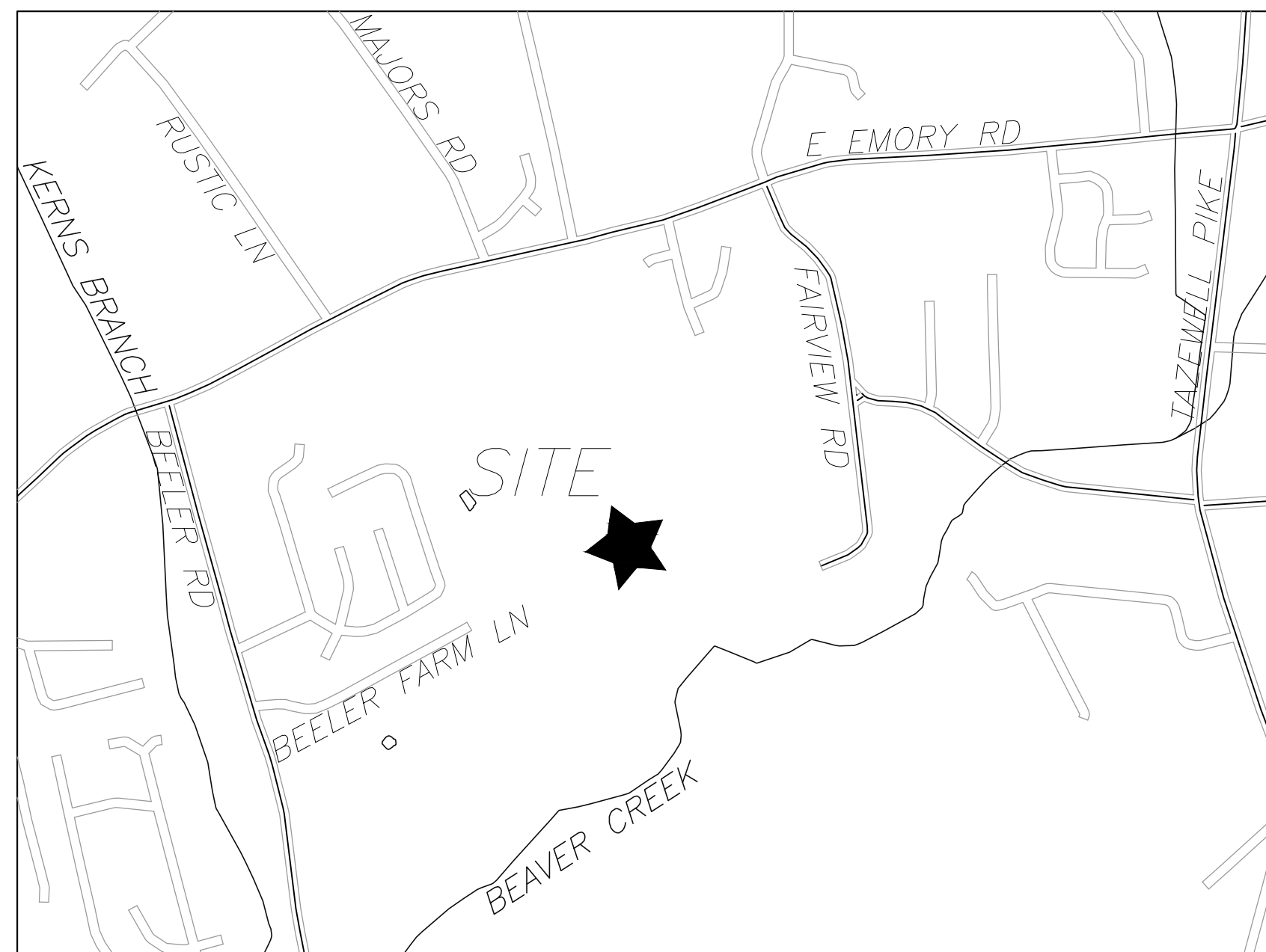


# CONCEPT PLAN

U.E.I. PROJECT NO. 2207020

# FAIRVIEW ROAD SUBDIVISION

SITE ADDRESS: 0 FAIRVIEW RD (37721)  
CLT MAP 21, PARCEL 46.03



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 WEST KNOX UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

## SHEET INDEX

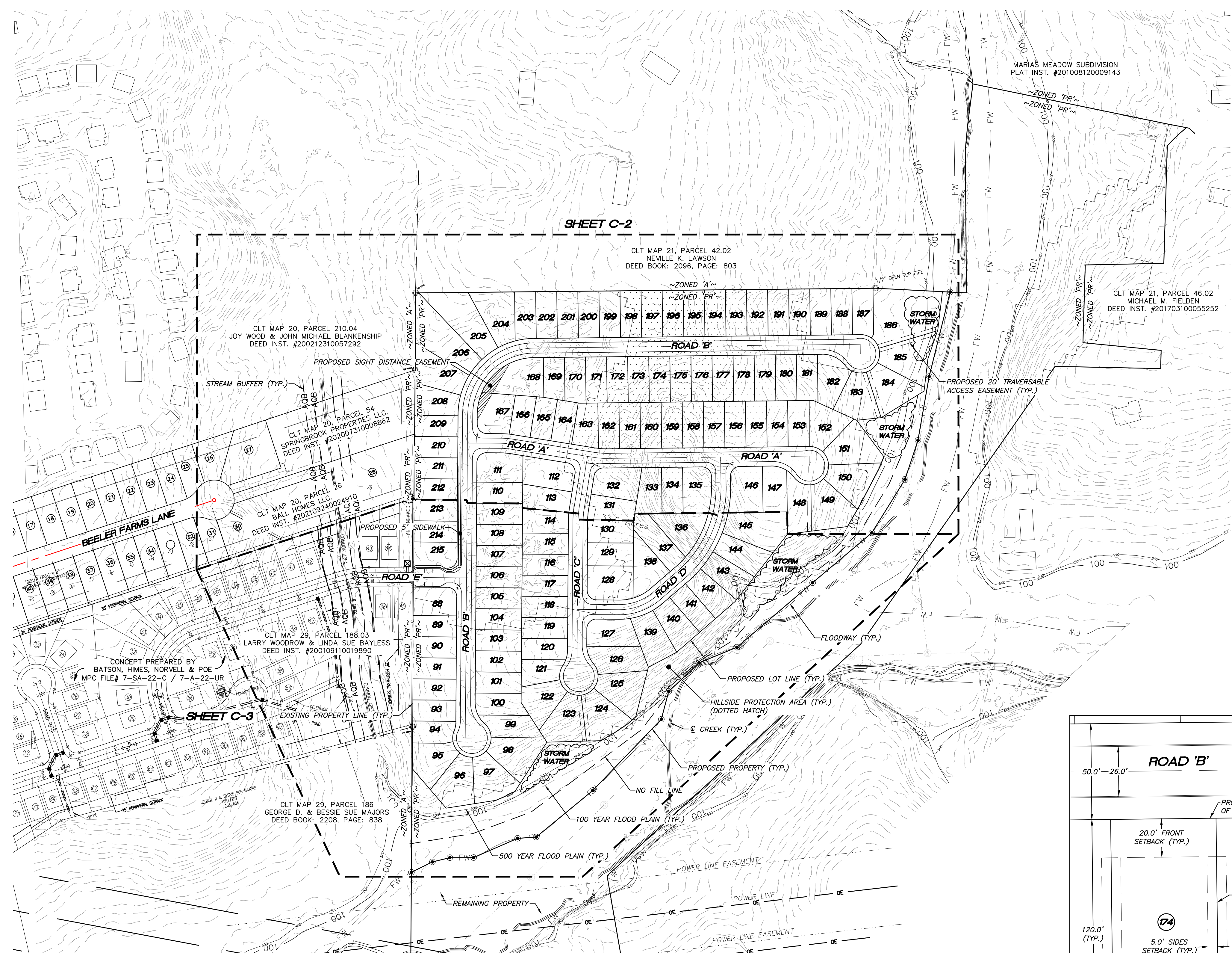
TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN - OVERALL	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4 THRU C-7

Revised: 11/28/2022

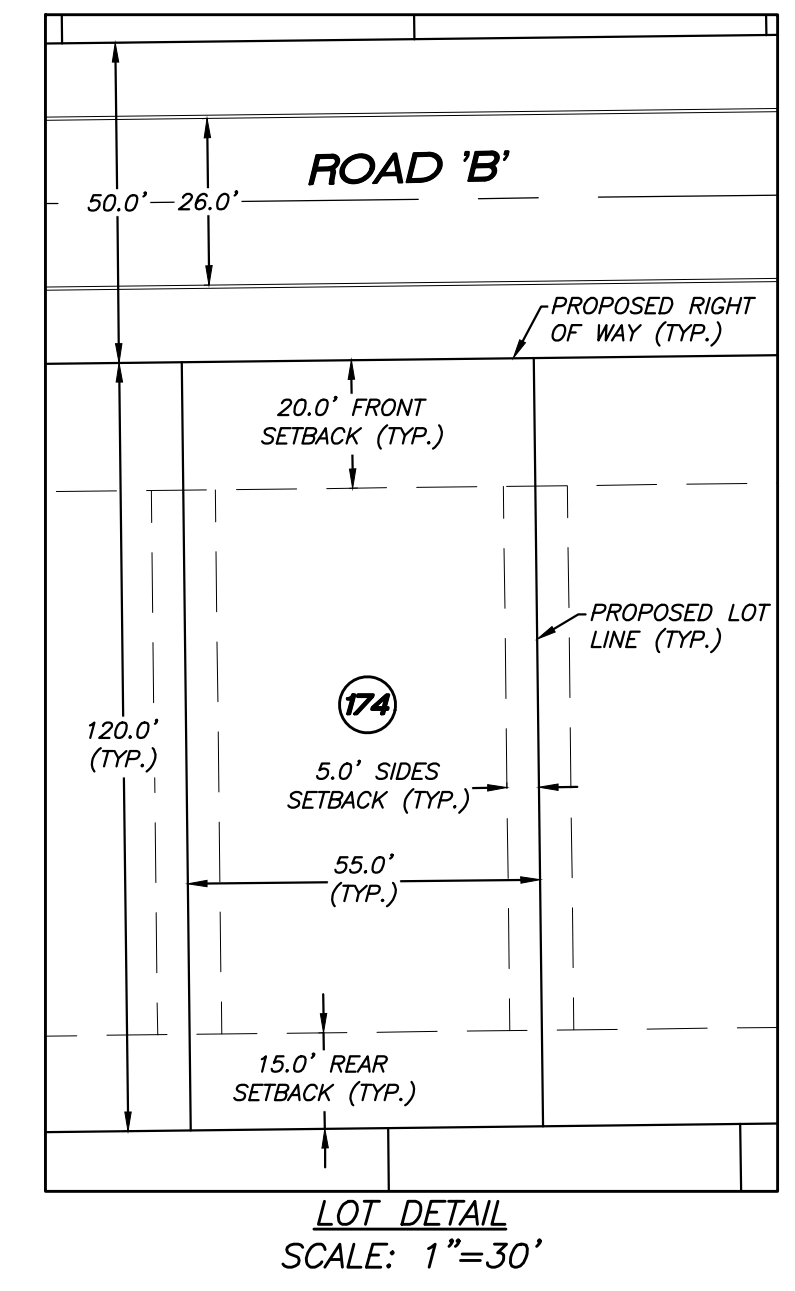
MPC FILE# 11-SA-22-C / 11-A-22-DP

ISSUE NO.	DATE	DESCRIPTION
4	11/28/22	GENERAL REVISIONS
3	11/17/22	GENERAL REVISIONS
2	10/21/22	PER PLANNING/KCEPW COMMENTS

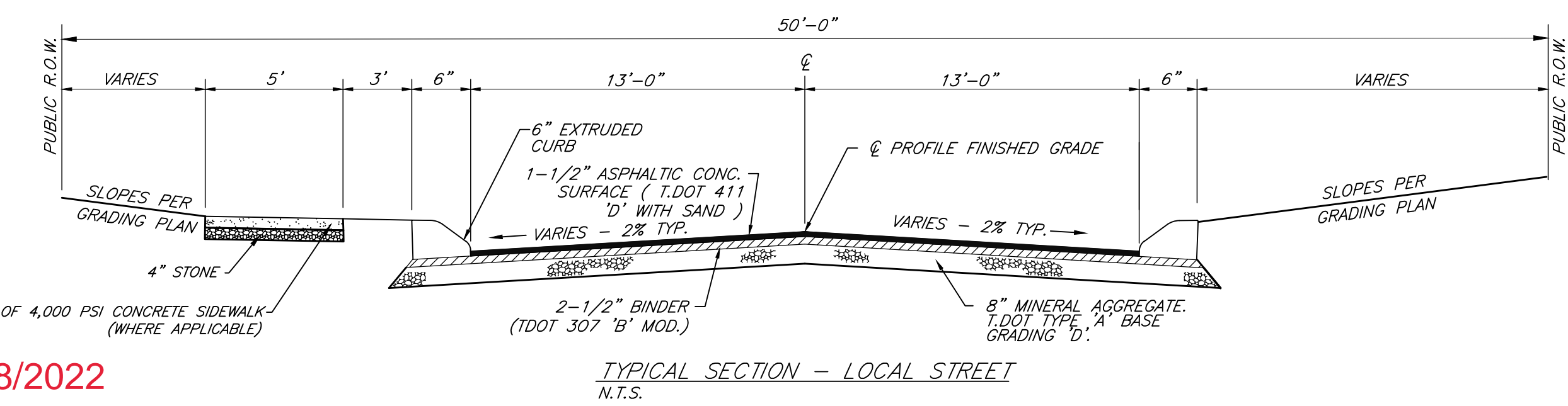




- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: HOUSES, TWENTY (20) FEET  
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
 SIDE: FIVE (5) FEET  
 REAR: FIFTEEN (15) FEET
  - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND 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.
  - 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 33.0 ACRES.
  - THE DEVELOPMENT PROPOSES 128 UNITS (3.88 UNITS PER ACRE).
  - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 4.44 ± ACRES (13.5%).
  - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  - UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 17.87 ACRE. THE TOTAL AREA OF DISTURBANCE WITHIN THE HILLSIDE PROTECTION AREA IS 17.87 ACRE.
  - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
  - LOTS 143, 184, 185, AND 186 TO BE FILLED TO RAISE ELEVATION ABOVE THE 500-YEAR FLOOD ELEVATION.
  - LOTS 88 THROUGH 215 TO BE BUILT AS PHASE 2 OF THE B&B BUILDERS SUBDIVISION.
  - THE COMMON AREA BETWEEN LOT 44 OF PHASE 1 AND THE COMMON PROPERTY BETWEEN PHASES 1 AND 2 CAN BE REMOVED IF THE GROUP MAIL FACILITY IS RELOCATED.



- ALTERNATIVE DESIGN STANDARD REQUESTS:**
- REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 175' ON ROAD 'B' BETWEEN STATIONS 8+60.44 AND 11+31.97.
  - INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ALONG ROAD 'E' AT ITS INTERSECTION WITH ROAD 'B'.
  - INCREASE THE INTERSECTION GRADE FROM 1% TO 1.6% ALONG ROAD 'A' AT ITS INTERSECTION WITH ROAD 'B'.
  - INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ALONG ROAD 'C' AT ITS INTERSECTION WITH ROAD 'A'.
  - INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ALONG ROAD 'D' AT ITS INTERSECTION WITH ROAD 'C'.
  - INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ALONG ROAD 'D' AT ITS INTERSECTION WITH 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 itemize 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: 11/28/2022

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

Revised: 11/28/2022

MPC FILE# 11-SA-22-C / 11-A-22-DP

REFERENCE:  
 DEED INST. 202002190055035

REVISION	DATE	DESCRIPTION	BY
3	11/28/22	GENERAL REVISIONS	CLM
2	11/17/22	GENERAL REVISIONS	CLM
1	10/21/22	PER PLANNING / KCEPV COMMENTS	CAS

SHEET C-1

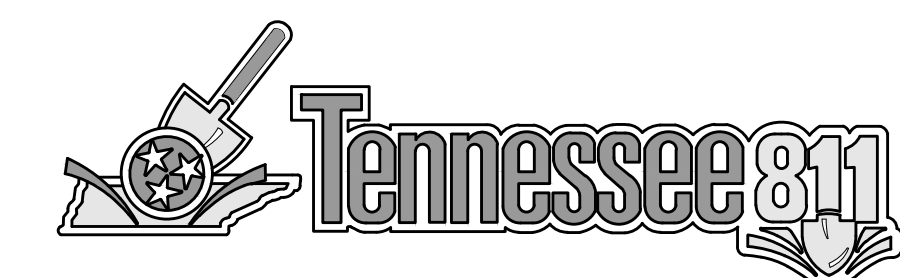
SITE PLAN - OVERALL  
**FAIRVIEW ROAD SUBDIVISION**  
 SITE ADDRESS: 0 FAIRVIEW ROAD (37721)

DIST. NO. 8 KNOX CO., TN.  
 CLT MAP 21 PARCEL 46.03  
 SCALE: 1"=150' JUNE 25, 2022

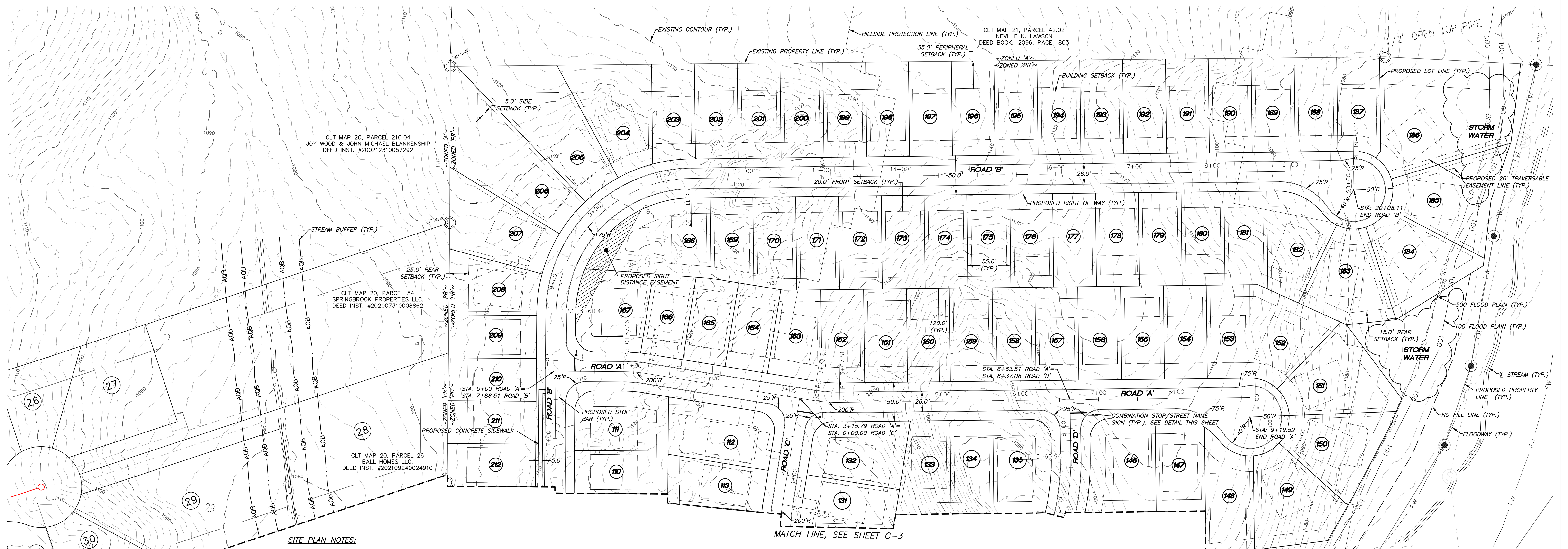
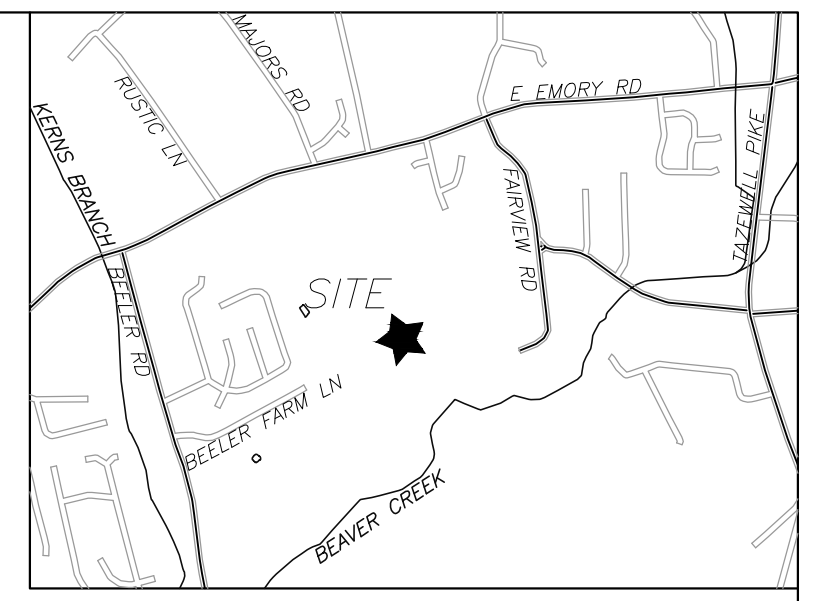
DEVELOPER:  
**MESANA INVESTMENTS, LLC**  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939

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

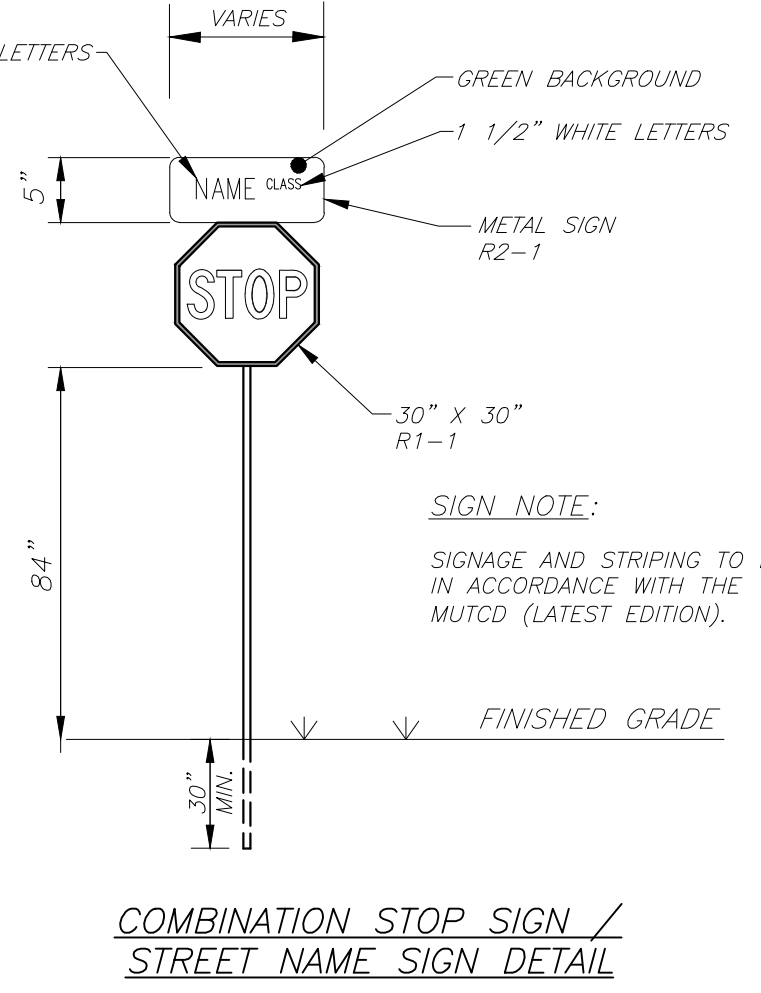
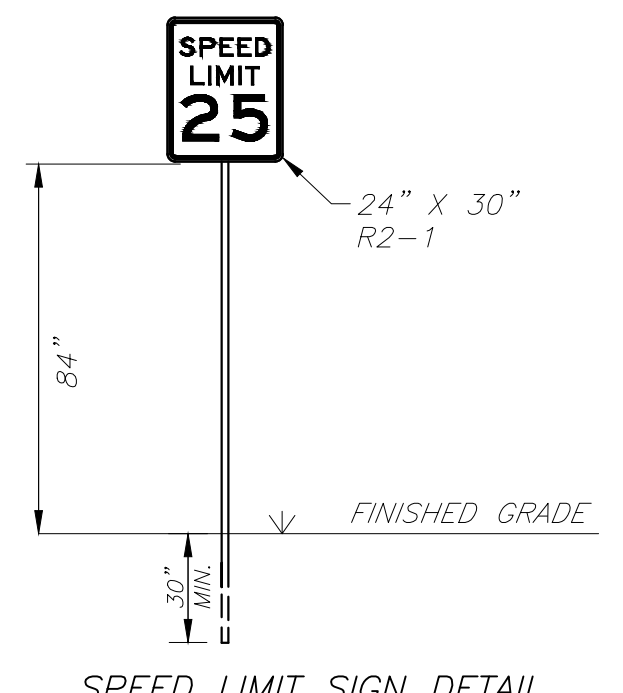
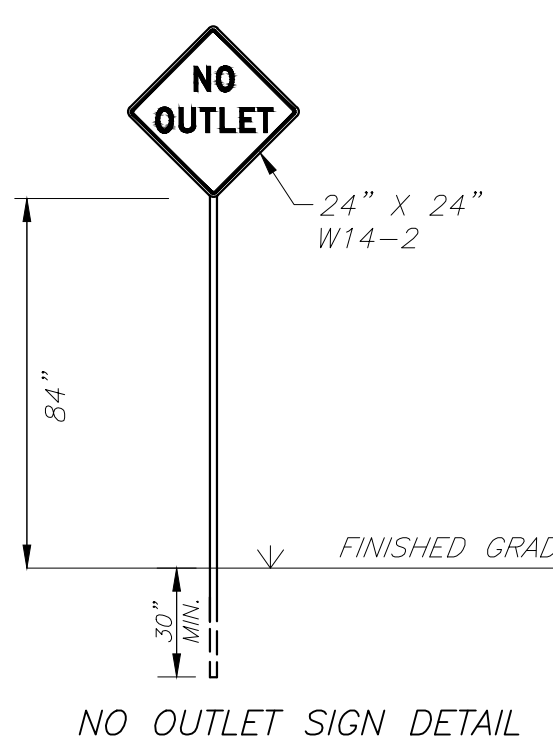
DWN: CLM    CHK: CAS    DWG. NO. 2207020







- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: HOUSES, TWENTY (20) FEET  
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
SIDE: FIVE (5) 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 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.
  - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
  - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 33.0 ACRES.
  - THE DEVELOPMENT PROPOSES 128-UNITS (3.88 UNITS PER ACRE).
  - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 4.44± ACRES (13.5%).
  - 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. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
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  - SEE THIS SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
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  - LOTS 88 THROUGH 215 TO BE BUILD AS PHASE 2 OF THE B&B BUILDERS SUBDIVISION.
  - THE COMMON AREA BETWEEN LOT 44 OF PHASE 1 AND THE COMMON PROPERTY BETWEEN PHASES 1 AND 2 CAN BE REMOVED IF THE GROUP MAIL FACILITY IS RELOCATED.



REFERENCE:  
DEED INST. 20200219005035

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REVISION	DATE	DESCRIPTION	BY
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2	11/17/22	GENERAL REVISIONS	CLM
1	10/21/22	PER PLANNING / KEEP COMMENTS	CAS

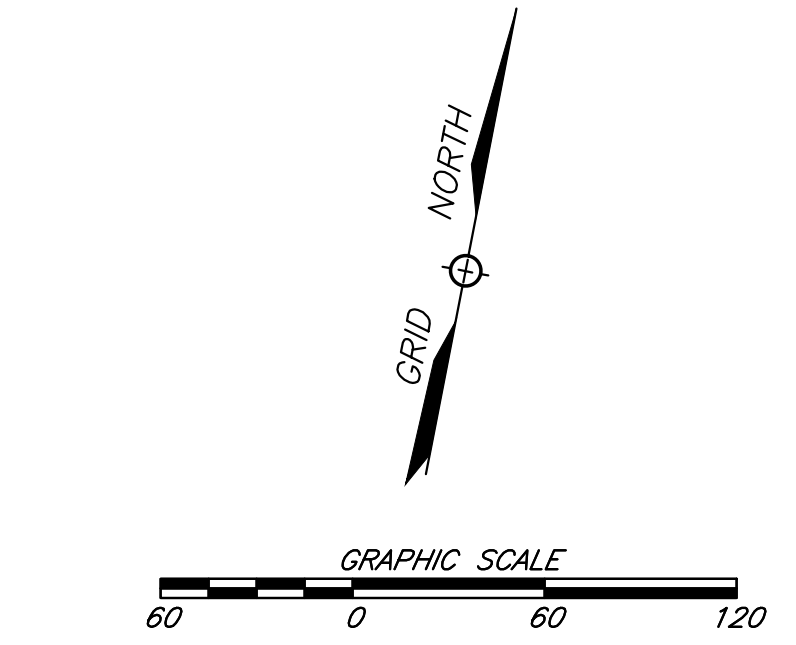
SHEET C-2  
SITE PLAN  
**FAIRVIEW ROAD SUBDIVISION**  
SITE ADDRESS: 0 FAIRVIEW ROAD (37721)

DIST. NO. 8	KNOX CO., TN.
CLT MAP 21	PARCEL 46.03
SCALE: 1"=60'	JUNE 25, 2022

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

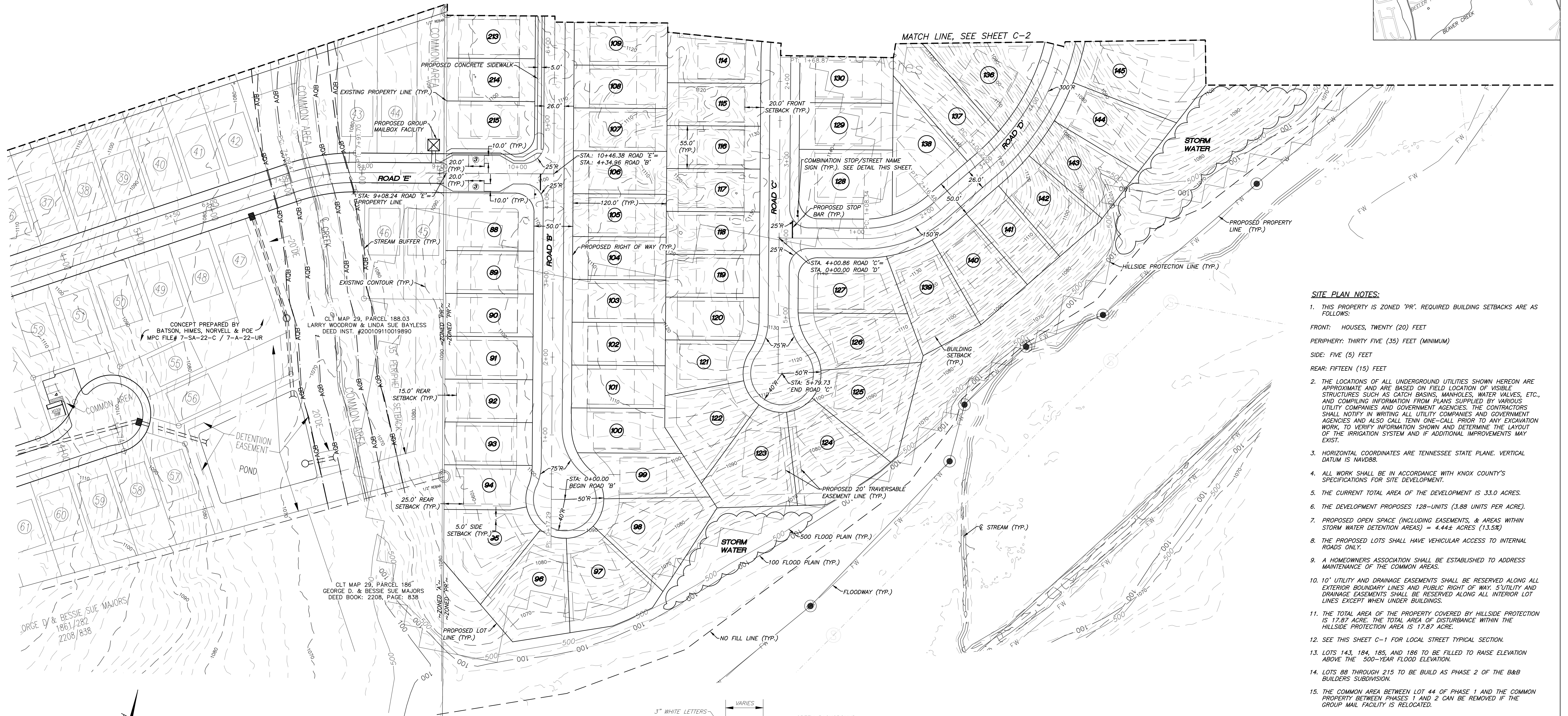
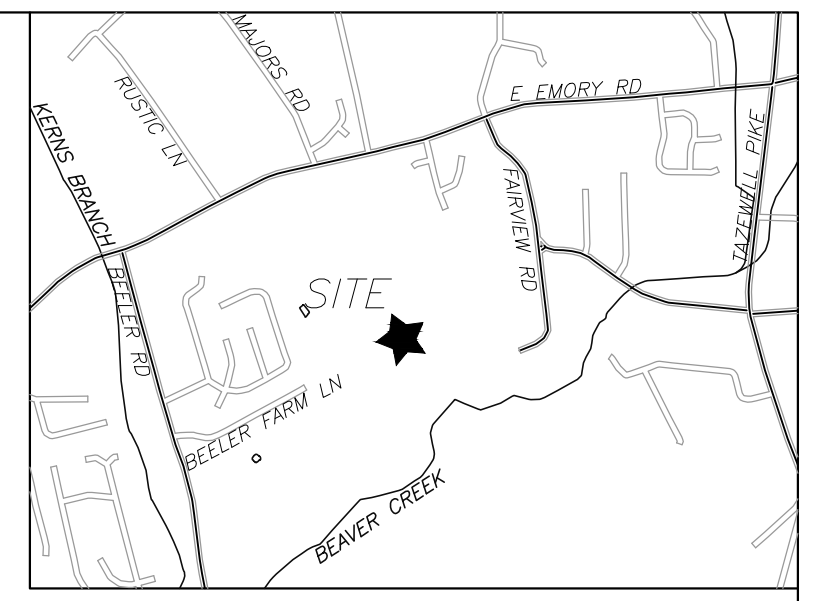
	<b>URBAN ENGINEERING, INC.</b> 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924
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DWN: CLM	CHK: CAS	DWG. NO. 2207020
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Revised: 11/28/2022



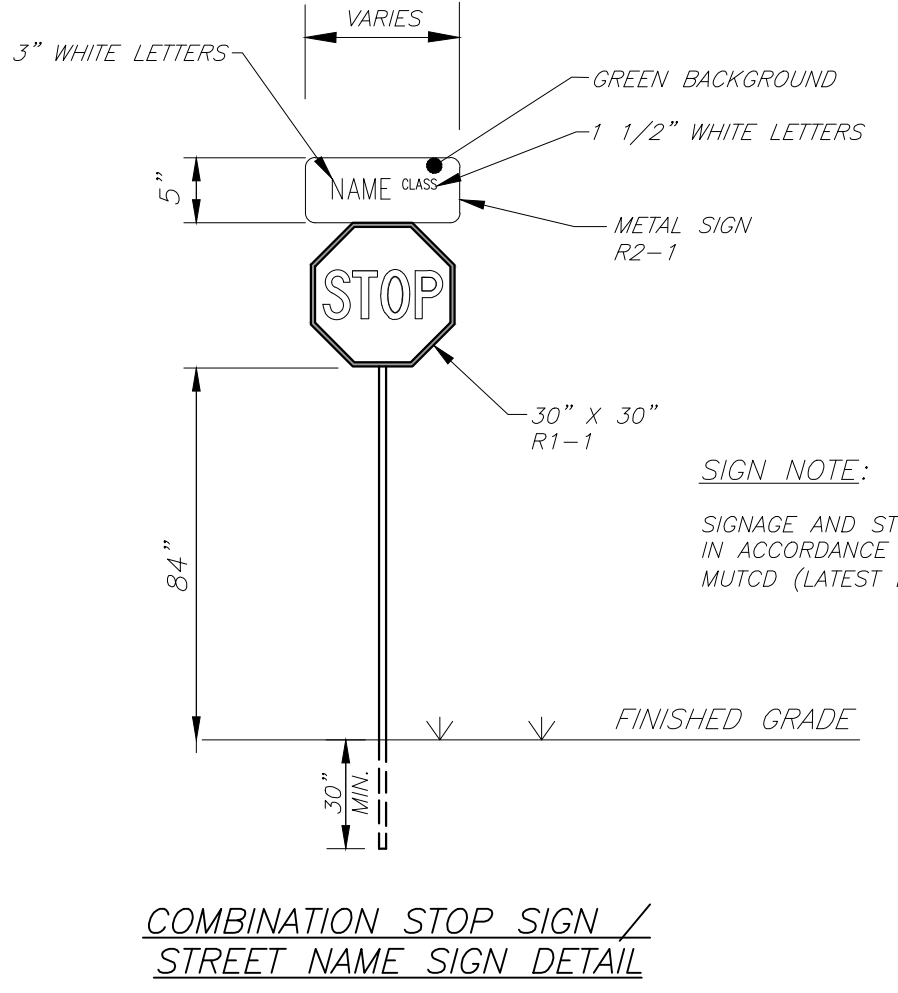
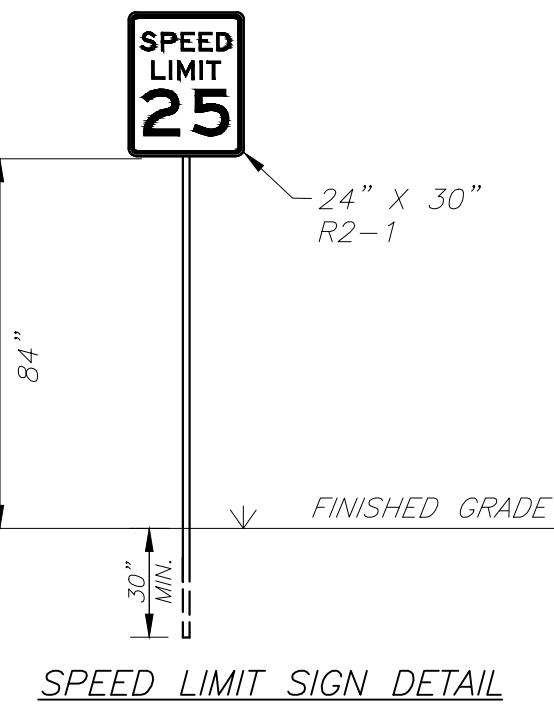
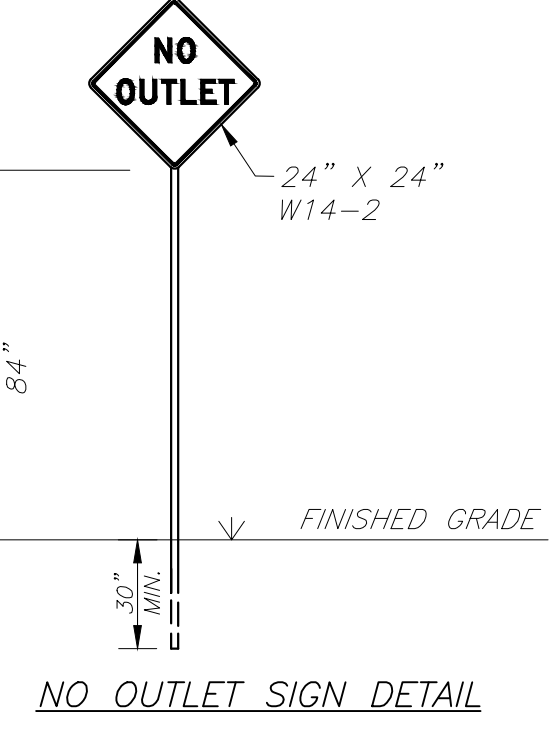
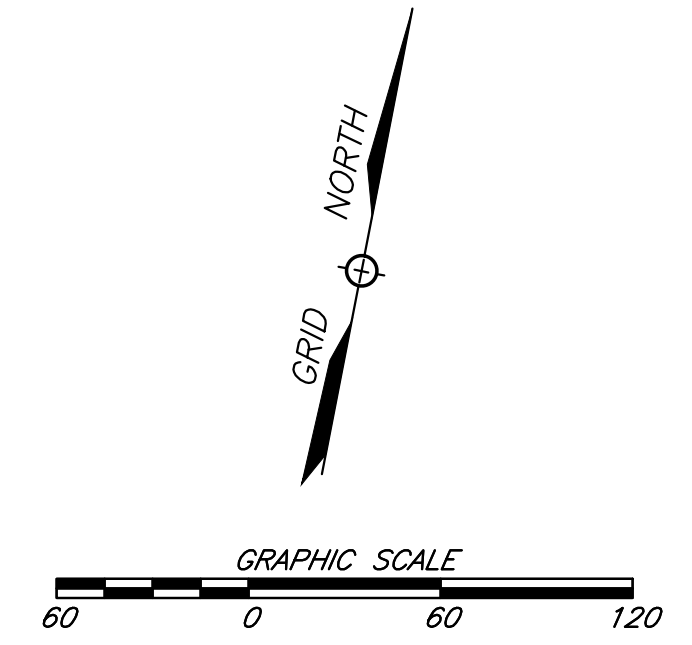
- SITE PLAN NOTES:**
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 FRONT: HOUSES, TWENTY (20) FEET  
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
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  - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD8S.
  - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 33.0 ACRES.
  - THE DEVELOPMENT PROPOSES 128-UNITS (3.88 UNITS PER ACRE).
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CONCEPT PREPARED BY  
 BATSON, HIMES, NORVELL & POE  
 MPC FILE# 7-SA-22-C / 7-A-22-UR

CLT MAP 29, PARCEL 188.03  
 LARRY WOODROW & LINDA SUE BAYLESS  
 DEED INST. #200109110019890

CLT MAP 29, PARCEL 186  
 GEORGE D. & BESSIE SUE MAJORS  
 DEED BOOK: 2208, PAGE: 838

ORGE D. & BESSIE SUE MAJORS  
 1861/282  
 2208/838



**SIGN NOTE:**  
 SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).

**REFERENCE:**  
 DEED INST. 202002190055035

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

SHEET C-3

SITE PLAN  
**FAIRVIEW ROAD SUBDIVISION**  
 SITE ADDRESS: 0 FAIRVIEW ROAD (37721)

DIST. NO. 8	KNOX CO., TN.
CLT MAP 21	PARCEL 46.03
SCALE: 1"=60'	JUNE 25, 2022

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

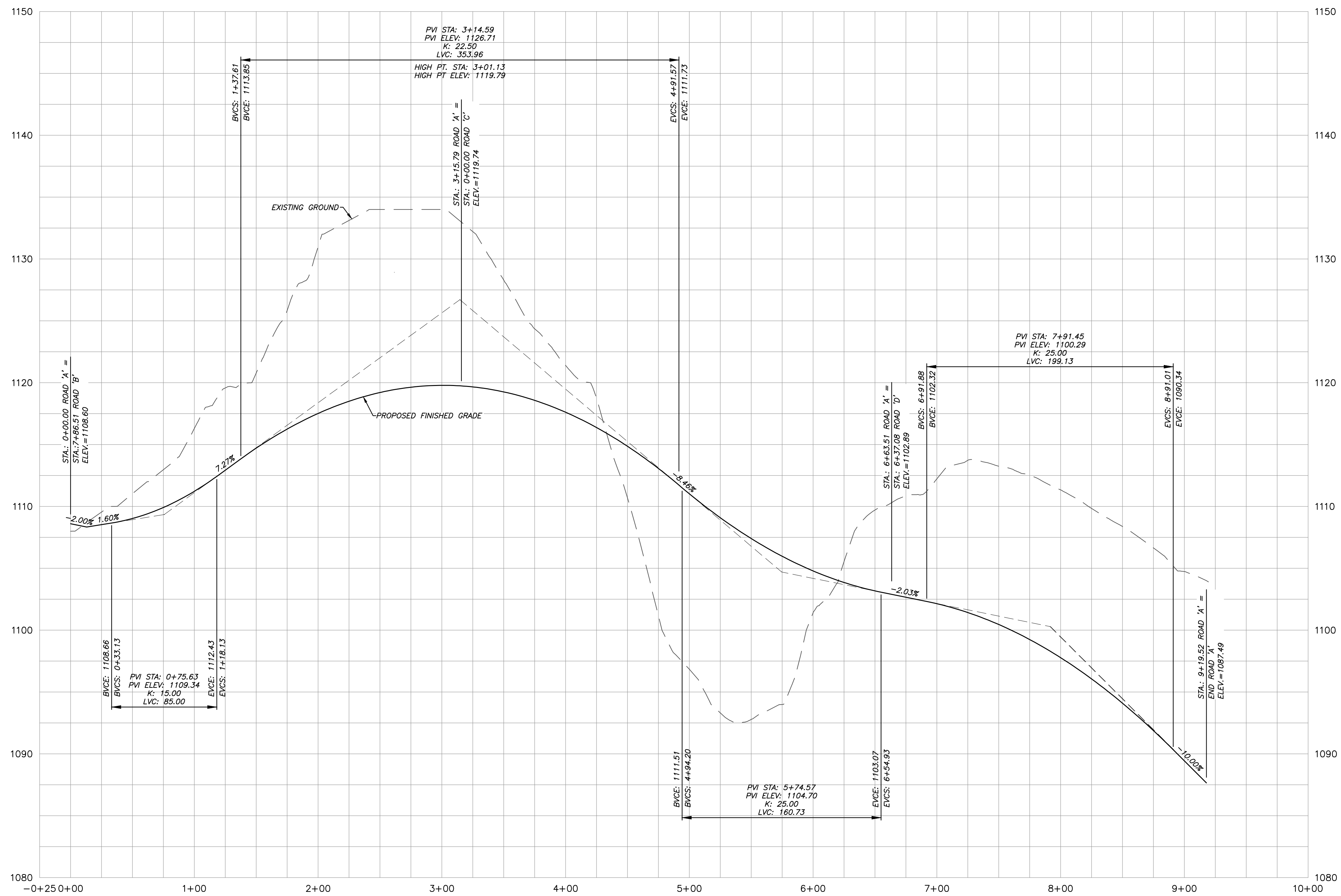
3	11/28/22	GENERAL REVISIONS	CLM
2	11/17/22	GENERAL REVISIONS	CLM
1	10/21/22	PER PLANNING / KCEPW COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

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

DWN: CLM    CHR: CAS    DWG. NO. 2207020







**PROFILE VIEW: ROAD 'A'**  
**1"=50' (HORIZONTAL)**  
**1"=5' (VERTICAL)**

11-SA-22-C / 11-A-22-DP  
 Revised: 11/28/2022

REVISION	DATE	DESCRIPTION	BY
3	11/28/22	GENERAL REVISIONS	CLM
2	11/17/22	GENERAL REVISIONS	CLM
1	10/21/22	PER PLANNING / RCEPW COMMENTS	CAS

SHEET C-4

ROAD 'A' PROFILE  
**FAIRVIEW ROAD SUBDIVISION**

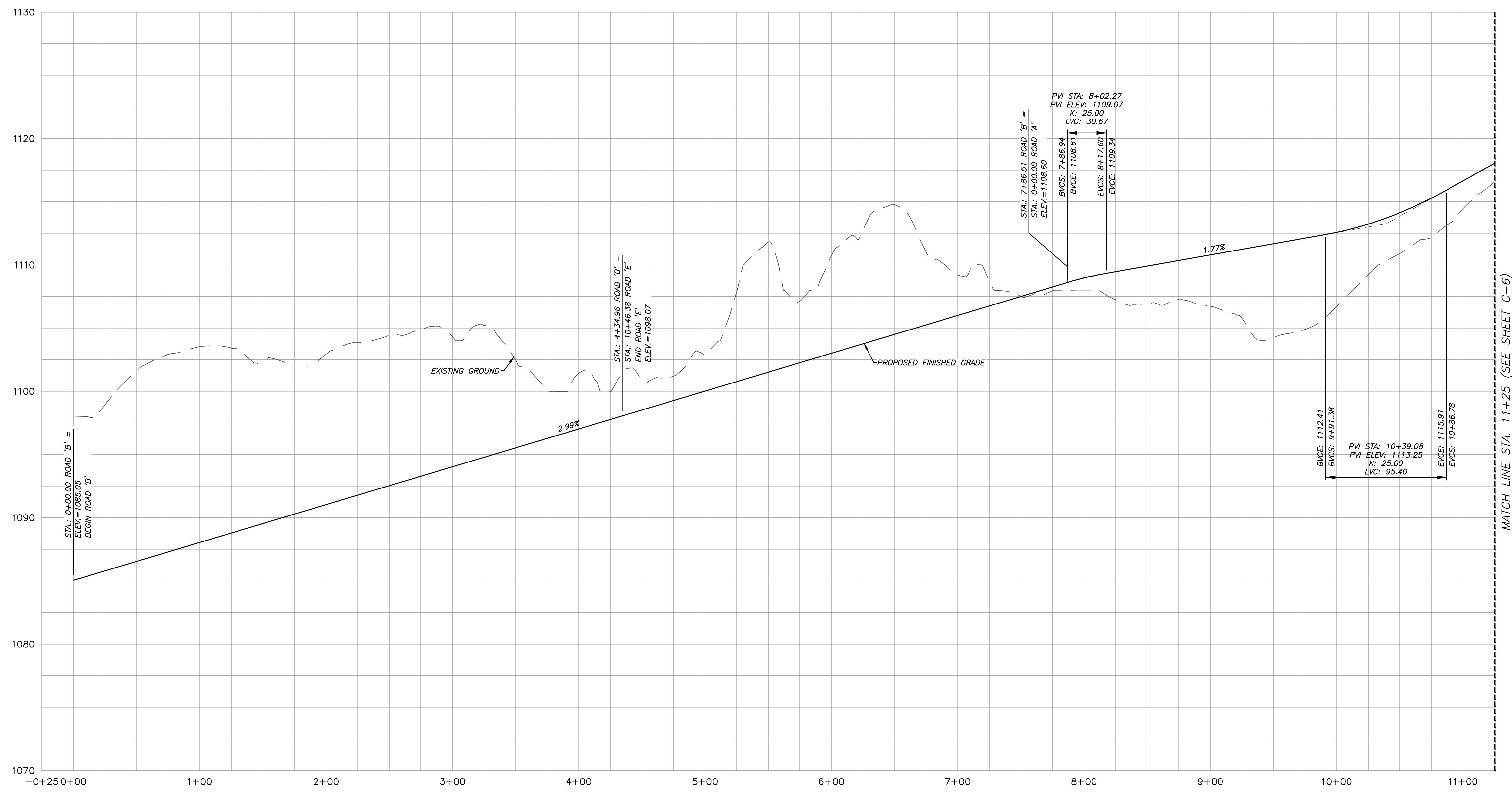
SITE ADDRESS: 0 FAIRVIEW ROAD (37721)

DIST. NO. 8 KNOX CO., TN.  
 CLT MAP 21 PARCEL 46.03  
 SCALE: AS NOTED JUNE 25, 2022

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

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

DWN: CLM CHK: CAS DWG. NO. 2207020



**PROFILE VIEW: ROAD 'B'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)

11-SA-22-C / 11-A-22-DP  
 Revised: 11/28/2022

REVISION	DATE	DESCRIPTION	BY
3	11/28/22	GENERAL REVISIONS	CLM
2	11/17/22	GENERAL REVISIONS	CLM
1	10/21/22	PER PLANNING / KCEPW COMMENTS	CAS

SHEET C-5

ROAD 'B' PROFILE  
**FAIRVIEW ROAD SUBDIVISION**

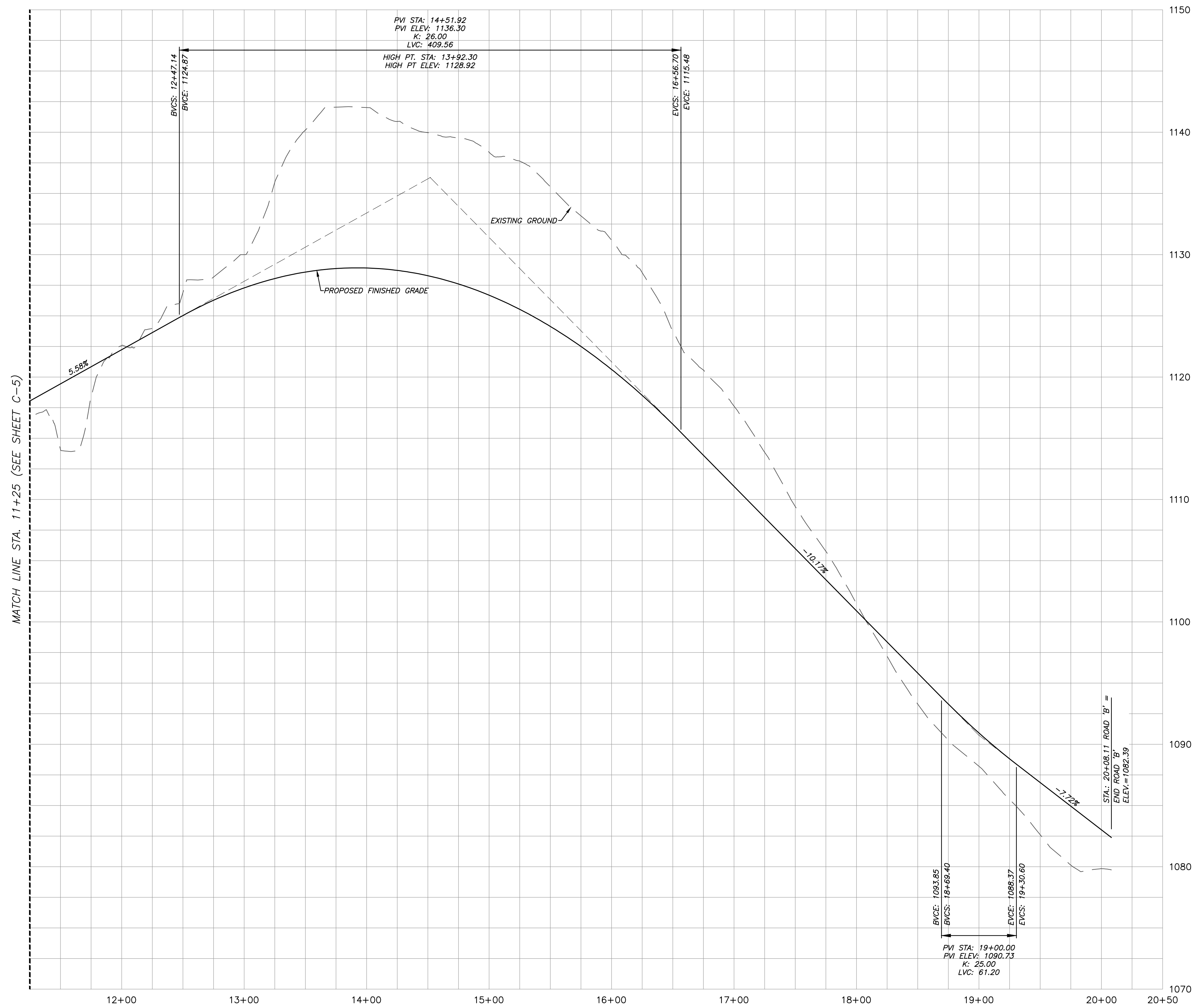
SITE ADDRESS: 0 FAIRVIEW ROAD (37721)

DIST. NO. 8 KNOX CO., TN.  
 CLT MAP 21 PARCEL 46.03  
 SCALE: AS NOTED JUNE 25, 2022

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

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

DWN: CLM      CHK: CAS      DWG. NO. 2207020



**PROFILE VIEW: ROAD 'B'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)

11-SA-22-C / 11-A-22-DP  
 Revised: 11/28/2022

REVISION	DATE	DESCRIPTION	BY
3	11/28/22	GENERAL REVISIONS	CLM
2	11/17/22	GENERAL REVISIONS	CLM
1	10/21/22	PER PLANNING / KCEPW COMMENTS	CAS

**SHEET C-6**

**ROAD 'B' PROFILE**

**FAIRVIEW ROAD SUBDIVISION**

SITE ADDRESS: 0 FAIRVIEW ROAD (37721)


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DIST. NO. 8 KNOX CO., TN.  
 CLT MAP 21 PARCEL 46.03  
 SCALE: AS NOTED JUNE 25, 2022

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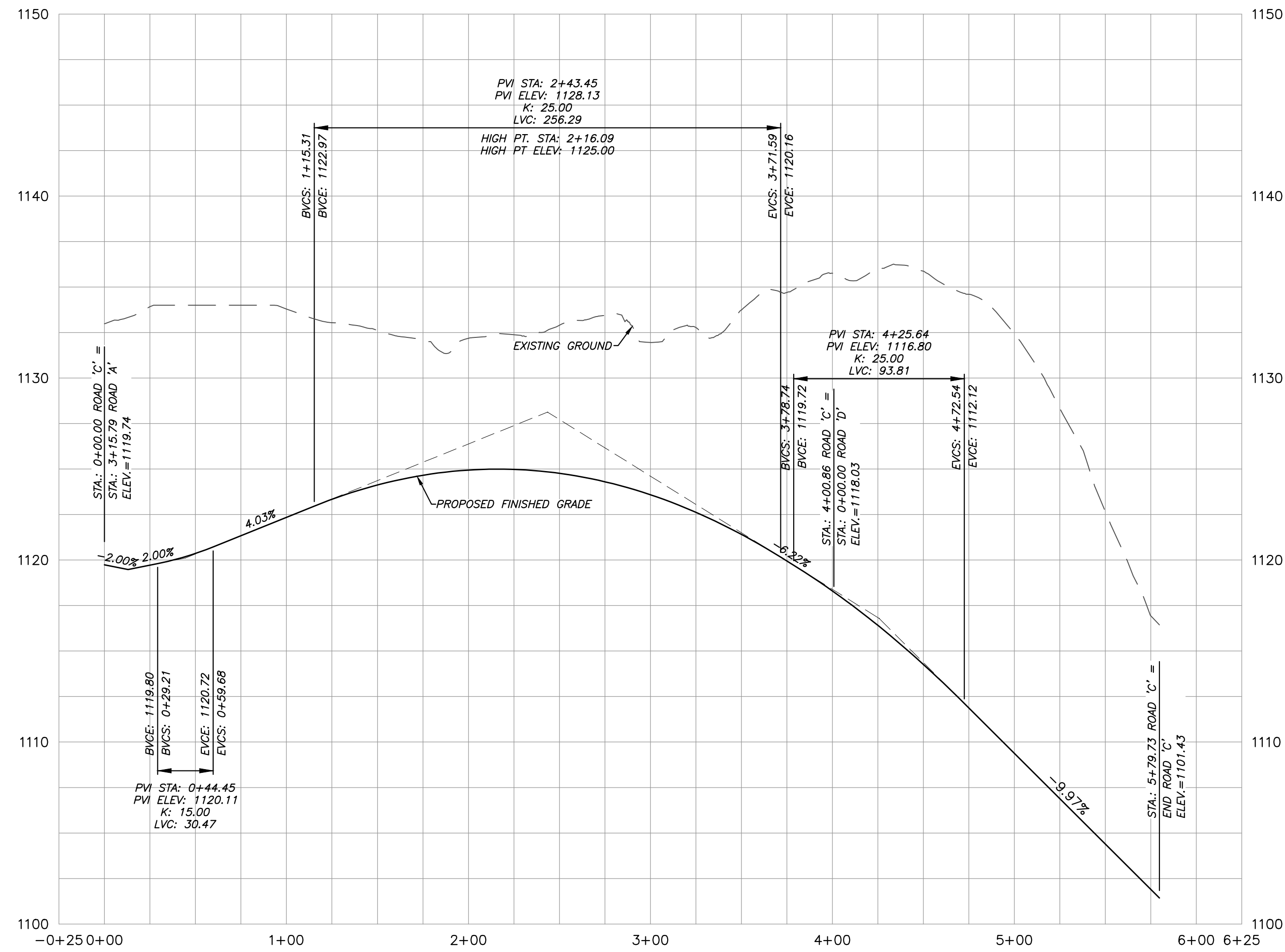
DEVELOPER:  
**MESANA INVESTMENTS, LLC**  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939

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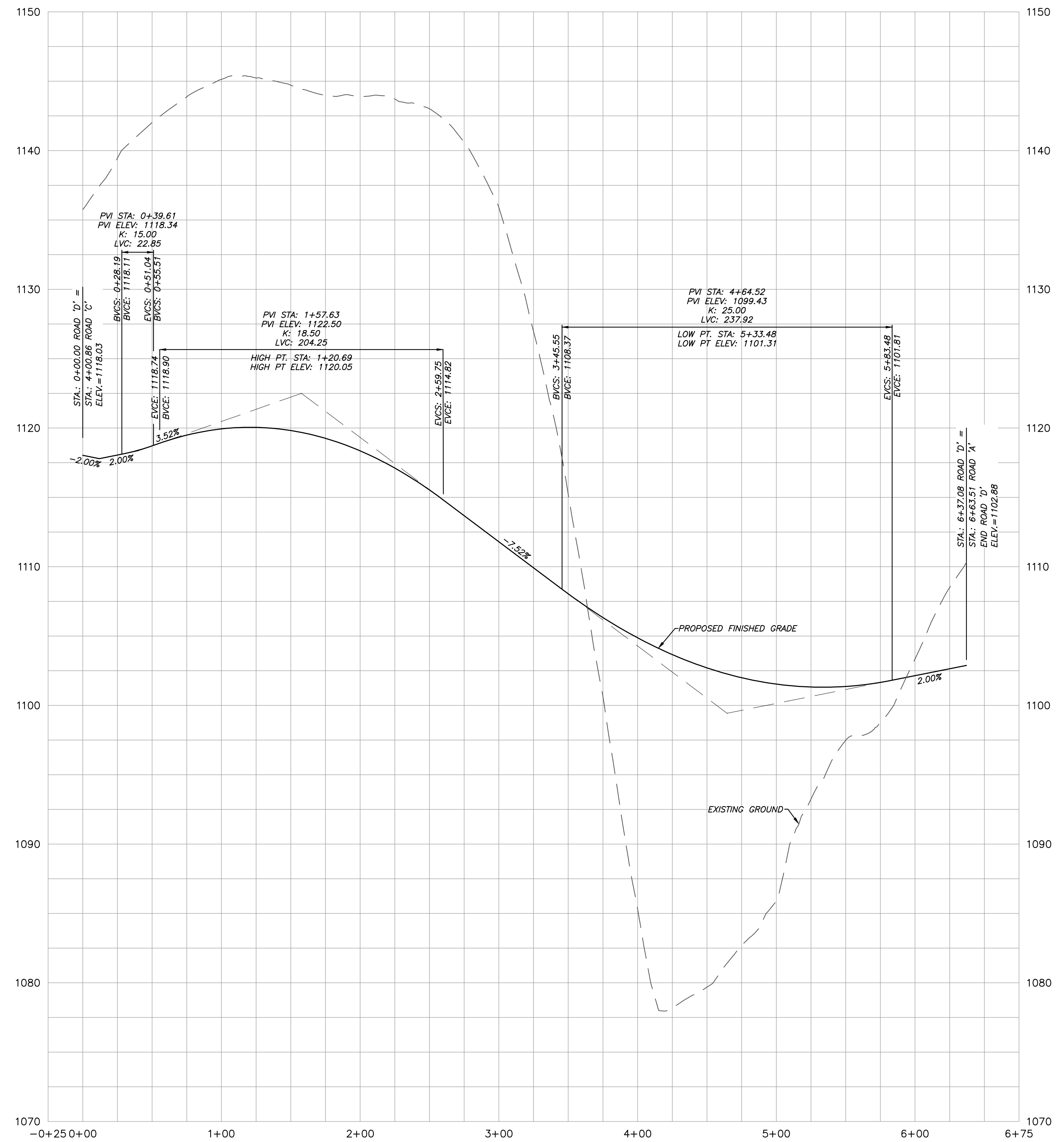
 **URBAN ENGINEERING, INC.**  
 10330 HARDIN VALLEY RD., #201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

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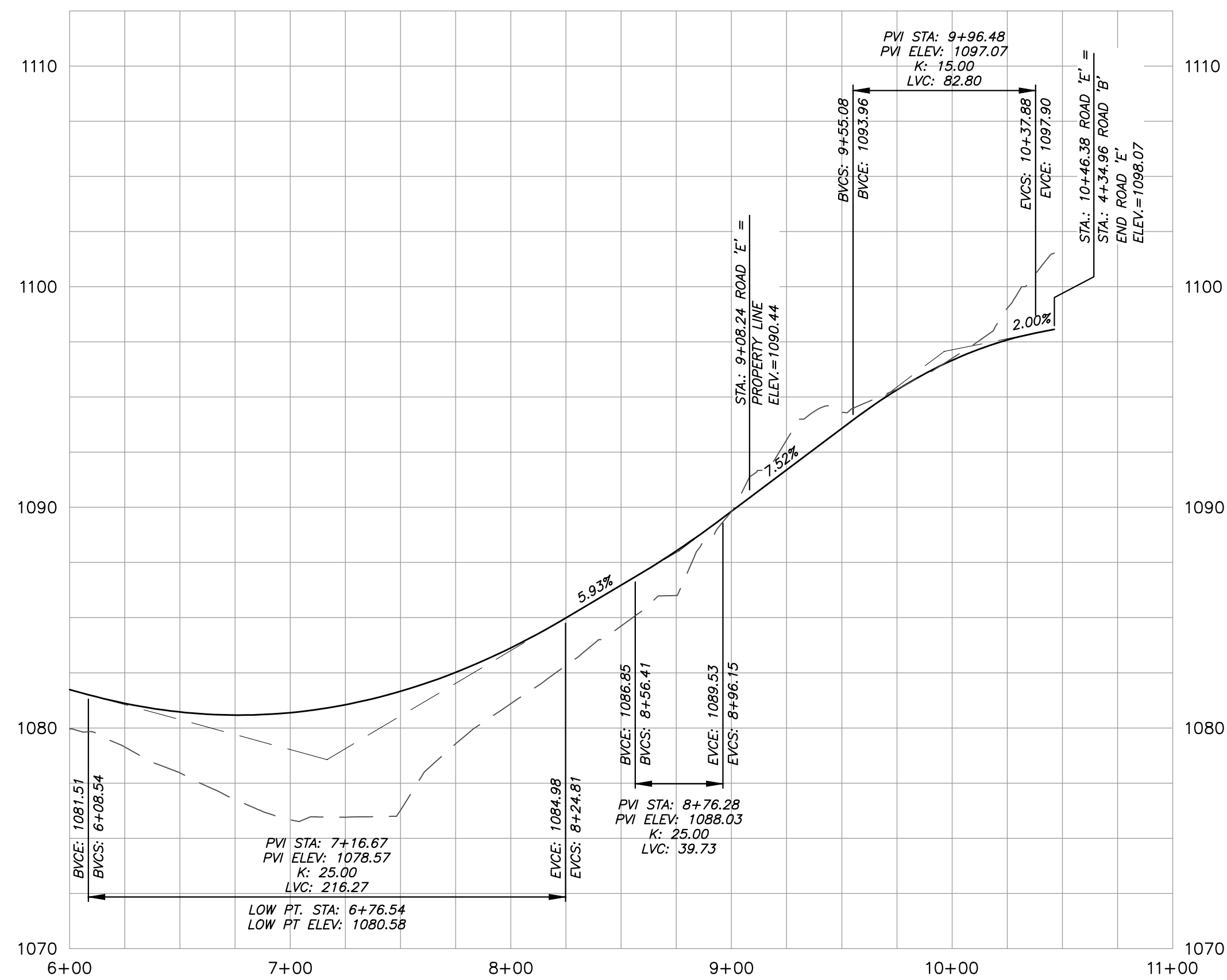
DWN: CLM    CHK: CAS    DWG. NO. 2207020



**PROFILE VIEW: ROAD 'C'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)



**PROFILE VIEW: ROAD 'D'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)



**PROFILE VIEW: ROAD 'E'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)

11-SA-22-C / 11-A-22-DP  
 Revised: 11/28/2022

REVISION	DATE	DESCRIPTION	BY
3	11/28/22	GENERAL REVISIONS	CLM
2	11/17/22	GENERAL REVISIONS	CLM
1	10/21/22	PER PLANNING / RCEPW COMMENTS	CAS

SHEET C-7

**ROADS 'C', 'D' & 'E' PROFILES**  
**FAIRVIEW ROAD SUBDIVISION**

SITE ADDRESS: 0 FAIRVIEW ROAD (37721)

DIST. NO. 8 KNOX CO., TN.  
 CLT MAP 21 PARCEL 46.03  
 SCALE: AS NOTED JUNE 25, 2022

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



**URBAN ENGINEERING, INC.**  
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DWN: CLM    CHK: CAS    DWG. NO. 2207020