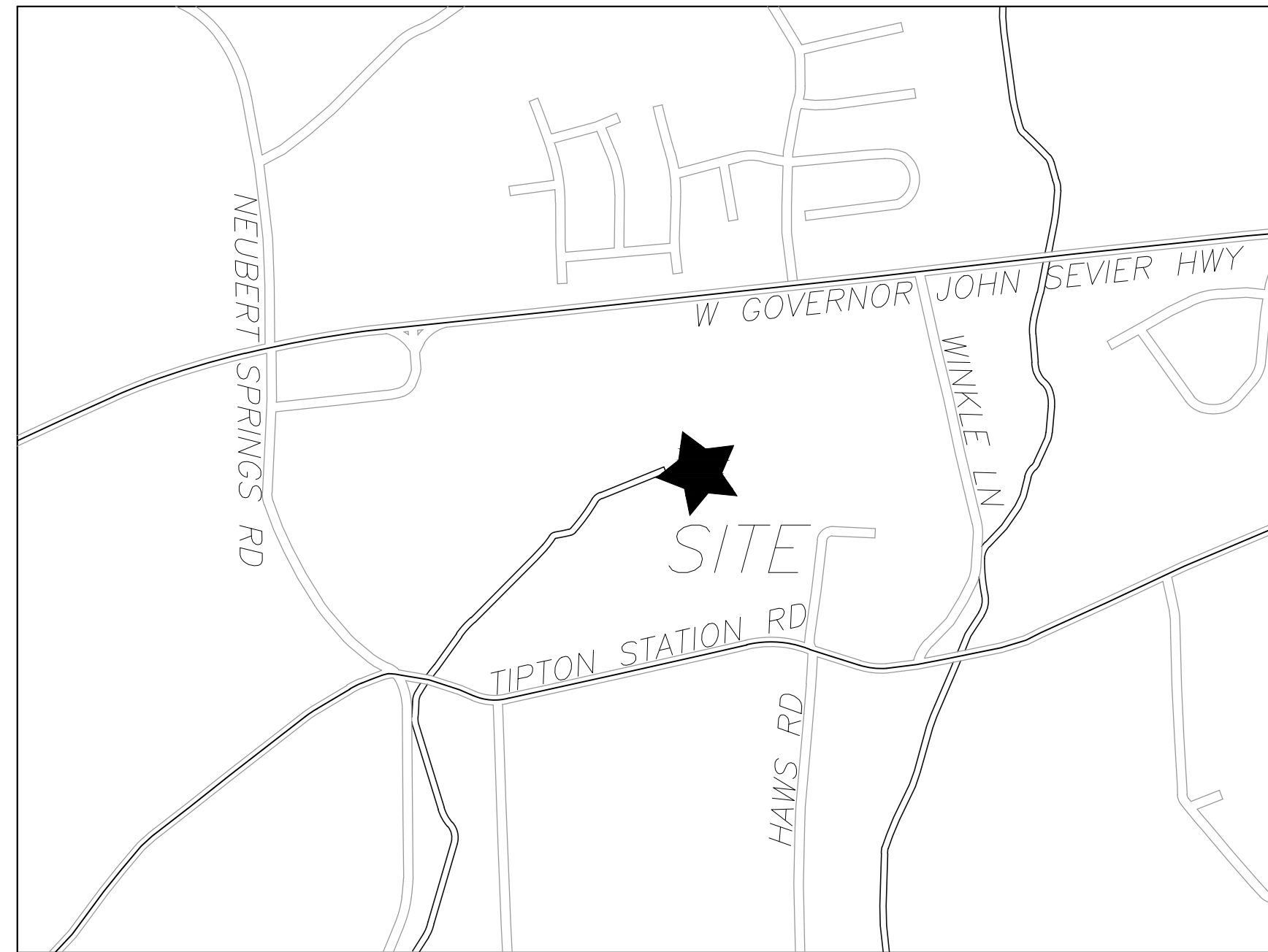


# CONCEPT PLAN

U.E.I. PROJECT NO. 2408034

# 1413 TIPTON STATION ROAD

SITE ADDRESS: 1413 TIPTON STATION ROAD, KNOXVILLE, TENNESSEE 37920  
CLT MAP 137, PARCEL 53



LOCATION MAP - N.T.S.

**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 KUB
- WATER - AS DIRECTED BY KNOX CHAPMAN UTILITY DISTRICT
- SANITARY SEWER - AS DIRECTED BY KNOX CHAPMAN UTILITY DISTRICT
- GAS - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY COMCAST
- TELEPHONE - AS DIRECTED BY AT&T
- SITE WORK - AS DIRECTED BY KNOX COUNTY

MPC FILE# 1-SB-25-C/1-D-25-DP

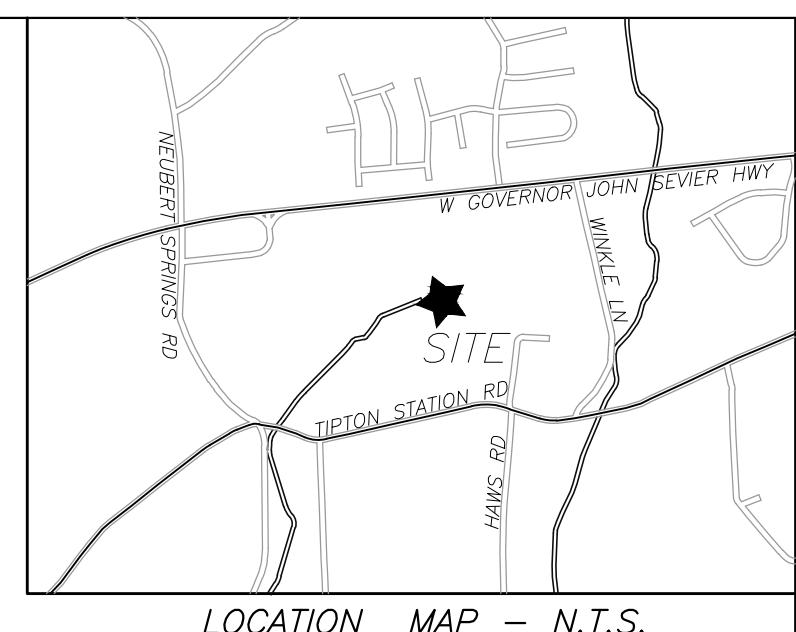
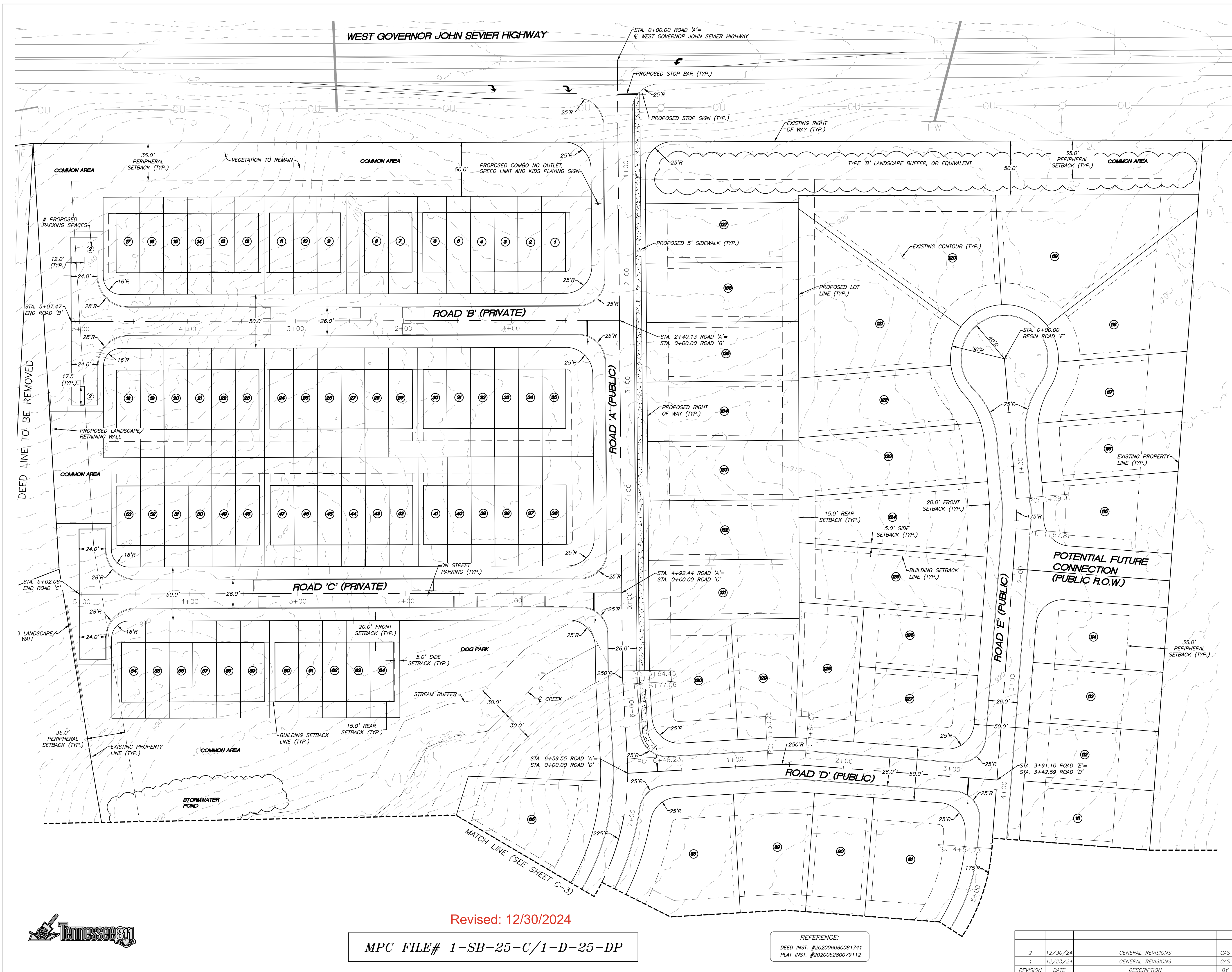
Revised: 12/30/2024

## SHEET INDEX

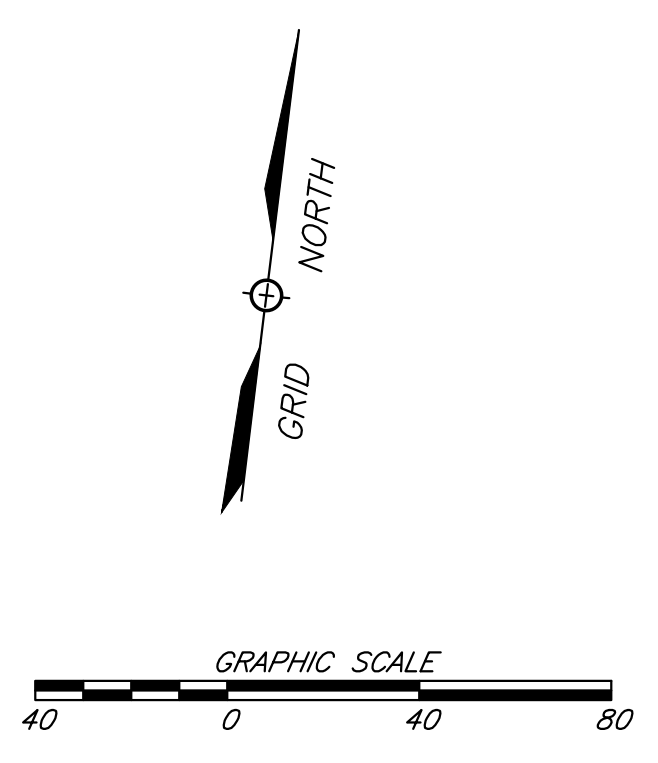
TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLANS	C-2 & C-3
ROAD PROFILES	C-4 & C-5
PRELIMINARY GRADING PLANS	C-6 & C-7

ISSUE NO.	DATE	DESCRIPTION
3	12/30/24	GENERAL REVISIONS
2	12/23/24	GENERAL REVISIONS





- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR' (<3 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
  - 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.
  - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
  - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 27.73 ACRES.
  - THE DEVELOPMENT PROPOSES 137-UNITS (4.94 UNITS PER ACRE).
  - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 5.33± ACRES (19.2%)
  - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  - 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.
  - SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.



SHEET C-2 3 OF 8

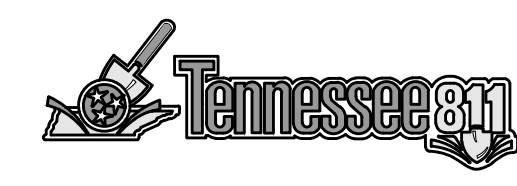
SITE PLAN  
**1413 TIPTON STATION ROAD**  
 SITE ADDRESS: 1413 TIPTON STATION ROAD (37920)

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

DIST. NO. D9 KNOX CO., TN.  
 CLT MAP 137 PARCEL 53  
 SCALE: 1"=40' AUGUST 9, 2024

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

DWN: CLM    CHR: CAS    DWG. NO. 2408034



Revised: 12/30/2024

**MPC FILE# 1-SB-25-C/1-D-25-DP**

REFERENCE:  
 DEED INST. #20200608081741  
 PLAT INST. #202005280079112

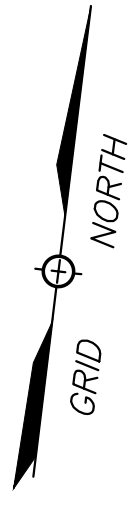
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1	12/23/24	GENERAL REVISIONS	CAS



LOCATION MAP - N.T.S.

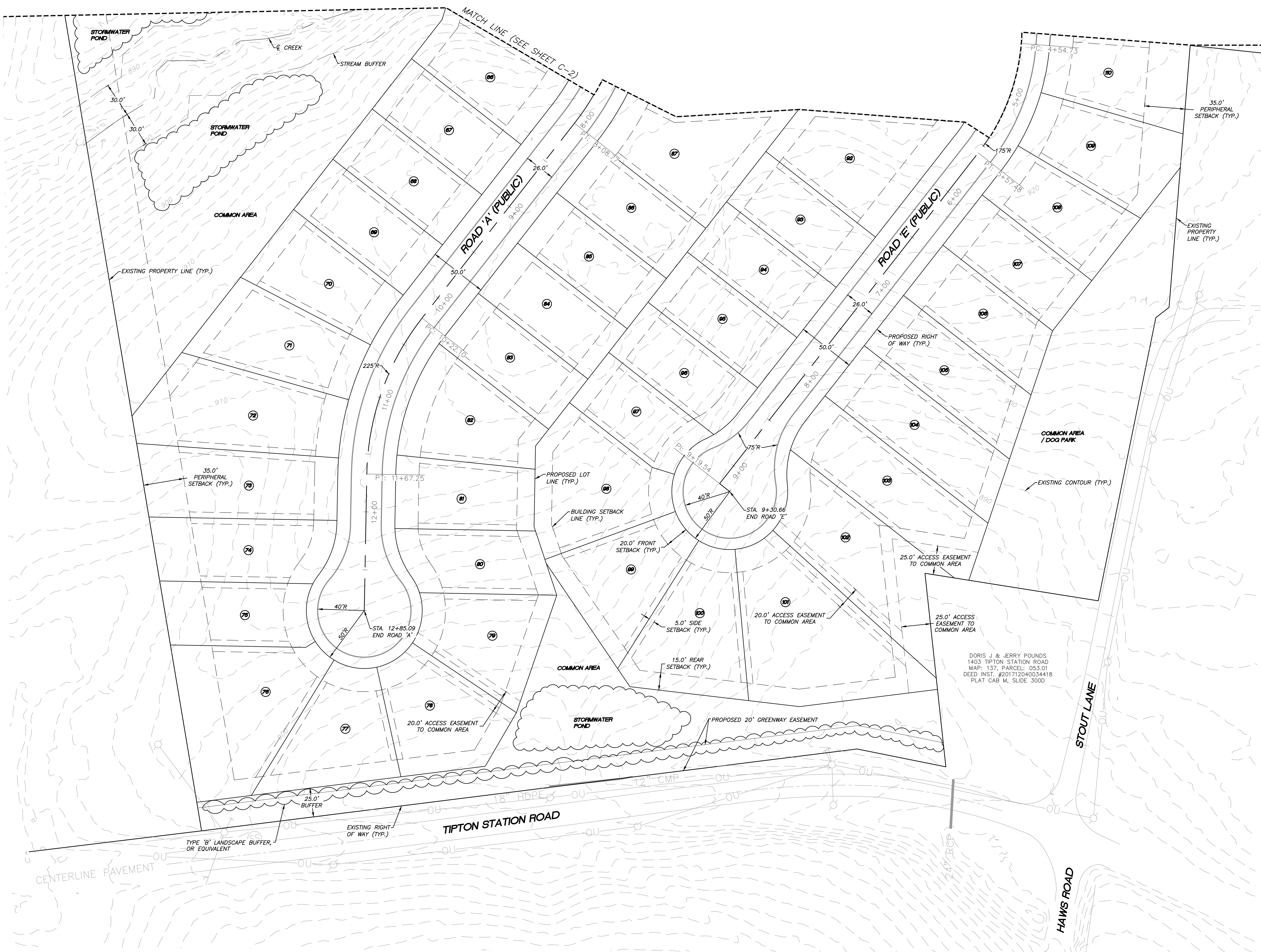
**SITE PLAN NOTES:**

1. THIS PROPERTY IS ZONED 'PR' (<3 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 27.73 ACRES.
6. THE DEVELOPMENT PROPOSES 137-UNITS (4.94 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 5.33± ACRES (19.2%)
8. 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 SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.



SHEET C-3 4 OF 8

<b>SITE PLAN</b>	
<b>1413 TIPTON STATION ROAD</b>	
SITE ADDRESS: 1413 TIPTON STATION ROAD (37920)	
DEVELOPER: <b>EAGLE BEND DEVELOPMENT LLC</b> 1920 EBENEZER ROAD KNOXVILLE, TN 37922	
DIST. NO. D9	KNOX CO., TN.
CLT MAP 137	PARCEL 53
SCALE: 1"=40'	AUGUST 9, 2024
<b>URBAN ENGINEERING, INC.</b> 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWN: CLM	CHK: CAS
BY:	DWG. NO. 2408034



Revised: 12/30/2024

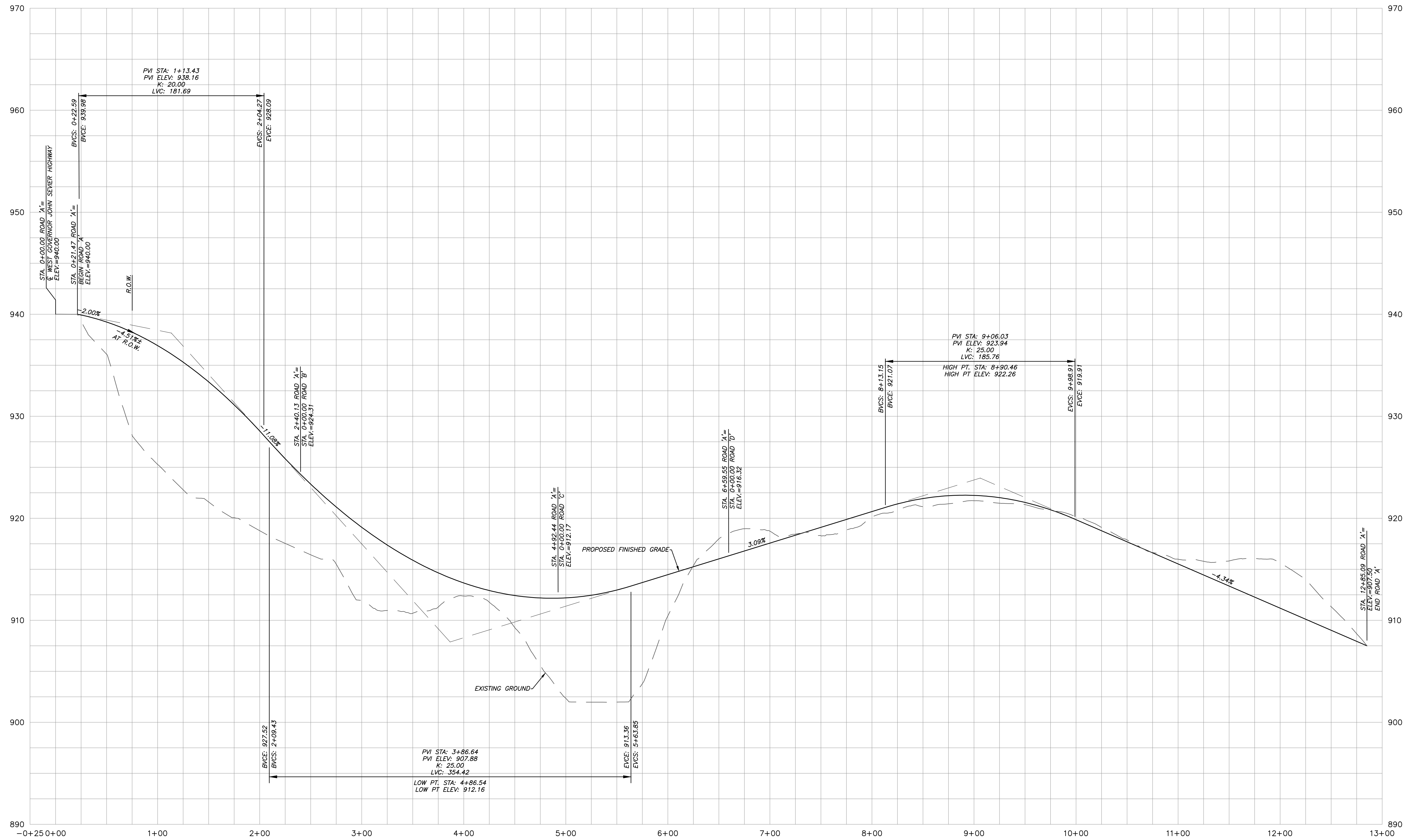
MPC FILE# 1-SB-25-C/1-D-25-DP

REFERENCE:

DEED INST. #202006080081741
PLAT INST. #202005280079112

REVISION	DATE	DESCRIPTION	BY
3	12/30/24	GENERAL REVISIONS	CAS
2	12/23/24	GENERAL REVISIONS	CAS
1	12/12/24	ADDED GREENWAY EASEMENT	CAS





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

Revised: 12/30/2024

MPC FILE# 1-SB-25-C/1-D-25-DP

SHEET C-4 5 OF 8

ROAD 'A' PROFILE  
**1413 TIPTON STATION ROAD**

SITE ADDRESS: 1413 TIPTON STATION ROAD (37920)

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

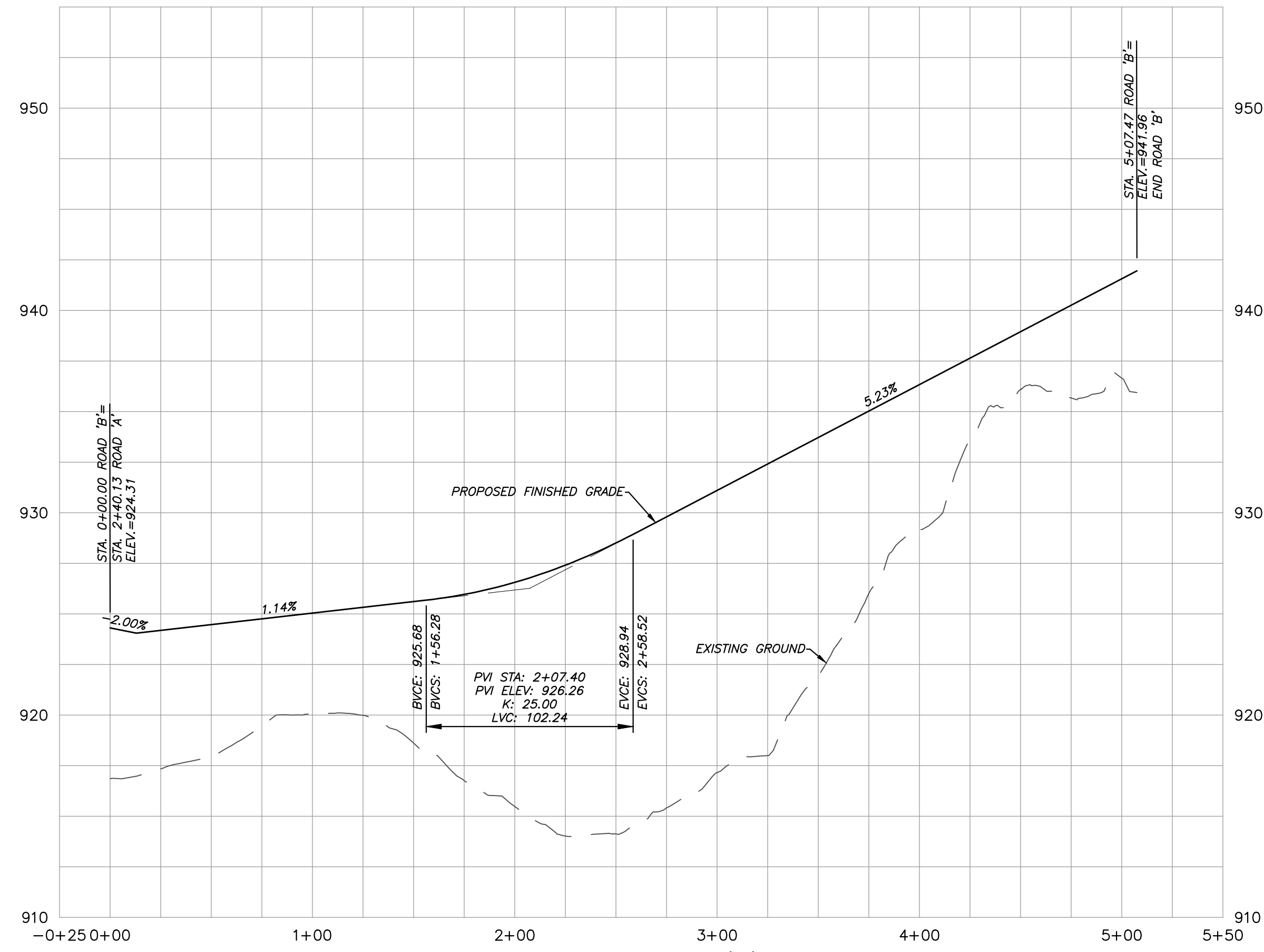
DIST. NO. D9 KNOX CO., TN.  
 CLT MAP 137 PARCEL 53  
 SCALE: AS NOTED AUGUST 9, 2024

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

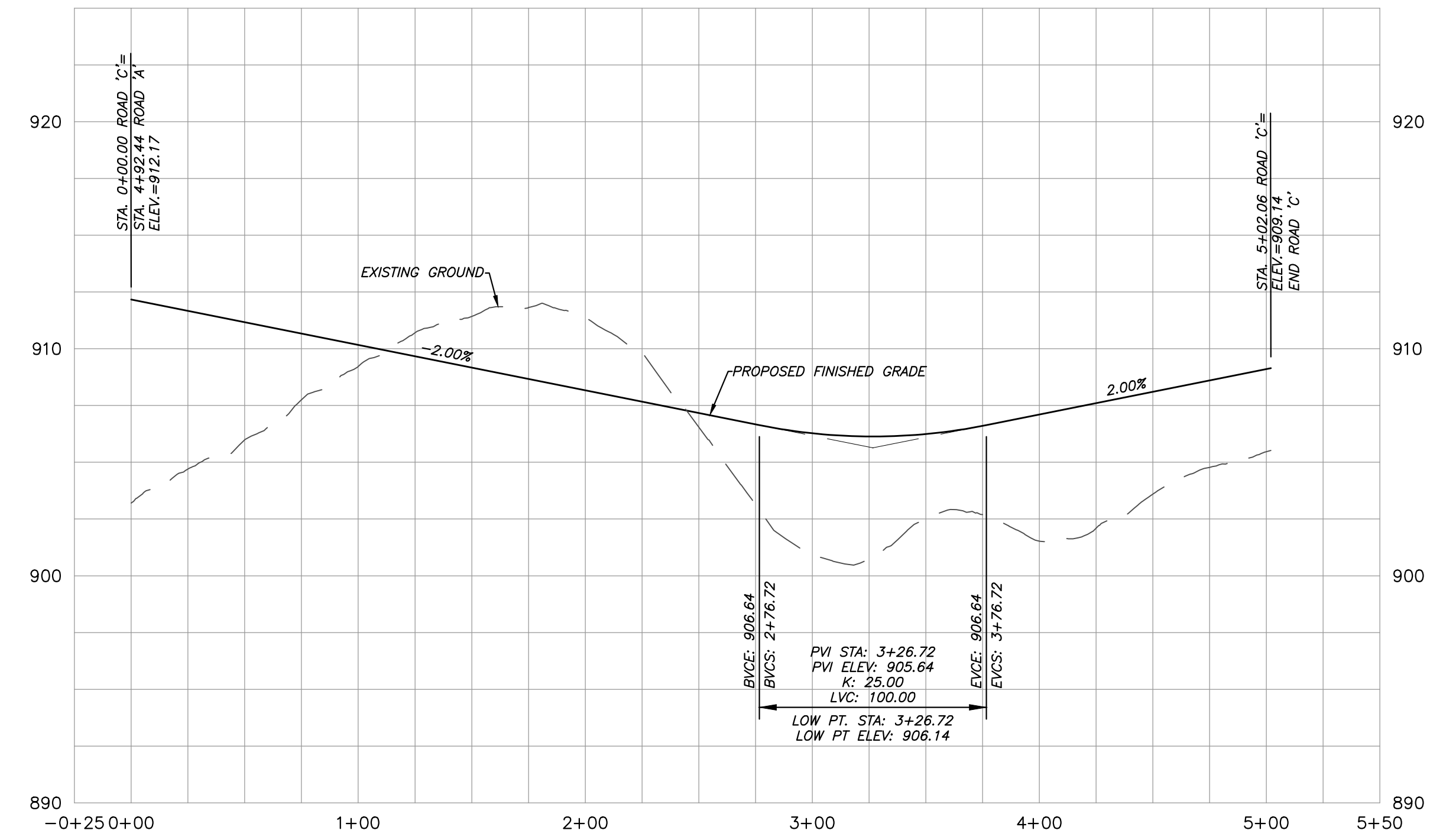
REVISION	DATE	DESCRIPTION	BY
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1	12/23/24	GENERAL REVISIONS	CAS

DWN: CLM CHR: CAS DWG. NO. 2408034

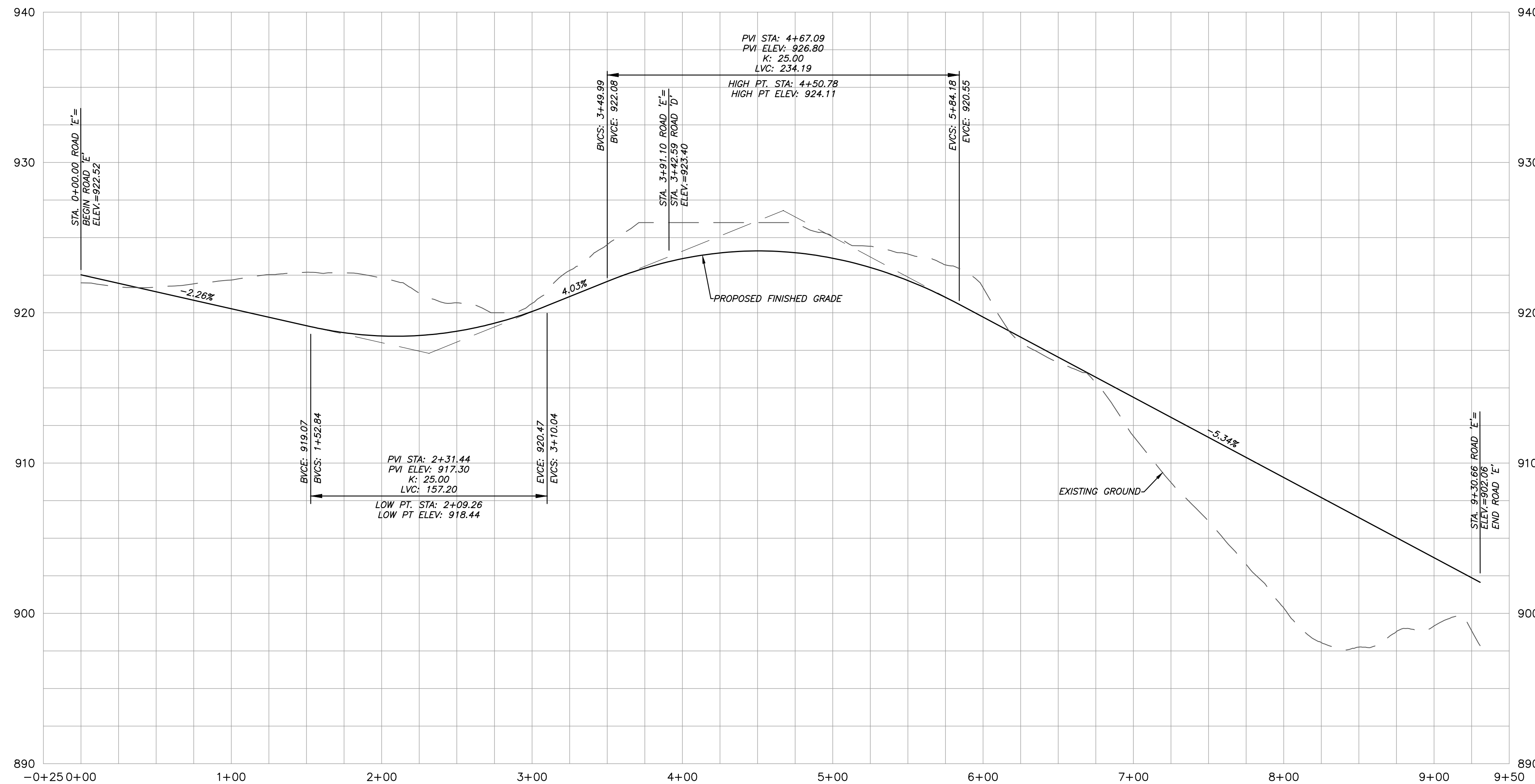




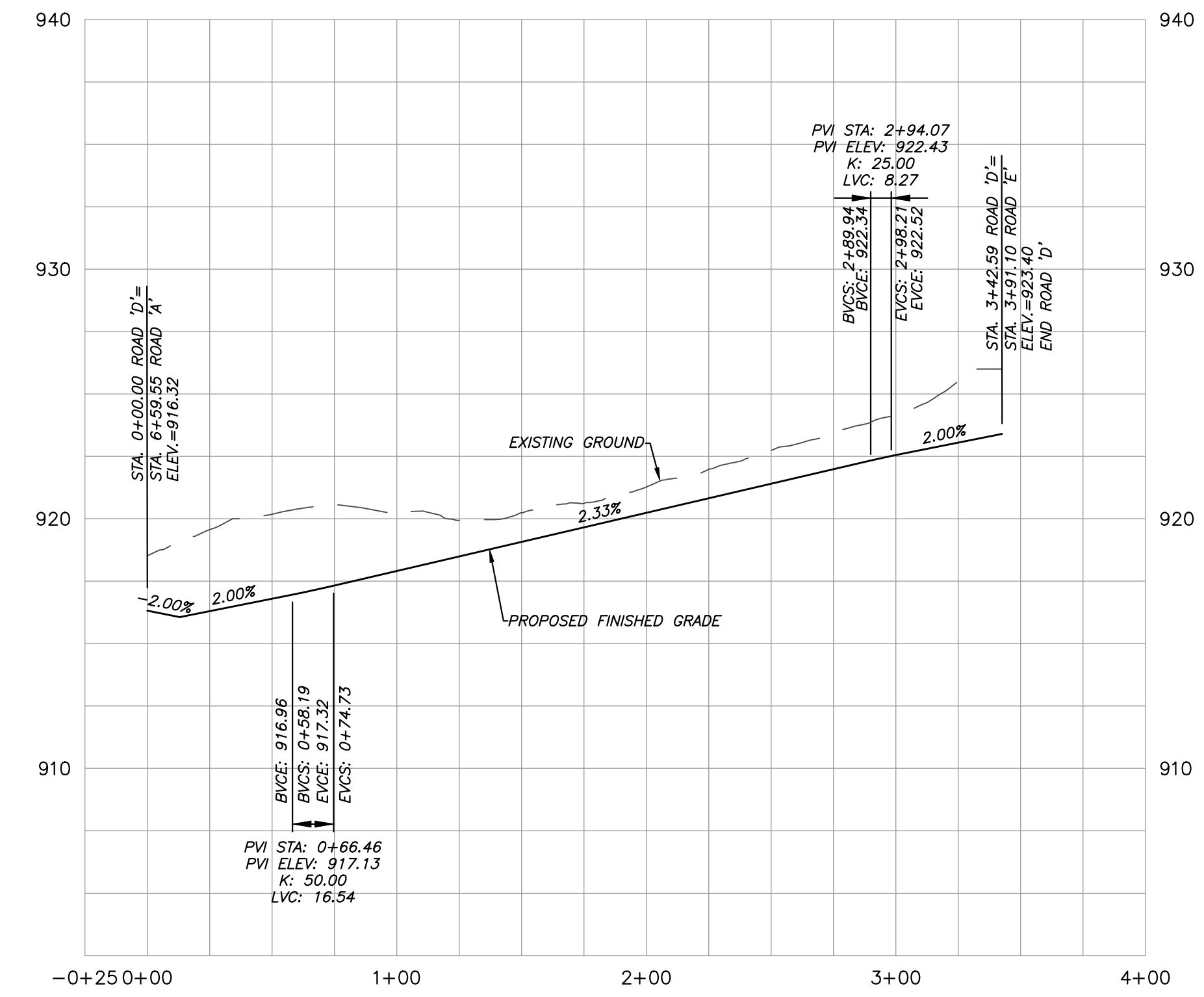
PROFILE-ROAD 'B'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



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



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



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

SHEET C-5 6 OF 8

ROADS 'B', 'C', 'D' & 'E' PROFILES  
**1413 TIPTON STATION ROAD**  
SITE ADDRESS: 1413 TIPTON STATION ROAD (37920)

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

DIST. NO. D9 KNOX CO., TN.  
CLT MAP 137 PARCEL 53  
SCALE: AS NOTED AUGUST 9, 2024

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

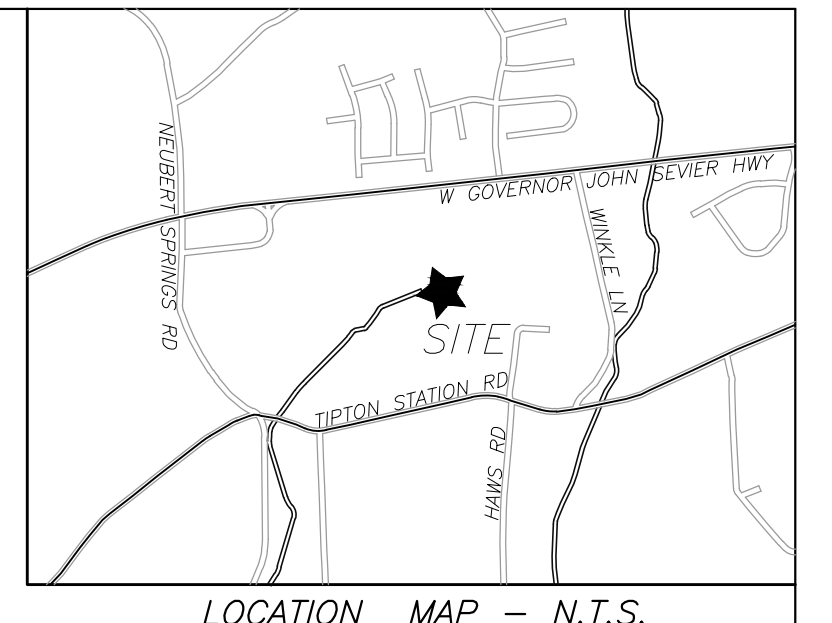
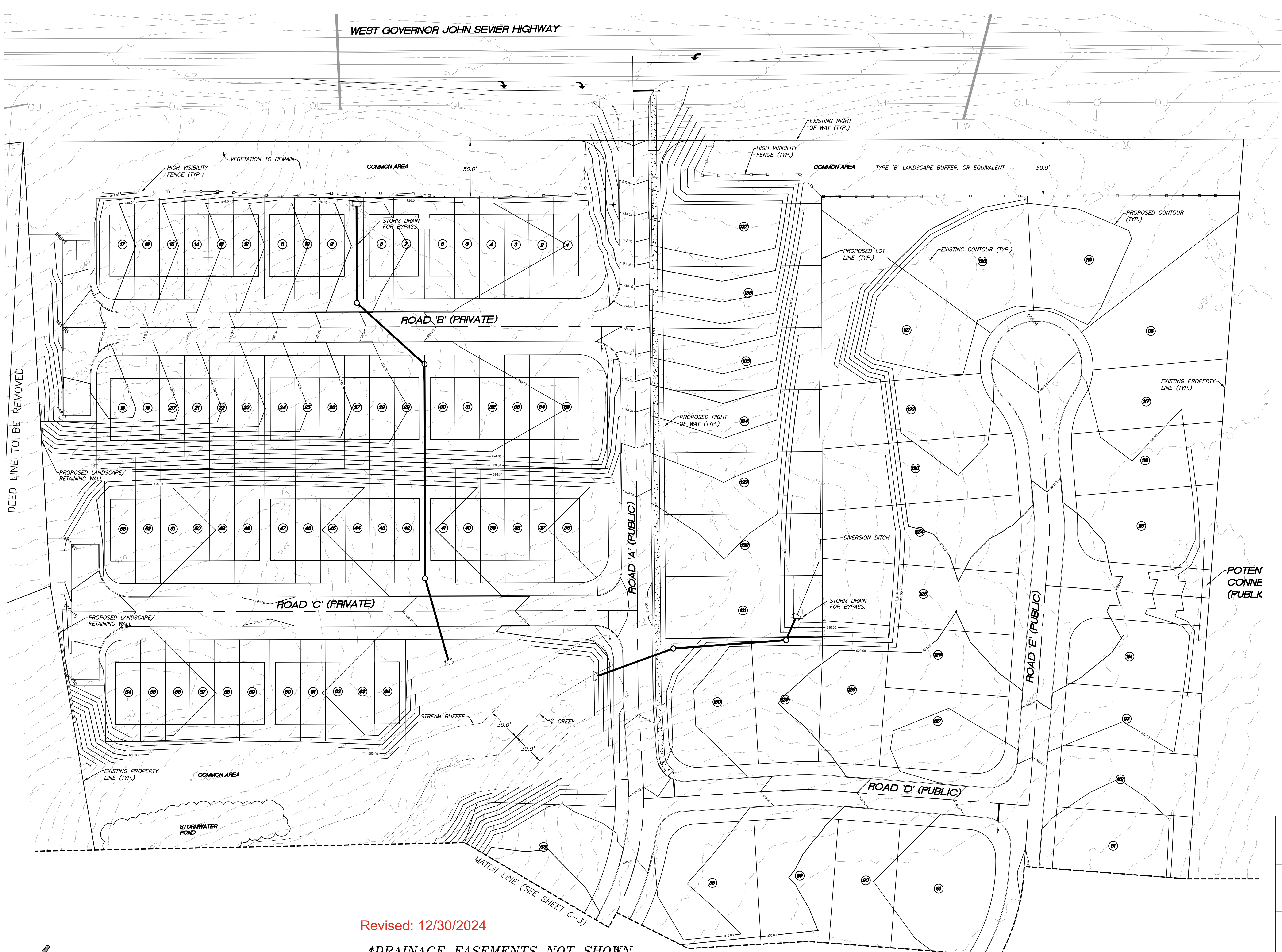
REVISION	DATE	DESCRIPTION	BY

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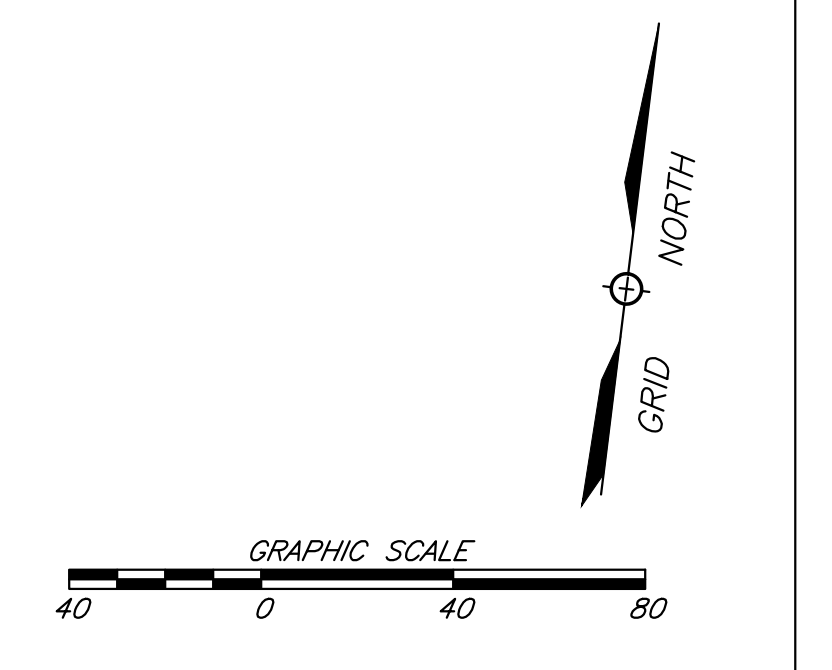
Revised: 12/30/2024

MPC FILE# 1-SB-25-C/1-D-25-DP





LOCATION MAP - N.T.S.



SHEET C-6 7 OF 8

PRELIMINARY GRADING PLAN  
**1413 TIPTON STATION ROAD**  
 SITE ADDRESS: 1413 TIPTON STATION ROAD (37920)

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

DIST. NO. D9 KNOX CO., TN.  
 CLT MAP 137 PARCEL 53  
 SCALE: 1"=40' AUGUST 9, 2024

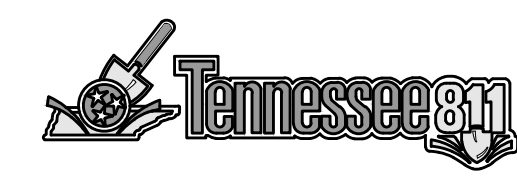
**URBAN ENGINEERING, INC.**  
 10330 HARDIN VALLEY ROAD, SUITE 201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWN: CLM	CHK: CAS	DWG. NO. 2408034
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Revised: 12/30/2024  
 \*DRAINAGE EASEMENTS NOT SHOWN  
 MPC FILE# 1-SB-25-C/1-D-25-DP

REFERENCE:  
 DEED INST. #20200608081741  
 PLAT INST. #202005280079112

REVISION	DATE	DESCRIPTION	BY
2	12/30/24	GENERAL REVISIONS	CAS
1	12/23/24	GENERAL REVISIONS	CAS

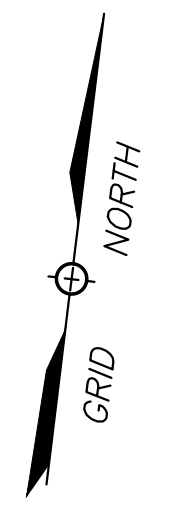




LOCATION MAP - N.T.S.



DORIS J & JERRY POUNDS  
 1403 TIPTON STATION ROAD  
 MAP: 137, PARCEL: 053.01  
 DEED INST. #201712040034418  
 PLAT CAB M, SLIDE 3000



SHEET C-7 8 OF 8

PRELIMINARY GRADING PLAN  
**1413 TIPTON STATION ROAD**  
 SITE ADDRESS: 1413 TIPTON STATION ROAD (37920)  
 DEVELOPER:  
**EAGLE BEND DEVELOPMENT LLC**  
 1920 EBENEZER ROAD  
 KNOXVILLE, TN 37922  
 DIST. NO. D9 KNOX CO., TN.  
 CLT MAP 137 PARCEL 53  
 SCALE: 1"=40' AUGUST 9, 2024

Revised: 12/30/2024

\*DRAINAGE EASEMENTS NOT SHOWN

MPC FILE# 1-SB-25-C/1-D-25-DP

REFERENCE:  
 DEED INST. #202006080081741  
 PLAT INST. #202005280079112

REVISION	DATE	DESCRIPTION	BY
3	12/30/24	GENERAL REVISIONS	CAS
2	12/23/24	GENERAL REVISIONS	CAS
1	12/12/24	ADDED GREENWAY EASEMENT	CAS

**UE** URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY ROAD, SUITE 201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924  
 DWN: CLM CHR: CAS DWG. NO. 2408034

