

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-C-20-SU Related File Number:
Application Filed: 10/26/2020 Date of Revision:
Applicant: TAYLOR D. FORRESTER O/B/O NORTSHORE MARKET INVESTOR LLC

PROPERTY INFORMATION

General Location: East side of Thunderhead Rd., West side of Town Center Blvd., South side of Boardwalk Blvd.
Other Parcel Info.:
Tax ID Number: 154 09813 **Jurisdiction:** City
Size of Tract: 9.53 acres
Accessibility: Access would be off of Town Center Boulevard or Broadway Boulevard. Town Center Boulevard is a local road with a pavement width of approximately 22 feet in each direction of travel inside a 105-foot right-of-way. Broadway Boulevard is a local road and has a pavement width of 11 feet in each direction of travel inside an 80-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Removal of previously approved planned district designation (C) per Article 1.4 and Article 16.2 **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** MU-CC (Mixed Use Community Center)
Growth Policy Plan: Within City limits
Neighborhood Context: This area is a mixed use node near the intersection of S. Northshore and Pellissippi Parkway featuring single family residential, multifamily residential, big box retail and commercial, and small-scale retail and commercial.

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

Street: 2002 Thunderhead Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-R-2 (Regional Commercial); pending C-G-3 (General Commercial) / Previously approved planned district designation (C) that is requested to be removed.
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A rezoning request from RA (Low Density Residential) and A (Agricultural) to CA (General Business) was denied in 1989 (2-I-89-RZ); the property was zoned R-1 upon its annexation in 2000 (6-AA-00-

RZ), and rezoned from R-1 to TC-1 in 2001 (4-Q-01-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the request to remove the previously approved planned district designation from this parcel, subject to 2 conditions.

Staff Recomm. (Full):

1. Any future development of this site should retain the boardwalk design and location along the pond per the approved master plan and connect to the existing portion of boardwalk that has been constructed.
2. Installing any road improvements that were required by traffic impact study for the Northshore Town Center development that will be triggered by the additional traffic generated by development on this site, as required by the City of Knoxville Department of Engineering.

With the conditions noted, staff recommends approval of the request to remove the a previously approved planned district (C) Overlay with the exception of the boardwalk along the perimeter of the pond.

Comments: Prior to adoption of the new zoning ordinance, this parcel was zoned TC-1 (Town Center District 1), a former planned district. There are no zoning equivalents in the new zoning ordinance for any of the planned districts, including TC-1, and the property was designated C-R-2 (Regional Commercial) with the adoption of the new zoning ordinance and map.

Since TC-1 was a planned district, development plans were required to meet the District's standards and obtain Planning Commission approval. Per Article 1.4.G., all previously approved planned districts remain in effect and are subject to all plans, regulations, and/or conditions of their approval.

Per Article 1.4.G., plans that were approved under previous planned district requirements remain in place and those properties need to be developed according to their approved master plans. However, compliance would be difficult in this case since the existing development pattern does not follow the master plan.

Approved changes to the Northshore Town Center road network resulted in inconsistencies between the road configuration and parcel boundaries on the master plan and the actual build-out of these components since the master plan was not updated with subsequent approved changes. As a result of these modifications to the road network, the location and boundaries of "Core" and "Peripheral" Areas (areas containing a sub-set of residential land uses and densities allowed within their boundaries) as identified on the master plan no longer align with existing roadways or parcel boundaries (see Exhibit A, Image 2).

The original developer's master plan was approved in 2004 (see Exhibit A, Images 3 and 4). That plan called for medium density residential use around a mixed use core at this location on the site. A later concept plan was approved for the area surrounding the pond (including 2002 Thunderhead Road) that proposed individual lots around the pond (Exhibit A, Image 9). The current request is more aligned with the original master plan than with the later plan approved for individual lots.

The applicant is also requesting to rezone the property (case # 12-B-20-RZ) from its current C-R-2 District to C-G-3 (General Commercial).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Because the uses approved in the master plan (small and large-scale commercial, office, mixed residential) are similar to those of the underlying zoning district, removal of the previously approved planned district designation for this property is not expected to generate negative impacts for the surrounding community.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. Removal of the previously approved plan district designation would not cause nonconformance with the City of Knoxville Zoning Ordinance.
2. Proposed plans would be submitted to the City of Knoxville for permitting, and those plans would be required to be in compliance with the City's zoning ordinance and with the standards utilized by each individual department during the plans review process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for MU-CC (Mixed Use-Community Center) uses, the intent of which is moderate intensity development with a variety of housing types and with office and commercial development at the core.
2. The requested C-G and existing C-R zones are recommended zones in the MU-CC land use classification.

Action: Denied **Meeting Date:** 3/11/2021
Details of Action: The Planning Commission denied this request to remove the planned district designation to protect the original concept and leave the master plan in place for the Town Center Development.
Summary of Action: Deny the request to remove the previously approved planned district designation from this parcel.
Date of Approval: **Date of Denial:** 3/11/2021 **Postponements:** 12/10/2020, 1/14/2021, 2/11/2021
Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 3/25/2021

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council	
Date of Legislative Action: 10/19/2021	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case: Withdrawn	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Appeal was withdrawn	
Date of Legislative Appeal:	Effective Date of Ordinance: