

The guidelines being proposed specific to the Commercial Designated Area are as follows:

**8.4.1. Building Size.** The Commercial Designated Area shall include buildings no larger than 13,000 square feet. No one Retail or Service Establishment identified in section 7.1.G shall occupy a single building or space of more than 10,000 square feet. The total Commercial Designated Area shall not exceed 64,000 square feet.

**8.4.2. Area Coverage.** The maximum impervious area which may be covered shall be ninety (90) percent of the gross area labeled as Commercial Area on Exhibit C, §7.3 (approximately 12 acres).

**8.4.3. Height Regulations.** No main building shall exceed four (4) stories or forty-five (45) feet in height.

**8.4.4. Residential Use.** Residential use is prohibited on the first floor (i.e. the floor closest to ground level) but is permitted on the second floor or higher. Any square footage that is put to residential use in this area will still contribute to the total commercial square footage for the purpose of determining the maximum square footage of the Commercial Designated Area.

**8.4.5. Parking.** A minimum of four (4) parking space per one thousand (1,000) square feet of commercial ground floor space shall be allocated. A minimum of one and a half (1.5) parking spaces shall be allocated per residential unit.

**8.4.6. Landscape.**

**A. Internal Parking Area.** One (1) native shade tree, capable of reaching forty (40) feet in height at maturity for every twenty (20) parking spaces. In no case shall more than twenty (20) parking spaces be located in a row without a planting island a minimum of 5 (five) feet in width containing at least one (1) native shade tree surrounded by shrubs or ground cover.

**B. Boundary Buffer.** The entire boundary, including abutting to West Emory Road, of the Commercial Area shall be landscaped with a minimum of one (1) ornamental, native, or evergreen tree per every twenty-five (25) linear feet with shrubs and ground cover plantings between trees.

**C. Buildings.** At least fifty (50) percent of the length of the exterior walls of the building must have a landscaping strip of at least four (4) feet in width.

**8.4.7. Sidewalks.** Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.

**8.4.8. Signs.** Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).

10-A-25-PD  
Revised: 9/22/2025



**BELLTOWN COMMONS**  
**NEW COMMERCIAL DEVELOPMENT**  
Market Bell Way, Knoxville, Tennessee 37849

ISSUE	DATE	ISSUED FOR

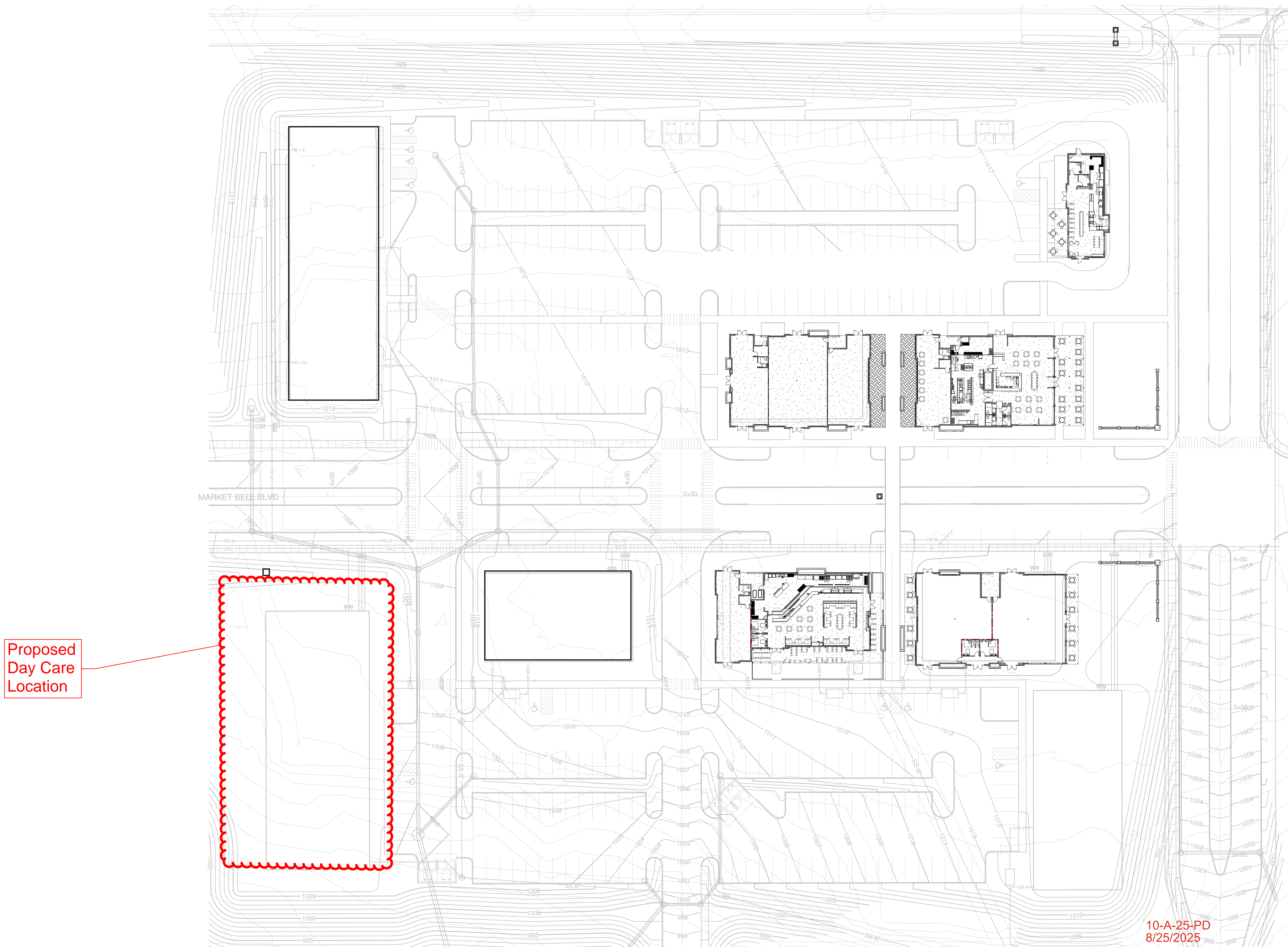
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## SITE PLAN

A101

PROJECT : 25000

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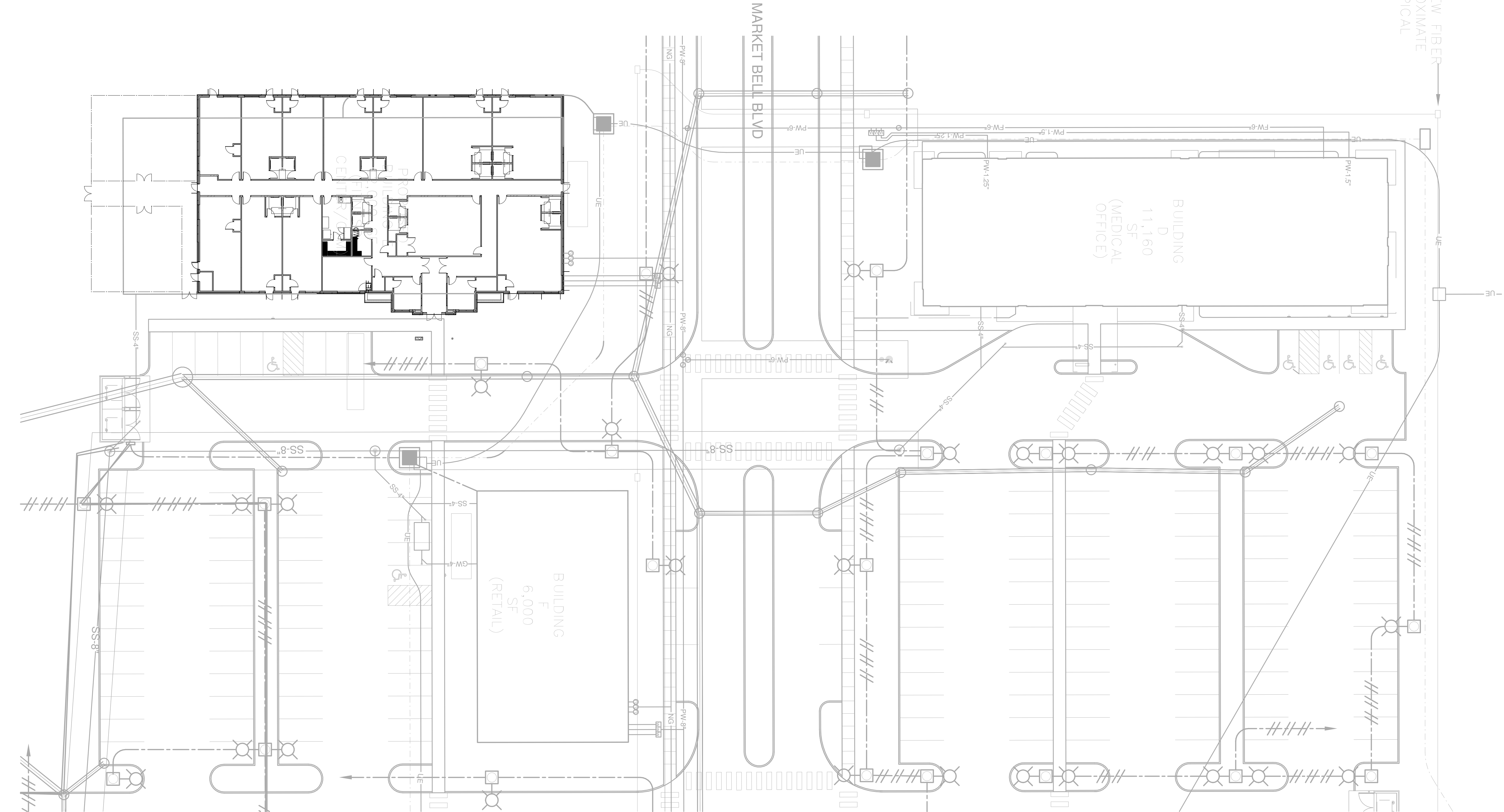


10-A-25-PD  
8/25/2025

1 SITE PLAN  
A101 1" = 30'-0"



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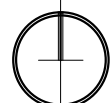


PROPOSED LOCATION OF NEW FIBER  
OPTIC CABLE VAULT, APPROXIMATE  
DIMENSIONS 24" x 36", TYPICAL

EXHIBIT C

1 ARCHITECTURAL SITE PLAN  
A100 1" = 20'-0"

10-A-25-PD  
8/25/2025



# BELLTOWN BUILDING E - DAYCARE NEW COMMERCIAL CONSTRUCTION

Market Bell Way, Knoxville, Tennessee

ISSUE	DATE	ISSUED FOR

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ARCHITECTURAL  
SITE PLAN

A100

PROJECT : 25019  
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oysk<sup>3</sup>

architects

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DESIGN  
DEVELOPMENT  
REVIEW  
SUBMITTAL

PRELIMINARY  
FOR APPROVAL  
NOT FOR  
CONSTRUCTION

1/21/2025 2:36:34 PM  
V:\A44-Project\Current Projects\25019-Belltown-Childrens\001-Project\25019-Belltown E - 1545 West Way Daycare\003-Current Drawings\25019-Belltown Building E.rvt



1 MAIN FLOOR - PLAN  
A110 1/8" = 1'-0"

FLOOR PLAN LEGEND	WALL LEGEND
	2X8 WOOD STUDS @16" O.C. WITH R-20 BATT INSULATION -1/2" GYP BOARD INTERIOR SIDE -1/2" PLYWOOD SHEATHING, TYVEK WEATHER BARRIER & SIDING EXTERIOR SIDE (SEE EXTERIOR ELEVATIONS)
	2X8 WOOD STUDS @16" O.C. -1/2" GYP BOARD BOTH SIDES
	2X4 WOOD STUDS @16" O.C. -1/2" GYP BOARD BOTH SIDES
	2X8 WOOD STUDS @16" O.C. WITH R-20 BATT INSULATION -1/2" GYP BOARD INTERIOR SIDE -1/2" PLYWOOD SHEATHING, TYVEK WEATHER BARRIER EXTERIOR SIDE -BRICK VENEER EXTERIOR SIDE (SEE EXTERIOR ELEVATIONS)
	8" CMU FOUNDATION WALL
	12" CMU FOUNDATION WALL

EXHIBIT C

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office@oy3skarchitects.com

DESIGN

DEVELOPMENT

PRELIMINARY FOR APPROVAL

NOT FOR CONSTRUCTION

REVIEW

SUBMITTAL

# BELLTOWN BUILDING E - DAYCARE NEW COMMERCIAL CONSTRUCTION

Market Bell Way, Knoxville, Tennessee

ISSUE	DATE	ISSUED FOR

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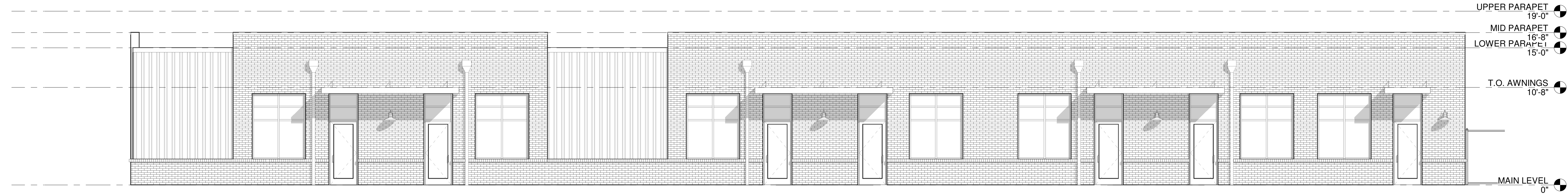
FLOOR PLAN - FIRST FLOOR

A110

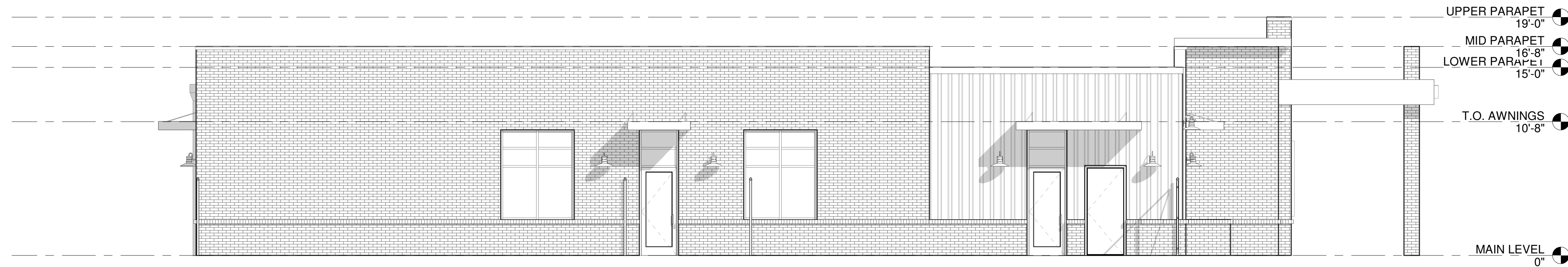
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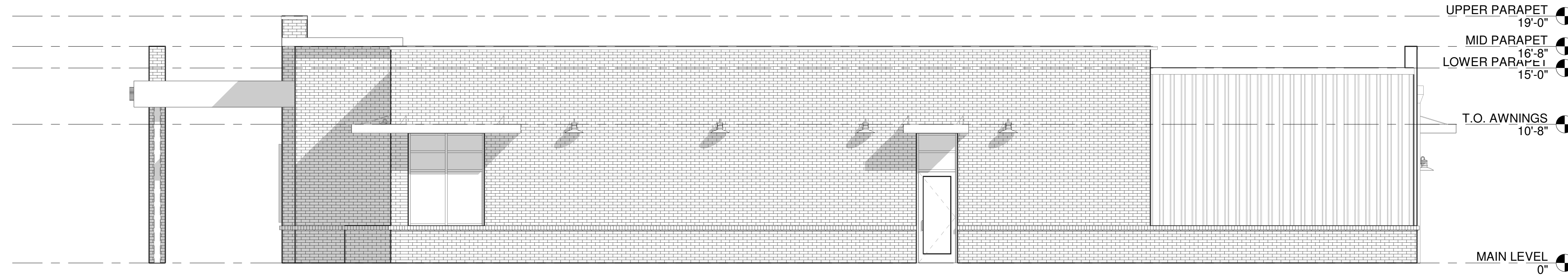
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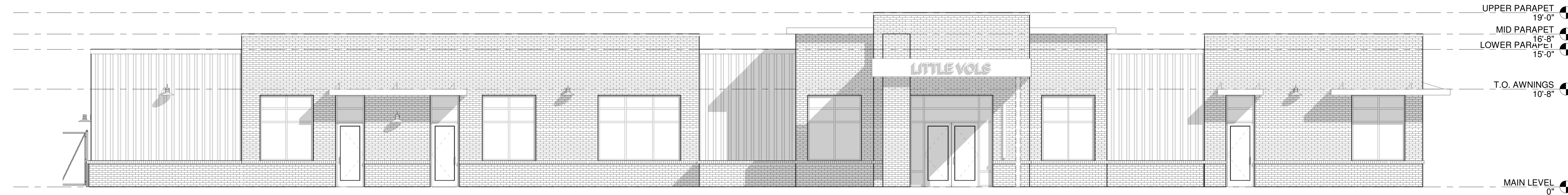
3 REAR ELEVATION  
A201 3/16" = 1'-0"



2 LEFT ELEVATION  
A201 3/16" = 1'-0"



4 RIGHT ELEVATION  
A201 3/16" = 1'-0"



1 FRONT ELEVATION  
A201 3/16" = 1'-0"

EXHIBIT C

10-A-25-PD  
8/25/2025



BELLTOWN BUILDING E - DAYCARE  
NEW COMMERCIAL CONSTRUCTION  
Market Bell Way, Knoxville, Tennessee

ISSUED FOR:	
DATE	
ISSUE	

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EXTERIOR  
ELEVATIONS

A201

PROJECT : 25019

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