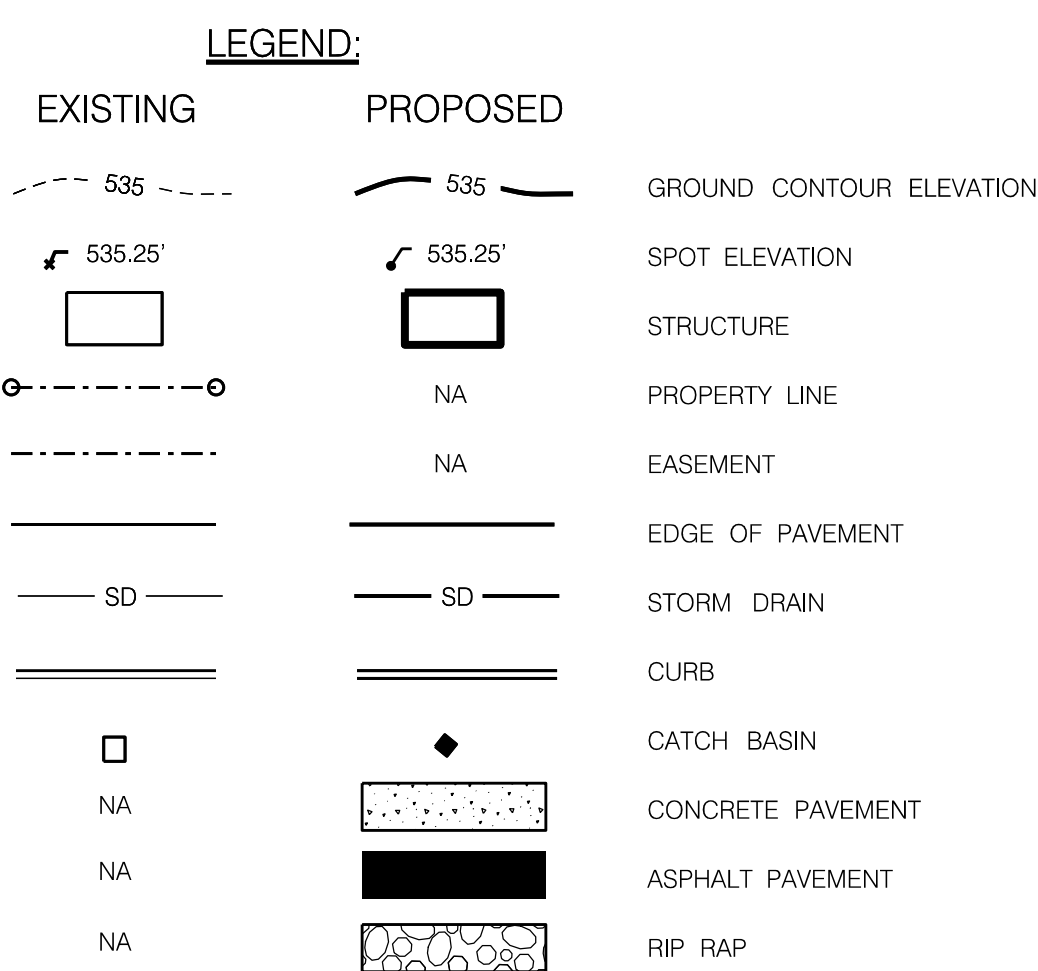


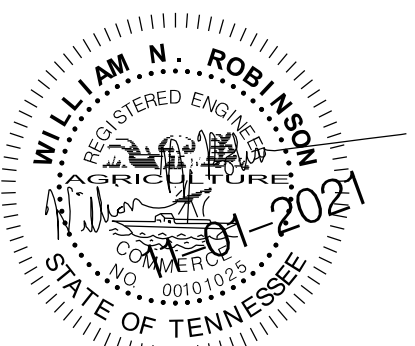


PROJECT DATA
PARCEL: 121AB013
USE: FULL SERVICE CARWASH/PARKING
ZONING: CURRENT I-H, REZONING TO C-G, C-H, OR C-R
PROPOSED BUILDING AREA: 20,418 (1 STORY)
PROPOSED IMPERVIOUS AREA: (PAVING: 38,842 SF)
(BUILDING: 20,418 SF)
PARKING SUMMARY:
PARKING REQUIRED (CARWASH): 20 - 40 SPACES
PARKING PROVIDED: 39 SPACES
CALCULATION:
CARWASH: MIN 0.5 PER EMPLOYEE, MAX 1.0 PER EMPLOYEE
SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20'
PARCEL AREA: 3.10 AC (135,036 SF)
IMPERVIOUS AREA: 59,260 SF
FLOOR AREA RATIO: 15.1 % (20,418 /135,036)
IMPERVIOUS AREA RATIO: 43.9 % (59,260 /135,036)
GROSS AREA COVERAGE: 15.1 % (20,418 /135,036)



**WILL ROBINSON
& ASSOCIATES**

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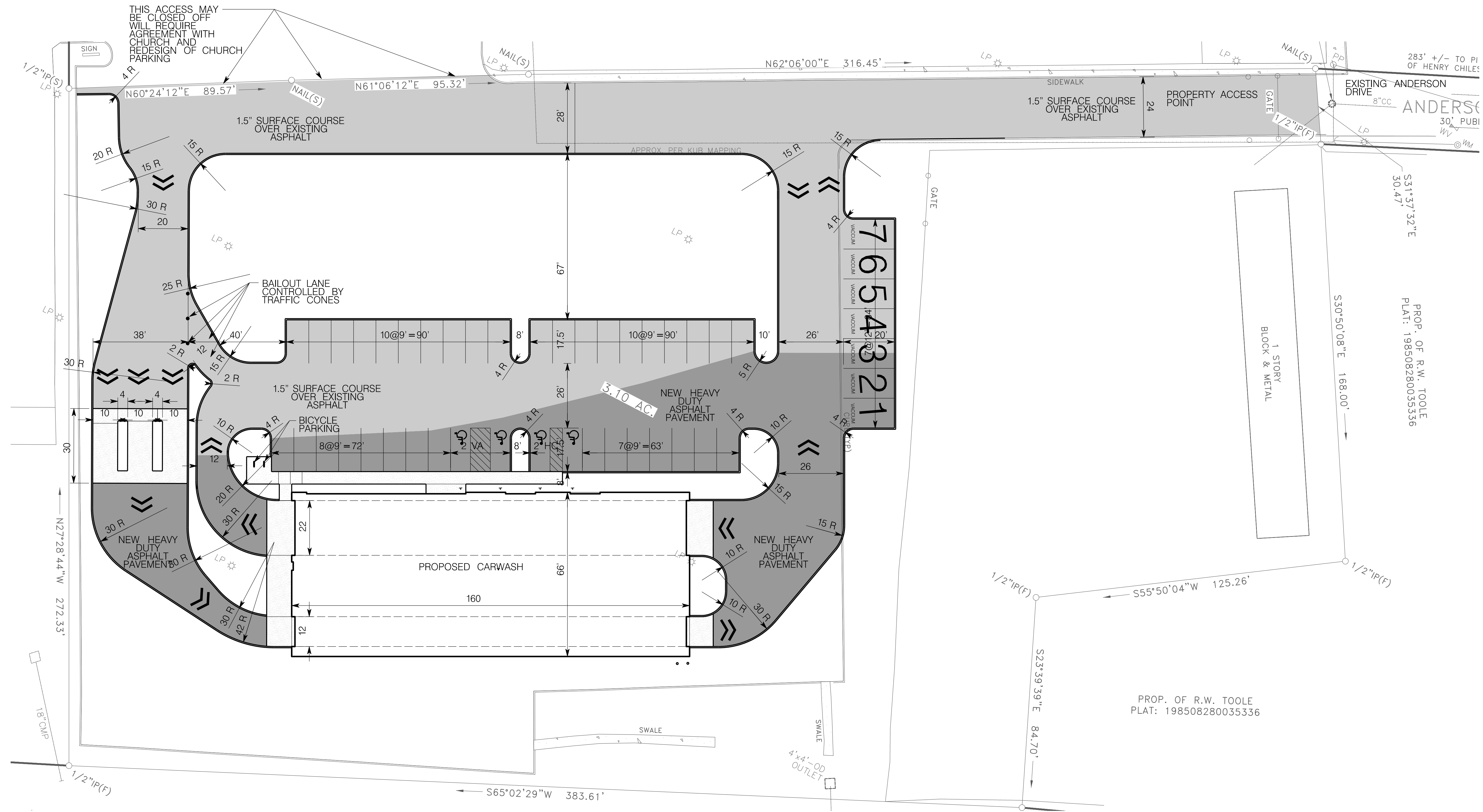
A Site Plan for:
**Harper Carwash
Anderson Road**
6238 Anderson Drive
Knoxville, Tennessee
11-C-21-SU

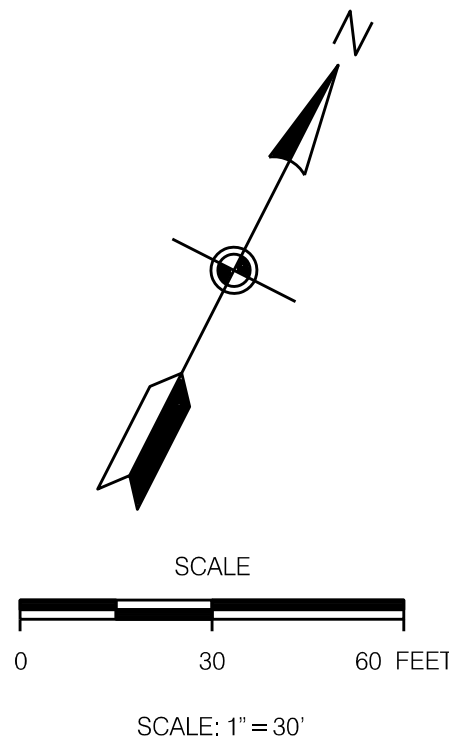
REVISIONS:
11.1.2021 ADDED BAILOUT LANE

DRAWN: WNR
CHECKED: WNR
DATE: 10-26-2021
FILE NAME:
PROJECT NO:

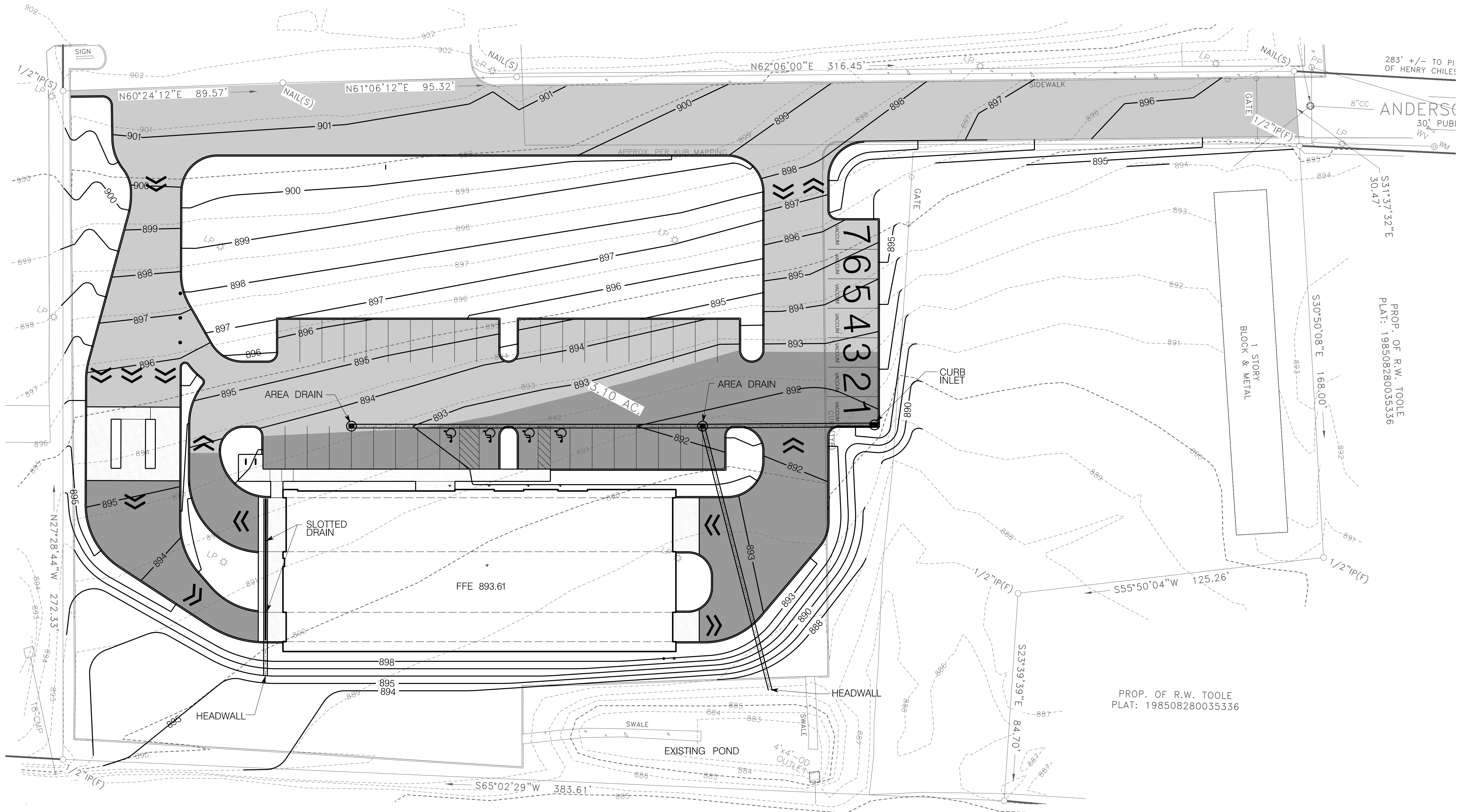
P0.1

CONCEPT LAYOUT PLAN
DRAWING



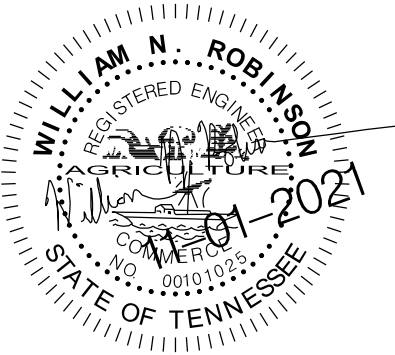


LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP



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A Site Plan for:
**Harper Carwash
Anderson Road**

6238 Anderson Drive
Knoxville, Tennessee
11-C-21-SU

REVISIONS:
11.1.2021 ADDED BAILOUT LANE

DRAWN: WNR
CHECKED: WNR
DATE: 10-26-2021
FILE NAME:
PROJECT NO:

P0.2

CONCEPT GRADING PLAN
DRAWING