

Not to Scale
LOCATION MAP

- NOTES:**
- IRON PINS FOUND (PF) SHOWN ON PLAT. ALL OTHERS SET BY BHNH, UNLESS NOTED OTHERWISE ON PLAT.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED C-3.
 - THIS PROPERTY CONTAINS 25,580 SF.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...25'
SIDES...0'
REAR...0'
 - VARIANCES APPROVED BY THE METROPOLITAN PLANNING COMMISSION AT THEIR MARCH 8, 1984 MEETING ARE AS FOLLOWS:
a) RIGHT-OF-WAY DEDICATION FROM 25' TO 12.5' FROM THE CENTERLINE OF KYLE STREET.
b) RIGHT-OF-WAY DEDICATION FROM 25' TO 7' FROM THE CENTERLINE OF ISLINGTON AVE.
c) CORNER RADIUS FROM 25' TO 0' AT THE INTERSECTION OF ISLINGTON AVE AND KYLE STREET.
d) CORNER RADIUS AT THE INTERSECTION OF MAGNOLIA AVE AND KYLE STREET FROM THREE-CENTERED-RADIUS TO 25' RADIUS
 - VARIANCES APPROVED BY THE CITY OF KNOXVILLE BOARD OF ZONING APPEALS AT THEIR JANUARY 19, 2017 MEETING ARE AS FOLLOWS:
a) REDUCTION OF THE MINIMUM REQUIRED KYLE STREET FRONT BUILDING SETBACK FROM 25 FEET TO 8.5 FEET.
b) REDUCTION OF THE MINIMUM REQUIRED ISLINGTON AVENUE FRONT BUILDING SETBACK FROM 25 FEET TO 17.25 FEET.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

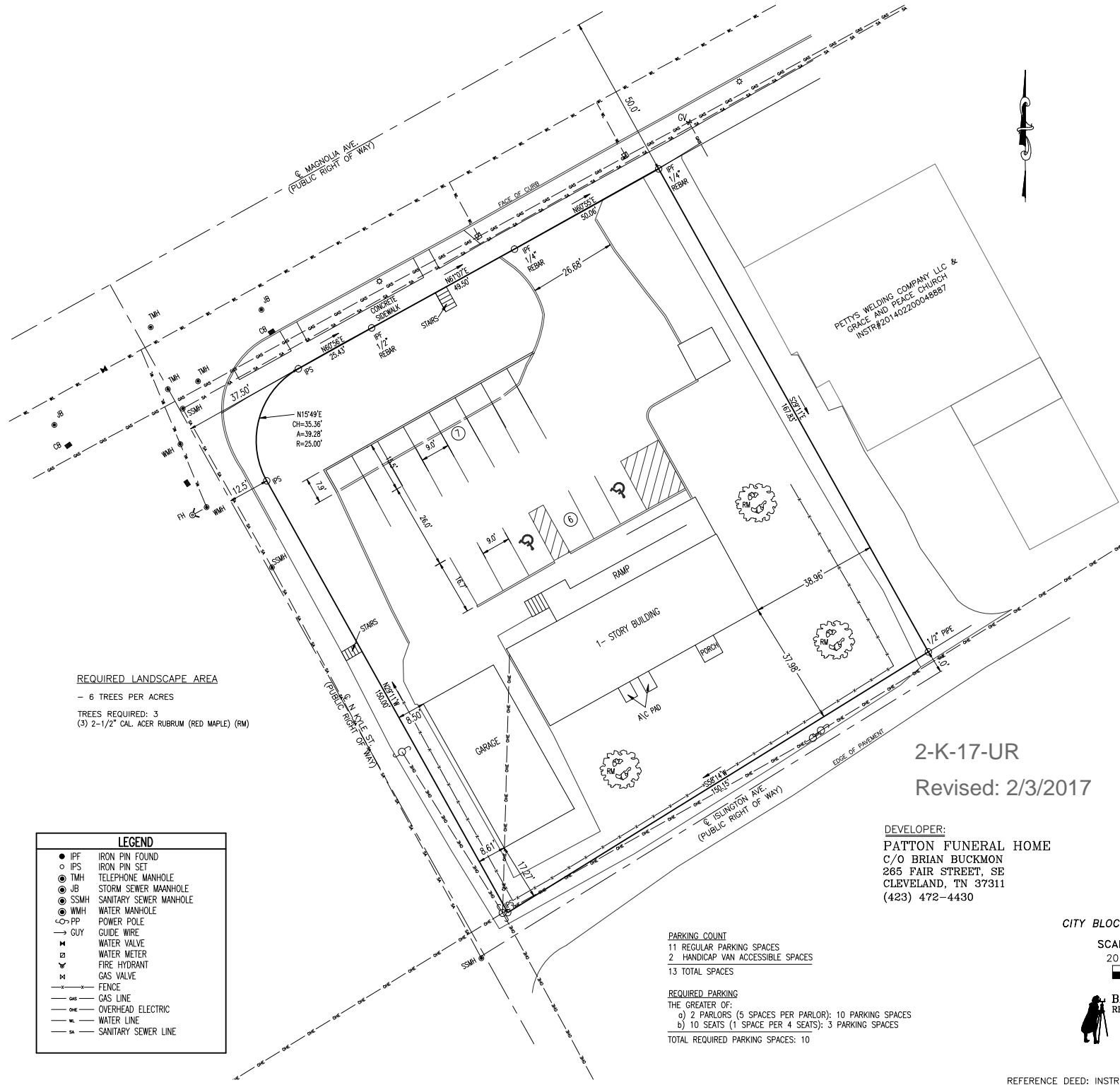
REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. _____

BOUNDARY SURVEY
FOR
ROBERT WHALEY
LOT 3
CLT MAP 82 0, PARCEL 3
DISTRICT 1, KNOX COUNTY, TN
CITY BLOCK 14081, 14TH WARD, CITY OF KNOXVILLE

SCALE: 1" = 20'
JANUARY 25, 2017
20 10 0 20 40

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
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REFERENCE DEED: INSTR#201504070053997
REFERENCE PLAT: MB W-154
25003-SP
Q:\25003\25003.DWG



REQUIRED LANDSCAPE AREA
- 6 TREES PER ACRES
TREES REQUIRED: 3
(3 2-1/2" CAL. ACER RUBRUM (RED MAPLE) (RM))

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
⊙	TELEPHONE MANHOLE
⊙	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	POWER POLE
—	GUIDE WIRE
—	WATER VALVE
—	WATER METER
—	FIRE HYDRANT
—	GAS VALVE
—	FENCE
—	GAS LINE
—	OVERHEAD ELECTRIC
—	WATER LINE
—	SANITARY SEWER LINE

PARKING COUNT
11 REGULAR PARKING SPACES
2 HANDICAP VAN ACCESSIBLE SPACES
13 TOTAL SPACES

REQUIRED PARKING
THE GREATER OF:
a) 2 PARLORS (5 SPACES PER PARLOR): 10 PARKING SPACES
b) 10 SEATS (1 SPACE PER 4 SEATS): 3 PARKING SPACES
TOTAL REQUIRED PARKING SPACES: 10

2-K-17-UR
Revised: 2/3/2017

DEVELOPER:
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