

CONCEPT PLAN

U.E.I. PROJECT NO. 2508026

0 WEST GOVERNOR JOHN SEVIER HIGHWAY

SITE ADDRESS: 0 WEST GOVERNOR JOHN SEVIER HIGHWAY, KNOXVILLE, TENNESSEE 37920
CLT MAP 137, PARCEL 151.00



LOCATION MAP – N.T.S.

DEVELOPER:

MESANA INVESTMENTS, LLC
1920 EBENEZER 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 |
| WATER | – AS DIRECTED BY KNOX CHAPMAN UTILITY DISTRICT |
| SANITARY SEWER | – AS DIRECTED BY KNOX CHAPMAN UTILITY DISTRICT |
| GAS | – AS DIRECTED BY KUB |
| CABLE TV | – AS DIRECTED BY COMCAST |
| TELEPHONE | – AS DIRECTED BY AT&T |
| SITE WORK | – AS DIRECTED BY KNOX COUNTY |

SHEET INDEX

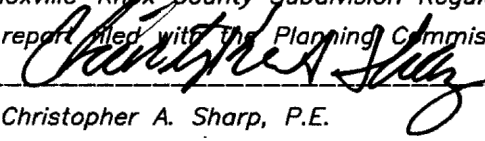
TITLE

TITLE SHEET
SITE PLAN / TYPICAL SECTION
ROAD PROFILES

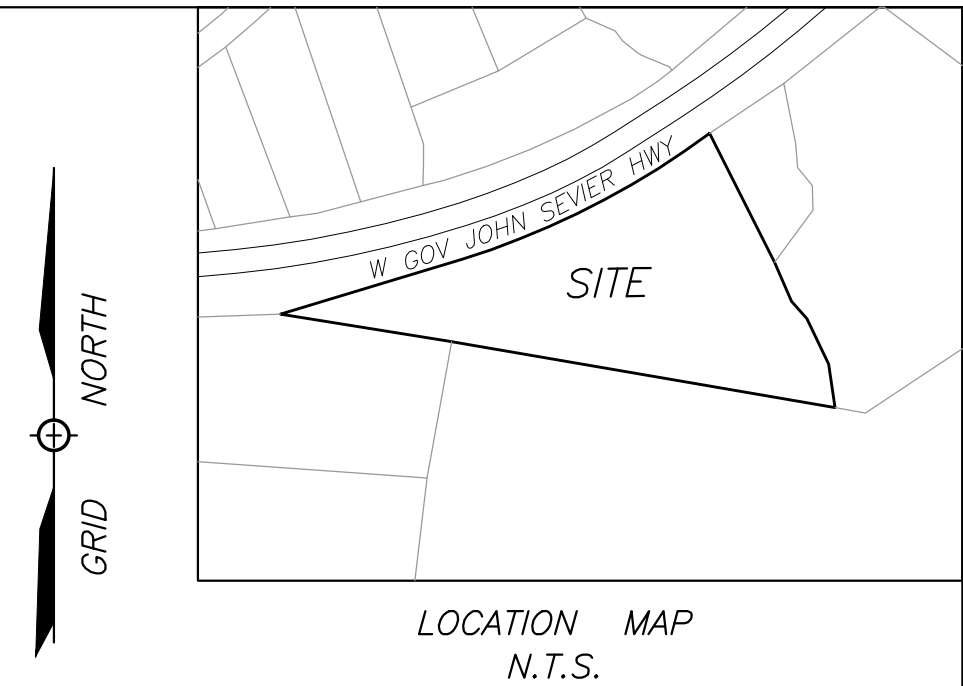
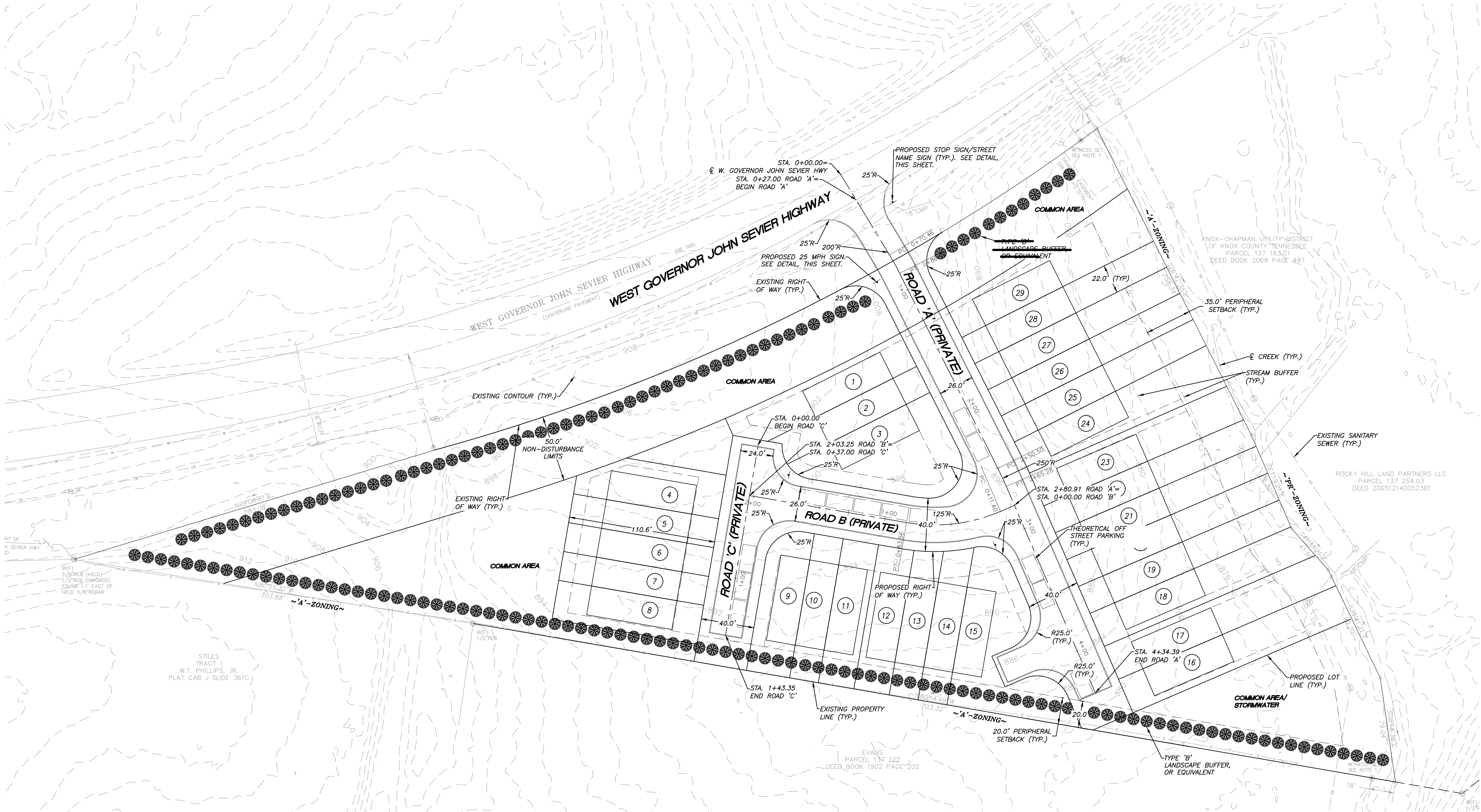
SHEET

C-0
C-1
C-2

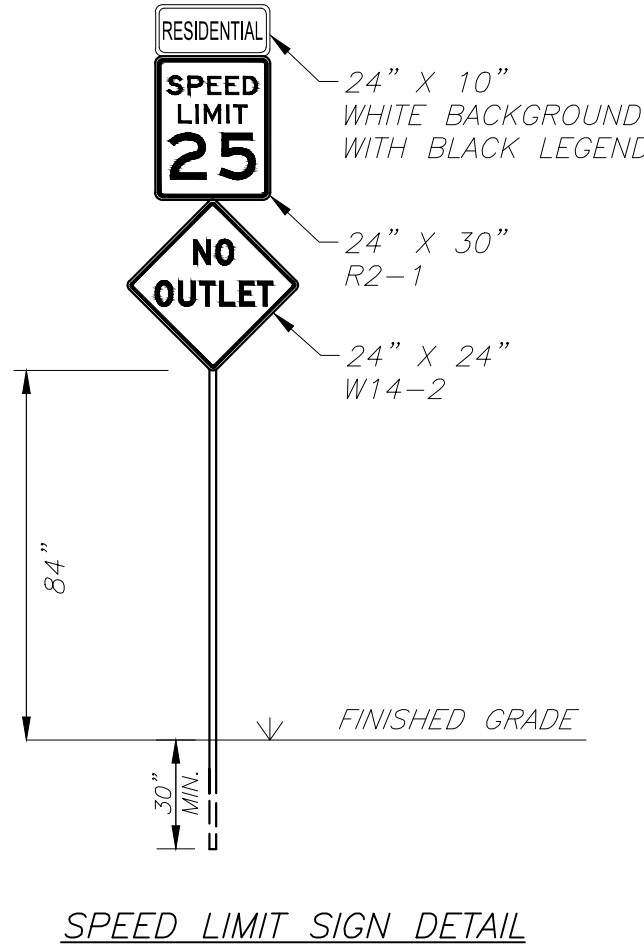
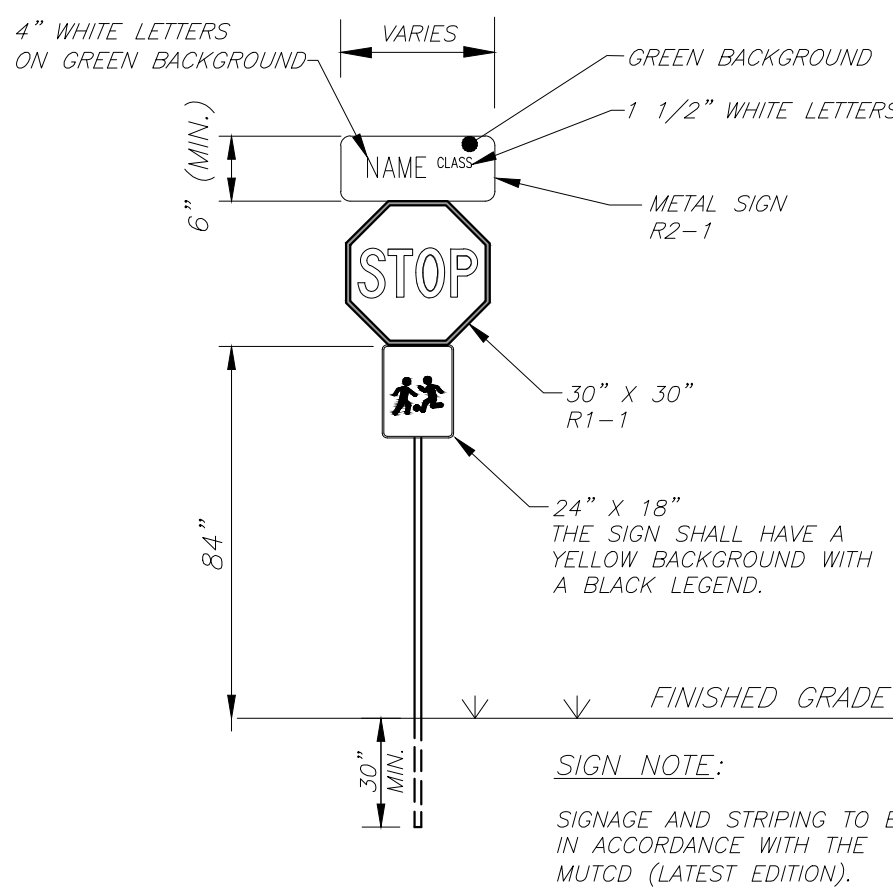
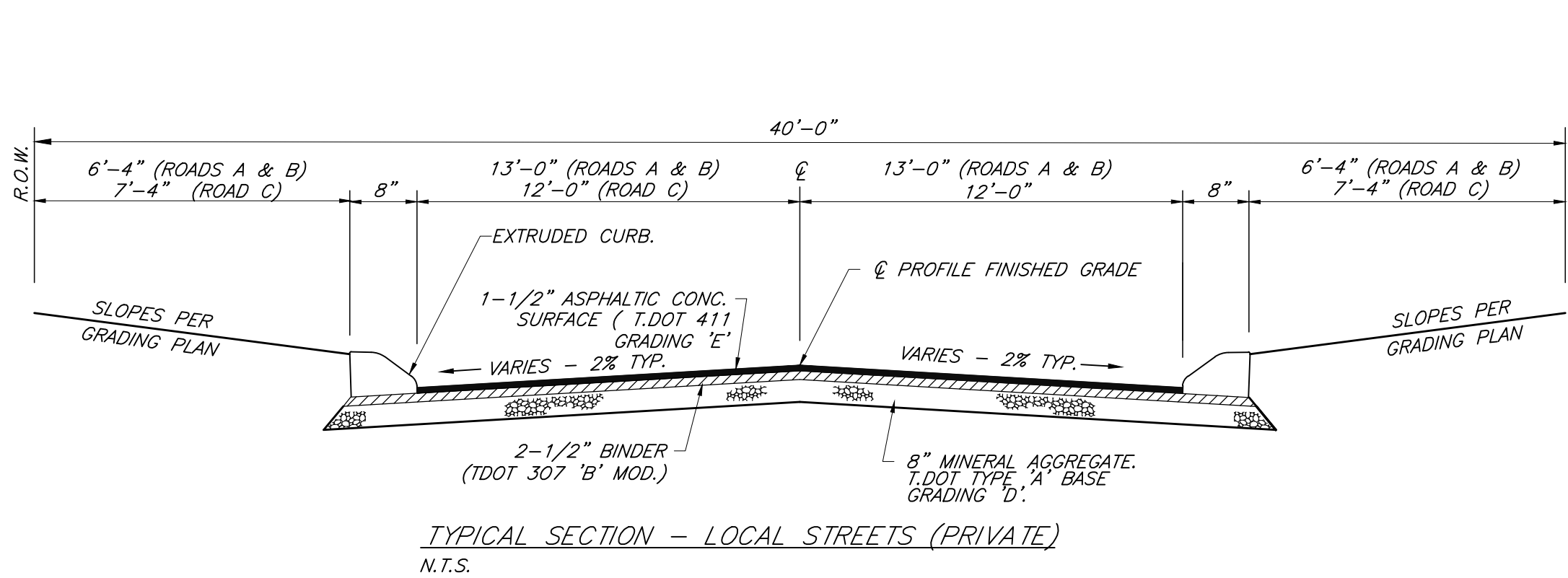
PLANNING FILE# 10-SA-25-C/10-C-25-DP

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: 8/25/25

4	9/24/25	SUBMITTAL 4
3	9/22/25	SUBMITTAL 3
2	9/15/25	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR' (<8 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
PERIPHERY: THIRTY-FIVE (35) FEET
SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
REAR: FIFTEEN (15) FEET
 - 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 TOWN 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.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 4.76 ACRES.
 - THE DEVELOPMENT PROPOSES 29-UNITS (6.09 UNITS PER ACRE).
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 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.
 - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
 - A 50' TREE BUFFER SHALL BE MAINTAINED OR ESTABLISHED ALONG THE GOVERNOR JOHN SEVIER HIGHWAY FRONTAGE. EXISTING VEGETATION TO BE CREDITED TO REQUIRED PLANTING.



ALTERNATIVE DESIGN STANDARD REQUESTS:

- INCREASE THE CENTERLINE GRADE FROM 1% TO 1.33% (ROAD A AT ITS INTERSECTION WITH WEST GOVERNOR JOHN SEVIER HIGHWAY)
- INCREASE THE CENTERLINE GRADE FROM 1% TO 2.00% (ROAD B AT BOTH INTERSECTIONS).
- REDUCE THE REQUIRED RIGHT OF WAY WIDTH TO 40' (PRIVATE ROADS).
- TERMINATE ROAD C WITHOUT AN AASHTO TURNAROUND.
- REDUCE THE MINIMUM STREET FRONTAGE IN PR TO 22'.

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SHEET C-1

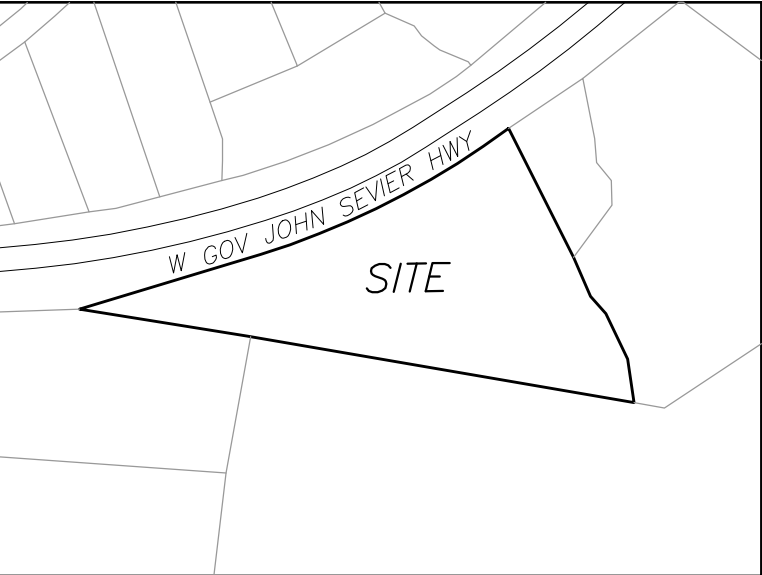
SITE PLAN
0 W. GOVERNOR JOHN SEVIER HWY
SITE ADDRESS: 0 W. GOVERNOR JOHN SEVIER HWY (37920)
DEVELOPER: MESANA INVESTMENTS, LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
DIST. NO. D9 KNOX CO., TN.
CLT MAP 137 PARCEL 151.00
SCALE: 1"=40' AUGUST 25, 2025
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924
DWN: CLM CHK: CAS DWG. NO. 2508026



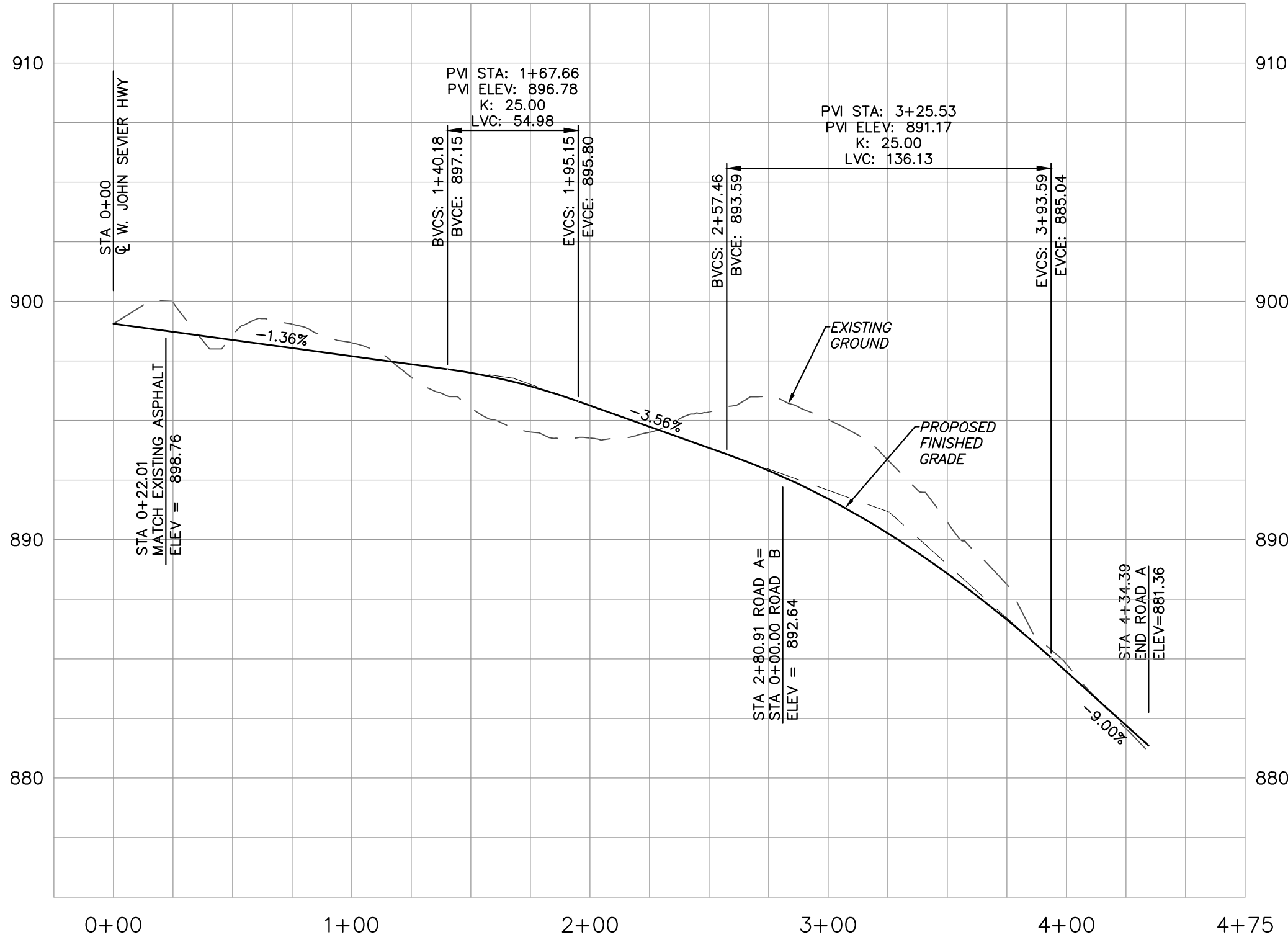
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REFERENCE:
DEED INST. #202202020060069

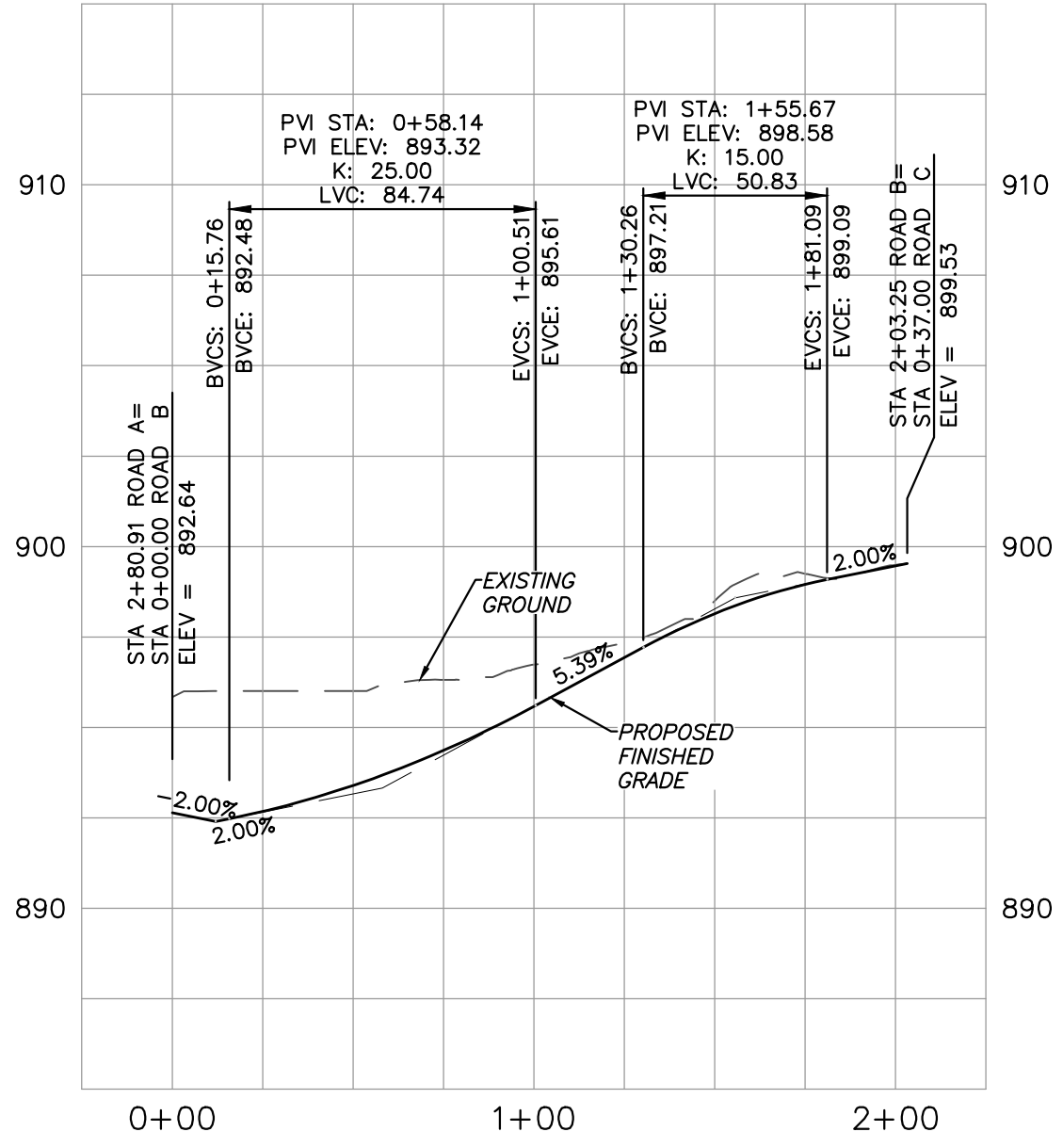
REVISION	DATE	DESCRIPTION	CAS
3	9/24/25	SUBMITTAL 4	CAS
2	9/22/25	SUBMITTAL 3	CAS
1	9/15/25	SUBMITTAL 2	CAS
		DESCRIPTION	BY



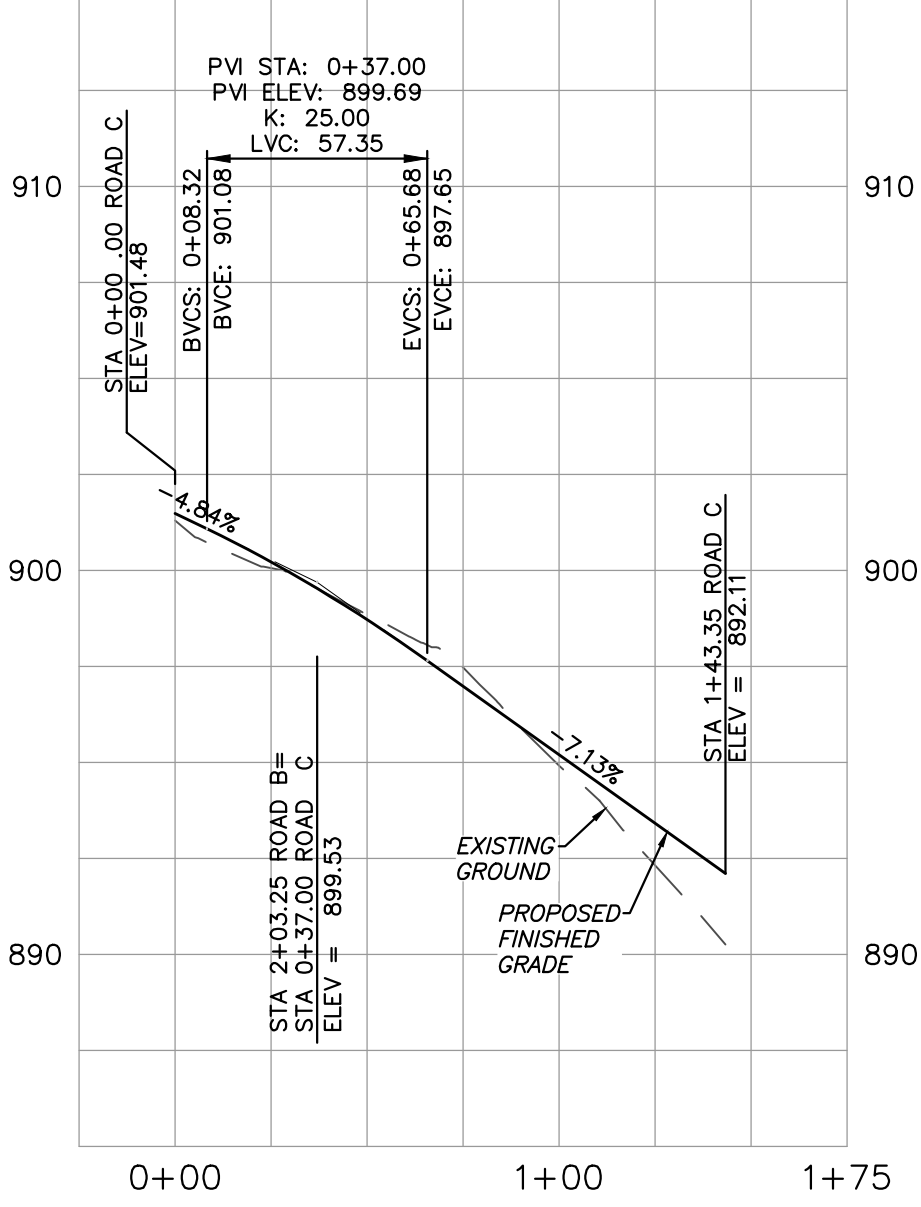
LOCATION MAP
N.T.S.



PROFILE-ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-ROAD 'C'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

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2	9/15/25	SUBMITTAL 2	CAS
REVISION	DATE	DESCRIPTION	BY

SHEET C-2

ROAD PROFILES

0 W. GOVERNOR JOHN SEVIER HWY

SITE ADDRESS: 0 W. GOVERNOR JOHN SEVIER HWY (37920)

DEVELOPER:

MESANA INVESTMENTS, LLC

1920 EBENEZER ROAD

KNOXVILLE, TN 37922

DIST. NO. D9

CLT MAP 137

SCALE: AS NOTED

KNOX CO., TN.

PARCEL 151.00

AUGUST 25, 2025

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY ROAD, SUITE 201

KNOXVILLE, TENNESSEE 37932

(865) 966-1924

DWN: CLM

CHK: CAS

DWG. NO. 2508026