



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 10-SA-23-C

AGENDA ITEM #: 15

AGENDA DATE: 10/5/2023

▶ **SUBDIVISION:** MIDDLEBROOK GROVE

▶ **APPLICANT/DEVELOPER:** HUBER PROPERTIES LLC

OWNER(S): Schubert Family Limited Partnership

TAX IDENTIFICATION: 106 C A 02301, 00401, 004, 001

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1817 FRANCIS RD (0 Helmbolt Rd & 0 Old Amherst Rd)

▶ **LOCATION:** East side of Helmbolt Rd, north side of Francis Rd, west of Old Amherst Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 16.82 acres

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - RN-1 (Single-Family Residential Neighborhood)
South: Single family residential, multi-family - AG (General Agricultural), RN-1 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood)
East: Single family residential, rural residential - AG (General Agricultural), RN-1 (Single-Family Residential Neighborhood)
West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

▶ **NUMBER OF LOTS:** 67

SURVEYOR/ENGINEER: Aaron Gray Ardurra

ACCESSIBILITY: Access is via Helmbolt Rd, a minor arterial with 20 ft of pavement width within 50-56 ft of right-of-way; and via Francis Rd, a local street with 18 ft of pavement width within 40-45 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

▶ Postpone the application to the November 9, 2023 meeting as requested by the applicant.

COMMENTS:

This proposal is for a 67 lot detached residential subdivision with its primary access coming from Helmbolt Road. There are also two shared permanent access easement (SPAЕ) for 4 lots with access to Francis Road and for 4 lots with access to Old Amherst Road. The property was rezoned from AG (General Agricultural) to RN-2 (Single-Family Residential Neighborhood) in March 2023 (10-R-21-RZ).

ESTIMATED TRAFFIC IMPACT: 698 (average daily vehicle trips)

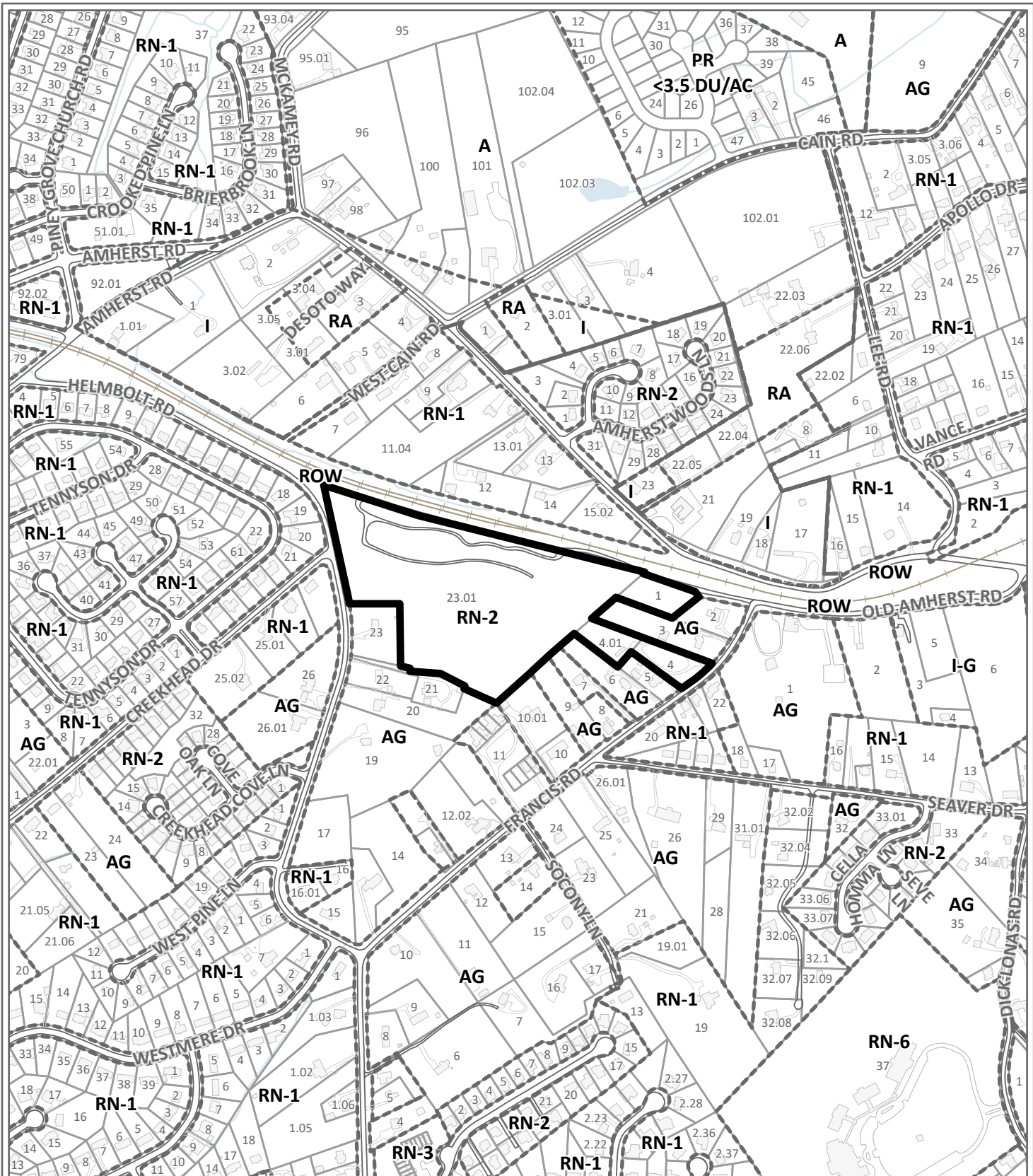
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 28 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

10-SA-23-C

Petitioner: Huber Properties LLC

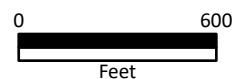


Detached residential subdivision in RN-2 (Single-Family Residential Neighborhood)

Original Print Date: 8/31/2023

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 106
Jurisdiction: City





Request to Postpone • Table • Withdraw

Huber Properties, LLC

9-28-23

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

10-5-23

Scheduled Meeting Date

10-SA-23-C

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the November 9, 2023 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

John Huber

Please Print

865-966-1600

Phone Number

john@southernsignature.net

Email

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

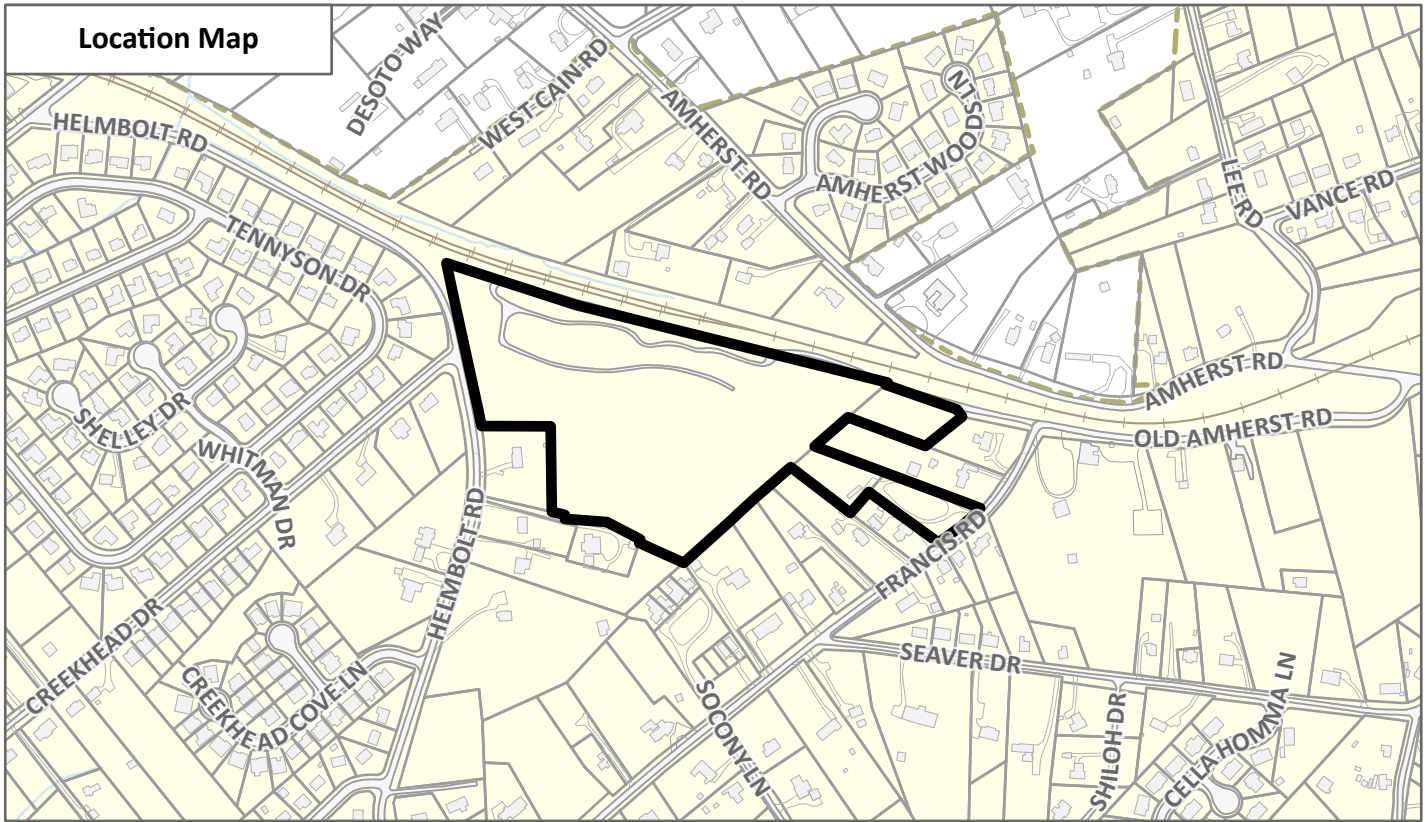
Payee Name

Payee Phone

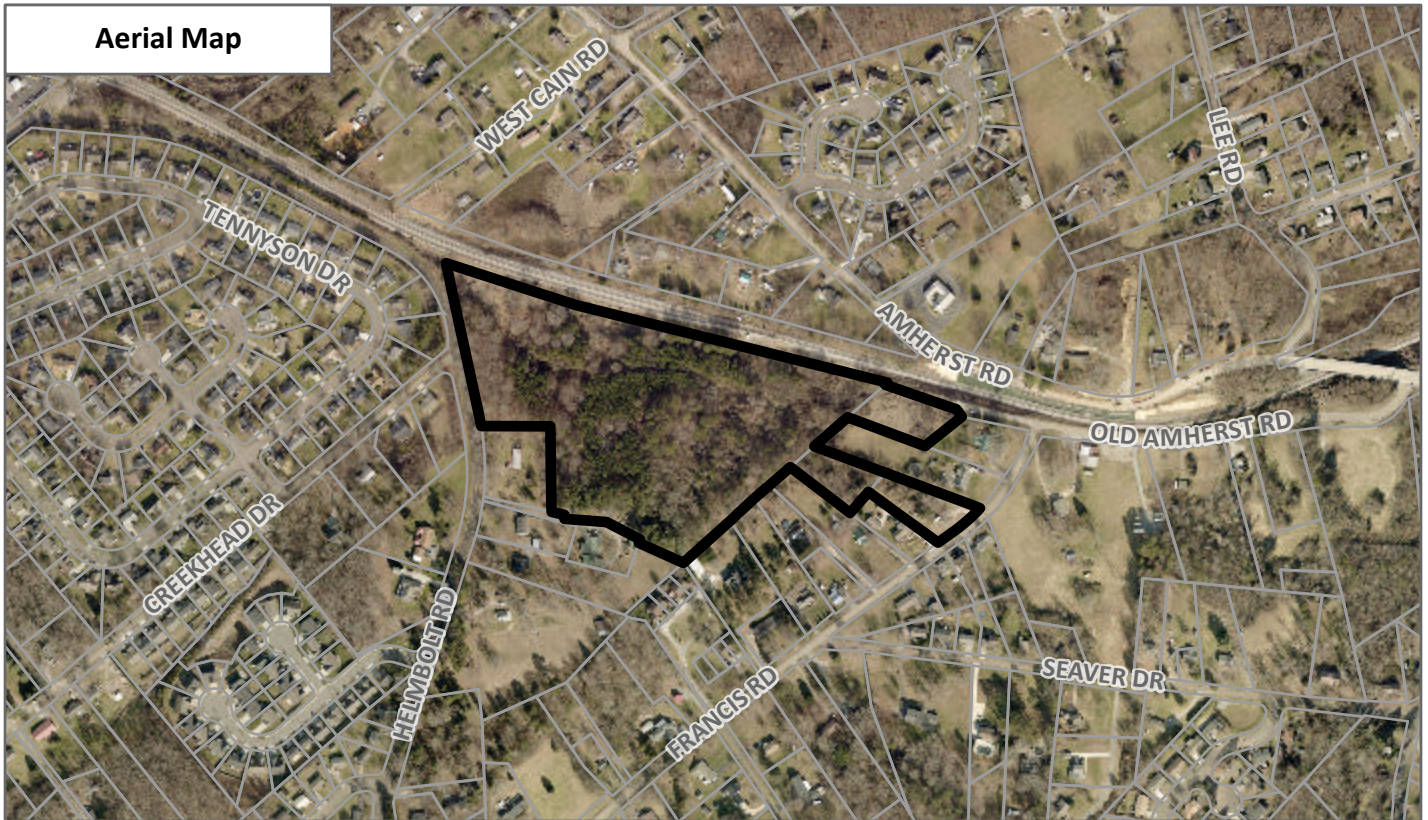
Payee Address

Exhibit A. Contextual Images

Location Map



Aerial Map

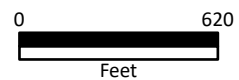


CONTEXTUAL MAPS 1

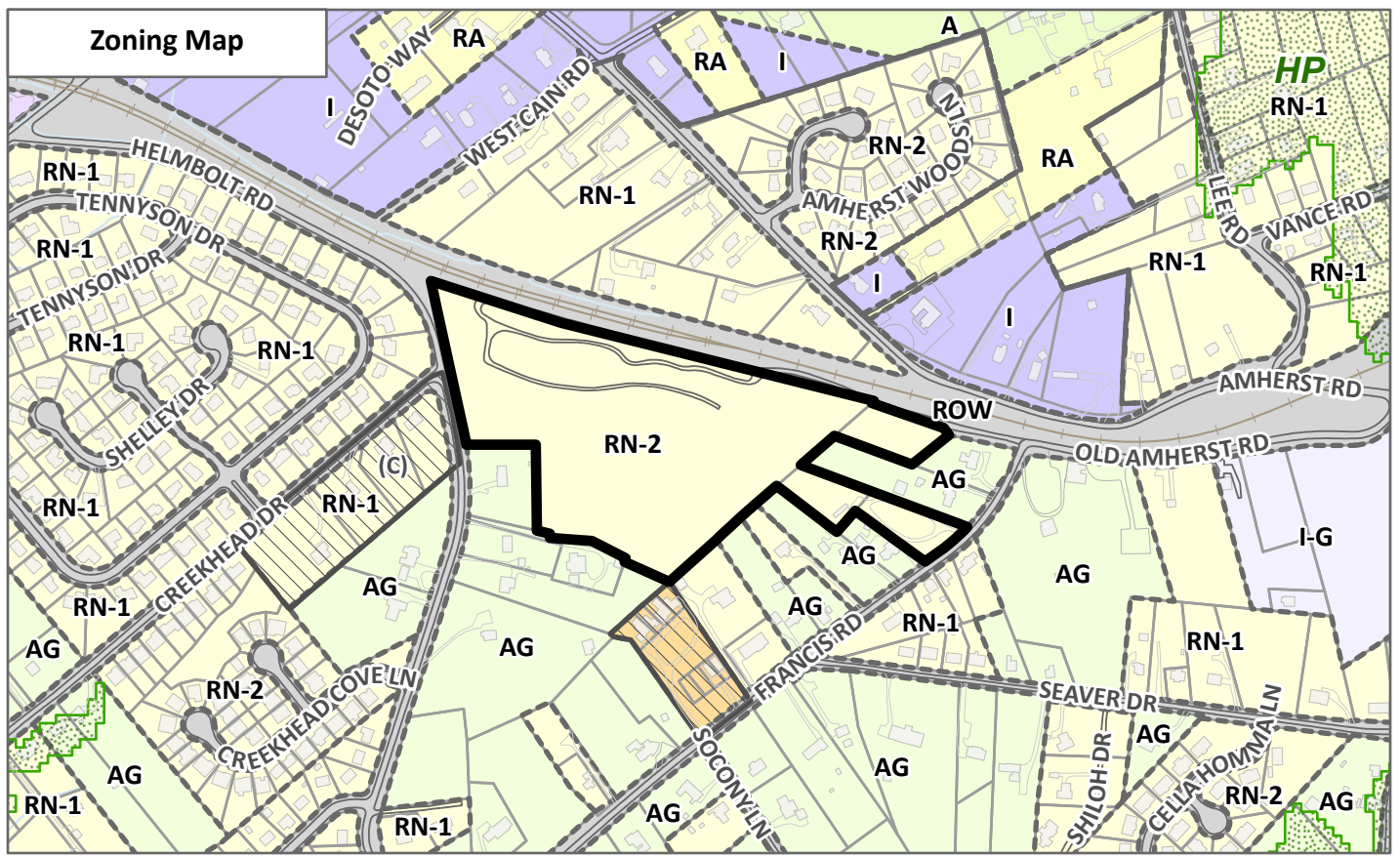
10-SA-23-C



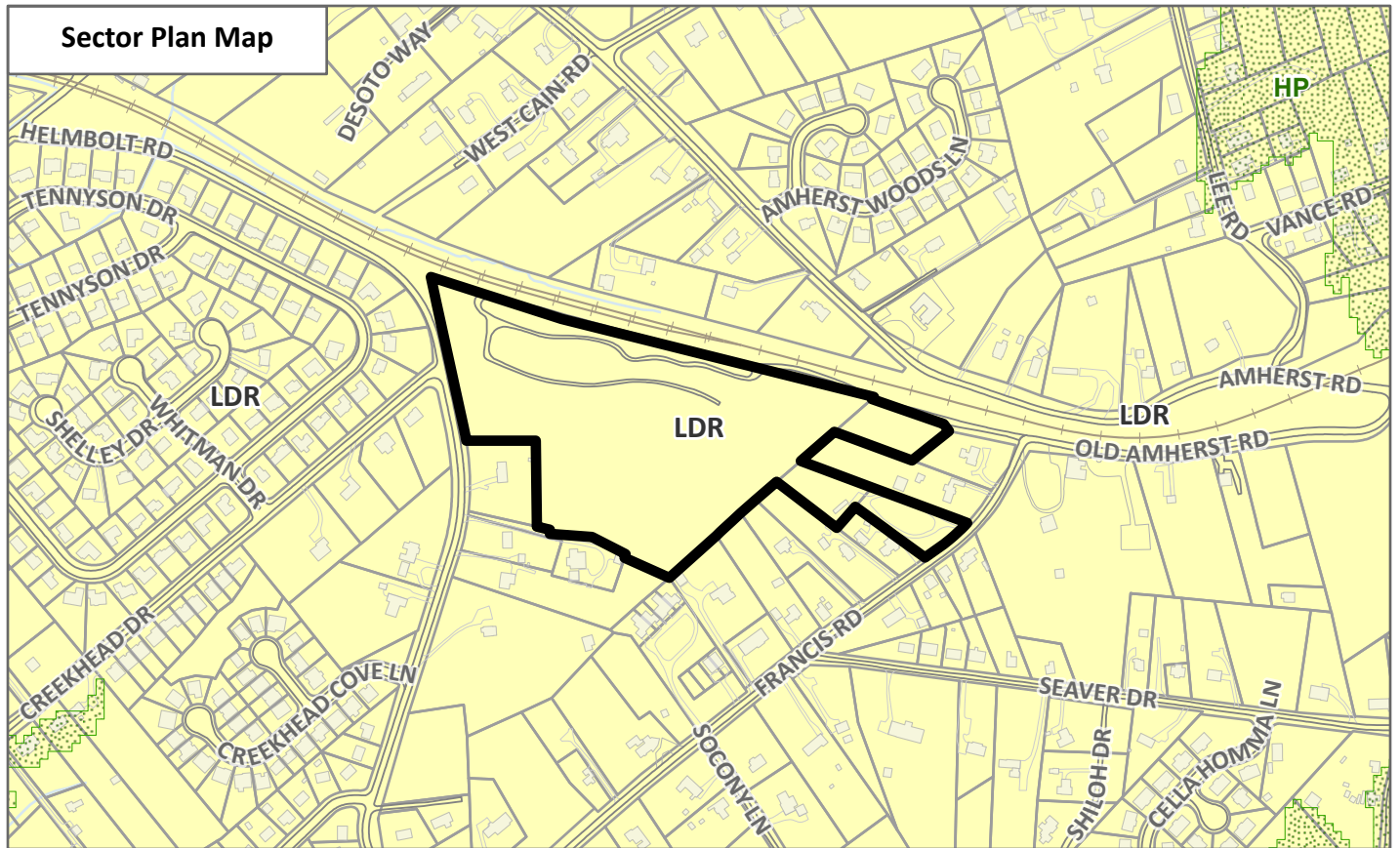
Case boundary



Zoning Map



Sector Plan Map

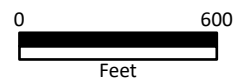


CONTEXTUAL MAPS 2

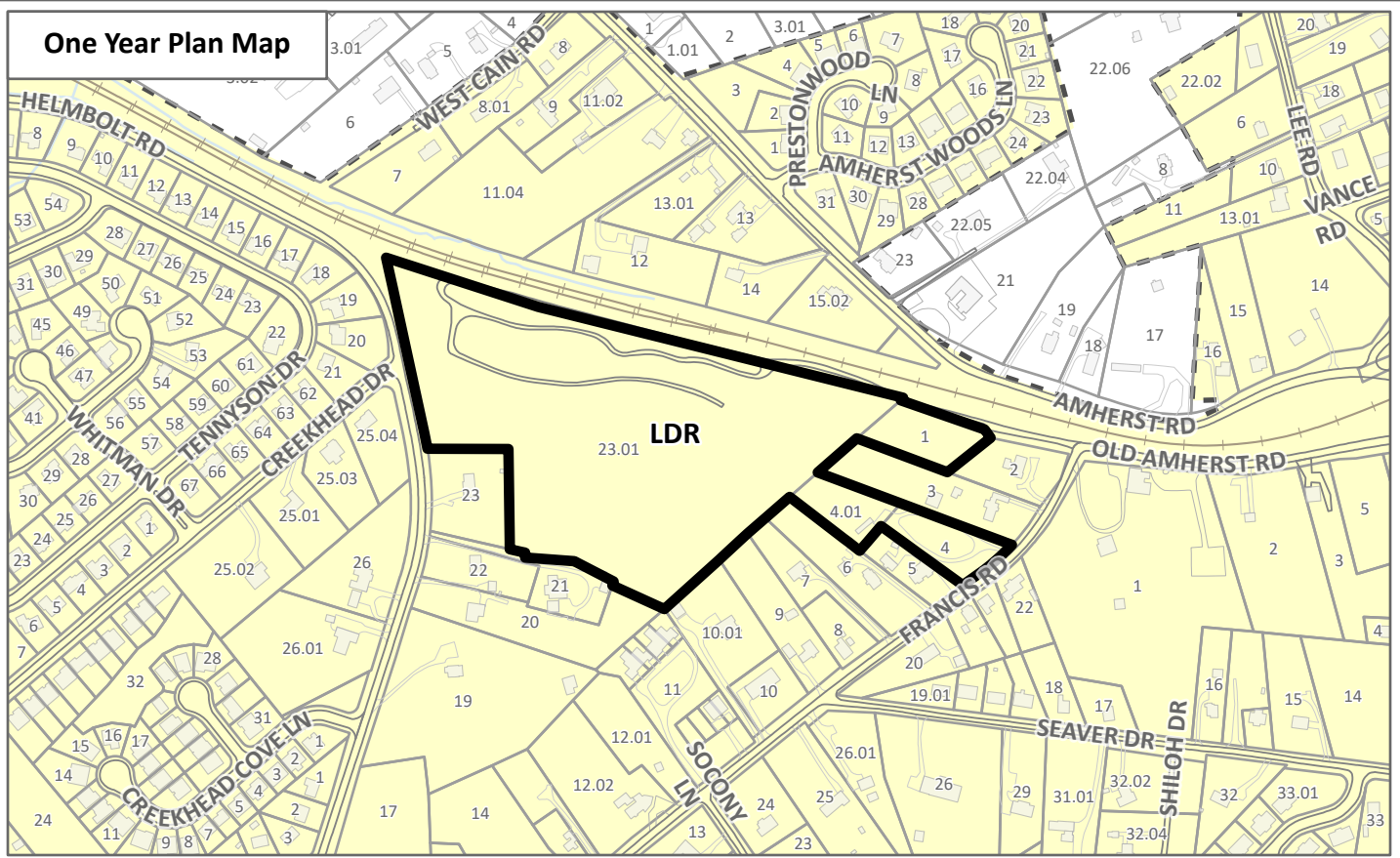
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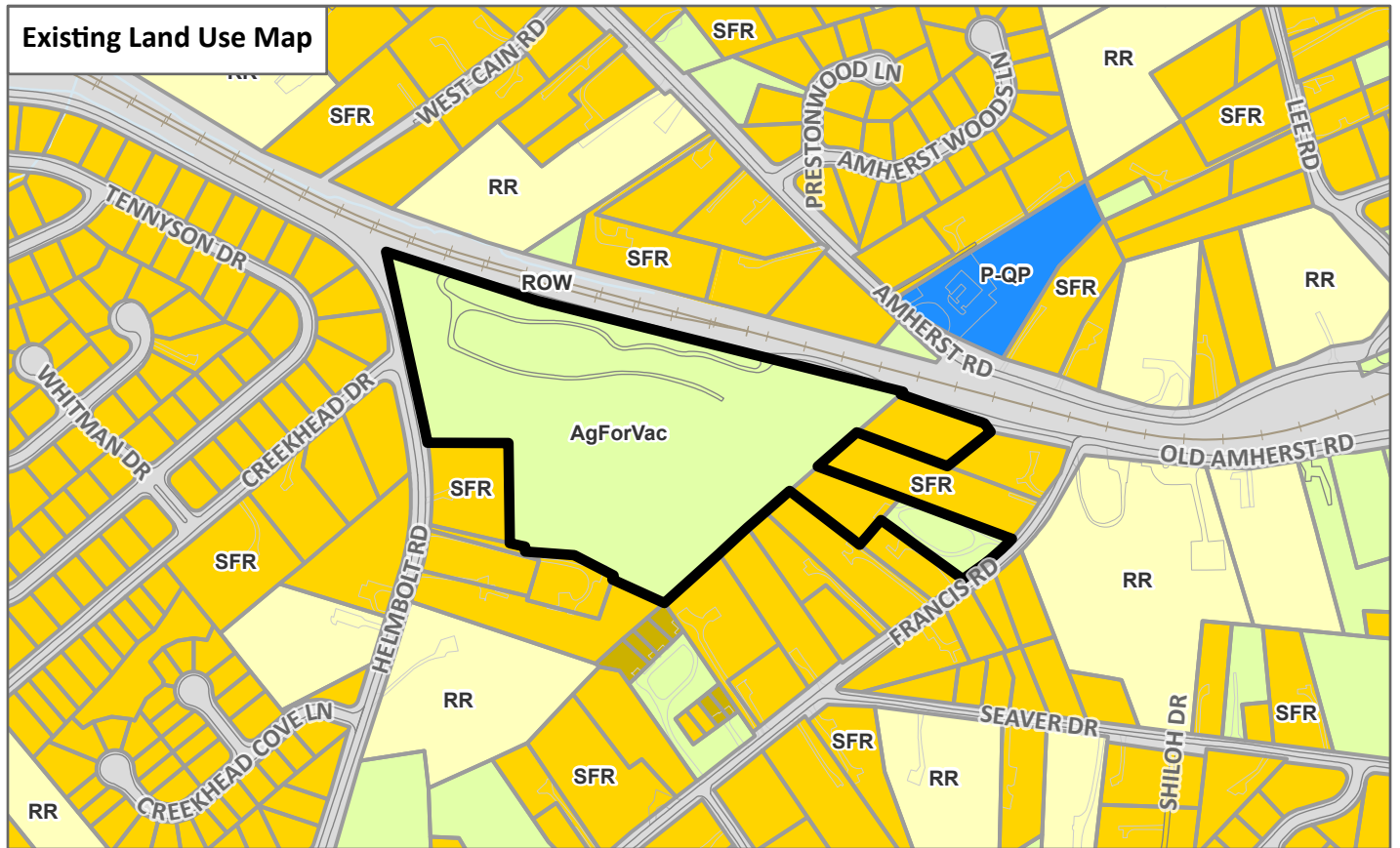
Case boundary



One Year Plan Map



Existing Land Use Map

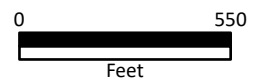


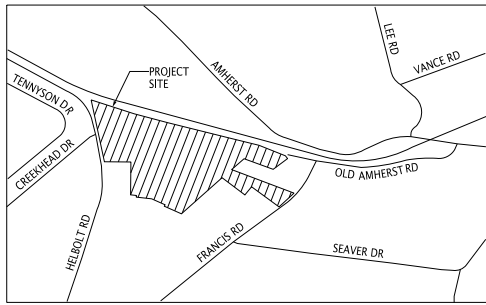
CONTEXTUAL MAPS 3

10-SA-23-C



Case boundary





UTILITY OWNERS:

WATER & SEWER
 KNOXVILLE UTILITIES BOARD (KUB)
 4505 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37921
 CONTACT: TIM BRANNON
 OFFICE PHONE: 865.558.2552

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

ELECTRIC
 KNOXVILLE UTILITIES BOARD (KUB)
 4505 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37921
 CONTACT: TIM BRANNON
 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: **MARRON 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 106C042201, 106C04001, 106C04001, AND 106C04004 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 = 16.824 AC.
- OWNER: **HUBER PROPERTIES, LLC**
 P.O. BOX 33038
 KNOXVILLE, TN 37933
- BUILDING SETBACKS ARE 20'-FT. IN FRONT, MIN. 5'-FT. ON SIDE (ENC. 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 PERMETER LOT LINES; 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - PROPOSED IMPROVEMENTS INCLUDE: 60" WIDE PUBLIC ROAD, EXGRADED 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.

PROPOSED DENSITY

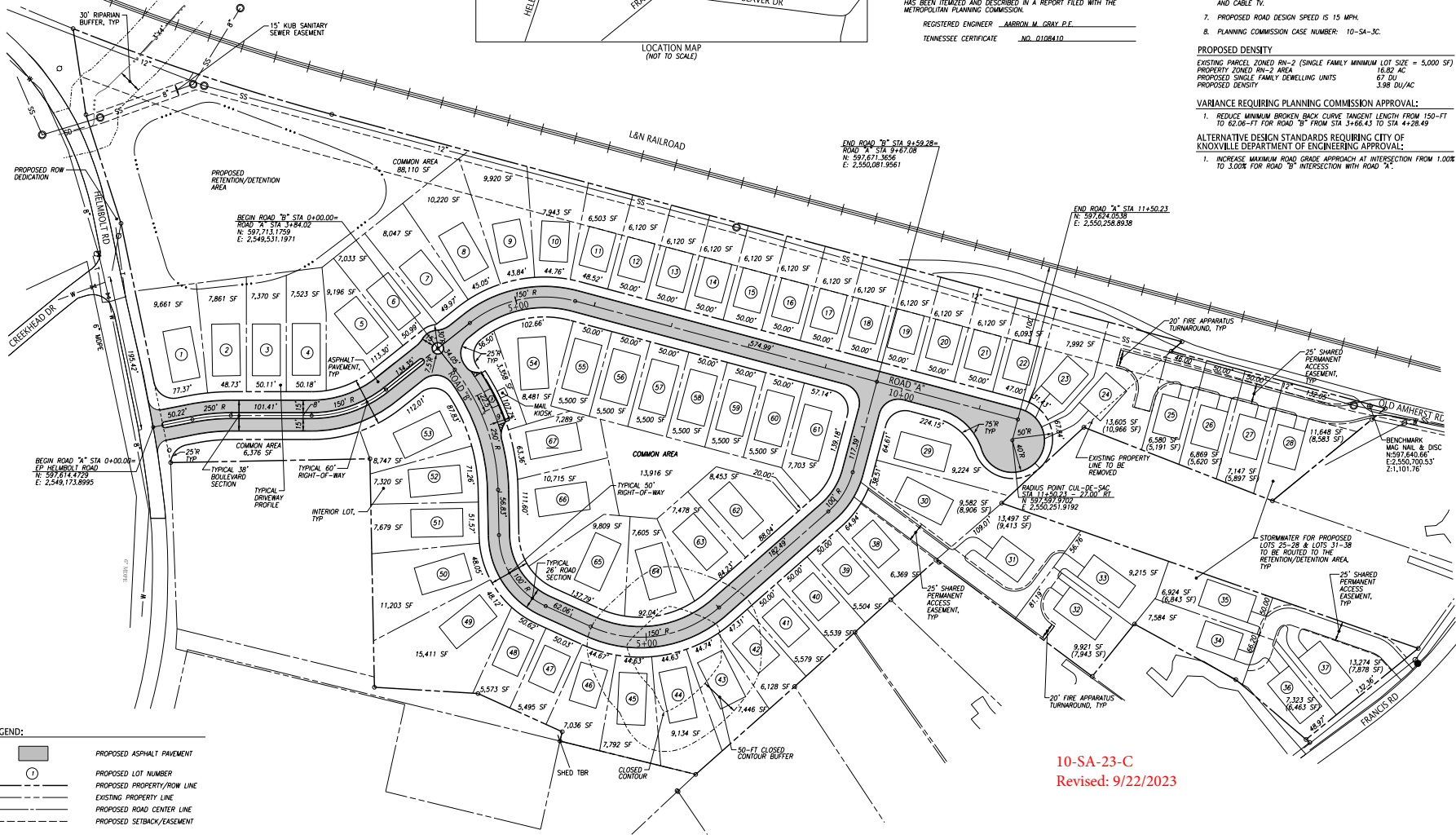
EXISTING PARCEL ZONED RN-2 (SINGLE FAMILY MINIMUM LOT SIZE = 5,000 SF)	16.82 AC
PROPERTY ZONED RN-2 AREA	16.82 AC
PROPOSED SINGLE FAMILY DWELLING UNITS	67 DU
PROPOSED DENSITY	3.98 DU/AC

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

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

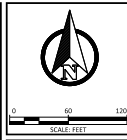
- INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.00% FOR ROAD "B" INTERSECTION WITH ROAD "A".



LEGEND:

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

10-SA-23-C
 Revised: 9/22/2023



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

JOHN HUBER
 jrh@huberproperties.net
 865.578.6600

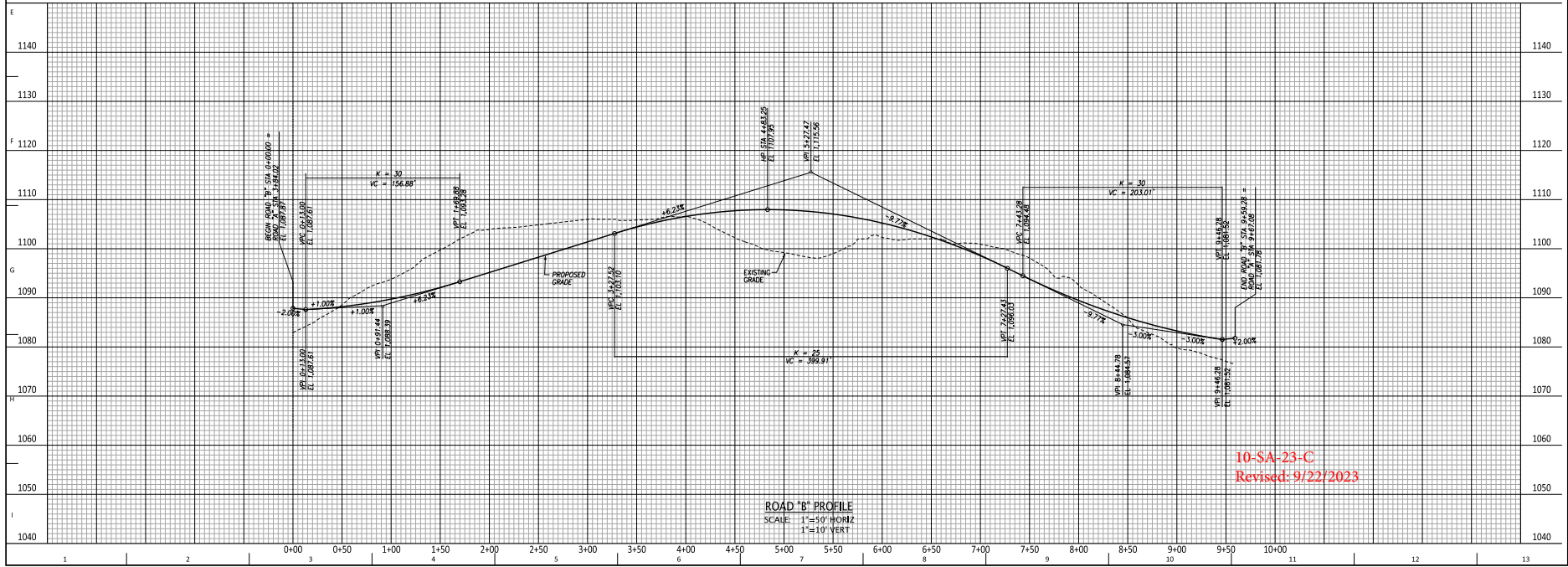
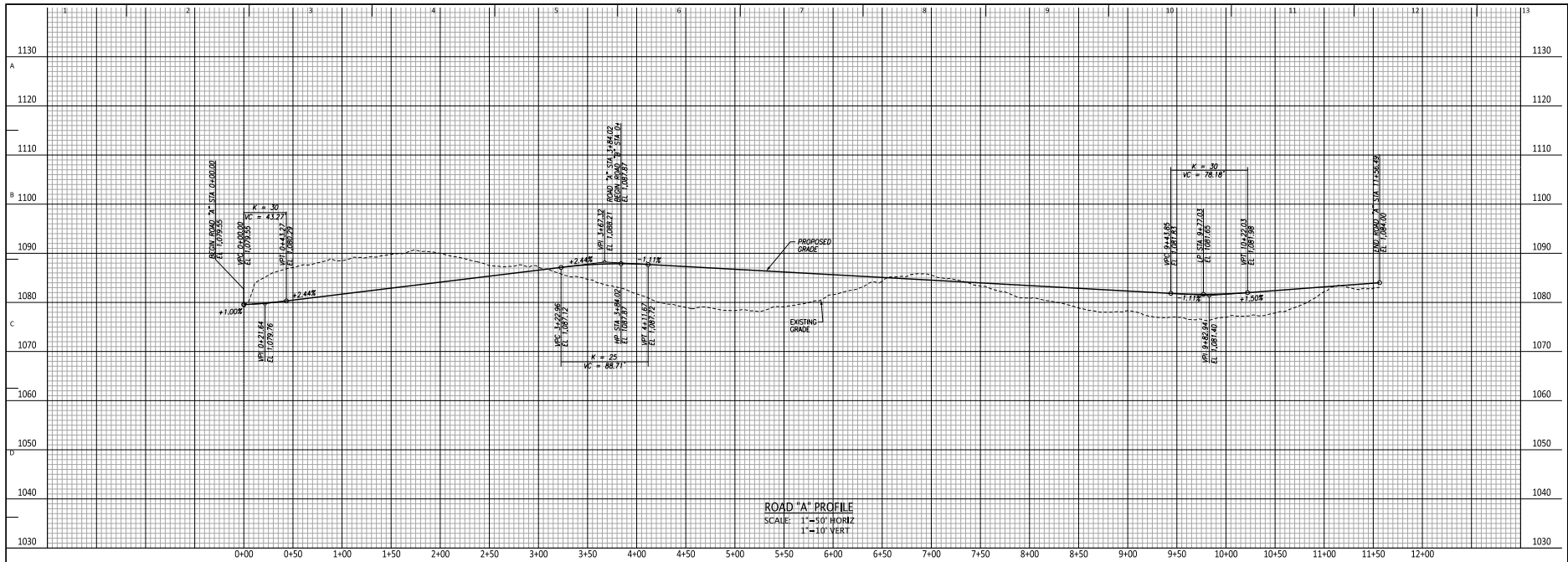
NO.	DATE	REVISION/COMMENTS	BY	CHK.
1	09/21/2023	ISSUED FOR PERMITS		
2	09/21/2023	REVISED PER COMMENTS		
3	09/21/2023	REVISED PER COMMENTS		

MIDDLEBROOK GROVE SUBDIVISION
 CONCEPT PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NO: 190011
 DATE: 08/21/2023

C1
 CONCEPT PLAN
 08/21/2023



P:\Projects\10-SA-23\10-SA-23-01\10-SA-23-01\10-SA-23-01\10-SA-23-01.dwg
 Plot Date: 9/22/2023

10-SA-23-C
 Revised: 9/22/2023

ARDURRA
 COLLABORATE. INNOVATE. CREATE.
 2160 Lakeside Centre Way, Suite 201
 Knoxville, TN 37932
 Phone: 865.690.6419
 www.ardurra.com

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

JOHN HUBER
 jhuber@hubberrproperties.net
 865.978.6600

NO.	DATE	REVISION

MIDDLEBROOK GROVE SUBDIVISION

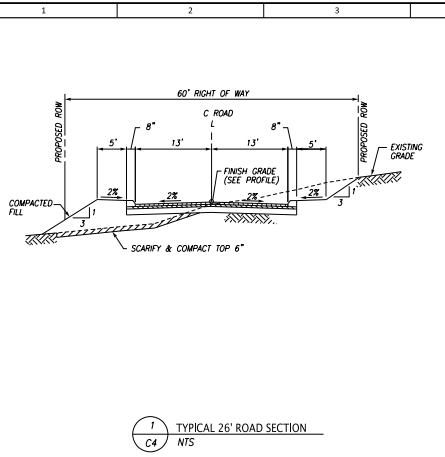
ROAD PROFILES

PRELIMINARY NOT FOR CONSTRUCTION

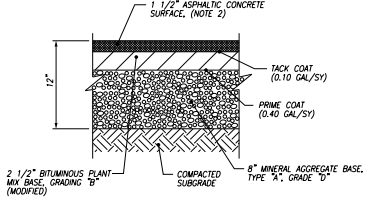
JOB NO: 290.011
 DATE: 08/21/2023

C3

CONCEPT PLAN
 08/21/2023

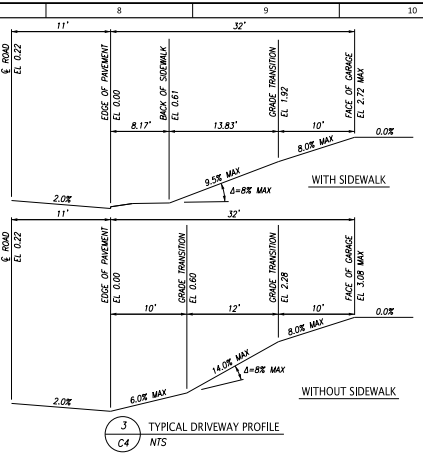


1 TYPICAL 26' ROAD SECTION
C4 NTS

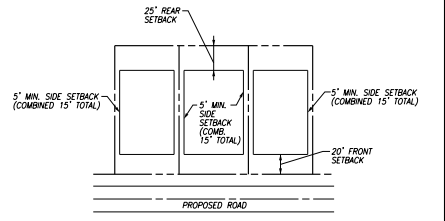


2 ASPHALT PAVEMENT SECTION
C4 NTS

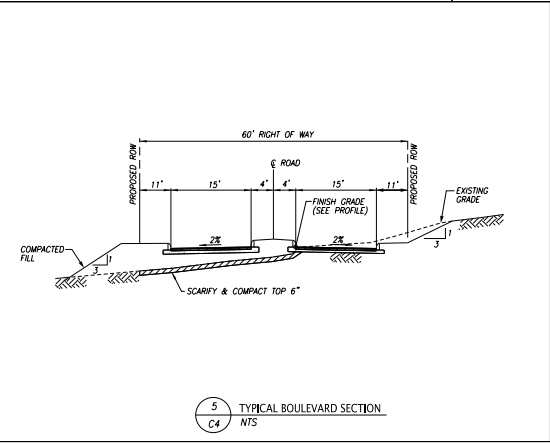
NOTES:
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.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



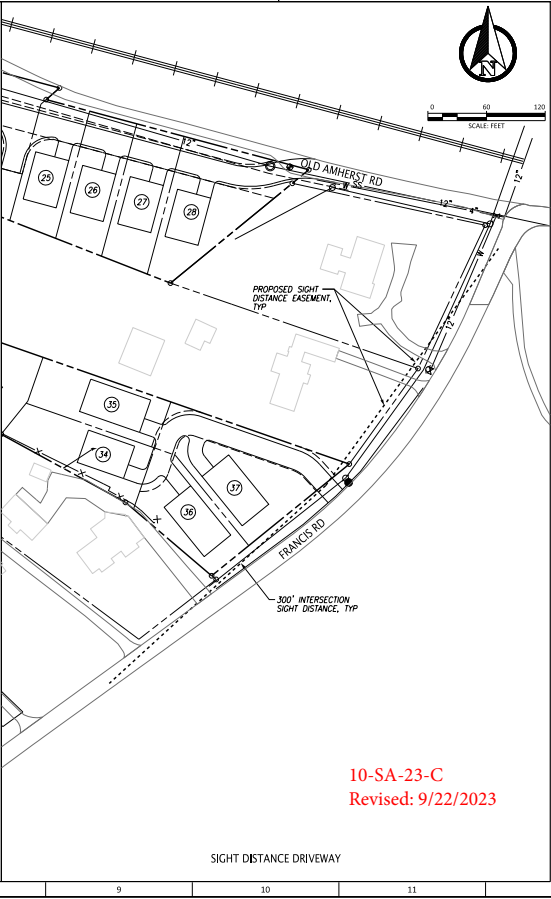
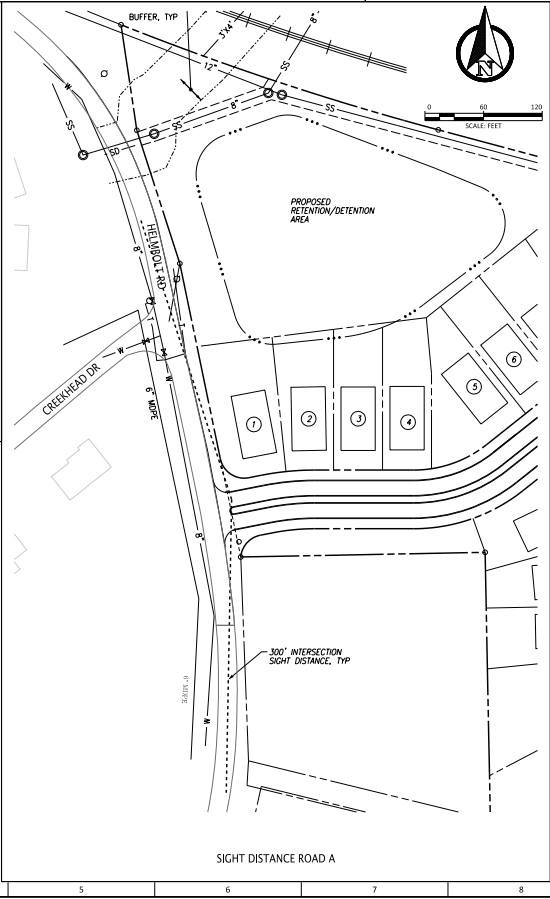
3 TYPICAL DRIVEWAY PROFILE
C4 NTS



4 TYPICAL INTERIOR LOT
C4 NTS



5 TYPICAL BOULEVARD SECTION
C4 NTS



10-SA-23-C
Revised: 9/22/2023



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

JOHN HUBER
jhuber@huberproperties.net
865-978-6600

NO.	DATE	REVISION	BY	CHK

MIDDLEBROOK GROVE SUBDIVISION
DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 290211
DATE: 08/21/2023

C4
CONCEPT PLAN
08/21/2023



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Huber Properties LLC

Applicant Name Affiliation

8/22/2023	10/5/2023	10-SA-23-C
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Aarron Gray Ardurra

Name / Company

2160 Lakeside Centre Way Ste. 201 Knoxville TN 37922

Address

865-251-5071 / agray@ardurra.com

Phone / Email

CURRENT PROPERTY INFO

Schubert Family Limited Partnership	1601 Third Creek Rd Knoxville TN 37921	865-690-9558
Owner Name (if different)	Owner Address	Owner Phone / Email

0 & 1817 FRANCIS RD 0 Hembolt Rd., 0 old Amherst Rd.
Property Address

106 C A 02301, 00401, 004, 001		0.69 acres
Parcel ID	Part of Parcel (Y/N)?	Tract Size

Knoxville Utilities Board	Knoxville Utilities Board	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

East side of Helmbolt Rd, north side of Francis Rd, west of Old Amherst Rd
General Location

<input checked="" type="checkbox"/> City	Council District 3	RN-2 (Single-Family Residential Neighborhood)	Single Family Residential
<input type="checkbox"/> County	District	Zoning District	Existing Land Use

Northwest County	LDR (Low Density Residential)	N/A (Within City Limits)
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation



Planning

KNOXVILLE | KNOX COUNTY

Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- SP OYP
- Rezoning

Huber Properties, LLC

Option Owner

Affiliation

8/21/2023

October 5, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Aarron Gray

Ardurra

Name

Company

2160 Lakeside Centre Way, Suite 201

Knoxville

TN

37922

Address

City

State

ZIP

865-251-5071

agray@ardurra.com

Phone

Email

CURRENT PROPERTY INFO

Schubert Family Limited Partnership

1601 Third Creek, Knoxville, TN 37921

865-690-9558

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1817 & 0 Francis Road, 0 Old Amherst Road, & 0 Helmbolt Road 106 C A 02301, 00401, 004, & 001

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) Single Family Residential

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Middlebrook Grove (applied for)

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

67
Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property **AND 2)** The application and all associated materials are being submitted with his/her/its consent



Huber Properties, LLC

7/31/23

Applicant Signature

Please Print

Date

865-966-1600

office@HuberProp.com

Phone Number

Email



M A Schubert

7/31/23

Property Owner Signature

Please Print

Date Paid

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce minimum horizontal curve radius from 250-ft to 150-ft for Road "A" from Sta. 2+00.13 to Sta. 3+00.91.

Justify request by indicating hardship: Site Topography

2. Reduce minimum horizontal curve radius from 250-ft to 150-ft for Road "A" from Sta. 4+35.26 to Sta. 5+75.24.

Justify request by indicating hardship: Site Topography

3. 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.

Justify request by indicating hardship: Site Topography

4. _____

Justify request by indicating hardship: _____

5. _____

Justify request by indicating hardship: _____

6. _____

Justify request by indicating hardship: _____

7. _____

Justify request by indicating hardship: _____

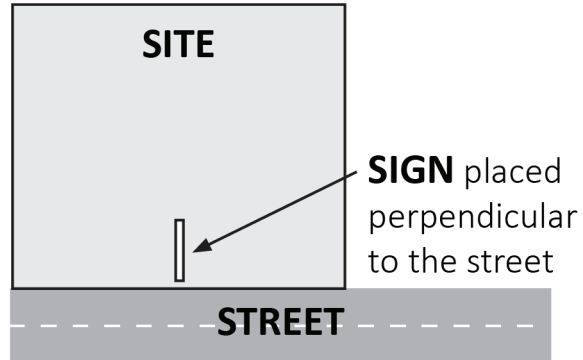
I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Signature

7/31/23

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Huber Properties LLC

Date: 8/22/2023

File Number: 10-SA-23-C

- Sign posted by Staff
- Sign posted by Applicant