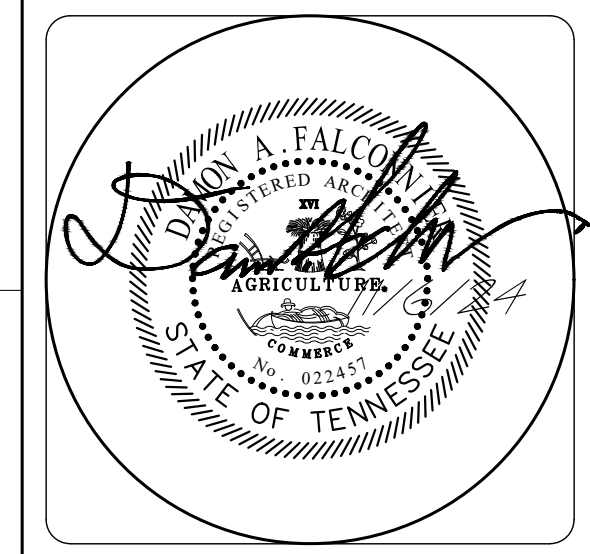




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**DUPLEX ADDITION**  
11-C-24-SU

GATEWAY ENTERPRISE LLC  
1424 NOLAN AVE.  
KNOXVILLE, TN 37921

**SITE LAYOUT PLAN**

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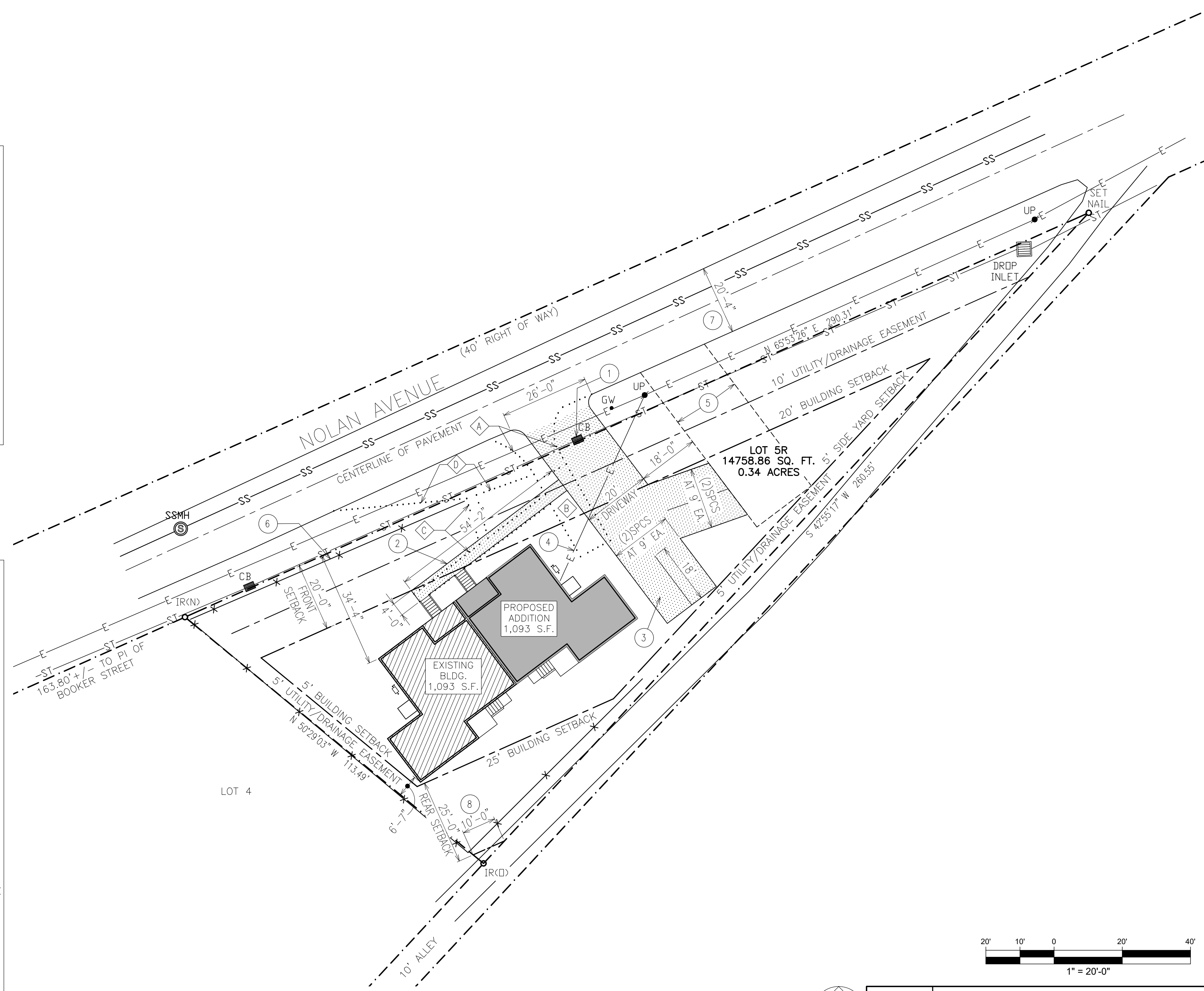
FILE: 2024-027

**AC100**

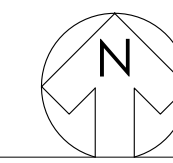
- DEMOLITION PLAN NOTES:** ⬇
- REMOVE EXISTING ASPHALT DRIVEWAY
  - REMOVE EXISTING CONCRETE PARKING SPACE
  - REMOVE EXISTING CONCRETE SIDEWALK
  - REMOVE PARTIAL ASPHALT PAVING WITHIN STREET RIGHT-OF-WAY.
- SITE PLAN NOTES:** #
- RE-WORK EXISTING STORM SEWER INLET/CATCH BASIN TO ALIGN w/ TOP OF NEW DRIVEWAY
  - NEW CONCRETE SIDEWALK TO NEW STAIRS
  - NEW PAVED DRIVEWAY/PARKING AREA FOR (4) CARS
  - NEW OVERHEAD ELECTRIC SERVICE TO NEW METERS. COORDINATE WITH KUB.
  - ALTERNATE DRIVEWAY LOCATION TO AVOID EXISTING STORM WATER INLET (WILL NOT INCREASE STATED IMPERVIOUS AREA CALCULATION).
  - EXISTING FENCE TO REMAIN.
  - NOLAN AVENUE IS < 20'-0" WIDE.
  - 10'-0" LONG IMAGINARY REAR PROPERTY LINE PARALLEL TO FRONT PROPERTY LINE FOR DETERMINING REAR SETBACK.

**SITE INFORMATION:**

MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN  
SITE ZONE: RN-2  
PARCEL ID: 094BH031  
BLOCK: 21/21084  
WARD: 20  
AREA: 14,758.86 S.F. (0.34 ACRE)  
BUILDING AREA:  
30% BUILDING AREA: 4,427.6 MAX > 2,186 S.F. PROPOSED  
IMPERVIOUS AREA:  
40% ALLOWABLE: 5,903.5 S.F. MAX > 3,878 S.F. PROPOSED  
REQUIRED PARKING:  
2 PARKING SPACES PER DWELLING UNIT (11.4, TABLE 11-2)  
2 DU x 2 = 4 REQUIRED PARKING SPACES  
PARKING WILL BE IN A SIDE-YARD DRIVEWAY, NOT IN FRONT OF THE BUILDINGS SINCE FRONTAGE > 75'  
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.  
0.34 ACRE x 6 = 2 PRESERVED TREES OR 3 NEW TREES  
SITE PLAN PREPARED FROM SURVEY AUTHORED BY GARY L. ROSS-RLS, ARCHITECT'S FIELD OBSERVATIONS, PLAT INSTRUMENT #200007270006081 (HOWARD T. DAWSON-RLS) AND PUBLICLY AVAILABLE KGIS DATA. THIS DRAWING IS NOT A SURVEY OR A PLAT.



11-A-24-SU  
Rev 3 - 11.07.24



**A1** SITE PLAN  
1" = 20'-0"

6

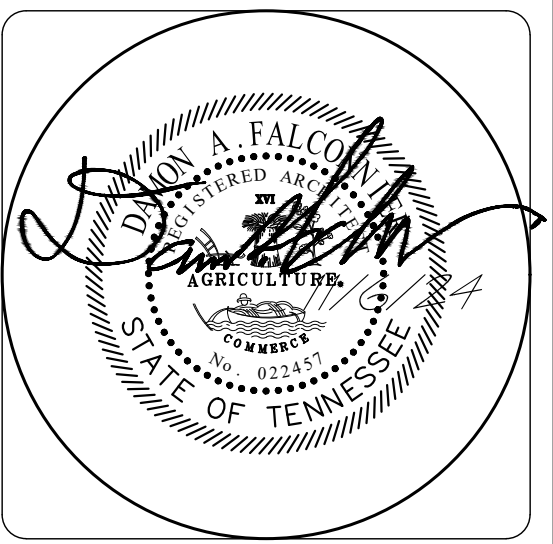
5

4

3

2

1



**DUPLEX ADDITION**  
11-C-24-SU

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KNOXVILLE, TN 37921

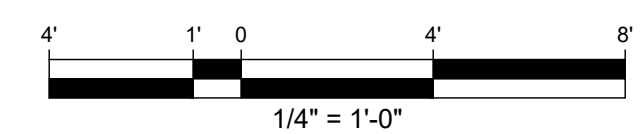
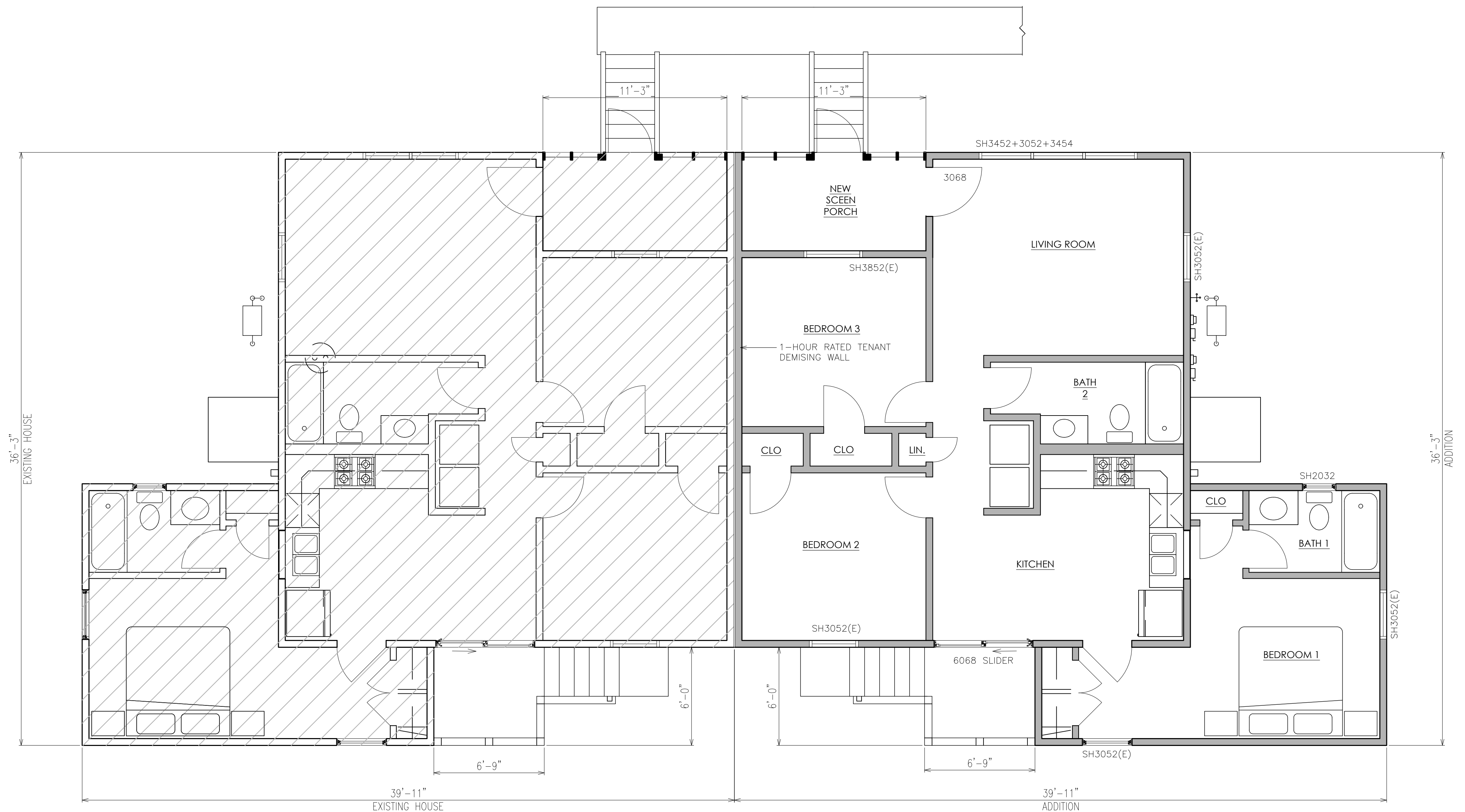
**FLOOR PLAN**

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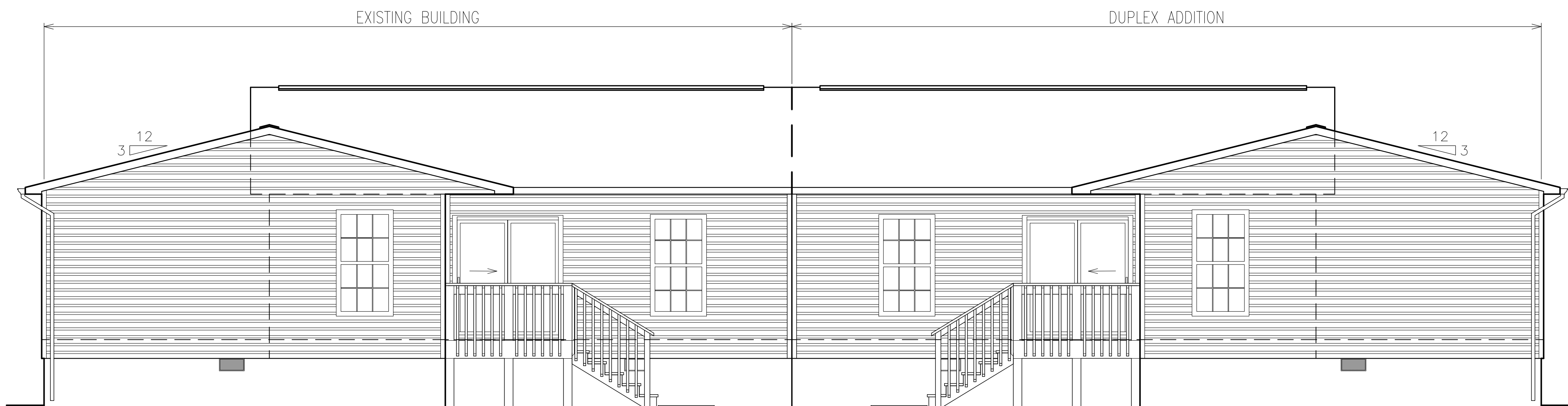
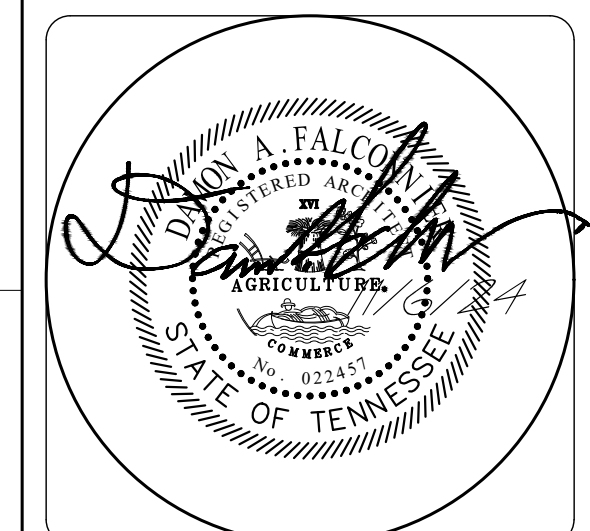
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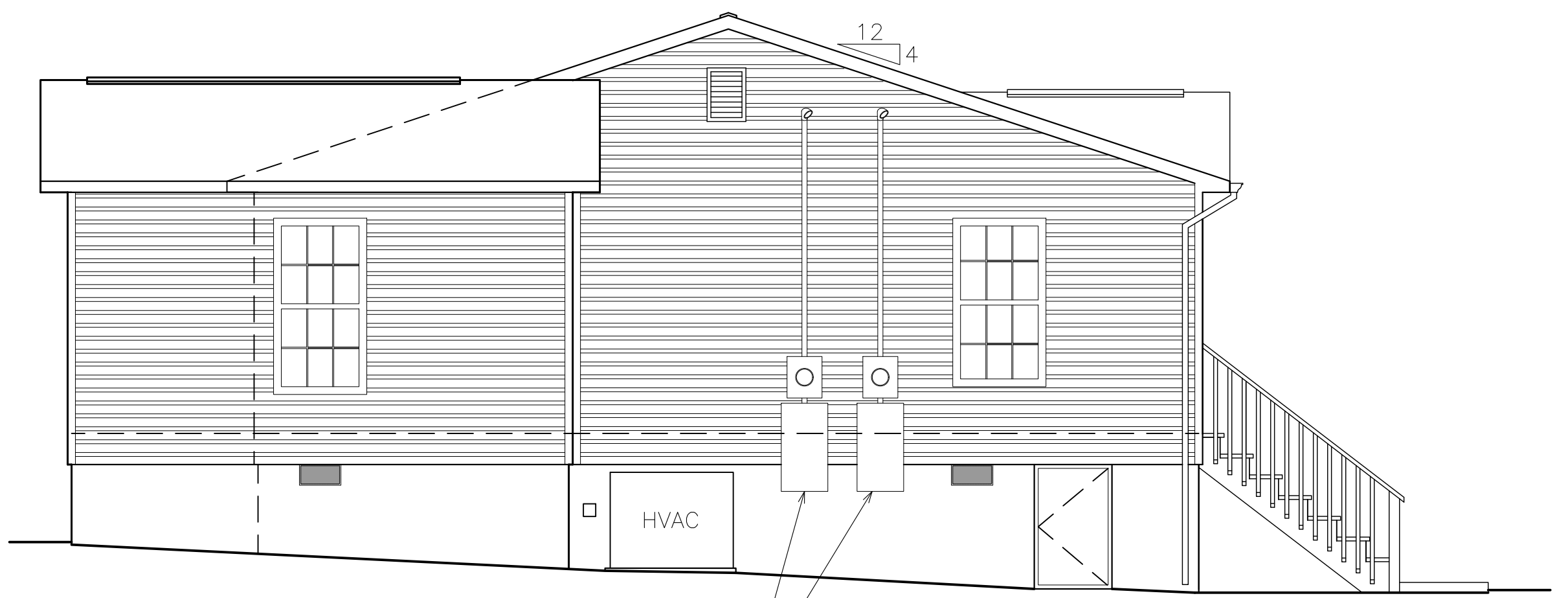
**A-100**



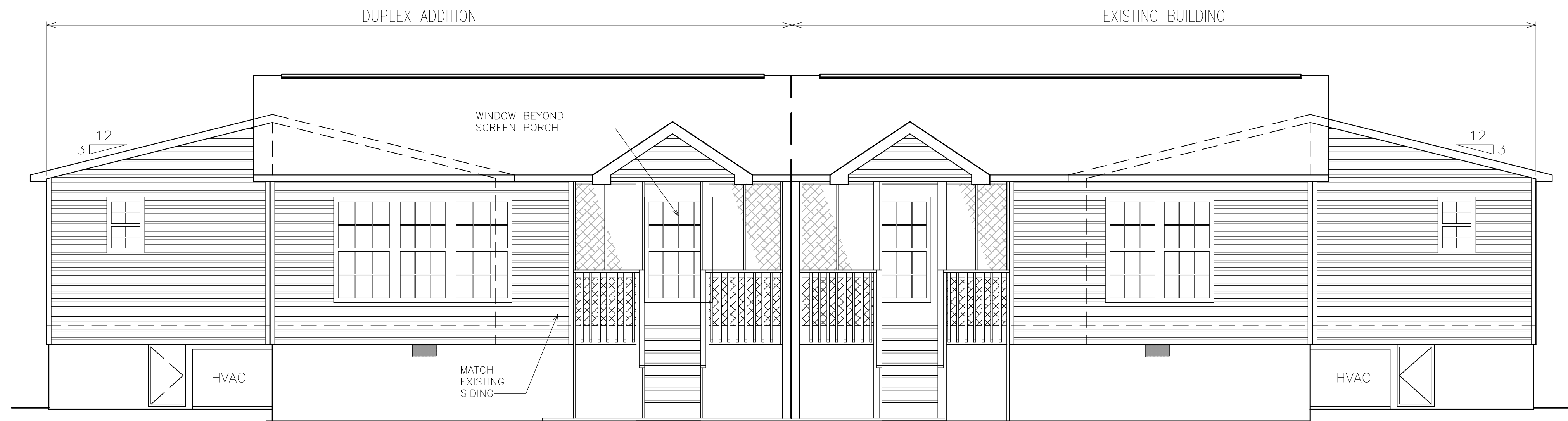
**A1** FLOOR PLAN  
1/4" = 1'-0"



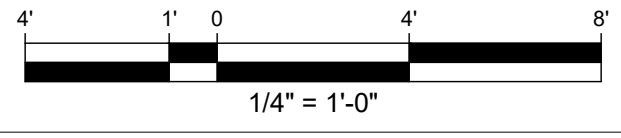
**D1** REAR (SOUTH) ELEVATION  
1/4" = 1'-0"



**B1** LEFT (EAST) ELEVATION  
1/4" = 1'-0"



FENESTRATION ADDITION:  
FACADE AREA: 532.7 S.F. x 0.15 = 79.91 REQ'D  
1 x 54.0 S.F. (3452+3052+3452) = 54.0 S.F.  
1 x 6.0 S.F. (2032) = 6.0 S.F.  
1 x 21 S.F. (3852) = 21 S.F.  
TOTAL: 81.0 S.F. > 79.91 REQ'D



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

DUPLEX ADDITION  
11-C-24-SU

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ELEVATIONS

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**A-200**