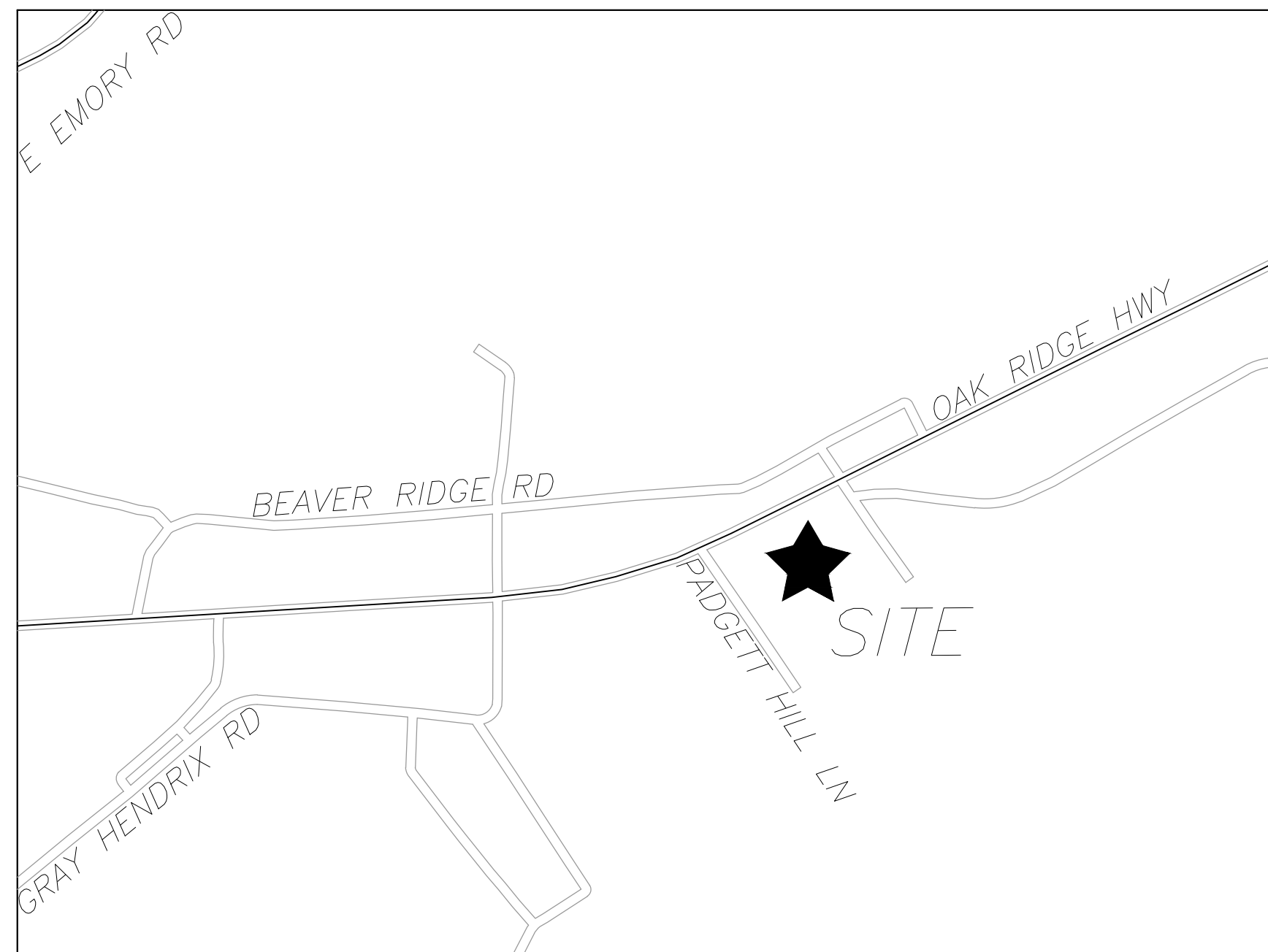


CONCEPT PLAN

U.E.I. PROJECT NO. 2310030

0 OAK RIDGE HIGHWAY

SITE ADDRESS: 0 OAK RIDGE HIGHWAY, KNOXVILLE, TENNESSEE 37931
CLT MAP 91, PARCEL 26.06



LOCATION MAP

DEVELOPER:
D&S KARNIS S/D, LLC
P.O. BOX 32614
KNOXVILLE, TN 37930
(865) 740-2473

 **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.

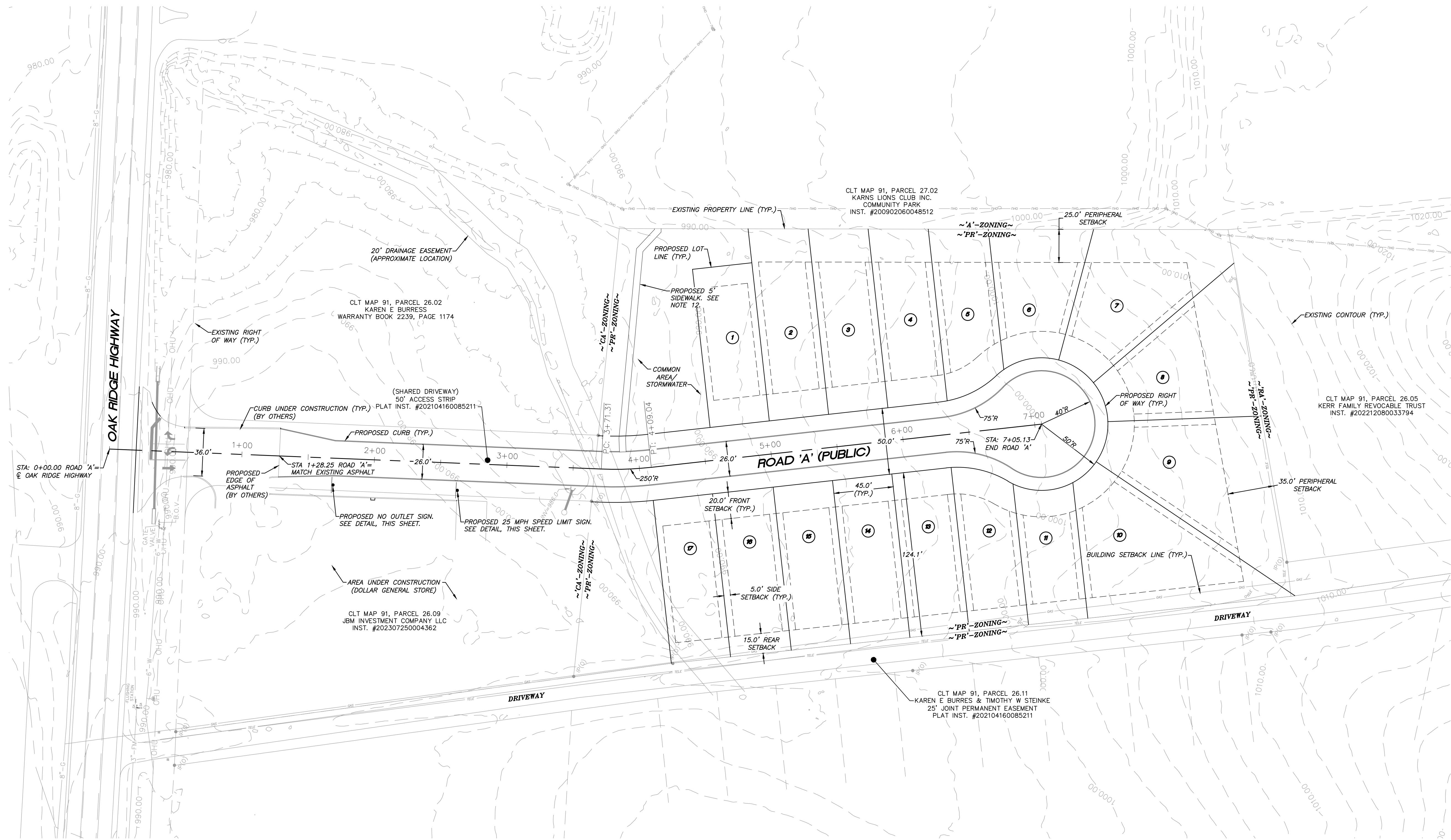
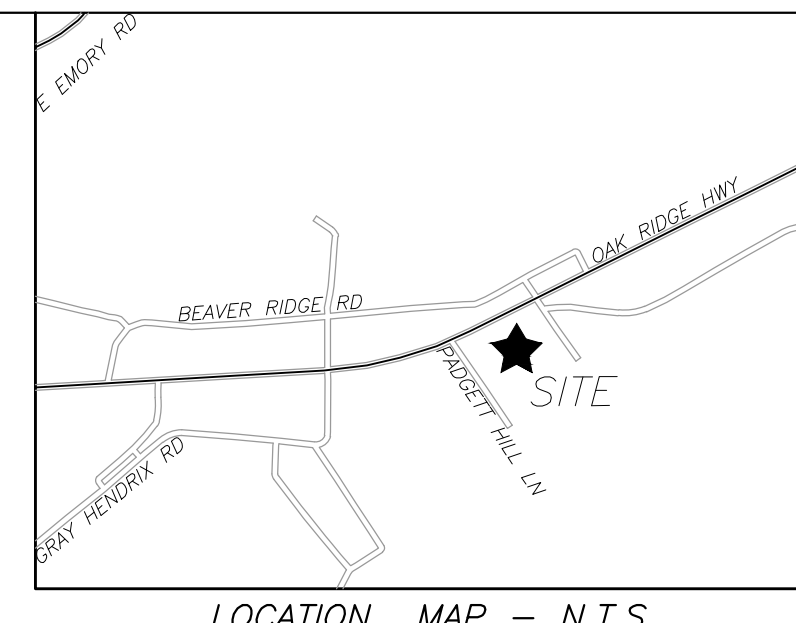
- ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

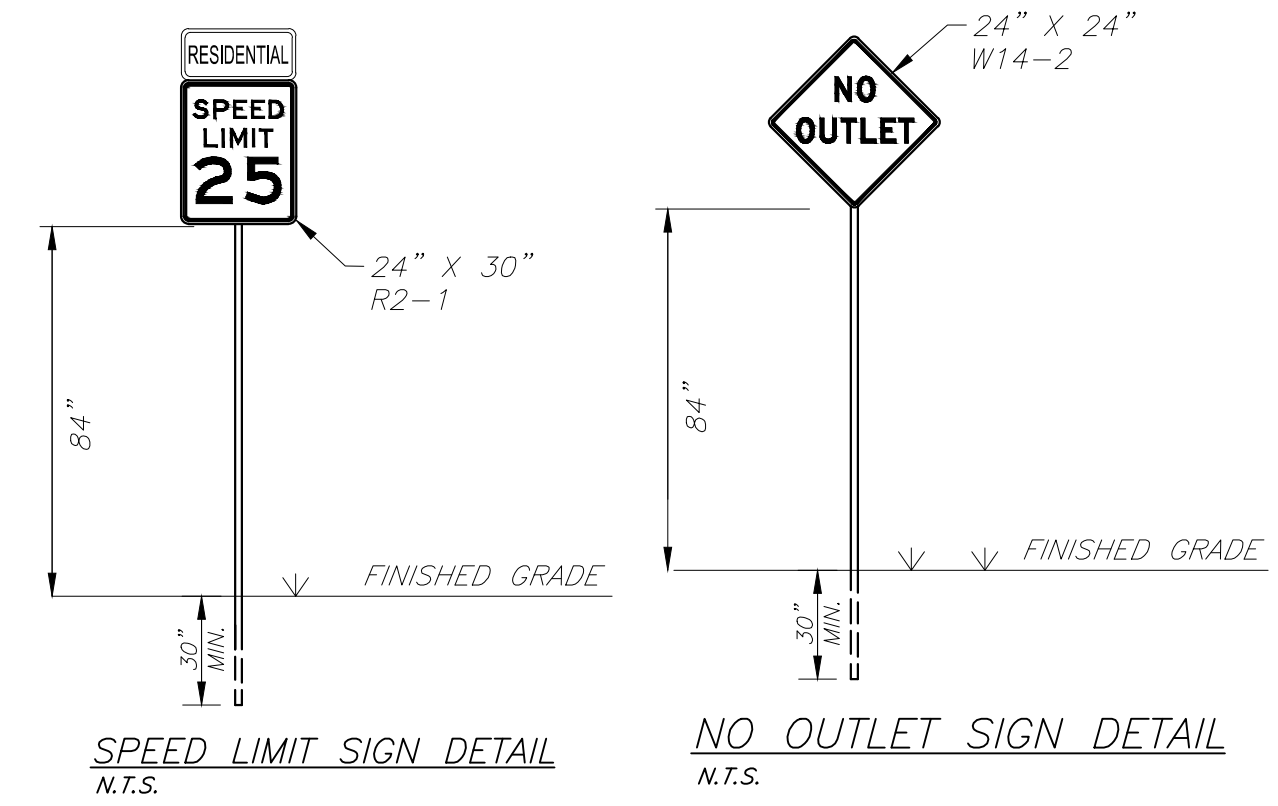
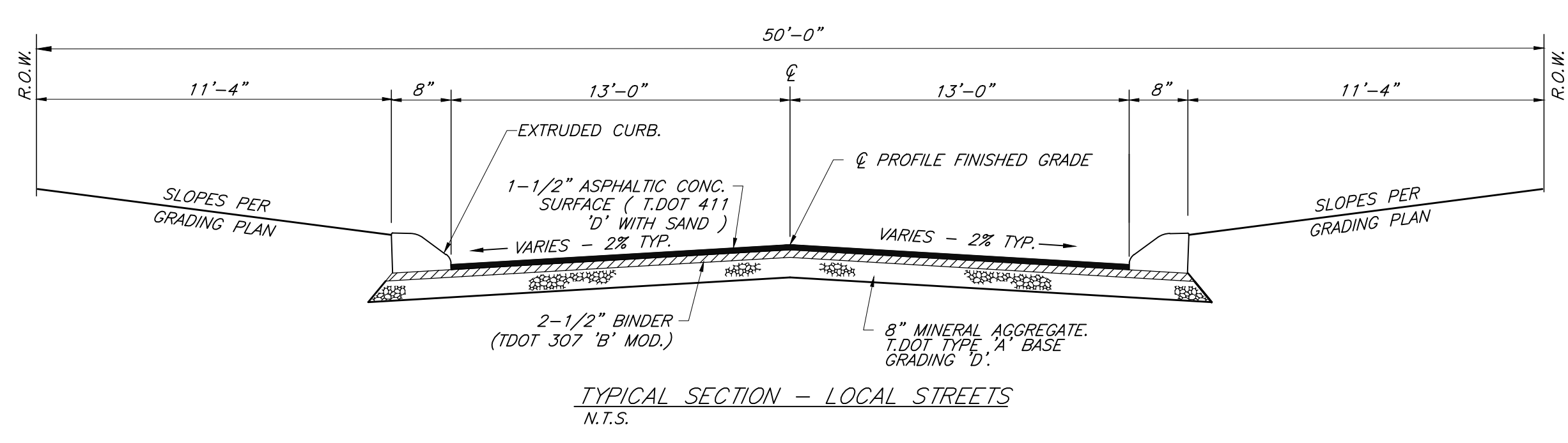
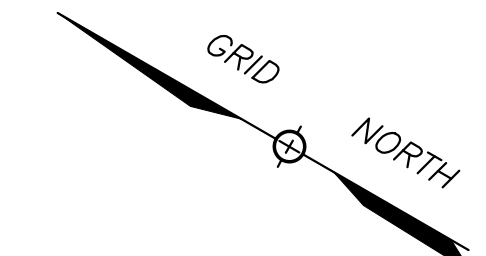
TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
ROAD 'A' PROFILE	C-2

MPC FILE# 12-SC-23-C/12-C-23-DP

ISSUE NO.	DATE	DESCRIPTION
3	11/20/23	SUBMITTAL 3
2	11/14/23	SUBMITTAL 2



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: 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 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 4.03 ACRES.
 6. THE DEVELOPMENT PROPOSES 17-UNITS (4.22 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 0.54± ACRES (13%).
 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. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
 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. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
 12. THE SIDEWALK SHALL BE A.D.A. COMPLIANT. THE LONGITUDINAL SLOPE SHALL NOT EXCEED 5%. CROSS SLOPES SHALL NOT EXCEED 1.5%.



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. 108984
 Date: 10/30/2023

SHEET C-1 2 OF 3

SITE PLAN
0 OAK RIDGE HIGHWAY
 SITE ADDRESS: 0 OAK RIDGE HIGHWAY (37931)

DEVELOPER: **D&S KARNS S/D, LLC**
 P.O. BOX 32614
 KNOXVILLE, TN 37930
 (865) 740-2473

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 91 PARCEL 26.06
 SCALE: 1"=40' OCTOBER 30, 2023

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

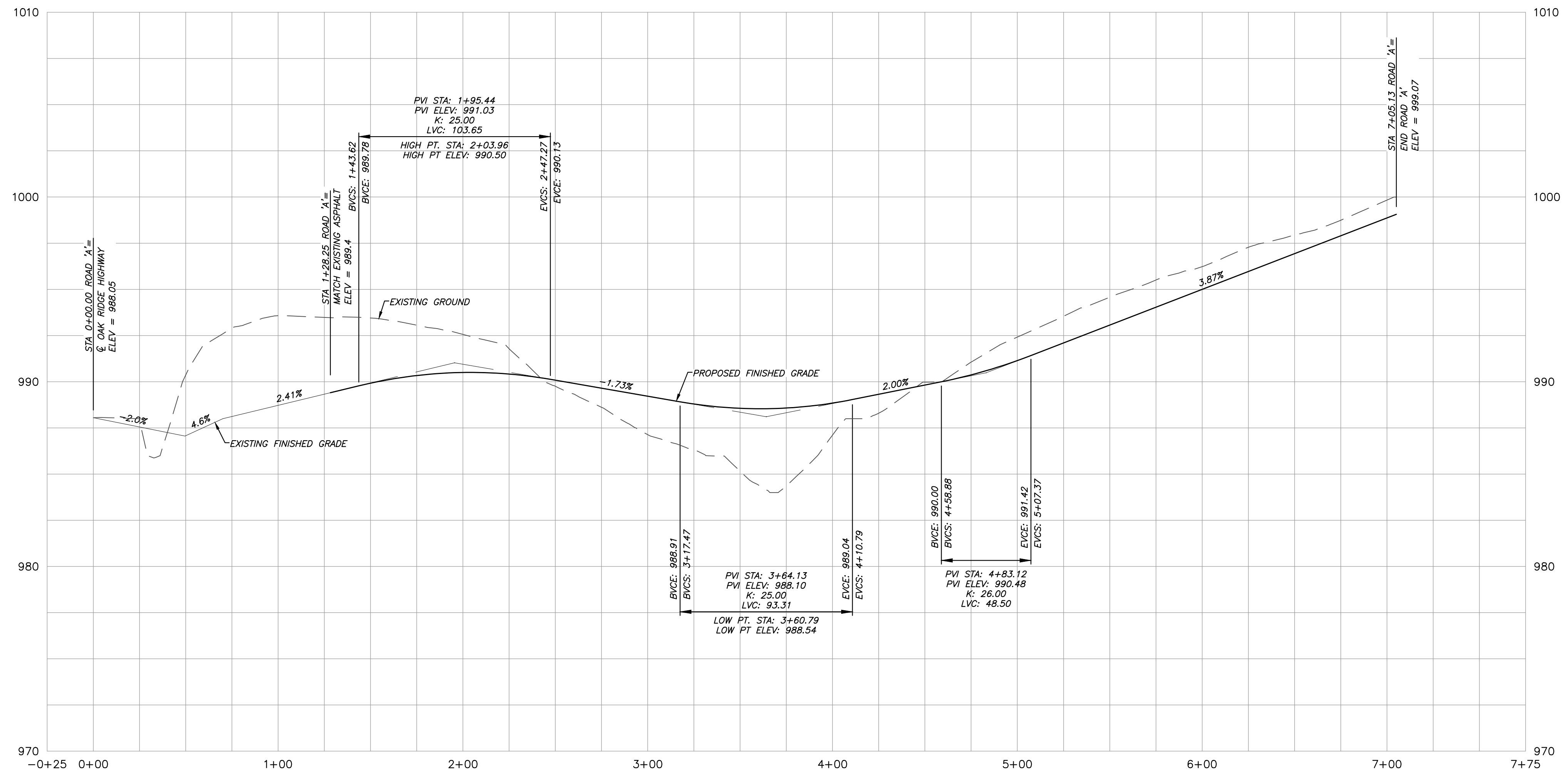
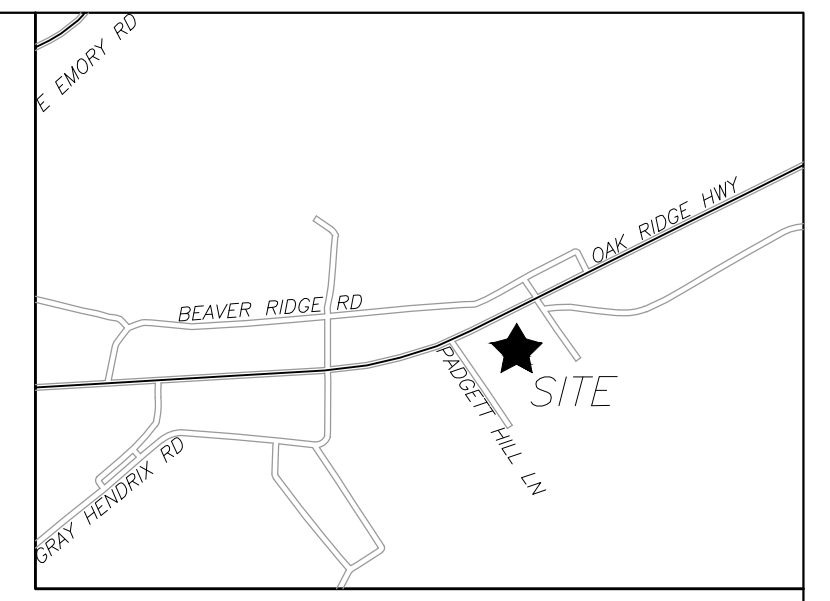
DWN: CLM CHK: CAS DWG. NO. 2310030

MPC FILE# 12-SC-23-C/12-C-23-DP

REFERENCE:
 DEED BOOK: 7166, PAGE: 1
 PLAT INST. #202104160085211

REVISION	DATE	DESCRIPTION	BY
2	11/20/23	GENERAL REVISIONS	CAS
1	11/14/23	REVISED PER PLANNING / EPW COMMENTS	CAS





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

SHEET C-2 3 OF 3

ROAD 'A' PROFILE	
0 OAK RIDGE HIGHWAY	
SITE ADDRESS: 0 OAK RIDGE HIGHWAY (37931)	
DEVELOPER:	D&S KARNIS S/D, LLC P.O. BOX 32614 KNOXVILLE, TN 37930 (865) 740-2473
DIST. NO. W6	KNOX CO., TN.
CLT MAP 91	PARCEL 26.06
SCALE: AS NOTED	OCTOBER 30, 2023
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS
DWG. NO. 2310030	

MPC FILE# 12-SC-23-C/12-C-23-DP

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REVISION	DATE	DESCRIPTION	BY
2	11/20/23	SUBMITTAL 3	CAS
1	11/14/23	REVISED PER PLANNING / EPW COMMENTS	CAS

