

SITE DATA: EXISTING

ZONING: PR

DENSITY: < 3 DU/AC AREA: 3.29 AC

PROPOSED

SETBACKS (PR): FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 25'

DENSITY: 9 LOTS AT 2.74 UNITS PER ACRE APPROX.LOT SIZE: 52' WIDE x 230'DEEP PARKING: 2 GARAGE SPACES PER LOT

## LEGEND

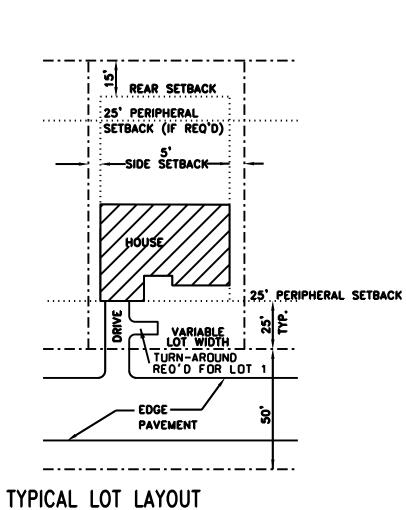
BOUNDARY LINES BUILDING SETBACK PROPOSED LOT NO.

---- EASEMENT

--- CENTERLINE PAVEMENT

SIDEWALK

-R=25.00' CH=S 42°11'30" E 44.82' DETENTION POND ~ CONSTRUCT REQUIRED 5'SIDEWALK AS SHOWN -LOT 1 REQUIRED DRIVEWAY LOCATION 30' IMPERVIOUS BUFFER 3 30'STREAM BUFFER-4 L ONG INST. NO. 201810090023046 A ZONE CH=S 15°19'56" W 109.05' THE USGS QUAD MAP SHOWS A POSSIBLE STREAM NEAR LOT 6/7.
A STREAM DETERMINATION MUST BE PROVIDED BEFORE PERMITTING. -R=1100' CH=S 14°17'48" W 195.77' A ZONE CHEEKS INST. NO. 201205080063035 PLAT L-90-D 19°26′04″ V



NOTES:

THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT.
THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING LOT GRADES. DETENTION FACILITIES. ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF BUILDABLE LOTS. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.

AND DRIVEWAY CONNECTION N.T.S.

THIS PROPERTY IS ZONED PR IN KNOX COUNTY.

BOUNDARY INFORMATION TAKEN FROM KGIS. TOPOGRAPHY TAKEN FROM KGIS AERIAL TOPO. CONTOUR INTERVAL IS 2'. PROPERTY IS WOODED.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. WATER AND SEWERAGE CONNECTIONS PROVIDED BY KNOX CHAPMAN UTILITY DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY. ALL LOTS TO HAVE TURN-AROUND DRIVEWAY TO PREVENT BACKING INTO PUBLIC ROAD.

ALL LOTS TO HAVE MIN. 2 CAR GARAGE.

MIN. PAD ELEVATION TO BE 923.0.

DATE DESCRIPTION
1/22/21 PC COMMENTS

CONCEPT

**N** 

OR

NOT

CLT MAP 126 PARCEL 138.03 DISTRICT 9. KNOX COUNTY. TN 2-SB-21-C/2-D-21-UR

S/D

FOX

1674 DEADERICK RD KNOXVILLE, TN 37920 Office 865-604-8959 SCOTT

ORIGINAL ISSUE: DEC. 28. 2020

SHEET NO.

JOB NO. 1993

THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT OF TEN (10) IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

Planning KNOXVILLE I KNOX COUNTY

File No.: 2-SB-21-C / 2-D-21-UR

Date submitted:

1/22/2021

These plans have not been reviewed by Planning Staff and may not be finalized.