



SITE PLAN NOTES:

- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES, SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- 2) SETBACKS ARE PER KNOX COUNTY PR ZONING ORDINANCE AND ARE AS FOLLOWS:
FRONT - TWENTY (20) FEET
SIDE - AS DETERMINED BY THE PLANNING COMMISSION BUT NOT GREATER THAN FIFTEEN (15) FEET UNLESS THIS SETBACK IS ALSO PERIPHERY BOUNDARY.
REAR - AS DETERMINED BY THE PLANNING COMMISSION BUT NO GREATER THAN THIRTY-FIVE (35) FEET.
- 3) ALL PROPOSED UNITS TO BE 3-STORY W/ 1-CAR GARAGE.
- 4) BOUNDARY INFORMATION WAS PROVIDED BY OTHERS.
- 5) THE UTILITY AND DRAINAGE EASEMENT WILL NEED TO BE REDUCED WHEN THE LOTS ARE PLATTED WHICH WILL REQUIRE PLANNING COMMISSION APPROVAL.
- 6) THE PROPOSED LOT WIDTHS WILL REQUIRE A VARIANCE WHEN THE LOTS ARE PLATTED.
- 7) THERE ARE 171 EXISTING UNITS WITHIN THE IDLEWOOD TOWNHOMES DEVELOPMENT.
- 8) PROVIDE LANDSCAPING BETWEEN PROPOSED PARKING AND IDLEWOOD LANE. LANDSCAPE AREA MUST INCLUDE SHRUBS TO SCREEN THE PARKED CARS, BUT CAN ALSO INCLUDE LARGER VEGETATION.



File No.: 6-E-21-UR
Date submitted: 5/24/2021

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

MPC FILE NO. 6-E-21-UR

SITE PLAN
637 IDLEWOOD LANE

DIST. NO. W6 KNOX CO., TN.
CLT MAP: 133 PARCEL: 32
SCALE: 1"=10' APRIL 26, 2021

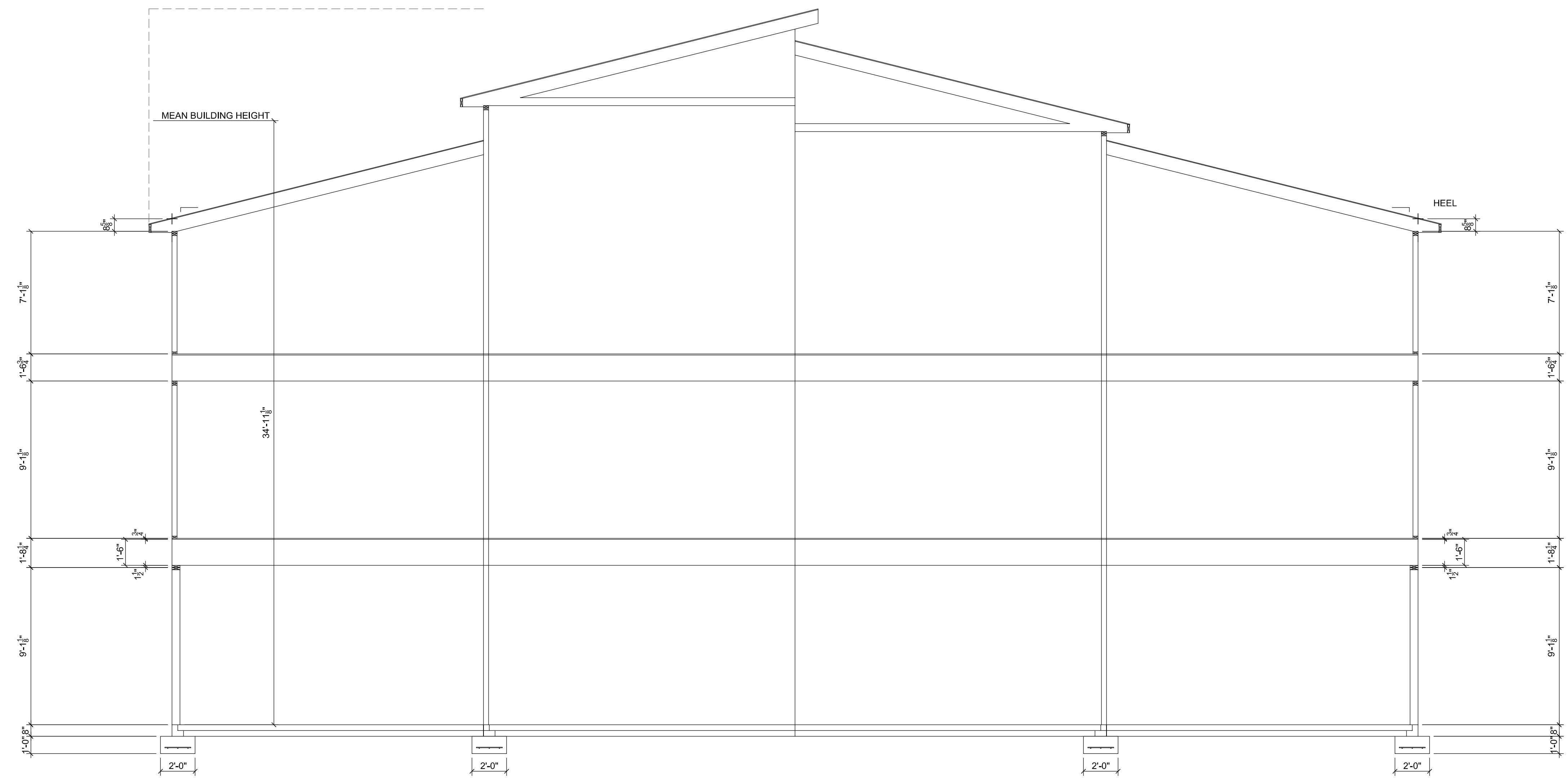
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DWN: BDS CHK: CAS DWG. NO. 2103006



1	5/24/21	REVISED PER KNOX MPC COMMENTS	BS
REVISION	DATE	DESCRIPTION	BY



6-E-21-UR
Revised: 6/1/2021