

CONCEPT PLAN

U.E.I. PROJECT NO. 2411046

2921 BRADLEY LAKE LANE

SITE ADDRESS: 2921 BRADLEY LAKE LANE, KNOXVILLE, TENNESSEE 37921
TAX MAP: 92, PARCELS: 57 & 53.05



LOCATION MAP

DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939

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.

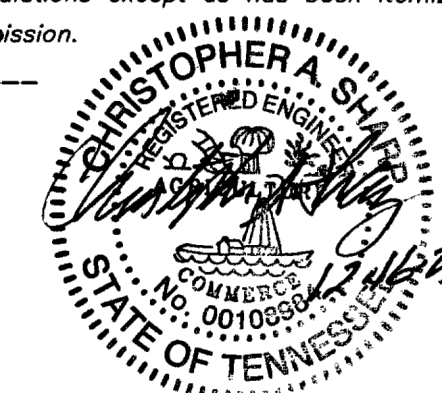
ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

PLANNING FILE# 2-SA-26-C/2-A-26-DP

SHEET INDEX

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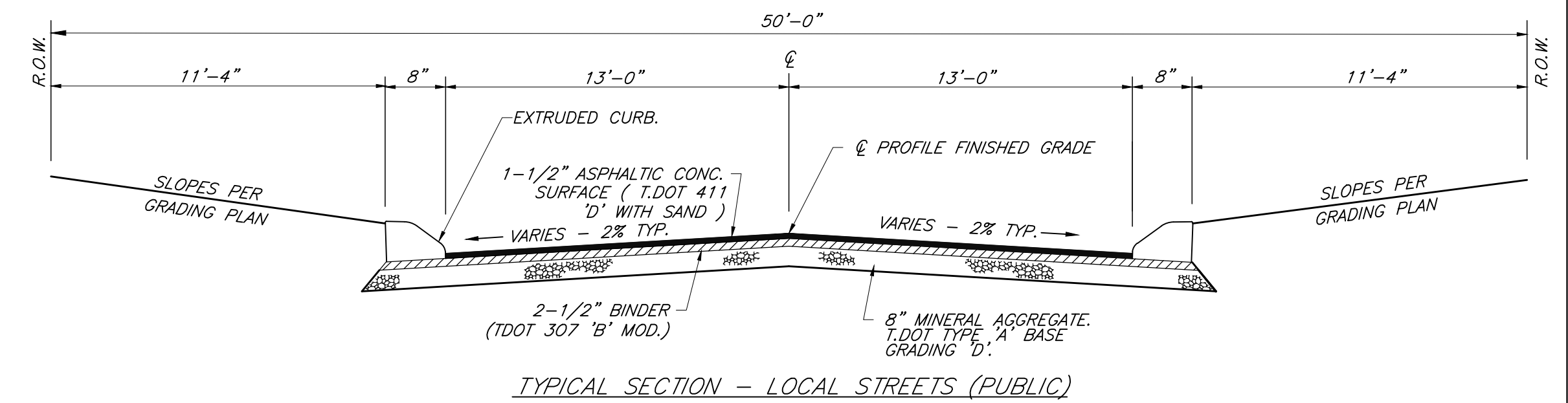
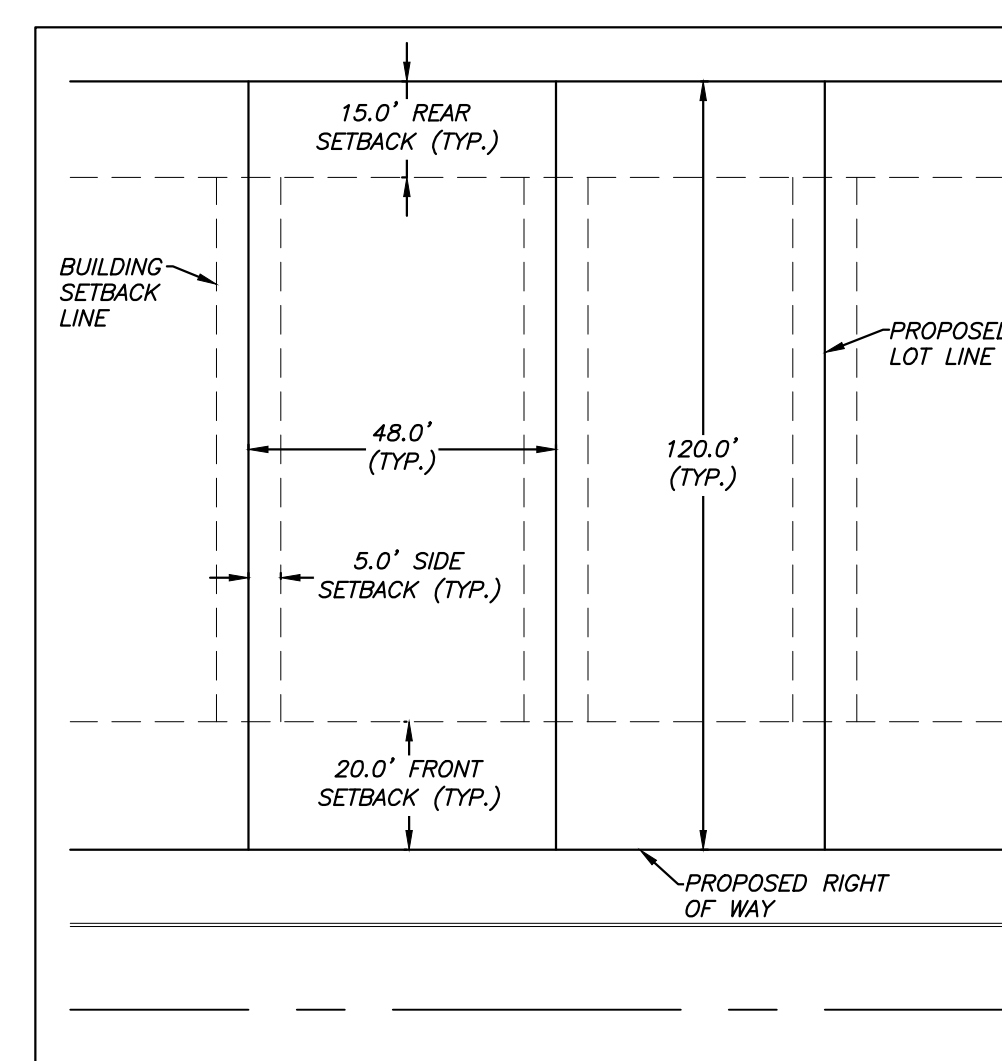
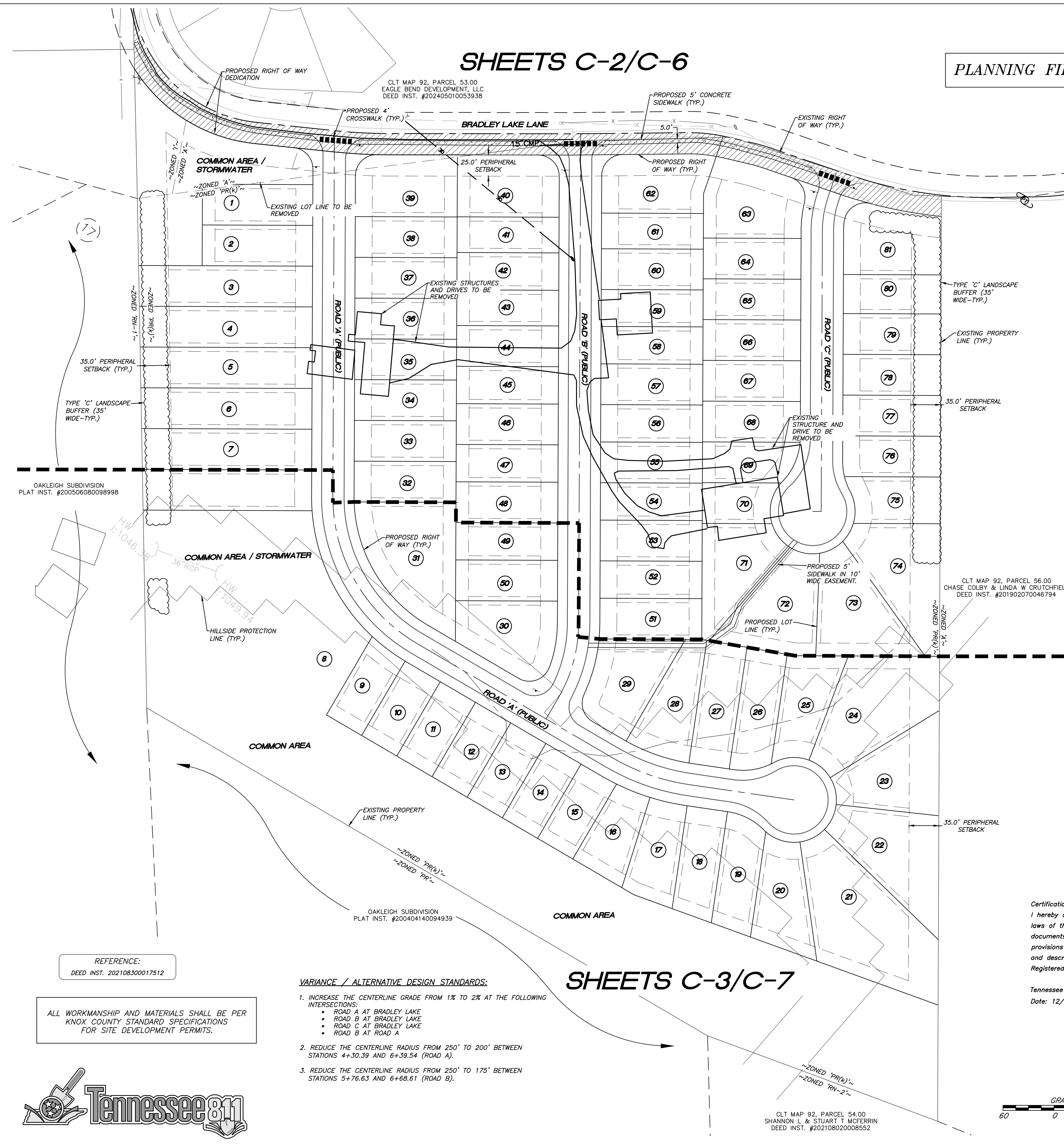
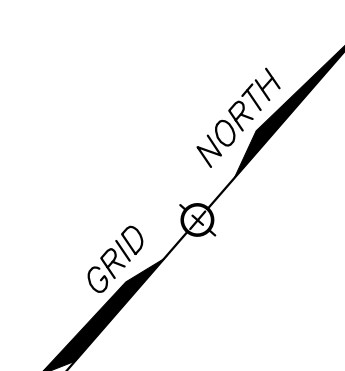
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to 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: 12/16/25



ISSUE NO.	DATE	DESCRIPTION
3	1/27/26	SUBMITTAL 3
2	1/16/26	SUBMITTAL 2

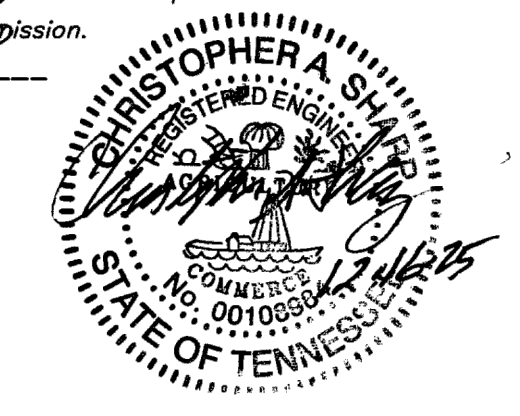
SHEETS C-2/C-6

PLANNING FILE# 2-SA-26-C/2-A-26-DP



- SITE PLAN NOTES:**
- 092057 IS ZONED 'PR(k)' <6 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 20'
 PERIPHERY: BRADLEY LAKE LANE 25'
 PERIPHERY: ALL OTHERS 35'
 SIDE: 5', UNLESS WHEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: 15'
 * REFER TO FILE # 11-K-24-RZ FOR CONDITIONS OF REZONING.
 - THE PORTION OF 092053 IS ZONED 'A'. SETBACKS ARE AS FOLLOWS:
 FRONT: 40'
 REAR: 35'
 - 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.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.93 ACRES. 19.54 (IN PR), 0.25-ACRE (IN A), 0.14-ACRE (IN I)
 - THE DEVELOPMENT PROPOSES 81-UNITS (4.1 UNITS PER ACRE).
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 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.
 - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 4.05± ACRES (20.3%)
 - BRADLEY LAKE LANE SHALL BE WIDENED TO 20' OF PAVEMENT FROM JUMPING JACK LANE TO ROAD 'C' (APPROX. 1,560 L.F.) WITH A POTENTIAL 5' SIDEWALK. THE DESIGN IS TO BE REVIEWED AND APPROVED BY KCEPW DURING THE DESIGN PHASE.
 - FOR CONDITIONS OF THE CURRENT CONCEPT APPROVAL, REFER TO PLANNING FILE NUMBERS 3-SI-25-C & 3-K-25-DP.
 - THE TOTAL APPROXIMATE AREA DISTURBED IS 16.6± ACRES (13.9± IN HILLSIDE PROTECTION)
 - THE TOTAL AREA OF THE DEVELOPMENT COVERED BY HILLSIDE PROTECTION IS APPROXIMATELY 16.8 ACRES.

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 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 12/16/25



- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
- INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE FOLLOWING INTERSECTIONS:
 - ROAD A AT BRADLEY LAKE
 - ROAD B AT BRADLEY LAKE
 - ROAD C AT BRADLEY LAKE
 - ROAD B AT ROAD A
 - REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 4+30.39 AND 6+39.54 (ROAD A).
 - REDUCE THE CENTERLINE RADIUS FROM 250' TO 175' BETWEEN STATIONS 5+76.63 AND 6+88.61 (ROAD B).

SHEETS C-3/C-7



REVISION	DATE	DESCRIPTION	BY
2	1/27/26	SUBMITTAL 3	CAS
1	1/16/25	SUBMITTAL 2	CAS

SHEET C-1

SITE PLAN - OVERALL

2921 BRADLEY LAKE LANE

SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: 1"=60' DECEMBER 16, 2025

DEVELOPER:
MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

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

DWN: CLM CHK: CAS DWG. NO. 2411046



CLT MAP 92, PARCEL 54.00
 SHANNON L & STUART T McFERRIN
 DEED INST. #202108020008552

OAKLEIGH SUBDIVISION
 PLAT INST. #200506080098998

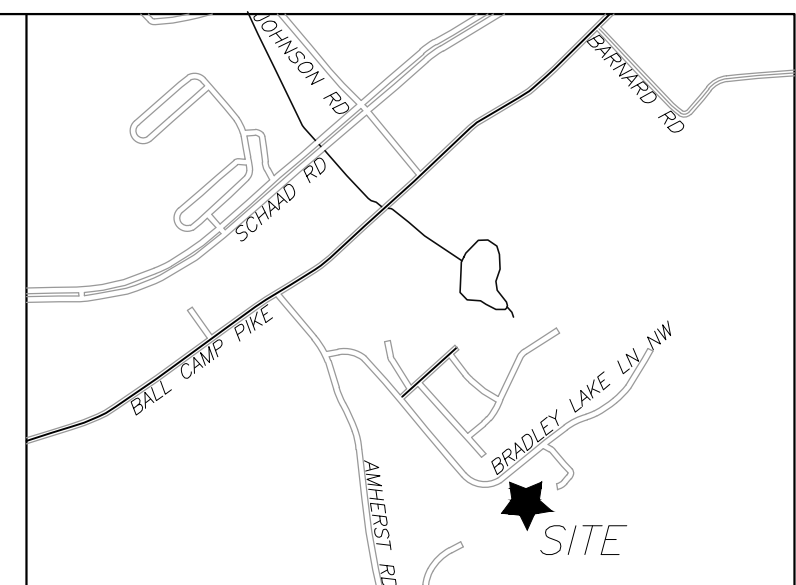
OAKLEIGH SUBDIVISION
 PLAT INST. #200404140094939

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 CHASE COLEBY & LINDA W CRUTCHFIELD
 DEED INST. #201902070046794

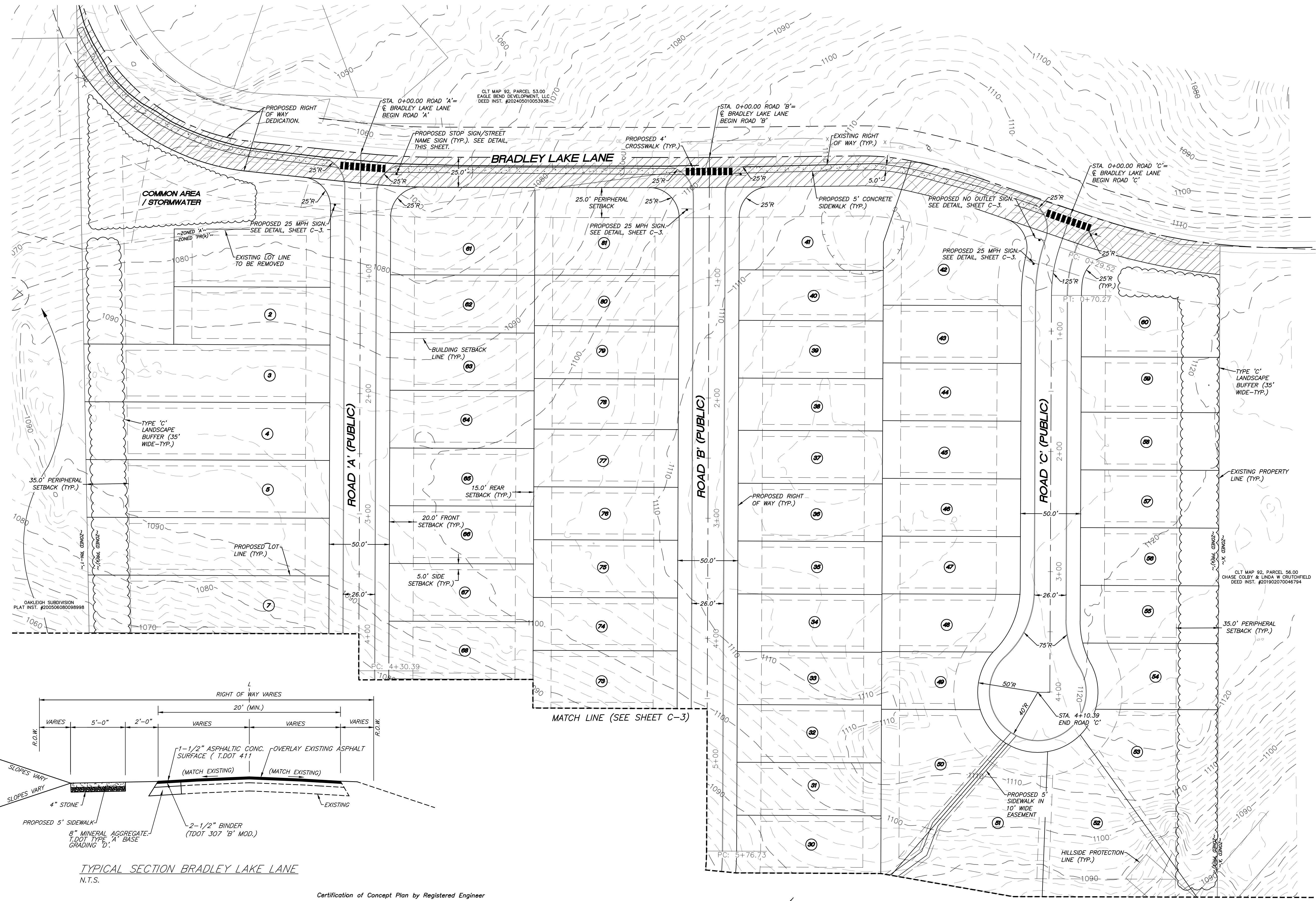
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 EAGLE BEND DEVELOPMENT, LLC
 DEED INST. #202405010053938

REFERENCE:
 DEED INST. 202108300017512

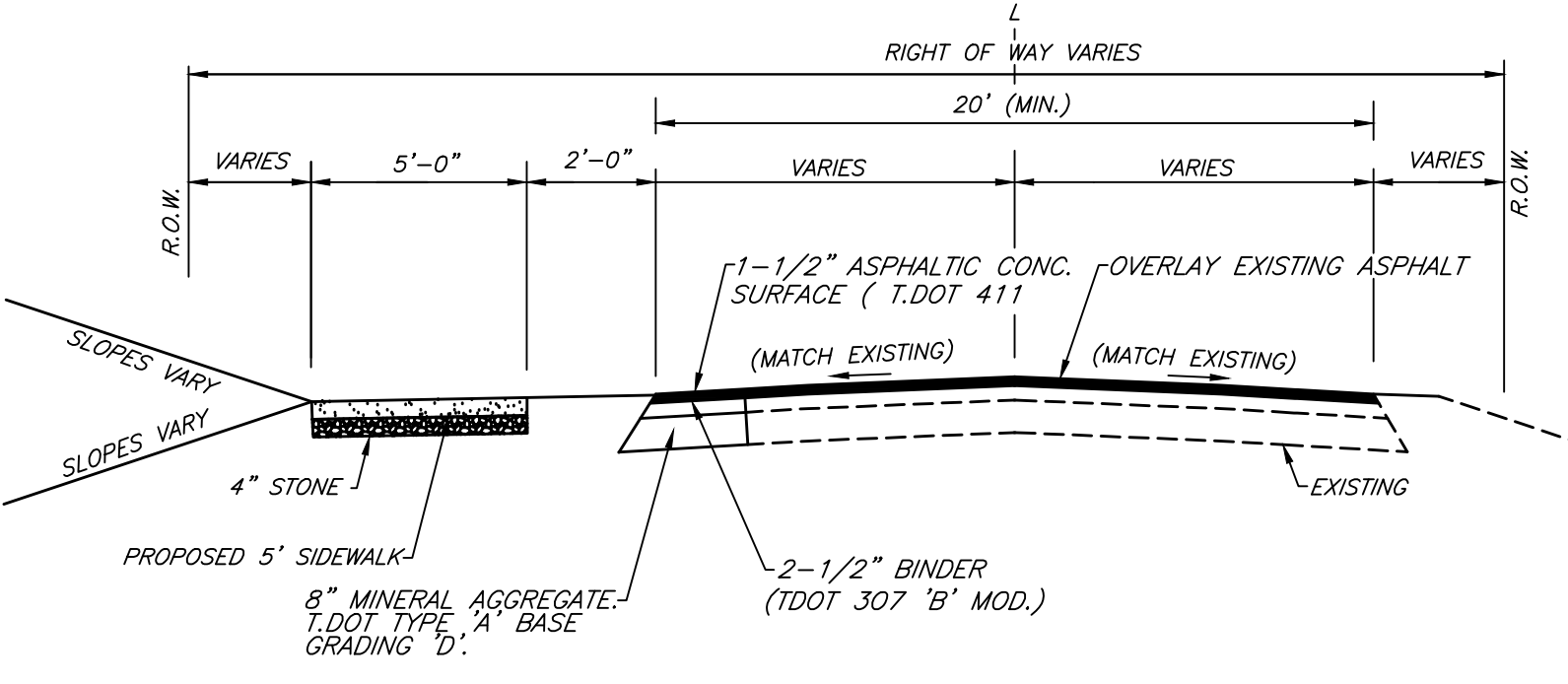
ALL WORKMANSHIP AND MATERIALS SHALL BE PER
 KNOX COUNTY STANDARD SPECIFICATIONS
 FOR SITE DEVELOPMENT PERMITS.



LOCATION MAP
N.T.S.

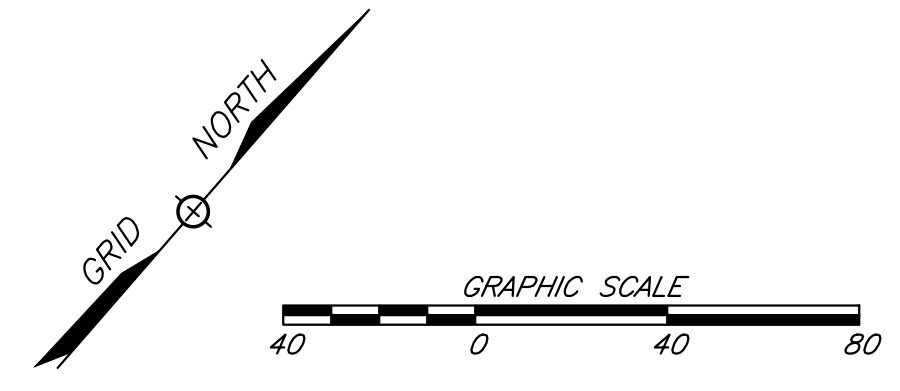


- SITE PLAN NOTES:**
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FRONT: 20'
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TYPICAL SECTION BRADLEY LAKE LANE
N.T.S.

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Registered Engineer, Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 12/16/25



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
DEED INST. 202108300017512

PLANNING FILE# 2-SA-26-C/2-A-26-DP

REVISION	DATE	DESCRIPTION	BY
2	1/27/26	SUBMITTAL 3	CAS
1	1/16/25	SUBMITTAL 2	CAS

SHEET C-2

SITE PLAN
2921 BRADLEY LAKE LANE

SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

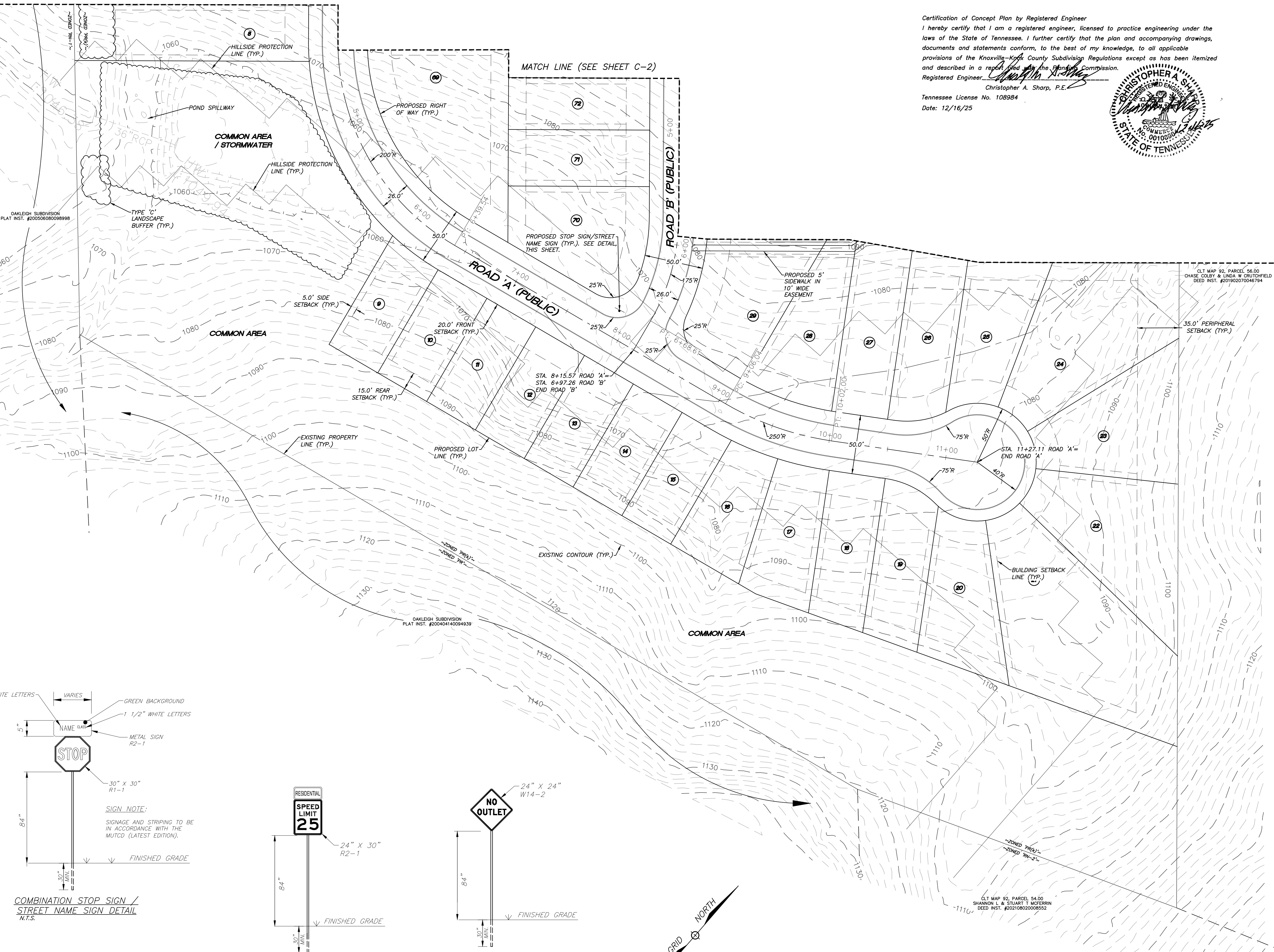
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CLT MAP 92 PARCELS 57 & 53.05
SCALE: 1"=40' DECEMBER 16, 2025

DEVELOPER:
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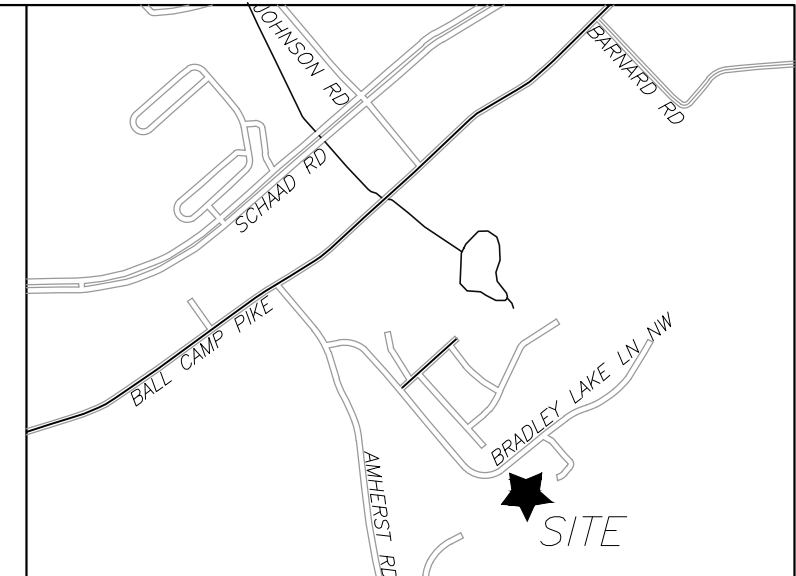
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KNOXVILLE, TENNESSEE 37932
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DWN: CLM CHK: CAS DWG. NO. 2411046



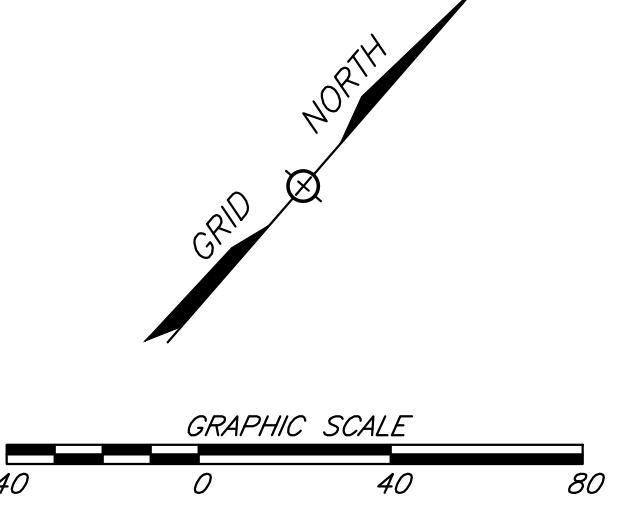
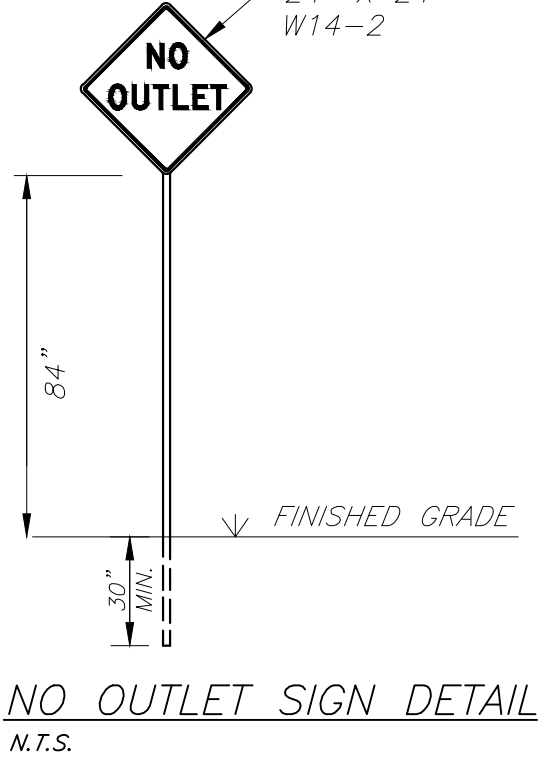
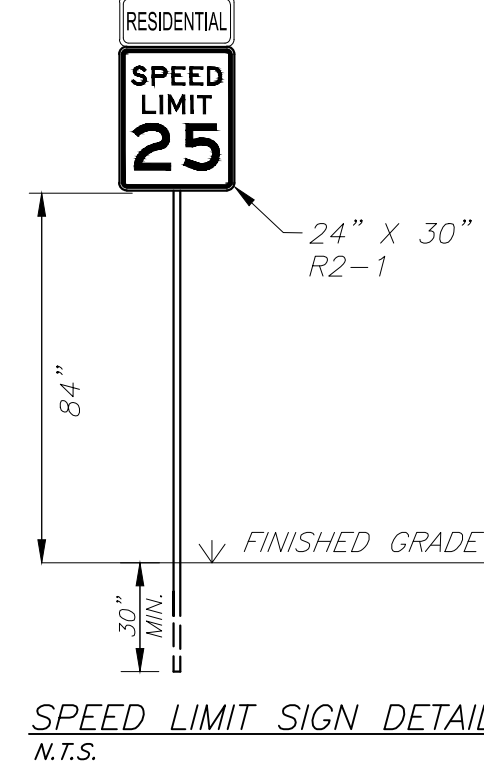
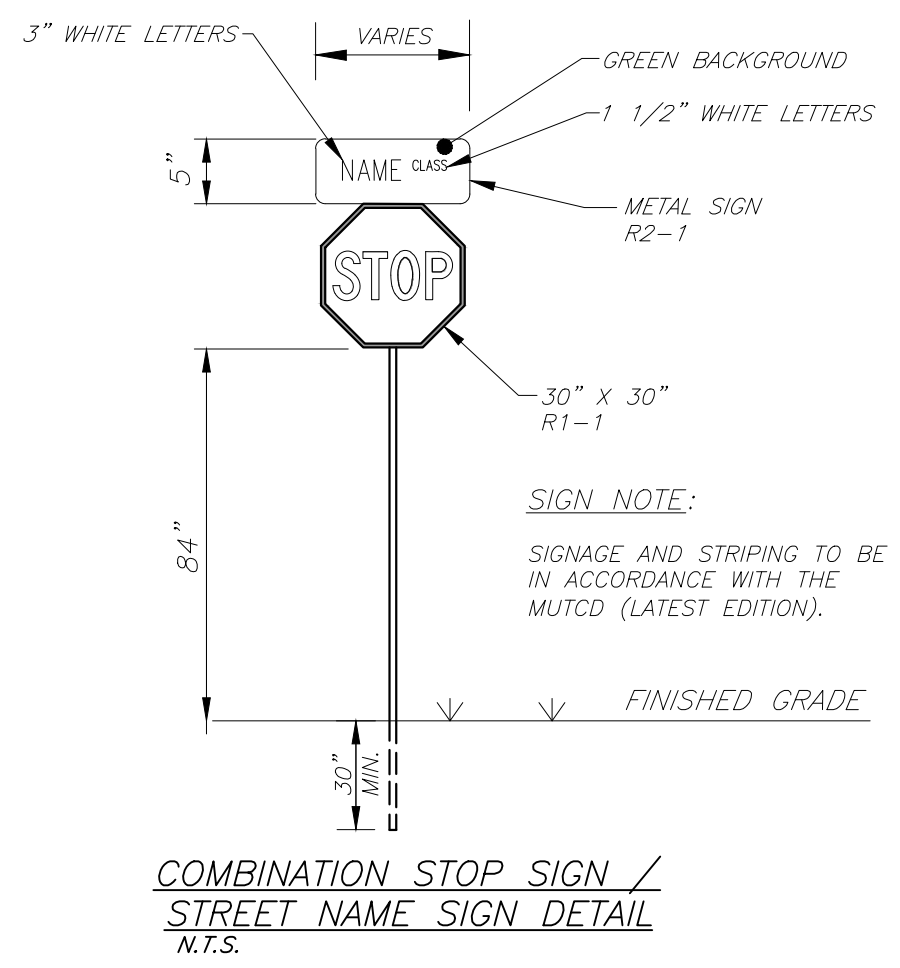


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PLANNING FILE# 2-SA-26-C/2-A-26-DP

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2	1/27/26	SUBMITTAL 3	CAS
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		DESCRIPTION	

SHEET C-3

SITE PLAN

2921 BRADLEY LAKE LANE

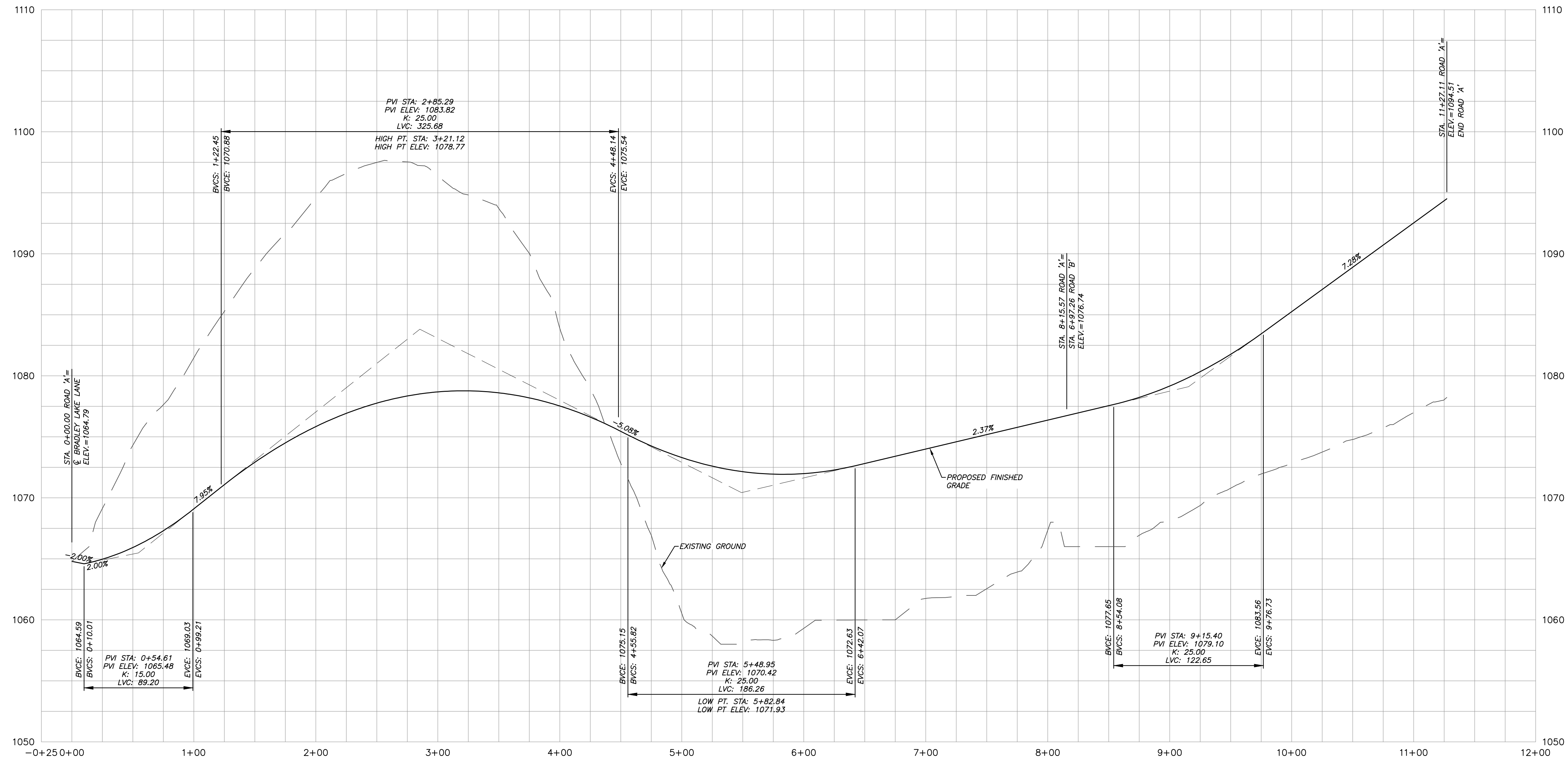
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 SCALE: 1"=40' DECEMBER 16, 2025

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 KNOXVILLE, TN 37939

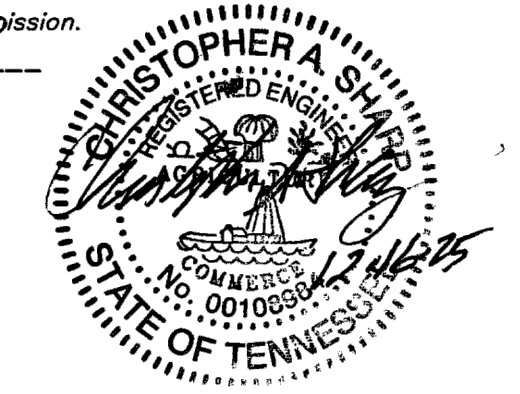
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2411046



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

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 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 12/16/25



SHEET C-4

ROAD 'A' PROFILE
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

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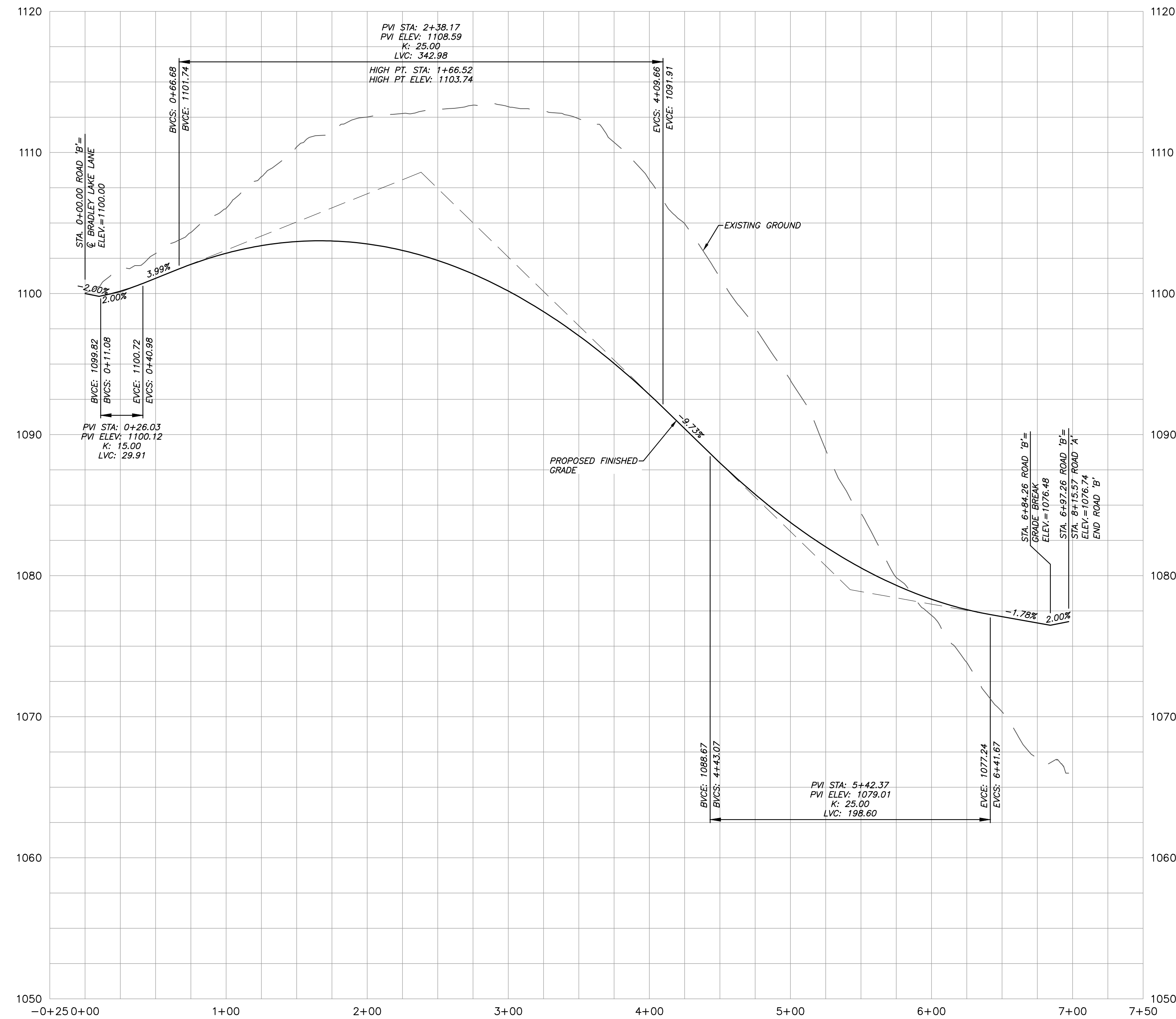
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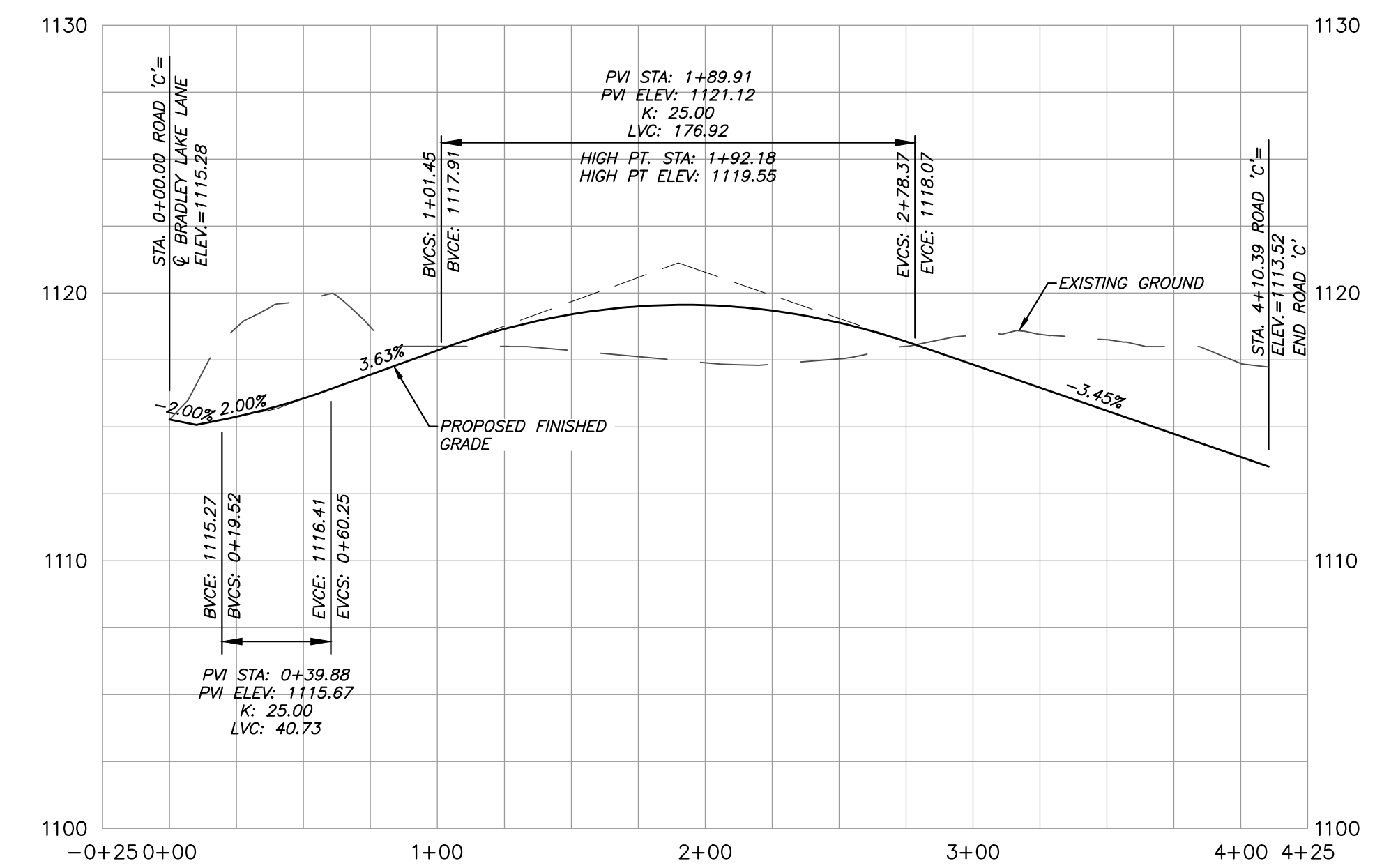
PLANNING FILE# 2-SA-26-C/2-A-26-DP



REVISION	DATE	DESCRIPTION	BY
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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: 12/16/25



SHEET C-5

ROADS 'B' AND 'C' PROFILES
2921 BRADLEY LAKE LANE

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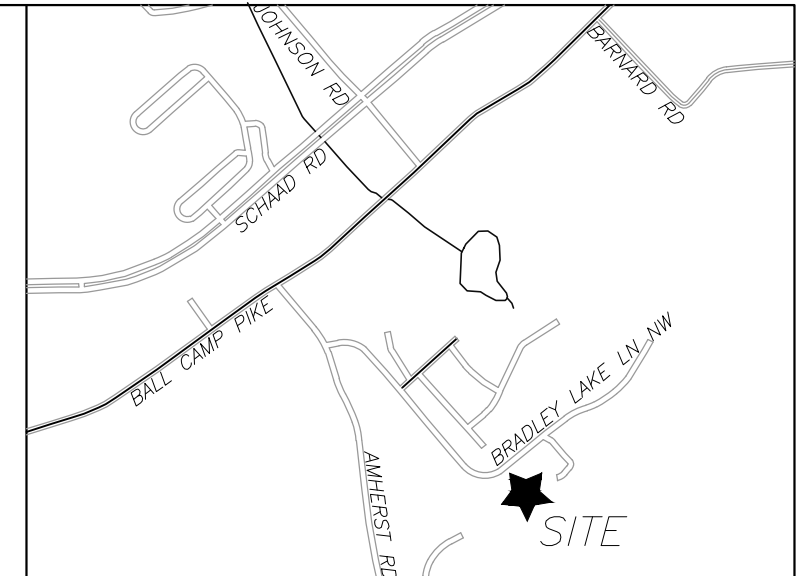
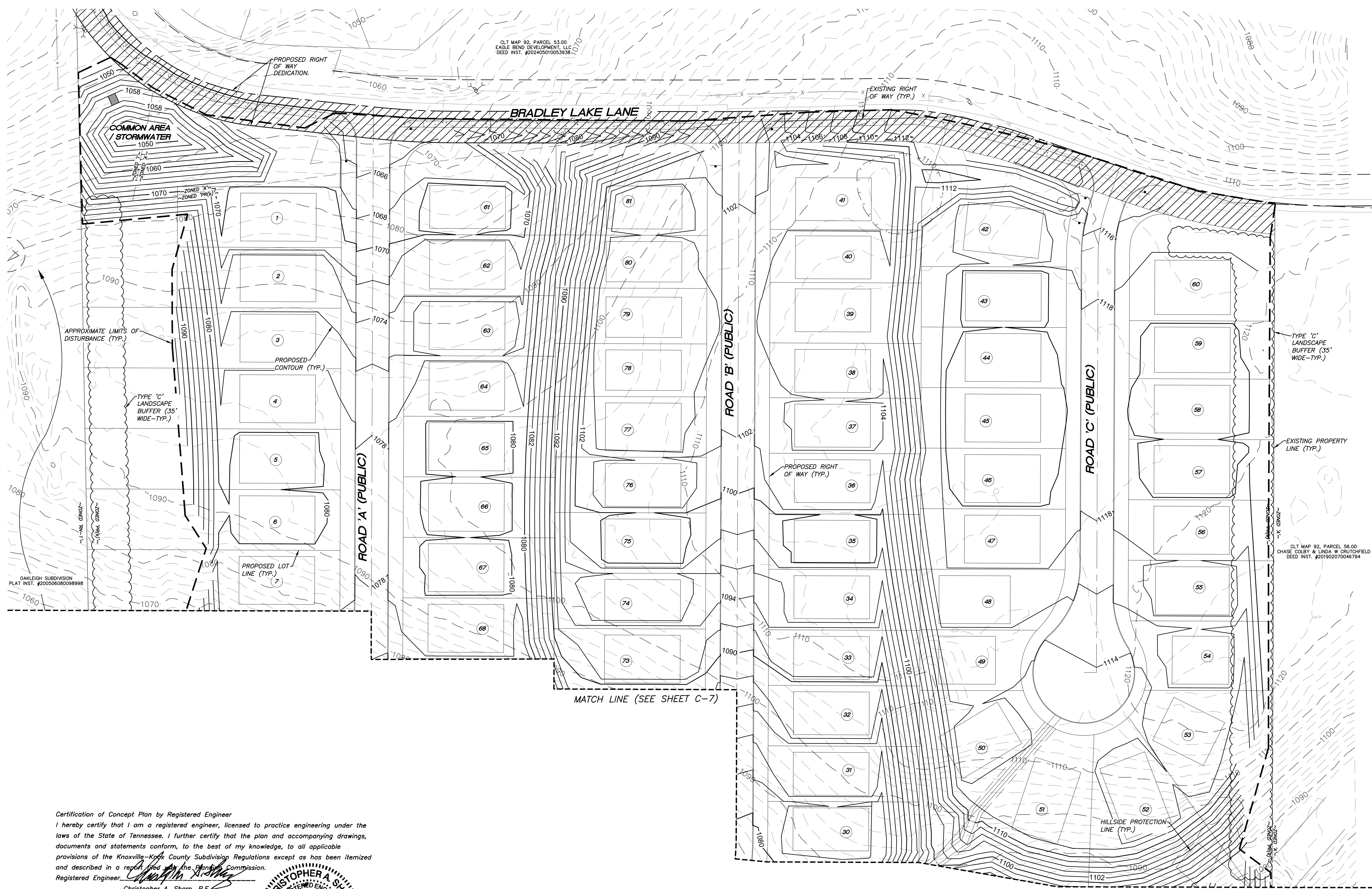
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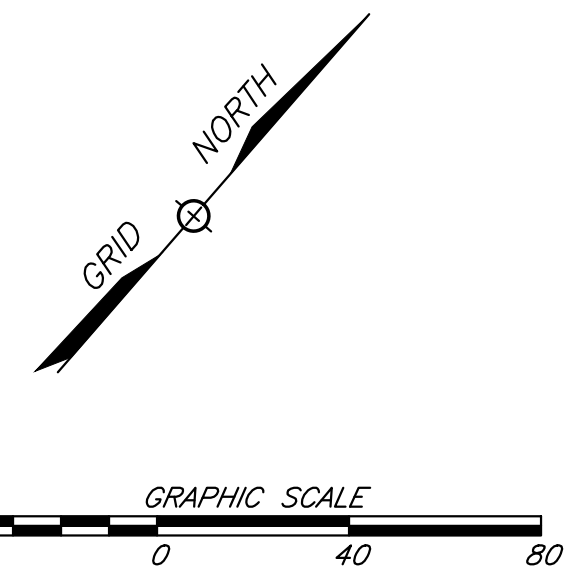
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REVISION	DATE	DESCRIPTION	BY
2	1/27/26	SUBMITTAL 3	CAS
1	1/16/25	SUBMITTAL 2	CAS

SHEET C-6

PRELIMINARY GRADING PLAN
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: 1"=40' DECEMBER 16, 2025

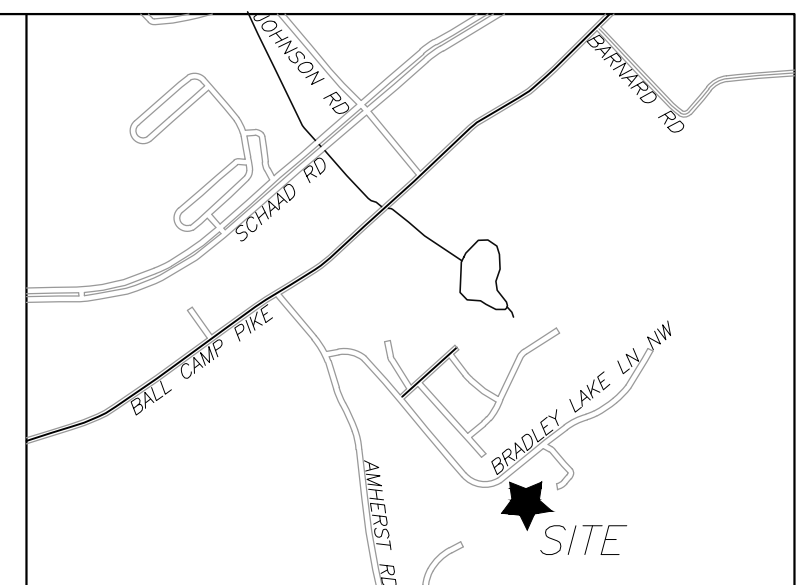
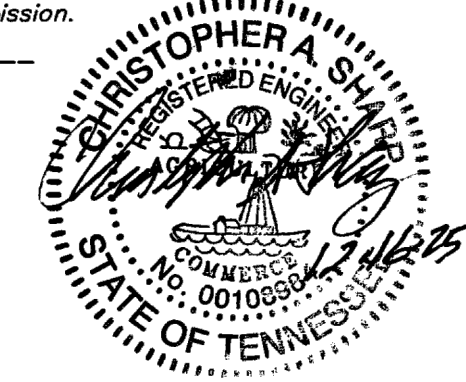
DEVELOPER:
MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

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

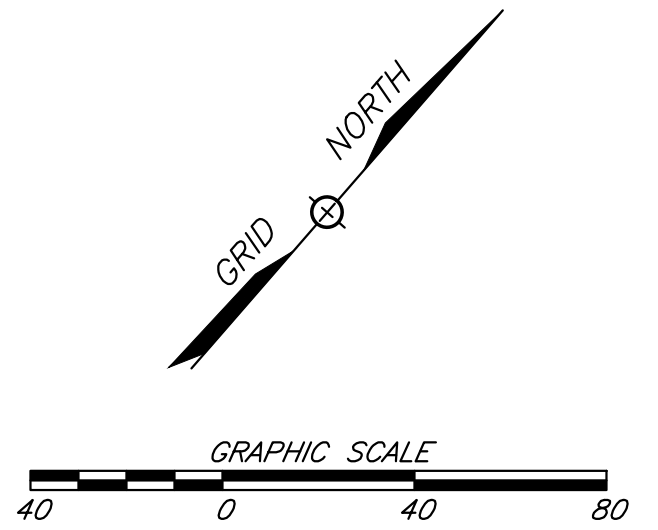
DWN: CLM CHK: CAS DWG. NO. 2411046



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: 12/16/25



LOCATION MAP
N.T.S.



SHEET C-7

PRELIMINARY GRADING PLAN
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: 1"=40' DECEMBER 16, 2025

DEVELOPER:
MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

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

DWN: CLM	CHK: CAS	DWG. NO. 2411046
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REFERENCE:
DEED INST. 202108300017512

PLANNING FILE# 2-SA-26-C/2-A-26-DP

ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.

REVISION	DATE	DESCRIPTION	BY
2	1/27/26	SUBMITTAL 3	CAS
1	1/16/25	SUBMITTAL 2	CAS