

SITE DEVELOPMENT AREA

PROJECT:	AWRC - VET CLINIC 263 SOUTH PETERS ROAD KNOXVILLE, TN 37923			
SITE AREA:	2.84A	(123,710 SF)		
IMPERVIOUS AREA	EXISTING	%	PROPOSED	%
PAVING, VEHICULAR	13,165 SF	10.5%	29,713	24%
PAVING, PEDESTRIAN	0		4,968	4%
BUILDING	2,120	1.7%	14,000	11.2%
TOTAL	15,285 SF	12.3%	48,681	39.4%

SITE PLAN LEGEND

- PROPERTY LINE
- SET BACK LINE
- EXISTING TOPOGRAPHY
- NEW/PROPOSED TOPOGRAPHY
- DRAINAGE FLOW DIRECTION
- FIRE HOSE LAY & APPARATUS
- BUILDING ENTRANCE/EXIT

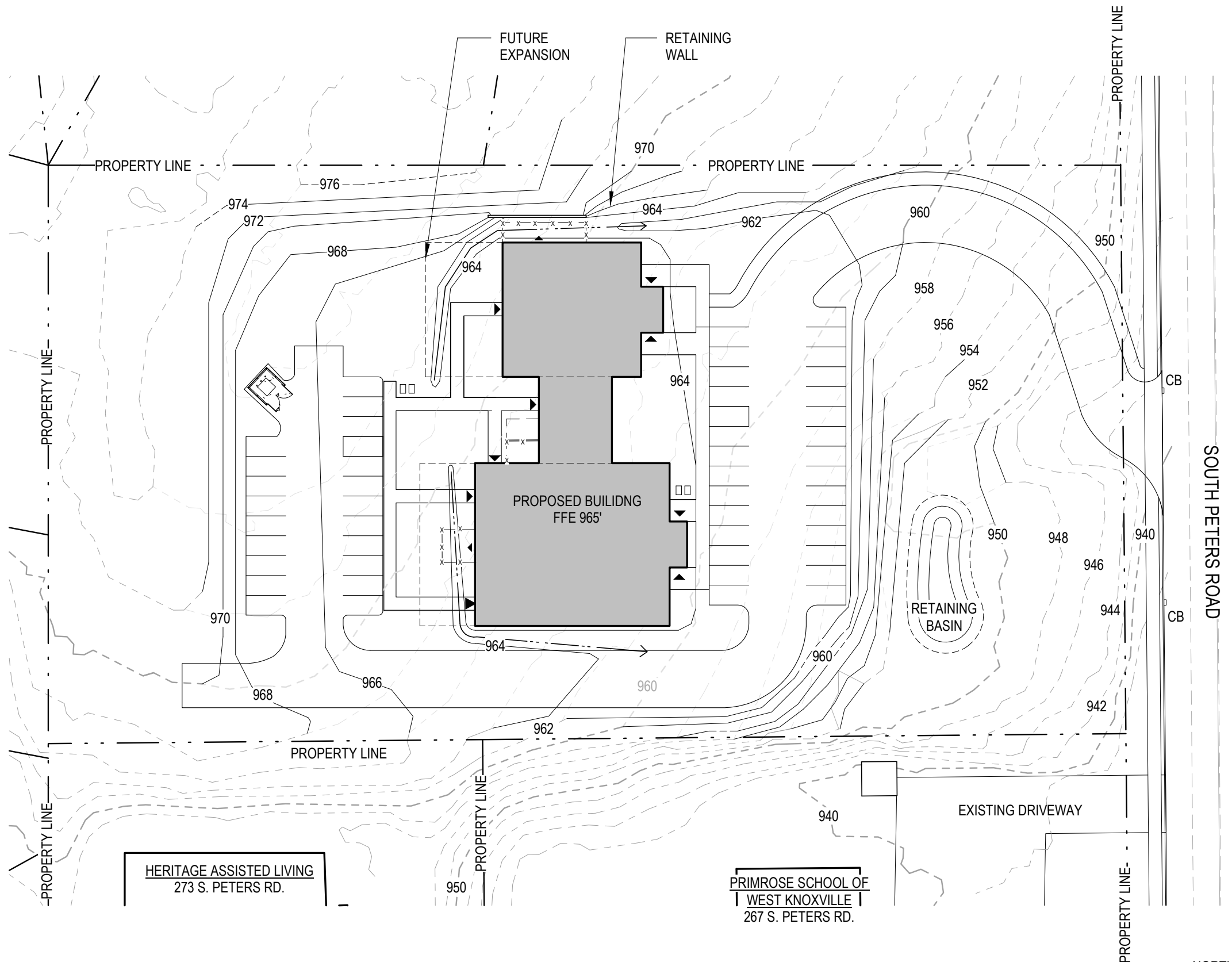
OUTDOOR ANIMAL SPACES

- 1 FENCED DOG WALK; SUPERVISED; NO KENNEL
- 2 FENCED MEMORIAL GARDEN; SUPERVISED COMFORT SPACE; NO KENNEL

NOTE: OUTDOOR WALKING AREAS TO BE MAINTAINED TO INSURE NO NUISANCE CONDITIONS FOR ADJOINING PROPERTIES DUE TO NOISE, ODOR, OR LACK OF ADEQUATE SANITATION.

SITE PLAN - BUILDING FOOTPRINT & CIRCULATION  
1" = 50'-0"





## SITE PLAN LEGEND

	PROPERTY LINE
	SET BACK LINE
	EXISTING TOPOGRAPHY
	NEW/PROPOSED TOPOGRAPHY
	DRAINAGE FLOW DIRECTION
	FIRE HOSE LAY & APPRARATUS
	BUILDING ENTRANCE/EXIT

SITE PLAN - GRADING PLAN  
1" = 50'-0"



- NOTE:
- ALL LUMINAIRES TO BE FULL CUT OFF DESIGN
  - MAXIMUM TOTAL HEIGHT OF FREESTANDING CUT OFF LUMINAIRE SHALL BE 20 FEET.
  - ALL LUMINAIRES SHALL BE ADEQUATELY SHIELDED.

#### LIGHTING STANDARDS

1/8" = 1'-0"

- NOTE:
- SIGN SHALL NOT EXCEED 50 SQUARE FEET IN AREA.
  - ILLUMINATION SHALL BE INDIRECT.

#### MONUMENT SIGN DESIGN

1/8" = 1'-0"



#### PER CODE OF KNOX COUNTY, TENNESSEE SECTION 4.10.11 LANDSCAPE SCREENING

1. ANY BUSINESS OR INDUSTRIAL USE OF PROPERTY, EXCEPT A PARKING OR LOADING AREA, SHALL PLANT AND MAINTAIN A TYPE "A" LANDSCAPE SCREEN, AS PROVIDED BY THE PLANNING COMMISSION, WITHIN A LANDSCAPE BUFFER STRIP A MINIMUM OF FIFTEEN (15) FEET IN WIDTH ADJACENT TO PROPERTY DEVELOPED FOR RESIDENTIAL USE WITHIN THE A, AGRICULTURAL ZONE DISTRICT OR ZONED FOR RESIDENTIAL OR OFFICE USES.
2. ANY PARKING OR LOADING AREA LOCATED ON A LOT OR TRACT USED FOR BUSINESS OR INDUSTRIAL PURPOSES SHALL PLANT AND MAINTAIN A TYPE "B" LANDSCAPE SCREEN, AS PROVIDED BY THE PLANNING COMMISSION, WITHIN A LANDSCAPE BUFFER STRIP A MINIMUM OF TWELVE (12) FEET IS WIDTH BETWEEN THE PARKING OR LOADING AREA AND ANY ADJOINING ADJACENT PROPERTY DEVELOPED FOR RESIDENTIAL USE WITHIN THE AGRICULTURAL (A) ZONE DISTRICT OR ZONED FOR RESIDENTIAL OR OFFICE USES.
3. ANY PARKING OR LOADING AREA LOCATED ON A LOT OR TRACT USED FOR BUSINESS OR INDUSTRIAL PURPOSES AND ADJOINING A PUBLIC RIGHT-OF-WAY SHALL PLANT AND MAINTAIN A TYPE "C" LANDSCAPE SCREEN, AS PROVIDED BY THE PLANNING COMMISSION, WITHIN A LANDSCAPE BUFFER STRIP A MINIMUM OF EIGHT (8) FEET IN WIDTH.

#### LANDSCAPE SCREENING

##### TYPE 'A' SCREEN: DENSE

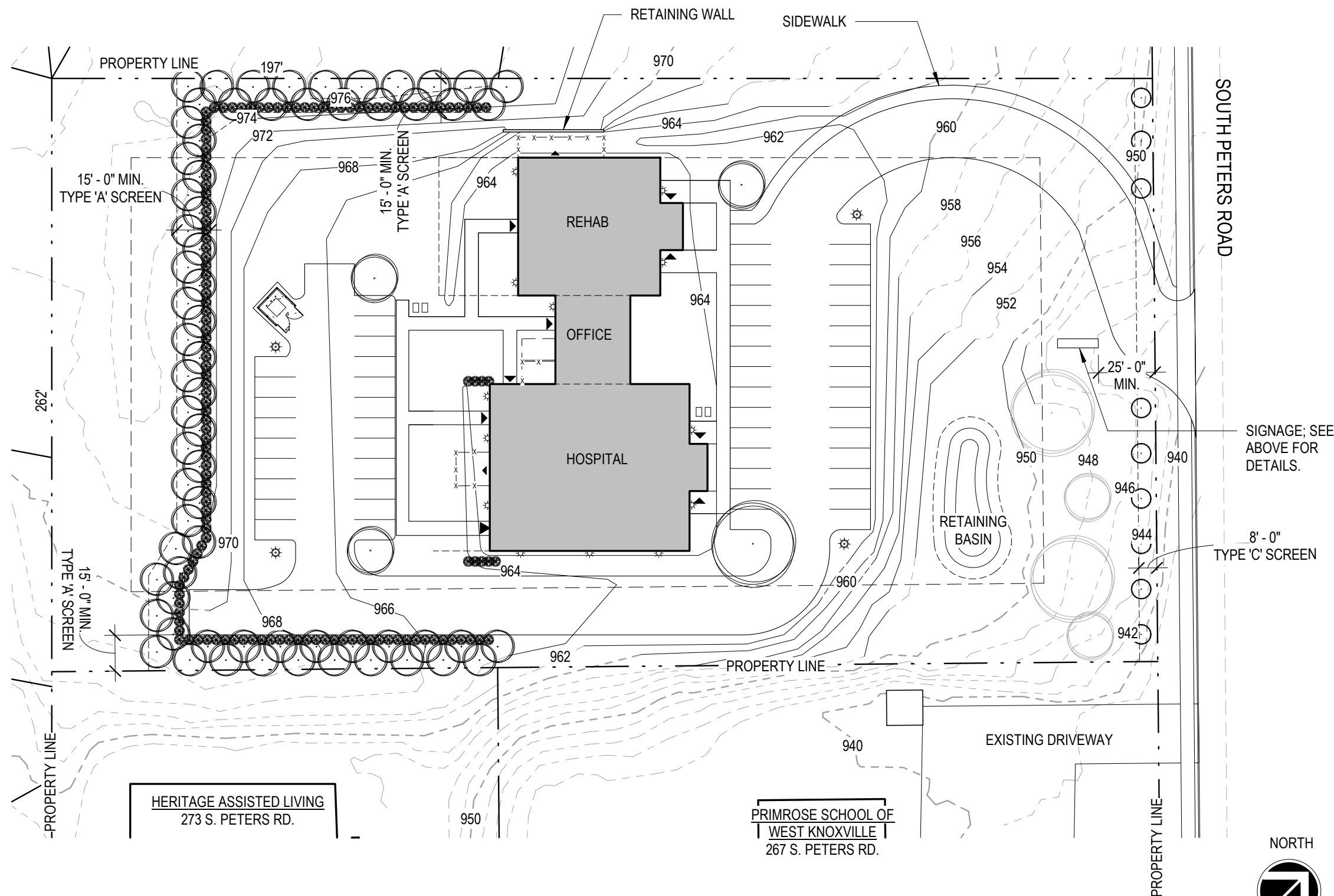
(2) OFFSET ROWS OF DECIDUOUS OR EVERGREEN CANOPY TRESS SPACED AT MAXIMUM 16' ON CENTER WITH A 6' HIGH CONTINUOUS DENSE EVERGREEN HEDGE SPACED AT MAXIMUM 4' ON CENTER. MINIMUM OF 15' IN WIDTH.

##### TYPE 'C' SCREEN: PARTIAL

A ROW OF SMALL EVERGREEN TREES SPACED AT MAXIMUM 20' ON CENTER. MINIMUM OF 8' IN WIDTH

#### LEGEND

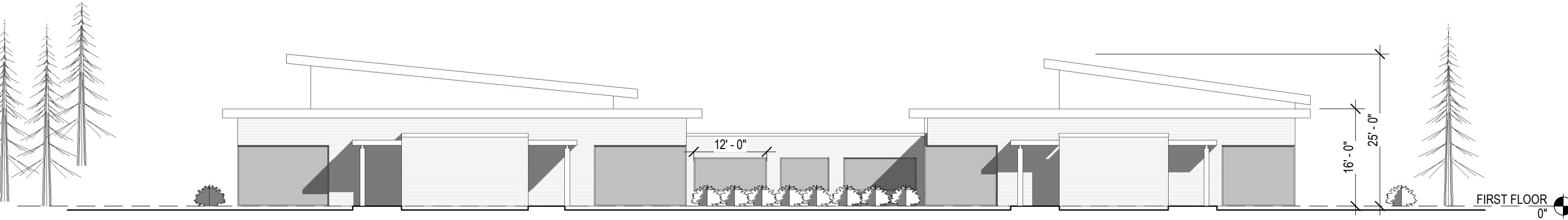
- EXISTING DECIDUOUS TREE; TO REMAIN
- NEW DECIDUOUS SHADE TREE (68) 40' HEIGHT - MATURE
- NEW 'SMALL' EVERGREEN TREE (9) 15' HEIGHT - MATURE
- NEW EVERGREEN SHRUB 6' HEIGHT - MATURE
- LIGHT POLE
- BUILDING MOUNTED LIGHT



SITE PLAN - LANDSCAPE PLAN

1" = 50'-0"

7-B-23-UR  
5/26/2023



EAST ELEVATION  
1/16" = 1'-0"

