

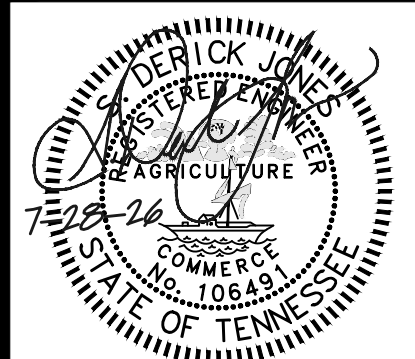
**STERLING**  
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**CIVIL ENGINEERING**  
**CONSULTING**  
**LAND SURVEYING**  
**LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: 865-984-3905  
FAX: 865-981-2815  
www.sterling.us.com

8-SA-26-C/8-A-26-DP  
KNOX COUNTY, TN

**EXISTING CONDITIONS**  
**EBENEZER ROAD**  
**TOWNHOMES**  
HOMESTEAD LAND HOLDINGS, LLC

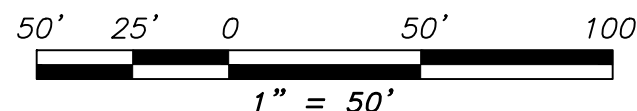
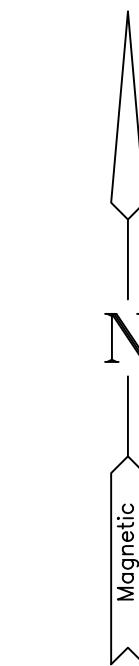
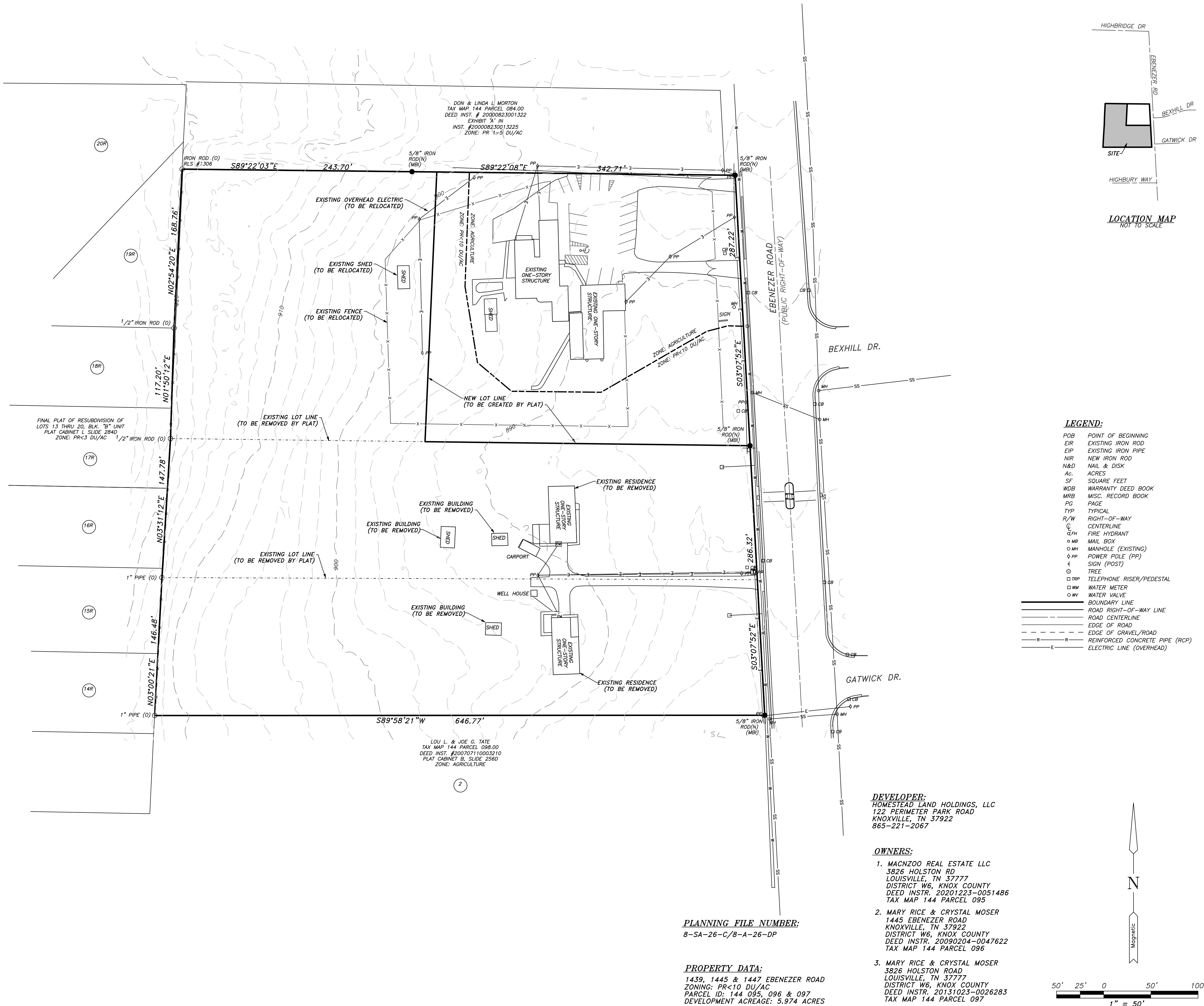
| DATE    | BY  | REVISIONS                      |
|---------|-----|--------------------------------|
| 7/16/26 | SDJ | Revised per Knox County Review |
| 7/24/26 | SDJ | Revised per Knox County Review |
| 7/28/26 | SDJ | Revised per Knox County Review |



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**SHEET**  
**CP.1**

DESIGNED: **SDJ**  
DRAWN: **SDJ**  
CHECKED:  
DATE: **6/17/26**  
SCALE: **1" = 50'**  
DRAWING: **8205A-CP.1**  
PROJECT NO: **SEI#8205A**



**LEGEND:**

- |                        |                                |
|------------------------|--------------------------------|
| POB                    | POINT OF BEGINNING             |
| EIR                    | EXISTING IRON ROD              |
| EIP                    | EXISTING IRON PIPE             |
| NIR                    | NEW IRON ROD                   |
| N&D                    | NAIL & DISK                    |
| AC                     | ACRES                          |
| SF                     | SQUARE FEET                    |
| WDB                    | WARRANTY DEED BOOK             |
| MRB                    | MISC. RECORD BOOK              |
| PG                     | PAGE                           |
| TYP                    | TYPICAL                        |
| R/W                    | RIGHT-OF-WAY                   |
| C                      | CENTERLINE                     |
| FDH                    | FIRE HYDRANT                   |
| MB                     | MAIL BOX                       |
| MH                     | MANHOLE (EXISTING)             |
| PP                     | POWER POLE (PP)                |
| POST                   | SIGN (POST)                    |
| TREE                   | TREE                           |
| TRP                    | TELEPHONE RISER/PEDESTAL       |
| WM                     | WATER METER                    |
| WV                     | WATER VALVE                    |
| BOUNDARY LINE          | BOUNDARY LINE                  |
| ROAD RIGHT-OF-WAY LINE | ROAD RIGHT-OF-WAY LINE         |
| ROAD CENTERLINE        | ROAD CENTERLINE                |
| EDGE OF ROAD           | EDGE OF ROAD                   |
| EDGE OF GRAVEL/ROAD    | EDGE OF GRAVEL/ROAD            |
| R                      | REINFORCED CONCRETE PIPE (RCP) |
| E                      | ELECTRIC LINE (OVERHEAD)       |

**DEVELOPER:**  
HOMESTEAD LAND HOLDINGS, LLC  
122 PERIMETER PARK ROAD  
KNOXVILLE, TN 37922  
865-221-2067

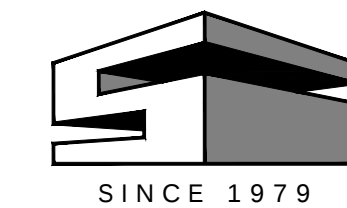
**OWNERS:**

- MACNZOO REAL ESTATE LLC  
3826 HOLSTON RD  
LOUISVILLE, TN 37777  
DISTRICT W6, KNOX COUNTY  
DEED INSTR. 20201223-0051486  
TAX MAP 144 PARCEL 095
- MARY RICE & CRYSTAL MOSER  
1445 EBENEZER ROAD  
KNOXVILLE, TN 37922  
DISTRICT W6, KNOX COUNTY  
DEED INSTR. 20090204-0047622  
TAX MAP 144 PARCEL 096
- MARY RICE & CRYSTAL MOSER  
3826 HOLSTON ROAD  
LOUISVILLE, TN 37777  
DISTRICT W6, KNOX COUNTY  
DEED INSTR. 20131023-0026283  
TAX MAP 144 PARCEL 097

**PLANNING FILE NUMBER:**  
8-SA-26-C/8-A-26-DP

**PROPERTY DATA:**  
1439, 1445 & 1447 EBENEZER ROAD  
ZONING: PR<10 DU/AC  
PARCEL ID: 144-095, 096 & 097  
DEVELOPMENT ACREAGE: 5.974 ACRES

- NOTES:**
- Survey information taken from survey completed by Zebulon Beason, RLS dated November 18, 2025.
  - Contours shown hereon were taken from State of Tennessee GIS LIDAR data. 2 foot Contour Interval shown. Elevations are based on the NAVD88.
  - CLT Map 144 Parcels 094, 096 & 097.
  - Developed acreage = 5.974 Acres
  - This property is zoned PR<10 DU/AC.
  - All lots will have access from internal streets only.
  - 10' Utility and Drainage Easement inside Right-of-Way lines, 5' along all other property lines (excluding zero lot lines).
  - Proposed Building Setbacks:  
Front: 20'  
Rear: 15'  
Side: 5' (excluding zero lot lines)
  - This proposed development is to be served by public utilities.
  - Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.



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8-SA-26-C/8-A-26-DP

CONCEPT PLAN

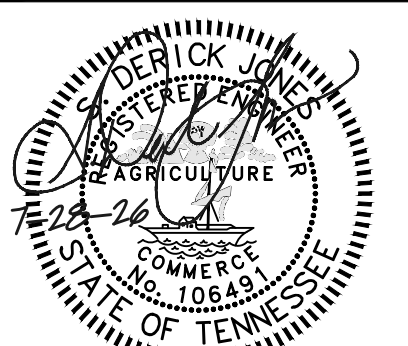
**EBENEZER ROAD**

**TOWNHOMES**

HOMESTEAD LAND HOLDINGS, LLC

KNOX COUNTY, TN

| DATE    | BY  | REVISIONS                     |
|---------|-----|-------------------------------|
| 7/16/26 | SDJ | Revise per Knox County Review |
| 7/24/26 | SDJ | Revise per Knox County Review |
| 7/28/26 | SDJ | Revise per Knox County Review |

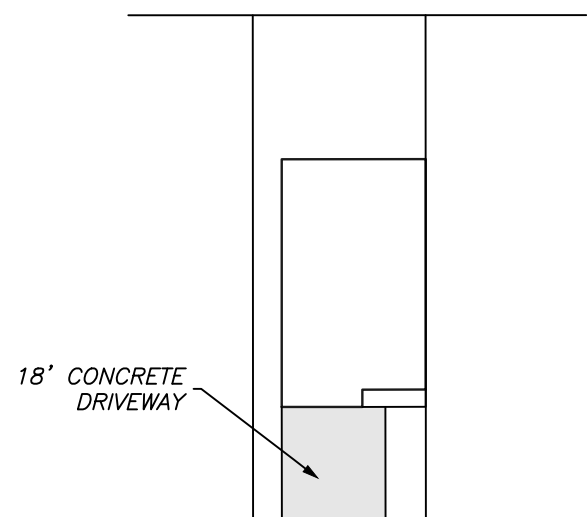


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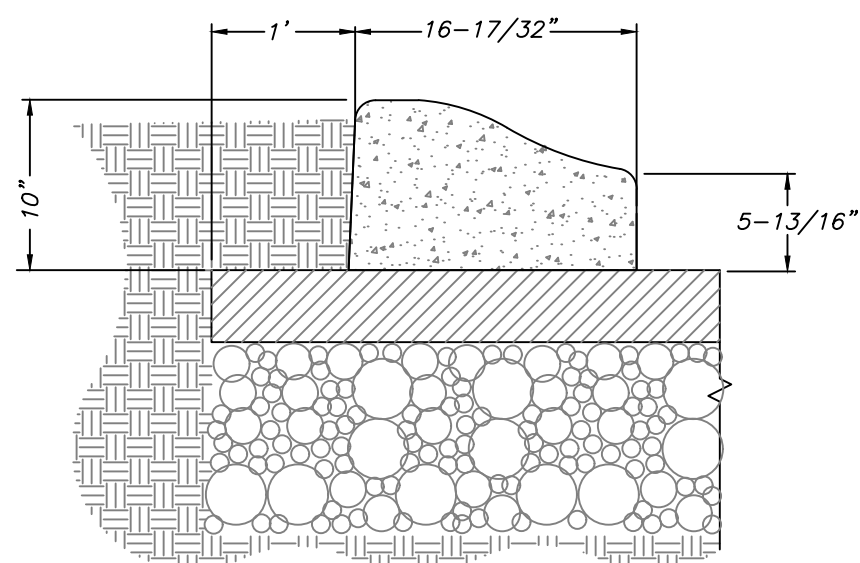
SHEET  
**CP.2**

DESIGNED: **SDJ**  
DRAWN: **SDJ**  
CHECKED:  
DATE: **6/17/26**  
SCALE: **1" = 50'**  
DRAWING: **8205A-CP.2**  
PROJECT NO: **SEI#8205A**

**TYPICAL LOT DETAIL**  
NOT TO SCALE



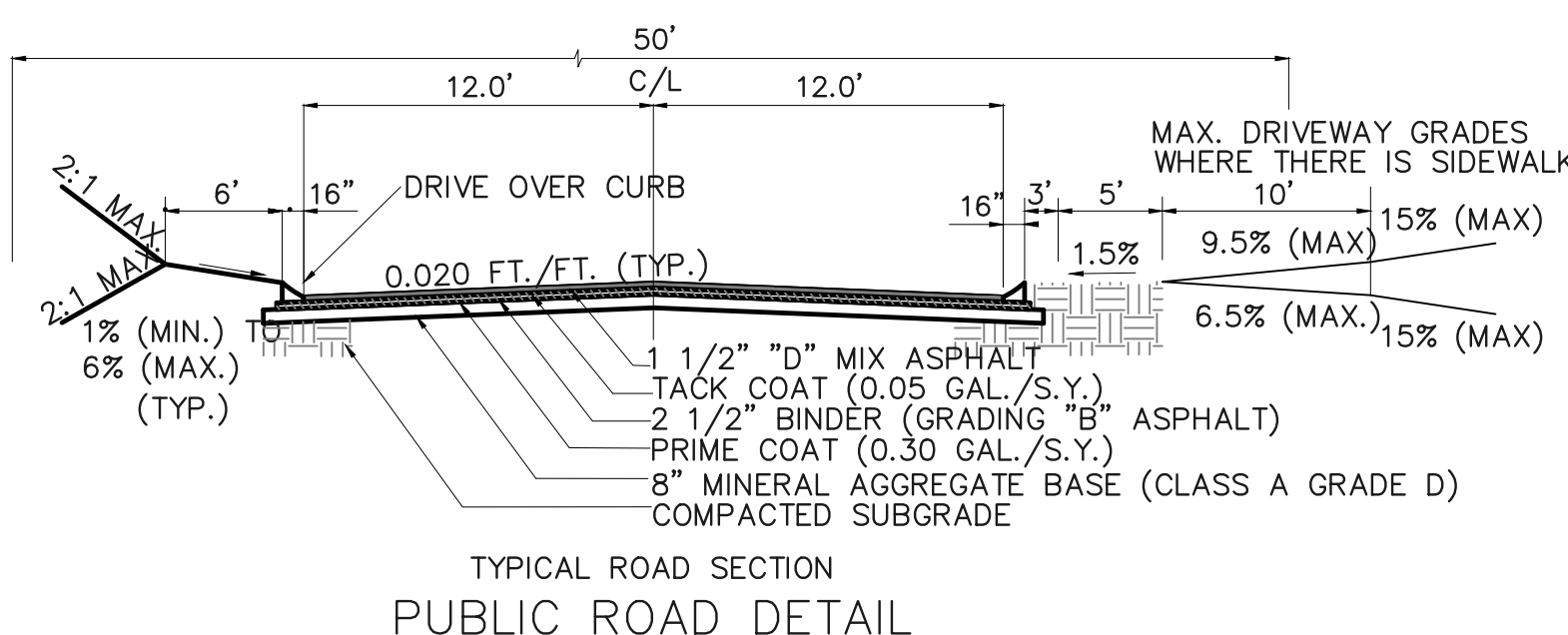
**DETAIL "A"**  
**DRIVE OVER CURB**  
NOT TO SCALE



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**VARIANCE REQUESTS:**

- Tangent between horizontal curves on Road "A" from 50 feet to 30 feet at STA 2+00.
- Reduce the intersection spacing on an arterial road from 400 feet to 355 feet.



**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: *[Signature]*

Tennessee License No. 106491

Date: 07/31/2028

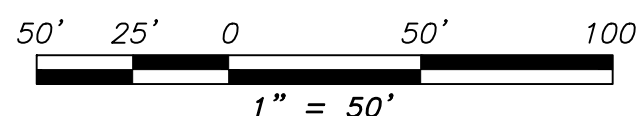
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TAX MAP 144 PARCEL 097

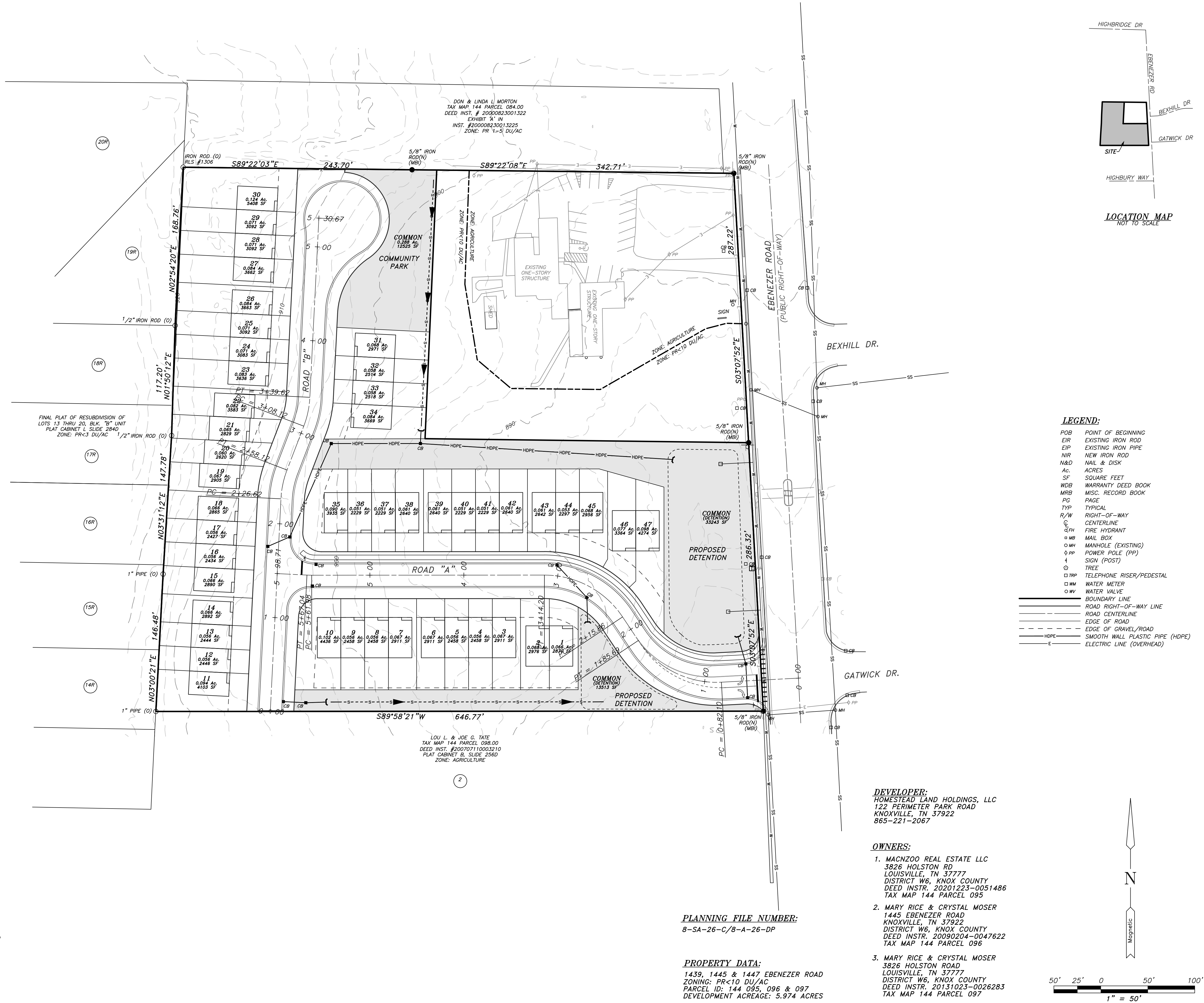
**PLANNING FILE NUMBER:**  
8-SA-26-C/8-A-26-DP

**PROPERTY DATA:**  
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ZONING: PR<10 DU/AC  
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DEVELOPMENT ACREAGE: 5.974 ACRES



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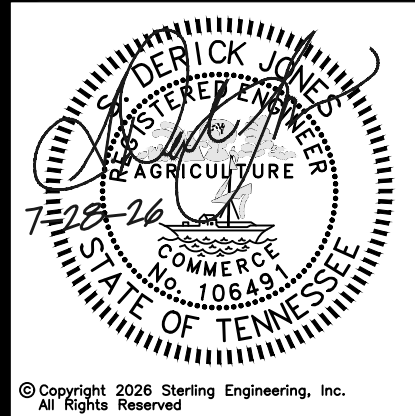


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PRELIMINARY DRAINAGE PLAN  
**EBENEZER ROAD**  
**TOWNHOMES**  
HOMESTEAD LAND HOLDINGS, LLC KNOX COUNTY, TN

| DATE    | BY  | REVISIONS                      |
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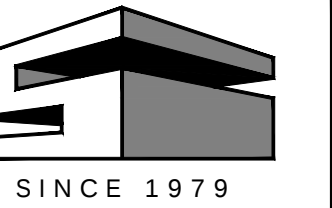
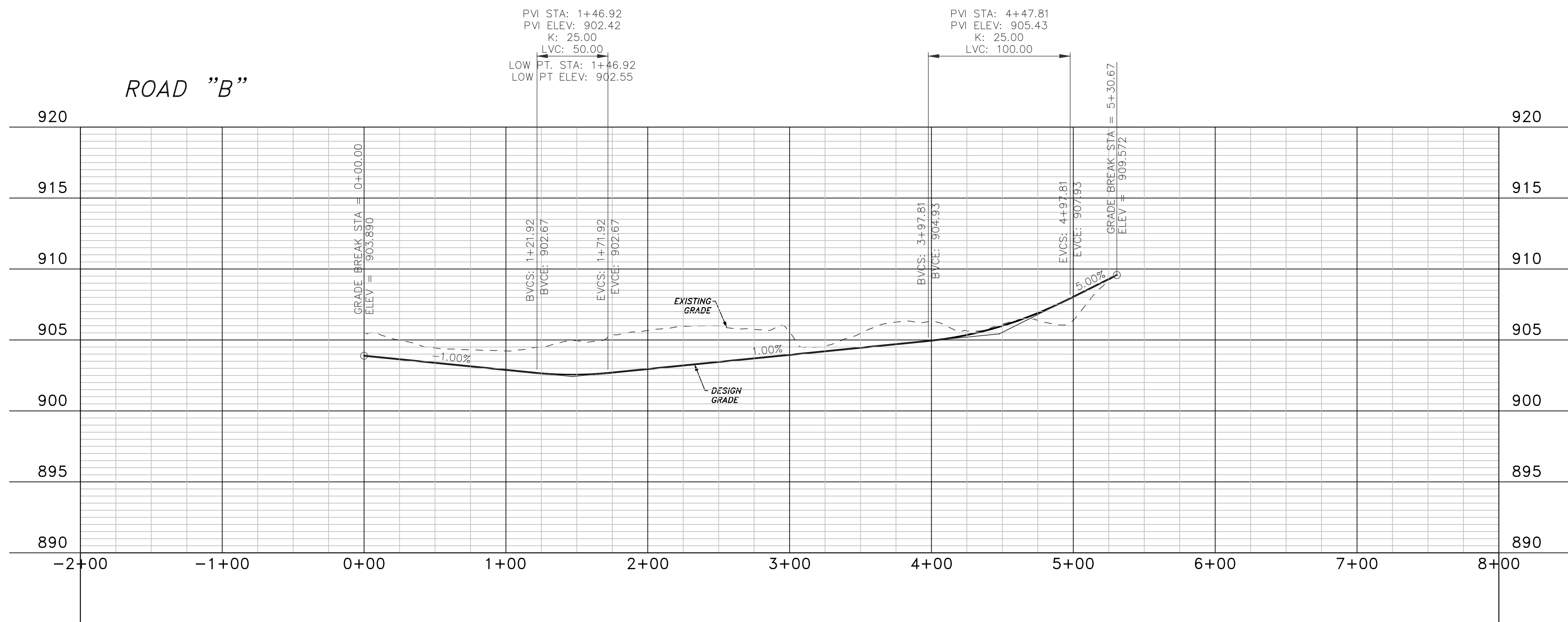
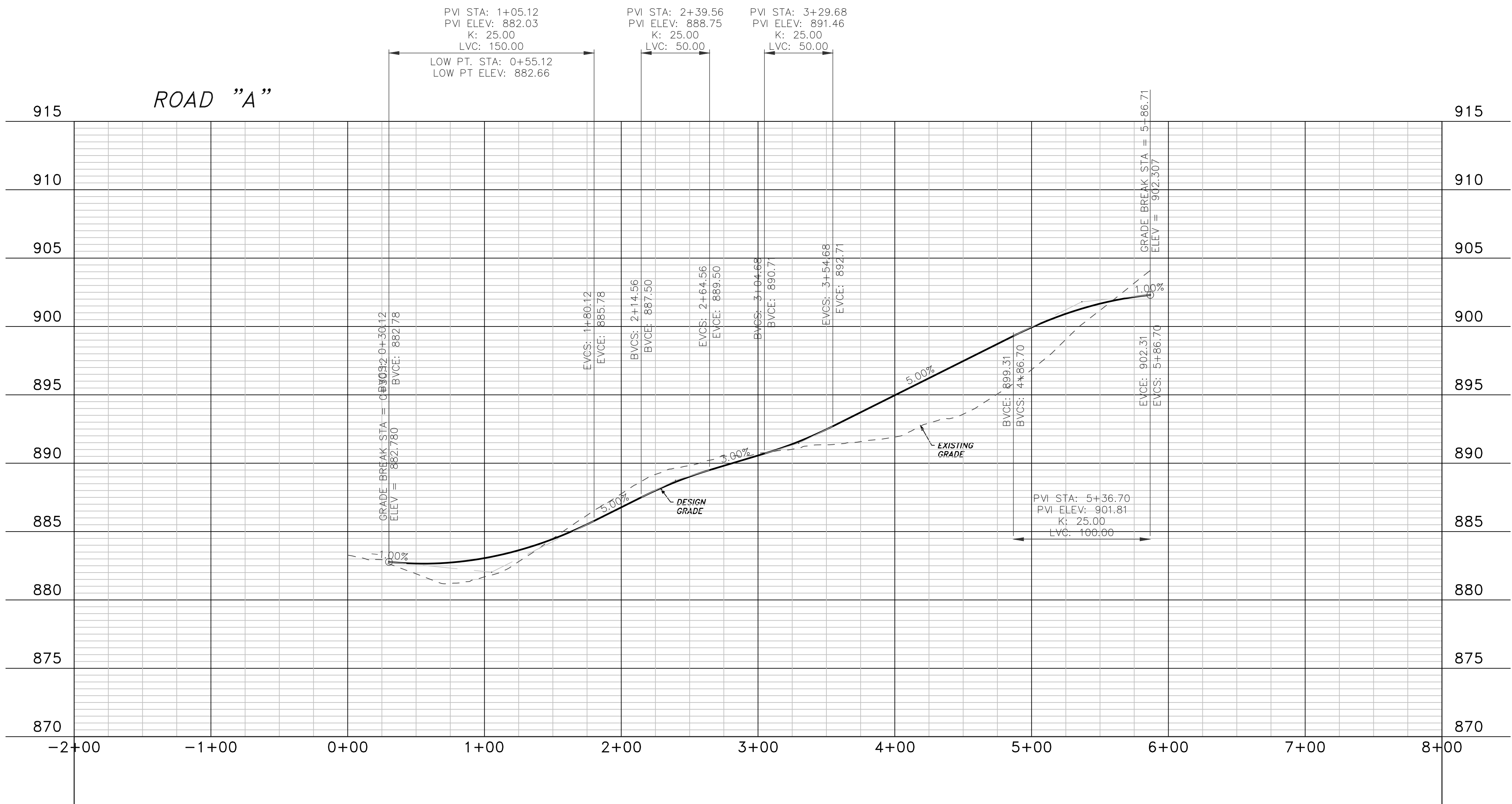


**SHEET**  
**CP.3.1**

DESIGNED: **SDJ**  
DRAWN: **SDJ**

CHECKED: **SDJ**  
DATE: **6/17/26**  
SCALE: **1" = 50'**

DRAWING: **8205A-CP.3**  
PROJECT NO: **SEI#8205A**



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8-SA-26-C/8-A-26-DP

ROAD PROFILES  
**EBENEZER ROAD**  
**TOWNHOMES**  
HOMESTEAD LAND HOLDINGS, LLC KNOX COUNTY, TN

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|         |     |                                |
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|         |     |                                |
|         |     |                                |
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SHEET  
**CP.3.2**

DESIGNED: **SDJ**  
DRAWN: **SDJ**  
CHECKED: **SDJ**  
DATE: **6/17/26**  
SCALE: **1" = 50'**  
DRAWING: **8205A-CP.3**  
PROJECT NO: **SEI#8205A**