



**PROPOSED:**  
 North Prop. Line  
 Double Row of  
 Evergreen  
 Trees @ ±10' o.c.  
 Staggered Row on  
 Each Side of  
 Property Line

**Townhouse  
 Wall to Zayet  
 Home =  
 55.6'**

**Property  
 Line to  
 Zayet  
 Home =  
 21'**

**West Side  
 of Kempton  
 Homes**

**PROPOSED:**  
 East Prop. Line  
 Double Row of  
 Evergreen  
 Trees @ ±10' o.c.  
 Staggered Row on  
 Each Side of  
 Property Line

**PARKING SUMMARY:**  
 REQUIRED PER CITY OF KNOXVILLE:  
 MIN: 2 SPACES PER DU + 0.25 PER DU  
 MAX: NO LIMIT  
 PROPOSED UNITS: 32  
 MIN PARKING SPACES: 72  
 PROPOSED:  
 EACH UNIT CONTAINS A ONE CAR GARAGE (1 SPACE)  
 PARKING SPACES: 46  
 TOTAL PARKING SPACES: 78

**SITE INFO:**  
 ZONE: RN-4  
 3.95 ACRES

**REQUIRED PER CITY OF KNOXVILLE:**  
 MIN LOT AREA: 3,000 SF/DU  
 AT 32 UNITS = 2.20 ACRES  
 MIN LOT WIDTH: 20 FT/DU  
 MAX BUILDING HEIGHT: 35 FT  
 MAX IMPERVIOUS COVERAGE: 50%  
 MAX IMPERVIOUS COVERAGE: 60%  
 MIN FRONT SETBACK: 10 FT OR THE AVERAGE OF BLOCKFACE,  
 WHICHEVER IS LESS  
 MIN INTERIOR SIDE SETBACK: 5 FT OR 15% OF LOT WIDTH,  
 WHICHEVER IS LESS; IN NO CASE LESS THAN 15 FT  
 COMBINED  
 MIN CORNER SIDE SETBACK: 12 FT  
 REAR SETBACK: 25 FT

**IMPERVIOUS INFORMATION**  
 97 IMPERVIOUS AREA: 0.47 AC  
 PROPOSED IMPERVIOUS AREA: 1.60 AC

South = 343'  
 East ( Zayet property line) = 422'  
 North (Lyttle property line) = 368'  
 West (facing Gallaher View and slopes down) north leg = 185'  
 West (facing Gallaher View and slopes down) south leg = 291'

ISSUE DESCRIPTION	
DATE:	
NO.	
<b>PRELIMINARY FOR REVIEW ONLY</b>	
<small>IF THIS DOCUMENT IS NOT DATED, IT MAY NOT BE RELIED UPON.</small>	
<b>GALLAHER VIEW TOWN</b> 9-A-25-SU 962 N GALLAHER VIEW ROAD KNOXVILLE, TN 37923	
PROJECT:	<b>CANNON &amp; CANNON INC</b>
	10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com
CLIENT:	<b>MAINLAND MCA KNOXVILLE, LLC</b> 1905 ACKLEN AVENUE NASHVILLE, TN 37212
CCI PROJ. NO.	01900-0000
DATE:	FEBRUARY 05, 2025
PM/PC:	ATK
DRAWN BY:	ATK
<b>SITE LAYOUT PLAN</b>	
<b>C101</b>	

9-A-25-SU  
 Revised: 2/16/2025

**NOTES:**  
 1. REFER TO SHEET C001 FOR GENERAL NOTES.  
 2. THE SITE WILL MEET THE CITY'S TREE PROTECTION ORDINANCE. SUFFICIENT LANDSCAPING INFORMATION WILL BE SUBMITTED DURING PERMITTING.

