

LINE LEGEND:

- EXISTING ROAD LINE
- EXISTING ADJACENT PROPERTY LINES
- EXISTING EASEMENT LINES
- SETBACK LINES
- PROPOSED NEW PROPERTY LINE FOR SUBDIVISION
- EXISTING PROPERTY LINE
- HILLSIDE PROTECTION BOUNDARY (TRACED FROM KGIS)
- APPROX. DISTURBANCE BOUNDARY
- PROPOSED NEW DUPLEX BUILDINGS
- PROPOSED NEW DRIVEWAYS

SITE INFORMATION:

MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN

SITE_ZONE: RN-1/HP

PARCEL_ID: 069EB03102

BLOCK: 16/16990

WARD: 33

AREA WITHIN EASEMENT: 15,040 S.F.; 0.33 ACRE
30% BUILDING AREA: 4,512 MAX > 2,436 S.F.

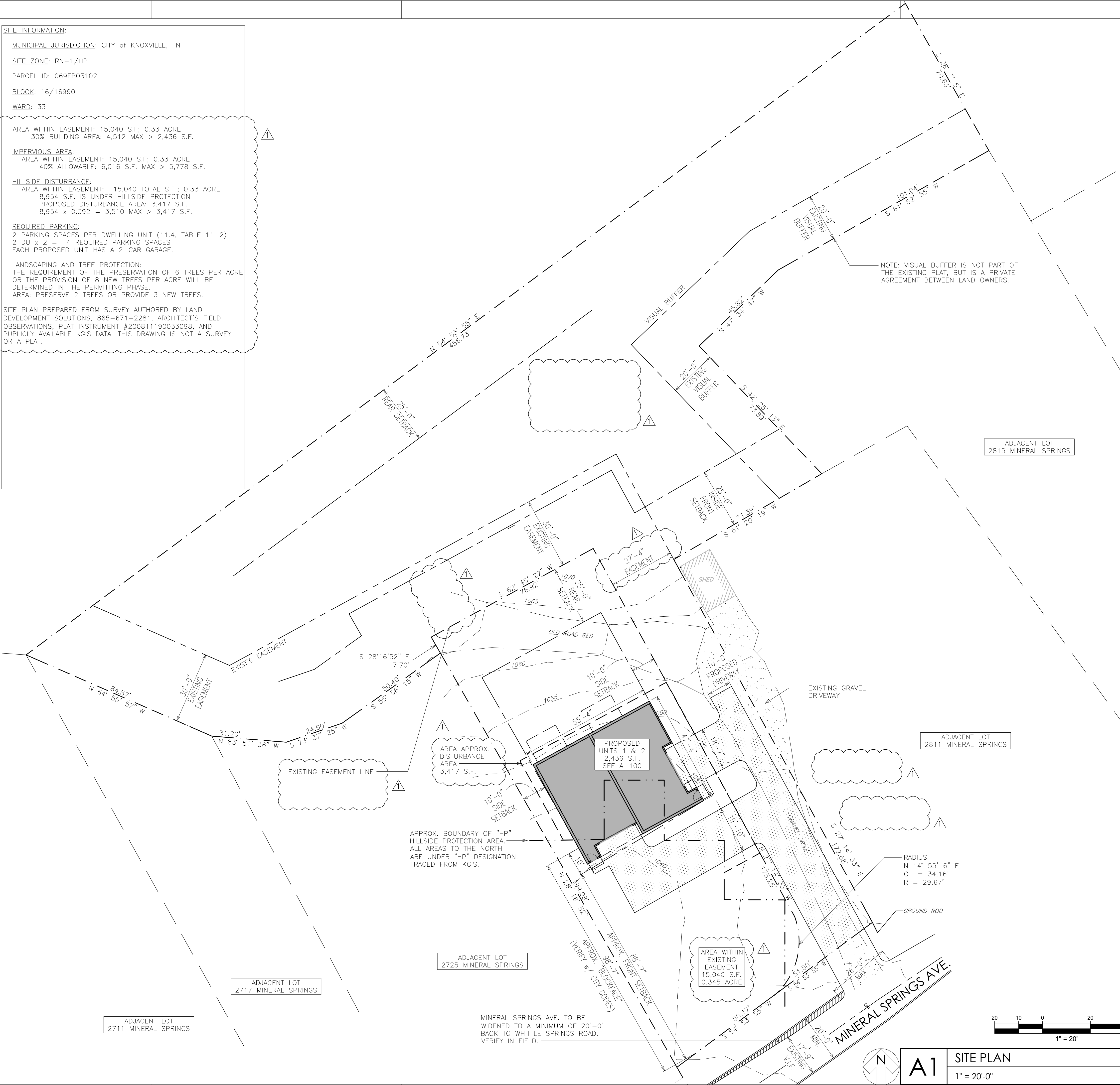
IMPERVIOUS AREA:
AREA WITHIN EASEMENT: 15,040 S.F.; 0.33 ACRE
40% ALLOWABLE: 6,016 S.F. MAX > 5,778 S.F.

HILLSIDE DISTURBANCE:
AREA WITHIN EASEMENT: 15,040 TOTAL S.F.; 0.33 ACRE
8,954 S.F. IS UNDER HILLSIDE PROTECTION
PROPOSED DISTURBANCE AREA: 3,417 S.F.
8,954 x 0.392 = 3,510 MAX > 3,417 S.F.

REQUIRED PARKING:
2 PARKING SPACES PER DWELLING UNIT (11.4, TABLE 11-2)
2 DU x 2 = 4 REQUIRED PARKING SPACES
EACH PROPOSED UNIT HAS A 2-CAR GARAGE.

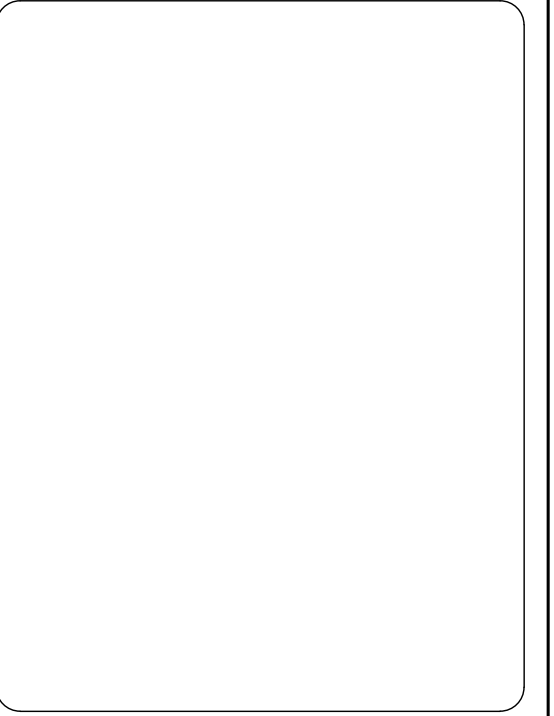
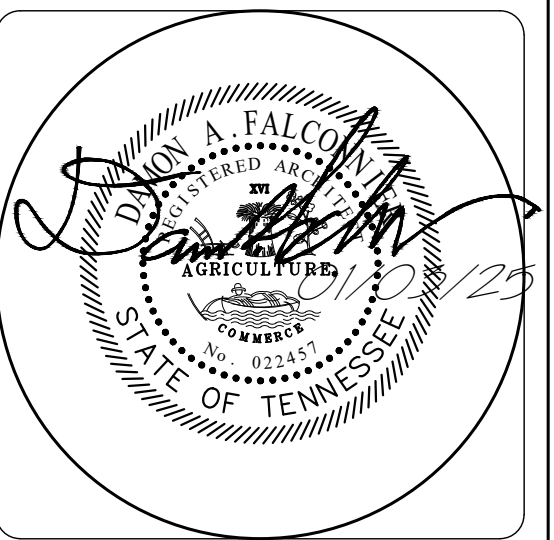
LANDSCAPING AND TREE PROTECTION:
THE REQUIREMENT OF THE PRESERVATION OF 6 TREES PER ACRE OR THE PROVISION OF 8 NEW TREES PER ACRE WILL BE DETERMINED IN THE PERMITTING PHASE.
AREA: PRESERVE 2 TREES OR PROVIDE 3 NEW TREES.

SITE PLAN PREPARED FROM SURVEY AUTHORED BY LAND DEVELOPMENT SOLUTIONS, 865-671-2281, ARCHITECT'S FIELD OBSERVATIONS, PLAT INSTRUMENT #200811190033098, AND PUBLICLY AVAILABLE KGIS DATA. THIS DRAWING IS NOT A SURVEY OR A PLAT.



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DUPLEXES
PLANNING FILE #
11-A-24-2U
Rev 1.3.2025

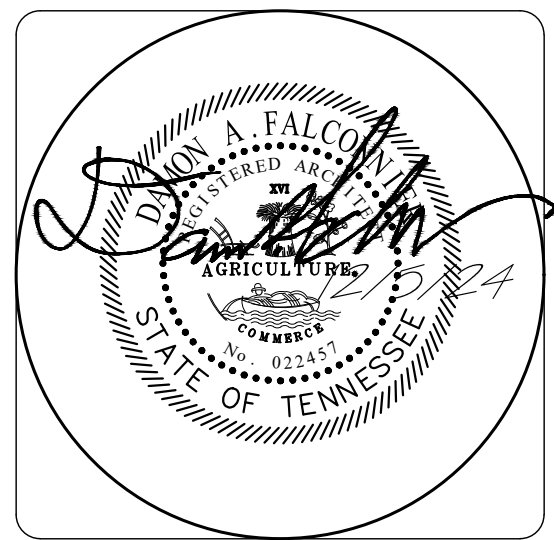
SHEILA PROFFIT CRUM
MINERAL SPRINGS AVE.
KNOXVILLE, TN 37917

SITE
LAYOUT PLAN

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DRAWN BY:	GHF
CHECKED BY:	DAF
ISSUED:	12/05/24
REVISION(S):	
	01/03/25
FILE:	2024-009

AC100



DUPLEXES
PLANNING FILE #
11-A-24-2U

SHEILA PROFFIT CRUM
MINERAL SPRINGS AVE.
KNOXVILLE, TN 37917

UNITS 1 & 2
FLOOR PLAN
SCHEMATIC

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CHECKED BY: DAF
ISSUED: 12/05/24
REVISION(S):

FILE: 2024-009

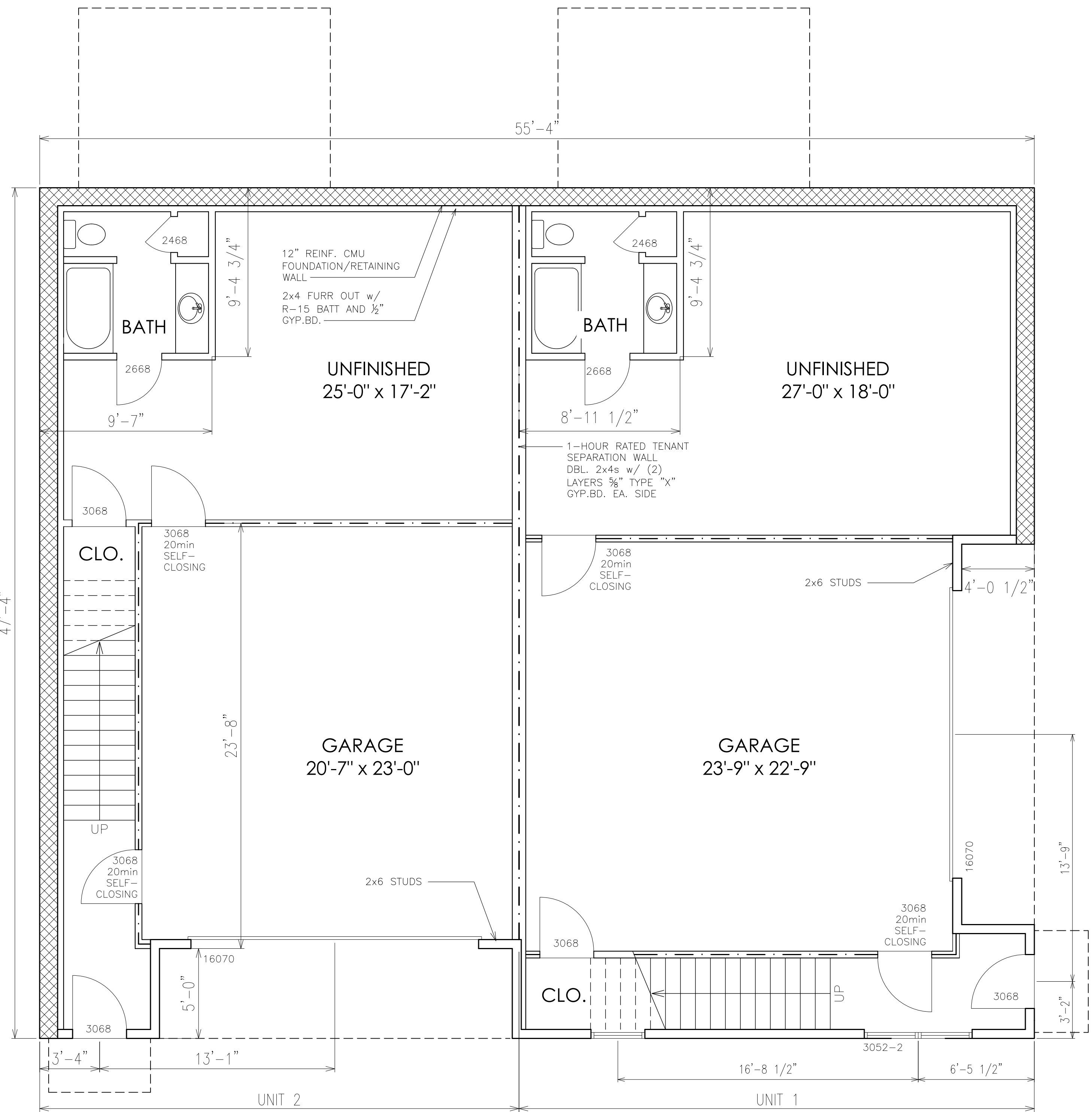
A-100



AREAS:
GROSS AREA: 2,619 S.F.
UNIT 1: 1,262 S.F.
UNIT 2: 1,357 S.F.



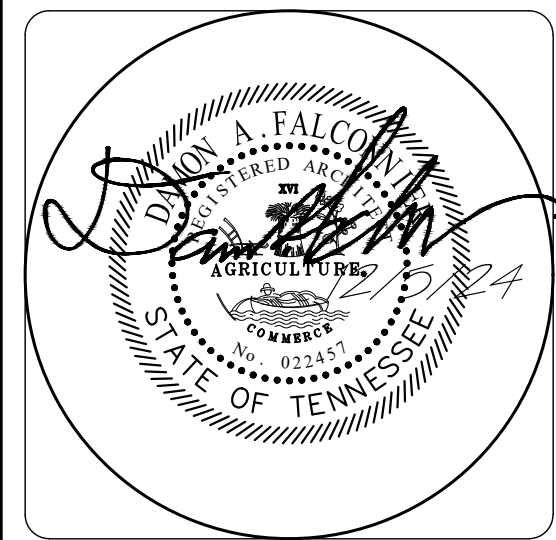
A4 MAIN FLOOR PLAN
1/4" = 1'-0"



AREAS:
GROSS AREA: 2,435 S.F.
UNIT 1: 1,162 S.F.
UNIT 2: 1,273 S.F.



A1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



DUPLEXES
PLANNING FILE #
11-A-24-2U

SHEILA PROFFIT CRUM
MINERAL SPRINGS AVE.
KNOXVILLE, TN 37917

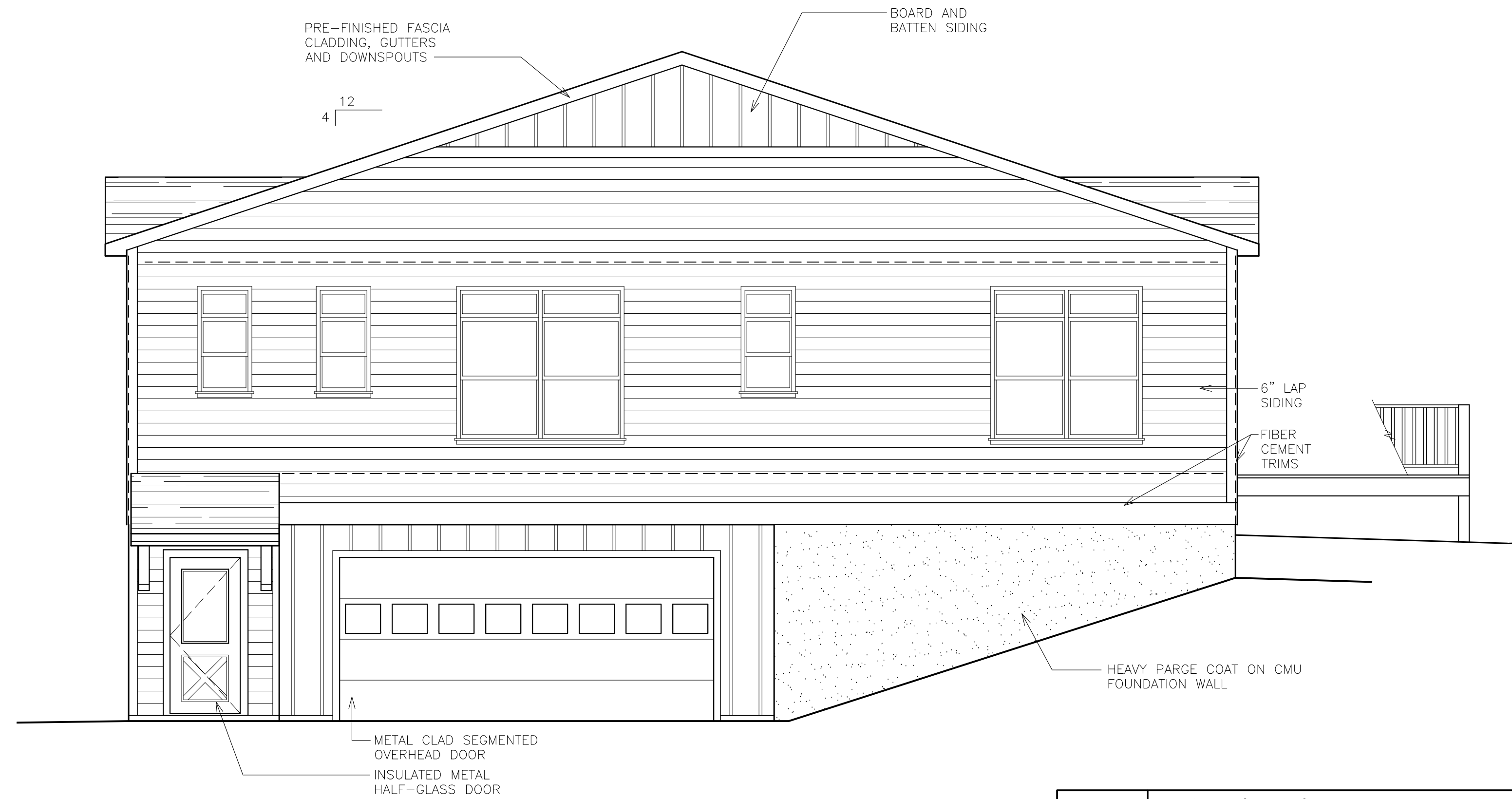
UNITS 1 & 2
ELEVATIONS
SCHEMATIC

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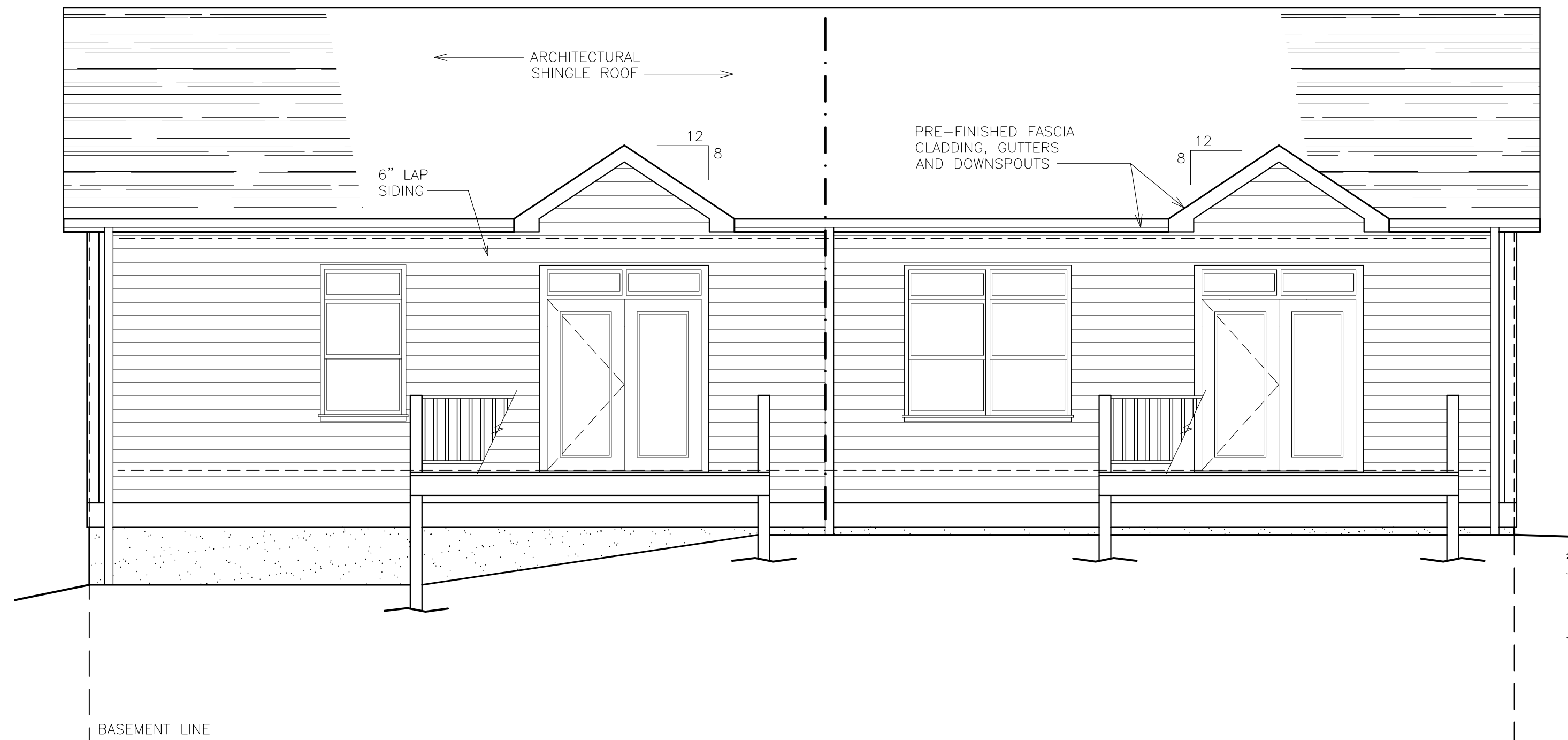
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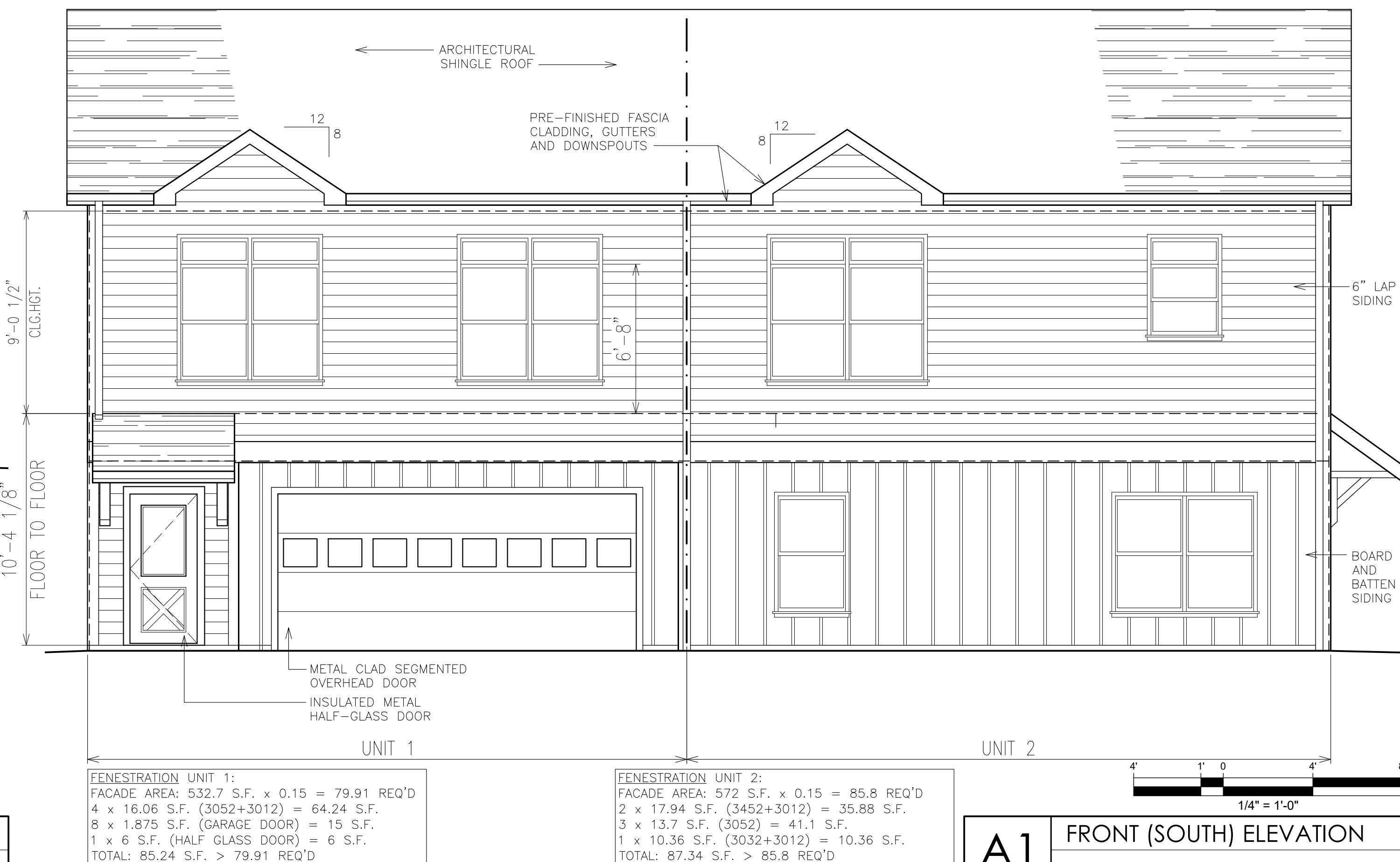
A-200



C1 RIGHT (EAST) ELEVATION
1/4" = 1'-0"



A4 REAR (NORTH) ELEVATION
1/4" = 1'-0"



A1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"