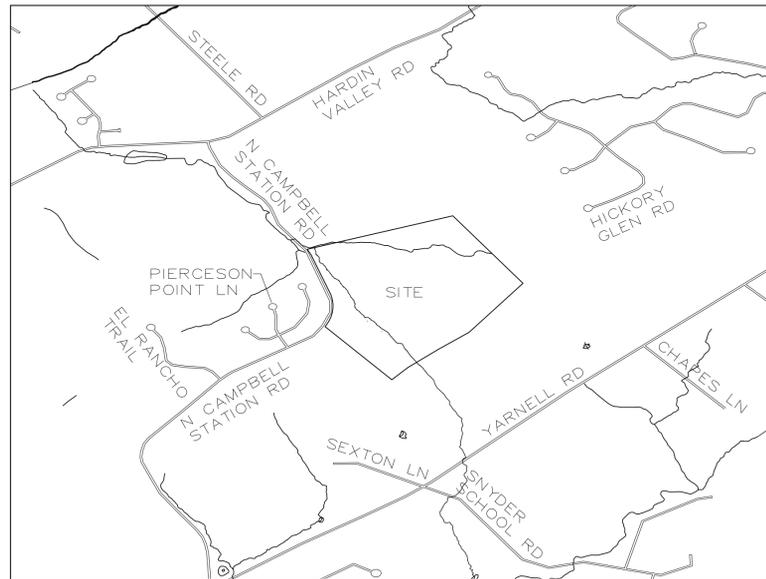


# CONCEPT PLAN

U.E.I. PROJECT NO. 2509028

# 0 NORTH CAMPBELL STATION ROAD

SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD, KNOXVILLE, TENNESSEE 37932  
TAX MAP: 117, PARCEL: 21.01



LOCATION MAP  
N.T.S.

**OWNER:**  
**S&E PROPERTIES, LLC**  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
(865) 539-1112

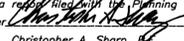
 **SITE ENGINEER:**  
**URBAN ENGINEERING, INC.**  
**CHRIS SHARP**  
10330 HARDIN VALLEY ROAD, SUITE 201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

**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.

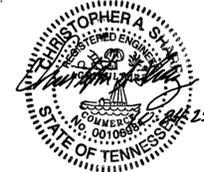
ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD  
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD  
WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT  
TELEPHONE - AS DIRECTED BY AT&T  
CABLE - AS DIRECTED BY COMCAST  
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

## SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
TYPICAL SECTION / KEY SHEET	C-1
SITE PLAN	C-2 THRU C-4
PRELIMINARY GRADING PLAN	C-5 THRU C-7
ROADWAY PROFILES	C-8 THRU C-12

*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, R.E.  
Tennessee License No. 108984  
Date: 10/24/25



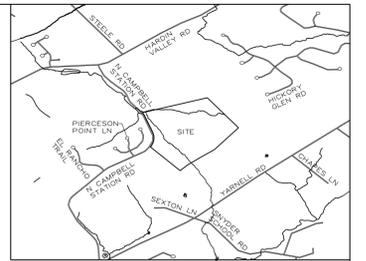
Revised 10/27/2025

KNOX PLANNING FILE# 11-SA-25-C / 11-C-25-DP

ISSUE NO.	DATE	DESCRIPTION
3	10/20/25	REVISED PER PLANNING / EPW
2	10/3/25	GENERAL REVISIONS

KNOX PLANNING FILE# 11-SA-25-C / 11-C-25-DP

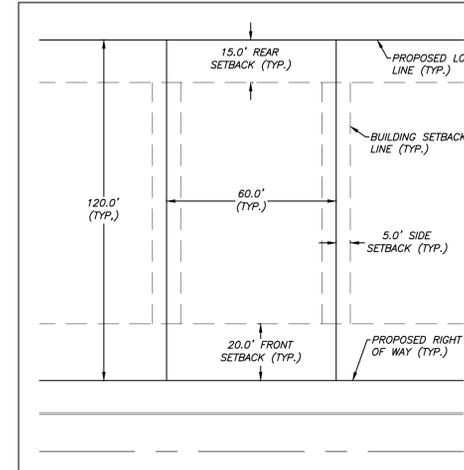
Revised 10/27/2025



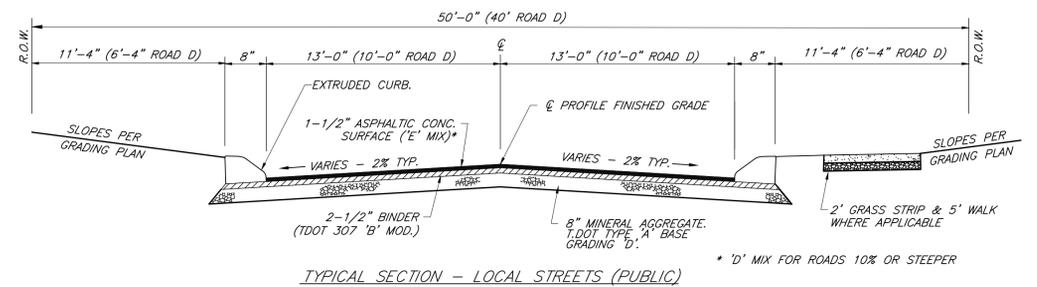
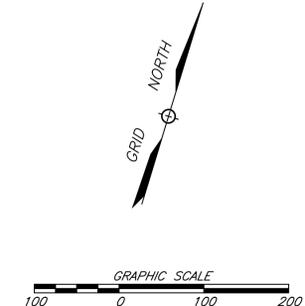
LOCATION MAP N.T.S.

SITE PLAN NOTES:

- THIS PROPERTY IS ZONED 'PR' (<4.4 DU/AC).  
REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: HOUSES, TWENTY (20) FEET  
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM) UNLESS OTHERWISE APPROVED BY PLANNING COMMISSION.  
SIDE: FIVE (5) 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 TERN 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 PROPERTY IS 60.98 ACRES.  
THE TOTAL AREA OF THE DEVELOPMENT IS 58.06 ACRES.  
\*\*THE FUTURE DEVELOPMENT AREA (2.92 ACRES) IS NOT PART OF THE DEVELOPMENT STATISTICS BELOW\*\*
- THE DEVELOPMENT PROPOSES 116-UNITS (1.99 UNITS PER ACRE).  
TOTAL AREA IN ~SR~ = 33.86 ACRES  
OPEN SPACE IN ~SR~ = 10.77 ACRES (31.8%)  
TOTAL AREA IN ~RC~ = 24.20 ACRES  
OPEN SPACE IN ~RC~ = 17.67 ACRES (73.0%)
- THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
- 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.
- THE TOTAL APPROXIMATE AREA DISTURBED IS APPROXIMATELY 29.5 ACRES.
- THE TOTAL AREA OF THE DEVELOPMENT COVERED BY HILLSIDE PROTECTION IS 51.82 ACRES.
- SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.



TYPICAL LOT DETAIL SINGLE FAMILY HOME SCALE: 1"=30'



VARIANCE / ALTERNATIVE DESIGN STANDARDS:

- ROAD A:**  
1) REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 53.61' STA. 1+25.69.
- ROAD B:**  
1) REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' STA. 0+81.88.  
2) REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' STA. 6+43.42.
- INTERSECTION GRADES:**  
1) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT ALL INTERNAL INTERSECTIONS.
- OTHER:**  
1) REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' (PUBLIC ROAD D).  
2) REDUCE THE PAVEMENT WIDTH FROM 26' TO 20' (ROAD D).

REFERENCE:  
DEED INST. #201301290049454

REVISION	DATE	DESCRIPTION	BY
2	10/20/25	PER PLANNING COMMENTS	CAS
1	10/3/25	GENERAL REVISIONS	CAS

SHEET C-1

**SITE PLAN**

**0 NORTH CAMPBELL STATION ROAD**

SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (379.32)

DEVELOPER: **S&E PROPERTIES, LLC**  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
(865) 539-1112

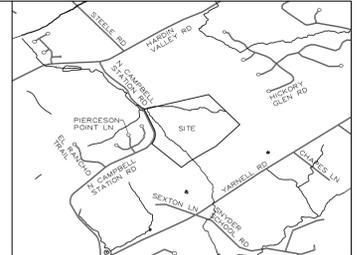
DIST. NO. W6 KNOX CO., TN.  
SCALE: 1"=100' SEPTEMBER 26, 2025  
TAX MAP: 117 PARCEL: 21.01

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

DWN: CLM CHK: CAS DWG. NO. 2509028

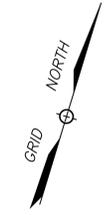






LOCATION MAP  
N.T.S.

**GENERAL NOTE:**  
1. SEE SITE PLAN NOTES ON SHEET C-1.



SHEET C-3

SITE PLAN  
**0 NORTH CAMPBELL STATION ROAD**  
SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (379.32)

DEVELOPER: **S&E PROPERTIES, LLC**  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
(865) 539-1112

DIST. NO. W6 KNOX CO., TN.  
SCALE: 1"=50' SEPTEMBER 26, 2025  
TAX MAP: 117 PARCEL: 21.01

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



Revised 10/27/2025

KNOX PLANNING FILE# 11-SA-25-C / 11-C-25-DP

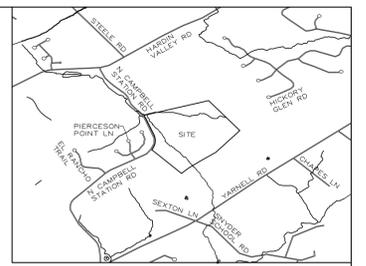
REVISION	DATE	DESCRIPTION	BY
2	10/20/25	REVISED PER PLANNING / EPW COMMENTS	CAS
1	10/3/25	GENERAL REVISIONS	BS

DWN: CLM    CHK: CAS    DWG. NO. 2509028



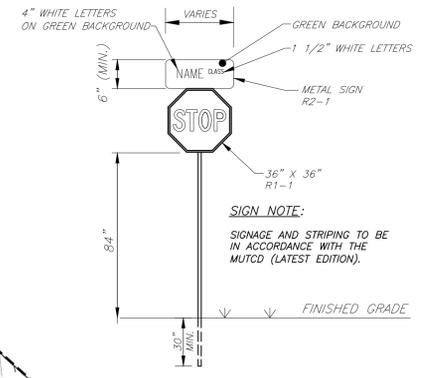
**KNOX PLANNING FILE# 11-SA-25-C / 11-C-25-DP**

Revised 10/27/2025

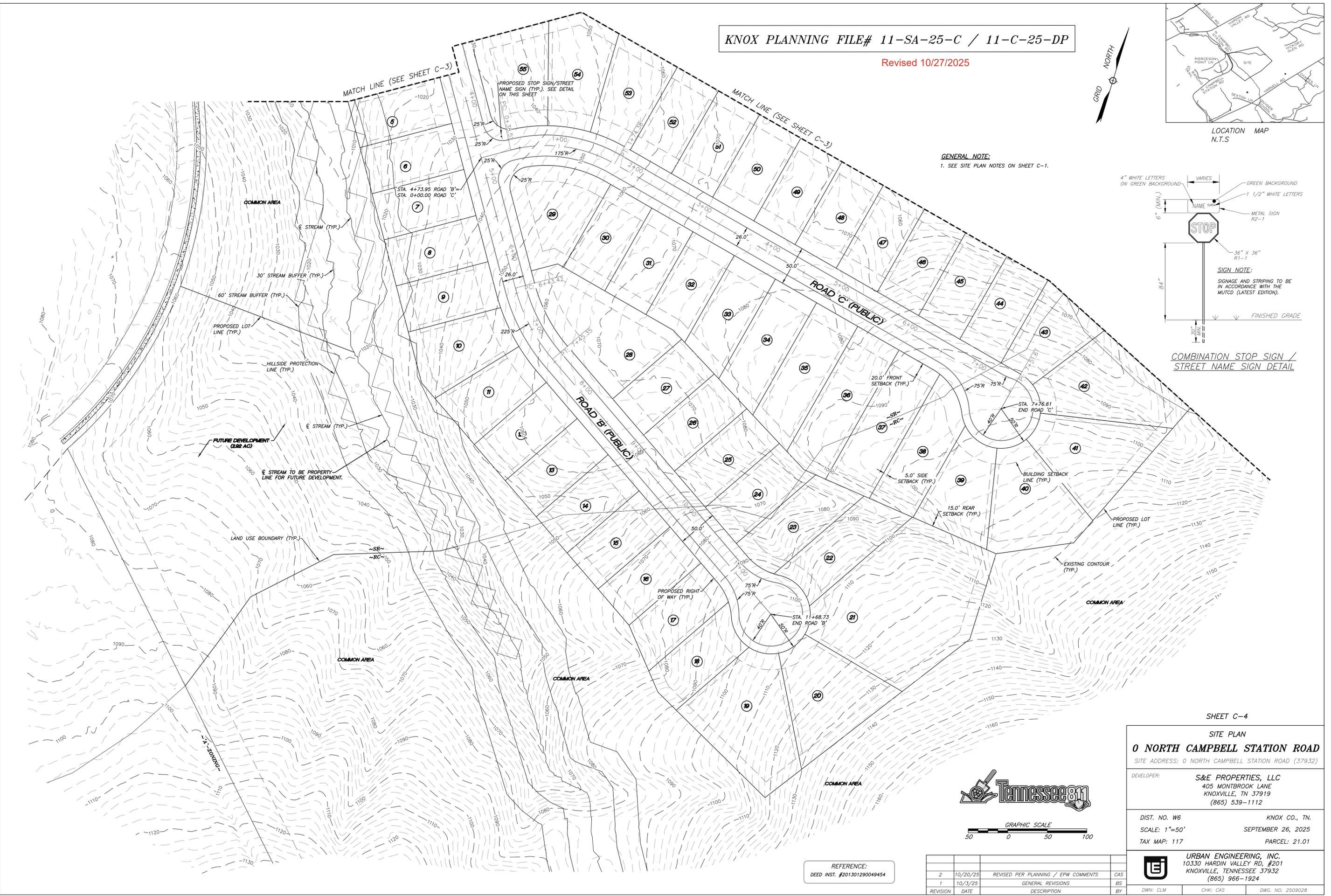


LOCATION MAP  
N.T.S

GENERAL NOTE:  
1. SEE SITE PLAN NOTES ON SHEET C-1.



COMBINATION STOP SIGN /  
STREET NAME SIGN DETAIL



SHEET C-4

SITE PLAN  
**0 NORTH CAMPBELL STATION ROAD**  
SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (37932)

DEVELOPER: **S&E PROPERTIES, LLC**  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
(865) 539-1112

DIST. NO. W6 KNOX CO., TN.  
SCALE: 1"=50' SEPTEMBER 26, 2025  
TAX MAP: 117 PARCEL: 21.01



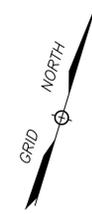
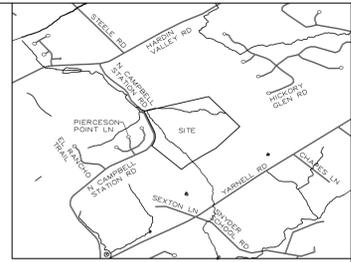
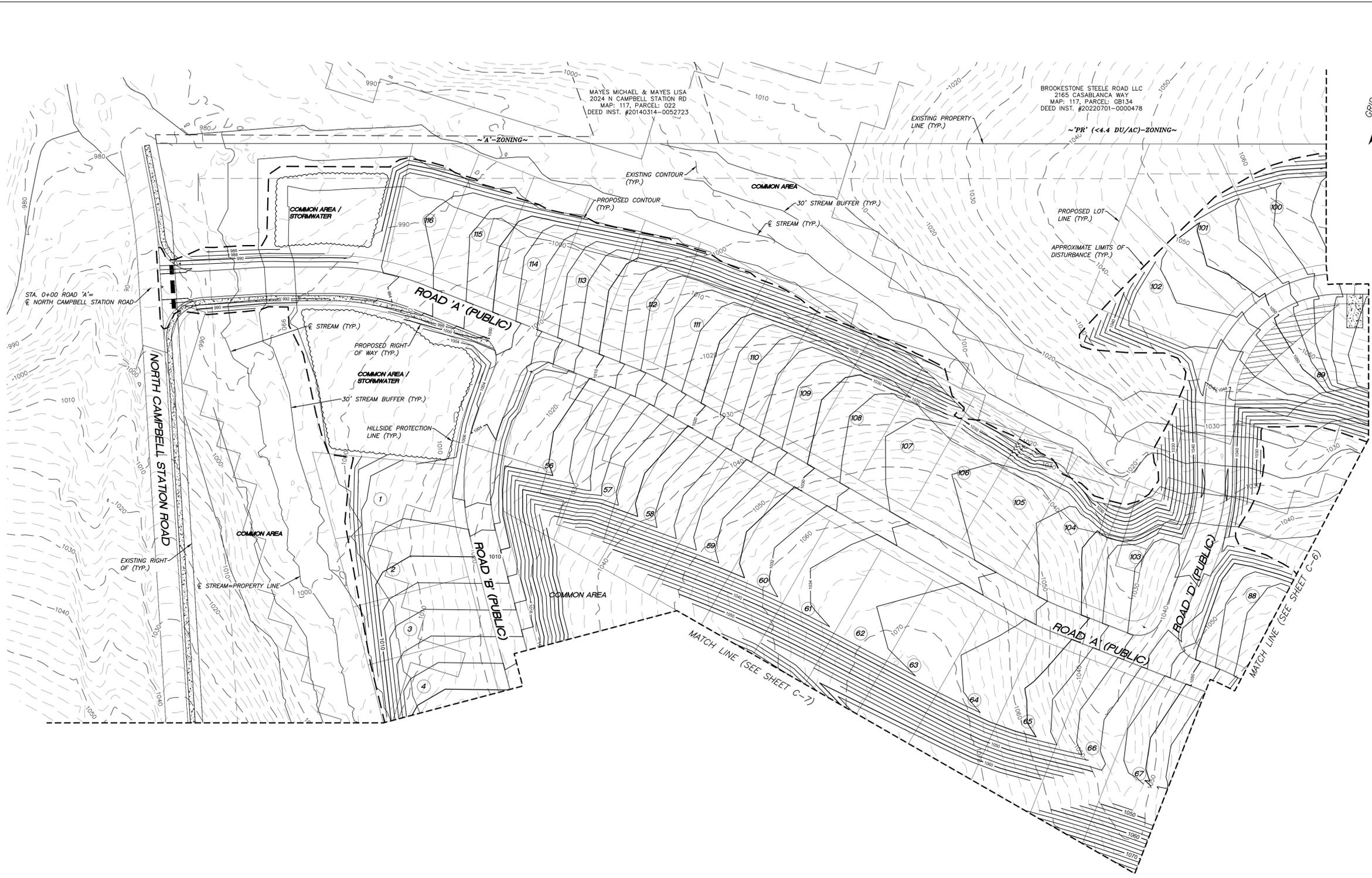
**URBAN ENGINEERING, INC.**  
10330 HARDIN VALLEY RD., #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2509028



REFERENCE:  
DEED INST. #201301290049454

REVISION	DATE	DESCRIPTION	BY
2	10/20/25	REVISED PER PLANNING / EPW COMMENTS	CAS
1	10/3/25	GENERAL REVISIONS	BS



MAYES MICHAEL & MAYES USA  
2024 N CAMPBELL STATION RD  
MAP: 117, PARCEL: 022  
DEED INST. #20140314-0052723

BROOKSTONE STEELE ROAD LLC  
2185 CASABLANCA WAY  
MAP: 117, PARCEL: 08134  
DEED INST. #20220701-0000478

**HILLSIDE PROTECTION STATISTICS:**  
 TOTAL APPROXIMATE AREA OF DISTURBANCE (OVERALL) = 29.5 AC  
 TOTAL AREA OF DISTURBANCE W/IN "SR" = 23.0-AC  
 TOTAL AREA OF DISTURBANCE W/IN "RC" = 6.5-AC  
 TOTAL AREA WITHIN HILLSIDE PROTECTION = 51.8-AC  
 PROPOSED DISTURBANCE WITHIN HILLSIDE AREA = 27.0-AC  
 \*\*FUTURE DEVELOPMENT AREA NOT INCLUDED IN THE STATISTICS\*\*

SHEET C-5

PRELIMINARY GRADING PLAN  
**0 NORTH CAMPBELL STATION ROAD**  
 SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (379.32)

DEVELOPER: **S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919  
 (865) 539-1112

DIST. NO. W6 KNOX CO., TN.  
 SCALE: 1"=50' SEPTEMBER 26, 2025  
 TAX MAP: 117 PARCEL: 21.01



REFERENCE:  
 DEED INST. #201301290049454

REVISION	DATE	DESCRIPTION	CAS
1	10/20/25	REVISED PER PLANNING / EPW COMMENTS	CAS

URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	DWN: CLM	CHK: CAS	DWG. NO. 2509028
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Revised 10/27/2025

KNOX PLANNING FILE# 11-SA-25-C / 11-C-25-DP



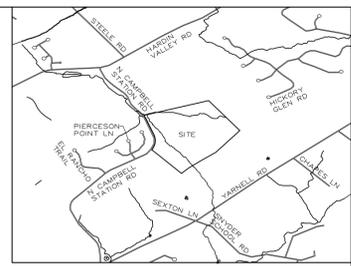
BROOKSTONE STEELE ROAD LLC  
 2165 CASABLANCA WAY  
 MAP: 117, PARCEL: 08134  
 DEED INST. #20220701-0000478

~'PR' (<4.4 DU/AC)-ZONING~

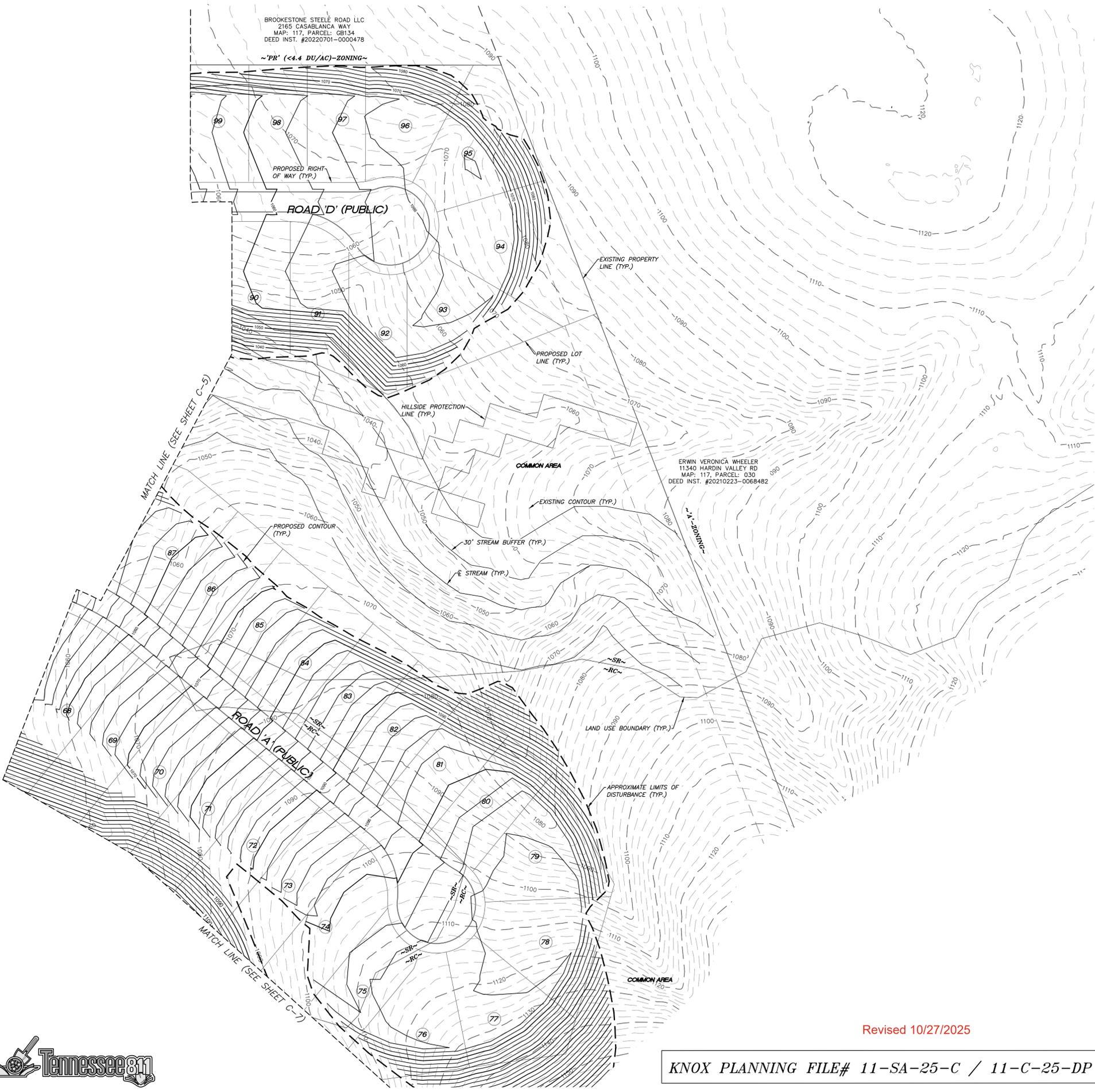
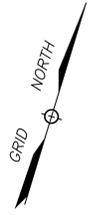
ROAD 'D' (PUBLIC)

ROAD 'A' (PUBLIC)

ERWIN VERONICA WHEELER  
 11340 HARDIN VALLEY RD  
 MAP: 117, PARCEL: 030  
 DEED INST. #20210223-0068482



LOCATION MAP  
N.T.S.



**HILLSIDE PROTECTION STATISTICS:**  
 TOTAL APPROXIMATE AREA OF DISTURBANCE (OVERALL) = 29.1-AC  
 TOTAL AREA OF DISTURBANCE W/IN 'SR' = 22-AC  
 TOTAL AREA OF DISTURBANCE W/IN 'RC' = 7.1-AC  
 TOTAL AREA WITHIN HILLSIDE PROTECTION = 54.6-AC  
 PROPOSED DISTURBANCE WITHIN HILLSIDE AREA = 26.4-AC

SHEET C-6

PRELIMINARY GRADING PLAN  
**0 NORTH CAMPBELL STATION ROAD**  
 SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (379.32)

DEVELOPER: **S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919  
 (865) 539-1112

DIST. NO. W6 KNOX CO., TN.  
 SCALE: 1"=50' SEPTEMBER 26, 2025  
 TAX MAP: 117 PARCEL: 21.01

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



Revised 10/27/2025

KNOX PLANNING FILE# 11-SA-25-C / 11-C-25-DP

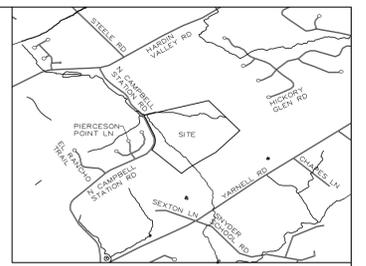
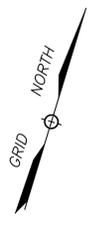


REVISION	DATE	DESCRIPTION	BY
1	10/20/25	REVISED PER PLANNING / EPW COMMENTS	CAS

DWN: CLM    CHK: CAS    DWG. NO. 2509028

KNOX PLANNING FILE# 11-SA-25-C / 11-C-25-DP

Revised 10/27/2025



LOCATION MAP  
N.T.S.



**HILLSIDE PROTECTION STATISTICS:**  
 TOTAL APPROXIMATE AREA OF DISTURBANCE (OVERALL) = 29.1-AC  
 TOTAL AREA OF DISTURBANCE W/IN 'SR' = 22-AC  
 TOTAL AREA OF DISTURBANCE W/IN 'RC' = 7.1-AC  
 TOTAL AREA WITHIN HILLSIDE PROTECTION = 54.6-AC  
 PROPOSED DISTURBANCE WITHIN HILLSIDE AREA = 26.4-AC

SHEET C-7

PRELIMINARY GRADING PLAN  
**0 NORTH CAMPBELL STATION ROAD**  
 SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (379.32)

DEVELOPER: **S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919  
 (865) 539-1112

DIST. NO. W6 KNOX CO., TN.  
 SCALE: 1"=50' SEPTEMBER 26, 2025  
 TAX MAP: 117 PARCEL: 21.01

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

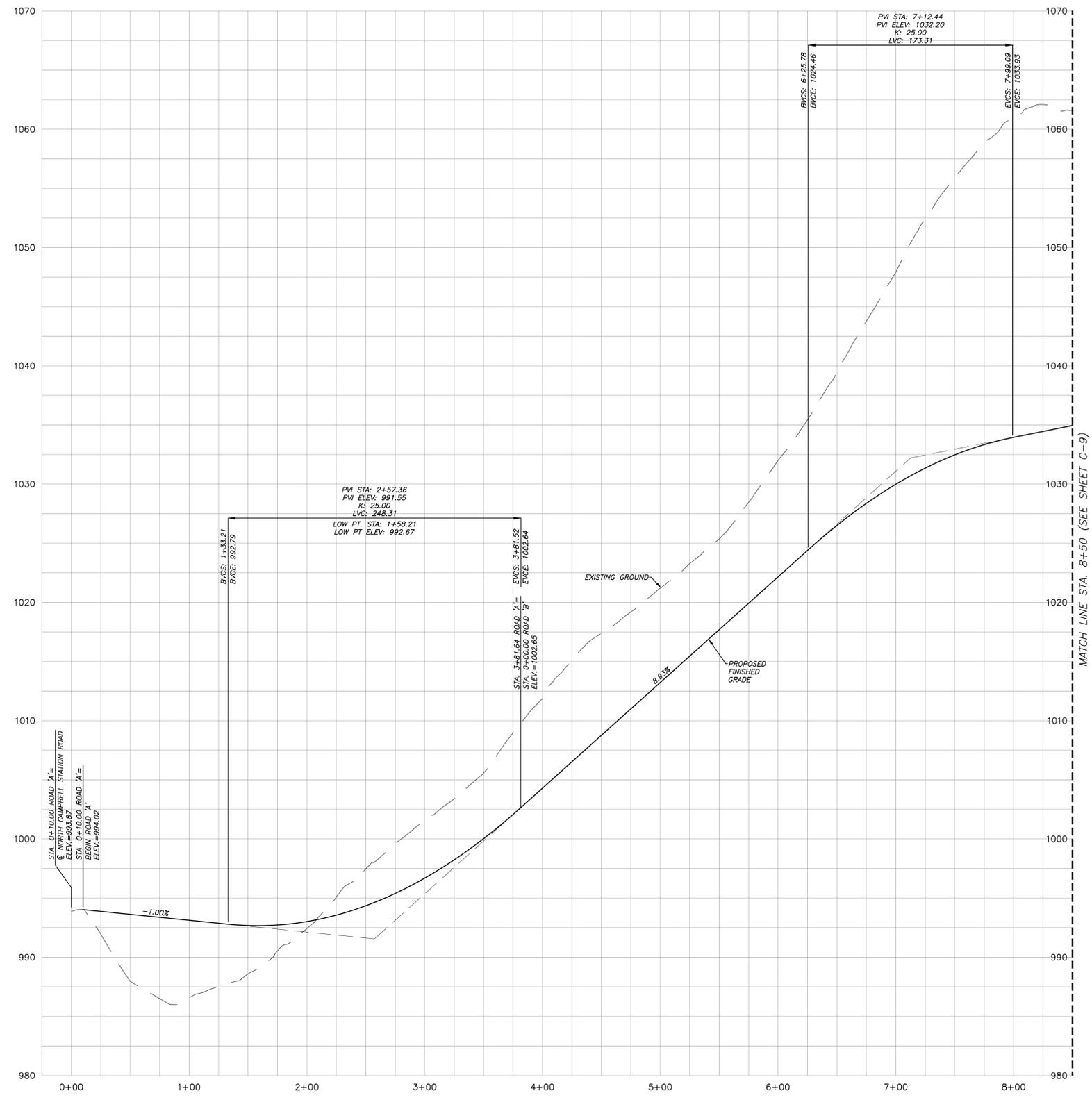


REFERENCE:  
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DWN: CLM CHK: CAS DWG. NO. 2509028

Revised 10/27/2025



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

MATCH LINE STA. 8+50 (SEE SHEET C-9)

SHEET C-8

**ROAD 'A' PROFILE**  
**0 NORTH CAMPBELL STATION ROAD**  
 SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (37932)

DEVELOPER: **S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919  
 (865) 539-1112

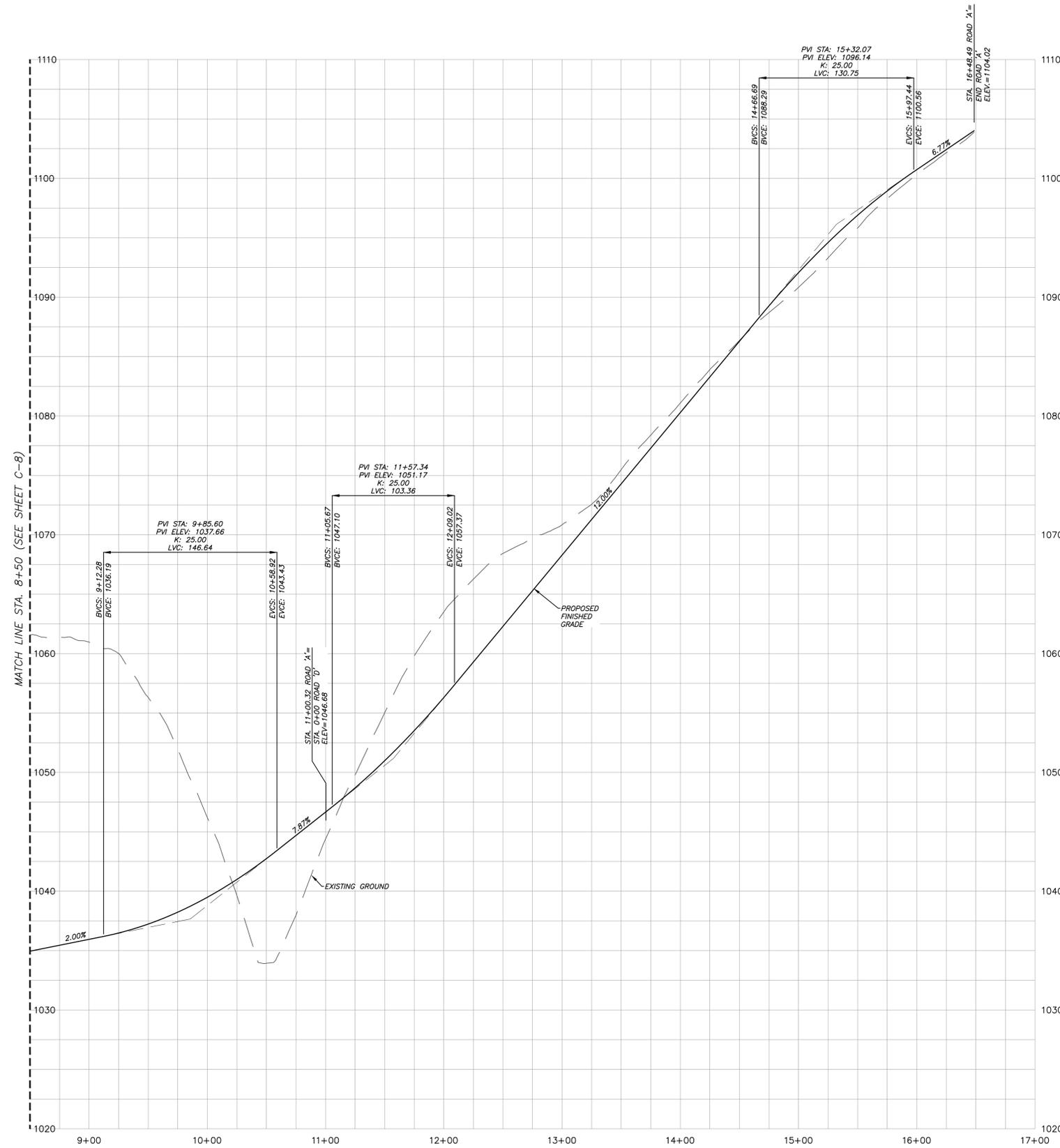
DIST. NO. W6 KNOX CO., TN.  
 SCALE: AS NOTED SEPTEMBER 26, 2025  
 TAX MAP: 117 PARCEL: 21.01



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

REVISION	DATE	DESCRIPTION	BY
2	10/20/25	REVISED PER PLANNING & EPW COMMENTS	CAS
1	10/3/25	GENERAL REVISIONS	BS

DWN: CLM    CHK: CAS    DWG. NO. 2509028



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

SHEET C-9

ROAD 'A' PROFILE  
**0 NORTH CAMPBELL STATION ROAD**  
SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (379.32)

DEVELOPER: **S&E PROPERTIES, LLC**  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
(865) 539-1112

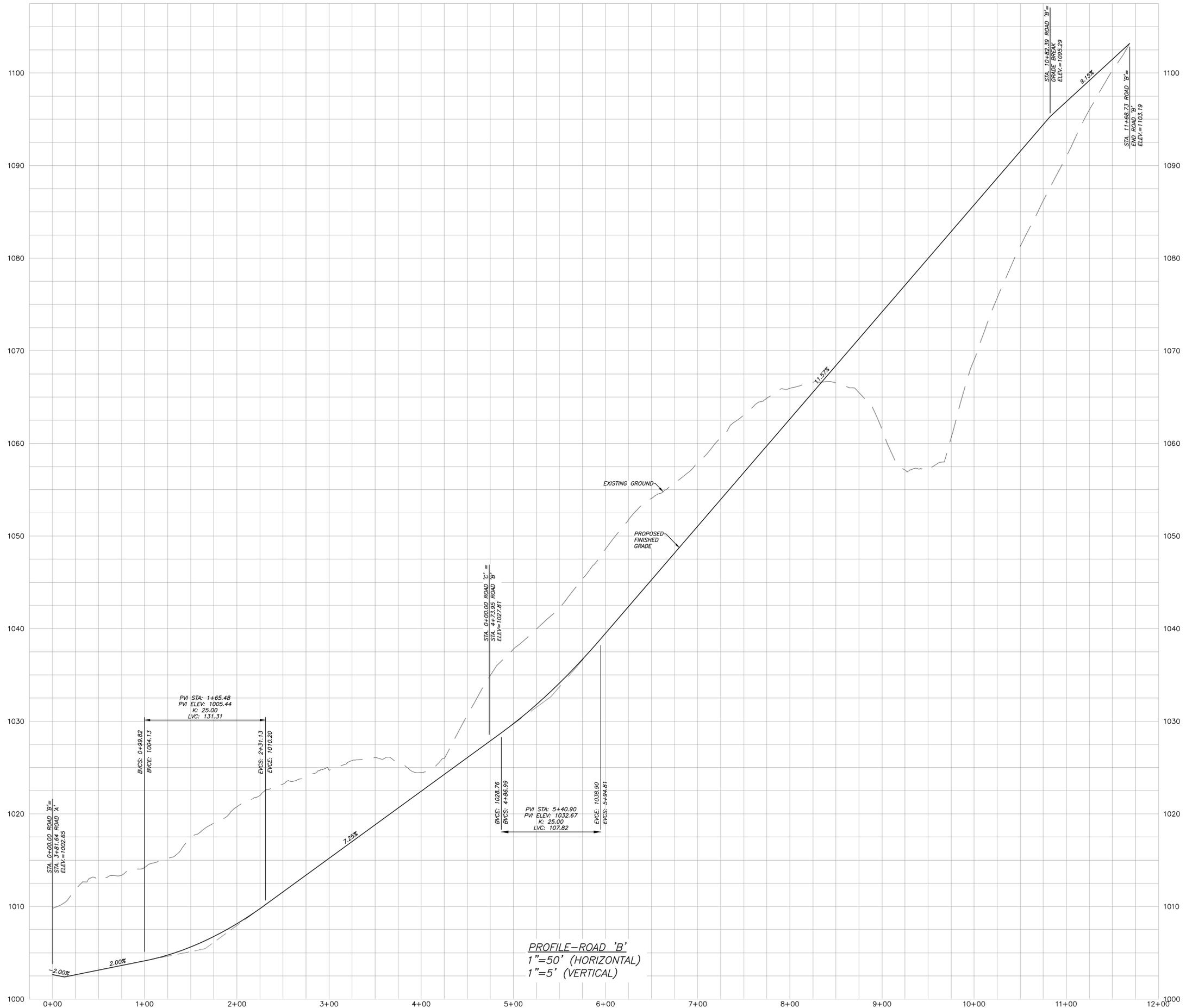
DIST. NO. W6 KNOX CO., TN.  
SCALE: AS NOTED SEPTEMBER 26, 2025  
TAX MAP: 117 PARCEL: 21.01



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

REVISION	DATE	DESCRIPTION	BY
2	10/20/25	REVISED PER PLANNING & EPW COMMENTS	CAS
1	10/3/25	GENERAL REVISIONS	BS

DWN: CLM    CHK: CAS    DWG. NO. 2509028



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

KNOX PLANNING FILE# 11-SA-25-C /  
 11-C-25-DP

Revised: 10/30/2025

REVISION	DATE	DESCRIPTION	BY
3	10/30/25	GENERAL REVISION	CAS
2	10/20/25	REVISED PER PLANNING & EPW COMMENTS	CAS
1	10/3/25	GENERAL REVISIONS	BS

SHEET C-10

ROAD 'B' PROFILE  
**0 NORTH CAMPBELL STATION ROAD**  
 SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (37932)

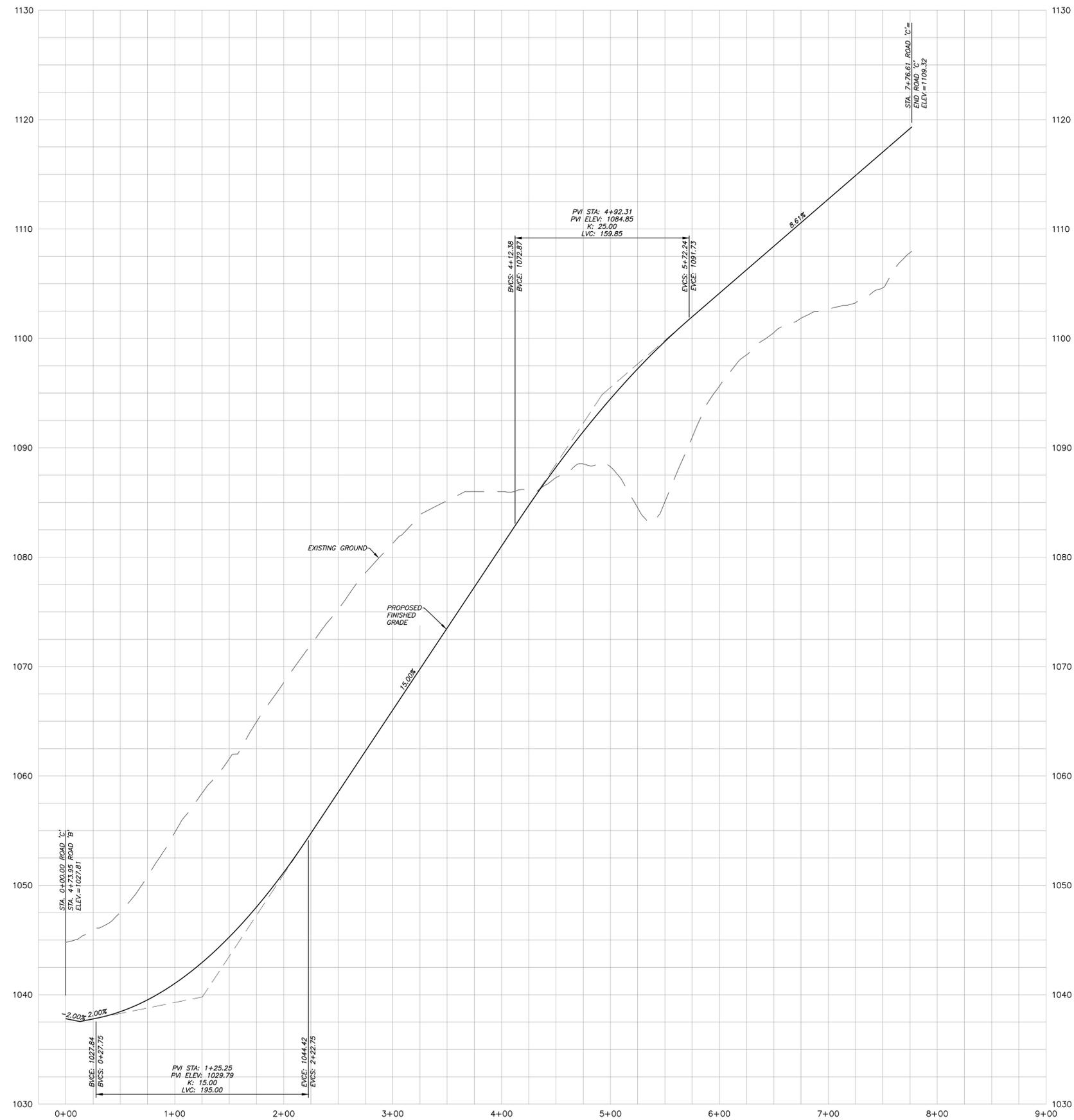
DEVELOPER: **S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919  
 (865) 539-1112

DIST. NO. W6 KNOX CO., TN.  
 SCALE: AS NOTED SEPTEMBER 26, 2025  
 TAX MAP: 117 PARCEL: 21.01



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

Revised 10/27/2025



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

SHEET C-11

ROAD 'C' PROFILE  
**0 NORTH CAMPBELL STATION ROAD**  
 SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (37932)

DEVELOPER: **S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919  
 (865) 539-1112

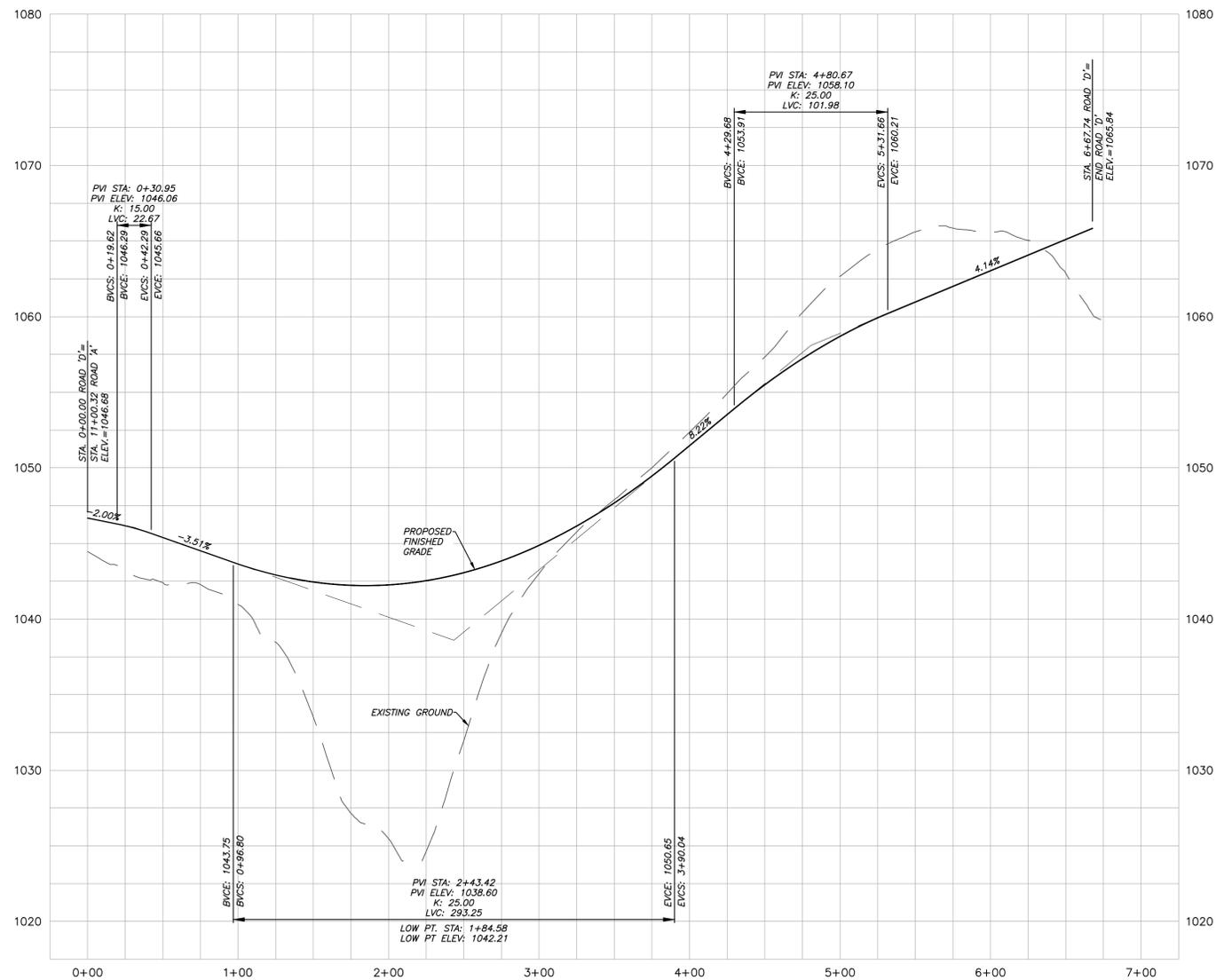
DIST. NO. W6 KNOX CO., TN.  
 SCALE: AS NOTED SEPTEMBER 26, 2025  
 TAX MAP: 117 PARCEL: 21.01



URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY RD, #201  
 KNOXVILLE, TENNESSEE 37932  
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1	10/3/25	GENERAL REVISIONS	BS

DWN: CLM CHK: CAS DWG. NO. 2509028



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

Revised 10/27/2025

KNOX PLANNING FILE# 11-SA-25-C / 11-C-25-DP

SHEET C-12

ROAD 'D' PROFILE  
**0 NORTH CAMPBELL STATION ROAD**  
 SITE ADDRESS: 0 NORTH CAMPBELL STATION ROAD (37932)

DEVELOPER: **S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919  
 (865) 539-1112

DIST. NO. W6 KNOX CO., TN.  
 SCALE: AS NOTED SEPTEMBER 26, 2025  
 TAX MAP: 117 PARCEL: 21.01



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

REVISION	DATE	DESCRIPTION	BY
2	10/20/25	REVISED PER PLANNING & EPW COMMENTS	CAS
1	10/3/25	GENERAL REVISIONS	BS

DWN: CLM CHK: CAS DWG. NO. 2509028