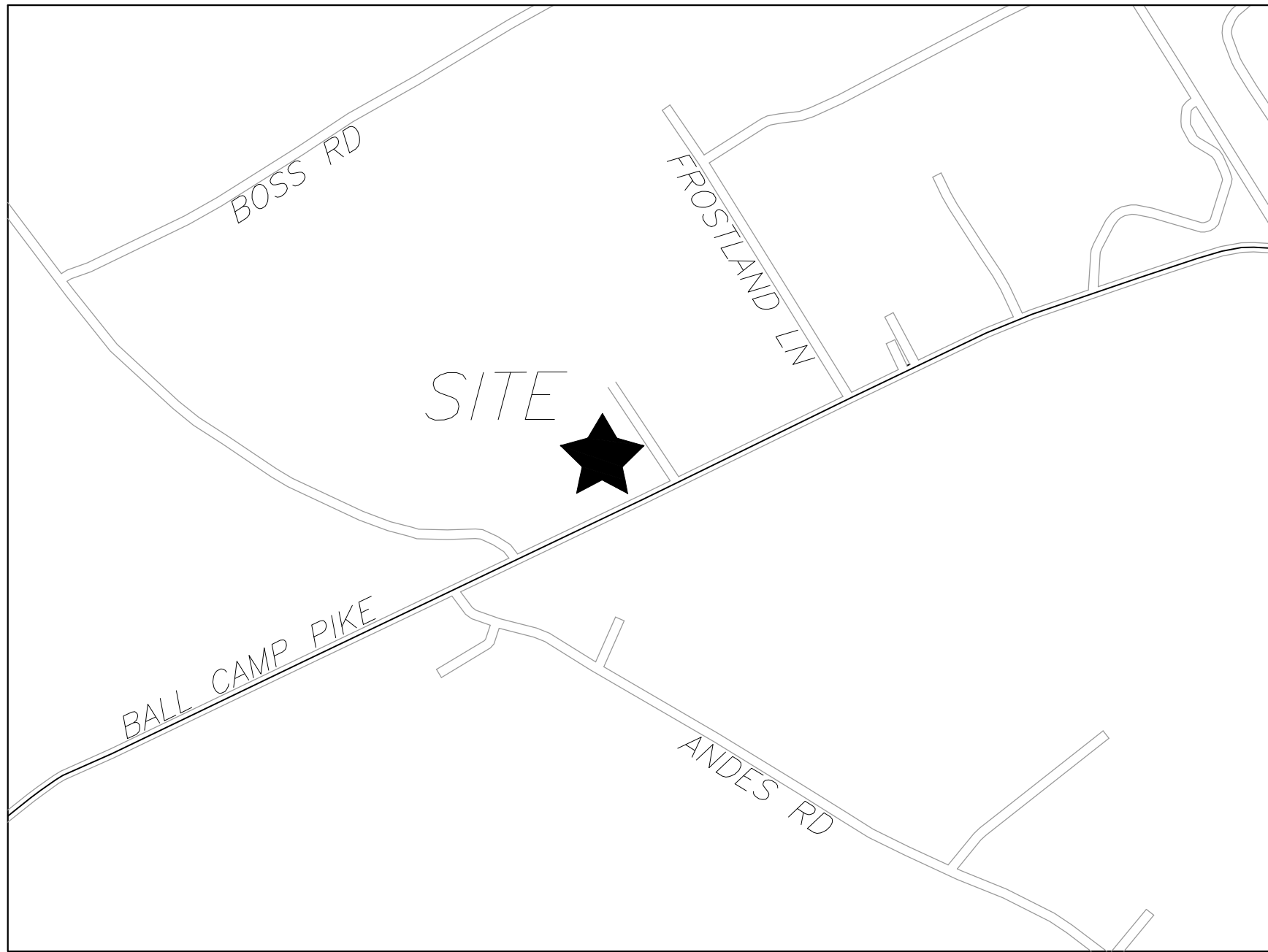


CONCEPT PLAN

U.E.I. PROJECT NO. 2205015

8415 BALL CAMP PIKE

SITE ADDRESS: 8415 BALL CAMP PIKE, KNOXVILLE, TENNESSEE 37931  
CLT MAP 91, PARCEL 109



LOCATION MAP

OWNER / DEVELOPER:  
MESANA INVESTMENTS, LLC

P.O. BOX 11315  
KNOXVILLE, TN 37939



SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP

10330 HARDIN VALLEY RD, #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

TITLE SHEET

SITE PLAN

ROAD 'A' PROFILE

SHEET

C-0

C-1

C-2

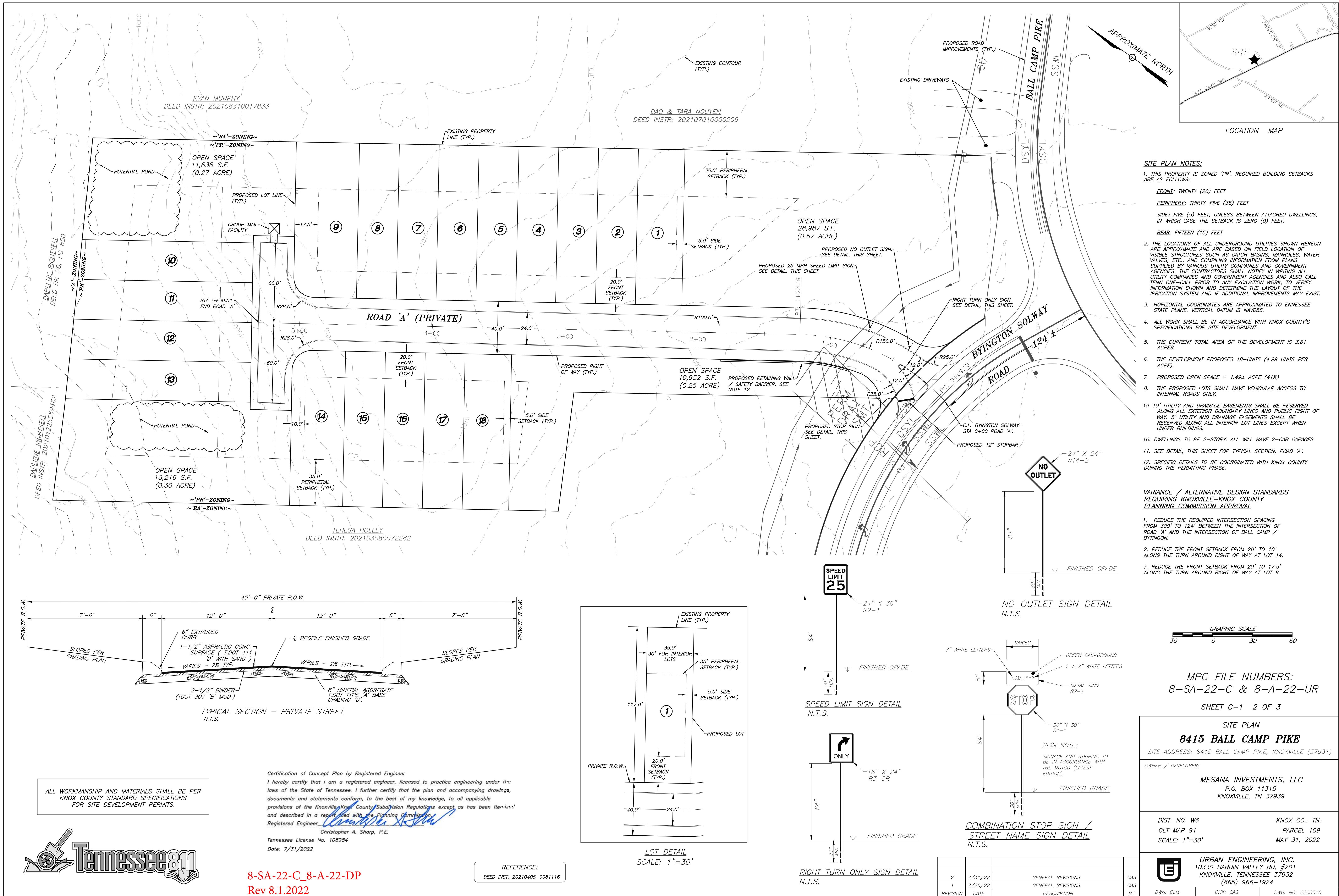
VARIANCE / ALTERNATIVE DESIGN STANDARDS  
REQUIRING KNOXVILLE-KNOX COUNTY  
PLANNING COMMISSION APPROVAL

1. REDUCE THE REQUIRED INTERSECTION SPACING FROM 300' TO 124' BETWEEN THE INTERSECTION OF ROAD 'A' AND THE INTERSECTION OF BALL CAMP / BYTINGON.
2. REDUCE THE FRONT SETBACK FROM 20' TO 10' ALONG THE TURN AROUND RIGHT OF WAY AT LOT 14.
3. REDUCE THE FRONT SETBACK FROM 20' TO 17.5' ALONG THE TURN AROUND RIGHT OF WAY AT LOT 9.

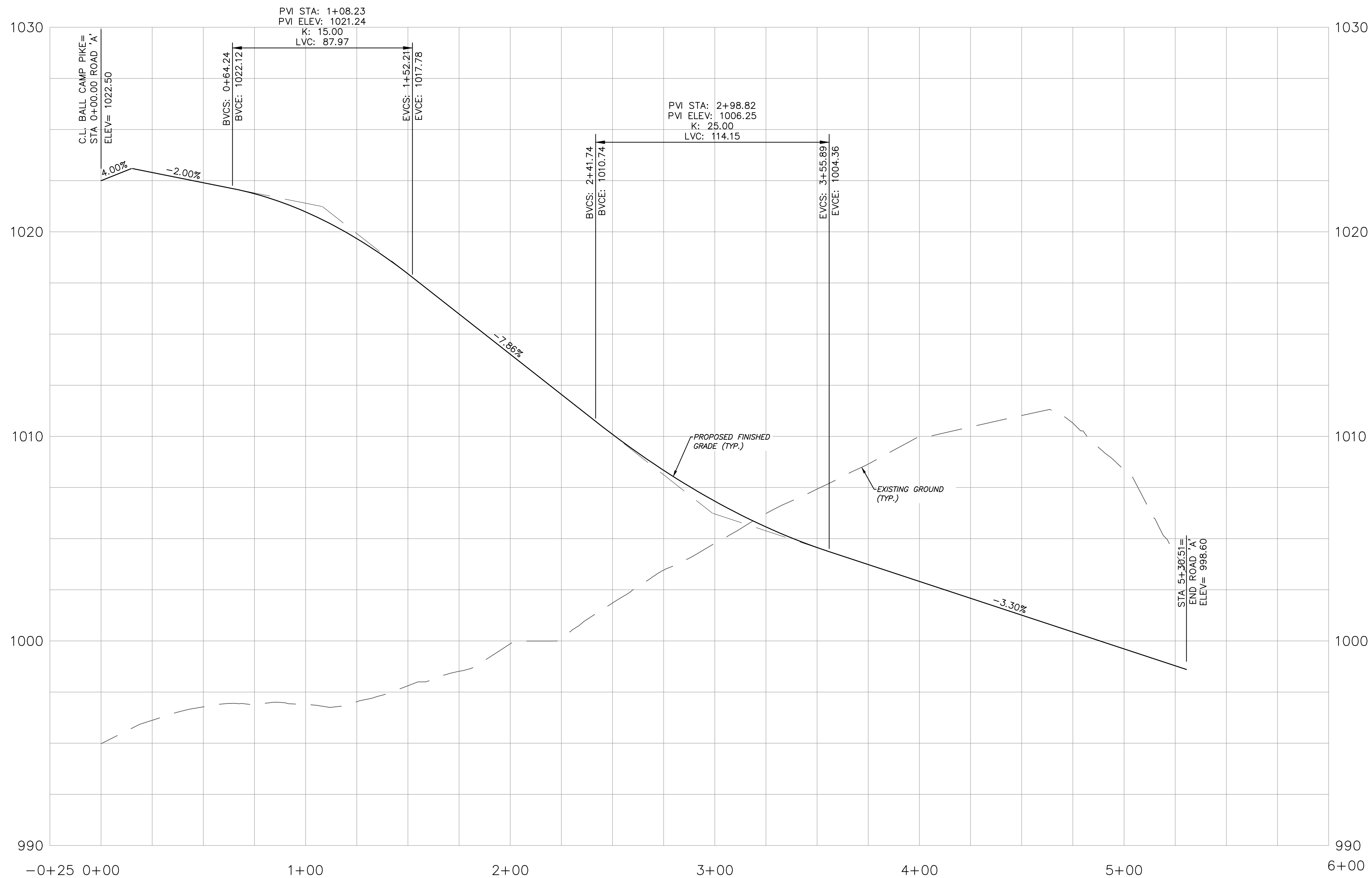
MPC FILE NUMBERS:  
8-SA-22-C & 8-A-22-UR

3	7/31/22	ISSUE 3
2	7/26/22	ISSUE 2
ISSUE NO.	DATE	DESCRIPTION









PROFILE - ROAD 'A'  
1"=30' (HORIZ.)  
1"=3' (VERT.)

REFERENCE:  
DEED INST. 20210405-0081116



MPC FILE NUMBERS:  
8-SA-22-C & 8-A-22-UR  
SHEET C-2 3 OF 3

ROAD 'A' PROFILE  
**8415 BALL CAMP PIKE**

SITE ADDRESS: 8415 BALL CAMP PIKE, KNOXVILLE (37931)

OWNER / DEVELOPER:

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

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 91 PARCEL 109  
SCALE: 1"=30' MAY 31, 2022



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

DWN: CLM CHK: CAS DWG. NO. 2205015

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

8-SA-22-C\_8-A-22-DP  
Rev 8.1.2022

REVISION	DATE	DESCRIPTION	BY
2	7/31/22	GENERAL REVISIONS	CAS
1	7/26/22	GENERAL REVISIONS	CAS

