

8.4. Commercial Designated Area

The guidelines being proposed specific to the Commercial Designated Area are as follows:

- 8.4.1. Building Size.** The Commercial Designated Area shall include buildings between 3,000 and 13,000 square feet. No One Retail or Service Establishment identified in section 7.1G shall occupy a single building or space of more than 10,000 square feet. Medical and Day Care Establishments may occupy a single building up to 13,000 square feet. The total Commercial Designated Area shall not exceed 64,000 square feet.
- 8.4.2. Area Coverage.** The maximum impervious area which may be covered shall be ninety (90) percent of the gross area labeled as Commercial Area on Exhibit C, §7.3 (approximately 12 acres).
- 8.4.3. Height Regulations.** No main building shall exceed four (4) stories or forty-five (45) feet in height.
- 8.4.4. Residential Use.** Residential use is prohibited on the first floor (i.e. the floor closest to ground level) but is permitted on the second floor or higher. Any square footage that is put to residential use in this area will still contribute to the total commercial square footage for the purpose of determining the maximum square footage of the Commercial Designated Area.
- 8.4.5. Parking.** A minimum of four (4) parking space per one thousand (1,000) square feet of commercial ground floor space shall be allocated. A minimum of one and a half (1.5) parking spaces shall be allocated per residential unit.
- 8.4.6. Landscape.**
- A. Internal Parking Area.** One (1) native shade tree, capable of reaching forty (40) feet in height at maturity for every twenty (20) parking spaces. In no case shall more than twenty (20) parking spaces be located in a row without a planting island a minimum of 5 (five) feet in width containing at least one (1) native shade tree surrounded by shrubs or ground cover.
 - B. Boundary Buffer.** The entire boundary, including abutting to West Emory Road, of the Commercial Area shall be landscaped with a minimum of one (1) ornamental, native, or evergreen tree per every twenty-five (25) linear feet with shrubs and ground cover plantings between trees.
 - C. Buildings.** At least fifty (50) percent of the length of the exterior walls of the building must have a landscaping strip of at least four (4) feet in width.
- 8.4.7. Sidewalks.** Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.
- 8.4.8. Signs.** Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).

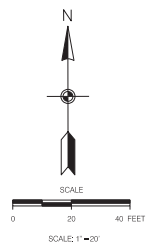
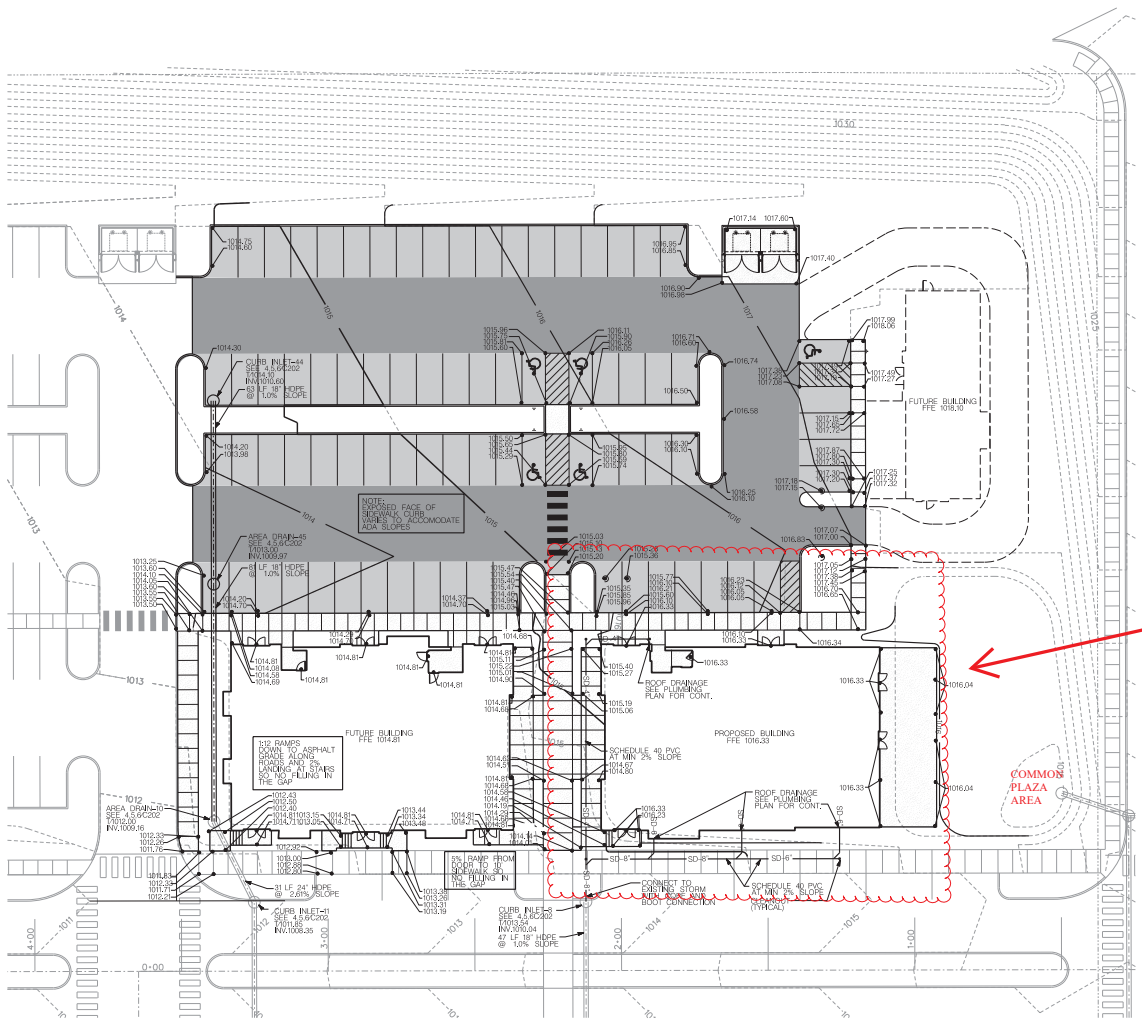
Revised: 1/6/2026

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 - B. **Boundary Buffer.** The entire boundary, including abutting to West Emory Road, of the Commercial Area shall be landscaped with a minimum of one (1) ornamental, native, or evergreen tree per every twenty-five (25) linear feet with shrubs and ground cover plantings between trees.
 - C. **Buildings.** At least fifty percent (50%) of the combined length of the building and any adjoining patio shall include a landscaping strip with a minimum width of four (4) feet. For the purpose of this requirement, a covered or uncovered patio shall be considered part of the total building length and shall be defined as an outdoor seating area containing chairs and tables, with a minimum required size of five hundred (500) square feet. Up to 30 percent (30%) of the required landscape area may be planted pots and/or planter boxes with a minimum width or circumference of two (2) feet, or synthetic turf.
- 8.4.7. **Sidewalks.** Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.
- 8.4.8. **Signs.** Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).

EXHIBIT B



LEGEND		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASE NGVD83.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON INFORMATION PROVIDED BY THE OWNER. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
4. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN $\pm 2\%$ OF OPTIMUM.
5. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
6. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN 5-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
7. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
8. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOKPIRES.
9. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
10. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
11. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE GROWTH OF EROSION MAT.
12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CHANGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
13. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STOPPING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
14. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND CALLAHAN DRIVE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN A NEAT AND ORDERLY MANNER.
17. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE KNOX COUNTY TENNESSEE SITE INSPECTOR.

WILL ROBINSON & ASSOCIATES

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Corryville, TN 37714
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A Site Plan for:
Soccer Taco Center at Belltown Center
Belltown Building B
Market Bell Way
Powell, Knox County, TN 37849

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 06-12-2025
FILE NAME:
PROJECT NO:

C1.4
SITE UTILITY PLAN
DRAWING

EXHIBIT B

Example landscape plan

