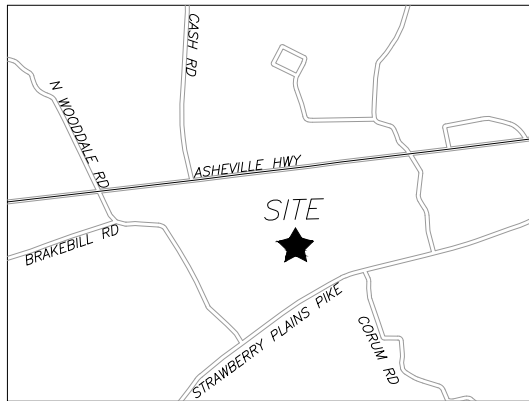


CONCEPT PLAN

U.E.I. PROJECT NO. 2408032

8014 ASHEVILLE HIGHWAY

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY, KNOXVILLE, TENNESSEE 37924
CLT MAPS 62 & 73, PARCELS 165, 80.03, 80.08



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 KNOXVILLE UTILITIES BOARD
SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET

KEY SHEET / TYPICAL SECTION

PRELIMINARY DRAINAGE PLAN

ROAD PROFILES

SHEET

C-0

C-1

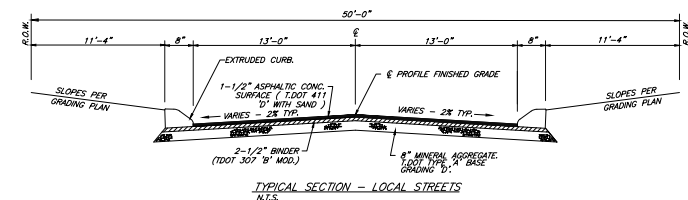
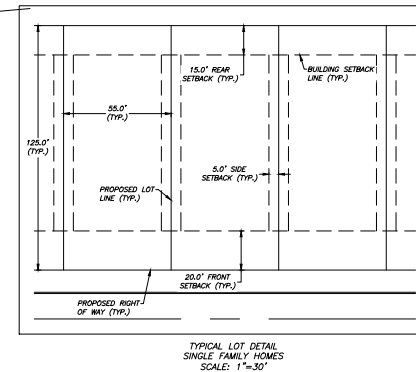
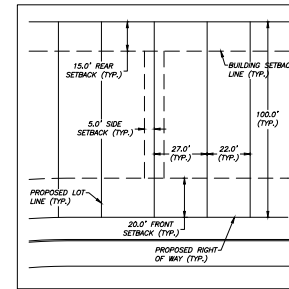
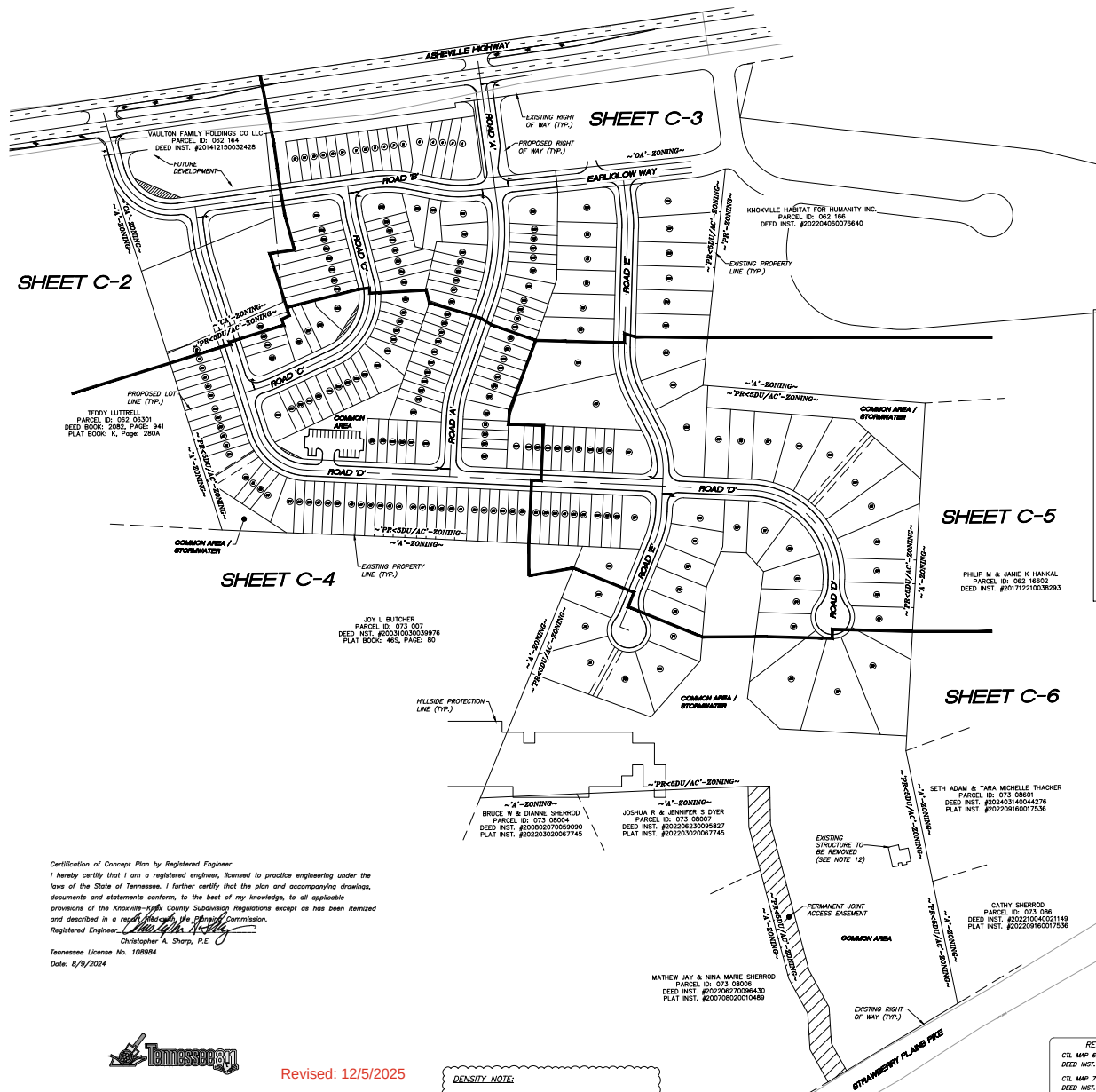
C-2 THRU C-6

C-7 THRU C-11

Revised: 12/5/2025

MPC FILE# 11-SG-24-C/11-J-24-DP

ISSUE NO.	DATE	DESCRIPTION
6	12/3/24	GENERAL REVISIONS
5	11/25/24	GENERAL REVISIONS
4	11/7/24	GENERAL REVISIONS
3	11/6/24	GENERAL REVISIONS
2	10/31/24	GENERAL REVISIONS
1	10/28/24	SUBMITTAL 2



- SITE PLAN NOTES:**
1. A PORTION OF THE PROPERTY IS ZONED 'PR' (<5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
REAR: 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 COMPLYING 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 NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE TOTAL AREA IN PR IS 43.27 ACRES (216 LOTS PROPOSED).
THE TOTAL AREA IN CA IS 3.27-ACRES.
 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.
 10. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
 11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.1 ACRES. THE TOTAL DISTURBED AREA IN HILLSIDE PROTECTION IS 0.024 ACRES.
 12. THE DRIVEWAY AT 8003 STRAWBERRY PLAINS PIKE TO BE REMOVED.

SHEET C-1 2 OF 12

KEY SHEET / TYPICAL SECTION
8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: 1"=120' AUGUST 9, 2024

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

DWG. CLM CHK. CAS DWS. NO. 2408032

REVISION	DATE	DESCRIPTION	BY
6	12/3/24	GENERAL REVISIONS	CAS
5	11/25/24	GENERAL REVISIONS	CAS
4	11/7/24	GENERAL REVISIONS	CAS
3	11/6/24	GENERAL REVISIONS	CAS
2	10/31/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / EDW COMMENTS	CAS

REFERENCE:
CTL MAP 62, PARCELS 165
DEED INST. #2014110002688
CTL MAP 73, PARCELS 80.03
DEED INST. #201912170041193
PLAT INST. #200708020010489
CTL MAP 73, PARCELS 80.08
DEED INST. #201603010005379
PLAT INST. #200708020010489

DENSITY NOTE:
THE FINAL LOT COUNT SHALL BE DICTATED BY THE SURVEYED ACREAGE IN THE PR ZONE.

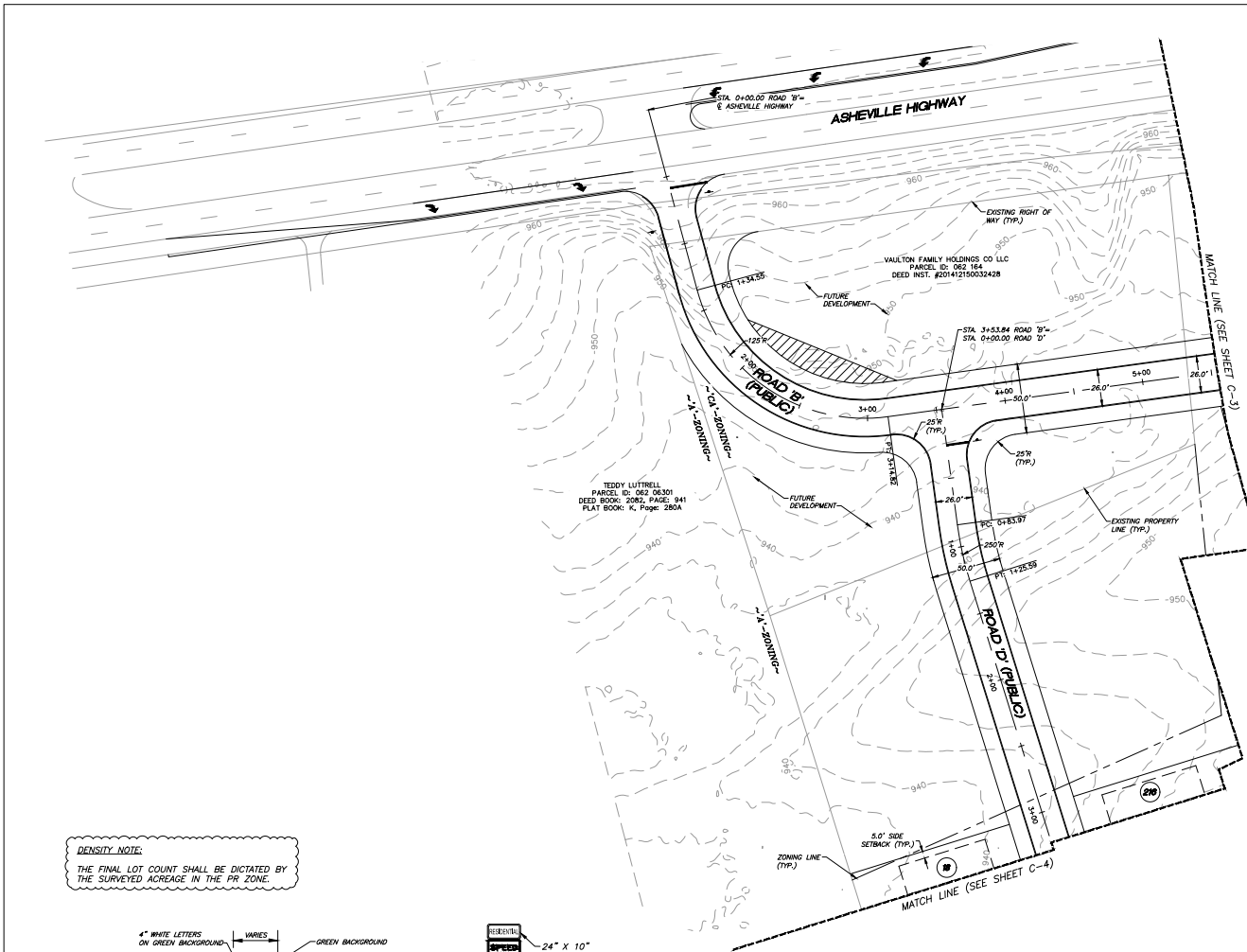
Revised: 12/5/2025

MPC FILE# 11-SG-24-C/11-J-24-DP

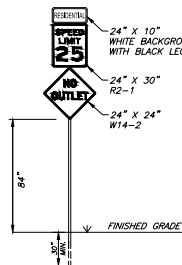
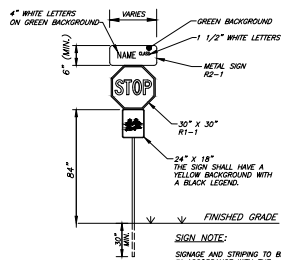
Certification of Concept Plan by Registered Engineer:
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-MPC County Subdivision Regulations except as has been limited and described in a report submitted to the Planning Commission.
Registered Engineer, *Christopher A. Sharp*
Christopher A. Sharp, P.E.

Tennessee License No. 108984
Date: 8/9/2024





DENSITY NOTE:
THE FINAL LOT COUNT SHALL BE DICTATED BY THE SURVEYED ACREAGE IN THE PR ZONE.



Revised: 12/5/2025

MPC FILE# 11-SG-24-C/11-J-24-DP

REFERENCE:
CTL MAP 62, PARCELS 165
DEED INST. #20141110002688
CTL MAP 73, PARCELS 80.03
DEED INST. #201912170041193
PLAT INST. #200708020010489
CTL MAP 73, PARCELS 80.08
DEED INST. #201603010005379
PLAT INST. #200708020010489

VARIANCE / ALTERNATIVE DESIGN STANDARDS:

ROAD A:

1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS A AND D.
2. REDUCE THE R VALUE FROM 25 TO 20 FOR ROAD A NEAR ITS INTERSECTION WITH ASHEVILLE HIGHWAY (STA. 1+152).

ROAD B:

1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% FOR ROAD B AT ITS INTERSECTION WITH ROAD A.
2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 1+34.55 & 3+14.82.

ROAD C:

1. INCREASE THE CENTERLINE GRADE FROM 1% TO 1.95% AT ROAD C INTERSECTION WITH ROAD B.
2. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD C INTERSECTION WITH ROAD D.

ROAD D:

1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 0+91.33 & 1+24.73.
2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 3+98.65 & 5+11.96.
3. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 6+04.80 & 7+08.75.
4. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 7+95.27 & 8+63.38.
5. REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 86.50' BETWEEN STATIONS 7+08.75 & 7+95.27.
6. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD E INTERSECTION WITH EARLGLOW LANE.

ROAD E:

1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 0+91.33 & 1+24.73.
2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 3+98.65 & 5+11.96.
3. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 6+04.80 & 7+08.75.
4. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 7+95.27 & 8+63.38.
5. REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 86.50' BETWEEN STATIONS 7+08.75 & 7+95.27.
6. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD E INTERSECTION WITH EARLGLOW LANE.

OTHER:

1. REDUCE THE MINIMUM LOT WIDTH TO 20'.



SITE PLAN NOTES:

1. A PORTION OF THE PROPERTY IS ZONED "PR" (<5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: TWENTY (20) FEET

REAR: 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 COMPLYING 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 TOWN 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 NAVD83.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE TOTAL AREA IN PR IS 43.27 ACRES (216 LOTS PROPOSED). THE TOTAL AREA IN CA IS 3.27-ACRES.

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.

10. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.

11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.1 ACRES. THE TOTAL DISTURBED AREA IN HILLSIDE PROTECTION IS 0.002 ACRE.

12. THE DRIVEWAY AT 8003 STRAWBERRY PLAINS PIKE TO BE REMOVED.

SHEET C-2 3 OF 12

SITE PLAN

8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER: EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: 1"=40' AUGUST 9, 2024

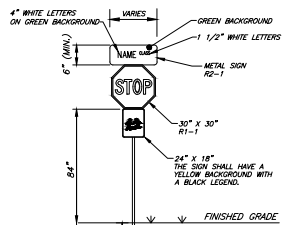
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWG. NO. 2408032



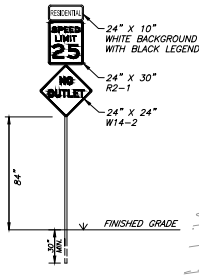
REVISION	DATE	DESCRIPTION	BY
5	12/3/24	GENERAL REVISIONS	CAS
4	11/25/24	GENERAL REVISIONS	CAS
3	11/6/24	PER PLANNING COMMENTS	CAS
2	10/31/24	PER PLANNING / EPW COMMENTS	CAS
1	10/28/24	PER PLANNING / EPW COMMENTS	CAS





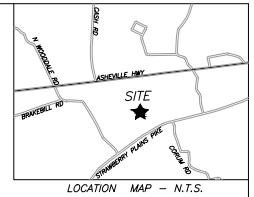
SIGN NOTE:
SIGNAGE AND STRIPING TO BE
IN ACCORDANCE WITH THE
MUTCD (LATEST EDITION).

**COMBINATION STOP SIGN /
STREET NAME SIGN DETAIL**



SPEED LIMIT SIGN DETAIL

DENSITY NOTE:
THE FINAL LOT COUNT SHALL BE DICTATED BY
THE SURVEYED ACREAGE IN THE PR ZONE.



LOCATION MAP - N.T.S.



SITE PLAN NOTES:

1. A PORTION OF THE PROPERTY IS ZONED "PR" (<5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
PERIMETER: 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 COMPLYING 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 NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA IN PR IS 43.27 ACRES (216 LOTS PROPOSED).
6. THE TOTAL AREA IN CA IS 3.27 ACRES.
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. 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. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.1 ACRES. THE TOTAL DISTURBED AREA IN HILLSIDE PROTECTION IS 6.025 ACRES.
12. THE DRIVEWAY AT 8003 STRAWBERRY PLAINS PIKE TO BE REMOVED.

SHEET C-3 4 OF 12

SITE PLAN

8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER: EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: 1"=40' AUGUST 9, 2024

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

DWN: CLM CHW: CAS DWS: NO. 2408032

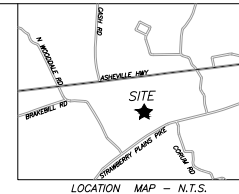
REVISION	DATE	DESCRIPTION	BY
5	12/3/24	GENERAL REVISIONS	CAS
4	11/25/24	GENERAL REVISIONS	CAS
3	11/6/24	PER PLANNING COMMENTS	CAS
2	10/31/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / EIR COMMENTS	CAS

Revised: 12/5/2025

MPC FILE# 11-SG-24-C/11-J-24-DP

REFERENCE:
CTL MAP 65, PARCELS 165
DEED INSTR. #2014110002688
CTL MAP 73, PARCEL 80.03
DEED INSTR. #201912170041193
PLAT INSTR. #200708020010489
CTL MAP 73, PARCEL 80.08
DEED INSTR. #201603010005079
PLAT INSTR. #200708020010489





SITE PLAN NOTES:

1. A PORTION OF THE PROPERTY IS ZONED "PR" (<5 DU/AC), REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 ESDUE: TWENTY (20) FEET
 PERBERG: 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 COMPILED 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.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA IN PR IS 43.27 ACRES (216 LOTS PROPOSED). THE TOTAL AREA IN CA IS 3.27 ACRES.
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.
10. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.1 ACRES. THE TOTAL DISTURBED AREA IN HILLSIDE PROTECTION IS 0.004 ACRES.
12. THE DRIVEWAY AT 8003 STRAWBERRY PLAINS PIKE TO BE REMOVED.



SHEET C-4 5 OF 12

SITE PLAN

8014 ASHEVILLE HIGHWAY
 SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

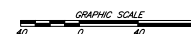
DEVELOPER: **EAGLE BEND DEVELOPMENT LLC**
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
 CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
 SCALE: 1"=40' AUGUST 9, 2024

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

DWN: CLM CHW: CAS DWS: 2408032

REVISION	DATE	DESCRIPTION	BY
6	12/3/24	GENERAL REVISIONS	CAS
5	11/25/24	GENERAL REVISIONS	CAS
4	11/7/24	ADDED ROAD C TURNAROUND	CAS
3	11/6/24	PER PLANNING COMMENTS	CAS
2	10/31/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / EDW COMMENTS	CAS

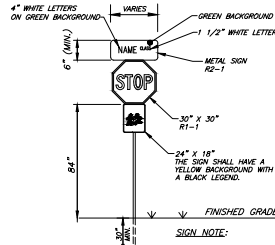
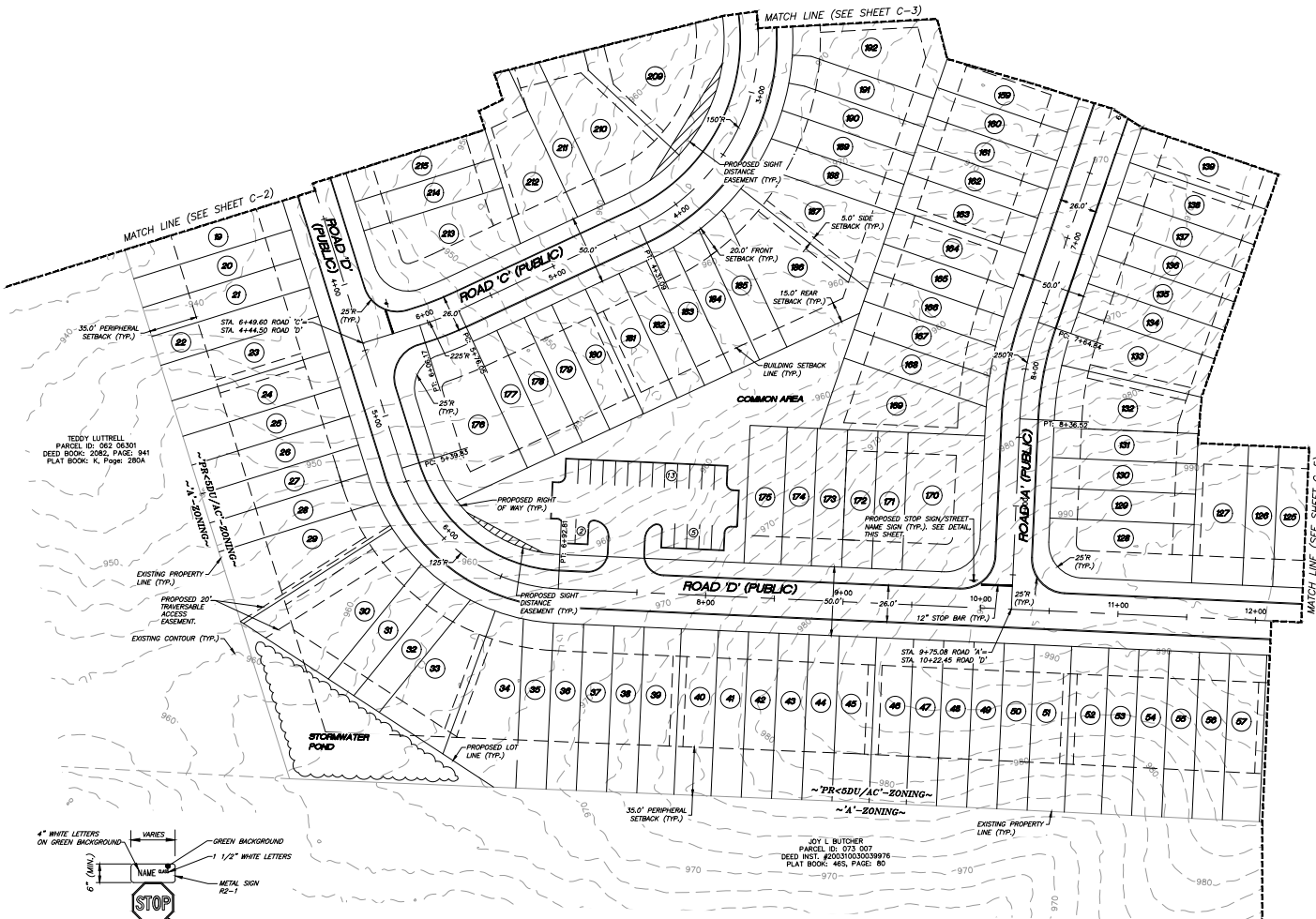


REFERENCE:
 CTL MAP 62, PARCELS 165
 DEED INST. #2014110002688
 CTL MAP 73, PARCELS 80.03
 DEED INST. #201912170041193
 PLAT INST. #200708020010489
 CTL MAP 73, PARCELS 80.08
 DEED INST. #201603010060379
 PLAT INST. #200708020010489

DENSITY NOTE:
 THE FINAL LOT COUNT SHALL BE DICTATED BY THE SURVEYED ACREAGE IN THE PR ZONE.

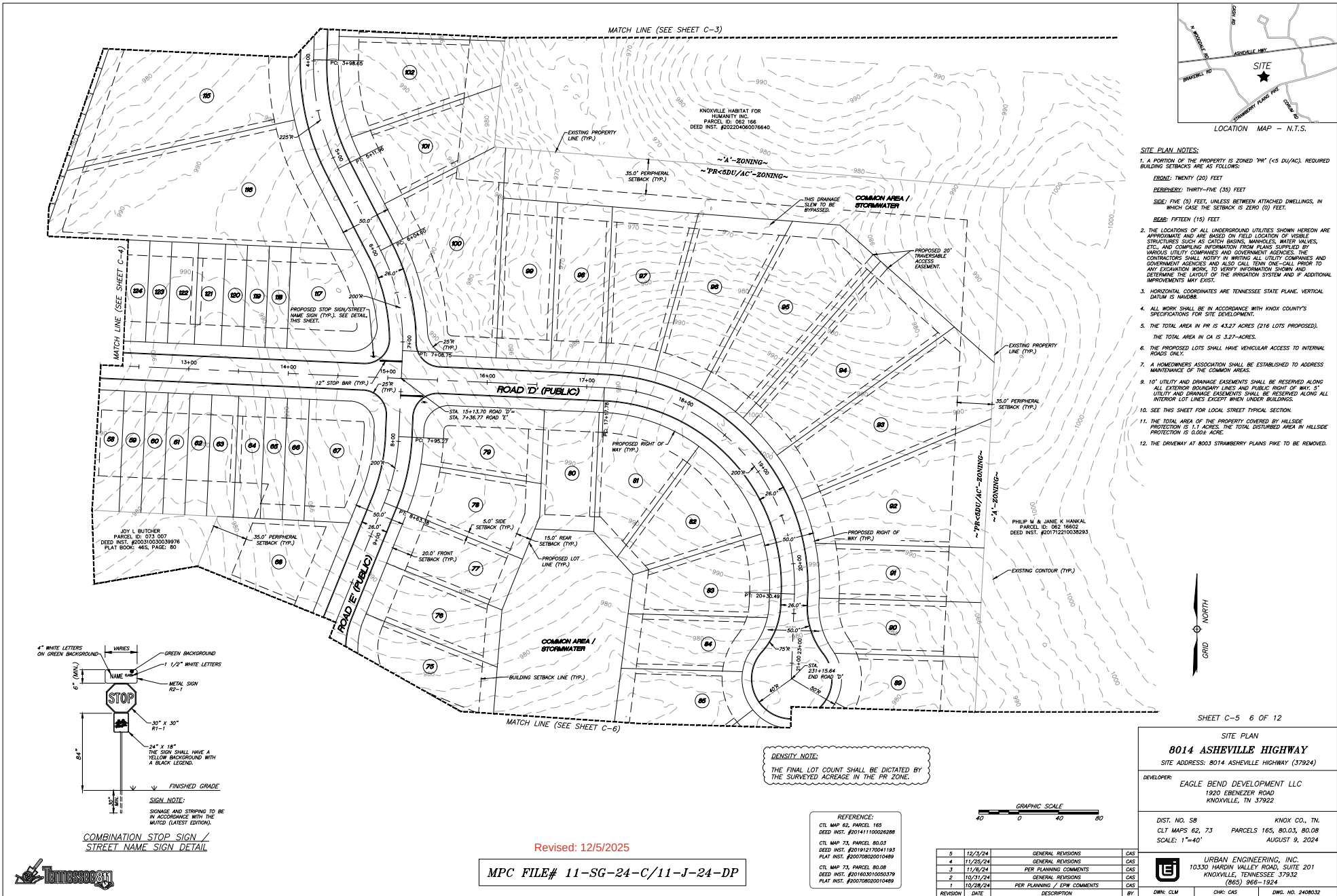
Revised: 12/5/2025

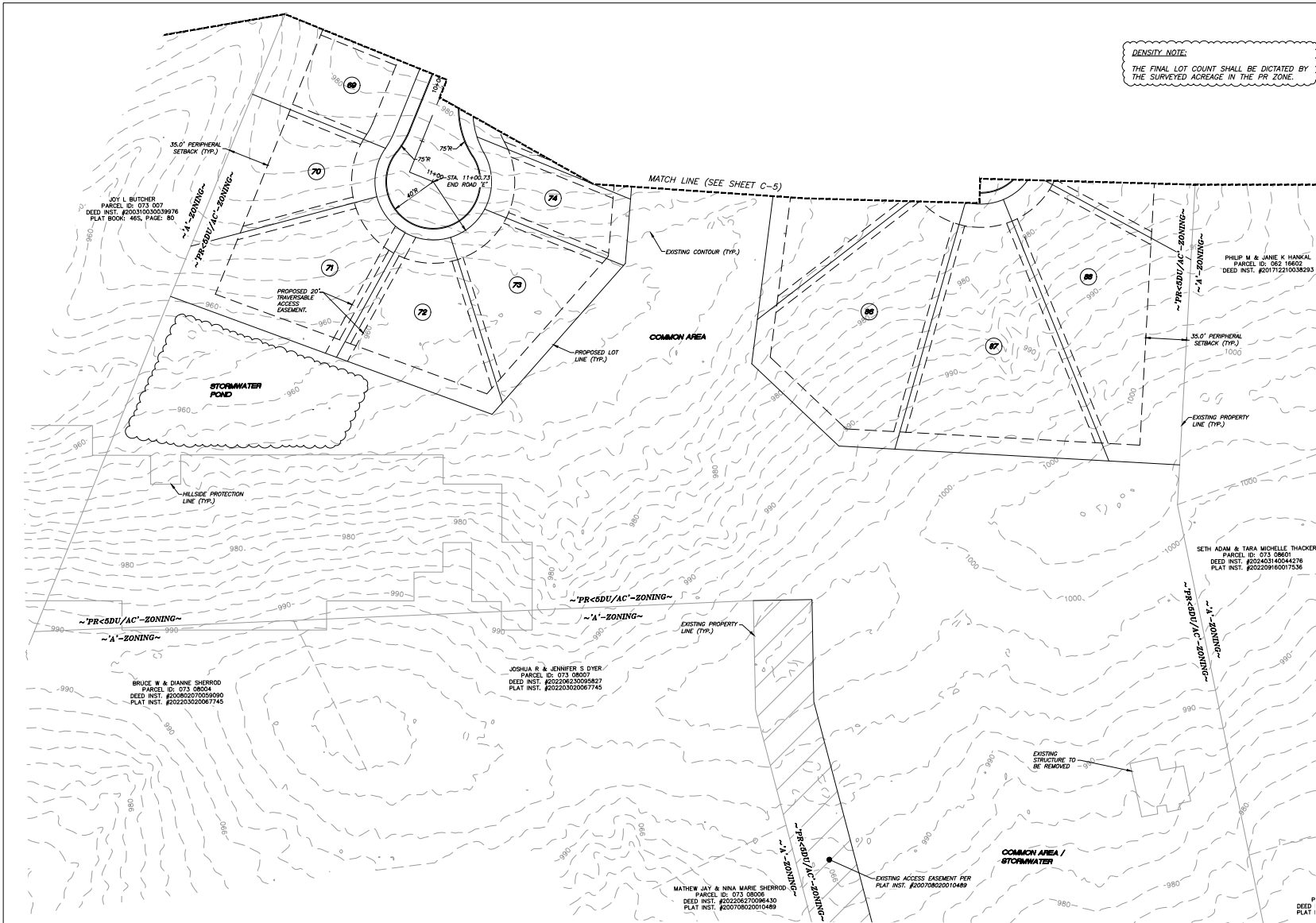
MPC FILE# 11-SG-24-C/11-J-24-DP



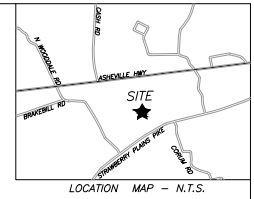
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL







DENSITY NOTE:
THE FINAL LOT COUNT SHALL BE DICTATED BY
THE SURVEYED ACREAGE IN THE PR ZONE.



- SITE PLAN NOTES:**
1. A PORTION OF THE PROPERTY IS ZONED "PR" (<5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
REAR: 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 COMPLYING 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 TOWN 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 NAUGHS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE TOTAL AREA IN PR IS 43.27 ACRES (216 LOTS PROPOSED). THE TOTAL AREA IN CA IS 3.27-ACRES.
 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. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.1 ACRES. THE TOTAL DISTURBED AREA IN HILLSIDE PROTECTION IS 0.002 ACRE.
 12. THE DRIVEWAY AT 8003 STRAWBERRY PLAINS PIKE TO BE REMOVED.



SHEET C-6 7 OF 12

SITE PLAN
8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: 1"=40' AUGUST 9, 2024



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

DWN: CLM CHW: CAS DWS: NO 2408032

REFERENCE:
CTR. MAP 62, PARCELS 165
DEED INST. #201411100026288
CTR. MAP 73, PARCELS 80.03
DEED INST. #201912170041193
PLAT INST. #200708020010489
CTR. MAP 73, PARCELS 80.08
DEED INST. #201603010060379
PLAT INST. #200708020010489

REVISION	DATE	DESCRIPTION	BY
4	12/3/24	GENERAL REVISIONS	CAS
3	11/25/24	GENERAL REVISIONS	CAS
2	11/6/24	PER PLANNING COMMENTS	CAS
1	10/28/24	PER PLANNING / LDM COMMENTS	CAS

Revised: 12/5/2025

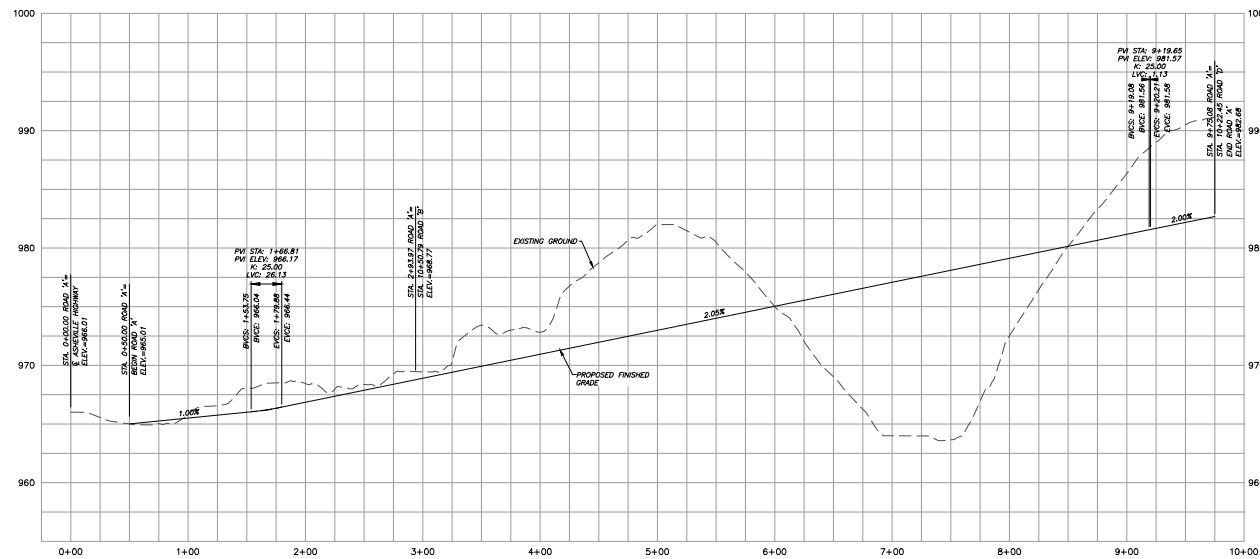
MPC FILE# 11-SG-24-C/11-J-24-DP



REVISION	DATE	DESCRIPTION	BY
3	12/3/24	GENERAL REVISIONS	CAS
2	11/25/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / EPW COMMENTS	CAS

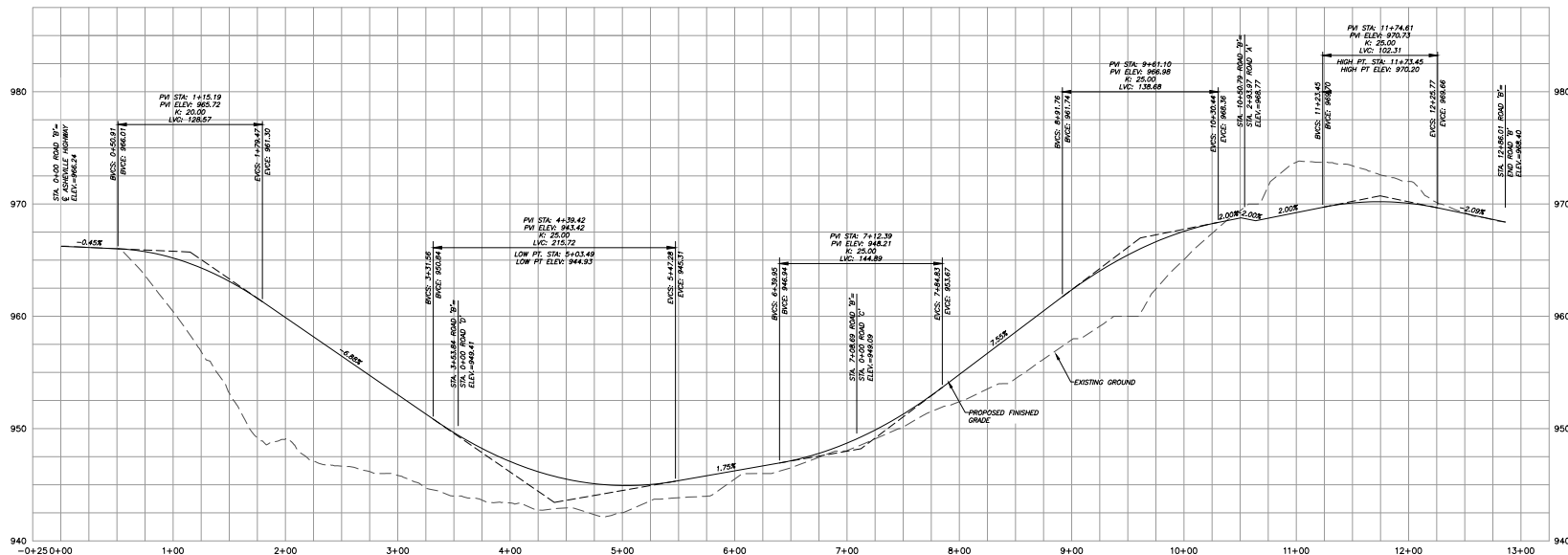
MPC FILE# 11-SG-24-C/11-J-24-DP

Revised: 12/5/2025



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

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-1996 County Subdivision Regulations except as has been itemized and described in a report filed with the Planning and Zoning Commission.
Registered Engineer: Christopher A. Sharp, P.E.
Tennessee License No. 108884
Date: 8/19/2024



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



SHEET C-7 8 OF 12

ROAD PROFILES

8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

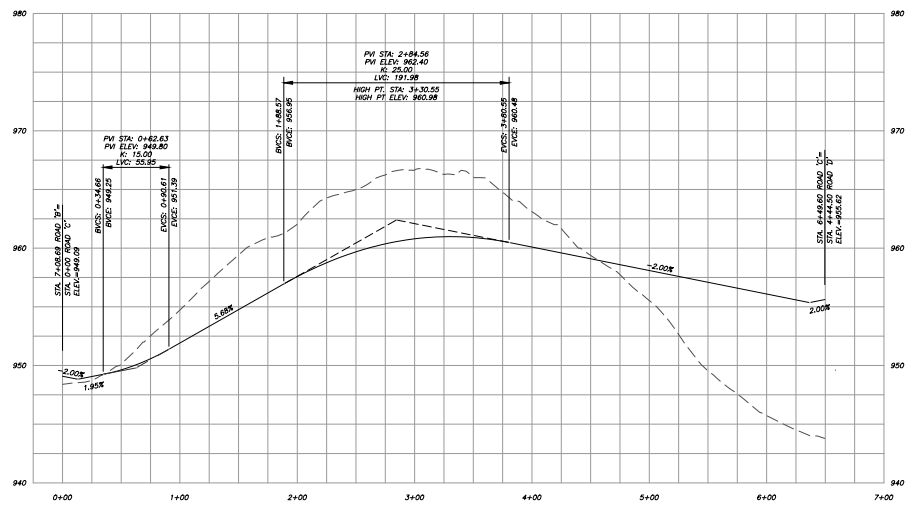
DEVELOPER: EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: AS NOTED AUGUST 9, 2024

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

DWG. CLM CHK. CAS DWG. NO. 2408032





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



SHEET C-8 9 OF 12

ROAD PROFILES	
8014 ASHEVILLE HIGHWAY	
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)	
DEVELOPER: EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922	
DIST. NO. 58	KNOX CO., TN.
CLT MAPS 62, 73	PARCELS 165, 80.03, 80.08
SCALE: AS NOTED	AUGUST 9, 2024

	URBAN ENGINEERING, INC.	
	10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS	DWG. NO. 2408032

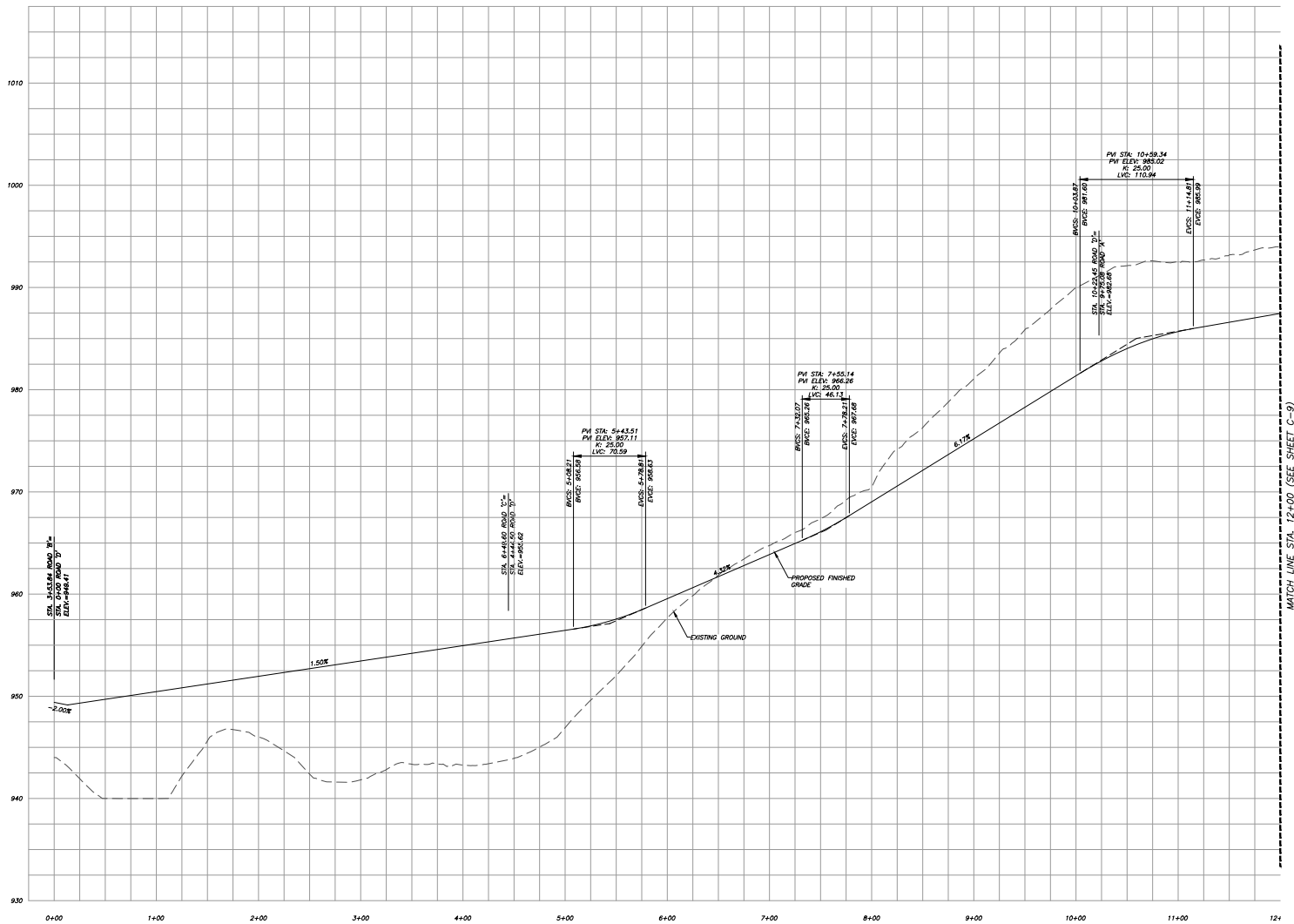
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to 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*
Christopher A. Sharp, P.E.
Tennessee License No. 108584
Date: 8/9/2024



Revised: 12/5/2025

MPC FILE# 11-SG-24-C/11-J-24-DP

REVISION	DATE	DESCRIPTION	BY
3	12/3/24	GENERAL REVISIONS	CAS
2	11/25/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / EDW COMMENTS	CAS



MATCH LINE STA. 12+00 (SEE SHEET C-9)

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

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*
Christopher A. Sharp, P.E.

Tennessee License No. 108584
Date: 8/9/2024



Revised: 12/5/2025

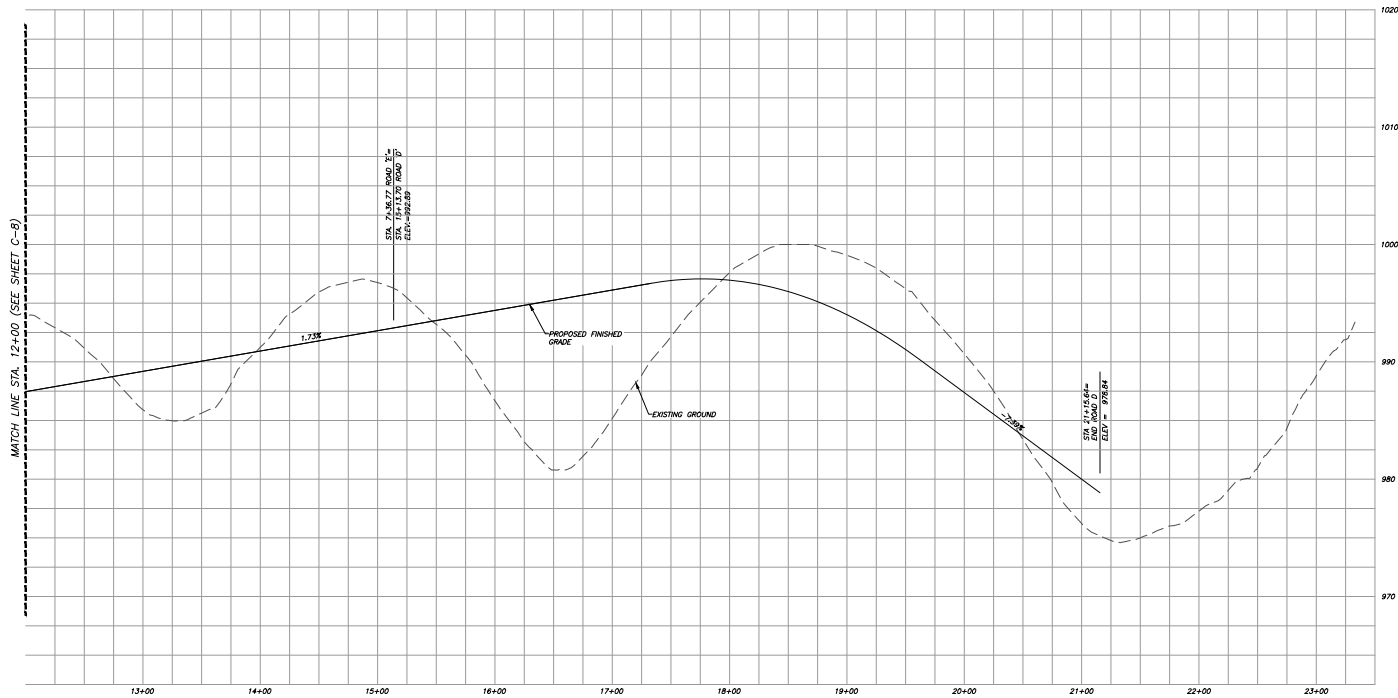
MPC FILE# 11-SG-24-C/11-J-24-DP

REVISION	DATE	DESCRIPTION	BY
3	12/3/24	GENERAL REVISIONS	CAS
2	11/25/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / LDC COMMENTS	CAS



SHEET C-9 10 OF 12

ROAD PROFILES	
8014 ASHEVILLE HIGHWAY	
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)	
DEVELOPER:	EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922
DIST. NO. 58	KNOX CO., TN.
CLT MAPS 62, 73	PARCELS 165, 80.03, 80.08
SCALE: AS NOTED	AUGUST 9, 2024
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS
DWS: NO. 2408032	



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



SHEET C-10 11 OF 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-Metropolitan County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 106984
Date: 8/9/2024

ROAD PROFILES	
8014 ASHEVILLE HIGHWAY	
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)	
DEVELOPER:	EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922
DIST. NO. 58	KNOX CO., TN.
CLT MAPS 62, 73	PARCELS 165, 80.03, 80.08
SCALE: AS NOTED	AUGUST 9, 2024

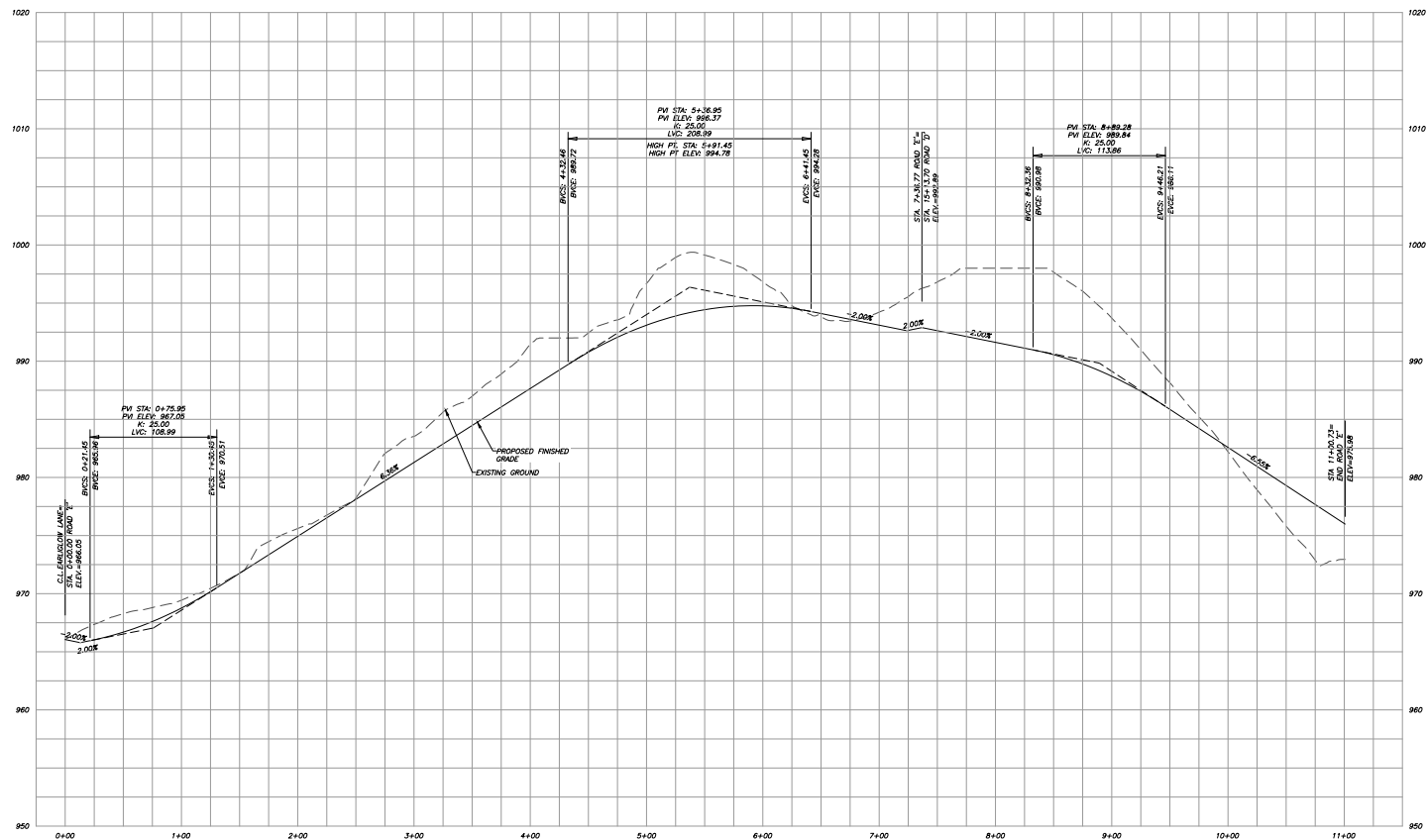
	URBAN ENGINEERING, INC.	
	10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS	DWG. NO. 2408032

Revised: 12/5/2025

MPC FILE# 11-SG-24-C/11-J-24-DP

4	12/3/24	GENERAL REVISIONS	CAS
3	11/25/24	GENERAL REVISIONS	CAS
2	11/2/24	UPDATED ROAD C	CAS
1	10/28/24	PER PLANNING / EIR COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY





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



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-Hamilton County Subdivision Regulations except as has been itemized and described in a separate report submitted to the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108884
Date: 8/9/2024

Revised: 12/5/2025

MPC FILE# 11-SG-24-C/11-J-24-DP

SHEET C-11 12 OF 12

ROAD PROFILES

8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER: EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: AS NOTED AUGUST 9, 2024

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



DWG. NO. 2408032

REVISION	DATE	DESCRIPTION	BY
3	12/5/24	GENERAL REVISIONS	CAS
2	11/25/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / EDW COMMENTS	CAS



EXHIBIT C: On-street Parking

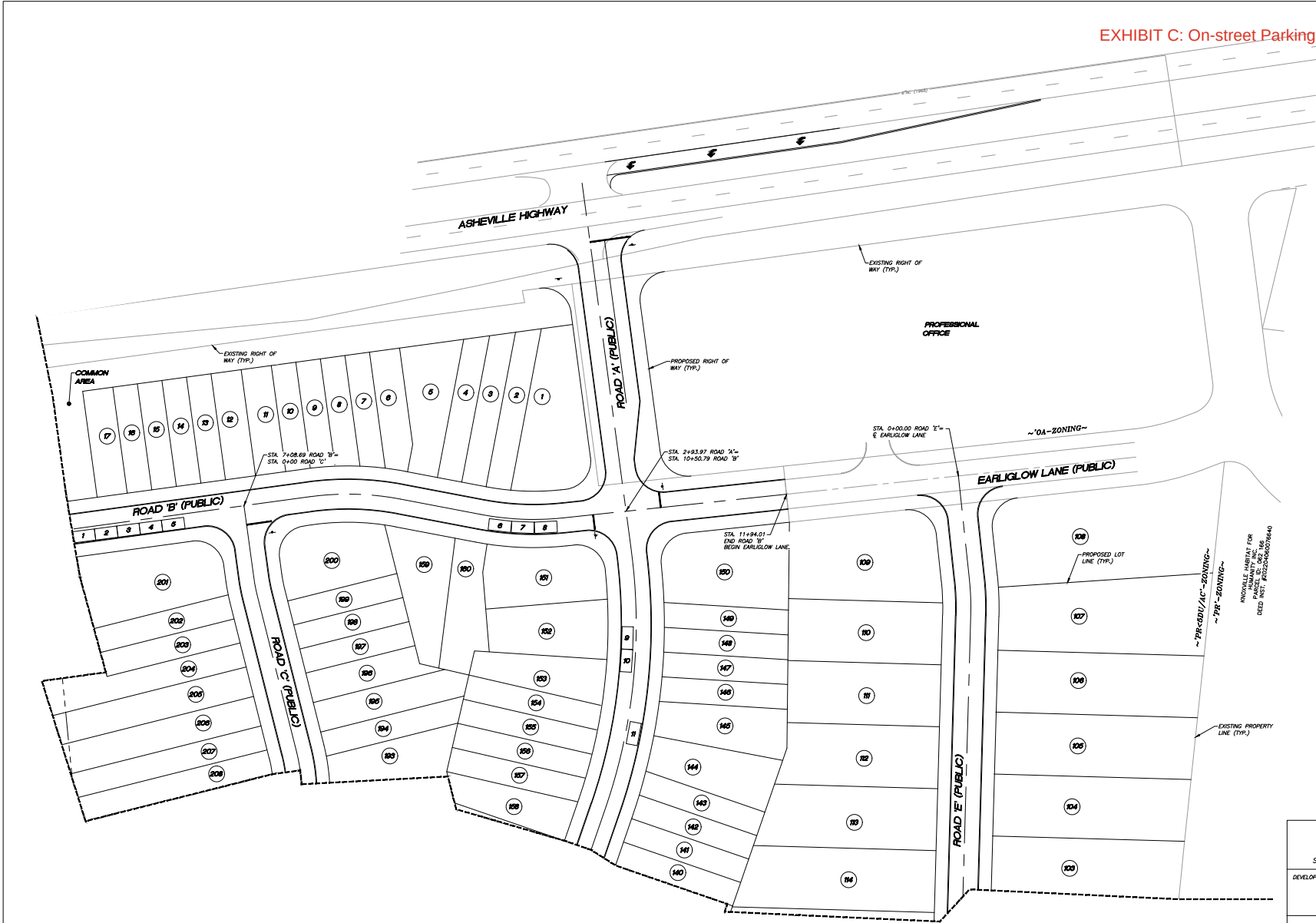
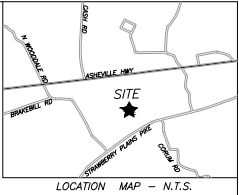
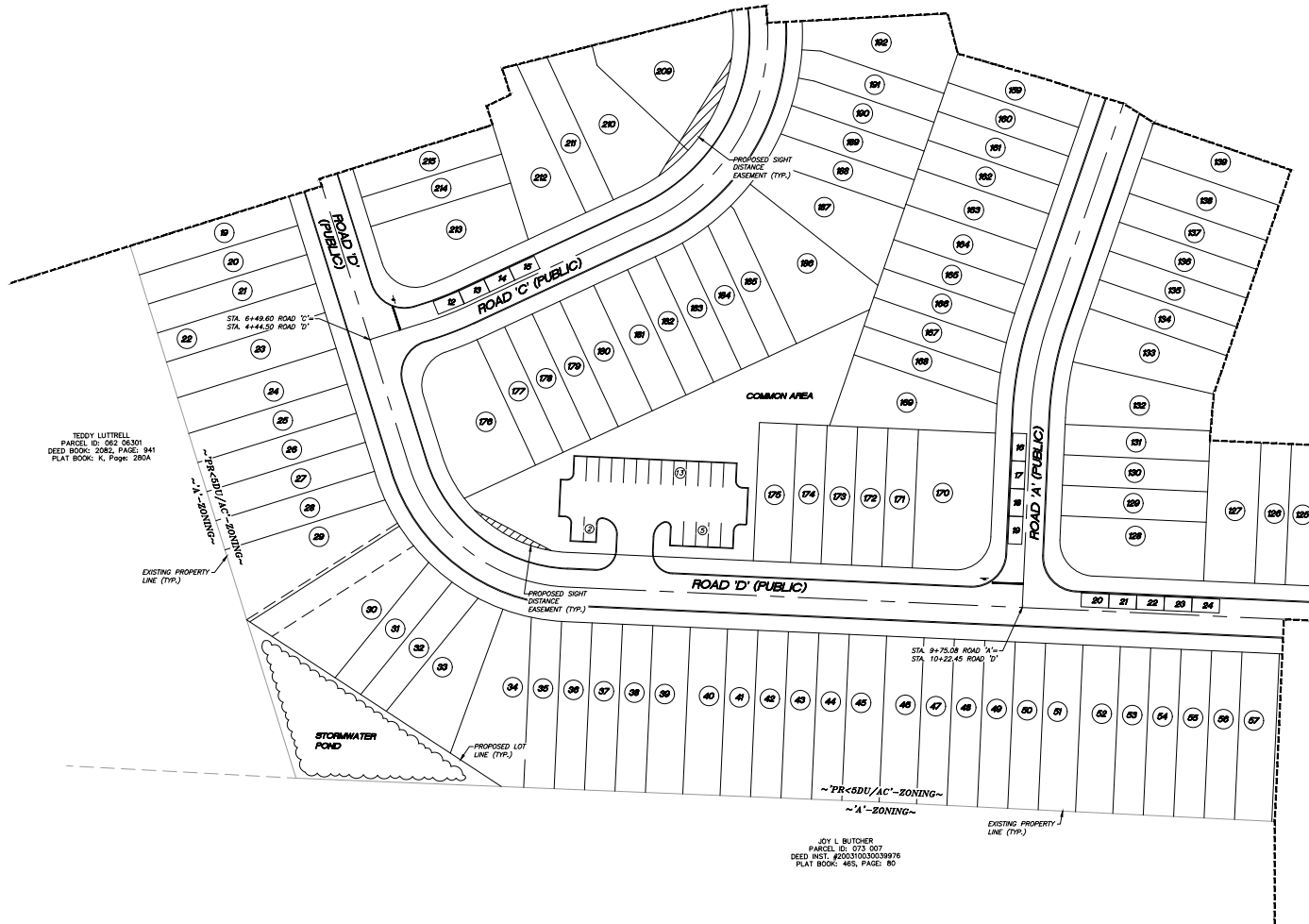
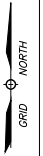
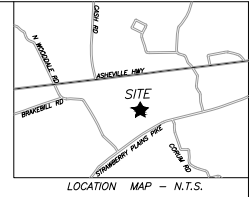


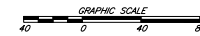
EXHIBIT C: On-street Parking



TEDDY LUTTRELL
PARCEL ID: 062 06301
DEED BOOK: 2082, PAGE: 841
PLAT BOOK: K, Page: 280A

JOY L BUTCHER
PARCEL ID: 073 007
DEED INST. #00310030339976
PLAT BOOK: 465, PAGE: 50

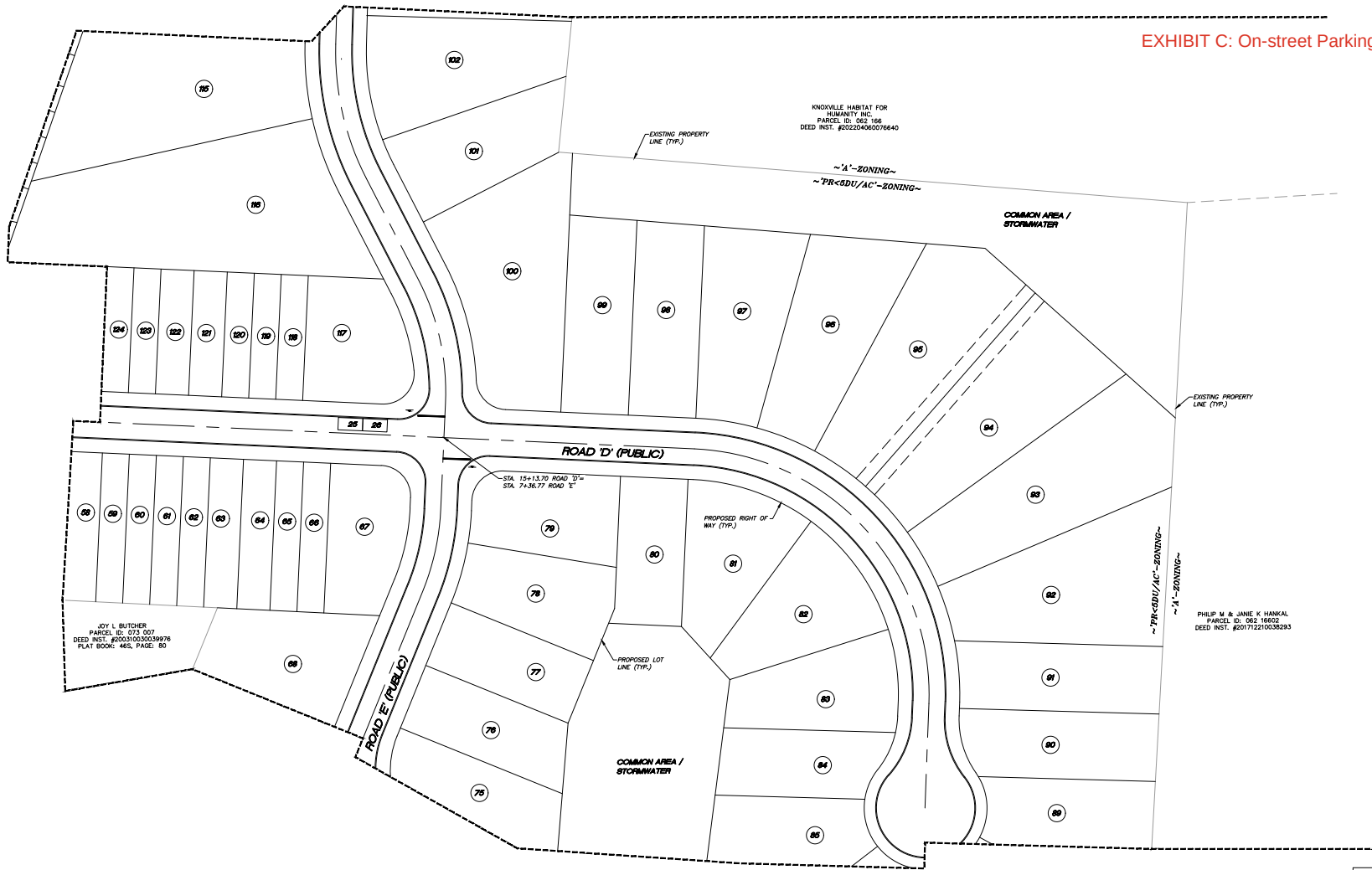
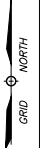
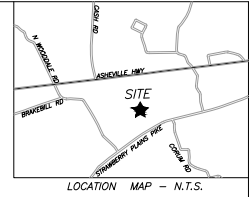
MPC FILE# 11-SG-24-C/11-J-24-DP



ON STREET PARKING EXHIBIT (2 OF 3)	
8014 ASHEVILLE HIGHWAY	
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)	
DEVELOPER:	EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922
DIST. NO. 58	KNOX CO., TN.
CLT MAPS 62, 73	PARCELS 165, 80.03, 80.08
SCALE: 1"=40'	AUGUST 9, 2024
 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHW: CAS
DWG. NO. 2408032	



EXHIBIT C: On-street Parking



MPC FILE# 11-SG-24-C/11-J-24-DP



ON STREET PARKING EXHIBIT (3 OF 3)		
8014 ASHEVILLE HIGHWAY		
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)		
DEVELOPER:	EAGLE BEND DEVELOPMENT LLC 1920 EBENEZER ROAD KNOXVILLE, TN 37922	
DIST. NO. 58	CLT MAPS 62, 73	KNOX CO., TN PARCELS 165, 80.03, 80.08 AUGUST 9, 2024 SCALE: 1"=40'
 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2408032