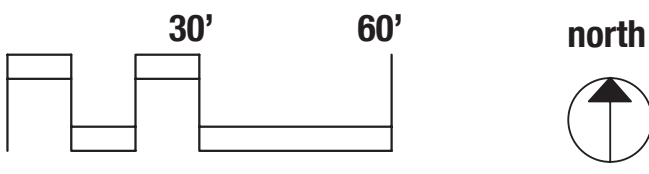




LOCATION PLAN - NTS

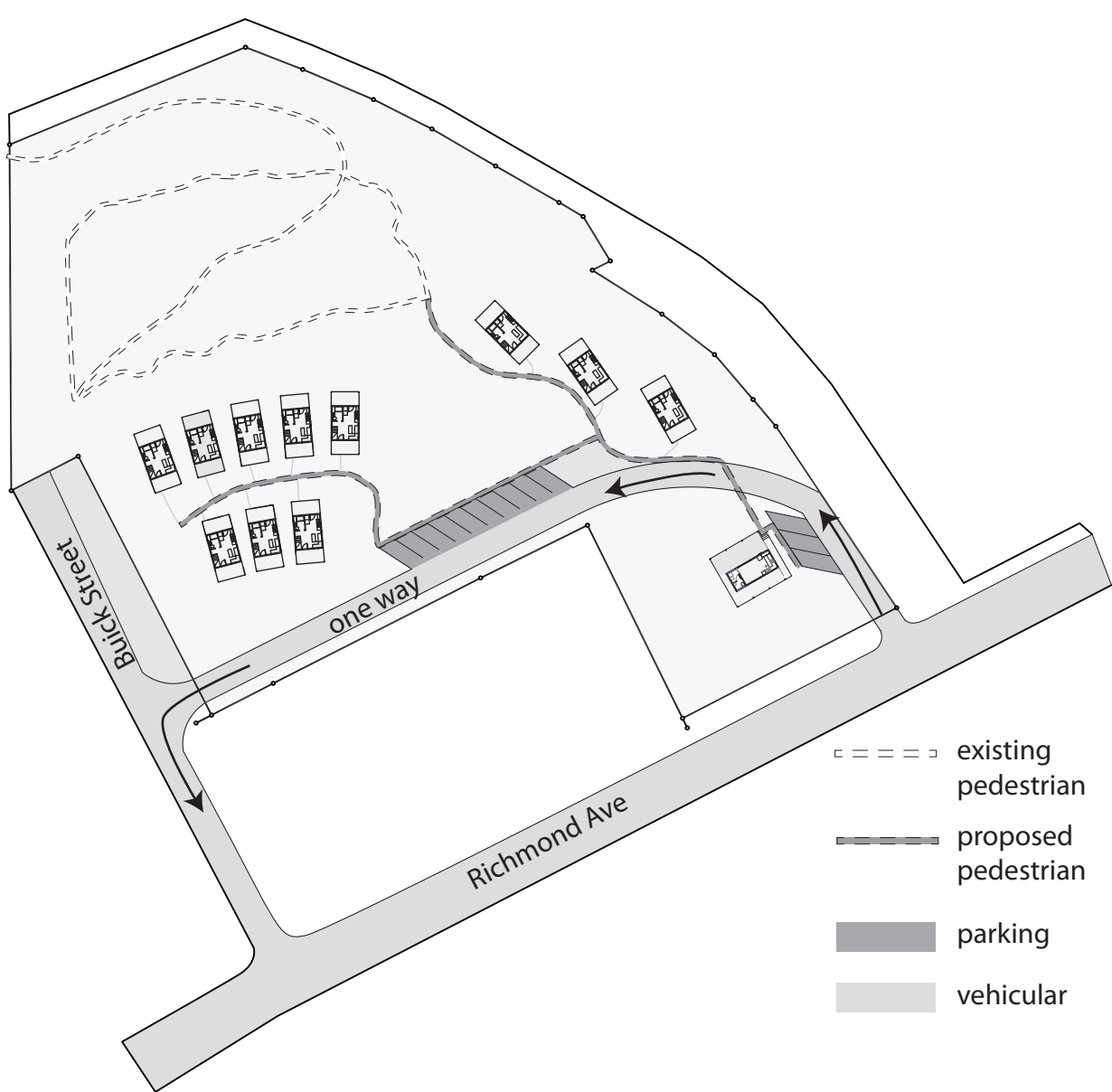
NOTES

- LOT SIZE:** 2.68 ACRES (2.74 ACRES PENDING PLAT VARIANCE)
- PROPOSED USE:**
SINGLE FAMILY HOMES WITH CLUBHOUSE & WALKING TRAILS
ON A SINGLE LOT WITH SHARED OWNERSHIP OF OPEN SPACE.
- EXISTING USE:** AGRICULTURE/FORESTRY/VACANT LAND
- SETBACK:** 25' PERIMETER
- NUMBER OF PARKING SPACES:** 12 + 1 ACCESSIBLE
TOTAL AREA OF PARKING: 2530 SF
- FIRE PROTECTION:** ADDITIONAL HYDRANT PROPOSED
MAX DISTANCE FROM HYDRANT TO TRUCK: 250'
MAX DISTANCE FROM TRUCK TO BUILDING: 150'
- TOTAL IMPERVIOUS AREA: 16,941 SF (0.39 ACRES)**
ACCESS ROAD (GRID-REINFORCED GRAVEL): 7226 SF
PARKING (GRID-REINFORCED GRAVEL): 2530 SF
HOUSE FOOTPRINTS: 11 @ 320 SF =3520 SF
PORCHES: 11 @ 256 = 2861 SF
GARDEN HOUSE: 1024 SF
SHED: 108 SF
- DISTURBED AREA:**
ALL CONSTRUCTION WILL BE CONFINED TO SLOPES < 12%
TEMPORARY FENCING & TREE BARRIERS WILL BE EMPLOYED TO MINIMIZE SOIL DISTURBANCE
EXTENT OF TEMPORARY CONSTRUCTION FENCE TO REDUCE SITE DISTURBANCE: 41,422 SF (0.95 ACRES)
- TOTAL CONDITIONED SPACE:**
HOUSES: 11 @ 532 SF = 5852 SF (MAX)
GARDEN HOUSE (ACCESSORY BUILDING): 336 SF
- LANDSCAPING:**
NATIVE EVERGREEN SCREEN MIX INCLUDES: GREY OWL JUNIPER, AMERICAN HOLLY CULTIVARS, SOUTHERN WAXMYRTLE, RHODODENDRON
- VARIANCES:**
REDUCE THE REQUIRED NUMBER OF PARKING SPACES FROM 17 TO 12 (APPROVED 3.16.17)
DECREASE MINIMUM DISTANCE OF DRIVEWAY TO ROW FROM 25' TO 0' (APPROVED 3.16.17)
DECREASE MINIMUM DRIVEWAY WIDTH FROM 20' TO 15' (APPROVED 3.16.17)
PLAT VARIANCE TO REDUCE WARRICK ROW FROM 50' TO 27' AND ELIMINATE CORNER RADIUS (PENDING)



BLACK WILLOW DESIGN
JOAN MONACO
517 WOODLAWN PIKE
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JOANMONACO@GMAIL.COM
865.384-0291

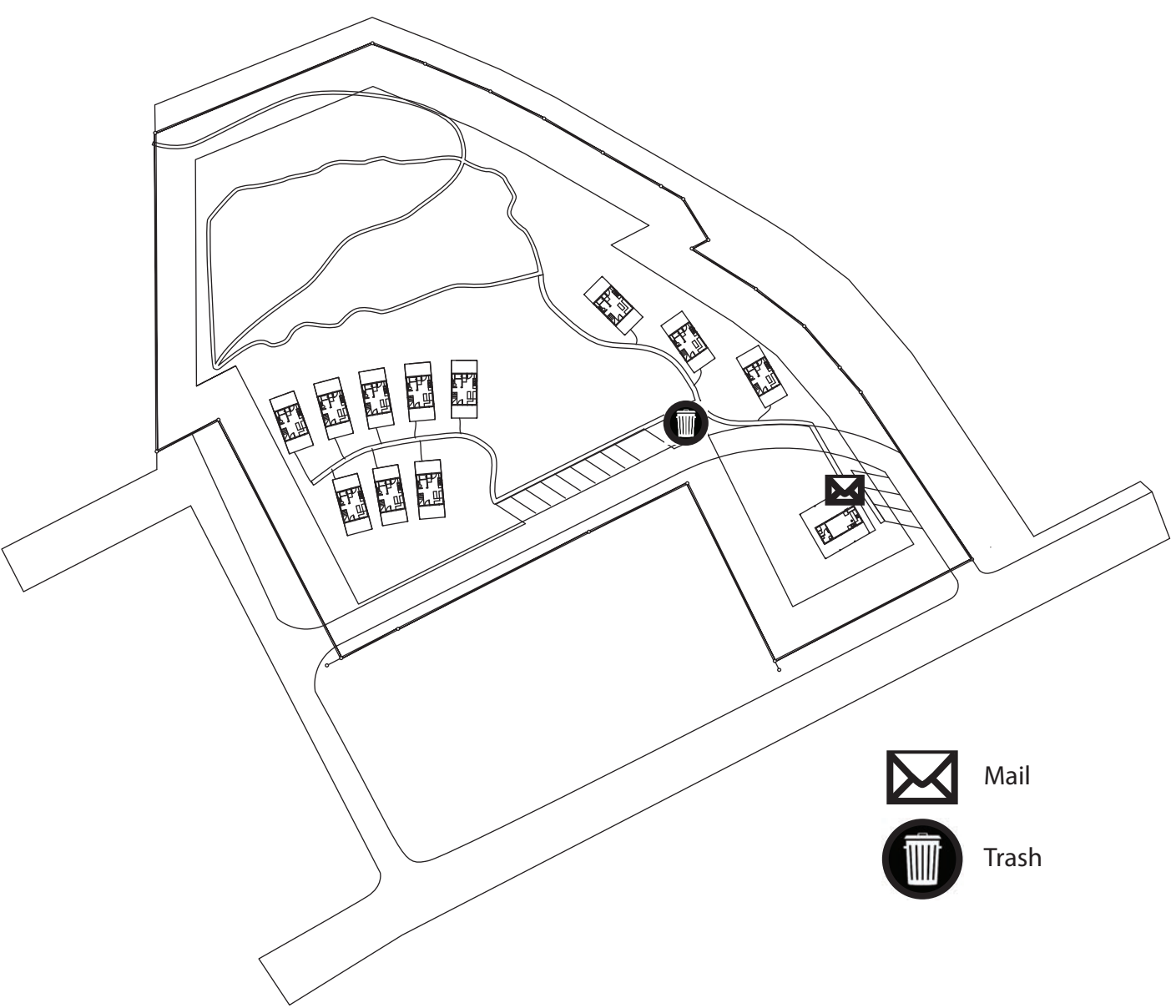
DUNCAN NEIGHBORHOOD
SMALL HOUSE COMMUNITY - RICHMOND HILL - KNOXVILLE, TN



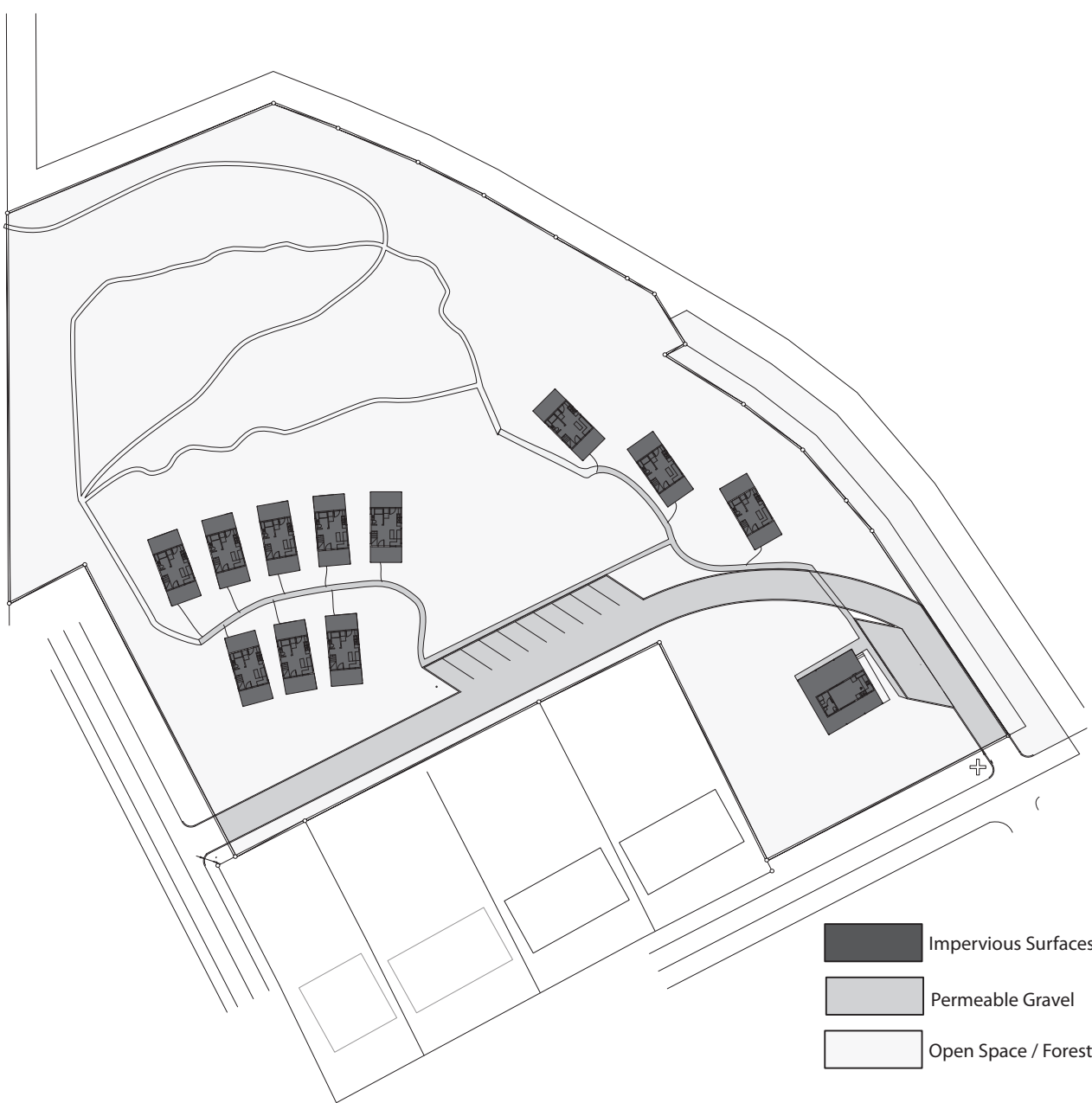
Site Circulation



Amenities



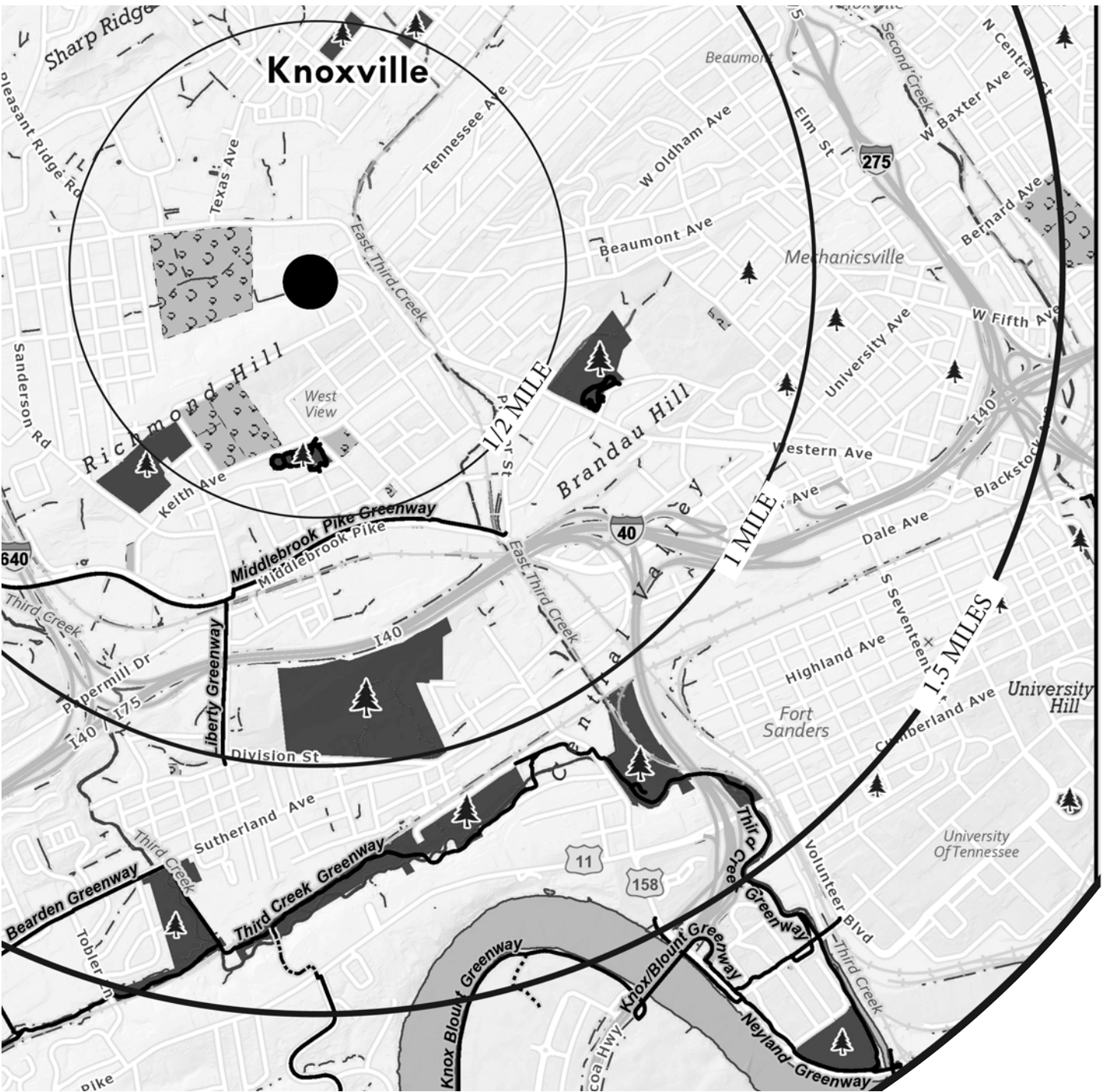
Mail and Trash



Permeable Surfaces



Hillside Protection



Parks and Greenways



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USE ON REVIEW
 SITE DIAGRAMS



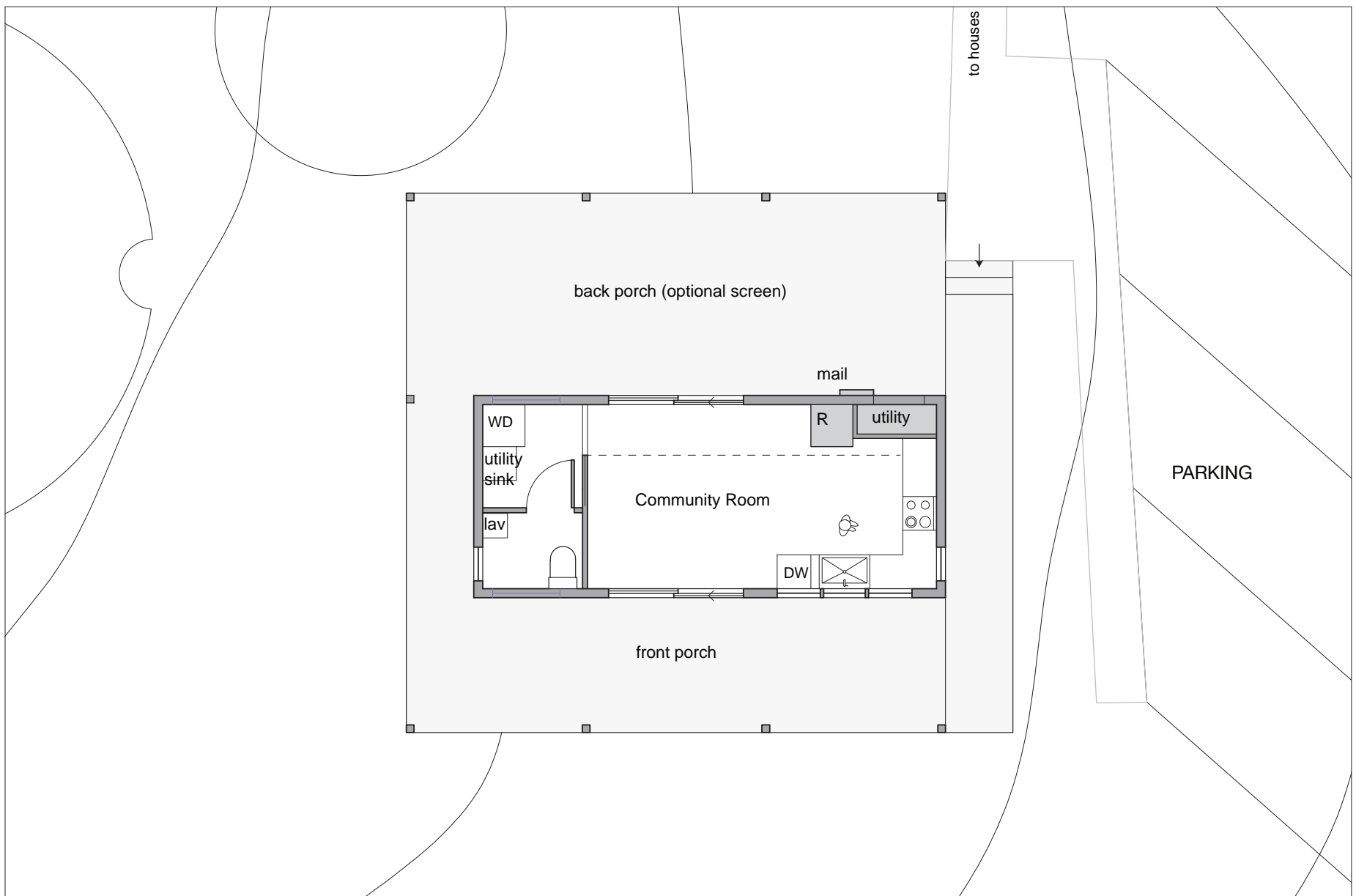
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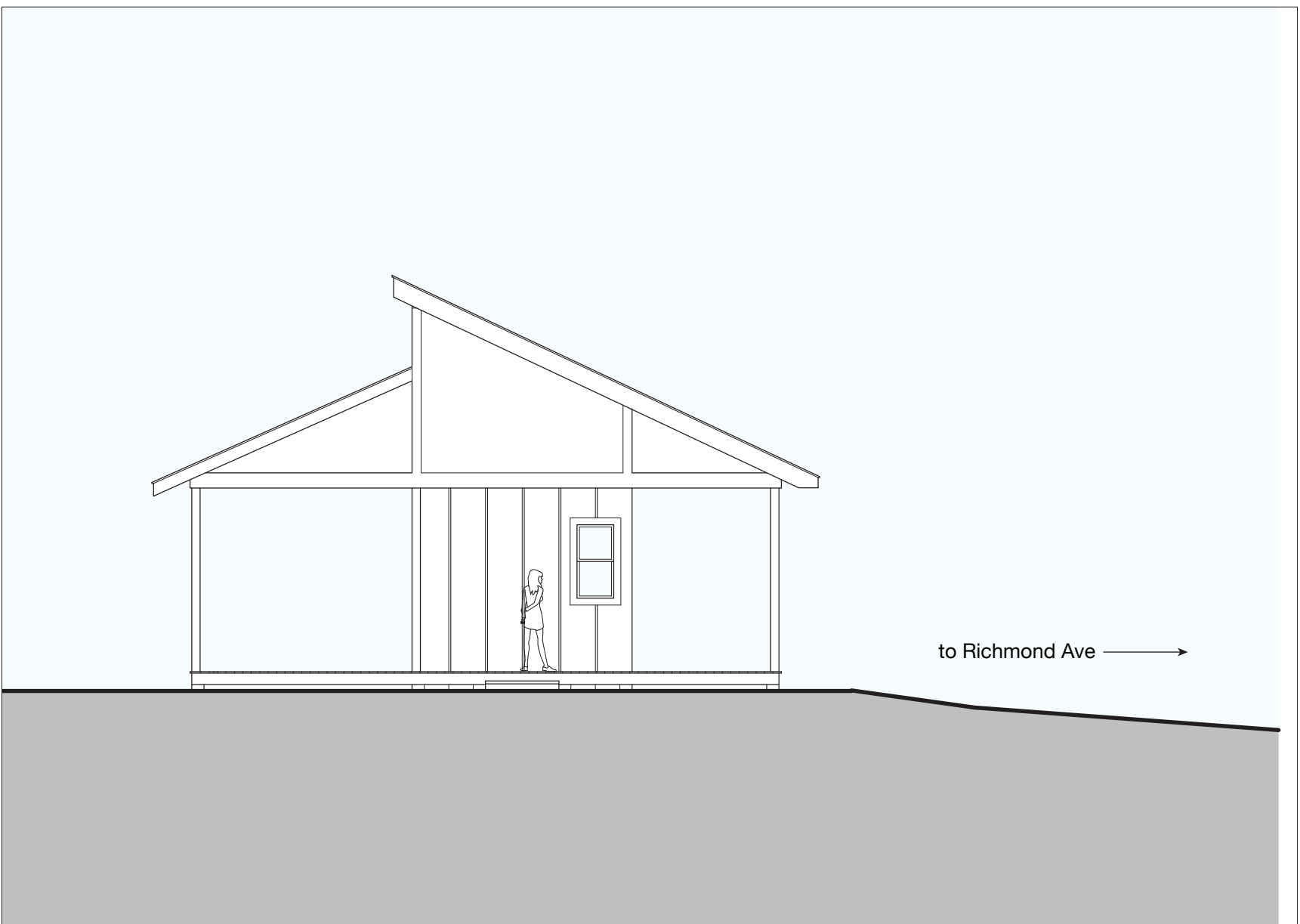
USE ON REVIEW
Community
Building



North Elevation



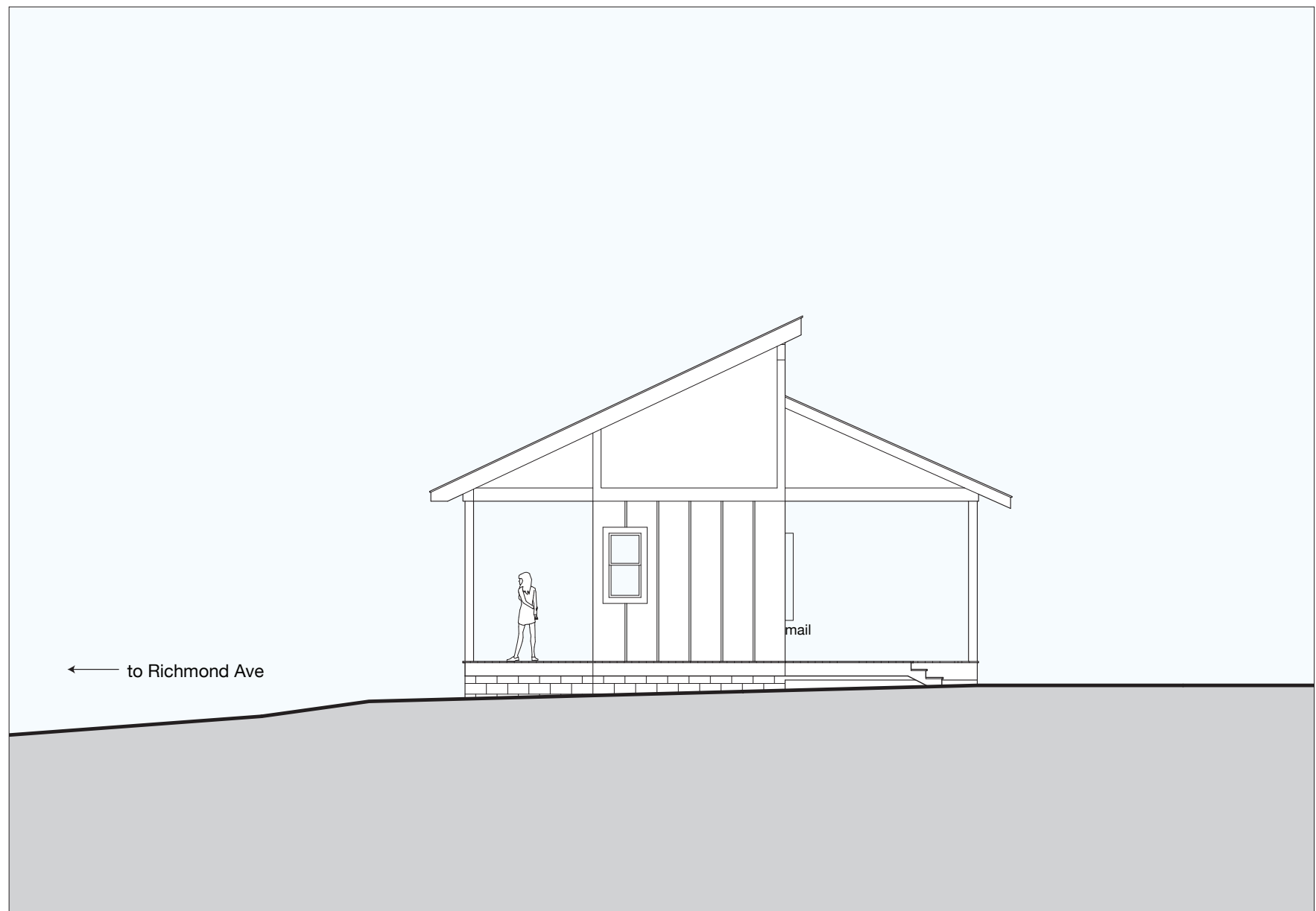
Ground Floor



West Elevation



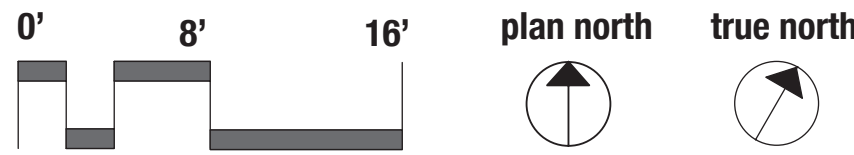
South Elevation



East Elevation

4

Community Building



3-C-17-UR
Revised: 3/21/2017



East Elevation



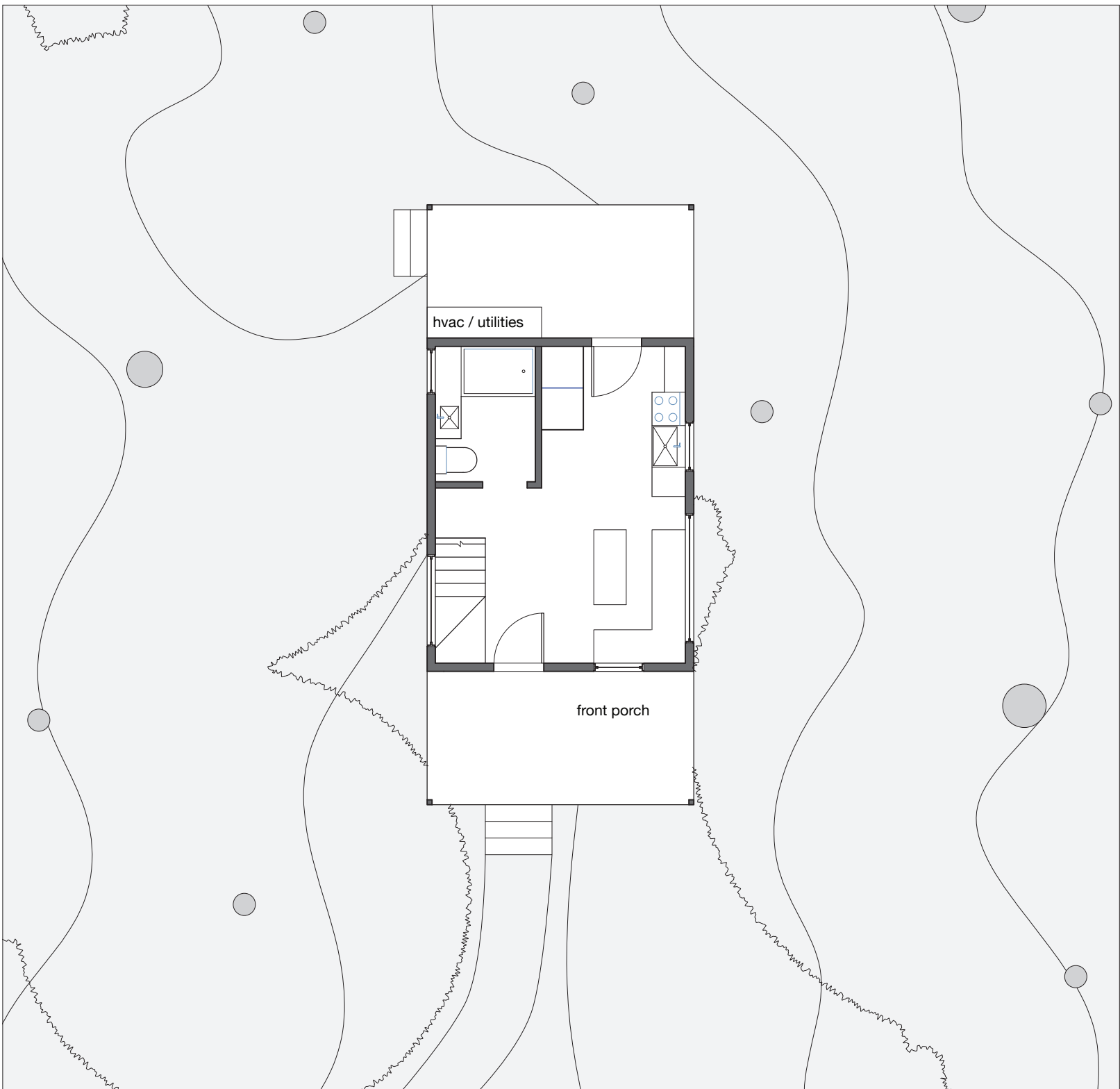
Second Floor



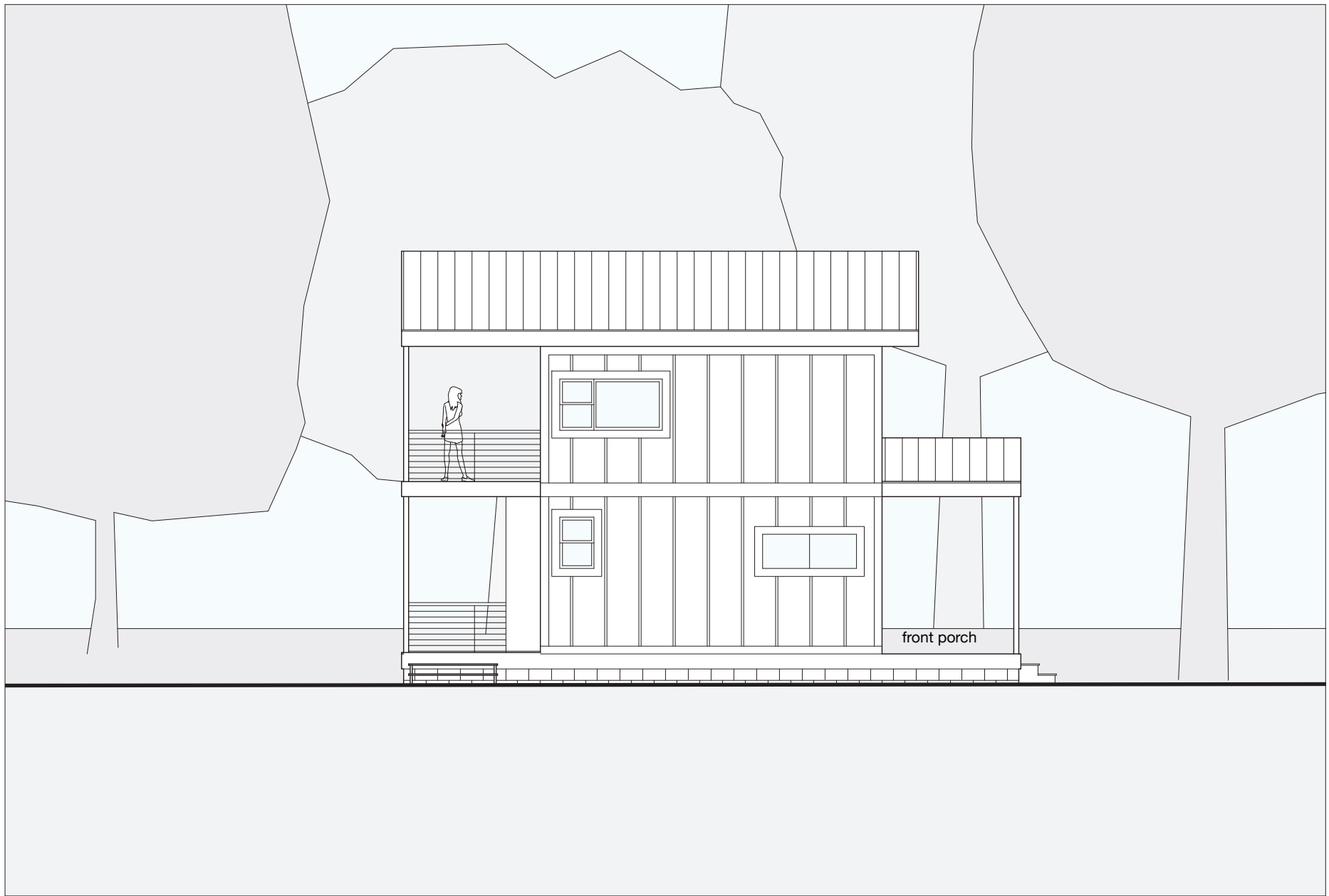
North Elevation



South Elevation



Ground Floor



West Elevation



