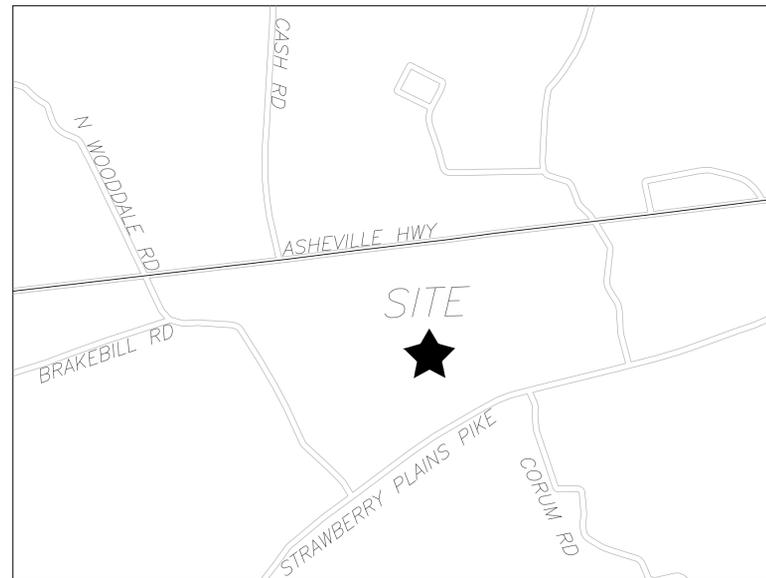


# CONCEPT PLAN

U.E.I. PROJECT NO. 2408032

# 8014 ASHEVILLE HIGHWAY

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY, KNOXVILLE, TENNESSEE 37924  
 CLT MAPS 62 & 73, PARCELS 164,165, 80.03, 80.08



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 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	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 THRU C-5
ROAD PROFILES	C-6 THRU C-10

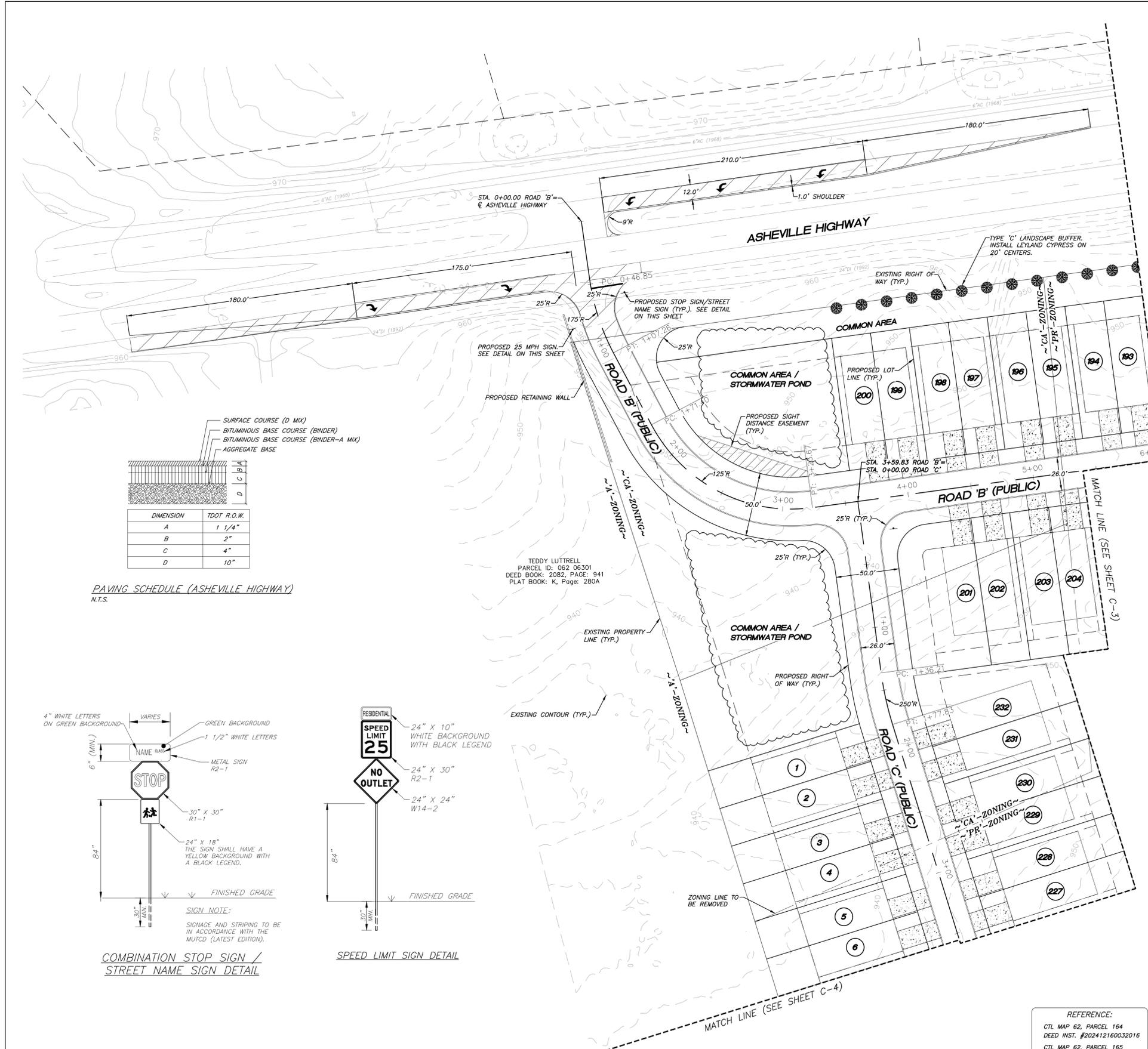
Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended 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: 2/16/26



3-SF-26-C / 3-L-26-DP  
 Revised: 2/18/2026

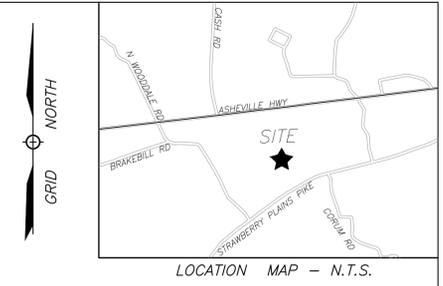
ISSUE NO.	DATE	GENERAL REVISIONS DESCRIPTION
2	02/16/26	GENERAL REVISIONS





**APPROVED VARIANCE / ALTERNATIVE DESIGN STANDARDS:**

- ROAD A:**
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS A AND C.
- ROAD B:**
1. REDUCE THE K VALUE FROM 25 TO 20 FOR ROAD A AT ASHEVILLE HIGHWAY.
  2. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% FOR ROAD B AT ITS INTERSECTION WITH ROAD A.
  3. REDUCE THE CENTERLINE RADIUS FROM 250' TO 175' BETWEEN STATIONS 0+46.85 & 1+07.26
  4. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 1+71.40 & 3+23.67
  5. REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 64.14' BETWEEN STATIONS 1+07.26 & 1+71.40
- ROAD C:**
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD C INTERSECTION WITH ROAD B.
  2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 5+25.57 & 6+79.06
  3. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 16+99.94 & 20+12.65
- ROAD D:**
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD D INTERSECTION WITH ROAD B.
  2. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD D INTERSECTION WITH ROAD C.
- ROAD E:**
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2.00% AT ROAD E INTERSECTION WITH EARLYLOW LANE.
  2. INCREASE THE CENTERLINE GRADE FROM 1% TO 2.00% AT ROAD E INTERSECTION WITH ROAD C
  3. REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 3+98.65 & 5+11.96
  4. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 6+04.60 & 7+08.75
  5. REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 123.48' BETWEEN STATIONS 7+08.75 & 8+32.23
- ROAD F:**
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD F INTERSECTION WITH ROAD C.
  2. REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (PUBLIC)

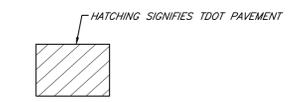


**SITE PLAN NOTES:**

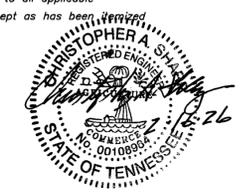
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3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA IS 46.54 ACRES  
 232 LOTS PROPOSED TOTAL (4.98 DU/AC)
6. THE 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.
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10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.1 ACRES. THE TOTAL DISTURBED AREA IN HILLSIDE PROTECTION IS 0.00± ACRE.
11. THE DRIVEWAY AT 8003 STRAWBERRY PLAINS PIKE TO BE REMOVED.
12. FOR CONDITIONS OF MPC APPROVAL, REFER TO PLANNING FILE NO. 11-SG-24-C/11-J-24-DP

**STRIPING NOTES:**

1. ALL STRIPING WITHIN PUBLIC RIGHTS OF WAYS SHALL BE THERMOPLASTIC.
2. REFER TO TDOT STANDARD DRAWING T-M-4 FOR STRIPING WITHIN TDOT R.O.W.



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 noted 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: 2/16/26



SHEET C-2

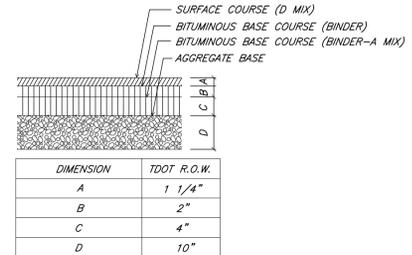
**SITE PLAN**  
**8014 ASHEVILLE HIGHWAY**  
 SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

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

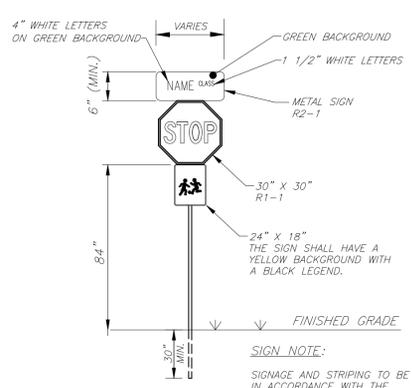
DIST. NO. 58 KNOX CO., TN.  
 CLT MAPS 62, 73 PARCELS 164, 165, 80.03, 80.08  
 SCALE: 1"=40' NOVEMBER 18, 2025

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

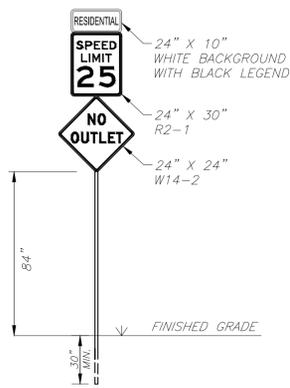
DWN: CLM    CHK: CAS    DWG. NO. 2408032



PAVING SCHEDULE (ASHEVILLE HIGHWAY)  
 N.T.S.



COMBINATION STOP SIGN /  
 STREET NAME SIGN DETAIL



SPEED LIMIT SIGN DETAIL

Revised: 2/18/2026

**PLANNING FILE# 3-SF-26-C / 3-L-26-DP**

REFERENCE:

CTL MAP 62, PARCEL 164	DEED INST. #202412160032016
CTL MAP 62, PARCEL 165	DEED INST. #202412160032016
CTL MAP 73, PARCEL 80.03	DEED INST. #202412160032016
CTL MAP 73, PARCEL 80.08	DEED INST. #202412160032016
PLAT INST. #200708020010489	



REVISION	DATE	GENERAL REVISIONS DESCRIPTION	CLM BY
1	02/16/26		





LOCATION MAP - N.T.S.

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3-SF-26-C / 3-L-26-DP  
 Revised: 2/18/2026

SHEET C-3

**SITE PLAN**  
**8014 ASHEVILLE HIGHWAY**

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:

MESANA INVESTMENTS, LLC  
 1920 EBENEZER ROAD  
 KNOXVILLE, TN 37922

DIST. NO. 58

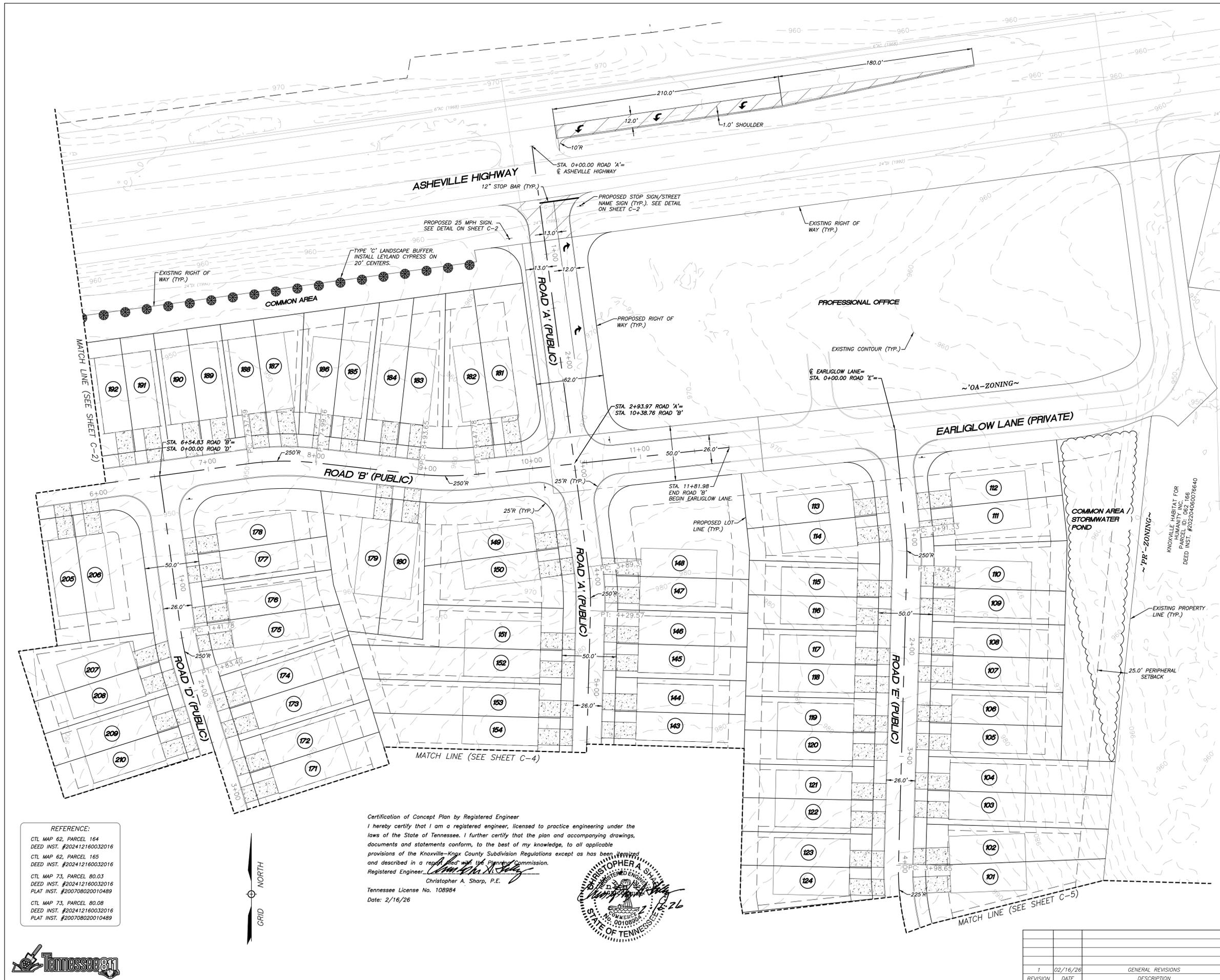
CLT MAPS 62, 73 PARCELS 164, 165, 80.03, 80.08  
 SCALE: 1"=40' NOVEMBER 18, 2025



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

DWN: CLM CHK: CAS DWG. NO. 2408032

REVISION	DATE	DESCRIPTION	CLM BY
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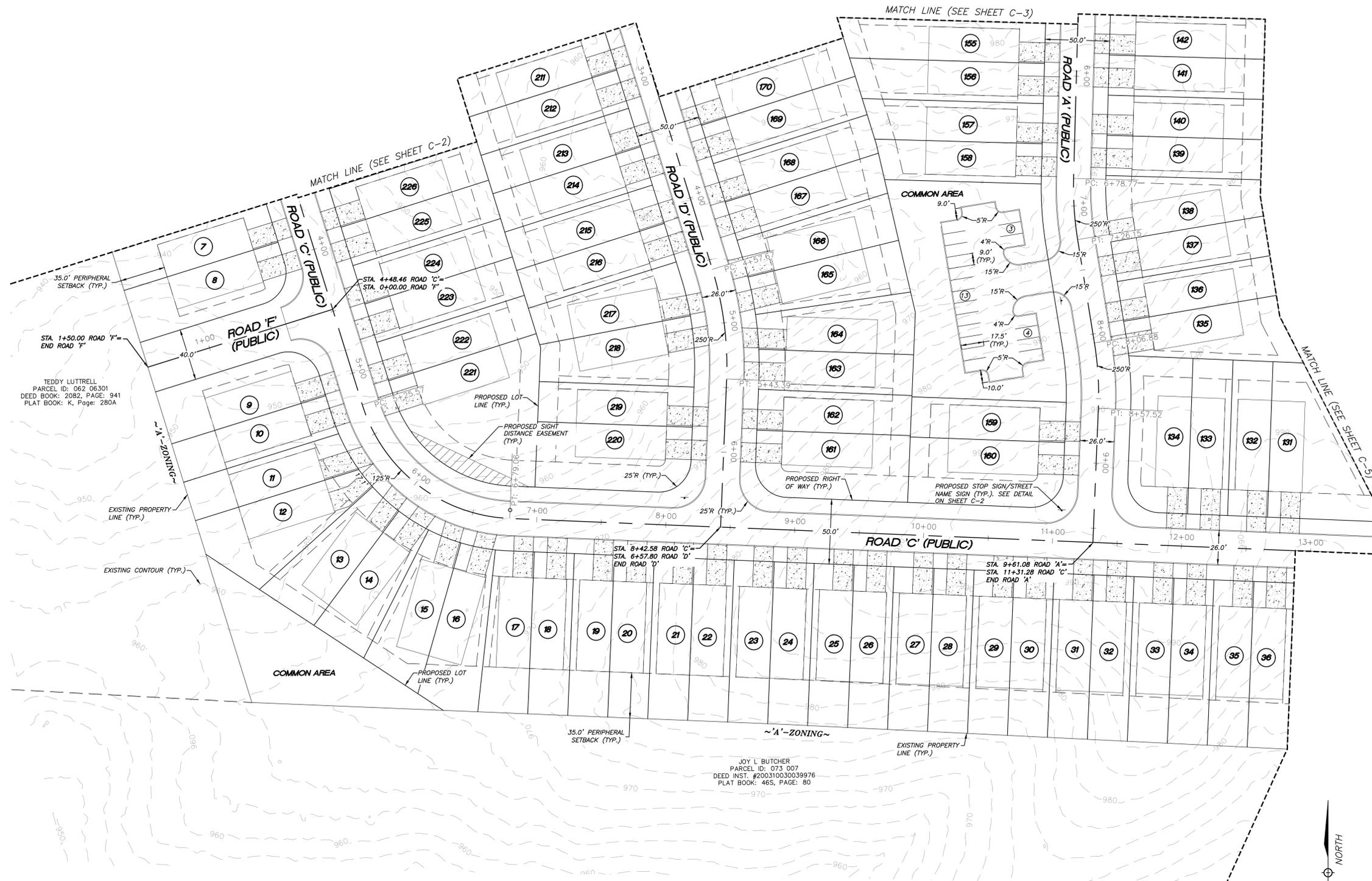
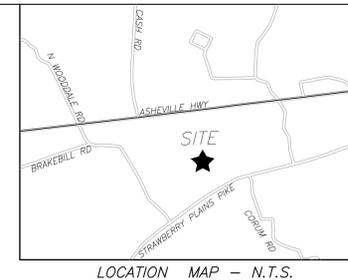


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 Christopher A. Sharp, P.E.  
 Tennessee License No. 108984  
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 PLAT INST. #200708020010489
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TEDDY LUTTRELL  
 PARCEL ID: 062 06301  
 DEED BOOK: 2082, PAGE: 941  
 PLAT BOOK: K, PAGE: 280A

JOY L BUTCHER  
 PARCEL ID: 073 007  
 DEED INST: #200310030039976  
 PLAT BOOK: 465, PAGE: 80

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 PLAT INST. #200708020010489  
 CTL MAP 73, PARCEL 80.08  
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 PLAT INST. #200708020010489



3-SF-26-C / 3-L-26-DP  
 Revised: 2/18/2026

SHEET C-4

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

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

DIST. NO. 58 KNOX CO., TN.  
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 SCALE: 1"=40' NOVEMBER 18, 2025

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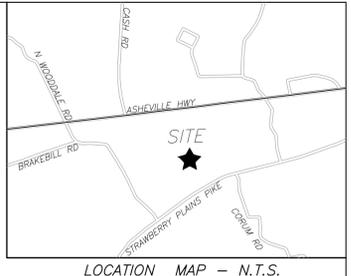
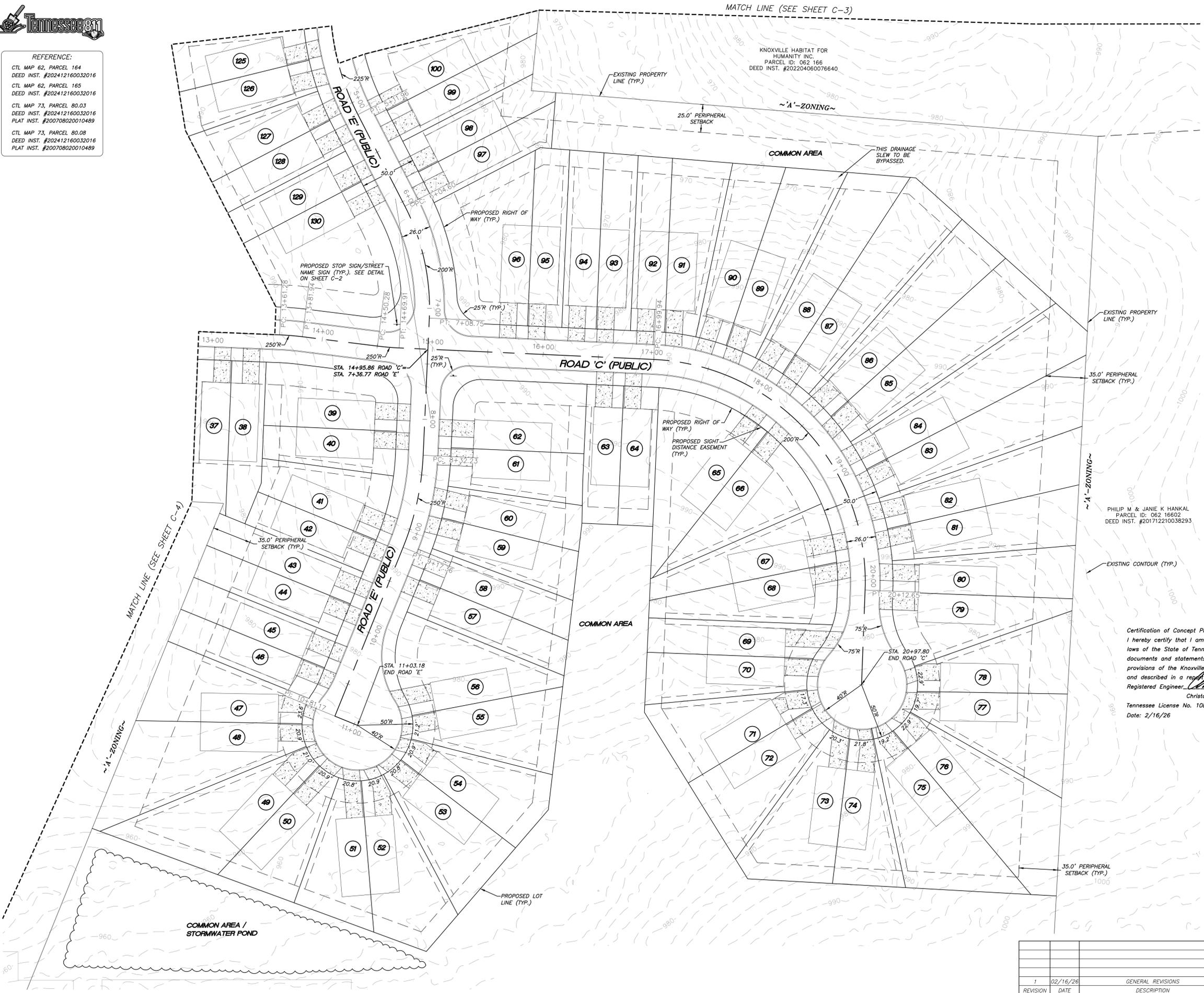
DWN: CLM CHK: CAS DWG. NO. 2408032

REVISION	DATE	GENERAL REVISIONS DESCRIPTION	CLM BY
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 Christopher A. Sharp, P.E.  
 Tennessee License No. 108984  
 Date: 2/16/26



3-SF-26-C / 3-L-26-DP  
 Revised: 2/18/2026

SHEET C-5

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

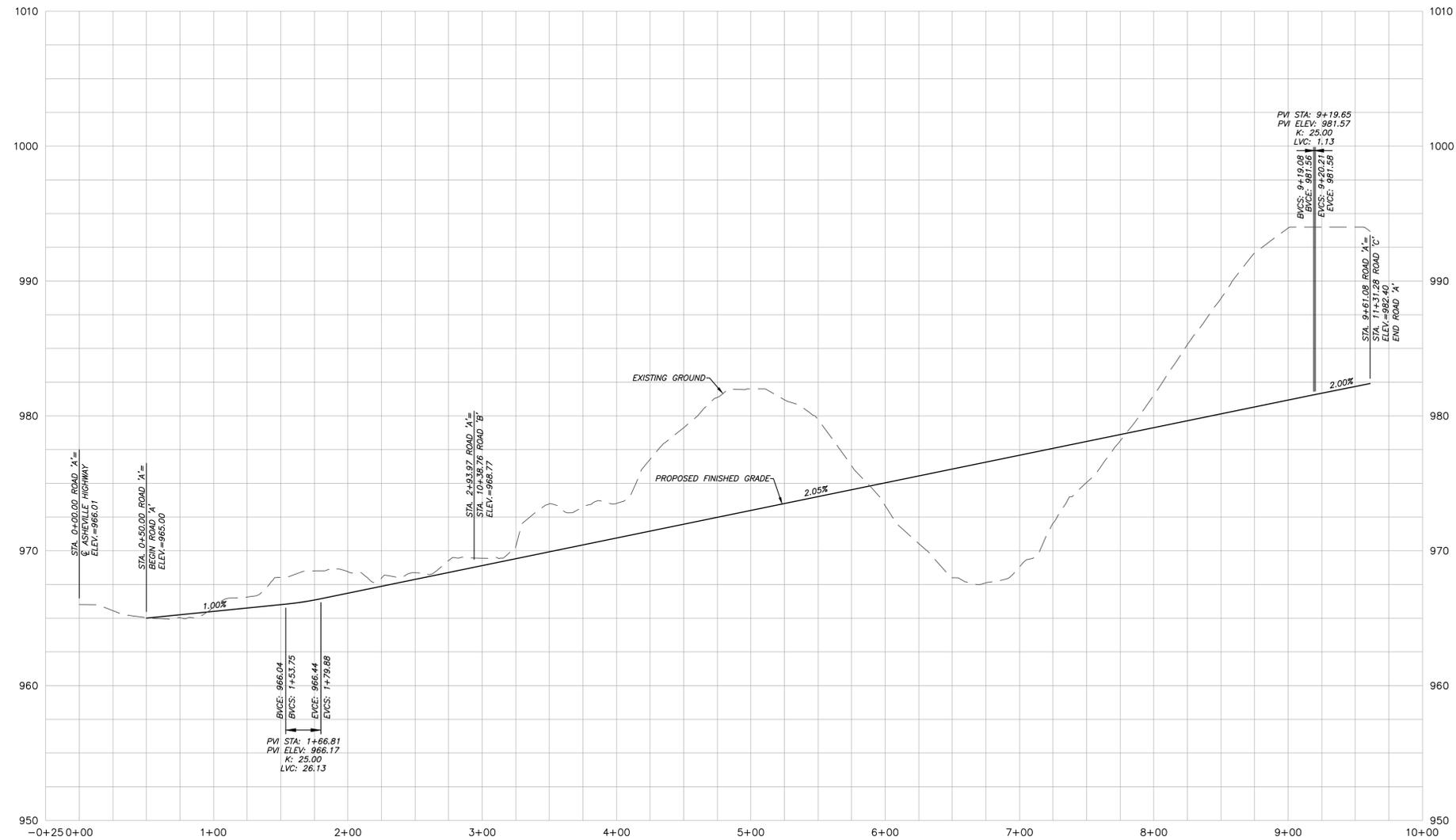
DEVELOPER:  
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 1920 EBENEZER ROAD  
 KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.  
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 SCALE: 1"=40' NOVEMBER 18, 2025

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

REVISION	DATE	DESCRIPTION	BY
1	02/16/26	GENERAL REVISIONS	CLM

DWN: CLM CHK: CAS DWG. NO. 2408032



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

3-SF-26-C / 3-L-26-DP  
 Revised: 2/18/2026

SHEET C-6

ROAD PROFILES  
**8014 ASHEVILLE HIGHWAY**

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:  
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 1920 EBENEZER ROAD  
 KNOXVILLE, TN 37922

DIST. NO. S8 KNOX CO., TN.  
 CLT MAPS 62, 73 PARCELS 164,165, 80.03, 80.08  
 SCALE: AS NOTED NOVEMBER 18, 2025

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

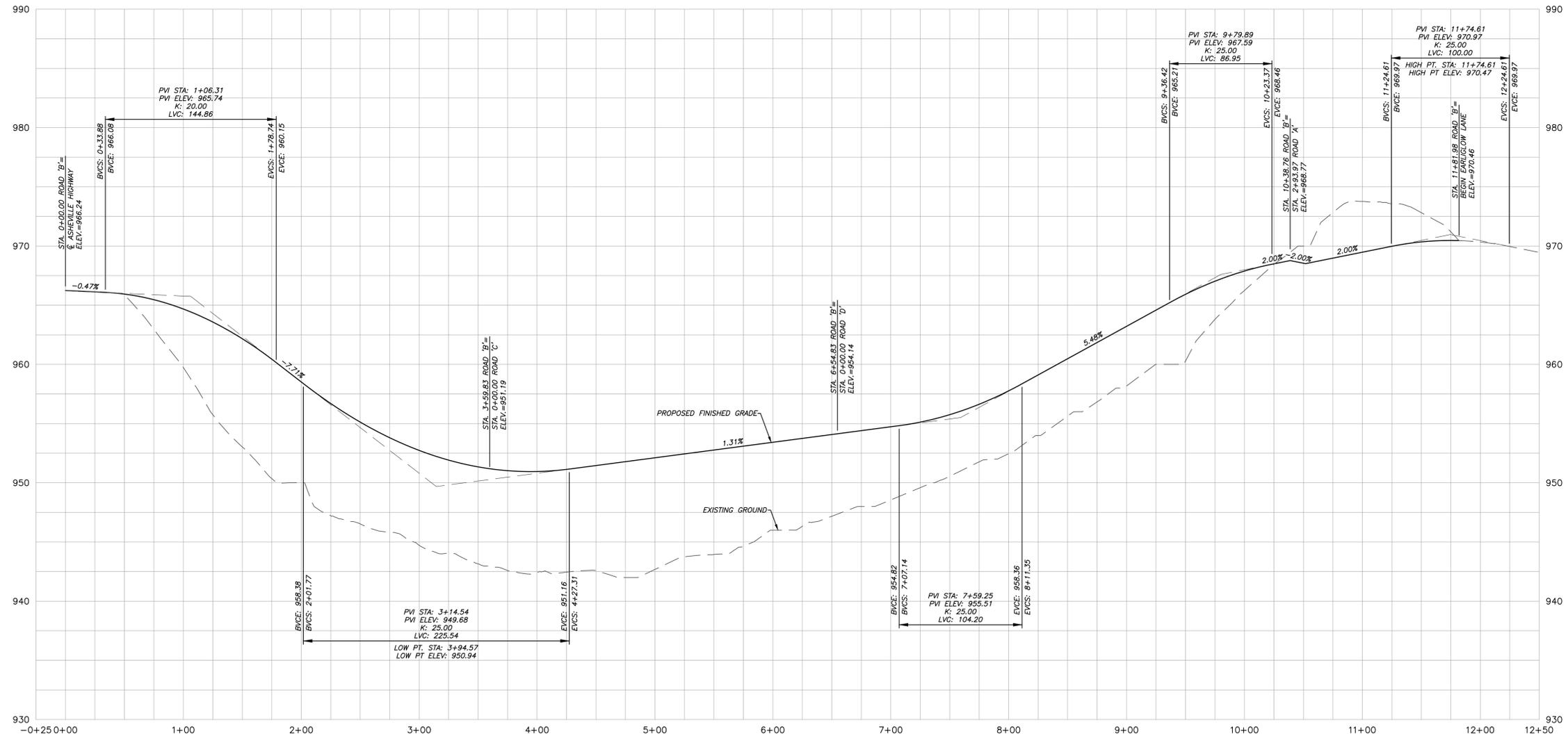
DWN: CLM CHK: CAS DWG. NO. 2408032

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 amended 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: 2/16/26



REVISION	DATE	DESCRIPTION	CLM BY
1	02/16/26	GENERAL REVISIONS	CLM





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

3-SF-26-C / 3-L-26-DP  
 Revised: 2/18/2026

Certification of Concept Plan by Registered Engineer  
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 Registered Engineer: *Christopher A. Sharp*  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108984  
 Date: 2/16/26



SHEET C-7

ROAD PROFILES  
**8014 ASHEVILLE HIGHWAY**

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

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

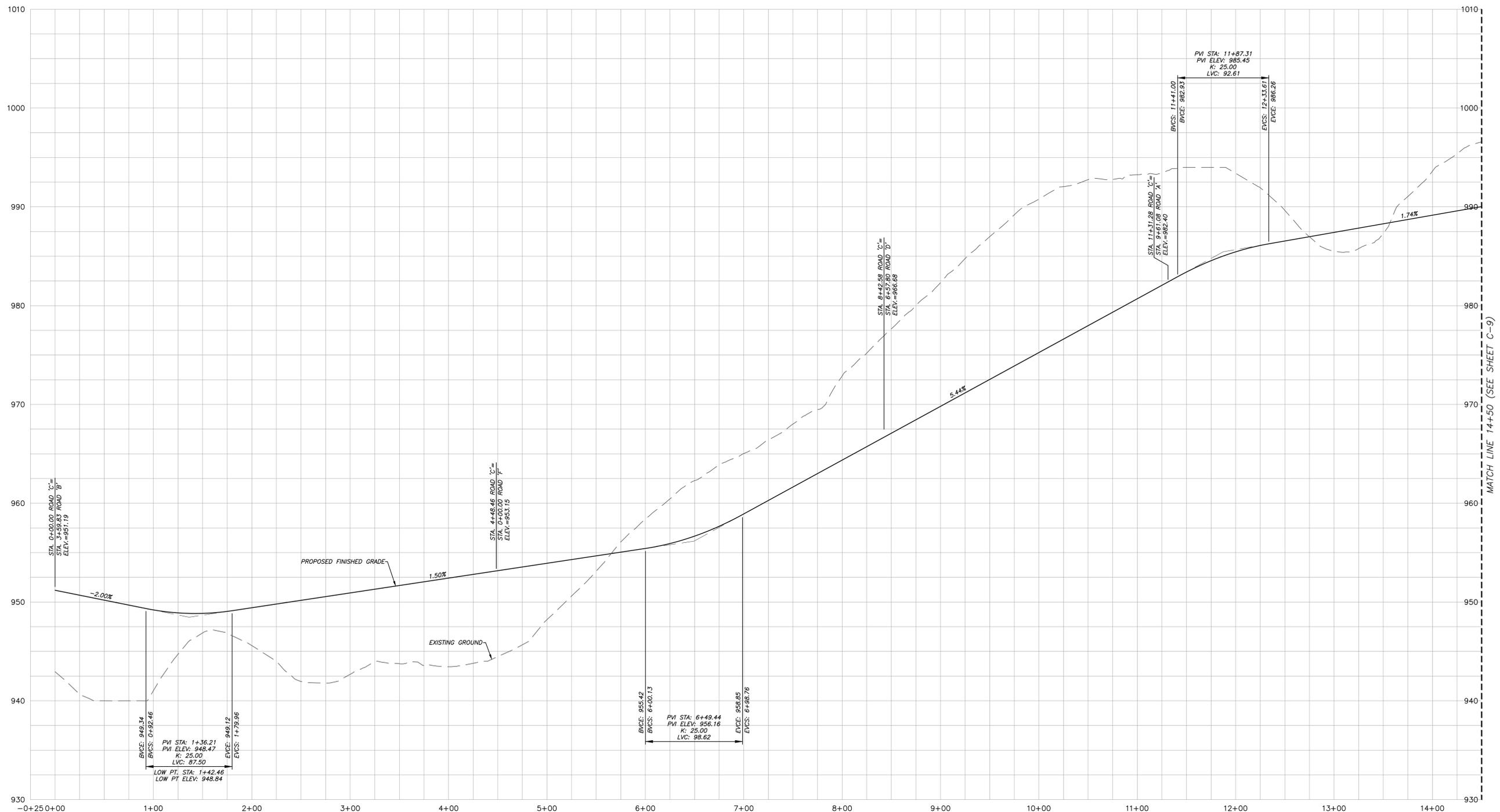
DIST. NO. S8 KNOX CO., TN.  
 CLT MAPS 62, 73 PARCELS 164,165, 80.03, 80.08  
 SCALE: AS NOTED NOVEMBER 18, 2025

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

DWN: CLM CHK: CAS DWG. NO. 2408032

REVISION	DATE	DESCRIPTION	CLM BY
1	02/16/26	GENERAL REVISIONS	CLM





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

3-SF-26-C / 3-L-26-DP  
 Revised: 2/18/2026

SHEET C-8

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 noted 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: 2/16/26



ROAD PROFILES  
**8014 ASHEVILLE HIGHWAY**  
 SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

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

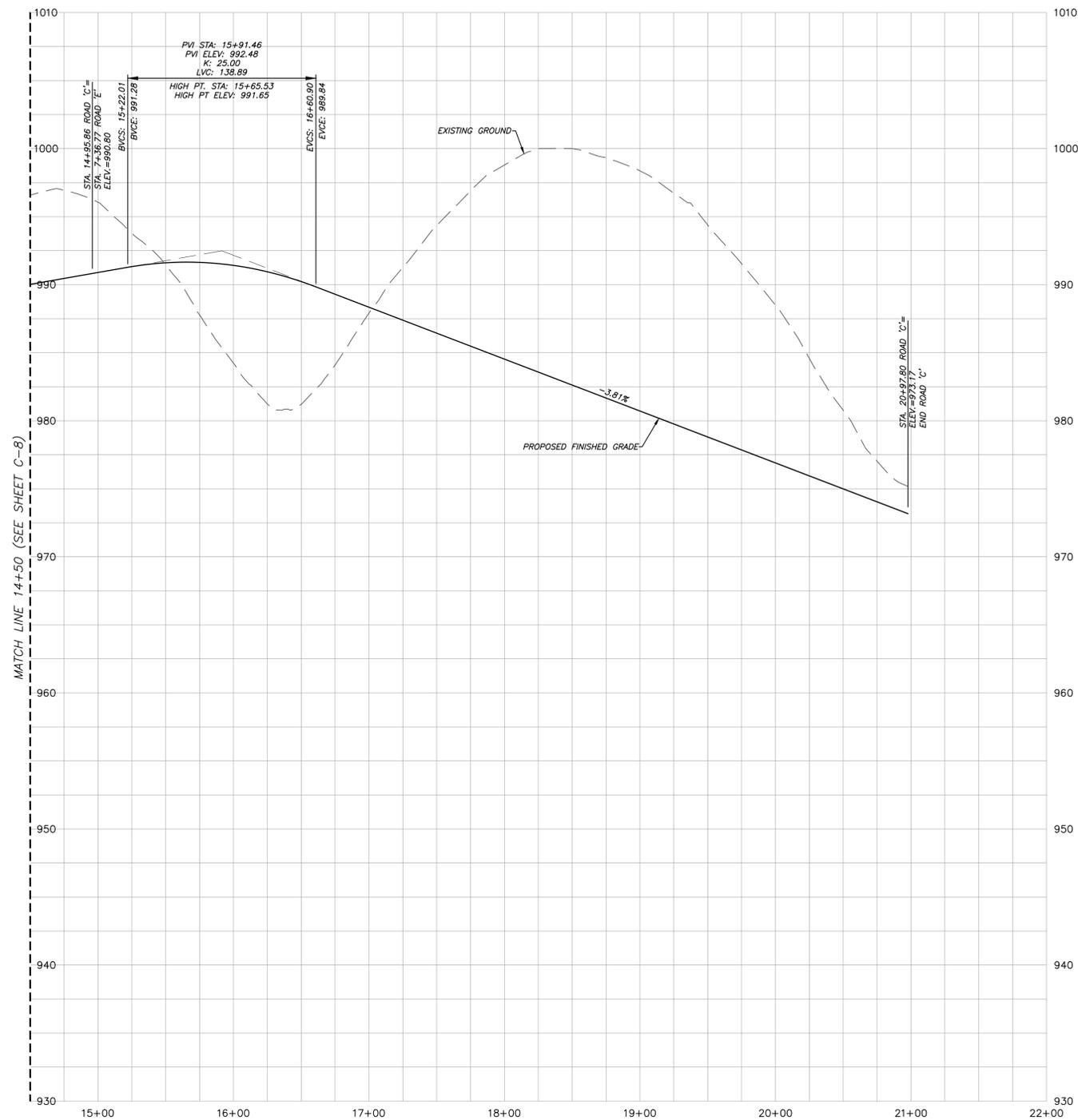
DIST. NO. S8 KNOX CO., TN.  
 CLT MAPS 62, 73 PARCELS 164,165, 80.03, 80.08  
 SCALE: AS NOTED NOVEMBER 18, 2025



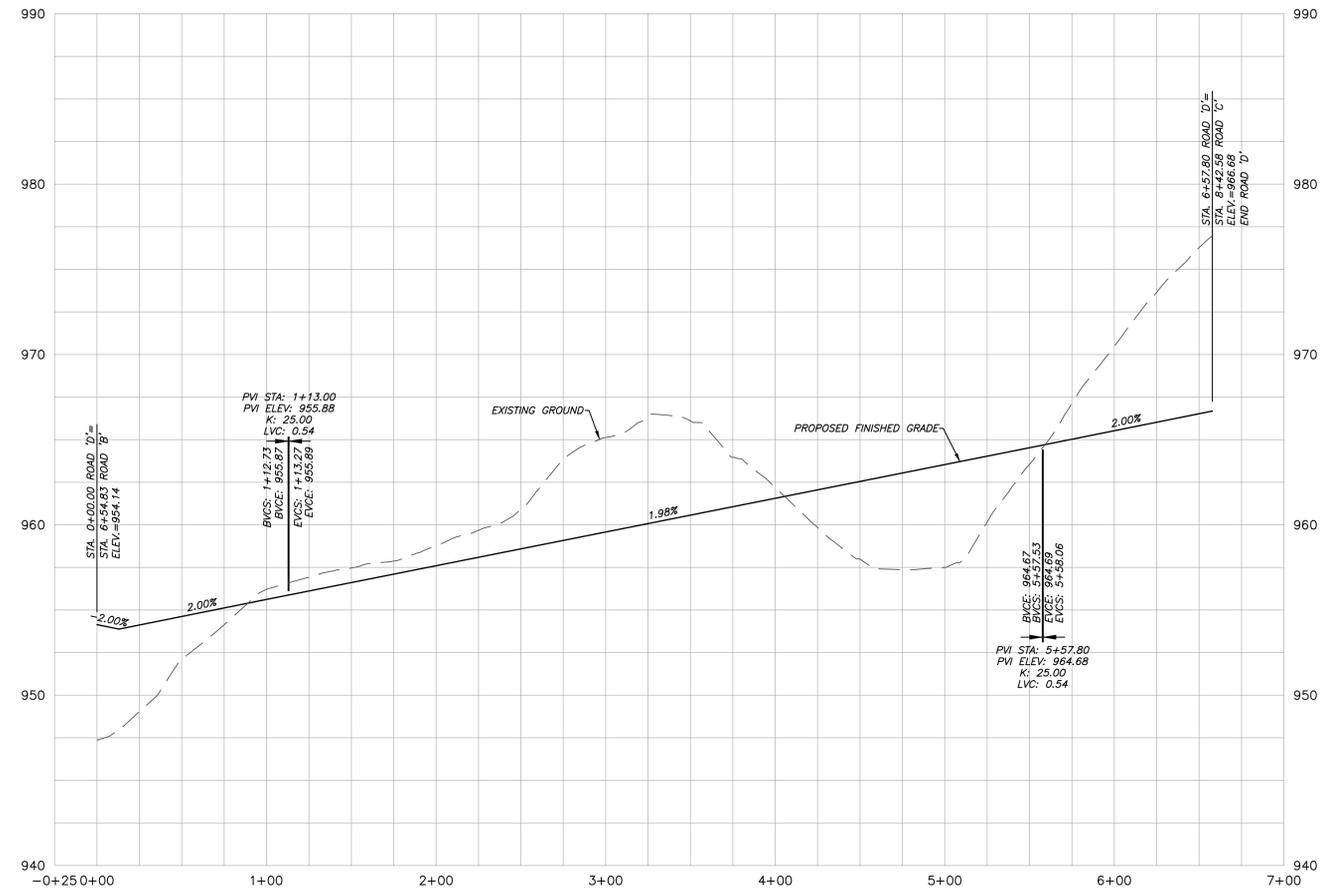
REVISION	DATE	DESCRIPTION	CLM BY
1	02/16/26	GENERAL REVISIONS	CLM

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



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



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

3-SF-26-C / 3-L-26-DP  
Revised: 2/18/2026

SHEET C-9

ROAD PROFILES  
**8014 ASHEVILLE HIGHWAY**

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

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

DIST. NO. S8 KNOX CO., TN.  
CLT MAPS 62, 73 PARCELS 164,165, 80.03, 80.08  
SCALE: AS NOTED NOVEMBER 18, 2025

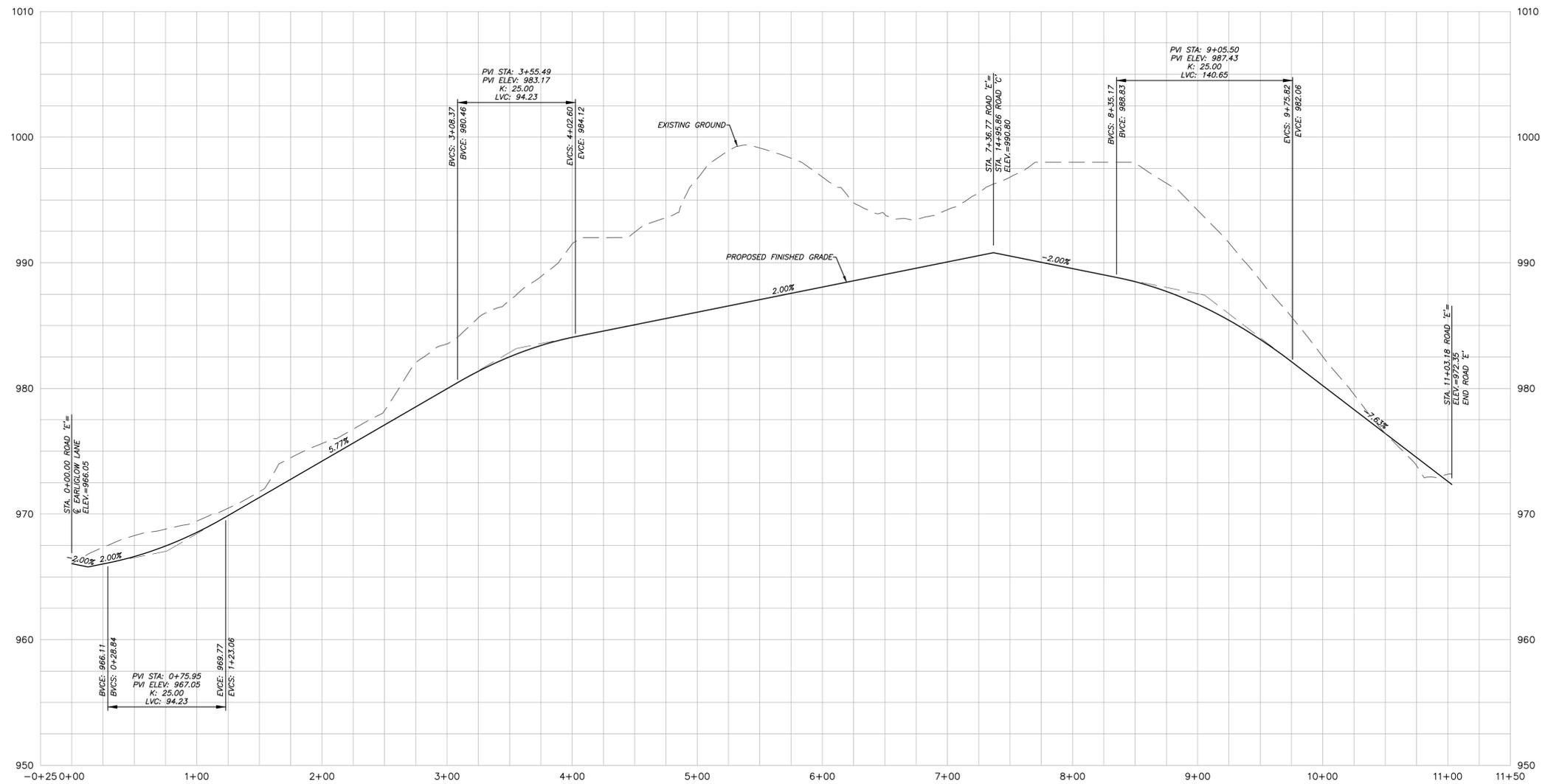
**URBAN ENGINEERING, INC.**  
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Registered Engineer *Christopher A. Sharp*  
Christopher A. Sharp, P.E.  
Tennessee License No. 108984  
Date: 2/16/26

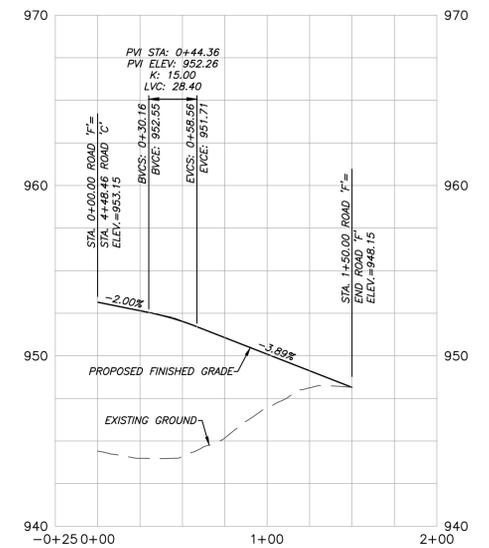


REVISION	DATE	DESCRIPTION	CLM BY
1	02/16/26	GENERAL REVISIONS	CLM





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



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

3-SF-26-C / 3-L-26-DP  
 Revised: 2/18/2026

SHEET C-10

ROAD PROFILES  
**8014 ASHEVILLE HIGHWAY**

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

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

DIST. NO. S8 KNOX CO., TN.  
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 Registered Engineer: *Christopher A. Sharp*  
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