

VICINITY MAP

LEGEND

- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN FOUND (OLD)
- ⚡ UTILITY OR POWER POLE
- GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- SA SANITARY SEWER
- OHE OVERHEAD UTILITY LINE
- CONTOUR LINE
- ▨ CONCRETE

CHAIN LINK FENCE AROUND PERIMETER

MEGA MACHINERY INC  
1440 EVERETT RD  
DB: 20110222-0050443  
PB: 20110131-0045618

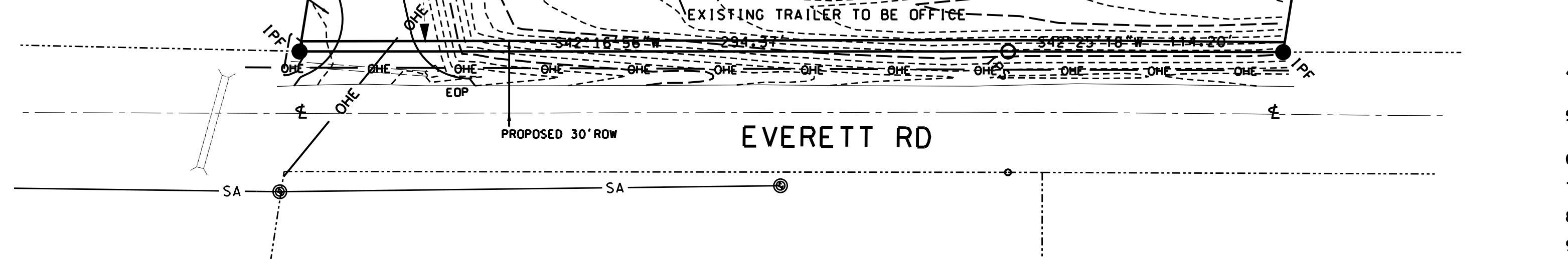
ZONING: CB

2 VISITOR PARKING SPACES

ASPHALT DRIVEWAY

EXISTING GRAVEL DRIVEWAY TO BE PAVED.  
NO NEW ENCROACHMENT INTO THE 25' WETLAND BUFFER  
WITHOUT OBTAINING AN ARAP PERMIT.

ANY PROPOSED SIGN REQUIRES APPROVAL AND SEPERATE PERMIT.



DIXIE LEE QUARRY  
1820 EVERETT ROAD  
DB: 20050405-0078747

ZONING: I

ZONING: PC

ZONING: CB

CNC LLC  
EVERETT ROAD  
DB: 20011023-0031548  
PB: N186C-N184B

CNC LLC  
1412 EVERETT ROAD  
DB: 20011023-0031548  
PB: N186C-N184B

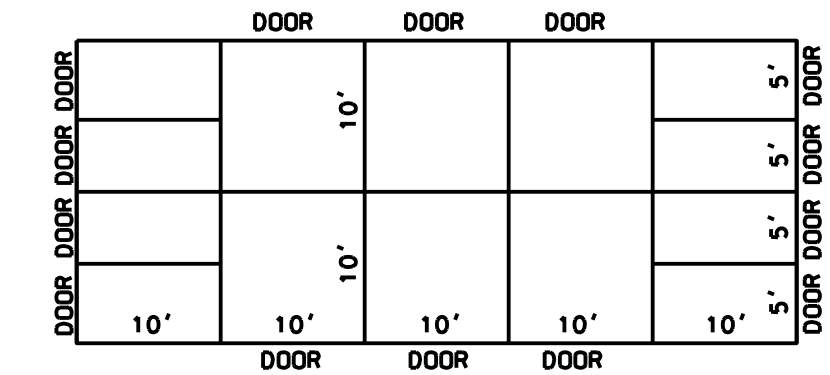
ZONING: CB

3' WIDE STRIPED FIRE LANE

2-CONCRETE BOLLARDS

SITE DATA

SITE AREA: 6.0 ACRES  
ZONING: CB (KNOX COUNTY)  
PROPOSED USE: SELF STORAGE  
PROPOSED TOTAL UNITS: 385 UNITS  
MAX. UNIT SIZE: 600 SF  
TYP. UNIT SIZE: 10'x10' OR 100 SF  
REQUIRED PARKING: 1 SPACE PER EMPLOYEE + 3 FOR CUSTOMERS = 4  
PROPOSED PARKING: 7 SPACES



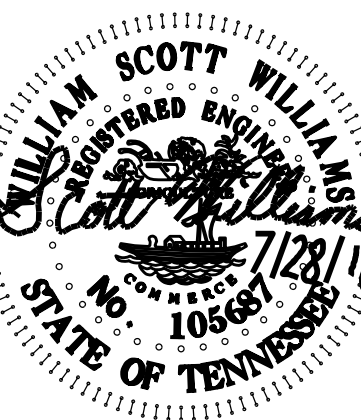
TYPICAL BUILDING

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A SITE LAYOUT FOR THE PARCEL HEREON ONLY.
2. BEARINGS SHOWN HEREON ARE BASED ON DEED NORTH RECORDED IN INSTRUMENT NUMBER 20121015-0024249 ROKC.
3. THIS PROPERTY IS ZONED CB IN KNOX COUNTY. SETBACKS SHOWN ARE PER ZONING FOR 1 STORY: FRONT - 20' COMMERCIAL USE, 25' RESIDENTIAL AND 50' HOTEL. SIDE 5' MINIMUM +2' PER EACH STORY ABOVE THE FIRST, REAR - 16' FOR 1 STORY BUILDING, 20' FOR TWO STORY BUILDING AND 24' FOR A THREE STORY BUILDING.
4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR UTILITY MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY.
5. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 47093C0238F. REVISED DATE MAY 2, 2007.
6. TOTAL AREA THIS PROPERTY: 6.0 ACRES.
7. DEED REFERENCE: INST. NO. 20121015-0024249.
8. ALL LIGHTING TO BE CONTAINED WITHIN THE PROPERTY LINES USING SHOE BOX TYPE LIGHTS.
9. SEE LANDSCAPE PLAN FOR LANDSCAPE DETAILS.

NO.	DATE	DESCRIPTION
1	7/28/16	MPC COMMENTS

SITE LAYOUT PLAN  
LANCASTER SELF STORAGE



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Knoxville, TN 37921  
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STEVE LANCASTER  
1430 EVERETT RD  
KNOXVILLE, TN 37932

CLIENT:

ORIGINAL ISSUE:

JUNE 26, 2016

SHEET NO.

C1

JOB NO. 1668

8-K-16-UR

Revised 7/29/2016



