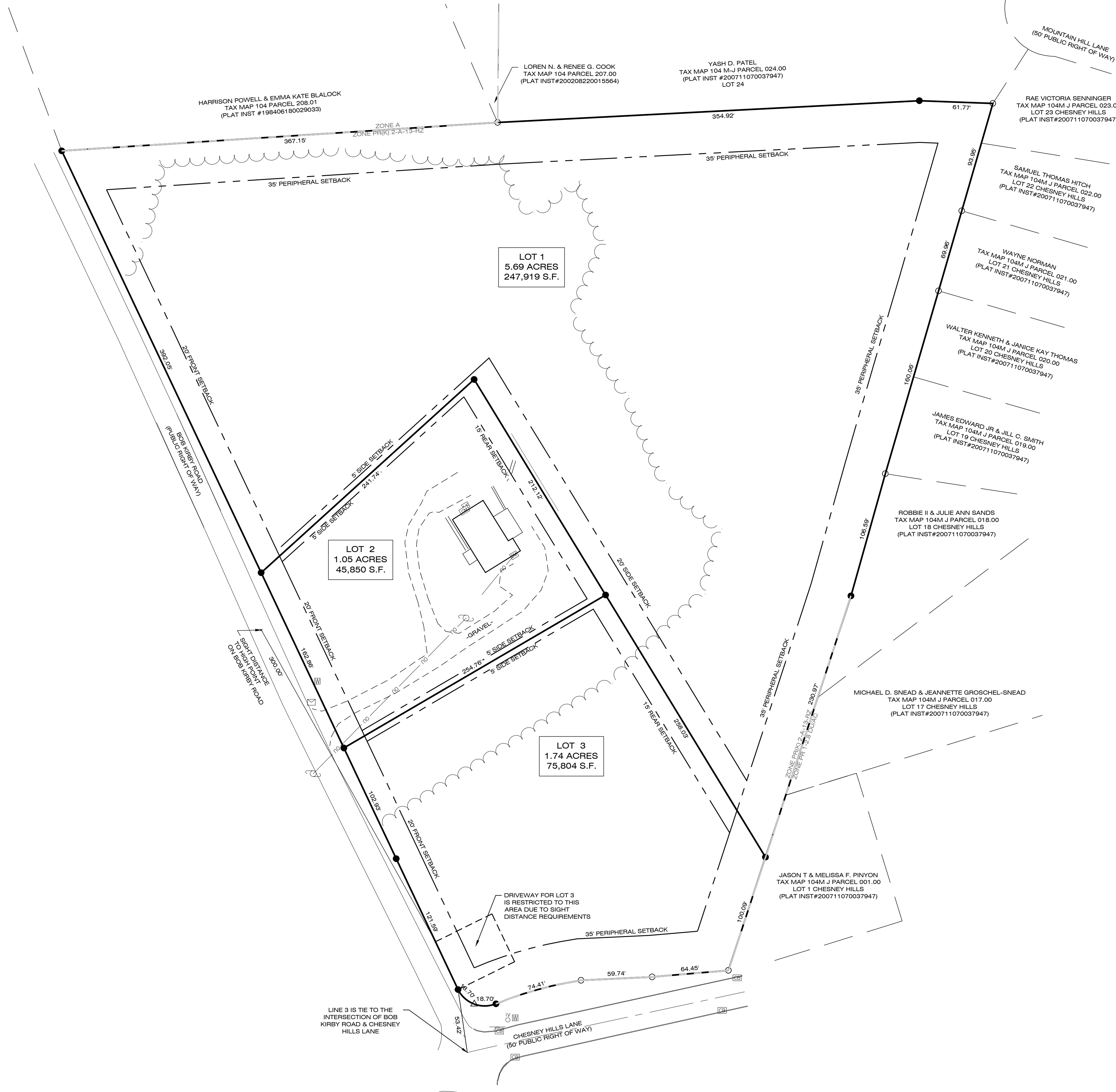
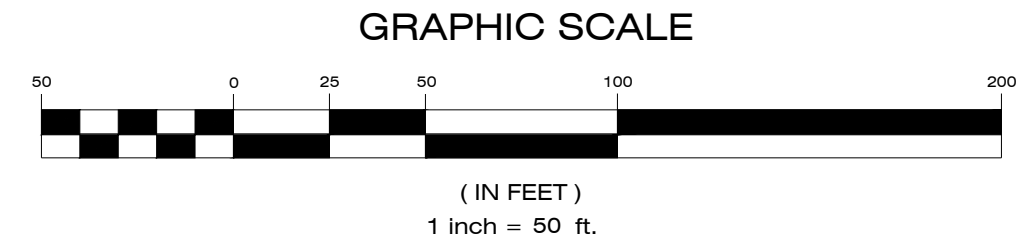
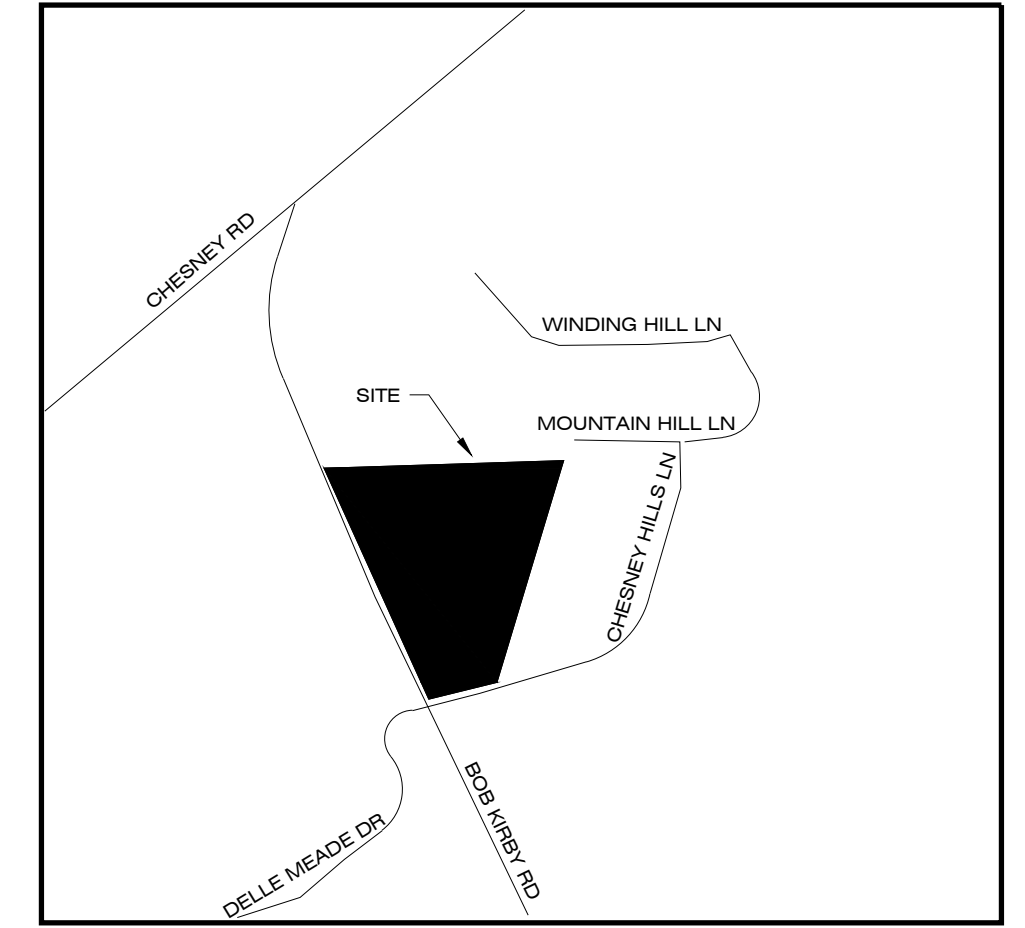


F:\Bureau\2022\Projects\Knox County\220902-1284-Bob Kirby Rd\1284-Bob Kirby Rd - Development Plan.dwg, 2/21/23

- legend**
- ^{xx} (C) - monument (old)
 - - 5/8" iron rod (new)
 - △ - unmonumented point
 - AC - air conditioner unit
 - EM - electric meter
 - UP - utility pole
 - OL - overhead utility line
 - WV - water valve
 - IV - irrigation valve
 - GM - gas meter
 - CB - catch basin



TN STATE GRID (NAD-83 2011)



- GENERAL NOTES**
- G1 Boundary is based on field survey.
 - G2 Verify exact size, depth and location of all underground utilities prior to construction.
 - G3 Property subject to all applicable easements, setback and restrictions of record.
 - G4 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
 - G5 This is not a general property survey pursuant to TCA 62-18.
 - G6 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
 - G7 By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0253G, which bears an effective date of 8-5-13, and is not in a special flood hazard area.
 - G8 The required utility and drainage easement shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of 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.
 - G9 Disturbed area on lots 1 & 3 is estimated to be 3 acres.
 - G10 Speed limit of Bob Kirby Road is 30 m.p.h.
 - G11 Total Lots = 3 Total Area = 8.48 acres / 369,573 s.f.

- UTILITY INFORMATION**
- U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
 - U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
 - U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

- ZONING INFORMATION**
- Z1 Property is zoned PRI(k) 2-A-13-RZ
 - Z2 Building Setbacks: Front - 20'
Side - 5' (Unless controlled by 35' peripheral setback)
Rear - 15' (Unless controlled by 35' peripheral setback)
 - Z3 Verify full zoning regulations by contacting:
KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

CERTIFICATION OF SIGHT DISTANCE

I hereby certify that the sight distance of Bob Kirby Road meets the Minimum Subdivision Regulations.

Registered Land Surveyor H. Wade Lovin
Tennessee License No. 2151
Date: _____

3-B-23-DP
Revised: 2/22/2023

**PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION**

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



**Know what's below.
Call before you dig.**
In Tennessee call 811 or 1-800-351-1111

OWNER:
Steven Hensley Real Estate LLC
1324 Bob Kirby Road
Knoxville, TN 37931
865-584-0999

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PLANNING FILE # 12-D-22

**HENSLEY PROPERTIES AT
BOB KIRBY ROAD**

KNOXVILLE, TN 37931

CONCEPT PLAN FOR:

Knox County, Tn
Civil District: W6
Tax Parcel Id:
Map 104 Parcel 206.00
Deed Ref(s): Inst #202209220018663
Plat Ref(s): N/A

Crew Chief: B. Satterfield
Drawn By: L. Phillips
Appvd. By: Z. Beason

Field date: 10-12-22
Drawing date: 1-10-23
Last Revision:

Scale: 1" = 50'
Job No. 220902

SHEET NO.:
1 OF 1