

LOCATION MAP  
(NOT TO SCALE)

**UTILITY OWNERS:**

**WATER & SEWER**

KNOXVILLE UTILITIES BOARD (KUB)  
4505 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: TIM BRANSON  
OFFICE PHONE: 865.558.2552

**GAS**

KNOXVILLE UTILITIES BOARD (KUB)  
4505 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: TIM BRANSON  
OFFICE PHONE: 865.558.2552

**ELECTRIC**

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4505 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: TIM BRANSON  
OFFICE PHONE: 865.558.2552

**ENGINEERING CERTIFICATION:**

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 ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: AARON M. GRAY, P.E.  
TENNESSEE CERTIFICATE NO. 0108410

**NOTES:**

- THE BOUNDARY AND TOPOGRAPHIC DATA WAS TAKEN FROM ABBOTT LAND SURVEYING THAT WAS OBTAINED JANUARY 5, 2023.
- PROPERTY CONCERNED REFLECTS PARCELS 106CA02301, 106CA001, 106CA00401, AND 106CA004 AS SHOWN IN KNOX COUNTY CLT MAP 106. ZONING FOR THE PROPERTY IS RN-2, SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT, CITY BLOCK NO. 45510, WARD NO. 45. TOTAL AREA = 16.82± AC.
- BUILDING SETBACKS ARE 20-FT. IN FRONT, MIN. 5-FT. ON SIDE (AVG. COMBINED TOTAL 15-FT.), MIN 12-FT ON CORNER SIDE AND 25-FT. IN REAR.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
- PROPOSED ROAD DESIGN SPEED IS 15 MPH.
- PLANNING COMMISSION CASE NUMBER: 10-SA-3C.
- TWO (2) ADDITIONAL LOTS MAY BE AVAILABLE PENDING BZA REVIEW.

**PROPOSED DENSITY**

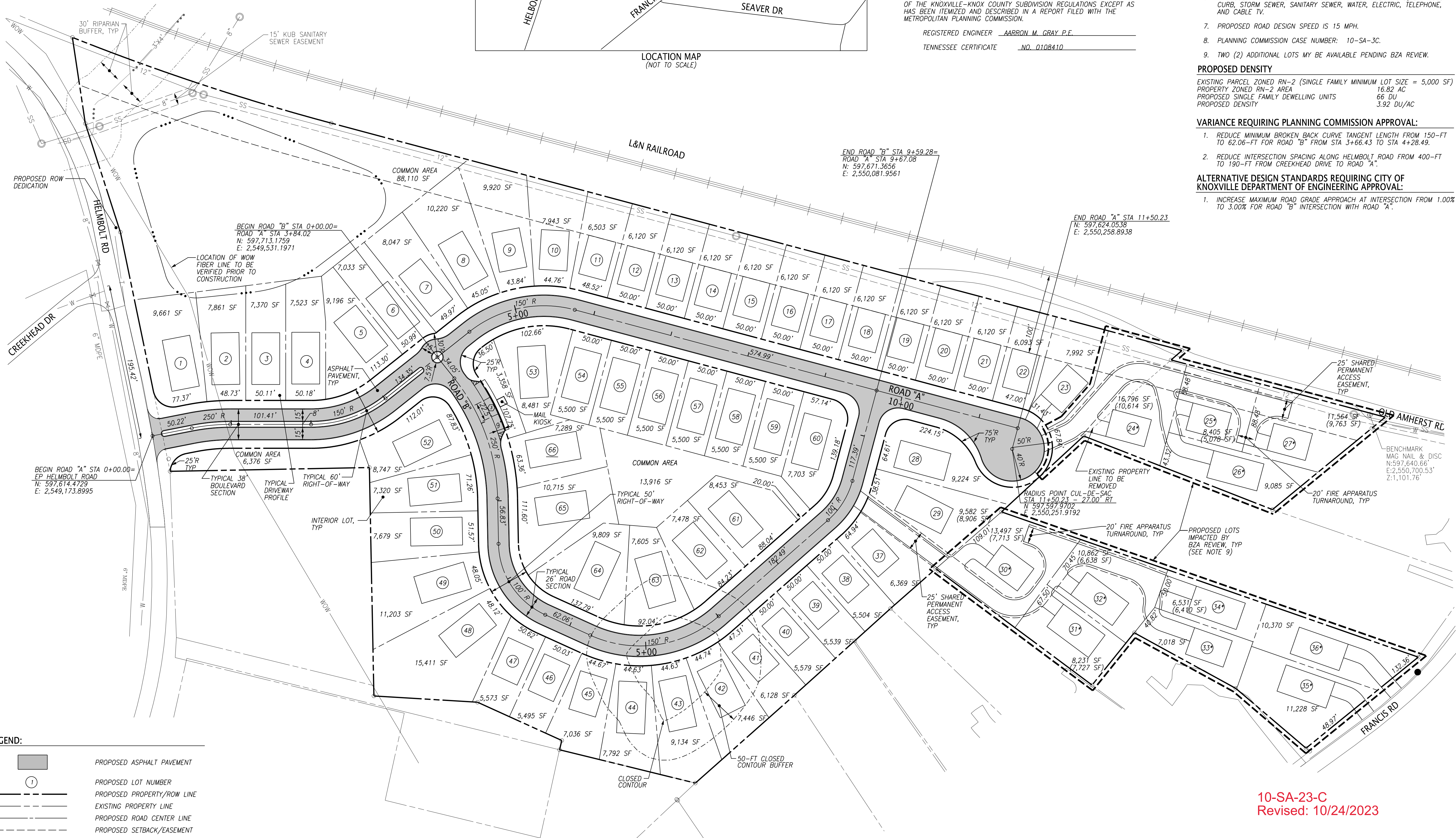
EXISTING PARCEL ZONED RN-2 (SINGLE FAMILY MINIMUM LOT SIZE = 5,000 SF)  
PROPERTY ZONED RN-2 AREA 16.82 AC  
PROPOSED SINGLE FAMILY DWELLING UNITS 66 DU  
PROPOSED DENSITY 3.92 DU/AC

**VARIANCE REQUIRING PLANNING COMMISSION APPROVAL:**

- REDUCE MINIMUM BROKEN BACK CURVE TANGENT LENGTH FROM 150-FT TO 62.06-FT FOR ROAD "B" FROM STA 3+66.43 TO STA 4+28.49.
- REDUCE INTERSECTION SPACING ALONG HELMBOLT ROAD FROM 400-FT TO 190-FT FROM CREEKHEAD DRIVE TO ROAD "A".

**ALTERNATIVE DESIGN STANDARDS REQUIRING CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING APPROVAL:**

- INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 3.00% FOR ROAD "B" INTERSECTION WITH ROAD "A".



**LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED SETBACK/EASEMENT

**ARDURRA**  
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2160 Lakeside Centre Way, Suite 201  
Knoxville, TN 37922  
Phone: (865) 690-6419  
www.Ardurra.com

**HUBER PROPERTIES, LLC**  
P.O. BOX 22314  
KNOXVILLE, TN 37933

JOHN HUBER  
john@southsignature.net  
865-978-6600

| NO. | DATE     | REVISION                 | BY |
|-----|----------|--------------------------|----|
| C   | 10/24/23 | REVISED PER MPC COMMENTS |    |
| B   | 09/19/23 | REVISED PER MPC COMMENTS |    |
| A   | 08/21/23 | ISSUED FOR REVIEW        |    |

**MIDDLEBROOK GROVE SUBDIVISION**

**CONCEPT PLAN**

**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NO: 290.011  
DATE: 08/21/2023

**C1**

CONCEPT PLAN  
08/21/2023

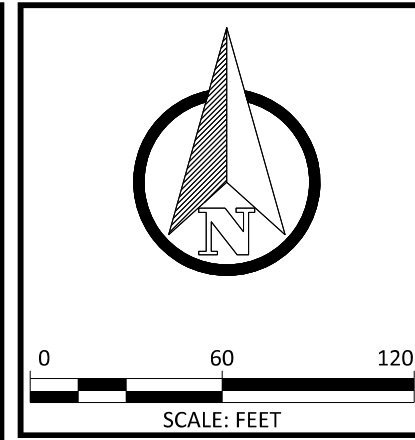
10-SA-23-C  
Revised: 10/24/2023

File Name: A:\200\280\011\WORKS\290011\c01.dwg  
Plot Date: 10/24/2023



**LEGEND:**

- 1020 — PROPOSED CONTOUR
- - - 1022 - - - EXISTING CONTOUR
- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED PROPERTY LINE



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**MIDDLEBROOK GROVE SUBDIVISION**

**PRELIMINARY GRADING PLAN**

**PRELIMINARY NOT FOR CONSTRUCTION**

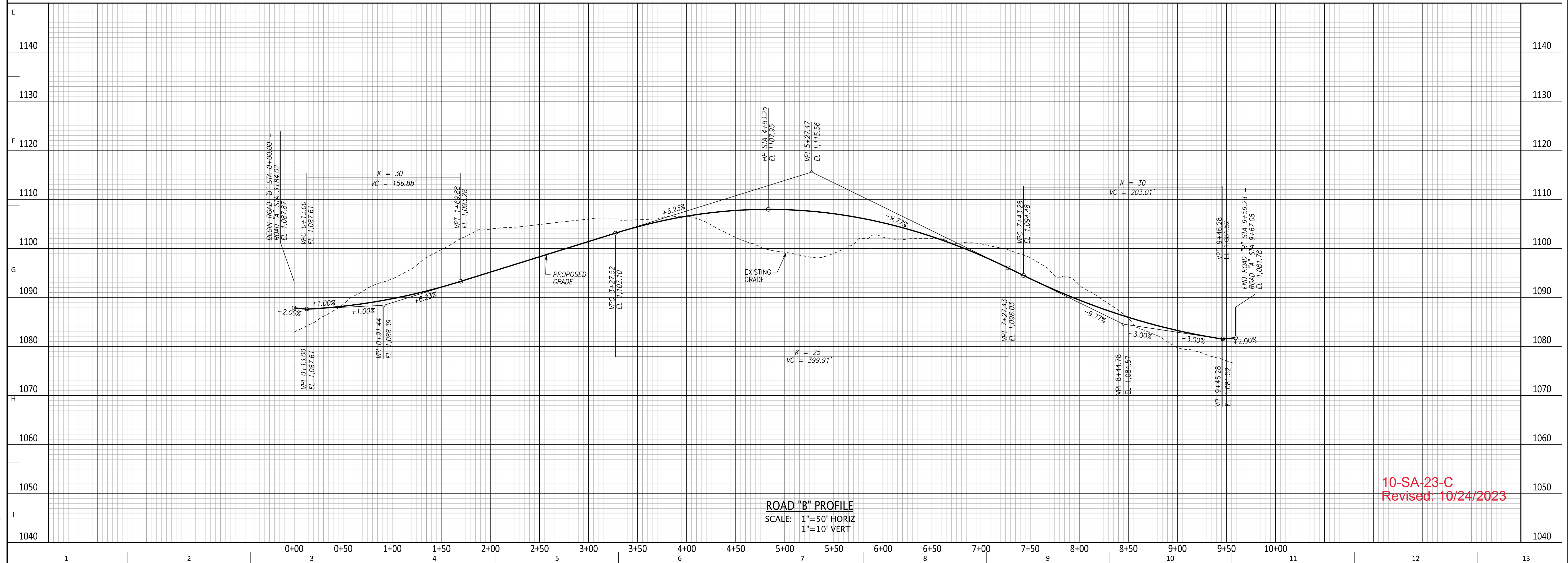
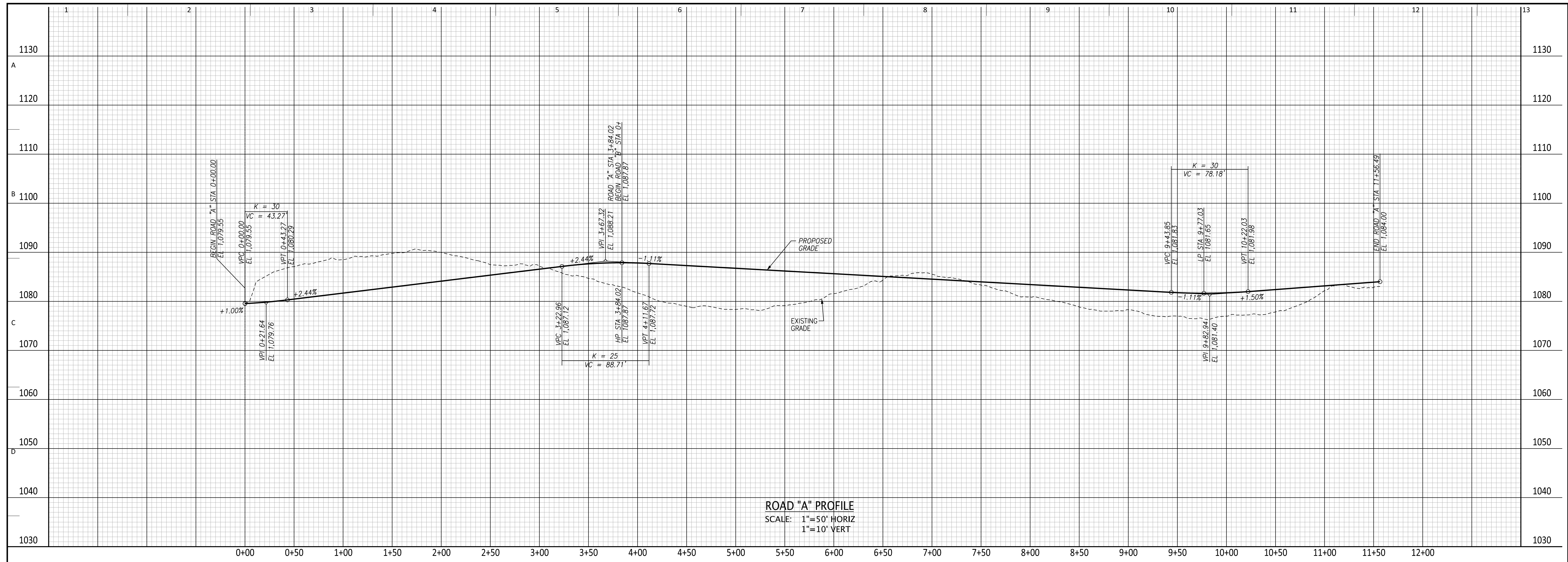
JOB NO: 290.011  
 DATE: 08/21/2023

**C2**


CONCEPT PLAN  
 08/21/2023

File Name: \\12901290\011\WORKS\290011\p02.dgn  
 Plot Date: 10/24/2023

10-SA-23-C  
 Revised: 10/24/2023



File Name: A:\200\200\011\0005\20001\cp00.dgn  
 Plot Date: 9/19/2023

  
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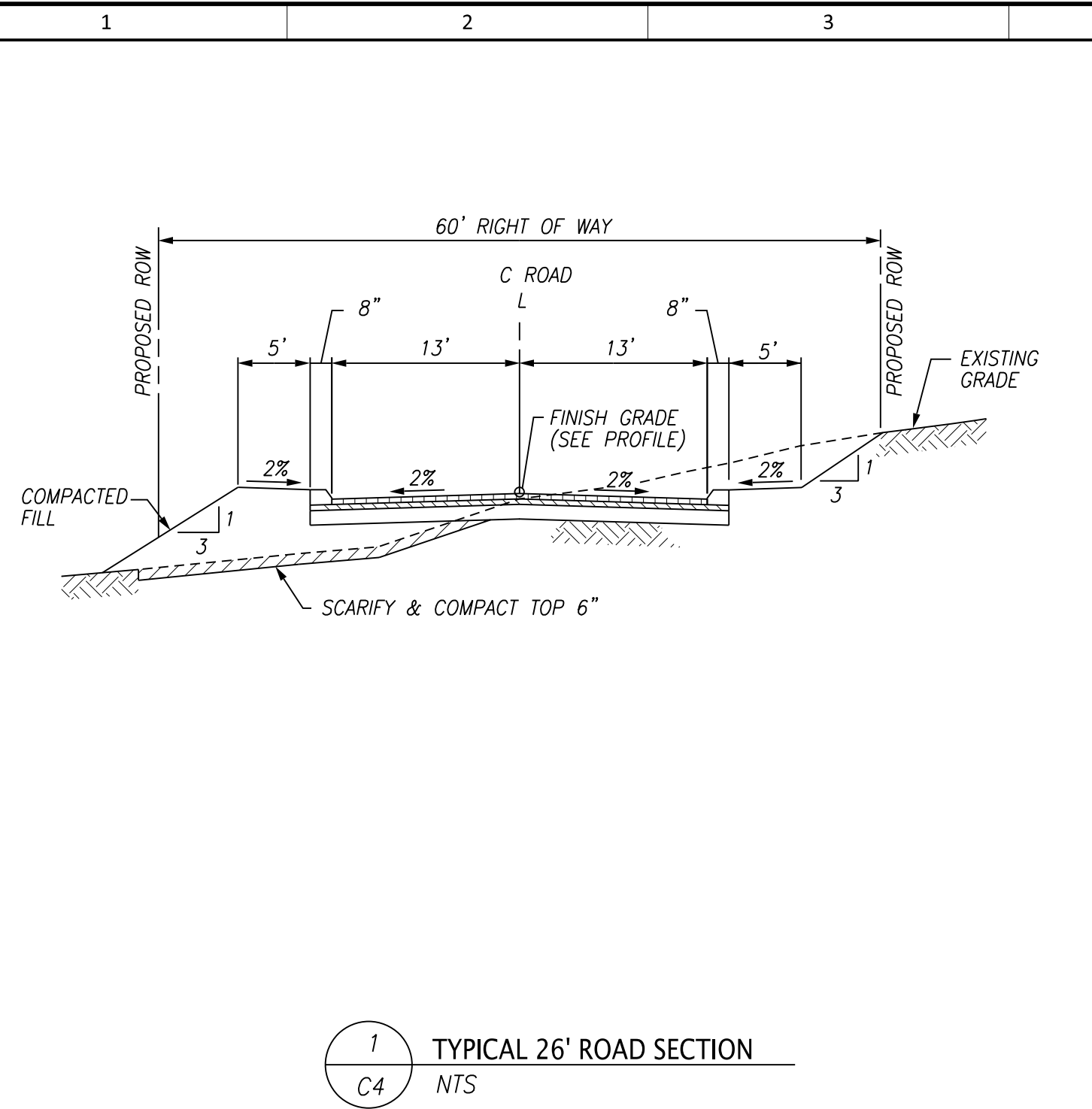
MIDDLEBROOK GROVE SUBDIVISION  
 ROAD PROFILES

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

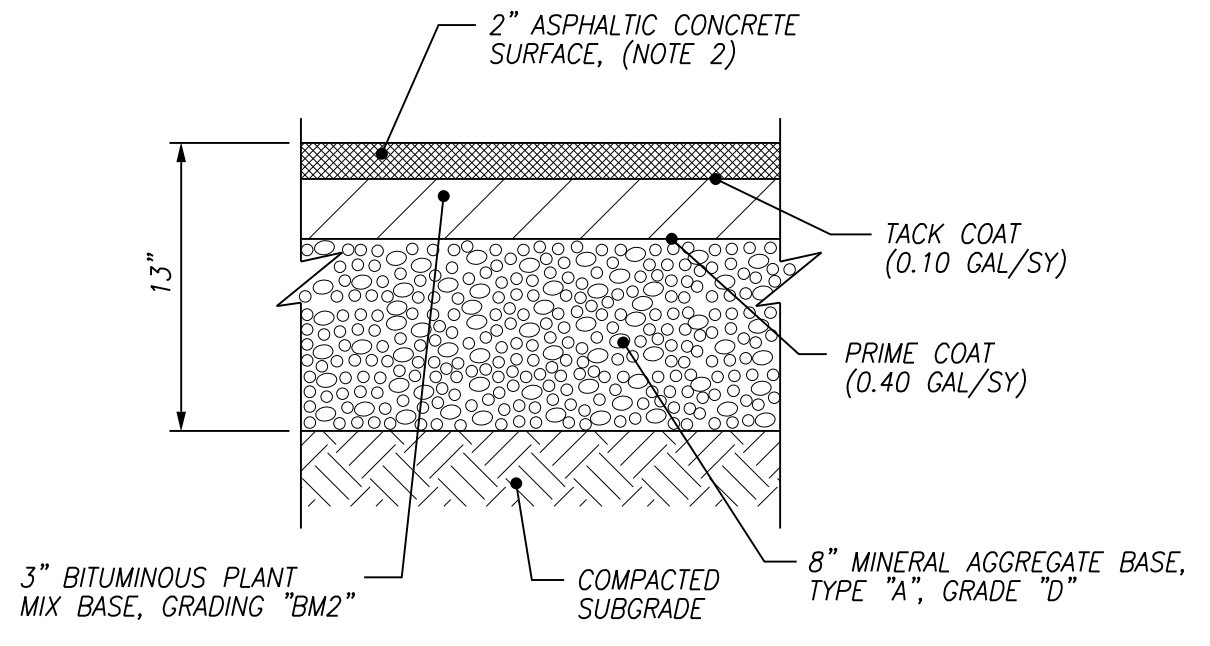
JOB NO: 290.011  
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**C3**  
 CONCEPT PLAN  
 08/21/2023

10-SA-23-C  
 Revised: 10/24/2023

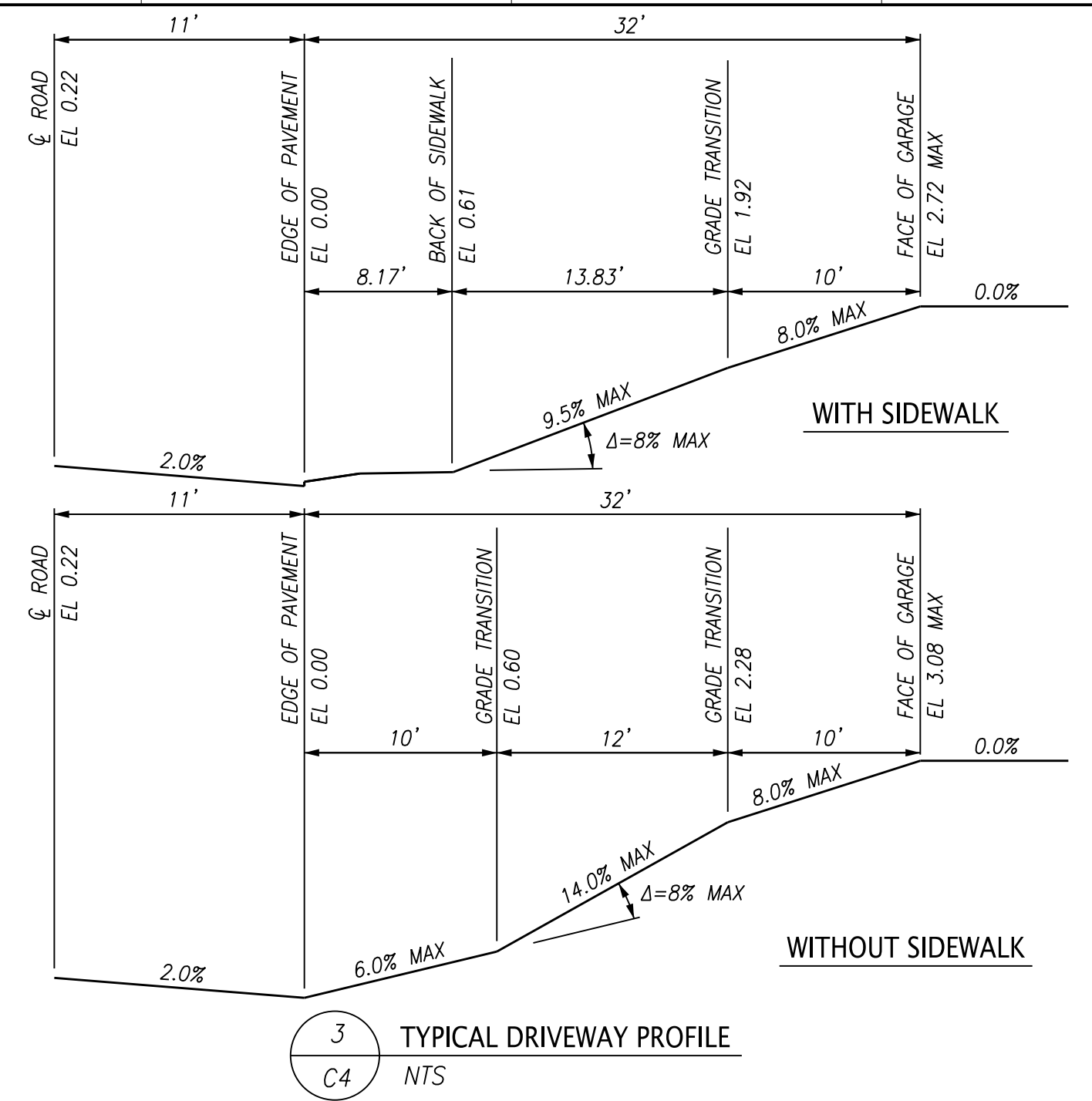


1 TYPICAL 26' ROAD SECTION  
C4 NTS

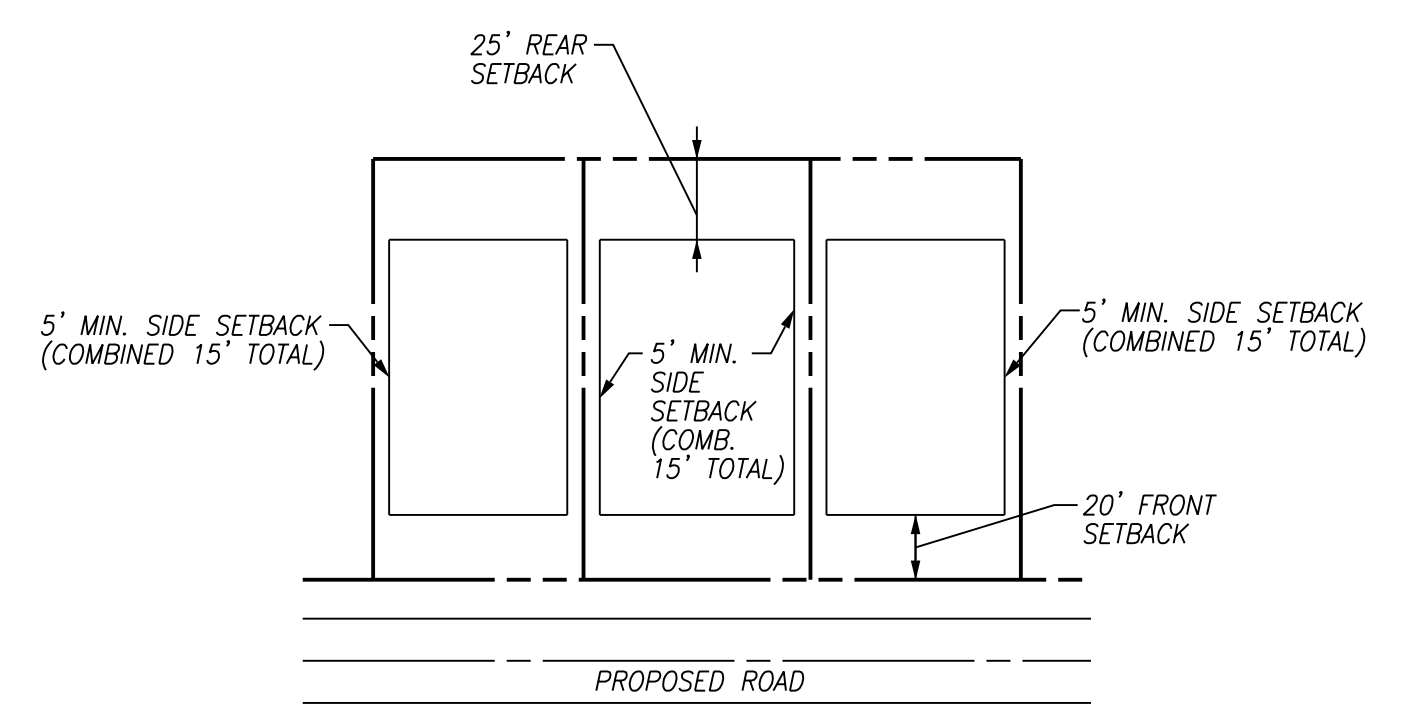


2 ASPHALT PAVEMENT SECTION  
C4 NTS

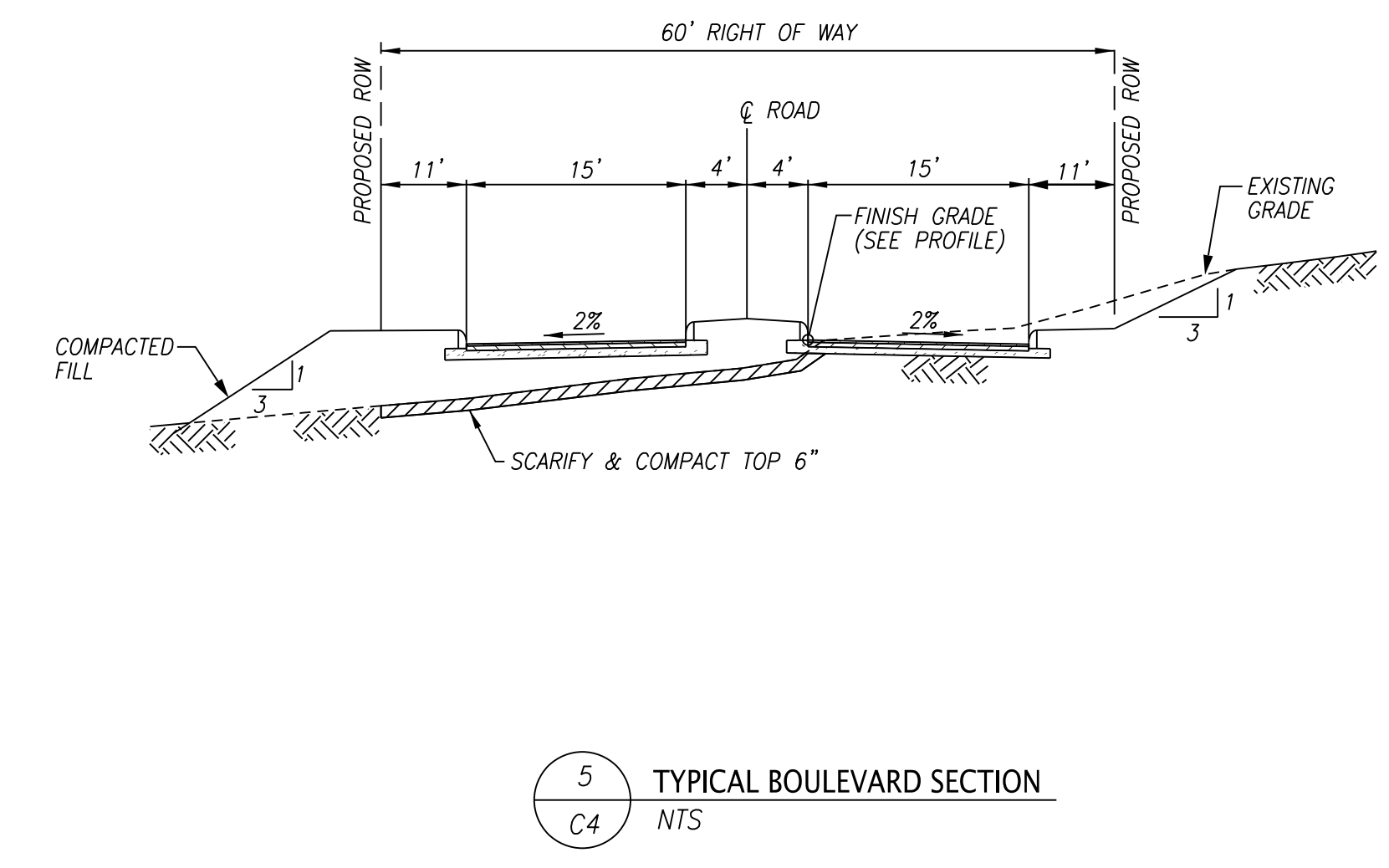
- NOTES:
- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
  - ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.



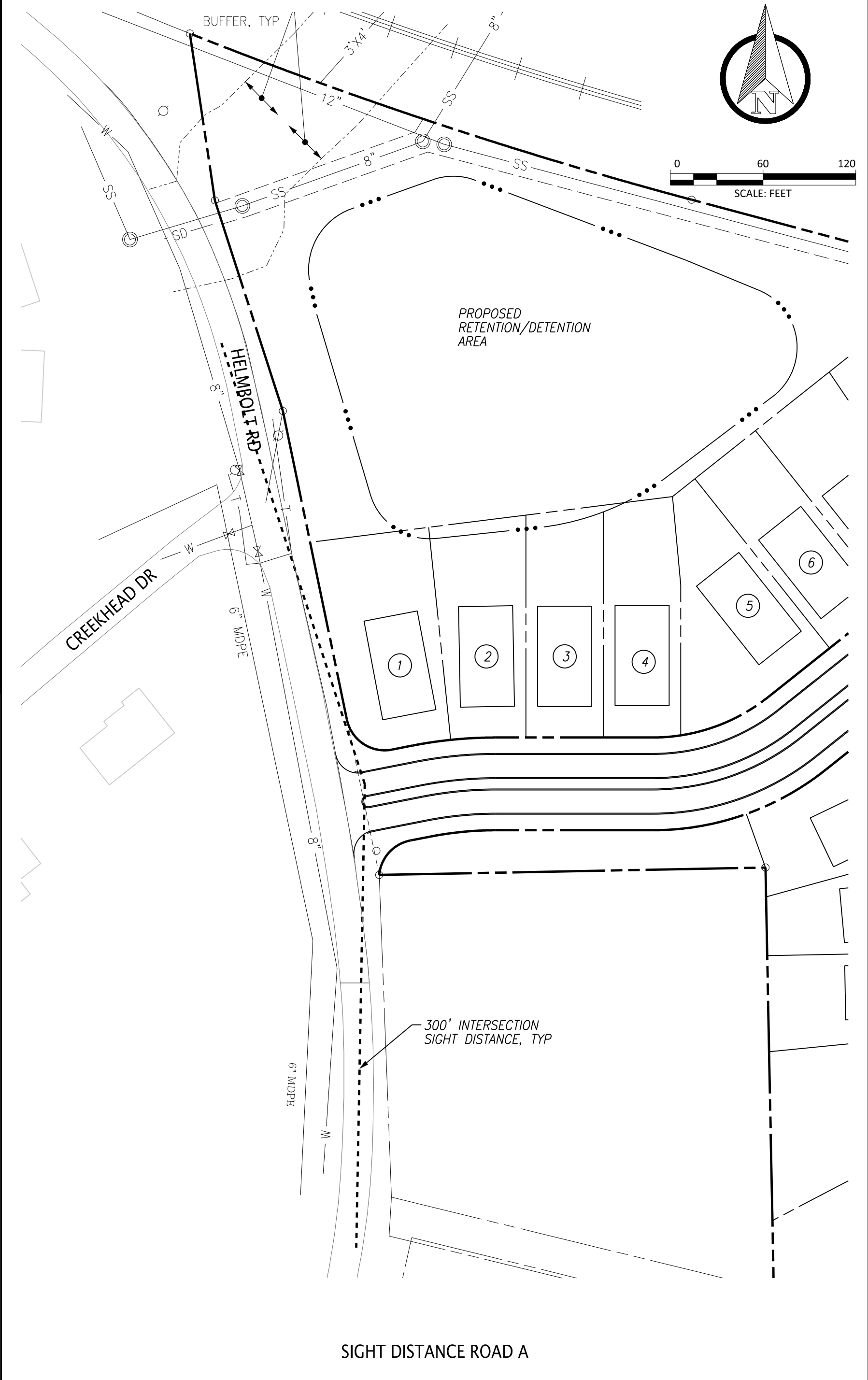
3 TYPICAL DRIVEWAY PROFILE  
C4 NTS



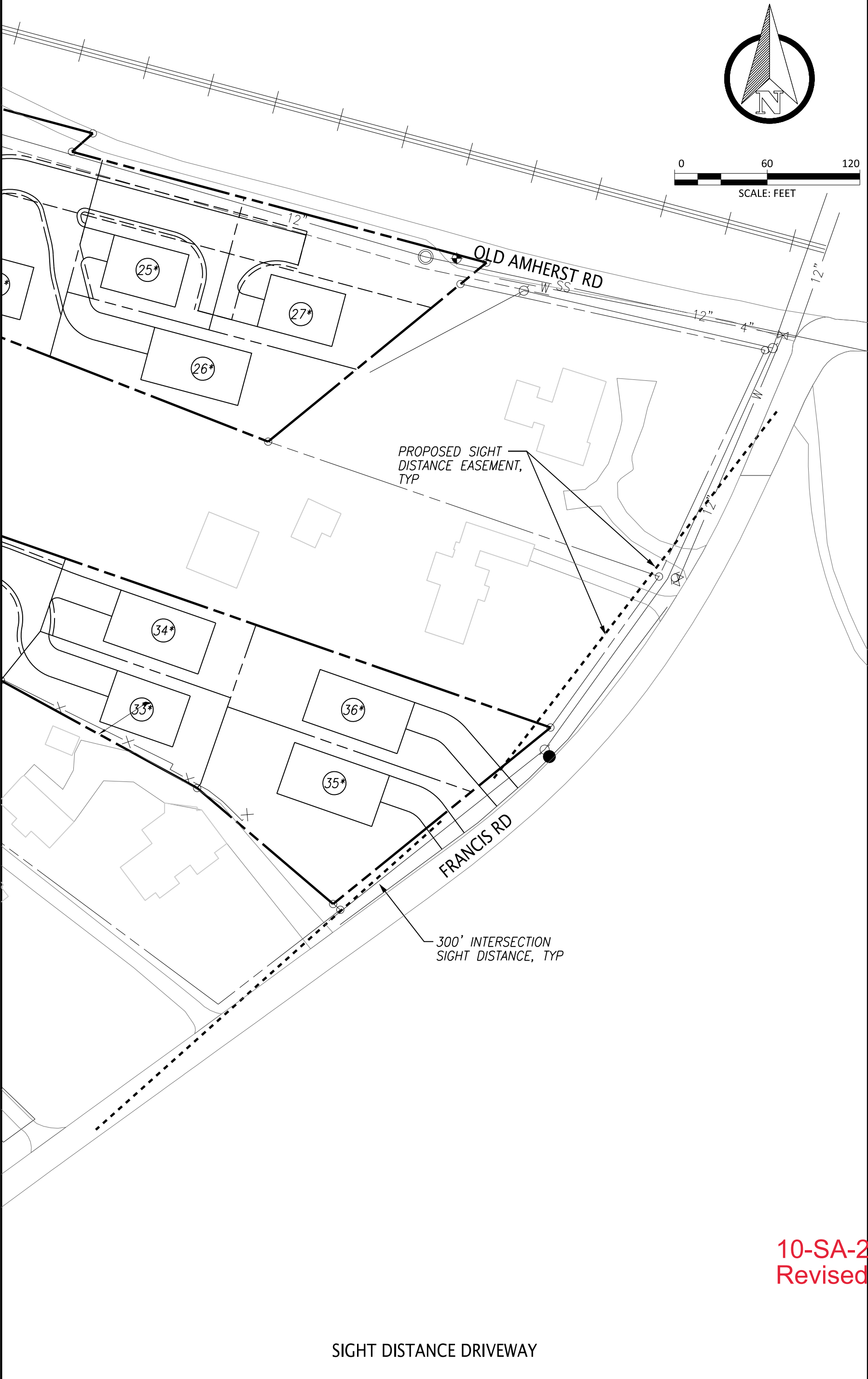
4 TYPICAL INTERIOR LOT  
C4 NTS



5 TYPICAL BOULEVARD SECTION  
C4 NTS



SIGHT DISTANCE ROAD A



SIGHT DISTANCE DRIVEWAY



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MIDDLEBROOK GROVE SUBDIVISION  
DETAILS

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C4

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