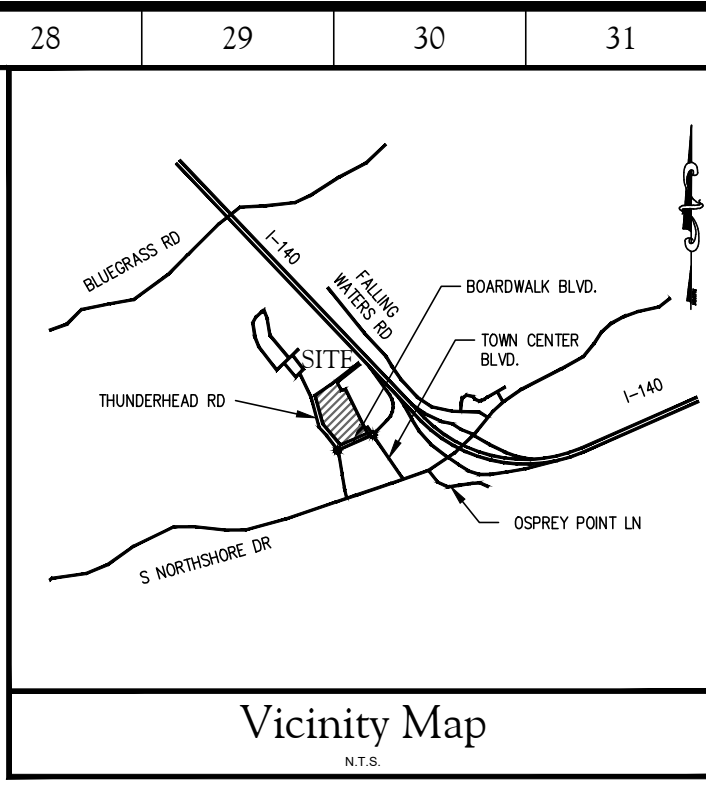
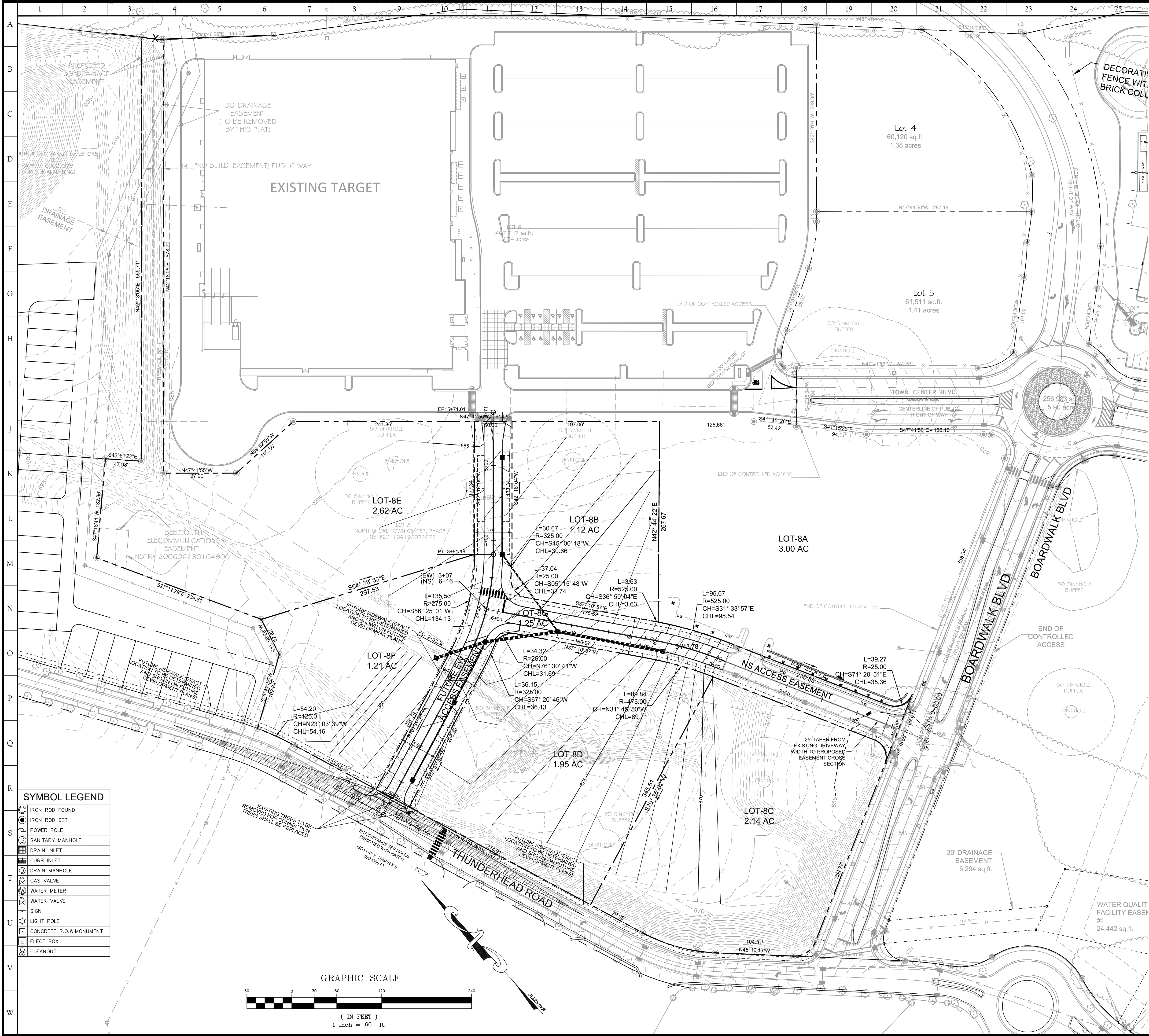




SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

JOHN C. BERRY
REGISTERED ENGINEER
No. 10715
STATE OF TENNESSEE

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

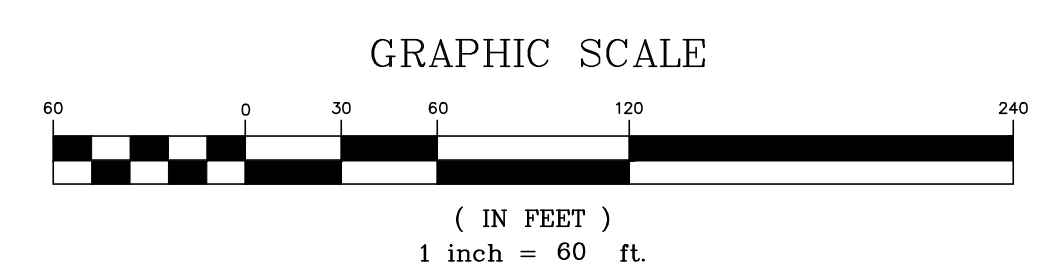
John C. Berry
REGISTERED ENGINEER
TENNESSEE CERTIFICATION NO. 107153

- NOTES:
1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND/OR ANY INDIVIDUAL UTILITY AUTHORITIES BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY THE TENNESSEE ONE CALL SYSTEM. WE DO NOT GUARANTEE THE ACCURACY OF THE LOCATIONS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 2. CLT MAP 154, PARCEL 98.17
 3. ZONING: C-R-2 (C) (FORMALLY TC-1 AND PC-1(K))
 4. 51ST WARD, CITY BLOCK 51008
 5. OUTER BOUNDARY AND PLANIMETRIC INFORMATION TAKEN FROM SURVEY BY SITE, INCORPORATED, DATED APRIL 27, 2011 FILE NUMBER 1758
 6. SUBDIVISION TO ALLOW 6 TOTAL LOTS WITHIN THE 10.30 ACRES COMPRISING THE EXISTING PARCEL
 7. NO ADDITIONAL CURB CUTS SHALL BE PERMITTED TO: BOARDWALK BLVD; TOWN CENTER BLVD; AND THUNDERHEAD DRIVE
 8. ALL REQUIRED STREET TREE PLANTING SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOTS, IN THEIR RESPECTIVE FRONTAGE, AS THEY ARE DEVELOPED. TREE PLANTINGS ALONG THE ACCESS EASEMENTS SHALL BE PER THE TREE PLANTING STANDARD FOR SECONDARY STREETS IN THE NORTHSHORE TOWN CENTER GUIDELINES (3-C-1-I-UR) OR THE STREET TREE PLANTINGS APPROVED FOR THE GI FOR KIDS MEDICAL OFFICE (6-J-18-UR) TREE PLANTINGS ALONG ALL OTHER FRONTAGES SHALL COMPLY WITH THE APPROVED SITE PERMITTING PLAN (SHEET L1.0, FILE # 3-C-11-UR), UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION.

OWNER
NORTHSHORE MARKET INVESTORS, LLC
6312 KINGSTON PIKE, SUITE C
KNOXVILLE, TENNESSEE 37919
(865) 588-5171

SYMBOL LEGEND

○	IRON ROD FOUND
●	IRON ROD SET
⊙	POWER POLE
⊕	SANITARY MANHOLE
⊖	DRAIN INLET
⊗	CURB INLET
⊙	DRAIN MANHOLE
⊕	GAS VALVE
⊖	WATER METER
⊗	WATER VALVE
⊙	SIGN
⊕	LIGHT POLE
⊖	CONCRETE R.O.W. MONUMENT
⊗	ELECT BOX
⊙	CLEANOUT



Concept Plan for Resubdivision of Lot 8B

Northshore Town Center

Northshore Town Center and Interstate 140
6th Civil District - Knox County - Tennessee
51st Ward, City Block 51008, City of Knoxville

REVISIONS

NO.	DATE	COMMENTS
1	03/22/21	Revised per MFC Comments

Planning
KNOXVILLE-TENNESSEE COUNTY

File No.: **4-SH-21-C / 4-E-21-UR**

Date submitted: **3/22/2021**

These plans have not been reviewed by
Planning Staff and may not be finalized.

ORIGINAL ISSUE: 02/22/21
SITE PROJECT #: 1758
FILE: ConceptPlan (3-17-21)

4-SH-21-C / 4-E-21-SU

CP1

