

ZONING INFORMATION

PROJECT: 4657 OLD BROADWAY PARKING
4657 OLD BROADWAY
KNOXVILLE, TN, 37918

JURISDICTION: KNOXVILLE, TENNESSEE

PARCEL NUMBER: 069DA01502
BLOCK / LOT NUMBER: 37850

ZONING: C-G-1 (GENERAL COMMERCIAL)

FLOOD PLAIN: ZONE 'AE', ZONE 'X'

DIMENSIONAL STANDARDS:

BULK
MAX. IMPERVIOUS SURFACE: LESS THAN 1/2 AN ACRE

PARKING:
WHEN A PARKING LOT IS OVER 20,000 SF, THEY MUST COMPLY WITH THE FOLLOWING:
FOR EVERY 15 PARKING STALLS, 1 PARKING LOT ISLAND IS NEEDED.
PARKING LOT ISLANDS MUST BE A MINIMUM OF 120 SF IN SINGLE ROWS, 240 SF IN DOUBLE.
MINIMUM OF 1 SHADE TREE FOR A SINGLE ROW, AND 2 SHADE TREES FOR A DOUBLE.

PERIMETER YARDS:
WHEN A PARKING LOT IS OVER 20,000 SF, A 10 FOOT WIDE PERIMETER YARD IS REQUIRED.
FOR EVERY 100 LINEAR FEET, THE FOLLOWING IS REQUIRED:
3 SHADE AND/OR EVERGREEN TREES
TEN SHRUBS (50% MIN. OF SHRUBS MUST BE EVERGREEN)

TOTAL PARKING SPACES: 40
TOTAL ACCESSIBLE SPACES: 2 (1 VAN, 1 CAR)

BICYCLE SPACES NONE REQUIRED

SITE DEVELOPMENT AREA

SITE ACREAGE: 28,040SF (0.64 ACRE)
PROPOSED DISTURBED AREA: 17,610 SF (41 ACRE)
% PROPOSED DISTURBED AREA: 63%

POST DEVELOPMENT IMPERVIOUS AREA: 17,610 SF (41 ACRE)

GENERAL NOTES

- ALL DETAILS ARE TO COMPLY WITH CITY OF KNOXVILLE STANDARDS.
- SEE ZONING INFORMATION FOR LANDSCAPE ISLAND PLANTING GUIDELINES.

SITE PLAN NOTES

- EXISTING SITE INFORMATION HAS BEEN OBTAINED FROM KGIS. THE BENEFIELD RICHTERS CO. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR USEFULNESS OF THIS INFORMATION.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF EXISTING CONDITIONS VARY FROM THAT SHOWN ON DRAWINGS.
- VERIFY EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE REQUIREMENTS.
- PRIOR TO STARTING CONSTRUCTION, OBTAIN REQUIRED PERMITS & APPROVALS FROM LOCAL AND STATE AUTHORITIES. FAILURE TO DO SO WILL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY OF SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY REGULATORY AUTHORITIES.
- COORDINATE LOCATION, TOP ELEV., AND INVERT ELEV. OF CURB CUTS, INLETS, PAVEMENT TIE-INS WITH LOCAL CITY AND/OR STATE AUTHORITIES. ENSURE THAT SEDIMENT & EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- MAINTAIN EROSION CONTROL DEVICES DURING ALL PHASES OF CONSTRUCTION. CLEAN UP SOIL & DEBRIS WHICH FLOWS OFF SITE AT END OF EACH DAY. REMOVE EROSION CONTROL DEVICES UPON STABILIZATION OF THE SITE.
- KEEP SITE CLEAN AT ALL TIMES. DEMOLISHED MATERIALS, EXCESS EXCAVATION MATERIALS, AND EXCAVATED MATERIALS DEEMED UNSUITABLE FOR FILL ARE TO BECOME PROPERTY OF CONTRACTOR. SUCH MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
- PROTECT IRON PINS DURING CONSTRUCTION. ANY PIN REMOVED OR DISTURBED BY CONSTRUCTION SHALL BE RESET BY A LICENSED SURVEYOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONAL LAYOUT.
- DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE. RADII ARE 5' UNLESS NOTED OTHERWISE.
- THE PROPOSED CONTOURS, ELEVATIONS, & SPOT ELEVATIONS SHOWN ARE FINISH GRADE. SPOT ELEVATIONS NOT DESIGNATED AS "BC" OR "TC" ARE FINISH GRADE OF ASPHALT OR CONC. PAVING.
- ALTHOUGH SPOT ELEVATIONS AND DIMENSIONS ARE GIVEN ON THE PLAN, THE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS DURING CONSTRUCTION TO SIDEWALKS, PARKING AREAS, AND PAVED AREAS. THESE ADJUSTMENTS IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.
- PROOF ROLL AREAS TO RECEIVE STRUCTURAL FILL. PERFORM PROOF ROLLING WITH A FULLY LOADED 8 TO 10 TON TANDEM DUMP TRUCK WITH FOUR PASSES. STABILIZE AREAS THAT DEFLECT MORE THAN ONE INCH, OR EXCAVATE TO STIFF SOIL. THE OWNERS REPRESENTATIVE SHALL APPROVE PROOF ROLLING.
- COMPACTION - COMPACT SOIL TO NOT LESS THAN THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698, STANDARD PROCTOR, MAXIMUM DRY DENSITY.
 - UNDER WALKWAYS: 92%
 - UNDER LAWN OR UNPAVED AREAS: 85%
- CUT AND/OR FILL SLOPES SHALL NOT EXCEED 2H:1V SLOPE.
- EXCAVATE TO DEPTHS AS SHOWN OR AS REQUIRED FOR CONSTRUCTION. PROVIDE TEMPORARY BRACING AND SHORING AS NECESSARY.
- PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK, PROVIDE TOPSOIL AT DEPTHS INDICATED AS FOLLOWS AT AREAS NOT DESIGNATED AS BUILDING OR PAVING. TOPSOIL WILL BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLING.
 - LAWN: 3"
 - LANDSCAPE BEDS: 12"
- DISTURBED AREAS SHALL BE SEEDED AND MULCHED, U.N.O. INSTALL PERMANENT GRASSING WITHIN ONE WEEK OF ESTABLISHING FINISH GRADE.
- PAINT PARKING STRIPES, 3" X 16" (TYP.) AND CROSS HATCH ACCESS, AISLE. APPLY PAVEMENT MARKINGS AS SHOWN IN ACCORDANCE WITH ADA AND CITY OF KNOXVILLE STANDARDS. PROVIDE PAINT WITHOUT BEADS. PAINT SHALL BE WHITE.
- PROVIDE CONCRETE WHEEL BLOCKS AT EACH PARKING SPACE.
- DRAIN PAVED AREAS AT A MIN. OF 1% SLOPE. DRAIN ALL UNPAVED AREAS AT A MIN. OF 2% SLOPE.

1-B-25-SU
12.17.2024

MPC PLANNING FILE 1-B-25-SU

4657 OLD BROADWAY PARKING

4657 OLD BROADWAY, KNOXVILLE, TN, 37918

SITE PLAN & DIAGRAMS

Issue	Issued by	Drawn by	Date
RFC	AS	SEL	11/22/2024
REV 1 - MPC REVISION	AS	SH	12/12/2024
REV 2 - MPC REVISION	AS	SH	12/11/2024



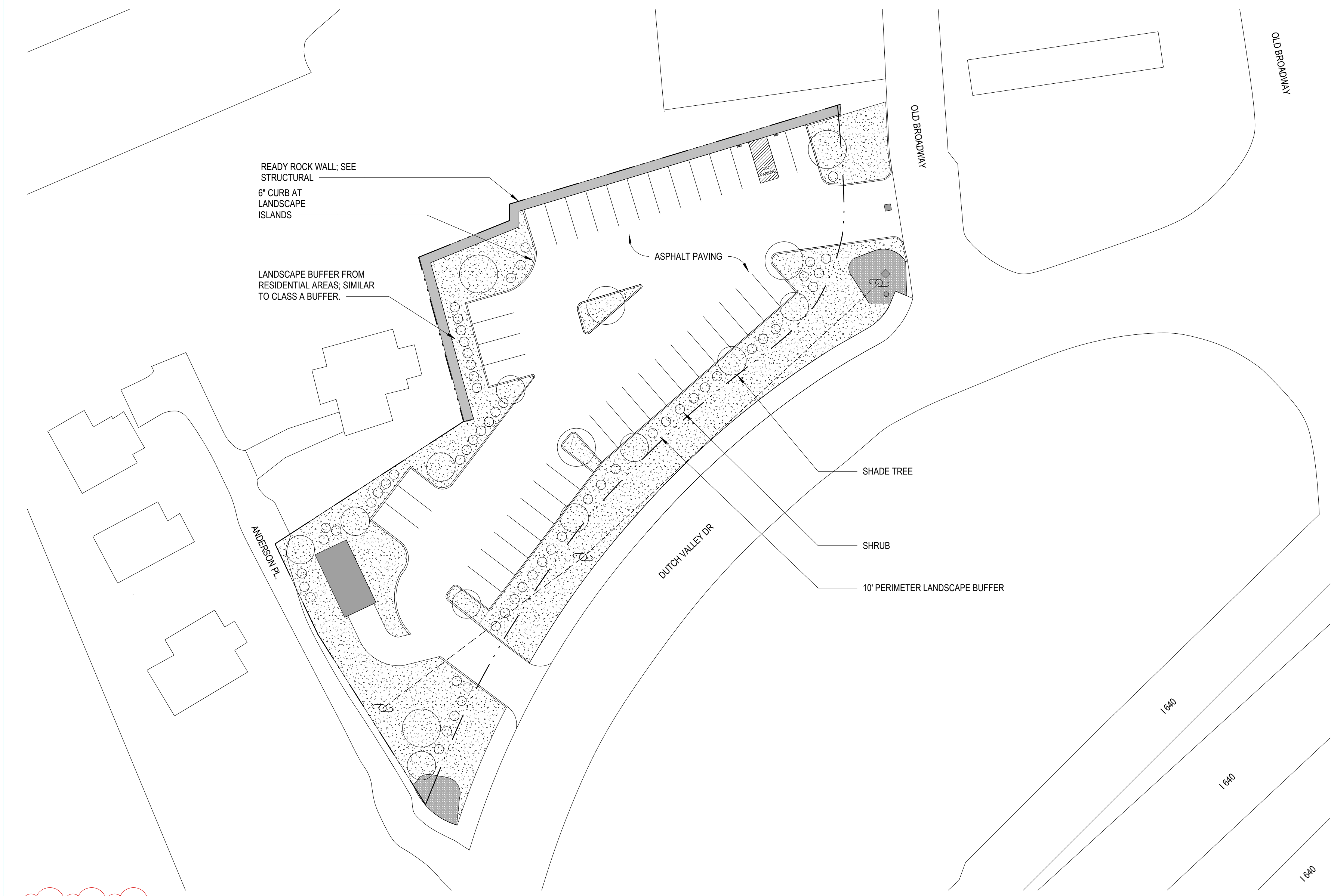
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benefield · richters

planning
architecture
902 North Central Street
Knoxville, TN 37917
(865) 637-7009

NOTE: LANDSCAPE DRAWINGS TO BE PROVIDED WITH PERMITTING DRAWINGS.



4657 OLD BROADWAY
PARKING

4657 OLD BROADWAY,
KNOXVILLE, TN, 37918

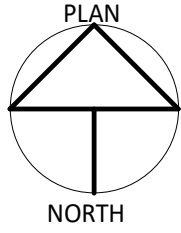
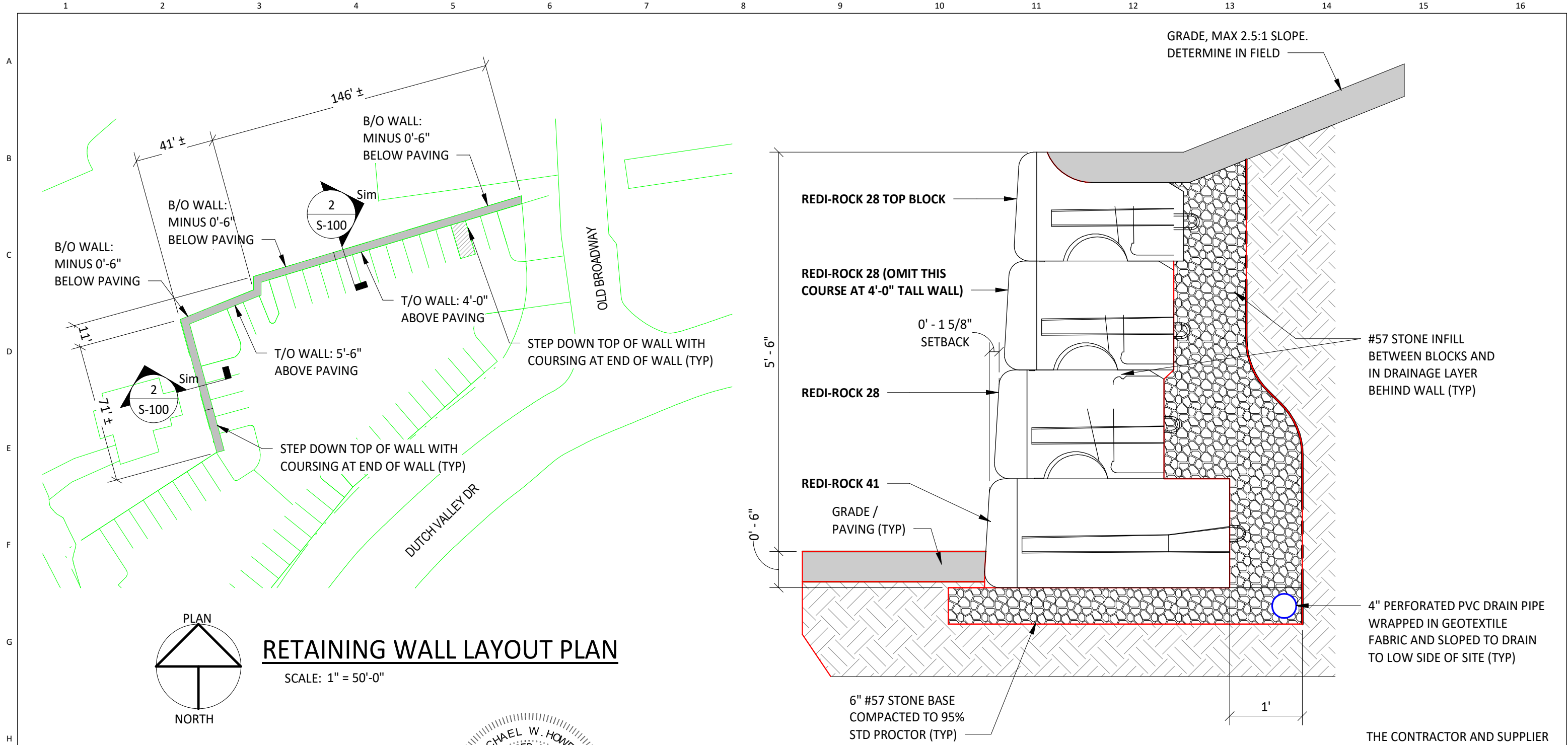
LANDSCAPE INTENT PLAN

issue	issued by	drawn by	date
REV 1 - MPC REVISION	AS	SH	12/12/2024
REV 2 - MPC REVISION	AS	SH	12/17/2024

L6 SITE PLAN
C-103 / 1" = 30'-0"

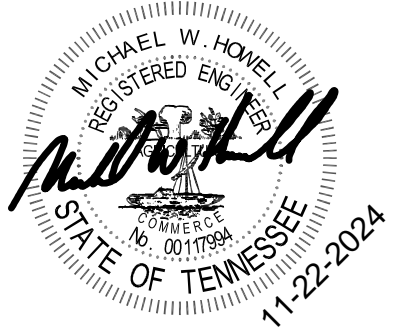


C-103



RETAINING WALL LAYOUT PLAN

SCALE: 1" = 50'-0"



- 1) The structure is stable only in its completed form. The means and methods of construction, as well as all matters related to jobsite and project safety, are carried by the contractor.
- 2) Paving specification, site drainage, utility information, and erosion and sediment control are not part of Arrow's scope of services on this project.

**5'-6" TALL WALL SECTION
(4'-0" TALL WALL SIMILAR)**

THE CONTRACTOR AND SUPPLIER SHALL PREPARE AN ESTIMATED WALL LAYOUT PLAN WITH THE REQUIRED NUMBER AND LAYOUT OF THE SPECIFIC BLOCKS (TYP)

ARROW
STRUCTURAL ENGINEERING
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Construction Drawing
For
Parking at
4657 Old Broadway, Knoxville, TN

Drawing Title:
SITE WALL DETAILS

Date: **11-22-2024**
Project Number: **24.330**
Owner / Client: **benefield richters**

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▲
▲

Drawing Number: **S-100**
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