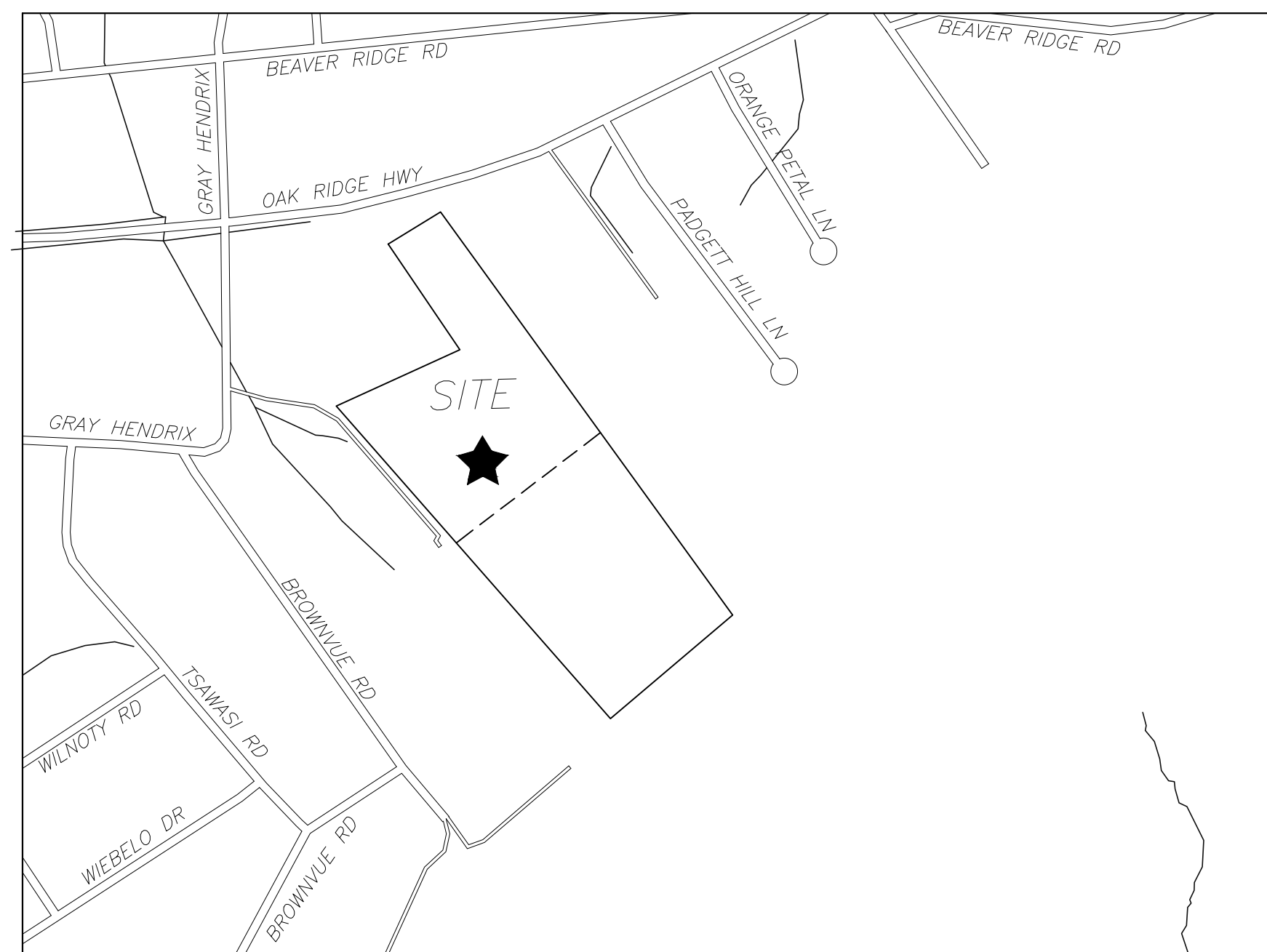


# CONCEPT PLAN

U.E.I. PROJECT NO. 2505011

## 3110 GRAY HENDRIX ROAD

SITE ADDRESS: 3110 GRAY HENDRIX ROAD, KNOXVILLE, TENNESSEE 37931  
CLT MAP 91, PARCELS 18.00, 19.00



LOCATION MAP – N.T.S.

**DEVELOPER:**  
**TRELLIS PROPERTIES**  
2704 CROSS LANE ROAD  
KNOXVILLE, TN 37931  
(865) 964-1608

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

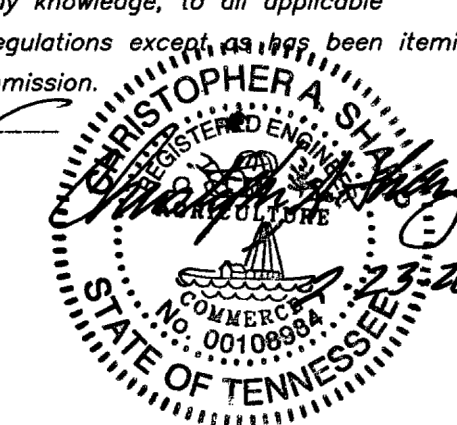
**SPECIFICATIONS**  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- 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

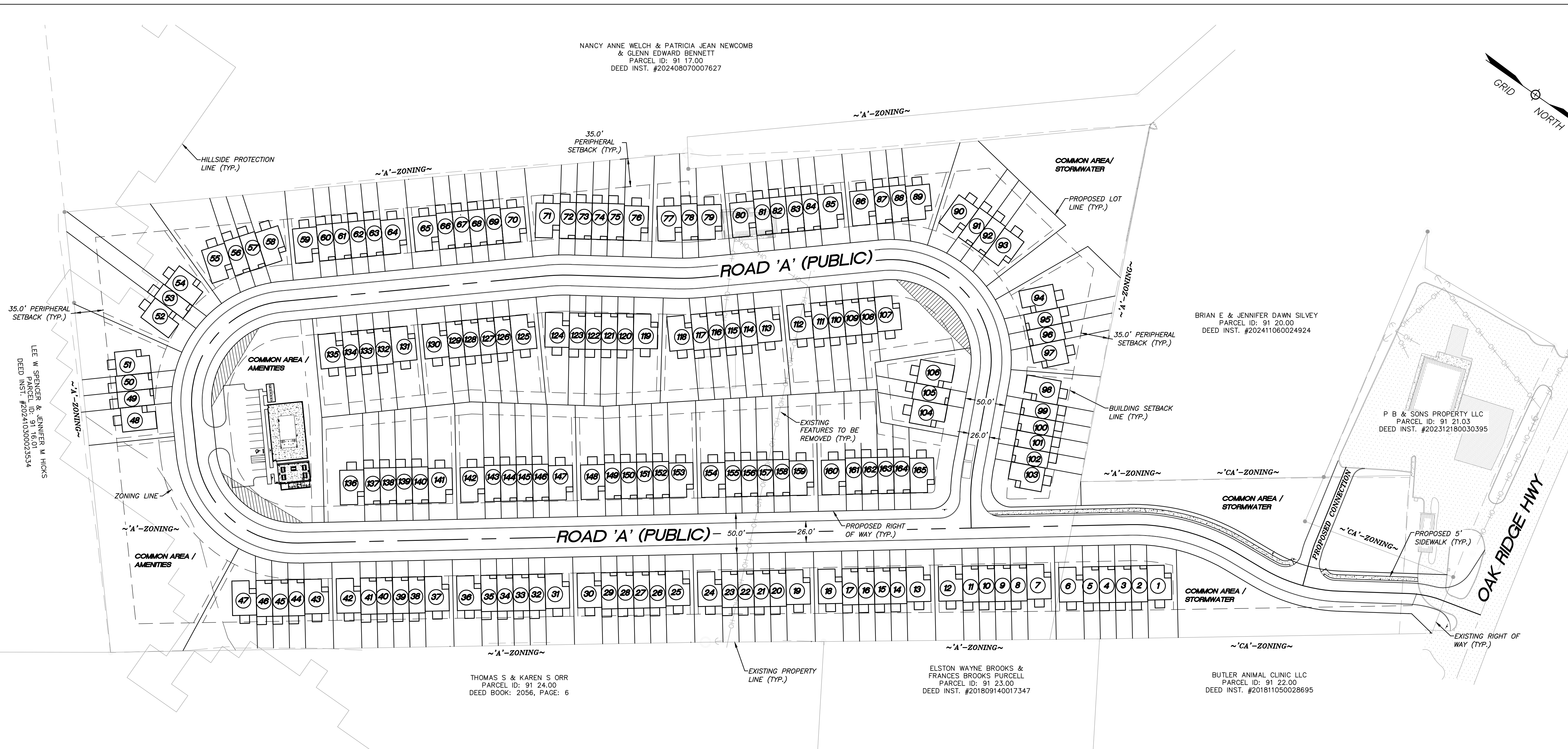
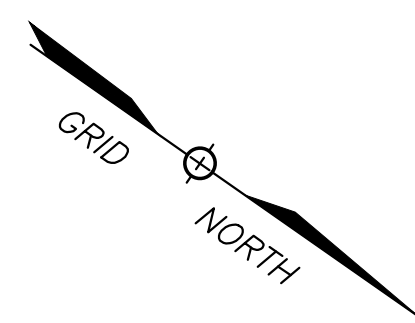
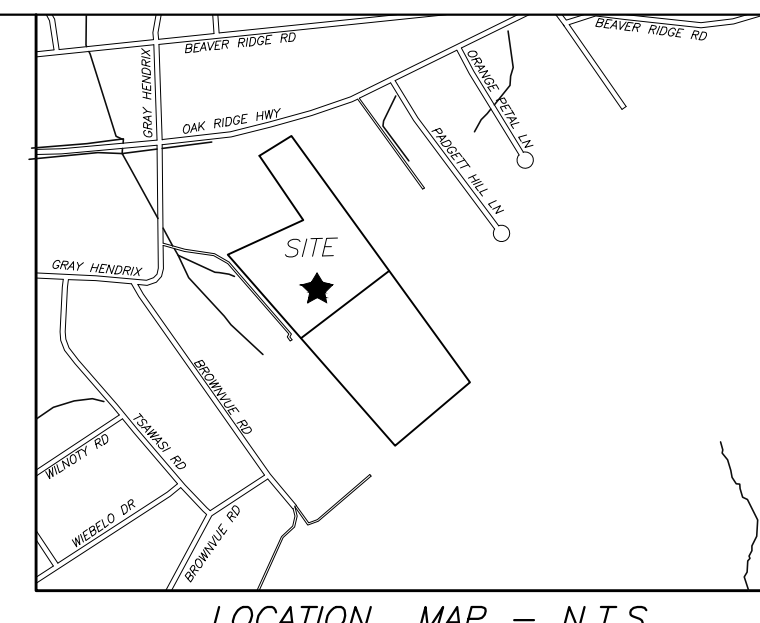
TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4 & C-5

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 they have 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: 2/23/2024



ISSUE NO.	DATE	DESCRIPTION
3	3/20/26	SUBMITTAL 3
2	3/18/26	SUBMITTAL 2

NANCY ANNE WELCH & PATRICIA JEAN NEWCOMB  
& GLENN EDWARD BENNETT  
PARCEL ID: 91 17.00  
DEED INST. #202408070007627



**SITE PLAN NOTES:**

- THIS PROPERTY IS ZONED 'PR' (<10 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
- 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 TERN 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 NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.1± ACRES. (18.4 ACRES IN 'PR'; 0.7 ACRE IN 'A')
- THE DEVELOPMENT PROPOSES 165-UNITS (9.0 DU/AC IN 'PR').
- PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.0± ACRES (16%).
- THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS AND SIDEWALKS THAT ARE NOT REQUIRED BY KNOX COUNTY.
- 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.
- ALL LOTS TO HAVE A ONE CAR GARAGE.
- THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.59 ACRE.



**VARIANCE / ALTERNATIVE DESIGN STANDARDS:**

**ROAD A:**

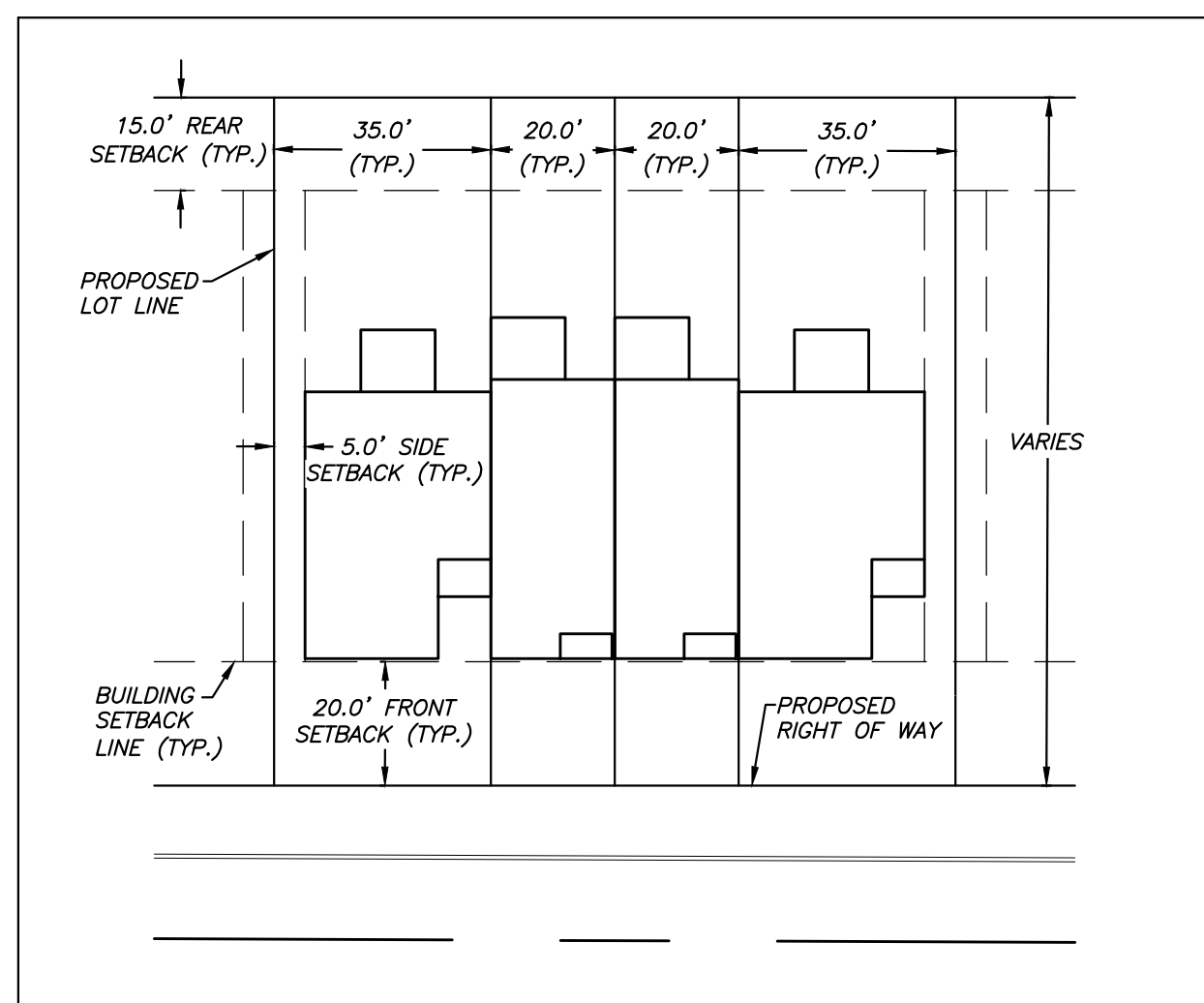
- REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 0+51.88 AND 0+93.19
- REDUCE THE DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 40.73' BETWEEN STATIONS 2+79.63 AND 3+20.36
- REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 14+93.97 AND 16+80.16
- REDUCE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 50.71' BETWEEN STATIONS 16+80.04 AND 17+31.75
- REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 17+31.75 AND 19+29.13
- REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 26+78.03 AND 29+09.15

**INTERSECTION GRADES:**

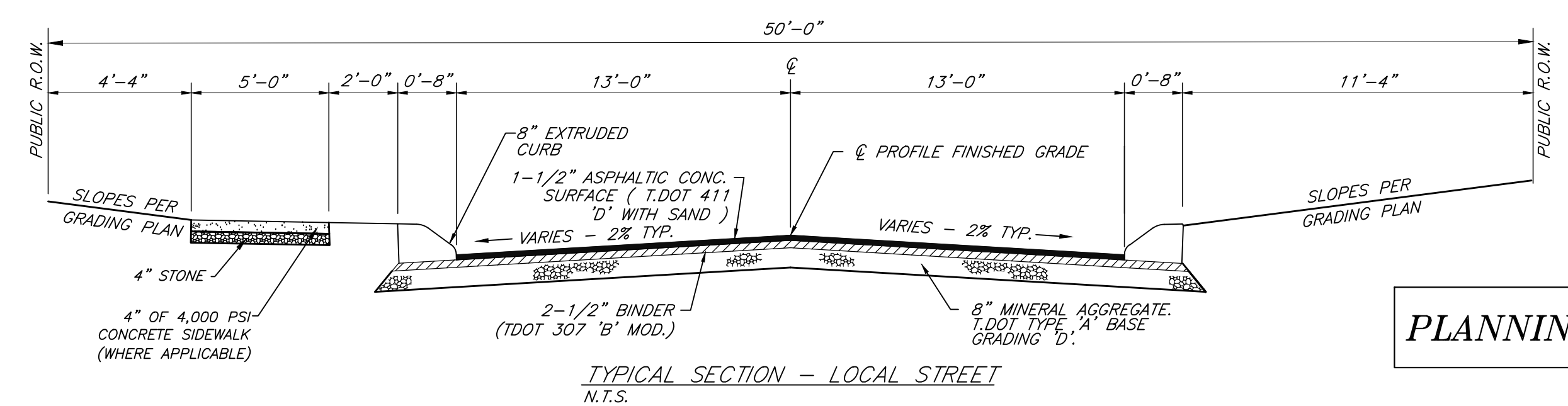
- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT BOTH INTERSECTIONS

**OTHER:**

- REDUCE THE RIGHT OF WAY RADII AS SHOWN AT THE INTERSECTION OF ROAD A AND OAK RIDGE HIGHWAY.

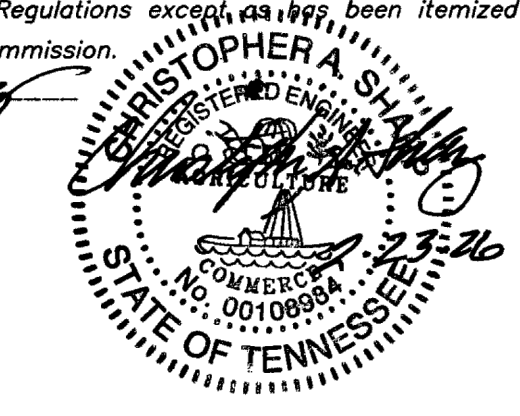


TYPICAL LOT DETAIL  
SCALE: 1"=30'



TYPICAL SECTION - LOCAL STREET  
N.T.S.

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 they have 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: 2/23/2024



SHEET C-1

KEY SHEET / TYPICAL SECTION  
**3110 GRAY HENDRIX ROAD**  
SITE ADDRESS: 3110 GRAY HENDRIX ROAD (37931)

DEVELOPER: **TRELLIS PROPERTIES**  
2704 CROSSLANE ROAD  
KNOXVILLE, TN 37931  
(865) 964-1608

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 91 PARCELS 18.00, 19.00  
SCALE: 1"=70' FEBRUARY 23, 2026

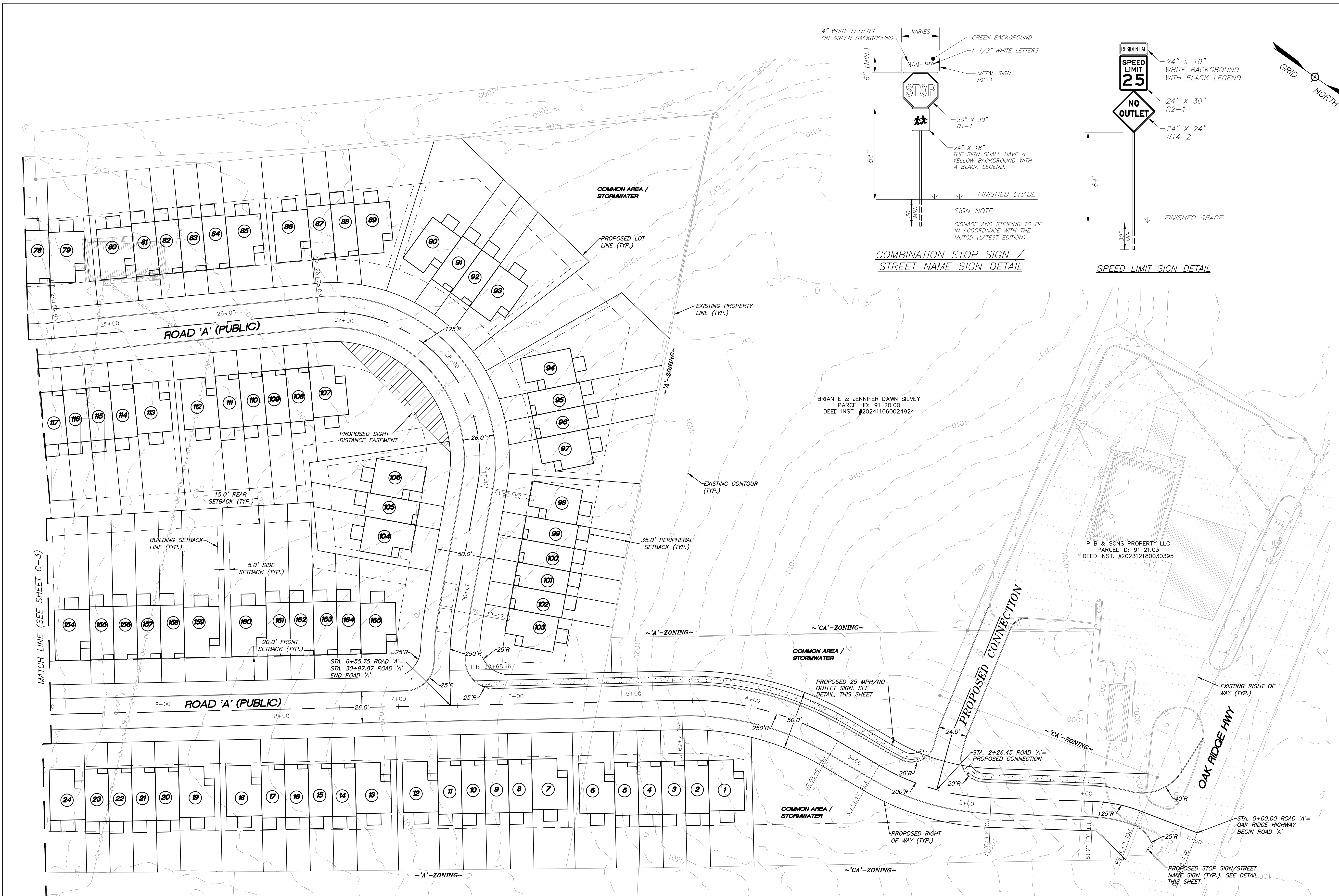
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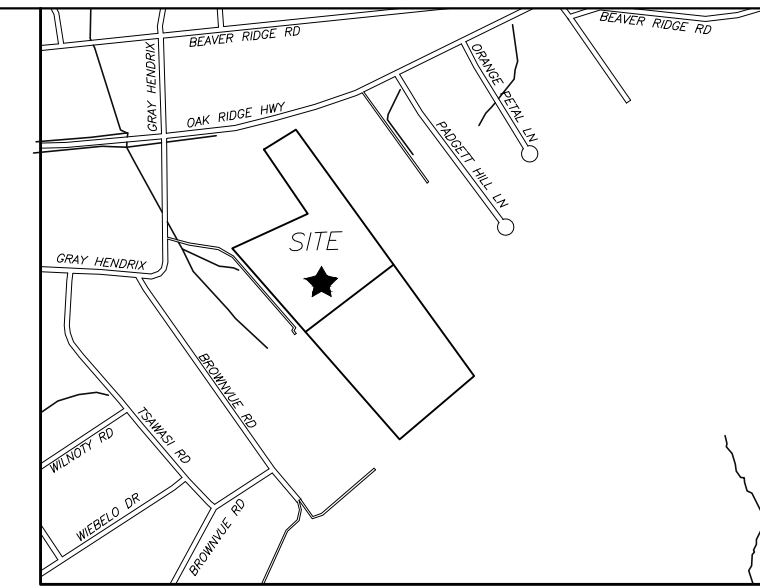
2	3/20/26	REVISED PER PLANNING / EPW COMMENTS	CAS
1	3/18/26	REVISED PER PLANNING / EPW COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY



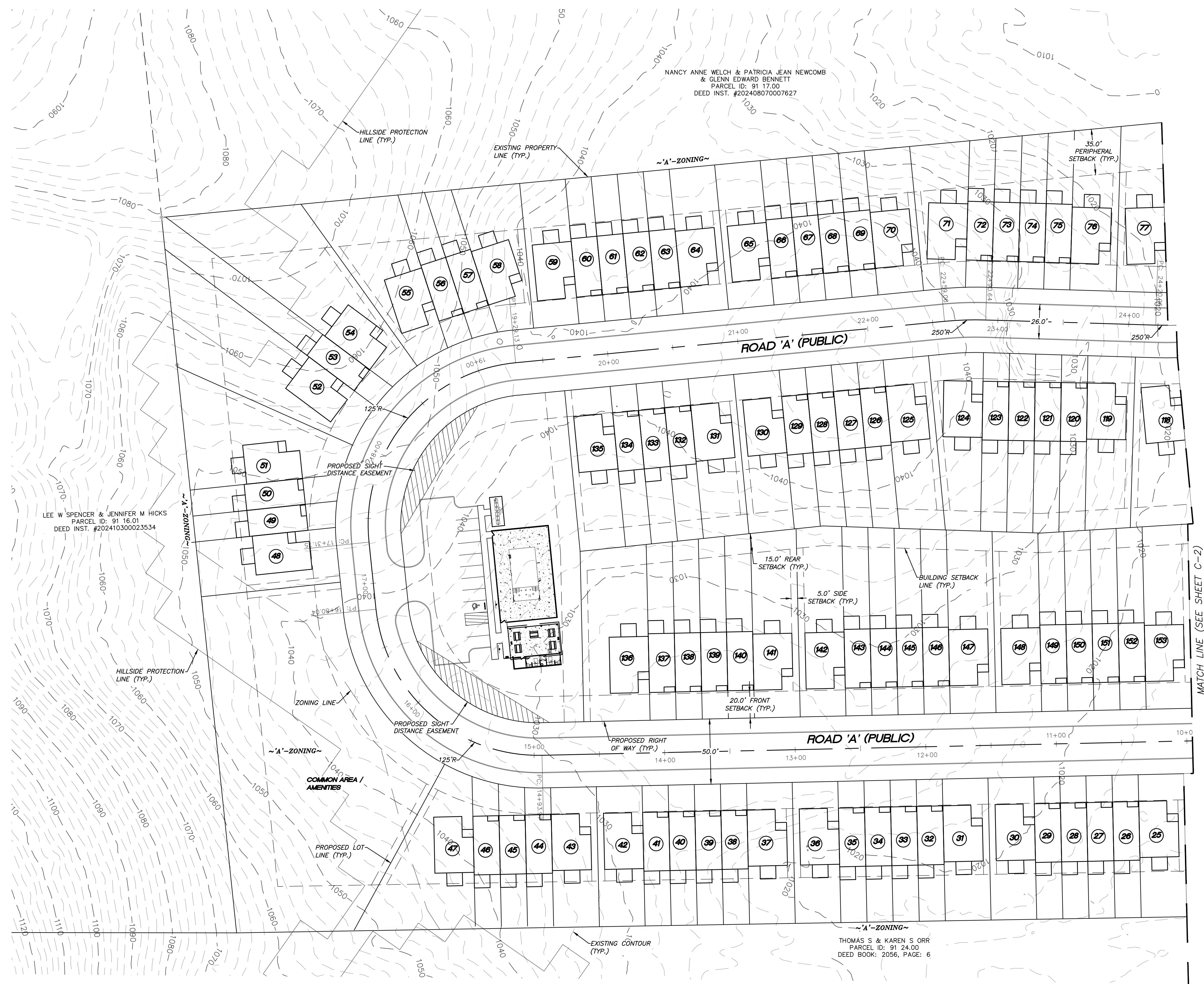
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DEED INST. #202505280062656  
CTL MAP 91, PARCEL 18.00  
DEED INST. #202505280062656

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





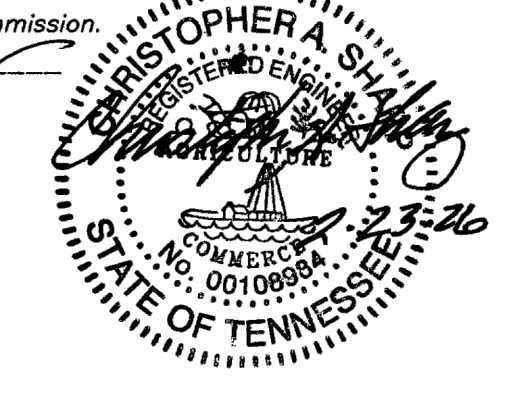
LOCATION MAP - N.T.S.



**SITE PLAN NOTES:**

- THIS PROPERTY IS ZONED 'PR' (<10 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
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- 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.
- SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
- ALL UNITS TO HAVE A ONE CAR GARAGE.
- THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.59 ACRE.

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: 2/23/2024



SHEET C-3

**SITE PLAN**  
**3110 GRAY HENDRIX ROAD**  
 SITE ADDRESS: 3110 GRAY HENDRIX ROAD (37931)

DEVELOPER: **TRELLIS PROPERTIES**  
 2704 CROSSLANE ROAD  
 KNOXVILLE, TN 37931  
 (865) 964-1608

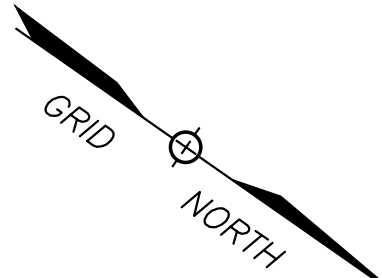
DIST. NO. W6 KNOX CO., TN.  
 CLT MAP 91 PARCELS 18.00, 19.00  
 SCALE: 1"=40' FEBRUARY 23, 2026

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

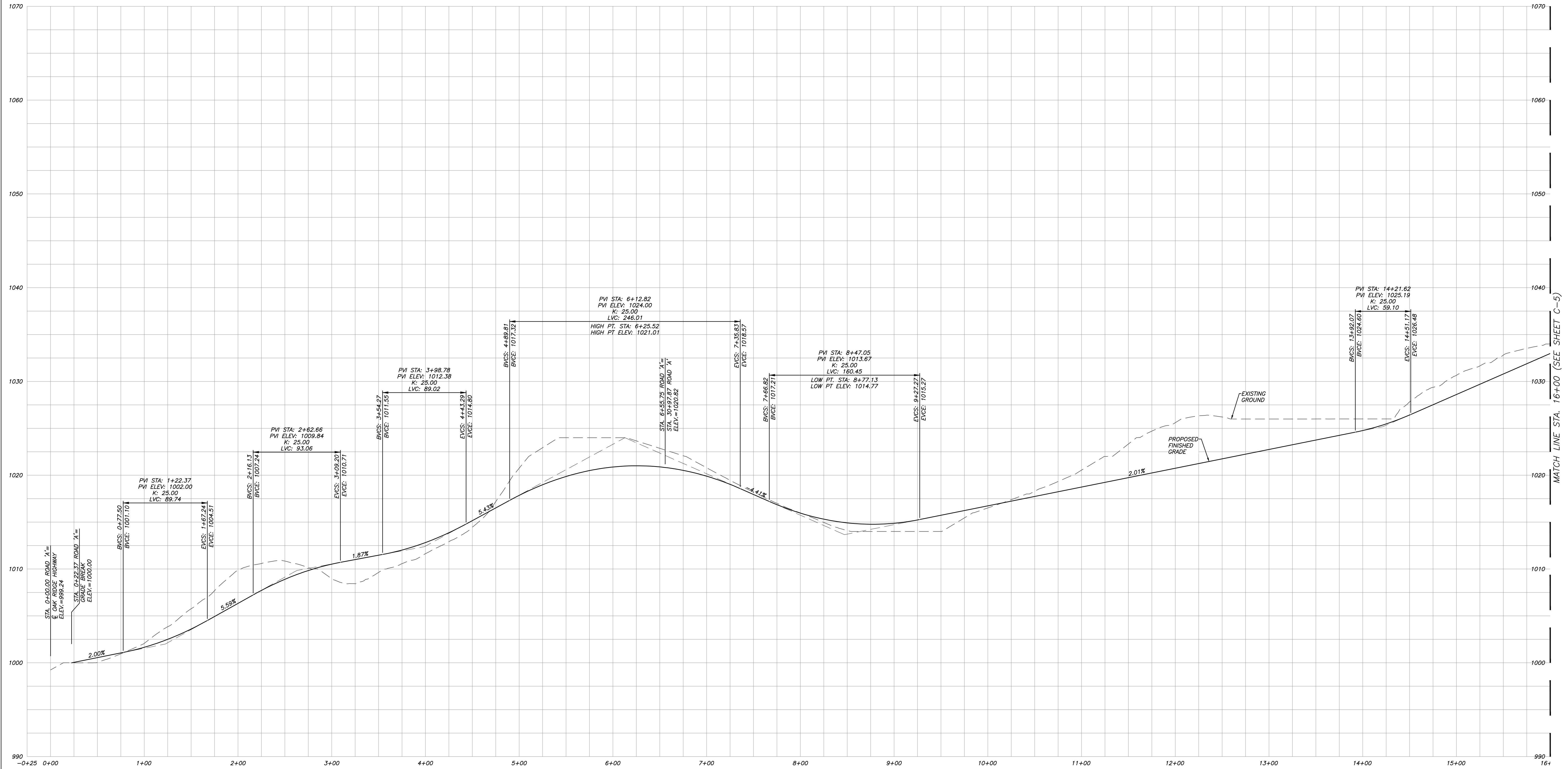
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PLANNING FILE # 4-SC-26-C / 4-E-26-DP

REFERENCE:  
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 DEED INST. #202505280062656  
 CTL MAP 91, PARCEL 18.00  
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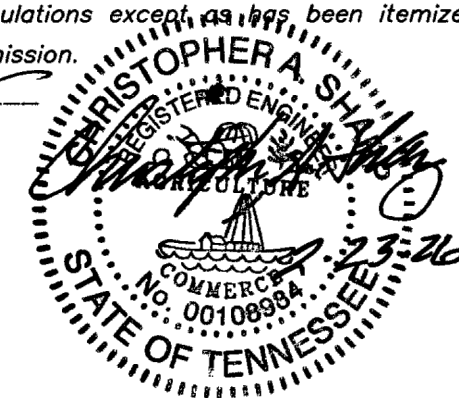


REVISION	DATE	DESCRIPTION	BY
2	3/20/26	REVISED PER PLANNING / EPW COMMENTS	CAS
1	3/18/26	REVISED PER PLANNING / EPW COMMENTS	CAS



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: 2/23/2024



SHEET C-4

ROAD 'A' PROFILE  
**3110 GRAY HENDRIX ROAD**  
 SITE ADDRESS: 3110 GRAY HENDRIX ROAD (37931)

DEVELOPER: **TRELLIS PROPERTIES**  
 2704 CROSSLANE ROAD  
 KNOXVILLE, TN 37931  
 (865) 964-1608

DIST. NO. W6 KNOX CO., TN.  
 CLT MAP 91 PARCELS 18.00, 19.00  
 SCALE: AS NOTED FEBRUARY 23, 2026

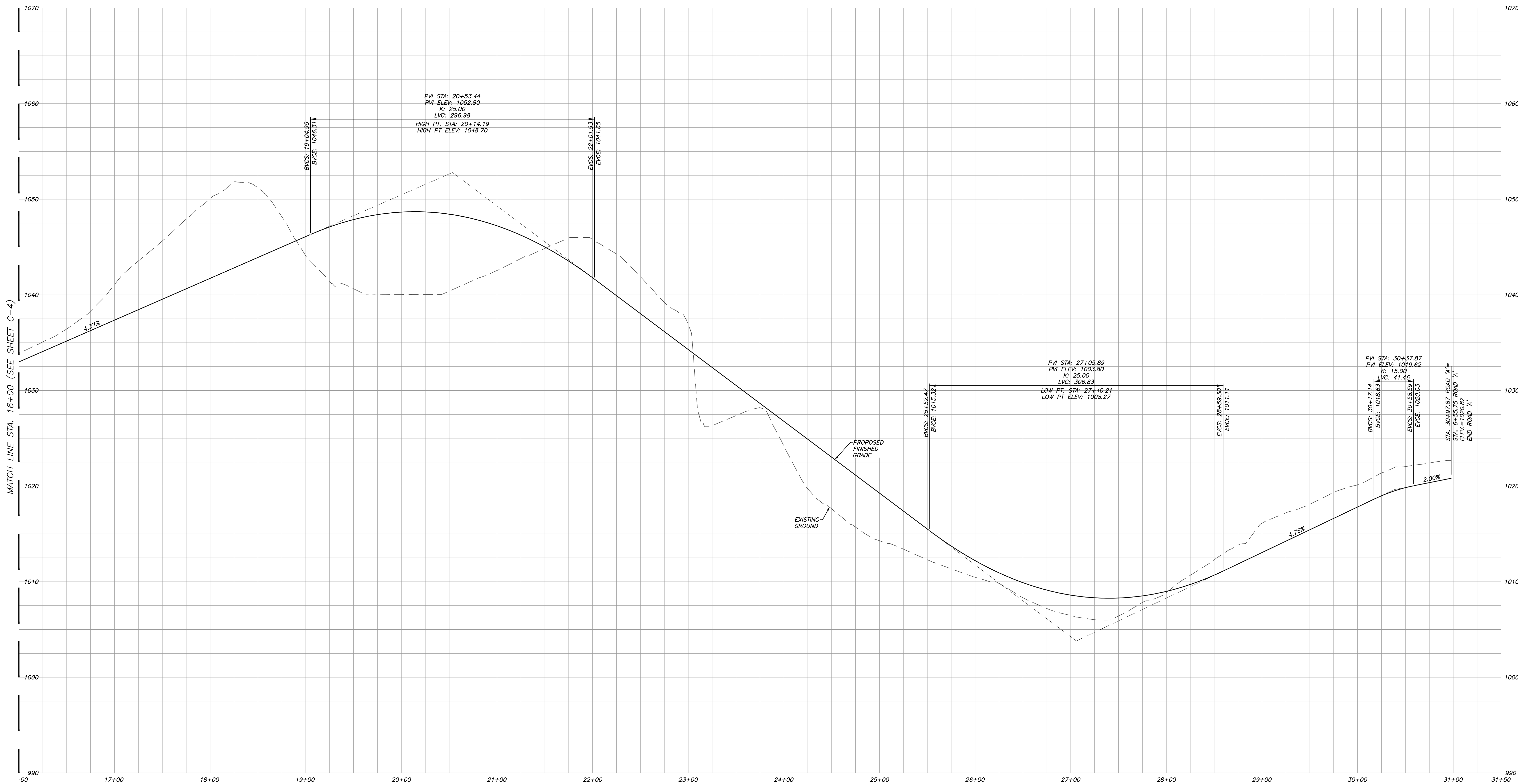
**URBAN ENGINEERING, INC.**  
 10330 HARDIN VALLEY ROAD, SUITE 201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

PLANNING FILE # 4-SC-26-C / 4-E-26-DP



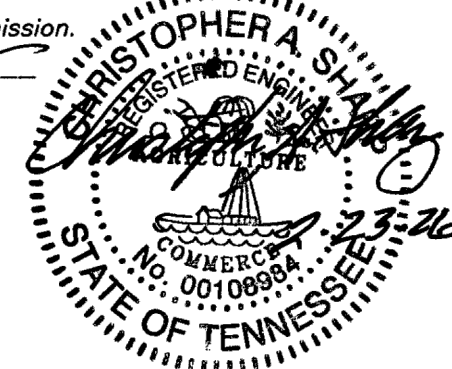
REVISION	DATE	DESCRIPTION	BY
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1	3/18/26	REVISED PER PLANNING / EPW COMMENTS	CAS

DWN: CLM    CHK: CAS    DWG. NO. 2505011



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: 2/23/2024



SHEET C-5

ROAD 'A' PROFILE  
**3110 GRAY HENDRIX ROAD**

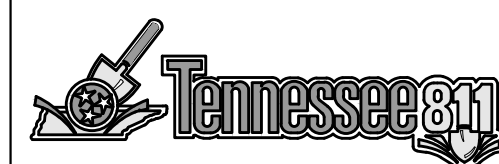
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DEVELOPER: **TRELLIS PROPERTIES**  
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 (865) 964-1608

DIST. NO. W6 KNOX CO., TN.  
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 SCALE: AS NOTED FEBRUARY 23, 2026

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

REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2505011
2	3/20/26	REVISED PER PLANNING / EPW COMMENTS	CAS			
1	3/18/26	REVISED PER PLANNING / EPW COMMENTS	CAS			



PLANNING FILE # 4-SC-26-C / 4-E-26-DP



4 BUILDING 1 - REAR PERSPECTIVE 2



2 BUILDING 1 - FRONT PERSPECTIVE 2



3 BUILDING 1 - REAR PERSPECTIVE 1



1 BUILDING 1 - FRONT PERSPECTIVE 1

Conceptual illustrations of the intended attached dwelling units