

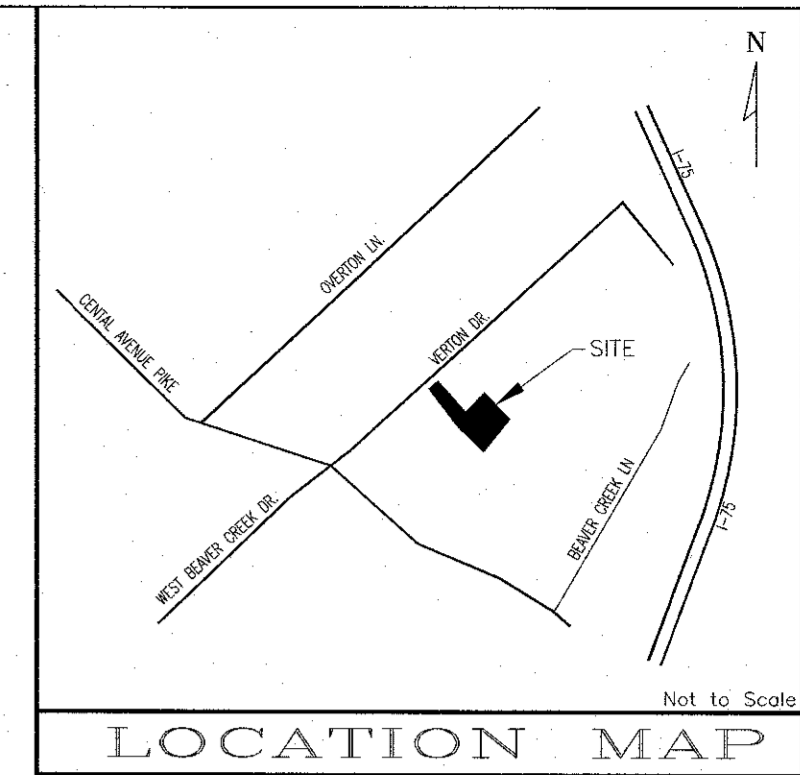
NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION  
NUMBER.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

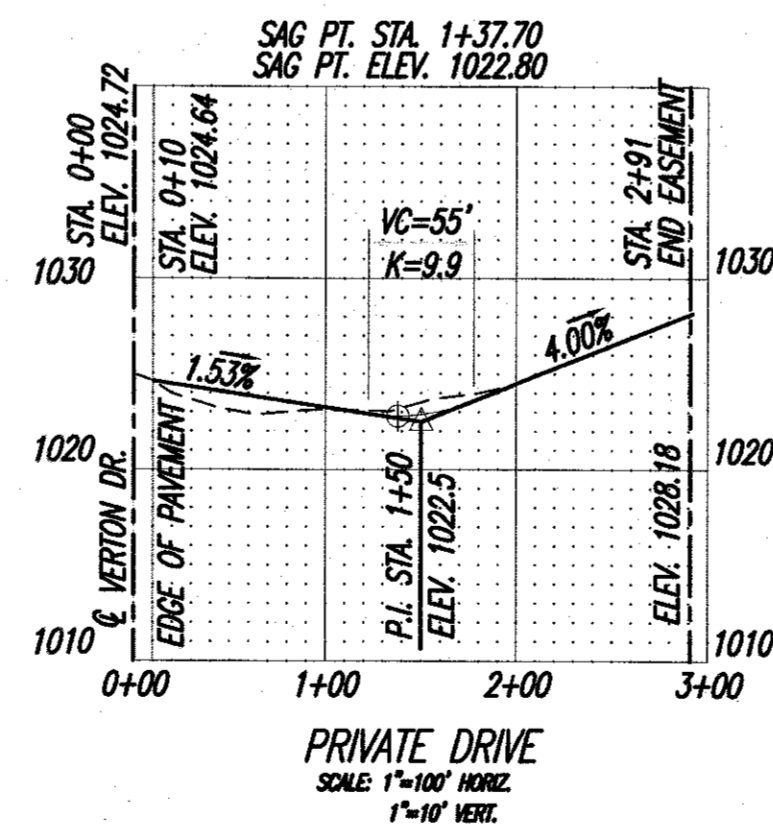
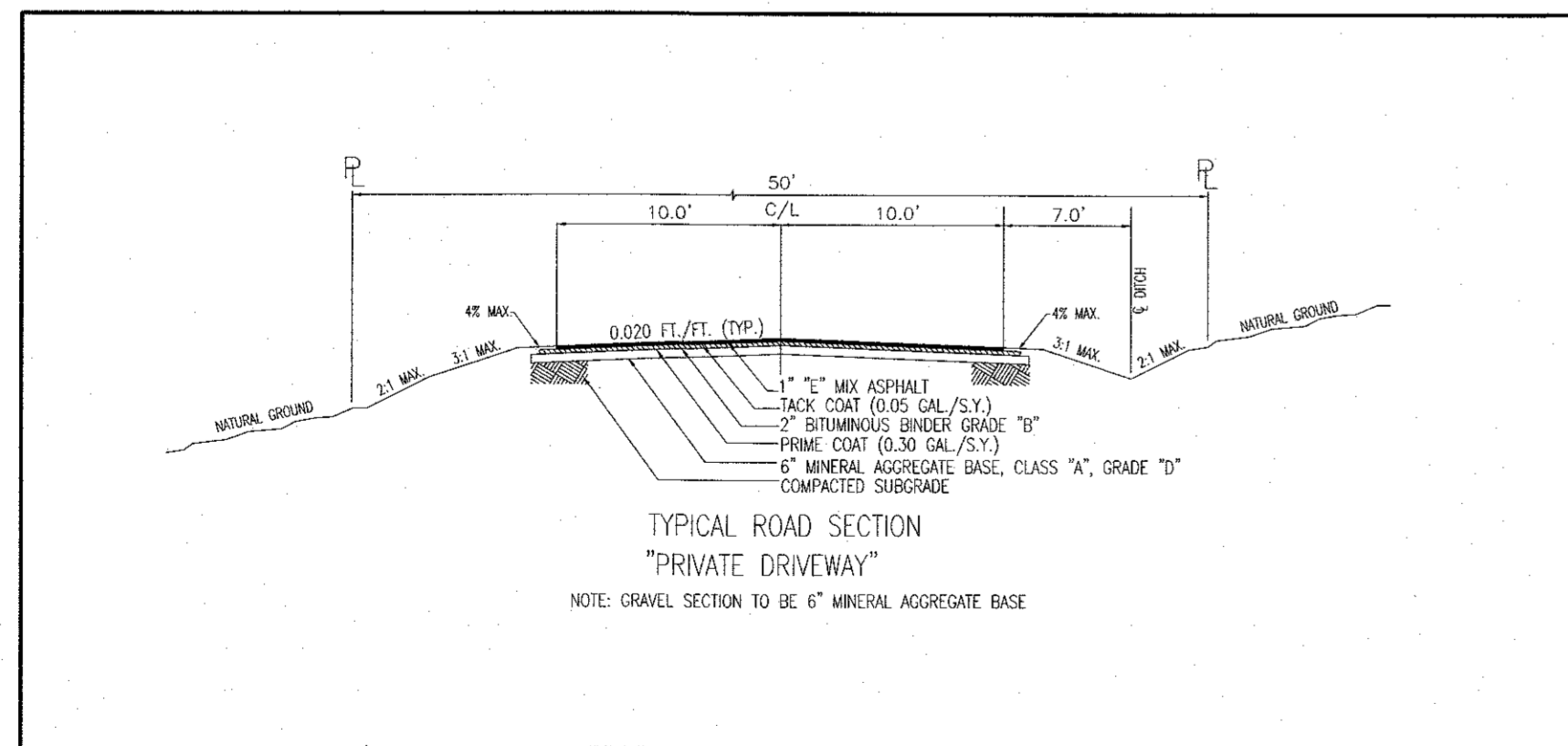
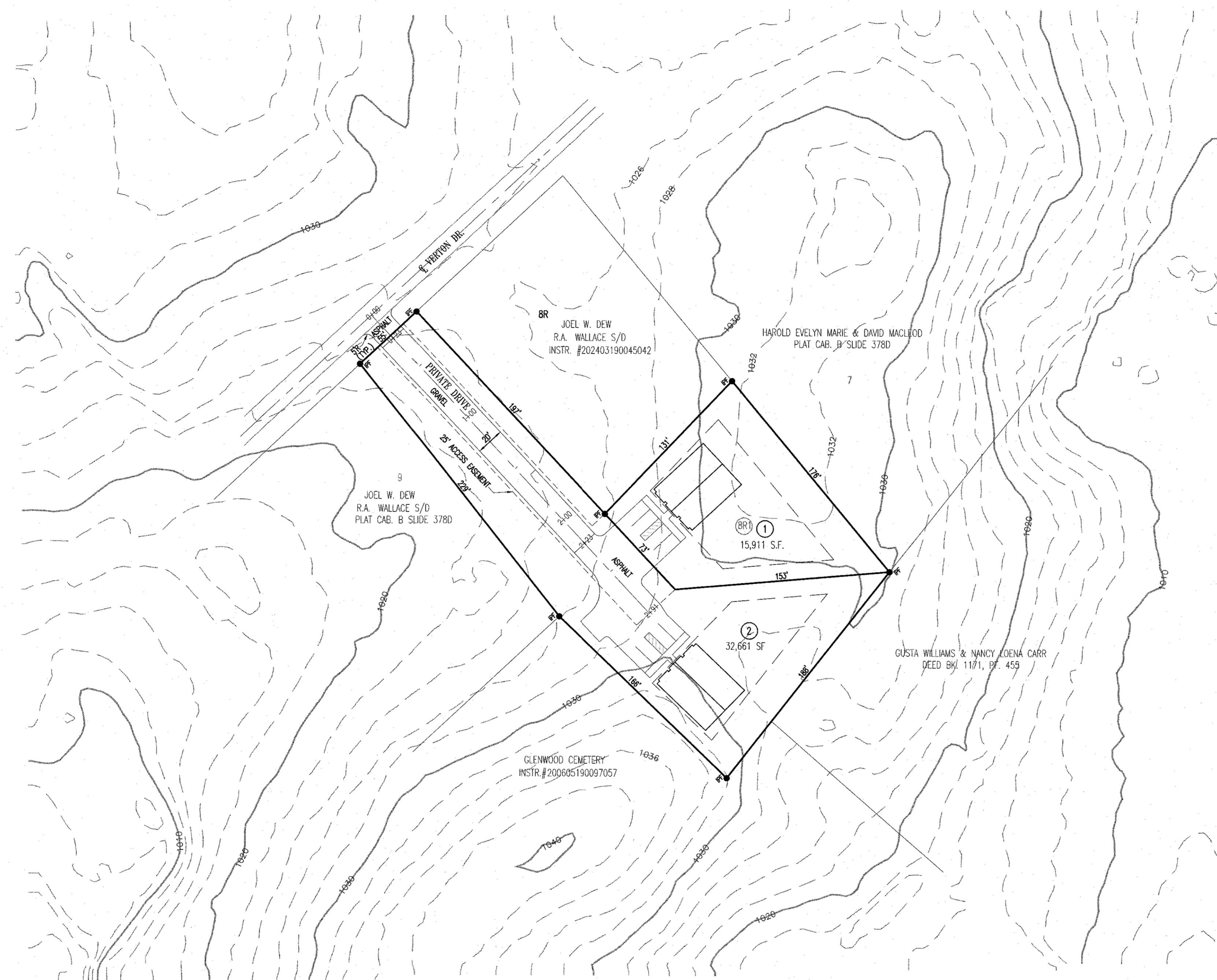
NOTE:  
CONTRACTOR IS RESPONSIBLE FOR  
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND  
BRACE ALL OPEN CUT TRENCHES AS  
REQUIRED BY STATE AND FEDERAL  
LAWS AND LOCAL ORDINANCES; TO  
CONFORM WITH RECOMMENDATIONS  
SET FORTH IN AGC MANUAL OF  
ACCIDENT PREVENTION IN  
CONSTRUCTION; TO PROTECT LIFE,  
PROPERTY, OR WORK; TO AVOID  
EXCESSIVELY WIDE CUTS IN  
UNSTABLE MATERIAL.

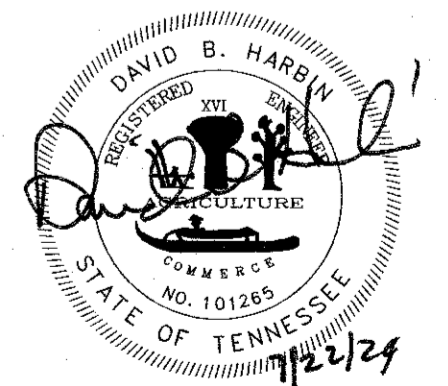
OSHA RULES SHALL BE ABIDED BY.



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 1.115 ACRES SUBDIVIDED INTO 2 DUPLEX LOTS.
  - THIS PROPERTY IS ZONED RA.
  - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
  - UTILITIES:  
WATER: HALLSDALE POWELL  
SEWER: HALLSDALE POWELL  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: FRONTIER COMMUNICATIONS
  - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 35'  
REAR- 25'  
SIDE- 8' 1 STORY, 12' 2 STORY
  - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
  - PRIVATE DRIVE IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
  - PRIVATE DRIVE WILL ALSO FUNCTION AS A UTILITY EASEMENT.
  - TOTAL IMPERVIOUS AREA IS 9,542 SF.



USE ON REVIEW REQUEST:  
APPROVAL OF A DUPLEX DEVELOPMENT IN AN RA ZONE



Rev 7.22.2024  
8-B-24-UR

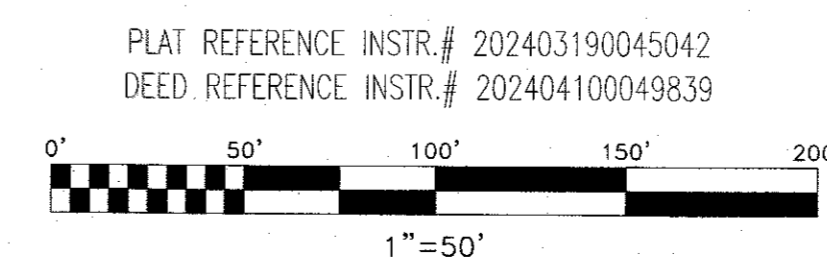
OWNER/DEVELOPER  
AARON FRANK  
10101 CANEEL DRIVE  
KNOXVILLE, TN 37931  
(865) 659-1240

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SEW								
CHECKED	DBH	1	7/22/24	METROPOLITAN PLANNING COMMISSION COMMENTS					

SCALE  
HORIZONTAL: 1"= 50'  
VERTICAL: 2" INTERVAL

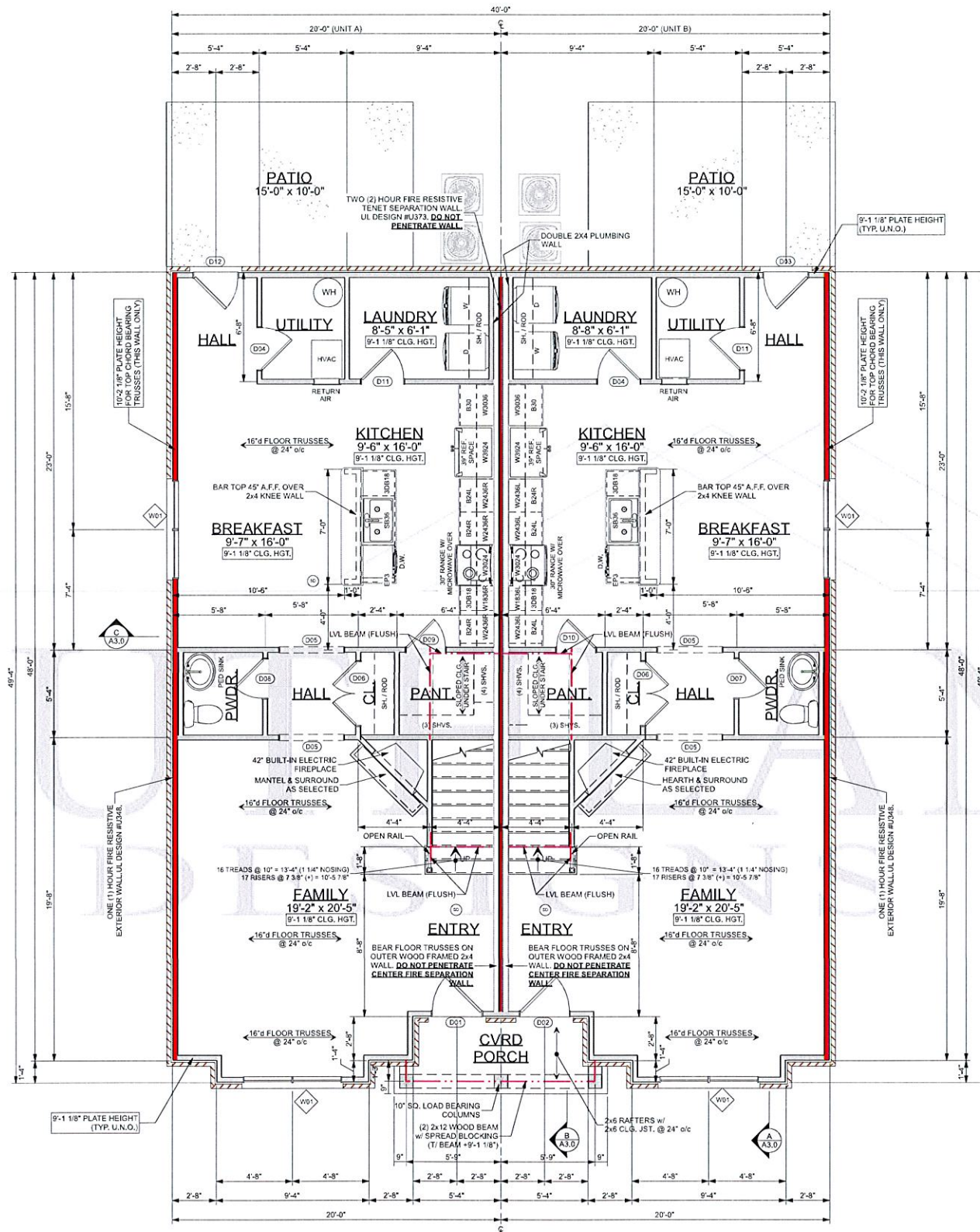
DATE  
6/21/24



USE ON REVIEW PLAN FOR  
FRANK PROPERTY ON VERTON DRIVE  
TAX MAP 57HA, PARCEL 3.01  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25615-C  
SHEET 1 OF 1 SHEET  
Q:\25615\25615.DWG





FIRST FLOOR PLAN  
1/4 IN = 1 FT

8-B-24-UR  
6/24/2024

FIELD NOTES:  
1. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.  
2. ALL PLATE HEIGHTS, WINDOW HEIGHTS, AND CEILING HEIGHTS SHOWN ON THIS SHEET ARE REFERENCED FROM THE FIRST FLOOR SUB-FLOOR.  
3. DIMENSIONS ARE FROM FACE OF SHEATHING AT EXTERIOR WALLS TO CENTERLINE OR FACE OF INTERIOR WALLS.

EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS DRAWING TO ENSURE NUMERIC AND GRAPHIC ACCURACY. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, SET FALLS AND SPECIFICATIONS BEFORE CONSTRUCTION. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS AFTER CONSTRUCTION BEGINS.

DUPLEX MASTER UP-SLAB

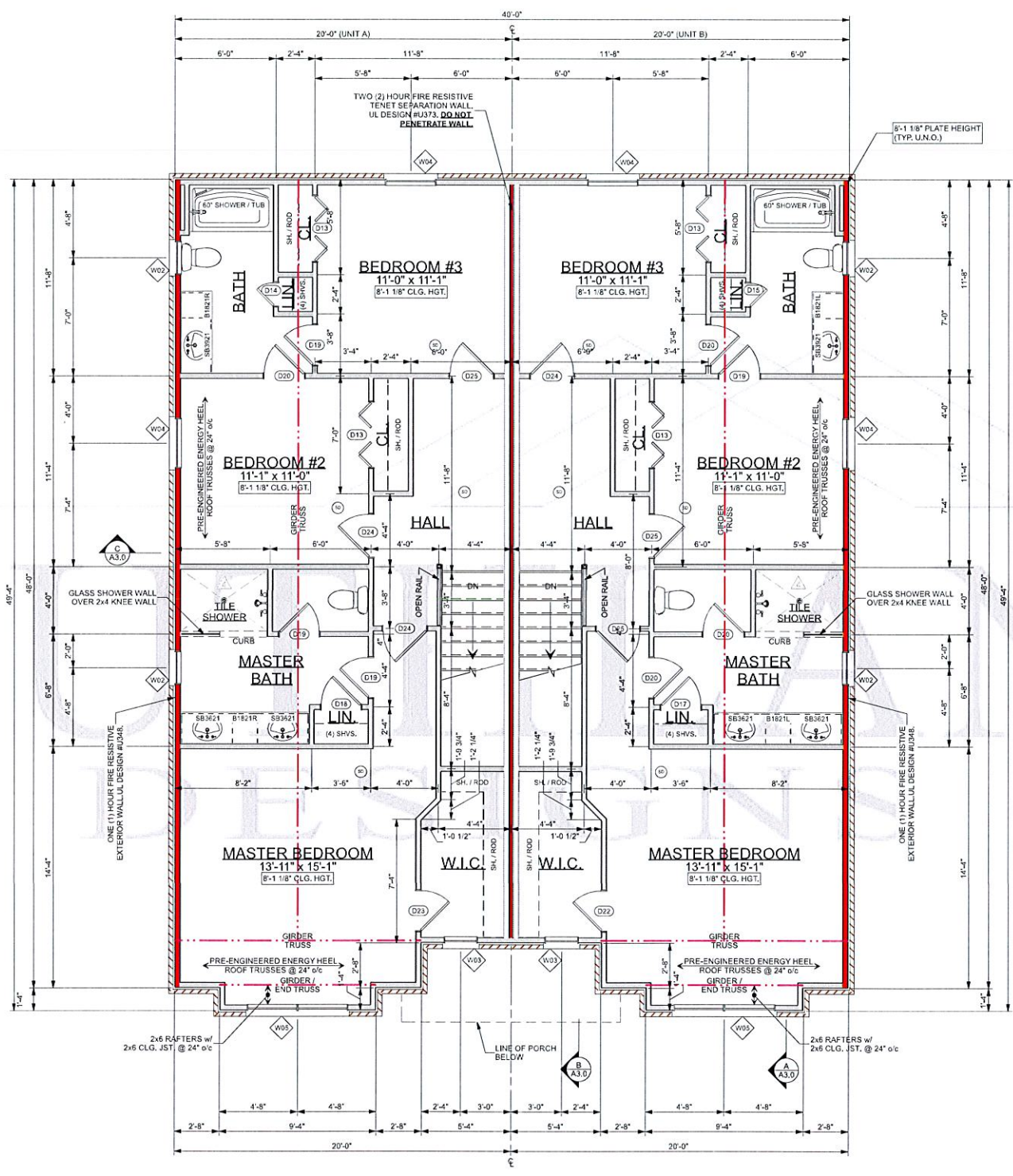
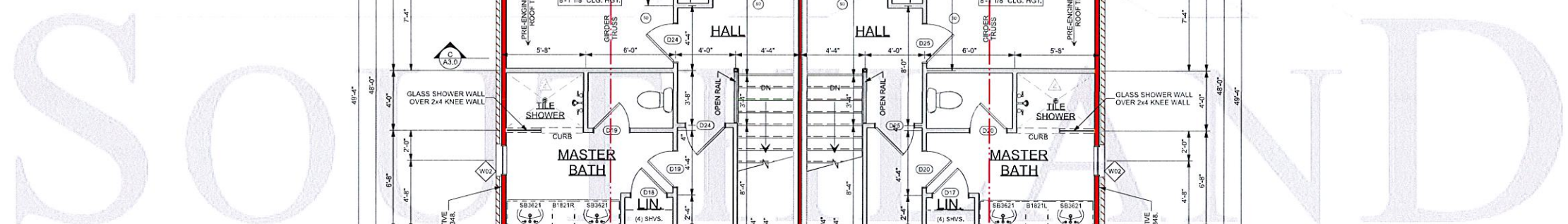
SOUTHLAND  
DESIGNS  
RESIDENTIAL DESIGN  
4025 W. 10TH STREET, SUITE 100, DENVER, CO 80202

MEMBER  
AIA  
IBID  
INTERNATIONAL BIDDING

REV	DESCRIPTION
1	ISSUED FOR CONSTRUCTION 6/27/24

DESIGNED BY  
D. HACKWORTH  
DATE  
JUNE 7, 2024  
SCALE  
1/4" = 1'-0" U.N.O.  
APPROVED BY  
DATE

PROJECT  
DUPLEX MASTER UP-SLAB  
SHEET NO.  
A1.1



SECOND FLOOR PLAN  
1/4 IN = 1 FT



8-B-24-UR  
6/24/2024

EVERY ATTEMPT HAS BEEN MADE IN THIS SET OF DRAWINGS TO ACCURATELY REFLECT THE INTENT AND REQUIREMENTS OF THE CLIENT. HOWEVER, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS. DIMENSIONS SHALL NOT BE ABLE TO CORRECT ERRORS AFTER CONSTRUCTION BEGINS.

**DUPLEX MASTER UP-SLAB**

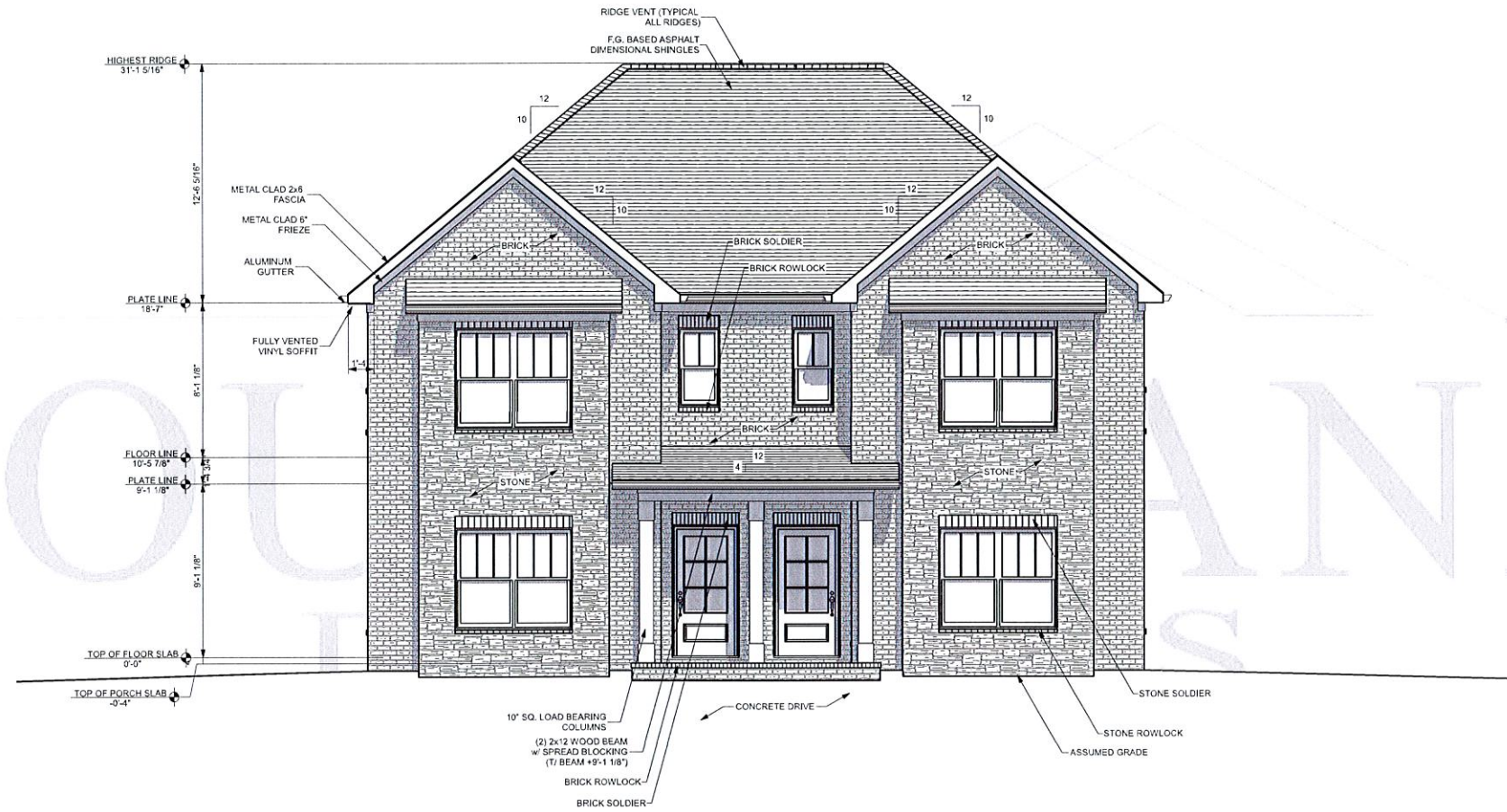
**SOUTHLAND DESIGNS**  
RESIDENTIAL DESIGN  
400 W. GARDEN ST. SUITE 200  
DALLAS, TEXAS 75201  
PHONE: (214) 718-8800  
WWW.SOUTHLANDDESIGNS.COM

**MAHAMMAD A. I. AL-BID**  
ARCHITECT  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF TEXAS, NO. 102320

NO.	REVISION
1	ISSUED FOR PERMITS
2	FOR CONSTRUCTION

DESIGNED BY: D. HACKWORTH  
DATE: JUNE 7, 2024  
SCALE: 1/4" = 1'-0" U.N.O.  
PRINTED BY: SDC  
PROJECT: DUPLEX MASTER UP-SLAB  
SHEET NO.: A1.2

CGP-PROT-6 2024 SOUTHLAND DESIGNS, L.L.C. ALL RIGHTS RESERVED.



FRONT ELEVATION  
1/4 IN = 1 FT

8-B-24-UR  
6/24/2024

EVERY ATTEMPT HAS BEEN MADE IN THIS DRAWING TO SHOW ALL CONDITIONS TO ENSURE NUMERIC AND GRAPHIC DIMENSIONS, DETAILS AND SPECIFICATIONS. CLIENT SHALL VERIFY ALL SITE CONDITIONS. DIMENSIONS WILL NOT BE LIABLE FOR ANY ERRORS AFTER CONSTRUCTION BEGINS.

DUPLEX MASTER UP-SLAB



**SOUTHLAND**  
DESIGNS  
RESIDENTIAL DESIGN

MEMBER  
**AIA**  
**BID**  
ARTICULAR INSTITUTION

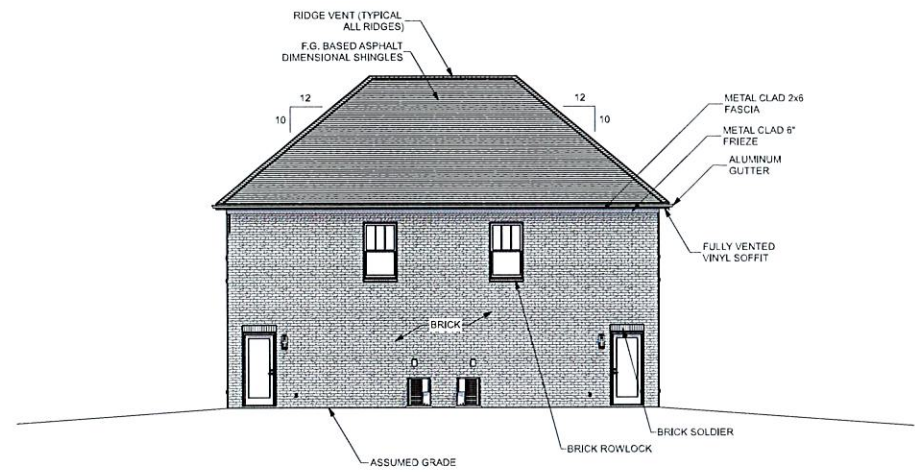
REV.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	6/24/24

DESIGNED BY  
D. HACKWORTH  
DATE  
JUNE 7, 2024  
SCALE  
1/4" = 1'-0" MIN. O.  
APPROVED DATE

PROJECT  
DUPLEX MASTER UP-SLAB  
SHEET NO.  
**A2.0**

EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ENSURE ACCURACY AND TO REFLECT THE CONTRACTOR'S AND ARCHITECT'S INTENT. THE CONTRACTOR AND ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SETS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS AFTER CONSTRUCTION BEGINS.

DUPLEX MASTER UP-SLAB



REAR ELEVATION  
1/8 IN = 1 FT

SOUTHLAND  
DESIGNS

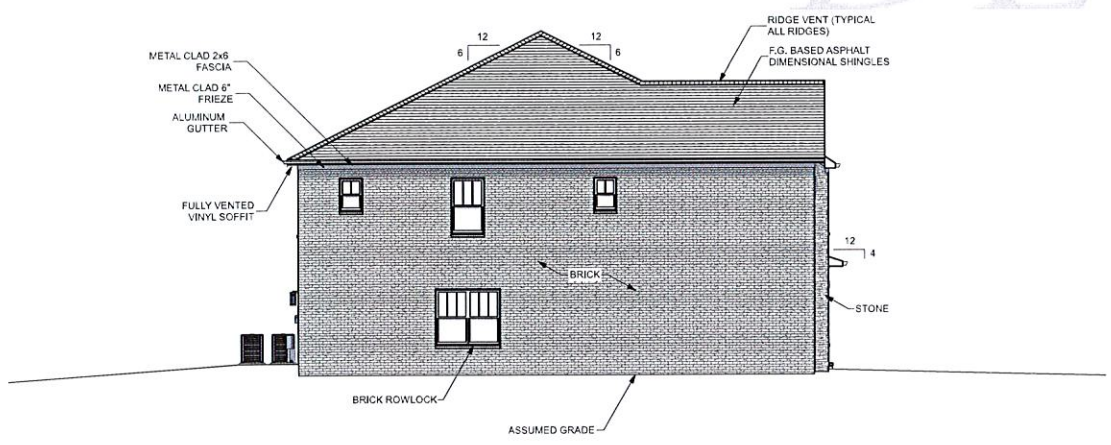
**SOUTHLAND**  
DESIGNS  
RESIDENTIAL DESIGN  
407 S. JEFFERSON ST. SUITE 100  
MEMPHIS, TN 38102

MEMBER  
**A.I.B.D.**  
INTERNATIONAL BOARD OF DESIGNERS

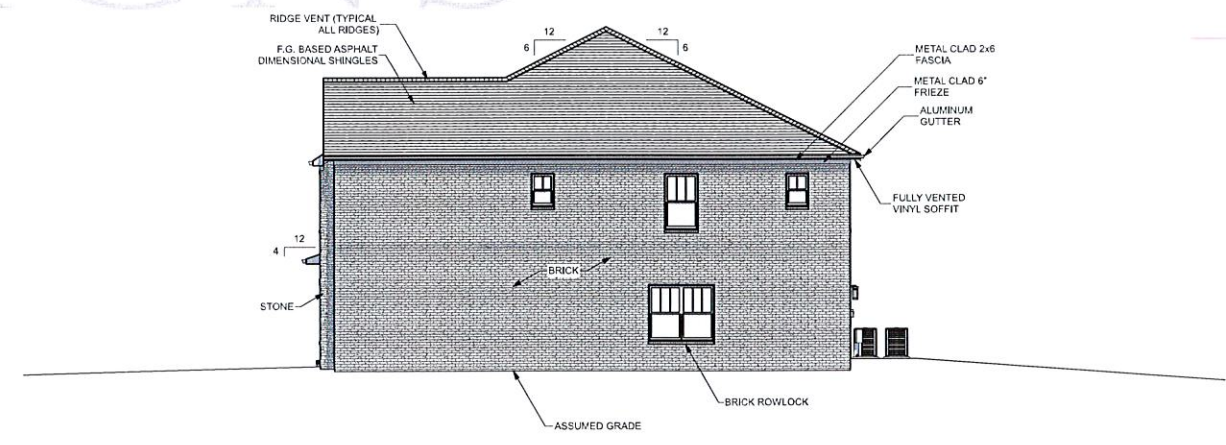
REV.	DESCRIPTION
0	ISSUED FOR CONSTRUCTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

DESIGNED BY  
D. HACKWORTH  
DATE  
JUNE 7, 2024  
SCALE  
1/4" = 1'-0" U.N.O.  
APPROVED BY DATE

PROJECT  
DUPLEX MASTER UP-SLAB  
SHEET NO.  
**A2.1**



LEFT ELEVATION  
1/8 IN = 1 FT



RIGHT ELEVATION  
1/8 IN = 1 FT

8-B-24-UR  
6/24/2024