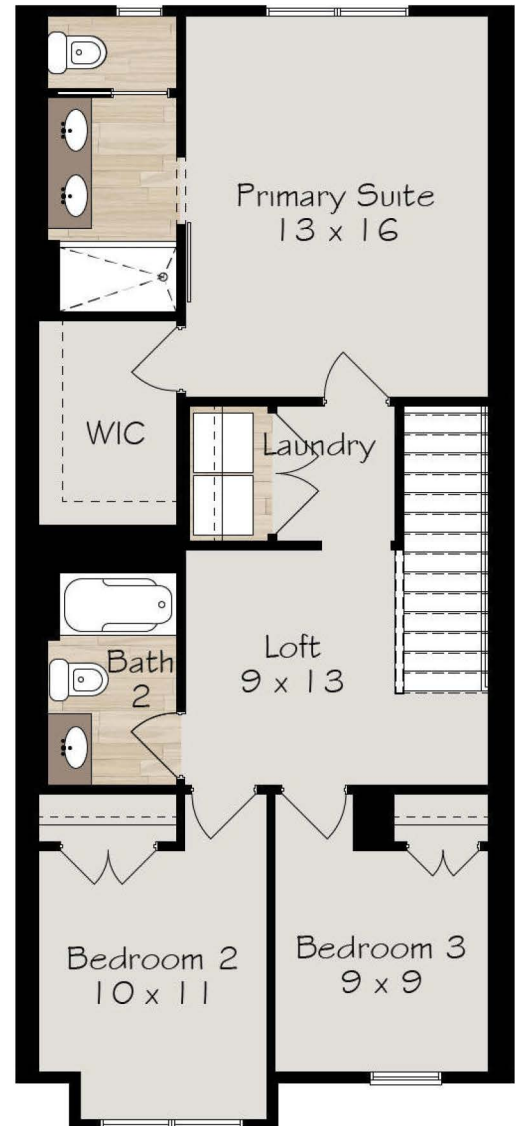
THE ZINNIA

3 BED - 2.5 BATH
1,479 SQUARE FOOT*

MAIN FLOOR: 618 SF
SECOND FLOOR: 861 SF

EXPLORE OUR INTERACTIVE HOME DESIGN TOOL TO SEE
AVAILABLE PLAN CHANGES AND UPGRADES

1-SE-26-C / 1-F-26-DP
Revised: 12/11/2025



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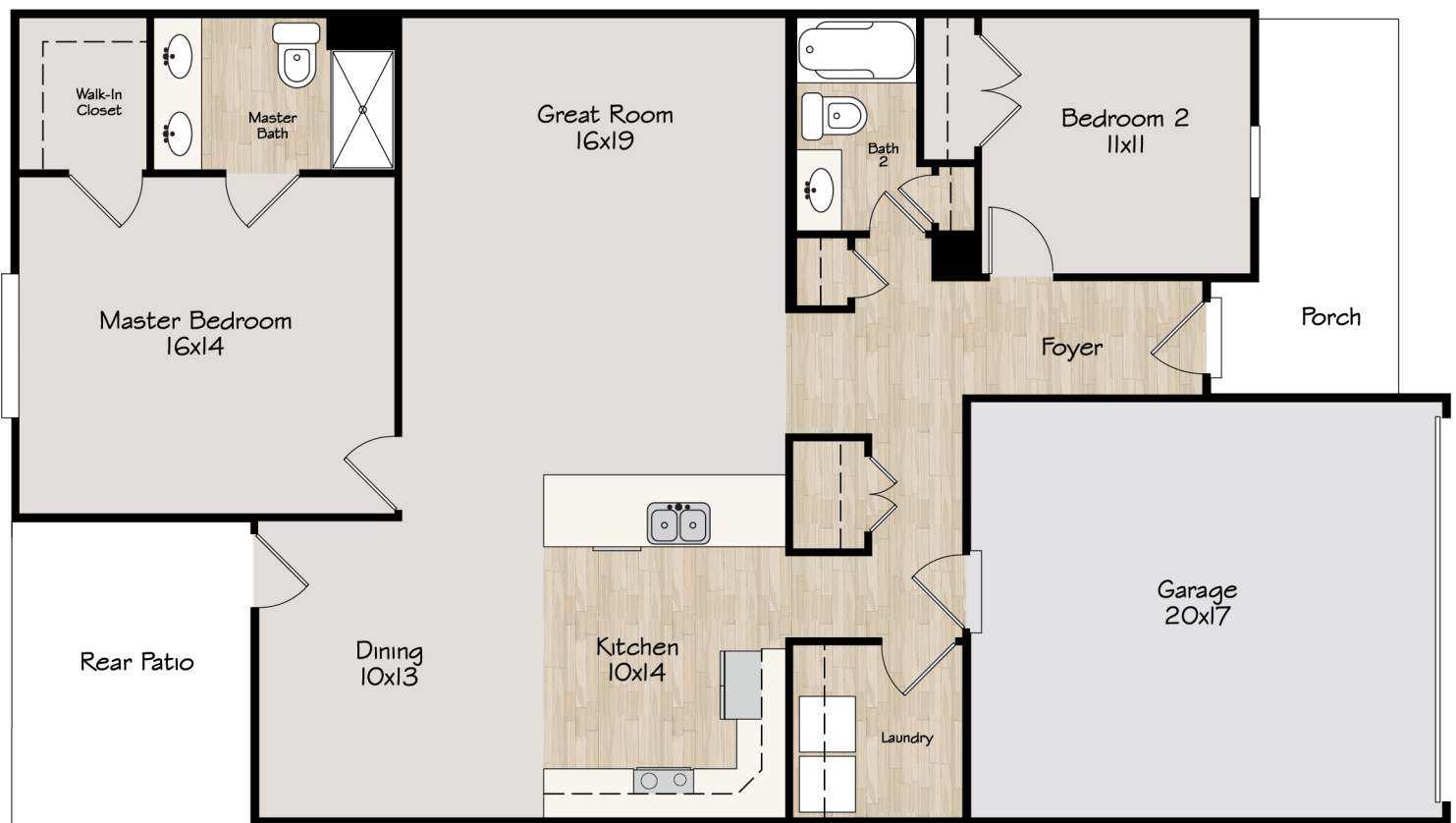
the
Iris
34' x 60'

 2 Bed

 2 Bath

 1450 sq. ft.

1-SE-26-C / 1-F-26-DP
Revised: 12/11/2025



DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

All square footage and room dimensions are approximate. Some plan changes and options will alter the approximate square footage. All elevations are artistic representations and do not necessarily reflect standard materials or styles. Builder reserves the right to make substitutions, change prices, products, & specifications without notice or obligation. Some features shown may be options; please refer to the list of special features & included options for complete list.

HARPER
VILLAGE

ALPINE
MEADOW



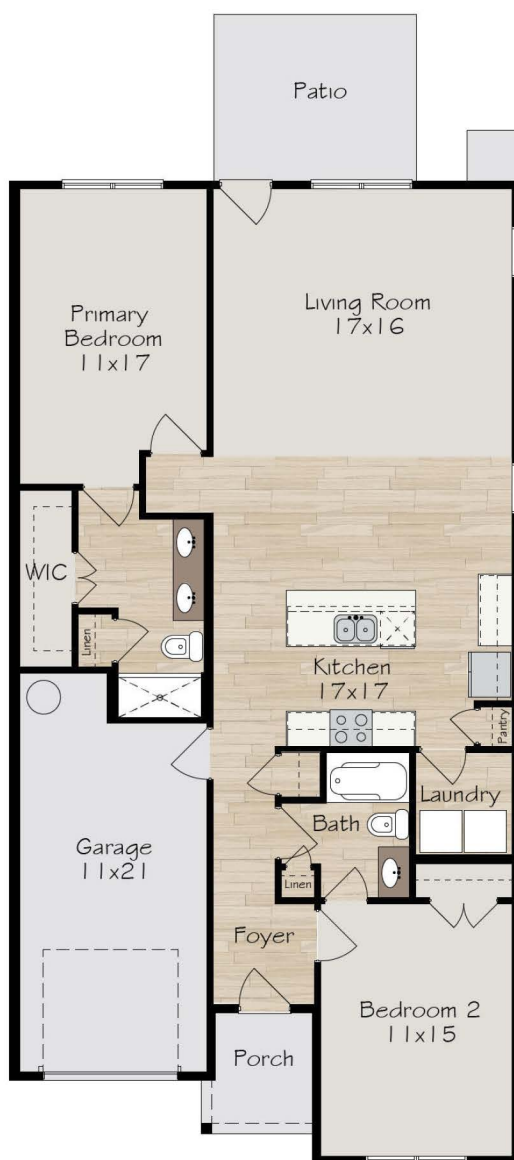
THE BLUEBELL

2 BED - 2 BATH

1,364 SQUARE FOOT*

EXPLORE OUR INTERACTIVE HOME DESIGN TOOL TO SEE
AVAILABLE PLAN CHANGES AND UPGRADES

1-SE-26-C / 1-F-26-DP
Revised: 12/11/2025



JAMES
CREEK

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