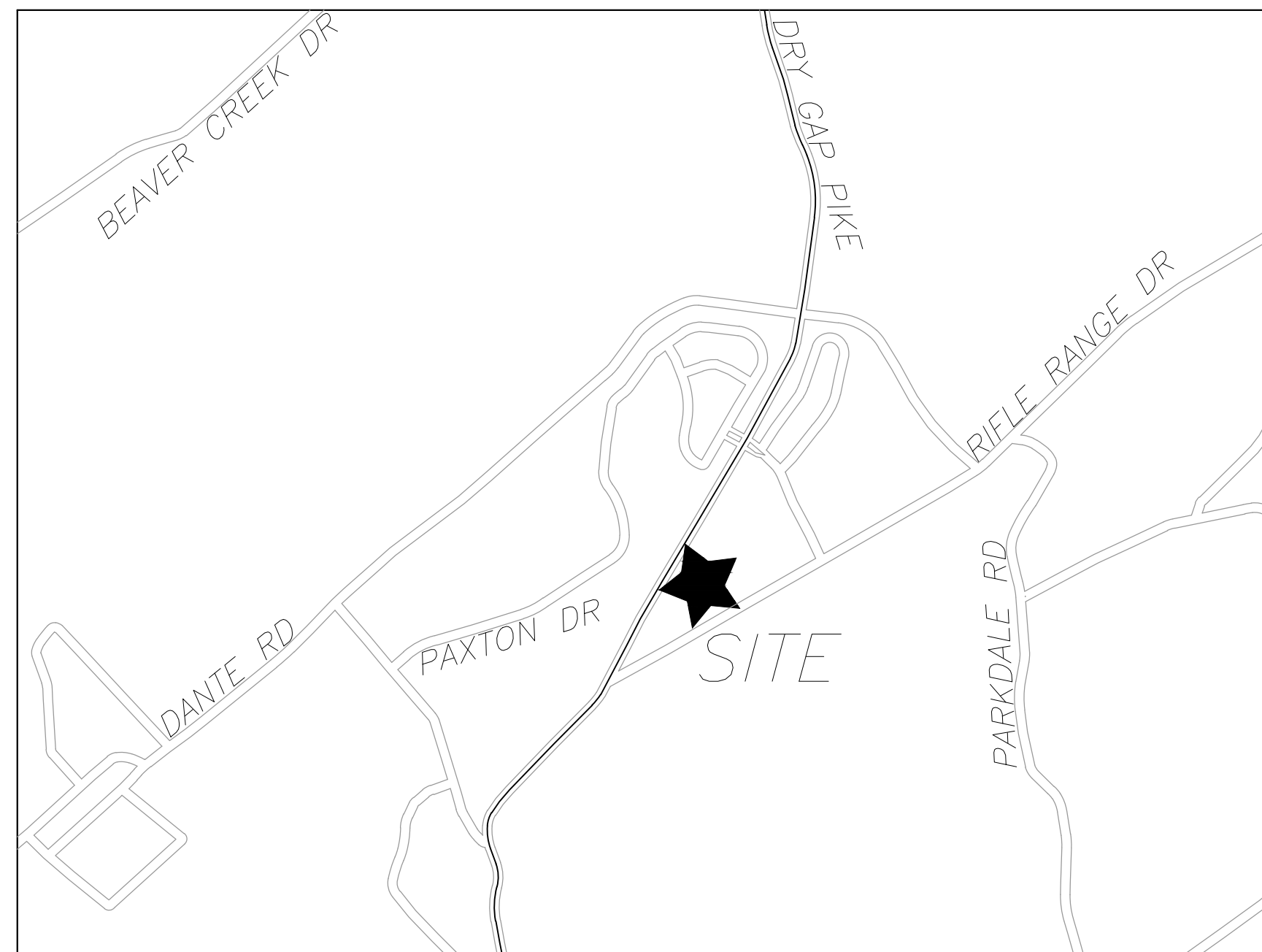


# CONCEPT PLAN

U.E.I. PROJECT NO. 2412047

# 0 DRY GAP PIKE

SITE ADDRESS: 0 DRY GAP PIKE, KNOXVILLE, TENNESSEE 37918  
CLT MAP 57, PARCEL 125.15



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

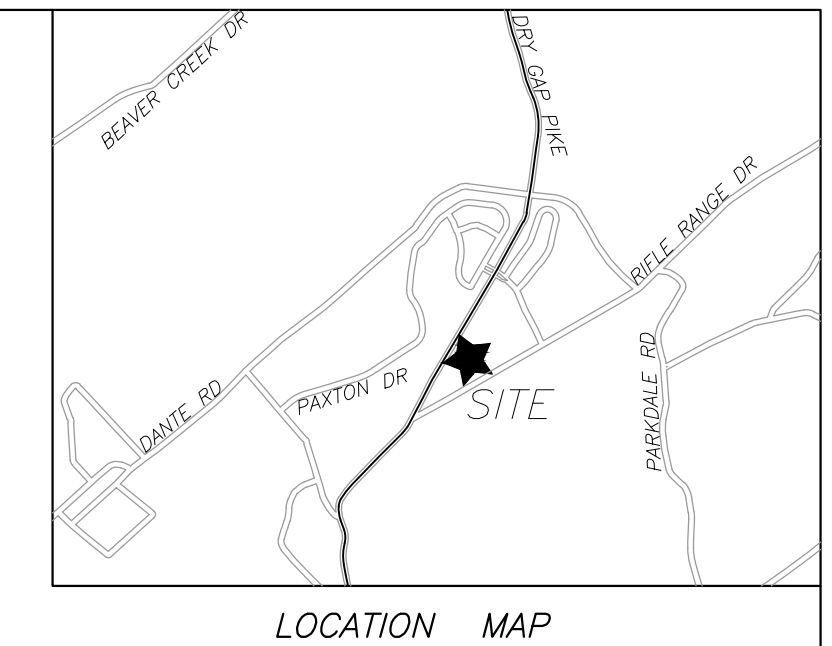
## SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
ROAD PROFILES	C-2

MPC FILE# 2-SD-25-C/2-F-25-DP

Rev 1.23.2025

ISSUE NO.	DATE	DESCRIPTION
3	1/25/25	SUBMITTAL 3
2	1/15/25	SUBMITTAL 2

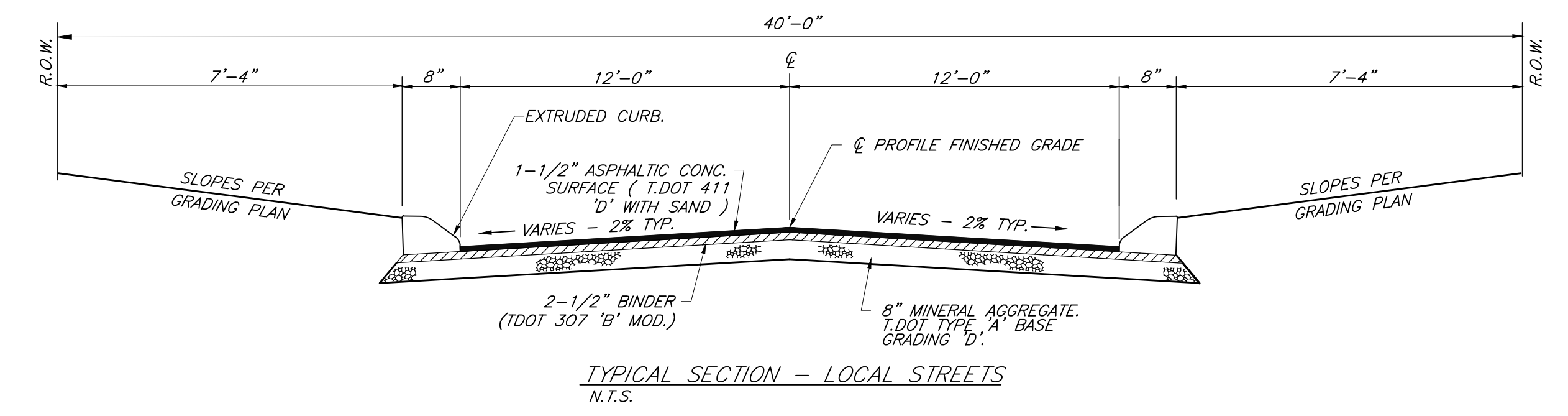
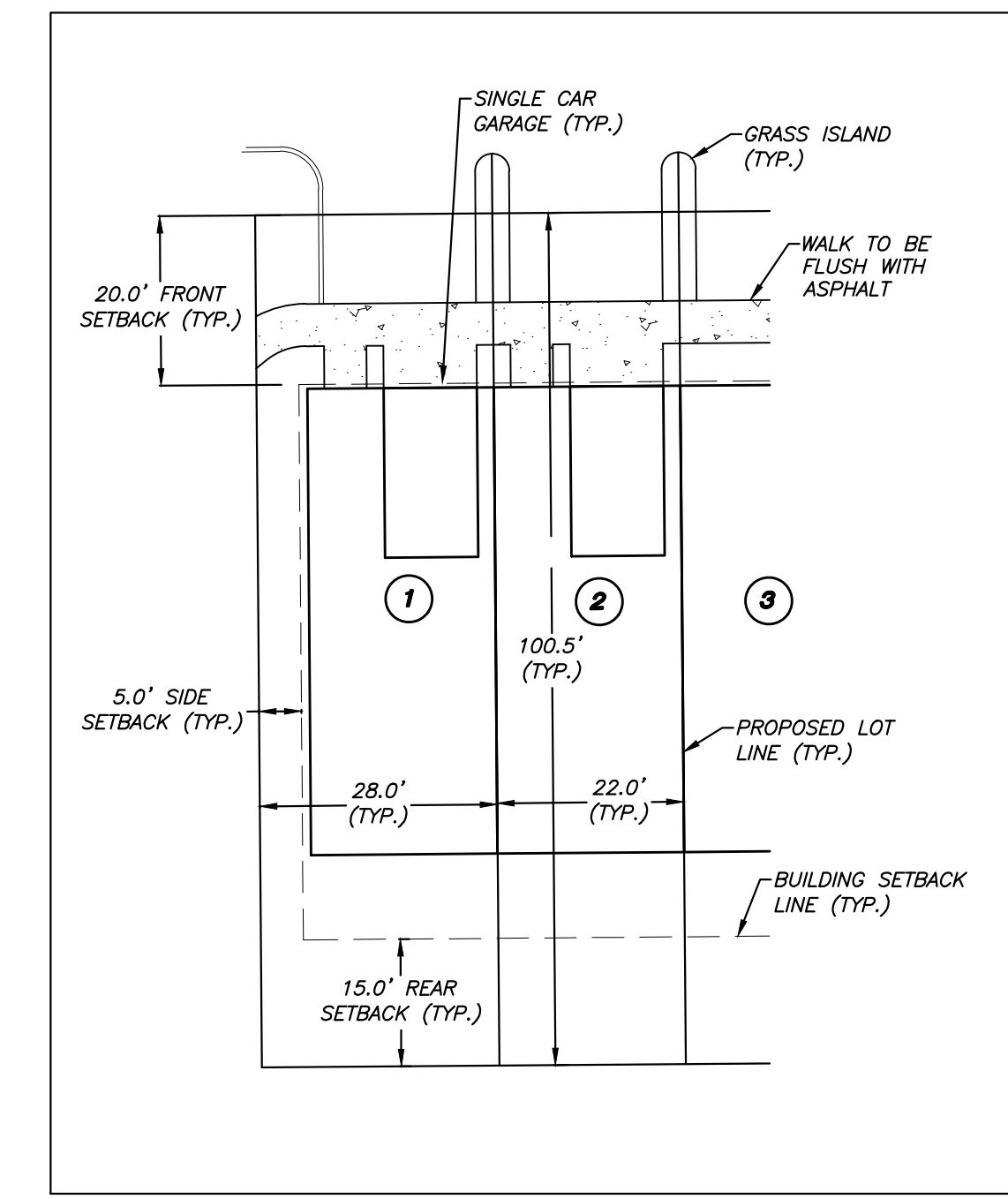


LOCATION MAP

- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD A'S INTERSECTIONS WITH DRY GAP PIKE AND ROAD B.
  2. REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (ROAD A).
  3. REDUCE RIGHT OF WAY WIDTH FROM 50' TO 33.4' (ROAD B).
  4. REDUCE THE PAVEMENT WIDTH FROM 26' TO 24'.
  5. REDUCE THE REQUIRED STREET FRONTAGE TO 22'.
  6. REDUCE THE CORNER RADIUS FROM 25' TO 15' (ROAD B AT ROAD A).
  7. REDUCE THE CORNER RADIUS FROM 25' TO 15' (ROAD A AT DRY GAP PIKE).
  8. REDUCE THE K VALUE FROM 25 TO 20 (ROAD A AT ITS INTERSECTION WITH DRY GAP PIKE).

**SITE PLAN NOTES:**

1. THIS PROPERTY IS ZONED "PR (5<DU/AC)". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
  - FRONT:** HOUSES, TWENTY (20) FEET
  - PERIPHERY:** PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A, AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RAE, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
  - SIDE:** FIVE (5) 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 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 2.22 ACRES.
6. THE DEVELOPMENT PROPOSES 6-UNITS (2.70 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.63± ACRES (73.4%).
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. PROPOSED OFF STREET PARKING = 2 SPACES.



SHEET C-1

**SITE PLAN**  
**0 DRY GAP PIKE**

SITE ADDRESS: 0 DRY GAP PIKE (37918)

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

DIST. NO. E6  
CLT MAP 57  
SCALE: 1"=30'

KNOX CO., TN.  
PARCEL 125.15  
DECEMBER 13, 2024

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

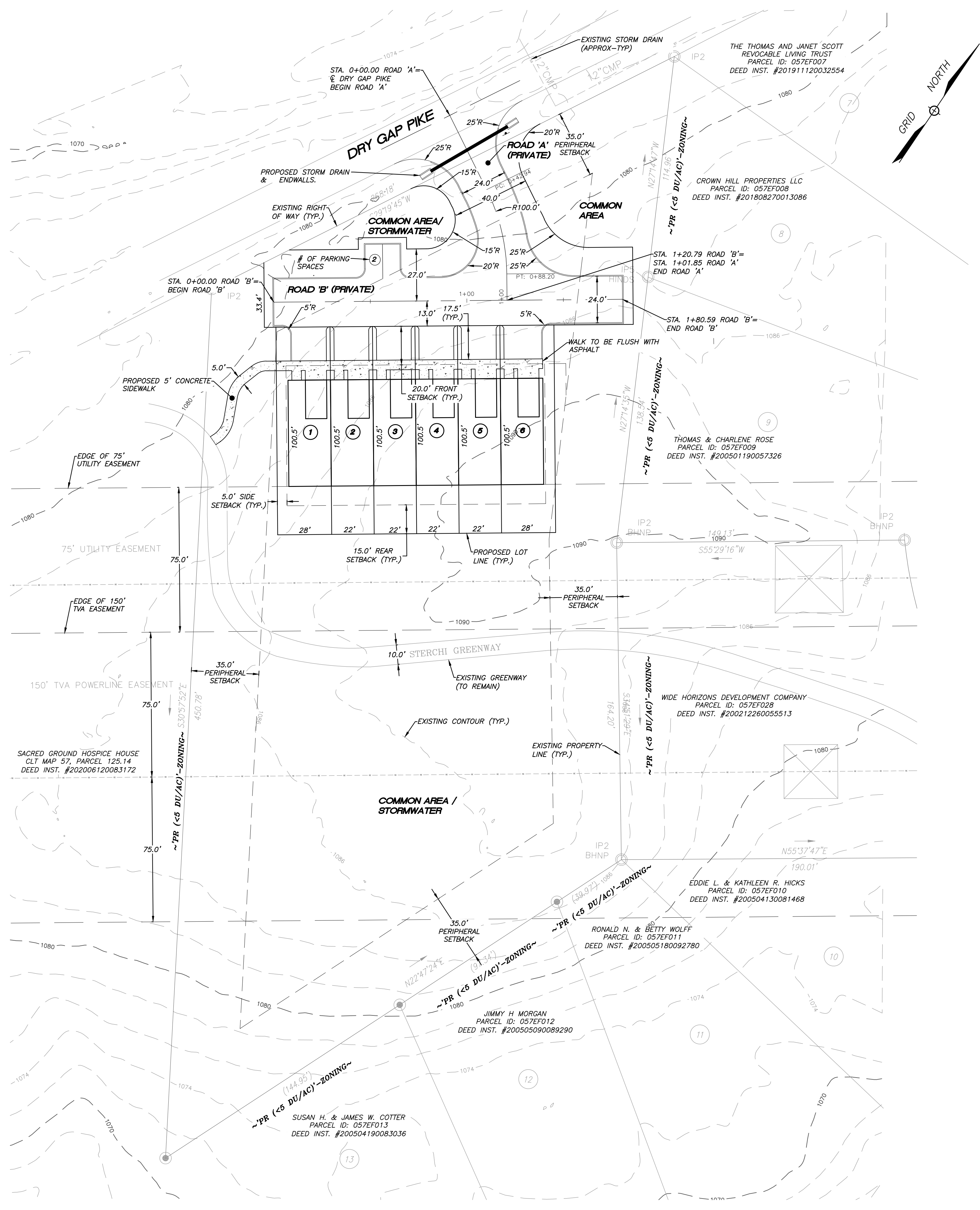
DWN: CLM    CHK: CAS    DWG. NO. 2412047

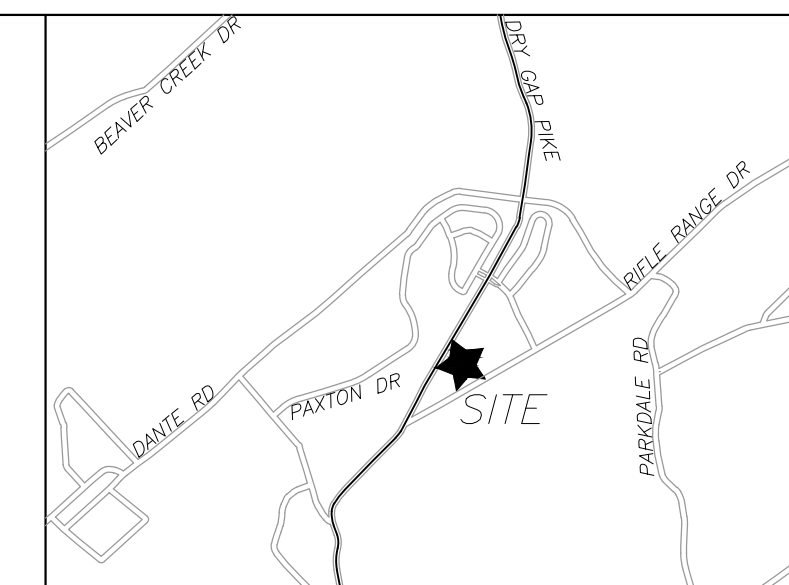
Certification of Concept Plan by Registered Engineer  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, 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: 12/13/2024

REFERENCE:  
DEED INST. #202104070082304

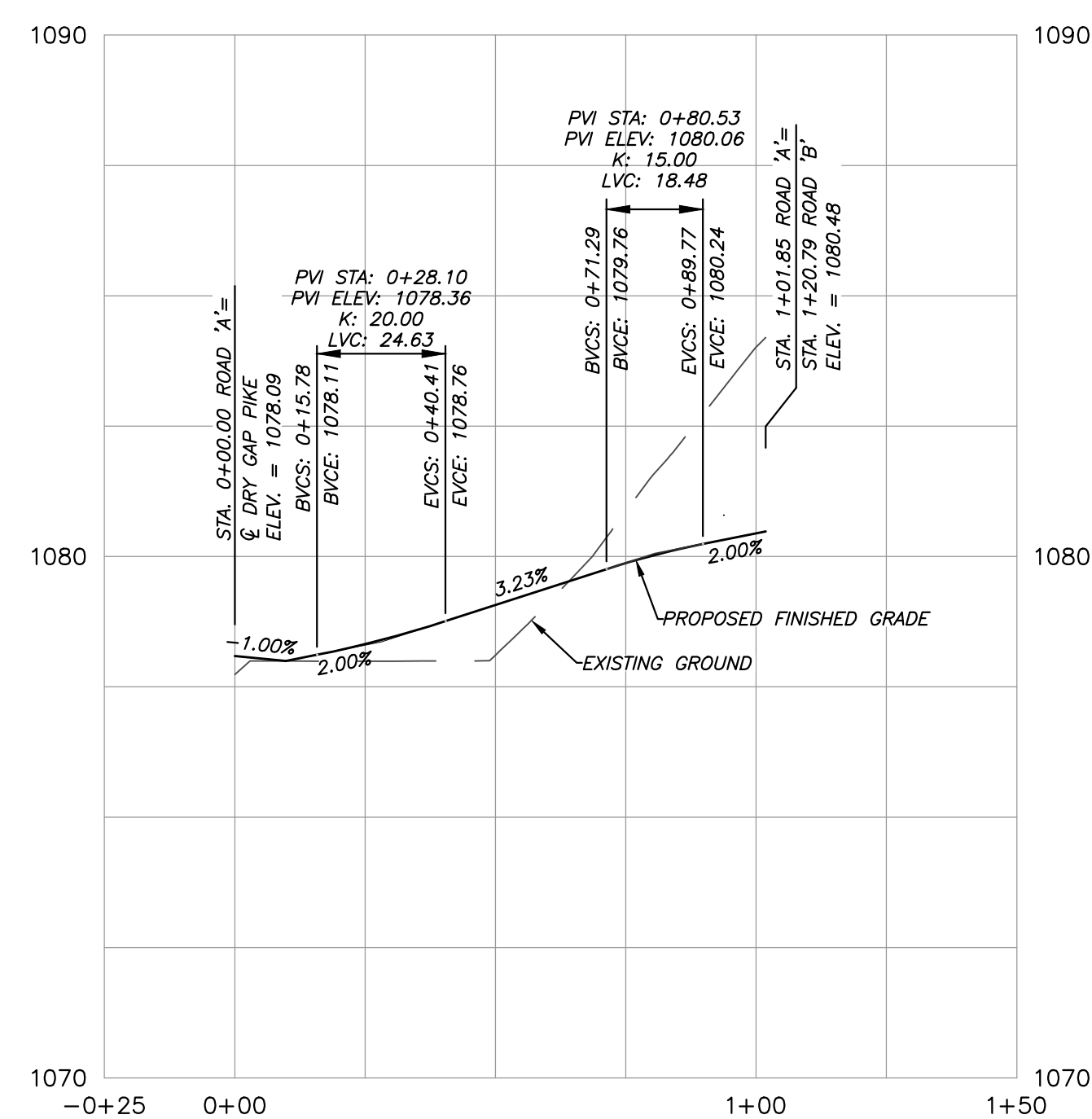
REVISION	DATE	DESCRIPTION	BY
2	1/25/25	PER PLANNING COMMENTS	CAS
1	1/15/25	PER PLANNING / EPW COMMENTS	CAS

**MPC FILE# 2-SD-25-C/2-F-25-DP**

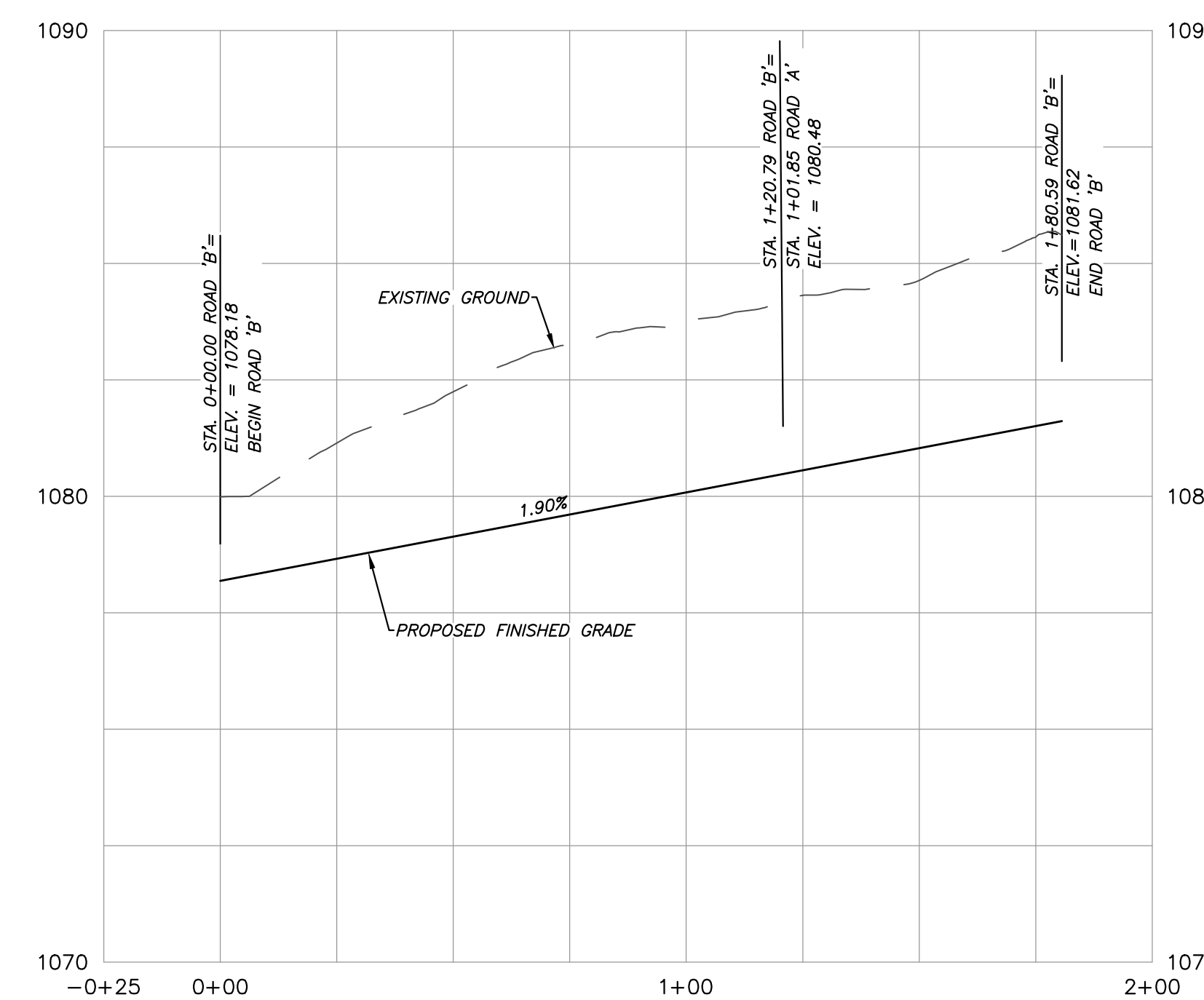




LOCATION MAP



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



PROFILE-ROAD 'B'  
1"=30' (HORIZONTAL)  
1"=3' (VERTICAL)

SHEET C-2


ROAD PROFILES  
**0 DRY GAP PIKE**

SITE ADDRESS: 0 DRY GAP PIKE (37918)

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

DIST. NO. E6  
CLT MAP 57  
SCALE: AS NOTED

KNOX CO., TN.  
PARCEL 125.15  
DECEMBER 13, 2024

 **URBAN ENGINEERING, INC.**  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
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DWN: CLM    CHK: CAS    DWG. NO. 2412047

MPC FILE# 2-SD-25-C/2-F-25-DP

REVISION	DATE	DESCRIPTION	BY
1	1/15/25	PER PLANNING / EPW COMMENTS	CAS





Sample Elevation