

Holston Bend Sports Park Development Plan

Design Guidelines

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DRAFT

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Section 1: Introduction

A. Overview

Holston Bend Sports Park (HBSP) Development Plan has been created to provide Knox County with a high-quality sports park located in East Knox County along the Holston River. Designed to serve both the surrounding community and the greater Knoxville region for decades to come, the Park will enhance local recreational opportunities while strengthening the County’s appeal to individuals and families considering relocation—supporting growth, new jobs, and long-term capital investment within Knox County.

Leveraging HBSP’s strategic location, direct access to Asheville Highway, close proximity to the I-40/75 and I-640 interchange, and its unique connection to the Holston River, the Park will not only serve local residents but also act as a regional economic engine. By attracting traveling sports teams and visitors, the facility will boost local spending and create employment opportunities in the surrounding area.

The Park will feature a wide array of amenities, including sports fields, ample parking, and both paved and natural-surface walking trails for recreation and exercise. Enhanced open spaces, shelters, and gathering areas will provide welcoming places for residents to enjoy year-round. The Park’s Development Guidelines will ensure high standards in architectural and site design, incorporating extensive landscaping to create an attractive and enduring community asset.

B. Purpose and Intent

These design guidelines have been established to foster a high-quality built environment and to maintain consistent performance standards for all development within the Park. Upholding these standards helps protect the long-term investment of current and future property owners.

In addition, the guidelines are intended to guide project design and provide clear expectations for all development activities. Property owners within the Park should ensure their design teams are familiar with these requirements early in the design process. All development plans will be reviewed by the Holston Bend Sports Park Design Review Board (HBSP-DRB) and the Knoxville–Knox County Planning staff. For more information on the DRB, refer to Section 2.C.

These design guidelines establish the minimum standards which shall be conformed to, as required by HBSP-DRB and Knox County Planning staff. They do not replace the need for conformance to any applicable federal, state, county, or local obligations or approval procedures. All structures must conform to applicable state or local building codes, zoning ordinances, or other governmental regulations to ensure the health and safety of users. If any provisions of these design guidelines are more restrictive than the applicable codes, the provisions of the design guidelines shall apply.

Development plans for the HBSP are also subject to permitting through Knox County.

The HBSP-DRB is committed to assisting property owners throughout the development of their sites. If challenges arise due to specific guideline requirements or conflicts with other County regulations, these should be brought to the attention of HBSP-DRB staff to help identify solutions.

Property owners are encouraged to contact HBSP-DRB staff with any questions or concerns. A preliminary meeting with staff is strongly recommended to review the guidelines and ensure a smooth design and review process.

C. Property Owner's Association

All property within HBSP shall be subject to the Holston Bend Sports Park Property Owner's Association Covenants which shall be recorded with the Knox County Register of Deeds. Design Guidelines shall be referenced in covenants.



D. Glossary of Terms

The following definitions are applicable to the terms as they are used in the design guidelines for HBSP.

- **Design Review** is a process which has been adopted by HBSP-DRB whereby development plans/proposals are evaluated by the DRB for their compliance with these design guidelines.
- **Design Guidelines** are statements and graphics intended to direct the planning and development of the built environment in a particular manner or style so that the end result contributes positively to the Sports Park.
- **A unified design** is where each of the individual elements, such as building orientations, building forms, materials, colors, landscaping, pavement, lighting, signs, etc., when joined together, appear as a logical and aesthetically integrated whole. The elements (of each parcel and the park) should be conceived as part of a “family,” not identical in appearance but designed with similar or complementary characteristics. Some repetition of elements also contributes to a unified design, but care should be taken not to repeat entire building or landscape designs.
- **Streetscape** refers to all the elements within and adjacent to the right-of-way that contribute to the street’s appearance and functionality.
- **Articulate** means to give emphasis to or distinctly mark off a particular building element. An articulated facade would be the emphasis of elements on the face of a wall—could be a change in step back, a change in material, color, etc.; anything which emphasizes that particular building face.
- **Building mass** means the building’s expanse or bulk and is typically used in reference to structures of considerable size.
- **Public building face** refers to any building side which is visible from public road right-of-ways.
- **Front building face** refers to any building face which can be touched by a line drawn perpendicular to the street and/or the face(s) which contains the public entry.
- **Swales** are low lying or depressed stretches of land which carry storm water runoff. Swales are typically wide, gently sloping, and covered by grass.
- The term **setback** has been used as a prescribed distance or an area between one element and another. Within these guidelines, the term describes:
 - A **yard setback** is the minimum distance and the area measured from the property line to the interior of a parcel where buildings may be constructed.
 - A **parking setback** is the required distance and the area between the edge of parking lot pavement and the property line. For dimensional standards, refer to Article II of the Zoning Ordinance for Knox County, Tennessee.
- A **screen** or **buffer** is intended to block undesired views and is consisting of materials effective in blocking unwanted views.
- **Caliper**, in landscape and nursery usage, is the diameter of a tree measured six inches above the ground line for up to a four inch caliper tree. The diameter is measured twelve inches above the ground line for plants which have a caliper greater than four inches.
- **Footcandle** refers to the amount of illumination on a surface at a single point. One footcandle is equal to one lumen (measurement of the amount of light energy emitted by a light source) uniformly distributed over an area of one square foot. The amount of illumination incident on a surface varies with the intensity of the source in the direction of the surface, the distance between the source and the surface, and the angle of incidence.
- The **buffer yard** is established along the property line abutting residential or agricultural property. No parking lots or structure shall be allowed within the buffer yard setback.

E. Site Context



Section 2: Design Submission and Review

A. Permitting and Zoning Requirements

General Description

The Holston Bend Sports Park is zoned PC Planned Commercial zone and CA General Business zone. The PC and CA zones are intended for a unified grouping of commercial buildings which do not require or desire a central business location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

Permitted Uses

The following permitted uses allowed in the PC Planned Commercial and CA General Business zoning ordinance may be permitted in the Holston Bend Sports Park (HBSP) development.

- Banks and Financial Institutions.
- Professional and Business Offices.
- Restaurants, with and without drive-thru facilities.
- Hotels
- Medical Clinics
- Retail/Mercantile Stores
- Personal Service Establishments
- Accessory Uses customarily incidental to any of the Commercial uses listed.
- Outdoor storage must be an accessory use to a principal use on the same site.

- Recreational Uses and Sports Playing Fields such as those for K-12 Youth Football, Soccer, Lacrosse, and Baseball.
- Athletic Training Facilities

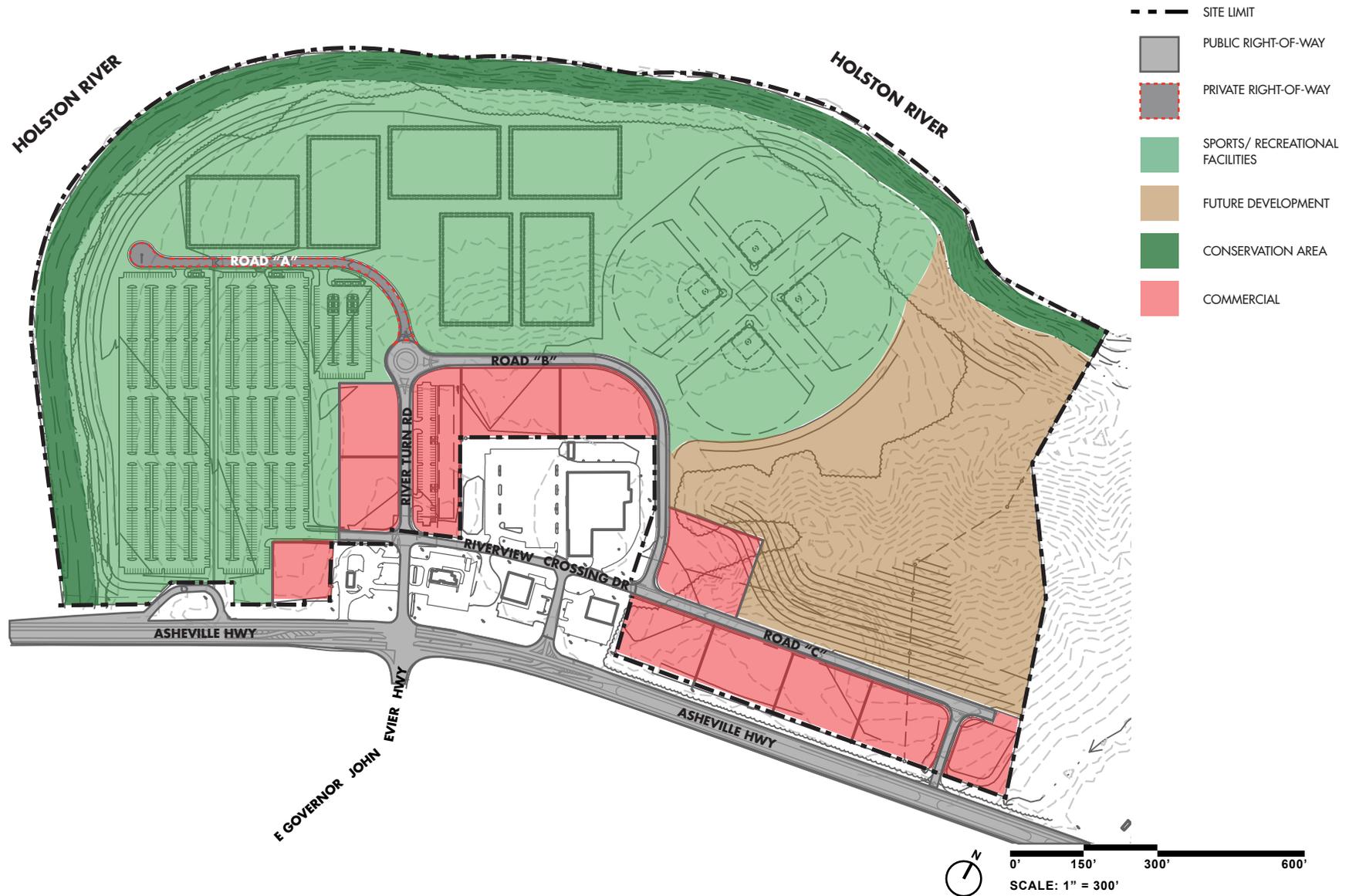
Other uses of the same general character as those listed in this section as permitted uses and deemed appropriate by Knoxville – Knox County Planning.

Outdoor storage, subject to the following requirements:

- Outdoor storage shall be fully screened on all sides by an opaque, ornamental or vegetative screen.

B. Site Zoning Overview

Legend



C. Development and Approval Process

Site Selection Process

Step One - Choosing Holston Bend Sports Park

Review the Design Guidelines in its entirety to get a complete picture of the requirements. Will the proposed facility fit the plan and the proposed site for Holston Bend Sports Park? If so, then go to Step Two.

Step Two - Site Selection and Design

Once a site is chosen, the project's architects or engineers will review this section which outlines information the Design Review.

Board (DRB) requires for review. The DRB will recommend a preliminary meeting with the design team to review the standards and make sure they completely understand what is expected. The project's architect or engineer should review Section 3 and make sure that the plans are in compliance with the standards.

Approval Process

Step One - DRB Review

DRB will require the following process for preliminary review and approval prior to submitting the project's documents to Planning for approval.

DRB Preliminary Review

The applicant should schedule a kickoff meeting with DRB staff to review the site, uses, and design intent. The applicant should be prepared to discuss preliminary development plans which should include one (1) set of the information recommended for preliminary review under the Submittals section of these requirements.

Recommended Submittals for DRB Preliminary Review

It is recommended the applicant provide one (1) full set of the following plans and submittal information for preliminary DRB review. Submittal should include:

- Site plan showing the location of buildings, sidewalks, driveways, intersections with streets, parking areas, screen walls and fences, yard setback requirements, buffer yards, and preserved natural areas
- Architectural plans showing general floor plans, elevations, building materials and
- listing floor area square footages
- Landscape plans showing proposed planting locations and any existing vegetation to be preserved if required or planned.
- Signage plans on all exterior, façade and free standing signs including information on locations, design, dimensions, colors, and lighting.
- Exterior lighting plans
- Narrative including: 1) a description of the proposed operation in enough detail to judge whether or not it is permitted under the approved Development Plan uses for Holston Bend Sports Park (HBSP).

Formal DRB Review

The applicant will deliver documents via electronic submittal to DRB. A DRB meeting will be planned within ten (10) working days after receipt of these submittal plans. A meeting will not be scheduled until all appropriate information is available to the DRB. At the meeting, the applicant will present their plans to the Board. The DRB will discuss the plans and the applicant will receive, via written correspondence, notification of the Board's decision and recommendations on changes the Board may require. Following this presentation, DRB will issue an approval, conditional approval, or instructions regarding resubmittal. DRB's approval or conditional approval letter shall be submitted as part of Planning review.

Required Submittals for formal DRB reviews

DRB requires five (5) full sets and of the following

submittal information. The applicant is required to provide the following information on drawing submittals:

- Plot plan which shows the relationship of the proposed improvements to the improvements on adjacent parcels, utilities and streets.
- Survey of property clearly showing property boundaries in relation to other features
- Site plan at a scale of one inch equals forty (40) feet or less. This should show the location of buildings, sidewalks, driveways, intersections with streets, parking areas (including stall sizes and quantities), screen walls and fences, site grading and erosion control measures and utilities, yard setback requirements, buffer yards, preserved natural areas, calculated building coverage ratio, and calculated impervious surface coverage ratio.
- Architectural plans at a scale no less than one inch equals sixteen (16) feet showing elevations, all building materials, and floor plans including floor area square footages
- Landscape plans at a scale of one inch equals forty (40) feet or less that show proposed planting locations and any existing vegetation to be preserved if required or planned. Landscape plans should also include a detailed plant schedule with the plant's common and botanical name, general type of plant (i.e. evergreen, deciduous tree, flowering tree, annual flower, perennial flower, grass, etc.), minimum specified size at installation and expected size at maturity, total quantity, and symbol (if used).
- Signage plans on all exterior, façade and free standing signs including information on locations, design, dimensions, colors, and lighting.

- Exterior lighting plans including site photometrics, fixture locations and types, pole heights and colors, and descriptive data for all fixtures.
- Samples of all materials and/or paint colors used on all improvements. In lieu of submitting material and/or paint color samples, the DRB may, at its discretion, accept an accurately colored rendering of the proposed building(s) with specific descriptions of all materials to be used.
- Narrative including: 1) a description of the proposed operation in enough detail to judge whether or not it is permitted under the approved Development Plan uses for HBSP. This should include an estimate of the maximum number of employees and visitors contemplated for the business.
- Information that is to be provided on the Survey, Site plan, and/or Architectural plans should include: parcel ID, address, owner, location map, zoning, north arrow and total site acreage.

Plans Review and Approval Process Checklist		
TO BE COMPLETED BY THE APPLICANT	YES	N/A
Preliminary DRB Review		
Provide one (1) set of drawings and project narrative		
Site plan including:		
Plan scale shall be no less than 1:40		
Setbacks, yards, and preserved areas		
All easements		
Building locations		
Driveways, sidewalks, and parking areas		
Screening elements (walls, fences, berms)		
Signage plan including:		
Locations of all signs		
Signs on buildings		
Freestanding signs		
Sign exhibit including design, dimensions, color and lighting		
Lighting plan including:		

Locations of all exterior lights		
Fixture cut sheets		
Project narrative including:		
Proposed use		
Description of proposed operational detail		
An estimate of the maximum number of employees and visitors contemplated for the business		
Formal DRB Review		
Provide six (6) set of drawings and project narrative		
Existing conditions plan including:		
Plan scale shall be no less than 1:40		
Topography at maximum 2' contour intervals		
Vegetation including trees and shrubs		
Property boundary		
All easements		
Preserved Natural Areas		
Site plan including:		

Pan scale shall be no less than 1: 40		
Setbacks, yards, and preserved areas		
All easements		
Building locations		
Driveways, sidewalks, and parking areas		
Screening elements (walls, fences, berms)		
Maximum lot coverage		
Impervious Area Ratio		
Architectural plan including:		
Plan scale shall be no less than 1:16		
Floor plate with rooms and uses		
Doors and windows		
Façade materials		
Loading docks and service areas		
Landscape plan including:		
Plan scale shall match site plan		
Existing trees to be preserved		
All easements		

Holston River Conservation Area		
Proposed trees, shrubs, groundcover, and lawn areas		
Plant schedule including botanical names, common names, type of plant, installed sizes, and mature sizes		
Signage plan including		
Locations of all signs		
Signs on building		
Freestanding signs		
Sign exhibit including design, dimensions, color and lighting		
Lighting plan including:		
Locations of all exterior lights		
Fixture cut sheets		
Sign exhibit including design, dimensions, color and lighting		
Material samples including:		
Façade materials		
Exterior walls, fences, and railings		

Specialty pavement such as unit pavers or colored concrete		
Accurate renderings may be provided in lieu of samples		
Project narrative including:		
Proposed use		
Description of proposed operational detail including extent of any noise, odor, glare, vibration, smoke, dust, gases, hazards of fire and explosion, radiation, radioactivity, electrical radiation, liquid wastes, or any other unusual performance characteristics.		
An estimate of the maximum number of employees and visitors contemplated for the business and the timing of shifts during which the employees will work.		

D. Design Review Board (HBSP-DRB)

HBSP's DRB shall consist of no fewer than four (4) and no more than five (5) members. The members will include an Owner's Representative(s), the Development Architect, the Development Landscape Architect, and the Development Civil Engineer, all of whom live within Knox County. HBSP may also designate a professional in the construction industry or a real estate developer..

The vote of a majority of the members of the Board at a meeting shall constitute the action of the Board on any matter before it; provided, however, in no event shall a vote of less than three (3) members (either affirmative or negative and not both) constitute the act of the Board. Each Design Review Board member has the responsibility, upon recognizing the potential for the appearance of a conflict or the existence of a real conflict of interest between the member's position and the issue being decided, to declare that he has a conflict of interest on the matter of question. Any member who declares

a conflict of interest may continue his involvement in the discussion of the issue but shall excuse himself from voting on the matter.

Approval of plans and improvements shall be at the sole discretion of the Design Review Board. By purchasing property in the HBSP, each Owner accepts the authority of these standards and agrees to the Design Review Board's authority.

The rationale for Board approval, conditions or denial shall be included in the minutes of the Board meeting at which decisions are made.

Correspondence regarding denials to applicants shall cite the specific section of the Design Standards and Restrictive Covenants for the HBSP or other basis for denial.

Section 3: Design Guidelines

A. Objectives

Applicants should refer to the Zoning Ordinance for Knox County, Tennessee and to the Holston Bend Sports Park (HBSP) Design Guidelines, as amended from time-to-time, for specific requirements. Where there are differences in requirements, applicant should use the most stringent requirement.

Objectives

These design objectives guide the Park's overall plan and should be used to guide the development of individual parcels.

- Foster a unified design which supports the Holston Bend Sports Park concept and serves as a planning and design example for future sports parks.
- Locate buildings and parking so that any appropriate existing vegetation is maintained and utilized as screening and buffering.
- Minimize the operational and visual intrusion of loading and storage areas by screening them and by locating them where they will be least visible and least disruptive to private properties surrounding the HBSP boundary.
- Create an internal vehicular and pedestrian circulation system which facilitates separation of commercial and visitor traffic.
- Foster superior quality in architecture and landscape design throughout the Park while emphasizing low maintenance requirements.
- Incorporate design solutions which will serve to minimize and/or mitigate the potential impact of on-site uses.

B. Site Envelope

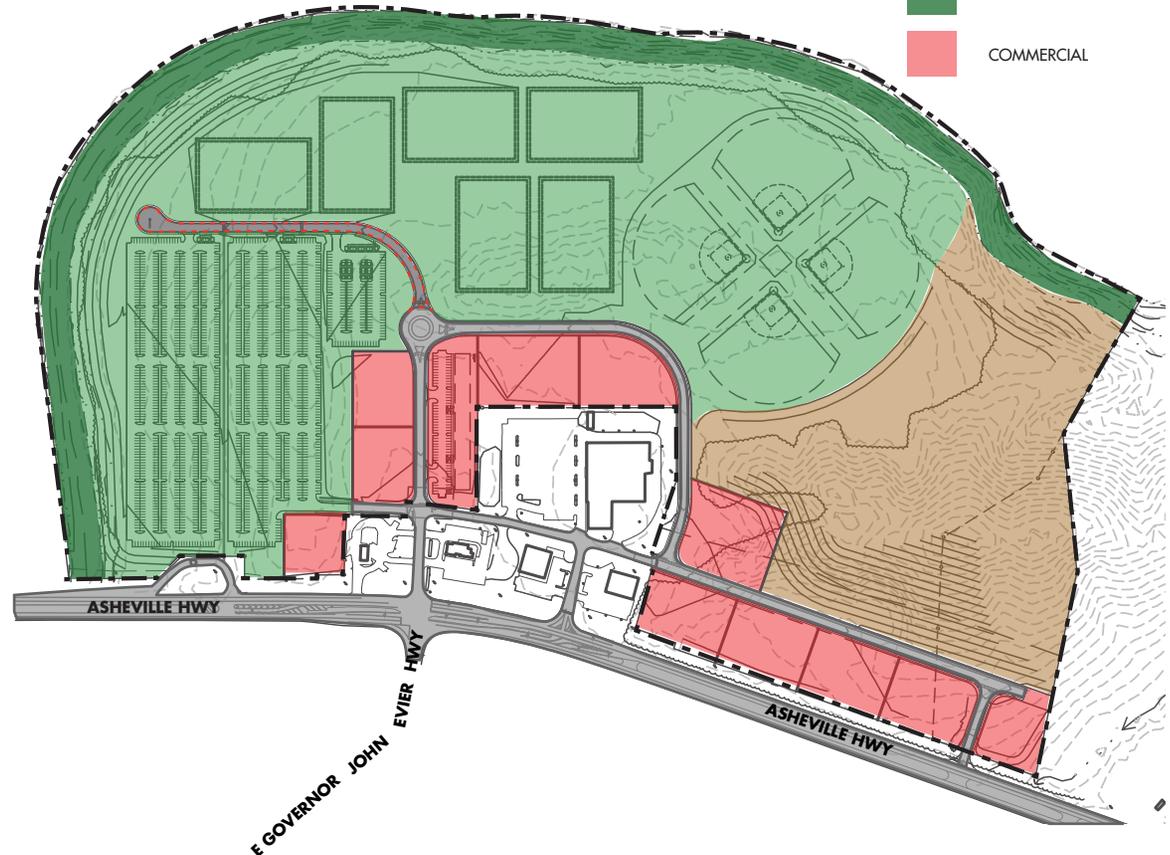
Site Envelope

Development shall be sited with minimal negative impact on the land and surroundings and to highlight areas of architectural or natural interest.

- Site buildings and parking areas to preserve as much of the existing vegetation as possible, utilizing it as a natural buffer or screen.
- Site development where the topography is least restrictive—requiring the least amount of site excavation.
- Orient buildings, parking, storage, and loading areas to reduce poor views, noise, and glare off-site. When this is not feasible because of the operational needs of the individual users, the operational needs shall be met and additional steps to mitigate the potential negative effects shall be required—screening, buffering, etc.

Legend

	SITE LIMIT
	PUBLIC RIGHT-OF-WAY
	PRIVATE RIGHT-OF-WAY
	SPORTS/ RECREATIONAL FACILITIES
	FUTURE DEVELOPMENT
	CONSERVATION AREA
	COMMERCIAL



Building Setbacks

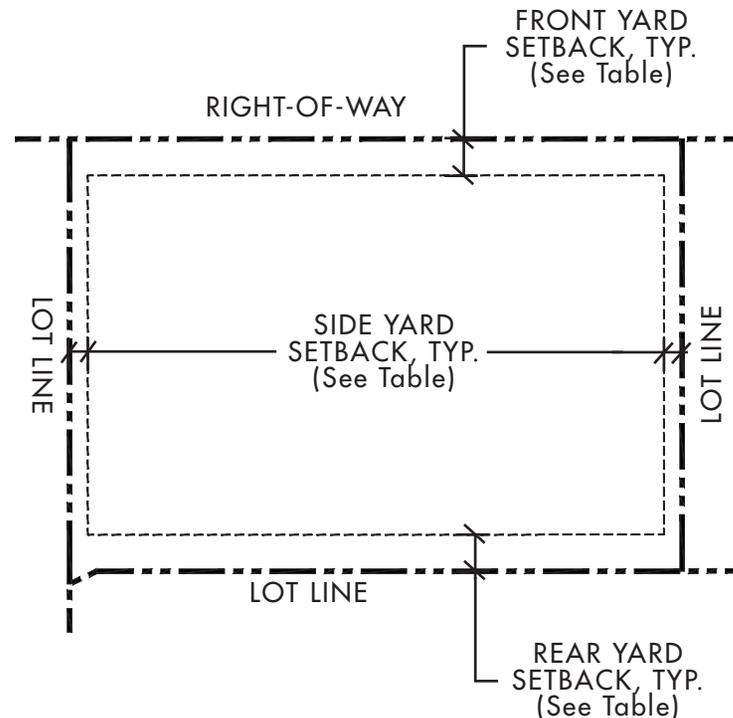
Intent:

The setbacks required shall provide sufficient space around development to contribute to the appearance of open space and provide some separation between uses.

Guidelines:

REQUIRED MINIMUM SETBACKS PC ZONE		
Yard Location	Document References	Minimum Setback
Front	3.F	20 Feet*
Side	3.F	10 Feet*
Rear	3.F	20 Feet*
Peripheral setback when abutting any external property	3.G	50 Feet*

REQUIRED MINIMUM SETBACKS CA ZONE			
Yard Location	Document References	Minimum Setback	Hotel Minimum Setback
Front	5.31.07	20 Feet*	50 Feet*
Side	5.31.08	5 Feet**	5 Feet**
Rear	5.31.09	16 Feet***	16 Feet***



* EXCEPT AS OTHERWISE INDICATED ON THE DEVELOPMENT SITE PLAN YARD SETBACKS (NO BUILDING ACCESSORY STRUCTURES)

** SETBACK SHALL INCREASE BY 2 FEET FOR EACH STORY ABOVE THE FIRST STORY

*** SETBACK SHALL BE 16 FEET FOR ONE-STORY BUILDING, 20 FEET FOR TWO-STORY BUILDING, AND 24 FEET FOR THREE-STORY BUILDING

Development Density/Building Height

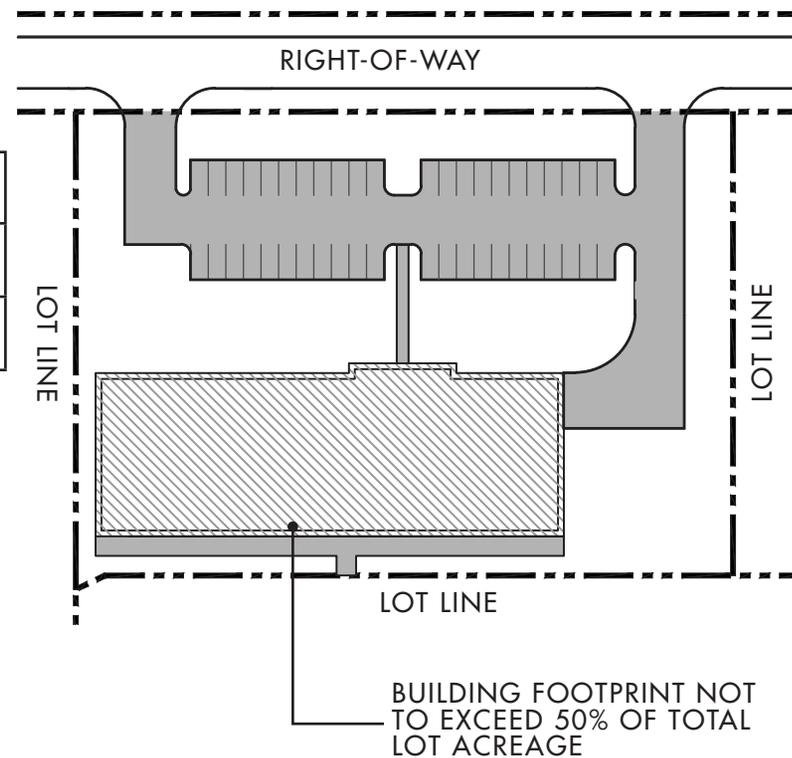
Intent:

Density of development on the site shall ensure sufficient open green areas.

Guidelines:

DEVELOPMENT DENSITY	
Maximum Lot Coverage (divide area of a lot covered by a building by the gross area of the lot)	<= 50%
* Maximum Building Height (measured from finished grade on front side of building)	45 Feet

* EXCEPT AS OTHERWISE NOTED IN SECTION F - ARCHITECTURE



C. Holston River Conservation Area

Intent:

The Holston River Conservation Area (HRCA) are areas of significant ecological value and/or desirability which will remain preserved and protected. This includes approximately 8 acres of conservation area adjacent to the Holston River. Field markers will denote the boundary of the HRCA. In some locations walking trails are provided within preserved areas for recreational purposes. Refer to the development plan for the recorded limits of all HRCA.



D. Grading, Drainage, and Stormwater Management

Intent:

Grading, drainage, and storm water management techniques shall be used which limit erosion, establish proper drainage, and accommodate development with limited impacts on the site or adjacent sites. The results of any grading, drainage, and/or storm water management shall be visually pleasing.

Guidelines:

- All construction shall comply with Knox County, State, and Federal requirements.
- Cut or fill slopes greater than 3:1 are discouraged. Slopes shall not exceed 2:1. Where slopes exceed 3:1, they shall be planted with ground cover, meadow seed, or other acceptable plant material as approved by the DRB and Knox County Planning staff.
- Ensure adequate drainage by maintaining to the greatest extent practical a minimum 2% slope across lawn areas and a minimum 1% slope on paved areas. In locations where driveways, walks, and parking areas cross drainage ways, culverts shall be provided to allow for natural drainage.
- Integrate grading and drainage features for each parcel with the Sports Park's overall storm water management system. Storm water systems shall meet all the Knox County requirements and all the state and federal requirements. Combined storm water and sanitary sewers shall not be permitted.
- Minimize the amount of cut and fill and tree loss with site sensitive development and grading practices. Provide a gentle grade change at site boundaries between excavation on site and existing grades off site.
- Swales should be designed with a rounded bottom and with a gentle transition to existing grade. Grade all dry storm water management areas to follow natural forms and with gradual side slopes so they appear as naturally occurring land forms. Water tolerant vegetation is the encouraged ground cover for swales except in locations runoff velocities do not allow. Stone may be used to line swales as needed. Waivers to this requirement will be considered by the DRB when sustainable design methods (such as low impact design) are used. Refuse and broken concrete shall not be permitted in swales.
- Grading shall not occur within the HRCA except for trails, sanitary wastewater utility facilities.

E. Utilities

Intent:

Utilities shall be located to reduce the visual intrusion of equipment and where they are least susceptible to damage from weather and/or moving vehicles.

Guidelines:

- All new utility lines and service connections shall be located underground. When it is not feasible to do so, dark, neutral colors shall be used on poles and fixtures and they shall be located a safe distance from traffic areas.
- All above-ground utility structures, including those attached to poles or buildings (meters, transformers, etc.), shall be approved by the DRB.
- Screen above ground utilities and/or wall-mounted utilities with architectural elements (building setbacks, walls, fences, architectural building attachments) and/or landscaping.
- Both Tennessee Valley Authority (TVA) and Knoxville Utilities Board (KUB) own

utility easements throughout the Sports Park. Refer to each of their own guidelines and restrictions regarding all construction and development within TVA and KUB easements.

- Septic tanks and drain fields shall not be allowed.

Questions about TVA's power line easement in the Park should be directed to the TVA's Electrical Systems Engineering Department.

F. Architecture

Mountain Modern Architecture

The architecture, landscaping and signage of the Holston Bend Sports Park is intended to reflect the unique location of the development in East Tennessee in close proximity to the Urban Center of Knoxville and the natural surroundings of East Tennessee and defined by the boundary of the Holston River and situated between the Plateau Region and the Appalachian Mountains. In this development there will be a natural tendency for the use of stone or brick bases and a juxtaposition of the use of these rustic and traditional materials; stone, brick and heavy timber wood framing and detailing and wood siding and modern materials; glass, exposed steel, metal panels and concrete. Traditional material use and detailing to be reminiscent of the warmth and natural connection of the park structures of the Great Smoky Mountains and the structures of the surrounding Appalachian Mountains used in a modern design aesthetic with large expanses of glass and other modern materials.

Building Entry Areas

Intent:

The building entry shall be clearly defined and shall provide space for safe and easy movement between the indoors and the outdoors.

Guidelines:

- Differentiate the entry area from the rest of the building face with a change in step back, color, texture, pattern, and/or material.
- Delineate a space outside the entry with plant materials, mounding, walls, paving, or overhead features to create a transition space between the entry and the outdoors.
- Differentiate the paving at the entry from the sidewalks or parking areas by changing the width, the color, the material, the scoring pattern, or the finish.
- Use overhead features such as building overhangs, porches, arbors, canopies, etc. to define the entry and to provide overhead protection in the transition space. Tree canopies can also provide the overhead feature in the transition area.

Building Height

In general, Height shall be limited to forty-five (45) feet. However, to permit the greatest flexibility of design, Planning may approve greater heights provided such height is an integral part of the building grouping and enhances the design of the entire project.

Building heights to be measured from the ground level front finished floor elevation to the top edge of parapet wall or ridge of the roof. Building heights shall be subject to approval by the DRB, and shall conform to any other height requirements as may be mandated within the requirements and restrictions of the Zoning Ordinance for Knox County, Tennessee.

Building Form

Intent:

The building form shall reduce the apparent mass of large buildings, give buildings visual interest, and relate buildings to the site and to other buildings within the Sports Park.

Guidelines:

- When the building use allows, reflect the character of the physical setting through building forms by using low, horizontal forms when buildings are in open areas and more vertical, compact forms in wooded area.
- Articulate the building base through a change in setbacks and/or materials. Walls which extend out from buildings and into the site help unify buildings with the site.
- Utilize windows to establish a relationship between indoors and outdoors and to further define the building's character. Where windows pose security issues, secure locations and/or special glass (glass block, tinted, etc.) should be used, rather than completely removing windows from the building face.
- Provide a distinctly different architectural treatment at the ground or lower levels of buildings to reduce the building mass.

Examples of ways to differentiate the base include: articulating the building base, changing materials, colors, or textures, using overhangs, and window detailing.

- Emphasize architectural elements such as roof lines, windows, and entries to help break up large building faces and blank walls into smaller identifiable parts.
- Utilize plant materials, of an effective size and scale, to visually break up large building faces and blank walls into smaller identifiable parts. Plant materials shall be used when architectural elements are not emphasized.
- Any building face which is visible from a public right-of-way shall not be blank. Architectural elements and/or landscaping of a scale which will be effective in breaking up the blank wall shall be used.
- Use some uniformity (not repetition) of building details, scale, proportions, textures, materials, colors and overall building forms throughout the corporate center.

Building Material

Intent:

Materials shall be used to establish a look of quality and permanence and to create some visual interest in buildings, walls, and fences. Materials shall also be used to contribute to a unified park design.

Guidelines:

- Use materials which will age without deteriorating given a minimum level of maintenance.
- Use materials consistently throughout the park to further unify the overall park design.
- • Building materials which are encouraged include: brick, stone, natural or manufactured stone veneers, natural wood or fiber cement siding or panels, heavy timber wood framing and detailing. Exposed steel and architectural metal panels are acceptable, however all metal buildings are unacceptable.
- Repeat the building face materials and patterns on architectural or screening walls, retaining walls, and other hardscape features.

- Use primary and secondary materials of different colors and textures to add architectural interest

Colors

Intent:

Colors shall be used to establish an appearance of quality, to provide visual interest to buildings, walls, and fences, and to contribute to a unified park design. Building colors shall blend with the natural landscape and shall not be in sharp contrast with other buildings in the Sports Park.

Guidelines:

- Colors recommended for primary building coverage include neutral earth tones which have subdued color intensity.
- Accent colors (colors other than the primary building color) shall be used in limited amounts relative to the primary building color. Accents are encouraged, and should be used to emphasize architectural elements such as windows and doors, and/or in patterns on the building face. Buildings which are all one color are undesirable.
- A change in color, color patterns, or a change

in materials shall be used to visually break up large building facades.

- Repeat the primary building color on walls which extend into the site or are used for screening. If accent colors are used on the wall they should be the same accent colors which are on the building.
- Radical use of intense or bright colors and/or color patterns is unacceptable.
- All color schemes are subject to review and approval by the DRB.

Roof

Intent:

The visibility of rooftop mechanical equipment shall be decreased so the overall appearance of the building is improved.

Guidelines:

- Utilize low profile rooftop equipment and locate it to the center and rear of buildings, out of view from public roads. When equipment cannot be placed out of view, architectural screening shall be required that is equal to or between one (1) and two (2) feet greater in height than the equipment to be screened.
- Rooftop equipment shall be screened with sloped roof lines, parapet walls and/or other architectural features when such equipment cannot be physically placed out of view from public roads, building entry areas, and neighborhood properties. These architectural features shall be designed to appear as part of the overall building design—repeating building forms, materials, and colors. Special consideration shall be given to appropriate and effective screening features when rooftops can be viewed from above by neighboring properties.

- Although architectural screening is required for all rooftop mounted equipment, care should be given to the placement and grouping of such equipment so as to minimize the amount of screen required.
- The DRB shall require all rooftop equipment be painted the same color when it can be proven to the DRB that the requirements for location and/or screening are physically impossible or will result in unnecessary hardship. The color shall be approved by the DRB.
- Roofs may be sloped or flat. Acceptable materials include fully adhered membrane; EPDM or TPO, shingles/shakes, standing seam metal (non-reflective only), green/planted and others. Roofscapes shall be organized and clean.

Accessory Structures (Service/Storage)

Intent:

Service/storage areas (service storage areas, loading areas, refuse containers, and all ground mounted service equipment, chillers, condensing units, transformers, trash collection equipment, etc.) shall be located and/or screened so they are safe and not visible from building entry areas, roadways, and neighboring properties. Service/storage accessory structures shall be integrated with the overall building and parcel design.

Guidelines:

- Locate service/storage areas, loading, and refuse containers within the buildings. When such functions cannot be housed within the building, they shall be located where they are least visible from adjacent properties, building entry areas (both on-site and from neighboring buildings), or from roadways.
- All accessory structures shall be screened. Materials typically used for screening include earth mounding, plantings, walls, and fences—used individually or in some combination. To be effective, the height shall be sized to screen the accessory structure or items being

stored, but at a minimum, plantings, walls, and fences shall be at least six (6) feet high. Proposed earth mounding shall be evaluated for effective screen height and natural appearance.

- Walls and or fences shall be used to screen service/storage areas when the service/storage area is visible from non-service areas of adjacent properties, building entrances (both on and off site) and/or from public right-of-ways.
- Service/storage and loading areas (including the pavement) shall not encroach within the required front, side, or rear yards.
- Loading areas shall be located and designed so that no part of the vehicle extends outside the property line while loading or unloading.
- Use a canopy over loading areas which extends a minimum of ten (10) feet away from the building wall, for the length of the loading bays. Heights will vary, but shall be the minimum height above the loading doors which will allow any security lighting to be located below the canopy and which allows safe use by all loading and unloading vehicles.
- Replicate the forms, colors, and materials of the primary buildings in the design of all accessory structures and screening walls.

accessory structures and screening walls.

- Locate antennas, satellite dishes, and other transmission equipment where they are least visible from all rights-of-way and building entrance areas (on and off site). Mounting the equipment to non-public building faces or to roof areas which are screened from public view is encouraged.
- Any transmission equipment which must be visible, for functional reasons, shall be painted to blend into its surroundings and shall be screened with architectural or landscape materials consistent with the building and landscape design. When safety/security is an issue, ground mounted equipment shall be secured with walls and/or fences.

Energy Conscious Design

Where possible, energy conscious design strategies shall be employed. Energy conscious design may include, but should not be limited to, solar energy, green roofs, geothermal hvac systems, low flow plumbing fixtures, etc.

Loading Docks and Service Areas:

- It is preferred that all loading docks are located at the rear of the building; however they may be located at the side of the building as noted herein. Loading docks may be located on the side of the building when appropriately screened from public roads, and approved by the DRB and Planning staff. Where the size and/or shape of the building and property, or some physical characteristic of the property (i.e., topography, wetlands, sinkholes, etc.), make it infeasible to locate a loading dock at the rear of a building, the loading dock may be located at the side of a building providing that landscaping is used to screen the loading dock from neighboring properties and public rights-of-way.
- All loading docks shall be set back and permanently screened, either by landscaping, berming or architectural screens, from neighboring properties and public view to minimize the effect of their appearance from neighboring building sites.
- Vehicle maneuvering for loading and unloading shall not be permitted on abutting rights-of-way.

G. Circulation

Pedestrian Circulation Sidewalks and Trails

Intent:

Pedestrian circulation shall be accommodated by a clearly identifiable path which shall be separated from vehicular circulation to the greatest extent feasible. The Holston Bend Sports Park includes a trail system and associated easements within the Sports Park boundary. The trails include paved and unpaved trails. Paved trails are located along roadways in the Sports Park.

Guidelines:

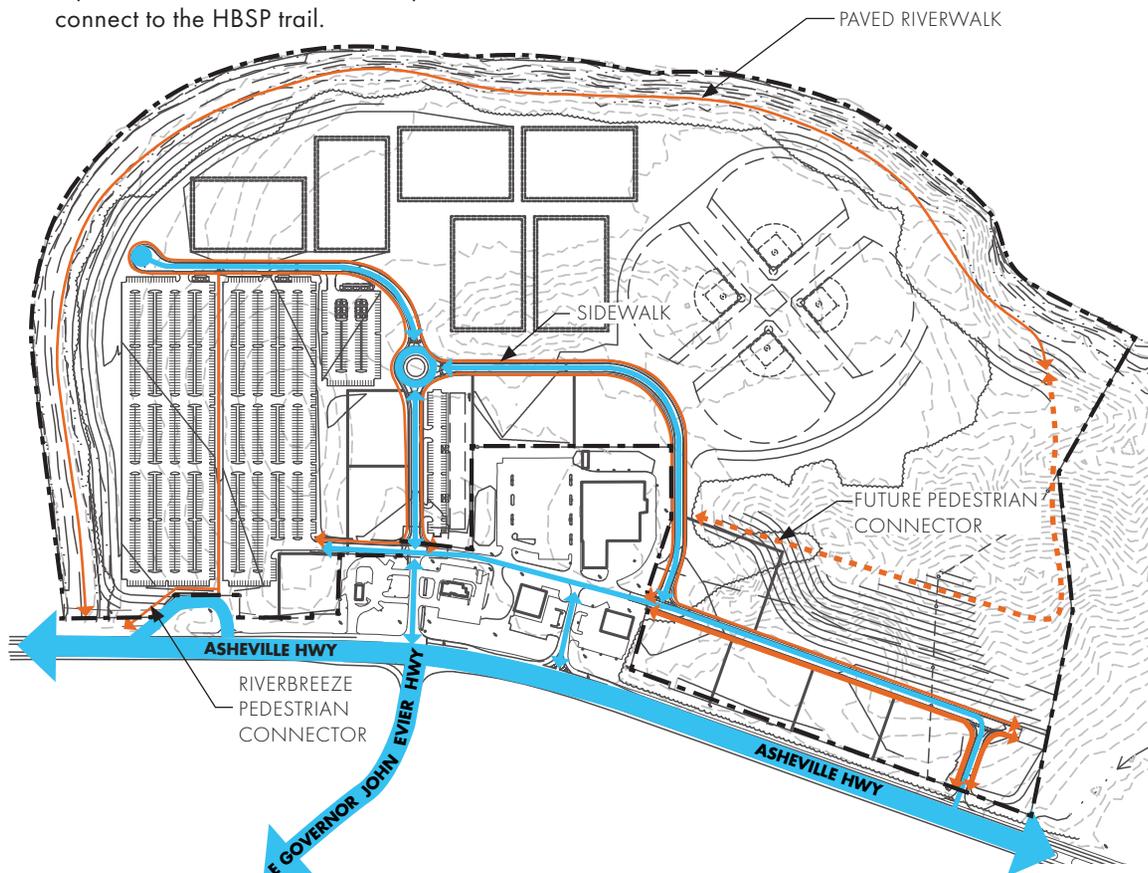
- Walkways for pedestrian circulation shall be 5' wide minimum except for Riverbreeze Pedestrian Connector. Concrete sidewalks are recommended.
- Provide changes of materials and striping as necessary to delineate pedestrian circulation when it does not occur on sidewalks. Unit pavers, stamped concrete, colored thermoplastic overlays are recommended.
- In parking areas provide clear paths of travel from the parking stalls to the front door. Provide sidewalks within medians and provide thermoplastic overlays when

pedestrian paths intersect vehicular paths such as asphalt drive aisles.

- Additionally, in locations where the HBSP paved trail easement crosses an individual lot a pedestrian connection shall be provided to connect to the HBSP trail.

Legend

- SITE LIMIT
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- - - FUTURE PEDESTRIAN CONNECTOR



Vehicular Circulation Entrance Areas

Intent:

Entrances to both the park and the parcels shall be clearly defined, attractive, and safe. Refer to Knox County Access Control and Driveway Design Policy, 1996 or latest edition.

Guidelines:

- Driveway pavement materials shall not include gravel or loose aggregate.
- Highlight entrances (at the curb cut) with special landscaping, lighting, and identification signs. The use of special paving to further delineate the entry is encouraged. All paving should be able to support anticipated loads.
- Adequate sight distances shall be maintained at all entrances.
- Turning radii, into and within, each parcel shall be designed to accommodate the largest vehicles anticipated on each site and is subject to Knox County Engineering review and regulations.
- At entrances where the pavement width

exceeds thirty-six (36) feet, landscaped medians, a minimum width of ten (10) feet, shall be provided. Total width of entrance may increase by median width.

- Provide a visitor drop-off area near visitor entrances when requested by the DRB. Special landscaping and/or a change in pavement material are encouraged in and around the drop-off zone.

Parking Areas

Intent:

Parking areas shall be safe, convenient, and efficient and shall have reduced negative physical and visual impacts on the site and the surroundings.

Guidelines:

- Parking areas shall be set back a minimum of twelve (12) feet from all building edges. This setback shall be landscaped with trees, shrubs, and ground cover, as well as pedestrian walkways.
- Locate parking where it is convenient to building entrances and, as much as possible, where it has little negative impact on natural amenities and the overall appearance of the

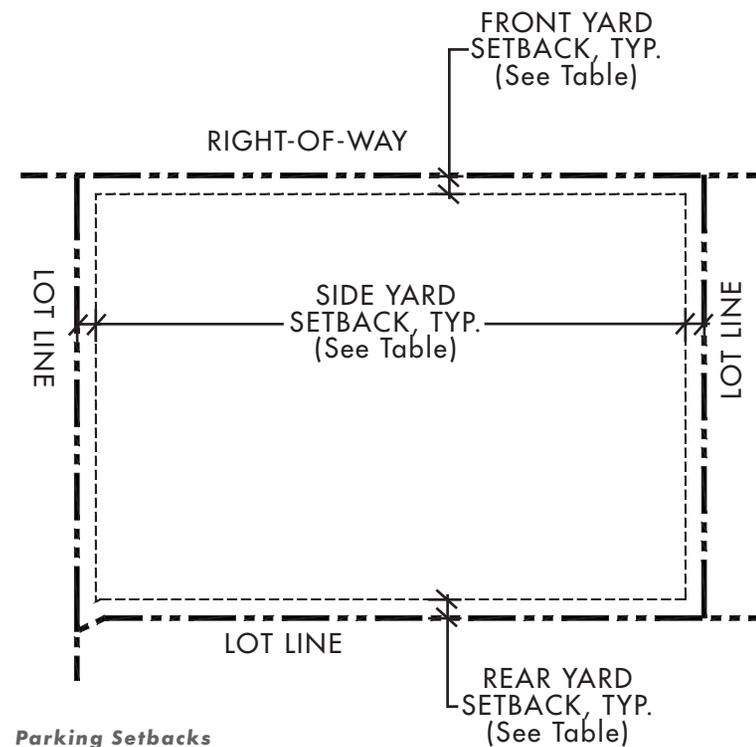
development. Innovative design concepts to improve parking area appearance and environmental friendliness are encouraged.

- Utilize berms, landscaped medians, and islands to break large parking areas into smaller lots and to shade and screen vehicles. Where medians or islands utilize existing vegetation, they are exempt from the following requirements, but shall be reviewed for effectiveness in screening, shading, and breaking up parking areas.
- Medians shall be used between every two (2) double aisles of parking. Minimum median width is eight (8) feet and the length shall be, at a minimum, equal to the length of the parking aisles it divides. Medians shall be planted and shall include plantings of a type and number which are effective in shading and breaking up the parking areas.
- Landscaped islands shall be provided at the ends of parking bays and throughout the parking area. A minimum of one island per twelve (12) continuous parking stalls is required. Islands shall contain at least one (1) shade tree. Large islands that can accommodate several trees are preferable to multiple smaller islands. The minimum width for islands is eight (8) feet, minimum length eighteen (18) feet.

- All parking areas shall be paved and curbed. No parking is allowed on streets or drives, or any place other than paved parking spaces. Alternate designs shall be approved by the Knox County Engineering and Public Works Department.
- The number of required parking spaces shall be determined by referring to the Zoning Ordinance for Knox County, Tennessee.
- The minimum size of a parking space and other parking lot dimensions shall be as specified in the Zoning Ordinance for Knox County, Tennessee.

REQUIRED MINIMUM SETBACKS FOR PC AND CA ZONES		
Yard Location	Minimum Setback	Document References
Front	10 Feet *	3.50
Side	10 Feet *	3.50
Rear	10 Feet *	3.50
Peripheral setback when abutting any external property	50 Feet *	3.50

* EXCEPT AS OTHERWISE INDICATED ON THE DEVELOPMENT SITE PLAN



H. Planting

A landscaping plan shall be submitted as a part of any application for plan approval. The species lists for plant material is located in the Plant Schedule (pg. 39-42). The following minimum standards shall apply

Parking Areas:

- Parking areas shall contain one thousand (1,000) square feet of landscaping for every twenty thousand (20,000) square feet, or fraction thereof, of paved parking area.
- For each five thousand (5,000) square feet of parking area, or fraction thereof, a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity. Trees planted in islands may count toward this requirement.

Refuse Collection and Outdoor Storage Areas:

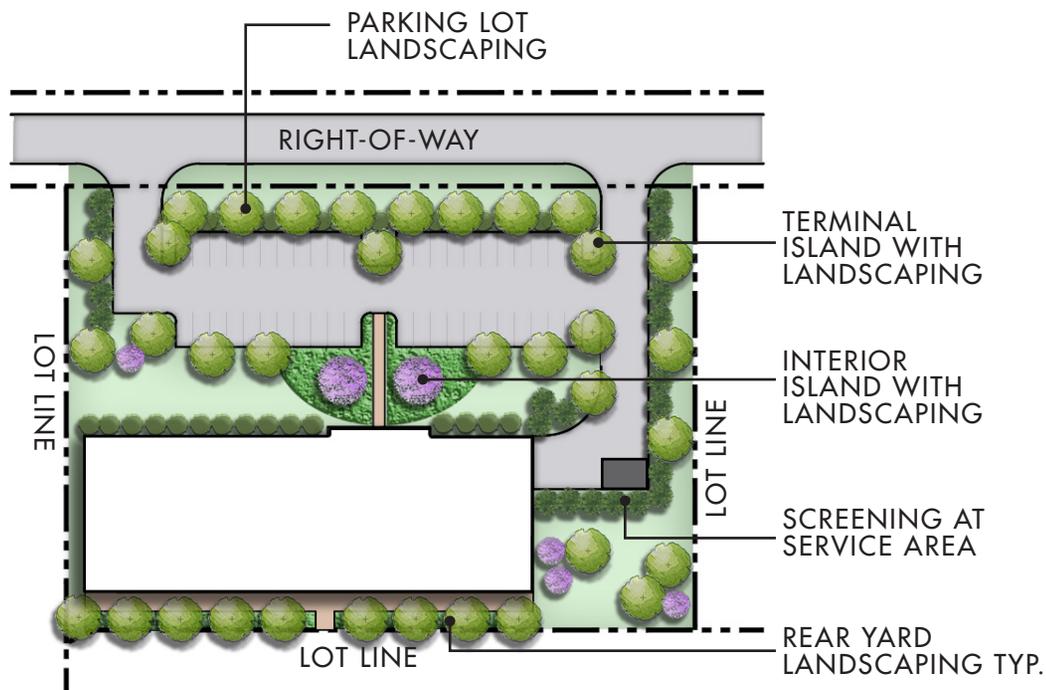
- Refuse collection: Screen shall be one (1) foot height higher the refuse container enclosure.
- Outdoor storage (where permitted): Screen shall be minimum six (6) feet in height.
- For these operations, adequate screening can be either natural or architectural material which obscures the line of sight from vehicles, pedestrians, and first story windows. Storage, loading and refuse container screening shall be of a material and design compatible with the overall architecture of the associated structure. The trees and shrubs shall cover a minimum of

fifty (50) percent of the fence or architectural material in order to soften the screen.

- Berms, which have a minimum height of three (3) feet at any point, are strongly encouraged as a technique to screen on-site activities and to provide a buffer between those activities and adjacent properties.
- Berms may be provided to meet screening

requirements. Berms should be a minimum of 3' high and should vary in height to provide interest. The plan materials previously identified should be used in landscaping berms.

- Existing trees to be preserved to provide buffer and other screening shall be identified on the landscaping plan.



Setback Yards:

- Any required setback yard shall be landscaped with various sizes of native trees. Four (4) large maturing trees and four (4) medium or small maturing trees shall be provided per acre of required yard setback areas.
- Grass or other natural ground cover shall be used in the required setback yard. The majority of the area around buildings shall be landscaped with shrubs, and yards shall be maintained in such a manner as to provide a park-like setting for the Sports Park.

Plant Materials:

Intent:

Existing and new plant materials shall be consistent throughout the site, and shall be used in defining space, screening undesirable views, breaking up large building faces, and providing adequate shade in parking and pedestrian areas. Plant materials and landscape design shall contribute to a unified park-like appearance and shall be consistent within common area landscaping.

Guidelines:

- Use planting designs which reinforce the overall planting scheme of the Holston Bend Sports Park and which are well integrated with planting plans on adjoining sites.
- Use plantings which have a quality, year-round appearance around entrance areas and entry signs. Plantings should include a mix of evergreen and deciduous materials.
- Use landscaping in the foreground and background of entry signs to highlight the signs and to visually anchor them to the site.

- Maintain as many of the existing trees as possible with sensitive site lay out and building design.
- Continue the lines, forms, masses, and spaces of buildings with plant materials and planting configurations.
- Repeat planting forms, and/or materials to create a unified planting appearance.
- Mass plants, as opposed to using individual plantings, shall be used to provide visual continuity among planted areas - unless the individual species is used as a focal point or specimen plant. Also, keep the number of different materials used in mass plantings low (but not one type only) to unify the design. A random mix of plants scattered about the site is undesirable.
- Use plantings around the base of buildings to reduce the building mass and to break up large blank walls—choose plant materials with heights, forms, and foliage which will effectively accomplish this.
- Mix shade trees and lower growing trees and shrubs on berms, medians, and islands to effectively shade and screen parking areas.
- The use of approved native plant material is strongly encouraged.

- Choose plant materials with high resistance to disease, insects, and storm damage in addition to qualities such as seasonal color, overall form, and/or ornamental qualities. A fast growth rate is also desirable in new plant material.

Obtain plant materials from businesses which are primarily a plant nursery, and use the largest caliper, height, or spread available for each plant. Minimum acceptable sizes at the time of installation are shown in the following table

PLANT MATERIAL MINIMUM SPECIFICATION	
Shade Tree	3 inch caliper
Evergreen Tree	8 feet height
Ornamental	10 feet height
Large Deciduous Shrubs	3 feet height, 3 foot spread
Evergreen Shrubs	36 inch height and spread
Low Spreading Shrubs	24 inch spread

All landscaping shall be properly maintained. Any tree, shrub or ground cover which does not survive shall be replaced with the same or similar planting material. The owner of the parcel, where the failing plant exists, is responsible for replacement and shall do so in a timely manner (60 days maximum). The HBSP Association shall maintain and replace failed landscape material in common areas within the park including the development entry, rights-of-way, and Park walking trails.

Suggested Plant Materials:

Plants not listed within the Suggested Plant Materials list may be used.

Plants noted as Established Threats or Emerging Threats on the Tennessee Invasive Plant Council’s Invasive Plants of Tennessee list shall not be used.

RECOMMENDED PLANT SCHEDULE - OVERALL SITE					
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE MIN.	NOTES
SHADE TREES					
	QL	Quercus Lyrata ‘Highbeam’	Highbeam Overcup Oak	2” Cal. Min.	B & B
	QP	Quercus phellos ‘High Tower’	Hightower Willow Oak	2” Cal. Min.	B & B
	TC	Liriodendron Tulipifera	Tulip Poplar (improved cultivars only)	2” Cal. Min.	B & B
	UA	Ulmus americana	Valley Forge American Elm	2” Cal. Min.	B & B
DECIDUOUS TREES - BUFFER PLANTING					
	AR	Acer rubrum ‘Armstrong’	Armstrong Red Maple	2” Cal. Min.	B & B
	LS	Liquidambar styraciflua ‘Rotundiloba’	Rotundiloba Sweetgum	2” Cal. Min.	B & B
	LT	Liriodendron tulipifera	Tulip Poplar	2” Cal. Min.	B & B
	NS	Nyssa sylvatica	Black Gum	2” Cal. Min.	B & B
	PL	Platanus occidentalis	American Sycamore	2” Cal. Min.	B & B

UNDERSTORY TREES - BUFFER PLANTING					
	AL	Amelanchier laevis	Allegheny Serviceberry	8' HT.	B&B; FULL CROWN; MULTISTEMMED
	CC	Cercis canadensis	Redbud (improved cultivars only)	8' HT.	B&B; FULL CROWN
	CV	Crataegus viridis	Green Hawthorn	8' HT.	B&B; FULL CROWN
EVERGREEN TREES - BUFFER PLANTING					
	JV	Juniperus virginiana	Eastern Red Cedar	8' HT.	B&B; FULL TO GROUND
	PS	Pinus strobus	White Pine	8' HT.	B&B; FULL TO GROUND
MEADOW SEED MIX					
	AG	Andropogon gerardii	Big Bluestem		
	CL	Chasmanthium latifolium	River Oats		
	PV	Panicum virgatum	Switchgrass		
	RH	Rudbeckia hirta	Black Eyed Susan		
	SN	Sorghastrum nutans	Indangrass		
RECOMMENDED PLANT SCHEDULE - INDIVIDUAL SITE					
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE MIN.	NOTES
DECIDUOUS TREES					
	AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	2" Cal. Min.	B & B
	LS	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2" Cal. Min.	B & B
	LT	Liriodendron tulipifera	Tulip Poplar	2" Cal. Min.	B & B
	NS	Nyssa sylvatica	Black Gum	2" Cal. Min.	B & B
	PL	Platanus occidentalis	American Sycamore	2" Cal. Min.	B & B
	QL	Quercus Lyrata 'Highbeam'	Highbeam Overcup Oak	2" Cal. Min.	B & B
	QP	Quercus phellos 'High Tower'	Hightower Willow Oak	2" Cal. Min.	B & B
	TC	Liriodendron Tulipifera	Tulip Poplar (improved cultivars only)	2" Cal. Min.	B & B
	UA	Ulmus americana	Valley Forge American Elm	2" Cal. Min.	B & B

UNDERSTORY TREES					
	AL	<i>Amelanchier laevis</i>	Allegheny Serviceberry	8' HT.	B&B; FULL CROWN; MULTISTEMMED
	CC	<i>Cercis canadensis</i>	Redbud (improved cultivars only)	8' HT.	B&B; FULL CROWN
	CCH	<i>Cercis canadensis</i> 'Hearts of Gold'	Hearts of Gold' Redbud	8' HT.	B&B; FULL CROWN
	CV	<i>Crataegus viridis</i>	Green Hawthorn	8' HT.	B&B; FULL CROWN
EVERGREEN TREES					
	IE	<i>Ilex</i> x 'Emily Bruner'	Emily Bruner Holly	8' HT.	B&B; Full to Ground
	JV	<i>Juniperus virginiana</i>	Eastern Red Cedar	8' HT.	B&B; Full to Ground
	MG	<i>Magnolia grandiflora</i>	Bracken's Brown Beauty	8' HT.	B&B; Full to Ground
	PS	<i>Pinus strobus</i>	White Pine	8' HT.	B&B; Full to Ground
DECIDUOUS SHRUBS					
	CO	<i>Cephalanthus occidentalis</i>	Common Buttonbush	3 GAL.	
	CA	<i>Clethra alnifolia</i>	Hummingbird Summersweet	3 GAL.	
	FG	<i>Fothergilla gardenii</i> 'Mt. Airy'	Mt Airy Fothergilla	3 GAL.	
	HQ	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	3 GAL.	
	IV	<i>Ilex verticillata</i> Nana 'Red Sprite'	Red Sprite Winterberry	3 GAL.	
	IV	<i>Itea virginica</i> 'Little Henry'	Little Henry Virginia Sweetspire	3 GAL.	
	RA	<i>Rhus aromatica</i> 'Gro Low'	Dwarf Fragrant Sumac	3 GAL.	
EVERGREEN SHRUBS					
	BS	<i>Buxus sempervirens</i>	Common Boxwood	5 GAL.	
	CH	<i>Cephalotaxus harringtonia</i> 'Dukes'	Duke Gardens Yew	5 GAL.	
	IG	<i>Ilex glabra</i>	Compacts Inkberry	5 GAL.	
	PL	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	3 GAL.	

PERENNIALS AND GRASSES					
	AH	Amsonia hubrechtii	Willowleaf bluestar	1 GAL.	
	EP	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower	1 GAL.	
	HC	Hypericum calycinum	St. Johns Wort	3 GAL.	
	MC	Muhlenbergia capillaris	Muhly Grass	1 GAL.	
	RH	Rudbeckia hirta	Black-eyed Susan	1 GAL.	
	SS	Schyzachyrium scoparium	The Blues Little Bluestem	1 GAL.	
	HV	Heuchera villosa	Autumn Bride Heuchera	1 GAL.	

I. Landscape Elements

Intent:

Landscape elements shall relate to and complement the architecture and landscape design of each parcel and shall be integrated with the park's overall landscape design.

Guidelines:

- Design walls and fences to be compatible with the architecture of the buildings they serve by repeating forms, materials, colors, textures, and/or patterns complementary to and consistent with the primary building. Use a consistent design in walls and fences which are within a given parcel or grouping of buildings.
- Use earth berms to provide screening (alone or in combination with plant material) and to provide visual interest in the landscape. Berm use and placement should enhance the overall Park design. Design and shape built landforms (berms, medians) shall be gently rolling—appearing as an extension of the natural landform. Built landforms with hard edges or an erratic series of small undulations are undesirable.
- Integrate planting designs with the design of walls and fences so that each complements the other.
- Within commercial development areas, locate fenced areas to the side and/or rear of parcels. Fencing shall not be permitted between a front building face and the road rights-of-way. Decorative fencing may be permitted upon DRB approval between face of building and right-of-way.
- Fencing shall be allowed around and to separate sports fields as needed.
- All fencing materials are subject to review for appropriateness.
- Chain link fence within Sports field areas shall be black vinyl coated screened by windbreak material.

J. Signage

Intent:

Signs used in the Park shall provide clear, logical, and consistent directional information; reinforce an orderly traffic pattern and flow; be legible from moving automobiles; and be located where time is allowed for decisions to be made for appropriate maneuvers.

The design guidelines used in the Park shall be used consistently throughout the Park to provide a unified appearance. The guidelines specify standards for size, color, form, type style and type size, logo placement, type locations, message content, materials, and general sign locations for each type of sign. Business signs shall be consistent with the sign design guidelines for the Park.

Guidelines:

- All sign types shall conform in size and dimension to the Zoning Ordinance for Knox County, Tennessee and the HBSP Design Guidelines, unless otherwise noted.
- Each development shall be limited to one free-standing sign of not more than one hundred (100) square feet of sign area and not exceeding six (6) feet in height. For doubled-faced signs, a maximum of fifty (50) square feet will be permitted per side. Each sign must be ground mounted with a fully enclosed

base.

- Free-standing signs shall be located no closer than ten (10) feet from the street right-of-way line, or fifteen (15) feet from the edge of pavement, whichever is greater so long as the sign is not located in the street right-of-way.
- One (1) face sign will be permitted at one (1) square foot of sign area for each foot of building frontage, up to maximum of one hundred (100) square feet per building. The sign shall not extend above the parapet wall. Multi-tenant buildings may be approved for more than one (1) sign, provided that all other requirements of this section are met.
- Additional signs may be permitted if approved by both the DRB and the Planning Commission through the Development Plan procedure, provided that scaled drawings of the signs indicate they will not detract from the Sports Park development. The development plan must clearly show that because of unusual topography, building locations and relationships of development with multiple structures, additional signs are essential to inform and direct the public.
- No sign may have flashing, intermittent or animated illumination.
- Billboards and other advertising signs are

prohibited.

- Finishes should be matte or flat as opposed to glossy or reflective finishes,
- The number of colors on each sign shall be limited to three,
- The message on the sign shall be limited to a maximum of corporate name, logo, street address, and parent company, except where otherwise allowed.
- Signs may be internally illuminated or not illuminated.
- Signs shall be internally illuminated through the use of Light Emitting Diode (LED) technology. Internally illuminated signs shall not be mounted on a building wall that faces a property line that abutting privately owned property beyond the boundary of the Park. The signs shall be designed so that when illuminated at night, only the letters and or logos of the sign are visible. This shall be accomplished by one of the following methods:
 - Channel letters where the raceways, conduits, and other electrical components are concealed from public view, or
 - Cabinet design with an opaque and non-reflective background with translucent letters

and logos.

- No light shall emanate through the background, the borders, sides, or any other surface of the sign or its supporting structure.

Temporary Signs:

- One construction sign and one "for sale" / "for lease" sign is permitted per parcel. Signs shall not exceed thirty-two (32) square feet.

K. Lighting

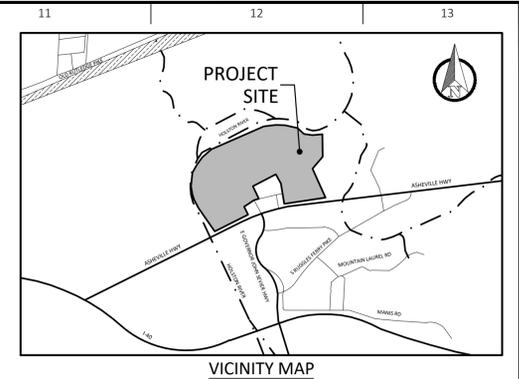
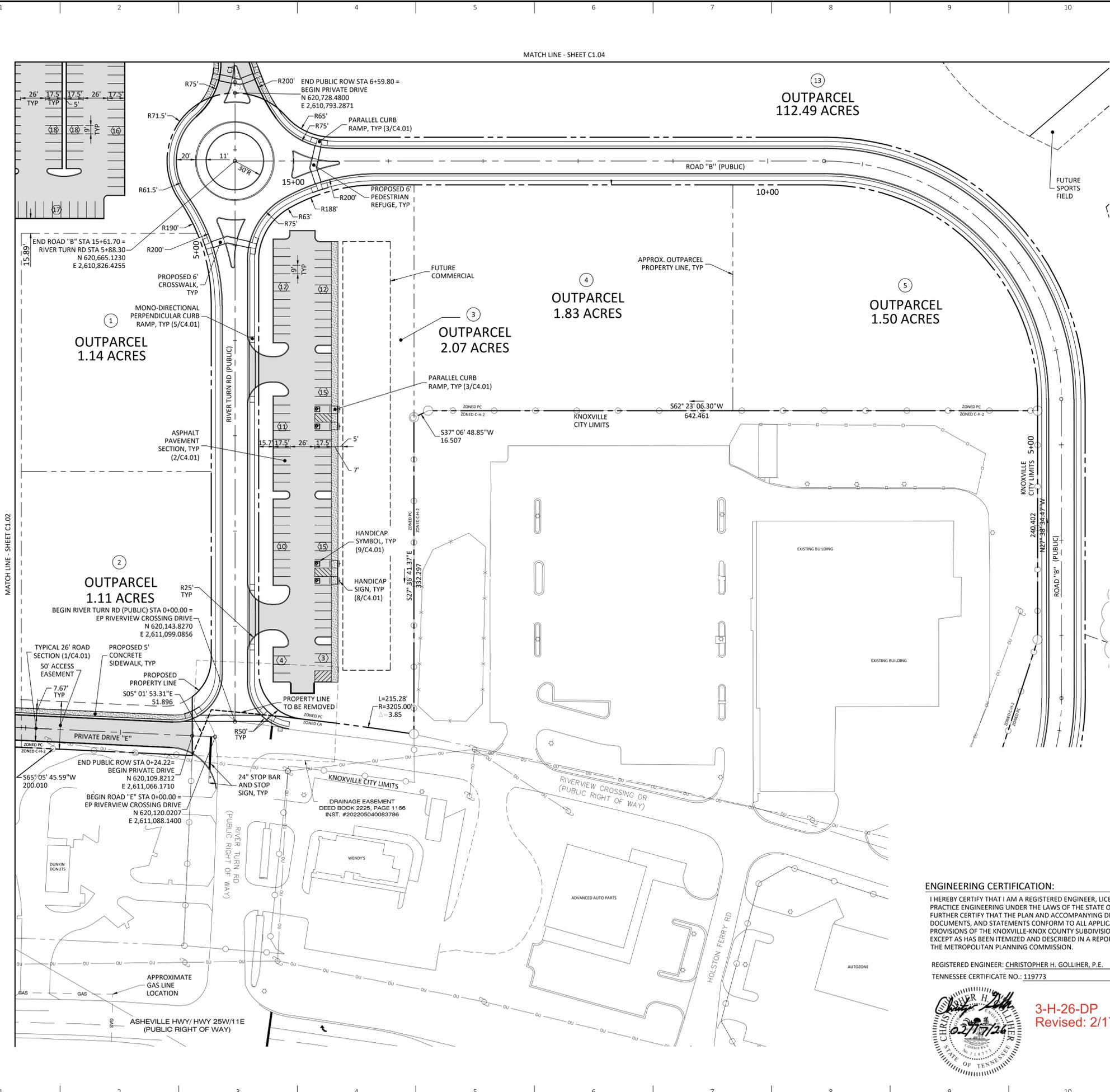
Intent:

Light shall be provided for the safe and efficient movement of people and vehicles with minimal light/glare off site. Lighting features shall contribute to a unified appearance in the Park while also distinguishing individual businesses.

Guidelines:

- Provide lighting, as needed for safe movement, along roadways and entry drives; throughout parking areas; at site, parcel, and building entrance areas; and along pedestrian walkways.
- Lighting intensity within the Park shall not exceed the following:
 - Baseball sports fields – Infield – 50 footcandles
 - Baseball sports fields – Outfield – 30 footcandles
 - Other sports fields such as football, soccer, lacrosse – 50 footcandles
 - Parking lots – 2.5 foot candles
 - Use areas and entrances – 5 footcandles
 - Sidewalks, paths, and steps – average of 1 footcandle
 - At perimeter lot lines adjacent to privately owned agricultural or residential zoning 0.0 footcandles. Property owned by public utilities is not included in the 0.0 footcandle requirement.
- Changes in illumination requirements will be considered when they are consistent with recommendations by the current Institute of Electrical Standards for office and industrial uses.
- Light sources shall be LED with core temperatures between 3,200 and 3,800 kelvin. Neutral colored poles of a dark color are desired. All hardware should be vandal proof and colored to match the pole and fixture color.
- Use special fixtures at building entrance areas to help establish identity for each business. All light fixtures should be chosen to be compatible with the overall Park lighting design. Full cut-off fixtures are required.
- Locate lights to avoid glare or excessive light spillage on adjacent sites and direct exterior lighting away from adjoining properties. Glare, whether direct or reflected, shall not be visible at any property line.
- Cut-off luminaries shall be used for all parking, road, and security lights to reduce the amount of glare and light spillage. The bulb shall be concave or flat and shall not be visible from the side.
 - Shield light sources from view of adjacent privately owned agricultural and residential properties where feasible.
- No pole light shall exceed 30 feet in height. Recommended range for the height of lights are:
 - Roadways and parking areas—25-30 feet
 - Intermediate landscape lights and Pedestrian lights—8-16 feet
 - Pathway lights—less than 4 feet
- Use building illumination and architectural lighting to articulate and highlight particular building features. Indirect lighting (no light source visible), overhead down lighting, and/or interior illumination which does not spill outside are encouraged.
- Wall-pack units shall be permitted in service areas only and the units shall be shielded to direct light downwards. Full cut-off fixtures required.

February 11, 2026 1:11:00 AM (800.001.03-Prod) (3-Dwg) (3-Prod) Concept Plans (80001-CC-CP) dwg

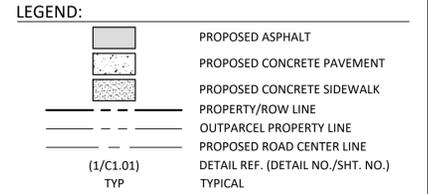


- NOTES:**
- THE BOUNDARY DATA WAS TAKEN FROM MBI COMPANIES, INC. DATED MAY 12, 2025.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 - PROPERTY CONCERNED REFLECTS PARCELS 071.001, 072.001 AND 072.002 AS SHOWN BY CONTROL MAPS 071 & 072. ZONING FOR THE PROPERTY IS PC, PLANNED COMMERCIAL AND CA, COMMERCIAL. TOTAL AREA = ±139.23 AC. TOTAL DISTURBED AREA = ±101.19 AC.
 - FOR CA ZONING, BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE AND 16-FT. REAR. FOR PC ZONING, THE PERIPHERAL SETBACK IS 50-FT.
 - PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PRIVATE ROAD, PARKING LOTS, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, AND ELECTRIC.

UTILITY OWNERS:
WATER, ELECTRIC, GAS, & SEWER
 KNOXVILLE UTILITIES BOARD (KUB)
 P.O. BOX 59017
 KNOXVILLE, TN 37950-9017
 CONTACT: MR. CHRIS MCCORMICK
 OFFICE PHONE: 865.558.2123

TELEPHONE
 AT&T
 9733 PARKSIDE DRIVE
 KNOXVILLE, TN 37922
 CONTACT: MR. VAUGHN JONES
 OFFICE PHONE: 865.539.8579

PARKING SUMMARY:
 TOTAL PARKING PROVIDED
 STANDARD SPACES (9'x17.5') 1,895
 HANDICAP (VAN) SPACES 36
 TOTAL 1,931 SPACES



HORIZONTAL CURVE DATA TABLE

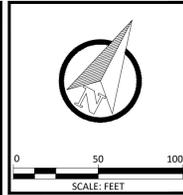
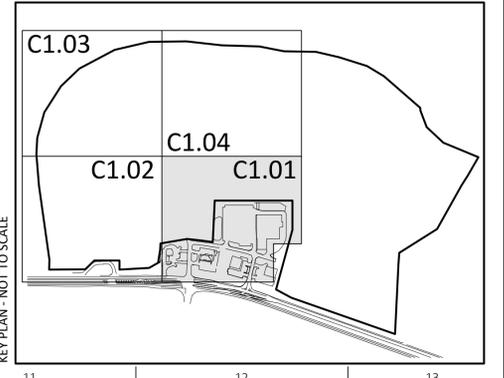
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	RIVER TURN RD	620,959.9112	2,610,672.2387	90°00'00"	250.00	250.00	392.70

ENGINEERING CERTIFICATION:
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: CHRISTOPHER H. GOLLIHER, P.E.
 TENNESSEE CERTIFICATE NO.: 119773



3-H-26-DP
 Revised: 2/17/2026



6125 RIVERVIEW, LLC
 8862 CEDAR SPRINGS LN SUITE 100
 KNOXVILLE, TN 37923
 MR. BRADLEY PRUITT
 PRUITTBR46@GMAIL.COM
 865.603.0987

NO.	DATE	BY	REVISION
A	02/17/26		REVISED PER MPC COMMENTS

ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 3-H-26-DP

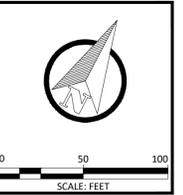
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
 DATE: 01/15/26

C1.01
 CONCEPT PLAN
 01/15/2026

February 16, 2026 1:11:00 PM (800.001) 03-Prop(03-Dwg) Parking Concept Plans(80001)-CC-PA.dwg

NOTES:
1. REFER TO SHEET C1.01 FOR GENERAL NOTES



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NO.	DATE	REVISION	BY
A	02/17/26	REVISED PER MPC COMMENTS	

ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 3-H-26-DP

PRELIMINARY NOT FOR CONSTRUCTION

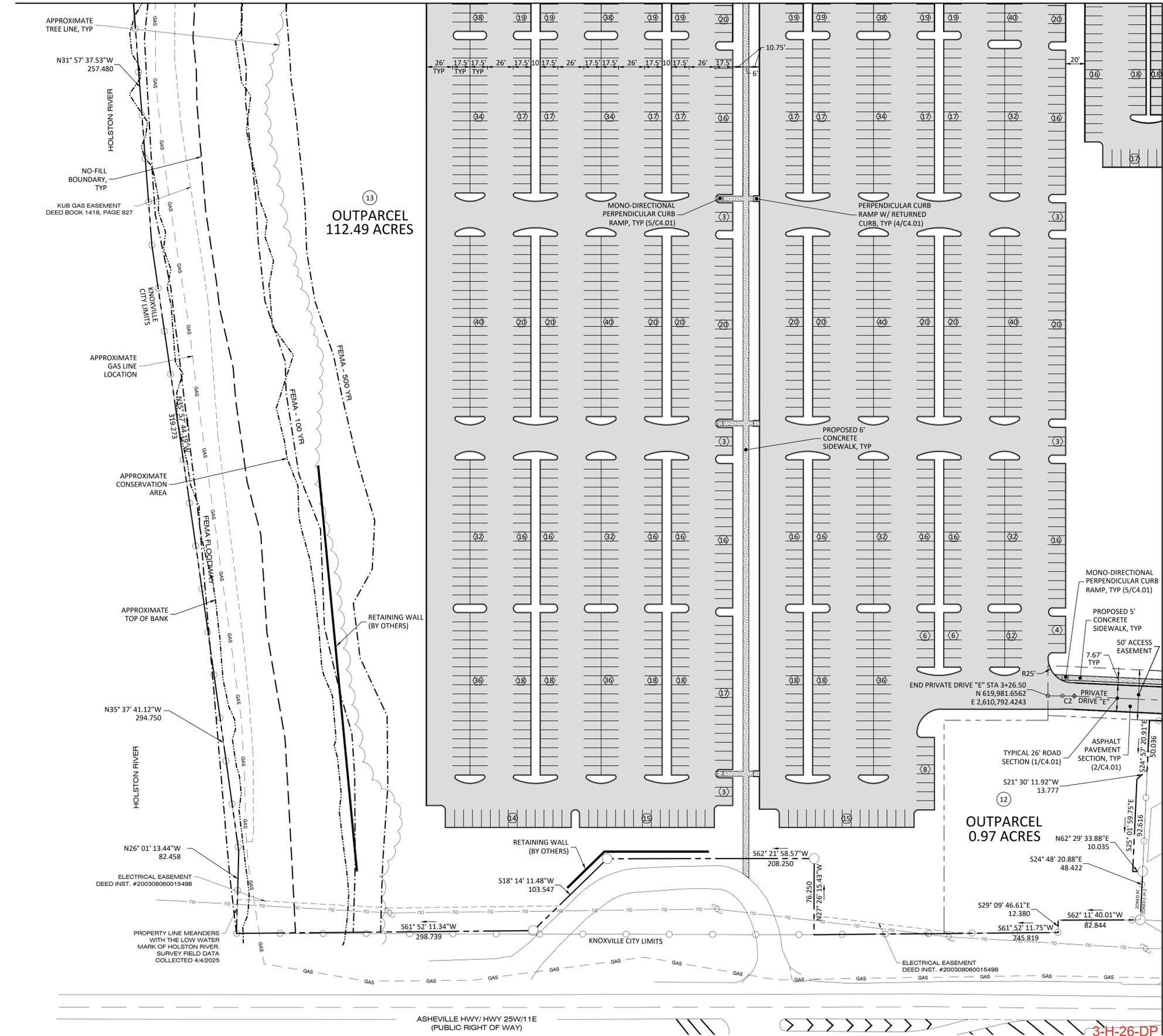
JOB NO: 800.001
DATE: 01/15/26

C1.02

CONCEPT PLAN
01/15/2026

MATCH LINE - SHEET C1.03

MATCH LINE - SHEET C1.01

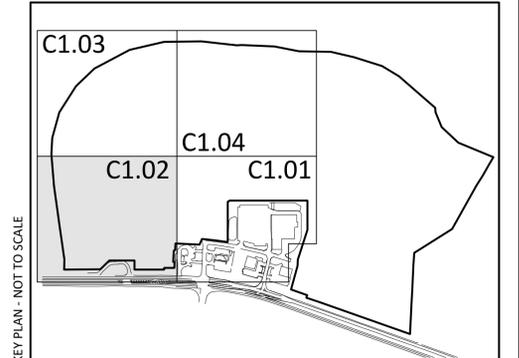


HORIZONTAL CURVE DATA TABLE

CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENG
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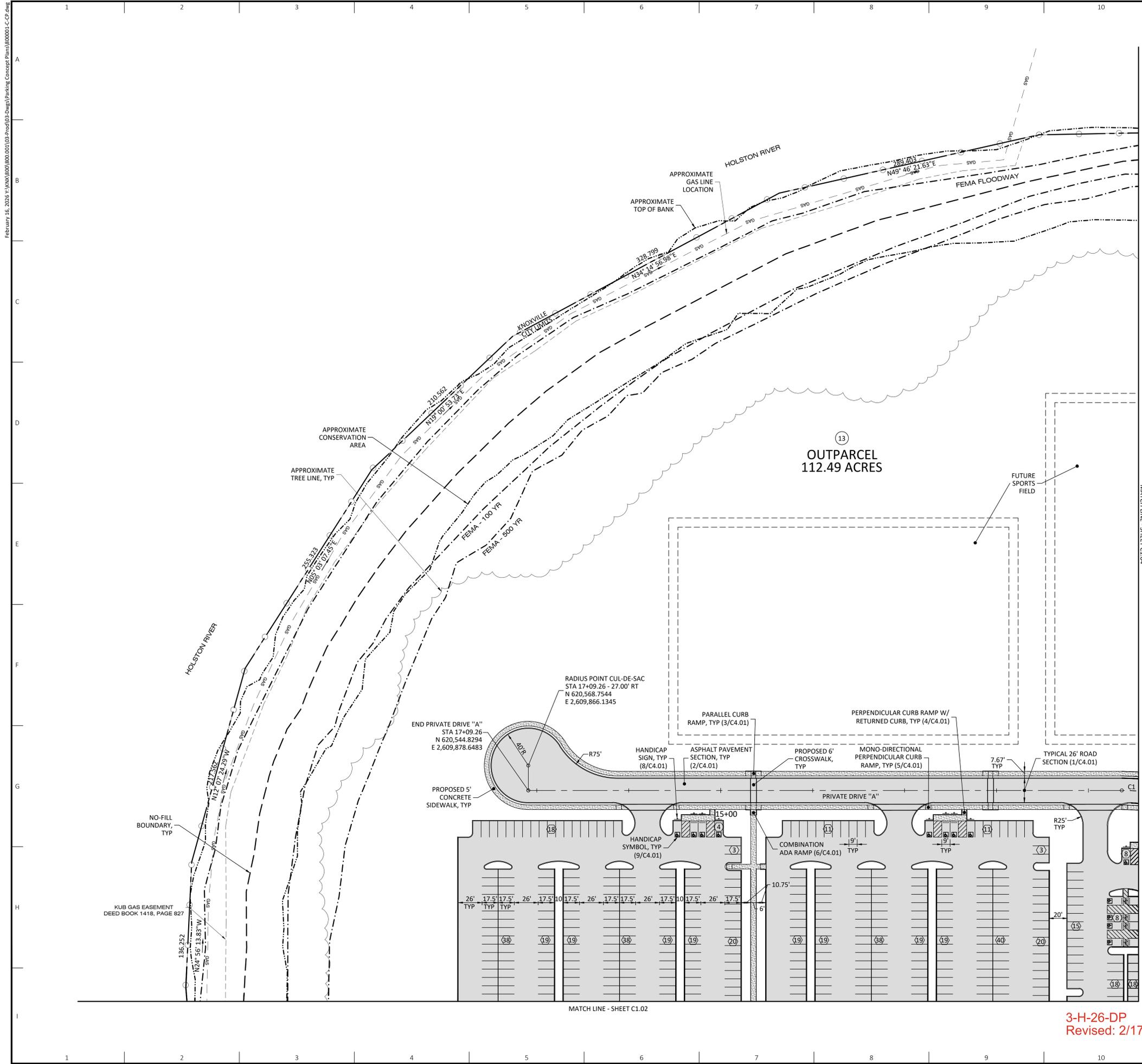
LEGEND:

	PROPOSED ASPHALT
	PROPOSED CONCRETE SIDEWALK
	PROPERTY/ROW LINE
	OUTPARCEL PROPERTY LINE
	PROPOSED ROAD CENTER LINE
	DETAIL REF. (DETAIL NO./SHT. NO.)
	TYPICAL



3-H-26-DP
Revised: 2/17/2026

February 16, 2026 P:\KXN\800\800.001\03-Prop\03-Dwg\1 Parking Concept Plans\80001-C-CP.dwg



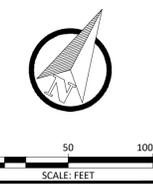
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REGISTERED ENGINEER: CHRISTOPHER H. GOLLIER, P.E.
 TENNESSEE CERTIFICATE NO.: 119773



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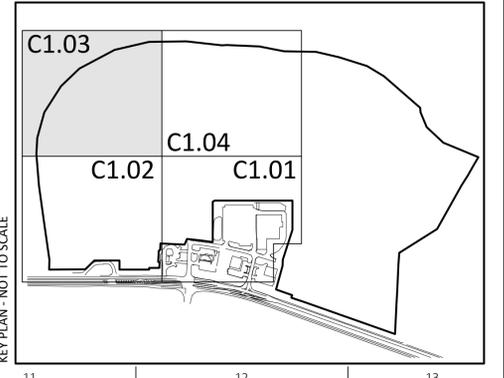
NO.	DATE	REVISION PER MPC COMMENTS	BY
A	02/17/26		

13
OUTPARCEL
 112.49 ACRES

CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGT
C1	RIVER TURN RD	620,959.9112	2,610,672.2387	90°00'00"	250.00	250.00	392.70

LEGEND:

- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPERTY/ROW LINE
- OUTPARCEL PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- (1/C1.01) TYP
- TYPICAL



3-H-26-DP
 Revised: 2/17/2026

ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 3-H-26-DP

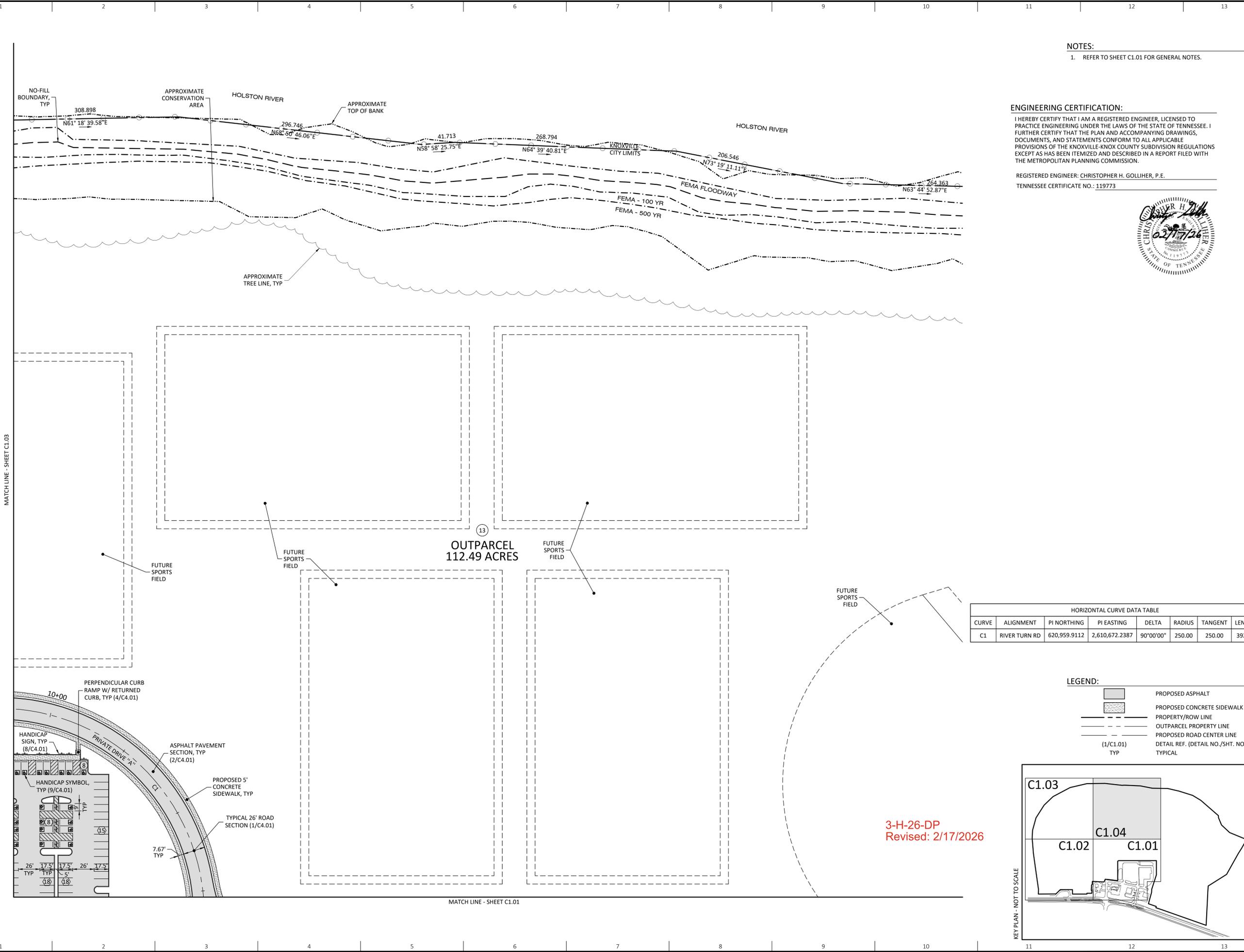
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
 DATE: 01/15/26

C1.03

CONCEPT PLAN
 01/15/2026

February 11, 2026 V:\KXN\800.001\03-Prop\03-Dwg\1\Parking Concept Plans\80001-C1-CP.dwg

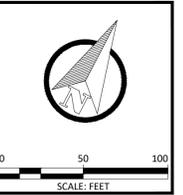


MATCH LINE - SHEET C1.03

MATCH LINE - SHEET C1.01

NOTES:
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REGISTERED ENGINEER: CHRISTOPHER H. GOLLIER, P.E.
TENNESSEE CERTIFICATE NO.: 119773



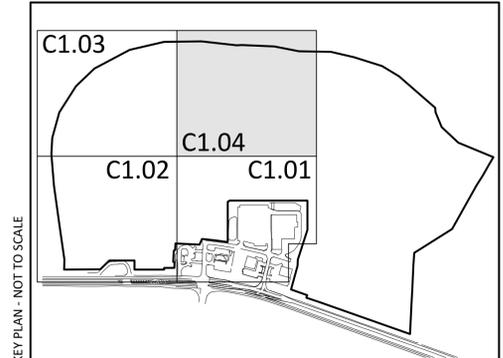
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PRUITTBR46@GMAIL.COM
865.603.0987

HORIZONTAL CURVE DATA TABLE

CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	RIVER TURN RD	620,959.9112	2,610,672.2387	90°00'00"	250.00	250.00	392.70

- LEGEND:**
- PROPOSED ASPHALT
 - PROPOSED CONCRETE SIDEWALK
 - PROPERTY/ROW LINE
 - OUTPARCEL PROPERTY LINE
 - PROPOSED ROAD CENTER LINE
 - (1/C1.01) TYP
 - (1/C1.01) TYP
 - TYP



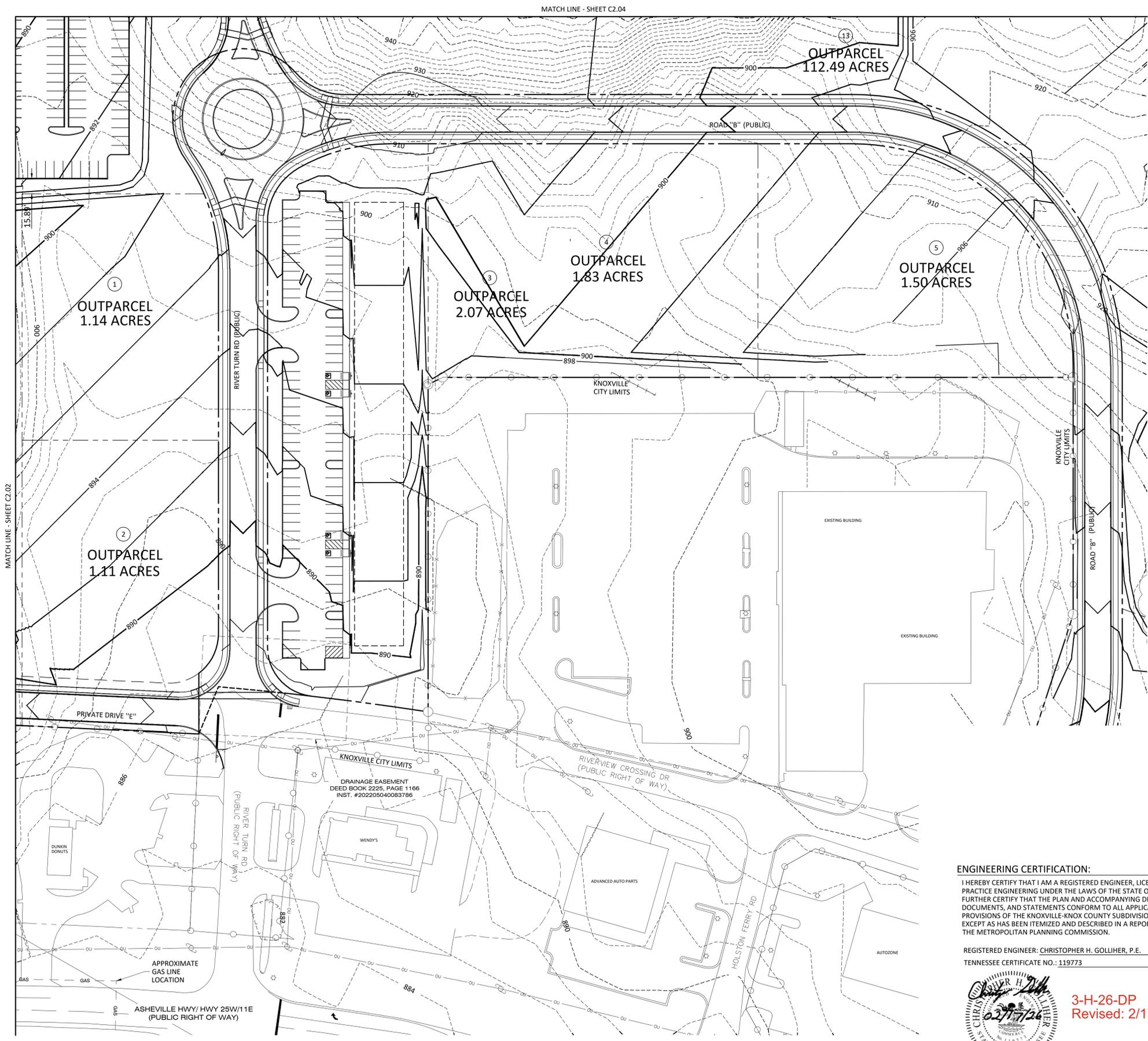
3-H-26-DP
Revised: 2/17/2026

NO.	DATE	REVISION	BY
A	02/17/26	REVISED PER MPC COMMENTS	

ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
CONCEPT PLAN OF ASHEVILLE HIGHWAY DEVELOPMENT
MPC FILE NUMBER: 3-H-26-DP

PRELIMINARY NOT FOR CONSTRUCTION
JOB NO: 800.001
DATE: 01/15/26
C1.04
CONCEPT PLAN
01/15/2026

February 11, 2026 V:\M\80008000\001\03-Prop\03-Dwg\Parking Concept Plans\800001-C-CP.dwg



LEGEND:

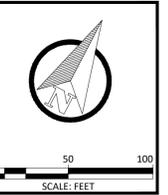
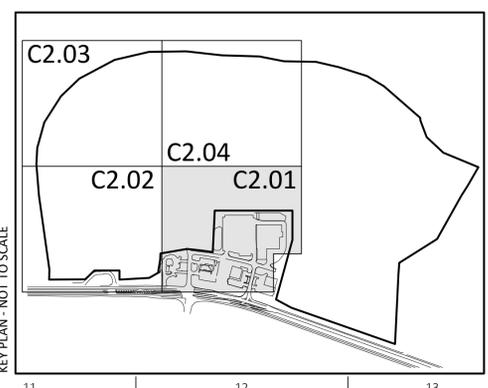
---	PROPERTY/ROW LINE
- - - - -	PROPOSED CONTOUR
.....	EXISTING CONTOUR

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3-H-26-DP
 Revised: 2/17/2026



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 865.603.0987

NO.	DATE	REVISION	BY
A	02/17/26	REVISED PER MPC COMMENTS	

ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
GRADING PLAN
MPC FILE NUMBER: 3-H-26-DP

PRELIMINARY NOT FOR CONSTRUCTION

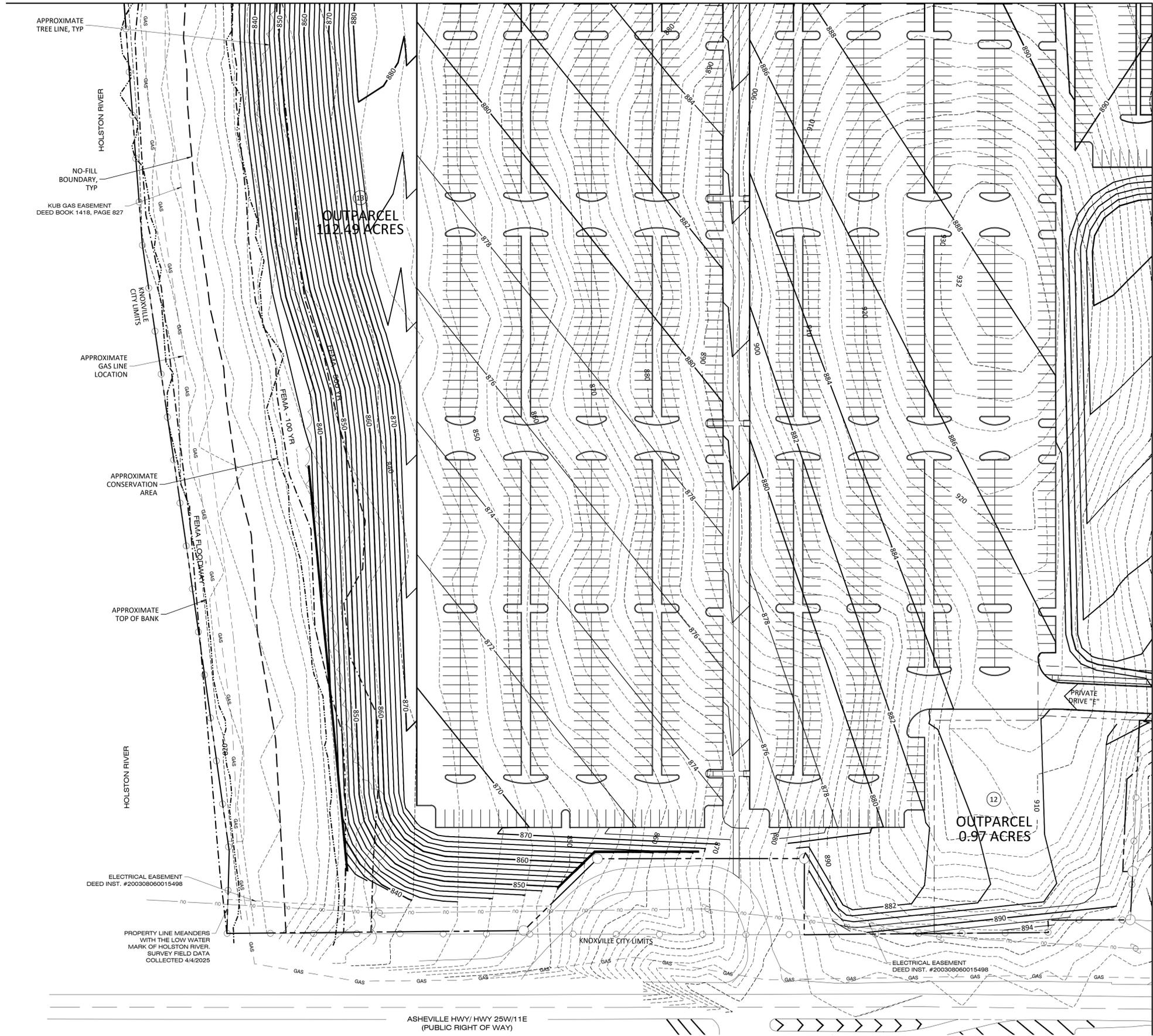
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 DATE: 01/15/26

C2.01
 CONCEPT PLAN
 01/15/2026

February 16, 2026 V:\MAY\8008000\001\03-Prop\03-Dwg\Parking Concept Plans\800001-C-CP.dwg

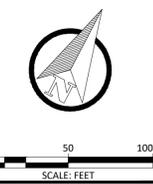
MATCH LINE - SHEET C2.03

MATCH LINE - SHEET C2.01



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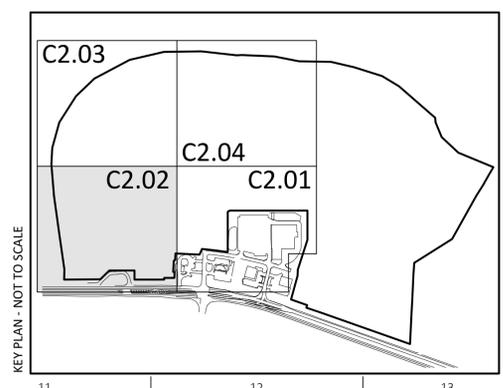
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NO.	DATE	REVISION	BY
A	02/17/26	REVISED PER MPC COMMENTS	PRA

3-H-26-DP
 Revised: 2/17/2026

LEGEND:

- PROPERTY/ROW LINE
- - - 890 PROPOSED CONTOUR
- - - 890 EXISTING CONTOUR



ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924

GRADING PLAN
MPC FILE NUMBER: 3-H-26-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
 DATE: 01/15/26

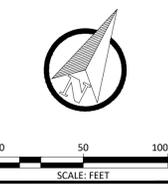
C2.02

CONCEPT PLAN
 01/15/2026

February 16, 2026 V:\M\K\800\800.001\03-Prop\03-Dwg\Prop\Grading Concept Plans\800001-C-CP.dwg

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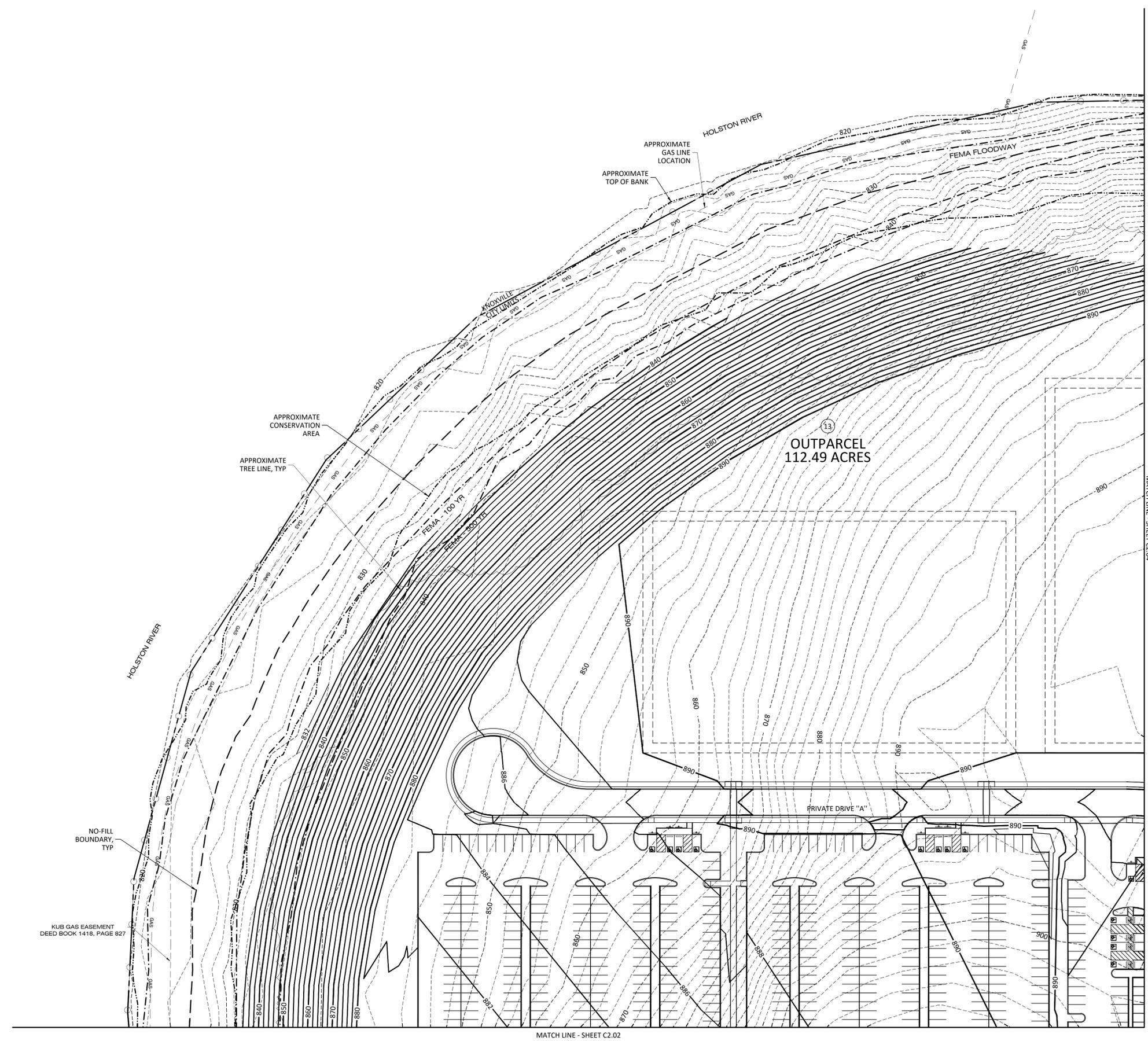
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A	02/17/26	REVISED PER MPC COMMENTS	

ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
GRADING PLAN
MPC FILE NUMBER: 3-H-26-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
 DATE: 01/15/26

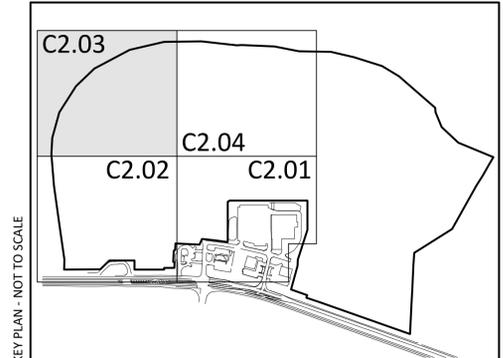
C2.03
 CONCEPT PLAN
 01/15/2026



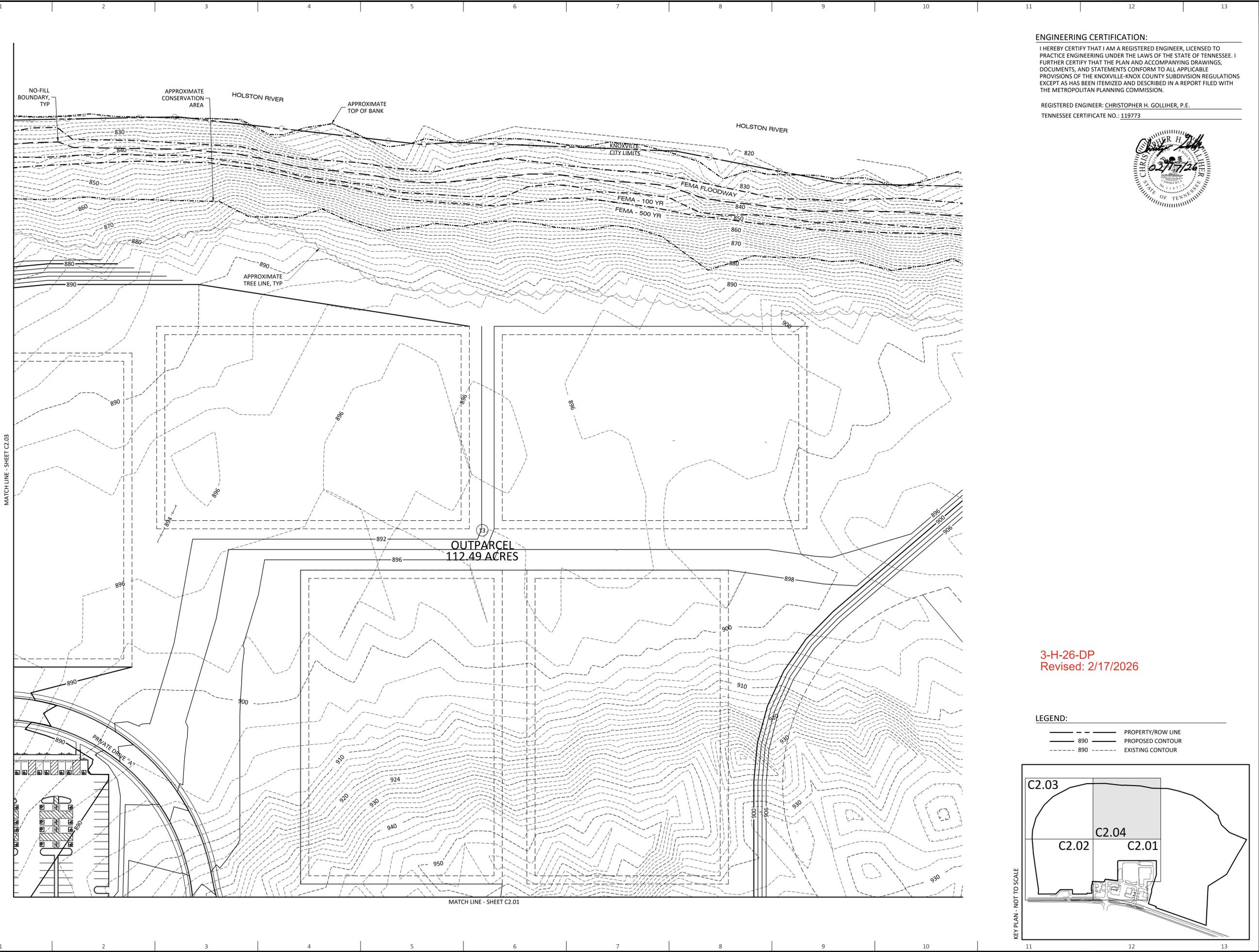
3-H-26-DP
 Revised: 2/17/2026

LEGEND:

---	PROPERTY/ROW LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR



February 11, 2026 V:\M\X\8001800.001\03-Prop\03-Dwg\03-Parking Concept Plans\800001-C-CP.dwg

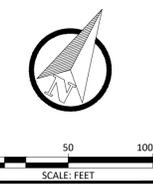


MATCH LINE - SHEET C2.03

MATCH LINE - SHEET C2.01

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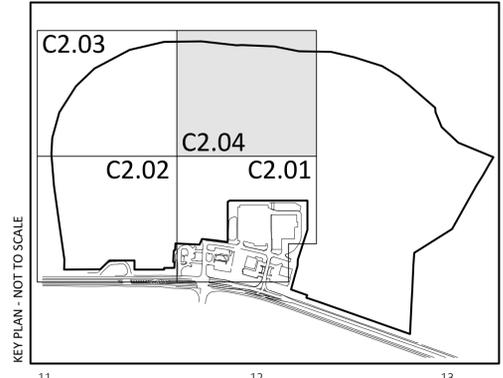
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 865.603.0987

3-H-26-DP
 Revised: 2/17/2026

LEGEND:

---	PROPERTY/ROW LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR



NO.	DATE	REVISION	BY
A	02/17/26	REVISED PER MPC COMMENTS	

ASHEVILLE HIGHWAY DEVELOPMENT PARKING
 6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
 GRADING PLAN
 MPC FILE NUMBER: 3-H-26-DP

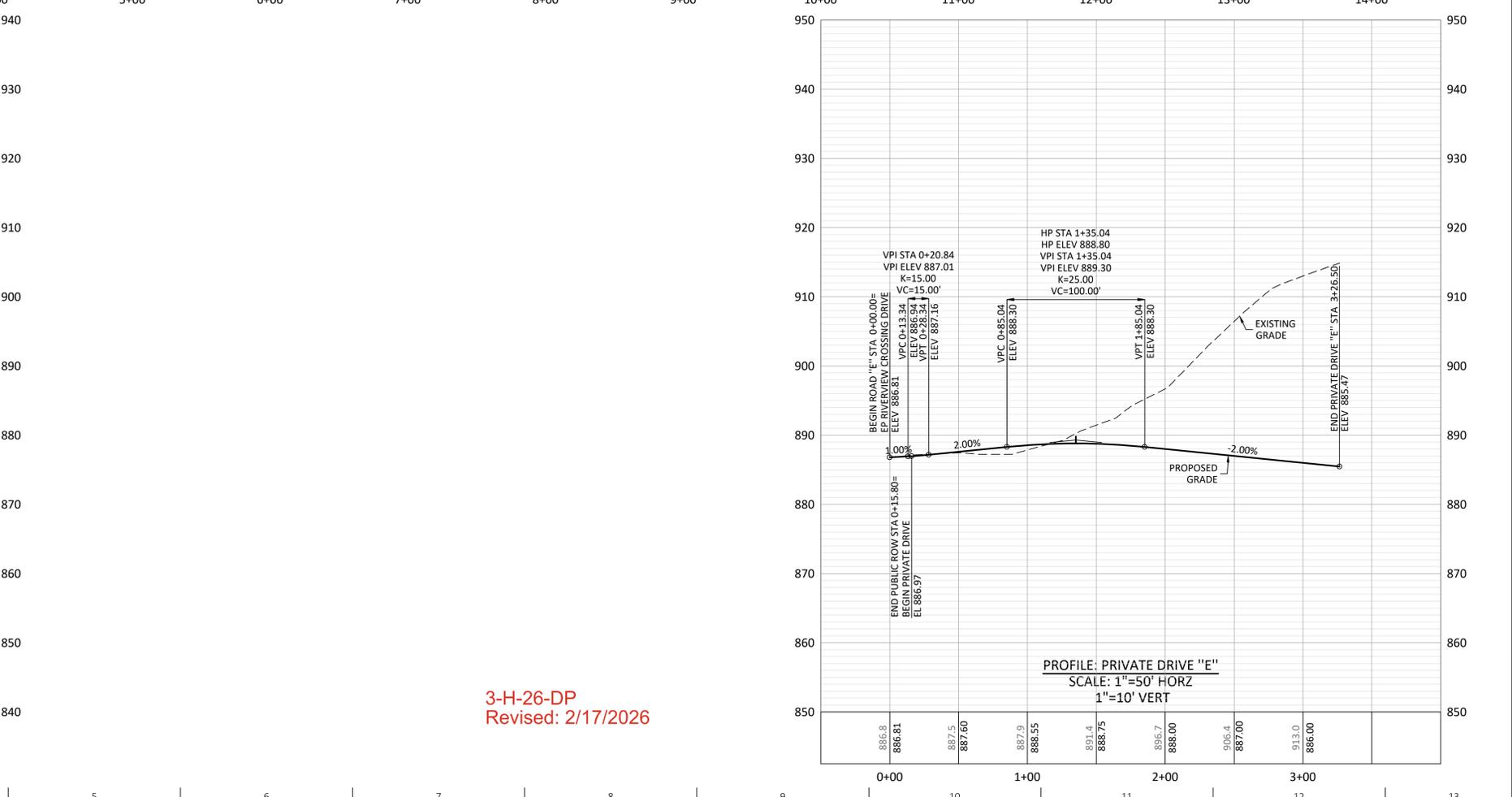
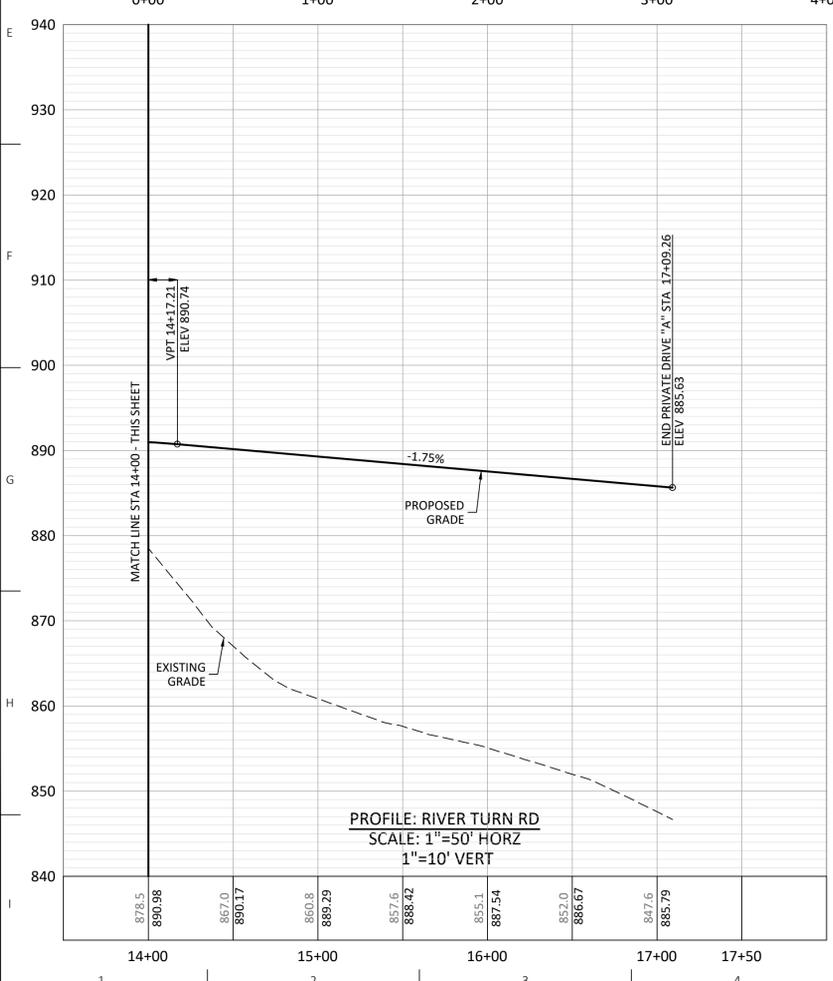
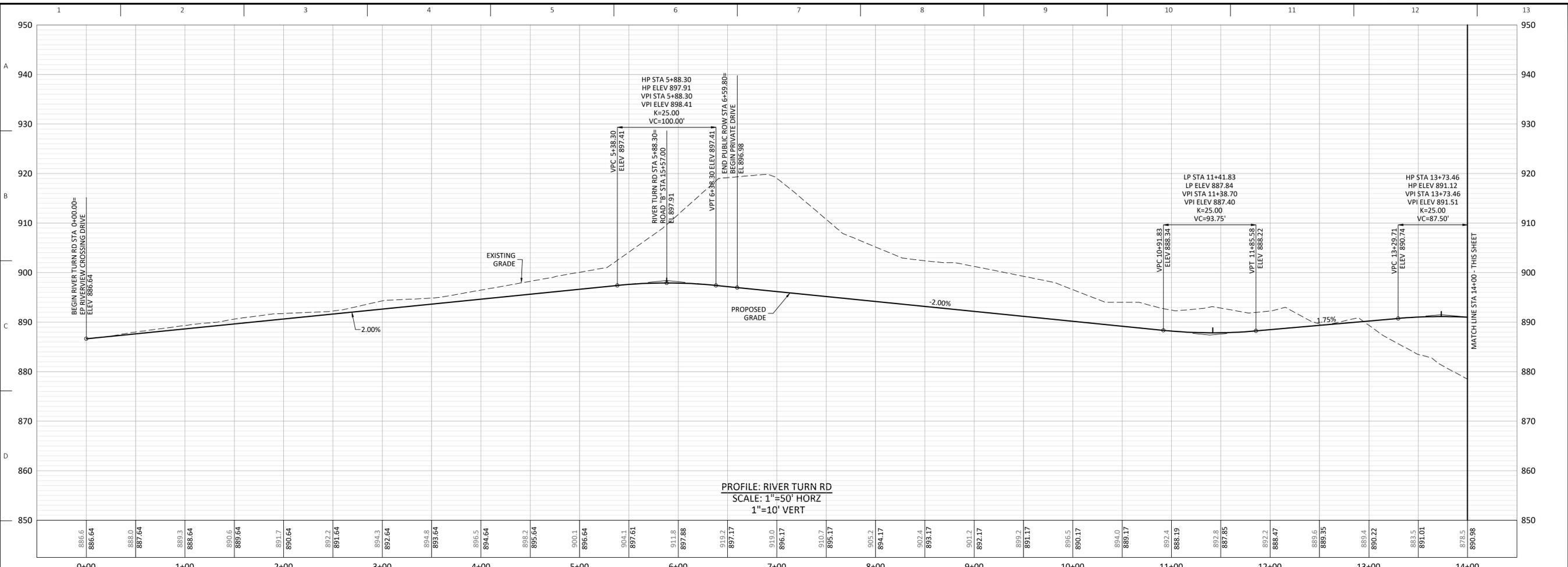
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JOB NO: 800.001
 DATE: 01/15/26

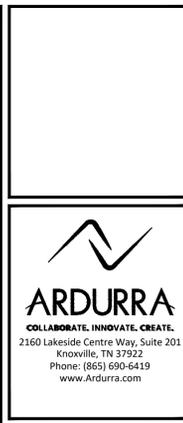
C2.04

CONCEPT PLAN
 01/15/2026

February 11, 2026 Y:\MNA\800\800.001\03-Prop\03-Dwg\1-Parking Concept Plans\800001_C-PRPA.dwg



3-H-26-DP
Revised: 2/17/2026



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NO.	DATE	REVISION	BY
A	02/17/26	REVISED PER MPC COMMENTS	PRA

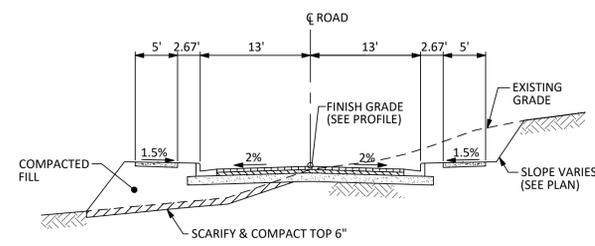
ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
ROAD PROFILES
MPC FILE NUMBER: 3-H-26-DP

PRELIMINARY NOT FOR CONSTRUCTION

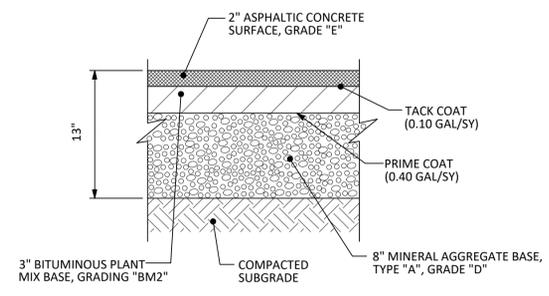
JOB NO: 800.001
DATE: 01/15/26

C3.01
CONCEPT PLAN
01/15/2026

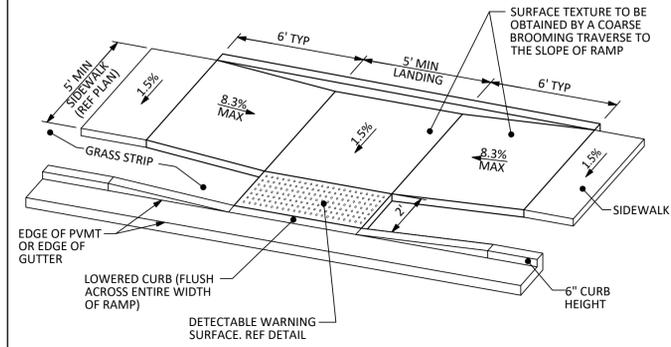
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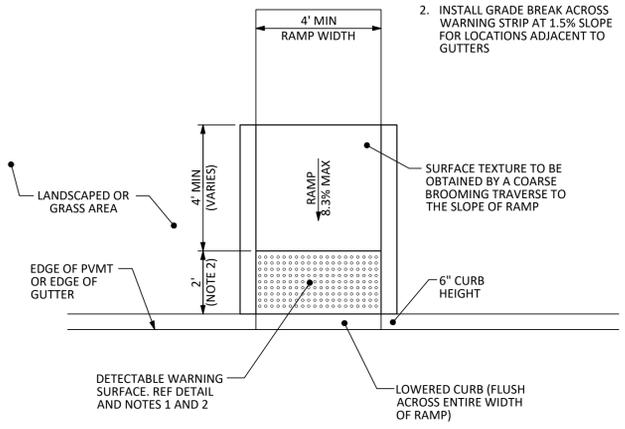
1 PRIVATE 26' ROAD SECTION
C4.01 NTS



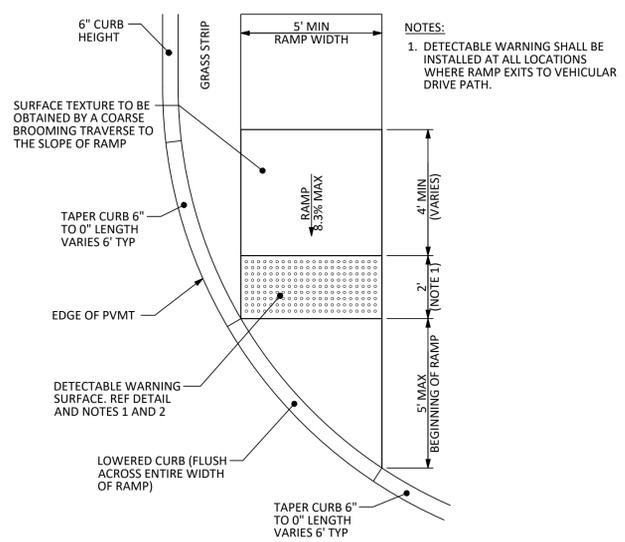
2 ASPHALT PAVEMENT SECTION
C4.01 NTS



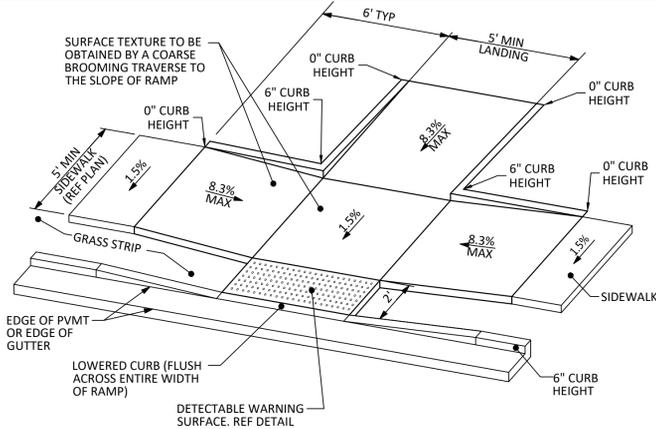
3 PARALLEL CURB RAMP
C4.01 NTS



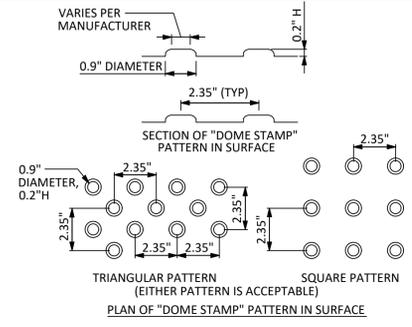
4 PERPENDICULAR CURB RAMP WITH RETURNED CURB
C4.01 NTS



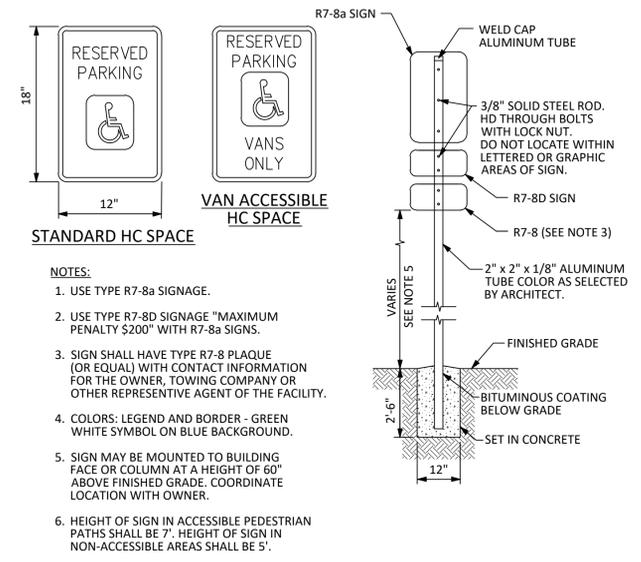
5 MONO-DIRECTIONAL PERPENDICULAR CURB RAMP
C4.01 NTS



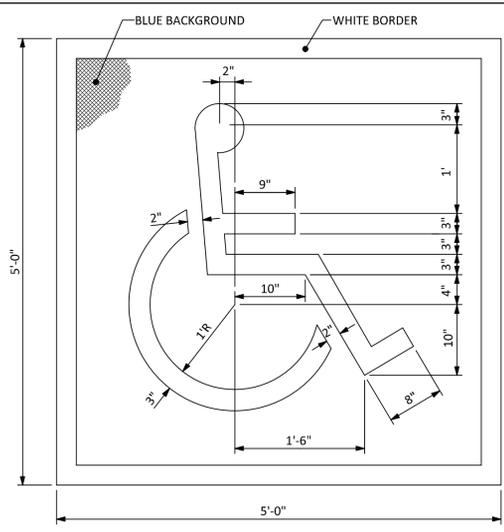
6 COMBINATION CURB RAMP
C4.01 NTS



7 DETECTABLE WARNING SURFACE
C4.01 NTS



8 HANDICAP SIGN
C4.01 NTS



9 HANDICAP SYMBOL
C4.01 NTS

3-H-26-DP
Revised: 2/17/2026



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NO.	DATE	REVISED PER	COMMENTS	BY
A	02/17/26			

ASHEVILLE HIGHWAY DEVELOPMENT PARKING
6125 RIVERVIEW CROSSING DR KNOXVILLE, TN 37924
DETAILS
MPC FILE NUMBER: 3-H-26-DP

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 800.001
DATE: 01/15/26

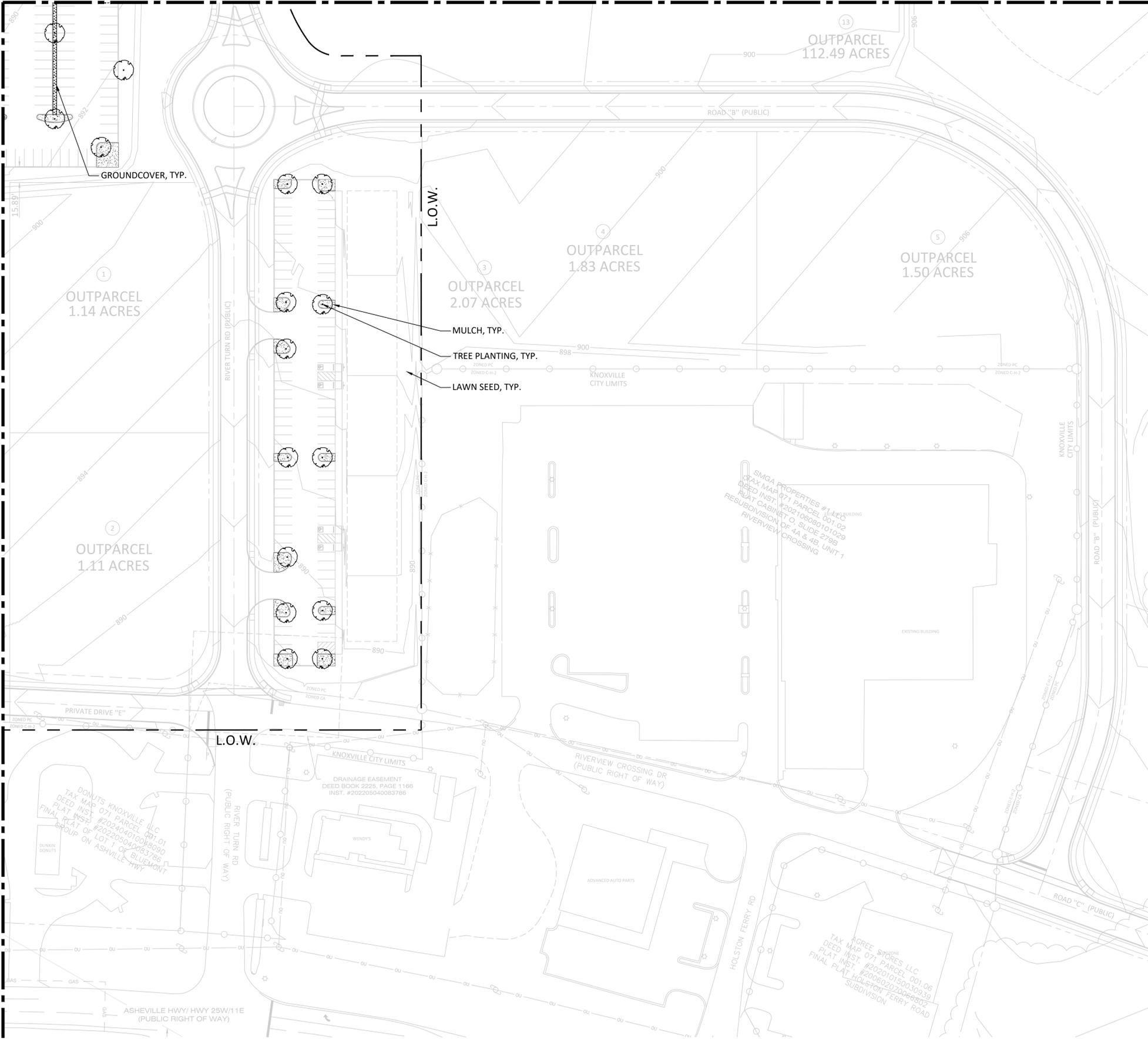
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CONCEPT PLAN
01/15/2026

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MATCHLINE SEE SHEET L1.02



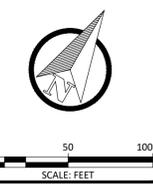
PLANTING LEGEND

	LIMIT OF WORK
	DECIDUOUS / SHADE TREE
	GROUNDCOVER
	MULCH
	LAWN SEED
	PLANT SPECIES CALLOUT & QUANTITY

- NOTES:**
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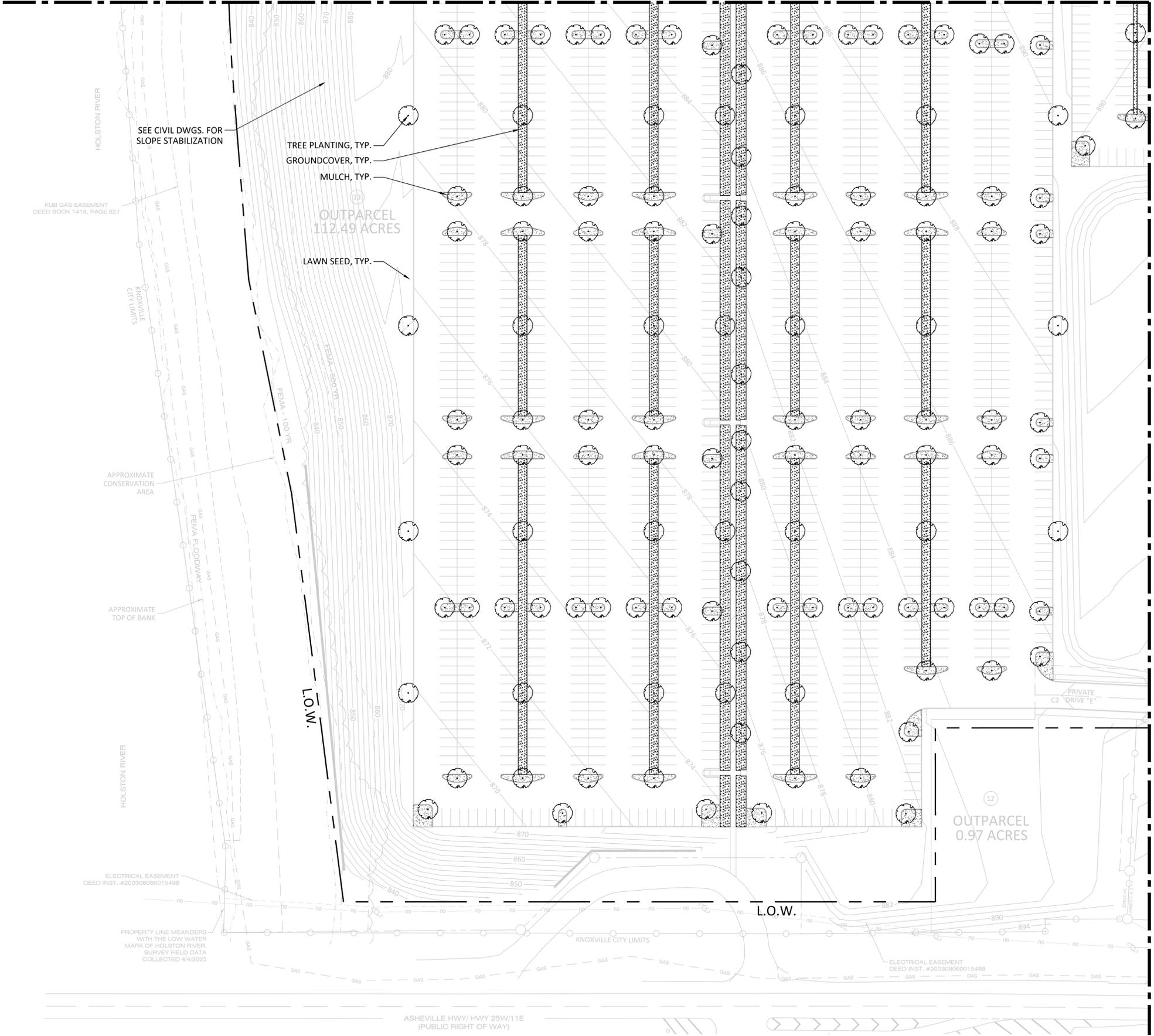
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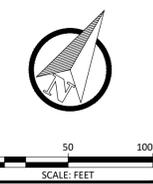
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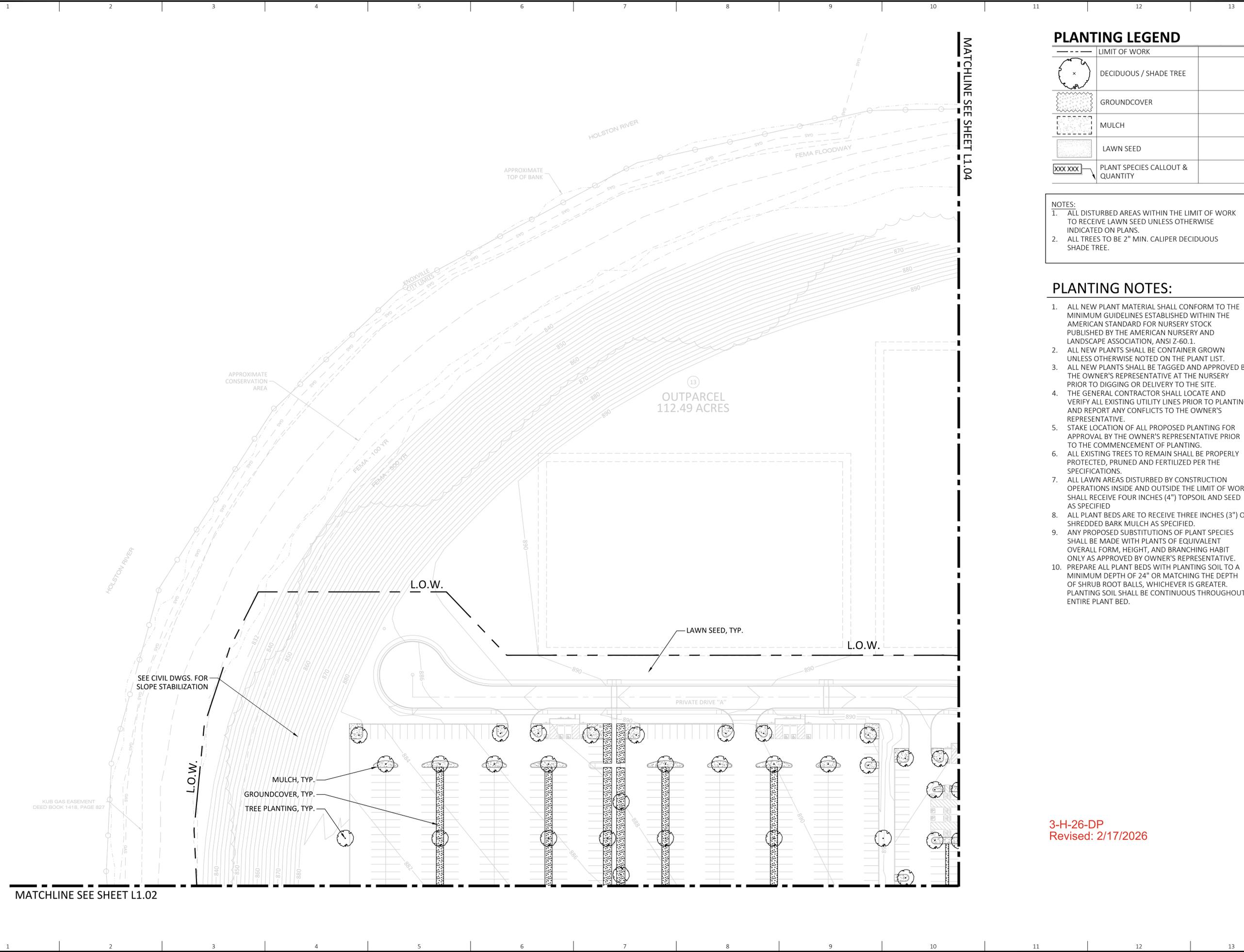
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 Revised: 2/17/2026

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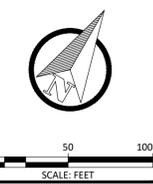
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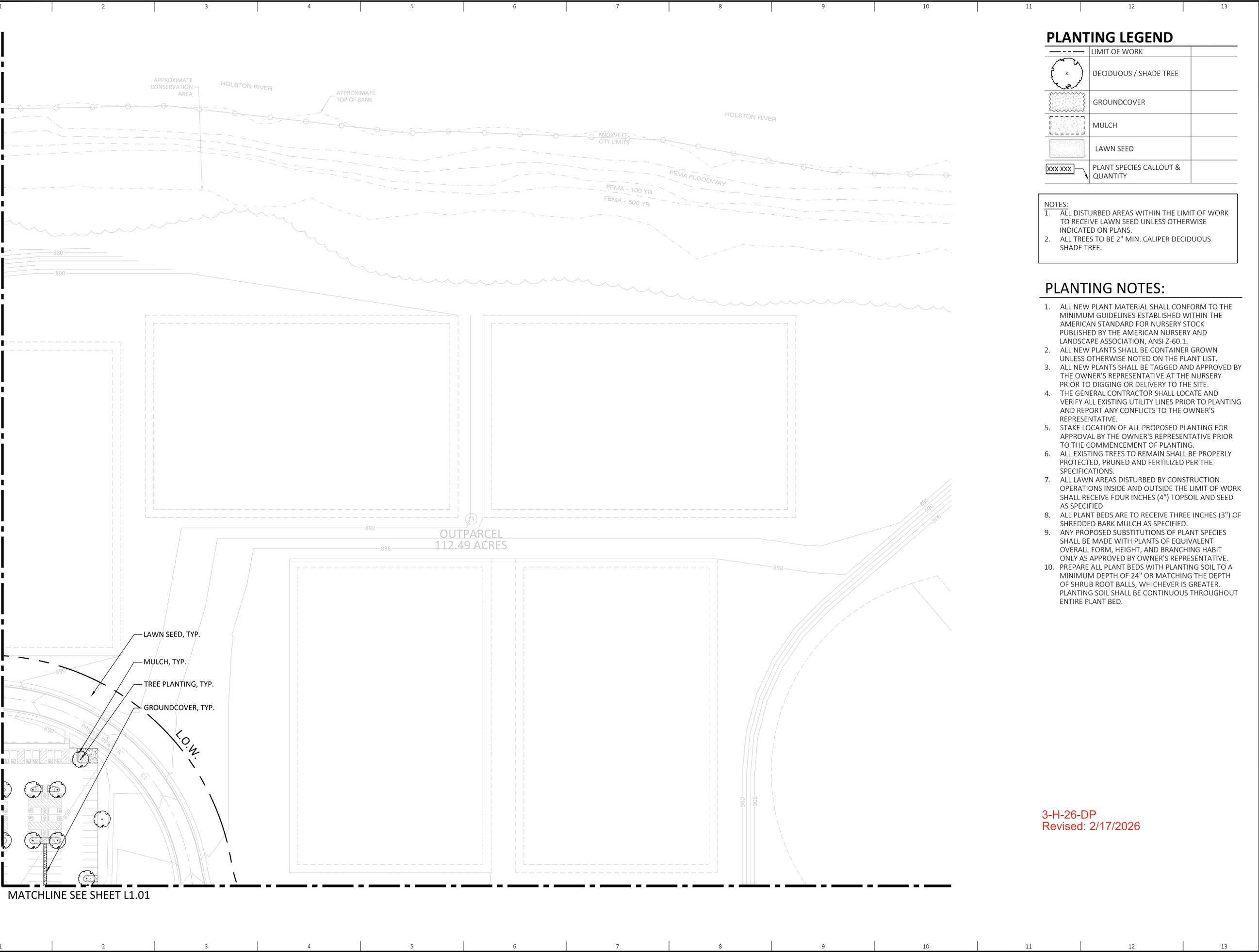
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MATCHLINE SEE SHEET L1.04

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Phone: (865) 690-6419
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