

Plot Plans

Commercial and Residential Requirements

Plot Plans submitted for Review should include:

Elevations:

- Existing and proposed contours
- Finished floor elevations
- Manhole and sewer invert elevations
- Proposed and existing storm sewer elevations
- Comply with **Stormwater and Street Ordinance – Stormwater Detention** (if applicable)
 - 1) Road Construction, Commercial, Industrial, Educational, Institutional and Recreational Developments of one (1) acre or more;
 - 2) Single-Family or Duplex Residential Development of five (5) acres or more, or five (5) lots or more, and;
 - 3) Any Development which contains one-half (1/2) acre or more of impervious surface
- Erosion Control Plan per T.E.S.C.H.

Plot Plan must also include:

- Name, Address and Telephone Number of Engineer
- Street Name
- Lot Number and CLT #
- Size of Lot (Bearings & Distances)
- North Arrow
- Edge of Pavement
- Ditches and Storm Sewers (Existing & Proposed)
- All existing property lines with tie downs to nearest street intersection
- Curb, Gutter and Sidewalks
- Driveway, Ingress, Egress, Location and Size (paved surface)
- Any Easements on Property
- Location of manholes and sanitary sewer mains nearest to lot that will serve lot.
- Existing and proposed buildings
- Setbacks of buildings
- Fire lines, water mains and hydrants
- Electrical point of entry to transformer pad or pole

Zoning Ordinance:

The following must be shown to comply with **Article 5, Section 7** of the Zoning Ordinance:

- Dimension of Parking Space and Aisles (parking lots over 20,000 sq. ft. require interior islands)
- Parking lot setbacks
- Driveway design
- Dumpster location
- Handicapped spaces with above grade signs
- Grade of parking lots
- Lease agreements for parking (if applicable)

Drawing Scale & Dimension:

- Minimum scale 1"=20'

Plot plan for any developments other than single-family residence shall be on 18"x24" paper.

- No pencil drawings accepted.

All Site Plans must be stamped by the Engineer [except Single Family Residential]

Plot Plans must be submitted to:

Plans Review & Inspections Division

City of Knoxville
400 Main St., Rm 505
Knoxville, TN 37902

Mailing Address:

P.O. Box 1631
400 W. Main St., Ste 505
Knoxville, TN 37901-1631
865-215-2999 Office
865-215-2627 Fax
865-215-4830 Inspection Request line