

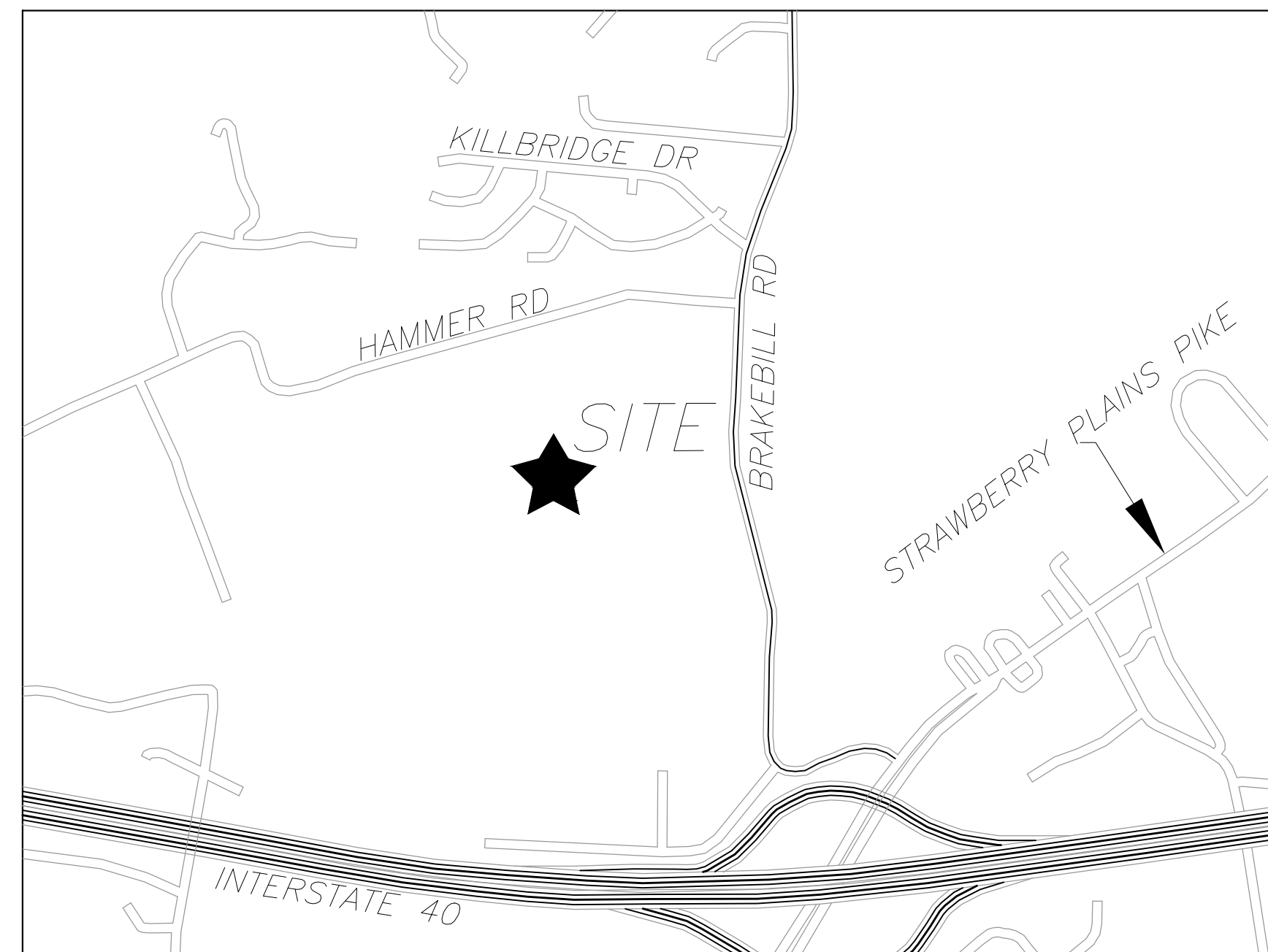
CONCEPT PLAN

U.E.I. PROJECT NO. 2003005

BRAKEBILL ROAD SUBDIVISION-PHASE 2

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD, KNOXVILLE, TENNESSEE 37924
 CLT MAP 72, PARCELS 267 & 267.01

SHEET INDEX



LOCATION MAP

DEVELOPER:
MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 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

TITLE

TITLE SHEET

KEY SHEET

SITE PLAN

ROAD PROFILES

SHEET

C-0

C-1

C-2 & C-3

C-4

Revised: 4/24/2023

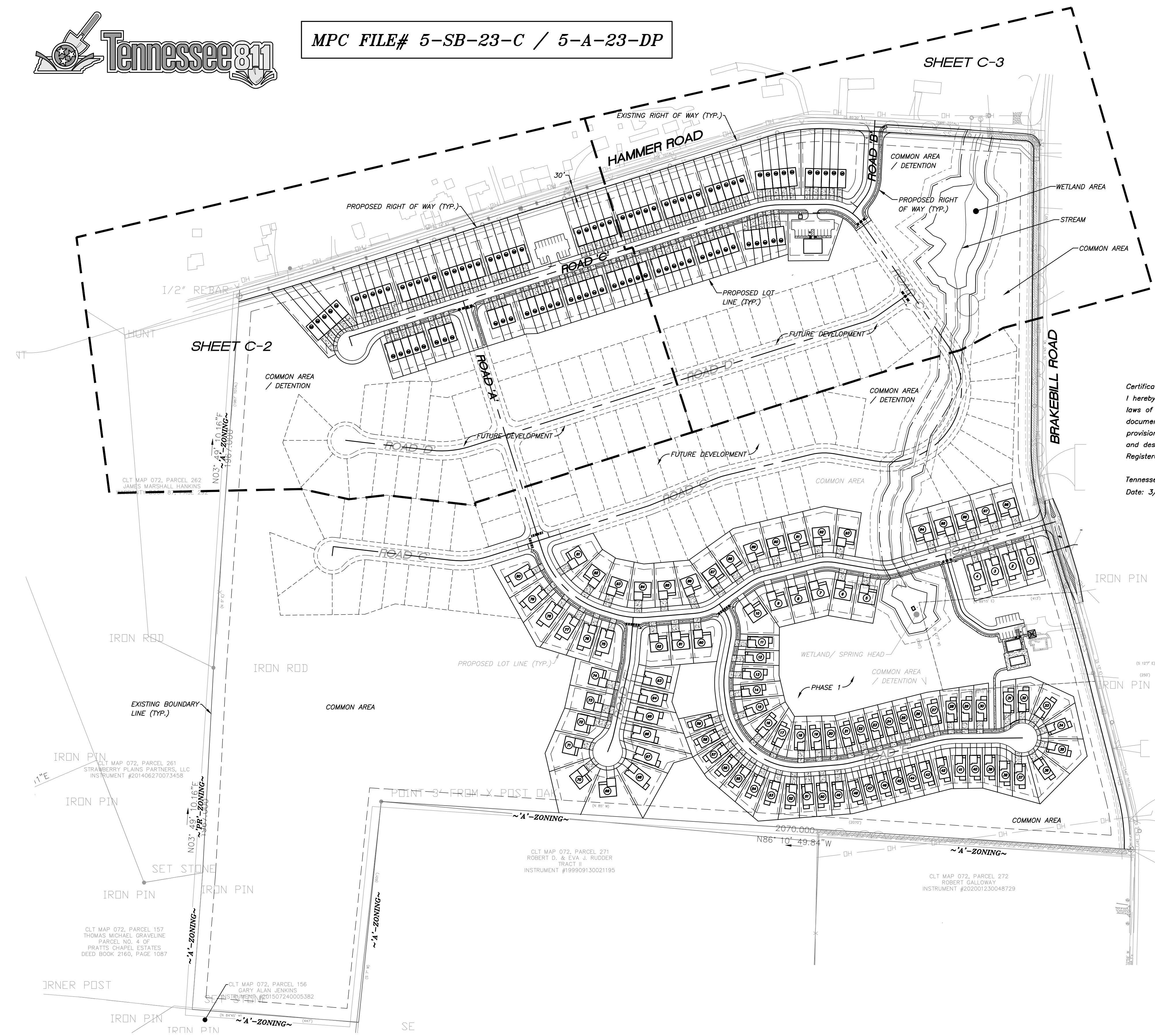
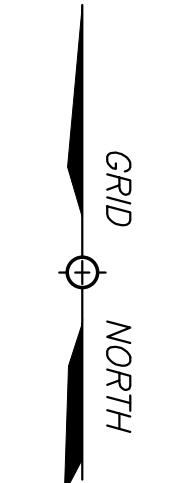
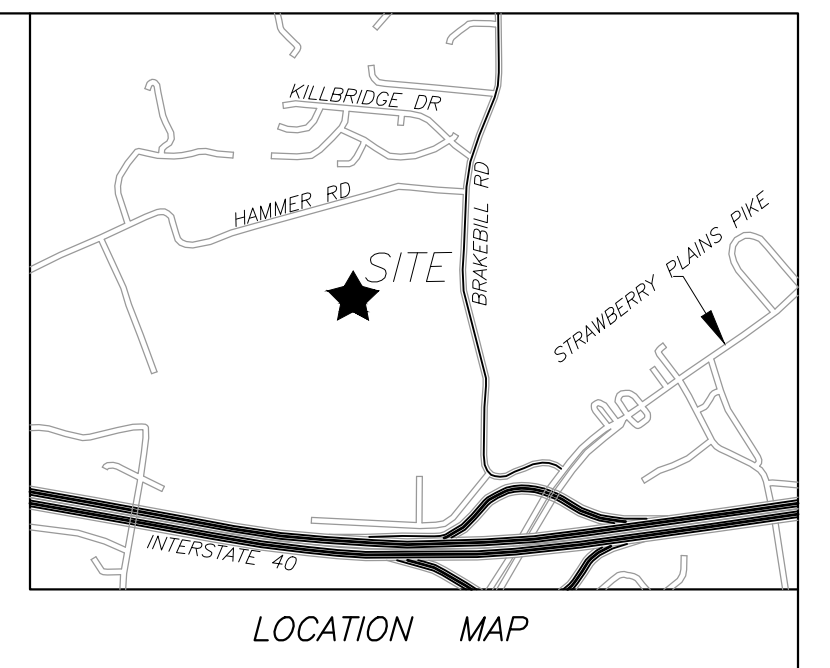
MPC FILE# 5-SB-23-C / 5-A-23-DP

ISSUE NO.	DATE	DESCRIPTION
2	4/24/23	SUBMITTAL 2



MPC FILE# 5-SB-23-C / 5-A-23-DP

SHEET 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*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 3/27/2023

- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) 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 100.6± ACRES.
 6. THE DEVELOPMENT PROPOSES 300-UNITS (2.98 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) IS APPROXIMATELY 36.8± ACRES (37%).
 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. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
 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. VEGETATION SHALL BE REMOVED AS NECESSARY TO PROVIDE A MINIMUM OF 300' OF SIGHT DISTANCE AT THE INTERSECTION OF ROAD 'B' AND HAMMER ROAD.
 12. EFFORTS SHALL BE TAKEN TO LEAVE THE EXISTING VEGETATION ALONG HAMMER ROAD IN PLACE. VEGETATIVE SCREENING SHALL BE PROVIDED WHERE LEAVING SAID VEGETATION IN PLACE IMPRACTICAL / IMPOSSIBLE.

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:

1. REDUCE BROKE BACK CURVE TANGENT ON ROAD C FROM 150' TO 118.24' BETWEEN STATIONS 13+68.94 AND 12+50.70.
2. REDUCE THE MINIMUM RADIUS FROM 250' TO 125' ON ROAD C BETWEEN STATIONS 13+68.94 AND 14+89.75.
3. REDUCE THE MINIMUM K VALUE FROM 25 TO 20 (ROAD C).
4. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT ITS INTERSECTION WITH ROAD C.
5. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ON ROAD B AT ITS INTERSECTION WITH ROAD C.
6. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ON ROAD B AT ITS INTERSECTION WITH HAMMER ROAD.

MPC FILE# 5-SB-23-C / 5-A-23-DP

Revised: 4/24/2023 SHEET C-1

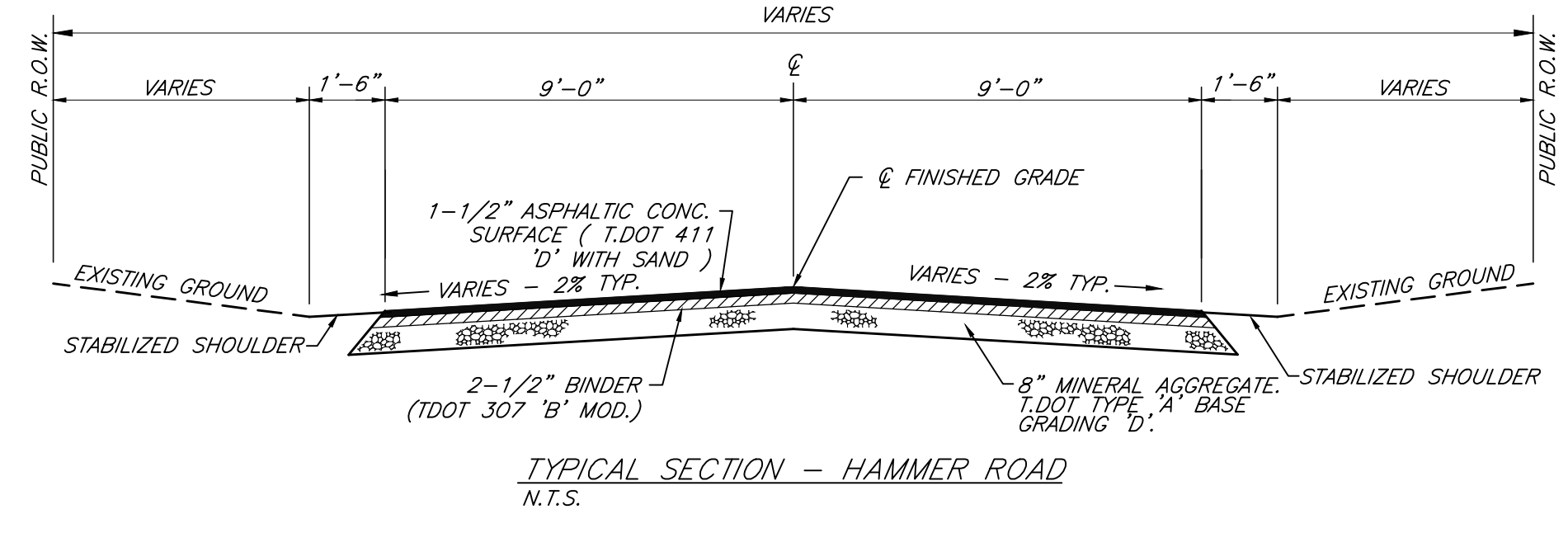
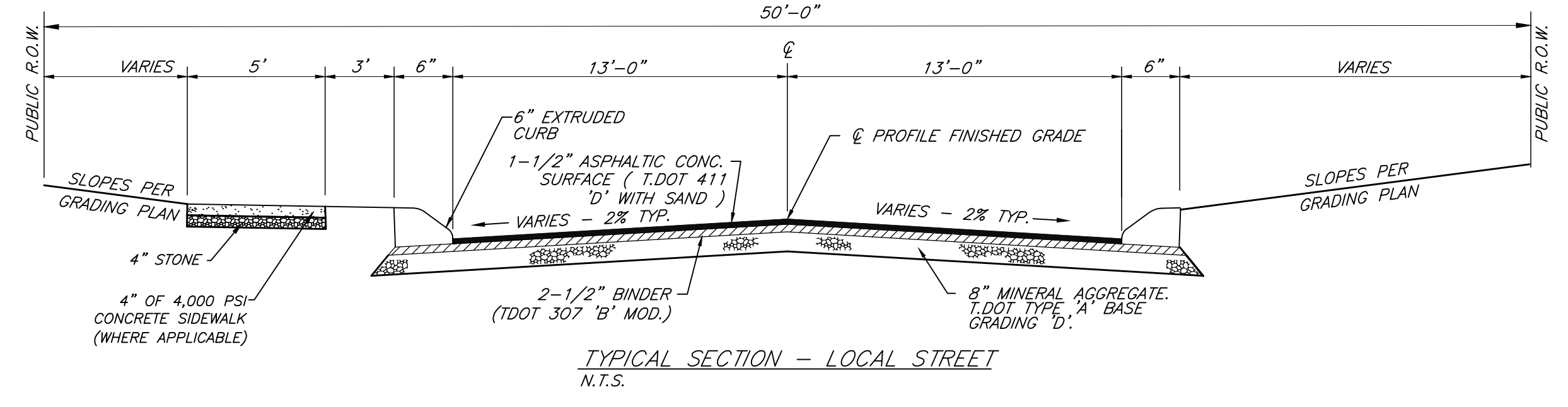
**TYPICAL SECTIONS & KEY SHEET
 BRAKEBILL ROAD SUBDIVISION
 PHASE 2**

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030

DIST. NO. SB KNOX CO., TN.
 CLT MAP 72 PARCELS 267 & 267.01
 SCALE: 1"=150' MARCH 27, 2023

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



REFERENCE:
 PARCEL 267
 DEED BOOK: 2311, PAGE: 995
 PARCEL 267.01
 DEED INST. 200005120031972

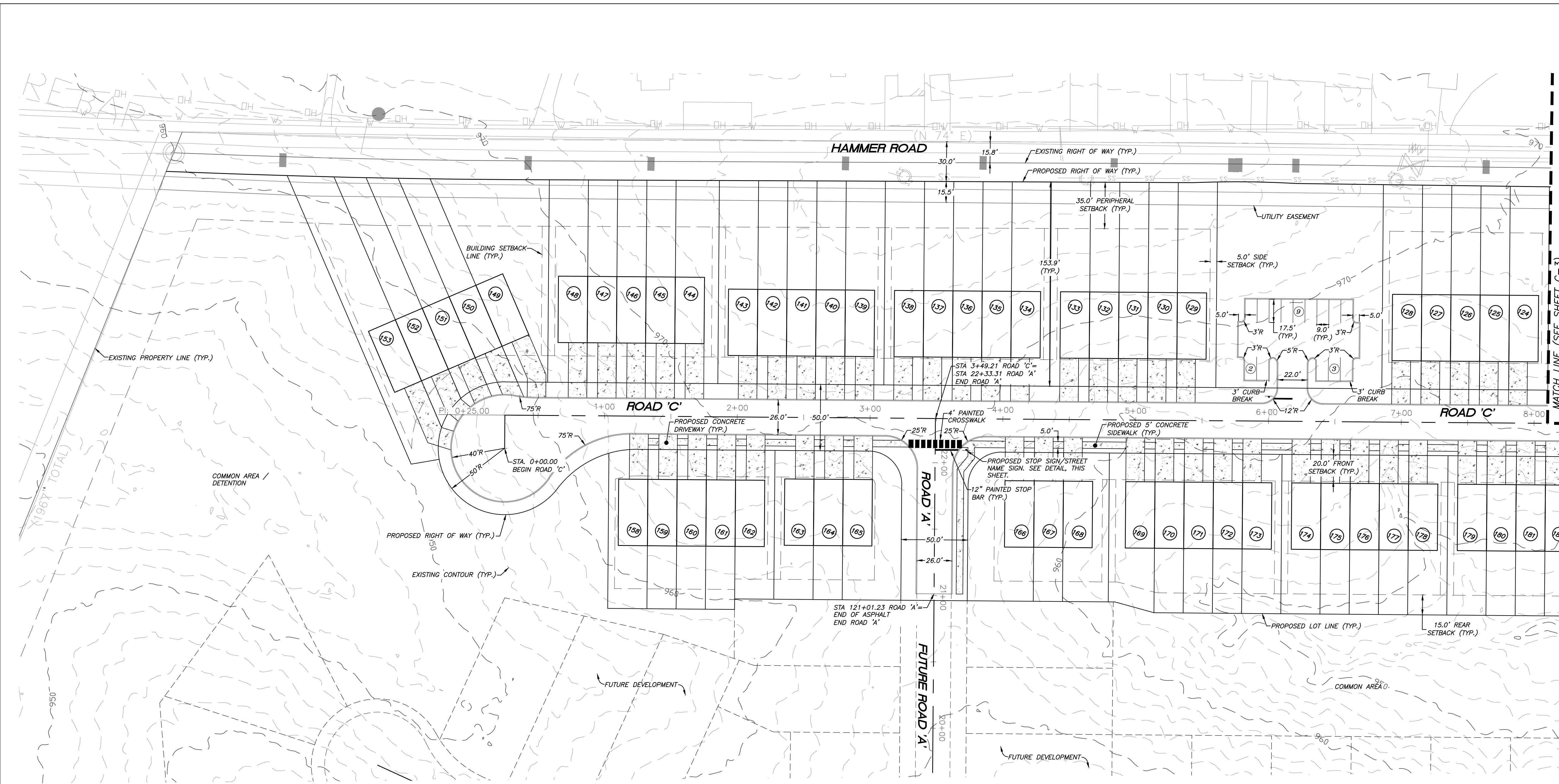
REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2003005



LOCATION MAP

SITE PLAN NOTES:

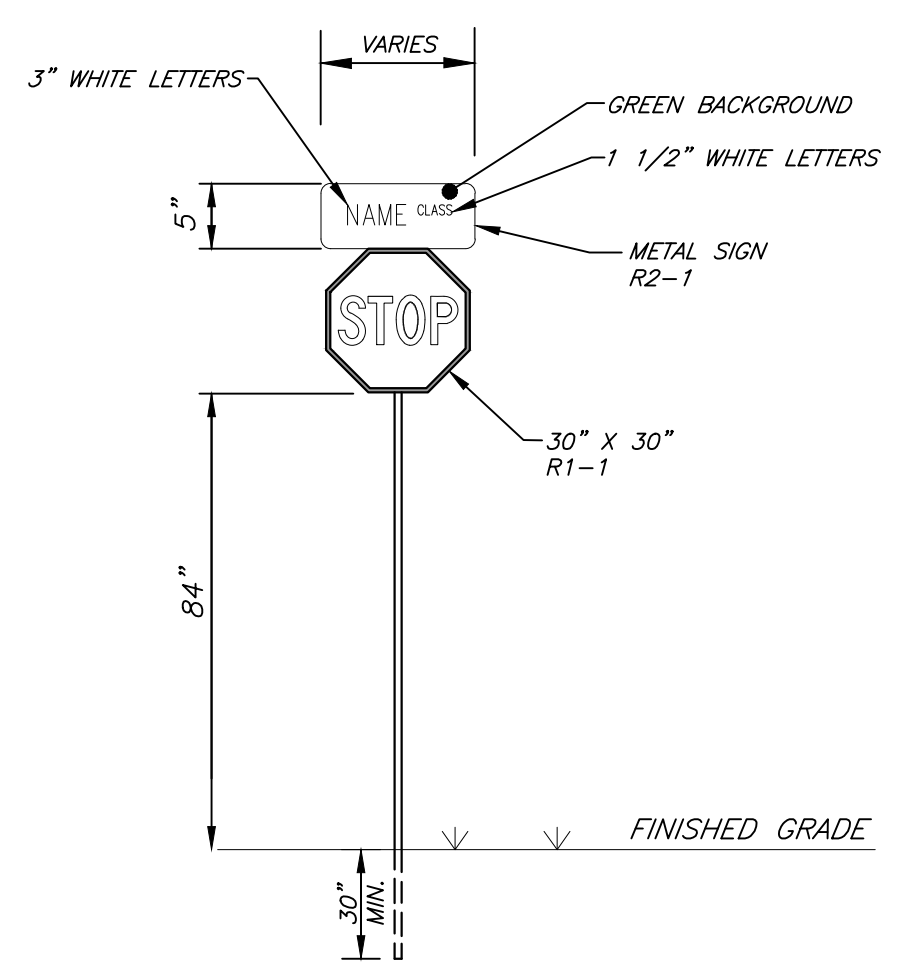
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
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- THE LOCATIONS 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 100.6± ACRES.
- THE DEVELOPMENT PROPOSES 300-UNITS (2.98 UNITS PER ACRE).
- PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) IS APPROXIMATELY 36.8± ACRES (37%).
- THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
- 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.
- VEGETATION SHALL BE REMOVED AS NECESSARY TO PROVIDE A MINIMUM OF 300' OF SIGHT DISTANCE AT THE INTERSECTION OF ROAD 'B' AND HAMMER ROAD.



MATCH LINE (SEE SHEET C-3)

SIGN NOTE:

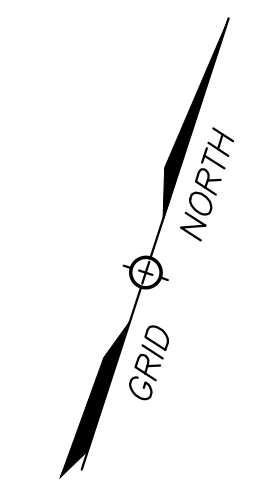
SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

Revised: 4/24/2023

MPC FILE# 5-SB-23-C / 5-A-23-DP



REFERENCE:
 PARCEL 267
 DEED BOOK: 2311, PAGE: 995
 PARCEL 267.01
 DEED INST. 200005120031972

SHEET C-2

SITE PLAN
**BRAKEBILL ROAD SUBDIVISION
 PHASE 2**

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030

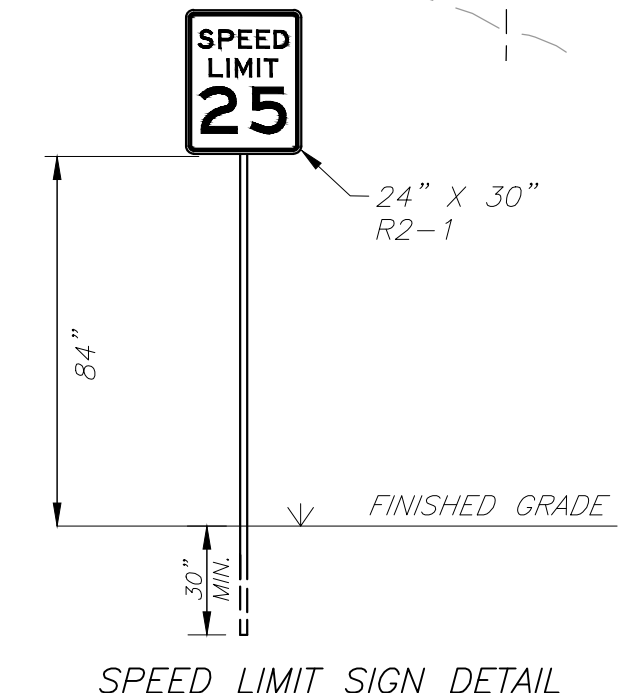
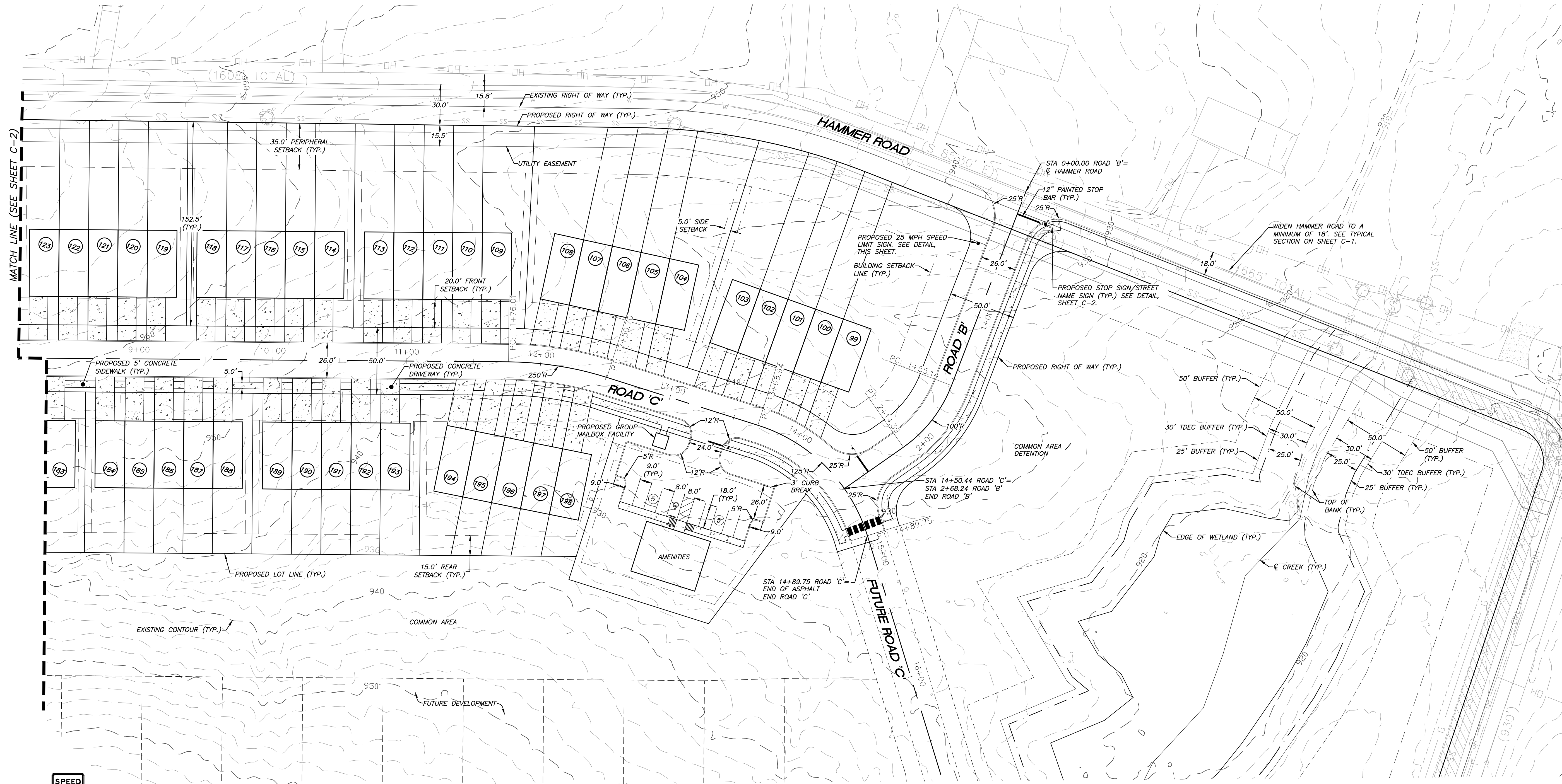
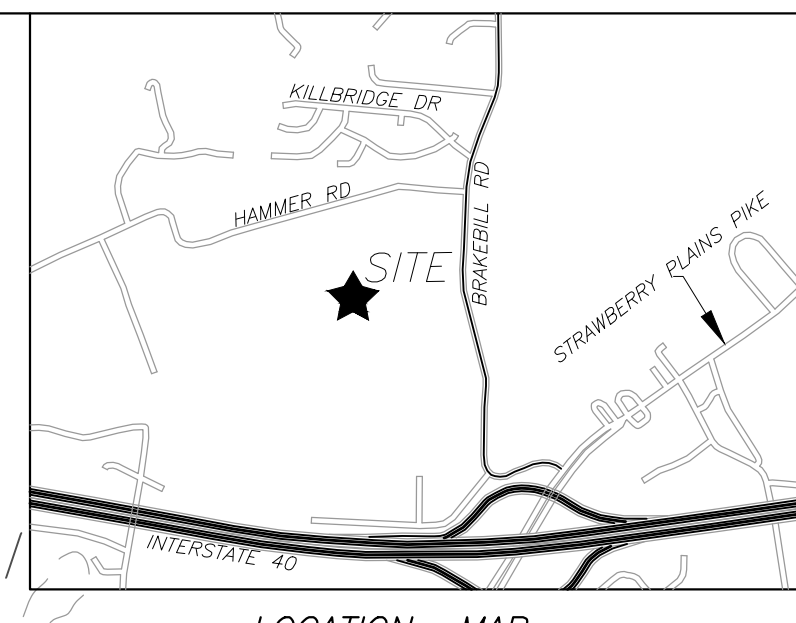
DIST. NO. SB KNOX CO., TN.
 CLT MAP 72 PARCELS 267 & 267.01
 SCALE: 1"=40' MARCH 27, 2023

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

REVISION	DATE	DESCRIPTION	CAS
1	4/24/23	REVISED PER PLANNING AND EPW COMMENTS	CAS

DWN: CLM CHK: CAS DWG. NO. 2003005



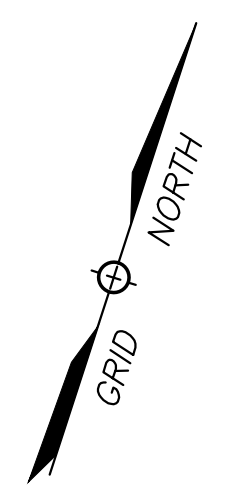


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 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 100.6± ACRES.

- SITE PLAN NOTES (CONT.):**
6. THE DEVELOPMENT PROPOSES 300-UNITS (2.98 UNITS PER ACRE).
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Revised: 4/24/2023

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 PARCEL 267
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 PARCEL 267.01
 DEED INST. 200005120031972

SHEET C-3

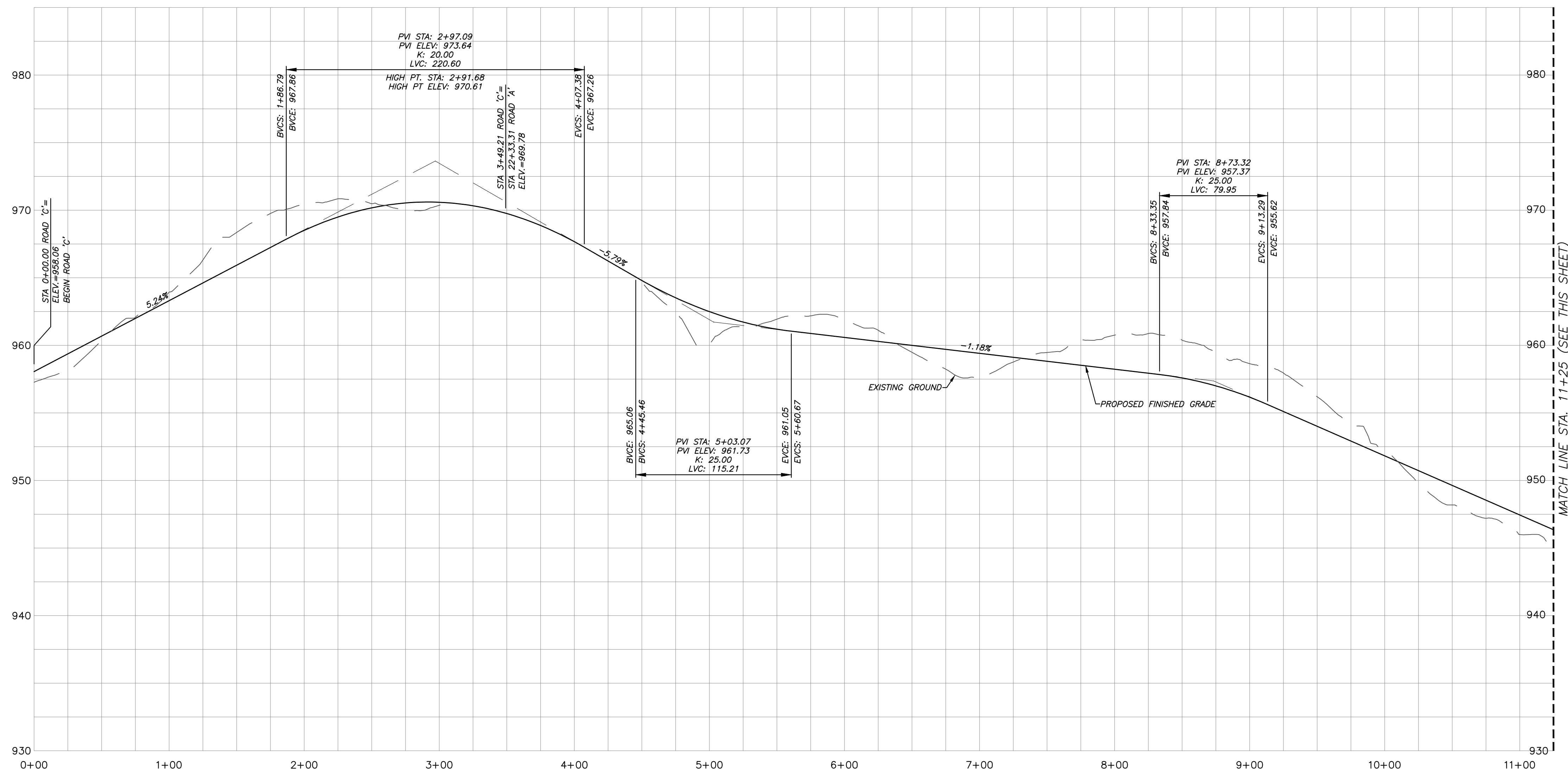
SITE PLAN
**BRAKEBILL ROAD SUBDIVISION
 PHASE 2**
 SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)
 DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030
 DIST. NO. SB KNOX CO., TN.
 CLT MAP 72 PARCELS 267 & 267.01
 SCALE: 1"=40' MARCH 27, 2023

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

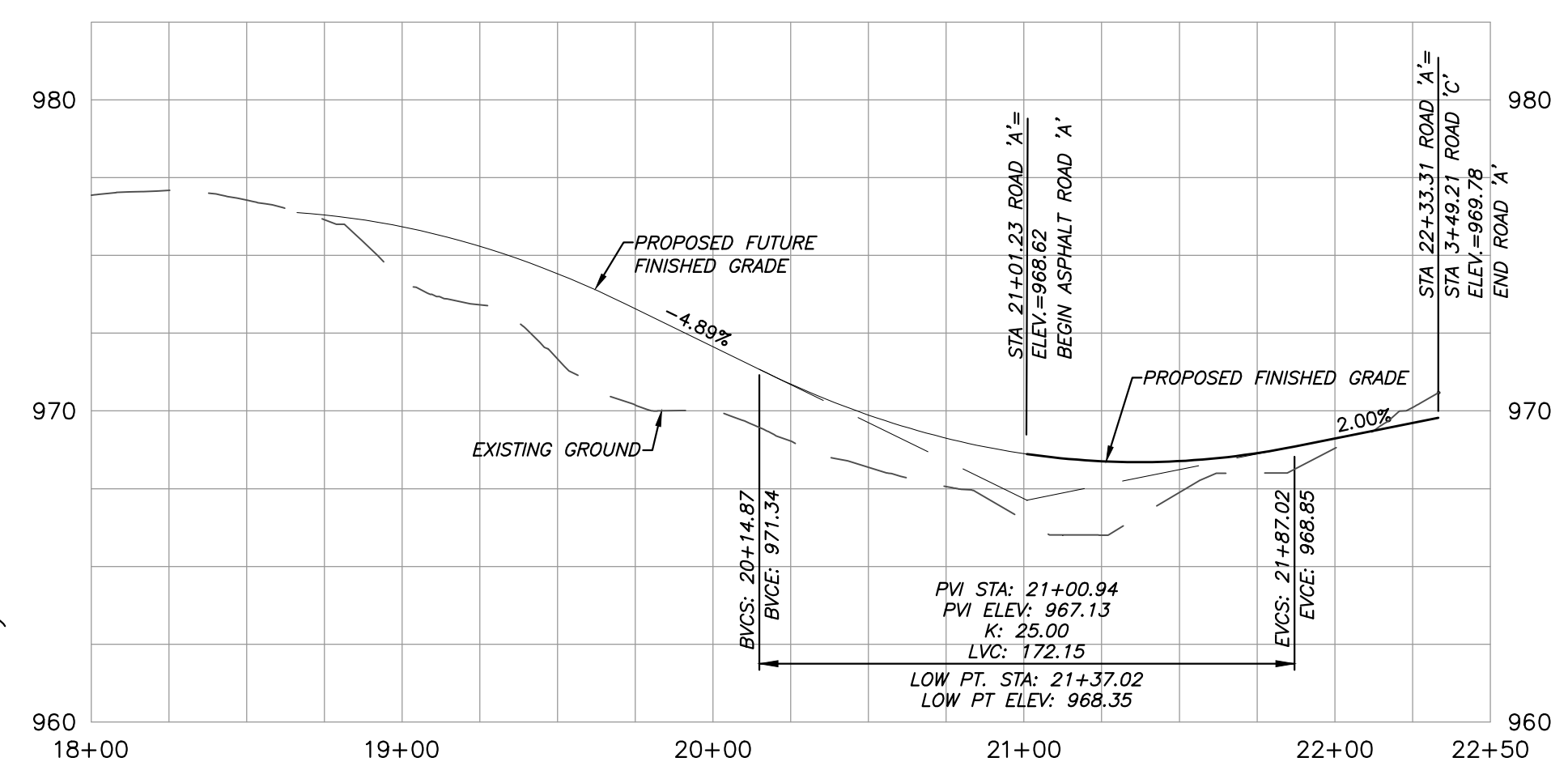
REVISION	DATE	DESCRIPTION	CAS
1	4/24/23	REVISED PER PLANNING AND EPW COMMENTS	CAS

DWN: CLM CHK: CAS DWG. NO. 2003005

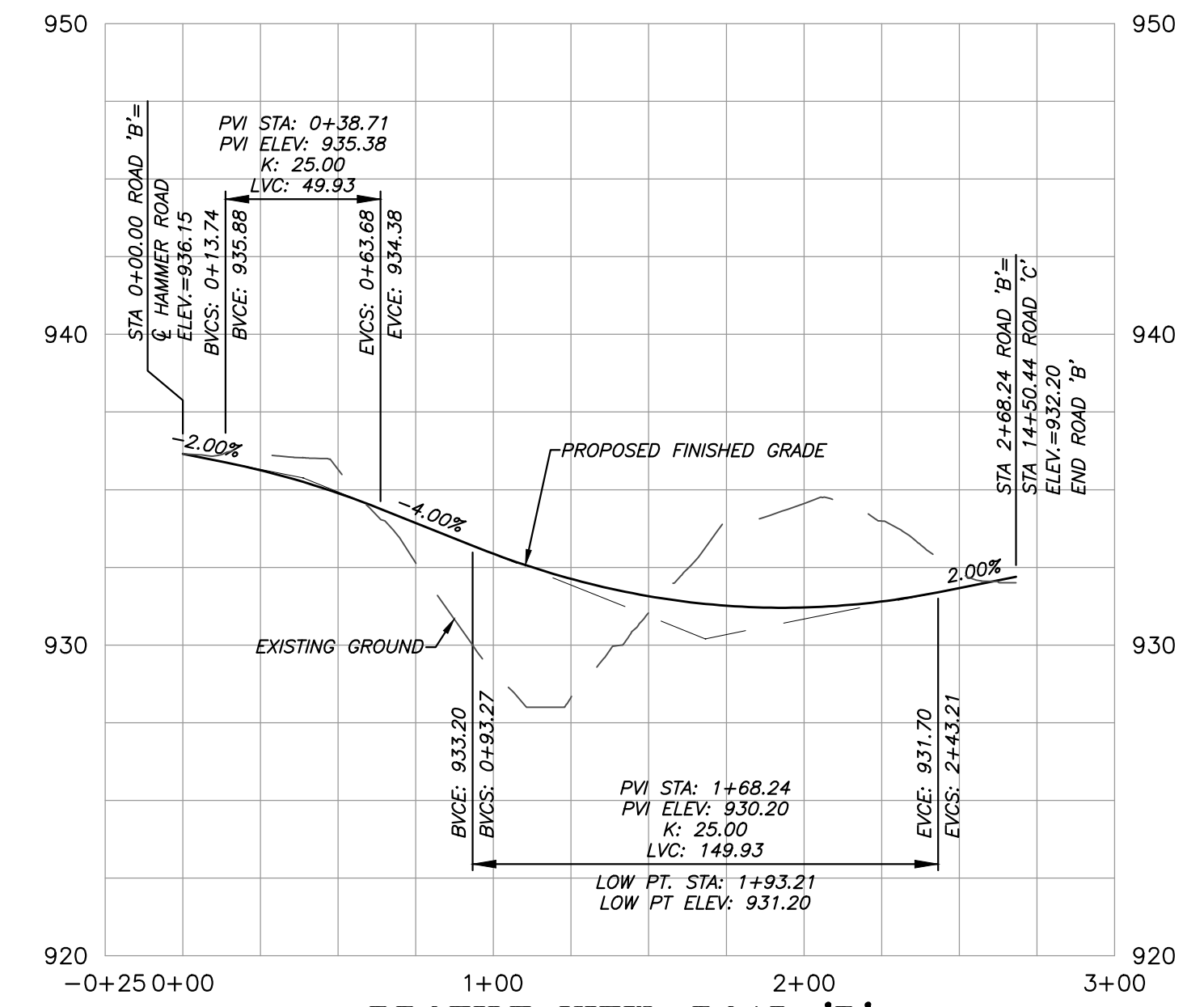




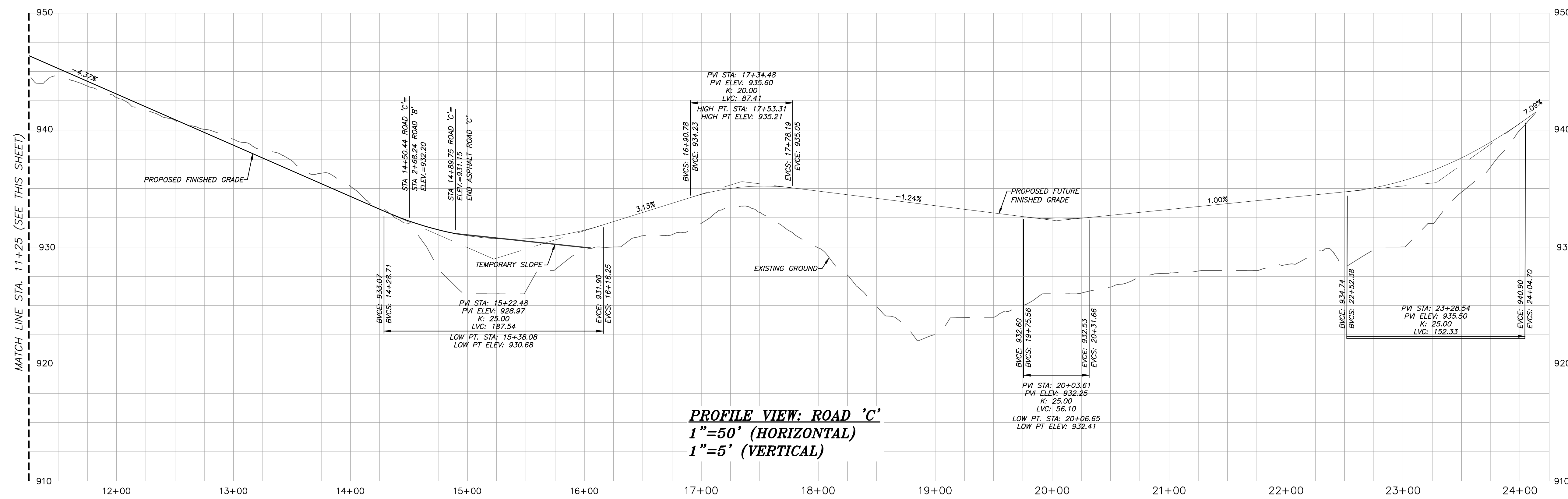
PROFILE VIEW: ROAD 'C'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



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



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



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

Revised: 4/24/2023

MPC FILE# 5-SB-23-C / 5-A-23-DP

SHEET C-4

ROAD PROFILES
BRAKEBILL ROAD SUBDIVISION
PHASE 2

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)

DEVELOPER: **MAVERICK DEVELOPMENT GROUP, LLC**
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030

DIST. NO. 58 KNOX CO., TN.
 CLT MAP 72 PARCELS 267 & 267.01
 SCALE: AS NOTED MARCH 27, 2023

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

DWN: CLM CHK: CAS DWG. NO. 2003005

REVISION	DATE	DESCRIPTION	BY
1	4/24/23	REVISED PER PLANNING AND EPW COMMENTS	CAS