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MIDDLEBROOK MULTI-FAMILY

USE ON REVIEW SET

ARCHITECT

DKLEVY

PLLC

3523 Maloney Rd., Knoxville, TN 37920
Phone: 865.474.9264
Email: dlevy@dklevy.com
Contact: Daniel Levy, AIA

CIVIL

WILL ROBINSON & ASSOCIATES

1248 North Shorewood Ln.
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Contact: Will Robinson

LANDSCAPE ARCHITECT

ROSS/FOWLER

5103 Kingston Pike, Knoxville, TN 37919,
Suite 105
Phone: 865.637.1100
Email: pbrown@rossfowler.com
Contact: Patrick Brown

SHEET LIST	
SHEET NUMBER	SHEET NAME
G000	COVER
PL01	CONCEPT LAYOUT PLAN DRAWING
PL02	CONCEPT GRADING PLAN DRAWING
L100	OVERALL PLANTING PLAN
L101	PLANTING PLAN
L102	PLANTING PLAN
L103	PLANTING PLAN
L104	PLANTING DETAILS
A040	ARCHITECTURAL SITE PLAN & DUMPSTER ENCLOSURE DETAILS
A101	CONCEPT FLOOR PLANS
A102	CONCEPT ELEVATIONS BUILDING - A
A103	CONCEPT ELEVATIONS BUILDING - B
A104	CONCEPT ELEVATIONS BUILDING - C
A105	CONCEPT GARAGE
A106	CONCEPT CARWASH

PROJECT CONCEPT:

THE PROJECT CONSISTS OF 2 THREE STORY WALKUP MULTI FAMILY HOUSING BUILDINGS AND 2 THREE-FOUR SPLIT WALKUP MULTI FAMILY HOUSING BUILDINGS. THERE IS ALSO A CLUB HOUSE, GARAGE AND CARWASH BUILDING.

OCCUPANCY TYPES:

BUILDING A: GROUP R-2 (RESIDENTIAL)

BUILDING C: GROUP R-2 (RESIDENTIAL)

CLUB HOUSE: GROUP A-3 (ASSEMBLY)

PROPOSED SITE CONCEPT

MULTI-FAMILY 128 UNITS
APPROX. 11.7 UNITS/ACRE
APPROX. 11.00 ACRES
20 - 1 BR'S 30 SPACES REQ
12 - 1 BR'S 12 SPACES REQ
62 - 2 BR'S 93 SPACES REQ
34 - 3 BR'S 51 SPACES REQ

PARKING REQ 186 SPACES

PARKING 188 + 15 GARAGE
SPACES
1.58 SPACES PROVIDED PER
UNIT

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

9502 MIDDLEBROOK - MF

BUNCH DEV.

Sheet Information

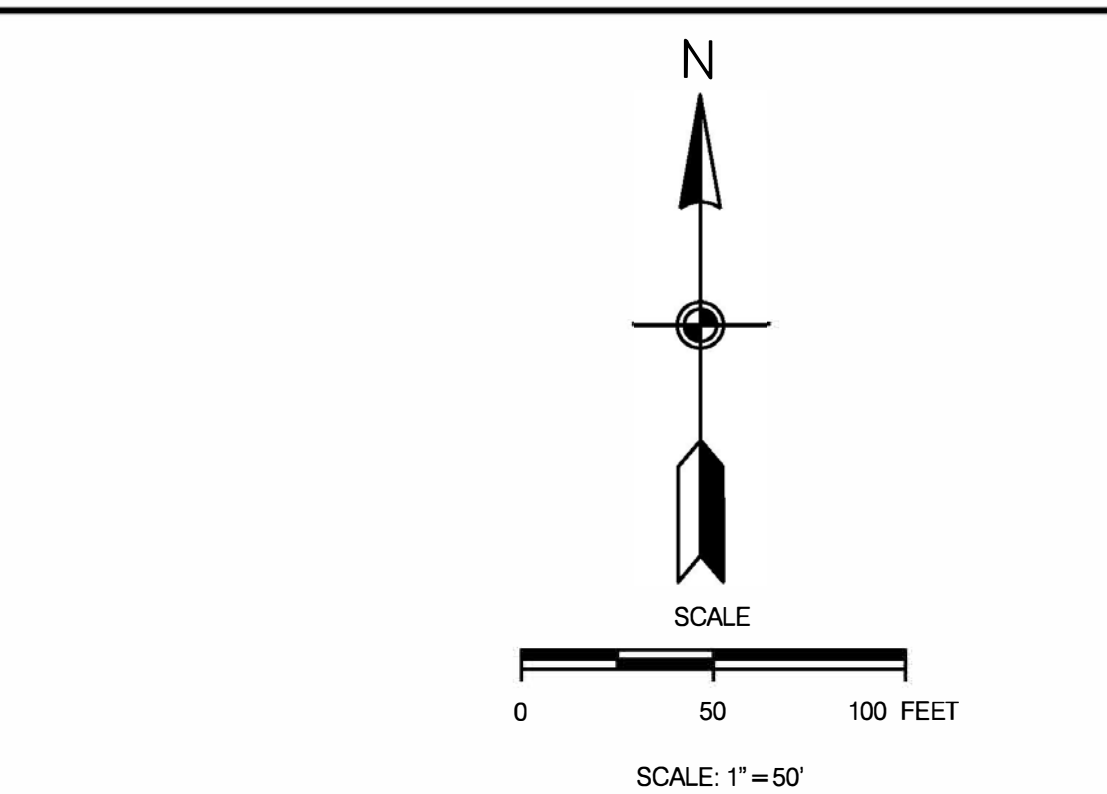
Revisions

No.	Description	Date

Issue Date 05/31/23

COVER

G000



EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
NA		SURFACE FLOW
NA		SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

PROJECT DATA

USE: MULTIFAMILY RESIDENTIAL

TOTAL SF: 170,211 SF

ZONING: PR <12 DUAC

PARCELS: 104 21301 AND 105 047

UNIT MIX:

1BR — 32

2BR — 62

3BR — 34

TOTAL UNITS — 128

PARKING SUMMARY:

PARKING REQUIRED: 186 SPACES

PARKING PROVIDED: 188 SPACES + 15 GARAGE

CALCULATION (COUNT):

15 SPACE FOR FIRST 20 UNITS + 1.5 SPACES PER 3 BR +

1 SPACE FOR 2 BR

(1.5 X 20) + (1.5 X 96) + (1 X 12) = 186 SPACES

SETBACKS:

FRONT: 15'

SIDE: 15'

REAR: 35'

PERIPHERAL: 35'

PARCEL AREA: ~ 11 AC

IMPERVIOUS AREA: 4.63 AC

FLOOR AREA RATIO: 35.5 %

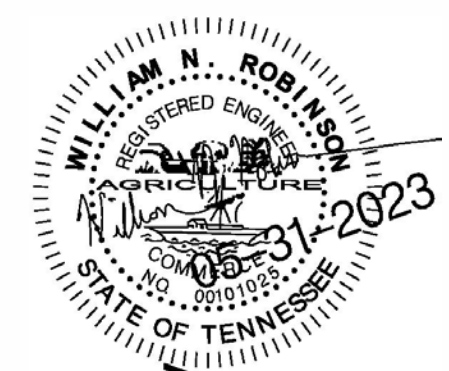
IMPERVIOUS AREA RATIO: 42.0 %

GROSS AREA COVERAGE: 15.1 %

HILLSIDE PROTECTION PROVIDED: 110,671 SF (2.54 ACRE)



**WILL ROBINSON
& ASSOCIATES**



A Site Plan for:

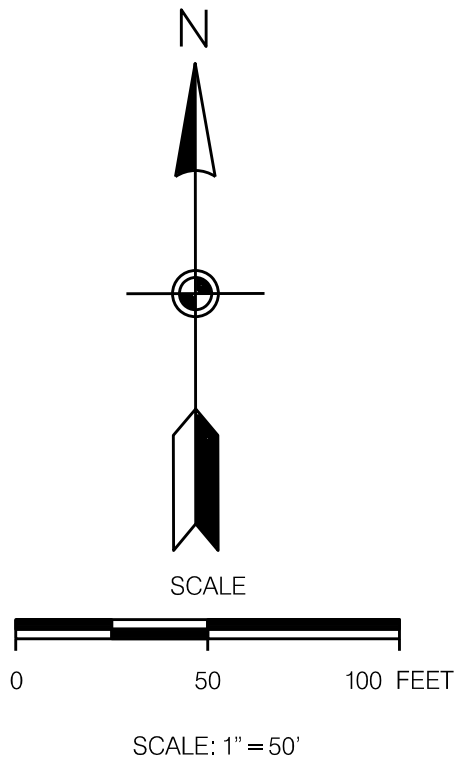
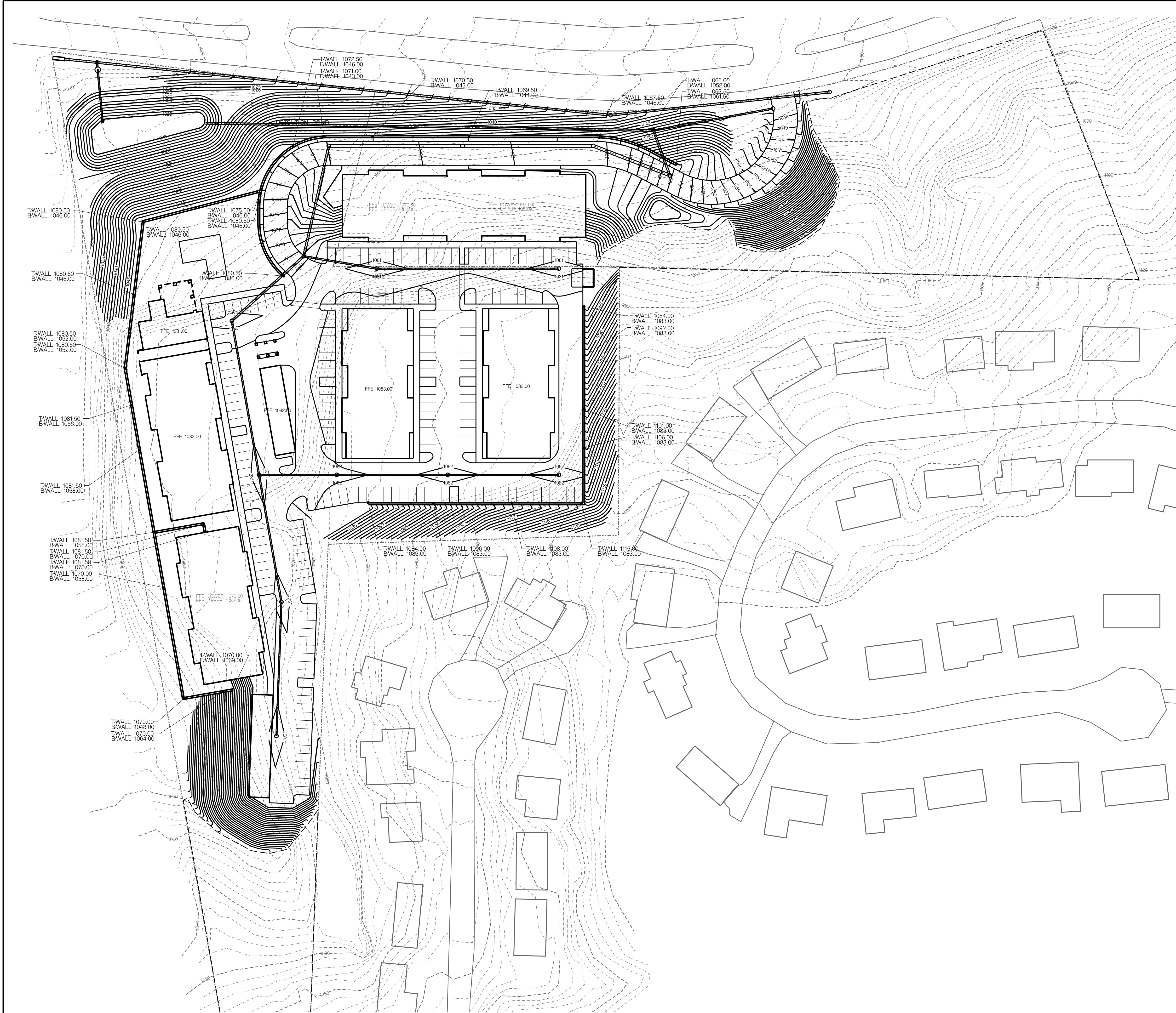
Middlebrook Multi Family

9502 Middlebrook Pike
Knox County, Tennessee

REVISIONS:	
DRAWN:	WNR
CHECKED:	WNR
DATE:	05-31-2023
FILE NAME:	
PROJECT NO:	

PL01

CONCEPT LAYOUT PLAN
DRAWING

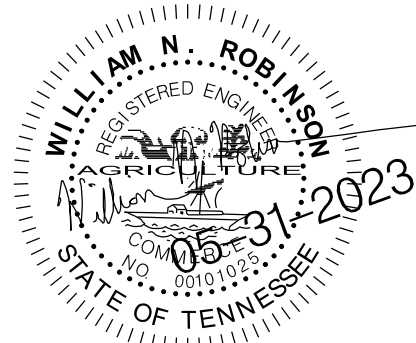


LEGEND:		
EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
NA		SURFACE FLOW
NA		SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

WILL ROBINSON
& ASSOCIATES

1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200

wrassociates@bellsouth.net



A Site Plan for:
Middlebrook Multi Family

9502 Middlebrook Pike
Knox County, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 05-31-2023
FILE NAME:
PROJECT NO:

PL02
CONCEPT GRADING PLAN
DRAWING



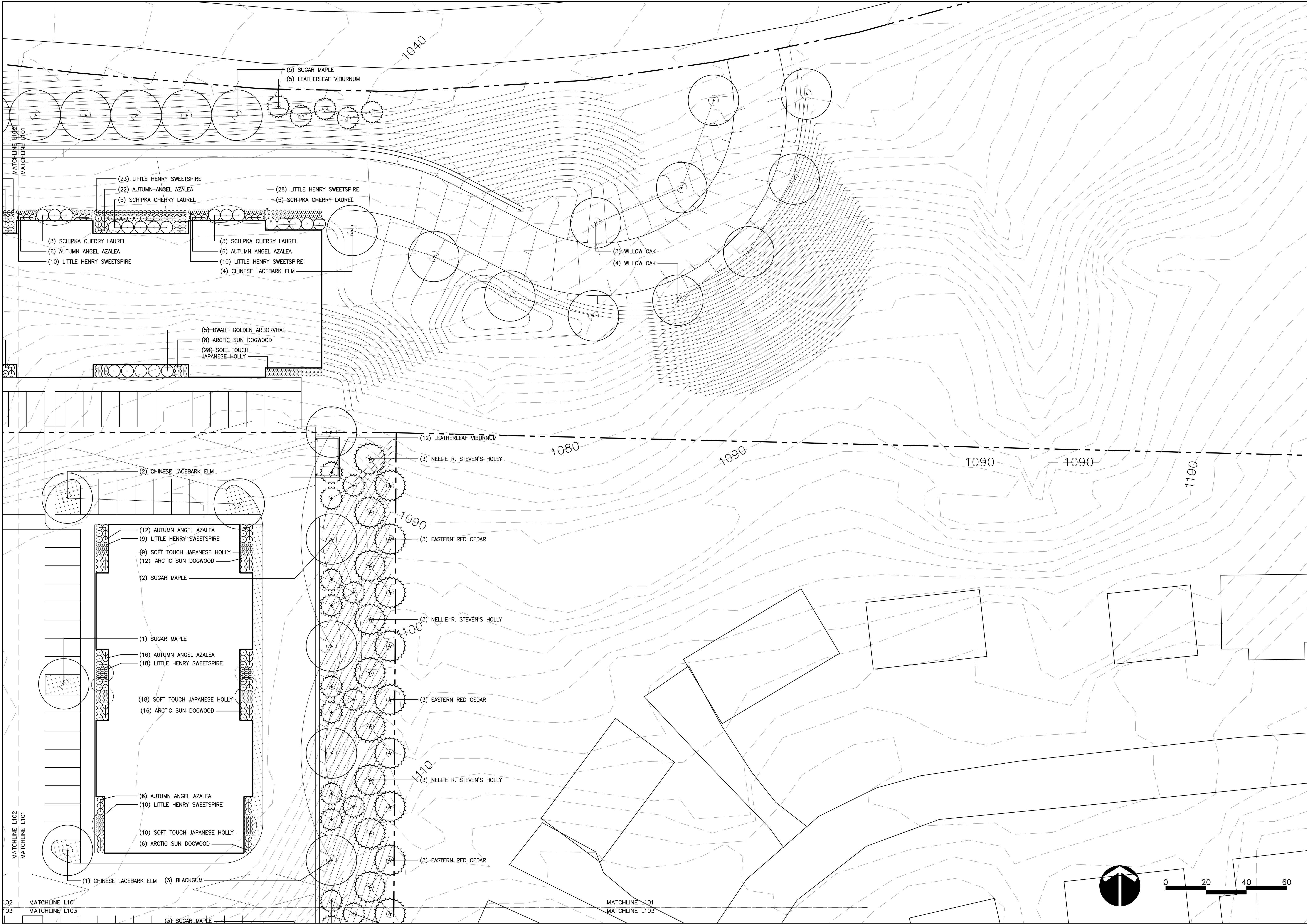
MIDDLEBROOK MULTI-FAMILY
KNOX COUNTY, TN
CLIENT: DKLEVY ARCHITECTURE + DESIGN



REVISIONS

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PROJECT NUMBER: 23005
ISSUE DATE: 05-31-2023

OVERALL
PLANTING PLAN
L100



ROSS/FOWLER

LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING

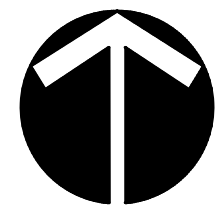
5103 Kingston Pike Suite 105
Knoxville, Tennessee 37919
P. 865-637-1100 F. 865-637-1101

MIDDLEBROOK MULTI-FAMILY
KNOX COUNTY, TN
CLIENT: DKLEVY ARCHITECTURE + DESIGN

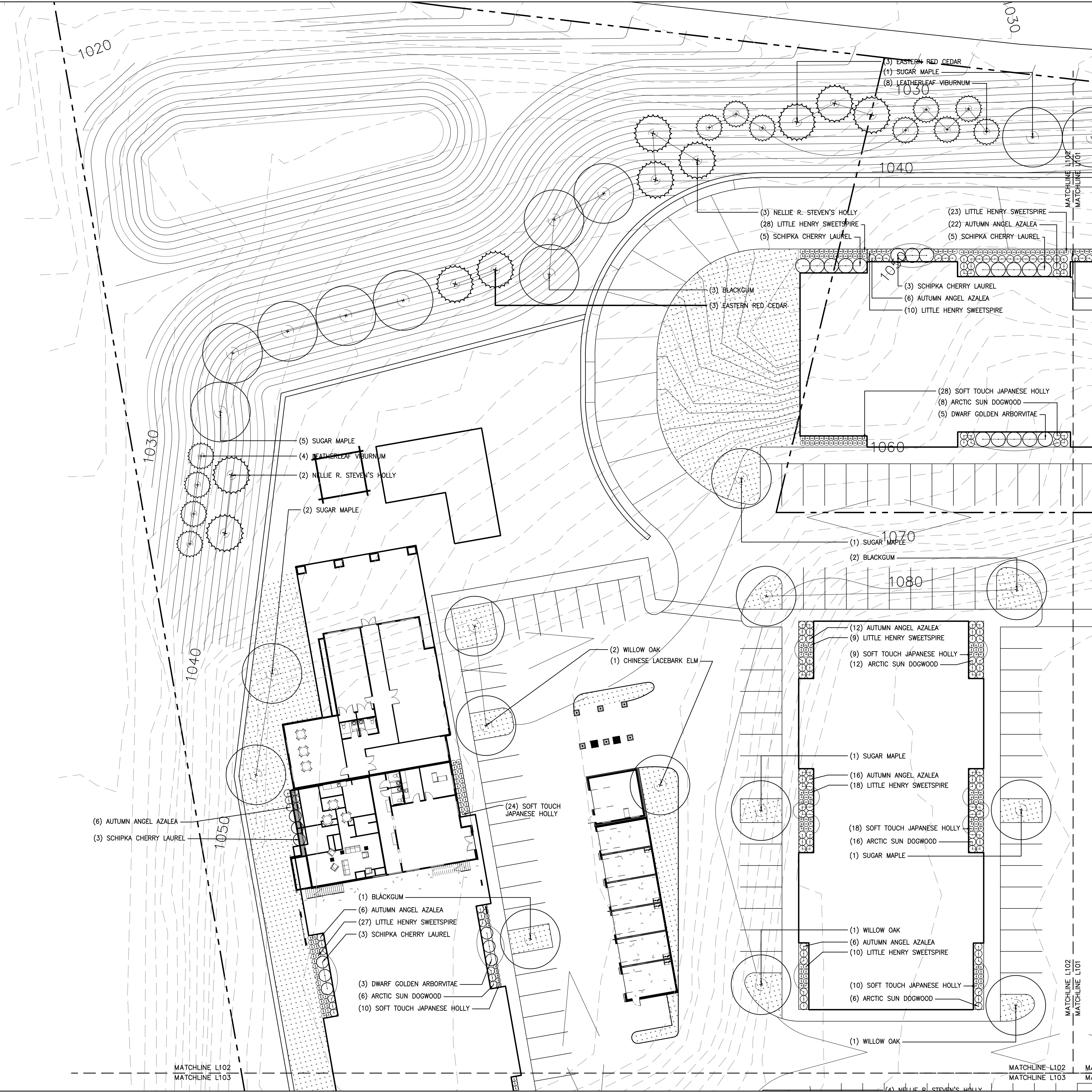
REVISIONS

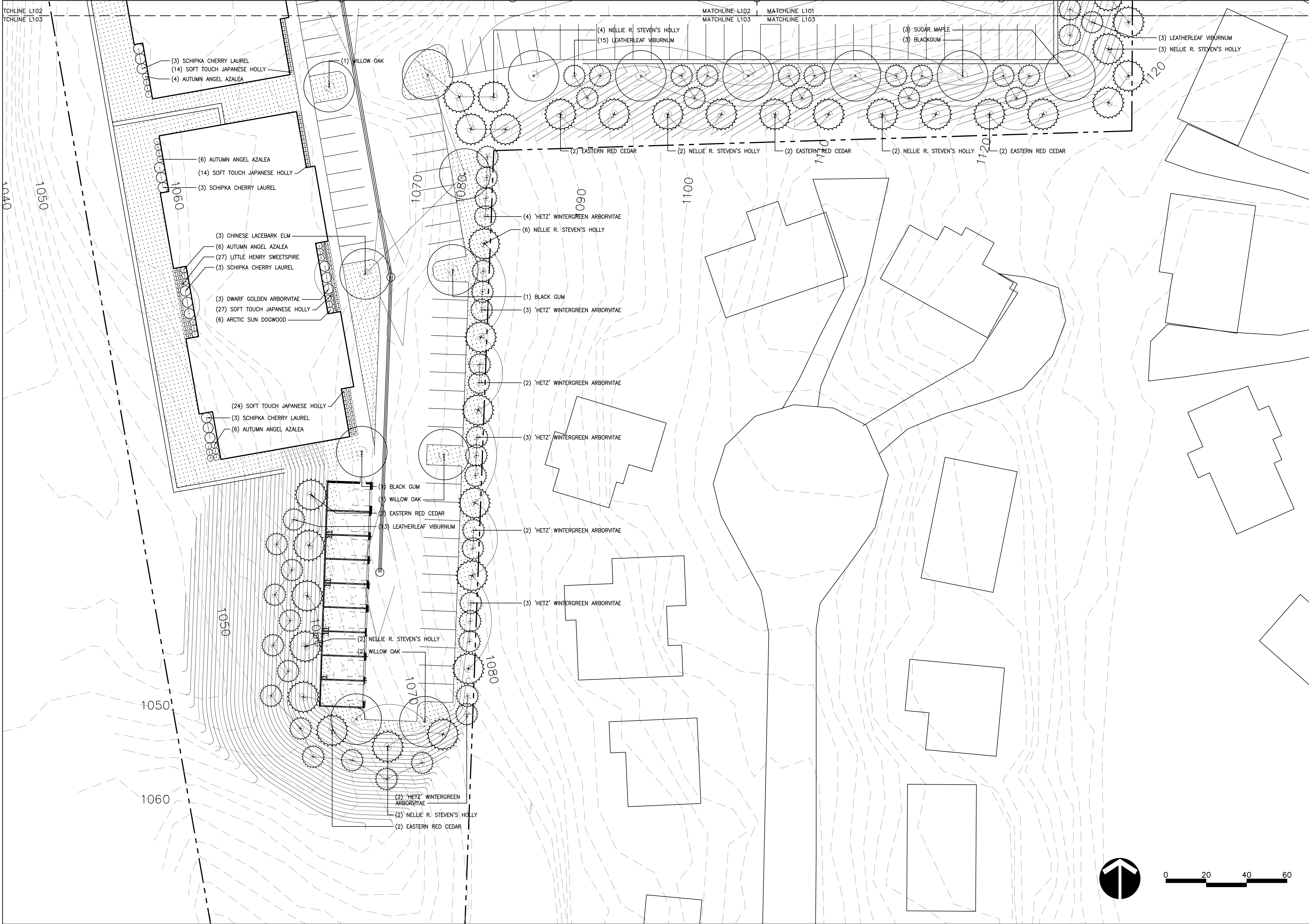
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PROJECT NUMBER.....23005
ISSUE DATE.....05-31-2023

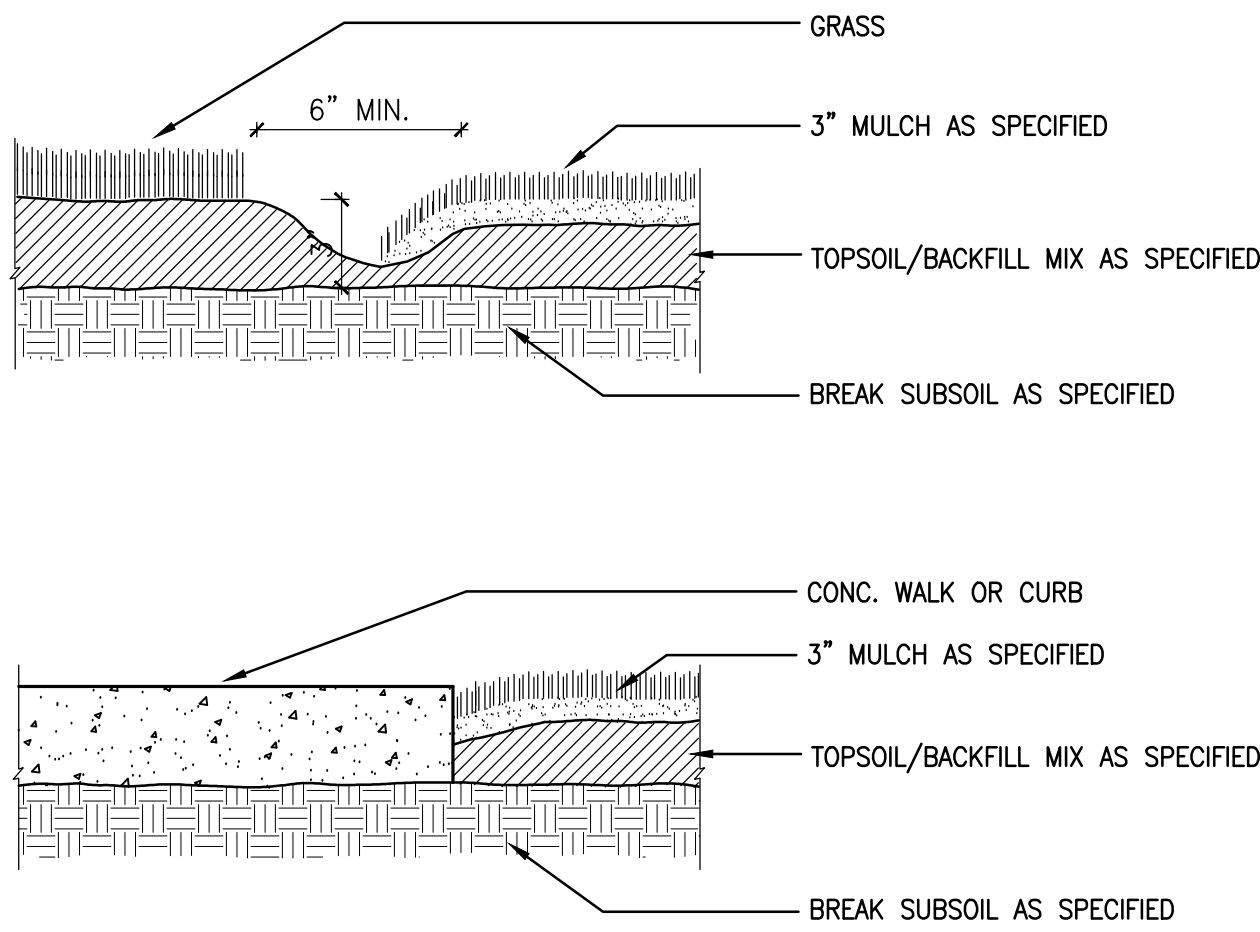
PLANTING PLAN
L101



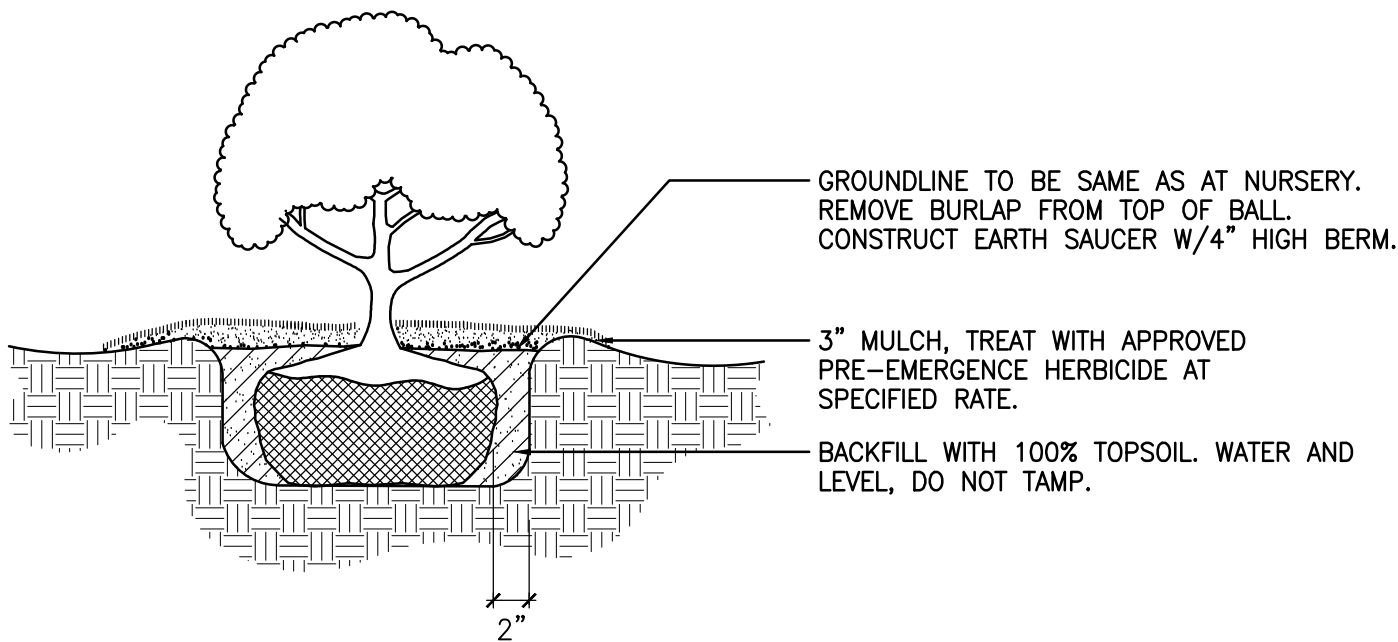
0 20 40 60



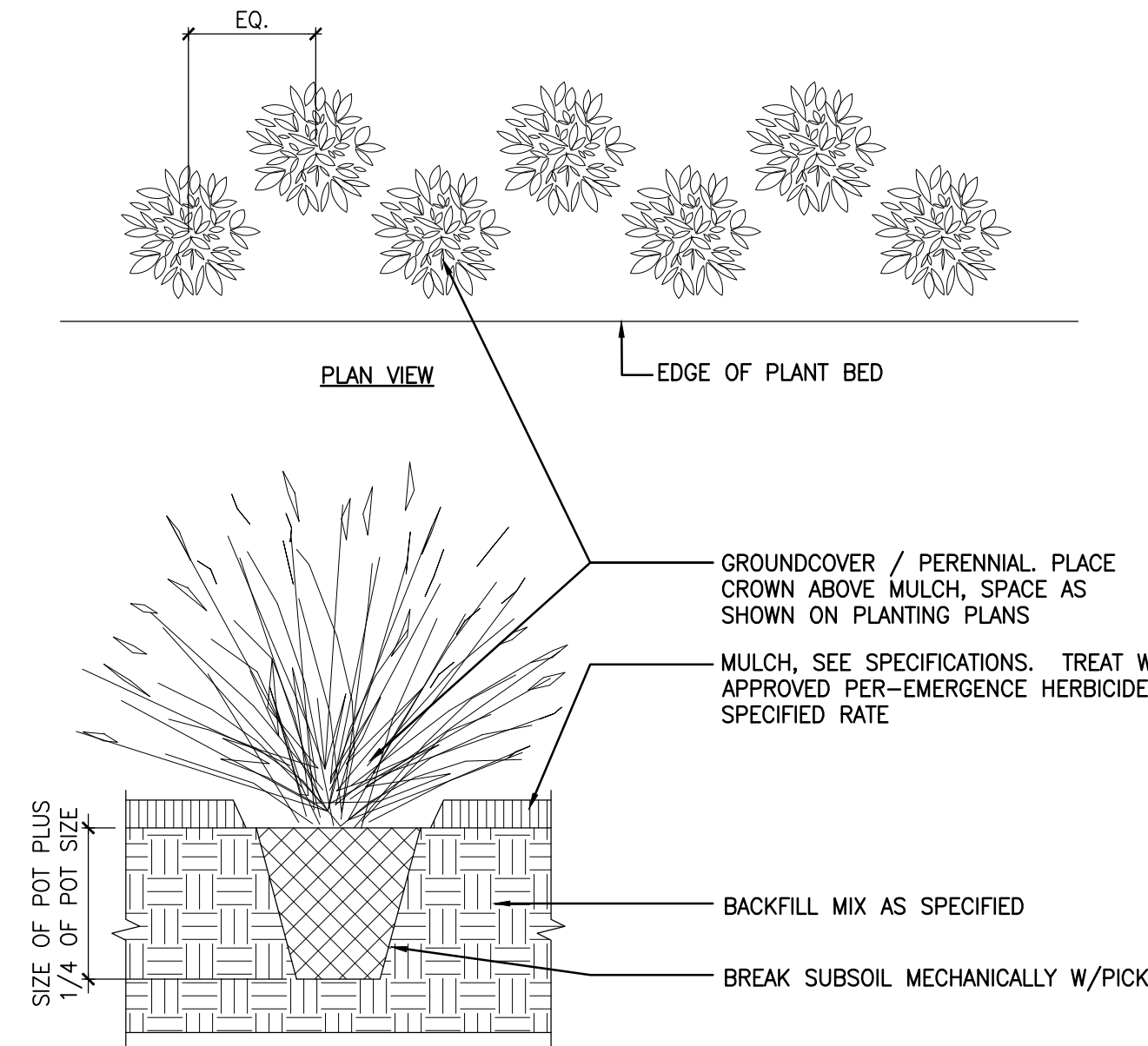




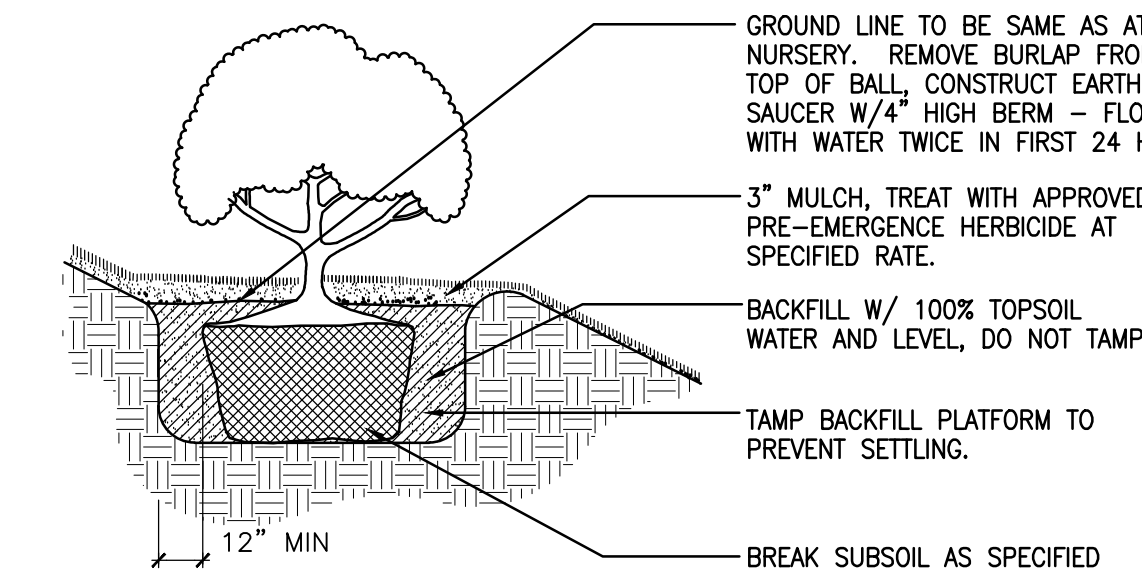
9 BED EDGE DETAIL
L104 SCALE: NOT TO SCALE



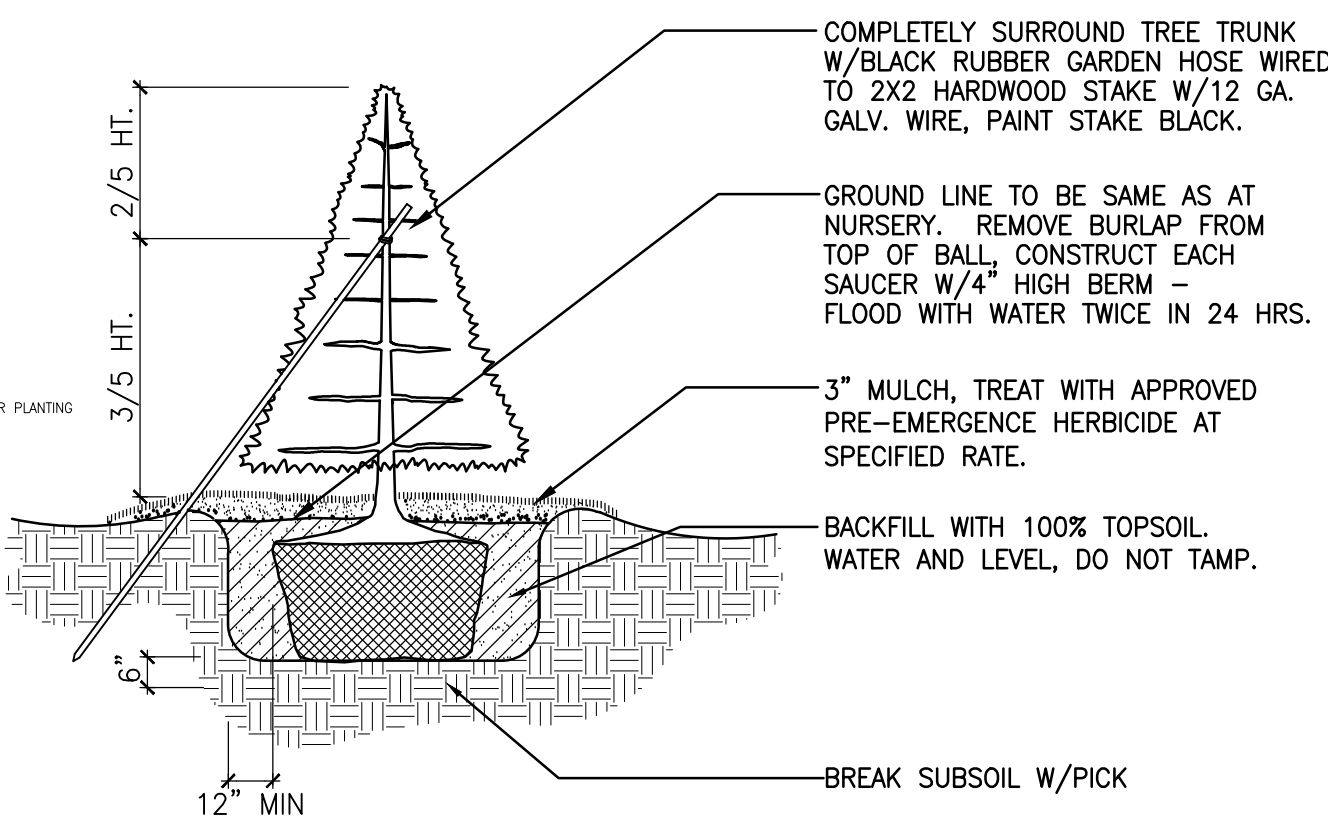
5 SHRUB PLANTING DETAIL
L104 SCALE: NOT TO SCALE



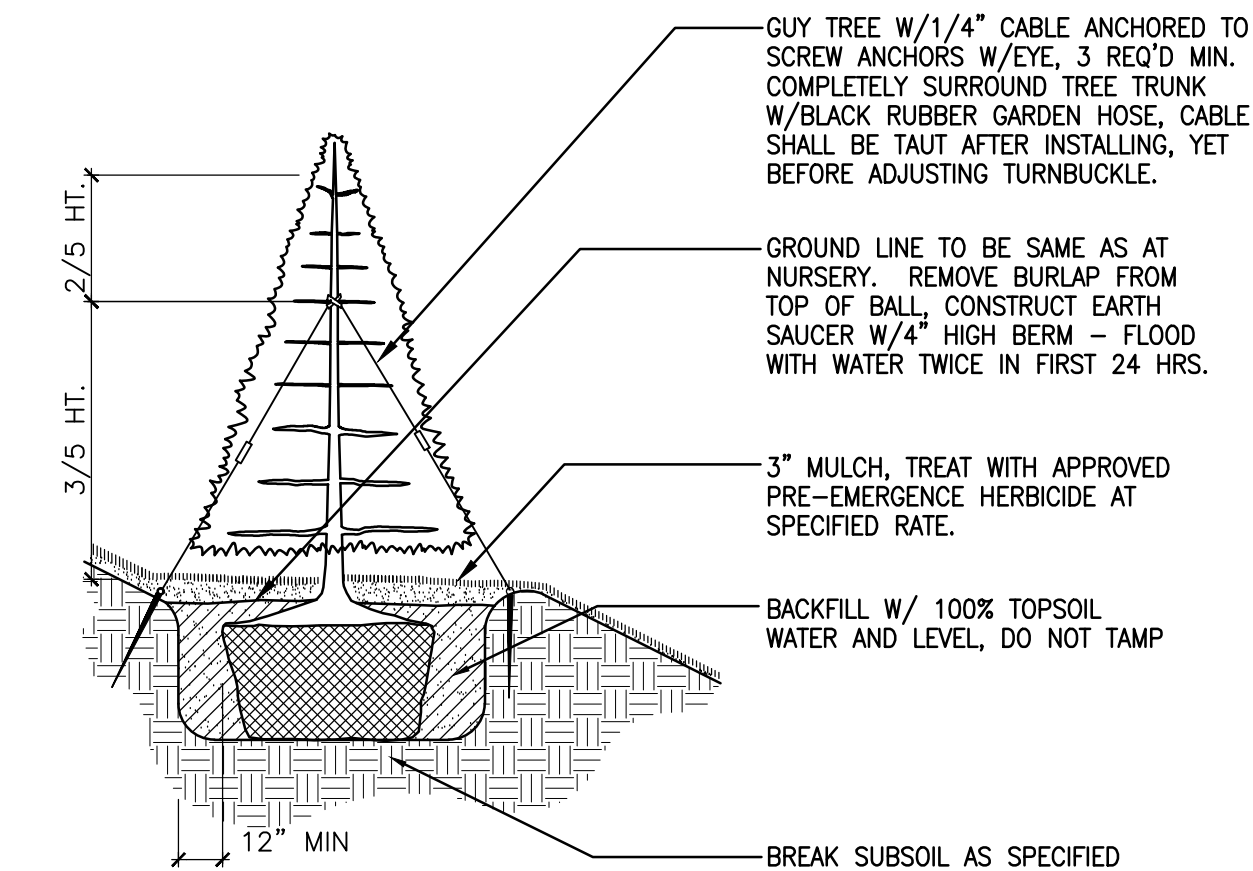
10 GROUND COVER/PERENNIAL PLANTING
L104 SCALE: NOT TO SCALE



6 SHRUB PLANTING ON SLOPE
L104 SCALE: NOT TO SCALE



7 EVERGREEN TREE - TO 8' HT.
L104 SCALE: NOT TO SCALE



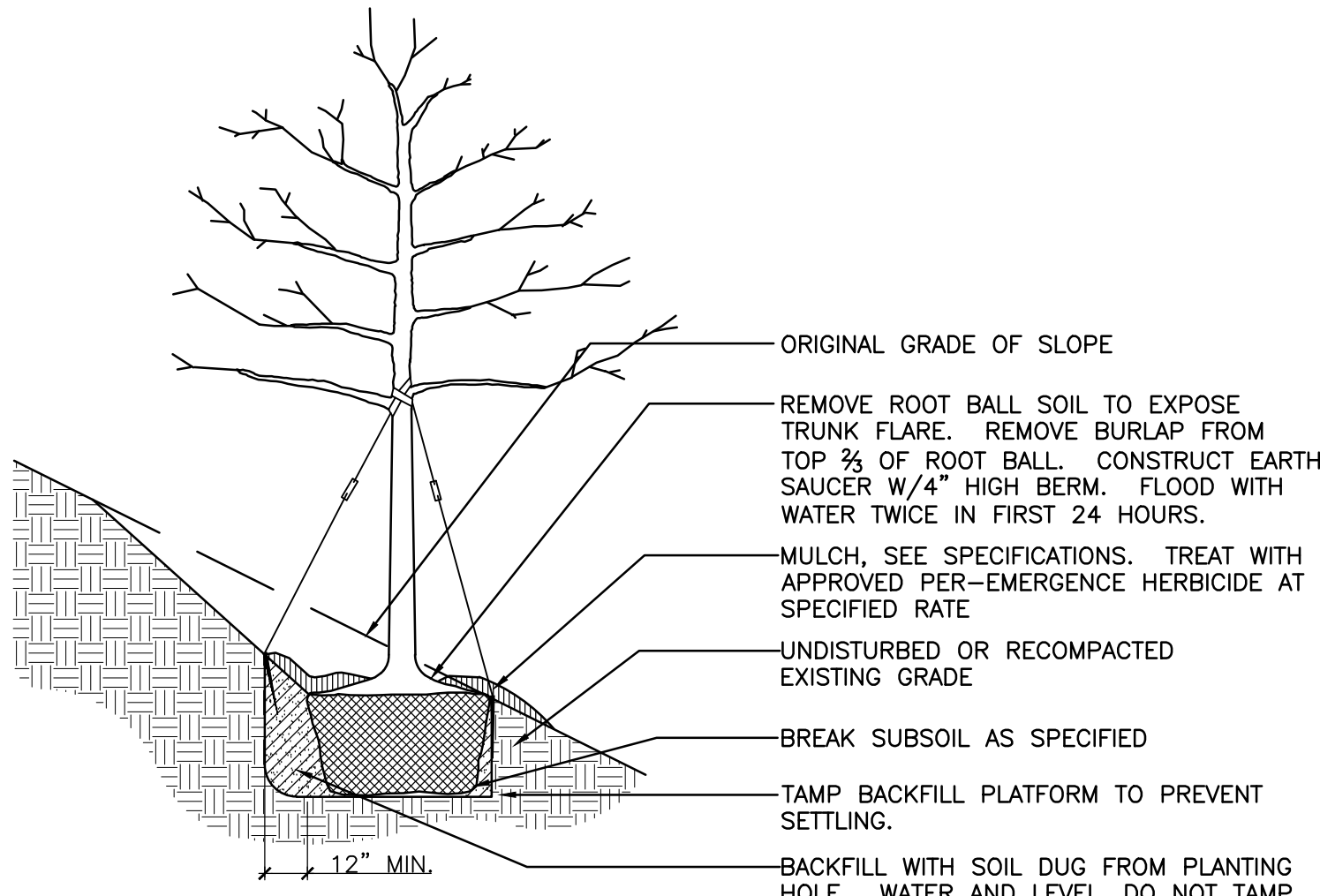
8 EVERGREEN TREE ON 2:1 SLOPE
L104 SCALE: NOT TO SCALE

PLANT LIST							
TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	QUANTITY
TREES							
	ASL	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2" CAL	B&B	STRONG CENTRAL LEADER, BRANCHED AT 6'	22
	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	7-8' HGT.	B&B	STRONG CENTRAL LEADER, BRANCHED TO GROUND	35
	JVA	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HGT.	B&B	STRONG CENTRAL LEADER, BRANCHED TO GROUND	25
	NSG	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	2" CAL	B&B	STRONG CENTRAL LEADER, BRANCHED AT 6'	14
	OPO	QUERCUS PHELLOS	WILLOW OAK	2" CAL	B&B	STRONG CENTRAL LEADER, BRANCHED AT 6'	15
	TOH	THUJA OCCIDENTALIS 'HETZ WINTERGREEN'	HETZ WINTERGREEN ARBORVITAE	8' HGT.	B&B	STRONG CENTRAL LEADER, BRANCHED TO GROUND	19
	UPA	ULMUS PARVIFOLIA 'EMER II'	CHINESE LACEBARK ELM	2" CAL	B&B	STRONG CENTRAL LEADER, BRANCHED AT 6'	11
SHRUBS							
	CSA	CORNUS SANGUINEA	ARCTIC SUN DOGWOOD	24"HGT.x24"WIDE	CONT.	FULL & DENSE	96
	IVS	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPICE	12"HGT.x12"WIDE	CONT.	FULL & DENSE	260
	ICS	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	12"HGT.x12"WIDE	CONT.	FULL & DENSE	243
	PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP LAUREL	42"HGT.x42"WIDE	CONT.	FULL & DENSE	47
	RRG	RHODODENDRON 'ROBLEG' PP15227	AUTUMN ANGEL ENCORE AZALEA	18"HGT.x18"WIDE	CONT.	FULL & DENSE	164
	TOA	THUJA ORIENTALIS 'AUREA NANA'	DWARF GOLDEN ARBORVITAE	48"HGT.x36"WIDE	CONT.	FULL & DENSE	16
	VRL	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36"HGT.x36"WIDE	CONT.	FULL & DENSE	60

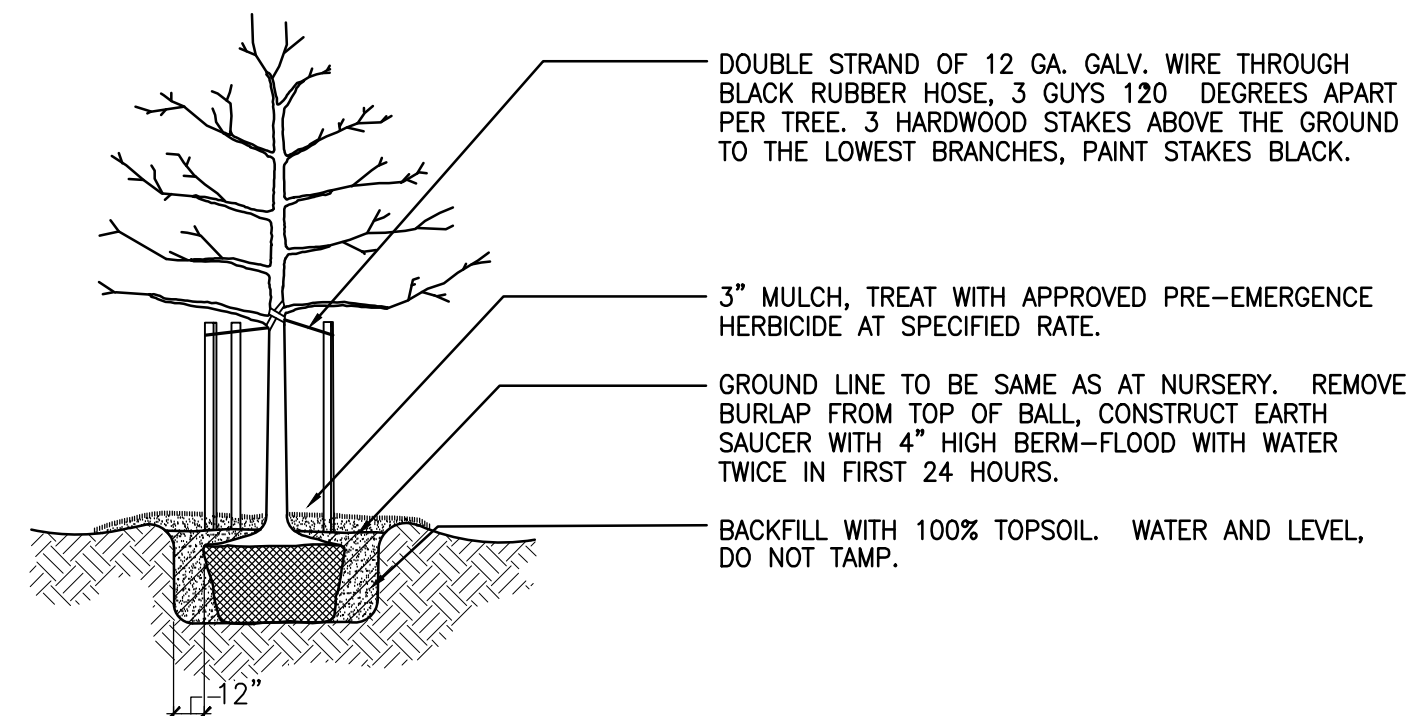
* THE ABOVE PLANT SCHEDULE IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY QUANTITY OF PLANTS SHOWN ON THE PLANS

PLANTING NOTES:

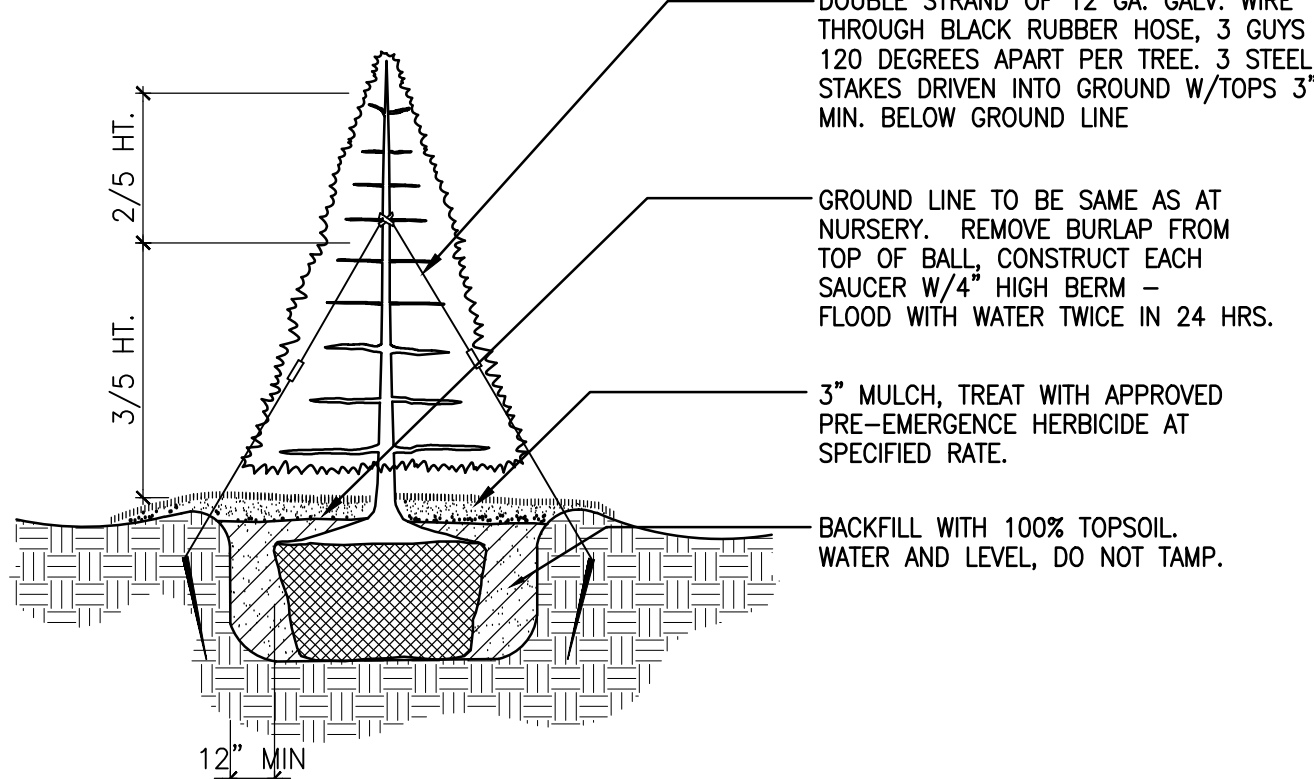
- THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. CALL TENNESSEE ONE CALL AT 1-800-351-1111. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER.
- AT START OF CONSTRUCTION OPERATIONS IDENTIFY AREAS OF GRASS TO BE KILLED. COMPLETELY ERADICATE ALL GRASS IN AREAS SHOWN TO BE WITHIN A MULCHED BED.
- PROTECT EXISTING GRASS AREAS TO REMAIN. SEED ALL AREAS WITHIN AND ADJOINING PROJECT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WHICH ARE NOT OTHERWISE SHOWN TO BE PLANTED.
- ESTABLISH SMOOTH CURVILINEAR MOWING/BED LINES WHERE LAWN MEETS MULCHED SHRUB OR GROUND COVER MASS. BED LINE LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE BEGINNING BED PREPARATION.
- HALF TONE IMAGES ARE EXISTING CONDITIONS INCLUDED FOR REFERENCE. PROTECT FROM DAMAGE.
- ALL AREAS OF MASS PLANTING SHALL RECEIVE 8" OF TOPSOIL/BACKFILL MIX.
- MULCH ALL AREAS OF TREE, SHRUB AND GROUND COVER MASS PLANTING WITH 2" OF SHREDDED HARDWOOD BARK MULCH.



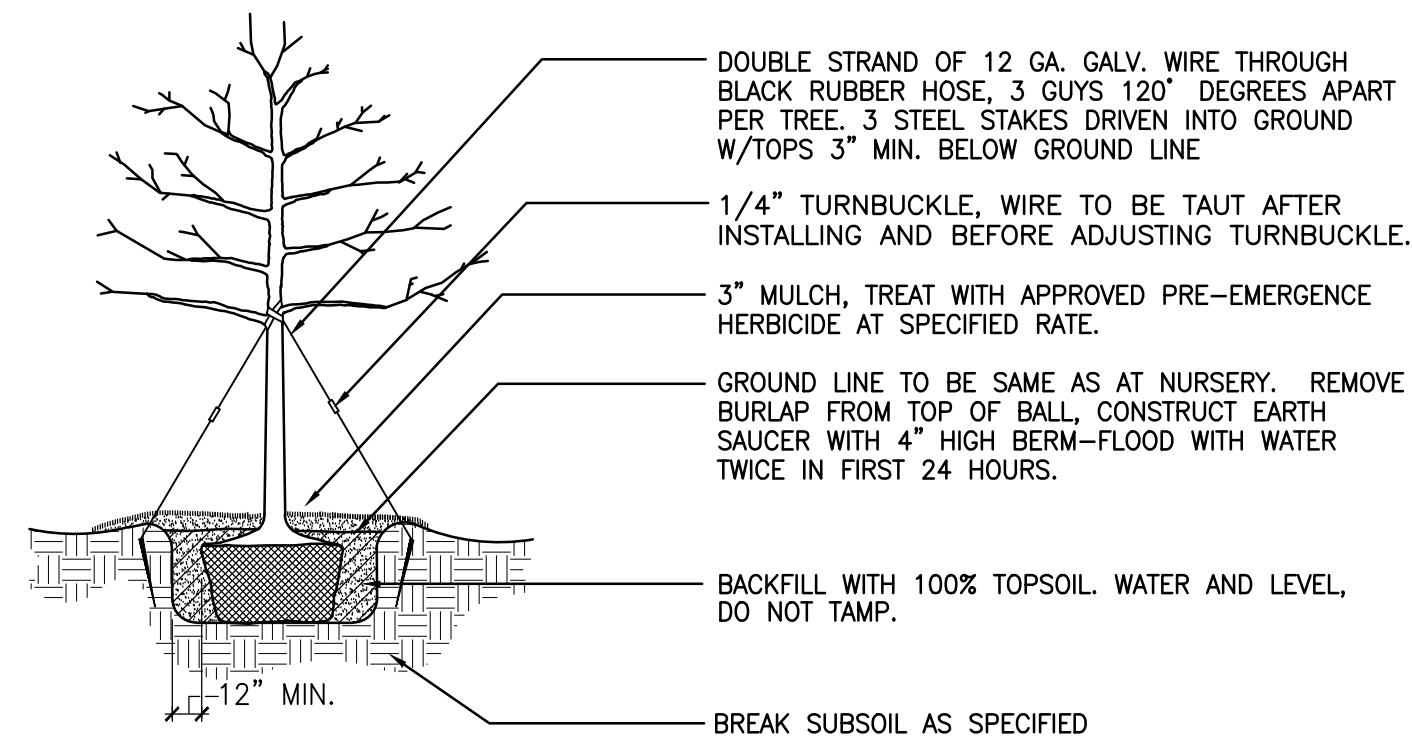
3 TREE PLANTING ON SLOPE
L104 SCALE: NOT TO SCALE



1 TREE PLANTING & GUYING TO 3" CAL.
L104 SCALE: NOT TO SCALE



4 EVERGREEN TREE - OVER 8' HT.
L104 SCALE: NOT TO SCALE



2 TREE PLANTING & GUYING 3" TO 6" CAL.
L104 SCALE: NOT TO SCALE

UNIT MATRIX

BUILDING A - 3 FLOOR (3)

LEVEL 1:

2 ONE BEDROOMS
4 TWO BEDROOMS
2 THREE BEDROOMS

LEVEL 2:

2 ONE BEDROOMS
4 TWO BEDROOMS
2 THREE BEDROOMS

LEVEL 3:

2 ONE BEDROOMS
4 TWO BEDROOMS
2 THREE BEDROOMS

TOTAL BUILDING A

6 ONE BEDROOMS
UNIT SQFT: 816 SQFT
12 TWO BEDROOMS
UNIT SQFT: 1143 SQFT
6 THREE BEDROOMS
UNIT SQFT: 1390 SQFT

(MINUS 2 THREE BEDROOMS
AT CLUB HOUSE LOCATION TO
BRING TOTAL UNITS TO 128,
SEE SITE PLAN)

BUILDING B - 3 FLOOR (1)

LEVEL 1:

6 ONE BEDROOMS
2 TWO BEDROOMS
2 THREE BEDROOMS

LEVEL 2:

4 ONE BEDROOMS
2 TWO BEDROOMS
2 THREE BEDROOMS

LEVEL 3:

4 ONE BEDROOMS
2 TWO BEDROOMS
2 THREE BEDROOMS

TOTAL BUILDING B

14 ONE BEDROOMS
UNIT SQFT: 816 SQFT
6 TWO BEDROOMS
UNIT SQFT: 1143 SQFT
6 THREE BEDROOMS
UNIT SQFT: 1390 SQFT

BUILDING C (1)

LEVEL 1:

4 TWO BEDROOMS
2 THREE BEDROOMS

LEVEL 2:

8 TWO BEDROOMS
4 THREE BEDROOMS

LEVEL 3:

8 TWO BEDROOMS
4 THREE BEDROOMS

TOTAL BUILDING C

20 TWO BEDROOMS
UNIT SQFT: 1143 SQFT
10 THREE BEDROOMS
UNIT SQFT: 1390 SQFT

GRAND TOTAL 128 UNITS

OCCUPANCY TYPES:

BUILDING A: GROUP R-2 (RESIDENTIAL)

BUILDING C: GROUP R-2 (RESIDENTIAL)

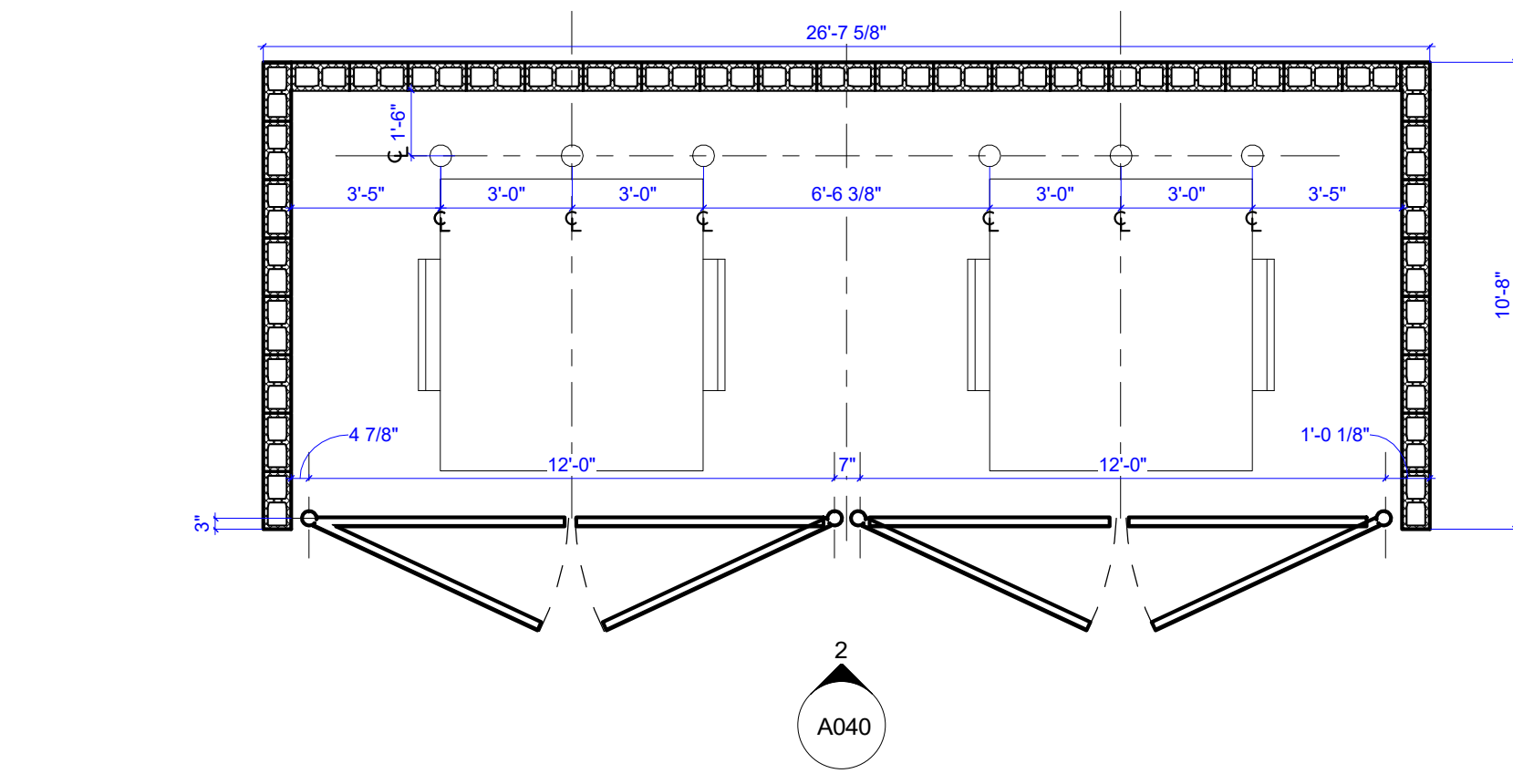
CLUBHOUSE: GROUP A-3 (ASSEMBLY)

PROPOSED SITE CONCEPT

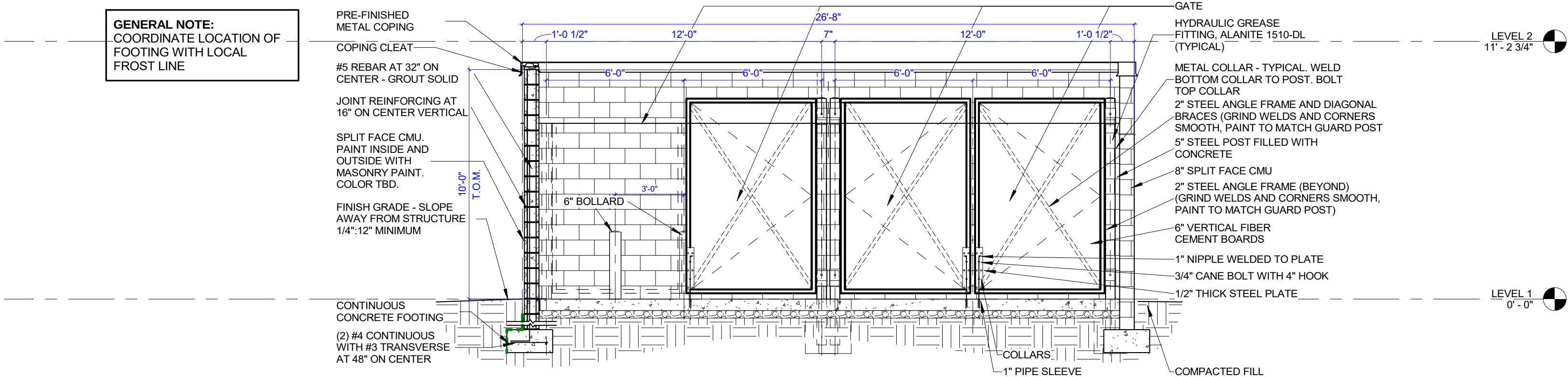
MULTI-FAMILY 128 UNITS
APPROX. 11.7 UNITS/ACRE
APPROX. 11.00 ACRES
20 - 1 BR'S 30 SPACES REQ
12 - 1 BR'S 12 SPACES REQ
62 - 2 BR'S 93 SPACES REQ
34 - 3 BR'S 51 SPACES REQ

PARKING REQ 186 SPACES

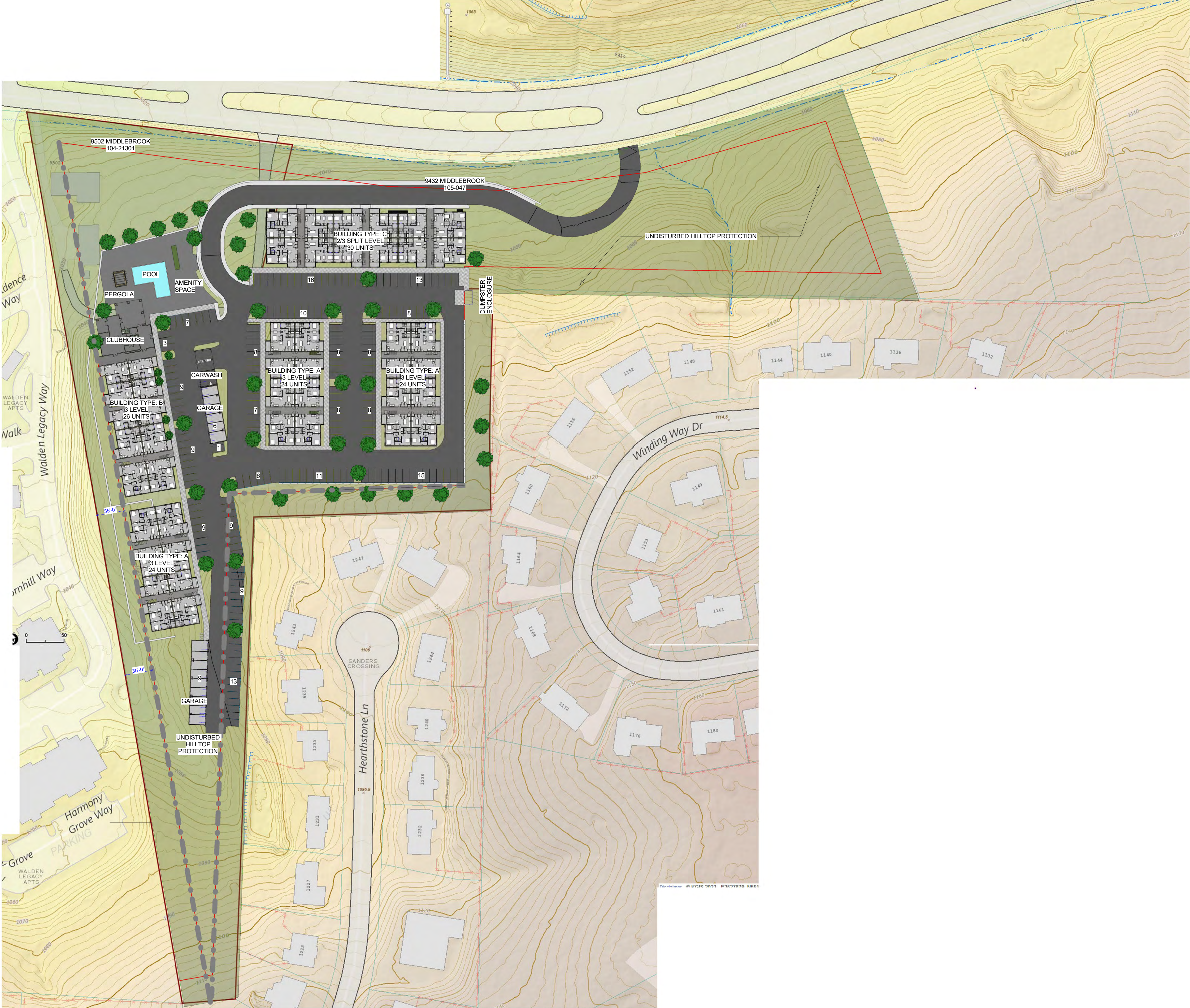
PARKING 188 + 15 GARAGE
SPACES
1.58 SPACES PROVIDED PER
UNIT



③ DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



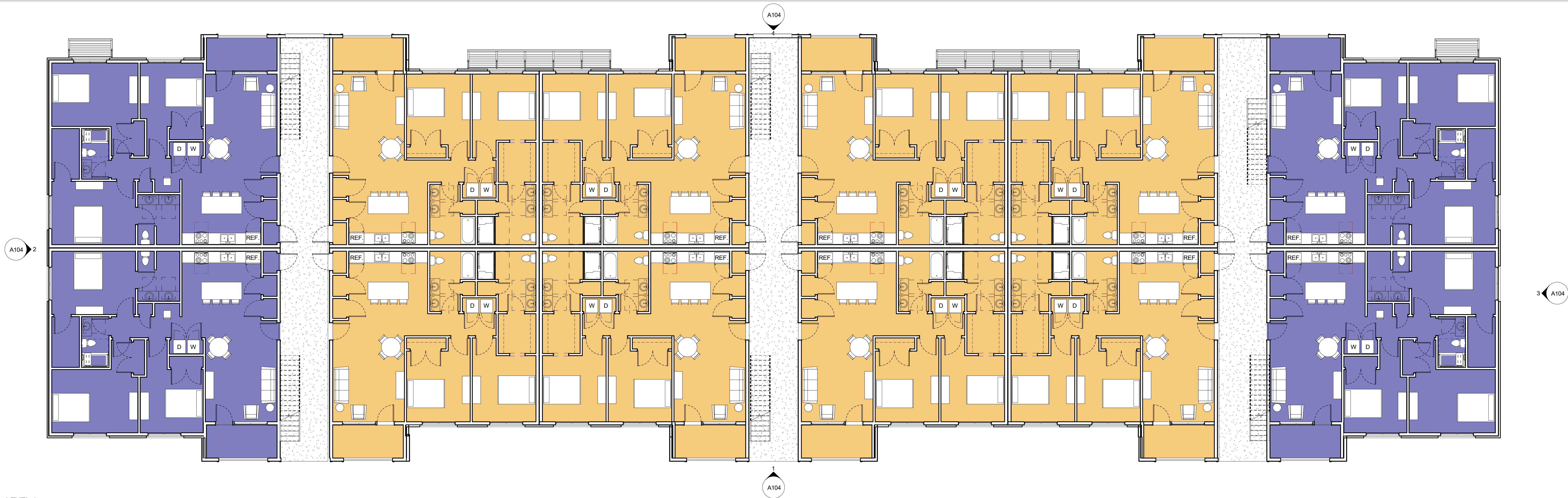
② Elevation 1 - a
1/4" = 1'-0"



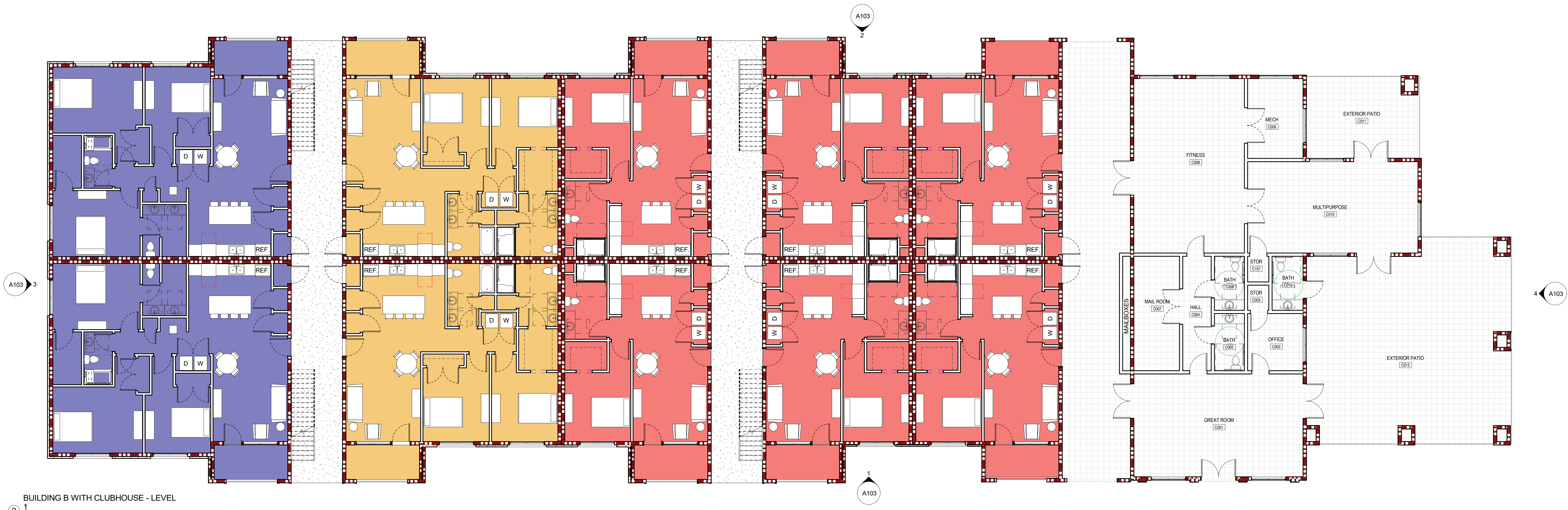
① PROPOSED SITE PLAN
1" = 60'-0"

Drawing Set		
U.O.R. SET		
Project Information		
MIDDLEBROOK MULTI-FAMILY		
Project Number	22179	
9502 MIDDLEBROOK - MF		
BUNCH DEV.		
Sheet Information		
Revisions		
No.	Description	Date

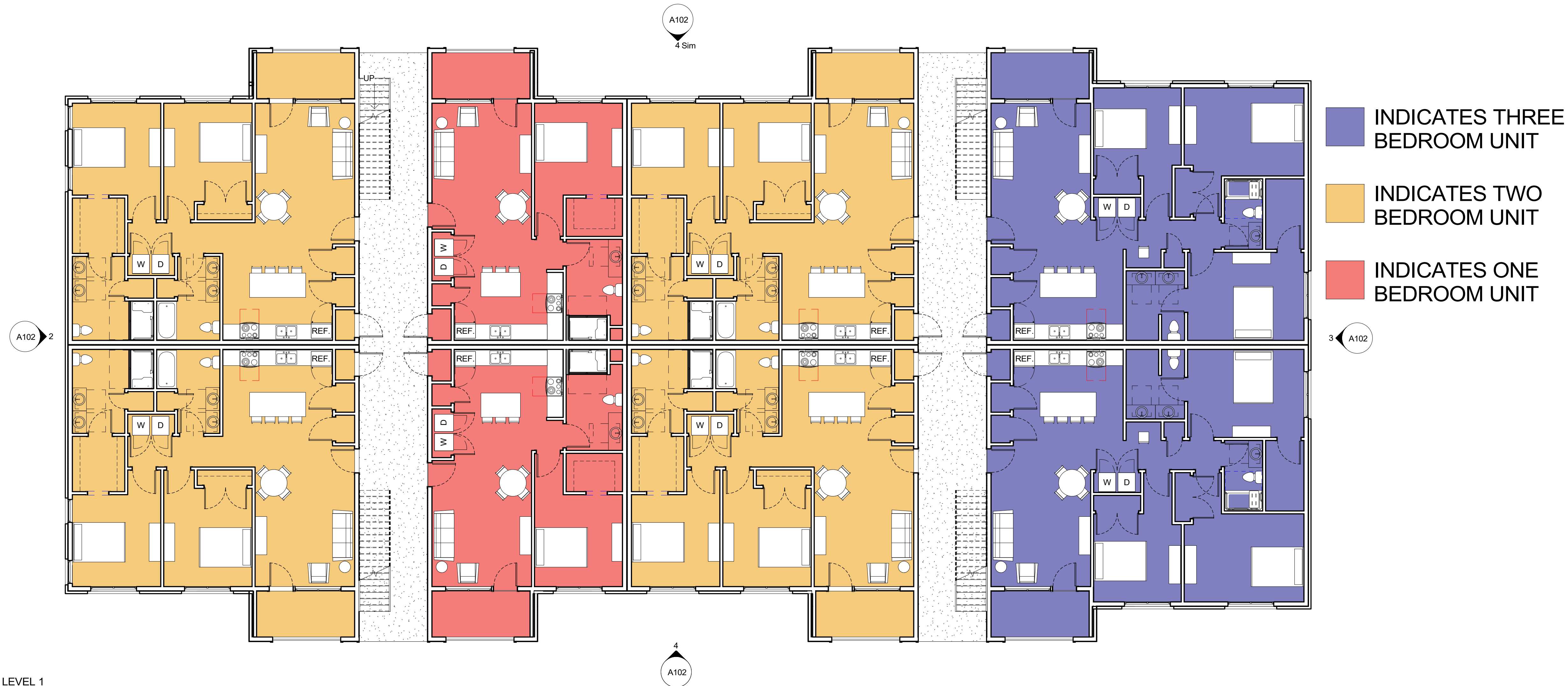
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3 BUILDING C - LEVEL 1
1/8" = 1'-0"



BUILDING B WITH CLUBHOUSE - LEVEL 1
2 1/8" = 1'-0"

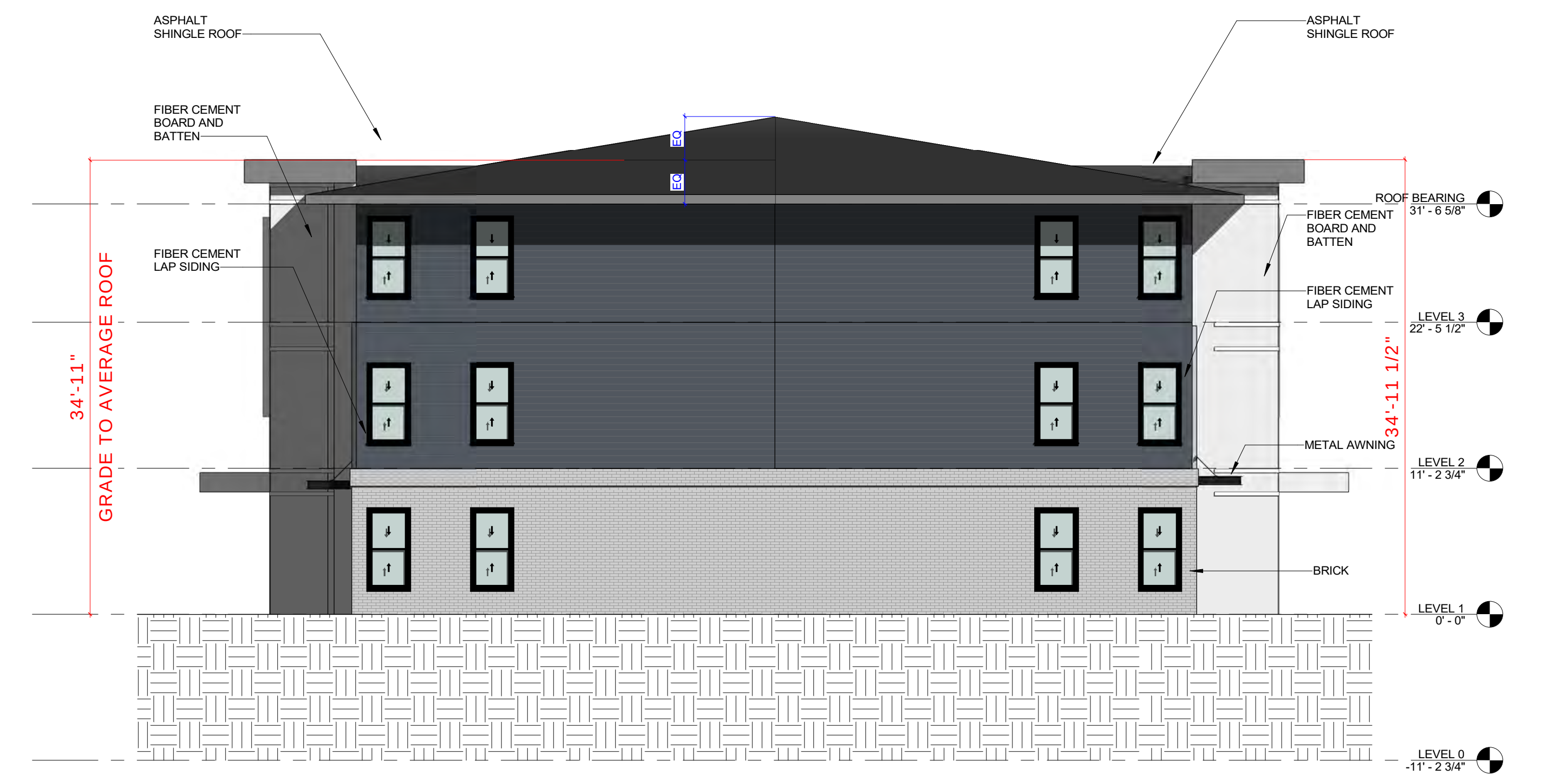


1 BUILDING A - LEVEL 1
1/8" = 1'-0"

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3 BUILDING - A - RIGHT FACADE1
1/8" = 1'-0"



2 BUILDING - A - LEFT FACADE1
1/8" = 1'-0"



4 BUILDING - A - REAR FACADE1
1/8" = 1'-0"



1 BUILDING - A - FRONT FACADE1
1/8" = 1'-0"

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

9502 MIDDLEBROOK - MF

BUNCH DEV.

Sheet Information

Revisions

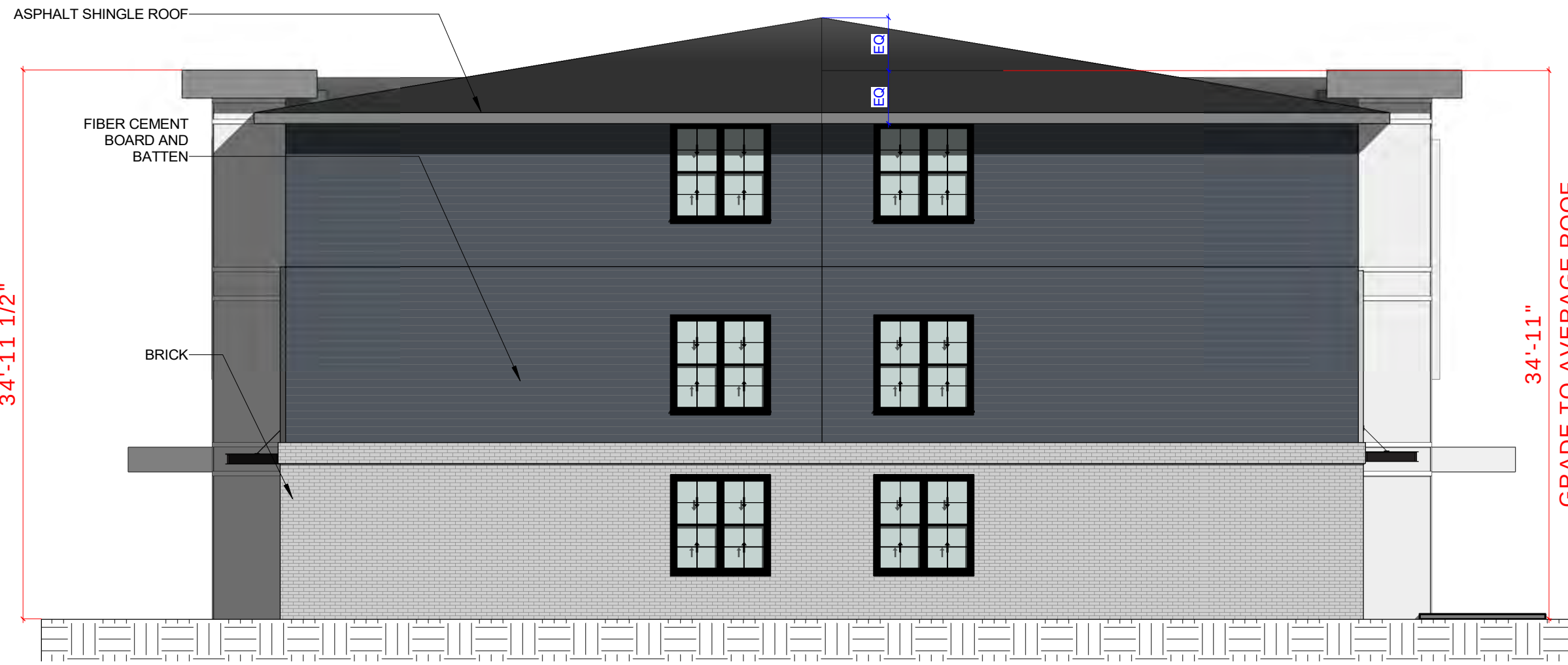
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Issue Date 05.31.23

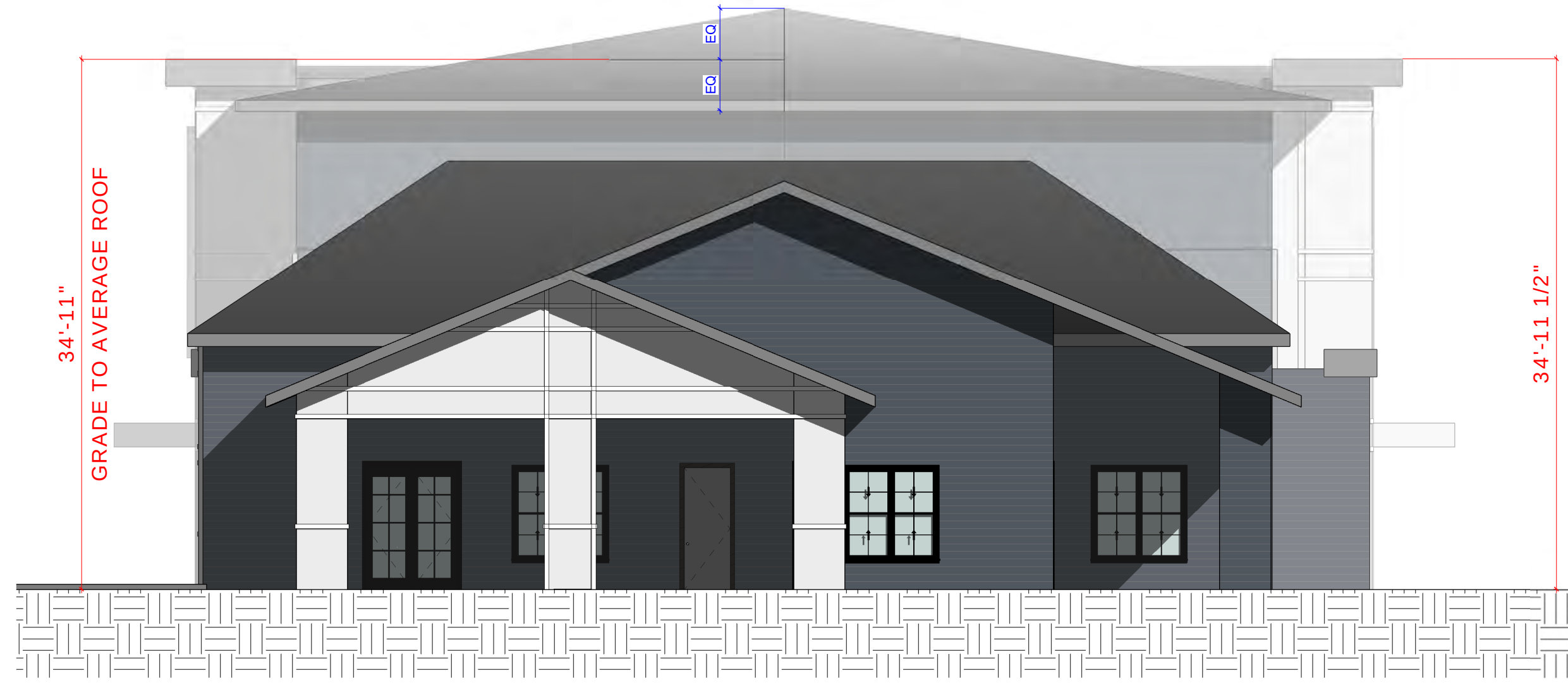
CONCEPT ELEVATIONS BUILDING - A

A102

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BUILDING - B WITH CLUBHOUSE - LEFT
FACADE
③
1/8" = 1'-0"



BUILDING - B WITH CLUBHOUSE - RIGHT
FACADE
④
1/8" = 1'-0"



BUILDING - B WITH CLUBHOUSE - REAR
FACADE
②
1/8" = 1'-0"



BUILDING - B WITH CLUBHOUSE -
FRONT FACADE
①
1/8" = 1'-0"

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

9502 MIDDLEBROOK - MF

BUNCH DEV.

Sheet Information

Revisions

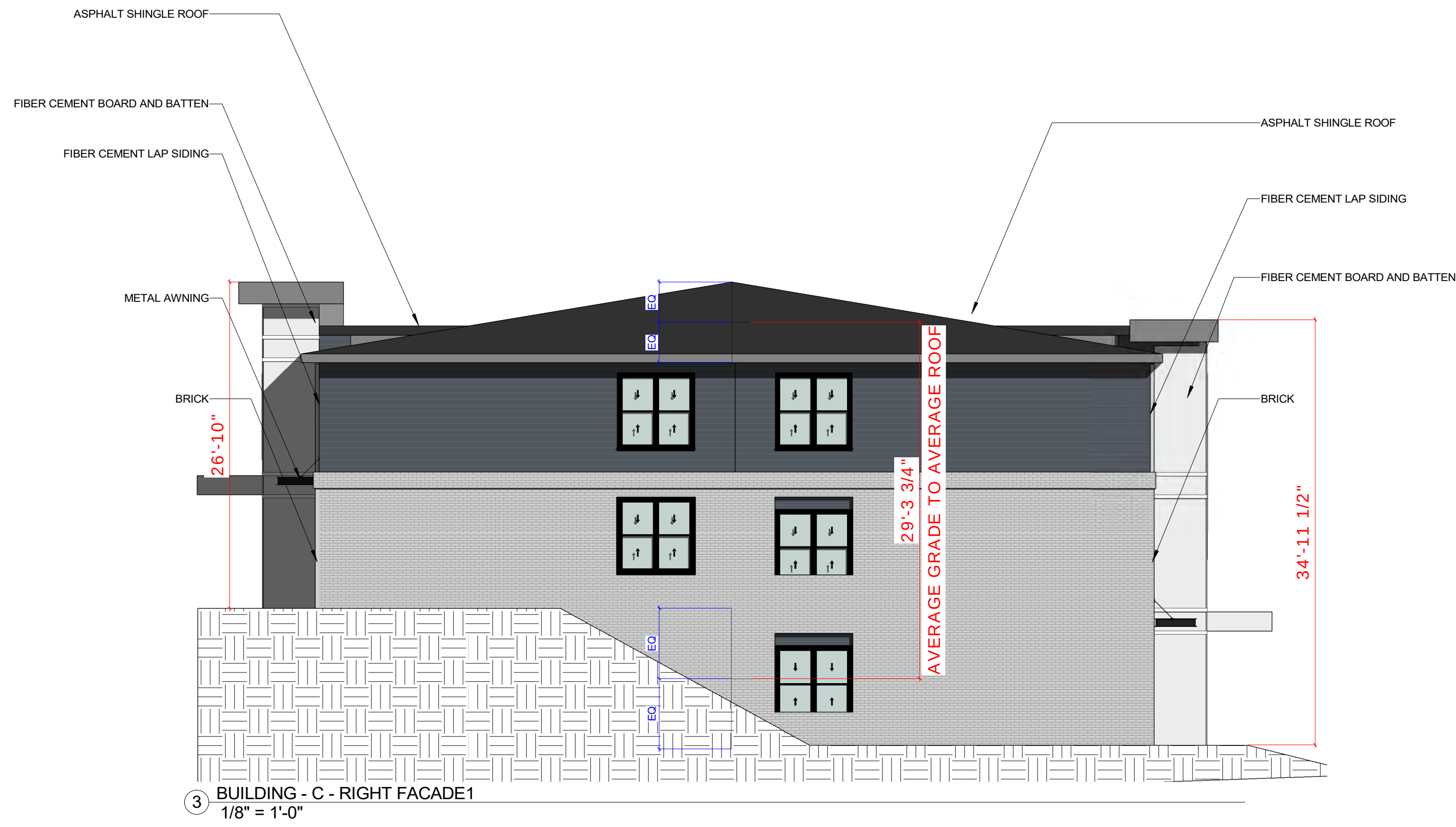
No.	Description	Date

Issue Date 05/31/23

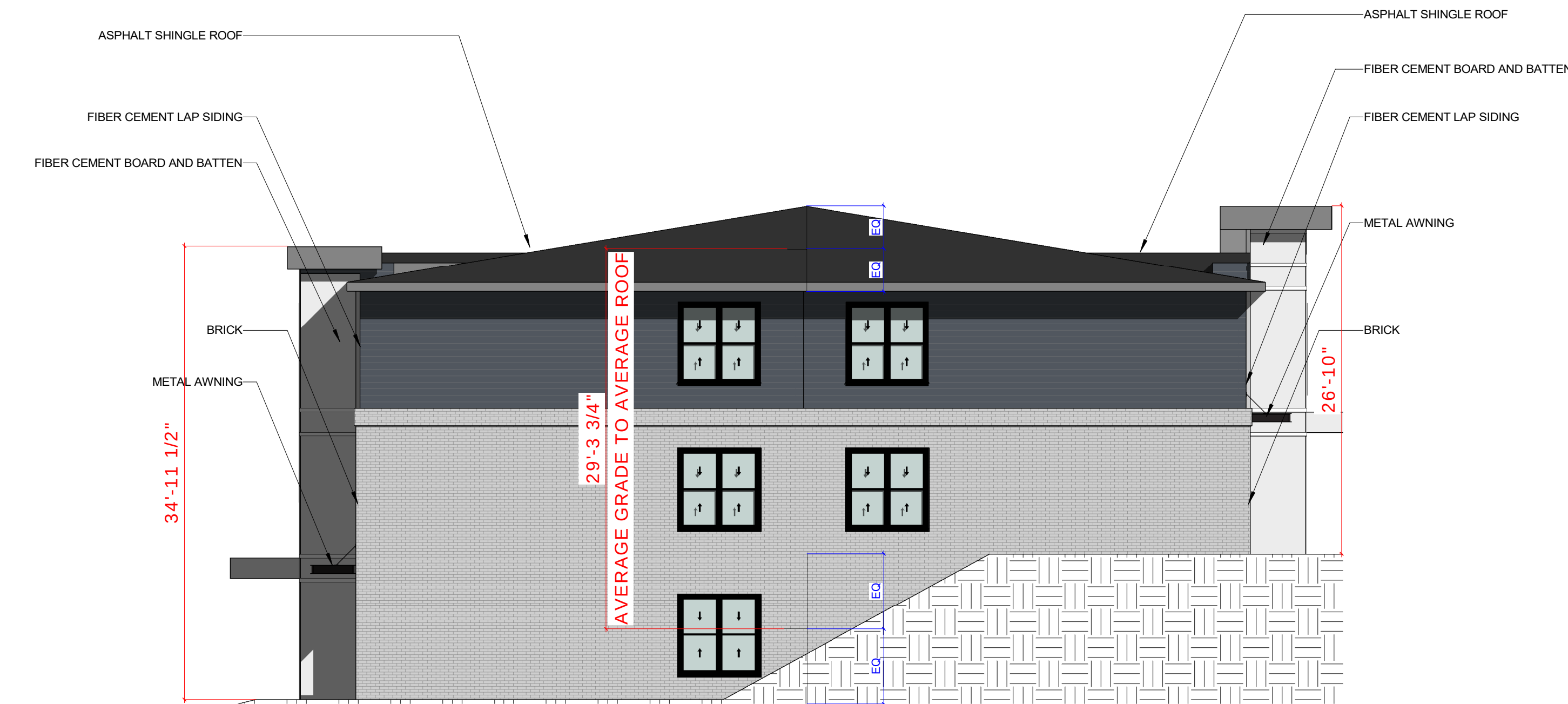
CONCEPT ELEVATIONS BUILDING - B

A103

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3 BUILDING - C - RIGHT FACADE1
1/8" = 1'-0"



2 BUILDING - C - LEFT FACADE1
1/8" = 1'-0"



4 BUILDING - C - REAR FACADE1
1/8" = 1'-0"



1 BUILDING - C - FRONT FACADE1
1/8" = 1'-0"

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number22179

9502 MIDDLEBROOK - MF

BUNCH DEV.

Sheet Information

Revisions

No.	Description	Date

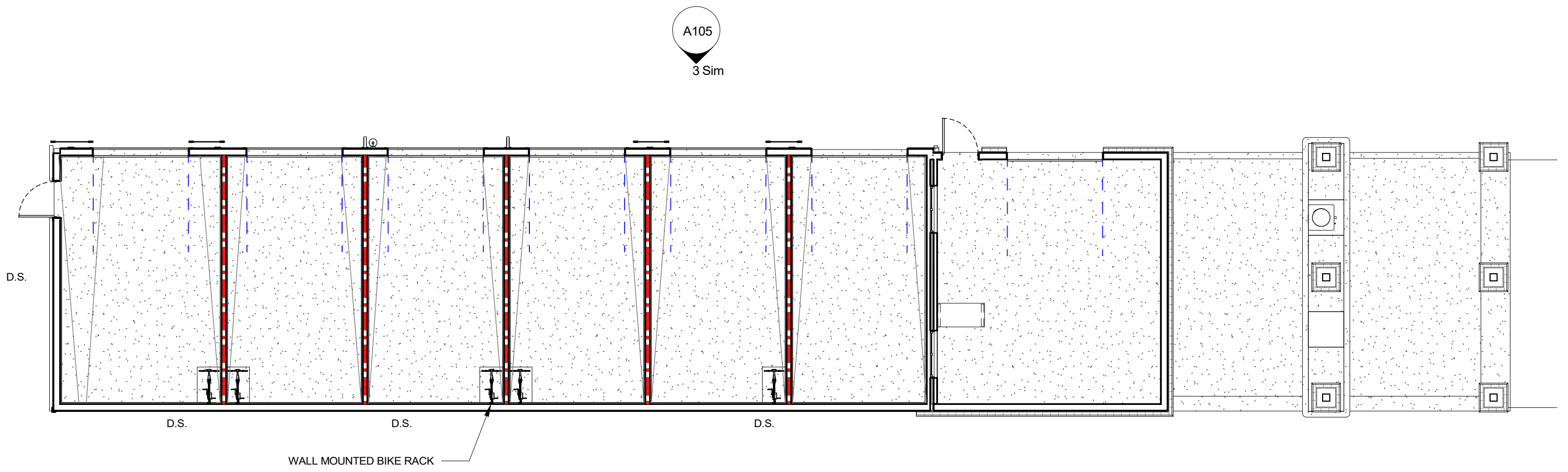
Issue Date05.31.23

CONCEPT ELEVATIONS BUILDING - C

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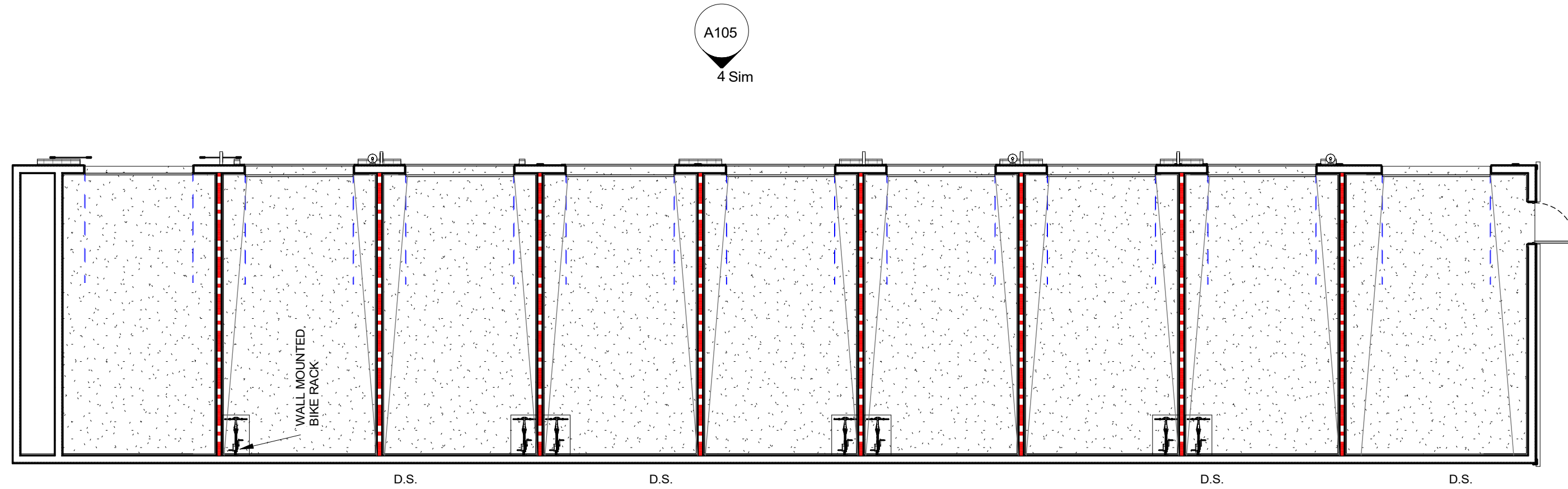
③ Elevation 3 - a
1/8" = 1'-0"



① GARAGE PLAN 6 UNITS AND CARWASH
1/8" = 1'-0"



④ Elevation 4 - a
1/8" = 1'-0"



② GARAGE PLAN 9 UNITS
1/8" = 1'-0"

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

9502 MIDDLEBROOK - MF

BUNCH DEV.

Sheet Information

Revisions

No.	Description	Date

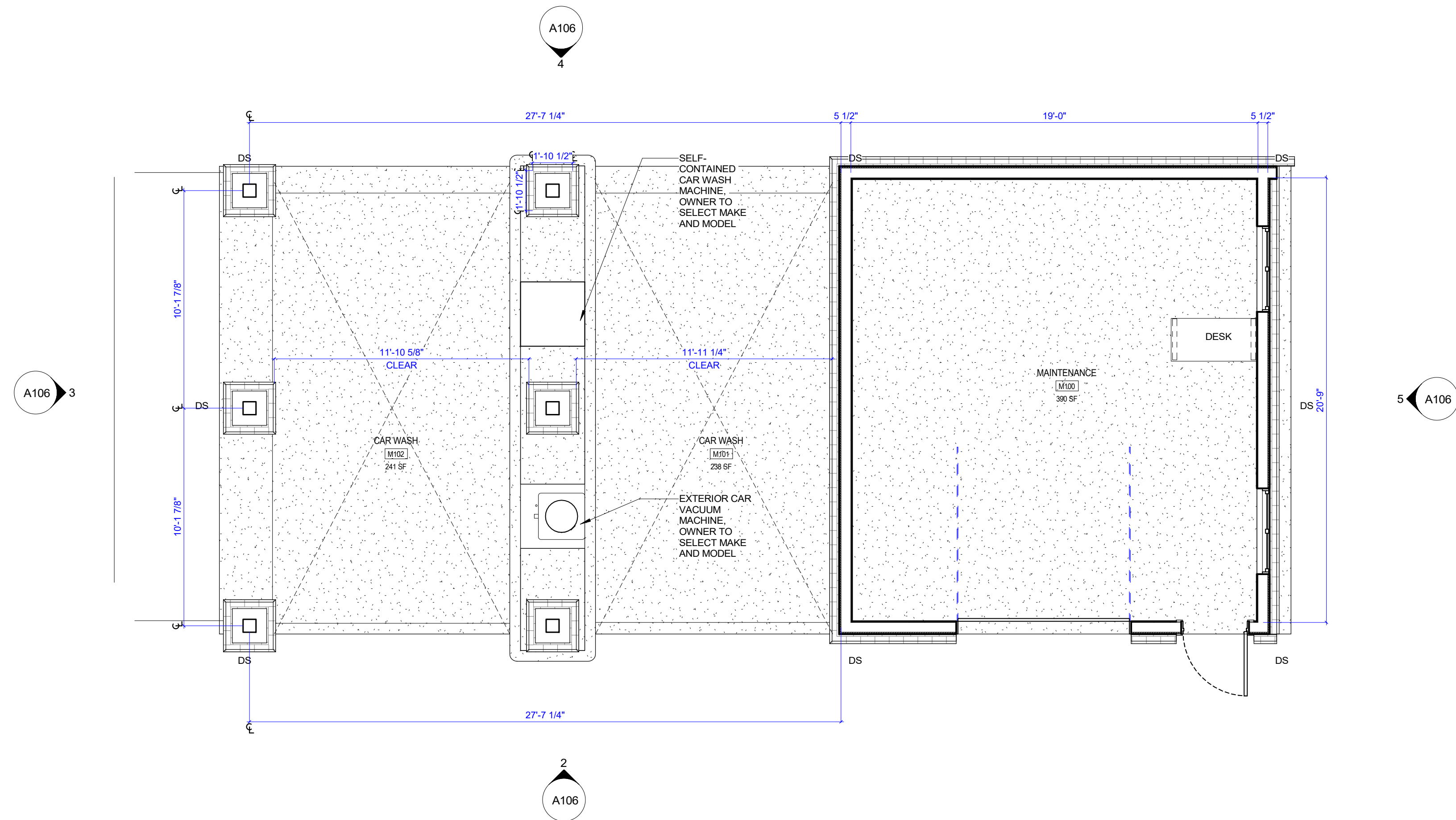
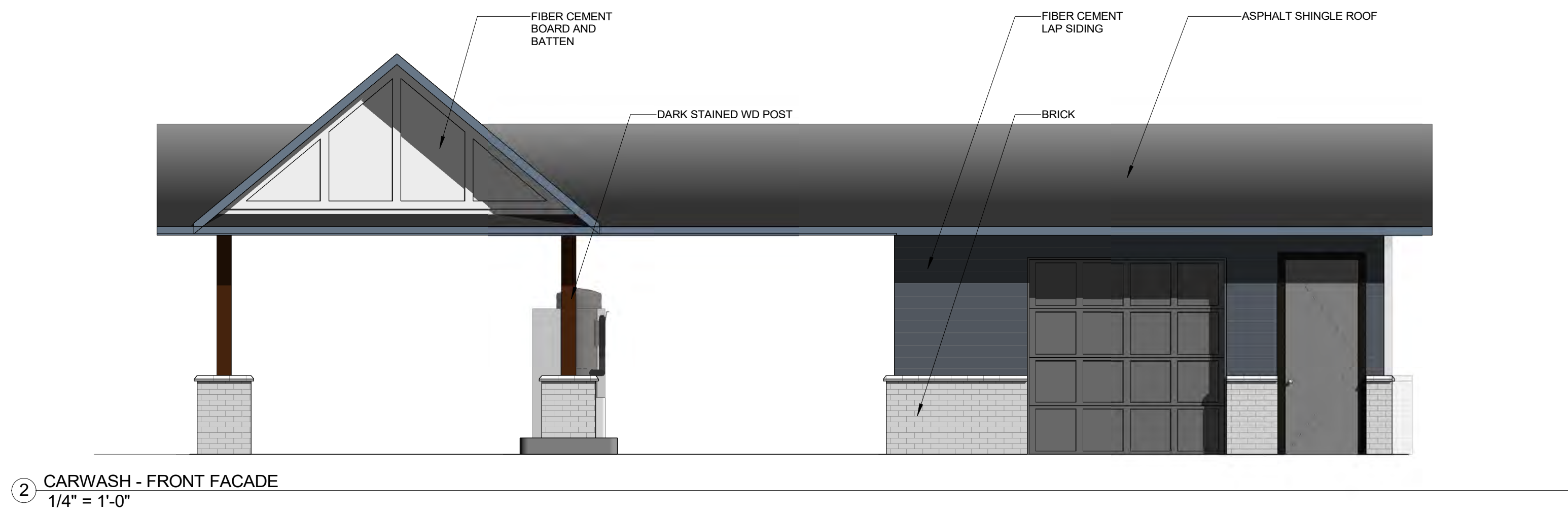
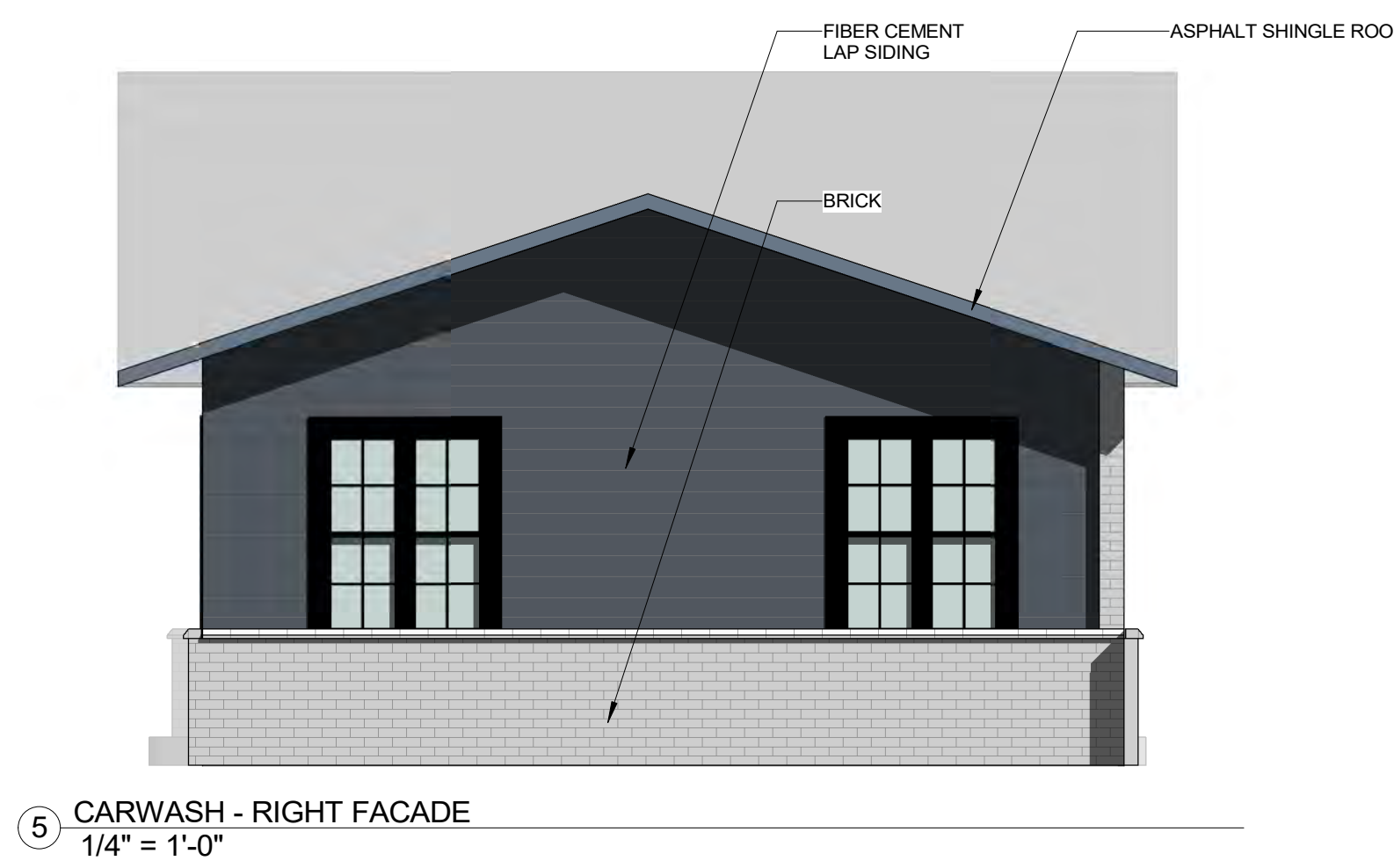
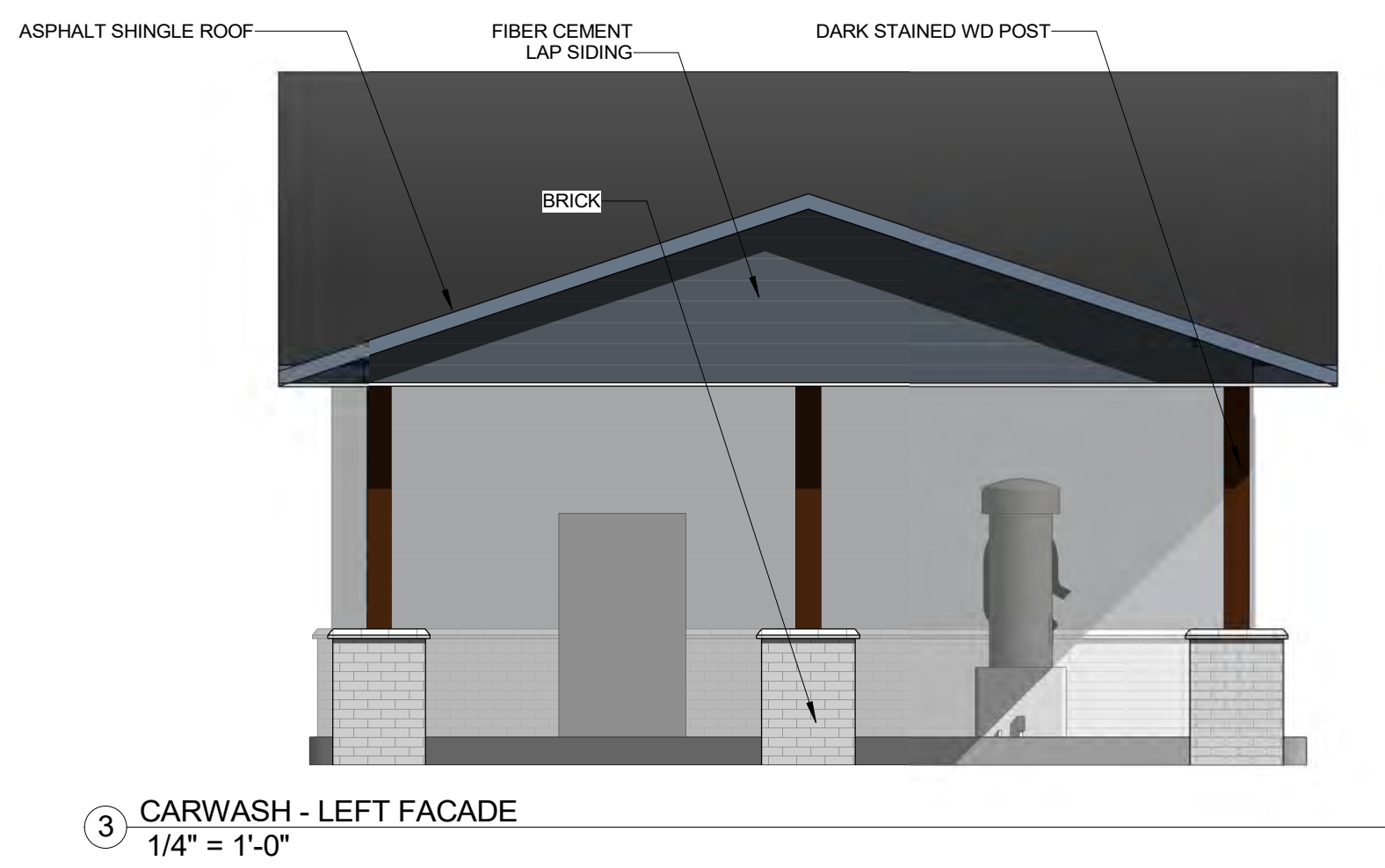
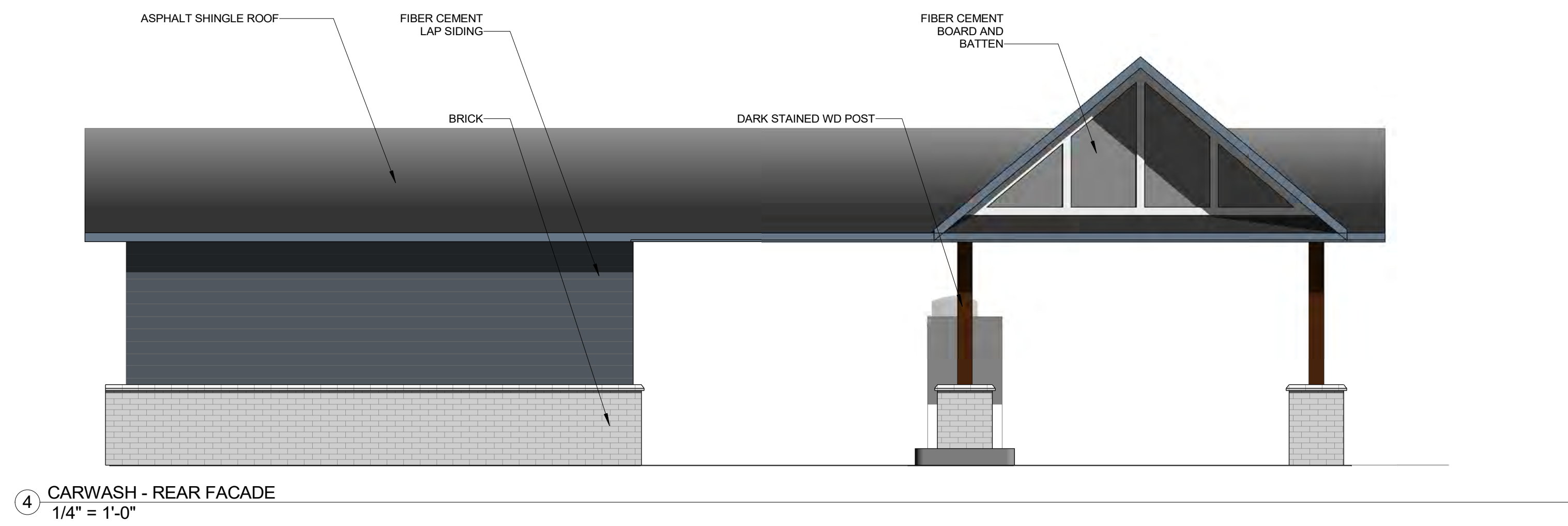
Issue Date 05/31/23

CONCEPT GARAGE

A105

Seal

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Project Information

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Sheet Information

Revisions

No.	Description	Date

Issue Date 05.31.23

CONCEPT CARWASH

A106