



ZONING AND DENSITY
THIS PROPERTY BEING SUBDIVIDED IS ZONED PR WITH AN ALLOWABLE DENSITY OF UP TO 5 DWELLING UNITS PER ACRE. THIS IS PART OF A LARGER TRACT KNOWN AS THE MELGAARD PROPERTY AND/OR THE WESTLAND COVE PROPERTY. WHEN THE WESTLAND COVE UOR WAS APPROVED (9-B-13-UR), A SURVEY WAS REQUIRED TO DETERMINE THE OVERALL AVAILABLE DENSITY FOR ALL OF THE PR-5 ZONED PORTIONS IN THE MELGAARD/WESTLAND COVE PROPERTY. THAT SURVEY (POE) ILLUSTRATED A TOTAL DENSITY OF 353 UNITS. THE THREE UNITS FOR THIS PARCEL ARE PART OF THE 353 OVERALL APPROVED DWELLINGS.

SETBACKS (PR ZONE)
PERIM = 35'
F.Y. = 20'
S.Y. = 5'
R.Y. = VAR*
* ON ALL LOTS, THE REAR YARD SETBACK IS THE TVA ESMT LINE.

LOT AREAS AND WIDTHS				
LOT NUM.	ZONE	PLAT ID	AREA	AREA
1	PR	1R1	1.773	0.679
2	PR	1R2	1.314	0.632
3	PR	1R3	2.376*	0.521*

* AREA VALUES FOR LOT 3 DO NOT INCLUDE THE 25' ACCESS STRIP HAVING AN AREA OF 0.0962 AC

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: NATHAN W. SILVUS, PE
TENNESSEE CERTIFICATE: 107368

- NOTES**
- ALL LOTS HAVE ACCESS TO EMORY CHURCH ROAD. THE DRIVEWAY FOR ANY LOT MAY BE CONNECTED AT ANY LOCATION ALONG THE RIGHT OF WAY WITHIN THE LOT'S BOUNDARY. EACH DRIVEWAY SHALL INCLUDE AN UNDATED TURN-AROUND LOCATION SUCH THAT VEHICLES CAN TURN AROUND AND NOT BACK INTO EMORY CHURCH ROAD.
 - ALL LOTS HAVE UTILITY ACCESS FOR WATER, SEWER, ELECTRIC AND TELECOM WITHIN THE EMORY CHURCH ROAD RIGHT OF WAY:
WATER: FIRST UTILITY DISTRICT: 865.966.9541
SEWER: FIRST UTILITY DISTRICT: 865.966.9541
ELECTRIC: LENDIR CITY UTILITIES BOARD: 844.687.5282
 - DRAINAGE PLAN: ALL THREE LOTS ARE ADJACENT TO THE FORT LOUDON RESERVOIR SO DETENTION IS NOT WARRANTED.
 - THERE ARE NO ADDITIONAL IMPROVEMENTS REQUIRED OR THE CREATION OF THESE LOTS.
 - THE BOUNDARIES OF THE TVA FLOWAGE EASEMENT LINE AND THE TVA NORMAL SUMMER POOL ILLUSTRATED ON THESE PLANS WAS LOCATED BY SURVEY. THE SURVEYED LINE SUPERCEDES THE KGIS CONTOUR LINES WHERE DISCREPANCIES MAY OCCUR.
 - THE CONTOURS ILLUSTRATED ON THIS PLAN ARE FROM KGIS AND ARE 2-FOOT INTERVALS.
 - DOCKS OR ANY OTHER STRUCTURES BELOW THE TVA FLOWAGE EASEMENT LINE WILL REQUIRE A PERMIT FROM TVA. OTHER LAKEWARD ACTIVITIES MAY INCLUDE DREDGING, SHORELINE ARMORING SEAWALL CONSTRUCTION, ETC.
 - THE PERIMETER SETBACK ON THE SIDE YARD OF LOT 1 IS REQUESTED TO BE REDUCED TO 25' FROM 35'. THE ADJACENT PROPERTY IS ZONED AG AND IS ALSO OWNED BY THE APPLICANT.
 - THE PERIMETER SETBACK ON THE SIDE YARD OF LOT 3 IS REQUESTED TO BE REDUCED TO 15' FROM 35'. THE ADJACENT PROPERTY IS ZONED DS1 AND IS A CLOSED ADJACENT RIGHT OF WAY.
 - THE MINIMUM FLOOR ELEVATION FOR STRUCTURES ON ALL 3 LOTS IS 820' NAVD88.

NO.

BY

DATE

REVISIONS:

PREPARED FOR:

FRANK GAMBUZZA
809 EMORY CHURCH ROAD, KNOXVILLE, TN 37922

PROJECT:

GAMBUZZA SUBDIVISION
0 EMORY CHURCH ROAD, KNOXVILLE, TN 37922
DIST: 6 PARCEL ID: 144-02001 APPROX 5.56 ACRES

Revised:

3/29/2017

4-F-17-UR

ENGINEER:

SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
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865.414.0524

DATE: 02-24-2017

SHEET:

C1.0
CONCEPT PLAN