

CONDITIONS TO BE EVALUATED.
 USGS BLUELINE WWC
 IF FOUND TO BE BLUE LINE, UNIT
 9 WILL BE REMOVED FROM PLAN.

- NOTES:**
- EXISTING CONTOURS BASED ON K.G.I.S./NAVD8Q1988.
 - TOTAL DISTURBED AREA: 0.97 ACRE
 - ANY EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
 - BEFORE LOTS CAN BE PLATED, LEGALLY BINDING DOCUMENTS MUST BE RECORDED THAT PROVIDE PERMANENT PEDESTRIAN AND VEHICULAR ACCESS TO THE LOTS, AND ADDRESS PROPERTY OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
 - LANDSCAPING/PRIVACY FENCES TO BE PROVIDED BASED ON PLANS TO BE DEVELOPED BY CONTRACTOR.
 - UTILITIES AVAILABLE
 WATER: HPUD
 SEWER: HPUD
 GAS/ELEC: HPUD
 - BUILDING SETBACKS ARE AS FOLLOWED UNLESS EFFECTED BY PERIPHERAL OR NOTED OTHERWISE:
 FRONT = 20.00"
 REAR = 25.00"
 SIDE = 7.50"
 PERIPHERAL = 35.00"

- REQUESTED VARIANCES:**
- PERIPHERAL SETBACK REDUCED TO 25.00' ALONG UNITS 1-3.
 - FRONT SETBACK REDUCED TO 10.00' ALONG UNITS 1-3.

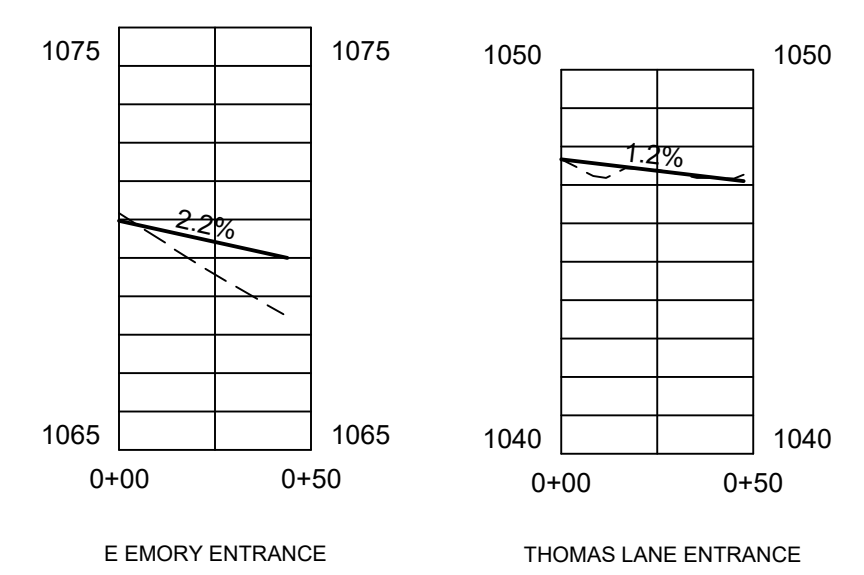
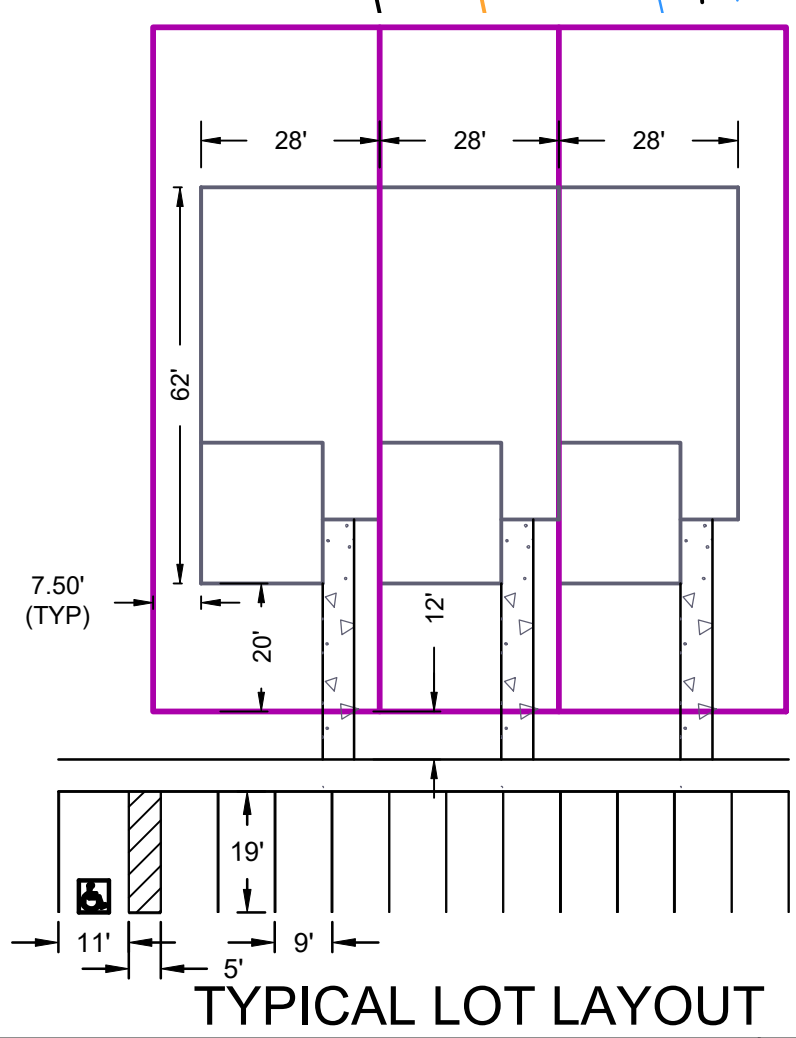
- PARKING REQUIREMENTS:**
- UNITS 1-3
 2(3) + 25(3) = 7.5
- UNITS 4-9
 2(6) + 25(6) = 13.5

4-SC-22-C / 4-E-22-UR
 Revised: 6/27/2022

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 all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
 Registered Engineer *Robert G. Campbell*
 Tennessee Certificate No. 105841



LOT	ACRE
1	.12
2	.07
3	.13
4	.09
5	.07
6	.09
7	.09
8	.07
9	.31



LEGEND

- T-BUILDING-PR
- SUR - PROPERTY - Property Lines
- P-LOT LINES-PR
- SETBACKS
- CONTOURS - MINOR
- CONTOURS - MAJOR
- EXITING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROW
- ENTRANCE CENTERLINE
- WATER LINE
- GRAVITY SANITARY SEWER
- WATER FLOW LINE
- MANHOLE (MH)
- WATER VALVE (W.V.)

4904 E EMORY RD
 KNOXVILLE, TN 37938
 CLT- 029
 PARCEL- 058
 TOTAL AREA- 1.94 AC
 ZONING- PR (5 DU/ACRE) PENDING
 FILE: 4-SC-22-C/4-E-22-UR

CONTRACTOR:
 BLACKMON CONSTRUCTION
 P.O. BOX 11315
 KNOXVILLE, TN 37939
 (865) 803-3610

ENGINEER:
 ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7525 TAGGART LANE
 KNOXVILLE, TN
 (865) 947-5996

