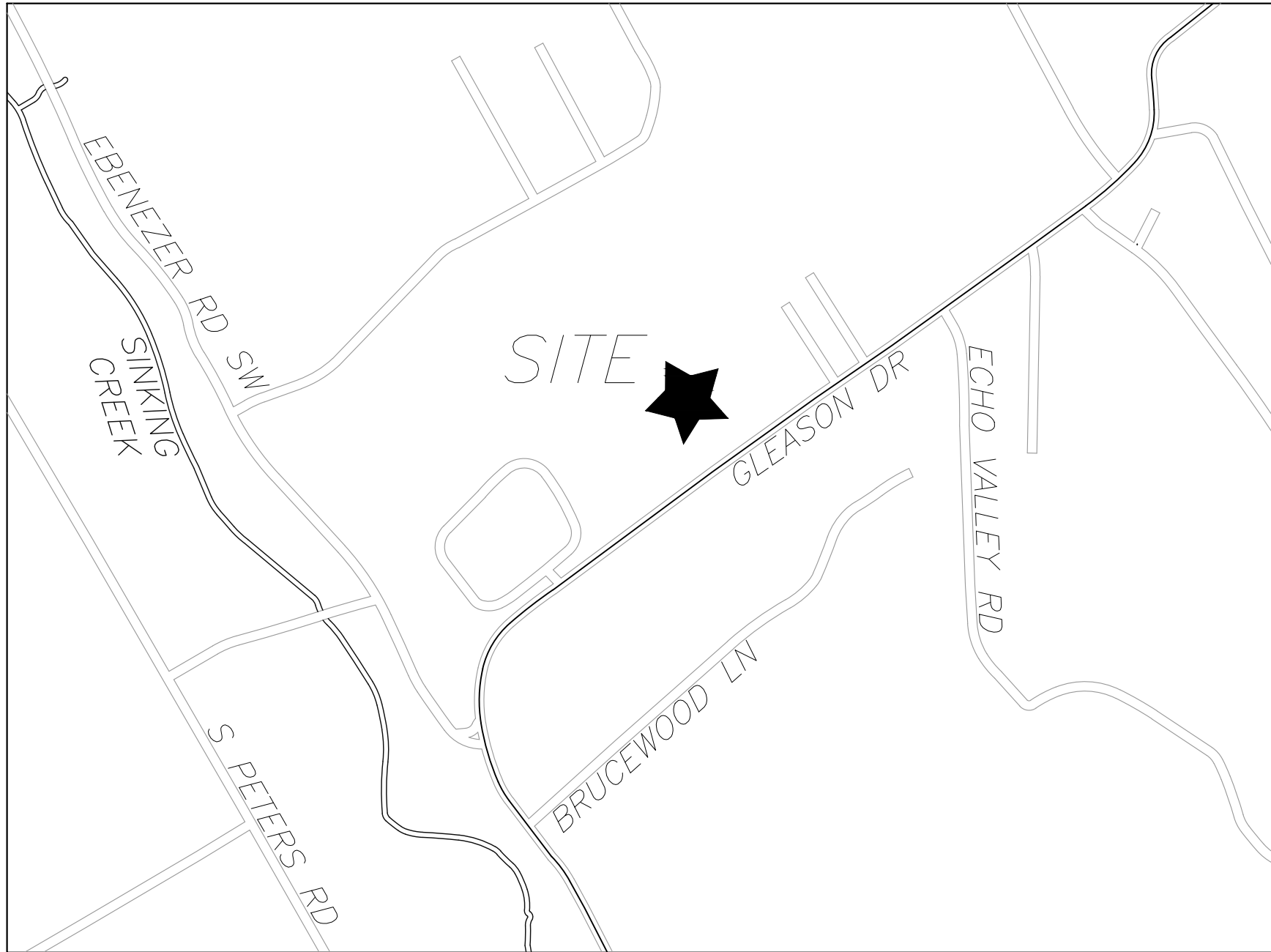


CONCEPT PLAN

U.E.I. PROJECT NO. 2606010

0 GLEASON DRIVE

SITE ADDRESS: 0 GLEASON DRIVE, KNOXVILLE, TENNESSEE 37923  
CLT MAP 132, PARCEL 61



LOCATION MAP — N.T.S.

DEVELOPER:  
TURNER HOMES, INC.  
11820 KINGSTON PIKE  
KNOXVILLE, TN 37934  
(865) 804-9802



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 FIRST UTILITY DISTRICT    |
| SEWER            | — AS DIRECTED BY FIRST 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 PROFILES

PRELIMINARY GRADING PLAN

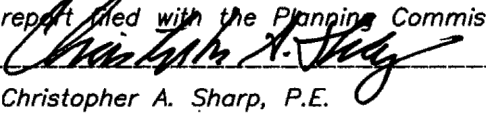
SHEET

C-0

C-1

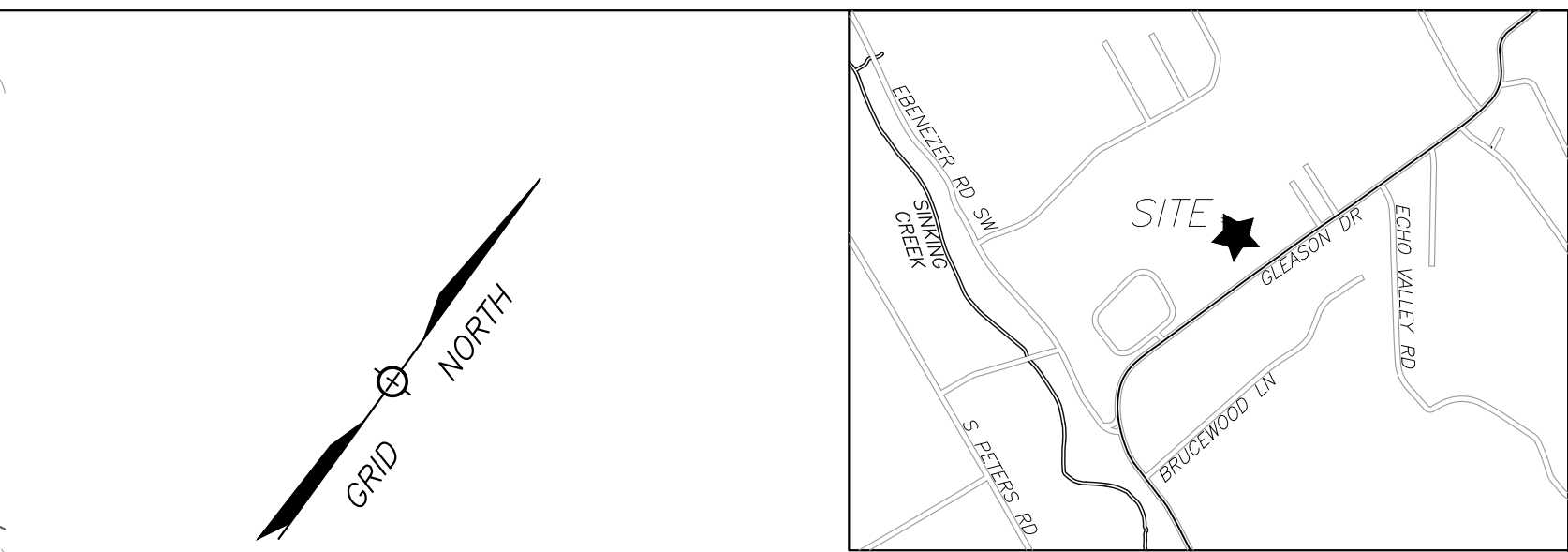
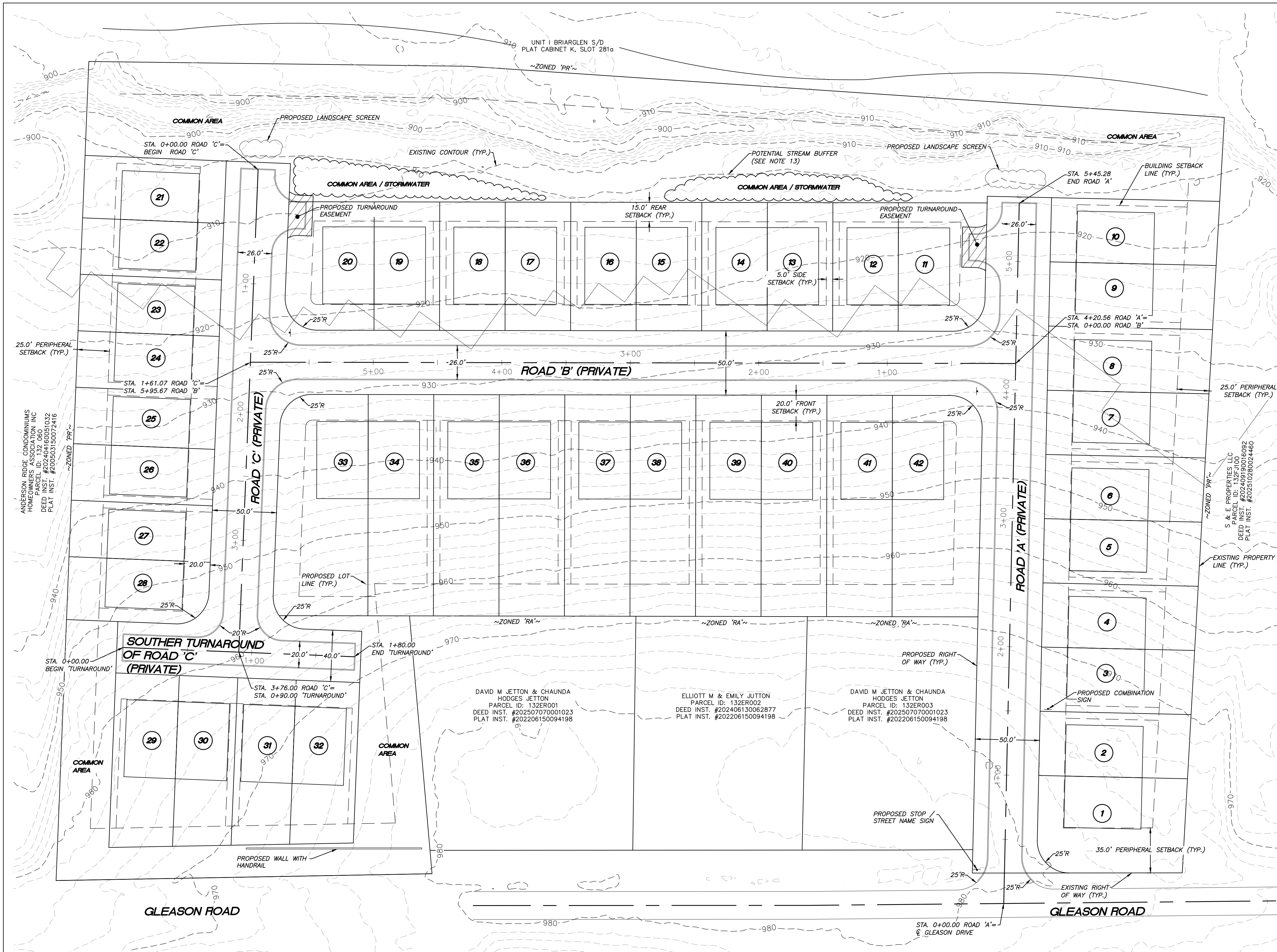
C-2 & C-3

C-4

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: 6/18/26

|           |         |             |
|-----------|---------|-------------|
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
| 3         | 7/27/26 | SUBMITTAL 3 |
| 2         | 7/23/26 | SUBMITTAL 2 |
| ISSUE NO. | DATE    | DESCRIPTION |

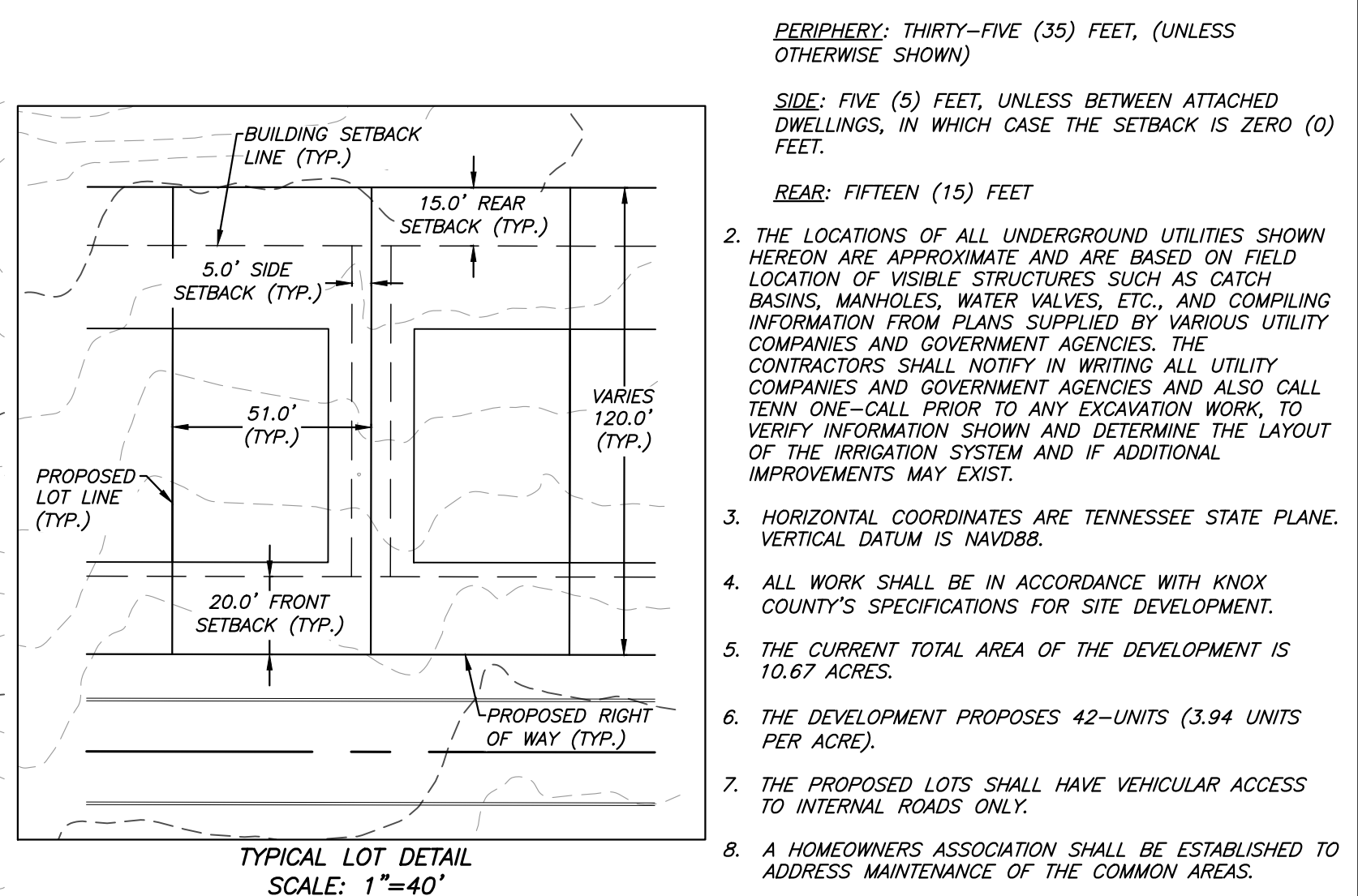




**LOCATION MAP**  
N.T.S.

**SITE PLAN NOTES:**

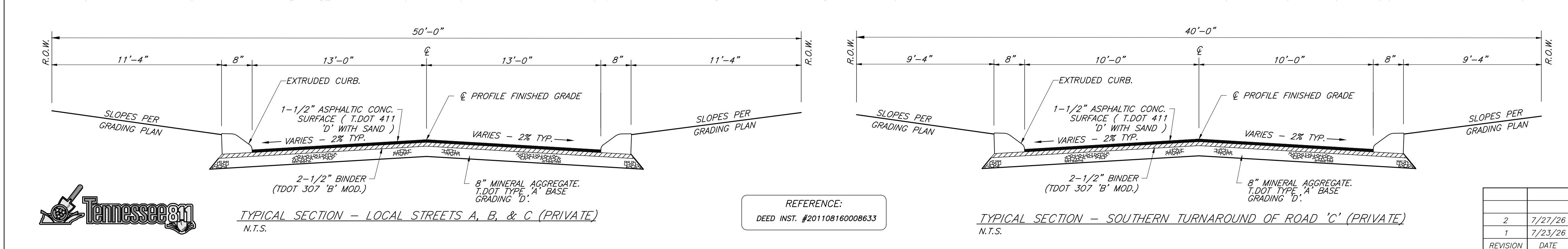
1. THIS PROPERTY IS ZONED 'PR' (<4 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
**FRONT:** TWENTY (20) FEET  
**PERIPHERY:** THIRTY-FIVE (35) FEET, (UNLESS OTHERWISE SHOWN)  
**SIDE:** FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
**REAR:** FIFTEEN (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 10.67 ACRES.
6. THE DEVELOPMENT PROPOSES 42-UNITS (3.94 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. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 2.4± ACRES (22.5%).
10. 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.
11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 6.69 ACRES.
12. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTIONS.
13. A HYDROLOGIC DETERMINATION IS UNDERWAY.



**VARIANCE / ALTERNATIVE DESIGN STANDARDS:**

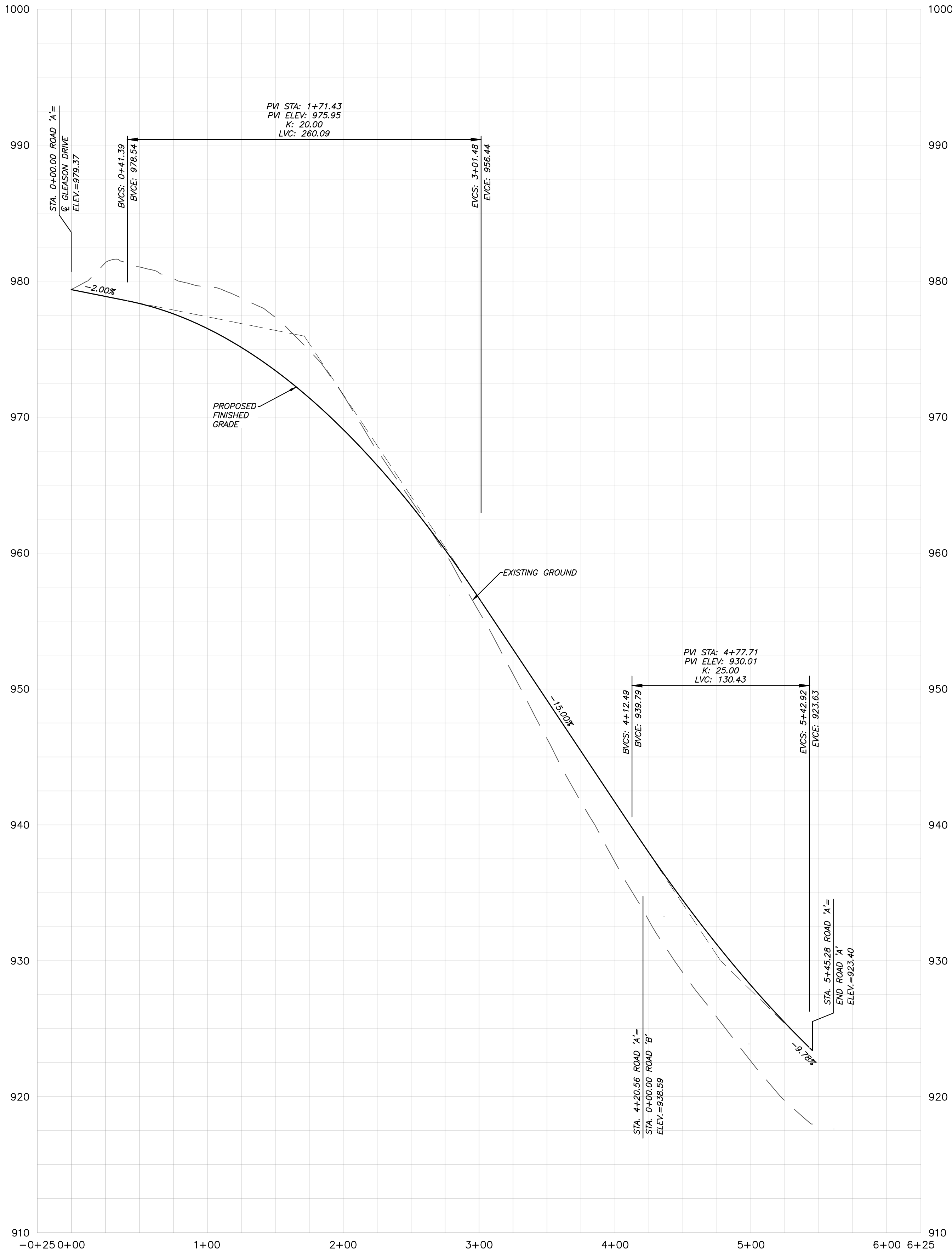
1. REDUCE THE K VALUE FROM 25 TO 20 AT THE INTERSECTION OF ROAD A AND GLEASON DRIVE.
2. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ALL INTERSECTIONS.
3. REDUCE THE PAVEMENT WIDTH FROM 26' TO 20' (SOUTHERN ROAD C TURNAROUND).
4. REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' (SOUTHERN ROAD C TURNAROUND).
5. REDUCE THE INTERSECTION SEPARATION FROM 300' TO 237'.
6. INCREASE THE CENTERLINE GRADE FROM 12% TO 15% (ROADS A AND C).

**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: 6/18/26

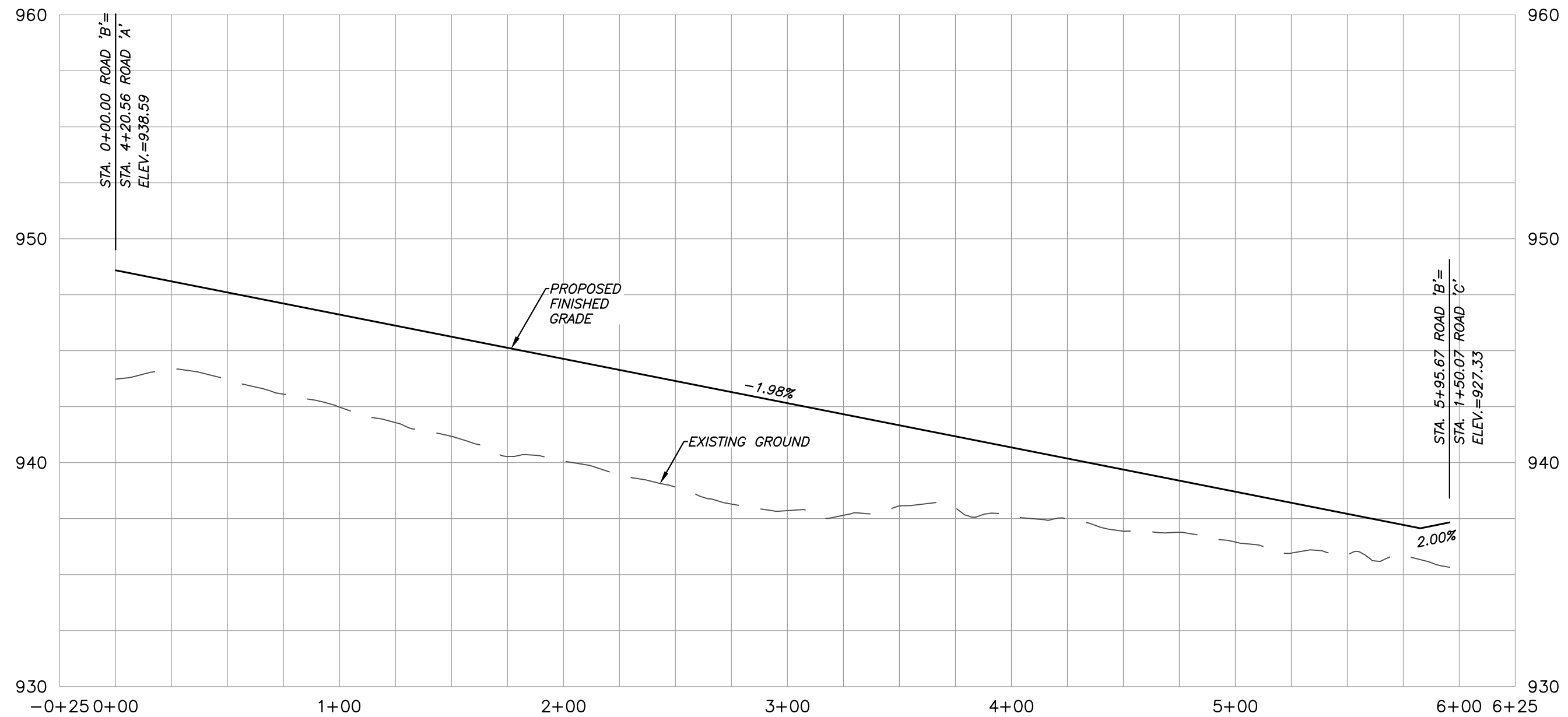


|                                                  |          |                                                                                                                |  |
|--------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------|--|
| SHEET C-1                                        |          |                                                                                                                |  |
| SITE PLAN                                        |          |                                                                                                                |  |
| 0 GLEASON DRIVE                                  |          |                                                                                                                |  |
| SITE ADDRESS: 0 GLEASON DRIVE, KNOXVILLE (37923) |          |                                                                                                                |  |
| DEVELOPER:                                       |          | TURNER HOMES, INC.<br>11820 KINGSTON PIKE<br>KNOXVILLE, TN 37934<br>(865) 804-9802                             |  |
| DIST. NO. W6                                     |          | KNOX CO., TN.                                                                                                  |  |
| CLT MAP 132                                      |          | PARCEL 61                                                                                                      |  |
| SCALE: 1"=40'                                    |          | JUNE 1, 2026                                                                                                   |  |
|                                                  |          |                           |  |
|                                                  |          | URBAN ENGINEERING, INC.<br>10330 HARDIN VALLEY ROAD, SUITE 201<br>KNOXVILLE, TENNESSEE 37932<br>(865) 966-1924 |  |
| DWN: CLM                                         | CHK: CAS | DWG. NO. 2606010                                                                                               |  |





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



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

SHEET C-2

ROAD PROFILES 'A' & 'B'  
O GLEASON DRIVE

SITE ADDRESS: 0 GLEASON DRIVE, KNOXVILLE (37923)

DEVELOPER: TURNER HOMES, INC.  
11820 KINGSTON PIKE  
KNOXVILLE, TN 37934  
(865) 804-9802

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 132 PARCEL 61  
SCALE: 1"=40' JUNE 1, 2026

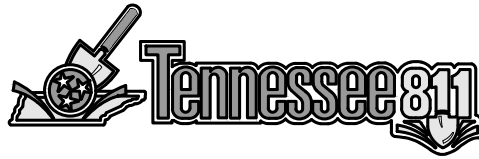
URBAN ENGINEERING, INC.  
10330 HARDIN VALLEY ROAD, SUITE 201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

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.

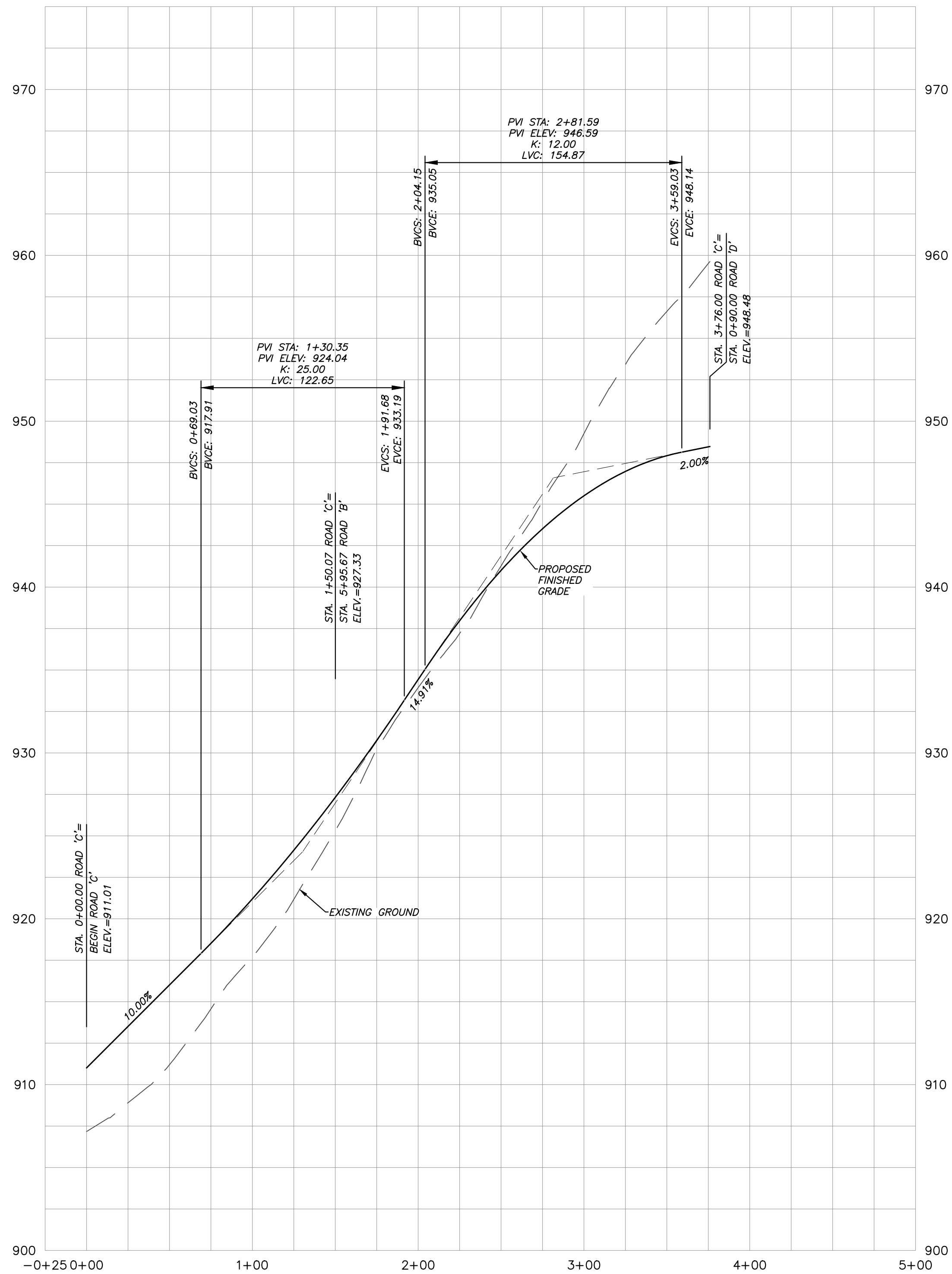
Tennessee License No. 108984  
Date: 6/18/26

| REVISION | DATE    | DESCRIPTION | BY  |
|----------|---------|-------------|-----|
| 2        | 7/27/26 | SUBMITTAL 3 | CAS |
| 1        | 7/23/26 | SUBMITTAL 2 | CAS |

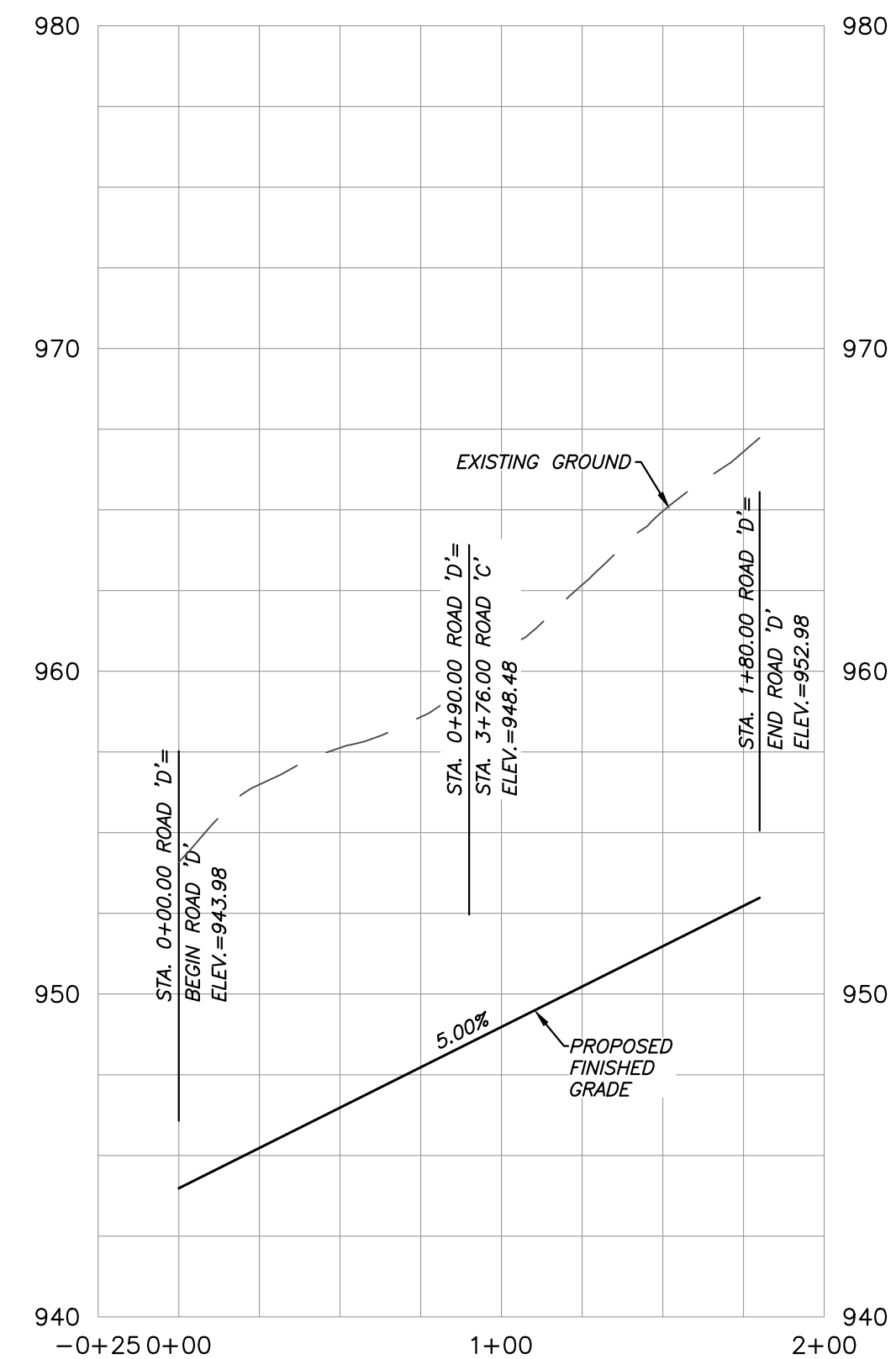
DWN: CLM CHK: CAS DWG. NO. 2606010







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



PROFILE-SOUTHERN TURNAROUND OF ROAD 'C'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)

SHEET C-3

ROAD PROFILES 'C' & ROAD 'C' TURNAROUND  
O GLEASON DRIVE

SITE ADDRESS: 0 GLEASON DRIVE, KNOXVILLE (37923)

DEVELOPER: TURNER HOMES, INC.  
11820 KINGSTON PIKE  
KNOXVILLE, TN 37934  
(865) 804-9802

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 132 PARCEL 61  
SCALE: 1"=40' JUNE 1, 2026

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

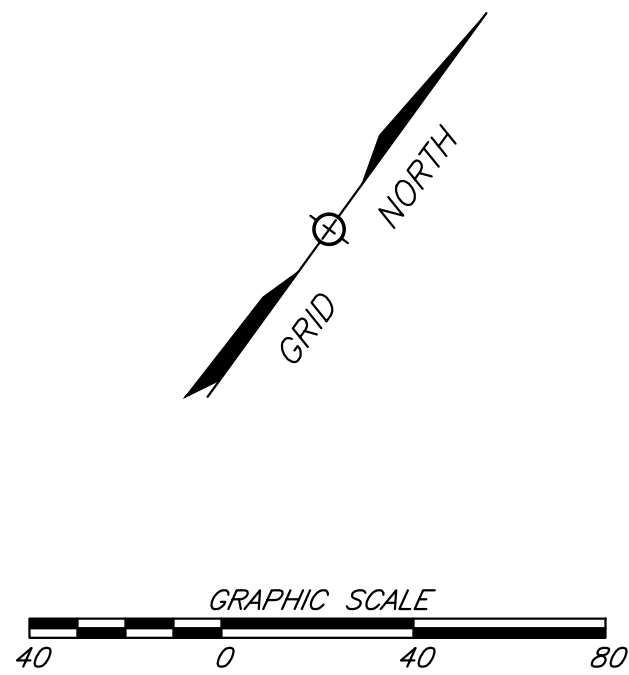
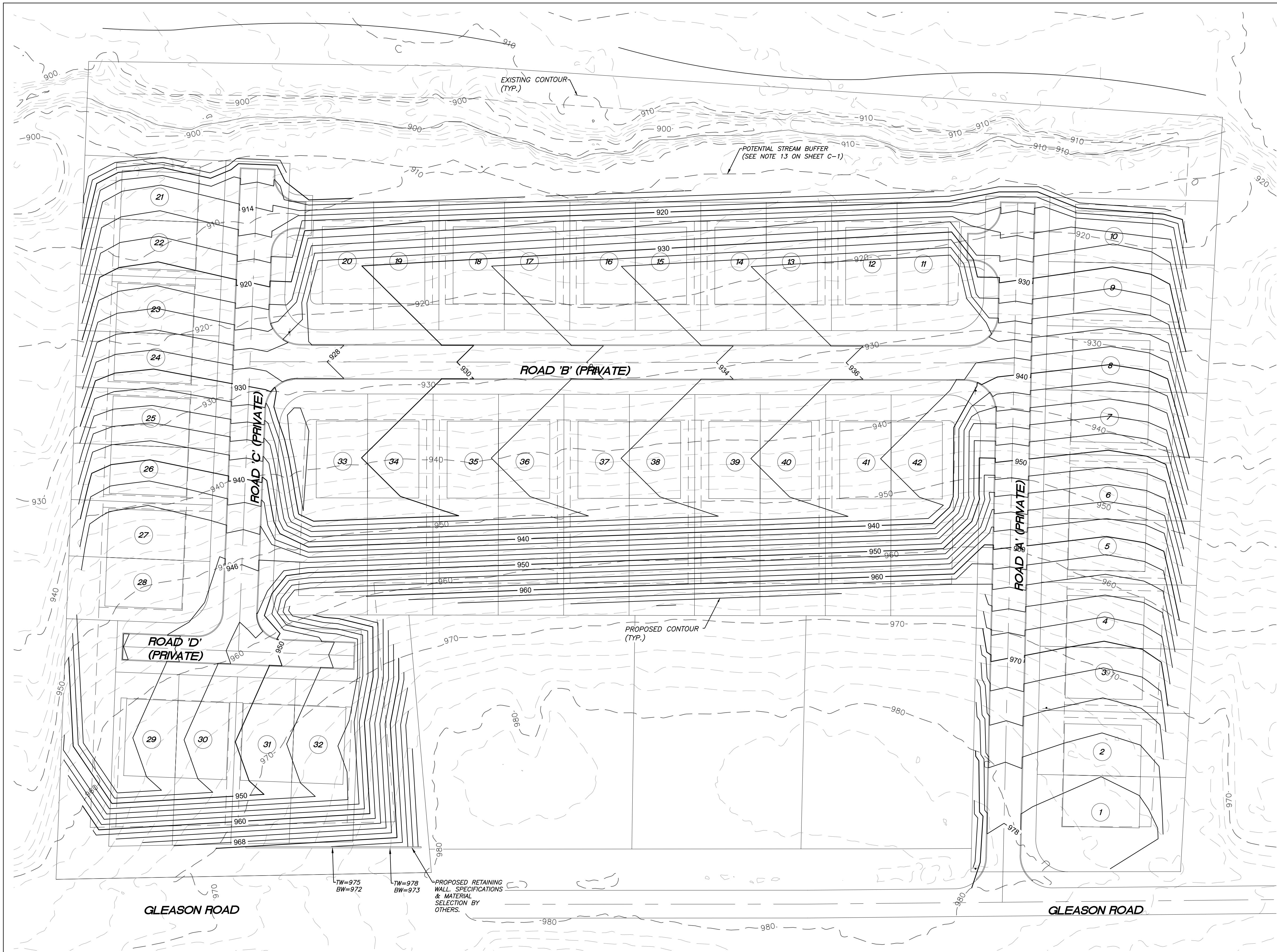
DWN: CLM CHK: CAS DWG. NO. 2606010

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: 6/18/26

| REVISION | DATE    | DESCRIPTION | BY  |
|----------|---------|-------------|-----|
| 2        | 7/27/26 | SUBMITTAL 3 | CAS |
| 1        | 7/23/26 | SUBMITTAL 2 | CAS |







LOCATION MAP  
N.T.S.

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: 6/18/26

SHEET C-4

PRELIMINARY GRADING PLAN  
**0 GLEASON DRIVE**

SITE ADDRESS: 0 GLEASON DRIVE, KNOXVILLE (37923)

DEVELOPER: **TURNER HOMES, INC.**  
11820 KINGSTON PIKE  
KNOXVILLE, TN 37934  
(865) 804-9802

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 132 PARCEL 61  
SCALE: 1"=40' JUNE 17, 2026

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

DWN: CLM CHK: CAS DWG. NO. 2606010

REFERENCE:  
DEED INST. #201108160008633

| REVISION | DATE    | DESCRIPTION | BY  |
|----------|---------|-------------|-----|
| 2        | 7/27/26 | SUBMITTAL 3 | CAS |
| 1        | 7/23/26 | SUBMITTAL 2 | CAS |



Intended design of townhouse units (proposed height 27 ft)

