

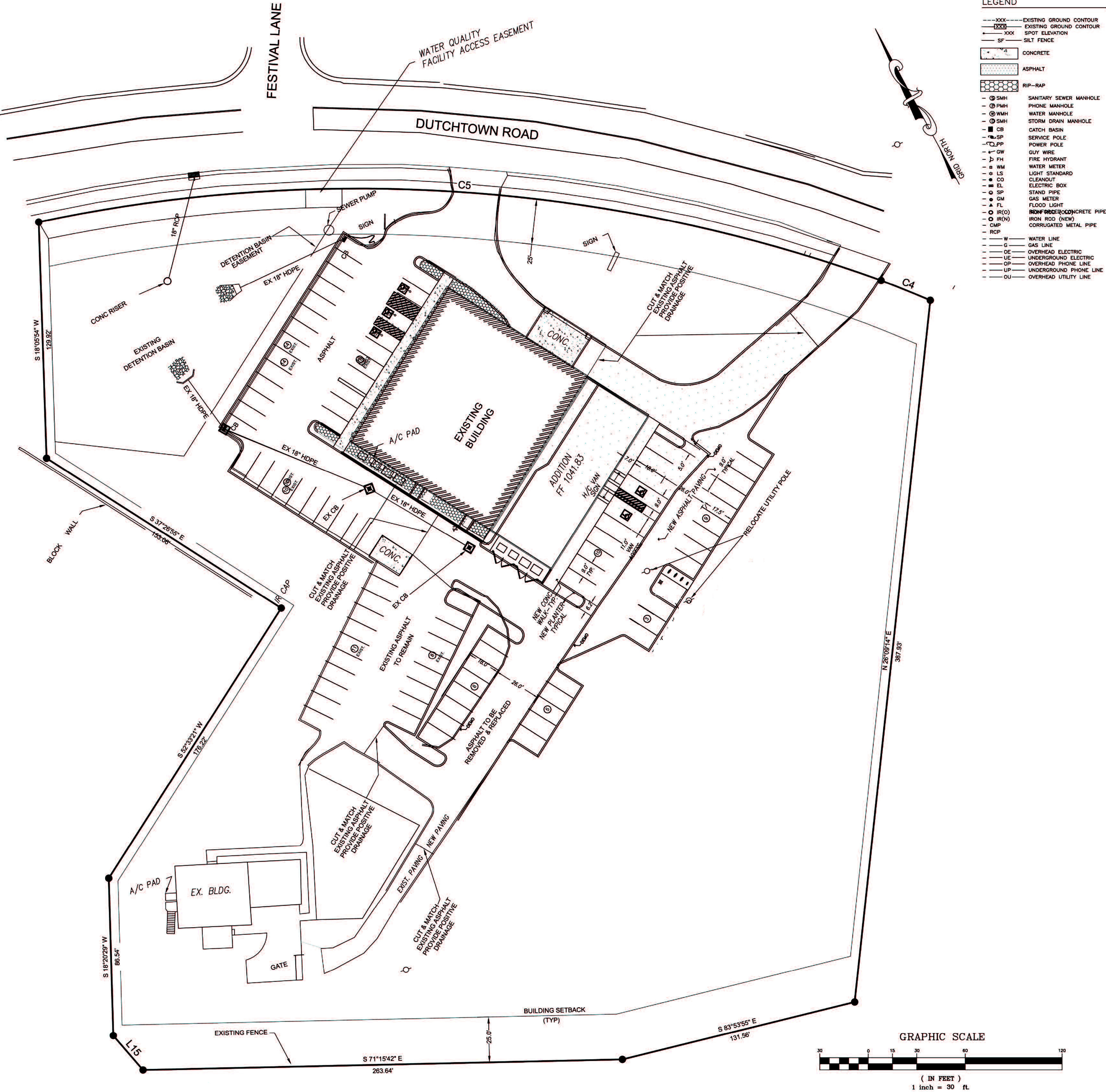
SITE NOTES

1. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
2. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

NOTE:

TOTAL SITE AREA	4.45 AC	
TOTAL DISTURBED AREA	0.9 AC	20.2%
EXISTING IMPERVIOUS AREA	1.3 AC	29.2%
ADDED IMPERVIOUS AREA	0.37 AC	8.3%
TOTAL IMPERVIOUS AREA	1.67 AC	37.5%
TOTAL BUILDING AREA	0.30 AC	6.8 %

ADDRESS: 9956 DUTCHTOWN ROAD
PARCEL ID: 118 164
ZONED: RN-6
BUILDING SETBACKS: FRONT - 25' (35' OR LESS IN HEIGHT)
30' (OVER 35' IN HEIGHT)
SIDE - 15'
REAR - 35'



9-B-25-SU
Received 8/15/2025

Charles Pilgrim Associates ARCHITECTS

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Knoxville, TN 37919
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NEW ADDITION
GRACE COVENANT CHURCH & ACADEMY
9956 DUTCHTOWN ROAD * KNOXVILLE, TN 37923* CITY BLOC 46366

SITE PLAN

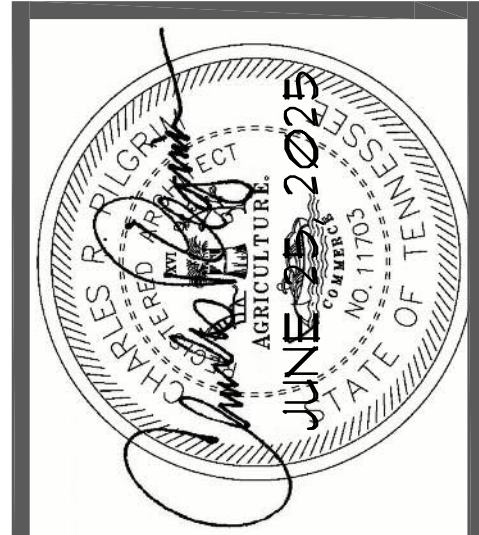
REVISIONS

7/27/2025

C1.2

6/27/2025

2025.03



CODE OF ORDINANCES-CITY OF KNOXVILLE-APPENDIX B
ARTICLE 12 - LANDSCAPE REQUIREMENTS (APPLICABLE)

12.5 PARKING LOT PERIMETER LANDSCAPE YARD

THE PERIMETER YARD MUST BE PLANTED WITH A MINIMUM OF 3 SHADE AND/OR EVERGREEN TREES AND 10 SHRUBS FOR EVERY 100 LINEAR FEET. A MINIMUM OF 50% OF THE SHRUBS MUST BE EVERGREEN.
60% OF THE LANDSCAPE AREA OUTSIDE OF SHRUB AND TREE MASSES MUST BE PLANTED IN LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES. STONE, MULCH, OR OTHER PERMEABLE LANDSCAPE MATERIALS MAY BE USED FOR ANY REMAINING AREA.
12.6 INTERIOR PARKING LOT LANDSCAPE
1 SHADE TREE REQUIRED IN EACH PARKING LOT ISLAND
PARKING LOT ISLANDS MUST BE A MINIMUM OF 120 SF IN SINGLE ROWS. DOUBLE ROWS OF PARKING MUST PROVIDE PARKING LOT ISLANDS THAT ARE A MINIMUM OF 240 SF.
A MINIMUM OF ONE SHADE TREE MUST BE PROVIDED IN EVERY PARKING LOT ISLAND OR LANDSCAPE AREA FOR SINGLE ROW PARKING LOT ISLANDS AND TWO SHADE TREES FOR DOUBLE ROW PARKING LOT ISLANDS. IN ADDITION TO THE REQUIRED SHADE TREES, A MINIMUM OF 60% OF THE AREA OF EVERY PARKING LOT ISLAND MUST BE PLANTED IN SHRUBS, LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES.

12.7 SITE LANDSCAPE

SITE LANDSCAPE REQUIREMENTS APPLY TO NEW CONSTRUCTION AND TO ANY ADDITIONS TO A STRUCTURE EXISTING AS OF THE EFFECTIVE DATE OF THIS CODE OF 30% OR MORE IN SQUARE FOOTAGE.

WHERE MULTI-FAMILY AND NONRESIDENTIAL (INCLUDING MIXED-USE) DEVELOPMENTS ARE LOCATED TEN FEET OR MORE FROM A STREET LOT LINE AND NO PARKING IS LOCATED IN FRONT OF THE STRUCTURE OR DEVELOPMENT AND WHERE ANY FACADE ABUTS ANY PARKING AREA, FOUNDATION LANDSCAPE MUST BE PLANTED AS DESCRIBED BELOW. THIS PLANTING AREA IS REQUIRED ALONG 60% OF THE LINEAR FACADE AREA. THIS PERCENTAGE MAY BE REDUCED TO ACCOMMODATE ENTRY DESIGN AND OTHER BUILDING FUNCTIONAL OPERATIONS DURING LANDSCAPE PLAN REVIEW.

ONE SHRUB FOR EVERY THREE FEET. SHRUB LOCATIONS WITHIN THE PLANTING AREA MAY BE VARIED, BUT THE TOTAL NUMBER OF SHRUBS MUST BE NO LESS THAN AS REQUIRED IN THIS SECTION.
SHADE TREES ARE REQUIRED IN THE AMOUNT OF ONE TREE EVERY 50 FEET. TWO ORNAMENTAL TREES MAY BE SUBSTITUTED FOR ONE SHADE TREE AND MUST BE SPACED ONE ORNAMENTAL TREE EVERY 25 FEET. TREE LOCATIONS WITHIN THE PLANTING AREA MAY BE VARIED, BUT THE TOTAL NUMBER OF TREES MUST BE NO LESS THAN AS REQUIRED IN THIS SECTION.
60% OF THE LANDSCAPE AREA OUTSIDE OF SHRUB AND TREE MASSES MUST BE PLANTED IN LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES. STONE, MULCH, OR OTHER PERMEABLE LANDSCAPE MATERIALS MAY BE USED FOR THE REMAINING AREA.

12.8 BUFFER YARDS

THIS SECTION ESTABLISHES STANDARDS FOR THE DIMENSION AND REQUIRED LANDSCAPE FOR BUFFER YARDS BETWEEN LAND USES AND/OR ZONING DISTRICTS WITHIN THE REAR AND/OR SIDE YARDS. NOTHING IN THIS SECTION PREVENTS THE APPLICANT'S VOLUNTARY INSTALLATION OF BUFFER YARDS WHERE THEY ARE NOT REQUIRED. BUFFER YARD REQUIREMENTS APPLY TO NEW CONSTRUCTION AND TO ANY ADDITIONS TO A STRUCTURE EXISTING AS OF THE EFFECTIVE DATE OF THIS CODE OF 30% OR MORE IN SQUARE FOOTAGE.

NONRESIDENTIAL USE WITHIN RESIDENTIAL DISTRICT - CLASS A BUFFER

CLASS A BUFFER REQUIREMENTS

MINIMUM WIDTH: TEN FEET

MINIMUM REQUIRED SHRUBS: ONE SHRUB EVERY FIVE FEET. A MINIMUM OF 50% OF THE SHRUBS MUST BE EVERGREEN.

MINIMUM REQUIRED TREES: ONE EVERGREEN TREE FOR EVERY 25 FEET AND ONE SHADE TREE FOR EVERY 50 FEET.

PLANTING LOCATIONS MAY BE VARIED, BUT THE TOTAL NUMBER OF TREES MUST BE NO LESS THAN AS REQUIRED IN THIS SECTION.
60% OF THE LANDSCAPE AREA OUTSIDE OF SHRUB AND TREE MASSES MUST BE PLANTED IN LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES. STONE, MULCH, OR OTHER PERMEABLE LANDSCAPE MATERIALS MAY BE USED FOR THE REMAINING AREA.

12.9 TREE PRESERVATION

EXISTING HEALTHY TREES MUST BE CONSERVED WHEN POSSIBLE AND WILL BE CREDITED TOWARD LANDSCAPING REQUIREMENTS, WHEN THEY ARE COMPARABLE IN TERMS OF SPECIES TO NEW TREES THAT WOULD BE PERMITTED IN THE PROPOSED LOCATION.

ALTERNATIVE LANDSCAPE PLAN NOTES:

12.5 PARKING LOT PERIMETER LANDSCAPE YARD

THIS PROJECT IS AN ADDITION TO AN EXISTING DEVELOPMENT. THE EXISTING PERIMETER LANDSCAPE YARD ALONG DUTCOTOWN ROAD ALREADY INCLUDES THE REQUIRED TREE COUNT: 1.8 x 3 = 5.4 (6 TREES), WHICH ARE ALREADY PROVIDED AND NOTED ON THE LANDSCAPE PLAN.

1.8 x 10 = 18 SHRUBS (MIN. 9 EVERGREEN SHRUBS) REQUIRED AND NOTED ON THE LANDSCAPE PLAN.

12.6 INTERIOR PARKING LOT LANDSCAPE

1 SHADE TREE REQUIRED IN EACH SINGLE ROW PARKING LOT ISLAND, 2 SHADE TREES REQUIRED FOR DOUBLE ROW.

6 SHADE TREES PROPOSED IN PARKING LOT ISLANDS AS SHOWN ON LANDSCAPE PLAN.

*TREE NOT SHOWN IN ONE ISLAND BECAUSE OF EXISTING FIRE HYDRANT NOTED ON SITE LAYOUT PLAN

12.7 SITE LANDSCAPE

- NORTH FACADE : ALTERNATE LANDSCAPE PLAN REQUEST - THE STANDARD FOUNDATION PLANTING REQUIREMENTS CANNOT BE MET. THE CONTINUATION OF THE EXISTING DRIVEWAY DOES NOT ALLOW FOR ANY PLANTING AREA.
- EAST FACADE NOT APPLICABLE, REF. 12.7B IN ZONING ORDINANCE.

- WEST FACADE : NOT APPLICABLE BECAUSE PROJECT IS AN ADDITION TO AN EXISTING STRUCTURE.

- SOUTH FACADE : 40 LF OF FACADE, 40/3 = 13.3 (14 SHRUBS) ALTERNATE LANDSCAPE PLAN REQUEST - THE STANDARD FOUNDATION PLANTING REQUIREMENTS CANNOT BE MET. THE CONTINUATION OF THE EXISTING DRIVEWAY, THE NEW HVAC UNITS AND THE NEW CONCRETE PAD & SCREEN FOR THE HVAC UNITS DOES NOT ALLOW FOR ANY PLANTING AREA.

12.8 BUFFER YARDS

THIS PROJECT IS AN ADDITION TO AN EXISTING STRUCTURE WITH PREVIOUSLY APPROVED LANDSCAPE CONDITIONS. GIVEN THE EXISTING MATURE TREE COVERAGE SURROUNDING THE SITE, WE ARE REQUESTING APPROVAL FOR AN ALTERNATE LANDSCAPE PLAN IN ACCORDANCE WITH CITY CODE ALLOWANCES.

PLANTING LEGEND

QUANTITY BOTANICAL/COMMON NAME

DECIDUOUS TREES

4	CORNUS KOUSA (KOUSA DOGWOOD), 2.5' CAL., FULL AND DENSE, 20' TO 25'
8	LIRIODENDRON TULIPIFERA (TULIP POLAR), 2' CAL., FULL AND DENSE, 50' TO 70'.
5	ULMUS PARVIFOLIA (LACEBARK ELM), 2.5' CAL., FULL AND DENSE, 40' TO 50'.
5	QUERCUS PHELOS (WILLOW OAK), 2.5' CAL., FULL AND DENSE, 40' TO 75'.

EVERGREEN TREES

1	MAGNOLIA VIRGINIANA (SWEETBAY MAGNOLIA), 8' HT., FULL AND DENSE, 20' TO 35'.
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EXISTING TREES

4	SOUTHERN RED OAK
1	TULIP POPLAR
2	TREE OF HEAVEN
6	CRAPE MYRTLE

TOTAL TREE COUNT : 23 NEW + 13 EXISTING = 36

TOTAL TREE COUNT 50' OR MORE AT MATURITY : 18 NEW + 7 EXISTING = 25

DECIDUOUS SHRUBS

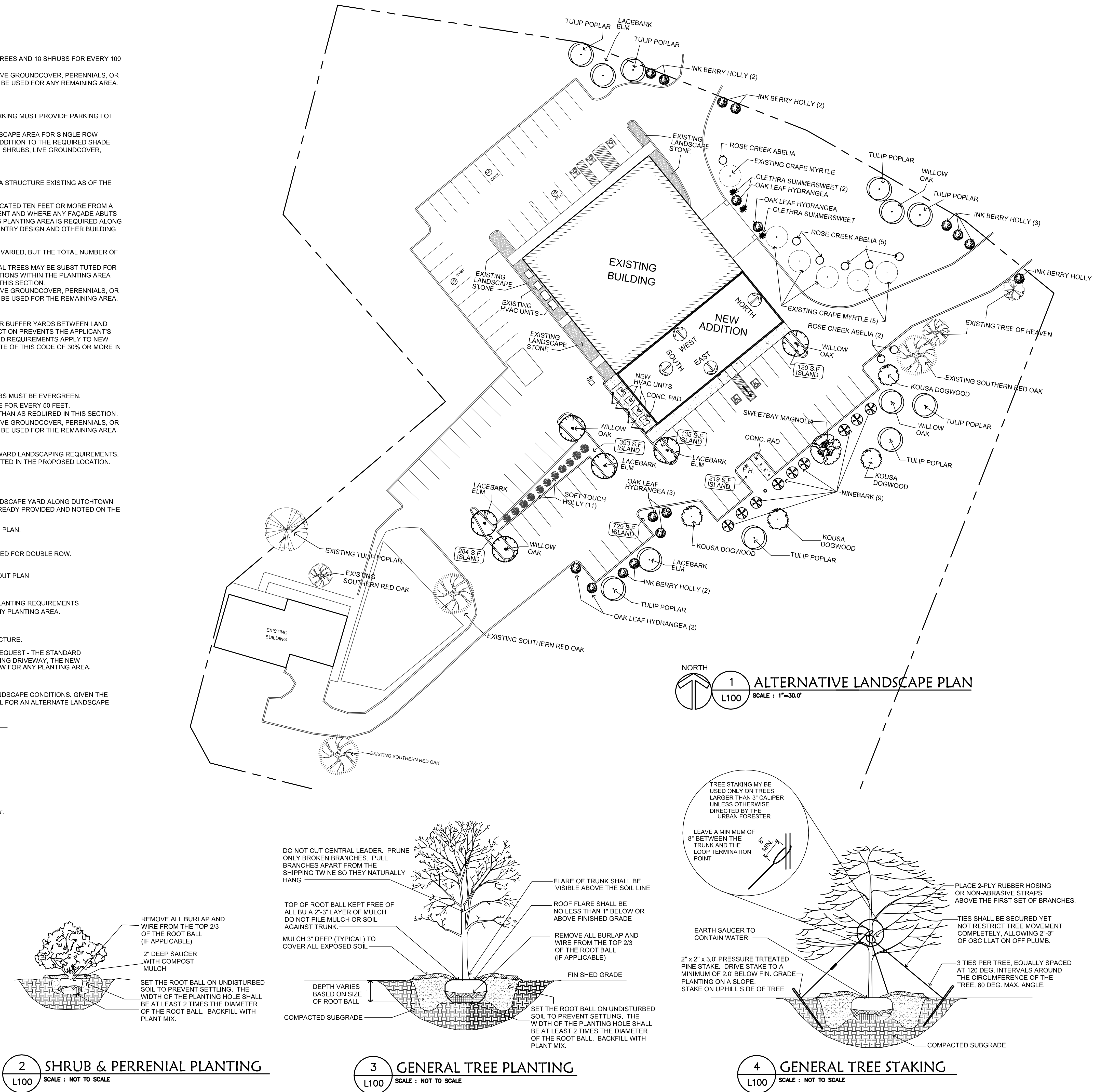
3	CLETHRA ALNIFOLIA (CLETHRA SUMMERSWEET), 18" HT., FULL AND DENSE
7	HYDRANGEA QUERCIFOLIA (OAKLEAF HYDRANGEA), 3 GALLON, FULL AND DENSE
9	PHYSOCARPUS (NINEBARK), 18" HT., FULL AND DENSE

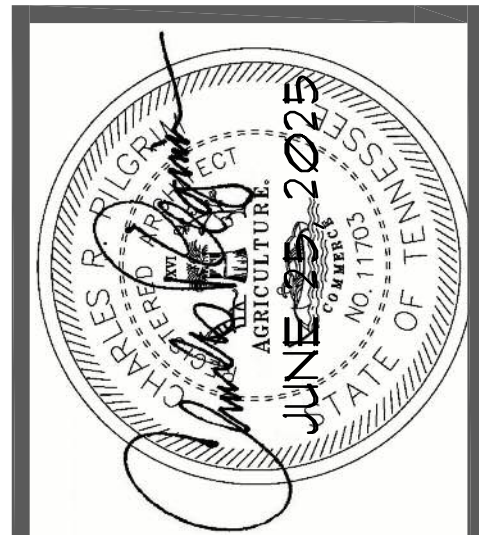
EVERGREEN SHRUBS

10	ILEX GLABRA (INKBERRY HOLLY), 18" HT., FULL AND DENSE)
8	ABELIA X CHINENSIS (ROSE CREEK ABELIA), 18" HT., FULL AND DENSE
11	ILEX CRENATA (SOFT TOUCH HOLLY), 18" HT., FULL AND DENSE.
48	TOTAL SHRUBS: 19 DECIDUOUS + 29 EVERGREEN

LANDSCAPE MATERIAL FOR PARKING LOT ISLANDS

ALL NEW PARKING LOT ISLANDS AND ALL LANDSCAPE AREAS DISTURBED BY CONSTRUCTION TO RECEIVE TYPICAL TURF GRASS OR BE SODDED WITH KENTUCKY 31 FESCUE UNLESS OTHERWISE NOTED.

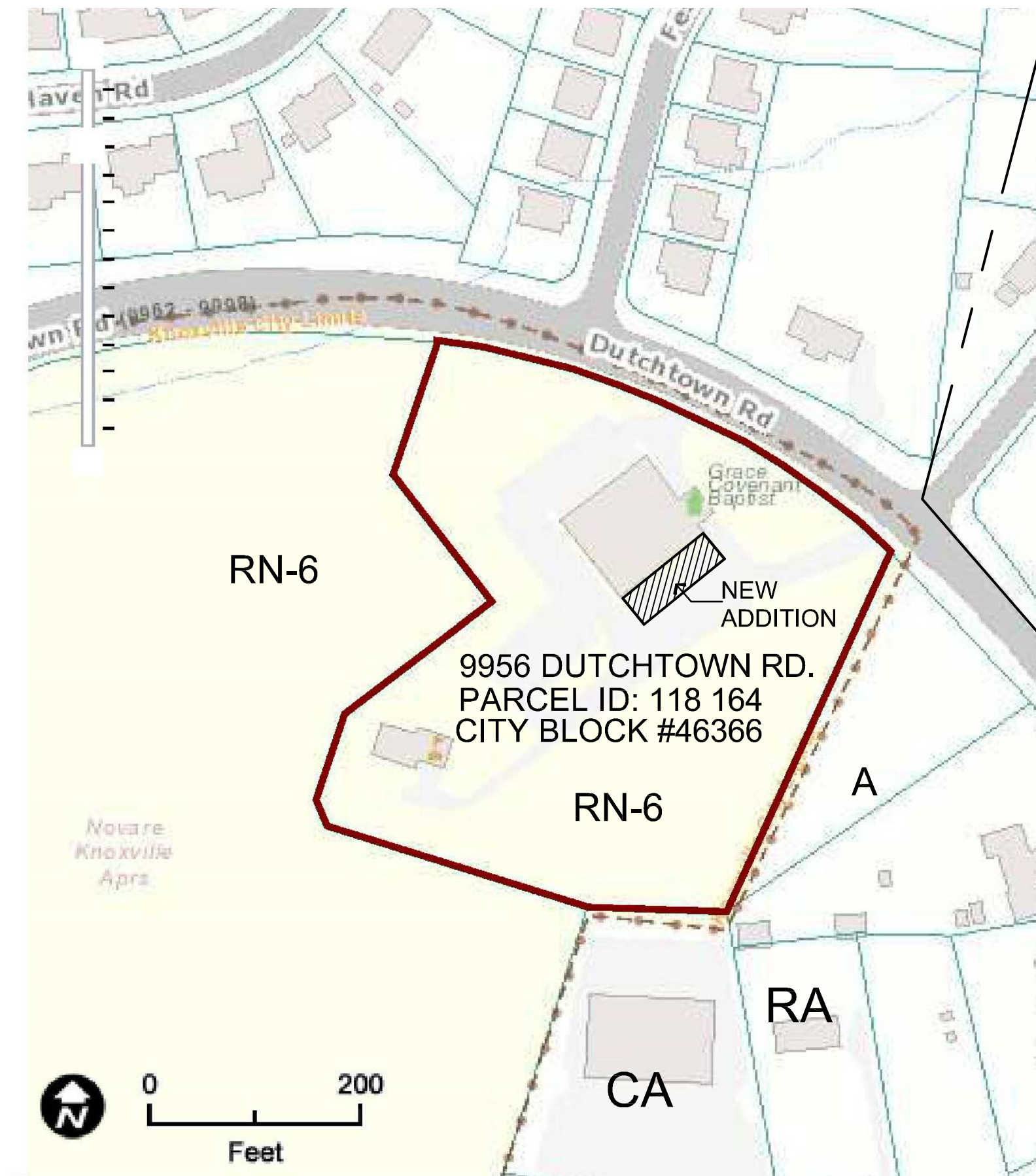




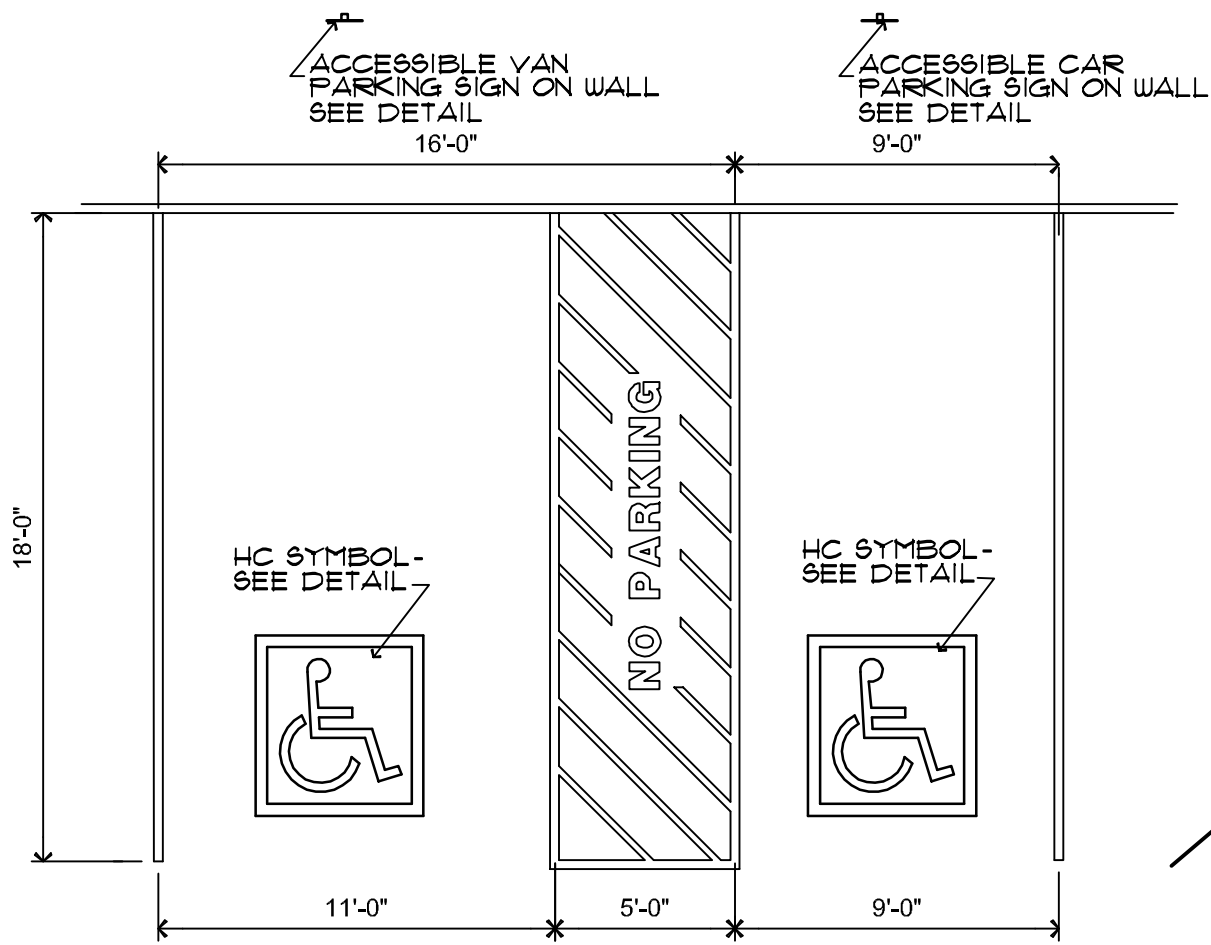
NEW ADDITION
GRACE COVENANT CHURCH & ACADEMY
9956 DUTCHTOWN ROAD * KNOXVILLE, TN 37923
GENERAL SITE & PARKING PLAN

REVISIONS
JULY 29, 2025

A100
JUNE 25, 2025
2025.03

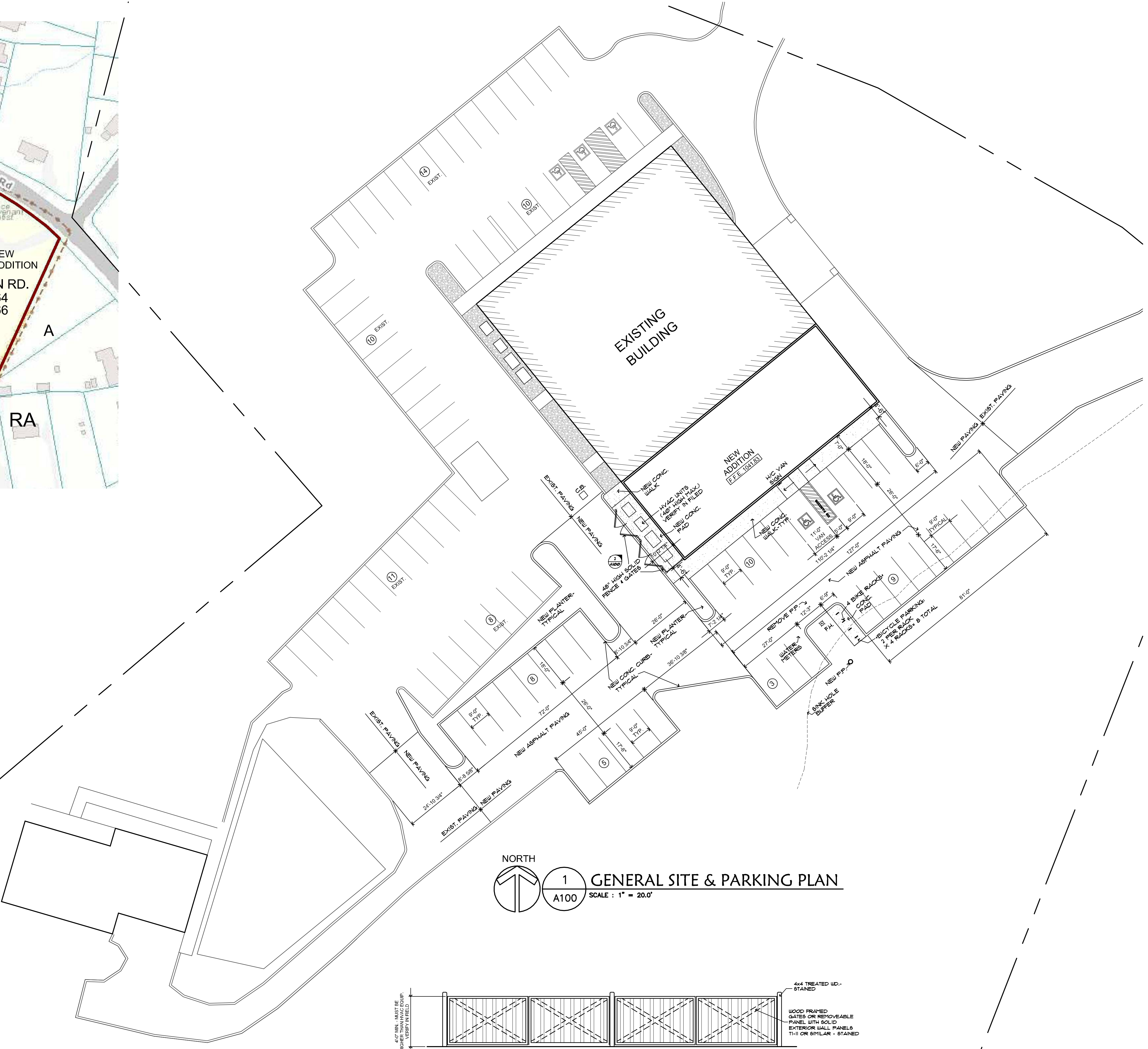


2 VICINITY PLAN
SCALE: NOT TO SCALE

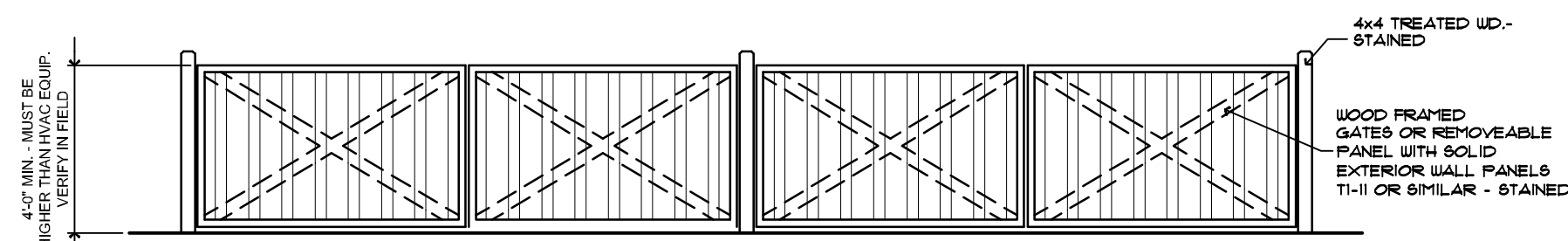


4 HANDICAP PARKING SPACES
SCALE: 3/16"=1'-0"

OFF-STREET PARKING SUMMARY				
AREA	USE	# OCCUPANTS	PARKING RATIO	SPACES
EXISTING BUILDING	PLACE OF WORSHIP PRE-SCHOOL/ KINDERGARTEN	VARIANCE GRANTED (B212E15VA) TO REDUCE REQUIRED PARKING FROM 108 SPACES TO 83 SPACES.		83
NEW CLASSROOM NO. 101	PRE-SCHOOL/ KINDERGARTEN	NOT APPLICABLE	1 MIN. / 2 MAX.	2
NEW CLASSROOM NO. 102	PRE-SCHOOL/ KINDERGARTEN	NOT APPLICABLE	1 MIN. / 2 MAX.	2
TOTAL PARKING SPACES REQUIRED INCLUDING HANDICAP SPACES				87
TOTAL PARKING SPACES PROVIDED = 53 EXISTING + 35 NEW				88
HANDICAP PARKING REQUIREMENTS = 4 TOTAL INCL. 1 VAN ACCESSIBLE				5
TOTAL H/C PARKING PROVIDED = 3 EXISTING + 2 NEW INCL. 1 VAN ACCESS.				5
TOTAL BICYCLE PARKING REQ'D. = 8. BICYCLE PARKING PROVIDED = 8.				8



1 GENERAL SITE & PARKING PLAN
SCALE: 1" = 20.0'



3 HVAC UNITS SCREEN
SCALE: 1/4"= 1'-0"