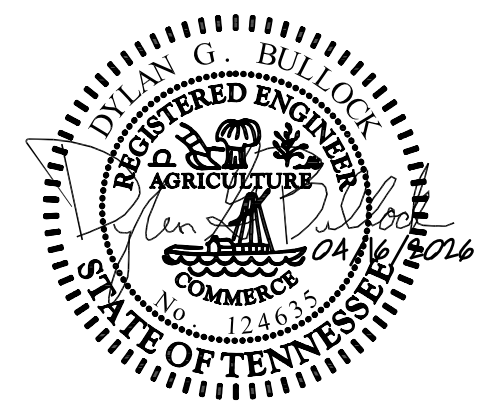


LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING STORM PIPE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER PIPE
---	EXISTING CONTOUR LINE
---	EX. CB/CI
---	EXISTING CATCH BASIN/CURB INLET
---	PROPOSED CONTOUR LINE
---	PROPOSED STORM PIPE
---	CB/CI
---	PROPOSED CATCH BASIN/CURB INLET
---	JB-WQU
---	PROPOSED JUNCTION BOX/WATER QUALITY UNIT

KNOX PLANNING FILE NUMBER 5-C-26-SU

Revised: 4/16/2026



Use on Review - Site Grading and Drainage Plan

Knox Endoscopy at Northshore Town Center

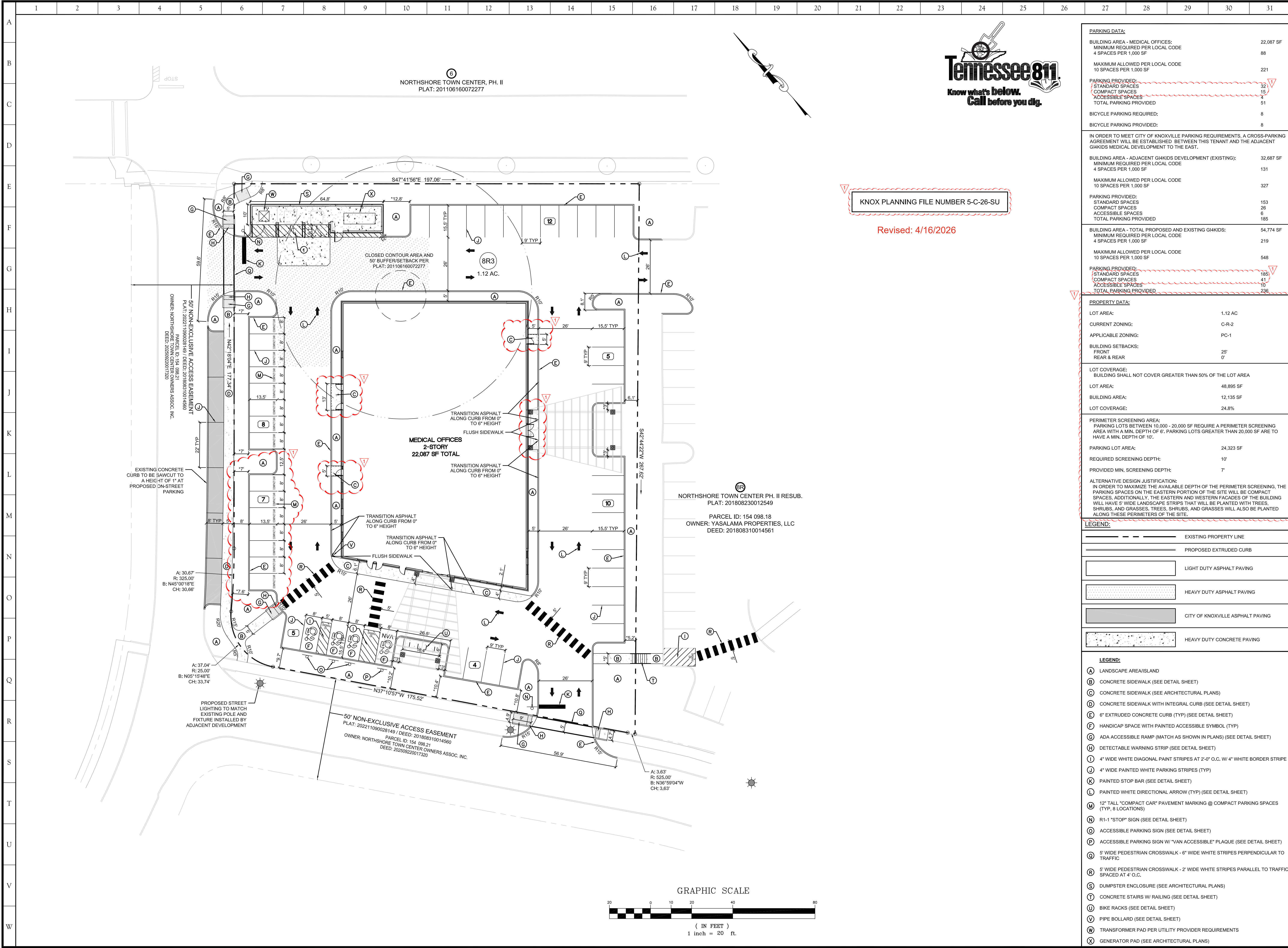
1925 Town Center Boulevard
Knoxville, Tennessee 37922
Ward 51, CLT Map 154, City Block 51008, Parcel 98.2

REVISIONS

NO.	DATE	COMMENTS
1	04/16/2026	Knox Planning Comments

ORIGINAL ISSUE: 03/27/2026
SITE PROJECT #: 1758-KE
FILE: Grading

C3.0



KNOX PLANNING FILE NUMBER 5-C-26-SU

Revised: 4/16/2026

PARKING DATA:	
BUILDING AREA - MEDICAL OFFICES:	22,087 SF
MINIMUM REQUIRED PER LOCAL CODE	88
4 SPACES PER 1,000 SF	
MAXIMUM ALLOWED PER LOCAL CODE	221
10 SPACES PER 1,000 SF	
PARKING PROVIDED:	32
STANDARD SPACES	15
COMPACT SPACES	2
ACCESSIBLE SPACES	15
TOTAL PARKING PROVIDED	32
BICYCLE PARKING REQUIRED:	8
BICYCLE PARKING PROVIDED:	8

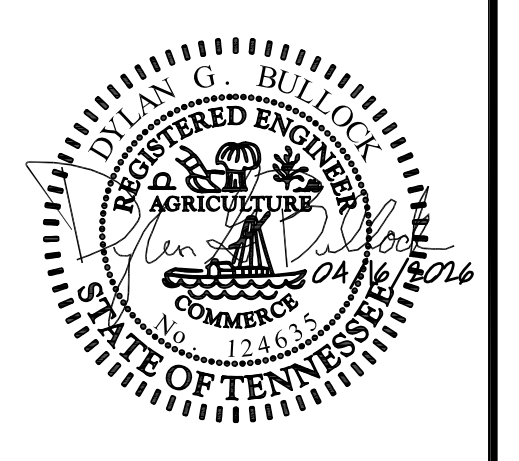
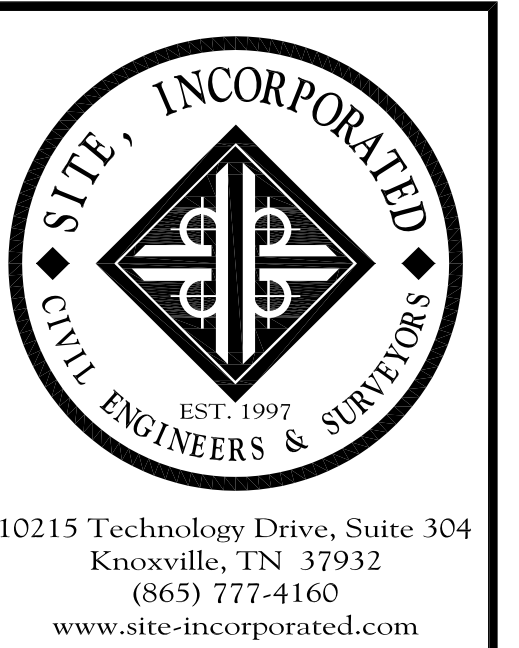
IN ORDER TO MEET CITY OF KNOXVILLE PARKING REQUIREMENTS, A CROSS-PARKING AGREEMENT WILL BE ESTABLISHED BETWEEN THIS TENANT AND THE ADJACENT GHKIDS MEDICAL DEVELOPMENT TO THE EAST.	
BUILDING AREA - ADJACENT GHKIDS DEVELOPMENT (EXISTING):	32,687 SF
MINIMUM REQUIRED PER LOCAL CODE	131
4 SPACES PER 1,000 SF	
MAXIMUM ALLOWED PER LOCAL CODE	327
10 SPACES PER 1,000 SF	
PARKING PROVIDED:	153
STANDARD SPACES	26
COMPACT SPACES	6
ACCESSIBLE SPACES	121
TOTAL PARKING PROVIDED	185

BUILDING AREA - TOTAL PROPOSED AND EXISTING GHKIDS:	54,774 SF
MINIMUM REQUIRED PER LOCAL CODE	219
4 SPACES PER 1,000 SF	
MAXIMUM ALLOWED PER LOCAL CODE	548
10 SPACES PER 1,000 SF	
PARKING PROVIDED:	308
STANDARD SPACES	41
COMPACT SPACES	10
ACCESSIBLE SPACES	257
TOTAL PARKING PROVIDED	308

PROPERTY DATA:	
LOT AREA:	1.12 AC
CURRENT ZONING:	C-R-2
APPLICABLE ZONING:	PC-1
BUILDING SETBACKS:	
FRONT:	25'
REAR & REAR:	0'
LOT COVERAGE:	
BUILDING SHALL NOT COVER GREATER THAN 50% OF THE LOT AREA	
LOT AREA:	48,895 SF
BUILDING AREA:	12,135 SF
LOT COVERAGE:	24.8%
PERIMETER SCREENING AREA:	
PARKING LOTS BETWEEN 10,000 - 20,000 SF REQUIRE A PERIMETER SCREENING AREA WITH A MIN. DEPTH OF 6'. PARKING LOTS GREATER THAN 20,000 SF ARE TO HAVE A MIN. DEPTH OF 10'.	
PARKING LOT AREA:	24,323 SF
REQUIRED SCREENING DEPTH:	10'
PROVIDED MIN. SCREENING DEPTH:	7'
ALTERNATIVE DESIGN JUSTIFICATION:	
IN ORDER TO MAXIMIZE THE AVAILABLE DEPTH OF THE PERIMETER SCREENING, THE PARKING SPACES ON THE EASTERN PORTION OF THE SITE WILL BE COMPACT SPACES. ADDITIONALLY, THE EASTERN AND WESTERN FACADES OF THE BUILDING WILL HAVE 5' WIDE LANDSCAPE STRIPS THAT WILL BE PLANTED WITH TREES, SHRUBS, AND GRASSES. TREES, SHRUBS, AND GRASSES WILL ALSO BE PLANTED ALONG THESE PERIMETERS OF THE SITE.	

LEGEND:	
	EXISTING PROPERTY LINE
	PROPOSED EXTRUDED CURB
	LIGHT DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CITY OF KNOXVILLE ASPHALT PAVING
	HEAVY DUTY CONCRETE PAVING

LEGEND:	
(A)	LANDSCAPE AREA/ISLAND
(B)	CONCRETE SIDEWALK (SEE DETAIL SHEET)
(C)	CONCRETE SIDEWALK (SEE ARCHITECTURAL PLANS)
(D)	CONCRETE SIDEWALK WITH INTEGRAL CURB (SEE DETAIL SHEET)
(E)	6" EXTRUDED CONCRETE CURB (TYP) (SEE DETAIL SHEET)
(F)	HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (TYP)
(G)	ADA ACCESSIBLE RAMP (MATCH AS SHOWN IN PLANS) (SEE DETAIL SHEET)
(H)	DETECTABLE WARNING STRIP (SEE DETAIL SHEET)
(I)	4" WIDE WHITE DIAGONAL PAINT STRIPES AT 2'-0" O.C. W/ 4" WHITE BORDER STRIPE
(J)	4" WIDE PAINTED WHITE PARKING STRIPES (TYP)
(K)	PAINTED STOP BAR (SEE DETAIL SHEET)
(L)	PAINTED WHITE DIRECTIONAL ARROW (TYP) (SEE DETAIL SHEET)
(M)	12" TALL "COMPACT CAR" PAVEMENT MARKING @ COMPACT PARKING SPACES (TYP, 8 LOCATIONS)
(N)	R1-1 "STOP" SIGN (SEE DETAIL SHEET)
(O)	ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
(P)	ACCESSIBLE PARKING SIGN W/ "VAN ACCESSIBLE" PLAQUE (SEE DETAIL SHEET)
(Q)	5' WIDE PEDESTRIAN CROSSWALK - 6" WIDE WHITE STRIPES PERPENDICULAR TO TRAFFIC
(R)	5' WIDE PEDESTRIAN CROSSWALK - 2" WIDE WHITE STRIPES PARALLEL TO TRAFFIC SPACED AT 4' O.C.
(S)	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
(T)	CONCRETE STAIRS W/ RAILING (SEE DETAIL SHEET)
(U)	BIKE RACKS (SEE DETAIL SHEET)
(V)	PIPE BOLLARD (SEE DETAIL SHEET)
(W)	TRANSFORMER PAD PER UTILITY PROVIDER REQUIREMENTS
(X)	GENERATOR PAD (SEE ARCHITECTURAL PLANS)



Use on Review - Site Layout Plan

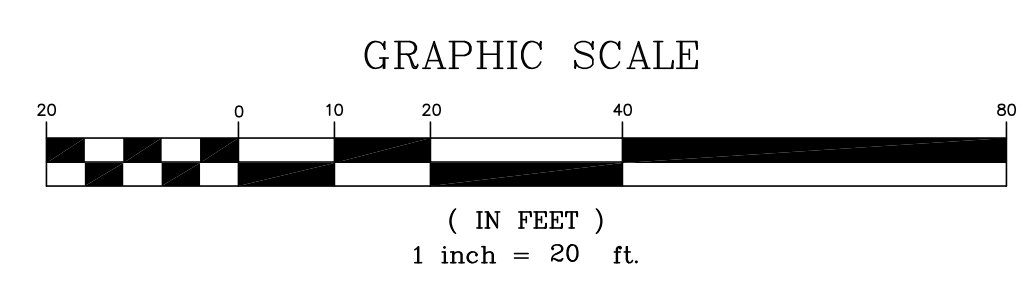
Knox Endoscopy at Northshore Town Center

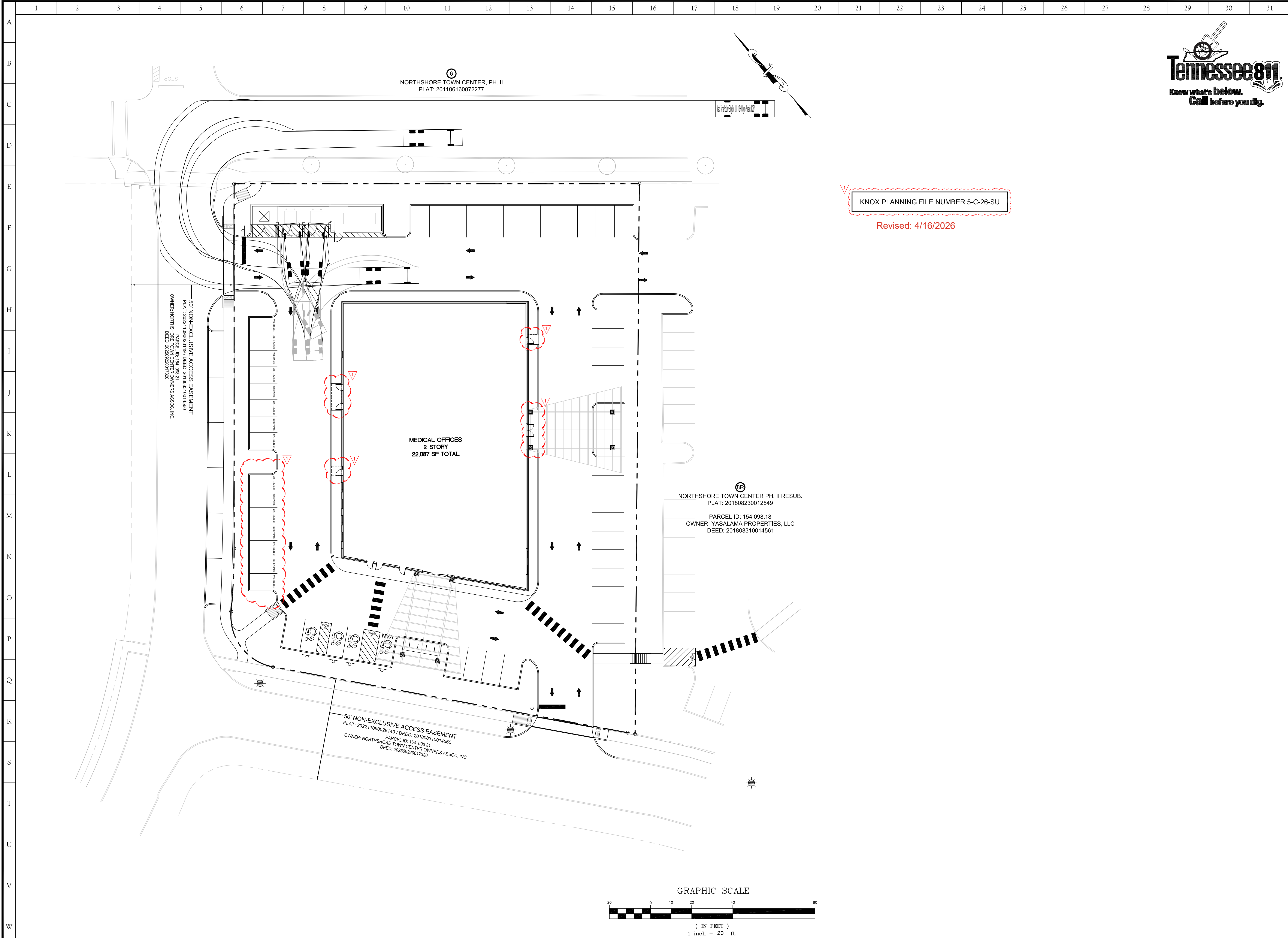
1925 Town Center Boulevard
Knoxville, Tennessee 37922
Ward 51, CLT Map 154, City Block 51008, Parcel 98.2

REVISIONS		
NO.	DATE	COMMENTS
1	04/16/2026	Knox Planning Comments

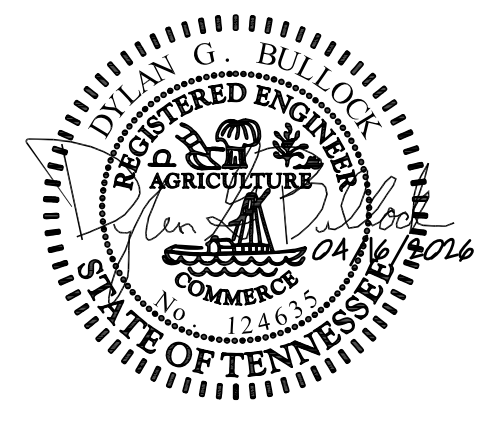
ORIGINAL ISSUE: 03/27/2026
SITE PROJECT #: 1758-KE
FILE: Layout

C4.0





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

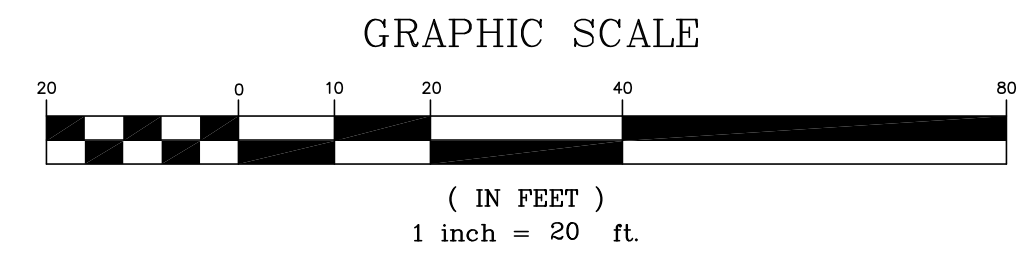


KNOX PLANNING FILE NUMBER 5-C-26-SU
 Revised: 4/16/2026

50' NON-EXCLUSIVE ACCESS EASEMENT
 PLAT: 202211090028149 / DEED: 201808310014560
 PARCEL ID: 154 098.21
 OWNER: NORTSHORE TOWN CENTER OWNERS ASSOC. INC.
 DEED: 202209220017320

50' NON-EXCLUSIVE ACCESS EASEMENT
 PLAT: 202211090028149 / DEED: 201808310014560
 PARCEL ID: 154 098.21
 OWNER: NORTSHORE TOWN CENTER OWNERS ASSOC. INC.
 DEED: 202209220017320

NORTSHORE TOWN CENTER PH. II RESUB.
 PLAT: 201808230012549
 PARCEL ID: 154 098.18
 OWNER: YASALAMA PROPERTIES, LLC
 DEED: 201808310014561

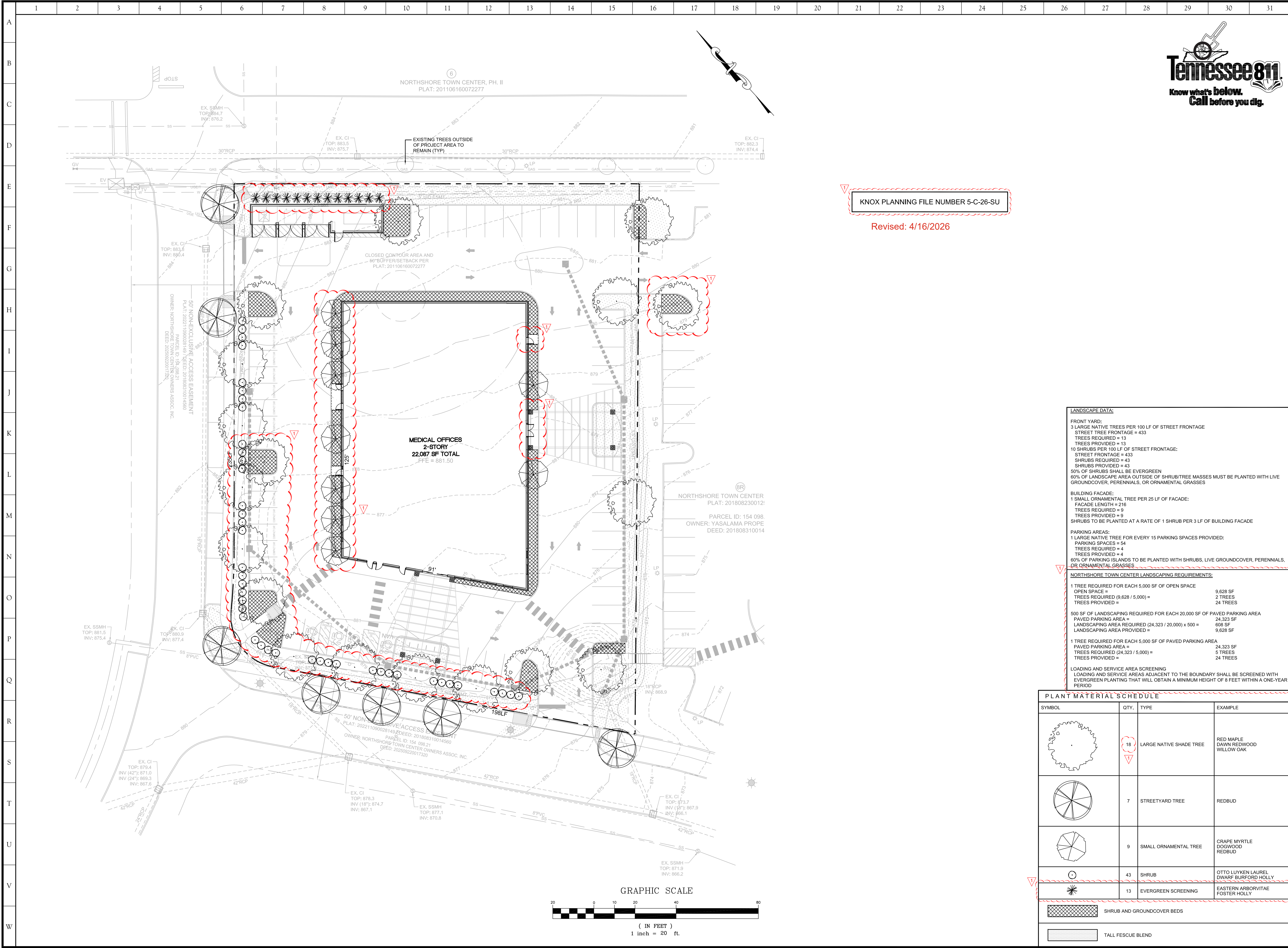


Use on Review - Truck Routing Plan
Knox Endoscopy at Northshore Town Center
 1925 Town Center Boulevard
 Knoxville, Tennessee 37922
 Ward 51, CLT Map 154, City Block 51008, Parcel 98.17

REVISIONS	
NO.	DATE / COMMENTS
1	04/16/2026 Knox Planning Comments

ORIGINAL ISSUE: 03/27/2026
 SITE PROJECT #: 1758-KE
 FILE: Layout

C4.1



KNOX PLANNING FILE NUMBER 5-C-26-SU

Revised: 4/16/2026

LANDSCAPE DATA:

FRONT YARD:
 3 LARGE NATIVE TREES PER 100 LF OF STREET FRONTAGE
 STREET TREE FRONTAGE = 433
 TREES REQUIRED = 13
 TREES PROVIDED = 13

10 SHRUBS PER 100 LF OF STREET FRONTAGE:
 STREET FRONTAGE = 433
 SHRUBS REQUIRED = 43
 SHRUBS PROVIDED = 43
 50% OF SHRUBS SHALL BE EVERGREEN
 60% OF LANDSCAPE AREA OUTSIDE OF SHRUB/TREE MASSES MUST BE PLANTED WITH LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES

BUILDING FACADE:
 1 SMALL ORNAMENTAL TREE PER 25 LF OF FACADE:
 FACADE LENGTH = 216
 TREES REQUIRED = 9
 TREES PROVIDED = 9
 SHRUBS TO BE PLANTED AT A RATE OF 1 SHRUB PER 3 LF OF BUILDING FACADE

PARKING AREAS:
 1 LARGE NATIVE TREE FOR EVERY 15 PARKING SPACES PROVIDED:
 PARKING SPACES = 54
 TREES REQUIRED = 4
 TREES PROVIDED = 4
 60% OF PARKING ISLANDS TO BE PLANTED WITH SHRUBS, LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES

NORTHSHORE TOWN CENTER LANDSCAPING REQUIREMENTS:

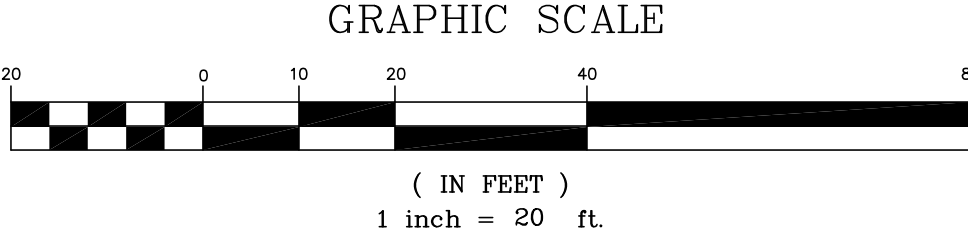
1 TREE REQUIRED FOR EACH 5,000 SF OF OPEN SPACE
 OPEN SPACE = 9,628 SF
 TREES REQUIRED (9,628 / 5,000) = 2 TREES
 TREES PROVIDED = 24 TREES

500 SF OF LANDSCAPING REQUIRED FOR EACH 20,000 SF OF PAVED PARKING AREA
 PAVED PARKING AREA = 24,323 SF
 LANDSCAPING AREA REQUIRED (24,323 / 20,000) x 500 = 608 SF
 LANDSCAPING AREA PROVIDED = 9,628 SF

1 TREE REQUIRED FOR EACH 5,000 SF OF PAVED PARKING AREA
 PAVED PARKING AREA = 24,323 SF
 TREES REQUIRED (24,323 / 5,000) = 5 TREES
 TREES PROVIDED = 24 TREES

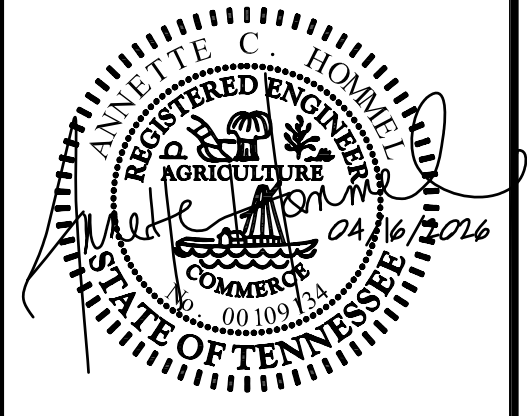
LOADING AND SERVICE AREA SCREENING
 LOADING AND SERVICE AREAS ADJACENT TO THE BOUNDARY SHALL BE SCREENED WITH EVERGREEN PLANTING THAT WILL OBTAIN A MINIMUM HEIGHT OF 8 FEET WITHIN A ONE-YEAR PERIOD

PLANT MATERIAL SCHEDULE			
SYMBOL	QTY.	TYPE	EXAMPLE
	18	LARGE NATIVE SHADE TREE	RED MAPLE DAWN REDWOOD WILLOW OAK
	7	STREETYARD TREE	REDBUD
	9	SMALL ORNAMENTAL TREE	GRAPE MYRTLE DOGWOOD REDBUD
	43	SHRUB	OTTO LUYKEN LAUREL DWARF BURFORD HOLLY
	13	EVERGREEN SCREENING	EASTERN ARBORVITAE FOSTER HOLLY
		SHRUB AND GROUNDCOVER BEDS	
		TALL FESCUE BLEND	



Tennessee 811
 Know what's below.
 Call before you dig.

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



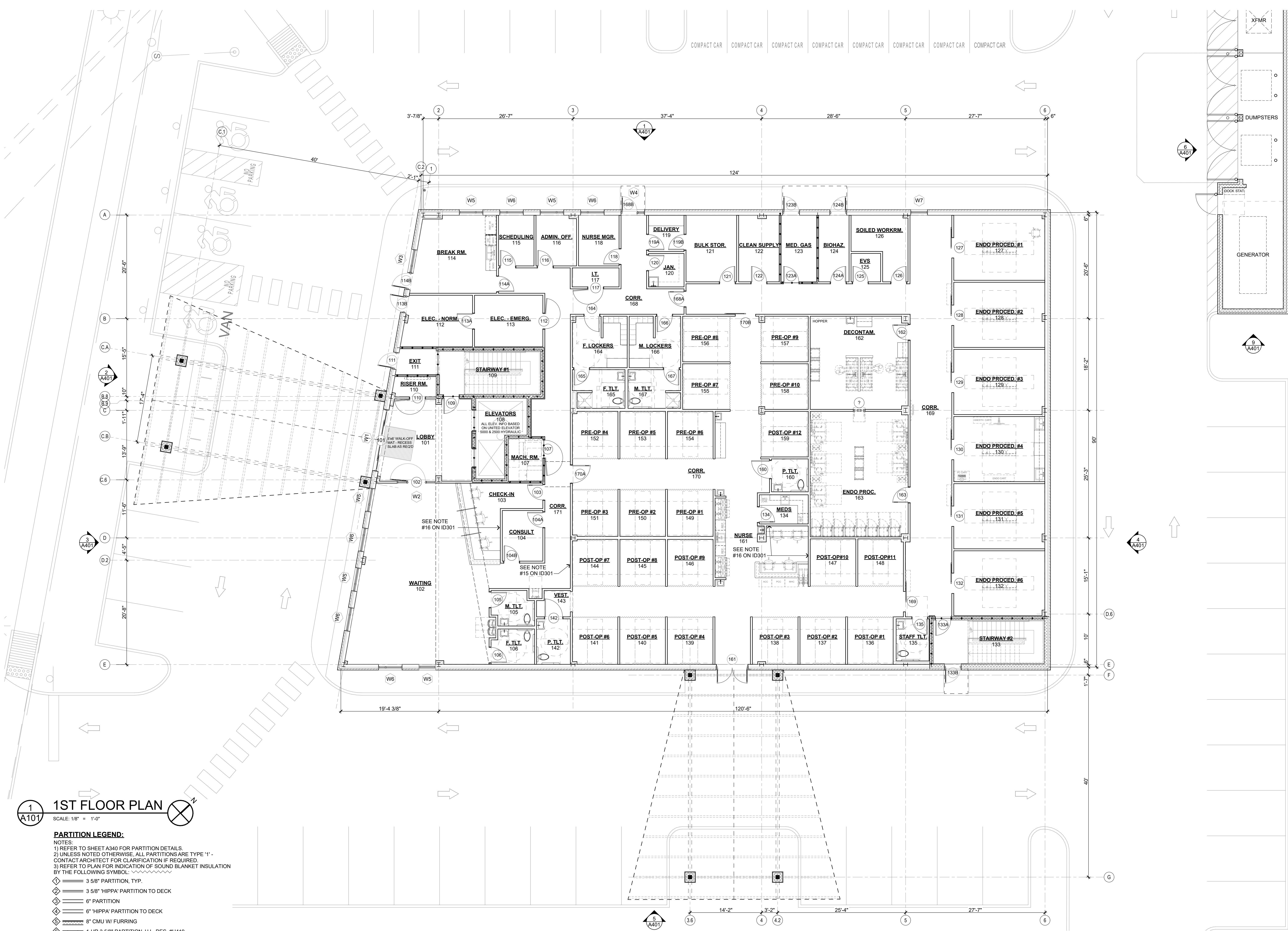
Use on Review - Landscape Plan

Knox Endoscopy at Northshore Town Center
 1925 Town Center Boulevard
 Knoxville, Tennessee 37922
 Ward 51, CLT Map 154, City Block 51008, Parcel 98.2

REVISIONS	
NO.	DATE / COMMENTS
1	04/16/2026 Knox Planning Comments

ORIGINAL ISSUE: 03/27/2026
 SITE PROJECT #: 1758-KE
 FILE: Landscape

L1.0



1
A101

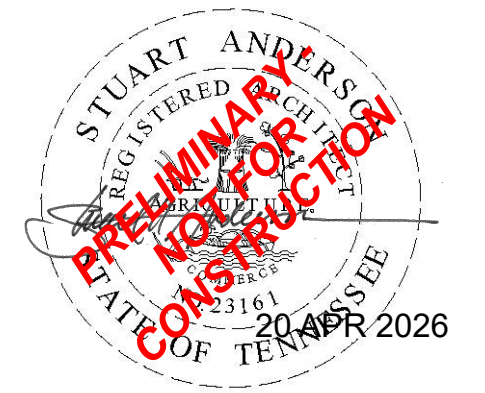
1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

- PARTITION LEGEND:**
- NOTES:
 1) REFER TO SHEET A340 FOR PARTITION DETAILS.
 2) UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE TYPE '1' - CONTACT ARCHITECT FOR CLARIFICATION IF REQUIRED.
 3) REFER TO PLAN FOR INDICATION OF SOUND BLANKET INSULATION BY THE FOLLOWING SYMBOL: ~~~~~
- ◊ 3 5/8" PARTITION, TYP.
 - ◊ 3 5/8" 'HIPPA' PARTITION TO DECK
 - ◊ 6" PARTITION
 - ◊ 6" 'HIPPA' PARTITION TO DECK
 - ◊ 8" CMU W/ FURRING
 - ◊ 1-HR 3 5/8" PARTITION, U.L. DES. #U419
 - ◊ 6" FULL-HEIGHT PARTITION
 - ◊ 3 5/8" FULL-HEIGHT PARTITION

GAE
ARCHITECTURE
+ DESIGN

404 Bearden Park Circle
Knoxville, TN 37919
Tel: 865.602.7771
Fax: 865.602.7742
www.gae96.com



A MEDICAL OFFICE BUILDING FOR
KNOX ENDOSCOPY & UT MEDICAL CENTER
 1925 TOWN CENTER BLVD.
 KNOXVILLE, TN 37922
 KNOX PLANNING FILE # 5-C-26-SU

5-C-26-SU
 Revised: 4/16/2026

1ST FLOOR PLAN

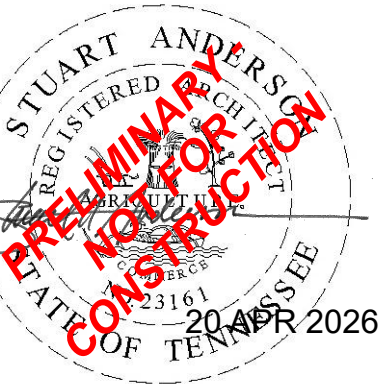
DATE: 20 APR 2026
 PROJECT NO.: 23017
 PROJECT MGR.: STUART
 REVISION #1: 16 APR 2026

A101



GAE
ARCHITECTURE
+ DESIGN

404 Bearden Park Circle
Knoxville, TN 37919
Tel: 865.602.7771
Fax: 865.602.7742
www.gae96.com



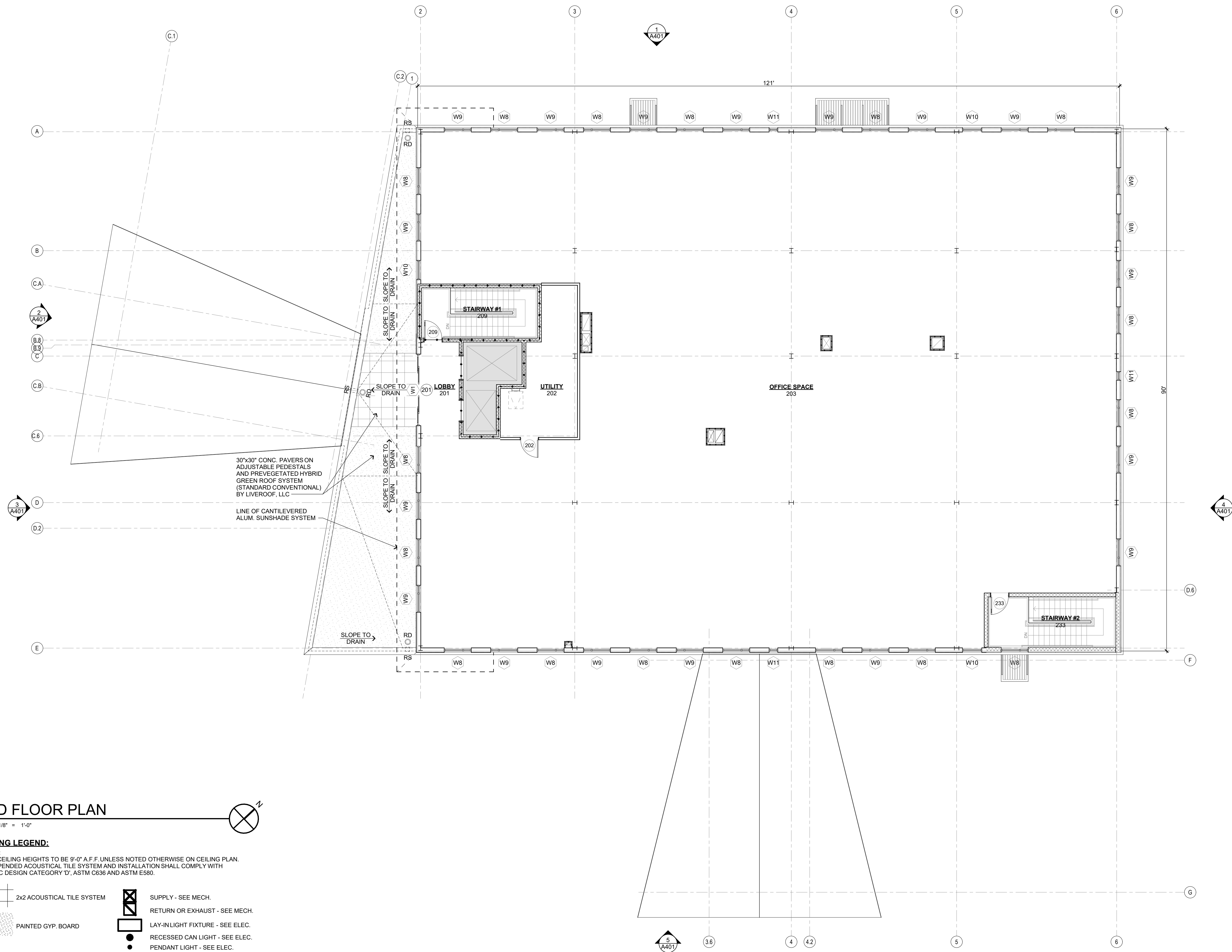
A MEDICAL OFFICE BUILDING FOR
KNOX ENDOSCOPY & UT MEDICAL CENTER
1925 TOWN CENTER BLVD.
KNOXVILLE, TN 37922
KNOX PLANNING FILE # 5-C-26-SU

5-C-26-SU
Revised: 4/16/2026

2ND FLOOR PLAN

DATE: 20 APR 2026
PROJECT NO.: 23017
PROJECT MGR.: STUART
REVISION #1: 16 APR 2026

A102



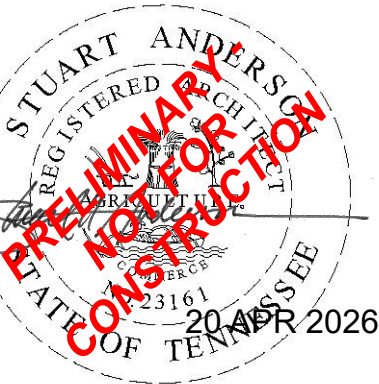
1
A102 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

- CEILING LEGEND:**
- NOTES:
1) ALL CEILING HEIGHTS TO BE 9'-0" A.F.F. UNLESS NOTED OTHERWISE ON CEILING PLAN.
2) SUSPENDED ACOUSTICAL TILE SYSTEM AND INSTALLATION SHALL COMPLY WITH SEISMIC DESIGN CATEGORY 'D', ASTM C636 AND ASTM E580.
- 2x2 ACOUSTICAL TILE SYSTEM
 - PAINTED GYP. BOARD
 - SUPPLY - SEE MECH.
 - RETURN OR EXHAUST - SEE MECH.
 - LAY-IN LIGHT FIXTURE - SEE ELEC.
 - RECESSED CAN LIGHT - SEE ELEC.
 - PENDANT LIGHT - SEE ELEC.



GAE
 ARCHITECTURE
 + DESIGN

404 Bearden Park Circle
 Knoxville, TN 37919
 Tele: 865.602.7771
 Fax: 865.602.7742
 www.gae96.com



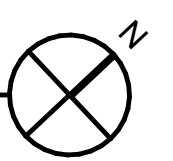
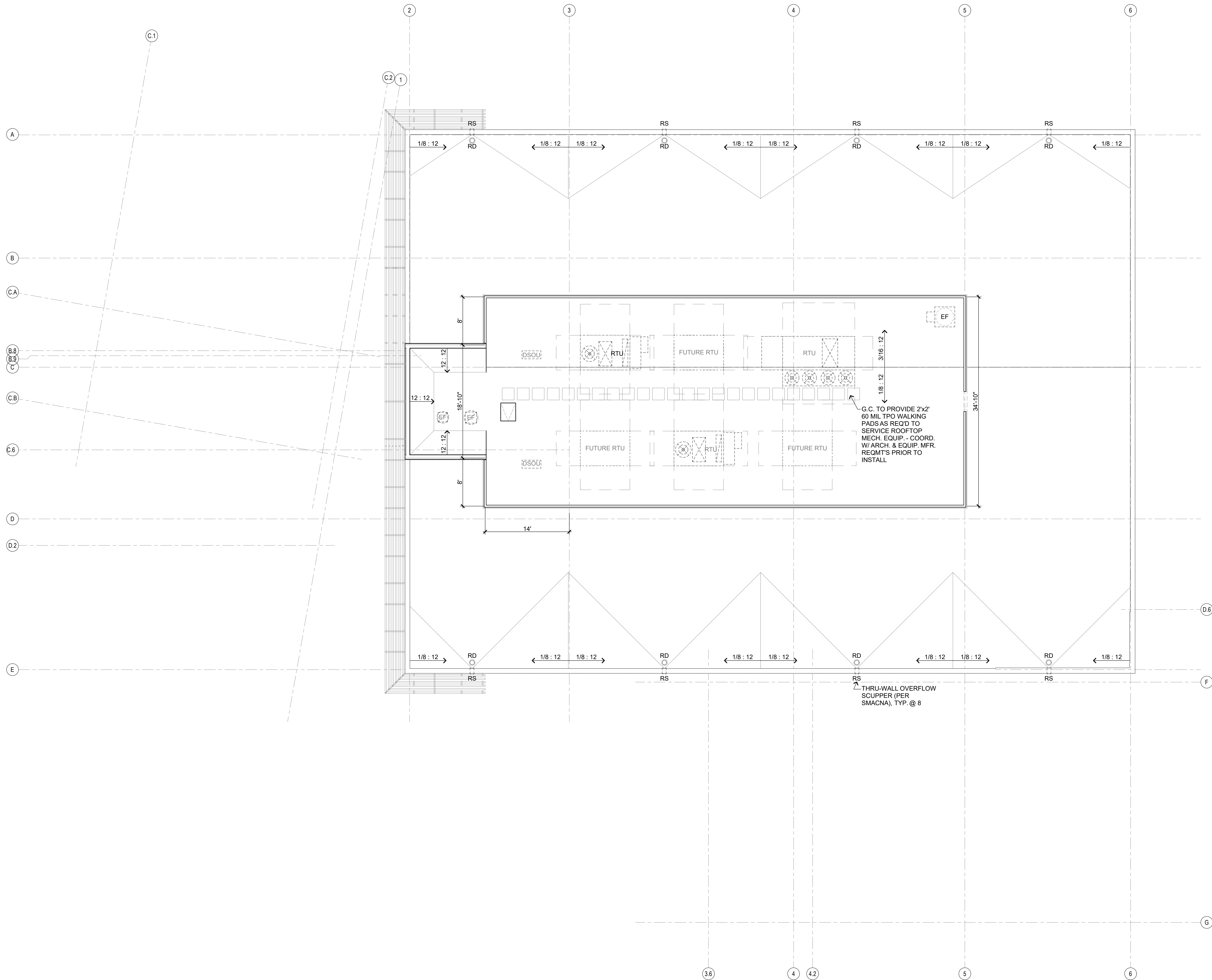
A MEDICAL OFFICE BUILDING FOR
KNOX ENDOSCOPY & UT MEDICAL CENTER
 1925 TOWN CENTER BLVD.
 KNOXVILLE, TN 37922
 KNOX PLANNING FILE # 5-C-26-SU

5-C-26-SU
 Revised: 4/16/2026

ROOF PLAN

DATE: 20 APR 2026
 PROJECT NO.: 23017
 PROJECT MGR.: STUART
 REVISION #1: 16 APR 2026

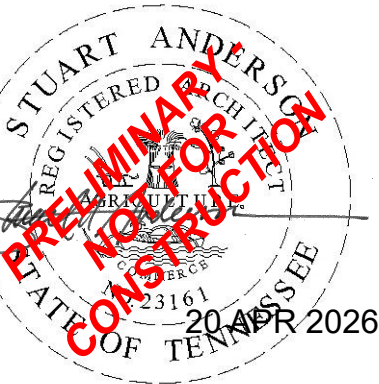
A110





GAE
ARCHITECTURE
+ DESIGN

404 Bearden Park Circle
Knoxville, TN 37919
Tele: 865.602.7771
Fax: 865.602.7742
www.gae96.com



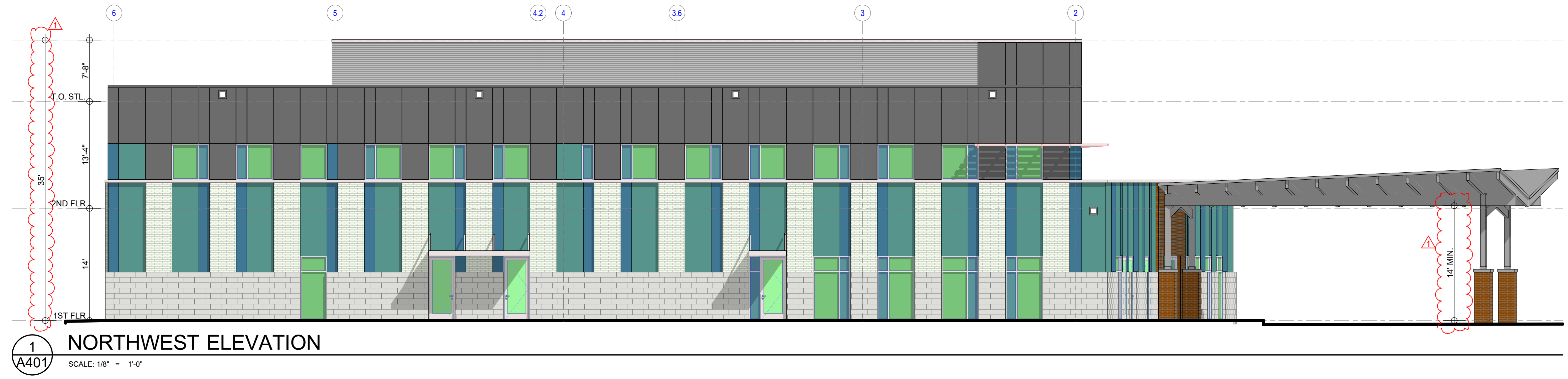
A MEDICAL OFFICE BUILDING FOR
KNOX ENDOSCOPY & UT MEDICAL CENTER
1925 TOWN CENTER BLVD.
KNOXVILLE, TN 37922
KNOX PLANNING FILE # 5-C-26-SU

5-C-26-SU
Revised: 4/16/2026

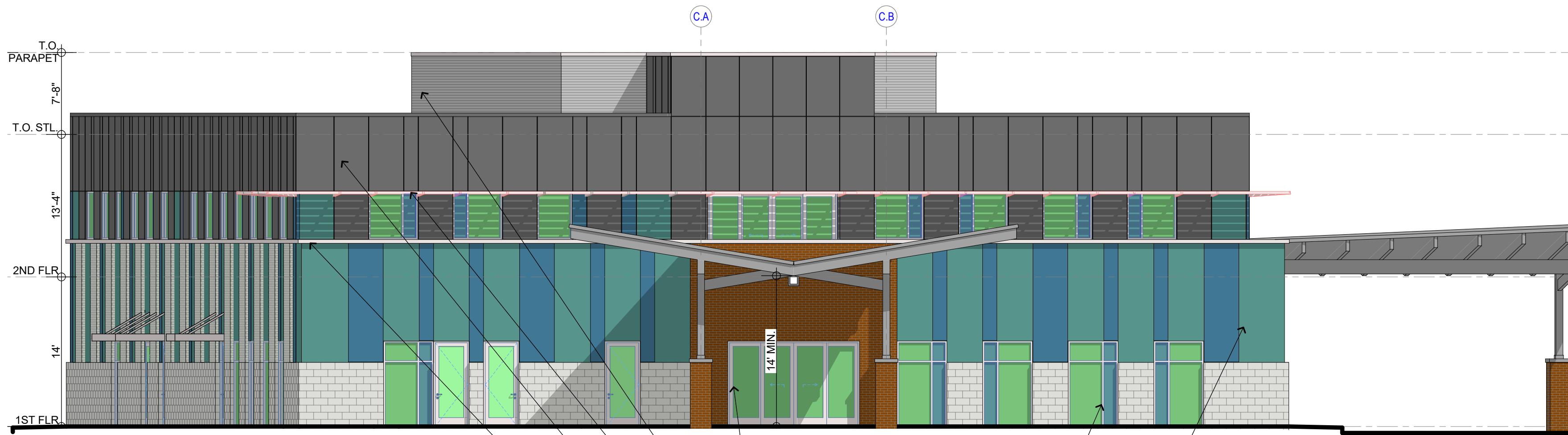
EXTERIOR ELEVATIONS

DATE: 20 APR 2026
PROJECT NO.: 23017
PROJECT MGR.: STUART
REVISION #1: 16 APR 2026

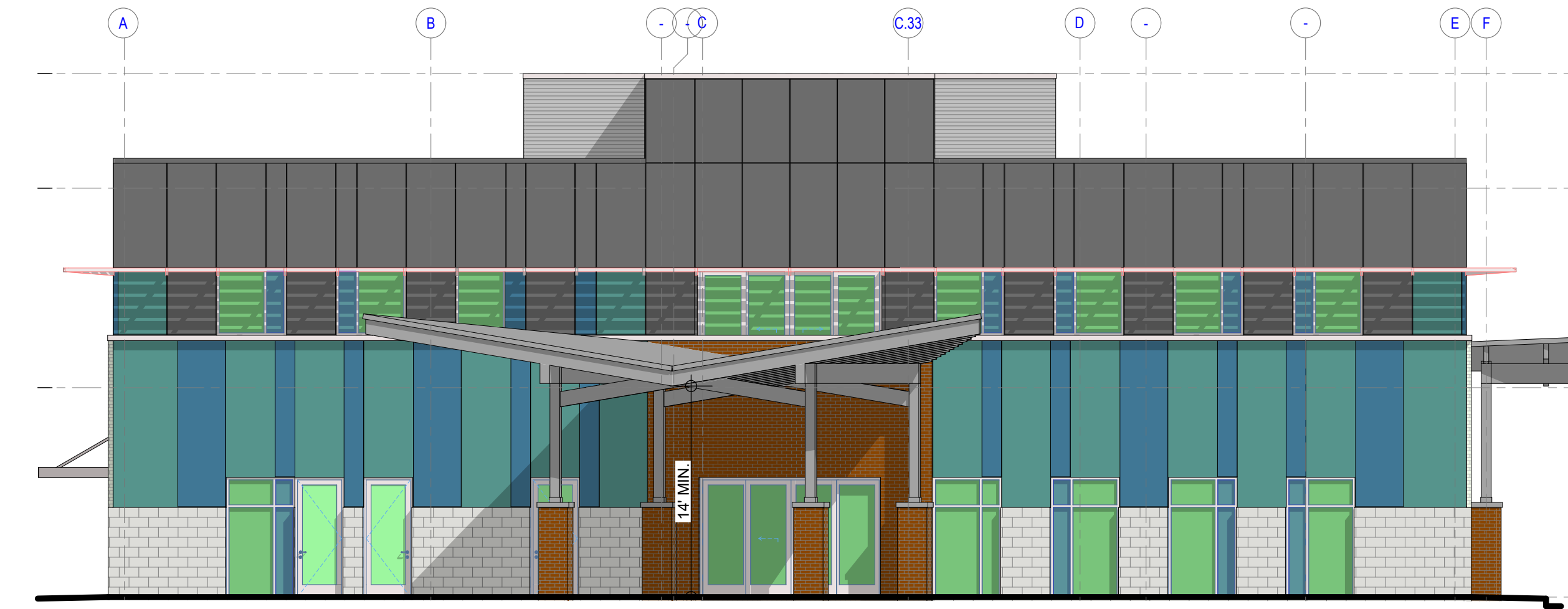
A401



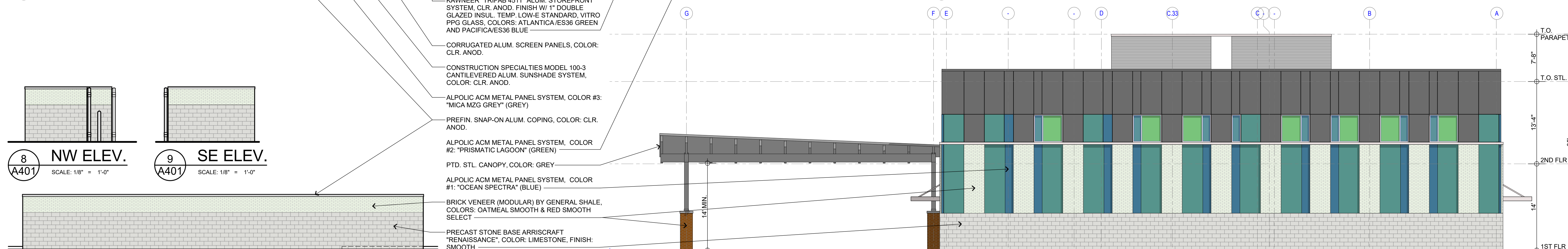
1 NORTHWEST ELEVATION
A401 SCALE: 1/8" = 1'-0"



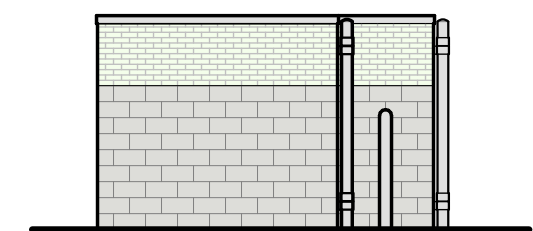
2 WEST ELEVATION
A401 SCALE: 1/8" = 1'-0"



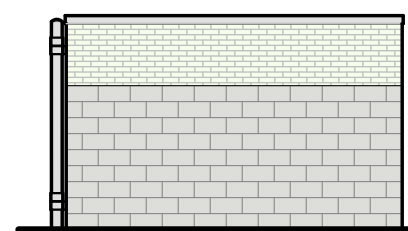
3 SOUTHWEST ELEVATION
A401 SCALE: 1/8" = 1'-0"



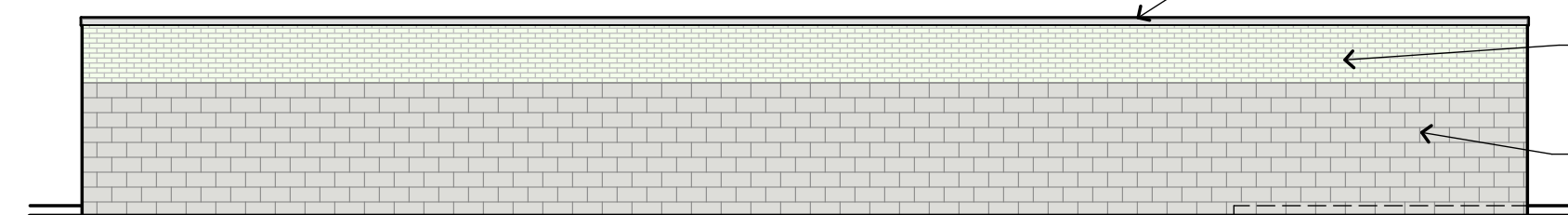
4 NORTHEAST ELEVATION
A401 SCALE: 1/8" = 1'-0"



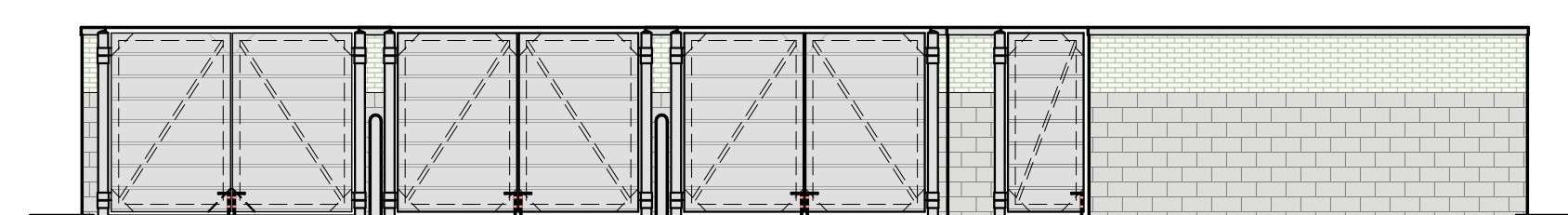
8 NW ELEV.
A401 SCALE: 1/8" = 1'-0"



9 SE ELEV.
A401 SCALE: 1/8" = 1'-0"



7 DUMPSTER ENCLOSURE - NE ELEV.
A401 SCALE: 1/8" = 1'-0"



6 DUMPSTER ENCLOSURE - SW ELEV.
A401 SCALE: 1/8" = 1'-0"



5 SOUTHEAST ELEVATION
A401 SCALE: 1/8" = 1'-0"

- KAWNEER "TRIFAB 451T" ALUM. STOREFRONT SYSTEM, CLR. ANOD. FINISH W/ 1" DOUBLE GLAZED INSUL. TEMP. LOW-E STANDARD, VITRO PPG GLASS, COLORS: ATLANTICA/ES36 GREEN AND PACIFICA/ES36 BLUE
- CORRUGATED ALUM. SCREEN PANELS, COLOR: CLR. ANOD.
- CONSTRUCTION SPECIALTIES MODEL 100-3 CANTILEVERED ALUM. SUNSHADE SYSTEM, COLOR: CLR. ANOD.
- ALPOLIC ACM METAL PANEL SYSTEM, COLOR #3: "MICA MZG GREY" (GREY)
- PREFIN. SNAP-ON ALUM. COPING, COLOR: CLR. ANOD.
- ALPOLIC ACM METAL PANEL SYSTEM, COLOR #2: "PRISMATIC LAGOON" (GREEN)
- PTD. STL. CANOPY, COLOR: GREY
- ALPOLIC ACM METAL PANEL SYSTEM, COLOR #1: "OCEAN SPECTRA" (BLUE)
- BRICK VENEER (MODULAR) BY GENERAL SHALE, COLORS: OATMEAL SMOOTH & RED SMOOTH SELECT
- PRECAST STONE BASE ARRISCRAFT "RENAISSANCE", COLOR: LIMESTONE, FINISH: SMOOTH

NOTE: ALL EXTERIOR SIGNAGE TO BE APPLIED FOR REVIEW AND APPROVAL AT A LATER DATE