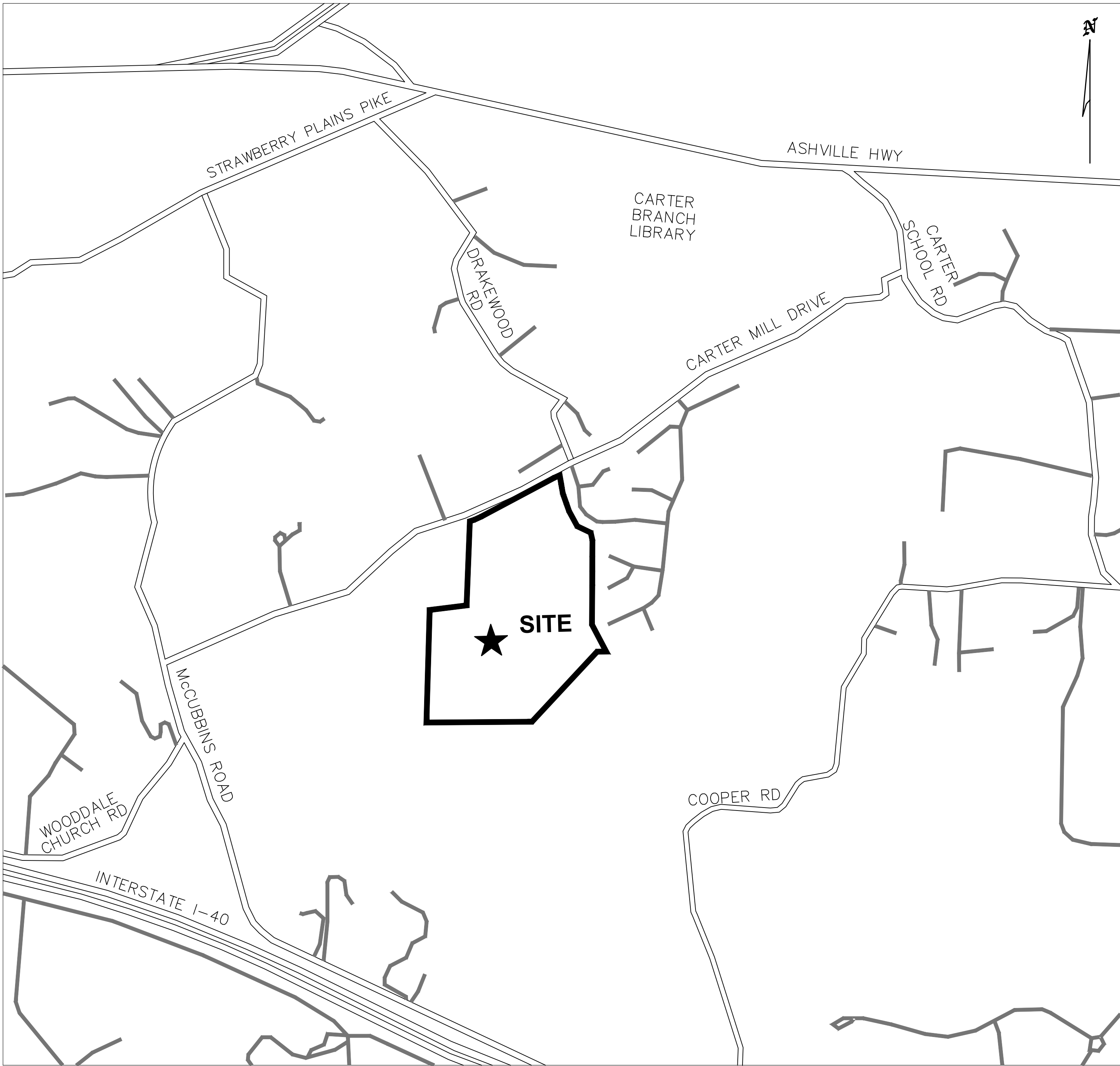


CONCEPTUAL PLAN CARTER VALLEY

PARCEL ID: 074 00101
KNOX COUNTY, TN
JULY, 2026



LOCATION MAP
(NTS)

CONTACT INFORMATION

OWNER: WINSTON D COX
CARTER MILL LLC
PHONE: 404-858-0532

DEVELOPER: TIM WYATT
725 N 5TH ST, SUITE 100
JACKSONVILLE, OR 97530
PHONE: (678) 492-0928

SURVEYOR: RYAN LYNCH, RLS
LYNCH SURVERYS LLC
4405 COSTER ROAD
KNOXVILLE, TN 37912
PHONE: (865) 584-2630

CIVIL ENGINEER: XIA ZHU, PE
SKYCREST ENGINEERING SERVICES, INC.
725 N 5TH ST, SUITE 100
JACKSONVILLE, OR 97530
PHONE: (541) 824-7150

SEWER, WATER, POWER FIBER, GAS: KUB
4505 MIDDLEBROOK PIKE,
KNOXVILLE, TN 97502
PHONE: (865) 524-2911

8-SB-26-C / 8-B-26-DP
Revised: 7/27/2026

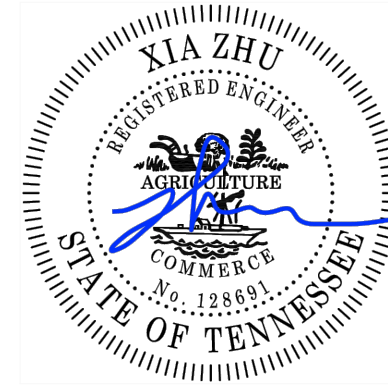
REVISIONS

DATE

Skycrest
Engineering
Services Inc.



Professional Seal:



Know what's below.
Call before you dig.

DATE: 7-27-2026

PROJECT #: 2026-02

DRAWN BY: CJP

CHECKED BY: XZ

APPROVED BY:

NOTES:

CONCEPTUAL PLAN
CARTER VALLEY
KNOX COUNTY, TN
FILE #: 8-SB-26-C / 8-B-26-DP

SHEET TITLE:

COVER SHEET

DRAWING NO.:

C001

LEGEND:

PROPOSED	EXISTING

SITE NOTES:

- TOTAL AREA: 77.82 AC
- 1.1. OPEN SPACE: 39.70 AC (51%)
121. PROPOSED LOTS
- ALL LOTS WILL HAVE ACCESS TO THE INTERNAL STREETS ONLY.

LEGEND

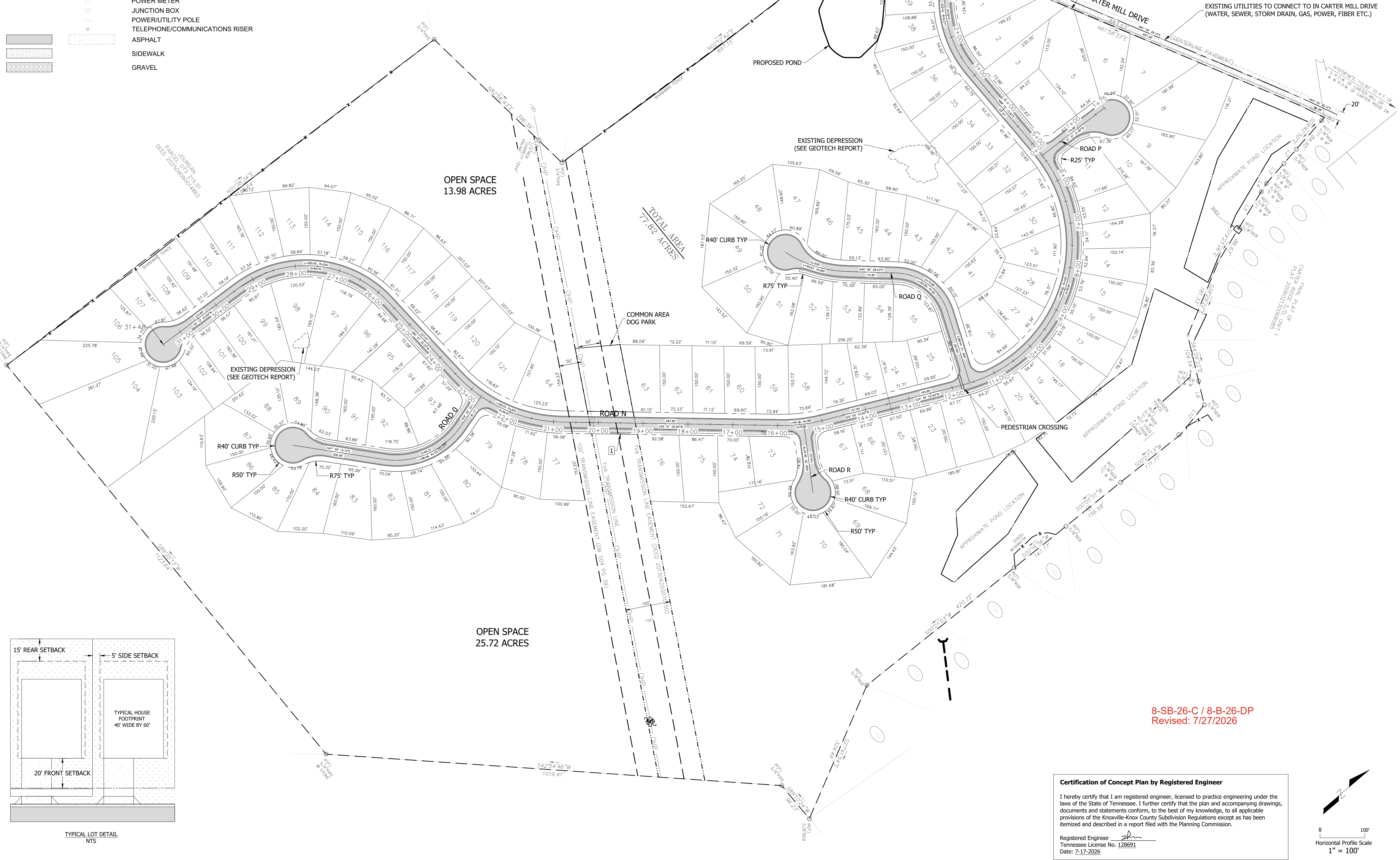
1	WALK-UP MAIL KIOSK
---	--------------------

SITE INFORMATION

TOTAL SITE AREA: ±77.82 AC
NUMBER OF PROPOSED LOTS: 121 LOTS
OWNERSHIP OF STREETS: PUBLIC
BUILDING SETBACKS
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
PERIPHERY: 35 FEET
ROW INTERSECTION RADIUS: 25'
FACE OF CURB RADIUS: 25'

TYPICAL LOT DETAIL
NTS

15' REAR SETBACK
5' SIDE SETBACK
20' FRONT SETBACK
TYPICAL HOUSE FOOTPRINT 40' WIDE BY 60'

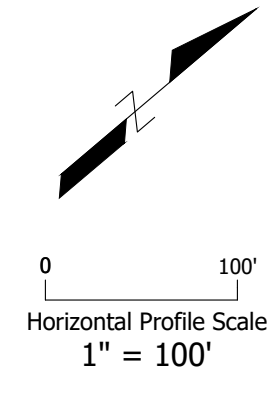


8-SB-26-C / 8-B-26-DP
Revised: 7/27/2026

Certification of Concept Plan by Registered Engineer

I hereby certify that I am 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
Tennessee License No. 128691
Date: 7-17-2026



REVISIONS	
#	DATE

Skycrest Engineering Services Inc.
725 N 5th St, Suite 100
Jacksonville, Oregon 97530
T 541.824.7150
www.skycrest-engineering.com

XIA ZHU
REGISTERED ENGINEER
STATE OF TENNESSEE

811
Know what's below.
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DRAWN BY: CIP	CHECKED BY: XZ
APPROVED BY:	NOTES:

**CONCEPTUAL PLAN
CARTER VALLEY
KNOX COUNTY, TN**

FILE #: 8-SB-26-C / 8-B-26-DP

SHEET TITLE:
SITE PLAN

DRAWING NO.:
C002

LEGEND:

PROPOSED	EXISTING	
		BUILDING
		CURB
		ROAD
		FENCING
		LOT LINE
		POWER - OVERHEAD
		PROPERTY LINE
		SIDEWALK
		STORM DRAIN
		POWER METER
		JUNCTION BOX
		POWER/UTILITY POLE
		TELEPHONE/COMMUNICATIONS RISER

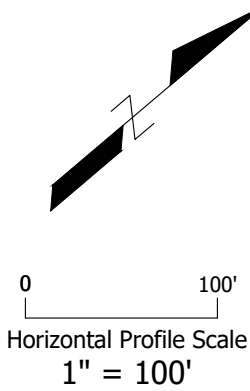
HATCH LEGEND

PROPOSED ASPHALT	
SIDEWALK	
HILLSIDE PROTECTION AREA	

HILLSIDE PROTECTION OVERLAY			
AREA BREAKDOWN	WITHIN HP OVERLAY (AC)	OUTSIDE HP OVERLAY (AC)	TOTAL SITE
DISTURBED AREA (AC)	26.89 AC	5.41 AC	32.30 AC
UNDISTURBED AREA (AC)	39.60 AC	5.92 AC	45.52 AC
TOTAL:	66.49 AC	11.33 AC	77.82 AC



8-SB-26-C / 8-B-26-DP
Revised: 7/27/2026



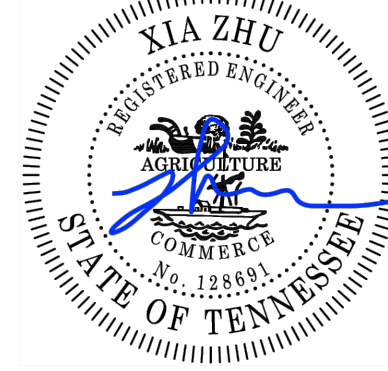
REVISIONS

DATE

Skycrest Engineering Services Inc.



Professional Seal:



Know what's below.
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DATE: 7-27-2026

PROJECT #: 2026-02

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NOTES:

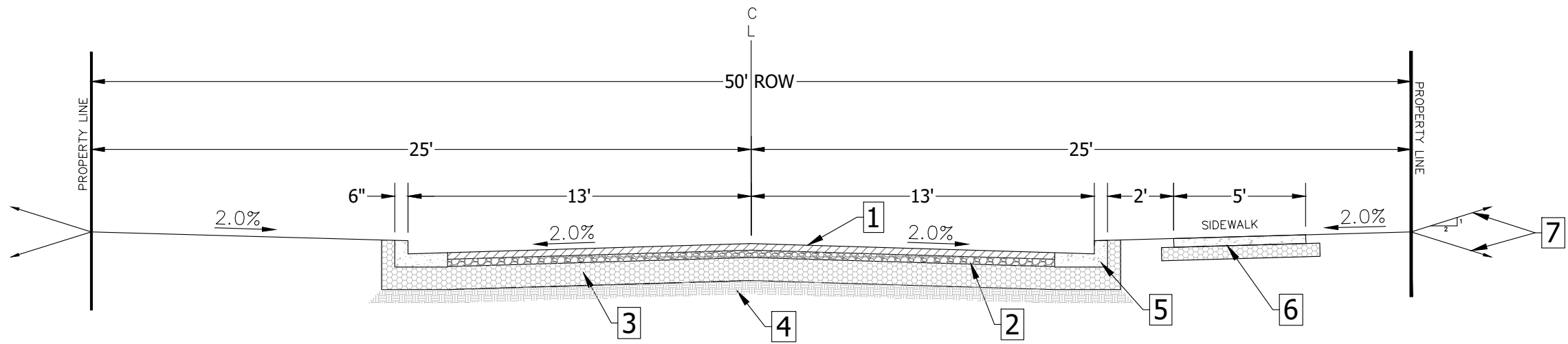
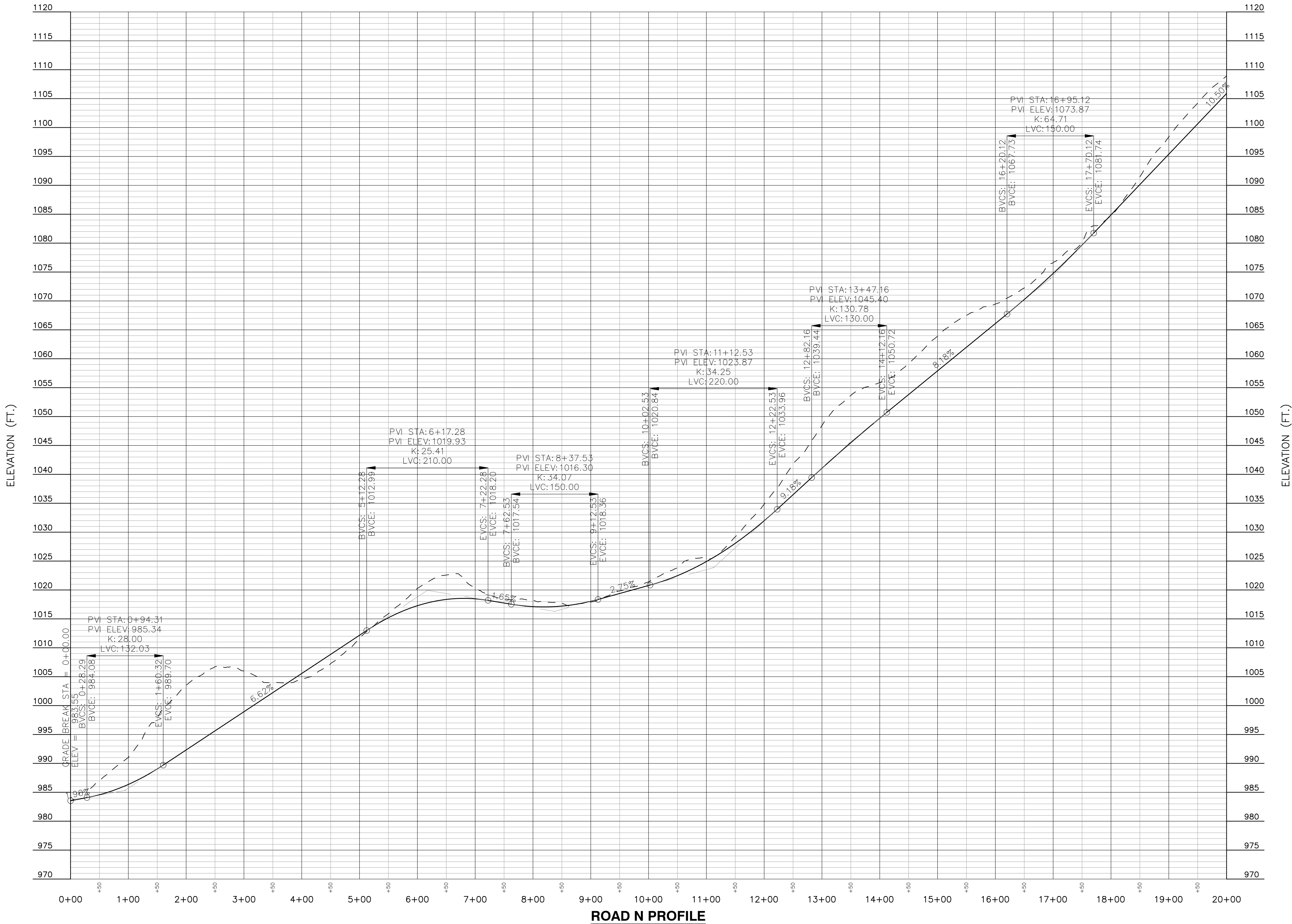
CONCEPTUAL PLAN
CARTER VALLEY
KNOX COUNTY, TN
FILE #: 8-SB-26-C / 8-B-26-DP

SHEET TITLE:

GRADING PLAN

DRAWING NO.:

C003



TYPICAL ROAD SECTION FOR ALL INTERNAL STREETS

TYPICAL SECTION CONSTRUCTION NOTES:

- 1 $1\frac{1}{2}$ " ASPHALT SURFACE COURSE (GRADING E)
NOTE: ROAD GRADES GREATER THAN 10% REQUIRE "D" MIX
- 2 $2\frac{1}{2}$ " ASPHALTIC CONCRETE BINDER (GRADE "B" MODIFIED)
- 3 8" BASE STONE TDOT TYPE 33-P (PUG) 303-01 TYPE A, GRADING D (PER KNOX COUNTY).
- 4 COMPACTED SUBGRADE (PER KNOX COUNTY).
- 5 24" SLOPING CONCRETE CURB & GUTTER PER TDOT STANDARD DRAWING RP-SC-1 WITH ONLY 6" WIDTH OF CURB.
- 6 4' TYPICAL SIDEWALK
- 7 BACKFILL OR CUT SLOPE 2 TO 1 (TYP.)

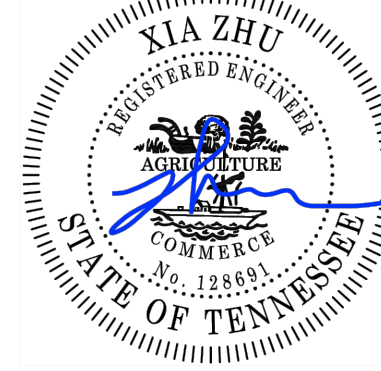
REVISIONS

DATE

Skycrest
Engineering
Services Inc.



Professional Seal:



DATE: 7-27-2026
PROJECT #: 2026-02
DRAWN BY: CJP
CHECKED BY: XZ
APPROVED BY:
NOTES:

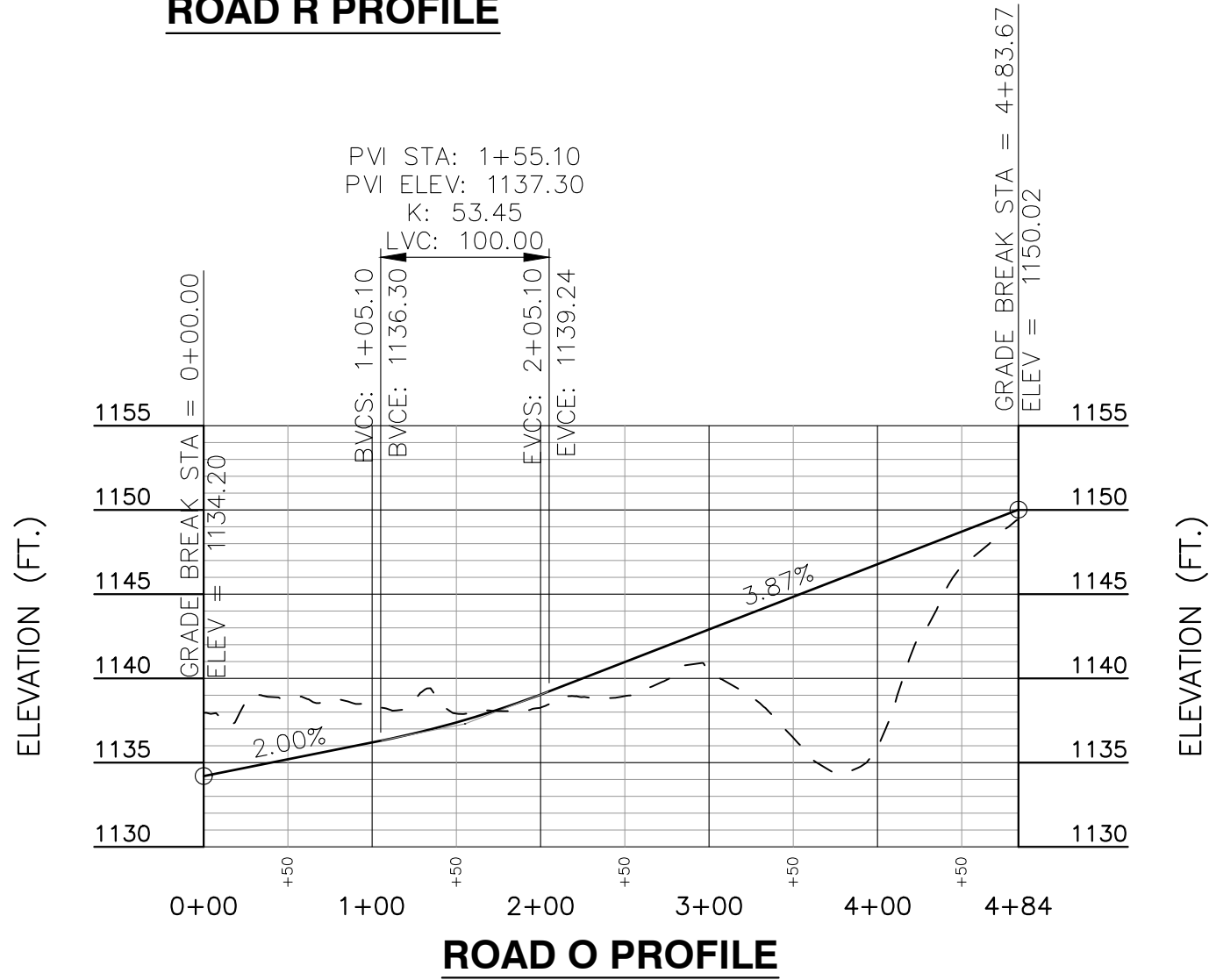
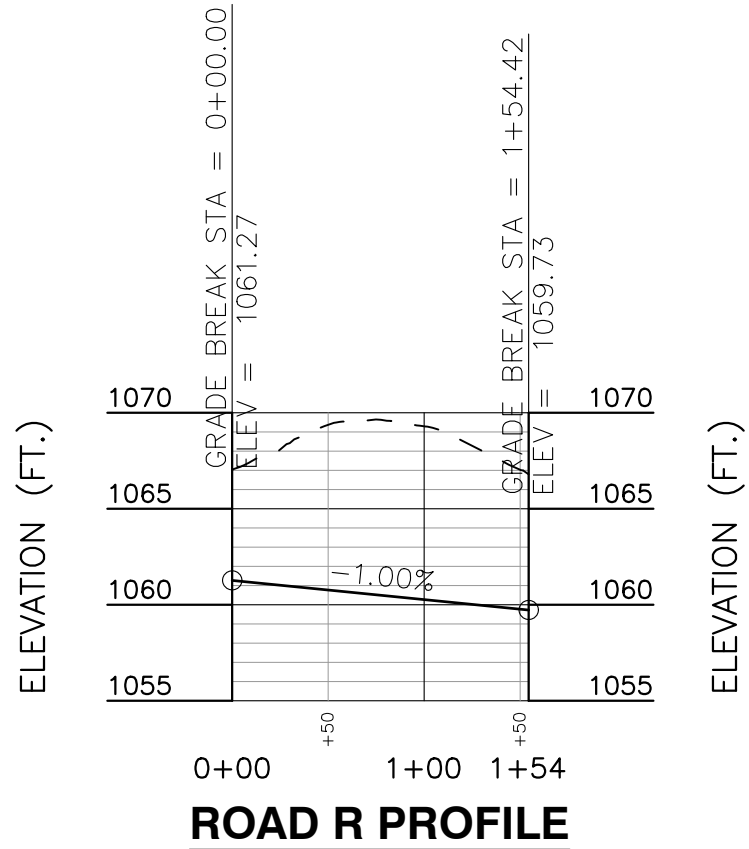
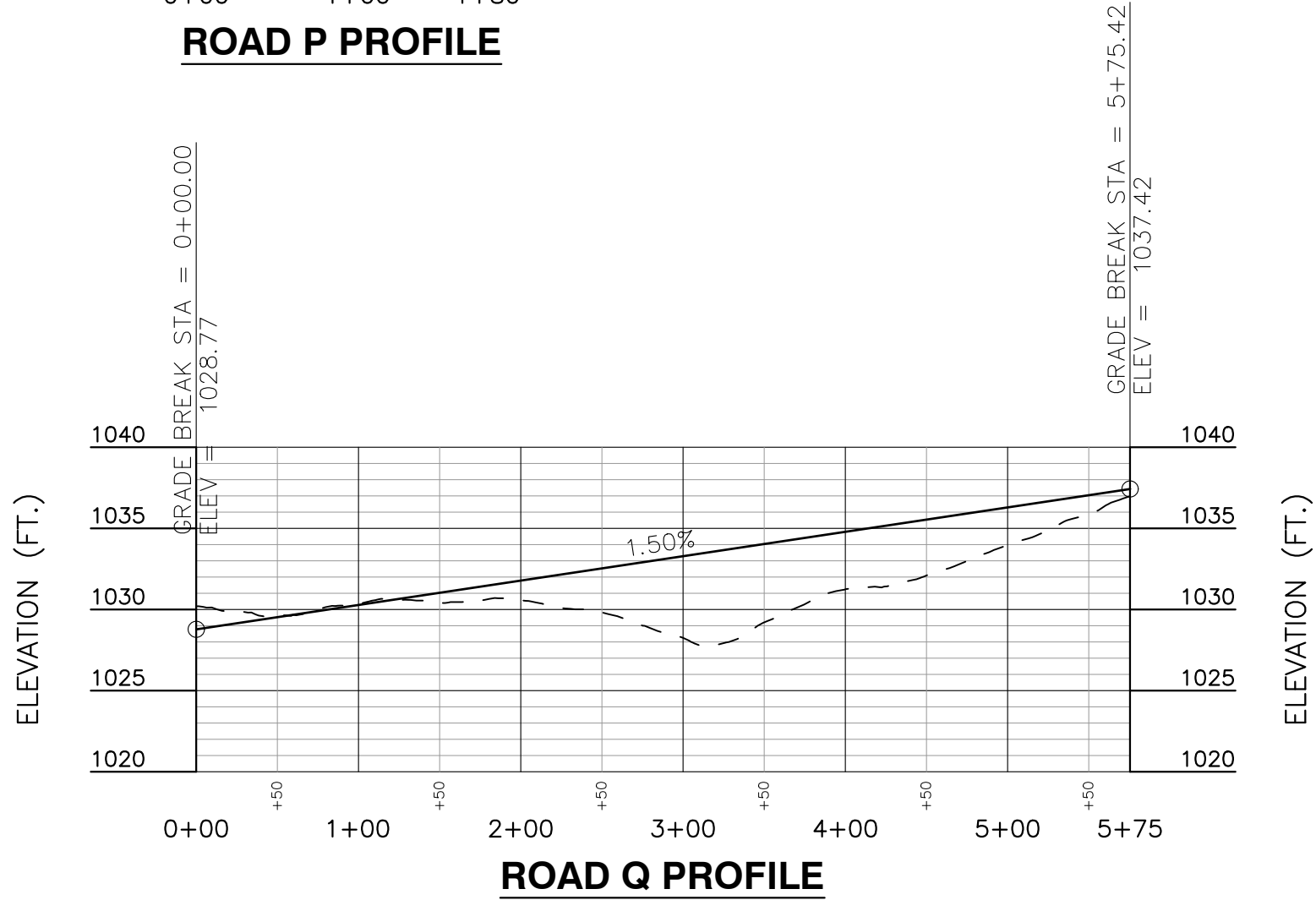
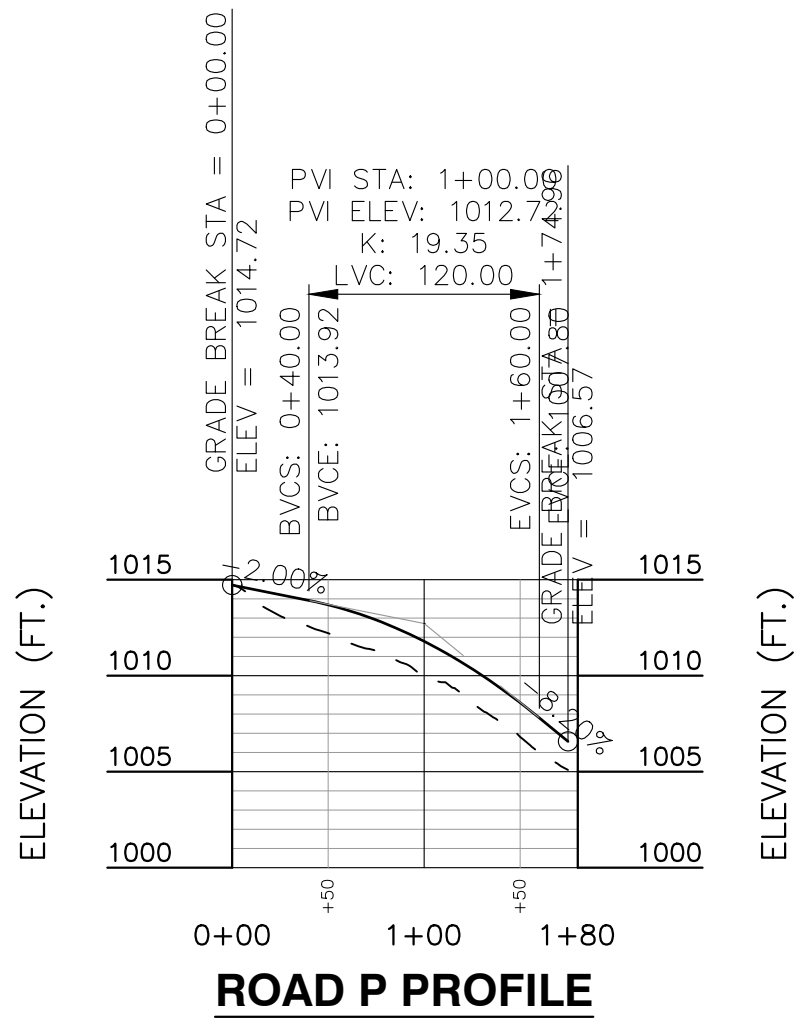
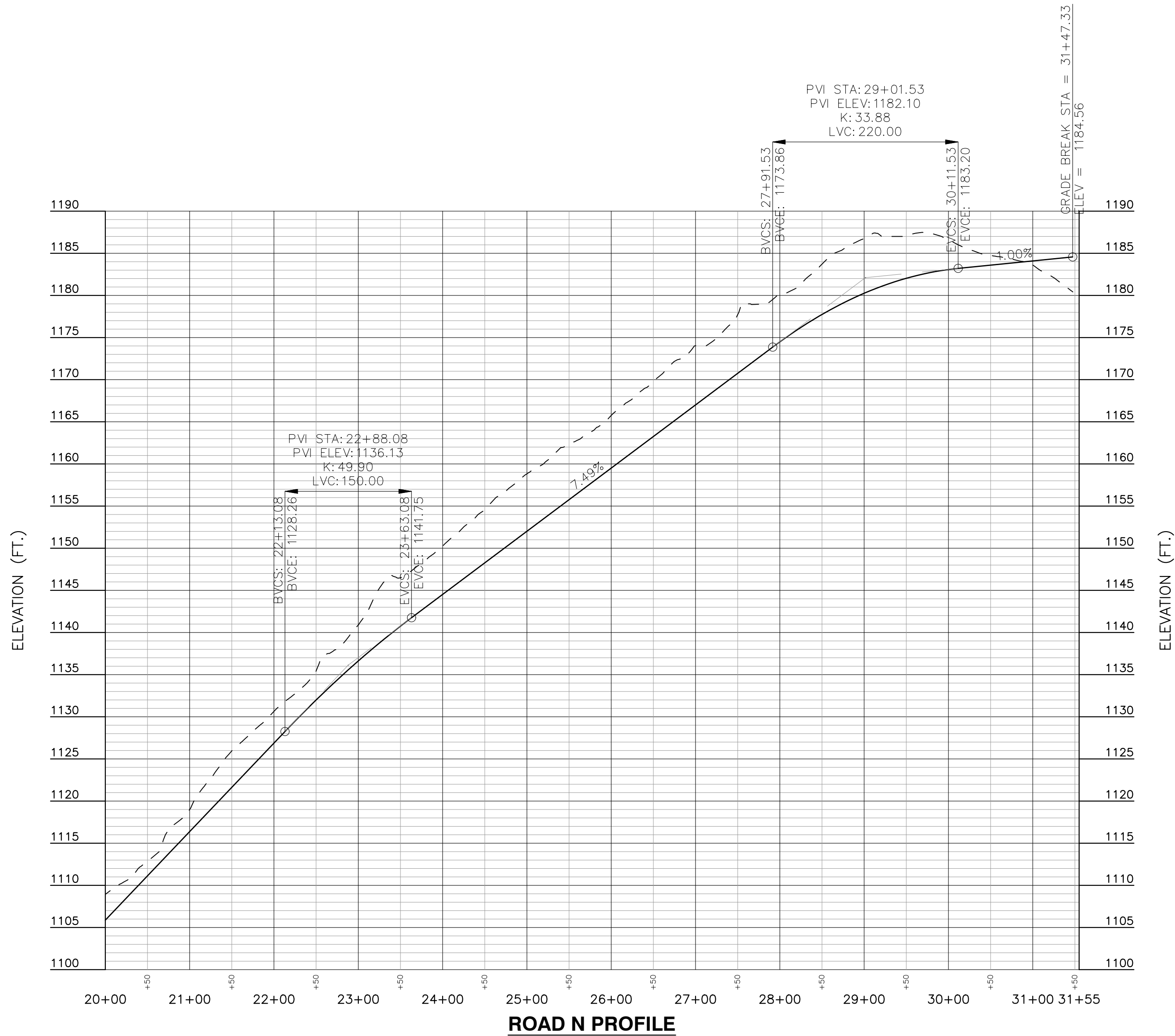
CONCEPTUAL PLAN
CARTER MILL PH 9
KNOX COUNTY, TN

SHEET TITLE:

PROFILES

DRAWING NO.:

C004



8-SB-26-C / 8-B-26-DP
Revised: 7/27/2026

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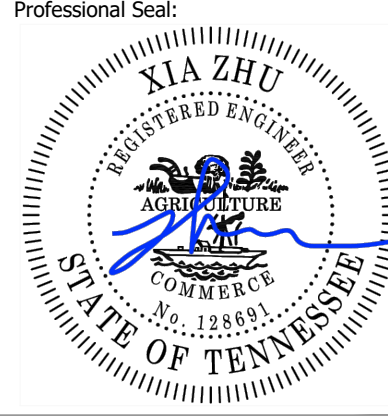
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Jacksonville, Oregon 97530
T 541.824.7150
www.skycrest-engineering.com

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PROJECT #: 2026-02

DRAWN BY: CJP

CHECKED BY: XZ

APPROVED BY:

NOTES:

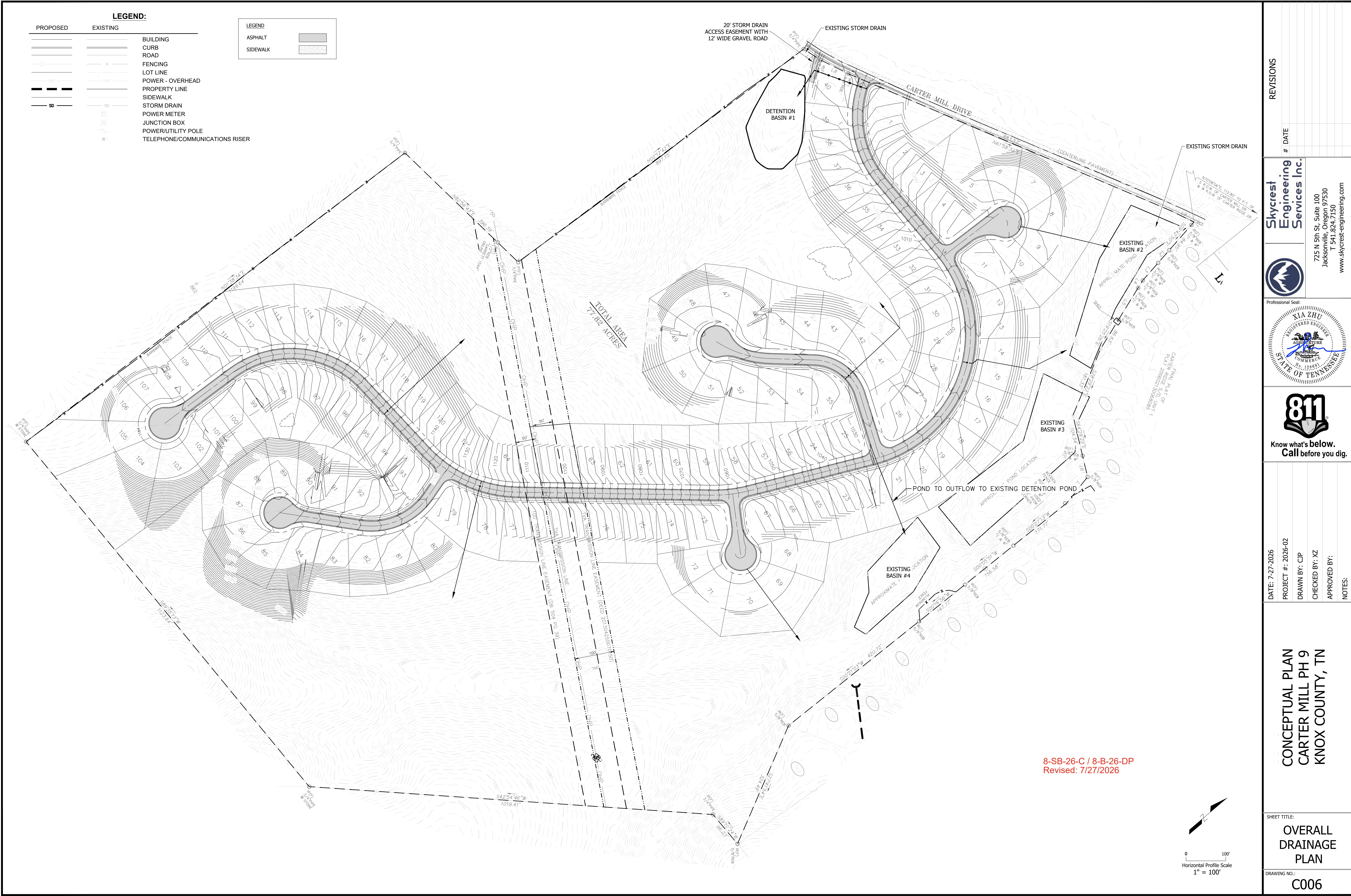
CONCEPTUAL PLAN
CARTER MILL PH 9
KNOX COUNTY, TN

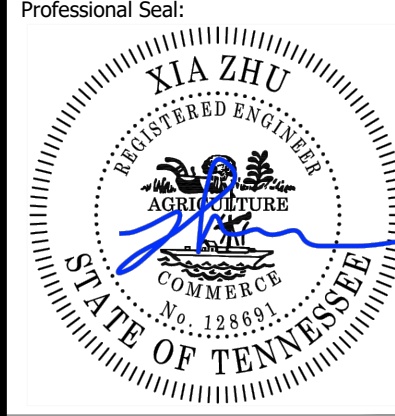
DRAWING NO.:

C005

SHEET TITLE:

PROFILES 2



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725 N 5th St, Suite 100 Jacksonville, Oregon 97530 T 541.824.7150 www.skycrest-engineering.com	
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DATE: 7-27-2026	PROJECT #: 2026-02
DRAWN BY: CIP	CHECKED BY: XZ
APPROVED BY:	NOTES:
CONCEPTUAL PLAN CARTER MILL PH 9 KNOX COUNTY, TN	
SHEET TITLE: OVERALL DRAINAGE PLAN	
DRAWING NO.: C006	