

# CONCEPT PLAN

U.E.I. PROJECT NO. 2407026

## 0 COOPER MEADOWS LANE

SITE ADDRESS: 0 COOPER MEADOWS LANE, KNOXVILLE, TENNESSEE 37918  
CLT MAP 20, PARCELS 120.01, 120.02



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 KNOXVILLE UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER - AS DIRECTED BY NORTHEAST KNOX UTILITY
- SEWER - AS DIRECTED BY HALLSDALE-POWELL UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

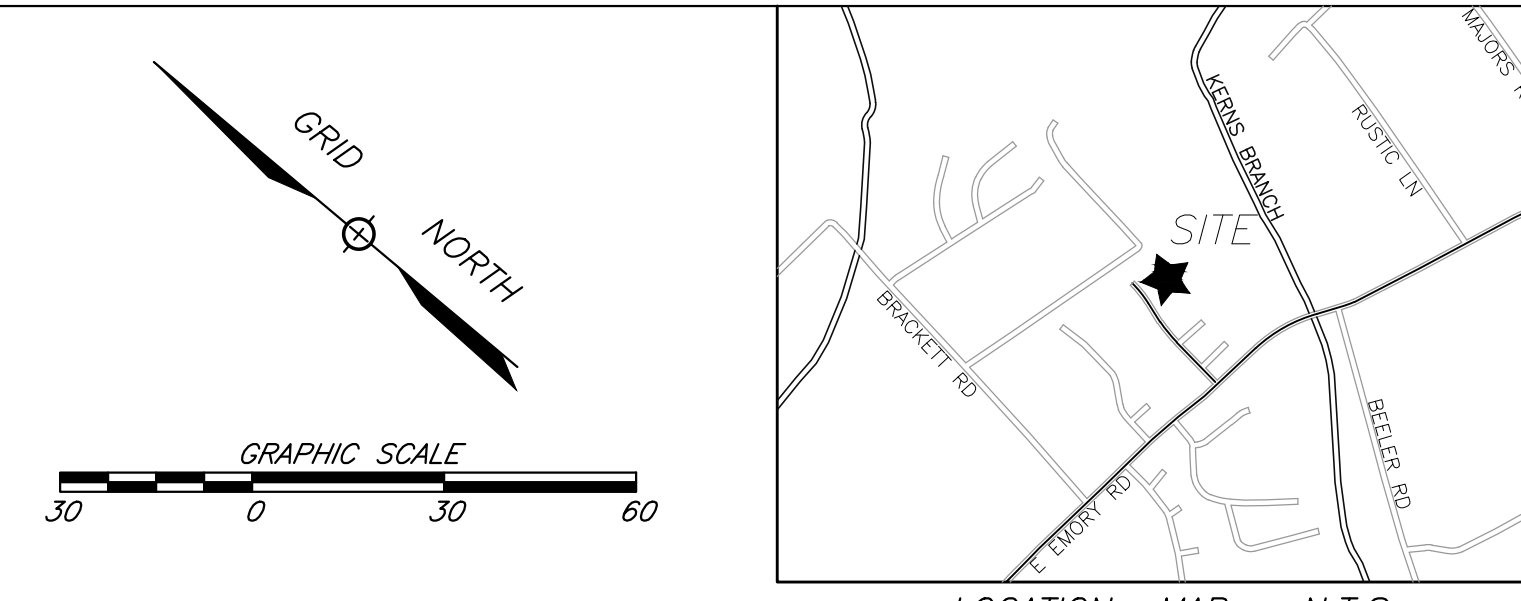
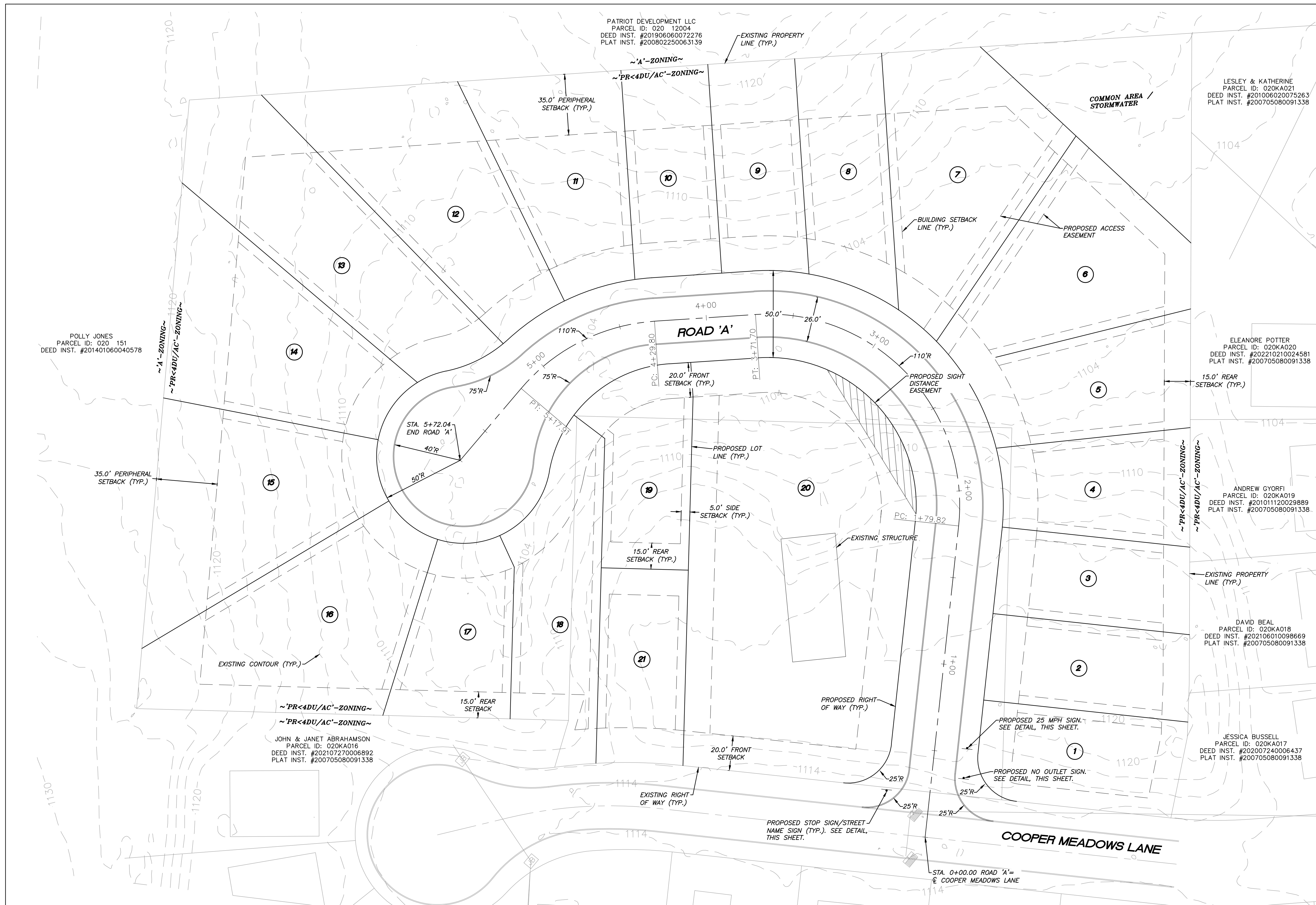
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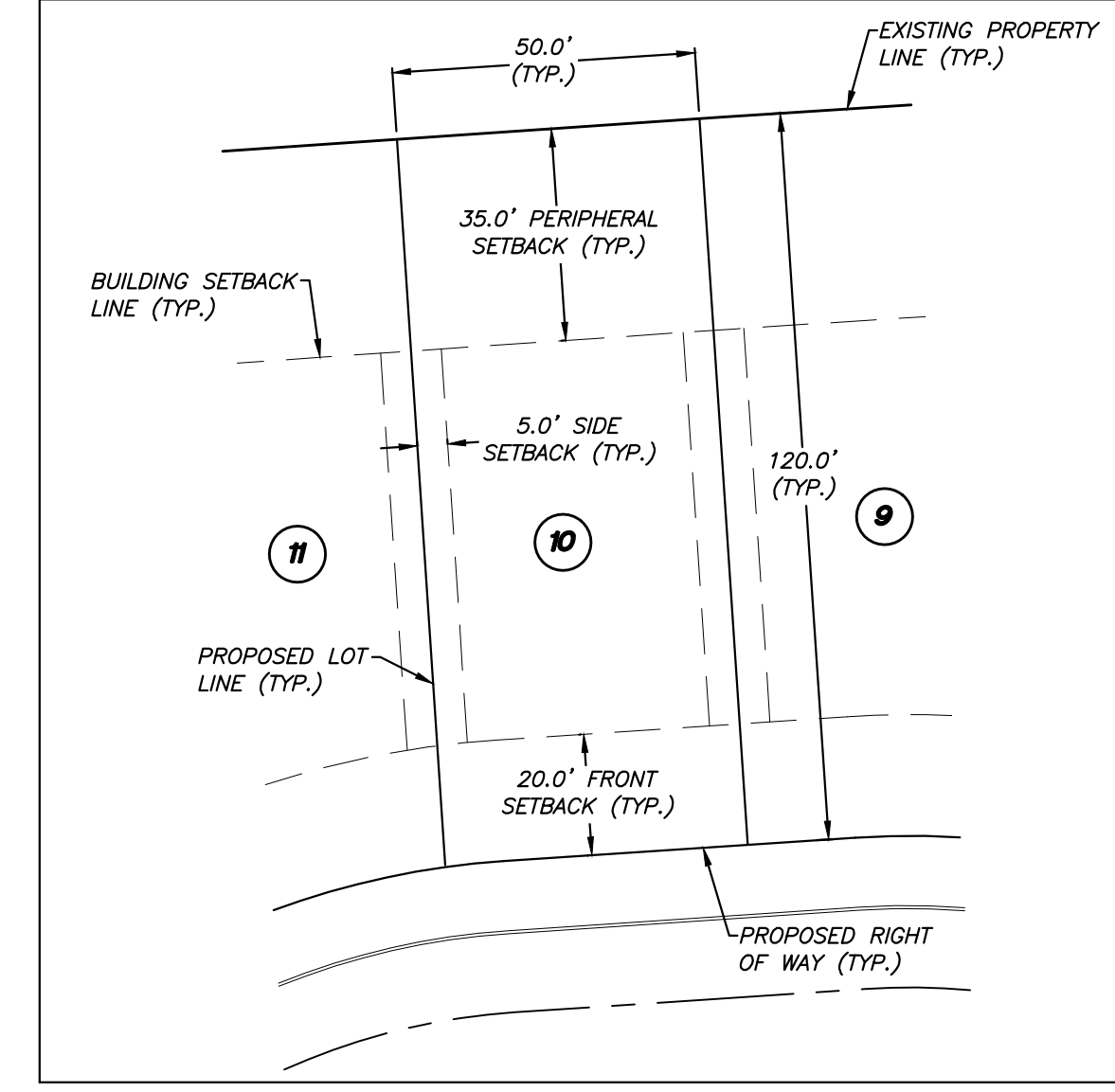
Certification of Concept Plan by Registered Engineer  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, 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: 7/17/2024

MPC FILE# 11-SC-24-C/11-D-24-DP

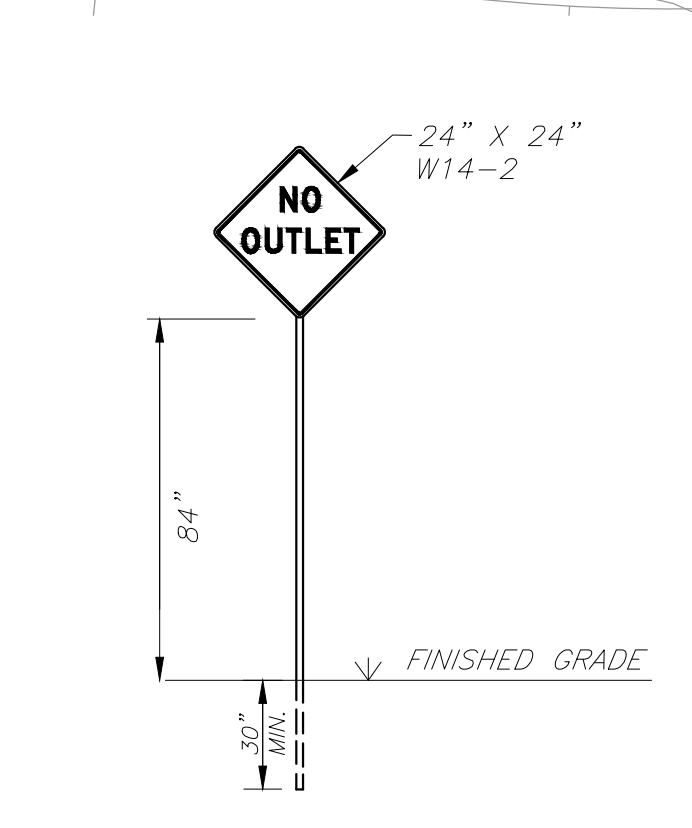
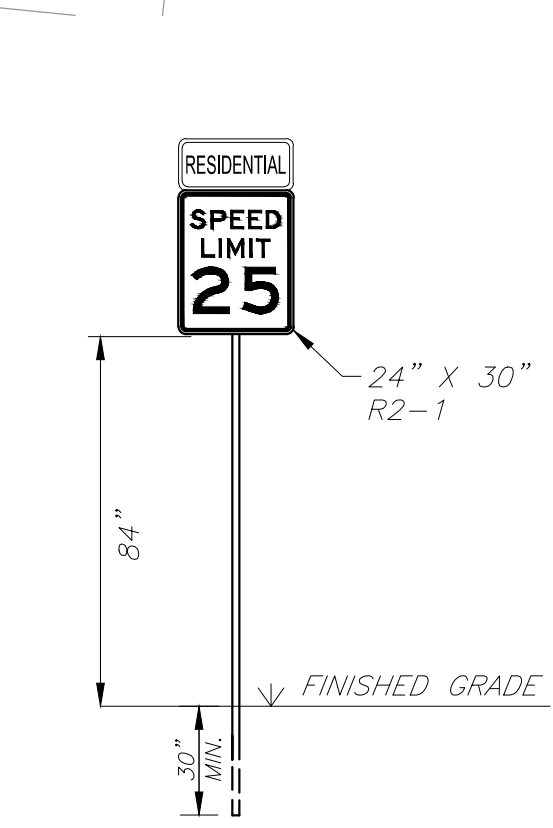
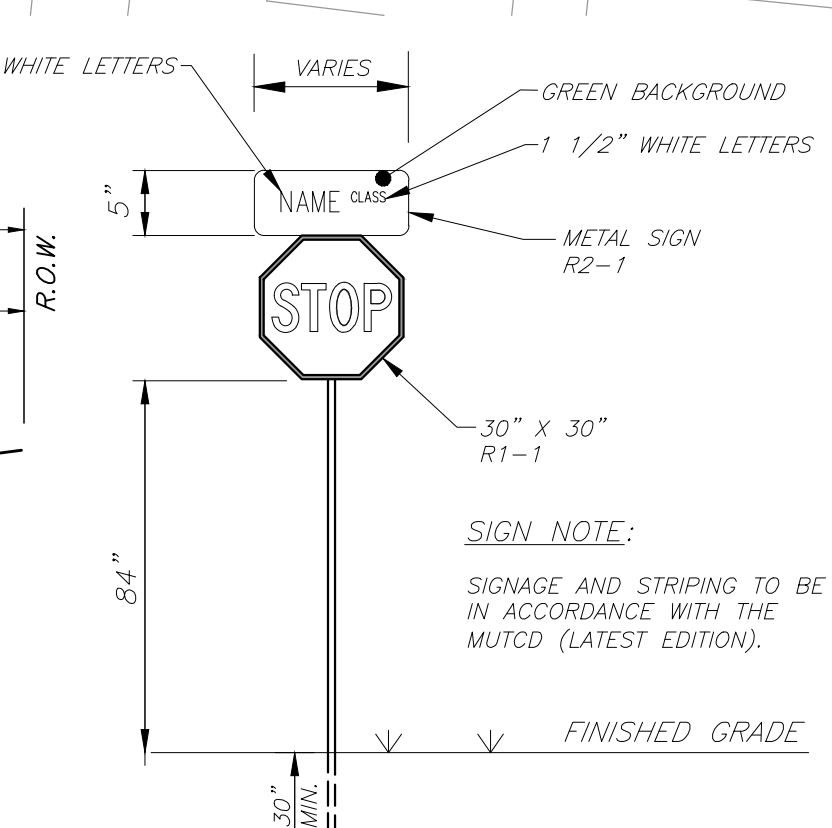
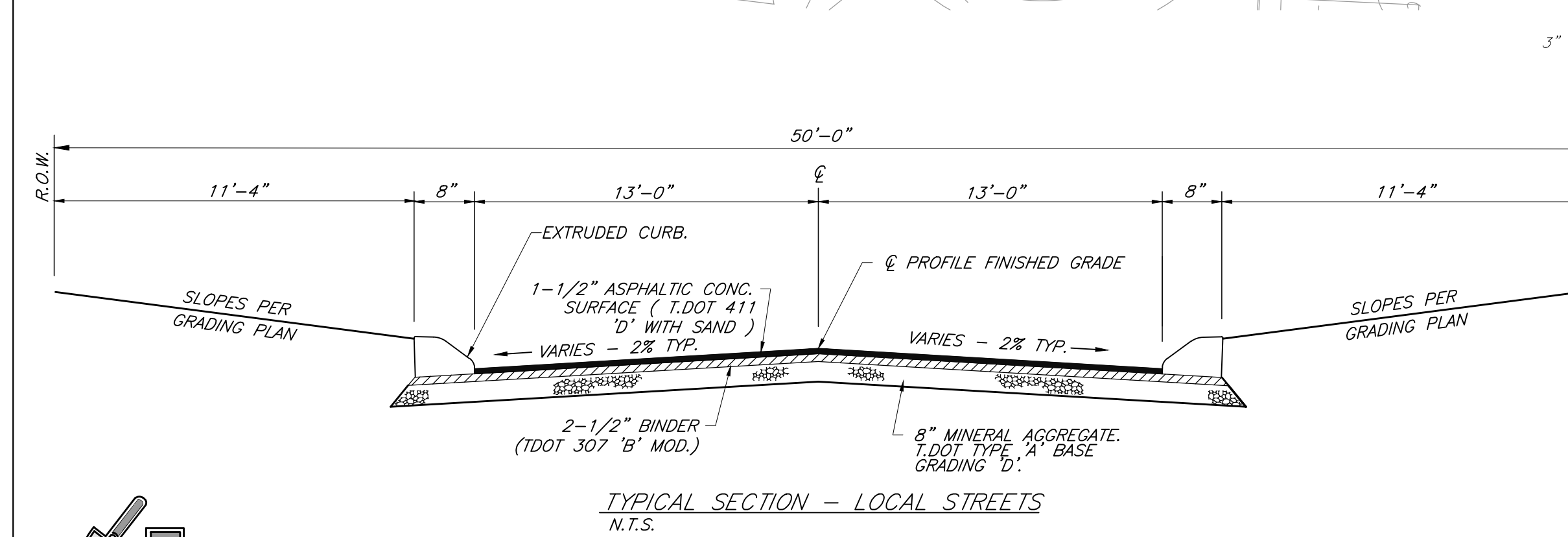
ISSUE NO.	DATE	DESCRIPTION
2	11/21/24	PER PLANNING / EPW COMMENTS
1	10/21/24	PER PLANNING COMMENTS



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR' (<4 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 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 TOWN 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 5.38 ACRES.
  - THE DEVELOPMENT PROPOSES 21-UNITS (3.9 UNITS PER ACRE).
  - 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.
  - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.



MPC FILE# 11-SC-24-C / 11-D-24-DP



- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
- REDUCE THE TANGENT DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 58.1' BETWEEN STATIONS 3+71.70 AND 4+29.80.
  - INCREASE THE CENTERLINE GRADE FROM 1% TO 1.25% AT THE INTERSECTION OF ROAD 'A' AND COOPER MEADOWS LANE.
  - REDUCE THE PERIPHERAL SETBACK FROM 35' TO 15' WHERE SHOWN.

**REFERENCE:**  
 CTL MAP 20, PARCEL 120.01  
 PLAT INST. #200705080091338  
 CTL MAP 20, PARCEL 120.02  
 DEED BOOK: 1930, PAGE: 86  
 PLAT INST. #200705080091338

SHEET C-1 2 OF 4

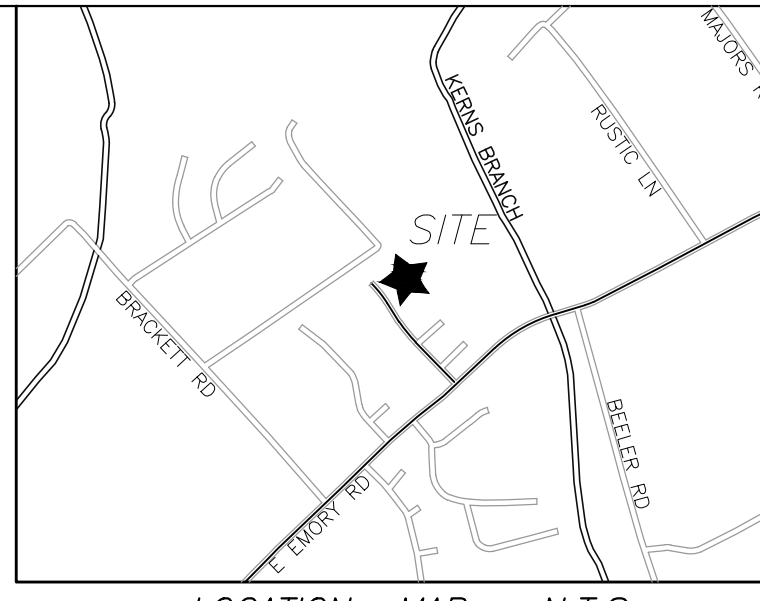
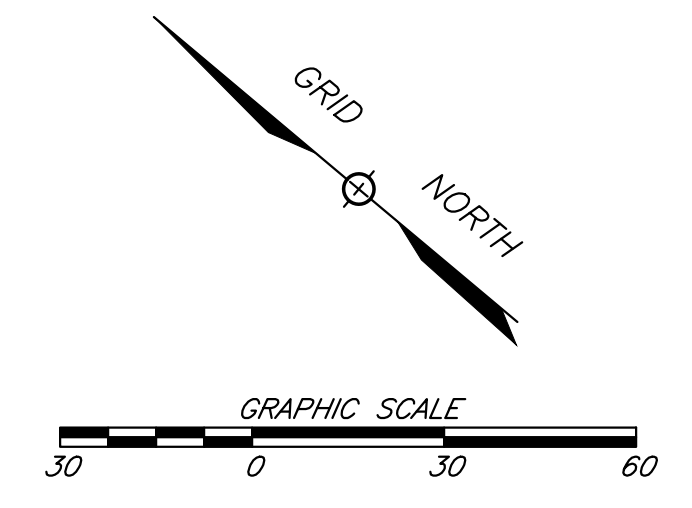
**SITE PLAN**  
**0 COOPER MEADOWS LANE**  
 SITE ADDRESS: 0 COOPER MEADOWS LANE (37918)  
 DEVELOPER:  
**EAGLE BEND DEVELOPMENT LLC**  
 1920 EBENEZER ROAD  
 KNOXVILLE, TN 37922

DIST. NO. N8 KNOX CO., TN.  
 CLT MAP 20 PARCELS 120.01, 120.02  
 SCALE: 1"=30' JULY 29, 2024

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

REVISION	DATE	DESCRIPTION	BY
2	11/21/24	PER PLANNING / EPW COMMENTS	CAS
1	10/21/24	PER PLANNING COMMENTS	CAS





SHEET C-2 3 OF 4

PRELIMINARY DRAINAGE PLAN  
**0 COOPER MEADOWS LANE**  
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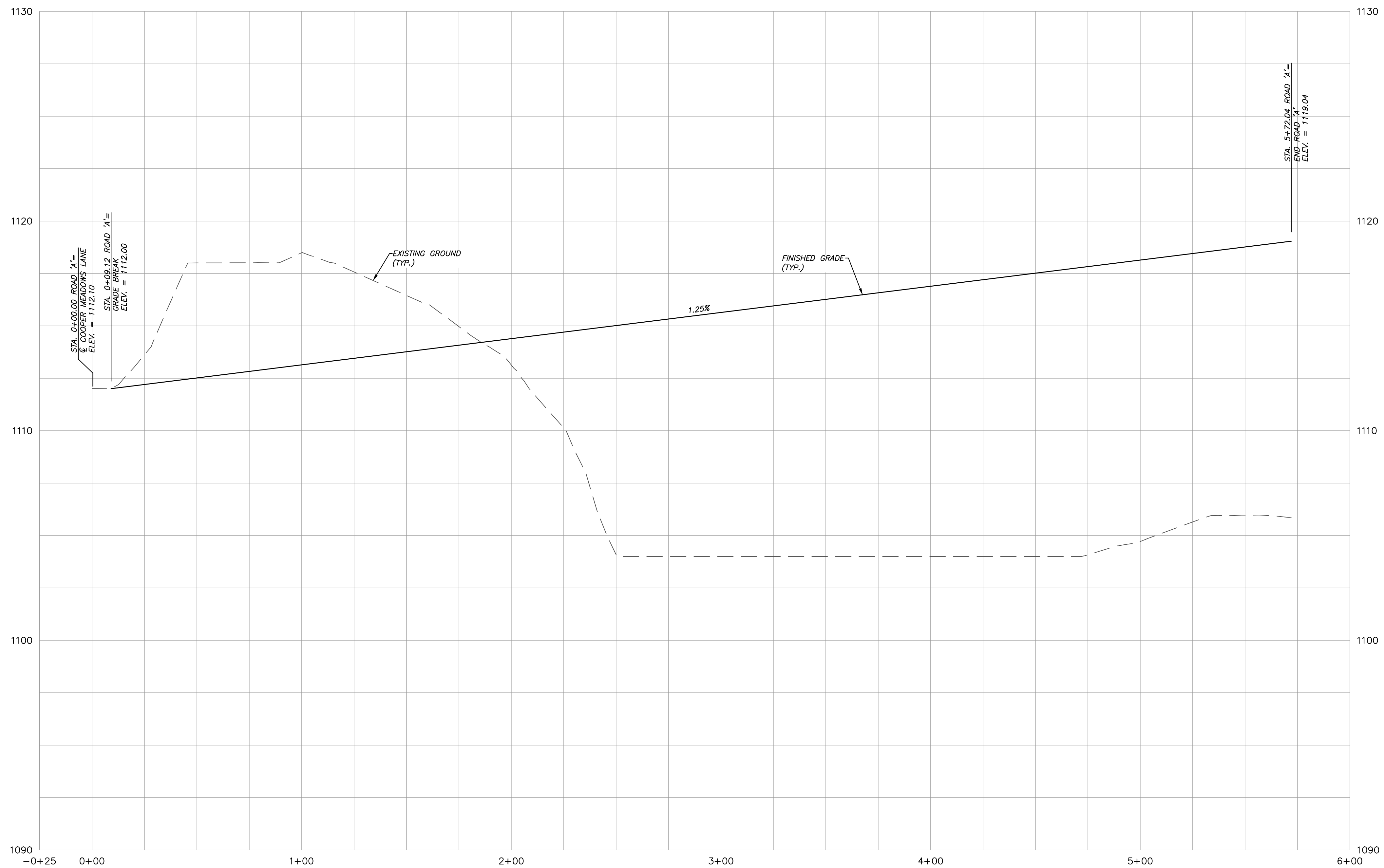
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REVISION	DATE	DESCRIPTION	BY
1	11/21/24	GENERAL REVISIONS	CAS



DWN: CLM CHK: CAS DWG. NO. 2407026



PROFILE—ROAD 'A'  
 1"=30' (HORIZONTAL)  
 1"=3' (VERTICAL)

SHEET C-3 4 OF 4

ROAD 'A' PROFILE  
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