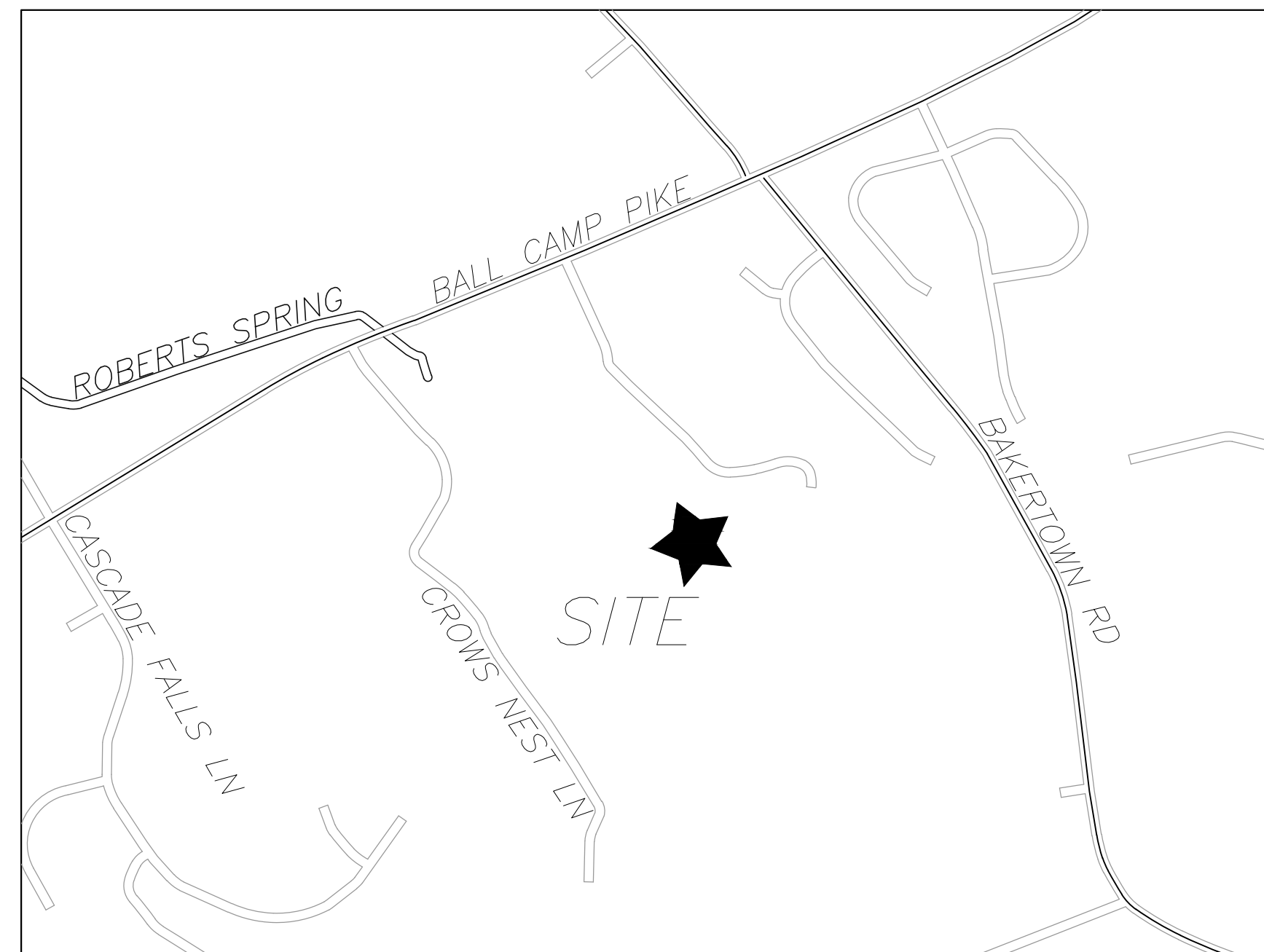


CONCEPT PLAN

U.E.I. PROJECT NO. 2403012

7816 BALL CAMP PIKE

SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE, TENNESSEE 37931
CLT MAP 91, PARCEL 226



LOCATION MAP

DEVELOPER:
EVERGREEN CUSTOM HOMES

3312 TIPTON STATION
KNOXVILLE, TN 37920
(865) 617-0389



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

- TITLE SHEET
- SITE PLAN
- ROUGH GRADING PLAN
- ROAD 'A' PROFILE
- SLOPE MAP
- PRELIMINARY ELEVATION

SHEET

- C-0
- C-1
- C-2
- C-3
- C-4
- A-1

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:

1. INCREASE THE MAXIMUM C.L. GRADE FROM 1% TO 2.00% AT THE INTERSECTION OF ROAD 'A' AND BALL CAMP PIKE.
2. INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 13.51% (ROAD 'A').
3. DECREASE THE MINIMUM K VALUE FROM 25 TO 20 AT THE INTERSECTION OF BALL CAMP PIKE AND ROAD 'A'.
4. REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' FOR ROAD 'A' (PRIVATE)
5. REDUCE THE DRIVING SURFACE WIDTH FROM 26' TO 24' (ROAD A).

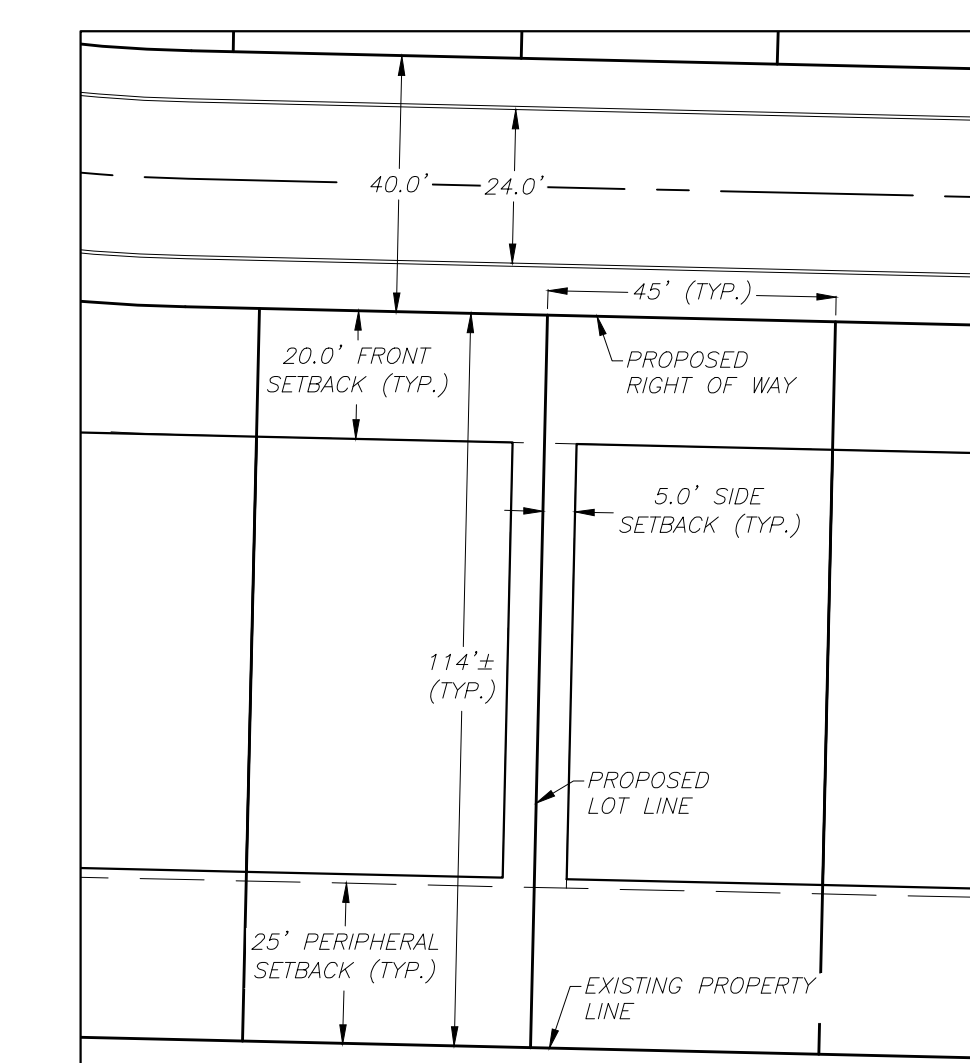
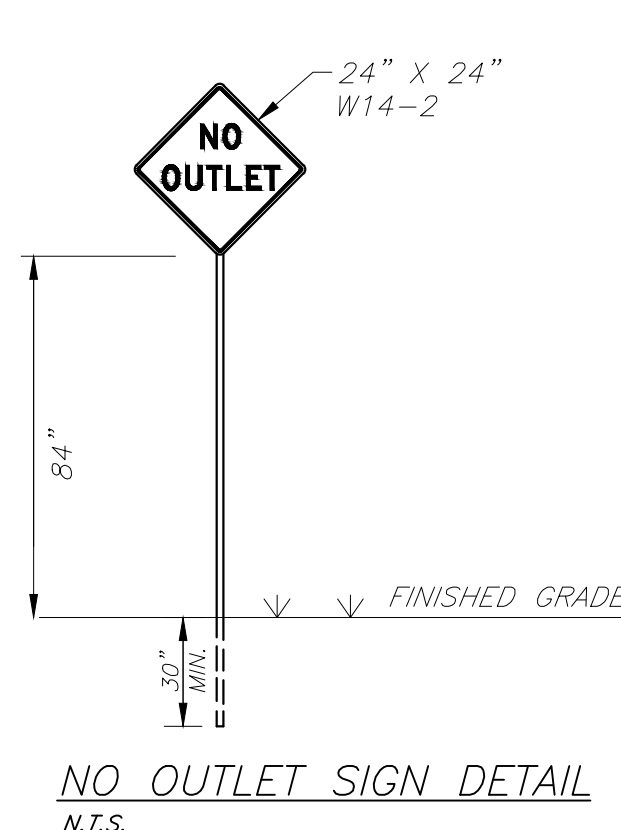
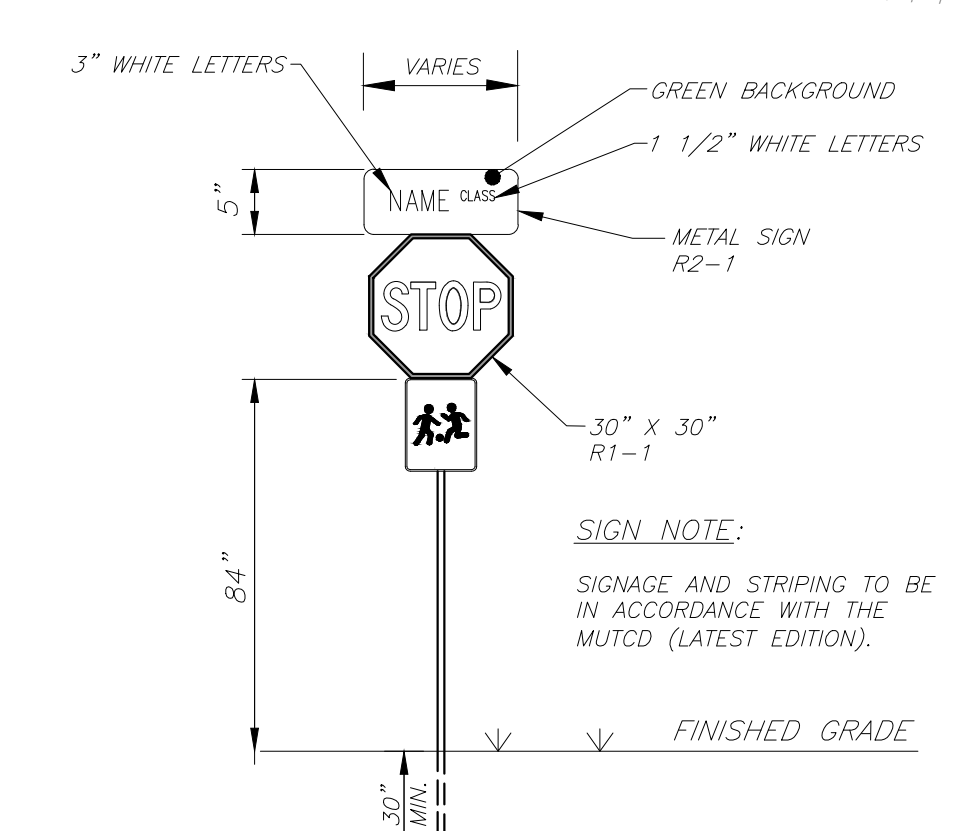
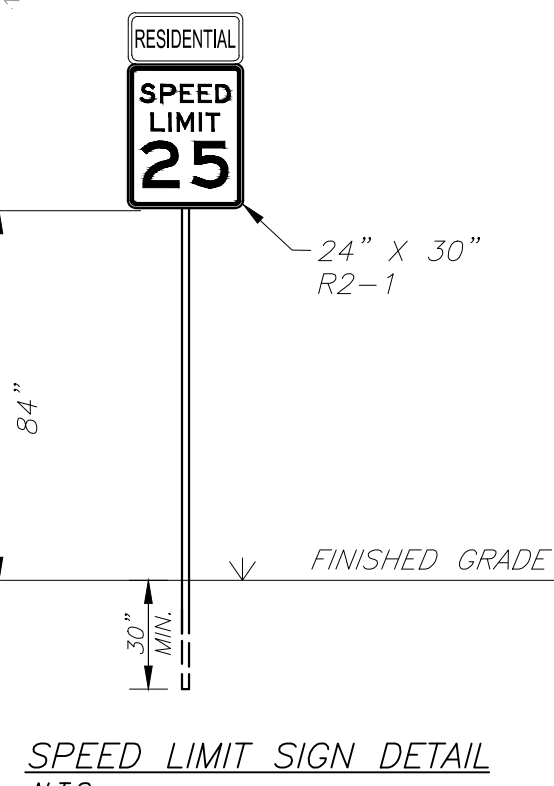
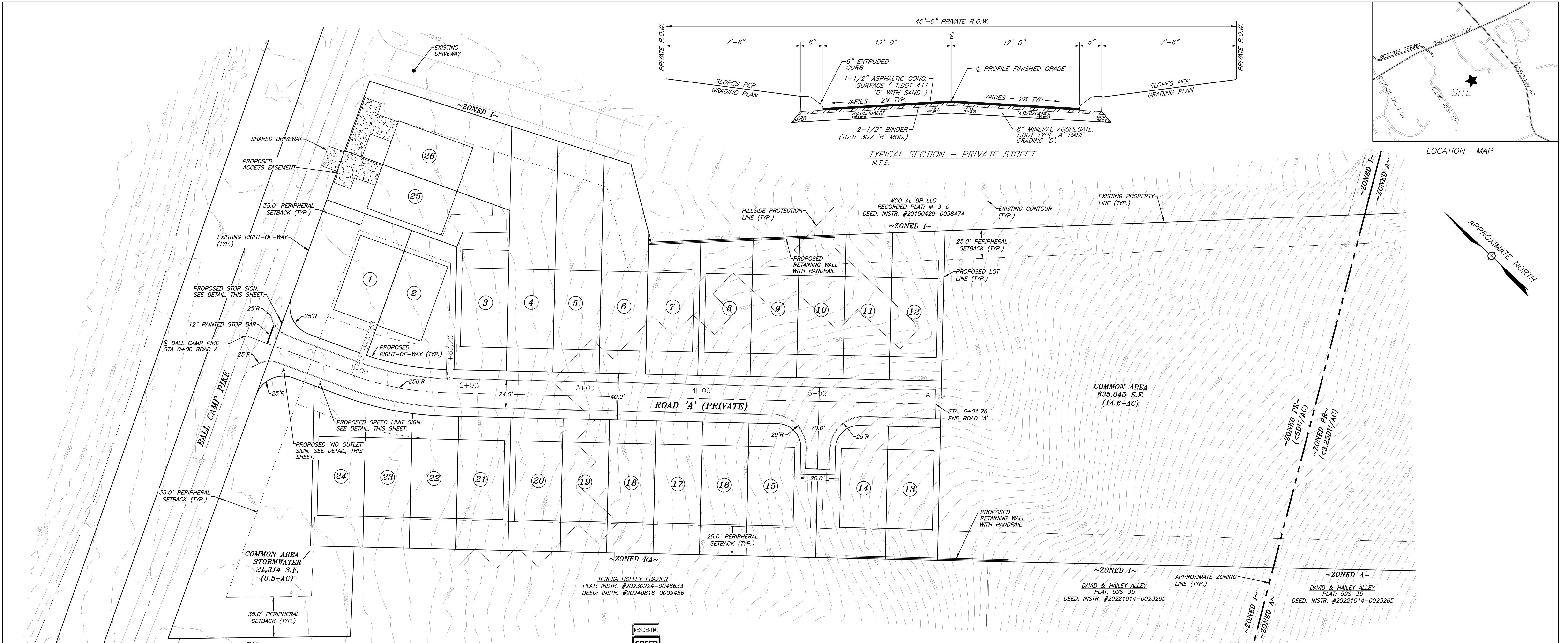
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: *Christopher A. Sharp*

Tennessee License No. 108984
Date: 1/21/2025

Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

ISSUE NO.	DATE	DESCRIPTION
4	2/24/25	SUBMITTAL 4
3	2/13/25	SUBMITTAL 3
2	1/21/25	SUBMITTAL 2
1	5/28/24	SUBMITTAL 1



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
PERIPHERY: TWENTY-FIVE (25) 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 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 APPROXIMATED TO 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 19.1 ACRES.
 - THE DEVELOPMENT PROPOSES 26-UNITS (3.1 UNITS PER ACRE IN PR<5).
 - PROPOSED COMMON AREA = 15.1± ACRES (79.1%).
 - LOTS 1-24 SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY. LOTS 25 & 26 TO ACCESS BALL CAMP PIKE VIA A SHARED DRIVEWAY.
 - 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 DETAIL, THIS SHEET FOR TYPICAL SECTION, ROAD 'A'.
 - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 15.9 ACRES.
 - APPROXIMATELY 1.67-ACRES TO BE DISTURBED IN HP.

DENSITY SUMMARY:
 AREA IN PR (<5 DU/AC)=8.39-ACRES (INCLUDING TRACT ON THE NORTH SIDE OF BALL CAMP PIKE).
 5 X 8.39 = 41 DWELLINGS ALLOWED



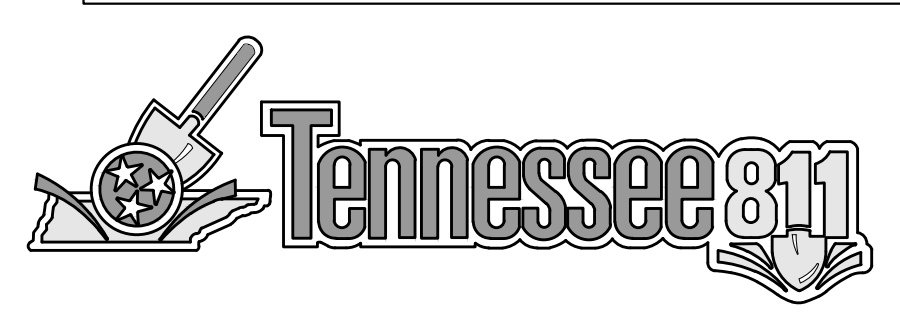
SHEET C-1

SITE PLAN
7816 BALL CAMP PIKE
 SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE (37931)

DEVELOPER: **EVERGREEN CUSTOM HOMES**
 3312 TIPTON STATION
 KNOXVILLE, TN 37920
 (865) 617-0389

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 91 PARCEL 226
 SCALE: 1"=40' MAY 28, 2024

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



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: 1/21/2025

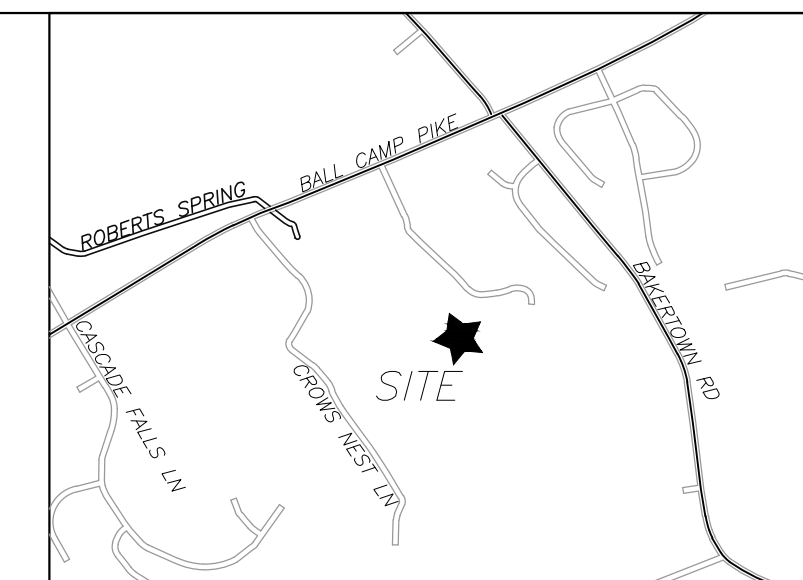
Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

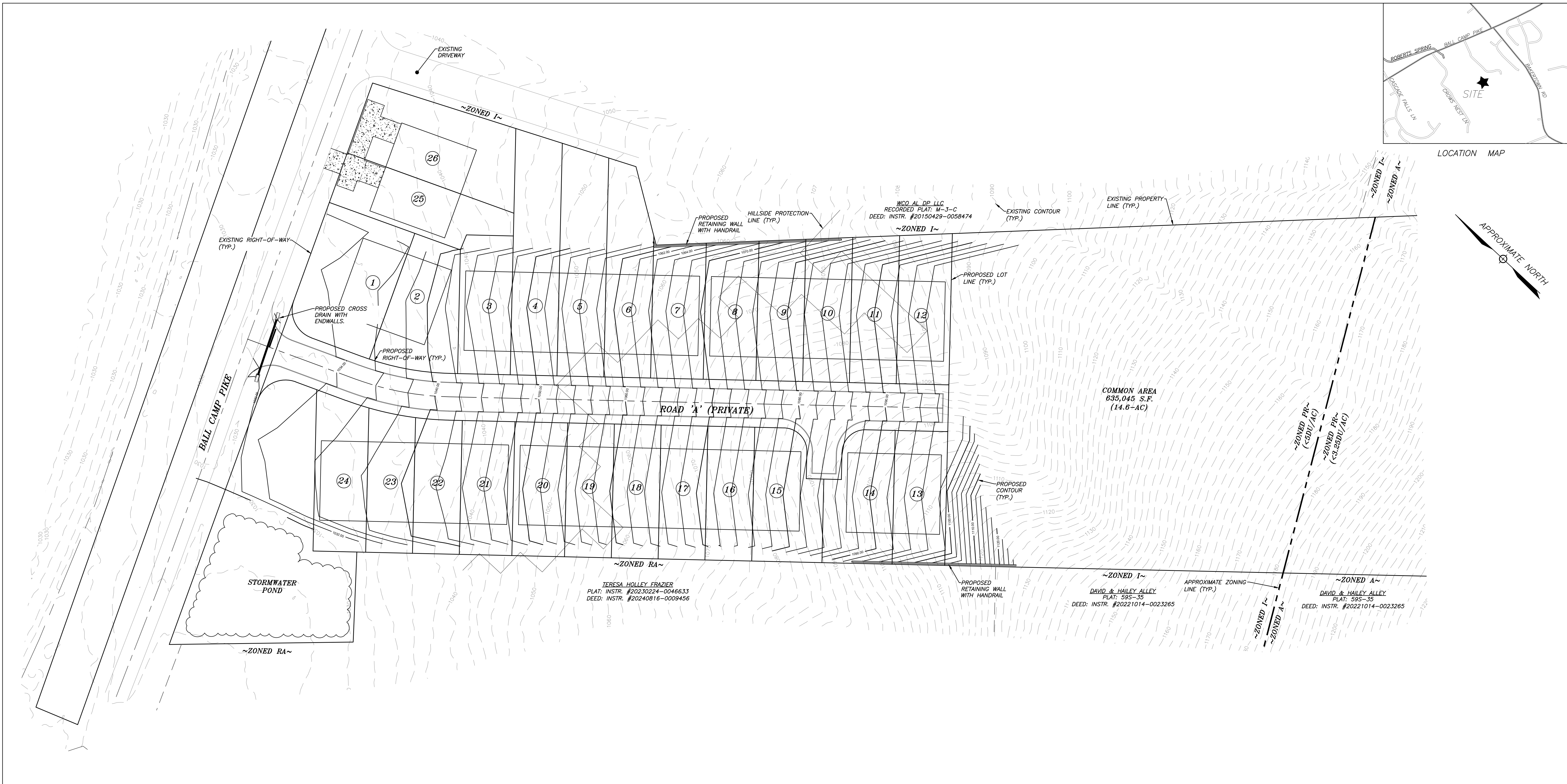
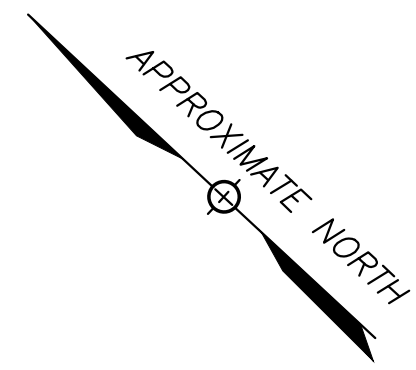
REVISION	DATE	DESCRIPTION	BY
3	3/4/25	GENERAL REVISIONS	CAS
2	2/13/25	GENERAL REVISIONS	CAS
1	01/21/25	GENERAL REVISIONS	CLM

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

DWN: BS CHK: CAS DWG. NO. 2403012



LOCATION MAP



SHEET C-2

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

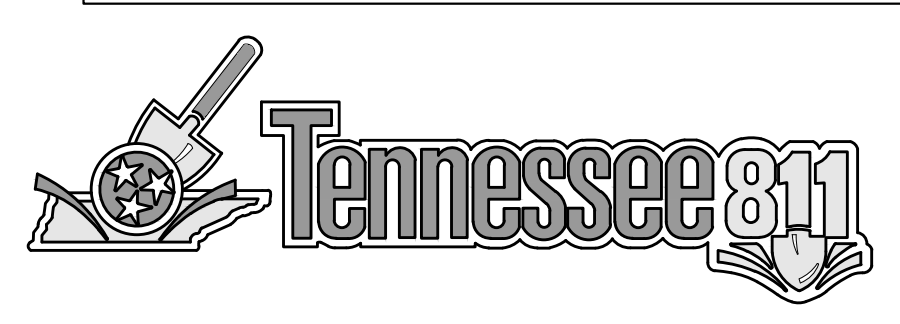
Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, 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: 1/21/2025

Revised: 3/4/2025

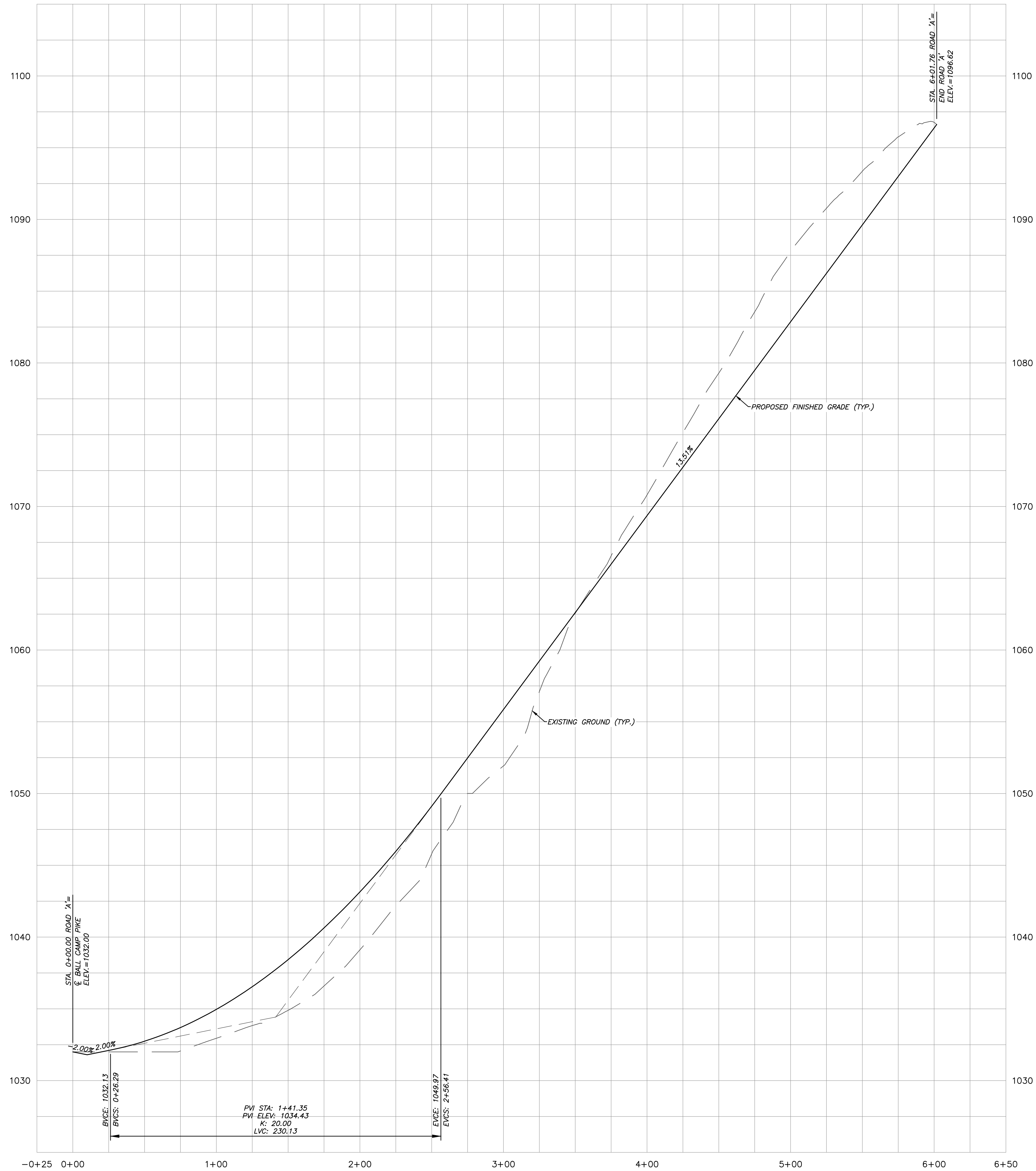
MPC FILE# 3-SB-25-C/3-D-25-DP

ROUGH GRADING PLAN
7816 BALL CAMP PIKE
 SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE (37931)
 DEVELOPER: EVERGREEN CUSTOM HOMES
 3312 TIPTON STATION
 KNOXVILLE, TN 37920
 (865) 617-0389
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 91 PARCEL 226
 SCALE: 1"=40' MAY 28, 2024

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924
 DWN: BS CHK: CAS DWG. NO. 2403012



REVISION	DATE	DESCRIPTION	BY
2	2/13/25	GENERAL REVISIONS	CAS
1	01/21/25	GENERAL REVISIONS	CLM



PROFILE - ROAD 'A'
 1"=40' (HORIZ.)
 1"=4' (VERT.)

Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

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: 1/21/2025

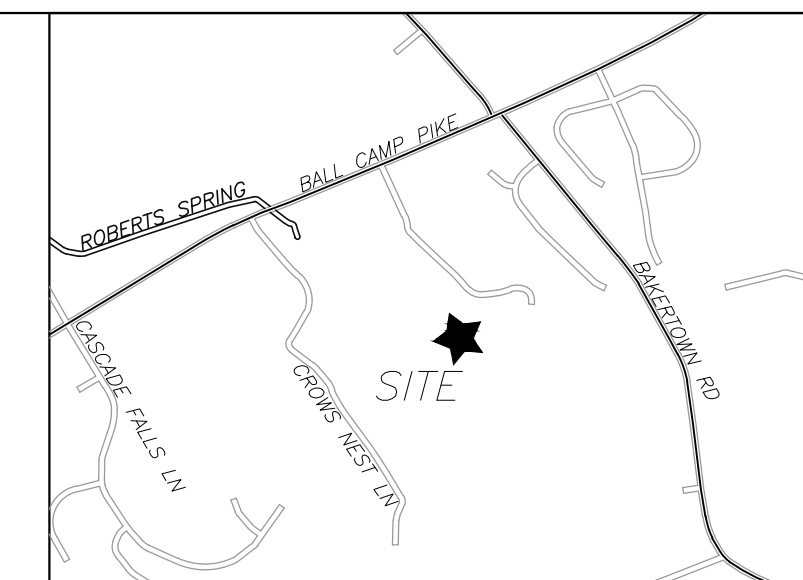
SHEET C-3

ROAD 'A' PROFILE
7816 BALL CAMP PIKE
 SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE (37931)
 DEVELOPER: **EVERGREEN CUSTOM HOMES**
 3312 TIPTON STATION
 KNOXVILLE, TN 37920
 (865) 617-0389
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 91 PARCEL 226
 SCALE: AS NOTED MAY 28, 2024

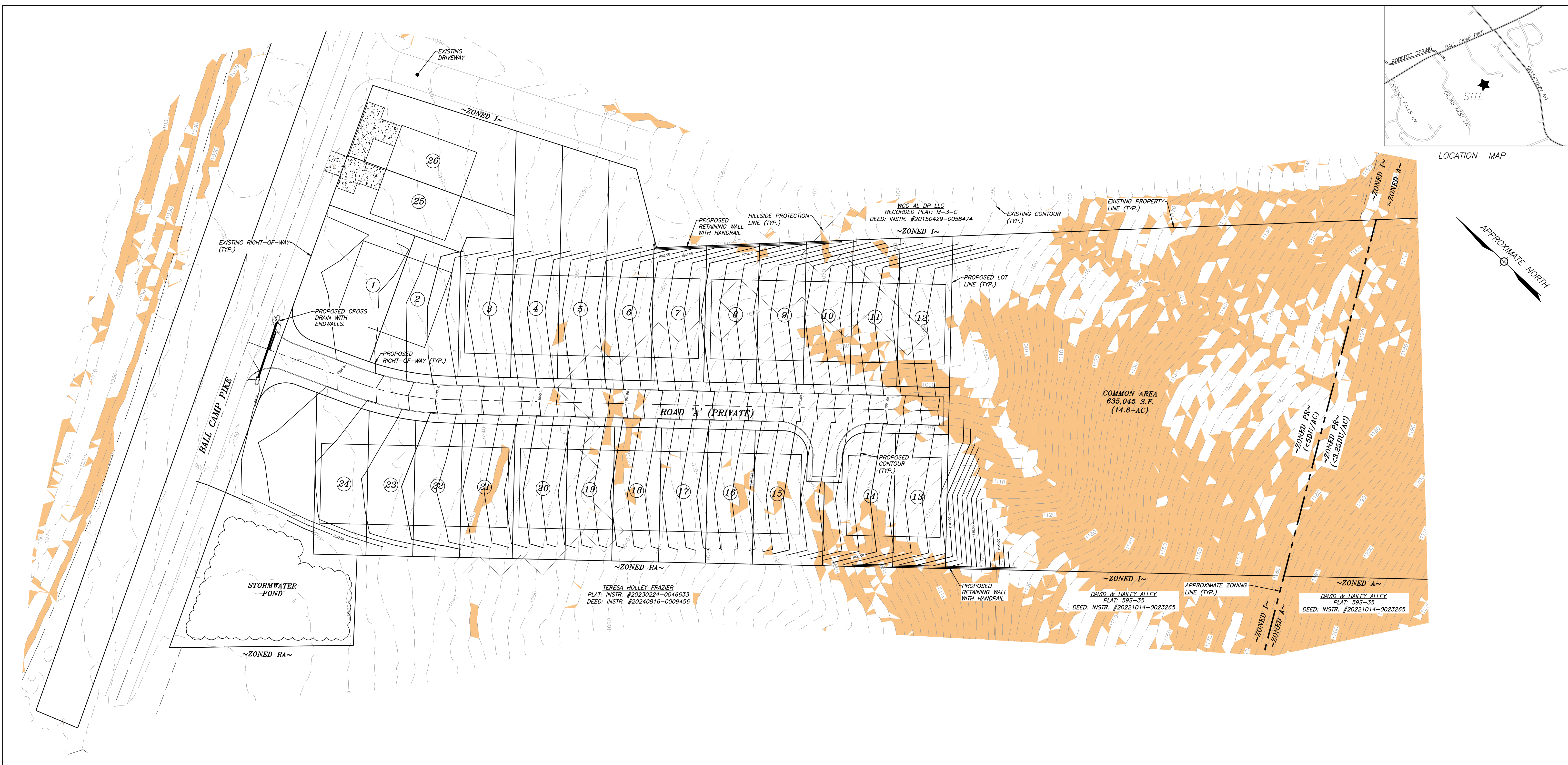
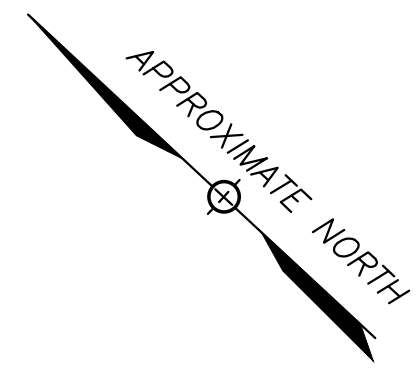
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY
2	2/13/25	GENERAL REVISIONS	CAS
1	01/21/25	GENERAL REVISIONS	CLM

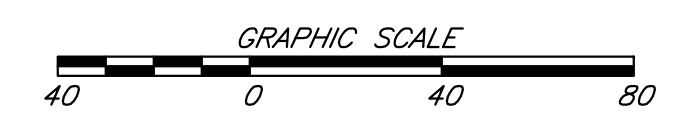
DWN: BS CHK: CAS DWG. NO. 2403012



LOCATION MAP



25% SLOPE BOUNDARY



SHEET C-4

SLOPE MAP
7816 BALL CAMP PIKE
 SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE (37931)

DEVELOPER: **EVERGREEN CUSTOM HOMES**
 3312 TIPTON STATION
 KNOXVILLE, TN 37920
 (865) 617-0389

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 91 PARCEL 226
 SCALE: 1"=40' MAY 28, 2024

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

DWN: BS CHK: CAS DWG. NO. 2403012

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

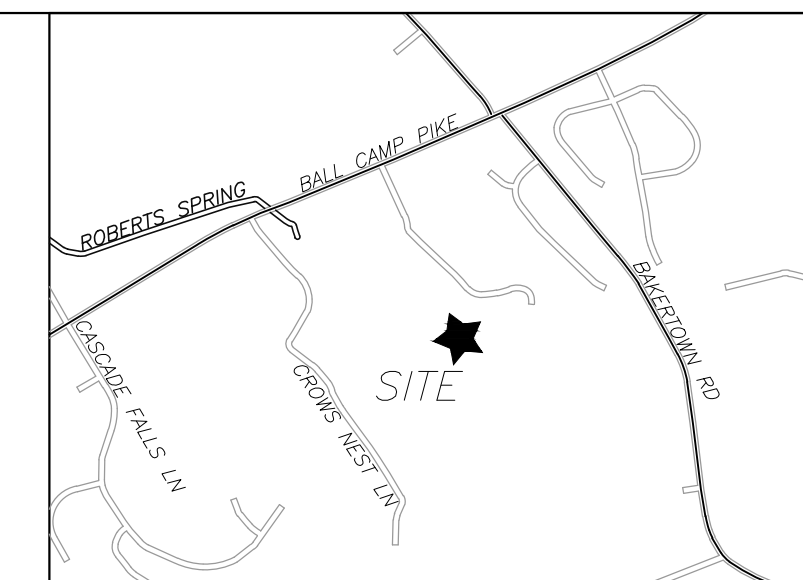


Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, 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: 1/21/2025

Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

REVISION	DATE	DESCRIPTION	BY



LOCATION MAP



SHEET A-1

PRELIMINARY ELEVATION
7816 BALL CAMP PIKE

SITE ADDRESS: 7816 BALL CAMP PIKE, KNOXVILLE (37931)

DEVELOPER: **EVERGREEN CUSTOM HOMES**
3312 TIPTON STATION
KNOXVILLE, TN 37920
(865) 617-0389

DIST. NO. W6 KNOX CO., TN.
CLT MAP 91 PARCEL 226
SCALE: N.T.S. MAY 28, 2024

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

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



Revised: 3/4/2025

MPC FILE# 3-SB-25-C/3-D-25-DP

REVISION	DATE	DESCRIPTION	BY

DWN: BS CHK: CAS DWG. NO. 2403012