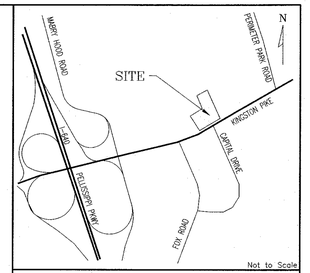
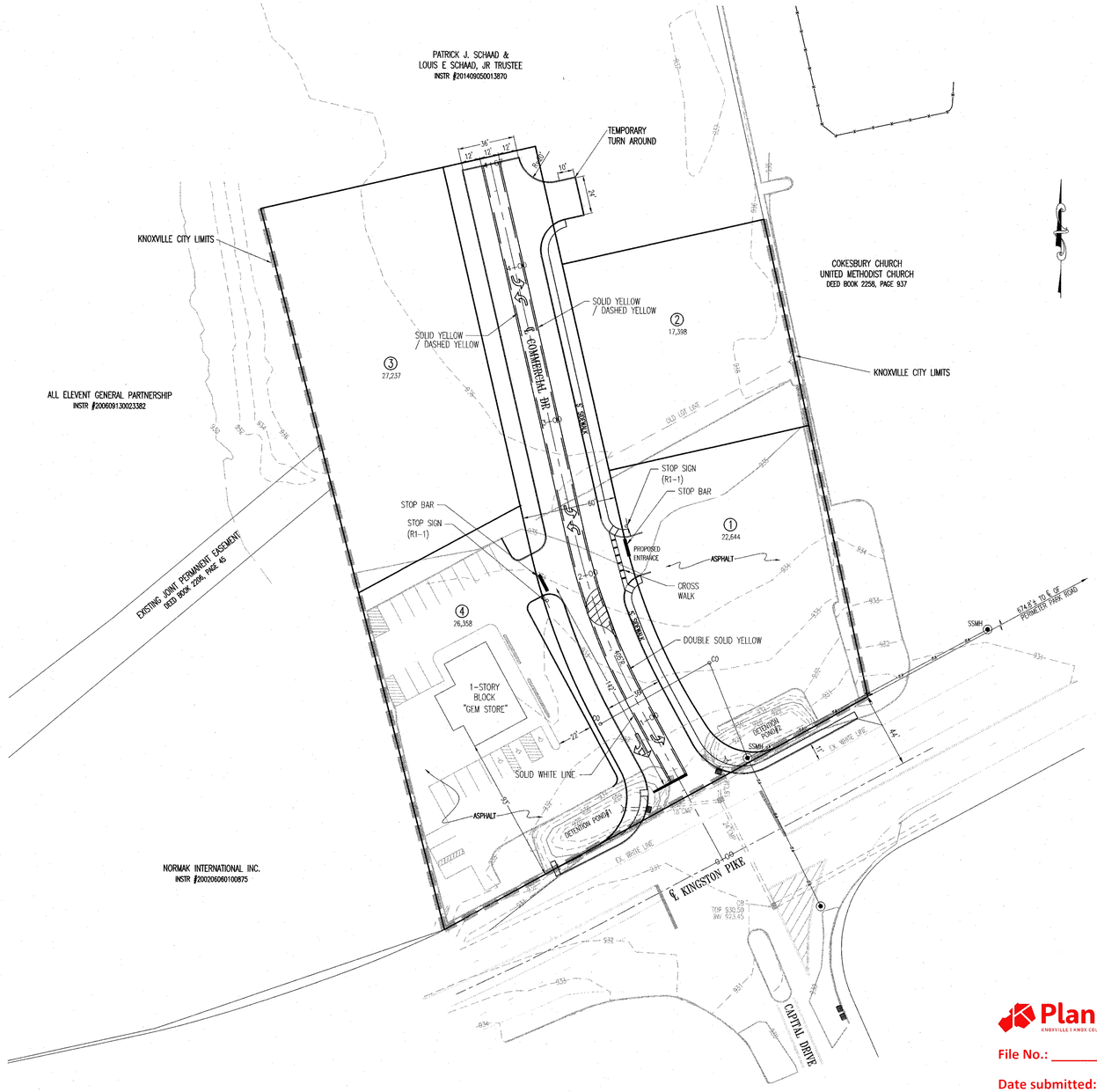


LOCATION MAP



NOTES:

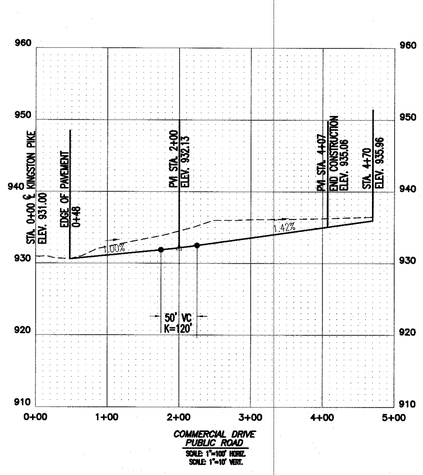
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS SUBDIVISION CONTAINS 4 COMMERCIAL LOTS OF 2.153 ACRES.
5. THIS PROPERTY IS ZONED CB.
6. CONTOURS PROVIDED BY BHN&P FIELD SURVEY. ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
7. UTILITIES:
   WATER: FIRST UTILITY DISTRICT
   SEWER: FIRST UTILITY DISTRICT
   ELECTRIC: LENOIR CITY UTILITY BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: BELLSOUTH
8. ALL ROADWAYS WILL BE PUBLIC.
9. VARIANCE APPROVED BY MPC AT THEIR JANUARY 10, 2013 MEETING IS AS FOLLOWS: REDUCING THE RIGHT-OF-WAY DEDICATION ALONG KINGSTON PIKE FROM 50' TO 44' FROM CENTERLINE.
10. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
11. BOUNDARY SURVEY BY BHN&P.
12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
13. THE TWO EXISTING DETENTION BASINS ARE IMPACTED BY CONSTRUCTION OF ROAD A. THE NEW PONDS WILL HAVE THE SAME VOLUME AS THE EXISTING PONDS. THE IMPERVIOUS AREA WILL BE LESS AFTER REDEVELOPMENT.
14. WAIVER APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING ALLOWING A 44 FOOT RIGHT-OF-WAY ALONG KINGSTON PIKE.

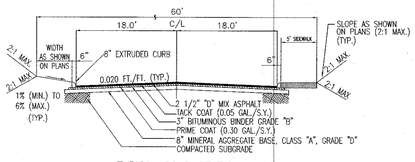
LOT 4 PARKING REQUIREMENTS:

TOTAL FLOOR AREA-2,139 S.F.

PARKING REQUIREMENTS-RETAIL STORE:

1 PARKING STALL PER 100 S.F. OF FLOOR AREA:
22 SPACES REQUIRED 25 SPACES PROVIDED
INCLUDING 3 ADA SPACES.





TYPICAL ROAD SECTION
THRU 60' ROAD
"PUBLIC ROAD"

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.

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

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 101265 DATE: 7/21/21

Planning
KNOXVILLE | KNOX COUNTY

File No.: 7-SB-21-C

Date submitted: 7/23/2021

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

OWNER
PATRICK J. SCHAAD TRUSTEE
LOUIS E. SHAAD JR. TRUSTEE
150 MAJOR REYNOLDS PL
KNOXVILLE, TN 37919
PHONE: (865)

7-SB-21-C

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	BY
2	7/21/21	KKCP COMMENTS	SEW
1	6/16/21	KKCP COMMENTS	SEW

SCALE
HORIZONTAL: 1"= 40'
VERTICAL: 2' INTERVAL

DATE
05/21/21

DEED REFERENCES: INSTR.#201409050013870

0' 40' 80' 120'
1"=40'

CONCEPT PLAN FOR
ALL ELEVEN GENERAL PARTNERSHIP
KINGSTON PIKE & COMMERCIAL DRIVE
CLT MAP 131 PARCEL 122 & PART OF PARCEL 122.24
DISTRICT 6, KNOX COUNTY, TENNESSEE

22440-C-SP

SHEET 1 OF 1 SHEET

Q:\22440\CONCEPT\22440-C-SP.DWG