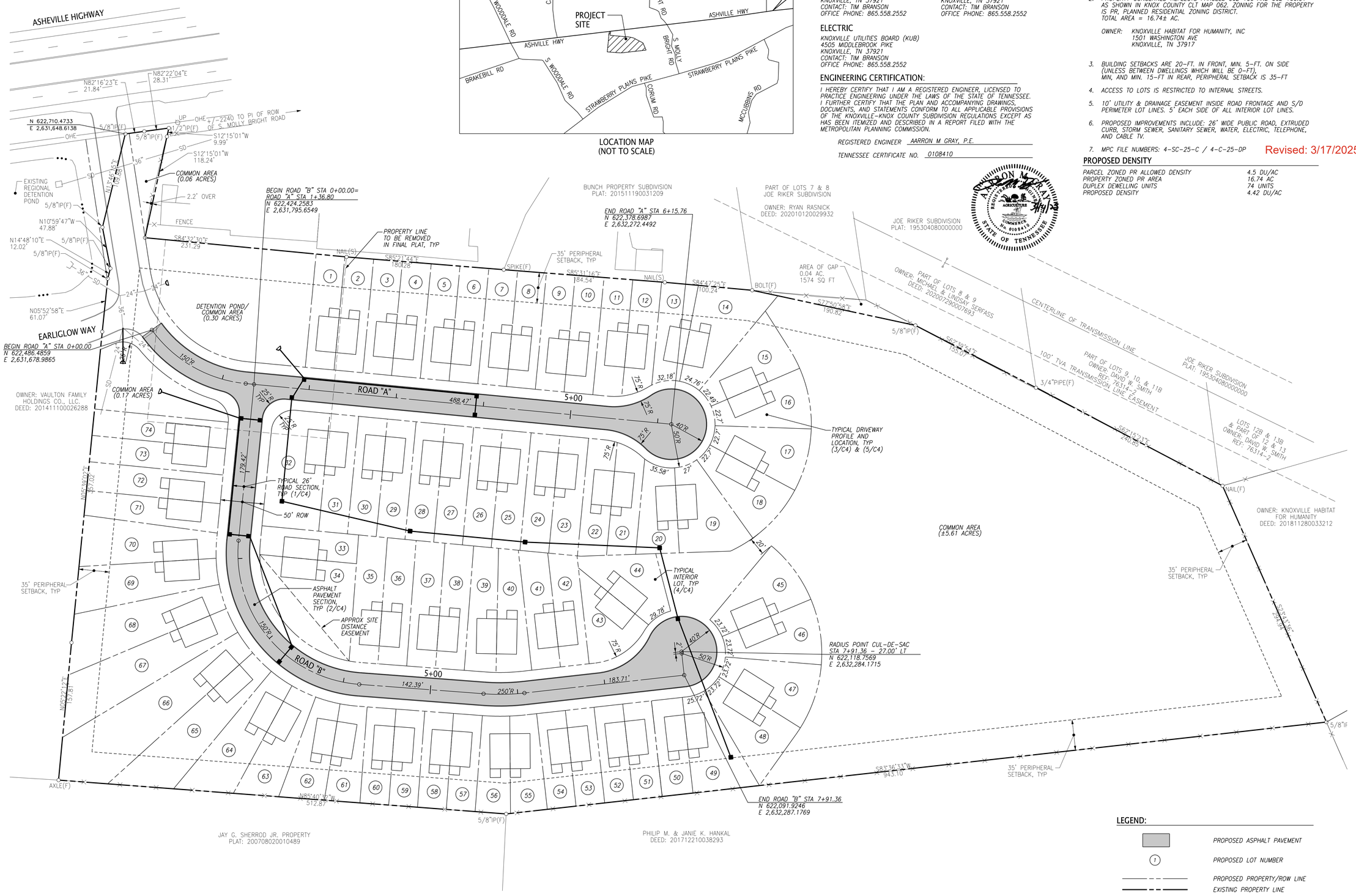

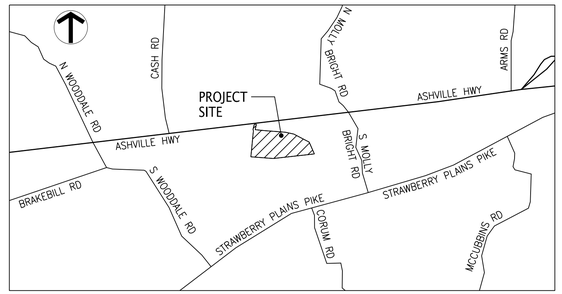

LOCATION MAP
(NOT TO SCALE)

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

KNOXVILLE UTILITIES BOARD (KUB)
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 TEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER AARRON M GRAY, P.E.

TENNESSEE CERTIFICATE NO. 0108410

AARRON M. GRAY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 0108410 — STATE OF TENNESSEE — 3/19/2025

NOTES:

1. *THE BOUNDARY DATA WAS TAKEN BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC DATED JANUARY 12, 2021.*
2. *PROPERTY CONCERNED REFLECTS PARCELS 062 166 AND 062 166.01 AS SHOWN IN KNOX COUNTY CLT MAP 062. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONING DISTRICT. TOTAL AREA = 16.74± AC.*

   OWNER: KNOXVILLE HABITAT FOR HUMANITY, INC
   1501 WASHINGTON AVE
   KNOXVILLE, TN 37917
3. *BUILDING SETBACKS ARE 20–FT. IN FRONT, MIN. 5–FT. ON SIDE (UNLESS BETWEEN DWELLINGS WHICH WILL BE 0–FT), MIN, AND MIN. 15–FT IN REAR, PERIPHERAL SETBACK IS 35–FT*
4. *ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.*
5. *10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.*
6. *PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.*
7. *MPC FILE NUMBERS: 4–SC–25–C / 4–C–25–DP* Revised: 3/17/2025

PROPOSED DENSITY

PARCEL ZONED PR ALLOWED DENSITY	*4.5 DU/AC*
PROPERTY ZONED PR AREA	*16.74 AC*
DUPLEX DEWELLING UNITS	*74 UNITS*
PROPOSED DENSITY	*4.42 DU/AC*

LEGEND:

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

0 50 100
SCALE: FEET

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KNOXVILLE HABITAT FOR HUMANITY, INC

1501 WASHINGTON AVE
KNOXVILLE, TN 37917

BILL TERRY
BTERRY@KHFH.COM
865.523.3539

NO.	DATE	REVISION	BY
D	03/17/25	REVISED PER MPC COMMENTS	PRA
C	02/14/25	REVISED LOT LAYOUT	PRA
B	09/15/23	REVISED PER MPC COMMENTS	PRA

CONCEPT PLAN OF ASHEVILLE HIGHWAY SUBDIVISION (PARCELS 062 166, 16601) 0 TRIBUTE LN KNOXVILLE, TN 37924

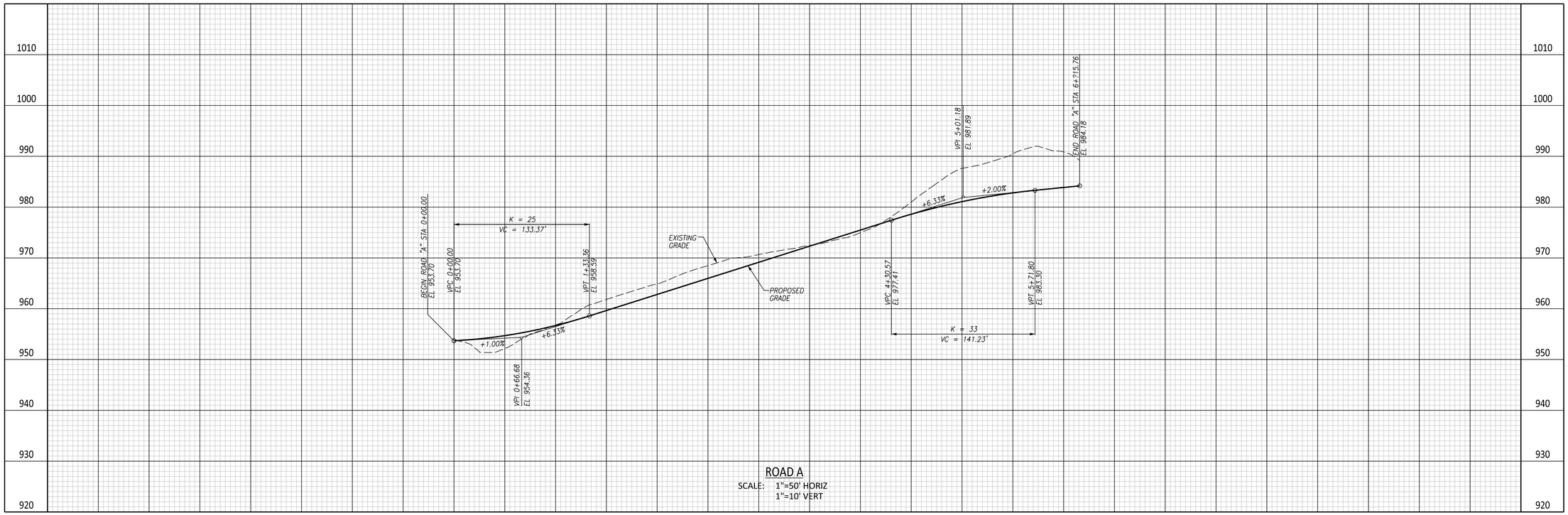
CONCEPT PLAN
PLANNING FILE NUMBERS: 4-SC-25-C / 4-C-25-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO:	620.002
DATE:	08/18/2023

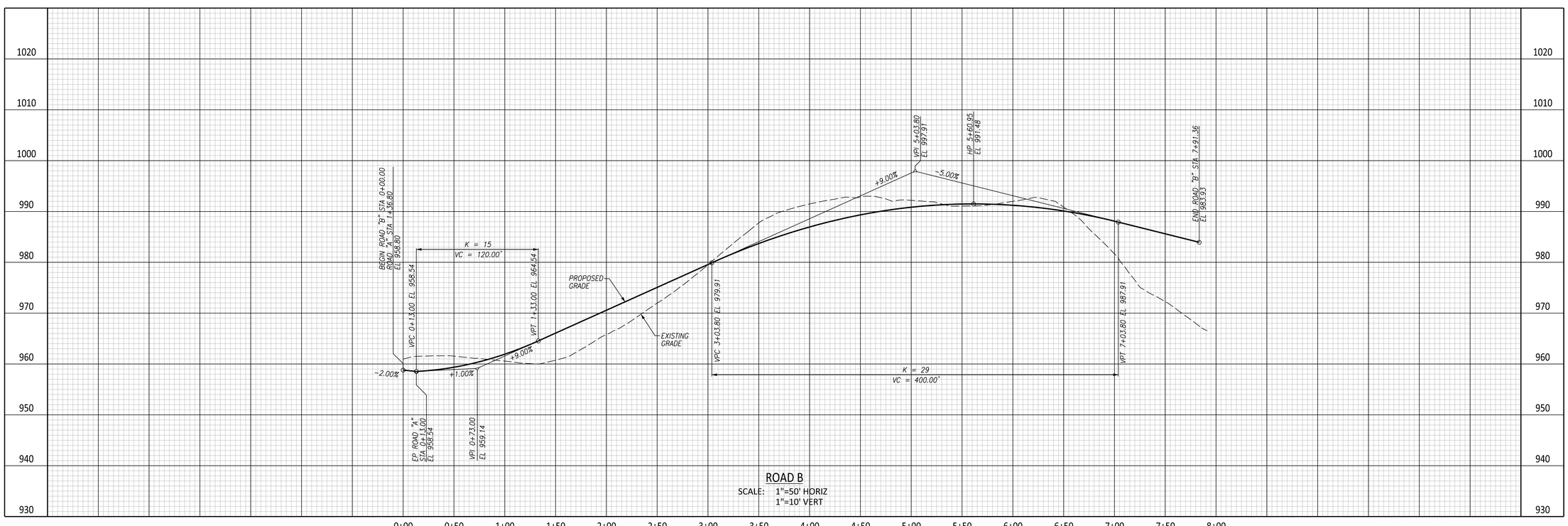
C1

File Name: C:\Users\Perry\DC\ACCDocs\Ardurra, Inc\620-002\Project Files\03-Dwgs\620002cp001.dgn
Plot Date: 3/17/2025



ROAD A

SCALE: 1"=50' HORIZ
1"=10' VERT



ROAD B

SCALE: 1"=50' HORIZ
1"=10' VERT

Revised: 3/17/2025

File Name: C:\Users\Rperry\ACC\ACCDocs\Ardurra, Inc\620-002\Project Files\03-Prod\03-Dwgs\620002cp003.dgn
Plot Date: 3/17/2025

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BILL TERRY
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865.523.3539

NO.	DATE	REVISION	BY
B	03/17/25	REVISED PER MPC COMMENTS	

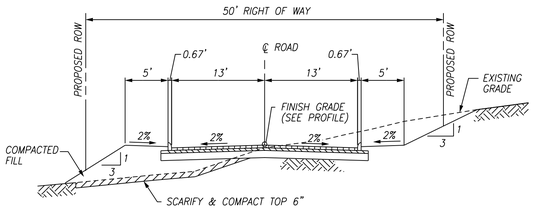
CONCEPT PLAN OF ASHEVILLE HIGHWAY SUBDIVISION (PARCELS 062 166, 16601) 0 TRIBUTE LN KNOXVILLE, TN 37924

CONCEPT ROAD PROFILES
PLANNING FILE NUMBERS: 4-SC-25-C / 4-C-25-DP

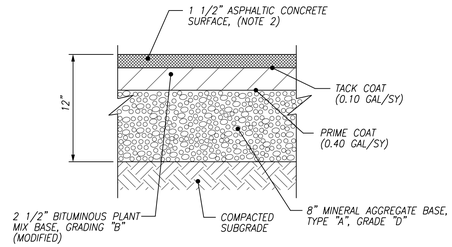
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO:	620.002
DATE:	08/18/2023

C3



1 / C4 TYPICAL 26' ROAD SECTION
NTS

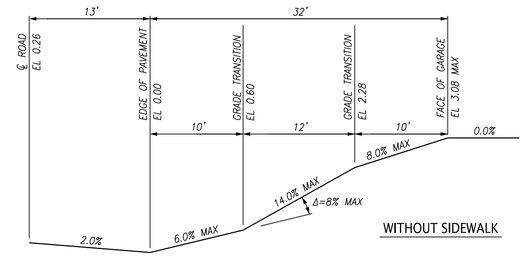


NOTES:

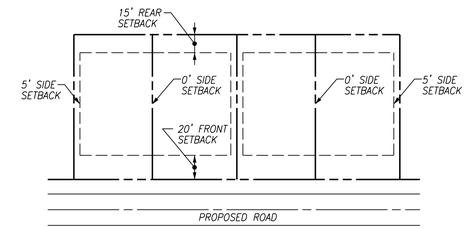
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

2. 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.

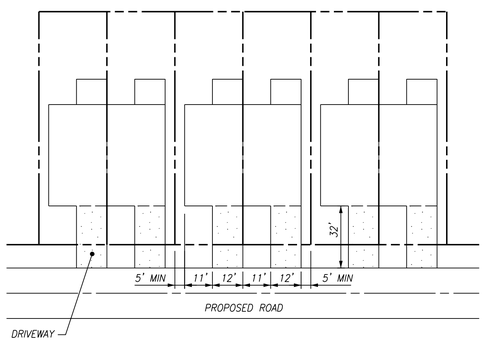
2 / C4 ASPHALT PAVEMENT SECTION
NTS



3 / C4 TYPICAL DRIVEWAY PROFILE
NTS



4 / C4 TYPICAL INTERIOR LOT
NTS



5 / C4 TYPICAL DRIVEWAY LOCATION
NTS

Revised: 3/17/2025

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NO.	DATE	REVISION	BY
C	03/17/25	REVISED PER MPC COMMENTS	PRA
B	09/15/23	REVISED PER MPC COMMENTS	

CONCEPT PLAN OF ASHEVILLE HIGHWAY SUBDIVISION (PARCELS 062 166, 166601) 0 TRIBUTE LN KNOXVILLE, TN 37924

CONCEPT DETAILS
PLANNING FILE NUMBERS: 4-SC-25-C / 4-C-25-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO:	620.002
DATE:	08/18/2023

C4

File Name: C:\Users\Rperry\GC\ACCDocs\Ardurra, Inc\620-002\Project Files\03-Pres\03-Dwgs\620002cp004.dgn
Plot Date: 3/17/2025