

NOTES:

1. THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR 5 NEW DUPLEX BUILDINGS (10 UNITS).
2. BEARINGS SHOWN HEREON ARE BASED ON DEED INST.NO.20160829-0013556 HORIZONTAL CONTROL IS ASSUMED AND NOT ON TN GRID. BENCHMARK ELEVATION BASED ON NAVD 88.
3. THIS PROPERTY IS ZONED RA.
4. BUILDING SETBACKS: FRONT: 35'. SIDE: 8' ONE-STORY, 12' FOR TWO STORY. 20' TOTAL BETWEEN BLDG. REAR 25'.
5. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
6. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAPS NUMBER 47093C0261F. NOT IN PRINT.
7. CONSTRUCTION WITHIN THE 50' BUFFER MAY BE PERMITTED WITH AN ACCEPTED GEOTECHNICAL STUDY AND ENGINEERED FOOTINGS. THE GEOTECHNICAL STUDY MUST BE APPROVED BY KNOX COUNTY PRIOR TO FINAL PLAT APPROVAL.
8. TOTAL AREA = 2.4381 ACRES.

KNOX COUNTY PUBLIC WORKS NOTES:

1. Maximum allowable new impervious footprint is 10000 sf total for all lots in both developments.
2. A geotechnical engineer must be retained to oversee installation of foundation subgrade for any structure proposed within the sinkhole buffer.

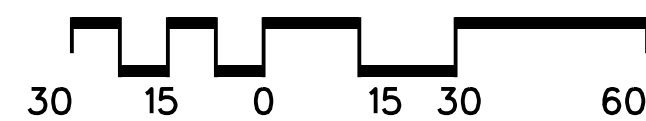
PROPOSED DUPLEX 1,2 & 3
(REQUIRES GEOTECH LETTER FOR BUILDING INSIDE CLOSED DEPRESSION BUFFER)

CERTIFICATION OF CONCEPT PLAN

I 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 PLANNING COMMISSION.

REGISTERED ENGINEER
TENNESSEE LICENSE NO. 1914
DATE: 9/14/23

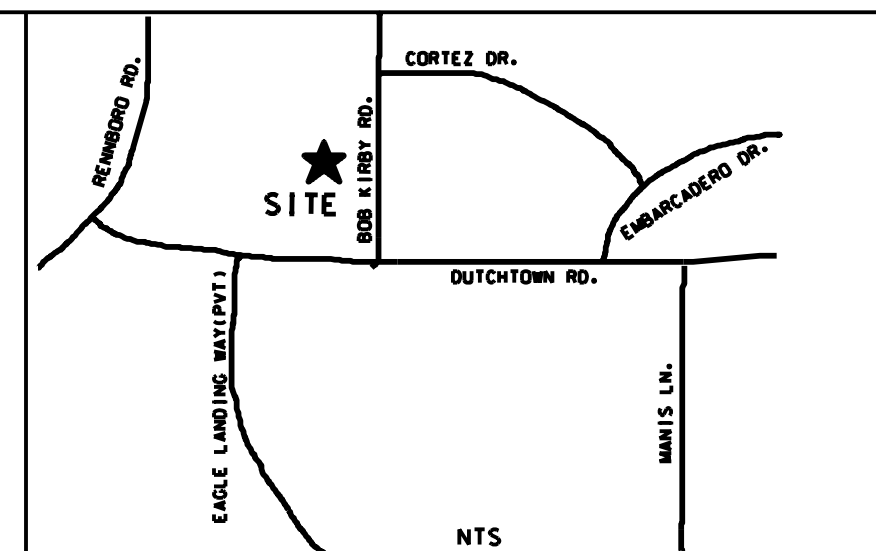
Scott Williams



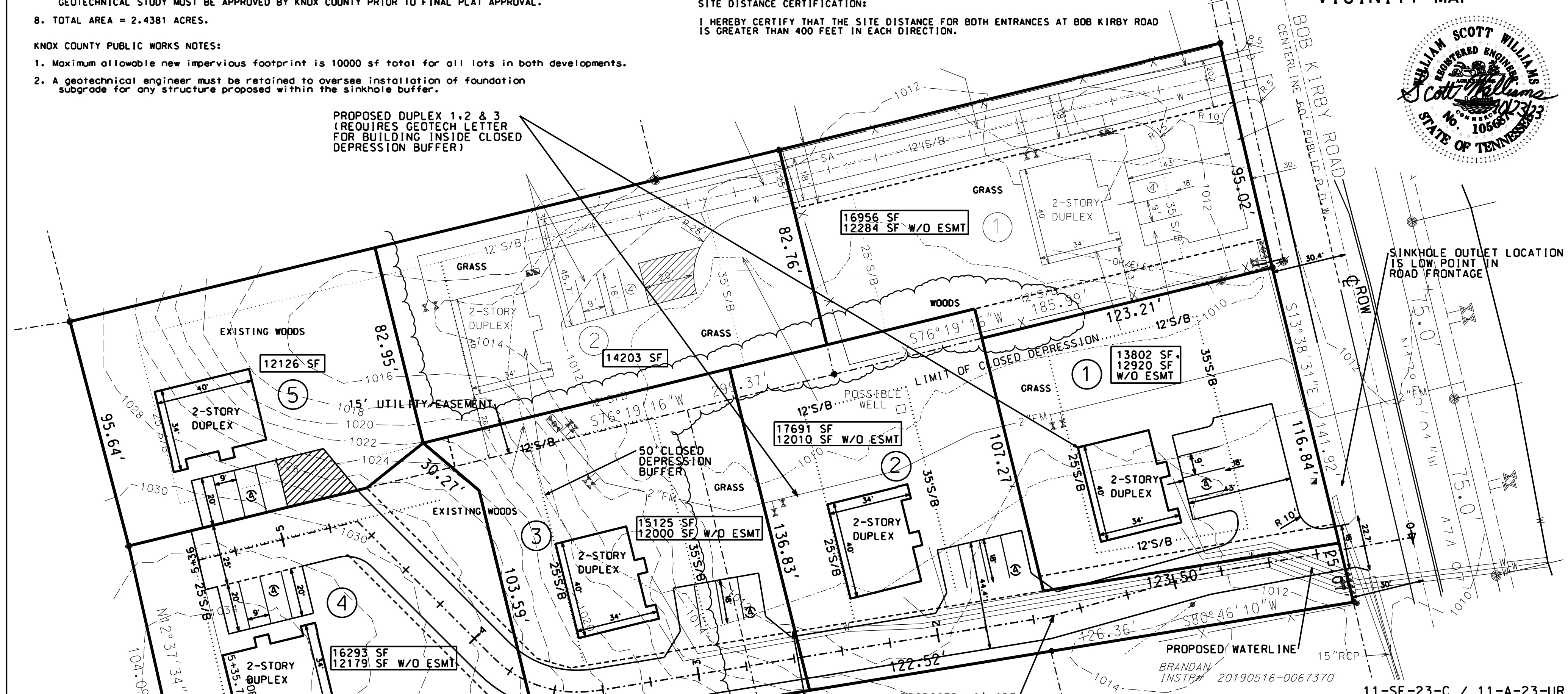
SCALE: 1" = 30'

SITE DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE SITE DISTANCE FOR BOTH ENTRANCES AT BOB KIRBY ROAD IS GREATER THAN 400 FEET IN EACH DIRECTION.



VICINITY MAP



FIGGINS PROPERTY
INSTR# 201206070069505

BRANDAN
INSTR# 20190516-0067370

OWNER:
WBI RENTALS
6911 NEAL CHASE WAY
KNOXVILLE, TN 37928
PHONE (865) 922-2600

LEGEND

- 5/8" IRON PIN SET (NEW)
- IPF● 5/8" IRON PIN FOUND (OLD)
- LOT LINE / ROW
- x - FENCE
- OVERHEAD ELECTRIC
- CLOSED DEPRESSION
- CENTERLINE R.O.W.
- EXISTING STRUCTURES
- EASEMENT LINES
- ⬤ SEWER VALVE
- ⊠ WATER METER
- ② LOT NO.
- Ⓞ PARKING SPACES

CONCEPT PLAN OF:
DUTCHTOWN VIEW WEST 2
805 BOB KIRBY RD
KNOXVILLE, TN. 37923
CLT MAP 118 PARCEL 122
DISTRICT 6
DATE: 10/23/2023

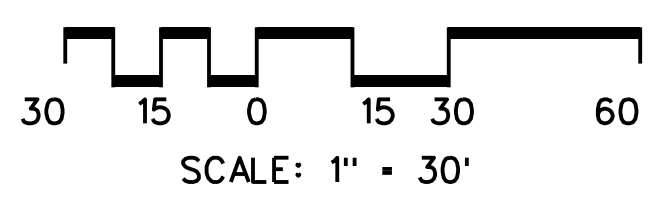
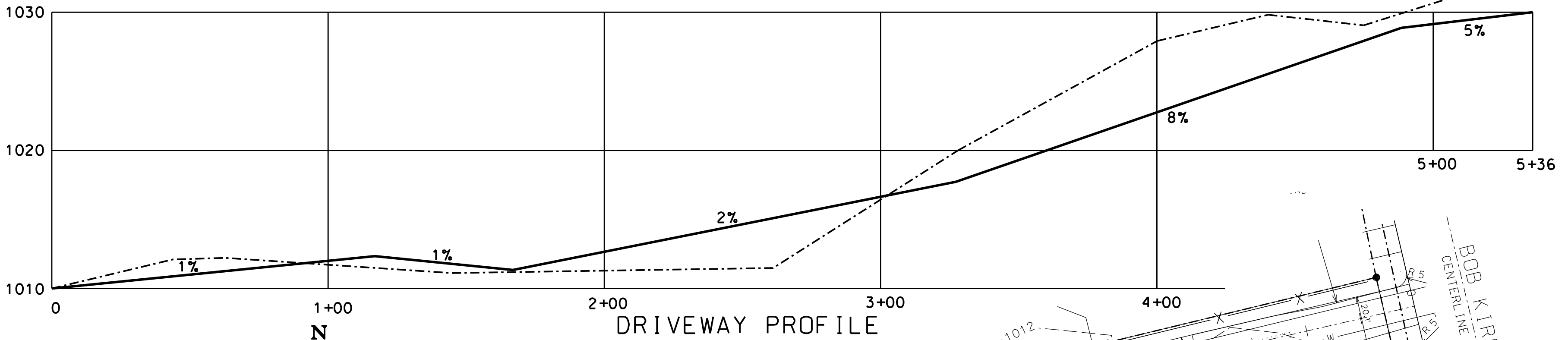
Scott Williams

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and Associates

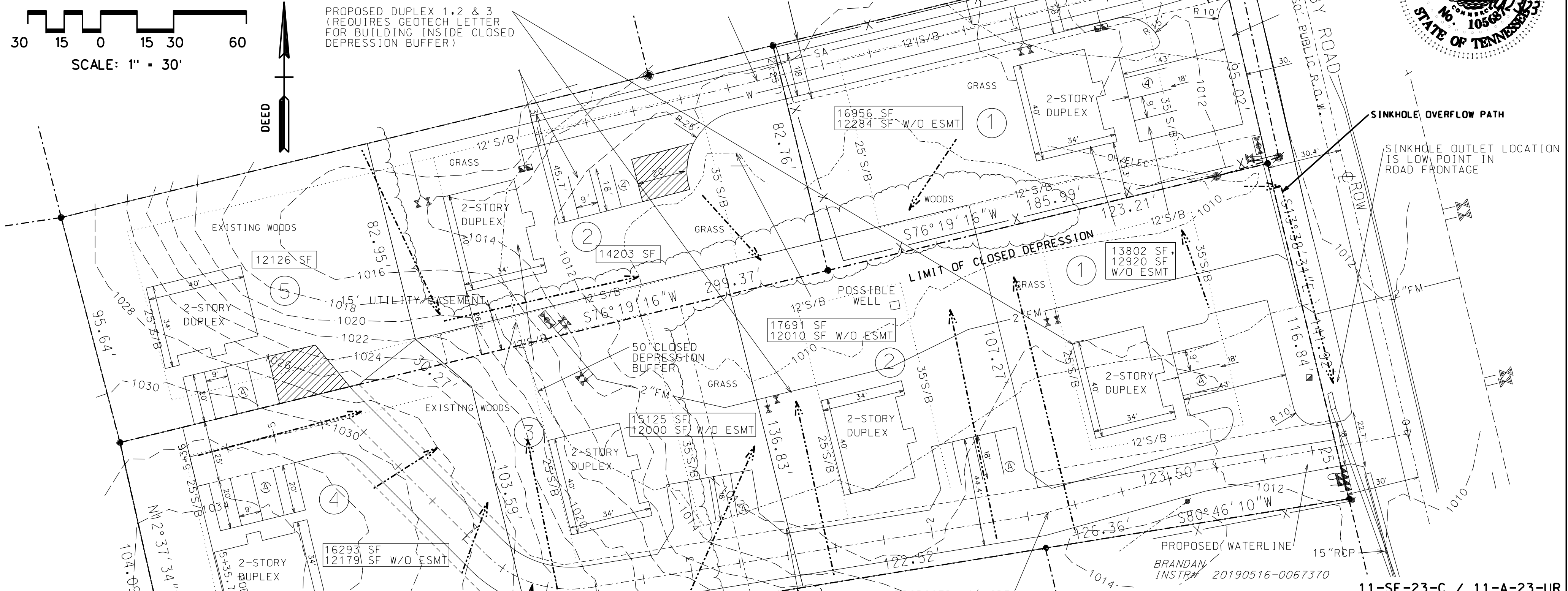
4530 ANNALEE WAY
Knoxville, TENNESSEE 37921
PHONE: (865) 692-9809
FAX: (865) 692-9809
E-MAIL: wscottwill@comcast.net

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING



PROPOSED DUPLEX 1, 2 & 3
(REQUIRES GEOTECH LETTER
FOR BUILDING INSIDE CLOSED
DEPRESSION BUFFER)

OWNER:
WBI RENTALS
6911 NEAL CHASE WAY
KNOXVILLE, TN 37938
PHONE (865) 922-2600



FIGGINS PROPERTY
INSTR# 201206070069505
NOTES:

1. THIS PLAN IS TO SHOW PROPOSED PRELIMINARY DRAINAGE. SEE PROFILE ABOVE
2. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBLUID MAPS PROVIDED BY THE RESPONSIBLE AGENCY. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
3. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAPS NUMBER 47093C0261F. NOT IN PRINT.
4. CONSTRUCTION WITHIN THE 50' BUFFER MAY BE PERMITTED WITH AN ACCEPTED GEOTECHNICAL STUDY AND ENGINEERED FOOTINGS. THE GEOTECHNICAL STUDY MUST BE APPROVED BY KNOX COUNTY PRIOR TO FINAL PLAT APPROVAL.
5. MIN. FINISHED FLOOR ELEVATION IS 1012.0, WHICH IS 1' MIN. HIGHER THAN THE LOW POINT OF BOB KIRBY ROAD, OR 1' ABOVE THE 100 YEAR STORM ELEVATION, WHICHEVER IS HIGHER. KNOX COUNTY PUBLIC WORKS NOTES:
 1. MAXIMUM ALLOWABLE NEW IMPERVIOUS FOOTPRINT IS 10000 SF TOTAL FOR ALL LOTS IN BOTH DEVELOPMENTS.
 2. A GEOTECHNICAL ENGINEER MUST BE RETAINED TO OVERSEE INSTALLATION OF FOUNDATION SUBGRADE FOR ANY STRUCTURE PROPOSED WITHIN THE SINKHOLE BUFFER.
 3. SINKHOLE AND DOWNSTREAM PIPE CAPACITY TO BE ANALYZED IN DESIGN PHASE.

BRANDAN
INSTR# 20190516-0067370

LEGEND

- 5/8" IRON PIN SET (NEW)
- IPF ● 5/8" IRON PIN FOUND (OLD)
- X — FENCE
- OVERHEAD ELECTRIC
- CLOSED DEPRESSION
- CENTERLINE R.O.W.
- EXISTING STRUCTURES
- EASEMENT LINES
- ⬤ SEWER VALVE
- ⬤ WATER METER
- ② LOT NO.
- > PROPOSED DRAINAGE DIRECTION

PRELIMINARY DRAINAGE PLAN OF:
DUTCHTOWN VIEW WEST 2
805 BOB KIRBY RD
KNOXVILLE, TN. 37923
CLT MAP 118 PARCEL 122
DISTRICT 6
DATE: 10/23/2023

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Scott Williams
and Associates

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CONSULTING
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