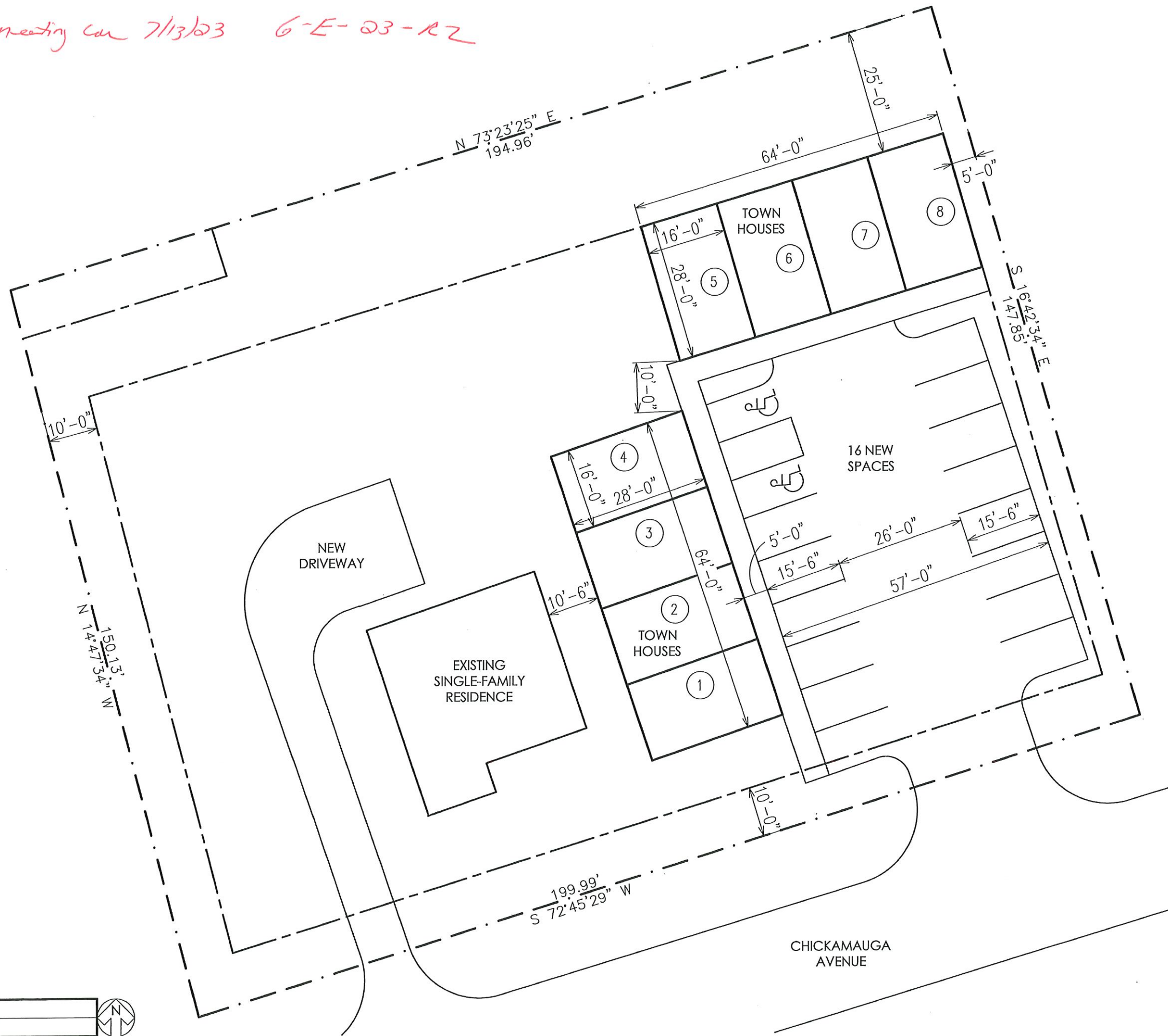


meeting on 7/13/23 6-E-23-R2



FALCONNIER
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PRELIMINARY
NOT FOR CONSTRUCTION
07/12/23

SITE PLAN
PRELIMINARY

RESIDENTIAL
DEVELOPMENT

237 CHICKAMAUGA AVE.
KNOXVILLE, TN 37918

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CAD FILE: 2022-081

C-100

CODE & DEVELOPMENT DATA

CODE DATA IS FOR NEW CONSTRUCTION. EXISTING HOUSE IS NOTED SEPARATELY.

MUNICIPAL JURISDICTION:

CITY of KNOXVILLE, TN

APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2017 NFPA 70 NATIONAL ELECTRIC CODE
OR LATEST ADOPTED CODE

2010 ADA/2009 ANSI 117.1 ACCESSIBILITY
KNOXVILLE ZONING ORDINANCE

SITE WORK:

EXISTING SITE ZONE: RN-2, SINGLE FAMILY RESIDENTIAL

PROPOSED ZONE: RN-4, MIXED RESIDENTIAL w/

USE-ON-REVIEW (ZONING DATA IS FOR RN-4 RE-ZONING)

SITE AREA: 29,415 S.F.

SETBACKS:

FRONT: THE LESS OF 10'-0" OR BLOCKFACE AVERAGE

SIDES: (TOWNHOMES) THE LESS OF 5'-0" OR 15% OF
LOT WIDTH, 15'-0" MINIMUM COMBINED.

REAR: 25'-0"

PARKING (MINIMUM):

1.75/2-BEDROOMS (8x1.75=14)

0.2/DWELLING UNIT GUEST (8x0.25=2)

+2 FOR EXISTING SINGLE-FAMILY HOUSE

PROPOSED: 18 SPACES INCLUDING 2 ACCESSIBLE

BUILDING COVERAGE: 35% TOWNHOUSES

PROPOSED: 16%

(INCLUDES EXISTING HOUSE)

IMPERVIOUS AREA: 45% TOWNHOUSES

PROPOSED: 40%

(INCLUDES EXISTING HOUSE)

OCCUPANCY GROUP: TOWNHOUSES

PROPOSED UNITS: 8 TOWNHOMES (2 STORIES, 2 BEDROOMS)

EXISTING UNITS: 1 SINGLE FAMILY HOUSE

CONSTRUCTION TYPE: V-B UNSPRINKLERED

ALLOWABLE HEIGHT:

2 STORY, 35' ACTUAL

(2 STORIES, 40' ALLOWABLE)

MEANS OF EGRESS:

2 PROVIDED

FIRE ALARM:

SMOKE DETECTORS PER IRC R314

SEPARATION:

2-HOUR BETWEEN TOWNHOMES PER IRC R302.2

1-HOUR BETWEEN DWELLING UNITS IN 2-FAMILY PER IRC
R302.3

ACCESSIBILITY:

SEE FLOOR PLAN ACCESSIBILITY NOTE

NOTE:

INTENT OF THIS SCHEMATIC IS TO DETERMINE THE MAXIMUM NUMBER OF UNITS WHICH CAN BE BUILT ON THIS SITE PER THE BUILDING CODE AND ZONING ORDINANCE. THIS IS NOT THE ONLY POSSIBLE CONFIGURATION.

SITE INFORMATION:

MUNICIPAL JURISDICTION: CITY of KNOXVILLE

SITE ZONE: RN-2

PARCEL ID: 081BG031 & 081BG032

BASED ON PLAT PREPARED 01/20/23 BY
JOHN SCOTT STANLEY, RLS

BLOCK: 18482

WARD: 18

AREA: 29,415 (0.675 ACRE)

SITE PLAN PREPARED FROM OWNER'S SURVEY AND
PUBLICLY AVAILABLE KGIS DATA. THIS IS NOT A SURVEY.



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**CODE &
DEVELOPMENT
DATA**

**RESIDENTIAL
DEVELOPMENT**

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