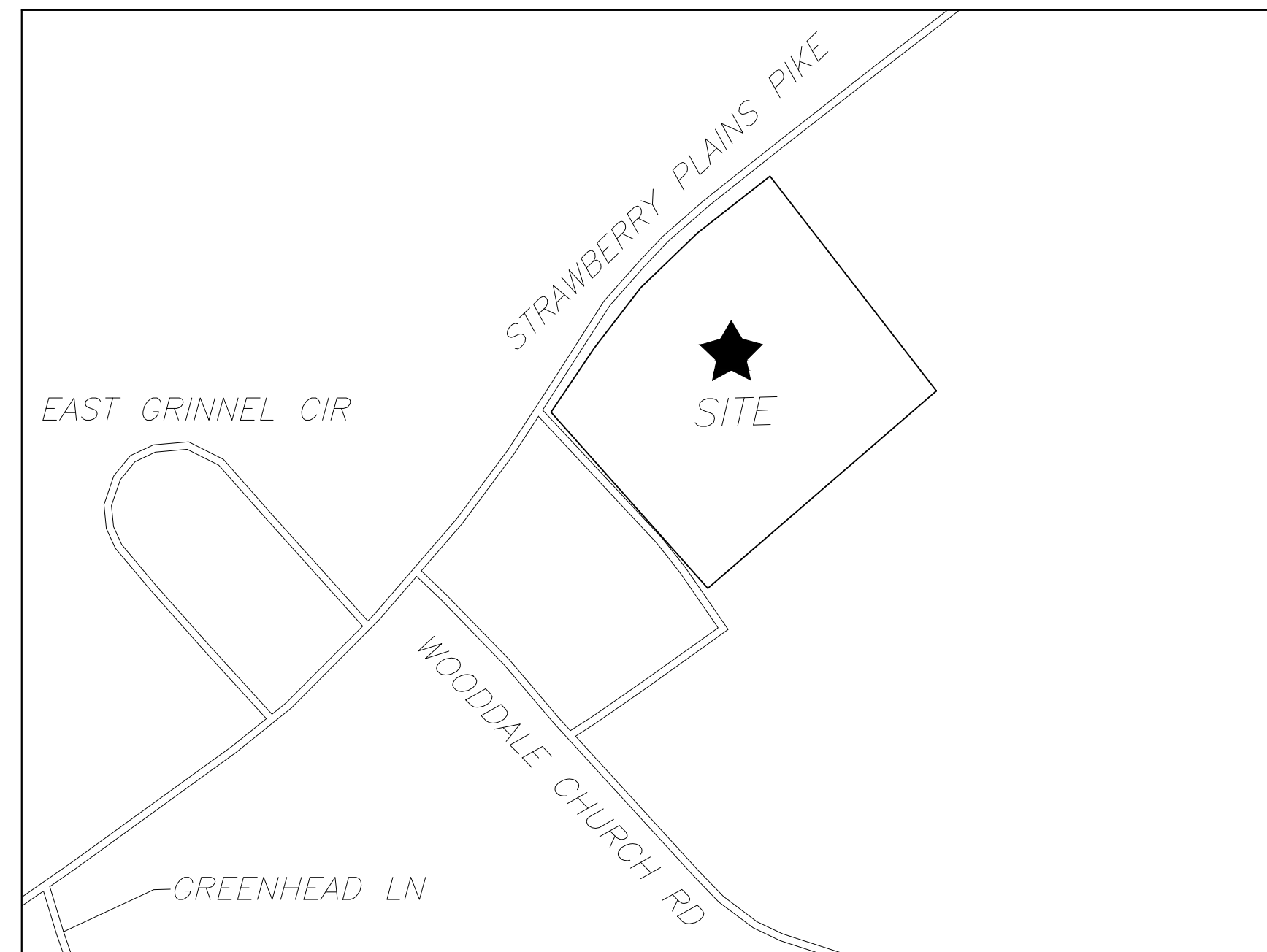


CONCEPT PLAN

U.E.I. PROJECT NO. 2601001

7716 STRAWBERRY PLAINS PIKE

SITE ADDRESS: 7716 STRAWBERRY PLAINS PIKE, KNOXVILLE, TENNESSEE 37924
CLT MAP 73, PARCEL 14.01



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.

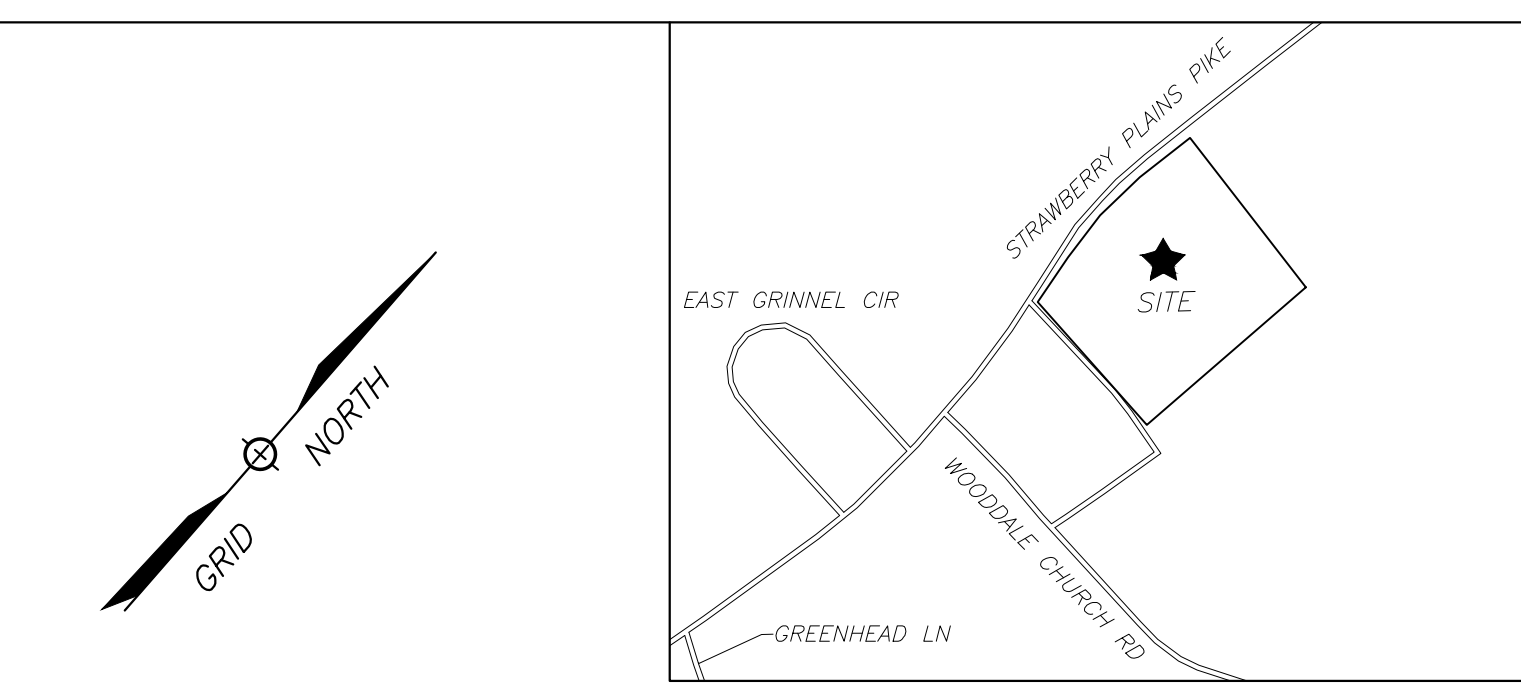
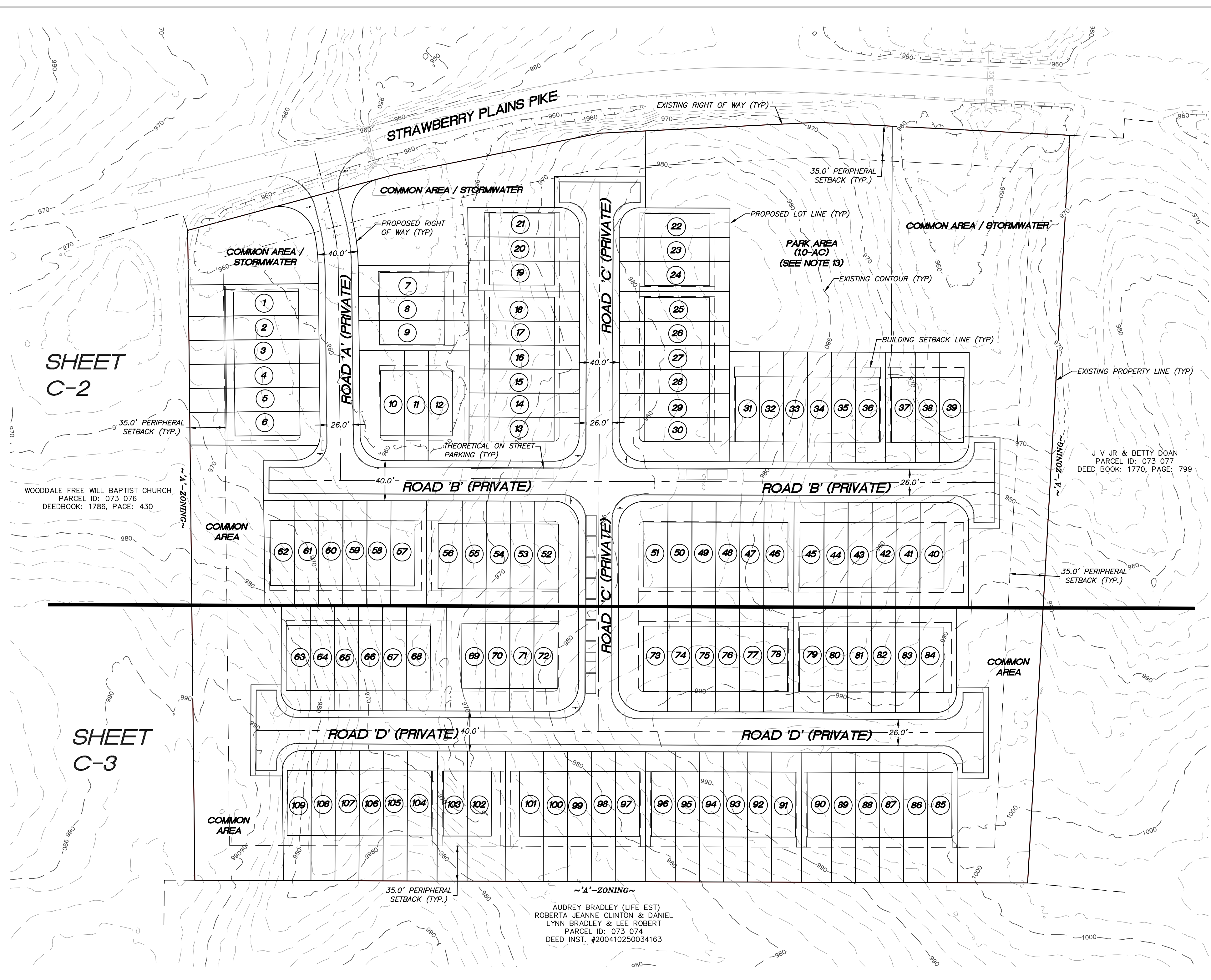
ELECTRICAL — AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS — AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER — AS DIRECTED BY KNOXVILLE UTILITIES BOARD
SEWER — AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE — AS DIRECTED BY AT&T
CABLE — AS DIRECTED BY COMCAST
SITE DEVELOPMENT — KNOX COUNTY STANDARDS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

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
PRELIMINARY GRADING PLAN	C-4
ROAD PROFILES	C-5 & C-6

MPC FILE# 5-SB-26-C/5-F-26-DP

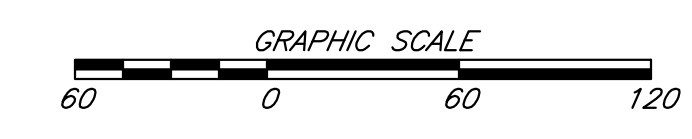
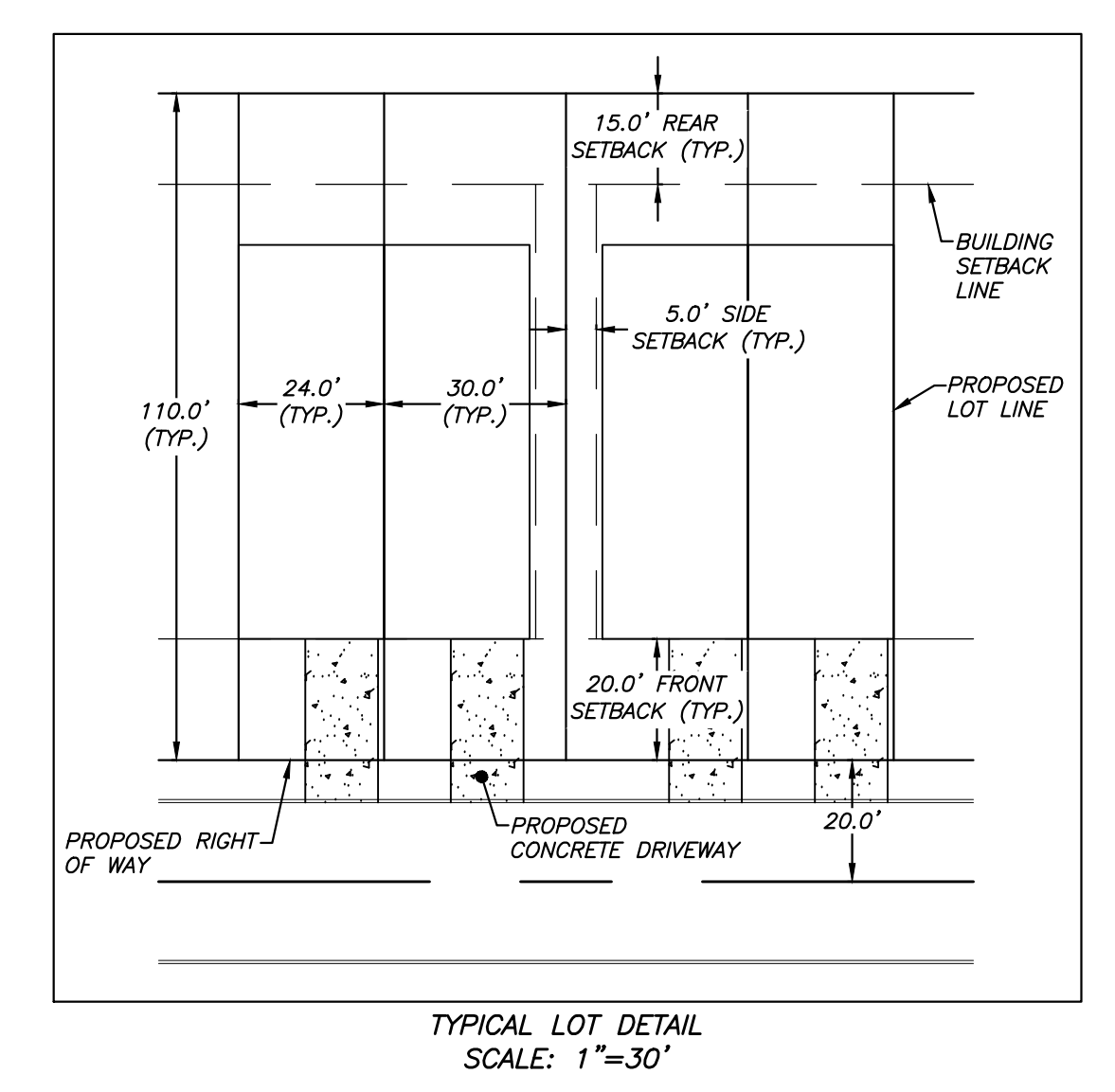
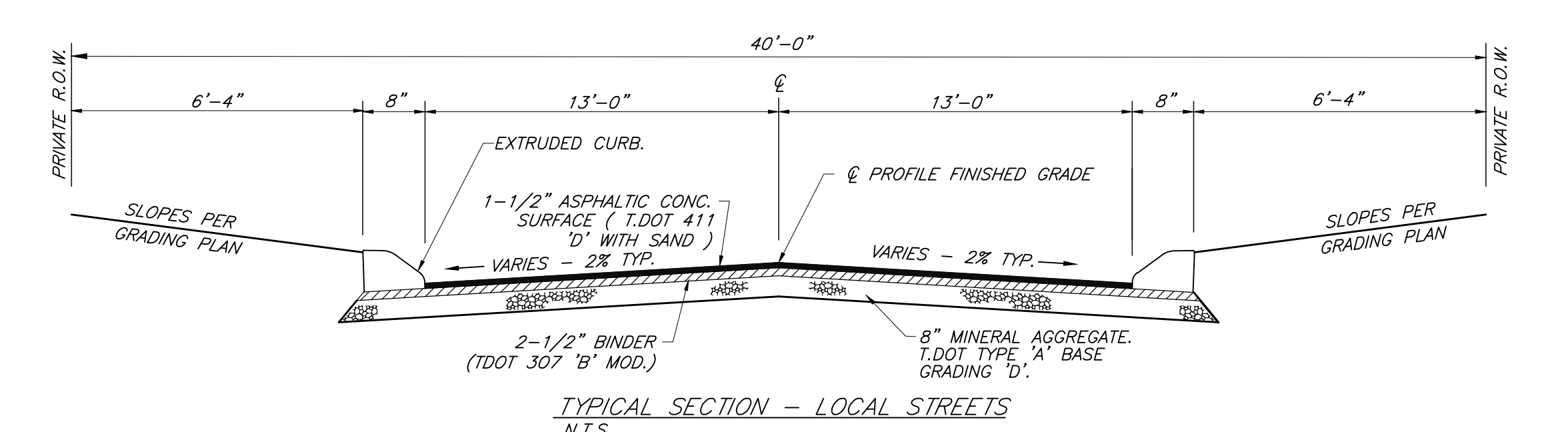
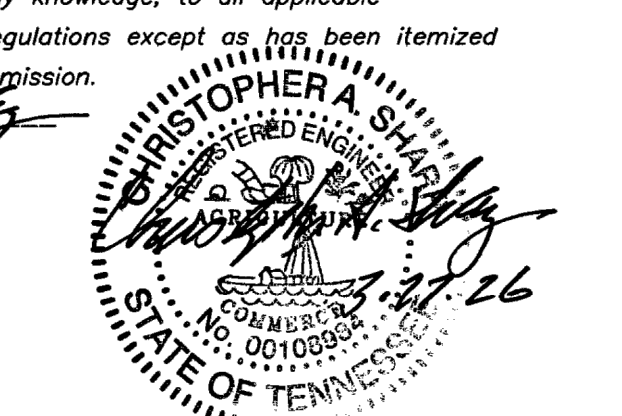
ISSUE NO.	DATE	DESCRIPTION
3	04/27/26	SUBMITTAL 3
2	04/20/26	SUBMITTAL 2



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR' (<9 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 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 13.91 ACRES.
 - THE DEVELOPMENT PROPOSES 109 UNITS (7.84 UNITS PER ACRE).
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, PARK AREA, AND AREAS WITHIN STORM WATER DETENTION AREAS) = 4.13± ACRES (29.7%).
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - 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.
 - ALL UNITS TO HAVE A ONE CAR GARAGE.
 - INSTALL A MINIMUM OF 8 NATIVE TREES (BALD CYPRESS, RED MAPLE AND PIN OAK).

- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
- INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ALL INTERSECTIONS.
 - DECREASE THE REQUIRED RIGHT OF WAY WIDTH FROM 50'-40' (PRIVATE).
 - REDUCE THE K VALUE FROM 25 TO 20 AT THE INTERSECTION OF ROAD A AND STRAWBERRY PLAINS PIKE.
 - REDUCE THE FRONTAGE FROM 25' TO 20'.
 - REDUCE THE K VALUE FROM 25 TO 15 AT STA. 2+99 (ROAD C).

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: 03/27/26

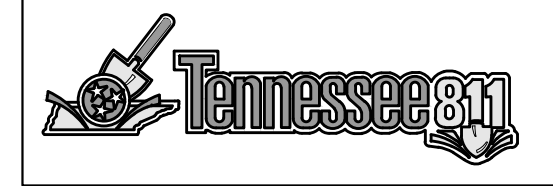


REFERENCE:
 DEED INST. #200712180047663
 PLAT INST. #200807170003897

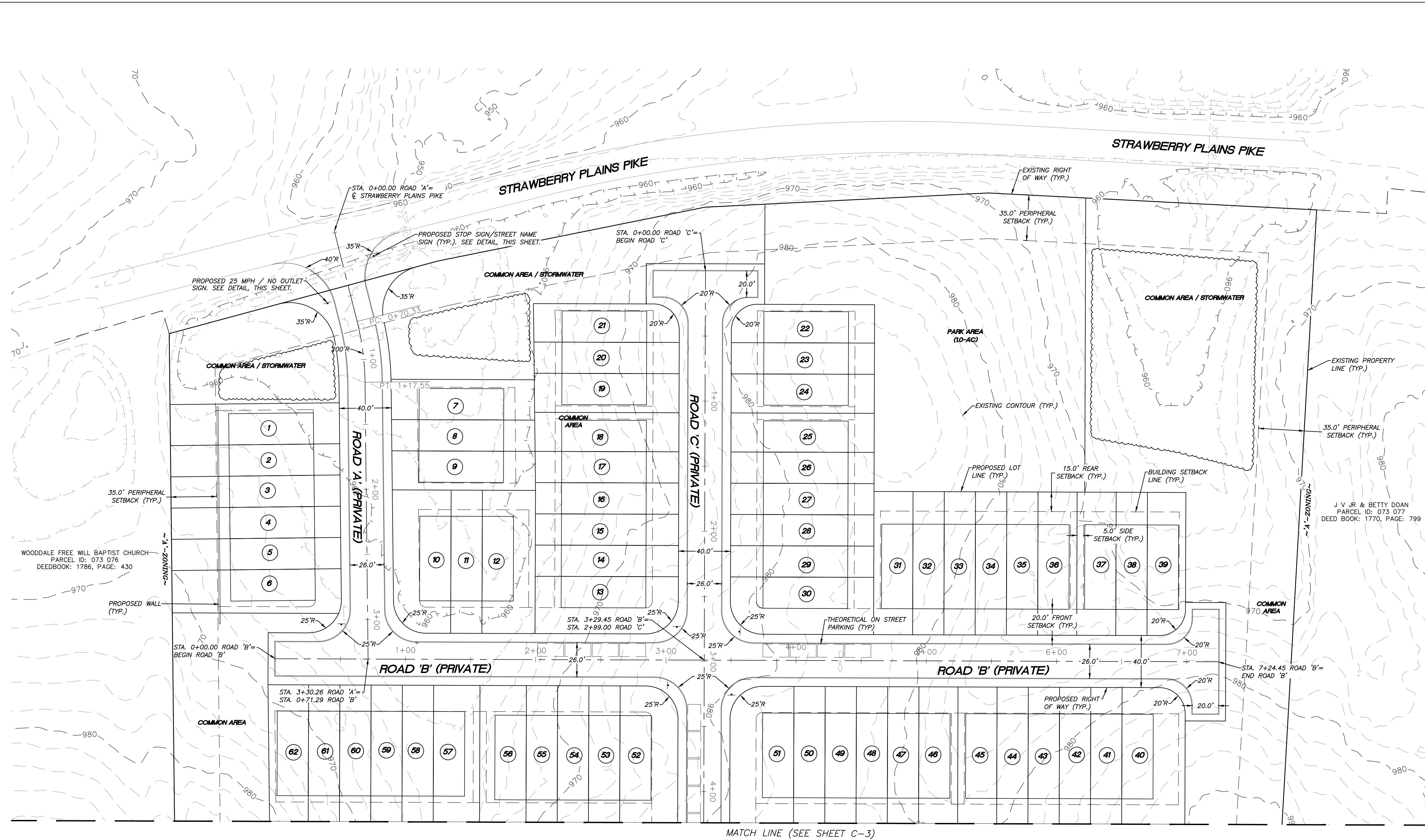
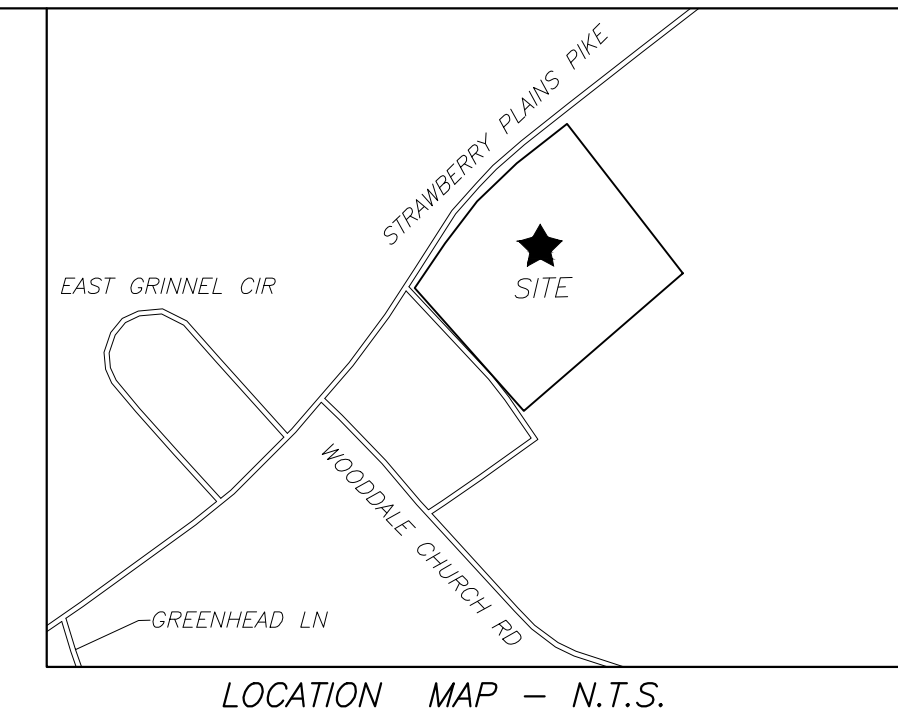
SHEET C-1
 KEY SHEET / TYPICAL SECTION
7716 STRAWBERRY PLAINS PIKE
 SITE ADDRESS: 7716 STRAWBERRY PLAINS PIKE (37924)
 DEVELOPER:
MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922
 DIST. NO. 58 KNOX CO., TN.
 CLT MAP 73 PARCEL 14.01
 SCALE: 1"=60' FEBRUARY 23, 2026

REVISION	DATE	DESCRIPTION	BY
2	04/27/26	GENERAL REVISIONS	CAS
1	04/20/26	GENERAL REVISIONS	CLM

MPC FILE# 5-SB-26-C/5-F-26-DP



URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924
 DWN: CLM CHK: CAS DWG. NO. 2601001

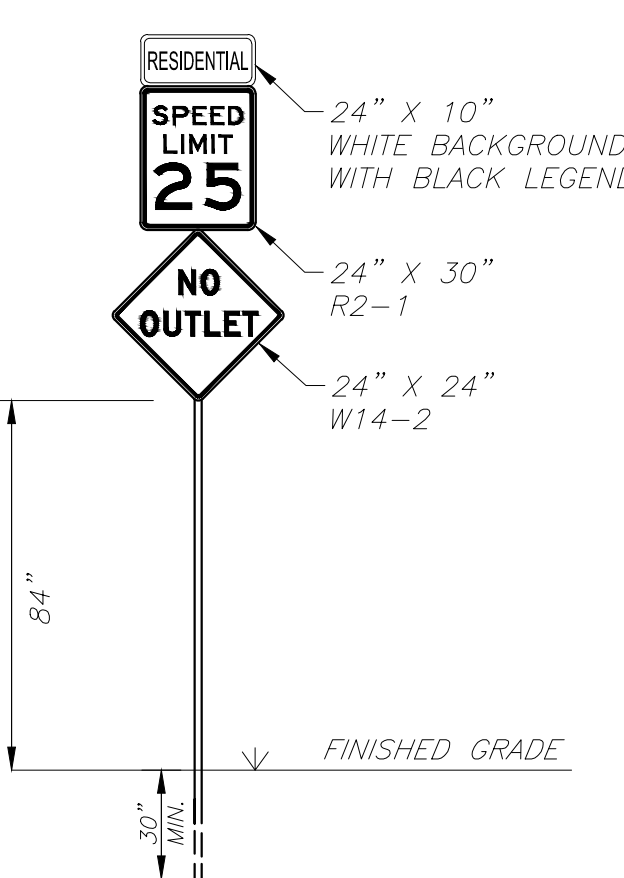
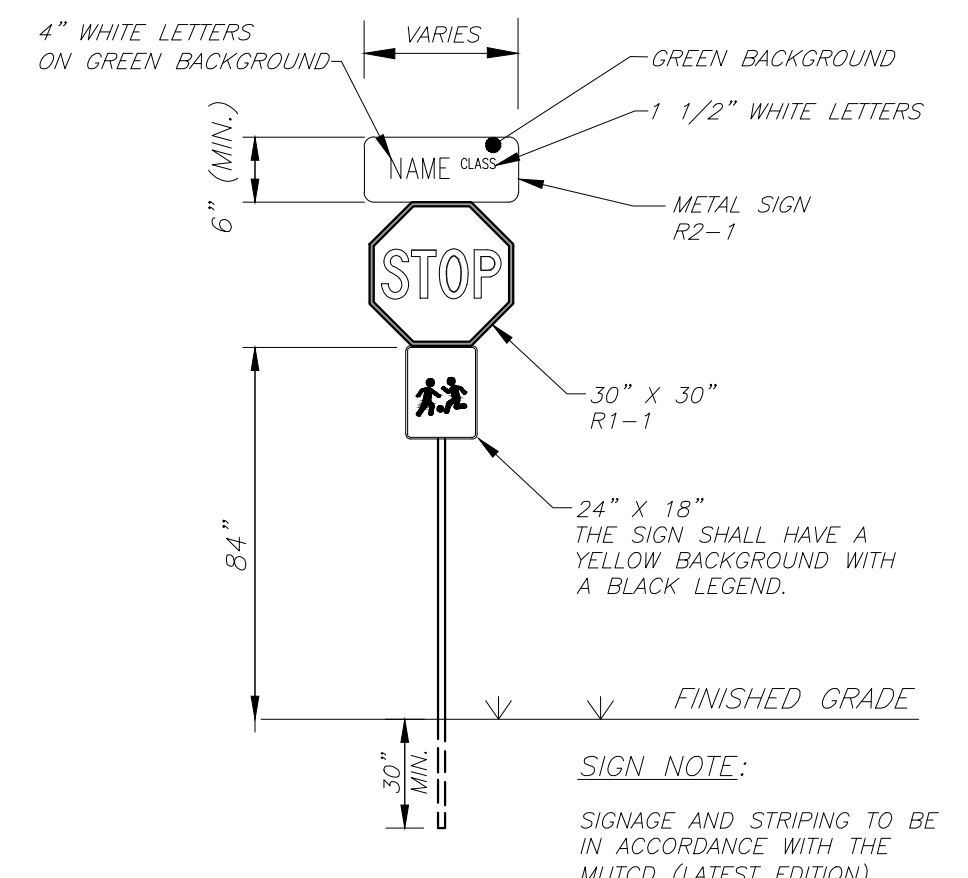


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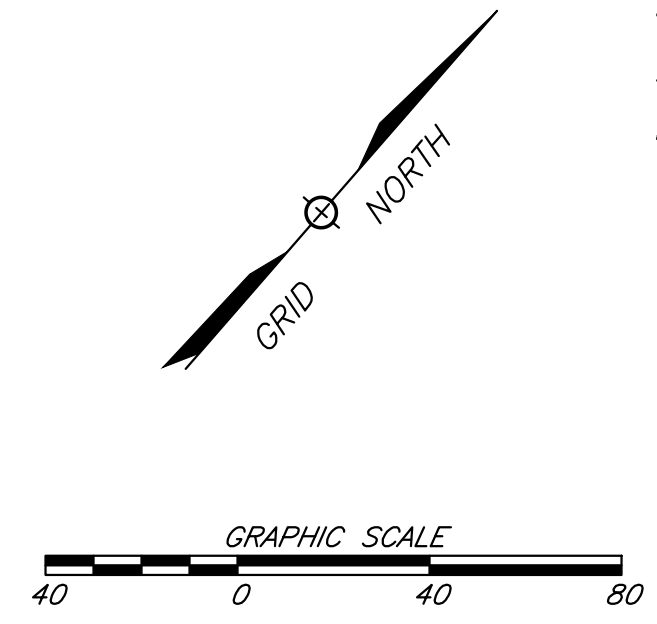
WOODDALE FREE WILL BAPTIST CHURCH
 PARCEL ID: 073 076
 DEEDBOOK: 1786, PAGE: 430

J V JR & BETTY DOAN
 PARCEL ID: 073 077
 DEED BOOK: 1770, PAGE: 799

MATCH LINE (SEE SHEET C-3)



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 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 03/27/26



REFERENCE:
 DEED INST. #200712180047663
 PLAT INST. #200807170003897

SHEET C-2

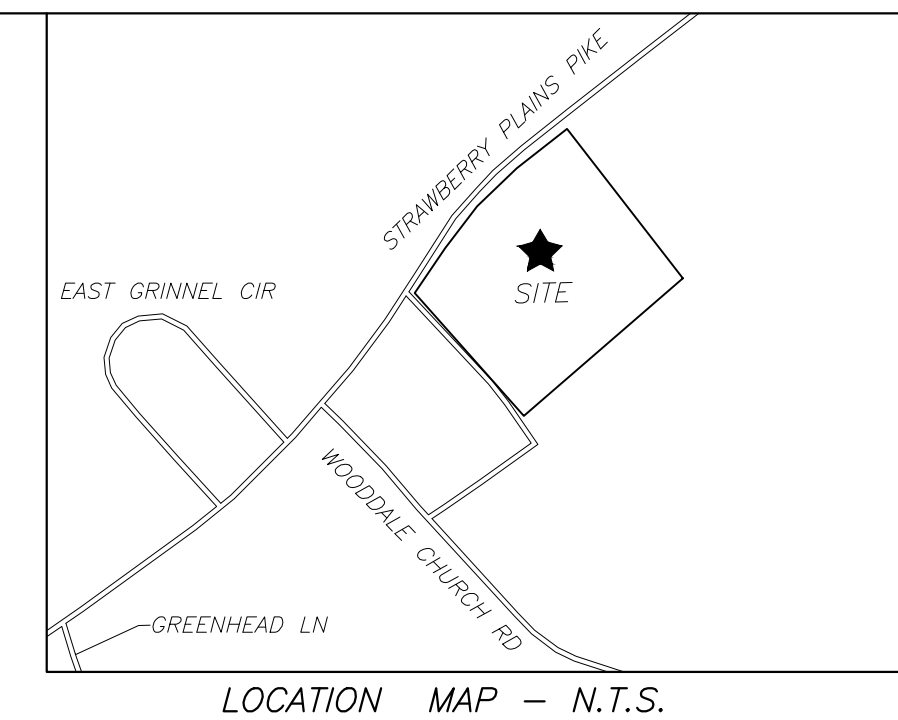
SITE PLAN
7716 STRAWBERRY PLAINS PIKE
 SITE ADDRESS: 7716 STRAWBERRY PLAINS PIKE (37924)
 DEVELOPER: MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922
 DIST. NO. S8 KNOX CO., TN.
 CLT MAP 73 PARCEL 14.01
 SCALE: 1"=40' FEBRUARY 23, 2026



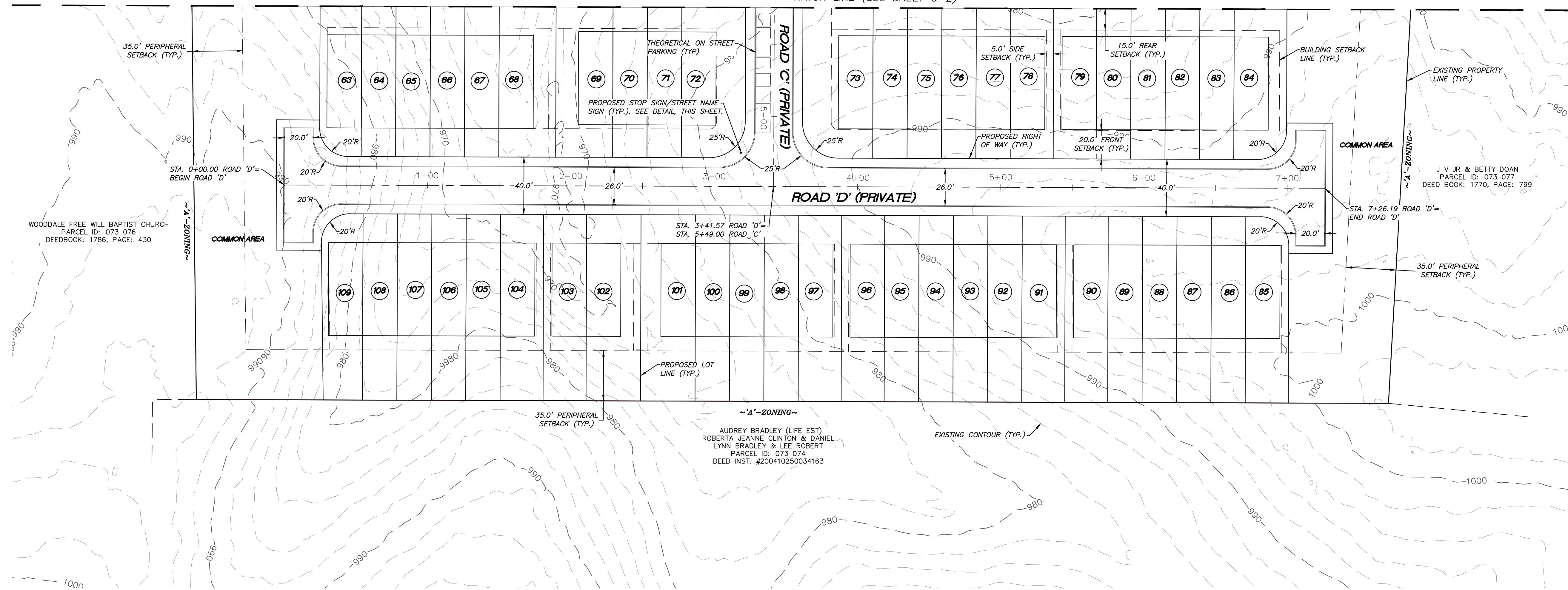
MPC FILE# 5-SB-26-C/5-F-26-DP

REVISION	DATE	DESCRIPTION	BY
3	04/27/26	GENERAL REVISIONS	CAS
2	04/20/26	GENERAL REVISIONS	CLM
1	4/13/26	MODIFIED ENTRANCE	CAS

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924
 DWN: CLM CHK: CAS DWG. NO. 2601001

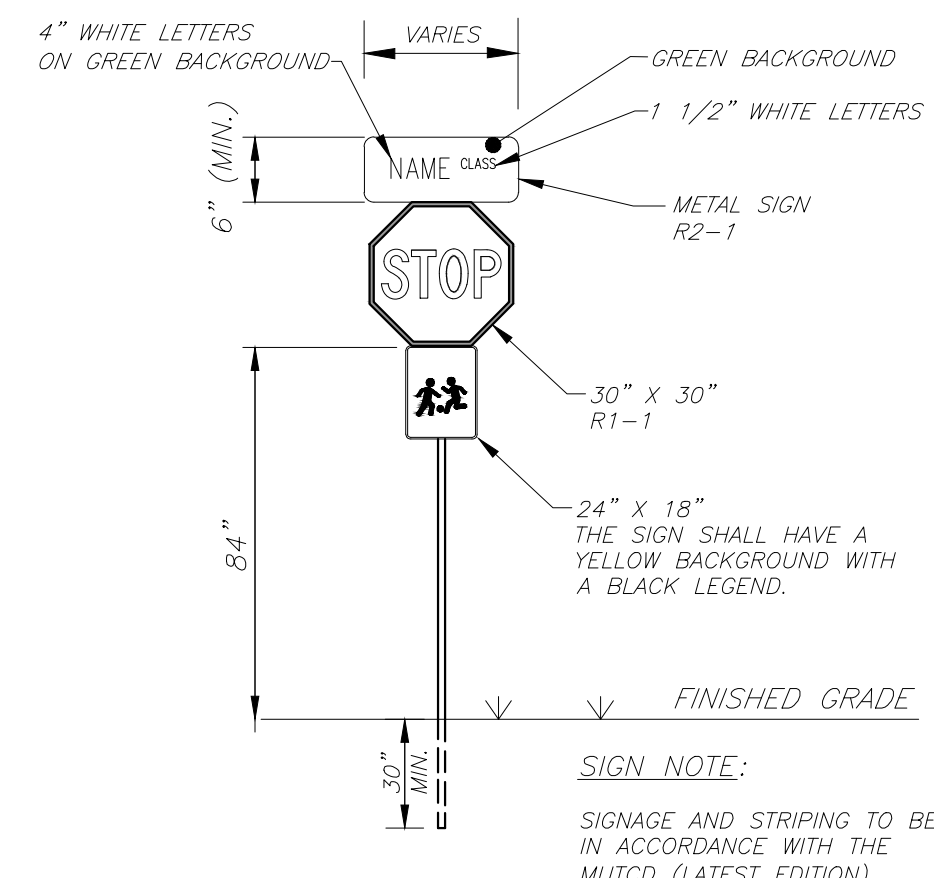


MATCH LINE (SEE SHEET C-2)



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COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

Certification of Concept Plan by Registered Engineer

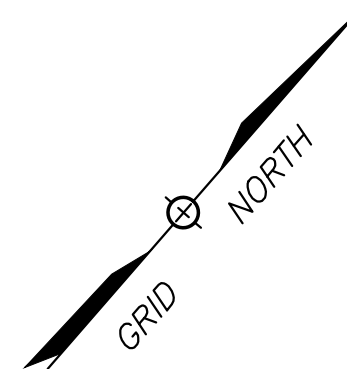
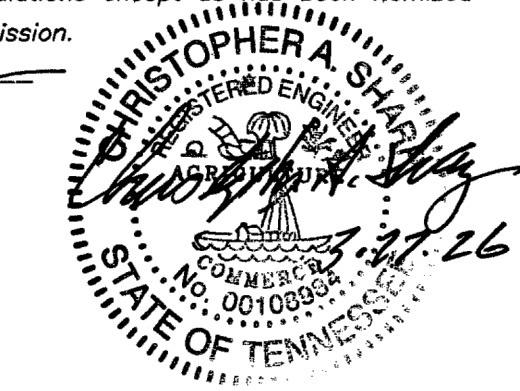
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Registered Engineer: *Christopher A. Sharp*

Christopher A. Sharp, P.E.

Tennessee License No. 108984

Date: 03/27/26



SHEET C-3

SITE PLAN

7716 STRAWBERRY PLAINS PIKE

SITE ADDRESS: 7716 STRAWBERRY PLAINS PIKE (37924)

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

DIST. NO. 58 KNOX CO., TN.
 CLT MAP 73 PARCEL 14.01
 SCALE: 1"=40' FEBRUARY 23, 2026

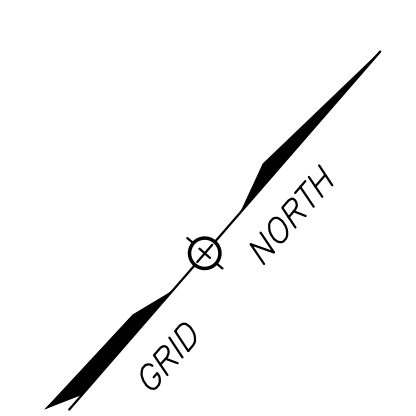
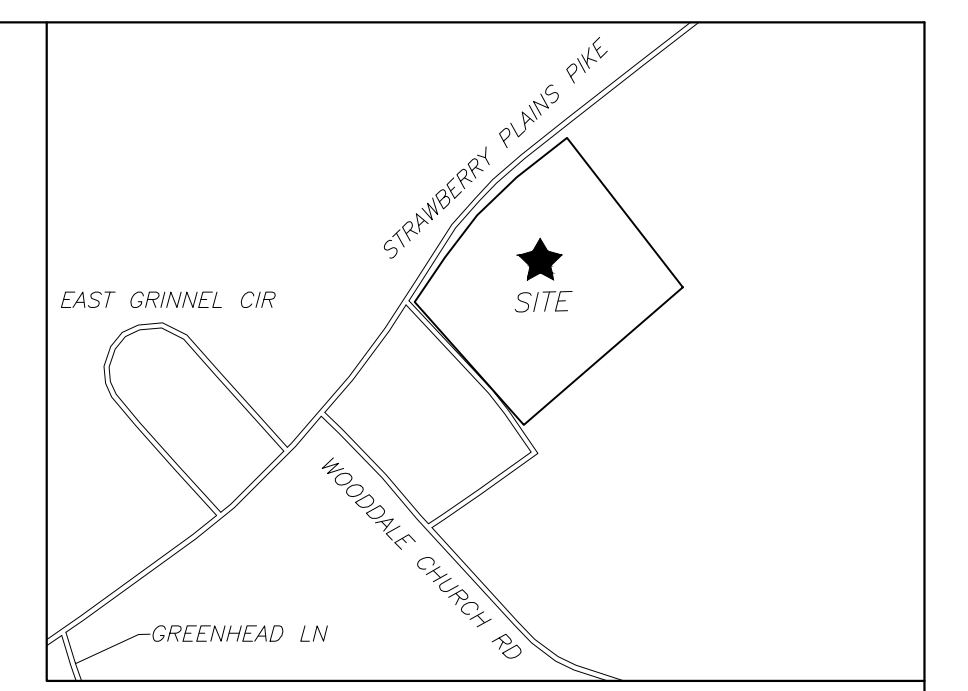
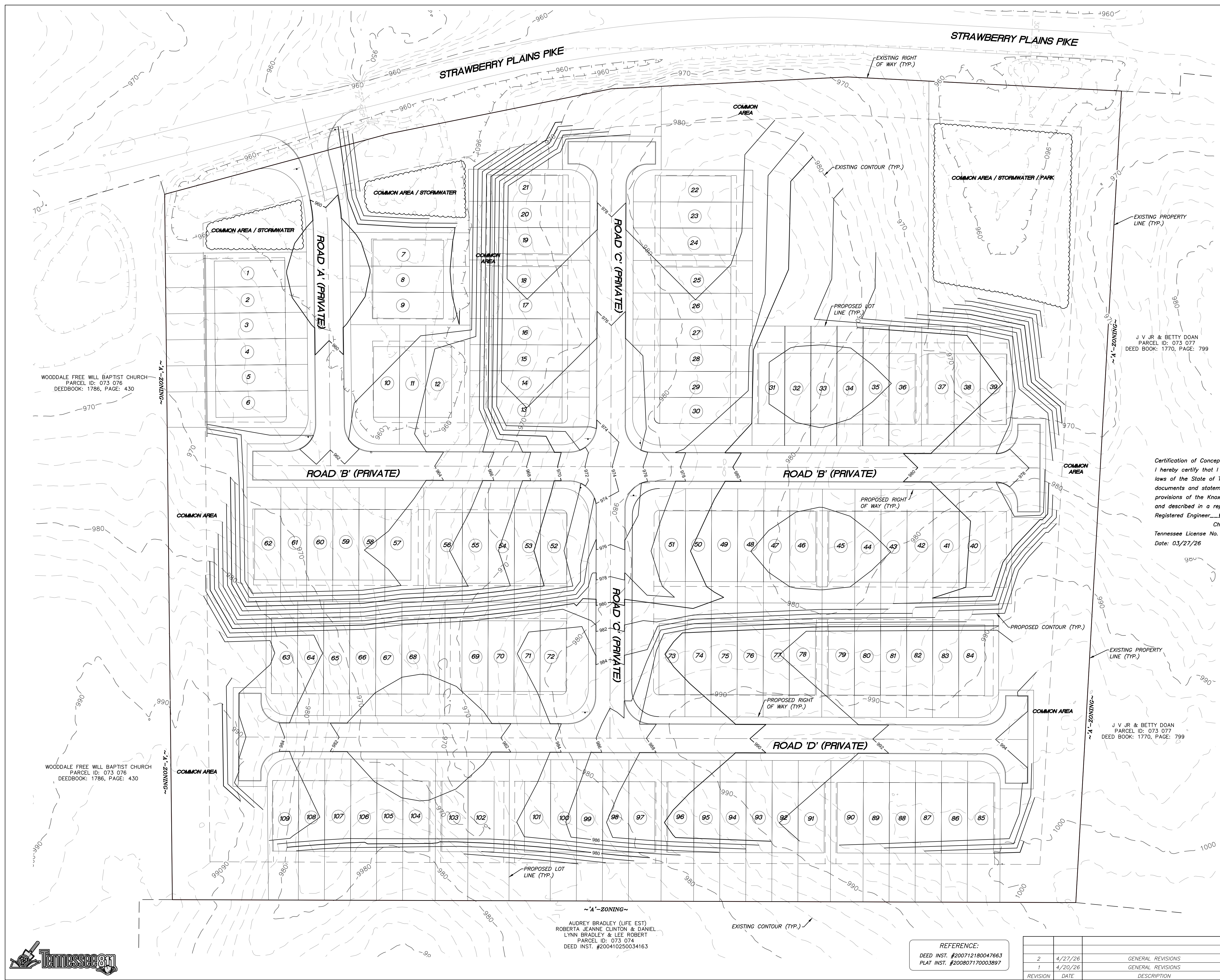
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2601001

REVISION	DATE	DESCRIPTION	BY
2	04/27/26	GENERAL REVISIONS	CAS
1	04/20/26	GENERAL REVISIONS	CLM

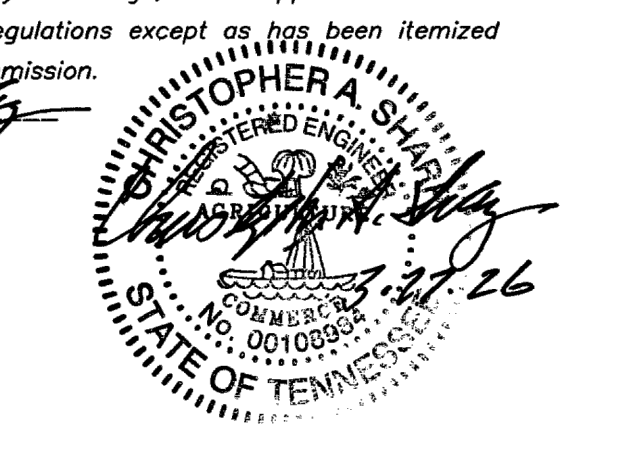


MPC FILE# 5-SB-26-C/5-F-26-DP



J V JR & BETTY DOAN
 PARCEL ID: 073 077
 DEED BOOK: 1770, PAGE: 799

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 PARCEL ID: 073 076
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AUDREY BRADLEY (LIFE EST)
 ROBERTA JEANNE CLINTON & DANIEL
 LYNN BRADLEY & LEE ROBERT
 PARCEL ID: 073 074
 DEED INST. #200410250034163

REFERENCE:

DEED INST. #200712180047683
PLAT INST. #200807170003897

REVISION	DATE	DESCRIPTION	BY
2	4/27/26	GENERAL REVISIONS	CAS
1	4/20/26	GENERAL REVISIONS	CAS

SHEET C-4

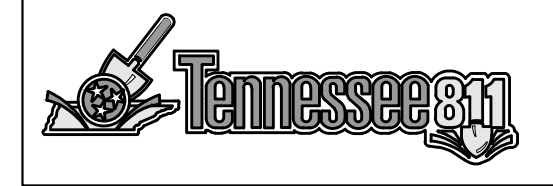
PRELIMINARY GRADING PLAN
7716 STRAWBERRY PLAINS PIKE
 SITE ADDRESS: 7716 STRAWBERRY PLAINS PIKE (37924)

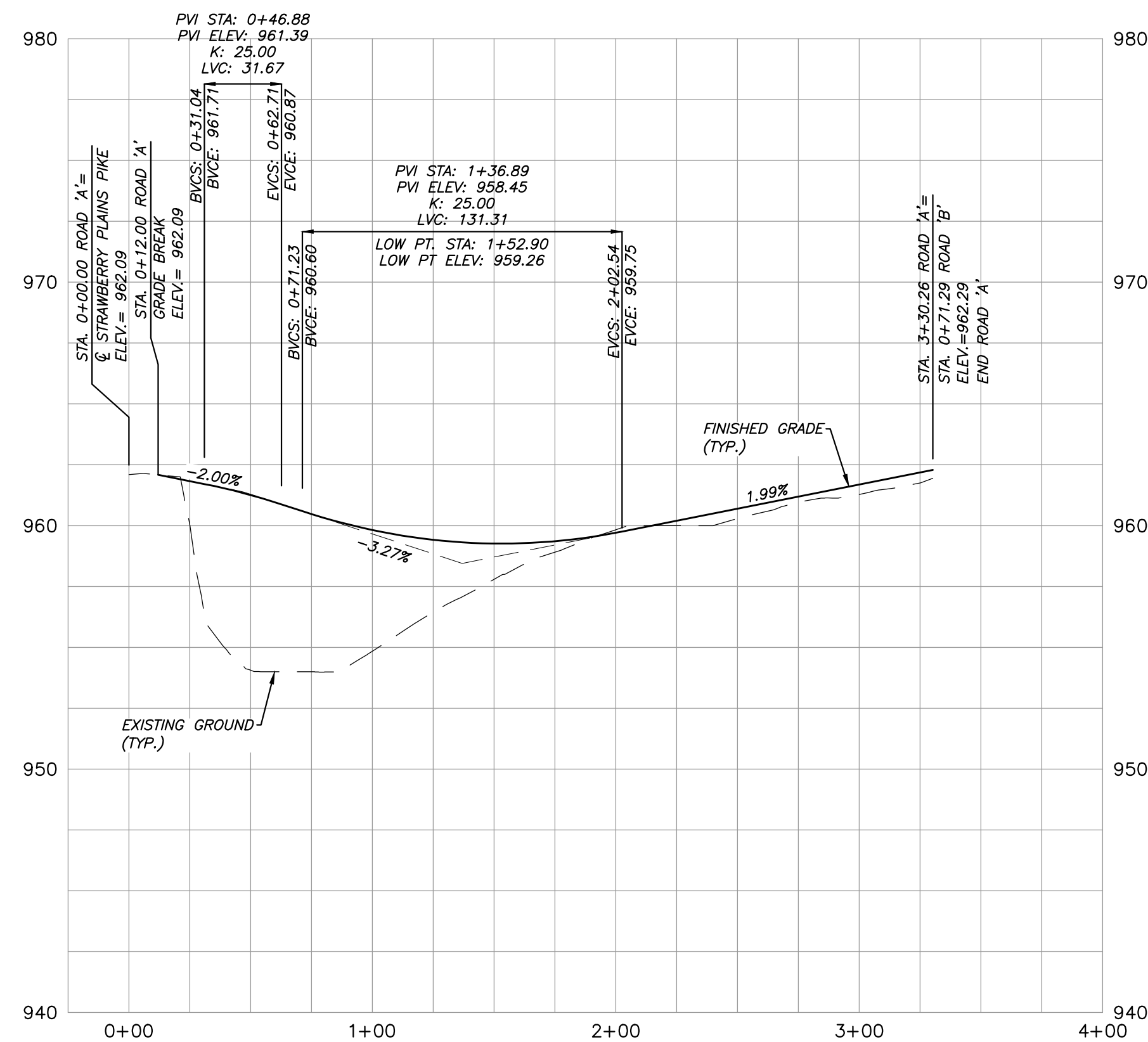
DEVELOPER:
MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
 CLT MAP 73 PARCEL 14.01
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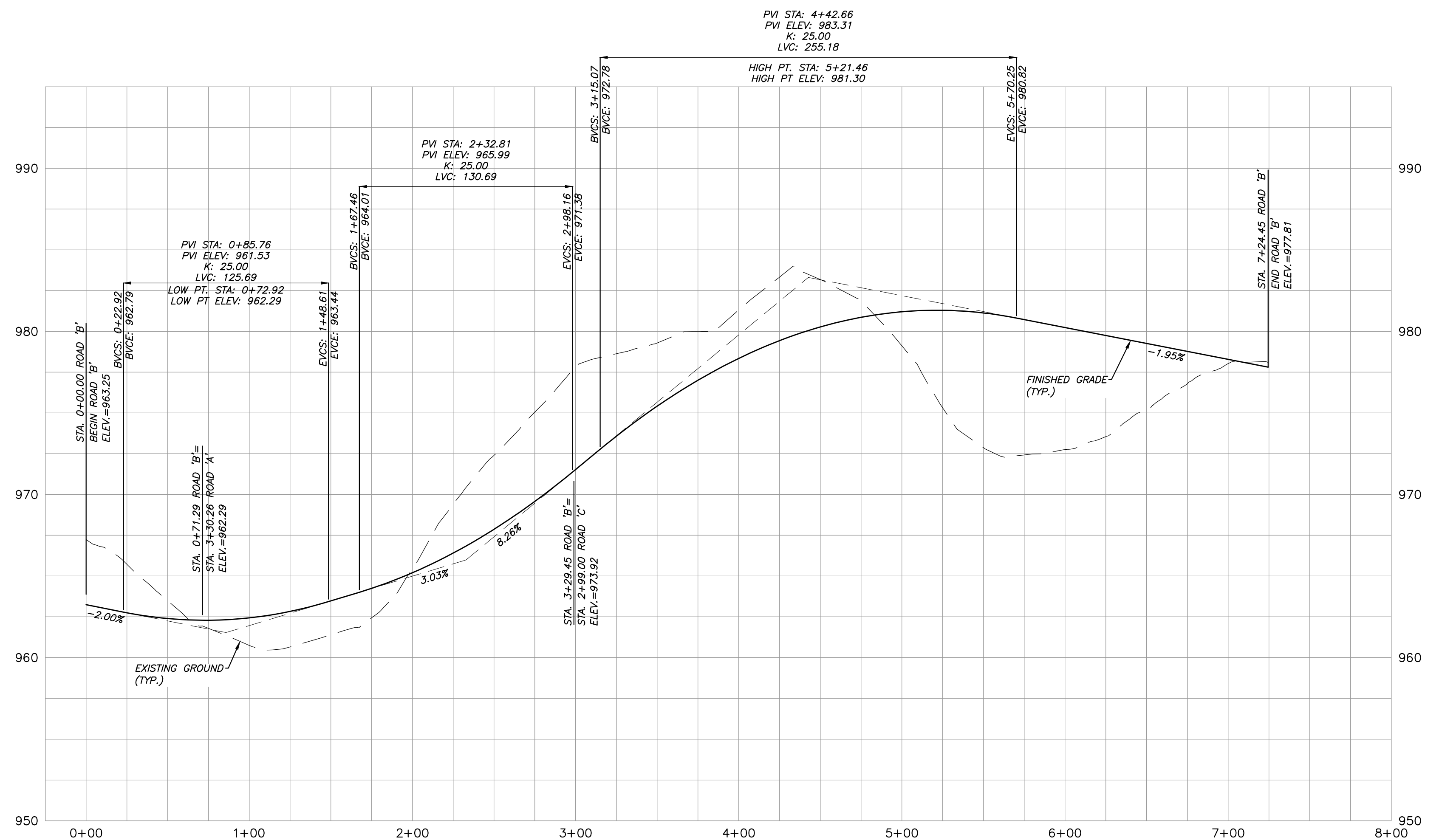
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2601001



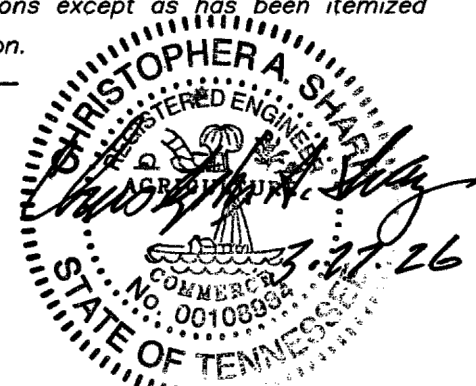


PROFILE-ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-ROAD 'B'
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: 03/27/26



SHEET C-5

ROAD PROFILES

7716 STRAWBERRY PLAINS PIKE

SITE ADDRESS: 7716 STRAWBERRY PLAINS PIKE (37924)

DEVELOPER:

MESANA INVESTMENTS, LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58
CLT MAP 73
SCALE: AS NOTED

KNOX CO., TN.
PARCEL 14.01
FEBRUARY 23, 2026



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

DWN: CLM

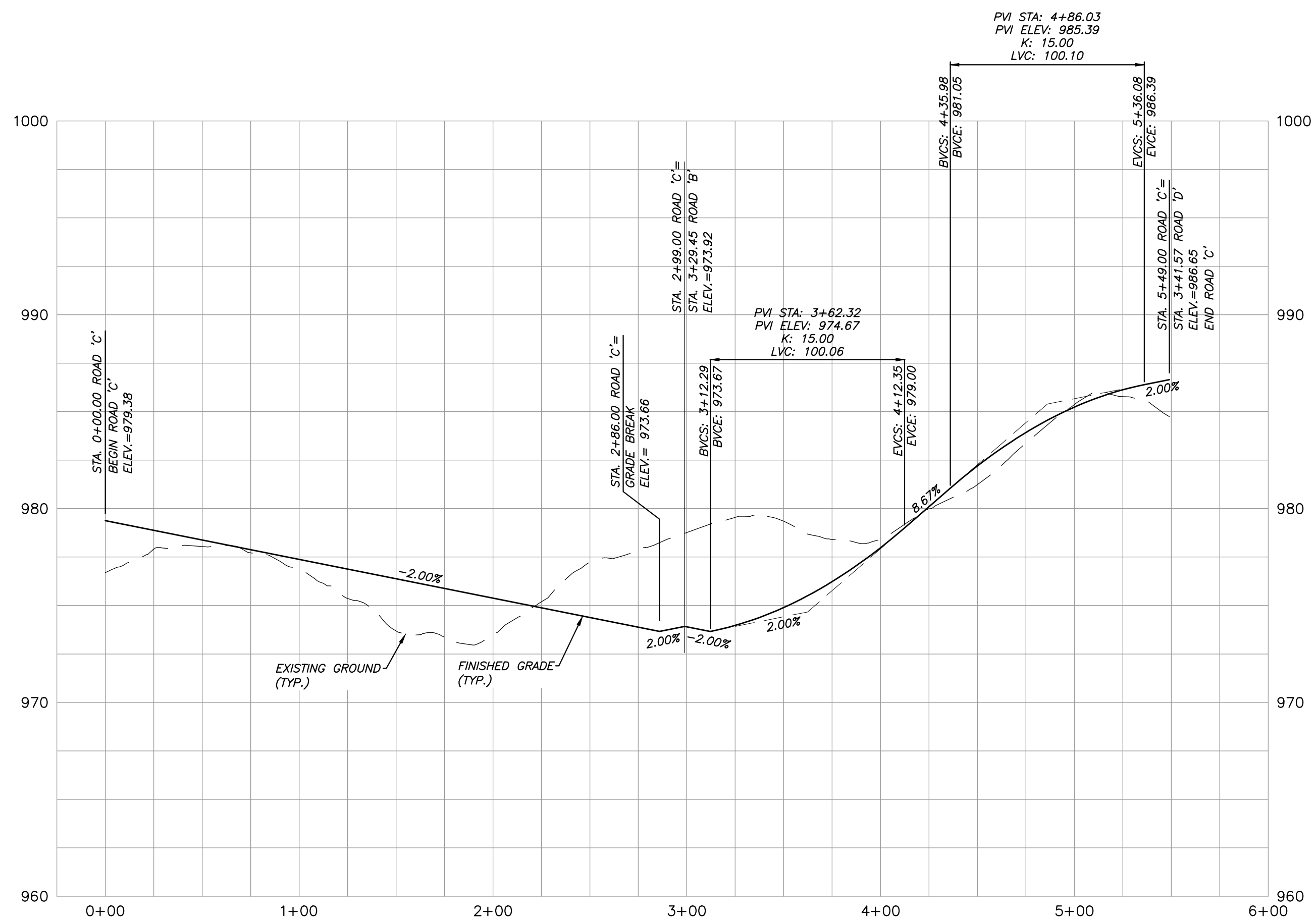
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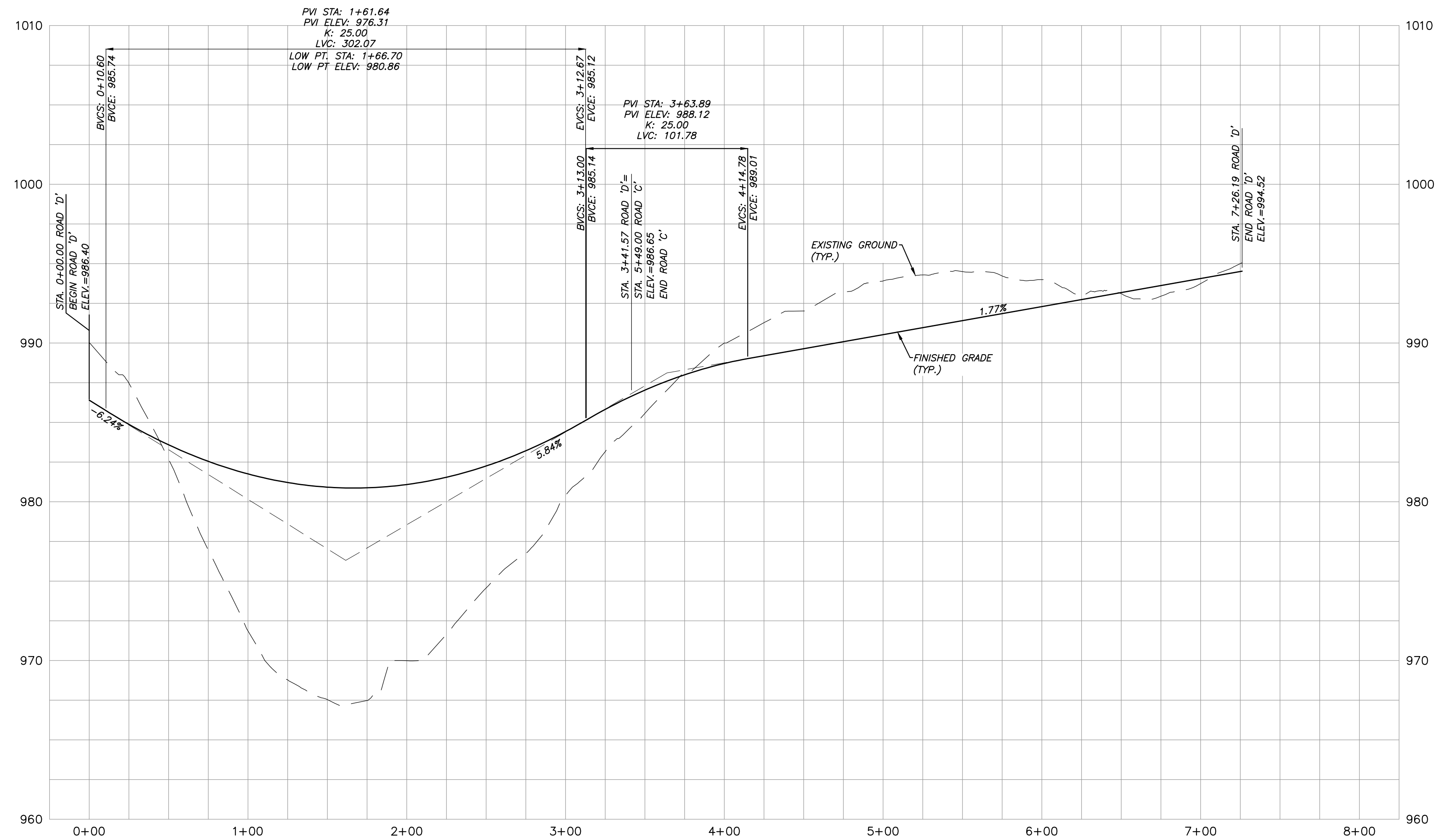
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REVISION	DATE	DESCRIPTION	BY
2	4/27/26	GENERAL REVISIONS	CAS
1	4/20/26	GENERAL REVISIONS	BS





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



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

SHEET C-6

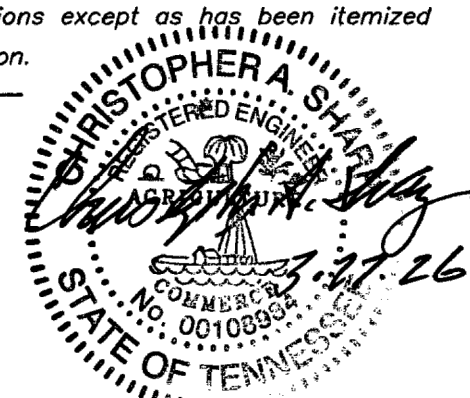
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MESANA INVESTMENTS, LLC
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 CLT MAP 73 PARCEL 14.01
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