

LINE LEGEND:

	EXISTING ROAD LINE
	EXISTING ADJACENT PROPERTY LINES
	EXISTING EASEMENT LINES
	SETBACK LINES
	PROPOSED NEW PROPERTY LINE FOR SUBDIVISION
	EXISTING PROPERTY LINE
	HILLSIDE PROTECTION BOUNDARY (TRACED FROM KGIS)
	APPROX. DISTURBANCE BOUNDARY
	PROPOSED NEW DUPLEX BUILDINGS
	PROPOSED NEW DRIVEWAYS

SITE INFORMATION:
MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN
SITE_ZONE: RN-1/HP
PARCEL_ID: 069EB03102
BLOCK: 16/16990
WARD: 33

AREA: 1.37 ACRES
PROPOSED LOT 1: 15,040 S.F. 0.33 ACRE
30% BUILDING AREA: 4,512 MAX > 2,436 S.F.
PROPOSED LOT 2: 44,656 S.F. 1.04 ACRE
30% BUILDING AREA: 13,397 MAX > 2,788 S.F.
USEABLE AREA FOR MINIMUM: 25,416 S.F.
44,656 - 14,424 ACCESS - 4,816 VISUAL = 25,416

IMPERVIOUS AREA:
PROPOSED LOT 1: 15,040 S.F. 0.33 ACRE
40% ALLOWABLE: 6,016 S.F. MAX > 5,778 S.F.
PROPOSED LOT 2: 44,656 S.F. 1.04 ACRE
40% ALLOWABLE: 17,862 S.F. MAX > 8,629 S.F.

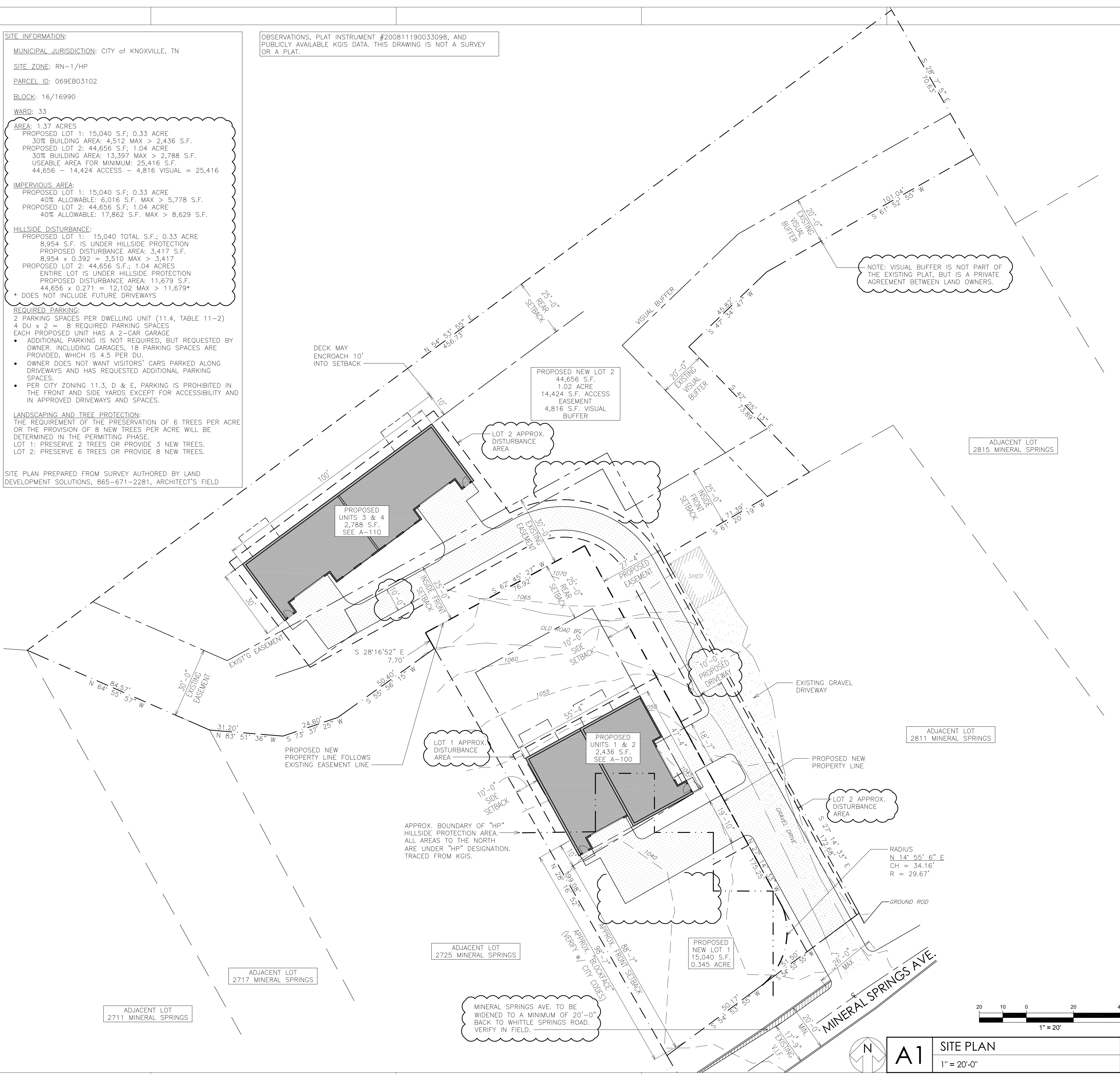
HILLSIDE DISTURBANCE:
PROPOSED LOT 1: 15,040 TOTAL S.F.; 0.33 ACRE
8,954 S.F. IS UNDER HILLSIDE PROTECTION
PROPOSED DISTURBANCE AREA: 3,417 S.F.
8,954 x 0.392 = 3,510 MAX > 3,417
PROPOSED LOT 2: 44,656 S.F.; 1.04 ACRES
ENTIRE LOT IS UNDER HILLSIDE PROTECTION
PROPOSED DISTURBANCE AREA: 11,679 S.F.
44,656 x 0.271 = 12,102 MAX > 11,679*
* DOES NOT INCLUDE FUTURE DRIVEWAYS

REQUIRED PARKING:
2 PARKING SPACES PER DWELLING UNIT (11.4, TABLE 11-2)
4 DU x 2 = 8 REQUIRED PARKING SPACES
EACH PROPOSED UNIT HAS A 2-CAR GARAGE
• ADDITIONAL PARKING IS NOT REQUIRED, BUT REQUESTED BY OWNER, INCLUDING GARAGES, 18 PARKING SPACES ARE PROVIDED, WHICH IS 4.5 PER DU.
• OWNER DOES NOT WANT VISITORS' CARS PARKED ALONG DRIVEWAYS AND HAS REQUESTED ADDITIONAL PARKING SPACES.
• PER CITY ZONING 11.3, D & E, PARKING IS PROHIBITED IN THE FRONT AND SIDE YARDS EXCEPT FOR ACCESSIBILITY AND IN APPROVED DRIVEWAYS AND SPACES.

LANDSCAPING AND TREE PROTECTION:
THE REQUIREMENT OF THE PRESERVATION OF 6 TREES PER ACRE OR THE PROVISION OF 8 NEW TREES PER ACRE WILL BE DETERMINED IN THE PERMITTING PHASE.
LOT 1: PRESERVE 2 TREES OR PROVIDE 3 NEW TREES.
LOT 2: PRESERVE 6 TREES OR PROVIDE 8 NEW TREES.

SITE PLAN PREPARED FROM SURVEY AUTHORED BY LAND DEVELOPMENT SOLUTIONS, 865-671-2281, ARCHITECT'S FIELD

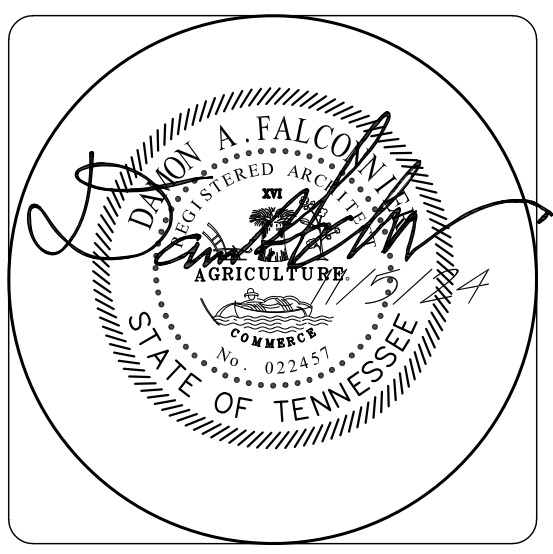
OBSERVATIONS: PLAT INSTRUMENT #20081190033098, AND PUBLICLY AVAILABLE KGIS DATA. THIS DRAWING IS NOT A SURVEY OR A PLAT.



11-A-24-SU
Rev 2 - 11.05.24

FALCONNIER
DESIGN COMPANY

4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
falcoesco@gmail.com
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DUPLEXES
PLANNING FILE #
11-A-24-U

SHEILA PROFFIT CRUM
MINERAL SPRINGS AVE.
KNOXVILLE, TN 37917

SITE
LAYOUT PLAN

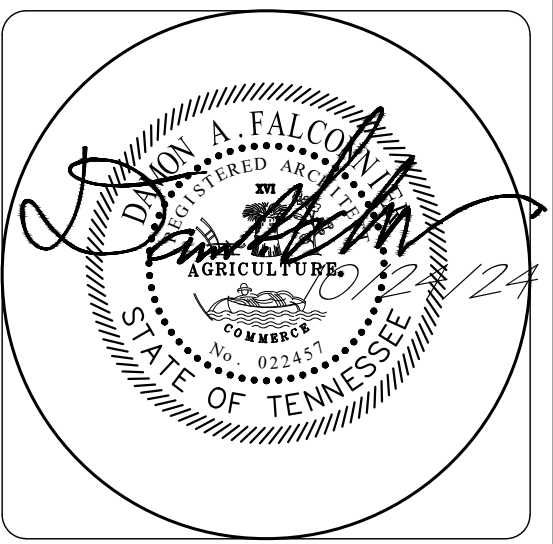
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CHECKED BY: DAF
ISSUED: 11/05/24
REVISION(S):

FILE: 2024-009

A1 SITE PLAN
1" = 20'-0"

AC100



DUPLEXES
PLANNING FILE #
11-A-24-2U

SHEILA PROFFIT CRUM
MINERAL SPRINGS AVE.
KNOXVILLE, TN 37917

UNITS 1 & 2
FLOOR PLAN
SCHEMATIC

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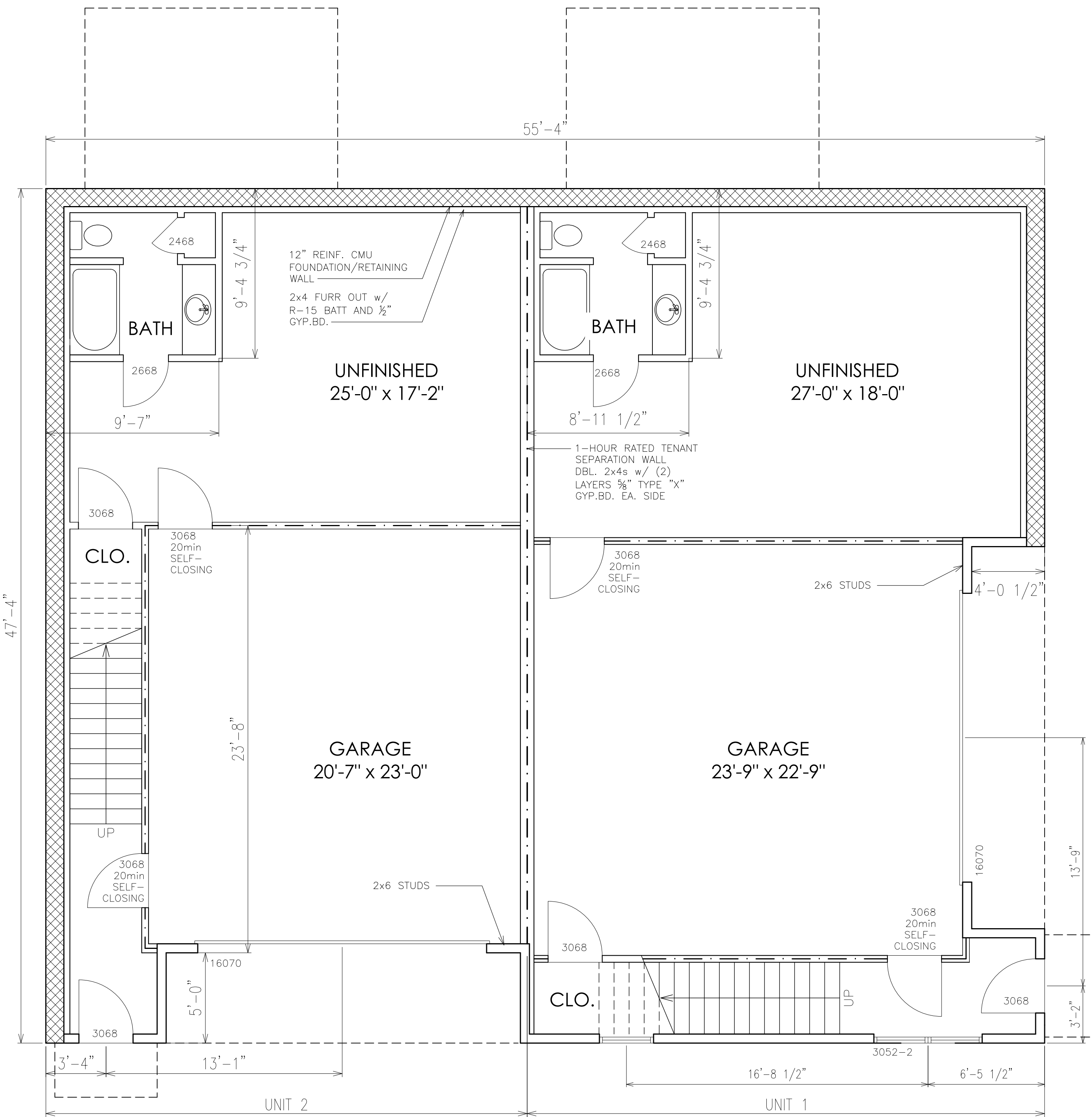
A-100



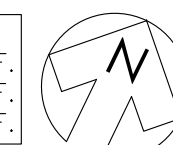
AREAS:
GROSS AREA: 2,619 S.F.
UNIT 1: 1,262 S.F.
UNIT 2: 1,357 S.F.



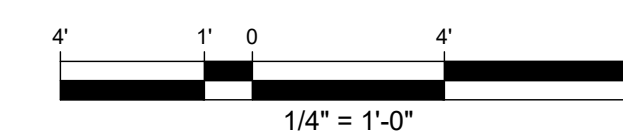
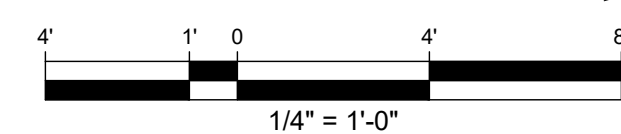
A4 MAIN FLOOR PLAN
1/4" = 1'-0"

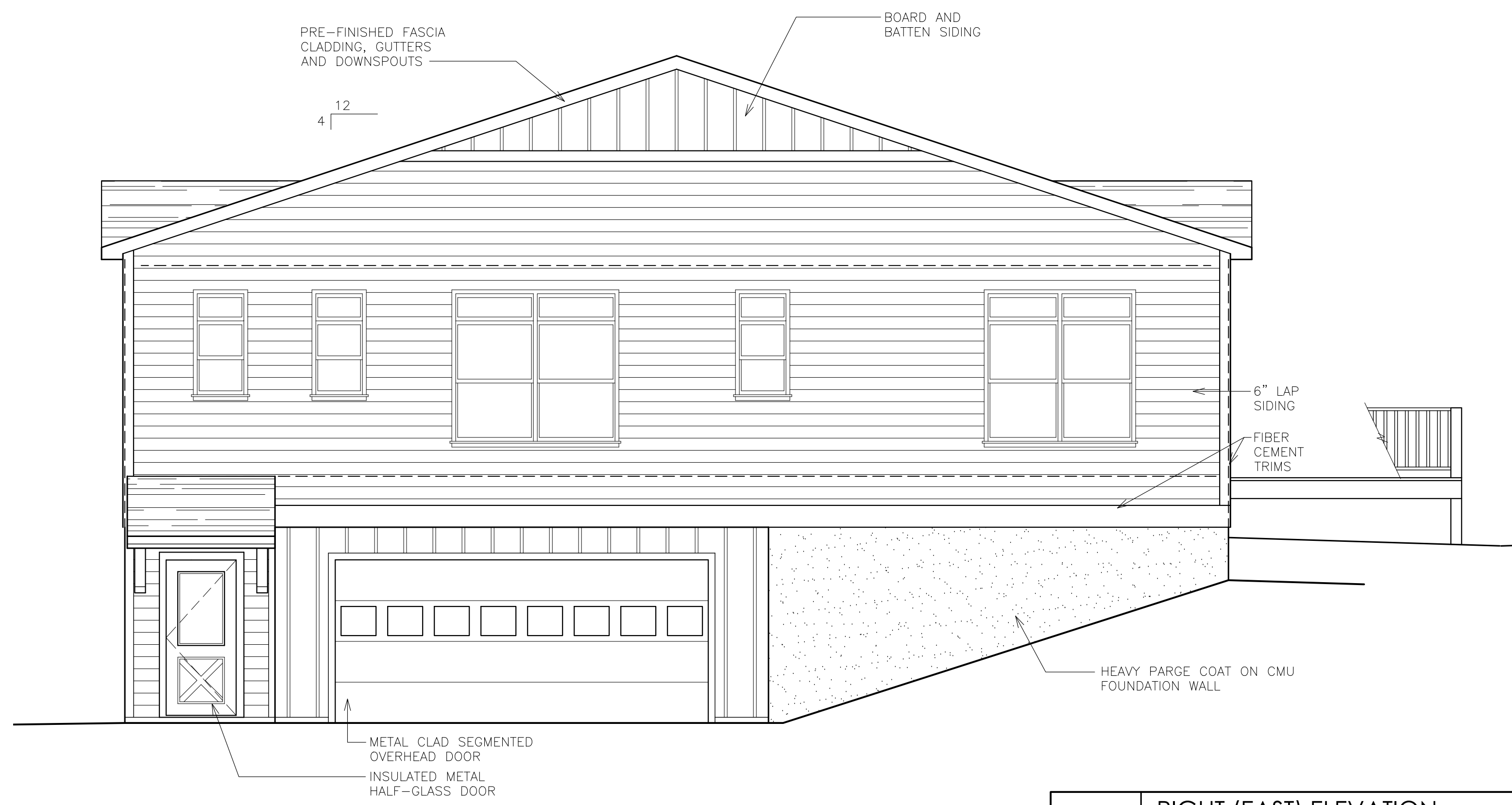
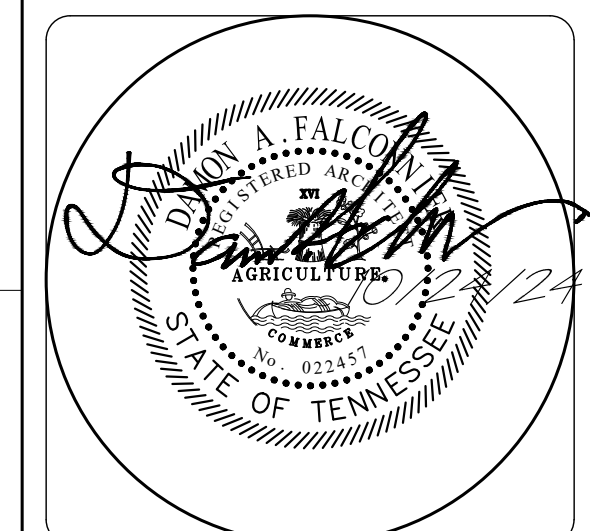


AREAS:
GROSS AREA: 2,435 S.F.
UNIT 1: 1,162 S.F.
UNIT 2: 1,273 S.F.

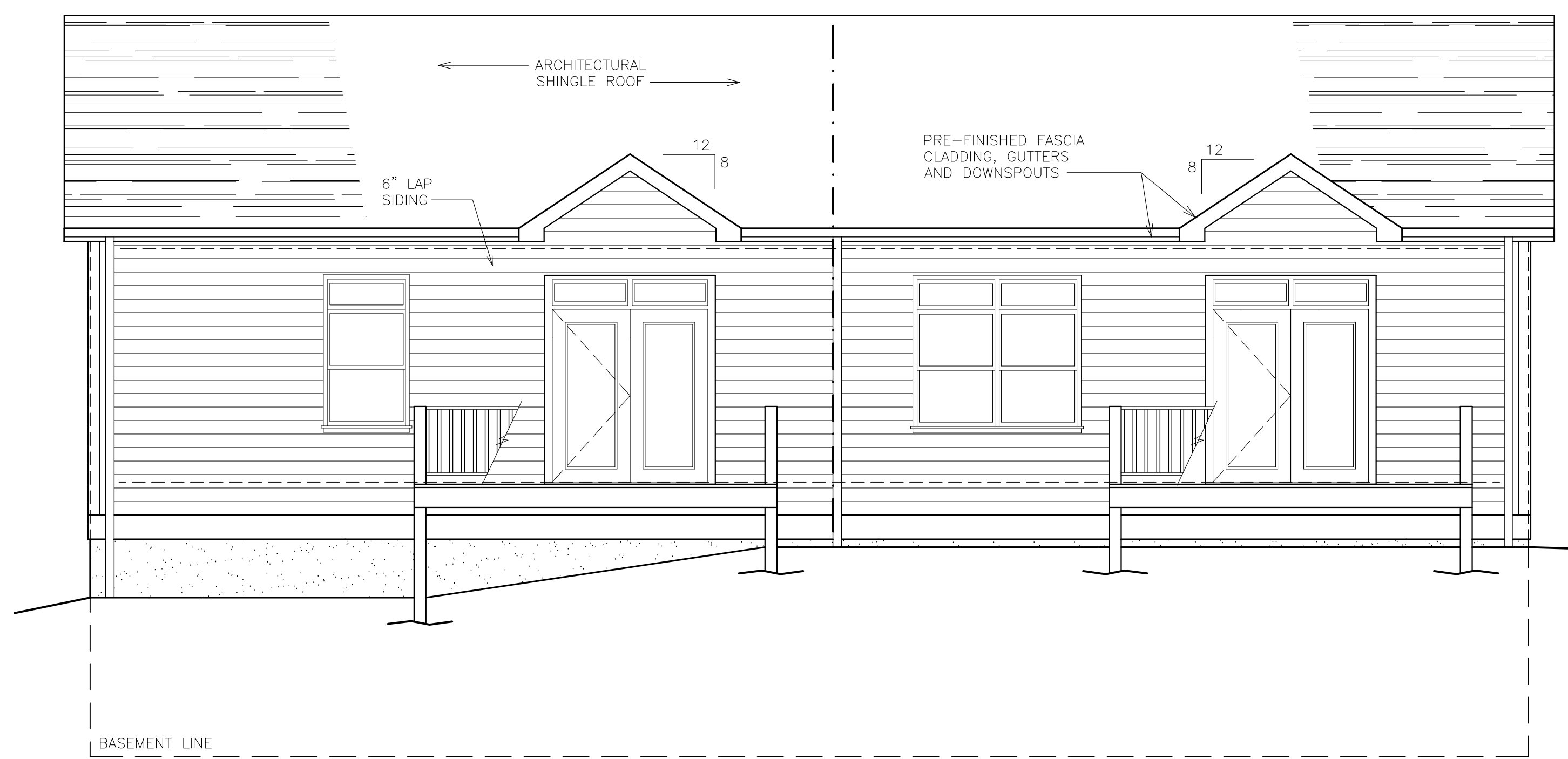


A1 BASEMENT FLOOR PLAN
1/4" = 1'-0"





C1 RIGHT (EAST) ELEVATION
1/4" = 1'-0"



A4 REAR (NORTH) ELEVATION
1/4" = 1'-0"



UNIT 1
FENESTRATION UNIT 1:
FACADE AREA: 532.7 S.F. x 0.15 = 79.91 REQ'D
4 x 16.06 S.F. (3052+3012) = 64.24 S.F.
8 x 1.875 S.F. (GARAGE DOOR) = 15 S.F.
1 x 6 S.F. (HALF GLASS DOOR) = 6 S.F.
TOTAL: 85.24 S.F. > 79.91 REQ'D

UNIT 2
FENESTRATION UNIT 2:
FACADE AREA: 572 S.F. x 0.15 = 85.8 REQ'D
2 x 17.94 S.F. (3452+3012) = 35.88 S.F.
3 x 13.7 S.F. (3052) = 41.1 S.F.
1 x 10.36 S.F. (3032+3012) = 10.36 S.F.
TOTAL: 87.34 S.F. > 85.8 REQ'D

A1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

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KNOXVILLE, TN 37917

UNITS 1 & 2
ELEVATIONS
SCHEMATIC

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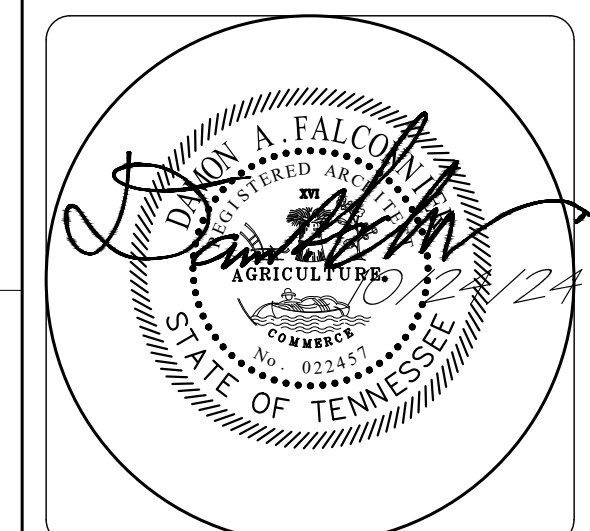
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A-200



FALCONNIER
DESIGN COMPANY

4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
faldesco@gmail.com
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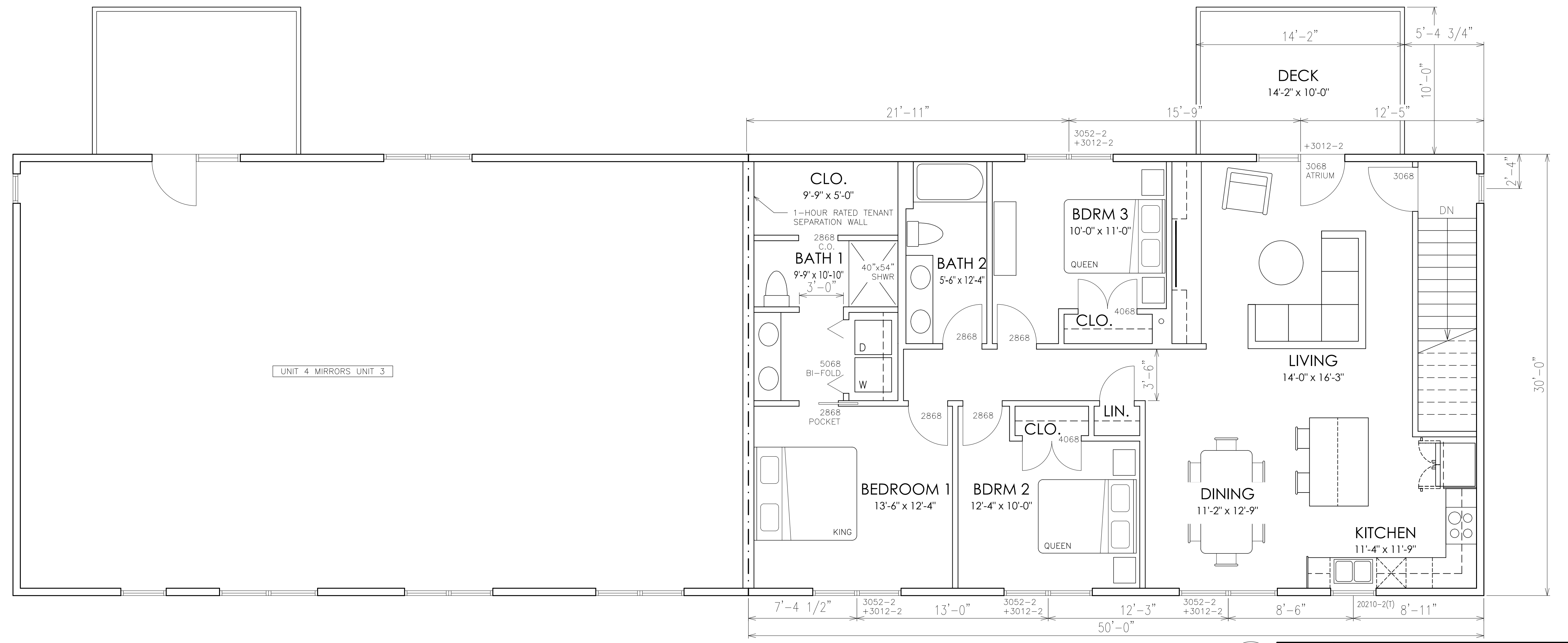
UNITS 3 & 4
FLOOR PLAN
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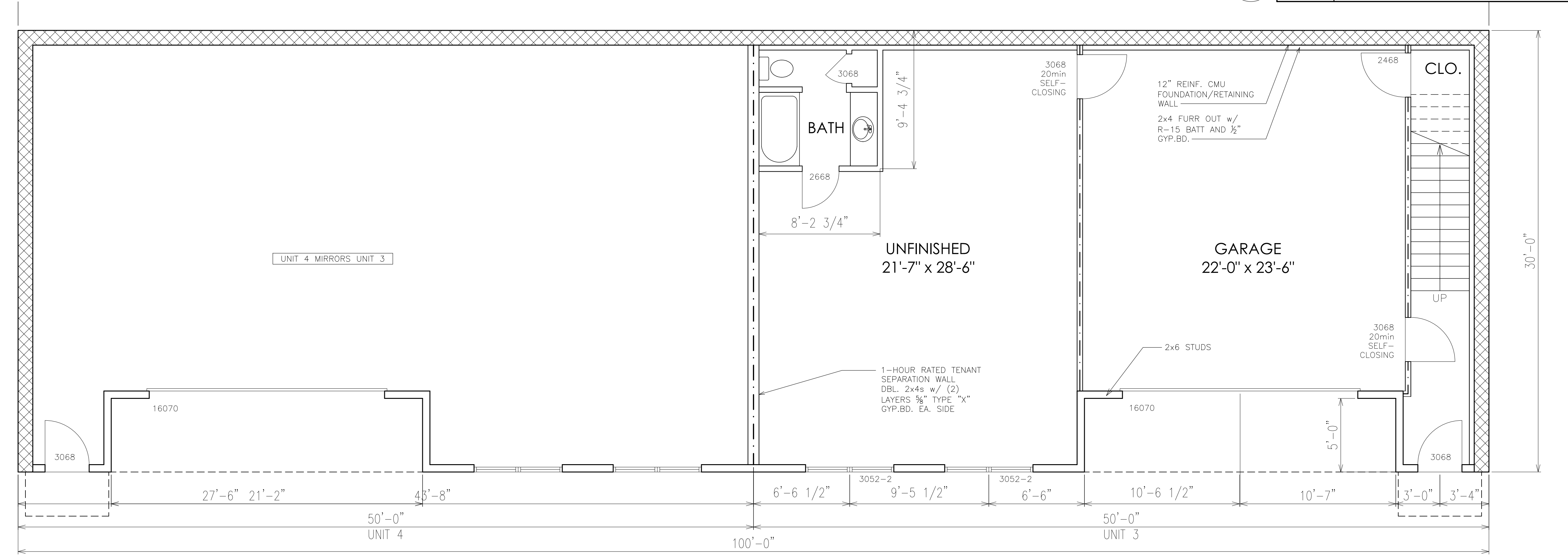
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A-110



AREAS:
GROSS AREA: 3,000 S.F.
UNIT 3: 1,500 S.F.
UNIT 4: 1,500 S.F.

C1 FLOOR PLAN - MAIN FLOOR
1/4" = 1'-0"



AREAS:
GROSS AREA: 2,788 S.F.
UNIT 3: 1,394 S.F.
UNIT 4: 1,394 S.F.

A1 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

6

5

4

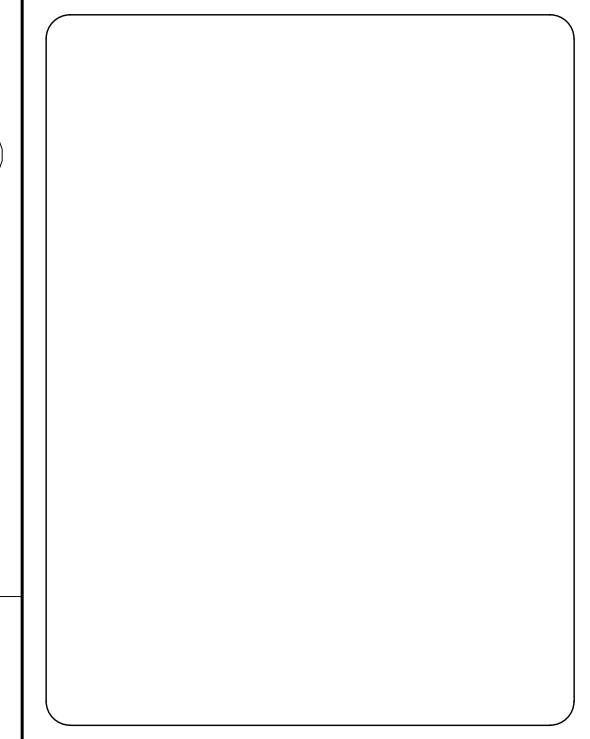
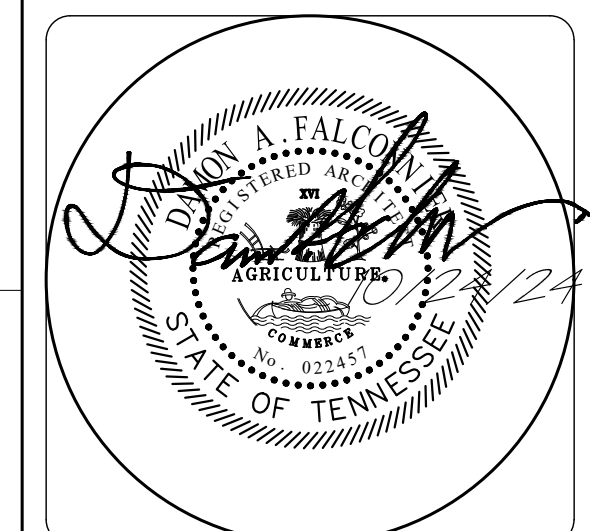
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 Knoxville, TN 37919
 Phone 865.584.7868
 Fax 865.584.3139
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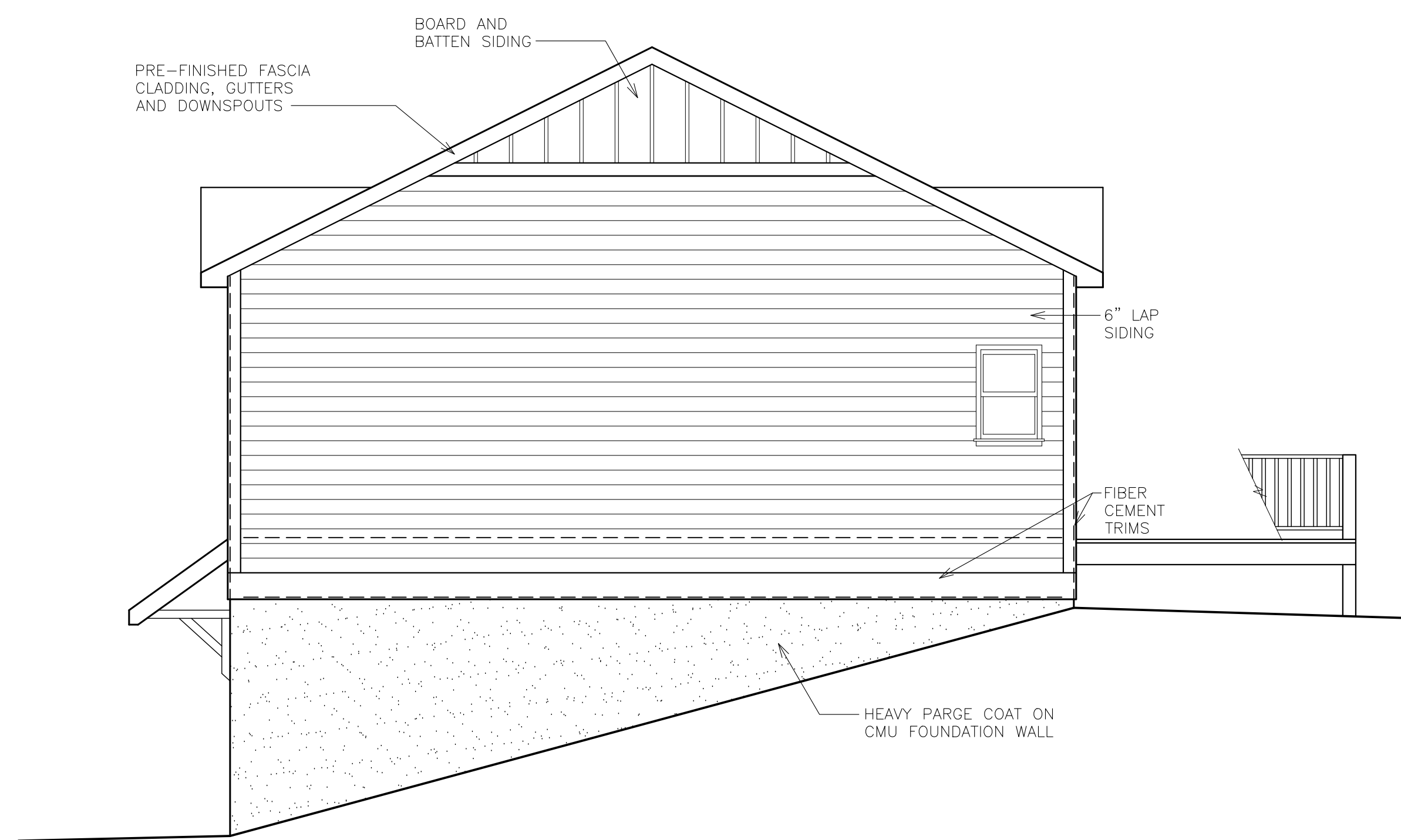
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UNITS 3 & 4
 ELEVATIONS
 SCHEMATIC

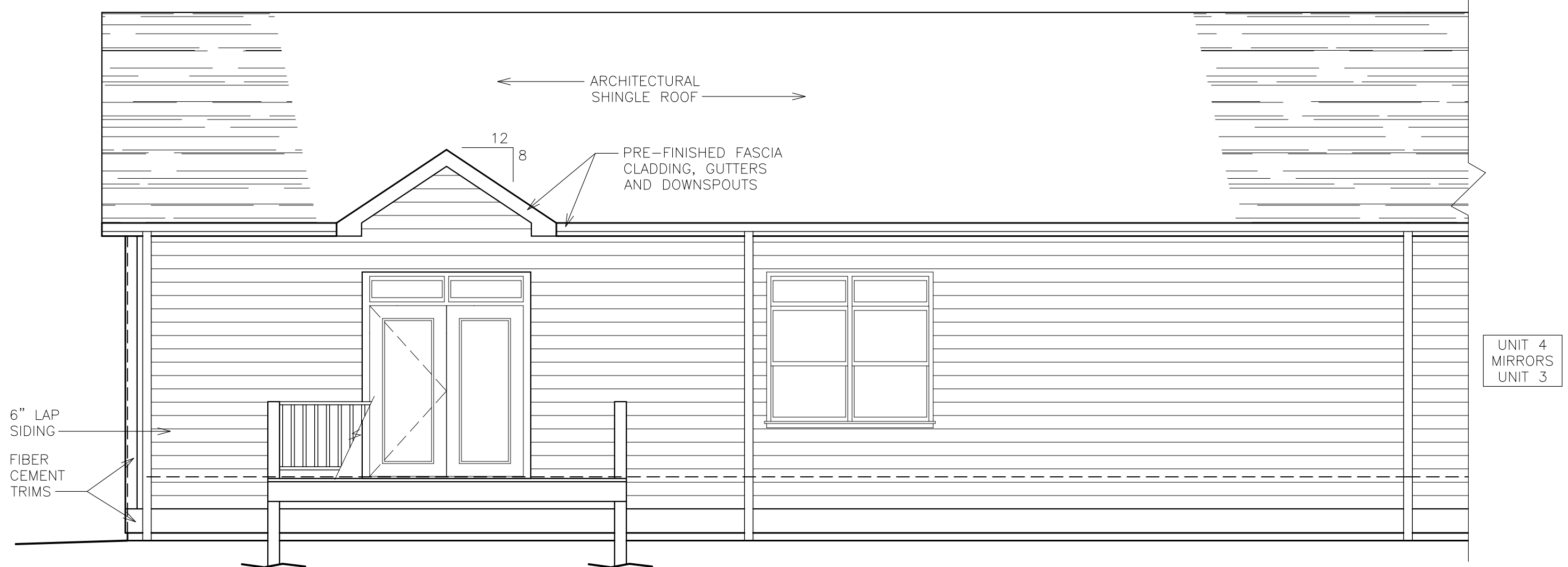
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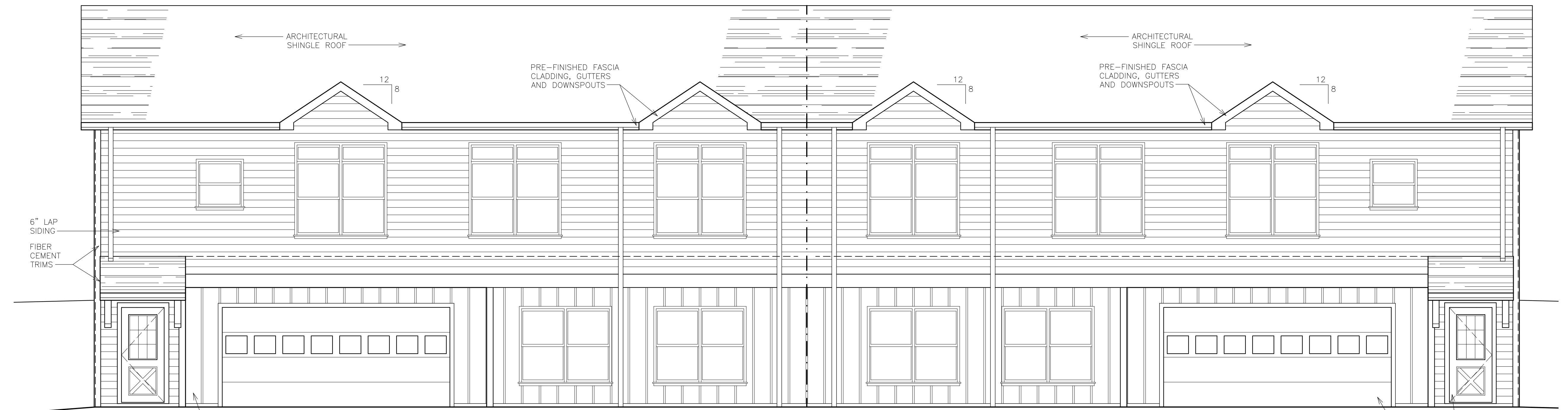
A-210



C4 RIGHT (EAST) ELEVATION
 1/4" = 1'-0"



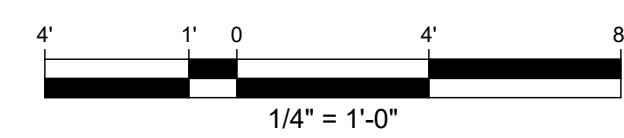
C1 REAR (NORTH) ELEVATION
 1/4" = 1'-0"



A1 FRONT (SOUTH) ELEVATION
 1/4" = 1'-0"

WENESTRATION (PER UNIT):

FACADE AREA:	995 S.F. x 0.15 = 149.25 REQ'D
6 x 16.06 S.F. (3052+3012 WINDOW)	= 96.36 S.F.
4 x 13.70 S.F. (3052 WINDOW)	= 54.80
8 x 1.875 S.F. (GARAGE DOOR)	= 15 S.F.
1 x 8.0 S.F. (30210 WINDOW)	= 8.0 S.F.
1 x 6 S.F. (HALF GLASS DOOR)	= 6 S.F.
TOTAL:	180.16 S.F. > 149.25 REQ'D



6 5 4 3 2 1