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USE ON REVIEW 2 DECEMBER 2016

PERMIT SET

SITE PLAN (FOR USE ON REVIEW)

A0.1

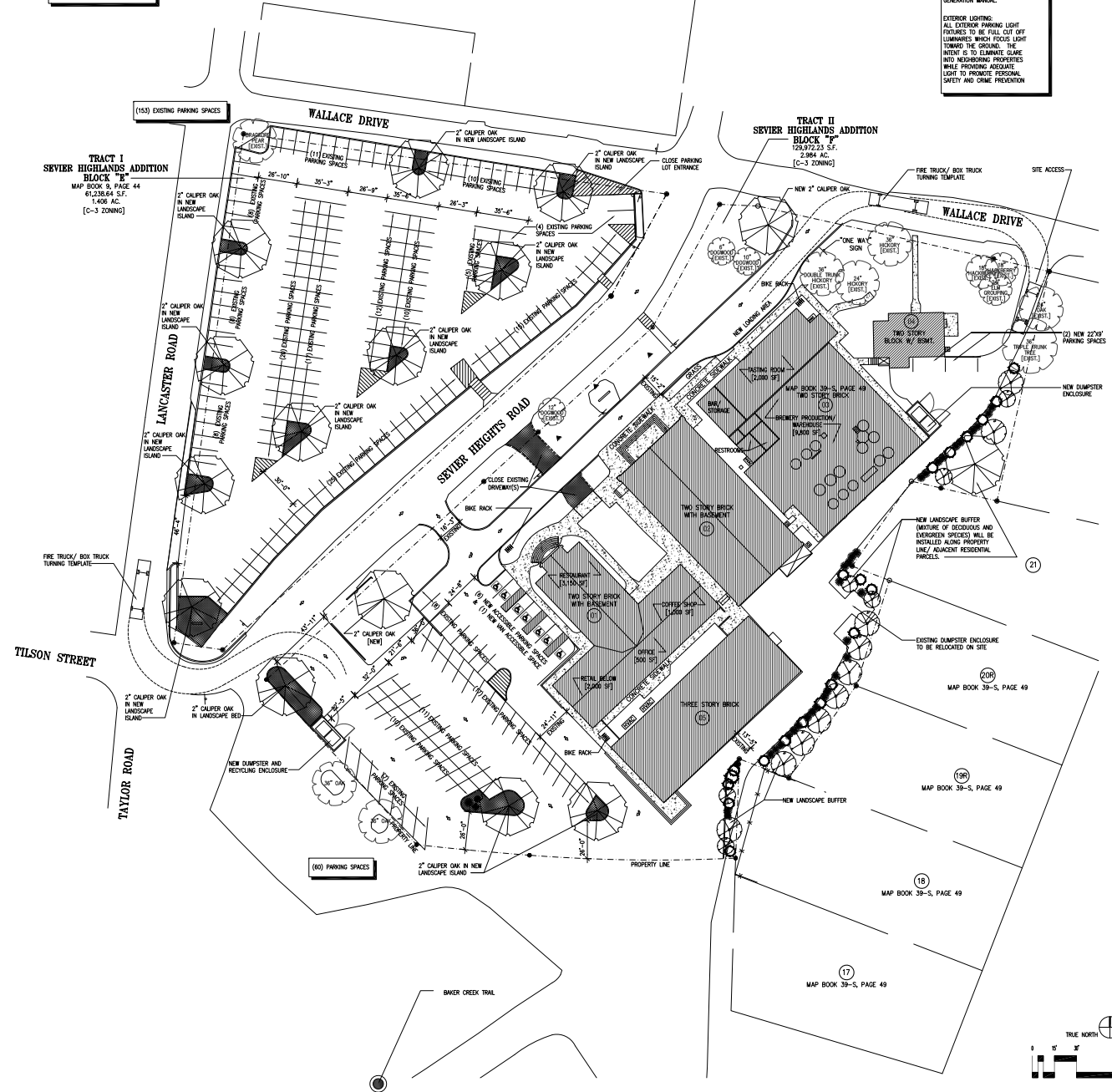
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DRAINING PREPARED USING
CANNON AND CANNON SURVEY
DATED AUGUST 12, 2002

TRAFFIC:
SEE ATTACHED TRAFFIC ANALYSIS
BASED ON THE ITE TRIP
GENERATION MANUAL.

EXTERIOR LIGHTING:
ALL EXTERIOR PARKING LIGHT
FIXTURES TO BE FULL CUT OFF
LUMINAIRES WHICH FOCUS LIGHT
TOWARD THE GROUND. THE
INTENT IS TO ELIMINATE GLARE
INTO NEIGHBORING PROPERTIES
WHILE PROVIDING ADEQUATE
LIGHT TO PROMOTE PERSONAL
SAFETY AND CRIME PREVENTION



BLDG #	USE / DESCRIPTION
01	RESTAURANT @ 3,150 SF COFFEE SHOP (RESTAURANT) @ 1,000 SF RETAIL @ 2,000 SF OFFICE @ 500 SF
02	FUTURE THEATRE VENUE (PLAYHOUSE THEATRE) 7,204 SF (2 STORES) = 14,408 SF
03	CRAFT BREWERY (INDUSTRIAL) @ 6,000 SF TASTING ROOM (RESTAURANT) @ 2,000 SF WAREHOUSE @ 12,281 SF
04	EXISTING HOUSE (RESIDENTIAL USE) 1,635 SF (2 STORES) = 3,270 SF
05	FUTURE HOTEL & APARTMENTS (HOTELITY & RESIDENTIAL USE) 6,728 SF (3 STORES) = 20,184 SF

BUILDING LEGEND

PARKING REQUIREMENTS (EXISTING ORDINANCE)	PARKING REQUIREMENTS (PROPOSED ORDINANCE)
242 SPACES FOR RETAIL ESTABLISHMENT AND SHOPPING CENTER BY OVER 15,000 SF OF GLA *REQUIRED - (4.5) SPACES PER 1,000 GLA BUILDING 1 = 14,648 SF BUILDING 2 = 14,468 SF BUILDING 3 = 24,562 SF TOTAL SF = 53,678 SF	161 SPACES FOR MIXED USE MULTI-TENANT STRUCTURE EXCLUDING RESIDENTIAL *REQUIRED - (3) SPACES PER 1,000 GFA BUILDING 1 = 14,648 SF BUILDING 2 = 14,468 SF BUILDING 3 = 24,562 SF TOTAL SF = 53,678 SF
9 SPACES FOR HOTEL *REQUIRED - (1) SPACE PER (2) ROOMS + (2) SPACES FOR (3) EMPLOYEES BUILDING 4 = (2) UNITS BUILDING 5 = (11) UNITS TOTAL UNITS = (13) UNITS (3) EMPLOYEES TOTAL	13 SPACES FOR HOTEL *REQUIRED - (1) SPACE PER LODGING UNIT BUILDING 4 = (2) UNITS BUILDING 5 = (11) UNITS TOTAL UNITS = (13) UNITS
18 SPACES FOR RESIDENTIAL *REQUIRED - (1.25) SPACES PER DWELLING UNIT BUILDING 5 = (12) DWELLING UNITS	15 SPACES FOR MULTI-DWELLING STRUCTURE *REQUIRED - (1.25) SPACES PER DWELLING UNIT BUILDING 5 = (12) DWELLING UNITS
2 SPACES FOR OFFICE *REQUIRED - (1) SPACE PER 250 USABLE SF BUILDING 1 = (500 SF)	2 SPACES FOR OFFICE *REQUIRED - (3) SPACES PER 1,000 GFA BUILDING 1 = (500 SF)
271 TOTAL SPACES FOR REQUIRED 215 TOTAL SPACES FOR PROVIDED (INCLUDING (6) ACCESSIBLE & (1) VAN ACC. SPACE)	191 TOTAL SPACES FOR REQUIRED 215 TOTAL SPACES FOR PROVIDED (INCLUDING (6) ACCESSIBLE & (1) VAN ACC. SPACE)

D1 PARKING REQUIREMENTS

**KNOXVILLE TREE REQUIREMENTS
PER ORDINANCE SECTION 14-36**

*REQUIRED - (8) TREES PER ACRE
TRACT 1 = 1.406 ACRES
TRACT 2 = 2.984 ACRES
TOTAL = 4.390 ACRES (36) TOTAL TREES REQUIRED

(12) EXISTING TREES ON SITE
(24) NEW TREES TO BE PROVIDED

A1 LANDSCAPING REQUIREMENTS

A6 SITE PLAN

1"=30'