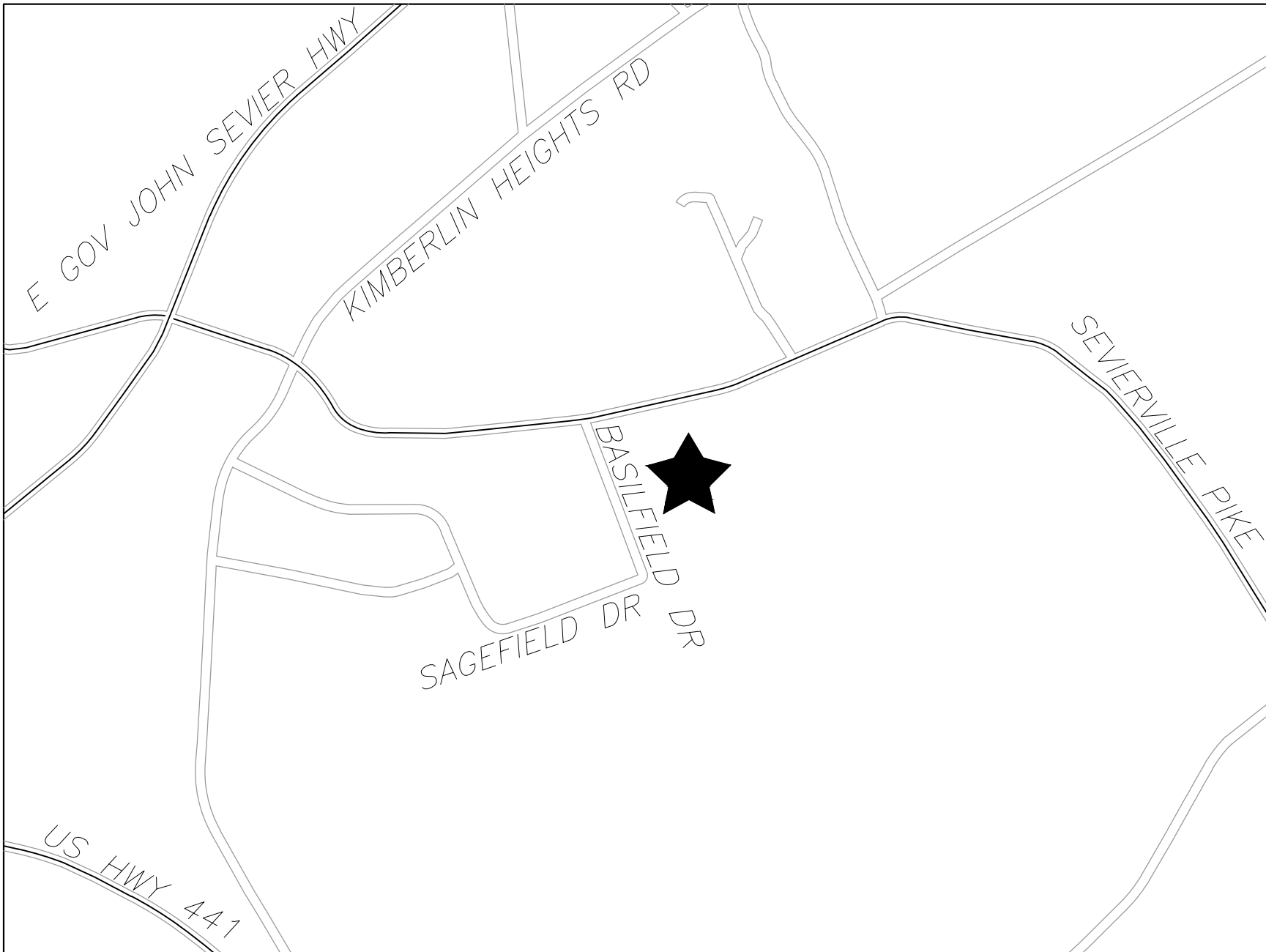


CONCEPT PLAN

U.E.I. PROJECT NO. 2409038

7803 SEVIERVILLE PIKE

SITE ADDRESS: 7803 SEVIERVILLE PIKE, KNOXVILLE, TENNESSEE 37920
TAX PARCELS 12504001, 125041 & 12504301



LOCATION MAP

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



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #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
SITE PLAN	C-1
PRELIMINARY GRADING PLAN	C-2
ROAD PROFILE	C-3

MPC FILE# 11-SJ-24-C / 11-M-24-DP

2	10/31/24	PER PLANNING/EPW COMMENTS
1	10/22/24	PER PLANNING/EPW COMMENTS
ISSUE NO.	DATE	DESCRIPTION

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: HOUSES, TWENTY (20) FEET

PERIPHERY: 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.

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 CURRENT TOTAL AREA OF THE DEVELOPMENT IS 11.17 ACRES.

6. THE DEVELOPMENT PROPOSES 34-UNITS (3.04 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.35± ACRES (30%)

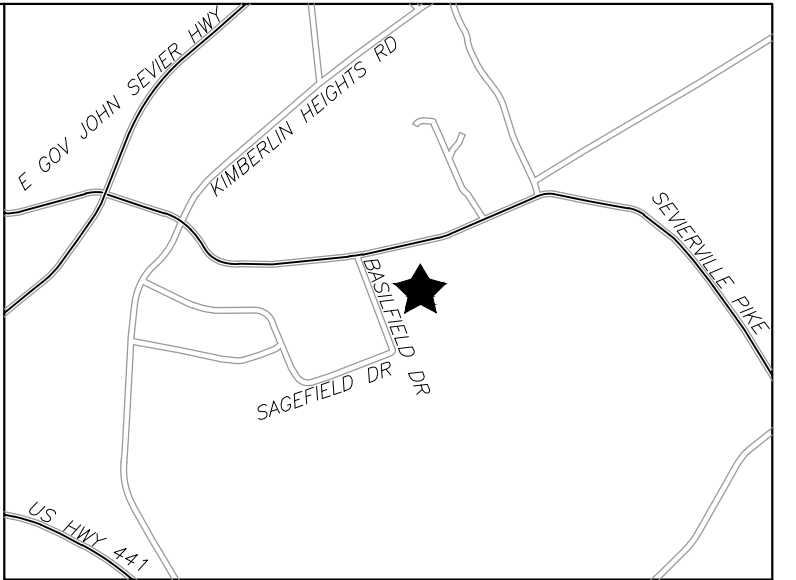
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

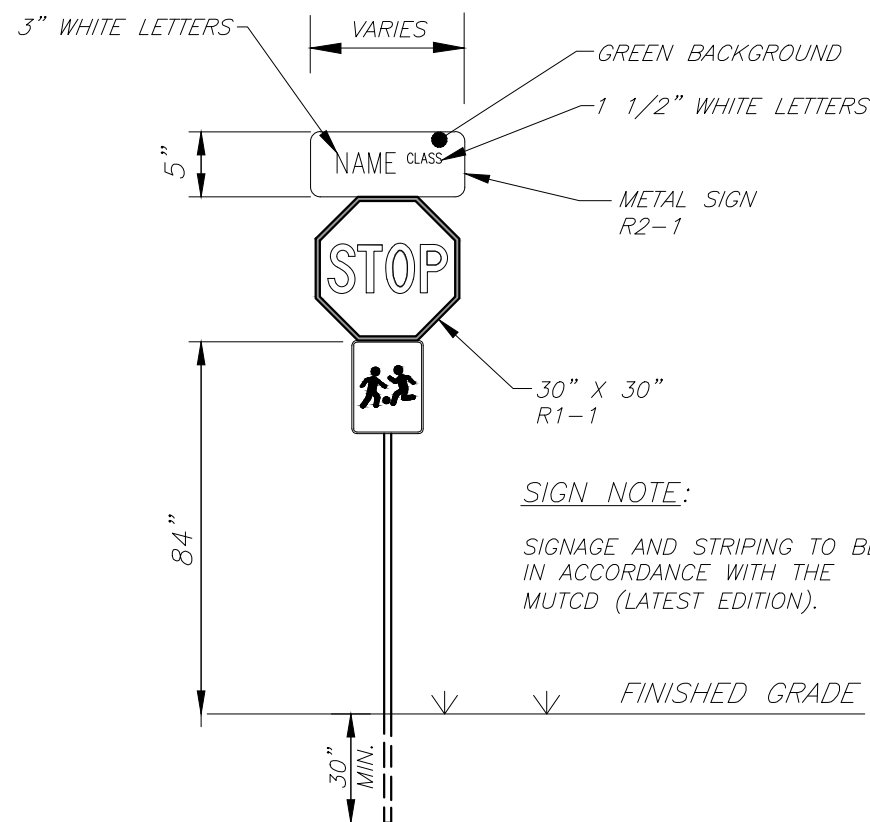
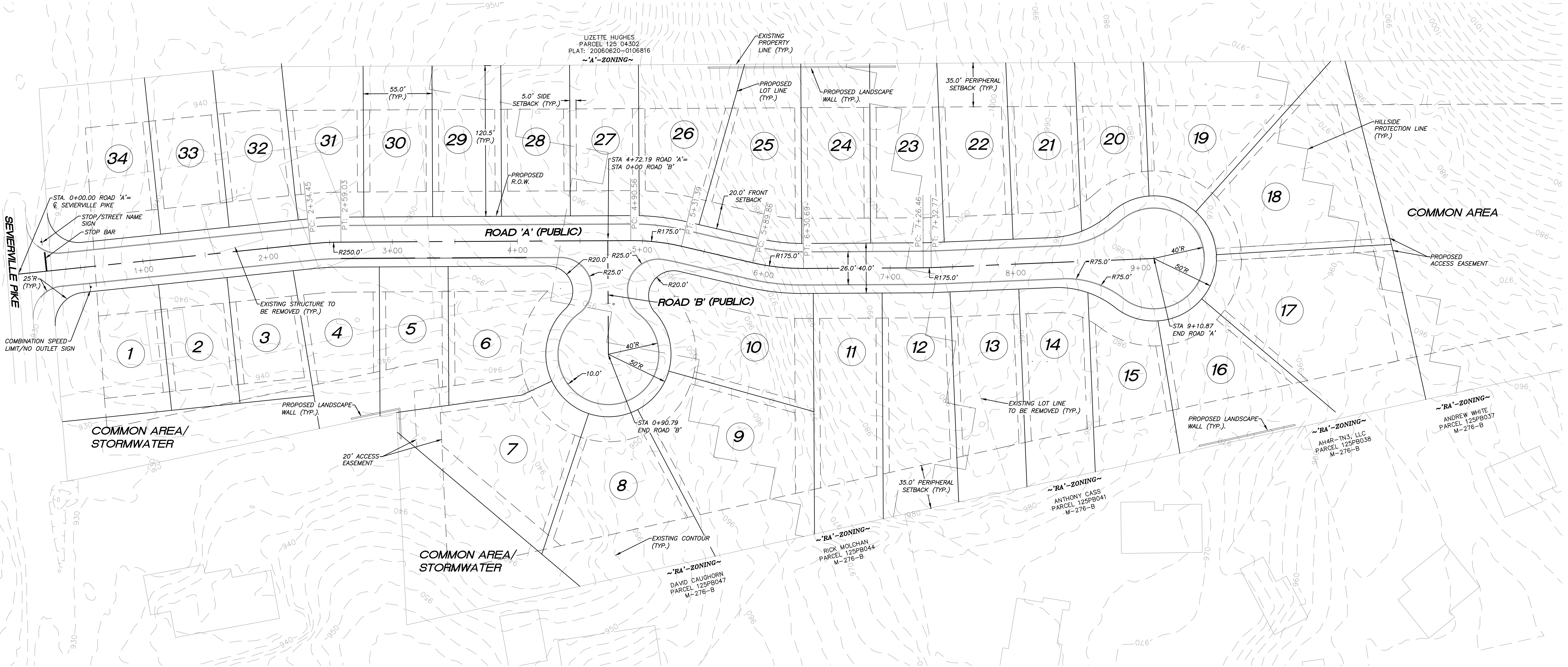
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.

11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 5.1 ACRES. THE APPROXIMATE AREA DISTURBED IN HP IS 1.83-ACRES.

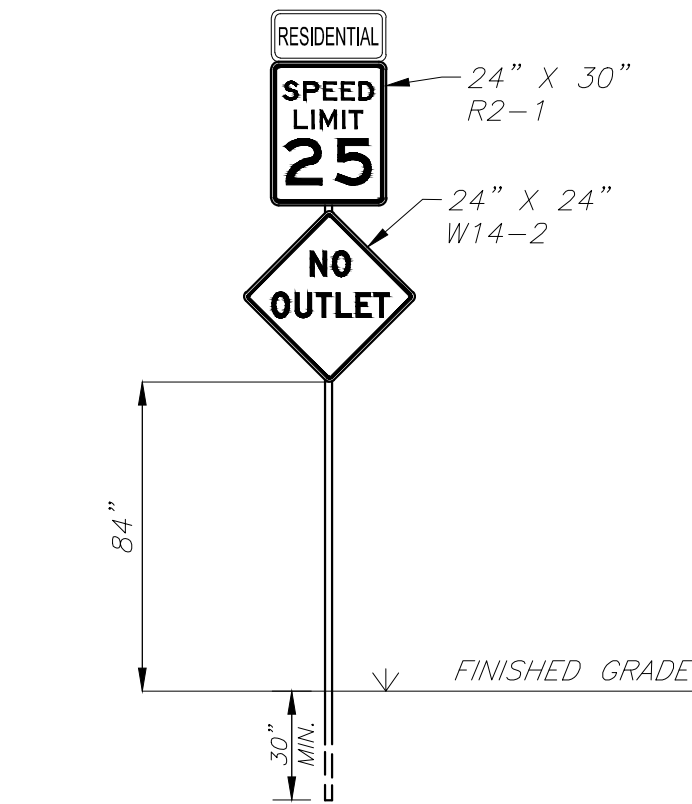
12. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.



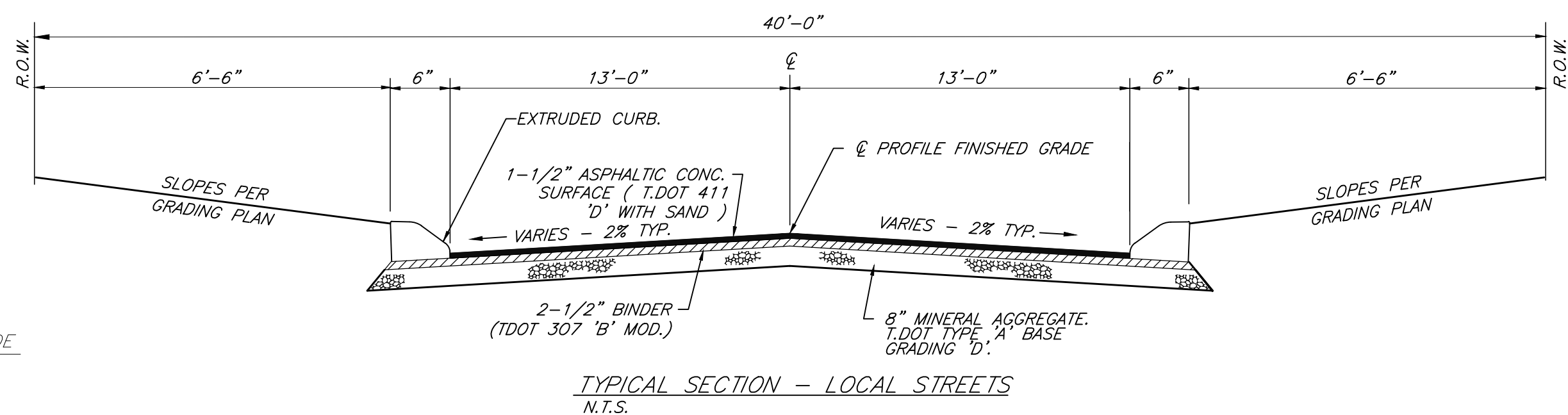
LOCATION MAP



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



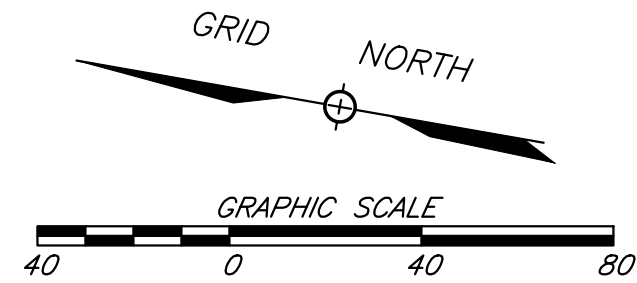
SPEED LIMIT/NO OUTLET SIGN DETAIL
N.T.S.



MPC FILE# 11-SJ-24-C / 11-M-24-DP

VARIANCE / ALTERNATIVE DESIGN STANDARD REQUESTS:

- 1) REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH FROM 50' TO 40' (PUBLIC ROAD).
- 2) REDUCE THE K VALUE FROM 25 TO 20 BETWEEN STATIONS 5+95.37 & 8+08.10.
- 3) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS 'A' AND 'B' AND AT THE INTERSECTION OF ROAD 'A' AND SEVIERVILLE PIKE.
- 4) DECREASE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 95.77' BETWEEN STATIONS 6+30.69 & 7+26.46.
- 5) REDUCE THE CORNER RADIUS FROM 75' TO 20' AT THE INTERSECTION OF ROADS 'A' AND 'B'.
- 6) DECREASE THE K VALUE FROM 25 TO 20 AT THE INTERSECTION OF ROAD A AND SEVIERVILLE PIKE.



SHEET C-1

7803 SEVIERVILLE PIKE

SITE ADDRESS: 7803 SEVIERVILLE PIKE (37920)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. D9

KNOX CO., TN.

CLT MAP 125 PARCELS 12504001, 125041 & 12504301
SCALE: 1"=40'

SEPTEMBER 19, 2024



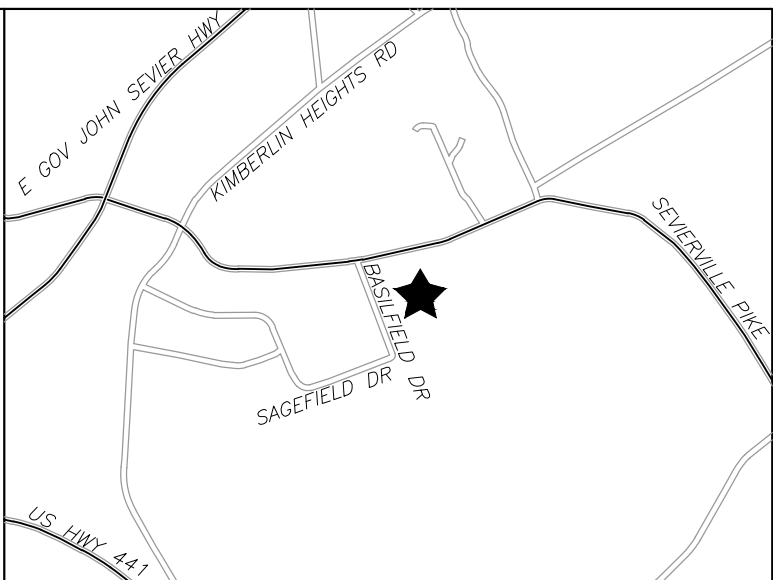
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM

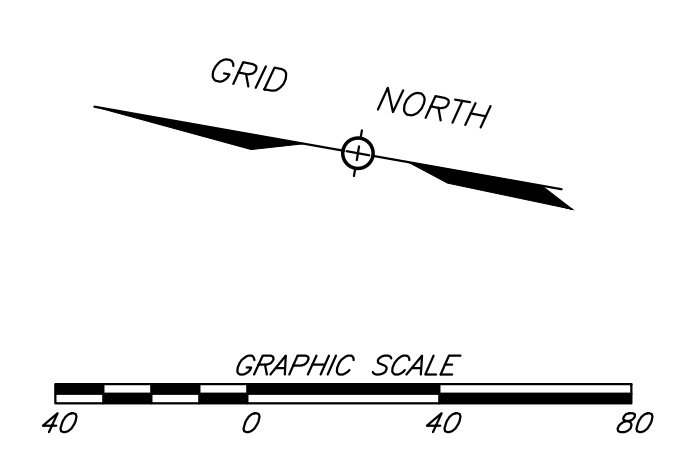
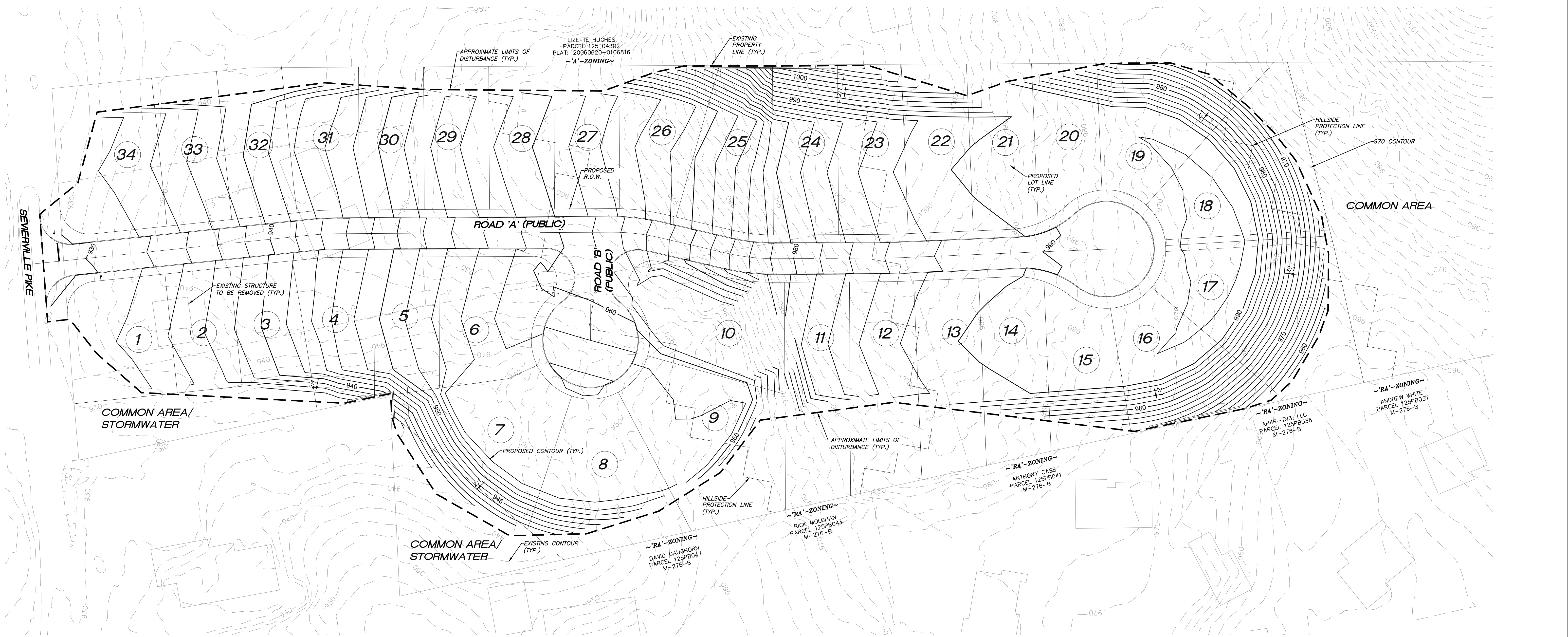
CHK: CAS

DWG. NO. 2402009

REVISION	DATE	DESCRIPTION	BY
2	10/31/24	ADDED ACCESS EASEMENT	CAS
1	10/22/24	PER PLANNING / EPW COMMENTS	CAS



LOCATION MAP



GRADING PLAN NOTES:

1. 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.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
4. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 5.1 ACRES. THE APPROXIMATE AREA DISTURBED IN HP IS 1.83-ACRES.
5. THE TOTAL AREA DISTURBED IS APPROXIMATELY 7.1 ACRES.

MPC FILE# 11-SJ-24-C / 11-M-24-DP

SHEET C-2

PRELIMINARY GRADING PLAN
7803 SEVIERVILLE PIKE

SITE ADDRESS: 7803 SEVIERVILLE PIKE (37920)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. D9

KNOX CO., TN.

CLT MAP 125 PARCELS 12504001, 125041 & 12504301

SCALE: 1"=40'

SEPTEMBER 19, 2024



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

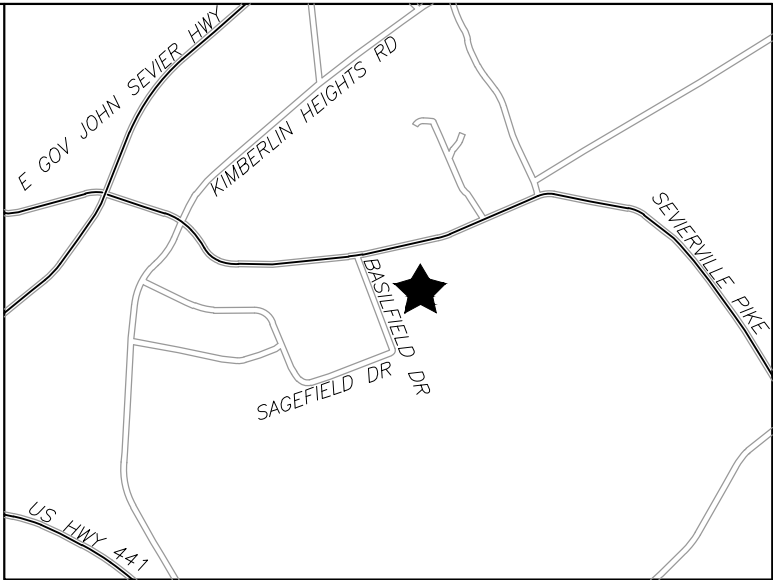
DWN: CLM

CHK: CAS

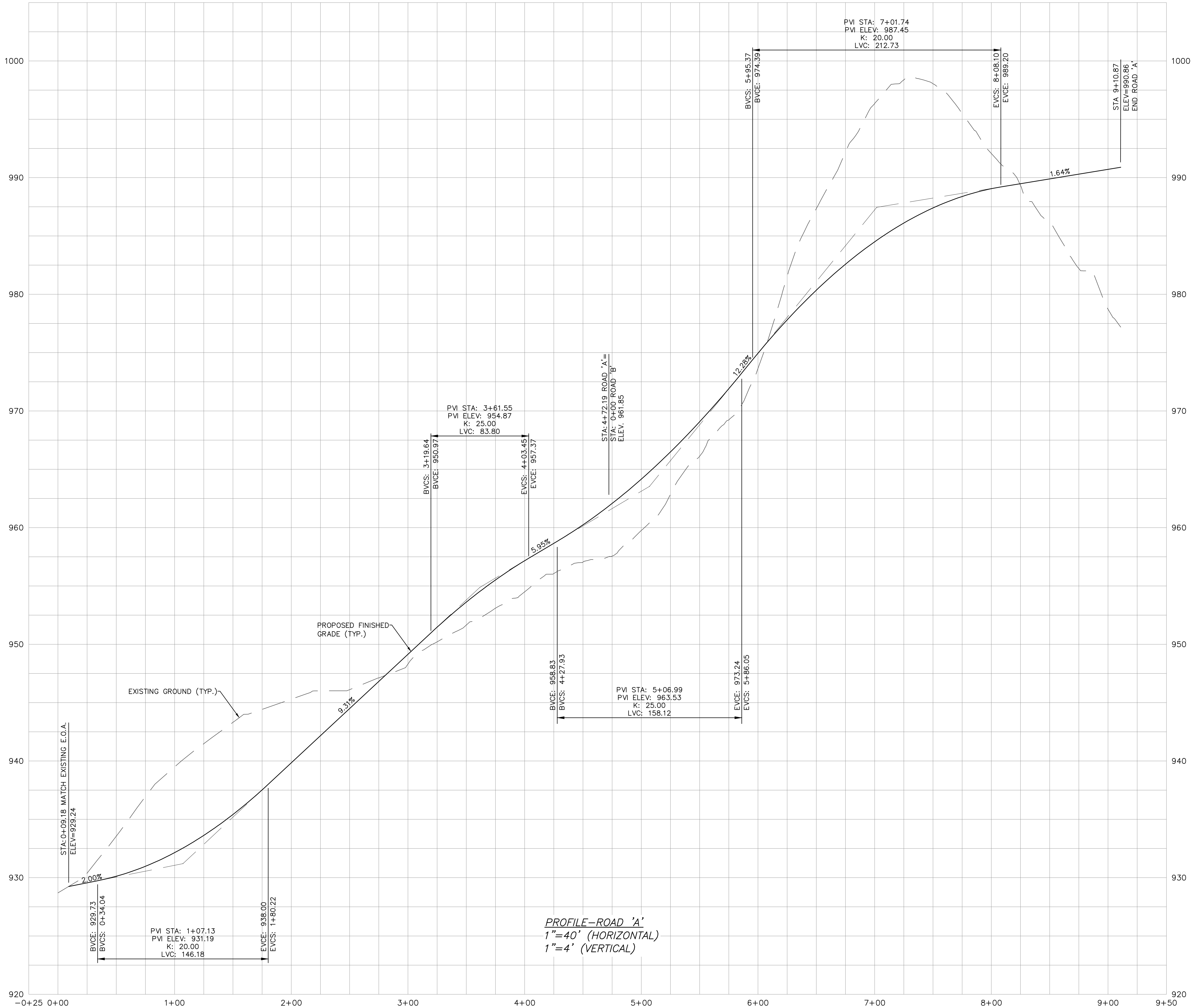
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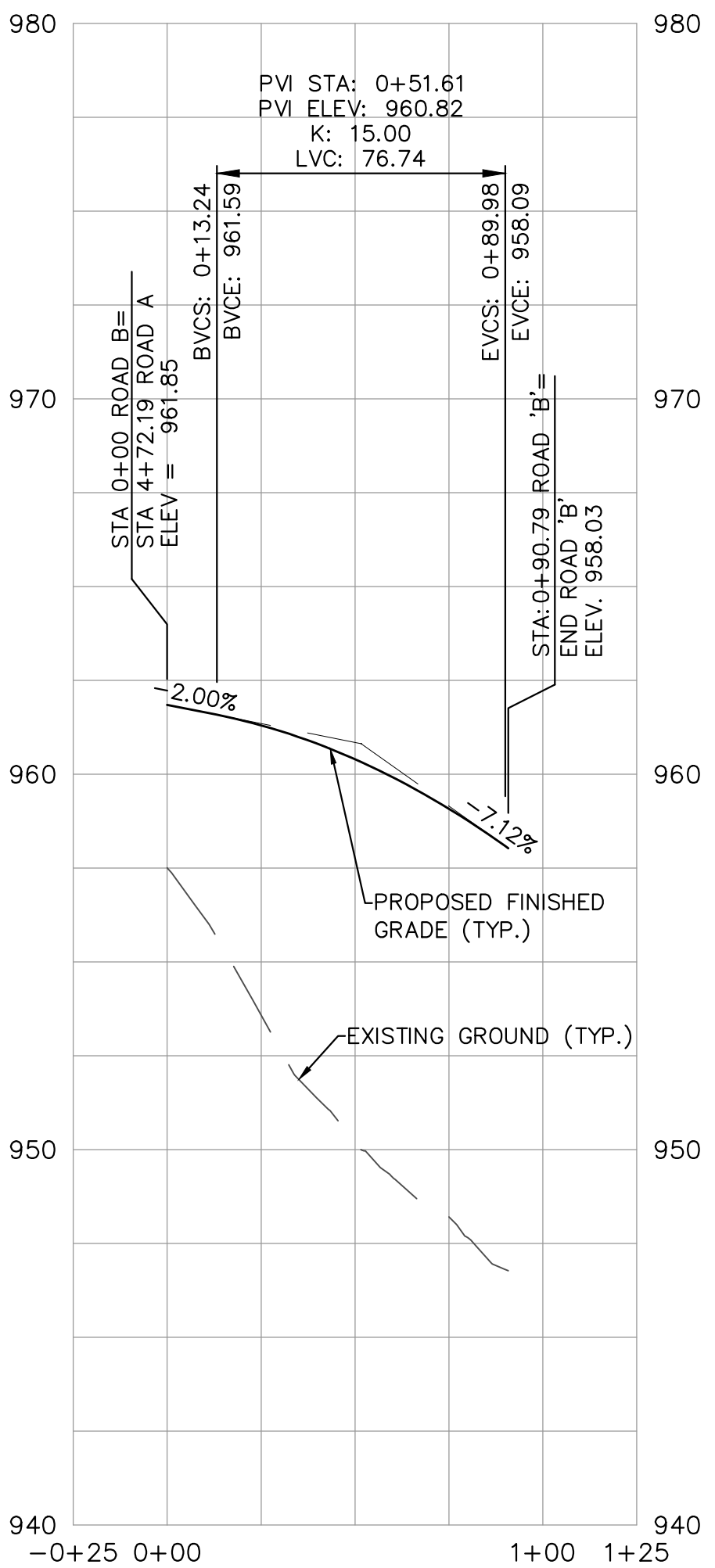
REVISION	DATE	DESCRIPTION	BY
1	0/22/24	PER PLANNING / EPW COMMENTS	CAS



LOCATION MAP



PROFILE-ROAD 'A'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)



PROFILE-ROAD 'B'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)

MPC FILE# 11-SJ-24-C / 11-M-24-DP

SHEET C-3

ROAD PROFILES

7803 SEVIERVILLE PIKE

SITE ADDRESS: 7803 SEVIERVILLE PIKE (37920)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. D9

KNOX CO., TN.

CLT MAP 125

PARCELS 12504001, 125041 & 12504301

SCALE: AS NOTED

SEPTEMBER 19, 2024



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

DWN: CLM	CHK: CAS	DWG. NO. 2402009	
1	10/22/24	PER PLANNING / EPW COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY