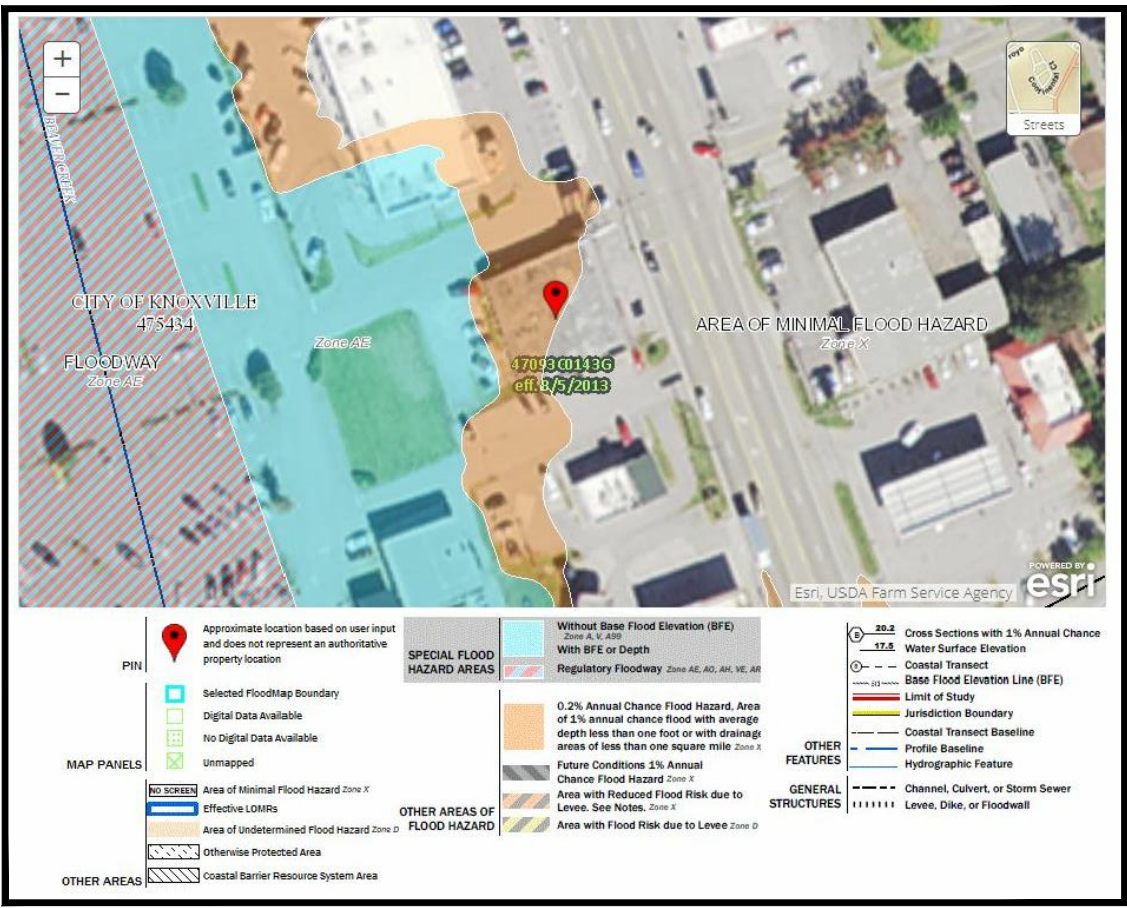
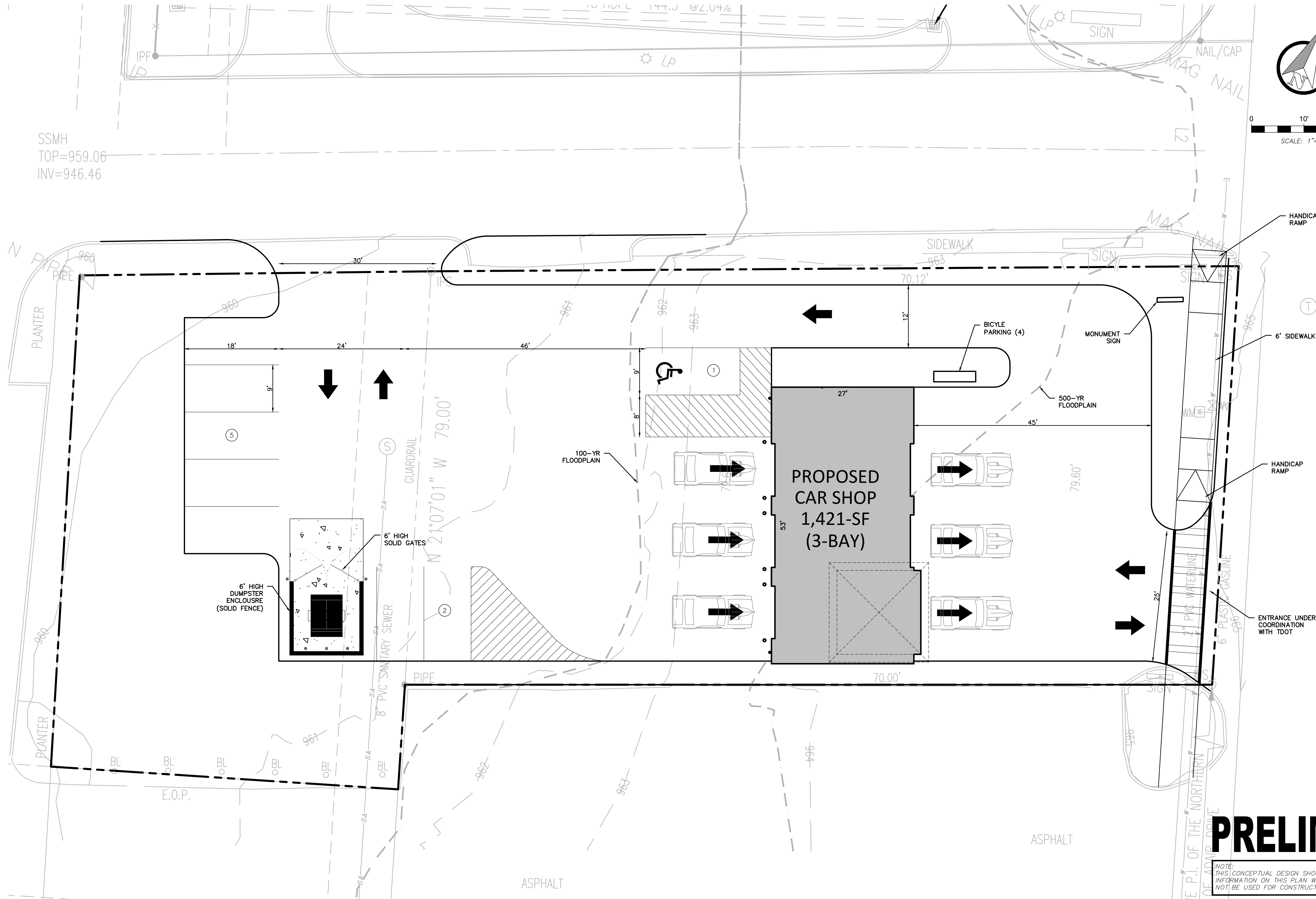
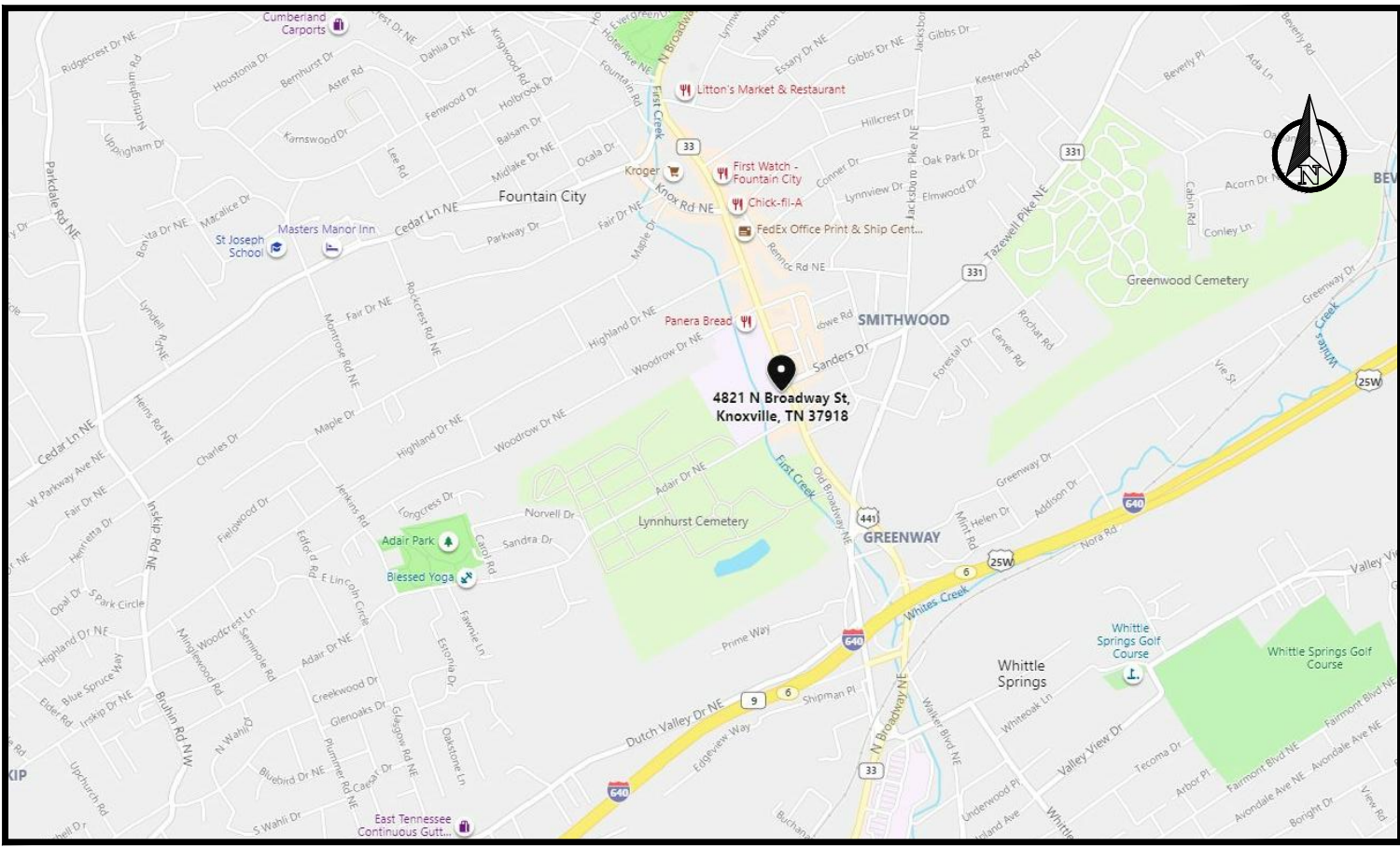


D:\DROPPBOX (CONTINUED-MASTER)\DROPPBOX (CONTINUED-MASTER)\PROJECTS\2019\19-345 - ACRE - 4821 N BROADWAY ST. TN\DRAWINGS\19-345-PROLDWG



FEMA MAP
N.T.S.



VICINITY MAP
N.T.S.

SITE SUMMARY	
PROPOSED ZONING DISTRICT	C-G-1 (GENERAL COMMERCIAL)
PROPOSED USE	VEHICLE REPAIR (MINOR)
TOTAL SITE AREA*	±18643.56-SF ±0.428-AC
PROPOSED SERVICE SHOP	946-SF
TOTAL BUILDING AREA	1,421-SF
FRONT BUILDING SETBACK	0'
SIDE BUILDING SETBACK	0'
REAR BUILDING SETBACK	0'
PARKING STALL DIMENSIONS	9' X 18'
REQUIRED PARKING	8
PROPOSED PARKING	8
PARKING BASED ON: VEHICLE REPAIR (MINOR) 2 SPACES PER BAY (MINIMUM) 4 SPACES PER BAY (MAXIMUM)	
*PROPERTIES HAVE BEEN CONSOLIDATED	

PRELIMINARY CONCEPT

NOTE: THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES, THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

DRAFT

CONTINEO GROUP
7555 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
678.601.6046
www.fcgroup.com



ALTERMAN
COMMERCIAL REAL ESTATE

2970 PEACHTREE ROAD NW
SUITE 805
ATLANTA, GA 30305
TEL: 678.358.7650

BROADWAY STREET
DEVELOPMENT

ISSUED FOR: 5-B-21-SU - SPECIAL USE PERMIT
JURISDICTION: CITY OF KNOXVILLE
LOCATION: 4821 N. BROADWAY ST.
KNOXVILLE, TN 37918

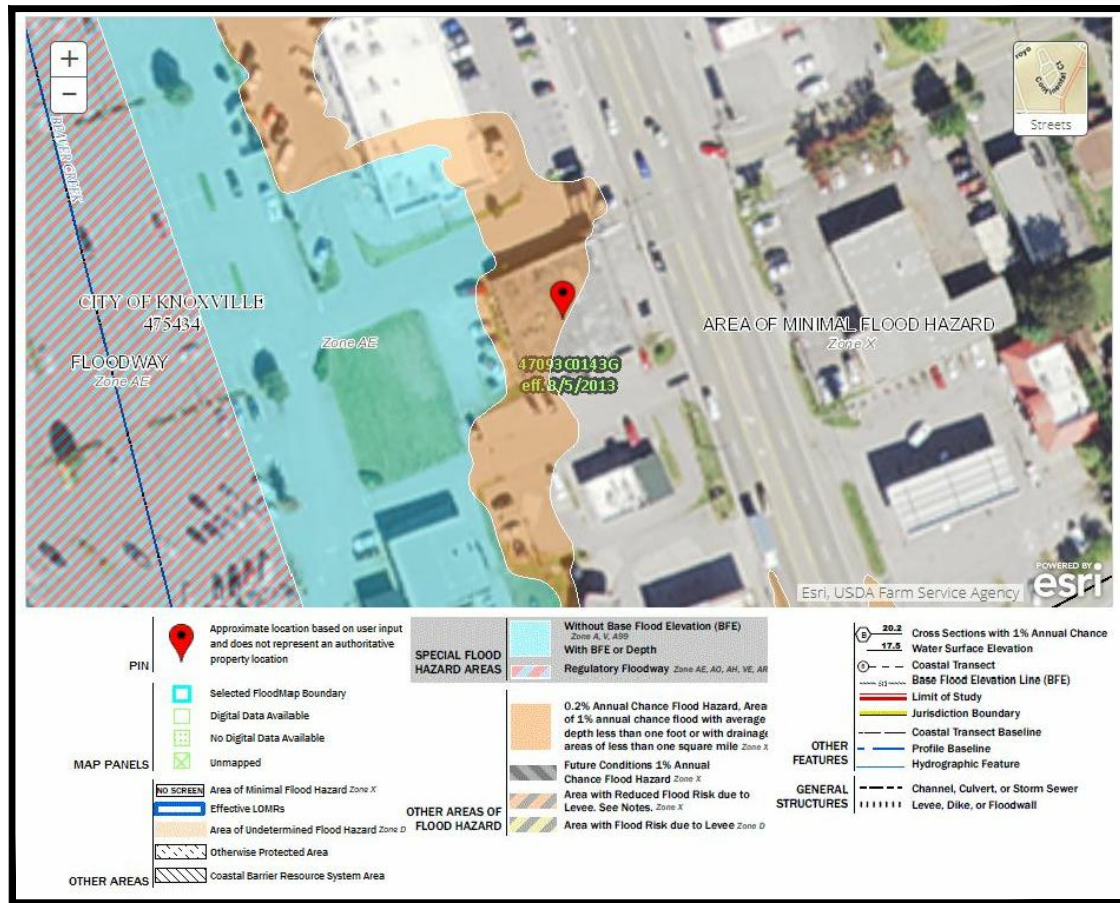
DATE REVISIONS

These drawings are the property of the Contineo Group. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Contineo Group.

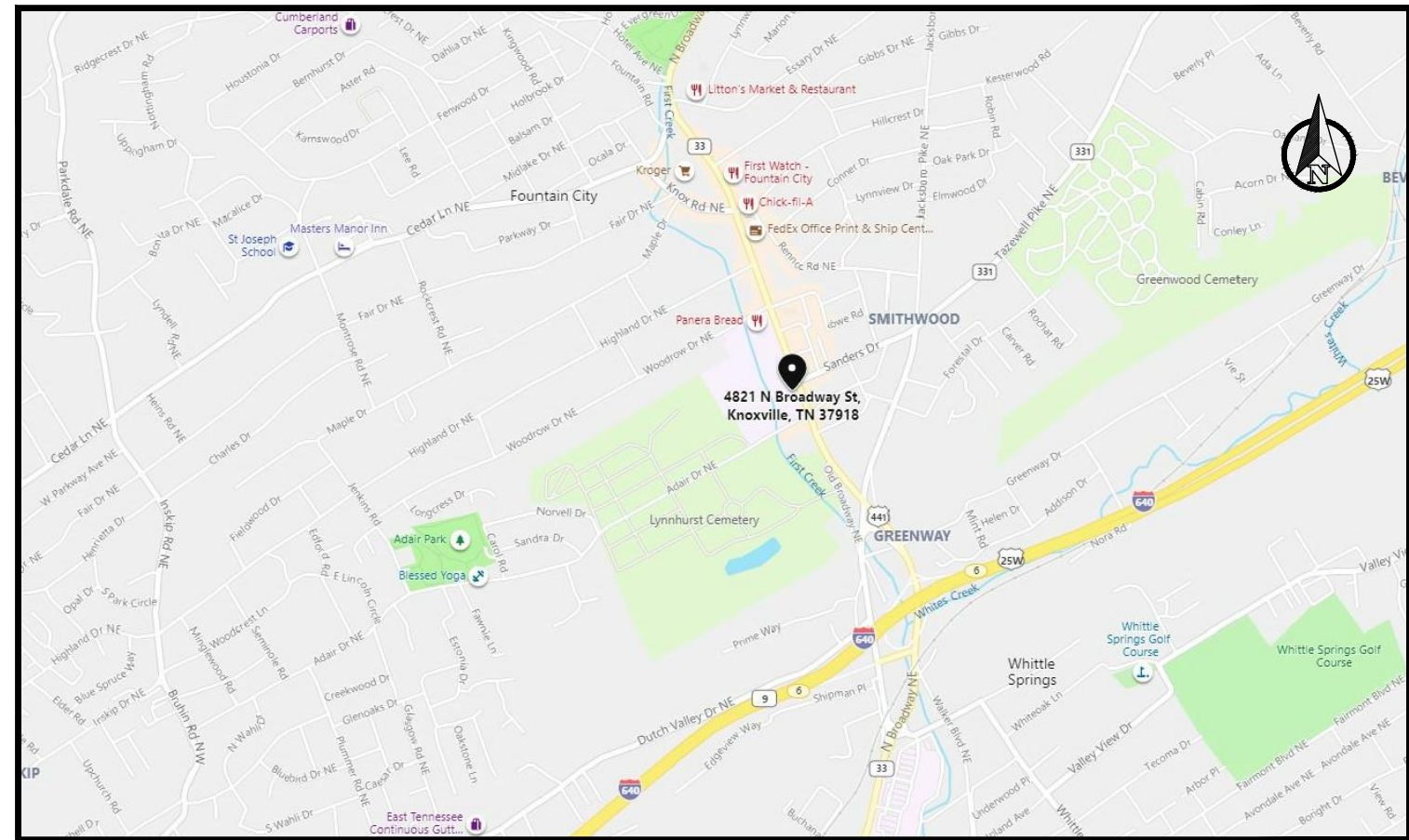
DRAWN: MAD
CHECK: EGS
JOB NO: 19-345
DATE: 04/26/21

CONCEPT
PLAN 11

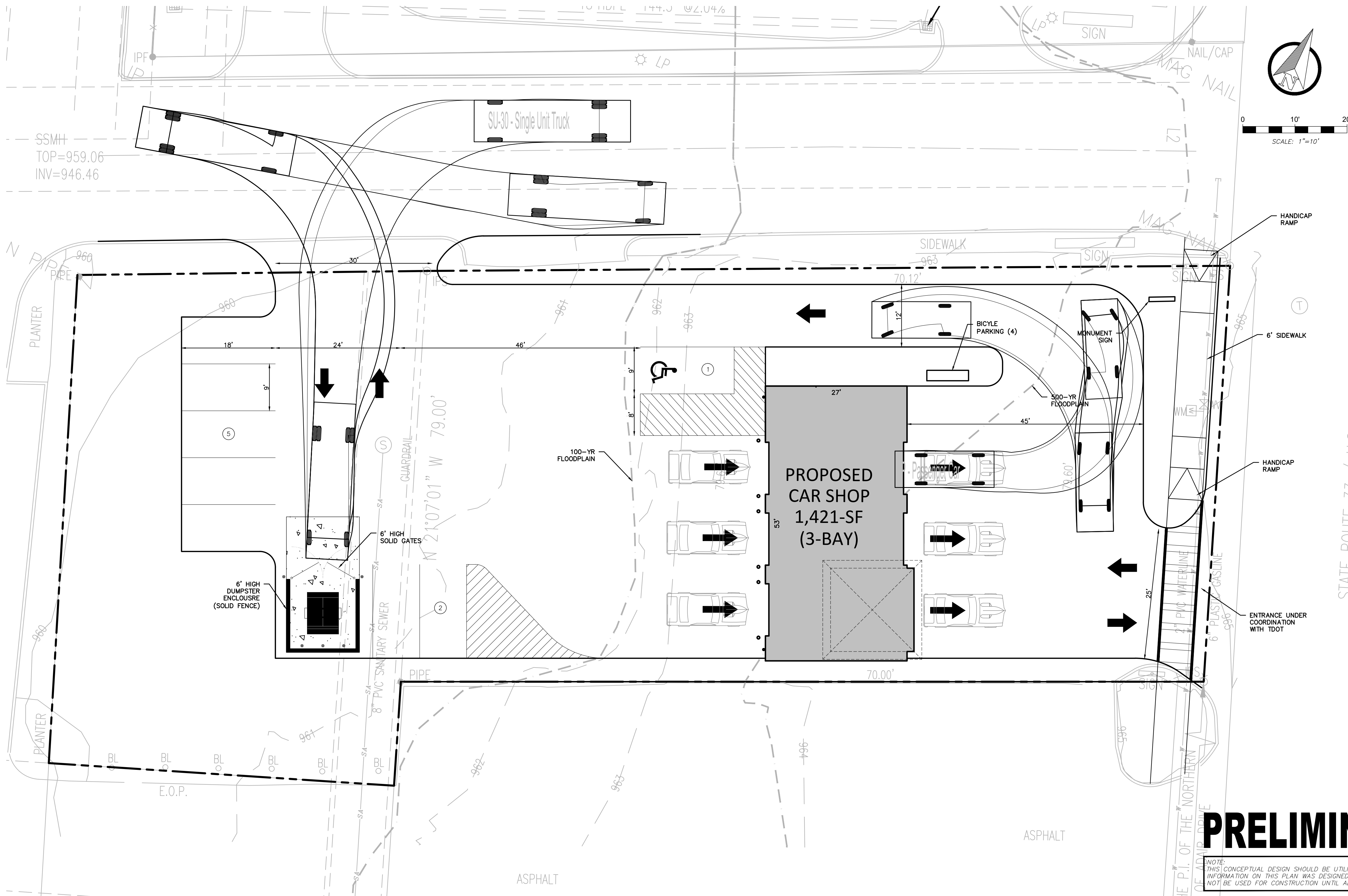
SHEET
C100



FEMA MAF
N.T.S.



VICINITY MAP
N.T.S.




<h1 style="text-align: center;">SITE SUMMARY</h1>	
PROPOSED ZONING DISTRICT	C-G-1 (GENERAL COMMERCIAL)
PROPOSED USE	VEHICLE REPAIR (MINOR)
TOTAL SITE AREA*	±18643.56-SF ±0.428-AC
PROPOSED SERVICE SHOP	946-SF
TOTAL BUILDING AREA	1,421-SF
FRONT BUILDING SETBACK	0'
SIDE BUILDING SETBACK	0'
REAR BUILDING SETBACK	0'
PARKING STALL DIMENSIONS	9' X 18'
REQUIRED PARKING	8
PROPOSED PARKING	8
PARKING BASED ON: VEHICLE REPAIR (MINOR) 2 SPACES PER BAY (MINIMUM) 4 SPACES PER BAY (MAXIMUM)	

*PROPERTIES HAVE BEEN CONSOLIDATED

DRAFT

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
678.601.6046
www.tcg.engineer



ALTERMAN
COMMERCIAL REAL ESTATE

0 PEACHTREE ROAD NW
SUITE 805
ATLANTA, GA 30305
TEL: 678.358.7650

BROADWAY STREET
DEVELOPMENT

ISSUED FOR: 5-B-21-SU - SPECIAL USE PERMIT

JURISDICTION: CITY OF KNOXVILLE

LOCATION: 4821 N. BROADWAY ST.
KNOXVILLE, TN 37919

[illegible]

These drawings and the design represented herein are the exclusive property of The Contineo Group. Reproduction or any use of these drawings other than for the project intended without the express written consent of The Contineo Group is prohibited. Any unauthorized use will be subject to legal action.

DRAWN: MAD	CHECK: EGS
JOB NO: 19-345	DATE: 04/26/21

CONCEPT
PLAN 11

SHEET C101

PRELIMINARY CONCEPT

NOTE:
THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES, THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.