

PROJECT INFORMATION:

ADDRESS:	1615 CHOTO ROAD	
	KNOXVILLE, TN 37922	
	PARCEL ID	162MCO19
ZONING: COUNTY	CN COMMERCIAL NEIGHBORHOOD	
SETBACKS:	REQUIRED	PROPOSED
FRONT:	35'-0" MIN.	35'-0"
SIDE:	10'-0" MIN.	10'-0"
REAR:	20'-0" MIN.	20'-0"
ADJACENT TO RESIDENTIAL:	10'-0" MIN.	10'-0"
ADJACENT TO RESIDENTIAL:	25'-0" MIN.	25'-0"
PARKING:	10'-0"	10'-0"
	REQUIRED	PROPOSED
MAX BUILDING HEIGHT:	35'-0"	19'-10"
MAX BUILDING SF:	5,000 SF	4,990 SF
SQUARE FOOTAGE:		
CONDITIONED SPACE	1,950 SF	
COVERED PATIO	3,040 SF	
TOTAL SQUARE FOOTAGE	4,990 SF	
STORIES:	1 STORY	
TOTAL SITE AREA:	43,608 SF (1 ACRE)	

PARKING INFORMATION:

PER TABLE 350.10,
ESTABLISHMENTS FOR SALE AND CONSUMPTION, ON THE PREMISES,
OF BEVERAGES, FOOD OR REFRESHMENTS:

ONE (1) PER THREE (3) EMPLOYEES, PLUS ONE (1) PER ONE
HUNDRED (100) SQUARE FEET OF USABLE FLOOR SPACE, OR ONE (1)
PER THREE (3) FIXED SEATS, WHICHEVER IS THE GREATER.

*UFS = USABLE FLOOR SPACE

REQUIRED PARKING
UFS = 4,600 / 100 ==> 46 SPACES
EMPLOYEES = 6 ==> 2 SPACES
TOTAL REQUIRED ==> 48 SPACES

PROPOSED PARKING = 51 SPACES
(2 ACCESSIBLE, 49 STANDARD)

SITE LEGEND

1/4" = 10' 0"	PROPERTY LINE
--- SETBACK LINE	
[] BUILDING FOOTPRINT	
[] CONCRETE SIDEWALK / PAD	



PROPOSED TRASH ENCLOSURE

SCALE: N.T.S.



FENCE #1 • PARKING TO BUILDING



FENCE #2 • SITE PERIMETER

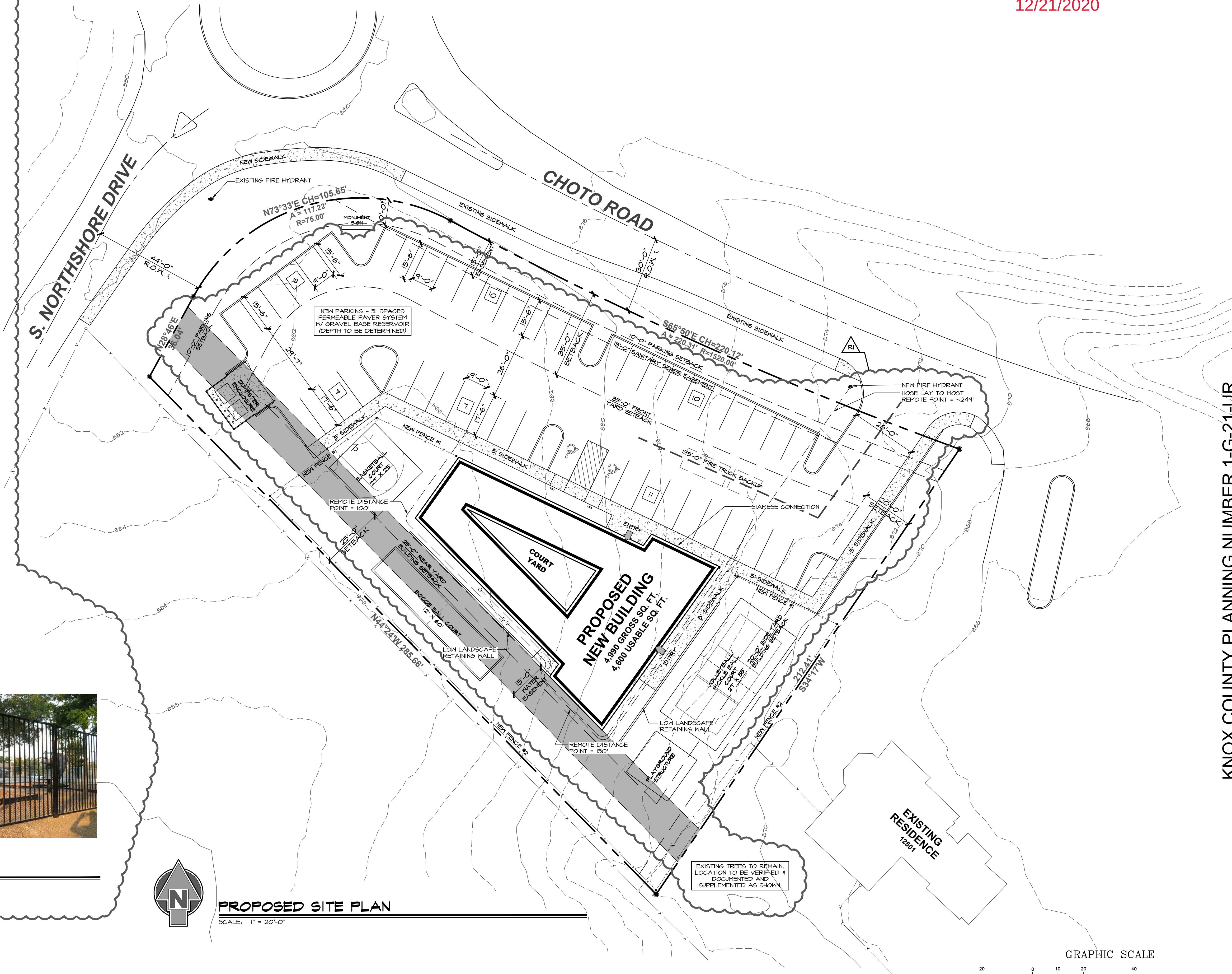
PROPOSED FENCES

SCALE: N.T.S.



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



1-G-21-UR
12/21/2020



ARCHITECTURE, INC.

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CHOTO MARKET

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PROPOSED SITE PLAN

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ISSUE DATE:	NOVEMBER 30, 2020
PROJECT NO.:	220245
SHEET NUMBER:	C101



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CHOTO MARKET
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PROPOSED LANDSCAPE PLAN

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ZONING LANDSCAPING REQUIREMENTS	
LANDSCAPING REQUIRED @ FRONTAGE	50'-0" TALL SHADE TREE @ 60'-0" PER LINEAR STREET FRONTAGE. (1) ORNAMENTAL @ 25'-0"
STREET FRONTAGE.	373'-0"
REQUIRED TREES	
SHADE TREES	373' / 60' = 6.2 ==> 7 SHADE TREES REQUIRED.
ORNAMENTAL TREES	373' / 25' = 14.9 ==> 15 ORNAMENTAL TREES REQ'D.
PROPOSED TREES	
SHADE TREES	7 SHADE TREES PROPOSED (BALD CYPRESS)
ORNAMENTAL TREES	18 ORNAMENTAL TREES PROPOSED.

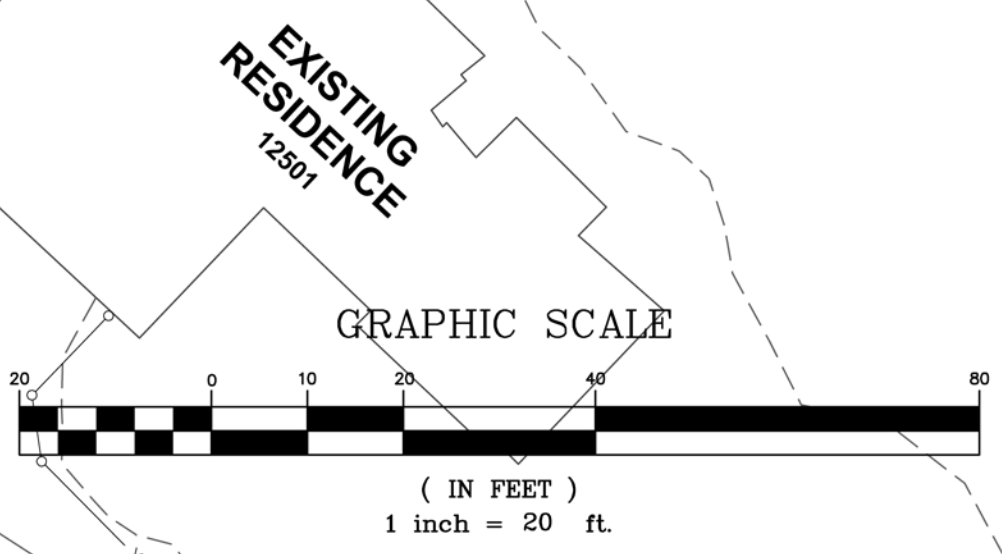
PLANT LIST: TREES, SHRUBS & GROUND COVER / PERENNIALS			
SYMBOL	COMMON/BOT. NAME	MATURITY HEIGHT	QUANTITY
	BALD CYPRESS OR GOLDSPIRE GINKGO	50'-10'	19
	SWAMP WHITE OAK	60'	4
	SWEETBAY MAGNOLIA	10'-20'	11
	NELLIE R. STEVENS HOLLY	30'	34
	NORTHERN BAYBERRY	10'-20'	42
	EDWARD GOUCHER ABELIA	2-5'	35
	ORNAMENTAL GRASS (T.B.D.)		19
	(T.B.D.)		1
	(T.B.D.)		15
	MIXED PERENNIALS		----
	CREEPING HYPERICUM		----
	IRIS & SWAMP MILKWEED MIX		----



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PROPOSED LANDSCAPE PLAN
SCALE: 1" = 20'-0"





A SCHEMATIC FRONT VIEW A
A201 SCALE: N.T.S.

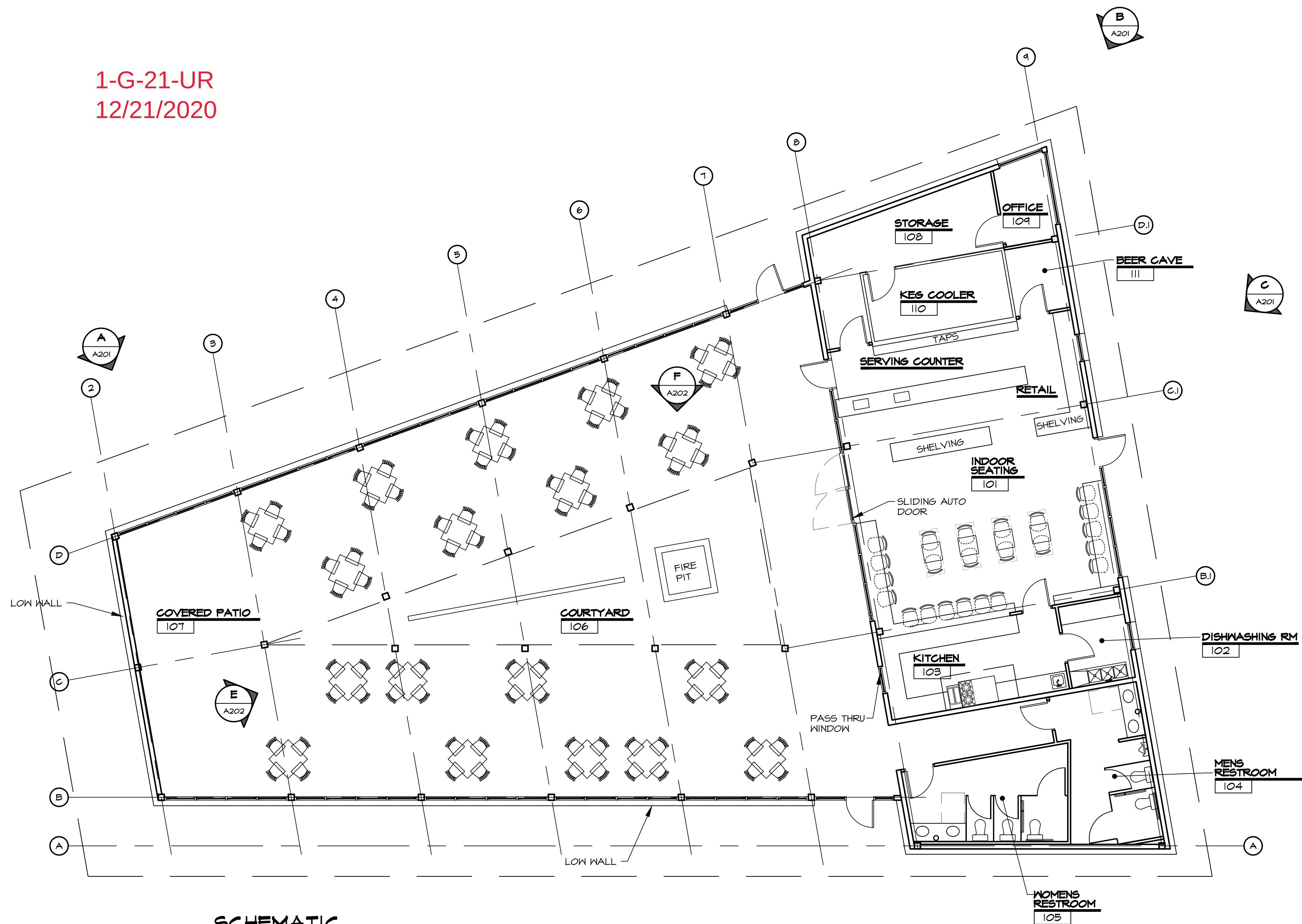


B SCHEMATIC FRONT VIEW B
A201 SCALE: N.T.S.



C SCHEMATIC FRONT VIEW C
A201 SCALE: N.T.S.

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I SCHEMATIC FLOOR PLAN
A201 SCALE: N.T.S.
PLAN NORTH
8' 4' 8' 16'



D SCHEMATIC BACK VIEW A
A201 SCALE: N.T.S.



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SCHEMATIC FLOOR PLAN & VIEWS

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E SCHEMATIC COVERED PATIO
A202 SCALE: N.T.S.



F SCHEMATIC COVERED PATIO
A202 SCALE: N.T.S.



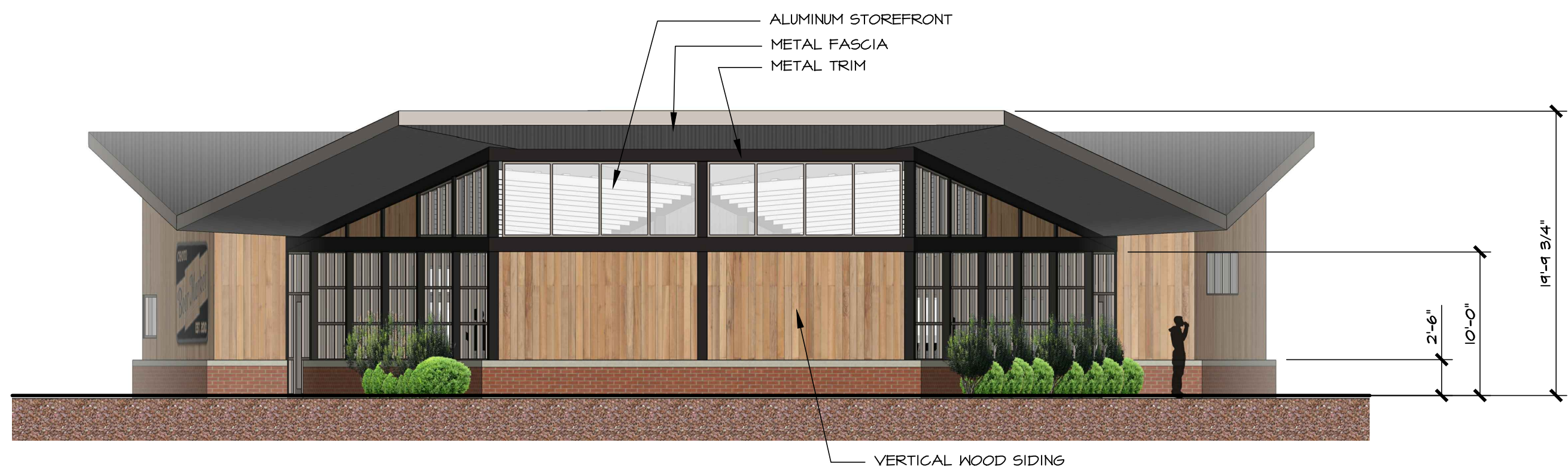
1 SCHEMATIC NORTHEAST ELEVATION
A202 SCALE: 1/8" = 1'-0"



2 SCHEMATIC SOUTHEAST ELEVATION
A202 SCALE: 1/8" = 1'-0"



3 SCHEMATIC SOUTHWEST ELEVATION
A202 SCALE: 1/8" = 1'-0"



4 SCHEMATIC NORTHWEST ELEVATION
A202 SCALE: 1/8" = 1'-0"



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SCHEMATIC ELEVATIONS

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