

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 6-J-18-UR

**AGENDA ITEM #:** 61

**AGENDA DATE:** 6/14/2018

▶ **APPLICANT:** **STUART ANDERSON**

OWNER(S): Northshore Market Investors

TAX ID NUMBER: 154 098.12

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 1830 Thunderhead Rd

▶ **LOCATION:** **North side of Boardwalk Blvd., west side of Town Center Blvd.**

▶ **APPX. SIZE OF TRACT:** **3 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Boardwalk Blvd., a local boulevard street with center median within 85' of right-of-way, or Town Center Blvd., a local boulevard street with center median within 88' of right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** **PC-1(k) (Retail and Office Park)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Medical office**

HISTORY OF ZONING: Rezoned from TC-1 to PC-1 with conditions related to meeting intent of TC-1 standards (10-G-10-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land, Target / PC-1(k) (Retail and Office Park)

South: Boardwalk Blvd, vacant land / TC-1 (Town Center)

East: Town Center Blvd., vacant land / PC-1(k) (Retail and Office Park)

West: Vacant land / TC-1 (Town Center) & PC-1(k) (Retail and Office Park)

NEIGHBORHOOD CONTEXT: This property is situated with the Northshore Town Center development, which is developed with a mix of office, commercial, a school and various types of residential uses. Northshore Elementary School is located one block to the west.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for a medical office building of approximately 21,260 square feet and the proposed sign plan, subject to 15 conditions.**

1) Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

- 2) Implementing the roadway improvements that are directly associated with the GI for Kids medical office development as recommended by the Northshore Town Center/GI for Kids Medical Office and Resubdivision Traffic Impact Study, as prepared by CDM Smith Inc., dated March 2018, and as amended and approved by the City of Knoxville Department of Engineering.
- 3) Approval of the associated concept plat plan, Resubdivision of Lot 8, Northshore Town Center (1-SE-18-C), or subsequent concept plan, that proposes the lot and road system (access easements) that the western driveway will make a connection.
- 4) Installing the sidewalks and planting strip, street trees, and street lighting, as shown in the Concept Site Plan (MPC01), Landscape Plan (L1.0), and Site Illumination Plan (SE1.1). The location of new street trees shall be revised based on comments provided by staff, and reviewed and approved by Planning Commission staff and the City of Knoxville Urban Forester and Department of Engineering.
- 5) All existing street trees planted along the northeast property line, located on the subject property and the Target driveway, must be maintained and protected from damage during construction, or replaced per the requirements of the City of Knoxville Urban Forester.
- 6) Installing all on-site and off-site (streetscape) landscaping as shown on the landscape plan (sheet L1.0) within six months of issuance of occupancy permit for the development.
- 7) Revising and installing the crosswalk at the intersection of the new driveway and Boardwalk Blvd. as required by City of Knoxville Engineering.
- 8) Obtaining final plat approval for the proposed lot and the portion of the road system (access easement) that is necessary for the medical office building.
- 9) All driveway construction is to be in conformance with the City of Knoxville Zoning Ordinance and the City's access control policy.
- 10) Installing the turn lane striping and signage on the northern terminus of Town Center Blvd. that was required as part of the approval for the Target store and associated outparcels (3-C-11-UR), and as shown on the associated concept plat plan, Resubdivision of Lot 8, Northshore Town Center (1-SE-18-C).
- 11) Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
- 12) Signage shall be in conformance with the Northshore Town Center Unified Development Master Sign Plan (3-C-11-UR) and Article 8 of the City of Knoxville Zoning Ordinance (Signs, billboards, and other advertising structures), and is subject to final approval by Planning Commission staff and the Knoxville Plans Review and Inspections Division.
- 13) Meeting all applicable requirements of the City of Knoxville Urban Forester.
- 14) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 15) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District as well the general criteria for approval of a use on review.

#### **COMMENTS:**

In April 2018, the Planning Commission approved a medical office for the same medical group on this site (2-B-18-UR). This revised plan removes the second story of the building that was for future tenants only, not part of the medical office. The current development plan does not include space for other tenants. The reduction in floor area has also resulted in the reduction of parking and the inclusion of additional landscaped yard space.

The subject property is 3 acres of a 14.8 acre parcel in the Northshore Town Center Development. The plan proposes the development of a medical office facility that will contain approximately 21,260 square feet of floor area. When this property was rezoned to PC-1 (Retail and Office Park) District in 2010, it was conditioned to meet the intent of the TC-1 (Town Center) zoning and approved Northshore Town Center development standards. New development standards for the PC-1 zoned area was adopted in 2011 (3-C-11-UR).

A traffic impact study that incorporated this site was done at the time the development plan for the Target and Publix was being considered, and has been subsequently updated as new developments have been proposed, including this development. All street improvements within the development and to S. Northshore Dr. that have been required to date have been completed. The approval of this project will not necessitate any further road improvements.

This project is contingent upon the future approval of the concept plan that includes this site as a proposed lot and the road system (access easement) that this project will tie into (1-SE-18-C). The concept plan also addresses other improvements that are necessary around the subject site such as the turn lane striping and signage needed at the northern terminus of Town Center Blvd.

A master sign plan that calls for three development directory signs and a series of way-finding signs was approved in 2011. This sign plan allowed one monument sign per property and provided standards for detached and attached signs. This proposal has two monument signs, one along the Town Center Blvd. frontage and one along the new access driveway (western lot line). The monument sign along the western lot line will be smaller, meeting the incidental sign requirements of the City of Knoxville Zoning Ordinance which allows a monument sign to be 16 square feet and 6 feet tall.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. Any recommended road improvements by the traffic impact study that are the result of increased traffic by this proposal, may be required if deemed necessary by the City of Knoxville Department of Engineering.
3. The proposed development will be compatible with the scale and intensity of the surrounding development and zoning pattern.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed medical office is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

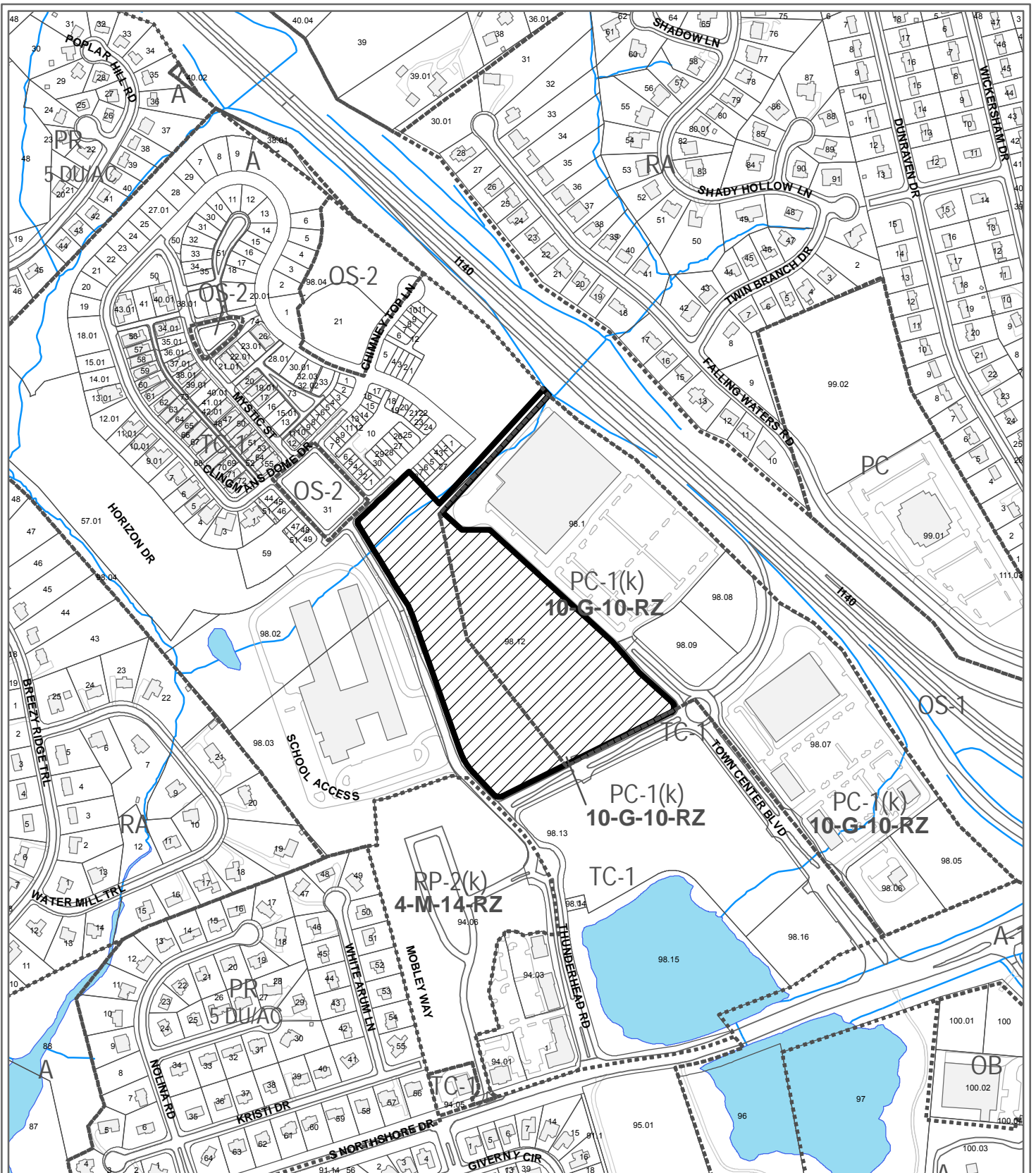
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan and the City of Knoxville One Year Plan propose MU-CC (Community Mixed Use Commercial) uses for the site. The proposed facility is consistent with both plans.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-J-18-UR  
USE ON REVIEW**



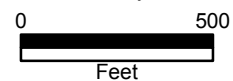
Medical office in PC-1(k) (Retail and Office Park)

Original Print Date: 5/14/2018  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Anderson, Stuart

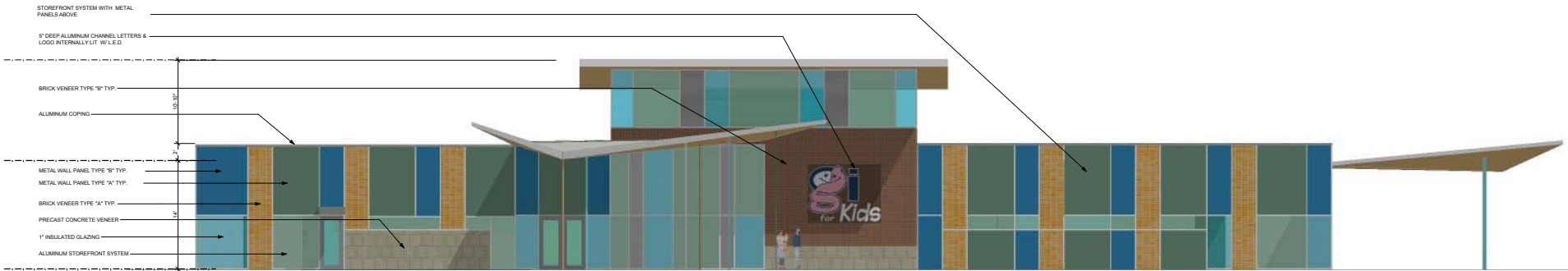
Map No: 154

Jurisdiction: City

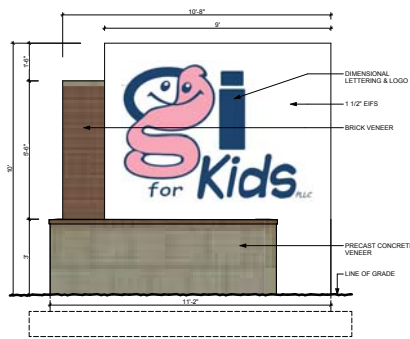




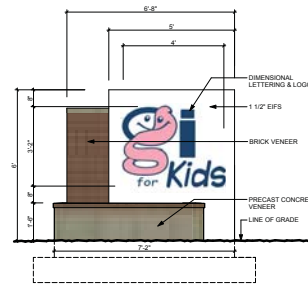
1 EAST ELEVATION  
 A4.2 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION  
 A4.2 SCALE: 3/16" = 1'-0"



3 MONUMENT SIGN FRONT ELEVATION  
 A4.2 SCALE: 1/2" = 1'-0"



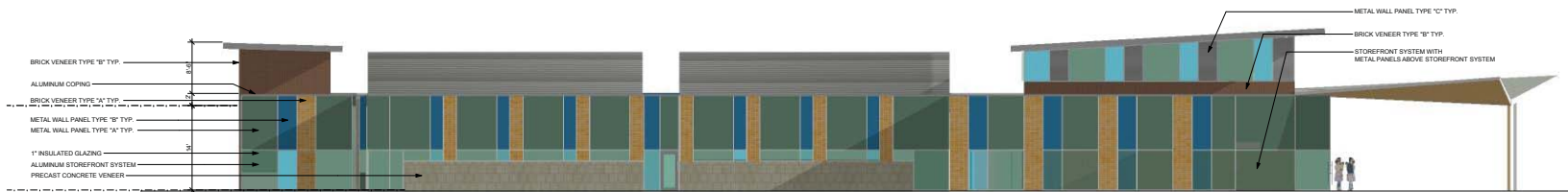
4 INCIDENTAL SIGN FRONT ELEVATION  
 A4.2 SCALE: 1/2" = 1'-0"

6-J-18-UR  
 Revised: 5/29/2018

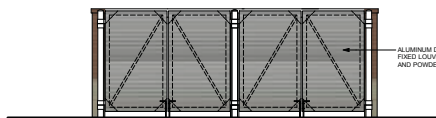
**A4.2**



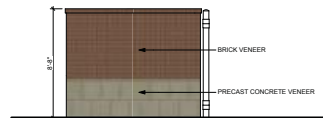
**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



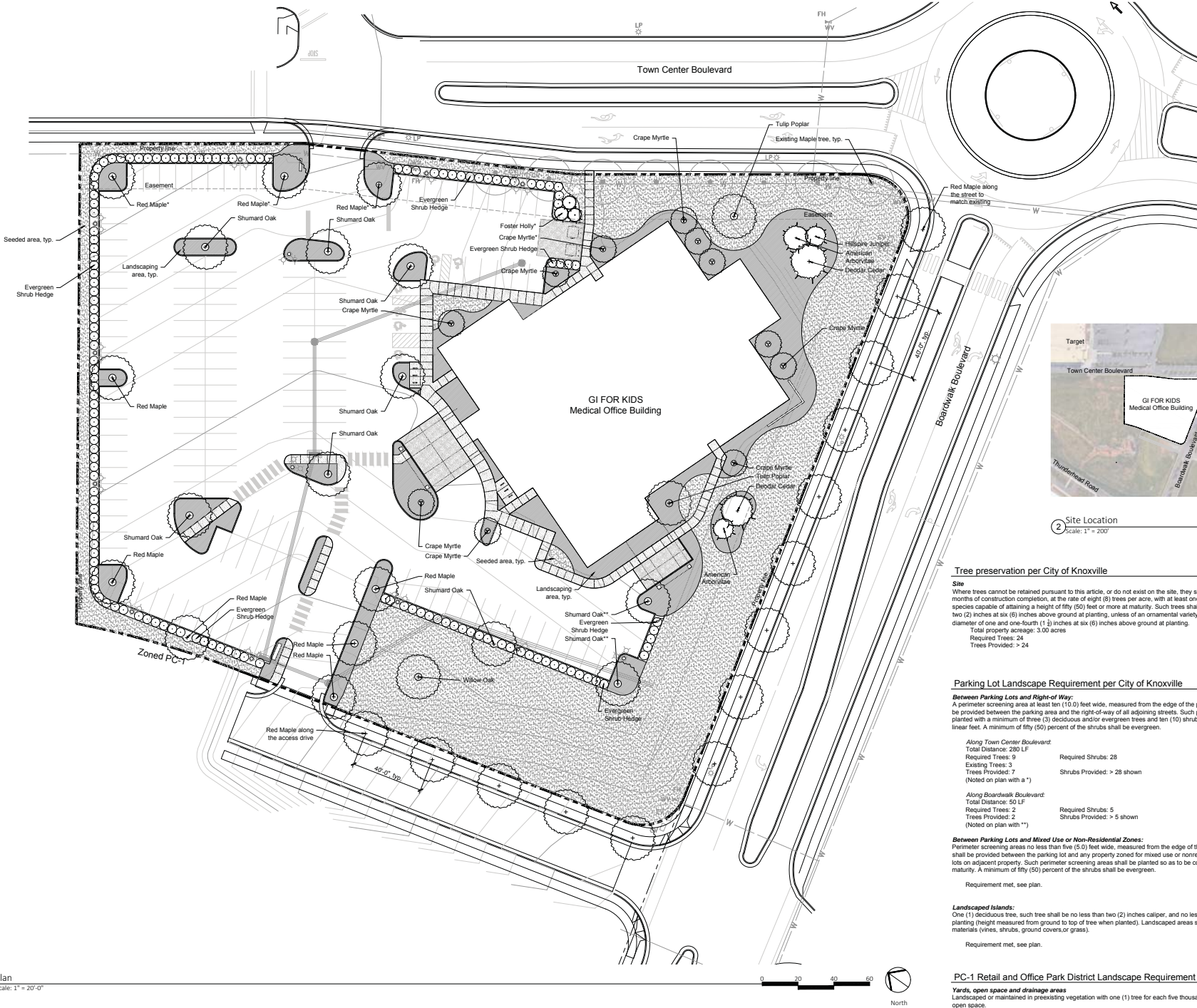
**3 DUMPSTER FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 DUMPSTER SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



**5 DUMPSTER REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



2 Site Location  
Scale: 1" = 200'

**Tree preservation per City of Knoxville**

**Site**  
Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre, with at least one-half of the required number being species capable of attaining a height of fifty (50) feet or more at maturity. Such trees shall have a minimum trunk diameter of two (2) inches at six (6) inches above ground at planting, unless of an ornamental variety, which shall have a minimum trunk diameter of one and one-fourth (1 1/4) inches at six (6) inches above ground at planting.  
Total property acreage: 3.00 acres  
Required Trees: 24  
Trees Provided: > 24

**Parking Lot Landscape Requirement per City of Knoxville**

**Between Parking Lots and Right-of-Way:**  
A perimeter screening area at least ten (10.0) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100.0) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen.

**Along Town Center Boulevard**  
Total Distance: 280 LF  
Required Trees: 9  
Existing Trees: 3  
Trees Provided: 7  
(Noted on plan with a \*)  
Required Shrubs: 28  
Shrubs Provided: > 28 shown

**Along Boardwalk Boulevard:**  
Total Distance: 50 LF  
Required Trees: 2  
Trees Provided: 2  
(Noted on plan with \*\*)  
Required Shrubs: 5  
Shrubs Provided: > 5 shown

**Between Parking Lots and Mixed Use or Non-Residential Zones:**  
Perimeter screening areas no less than five (5.0) feet wide, measured from the edge of the parking lot to the property line, shall be provided between the parking lot and any property zoned for mixed use or nonresidential purposes, including parking lots on adjacent property. Such perimeter screening areas shall be planted so as to be continuous when plants reach maturity. A minimum of fifty (50) percent of the shrubs shall be evergreen.

Requirement met, see plan.

**Landscape Islands:**  
One (1) deciduous tree, such tree shall be no less than two (2) inches caliper, and no less than eight (8) feet tall at the time of planting (height measured from ground to top of tree when planted). Landscape areas shall be planted with natural plant materials (vines, shrubs, ground covers or grass).  
Requirement met, see plan.

**PC-1 Retail and Office Park District Landscape Requirement per City of Knoxville**

**Yards, open space and drainage areas**  
Landscape or maintained in preexisting vegetation with one (1) tree for each five thousand (5,000) square feet of yard or open space.  
Total yards, open space and drainage area: 27,757 SF  
Required Trees: 6  
Trees Provided: 6

1 Plan  
Scale: 1" = 20'-0"



PRELIMINARY - FOR CONSTRUCTION

Landscape Plan

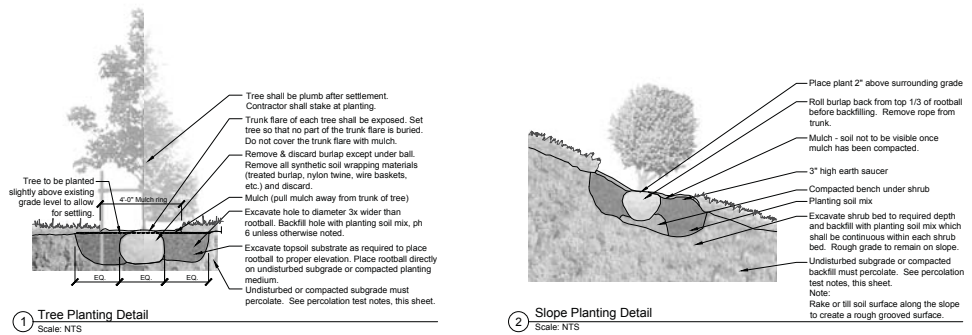
6-J-18-UR  
Revised: 5/29/2018

DATE: 29 MAY 2018  
PROJECT NO.: 17009  
PROJECT MGR.: SHA

L1.0

Plant Schedule

NO.	DATE	REVISION	DESCRIPTION
1	05/25/2018	1	ISSUED FOR BIDDING
2	05/25/2018	2	REVISED PER COMMENTS
3	05/25/2018	3	REVISED PER COMMENTS
4	05/25/2018	4	REVISED PER COMMENTS
5	05/25/2018	5	REVISED PER COMMENTS
6	05/25/2018	6	REVISED PER COMMENTS
7	05/25/2018	7	REVISED PER COMMENTS
8	05/25/2018	8	REVISED PER COMMENTS
9	05/25/2018	9	REVISED PER COMMENTS
10	05/25/2018	10	REVISED PER COMMENTS
11	05/25/2018	11	REVISED PER COMMENTS
12	05/25/2018	12	REVISED PER COMMENTS
13	05/25/2018	13	REVISED PER COMMENTS
14	05/25/2018	14	REVISED PER COMMENTS
15	05/25/2018	15	REVISED PER COMMENTS
16	05/25/2018	16	REVISED PER COMMENTS
17	05/25/2018	17	REVISED PER COMMENTS
18	05/25/2018	18	REVISED PER COMMENTS
19	05/25/2018	19	REVISED PER COMMENTS
20	05/25/2018	20	REVISED PER COMMENTS
21	05/25/2018	21	REVISED PER COMMENTS
22	05/25/2018	22	REVISED PER COMMENTS
23	05/25/2018	23	REVISED PER COMMENTS
24	05/25/2018	24	REVISED PER COMMENTS
25	05/25/2018	25	REVISED PER COMMENTS
26	05/25/2018	26	REVISED PER COMMENTS
27	05/25/2018	27	REVISED PER COMMENTS
28	05/25/2018	28	REVISED PER COMMENTS
29	05/25/2018	29	REVISED PER COMMENTS
30	05/25/2018	30	REVISED PER COMMENTS
31	05/25/2018	31	REVISED PER COMMENTS
32	05/25/2018	32	REVISED PER COMMENTS
33	05/25/2018	33	REVISED PER COMMENTS
34	05/25/2018	34	REVISED PER COMMENTS
35	05/25/2018	35	REVISED PER COMMENTS
36	05/25/2018	36	REVISED PER COMMENTS
37	05/25/2018	37	REVISED PER COMMENTS
38	05/25/2018	38	REVISED PER COMMENTS
39	05/25/2018	39	REVISED PER COMMENTS
40	05/25/2018	40	REVISED PER COMMENTS
41	05/25/2018	41	REVISED PER COMMENTS
42	05/25/2018	42	REVISED PER COMMENTS
43	05/25/2018	43	REVISED PER COMMENTS
44	05/25/2018	44	REVISED PER COMMENTS
45	05/25/2018	45	REVISED PER COMMENTS
46	05/25/2018	46	REVISED PER COMMENTS
47	05/25/2018	47	REVISED PER COMMENTS
48	05/25/2018	48	REVISED PER COMMENTS
49	05/25/2018	49	REVISED PER COMMENTS
50	05/25/2018	50	REVISED PER COMMENTS



Planting Notes

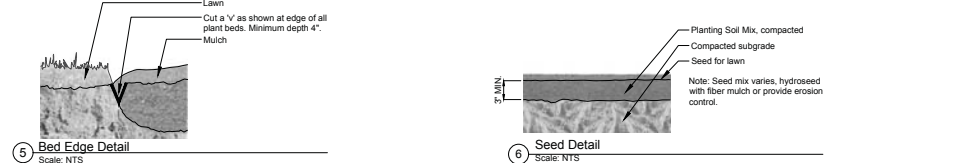
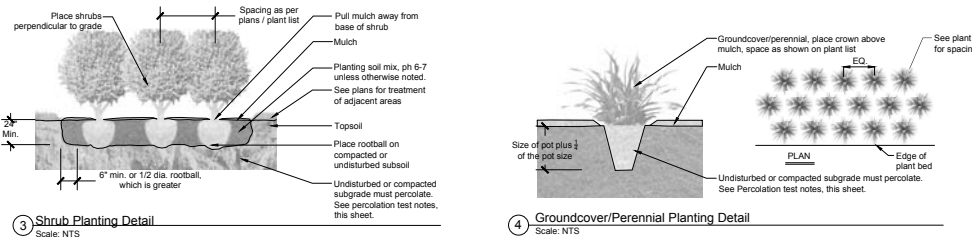
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Landscape Architect or Owner's representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Landscape Architect or Owner's representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Landscape Architect or Owner's representative.
- Stake location of all proposed trees and planting areas for approval by the Landscape Architect or Owner's representative prior to the commencement of planting.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Landscape Architect or Owner's representative prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as specified.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Landscape Architect or Owner's representative.
- All areas to be seeded shall receive soil preparation as specified prior to seeding, unless otherwise noted on plan. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, weeding, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Landscape Architect prior to use on site.
- See civil drawings for further information regarding:
  - Erosion and sediment control.
  - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
  - Limits of construction.
  - Locations of existing and proposed utilities or easements.
- Plant beds to join walks or walls at an angle between 90° & 60°
- Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 5' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

Instructions For Existing Soil Sampling:

- Using a spade, dig a v-shape hole to a 6" depth, then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to A & L Analytical Labs, Inc. 2790 Whitten Road, Memphis, Tennessee 38153, 901-294-4522, www.al-labs.com.
- Results to be copied to the Owner.

Percolation Test Notes

- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet overnight and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole, or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour, if possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.



**GEORGE ARMOUR EWART ARCHITECT**  
404 Bearden Park Circle  
Knoxville, TN 37919  
865-602-7771  
Fax 865-602-7742  
www.georgewart.com

**hedstrom**  
LANDSCAPE ARCHITECTURE

**GI FOR KIDS**  
A MEDICAL OFFICE BLDG.  
1000 BOARDWALK BLVD.  
KNOXVILLE, TENNESSEE

**PRELIMINARY - NOT FOR CONSTRUCTION**

**Plant Schedule & Planting Details**

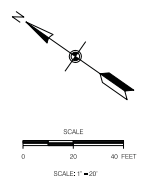
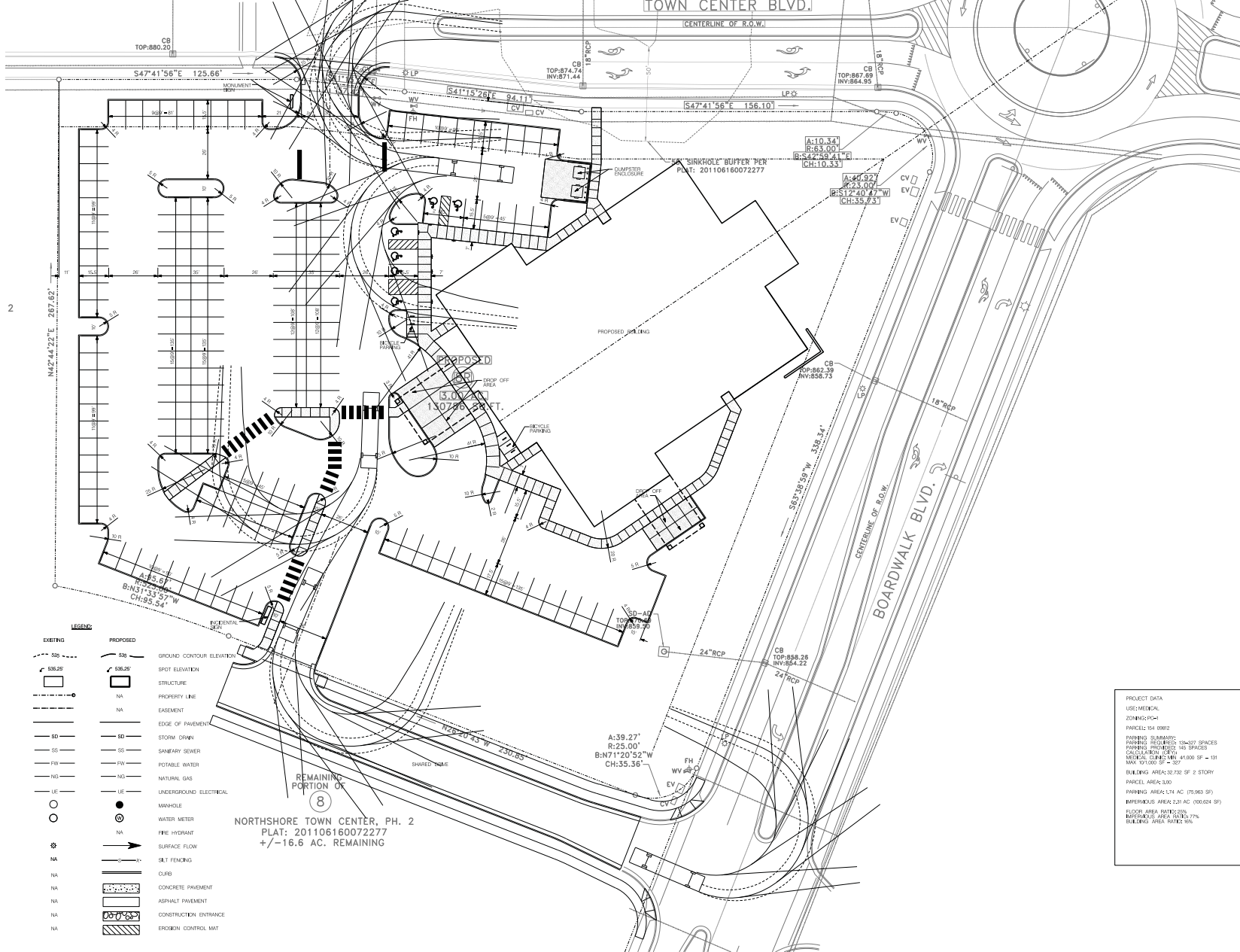
DATE: 29 MAY 2018  
PROJECT NO.: 17009  
PROJECT MGR.: SHA

8-J-18-UR  
Revised: 5/29/2018

**L2.0**



6  
E TOWN CENTER, PH. 2  
201106160072277



**GEORGE ARMOUR EWART ARCHITECT**  
404 Boardman Park Circle  
Socorro, TN 37089  
865.632.7771  
Fax 865.632.7742  
www.georgeewart.com

**GI FOR KIDS**  
ALMEDA CHARITABLE BLDG.  
KNOXVILLE, TENNESSEE  
**for kids**



CONCEPT SITE PLAN

**PROJECT DATA**  
USE: MEDICAL  
ZONING: HC-4  
PARCELS: 154 09802  
PARKING SUMMARY:  
PARKING REQUIRED: 18-190 SPACES  
PARKING PROVIDED: 145 SPACES  
CALCULATED CURB MEDICAL CLINIC MIN. 41,000 SF - 151 MAX. 101,000 SF ± 30'  
BUILDING AREA: 20,732 SF ± 2 STORY  
PARCEL AREA: 6300  
PARKING AREA: 174 AC. (77,963 SF)  
IMPERVIOUS AREA: 2.1 AC. (90,624 SF)  
FLOOR AREA RATIO: 200%  
IMPERVIOUS AREA: 10.6%  
BUILDING AREA RATIO: 9%

8  
NORTHSHORE TOWN CENTER, PH. 2  
PLAT: 201106160072277  
+/-16.6 AC. REMAINING

**LEGEND:**

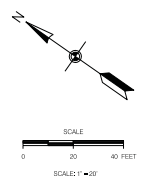
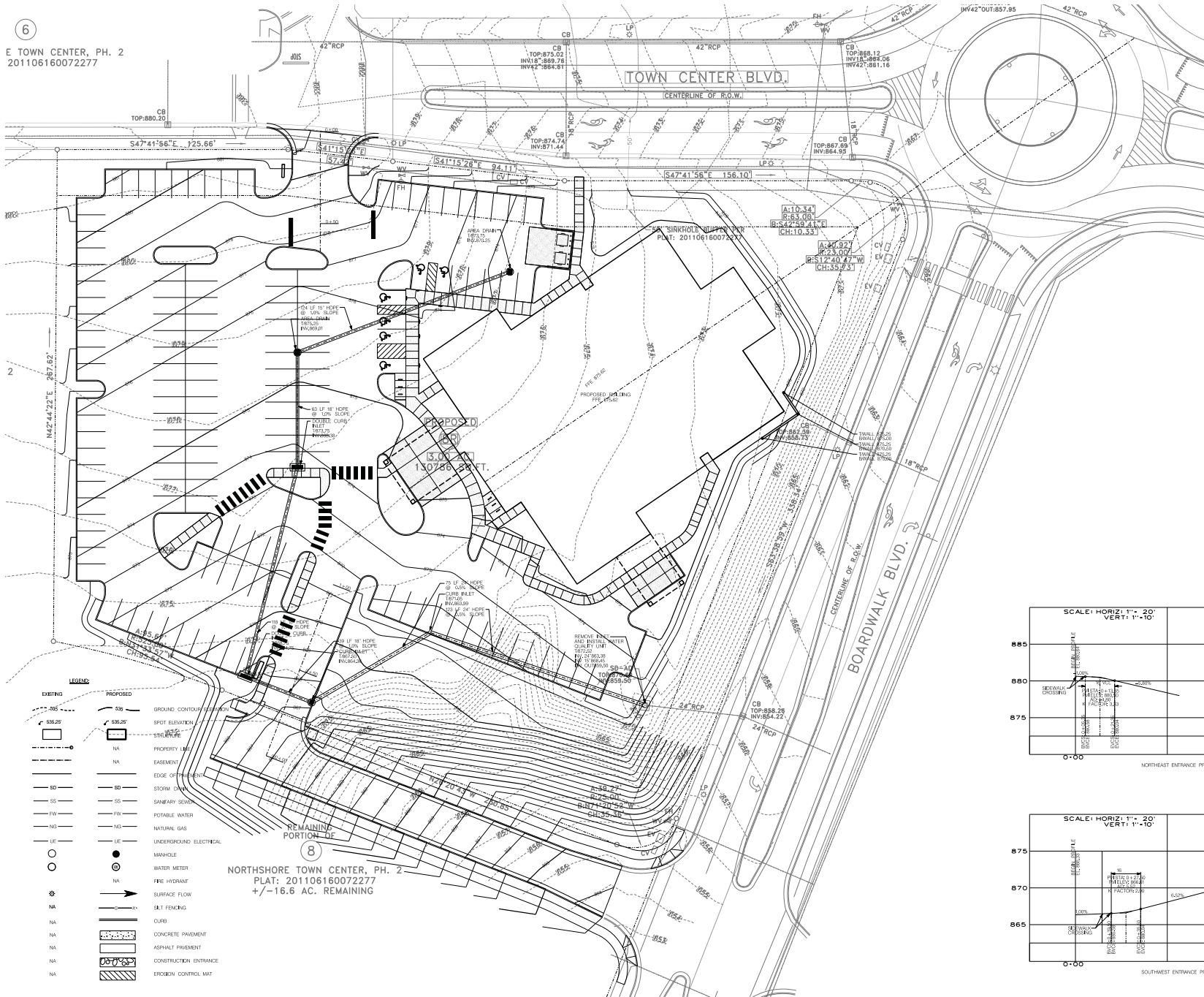
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
---	---	MANHOLE
---	---	WATER METER
---	---	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	SILT FENCING
---	---	DUMP
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

6-J-18-UR  
Revised: 5/29/2018

DATE: 28 MAY 2018  
PROJECT NO.: 17009  
PROJ. MGR.: SHA  
**MPC01**

6

E TOWN CENTER, PH. 2  
201106160072277



**GEORGE ARMOUR EWART ARCHITECT**  
 404 Boardman Park Circle  
 Knoxville, TN 37919  
 865.632.7771  
 Fax 865.632.7742  
 www.georgearmour.com

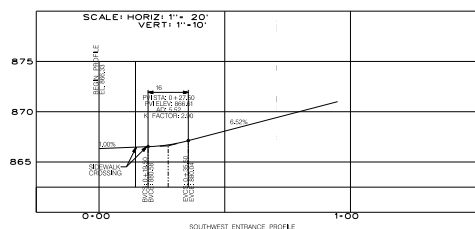
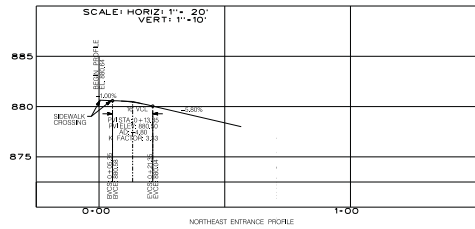
**GI FOR KIDS**  
 A MEMORIAL FOUNDATION  
 1000 W. MARKET STREET  
 KNOXVILLE, TENNESSEE  
 gi4kids.org



**LEGEND**

EXISTING	PROPOSED	GROUND CONTOUR
3/8" DASH	3/8" SOLID	SPOT ELEVATION
3/8" DASH	3/8" SOLID	SINGLE ELEVATION
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
→	→	SURFACE FLOW
NA	→	SILT FENCING
NA	---	CURB
NA	---	CONCRETE PAVEMENT
NA	---	ASPHALT PAVEMENT
NA	---	CONSTRUCTION ENTRANCE
NA	---	EROSION CONTROL MAT

8  
 NORTHSHORE TOWN CENTER, PH. 2  
 PLAT: 201106160072277  
 +/-16.6 AC. REMAINING

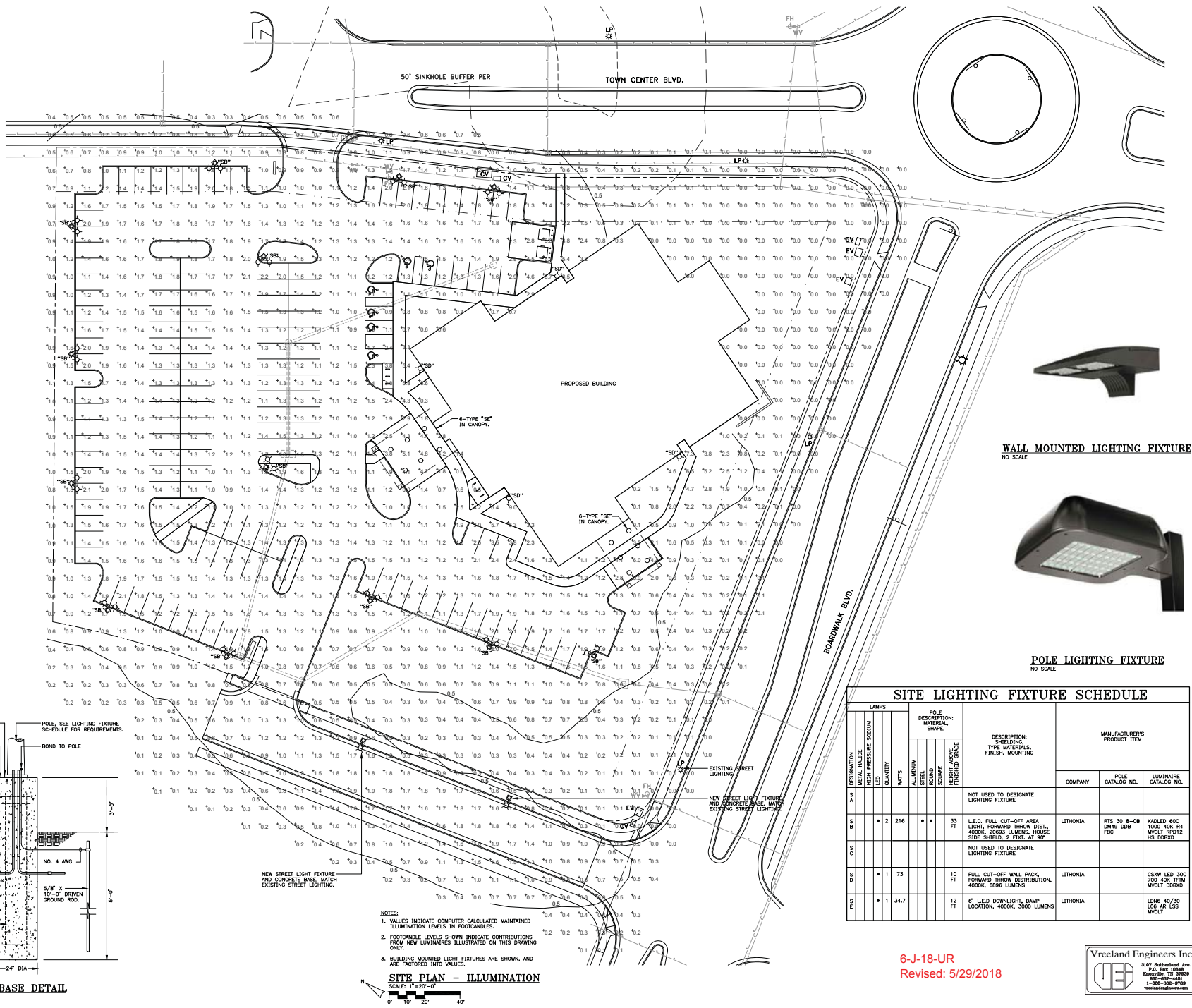


CONCEPT SITE PLAN

DATE: 28 MAY 2018  
 PROJECT NO.: 17009  
 PROJ. MGR.: SHA

MPC02

6-J-18-UR  
 Revised: 5/29/2018



**WALL MOUNTED LIGHTING FIXTURE**  
NO SCALE

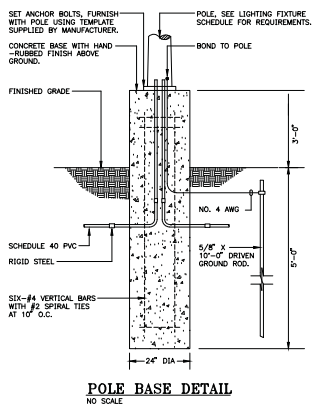


**POLE LIGHTING FIXTURE**  
NO SCALE

**SITE LIGHTING FIXTURE SCHEDULE**

DESIGNATION	MATERIAL	QUANTITY	WATTS	POLE DESCRIPTION: MATERIAL, SHAPE, HEIGHT ABOVE FINISHED GRADE				DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH MOUNTING	MANUFACTURER'S PRODUCT ITEM		
				ALUMINUM	STEEL	ROUND	SQUARE		COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.
A	1	1	216				33 FT	NOT USED TO DESIGNATE LIGHTING FIXTURE			
B	2	216					10 FT	LED, FULL CUT-OFF AREA LIGHT, FORWARD THROW DIST. 4000K, 2000 LUMENS, HOUSE SIDE SHIELD, 2 FIXT. AT 90°	LITHONIA	RTS 30 8-08 2M49 DOB 1BC	KAJLED 40C 1000 40K R4 MVDL R512 HS DBX0
C	1	73					12 FT	NOT USED TO DESIGNATE LIGHTING FIXTURE			
D	1	34.7					10 FT	FULL CUT-OFF WALL PACK, FORWARD THROW DISTRIBUTION, 4000K, 6896 LUMENS	LITHONIA	CSW LED 30C 700 40K 17M MVDL DOB0	
E	1	34.7					12 FT	4" L.E.D. DOWNLIGHT, DAMP LOCATION, 4000K, 3000 LUMENS	LITHONIA	LDRW 40/20 L06 AR LSS MVDL	

6-J-18-UR  
 Revised: 5/29/2018



**NOTES:**  
 1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOT-CANDELS.  
 2. FOOT-CANDELE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES, ILLUSTRATED ON THIS DRAWING ONLY.  
 3. BUILDING MOUNTED LIGHT FIXTURES ARE SHOWN, AND ARE FACTORED INTO VALUES.

**SITE PLAN - ILLUMINATION**  
 SCALE: 1"=20'-0"

**Use on Review**     **Development Plan**

Name of Applicant: Stuart Anderson

Date Filed: 4.30.18    Meeting Date: 6.14.2018

Application Accepted by: Brusseau

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$1500 File Number: Use on Review 6-J-18-UR

**PROPERTY INFORMATION**

Address: to be determined

General Location: NE corner of Boardwalk Blvd. and Town Center Blvd.

Tract Size: 3.00 AC No. of Units: 1

Zoning District: PC-1(F), TC-1

Existing Land Use: undeveloped

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: MU-CC

Growth Policy Plan Designation: Urban

Census Tract: 57.09

Traffic Zone: 233

Parcel ID Number(s): FD-11 Part of 09812

Jurisdiction:  City Council 2nd District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
Name: James Harrison

Company: Northshore Market Investors

Address: 5731 Lyonsview Pike #225

City: Knoxville State: TN Zip: 37919

Telephone: 865.692.6733

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: Stuart Anderson

Company: George Ewart Architect

Address: 404 Bearden Park Circle

City: Knoxville State: TN Zip: 37919

Telephone: 865.602.7771

Fax: 865.602.7742

E-mail: sanderson@georgeewart.com

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT  
Name: Stuart Anderson

Company: George Ewart Architect

Address: 404 Bearden Park Circle

City: Knoxville State: TN Zip: 37919

Telephone: 865.602.7771

E-mail: sanderson@georgeewart.com