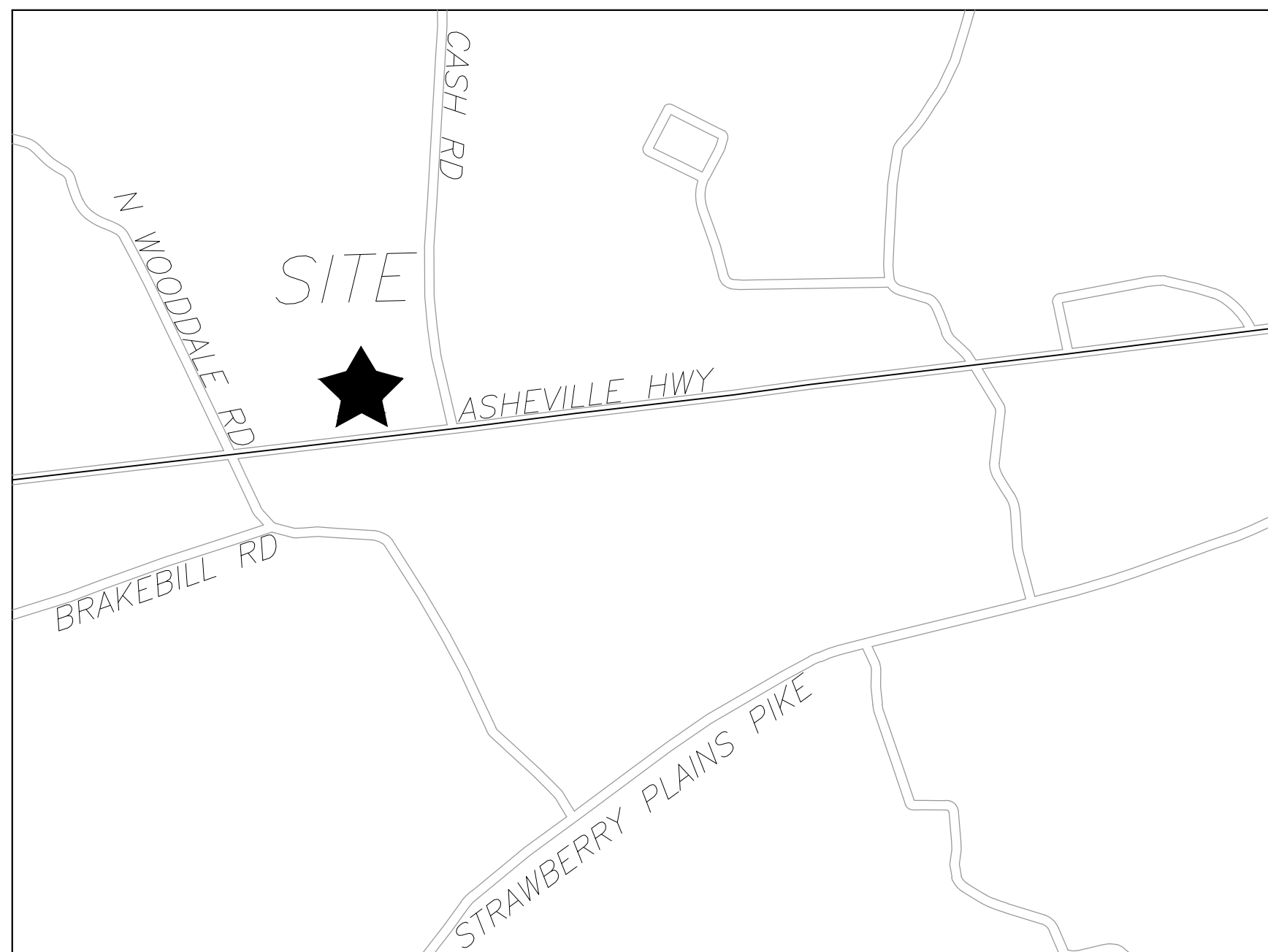


CONCEPT PLAN

U.E.I. PROJECT NO. 2408030

0 ASHEVILLE HIGHWAY

SITE ADDRESS: 0 ASHEVILLE HIGHWAY, KNOXVILLE, TENNESSEE 37924
CLT MAP 62, PARCELS 23.08, 23.09



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 KNOXVILLE UTILITIES BOARD |
| 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 |

MPC FILE# 11-SH-24-C/11-K-24-DP

SHEET INDEX

TITLE

TITLE SHEET

KEY SHEET / TYPICAL SECTION

SITE PLAN

ROAD PROFILES

PRELIMINARY DRAINAGE PLAN

EXTERIOR ELEVATIONS

SHEET

C-0

C-1

C-2 & C-3

C-4 & C-5

C-6

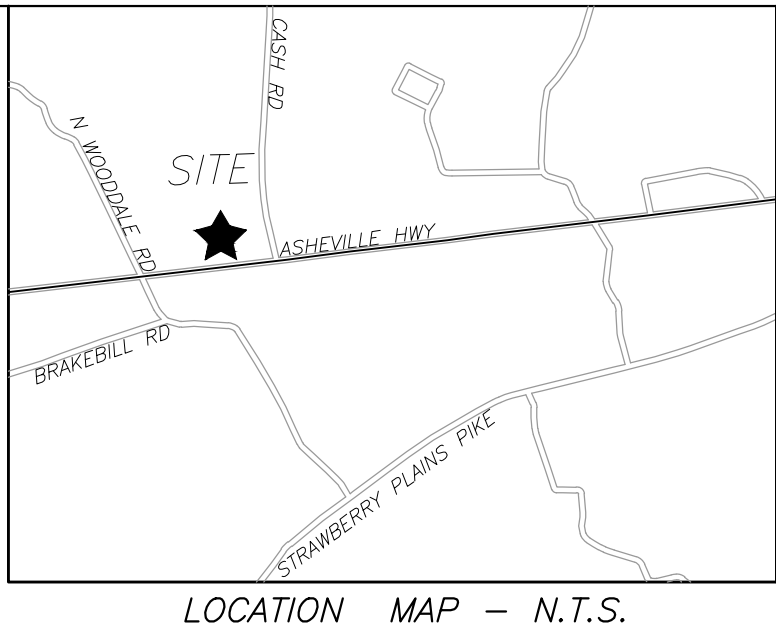
A3.4

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. 8-7-24

Tennessee License No. 108984
Date: 8/7/2024

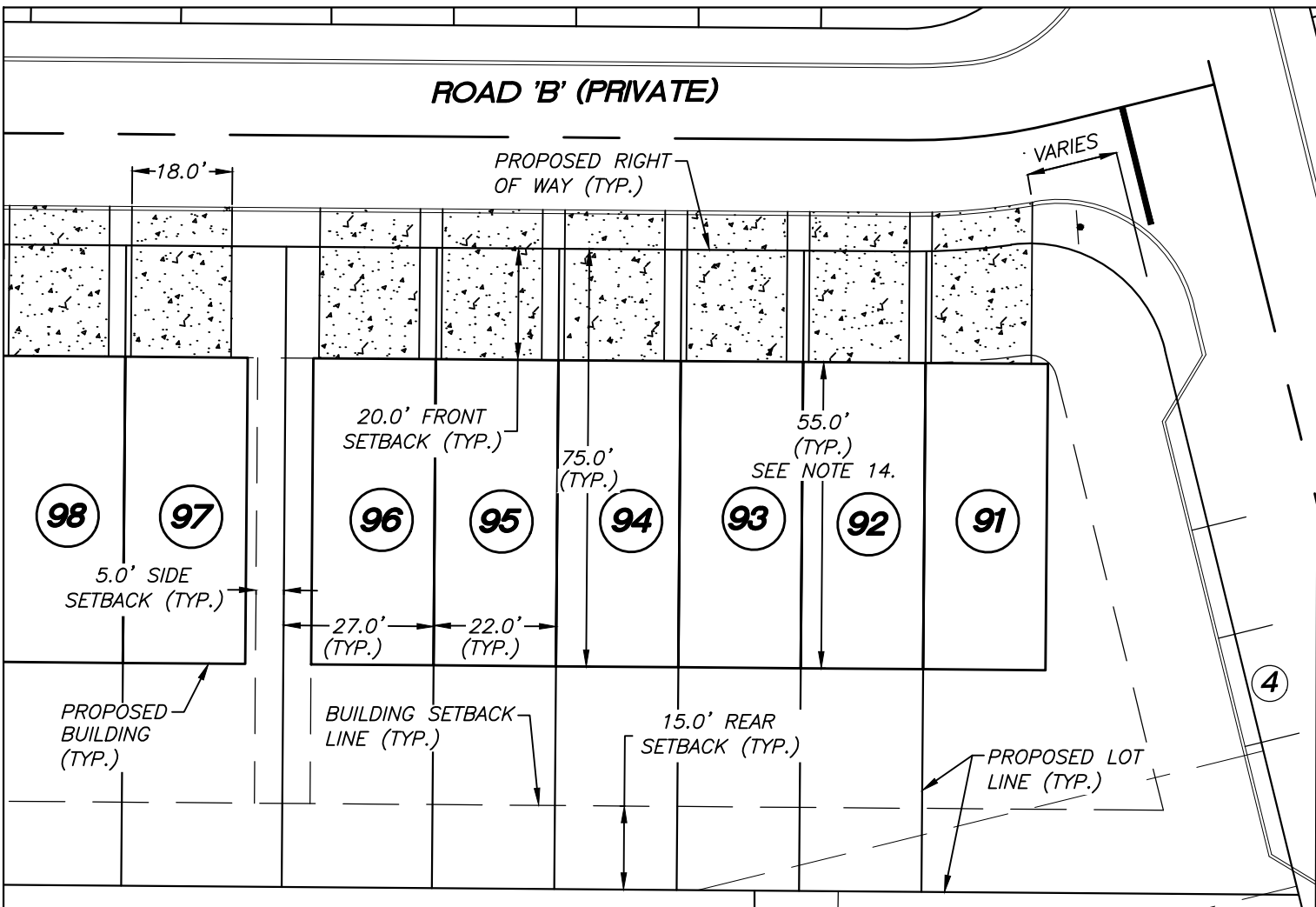
4	11/4/24	SUBMITTAL 4
3	10/30/24	SUBMITTAL 3
2	10/28/24	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED "R" (<12 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 COMBINED 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 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 10.24 ACRES.
6. THE DEVELOPMENT PROPOSES 111-UNITS (10.84 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.37± ACRES (13.38%)
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.
12. PARKING SUMMARY:

$\text{PROPOSED PARKING} = 111 \text{ UNITS} \times 2 = 222$
 $\text{ON-STREET PARKING} = 17$
 $\text{TOTAL PROPOSED PARKING} = 239$
13. ALL UNITS TO HAVE ONE CAR GARAGE.
14. THE MINIMUM PLAN DEPTH IS 45'.



TYPICAL LOT DETAIL
SCALE: 1"=30'

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. *B-7724*
Tennessee License No. 108984
Date: 8/7/2024

SHEET C-1

KEY SHEET / TYPICAL SECTION
0 ASHEVILLE HIGHWAY

SITE ADDRESS: 0 ASHEVILLE HIGHWAY (37924)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. S8

CLT MAP 62

SCALE: 1"=40'

KNOX CO., TN

PARCELS 23.08, 23.09

AUGUST 9, 2024



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

DWN: CLM

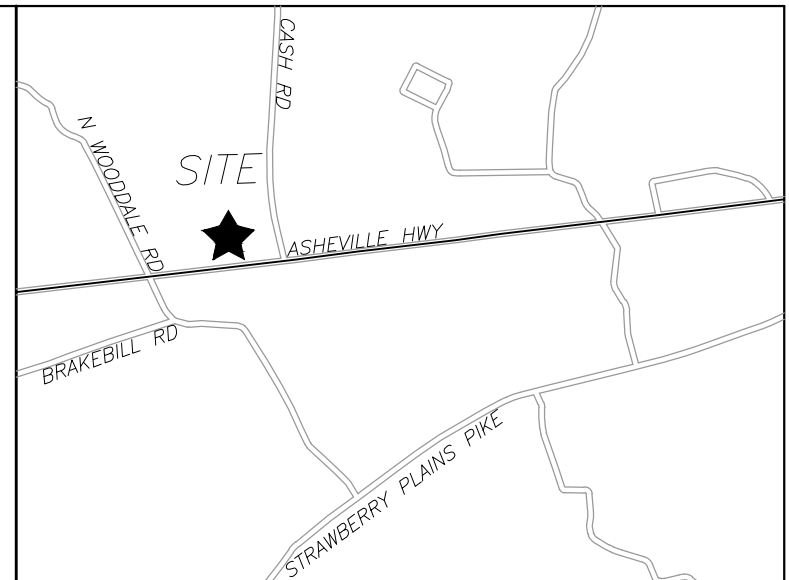
CHK: CAS

DWG. NO. 2408030

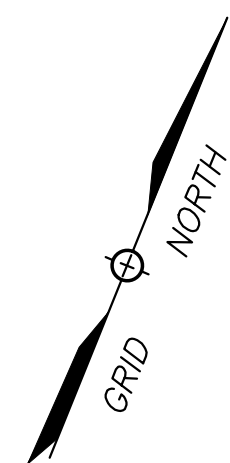
4	11/4/24	GENERAL REVISIONS	CAS
3	10/31/24	GENERAL REVISIONS	CAS
2	10/30/24	GENERAL REVISIONS	
1	10/28/24	PER PLANNING & EPW COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

VARIANCE / ALTERNATIVE DESIGN STANDARDS:

1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ALL INTERSECTIONS.
2. DECREASE THE REQUIRED RIGHT OF WAY WIDTH FROM 50'-40' (PRIVATE).
3. REDUCE THE K VALUE FROM 25 TO 20 BETWEEN STATIONS 0+93.00 & 3+96.90 (ROAD 'D').



LOCATION MAP - N.T.S.



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR' (<12 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 10.24 ACRES.
6. THE DEVELOPMENT PROPOSES 111-UNITS (10.84 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.37± ACRES (13.38%).
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.
12. PARKING SUMMARY:
PROPOSED PARKING = 111 UNITS x 2 = 222
ON-STREET PARKING = 17
TOTAL PROPOSED PARKING = 239
13. ALL UNITS TO HAVE A ONE CAR GARAGE.

SHEET C-2

SITE PLAN

0 ASHEVILLE HIGHWAY

SITE ADDRESS: 0 ASHEVILLE HIGHWAY (37924)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. S8

KNOX CO., TN.

CLT MAP 62

PARCELS 23.08, 23.09

SCALE: 1"=40'

AUGUST 9, 2024

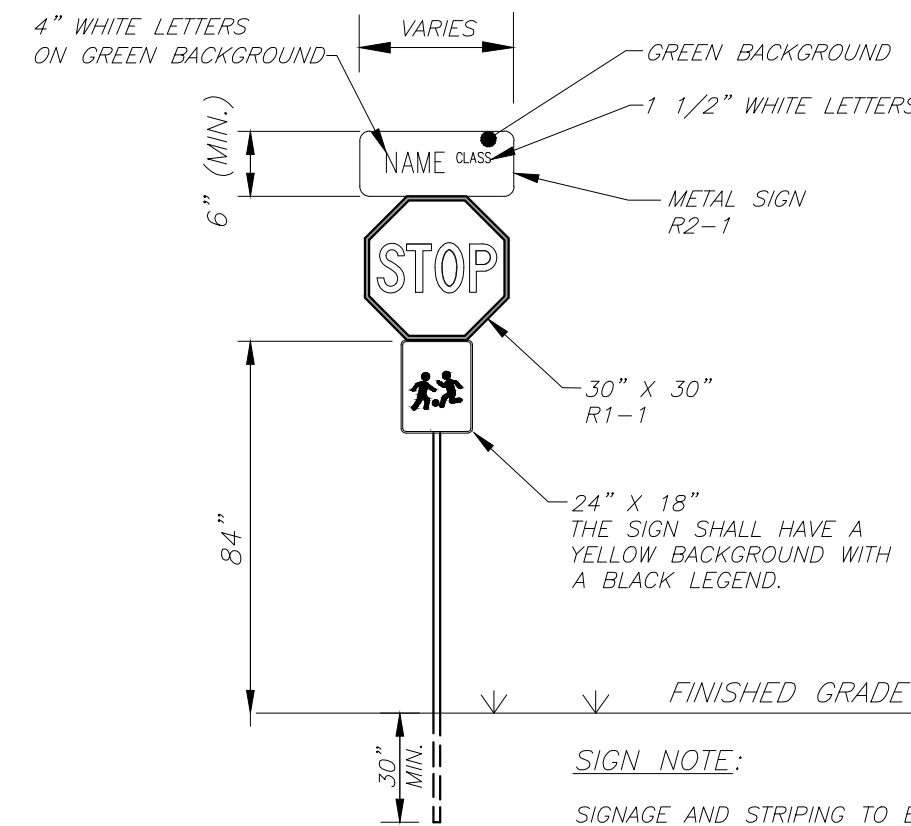
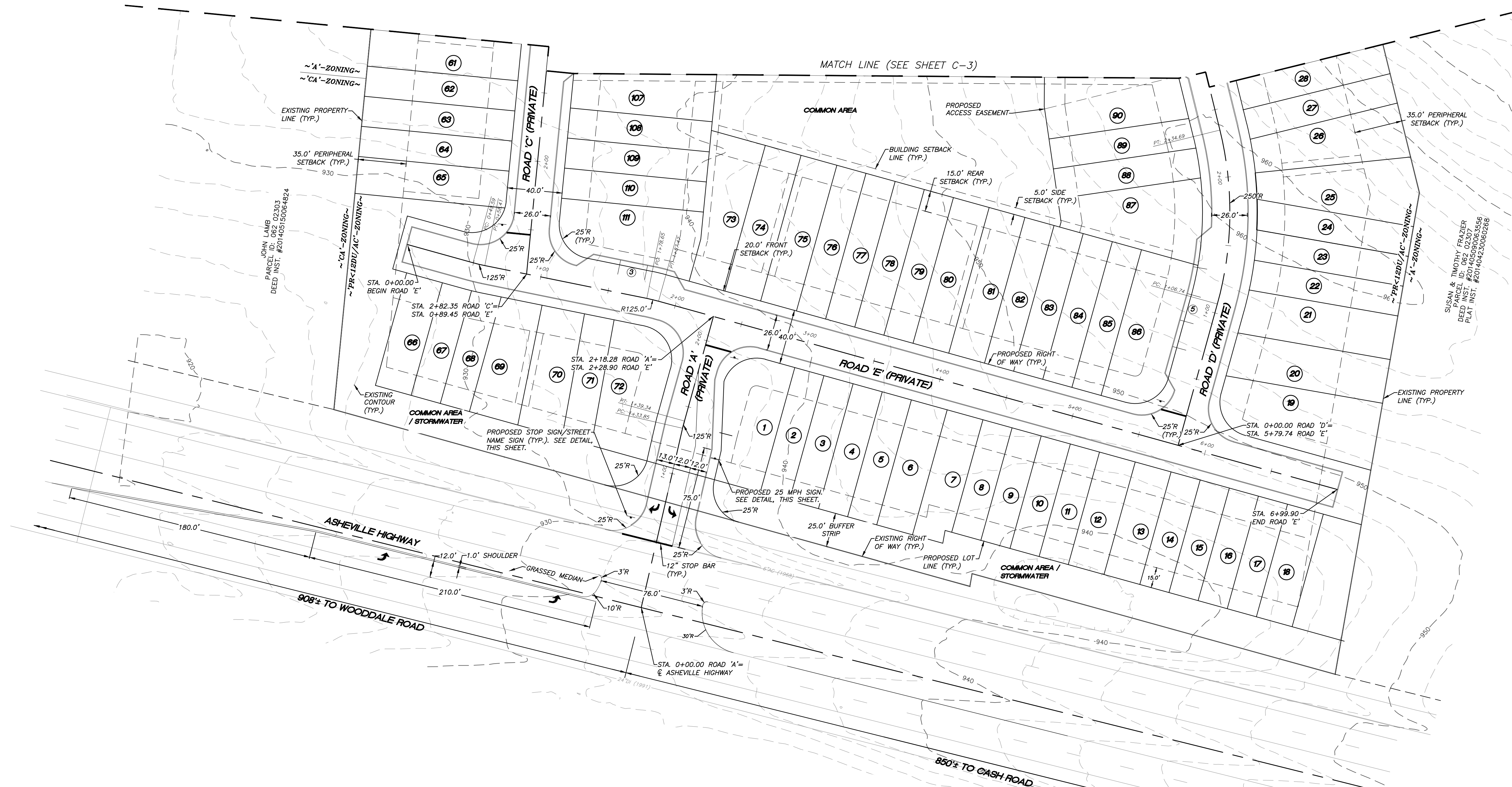


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

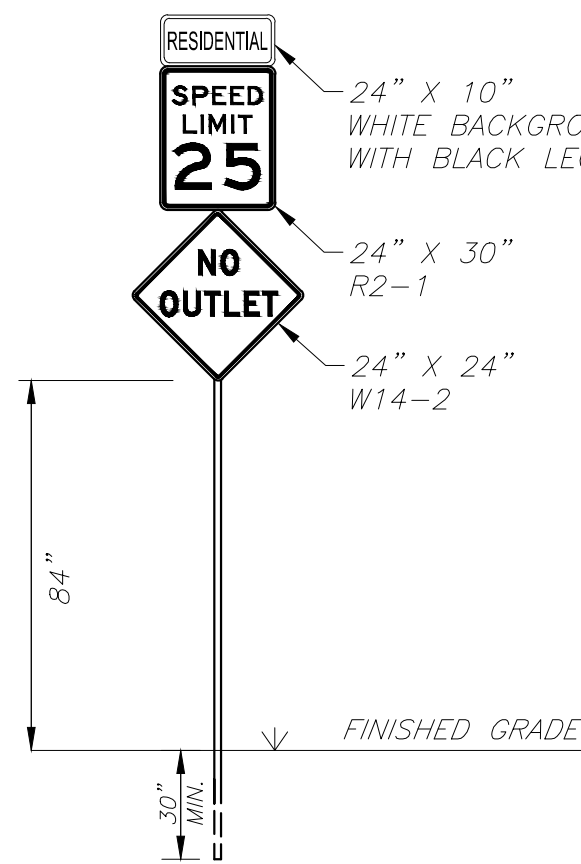
DWN: CLM

CHK: CAS

DWG. NO. 2408030



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL



SPEED LIMIT SIGN DETAIL



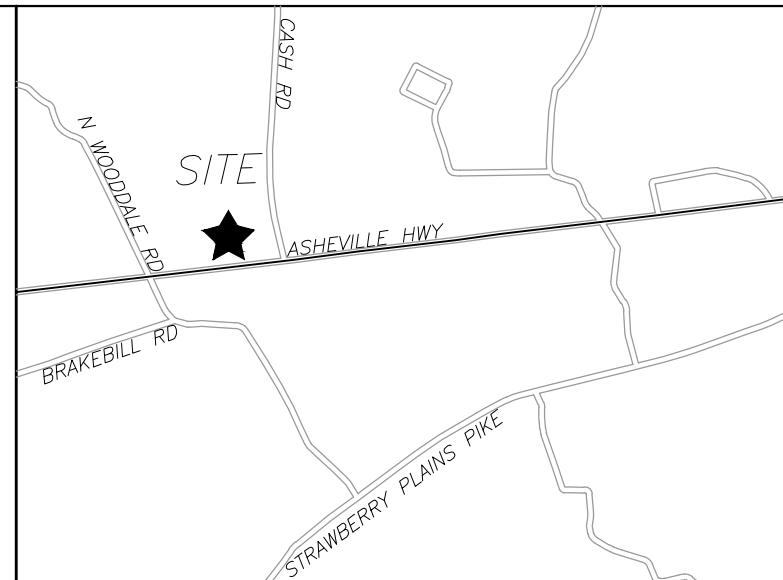
MPC FILE# 11-SH-24-C/11-K-24-DP

REFERENCE:
CTL MAP 62, PARCEL 23.08
DEED INST. #201506180069557
PLAT INST. #201506050066827

CTL MAP 62, PARCEL 23.09
DEED INST. #201506180069557
PLAT INST. #201506050066827



REVISION	DATE	DESCRIPTION	BY
4	11/4/24	GENERAL REVISIONS	CAS
3	10/31/24	GENERAL REVISIONS	CAS
2	10/30/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING & EPW COMMENTS	CAS



LOCATION MAP - N.T.S.

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR' (<12 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 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.

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 10.24 ACRES.

6. THE DEVELOPMENT PROPOSES 111-UNITS (10.84 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.37± ACRES (13.38%).

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.

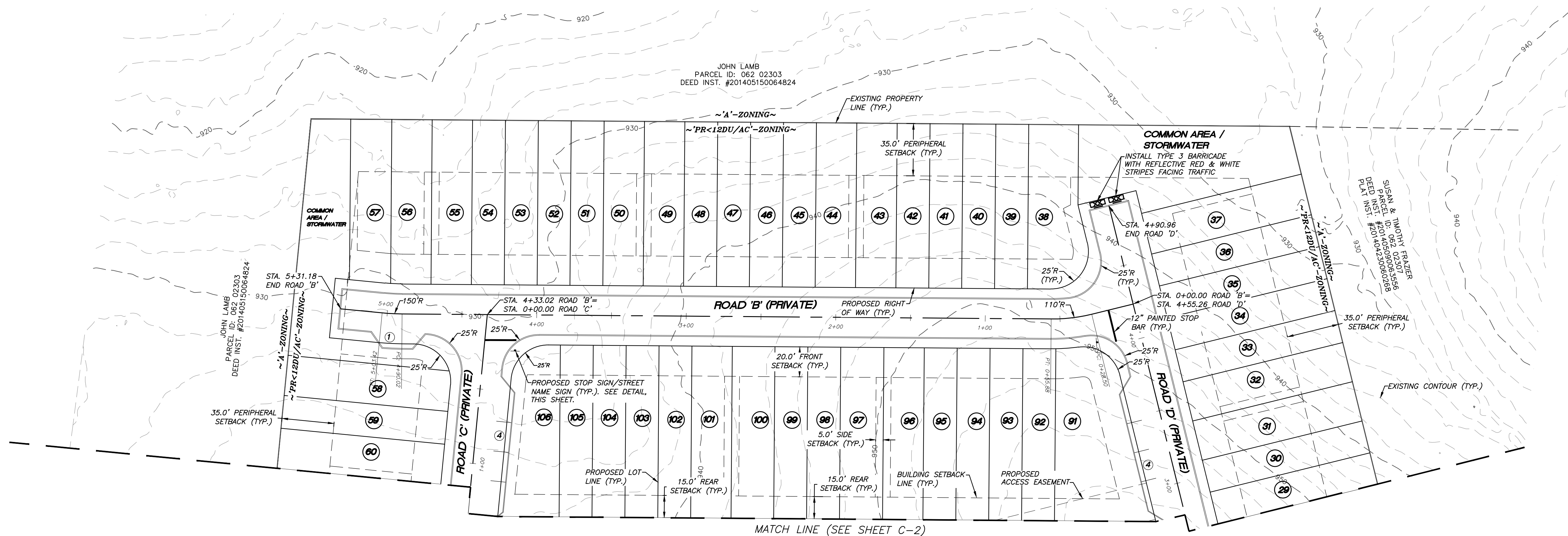
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.

11. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.

12. PARKING SUMMARY:

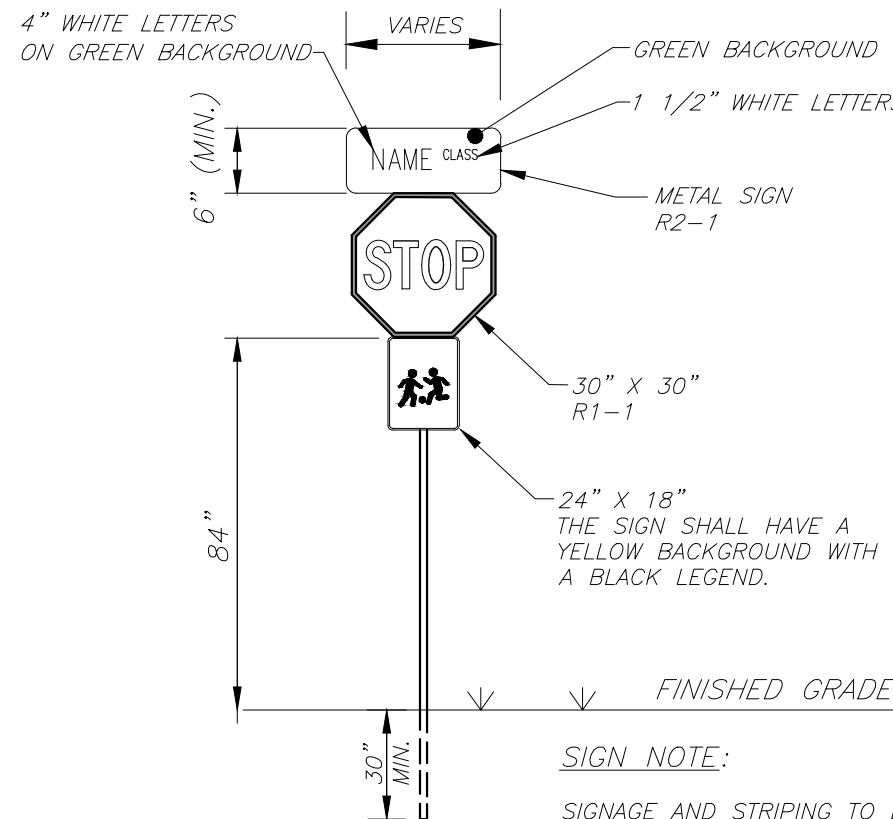
PROPOSED PARKING = 111 UNITS x 2 = 222
ON-STREET PARKING = 17
TOTAL PROPOSED PARKING = 239

13. ALL UNITS TO HAVE A ONE CAR GARAGE.



SIGN NOTE:

SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).

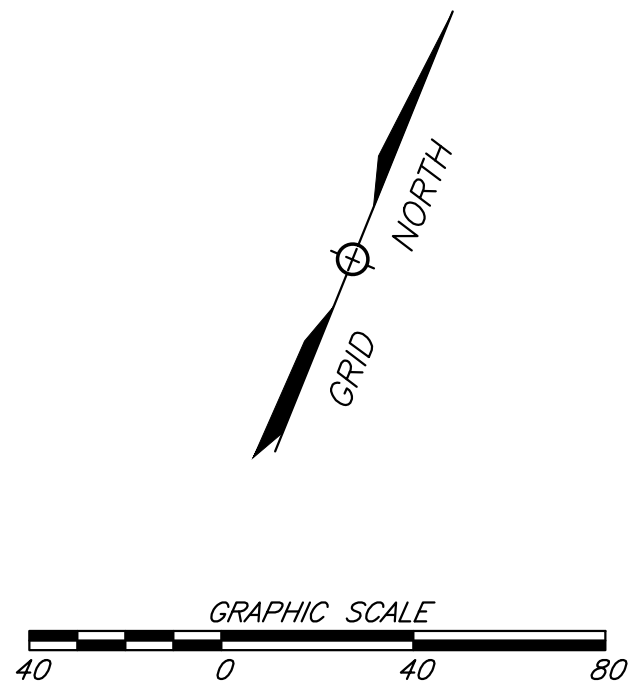


COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

MPC FILE# 11-SH-24-C/11-K-24-DP

REFERENCE:

CTL MAP 62, PARCEL 23.08
DEED INST. #201506180069557
PLAT INST. #201506050066827
CTL MAP 62, PARCEL 23.09
DEED INST. #201506180069557
PLAT INST. #201506050066827



SHEET C-3

SITE PLAN

0 ASHEVILLE HIGHWAY

SITE ADDRESS: 0 ASHEVILLE HIGHWAY (37924)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. S8

KNOX CO., TN.

CLT MAP 62

PARCELS 23.08, 23.09

SCALE: 1"=40'

AUGUST 9, 2024

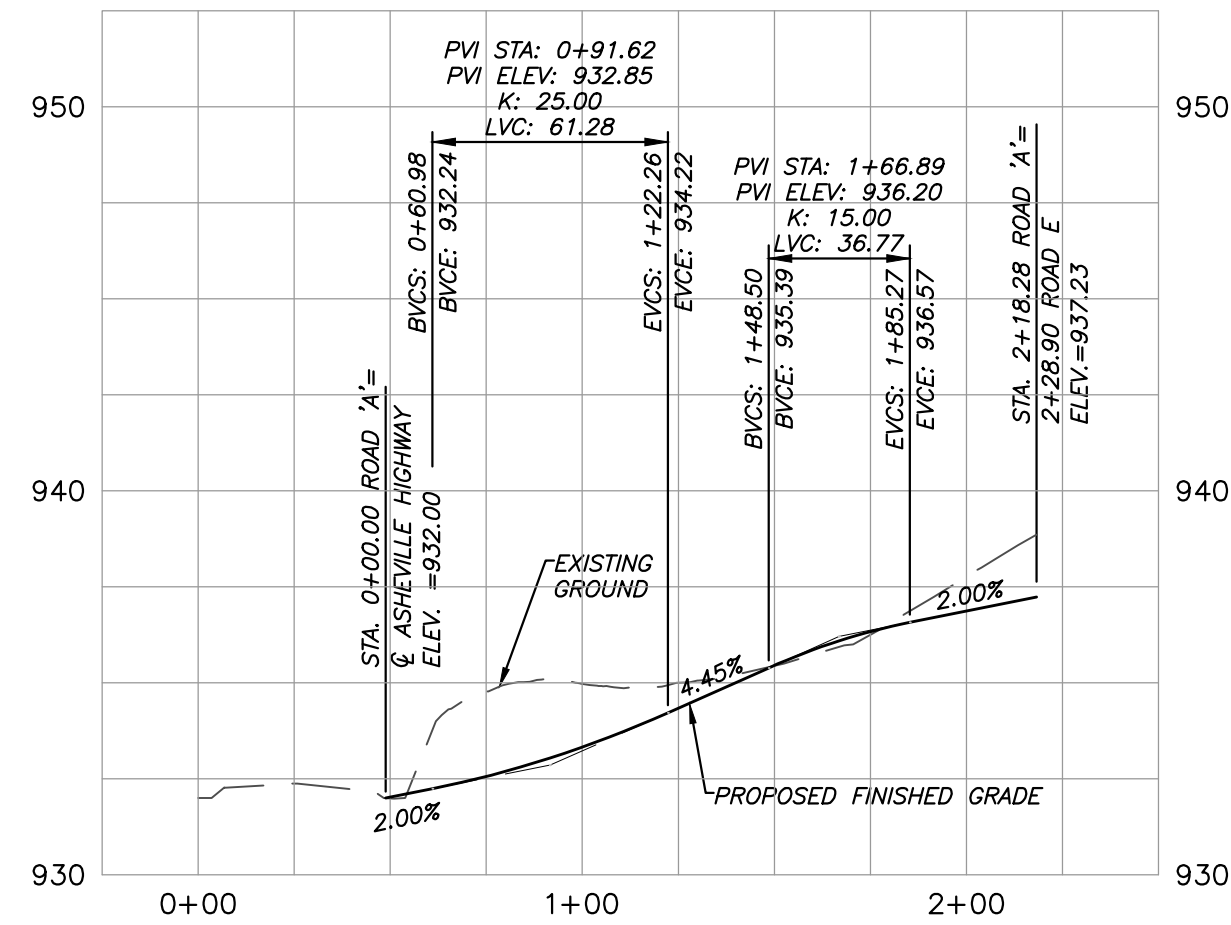


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

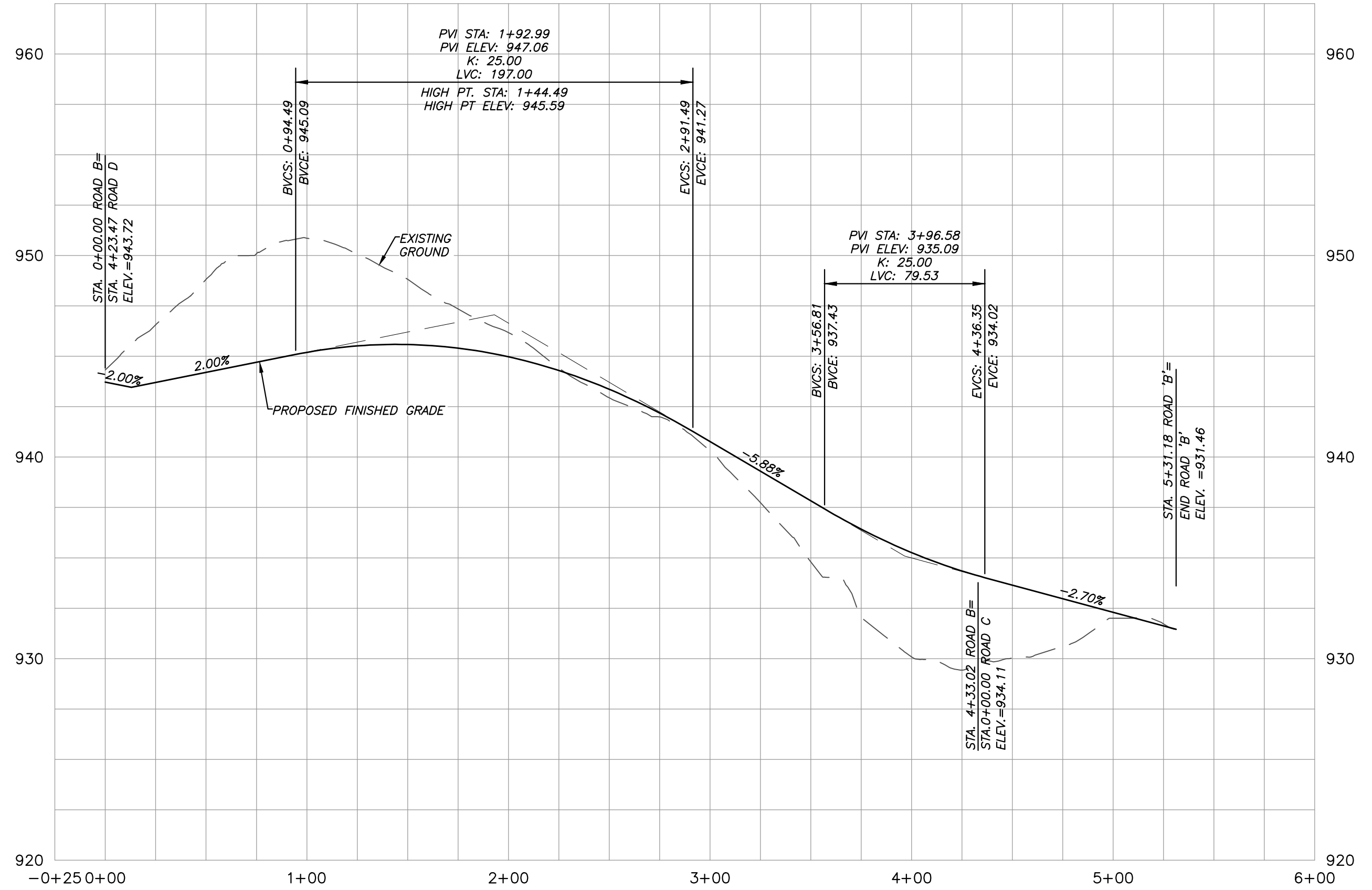
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CHK: CAS

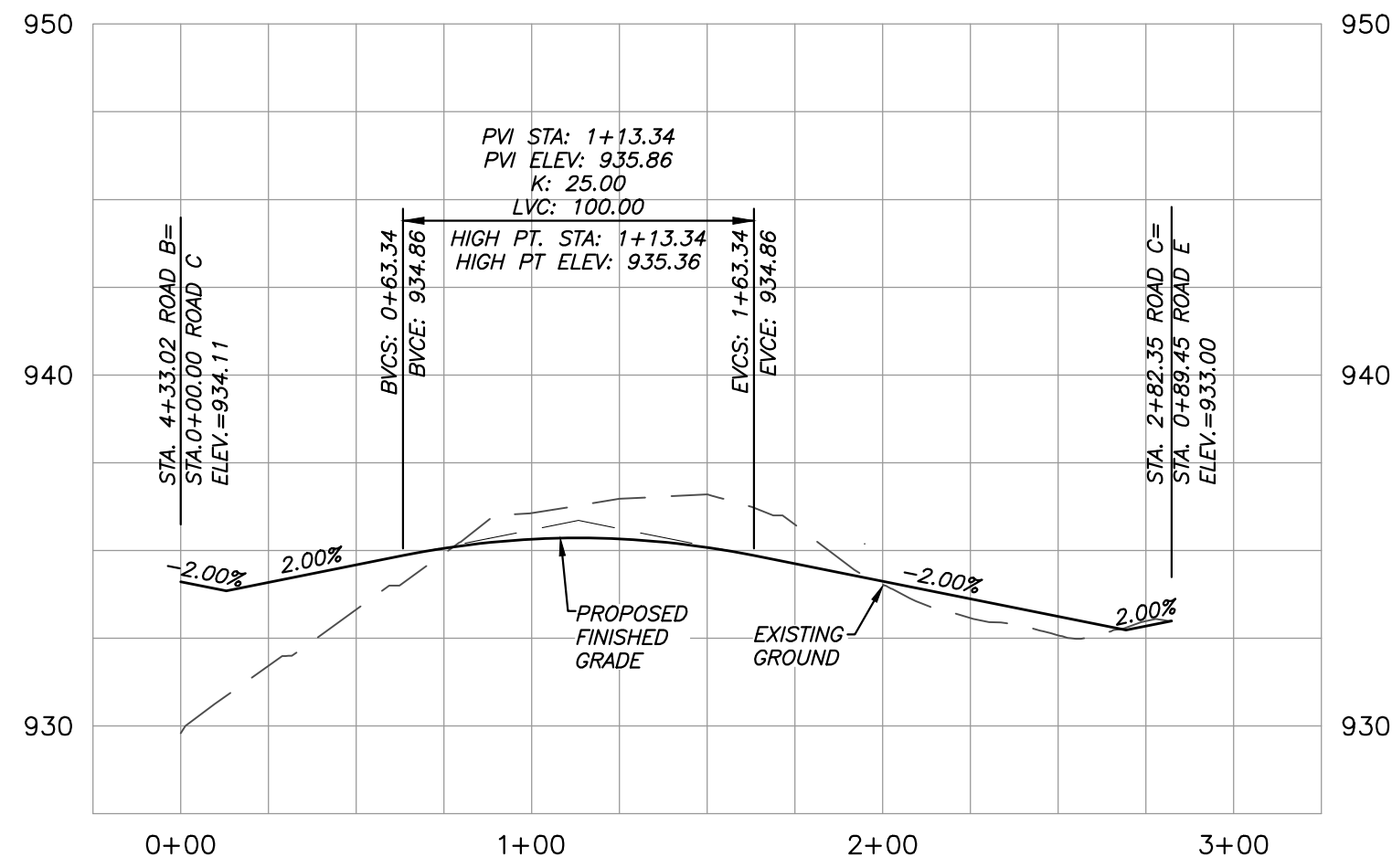
DWG. NO. 2408030



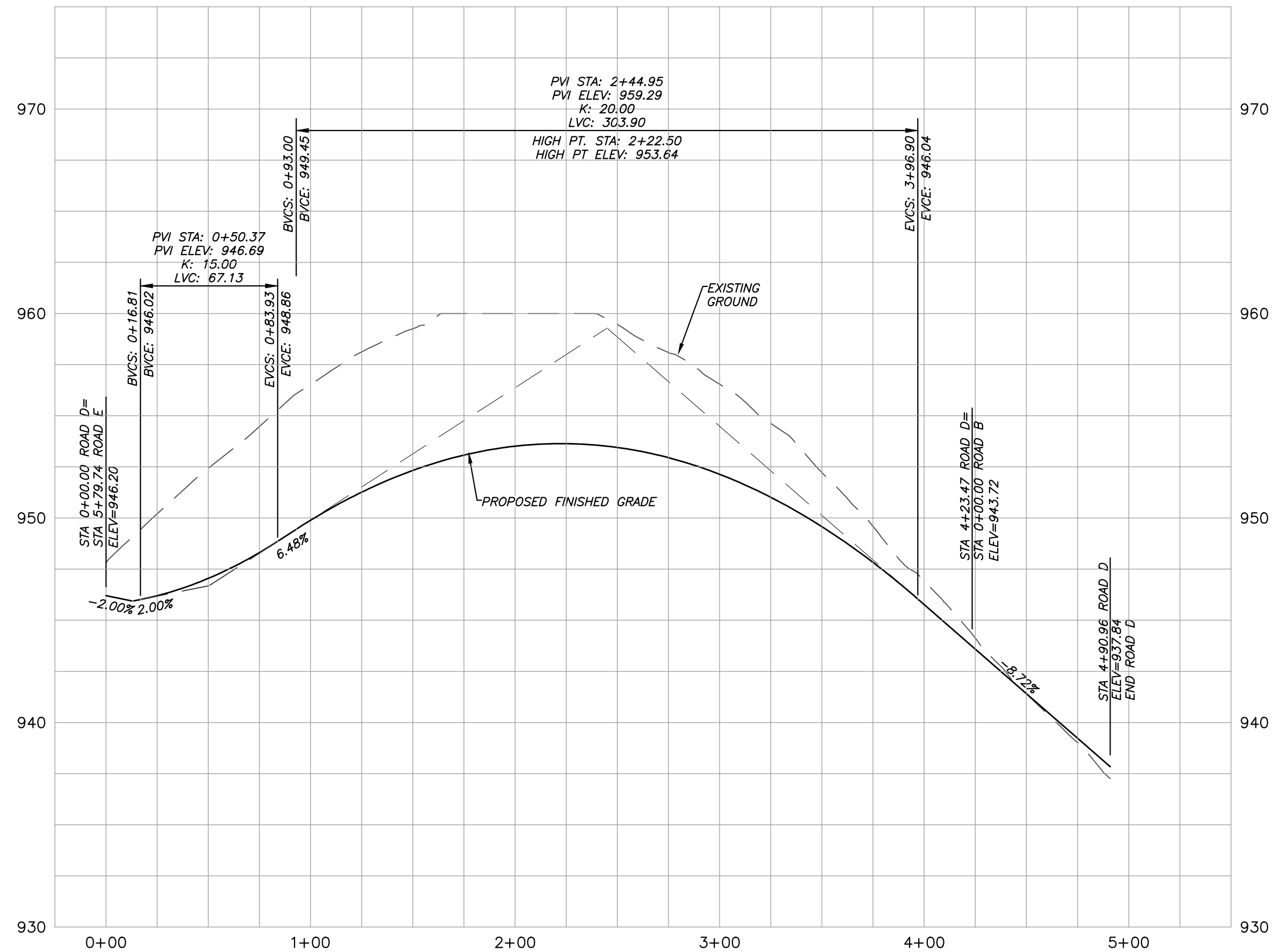
PROFILE-ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



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



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



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

REVISION	DATE	DESCRIPTION	BY
3	11/4/24	GENERAL REVISIONS	CAS
2	10/30/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING & EPW COMMENTS	CAS

SHEET C-4

ROAD PROFILES

O ASHEVILLE HIGHWAY

SITE ADDRESS: O ASHEVILLE HIGHWAY (37924)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. S8

KNOX CO., TN.

CLT MAP 62

PARCELS 23.08, 23.09

SCALE: AS NOTED

AUGUST 9, 2024



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

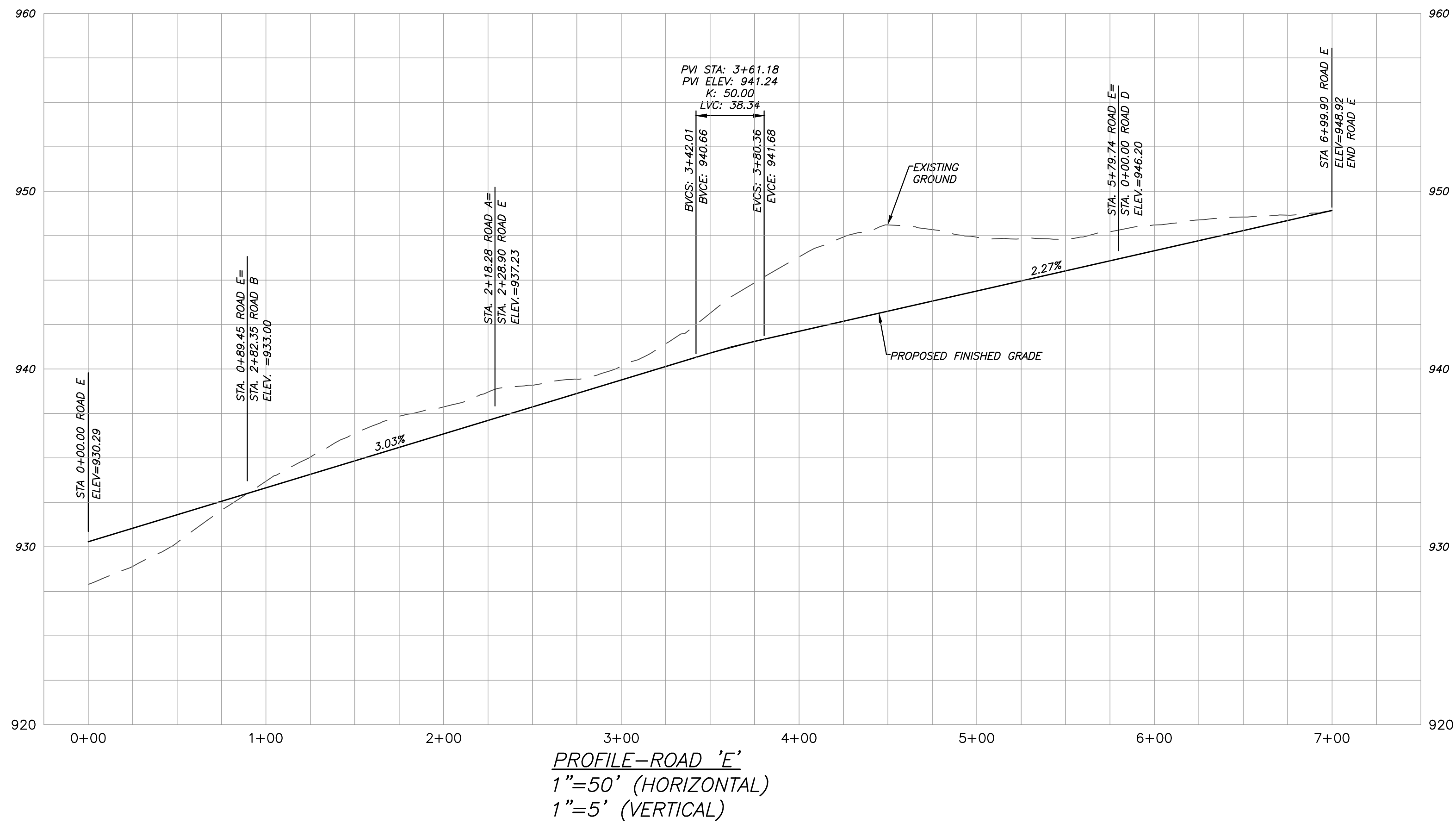
DWN: CLM

CHK: CAS

DWG. NO. 2408030



MPC FILE# 11-SH-24-C/11-K-24-DP



SHEET C-5

ROAD PROFILES

0 ASHEVILLE HIGHWAY

SITE ADDRESS: 0 ASHEVILLE HIGHWAY (37924)

DEVELOPER:

EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. S8

KNOX CO., TN.

CLT MAP 62

PARCELS 23.08, 23.09

SCALE: AS NOTED

AUGUST 9, 2024



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

DWN: CLM

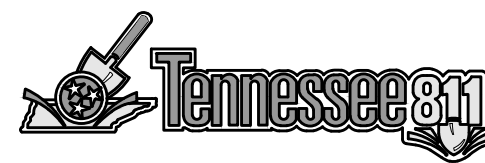
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DWG. NO. 2408030

MPC FILE# 11-SH-24-C/11-K-24-DP

REVISION	DATE	DESCRIPTION	BY
3	11/4/24	GENERAL REVISIONS	CAS
2	10/30/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING & EPW COMMENTS	CAS





MPC FILE# 11-SH-24-C/11-K-24-DP

3	11/4/24	GENERAL REVISIONS	CAS
2	10/30/24	GENERAL REVISIONS	CAS
1	10/2/24	REVISED PER PLANNING & EPW COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2408030

SHEET C-6

PRELIMINARY DRAINAGE PLAN

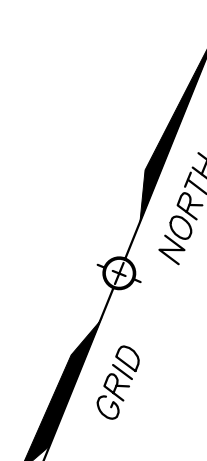
0 ASHEVILLE HIGHWAY

SITE ADDRESS: 0 ASHEVILLE HIGHWAY (37924)

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

DIST. NO. S8
CLT MAP 62
SCALE: 1"=40'

KNOX CO., TN.
PARCELS 23.08, 23.09
AUGUST 9, 2024



JOHN LAMB
PARCEL ID: 062 02303
DEED INST. #201405150064824

JOHN LAMB
PARCEL ID: 062 02303
DEED INST. #201405150064824

SUSAN & TIMOTHY FRAZIER
PARCEL ID: 062 02307
DEED INST. #201405090063556
PLAT INST. #201404230060268



LOT 32
ELEVATION 'A-5'
ALTAMONT (LH)

LOT 31
ELEVATION 'A-3'
ALTAMONT (LH)

LOT 30
ELEVATION 'A-3'
ALTAMONT (LH)

LOT 29
ELEVATION 'A-5'
ALTAMONT (LH)

Front Elevation 4-Plex - Building 'F'

SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT



LOT 29
ELEVATION 'A-5'
ALTAMONT (LH)

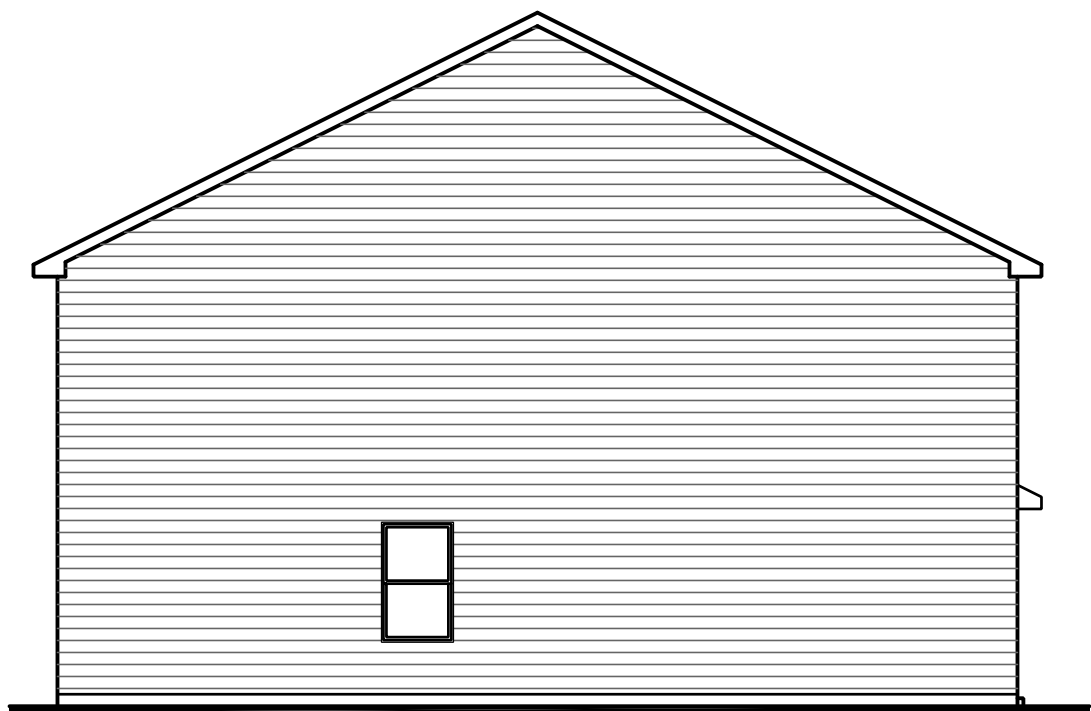
LOT 30
ELEVATION 'A-3'
ALTAMONT (LH)

LOT 31
ELEVATION 'A-3'
ALTAMONT (LH)

LOT 32
ELEVATION 'A-5'
ALTAMONT (LH)

Rear Elevation 4-Plex - Building 'F'

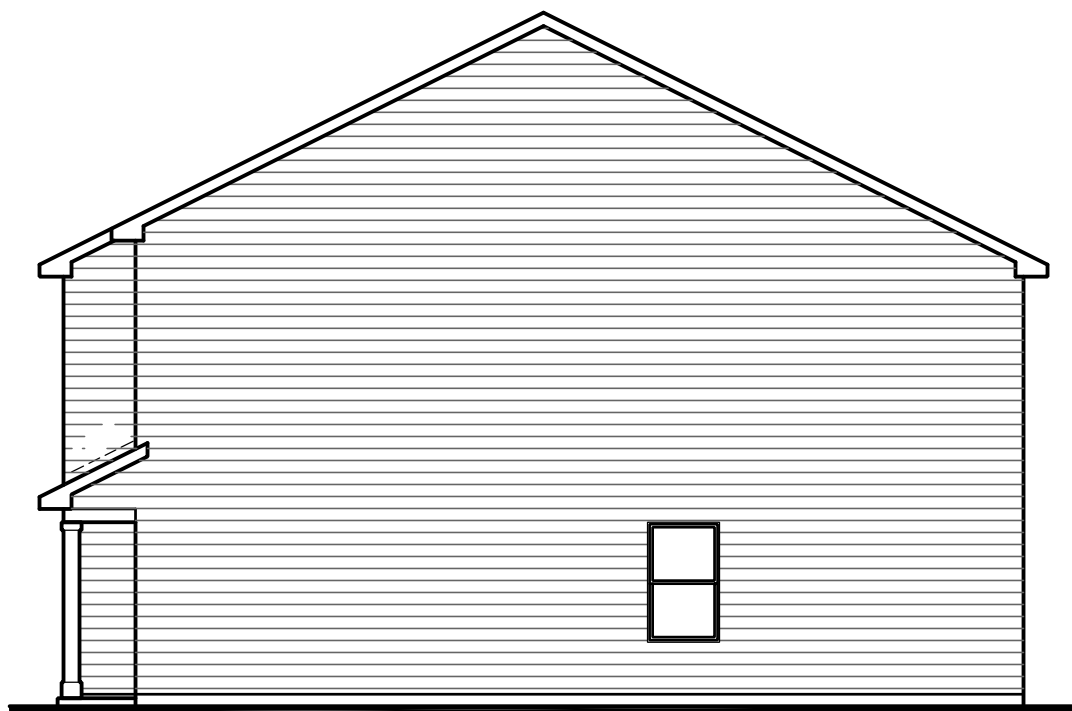
SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT



LOT 32
ELEVATION 'A-5'
ALTAMONT (LH)

Left Elevation 4-Plex - Building 'F'

SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT



LOT 29
ELEVATION 'A-5'
ALTAMONT (LH)

Right Elevation 4-Plex - Building 'F'

SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT

NOTES:

- REFER TO FIRE PROTECTION SHEETS FOR ALL TYPICAL FIRE PROTECTION DETAILS.
- REFER TO LARGER INDIVIDUAL PLANS AND ELEVATIONS FOR ALL TYPICAL NOTES AND DIMENSIONS NOT SHOWN HERE.
- THESE COMPOSITE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL BUILDING LOCATIONS AND PAD HEIGHTS.

NO.	DATE:	REVISION:
△	03.07.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

Townhome
Series
TN Div.
Cherokee
Crossing
Building: 'F'

FOR
CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21007.3

SHEET TITLE:

EXTERIOR
ELEVATIONS
COMPOSITES

PRINT DATE:

March 07, 2022

SHEET NO:

A3.4