

SITE PLAN LEGEND

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

ZONING INFORMATION

EXISTING USE: VET CLINIC

PROPOSED USE: VET CLINIC (NO OVERNIGHT BOARDING)

PROJECT: AWRC - VET CLINIC 263 SOUTH PETERS ROAD

KNOXVILLE, TN 37923

JURISDICTION: KNOX COUNTY, TENNESSEE PARCEL NUMBER: 132FC002
ZONING: A (AGRICULTURAL ZONE)

SPECIAL DISTRICTS: NONE
FLOOD PLAIN: ZONE 'X'
LOCAL HISTORIC DISTRICT: NONE
NATIONAL HISTORIC DISTRICT: NONE

DIMENSIONAL STANDARDS: EXIST. BUILDING (N/A EXIST.)

NEW CONSTRUCTION

BULKREQUIREDACTUALMIN. LOT AREA:2.84 ACRESMAX. BLDG. HEIGHT:35'

MAX. BLDG. HEIGHT: MAX. BLDG. COVERAGE:

. BLDG. COVERAGE: MAX. 30% LOT 11.2% COVERAGE

SETBACKS

MIN. FRONT SETBACK: 50 FT.

MIN. SIDE SETBACK: 35 FT.

MIN. REAR SETBACK: 35 FT.

MIN. LOT WIDTH: 100 FT.

PARKING:

NORTH

MIN. REQUIRED PARKING: 2.5 PER 1,000SF GFA + 2 = 37

PER 1,000SF GFA OF PET BOARDING AREA

MAX. VEHICLE PARKING ALLOWED: 3.5 PER 1,000SF GFA + 4 = 56

PER 1,000SF GFA OF PET BOARDING AREA

@ 15,000 SF: 38 MIN. - 45 MAX.

BICYCLE SPACES: LESS THAN 50 PARKING SPACES

= 4 BIKE SPACES REQ.

- 4 DINE OF AGES NEW

SITE PLAN - EXISTING TOPOGRAPHY & SETBACKS

0 50' 100' 150'

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1" = 50'-0"

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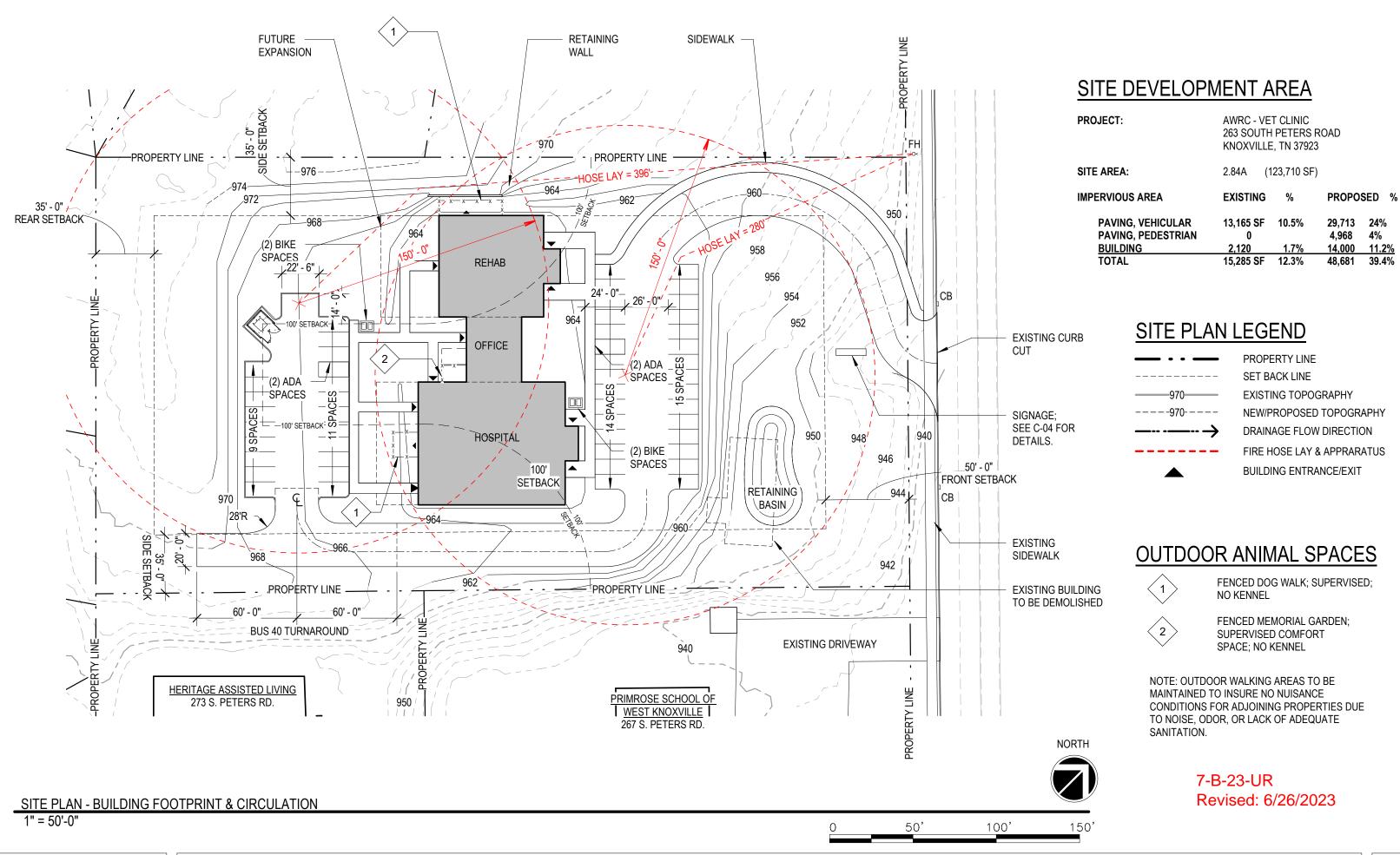
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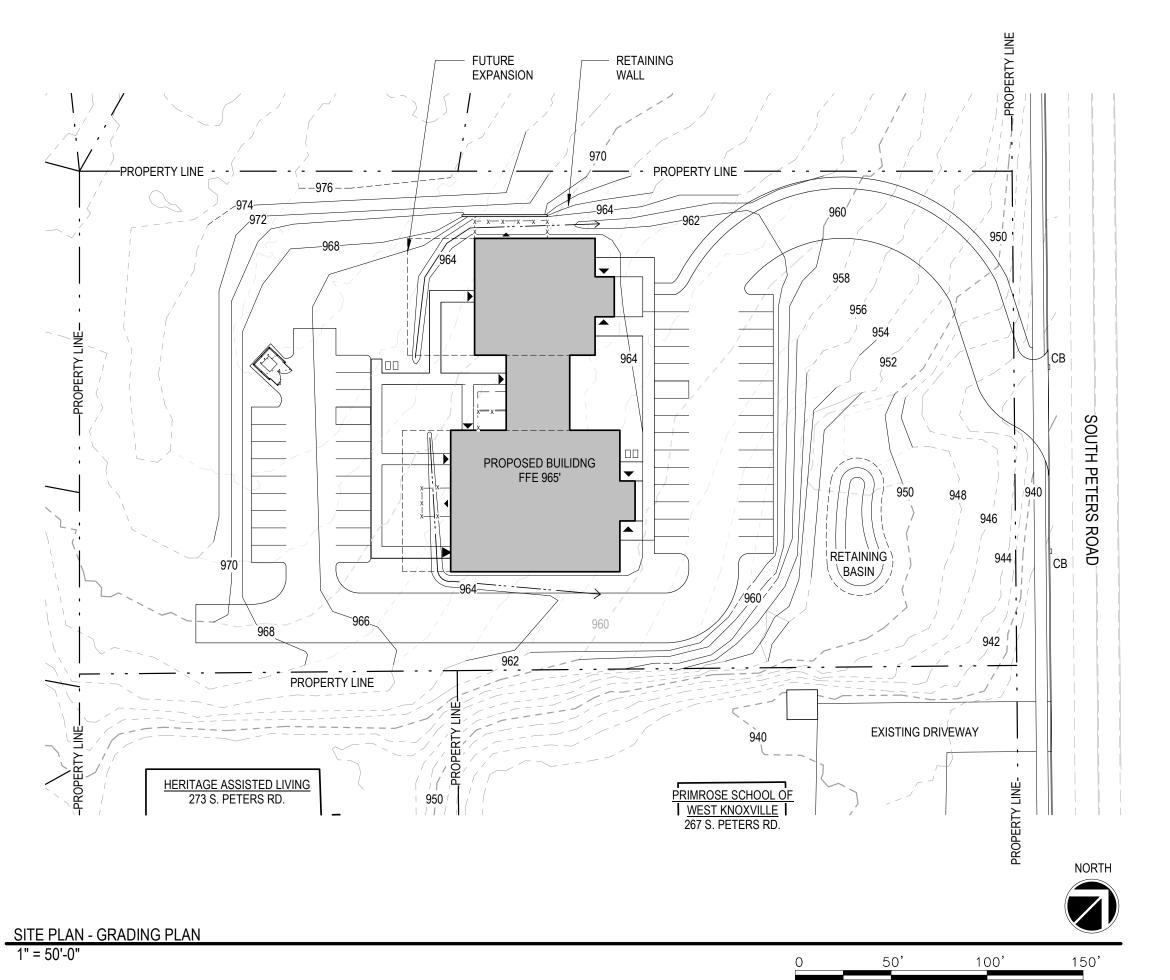
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SITE PLAN LEGEND

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

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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.

OTF.

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

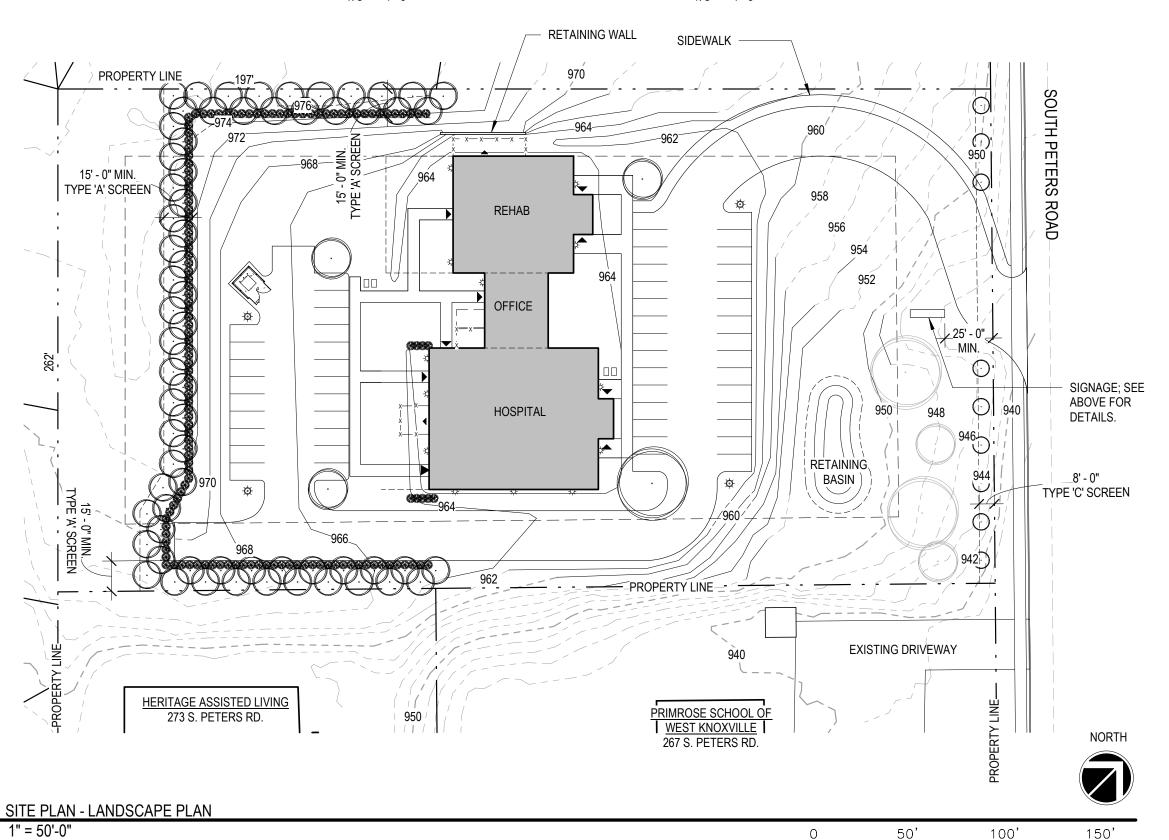


LIGHTING STANDARDS

1/8" = 1'-0"

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

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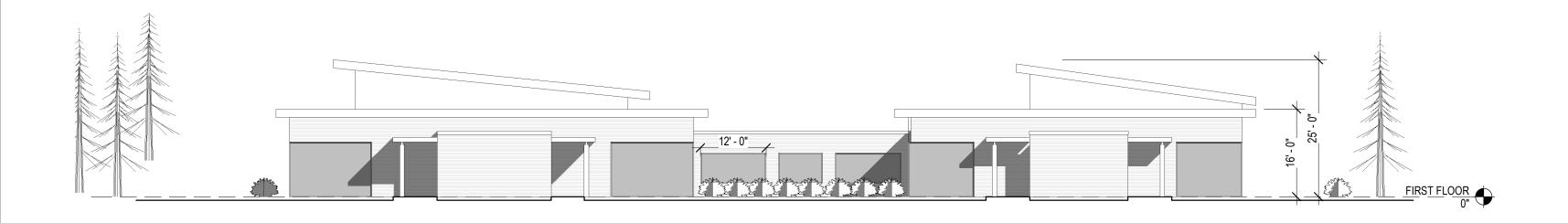
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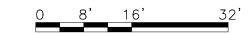
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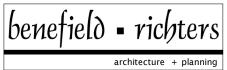
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EAST ELEVATION 1/16" = 1'-0"





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