

USE ON REVIEW

U.E.I. PROJECT NO. 2202001

7128 DEANE HILL DRIVE

SITE ADDRESS: 7128 DEANE HILL DRIVE, KNOXVILLE, TENNESSEE 37919
WARD NO. 47, CITY BLOCK NO. 47630
PARCEL ID #120ED003



LOCATION MAP

DEVELOPER:
IKO PROPERTIES, LLC
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 588-5507

 SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

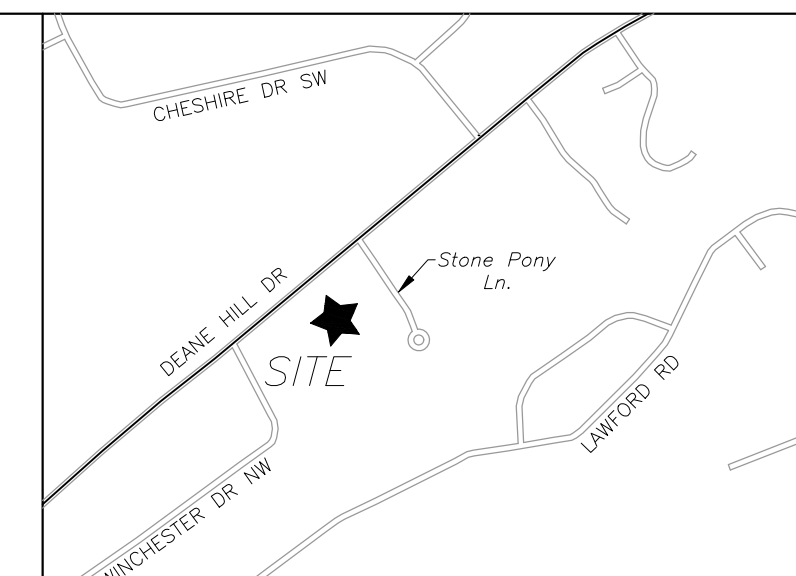
SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.
ELECTRICAL - AS DIRECTED BY KUB
GAS - AS DIRECTED BY KUB
WATER - AS DIRECTED BY KUB
CABLE TV - AS DIRECTED BY COMCAST
TELEPHONE - AS DIRECTED BY AT&T
CITY OF KNOXVILLE - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

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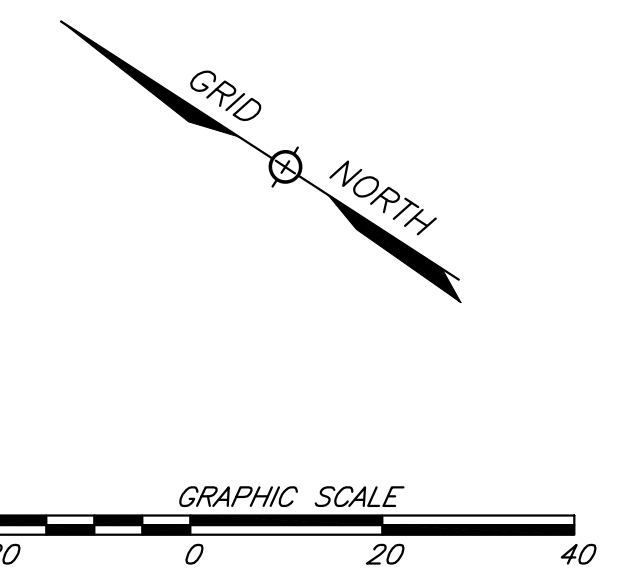
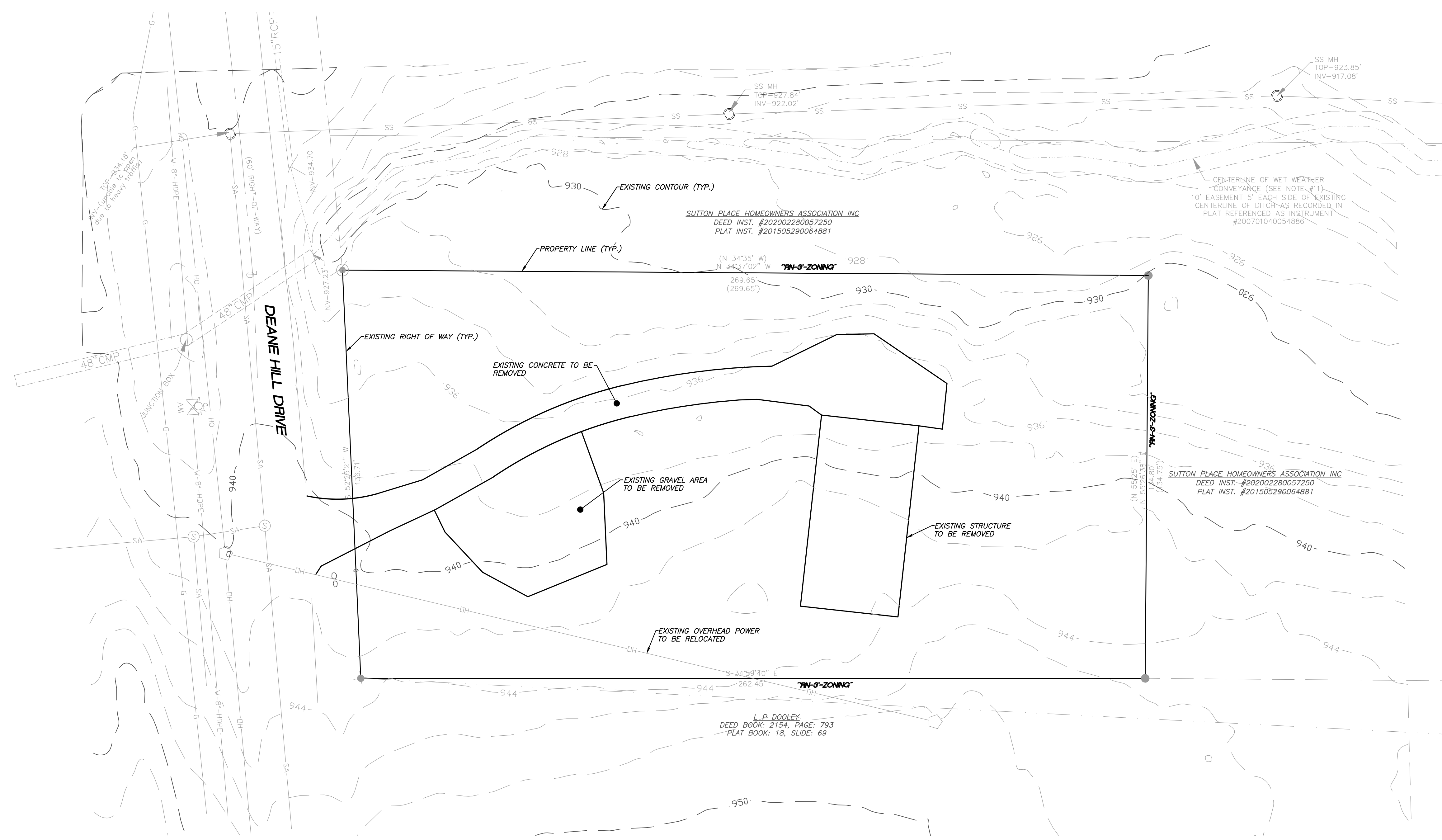
MPC FILE# 4-B-22-SU

ISSUE NO.	DATE	DESCRIPTION
2	3/24/22	SUBMITTAL 2



LOCATION MAP - N.T.S.

- DEMOLITION PLAN NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - 2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
 - 3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS, UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.



MPC FILE# 4-B-22-SU

SHEET C-1

DEMOLITION PLAN
7128 DEANE HILL DRIVE
 SITE ADDRESS: 7128 DEANE HILL DRIVE, KNOXVILLE, TN 37919

CITY OF KNOXVILLE	KNOX CO.
WARD NO. 47	TENNESSEE
PARCEL ID #120ED003	CITY BLOCK NO. 47630
SCALE: 1"=20'	FEBRUARY 22, 2022

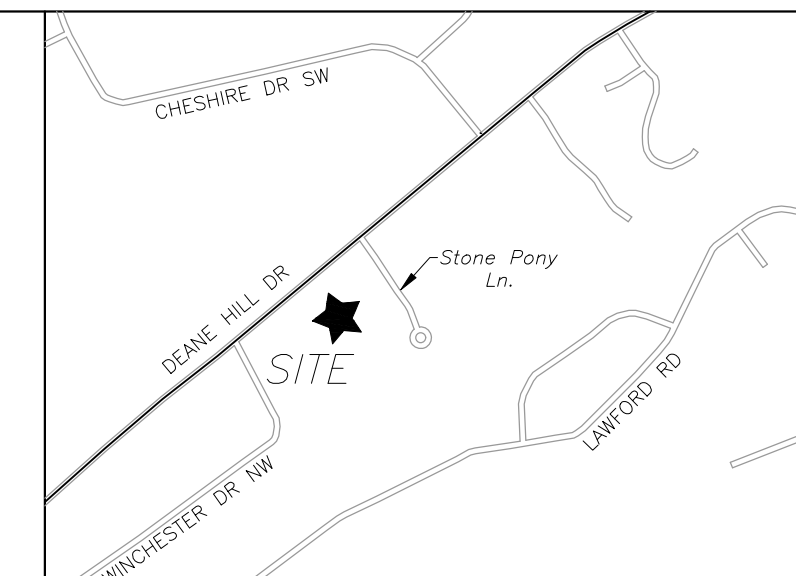
DEVELOPER / OWNER: **IKO PROPERTIES LLC**
 P.O. BOX 10872
 KNOXVILLE, TENNESSEE 37939
 (865) 588-5507

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

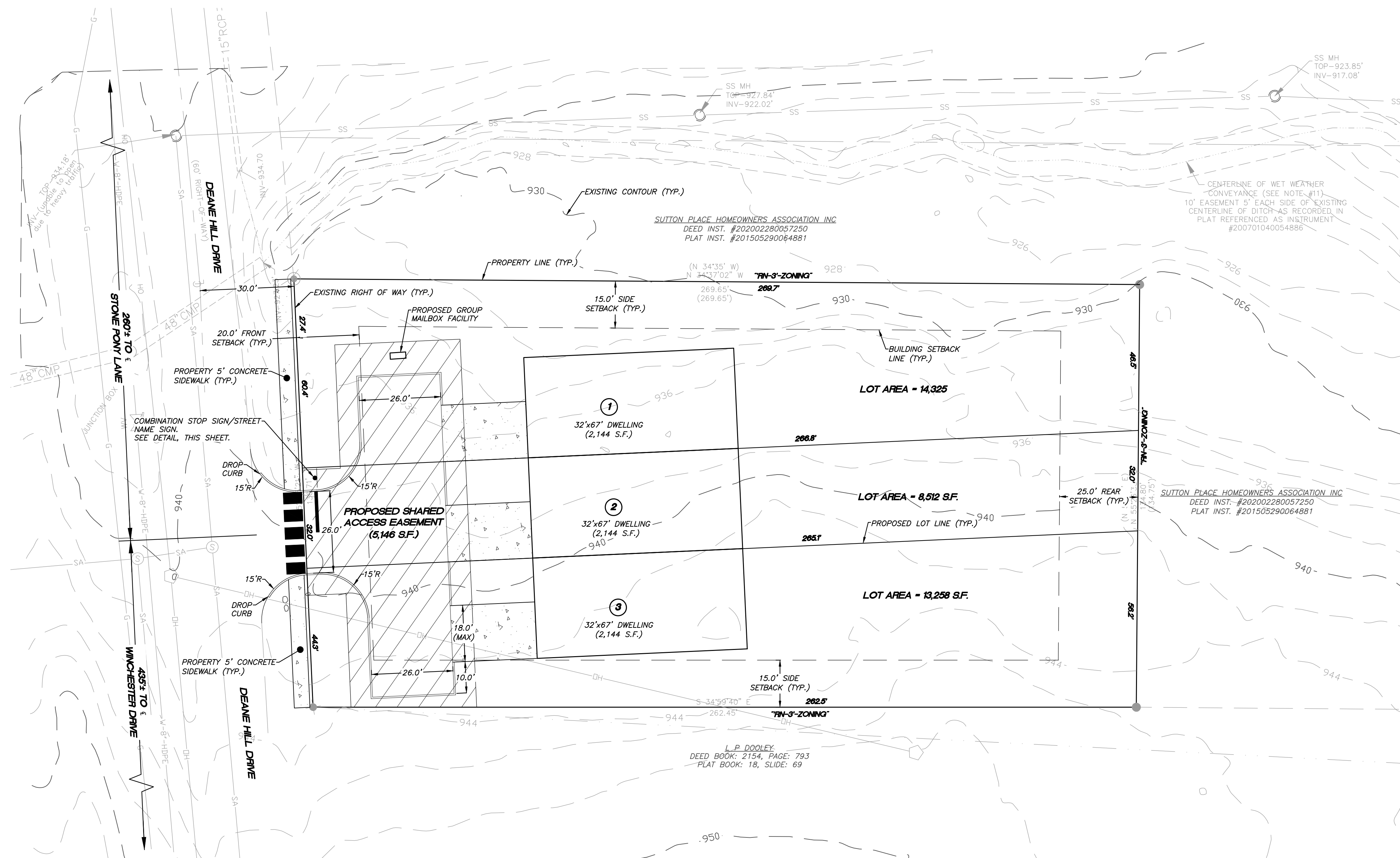
DWN: CLM	CHK: CAS	DWG. NO. 2202001
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REVISION	DATE	DESCRIPTION	CLM BY
1	3/24/22	GENERAL REVISIONS	



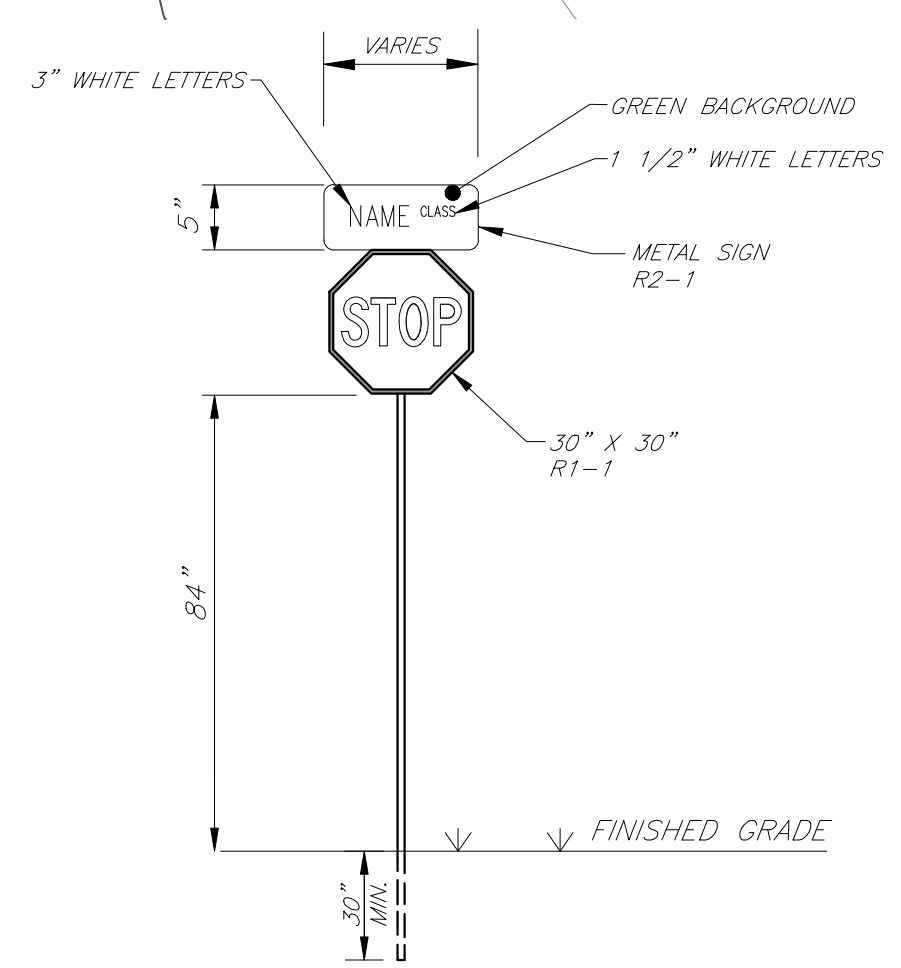
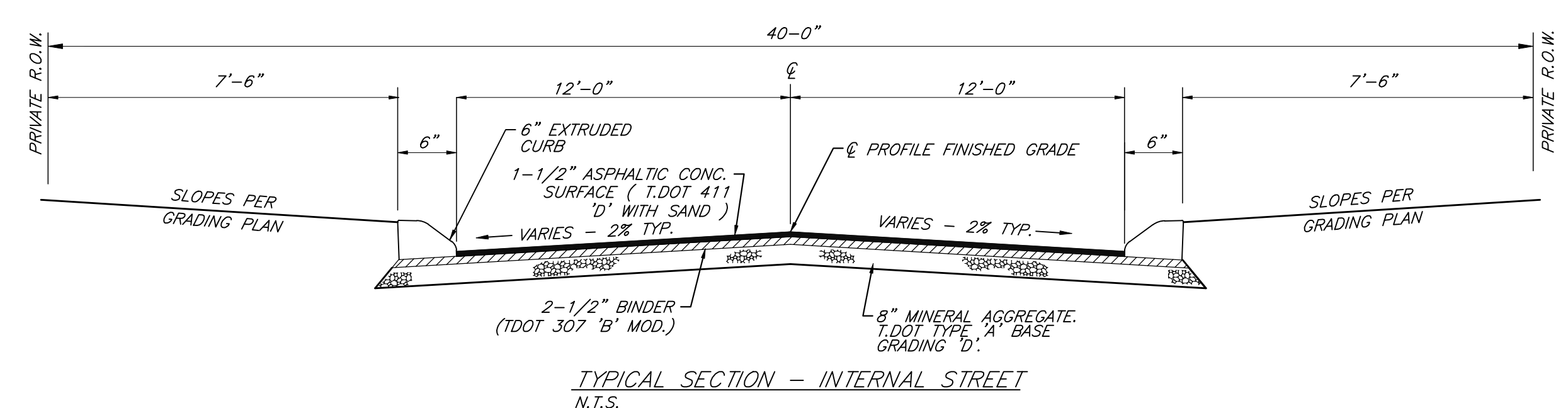
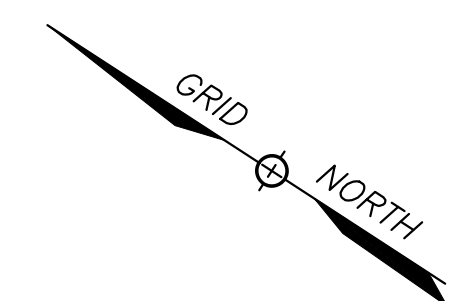


LOCATION MAP - N.T.S.



SITE PLAN NOTES:

1. THE PARCEL IS ZONED RM-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT YARD: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
4. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
5. TOTAL SITE AREA: 0.83 ACRE
6. POPULATION DENSITY: 3 DWELLING UNITS / 0.83-AC = 3.6 UNITS / ACRE
7. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
8. ALL PROPOSED UNITS TO HAVE 2-CAR GARAGES.
9. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).



MPC FILE# 4-B-22-SU

SHEET C-2

SITE PLAN
7128 DEANE HILL DRIVE

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WARD NO. 47	TENNESSEE
PARCEL ID #120ED003	CITY BLOCK NO. 47630
SCALE: 1"=20'	FEBRUARY 22, 2022

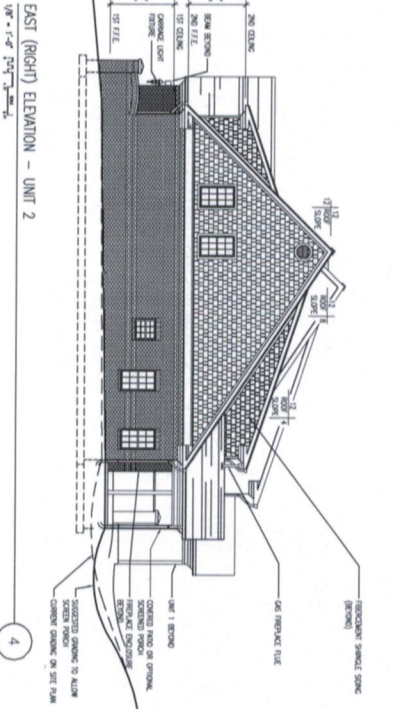
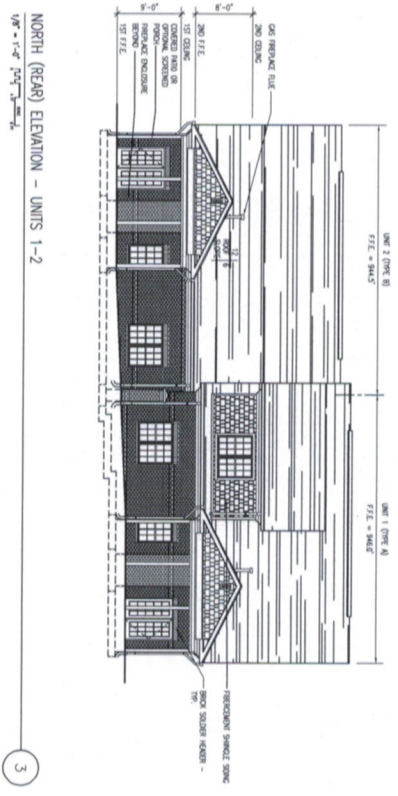
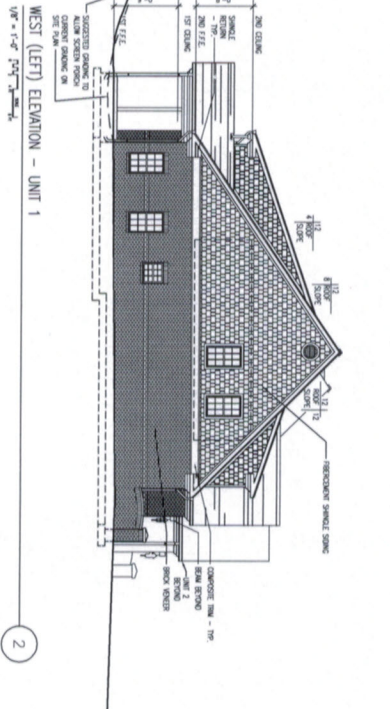
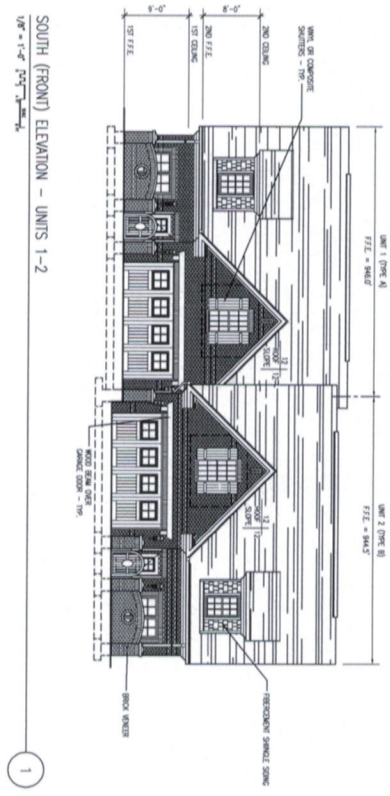
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REVISION	DATE	DESCRIPTION	CLM BY
1	3/24/22	GENERAL REVISIONS	CLM





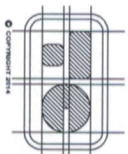
TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
 KNOXVILLE, TENNESSEE
 DATE: 03/31/14
 REVISED: 04/02/14
 REVISED: 04/04/14

COMM. NO. 1406

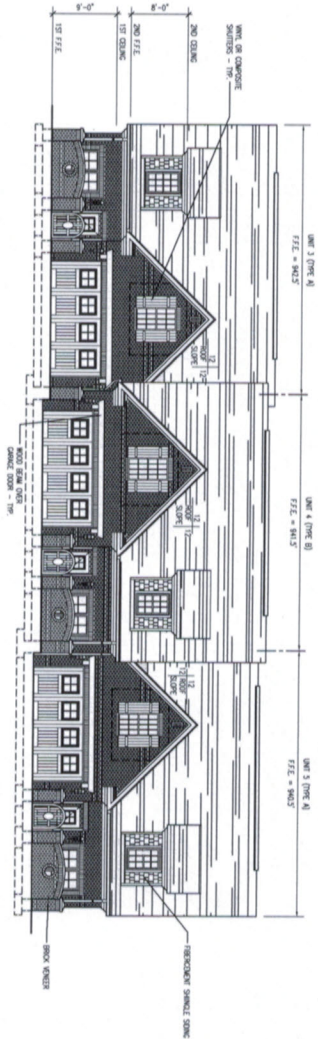
PRELIMINARY:
 NOT FOR CONSTRUCTION
 DESIGN PHASE

IF ANY PART OF THIS DRAWING IS TO BE USED FOR ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ARCHITECT.

DATE: _____

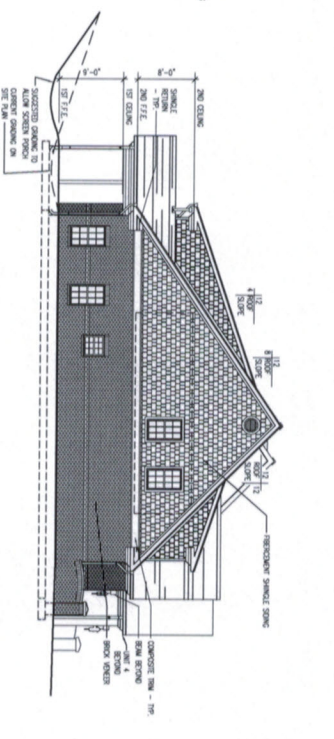


THOMAS CALDWELL, ARCHITECT
 6500 PAPERMILL DRIVE SUITE 211
 KNOXVILLE, TENNESSEE 37919
 (865) 588-0860 (865) 558-9844/FAX
 HTTP://WWW.TCARCHITECT.COM



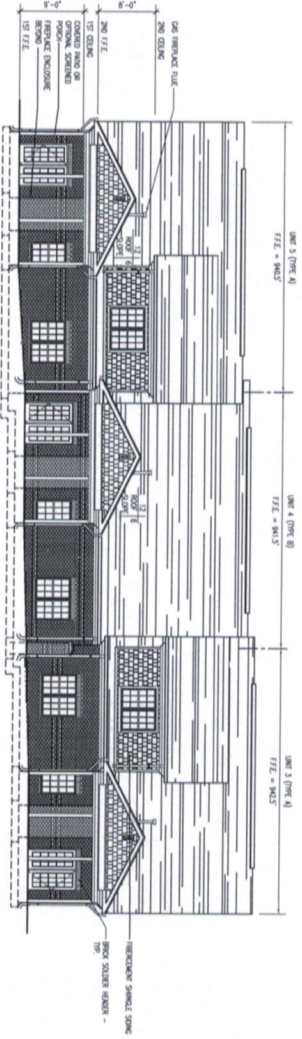
SOUTH (FRONT) ELEVATION - UNITS 3-5
 1/8" = 1'-0" 1/4" = 1'-0"

1



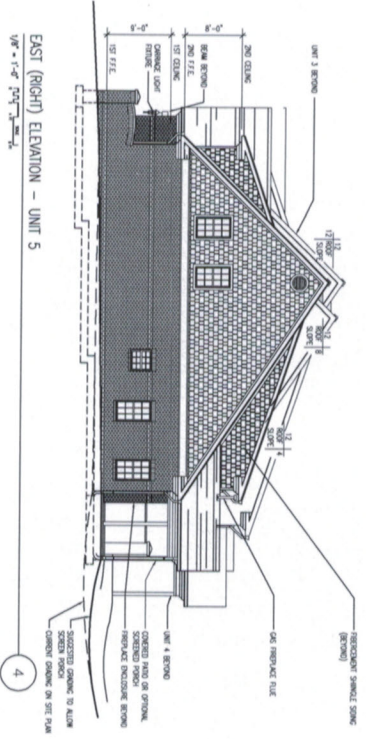
WEST (LEFT) ELEVATION - UNIT 3
 1/8" = 1'-0" 1/4" = 1'-0"

2



NORTH (REAR) ELEVATION - UNITS 3-5
 1/8" = 1'-0" 1/4" = 1'-0"

3



EAST (RIGHT) ELEVATION - UNIT 5
 1/8" = 1'-0" 1/4" = 1'-0"

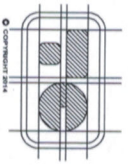
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TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
 KNOXVILLE, TENNESSEE
 DATE: 04/02/14
 REVISED: 04/04/14

COMM. NO. 1406

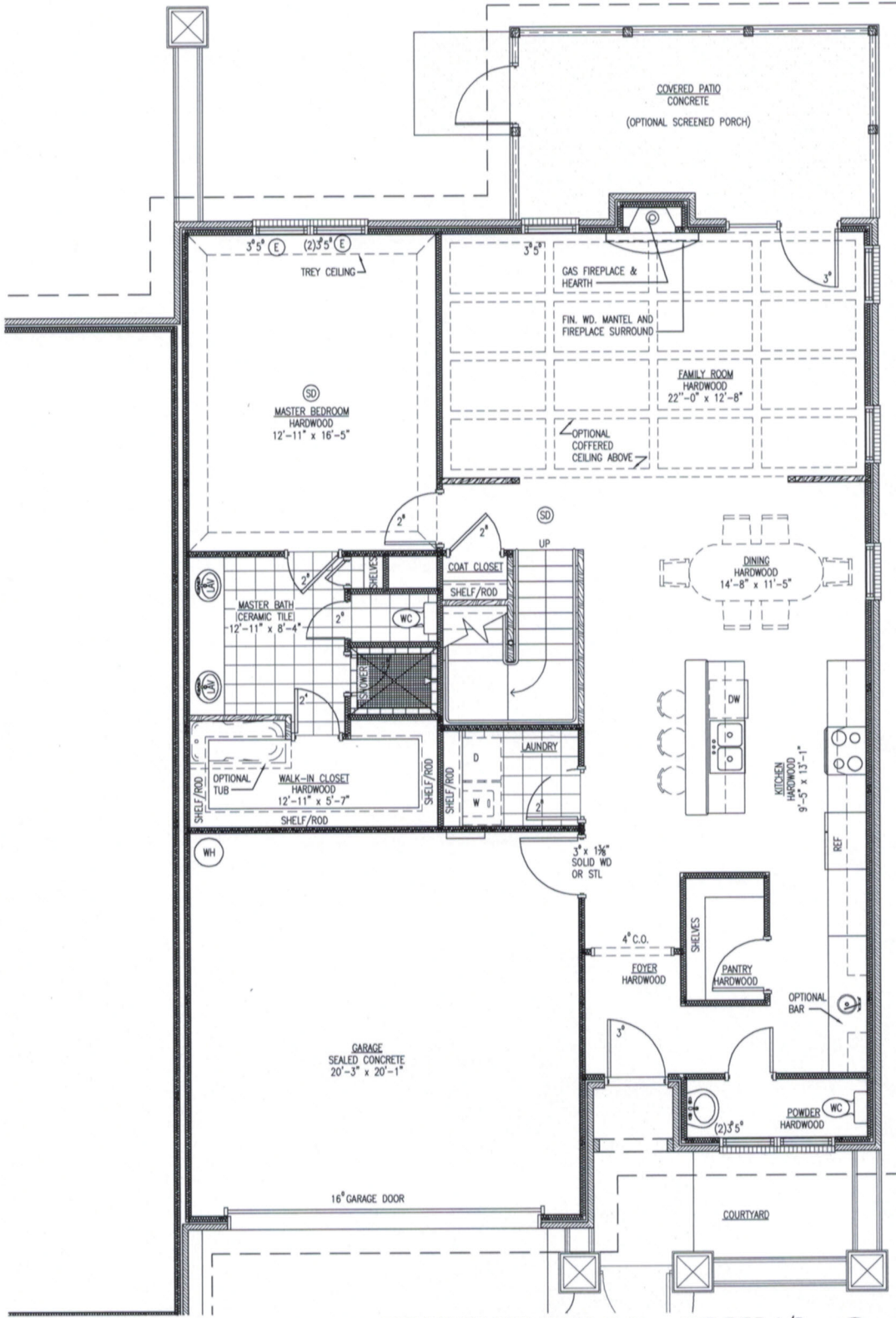
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 DESIGN PHASE

DATE	BY	REVISION



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PRELIMINARY MAIN FLOOR PLAN - UNIT TYPE A/B



2

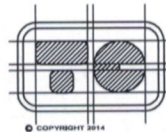


TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
KNOXVILLE, TENNESSEE

DATE: 02/21/14
REVISED: 03/14/14
REVISED: 03/21/14

REVISED: 03/25/14
REVISED: 04/02/14
REVISED: 04/04/14

COMM. NO. 1406
PRELIMINARY:
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DESIGN PHASE

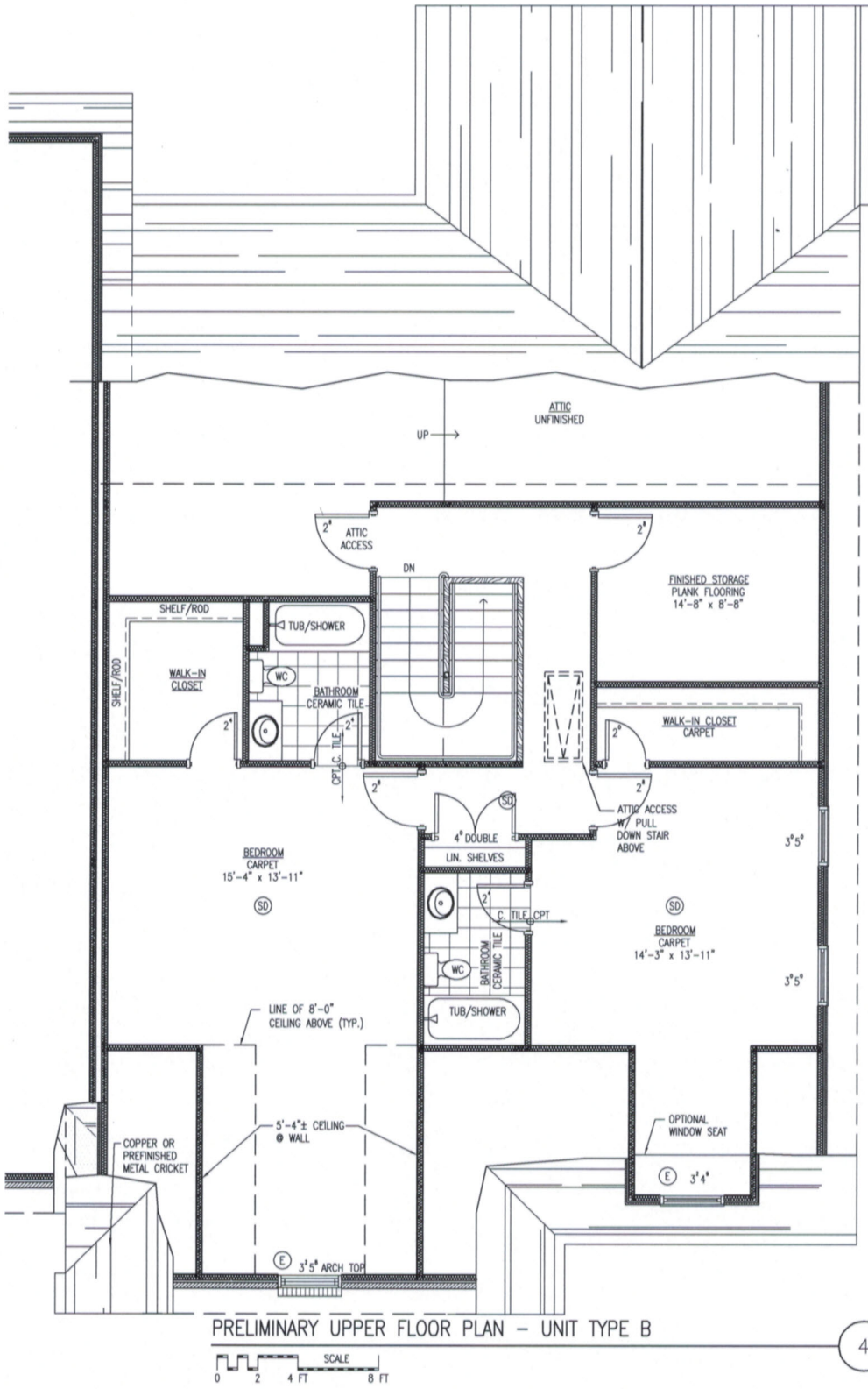


THOMAS CALDWELL, ARCHITECT

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UNIT TYPE "B"
 MAIN FLOOR: 1,371 S.F.
 UPPER FLOOR: 1,104 S.F.
 TOTAL FINISHED: 2,475 S.F.
 GARAGE: 424 S.F.

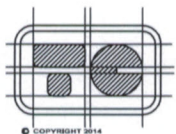
PRELIMINARY UPPER FLOOR PLAN - UNIT TYPE B

**TWO TOWNHOUSE BUILDINGS FOR:
 DEAN HILL VILLAGE
 KNOXVILLE, TENNESSEE**

DATE: 02/21/14
 REVISED: 03/14/14
 REVISED: 03/21/14

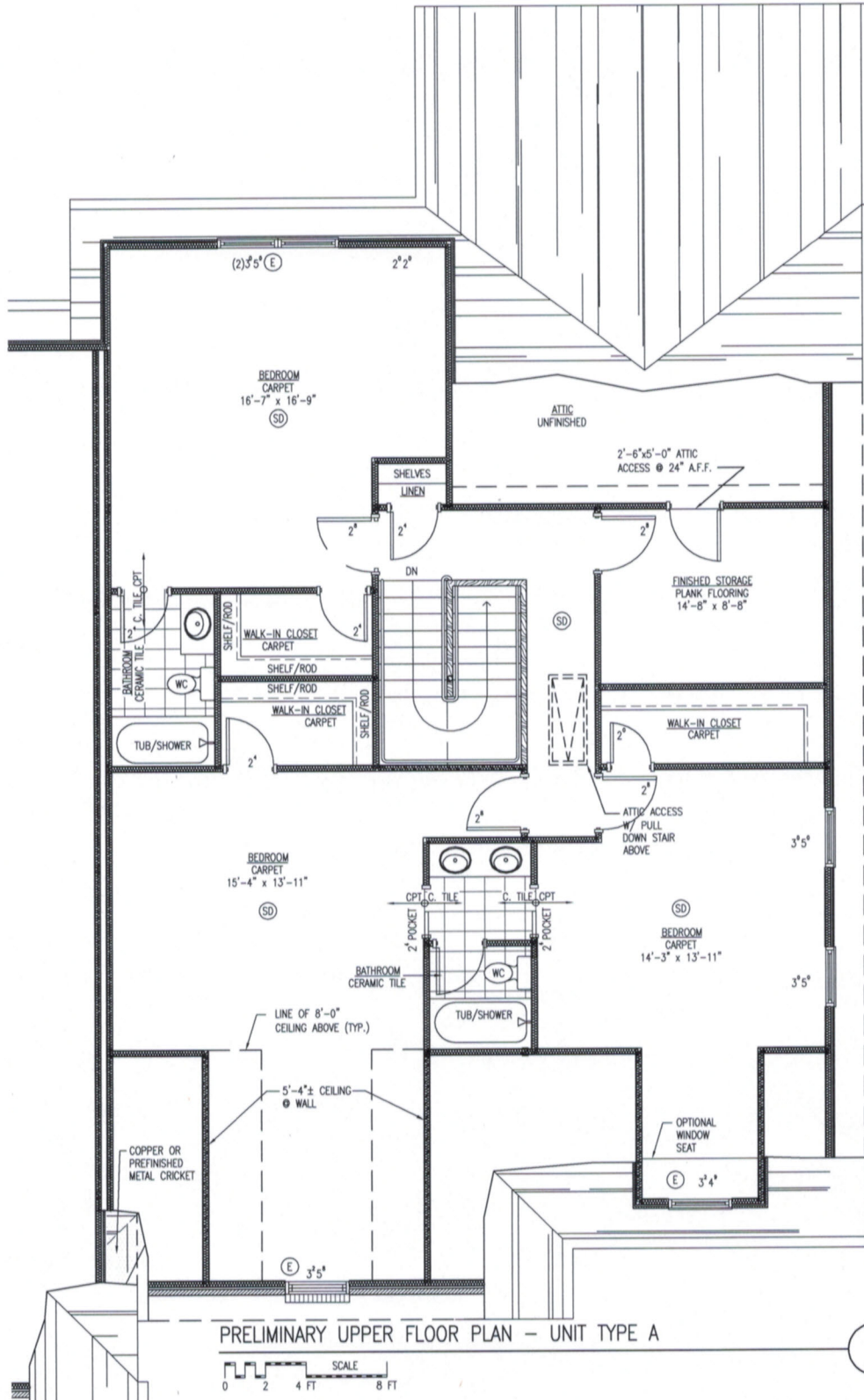
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 REVISED: 04/02/14
 REVISED: 04/04/14

COMM. NO. 1406
 PRELIMINARY:
 NOT FOR CONSTRUCTION
 DESIGN PHASE



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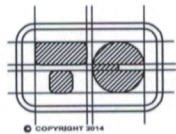
UNIT TYPE "A"
 MAIN FLOOR: 1371 S.F.
 UPPER FLOOR: 1393 S.F.
 TOTAL FINISHED: 2764 S.F.
 GARAGE: 424 S.F.

TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
 KNOXVILLE, TENNESSEE

DATE: 02/21/14
 REVISED: 03/14/14
 REVISED: 03/21/14

REVISED: 03/25/14
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COMM. NO. 1406
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