



NOTES PER ORDINANCE:

1. Property to be developed into condominiums/office/assisted living or related O-1 office or medical services that comes into compliance with this zoning.
2. Landscape buffers to be installed in accordance with recorded ordinance and City of Knoxville requirements regarding design and installation.
3. Lighting will comply with recorded ordinance to include cut off lens to shield adjacent developments from light pollution and lighting in the O-1 zone and small retail of the PC-1 zone will be ornamental lights less than 24' in height.
4. No gas pumps nor similar facilities shall be established with a grocery store nor with any outparcel development.
5. No drive-thru restaurants/fast foods shall be established.
6. Coordination between developers of PC area adjacent to O-1 zone and O-1 zone developers to produce a phasing plan to insure compliance with the existing zoning ordinance.
8. Existing trees along peripheral of development to be protected .
9. Deliveries and trash pick up will not occur between 10PM and 7AM.
10. All outside truck docks and dumpsters shall be screened from view with fences and landscaping.

O-1 ZONE

1. Uses that are limited to business and professional offices or housing allowed in the O-1 zone will be the basis of the development; such uses as massage parlors and recording studios will not be part of the development.
2. Landscape buffers, street and parking lot landscaping will be in accordance with the City of Knoxville street tree master plan and landscape ordinances.
3. Detention basins will be located and landscaped in accordance with City of Knoxville requirements.
4. Connections of sidewalks and crosswalks from the Office (O-1) area to the PC area, along Valley View and from Pinehurst will be created at time of O-1 development.
5. All existing conditions of the existing zoning resolution will be adhered to.
6. All zoning conditions in the City Ordinance O-259-06 shall be adhered to.

OWNER
CAPITAL BANK
10201 PARKSIDE DR
KNOXVILLE, TN. 37922

Revised: 3/7/2016

2-B-16-UR

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CONCEPTUAL SITE PLAN				SHEET 1 OF 1	
TAX ID: 059 NC 00.01, 002.03, 002.04, 008.02, & 008.03					
DISTRICT 7 * WARD * 33 * CITY OF KNOXVILLE, TN					
DRAWN BY: RELjr	APPROVED BY: REL	DATE: 06-26-2015	LATEST REVISION DATE: 03-07-2016	SCALE: 1" = 100'	DRAWING NUMBER 5153