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NORTHSHORE

TOWN CENTER



NORTHSHORE TOWN CENTER
KNOXVILLE, TENNESSEE



NORTHSHORE
TOWN CENTER

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PART ONE



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PURPOSE AND INTENT

The guidelines established herein will set forth the general character and design themes for NSTC and ensure consistency in the application of these principals throughout the development. This document shall provide a framework for design principals and materials that will be used in all areas of the property. Tenants will employ these principles in the formation of their designs along with the construction criteria and project policies set forth by Northshore Market Partners.

In addition to outlining the general design intent, this document will serve as a reference manual for the various requirements associated with the design and construction of the center. While these guidelines provide specific direction, creativity is encouraged; the chief objective is maintaining contextual unity and connectivity within the limits of the development. Compatibility between the existing elements of the development and future construction will ensure the project is an asset to the surrounding community.

Construction procedures are established in Part Two of these guidelines for the purpose of ensuring work is performed in a safe, consistent and compliant manner. The scopes of work for the Tenant and Landlord are outlined in Part Three and the intention is for this document to become part of the lease agreements between Northshore Market Partners and prospective tenants.

It is in this spirit that these guidelines are established and through collaboration with the community, the City of Knoxville and Northshore Town Center tenants, a successful project will be realized.



GENERAL INFORMATION

1.1. Purpose and Intent



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TENANT DESIGN GUIDELINE ACCEPTANCE

By signing below, Tenant acknowledges receipt of the Northshore Town Center Design Guidelines. Tenant agrees that the policies and information contained herein shall be reviewed and that Tenant shall adhere to the provisions thereof.

Tenant: _____

Premises: _____

By: _____

Name: _____

Title: _____

Date: _____

Revisions to Date:

» 01/24/11 - Initial Draft Release for Use on Review to Knoxville MPC.

GENERAL INFORMATION

1.2. Tenant Design Guideline Acceptance



NORTHSHORE
TOWN CENTER

PROJECT CONTACT DIRECTORY

The Northshore Town Center development team includes the following design, engineering and project management firms:



Ownership:
Northshore Market Partners
6312 Kingston Pike
Knoxville, TN 37919-4958
Phone: (865) 588-5171
Contact: Budd Cullom

WilburSmith
ASSOCIATES

Civil Engineering - Circulation and Slip ramp :
Wilbur Smith Associates
1100 Marion Street, Suite 200, Knoxville, TN
37921
p. (865) 963-4300
Jeff Mize, PE, Project Manager
JMize@wilbursmith.com



Civil Engineering :
SITE, Inc.
2033 Castaic Lane, Suite 101
Knoxville, TN 37932
p. (865) 693-5010 Ext. 218
John R. Anderson, PE
janderson@site-incorporated.com



Architecture and Planning:
MJM Architects
105 Broadway
Nashville, TN 37201
p. (615) 244-8170
Steve Maher AIA, CDP, Principal
s.maher@mjmarch.com



Project Management:
Development Management Group, LLC
4209 Gallatin Pike
Nashville TN 37216
p. (615) 227-5863
Don Kendall, President
dkendall@devmgmt.com



Landscape Architecture:
Carol R. Johnson Associates Inc
524 South Gay Street
Suite 201
Knoxville, TN 37902
p. (865) 522-2752
Sean Vasington
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GENERAL INFORMATION

1.3. Project Contact Directory



NORTHSHORE
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SITE INFORMATION AND CONCEPT SITE PLAN

Northshore Town Center is located in the western most limits of the City of Knoxville, Tennessee at the intersection of Northshore Drive and Pellissippi Parkway (1-140). The site is divided into two major areas defined by the overlying zoning. The general commercial district situated along Pellissippi Parkway and is designed to accommodate prominent retailers and provides an accessible and convenient shopping experience. The Town Center area surrounds the lake and features dining and entertainment related tenants while providing a buffer between the commercial and residential areas.

Convenient access is achieved from Pellissippi Parkway by a new slip ramp directing patrons to a traffic calming roundabout located at the core of the property. Connectivity between the retail and town center areas is achieved through a vehicular and pedestrian circulation network. Surface traffic access occurs at two locations along Northshore Drive. One is the primary entry to the retail and town center areas and the second is the existing access onto Thunderhead feeding the residential area and the elementary school.



NOTE: Site plan is the original conceptual plan and does not reflect current design layout.

GENERAL INFORMATION

1.4. Site Information and Concept Site Plan



NORTHSHORE
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APPLICABLE CODES AND ORDINANCES

The following information is current as of January 2011 and is provided to assist in the early design and planning of prospective tenant designs.

Codes Currently In Effect

The following codes have been adopted by the City of Knoxville Inspections Bureau. Prior to the issuance of any plans for approval by the local jurisdiction, the submittal must be reviewed and approved by Northshore Market Investors.

- City of Knoxville Zoning Ordinance (with amendments) adopted by City Ordinance 3369 (available online at www.knoxmpc.org)
- 2003 ANSI A117 as adopted by City Ordinance 0-248-07
- 2006 International Energy Code as adopted by City Ordinance 0-249-07
- 2006 International Building Code as adopted by City Ordinance 0-248-07
- 2006 International Existing Building Code as adopted by City Ordinance 0-242-08
- 2006 International Residential Code as adopted by City Ordinance 0-247-07
- 2008 edition of the National Electrical Code as adopted by City Ordinance 0-38-2010

- 2006 edition of the International Fuel Gas Code as adopted by City Ordinance 0-79-07
- 2006 edition of the International Mechanical Code as adopted by City Ordinance 0-80-07
- 2006 edition of the International Plumbing Code as adopted by City Ordinance 0-81-07
- Knoxville Code of Ordinances: Chapter 6 Buildings and Building Regulations, Article I. Section 6-5. Fire district In addition, the Fire Inspection Bureau reviews plans for compliance with:
- 2006 edition of NFPA 1 Uniform Fire Code & NFPA 101 Life Safety Code as adopted by City Ordinance 0-245-07
- June 2010 City of Knoxville Land Development Manual; Chapter 14 Knoxville Tree Protection Ordinance
- Knoxville Street Tree Master Plan adopted by the Knoxville Knox County Metropolitan Planning Commission December 12, 2002.

Design teams should refer to the City of Knoxville plans review department for a current list of codes and ordinances in effect at the time of submittal.



NORTHSHORE
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GENERAL INFORMATION

1.5. Applicable Codes and Ordinances

SITE CONTEXT

Northshore Town Center is an exciting mixed use development offering the Knoxville community a unique live / work environment providing convenient shopping, dining and entertainment opportunities, professional services and single and multi-family housing. An elementary school located within walking distance to the residential areas provides a safe and accessible elementary learning environment. Numerous parks and public areas, including a five acre lake are some of the unique amenities this development offers.



Southwest Knoxville Vicinity Map



View from Northshore Drive across lake



Site Plan Overlay Existing Site



Existing single family residences



View looking north

SITE

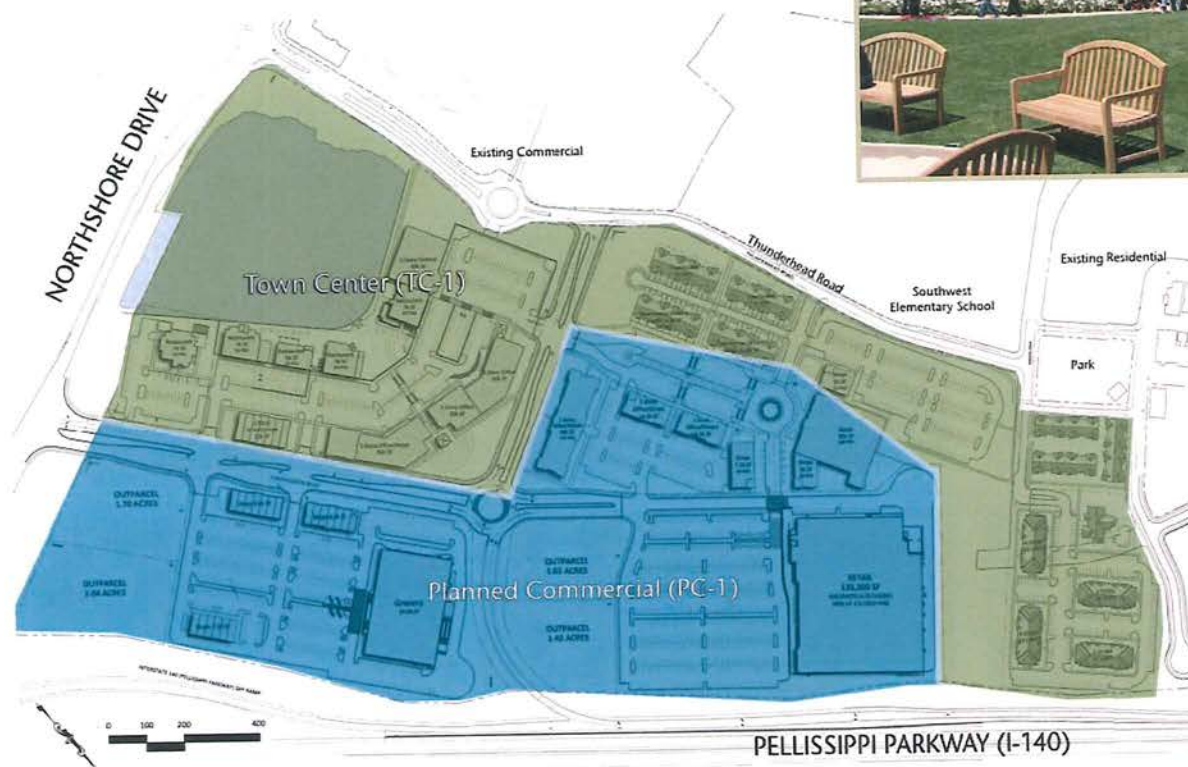
2.1. Site Context



NORTHSHORE
TOWN CENTER

SITE ZONING OVERVIEW

Northshore Town Center is comprised of two distinct zonings: Town Center (TC-1) and Planned Commercial (PC-1). The adjacent site plan indicates the current demarcation of these zonings. By zoning the property in this manner it is possible to create a dense retail and office environment utilizing the site topography and water feature while the commercial zoning more appropriately accommodates the larger retailers. Greenways and sidewalks encourage pedestrian circulation between zonings and beyond to the adjacent single family housing.



SITE

2.2. Site Zoning Overview



NORTHSHORE
TOWN CENTER

SITE ZONING OVERVIEW (CONT.)

The following are excerpts from the design guidelines reprinted from the City of Knoxville Zoning Ordinance and included herein for general reference.

PC-1 RETAIL AND OFFICE PARK DISTRICT.

- A. General description. The PC-1 district is established to provide for the unified development of uses ranging from retail stores and services such as are found in neighborhood shopping centers and community shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping, and the mitigation of adverse offsite impacts.
- B. Permitted uses. The following uses shall be permitted as a part of a unified development within the PC-1 retail and office park district when deemed compatible with each other:
- (1) Dwellings on the second floor and above.
 - (2) Hotels and motels.
 - (3) Public utilities, as defined by article II.
 - (4) Cultural activities and exhibits.
 - (5) Indoor recreational establishments.
 - (6) Retail sales, where the product is primarily displayed indoors.
 - (7) Financial, insurance and real estate establishments.
 - (8) Personal, business and professional services.
 - (9) Accessory uses.
 - (10) Signs, as regulated in article V, section 10.E.1, 2, and 12.
 - (11) Gasoline service stations.
 - (12) Eating and drinking establishments.
 - (13) Medical facilities.
 - (14) Governmental facilities.
 - (15) Day nurseries and kindergartens, as regulated in article V.
 - (16) Recycling collection facility as an accessory use only as regulated by article V, section 18.B.
 - (17) Call centers.
- C. Area regulations.
- (1) Lot coverage. Any development may be divided into individual lots or building sites, provided that all buildings within the development shall not cover more than fifty (50) percent of the development's total area.
 - (2) Peripheral boundary. Fifty-foot building setback shall be provided from the development boundary line or any public street or road existing prior to the development.
 - (3) Front yard. Twenty-five-foot building setback shall be provided from streets created within the development.
 - (4) Side and rear yards. No side or rear yards shall be required within the development.
 - (5) Minimum land area. There shall not be less [than] five (5) acres within a retail and office park district.
- D. Landscaping requirements. A landscaping plan shall comply with the following requirements:
- (1) Yards, open space and drainage areas. Landscaped or maintained in preexisting vegetation with one (1) tree for each five thousand (5,000) square feet of yard or open space.
 - (2) Peripheral boundary adjacent to residential zone. A fifteen-foot-wide landscaped strip shall be maintained adjacent to residential zoning. Landscaped areas adjacent to residential zoning shall consist of evergreen plantings set ten (10) feet apart for trees and five (5) feet apart for shrubs. These plantings shall obtain a minimum height of eight (8) feet within a period of one (1) year.
 - (3) Parking areas.
 - a. Five hundred (500) square feet of landscaping for every twenty thousand (20,000) square feet or fraction thereof of paved parking area.
 - b. One (1) tree that will obtain a minimum height of forty (40) feet at maturity for each five thousand (5,000) square feet of parking area.
 - (4) Loading and service areas. Loading and service areas adjacent to the periphery boundary shall be screened with evergreen planting that will obtain a minimum height of eight (8) feet within a one-year period.

SITE

2.2. Site Zoning Overview



SITE ZONING OVERVIEW (CONT.)

The following are excerpts from the design guidelines reprinted from the City of Knoxville Zoning Ordinance and included herein for general reference.

TC-1 TOWN CENTER DISTRICT.

A. General description. The purpose of the town center district is to encourage the creation of pedestrian-oriented, mixed-use urban developments, providing shopping, employment, housing and business and personal services. These developments are intended to promote an efficient, compact land use pattern; encourage use of public transportation; reduce reliance on private automobiles; promote a more functional and attractive community through use of recognized principles of urban design; preserve historic structures and allow developers considerable flexibility in land use and site design. As an incentive, this district offers flexible land use and development standards. A high level of attention to site and building design is required to promote attractive, functional development that is more compatible with residential development than other commercial zoning districts.

B. General requirements. It is necessary that a development plan be approved by the planning commission in order to pursue the development of a TC-1 town center district. The district shall be established adjacent to an arterial or collector street. The district shall contain a core area, and when it does not abut the C-2 district, a peripheral area, which can contain a mix of uses. The general requirements for these areas are:

The core area. Pedestrian-oriented uses are required on the ground floor. Upper-story uses can include dwellings, offices, studios or other permitted uses identified in subsection C. The minimum area shall be two (2) acres. The core area should be created along a main street or public square (see the examples below).

The peripheral area. This area can include a mix of uses on the various floors of buildings or a mix of single-purpose buildings, such as townhouses, apartments and office buildings. Subsection C provides a list of permitted uses. The maximum extension from the core area shall be one thousand two hundred (1,200) feet. A peripheral area is not required in TC-1 districts that abut the C-2 central business district.

The intensity of uses in the core and peripheral areas may be limited by the planning commission, based upon adopted plans, surrounding land use, transportation and environmental impacts or other factors that the commission finds to be relevant.

*To be considered as part of development plan review.

D. Uses permitted on review.

- (1) Private day nurseries and kindergartens, subject to the following standards:
- (2) Marinas, subject to the standards in article V, section 3.
- (3) Parking structures, provided that retail, office or other non-residential uses are established at ground level along seventy (70) percent of street-oriented facades.



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TOWN CENTER

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2.2. Site Zoning Overview

SITE ZONING OVERVIEW (CONT.)

The following are excerpts from the design guidelines reprinted from the City of Knoxville Zoning Ordinance and included herein for general reference.

- E. Prohibited uses and structures. All uses and structures not of a nature specifically permitted herein are prohibited in the TC-1 town center district. Any drive-through business is prohibited in the TC-1 town center district with the exception of banks, which may have two (2) drive-through lanes, and pharmacies, which may have one (1) drive-through lane. All drive-throughs must be designed in similar architectural style to the main building and be located to the rear of the bank or drug store. They should be separated from parking areas with at least six (6) feet of continuous landscaped space, planted with similar trees and shrubbery that is used in other portions of the parking lot; the exit from the drive-through shall be back to the alley or parking area exit to minimize vehicle/pedestrian conflicts.
- F. Area regulations.
1. Minimum size of a TC-1 district: If a TC-1 district abuts the C-2 district, two (2) acres. In all other locations, eight (8) acres. Minimum core area, two (2) acres. The district shall include the area of streets, alleys, squares and other public places.
 2. Maximum size of a TC-1 district: The edge of the peripheral area shall not exceed a distance of one thousand two hundred (1,200) feet from the core area.
 3. Area regulations for houses, attached houses and duplexes, see article IV, section 3.11 (the traditional neighborhood development district).
 4. Area regulations for other uses are as follows:
 - a. Front yard: To be determined by the planning commission through approval of a master development plan.
 - b. Minimum side yard:
 - (1) Exterior lots: same as abutting zoning district.
 - (2) Corner lots: same as front yard.
 - (3) Interior lots: none.
 - c. Minimum rear yard: to be determined by the planning commission through approval of a master development plan.
 - d. The maximum site coverage is:
 - (1) With all parking under the building, ninety (90) percent.
 - (2) With a parking structure of two (2) or more levels on the same lot, seventy-five (75) percent.
 - (3) With surface parking on the same lot, fifty (50) percent.
 - (4) When abutting C-2 (central business district) zoning, one hundred (100) percent.
 - (5) Build-to lines: To be determined by the planning commission through approval of a master development plan.
- G. Building height and number of stories:
- (1) Minimum. Two (2) stories, with the following exceptions:
 - a. One and one-half (1½) story construction is acceptable for new buildings with a ground floor of three thousand (3,000) feet or less.
 - b. Theatres, churches and other places of worship, and such public facilities as auditoriums may be based on one-story construction, which the planning commission finds to be compatible in height with other buildings on the street.
 - c. Pre-existing one-story buildings may be included in the district.
 - (2) Maximum to be determined by the planning commission through approval of a development plan (see subsection L), with the following exceptions:
 - a. Buildings along streets at the edge of the peripheral area shall not exceed two and one-half (2½) stories (and thirty-five (35) feet) when a low density residential area (as identified in the applicable sector plan) is adjacent to a TC-1 town center district.
 - b. The overall density of residential development in the peripheral area shall not exceed sixteen (16) dwelling units per acre.

SITE

2.2. Site Zoning Overview



NORTHSHORE
TOWN CENTER

SITE ZONING OVERVIEW (CONT.)

The following are excerpts from the design guidelines reprinted from the City of Knoxville Zoning Ordinance and included herein for general reference.

H. Parking: Off-street, surface parking in the core area shall be located behind buildings. Off-street parking for nonresidential uses in the peripheral area shall be located behind or to the side of buildings

On-street parking is to be provided. The number of on-street parking spaces that are created adjacent to the street frontage of a building shall be subtracted from the number of required off-street parking spaces. The planning commission may waive the requirement for on-street parking on arterial or collector streets or on existing streets that cannot, as determined by the director of the department of engineering, be reasonably reconstructed to include on-street parking.



Off-street parking shall be based on providing ninety (90) percent of the required spaces in article V, section 7, with the following exceptions:

- (1) If the TC-1 district abuts C-2 (the central business district) on two (2) or more sides, no off-street parking shall be required.
- (2) When the core area of the TC-1 district is within a one-quarter ($\frac{1}{4}$) mile walk via sidewalks of a Knoxville Area Transit stop, eighty-five (85) percent of the number of parking spaces are required.
- (3) The number of required off-street parking spaces for various types of dwelling units is as follows:
 - a. One (1) space for each house or attached house; two (2) spaces for each duplex.

- b. One (1) space for each efficiency or one-bedroom unit in an apartment.
- c. One and one-half (1.5) spaces for the first twenty (20) dwelling units of two (2) or more bedrooms in an apartment building and one (1) space for each dwelling unit exceeding twenty (20) units. Other than houses, attached houses and duplexes, the number of off-street, surface parking spaces cannot exceed the preceding requirements. All off-street residential parking is to be located off alleys unless the planning commission finds that the extent of existing development or topographic conditions limit such access provisions.

- (4) Shared parking arrangements are encouraged and shall be identified in the development plan. An agreement for the use of shared parking shall be submitted with the development plan.
- (5) Parking structures that are constructed within the district may be used to meet the preceding requirements, provided that the development plan identifies the number of spaces that are to be created and the land uses that are to be served by the structure.

I. Loading and storage of refuse:

- (1) Loading: For sites abutting a C-2 district on two (2) or more sides, the loading requirements are the same as those for the C-2 district.
- (2) Loading: For other sites, loading space shall be accommodated to the rear of buildings and shall not include alley or driveway areas.
- (3) Storage of refuse: Commercial units shall maintain a separate refuse storage container from that used by residents. It shall be clearly marked for commercial use only and use by residential tenants is prohibited. Refuse storage containers shall be screened on all sides from ground-level view and by screening with the same finishing material used on the principal building.

SITE

2.2. Site Zoning Overview



NORTHSHORE
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SITE ZONING OVERVIEW (CONT.)

The following are excerpts from the design guidelines reprinted from the City of Knoxville Zoning Ordinance and included herein for general reference.

J. Landscaping:

- (1) Native shade trees that grow to a minimum height of forty (40) feet at maturity shall be planted along all streets at a maximum average spacing of forty (40) feet on center (note: for the purposes of this requirement, alleys and unimproved rights-of-way are not to be considered streets).
- (2) Parking lots containing more than five thousand (5,000) square feet shall be landscaped in compliance with article V, section 7, using native shade trees.
- (3) For monument or ground-mounted shingle signs: Appropriately sized shrubbery or flowers shall be planted around the base of the sign.
- (4) Along building foundations: for those buildings with front, side or rear yard space, eighty (80) percent of the exterior wall (exclusive of doors, loading docks and similar entrances to a building) shall be landscaped with shrubbery. This provision does not apply to the front of buildings that meet a sidewalk.



K. Signs:

- (1) Approval of a master signage plan is required at the time of development plan approval. After approval of a master signage plan by the planning commission, the MPC staff may approve minor changes to the signage plan administratively. For the purpose of these regulations, minor changes include:
 - a. An increase in the size of any sign by up to ten (10) percent, provided this does not exceed the maximum sizes permitted below.
 - b. Changing the text, message, design or material of any sign shall not require approval by MPC or MPC staff, providing that the sign is consistent with the standards contained in the master signage plan.
- (2) Types of signs permitted, subject to approval of master signage plan:
 - a. Monument signs: Surface area not to exceed twenty (20) square feet on lots with a frontage of one hundred (100) feet or less and thirty (30) square feet on other lots within the district. Monument signs that are used at entrances to identify the overall district may be up to one hundred (100) square feet.
 - b. Shingle signs: Surface area not to exceed twelve (12) square feet on lots with a frontage of one hundred (100) feet or less and eighteen (18) square feet on other lots within the district. Height shall not exceed six (6) feet.
 - c. Directional signs.
 - d. Wall signs including projected and face mounted signs.
 - e. Window signs, not exceeding ten (10) percent of that window space.
- (3) Advertising signs, billboards, and ground signs, with the exception of monument signs, are prohibited

SITE

2.2. Site Zoning Overview



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SITE ZONING OVERVIEW (CONT.)

Allowable uses per area within Town Center zoning:

	Use	Core Area Ground Level	Core Area Upper Level/s	Peripheral Area
1.	Retail sales and trade	X	X	
2.	Offices, including medical offices and clinics		X	X
3.	Hotels and motels	X	X	X
4.	Banks, savings and loans, mortgage companies and stockbrokers	X	X	X
5.	Eating and drinking establishments	X	X	X
6.	Personal service establishments	X	X	X
7.	Business service establishments	X	X	X
8.	Commercial and job printing	X	X	X
9.	Establishments offering repair services on small appliances, electronic equipment, watches, furniture, and similar items brought in by customers	X	X	X
10.	Amusement, entertainment and recreation establishments	X	X	
11.	Wholesaling from sample stocks only, provided that no manufacturing or storage for distribution shall be permitted on the premises		X	X
12.	Business schools, studios and vocational schools not involving processes of light or heavy industrial nature		X	X
13.	Laboratories and establishments for production and repair of jewelry, eyeglasses, electronic equipment, small appliances, hearing aids, and prosthetic appliances		X	X
14.	Clubs and lodges		X	X
15.	Churches and similar places of worship			X
16.	Governmental, educational, and cultural facilities, other than middle or high schools		X	X
17.	Bed and breakfast inns	X	X	X
18.	Utility sub-stations, easements, and transportation easements			X
19.	Other uses and structures which are customarily accessory and clearly subordinate and incidental to permitted uses and structures and are not of a nature prohibited under "Prohibited Uses and Structures"	X	X	X
20.	Any other store or shop for retail trade or for rendering personal, professional, or business service, which the Planning Commission finds, does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above	*	*	*
21.	Dwelling units		X	X
22.	Live/work units	X	X	X
23.	Parks and recreational establishments and facilities	*	*	*
24.	Recycling collection facility as an accessory use only as regulated by article V, section 18, B.			X
25.	Call centers, not exceeding 20,000 square feet at the ground floor		X	X

**To be considered as part of development plan review.*

D. Uses permitted on review.

1. Private day nurseries and kindergartens, subject to the following standards:

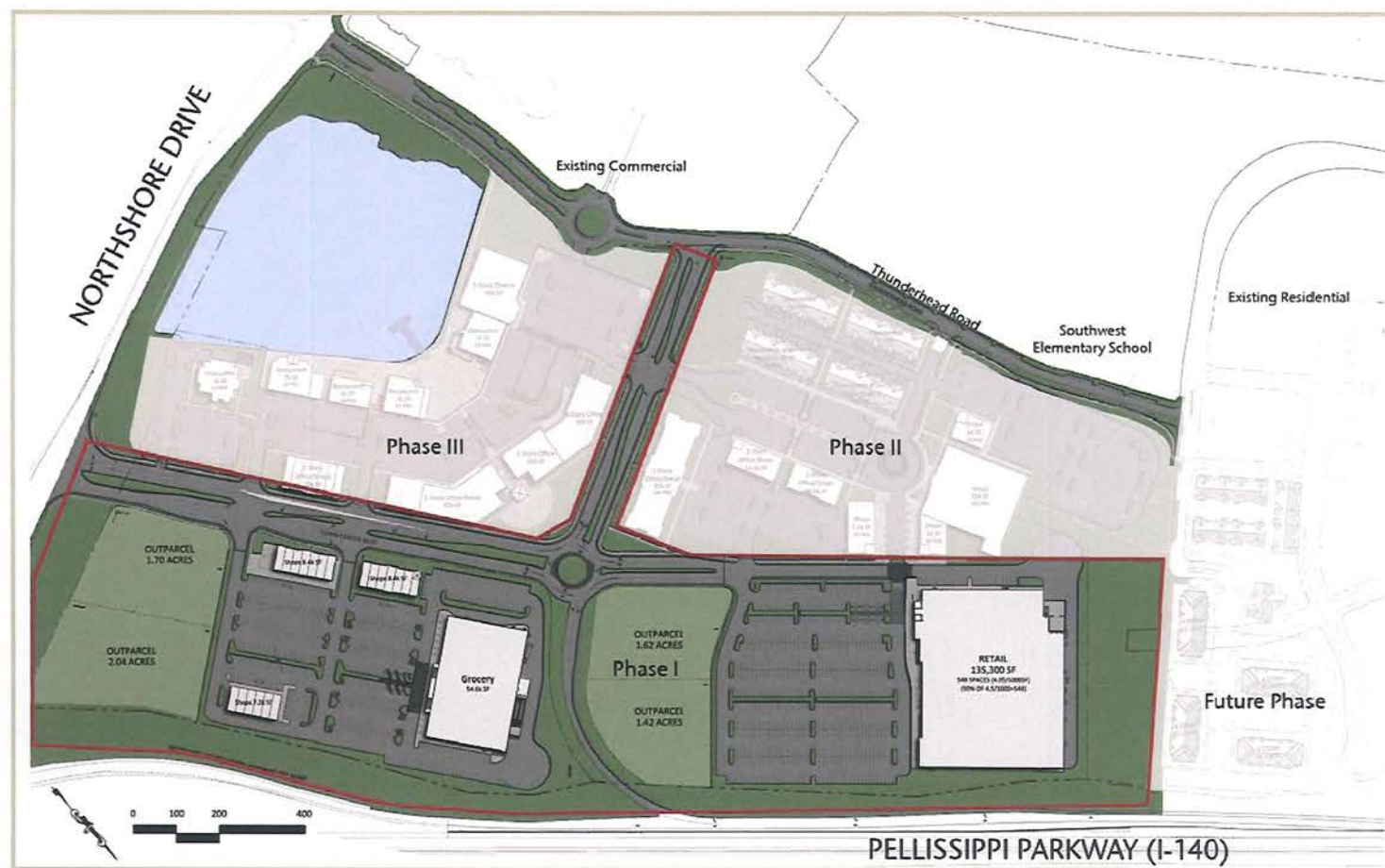
2. Marinas, subject to the standards in article V, section 3.

3. Parking structures, provided that retail, office or other non-residential uses are established at ground level along seventy (70) percent of street-oriented facades.

E. Prohibited uses and structures. All uses and structures not of a nature specifically permitted herein are prohibited in the TC-1 town center district. Any drive-through business is prohibited in the TC-1 town center district with the exception of banks, which may have two (2) drive-through lanes, and pharmacies, which may have one (1) drive-through lane. All drive-thrus must be designed in similar architectural style to the main building and be located to the rear of the bank or drug store. They should be separated from parking areas with at least six (6) feet of continuous landscaped space, planted with similar trees and shrubbery that is used in other portions of the parking lot; the exit from the drive-through shall be back to the alley or parking area exit to minimize vehicle/pedestrian conflicts.



PROJECT PHASING



SITE

2.3. Project Phasing

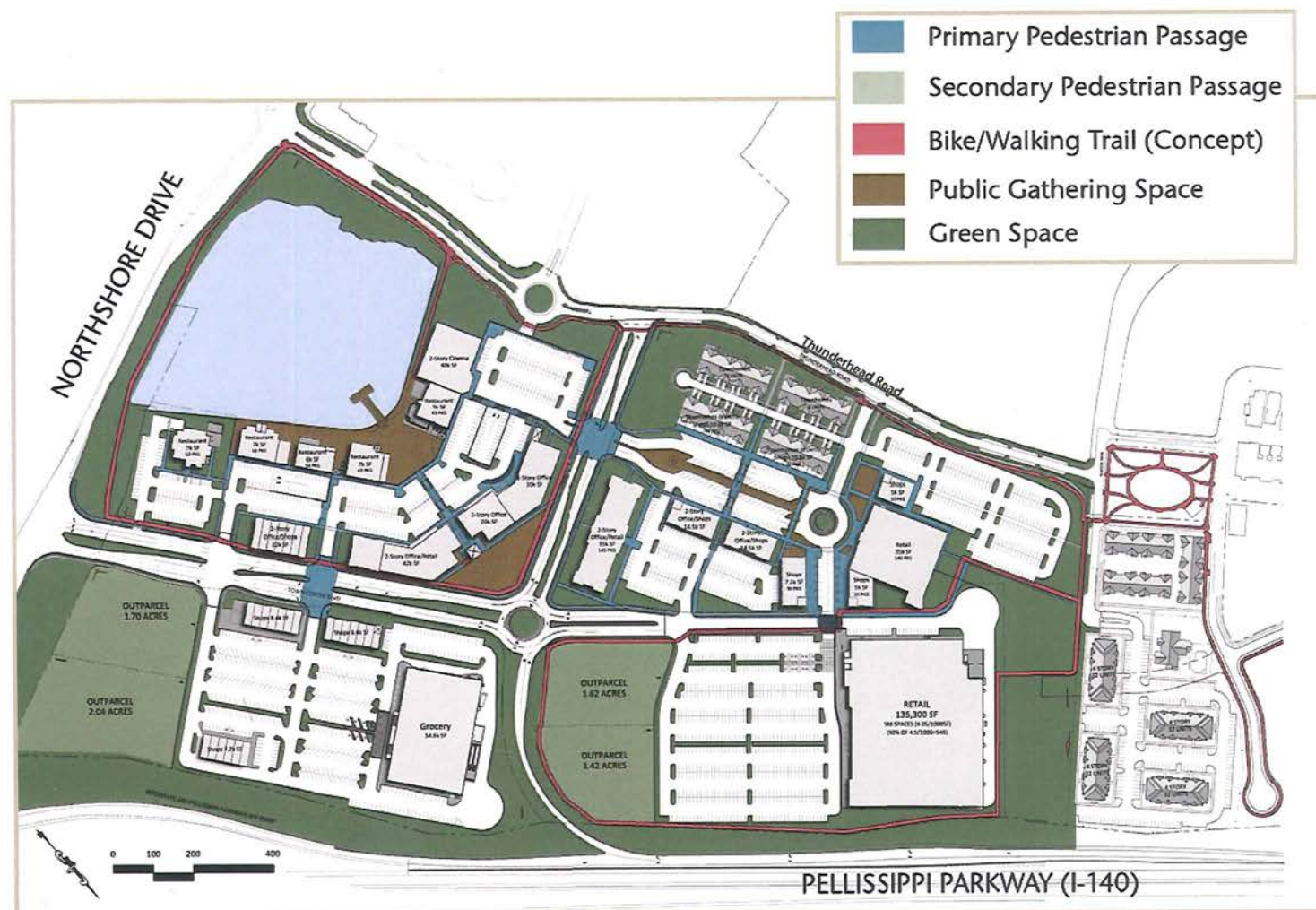


NORTHSHORE
TOWN CENTER

SITE



PEDESTRIAN CIRCULATION



SITE

2.5. Pedestrian Circulation

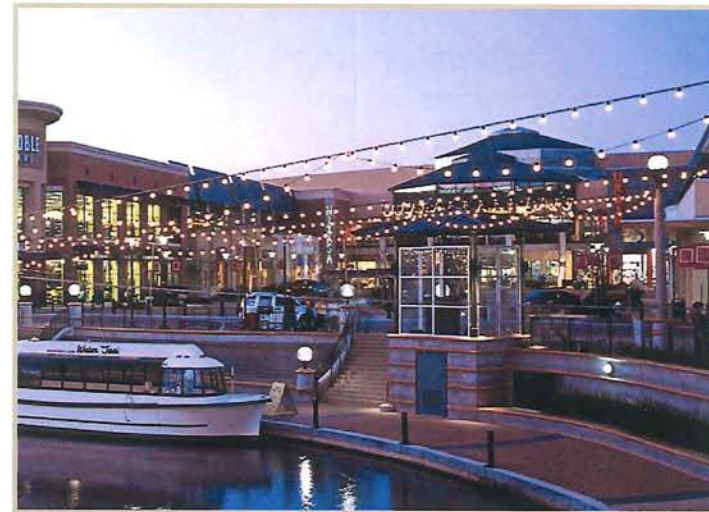


NORTHSHORE
TOWN CENTER

PUBLIC GATHERING SPACES

The Pedestrian Circulation Plan represented in the previous drawing portrays the interconnected grid of streets, parks and plazas that form the framework of Northshore. Each element of the framework is designed to provide the best pedestrian experience possible, thus encouraging a high level of pedestrian activity.

There are two main gathering spaces, in addition to the streets, which occur within the core. These include the Water Front Entertainment Promenade, which embraces the edge of the existing pond and features outdoor terraces for dining and entertainment, and the Central Main Street Corridor lined with shops and residences.



The Water Front Entertainment Promenade is envisioned with several restaurants and small food shops which will form its edges and open up to the lake providing unobstructed views across the water. In addition to private seating, there will be ample opportunity for shoppers to stop for a moments rest or large groups to gather. Outdoor fountains and elevation changes provide an ideal venue to view entertainment.

Specialty paving, quality site furnishings, and ample provision for pedestrian circulation will enliven the corridor encouraging colorful interactions along the Main Street. Banners, planting accents, and beautiful paving with improved surfaces for pedestrian crossings will invite the pedestrian and alert motorists that they are in a pedestrian dominated place.

SITE

2.6. Public Gathering Spaces



NORTHSHORE
TOWN CENTER

HARDSCAPE AND PAVING

Paving patterns create interest and scale in an outdoor space. They help break up monotonous expanses of concrete and focus attention to the certain areas. Paving can be stamped concrete or asphalt as well as brick and concrete pavers. Colors and patterns should reflect the character of the architecture. Change in paving material shall be used at pedestrian crosswalks and intersections along Main Street for its traffic calming effect.



SITE

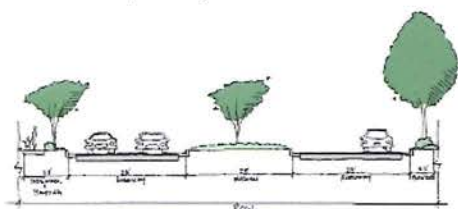
2.7. Hardscape and Paving



NORTHSHORE
TOWN CENTER

PRIMARY STREETScape

The street supports generous sidewalks suitable for strolling separated from the roadway by a 5' minimum planting strip. In addition to colorful awnings that shade both the sidewalk and reduce glare on the shop windows, high branching street trees with smaller ornamental trees will also shade the walks and frame views. Streets will vary in width from curb to curb due to higher traffic volumes and turn lanes. Strategically placed roundabouts allow continuous traffic circulation and provide opportunities for formal and seasonal planting.



Primary Streetscape Section



SITE

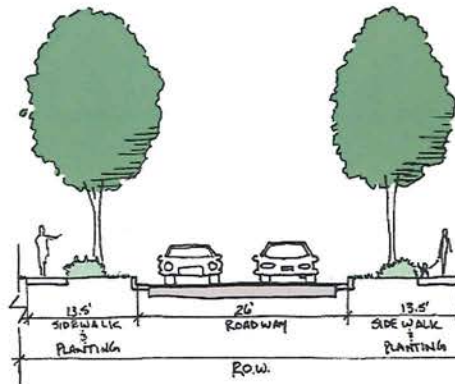
2.8. Primary Streetscape



NORTHSHORE
TOWN CENTER

SECONDARY STREETScape

The streets will have at least one sidewalk, separated from the curb by a generous 8' planting strip, filled with street trees. The streets will be 26' from curb to curb, which allows travel in two lanes. The narrow width is critical to achieving the proper feel for the street and slowing the traffic to a speed suitable for residential neighborhoods.



SITE

2.9. Secondary Streetscape



NORTHSHORE
TOWN CENTER

SITE LIGHTING

Lighting allows the development to safely function during the evening hours. The design and selection of the light fixtures shall reinforce the architectural quality of the buildings. Lighting shall be cohesive and complimentary across the scale of fixtures.

Street lighting fixtures range from 16' to 25' total height and lend themselves to a "main street" area. They may also support banners or signage.

Pedestrian lighting fixtures are usually 16' total height or less. Bollards may also be used to illuminate a pathway. Pole fixtures may also support banners or signage.

Parking area fixtures are typically 25'-30' total height and provide proper illumination for large areas.

Accent lighting fixtures shall be used to illuminate hardscape surfaces, planting, fountains or water elements, statues or other special areas. In most cases, these fixtures are modest in design in order not to detract from the illuminated object.



Building mounted accent and path lighting



SITE

2.10. Site Lighting



NORTHSHORE
TOWN CENTER

SITE AMENITIES

Pedestrian amenities such as benches, bike racks, tables and chairs and waste receptacles are essential to an active streetscape. Bollards, tree grates and guards, and planters help keep the area looking its best. These items shall complement the architecture of the building in detail and color. Dark bronze, dark green, and black metals lend themselves to this style of architecture and have a timeless look. Street furniture shall be secured to the ground or an adjacent building or structure.

Fences shall complement the architecture of adjacent buildings in material and design. Traditional fences of wrought iron with finials and similar detailing may be interpreted in a more modern design. Wooden or composite fences will find appropriate settings in open, park spaces and buffer settings. Low walls of brick, stone or a combination of both provide a degree of separation without breaking the view. Walls may be used as seating areas and require proper detailing to avoid water infiltration problems.

Fountains are encouraged in public plazas and courtyards to provide a visual focal point. The sound of the running water creates a relaxing atmosphere and provides "white noise" to reduce automobile sounds. Fountains may also add focal points of interest to vehicular rotaries and roundabouts.



SITE

2.11. Site Amenities



NORTHSHORE
TOWN CENTER

PLANTING DESIGN CRITERIA

Plant selection within Northshore shall be made intent upon meeting two goals. First, plants shall enhance the design and space. Thoughtful plant selections enhance the quality of a space, enrich the character of a street or park and provide added benefits of shade, visual interest, and seasonal recognition. Second, planting shall contribute to the sustainability of a site. Proper plant selection will have a direct impact on the sustainability of the site especially in regards to water consumption.

Design:

As will be discussed in the following pages of Part 3 Planting, thoughtful plant selections should complement each of the predominant space typologies including Streetscape, Parking Areas, Public Spaces, and Buffers and Screening. Plant sizes shall be compatible with intended function and usage of the space. Whether a large and stately tree compliments an expansive open space or the proper evergreen shrub fills a formal hedgerow, care in selection is important. It shall compliment the character of each space.

Proper consideration of scale is critical. In regards to planting density, mature sizes and the diversity of plant selections, the plant's impact to the scale of a space will vary dramatically. Small, intimate spaces benefit from plant materials relative to that scale. A pocket plaza should utilize smaller ornamental trees which provide a moderate canopy like a Honey Locust or Alleé Elm but do not overwhelm the surroundings.

Planting form and habit may be used to reinforce a formal or loose planting arrangement. Hedgerows typically are planted with evergreen material with a tame, symmetrical form and tight branching. However, parks and open space may benefit from plant forms of an open and loose habit especially in a woodland edge shrub mass.

Simple and restrained planting palettes are preferred over highly diverse plant groupings. Simplified palettes with pockets of accent plants will enhance the quality of the space and support the programming as opposed to a diverse plant palette which competes visually with the quality of the space. Strategically placed annual groupings will highlight seasonal interest and provide added color to highly visible spaces such as building entrances, roundabouts, and entry markers.



PLANTING DESIGN CRITERIA (CONT.)

Selection: It is strongly encouraged to seek selections native to Southeast Region, eastern Tennessee; and if non-native they must be viable for our climate zone 6b. Native plant materials generally are less susceptible to variable weather patterns, disease, pests, and generally require less frequent watering. Additionally, drought tolerant species may require irrigation for establishment only within the first 12-18 months of planting thereby reducing water consumption.

Lastly, many popular plants are considered pests and labeled as such 'invasive species' due to their aggressive spreading and/or reproduction. Most virulent of these including euonymus, privet, nandina, and honeysuckle shall all be avoided. Many native species and their improved cultivars offer acceptable alternatives to invasive materials. For more information and complete listings of invasive plants visit the Tennessee Exotic Plant Pest Council (www.tneppc.org/).

Maintenance: Areas of high visibility such as streetscapes, common spaces, and accent plantings at buildings will necessarily receive a higher level of maintenance and should be designed and planted accordingly. Buffers, slopes and open spaces should be planted and designed in anticipation of a less maintenance.



PLANTING

3.1. Planting Design Criteria



NORTHSHORE
TOWN CENTER

PRIMARY STREETScape PLANTING

Streetscape plantings reinforce the vehicular zone and may serve as a buffer and offer the pedestrian a perception of comfort on sidewalks. Additionally, tree plantings should be equally spaced and occur between the back of curb and sidewalk where feasible. Tree selections with tolerance of drought and exposure to urban conditions are suggested. Lateral and upright branching habits are encouraged as they will provide clear sight lines for motorist and pedestrians. Further imparting character to the streetscape each street shall have a single street tree selection. In locations of streets with sidewalks, shrub hedgerows may be used to provide clear boundary between vehicular and pedestrian use. Additionally, shrub plantings direct pedestrians to crosswalk locations and may provide screening, if necessary from undesirable views. Groundcover and perennial plantings are encouraged in median plantings over lawn. While lawn may provide a neat appearance, it comes at the high cost of maintenance, fuel use and watering. Many groundcover plant materials will provide an elegant appearance and less costly to maintain.



PLANTING

3.2. Primary Streetscape Planting



NORTHSHORE
TOWN CENTER

PRIMARY STREETSCAPE PLANTING (CONT.)



To establish entrances an alleée, or a single row of trees, shall be located on each street side. Median plantings shall include small ornamental trees, shrubs and groundcover. Lawn shall be minimally used in medians. Thick buffers to hide back of buildings and low shrubs to complement trees and accent signage and traffic flow. Trees at entrances shall be strategically spaced at 40' on center maximum along primary streets wherever possible.

Shrubs/Small Trees:

- Azalea
- Cape Myrtle
- Holly
- Yew
- Mountain Laurel
- Viburnum
- Spirea
- Hypericum
- Liriope (groundcover)
- Daylilly (bulb)

Deciduous Trees:

- Red Maple
 - Willow Oak
 - Red Oak
 - Lace Bark Elm
 - River Birch
 - Yellowwood
- ### Evergreen Trees:
- Broadleaf American
 - Holly
 - Foster Holly
 - Dwarf Magnolia



SECONDARY STREETScape PLANTING

Refer to Primary Street Planting for a general description.

Concept:

A single tree species shall be used to establish the character of the street. Each tree should have a minimum of 6' clear trunk height at time of planting and be planted opportunistically at 30'-60' on center depending on tree variety and street conditions including light pole location, utilities, parking, slopes, sidewalks and visibility. Accent trees should be planted in focal points and pull out areas.

Deciduous Trees:

- Lace Bark Elm
- Southern Red Oak
- Shumard Oak
- Red Maple
- Willow Oak
- Zelkova

Shrubs/Ornamental Trees:

- Dogwood
- Trident Maple
- Serviceberry
- Redbud

Note: Ornamental trees to be used where height restrictions exist and where they are not confined to small planting wells.



PLANTING

3.3. Secondary Streetscape Planting



NORTHSHORE
TOWN CENTER

PARKING AREA PLANTING

Although planting may fill a utilitarian role of providing much needed shade, selections still impart character and should be made to compliment the surrounding character of Northshore. Trees, the dominant plant material, shall be strong wooded and branching shall be lateral to upright. Moderate canopy size is preferred however tree selections must be tolerant of urban pollutants and heat island effect. Additionally, parking area trees shall have root system adept at growing in restricted spaces. Evergreen shrubs are encouraged to provide screening. Shrub heights must not exceed 36" at maturity and should be tolerant of regular pruning. Groundcover and perennial plantings in parking islands are encouraged over lawn. This will help reduce the need for constant maintenance and reduce water and fuel consumption.

Drive lanes in parking to be marked by single species of trees while landscape islands should be a variety of species. Trees need to have large enough clear trunk height to not obscure important views. Buffering between parking areas and at tiered retaining wall terraces shall be a mix of evergreen and deciduous trees with shrubs to create sufficient screen and provide pedestrian safety as "landscape guardrail".

Evergreen Trees:

- Broadleaf American
- Holly
- Foster Holly
- Japanese Pine

Deciduous Trees:

- River Birch
- Red Maple

• Southern Red Oak

- Shumard Oak
- Zelkova
- Willow Oak
- Allee Elm

Shrubs/Ornamental

Trees:

- Dogwood

• Crape Myrtle

- Redbud
- Holly
- Mountain Laurel
- Otto - Luyken Laurel
- Spirea
- Azalea
- Hypericum



PLANTING

3.4. Parking Area Planting

BUFFERS AND SCREENING

Screening material is generally composed of large broadleaf evergreens like the Southern Magnolia or smaller narrower evergreen trees such as Junipers or Hollies. Each should be selected based upon available space and intended height at maturity. To compliment evergreen materials smaller ornamental and flowering trees and deciduous shrubs may be selected to provide seasonal color. Additionally, many evergreen materials provide added visual interest in winter as many tree species such as the Foster Holly or American Holly fruit with red berries.

Concept: Buffer areas shall provide at least 80% opacity utilizing evergreen plantings punctuated with colorful understory accent trees and shrubs. Arrange trees and understory plants in natural groupings. The street trees on the buffer edge shall be regularly spaced to reflect overall street tree composition.

Highway Buffer: Trees and landscaping shall provide a screen along Pellissippi Parkway which is designated a State Parkway. Buildings and signage will be visible but controlling the automobile noise is an important issue. Control access fencing where required should be ornamental and contribute to the character of the development.

Evergreen Trees:

- Broadleaf American Holly
- Southern Magnolia
- White Pine
- Loblolly Pine
- Shortleaf Pine
- Eastern Hemlock

• Sweetgum (seedless var.)

- Sassafras
- Sourwood

Deciduous Trees:

- Southern Red Maple
- Black Gum
- Sweetbay Magnolia
- Bald Cypress
- Pin Oak

Shrubs/Small Trees:

- Mountain Laurel
- Viburnum
- Yew
- Holly
- Hydrangea
- Azalea
- Rhododendron



PLANTING

3.5. Buffers and Screening



NORTHSHORE
TOWN CENTER

GENERAL DESIGN CRITERIA

The primary color scheme will consist of rich earthtones in the range of red-brown to warm gray contrasted against naturally pigmented stone, precast or simulated stone veneer.

Muted greens and blues are used throughout the center as accent colors. Deeper, richer colors with a greater range of tones may be used as accents and are encouraged for use at the entries and as backdrop surfaces for signage to define the entry points.

Glazing shall typically be clear, however tenants over 5,000 sf in area with larger expanses of glass may utilize tinted glass to reduce solar heat gain.



Example building facade and streetscape



Autumn



Heritage



Wilkesboro



Sandalwood

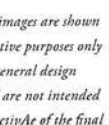
Structural Brick



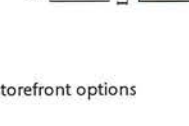
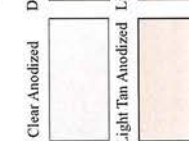
Masonry base material examples



Tenant Accent colors



Glazing and storefront options



**Note: All images are shown for illustrative purposes only to convey general design intent and are not intended to be restrictive of the final material selections.*



NORTHSHORE
TOWN CENTER

BUILDING

4.1. General Design Criteria

GENERAL DESIGN CRITERIA (CONT.)

Exterior building materials will be comprised primarily of structural brick, brick veneer, painted split-face cmu, and integrally colored split-face cmu with EIFS accents.



Block



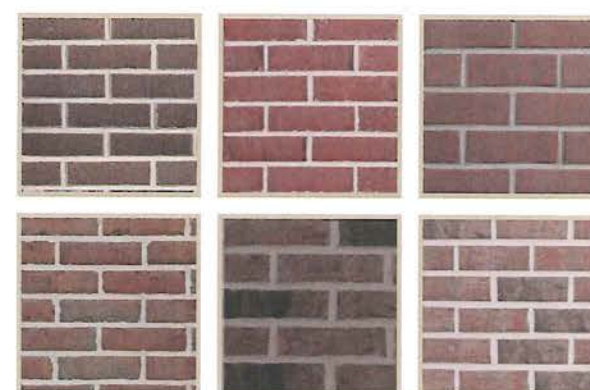
Cast Stone



E.I.F.S. (limit)

Metal

Glazing



Brick

BUILDING

4.1. General Design Criteria



NORTHSHORE
TOWN CENTER

TOWN CENTER ZONING

The Town Center district in the Northshore development is centered on the lake. The core area bordering the lake consists of dining, amusement and other entertainment establishments. The peripheral buildings of the town center feature pedestrian-oriented first floor with shops and complimentary second floor tenants consisting of professional services and business uses.

Open space is provided in the form of a large amphitheater connected with a gathering space at the lake including a boardwalk surrounded by entertainment and dining establishments.

Supporting access to the core and peripheral areas is the surface parking that is designed to also function as internal circulation. This parking serves pedestrian and vehicular traffic and also assists in navigating the change in grade to the lake/entertainment level. The Town Center buildings enhance the overall theme of the development while allowing individual tenants to brand their storefronts.



2-story Town Center buildings designed as a backdrop for individual tenant storefronts to be the focal point at sidewalk/street level.

BUILDING

4.2. Town Center Zoning



NORTHSHORE
TOWN CENTER

PLANNED COMMERCIAL ZONING

To allow the development of a regional commercial shopping experience, the northern most portion of Northshore Town Center, positioned along Pellissippi Parkway, is designated to allow the retailers maximum exposure and easy access for patrons. Appropriate separation to the residential and school is provided by the denser town center zoning located between the planned commercial and Thunderhead Road.

To encourage connectivity, circulation for both pedestrians and vehicular traffic between and through the town center zoning is provided by means of open space, sidewalks and an arterial road network. The roundabout provides a central navigation control point with the affect of traffic calming.

The PC-1 zoning change was granted subject to conditions identified by the planning commission. The intent of the current design phase being implemented, as well as the future phases, is to continue the standards set forth and employed by the town center zoning across the entire development. The planning commission staff recommendations are included herein for reference:



Sample Anchor tenant elevations keeping in character with the Town Center design and theme and material selections.



- (1) Development plans shall provide a street and pedestrian circulation network that is consistent with the principles and features established in the Development Plan and Standards for Northshore, i.e. it is highly connected internally and to the street and pedestrian circulation network of the adjacent development and adequately provides for pedestrian safety and comfort.
- (2) Development plans shall provide a system of dedicated open space that is consistent with the Development Plan and Standards for Northshore, i.e. it provides adequate connection to the open space system of the adjacent development and is integrated with the lake and its adjacent development.
- (3) Development plans shall provide on-street parking to the maximum extent possible along the street circulation network, recognizing the constraints imposed by the proposed slip ramp from Pellissippi Parkway and established street design and safety principles.
- (4) Development plans shall provide off-street parking areas designed so as to minimize the visual impact from the street circulation network through location of buildings and landscaping that recognizes the principles in the Development Plan and Standards for Northshore.
- (5) Development plans shall incorporate design, intensity and mix of land uses for the harmonious integration of development that serves regional, community and neighborhood markets and provide design elements and features that are complementary to development within the adjacent TC-1 zone district.

BUILDING

4.3. Planned Commercial Zoning



MIXED-USE BUILDING CRITERIA

To create a vibrant live-work community, the development anticipates incorporating a percentage of mixed-use buildings. Structures housing these functions will be located in the town center zoning and will stack the functions vertically. The ground floors will consist of uses that interact with the pedestrian traffic and are allowed by the requirements of the town center zoning. Individual first floor shops/office will have the opportunity to create unique storefronts that contribute to the overall character of the center while expressing the individuality of the tenant. The design of the mixed-use structures is intended to carry forward the rich toned natural materials with classic proportioning providing a framework within which the tenant installations are presented.



As demonstrated in the corresponding images, the visual focus for the pedestrian will be on the individual shops versus the building as a whole. The adjacent renderings indicate the space (shown gray) the retailers will be responsible for designing to reflect their unique brand.

In the case of mixed-use buildings with two or more stories, there shall be emphasis placed on the entrances for second story access in order to direct pedestrians to them.



Multi-use building with emphasized central second floor tenant entrance.

BUILDING

4.4. Mixed Used Building Criteria



NORTHSHORE
TOWN CENTER

MULTI-FAMILY HOUSING CRITERIA

Multi-family housing is planned to be integrated into the town center area as well as potentially located as a buffer between the commercial area and existing residential housing. Stacking housing above retail and shop space will provide a unique opportunity to shop operators and residents. The design will provide necessary amenities while presenting a clean and cohesive façade to the remainder of the property.



Multi-family residential units above first floor retail shops to utilize similar building materials and forms.

BUILDING

4.5. Multi-family Housing Criteria



NORTHSHORE
TOWN CENTER

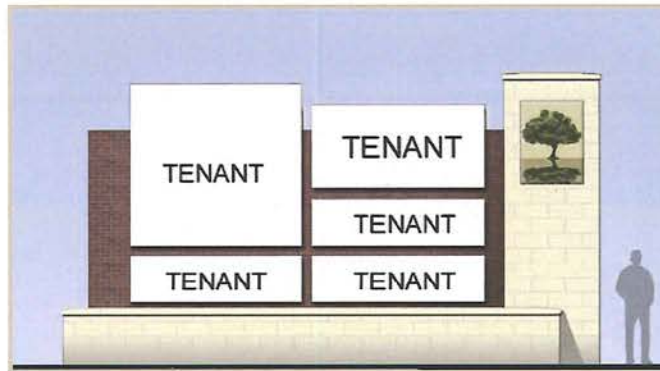
The site plan illustrates a commercial development along Pelissippi Parkway (I-140). Key features include:

- Northshore Drive** running along the top left.
- Road Road** running along the top right.
- Pelissippi Parkway (I-140)** running along the bottom.
- Outparcels:** Labeled as 1.70 ACRES, 2.04 ACRES, and 1.42 ACRES.
- Buildings:** Various commercial structures, including a large 'RETAIL' building (135,300 SF) and several 'TENANT' buildings.
- Callouts:** Circular insets showing detailed views of specific buildings, including a 'RESTAURANT' and a 'TENANT' building.
- Scale:** A scale bar indicates 400 feet.

NORTHSHORE
TOWN CENTER

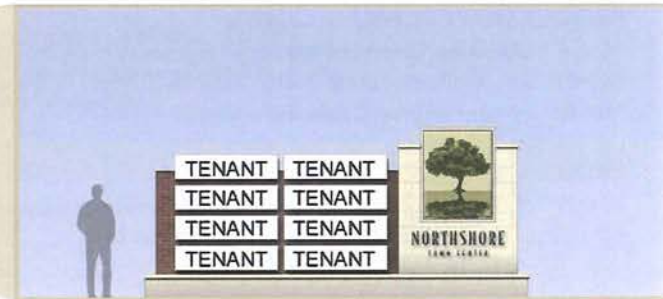
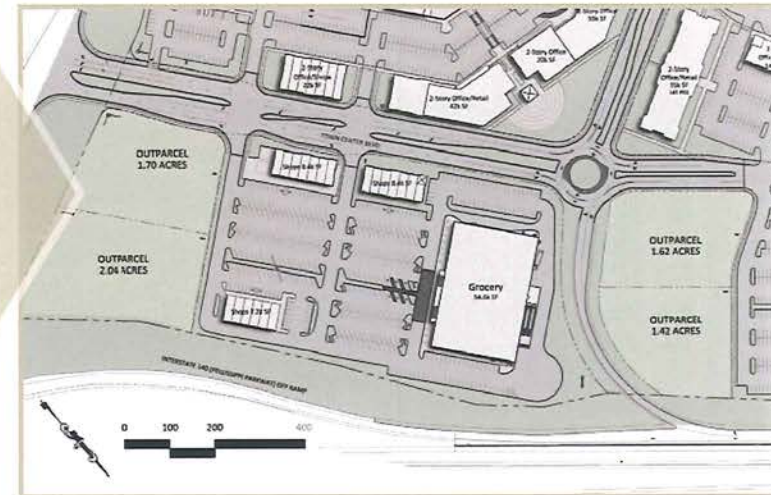
5.1. Site Signage Location Map

DEVELOPMENT DIRECTORY SIGNAGE (CONT.)



DEVELOPMENT DIRECTORY SIGN #2

(Northshore Drive frontage): Ground / Monument: 275 sf max. / < 250 sf as proposed (Lots smaller than 6 acres).



DEVELOPMENT DIRECTORY SIGN #3

(Thunderhead Road frontage): 100 sf (per TC-1 zoning), Restricted by this submittal to 6' of signage max. Monument Design (See Exhibit). Previous variance granted to allow sign within 3' of property line. Individual tenant panels are to be included on the sign as allowed by utilizing Thunderhead Road frontage.

*only
lot 8
tenants*

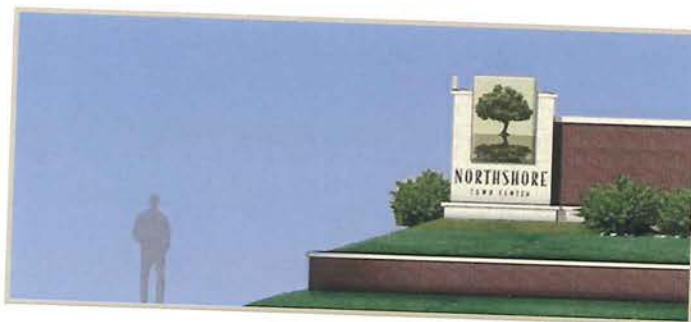
SIGNAGE

5.2. Development Directory Signage



NORTHSHORE
TOWN CENTER

PROJECT DIRECTIONAL SIGNAGE



PROJECT DIRECTIONAL SIGN (A):

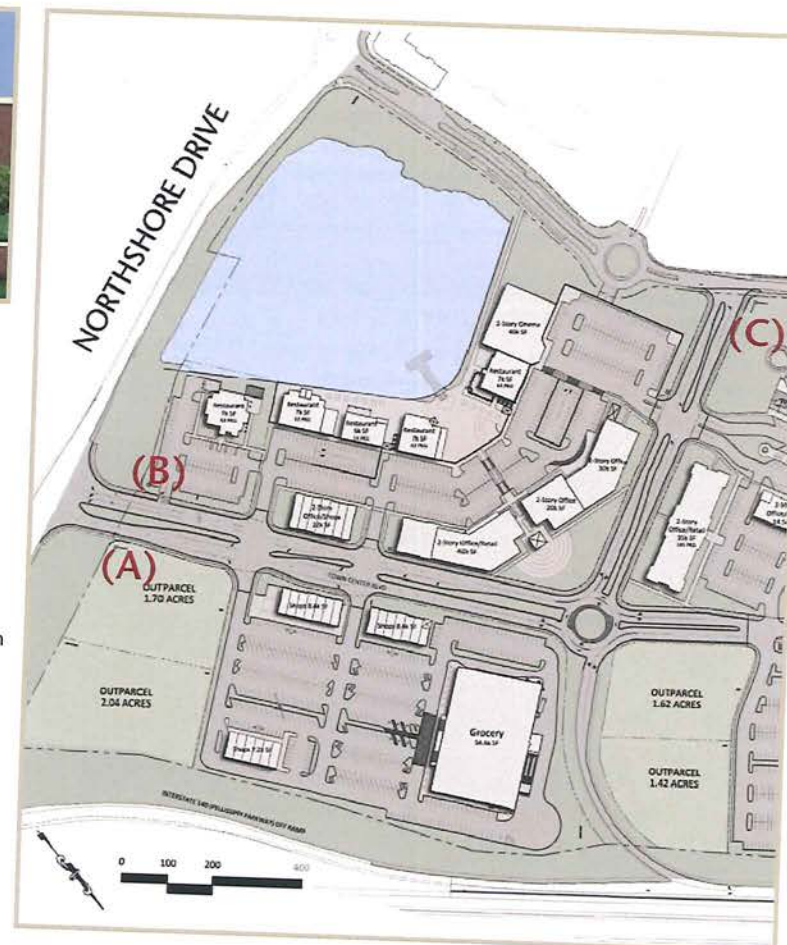
36 sf, 6' height max. Landscape feature w/ sign panel/Northshore Icon

PROJECT DIRECTIONAL SIGN (B):

36 sf, 6' height max. Landscape Feature w/ sign panel/Northshore Icon. Opposite side of collector street 'Town Center Blvd.' Sign may be up to 100' sf by article 4 of Town Center Guidelines.

PROJECT DIRECTIONAL SIGN (C):

30 sf, 6' height max restricted by this submittal. Landscape feature w/ sign panel/Icon. Lot D (TC-1). To be constructed in Phase One.



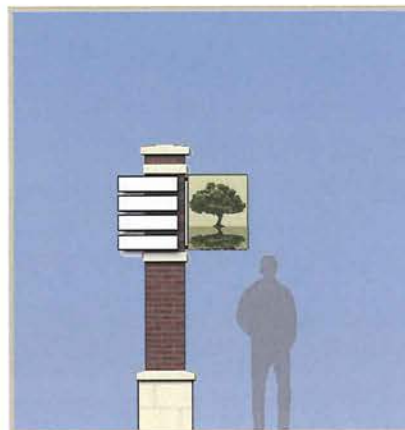
SIGNAGE

5.3. Project Directional Signage



NORTHSHORE
TOWN CENTER

PROJECT DIRECTIONAL SIGNAGE (CONT.)



FUTURE PROJECT DIRECTIONAL SIGNS:

Kiosks and way finding signs are anticipated in Phases Two and Three primarily.



Miscellaneous site signage and traffic control examples for reference

SIGNAGE

5.3. Project Directional Signage



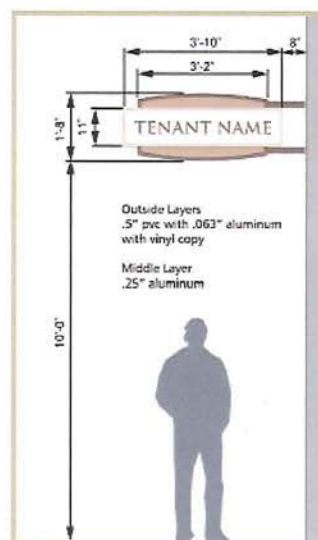
NORTHSHORE
TOWN CENTER

BUILDING WALL MOUNTED SIGNAGE

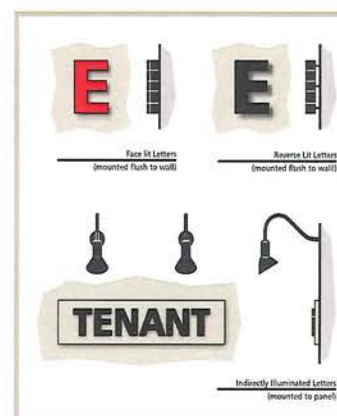
The master signage concept anticipates a combination of attractive traditional shop signage and appropriately scaled wall mounted signage for the regional retailers in the commercial area. Retailers will be allowed the opportunity to present their brand with a minimum of compromise provided the overall design of their building is in keeping with the spirit of the Northshore Town Center.

Types of signage allowed include channel letters, illuminated internally or backlit, with indirect illumination encouraged. Marquee signage will be particularly encouraged in the town center zoning. Signs constructed of natural materials appropriate to the pedestrian environment are encouraged. Awnings used to protect and shade the shops are strongly encouraged. Branding on awnings will be generally discouraged in the town center zoning. Neon signage is generally discouraged but will be considered if allowed by the City of Knoxville in the zoning district.

Standards will differ between zonings based on the City of Knoxville signage ordinance and any additional limitations imposed by these guidelines or the landlord. All signage must be approved by the landlord prior to submission for permit.



Examples of under canopy signage



Signage details



General signage criteria examples

SIGNAGE

5.5. Building Wall Mounted Signage

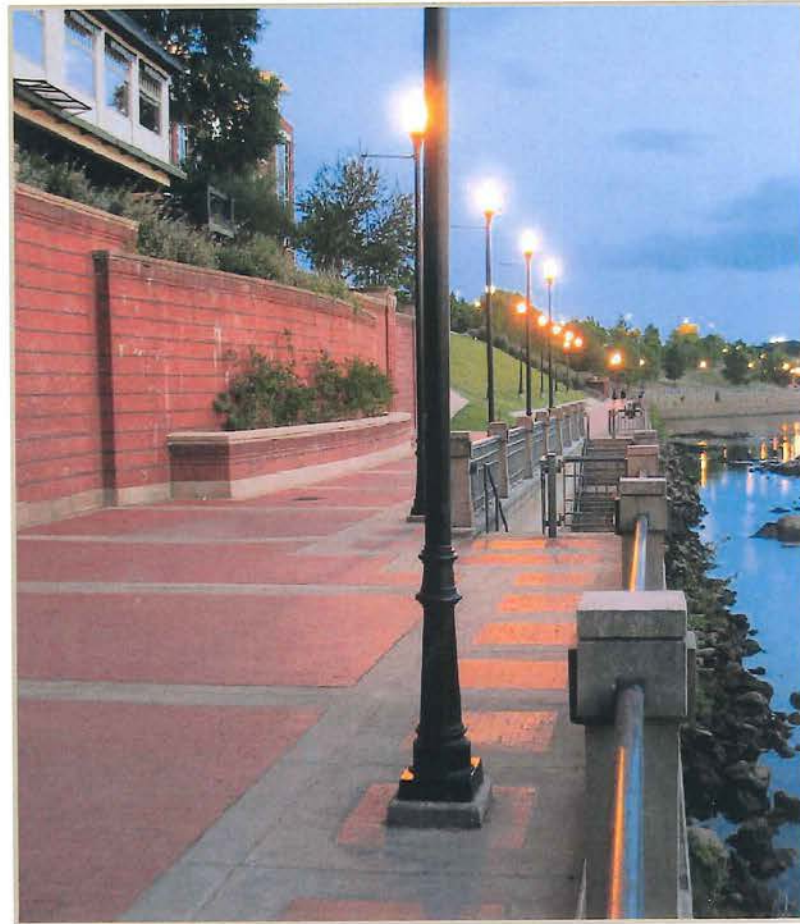


NORTHSHORE
TOWN CENTER

LANDLORD REVIEW AND APPROVAL

All tenant packages are required to be reviewed and approved by the owner and landlord, Northshore Market Investors. Once this approval is granted, plans and specifications can be forwarded to the appropriate City of Knoxville reviewing agency. Questions of jurisdiction should be directed to the City for clarification. Contact information for the main departments is provided herein for convenience.

Signage submittals are critically important and must also be submitted to the landlord for review and approval. The site is governed by a master signage plan that identifies ground signs and pylon signage in Phase One. Additional ground / monument signage other than what is outlined in the signage section of this package cannot be provided. Tenant panels are available and will be assigned at the discretion of the landlord.



DRAWING SUBMITTAL AND APPROVAL

6.1. Landlord Review and Approval



NORTHSHORE
TOWN CENTER

CONSTRUCTION
AND PROCEDURES
LANDLORD'S WORK
TENANT'S WORK

CITY OF KNOXVILLE PLANS REVIEW

INSPECTIONS

Gary Norman - Inspections Director
City County Building, Suite 505
Phone: 865-215-2994
Fax: 865-215-2627
gnorman@cityofknoxville.org

STORMWATER ENGINEERING DIVISION

David McGinley, P.E. - Division Chief
Suite 480, City County Building
P.O. Box 1631
Knoxville TN 37901
865-215-2148
Fax: 865-215-2631
dmcginley@cityofknoxville.org

CIVIL ENGINEERING DIVISION

Thomas V. Clabo, P.E. - Division Chief
1400 Loraine Street
Knoxville TN 37921
865-215-6100
Fax - 865-215-6109
tclabo@cityofknoxville.org

TRAFFIC ENGINEERING DIVISION

John Hunter, P.E. - Division Chief
1400 Loraine Street
Knoxville TN 37921
(865) 215-6100
Fax - (865) 215-6109
jthunter@cityofknoxville.org

PUBLIC WORKS

Stephen J. King, P.E. - Director of Public Works
Room 480, City County Building
865-215-2148
Fax: 865-215-2631
sking@cityofknoxville.org

SITE AND DRAINAGE

Mark Johnson, Engineering, 865-215-2608

PARKING ACCESS AND LAYOUT

Mark Johnson, Engineering, 865-215-2608

WASTE WATER

Jason Crouch, Knoxville Utilities Board, 865-558-2503
Jerry Harris, Knoxville Utilities Board, 865-558-2755

PARKING SPACES

Charlie Wilson, Plans Review & Inspections, 865-215-2996
Melvin Wright, Plans Review & Inspections, 865-215-2995

ZONING AND BUILDING REGULATIONS

Charlie Wilson, Plans Review & Inspections, 865-215-2996
Melvin Wright, Plans Review & Inspections, 865-215-2995

ELECTRICAL REGULATIONS

Ernie Broome, Chief Electrical Inspector, 865-215-2998

GAS/MECHANICAL/PLUMBING REGULATIONS

Roy Branch, Chief Gas/Mech/Plum Inspector, 865-215-2997

FIRE REGULATIONS

Sonny Partin, Fire Inspections 865-215-2843
Michael Gillespie, Fire Inspections 865-215-2842

ARBORIST REQUIREMENTS

Charlie Wilson, Plans Review & Inspections, 865-215-2996
Melvin Wright, Plans Review & Inspections, 865-215-2995

ALTERNATIVE BUILDING CODE, NC-1 & H-1

Tom Reynolds, Plans Review & Inspections, 865-215-4282

The Plans Review & Inspections Division promotes quality development and preserves neighborhood integrity and safety through plans review, building permits, building inspections, fire inspections and other regulatory activities.

Development Services activities fall into two areas:

- Building inspections that maintain and enforce minimum requirements for design, construction, installation, alteration, use, occupancy, exterior signs and billboards, and enforces the city's zoning ordinance.
- Fire inspections to enforce all state and local fire safety and prevention codes. This office reviews construction plans of any dwelling more than two stories, inspects all public and commercial facilities, approves permits for underground and above-ground gas storage tanks, and regulates fireworks use.



NORTHSHORE
TOWN CENTER

DRAWING SUBMITTAL AND APPROVAL

6.2. City of Knoxville Plans Review

ANCHOR AND MID-ANCHOR TENANT CRITERIA



Anchor Tenant



Mid-Anchor Tenant

TENANT PROVIDED CONSTRUCTION GUIDELINES

7.1. Anchor and Mid-Anchor Tenant Criteria



NORTHSHORE
TOWN CENTER

OUTPARCELS AND BUILDING PADS

TENANT PROVIDED CONSTRUCTION GUIDELINES

7.2. Outparcels and Building Pads



NORTHSHORE
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INTERIOR TENANT CONSTRUCTION / STOREFRONT CRITERIA

TENANT PROVIDED CONSTRUCTION GUIDELINES

7.3. Interior Tenant Construction / Storefront Criteria



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PART TWO



NORTHSHORE
TOWN CENTER

CONSTRUCTION RULES AND PROCEDURES

8. CONSTRUCTION RULES AND PROCEDURES

- 8.1. Contractor insurance requirements
- 8.2. Commencement of Construction and Required Items
- 8.3. General Requirements
- 8.4. Deliveries and Access
- 8.5. Trash Removal
- 8.6. Parking
- 8.7. Unloading
- 8.8. Temporary Utilities
- 8.9. Restroom Facilities
- 8.10. Use of common area
- 8.11. Protection of Work Property
- 8.12. Prohibited Work Practices
- 8.13. OSHA
- 8.14. Permanent Utilities and Business License
- 8.15. Barricades
- 8.16. Guarantees
- 8.17. Use and Occupancy Permit
- 8.18. Release of Liens
- 8.19. As-Built Drawings
- 8.20. Landlord Approved Contractors
- 8.21. Road Access



PART THREE



NORTHSHORE

TOWN CENTER

OUTLINE OF LANDLORDS WORK

9. OUTLINE OF LANDLORD'S WORK

- 9.1. Building
- 9.2. Structure
- 9.3. Roof
- 9.4. Materials and Finishes
- 9.5. Common Exterior Areas
- 9.6. Landlord's Work Within Premises
 - A. Ceilings
 - B. Floors
 - C. Storefronts/Window Openings
 - D. Plumbing System
 - E. Fire Protection System
 - F. Water Service
 - G. Electrical System
 - H. Gas
 - I. HVAC
 - J. Telephone/Cable
 - K. Signage
 - L. Grease Traps
- 9.7. Location of Landlord's Work for the Building and for other Tenant

OUTLINE OF LANDLORDS WORK

9.1. - 9.7.



NORTHSHORE
TOWN CENTER

OUTLINE OF TENANTS WORK

10. OUTLINE OF TENANT'S WORK

- 10.1. Criteria
- 10.2. Permits and Approvals
- 10.3. Design Loads
- 10.4. Standard Project Details
- 10.5. Materials
- 10.6. Landlord's Approval
- 10.7. Architectural Work and Finishes
 - A. Storefront, Signs and Store Design
 - B. Control Zone
 - C. Floors
 - D. Walls, Partitions and Doors
 - E. Ceilings
 - F. Toilet Rooms
 - G. Trade Fixtures and Furnishings
 - H. Stairs
 - I. Stock Room Designs
 - J. Mezzanines
- 10.8. Structural
- 10.9. Fire Protection/Fire Alarm Systems
- 10.10. Plumbing
 - A. Sanitary Drainage
 - B. Domestic Water
 - C. Ventilation
 - D. Gas Service
- 10.11. Heating, Ventilating and Air Conditioning
- 10.12. Electrical
 - A. Provided by Tenant
 - B. Lighting Criteria

OUTLINE OF TENANTS WORK

9.1. - 9.7.



NORTHSHORE
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