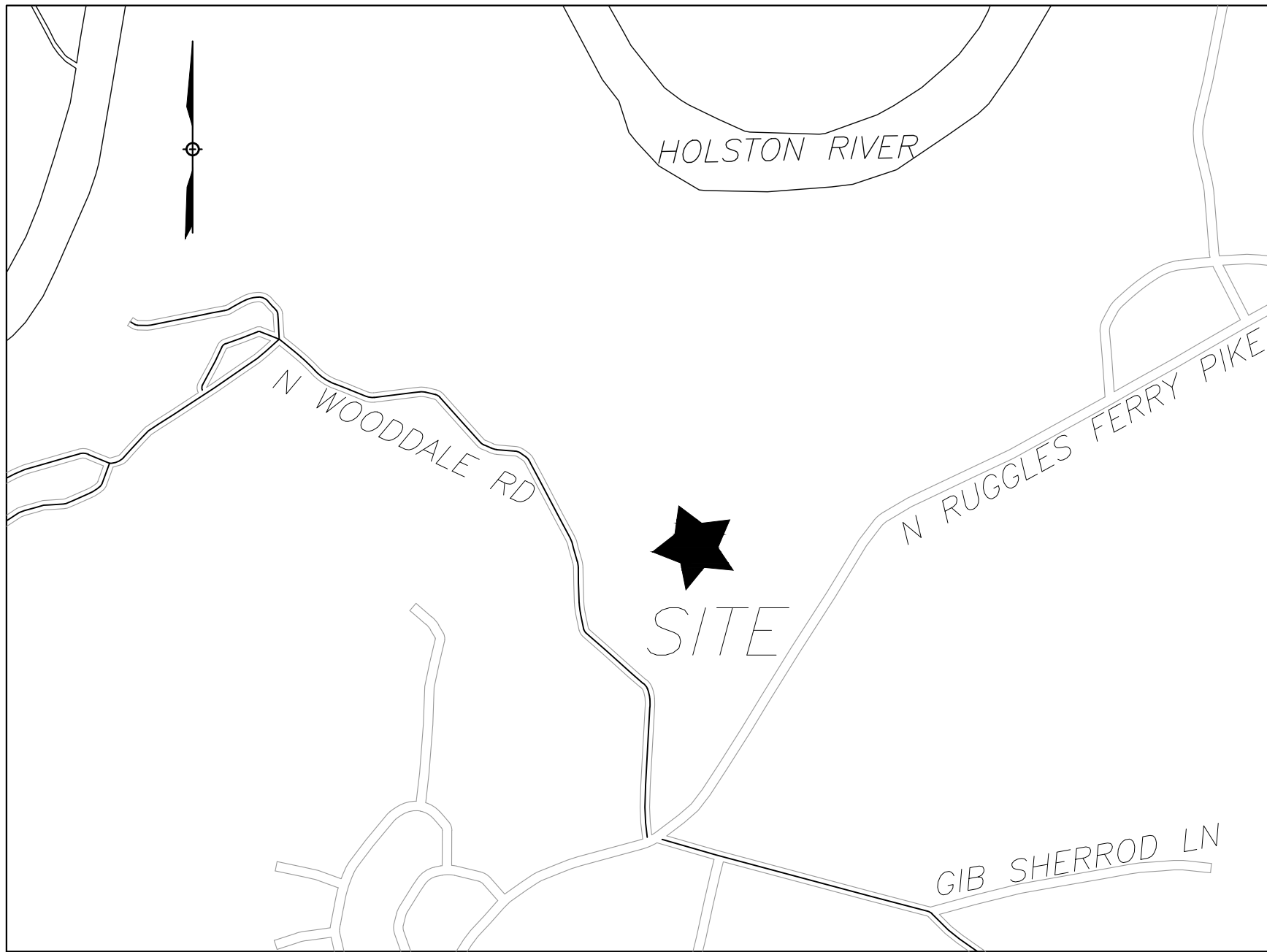


CONCEPT PLAN

U.E.I. PROJECT NO. 2404013

616 NORTH WOODDALE ROAD

SITE ADDRESS: 616 N. WOODDALE RD., KNOXVILLE, TENNESSEE 37924
TAX MAP: 61, PARCEL: 57



LOCATION MAP

DEVELOPER:
MESANA INVESTMENTS, LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865)693-3356



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

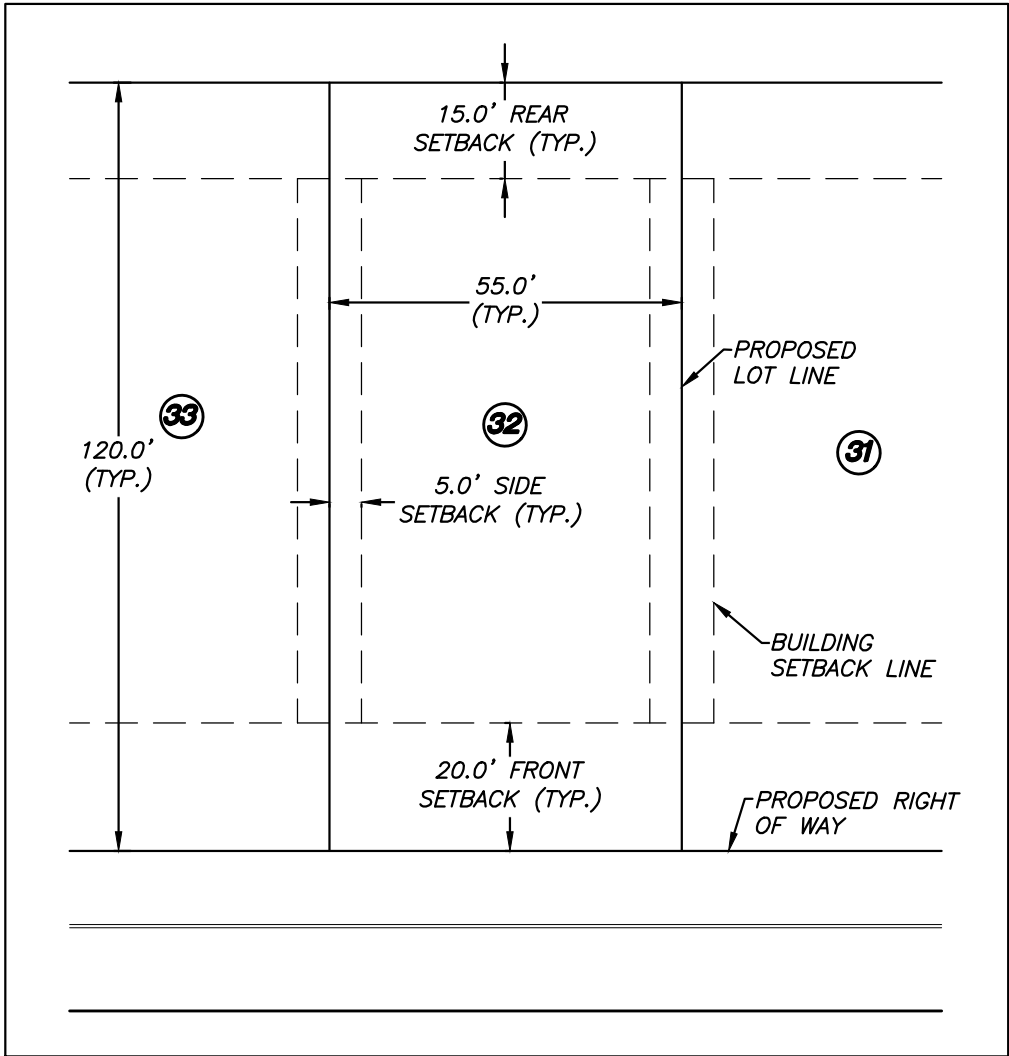
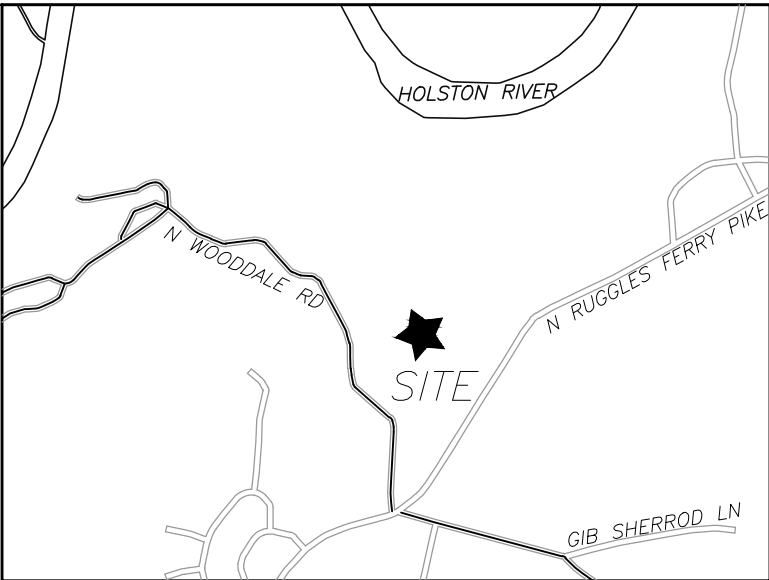
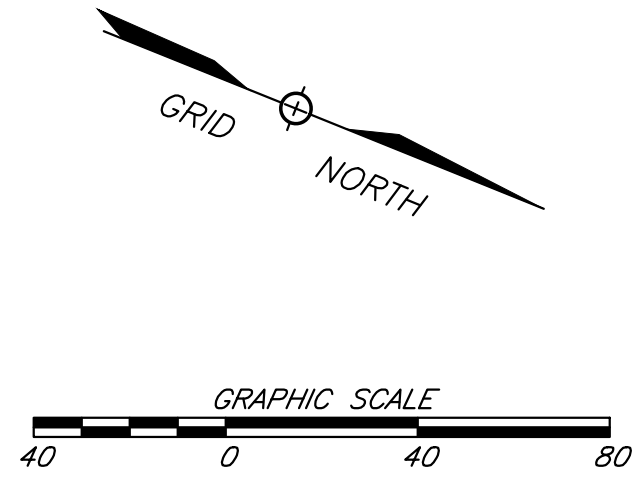
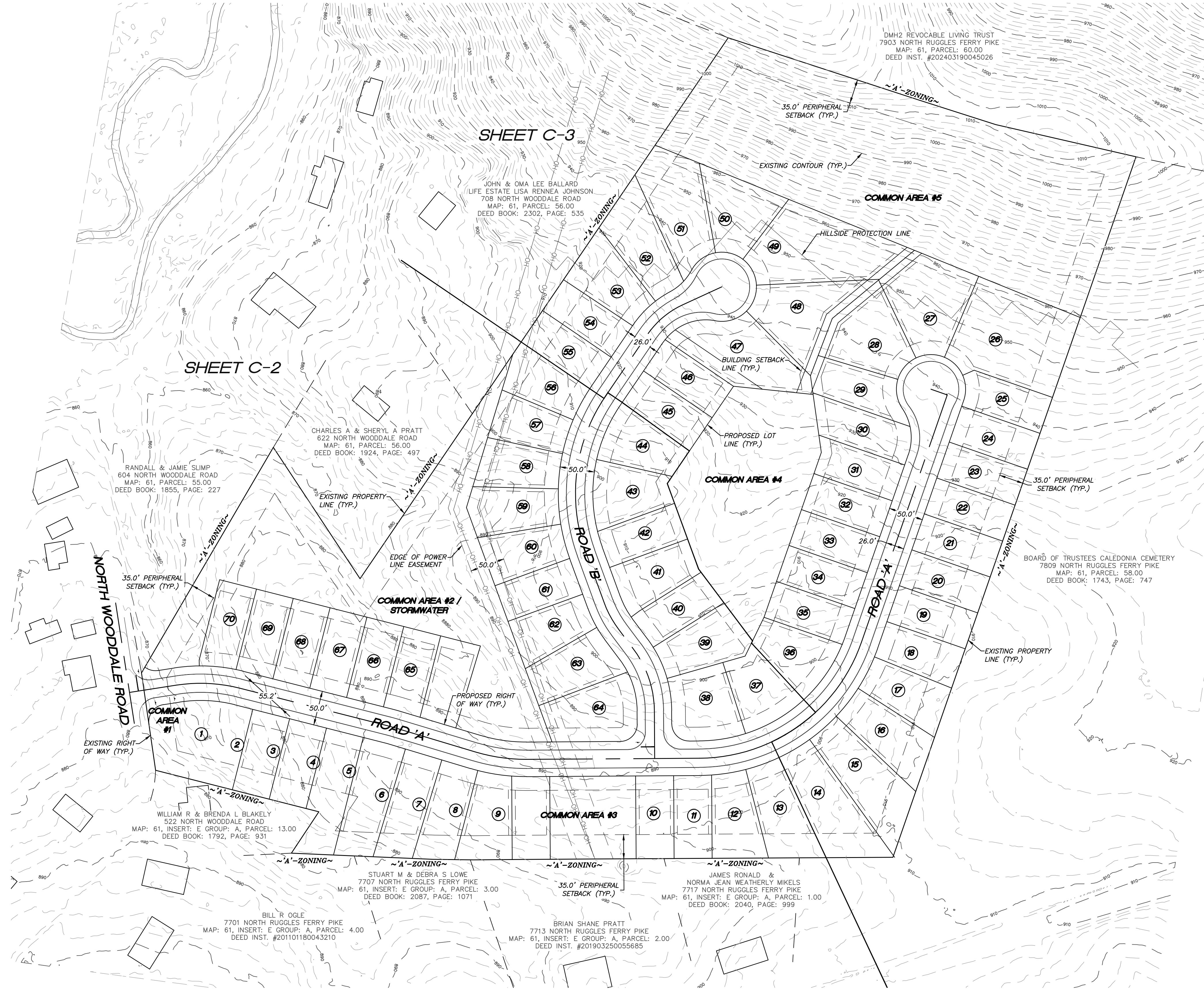
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
PRELIMINARY SITE PLAN	C-2 & C-3
PRELIMINARY GRADING PLAN	C-4 & C-5
ROAD PROFILES	C-6 & C-7

Revision 05.23.2024

MPC FILE# 6-SC-24-C / 6-F-24-DP

2	05/22/24	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
1. 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
 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 23.6 ACRES PER KGIS.
 6. THE DEVELOPMENT PROPOSES 70-UNITS (2.97 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 7.2± ACRES (30.5%).
 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. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 4.3 ACRES.
 12. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 13. WIDENING OF NORTH WOODDALE ROAD WILL BE REQUIRED FROM THE DEVELOPMENT TO RUGGLES FERRY ROAD. THE DEVELOPER OF THE SUBJECT SUBDIVISION WILL BE REQUIRED TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:

1. INCREASE THE MAXIMUM C.L. GRADE FROM 1% TO 1.25% AT THE INTERSECTION OF ROAD 'A' AND N. WOODDALE ROAD.
2. INCREASE THE MAXIMUM C.L. GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS 'A' AND 'B'.
3. REDUCE THE DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 36.29' BETWEEN STATIONS 1+64.44 TO 2+00.73. (ROAD 'B')
4. REDUCE THE DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 76.81' STATIONS 2+44.70 TO 3+21.51. (ROAD 'B')
5. REDUCE THE C.L. RADIUS FROM 250' TO 225' BETWEEN STATIONS 0+69.45 AND 1+59.95. (ROAD 'A')

MPC FILE# 6-SC-24-C / 6-F-24-DP

SHEET C-1

KEY SHEET / TYPICAL SECTION
616 NORTH WOODDALE RD

SITE ADDRESS: 616 N. WOODDALE RD (37924)

DEVELOPER: **MESANA INVESTMENTS, LLC**
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865) 693-3356

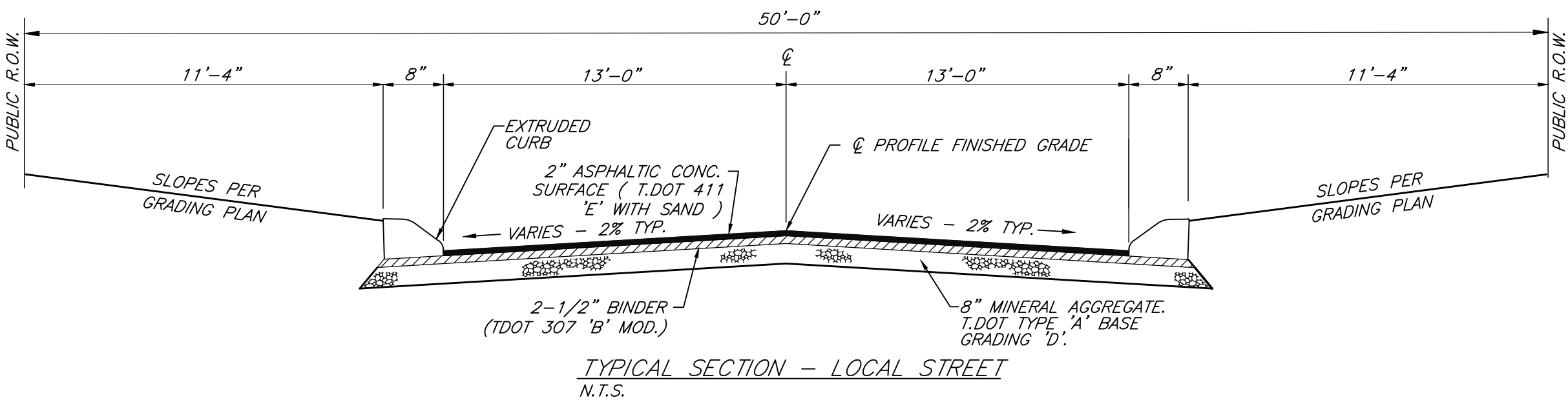
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SCALE: 1"=80' APRIL 29, 2024
TAX MAP: 61 PARCEL: 57

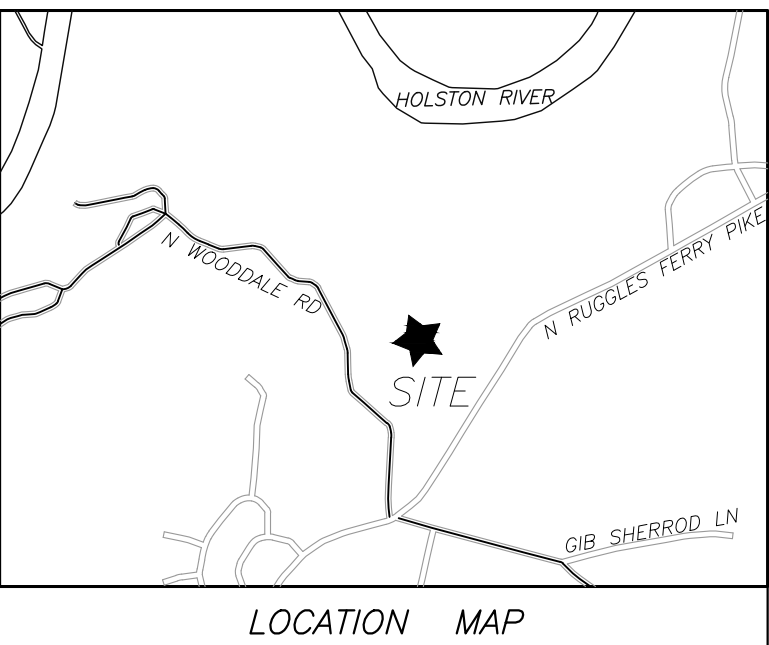
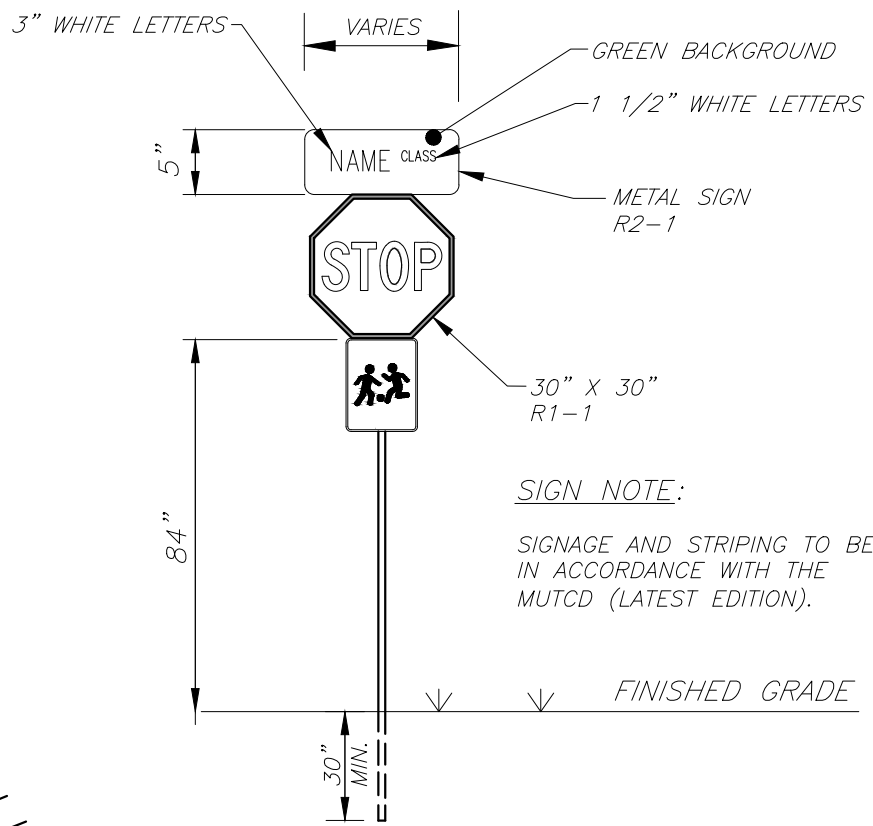
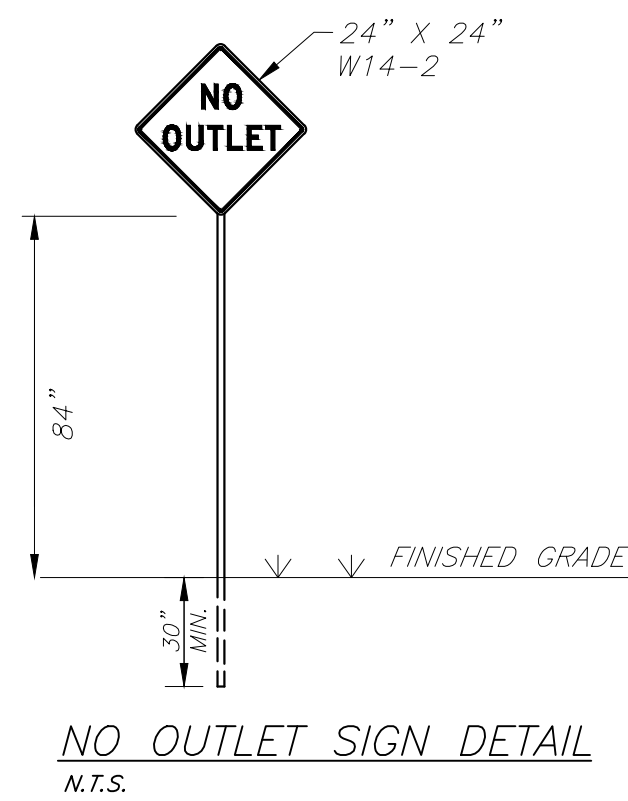
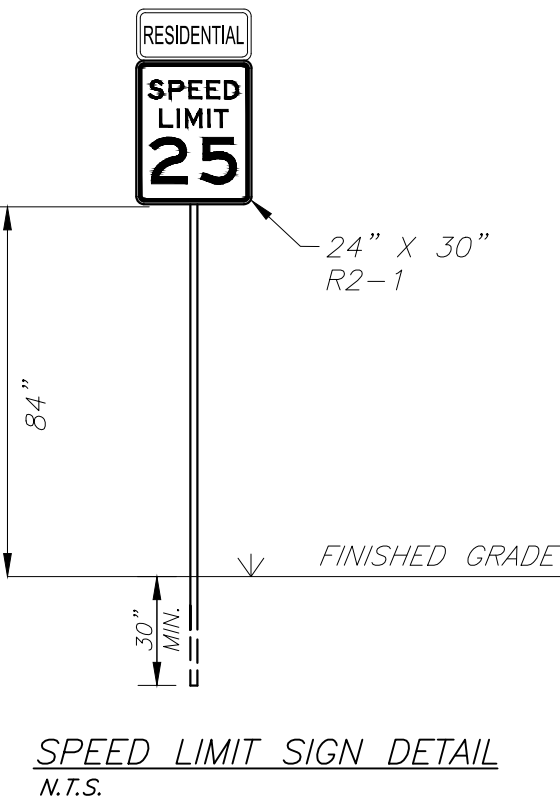
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2404013

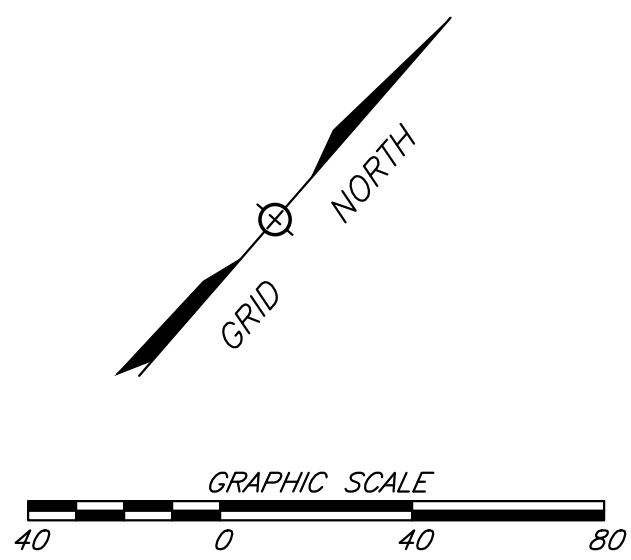
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to 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: 5/22/2024

REVISION	DATE	DESCRIPTION	BY
1	5/22/24	GENERAL REVISIONS	CLM





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1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
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Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 5/22/2024

SHEET C-2

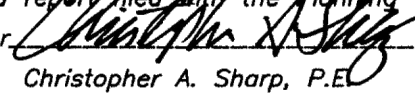
PRELIMINARY SITE PLAN		
616 NORTH WOODDALE RD		
SITE ADDRESS: 616 N. WOODDALE RD (37924)		
DEVELOPER:	MESANA INVESTMENTS, LLC	
	1920 EBENEZER ROAD	
	KNOXVILLE, TN 37922	
	(865) 693-3356	
DIST. NO. S8	KNOX CO., TN.	
SCALE: 1"=40'	APRIL 29, 2024	
TAX MAP: 61	PARCEL: 57	
		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2404013

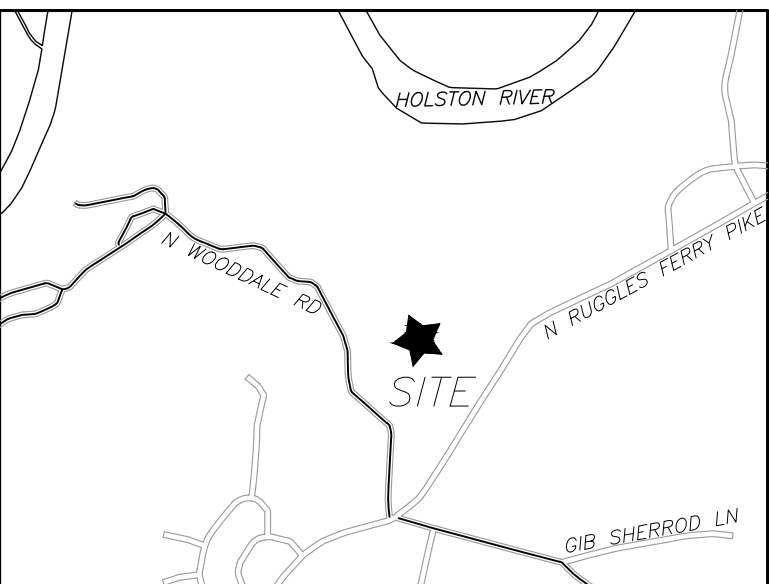
MPC FILE# 6-SC-24-C / 6-F-24-DP

REFERENCE:
DEED BOOK: 1449, PAGE: 708



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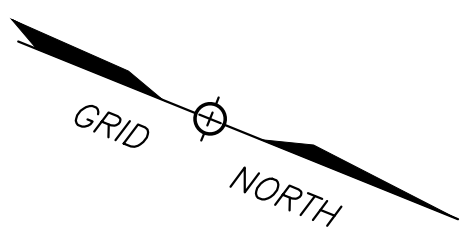
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Registered Engineer: 
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 5/22/2024



LOCATION MAP

SITE PLAN NOTES:

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SHEET C-3

PRELIMINARY SITE PLAN
616 NORTH WOODDALE RD
SITE ADDRESS: 616 N. WOODDALE RD (37924)

DEVELOPER: **MESANA INVESTMENTS, LLC**
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865) 693-3356

DIST. NO. S8 KNOX CO., TN.
SCALE: 1"=40' APRIL 29, 2024
TAX MAP: 61 PARCEL: 57



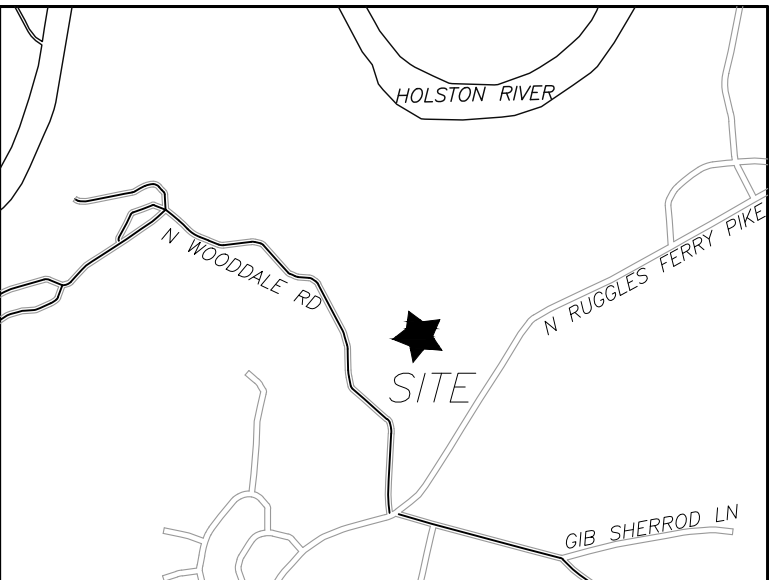
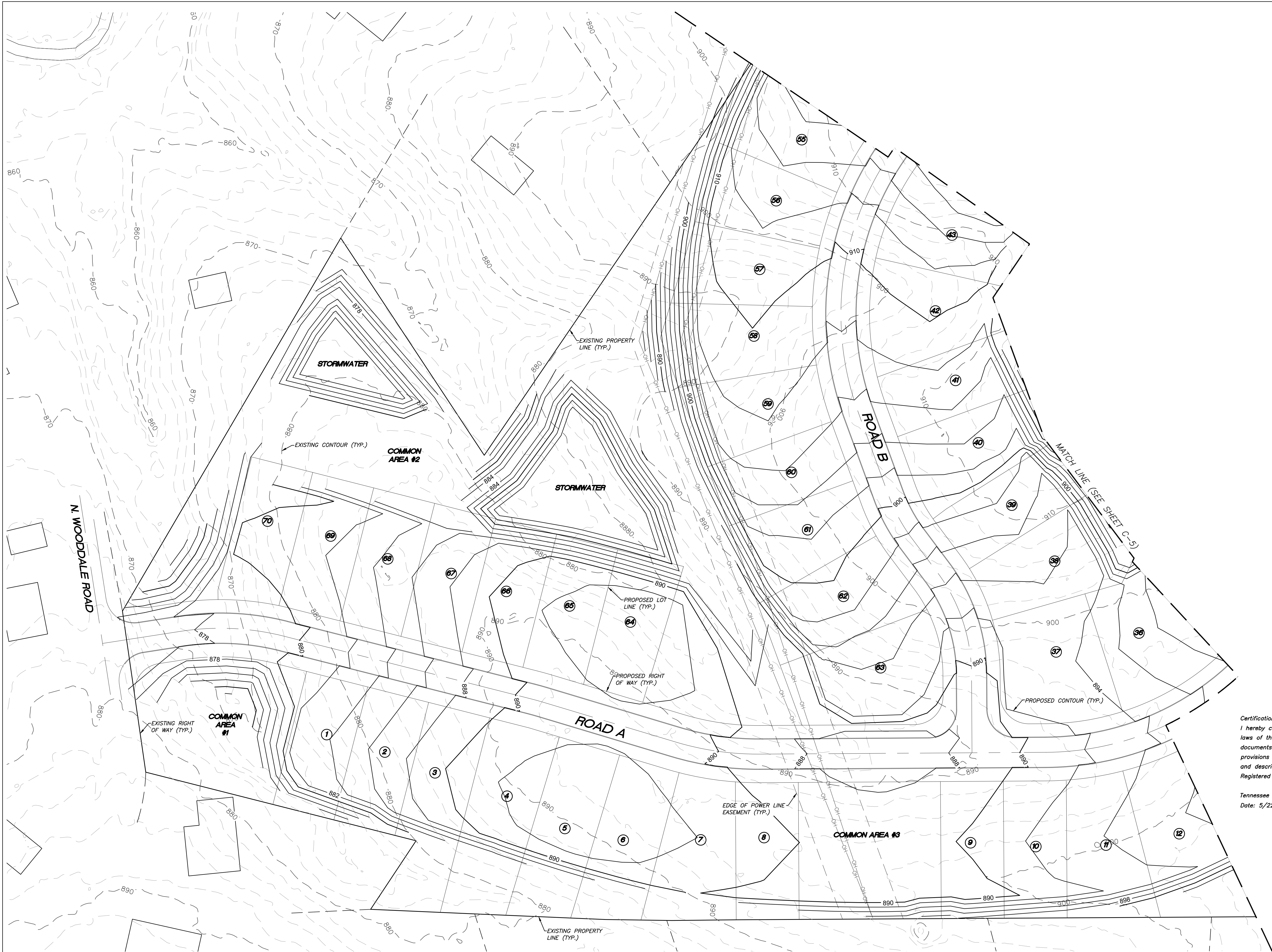
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2404013

MPC FILE# 6-SC-24-C / 6-F-24-DP

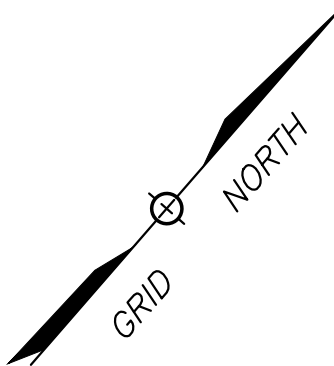
REVISION	DATE	DESCRIPTION	BY
1	5/22/24	GENERAL REVISIONS	CLM





LOCATION MAP

- PRELIMINARY GRADING PLAN NOTES:**
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 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. POTENTIAL ENVIRONMENTAL FEATURES (SPRINGS) APPEAR ON THE USGS QUAD MAP. IF SPRINGS ARE DETERMINED TO BE PRESENT, THE GRADING AND DRAINAGE WILL BE REVISED TO ACCOUNT FOR THEM. THE PROPOSED WORK SHALL BE COORDINATED WITH KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AND TDEC.



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: 5/22/2024

SHEET C-4

PRELIMINARY GRADING PLAN
616 NORTH WOODDALE RD

SITE ADDRESS: 616 N. WOODDALE RD (37924)

DEVELOPER: **MESANA INVESTMENTS, LLC**
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865) 693-3356

DIST. NO. S8 KNOX CO., TN.
SCALE: 1"=40' APRIL 29, 2024
TAX MAP: 61 PARCEL: 57



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

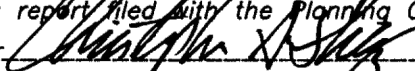
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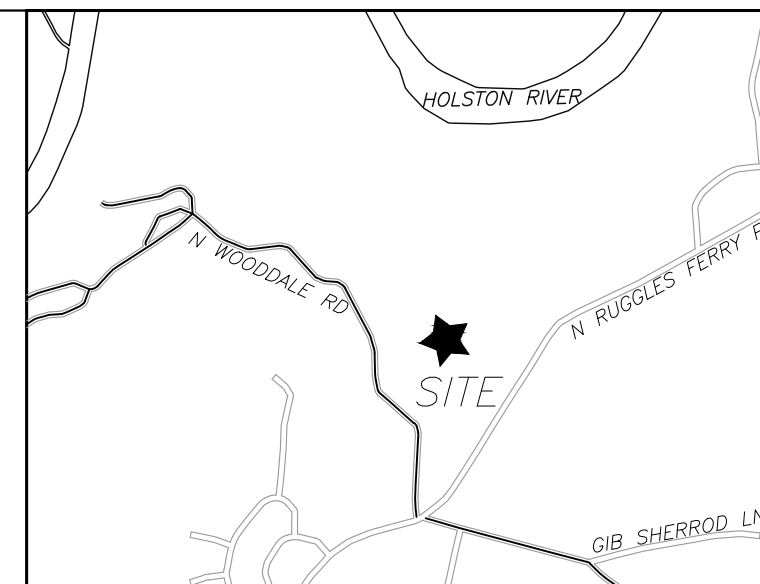
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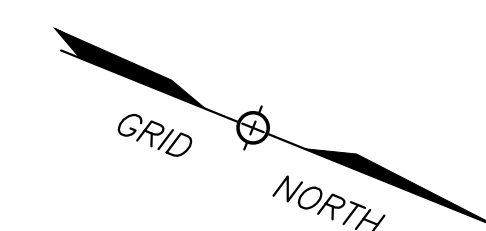
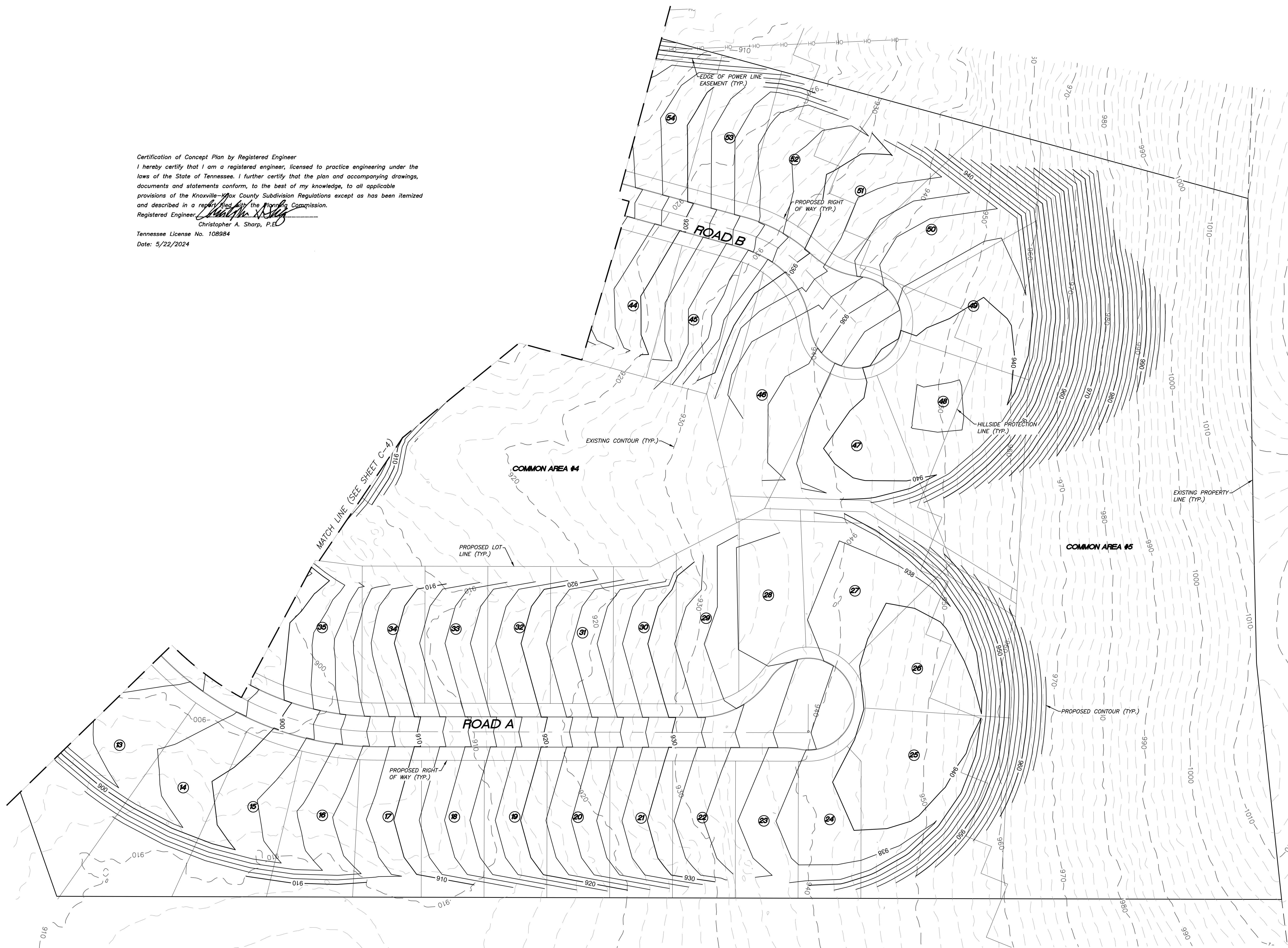
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LOCATION MAP

PRELIMINARY GRADING PLAN NOTES:

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SHEET C-5

PRELIMINARY GRADING PLAN
616 NORTH WOODDALE RD
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DEVELOPER: **MESANA INVESTMENTS, LLC**
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865) 693-3356

DIST. NO. S8 KNOX CO., TN.
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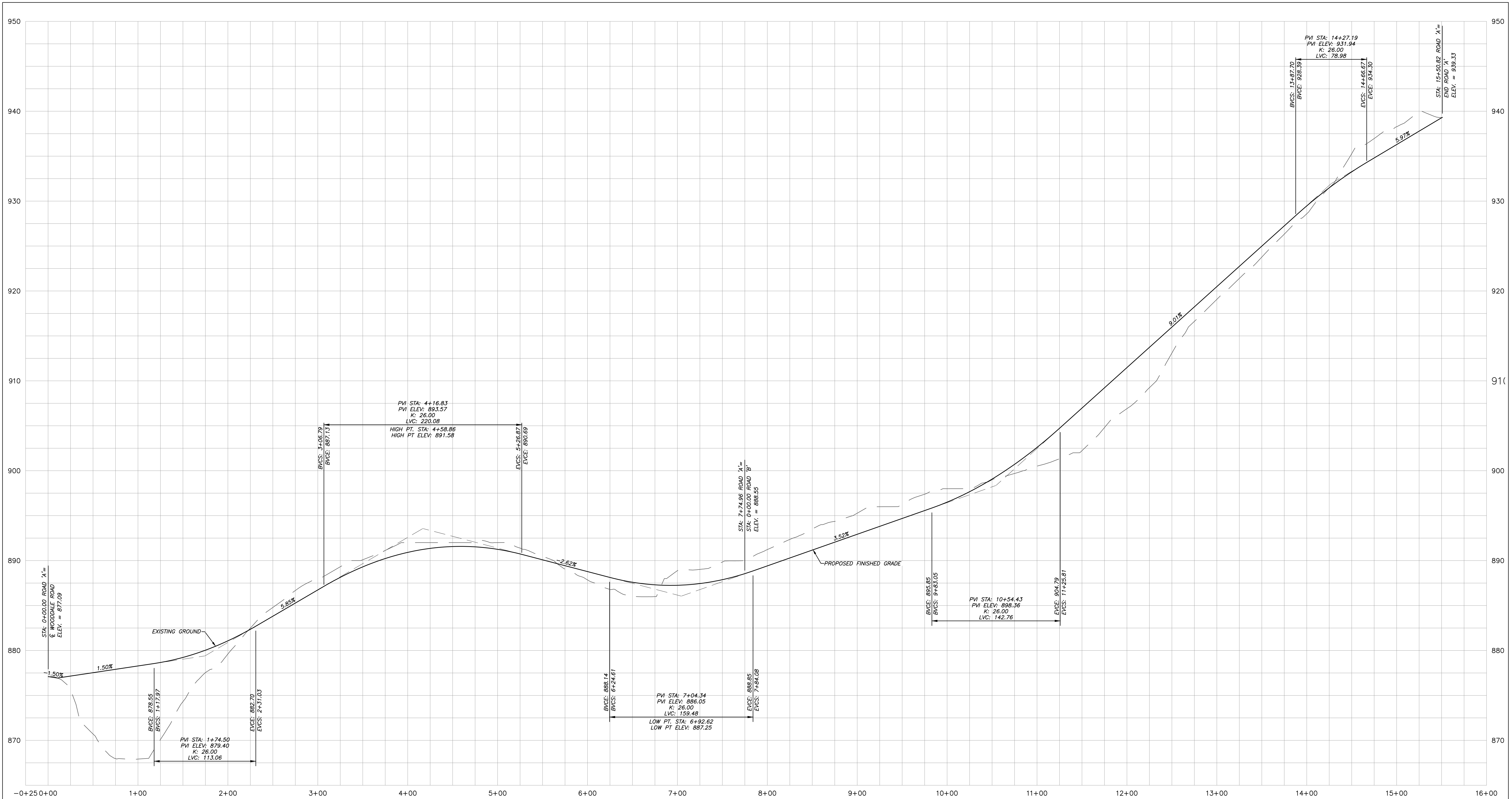
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
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DWN: CLM CHK: CAS DWG. NO. 2404013

MPC FILE# 6-SC-24-C / 6-F-24-DP

REVISION	DATE	DESCRIPTION	BY
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PROFILE-ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

SHEET C-6

ROAD 'A' PROFILE
616 NORTH WOODDALE RD

SITE ADDRESS: 616 N. WOODDALE RD (37924)

DEVELOPER: **MESANA INVESTMENTS, LLC**
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865) 693-3356

DIST. NO. S8 KNOX CO., TN.
SCALE: AS NOTED APRIL 29, 2024
TAX MAP: 61 PARCEL: 57

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
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