

3-E-26-SU  
2/25/2026



OWNER:  
DANILO VASQUEZ  
1722 BREA DRIVE  
KNOXVILLE, TENNESSEE 37918

SYMBOL LEGEND	
○	IRON ROD (SIZE&TYPE)
●	IRON ROD SET
⊙	SANITARY MANHOLE
⊗	WATER VALVE
⊕	WATER METER
⊕	SANITARY SEWER

LINE LEGEND	
---	WATER LINE
---	SEWER LINE
---	HILLSIDE PROTECTION

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



**DRIVEWAY AND PARKING NOTE**  
THE DRIVEWAYS AND PARKING AREAS ARE SHOWN FOR APPROVAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.  
A LETTER REGARDING ZONING CODE INTERPRETATION AND DETERMINATION IN REGARD TO DRIVEWAYS VS PARKING HAS BEEN SENT TO CITY ENGINEERING. NO FORMAL ANSWER/DETERMINATION HAS BEEN MADE.

- ENGINEERING PLANNING REVIEW COMMENTS**
- DRIVEWAYS MUST BE SEPARATED, AT A MINIMUM, BY THE WIDTH OF THE WIDER DRIVEWAY.
    - THE MAXIMUM DRIVEWAY WIDTH FOR THESE LOTS IS 20 FEET. THIS APPLIES TO ALL PARKING AND DRIVING AREAS IN THE FRONT OR CORNER SIDE YARD.
  - THE FOLLOWING COMMENTS CONCERNS LOTS 1R-R1 AND 1R-R2
    - THE MAXIMUM DRIVEWAY WIDTH FOR THESE LOTS IS 20 FEET. THIS APPLIES TO ALL PARKING AND DRIVING AREAS IN THE FRONT OR CORNER SIDE YARD.
  - THE FOLLOWING COMMENT CONCERNS LOTS 20R
    - THE MAXIMUM DRIVEWAY WIDTH FOR THESE LOTS IS 25 FEET. THIS APPLIES TO ALL PARKING AND DRIVING AREAS IN THE FRONT OR CORNER SIDE YARD.

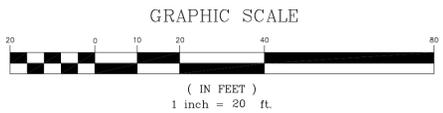
**RESPONSE TO COMMENTS 2 AND 3**

**Driveway and Parking in Front Yard**  
City of Knoxville Zoning Code Article 2.3 Definitions  
**Driveway.** A pathway for motor vehicles from a street to a lot used only for service purposes or for access to the lot.  
**Off-Street Parking.** The storage space for an automobile on premises other than streets or rights-of-way.  
Article 11 OFF STREET PARKING  
11.3- LOCATION AND SETBACKS  
D. For single-family and two-family dwellings, parking is prohibited in the front and corner side yard except as follows:  
1. On approved driveways and in approved parking spaces  
E. For single-family and two-family dwellings, approved parking and driveway(s) in the front and corner side yard are limited to the following:  
1. On lots with a carport or garage:  
a. The driveway leading to a carport or enclosed garage, not to exceed the maximum width allowed, except for flares adequate to access the carport or garage.  
b. A connector driveway may extend from a circular driveway to beyond the front wall of the structure. Connector driveways must comply with driveway width requirements.  
2. On lots with no carport or garage:  
a. With lot frontage of 75 feet or less, the driveway must be within ten feet of the side lot line.  
Table 11-2: Required Off-Street Parking  
Dwelling—Two-Family: 2 per du  
11.6- DESIGN OF OFF-STREET PARKING FACILITIES  
A. All areas devoted to off-street parking must be designed so that no vehicle is required to back into a public street or alley to obtain ingress or egress, except for the following:  
1. Off-street residential parking for single-family, two-family, and townhouse dwellings when the lot is accessed from a local street or alley.  
Table 11-7: Driveway Width and Curb Cut Length Standards  
Single-Family, Two-Family & Townhouse: By Lot Width  
Driveway Dimension Length of Curb Cut  
Min. Max. Min. Max.  
50 feet or less 10' 18' 15' 24'  
> 50-74 10' 20' 15' 28'

- NOTES**
- CLT TAX MAP 0931 GROUP D PARCEL 032, 032.01, 031
  - DEED REFERENCES - 202506060064567  
PLAT REFERENCES - 202108250016006, 202508270011874
  - THIS PROPERTY IS ZONED RN-2  
MINIMUM SETBACKS:  
FRONT - 20'  
SIDE - 5'  
CORNER SIDE - 12'  
REAR - 25'
  - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0259G EFFECTIVE DATE: AUGUST 5, 2013.
  - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
  - NORTH ROTATION: NAD83(2011)
  - DUPLEX AREA: 1,887 SQ. FT.  
LOT 1R-R1 AREA: 10,066 SQ. FT.  
LOT 1R-R2 AREA: 10,193 SQ. FT.  
LOT 20R AREA: 12,655 SQ. FT.  
-DRIVEWAY/SIDEWALK-AREA-(LOTS-1R-R1-&-1R-R2)-1,710-SQ.-FT.-  
-DRIVEWAY/SIDEWALK-AREA-(LOT-20R)-1,646-SQ.-FT.-
  - LOT 1R-R1 HILLSIDE PROTECTION DISTURBED AREA = 5,805 SQ FT  
LOT 1R-R2 HILLSIDE PROTECTION DISTURBED AREA = 2,868 SQ FT
  - THE PURPOSE OF THIS PLAN IS TO DETERMINE THE USE OF DUPLEXES ON THE LOTS SHOWN. DRIVEWAYS, PARKING AND OTHER ELEMENTS SHOWN ON THIS SITE PLAN ARE SUBJECT TO CHANGE AND ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY.

**DRIVEWAY AND PARKING CLARIFICATION NOTE**  
THE DRIVEWAYS SHOWN HEREON REPRESENT THE ACCESS POINTS FROM THE PUBLIC RIGHT-OF-WAY TO THE PROPOSED DWELLING UNITS.  
PER THE CITY OF KNOXVILLE ZONING CODE, DRIVEWAYS AND PARKING AREAS ARE REGULATED UNDER SEPARATE ORDINANCES AND ARE DISTINCT IMPROVEMENTS.  
THE PARKING AREAS SHOWN HEREON ARE NOT CONSIDERED DRIVEWAYS AND ARE NOT INTENDED TO BE REGULATED AS DRIVEWAY ACCESS POINTS, LOCATIONS, OR WIDTHS.  
**HILLSIDE PROTECTION AREA DELINEATION NOTE**  
THE HILLSIDE PROTECTION AREA (HPA) LIMITS SHOWN HEREON ARE BASED SOLELY UPON PUBLICLY AVAILABLE GIS MAPPING AND ONLINE LINWORK OBTAINED FROM KGIS (KGIS.ORG). NO INDEPENDENT FIELD DELINEATION OR TOPOGRAPHIC RECALCULATION OF THE HPA BOUNDARIES HAS BEEN PERFORMED BY THE SURVEYOR.  
GIS DATA IS INHERENTLY SUBJECT TO HORIZONTAL AND VERTICAL TOLERANCES AND SHOULD BE CONSIDERED APPROXIMATE. ACCORDINGLY, THE HPA LIMITS DEPICTED HEREON ARE SHOWN FOR REFERENCE AND PLANNING PURPOSES ONLY.  
FINAL DETERMINATION, INTERPRETATION, AND REGULATORY ENFORCEMENT OF HILLSIDE PROTECTION AREA BOUNDARIES SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CITY OF KNOXVILLE AND ITS DESIGNATED REVIEWING AUTHORITY.  
NO WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IS MADE BY THE SURVEYOR REGARDING THE PRECISE LOCATION, EXTENT, OR REGULATORY APPLICABILITY OF THE HILLSIDE PROTECTION AREA AS SHOWN.

**HILLSIDE PROTECTION EXEMPTION NOTE**  
THESE LOTS ARE EXEMPT FROM HILLSIDE PROTECTION REGULATIONS PER ARTICLE 8.9.B.4 OF THE CITY OF KNOXVILLE ZONING CODED AND THE 2008 HISTORICAL AERIAL.  
THIS EXEMPTION IS PER EMAIL FROM JAKE BEAUMER, ASSISTANT PLANNER, TO JOSH BRADEN AND SAMUIL HAQUE ON JUNE 25, 2025.



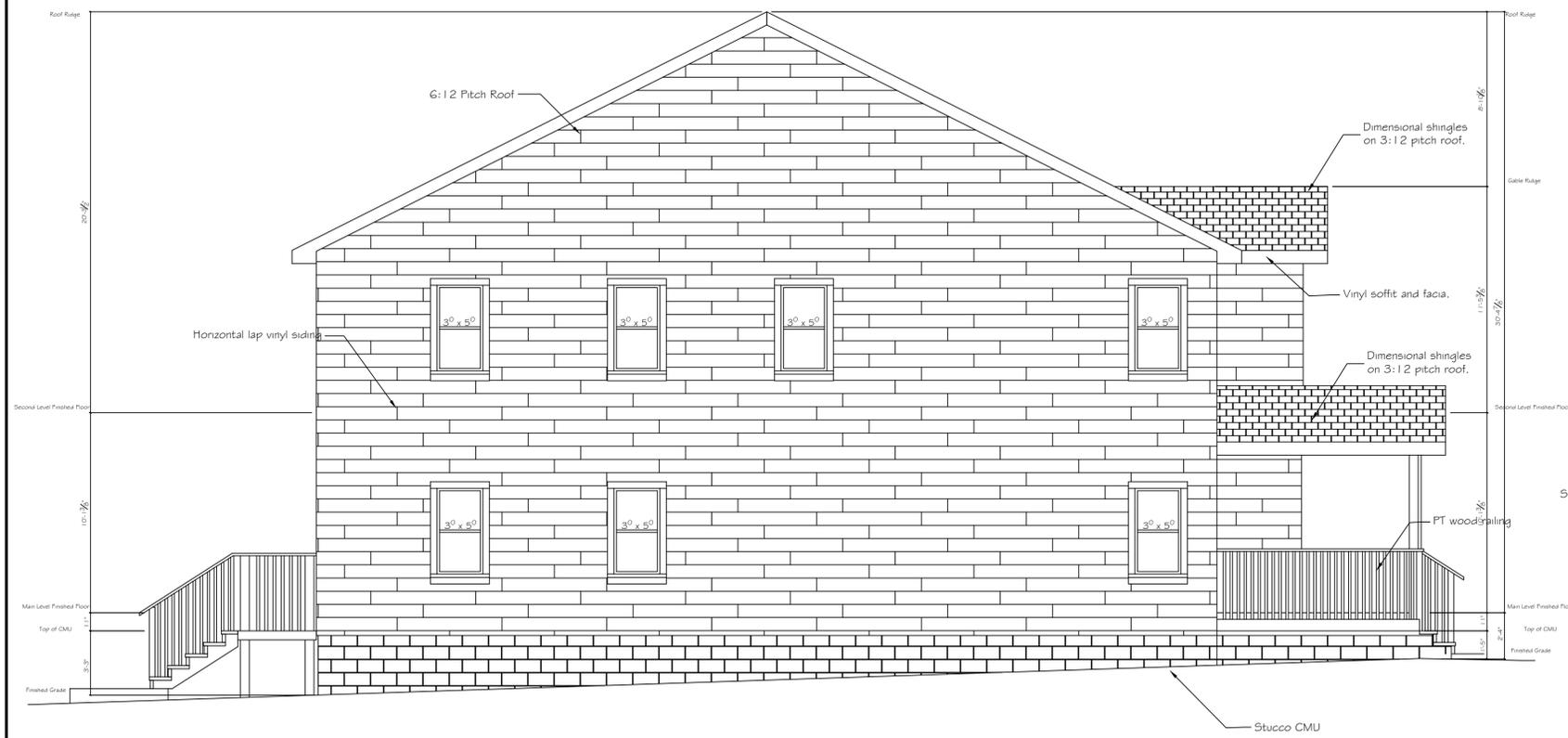
FOR:  
Josh Braden  
649 Running Brook Drive  
Strawberry Plains, Tennessee 37871  
Phone: 865-696-7343

**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 CORDER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

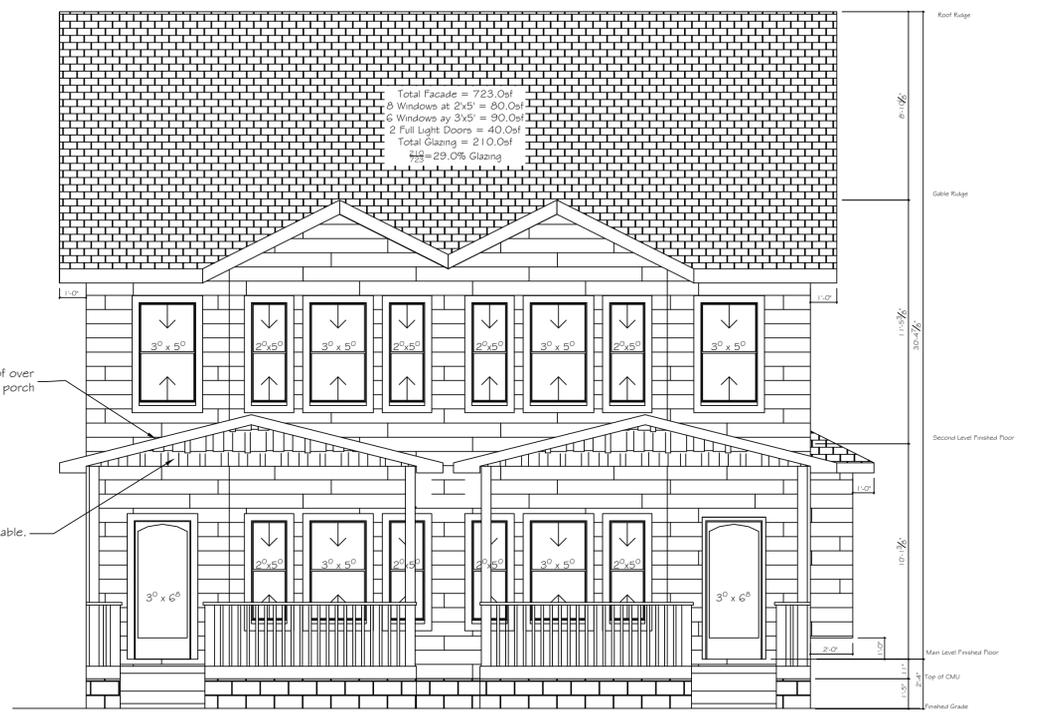
PROJECT NO.	REVISIONS
5075-1	1
	2
	3
	4
	5
	6

LOT PLAN OF:  
Lots 1R-R1 & 1R-R2, Resub. of Lot 1R, Block C, Glenwood Park Addition & Lot 20R, Final Plat of Lots 1, 2, 3, 4, 19, 20 & 21 Block C, Glenwood Park Addition  
Ward 43, City Block 43320, Knoxville, Tennessee

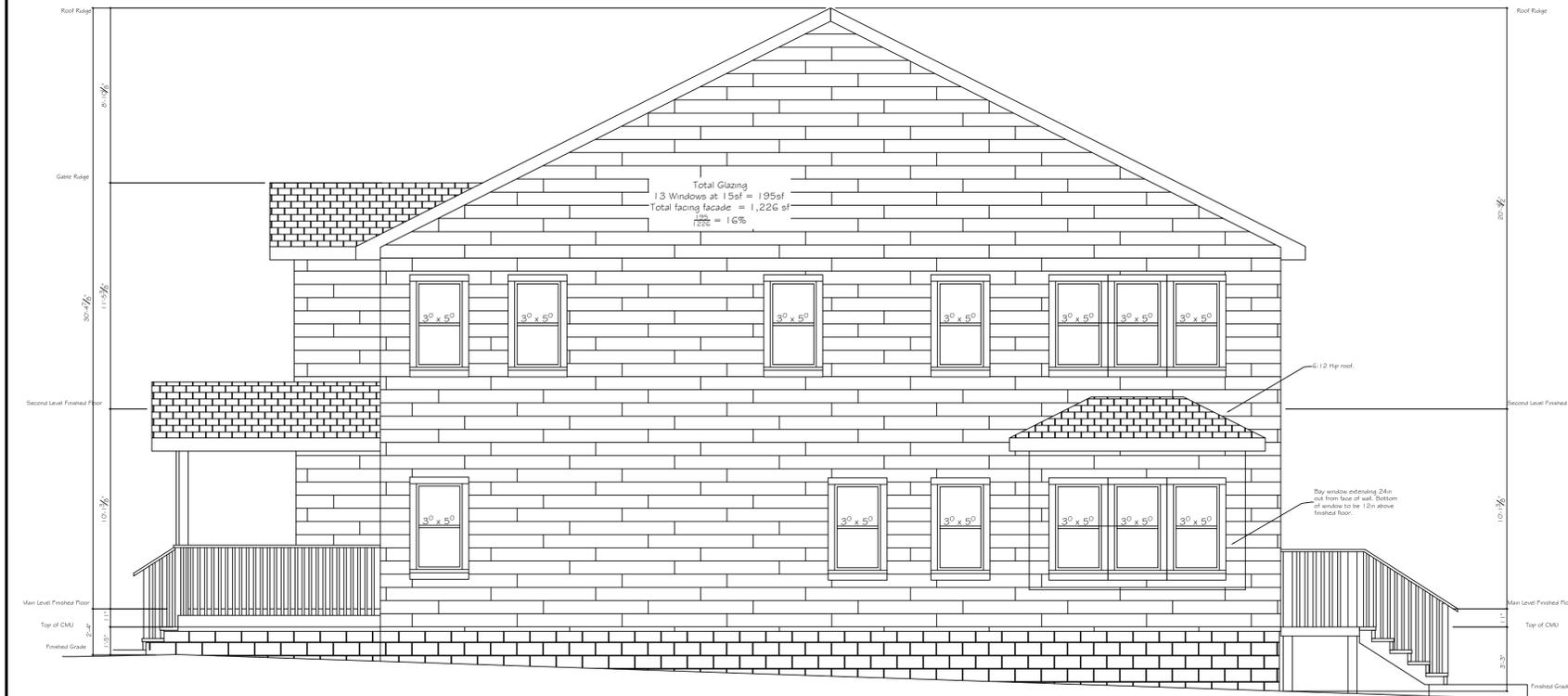
DRAWN BY: CIV  
CHECKED BY: R. LYNCH  
APPROVED BY: R.S.L.  
SCALE: 1"=20'  
DATE: 11/24/2025



**Left Exterior Elevation**  
Scale:  $\frac{1}{4}'' = 1'-0''$

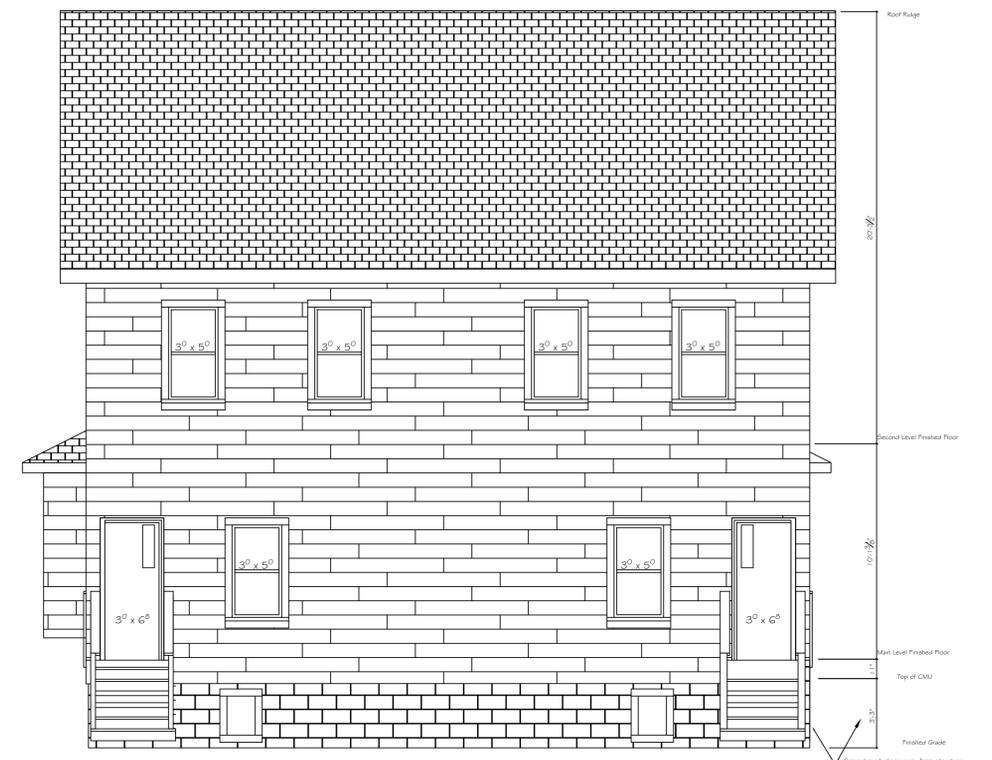


**Front Exterior Elevation**  
Scale:  $\frac{1}{4}'' = 1'-0''$

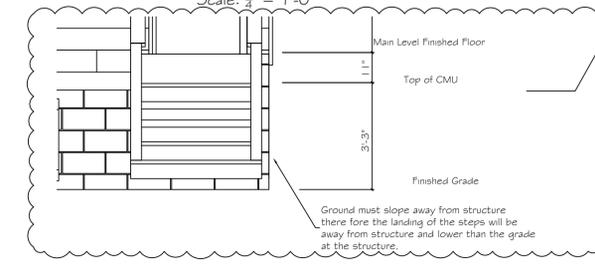


**Left and Right Exterior Elevations to be interchanged for Lot 1R-R1 so the bay window face Knoxwood Drive**

**Right Exterior Elevation**  
Scale:  $\frac{1}{4}'' = 1'-0''$

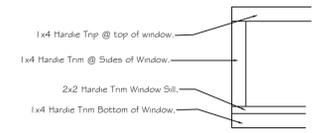


**Rear Exterior Elevation**  
Scale:  $\frac{1}{4}'' = 1'-0''$

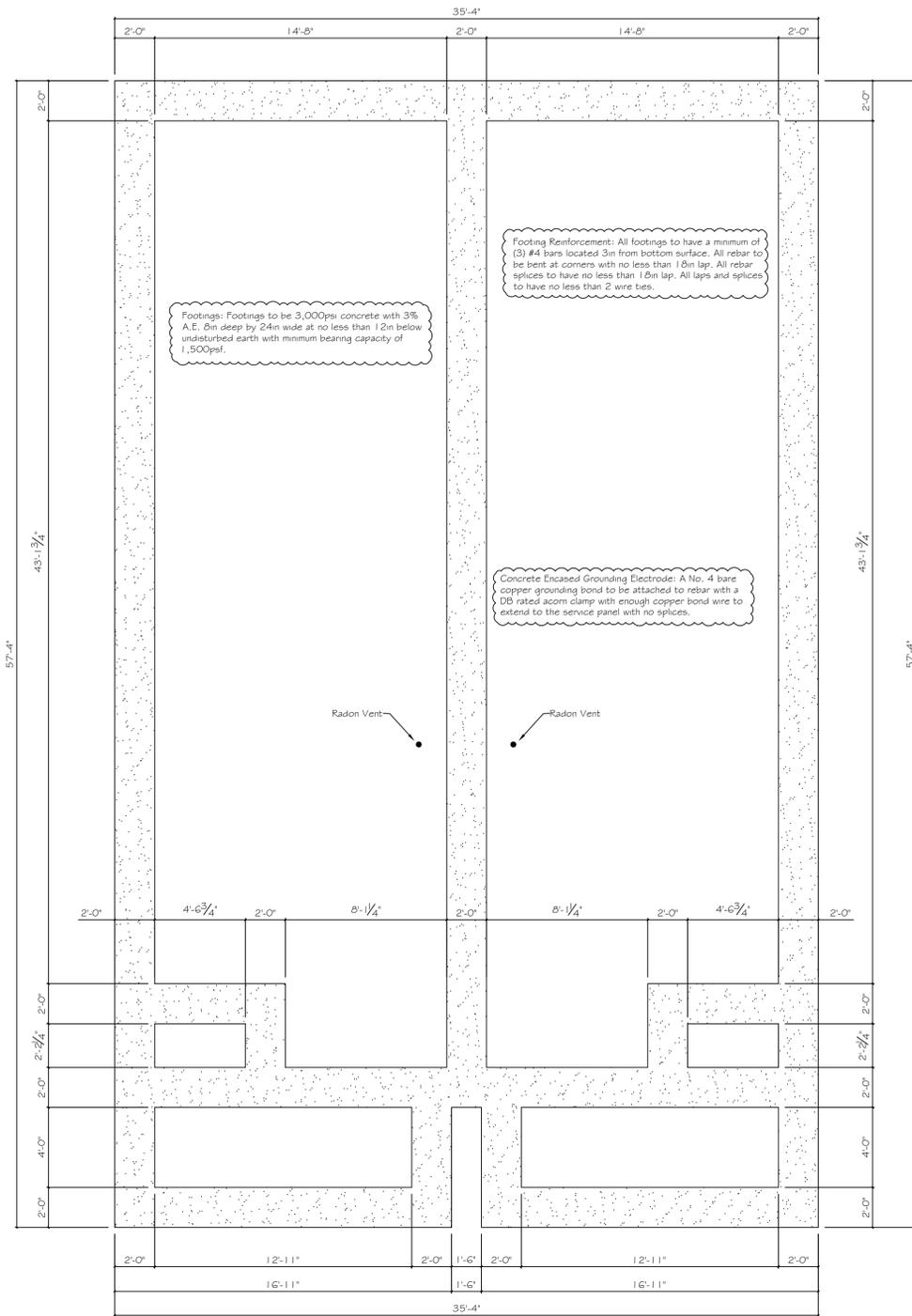


**Front Elevation Window & Door Trim Detail**  
Scale:  $\frac{1}{2}'' = 1'-0''$

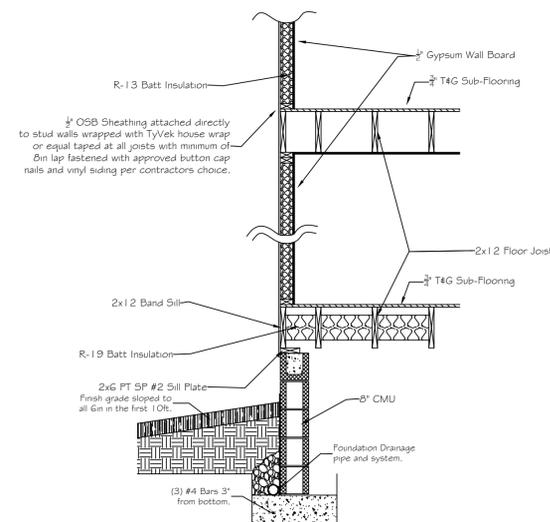
Every attempt has been made to ensure these plans meet the ICC IRC 2024 Code and provide the required information and detail to allow code compliant construction of the proposed structure. However it is the contractor and MEP sub-trades responsibility to ensure that all construction methods, materials, installation and workmanship are performed to and meet the ICC codes, state requirements and adopted ordinances and zoning requirements of the local jurisdiction.



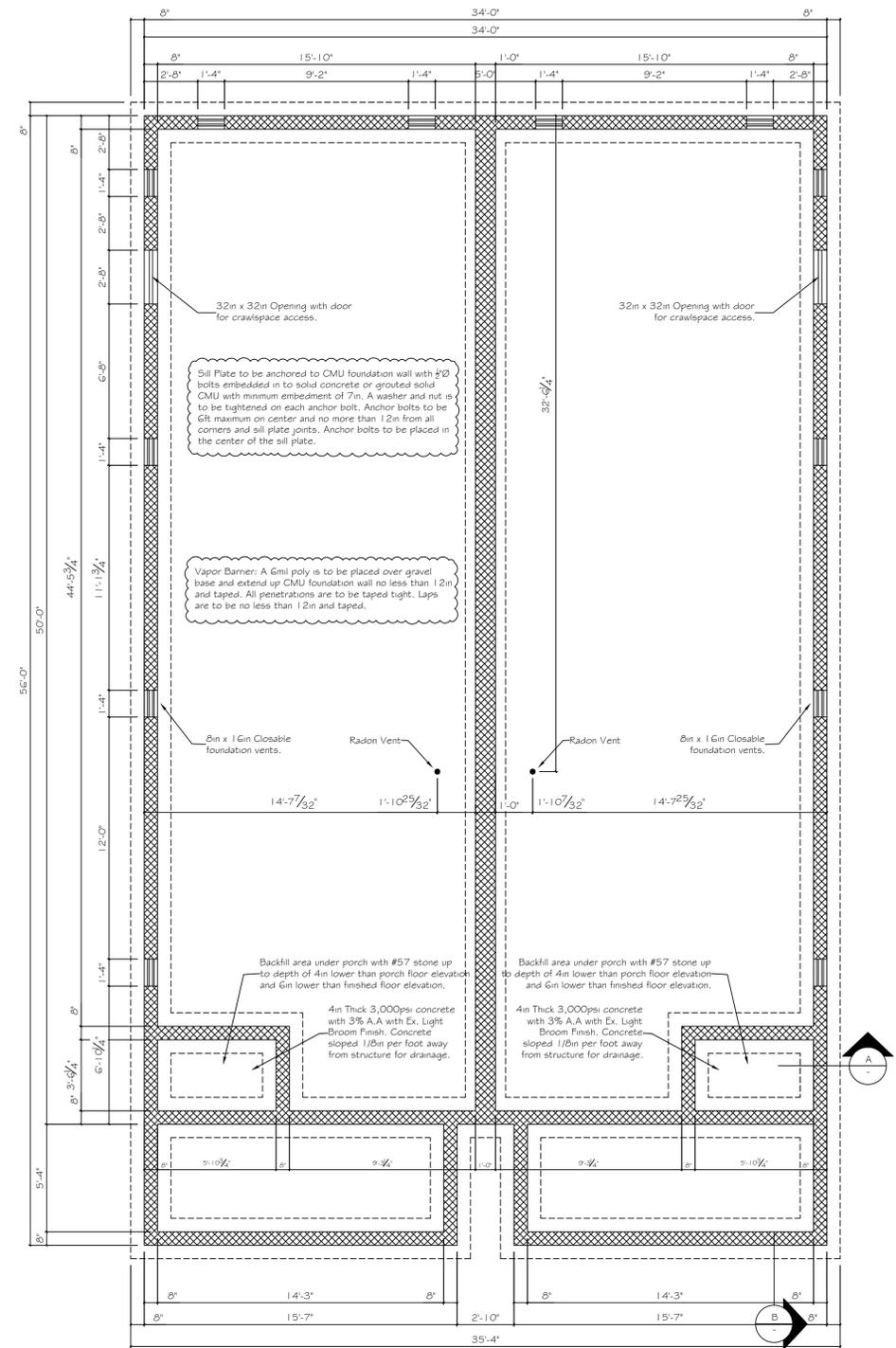
**PROJECT INFORMATION**  
 New Two Family Dwelling Modern  
 3-Bed 3-Bath 5305 Jackshoro Pike  
 Knoxville, Tennessee  
 Contractor: Braden Family Properties  
 Phone: (865) 696-7343  
 ID: 2FM2ST3BD3RCSR  
 Drawn By: ASOF Custom Plan Service  
 Project: 2023-0423  
 September 16, 2023



**Footing Plan**  
Scale: 1/4" = 1'-0"



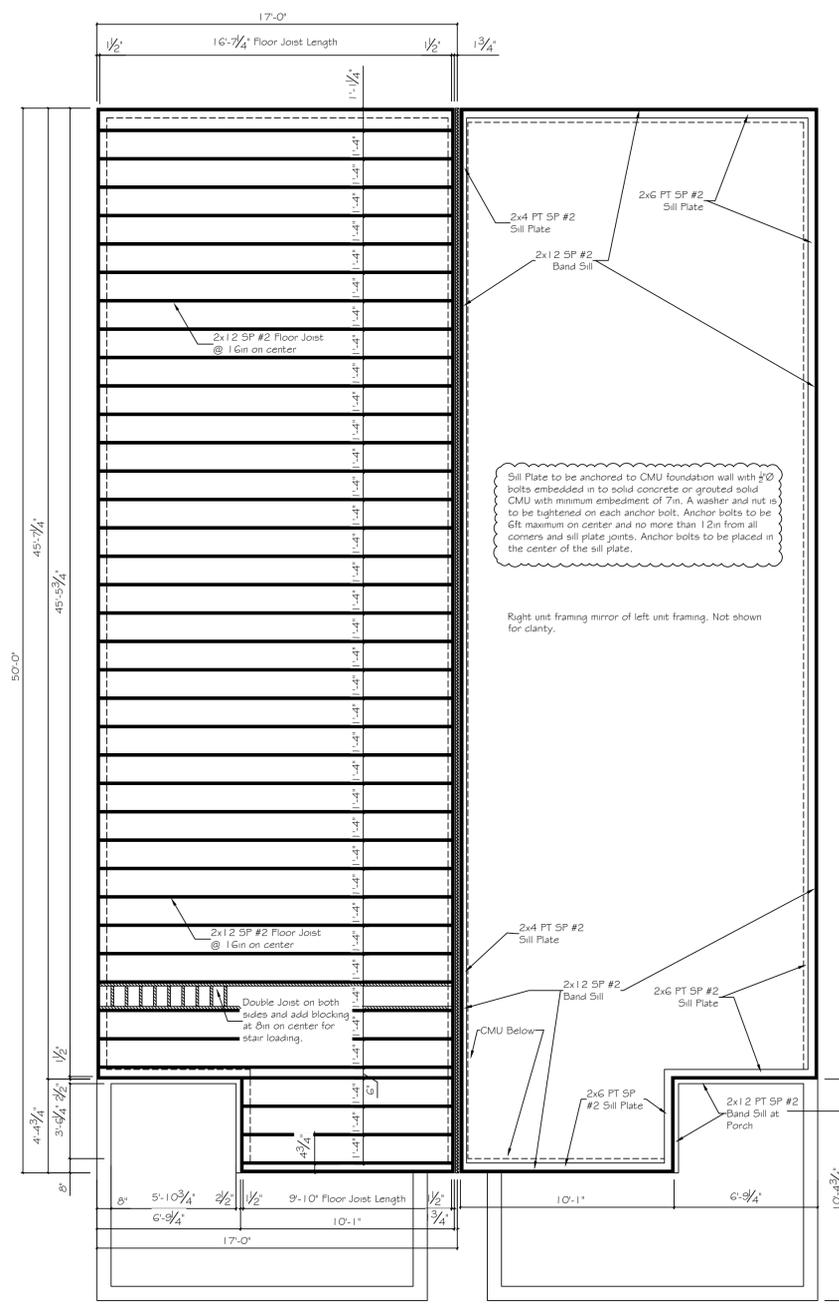
**Typical Exterior Wall Detail**  
Scale: 1/2" = 1'-0"



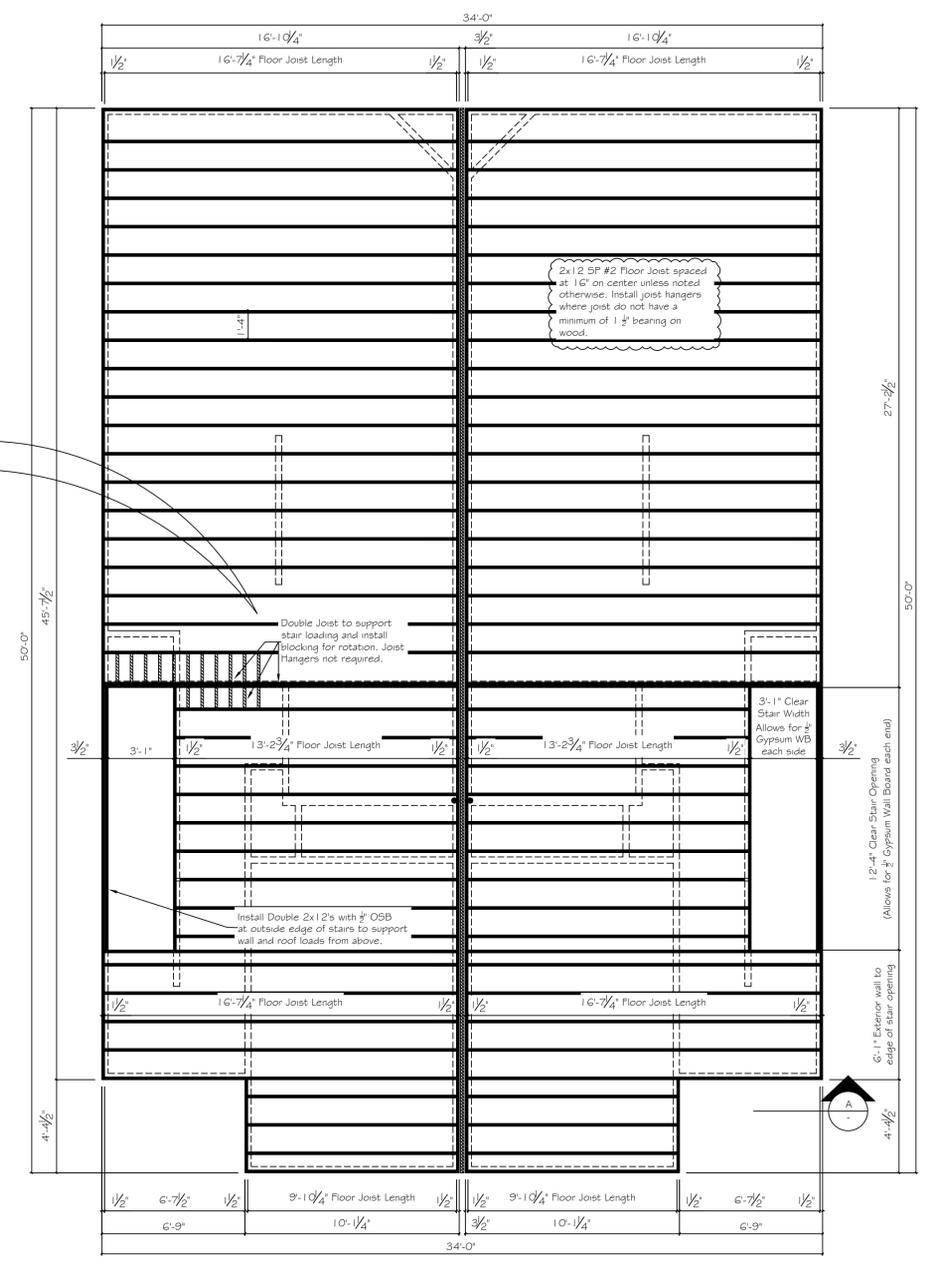
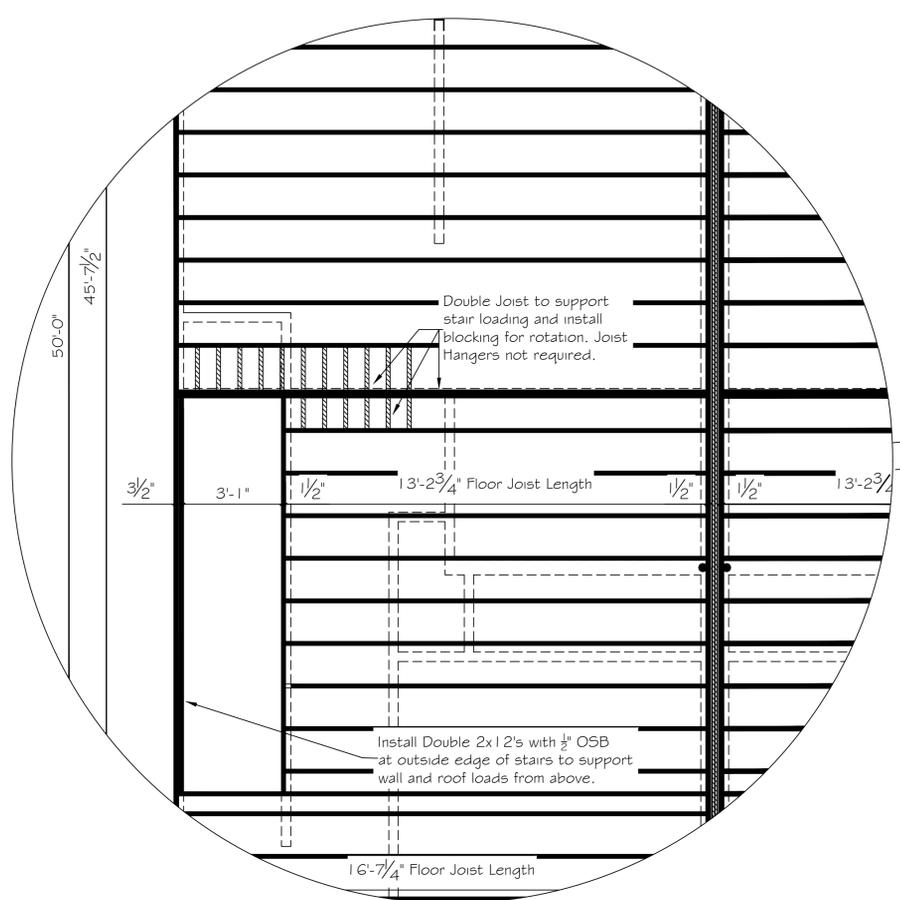
**Foundation Plan**  
Scale: 1/4" = 1'-0"

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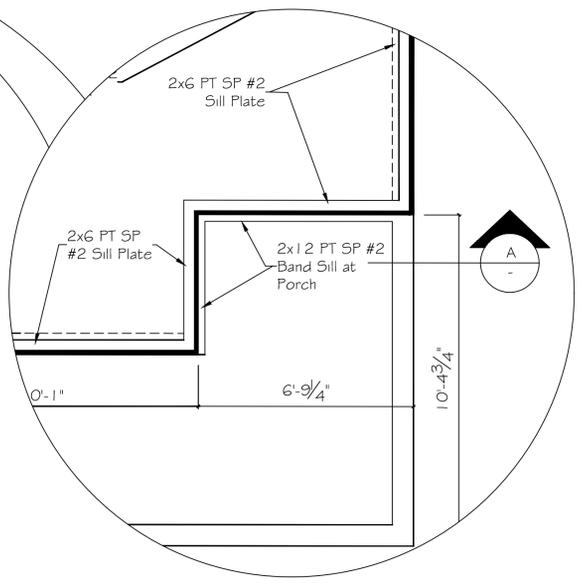
PROJECT INFORMATION  
New Two Family Dwelling Modern  
3-Bed 3-Bath Two Story Crawlspace Foundation  
5305 Jackshoro Pike  
Knoxville, Tennessee  
Contractor: Braden Family Properties  
Phone: (615) 696-7343  
ID: 2FM2ST3BD3RCSR  
PLANNED BY: ASOF Custom Plan Service  
PROJECT: 2025-0823  
DATE: 08/16/2025



**Main Floor Framing**  
Scale:  $\frac{1}{4}'' = 1'-0''$

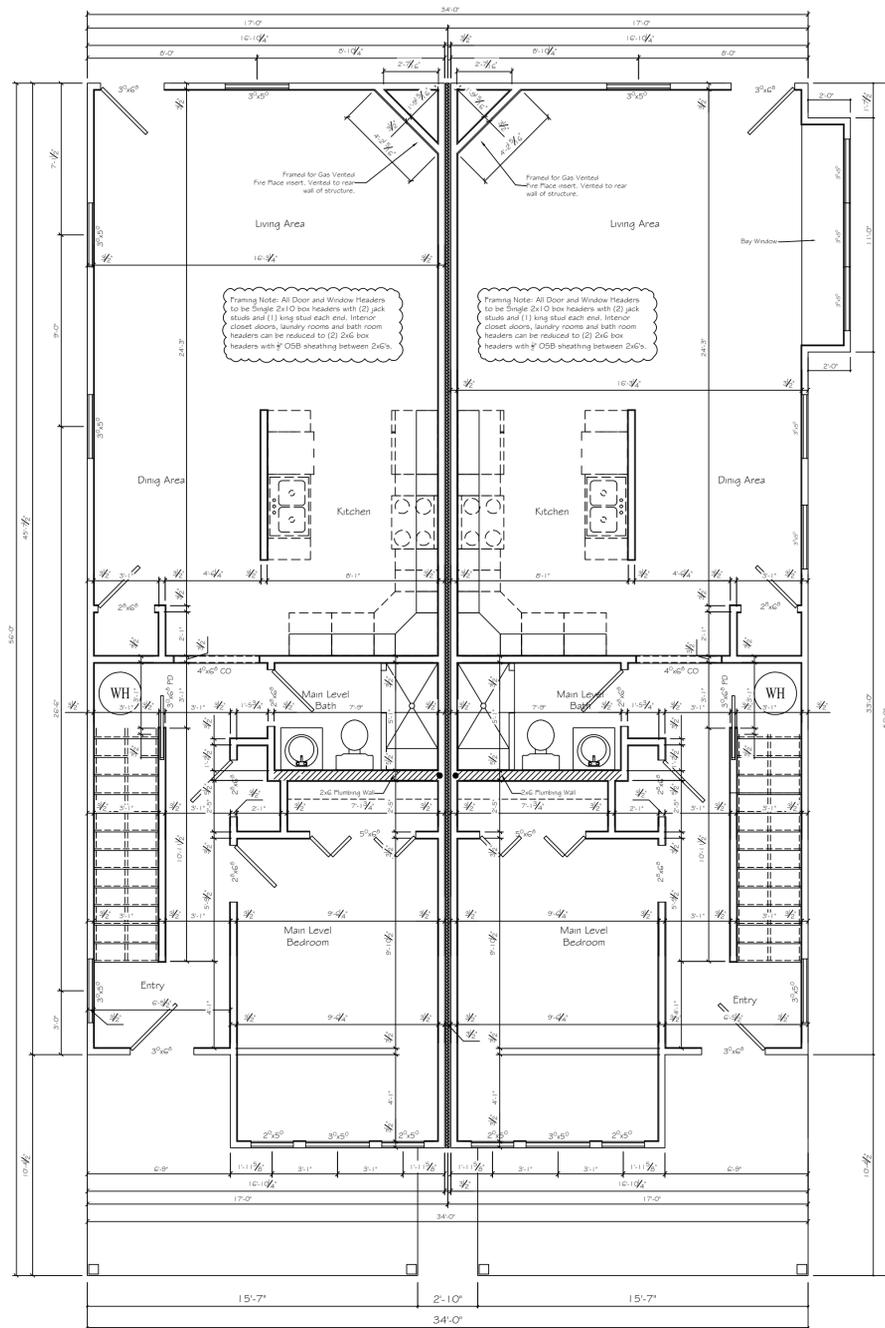


**Second Floor Framing**  
Scale:  $\frac{1}{4}'' = 1'-0''$



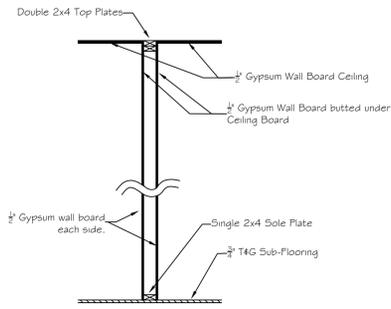
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PROJECT INFORMATION  
New Two Family Dwelling Modern  
3-Bed 3-Bath 5305 Jackshoro Pike  
Knoxville, Tennessee  
Contractor: Braden Family Properties  
Phone: (865) 696-7343  
Plan ID: 2FM2ST3BD3BRCSR  
Drawn By: ASOF Custom Plan Service  
Project: 2025-002  
September 16, 2025

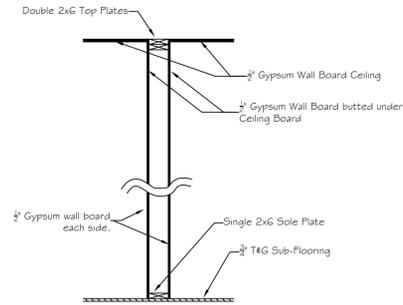


**Main Floor Plan**  
Scale:  $\frac{1}{4}'' = 1'-0''$

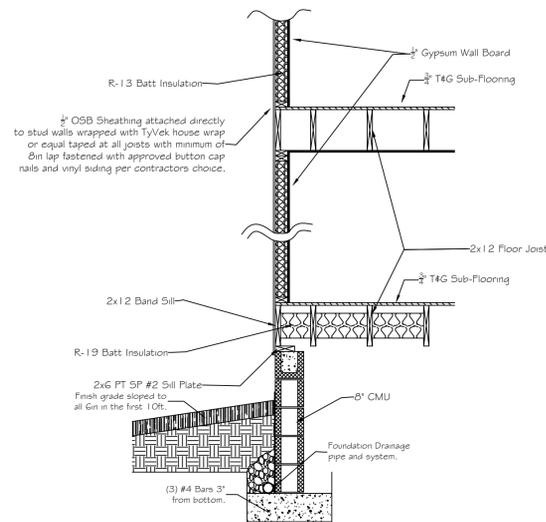
To be mirrored for Lot 1R-R1 so the bay window face Knoxwood Drive



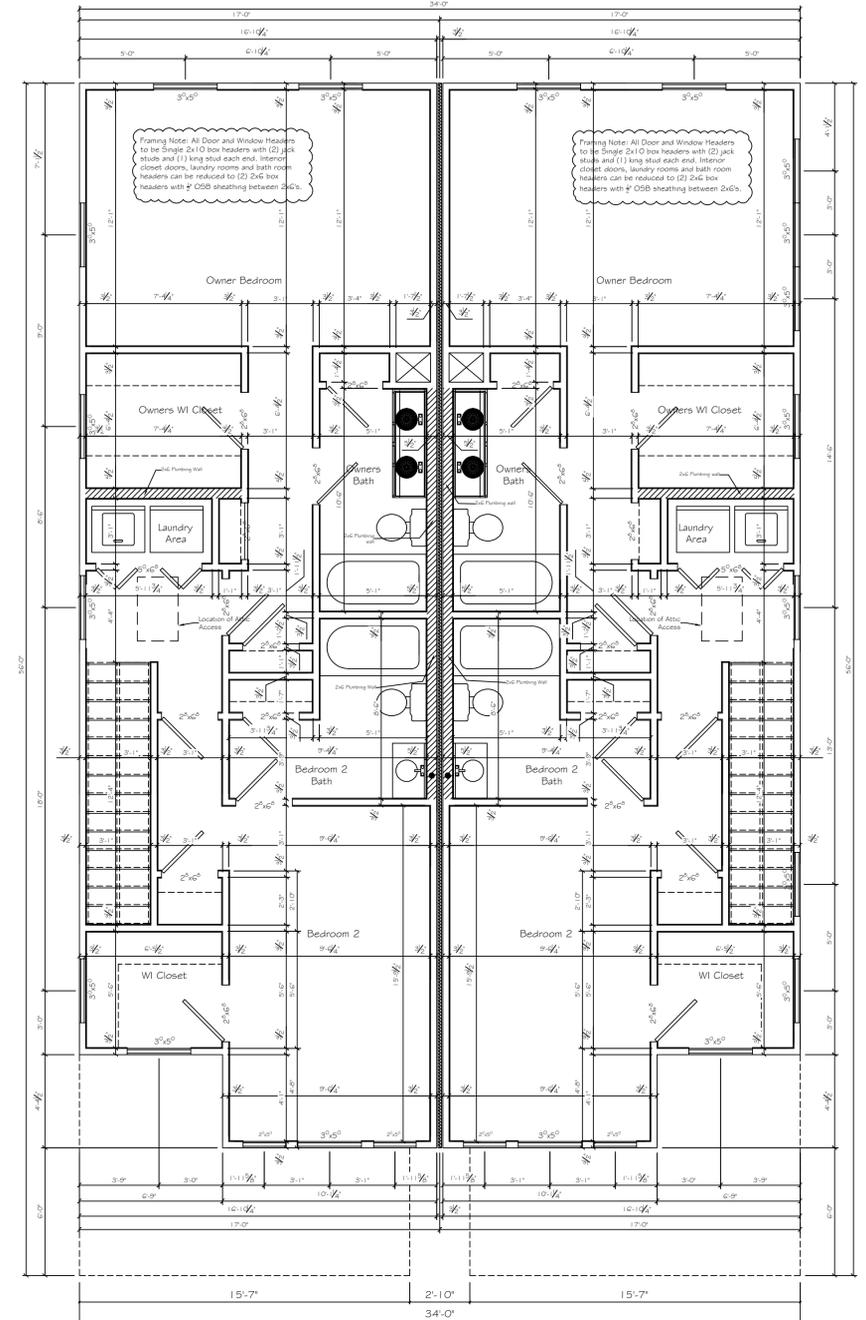
**Typical Interior Wall Detail**  
Scale:  $\frac{1}{2}'' = 1'-0''$



**Typical Plumbing Wall Detail**  
Scale:  $\frac{1}{2}'' = 1'-0''$



**Typical Exterior Wall Detail**  
Scale:  $\frac{1}{2}'' = 1'-0''$

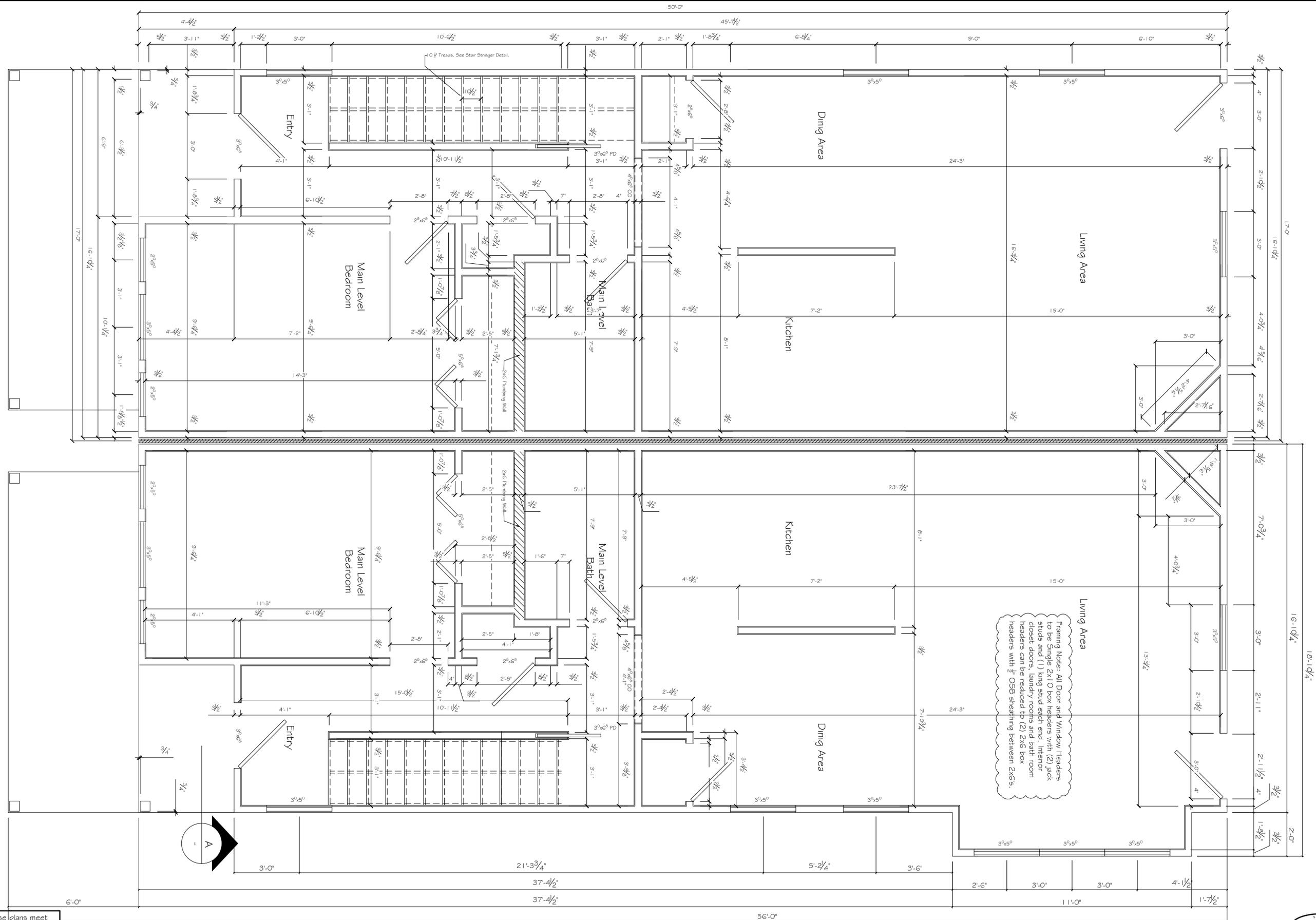


**Second Floor Plan**  
Scale:  $\frac{1}{4}'' = 1'-0''$

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SHEET  
**A-05**

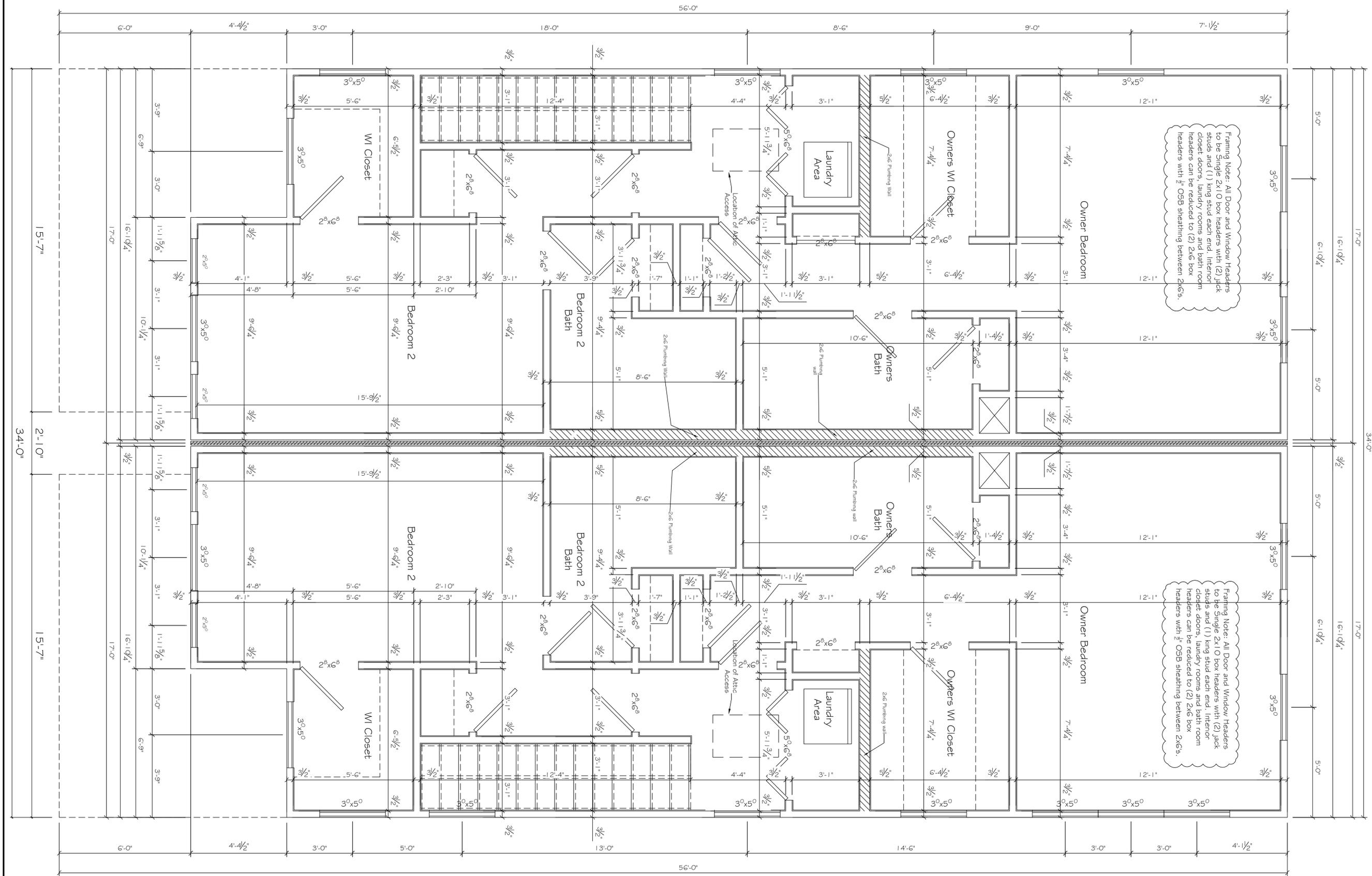
**PROJECT INFORMATION**  
New Two Family Dwelling Modern  
3-Bed 3-Bath - 5305 Jackshero Pike  
Knoxville, Tennessee  
Contractor: Braden Family Properties  
Phone: (865) 696-7343  
Plan ID: 2FM2ST3BD3RCSR  
Drawn By: ASOF Custom Plan Service  
Project: 2025-082  
September 16, 2025



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Enlarged Main Floor Wall Framing Plan  
Scale: 1/2" = 1'-0"

PROJECT INFORMATION  
 New Two Family Dwelling Modern  
 3-Bed 3-Bath 2-Story Crawl Space Foundation  
 3205 Jackboro Pike  
 Knoxville, Tennessee  
 Contractor: Braden Family Properties  
 Phone: (865) 696-7343  
 ID: 2FM2ST3BD3RCSR  
 PLAN BY: ASOF Custom Plan Service  
 PROJECT: 2025-002  
 DATE: 10/16/2024



Framing Note: All Door and Window Headers to be Single 2x10 box headers with (2) jack studs and (1) king stud each end. Interior closet doors, laundry rooms and bath room headers can be reduced to (2) 2x6 box headers with 1/2" OSB sheathing between 2x6's.

Framing Note: All Door and Window Headers to be Single 2x10 box headers with (2) jack studs and (1) king stud each end. Interior closet doors, laundry rooms and bath room headers can be reduced to (2) 2x6 box headers with 1/2" OSB sheathing between 2x6's.

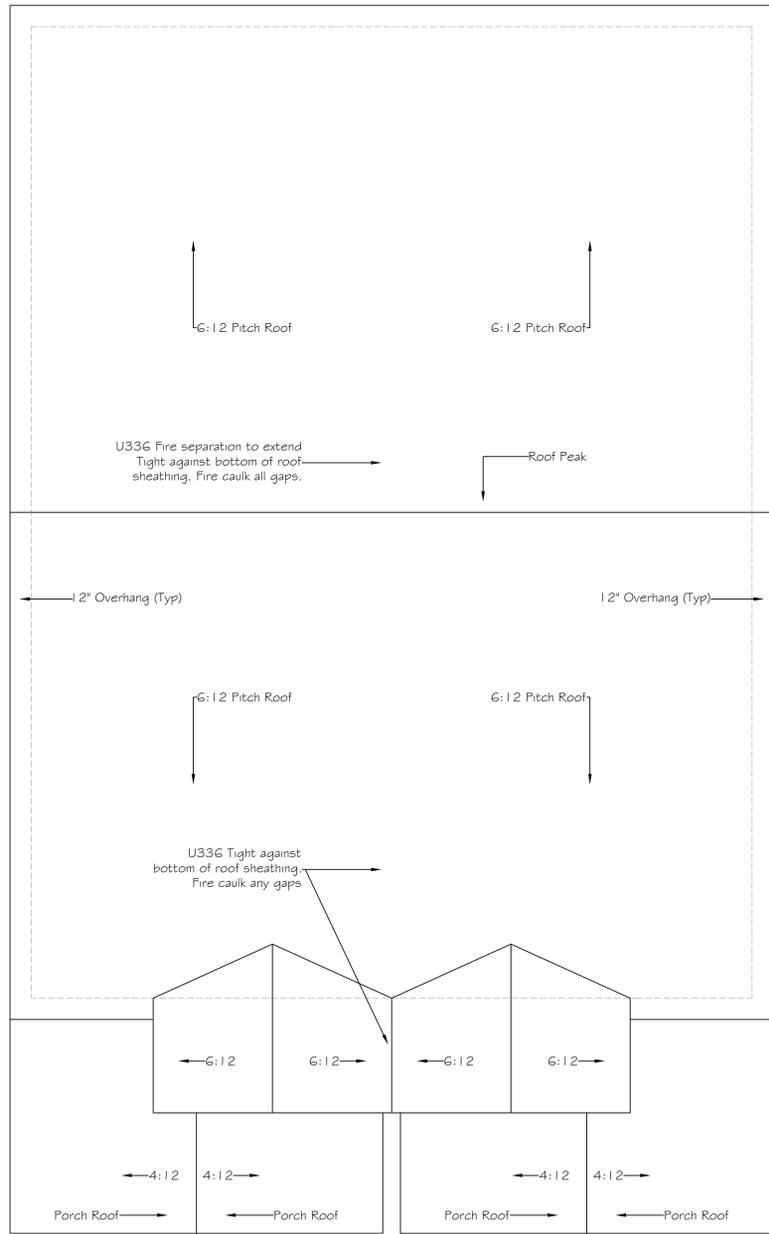
Enlarged Second Floor Wall Framing Plan

Scale: 1/2" = 1'-0"

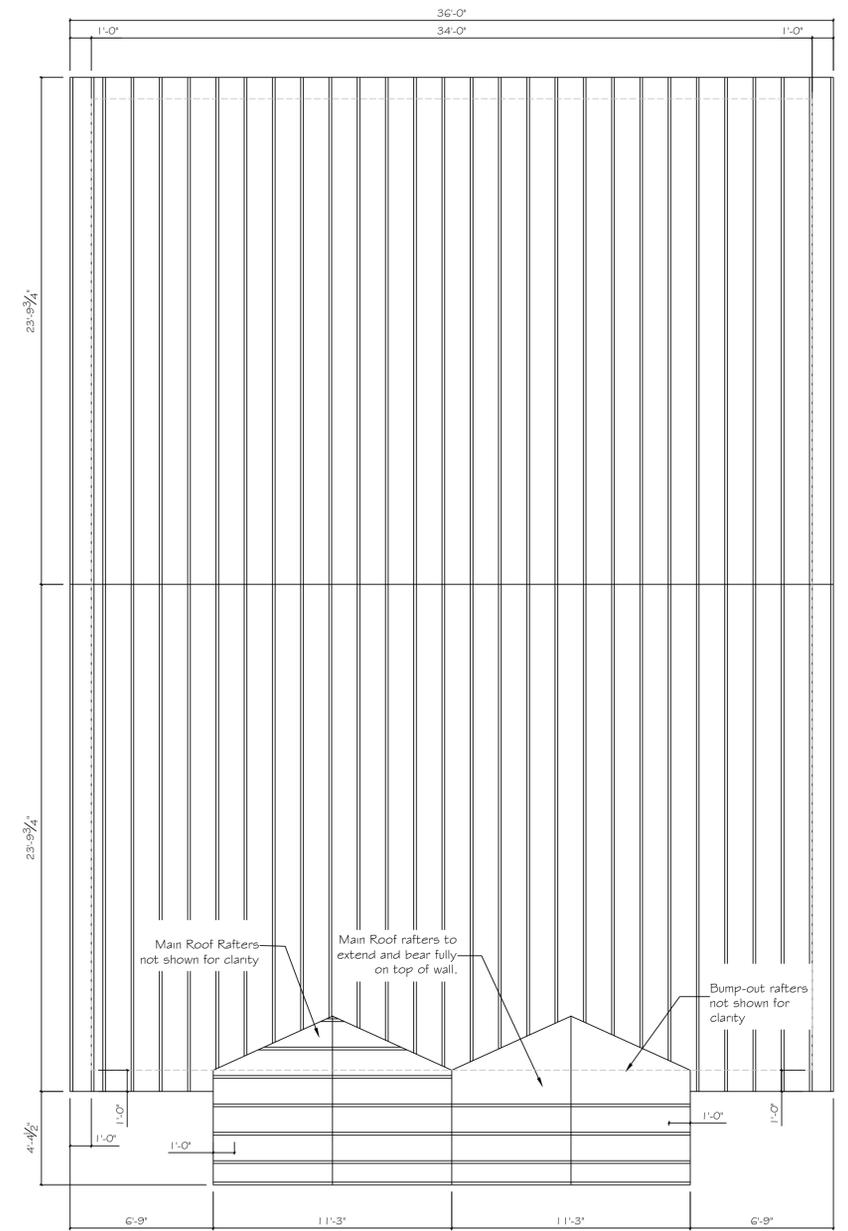
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SHEET  
**A-07**

**PROJECT INFORMATION**  
 New Two Family Dwelling Modern  
 3-Bed 3 Bath 5305 Jackshoro Pike  
 Knoxville, Tennessee  
 Contractor: Braden Family Properties  
 Phone: (865) 696-7343  
 Plan ID: 2FM25T3BD3RCSR  
 Drawn By: ASOF Custom Plan Service  
 Project: 2025-002  
 September 16, 2025



**Roof Slope Plan**  
Scale:  $\frac{1}{4}" = 1'-0"$

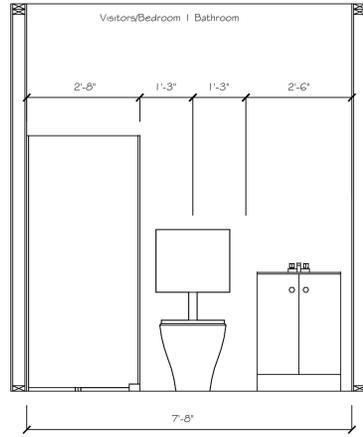


**Rafter Plan**  
Scale:  $\frac{1}{4}" = 1'-0"$

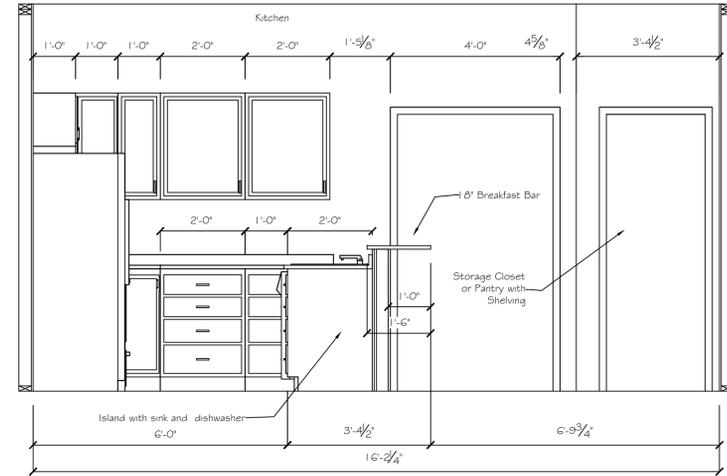
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SHEET  
**A-08**

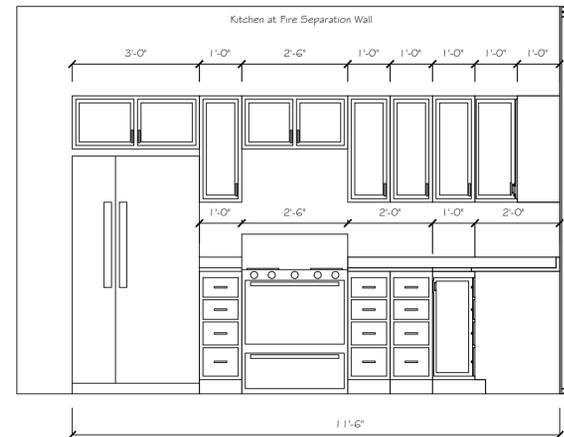
**PROJECT INFORMATION**  
New Two Family Dwelling Modern  
3-Bed 3-Bath 5305 Jackshoro Pike  
Knoxville, Tennessee  
Contractor: Braden Family Properties  
Phone: (865) 696-7343  
ID: 2FM2ST3BD3RCSR  
Drawn By: ASOF Custom Plan Service  
Project: 2025-0821  
September 16, 2025



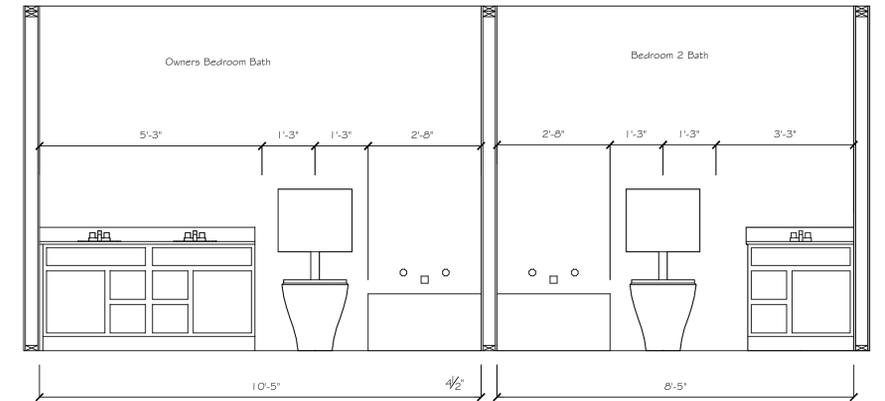
**Main Floor Bath Elevation**  
Scale:  $\frac{1}{2}'' = 1'-0''$



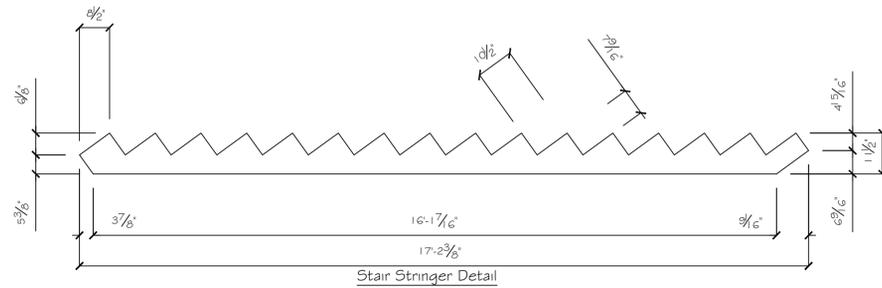
**Kitchen Elevation 1**  
Scale:  $\frac{1}{2}'' = 1'-0''$



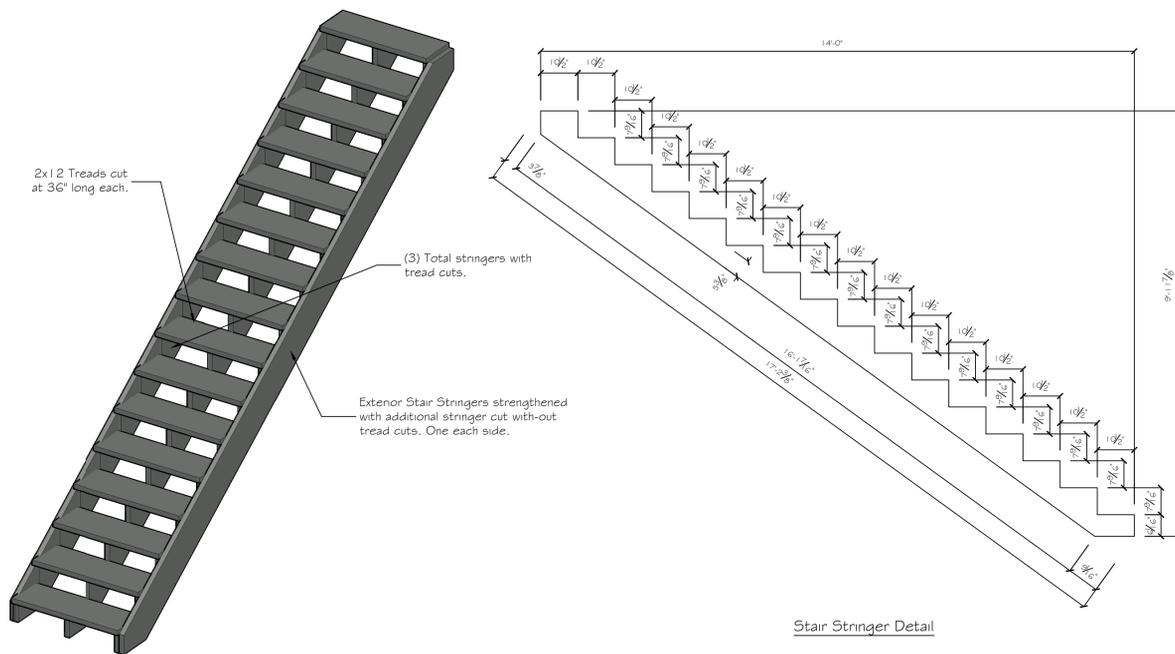
**Kitchen Elevation 2**  
Scale:  $\frac{1}{2}'' = 1'-0''$



**Second Floor Bath Elevations**  
Scale:  $\frac{1}{2}'' = 1'-0''$



Stair Stringer Detail



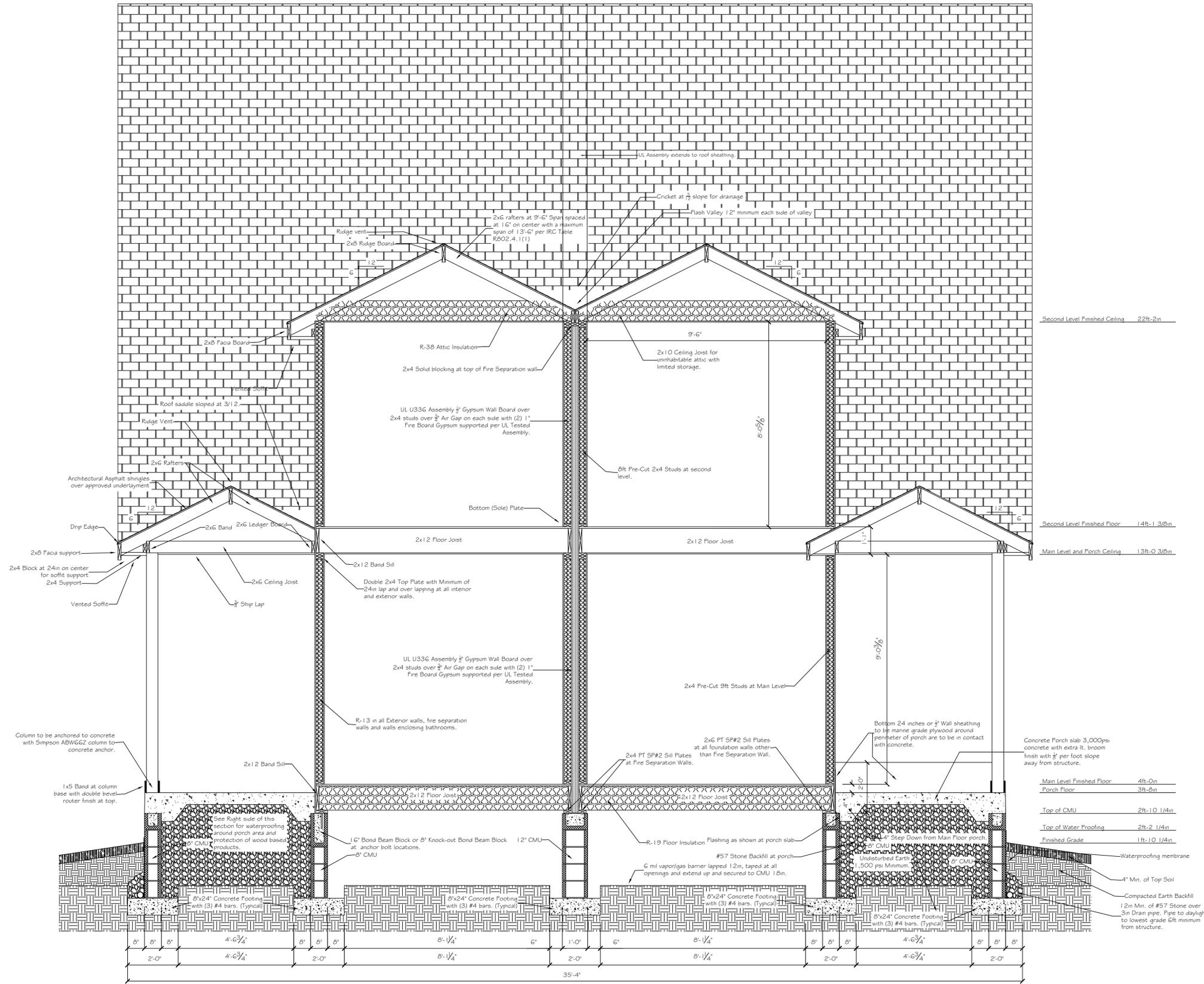
Stair Stringer Detail

**Stair Stringer Construction Notes.**  
Scale:  $\frac{1}{2}'' = 1'-0''$

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SHEET  
**A-10**

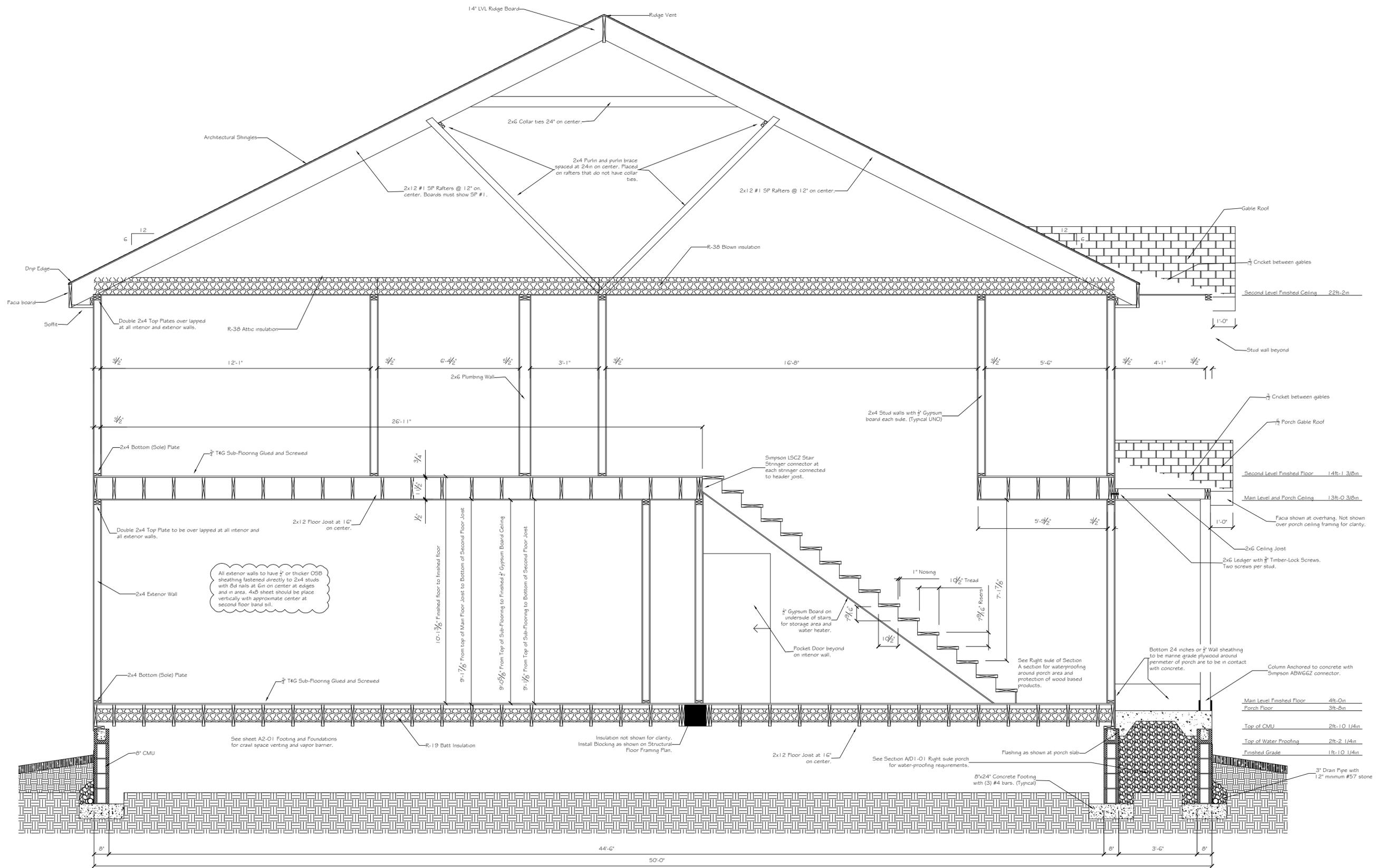
PROJECT INFORMATION  
New Two Family Dwelling Modern  
Two Story Crawl Space Foundation  
3-Bed 3 Bath 5305 Jackshoro Pike  
Knoxville, Tennessee  
Contractor: Braden Family Properties  
Phone: (865) 696-7343  
ID: 2FM2ST3BD3RCSR  
PLANNED BY: ASOF Custom Plan Service  
PROJECT: 2025-0923  
DATE: September 16, 2025



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Building Section A  
Scale: 1/2" = 1'-0"

PROJECT INFORMATION  
New Two Family Dwelling Modern  
3-Bed 3 Bath 5305 Jackshoro Pike  
Knoxville, Tennessee  
Contractor: Braden Family Properties  
Phone: (865) 696-7343  
Plan ID: 2FM2ST3BD3RCSR  
DRAWN BY: ASOF Custom Plan Services  
PROJECT: 2025-0023  
DATE: 08/26/2025



Every attempt has been made to ensure these plans meet the ICC IRC 2024 Code and provide the required information and detail to allow code compliant construction of the proposed structure. However it is the contractor and MEP sub-trades responsibility to ensure that all construction methods, materials, installation and workmanship are performed to and meet the ICC codes, state requirements and adopted ordinances and zoning requirements of the local jurisdiction.

**Building Section A**  
Scale: 1/2" = 1'-0"

SHEET  
**S-02**

**PROJECT INFORMATION**  
New Two Family Dwelling Modern  
3-Bed 3 Bath 5305 Jackshoro Pike  
Foundation  
Knoxville, Tennessee  
Contractor: Braden Family Properties  
Phone: (865) 696-7343  
ID: 2FM2ST3BD3RCSR  
PLANNED BY: ASOF Custom Plan Service  
PROJECT: 2025-0923  
DATE: SEPTEMBER 16, 2025