

TN STATE GRID (NAD-83 2011)
GRID NORTH is based on a bearing of S 41° 38' 13" E from City Control Point #0133 to #0134. Distances have not been reduced to grid.

ZONING INFORMATION

- 21 Property is zoned: C-2 (Central Business District)
D-1 (Downtown Design Overlay District)
- 22 Building Setbacks:
Front: First-story setback - 5 feet
Side: 0 feet
Rear: 0 feet
- 23 Verify full zoning regulations by contacting:

KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

GENERAL NOTES

- G1 Verify exact size, depth and location of all underground utilities prior to construction.
- G2 Property subject to all applicable easements, setback and restrictions of record.
- G3 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- G4 This survey plat does not warrant title.
- G5 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- G6 By graphic plotting, this property lies in Zone X on FEMA firm panel #47093C0283G, which bears an effective date of August 5, 2013, and is not in a special flood hazard area.
- G7 A standard utility and drainage easement of 10' is required inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). 5' is required along both sides of all interior lot lines and on the inside all other exterior lot lines. The standard 5' utility and drainage easements are not required along lot lines for property that is zoned to allow less than a 5' building setback.
- G8 The approval of this plat does not increase any zoning non-conformities for the existing structures on the property nor does it change the nonconforming status of the existing structures. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some later date for permit applications or other development approvals.
- G9 An HOA will be created to maintain all common property and infrastructure.
- G10 Bicycle parking will be within each individual garage.
- G11 Total Lots = 8 Total Area = 0.50 acres / 21,760 s.f.

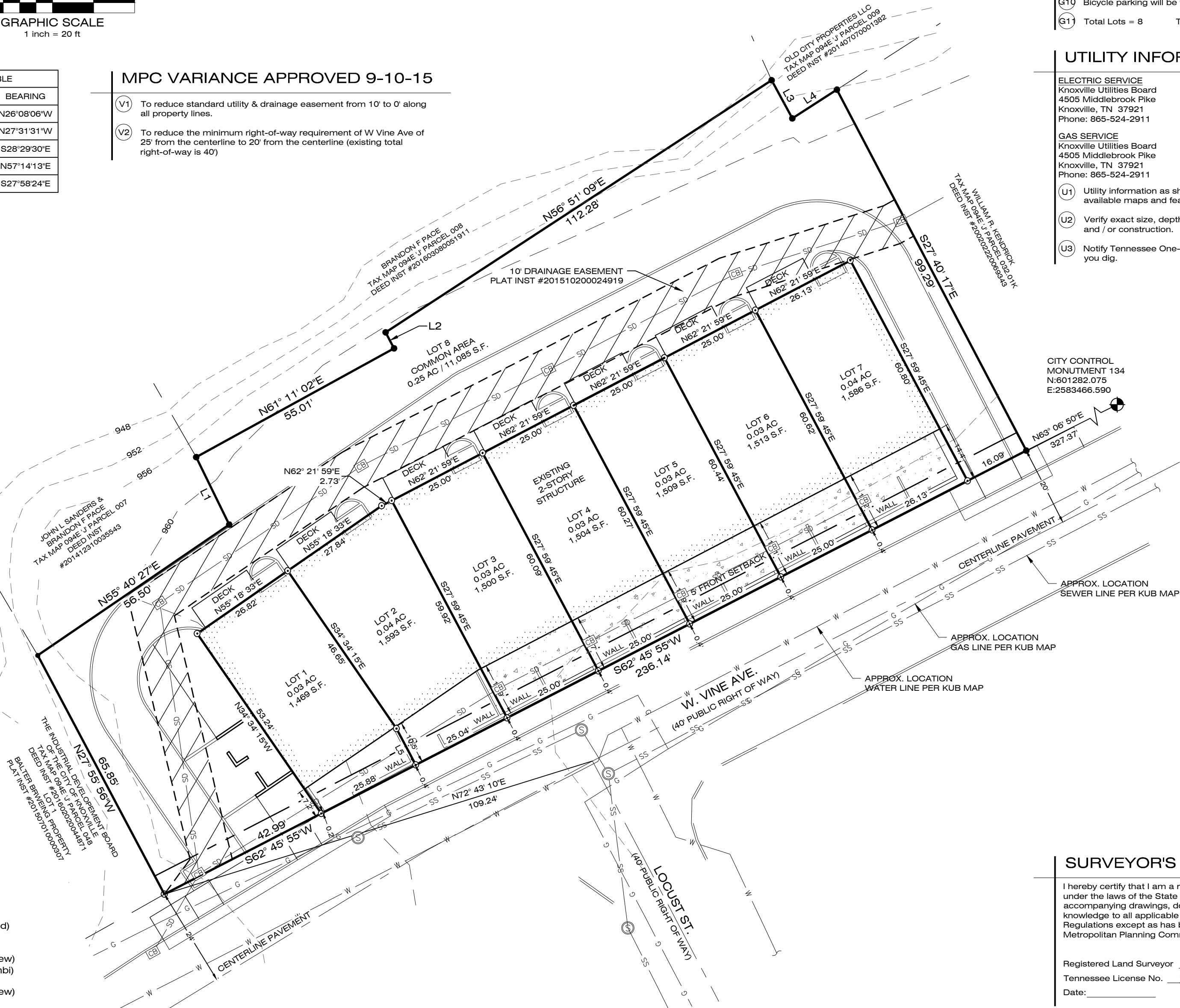
UTILITY INFORMATION

- | | | |
|---|--|--|
| ELECTRIC SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | WATER SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | SEWER SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 |
| GAS SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | TELEPHONE SERVICE
AT&T
9733 Parkside Drive
Knoxville, TN 37922
Phone: 865-539-2956 | CABLE SERVICE
Comcast
5720 Asheville Hwy
Knoxville, TN 37924
Phone: 800-266-2278 |
- U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

MPC VARIANCE APPROVED 9-10-15

- V1 To reduce standard utility & drainage easement from 10' to 0' along all property lines.
- V2 To reduce the minimum right-of-way requirement of W Vine Ave of 25' from the centerline to 20' from the centerline (existing total right-of-way is 40')

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.32	N26°08'06"W
L2	4.40	N27°31'31"W
L3	10.59	S28°29'30"E
L4	12.94	N57°14'13"E
L5	10.02	S27°58'24"E



legend

- - monument (old)
1/2" Iron rod
- - monument (new)
5/8" Iron rod(mbi)
- ⊙ - monument (new)
magnail

SURVEYOR'S CERTIFICATION

I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to the best of my knowledge to all 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 Land Surveyor _____
Tennessee License No. 1829
Date: _____

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



OWNER:
Hatcher Hill City House LLC
311 S Weisgarber Road
Knoxville, TN 37919
865-249-8132

SEAL



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CONCEPT PLAN FOR:
**VINE CITY HOUSE
PLANNED UNIT
DEVELOPMENT**

**W VINE AVENUE
KNOXVILLE, TENNESSEE**

Knox County, Tn City Ward: 6
City of Knoxville, Tn City Block: 06060

Tax Parcel Id: Map 094E 'J' Parcel 032.01

Deed Ref(s): Inst #201708030007817

Plat Ref.(s): Cabinet F Slide 27A

Crew Chief: B. Pate
Drawn By: M. Blankenship
Appvd. By: J. Patteson

Field date: 3-28-19
Drawing date: 4-24-19
Last Revision: 6-24-19

Scale: 1" = 20'

Job No. 170581

SHEET NO.:

1 OF 1