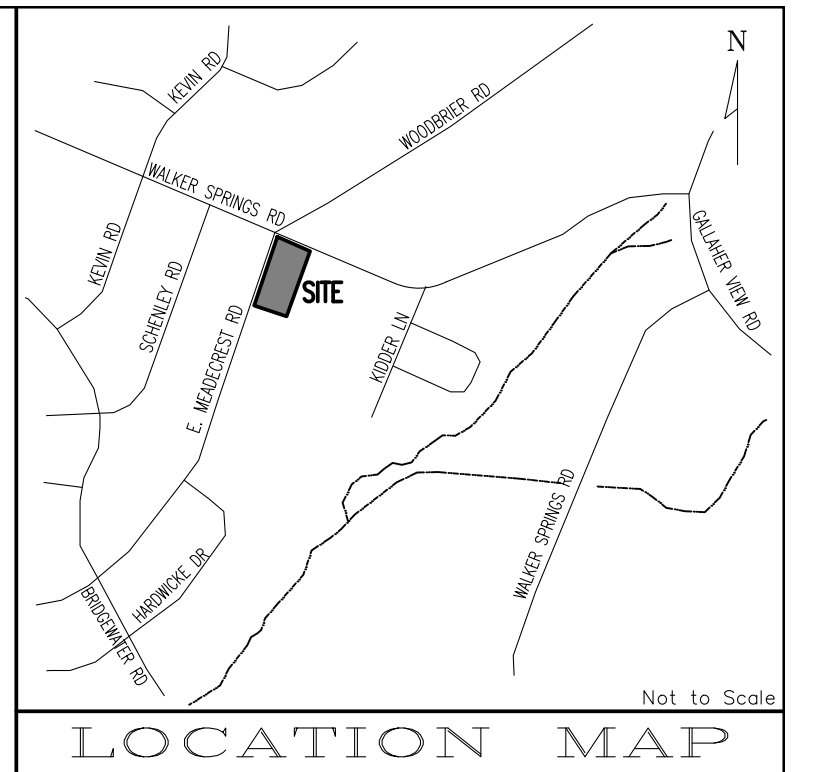




8-A-21-UR
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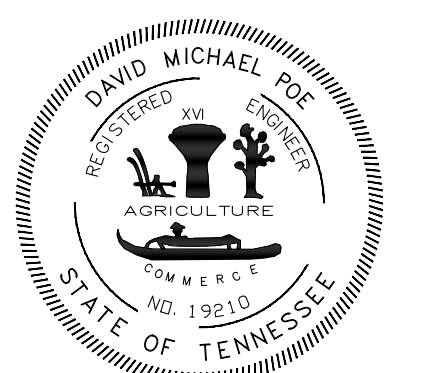


1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHNAP, UNLESS NOTED OTHERWISE ON PLAT.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND MAPS PROVIDED BY UTILITY COMPANIES. THE SURVEYOR HAS NO GUARANTEE OR WARRANTY FOR THE LOCATED UTILITIES. SUCH UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR NOT IN SERVICE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR BELIEVES THE LOCATED UTILITIES AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
3. THIS PROPERTY IS CURRENTLY ZONED R3.
4. THIS PROPERTY CONTAINS 1.630 ACRES OF ONE (1) LOT
5. BUILDING SECTIONS ARE AS FOLLOWS (PR ZONING) AS DETERMINED BY PLANNING COMMISSION:
FRONT:
SIDE: 15' (NOT GREATER THAN 15')
REAR: 15' (NOT GREATER THAN 35')
PERIPHERAL: NOT LESS THAN 15'

USE ON REVIEW APPROVAL
APPROVE A 12 UNIT CONDOMINIUM
DEVELOPMENT WITH PERIPHERAL SETBACK
AS SHOWN.

PARKING TABLE

21	TYPICAL PARKING STALLS
4	HANDICAP PARKING STALL
14	GARAGE PARKING STALLS
39	TOTAL PARKING STALLS



HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING 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.

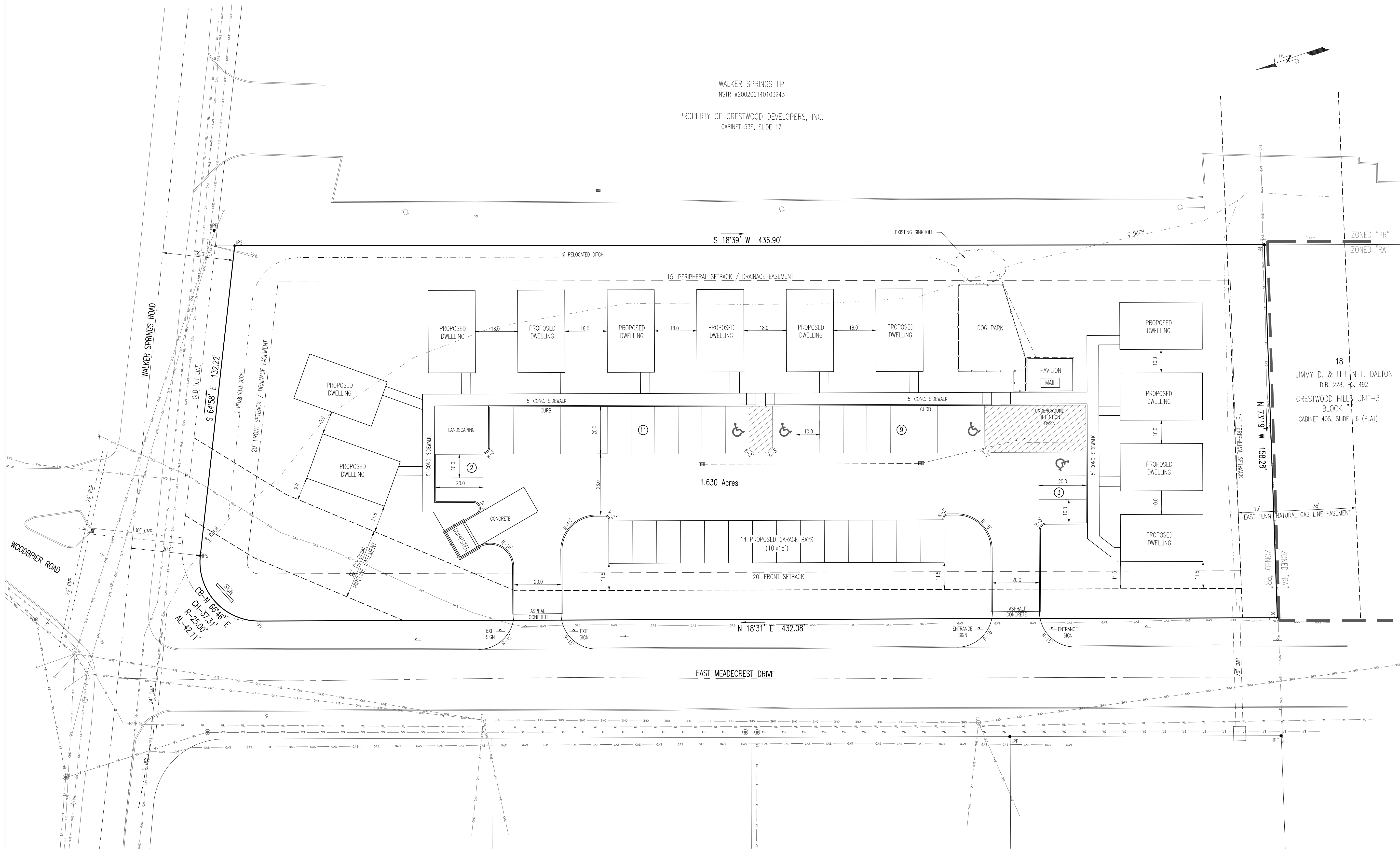
PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. _____ DATE: _____

OWNER/DEVELOPER:
THE CHEF'S WORKSHOP, LLC.
10433 HICKORY PATH WAY
KNOXVILLE, TN 37922

25299-SP

OF
8 SHEET(S)



NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

NOTE:

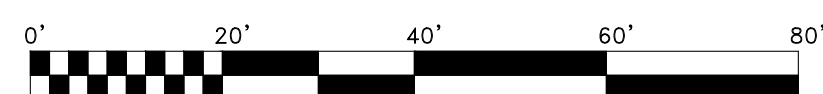
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

8-A-21-UR
8/20/2021

8-A-21-UR



DEED REFERENCES: INSTR #202104200086678

SCALE
1" = 20'

DATE
02/03/21

[illegible]

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

SITE PLAN FOR
WALKER SPRINGS VILLAS
TAX MAP 119EC, PARCEL 19.02,
DISTRICT 6 KNOX COUNTY TENNESSEE