

CONCEPT PLAN

U.E.I. PROJECT NO. 2411046

2921 BRADLEY LAKE LANE

SITE ADDRESS: 2921 BRADLEY LAKE LANE, KNOXVILLE, TENNESSEE 37921
TAX MAP: 92, PARCEL: 57 & PART OF 53



LOCATION MAP

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

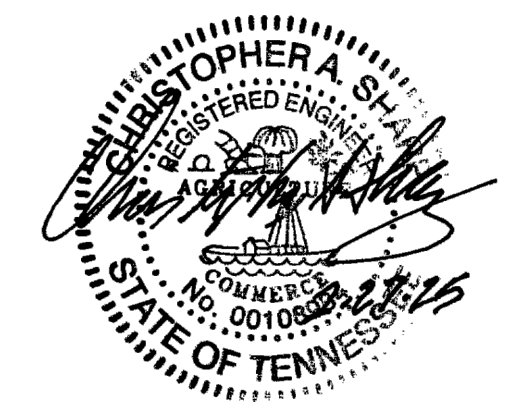
 **SITE ENGINEER:**
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

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 KNOXVILLE UTILITIES BOARD
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
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4 & C-5
PRELIMINARY GRADING PLANS	C-6 & C-7

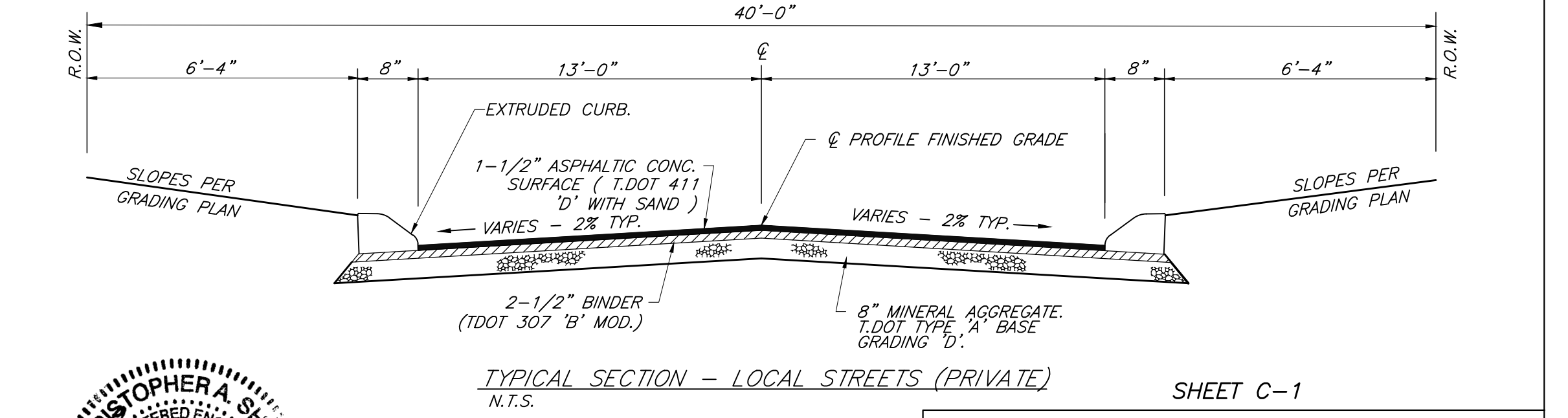
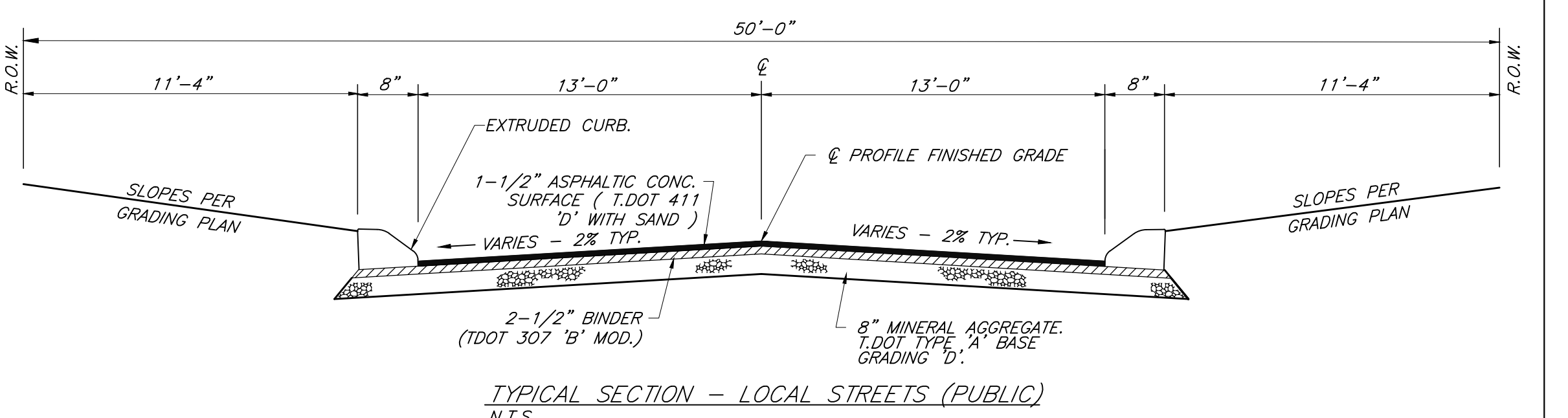
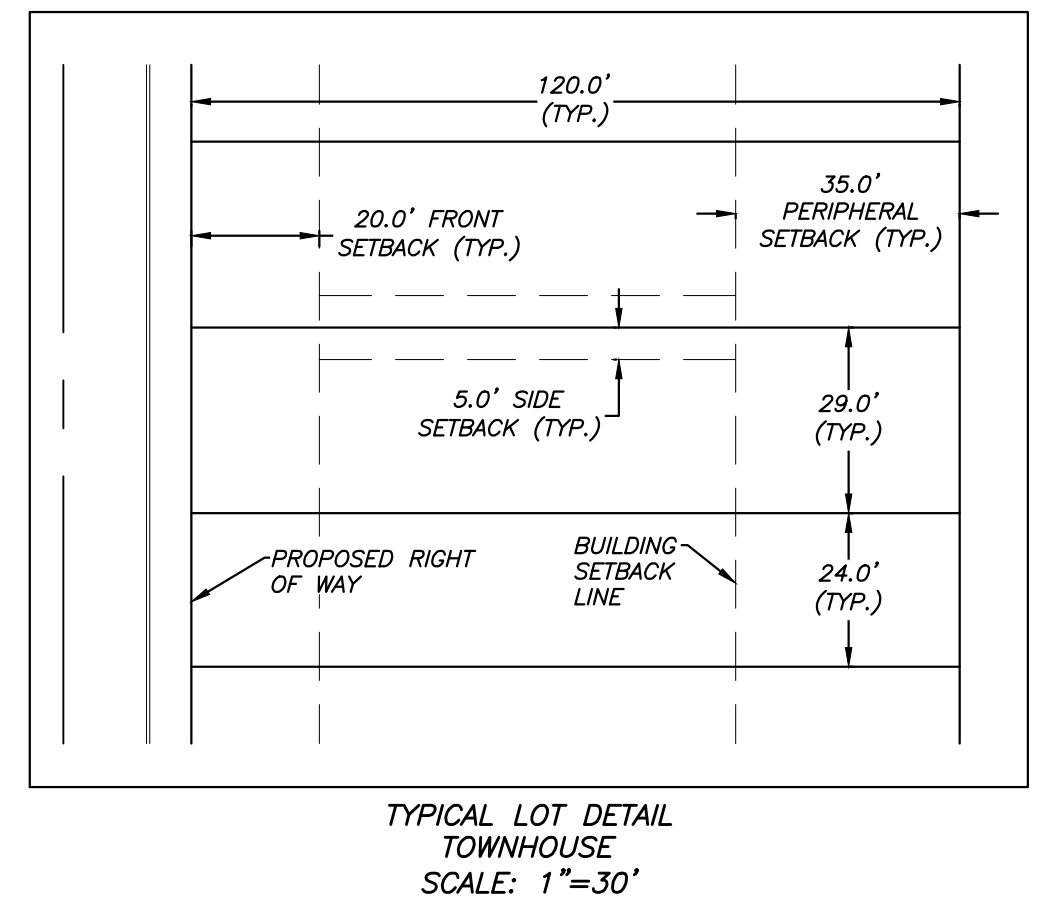
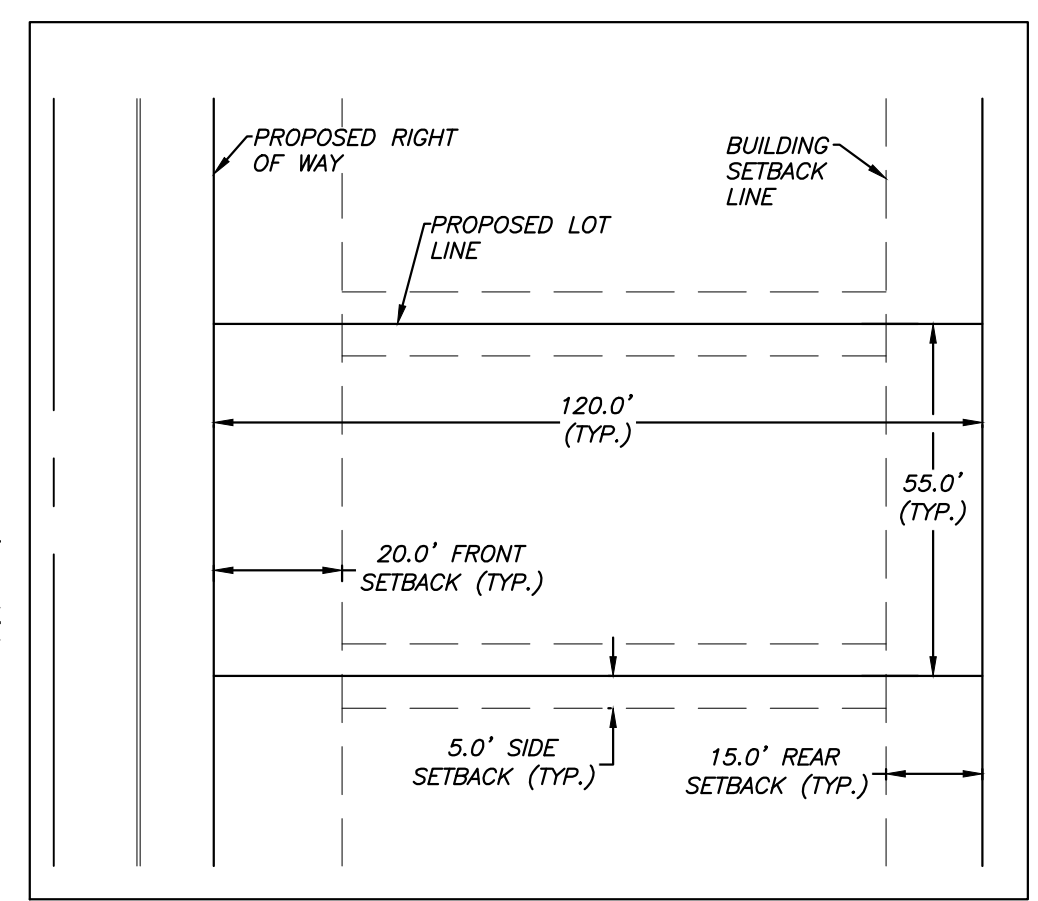
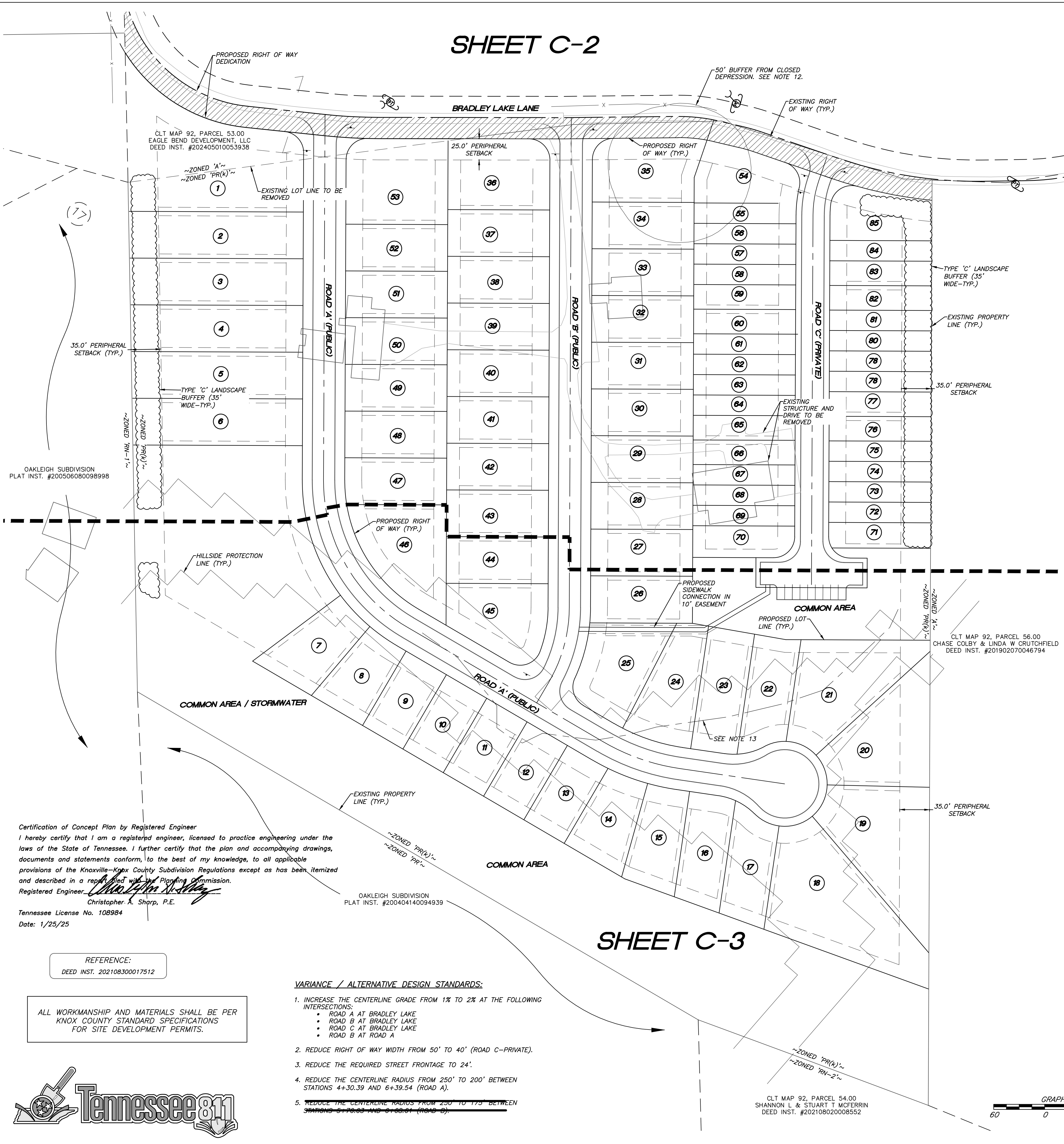


Revised: 3/5/2025

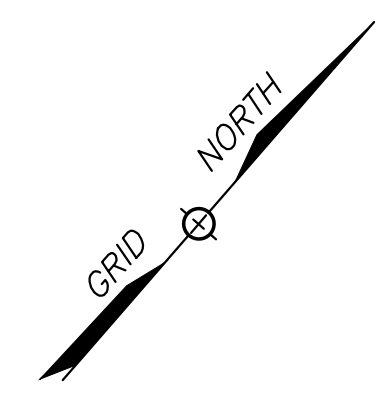
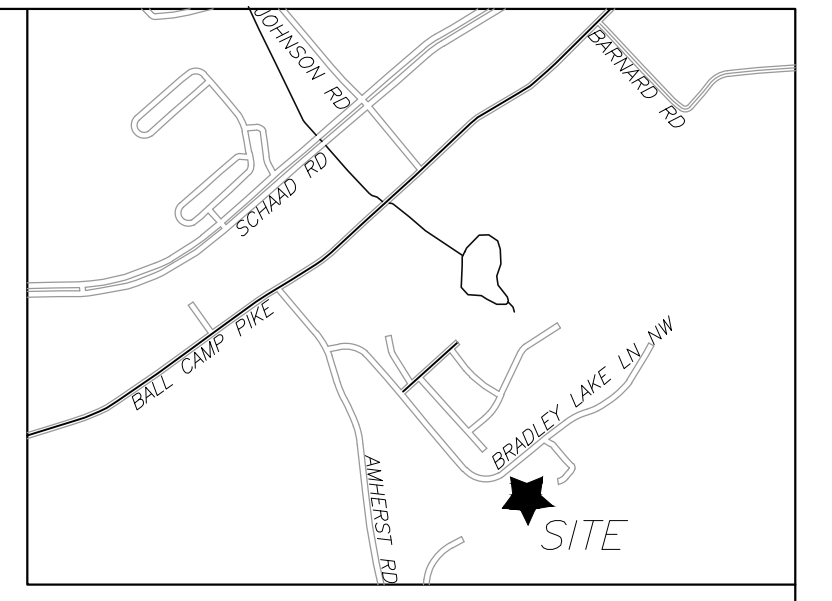
MPC FILE# 3-SI-25-C/3-K-25-DP

ISSUE NO.	DATE	DESCRIPTION
4	3/5/25	SUBMITTAL 4
3	2/26/25	SUBMITTAL 3
2	2/18/25	SUBMITTAL 2

SHEET C-2



- SITE PLAN NOTES:**
- 092057 IS ZONED 'PR(k)' < 6 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 20'
 PERIPHERY: BRADLEY LAKE LANE 25'
 PERIPHERY: ALL OTHERS 35'
 SIDE: 5', UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: 15'
 REFER TO FILE # 11-K-24-RZ FOR CONDITIONS OF REZONING.
 - THE PORTION OF 092053 IS ZONED 'A'. SETBACKS ARE AS FOLLOWS:
 FRONT: 40'
 REAR: 35'
 - 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 19.4 ACRES (IN PR), 0.39-ACRE (IN A).
 - THE DEVELOPMENT PROPOSES 85-UNITS (4.4 UNITS PER ACRE).
 - 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. 5' 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 16.3 ACRES.
 - SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.35± ACRES (17.3%).
 - GEOTECHNICAL TESTING SHALL BE REQUIRED TO REMOVE THE 50' BUFFER.
 - A PARTIAL BLUE LINE APPEARS ON KGIS. A HYDROLOGIC DETERMINATION MAY BE REQUIRED TO DETERMINE WHETHER OR NOT THE FEATURE REQUIRES BUFFERING.
 - BRADLEY LAKE LANE SHALL BE WIDENED TO 20' OF PAVEMENT FROM JUMPING JACK LANE TO ROAD 'C' (APPROX. 1,560 L.F.) WITH A POTENTIAL 5' SIDEWALK. THE DESIGN IS TO BE REVIEWED AND APPROVED BY KCFPW DURING THE DESIGN PHASE.

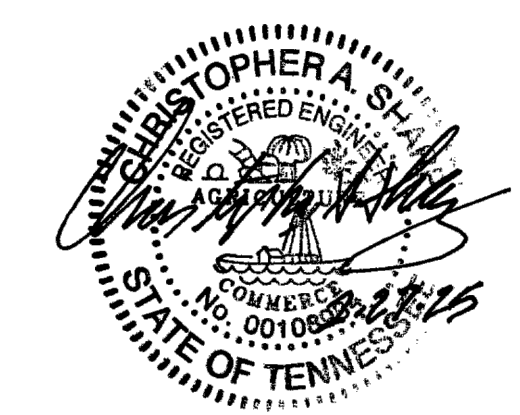


Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, 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.*
 Tennessee License No. 108984
 Date: 1/25/25

- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
- INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE FOLLOWING INTERSECTIONS:
 - ROAD A AT BRADLEY LAKE
 - ROAD B AT BRADLEY LAKE
 - ROAD C AT BRADLEY LAKE
 - ROAD B AT ROAD A
 - REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (ROAD C-PRIVATE).
 - REDUCE THE REQUIRED STREET FRONTAGE TO 24'.
 - REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 4+30.39 AND 6+39.54 (ROAD A).
 - REDUCE THE CENTERLINE RADIUS FROM 250' TO 175' BETWEEN STATIONS 5+70.03 AND 6+08.01 (ROAD B).

REFERENCE:
 DEED INST. 202108300017512

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



Revised: 3/5/2025

MPC FILE# 3-SI-25-C/3-K-25-DP



REVISION	DATE	DESCRIPTION	BY
3	3/5/25	SUBMITTAL 4	CAS
2	2/26/25	SUBMITTAL 3	CAS
1	2/18/25	SUBMITTAL 2	CAS

SHEET C-1

SITE PLAN - OVERALL
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCEL 57 & PART OF 53
 SCALE: 1"=60' JUNE 25, 2022

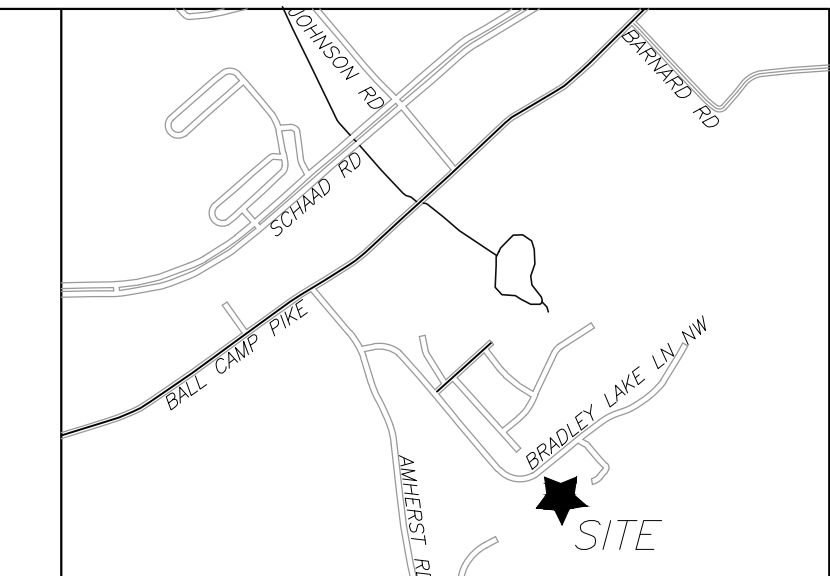
DEVELOPER:
MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

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

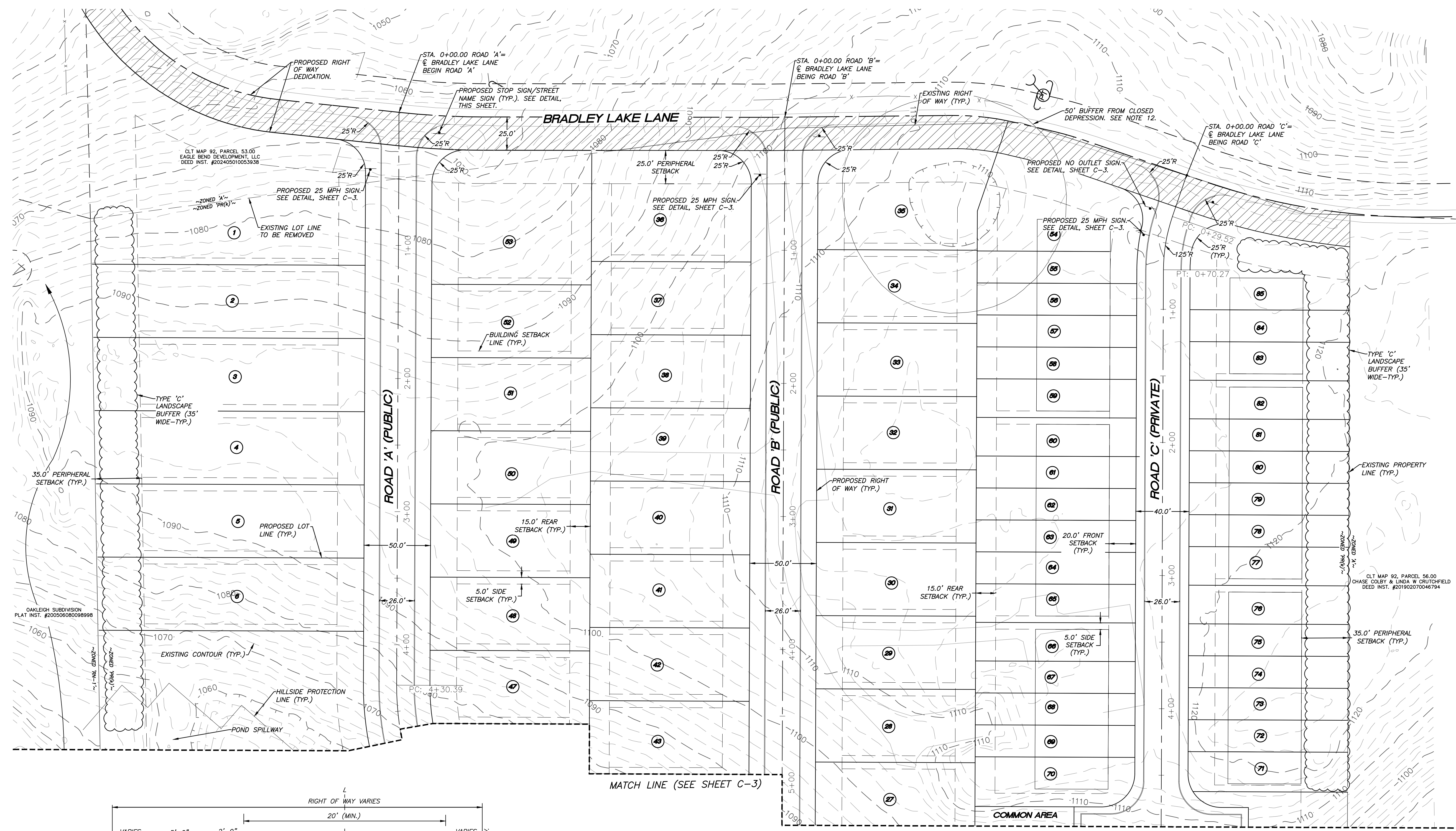
DWN: CLM CHK: CAS DWG. NO. 2411046



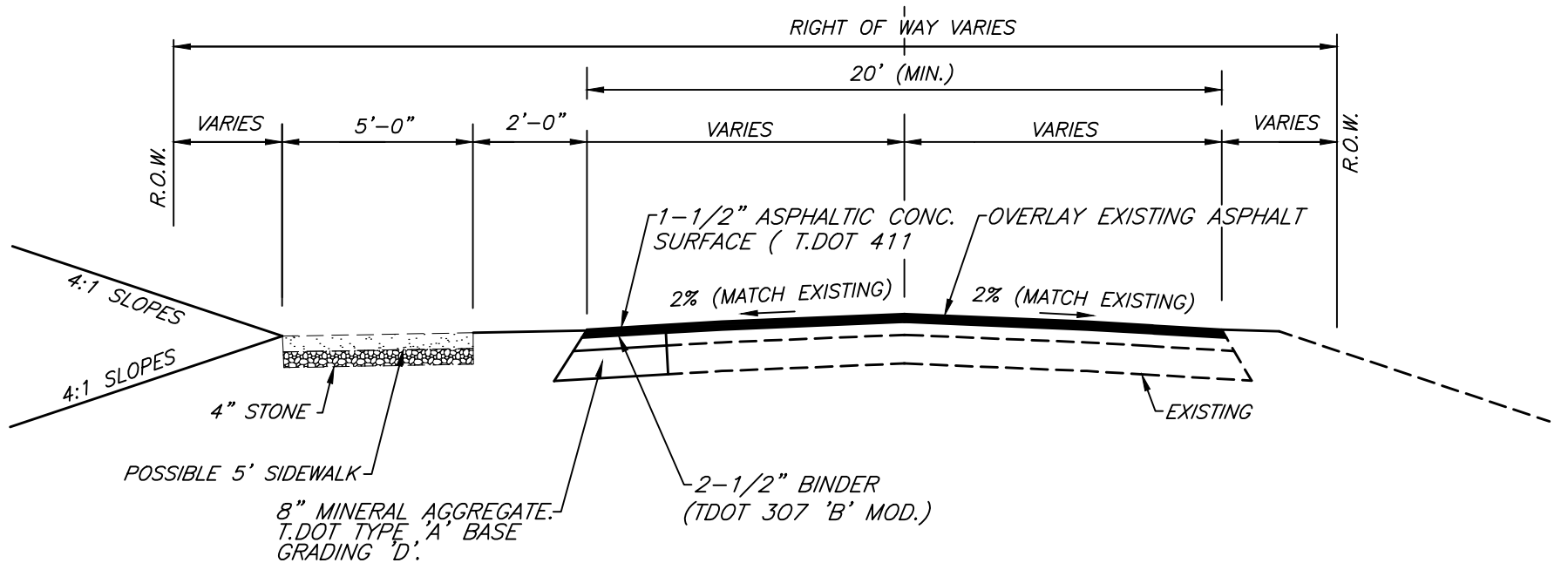
CLT MAP 92, PARCEL 54.00
 SHANNON L & STUART T MCFERRIN
 DEED INST. #20108020008552



LOCATION MAP
N.T.S.



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TYPICAL SECTION BRADLEY LAKE LANE
N.T.S.

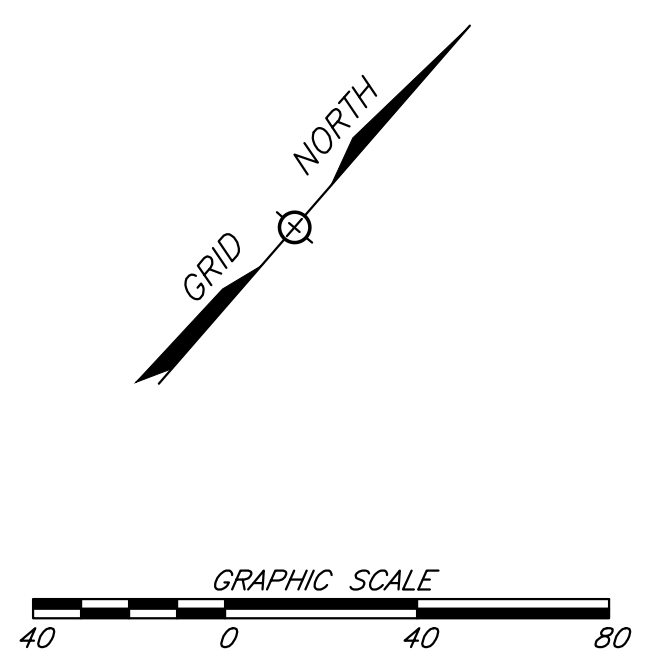
REFERENCE:
DEED INST. 202108300017512

MPC FILE# 3-SI-25-C/3-K-25-DP

Revised: 3/5/2025

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2	2/26/25	SUBMITTAL 3	CAS
1	2/18/25	PER PLANNING / EPW COMMENTS	CAS



SHEET C-2

SITE PLAN
2921 BRADLEY LAKE LANE

SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

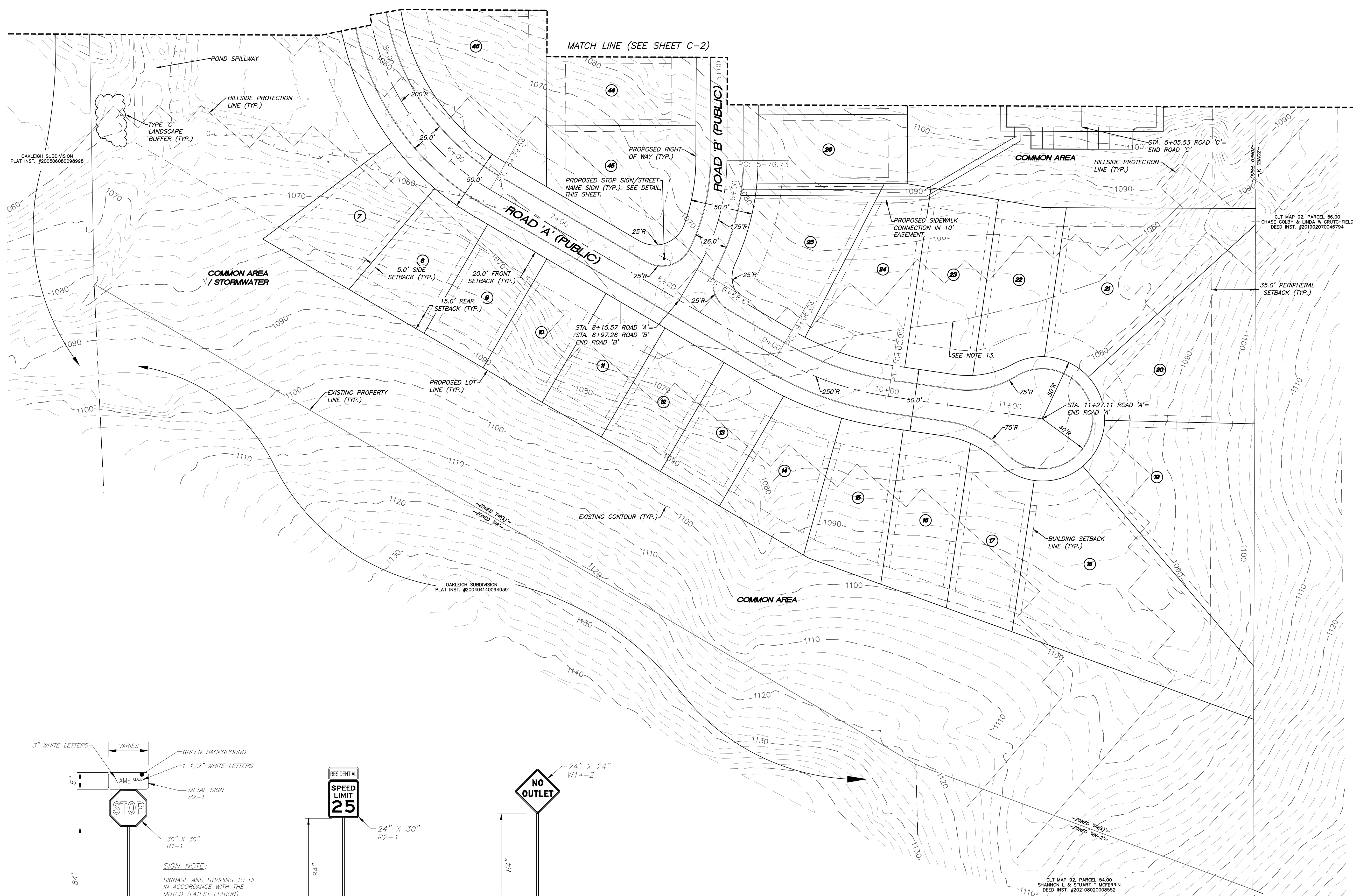
DIST. NO. W6 KNOX CO., TN.
CLT MAP 92 PARCEL 57 & PART OF 53
SCALE: 1"=40' JUNE 25, 2022

DEVELOPER:
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P.O. BOX 11315
KNOXVILLE, TN 37939

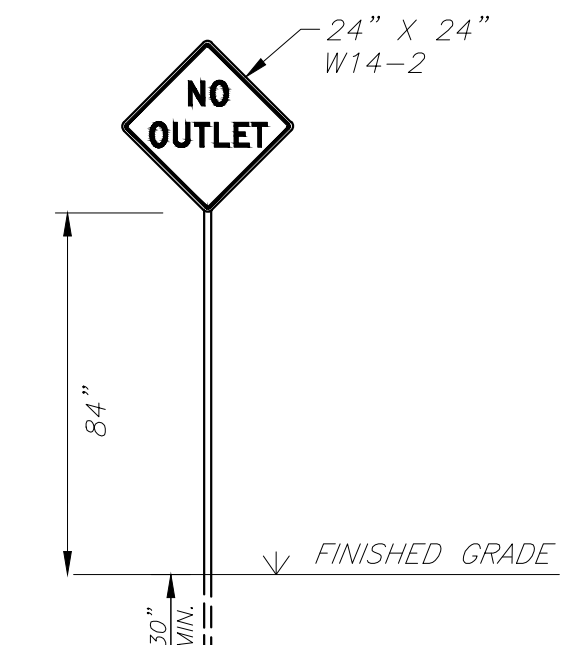
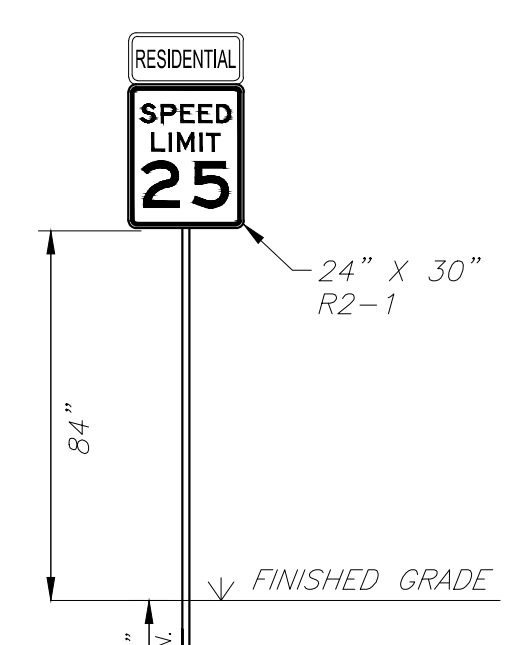
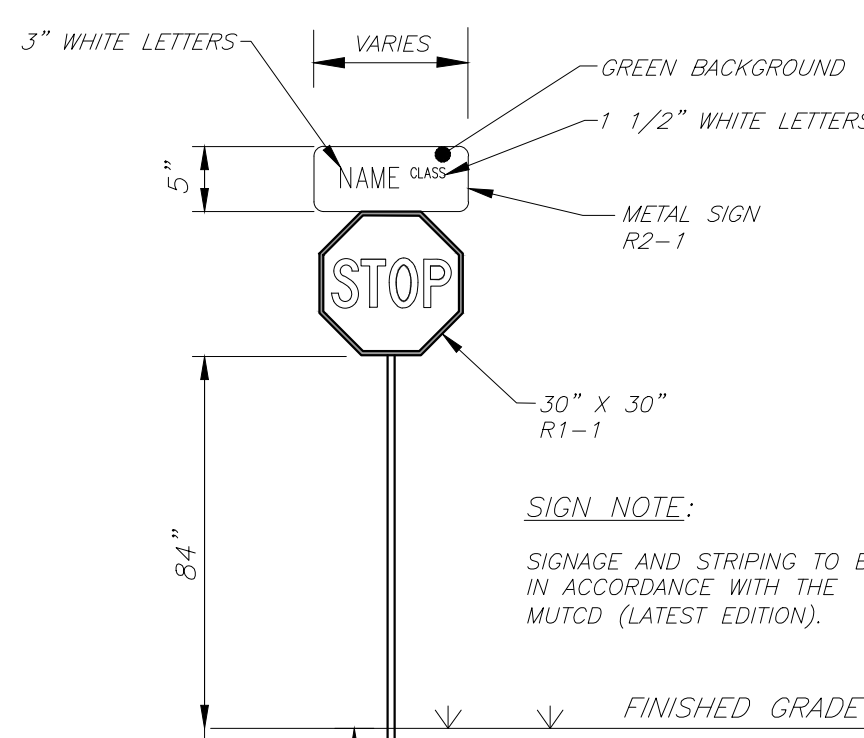
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHR: CAS DWG. NO. 2411046





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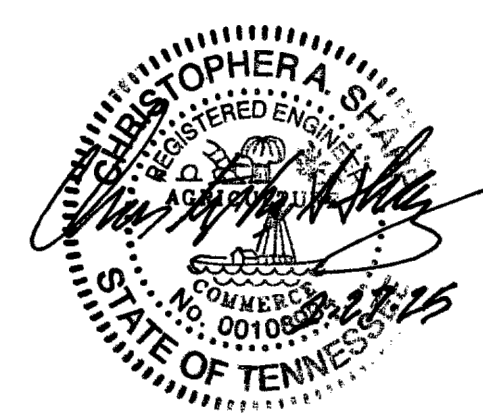


COMBINATION STOP SIGN / STREET NAME SIGN DETAIL N.T.S.

SPEED LIMIT SIGN DETAIL N.T.S.

NO OUTLET SIGN DETAIL N.T.S.

REFERENCE:
DEED INST. 202108300017512

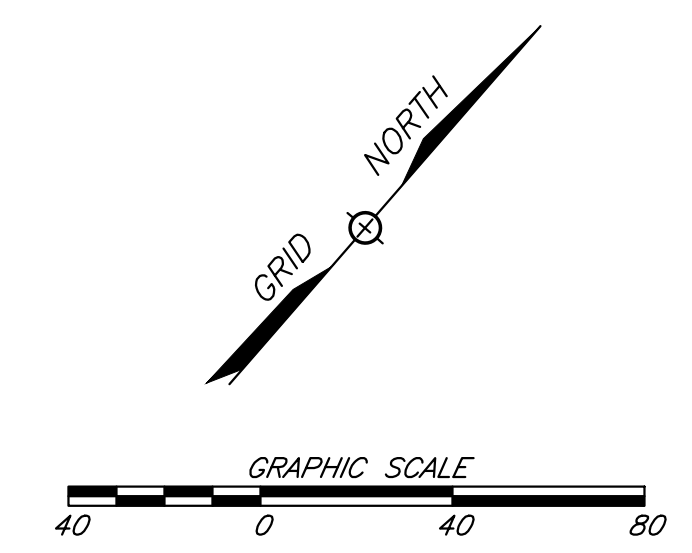


Revised: 3/5/2025

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3	3/5/25	SUBMITTAL 4	CAS
2	2/26/25	SUBMITTAL 3	CAS
1	2/18/25	PER PLANNING / EPW COMMENTS	CAS



SHEET C-3

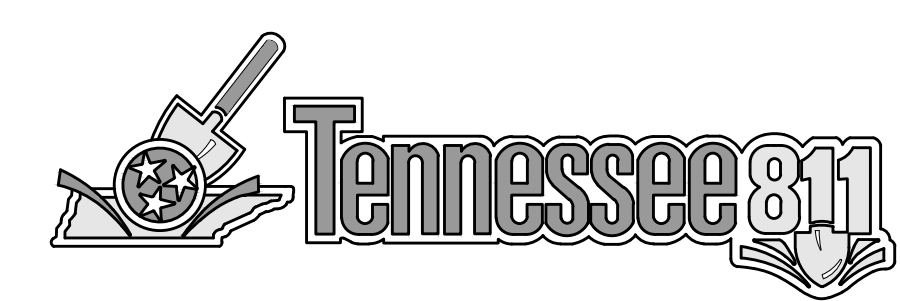
SITE PLAN
2921 BRADLEY LAKE LANE
SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

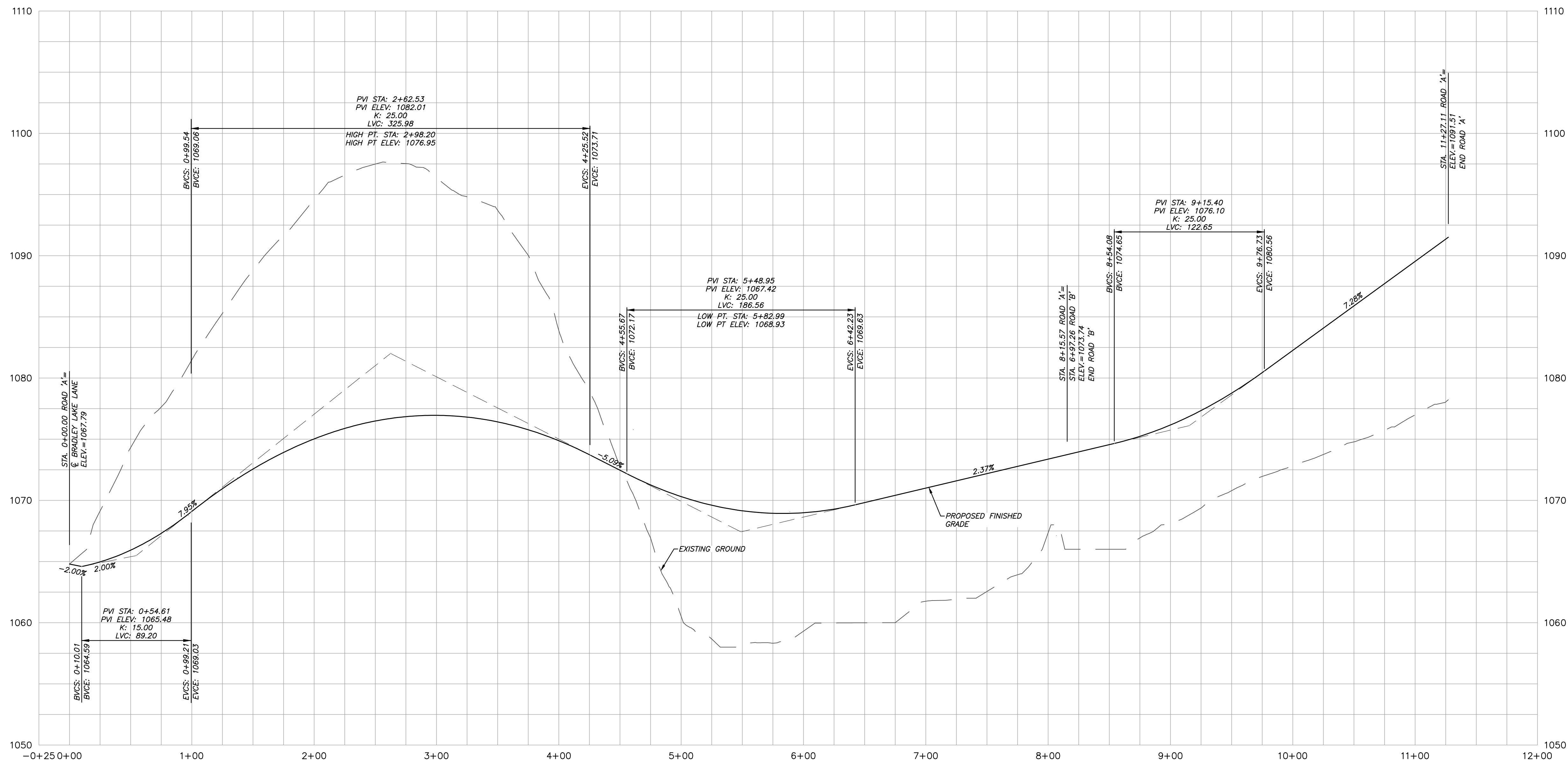
DIST. NO. W6 KNOX CO., TN.
CLT MAP 92 PARCEL 57 & PART OF 53
SCALE: 1"=40' JUNE 25, 2022

DEVELOPER:
MESANA INVESTMENTS, LLC
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KNOXVILLE, TN 37939

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

DWN: CLM CHK: CAS DWG. NO. 2411046





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

Revised: 3/5/2025

MPC FILE# 3-SI-25-C/3-K-25-DP

SHEET C-4

ROAD 'A' PROFILE
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCEL 57.00
 SCALE: AS NOTED JUNE 25, 2022

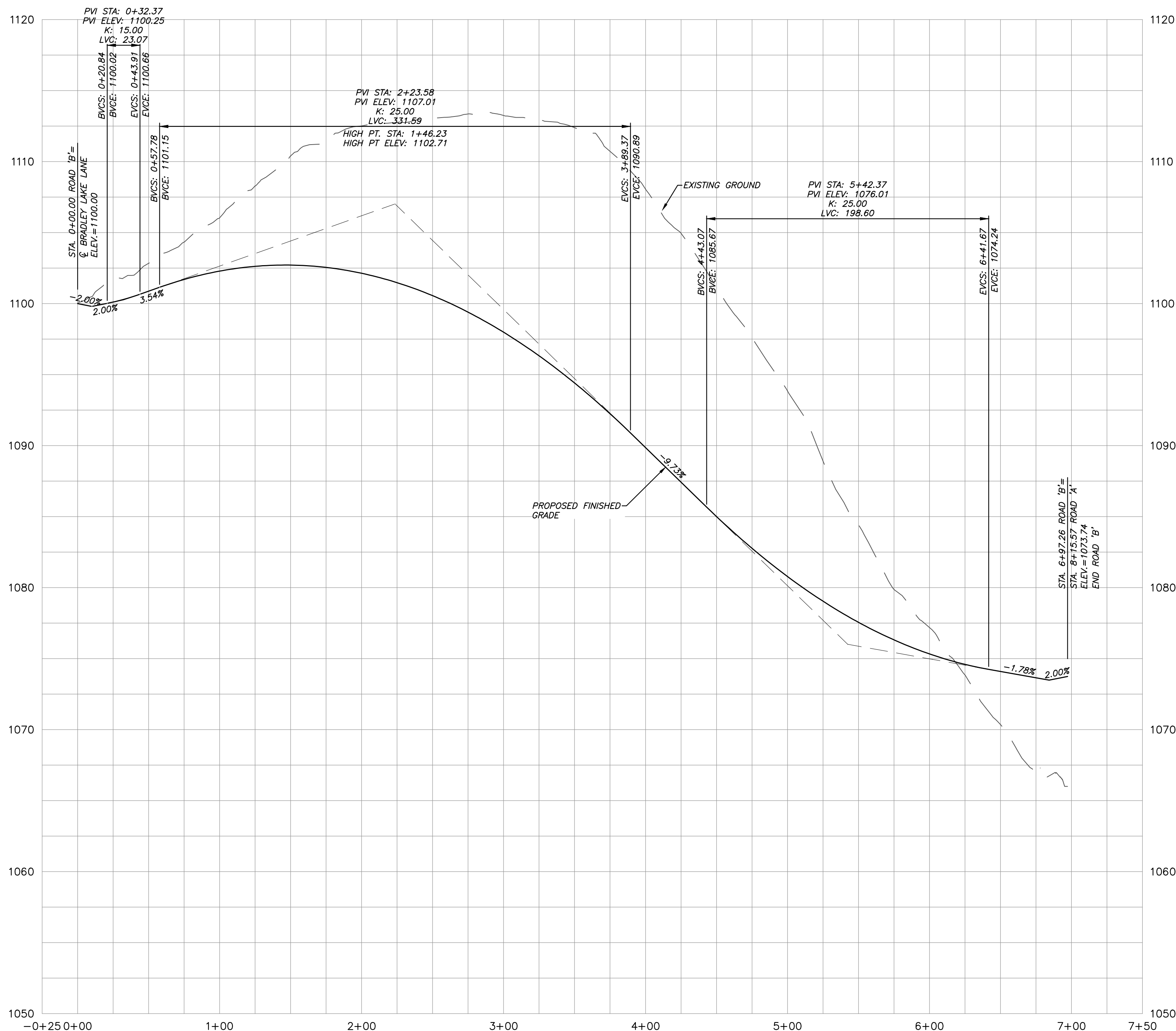
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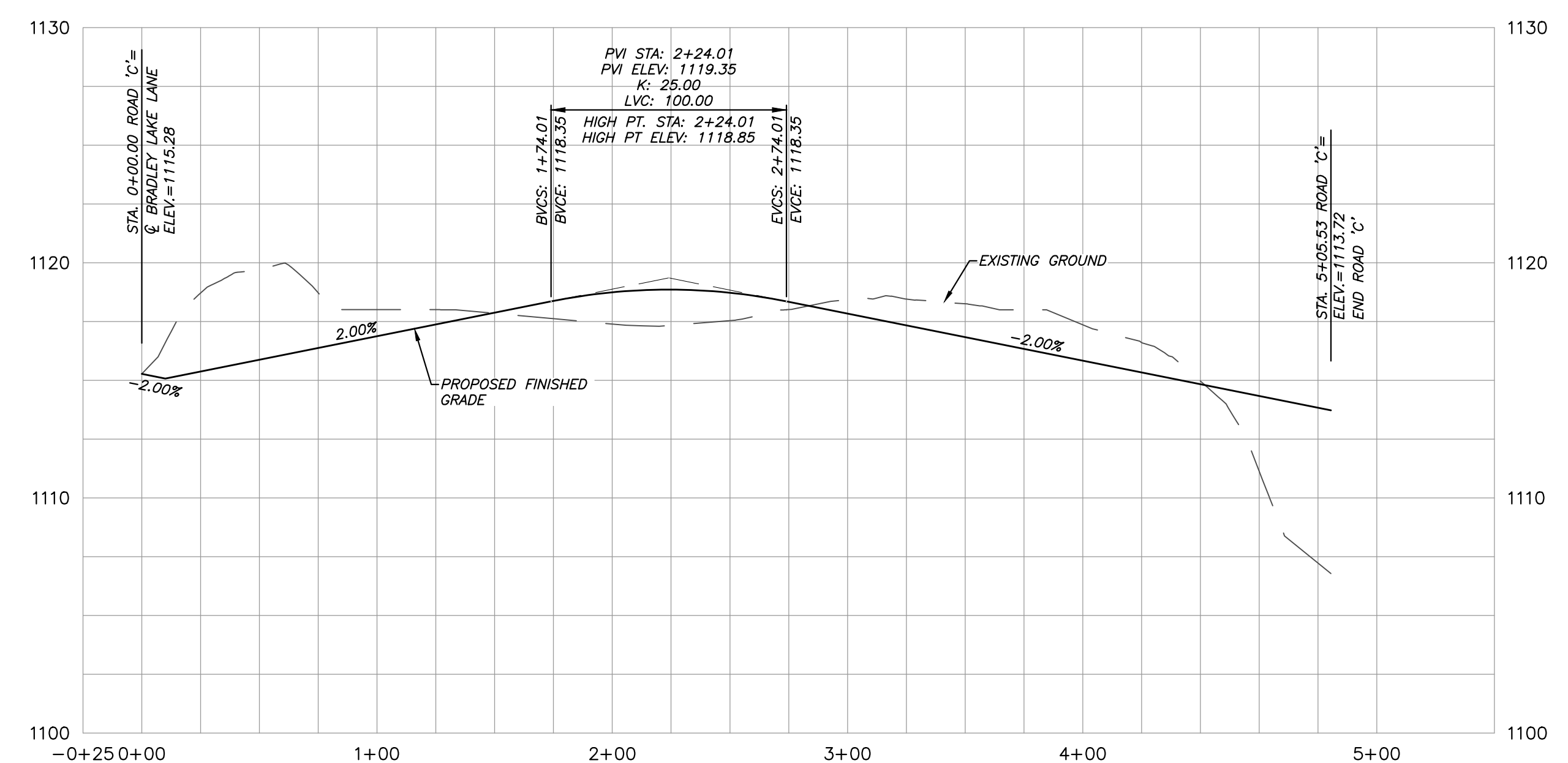
REVISION	DATE	DESCRIPTION	BY
2	2/26/25	SUBMITTAL 3	CAS
1	2/17/25	GENERAL REVISIONS	CAS

DWN: CLM CHR: CAS DWG. NO. 2411046

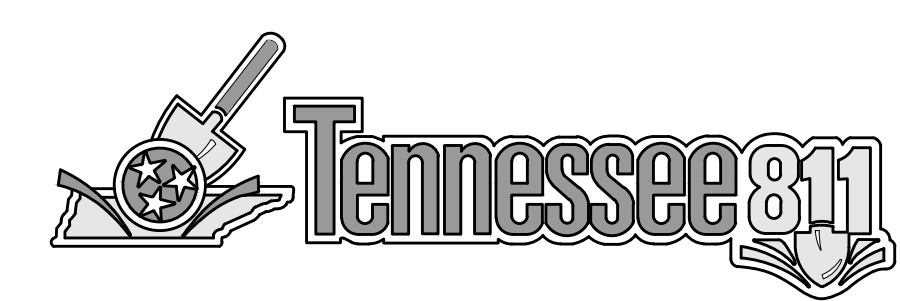




PROFILE VIEW: ROAD 'B'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



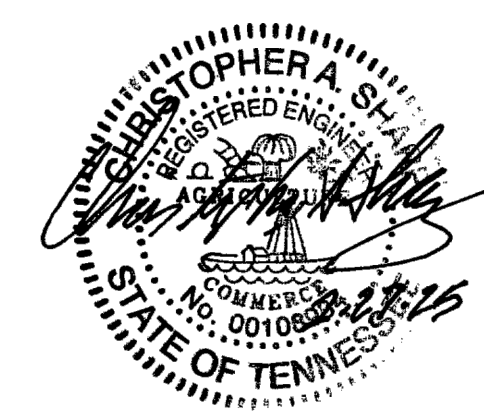
PROFILE VIEW: ROAD 'C'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



Revised: 3/5/2025

MPC FILE# 3-SI-25-C/3-K-25-DP

REVISION	DATE	DESCRIPTION	BY
2	2/26/25	SUBMITTAL 3	CAS
1	2/17/25	GENERAL REVISIONS	CAS



SHEET C-5

ROADS 'B' AND 'C' PROFILES
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCEL 57 & PART OF 53
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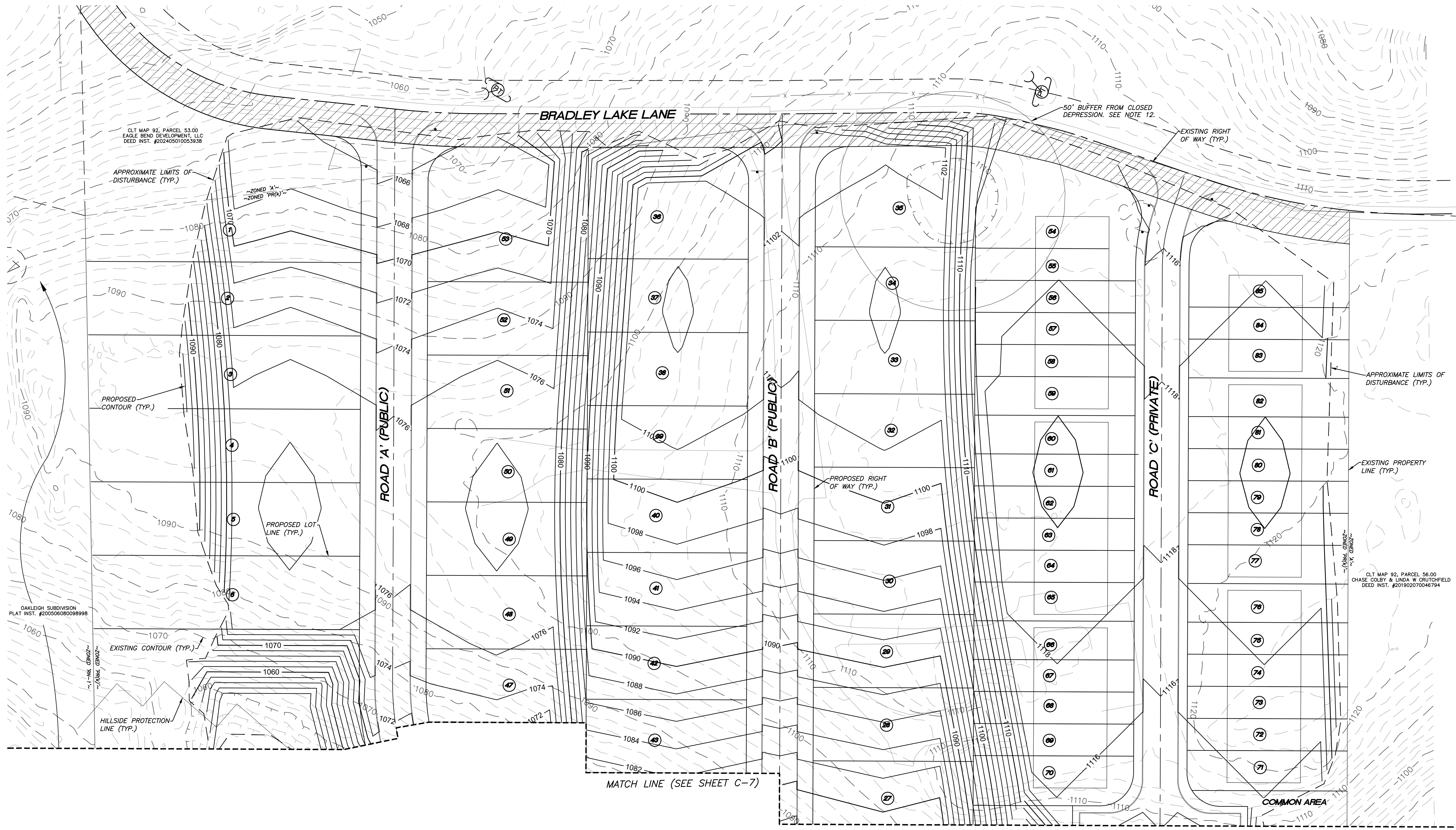
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LOCATION MAP
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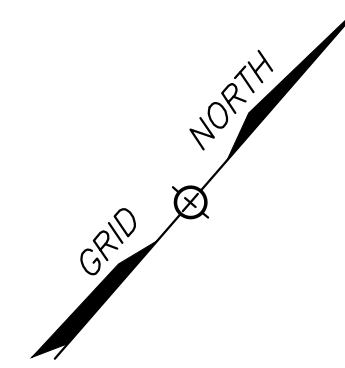
GRADING PLAN NOTE:
1. APPROXIMATELY 12.8-ACRES TO BE DISTURBED IN HP.



CLT MAP 92, PARCEL 53.00
EAGLE BEND DEVELOPMENT, LLC
DEED INST. #202405010053938

OAKLEIGH SUBDIVISION
PLAT INST. #20050608098998

CLT MAP 92, PARCEL 56.00
CHASE COLBY & LINDA W BRITTONFIELD
DEED INST. #201902070046794



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1	2/18/25	ADDED PER EPW COMMENTS	CAS

SHEET C-6

PRELIMINARY GRADING PLAN
2921 BRADLEY LAKE LANE
SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

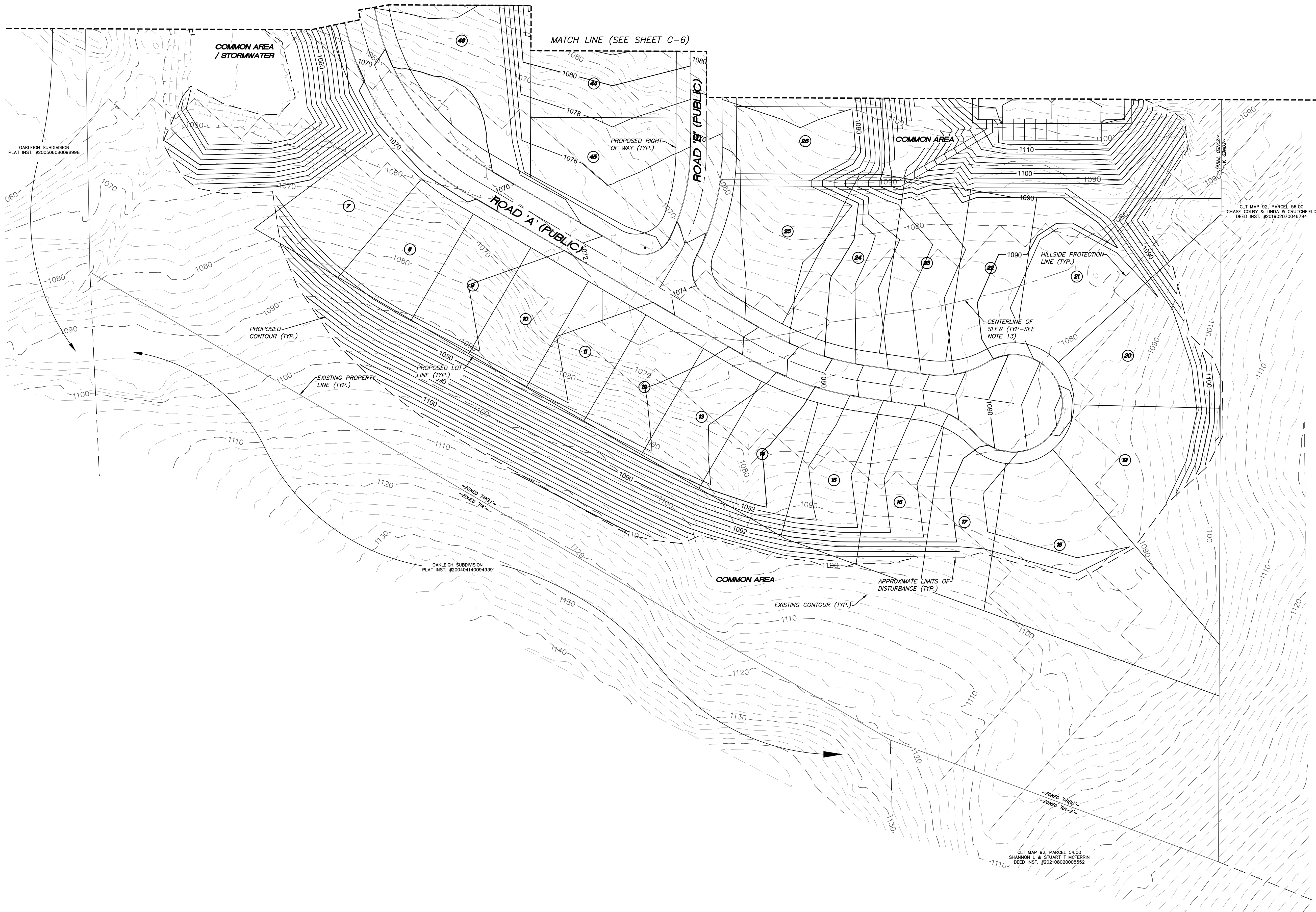
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KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHR: CAS DWG. NO. 2411046



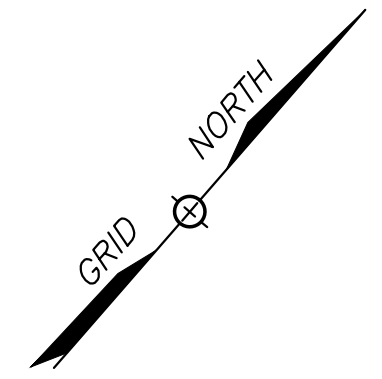


GRADING PLAN NOTE:
 1. APPROXIMATELY 12.8-ACRES TO BE DISTURBED IN HP.

CLT MAP 92, PARCEL 56.00
 CHASE COLBY & LINDA W CRUGFIELD
 DEED INST. #2018027046794

OAKLEIGH SUBDIVISION
 PLAT INST. #200404140094939

CLT MAP 92, PARCEL 54.00
 SHANNON L & STUART T McFERRIN
 DEED INST. #2011080009902



SHEET C-7

PRELIMINARY GRADING PLAN
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCEL 57.00
 SCALE: 1"=40' 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

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Revised: 3/5/2025

MPC FILE# 3-SI-25-C/3-K-25-DP

REFERENCE:
 DEED INST. 202108300017512

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

REVISION	DATE	DESCRIPTION	BY
2	2/26/25	SUBMITTAL 3	CAS
1	2/18/25	ADDED PER EPW COMMENTS	CAS

