

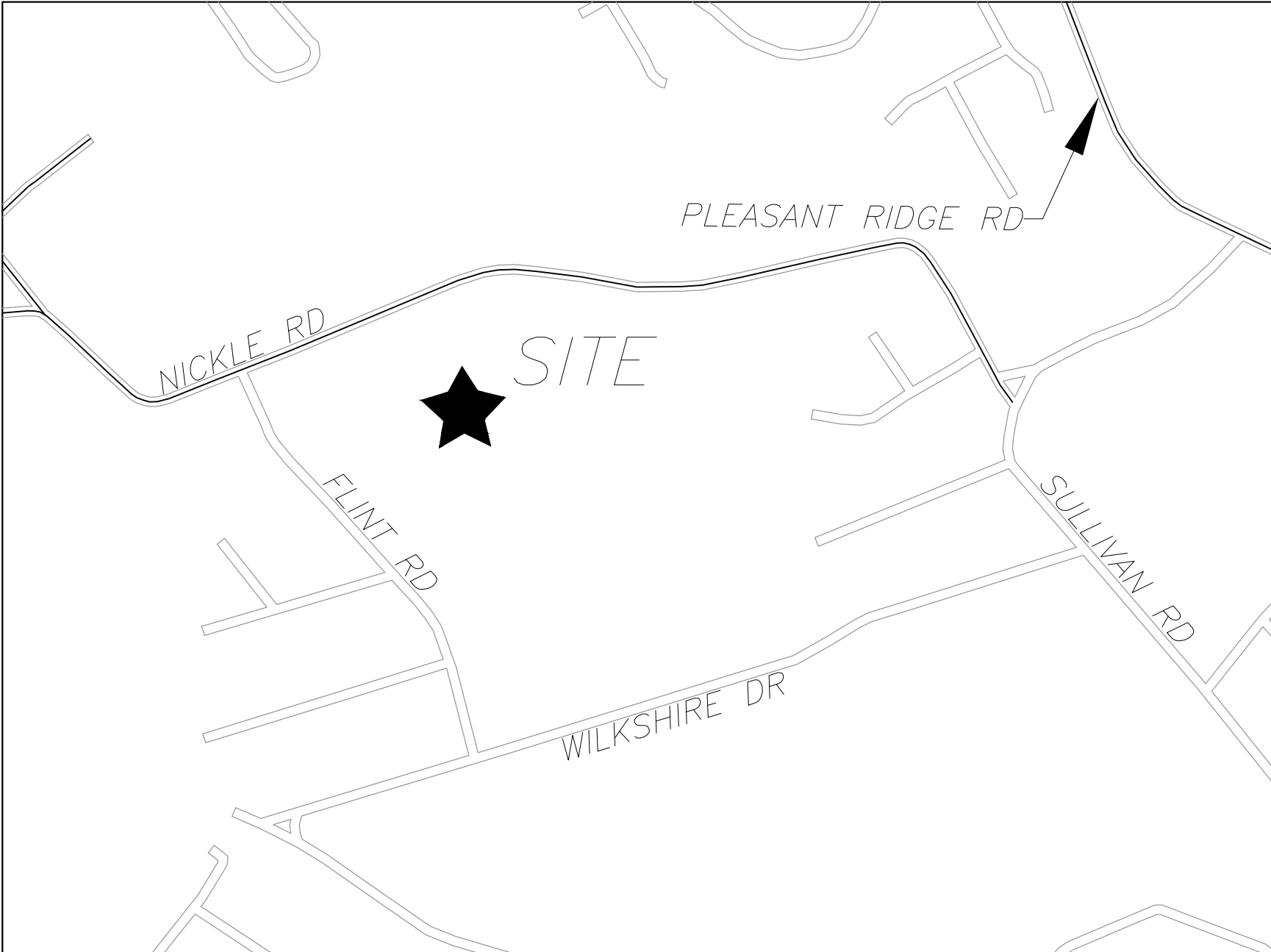
10-A-26-HPA

CONCEPT PLAN

U.E.I. PROJECT NO. 2003001

NICKLE ROAD SUBDIVISION

SITE ADDRESS: 0 NICKLE ROAD, KNOXVILLE, TENNESSEE 37921
WARD NO. 42, CITY BLOCK NO. 42040
CLT MAP 79, INSERT E, GROUP B, PARCEL 5



LOCATION MAP

OWNER/DEVELOPER:
BLD PROPERTIES LLC
1728 GARLAND ROAD
KNOXVILLE, TN 37922



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 KUB |
| SEWER | - AS DIRECTED BY KUB |
| WATER | - AS DIRECTED BY KUB |
| CABLE TV | - AS DIRECTED BY COMCAST |
| TELEPHONE | - AS DIRECTED BY AT&T |
| CITY OF KNOXVILLE | - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS |

SHEET INDEX

TITLE

TITLE SHEET

OVERALL CONCEPT PLAN

CONCEPT PLAN

PRELIMINARY GRADING PLAN

ROAD PROFILES

SHEET

C001

C002

C003

C004

C005

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: 06/29/2026

9-SA-26-C submitted 6/29/26

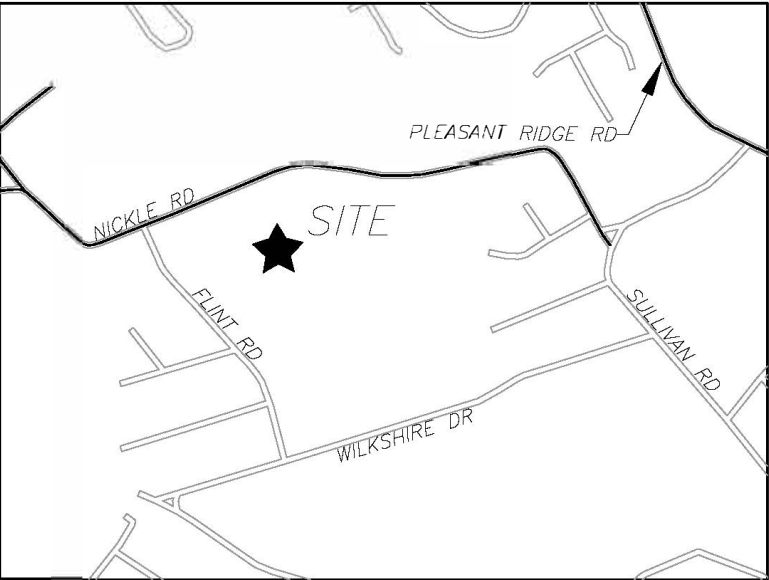
KNOX PLANNING FILE# XX-XX-XX-C / XX-X-XX-DP

ISSUE NO.	DATE	DESCRIPTION

TREE PROTECTION ORDINANCE REQUIREMENTS:

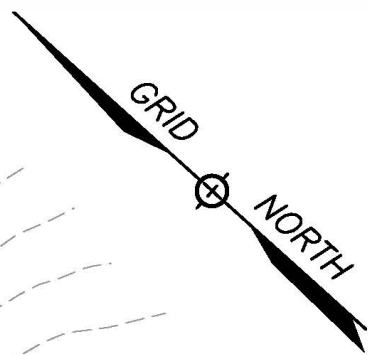
1) WHERE A BUILDING PERMIT FOR NEW CONSTRUCTION OR SUBDIVISION APPROVAL IS REQUIRED, A MINIMUM OF SIX (6) TREES PER ACRE SHALL BE RETAINED ON THE SITE UNLESS BECAUSE OF CUT OR FILL WORK SUCH TREES CANNOT BE SAVED.

2) WHERE TREES CANNOT BE RETAINED PURSUANT TO THE KNOXVILLE TREE PROTECTION ORDINANCE, OR DO NOT EXIST ON THE SITE, THEY SHALL BE PROVIDED, WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1 1/4) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.



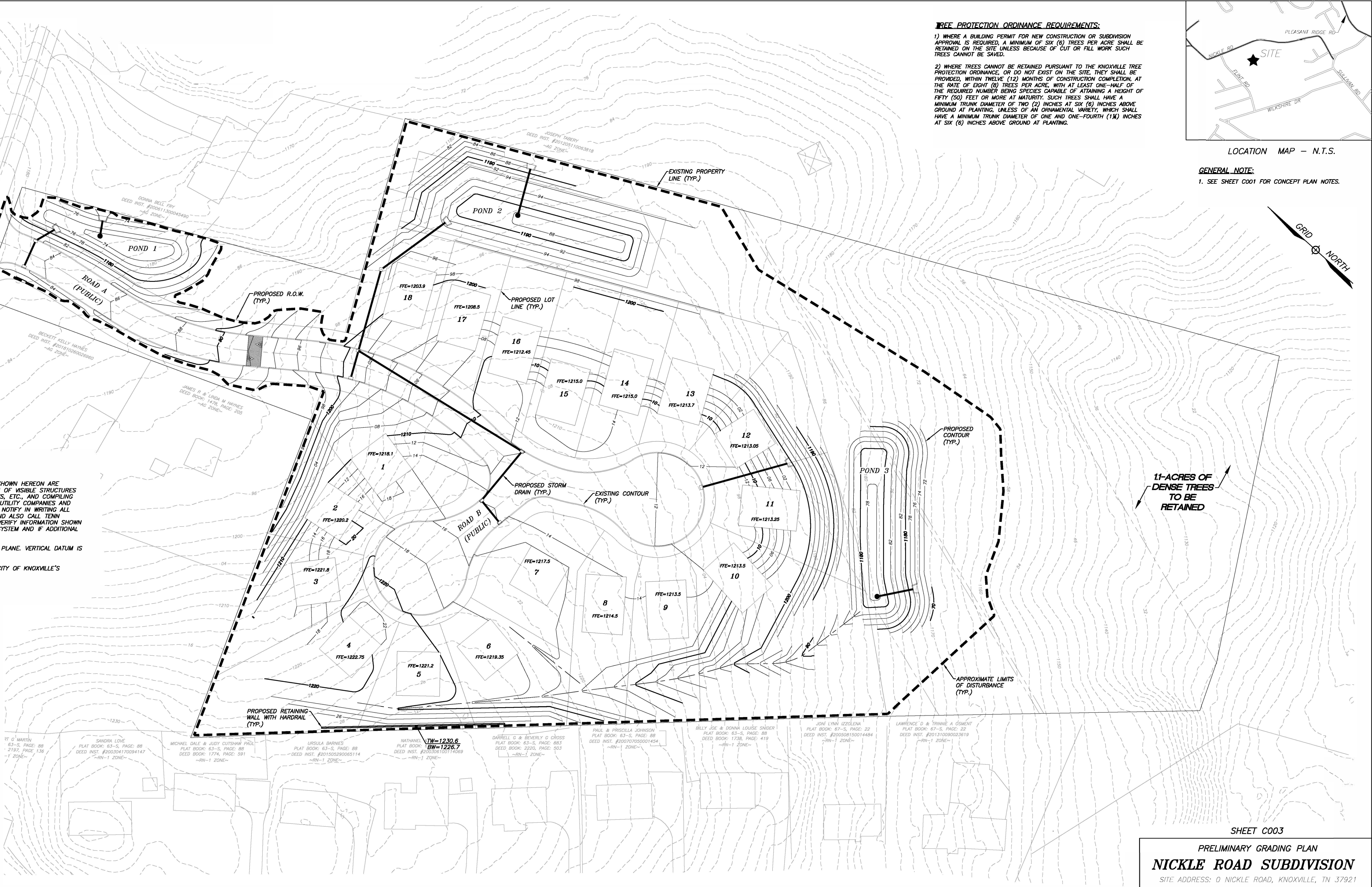
LOCATION MAP - N.T.S.

GENERAL NOTE:
1. SEE SHEET C001 FOR CONCEPT PLAN NOTES.



- GENERAL NOTES:**
1. 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.
 2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.

ALLOWED ACREAGE OF DISTURBANCE PER LOT	
LOT #	ALLOWABLE DISTURBANCE
LOT 1	8,781 S.F. (0.20-AC)
LOT 2	6,151 S.F. (0.14-AC)
LOT 3	8,061 S.F. (0.19-AC)
LOT 4	12,679 S.F. (0.29-AC)
LOT 5	6,280 S.F. (0.14-AC)
LOT 6	8,590 S.F. (0.20-AC)
LOT 7	7,959 S.F. (0.18-AC)
LOT 8	7,759 S.F. (0.18-AC)
LOT 9	8,209 S.F. (0.19-AC)
LOT 10	21,499 S.F. (0.49-AC)
LOT 11	8,804 S.F. (0.20-AC)
LOT 12	7,771 S.F. (0.18-AC)
LOT 13	8,512 S.F. (0.20-AC)
LOT 14	7,168 S.F. (0.16-AC)
LOT 15	7,515 S.F. (0.17-AC)
LOT 16	6,595 S.F. (0.15-AC)
LOT 17	5,585 S.F. (0.13-AC)
LOT 18	5,085 S.F. (0.12-AC)



11-ACRES OF DENSE TREES TO BE RETAINED

SHEET C003

PRELIMINARY GRADING PLAN
NICKLE ROAD SUBDIVISION

SITE ADDRESS: 0 NICKLE ROAD, KNOXVILLE, TN 37921

CITY OF KNOXVILLE KNOX COUNTY
PARCEL ID #079EB005 TENNESSEE
WARD NO. 42 CITY BLOCK NO. 42040
SCALE: 1"=40' JUNE 29, 2026

OWNER/DEVELOPER:
BLD PROPERTIES, LLC
1728 GARLAND ROAD
KNOXVILLE, TENNESSEE 37922

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
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Certification of Concept Plan by Registered Engineer
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Registered Engineer: Christopher A. Sharp, P.E.

Tennessee License No. 108984
Date: 06/29/2026

HP OVERLAY - DISTURBED AREA TABLE			
	WITHIN HP OVERLAY	OUTSIDE HP OVERLAY	TOTAL SITE
DISTURBED AREA	6.5 ACRES	0 ACRES	6.5 ACRES
UNDISTURBED AREA	2.5 ACRES	0 ACRES	2.5 ACRES



REFERENCE:
PARCEL ID #079EB005
DEED INST. #200804290080793



REVISION	DATE	DESCRIPTION	BY

DWN: BS CHK: CAS DWG. NO. 2003001

KNOX PLANNING FILE# XX-XX-XX-C / XX-X-XX-DP