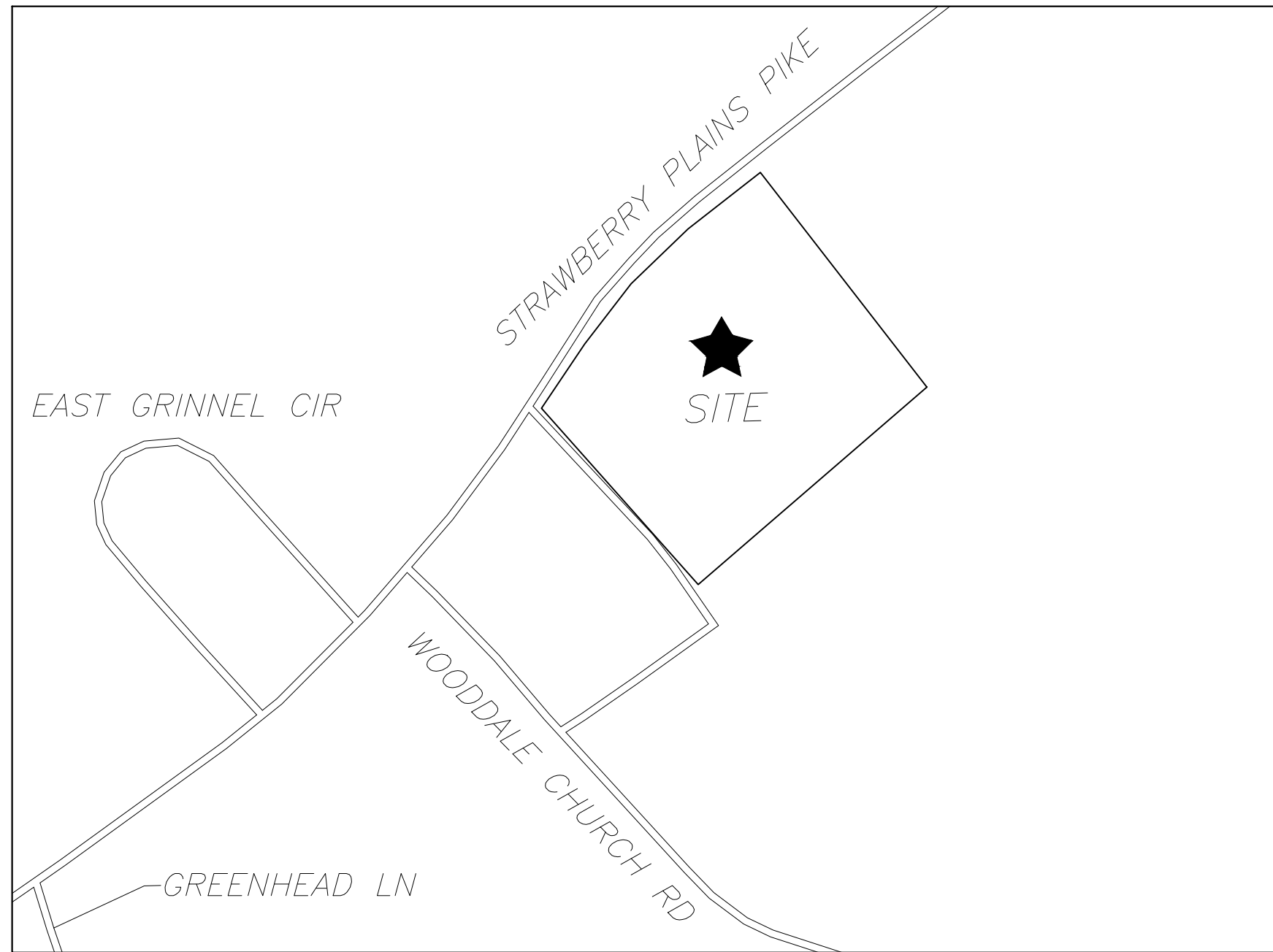


CONCEPT PLAN

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

TITLE SHEET

KEY SHEET / TYPICAL SECTION

SITE PLAN

PRELIMINARY GRADING PLAN

ROAD PROFILES

SHEET

C-0

C-1

C-2 & C-3

C-4

C-5 & C-6

Certification of Concept Plan by Registered Engineer

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Registered Engineer: *Christopher A. Sharp*

Christopher A. Sharp, P.E.

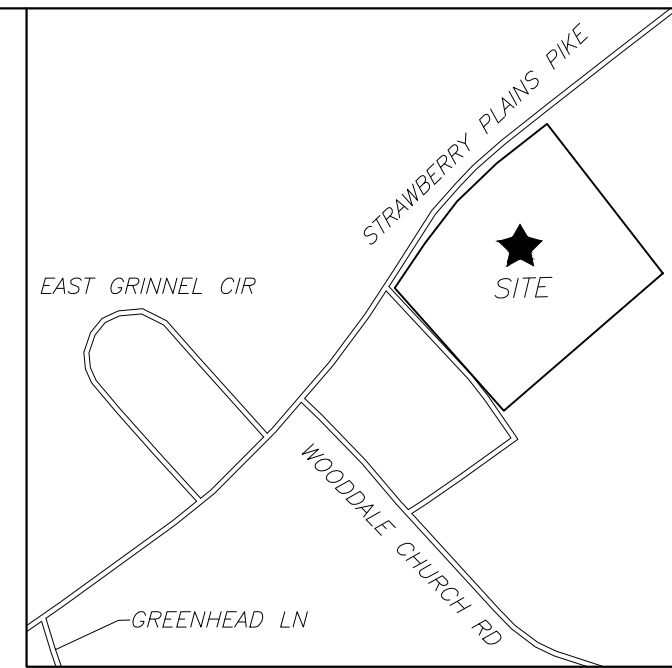
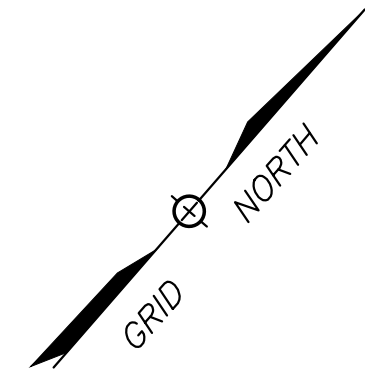
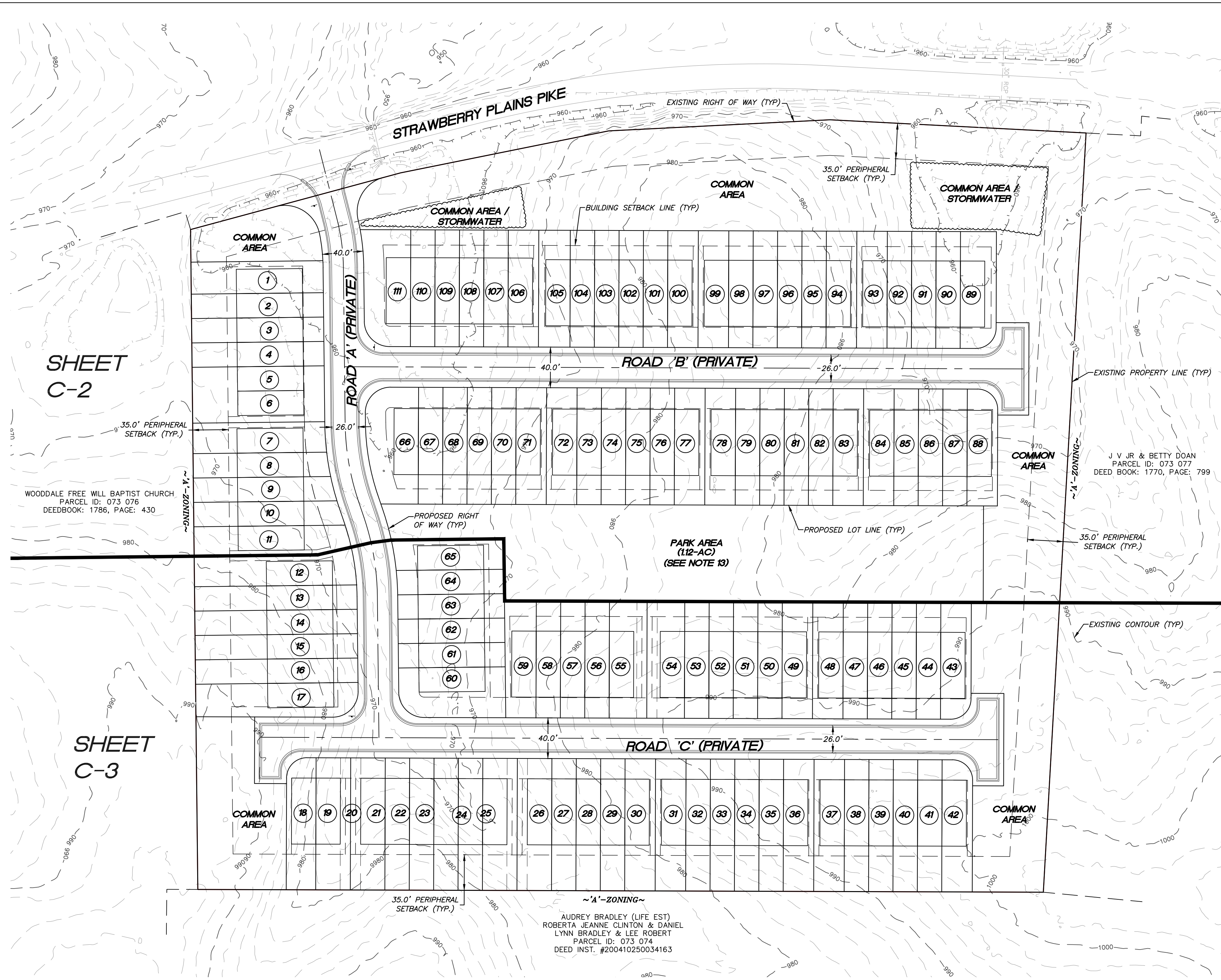
Tennessee License No. 108984

Date: 03/27/26



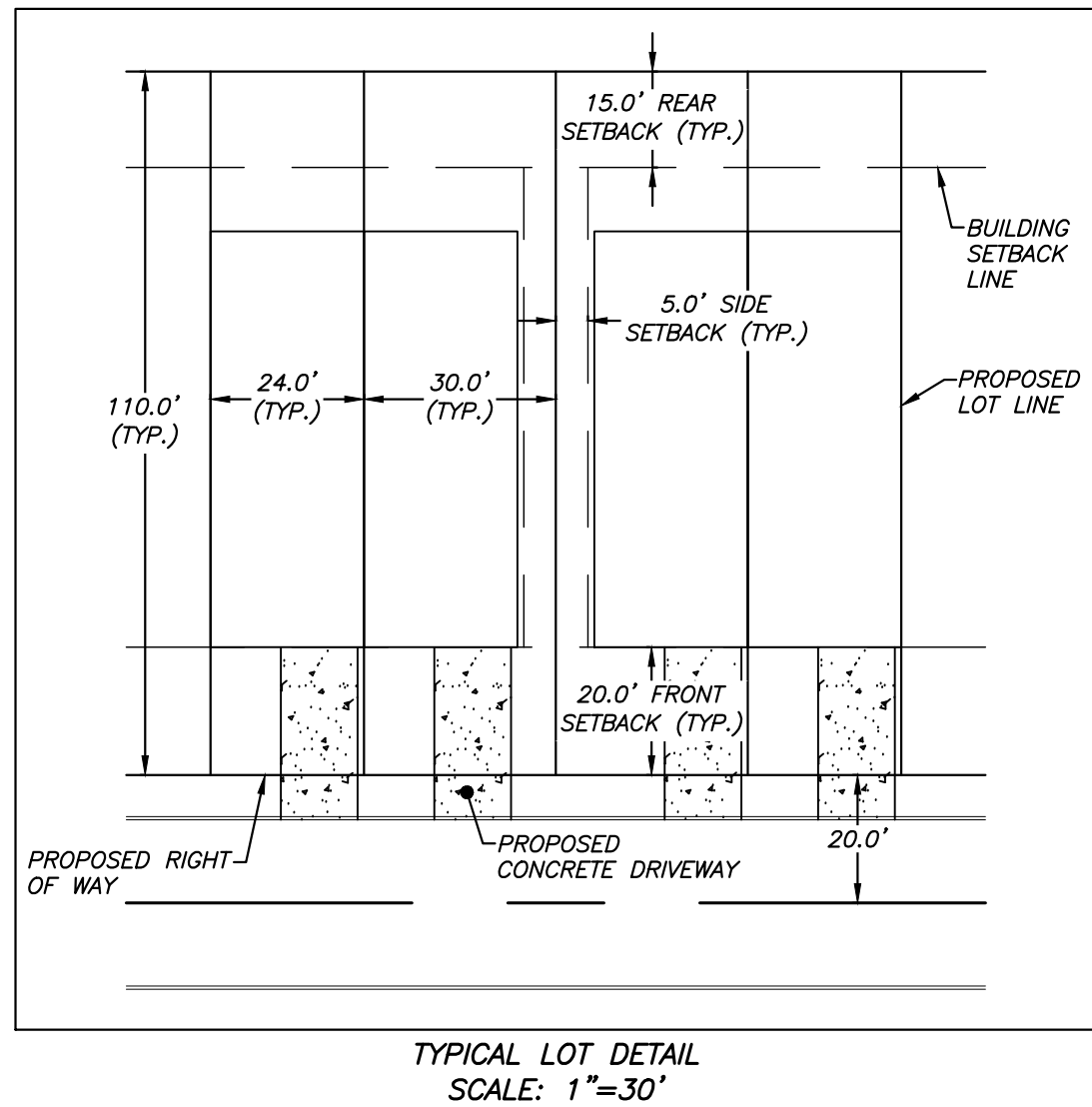
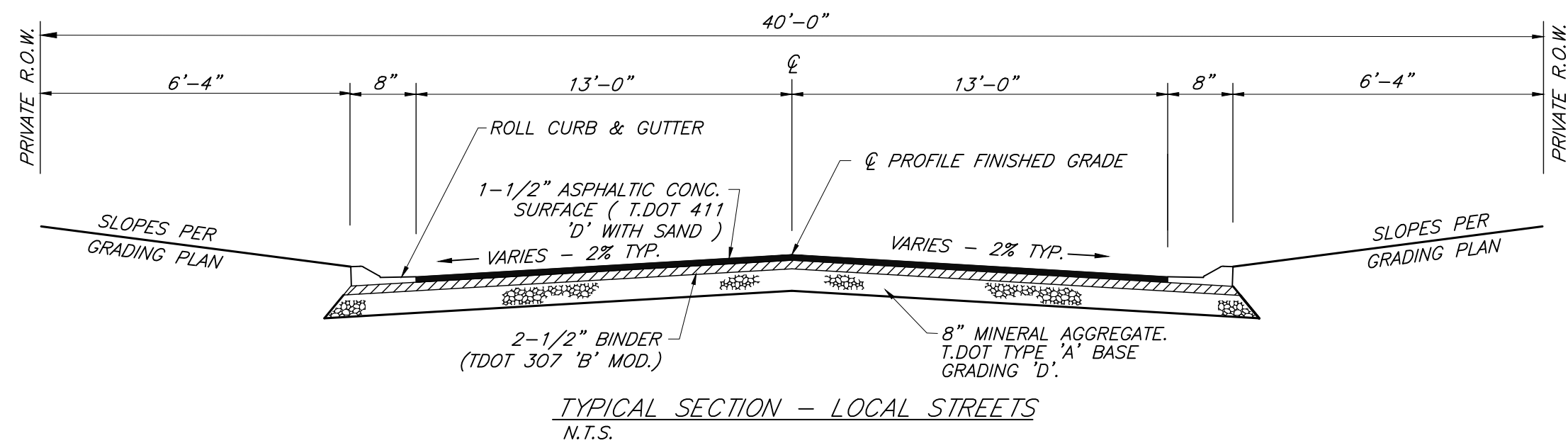
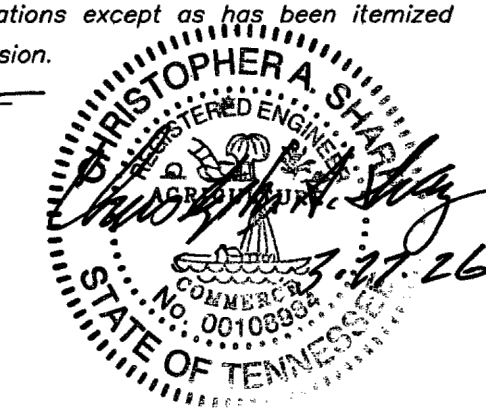
PLANNING FILE# 7-SD-26-C/7-D-26-DP

2	6/19/26	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



- 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 NAVD83.
 - 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 111-UNITS (7.98 UNITS PER ACRE).
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, PARK AREA, AND AREAS WITHIN STORM WATER DETENTION AREAS) = 4.08± ACRES (29.3%).
 - 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.
 - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
 - ALL UNITS TO HAVE A ONE CAR GARAGE.
 - INSTALL A MINIMUM OF 8 NATIVE TREES IN PARK AREA (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 FRONTAGE FROM 25' TO 24'.
 - REDUCE THE K VALUE FROM 25 TO 20 AT STA. 4+00.13 (ROAD B).
 - REDUCE THE DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 17.24' STA. 3+50.16 (ROAD A)

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



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



PLANNING FILE# 7-SD-26-C/7-D-26-DP

1	6/19/26	REVISED PER PLANNING / EPW COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

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. S8

CLT MAP 73

SCALE: 1"=60'

KNOX CO., TN.

PARCEL 14.01

FEBRUARY 23, 2026

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY ROAD, SUITE 201

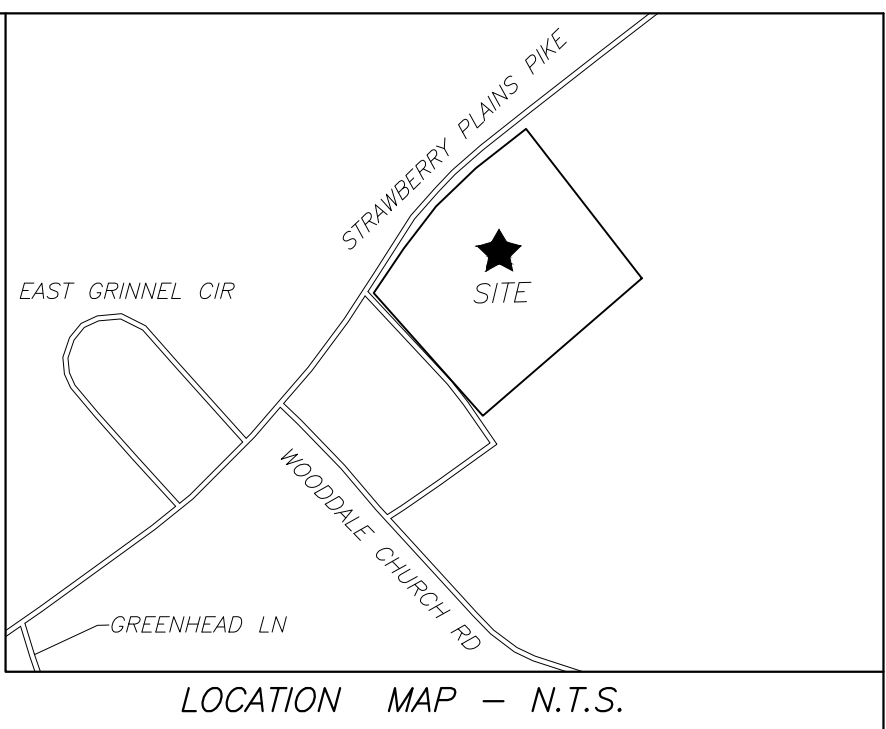
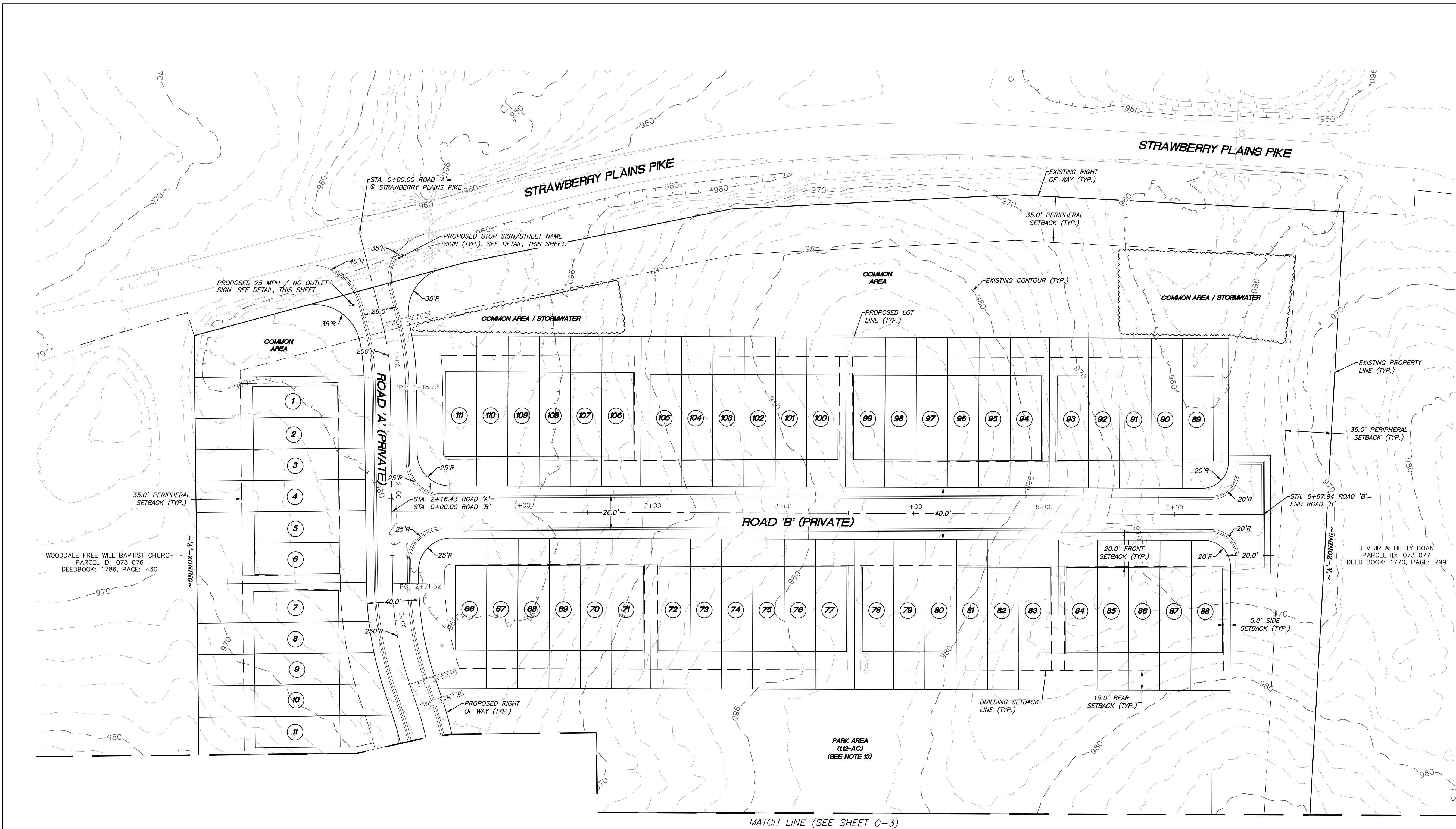
KNOXVILLE, TENNESSEE 37932

(865) 966-1924

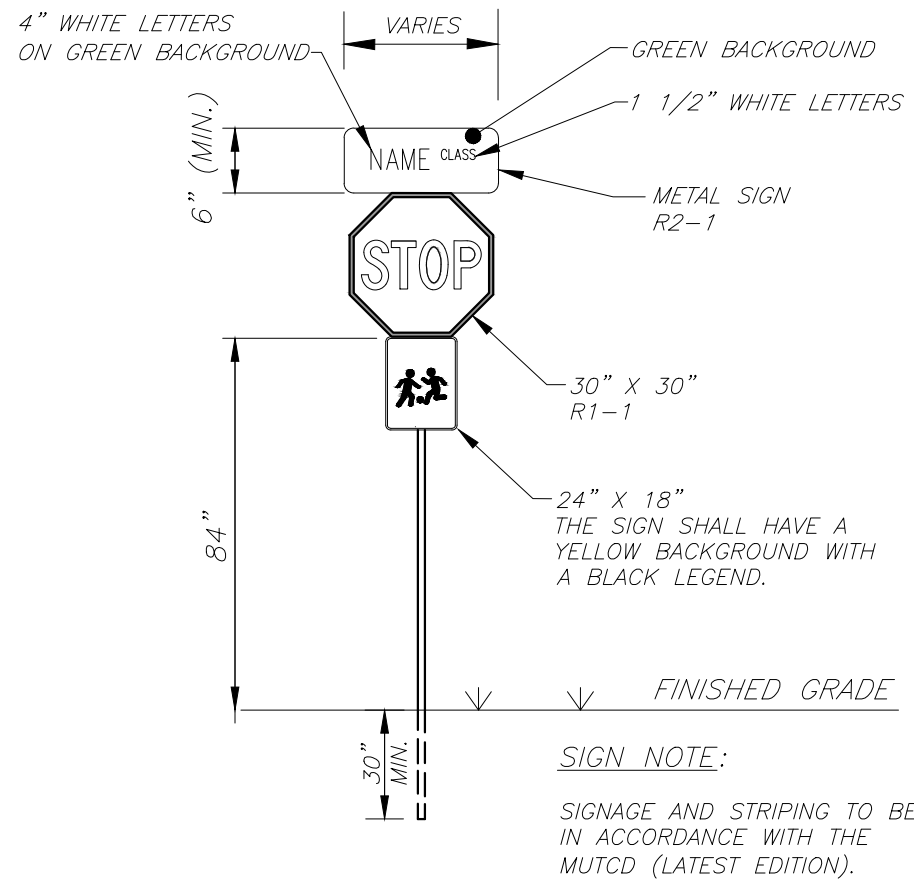
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CHK: CAS

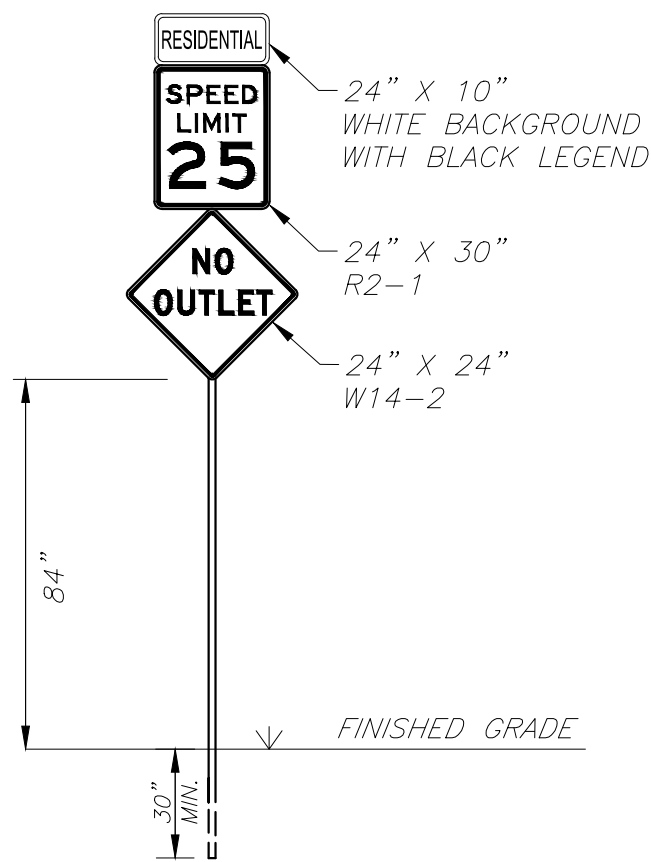
DWG. NO. 2601001



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR' (<9 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
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REAR: FIFTEEN (15) FEET
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 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 13.91 ACRES.
 6. THE DEVELOPMENT PROPOSES 111-UNITS (7.98 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, PARK AREA, AND AREAS WITHIN STORM WATER DETENTION AREAS) = 4.08± ACRES (29.3%).
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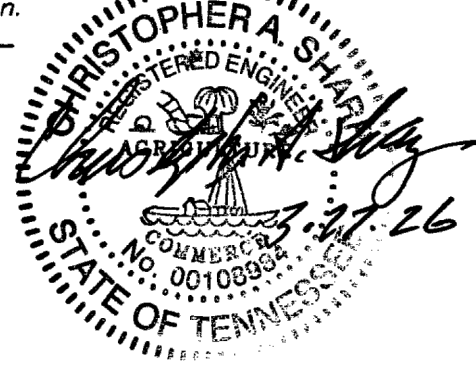


COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

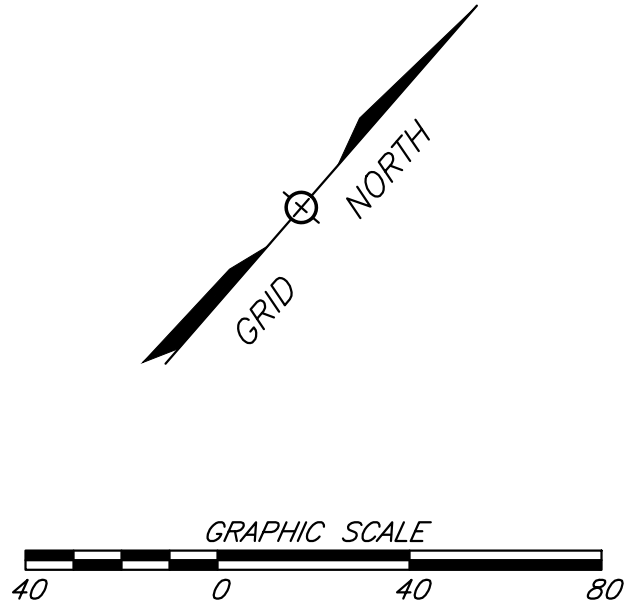


SPEED LIMIT SIGN DETAIL

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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



PLANNING FILE# 7-SD-26-C/7-D-26-DP

REVISION	DATE	DESCRIPTION	BY
1	6/19/26	REVISED PER PLANNING / EPW COMMENTS	CAS

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

CLT MAP 73

SCALE: 1"=40'

KNOX CO., TN.

PARCEL 14.01

FEBRUARY 23, 2026

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY ROAD, SUITE 201

KNOXVILLE, TENNESSEE 37932

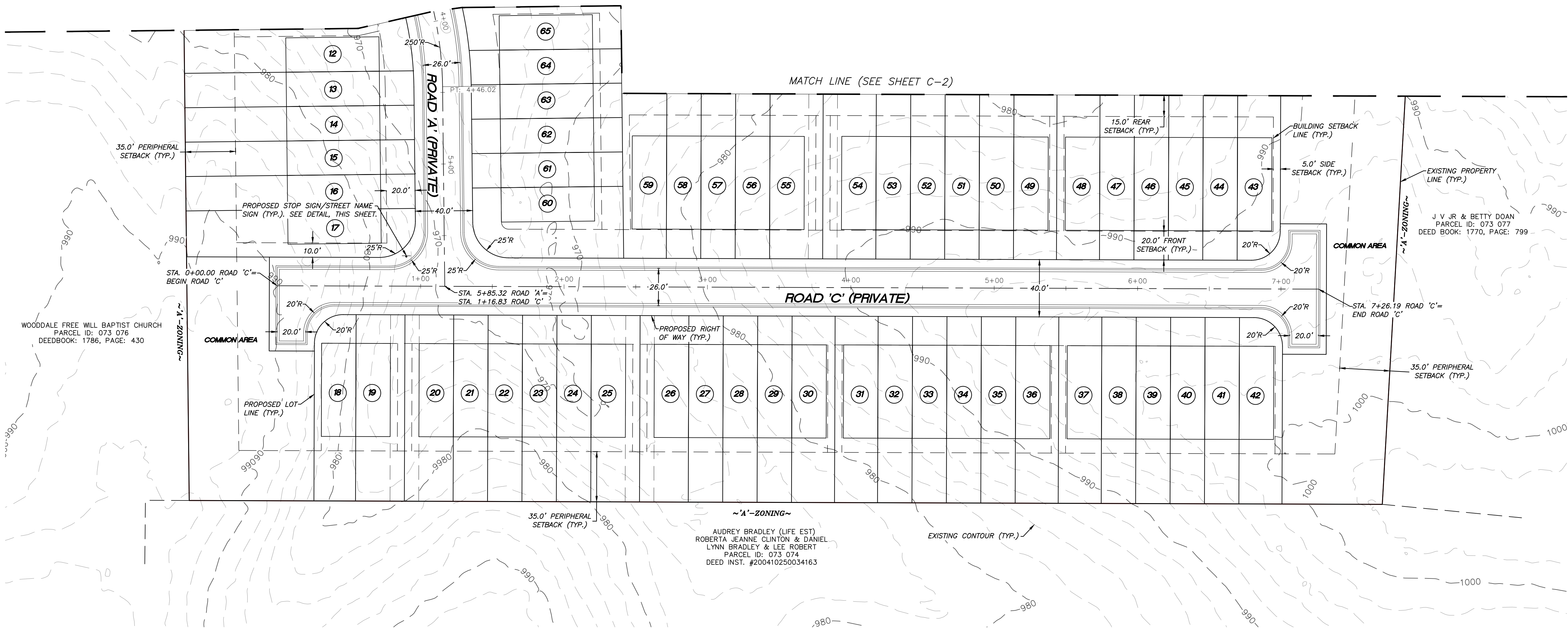
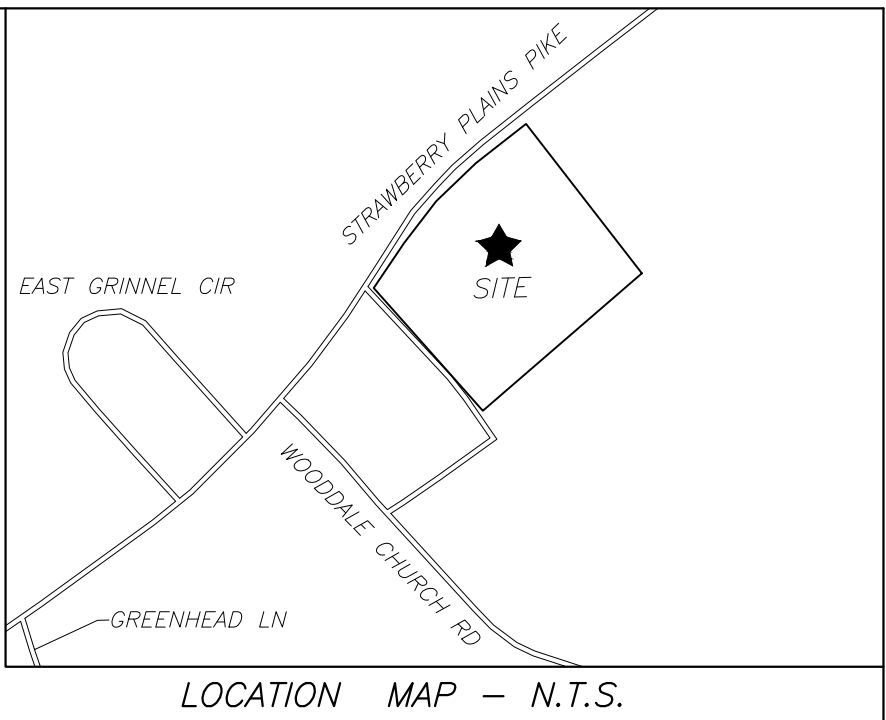
(865) 966-1924

DWN: CLM

CHK: CAS

DWG. NO. 2601001





SITE PLAN NOTES:

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

SHEET C-3

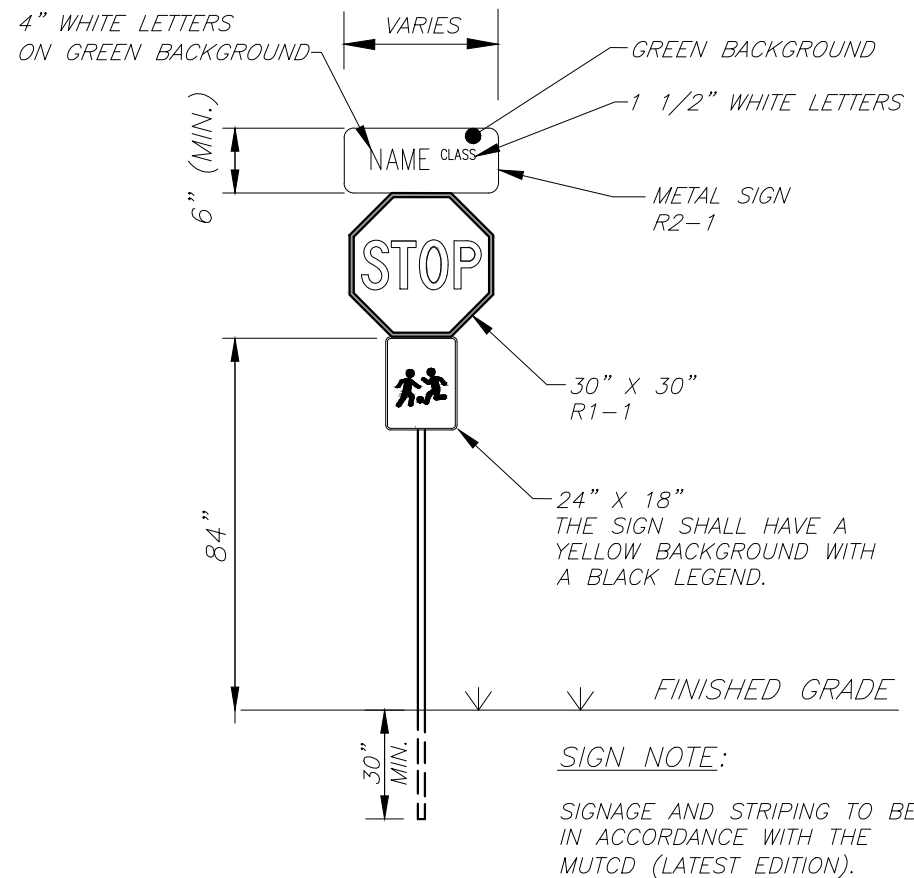
SITE PLAN
7716 STRAWBERRY PLAINS PIKE
SITE ADDRESS: 7716 STRAWBERRY PLAINS PIKE (37924)

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

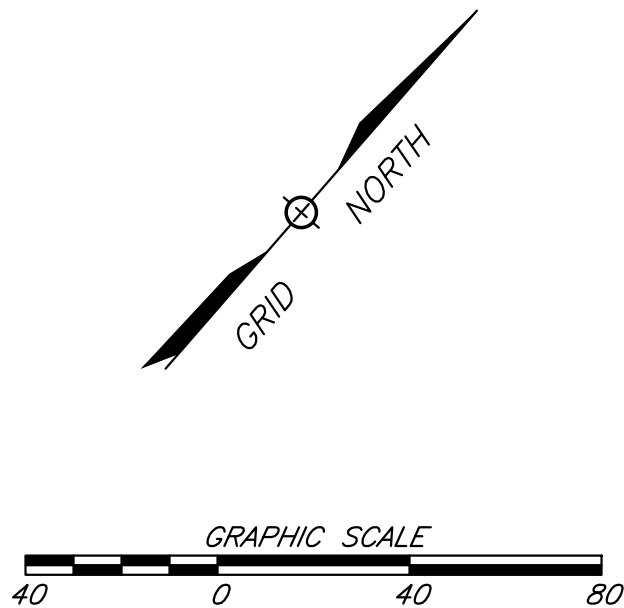
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2601001



COMBINATION STOP SIGN /
STREET NAME SIGN DETAIL

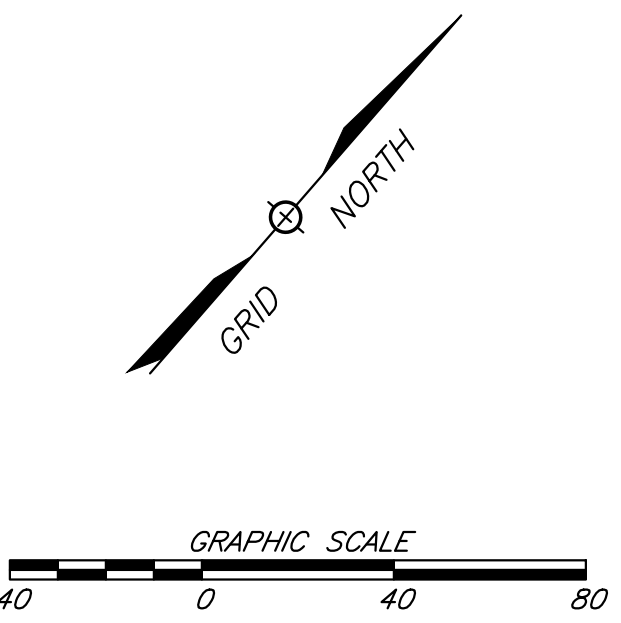
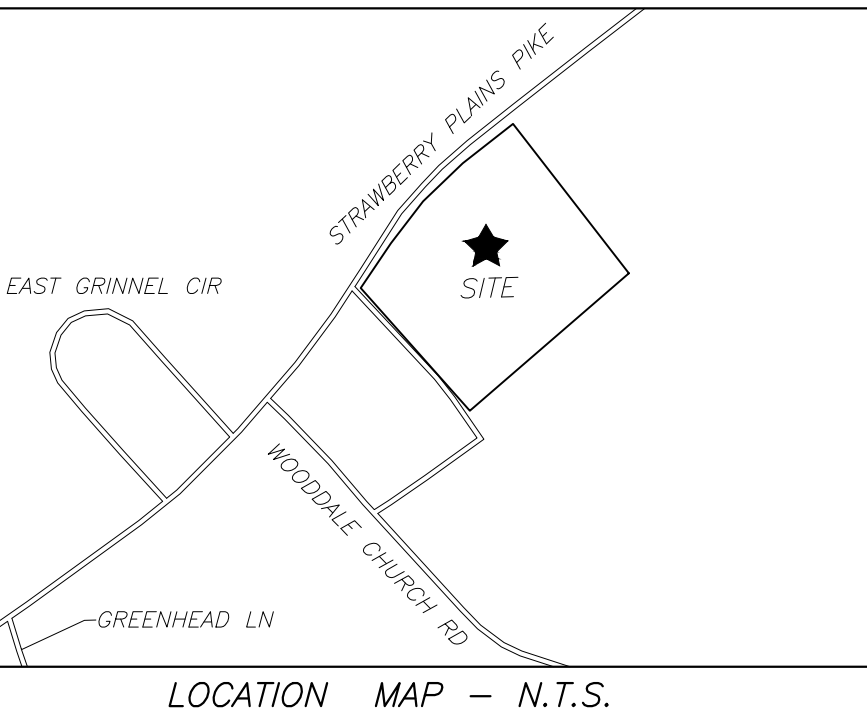
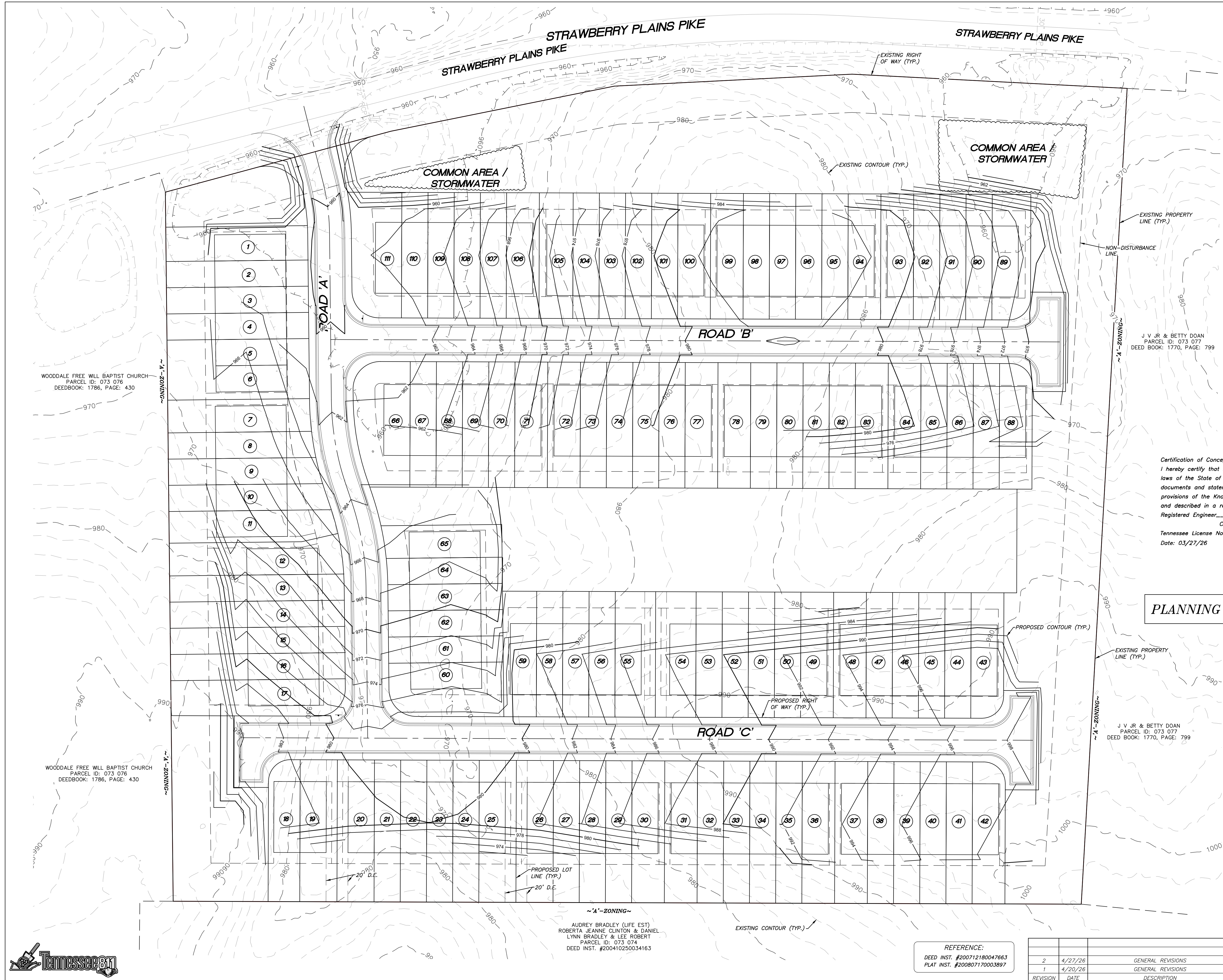
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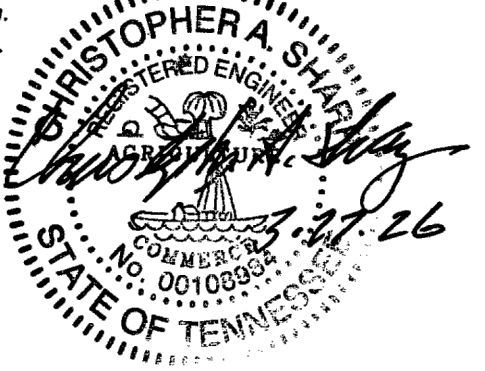
REFERENCE:
DEED INST. #200712180047663
PLAT INST. #200807170003897

REVISION	DATE	DESCRIPTION	BY
1	6/19/26	REVISED PER PLANNING / EPW COMMENTS	CAS





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



PLANNING FILE# 7-SD-26-C/7-D-26-DP

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

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

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

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

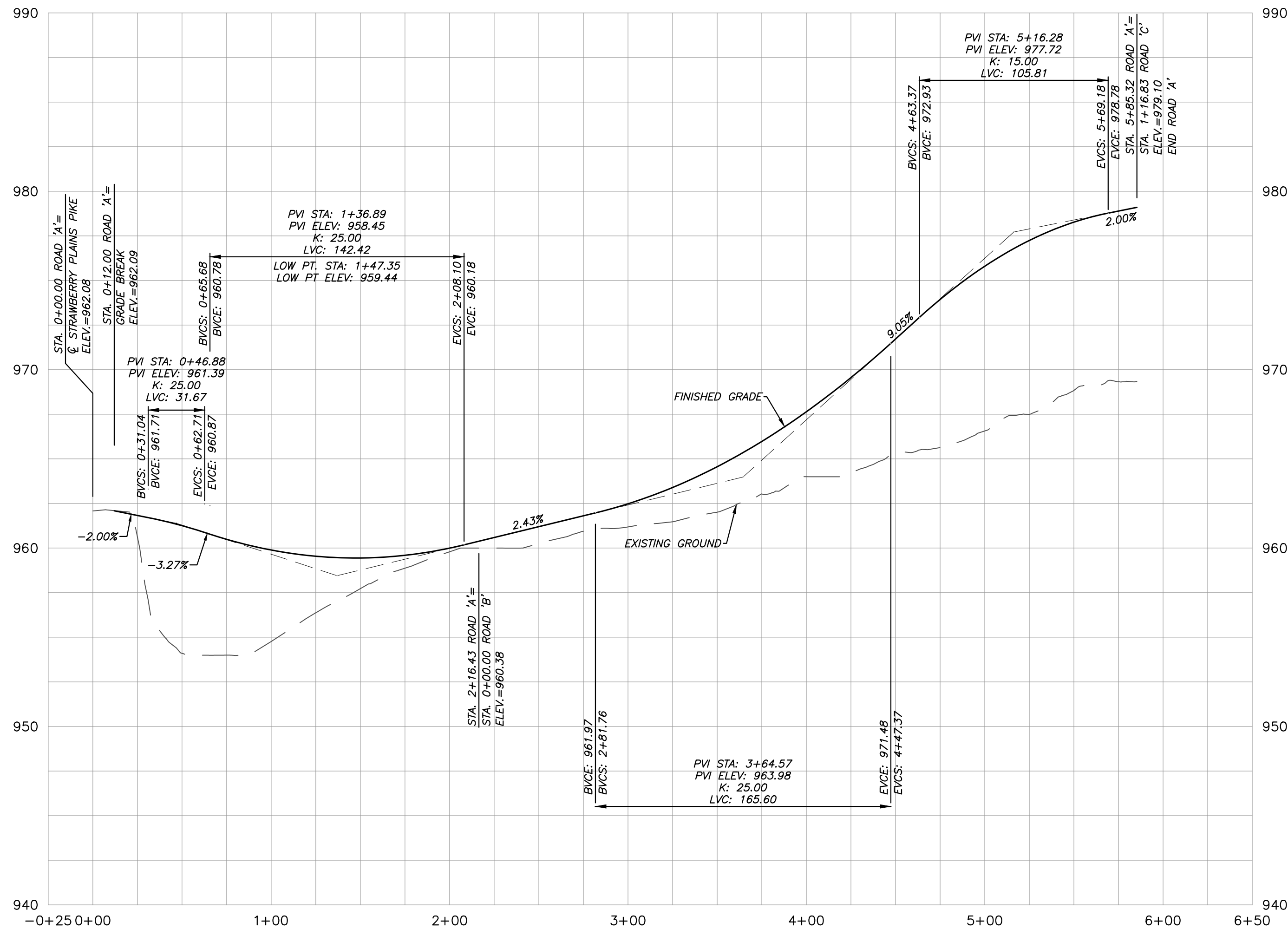
DIST. NO. 58
CLT MAP 73
SCALE: 1"=40'

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

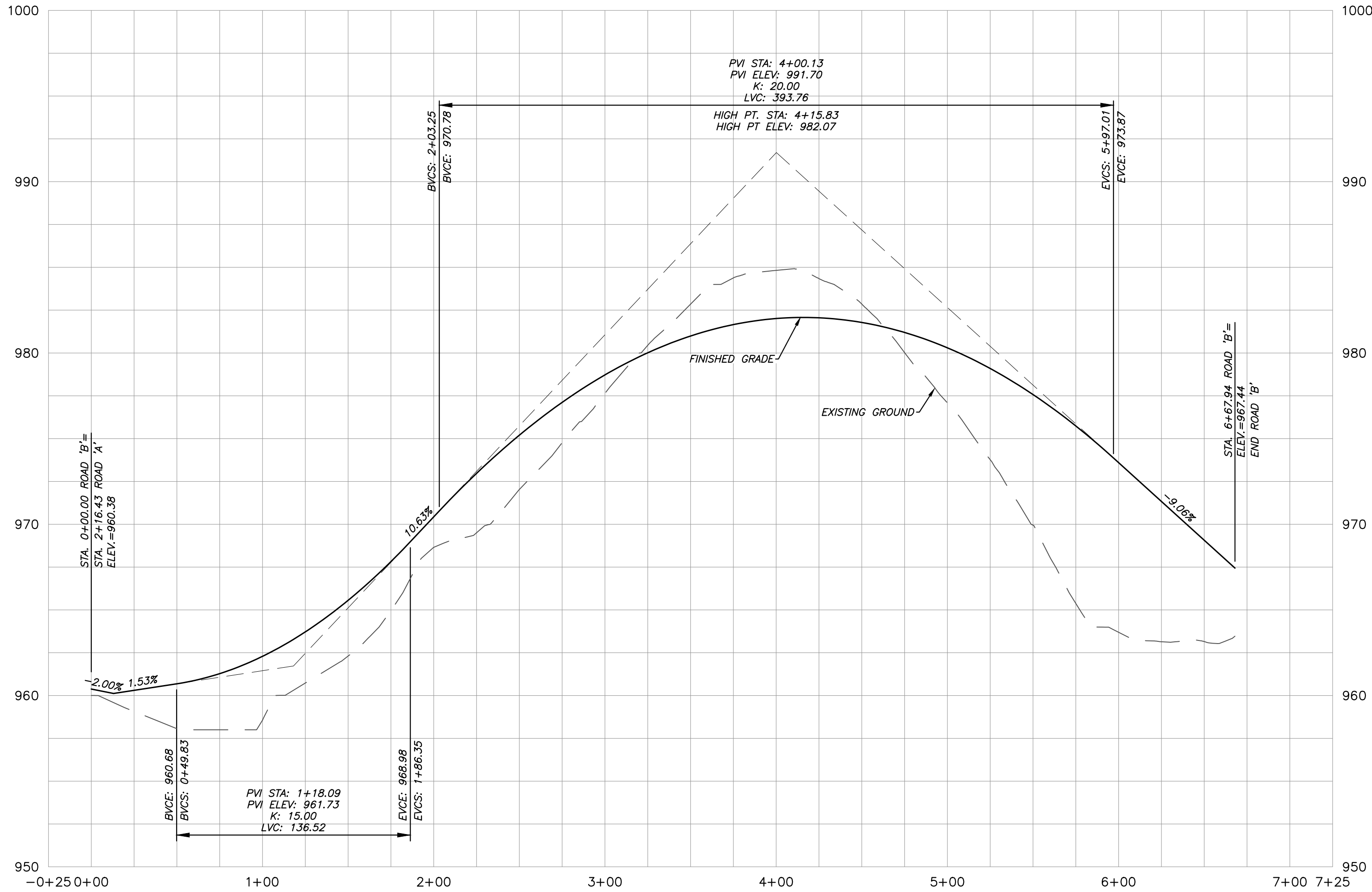
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM
CHK: CAS
DWG. NO. 2601001





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



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



PLANNING FILE# 7-SD-26-C/7-D-26-DP

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



1	6/19/26	REVISED PER PLANNING COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

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. S8

CLT MAP 73

SCALE: AS NOTED

KNOX CO., TN.

PARCEL 14.01

FEBRUARY 23, 2026

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY ROAD, SUITE 201

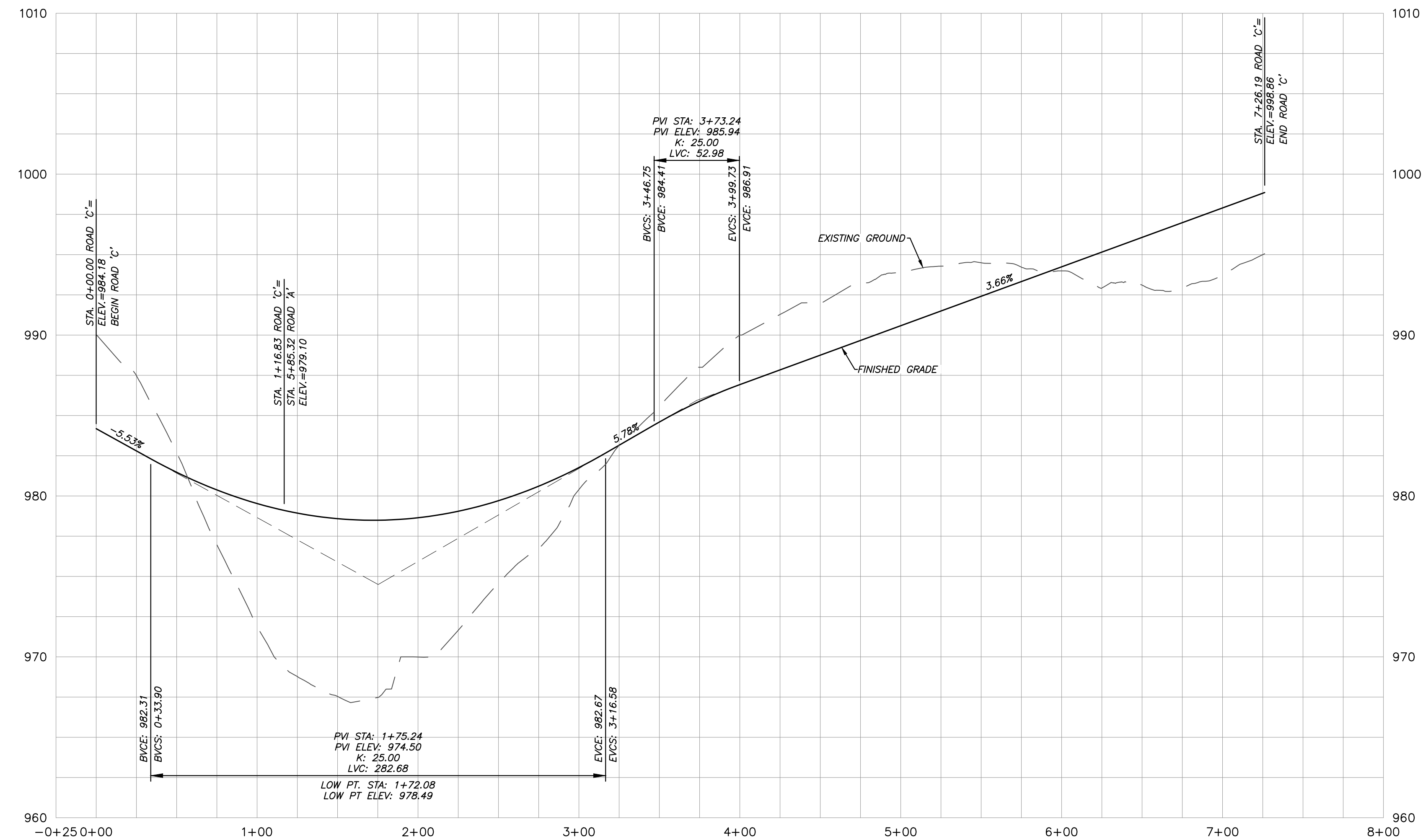
KNOXVILLE, TENNESSEE 37932

(865) 966-1924

DWN: CLM

CHK: CAS

DWG. NO. 2601001



PROFILE-ROAD 'C'
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



PLANNING FILE# 7-SD-26-C/7-D-26-DP

SHEET C-6

ROAD PROFILE

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: 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. 2601001

