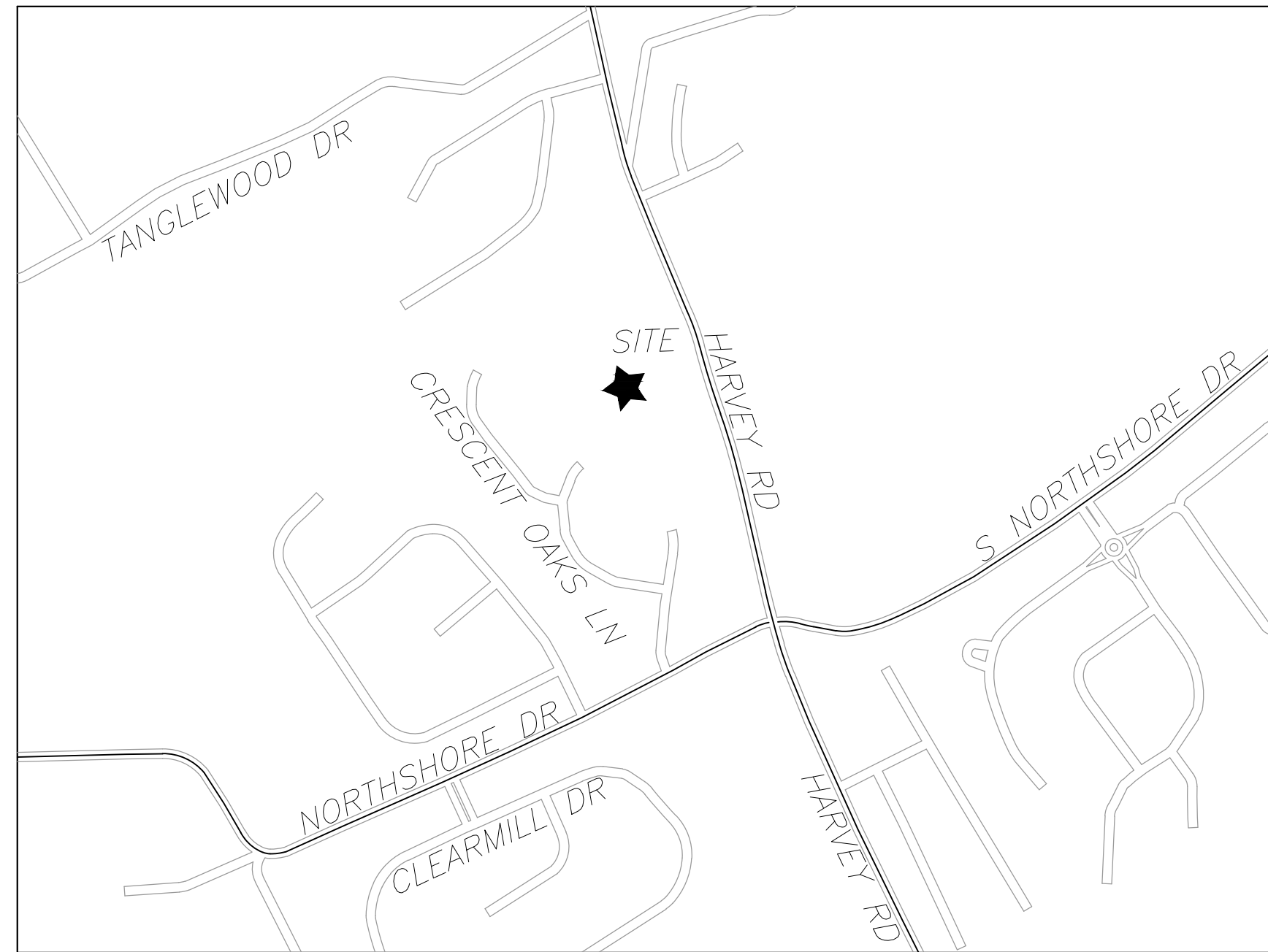


CONCEPT PLAN

U.E.I. PROJECT NO. 2407024

0 HARVEY ROAD

SITE ADDRESS: 0 HARVEY ROAD, KNOXVILLE, TENNESSEE 37922
CLT MAP 169, PARCEL 9.03



LOCATION MAP

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

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 LCUB
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & 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

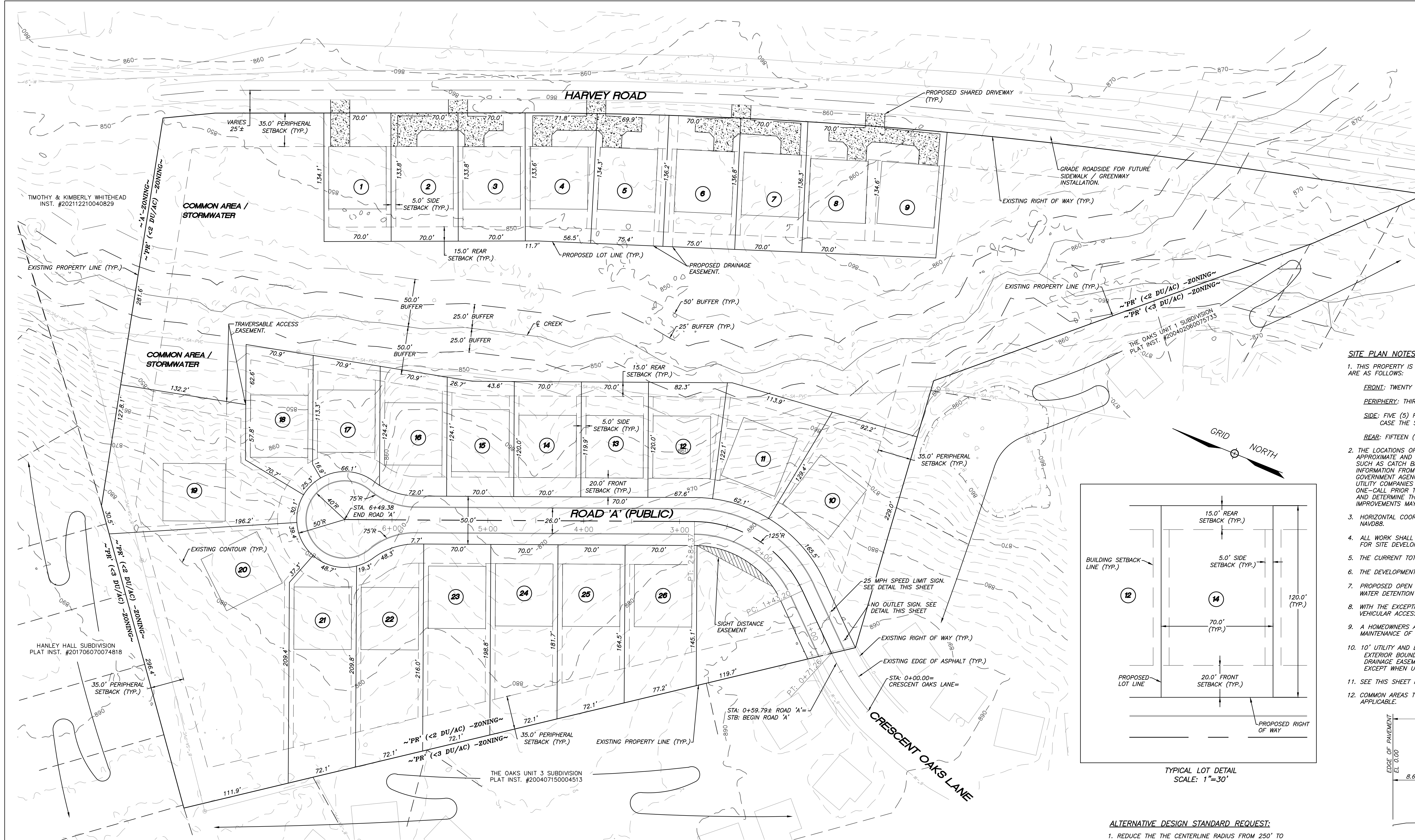
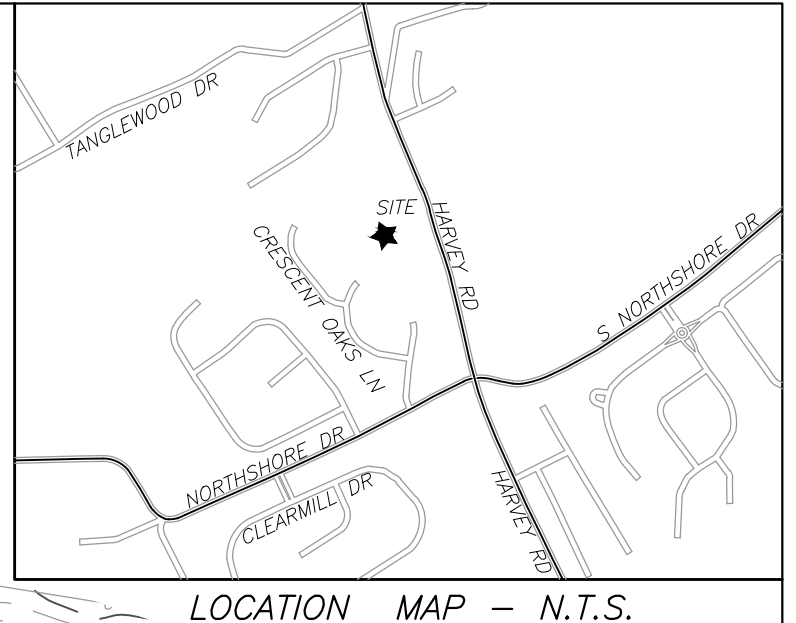
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
ROAD 'A' PROFILE	C-2

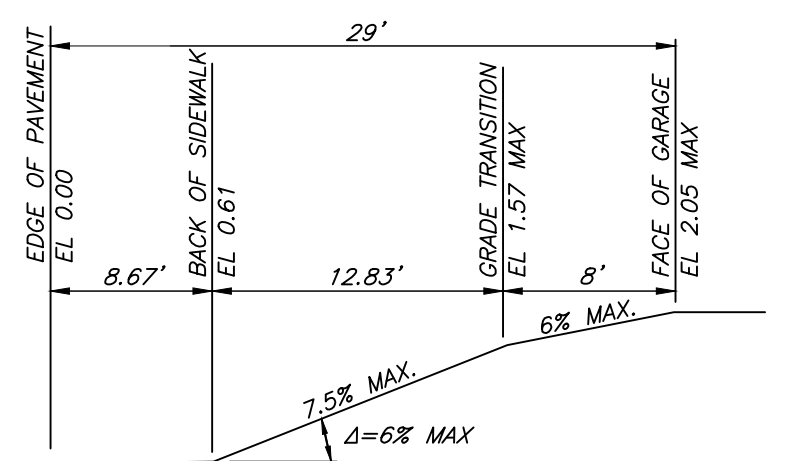
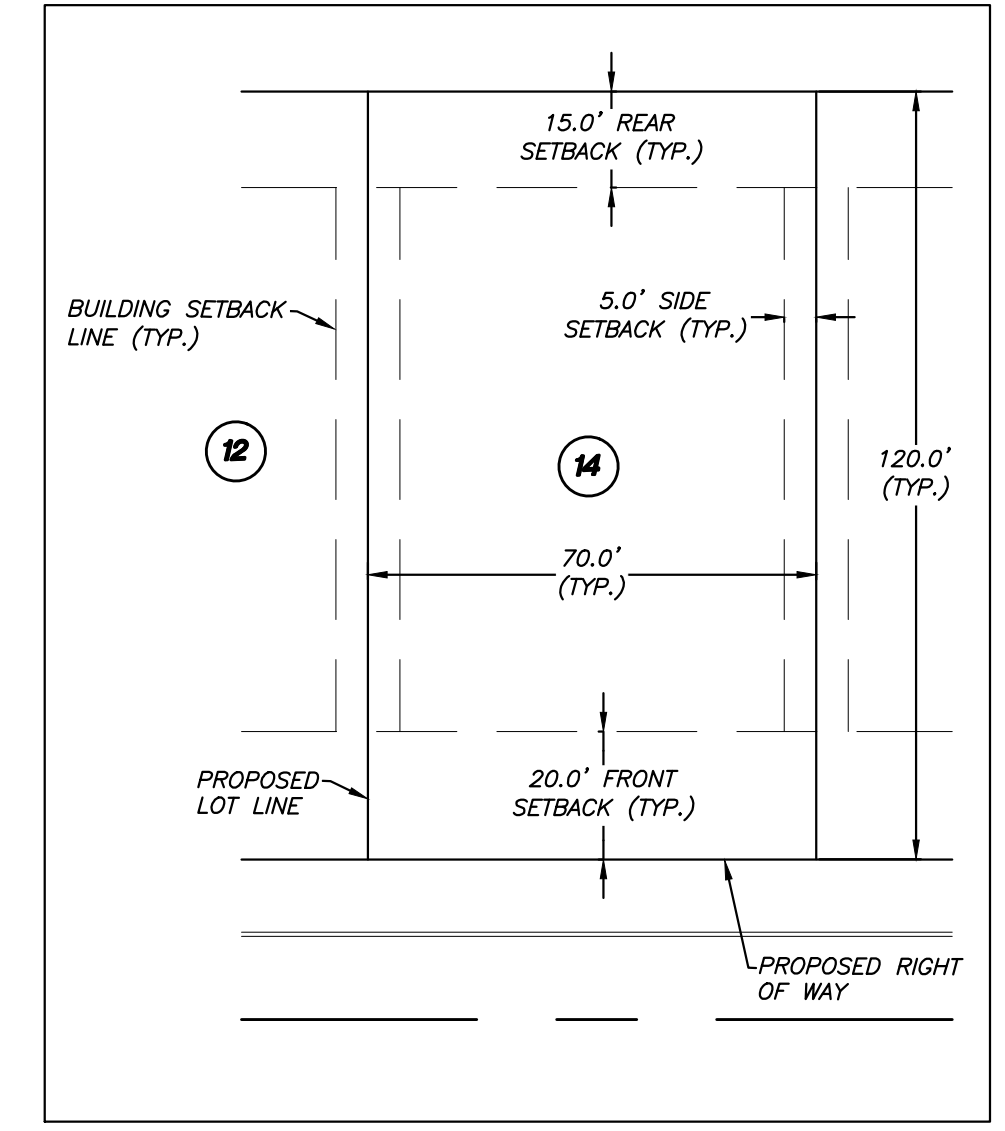
Revised: 9/4/2024

MPC FILE# 9-SA-24-C/9-B-24-DP

ISSUE NO.	DATE	DESCRIPTION
3	9/4/24	SUBMITTAL 3
2	8/22/24	SUBMITTAL 2

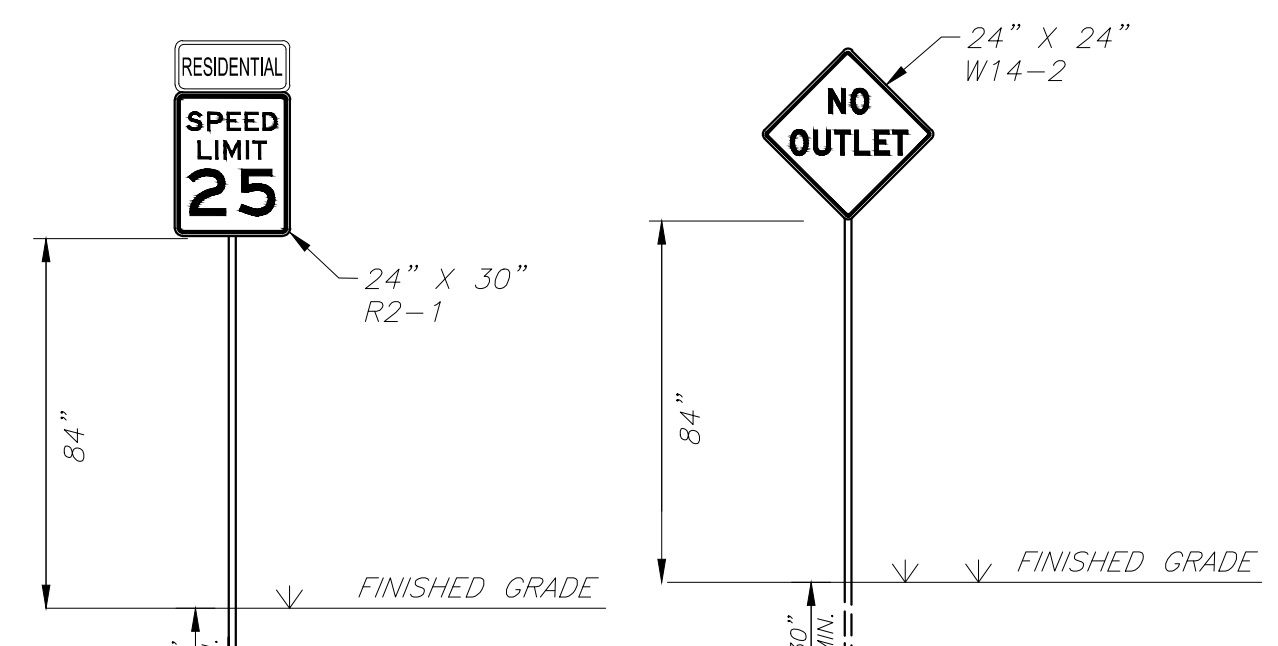
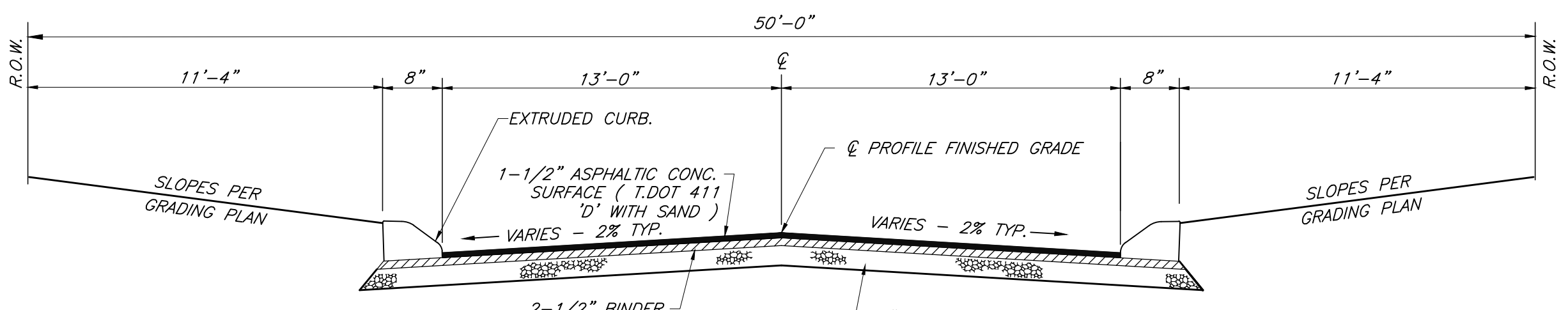


- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR' (<2 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS 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 COMPILING 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 NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 13.42 ACRES.
 6. THE DEVELOPMENT PROPOSES 26 UNITS (1.9 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 4.98± ACRES (37.1%).
 8. WITH THE EXCEPTION OF LOTS 1-10, THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 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. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
 12. COMMON AREAS TO SERVE AS DRAINAGE RELATED EASEMENTS WHERE APPLICABLE.



ALTERNATIVE DESIGN STANDARD REQUEST:

1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 1+43.20 & 2+84.37 (ROAD A).



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. 7/1/24
 Tennessee License No. 108984
 Date: 7/11/2024

Revised: 9/4/2024
 MPC FILE# 9-SA-24-C/9-B-24-DP

REVISION	DATE	DESCRIPTION	BY
2	9/4/24	SUBMITTAL 3	CAS
1	8/22/24	SUBMITTAL 2	CAS

SITE PLAN
0 HARVEY ROAD
 SITE ADDRESS: 0 HARVEY ROAD (37922)

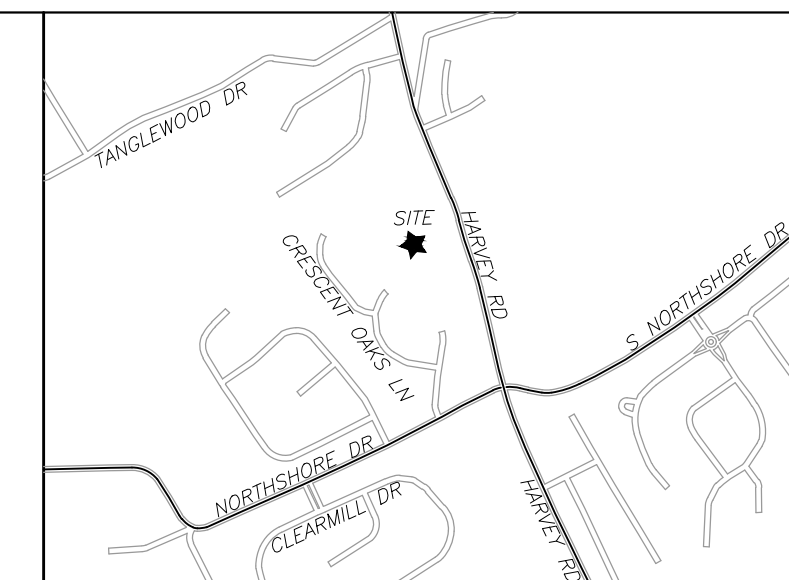
DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 169 PARCEL 9.03
 SCALE: 1"=50' JULY 11, 2024

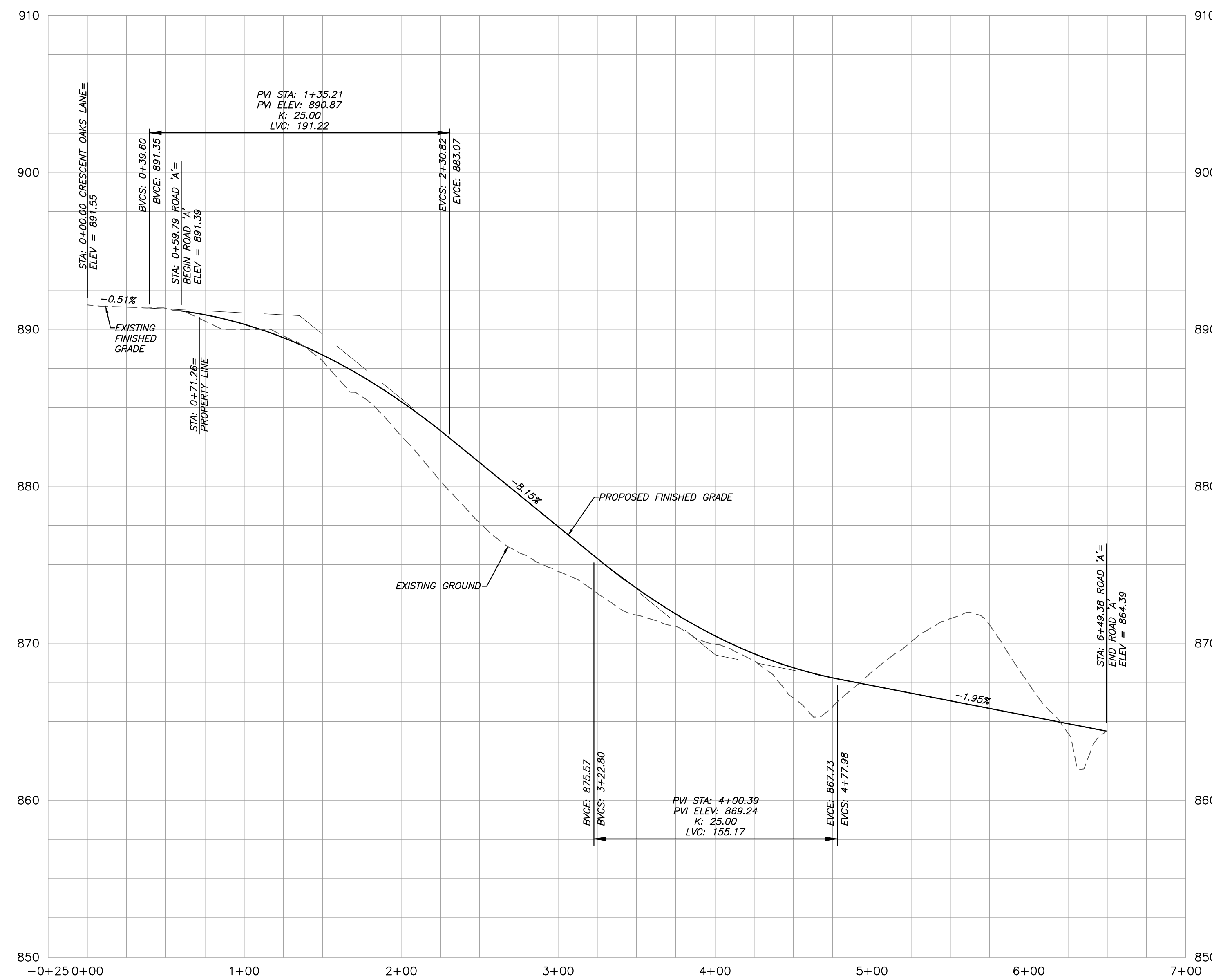
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2407024





LOCATION MAP - N.T.S.



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

SHEET C-2 3 OF 3

ROAD 'A' PROFILE
0 HARVEY ROAD

SITE ADDRESS: 0 HARVEY ROAD (37922)

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 169 PARCEL 9.03
 SCALE: AS NOTED JULY 11, 2024

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

Revised: 9/4/2024

MPC FILE# 9-SA-24-C/9-B-24-DP

REFERENCE:
 DEED INST. #201512170036665

REVISION	DATE	DESCRIPTION	BY

DWN: CLM CHK: CAS DWG. NO. 2407024

