

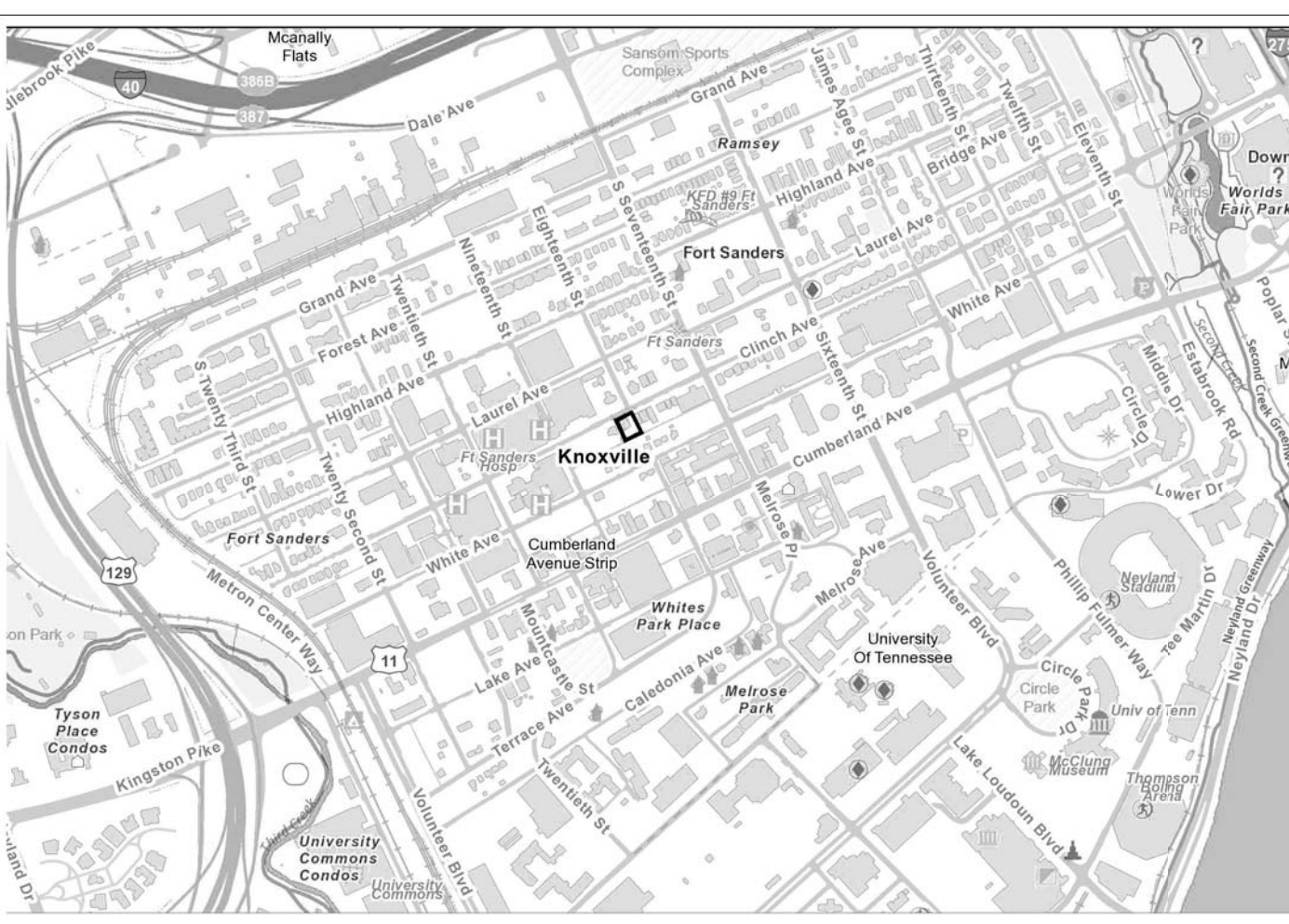
1800 CLINCH AVENUE

REVISION	
No.	REVISION

CLINCH AVENUE

VICINITY MAP

ZONING AND SITE



PARCEL ID: 094NJ010
 CITY WARD: 10
 CITY BLOCK: 10341
 ZONE: O (OFFICE)

MINIMUM LOT AREA: 2,000 SF PER MF DWELLING UNIT, UP TO 6 DWELLING UNITS

MINIMUM LOT WIDTH: 60'

FRONT SETBACK: 15'

INTERIOR SIDE SETBACK: 15'

CORNER SIDE SETBACK: 15'

REAR SETBACK: 20'

NO CHANGE TO BLDG FOOTPRINT; ANY CONFLICT WITH SETBACKS IS EXISTING

EXISTING SITE AREA (1 LOT): 12,537.76 SF
 PROPOSED USE: CONGREGATE STUDENT LIVING
 NOTE: DORM-STYLE STUDENT HOUSING IS CATEGORIZED AS AN INDEPENDENT LIVING FACILITY REGARDLESS OF NO. OF DWELLING UNITS
 PERMITTED MAXIMUM BUILDING HEIGHT: 45'
 PROPOSED MAXIMUM BUILDING HEIGHT: 28'-9" (TO MIDPOINT OF ROOF SLOPE, PER MEASUREMENT STANDARDS)

MAXIMUM ALLOWED:
 18 BEDROOMS = 18 x 1 = 18 PARKING SPACES
 2 DWELLING UNITS = 2 x 0.2 = 0.4 PARKING SPACES
 TOTAL MAXIMUM ALLOWED: 18.4 PARKING SPACES

MINIMUM ALLOWED BY 30% BUS STOP REDUCTION: 9 PARKING SPACES

TOTAL PROVIDED: 12 PARKING SPACES INCLUDING 1 ACCESSIBLE VAN SPACE

LOT COVERAGE
 LOT SIZE: 12,537.76 SF
 BUILDING FOOTPRINT = 2,498.81 SF (20.2%)

PARKING
 MINIMUM REQUIRED:
 18 BEDROOMS = 18 x 0.65 = 12 PARKING SPACES
 2 DWELLING UNITS = 2 x 0.2 = 0.4 PARKING SPACES
 TOTAL MINIMUM REQUIRED: 12.4 PARKING SPACES

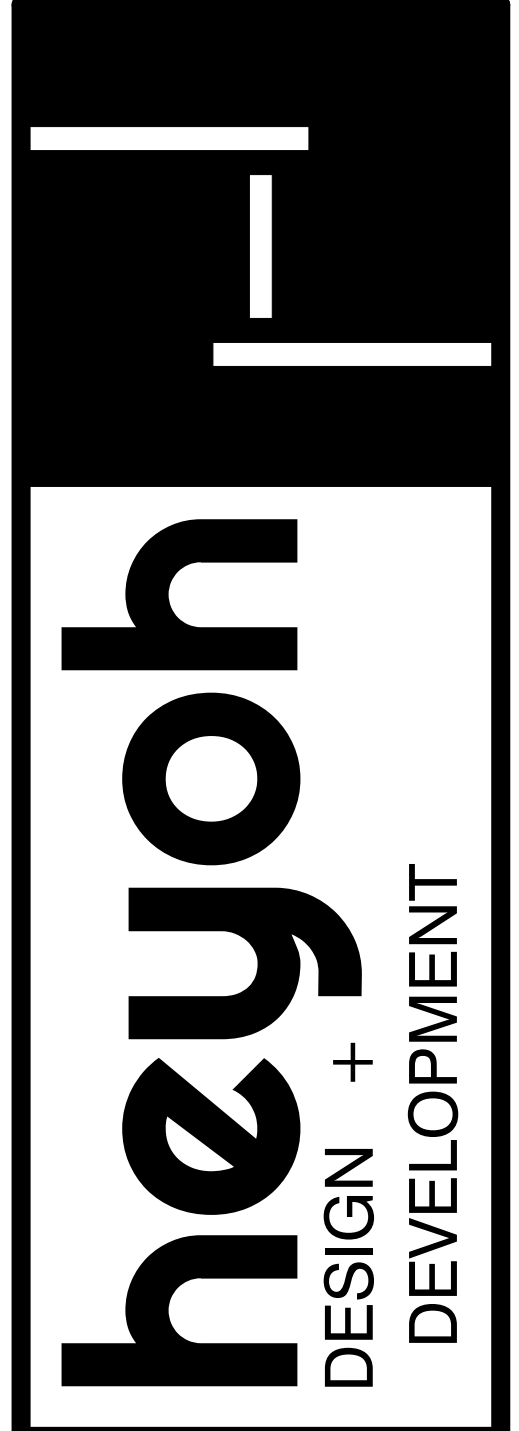
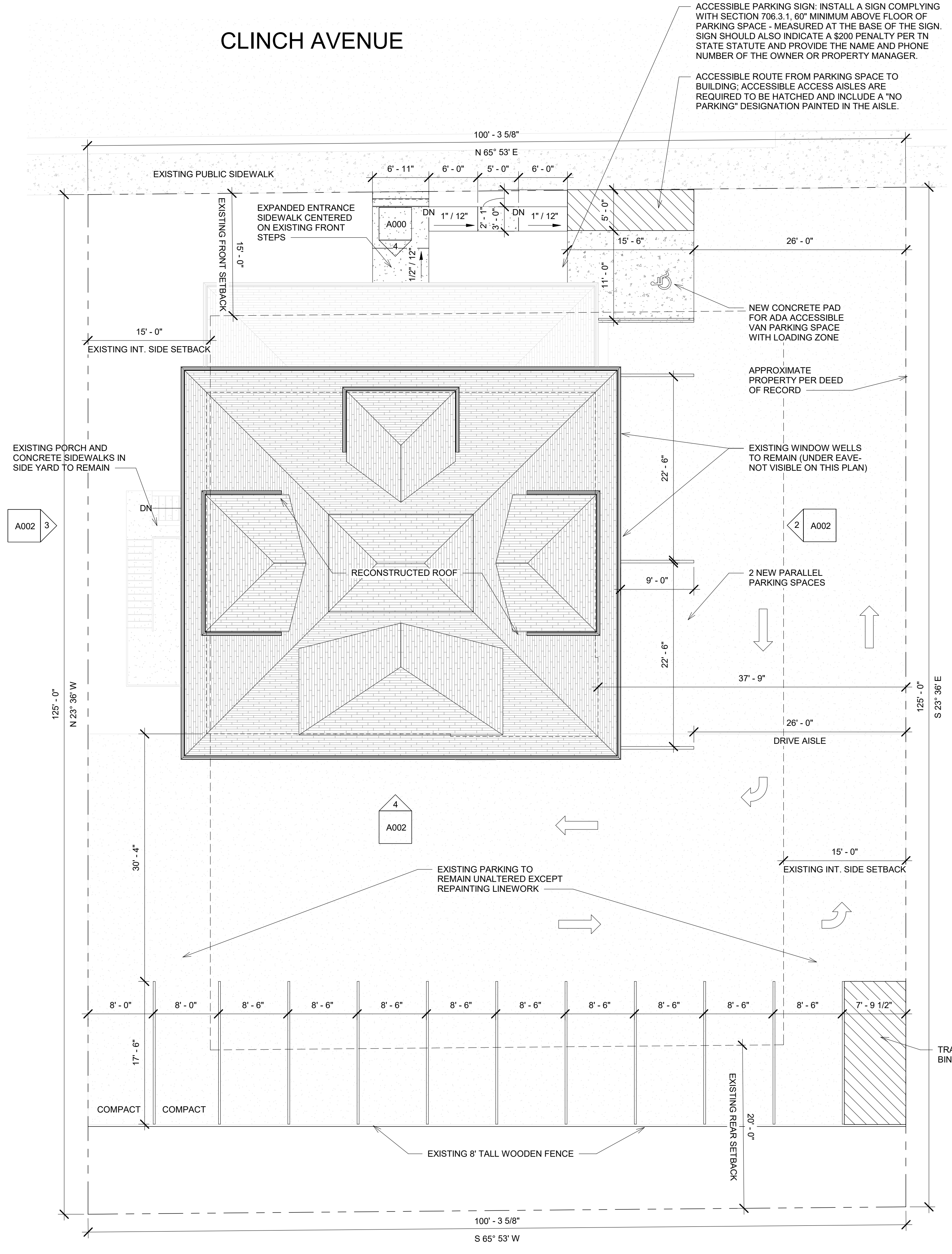
Project:
CLINCH AVENUE HOUSE

Number: 222018

Client:
 Joshua Henson

Info:
 USE ON REVIEW APPLICATION

Location:
 1800 Clinch Avenue
 Knoxville, TN 37916



PROGRESS SET

N.F.C.

REQUIRES ARCH. STAMP

CHECKED BY: LAH
 DRAWN BY: SRD
 01.23.23
 As indicated

SHEET
A000
 1 OF 3
 USE ON REVIEW

3-B-23-SU
 1/23/2023