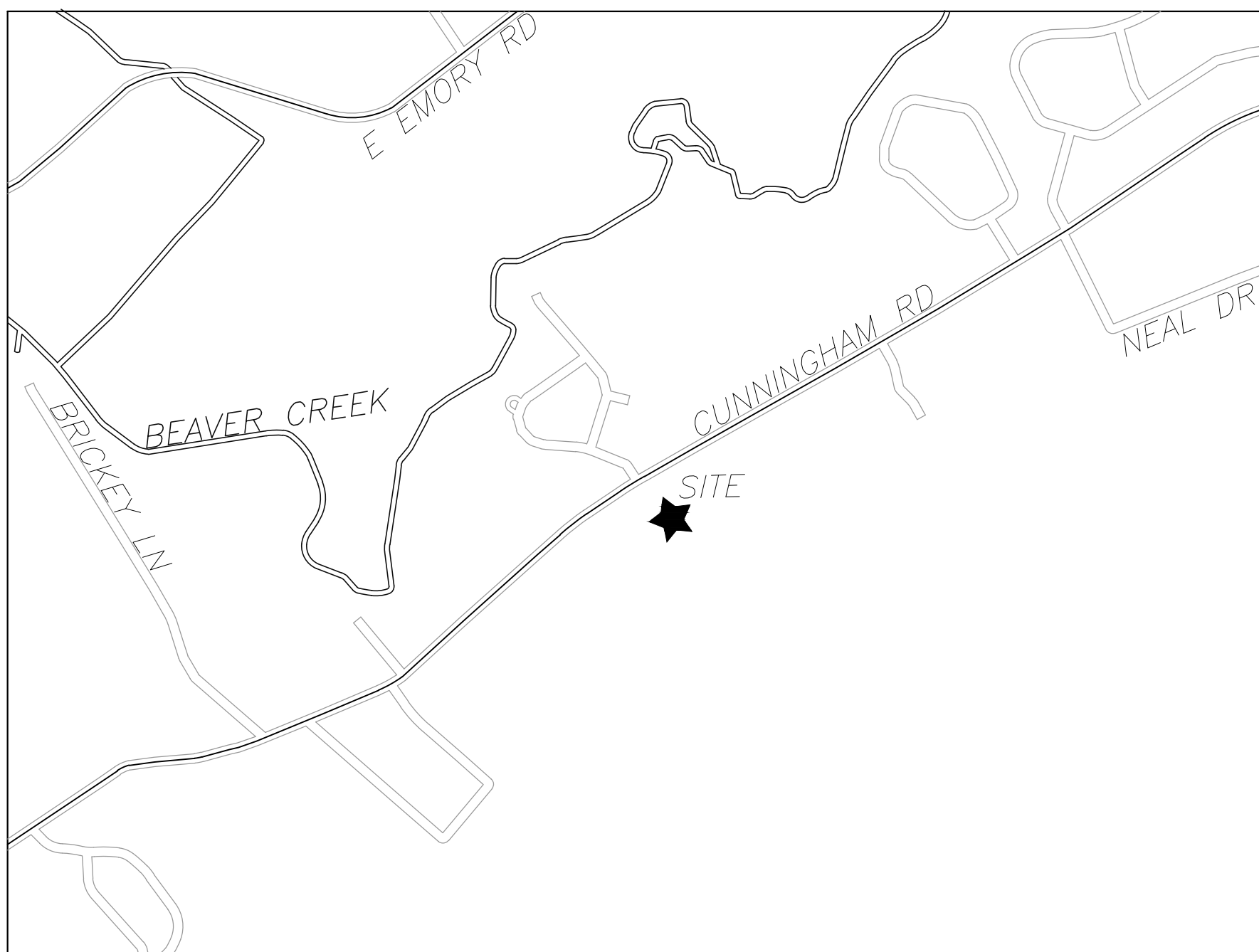


# CONCEPT PLAN

U.E.I. PROJECT NO. 2501001

## 2720 CUNNINGHAM ROAD

SITE ADDRESS: 2720 CUNNINGHAM ROAD, KNOXVILLE, TENNESSEE 37918  
CLT MAP 48, PARCELS 27, 28, 28.02



LOCATION MAP — N.T.S.

### DEVELOPER:

EAGLE BEND DEVELOPMENT 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         |
| WATER          | — AS DIRECTED BY HALLSDALE-POWELL UTILITY DISTRICT |
| SANITARY SEWER | — AS DIRECTED BY HALLSDALE-POWELL UTILITY DISTRICT |
| GAS            | — AS DIRECTED BY KNOXVILLE UTILITIES BOARD         |
| CABLE TV       | — AS DIRECTED BY COMCAST                           |
| TELEPHONE      | — AS DIRECTED BY AT&T                              |
| SITE WORK      | — AS DIRECTED BY KNOX COUNTY                       |

### SHEET INDEX

#### TITLE

TITLE SHEET

DEMOLITION PLAN

KEY SHEET / TYPICAL SECTION

SITE PLAN

ROAD PROFILES

#### SHEET

C-0

C-1

C-2

C-3 THRU C-5

C-6

MPC FILE# 6-SD-25-C/6-J-25-DP

|           |         |             |
|-----------|---------|-------------|
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
| 3         | 5/29/25 | SUBMITTAL 3 |
| 2         | 5/15/25 | SUBMITTAL 2 |
| 1         | 4/24/25 | SUBMITTAL 1 |
| ISSUE NO. | DATE    | DESCRIPTION |





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: 5/15/2025



MPC FILE# 6-SD-25-C/6-J-25-DP

REFERENCE:  
PARCEL 27  
DEED INST. #200711290043054  
PARCEL 28  
DEED BOOK: 2074, PAGE: 549  
PARCEL 28.02  
DEED BOOK: 1645, PAGE: 695

| REVISION | DATE    | DESCRIPTION       | BY |
|----------|---------|-------------------|----|
| 1        | 5/15/25 | GENERAL REVISIONS | BS |

|          |          |                  |
|----------|----------|------------------|
| DWN: CLM | CHK: CAS | DWG. NO. 2501001 |
|----------|----------|------------------|

SHEET C-1

DEMOLITION PLAN

**2720 CUNNINGHAM ROAD**

SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918)

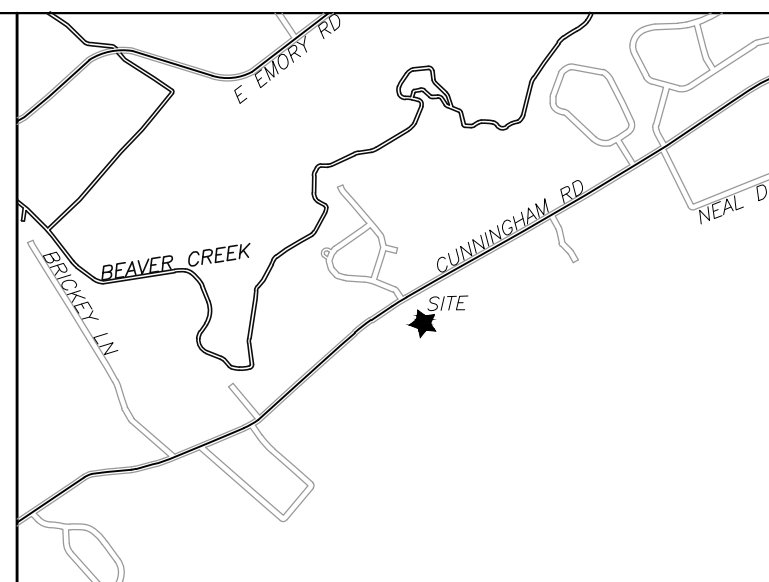
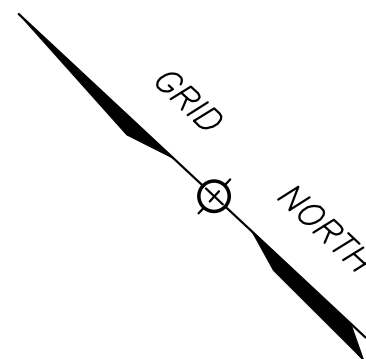
DEVELOPER:

**EAGLE BEND DEVELOPMENT LLC**  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

DIST. NO. E6 KNOX CO., TN.  
CLT MAP 48 PARCELS 27, 28, 28.02  
SCALE: 1"=80' JULY 11, 2024



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



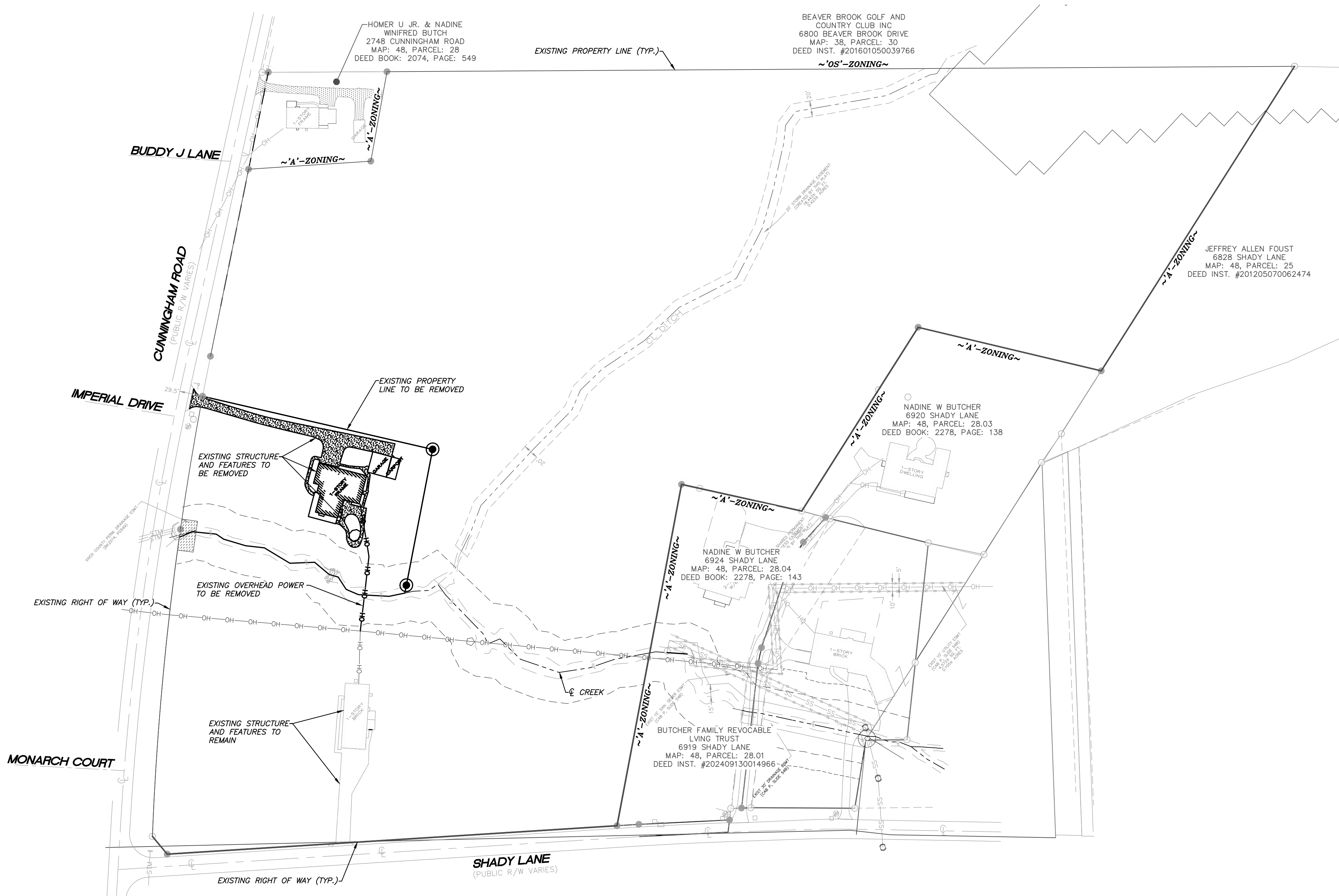
**DEMOLITION PLAN NOTES:**

1. 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.

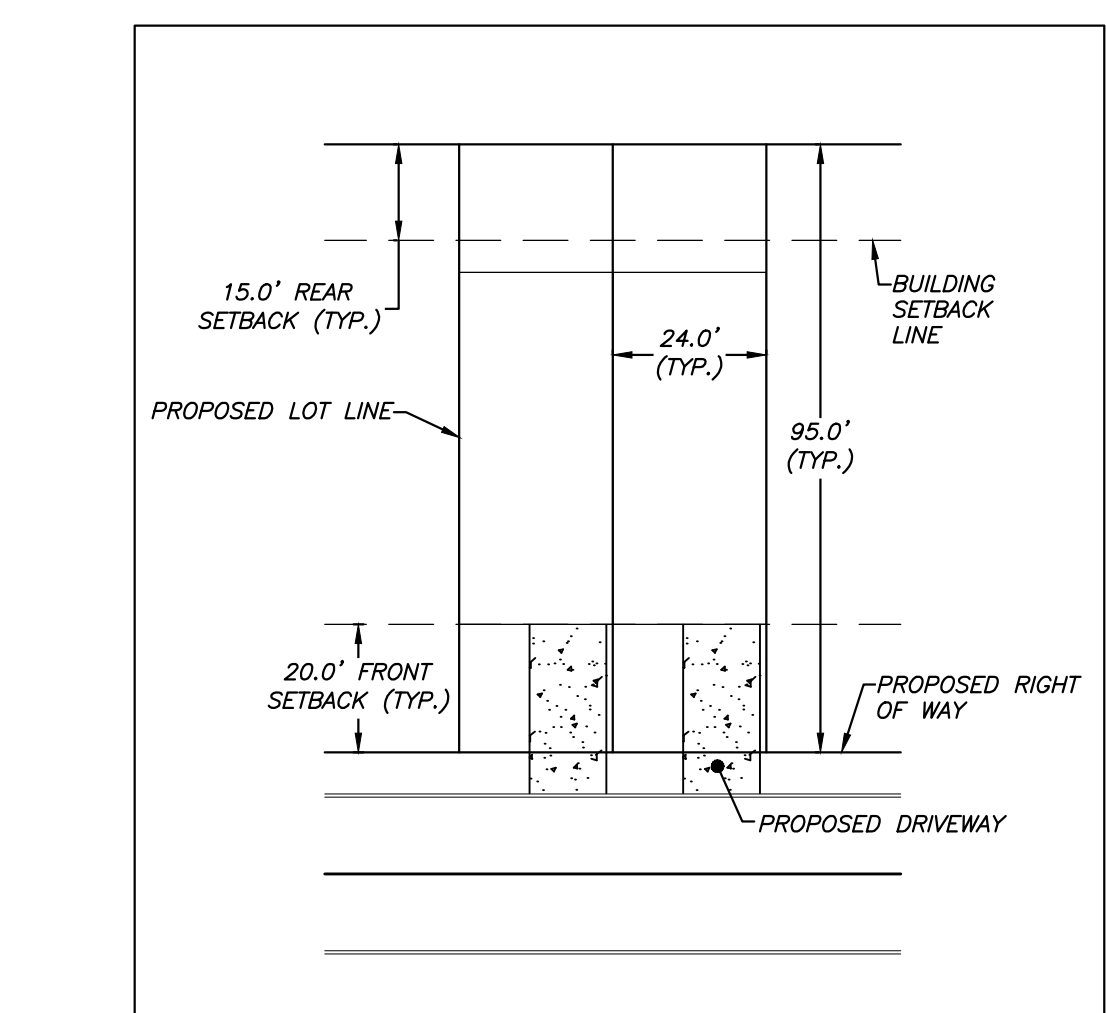
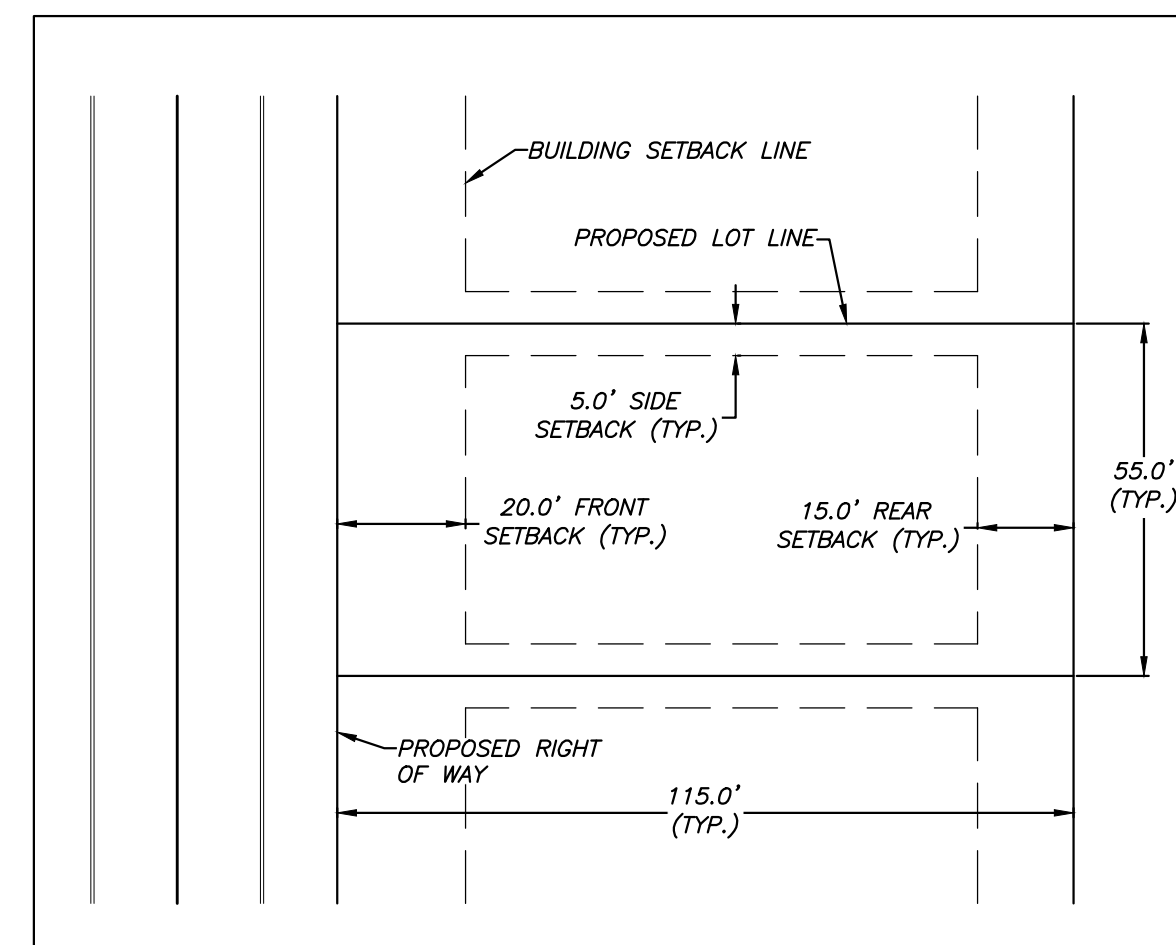
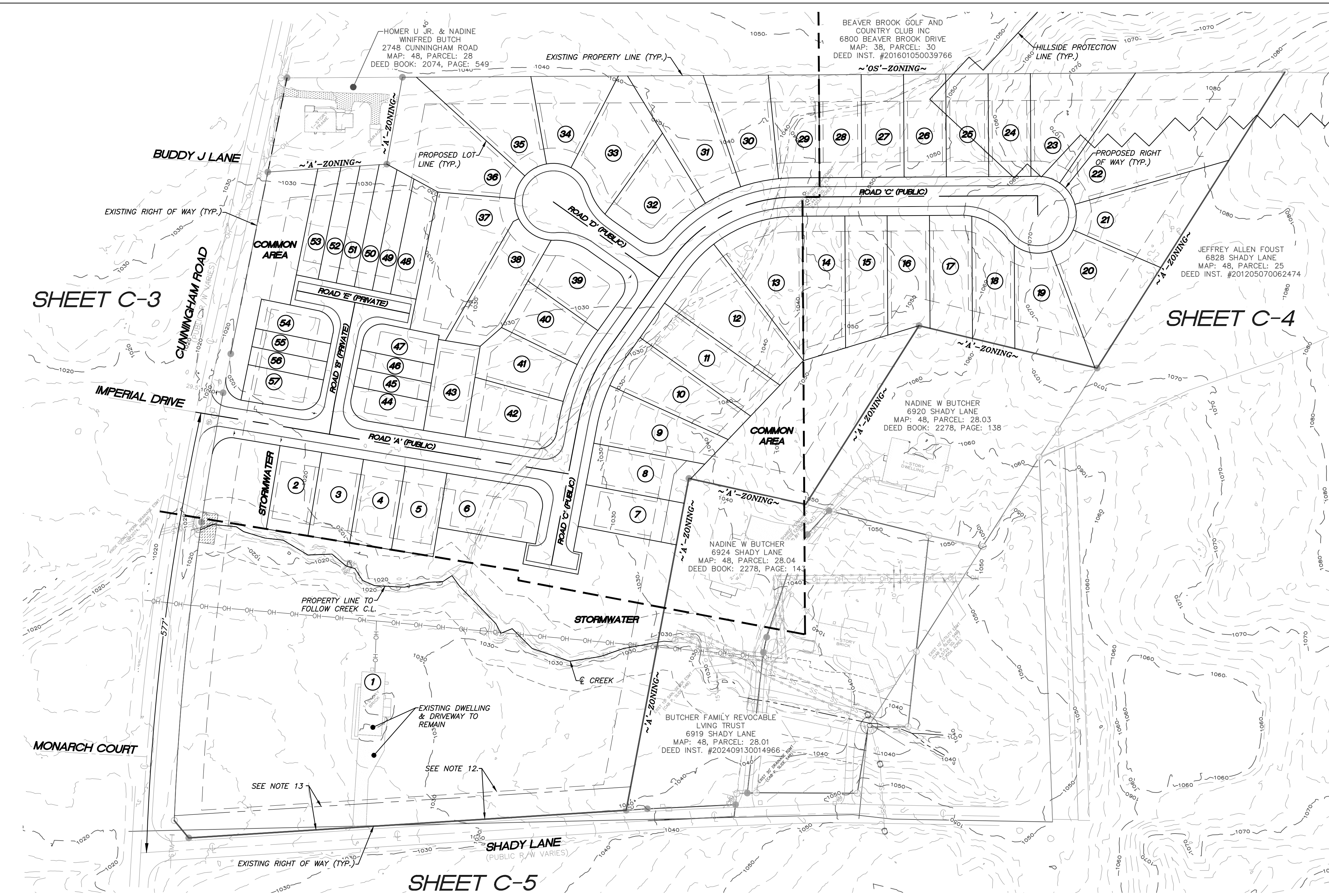
2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.

3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS. UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER, ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.

4) THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.



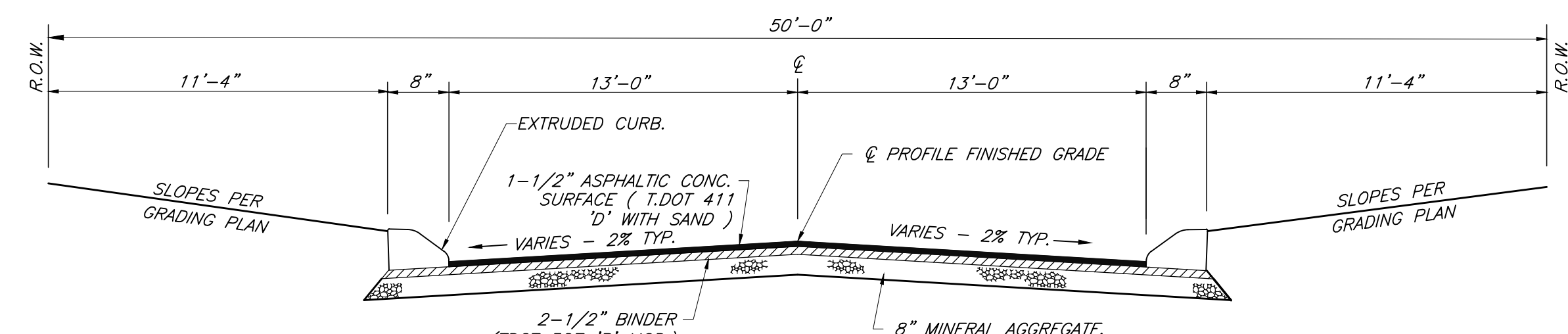




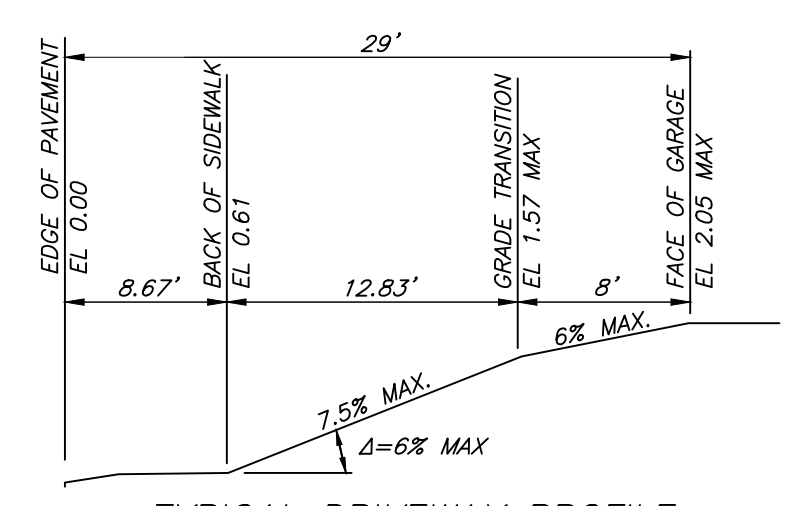
- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
**FRONT:** TWENTY (20) FEET  
**PERIPHERY:** THIRTY-FIVE (35) FEET  
**SIDE:** FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
**REAR:** FIFTEEN (15) FEET
  - 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 19.15 ACRES.
  - THE DEVELOPMENT PROPOSES 57-UNITS (3 UNITS PER ACRE).
  - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  - A HOMEDOWNERS 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 0.9 ACRE.
  - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
  - EXISTING VEGETATION ALONG SHADY LANE IS TO REMAIN. THINLY VEGETATED AREAS TO BE SUPPLEMENTED WITH PLANTINGS, IF APPLICABLE.
  - THERE IS EXISTING VEGETATION ALONG THE MAJORITY OF THE SHADY LANE FRONTAGE. IN AREAS WHERE VEGETATION IS NON-EXISTENT OR SPARSE, A 30' BUFFER SHALL BE PROVIDED.

**ALTERNATIVE DESIGN STANDARD REQUESTS:**

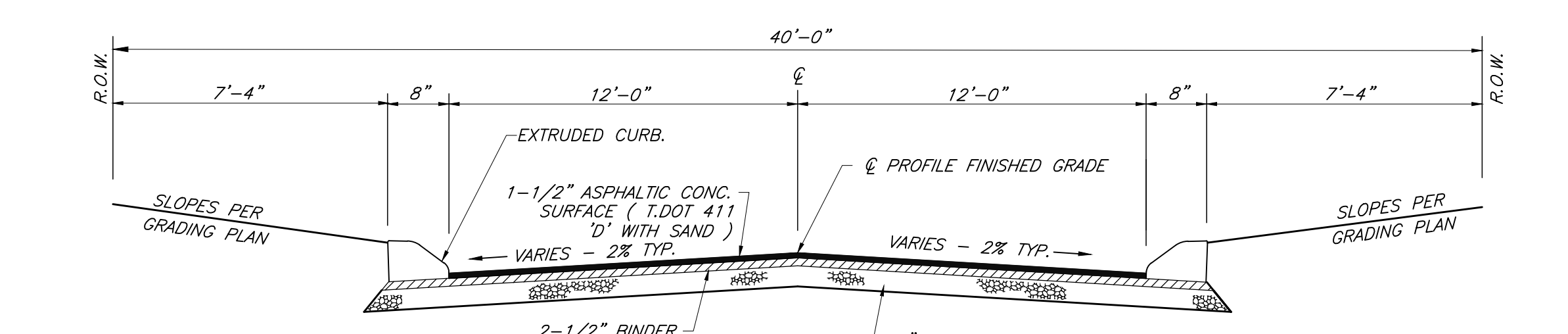
- REDUCE THE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 4+32.12 & 6+21.52 (ROAD C).
- REDUCE THE RIGHT OF WAY WIDTH (PRIVATE) FROM 50' TO 40' (ROADS B & E).
- REDUCE THE PAVEMENT WIDTH FROM 26' TO 24' (ROADS B & E).
- INCREASE THE INTERSECTION GRADE FROM 1% TO 2% (ROADS B, C & D).
- DECREASE THE LOT FRONTAGE FROM 25' TO 24' ALONG ROADS B AND E.
- REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150 TO 135 BETWEEN STATIONS 2+97.49 & 4+32.12 (ROAD C).



**TYPICAL SECTION - LOCAL STREETS A, B, & D (PUBLIC)**  
N.T.S.



**TYPICAL DRIVEWAY PROFILE**  
N.T.S.



**TYPICAL SECTION - LOCAL STREETS B & E (PRIVATE)**  
N.T.S.



**MPC FILE# 6-SD-25-C/6-J-25-DP**

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: 5/15/2025

**REFERENCE:**

|              |                             |
|--------------|-----------------------------|
| PARCEL 27    | DEED INST. #200711290043054 |
| PARCEL 28    | DEED BOOK: 2074, PAGE: 549  |
| PARCEL 28.02 | DEED BOOK: 1645, PAGE: 695  |

| REVISION | DATE    | DESCRIPTION       | BY  |
|----------|---------|-------------------|-----|
| 2        | 5/29/25 | GENERAL REVISIONS | CAS |
| 1        | 5/15/25 | GENERAL REVISIONS | BS  |

**SHEET C-2**

**SITE PLAN - KEY SHEET / TYPICAL SECTIONS**  
**2720 CUNNINGHAM ROAD**  
SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918)

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

**DIST. NO. E6**  
**CLT MAP 48**  
**SCALE: 1"=80'**

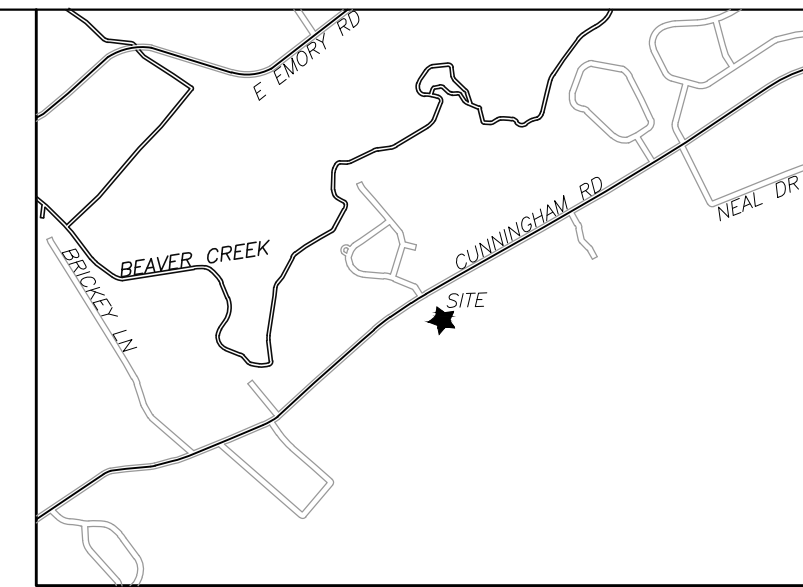
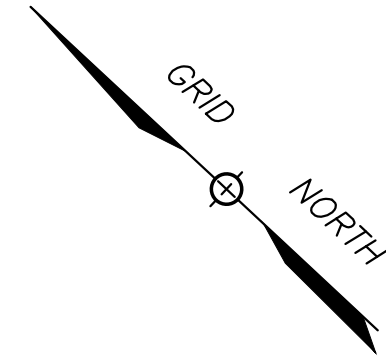
**KNOX CO., TN.**  
**PARCELS 27, 28, 28.02**  
**JULY 11, 2024**

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

DWN: CLM  
CHK: CAS  
DWG. NO. 2501001







LOCATION MAP - N.T.S.

#### SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR'. 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 COMPLYING 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 19.15 ACRES.
6. THE DEVELOPMENT PROPOSES 57-UNITS (3 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. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.9 ACRE.
11. SEE SHEET C-2 FOR LOCAL STREET TYPICAL SECTION.

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.*  
Tennessee License No. 108984  
Date: 5/15/2025

#### SHEET C-3

#### SITE PLAN

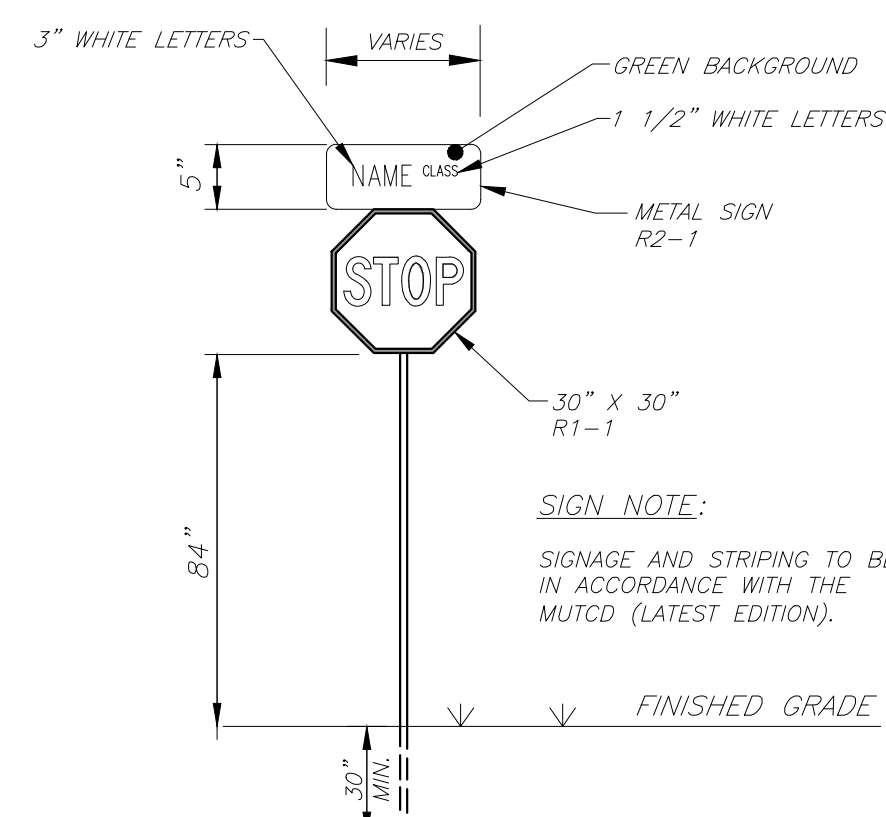
2720 CUNNINGHAM ROAD  
SITE ADDRESS: 2720 CUNNINGHAM ROAD (37919)

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

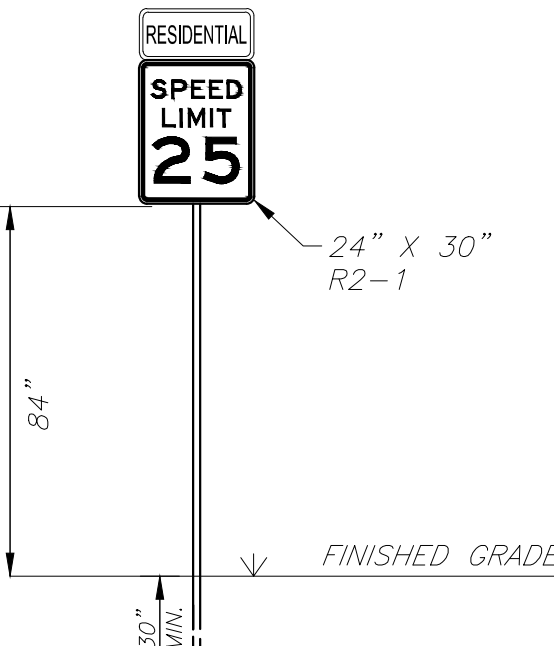
DIST. NO. E6 KNOX CO., TN.  
CLT MAP 48 PARCELS 27, 28, 28.02  
SCALE: 1"=40' JULY 11, 2024

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

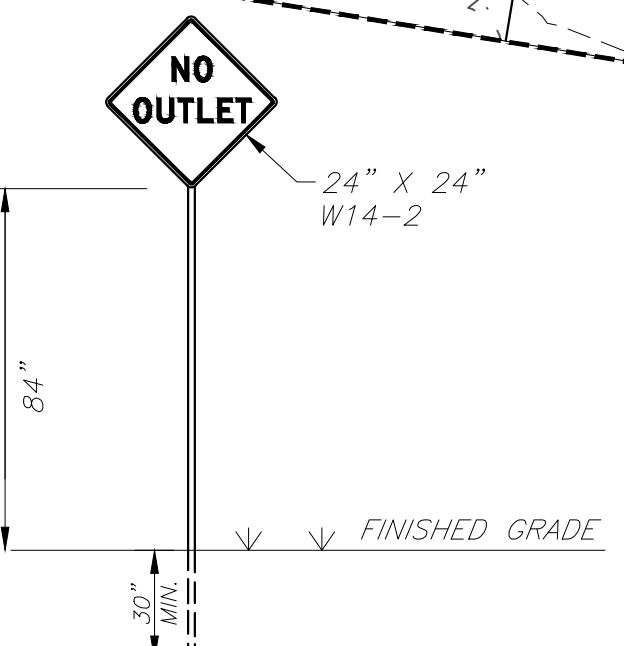
DWN: CLM CHK: CAS DWG. NO. 2501001



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



SPEED LIMIT SIGN DETAIL  
N.T.S.



NO OUTLET SIGN DETAIL  
N.T.S.

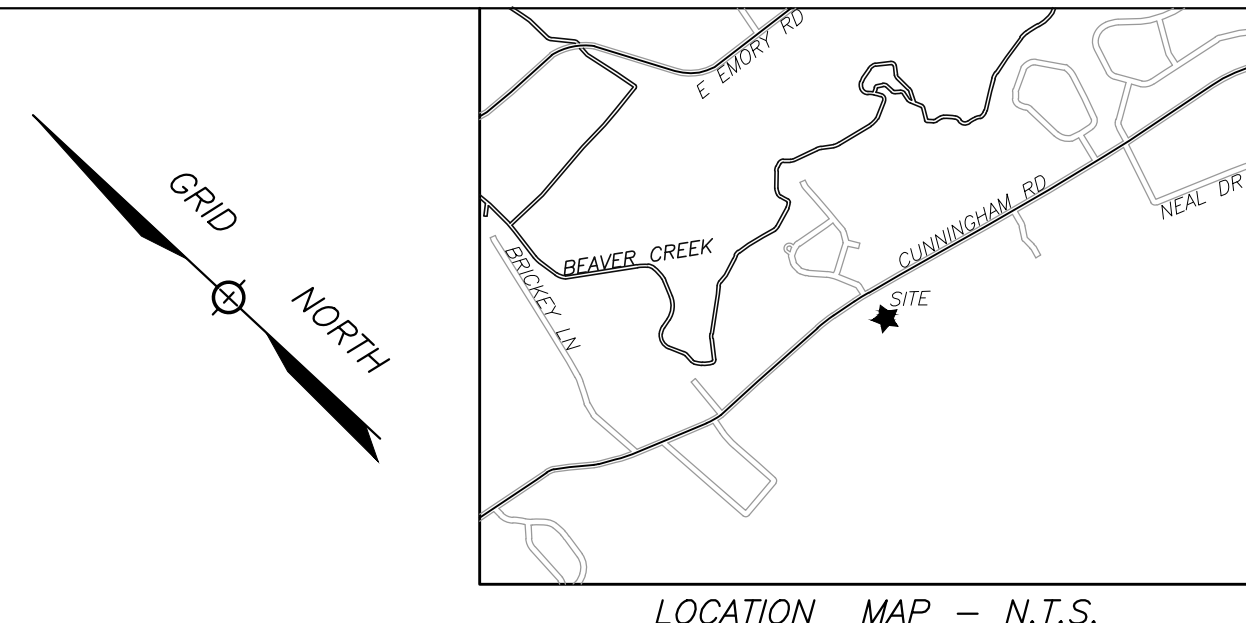
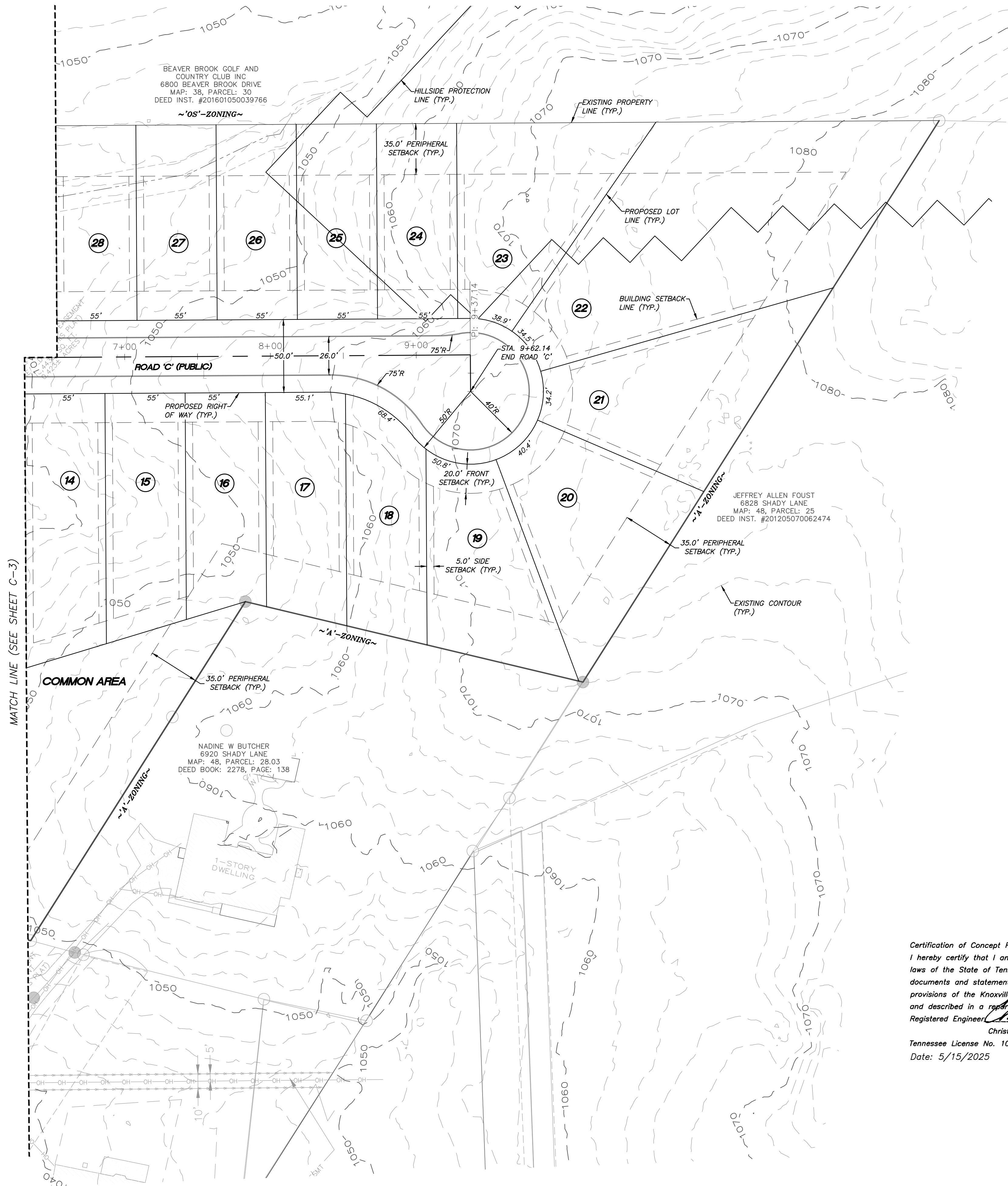


MPC FILE# 6-SD-25-C/6-J-25-DP

REFERENCE:  
PARCEL 27  
DEED INST. #20071129004.3054  
PARCEL 28  
DEED BOOK: 2074, PAGE: 549  
PARCEL 28.02  
DEED BOOK: 1645, PAGE: 695

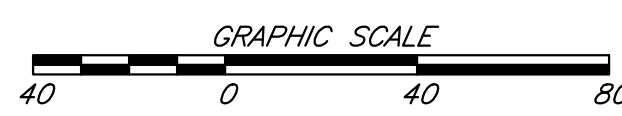
| REVISION | DATE    | DESCRIPTION       | BY  |
|----------|---------|-------------------|-----|
| 2        | 5/29/25 | GENERAL REVISIONS | CAS |
| 1        | 5/15/25 | GENERAL REVISIONS | BS  |





- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR'. 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 COMPLYING 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 NAVD88.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.15 ACRES.
  6. THE DEVELOPMENT PROPOSES 57-UNITS (3 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. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.9 ACRE.
  11. SEE SHEET C-2 FOR LOCAL STREET TYPICAL SECTION.

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: 5/15/2025



**REFERENCE:**  
PARCEL 27  
DEED INST. #200711290043054  
PARCEL 28  
DEED BOOK: 2074, PAGE: 549  
PARCEL 28.02  
DEED BOOK: 1645, PAGE: 695

**MPC FILE# 6-SD-25-C/6-J-25-DP**

|          |         |                   |    |
|----------|---------|-------------------|----|
| 1        | 5/15/25 | GENERAL REVISIONS | BS |
| REVISION | DATE    | DESCRIPTION       | BY |

**SHEET C-4**

**SITE PLAN**

**2720 CUNNINGHAM ROAD**

SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918)

DEVELOPER:

**EAGLE BEND DEVELOPMENT LLC**

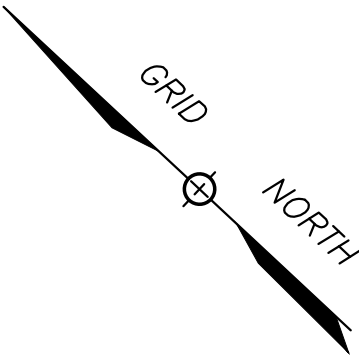
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

DIST. NO. E6 KNOX CO., TN.  
CLT MAP 48 PARCELS 27, 28, 28.02  
SCALE: 1"=40' JULY 11, 2024

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

DWN: CLM CHK: CAS DWG. NO. 2501001





- 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 COMPLEMENT INFORMATION 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 NAVD88.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.15 ACRES.
6. THE DEVELOPMENT PROPOSES 57-UNITS (3 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. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.9 ACRE.
11. SEE SHEET C-2 FOR LOCAL STREET TYPICAL SECTION.
12. THERE IS EXISTING VEGETATION ALONG THE MAJORITY OF THE SHADY LAKE FRONTAGE IN AREAS WHERE VEGETATION IS NON-EXISTENT OR SPARSE, A 30' BUFFER SHALL BE PROVIDED.

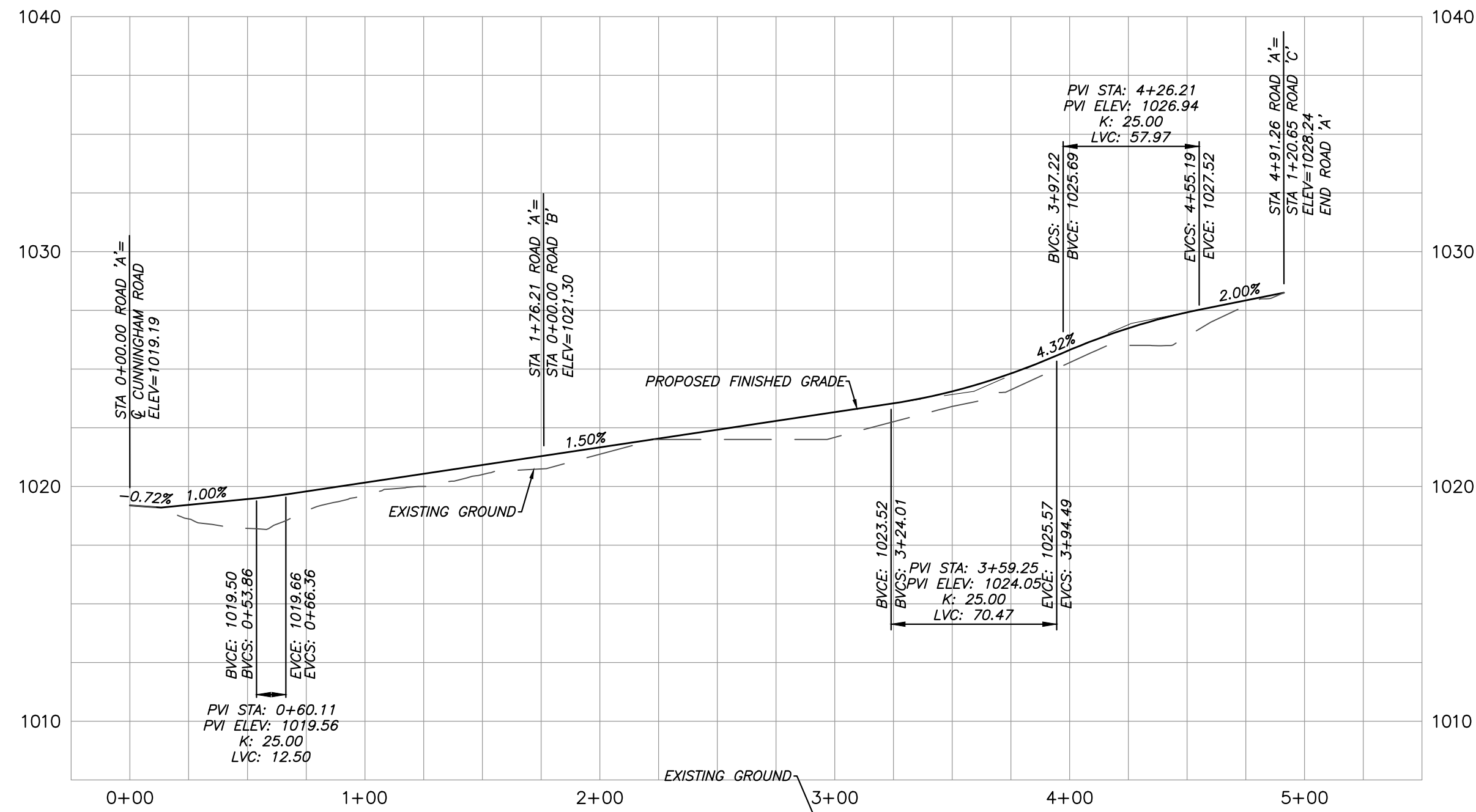
Tennessee License No. 108984  
Date: 5/15/2025

REFERENCE:  
CEL 27  
INST. #200711290043054  
CEL 28  
BOOK: 2074, PAGE: 549  
CEL 28.02  
BOOK: 1645, PAGE: 695

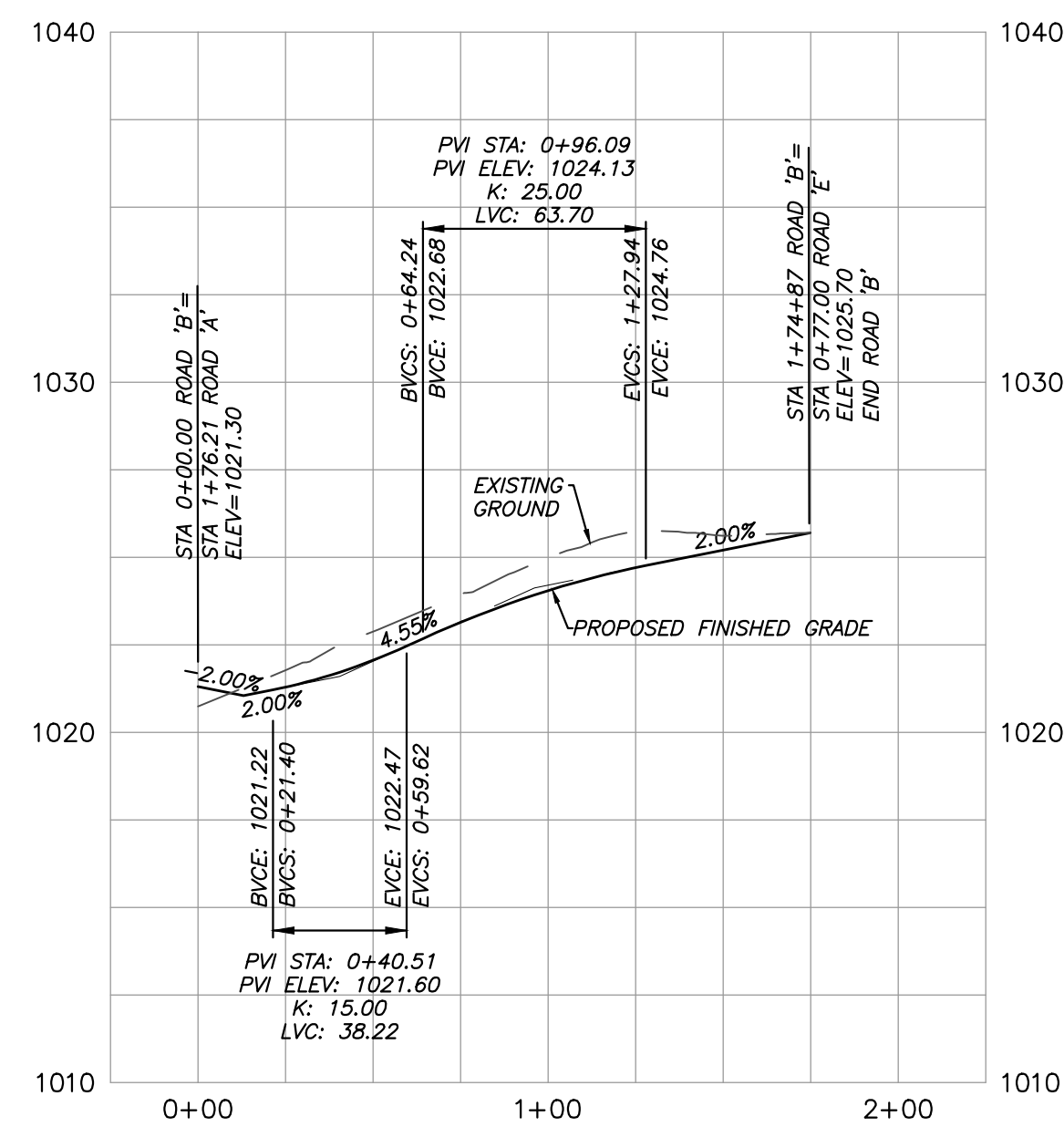
|          |         |                   |     |                                                                                                                                                                                                             |
|----------|---------|-------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |         |                   |     |  <b>URBAN ENGINEERING, INC.</b><br>10330 HARDIN VALLEY ROAD, SUITE 201<br>KNOXVILLE, TENNESSEE 37932<br>(865) 966-1924 |
| 2        | 5/29/25 | GENERAL REVISIONS | CAS |                                                                                                                                                                                                             |
| 1        | 5/15/25 | GENERAL REVISIONS | BS  |                                                                                                                                                                                                             |
| REVISION | DATE    | DESCRIPTION       | BY  |                                                                                                                                                                                                             |
|          |         |                   |     | DWN: CLM      CHK: CAS      DWG. NO. 2501001                                                                                                                                                                |



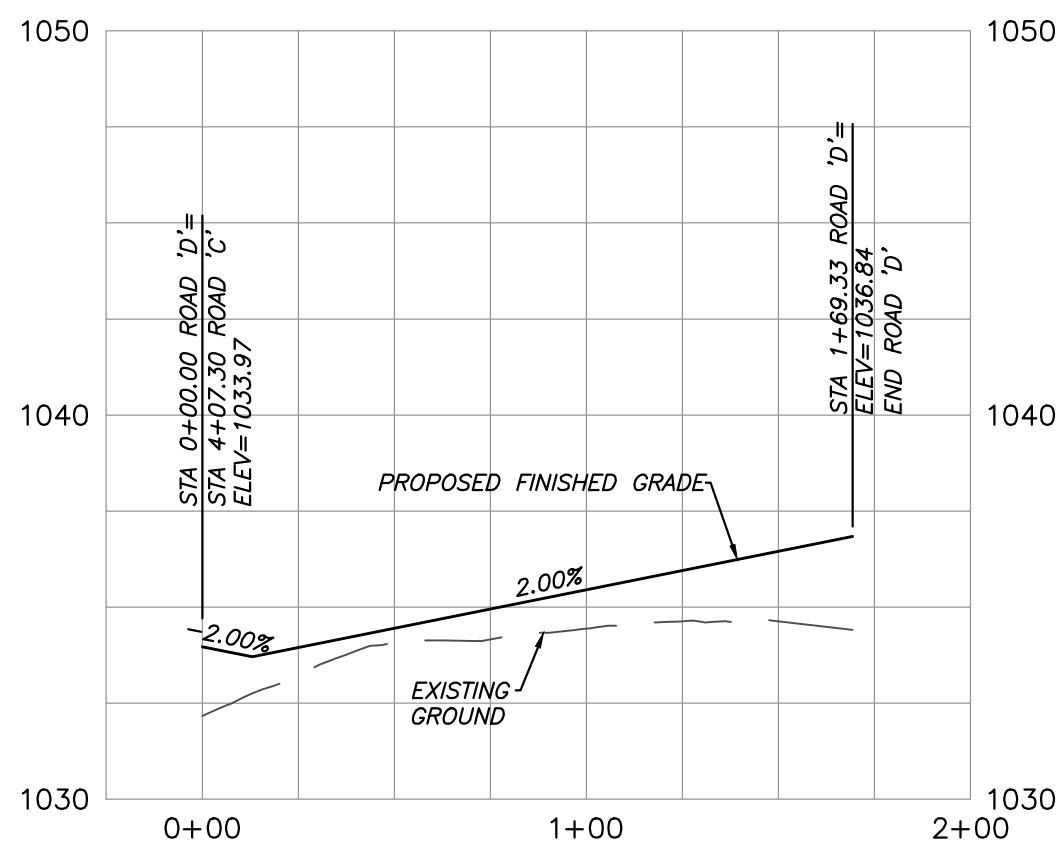




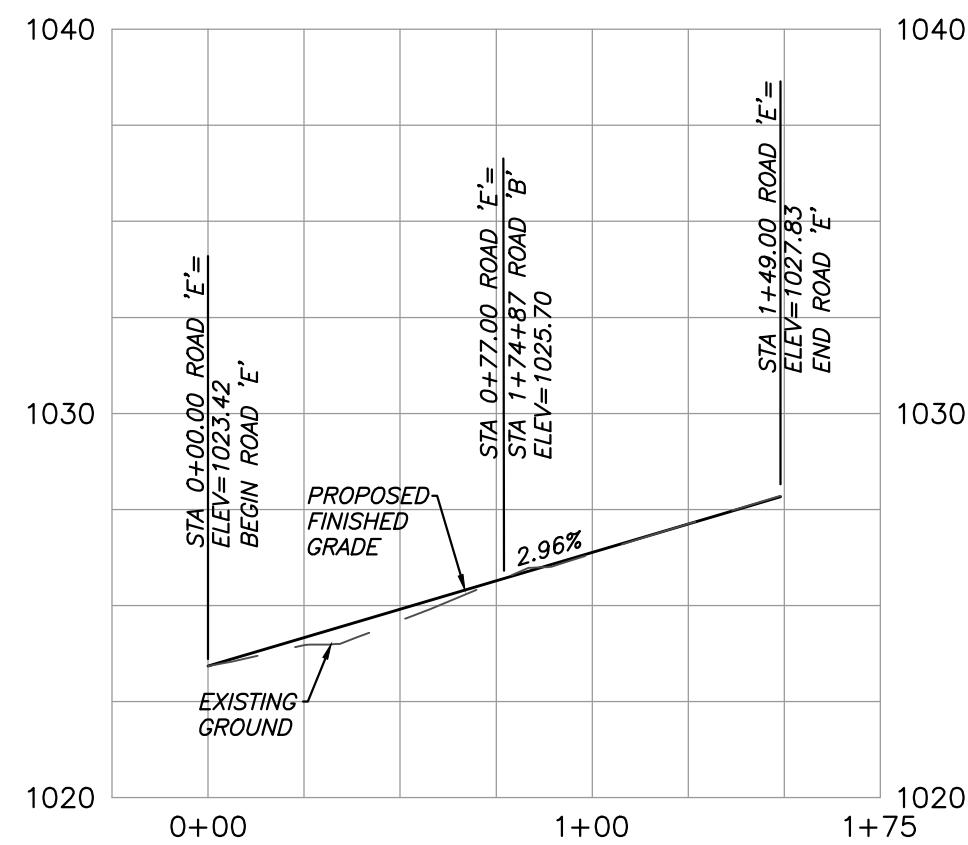
PROFILE-ROAD 'A'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



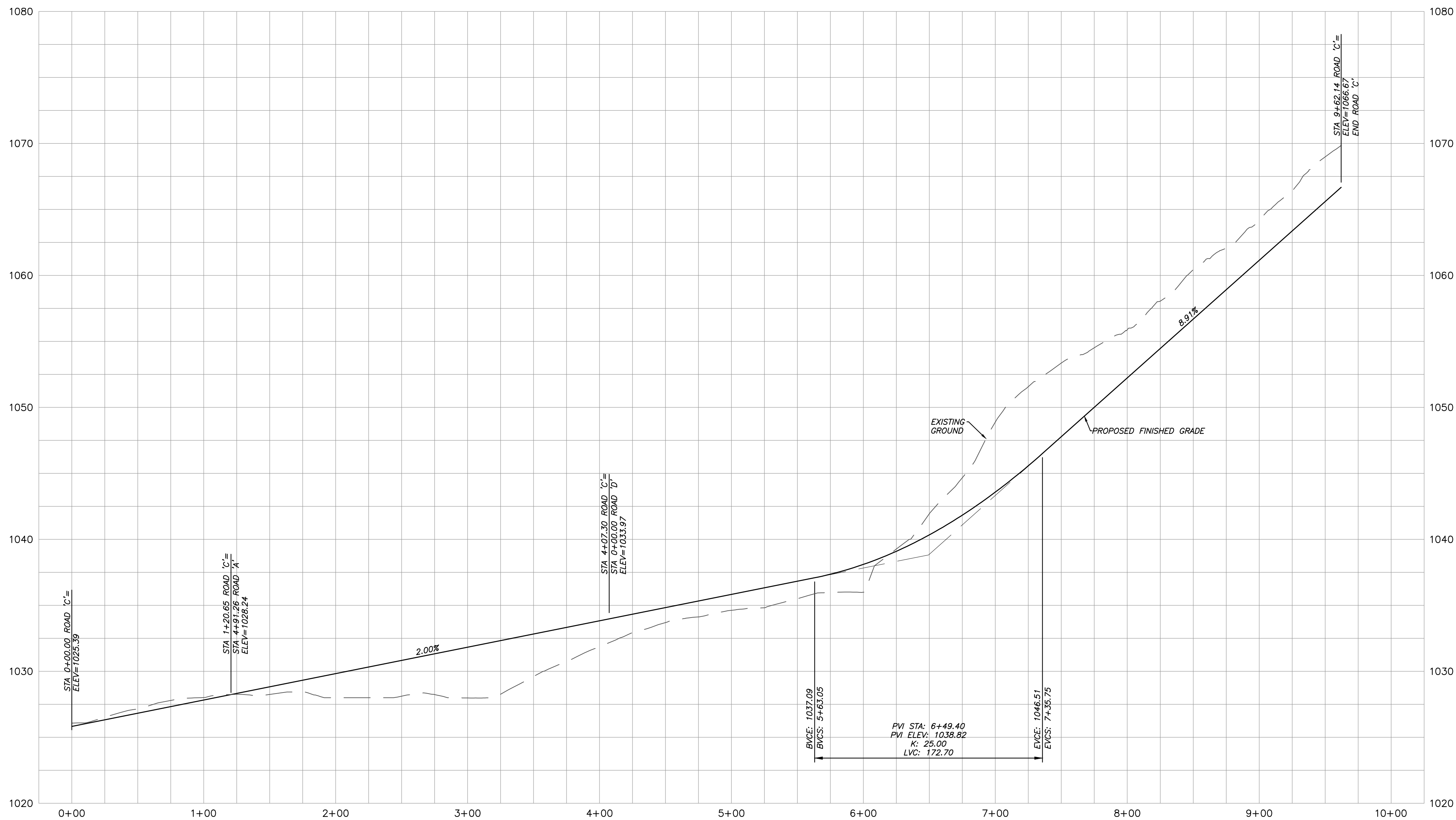
PROFILE-ROAD 'B'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



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



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



PROFILE-ROAD 'C'  
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: 5/15/2025

SHEET C-6

|                                            |          |                  |
|--------------------------------------------|----------|------------------|
| ROAD PROFILE                               |          |                  |
| 2720 CUNNINGHAM ROAD                       |          |                  |
| SITE ADDRESS: 2720 CUNNINGHAM ROAD (37918) |          |                  |
| DEVELOPER:                                 |          |                  |
| EAGLE BEND DEVELOPMENT LLC                 |          |                  |
| 1920 EBENEZER ROAD                         |          |                  |
| KNOXVILLE, TN 37922                        |          |                  |
| DIST. NO. E6                               |          |                  |
| KNOX CO., TN.                              |          |                  |
| CLT MAP 48                                 |          |                  |
| PARCELS 27, 28, 28.02                      |          |                  |
| SCALE: AS NOTED                            |          |                  |
| JULY 11, 2024                              |          |                  |
| URBAN ENGINEERING, INC.                    |          |                  |
| 10330 HARDIN VALLEY ROAD, SUITE 201        |          |                  |
| KNOXVILLE, TENNESSEE 37932                 |          |                  |
| (865) 966-1924                             |          |                  |
| DWN: CLM                                   | CHK: CAS | DWG. NO. 2501001 |

MPC FILE# 6-SD-25-C/6-J-25-DP

| REVISION | DATE    | GENERAL REVISIONS<br>DESCRIPTION | BY |
|----------|---------|----------------------------------|----|
| 1        | 5/15/25 |                                  | BS |