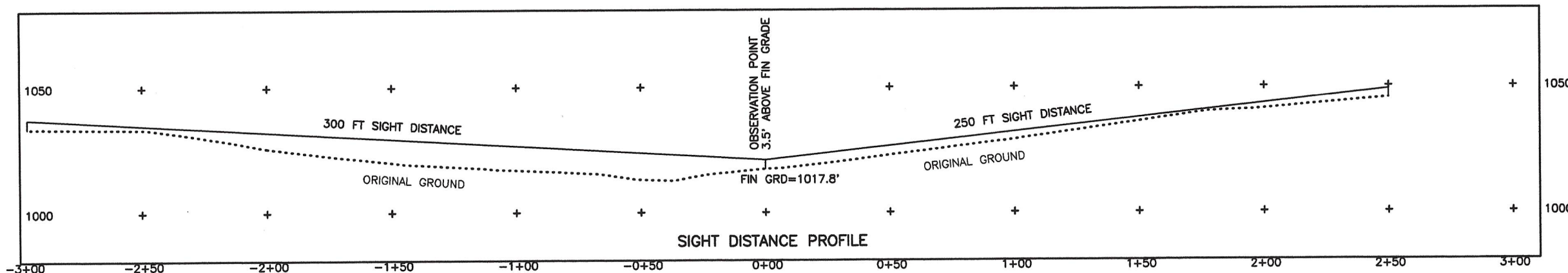


VARIANCES & ALTERNATIVE DESIGN STANDARDS:

1. REDUCE THE MINIMUM SIGHT DISTANCE FROM 300 FT TO 250 FT LOOKING TO THE NORTH ON NUBBIN RIDGE DR. BASED ON SPEED STUDIES.
2. REDUCE THE MINIMUM DISTANCE FOR SIGHT DISTANCE OBSERVATION POINT FROM THE EDGE OF THE MAJOR ROAD TRAVEL WAY FROM 15 FT TO 8 FT.



7-SC-23-C / 7-A-23-DP  
Revised: 9/1/2023

LEGEND:

- IRON PIN - FOUND
- IRON PIN - SET
- PROPERTY LINE
- ABUTTER LINE
- R/W LINE
- EASEMENT

PREPARED FOR:  
DAVID WILKINSON

PLANNING SERVICES FILES:  
3-SC-23-C / 3-D-23-DP

PERIPHERAL SETBACK REDUCTION  
REQUIRING PLANNING COMMISSION APPROVAL:

1. NUBBIN RIDGE DR FRONTAGE (WEST LINE): 30 FT
2. REAR SETBACK (NE & SE LOT LINES POINT OF INX): 15 FT

PERIPHERAL SETBACK REDUCTION REQUIRING  
KNOX CO BZA APPROVAL:

1. SIDE LOT LINES (NE & SE LOT LINES): 5 FT

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION ON THE GROUND AS PER RECORD DESCRIPTION; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE EXCEPT AS SHOWN HEREON; THAT THIS IS A CATEGORY I SURVEY WITH THE UNADJUSTED RATIO OF PRECISION BEING GREATER THAN 1:10,000 FT AS SHOWN HEREON, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RICHARD A. BAILEY  
TENN. REG. NO. 1759  
REFERENCE DEED: 20160823 0012427



**RB Bailey.US**

224 ILLINOIS AVENUE  
OAK RIDGE, TENNESSEE 37830-4963  
(865) 482-5260

FILE: 2790SD8	PROPOSED DEVELOPMENT		
REVISION: 0	CLT: 145 001.00		
DRAWN BY: R. A. BAILEY	LOCATED AT NUBBIN RIDGE DR		
DATE: 31 AUG 23	SCALE: 1" = 50'	SHT: 1 OF: 1	2790