

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SE-18-C Related File Number:
Application Filed: 11/27/2017 Date of Revision:
Applicant: NORTSHORE MARKET INVESTORS, LLC

PROPERTY INFORMATION

General Location: East side Thunderhead Rd, north side Boardwalk Blvd.
Other Parcel Info.:
Tax ID Number: 154 098.12 Jurisdiction: City
Size of Tract: 14.86 acres
Accessibility: Access is via Boardwalk Blvd., a local boulevard street with center median within 80' of right-of-way, and Thunderhead Rd., a local street with 20' of pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This property is situated with the Northshore Town Center development, which is developed with a mix of office, commercial, a school and various types of residential uses.
Proposed Use: None stated Density:
Sector Plan: Southwest County Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1830 Thunderhead Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center) & PC-1 (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Resubdivision Lot 8, Northshore Town Center
No. of Lots Proposed: 2 **No. of Lots Approved:** 0
Variances Requested: N/A
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Approval is only for the portion of the North South access easement (driveway) that is necessary to provide access to Lot-8A from Boardwalk Blvd., approximately 300' in length from the centerline of Boardwalk Blvd., including all other required streetscape improvements such as sidewalks, street trees, and lighting. The driveway width shall be tapered to a maximum 24' from face of curb to face of curb, excluding other improvements such as parallel parking, as it extends into the site as required by the City of Knoxville Engineering. All future North South and East West access easement (driveway) extensions and installations, represented as dashed lines for curbing and sidewalks on the Concept Plan, shall require review and approval by the Planning Commission.
3. Installation of sidewalks as identified on the concept plan and meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalk on the east side of the North South access easement shall be installed for the full length of constructed driveway.
4. Installation of future sidewalks along the east side of Thunderhead Road shall be parallel and in close proximity to the road, and make a continuous connection between Boardwalk Blvd. and Horizon Dr. The final location of these sidewalk segments will be determined during future development plan approvals of adjacent property.
5. Street trees within the 5' planting strip and street lighting are to be in conformance with the recommendations for Secondary Streetscape Plantings and Site Lighting in the Northshore Town Center guidelines approved by the Planning Commission in 2011 (3-C-11-UR) and the GI for Kids Medical Office approval (6-J-18-UR). The street tree, and lighting layout and design, for the future access easements are to be approved as part of either future concept plans for this site or use on review approvals for adjacent sites. The installation of street trees and lighting on the east side of the North South access easement shall be approved and installed as part of the development of Lot-8A.
6. Paving material at pedestrian crosswalks and intersections in the access easements are to be in conformance with the Hardscape and Paving recommendations in the Northshore Town Center guidelines approved by the Planning Commission in 2011 (3-C-11-UR). The material is to be approved as part of either future concept plans for this site or use on review approvals this adjacent sites.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by CDM Smith, dated April 2018 and as revised and approved by the Knoxville Department of Engineering and Planning Commission staff, specifically related to the development proposed on Lot-8A (GI For Kids). Any change of use of Lot-8A to that identified in the TIS and any other development the remaining portion of Lot-8B may require the TIS be revised and additional road improvements may be necessary.
9. Installing the turn lane and stop bar pavement markings near the northern terminus of Town Center Blvd.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PC-1 (Planned Commercial) & TC-1 (Town Center) Districts.

Comments:

This proposal is to create one new 3 acre lot (Lot-8A) and a driveway system (access easement) on the remaining 11.85 acres. The proposed driveways (access easements) will make east/west and north/south connections. The driveway system is proposed to have a 24' pavement width (curb to curb), 7' planting strip and 5' sidewalk on both sides of the roadway. Parallel parking shall be provide where feasible along these driveways. Staff is in agreement with the applicant that parallel parking between Boardwalk Blvd. and the proposed GI For Kids driveway is not practical because of the driveway grade for this section.

The Northshore Town Center guidelines were developed by the property owner when the Target and

Publix stores were approved in 2011. This includes guidelines for public gathering spaces, hardscapes and paving, primary and secondary streetscapes, site lighting, site amenities, buffers and screening, building design, and signage. The Concept Plan being considered is for the driveway network through the 14 acre lot and the creation of one lot for the associated GI For Kids medical office (6-J-18-UR). The property owner would like approval only for approximately the first 300' of this driveway, starting from Boardwalk Blvd. and extending north to just past the GI For Kids driveway. All other portions of the proposed access easements will require review and approval by the Planning Commission. This concept plan does not specify the required streetscape improvements, however, the GI For Kids development plan on Lot-8A does provide these specifications.

Action: Approved **Meeting Date:** 6/14/2018

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 9 conditions.

Date of Approval: 6/14/2018 **Date of Denial:** **Postponements:** 1/11/2018 - 5/10/2018

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**