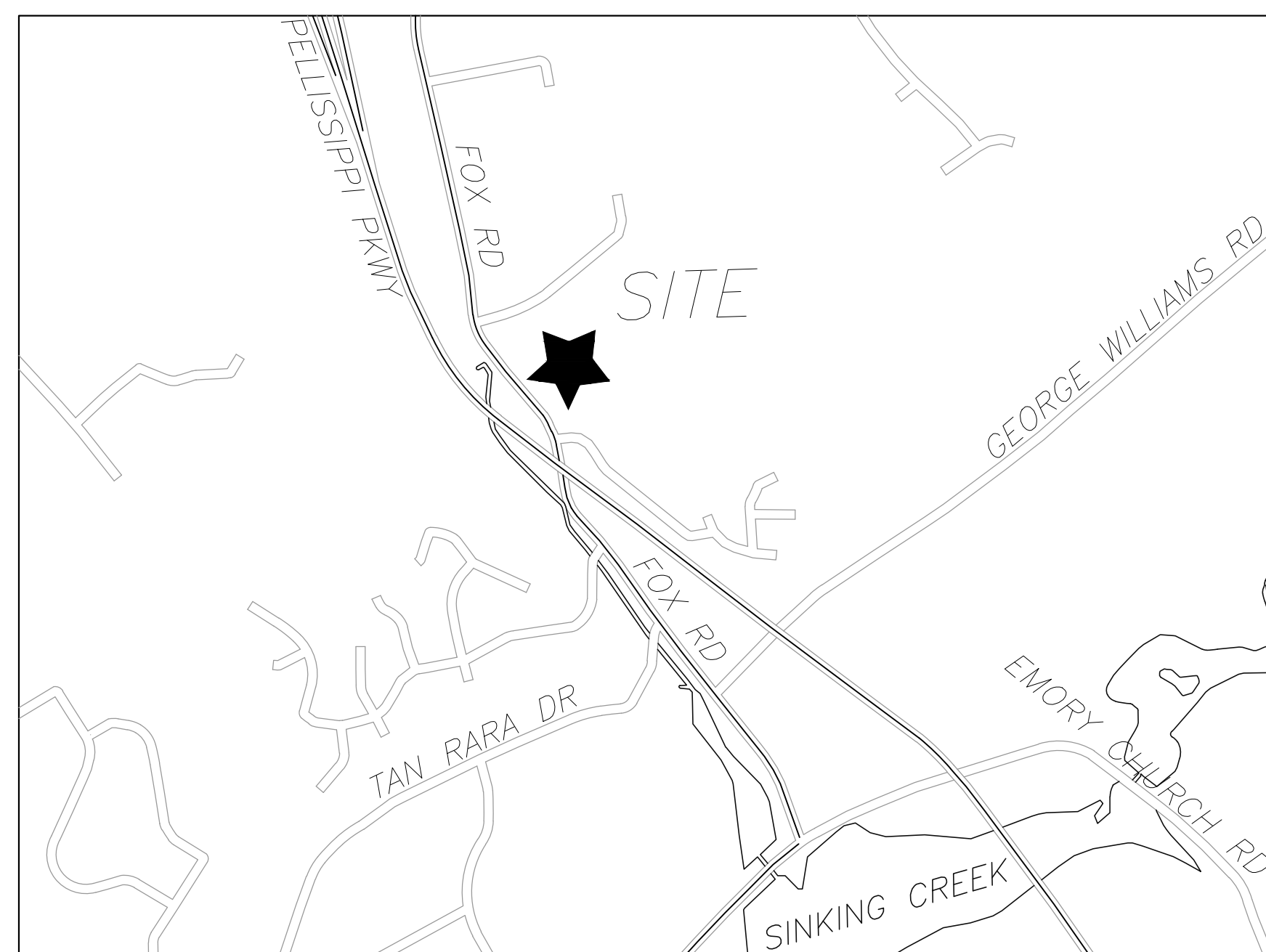


CONCEPT PLAN

U.E.I. PROJECT NO. 2402009

FOX ROAD SUBDIVISION

SITE ADDRESS: 0 FOX ROAD, KNOXVILLE, TENNESSEE 37922
TAX MAP: 143, PARCELS: 112.00 & 112.01



LOCATION MAP

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:

1. REDUCE THE REQUIRED RIGHT OF WAY WIDTH FROM 50' TO 40' (ALL ROADS).
2. REDUCE THE REQUIRED PAVEMENT WIDTH FROM 26' TO 22' (ALL ROADS).
3. INCREASE THE MAXIMUM LONGITUDINAL SLOPE FROM 1% TO 2% AT THE INTERSECTION OF ROAD 'A' AND FOX ROAD.
4. INCREASE THE MAXIMUM LONGITUDINAL SLOPE FROM 1% TO 1.20% AT THE INTERSECTION OF ROADS 'A' AND 'B'.
5. INCREASE THE MAXIMUM LONGITUDINAL SLOPE FROM 1% TO 1.23% AT THE INTERSECTION OF ROADS 'B' AND 'C'.
6. INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 13.18% (ROAD 'A' STA 3+07.41-6+15.11).
7. INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 12.15% (ROAD 'A' STA 6+41.72-11+97.29).
8. DECREASE THE ROAD 'A' CENTERLINE RADII FROM 250' TO 200' BETWEEN THE FOLLOWING STATIONS: 4+76.39-5+56.93 AND 9+92.20-10+39.84.
9. DECREASE THE ROAD 'B' CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 3+56.86-6+16.23.
10. INCREASE THE MAXIMUM GRADE FROM 12% TO 14.93% BETWEEN STATIONS 7+28.64 AND 9+78.68 (ROAD 'B').

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

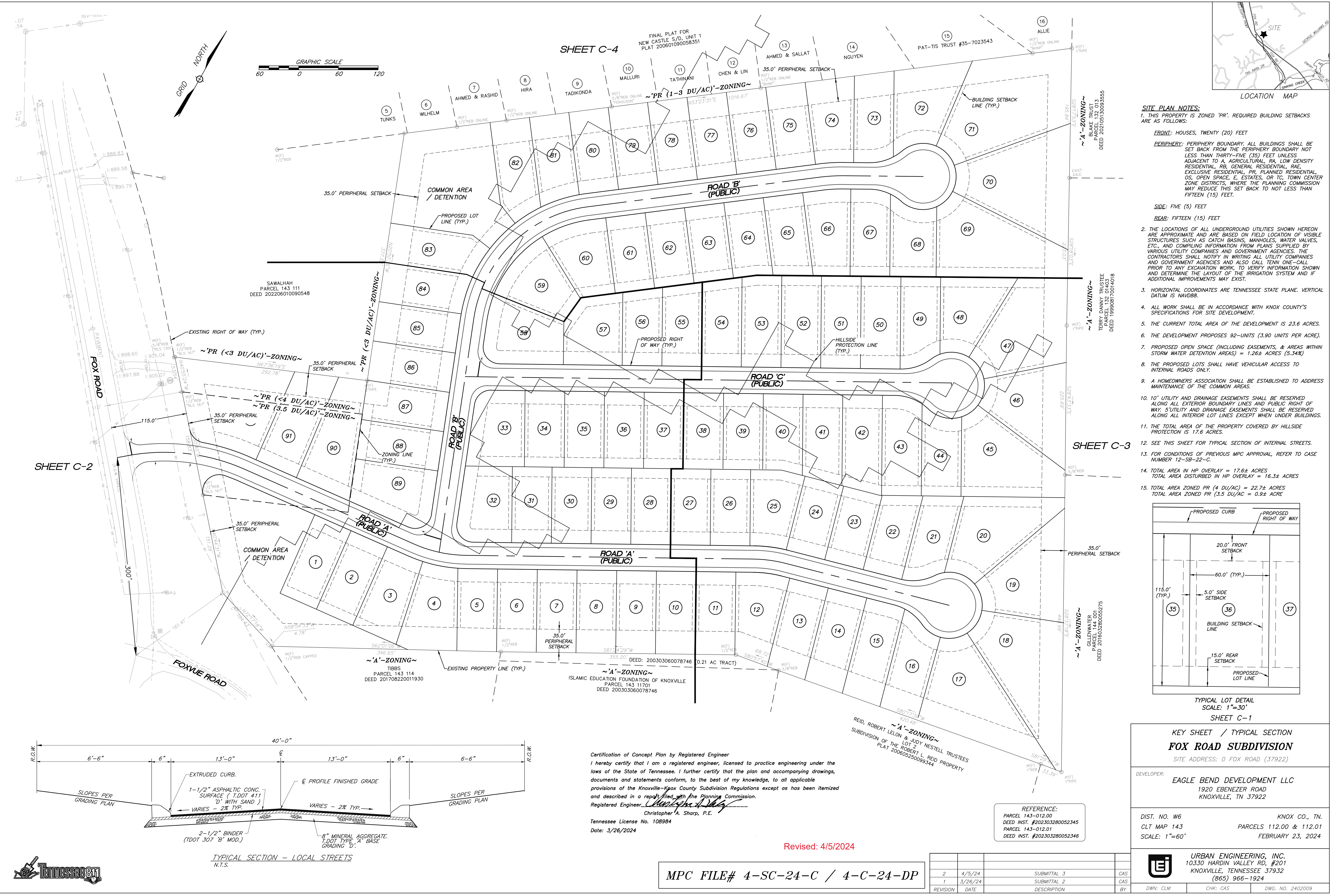
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET	C-1
SITE PLAN	C-2 THRU C-4
PRELIMINARY DRAINAGE PLAN	C-5
ROAD PROFILES	C-6 THRU C-9

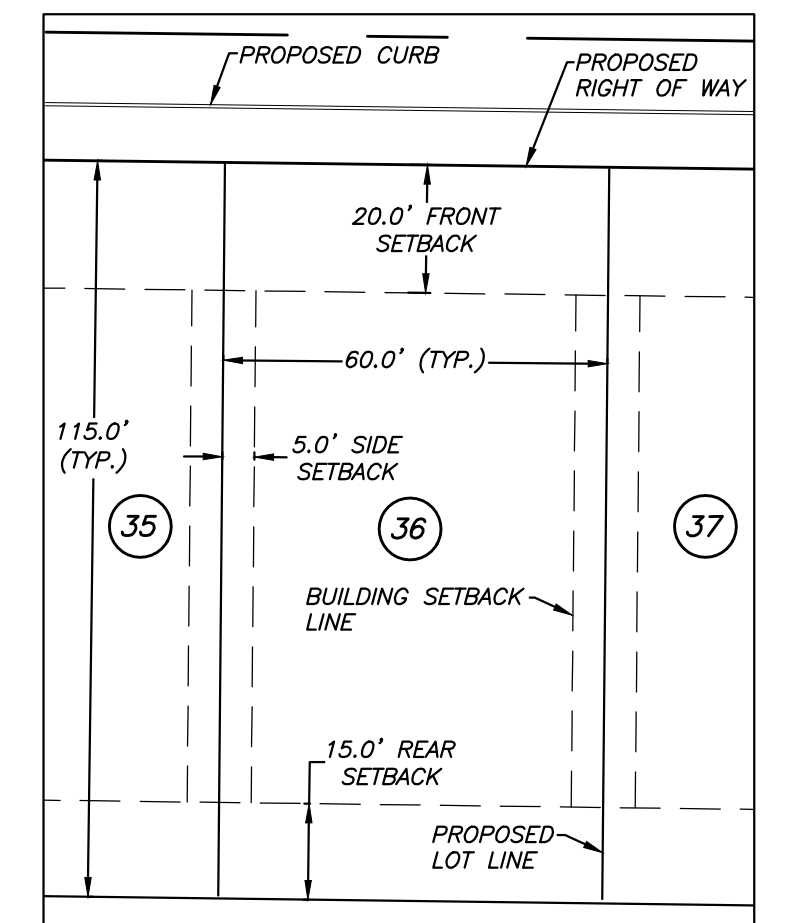
Revised: 4/5/2024

MPC FILE# 4-SC-24-C / 4-C-24-DP

ISSUE NO.	DATE	DESCRIPTION
2	3/26/24	SUBMITTAL 2



- SITE PLAN NOTES:**
- 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
 - 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 23.6 ACRES.
 - THE DEVELOPMENT PROPOSES 92-UNITS (3.90 UNITS PER ACRE).
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.26± ACRES (5.34%)
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - 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.
 - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 17.6 ACRES.
 - SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.
 - FOR CONDITIONS OF PREVIOUS MPC APPROVAL, REFER TO CASE NUMBER 12-SB-22-C.
 - TOTAL AREA IN HP OVERLAY = 17.6± ACRES
TOTAL AREA DISTURBED IN HP OVERLAY = 16.3± ACRES
 - TOTAL AREA ZONED PR (4 DU/AC) = 22.7± ACRES
TOTAL AREA ZONED PR (3.5 DU/AC) = 0.9± ACRE



TYPICAL LOT DETAIL
SCALE: 1"=30'
SHEET C-1

KEY SHEET / TYPICAL SECTION
FOX ROAD SUBDIVISION

SITE ADDRESS: 0 FOX ROAD (37922)

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

DIST. NO. W6
CLT MAP 143
SCALE: 1"=60'

KNOX CO., TN.
PARCELS 112.00 & 112.01
FEBRUARY 23, 2024

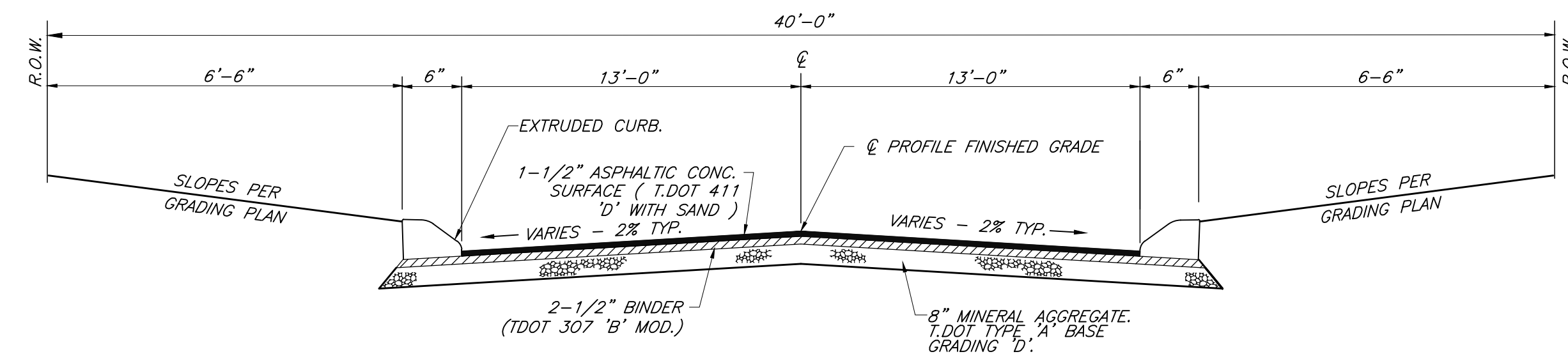
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

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, P.E.*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 3/26/2024

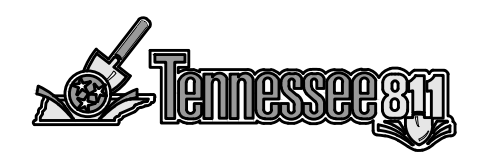
Revised: 4/5/2024

MPC FILE# 4-SC-24-C / 4-C-24-DP

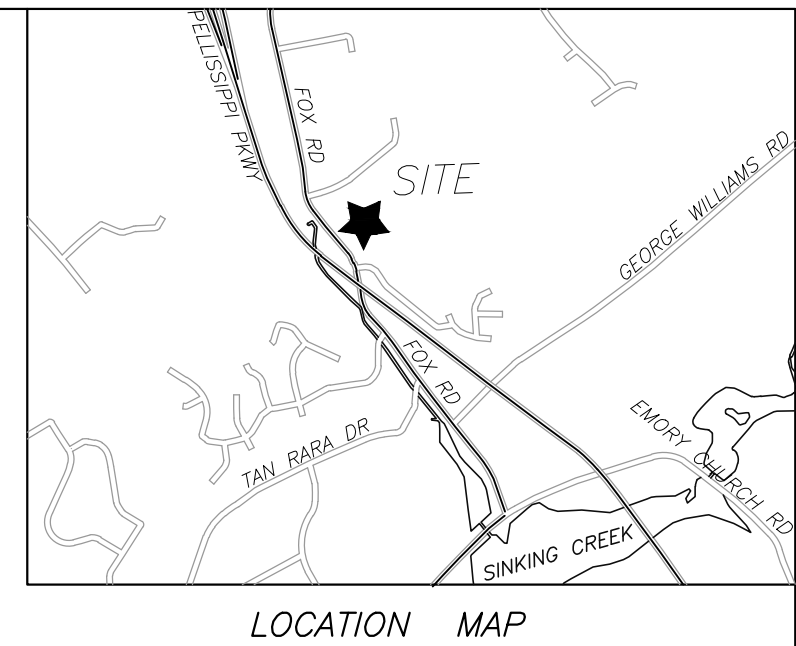
REVISION	DATE	DESCRIPTION	BY
2	4/5/24	SUBMITTAL 3	CAS
1	3/26/24	SUBMITTAL 2	CAS
		DESCRIPTION	



TYPICAL SECTION - LOCAL STREETS
N.T.S.



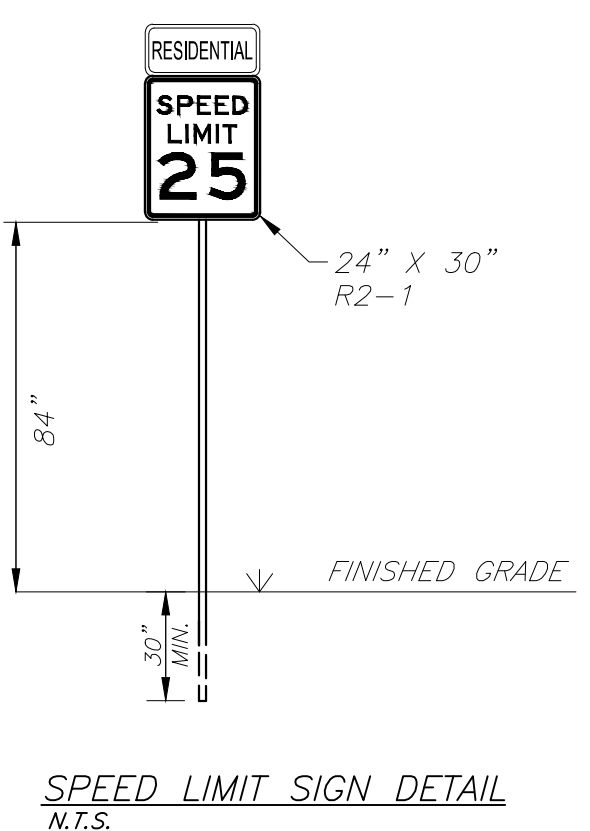
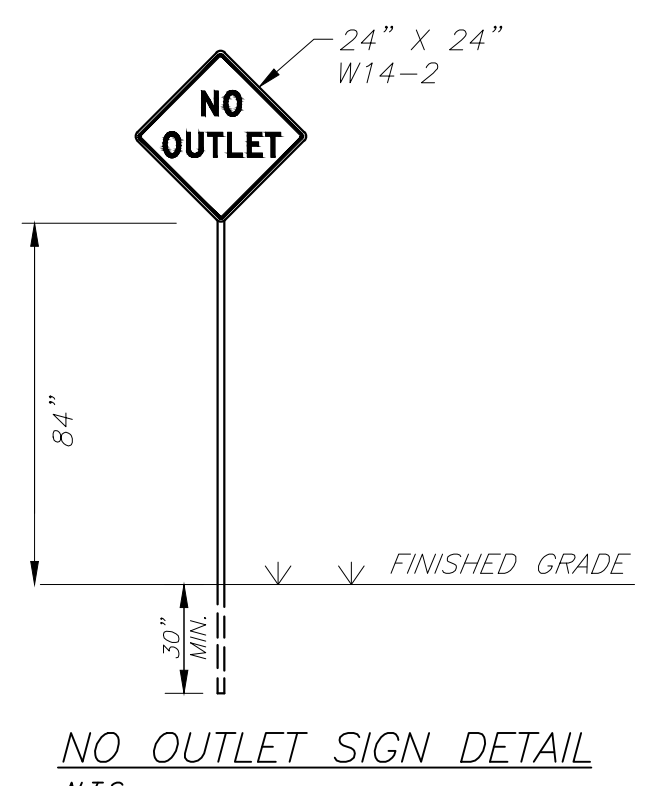
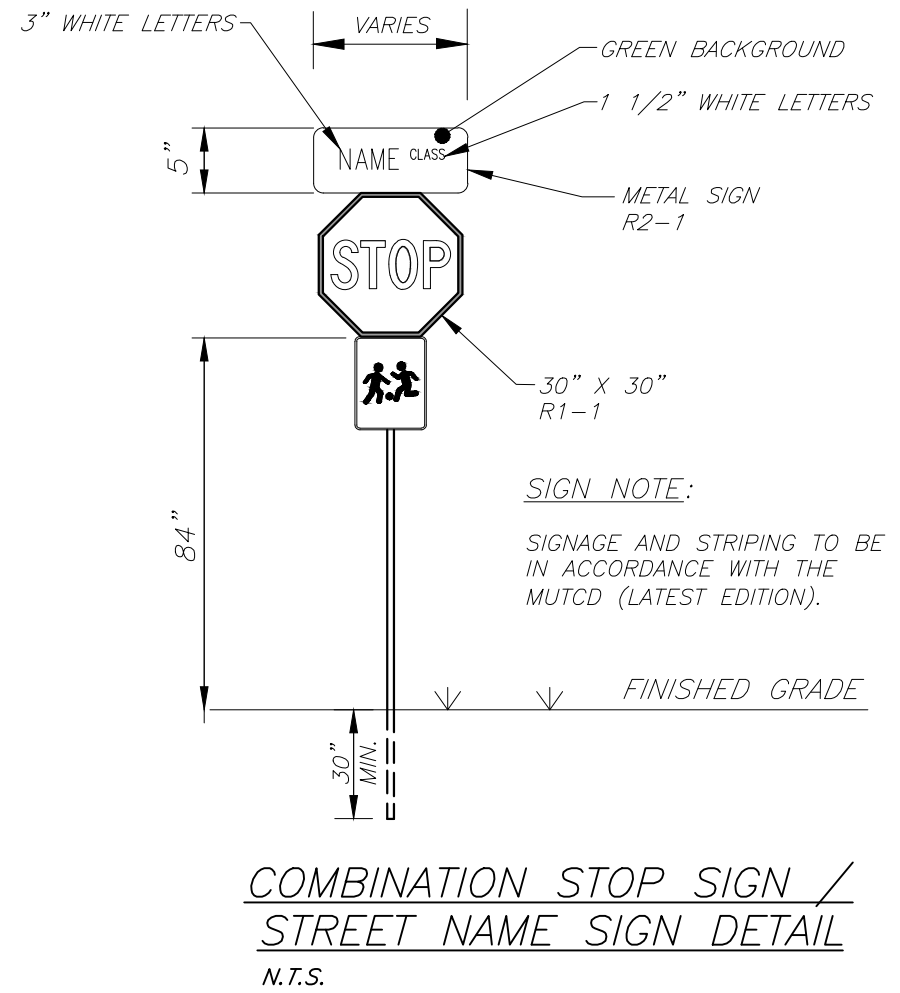
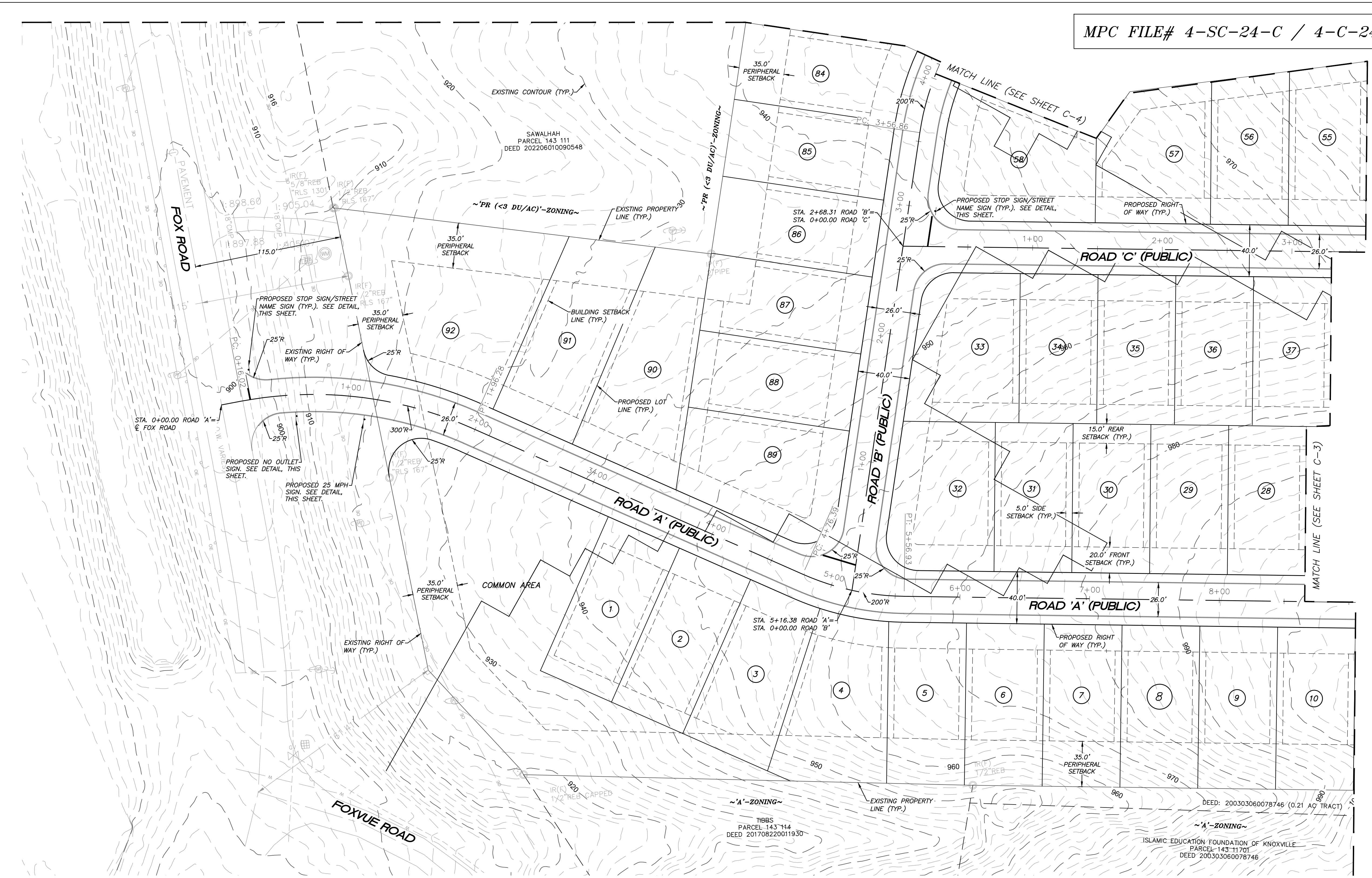
Revised: 4/5/2024



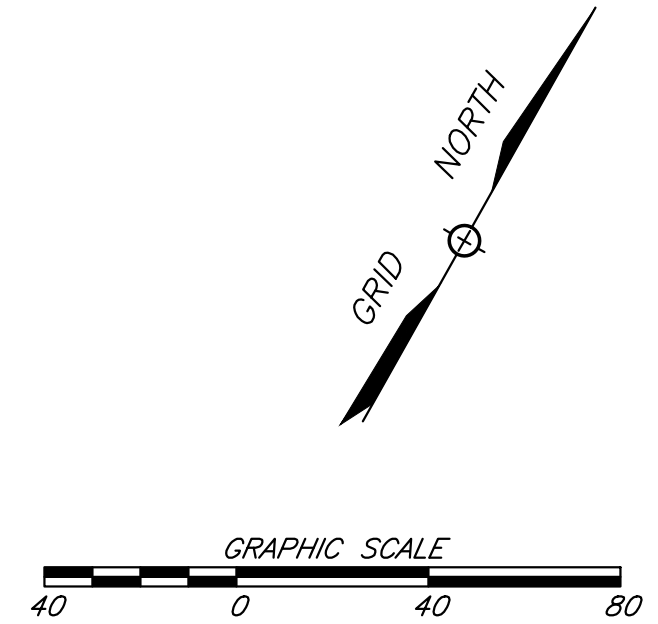
SITE PLAN NOTES:

- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
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- THE DEVELOPMENT PROPOSES 92-UNITS (3.90 UNITS PER ACRE).
- PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.26± ACRES (5.34%)
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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: 3/26/2024



REFERENCE:
 PARCEL 143-012.00
 DEED INST. #202303280052345
 PARCEL 143-012.01
 DEED INST. #202303280052346



SHEET C-2

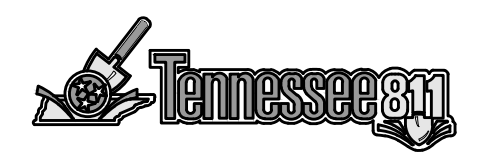
SITE PLAN
FOX ROAD SUBDIVISION
 SITE ADDRESS: 0 FOX ROAD (37922)

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

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 143 PARCELS 112.00 & 112.01
 SCALE: 1"=40' FEBRUARY 23, 2024

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

DWN: CLM	CHR: CAS	DWG. NO. 2402009
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REVISION	DATE	DESCRIPTION	BY
2	4/5/24	SUBMITTAL 3	CAS
1	3/26/24	SUBMITTAL 2	CAS



LOCATION MAP

SITE PLAN NOTES:

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

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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 23.6 ACRES.

6. THE DEVELOPMENT PROPOSES 92-UNITS (3.90 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.26± ACRES (5.34%)

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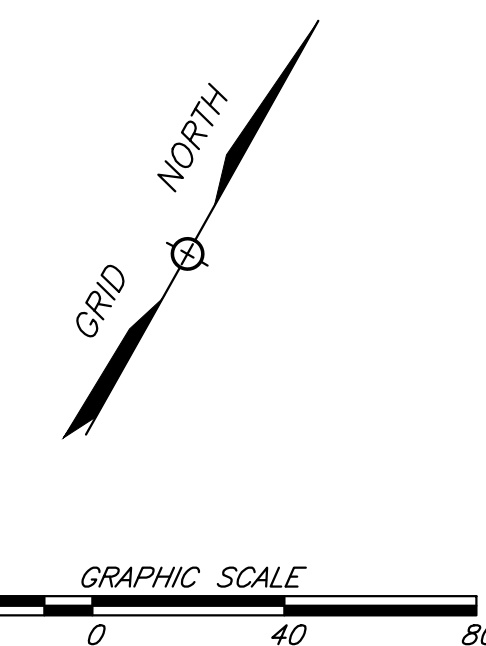
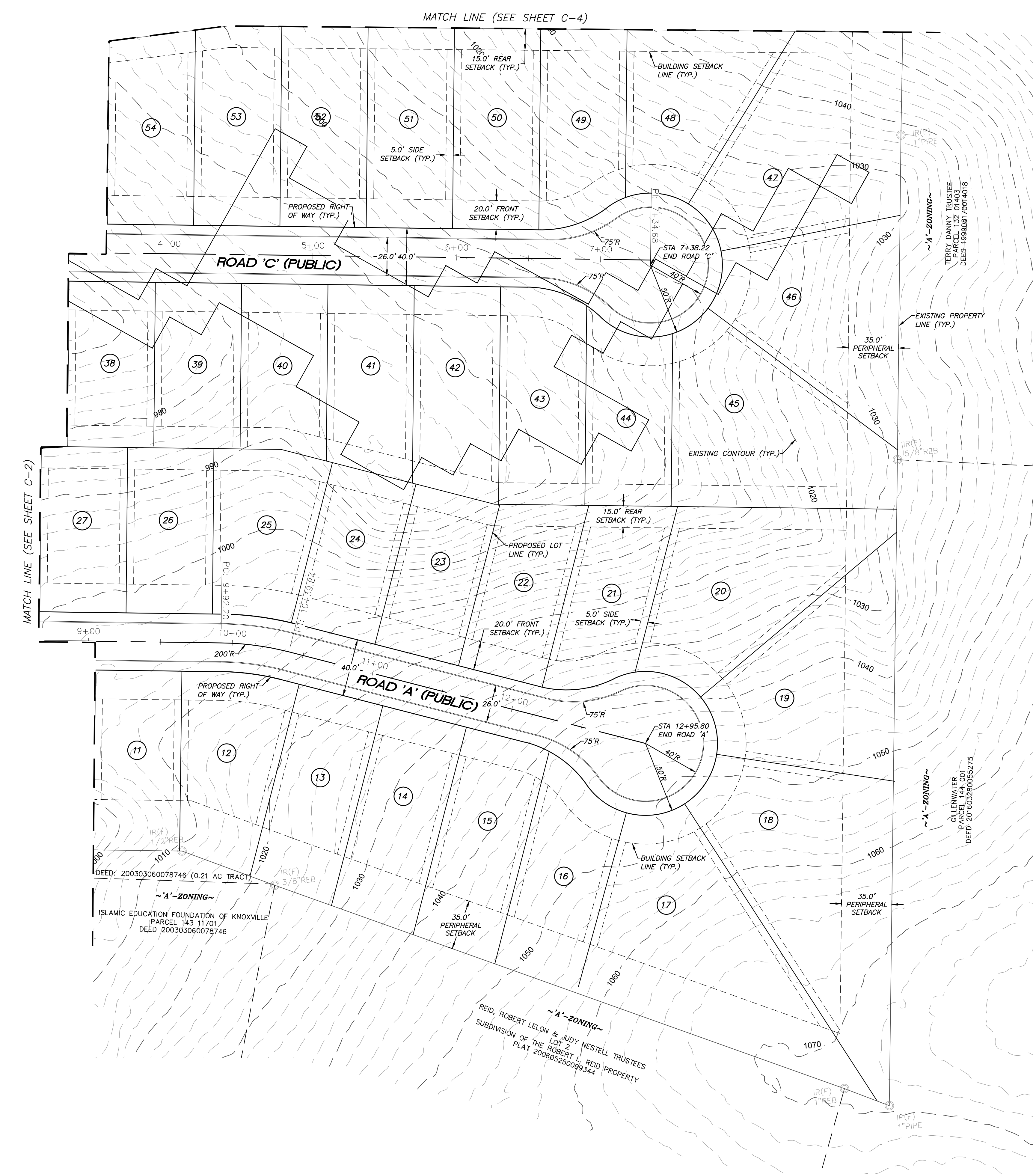
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Registered Engineer *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 3/26/2024



Revised: 4/5/2024

MPC FILE# 4-SC-24-C / 4-C-24-DP

REFERENCE:
PARCEL 143-012.00
DEED INST. #202303280052345
PARCEL 143-012.01
DEED INST. #202303280052346

SHEET C-3

SITE PLAN
FOX ROAD SUBDIVISION
SITE ADDRESS: 0 FOX ROAD (37922)

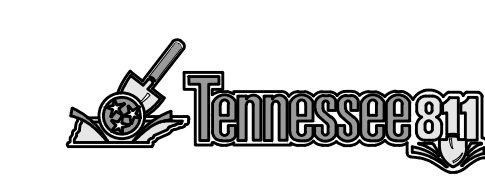
DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. W6 KNOX CO., TN.
CLT MAP 143 PARCELS 112.00 & 112.01
SCALE: 1"=40' FEBRUARY 23, 2024

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

DWN: CLM CHR: CAS DWG. NO. 2402009

REVISION	DATE	DESCRIPTION	BY
2	4/5/24	SUBMITTAL 3	CAS
1	3/26/24	SUBMITTAL 2	CAS
		DESCRIPTION	





LOCATION MAP

SITE PLAN NOTES:

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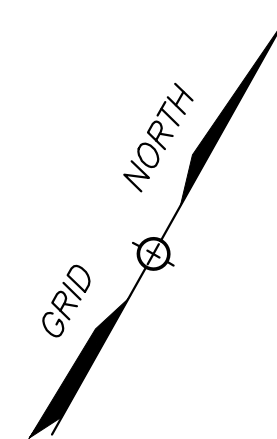
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Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 3/26/2024



Revised: 4/5/2024

MPC FILE# 4-SC-24-C / 4-C-24-DP

REFERENCE:
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DEED INST. #202303280052345
PARCEL 143-012.01
DEED INST. #202303280052346

REVISION	DATE	DESCRIPTION	BY
2	4/5/24	SUBMITTAL 3	CAS
1	3/26/24	SUBMITTAL 2	CAS

SHEET C-4

SITE PLAN
FOX ROAD SUBDIVISION
SITE ADDRESS: 0 FOX ROAD (37922)

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

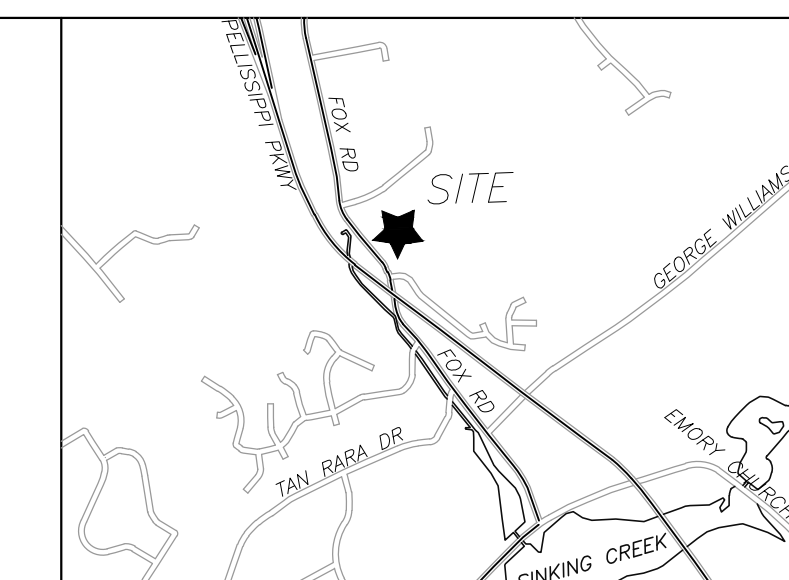
DIST. NO. W6
CLT MAP 143
SCALE: 1"=40'

KNOX CO., TN.
PARCELS 112.00 & 112.01
FEBRUARY 23, 2024

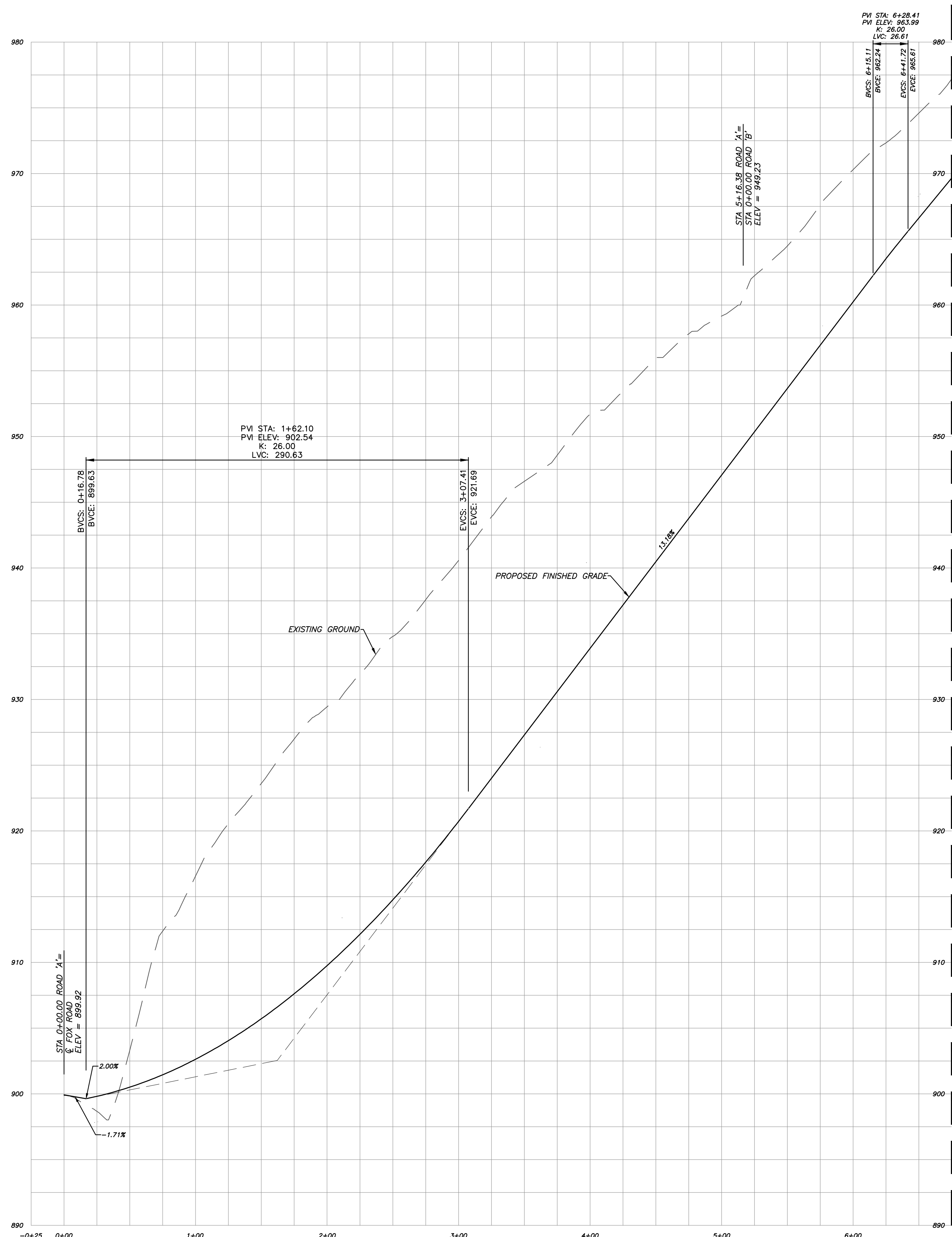
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHR: CAS DWG. NO. 2402009





LOCATION MAP



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

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Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 3/26/2024

SHEET C-6

ROAD 'A' PROFILE
FOX ROAD SUBDIVISION

SITE ADDRESS: 0 FOX ROAD (37922)

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

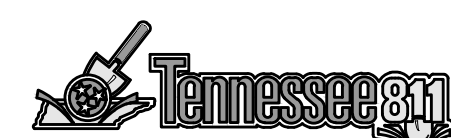
DIST. NO. W6 KNOX CO., TN.
CLT MAP 143 PARCELS 112.00 & 112.01
SCALE: AS NOTED FEBRUARY 23, 2024

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

DWN: CLM CHR: CAS DWG. NO. 2402009

Revised: 4/5/2024

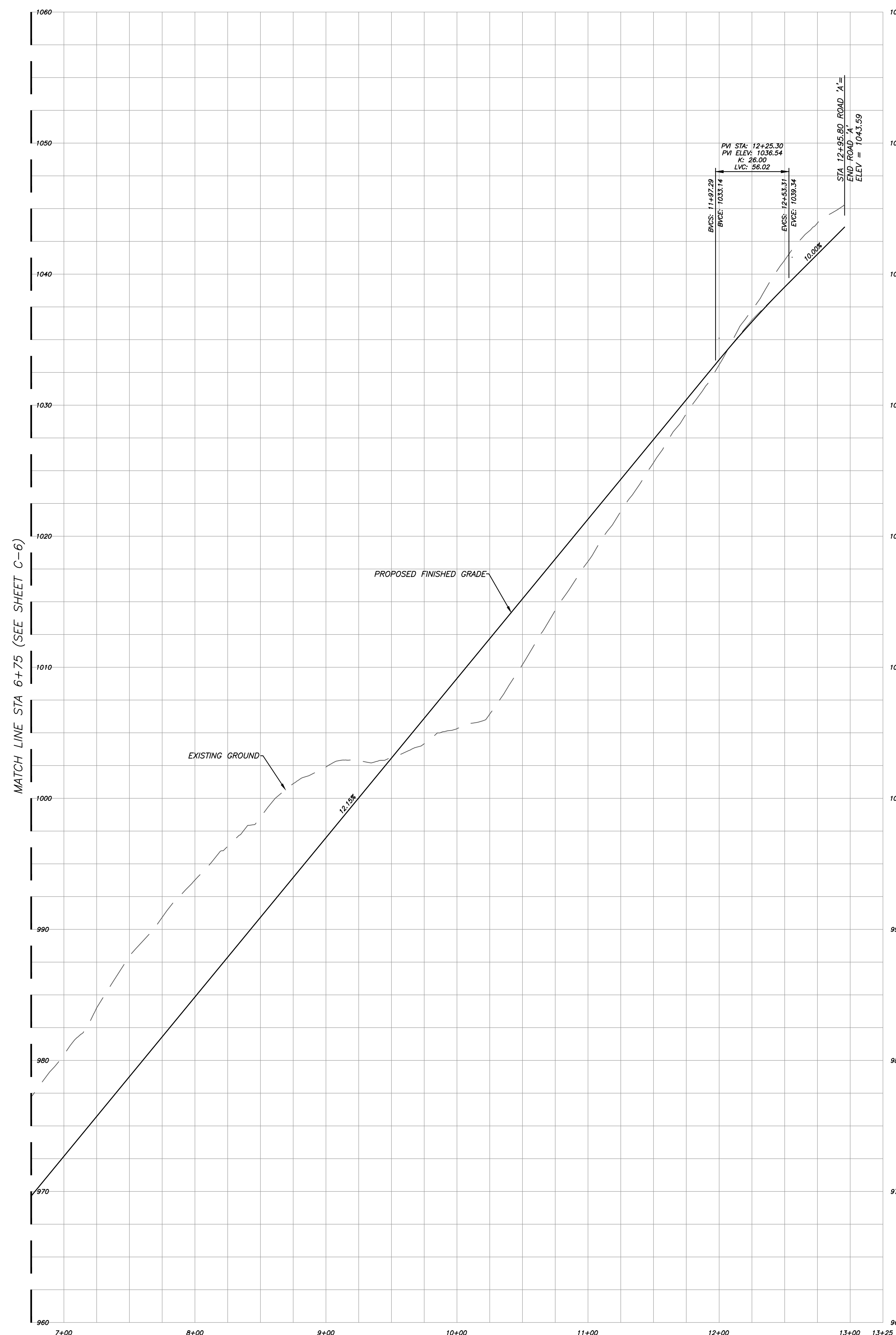
MPC FILE# 4-SC-24-C / 4-C-24-DP



REVISION	DATE	DESCRIPTION	BY
1	3/26/24	SUBMITTAL 2	CAS



LOCATION MAP



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

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: 3/26/2024

SHEET C-7

ROAD 'A' PROFILE
FOX ROAD SUBDIVISION
 SITE ADDRESS: 0 FOX ROAD (37922)

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

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 143 PARCELS 112.00 & 112.01
 SCALE: AS NOTED FEBRUARY 23, 2024

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

DWN: CLM CHR: CAS DWG. NO. 240209

Revised: 4/5/2024

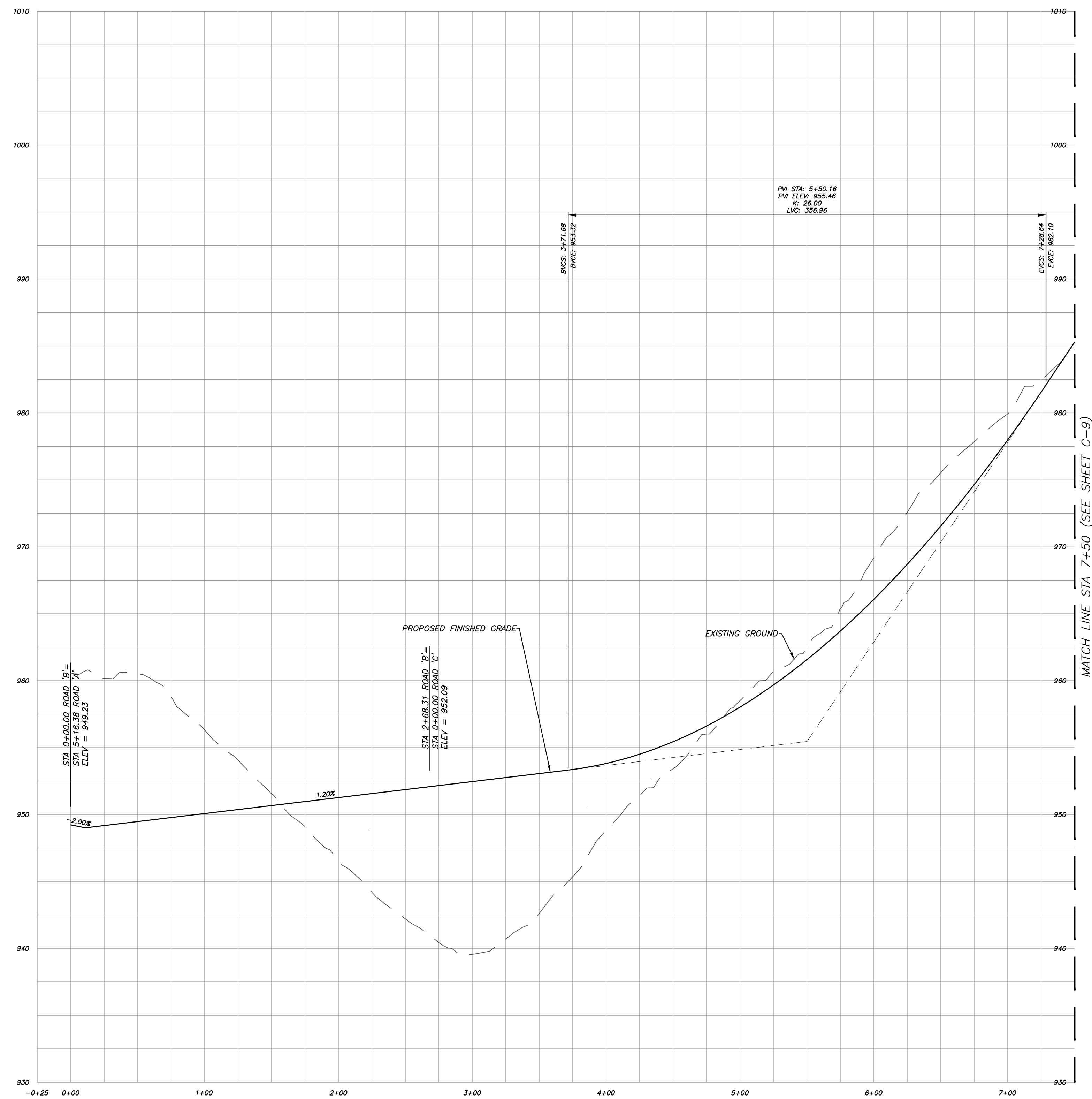
MPC FILE# 4-SC-24-C / 4-C-24-DP



REVISION	DATE	DESCRIPTION	CAS
1	3/26/24	SUBMITTAL 2	CAS



LOCATION MAP



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

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: 3/26/2024

SHEET C-8

ROAD 'B' PROFILE
FOX ROAD SUBDIVISION
SITE ADDRESS: 0 FOX ROAD (37922)

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

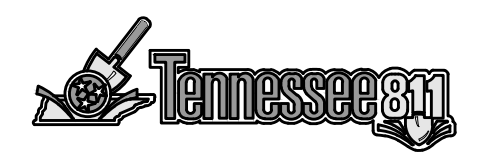
DIST. NO. W6 KNOX CO., TN.
CLT MAP 143 PARCELS 112.00 & 112.01
SCALE: AS NOTED FEBRUARY 23, 2024

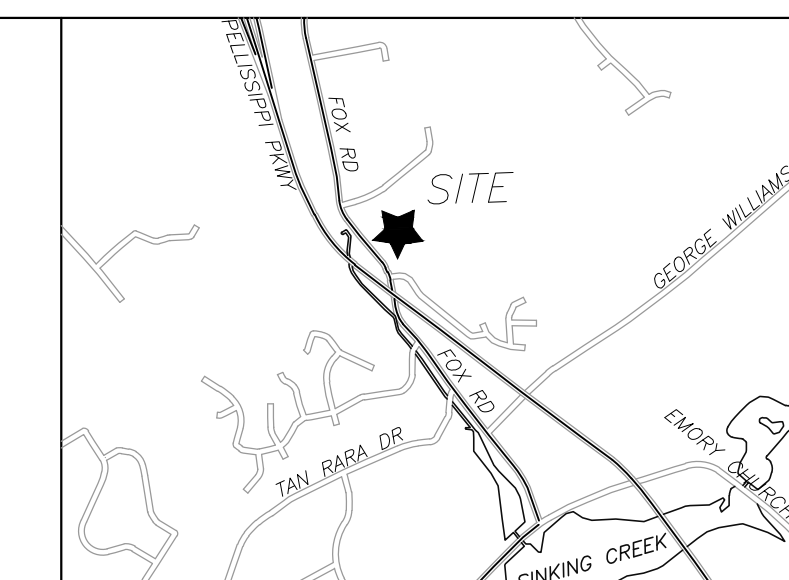
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

Revised: 4/5/2024

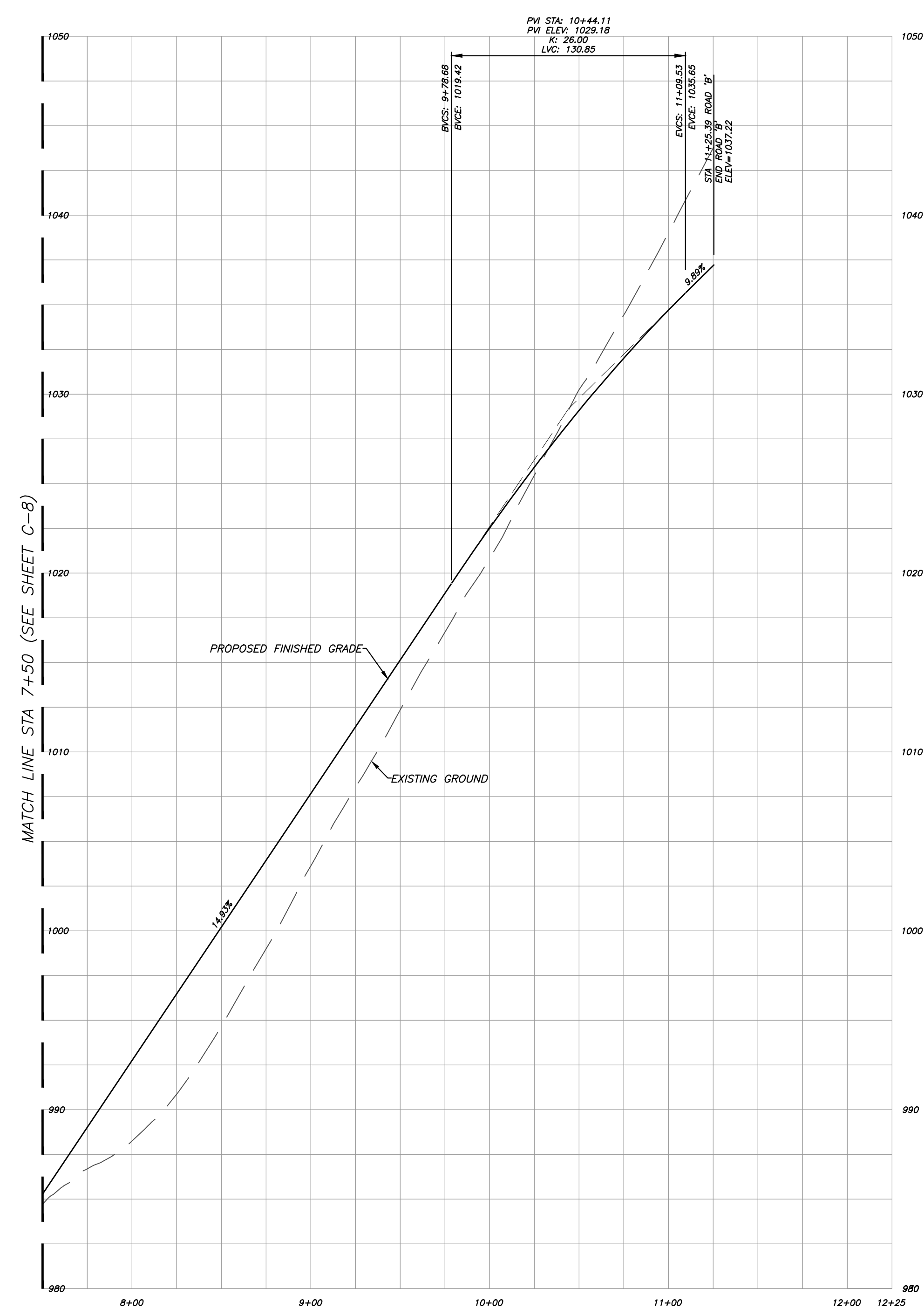
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REVISION	DATE	DESCRIPTION	CAS	BY
1	3/26/24	SUBMITTAL 2	CAS	



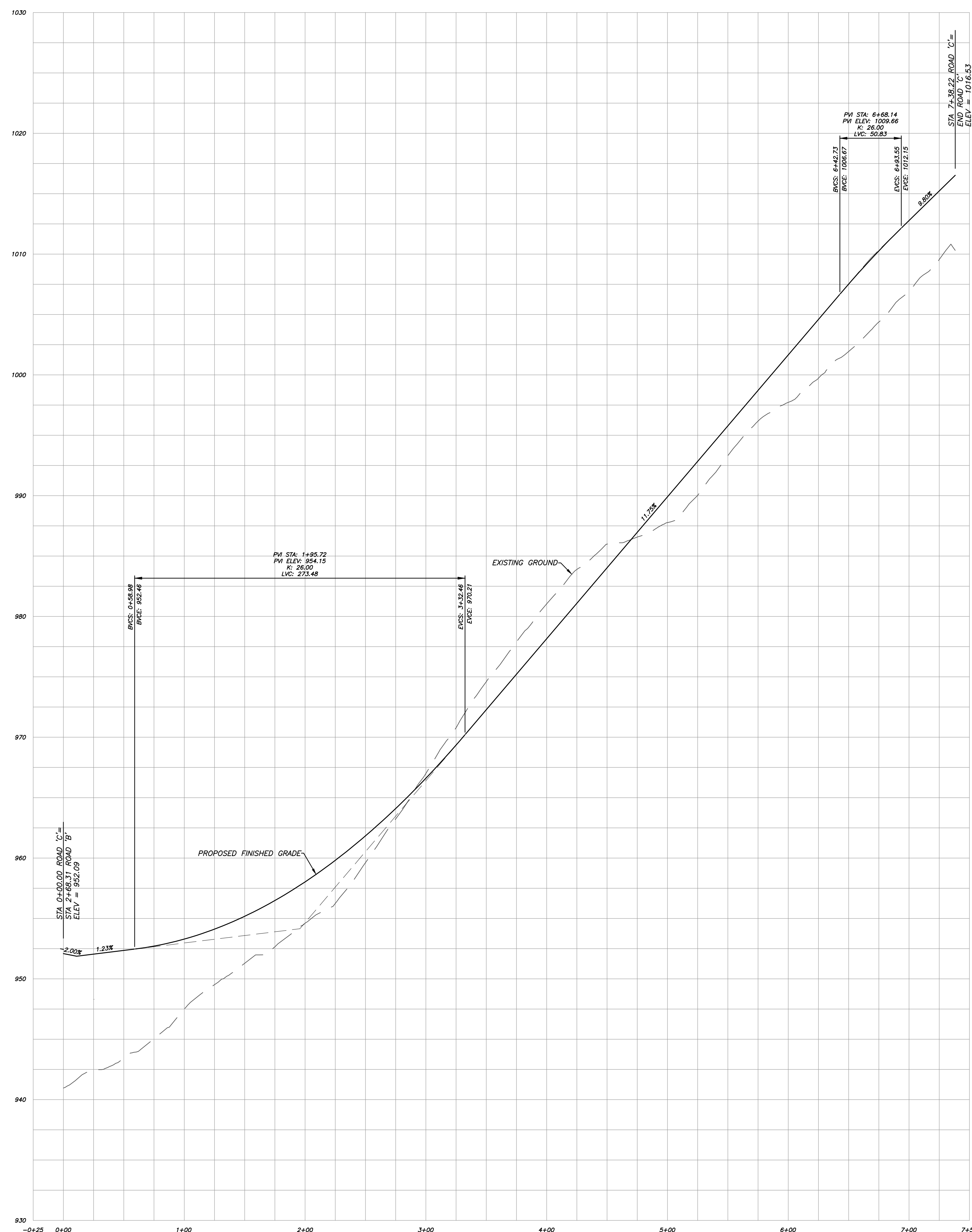


LOCATION MAP



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

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: 3/26/2024



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

Revised: 4/5/2024

MPC FILE# 4-SC-24-C / 4-C-24-DP

REVISION	DATE	DESCRIPTION	CAS BY
1	3/26/24	SUBMITTAL 2	CAS

SHEET C-9

ROAD 'B' & 'C' PROFILE
FOX ROAD SUBDIVISION

SITE ADDRESS: 0 FOX ROAD (37922)

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

DIST. NO. W6 KNOX CO., TN.
CLT MAP 143 PARCELS 112.00 & 112.01
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DWN: CLM CHR: CAS DWG. NO. 2402009