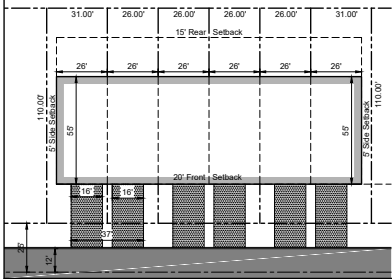
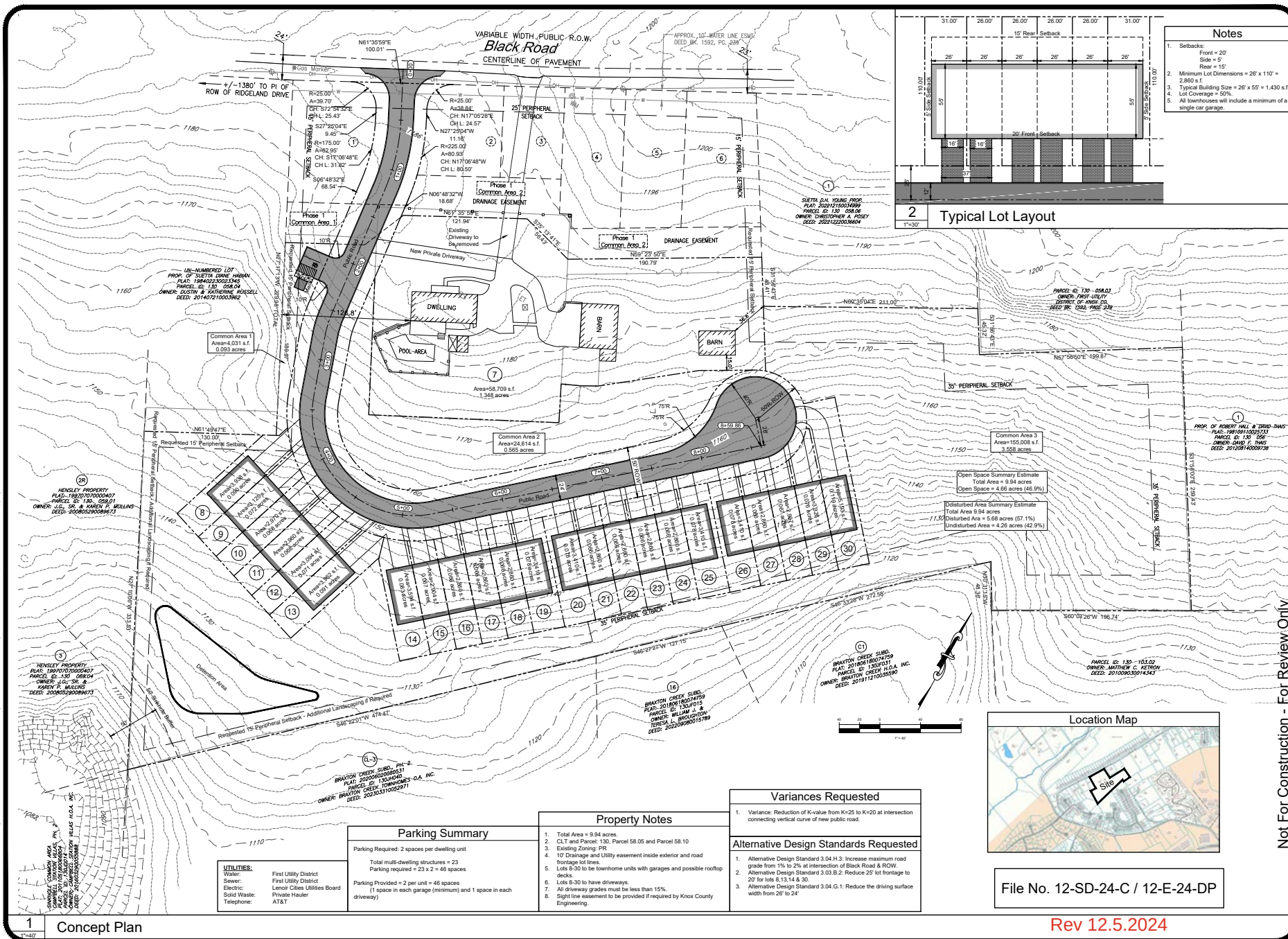


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- Notes**
1. Setbacks:
Front = 20'
Side = 5'
Rear = 15'
 2. Minimum Lot Dimensions = 26' x 110' = 2,860 s.f.
 3. Typical Building Size = 26' x 55' = 1,430 s.f.
 4. Lot Coverage = 50%.
 5. All townhouses will include a minimum of a single car garage.

2 Typical Lot Layout

Parking Summary

Parking Required: 2 spaces per dwelling unit
Total multi-dwelling structures = 23
Parking required = 23 x 2 = 46 spaces
Parking Provided = 2 per unit = 46 spaces
(1 space in each garage (minimum) and 1 space in each driveway)

Property Notes

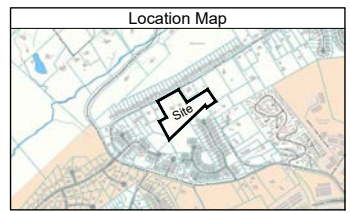
1. Total Area = 9.94 acres.
2. CLT and Parcel 130, Parcel 58.05 and Parcel 58.10
3. Existing Zoning: PR
4. 17' Drainage and Utility easement inside exterior and road frontage lot lines.
5. Lots 5-30 to be townhouse units with garages and possible rooftop decks.
6. Lots 5-30 to have driveways.
7. All driveway grades must be less than 15%.
8. Sight line easement to be provided if required by Knox County Engineering.

Variances Requested

1. Variance: Reduction of K-value from K=25 to K=20 at intersection connecting vertical curve of new public road.

Alternative Design Standards Requested

1. Alternative Design Standard 3.04 H.3: Increase maximum road grade from 1% to 2% at intersection of Black Road & ROW.
2. Alternative Design Standard 3.03 B.2: Reduce 25' lot frontage to 20' for lots 5, 13, 14 & 30.
3. Alternative Design Standard 3.04 G.1: Reduce the driving surface width from 26' to 24'.



File No. 12-SD-24-C / 12-E-24-DP

Rev 12.5.2024

Not For Construction - For Review Only

Project:
Black Ridge Pointe
Unit Two
BBK Development, LLC
Black Road
Knox County, Tennessee
PH: 662-67-1221



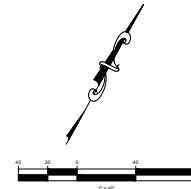
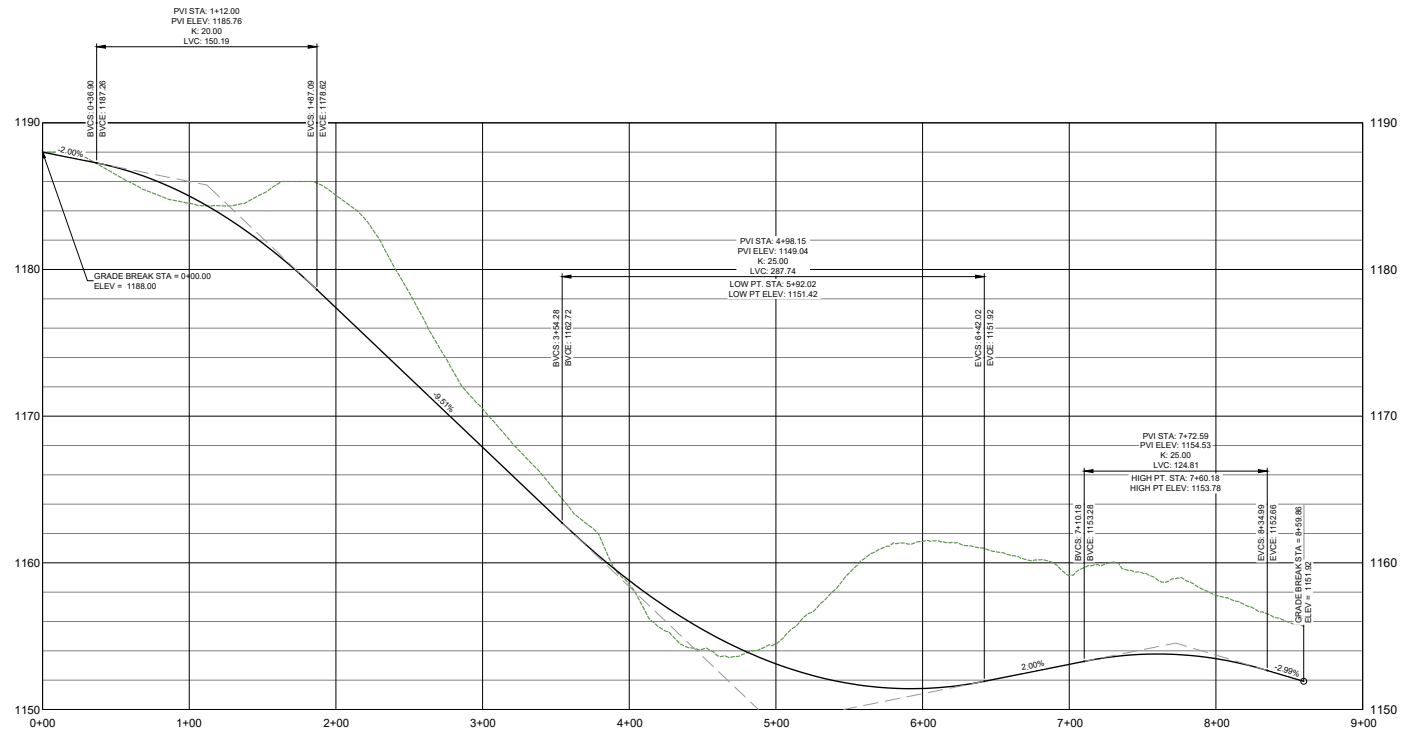
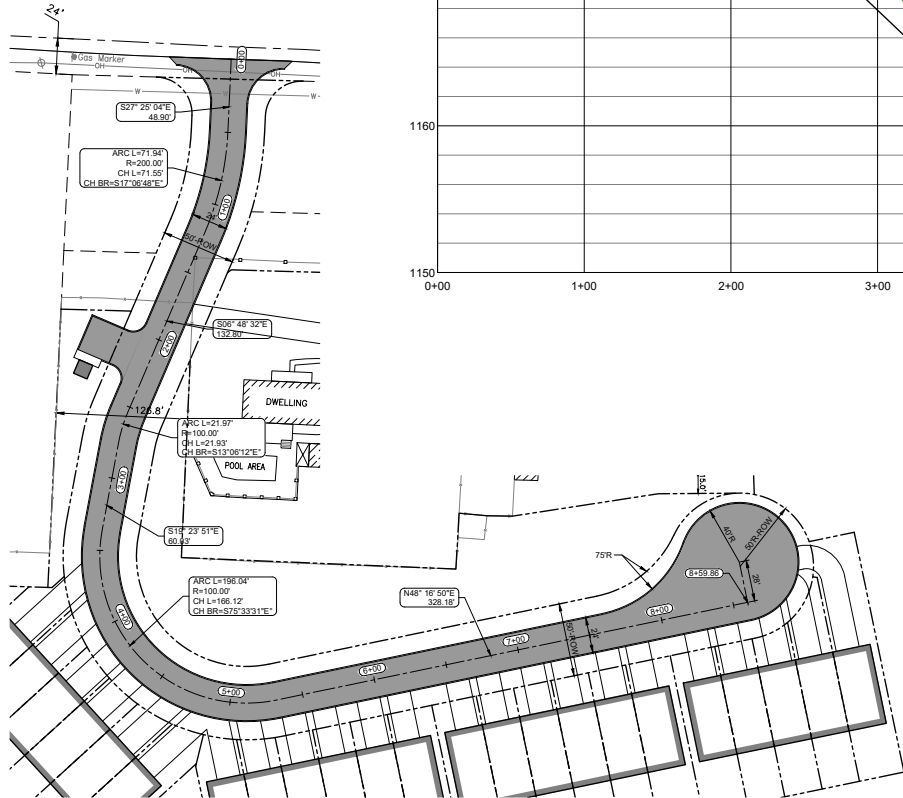
Drawing Description:
Concept Site Plan

No.	Date	Revision
1	12-02-2024	Knox Planning Comments
2	12-04-2024	Knox Planning Comments

Drawn By	
Checked	
Approved	
Job No.	2024112
Scale	1"=40'
Date	11-25-2024

C101
Sheet No.

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File No. 12-SD-24-C / 12-E-24-DP

Rev 12.5.2024

Not For Construction - For Review Only

No.	Date	Reason
2	12-04-2024	Revised

Drawn By	Checked	Approved

Job No.	2024112
Scale	1"=40'
Date	11-25-2024



C102

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 662-571-2251

Project: Black Ridge Pointe Unit Two
BBK Development, LLC
Black Ridge Pointe
Knox County, Tennessee

Concept
Road Plan and Profile

BLACK RIDGE POINTE (UNIT-2) - DESIGN INTENT - TOWNHOUSE FRONT ELEVATION EXAMPLE RENDERINGS

FILE: 12-SD-24-C / 12-E-24-DP



The point of this conceptual very limited consideration of potential roof top access is to satisfy your request to see architectural intent on vertical construction that has not started the design process. If rooftop access is provided, our intent would be to limit any roof-line modifications visible from the front as to not impact the appearance of the front elevation.

