CONCEPT PLAN

U.E.I. PROJECT NO. 2609023

8103 NORRIS FREEWAY

SITE ADDRESS: 8103 NORRIS FREEWAY, KNOXVILLE, TENNESSEE 37938
CLT MAP 28, PARCELS 21 & 57



LOCATION MAP
N.T.S

DEVELOPER:
HUNLEY DEVELOPMENT, LLC
3051 HINDS CREEK ROAD
KNOXVILLE, TN 37754
(865) 206-9458

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 HALLSDALE-POWELL UTILITY DISTRICT
TELEPHONE	– AS DIRECTED BY AT&T
CABLE	– AS DIRECTED BY COMCAST
SITE DEVELOPMENT	– KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

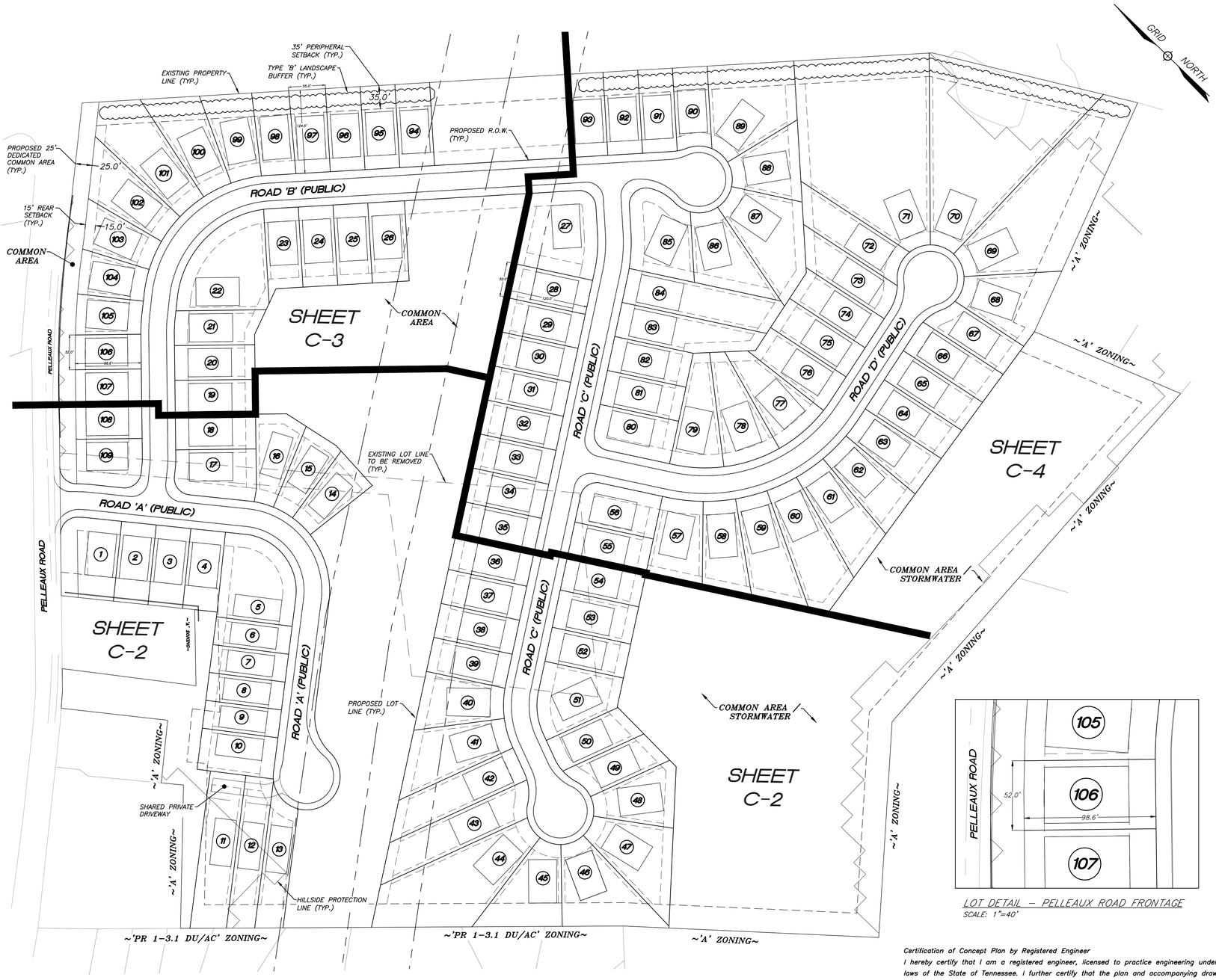
TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 THRU C-4
ROAD PROFILES	C-5 THRU C-8
PRELIMINARY GRADING PLAN	C-9 THRU C-11

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: 9/1/26

CHRISTOPHER A. SHARP — REGISTERED ENGINEER — 108984 — 9/1/26 — COMMERCE — STATE OF TENNESSEE

PLANNING FILE# 11-SD-26-C/11-G-26-DP

ISSUE NO.	DATE	DESCRIPTION
2	10/19/26	SUBMITTAL 2
1A	10/6/26	ADDED GRADING



SITE PLAN NOTES:

1. A PORTION OF THE PROPERTY IS ZONED 'PR' (<3.5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

   FRONT: TWENTY (20) FEET

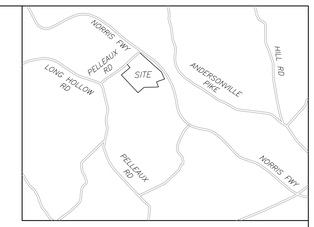
   PERIPHERY: THIRTY-FIVE (35) FEET

   SIDE: FIVE (5) 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 TOTAL AREA OF THE PROJECT IS 40.46 ACRES

   109 LOTS PROPOSED (2.69 DU / AC).
6. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
7. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
8. 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.
9. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 38.2 ACRES.



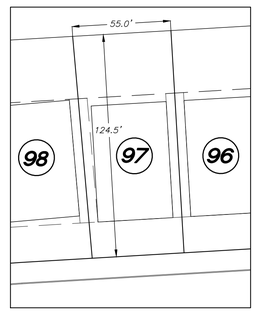
LOCATION MAP
N.T.S

VARIANCE / ALTERNATIVE DESIGN STANDARDS:

ROADS A, B, & C:

1) REDUCE THE CENTERLINE RADIUS FROM 250' TO 110' STA. 0+62.75 ROAD B.
2) REDUCE THE CENTERLINE RADIUS FROM 250' TO 175' STA. 3+17.85 ROAD B.
3) REDUCE THE DISTANCE FROM BROKEN BACK CURVES FROM 150' TO 29.07' BETWEEN STATIONS 2+88.78 AND 3+17.85 ROAD B.
4) INCREASE THE CENTERLINE GRADE FROM 12% TO 15% STA 2+10.50 ROAD C.
5) REDUCE DEPTH OF DOUBLE FRONTAGE LOTS FROM 150' TO 123.7' ALONG NORRIS FREEWAY.
6) REDUCE THE K VALUE FROM 25 TO 20 AT PELLEAUX ROAD AND ROAD A (STA 1+02.39 ROAD A).
7) REDUCE THE K VALUE FROM 25 TO 15 AT STA 6+27.53 ROAD A.
8) INCREASE THE INTERSECTION GRADE FROM 1% TO 3% AT ROAD A AND PELLEAUX ROAD.
9) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT ROAD C AND ROAD D.
10) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT ROAD B AND ROAD C.
11) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT ROAD A AND ROAD B.
12) REDUCE THE K VALUE TO FROM 25 TO 15 AT ROADS 'B' & 'C'

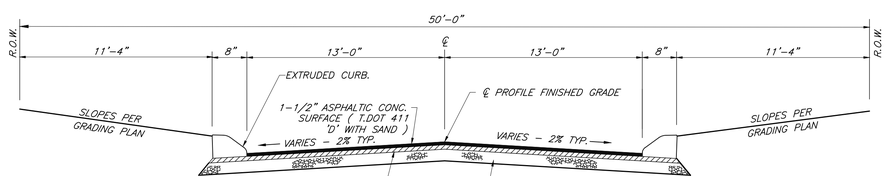
LOT DETAIL - PELLEAUX ROAD FRONTAGE
SCALE: 1"=40'



LOT DETAIL - NORRIS FREEWAY FRONTAGE
SCALE: 1"=40'



LOT DETAIL - ROAD 'C' FRONTAGE
SCALE: 1"=40'



TYPICAL SECTION - LOCAL STREETS A, B, C, & D (PUBLIC))
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Registered Engineer
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 9/1/26

CHRISTOPHER A. SHARP REGISTERED ENGINEER PLANNING & DEVELOPMENT SERVICES No. 0010998 STATE OF TENNESSEE

PLANNING FILE# 11-SD-26-C/11-G-26-DP

REFERENCE:
PLAT: 35S-51
DEED INST. #202310050018176

GRAPHIC SCALE
80 0 80 160

REVISION	DATE	DESCRIPTION	BY
1	11/19/26	GENERAL REVISIONS	BS

SHEET C-1

OVERALL SITE PLAN

8103 NORRIS FREEWAY

SITE ADDRESS: 8103 NORRIS FREEWAY (37938)

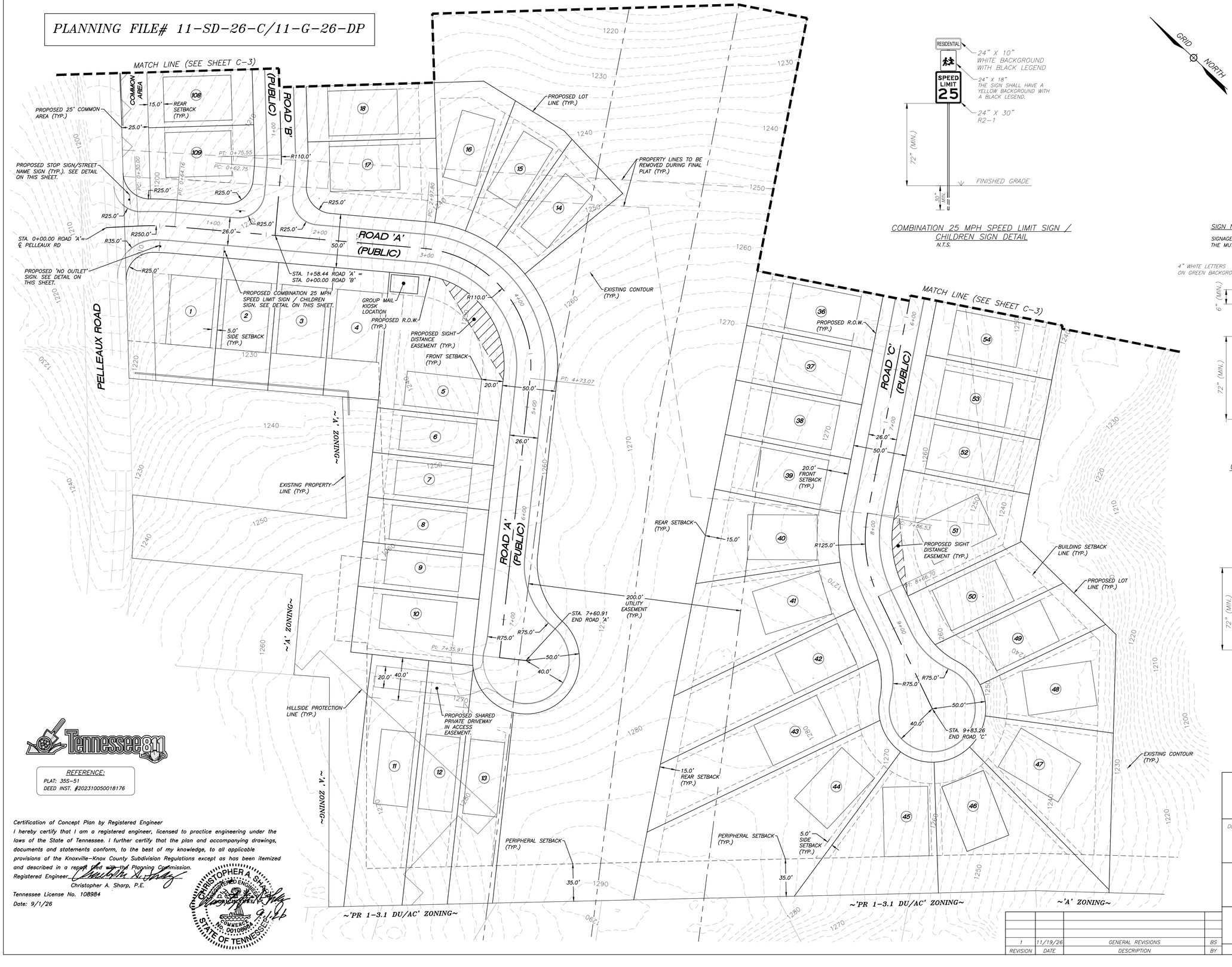
DEVELOPER: HUNLEY DEVELOPMENT, LLC
3051 HINDS CREEK ROAD
KNOXVILLE, TN 37754
(865) 206-9458

DIST. NO. E6 — KNOX CO., TN.
SCALE: 1"=80' — SEPTEMBER 22, 2026
TAX MAP: 28 — PARCELS: 21 & 57

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

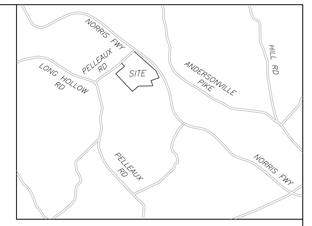
DWN: BS | CHK: CAS | DWG. NO. 2609023

PLANNING FILE# 11-SD-26-C/11-G-26-DP



COMBINATION 25 MPH SPEED LIMIT SIGN / CHILDREN SIGN DETAIL
N.T.S.

GRID NORTH



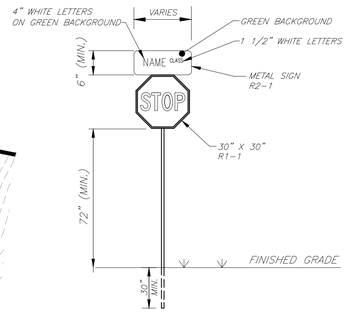
LOCATION MAP
N.T.S

SITE PLAN NOTES:

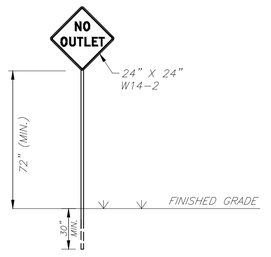
1. SEE SHEET C-1 FOR SITE PLAN NOTES.

SIGN NOTE:

SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.



NO OUTLET SIGN DETAIL
N.T.S.

GRAPHIC SCALE
40 0 40 80

SHEET C-2

Tennessee811

REFERENCE:
PLAT: 355-51
DEED INST. #202310050018176

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Date: 9/1/26

CHRISTOPHER A. SHARP — REGISTERED ENGINEER — No. 108984 — STATE OF TENNESSEE — 9-1-26

REVISION	DATE	DESCRIPTION	BY
1	11/19/26	GENERAL REVISIONS	BS

SITE PLAN

8103 NORRIS FREEWAY

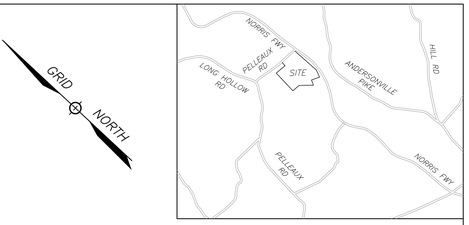
SITE ADDRESS: 8103 NORRIS FREEWAY (37938)

DEVELOPER: HUNLEY DEVELOPMENT, LLC
3051 HINDS CREEK ROAD
KNOXVILLE, TN 37754
(865) 206-9458

DIST. NO. E6 — KNOX CO., TN.
SCALE: 1"=40' — SEPTEMBER 22, 2026
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URBAN ENGINEERING, INC.
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KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS | CHK: CAS | DWG. NO. 2609023

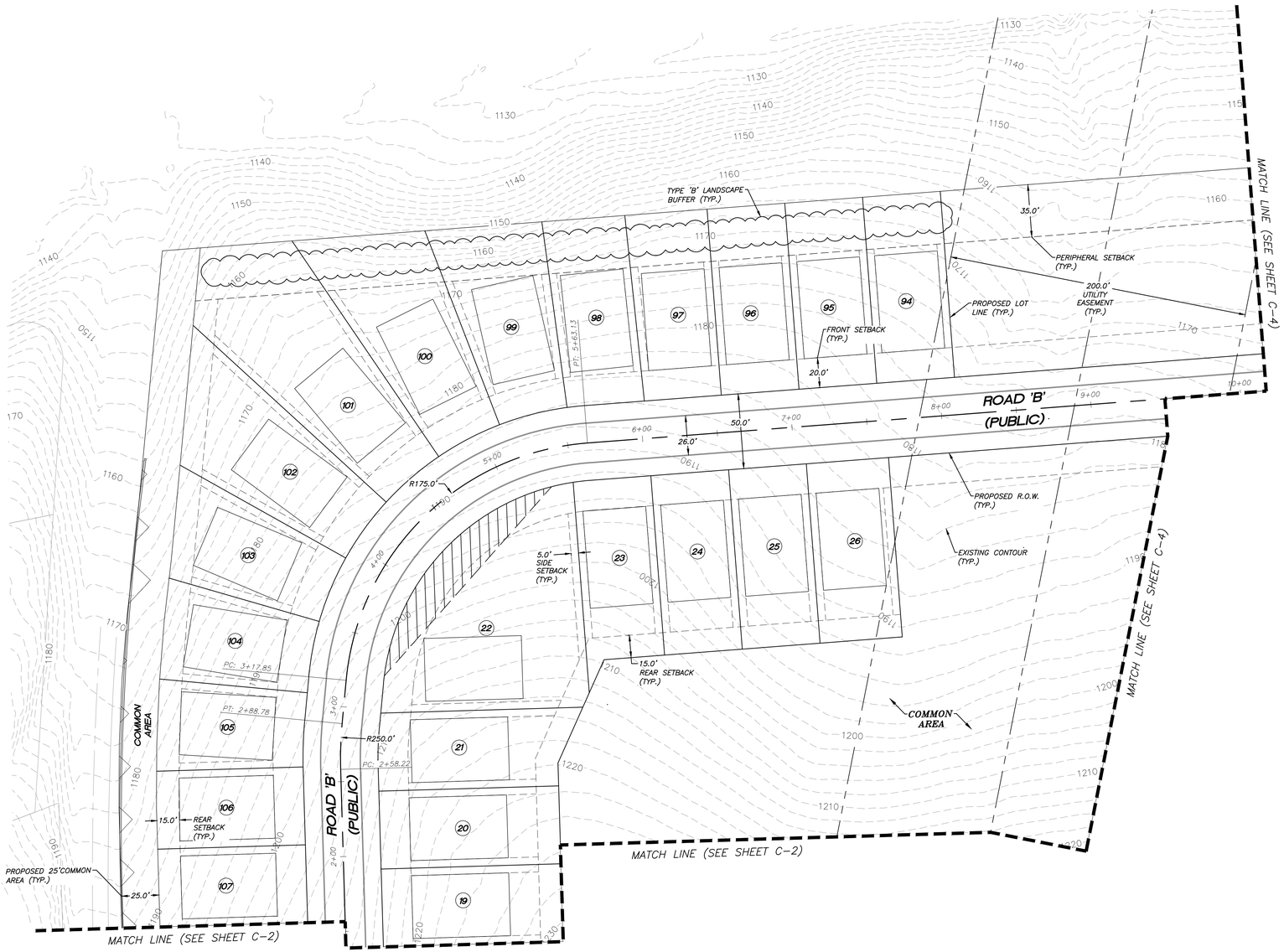


LOCATION MAP
N.T.S

GRID NORTH

SITE PLAN NOTES:

1. SEE SHEET C-1 FOR SITE PLAN NOTES.



GRAPHIC SCALE
40 0 40 80

SHEET C-3

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CHRISTOPHER A. SHARP — REGISTERED ENGINEER — No. 0010984 — STATE OF TENNESSEE — 9/1/26

Tennessee811

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SITE PLAN
8103 NORRIS FREEWAY
SITE ADDRESS: 8103 NORRIS FREEWAY (37938)

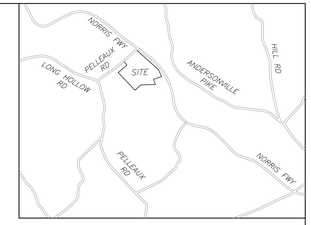
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LOCATION MAP
N.T.S

SITE PLAN NOTES:

1. SEE SHEET C-1 FOR SITE PLAN NOTES.

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Tennessee License No. 108984
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CHRISTOPHER A. SHARP — REGISTERED ENGINEER — No. 108984 — STATE OF TENNESSEE — 9/1/26

GRAPHIC SCALE
40 0 40 80

SHEET C-4

PLANNING FILE# 11-SD-26-C/11-G-26-DP

Tennessee811

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PLAT: 35S-51
DEED INST. #202310050018176

REVISION	DATE	DESCRIPTION	BY
1	11/19/26	GENERAL REVISIONS	BS

SITE PLAN

8103 NORRIS FREEWAY

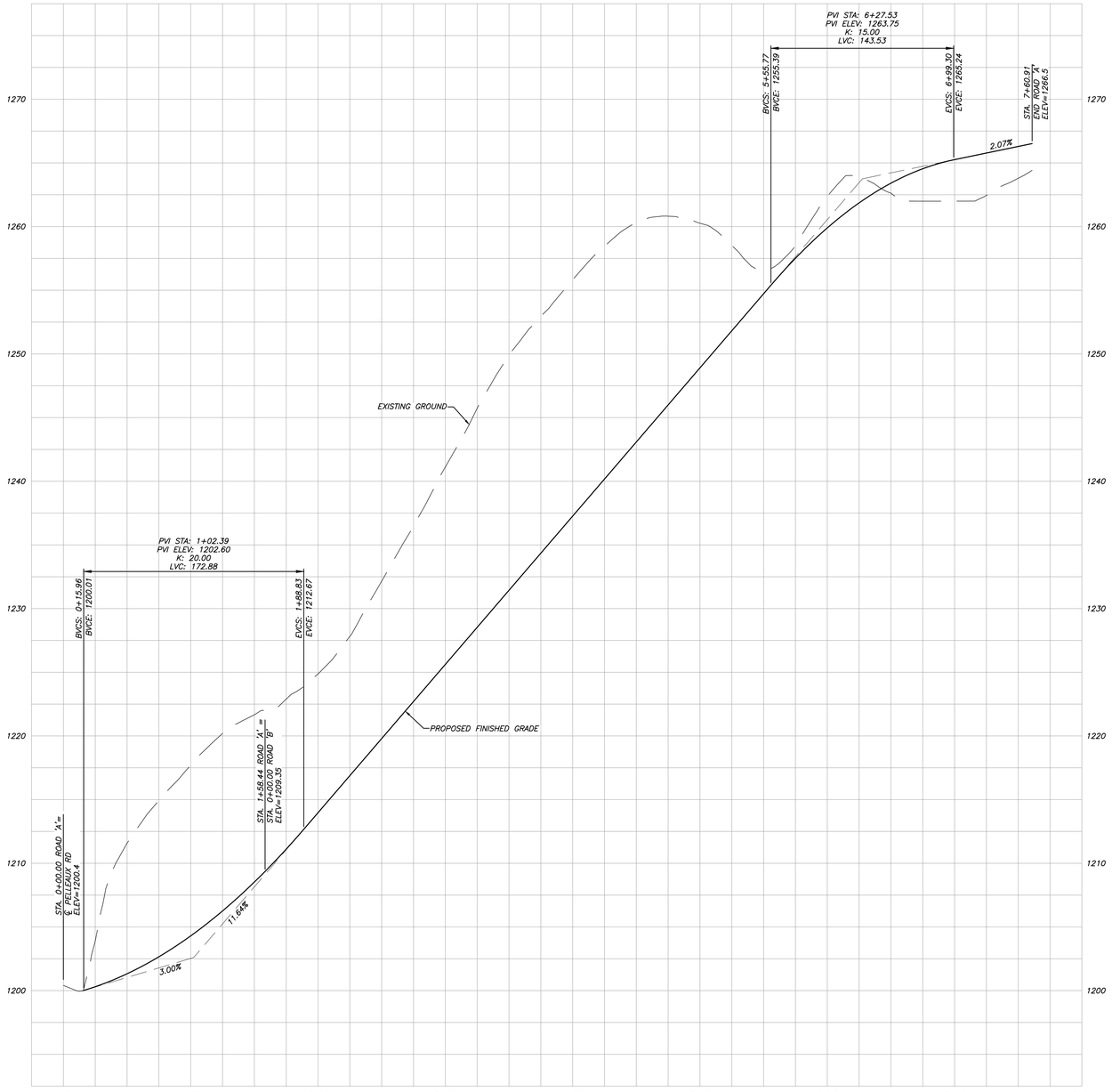
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KNOXVILLE, TN 37754
(865) 206-9458

DIST. NO. E6 — KNOX CO., TN.
SCALE: 1"=40' — SEPTEMBER 22, 2026
TAX MAP: 28 — PARCELS: 21 & 57

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KNOXVILLE, TENNESSEE 37932
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DWN: BS | CHK: CAS | DWG. NO. 2609023



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

PLANNING FILE# 11-SD-26-C/11-G-26-DP

GRAPHIC SCALE
50 0 50 100

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SHEET C-5

ROAD PROFILES

8103 NORRIS FREEWAY

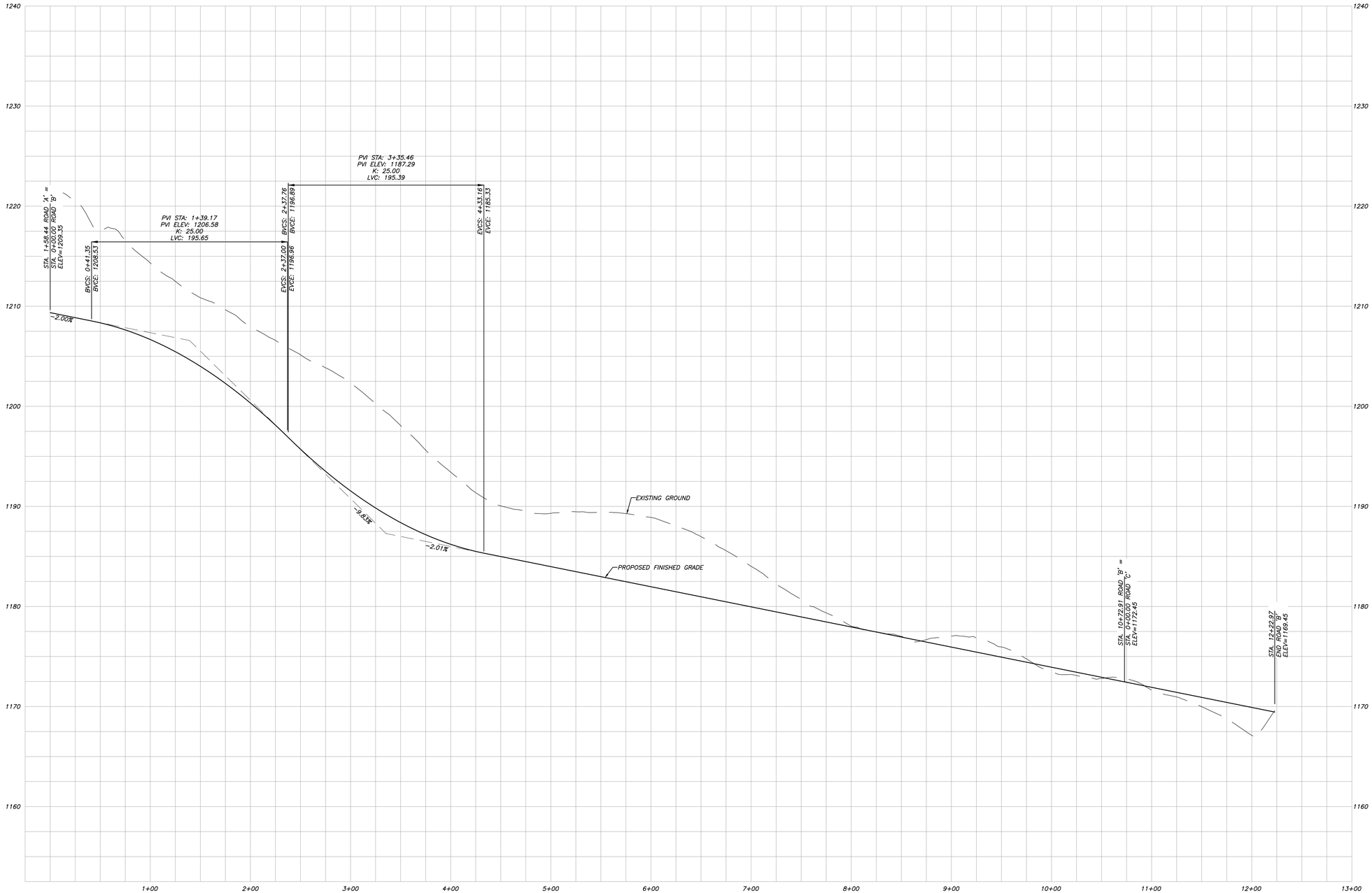
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3051 HINDS CREEK ROAD
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(865) 206-9458

DIST. NO. E6 — KNOX CO., TN.
SCALE: AS NOTED — SEPTEMBER 22, 2026
TAX MAP: 28 — PARCELS: 21 & 57

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

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CHRISTOPHER A. SHARP — REGISTERED ENGINEER — 108984 — STATE OF TENNESSEE — COMMERCIAL — NO. 0010088

PLANNING FILE# 11-SD-26-C/11-G-26-DP

GRAPHIC SCALE
50 0 50 100

REVISION	DATE	DESCRIPTION	BY
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SHEET C-6

ROAD PROFILES

8103 NORRIS FREEWAY

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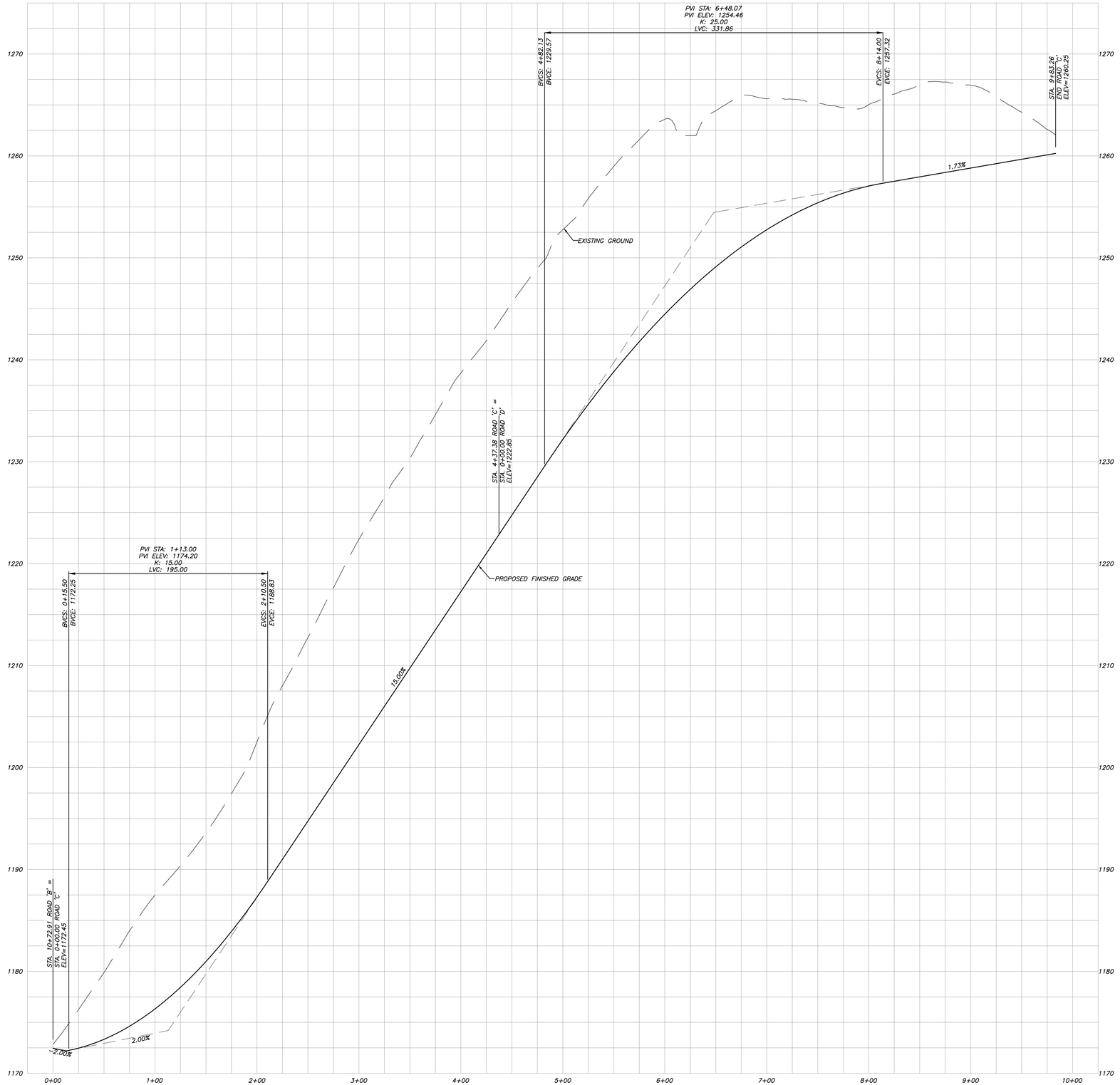
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KNOXVILLE, TN 37754
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DIST. NO. E6 — *KNOX CO., TN.*
SCALE: AS NOTED — *SEPTEMBER 22, 2026*
TAX MAP: 28 — *PARCELS: 21 & 57*

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DWN: BS | *CHK: CAS* | *DWG. NO. 2609023*

PLANNING FILE# 11-SD-26-C/11-G-26-DP



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

GRAPHIC SCALE
50 0 50 100

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CHRISTOPHER A. SHARP — REGISTERED — PROFESSIONAL ENGINEER — COMMERCE — No. 0010984 — STATE OF TENNESSEE — 9/1/26

SHEET C-7

ROAD PROFILES

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KNOXVILLE, TN 37754
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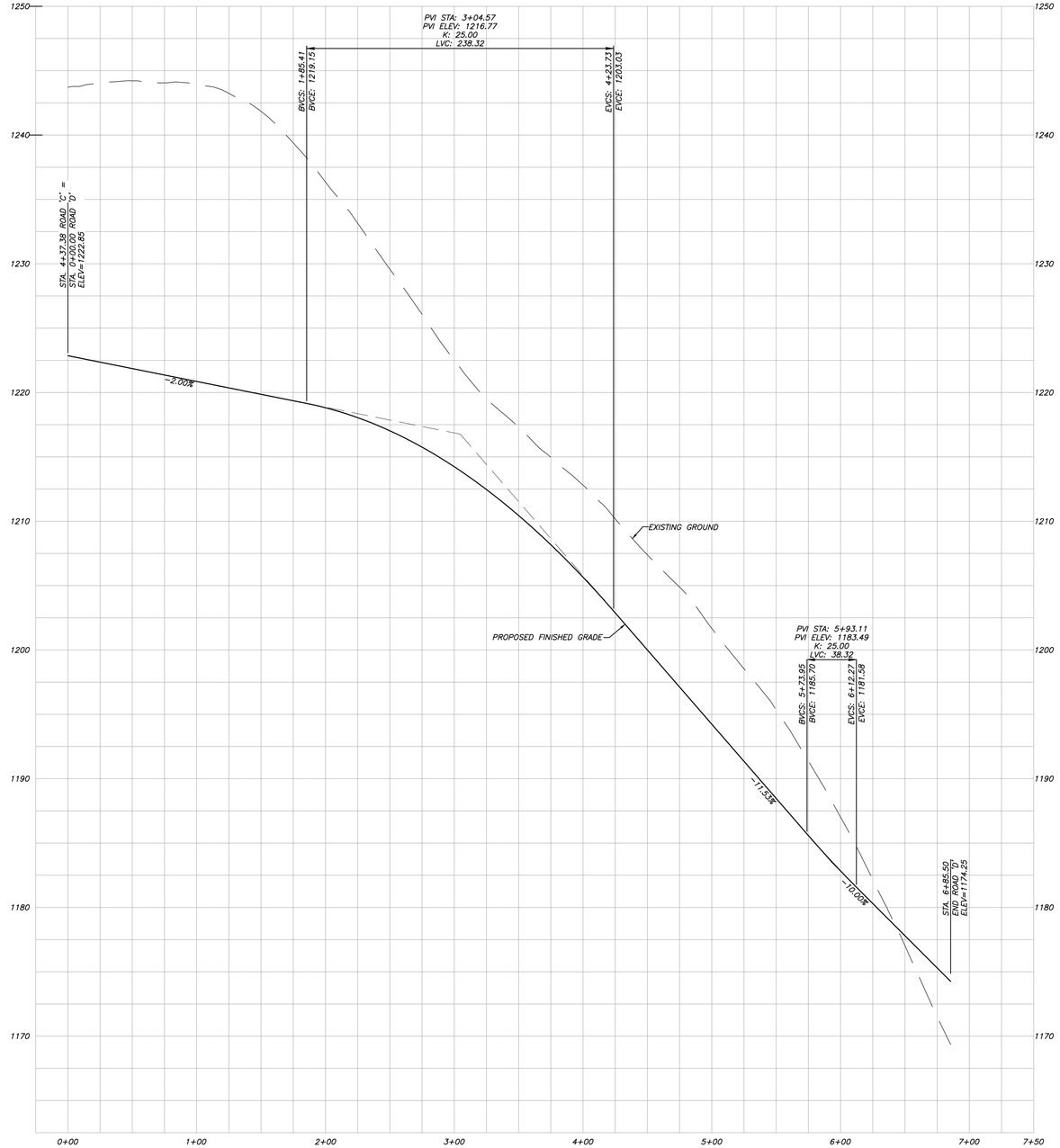
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REVISION	DATE	DESCRIPTION	BY
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DWN: BS | CHK: CAS | DWG. NO. 2609023

PLANNING FILE# 11-SD-26-C/11-G-26-DP



PROFILE VIEW: ROAD 'D'
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1"=5' (VERTICAL)

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CHRISTOPHER A. SHARP — REGISTERED ENGINEER — 108984 — COMMERCE — STATE OF TENNESSEE — 9/1/26

SHEET C-8

ROAD PROFILES

8103 NORRIS FREEWAY

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KNOXVILLE, TN 37754
(865) 206-9458

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GRAPHIC SCALE
50 0 50 100

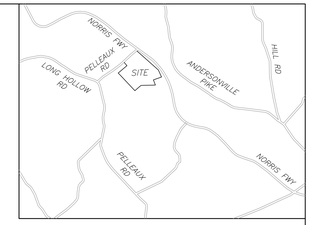
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PLANNING FILE# 11-SD-26-C/11-G-26-DP





LOCATION MAP
N.T.S

GRADING PLAN NOTES:

1. THE APPROXIMATE DISTURBED AREA IN HILLSIDE IS 24.6-ACRES

Tennessee 811

REFERENCE:
PLAT: 35S-51
DEED INST. #202310050018176

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GRAPHIC SCALE
40 0 40 80

SHEET C-9

PRELIMINARY GRADING PLAN

8103 NORRIS FREEWAY

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3051 HINDS CREEK ROAD
KNOXVILLE, TN 37754
(865) 206-9458

DIST. NO. E6 — KNOX CO., TN.
SCALE: 1"=40' — SEPTEMBER 22, 2026
TAX MAP: 28 — PARCELS: 21 & 57

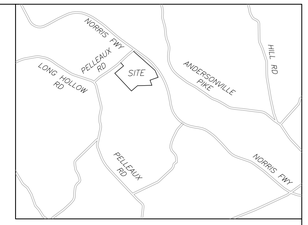
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	11/19/26	GENERAL REVISIONS	BS

DWN: BS | CHK: CAS | DWG. NO. 2609023

PLANNING FILE# 11-SD-26-C/11-G-26-DP





LOCATION MAP
N.T.S

GRADING PLAN NOTES:

1. THE APPROXIMATE DISTURBED AREA IN HILLSIDE IS 24.6-ACRES

GRAPHIC SCALE
40 0 40 80

SHEET C-10

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: 9/1/26

CHRISTOPHER A SHARP — REGISTERED ENGINEER — PLANNING & DEVELOPMENT — DESIGNATION — DEPARTMENT OF COMMERCE — LICENSE NO. 0010984 — STATE OF TENNESSEE

Tennessee811

REFERENCE:
PLAT: 355-51
DEED INST. #202310050018176

REVISION	DATE	DESCRIPTION	BY
1	11/19/26	GENERAL REVISIONS	BS

PRELIMINARY GRADING PLAN

8103 NORRIS FREEWAY

SITE ADDRESS: 8103 NORRIS FREEWAY (37938)

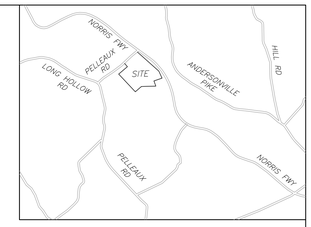
DEVELOPER: HUNLEY DEVELOPMENT, LLC
3051 HINDS CREEK ROAD
KNOXVILLE, TN 37754
(865) 206-9458

DIST. NO. E6 — KNOX CO., TN.
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KNOXVILLE, TENNESSEE 37932
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LOCATION MAP
N.T.S

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Registered Engineer _____

Christopher A. Sharp, P.E.

Tennessee License No. 108984

Date: 9/1/26

CHRISTOPHER A. SHARP — REGISTERED ENGINEER — 108984 — STATE OF TENNESSEE

GRAPHIC SCALE
40 0 40 80

SHEET C-11

PLANNING FILE# 11-SD-26-C/11-G-26-DP

REVISION	DATE	DESCRIPTION	BY
1	11/19/26	GENERAL REVISIONS	BS

Tennessee811

REFERENCE:
PLAT: 355-51
DEED INST. #202310050018176

PRELIMINARY GRADING PLAN

8103 NORRIS FREEWAY

SITE ADDRESS: 8103 NORRIS FREEWAY (37938)

DEVELOPER: HUNLEY DEVELOPMENT, LLC
3051 HINDS CREEK ROAD
KNOXVILLE, TN 37754
(865) 206-9458

DIST. NO. E6 — KNOX CO., TN.
SCALE: 1"=40' — SEPTEMBER 22, 2026
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