

CONCEPT PLANS

U.E.I. PROJECT NO. 2604007

7324 Millertown Pike

SITE ADDRESS: 7324 MILLERTOWN PIKE, KNOXVILLE, TENNESSEE 37924
CLT MAP 50, PARCEL 204



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

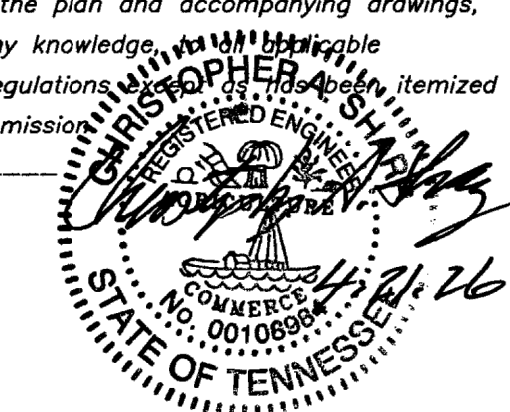
SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- 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

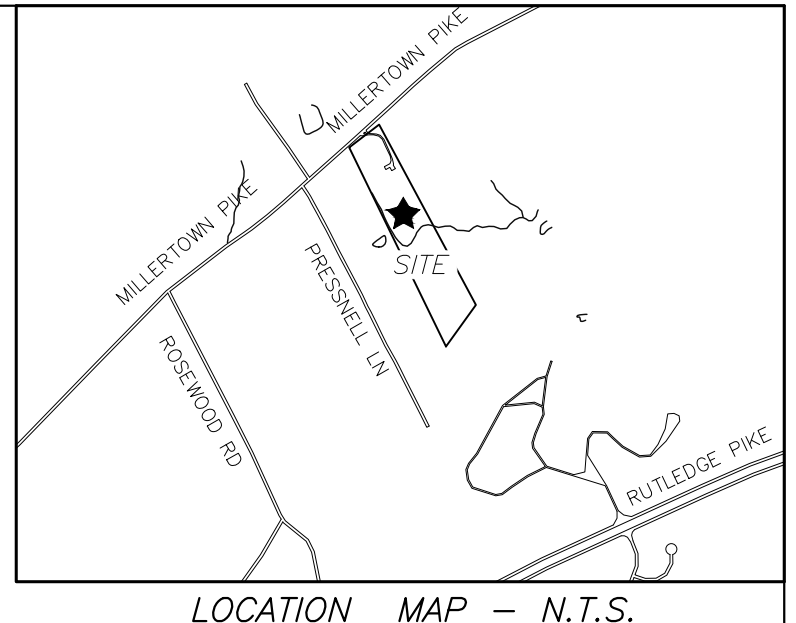
SHEET INDEX

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KEY SHEET / TYPICAL SECTION	C-1
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ROAD PROFILE	C-4

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 the applicable provisions of the Knoxville-Knox County Subdivision Regulations, as amended, 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: 4/21/26

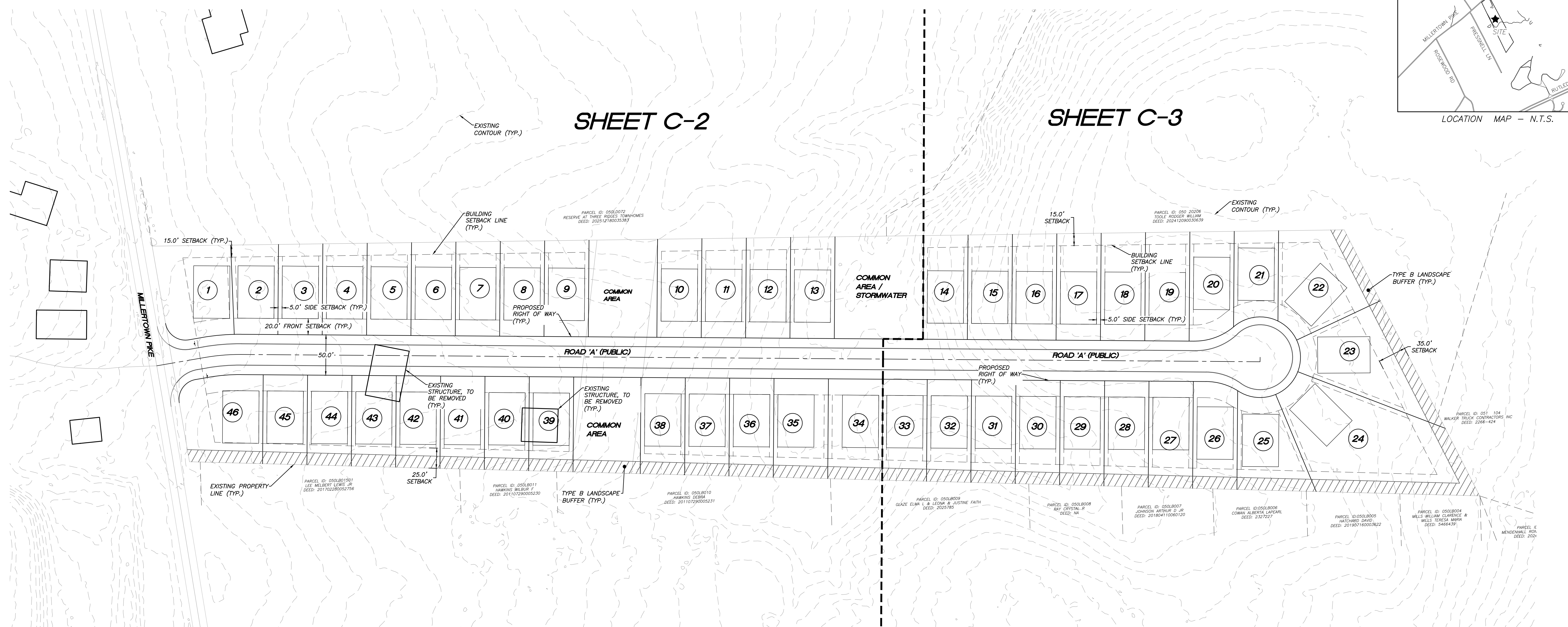


ISSUE NO.	DATE	REVISION PER PLANNING COMMENTS DESCRIPTION
2	5/12/26	REVISED PER PLANNING COMMENTS



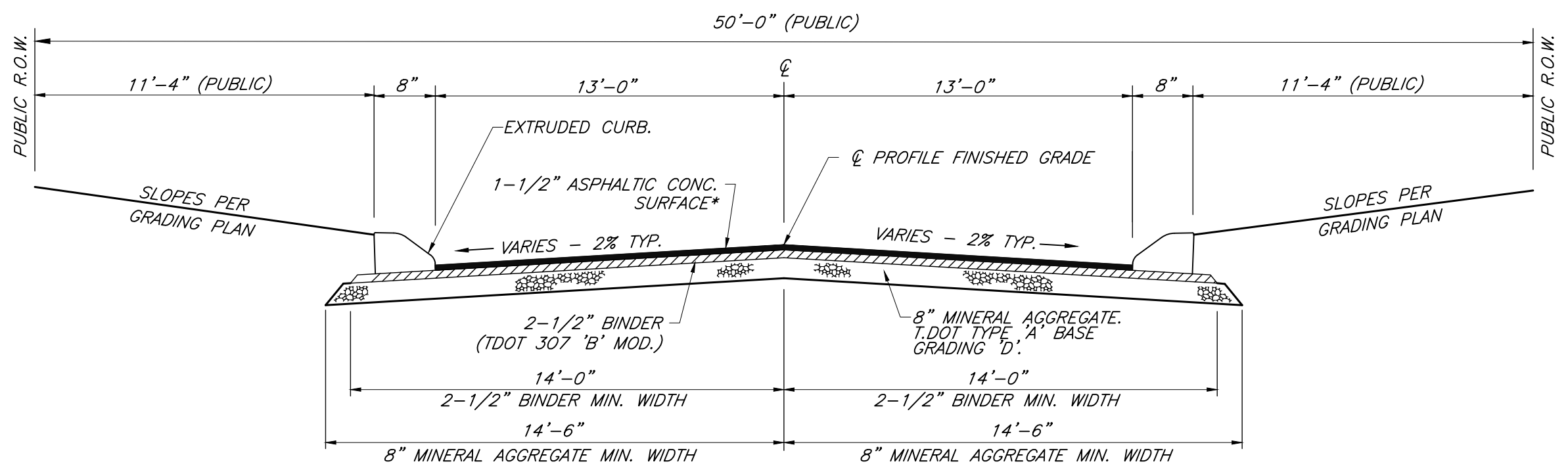
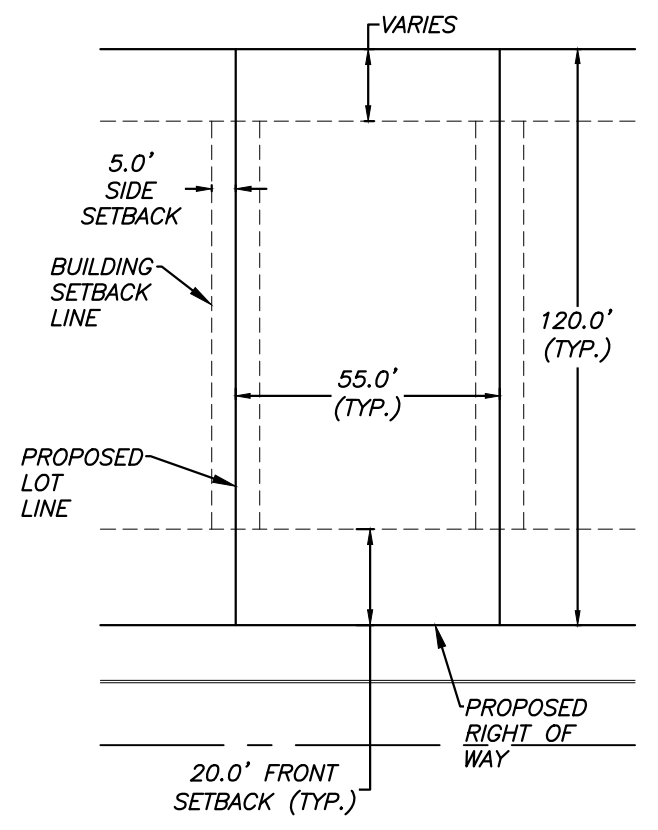
SHEET C-2

SHEET C-3



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR(K)' (<5.1 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 10.53 ACRES.
6. THE DEVELOPMENT PROPOSES 46-UNITS (4.37 UNITS PER ACRE).
7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
9. 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.
10. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
11. TYPE 'B' LANDSCAPE BUFFERS TO BE PLANTED ALONG WESTERN AND SOUTHERN PROPERTY LINES.



TYPICAL SECTION - LOCAL STREETS (PUBLIC)
 N.T.S.
 * 'E' MIX FOR ROADS 10% OR FLATTER. 'D' MIX FOR ROADS STEEPER THAN 10%

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 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 4/21/26

SHEET C-1

KEY SHEET / TYPICAL SECTION
7324 MILLERTOWN PIKE
 SITE ADDRESS: 7324 MILLERTOWN PIKE (37924)

DEVELOPER:
MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

DIST. NO. N8 KNOX CO., TN.
 CLT MAP 50 PARCEL 204
 SCALE: 1"=60' APRIL 8, 2026

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

MPC FILE# 6-SB-36-C/6-E-26-DP

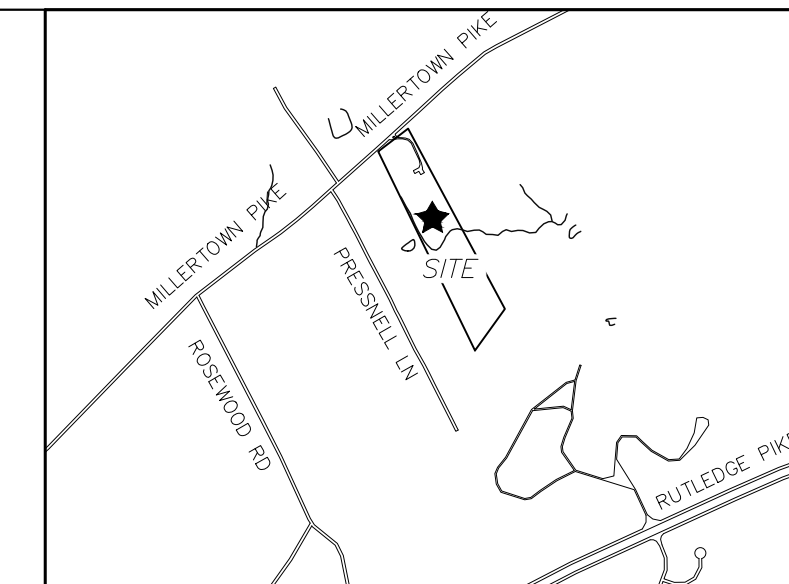
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
 CTL MAP 50, PARCEL 204
 DEED INST. #20140602-0068063

REVISION	DATE	REVISED PER PLANNING COMMENTS DESCRIPTION	CAS BY
1	5/12/26		

DWN: RDS CHK: CAS DWG. NO. 2604007





LOCATION MAP - N.T.S.

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3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.

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5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 10.53 ACRES.

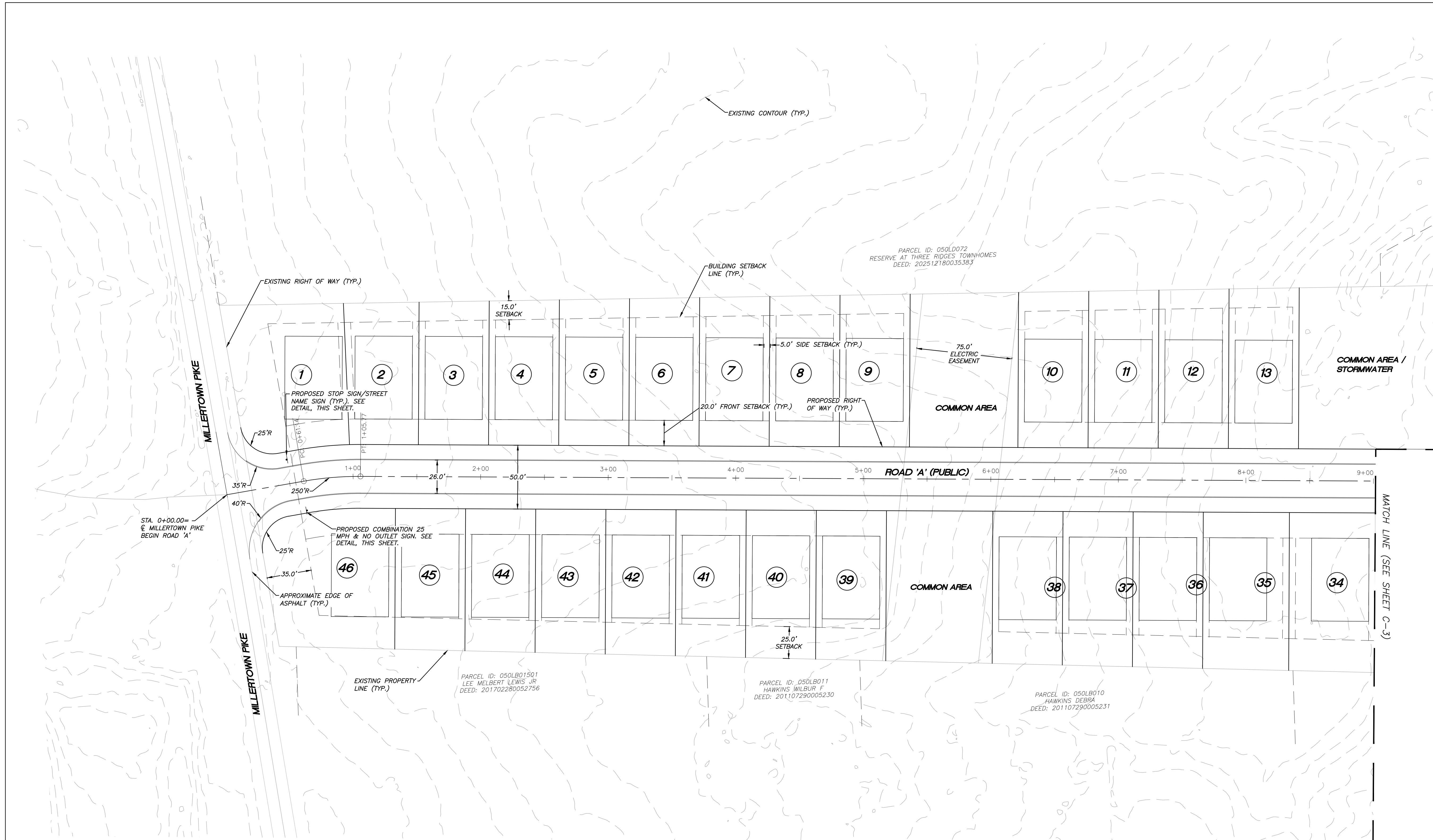
6. THE DEVELOPMENT PROPOSES 46-UNITS (4.37 UNITS PER ACRE).

7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

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10. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.



SHEET C-2

SITE PLAN
7324 MILLERTOWN PIKE

SITE ADDRESS: 7324 MILLERTOWN PIKE (37924)

DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939

DIST. NO. N8
CLT MAP 50
SCALE: 1"=40'

KNOX CO., TN.
PARCEL 204
APRIL 8, 2026

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KNOXVILLE, TENNESSEE 37932
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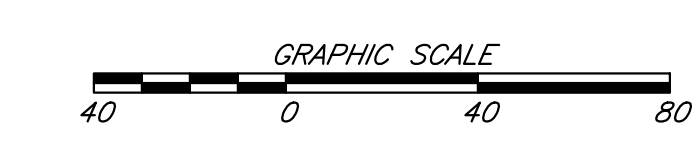
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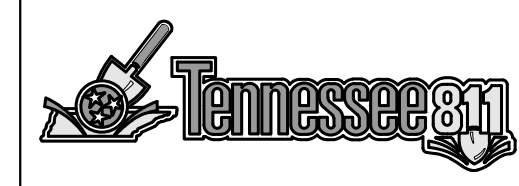
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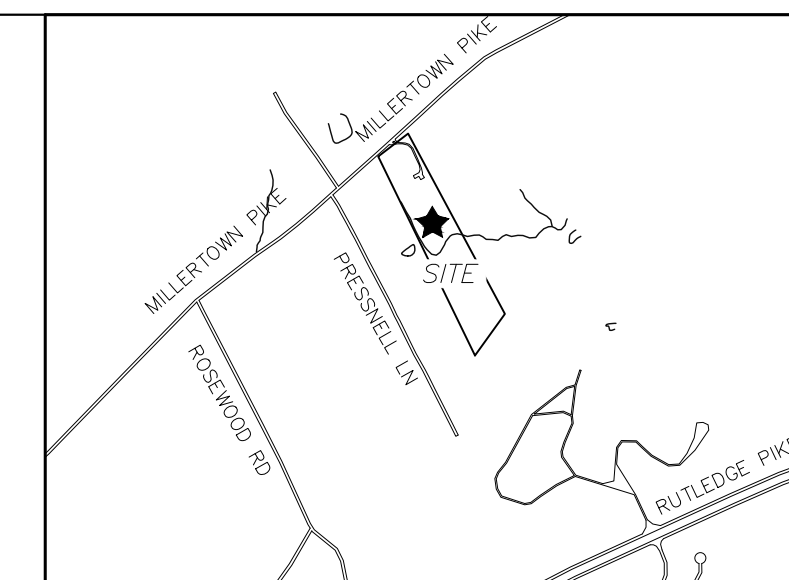
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DEED INST. #20140602-0068063

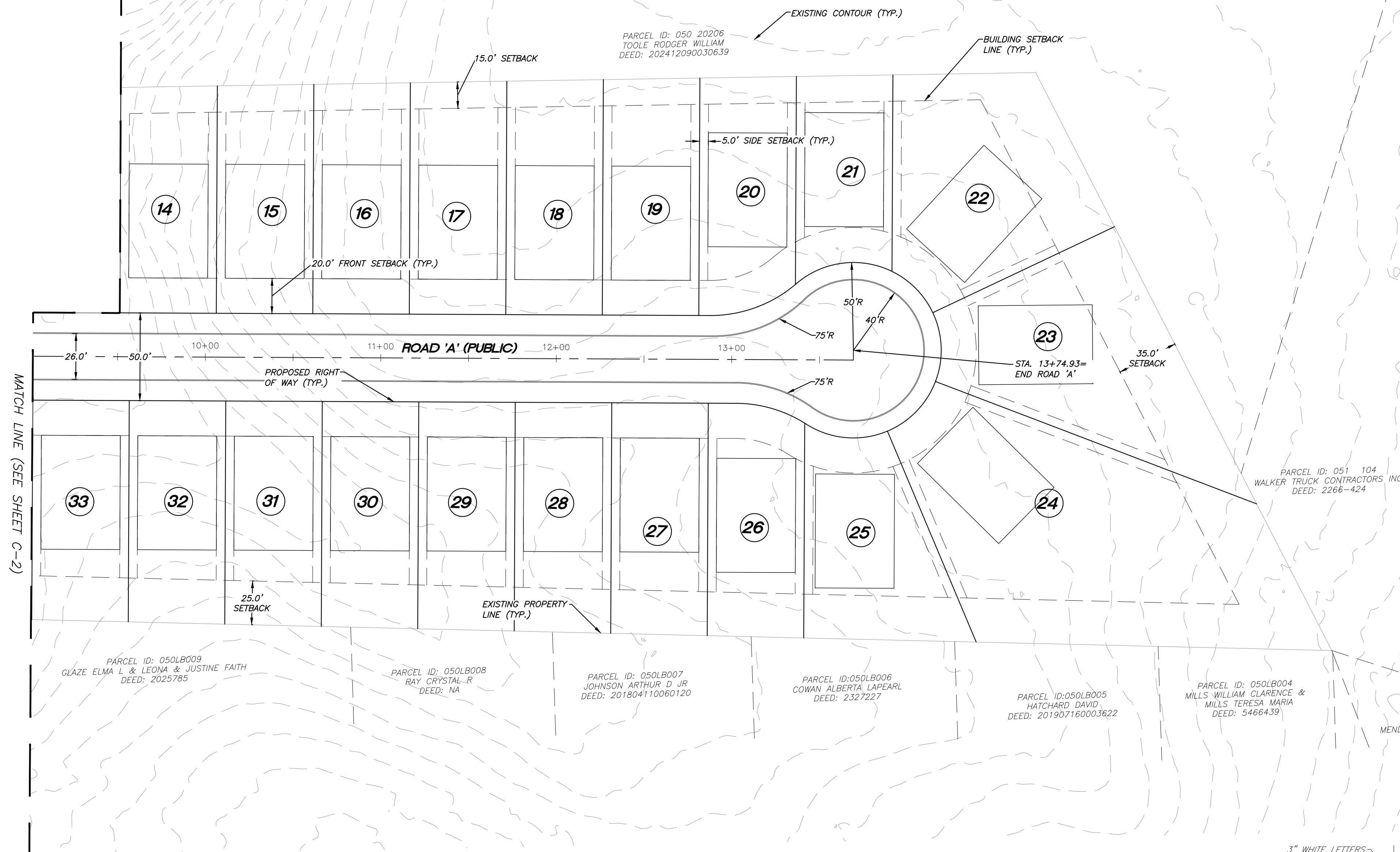


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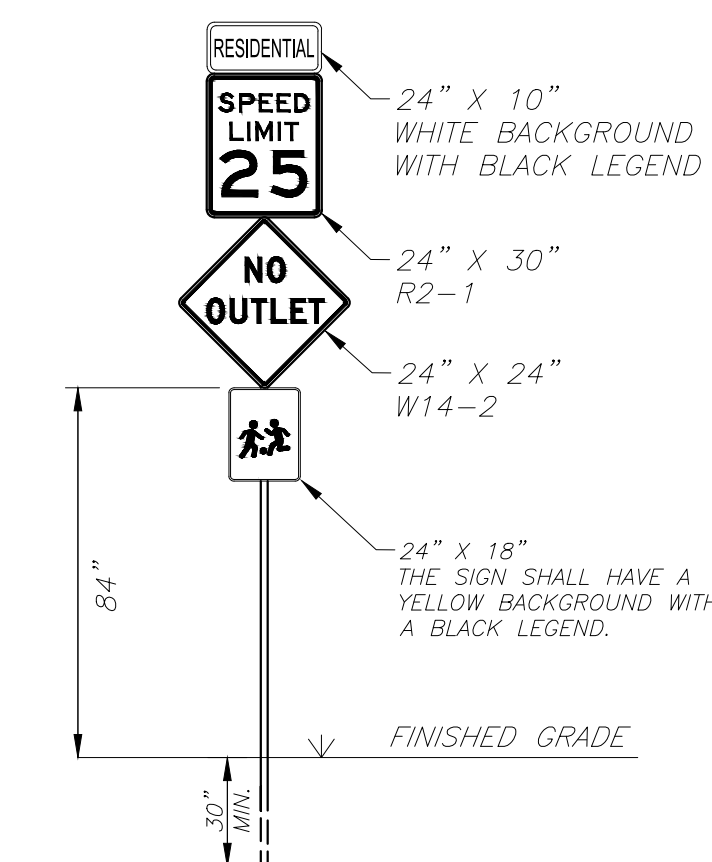


LOCATION MAP - N.T.S.

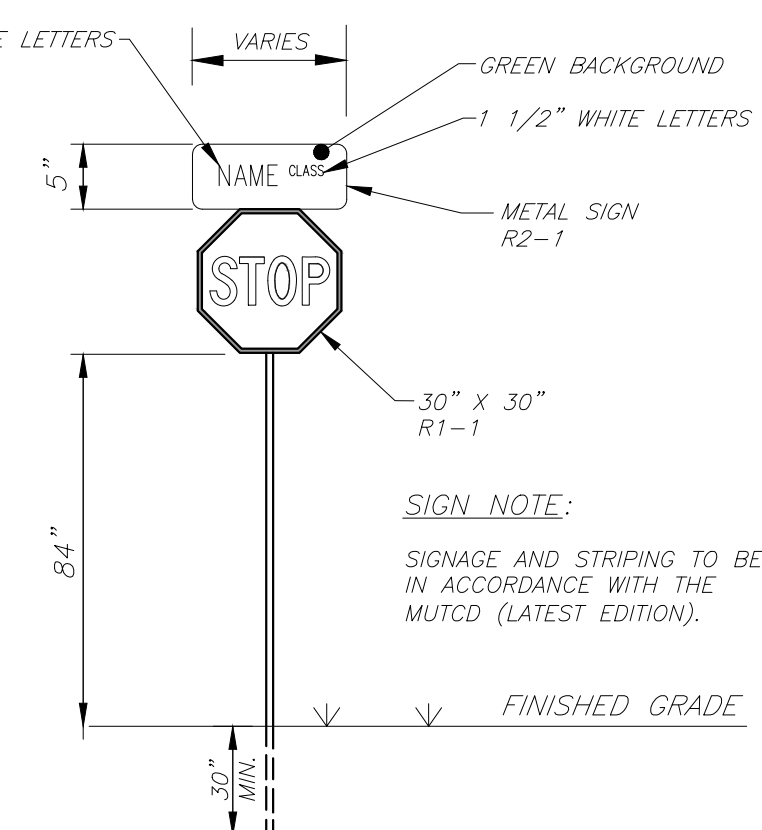


SITE PLAN NOTES:

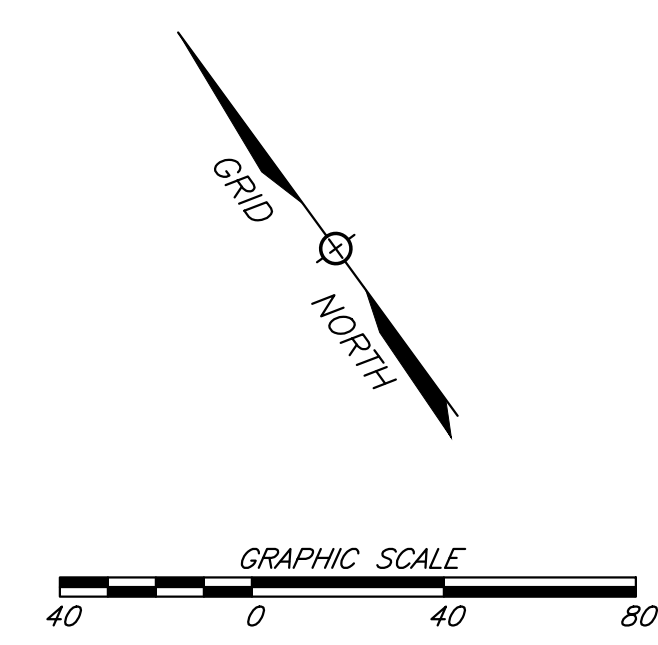
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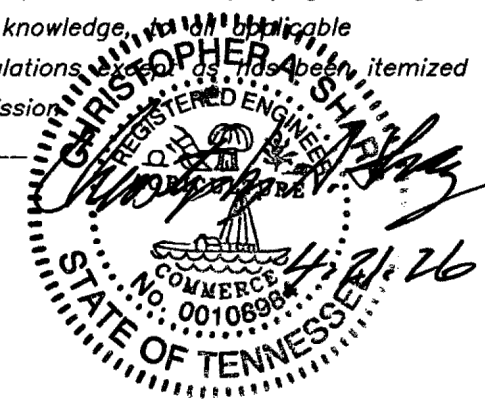
SPEED LIMIT SIGN DETAIL



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL N.T.S.



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SHEET C-3

SITE PLAN
7324 MILLERTOWN PIKE
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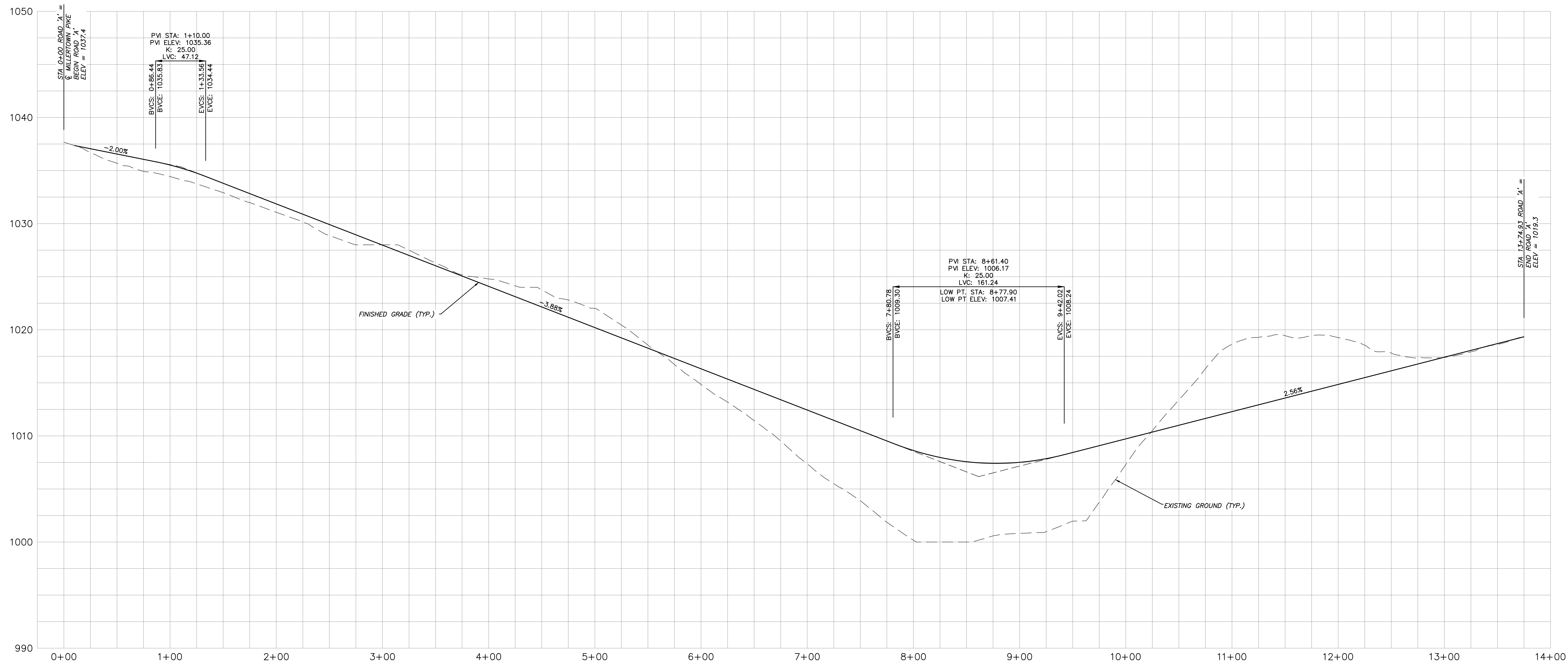
DEVELOPER:
MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

DIST. NO. N8 KNOX CO., TN.
 CLT MAP 50 PARCEL 204
 SCALE: 1"=40' APRIL 8, 2026

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

DWN: RDS CHK: CAS DWG. NO. 2604007





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

SHEET C-4

ROAD PROFILE
7324 MILLERTOWN PIKE

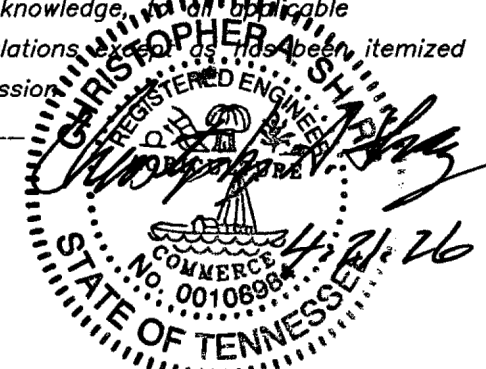
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DIST. NO. N8 KNOX CO., TN.
 CLT MAP 50 PARCEL 204
 SCALE: AS NOTED APRIL 8, 2026

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