



- NOTES PER ORDINANCE:**
- Property to be developed into residential/office/business living or mixed O-1 office or medical services that comply into compliance with this zoning.
 - Landscape buffers to be installed in accordance with recorded ordinance and City of Knoxville requirements regarding design and installation.
 - Lighting will comply with recorded ordinance to include cut off lens to shield adjacent developments from light pollution and lighting in the O-1 zone and small retail of the PC-1 zone will be ornamental lights less than 20' in height.
 - No gas pumps or similar facilities shall be established with a grocery store nor with any regional development.
 - No drive-thru restaurants that shall be established.
 - Coordination between developers of PC area adjacent to O-1 zone and O-1 zone developers to produce a planting plan to insure compliance with the existing zoning ordinance.
 - Existing trees along perimeter of development to be preserved.
 - Deliveries and trash pick up will not occur between 10PM and 7AM.
 - All outside trash docks and dumpsters shall be screened from view with fences and landscaping.
- O-1 ZONE**
- Uses that are limited to business and professional offices or housing allowed in the O-1 zone will be the basis of the development; such uses as message centers and recording studios will not be part of the development.
 - Landscape buffers, street and parking lot landscaping will be in accordance with City of Knoxville street tree master plan and landscape ordinance.
 - Destination busines will be located and landscaped in accordance with City of Knoxville requirements.
 - Connections of sidewalks and curbs from the Office (O-1) area to the PC area, along Valley View and from Plazmas will be created at time of O-1 development.
 - All existing conditions of the existing zoning ordinance will be adhered to.
 - All zoning conditions in the City Ordinance O-259-06 shall be adhered to.

OWNER
 CAPITAL BANK
 1601 PARKSHAW DR
 KNOXVILLE, TN, 37922

Revised: 3/7/2016
 2-B-16-UR

CONCEPTUAL SITE PLAN		SHEET 1 OF 1	
TAX ID: 059 NC 00.01, 002.03, 002.04, 008.02, & 008.03			
DISTRICT 7 * WARD * 33 * CITY OF KNOXVILLE, TN			
DESIGNED BY: REL	DATE: 05-28-2015	LATEST REVISION DATE: 05-07-2016	SCALE: 1" = 100'
APPROVED BY: REL	DATE: 05-28-2015	LATEST REVISION DATE: 05-07-2016	DRAWING NUMBER: 5153

LeMAY AND ASSOCIATES CONSULTING ENGINEERS
 PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934