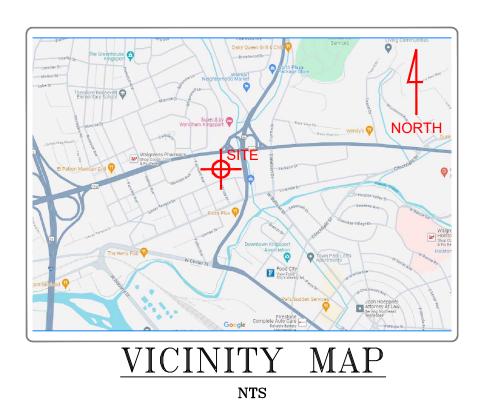
## NOTES:

- PROPERTY ZONE: B-3 (HIGHWAY ORIENTED BUSINESS DISTRICT). 1. LOT AREA. THE MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET. 2.
- LOT FRONTAGE, 50 FEET. 3.
- 4. BUILDING SETBACK. THE SETBACKS TO BE OBSERVED ARE:
- a. FRONT YARD, 20 FEET. b. SIDE YARD, NOT APPLICABLE.
- REAR YARD, 30 FEET. C
- LOT COVERAGE, 40 PERCENT.
- BUILDING HEIGHT, NOT APPLICABLE. ALL PARKING AREAS MUST PROVIDE INTERIOR LANDSCAPING AS 5 FOLLOWS: IN ADDITION TO ALL OTHER LANDSCAPING REQUIREMENTS, ALL PARKING AREAS SHALL CONTAIN A MINIMUM OF
- ONE TREE PER FIVE PARKING SPACES TO BE LOCATED IN THE INTERIOR PARKING LOT AREA.
- THE SUM OF ALL LANDSCAPING CONTAINED WITHIN ANY ONE ZONING DEVELOPMENT PLAN SHALL BE A MINIMUM OF TEN PERCENT OF THE ENTIRE LAND AREA.
- VEHICLE SALE, RENTAL AND SERVICE ESTABLISHMENT: ONE SPACE PER 500 SQUARE FEET OF ENCLOSED SALES/RENTAL FLOOR AREA, PLUS ONE SPACE PER 2,500 SQUARE FEET OF OPEN SALES/RENTAL DISPLAY LOT AREA, PLUS TWO SPACES PER SERVICE BAY, PLUS ONE SPACE PER EMPLOYEE, BUT NEVER LESS THAN FIVE SPACES. SANITARY SEWER IS LOCATED ALONG THE WESTERN PROPERTY LINE
- (LYNN GARDEN DRIVE). DOMESTIC WATER IS LOCATED ALONG THE NORTHERN PROPERTY LINE (W STONE DRIVE).



SITE INFORMATION:
CURRENT OWNER: SHUBHLAXMI LLC C/O CHANDRAKANT P PATEL 1101 N BUFFALO STREET ERWIN, TN 37650-4013
EXISTING SITE INFORMATION: 1017 W STONE DRIVE 5.38 AC.± TOTAL PARCELS 045D K 003.10 045D K 004.00 045D K 004.10 045D K 007.00 045D K 008.00 045D K 009.00 DEED 20121227-0042052
CURRENT ZONING: B-3 - HWY ORIENTED BUSINESS R-1C - RESIDENTIAL
Impervious Surfacing Existing: 3.67 AC± Proposed: 3.81 AC± Difference: 0.14 ADD
Parking Note:

Parking Note: Display: Customer: Employee: Service:	308 29 22 43
TOTAL:	402



## CONCEPT SITE PLAN NOT FOR CONSTRUCTION

	SCALE:	1" = 40'	
)'	40'	80'	120'

VARIANCE PLAN

**C2.1** 

DRAWING NO: