

Context Plan - Proposed Scale: 1" = 16'

3-B-26-SU
Received 2/19/2026

Project Scope

Proposed development of a duplex (two-family dwelling) on Parcel 123KE006 / 102 Brandau Dr, Knoxville, TN 37920. Plans show existing/proposed lot lines and dimensions, building footprint, required setback dimensions, driveway access from Brandau Dr, off-street parking,

Project Contacts

Property Address

102 Brandau Dr,
Knoxville, TN
37920
Parcel ID: 123KE006

Owner

Contractor

Note

Storm water draining on the driveway per city standards

Symbol Legend

- Property Line
- - - Existing Sewer Line
- EP Existing Electric Post

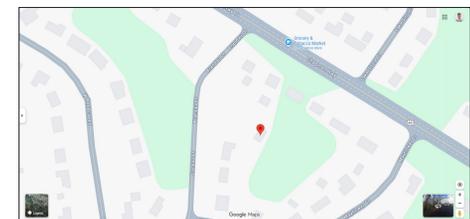
Site Information

- Project Address: 102 Brandau Dr, Knoxville, TN 37920
- Parent Parcel ID: 123KE006
- Project Lot: "Duplex" Lot
- Subdivision: Lake Forrest Add 2
- Plat Reference: Map Plat Book 13, Page 117
- Owner: Restored Living LLC
- Owner Mailing Address: 2817 Peachtree St, Knoxville, TN 37920
- Project Lot Area: 13,439.47 sf
- Parent Parcel Area (Assessor): 35,211 sf (0.8083 ac) (reference only)
- Assessor "Frontage/Depth": 121.0 ft / 291.0 ft (informational only)
- Existing Use (Assessor): Single-Family Residential (Class R / Property Type 101-001 1-FAMILY)
- Proposed Use: Duplex / Two-Family Dwelling (on project lot only)
- Utilities: Public utilities in area; verify locations/points of connection with KUB prior to construction.

ZONING / LAND USE / DIMENSIONAL STANDARDS

Jurisdiction: City of Knoxville
 KGIS / Assessor Land Use Classification: Single-Family Residential
 Zoning District: RN-1
 New Lot Area: 15001.29 sq.ft
 Proposed Development: 1942 sq.ft
 Lot Coverage: 12.95%
 Concrete Driveway: 2154.46 sq.ft
 Total Impervious Area: 27.31%

Vicinity Map



Aerial View



Client,

Project Address:
102 Brandau Dr,
Knoxville, TN
37920

Revisions:

Site Plan/ Project Information

Project number SP-041

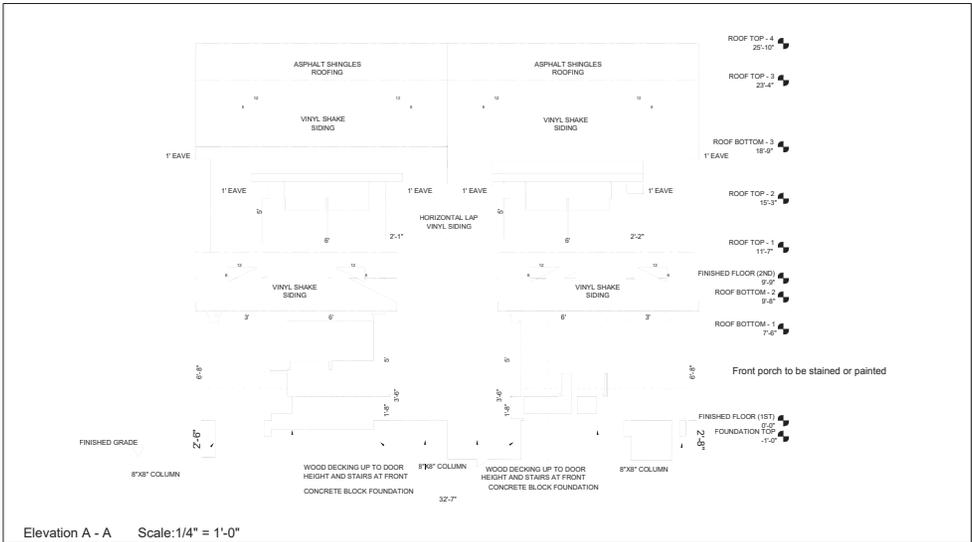
Date 07/02/2026

Drawn by TD

Checked by

A0.0

Scale As Mentioned

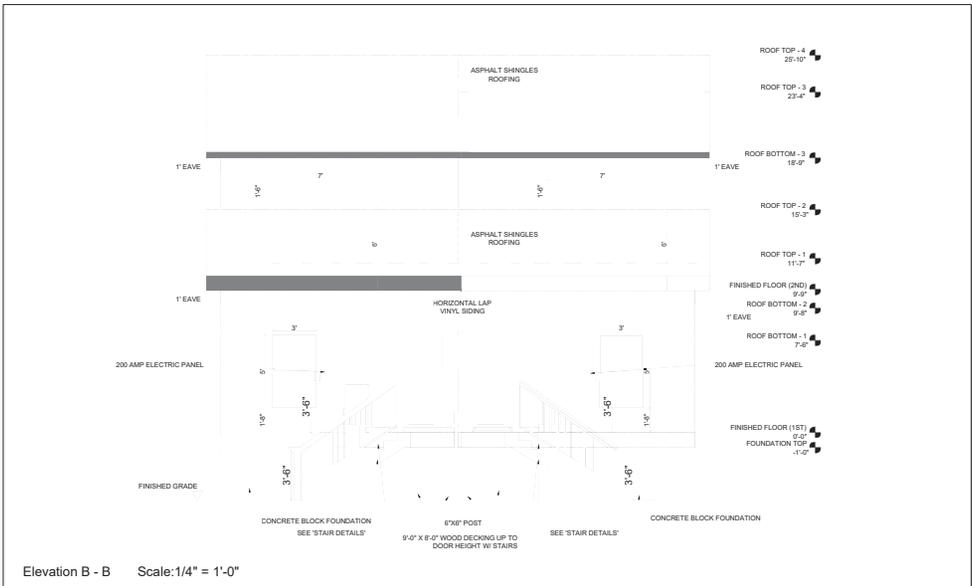


Window Surface Area Calculation	
Total Area of the Front Facade:	736.14 SF
Total Area Covered by Windows:	120 SF
Ratio:	$\frac{120}{736.14} = 16.3\%$

Door Schedule	
LABEL	SIZE
1	3' - 0" X 6' - 8" - FOLDING
2	2' - 8" X 6' - 8" - FOLDING
3	2' - 6" X 6' - 8" - FOLDING
4	2' - 0" X 6' - 8" - FOLDING
5	2' - 4" X 6' - 8" - FOLDING
6	4' - 0" X 6' - 8" - FOLDING
7	4' - 8" X 6' - 8" - FOLDING

Window Schedule	
LABEL	SIZE
A,B	2X (6' - 0" X 5' - 0")
C	3' - 0" X 5' - 0"
D	2' - 0" X 3' - 0"
E	7' - 0" X 1' - 6"

- Notes:
- Bay window is protruding out 12"
 - Front stairs lower landing would be the concrete pathway and the upper landing would be the porch deck at the finished floor - 1st level



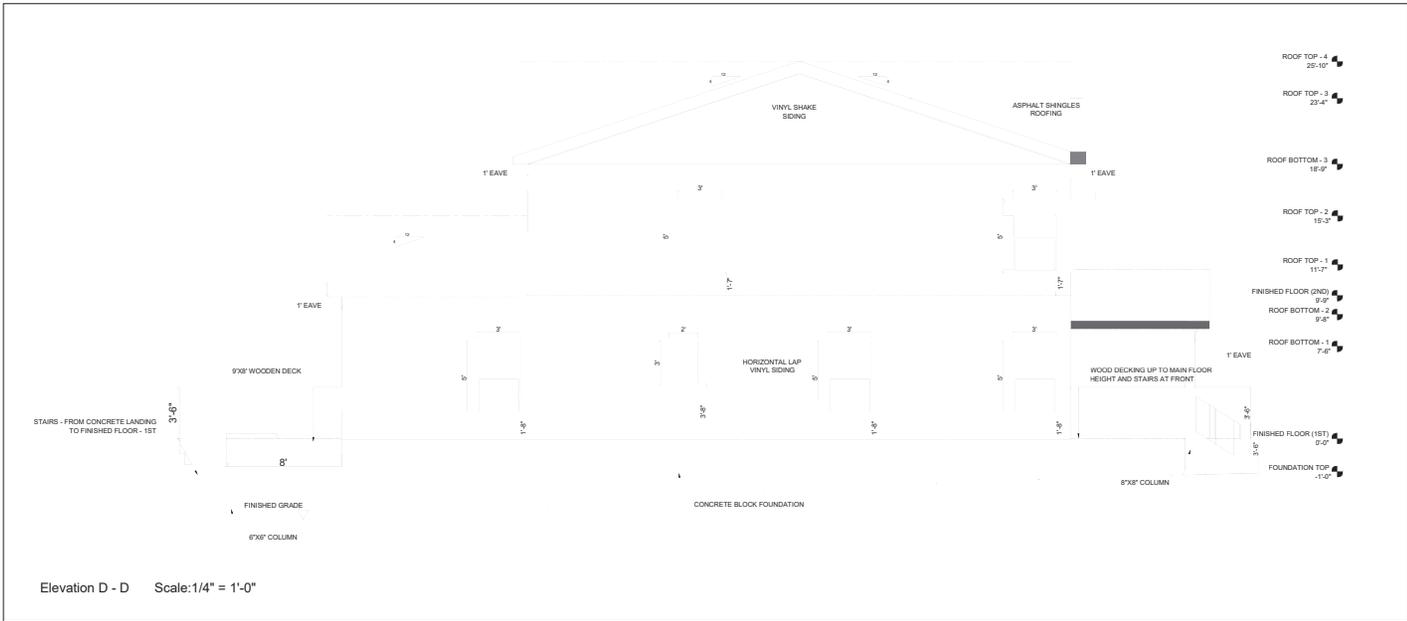
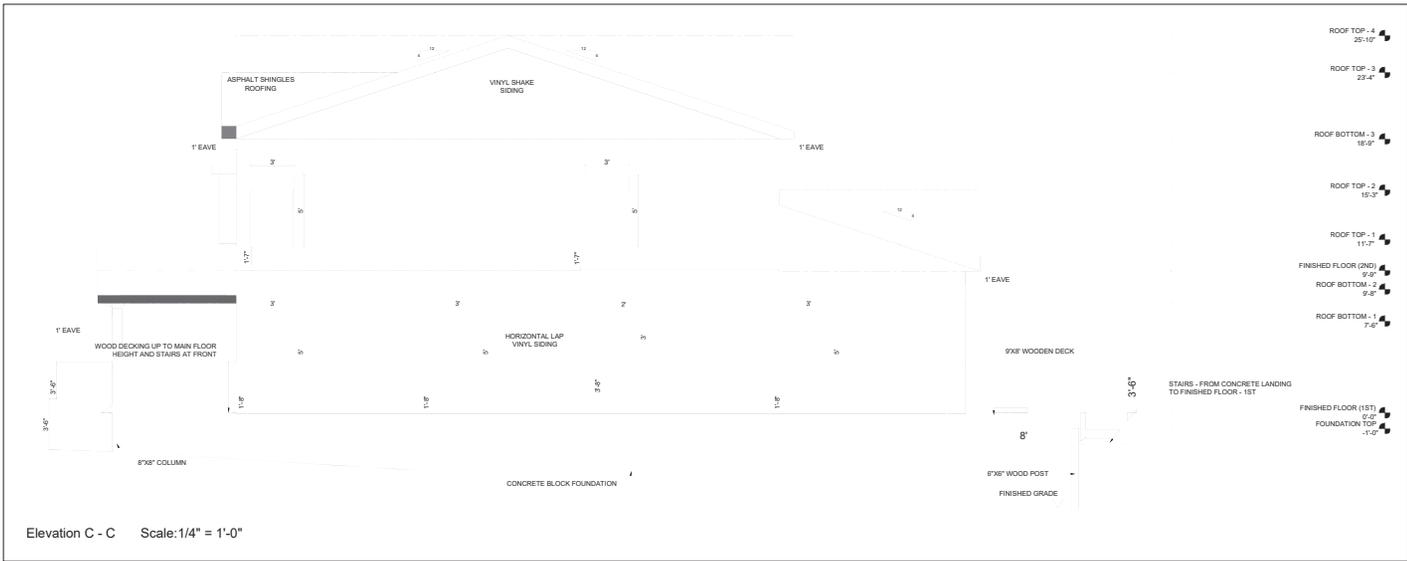
New Townhouse Design To:
New Season Properties LLC
 915 Hwy 321 N, Lenoir City, TN 37771

- PROJECT No. _____
- DRAWN: _____
- CHECK: _____
- ISSUE:
- △ _____
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A1.1

Elevations

Scale: 1/4" = 1'-0"



New Townhouse Design To:
New Season Properties LLC
915 Hwy 321 N, Lenoir City, TN 37771

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Elevations Cont...

Scale: 1/4" = 1'-0"

