

CERTIFICATION OF CONCEPT PLAN

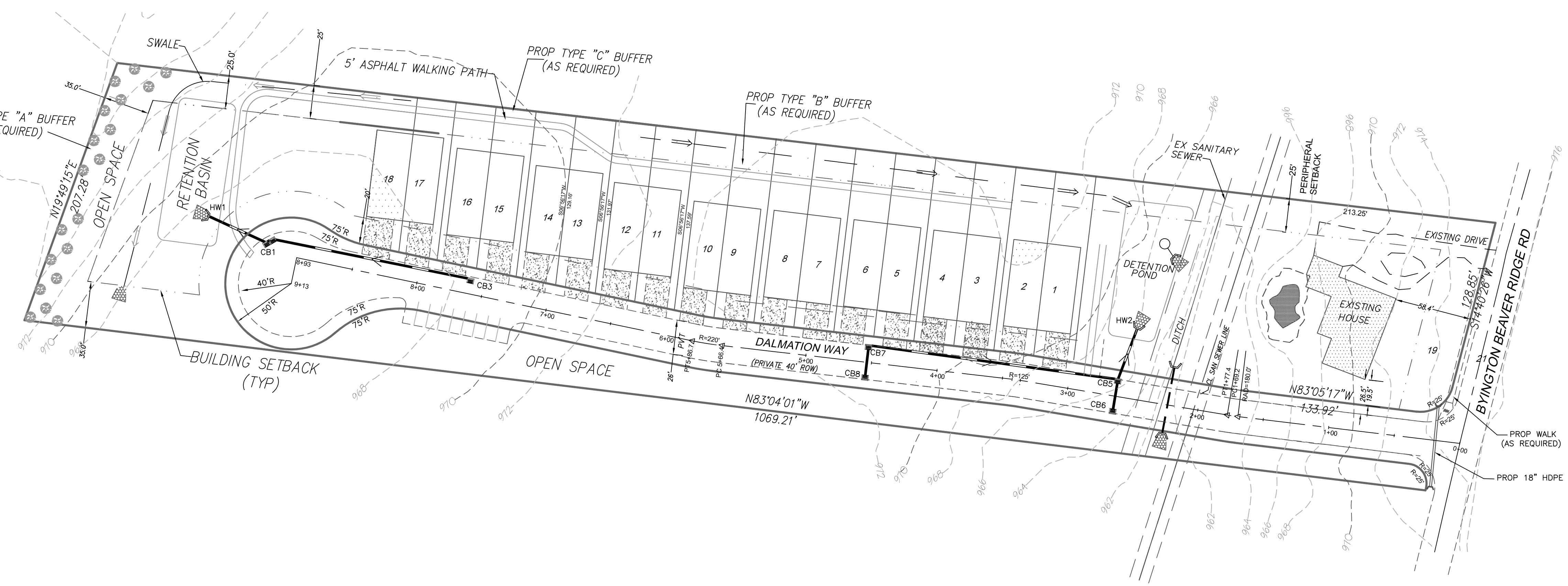
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

R.E. L.M.A.S.
Surveyor
Tenn. Reg. No. 769

PR (PROPOSED) ZONING

FRONT YARD: 20'
SIDE YARD: 5' (EXCEPT UNDER BUILDINGS)
REAR YARD: 35' VARIANCE REQUESTED FROM 35' TO 25' EAST PROPERTY LINE.

- SITE NOTES:**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND
 - THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - DEED REFERENCE: INSTRUMENT # 20221160029627
 - PROPERTY SHOWN ON CLT MAP 90, PARCEL 116
 - PROPERTY ZONED: PR < 4 DU/JAC
 - ACCESS TO BE FROM INTERIOR ROADWAY ONLY. (EXCEPT LOT 1 TO MAINTAIN EXISTING DRIVEWAY).
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 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - TOTAL AREA: 4.99± ACRES

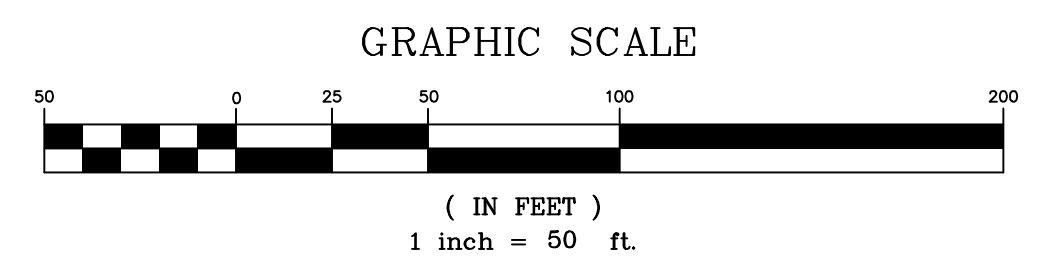


SITE UTILITIES

SANITARY SEWER	WKUD
WATER	WKUD
ELECTRIC	KUB
GAS	KUB

OWNER

BB INVESTMENT PROPERTIES LLC
10444 ALMANAC LN
KNOXVILLE, TN. 37932



LeMAY AND ASSOCIATES CONSULTING ENGINEERS

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KNOXVILLE, TENNESSEE 37934

CONCEPT PLAN FOR

THE FARM AT BEAVER RIDGE

DISTRICT 6 * KNOX COUNTY * TENNESSEE * 2713 BYINGTON BEAVER RIDGE RD *

DRAWN BY: RELjr	APPROVED BY: REL	DATE: 10-24-2023	REVISIONS: 10/25/2023 6-27-24	SCALE: 1" = 50'	DRAWING NUMBER: 6269
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Cottage House Design

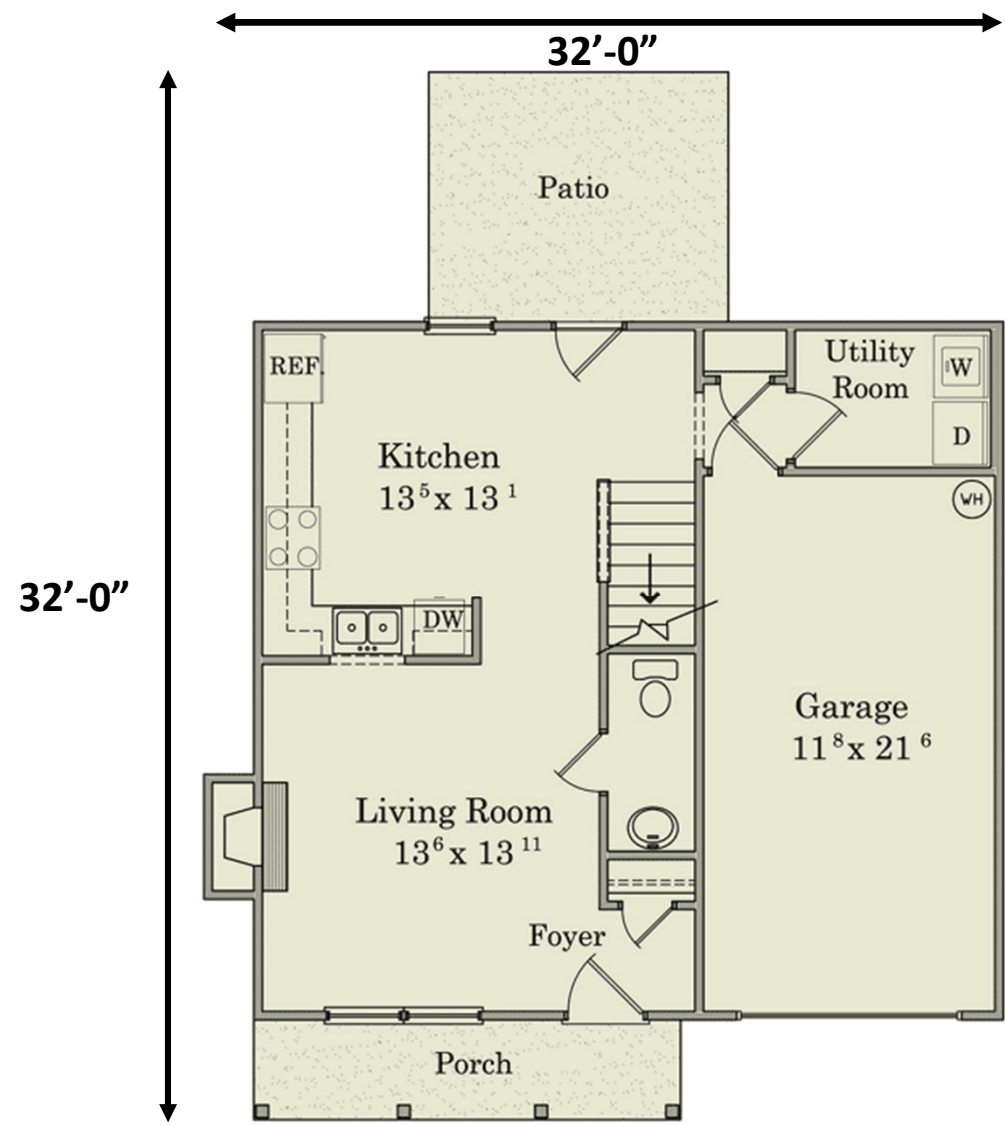
Beaver Ridge – Karns

Plan #1



1,391
Heated S.F.

First Floor



Second Floor

