

CONCEPT PLAN

U.E.I. PROJECT NO. 2508027

8022 HILL ROAD

SITE ADDRESS: 8022 HILL ROAD, KNOXVILLE, TENNESSEE 37938
CLT MAP 28, PARCEL 132.00



LOCATION MAP — N.T.S.

DEVELOPER:

EAGLE BEND DEVELOPMENT 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

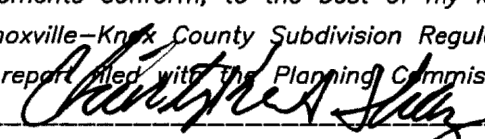
SPECIFICATIONS

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 KNOXVILLE UTILITIES BOARD
GAS — AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER — AS DIRECTED BY HALLSDALE-POWELL UTILITY DISTRICT
SEWER — AS DIRECTED BY NORTHEAST KNOX UTILITY
TELEPHONE — AS DIRECTED BY AT&T
CABLE — AS DIRECTED BY COMCAST
SITE DEVELOPMENT — KNOX COUNTY STANDARDS AND SPECIFICATIONS

VARIANCE / ALTERNATIVE DESIGN STANDARD REQUESTS:

- INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE FOLLOWING LOCATIONS:
 - ROAD A AT ITS INTERSECTION WITH HILL ROAD.
 - ROAD B AT ITS INTERSECTION WITH ROAD A.
- REDUCE THE K VALUE FROM 25 TO 20 (STA 4+62.36 ROAD A).

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

SHEET INDEX

TITLE

TITLE SHEET

SITE PLAN

PRELIMINARY GRADING PLAN

ROAD PROFILES

SHEET

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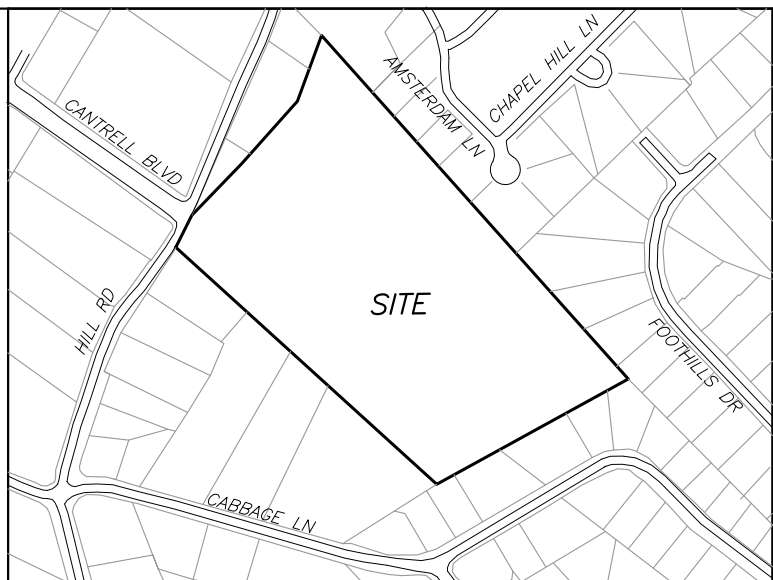
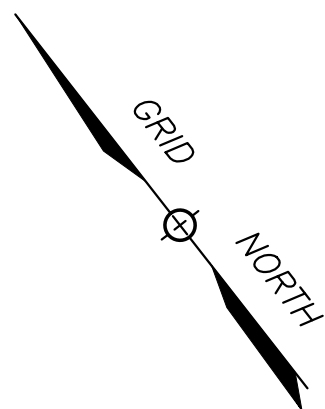
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PLANNING FILE# 10-SB-25-C/10-D-25-DP

3	9/12/25	SUBMITTAL 3
2	9/10/25	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

PLANNING FILE# 10-SB-25-C/10-D-25-DP

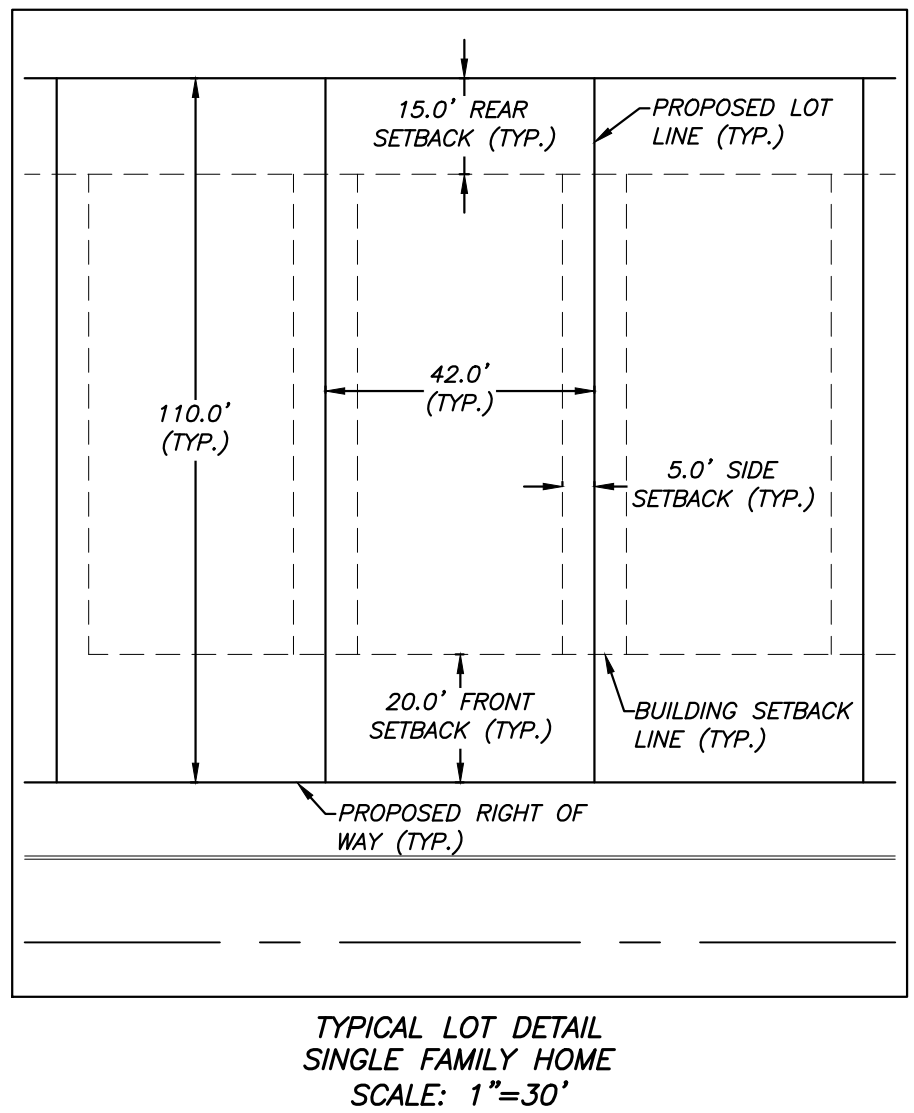
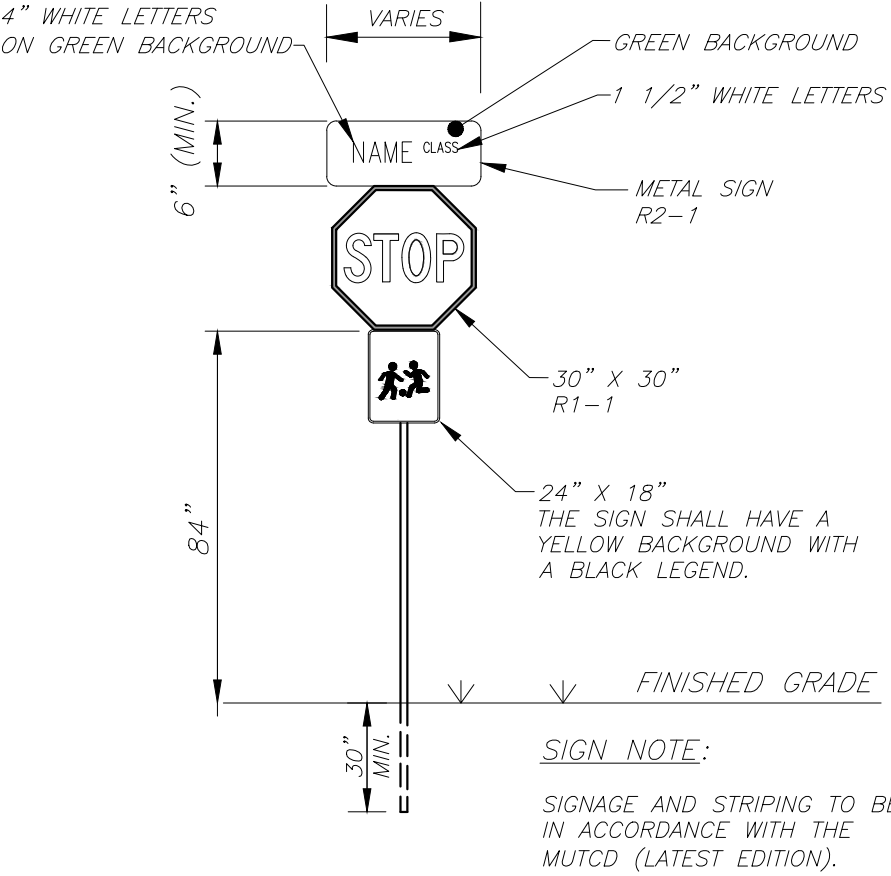
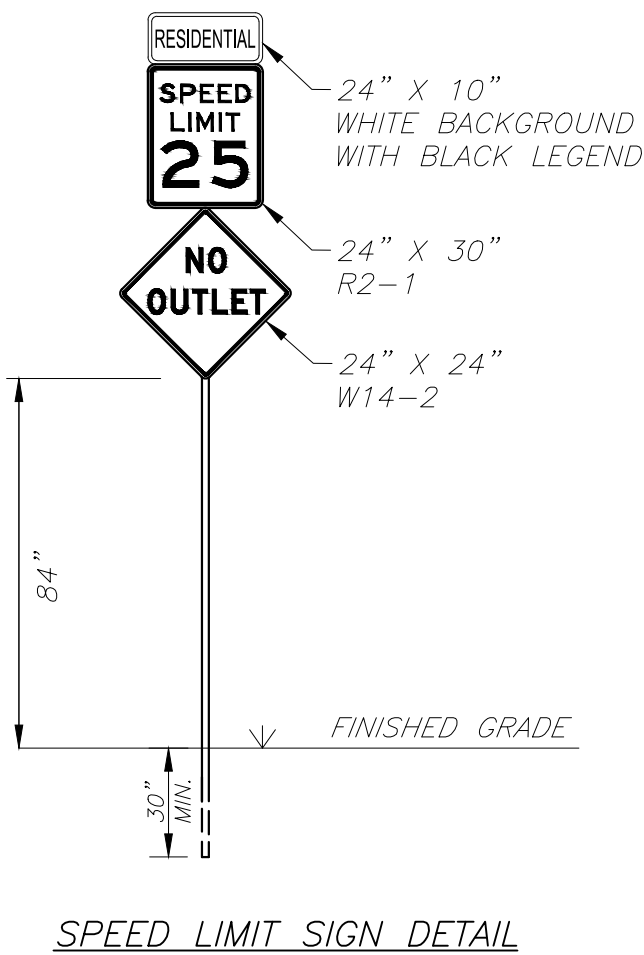
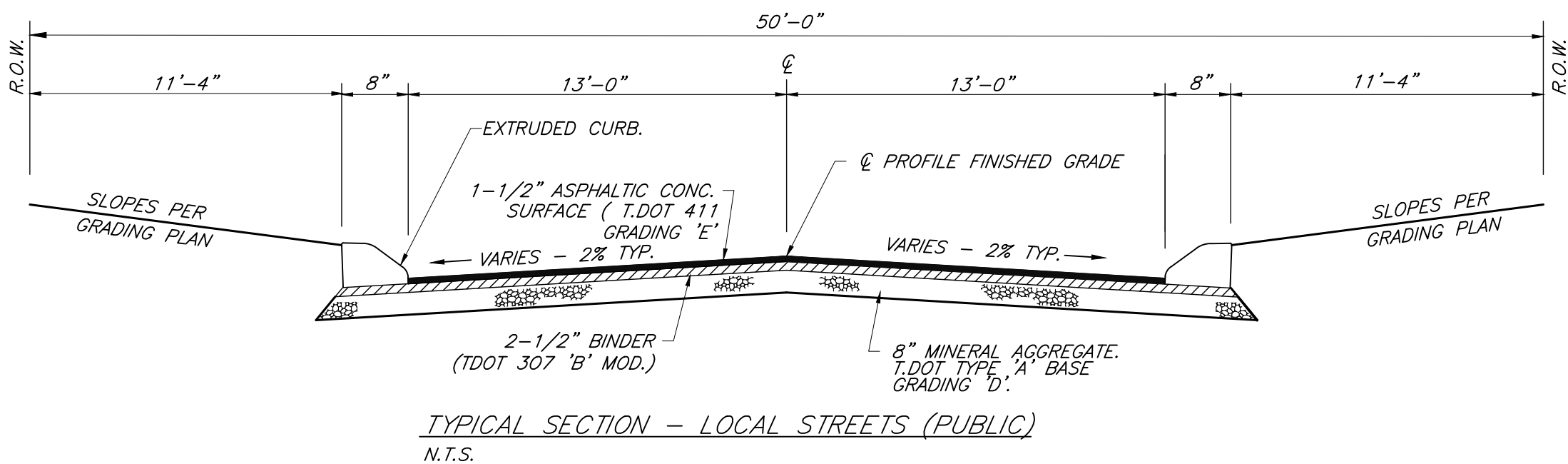
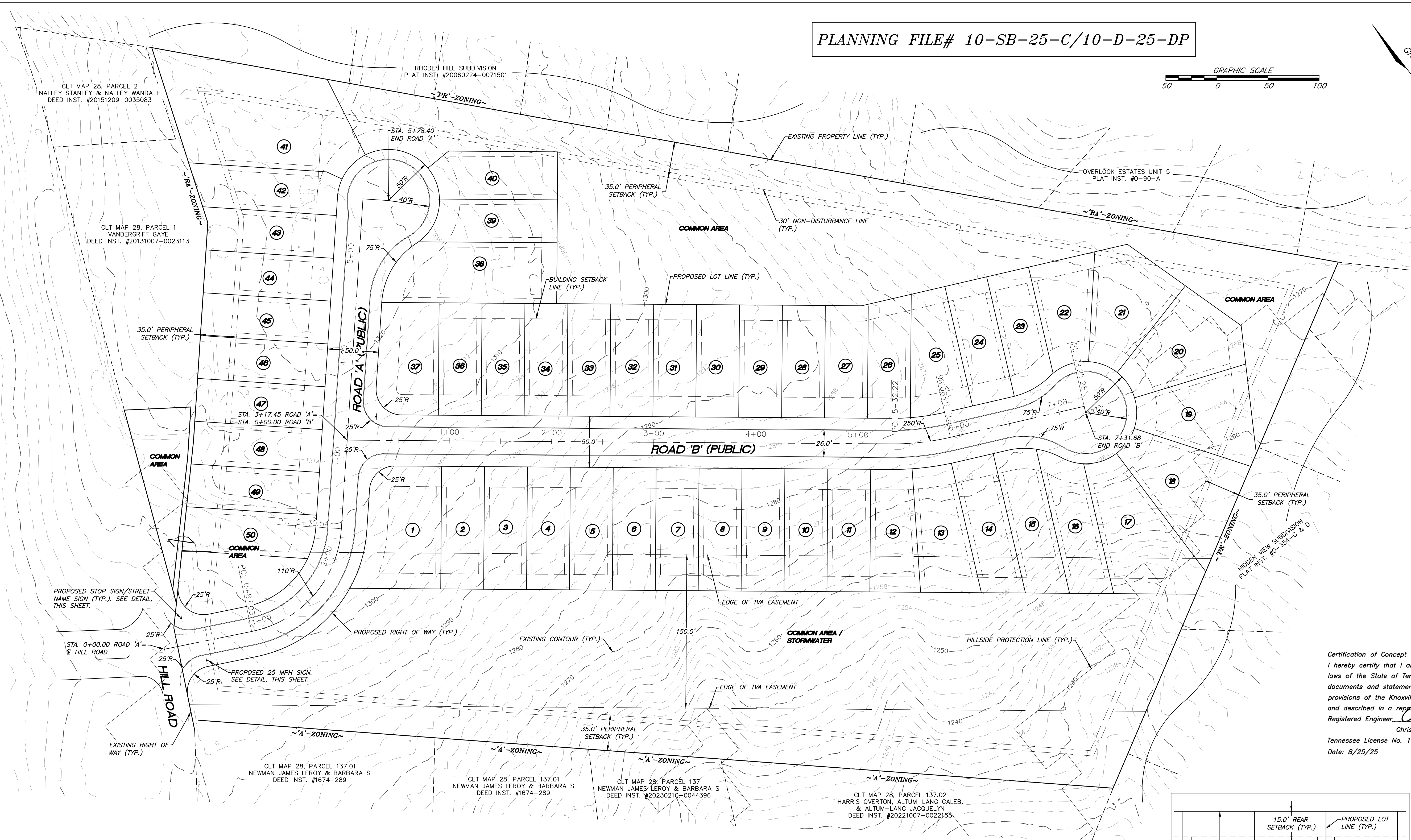


LOCATION MAP
N.T.S.

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR' (<3.75 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
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 CURRENT TOTAL AREA OF THE DEVELOPMENT IS 14.30 ACRES.
6. THE DEVELOPMENT PROPOSES 50-UNITS (3.50 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 THE COMMON AREAS.
9. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 5.7± ACRES (39.9%).
10. 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.
11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 13.48 ACRES. THE APPROXIMATE DISTURBANCE AREA WITHIN HILLSIDE PROTECTION IS 8.4± ACRES.
12. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.

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Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 8/25/25



SHEET C-1

SITE PLAN
8022 HILL ROAD

SITE ADDRESS: 8022 HILL ROAD, KNOXVILLE (37938)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. E6

KNOX CO., TN.

CLT MAP 28

PARCEL 132.00

SCALE: 1"=50'

AUGUST 25, 2025



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

DWN: CLM

CHK: CAS

DWG. NO. 2508027

REVISION	DATE	DESCRIPTION	BY
2	9/12/25	SUBMITTAL 3	CAS
1	9/10/25	SUBMITTAL 2	CAS

PLANNING FILE# 10-SB-25-C/10-D-25-DP



REFERENCE:
DEED INST. #201706070074618

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REVISION	DATE	DESCRIPTION	BY
2	9/12/25	SUBMITTAL 3	CAS
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SHEET C-2

PRELIMINARY GRADING PLAN
8022 HILL ROAD
SITE ADDRESS: 8022 HILL ROAD, KNOXVILLE (37938)

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1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. E6
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SCALE: 1"=50'

KNOX CO., TN.
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