

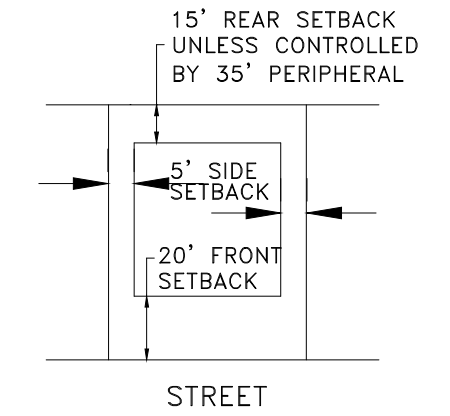
VICINITY MAP
NOT TO SCALE

- PROPERTY NOTES:**
- TOTAL AREA = 10.3 ACRES
 - CLT AND PARCEL: 130, PARCEL 58.05 AND PARCEL 58.1
 - EXISTING ZONING: AG (PR PENDING)
 - PROPOSED NUMBER OF LOTS: 7 TOTAL
 - 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES; 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

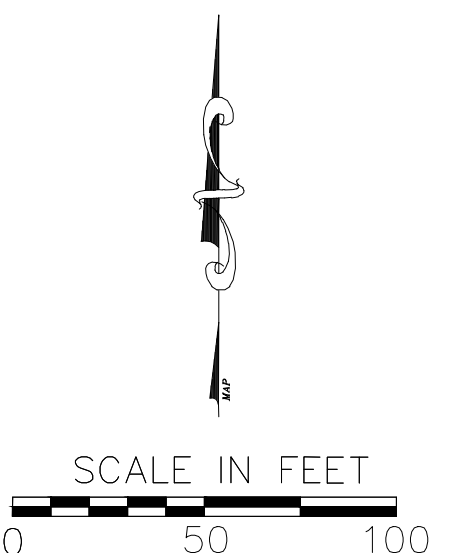
- SETBACKS:**
- FRONT: 20 FT.
 - SIDE: 5 FT.
 - REAR: 15 FT. (35' PERIPHERAL)

- UTILITIES:**
- WATER: FIRST UTILITY DISTRICT
 - SEWER: FIRST UTILITY DISTRICT
 - ELECTRIC: KNOX CITY UTILITIES BOARD
 - SOLID WASTE: PRIVATE HAULER
 - TELEPHONE: AT&T

VARIANCES:
VARIANCE REQUESTED - REDUCTION OF 35' PERIPHERAL SETBACK TO 25'



TYPICAL LOT LAYOUT
NOT TO SCALE



3-SA-24-C / 3-B-24-DP
1/22/2024

17 JAN 2024

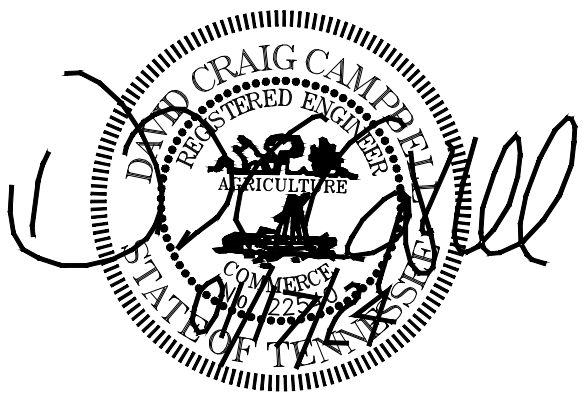
SHEET ONE

CONCEPT PLAN

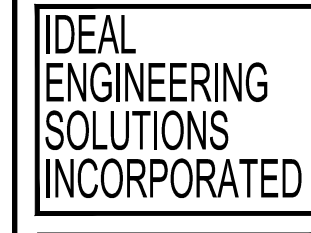
BBK PROPERTIES, UNIT ONE
KNOX COUNTY, TENNESSEE

Prepared For:
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Planning Agency:
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Knoxville, Tennessee 37902
(865) 215-2500



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.
OSHA RULES SHALL BE ABIDED BY



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