



GRADING STUDY NOTES:

1. THE PROPERTY LOCATED IN KNOX COUNTY IS ZONED 'CB'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: NO BUILDING SHALL BE LOCATED CLOSER THAN TWENTY (20) FEET TO THE ROAD LINE; NO BUILDING OR PORTION OF A BUILDING USED AS A DWELLING SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO THE ROAD LINE; AND NO HOTEL OR TOURIST COURT SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO THE ROAD LINE.

SIDE: THERE SHALL BE A SIDE YARD ON EACH SIDE OF EVERY BUILDING OR PORTION OF A BUILDING USED AS A DWELLING, WHICH SIDE YARD SHALL HAVE A MINIMUM WIDTH OF FIVE (5) FEET, INCREASED BY TWO (2) FEET FOR EACH STORY ABOVE THE FIRST STORY.

REAR: THERE SHALL BE A REAR YARD ON EVERY LOT, WHICH REAR YARD SHALL HAVE A MINIMUM DEPTH OF SIXTEEN (16) FEET FOR A ONE-STORY BUILDING, TWENTY (20) FEET FOR A TWO-STORY BUILDING, AND TWENTY-FOUR (24) FEET FOR A THREE-STORY BUILDING. IF THE BUILDING IS DESIGNED FOR RESIDENTIAL PURPOSES ONLY, THE PROVISIONS OF THE RA, LOW DENSITY RESIDENTIAL ZONE SHALL APPLY.

HEIGHT: NO BUILDING MAY BE BUILT TO A HEIGHT EXCEEDING TWICE THE WIDTH OF THE ROAD UPON WHICH THE BUILDING ADJUTS; BUILDINGS MAY EXCEED THIS HEIGHT LIMIT PROVIDING THE PORTION OF THE BUILDING HIGHER THAN TWICE THE WIDTH OF THE ROAD IS SET BACK FROM EVERY ROAD AND LOT LINE ONE (1) FOOT FOR EACH THREE (3) FEET OF HEIGHT IN EXCESS OF TWICE THE ROAD WIDTH.

THE PROPERTY LOCATED IN LOUDON COUNTY IS ZONED 'C-2 GENERAL COMMERCIAL'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: THE FRONT YARD SETBACK SHALL NOT BE LESS THAN THIRTY (30) FEET.

SIDE: THE SIDE YARD SETBACK SHALL NOT BE LESS THAN TWENTY (20) FEET.

REAR: THE REAR YARD SETBACK SHALL NOT BE LESS THAN TWENTY (20) FEET, EXCEPT WHERE VEHICULAR ACCESS WILL BE PROVIDED TO THE REAR OF THE LOT, IN WHICH CASE A MINIMUM REAR SETBACK OF THIRTY (30) FEET SHALL BE REQUIRED.

HEIGHT: NO BUILDING SHALL EXCEED THREE STORIES OR FORTY (40) FEET IN HEIGHT, EXCEPT AS PROVIDED FOR IN ARTICLE 6, SECTION 6.030.

- CONTOUR DATA TAKEN FROM THE STATE OF TENNESSEE GIS DATABASE.
- THE KNOX COUNTY LOT IS 4.62± ACRES.
THE LOUDON COUNTY LOT IS 8.10± ACRES.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.

REFERENCE:
 PARCEL 1.02 (KNOX COUNTY):
 DEED INST. 200802270064105
 PARCEL 16.00 (LOUDON COUNTY):
 DEED BOOK: 337 PAGE: 474



REVISION	DATE	DESCRIPTION	BY

GRADING STUDY
WATT ROAD DEVELOPMENT
 SITE ADDRESS: WATT ROAD (37934)

DIST. NO. W6 KNOX & LOUDON CO., TN.
 CLT MAPS 151 & 7 PARCELS 1.02 & 16.00
 SCALE: 1"=50' AUGUST 1, 2019

OWNER: **HUBBS LAND MANAGEMENT, LLC**
 3752 BELLAIRE BOULEVARD
 HOUSTON, TX 77025
 (713) 828-1751

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO.

