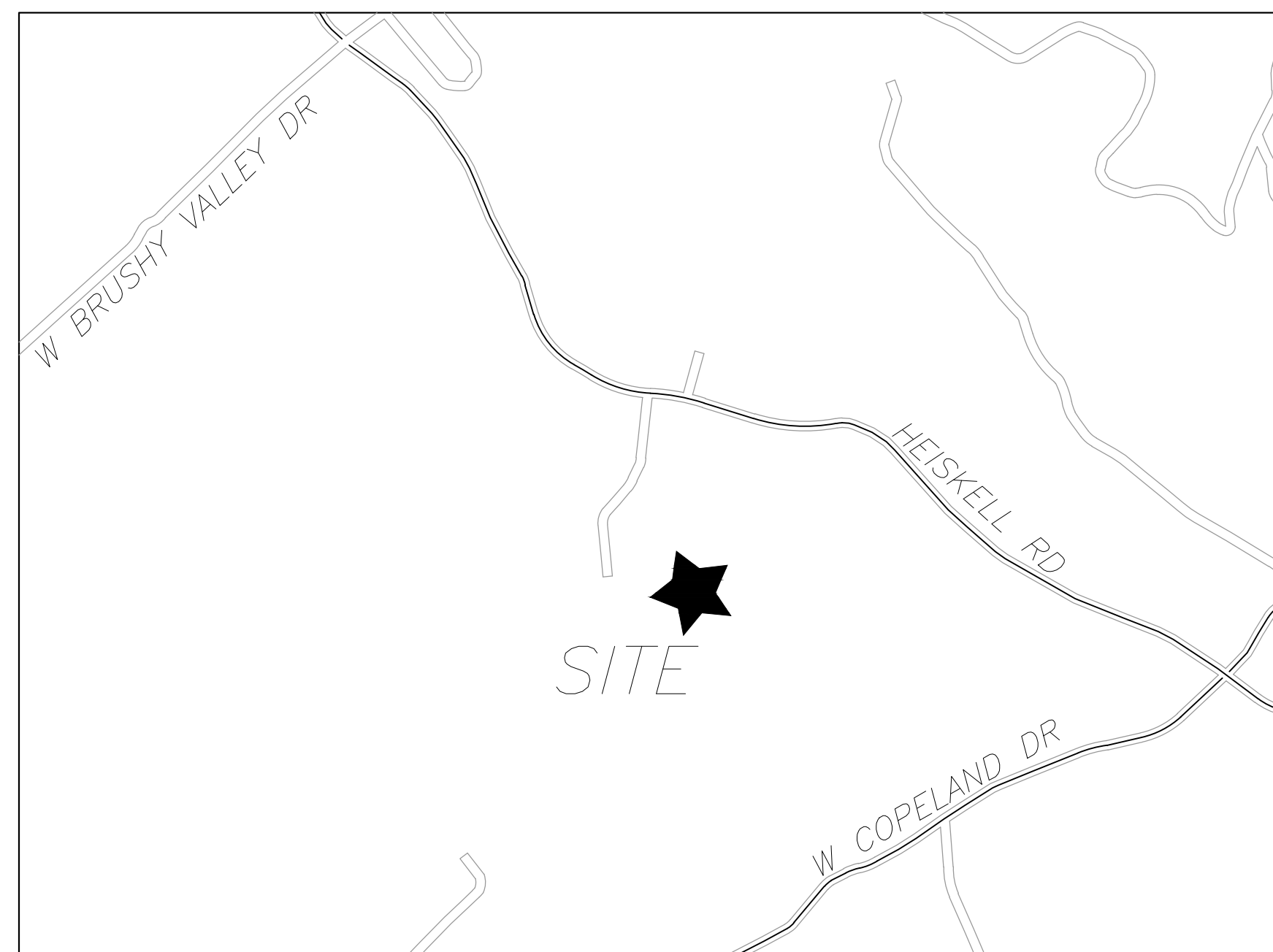


CONCEPT PLAN

U.E.I. PROJECT NO. 2311036

8721 HEISKELL ROAD

SITE ADDRESS: 8721 HEISKELL ROAD, KNOXVILLE, TENNESSEE 37849
TAX MAP: 46, PARCEL: 44.00



LOCATION MAP

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:

1. INCREASE THE MAXIMUM GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD A AND HEISKELL ROAD.
2. INCREASE THE MAXIMUM GRADE FROM 12% TO 15% (ROAD A).
3. DECREASE THE MINIMUM CENTERLINE RADIUS FROM 250' TO 130' BETWEEN STATIONS 0+42.83 AND 2+50.45 (ROAD A).
4. DECREASE THE MINIMUM CENTERLINE RADIUS FROM 250' TO 210' BETWEEN STATIONS 3+16.18 AND 6+85.68 (ROAD A).
5. DECREASE THE MINIMUM CENTERLINE RADIUS FROM 250' TO 110' BETWEEN STATIONS 12+22.68 AND 13+95.46 (ROAD A).
6. DECREASE THE MINIMUM CENTERLINE RADIUS FROM 250' TO 110' BETWEEN STATIONS 14+52.15 AND 16+24.93 (ROAD A).
7. REDUCE THE PAVEMENT WIDTH FROM 26' TO 22' BETWEEN STATIONS 0+00 AND 6+85.68 (ROAD A).
8. DECREASE THE MINIMUM DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 56.69' BETWEEN STATIONS 13+95.46 AND 14+52.15.
9. REDUCE THE MINIMUM LOT WIDTH FROM 25' TO 22'.

DEVELOPER:
GREGORY LAND DEVELOPMENT, LLC
3112 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 660-4227

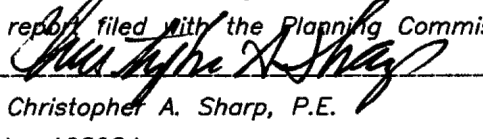
 **SITE ENGINEER:**
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

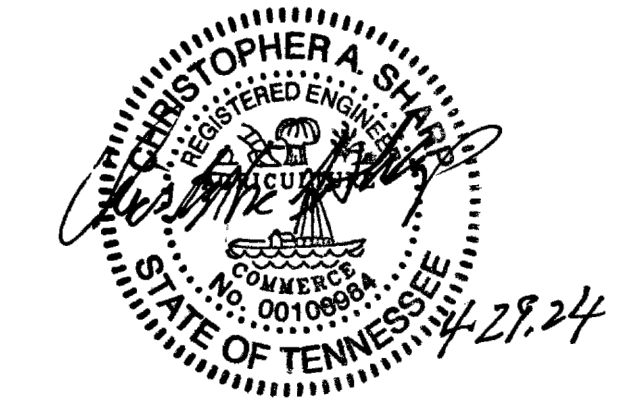
SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY 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
CONCEPT SITE PLAN	C-1
CONCEPT ROAD PROFILE	C-2 & C-3

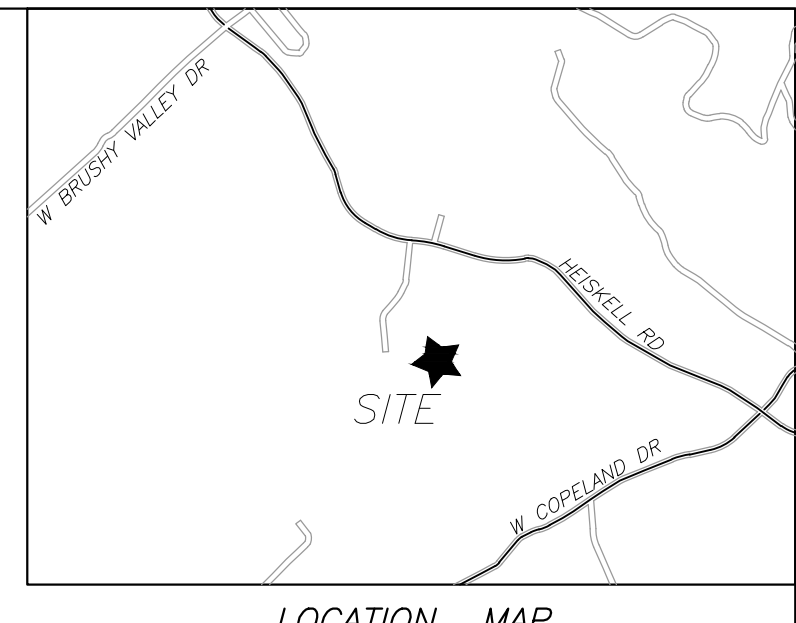
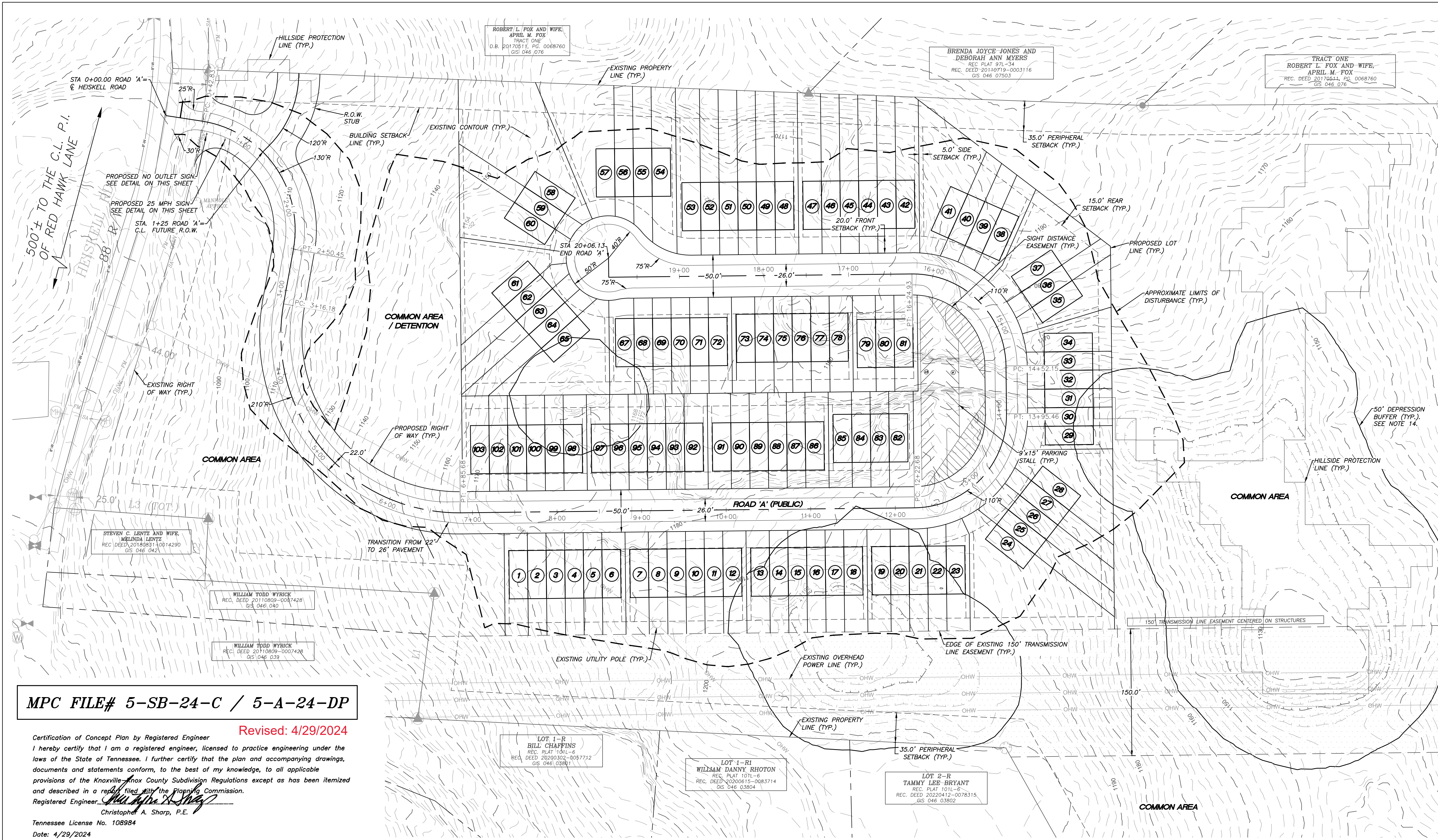
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to 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: 4/29/2024



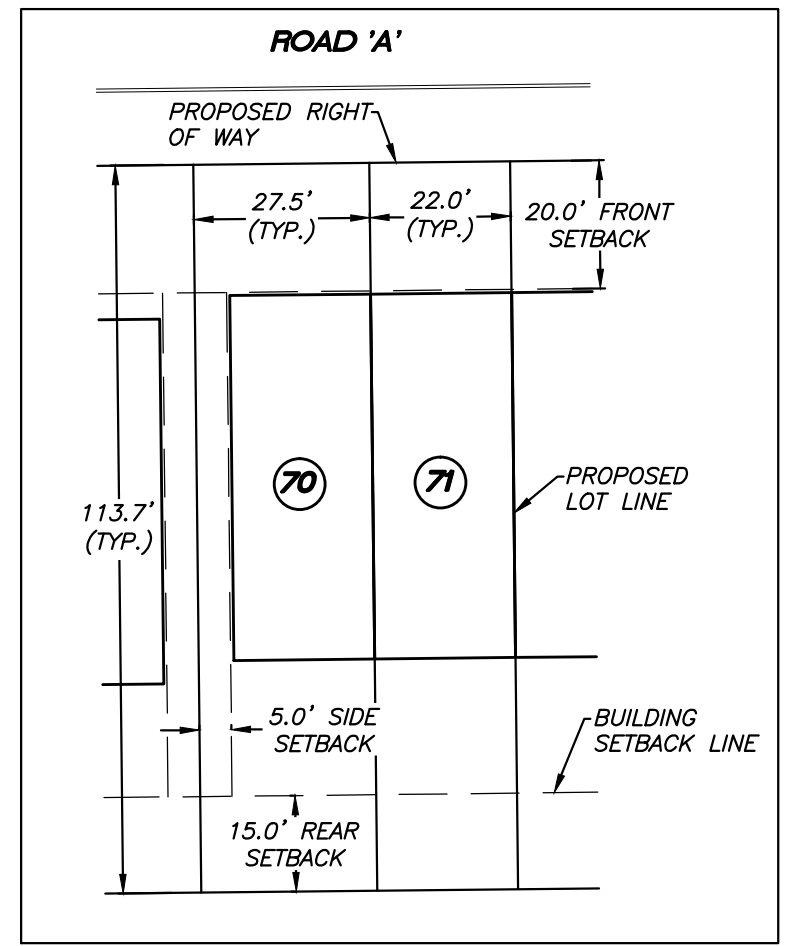
MPC FILE# 5-SB-24-C / 5-A-24-DP

Revised: 4/29/2024

ISSUE NO.	DATE	DESCRIPTION
2	4/29/24	SUBMITTAL 3
1	4/18/24	SUBMITTAL 2



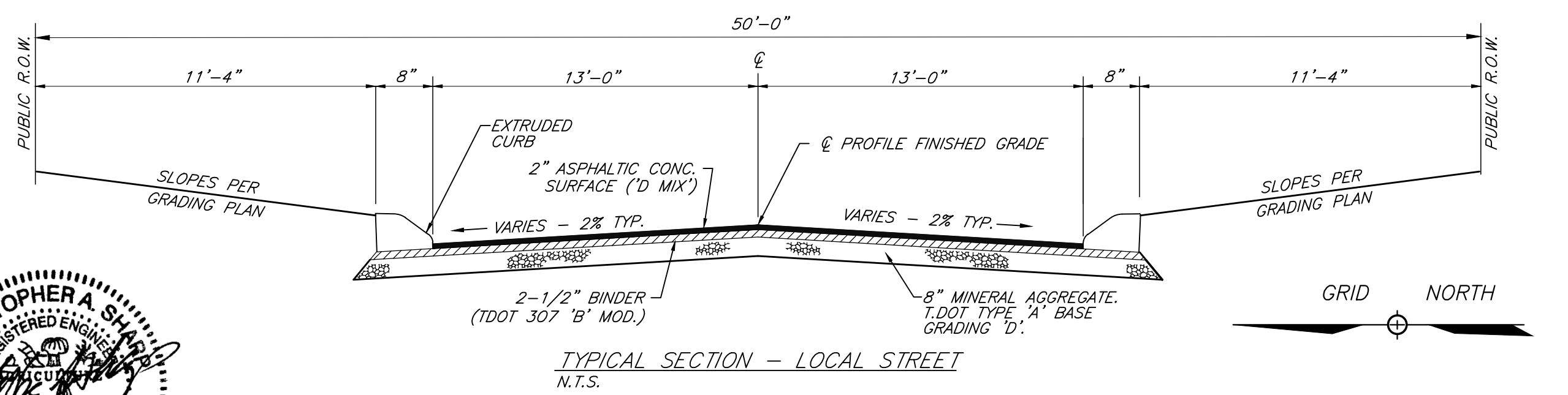
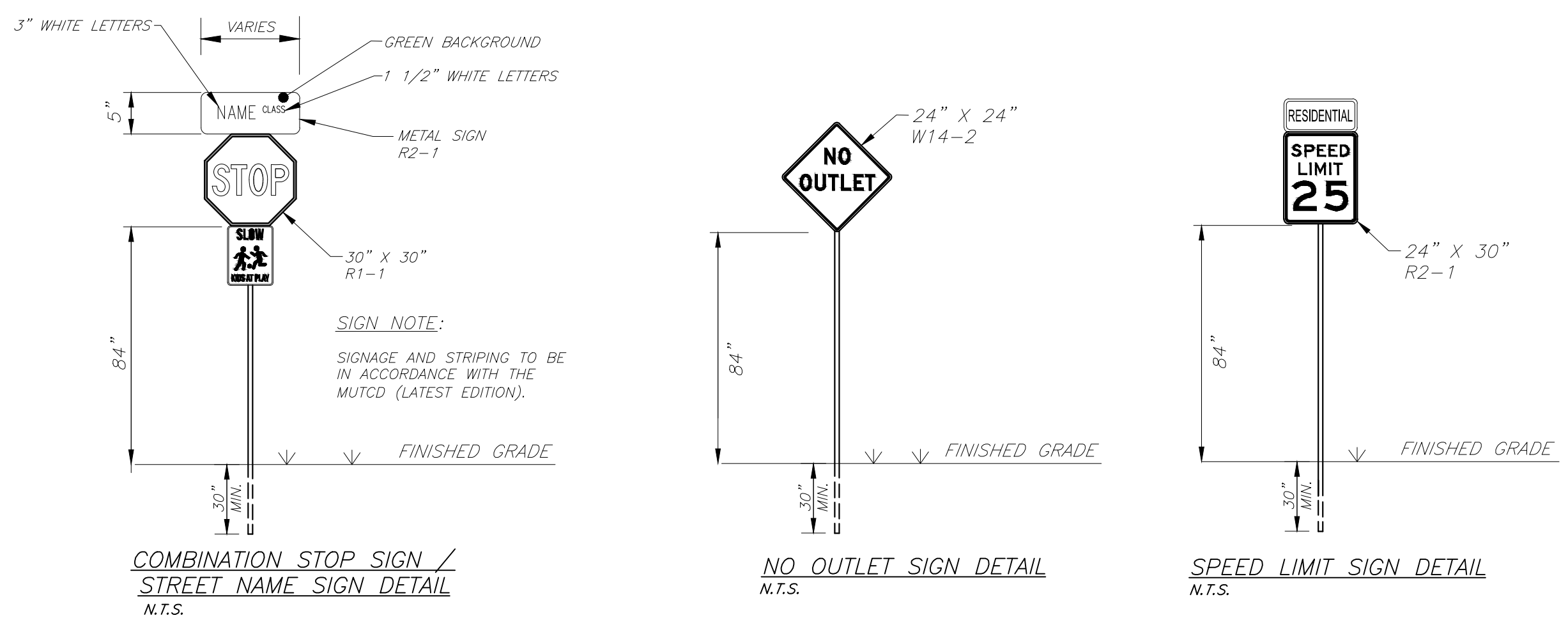
- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
 SIDE: FIVE (5) FEET
 REAR: FIFTEEN (15) FEET
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE 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 34.57 ACRES.
 - THE DEVELOPMENT PROPOSES 103-UNITS (2.98 UNITS PER ACRE).
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 22.72± ACRES (65.7%).
 - 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.
 - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 32.72 ACRES.
 - SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 - APPROXIMATELY 12.3± ACRES WILL BE DISTURBED WITHIN THE HILLSIDE PROTECTION AREA.
 - NO HOME CONSTRUCTION SHALL OCCUR IN THE 50' BUFFERS WITHOUT CERTIFICATION FROM A LICENSED GEOTECHNICAL ENGINEER THAT THE BUFFERS ARE SUITABLE FOR CONSTRUCTION.



MPC FILE# 5-SB-24-C / 5-A-24-DP

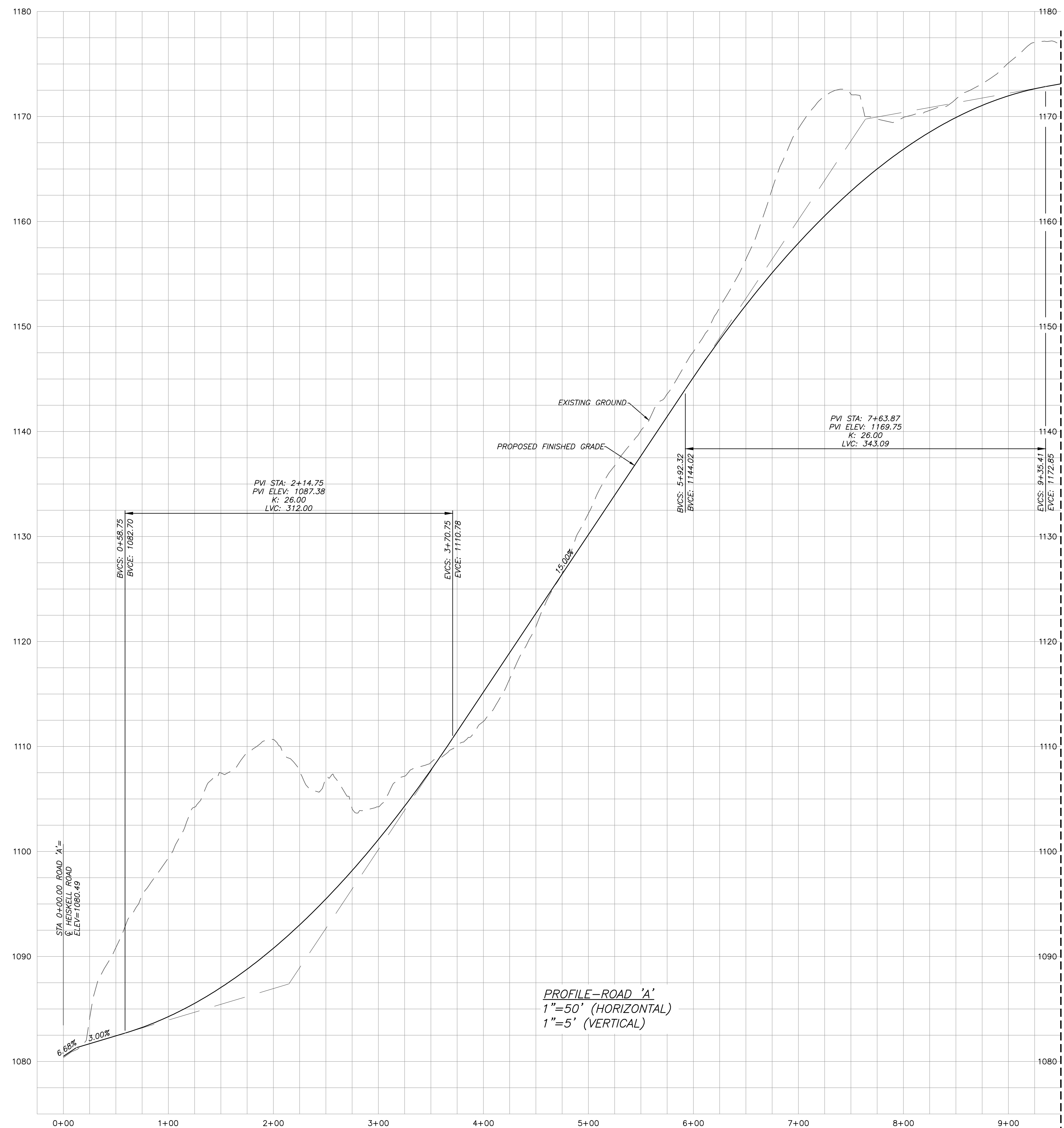
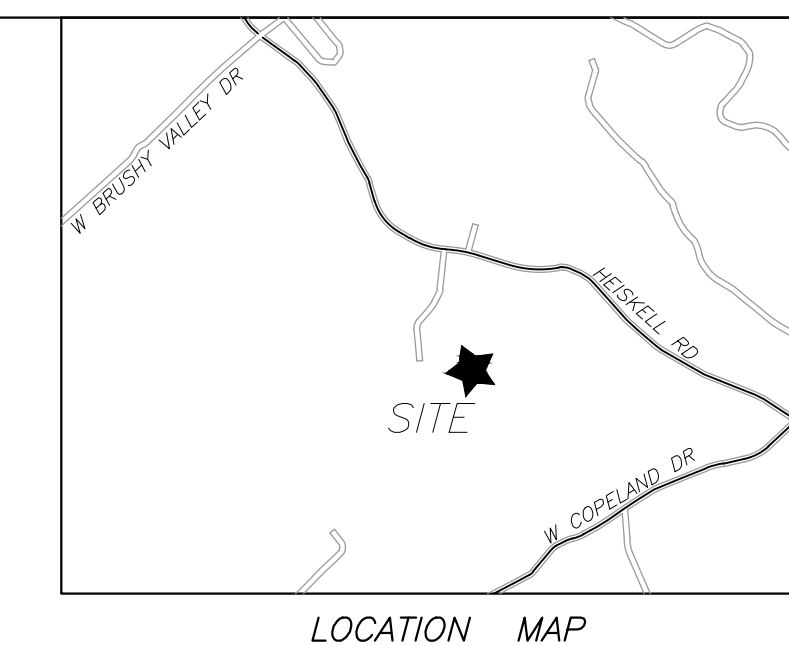
Revised: 4/29/2024

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 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 4/29/2024



2	4/29/24	SUBMITTAL 3	CAS
1	4/18/24	SUBMITTAL 2	CAS
REVISION	DATE	DESCRIPTION	BY

CONCEPT PLAN
8721 HEISKELL ROAD
 SITE ADDRESS: 8721 HEISKELL ROAD, KNOXVILLE (37849)
 DIST. NO. E6 KNOX CO., TN.
 CLT MAP 46 PARCEL 44
 SCALE: 1"=60' FEBRUARY 23, 2024
 DEVELOPER: GREGORY LAND DEVELOPMENT, LLC
 3112 CUNNINGHAM ROAD
 KNOXVILLE, TN 37918
 (865) 660-4227
 URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924



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

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 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 4/29/2024

Revised: 4/29/2024

MPC FILE# 5-SB-24-C / 5-A-24-DP

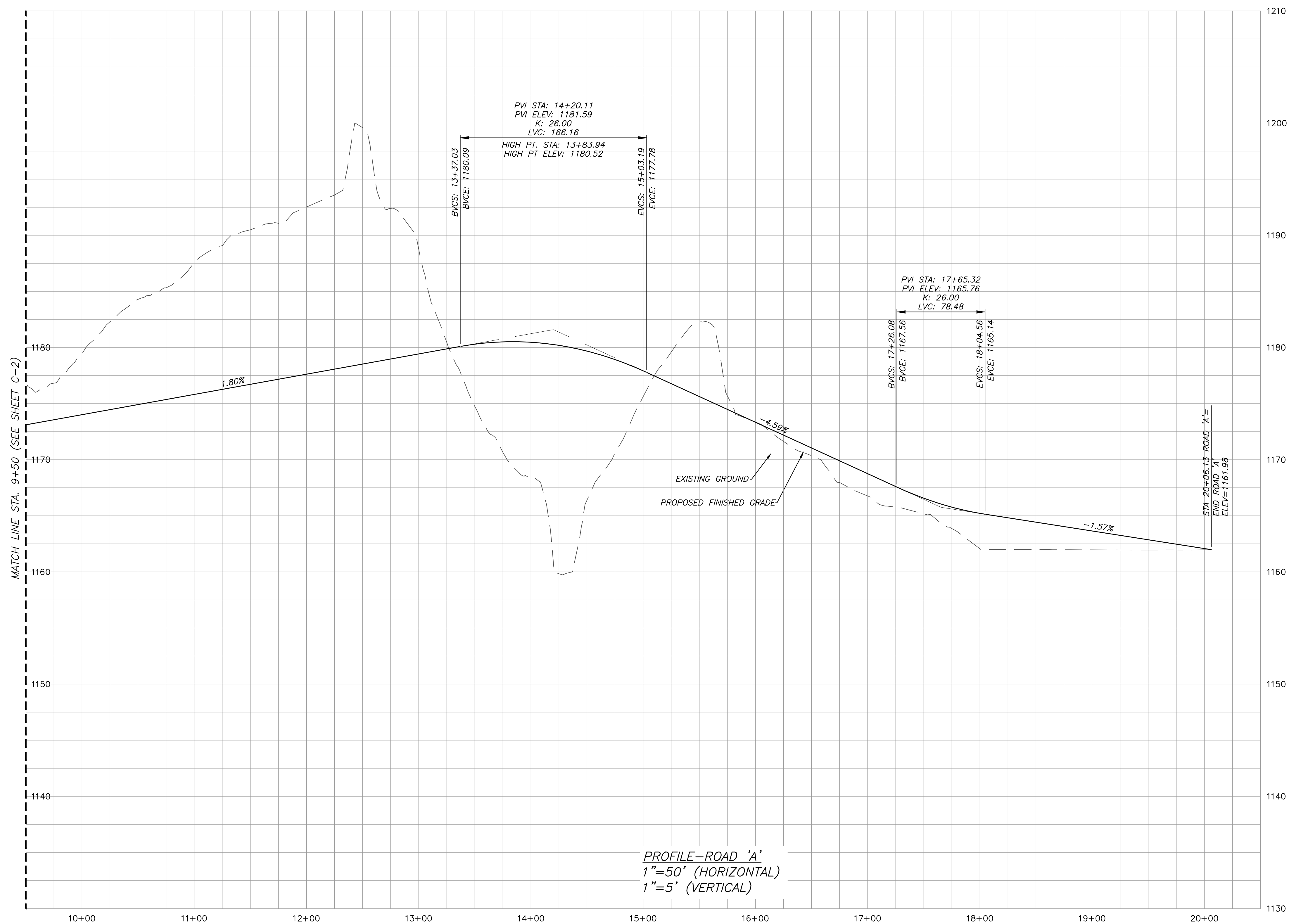
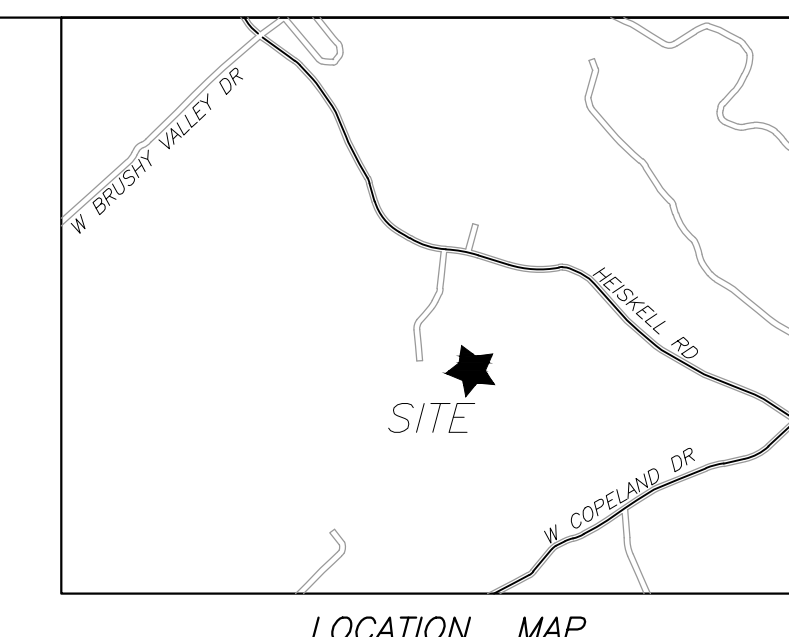
SHEET C-2

CONCEPT ROAD PROFILE
8721 HEISKELL ROAD
 SITE ADDRESS: 8721 HEISKELL ROAD, KNOXVILLE (37849)
 DIST. NO. E6 KNOX CO., TN.
 CLT MAP 46 PARCEL 44
 SCALE: AS NOTED FEBRUARY 23, 2024
 DEVELOPER: GREGORY LAND DEVELOPMENT, LLC
 3112 CUNNINGHAM ROAD
 KNOXVILLE, TN 37918
 (865) 660-4227

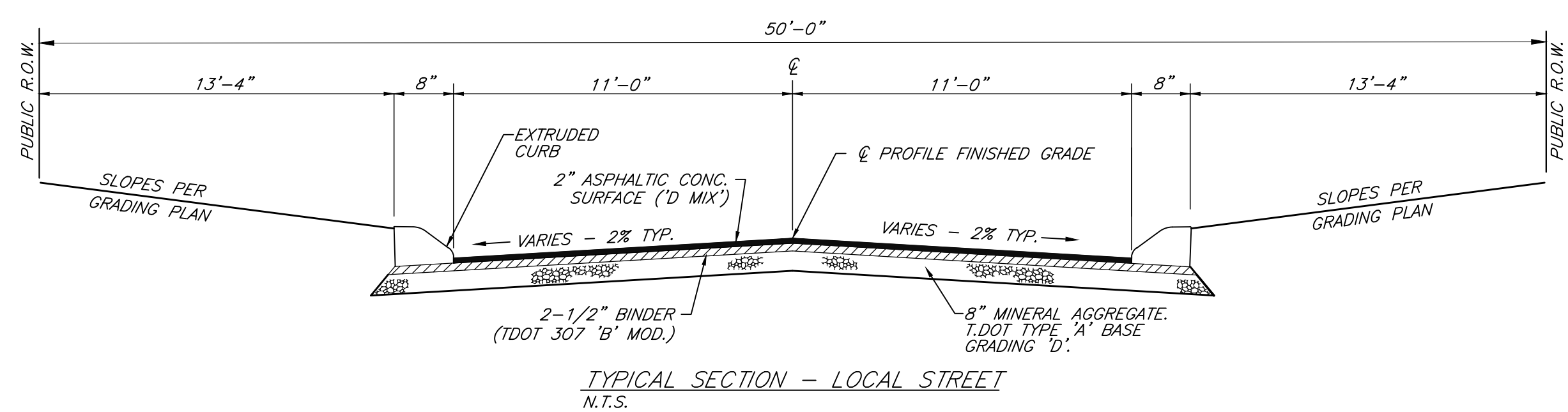


REVISION	DATE	DESCRIPTION	BY
1	4/18/24	SUBMITTAL 2	CAS

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924
 DWN: CAS CHR: CAS DWG. NO. 2311036



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



Certification of Concept Plan by Registered Engineer
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Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 4/29/2024

Revised: 4/29/2024

MPC FILE# 5-SB-24-C / 5-A-24-DP

REVISION	DATE	DESCRIPTION	CAS	BY
1	4/18/24	SUBMITTAL 2	CAS	



SHEET C-3

CONCEPT ROAD PROFILE
8721 HEISKELL ROAD
SITE ADDRESS: 8721 HEISKELL ROAD, KNOXVILLE (37849)

DIST. NO. E6 KNOX CO., TN.
CLT MAP 46 PARCEL 44
SCALE: AS NOTED FEBRUARY 23, 2024

DEVELOPER: GREGORY LAND DEVELOPMENT, LLC
3112 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 660-4227

URBAN ENGINEERING, INC.
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DWN: CAS CHR: CAS DWG. NO. 2311036