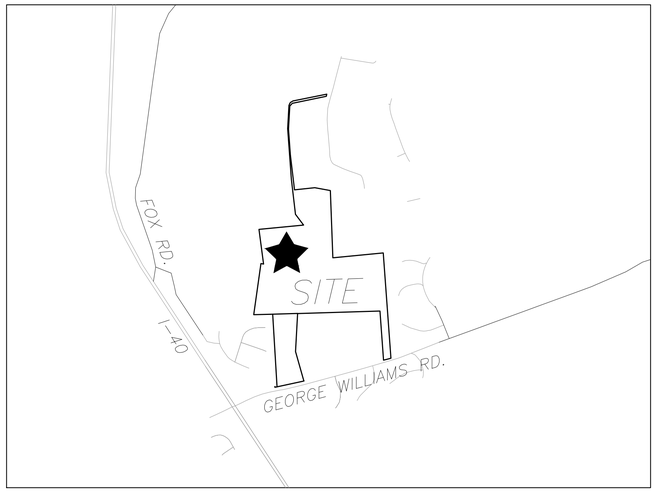
# CONCEPT PLAN

U.E.I. PROJECT NO. 2606018

# 9857 GEORGE WILLIAMS ROAD

SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD, KNOXVILLE, TENNESSEE 37922
TAX MAP: 144, PARCELS: 4.08 & PART OF PARCEL: 1




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 KNOXVILLE UTILITIES BOARD |
| GAS | – AS DIRECTED BY KNOXVILLE UTILITIES BOARD |
| WATER & SEWER | – AS DIRECTED BY FIRST 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 |
| OVERALL SITE PLAN | C-1 |
| TYPICAL SECTION / KEY SHEET | C-2 |
| SITE PLAN | C-3 THRU C-5 |
| PRELIMINARY GRADING PLAN | C-6 THRU C-8 |
| ROADWAY PROFILES | C-9 THRU C-11 |

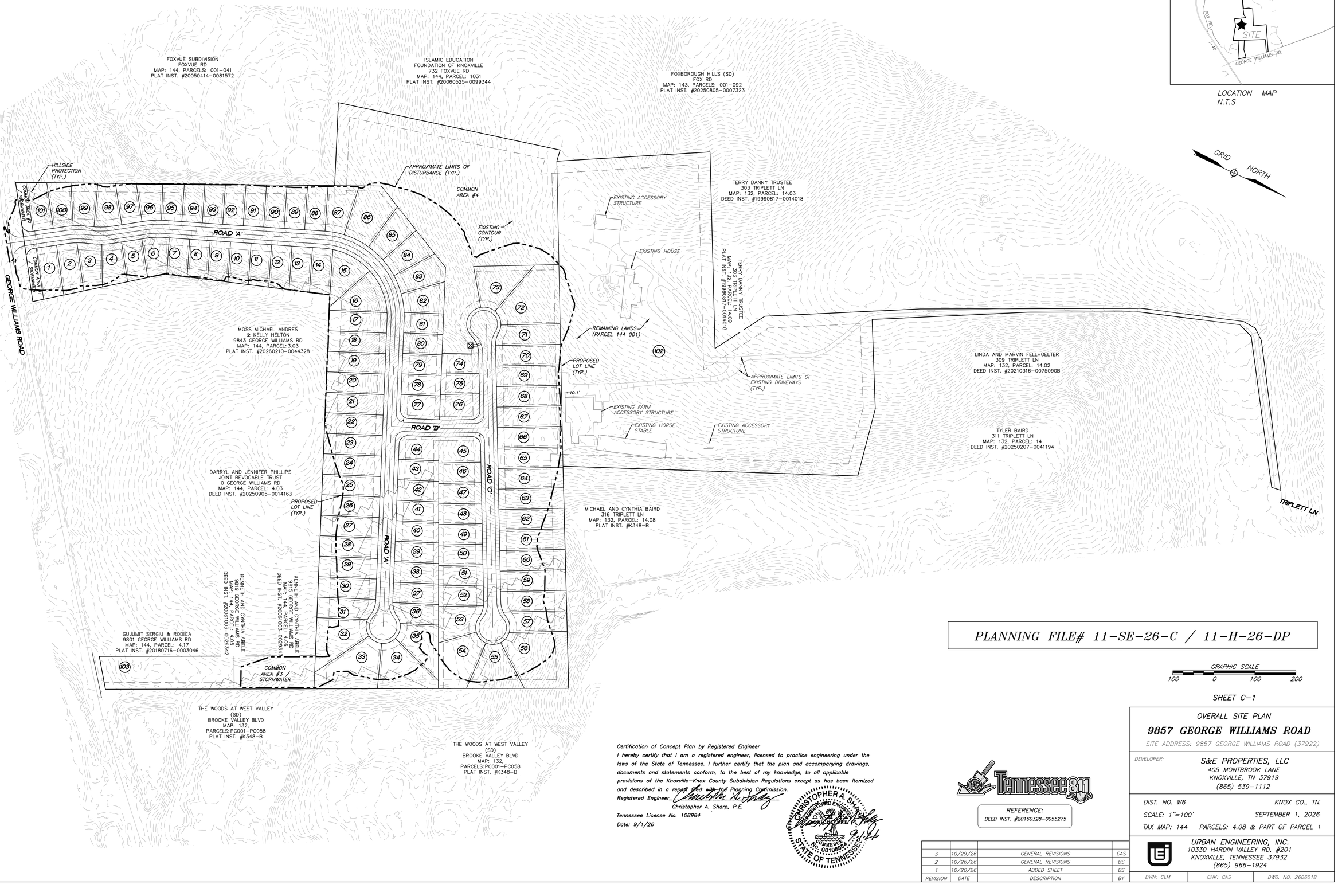

*Certification of Concept Plan by Registered Engineer*
*I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, 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 — NO. 0010906A — STATE OF TENNESSEE

PLANNING FILE# 11-SE-26-C / 11-H-26-DP

Rev. 11.2.2026

| ISSUE NO. | DATE | DESCRIPTION |
|---|---|---|
| 4 | 10/29/26 | GENERAL REVISIONS |
| 3 | 10/26/26 | CONCEPT SUBMITTAL 3 |
| 2 | 10/20/26 | CONCEPT SUBMITTAL 2 |
| 1 | 9/1/26 | CONCEPT SUBMITTAL 1 |




PLANNING FILE# 11-SE-26-C / 11-H-26-DP

GRAPHIC SCALE
100 0 100 200

SHEET C-1

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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 — POWERED NO. 00108984 — STATE OF TENNESSEE

Tennessee811

REFERENCE:
DEED INST. #20160328-0055275

| REVISION | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 10/29/26 | GENERAL REVISIONS | CAS |
| 2 | 10/26/26 | GENERAL REVISIONS | BS |
| 1 | 10/20/26 | ADDED SHEET | BS |

OVERALL SITE PLAN

**9857 GEORGE WILLIAMS ROAD**

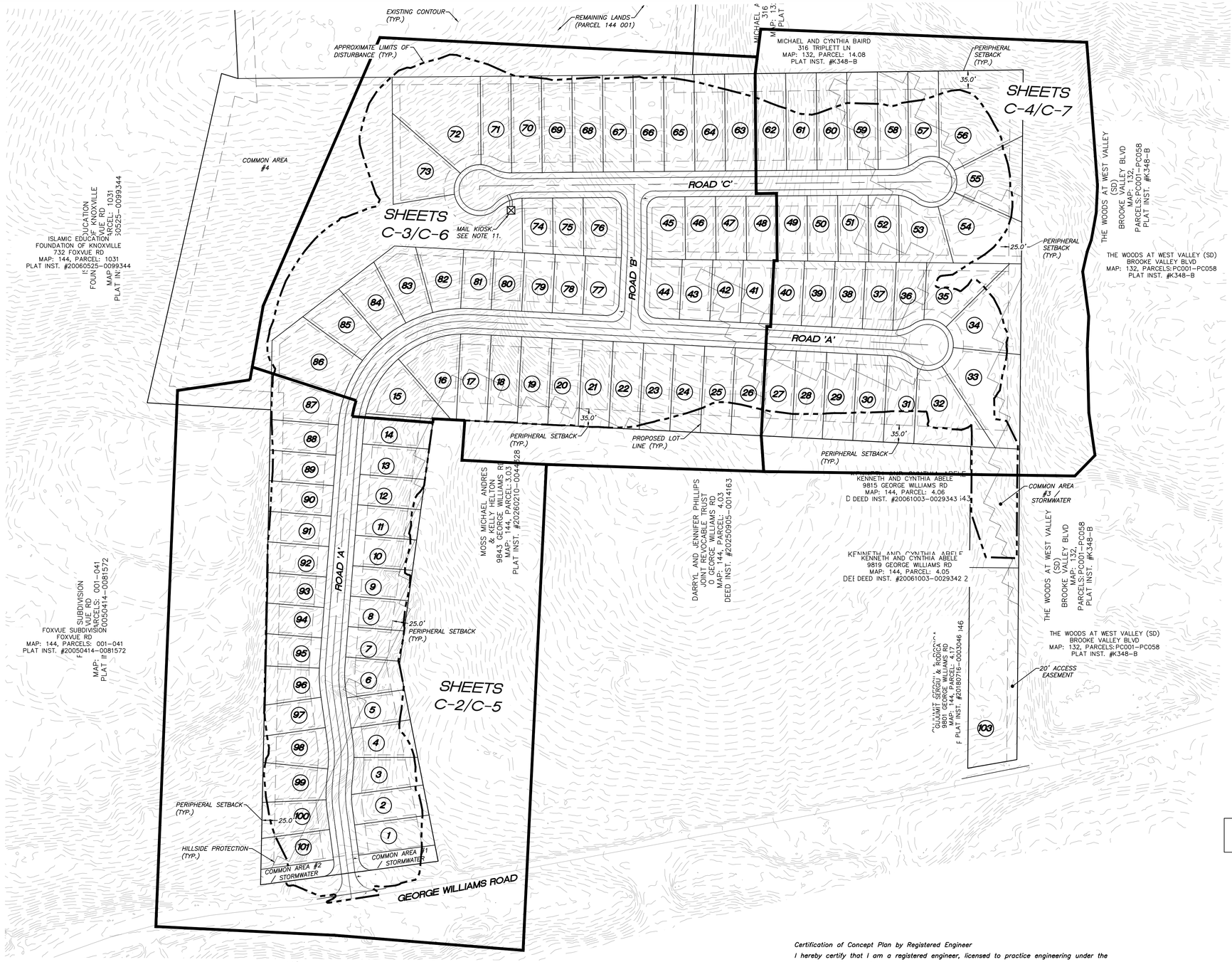
SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)

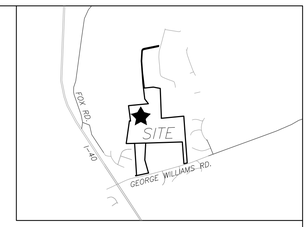
DEVELOPER:
S&E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 539-1112

DIST. NO. W6 — KNOX CO., TN.
SCALE: 1"=100' — SEPTEMBER 1, 2026
TAX MAP: 144 — PARCELS: 4.08 & PART OF PARCEL 1

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

DWN: CLM | CHK: CAS | DWG. NO. 2606018




LOCATION MAP
N.T.S

GRID NORTH

## SITE PLAN NOTES:

1. THE PROPERTY IS ZONED 'PR' (<2.5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

   FRONT: TWENTY (20) FEET

   PERIPHERY: THIRTY-FIVE (35) FEET UNLESS OTHERWISE NOTED

   **SIDE: FIVE (5) FEET

   REAR: FIFTEEN (15) FEET

** LOTS 44, 45, 76, AND 77 WILL HAVE A MINIMUM SIDE STREET YARD OF 10', WHICH IS MANDATED BY ARTICLE 3.30.02 (I.E. FOR PRINCIPAL AND ACCESSORY STRUCTURES ON CORNER LOTS NOT ADJACENT TO A KEY LOT, THE MINIMUM WIDTH OF THE SIDE YARD NEXT TO THE SIDE ROAD SHALL BE ONE-HALF (1/2) THE MINIMUM WIDTH OF THE FRONT YARD).

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 48.5 ACRES

   102 LOTS PROPOSED, 1 EXISTING RESIDENCE (2.1 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.

9. 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.

10. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.

11. MAIL KIOSK LOCATION TO BE DETERMINED BY THE USPS.

12. LOT 103 ACCESS TO GEORGE WILLIAMS ROAD IS SUBJECT TO SIGHT DISTANCE VERIFICATION.

## VARIANCE / ALTERNATIVE DESIGN STANDARDS:

ROAD A:

A. INTERSECTION GRADE FROM 1% TO 2% AT GEORGE WILLIAMS.
B. VERTICAL CURVE K FROM 25 TO 20 AT 0+09.03.
C. REVERSE CURVE TANGENT FROM 50' TO 21' AT 2+31.89.
D. REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' STA. 9+31.07.
E. INCREASE THE CENTERLINE GRADE FROM 12% TO 14.87% (STA. 3+24.93).

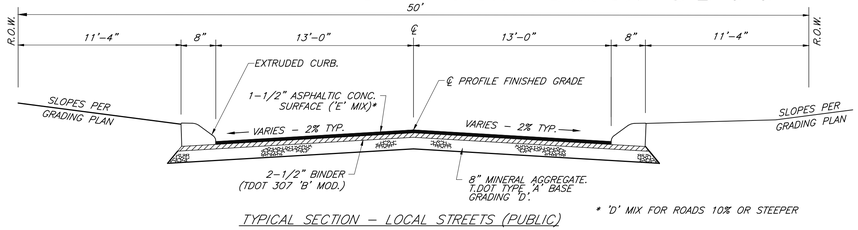
ROAD B:

A. INTERSECTION GRADE FROM 1% TO 1.99% AT ROAD A.
B. INTERSECTION GRADE 1% TO 2% AT ROAD C.

**PLANNING FILE# 11-SE-26-C / 11-H-26-DP**

GRAPHIC SCALE
100 0 100 200

SHEET C-2




TYPICAL SECTION - LOCAL STREETS (PUBLIC)
N.T.S.

* 'D' MIX FOR ROADS 10% OR STEEPER

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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 — COMMERCIAL — STATE OF TENNESSEE

Tennessee811

REFERENCE:
DEED INST. #20160328-0055275

| REVISION | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 4 | 11/2/26 | GENERAL REVISIONS | CAS |
| 3 | 10/29/26 | GENERAL REVISIONS | CAS |
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| 1 | 10/20/26 | GENERAL REVISIONS | BS |

TYPICAL SECTION / KEY SHEET

**9857 GEORGE WILLIAMS ROAD**

SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)

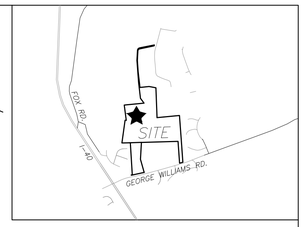
DEVELOPER:
S&E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 539-1112

DIST. NO. W6 — KNOX CO., TN.
SCALE: 1"=100' — SEPTEMBER 1, 2026
TAX MAP: 144 — PARCELS: 4.08 & PART OF PARCEL 1

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

DWN: CLM | CHK: CAS | DWG. NO. 2606018

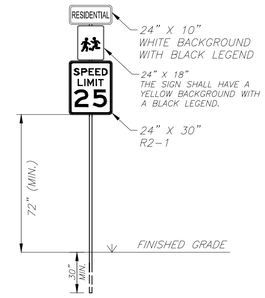



LOCATION MAP
N.T.S

**GENERAL NOTE:**

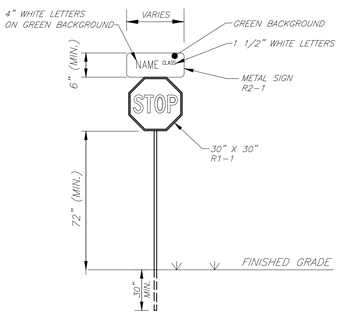
1. SEE SITE PLAN NOTES ON SHEET C-2.




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

**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-3

SITE PLAN

**9857 GEORGE WILLIAMS ROAD**

SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)

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

DIST. NO. W6 — KNOX CO., TN.
SCALE: 1"=40' — SEPTEMBER 1, 2026
TAX MAP: 144 PARCELS: 4.08 & PART OF PARCEL 1

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

DWN: CLM | CHK: CAS | DWG. NO. 2606018

| REVISION | DATE | DESCRIPTION | BY |
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| 2 | 10/29/26 | GENERAL REVISIONS | CAS |
| 1 | 10/20/26 | GENERAL REVISIONS | BS |

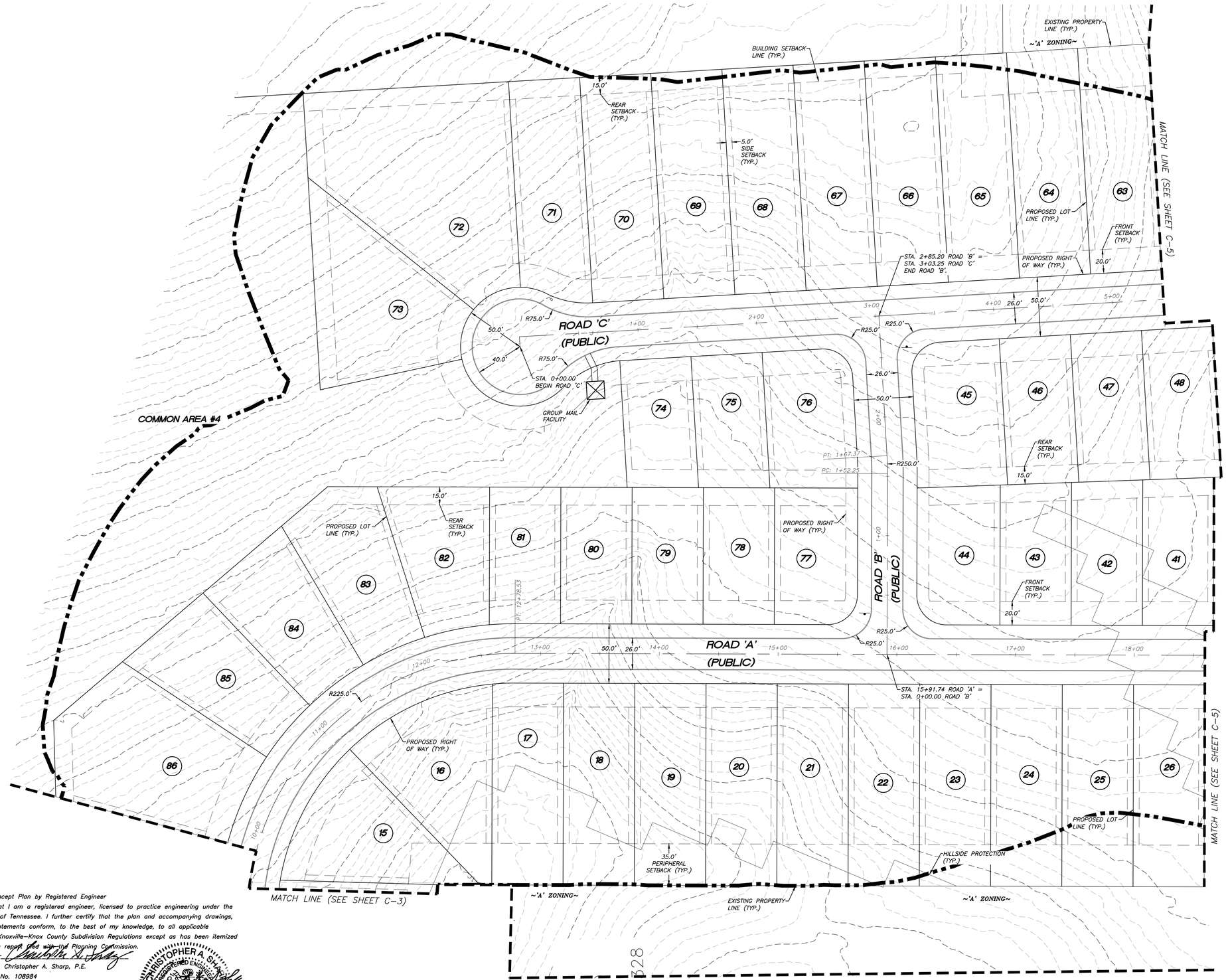
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*Registered Engineer*
*Christopher A. Sharp, P.E.*
*Tennessee License No. 108984*
*Date: 9/1/26*

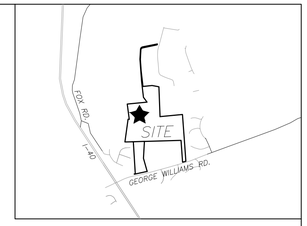
CHRISTOPHER A. SHARP — REGISTERED ENGINEER — No. 0010698 — STATE OF TENNESSEE

REFERENCE:
DEED INST. #20160328-0055275

Tennessee811

PLANNING FILE# 11-SE-26-C / 11-H-26-DP




LOCATION MAP
N.T.S

GENERAL NOTE:

1. SEE SITE PLAN NOTES ON SHEET C-2.

GRAPHIC SCALE
40 0 40 80

SHEET C-4

SITE PLAN

# 9857 GEORGE WILLIAMS ROAD

SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)

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

DIST. NO. W6 — KNOX CO., TN.
SCALE: 1"=40' — SEPTEMBER 1, 2026
TAX MAP: 144 — PARCELS: 4.08 & PART OF PARCEL 1

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

DWN: CLM | CHK: CAS | DWG. NO. 2606018

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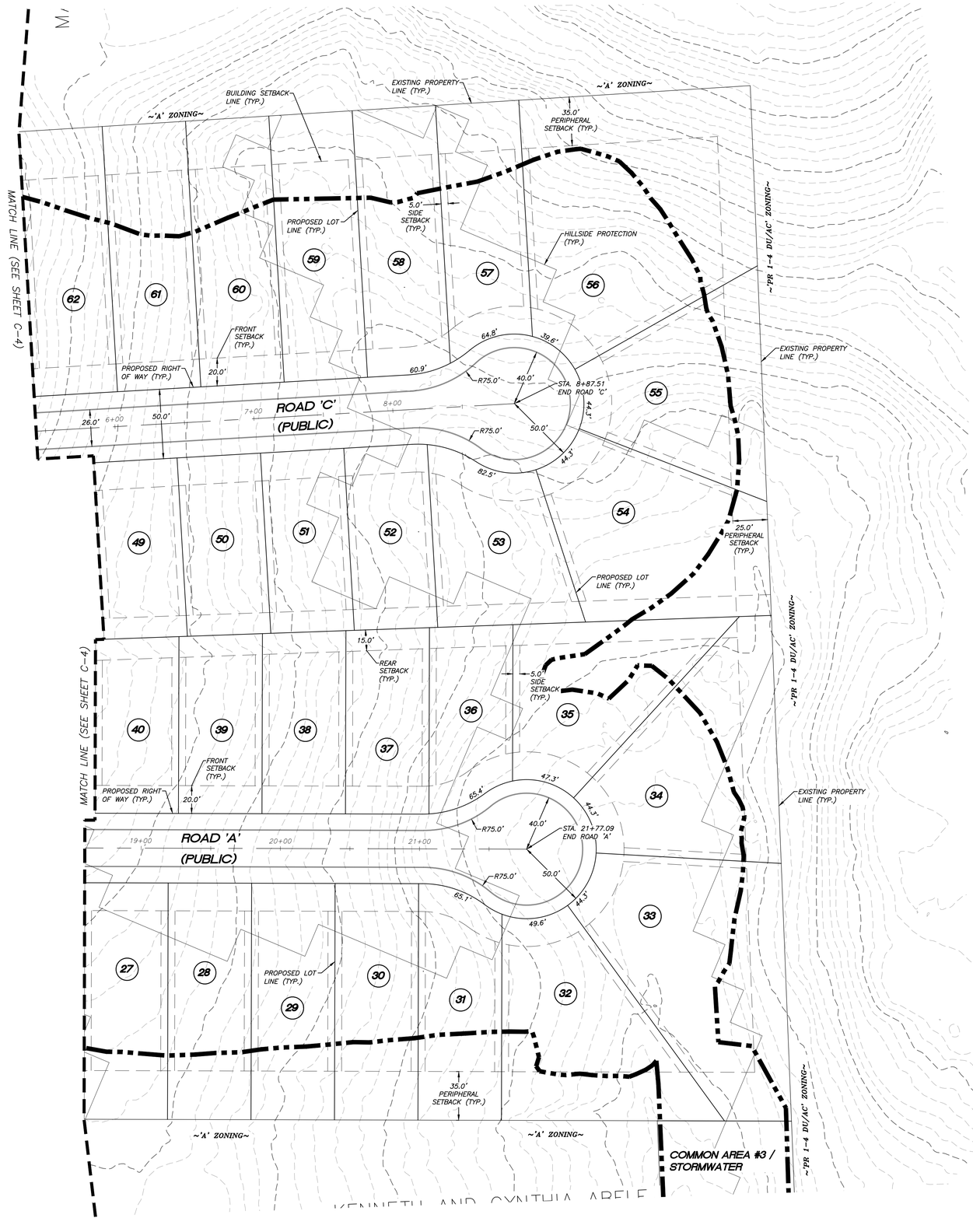
PLANNING FILE# 11-SE-26-C / 11-H-26-DP

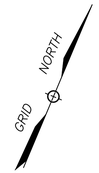
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Tennessee License No. 108984
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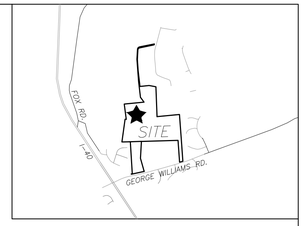
CHRISTOPHER A. SHARP — REGISTERED ENGINEER — 108984 — 9/1/26 — TENNESSEE — NO. 108984 — STATE OF TENNESSEE

Tennessee811

Tennessee811




LOCATION MAP
N.T.S

**GENERAL NOTE:**

1. SEE SITE PLAN NOTES ON SHEET C-2.

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*Christopher A. Sharp, P.E.*
*Tennessee License No. 108984*
*Date: 9/1/26*

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

**PLANNING FILE# 11-SE-26-C / 11-H-26-DP**

GRAPHIC SCALE
40 0 40 80

SHEET C-5

SITE PLAN
**9857 GEORGE WILLIAMS ROAD**
SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)

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

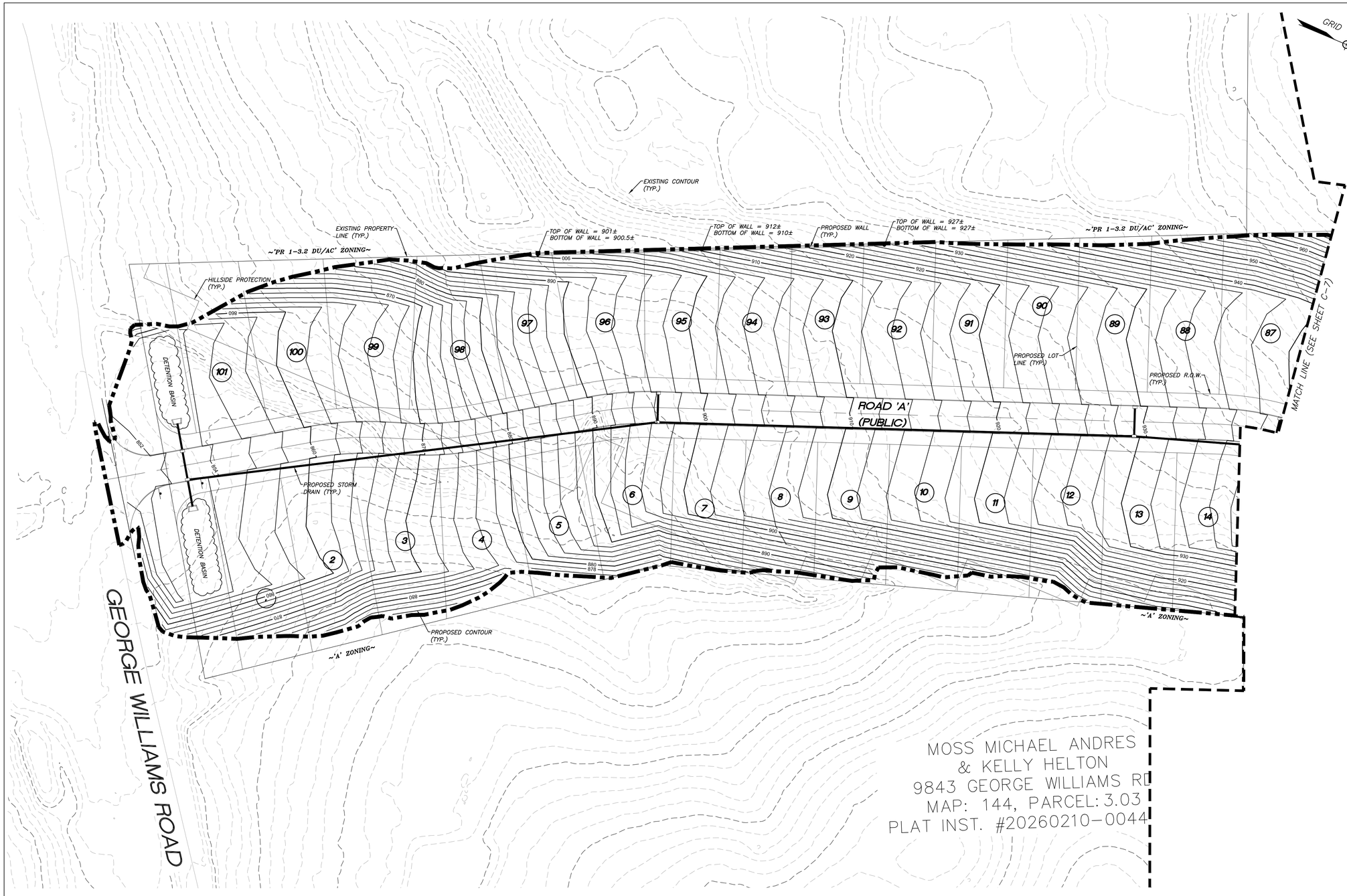
DIST. NO. W6 — KNOX CO., TN.
SCALE: 1"=40' — SEPTEMBER 1, 2026
TAX MAP: 144 — PARCELS: 4.08 & PART OF PARCEL 1


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


DWN: CLM | CHK: CAS | DWG. NO. 2606018

REFERENCE:
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| 1 | 10/20/26 | GENERAL REVISIONS | BS |




LOCATION MAP
N.T.S

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*Christopher A. Sharp, P.E.*
*Tennessee License No. 108984*
*Date: 9/1/26*

CHRISTOPHER A. SHARP
REGISTERED ENGINEER
PRINCIPAL
POWERS
NO. 0010898
STATE OF TENNESSEE

Tennessee811

*PLANNING FILE# 11-SE-26-C / 11-H-26-DP*

*REFERENCE:*
*DEED INST. #20160328-0055275*

GRAPHIC SCALE
40 0 40 80

| REVISION | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 10/26/26 | GENERAL REVISIONS | BS |
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*SHEET C-6*

*PRELIMINARY GRADING PLAN*

**9857 GEORGE WILLIAMS ROAD**

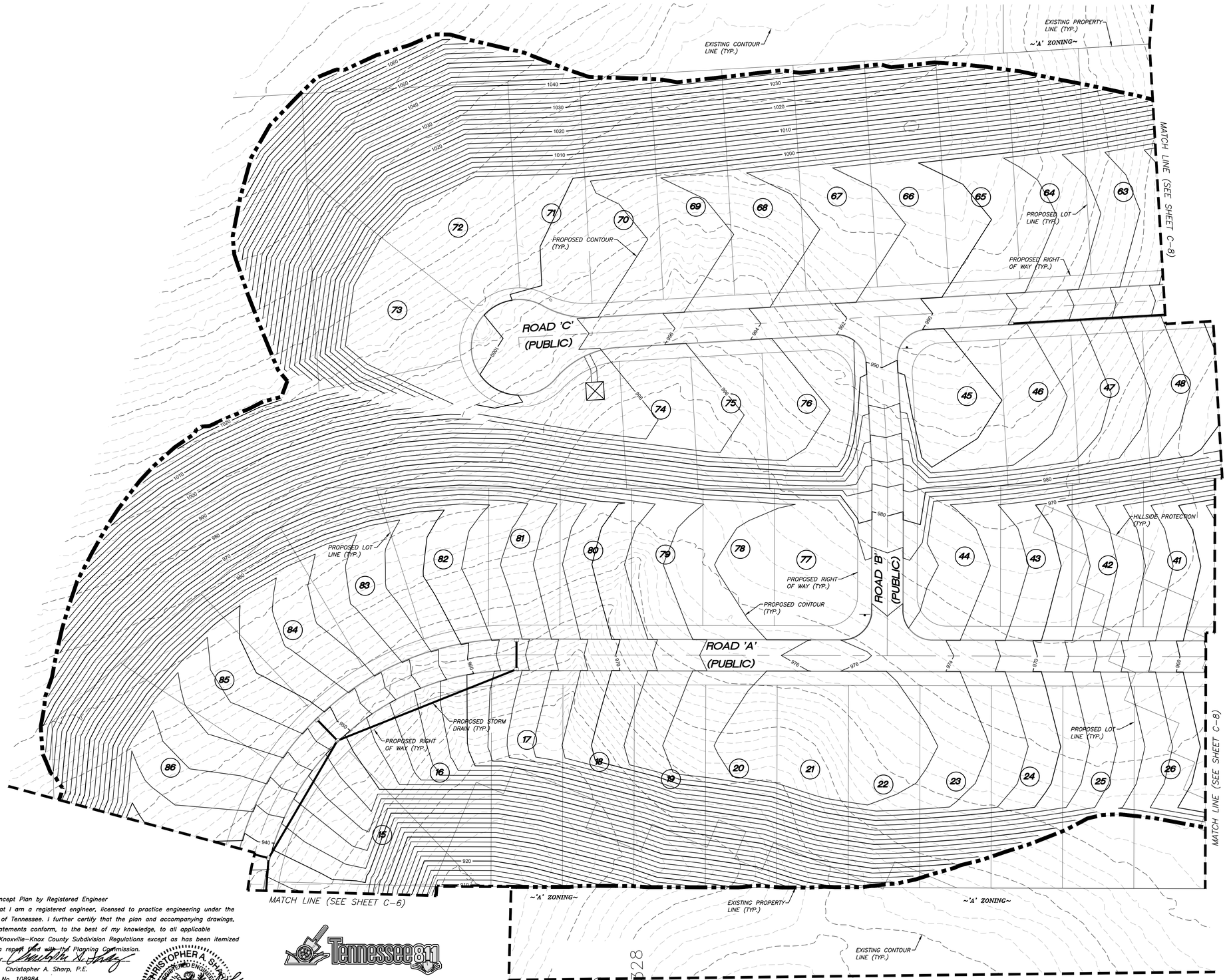
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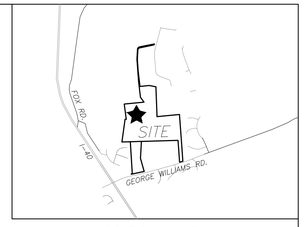
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SCALE: 1"=40' — SEPTEMBER 1, 2026
TAX MAP: 144 — PARCELS: 4.08 & PART OF PARCEL 1

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

DWN: CLM | CHK: CAS | DWG. NO. 2606018




GRID NORTH




LOCATION MAP
N.T.S

GRAPHIC SCALE
40 0 40 80

SHEET C-7

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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 — 9/1/26

Tennessee811

PRELIMINARY GRADING PLAN

# 9857 GEORGE WILLIAMS ROAD

SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)

DEVELOPER: S&E PROPERTIES, LLC
405 MONTBROOK LANE
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DIST. NO. W6 — KNOX CO., TN.
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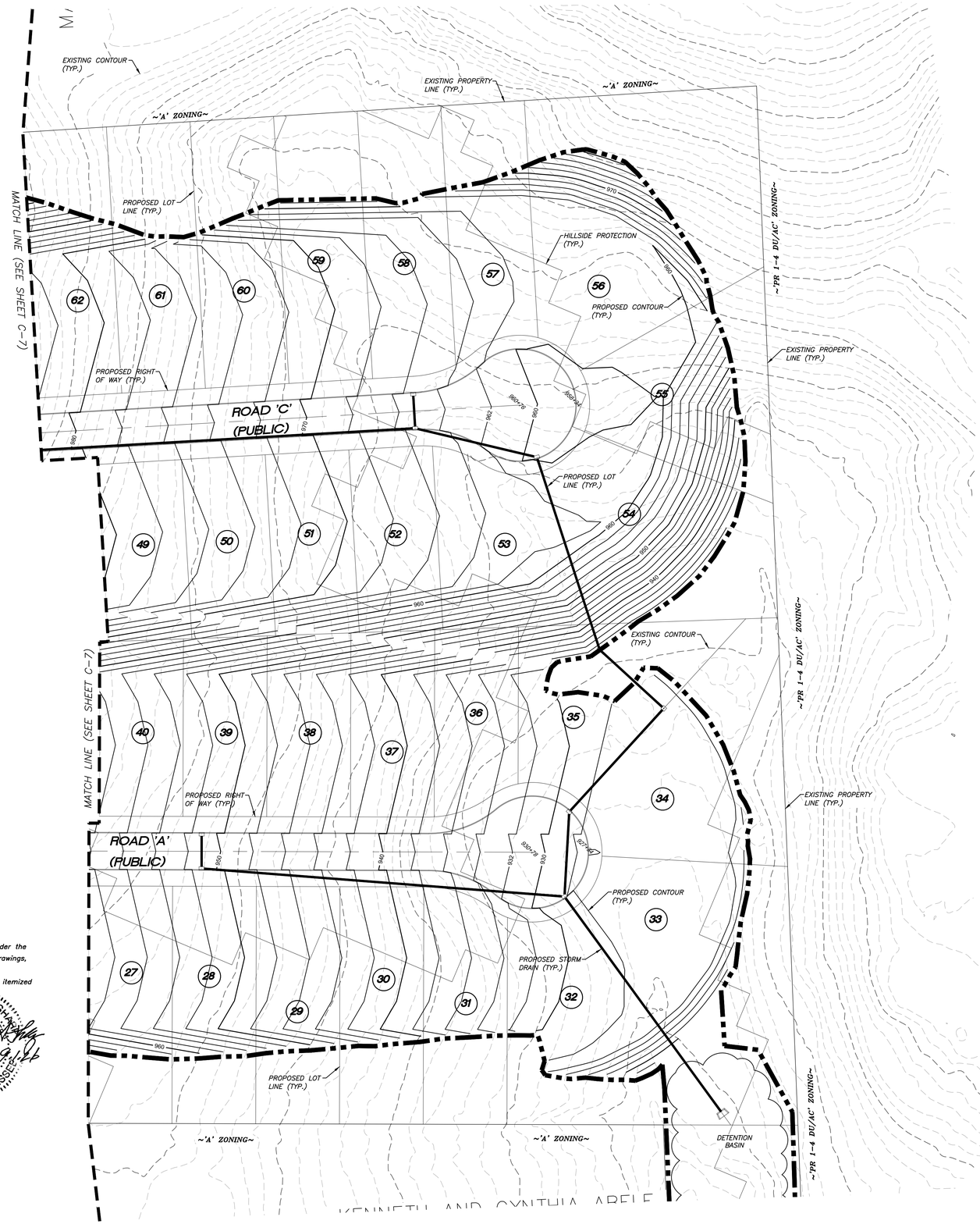
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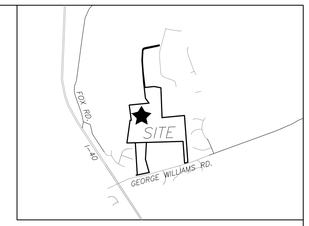
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DEED INST. #20160328-0055275

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| 1 | 10/20/26 | GENERAL REVISIONS | BS |

Tennessee811




GRID NORTH




LOCATION MAP
N.T.S

*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 — STATE OF TENNESSEE — DEPARTMENT OF COMMERCE — NO. 0010888

REFERENCE:
DEED INST. #20160328-0055275

| REVISION | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| 2 | 10/26/26 | GENERAL REVISIONS | BS |
| 1 | 10/20/26 | GENERAL REVISIONS | BS |

PLANNING FILE# 11-SE-26-C / 11-H-26-DP

GRAPHIC SCALE
40 0 40 80

SHEET C-8

PRELIMINARY GRADING PLAN

# 9857 GEORGE WILLIAMS ROAD

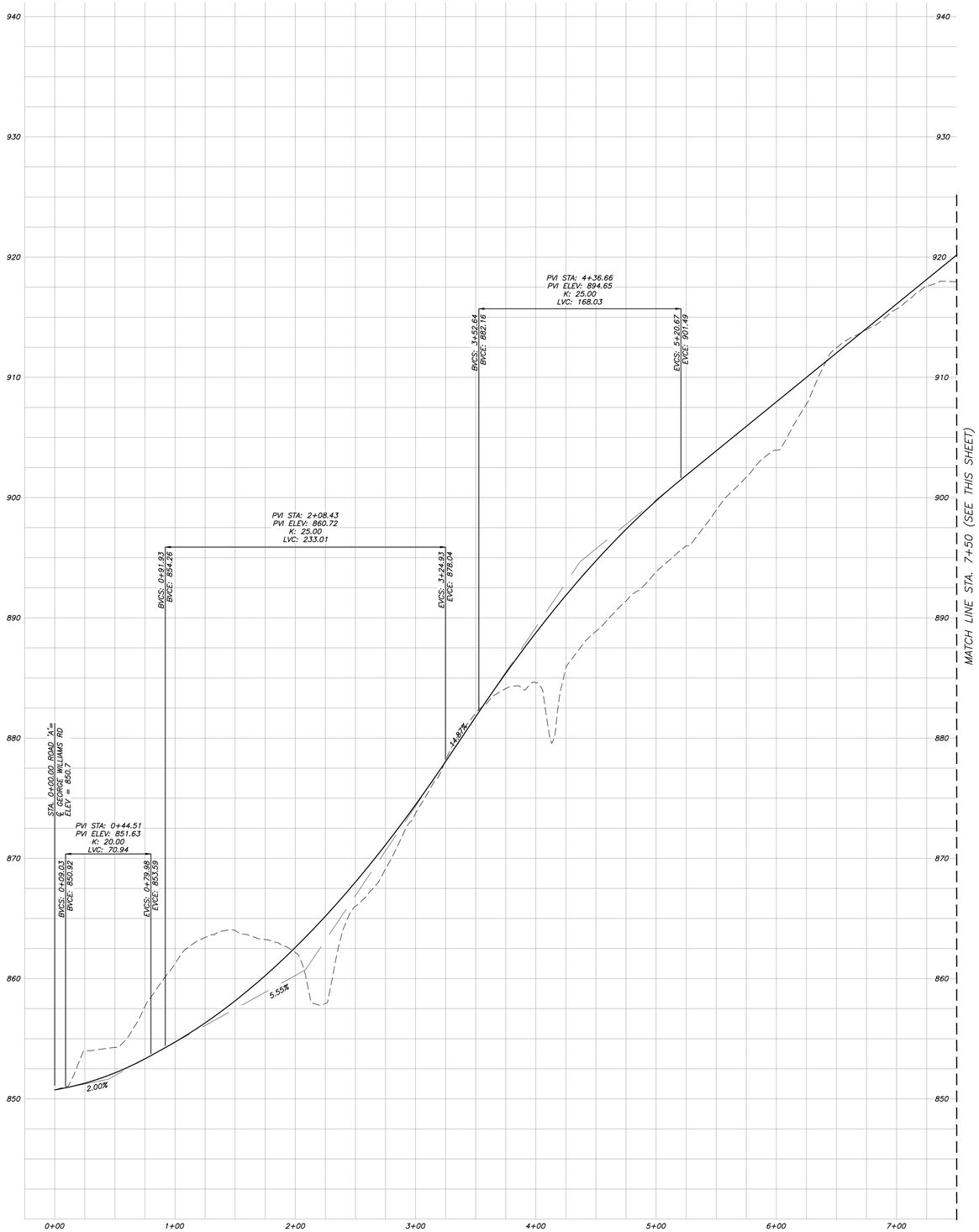
SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)

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

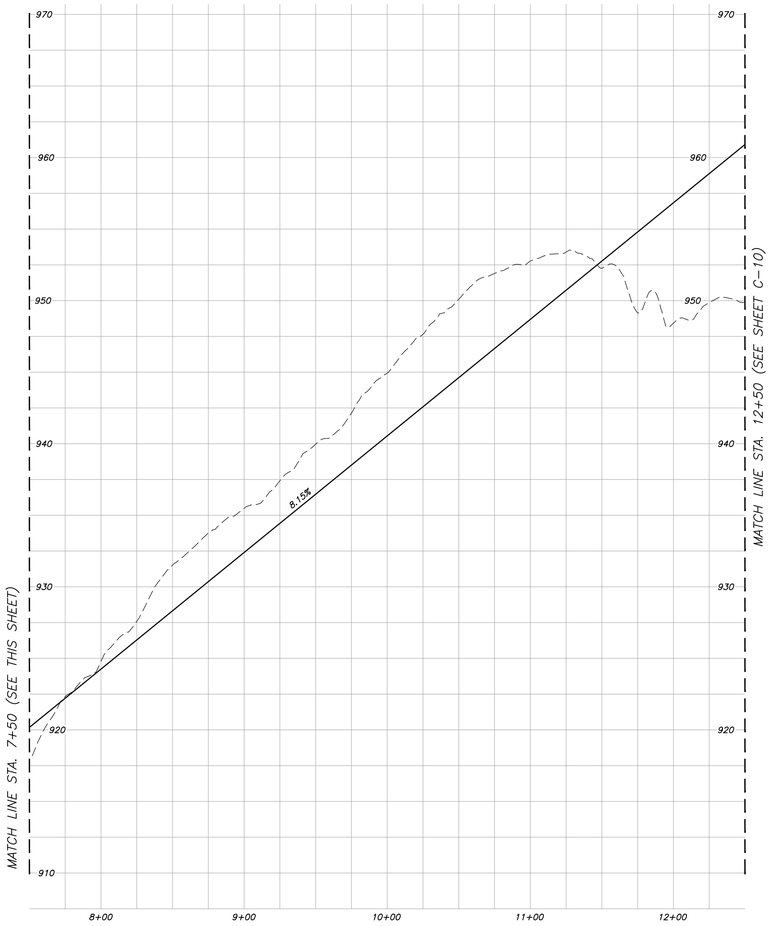
DIST. NO. W6 — KNOX CO., TN.
SCALE: 1"=40' — SEPTEMBER 1, 2026
TAX MAP: 144 — PARCELS: 4.08 & PART OF PARCEL 1

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

DWN: CLM | CHK: CAS | DWG. NO. 2606018




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




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

*PLANNING FILE# 11-SE-26-C / 11-H-26-DP*

REFERENCE:
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|---|---|---|---|
| 1 | 10/20/26 | GENERAL REVISIONS | BS |

SHEET C-9

ROAD PROFILES

**9857 GEORGE WILLIAMS ROAD**

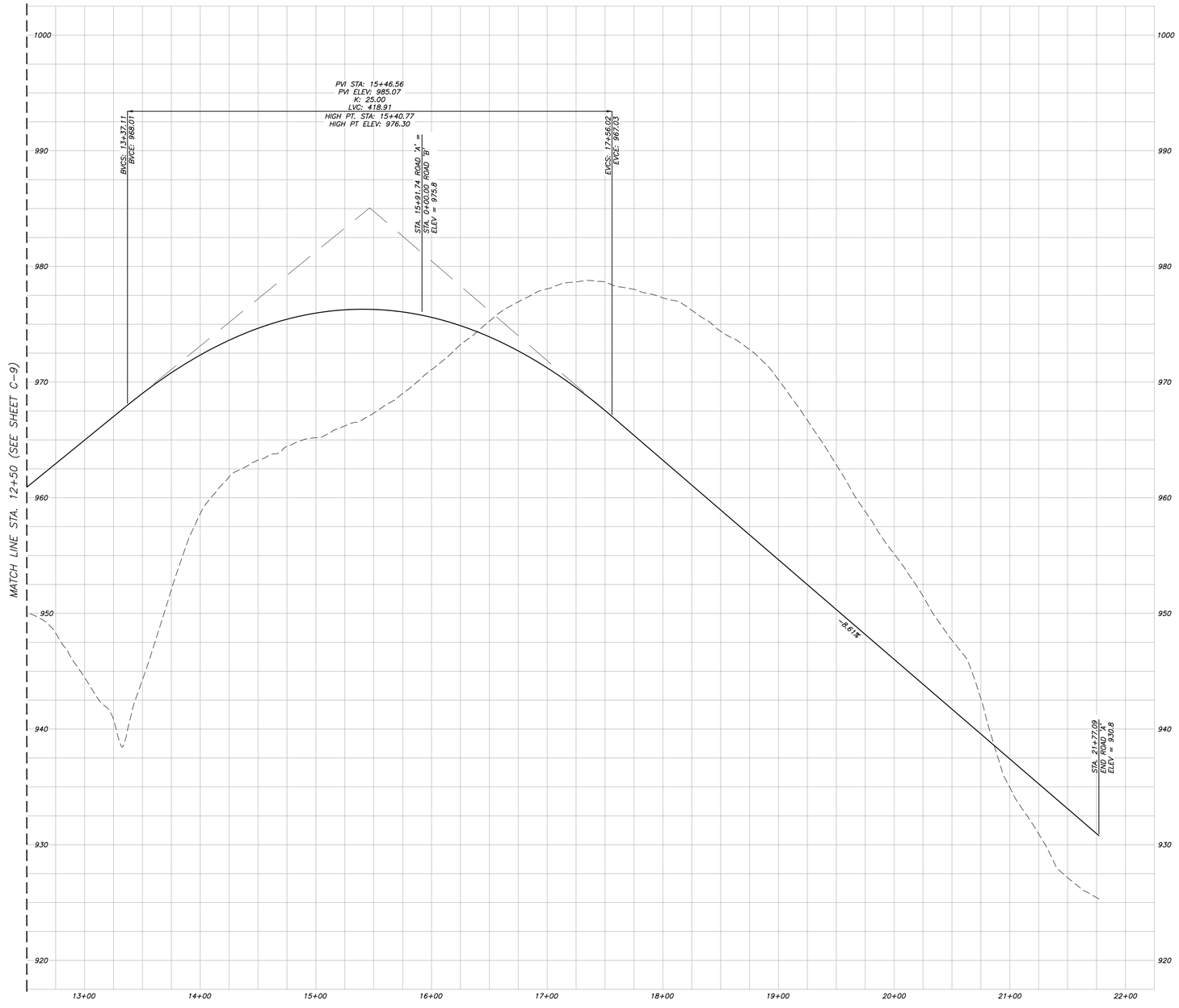
SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)

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

DIST. NO. W6 — KNOX CO., TN.
SCALE: AS NOTED — SEPTEMBER 1, 2026
TAX MAP: 144 — PARCELS: 4.08 & PART OF PARCEL 1


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***1"=50' (HORIZONTAL)***
***1"=5' (VERTICAL)***

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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 — COMMERCE — STATE OF TENNESSEE — 9/1/26

*SHEET C-10*

*ROAD PROFILES*

***9857 GEORGE WILLIAMS ROAD***

*SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)*

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

*DIST. NO. W6* — *KNOX CO., TN.*
*SCALE: AS NOTED* — *SEPTEMBER 1, 2026*
*TAX MAP: 144* — *PARCELS: 4.08 & PART OF PARCEL 1*

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

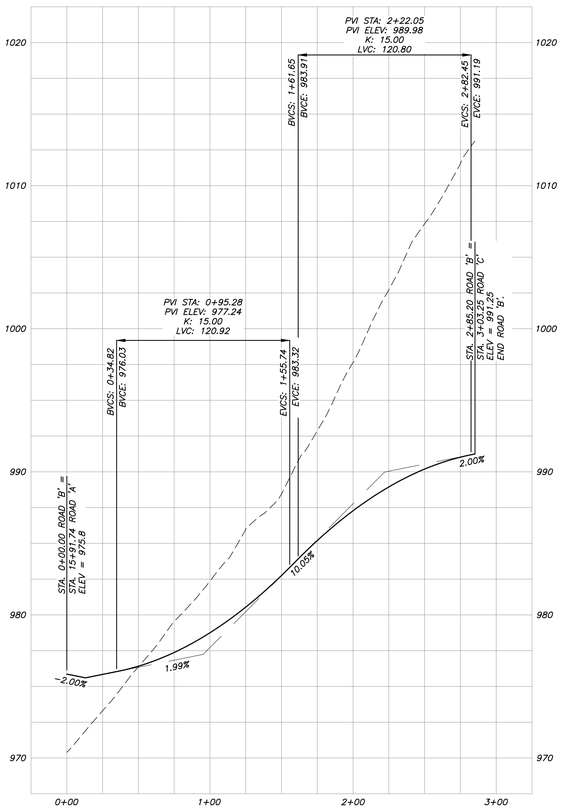
*REFERENCE:*
*DEED INST. #20160328-0055275*

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| 1 | 10/20/26 | GENERAL REVISIONS | BS |

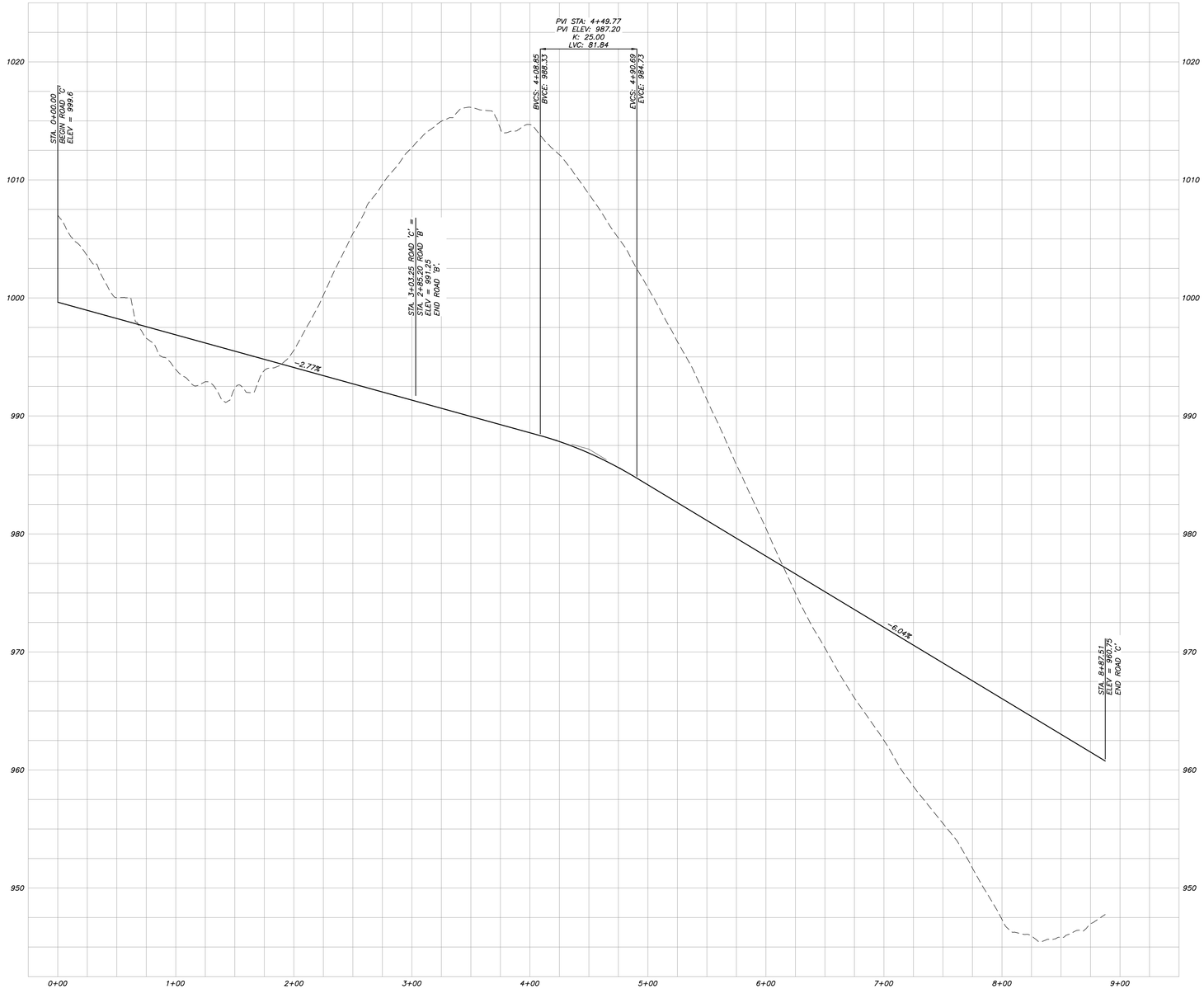
*DWN: CLM* | *CHK: CAS* | *DWG. NO. 2606018*

Tennessee811

*PLANNING FILE# 11-SE-26-C / 11-H-26-DP*




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




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

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*Christopher A. Sharp, P.E.*
*Tennessee License No. 108984*
*Date: 9/1/26*

CHRISTOPHER A. SHARP — REGISTERED ENGINEER — TENNESSEE — No. 00108984 — STATE OF TENNESSEE — 9/1/26

Tennessee 811

***PLANNING FILE# 11-SE-26-C / 11-H-26-DP***

*REFERENCE:*
*DEED INST. #20160328-0055275*

| REVISION | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 1 | 10/20/26 | GENERAL REVISIONS | BS |

SHEET C-11

*ROAD PROFILES*

**9857 GEORGE WILLIAMS ROAD**

*SITE ADDRESS: 9857 GEORGE WILLIAMS ROAD (37922)*

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

*DIST. NO. W6* — *KNOX CO., TN.*
*SCALE: AS NOTED* — *SEPTEMBER 1, 2026*
*TAX MAP: 144* — *PARCELS: 4.08 & PART OF PARCEL 1*


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