PLOT DATE: Monday, October 26, 2026 9:04:51 AM

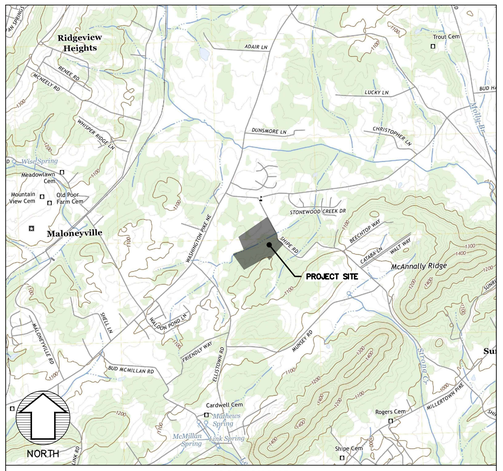
SHIPE RD. SUBDIVISION

CONCEPT PLAN - KNOX COUNTY (11-SB-26-C / 11-C-26-DP)

PREPARED FOR:

MESANA INVESTMENTS , LLC.

4923 SHIPE ROAD
CORRYTON TN - 37721



LOCATION MAP
USGS. 1:24000 QUADRANGLE - NOT TO SCALE

	DRAWINGS INDEX
SHEET #	DESCRIPTION
C-000	COVER SHEET
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-200	CONCEPT PLAN - SITE LAYOUT
C-300	CONCEPT PLAN - SITE GRADING
C-400	CONCEPT PLAN - SITE DRAINAGE
C-500	CONCEPT PLAN - UTILITIES
C-600	CONCEPT PLAN - ROAD PLAN AND PROFILE (1 OF 3)
C-601	CONCEPT PLAN - ROAD PLAN AND PROFILE (2 OF 3)
C-602	CONCEPT PLAN - ROAD PLAN AND PROFILE (3 OF 3)
C-603	CONCEPT PLAN - TDOT SIGHT DISTANCE



PROJECT SITE
NOT TO SCALE

PROPERTY INFORMATION:

PARCEL ID:	040 166
ZONING:	PLANNED RESIDENTIAL (PR) 1-2.5DU/AC
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	40
DISTRICT:	N8
ACRES:	±34.505AC
PARCEL N°:	166
COUNTY:	KNOX

ENGINEERING:

LJA ENGINEERING, INC.
CONTACT: JOHN GREER, PE.
PHONE: (865) 328-3138
EMAIL:JGREER@LJA.COM
1111 N. NORTHSHORE DRIVE N-800
KNOXVILLE, TN 37919

REVIEWER:

KNOXVILLE - KNOX COUNTY PLANNING
PHONE: (865) 215-2500
EMAIL:CONTACT@KNOXPLANNING.ORG
400 MAIN ST, SUITE 403
KNOXVILLE, TN 37902

SERVICE PROVIDERS:

KNOXVILLE UTILITY BOARD (KUB)
ELECTRIC AND WASTEWATER SERVICE
PHONE: (865) 524-2911
HOSKINS CENTER
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921-5530

NORTHEAST KNOX UTILITY DISTRICT (NEKUD)
WATER SERVICE
PHONE: (865) 687-5345
7214 WASHINGTON PIKE
CORRYTON, TN 37721

REVISION
NO. DATE DESCRIPTION

SEAL
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ENGINEERING
1111 N Northshore Dr., Ste N-800
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER
MESANA INVESTMENTS LLC

PROJECT
PROJECT NAME
SHIPE RD. SUBDIVISION

PROJECT ADDRESS
4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX COUNTY PROJECT N#
11-SB-26-C/11-C-26-DP

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
SEPTEMBER - 2026

LJA PROJECT NO
TN8361-2601

SHEET TITLE
COVER SHEET

SHEET NUMBER
C-000

FILE LOCATION: k:\se\knoxville\projects\tn8361-2601 - shipe road residential development\02-cad\tn8361-2601_cv01_c000_cover.dwg

PLOT DATE: Monday, October 26, 2026 9:07:02 AM

NOTE:

CONTRACTOR MUST OBTAIN A DEMOLITION PERMIT THROUGH KNOX COUNTY CODES ENFORCEMENT PRIOR TO COMMENCING DEMOLITION ACTIVITIES.

GREGORY HAYWORTH & SEAN SNEED & LESLEY ROGERS
Parcel ID: 040161.02
INST. 20241001–0018165
(R.O.K.C., TN.)

POWELL CLINCH RESOURCE CONSERVATION & DEVELOPMENT COUNCIL, INC.
Parcel ID: 041000.00
INST. 20170901–0014433
(R.O.K.C., TN.)

BENJAMIN TENNESSEE TURNER
Parcel ID: 04100101
INST. 20180212–0047541

VALERY ALIY
Parcel ID: 040166.01
INST. 20211104–0037259
(R.O.K.C., TN.)

RANDALL K. SR. & THERESA TROY RHYNE
Parcel ID: 041038.01
T. 20110921–0015593
(R.O.K.C., TN.)

GREGORY L STANSBERRY
Parcel ID: 041038.12
T. 20100128–0049328
(R.O.K.C., TN.)

RANDALL K. SR. & THERESA TROY RHYNE
Parcel ID: 04103.02
INST. 20090714–0004017
(R.O.K.C., TN.)

FOUND 1/2" REBAR

1/2" IRON PIN

FOUND 5/8" REBAR

FOUND AXLE

N 54°40'39" E 167.69'

N 55°18'35" E 485.60'

N 55°18'35" E 6.57'

592.6'± to the Center Line p.i. with Bald Mowlins Road

EX. WELL MUST BE ABANDONED BY A TN LICENSED WELL DRILLER IN ACCORDANCE WITH STATE STANDARDS

CONCRETE PAD TO BE DEMOLISHED

EXISTING GRAVEL ROAD TO BE DEMOLISHED

EXISTING FENCE TO BE DEMOLISHED, TYP.

POWER LINE TO BE REMOVED

BUILDINGS TO BE REMOVED, TYP.

EXISTING FENCE TO BE DEMOLISHED

EXISTING 60" ROAD CULVERT

TBM EL: 1044.24 5/8 REBAR SET WITH CONTROL CAP

N 22°34'07" W 405.24'

N 68°26'46" E 127.99'

N 71°32'16" E 138.22'

N 70°28'22" E 174.80'

N 24°51'04" W 56.97'

N 35°22'23" W 138.15'

N 35°43'53" W 306.35'

N 35°51'35" W 137.41'

S 60°35'08" W 862.44'

N 35°47'44" W 25.01'

S 41°39'50" W 697.59'

S 22°34'07" E 375.36'

25.0'

S 12°58'35" E CH = 149.38' RAD = 355.00'

S 30°25'27" E CH = 174.91' RAD = 179.12'

S 47°50'06" E CH = 179.97' RAD = 175.00'

SHIPE ROAD 50' ROW

SSMH TOP: 1045.92 INV IN: 1040.57 INV OUT: 1040.45

SSMH TOP: 1040.78 INV IN: 1035.45 INV OUT: 1035.32

SSMH TOP: 1037.78 INV IN: 1032.17 INV OUT: 1032.12

SSMH TOP: 1034.39 INV IN: 1028.04 INV OUT: 1027.87

SSMH TOP: 1030.30 INV IN: 1024.41 INV OUT: 1024.32

32" BLACK OAK

12" CEDAR TREE

KNOX COUNTY WATER QUALITY BUFFERS FOR ROSEBERRY CREEK (NON–SUPPORTING STREAM)

60.0' 30.0' 60.0' 30.0'

INV: 1033.99

INV: 1033.81

INV: 1030.54

INV: 1029.72

INV: 1027.43

INV: 1031.54

INV: 1031.50

INV: 1027.35

90"W X 52"H CMP

10" PVC

10" PVC DIR. APPROX.

CREEK

SAN

INV: 1067.20

INV: 1067.27

INV: 1063.73

INV: 1063.05

INV: 1060.12

INV: 1058.97

INV: 1051.08

INV: 1050.74

INV: 1047.53

INV: 1047.35

INV: 1044.94

INV: 1044.58

INV: 1032.47

INV: 1032.90

FENCE

GRAVEL

EXISTING HILLSIDE PROTECTION (HP) AREA: 2.6 ACRES
RECOMMENDED DISTURBANCE BUDGET WITHIN HP: 1.1 ACRES

FOUND 1/2" REBAR RLS 1544

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- EXISTING TOPO INDEX CONTOUR
- EXISTING TOPO INTERMEDIATE CONTOUR
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CURB
- EXISTING ROAD MARKINGS
- EXISTING SIDEWALK
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- EXISTING GAS LINE
- EXISTING TELECOM LINE
- EXISTING BLUELINE STREAM
- EXISTING BLUELINE STREAM BUFFER
- EXISTING 100 YR FLOODLINE
- EXISTING 500 YR FLOODLINE
- EXISTING FEMA FLOODWAY LINE
- EXISTING FEMA ZONE AE (1% CHANCE FLOOD)
- EXISTING FEMA ZONE X (0.2% CHANCE FLOOD)
- EXISTING VEGETATION
- EXISTING HILLSIDE PROTECTION (HP) AREA
- PROPOSED LINEAR DEMOLITION
- PROPOSED STRUCTURE DEMOLITION

PROPERTY INFORMATION:

PARCEL ID:	040 166
ZONING:	PLANNED RESIDENTIAL (PR) 1–2.5DU/AC
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	40
DISTRICT:	N8
ACRES:	±34.505AC
PARCEL N°:	166
COUNTY:	KNOX

GENERAL NOTES:

1. EXISTING SITE BOUNDARY, INFORMATION AND TOPOGRAPHIC SURVEY WAS COMPILED FROM SURVEY BY LJA SURVEYING, INC DATED 05/16/2025.
2. PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY–FIVE (35) FEET UNLESS ADJACENT TO A, AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RAE, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N°47093C0154F, DATED 05/02/2007, AND MAP NUMBER N°47093C0158F, DATED 05/02/2007 . PARCEL IS ON ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REVISION

NO.	DATE	DESCRIPTION

SEAL

VIRGINIA KERR — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE — 140600026

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ENGINEERING

LJA

1111 N Northshore Dr., Ste N-800
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

MESANA INVESTMENTS LLC

PROJECT

PROJECT NAME

SHIPE RD. SUBDIVISION

PROJECT ADDRESS

4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID

040 166

KNOX COUNTY PROJECT N#

11-SB-26-C/11-C-26-DP

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 60'
0 60 120

DATE

SEPTEMBER - 2026

LJA PROJECT NO

TN8361-2601

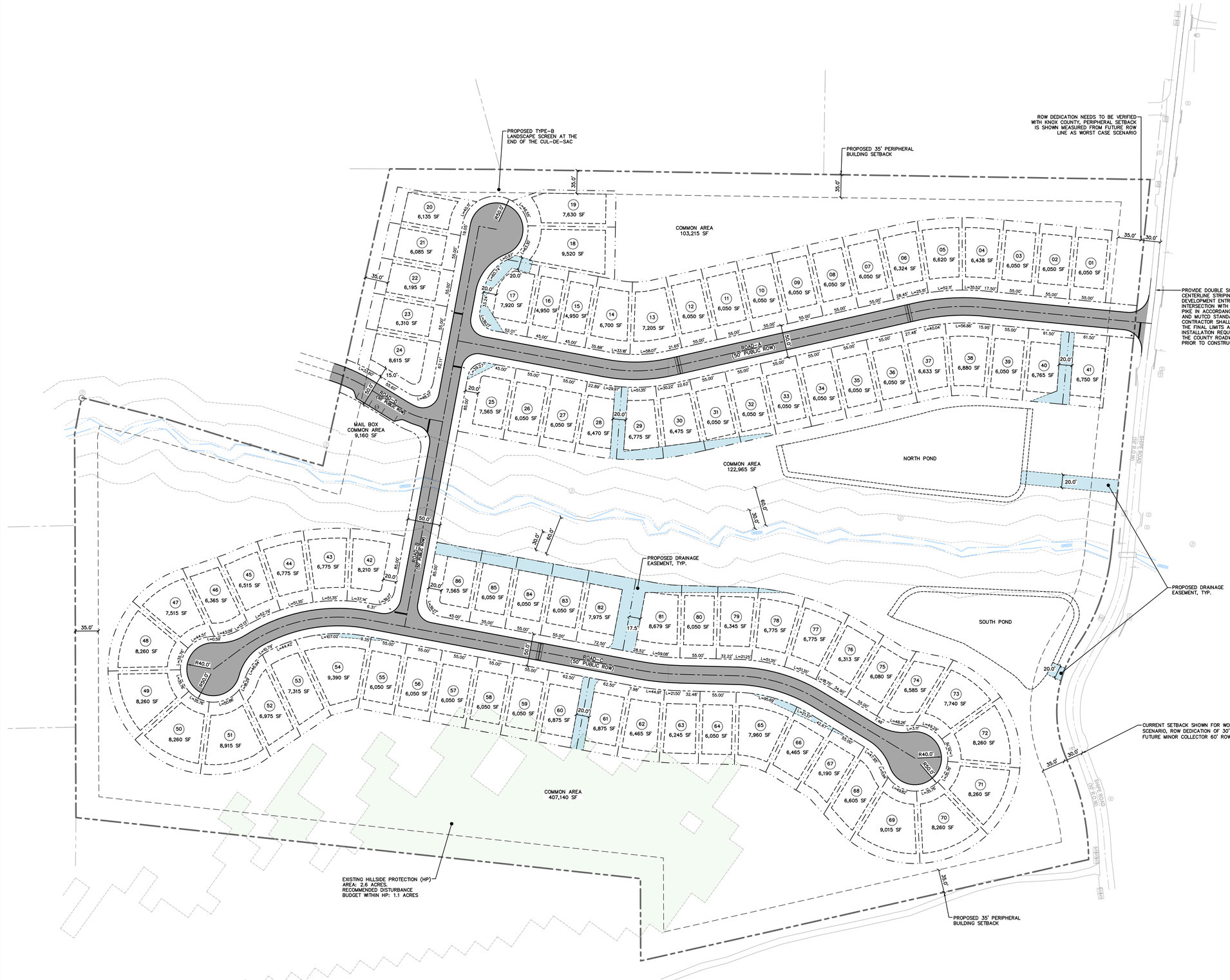
SHEET TITLE

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER

C-100

FILE LOCATION: k:\eastknox\active projects\tn8361-2601 - shipe road residential development\400-cad\tn8361-2601_civ01_c100



LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- EXISTING TOPO INDEX CONTOUR
- EXISTING TOPO INTERMEDIATE CONTOUR
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- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CURB
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- EXISTING GRAVEL ROAD
- EXISTING TRAIL
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- EXISTING 100 YR FLOODLINE
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- EXISTING FEMA FLOODWAY LINE
- EXISTING FEMA ZONE AE (1% CHANCE FLOOD)
- EXISTING FEMA ZONE X (0.2% CHANCE FLOOD)
- EXISTING VEGETATION
- EXISTING HILLSIDE PROTECTION (HP) AREA
- PROPOSED LOT LINE
- PROPOSED SETBACKS
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ROAD CURB
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED ROAD MARKINGS
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT

PROPERTY INFORMATION:

PARCEL ID:	040 166
ZONING:	PLANNED RESIDENTIAL (PR) 1-2.50U/AC
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	40
DISTRICT:	N8
ACRES:	±34.5054C
PARCEL N°:	166
COUNTY:	KNOX

DENSITY INFORMATION:

1. PROPOSED SINGLE FAMILY LOTS:
   - 80 TYPE (A) 55' WIDE LOTS – ±6,050 SF
   - 04 TYPE (A1) 65' WIDE LOTS – ±7,150 SF
   - 02 TYPE (A2) 45' WIDE LOTS – ±4,950 SF

PROPOSED TYPICAL LOT DEPTH FOR ALL LOT TYPES IS 110LF.

PROPOSED SETBACKS:
- FRONT = 20FT
- SIDE = 5FT (MIN. 15FT ON CORNER LOTS)
- REAR = 15FT

PROPOSED LOTS	86 TOTAL
SITE ACREAGE	±34.505 ACRES
PROPOSED DENSITY	±2.49 DU/AC

OPEN SPACE CALCULATIONS:

SITE AREA:	±34.505 ACRES
PROPOSED OPEN SPACE:	757,150 SF (±17.381 ACRES) (50.37%)

GENERAL NOTES:

1. EXISTING SITE BOUNDARY INFORMATION AND TOPOGRAPHIC SURVEY WAS COMPILED FROM SURVEY BY LJA SURVEYING, INC DATED 05/16/2025.
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3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N°47093C0154F, DATED 05/02/2007, AND MAP NUMBER N°47093C0158F, DATED 05/02/2007 . PARCEL IS ON ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

Register Engineer: John M. Greer, PE
Tennessee License No.: # 119665
Date: 10/26/2026

REVISION

NO.	DATE	DESCRIPTION
1	06/17/2026	REV. 01

SEAL

JOHN MICHAEL GREER — REGISTERED ENGINEER — AGRICULTURE, COMMERCE & INDUSTRY — STATE OF TENNESSEE — 119665 — 10/26/2026

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NOT FOR CONSTRUCTION

ENGINEERING

LJA
1111 N Northshore Dr., Ste N-800
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

MESANA INVESTMENTS LLC

PROJECT

PROJECT NAME
SHIPE RD. SUBDIVISION

PROJECT ADDRESS
4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX COUNTY PROJECT N#
11-SB-26-C/11-C-26-DP

NORTH
NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83(2011)) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE
SCALE BAR 1" = 60'
0 60 120

DATE
SEPTEMBER - 2026

LJA PROJECT NO
TN8361-2601

SHEET TITLE
CONCEPT PLAN SITE LAYOUT

SHEET NUMBER
C-200

PLOT DATE: Monday, October 26, 2026 9:10:42 AM
FILE LOCATION: K:\se\Knoxville\projects\tn8361-2601 - shipe road residential development\400-cad\civil\tn8361-2601_cp01_r200

PLOT DATE: Monday, October 26, 2026 9:41:50 AM



LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- EXISTING TOPO INDEX CONTOUR
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- PROPOSED ROAD MARKINGS
- PROPOSED BUILDING STRUCTURES
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED TOPO INDEX CONTOUR
- PROPOSED TOPO INTERMEDIATE CONTOUR
- PROPOSED PERMANENT GRADED SWALE

FG	FINISHED GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
HP	HIGH POINT
LP	LOW POINT

- PROPOSED GRADED PAD
- PROPOSED GRADED BACKYARD

PROPERTY INFORMATION:

PARCEL ID:	040 166
ZONING:	PLANNED RESIDENTIAL (PR) 1-2.50U/AC
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	40
DISTRICT:	N8
ACRES:	±34.505AC
PARCEL N°:	166
COUNTY:	KNOX

PRELIMINARY EARTHWORK CALCULATIONS:

RAW EARTHWORK VOLUMES IN CUBIC YARDS (CY):

- ±111,565 CY OF CUT
- ±95,755 CY OF FILL

DISTURBED SURFACE:	±1,015,440 SF
• CUT AREA	±537,810 SF
• FILL AREA	±477,630 SF
ASSUMED TOPSOIL THICKNESS:	±6 INCHES
ESTIMATED TOPSOIL VOLUME:	±18,805 CY.
ASSUMED ROAD STRUCTURE:	±8 INCHES
ESTIMATED VOLUME:	±2,280 CY.

ADJUSTED EARTHWORK VOLUMES:

- ±102,810 CY OF CUT
- ±103,530 CY OF FILL

ON-SITE BORROW MATERIAL: ±720 CY

GENERAL NOTES:

1. EXISTING SITE BOUNDARY INFORMATION AND TOPOGRAPHIC SURVEY WAS COMPLIED FROM SURVEY BY LJA SURVEYING, INC DATED BY 05/16/2025.
2. PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A, AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RAE, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
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REVISION

NO.	DATE	DESCRIPTION
1	06/17/2026	REV. 01

SEAL



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phone: 865.328.3138
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CLIENT/DEVELOPER

MESANA INVESTMENTS LLC

PROJECT

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CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX COUNTY PROJECT N#
11-SB-26-C/11-C-26-DP

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 60'
0 60 120

DATE
SEPTEMBER - 2026

LJA PROJECT NO
TN8361-2601

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-300

FILE LOCATION: x:\wd\brow\#projects\tn8361-2601 - shipe road residential development\400-cad\tn8361-2601_civ01_c300



LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
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- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED STORM LINE
- PROPOSED STORM ROOF DRAIN
- PROPOSED STORM STRUCTURE
- PROPOSED STORM CURB INLET
- PROPOSED STORM AREA DRAIN
- PROPOSED UTILITY EASEMENT
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED WATER LINE
- PROPOSED WATER FIRE LINE
- PROPOSED WATER VALVE
- PROPOSED WATER HYDRANT
- DOUBLE 3/4" WATER METER
- SINGLE 3/4" WATER METER
- SEWER SERVICE CLEANOUT

PROPERTY INFORMATION:

PARCEL ID:	040 166
ZONING:	PLANNED RESIDENTIAL (PR) 1-2.50U/AC
USE:	SINGLE FAMILY RESIDENTIAL
CONTROL MAP:	40
DISTRICT:	N8
ACRES:	±34.505AC
PARCEL N°:	166
COUNTY:	KNOX

GENERAL NOTES:

1. SEE SHEET C-001 FOR GENERAL NOTES.

REVISION

NO.	DATE	DESCRIPTION
1	06/17/2026	REV. 01

SEAL

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NOT FOR CONSTRUCTION

ENGINEERING

LJA
1111 N Northshore Dr., Ste N-800
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

MESANA INVESTMENTS LLC

PROJECT

PROJECT NAME
SHIPE RD. SUBDIVISION

PROJECT ADDRESS
4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX COUNTY PROJECT N#
11-SB-26-C/11-C-26-DP

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83(2011)) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 60'
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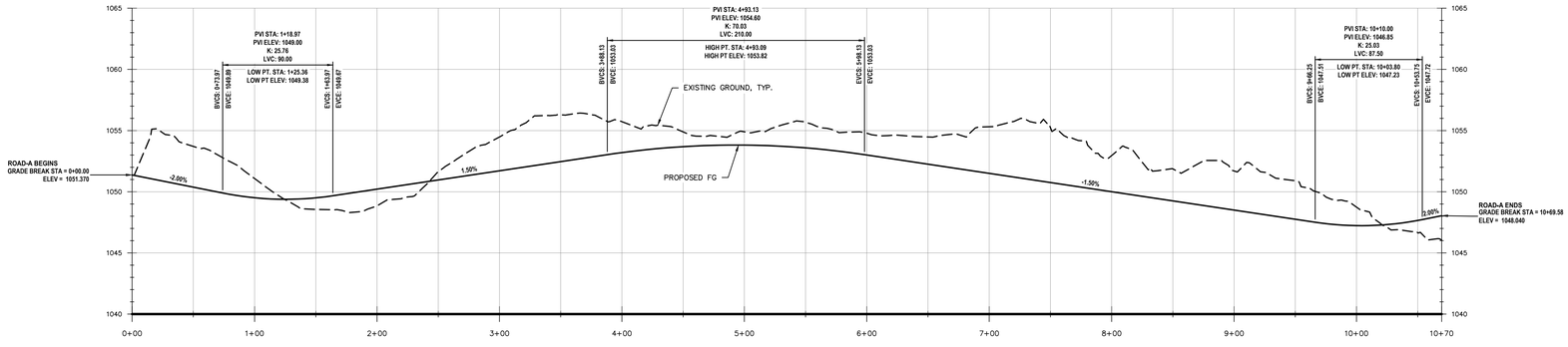
DATE
SEPTEMBER - 2026

LJA PROJECT NO
TN8361-2601

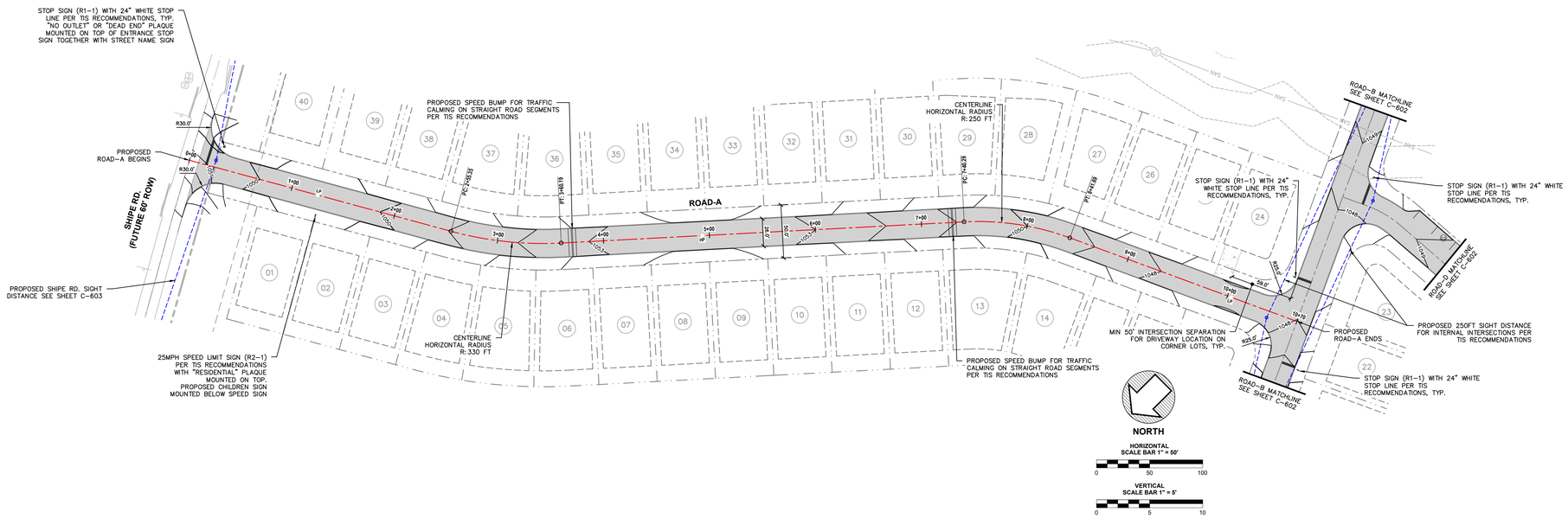
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C-500

PLOT DATE: Monday, October 26, 2026 9:14:57 AM
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ROAD-A PROFILE
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 6'



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CORRYTON, TN 37721
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040 166

KNOX COUNTY PROJECT N#
11-SB-26-C/11-C-26-DP

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
SEPTEMBER - 2026

LJA PROJECT NO
TN8361-2601

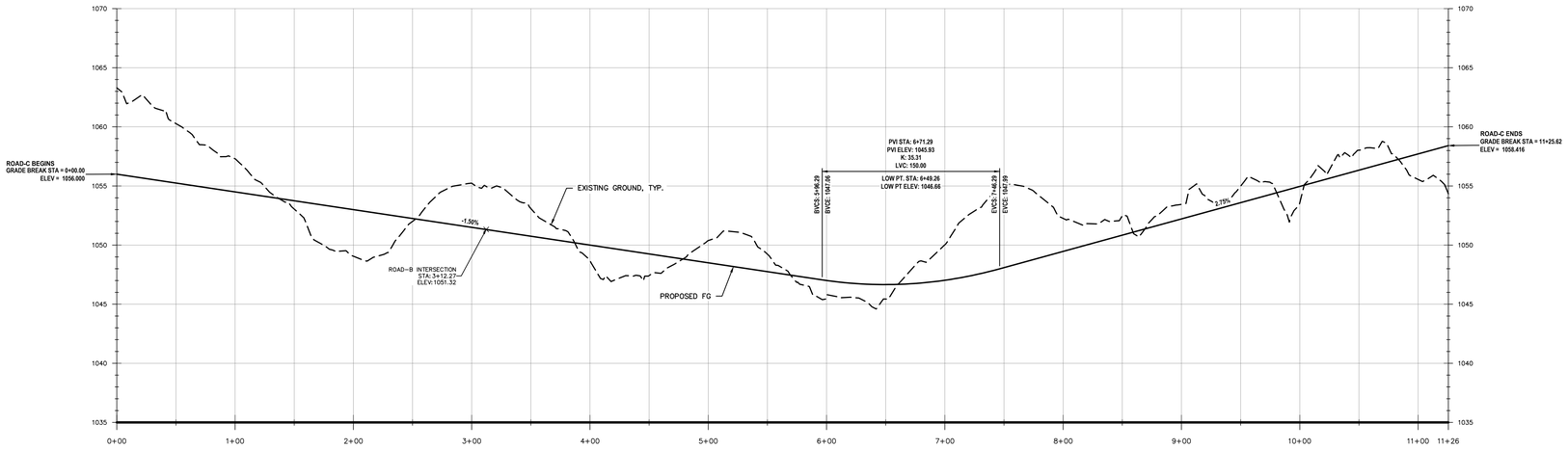
SHEET TITLE
ROAD DESIGN - PLAN AND PROFILE SHEET 1 OF 3

SHEET NUMBER
C-600

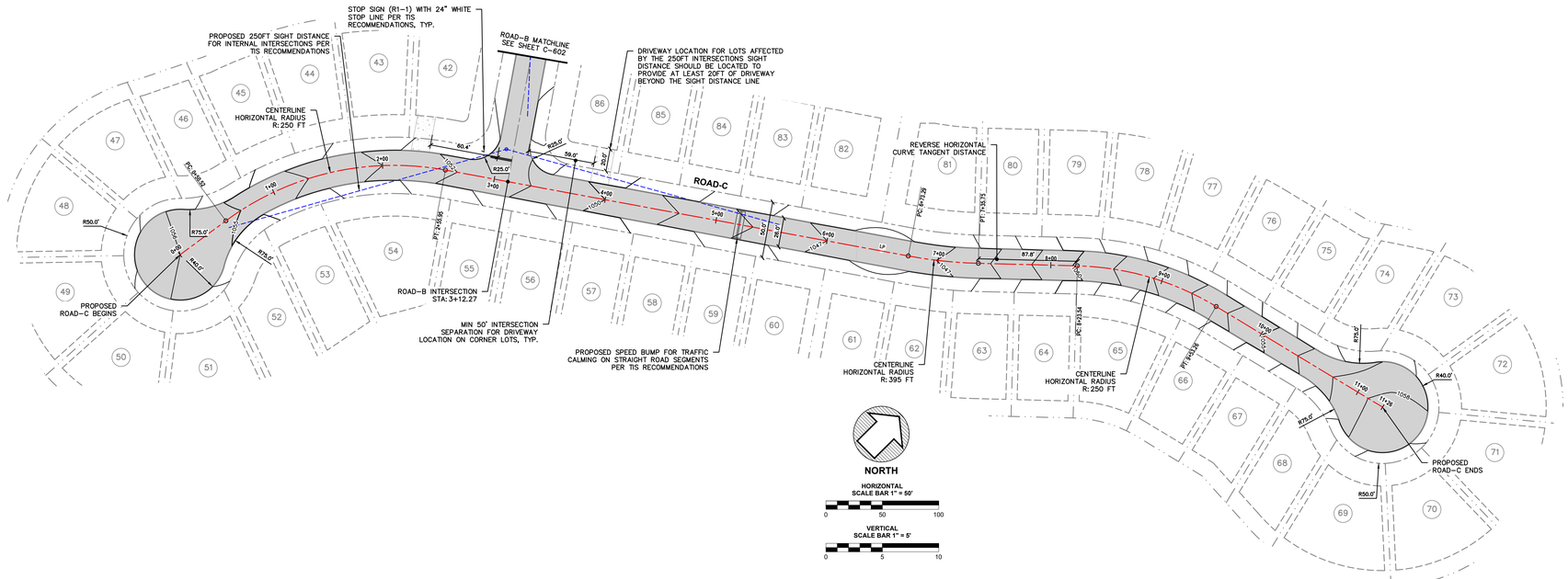
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PLOT DATE: Monday, October 26, 2026 9:23:51 AM



ROAD-C PROFILE
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 6'



FILE LOCATION: s:\esd\knoxville\projects\tn8361-2601 - shipe road residential development\02-cad\tn8361-2601_civ01_d600

REVISION

NO.	DATE	DESCRIPTION

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Knoxville, Tennessee 37919
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CLIENT/DEVELOPER

MESANA INVESTMENTS LLC

PROJECT

PROJECT NAME
SHIPE RD. SUBDIVISION

PROJECT ADDRESS
4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX COUNTY PROJECT N#
11-SB-26-C/11-C-26-DP

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

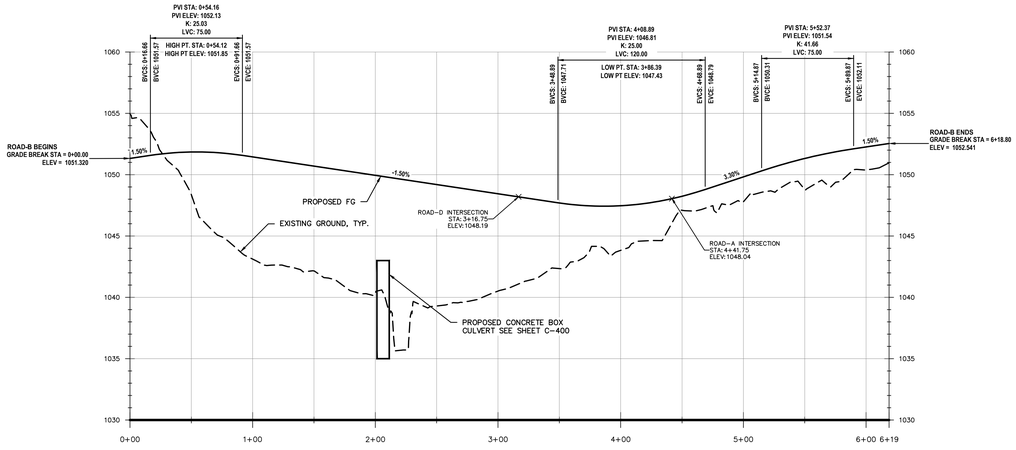
DATE
SEPTEMBER - 2026

LJA PROJECT NO
TN8361-2601

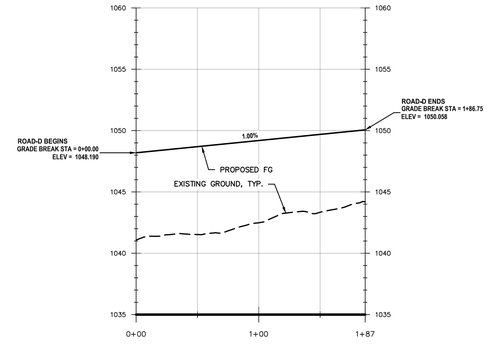
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ROAD DESIGN - PLAN AND PROFILE SHEET 2 OF 3

SHEET NUMBER
C-601

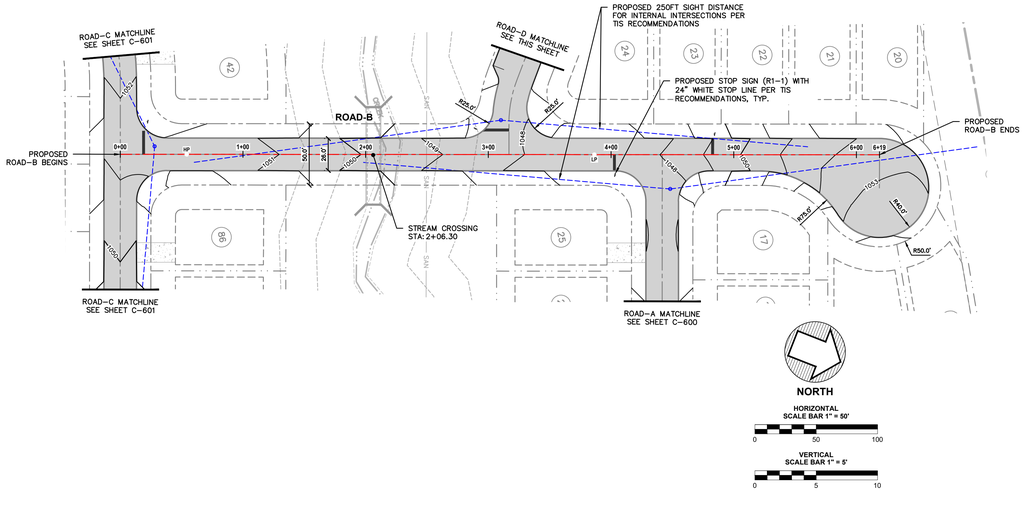
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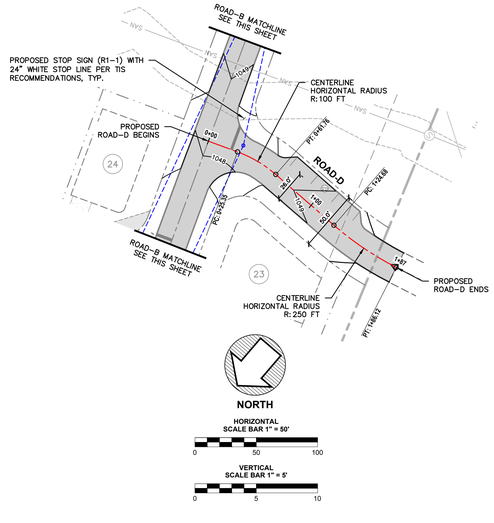


ROAD-B PROFILE
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 6'



ROAD-D PROFILE
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 6'





NORTH
HORIZONTAL
SCALE BAR 1" = 50'
0 50 100
VERTICAL
SCALE BAR 1" = 5'
0 5 10

NORTH
HORIZONTAL
SCALE BAR 1" = 50'
0 50 100
VERTICAL
SCALE BAR 1" = 5'
0 5 10

REVISION

NO.	DATE	DESCRIPTION

SEAL

JOHN M. ROSEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
LIVING
STATE OF TENNESSEE
136000026

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CLIENT/DEVELOPER

MESANA INVESTMENTS LLC

PROJECT

PROJECT NAME
SHIPE RD. SUBDIVISION

PROJECT ADDRESS
4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX COUNTY PROJECT N#
11-SB-26-C/11-C-26-DP

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
SEPTEMBER - 2026

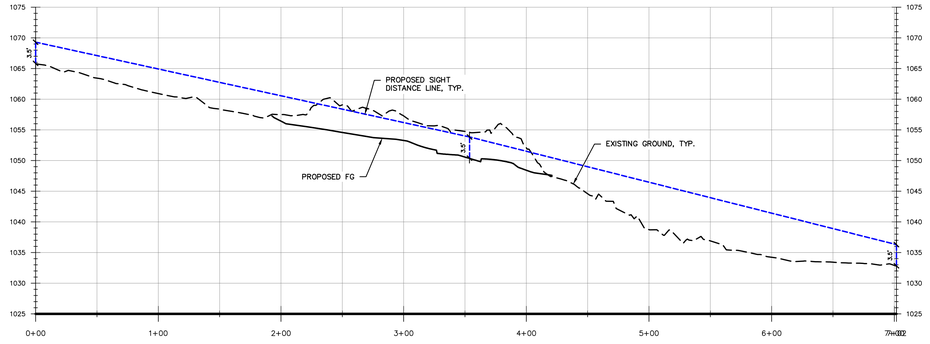
LJA PROJECT NO
TN8361-2601

SHEET TITLE
ROAD DESIGN - PLAN AND PROFILE SHEET 3 OF 3

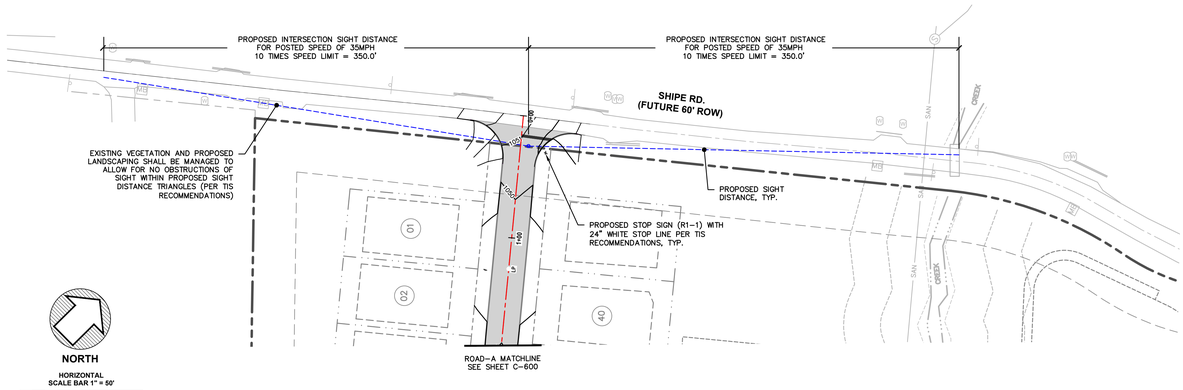
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C-602

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PLOT DATE: Monday, October 26, 2026 9:29:32 AM



SIGHT DISTANCE PROFILE
Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 12'



FILE LOCATION: s:\sw5\knoxville\projects\tn8361-2601 - shipe road residential development\02-cad\tn8361-2601_cv01_c600

REVISION

NO.	DATE	DESCRIPTION

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MESANA INVESTMENTS LLC

PROJECT

PROJECT NAME
SHIPE RD. SUBDIVISION

PROJECT ADDRESS
4923 SHIPE RD
CORRYTON, TN 37721
KNOX COUNTY

PROJECT PARCEL ID
040 166

KNOX COUNTY PROJECT N#
11-SB-26-C/11-C-26-DP

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

DATE
SEPTEMBER - 2026

LJA PROJECT NO
TN8361-2601

SHEET TITLE
SHIPE ROAD SIGHT DISTANCE

SHEET NUMBER
C-603