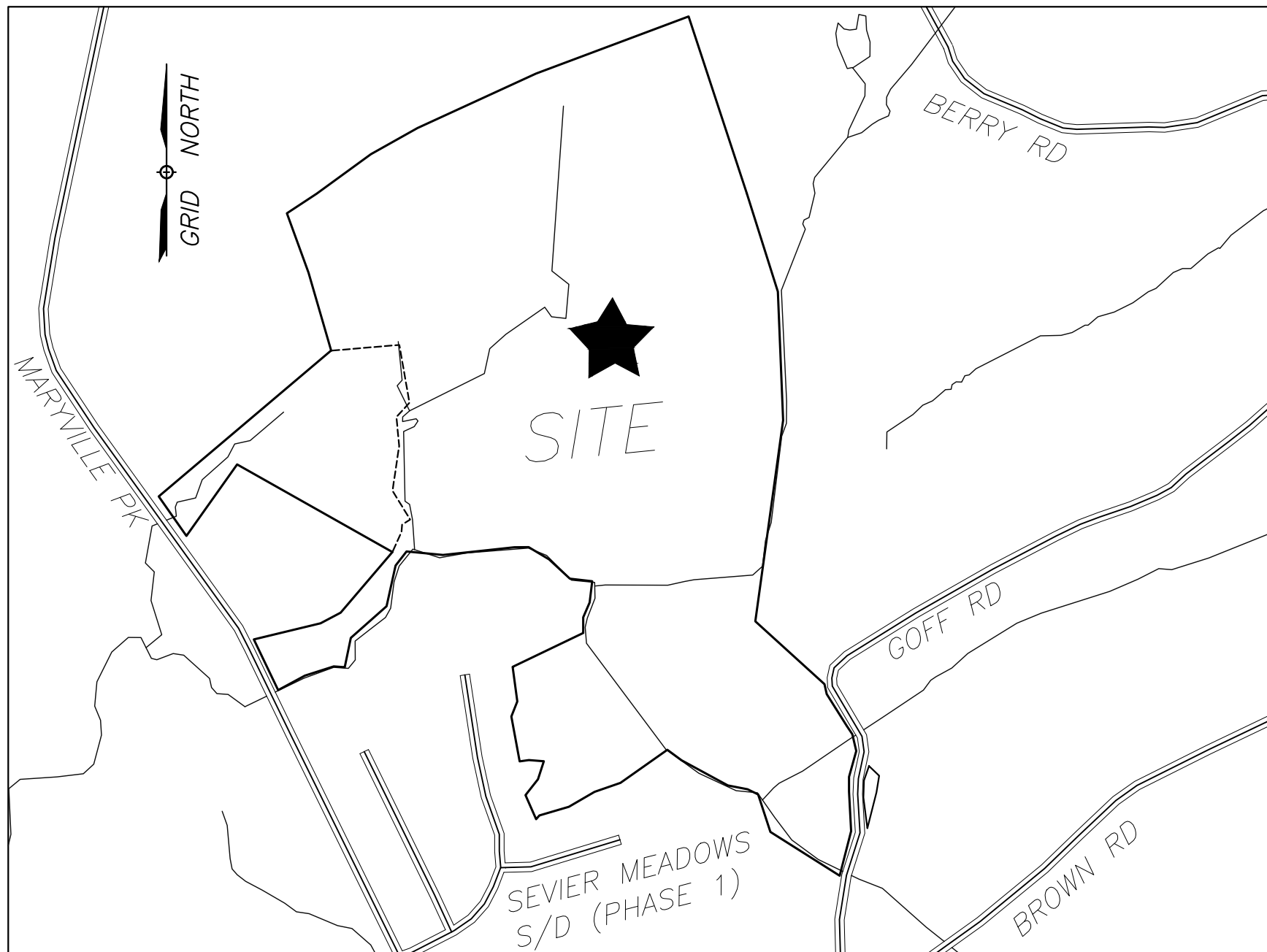


CONCEPT PLAN

U.E.I. PROJECT NO. 2408036

0 MARYVILLE PIKE

SITE ADDRESS: 0 MARYVILLE PIKE, KNOXVILLE, TENNESSEE 37920
TAX MAP: 135, PARCELS: 22.02, 22.12, 46.02



LOCATION MAP

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 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

ROAD PROFILES

PRELIMINARY GRADING PLAN

SHEET

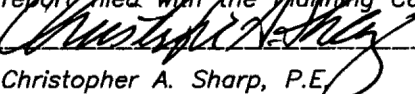
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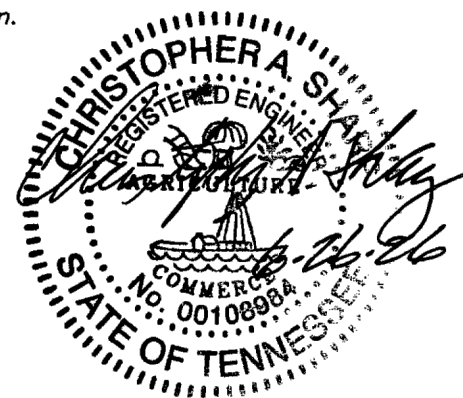
C-1

C-2 THRU C-5

C-6 THRU C-10

C-11 THRU C-14

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: 6/26/26



2	07/20/26	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

PLANNING FILE# 8-SG-26-C/8-F-26-DP

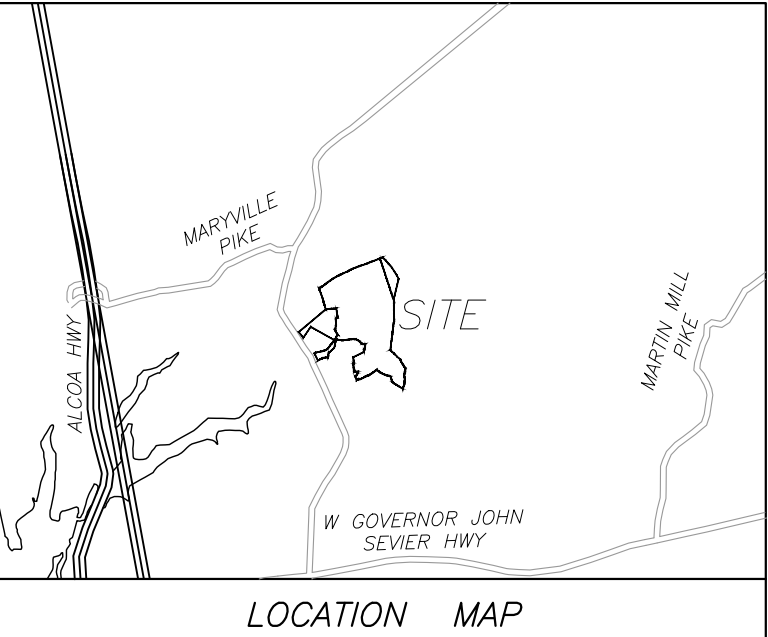
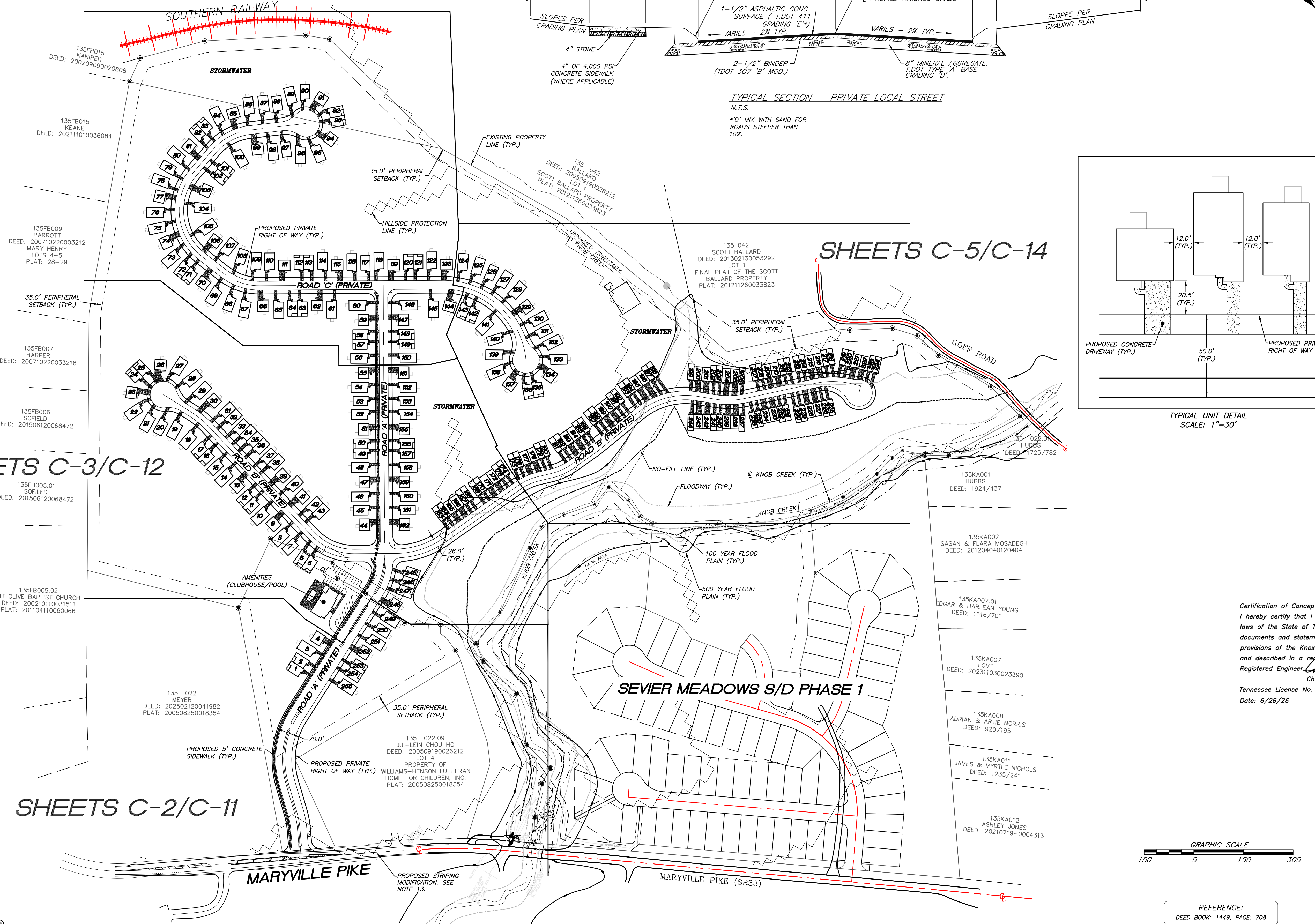
SHEETS C-4/C-13

SHEETS C-3/C-12

SHEETS C-2/C-11

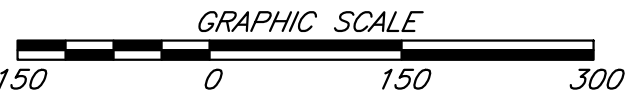
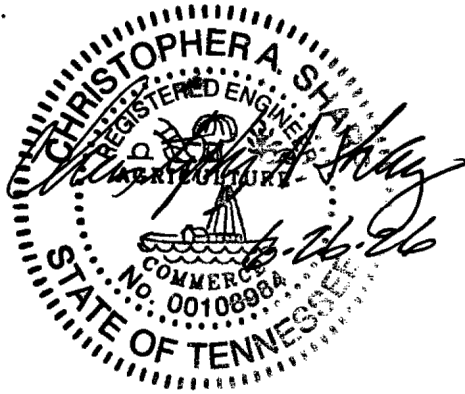
SHEETS C-5/C-14

PLANNING FILE# 8-SG-26-C/8-F-26-DP



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
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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 76.5 ACRES.
 6. THE DEVELOPMENT PROPOSES 255-UNITS (3.3 UNITS PER ACRE).
 7. THE PROPOSED UNITS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 8. A COVENANTS SHALL BE ESTABLISHED TO ADDRESS PROPERTY MAINTENANCE.
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 11. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 12. THE EXACT CONFIGURATION OF THE EXISTING STRIPING NEEDS TO BE FIELD VERIFIED.

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



REFERENCE:
DEED BOOK: 1449, PAGE: 708

REVISION	DATE	DESCRIPTION	CLM BY
1	07/20/26	GENERAL REVISIONS	CLM

SHEET C-1

KEY SHEET / TYPICAL SECTION

O MARYVILLE PIKE

SITE ADDRESS: 0 MARYVILLE PIKE (37920)

DEVELOPER:

MESANA INVESTMENTS, LLC

P.O. BOX 11315

KNOXVILLE, TN 37939

DIST. NO. D9

KNOX CO., TN.

SCALE: 1"=150'

JULY 25, 2025

TAX MAP: 135

PARCELS: 22.02, 22.12, 46.02



URBAN ENGINEERING, INC.

10330 HARDIN VALLEY RD, #201

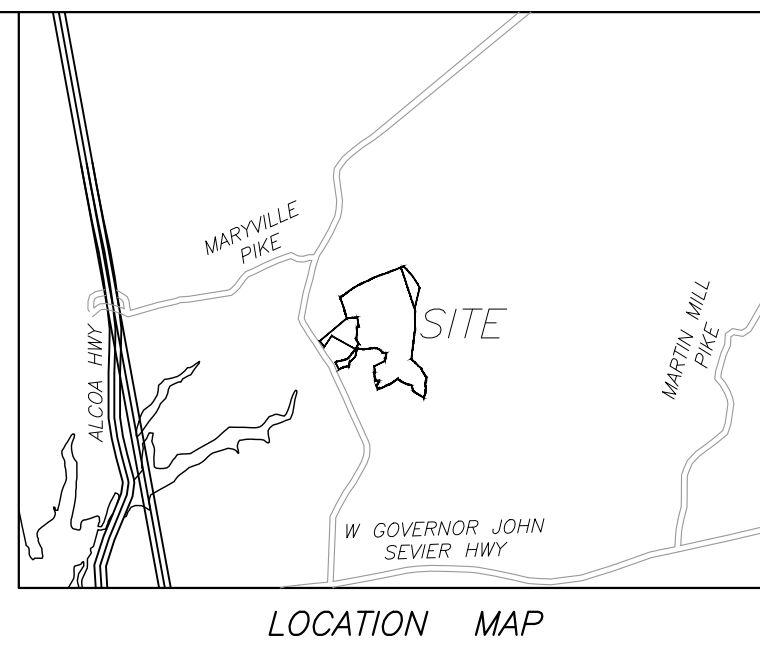
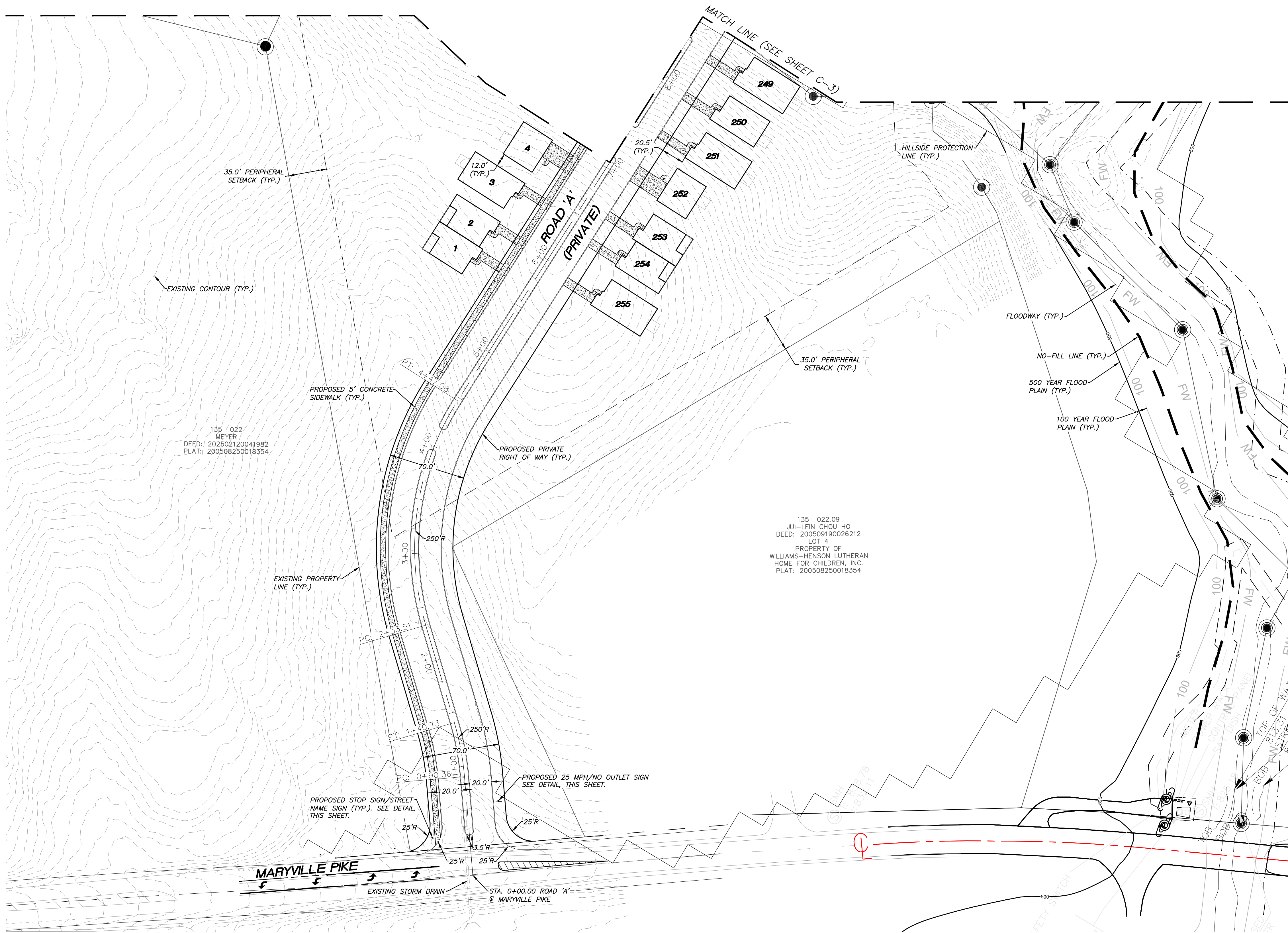
KNOXVILLE, TENNESSEE 37932

(865) 966-1924

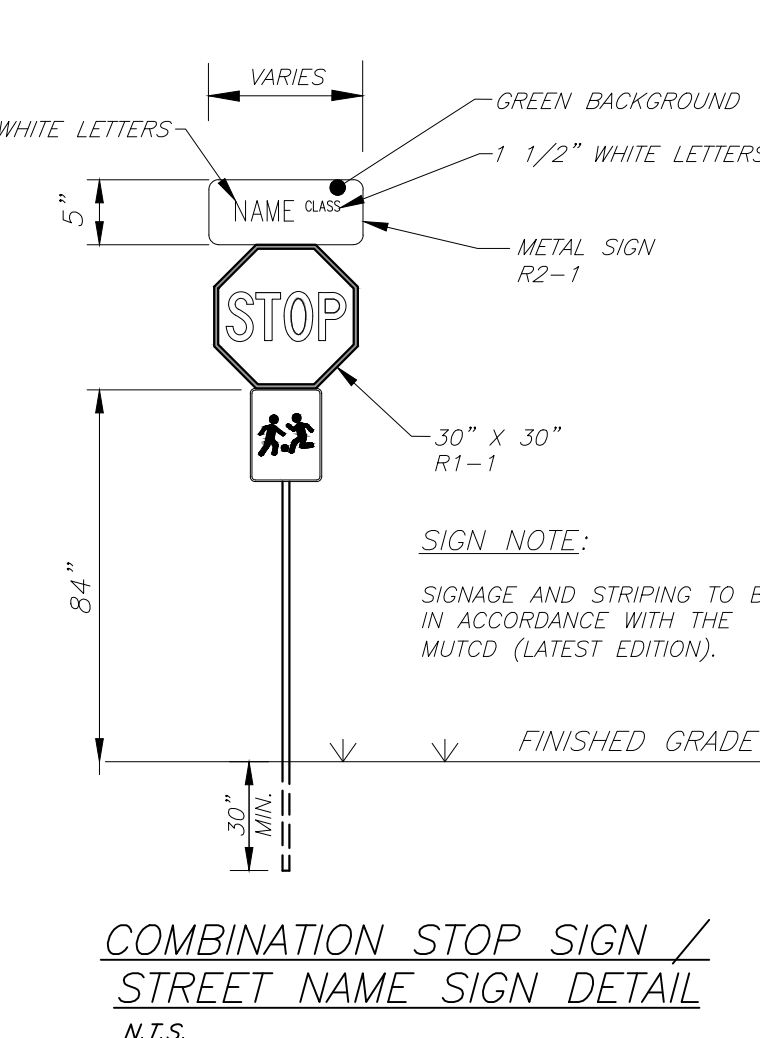
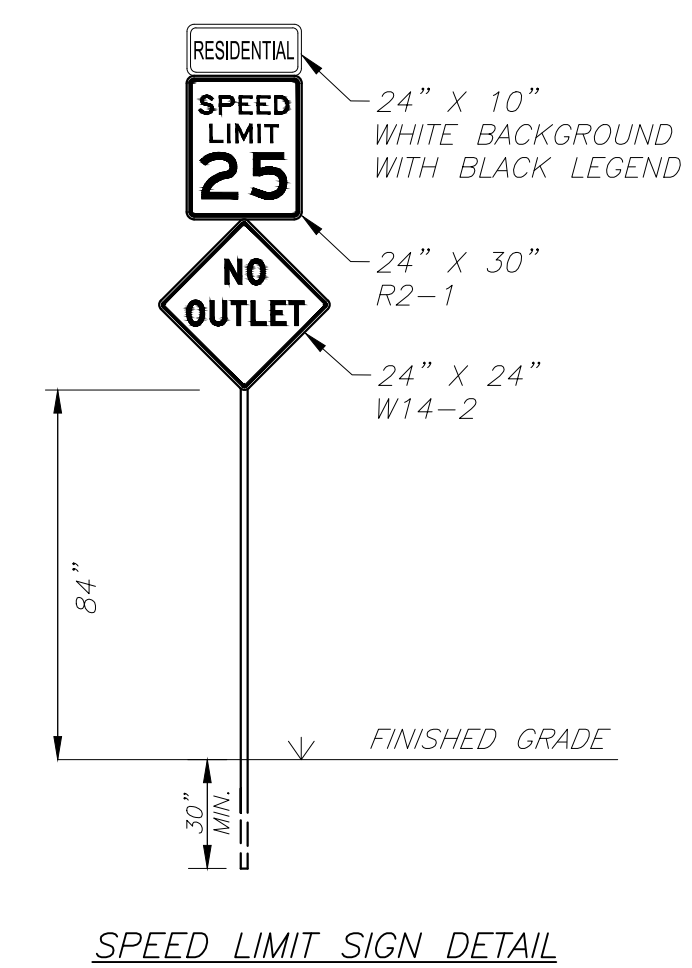
DWN: CLM

CHK: CAS

DWG. NO. 2408036

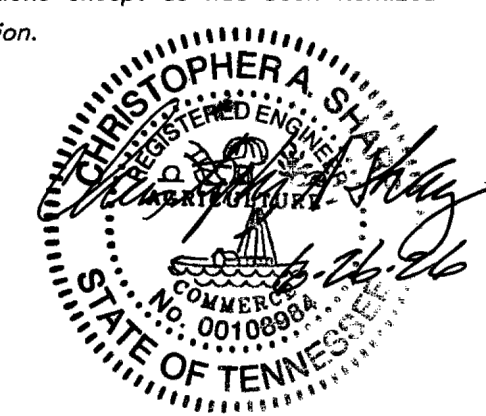


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 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 76.5 ACRES.
 6. THE DEVELOPMENT PROPOSES 255-UNITS (3.3 UNITS PER ACRE).
 7. THE PROPOSED UNITS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
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 9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PRIVATE RIGHT OF WAY.
 10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 57.11 ACRES. THE APPROXIMATE DISTURBANCE AREA WITHIN HILLSIDE PROTECTION IS 37.4± ACRES.
 11. SEE SHEET C-1 FOR INTERNAL STREETS TYPICAL SECTION.
 12. THE EXACT CONFIGURATION OF THE EXISTING STRIPING NEEDS TO BE FIELD VERIFIED.



- VARIANCE / ALTERNATIVE DESIGN STANDARD REQUESTS:**
- Road A (PRIVATE):**
1. Reduce the centerline radius from 250' to 175' between stations 8+90.21 & 9+90.64.
 2. Increase the intersection grade from 1% to 1.5% at the intersection of Maryville Pike and Road A.
 3. Increase the intersection grade from 1% to 2% at the intersection of Roads A & C.
 4. Reduce the k value from 25 to 20 between stations 3+66.12 & 7+12.05.
- Road B (PRIVATE):**
1. Reduce the centerline radius from 250' to 175' between stations 6+20.18 & 7+63.74.
 2. Reduce the centerline radius from 250' to 175' between stations 13+19.32 & 13+85.84.
 3. Reduce the centerline radius from 250' to 175' between stations 14+26.30 & 14+92.83.
 4. Reduce the centerline radius from 250' to 225' between stations 17+50.36 & 19+40.36.
 5. Increase the maximum road grade from 12% to 12.92%.
 6. Increase the intersection grade from 1% to 2% at the intersection of Roads A & B.
 7. Reduce the centerline radius from 250' to 175' between stations 15+73.38 & 15+86.21.
 8. Reduce the K value from 25 to 15 at the intersection of Roads A & B.
 9. Reduce the distance between reverse curves from 50 to 40.46 between stations 15+85.84 & 14+26.30.
- Road C (PRIVATE):**
1. Reduce the centerline radius from 250' to 175' between stations 1+71.36 & 3+02.10.
 2. Reduce the centerline radius from 250' to 175' between stations 3+92.71 & 6+74.77.
 3. Reduce the centerline radius from 250' to 175' between stations 7+59.61 & 8+76.92.
 4. Reduce the K value from 25 to 20 between stations 11+78.36 & 12+91.01.
 5. Reduce the distance between broken back curves from 150' to 90.61' between stations 3+02.10 & 3+92.71.
 6. Reduce the distance between broken back curves from 150' to 84.84' between stations 6+74.77 & 7+59.61.

Certification of Concept Plan by Registered Engineer
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Registered Engineer: *Christopher A. Sharp, P.E.*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 6/26/26

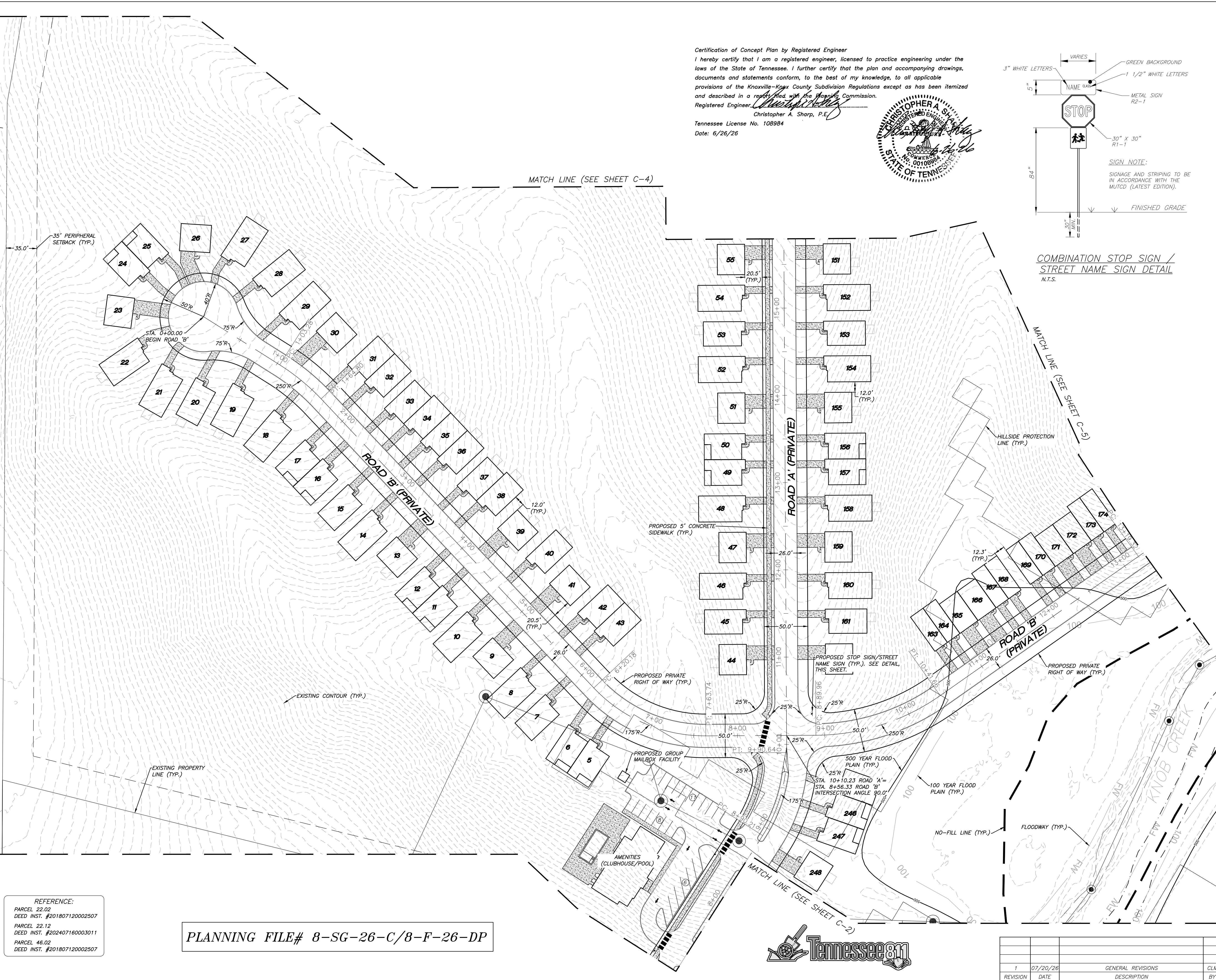


SHEET C-2

SITE PLAN		
0 MARYVILLE PIKE		
SITE ADDRESS: 0 MARYVILLE PIKE (37920)		
DEVELOPER:		
MESANA INVESTMENTS, LLC		
P.O. BOX 11315		
KNOXVILLE, TN 37939		
DIST. NO. D9		
KNOX CO., TN.		
SCALE: 1"=50'		
JULY 25, 2025		
TAX MAP: 135		
PARCELS: 22.02, 22.12, 46.02		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2408036

PLANNING FILE# 8-SG-26-C/8-F-26-DP

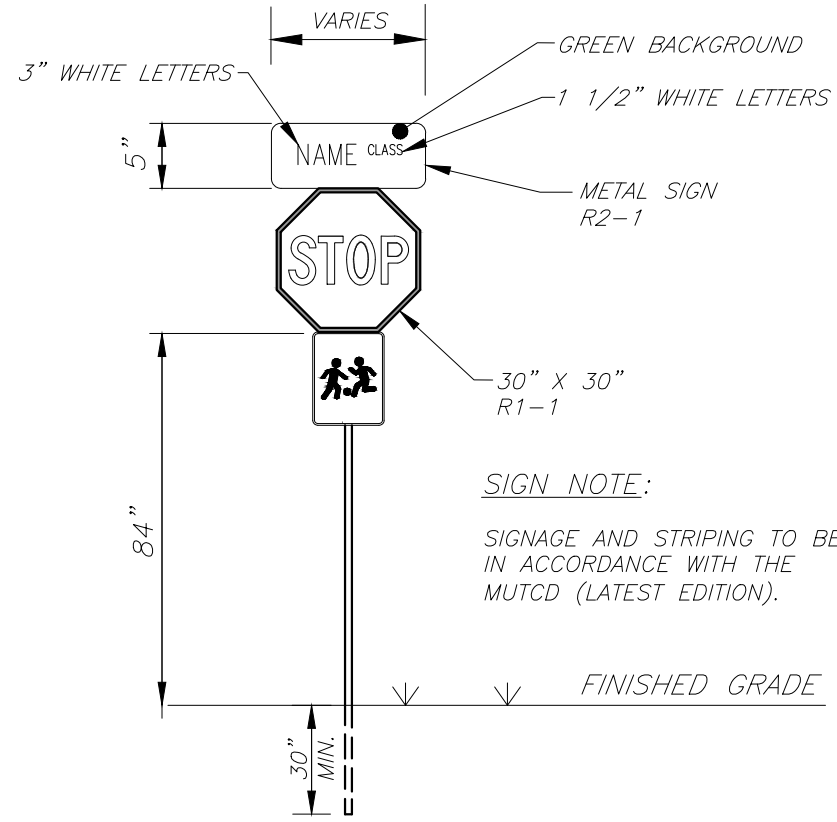
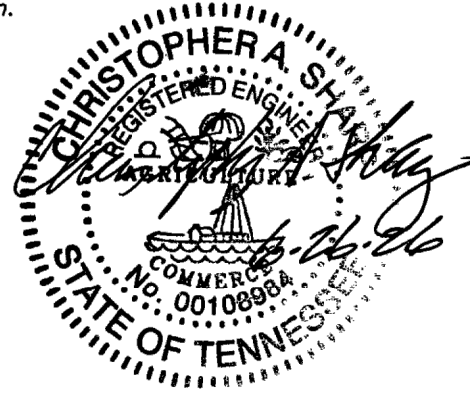
1	07/20/26	GENERAL REVISIONS	CLM
REVISION	DATE	DESCRIPTION	BY



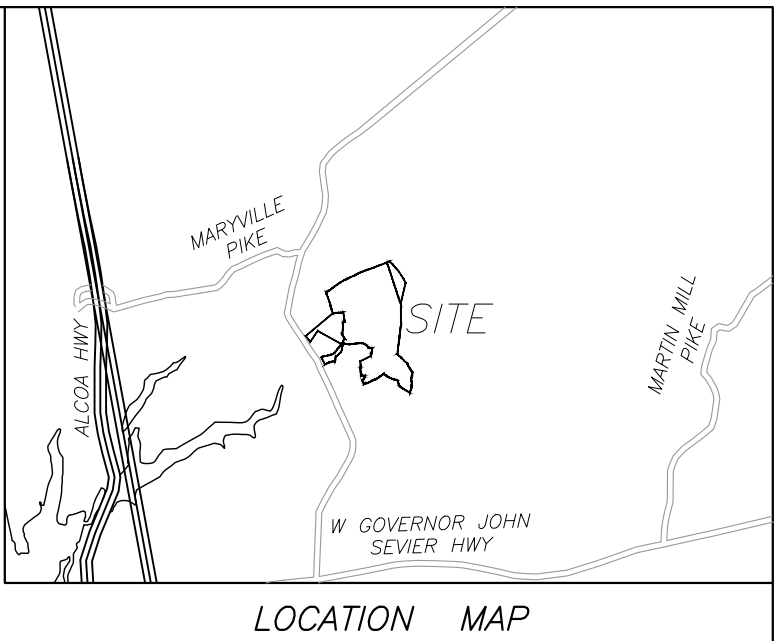
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PARCEL 22.12
DEED INST. #202407180003011
PARCEL 46.02
DEED INST. #201807120002507

PLANNING FILE# 8-SG-26-C/8-F-26-DP

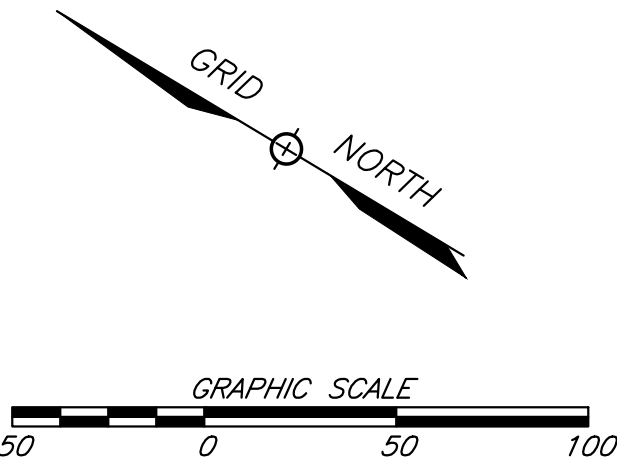
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Tennessee License No. 108984
Date: 6/26/26



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.

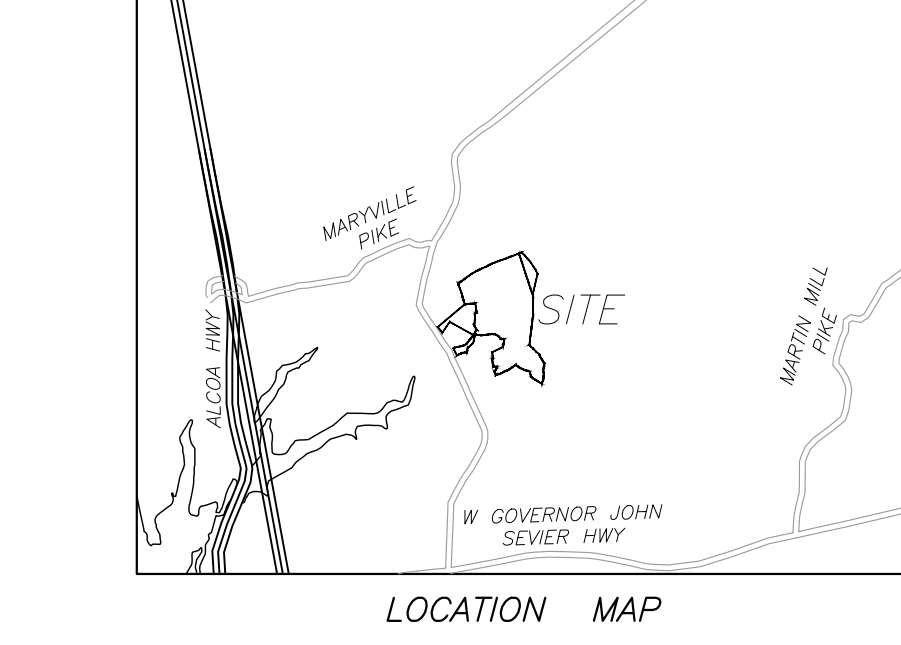
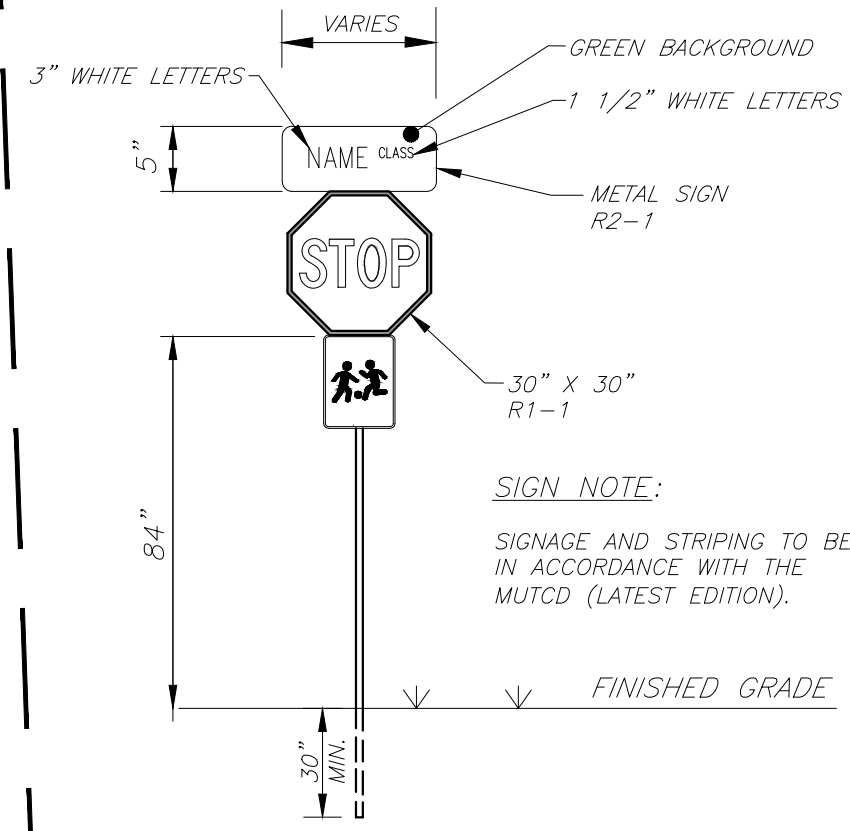
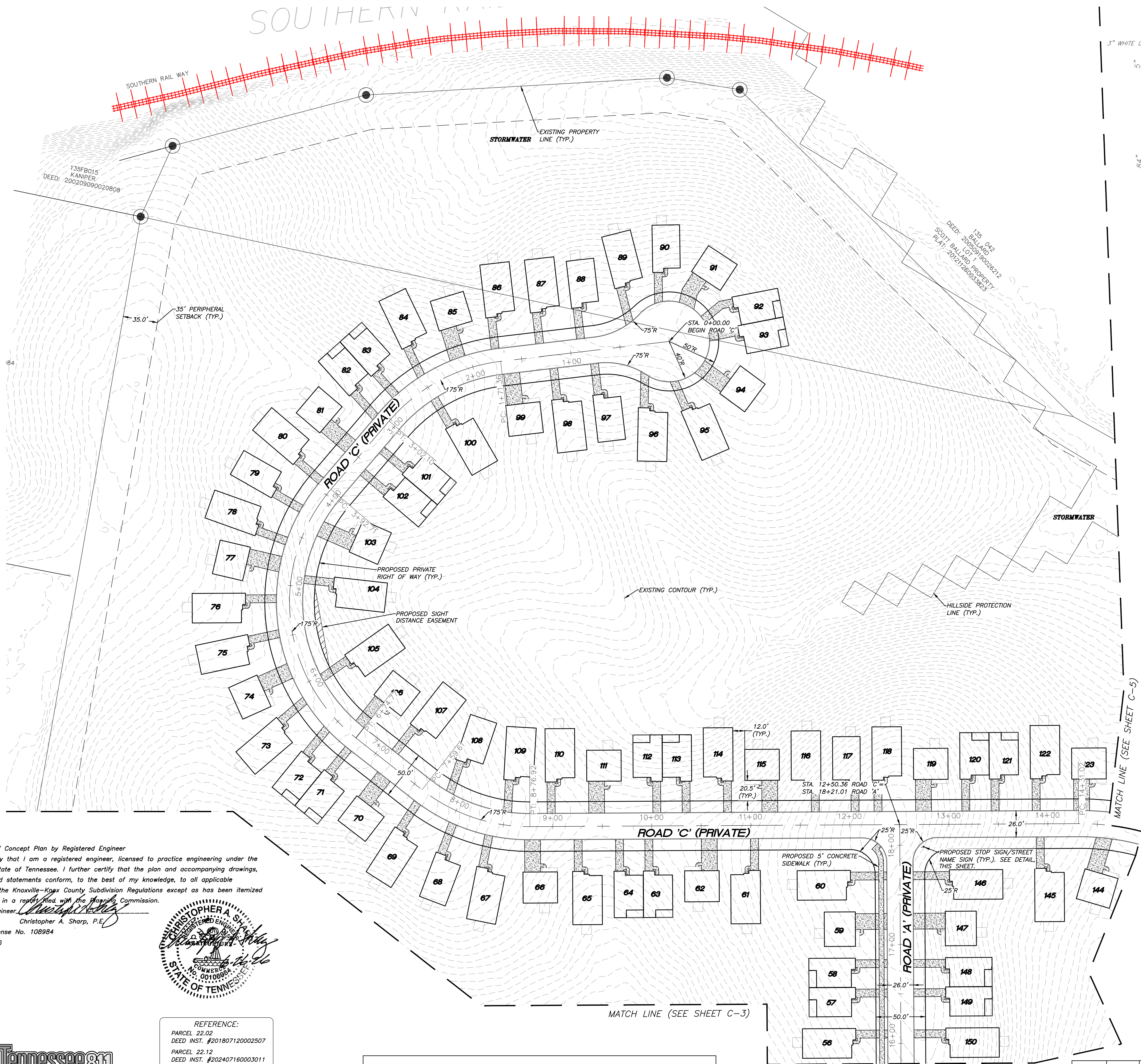


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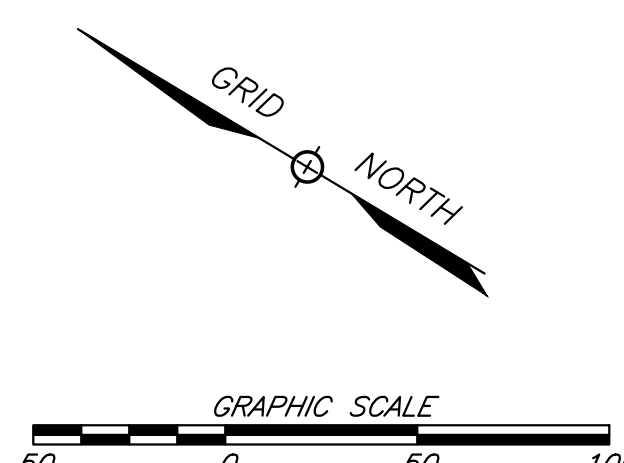


SHEET C-3		
SITE PLAN		
0 MARYVILLE PIKE		
SITE ADDRESS: 0 MARYVILLE PIKE (37920)		
DEVELOPER:		
MESANA INVESTMENTS, LLC		
P.O. BOX 11315		
KNOXVILLE, TN 37939		
DIST. NO. D9		
KNOX CO., TN.		
SCALE: 1"=50'		
JULY 25, 2025		
TAX MAP: 135		
PARCELS: 22.02, 22.12, 46.02		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2408036

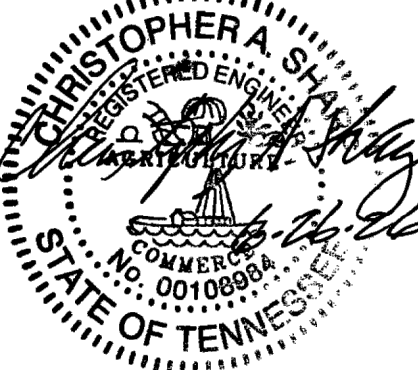
1	07/20/26	GENERAL REVISIONS	CLM
REVISION	DATE	DESCRIPTION	BY



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Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 6/26/26



REFERENCE:
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DEED INST. #201807120002507
PARCEL 22.12
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PARCEL 46.02
DEED INST. #201807120002507

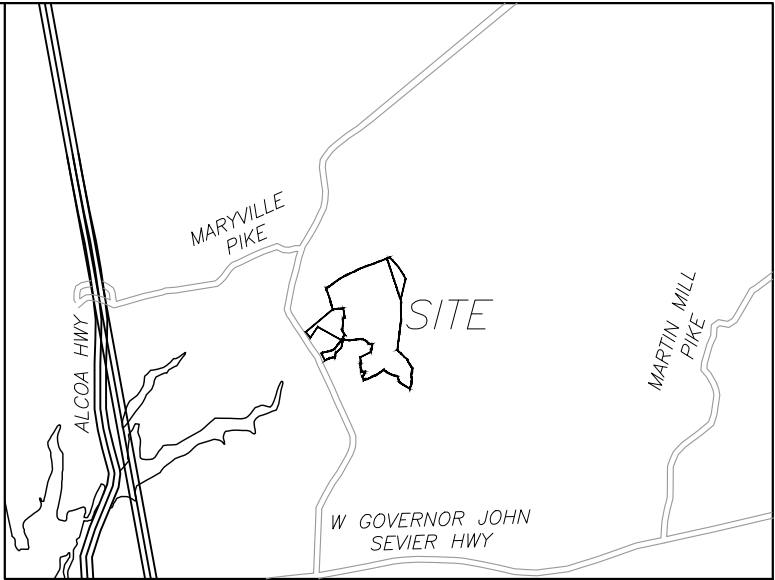
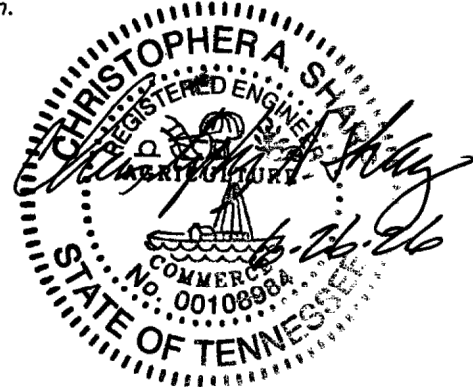
PLANNING FILE# 8-SG-26-C/8-F-26-DP

SHEET C-4		
SITE PLAN		
0 MARYVILLE PIKE		
SITE ADDRESS: 0 MARYVILLE PIKE (37920)		
DEVELOPER:		
MESANA INVESTMENTS, LLC		
P.O. BOX 11315		
KNOXVILLE, TN 37939		
DIST. NO. D9 KNOX CO., TN.		
SCALE: 1"=50' JULY 25, 2025		
TAX MAP: 135 PARCELS: 22.02, 22.12, 46.02		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2408036

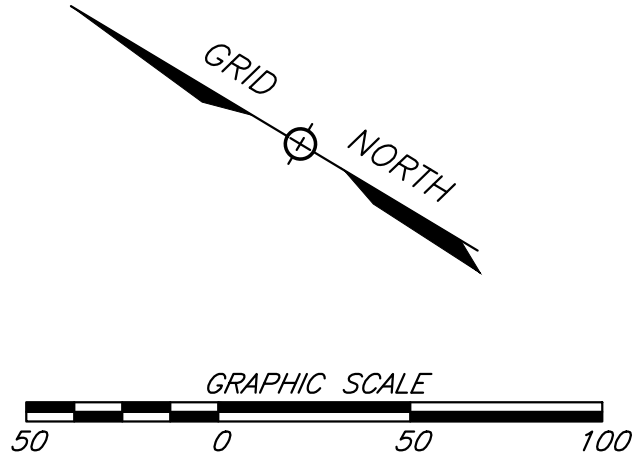


REVISION	DATE	DESCRIPTION	CLM BY
1	07/20/26	GENERAL REVISIONS	

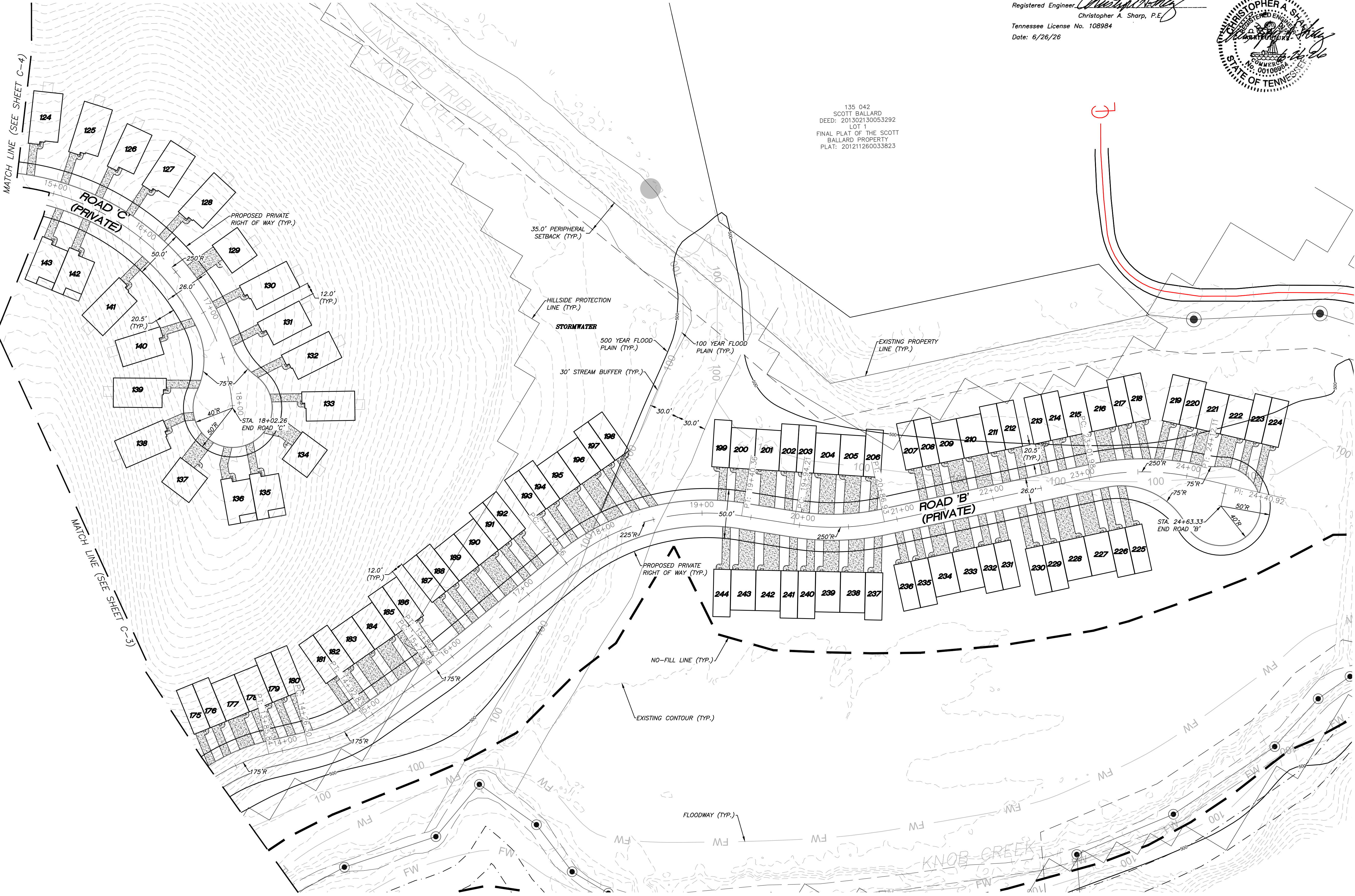
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 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 76.5 ACRES.
 6. THE DEVELOPMENT PROPOSES 255-UNITS (3.3 UNITS PER ACRE).
 7. THE PROPOSED UNITS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 8. A COVENANTS SHALL BE ESTABLISHED TO ADDRESS PROPERTY MAINTENANCE.
 9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PRIVATE RIGHT OF WAY.
 10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 57.11 ACRES. THE APPROXIMATE DISTURBANCE AREA WITHIN HILLSIDE PROTECTION IS 37.4± ACRES.
 11. SEE SHEET C-1 FOR INTERNAL STREETS TYPICAL SECTION.
 12. THE EXACT CONFIGURATION OF THE EXISTING STRIPING NEEDS TO BE FIELD VERIFIED.



135.042
SCOTT BALLARD
DEED: 201302130053292
LOT 1
FINAL PLAT OF THE SCOTT
BALLARD PROPERTY
PLAT: 201211260033823



REFERENCE:
PARCEL 22.02
DEED INST. #201807120002507
PARCEL 22.12
DEED INST. #202407160003011
PARCEL 46.02
DEED INST. #201807120002507

PLANNING FILE# 8-SG-26-C/8-F-26-DP

1	07/20/26	GENERAL REVISIONS	CLM
REVISION	DATE	DESCRIPTION	BY

SHEET C-5

SITE PLAN

0 MARYVILLE PIKE

SITE ADDRESS: 0 MARYVILLE PIKE (37920)

DEVELOPER:

MESANA INVESTMENTS, LLC

P.O. BOX 11315

KNOXVILLE, TN 37939

DIST. NO. D9KNOX CO., TN.

SCALE: 1"=50'JULY 25, 2025

TAX MAP: 135PARCELS: 22.02, 22.12, 46.02

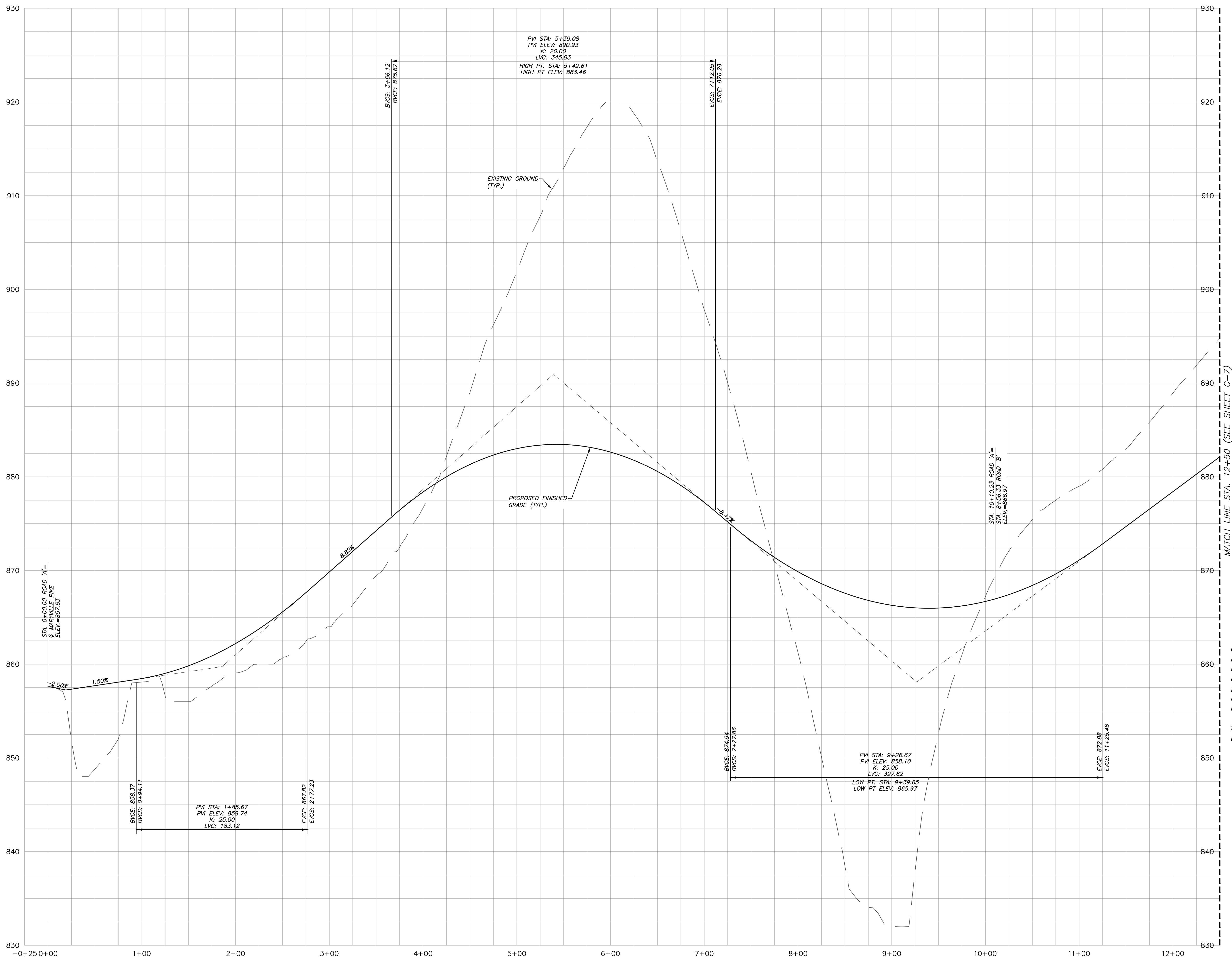
URBAN ENGINEERING, INC.

10330 HARDIN VALLEY RD, #201

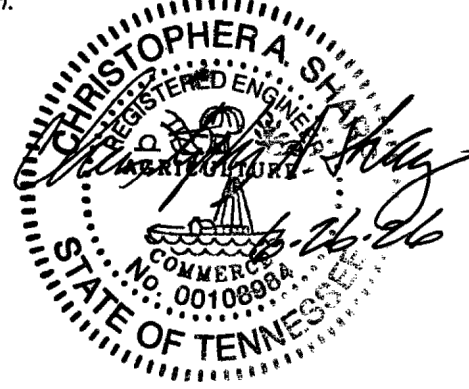
KNOXVILLE, TENNESSEE 37932

(865) 966-1924

DWN: CLMDWK: CASDWG. NO. 2408036



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. Shorp*
Christopher A. Shorp, P.E.
Tennessee License No. 108984
Date: 6/26/26



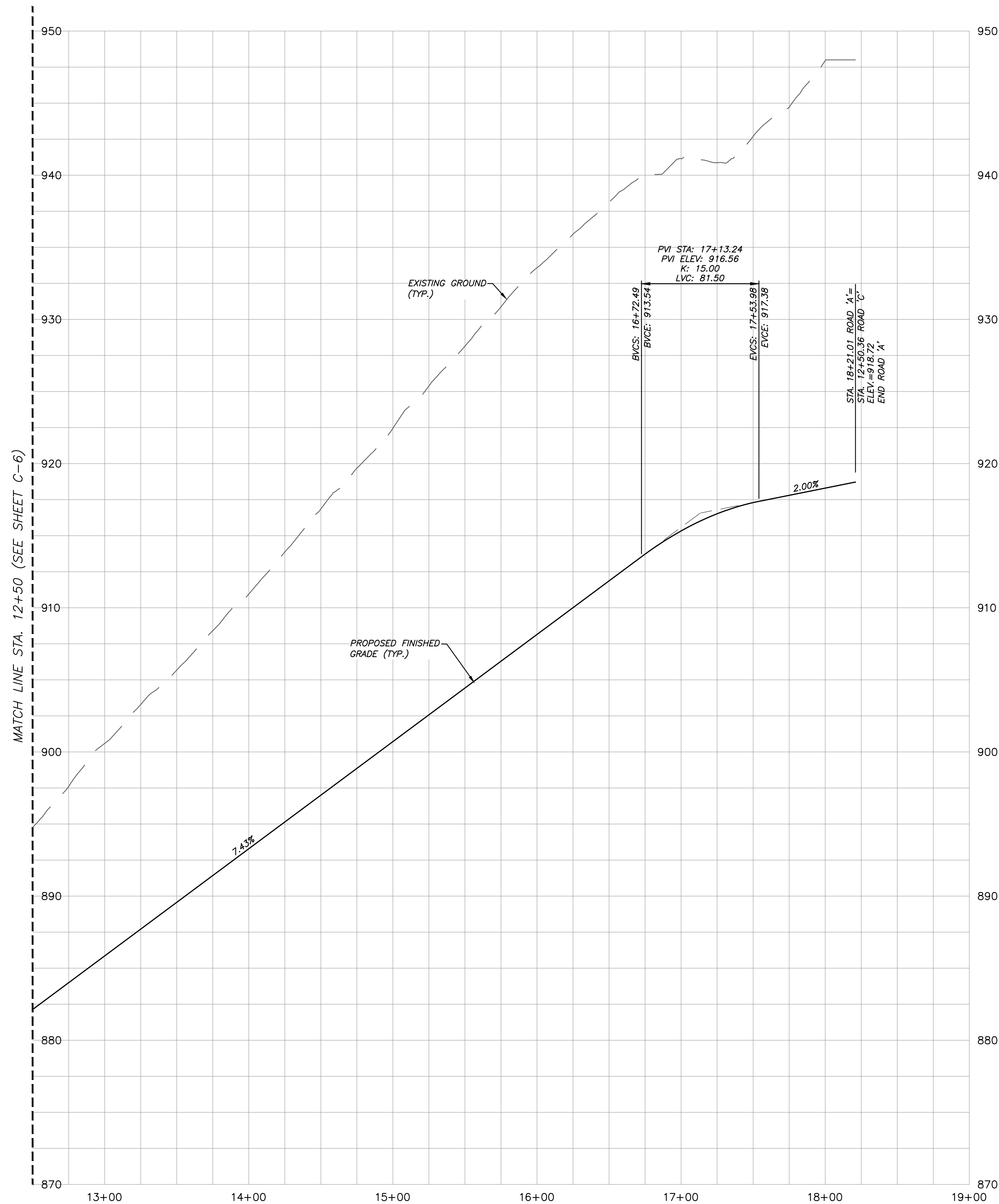
SHEET C-6

ROAD PROFILES		
0 MARYVILLE PIKE		
SITE ADDRESS: 0 MARYVILLE PIKE (37920)		
DEVELOPER:		
MESANA INVESTMENTS, LLC		
P.O. BOX 11315		
KNOXVILLE, TN 37939		
DIST. NO. D9		KNOX CO., TN.
SCALE: AS NOTED		JULY 25, 2025
TAX MAP: 135		PARCELS: 22.02, 22.12, 46.02
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2408036

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

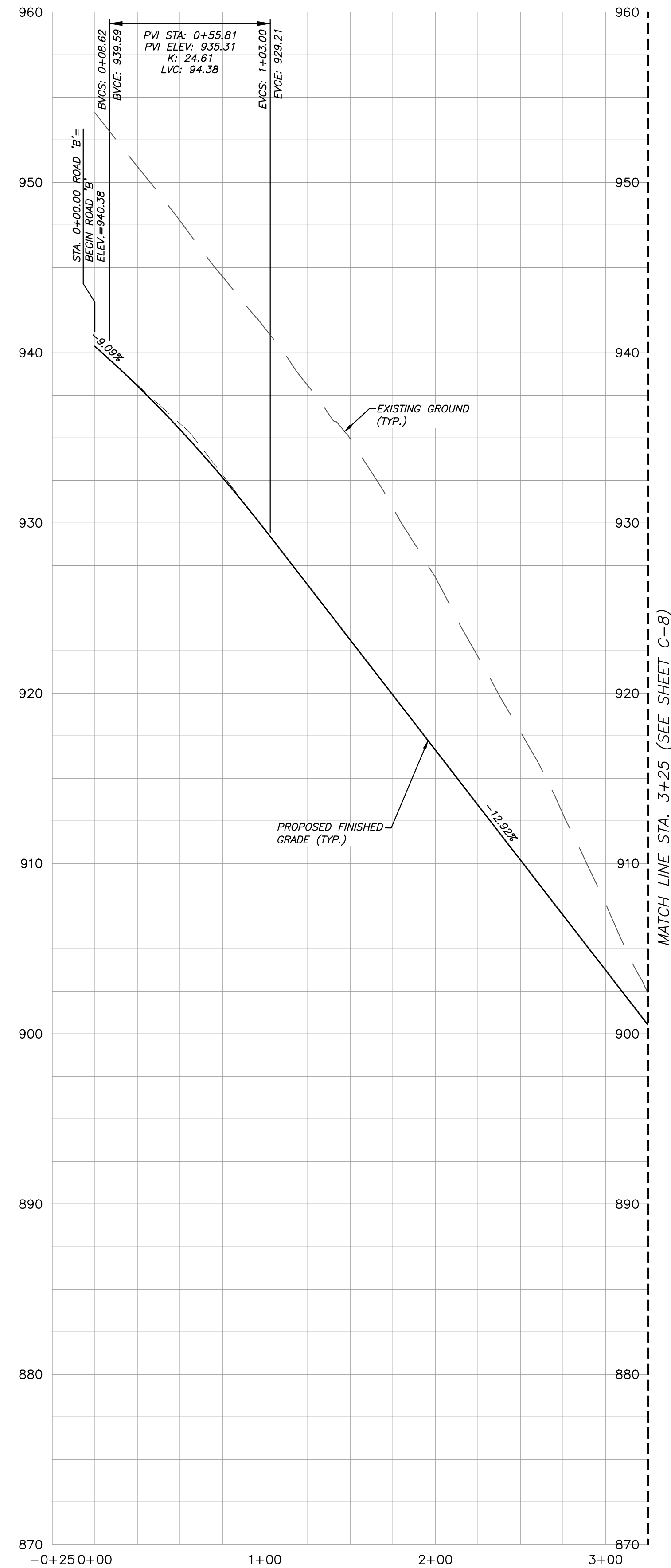
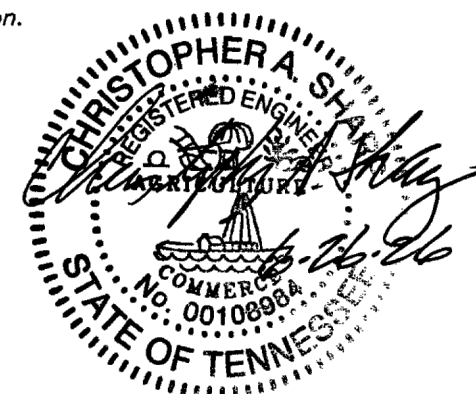
PLANNING FILE# 8-SG-26-C/8-F-26-DP

1	07/20/26	GENERAL REVISIONS	CLM
REVISION	DATE	DESCRIPTION	BY



PROFILE-ROAD 'A'
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: 6/26/26



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

REVISION	DATE	DESCRIPTION	BY
1	07/20/26	GENERAL REVISIONS	CLM

SHEET C-7

ROAD PROFILES

0 MARYVILLE PIKE

SITE ADDRESS: 0 MARYVILLE PIKE (37920)

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

DIST. NO. D9 KNOX CO., TN.
SCALE: AS NOTED JULY 25, 2025
TAX MAP: 135 PARCELS: 22.02, 22.12, 46.02

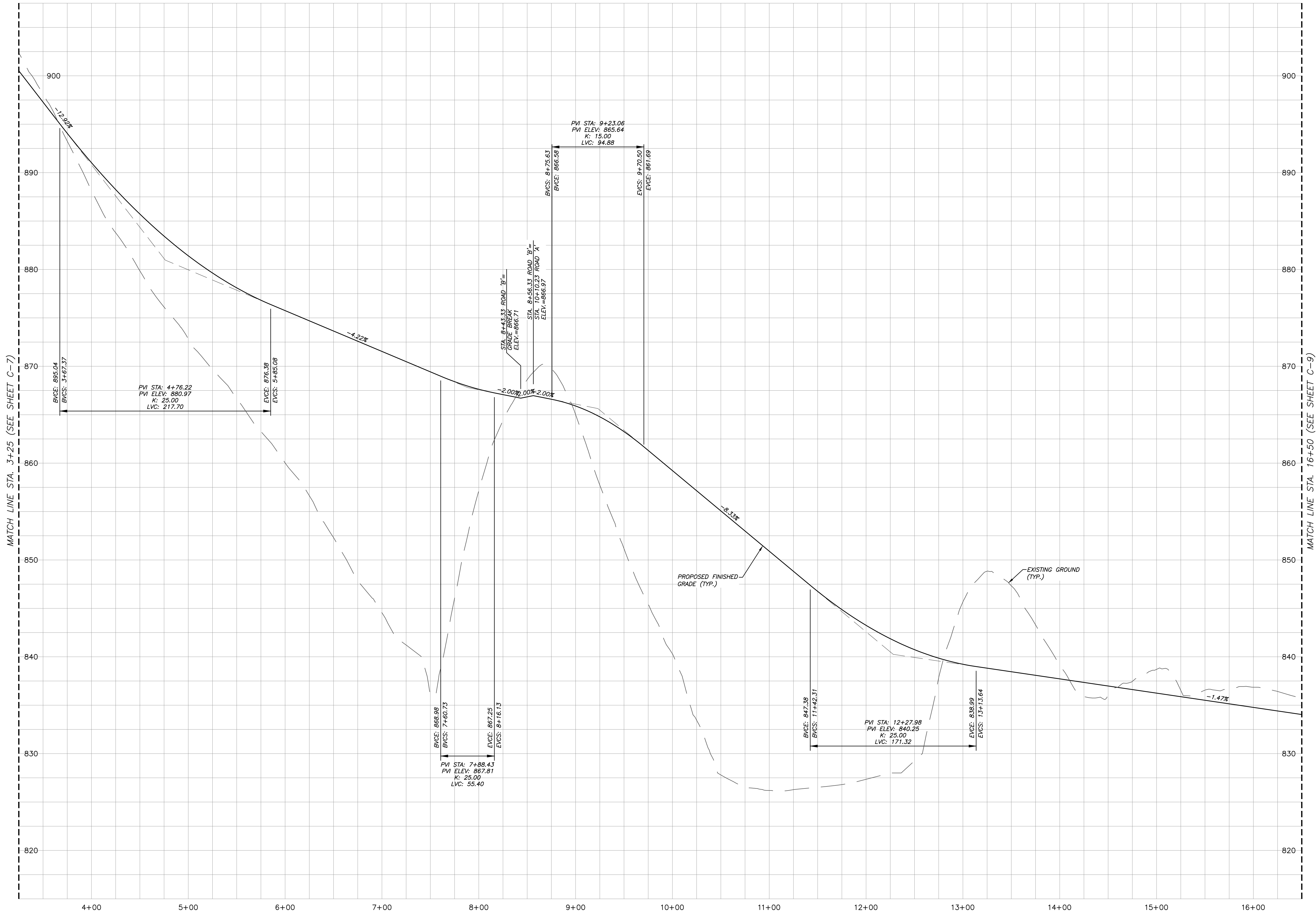


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2408036



PLANNING FILE# 8-SG-26-C/8-F-26-DP



PLANNING FILE# 8-SG-26-C/8-F-26-DP

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

REVISION	DATE	DESCRIPTION	CLM	BY
1	07/20/26	GENERAL REVISIONS	CLM	BY

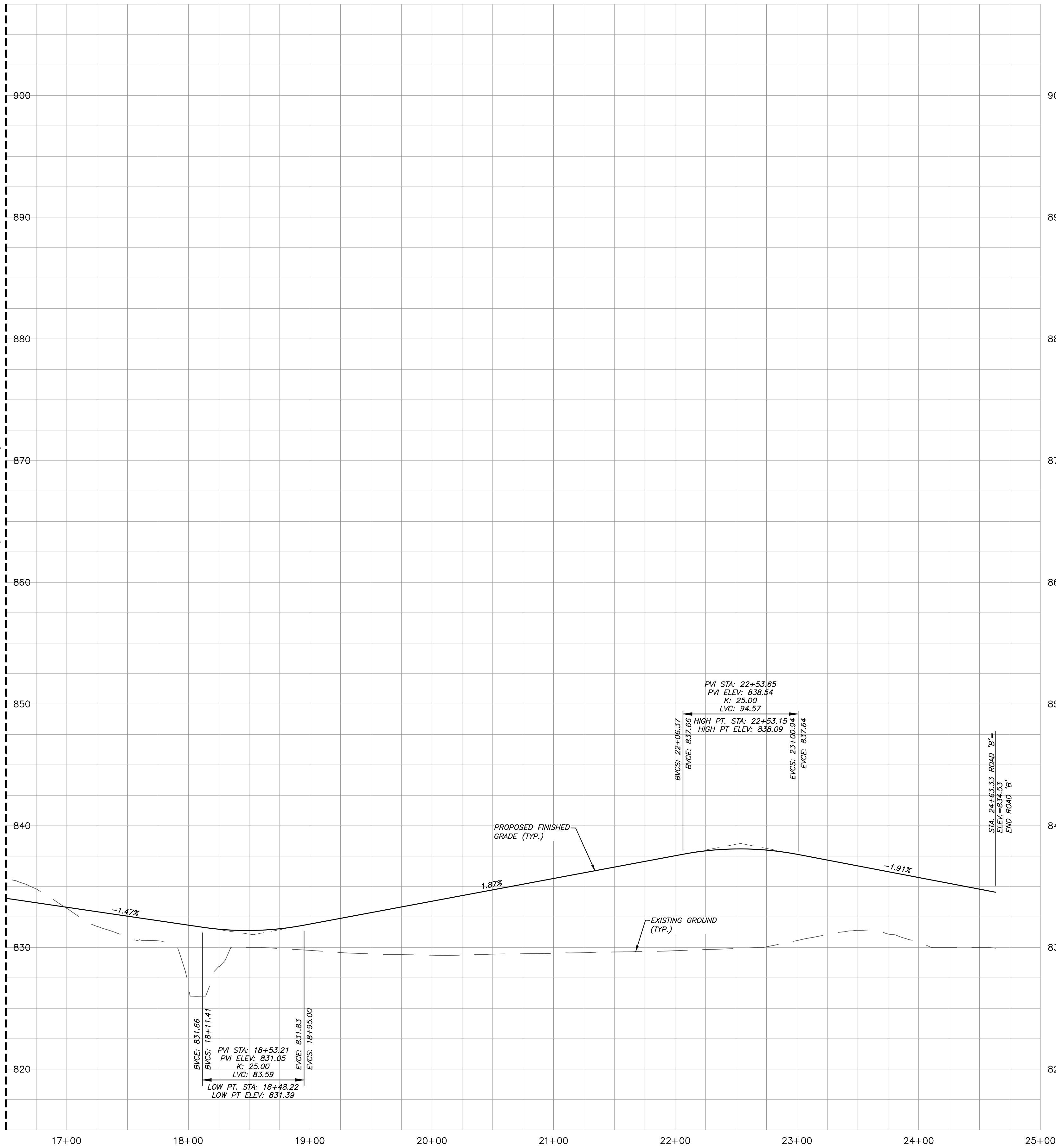
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Registered Engineer: Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 6/26/26



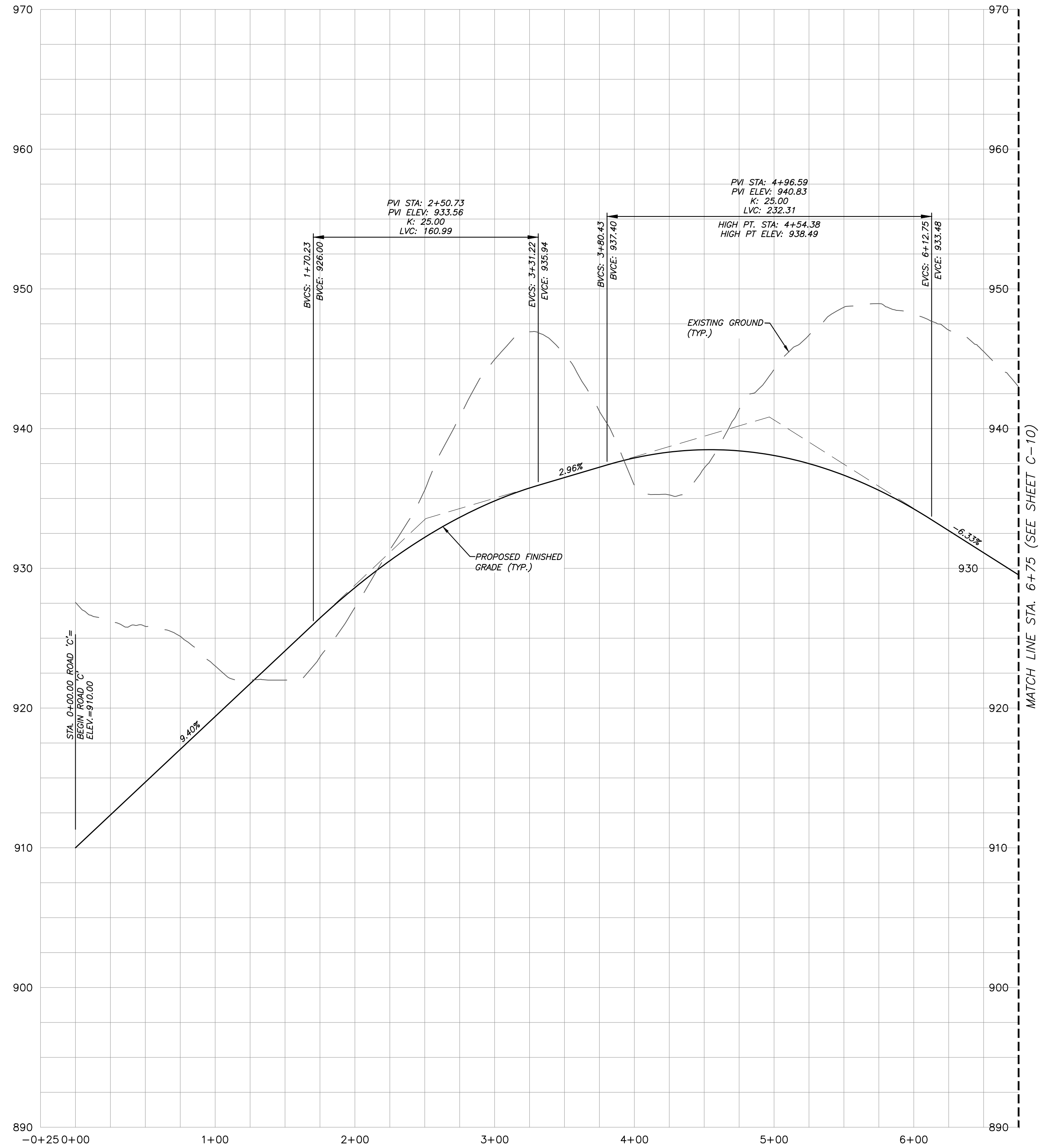
SHEET C-8

ROAD PROFILES		
O MARYVILLE PIKE		
SITE ADDRESS: O MARYVILLE PIKE (37920)		
DEVELOPER:		
MESANA INVESTMENTS, LLC		
P.O. BOX 11315		
KNOXVILLE, TN 37939		
DIST. NO. D9	KNOX CO., TN.	
SCALE: AS NOTED	JULY 25, 2025	
TAX MAP: 135	PARCELS: 22.02, 22.12, 46.02	
		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2408036

MATCH LINE STA. 16+50 (SEE SHEET C-8)



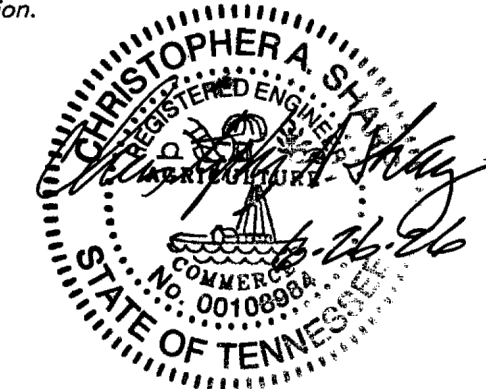
PROFILE-ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



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

SHEET C-9

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: 6/26/26



ROAD PROFILES
O MARYVILLE PIKE

SITE ADDRESS: O MARYVILLE PIKE (37920)

DEVELOPER:

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

DIST. NO. D9

KNOX CO., TN.

SCALE: AS NOTED

JULY 25, 2025

TAX MAP: 135

PARCELS: 22.02, 22.12, 46.02



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

DWN: CLM

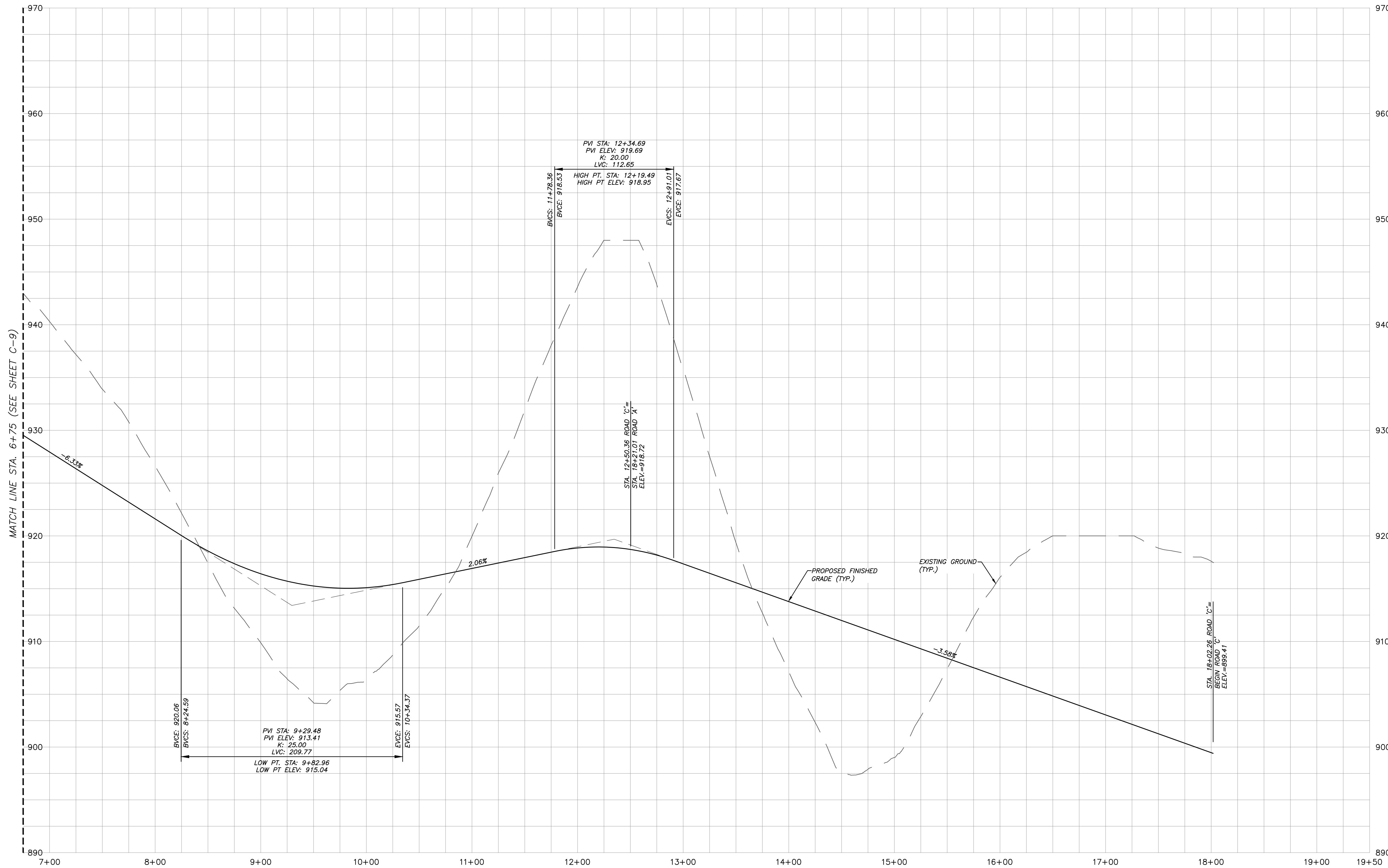
CHK: CAS

DWG. NO. 2408036

PLANNING FILE# 8-SG-26-C/8-F-26-DP



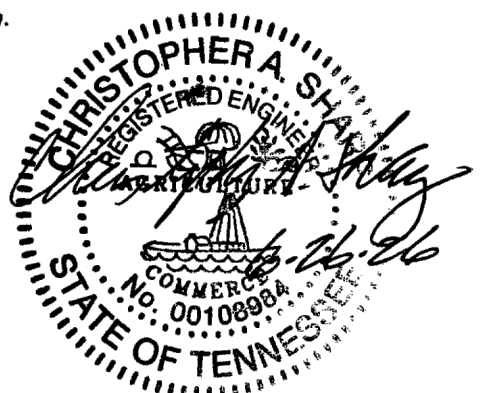
REVISION	DATE	DESCRIPTION	CLM BY
1	07/20/26	GENERAL REVISIONS	



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

SHEET C-10

Certification of Concept Plan by Registered Engineer
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Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 6/26/26



PLANNING FILE# 8-SG-26-C/8-F-26-DP

ROAD PROFILES
O MARYVILLE PIKE
SITE ADDRESS: O MARYVILLE PIKE (37920)

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

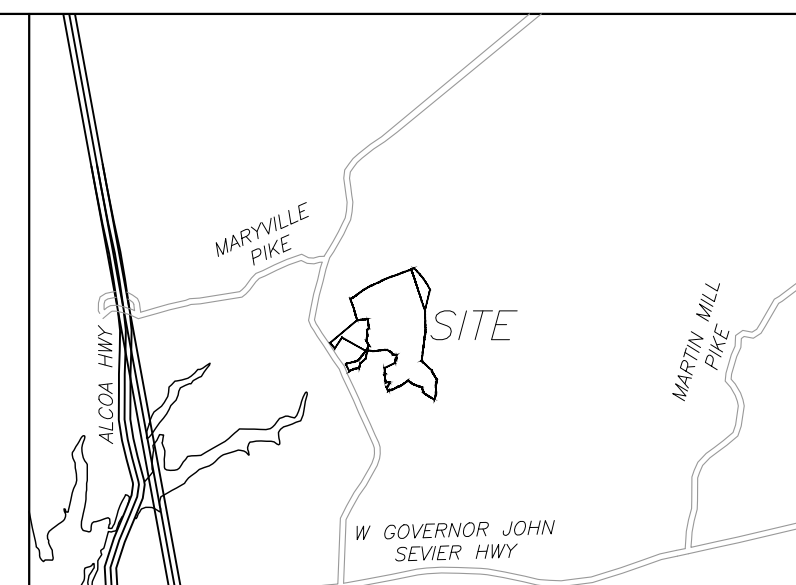
DIST. NO. D9 KNOX CO., TN.
SCALE: AS NOTED JULY 25, 2025
TAX MAP: 135 PARCELS: 22.02, 22.12, 46.02

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

DWN: CLM
CHK: CAS
DWG. NO. 2408036

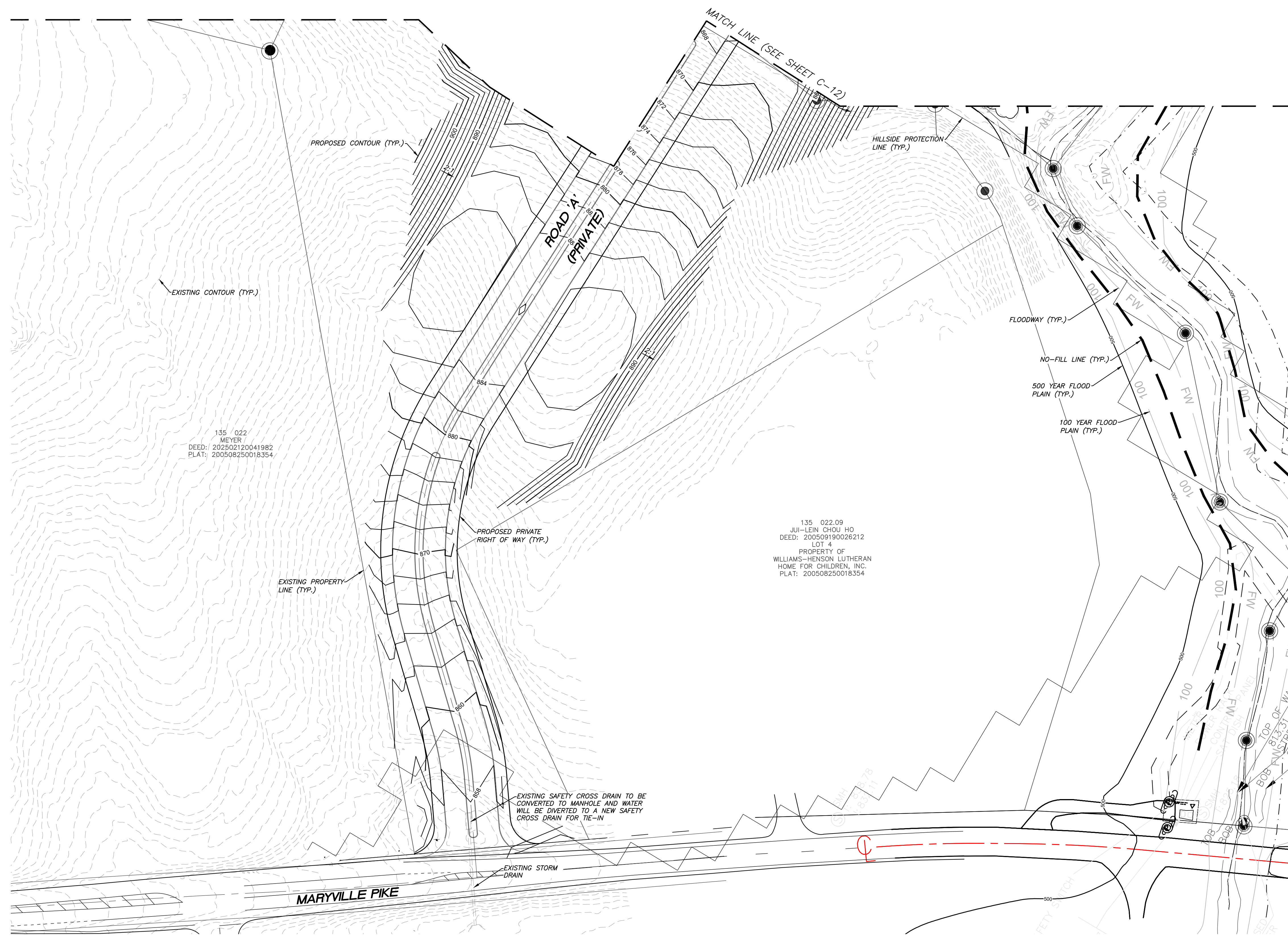
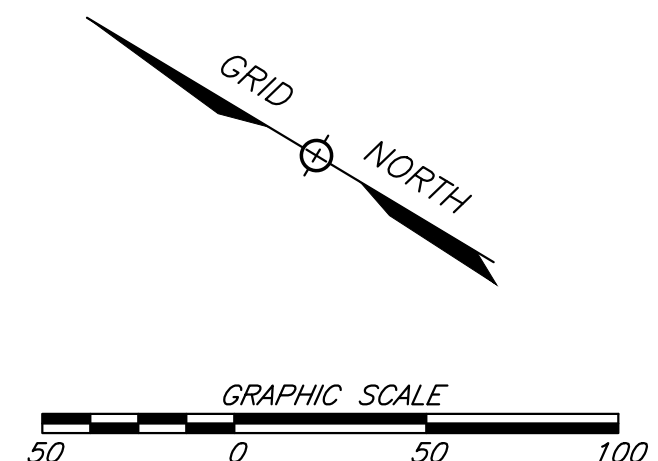
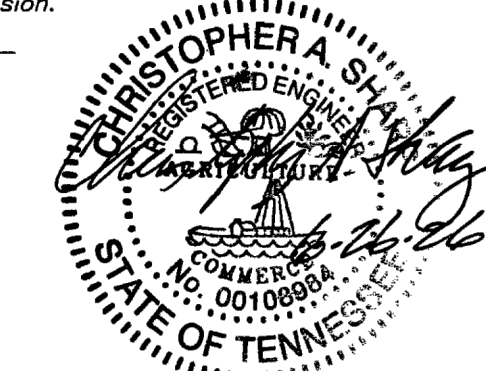


REVISION	DATE	DESCRIPTION	BY
1	07/20/26	GENERAL REVISIONS	CLM



LOCATION MAP

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Registered Engineer *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 6/26/26



REFERENCE:
PARCEL 22.02
DEED INST. #201807120002507
PARCEL 22.12
DEED INST. #202407160003011
PARCEL 46.02
DEED INST. #201807120002507

PLANNING FILE# 8-SG-26-C/8-F-26-DP



REVISION	DATE	DESCRIPTION	BY
1	07/20/26	GENERAL REVISIONS	CLM

SHEET C-11

PRELIMINARY GRADING PLAN
0 MARYVILLE PIKE
SITE ADDRESS: 0 MARYVILLE PIKE (37920)

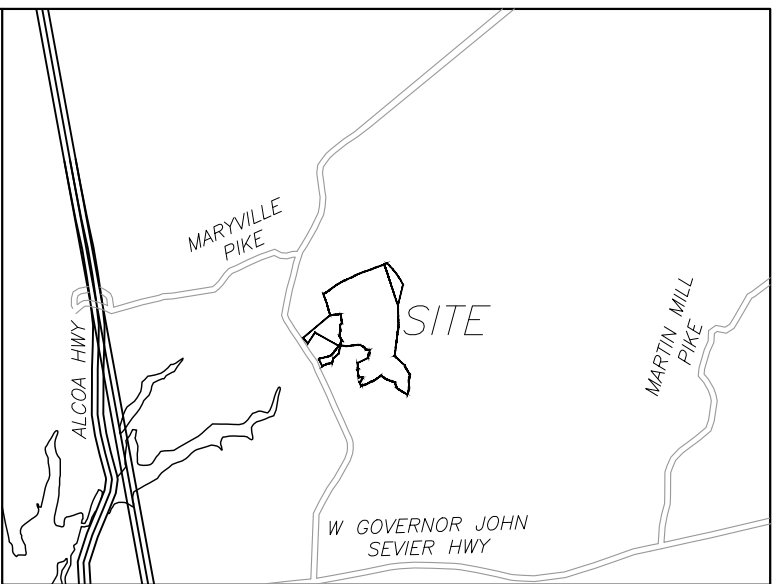
DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939

DIST. NO. D9 KNOX CO., TN.
SCALE: 1"=50' JULY 25, 2025
TAX MAP: 135 PARCELS: 22.02, 22.12, 46.02

URBAN ENGINEERING, INC.
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KNOXVILLE, TENNESSEE 37932
(865) 966-1924

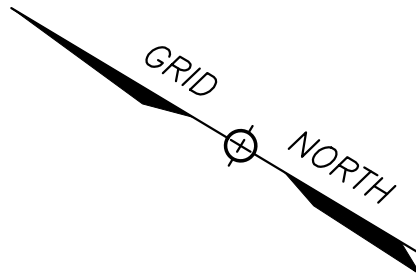
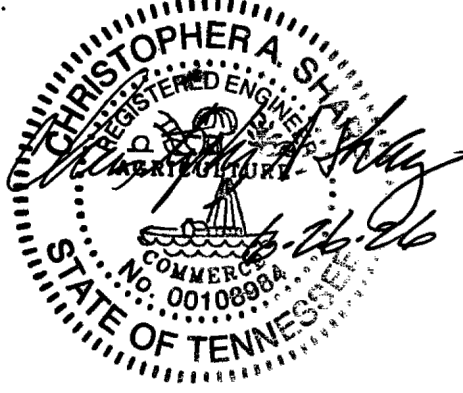
DWN: CLM CHK: CAS DWG. NO. 2408036

REFERENCE:
PARCEL 22.02
DEED INST. #201807120002507
PARCEL 22.12
DEED INST. #202407160003011
PARCEL 46.02
DEED INST. #201807120002507



LOCATION MAP

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Registered Engineer, *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 6/26/26



SHEET C-12

PRELIMINARY GRADING PLAN
0 MARYVILLE PIKE

SITE ADDRESS: 0 MARYVILLE PIKE (37920)

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

DIST. NO. D9 KNOX CO., TN.
SCALE: 1"=50' JULY 25, 2025
TAX MAP: 135 PARCELS: 22.02, 22.12, 46.02

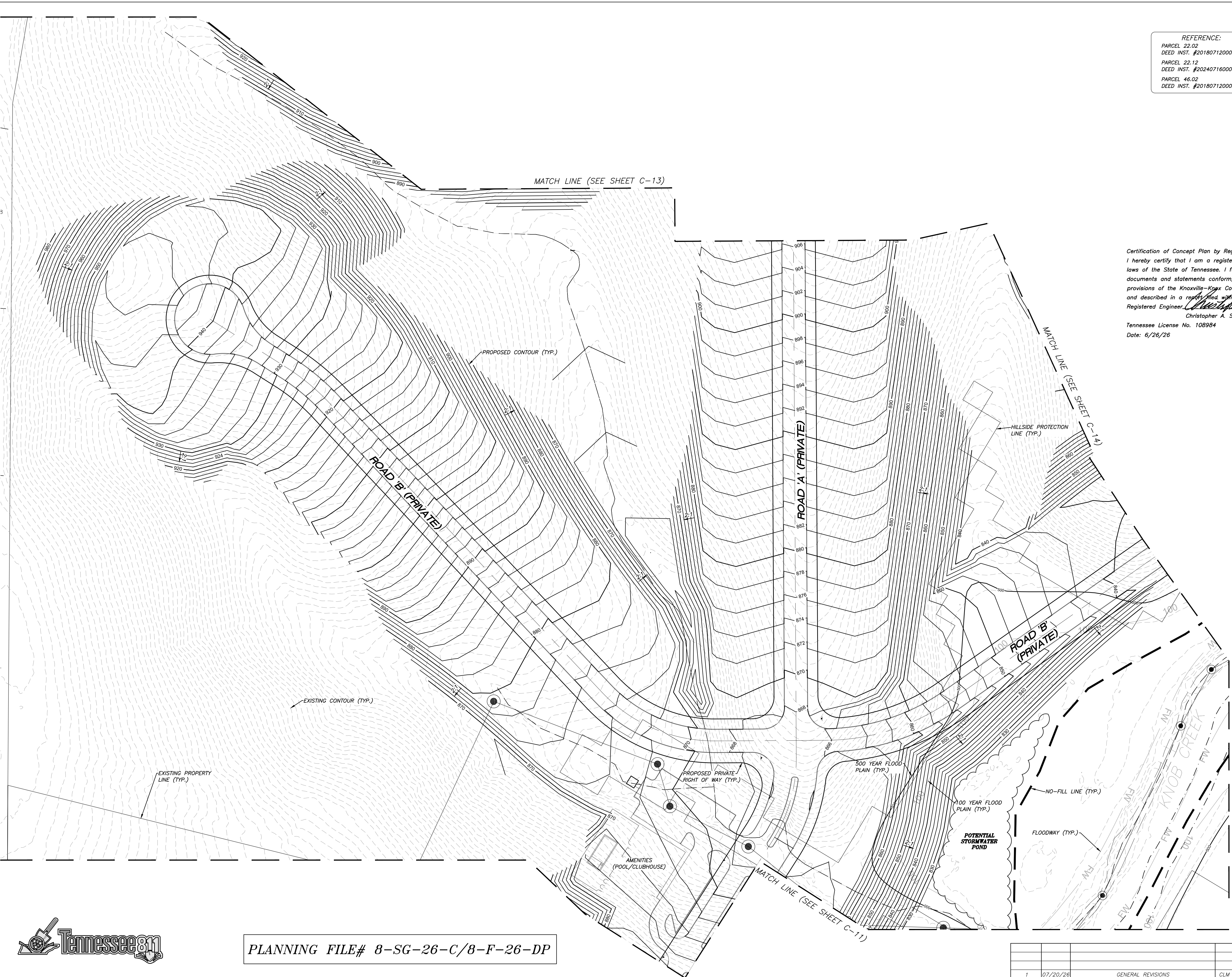
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

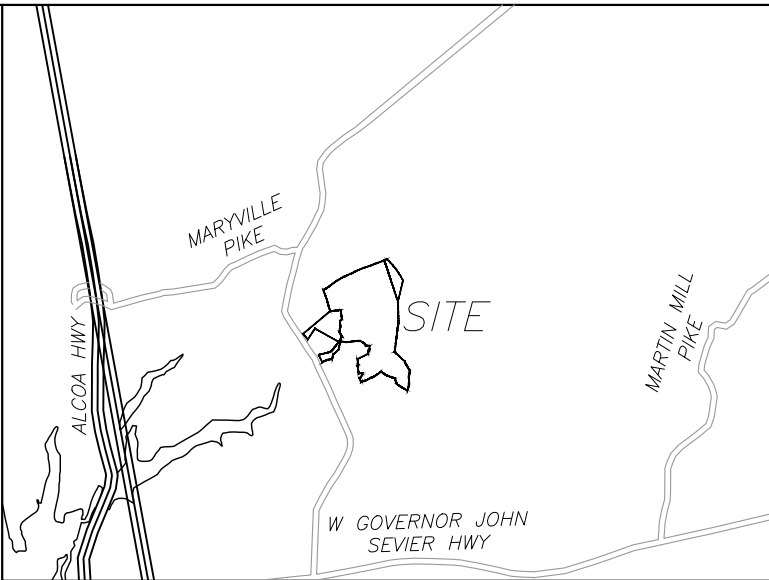
DWN: CLM CHK: CAS DWG. NO. 2408036

REVISION	DATE	DESCRIPTION	BY
1	07/20/26	GENERAL REVISIONS	CLM

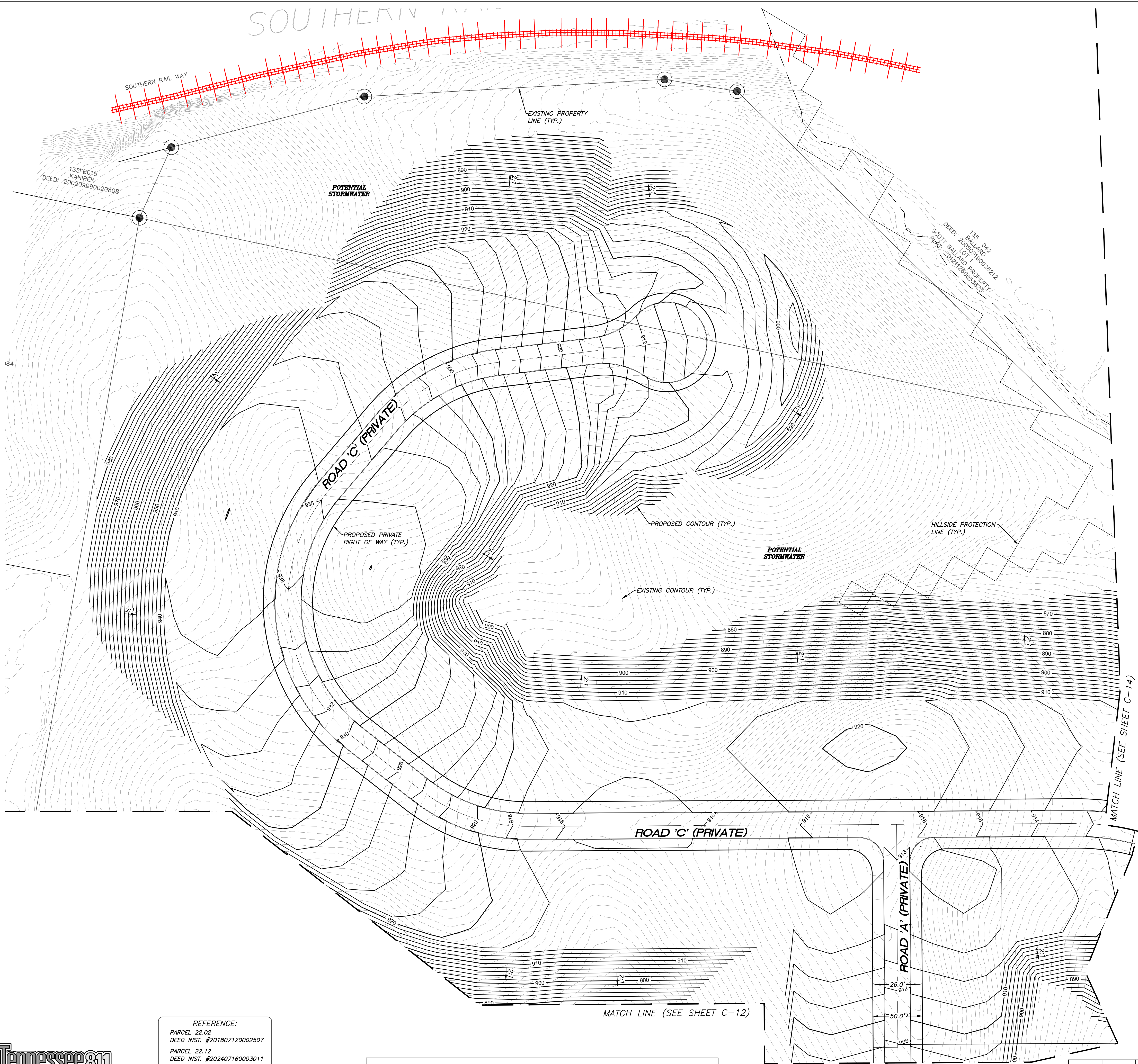


PLANNING FILE# 8-SG-26-C/8-F-26-DP



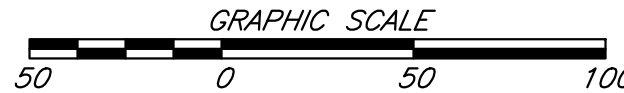
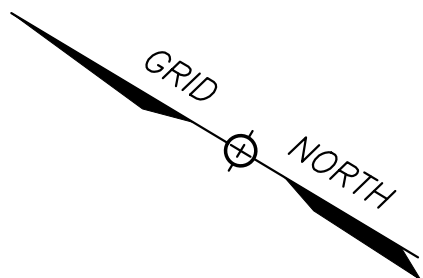
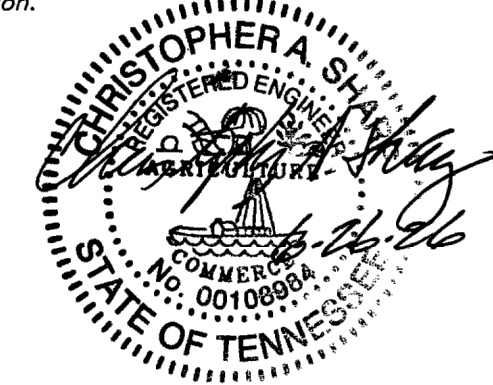


LOCATION MAP



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Registered Engineer *Christopher A. Sharp*

Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 6/26/26



REFERENCE:
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DEED INST. #201807120002507
PARCEL 22.12
DEED INST. #202407160003011
PARCEL 46.02
DEED INST. #201807120002507

PLANNING FILE# 8-SG-26-C/8-F-26-DP

REVISION	DATE	DESCRIPTION	BY
1	07/20/26	GENERAL REVISIONS	CLM

SHEET C-13

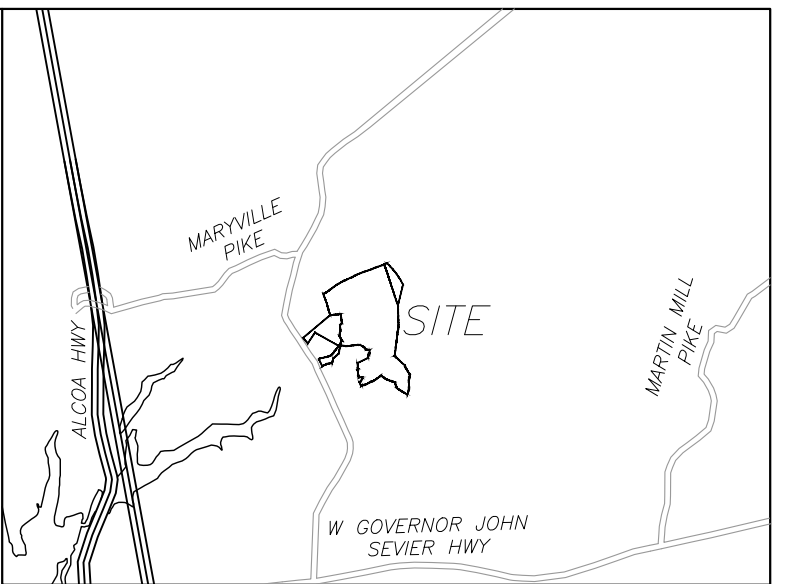
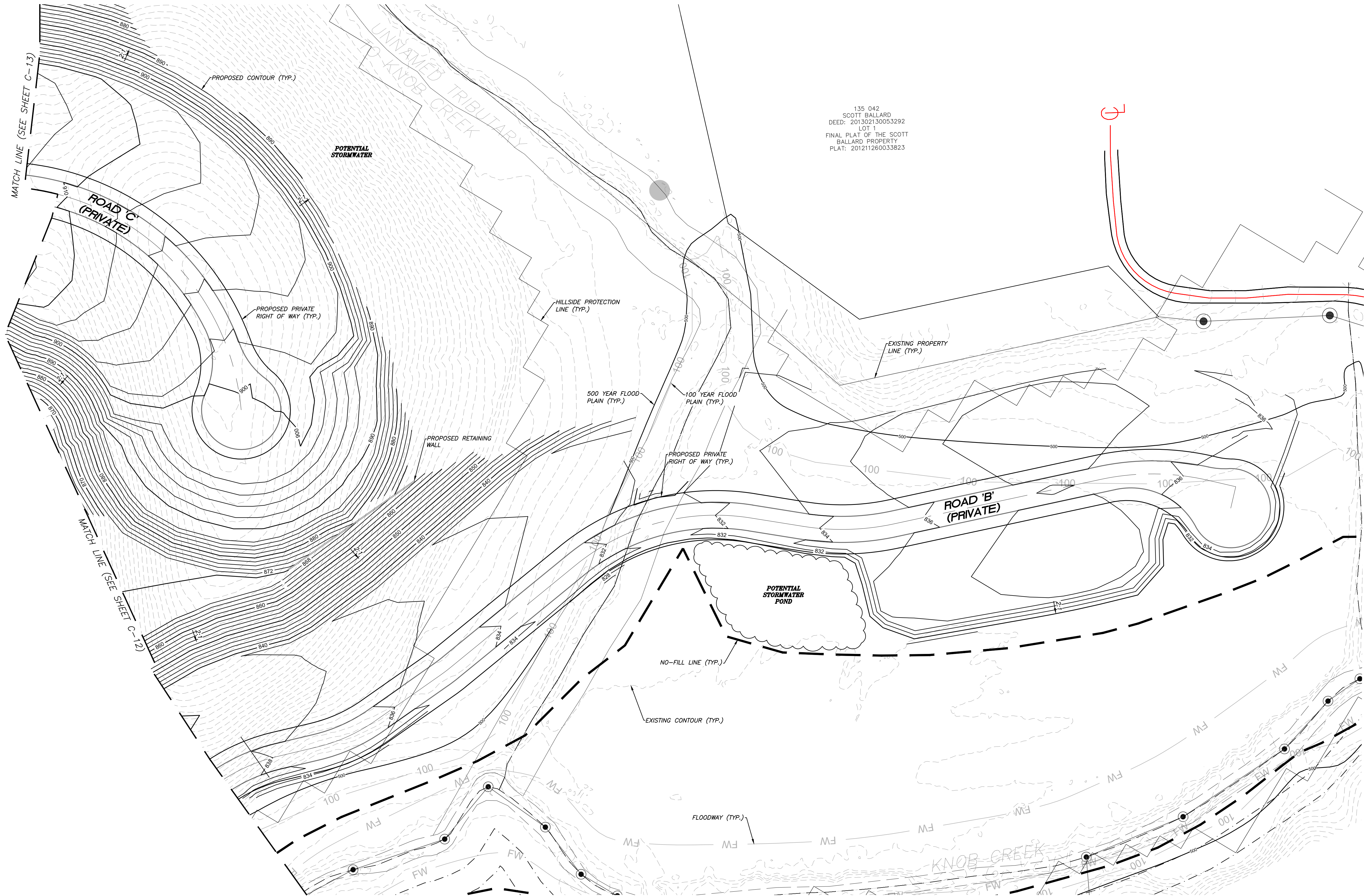
PRELIMINARY GRADING PLAN
0 MARYVILLE PIKE
SITE ADDRESS: 0 MARYVILLE PIKE (37920)

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

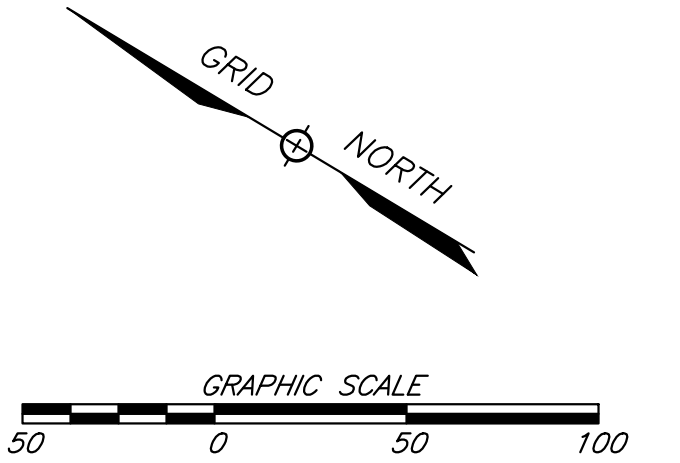
DIST. NO. D9 KNOX CO., TN.
SCALE: 1"=50' JULY 25, 2025
TAX MAP: 135 PARCELS: 22.02, 22.12, 46.02

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

DWN: CLM CHK: CAS DWG. NO. 2408036



LOCATION MAP



SHEET C-14

PRELIMINARY GRADING PLAN
0 MARYVILLE PIKE

SITE ADDRESS: 0 MARYVILLE PIKE (37920)

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

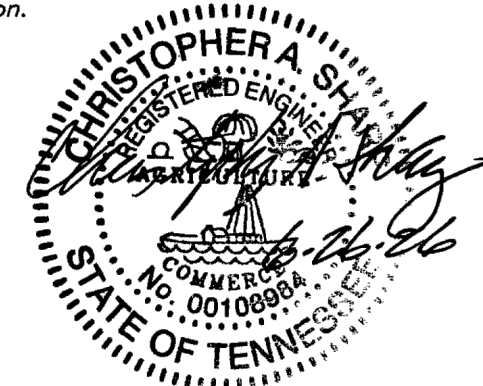
DIST. NO. D9 KNOX CO., TN.
SCALE: 1"=50' JULY 25, 2025
TAX MAP: 135 PARCELS: 22.02, 22.12, 46.02



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

DWN: CLM CHK: CAS DWG. NO. 2408036

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Registered Engineer. *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 6/26/26



PLANNING FILE# 8-SG-26-C/8-F-26-DP

REFERENCE:
PARCEL 22.02
DEED INST. #201807120002507
PARCEL 22.12
DEED INST. #202407160003011
PARCEL 46.02
DEED INST. #201807120002507



REVISION	DATE	DESCRIPTION	BY
1	07/20/26	GENERAL REVISIONS	CLM