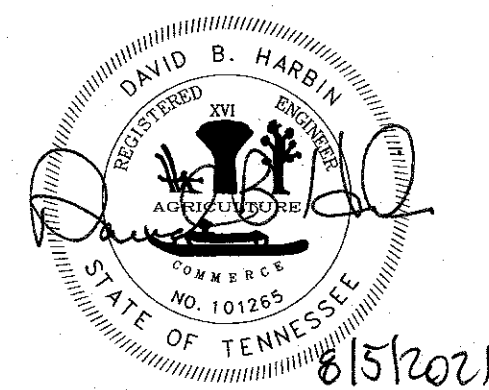
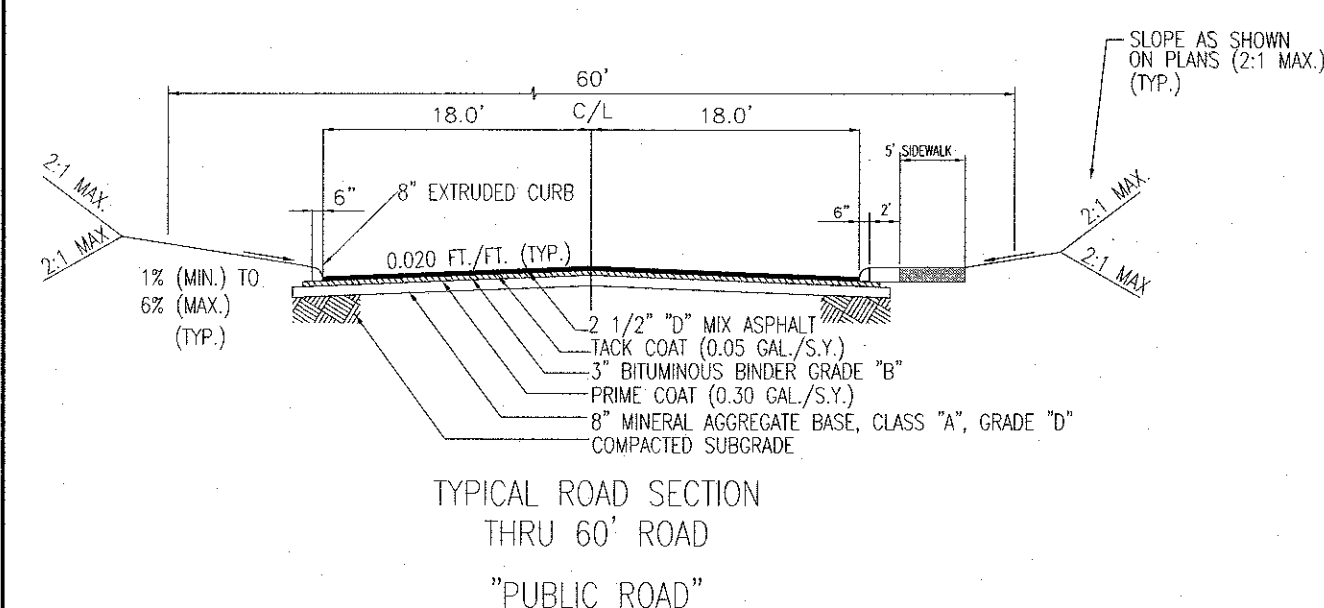
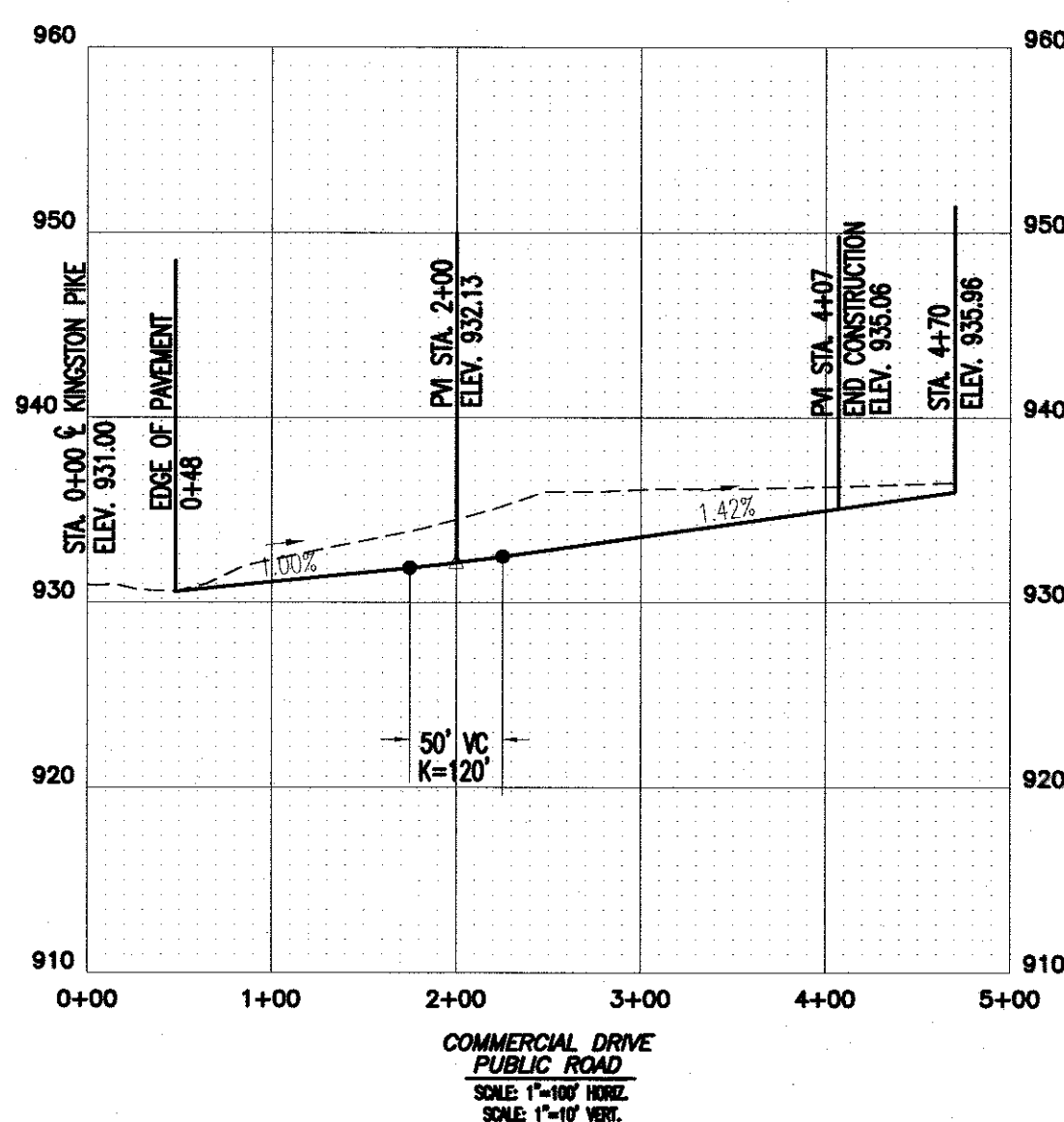


- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 7.5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS SUBDIVISION CONTAINS 4 COMMERCIAL LOTS OF 2.153 ACRES.
  5. THIS PROPERTY IS ZONED CB.
  6. CONTOURS PROVIDED BY BHIN&P FIELD SURVEY. ROAD PROFILES ARE BASED ON BHIN&P FIELD SURVEY.
  7. UTILITIES:  
WATER: FIRST UTILITY DISTRICT  
SEWER: FIRST UTILITY DISTRICT  
ELECTRIC: LENOX CITY UTILITY BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  8. ALL ROADWAYS WILL BE PUBLIC.
  9. WAIVERS APPROVED BY KNOXVILLE CITY ENGINEERING AND KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
    - a) REDUCE THE RIGHT-OF-WAY DEDICATION ALONG KINGSTON PIKE FROM 50' TO 44' FROM CENTERLINE.
    - b) REDUCE THE RADIUS AT INTERSECTING PROPERTY LINES OF KINGSTON PIKE AND ROAD "A" FROM 75' TO 50'.
  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 BHIN&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.

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.



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 REVISED AND DESCRIBED  
 IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

\_\_\_\_\_  
 PROFESSIONAL ENGINEER

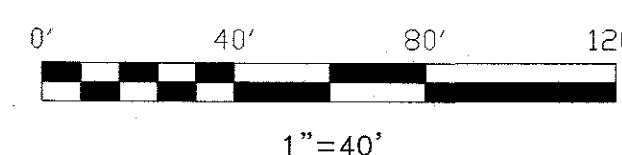
TENNESSEE LICENSE NO. 102265 (DATE: 8/5/2021)

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

7-SB-21-C  
Revised: 8/5/2021

7-SB-21-C

DEED REFERENCES: INSTR.#201409050013870



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

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