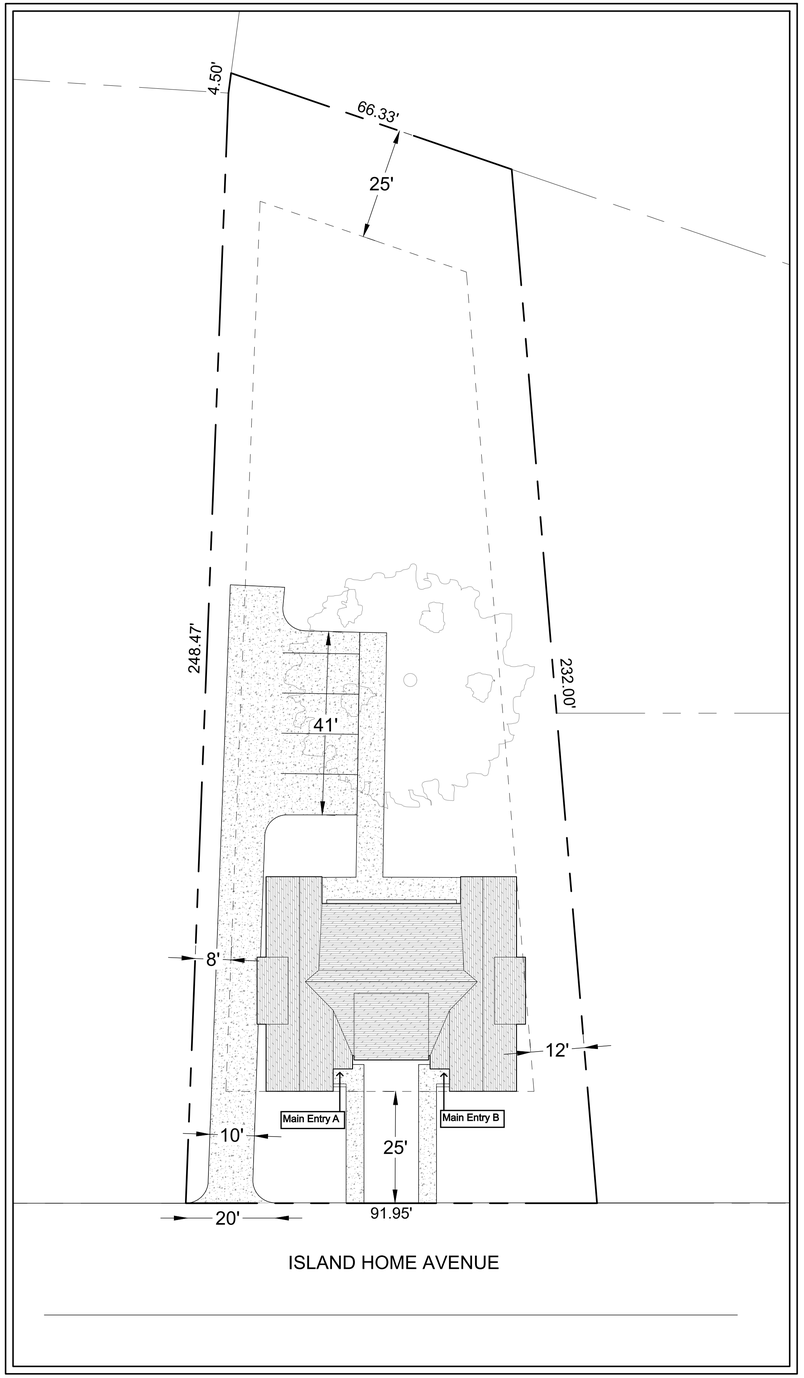
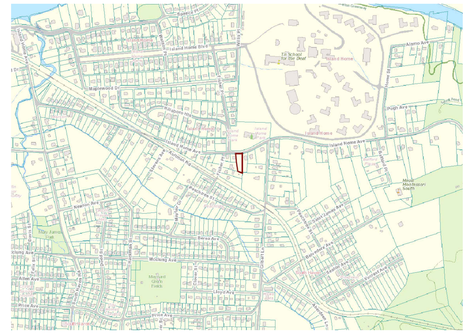


1 SITE PLAN
1/16"=1'-0"



VICINITY MAP

SITE AND ZONING

OWNER: HENSON DEVELOPMENTS, LLC
PARCEL ID: 109DA009
ZONING: RN-1
CITY BLOCK: 26462

EXISTING USE: VACANT
NEW USE: RESIDENTIAL (TWO-FAMILY)
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS: Front: +/- 10' of the average of blockface; in no case less than 25'
Side: 8' or 15% of lot width, whichever is less; in no case less than 20' combined
Rear: 25'
REQUIRED TRANSPARENCY: 15%
FACADE AREA: 1,053 SF
TRANSPARENY AREA: 264 SF
25%

PARKING

EXISTING : NONE
MAXIMUM NUMBER OF DRIVEWAYS: 1
PARKING REQUIREMENT: 2 PER DWELLING UNIT
PROVIDED: 4

LOT COVERAGE

ALLOWED IMPERVIOUS SURFACE = 40%
LOT SIZE = 18,720 SF
PROPOSED IMPERVIOUS SURFACE = 5,431 SF (29%)
BUILDING COVERAGE: 2,397 SF
LANDSCAPING SHOWN AS EXISTING

Planning
KNOXVILLE | KNOX COUNTY

File No.: 4-E-22-SU

Date submitted: 3.29.2022

These plans have not been reviewed by Planning Staff and may not be finalized.

2 FRONT ELEVATION
1/8"=1'-0"

REVISION:	
No.	DESCRIPTION

Project:
ISLAND HOME DUPLEX

Number: 222005

Tenant:
HENSON DEVELOPMENT

Info:
New Construction

Location:
2314 Island Home Ave.
Knoxville, TN 37920

heyoh DESIGN + DEVELOPMENT

Austin Winter
austin@heyohdesign.com

03.01.22

SHEET
G101

SITE PLAN + ELEVATION

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