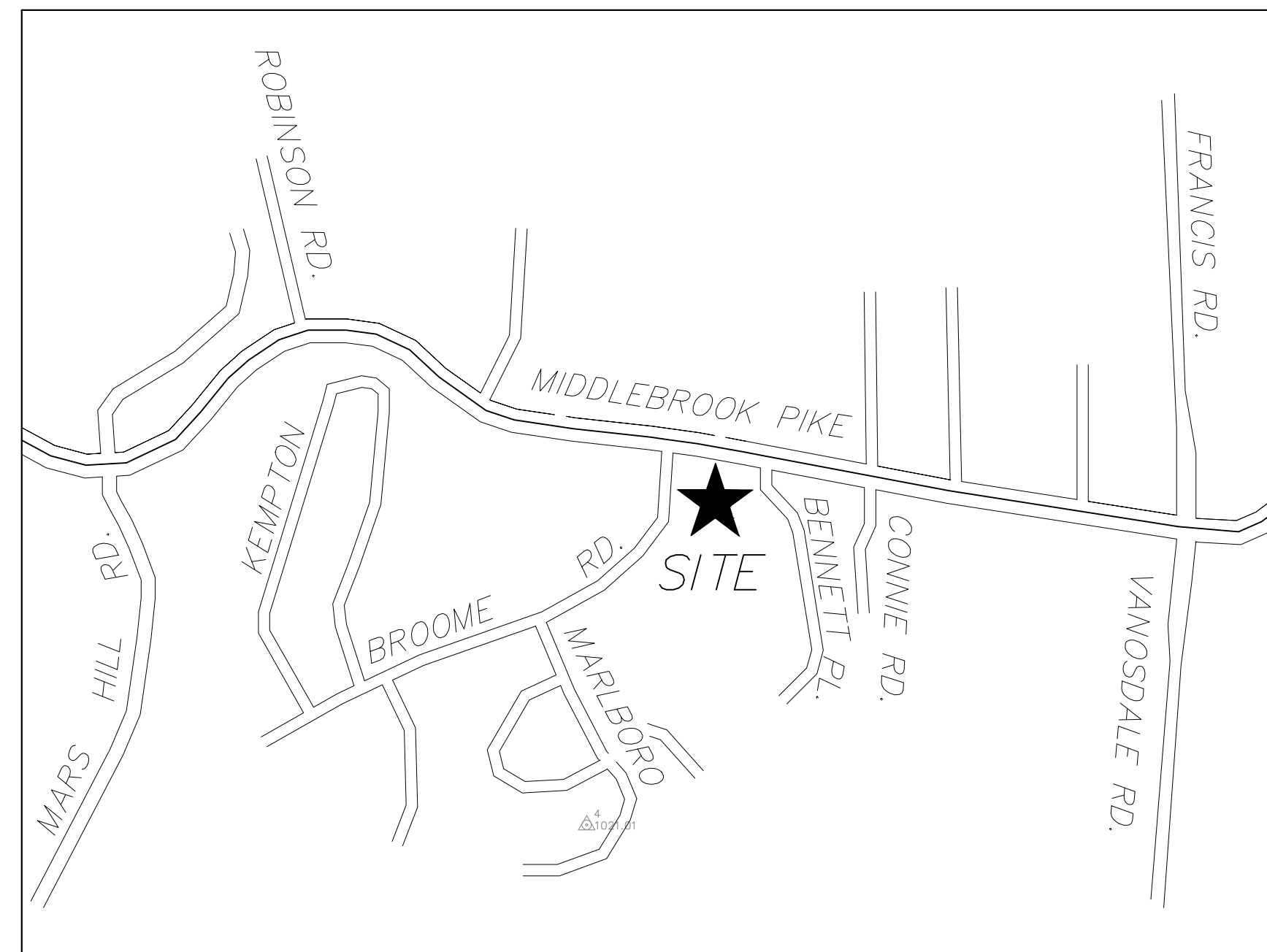


CONCEPT PLAN

U.E.I. PROJECT NO. 2407025

0 BROOME ROAD

SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TENNESSEE 37909
 PARCEL ID'S #1060A04002, #1060A041, #1060A042



LOCATION MAP — N.T.S.

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DRIVE
 KNOXVILLE, TN 37922

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
 10330 HARDIN VALLEY ROAD, SUITE 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 — CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
PRELIMINARY GRADING PLAN	C-2
ROAD 'A' PROFILE	C-3
TOWNHOME ELEVATIONS	A-1

Rev 09/13/2024

MPC FILE# 9-SB-24-C

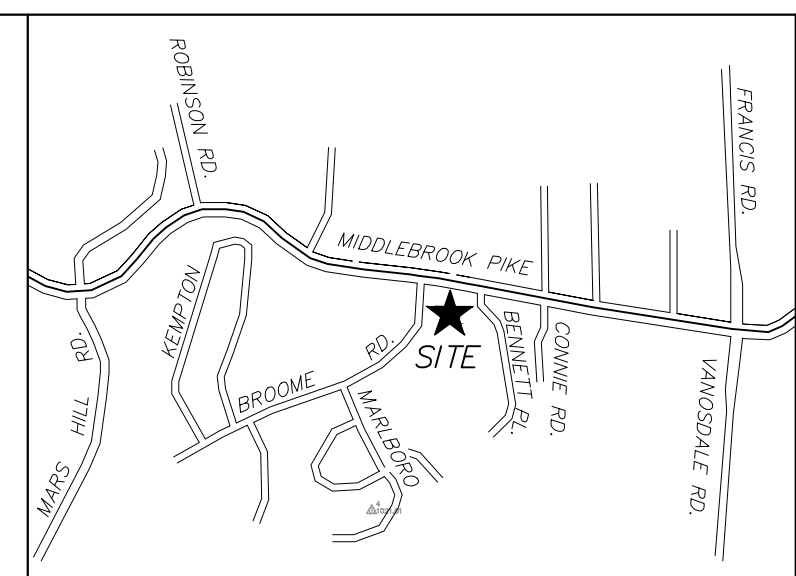
VARIANCE / ALTERNATIVE DESIGN STANDARD REQUESTS:

- 1) REDUCE THE REQUIRED BUFFER STRIP WIDTH FROM 25' TO 10' (APPLIES TO WOULD BE DOUBLE FRONTAGE LOTS).
- 2) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5%.
- 3) DECREASE THE REQUIRED INTERSECTION SPACING FROM 300' TO 185'.
- 4) DECREASE THE REQUIRED RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROAD)

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: 7/25/2024

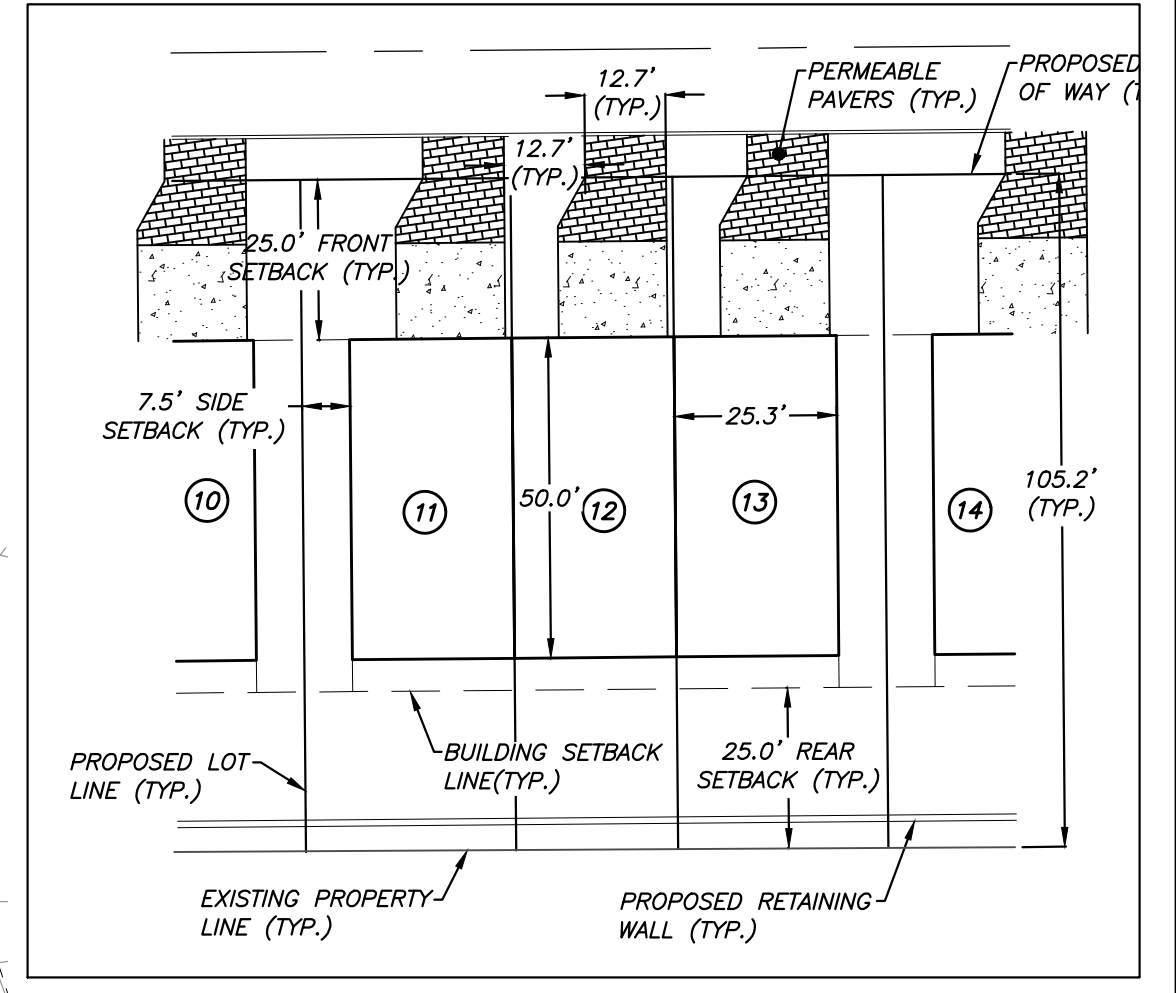
ISSUE NO.	DATE	DESCRIPTION
4	9/12/24	SUBMITTAL 4
3	8/22/24	SUBMITTAL 3
2	8/13/24	SUBMITTAL 2



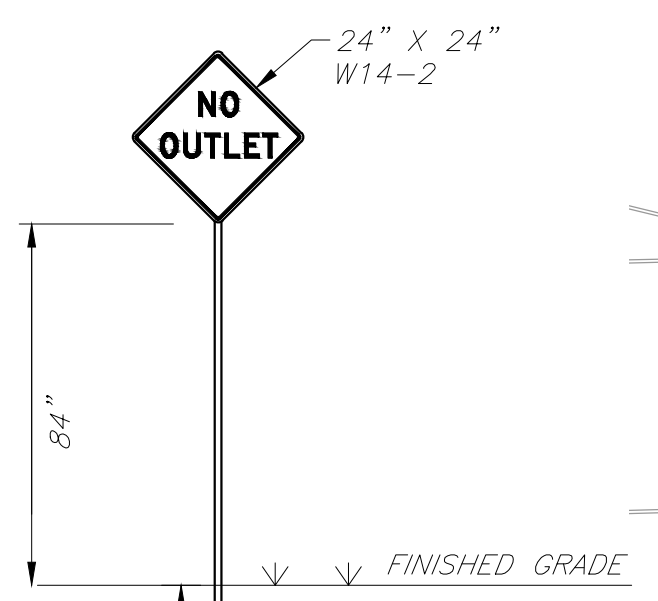
LOCATION MAP - N.T.S.

SITE PLAN NOTES:

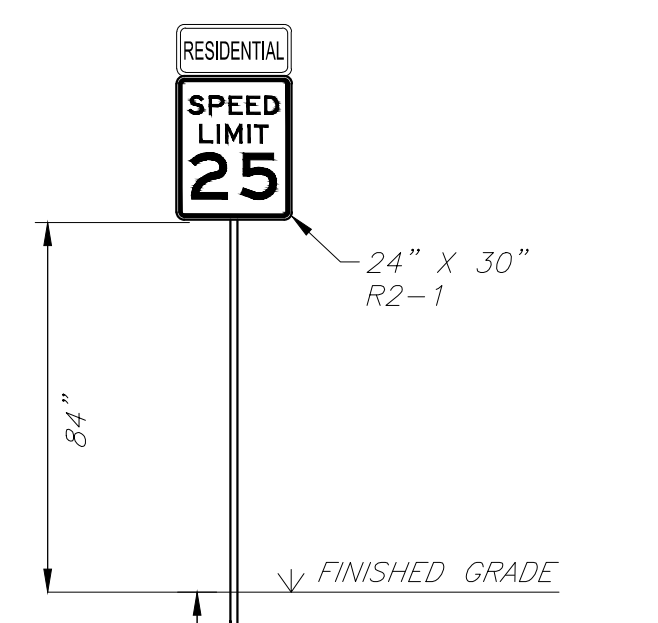
1. THE PARCEL IS ZONED RN-5. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT YARD: 25' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
2. THE LOCATIONS OF ALL UNDERGROUND 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. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
4. TOTAL AREA OF THE DEVELOPMENT IS 3.12-ACRES.
5. PROPOSED OPEN SPACE = 20,769 S.F. (15.3%)
6. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
7. ALL PROPOSED UNITS TO HAVE 2-CAR GARAGES.
8. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).
9. POPULATION DENSITY: 28 DWELLING UNITS / 3.12 AC = 9.0 UNITS / ACRE
10. SEE THIS SHEET FOR INTERNAL STREET TYPICAL SECTION.
11. AVAILABLE SIGHT DISTANCE MEETS OR EXCEEDS THE MINIMUM, AS REQUIRED BY AASHTO.



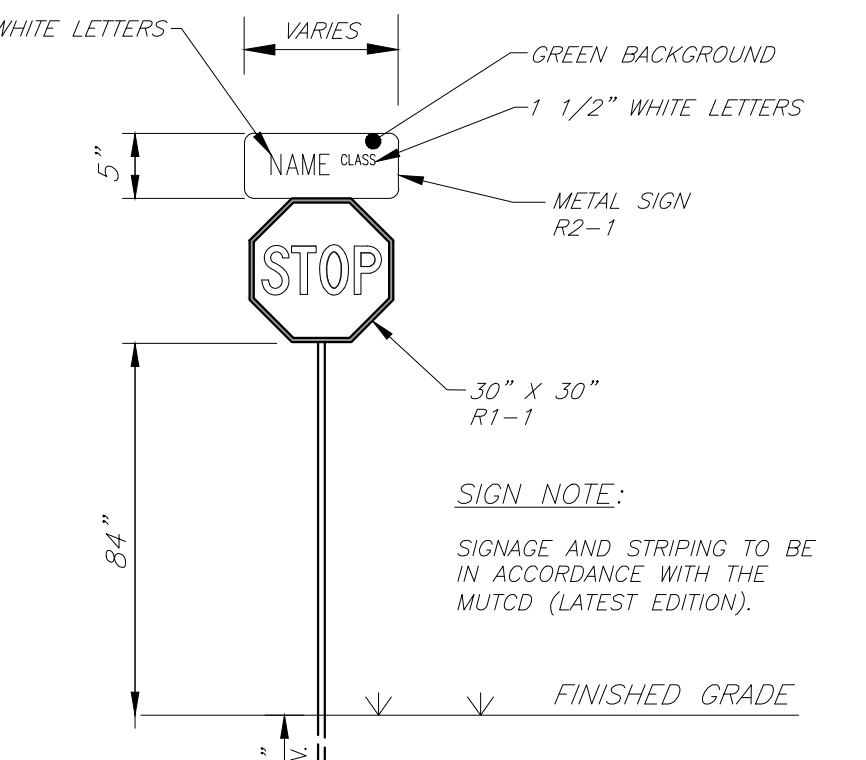
TYPICAL LOT DETAIL
SCALE: 1"=30'



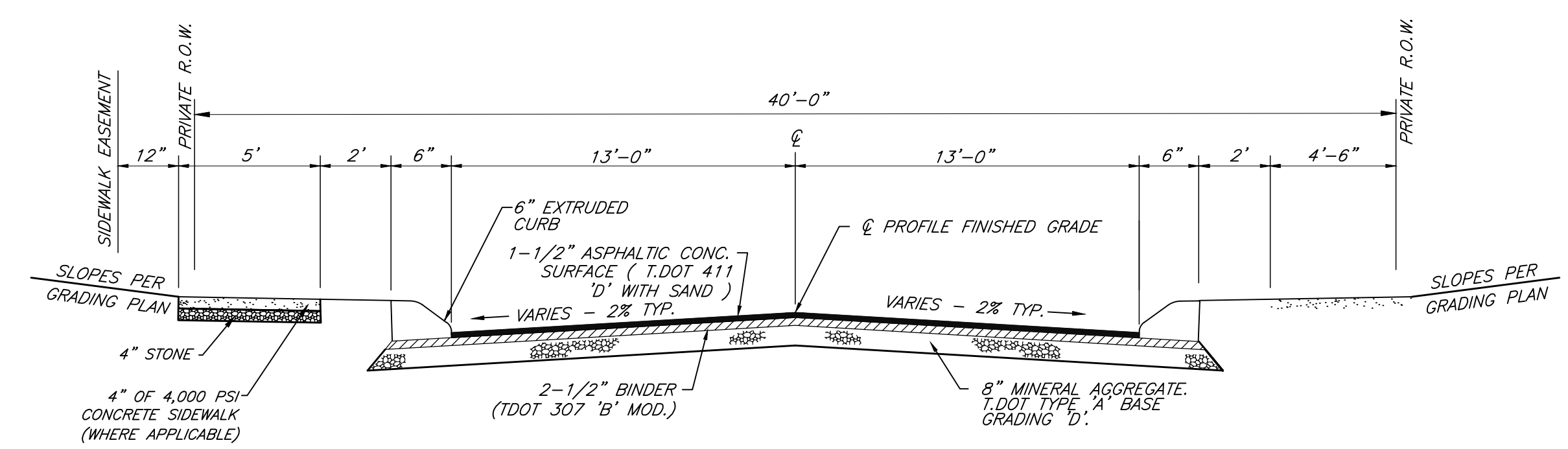
NO OUTLET SIGN DETAIL
N.T.S.



SPEED LIMIT SIGN DETAIL
N.T.S.



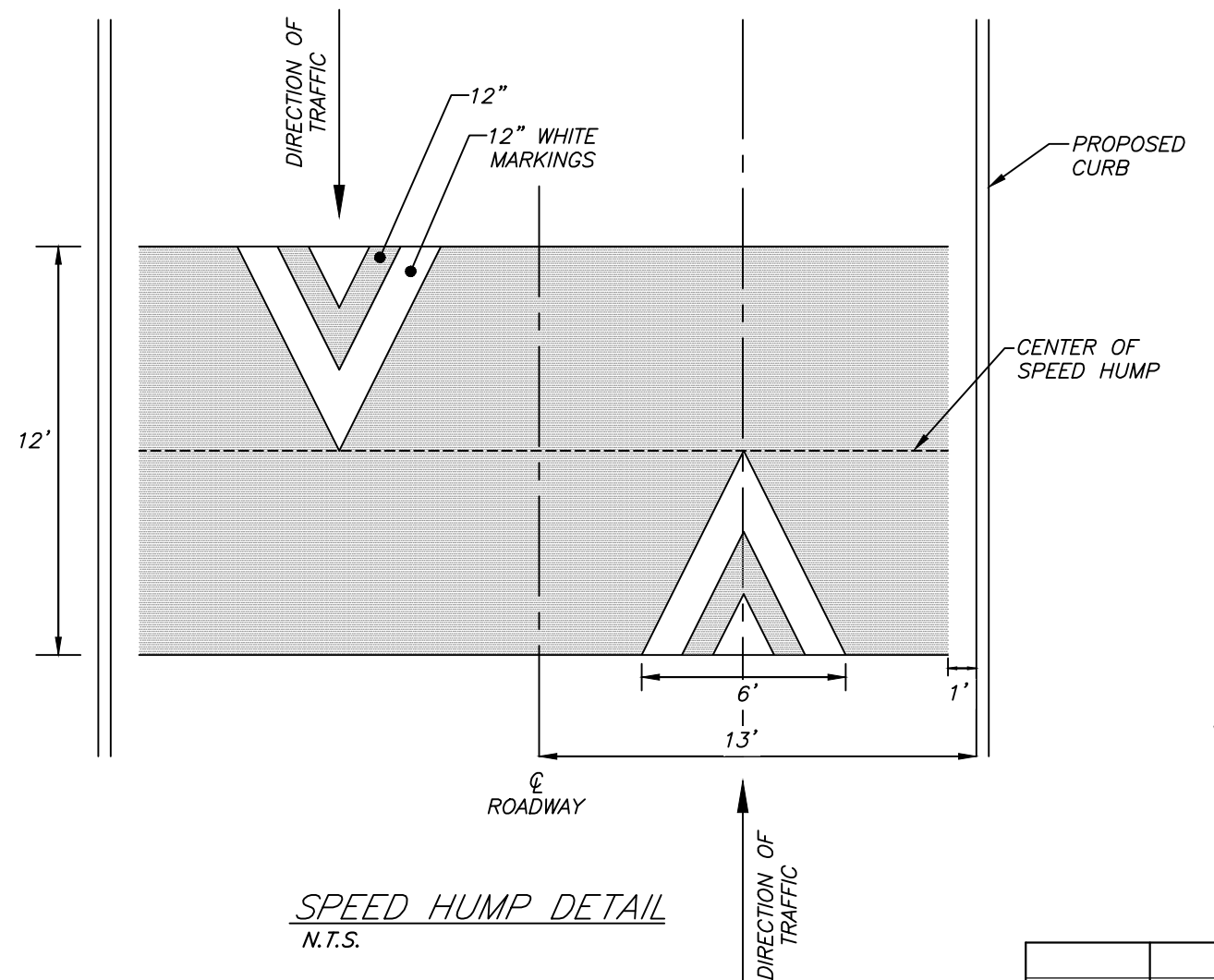
COMBINATION STOP SIGN /
STREET NAME SIGN DETAIL
N.T.S.



TYPICAL SECTION - LOCAL STREET
N.T.S.

SPEED HUMP NOTES:

- 1) SPEED HUMPS SHALL MEET THE REQUIREMENTS OF NACTO'S UPDATED GUIDELINES FOR THE DESIGN & APPLICATION OF SPEED HUMPS.
- 2) SLOPES SHALL NOT EXCEED 1:10 OR BE LESS STEEP THAN 1:25.
- 3) SIDE SLOPES ON TAPERS SHOULD BE NO GREATER THAN 1:6.
- 4) THE VERTICAL LIP SHOULD BE NO MORE THAN A QUARTER-INCH HIGH.
- 5) SPEED HUMP SHALL BE ACCOMPANIED BY A SIGN WARNING DRIVERS OF THE UPCOMING DEVICE (MUTCD W17-1).



SPEED HUMP DETAIL
N.T.S.

REFERENCE:
 PARCEL ID #1060A0402
 DEED INST. #202303010047545
 PLAT INST. #201910140025829
 PARCEL ID #1060A041
 DEED INST. #200408160014039
 PLAT INST. #201910140025829
 PARCEL ID #1060A042
 DEED INST. #200408160014039
 PLAT INST. #201910140025829

MPC FILE# 9-SB-24-C

SHEET C-1

**SITE PLAN
0 BROOME ROAD**

SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO., TN
 PARCEL ID'S #1060A04002, #1060A041, #1060A042
 WARD NO. 46 CITY BLOCK NO. 46500
 SCALE: 1"=30' JULY 25, 2024

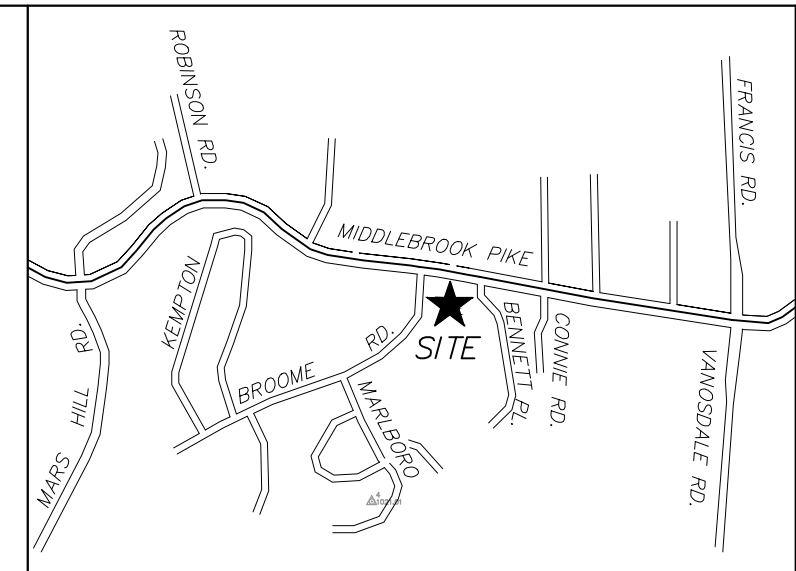
DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DRIVE
 KNOXVILLE, TENNESSEE 37922

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

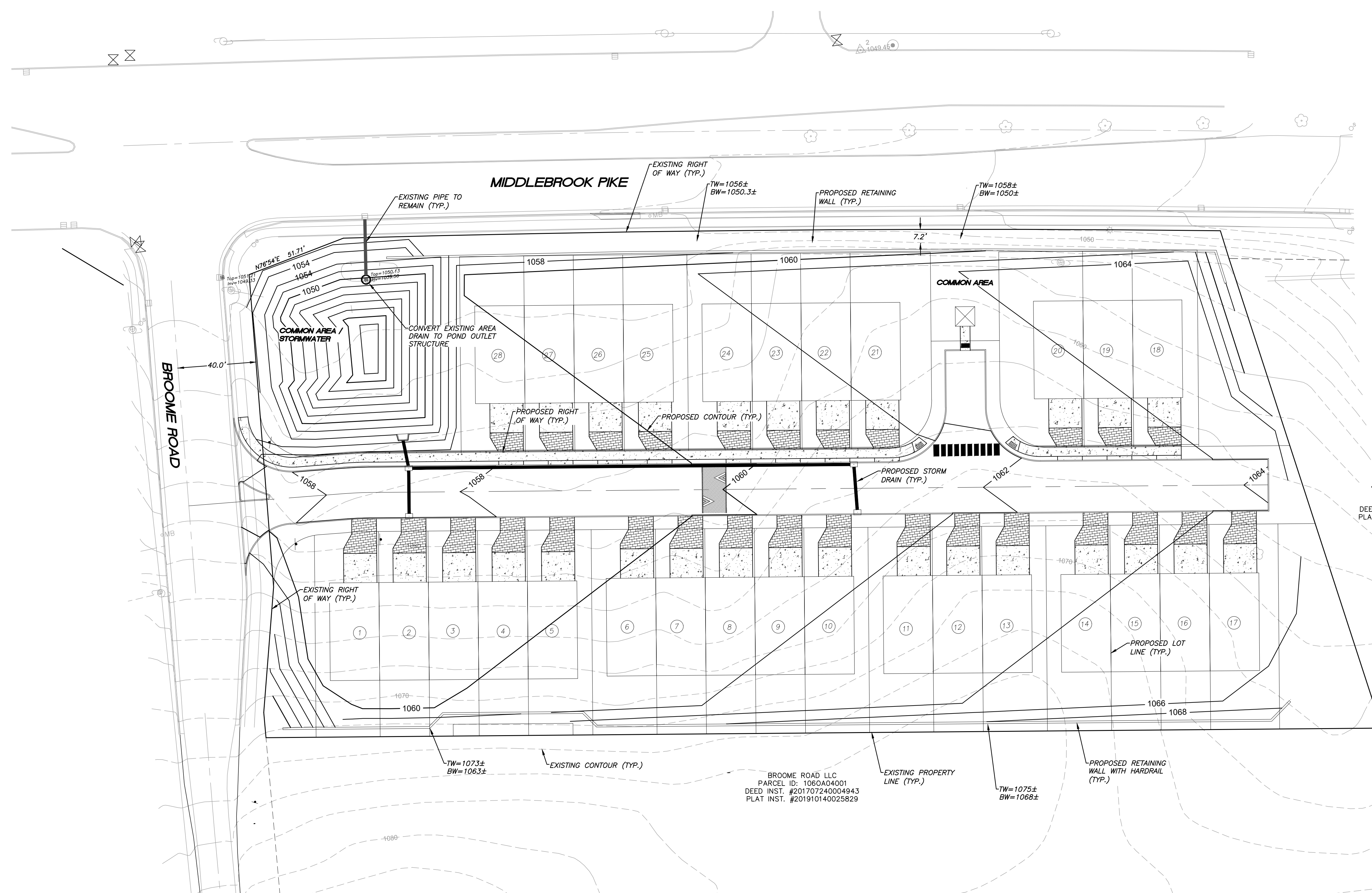
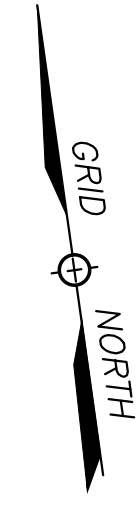
REVISION	DATE	DESCRIPTION	BY
2	9/12/24	SUBMITTAL 4	CAS
1	8/13/24	SUBMITTAL 2	CAS

DWN: CLM CHK: CAS DWG. NO. 2407025





LOCATION MAP - N.T.S.



GENERAL NOTES:

1. 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 COMPLYING 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.
2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.

JOSE MARCH-LEUBA &
EMILIA E RICO-MUNOZ
PARCEL ID: 10600001
DEED INST. #20001219041213
PLAT INST. #19890820044560

BROOME ROAD LLC
PARCEL ID: 1060A04001
DEED INST. #201707240004943
PLAT INST. #201910140025829

MPC FILE# 9-SB-24-C

SHEET C-2

**PRELIMINARY GRADING PLAN
0 BROOME ROAD**

SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO., TN
PARCEL ID'S #1060A04002, #1060A041, #1060A042
WARD NO. 46 CITY BLOCK NO. 46500
SCALE: 1"=30' JULY 25, 2024

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DRIVE
KNOXVILLE, TENNESSEE 37922

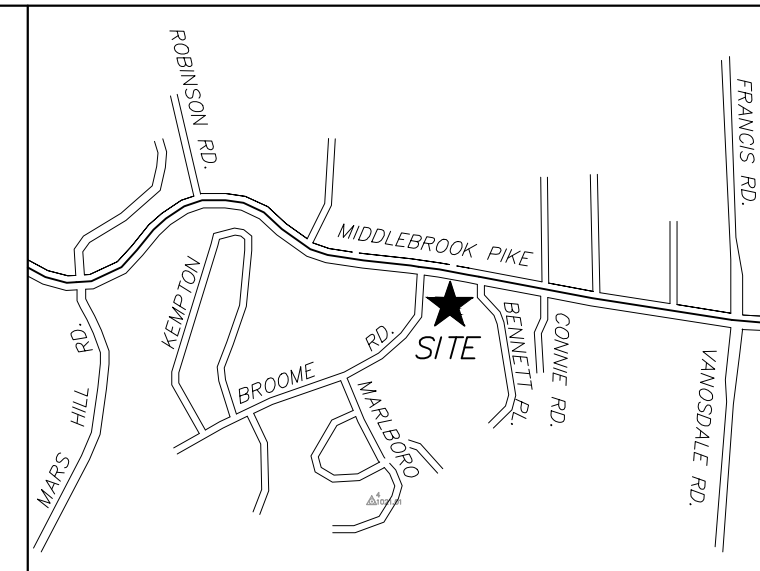
REFERENCE:
PARCEL ID #1060A04002
DEED INST. #202303010047545
PLAT INST. #201910140025829
PARCEL ID #1060A041
DEED INST. #200408180014039
PLAT INST. #201910140025829
PARCEL ID #1060A042
DEED INST. #200408180014039
PLAT INST. #201910140025829

REVISION	DATE	DESCRIPTION	BY
2	9/12/24	SUBMITTAL 3	CAS
1	8/13/24	SUBMITTAL 2	CAS

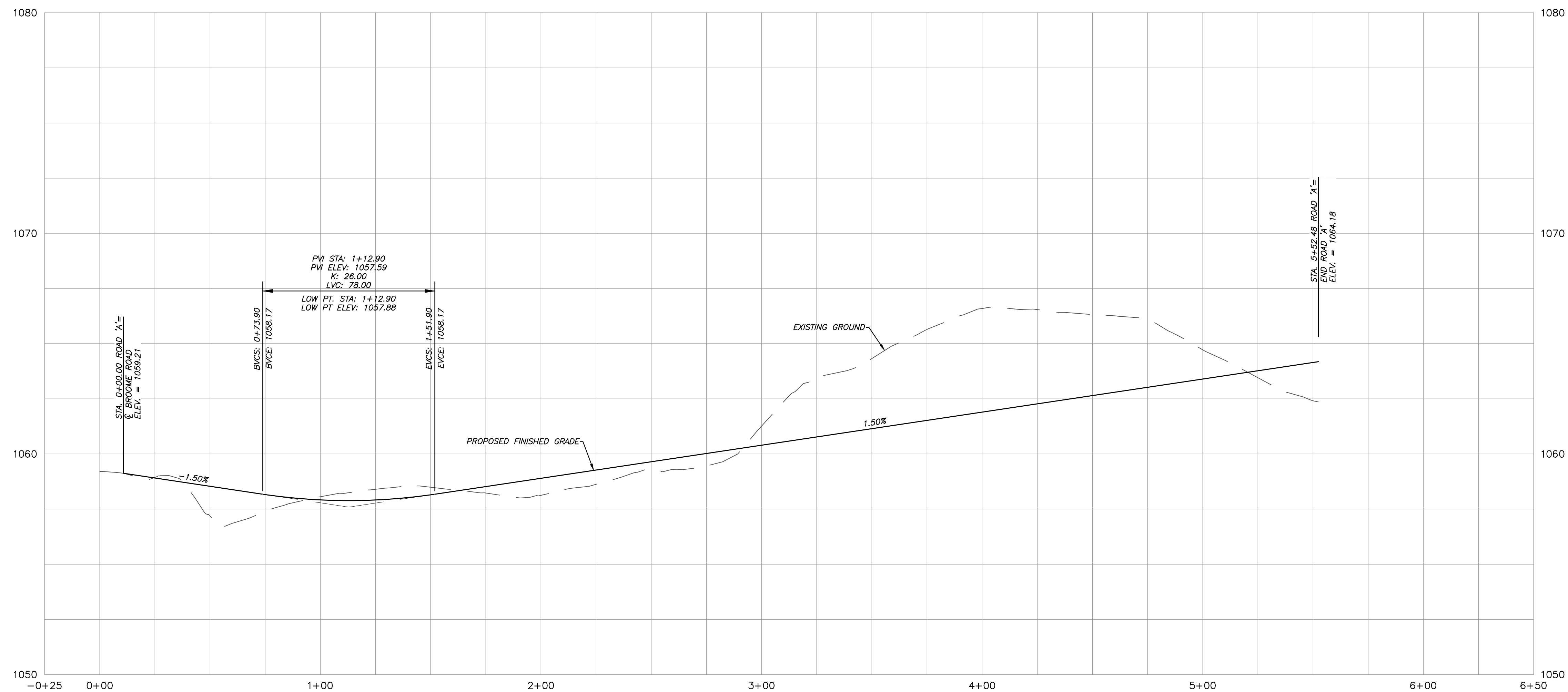
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2407025





LOCATION MAP - N.T.S.



PROFILE-ROAD 'A'
 1"=30' (HORIZONTAL)
 1"=3' (VERTICAL)

REFERENCE:
 PARCEL ID #1060A04002
 DEED INST. #202303010047545
 PLAT INST. #201910140025829
 PARCEL ID #1060A041
 DEED INST. #200408160014039
 PLAT INST. #201910140025829
 PARCEL ID #1060A042
 DEED INST. #200408160014039
 PLAT INST. #201910140025829

MPC FILE# 9-SB-24-C

SHEET C-3

ROAD 'A' PROFILE
0 BROOME ROAD

SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909

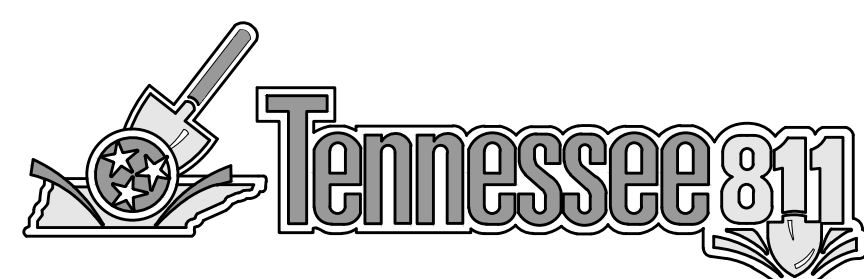
CITY OF KNOXVILLE KNOX CO., TN
 PARCEL ID'S #1060A04002, #1060A041, #1060A042
 WARD NO. 46 CITY BLOCK NO. 46500
 SCALE: AS NOTED JULY 25, 2024

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DRIVE
 KNOXVILLE, TENNESSEE 37922

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

REVISION	DATE	DESCRIPTION	BY
2	9/12/24	SUBMITTAL 4	CAS
1	8/13/24	SUBMITTAL 2	CAS

DWN: CLM CHK: CAS DWG. NO. 2407025



Broome Road S/D (9-SB-24-C)

Lot Number	Lot Area (S.F.)	Impervious Area (S.F.)	% Impervious	% Building Coverage
1	3429	1522	44.4	36.9
2	2660	1522	57.2	47.6
3	2660	1522	57.2	47.6
4	2660	1522	57.2	47.6
5	3448	1522	44.1	36.7
6	3448	1522	44.1	36.7
7	2660	1522	57.2	47.6
8	2660	1522	57.2	47.6
9	2660	1522	57.2	47.6
10	3448	1522	44.1	36.7
11	3448	1522	44.1	36.7
12	2660	1522	57.2	47.6
13	3448	1522	44.1	36.7
14	3448	1522	44.1	36.7
15	2660	1522	57.2	47.6
16	2660	1522	57.2	47.6
17	3710	1522	41.0	34.1
18	3350	1522	45.4	37.8
19	2545	1522	59.8	49.8
20	4173	1522	36.5	30.4
21	2995	1522	50.8	42.3
22	2546	1522	59.8	49.8
23	2546	1522	59.8	49.8
24	3300	1522	46.1	38.4
25	3300	1522	46.1	38.4
26	2546	1522	59.8	49.8
27	2545	1522	59.8	49.8
28	3294	1522	46.2	38.5