

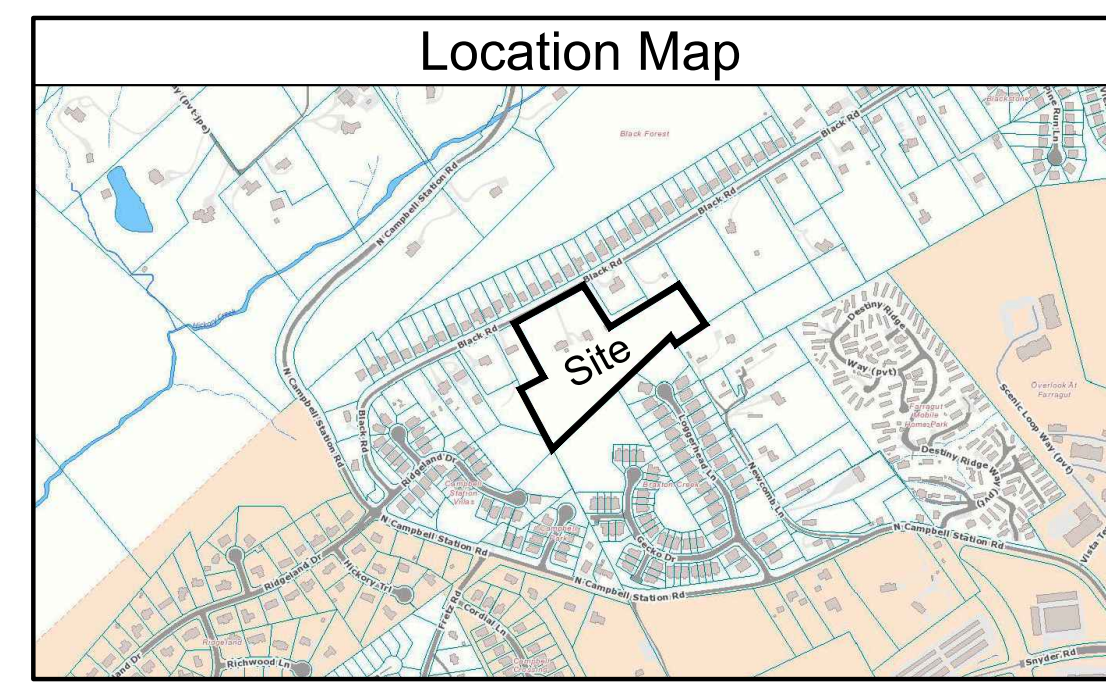
- Notes**
1. Setbacks:
Front = 20'
Side = 5'
Rear = 15'
 2. Minimum Lot Dimensions = 26' x 110' = 2,860 s.f.
 3. Typical Building Size = 26' x 55' = 1,430 s.f.
 4. Lot Coverage = 50%.
 5. All townhouses will include a minimum of a single car garage.

Open Space Summary Estimate
Total Area = 9.94 acres
Open Space = 4.67 acres (47.0%)

Disturbed Area Summary Estimate
Total Area 9.94 acres
Disturbed Area = 5.54 acres (55.7%)
Undisturbed Area = 4.40 acres (44.3%)

Parking Summary	Property Notes	Variations Requested
Parking Required: 2 spaces per dwelling unit for first 20 units plus 1.5 spaces per 2 bedroom (or more) unit. Total multi-dwelling structures = 23 Parking required = (20 x 2) + (3 x 1.5) = 44.5 spaces Parking Provided = 2 per unit = 46 spaces (1 space in each garage (minimum) and 1 space in each driveway)	<ol style="list-style-type: none"> 1. Total Area = 9.94 acres. 2. CLT and Parcel: 130, Parcel 58.05 and Parcel 58.10 3. Existing Zoning: PR 4. 10' Drainage and Utility easement inside exterior and road frontage lot lines. 5. Lots 8-30 to be townhome units with garages and possible rooftop decks. 6. Lots 8-30 to have driveways. 7. All driveway grades must be less than 15%. 8. Sight line easement to be provided if required by Knox County Engineering. 	<ol style="list-style-type: none"> 1. Reduction of peripheral setback from 35' to 15' in the following locations: A. Along the western and southern property lines abutting Parcel 130.058.04 B. Along the western property line abutting Parcels 130.059.01 and 130.059.04 C. Along the southern property line abutting Parcel 130.JH040 D. Along the eastern property line abutting Parcel 130.058.06 E. Along the eastern property line abutting Parcel 130.058.06 F. All driveway grades must be less than 15% at intersection of Black Road & ROW (See attached Alt. Design Standards Form).

UTILITIES:
 Water: First Utility District
 Sewer: First Utility District
 Electric: Lenoir Cities Utilities Board
 Solid Waste: Private Hauler
 Telephone: AT&T



File No. 12-SD-24-C / 12-E-24-DP

rev 11.25.2024

Project: **Black Ridge Pointe Unit Two**
BBK Development, LLC
 Black Road
 Knoxville, Tennessee



Drawing Description: **Concept Site Plan**

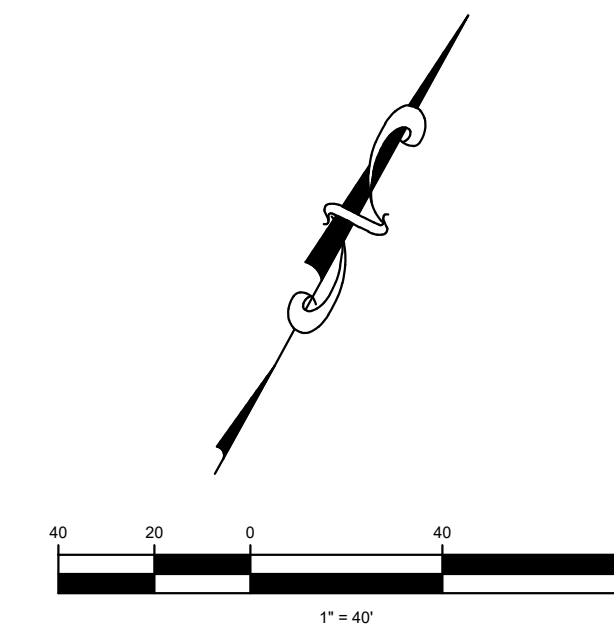
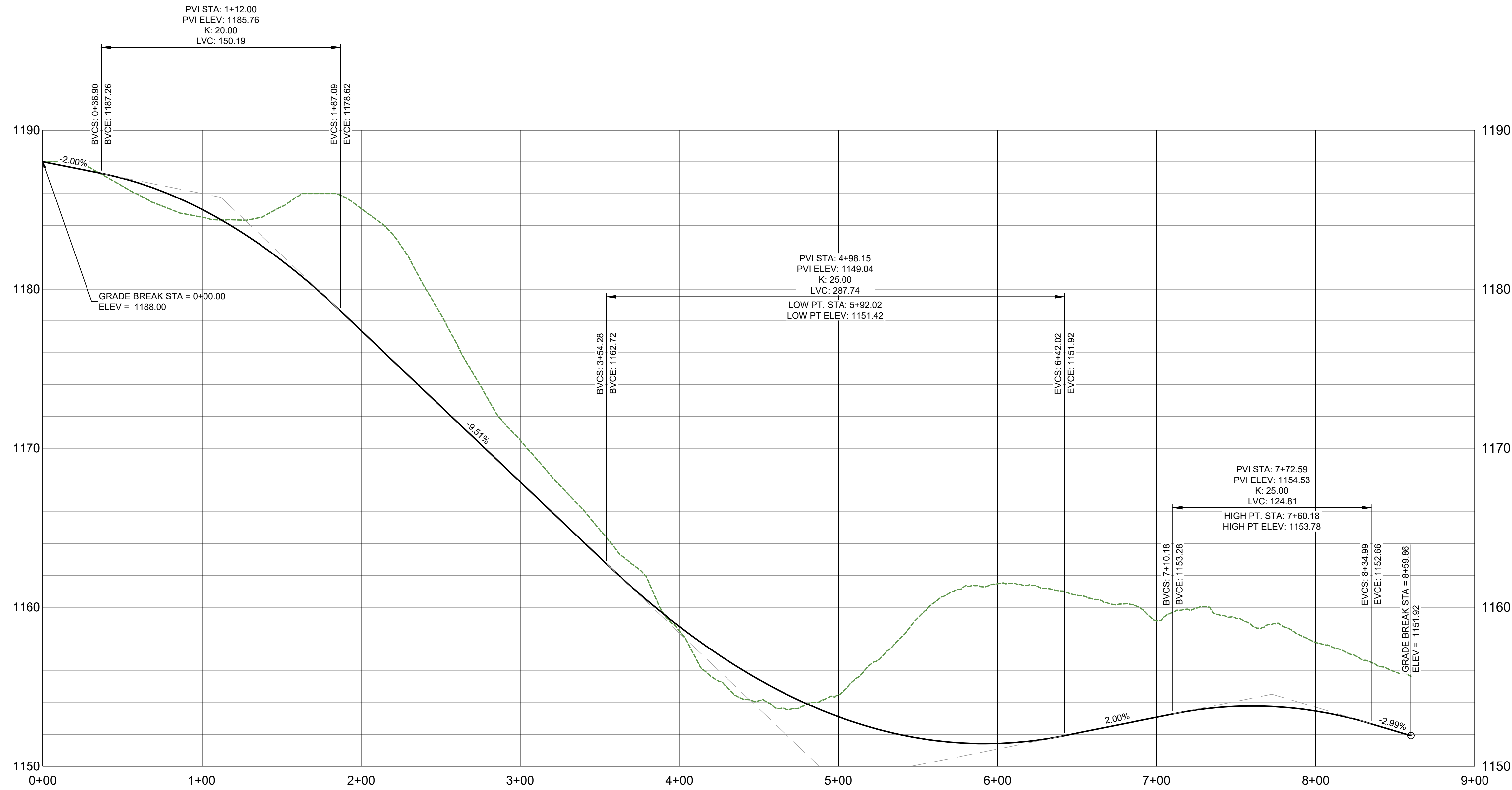
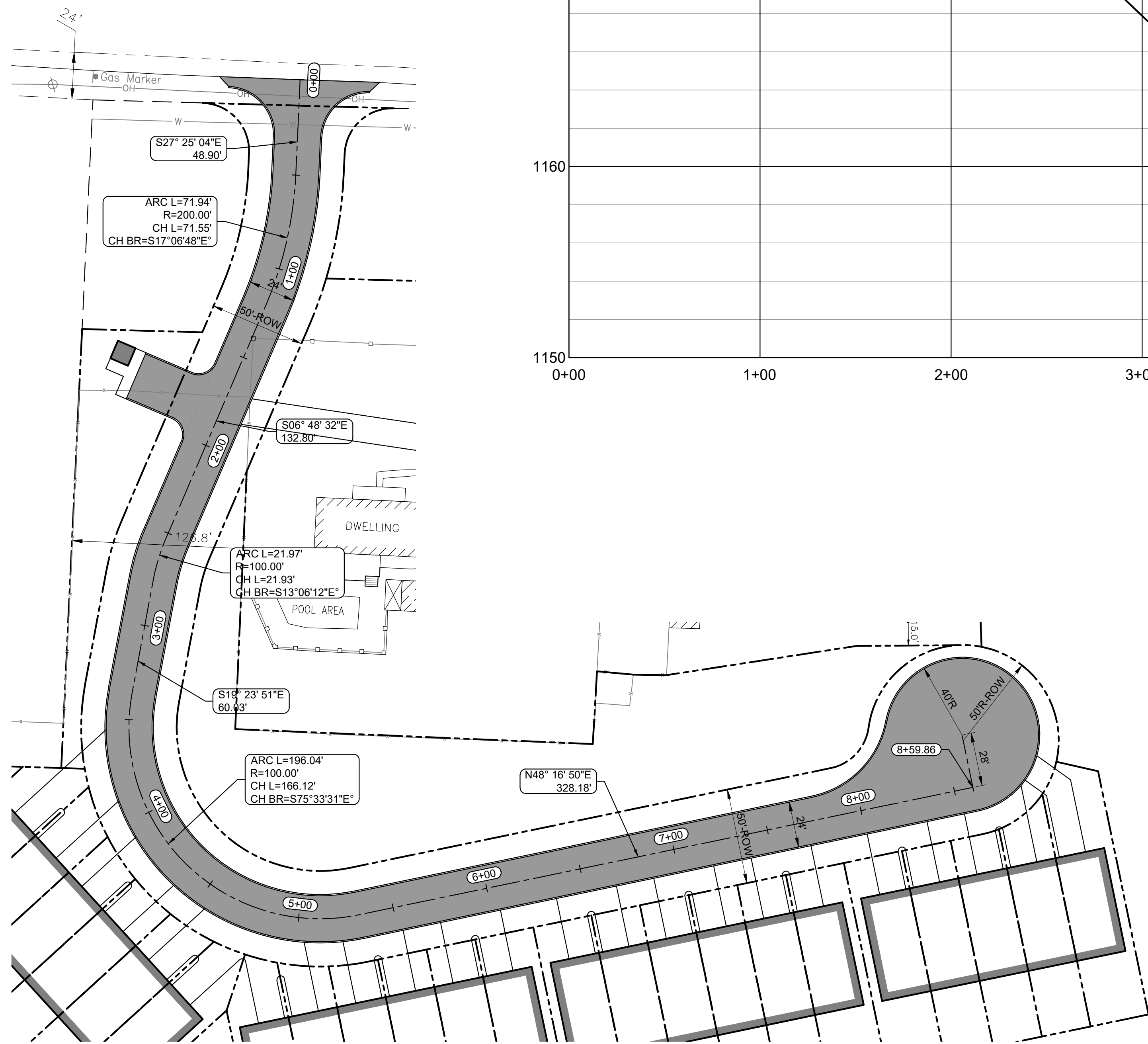
No.	Date	Revision



Drawn By	
Checked	
Approved	
Job No.	2024112
Scale	1"=40'
Date	11-25-2024

C101
Sheet No.

X:\2024\2024112 - Black Ridge Pointe - Phase 2.dwg Nov 24, 2024 - 5:34pm bbowlin - LDS Copyright 2024

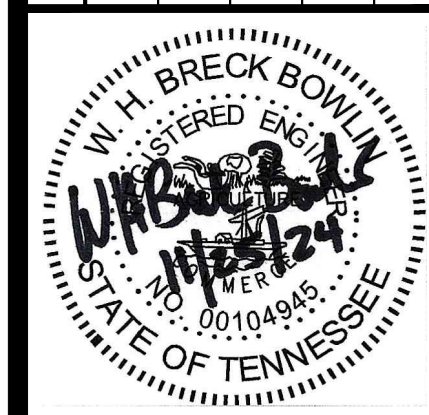


File No. 12-SD-24-C / 12-E-24-DP

1
1"=40'
Concept Plan

Not For Construction - For Review Only

No.	Date	Revision



Drawn By	
Checked	
Approved	
Job No.	2024112
Scale	1"=40'
Date	11-25-2024

C102
Sheet No.

Drawing Description:
**Concept
Road Plan and Profile**

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Project:
**Black Ridge Pointe
Unit Two**
BBK Development, LLC
Black Road
Knox County, Tennessee

BLACK RIDGE POINTE (UNIT-2) - DESIGN INTENT - TOWNHOUSE FRONT ELEVATION EXAMPLE RENDERINGS

FILE: 12-SD-24-C / 12-E-24-DP

