

CONCEPT PLAN

U.E.I. PROJECT NO. 2511032

9608 BLUEGRASS ROAD

SITE ADDRESS: 0 BLUEGRASS ROAD, KNOXVILLE, TENNESSEE 37922
 9608 BLUEGRASS ROAD, KNOXVILLE, TENNESSEE 37922
 9524 BLUEGRASS ROAD, KNOXVILLE, TENNESSEE 37922
 9516 BLUEGRASS ROAD, KNOXVILLE, TENNESSEE 37922
 CLT MAP 154, PARCELS 44, 45, 46, 48.02



LOCATION MAP - N.T.S.

DEVELOPER:
MESANA INVESTMENTS, 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 LENOIR CITY UTILITIES BOARD
 GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
 WATER - AS DIRECTED BY FIRST UTILITY DISTRICT
 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

ALTERNATIVE DESIGN STANDARDS:
 1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ALL INTERSECTIONS.
 2. REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROADS).
 3. REDUCE THE PAVEMENT WIDTH FROM 26' TO 24' (PRIVATE ROADS).

Revised: 1/19/2026

PLANNING FILE# 2-SF-26-C/2-I-26-DP

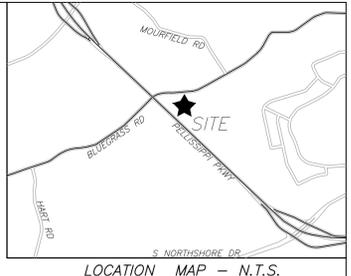
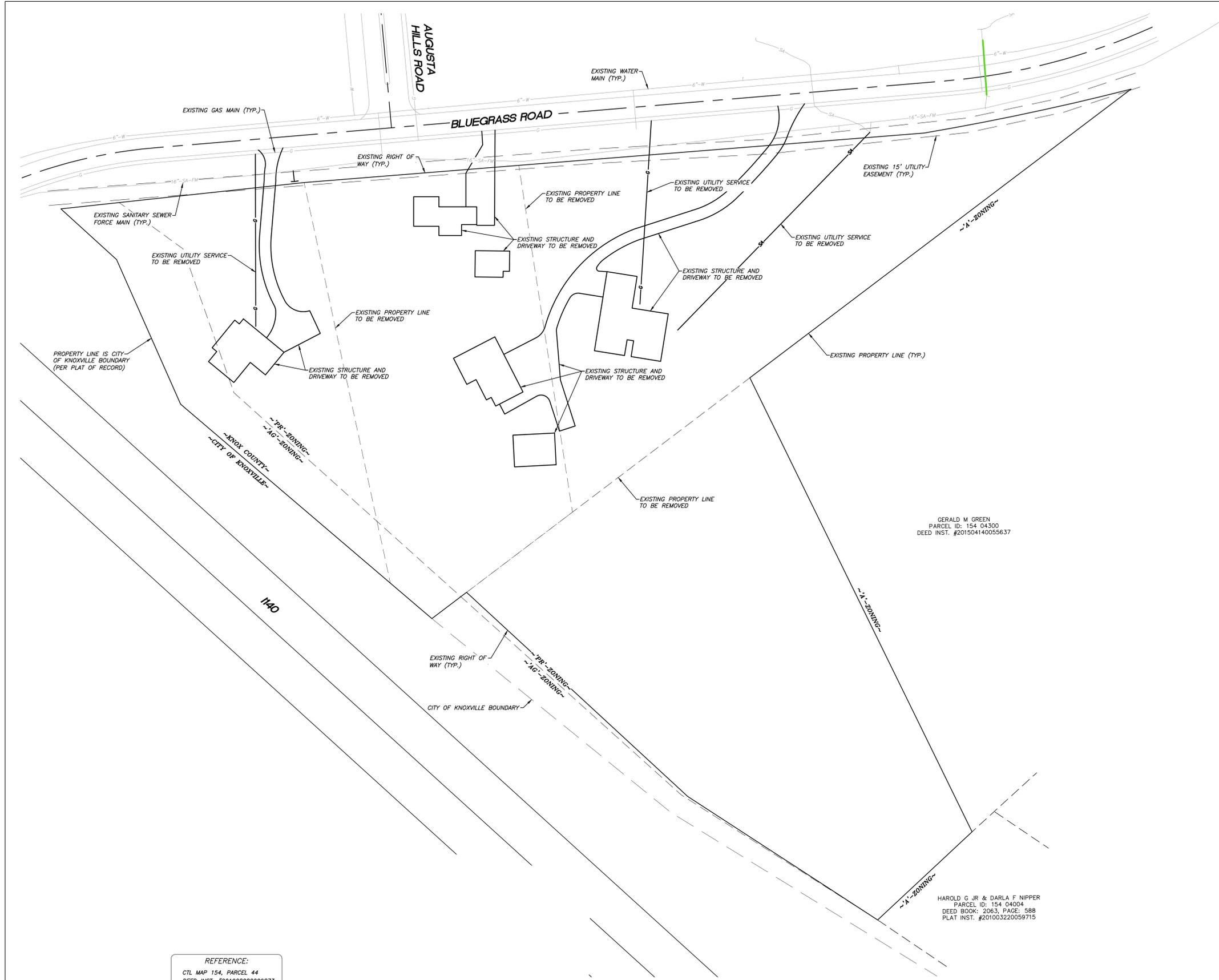
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
DEMOLITION PLAN	C-1
SITE PLAN / TYPICAL SECTION	C-2
ROAD PROFILES	C-3

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: 12/29/25



ISSUE NO.	DATE	DESCRIPTION
2	1/19/26	SUBMITTAL 2



- DEMOLITION 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 COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR 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) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
 - 3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS. UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER, ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

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 Date: 12/29/25



SHEET C-1 2 OF 4

DEMOLITION PLAN
9608 BLUEGRASS ROAD

SITE ADDRESS: 0, 9608, 9524, 9516 BLUEGRASS ROAD (37922)

DEVELOPER:
MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. S8 KNOX CO., TN.
 CLT MAP 154 PARCELS 44, 45, 46, 48.02
 SCALE: 1"=50' DECEMBER 29, 2025

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

DWN: CLM CHK: CAS DWG. NO. 2511032

- REFERENCE:**
- CTL MAP 154, PARCEL 44
DEED INST. #201908080009873
PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 45
DEED INST. #202005270078591
PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 46
DEED INST. #202001240048978
PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 48.02
DEED INST. #201812210038654

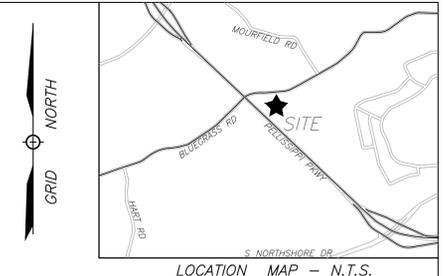
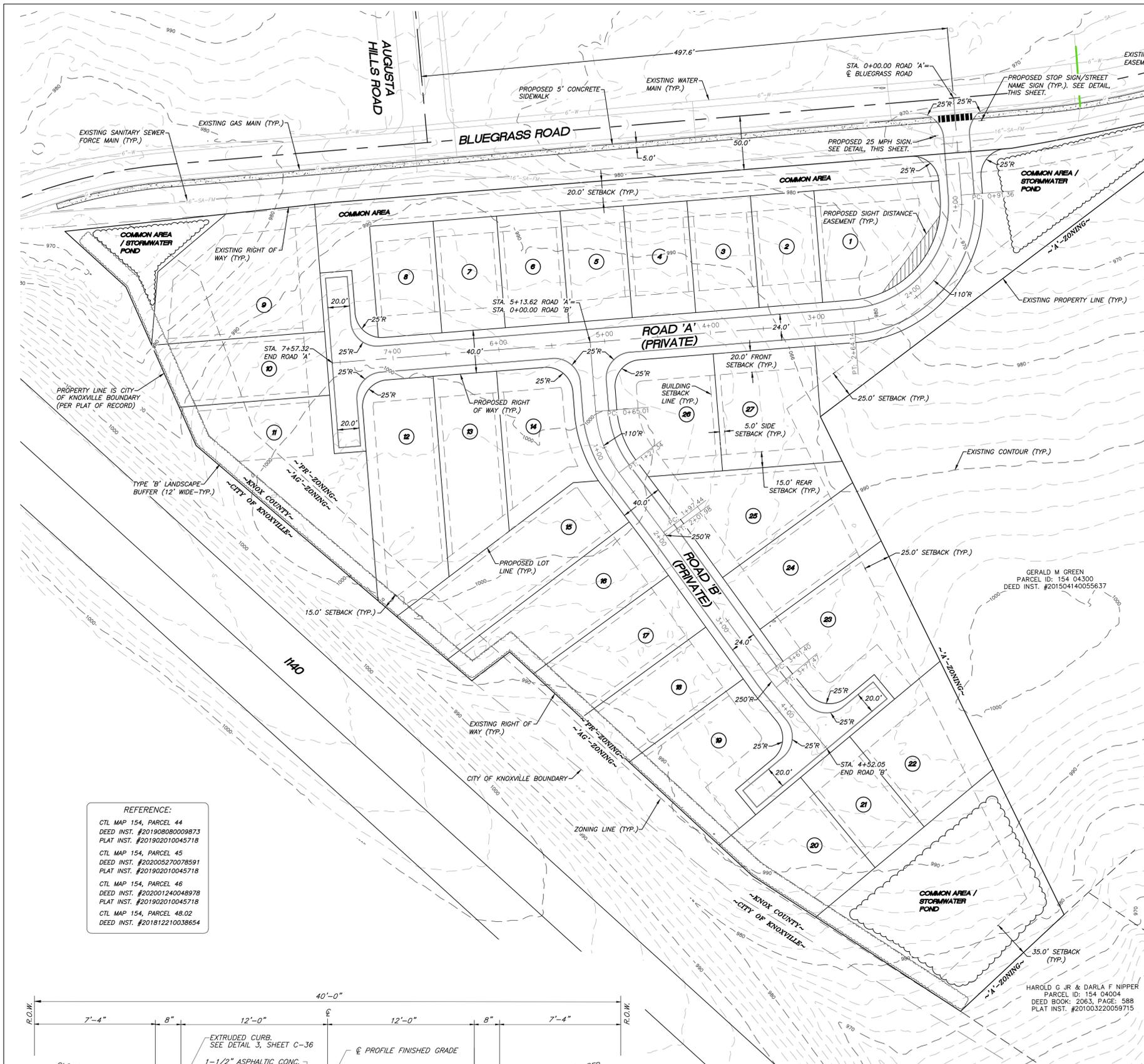
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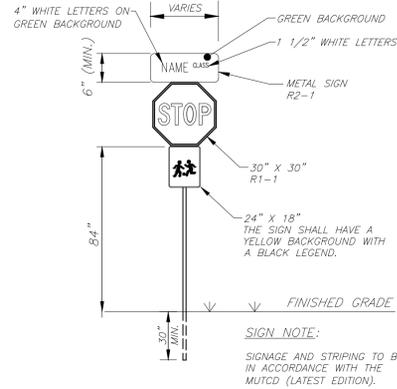


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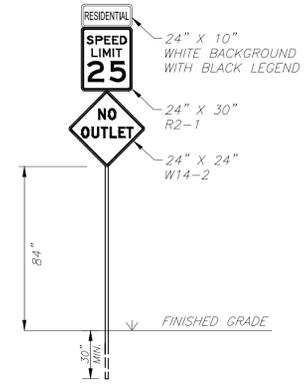




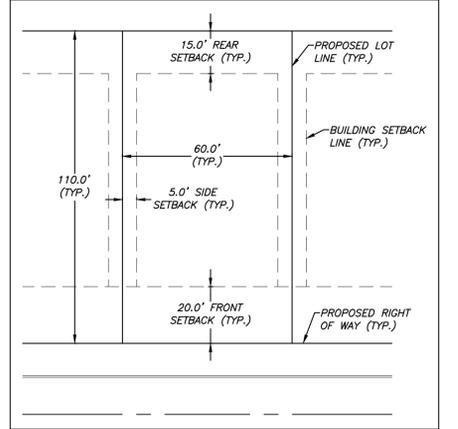
- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR' (<5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS 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 NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 9.00 ACRES.
 6. THE DEVELOPMENT PROPOSES 27-UNITS (3.0 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.63± ACRES (18.11%).
 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. 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 THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
 12. EXACT ALIGNMENT OF SIDEWALK TO BE COORDINATED WITH EPW DURING PERMITTING.



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

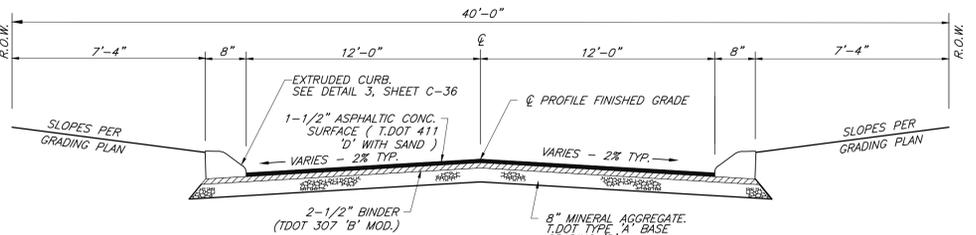


SPEED LIMIT SIGN DETAIL



TYPICAL LOT DETAIL SINGLE FAMILY HOME SCALE: 1"=30'

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PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 48.02
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TYPICAL SECTION - LOCAL STREETS N.T.S.

- ALTERNATIVE DESIGN STANDARDS:**
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ALL INTERSECTIONS.

Revised: 1/19/2026



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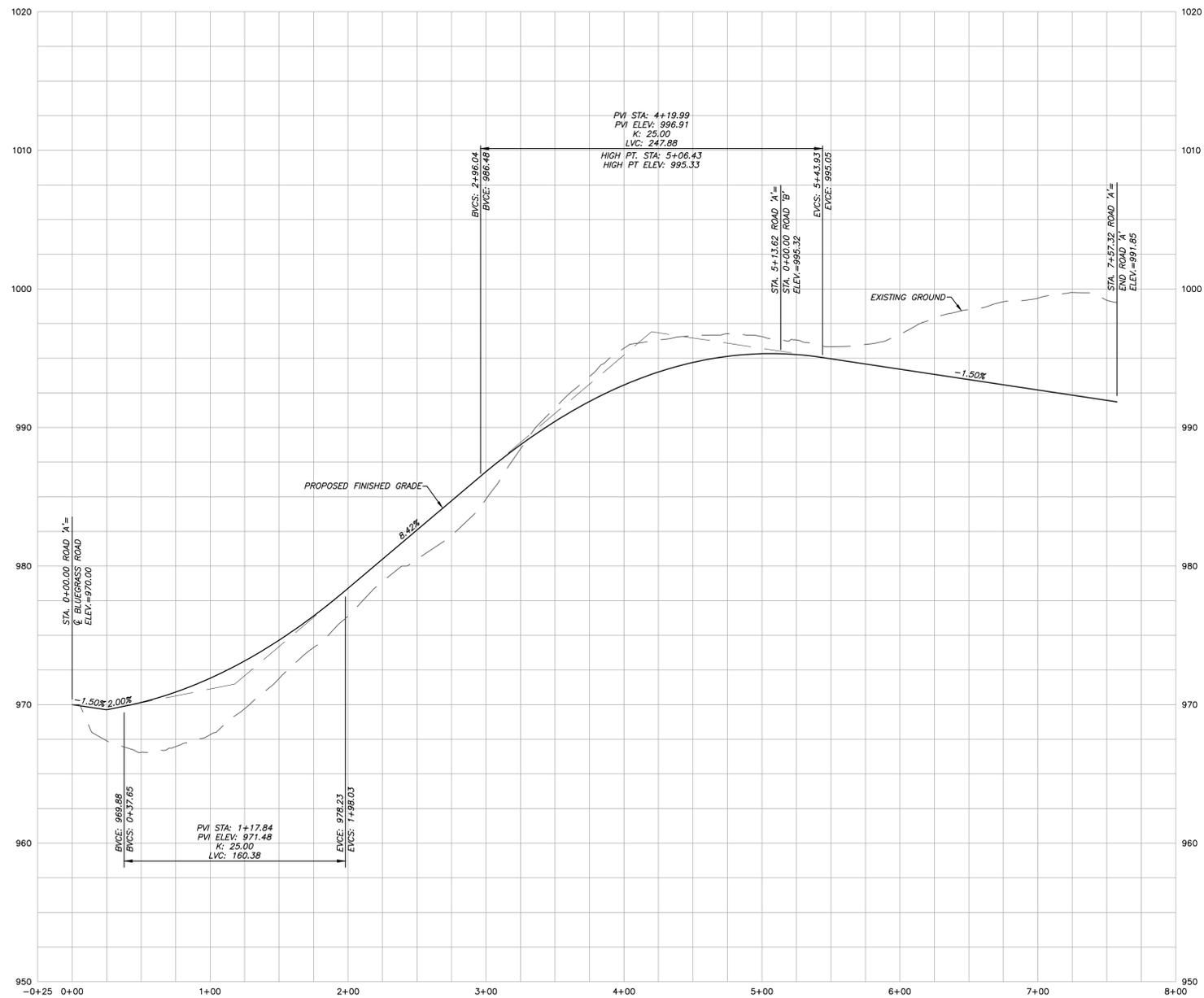
SHEET C-2 3 OF 4

SITE PLAN
9608 BLUEGRASS ROAD
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 DEVELOPER:
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 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922
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 KNOX CO., TN.
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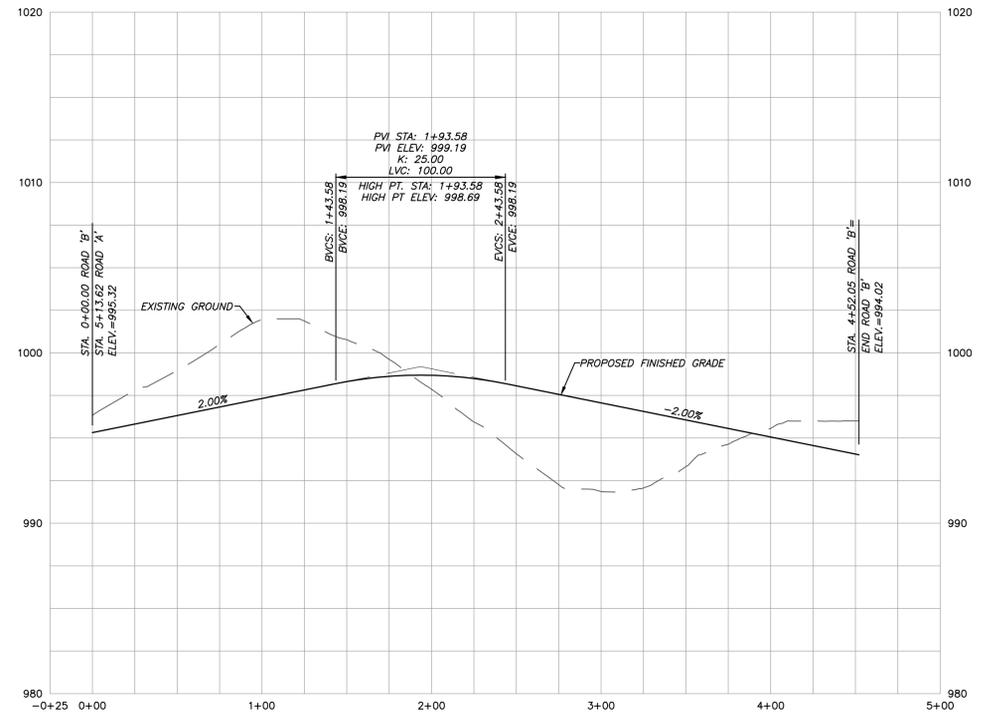
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1	1/19/26	SUBMITTAL 2	CAS
REVISION	DATE	DESCRIPTION	BY





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



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

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Christopher A. Sharp, P.E.

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Date: 12/29/25



SHEET C-3 4 OF 4

ROAD PROFILES
9608 BLUEGRASS ROAD
 SITE ADDRESS: 0, 9608, 9524, 9516 BLUEGRASS ROAD (37922)

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 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
 CLT MAP 154 PARCELS 44, 45, 46, 48.02
 SCALE: AS NOTED DECEMBER 29, 2025

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